ABBREVIATIONS

ABV.	ABOVE	LAM.	LAMINATED
A/C	AIR COMPRESSOR	LAV.	LAVATORY
ADJ.	ADJUSTABLE	LUM.	LUMINOUS
AHU	AIR HANDLER	M.C.	MEDICINE CABINET
ALT	ALTERNATE	MFR.	MANUFACTURER
AMP.	AMPERAGE	MIN.	MINIMUM
BD.	BOARD	MTD.	MOUNTED
BLK	BLOCK	MTL.	METAL
BLK'G.	BLOCKING	N.I.C.	NOT IN CONTRACT
C.L.	CENTER LINE	N.T.S.	NOT TO SCALE
CABT.	CABINET	O.C.	ON CENTER
CLG.	CEILING	P.L.	PROPERTY LINE
CLR.	CLEAR	P.B.	PUSH BUTTON
CONC.	CONCRETE	PH.	PHONE
CPT.	CARPET	PLYWD.	PLYWOOD
C.T.	CERAMIC TILE	PR.	PAIR
C.J.	CONTROL JOINT	PT	PRESSURE TREATED
CMU	CONCRETE MASONRY	R.	RISER
	UNIT	RAD.	RADIUS
D.	DRYER	R/A	RETURN AIR GRILL
DBL.	DOUBLE	REF.	REFRIDGERATOR
DIA.	DIAMETER	REV.	REVERSE
DIM.	DIMENSION	RM.	ROOM
DISP.	DISPOSAL	R.O.	ROUGH OPENING
DP.	DEEP		
DR.	DOOR	R/S	ROD AND SHELF
D.S.	DOWNSPOUT	S.C.	SOLID CORE
DTL.	DETAIL	S.D.	
D.W.	DISHWASHER	S.H.	SINGLE HUNG
EA.	EACH		SHELF
ELEV.	ELEVATION		SHEATHING
ENG'D.	ENGINEERED		SHOWER
EQ.	EQUAL	SIM.	SIMILAR
EXH.	EXHAUST	SGD.	
EXT.	EXTERIOR	STD.	
F.G.		TEMP.	TEMPERED GLASS
	FIXED GLASS	THK.	THICK
FIN. FLR.	FINISH FLOOR	T.O.C.	
FLR'G			TOP OF PLATE
FLUOR.		T.O.S.	TOP OF SLAB
FR. DR.	FRENCH DOOR	TYP.	TYPICAL
FTG.	FOOTING	U.N.O.	UNLESS NOTED OTHERWISE
		VP.	VAPOR PROOF
GA.	GAUGE	W.	WASHER
G.F.I.	GROUND-FAULT CIRCUIT	W/	WITH
GL.	INTERRUPTER GLASS	WD.	WOOD
GYP. BD.		WDW.	WINDOW
	GYPSUM BOARD	W/H	WATER HEATER
H.C.	HOLLOW CORE	W.I.	WROUGHT IRON
HDR.	HEADER	W.P.	WEATHER PROOF
HT.	HEIGHT		
INSUL.	INSULATION		
INT.	INTERIOR		

DESIGN TEAM

ARCHITECT:

LEVEL ELEVEN STUDIO INC. 220 SANDLEWOOD TRL WINTER PARK, FL 32789 407-269-9437

STRUCTURAL ENGINEER:

JACK GUTHERMAN, PE **GUTHERMAN STRUCTURAL INC** 130 CROWN OAK CENTRE DR, LONGWOOD, FL 32750 407-951-8065

MEP ENGINEER:

JAMES HACKENBURG, PE HACKENBURG ENGINEERING PO BOX 1886 WINTER PARK, FL 32790

CIVIL ENGINEER:

407-227-1973

HANSON, WALTER & ASSOCIATES, INC. ENGINEERING, SURVEYING AND PLANNING 8 BROADWAY, SUITE 104 KISSIMMEE, FL 34741 407-847-9433

OWNER

TAN BAHIA AND PARTNERS MID-FLORIDA ACRES, LLC:

> TOMPKINS DR. SAINT CLOUD, FL 34771

MISCELLANEOUS

GENERAL

PROPOSED STORIES = 2 STORIES

PROPOSED HEIGHT = 25'-6" TO HIGHEST ROOF POINT. MINIMUM FIRE RESISTANCE RATING PER TABLE R302.1 EXTERIOR WALLS

PROPERTY LINES SEPARATE EACH SINGLE-FAMILY DWELLING, AND WILL COMPLY WITH THE FLORIDA BUILDING CODE, RESIDENTIAL 2020 DEFINITION OF TOWNHOUSE. FIRE SEPARATION IS PROVIDED BETWEEN DWELLINGS WITH A 2-HOUR RESISTANCE RATED COMMON WALL. 2-HOUR FIRE RESISTANCE RATING EXTENDING FROM SLAB TO UNDERSIDE OF ROOF SHEATHING, PER R302.2.I CONTINUITY AND MEET THE REQUIREMENTS OF ZERO CLEARANCE FROM PROPERTY LINES OF

SECTION R302.1 FOR EXTERIOR WALLS. PROJECT WAS DESIGNED AROUND AND (TO THE ARCHITECTS BEST KNOWLEDGE) COMPLIES WITH OSCEOLA COUNTY DEVELOPMENT GUIDELINES.

CONSTRUCTION NOTES

SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY THE BUILDER/ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION. ALL CONSTRUCTION SHALL BE BRACED AND SHORED BY CONTRACTOR AS REQUIRED TO SAFELY PERFORM THE WORK.

TERMITE PRETREATMENT SHALL MAKE USE OF BORA-CARE TERMITICIDE. THE BORA-CARE TERMITICIDE TREATMENT IS

REGISTERED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES AS REQUIRED BY THE

FLORIDA BUILDING CODE 7TH EDITION (2020) - RESIDENTIAL - R318. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY MAY BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: 'THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES'.

FOUNDATION NOTES

FOUNDATION IS DESIGNED BASED ON PRESUMPTIVE SAFE ALLOWABLE BEARING PRESSURE OF 2000 PSF. CONTRACTOR SHALL VERIFY THAT THE MINIMUM BEARING PRESSURE OF 2000 PSF IS OBTAINED PRIOR TO FOOTING PLACEMENT. AS REQUIRED BY THE LOCAL MUNICAPILITY BUILDING DEPARTMENT, A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL ON THE SITE FOR THE BUILDING INSPECTOR'S USE, OR ALL PROPERTY MARKERS SHALL BE EXPOSED AND A STRING STRETCHED FROM MARKER TO MARKER TO VERIFY REQUIRED SETBACKS.

CONCRETE STRENGTH SHALL BE 2500 PSI AT 28 DAYS AND IN ACCORDANCE WITH A.C.I. 318-95.

REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ASTM A615 GRADE 40. WELDED WIRE FABRIC SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ASTM A185. CONCRETE MASONRY NOTES

CONCRETE MASONARY WORK SHALL BE IN ACCORDANCE WITH A.C.I. 530/ASCE 5/TMS 402. CONCRETE MASONARY UNITS SHALL BE IN CONFORMANCE WITH ASTM C90, GRADE N, TYPE II ASTM C140 AND SHALL HAVE A COMPRESSIVE STRENGTH OF 2000 PSI MINIMUM BASED ON THE NET GROSS SECTIONAL AREA. 3. COARSE GROUT SHALL BE IN CONFORMANCE WITH ASTM C476.

ALL MASONARY UNITS SHALL BE LAID IN RUNNING BOND U.N.O. . PROVIDE 8" PRECAST CONCRETE LINTELS ABOVE ALL MASONARY OPNGS. ALL LINTEL FOR OPNGS. OVER 5'-6" SHALL BE GROUTED SOLID W/8" STANDARD BRG. EA. END U.N.O. (4" MIN. BEARING REQ'D.)

1. MORTAR SHALL BE TYPE "M" OR "S" IN ACCORDANCE WITH ASTM C270.

ALL TRUSSES SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE "NATIONAL DESIGN SPECIFICATONS FOR STRESS-GRADE LUMBER AND ITS FASTENERS" AS RECOMMENDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION. ANY DEVIATIONS OR DISCREPANCIES FROM THE PLANS TO BE BROUGHT TO THE ATTENTION OF THE BUILDER/ARCHITECT/ENGINEER PRIOR TO PROCEEDING. TRUSS MANUF. TO SUPPLY ALL TRUSS TO TRUSS HANGERS AND

TRUSS MANUF, TO PROVIDE SHOP DRAWINGS ON NEW AND/OR REVISED MODEL PLANS TO BUILDER FOR REVIEW BEFORE FABRICATION. TRUSS SHOP DRAWINGS SHALL SHOW ALL TRUSS PROFILES, GRAVITY/UPLIFT LOADS, BRACING MEMBERS, AND TRUSS TO TRUSS HANGERS. 4. ALL PREFAB. WOOD TRUSSES SHALL BE SECURELY FASTENED TO THEIR SUPPORTING WALLS OR BEAMS AS REQUIRED

PER THE FRAMING PLANS. PRE-ENGINEERED WOOD TRUSSES, RAFTERS, AND OTHER ROOF FRAMING MEMBERS SHALL BE SPACED AT 24" O.C.

RIDGE AND VALLEY SET MEMBERS SHALL BE A NOMINAL DIMENSION OF 2" LARGER THAN RAFTERS. 1. ALL LOAD-BEARING FLOOR & ROOF FRAMING MEMBERS SHALL BE MIN. SYP #2 OR BETTER. U.N.O.

WALL & ROOF FRAMING NOTES

STRUCTURAL DRAWINGS SUPERCEDE THESE NOTES. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION. WOOD CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION" BY THE NATIONAL FOREST PRODUCT ASSOCIATION.

ROOF AND WALL STRUCTURAL SHEATHING SHALL BE SPAN RATED IN ACCORDANCE WITH APA E30, NAILS USED IN ALL SHEATHING APPLICATIONS SHALL BE 8d COMMON, RING OR SPIRAL SHANK, OR HOT DIPPED GALVANIZED, HAND OR GUN DRIVEN NAILS, GUN DRIVEN NAILS SHALL HAVE HEAD AND SHANK SIZE EQUIVALENT TO HAND DRIVEN NAILS, OTHERWISE SPACING SHALL BE REDUCED FROM 12" TO 10"8" TO 6" 6" TO 5" 4" TO 3" AND 3" TO 2" IN THOSE APPLICATIONS ALL EXTERIOR FRAMED WALL STUDS & PLATES SHALL BE AS NOTED ON PLANS AND A MINIMUM GRADE OF S-P-F #2 OR BETTER, INTERIOR WALL STUDS & PLATES SHALL BE A MINIMUM OF S-P-F #2 OR BETTER, U.N.O.

ALL LOAD BEARING FLOOR AND ROOF FRAMING MEMBERS SHALL BE MIN. SYP #2 OR BETTER, U.N.O. WOOD HEADERS AS NOTED ON PLANS. ALL HEADER MATERIAL TO BE SOUTHERN YELLOW PINE #2 MIN. PROVIDE STRAPS

. REFER TO STRUCTURAL DRAWINGS FOR NUMBER OF JACK STUDS AT OPENINGS . PROVIDE A BUILT UP OR SOLID SAWN COLUMN UNDER ALL GIRDERS AND BEAMS IN FRAMED WALLS UNLESS NOTED COLUMN AND BOTTOM AS NOTED ON PLANS PROVIDE SOLID 2x BLOCKING IN FLOOR TRUSSES TO BEARING WALL BELOW AS REQUIRED. HEAVY HOLD DOWNS MAY BE REQUIRED AT SOME LOCATIONS AS NOTED ON PLANS.

SAWCUT AROUND ANY OPENINGS. SEE DETAILS FOR NAILING REQUIREMENTS ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED LUMBER OR SEPARATED FROM CONCRETE I FELT PAPER OR METAL PLATES. 3. ALL NAILS AND BOLTS EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVINIZED

UPLIFT CONNECTORS

UPLIFT CONNECTORS ARE ONLY REQUIRED ON MEMBERS IN WALLS THAT ARE EXPOSED TO UPLIFT FORCES. INTERIOR LOAD BEARING WALLS ARE NOT ALWAYS EXPOSED TO UPLIFT FORCES. THE MEMBERS OF THESE WALL WOULD NOT NEED TO HAVE CONNECTORS APPLIED

UPLIFT CONNECTORS AT ROOF TRUSSES SHALL BE BENT OVER TRUSS TOP CHORDS AS REQUIRED AND NAILED PRIOR

BE (2) STRAPS WITH 8" CLEAR DIMENSION BEFORE NEXT STRAP(S) ALL SPECIFIED CONNECTORS SHALL BE INSTALLED PER CONNECTOR MANUFACTURERS INSTRUCTIONS.

. NO CONNECTOR SHALL BE BENT IN THE FIELD UNLESS NOTED AS ACCEPTABLE IN THE CONNECTOR MANUF. PRODUC WHEN ANCHORING (2) WOOD ITEMS TOGETHER, THE LENGTH OF HURRICANE STRAP MUST BE EQUALLY HALF ON EA. ITEM.

INSTALL ALL SPECIFIED FASTENERS AT EACH CONNECTOR. REFER TO CONNECTOR SCHEDULE ON STRUCTURAL . MAY SUBSTITUTE HURRICANE STRAP WITH STRAP OF GREATER HOLD DOWN VALUE OR GREATER UPLIFT VALUE IN FIELD

STRUCTURAL CRITERIA

APPLICABLE CODE: FLORIDA BUILDING CODE 7TH EDITION (2020) - RESIDENTIAL CHAPTER 3; SECTION R301

WIND SPEED - Vult = 139 mph --- Vasd = 108 MPH NON-WIND-BORNE DEBRIS REGION RISK CATEGORY I

-SEE ROOF AND FLOOR FRAMING PLAN FOR APPLICABLE LIVE AND DEAD LOADS GARAGE DOOR. CEILING. DUCTS & UNDER STAIR NOTES

APPLIED TO THE GARAGE SIDE, GARAGE CEILING BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLIN FROM TH GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR APPROVED EQUAL.

ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS

PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.

GUARDRAILS AND STAIR RAILINGS GUARDS SHALL MEET FBC-R312

HEIGHT OF GUARDS, OPEN RAILING, OR KNEE WALLS AT OVERLOOKS SHALL BE MINIMUM OF 36" HIGH GUARDS, OPENING RAILINGS, OR KNEE WALLS AT OPENED END OF STAIRS SHALL BE MINIMUM OF 34" HIGH MEASURED FROM LEADING EDGE OF TREADS STAIR HANDRAILS SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38" HIGH ABOVE LINE CONNECTING LEADING

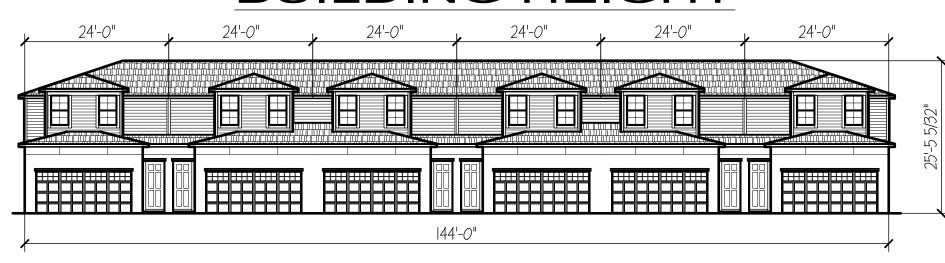
OPENINGS IN OPEN RAILINGS / GUARDS SHALL NOT ALLOW PASSAGE OF 4" DIAMETER SPHERE AND MEET REQUIREMENTS/EXCEPTIONS OF FBC-R3121.3

SEE SHEET "D2" FOR TYPICAL STAIR SECTION FOR ADDITIONAL INFORMATION . ENCLOSED AREA UNDER STAIR SHALL HAVE 1/2" GYP. BD. INSTALLED TO MEET REQUIREMENTS/EXCEPTIONS OF

SEE STRUCTURAL DRAWINGS FOR ADDITIONAL APPLICABLE LOADS ROOMS OTHER THAN SLEEPING ROOMS -- 40 PSF . SLEEPING ROOMS -- 30 PSF 4. PASSENGER VEHICLE GARAGES -- 50 PSF

GUARDRAILS AND HANDRAILS -- 200 P.

BUILDING HEIGHT



PROJECT NARRATIVE

THE PROPOSED "NARCOOSSEE RESERVE" TOWNHOMES PROJECT IS LOCATED ON +/- 7 (GROSS) ACRE PARCEL OF LAND, TOMPKINS DRIVE IN OSCEOLA COUNTY FLORIDA.

THE PROJECT CONSISTS OF 6 BUILDINGS. 2-BUILDINGS WITH 6-ATTACHED AND 4-BUILDINGS WITH 8-ATTACHED, SINGLE-FAMILY DWELLINGS PER BUILDING, FOR A TOTAL OF 44 ATTACHED SINGLE-FAMILY TOWNHOMES. EACH TWO STORIES ABOVE GRADE PLANE IN HEIGHT WITH A SEPARATE MEANS OF EGRESS FOR EACH DWELLING. TOWNHOMES WILL BE FOR SALE.

PROPERTY LINES SEPARATE EACH SINGLE-FAMILY DWELLING, AND WILL COMPLY WITH THE FLORIDA BUILDING CODE, RESIDENTIAL 2020 DEFINITION OF TOWNHOUSE. FIRE SEPARATION IS PROVIDED BETWEEN DWELLINGS WITH A 2-HOUR RESISTANCE RATED COMMON WALL. 2-HOUR FIRE RESISTANCE RATING EXTENDING FROM SLAB TO UNDERSIDE OF ROOF SHEATHING, PER R302.2.1 CONTINUITY AND MEET THE REQUIREMENTS OF ZERO CLEARANCE FROM PROPERTY LINES OF SECTION R302.1 FOR EXTERIOR WALLS.

TOWHHOMES WILL HAVE FRONT LOADED 2-BAY CAR GARAGES AND WILL BE ACCESSIBLE VIA INDIVIDUAL DRIVEWAYS.

THE TRUSS MANUF. SHALL VERIFY ALL TRUSS SPANS, SLOPES, BEARING POINTS, AND DIMENSIONS BEFORE FABRICATION. OTHER AMENITIES ON SITE INCLUDE: DOG RUN, AND OPEN GREEN SPACE.

MAINTENANCE NOTE

THESE PROPOSED CMU BLOCK AND WOOD FRAME BUILDINGS WILL REQUIRE CONTINUOUS AND ONGOING MAINTENANCE. ONCE COMPLETED, THE DEVELOPER AND CONTRACTOR WILL NEED TO DEVELOP A MAINTENANCE PROGRAM BASED ON THE SYSTEMS, PRODUCTS, AND MATERIALS USED ON THE PROJECT, IN ORDER TO INFORM THE HOME BUYER, HOME OWNER'S ASSOCIATION OR THIRD PARTY, ONCE PURCHASED, OF THE ONGOING MAINTENANCE AND REPAIR THAT WILL BE REQUIRED TO KEEP THEM IN GOOD CONDITION AND PREVENT DETERIORATION OVER TIME. THE OWNER AND ASSOCIATION WILL BE REQUIRED TO MAINTAIN THE PROPERTY TO THE MINIMUM LEVEL ESTABLISHED BY THE MAINTENANCE PROGRAM.

'HE CONTRACTOR IS REQUIRED TO INSTALL ALL MATERIALS, PRODUCTS, AND BUILDING SYSTEMS PER THEIR RESPECTIVE MANUFACTURER'S INSTRUCTIONS AND INSTALLATION REQUIREMENTS AS REQUIRED TO MAINTAIN ALL PRODUCT WARRANTIES; AS WELL AS, EXTEND THE LIFE OF THE MATERIALS, PRODUCTS, AND BUILDING SYSTEMS AND TO ACHIEVE HIGHEST BUILDING PERFORMANCE BASED ON MATERIAL, PRODUCT, AND BUILDING SYSTEM CLAIMS.

THE ARCHITECT ASSUMES NO LIABILITY FOR MATERIALS, PRODUCTS, AND SYSTEMS INSTALLED INCORRECTLY, WITH OR WITHOUT THE ARCHITECT'S KNOWLEDGE. IT'S THE ARCHITECTS RESPONSIBILITY TO INFORM THE DEVELOPER OR CONTRACTOR WHEN SUCH OCCURRENCES HAPPEN (WHEN MADE AWARE) ITS' THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO COORDINATE WITH A THIRD PARTY MOISTURE INTRUSION AND/OR WATERPROOFING SPECIALIST FOR WATERPROOFING THE PROJECT BEYOND MANUFACTURER'S RECOMMENDATIONS FOR BUILDING SYSTEMS, MATERIALS, AND PRODUCTS USED ON THE PROJECT.

CODE INFO FOR ATTACHED SINGLE-FAMILY TOWNHOUSES

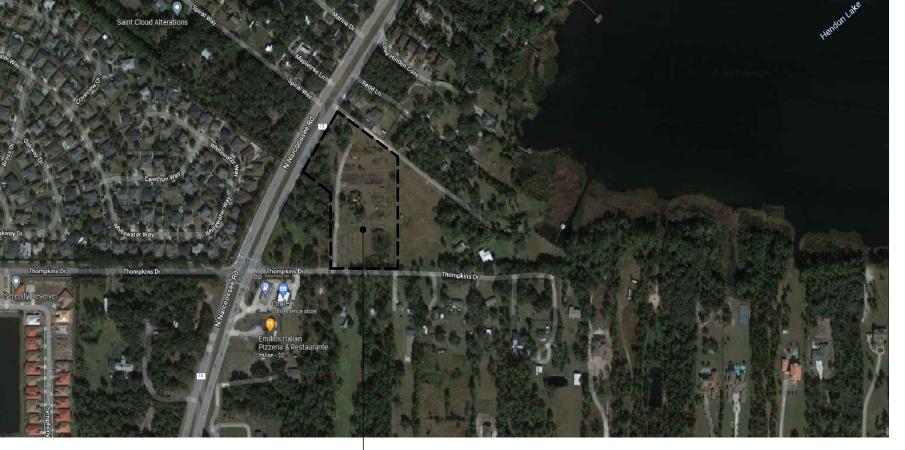
SPECIFICATIONS = FLORIDA RESIDENTIAL CODE 7TH EDITION (2020)

OCCUPANCY CLASSIFICATION: TYPE OF CONSTRUCTION: FIRE PROTECTION SPRINKLERS: **BUILDING TYPE:** FLORIDA FIRE PREVENTION CODE SINGLE FAMILY ATTACHED R-3 TYPE VB TOWNHOUSE 7TH EDITION (2020)

APPLICABLE CODES

FLORIDA BUILDING CODE, RESIDENTIAL 7TH ED. FLORIDA FIRE PREVENTION CODE 7TH ED. 2020 ED. W- FL. AMENDMENTS NEPA 101 LIFE SAFETY CODE NATIONAL ELECTRICAL CODE 2017 ED.

VICINITY MAP



-SITE LOCATION



CONSTRUCTION DOCUMENT PACKAGE

INDEX

ARCHITECTURAL

COVER SHEET / PROJECT INFO / INDEX

ARCH GENERAL NOTES & SPECIFICATIONS

TYPICAL FINISH MATERIAL SPECIFICATION

BUILDING TYPE 1 - 1ST AND 2ND FLOOR PLAN

BUILDING TYPE 2 - 1ST AND 2ND FLOOR PLAN

ENLARGED ELEVATIONS - BUILDING TYPE 3

STRUCTURAL

GENERAL NOTES AND SCHEDULES

OVERALL PLANS - BUILDING TYPE 1

OVERALL PLANS - BUILDING TYPE 2

OVERALL PLANS - BUILDING TYPE 3

ELECTRICAL

STRUCTURAL DETAILS AND SCHEDULES

SCHEMATIC ELECTRICAL PLANS & DETAILS - UNIT A1

SCHEMATIC ELECTRICAL PLANS & DETAILS - UNIT A2 - END UNIT

UNIT A1 - FOUNDATION, 2ND FLOOR FRAMING, AND ROOF FRAMING PLANS

UNIT A2 - FOUNDATION, 2ND FLOOR FRAMING, AND ROOF FRAMING PLANS

UNIT A1 & A2 BLDG TYPE 3 - PARTIAL - FOUNDATION, 2ND FLOOR AND ROOF FRAMING PLANS

SHEAR WALL SCHEDULE

FOUNDATION DETAILS

FRAMING DETAILS

BUILDING TYPE 3 - 1ST AND 2ND FLOOR PLAN

ENLARGED ELEVATIONS - BUILDING TYPE 1 AND 2

1ST AND 2ND FLOOR AND ROOF FRAMING PLANS

UL ASSEMBLY - U347

ELEVATIONS - ALL BUILDINGS

ENLARGED UNIT PLANS

ENLARGED UNIT PLANS

SLAB PLAN

DETAILS-1

DETAILS-2

NUMBER | SHT. TITLE

S0.2

S4.1

S5.1

NUMBER

ROOF DIAGRAM

NUMBER | SHT. TITLE

A-1A

A-1B

A-1C

for

SDP20-0025 Narcoossee Reserve Osceola County, Florida

Tompkins Dr, Saint Cloud, FL 34771

Attached Single-Family Townhomes

LEGAL DESCRIPTION

OSCEOLA COUNTY, FL

SECTION 08, TOWNSHIP 25, RANGE 31 EAST

Parcel ID #: A 08-25-31-4260-0001-0315 B 08-25-31-4260-0001-0010

considered signed and sealed and the SHA thentication code must be verified on electronic copies

PLAN REVISION DATES:

07-23 CONSTRUCTION DOC'S

ELEVEN

INC.

220 SANDLEWOOD TRL WINTER PARK, FL. 32789

20-0025

SDP ownhome Reserve Narcoossee

NOTES ONLY, ANY DISCREPENCIE
TO BE REPORTED TO BUILDER FO

Matt Phelps I. License No. AR98401

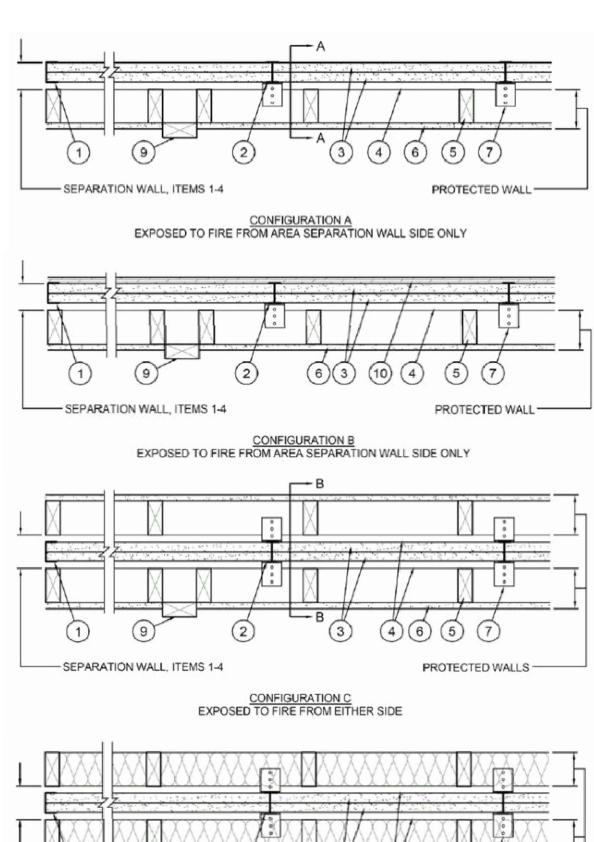
Nonbearing Wall Rating -2 Hr (See Items 5, 5A and 5B) (Separation Wall, See Items 1,2 and 3)

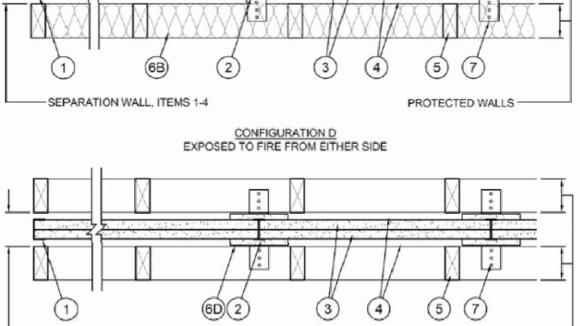
Bearing Wall Rating 2 Hr. (Protected Wall, See Items 5 and 5A) Nonbearing Wall Rating 2-Hr (Protected Wall, See Item 5, 5A and 5B)

Finish Rating — 120 Min (See Item 5)

STC Ratings -61, 69, 70 (See Items 8, 8A and 8B)

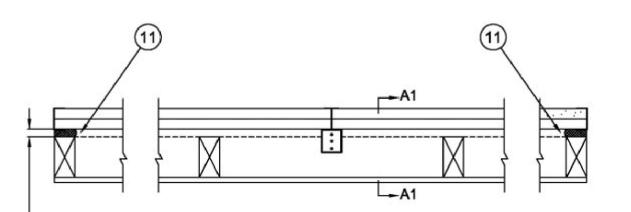
Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada),





- SEPARATION WALL, ITEMS 1-4

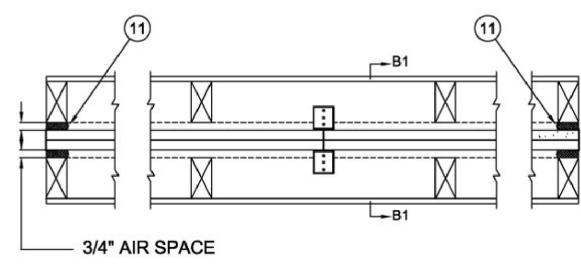
3/4" AIR SPACE



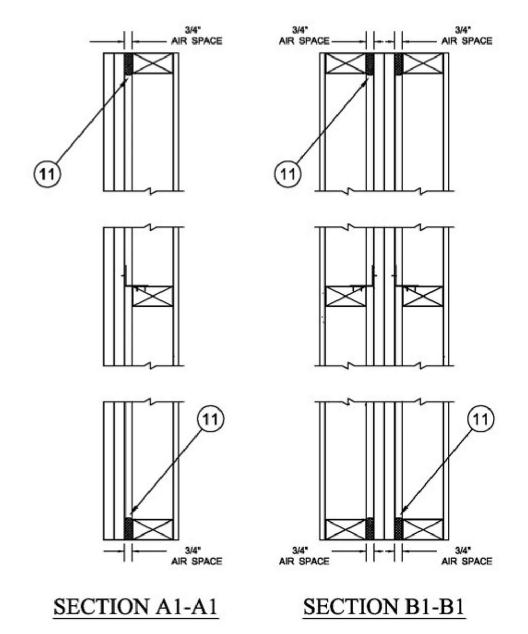
CONFIGURATION E
EXPOSED TO FIRE FROM EITHER SIDE

PROTECTED WALLS -

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



CONFIGURATIONS B and D EXPOSED TO FIRE FROM EITHER SIDE



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

Load Restricted for Canadian Applications — See Guide BXUV7.)

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.

Gypsum Board* — Two layers of I 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 FSW, FSW-B, FSW-7, FSW-9

PROTECTED WALL: (Bearing or Nonbearing Wall, as indicated in Items 4, 4A and 4B. When Bearing,

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 (0.0329 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 F 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 6. 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 S-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 (0.0329 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 I 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 I-I/4 in. long steel drywall screws spaced I2 in. OC. Wallboard attached to steel studs (Item 5A or 5B) with I in. long Type S 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 I/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 ICP ADHESIVES & SEALANTS INC — Handi-Foam Fireblock, Handi-Foam Fireblock West, and Fast Foam 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 I). Min. 5/8 in. thick, min. 3 in. wide batten strips applied on both sides of single Steel Track (Item I) at perimeter of assembly. Batten strips secured to studs with 1-1/4 in. long Type S 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 FSW-3, FSW, FSW-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.

US GREENFIBER LLC — SANCTUARY, FRM, INS735, NS745 and INS750LD for use with wet or dry application. INS515LD, INS541LD, INS510LD, INS765LD and INS773LD are to be used for dry application

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 S screws 3/8 in. long to "H" studs and with I-I/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 I 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.

Item 7, above — Aluminum Clips — Spaced a max of 10 ft 0C 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.

G. Steel Studs (Items 5A, 5B), Plywood Sheathing or OSB (Item 5A and Item 9) and Batts and Blankets (Items 6B) not evaluated as alternatives for obtaining STC rating.

8A. STC Rating — The STC Rating of the wall assembly is 69 when it is constructed as described by Items I through 6, except:

A. Item 5, above — Wood Studs — Shall be spaced 16 in. OC.

Item 6C, above — Wall and Partition Facings and Accessories* — Type QuietRock QR-510 panels

Item 7, above — Aluminum Clips — Spaced a max of 10 ft 0C 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. I.O 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. Max Height of Separation Wall is 23 ft.

The STC rating applies to Configuration B only.

Steel Studs (Items 5A, 5B), Plywood Sheathing or OSB (Item 6A and Item 10) and Batts and Blankets (Items 6B) not evaluated as alternatives for obtaining STC rating. 8B. STC Rating — The STC Rating of the wall assembly is 70 when it is constructed as described by

Items I through 7, except: A. Item 5, above - Wood Studs - Shall be spaced 16 in. OC.

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. I.O 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.

Max Height of Separation Wall is 23 ft.

The STC rating applies to Configuration B only.

Steel Studs (Items 5A, 5B), Plywood Sheathing or OSB (Item 6A and Item 10) and Batts and Blankets (Items 6B) not evaluated as alternatives for obtaining STC rating.

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

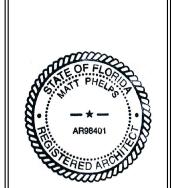
II. Caulking and Sealants* — (Optional - Intended for use as an air barrier - Not intended to be used as fireblocking) - A bead of sealant applied around the partition perimeter in the 3/4 in. air space between wood framing (Item 5) and shaftliner panels (Item 3) to create an air barrier. DUPONT DE NEMOURS, INC. — Great Stuff Gaps & Cracks, Great Stuff Pro Gaps & Cracks, Great Stuff Pro Window & Door

LEVEL STUDIO

INC.

220 SANDLEWOOD TRL WINTER PARK, FL. 32789

PLAN REVISION DATES: 07-23 CONSTRUCTION DOC'S



document are not

considered signed and sealed and the SHA uthentication code must be

erified on electronic copies.

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CONSTRUCTION SHALL BE PER INDICATED DIMENSIONS AND NOTES ONLY, ANY DISCREPENCIE TO BE REPORTED TO BUILDER FO

Matt Phelps I. License No. AR98401

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

THE FLORIDA BUILDING CODE - FBC-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") AT THE STRUCTURE, BUILDING, AND/OR SITE (THE "PROJECT", THE "SITE") REFERENCED HEREIN. THE GENERAL CONTRACTOR (THE "CONTRACTOR" OR "G.C.") SHALL VERIFY ALL CODE REQUIREMENTS BEFORE COMMENCEMENT 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 WORKER SAFETY, 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.

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. G.C. IS RESPONSIBLE FOR BRINGING ANY ERRORS OR OMISSIONS IN THE 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 SUBJECT 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.

ALL PREFABRICATED ITEM DIMENSIONS SHALL BE COORDINATED BY G.C. WITH MANUFACTURER G.C. SHALL PAY FOR ALL TEMPORARY UTILITIES DURING CONSTRUCTION (I.E. ELEC., WATER, SEWER, ETC.). OR AS AGREED ON WITH OWNER. 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 THE INTENT OF 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. IO. DO NOT SCALE DRAWINGS. WRITTEN TEXT AND DIMENSIONS SHALL SUPERCEDE GRAPHIC CONDITIONS, MATERIALS, AND DISTANCES SHOWN. ENLARGED DRAWINGS TAKE PRECEDENT OVER SMALLER SCALE DRAWINGS.

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 SECURE AND REMIT 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. 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 PROVIDE AN ENTIRELY FINISHED PRODUCT UPON COMPLETION OF CONSTRUCTION, INCLUDING ANY FINAL REPAIRS OR WORK IDENTIFIED

BY PUNCHLIST ITEMS TO THE SATISFACTION OF THE OWNER AND ARCHITECT/ENGINEER. 7. 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

PROJECT COMMUNICATION . 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:

- I.I.I. PROJECT CORRESPONDENCE I.I.2. PROJECT EMAILS
- I.I.3. SUBMITTALS AND SHOP DRAWINGS I.I.4. REQUEST FOR INFORMATION (RFI)
- 1.1.5. FIELD SKETCHES I.I.6. DRAWING REVISIONS AND DELTAS

I.2. G.C. SHALL PROVIDE AND INITIATE ALL COORDINATION EFFORTS DURING CONSTRUCTION TO ENSURE ALL RELEVANT CHANGES REQUIRED ON TEH PROJECT ARE COMMUNICATED TO ALL TRADES, SUBCONTRACTORS, OWNER, ARCHITECT, ENGINEER AND ANY OTHER PROJECT TEAM MEMBER. SUBMITTALS AND SHOP DRAWINGS

2.I. 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 REVIEWS BY OWNER/ARCHITECT. ADDITIONAL REVIEWS RESULTING FROM ERRORS OR INACCURATE SUBMITTAL DATA WILL BE AT G.C.'S

EXPENSE FOR REVIEW TIME AND COSTS INCURRED. 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 BY ANY OTHER MEANS WILL NOT BE ACCEPTED OR REVIEWED. 3.2. G.C. SHALL PREPARE AND MAINTAIN A LIST AND LOG OF RFIS (INCLUDING 'OPEN', 'PENDING', 'CLOSED', ETC) FOR THE DURATION OF THE PROJECT. 4. FIELD SKETCHES

4.I. G.C. MAY BE ASKED TO PREPARE A FIELD SKETCH (IN THE EVENT OF A FIELD REQUESTED CHANGE TO THE DOCUMENTS) THAT ILLUSTRATES THE DESIRED ALTERED APPROACH TO CONSTRUCTION. G.C. IS RESPONSIBLE FOR ISSUING THIS SKETCH VIA EMAIL OR ELECTRONIC SUBMISSION TO THE OWNER/ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTING 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

4.3.ARCHITECT'S/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. DRAWING REVISIONS AND DELTAS

II. ARCHITECT/ENGINEER WILL RELEASE REVISED DRAWINGS AT KEY AND CRITICAL TIMES OF THE CONSTRUCTION PHASE AS NEEDED FOR ADDRESSING:

- 5.I.I. INITIAL PERMIT AND REVIEW COMMENTS 5.1.2. PRICING RFIs
- 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 PURPOSES OUTLINED ABOVE (I.E. A DELTA #I SET THAT CAPTURES BOTH THE INITIAL

PERMIT REVIEW COMMENTS ALONG WITH THE PRICING RFIS AND OWNER REQUESTED CHANGES FROM BID RESULTS ALL IN ONE REVISED SET - OFTEI 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 THE G.C.'S RESPONSIBILITY AT NO COST TO THE OWNER/ARCHITECT AND AT THE DISCRETION OF THE OWNER. SITE VISITS AND FIELD OBSERVATIONS

6.I. 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 CLOSEOUT. 6.2. SITE VISITS BY THE OWNER AND ARCHITECT MAY BE WITHOUT ADVANCE WARNING BUT WILL ALWAYS YIELD TO THE SITE CONDITIONS THAT MAY INTRODUCE SAFETY HAZARDS (I.E. VISITS MAY BE POSTPONED IF HAPPEN TO OVERLAP WITH TRUSS INSTALLATION DAY(S))

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/ALL ISSUES 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 PHYSICALLY ON SITE. PROJECT CLOSEOUT

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" INSPECTION(S) 1.2. 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 HI 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

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

WITH ANY SKETCHES OF ALTERED DETAILS OR INSTALLATION PROCEDURE

DIVISION 06 / WOOD, PLASTICS, AND COMPOSITES

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"

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

PRESSURE-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

ALL METAL AND/OR WOOD FRAMING MATERIALS SHALL BE FREE OF VISUALLY OBSERVABLE WARPING, CUPPING, CHECKING, AND OTHER

5.I. BASIS OF DESIGN FOR THIS PROJECT SHALL BE THE FOLLOWING:

UV DEGRADATION AS PER THE FOAM PRODUCT WARRANTY PACKAGE.

5.I.I. LOCATIONS AT OR BELOW 5'-O" ABOVE GRADE: "STONE ON FOAM"

5.I.2. LOCATIONS AT OR ABOVE 5'-O" ABOVE GRADE: HARDCOAT POLYURETHANE 5.2. ALL FOAM TO HAVE SURFACE TEXTURE AND COLOR FINISH AS SELECTED BY OWNER OR ARCHITECT.

5.3. G.C. SHALL BE RESPONSIBLE TO PROCURE AND RECEIVE ALL FOAM TRIM TO 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.

5.4. 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 PAINT/STUCCO. 5.5. INSTALL FOAM IN ACCORDANCE WITH ALL MANUFACTURER INSTALLATION INSTRUCTIONS TO ENSURE PROPER FIT, FINISH, AND PROTECTION FROM

5.6. ALL TRIM SHALL BE TO SIZE, SHAPE, AND DIMENSION AS SHOWN ON PLANS 5.7. NOTIFY OWNER/ARCHITECT IMMEDIATELY OF ANY UNACCEPTABLE 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

THE FOLLOWING SPECIFICATION SHALL GOVERN WITH MODIFICATIONS AS SPECIFIED HERIN: AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR CONDITIONING ENGINEERS (ASHRAE) HANDBOOK OF FUNDAMENTALS.

FLASHING 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, O.20% COPPER, 26 GAUGE (O.0179") ASTM A 525, DESIGNATION G 90 HOT-DIP GALVANIZED, MILL PHOSPHATIZED. 2.4. NON-REINFORCED FLEXIBLE BLACK ELASTIC SHEET FLASHING OF 50 TO 65 MILS 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-1149 - OZONE AGING: ASTM D-1149 HEAT AGING: ASTM D-573. 2.5. BACKPAINT FLASHINGS WITH BITUMINOUS PAINT WHERE EXPECTED TO BE IN CONTACT WITH CEMENTITIOUS MATERIALS OR DISSIMILAR METALS.

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. ROOF TILE 3.I. ROOF TILE 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 CLAY 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, FLASHING, CLOSURES, UNDERLAYMENT, AND ANY OTHER MISCELLANEOUS 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 TILES THAT SHOW EVIDENCE OF DETERIORATION OF COLOR OR SURFACE TEXTURE WITHIN THE SPECIFIED WARRANTY PERIOD.

3.5. PROVIDE AND INSTALL CONCRETE ROOF TILE OVER 90 LB MINERAL FELT HOT MOPPED OVER 30 LB FELT TIN TAGGED OR (SINGLE PLY SEALED) OVER ROOF SHEATHING. 4. VENTILATION OF ATTIC SPACES ABOVE INSULATED CEILINGS: 4.I. ENCLOSED ATTIC SPACES AND ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS

PROTECTED AGAINST THE ENTRANCE OF RAIN. THE NET FREE VENTILATING AREAS SHALL BE NOT LESS THAN 1/150 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'-O") ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

5.I. 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 HYAC DESIGNER OBTAIN THE RECOMMENDATIONS OF THE SPRAY INSULATION MANUFACTURER FOR THE PROJECT SPECIFIC CONDITIONS AND CONSIDER THEM FOR INCLUSION OF THEIR DESIGN. 6. INSULATION

6.I. FIBERGLASS BLANKET INSULATION SHALL CONFORM TO ASTM C 665, TYPE I WITH MAXIMUM FLAME SPREAD AND SMOKE DEVELOPED INDICES C 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 IN A 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 I" 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 INS OF 2X6 CONSTRUCTION OR AS INDICATED ON DRAWINGS. KRAFT FACING SHALL BE POSITIONED ON THE CONDITIONED SIDE OF THE WALL (TYP TO

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

6.7. PROVIDE AND INSTALL SPRAY APPLIED INSULATION WITH IGNITION BARRIER WITH AN INSULATION-ONLY VALUE OF R-19 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. LEAVE NO GAPS OR SPACES BEING SURE NOT TO COMPRESS GLASS INSULATION. PROVIDE AND INSTALL GUTTERS AND DOWNSPOUTS AS PER SMACNA ARCHITECTURAL SHEET METAL MANUAL. (WHEN SELECTED BY OWNER.) GUTTER - PER MATERIAL SPECIFICATION

7.2. DOWNSPOUT - CONTINUOUS PER SPECIFICATION (ALUMINUM). 7.3. CONNECT DOWNSPOUTS TO IN-GROUND PERIMETER DRAINAGE SYSTEM PIPING OR SPLASHING TO GRADE WITH CONCRETE SPLASHBLOCKS AS 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. COLOR TO BE SELECTED BY OWNER OR AS PER COLOR BLOCKING PROVIDED BY OWNER. 8.I. 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: 3.I.I. TWO LAYERS OF AN APPROVED WATER RESISTANT BARRIER OR

8.I.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) COVERING TYPE MINIMUM THICKNESS:

0.625

THREE-COAT WORK OVER METAL PLASTER BASE UNIT MASONRY, C.I.P. OR PRECAST CONCRETE

STRIPPED, GASKETED OR OTHERWISE TREATED TO LIMIT AIR FILTRATION.

CODE APPROVED AND DESIGNATED BUILDING MATERIAL SPECIFICATIONS.

5. VENTILATION OF ATTICS INSULATED WITH SPRAY FOAM INSULATION:

TWO-COAT WORK OVER: UNIT MASONRY 0.375' CAST-IN-PLACE OR PRECAST CONCRETE

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

REFERENCE STANDARDS FOR METAL DOORS, WOOD DOORS, AND WINDOWS SHALL BE: . UNDERWRITER'S LABORATORIES, INC: BUILDING MATERIALS DIRECTORY,

NATIONAL FIRE PROTECTION ASSOCIATION: PAMPHLET NO 80 STANDARD FOR FIRE DOORS AND WINDOWS. THE REFERENCED STANDARDS OF FLORIDA BUILDING CODE - RESIDENTIAL

I.4. IF CONSTRUCTION MATERIALS 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 SELECTE BY OWNER FROM BUILDER / DEVELOPER'S CODE APPROVED AND DESIGNATED BUILDING MATERIAL SPECIFICATIONS.

CONTRACTOR SHALL CONFORM TO THE ADOPTED ENERGY CODE AND VERIFY THAT MAXIMUM WINDOW AND DOOR INFILTRATION RATES ARE NOT 4. ALL DOORS, WINDOWS, TRANSOMS, SIDELIGHTS, ETC. OPENING TO THE EXTERIOR OR TO UNCONDITIONED AREAS SHALL BE FULLY WEATHER

. 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. THE GENERAL CONTRACTOR SHALL REPAIR/REPLACE ANY DAMAGE 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

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.

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 FBC 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 9 SQ. FT. BOTTOM LOWER THAN 18" A.F.F. AND TOP ABOVE 36" A.F.F 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 ASSOCIATION'S 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. ACCESS DOORS AND PANELS

7.I. 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 80-06 AND UL FIRE RESISTANCE DIRECTORY ACCORDING TO THE HOUR RATING NOTED ON THE PLANS. 7.2. ACCESS DOORS AND PANELS SHALL BE LOCKABLE WITH NON-CONTINUOUS CONCEALED HINGES TO PROMOTE ALIGNMENT OF PANEL WITH FRAME UNLESS REQUIRED OTHERWISE TO SATISFY A FIRE RATING ASSEMBLY SPECIFICATION PER MANUFACTURER.

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 ATTICS 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 EFFECTS THE

7.3. ALL ACCESS DOORS AND PANELS (INTERIOR AND EXTERIOR) SHALL BE NON-INSULATED TYPE (INSULATION ACHIEVED BY OTHER MEANS IF

CONSTRUCTABILITY PRIOR TO BEGINNING THE WORK. FALL PROTECTION IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 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

DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR EXCEPT AS OTHERWISE PERMITTED BY CODE.

DIVISION 09 / FINISHES

PROVIDE AND INSTALL GYPSUM WALL BOARD IN ACCORDANCE WITH "AMERICAN STANDARD SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM WALLBOARD", 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 COLOR 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. APPLICATION SHALL BE WORKMANLIKE MANNER PROVIDING A SMOOTH SURFACE.

APPLICATION RATE SHALL BE THAT RECOMMENDED BY THE MANUFACTURER.

APPLICATION MAY BE BY BRUSH OR ROLLER OR BY SPRAY IF PAINT IS FORMULATED EXTERIOR TRIM TO RECEIVE PRIME COAT AND (2) FINISH COATS OF OIL BASED PAINT.

FLOOR COVERING MATERIALS TO BE TESTED BY AN APPROVED AGENCY PER NFPA 253. MATERIAL TO BE PROVIDED WITH TAG TO IDENTIFY MANUFACTURER AND FLOOR COVERING CLASSIFICATION AND MUST COMPLY WITH ALL STANDARDS. IO. PROVIDE RESILIENT FLOORING AND WALL BASE PER OWNER'S SCHEDULE AND SPECIFICATIONS, INSTALL IN ACCORDANCE WITH MANUFACTURER' PRINTED INSTRUCTIONS.

PROVIDE CERAMIC TILE, MARBLE TILE AND ACCESSORIES COMPLYING WITH TILE COUNCIL OF AMERICA SPECIFICATION 137.1 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) COMPLYIN WITH ASTM C 36/C 36M OR ASTM 1396/C 1396M, AS APPLICABLE TO TYPE OF GYPSUM BOARD INDICATED AND WHICHEVER IS MORE STRINGENT ALON 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 MANUFACTURERS RECOMMENDATIONS.

PROVIDE AND INSTALL SW OR REGULAR GYPSUM WALLBOARD, I/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 STANDARD SPECIFICATIONS

PROVIDE AND INSTALL MOISTURE-RESISTANT GYPSUM WALL BOARD, TYPE VII, GRADE W OR X AS REQUIRED, CLASS 2, I/2" THICK, AT SHOWER/TUI

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

ENCLOSURES AT WALLS AND CEILING.

TOILET ROOM ACCESSORIES, IF NOT SPECIFIED, TO BE PROVIDED PER THE BUILDER / DEVELOPER'S CODE APPROVED AND DESIGNATED BUILDING MATERIAL SPECIFICATIONS. PROVIDE FIRE EXTINGUISHERS DURING CONSTRUCTION AND AS OTHERWISE REQUIRED BY CODE FOR PERMANENT INSTALLATION AFTER

ONSTRUCTION IS COMPLETE AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL FIRE OFFICIAL. WHERE REQUIRED. INSTALL FIRE EXTINGUISHERS IN ACCORDANCE WITH NFPA 10, "PORTABLE FIRE EXTINGUISHERS" CARRYING A STANDARD MANUFACTURER'S WARRANTY AS INDICATED ON DRAWINGS. PROVIDE AT LOCATIONS SHOWN ON PLANS AND TO 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

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

CONFIRMED AND ENGINEERED BY OTHERS

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

DIVISION 12 / FURNISHINGS

CASEWORK SHALL BE PROVIDED IN UNIT DIMENSIONS AND PRODUCT SIZES AND MOUNTED AT HEIGHTS AS INDICATED ON THE DRAWINGS 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, SHOW 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. CASEMORK SHALL NOT BE DELIVERED, STORED, OR INSTALLED ON SITE UNTIL BUILDING IS ENCLOSED, WET-WORK IS COMPLETE, AND HVAC SYSTEM IS OPERATIONAL AND WILL MAINTAIN TEMPERATURE AND RELATIVE HUMIDITY FOR THE REMAINDER OF THE CONSTRUCTION PERIOD. 4. FIELD VERIFY ALL EXISTING BUILDING AND NEW CONSTRUCTION FINISH CONDITIONS PRIOR TO CASEWORK INSTALLATION. NOTIFY ARCHITECT OF ANY CONCERNS REGARDING PROPER INSTALLATION DUE TO UNFORESEEN CONFLICTS WITH ADJACENT WALLS, FLOORS, OR EQUIPMENT. 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 FROM MANUFACTURERS FULL RANGE.

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. CONCEALED MATERIALS SHALL BE SOLID WOOD OR PLYWOOD, OF ANY HARDWOOD OR SOFTWOOD SPECIES WITH NO DEFECTS, AFFECTING STRENGTH OR UTILITY; PARTICLEBOARD, MDF, OR HARDBOARD. . 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

DIVISION 21 / FIRE SUPPRESSION: IF APPLICABLE

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

DIVISION 22 / PLUMBING

REFER TO PLUMBING DRAWINGS FOR SPECS AND GENERAL INFORMATION.

REFER TO MECHANICAL DRAWINGS FOR SPECS AND GENERAL INFORMATION.

DIVISION 27 / COMMUNICATIONS

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

DIVISION 28 / ELECTRONIC SAFETY AND SECURITY

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

DIVISION 31 / EARTHWORK

REFER TO CIVIL DRAWINGS FOR SPECS AND GENERAL INFORMATION THE G.C. MUST TAKE MEASURES TO CONTROL SOIL EROSION OF STEEP BANK DURING CONSTRUCTION. WHEN NEW CONSTRUCTION IS COMPLETE, THE GENERAL CONTRACTOR SHALL RE-GRADE DISTURBED BANK AREAS BACK TO NATURAL STATE AND REPLANT SUITABLE VEGETATION TO PREVENT EROSION. REFER TO CIVIL AND LAND DEVELOPMENT PLANS FOR ADDITIONAL EROSION AND SEDIMENT CONTROL SPECS AND NOTES. PERFORM ALL WORK IN THIS SECTION IN CONFORMANCE WITH THE FINAL SOILS COMPACTION, GEOLOGICAL REPORTS AND APPROVED SITE GRADING PLANS AS ACCEPTED BY OWNER AND BUILDING DEPARTMENT. IN THE ABSENCE OF THE NECESSARY SUBSURFACE SURVEY, THE CONTRACTOR SHALL HIRE A LICENSED SOILS ENGINEER TO INVESTIGATE THE SITE, AND SUBMIT A REPORT OF THIS WORK TO THE STRUCTURAL ENGINEER. IF A DISCREPANCY FROM THE PRESUMED SOIL BEARING CAPACITY EXISTS, CONTRACTOR SHALL NOT PLACE FOUNDATIONS WITHOUT WRITTEN INSTRUCTIONS

DIVISION 32 / EXTERIOR IMPROVEMENTS

REFER TO CIVIL DRAWINGS FOR SPECS AND GENERAL INFORMATION. REMOVE ALL EXISTING FOUNDATION WALLS AND FOOTINGS PRIOR TO CONSTRUCTION OF NEW FOUNDATIONS (WHERE APPLICABLE UNLESS NOTED OTHERWISE ON PLANS).

DIVISION 33 / UTILITIES

REFER TO CIVIL DRAWINGS FOR SPECS AND GENERAL INFORMATION. REFER TO THE CIVIL ENGINEERING DOCUMENTS CREATED FOR THIS SPECIFIC PROJECT WITH REGARD TO UTILITIES AND UTILITY COORDINATION. FOR ADDITIONAL SITE UTILITIES CONSTRUCTION INFORMATION, WHERE INFORMATION CONTAINED THEREIN DIFFERS FROM INFORMATION PROVIDED ON 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.

G.C. SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES AND SERVICES USING 'CALL BEFORE YOU DIG' PROTOCOLS OR OTHER METHODS AS PER LOCAL JURISDICTION. UTILITIES SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION AND THE G.C. SHALL COORDINATE THE CONNECTION INTO, REMOVAL OF AND/OR RELOCATION OF ABOVE-GROUND OR UNDERGROUND UTILITIES WITH OWNER, LOCAL MUNICIPAL UTILITY AUTHORITIES, AND PUBLIC UTILITY COMPANIES AS REQUIRED TO MEET THE INTENT AND SCOPE OF THIS PROJECT. 4. REFER TO DIVISION OI / GENERAL REQUIREMENTS FOR ADDITIONAL INSTRUCTIONS ON G.C.'S RESPONSIBILITY FOR TEMPORARY UTILITIES DURING

DIVISIONS NOT LISTED

THIS SUMMARY OF ARCHITECTURAL SPECIFICATIONS IS INTENDED TO PROVIDE THE G.C. WITH INSTRUCTIONS AS NEEDED FOR THE PROJECT AND SCOPE OF WORK. DIVISIONS SHOWN ARE BASED ON THE CSI MASTERFORMAT CURRENT EDITION FOR REFERENCE ONLY. SOME DIVISIONS NOT SHOWN. THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIVISIONS NOT SHOWN ARE OMITTED EITHER DUE TO BEING PRESENTED IN OTHER DISIPLINES (I.E. STRUCTURAL OR MEP) THROUGHOUT THE DOCUMENTS OR PROVIDED BY OTHERS UNDER SEPARATE PERMIT (I.E. CIVIL AND FIRE PROTECTION, ETC) OR NOT APPLICABLE TO THE OVERALL EXTENDED

⚠ 06-II-24 REV #I

DATES: DT-23 CONSTRUCTION DOC'S

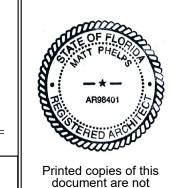
PLAN REVISION

INC.

220 SANDLEWOOD TRI

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considered signed and sealed and the SHA thentication code must b erified on electronic copies DIVISION 23 / HEATING, VENTILATION, AND AIR CONDITIONIN -0025

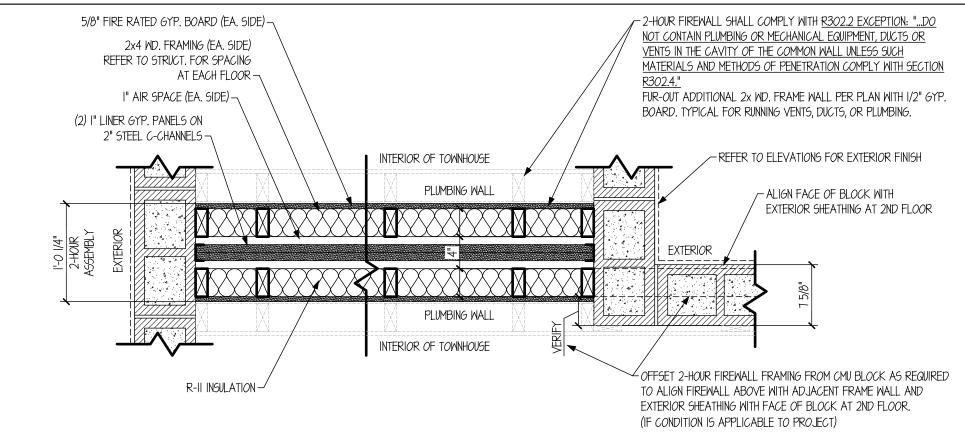
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2-HOUR FIRE WALL @ 2ND FLOOR EXTERIOR FRAME WALL INTERSECTIONS (UL -U347)



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

TYPICAL FINISH MATERIAL SPECIFICATIONS

I ROOF

I. ROOF SHINGLES OVER 15# ROOFING FELT PER SPECIFICATIONS

2. ROOF TRUSSES

I. 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).

. ROOF INSULATION

I. SPARY ON "ICYNENE" FOAM INSULATION ON UNDERSIDE OF ROOF DECK. (MIN R-38-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).

DRIP EDGE AND FASCIA

I. 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

SOFFIT MATERIAL

I. MATERIAL AS PERMITTED BY CODE - VENTED OR NON-VENTED AS REQUIRED.

EXTERIOR RUNNING TRIM OVER FRAME

I. JAMES HARDIE "HARDIETRIM" - BASIS OF DESIGN. SEE ELEVATIONS FOR TRIM SIZES (PER DEVELOPER SPECIFICATIONS).

7. EXTERIOR WALL FINISH (SIDING) OVER FRAME

I. 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)

I. 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 I/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 I I/2-INCH-LONG (38MM), II GAGE NAILS HAVING A 7/16-INCH (II.I MM) HEAD, OR 7/8"-INCH-LONG (22.2 MM), I6 GAGE STAPLES, SPACED AT NO MORE THAN 6 INCHES.

6. WEEP SCREEDS - A MINIMUM O.OI9-INCH (O.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

I. STONE ON FOAM - AND OR - STUCCO BUILT UP BANDING SIZED PER ELEVATIONS.

IO. GYPSUM WALLBOARD IN RATED ASSEMBLIES

I. PROVIDE WALLBOARD SUITABLE TO THE SYSTEMS SPECIFIED AND APPROPRIATE FOR HEAT AND MOISTURE EXPOSED CONDITIONS SUCH AS CONCEALED, UN-CONDITIONED ATTICS AND OVERHANGS.

II. <u>GUTTERS AND DOWNSPOUTS</u>

I. PROVISIONS OF GUTTERS AND DOWNSPOUTS, UNLESS OTHERWISE NOTED, IS BY OTHERS. VERIFY PROVISION, PROFILE AND MATERIAL AS

12. EXTERIOR WALL FINISH OVER BLOCK

I. 5/8" PORTLAND CEMENT PLASTER (STUCCO), PER ASTM C-926, TEXTURED FINISH AT FIELD, SAND FINISH AT TRIMS, PER ELEVATION.

. EXTERIOR WALL FINISH OVER FRAME

I. 7/8" 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. MEATHER RESISTIVE BARRIER (M.R.B.) - HOUSE WRAP - OVER WOOD FRAMING AND SHEATHING

I. 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

I. I/2" GYP. BD. OVER RADIANT BARRIER INSULATION (R-4.I), BASIS OF DESIGN "FI-FOIL" OVER IX2 PT. FURRING AT 24" O.C.

6. INTERIOR WALL FINISH AND INSULATION BETWEEN 2X FRAME

I. I/2" GYP. BD. OVER KRAFT FACED FIBERGLASS BATT INSULATION (MIN. R-II) BETWEEN 2X FRAMING @ 16"O.C. 2. HORIZONTAL FIBERGLASS BATT INSULATION TO BE MIN. R-I9.

2. HONZONIA PIDENOLA OS DANT MOSEAMON TO DE FIIN. IN

7. <u>WINDOW SILLS</u>

I. SILL SPEC AND MATERIAL - WITH COMPATIBLE ADHESIVE BED (PER COMMUNITY SPECS).

18. <u>WINDOW OPENING WATERPROOF COATING</u>

I. 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

I. I/2" GYP. BD. 2. 5/8" TYPE 'X' GYP. BD. AT GARAGE CEILING

20. EXTERIOR CEILING FINISH - ENTRY, LANAI, AND UNDER CANTILEVER

I. EXTERIOR GRADE SOFFIT BOARD WITH KNOCK DOWN FINISH

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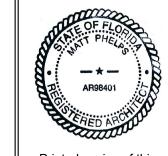
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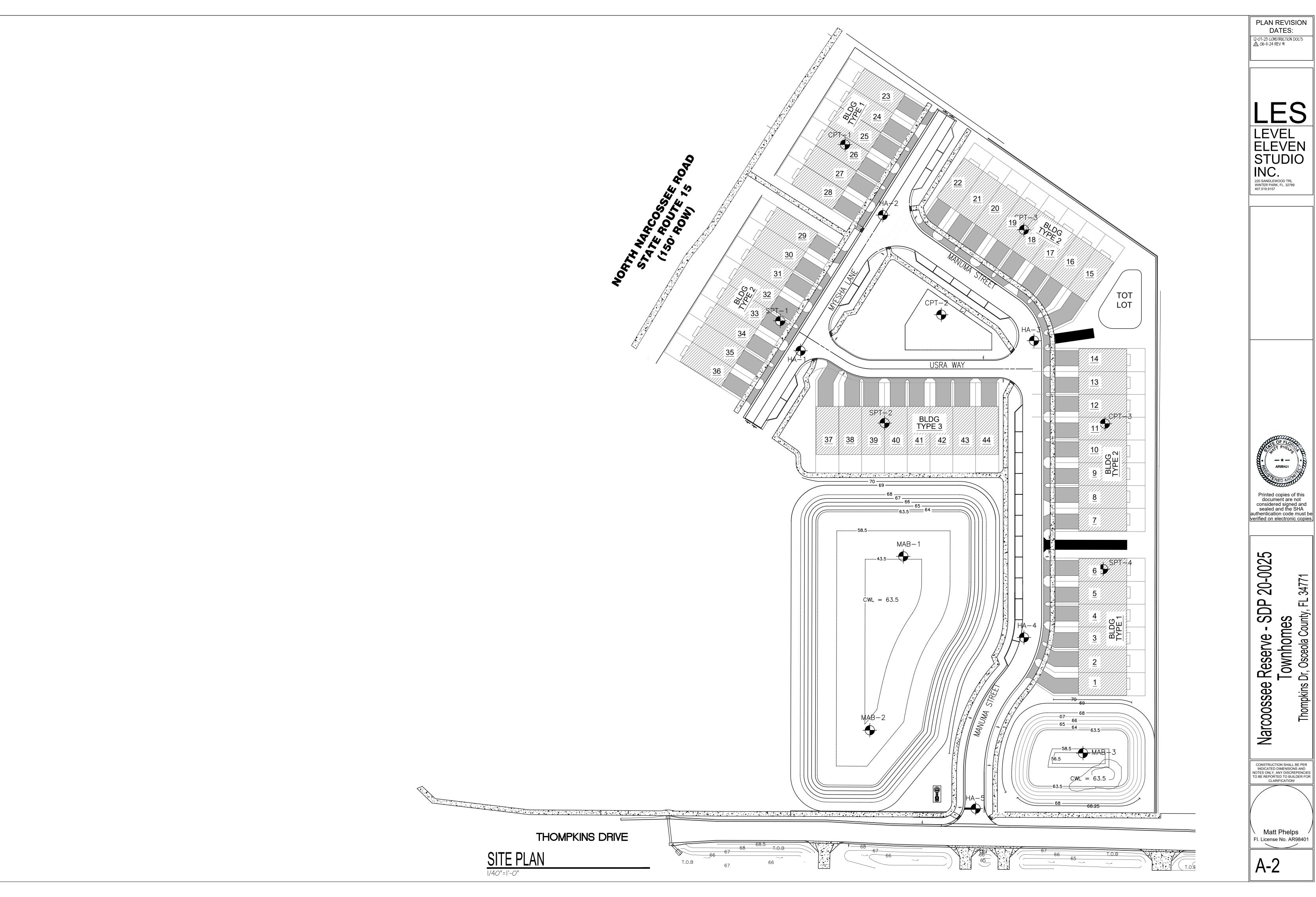
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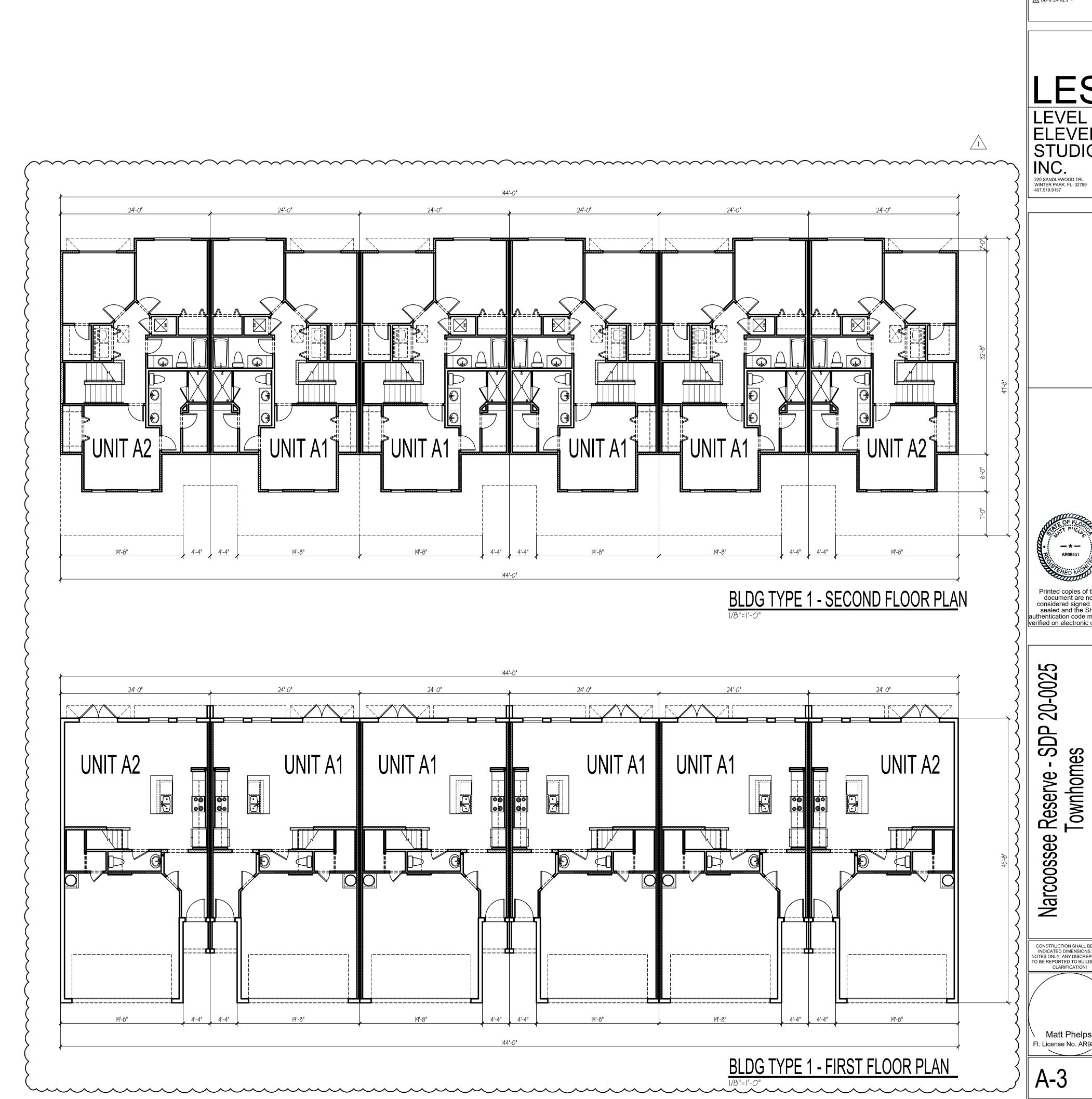
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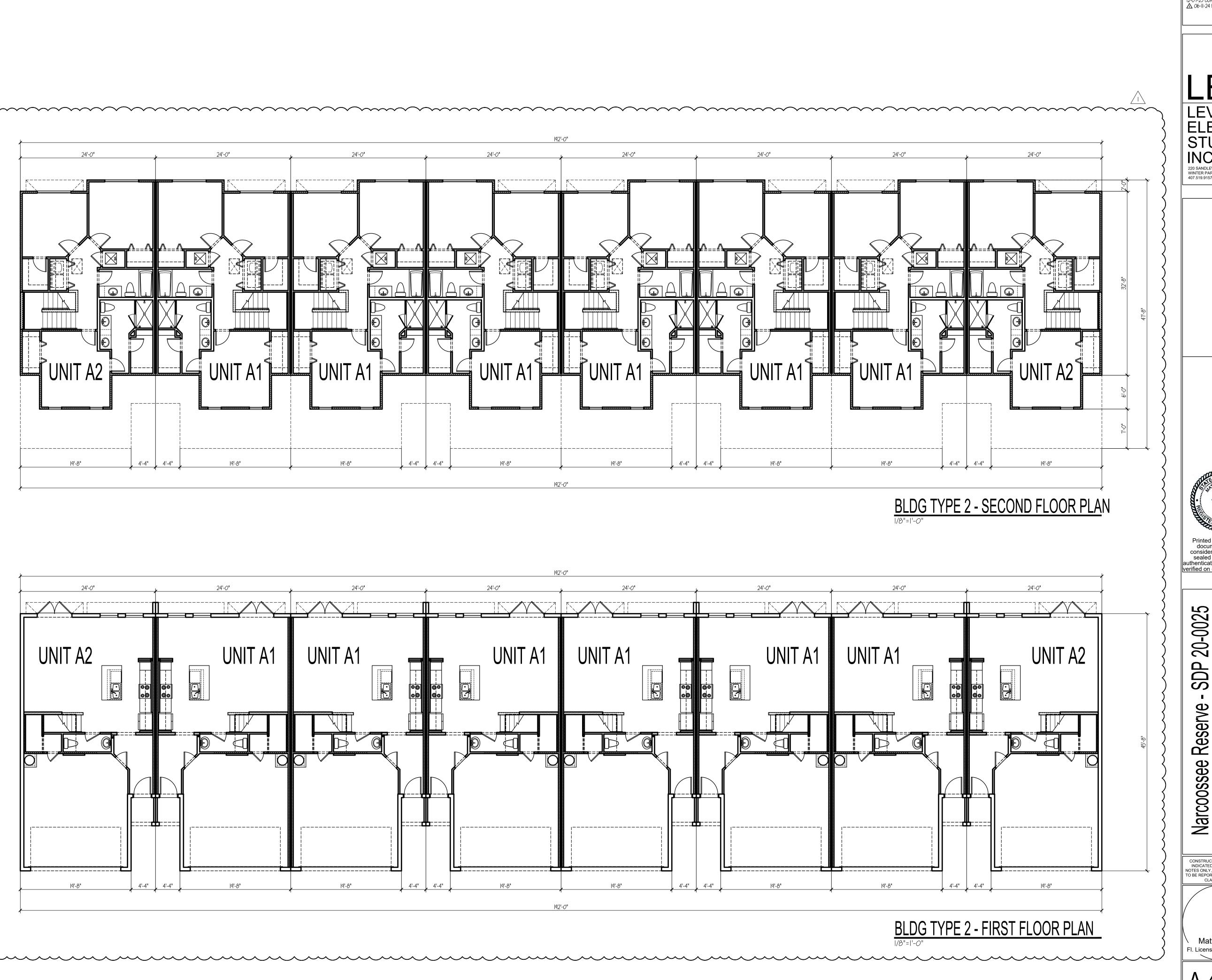
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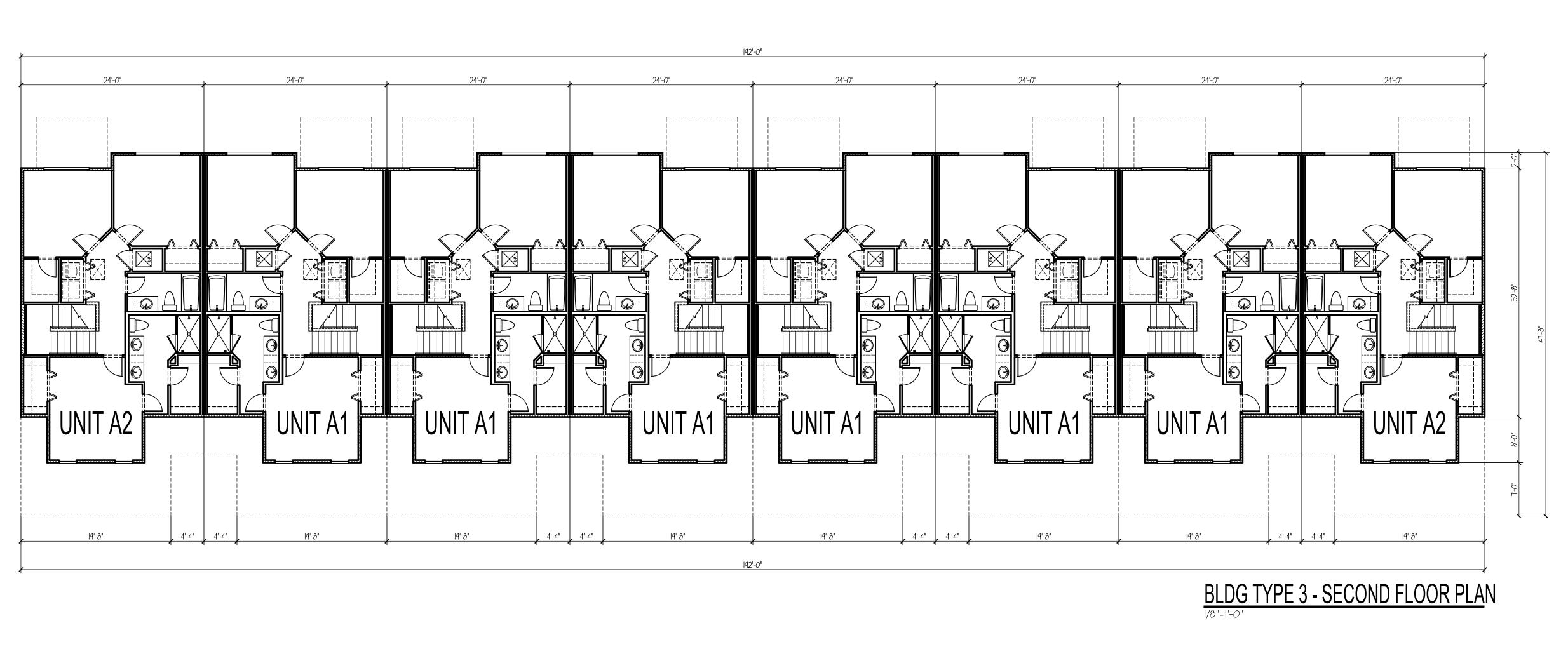
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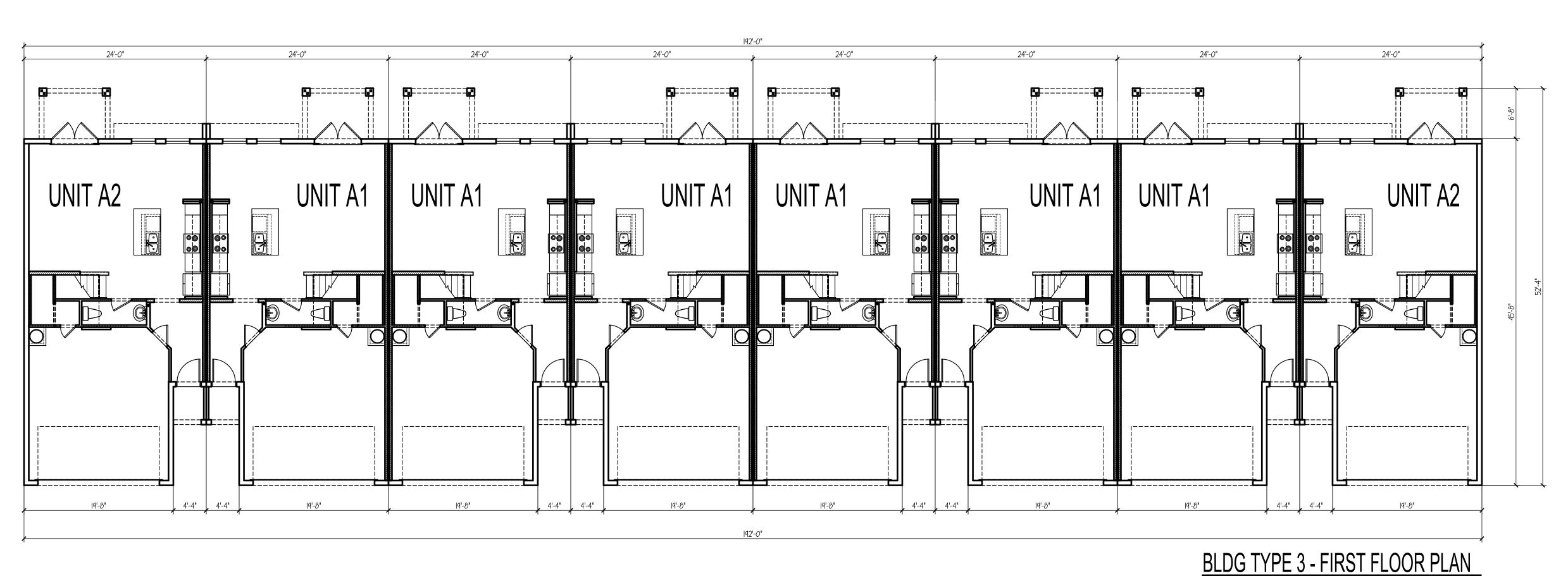
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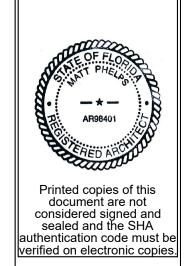


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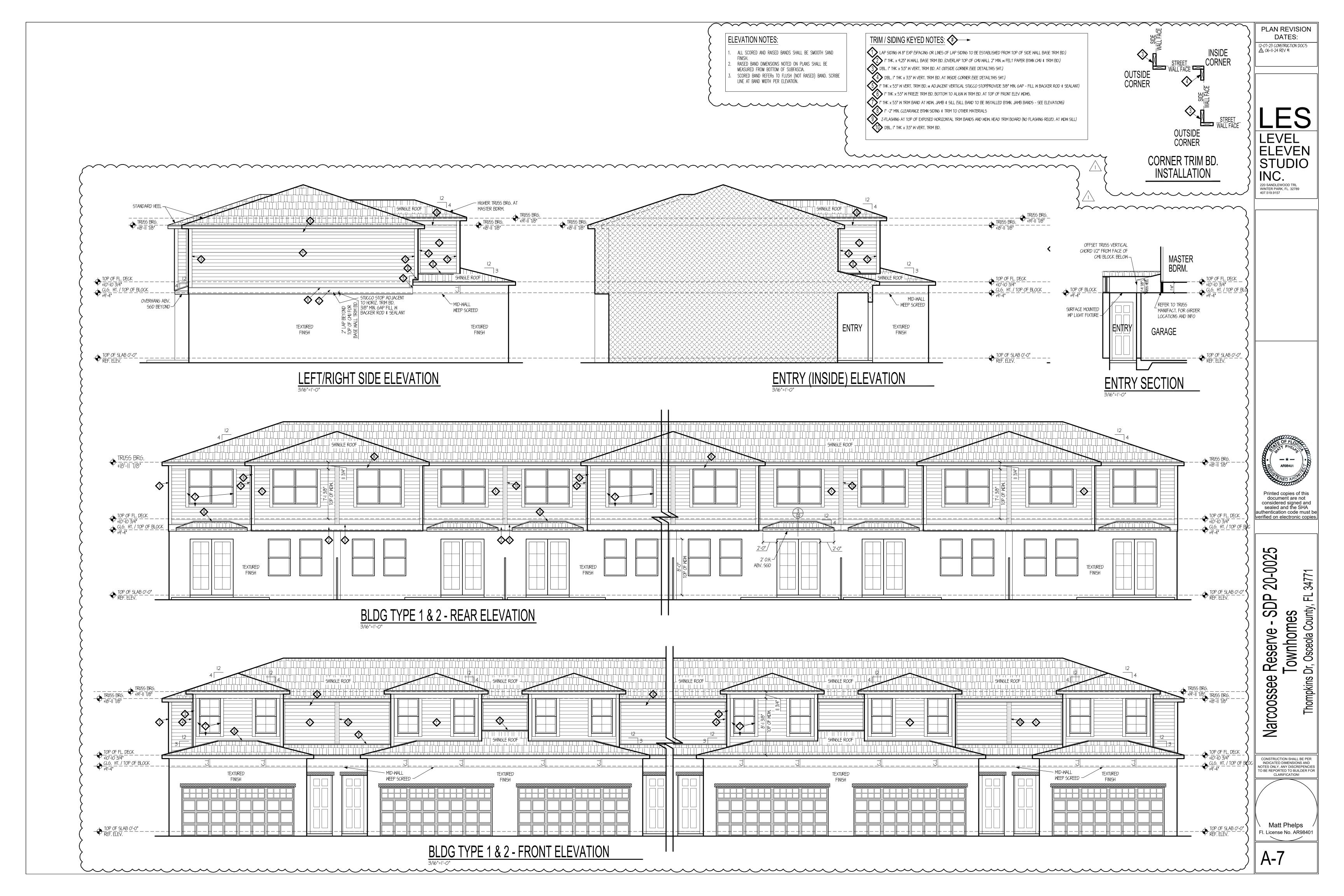
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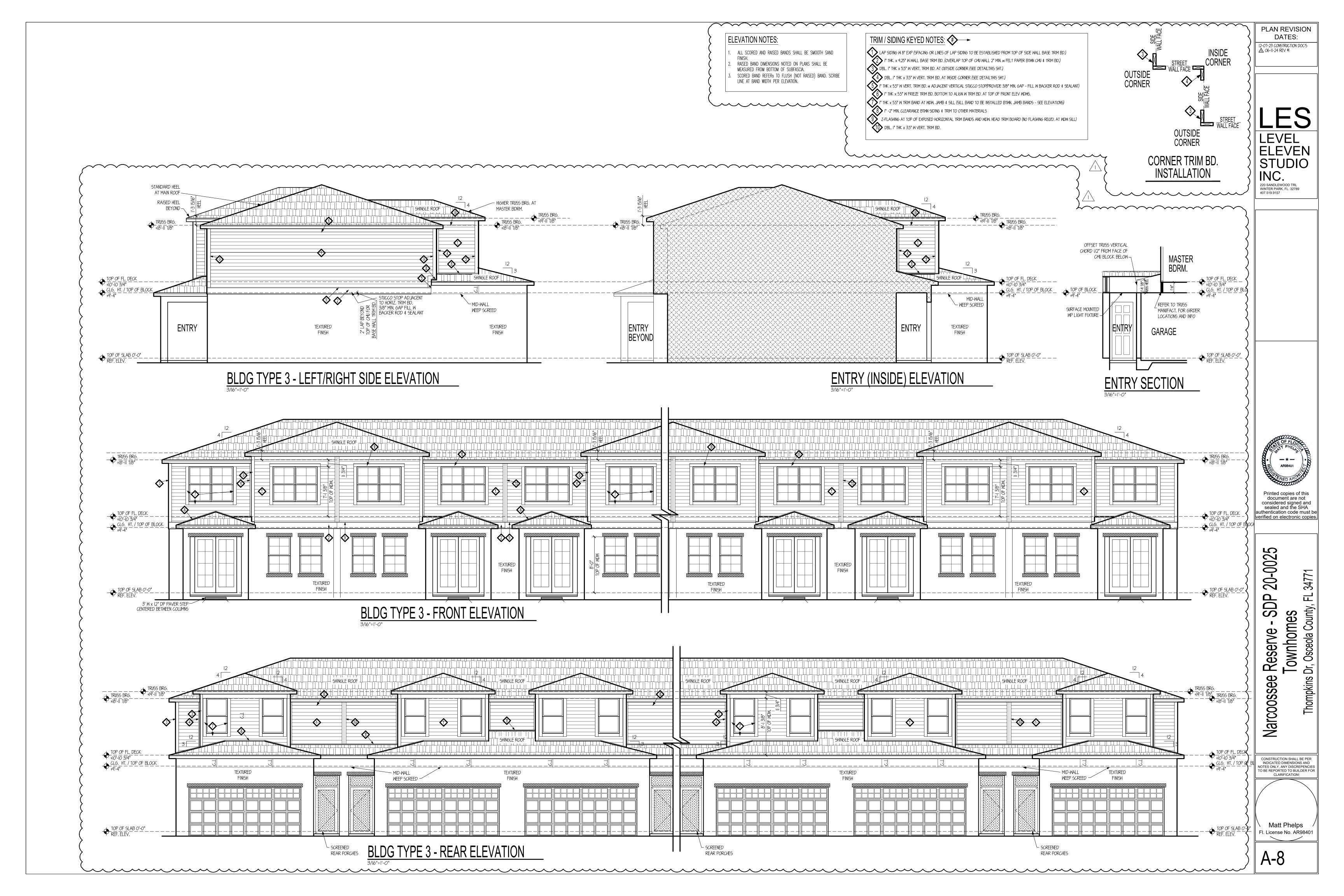
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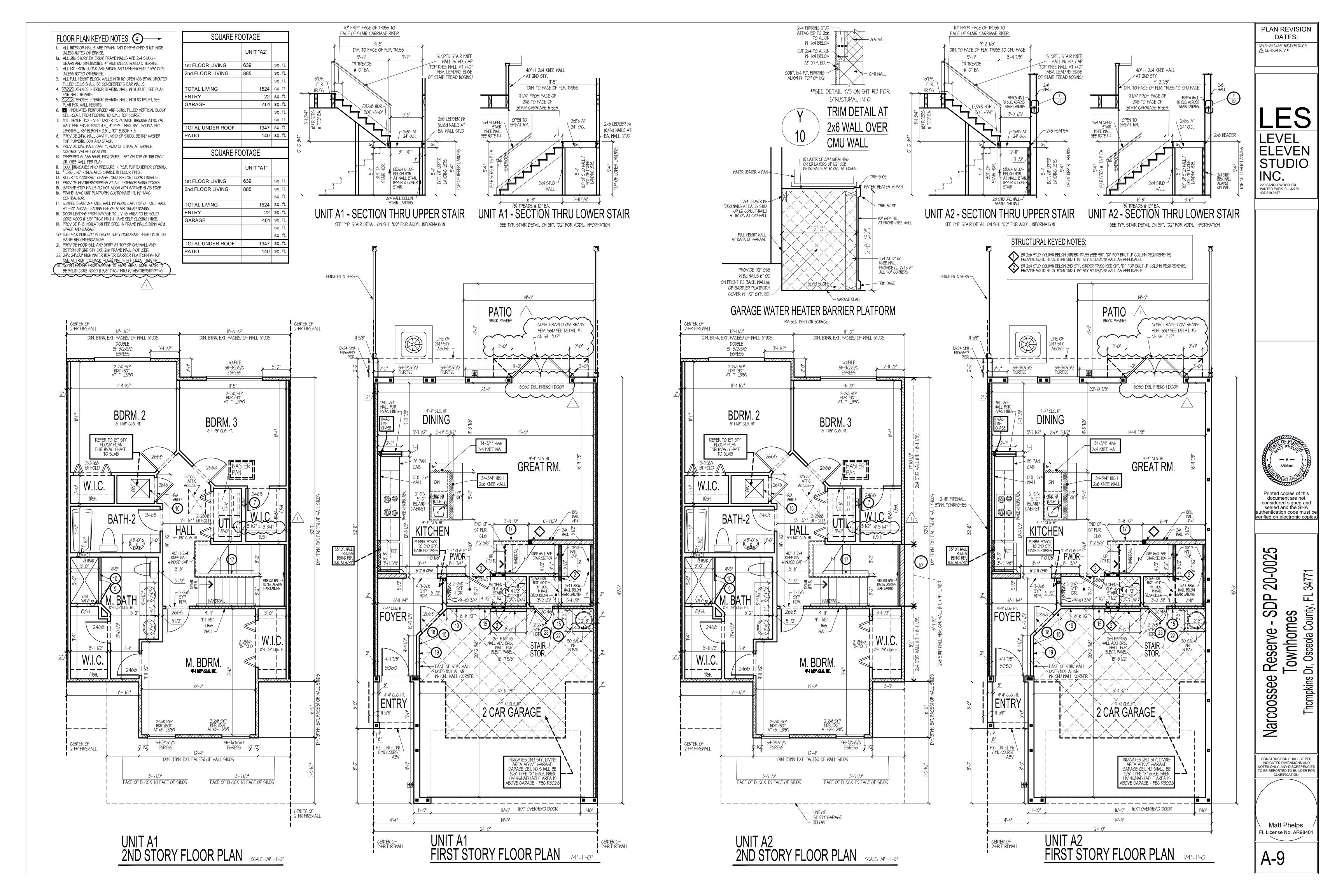
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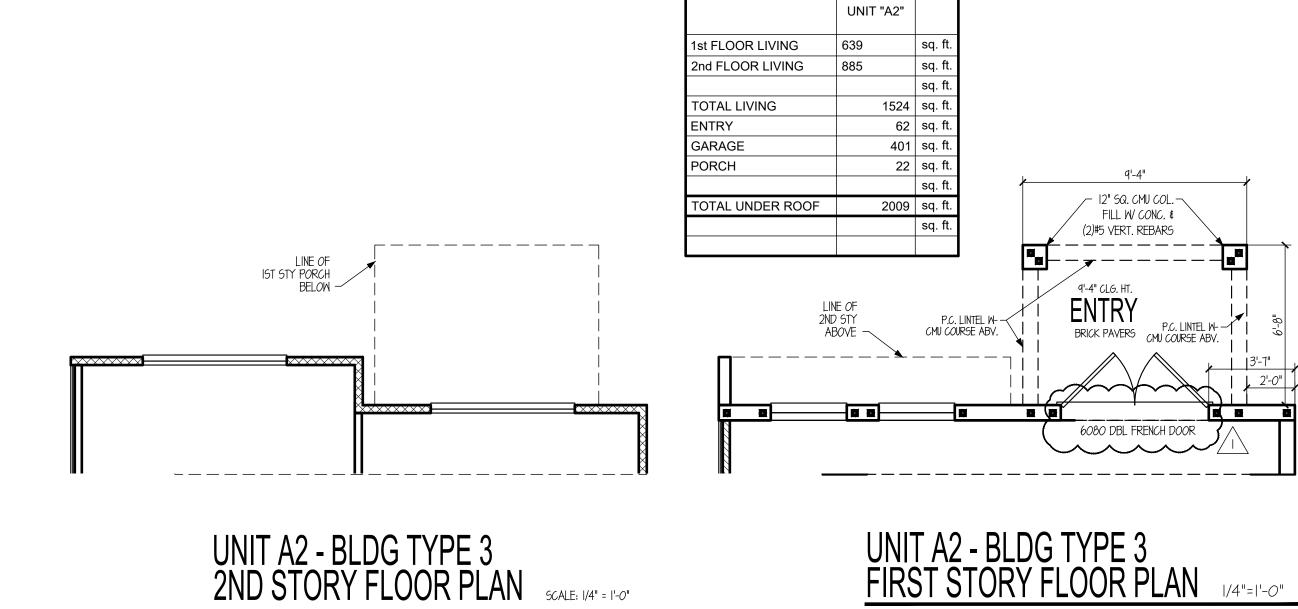
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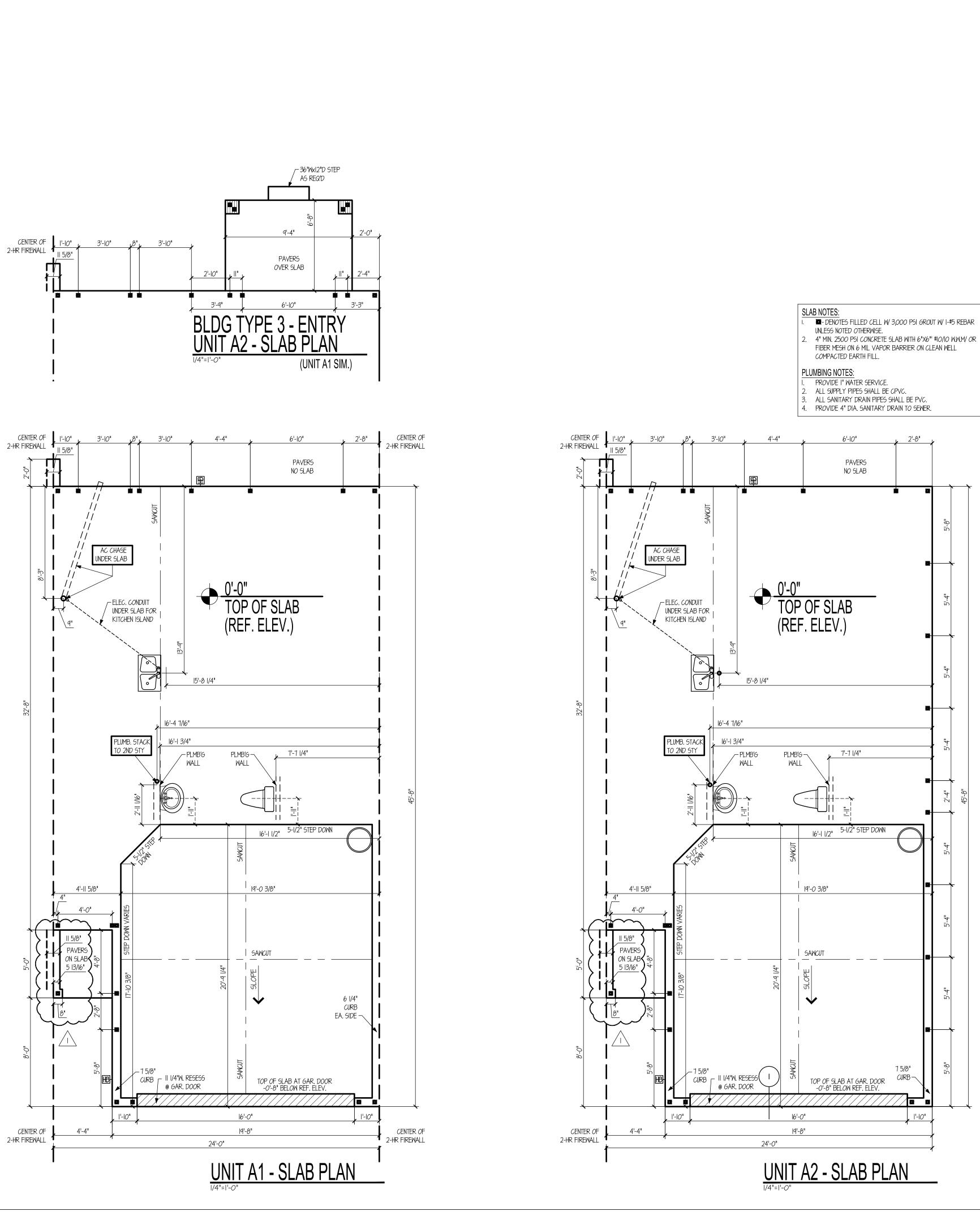
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SQUARE FOOTAGE



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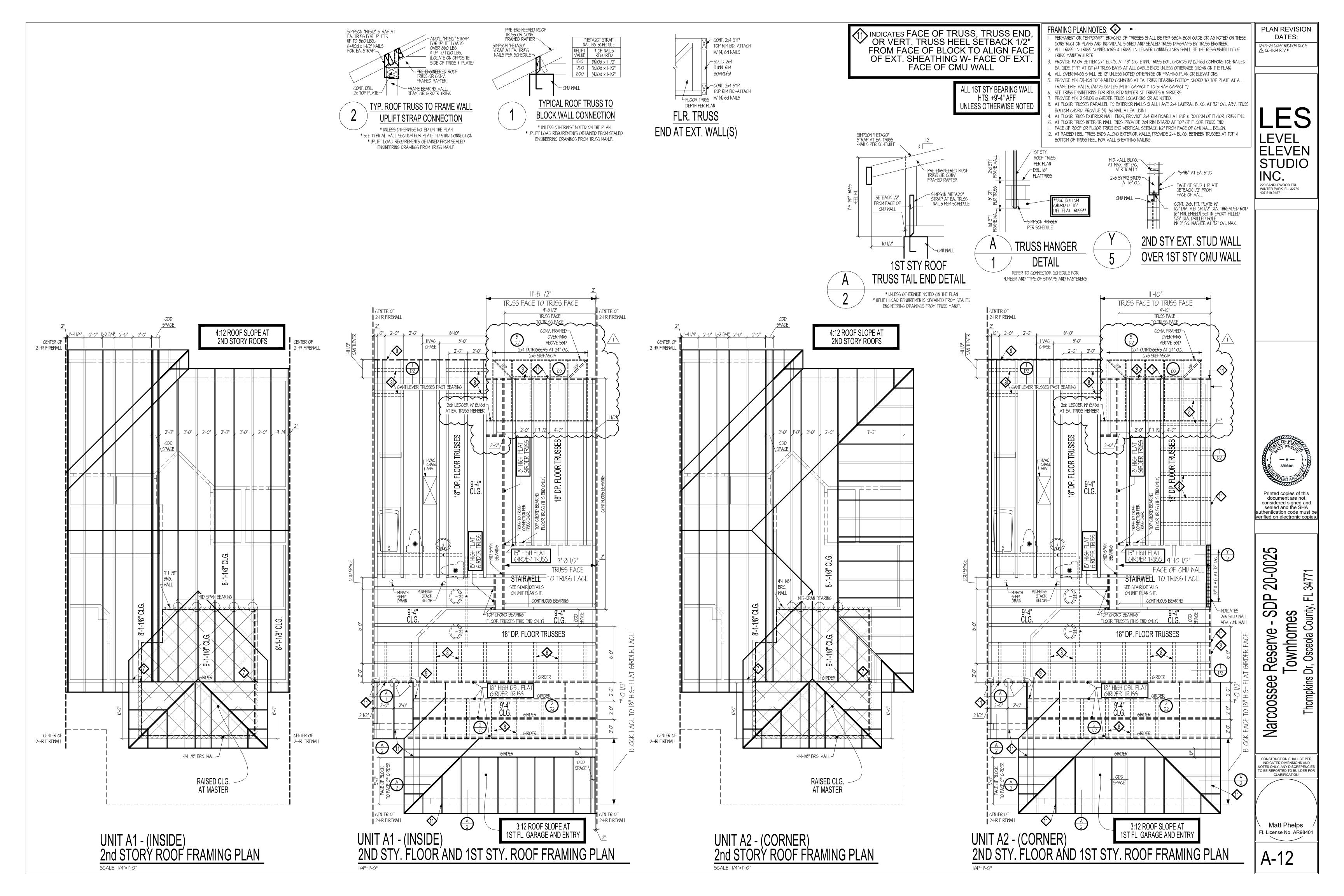
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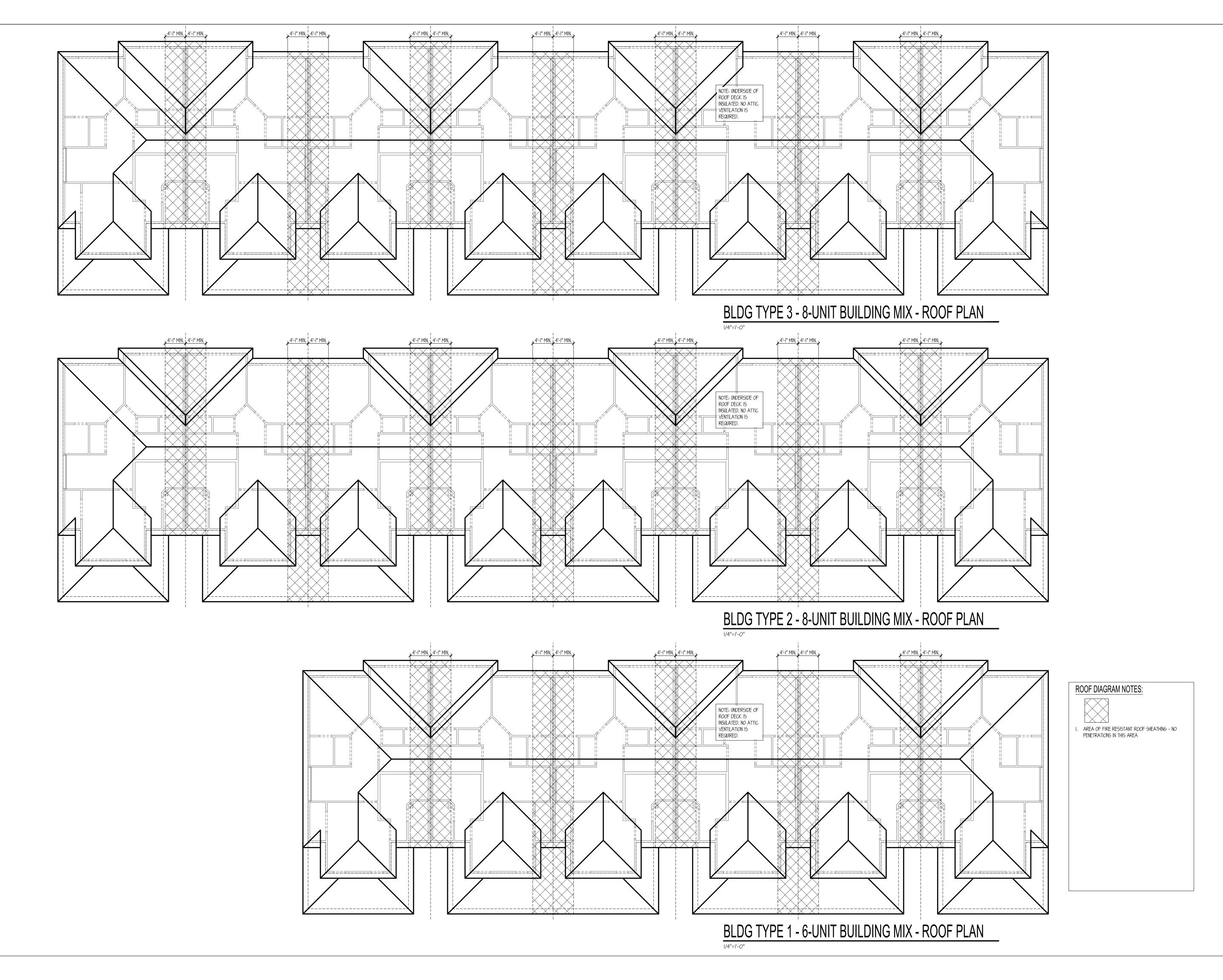
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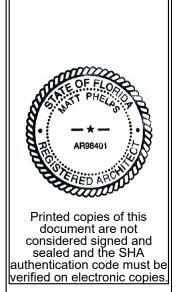


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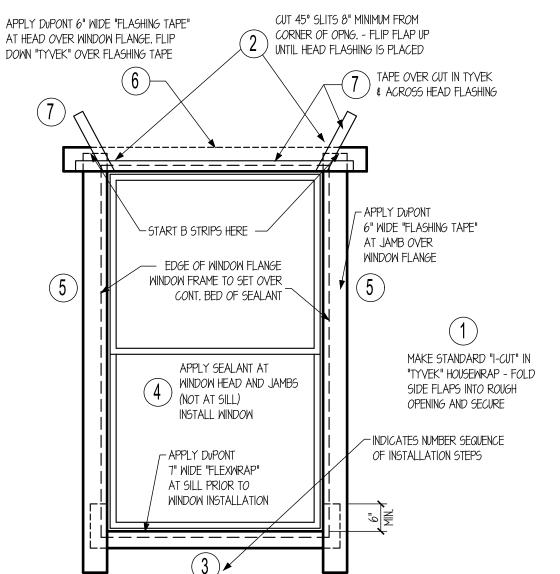
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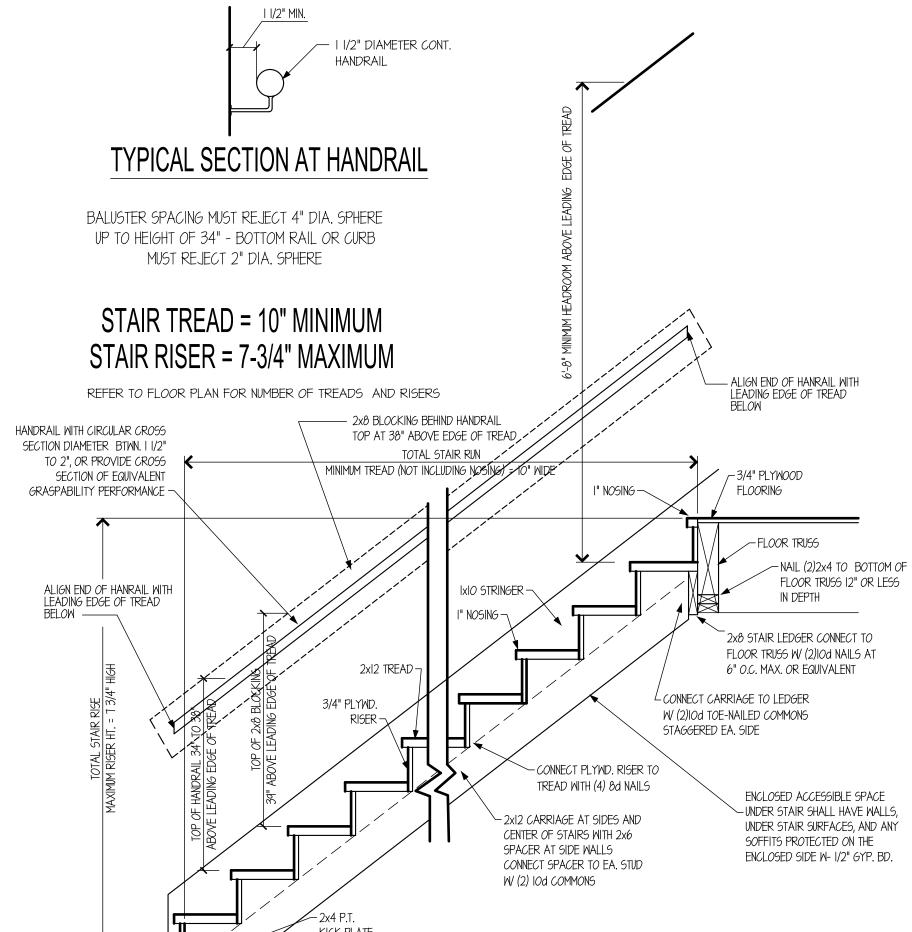


PEEL AND STICK DETAIL

- INSTALL DUPONT "TYVEK" HOUSEWRAP TO WALL SHEATHING PER MANUFACTURERS RECOMMENDATIONS. CUT WINDOW OPENING THRU HOUSEWRAP PRIOR TO STARTING FLASHING INSTALLATION. FLASHING MEMBRANE AT JAMBS AND HEAD TO BE 6" WIDE DUPONT
- "FLASHING TAPE" AND AT SILL TO BE 7" WIDE "FLEXWRAP" INSTALLATION OF DUPONT "TYVEK" HOUSE WRAP AND FLASHING TAPE TO FOLLOW MANUFACTURES RECOMMENDATION AND PRODUCT LITERATURE FOR DUPONT WEATHERIZATION SYSTEMS MANUFACTURERS REQUIREMENTS AND PROCEDURES SHALL
- SUPERCEDE ALL PLAN INFORMATION. • CONTRACTOR TO COORDINATE WEATHERIZATION SYSTEM WITH DUPONT TYVEK SPECIALIST TO INSURE PROPER INSTALLATION AND
- PRODUCTS TO BE USED. • ALTERNATIVE HOUSEWRAP, FLASHING TAPE, AND SILL WRAP ARE ACCEPTABLE. PRODUCT MUST BE APPROVED BY BUILDER. INSTALLATION SHALL MEET MANUFACTURERS REQUIREMENTS AND

INSTALLATION RECOMMENDATIONS.

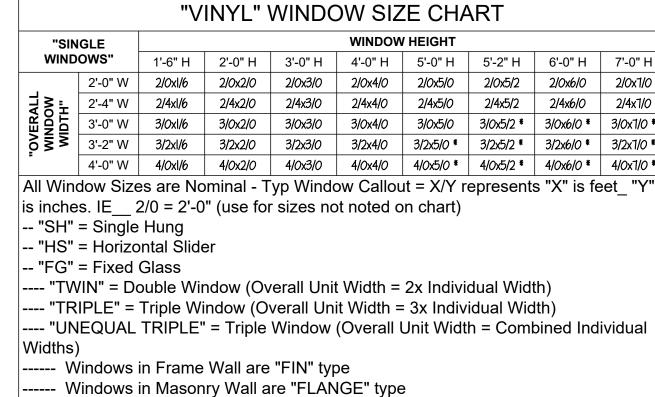
HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALI HAVE A SPACE OF NOT LESS THAN 1-1/2" (38MM) BETWEEN THE WALL AND THE HANDRAILS



TYPICAL STAIR SECTION

SCALE: N.T.S.

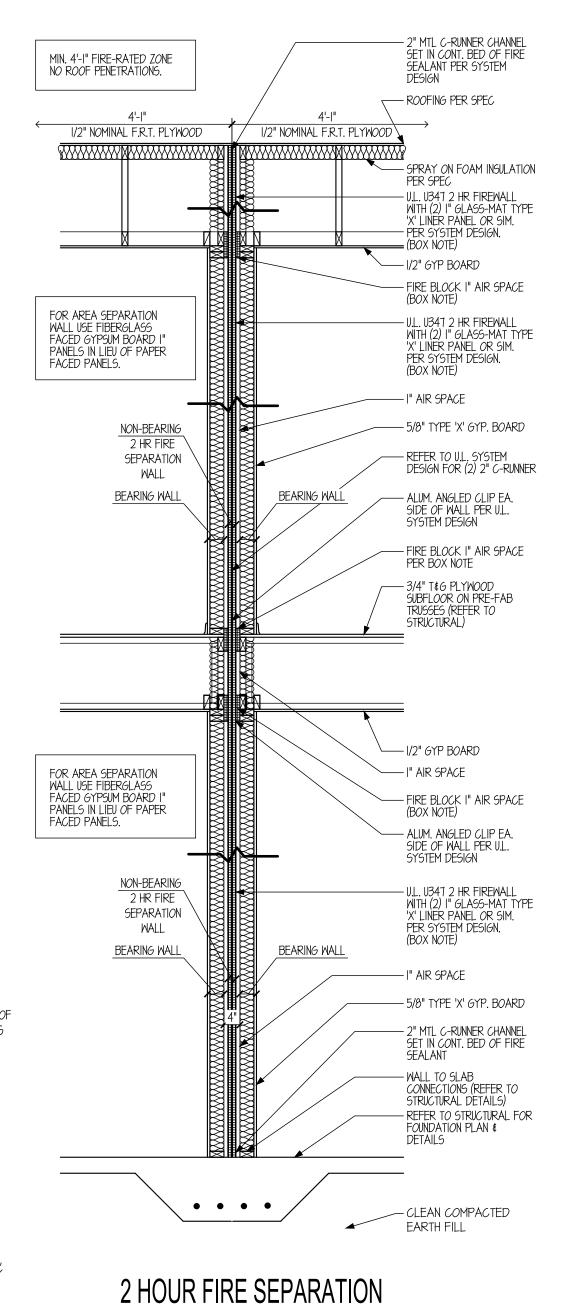


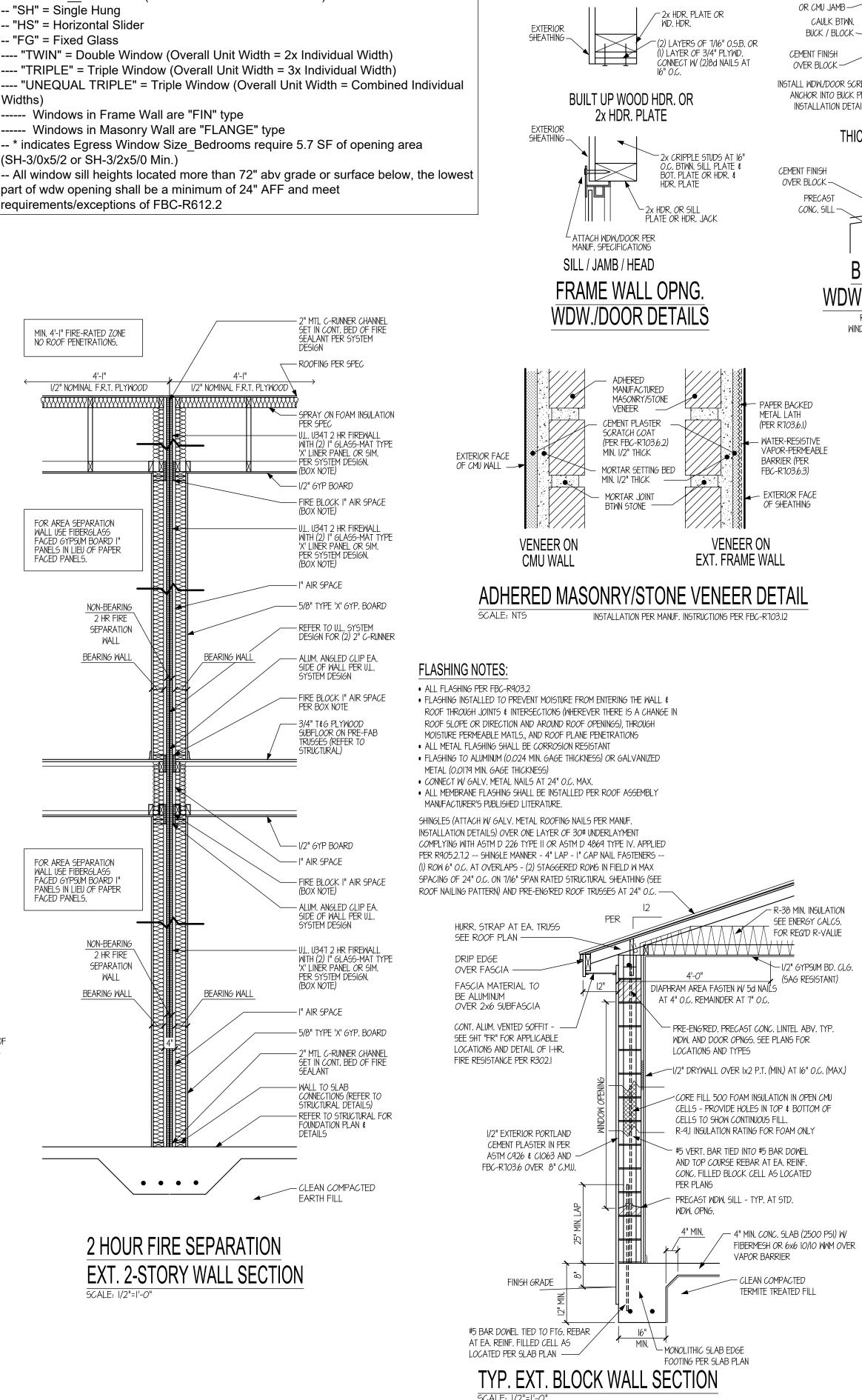


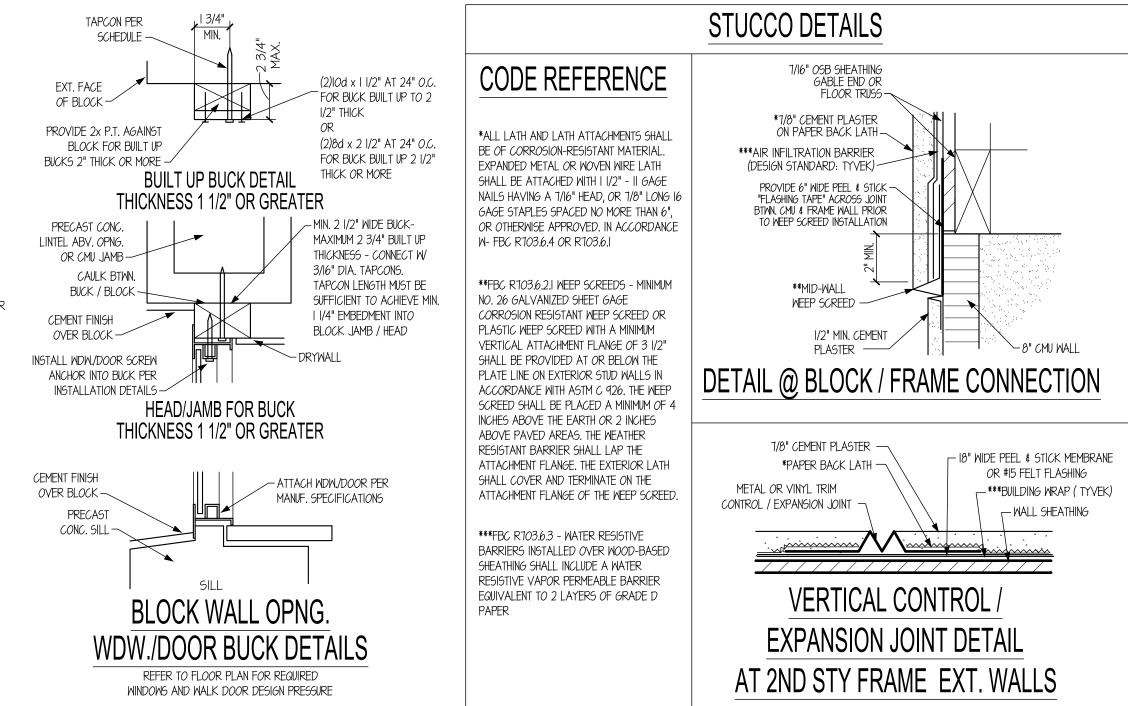
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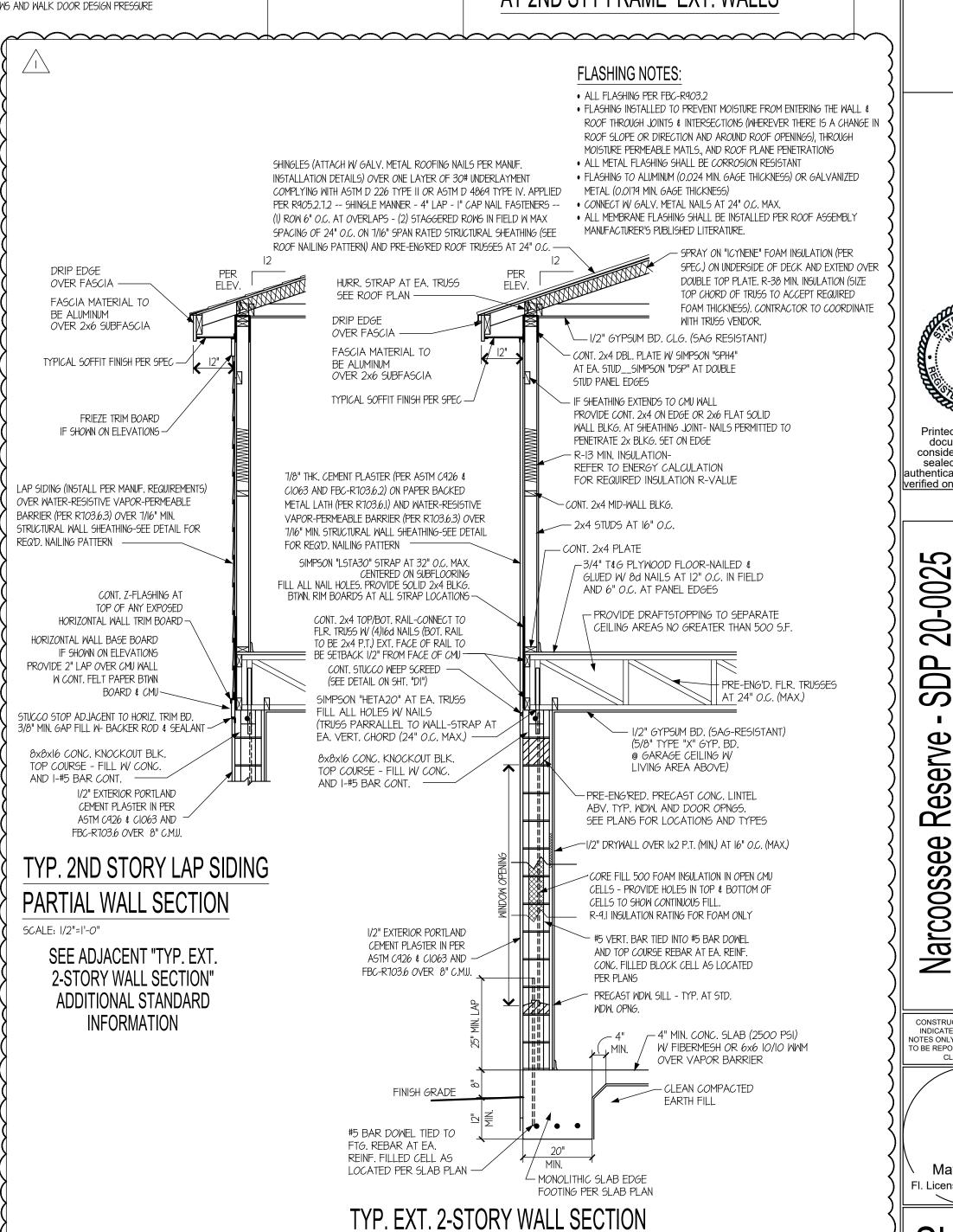
requirements/exceptions of FBC-R612.2

part of wdw opening shall be a minimum of 24" AFF and meet









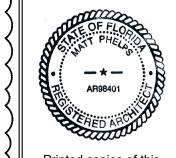


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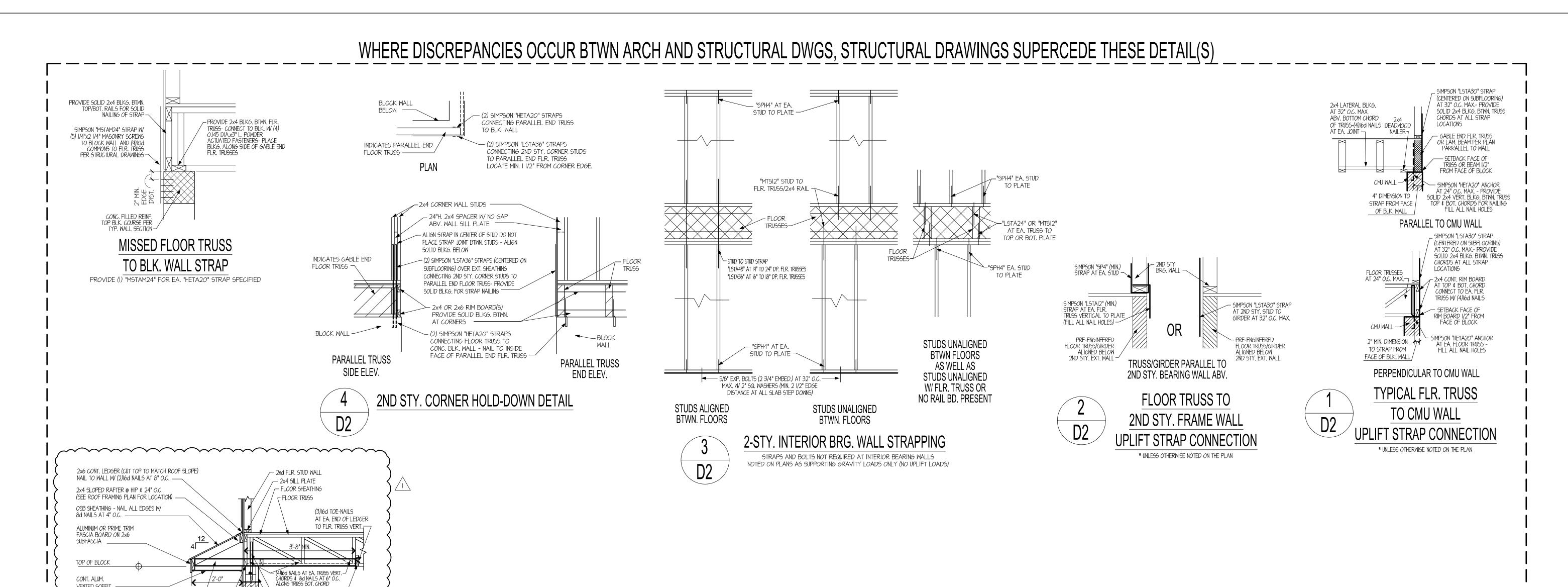
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VENTED SOFFIT

2x4 OUTRIGGERS (CANTILEVERED 24") AT 24" O.C. EXTEND MINIMUM 3'-8" BACK THRU FLOOR TRUSSES &

CUT THRU WALL SHEATHING & 2x4 BOT. RIM BOARD —

2x4 BOTTOM RIM. BOARD BLKG.

DETAIL OF TWO STORY ROOF OVERHANG

@ EXTERIOR DOORS

WHERE FLOOR TRUSSES ARE PERPENDICULAR TO END WALL

BTWN. OUTRIGGERS

2x6 LEDGER 🗸 (NOTCH AT FLR. TRUSS BOT. CHORD)

— FLOOR TRUSS TO BLK.

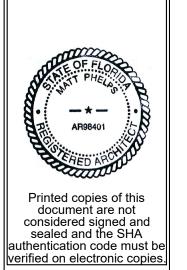
- PRE-ENG'RED. PRECAST

CONC. LINTEL ABV.

CONNECTOR PER PLAN CONC. BLK. WALL

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ELECTRICAL NOTES:

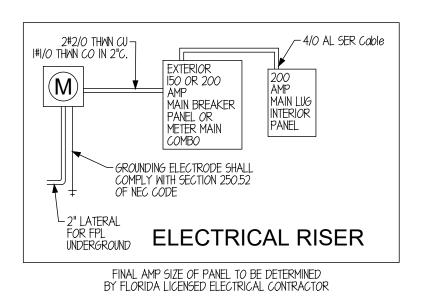
- ALL ELECTRICAL WORK PER NEC 2020
 ELECTRICAL LAYOUT SHOWN IS SCHEMATIC. ELECTRICAL CONTRACTOR SHALL VERIFY THAT ALL ELECTRICAL INSTALLATIONS MEET ALL APPLICABLE LOCAL, STATE AND NATIONAL ELECTRICAL CODES.
- ALL FAN, PHONE AND T.V. PREWIRE LOCATIONS SHALL BE DETERMINED & VERIFIED AT PRE-CON MTG.
- 4. ALL RECEPTACLE OUTLETS SHALL BE TAMPER RESISTANT
 & PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER(S)
 EXCEPT AT REQ'D GFI ONLY LOCATIONS PER NEC 2020.
 5. ALL SMOKE DETECTORS & CARBON MONOXIDE
- DETECTORS SHALL BE HARD WIRED & EQUIPPED W

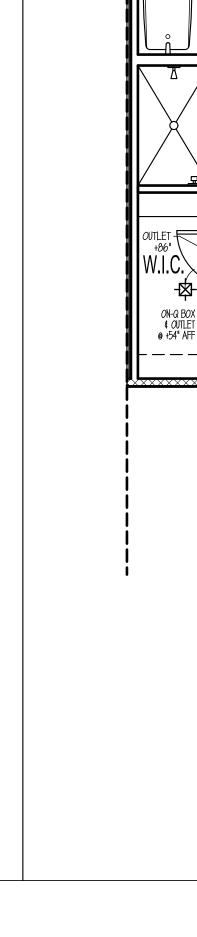
 BATTERY BACK-UP & WIRED IN SUCH A MANNER THAT

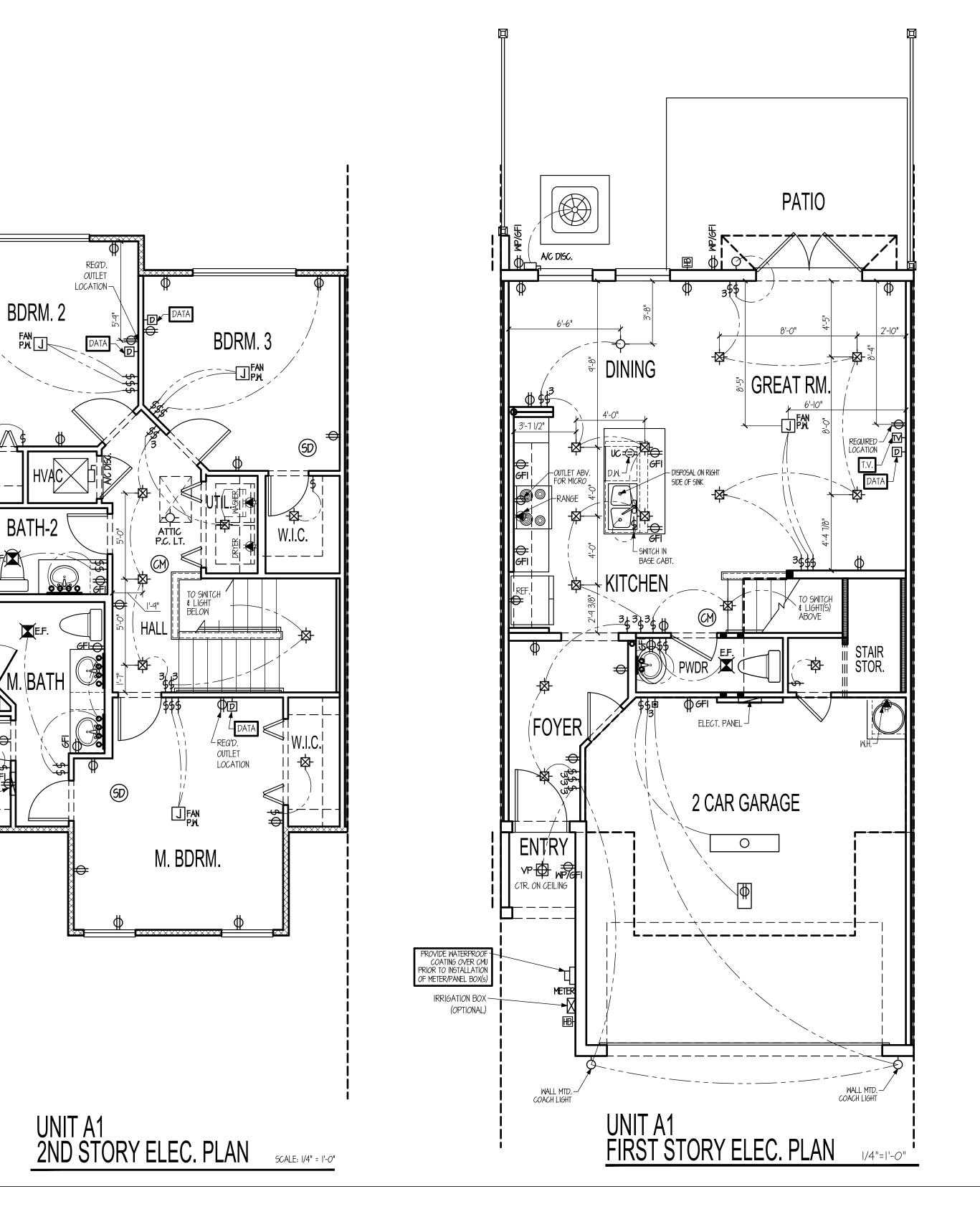
 ACTUATION OF ONE ALARM WILL ACTUATE ALL ALARMS.
- ALL EXHAUST FANS SHALL BE VENTED TO THE EXTERIOR.
 ALL FAN PREWIRES AND CHANDELIER FIXTURES SHALL BE MTD. TO SOLID BLKG. BTWN. TRUSSES AS REQ'D. TO SUPPORT FIXTURE LOAD. COORDINATE LOAD OF FIXTURE PRIOR TO INSTALLATION.
- CMU CELL SHELL OR CONC. FILL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

ELECTRICAL LEGEND

ΕL	EC I	R	RICAL LEGE
	-\$-	STA	ANDARD SMITCH
	- 2 c	3 WAY SWITCH	
	\$	4 WAY SMITCH	
	- \$ -		1MER SWITCH
	H•		5H BUTTON
	↓ gfl		PLEX OUTLET
	\rightarrow	G.F.	F.I. DUPLEX OUTLET
	WP/GFI		ATHERPROOF/G.F.I. PLEX OUTLET
	220 =	220	O VOLT OUTLET
	•	DED	DICATED OUTLET
	CLG CLG	CEIL DUP	ILING MOUNTED PLEX OUTLET
	₩ =(E)=		PER COUNTER PLEX OUTLET
	+		CLG. MOUNTED OUTLET FOR GAR. DOOR OPENER
	J		PRE-WIRED JUNCTION BOX
	J F/	AN W.	PRE-WIRED FAN JUNCTION BOX
			CEILING MOUNTED LIGHT FIXTURE
	-\(\frac{1}{VP}\)		CEILING MOUNTED-VAPOR PROOF LIGHT FIXTURE
	-\$ -		"LED" WALL OR CEILING MOUNTED LIGHT FIXTURE
			ATTIC PULL CHAIN
	\Phi		RECESSED LIGHT FIXTURE
	⊕ √	RECESSED-VAPOR VP PROOF LIGHT FIXTURE	
	Ю	WALL MOUNTED LIGHT FIXTURE	
	Ю ^{СС}	DACH COACH LIGHT L.T. (PRE-WIRE AS NOTED)	
	\$		FLOOD LIGHT
	0		"LED" CEILING MOUNTED
)	FLIMPESCENT STRIP
		T =	UNDER CABINET FLUORESCENT STRIP
	<u> </u>	ο ο	LIALL MOINTED
	E.F	= .	EXHAUST FAN
	E.F.	E TË	EXHAUST FAN WITH LIGHT
	(SD)		SMOKE DETECTOR
	(M)		COMBINATION SMOKE & CARBON MONOXIDE DETECTOR
	(5)	SPEAKER PRE-WIRE	
		ELECTRICAL PANEL	
		A/C DISCONNECT	
			ELECTRICAL METER
	HIM	TELEVISION OUTLET	
	4	TELEPHONE JACK	
	HD.		DATA







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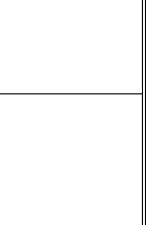
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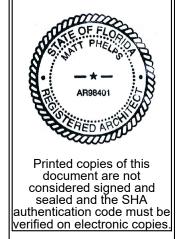
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Matt
Phelps
Architect

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Townhomes

Thompkins Dr, Osceola County, FL 34771

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

Matt Phelps
Fl. License No. AR98401

E-01

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.
- 3. ALL FAN, PHONE AND T.V. PREWIRE LOCATIONS SHALL BE DETERMINED & VERIFIED AT PRE-CON MTG.
- ALL RECEPTACLE OUTLETS SHALL BE TAMPER RESISTANT
 PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER(S)
 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
 ACTUATION OF ONE ALARM WILL ACTUATE ALL ALARMS.
 6. ALL EXHAUST FANS SHALL BE VENTED TO THE EXTERIOR.
 7. ALL FAN PREWIRES AND CHANDELIER FIXTURES SHALL BE

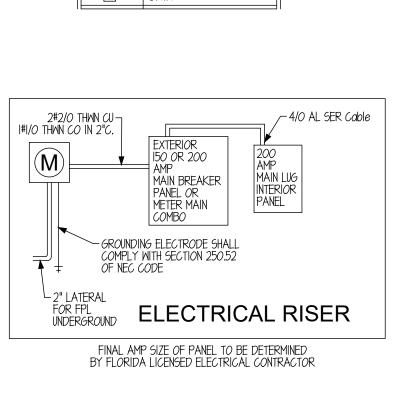
MTD. TO SOLID BLKG. BTWN. TRUSSES AS REQ'D. TO SUPPORT FIXTURE LOAD. COORDINATE LOAD OF FIXTURE

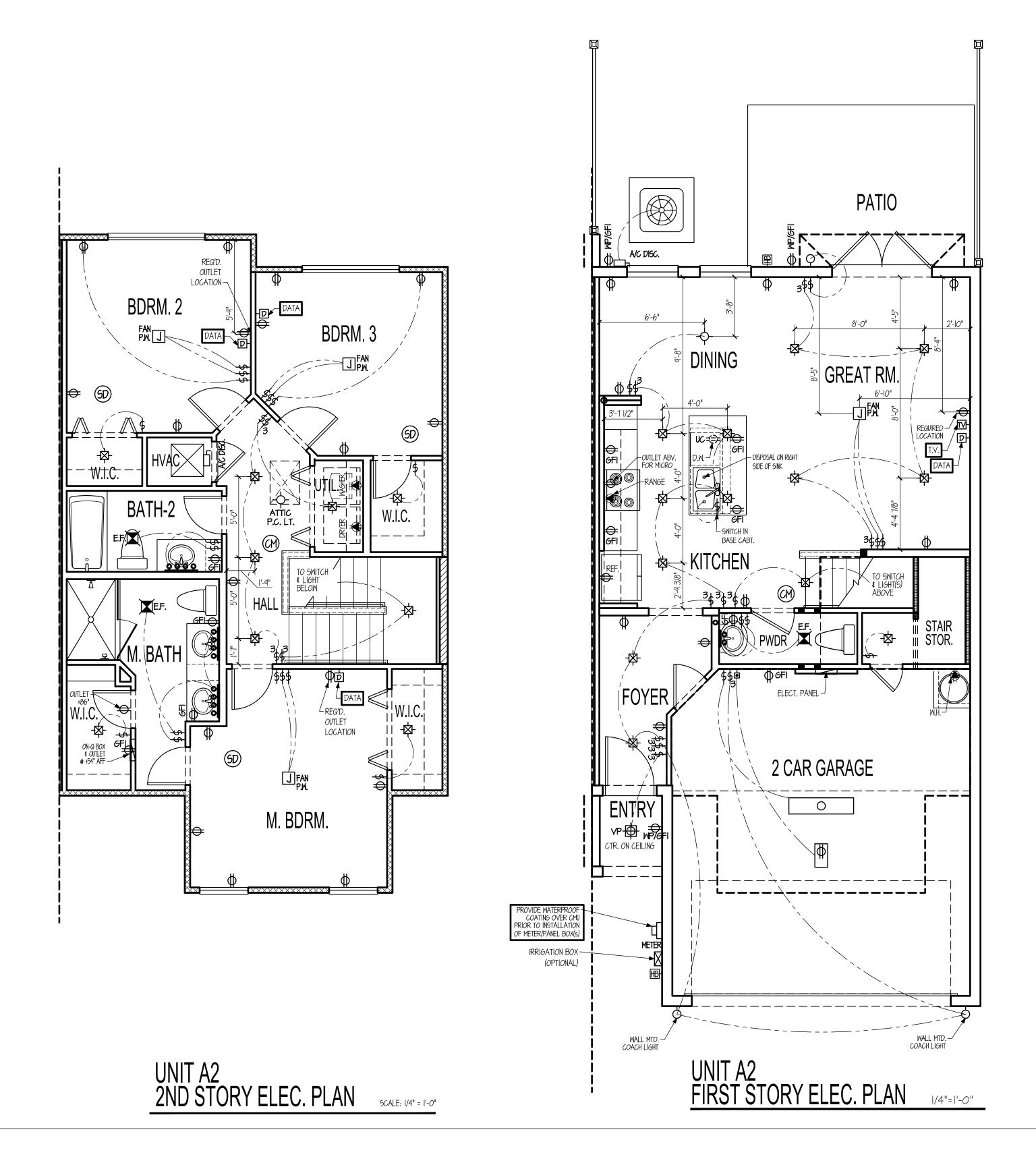
PRIOR TO INSTALLATION.

8. CMU CELL SHELL OR CONC. FILL SHALL NOT BE CUT OR CHIPPED AT CMU FILLED CELL LOCATIONS. ELECTRICAL BOXES ON SINGLE FURR CMU WALLS SHALL BE LOCATED IN NON-FILLED CELLS.

ELECTRICAL LEGEND

EC I	R	ICAL LEGI
-\$-	STANDARD SWITCH	
-2	3 WA	AY SWITCH
\$	4 W/	AY SWITCH
\$0		MER SWITCH
H•		BUTTON
(6FI	DUPLEX OUTLET	
GFI → WP/GFI	G.F.I. DUPLEX OUTLET	
		THERPROOF/G.F.I. .EX OUTLET
220 =	220	VOLT OUTLET
		ICATED OUTLET
OLG OLG	DUPL	ING MOUNTED .EX OUTLET
 -(=)= 		ER COUNTER EX OUTLET
\ominus		CLG. MOUNTED OUTLET FOR GAR. DOOR OPENER
J		PRE-WIRED JUNCTION BOX
J FA	N N.	PRE-WIRED FAN JUNCTION BOX
		CEILING MOUNTED LIGHT FIXTURE
$ \downarrow_{VP}$		CEILING MOUNTED-VAPOR PROOF LIGHT FIXTURE
- \$ -		"LED" WALL OR CEILING MOUNTED LIGHT FIXTURE
		ATTIC PULL CHAIN
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ф _и	5	RECESSED-VAPOR PROOF LIGHT FIXTURE
\leftarrow		WALL MOUNTED LIGHT FIXTURE
HO (0)	ACH T.	COACH LIGHT (PRE-WIRE AS NOTED)
\$		FLOOD LIGHT
0		"LED" CEILING MOUNTED LIGHTING STRIP
		FLUORESCENT STRIP
	Σ⊐	UNDER CABINET FLUORESCENT STRIP
<u> </u>	<u> </u>	WALL MOUNTED INCANDESENT STRIP
E.F	. E	EXHAUST FAN
EF Lit		EXHAUST FAN NITH LIGHT
(SD)	2	6MOKE DETECTOR
CM		COMBINATION SMOKE & CARBON MONOXIDE DETECTOR
9	9	SPEAKER PRE-WIRE
	ELECTRICAL PANEL	
	A/C DISCONNECT	
	E	ELECTRICAL METER
HTV	1	TELEVISION OUTLET
4	-	TELEPHONE JACK
⊢ D	[DATA





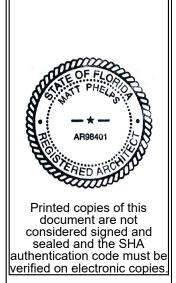
PLAN REVISION
DATES:

12-07-23 CONSTRUCTION DOC'S
\$\triangle 06-11-24 \text{ REV #1}

Matt
Phelps
Architect

FL. LICENSE NO. AR98401

220 SANDLEWOOD TRL
WINTER PARK, FL. 32789
407.269.9437



Narcoossee Reserve - SDP 20-0025

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E-02

CONTRACTOR NOTE:

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. GUTHERMAN STRUCTURAL, INC. IS NOT RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION OR FOR RELATED SAFETY PRECAUTIONS AND PROGRAMS.

CODES AND STANDARDS

1. WIND LOADS AS PER:

- FLORIDA BUILDING CODE 7TH EDITION (2020) WITH AN ULTIMATE DESIGN WIND SPEED OF 135 MPH, EXPOSURE C, NOMINAL DESIGN WIND SPEED OF 104 MPH, +/-0.18 INTERNAL PRESSURE COEFFICIENT, AND BUILDING RISK CATEGORY II.
- B. THIS BUILDING IS DESIGNED AS AN ENCLOSED BUILDING
- 2. SEISMIC SITE CLASS = E SEISMIC DESIGN CATEGORY = B GROUND SNOW LOAD, Pg = 0 PSF
 - FLOOD ZONE = XRAIN INTENSITY = 4.5 INCHES PER HOUR (100 YEAR)
- 3. THE PROJECT WAS DESIGNED IN ACCORDANCE WITH THE:
 - A. FLORIDA BUILDING CODE 7TH EDITION (2020). B. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
 - (ACI 318/ 2014 EDITION). MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED
 - CONCRETE STRUCTURES (ACI 315/ LATEST EDITION).
 - EDITION. DESIGN USING ASD (ALLOWABLE STRESS DESIGN) METHOD.
- 4. ARCHITECTURAL AND MECHANICAL DRAWINGS:
 - THE STRUCTURAL DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS AND DO NOT BY THEMSELVES PROVIDE ALL THE INFORMATION REQUIRED TO PROPERLY COMPLETE THE PROJECT STRUCTURE. THE GENERAL CONTRACTOR SHALL CONSULT THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND COORDINATE THE INFORMATION CONTAINED IN THESE DRAWINGS WITH THE STRUCTURAL DRAWINGS TO PROPERLY CONSTRUCT THE PROJECT.

NATIONAL DESIGN SPECIFICATION, WOOD CONSTRUCTION NDS/2018

- B. REFER TO ARCHITECTURAL, MECHANICAL OR ELECTRICAL DRAWINGS FOR ADDITIONAL OPENINGS, DEPRESSIONS, FINISHES, INSERTS, BOLTS SETTINGS, DRAINS, REGLETS, ETC.
- BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK, THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS TO PROPERLY SIZE OR FIT THE WORK. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED BY THE OWNER RESULTING FROM THE CONTRACTOR'S FAILURE TO COMPLY WITH THIS REQUIREMENT.
- D. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE PROCEEDING WITH ANY WORK.
- ALL STRUCTURES HAVE BEEN DESIGNED TO RESIST THE DESIGN LOADS LISTED ONLY AS COMPLETED STRUCTURES. THE GENERAL CONTRACTOR SHALL FULLY BRACE AND OTHERWISE PROTECT WORK IN PROGRESS UNTIL THE STRUCTURES ARE COMPLETED. THE GENERAL CONTRACTOR SHALL ALSO INSURE THAT ITS OPERATIONS AND PROCEDURES PROVIDE NO LOADING GREATER THAN THE DESIGN LOADS LISTED ON ANY MEMBER.
- 5. SECTIONS AND DETAILS:

ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS OTHERWISE SHOWN.

- 6. MATERIALS AND ASSEMBLY TEST AS FOLLOWS:
 - EXTERIOR WINDOWS, SLIDING AND PATIO GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY, AND SHALL BE LABELED WITH AN APPROVED LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT CERTIFICATION AGENCY, TESTING LABORATORY, EVALUATION ENTITY OR FLORIDA STATE WIDE PRODUCT APPROVAL NUMBER TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF ONE OF THE FOLLOWING SPECIFICATIONS:
 - ANSI/AAMA/NWWDA 101/I.S. 2-97 OR TAS 202 (HVHZ SHALL COMPLY WITH TAS 202)
 - B. EXTERIOR DOOR ASSEMBLIES SHALL BE TESTED FOR STRUCTURAL INTEGRITY IN ACCORDANCE WITH ASTM E330 AT A LOAD OF 1.5 TIMES THE REQUIRED DESIGN PRESSURE LOAD. THE LOAD SHALL BE SUSTAINED FOR 10 SECONDS WITH NO PERMANENT DEFORMATION OF ANY MAIN FRAME OR PANEL MEMBER IN EXCESS OF 0.4 PERCENT OF ITS SPAN AFTER THE LOAD IS REMOVED. HVHZ SHALL COMPLY WITH TAS 202. AFTER EACH SPECIFIED LOADING. THERE SHALL BE NO GLASS BREAKAGE, PERMANENT DAMAGE TO FASTENERS HARDWARE PARTS, OR ANY OTHER DAMAGE, WHICH CAUSES THE DOOR TO BE
- WINDOW AND DOOR ASSEMBLIES SHALL BE ANCHORED IN ACCORDANCE WITH THE PUBLISHED MANUFACTURER'S RECOMMENDATIONS TO ACHIEVE THE DESIGN PRESSURE SPECIFIED. SUBSTITUTE ANCHORING SYSTEM USED FOR SUBSTRATES NOT SPECIFIED BY THE FENSTRATION MANUFACTURER SHALL PROVIDE EQUAL OR GREATER ANCHORING PERFORMANCE AS DEMONSTRATED BY ACCEPTED ENGINEERING

SPECIALTY ENGINEERED PRODUCTS

- 1. THE GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE THE PROPER SUBMISSION OF SPECIALTY ENGINEERED SHOP DRAWINGS WHICH SHALL BE SIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE STATE OF FLORIDA. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT THE SPECIALTY ENGINEERED SHOP DRAWINGS ARE SUBMITTED IN A TIMELY MANNER SO AS TO ALLOW REVIEWS AND RESUBMISSIONS AS REQUIRED. ALL SPECIALTY ENGINEERED PRODUCTS SHALL BE DESIGNED FOR THE APPROPRIATE GRAVITY LOADS AND WIND LOADS INCLUDING UPLIFT AND LATERAL LOADS. INTERIOR SPECIALTY PRODUCTS SHALL BE DESIGNED FOR LATERAL LOADS TO ASSURE STABILITY. SPECIALTY ENGINEERED PRODUCTS SHALL BE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
 - A. LIGHT GAUGE METAL, INCLUDING BUT NOT LIMITED TO, SOFFITS, CLADDING, CEILINGS, ETC.
 - MISCELLANEOUS METALS INCLUDING STEEL STAIRS, MECHANICAL EQUIPMENT SUPPORTS, FRAMES THAT SUPPORT MACHINES, PIPES OR OTHER STRUCTURAL METAL USED FOR SUPPORT OF MECHANICAL SYSTEMS.
- MISCELLANEOUS HANGERS, CHANDELIERS, CABINETS, METAL FRAMES, LADDERS, RIGGING, HANGING WALLS, RAILINGS, GLAZING FRAMES, CLADDING SUCH AS STONE, PRECAST, ALUMINUM, METAL PANELS, CABLE BARRIER SYSTEMS, ETC. OR ANY OTHER MISCELLANEOUS PRODUCT REQUIRED BY ANY OF THE CONSTRUCTION
- D. IN ADDITION TO THE LOADS SHOWN IN THE DESIGN LOAD SCHEDULE, THE SPECIALTY ENGINEER SHALL DESIGN FOR THE WEIGHT OF ALL MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT AND FIXTURES, AS WELL AS CHANDELIER FIXTURES, BAR CABINETS, AND ART WORK / MOBILES.
- GENERAL CONTRACTOR TO INCLUDE IN THEIR BID THE COST OF THE ABOVE NOTED SPECIALTY ENGINEERING.

FOUNDATION

- ALL SITE PREPARATION AND EXCAVATION WORK IS TO BE PERFORMED IN STRICT ACCORDANCE WITH THE REPORT ON SOILS AND FOUNDATION INVESTIGATION RECOMMENDATIONS ON SOILS AND FOUNDATIONS INVESTIGATION PREPARED BY AN APPROVED TESTING LABORATORY PRIOR TO FOUNDATION WORK.
- BOTTOM OF FOOTINGS ASSUMED TO BEAR ON SOIL CAPABLE OF SAFELY SUPPORTING 2000 PSF.
- SOILS SUPPORTING ALL FOOTINGS MUST BE INSPECTED AND APPROVED BY A REGISTERED SOILS ENGINEER BEFORE COMMENCING WORK. APPROVAL IN WRITING MUST INDICATE THE SOIL IS ADEQUATE TO SAFELY SUSTAIN SPECIFIED SOIL BEARING PRESSURE.
- 4. ALL MONOLITHIC EDGE FOOTINGS SHALL BEAR A MINIMUM 1'-0" BELOW EXTERIOR GRADE TYP. MAKE ADJUSTMENTS AS NEEDED.
- EXCAVATION & BACKFILL:
- A. ALL EXCAVATION SHALL BE KEPT DRY. EXCAVATE TO DEPTHS AND DIMENSIONS INDICATED. TAKE EVERY PRECAUTION TO GUARD AGAINST ANY MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES, UTILITIES,
- PROVIDE ANY BRACING OR SHORING NECESSARY TO AVOID SETTLEMENT OR DISPLACEMENT OF EXISTING FOUNDATION OR STRUCTURES.
- DIMENSIONS: ALL DIMENSIONS AND ELEVATIONS SHOWN ON THE STRUCTURAL DRAWINGS MUST BE VERIFIED AND COORDINATED WITH THE ARCHITECTURAL DRAWINGS BY THE CONTRACTOR BEFORE PROCEEDING WITH THE CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER IN WRITING BEFORE PROCEEDING WITH ANY WORK.

- ALL CONCRETE SHALL BE 3000 PSI READY MIX AND MEET THE FOLLOWING REQUIREMENTS:
- SLUMPS SHALL BE 4-INCHES MINIMUM AND 6-INCHES MAXIMUM.
- CONCRETE SHALL HAVE 3 PERCENT AIR ENTRAINMENT. ALL CONCRETE TO HAVE MAXIMUM WATER/CEMENT RATIO OF 0.55. JOBSITE WATER SHALL NOT BE ADDED.
- CEMENT SHALL CONFORM WITH ASTM C150 TYPE 1. SLAG, ASTM C989 SHALL BE LIMITED TO 50% (BY WEIGHT OF CEMENTITIOUS MATERIAL AND FLY ASH, ASTM C618, CLASS F, SHALL BE LIMITED TO 25% (BY WEIGHT) OF CEMENTITIOUS MATERIAL.
- 2. ALL CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE ACI BUILDING CODE (ACI 318/ 2014 EDITION), THE ACI DETAILING MANUAL (ACI 315/ 2004 EDITION), AND THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301/ LATEST EDITION).
- 3. SUBMIT ALL REINFORCING STEEL SHOP DRAWINGS FOR APPROVAL PRIOR TO ANY FABRICATION.
- 4. CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS REQUIRED BY ACI SPECIFICATIONS.
- 5. WELDED WIRE FABRIC SHALL COMPLY WITH ASTM A 1064, UNLESS OTHERWISE SPECIFIED. PLACE FABRIC 2" CLEAR FROM TOP OF THE SLAB IN SLAB ON GRADE AND SUPPORT ON SLAB BOLSTERS SPACED AT 3'-0" O.C.
- LAP ALL BARS WITH CLASS B TENSION LAP SPLICE UNLESS OTHERWISE NOTED ON DRAWINGS. LAP ALL WWF A MINIMUM OF 12 INCHES (UNLESS OTHERWISE NOTED).
- 7. REINFORCING BARS:
 - ALL REINFORCING STEEL SHALL BE MANUFACTURED FROM HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM DESIGNATION A 615
- B. AT CORNERS OF CONCRETE WALLS, BEAMS AND CONTINUOUS WALL FOOTINGS, PROVIDE (1-#5 OR MATCHING) HORIZONTAL BARS X 5'-0' BENT BAR FOR EACH HÖRIZONTAL BAR SCHEDULED AT EACH FACE.
- C. ALL HOOKS SHOWN IN REINFORCEMENT SHALL BE ACI RECOMMENDED HOOKS UNLESS OTHERWISE NOTED.

- MASONRY UNITS SHALL BE LOAD BEARING ASTM C90, NORMAL WEIGHT LAID IN A FULL BED OF MORTAR IN RUNNING BOND.
- 2. THE COMPRESSIVE STRENGTH OF MASONRY (F'M) SHALL BE 2,000 PSI AS CALCULATED IN ACCORDANCE WITH ASTM C-140.
- ALL MORTAR SHALL BE IN ACCORDANCE WITH ASTM SPECIFICATION C270 HAVING A MINIMUM COMPRESSIVE STRENGTH OF (S) 1,800 PSI OR (M) 2,500 PSI
- GROUT SHALL BE A HIGH SLUMP MIX IN ACCORDANCE WITH ASTM SPECIFICATION C476, HAVING A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI.
- 5. ALL CONCRETE MASONRY BEARING AND SHEAR WALLS SHALL BE INSPECTED BY A CERTIFIED INSPECTION COMPANY AND CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENT FOR MASONRY STRUCTURES TMS602/ACI530.1/ASCE 6.
- 6. PROVIDE 8" X 8" MASONRY BEAM WITH 1 #5 CONT. AT EVERY WINDOW SILL. EXTEND BEAM 8" BEYOND EDGE OF OPENING.
- ALL VERTICAL REINFORCING SHALL BE HOOKED AT TOP AND BOTTOM AT ALL VERTICAL REINFORCED CELL RUNS. THIS INCLUDES IN BEAMS AND LINTELS OVER OPENINGS
- THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL BRACING FOR ALL MASONRY WALLS AS REQUIRED TO ENSURE STABILITY DURING CONSTRUCTION.
- PROVIDE HOT DIPPED GALVANIZED LADDER TYPE HORIZONTAL JOINT REINFORCEMENT (9 GA.) AT 16" ON CENTER VERTICAL IN ALL MASONRY WALLS. PROVIDE DOVE TAIL SLOT ANCHORS AT CONCRETE COLUMNS. FOR JOINT REINFORCEMENT, WALL TIES, ANCHORS AND INSERTS, APPLY A MINIMUM COAT OF 1.5 OUNCES PER SQUARE FOOT (PSF) (458/G/M2) COMPLY WITH THE REQUIREMENTS OF ASTM A153, CLASS B.
- 10. PROVIDE CONTROL JOINTS IN MASONRY WALLS AT A SPACING OF 25' + O.C.
- AND ALIGN WITH ARCHITECTURAL CONTROL JOINTS. MINIMUM LAP SPLICES FOR REINFORCED MASONRY:

BAR SIZE

- A. LAP SPLICES SHALL OCCUR DIRECTLY ABOVE FOOTINGS AND SLABS. NO SPLICES ARE ALLOWED AT MID-HEIGHT OF WALL.
- B. LAP SPLICES THAT OCCURE AT CANTILEVERED WALLS SUCH AS: PARAPETS, RETAIING WALLS, ETC. SHALL HAVE LAP SPLICE LENGTHS INCREASED BY 50%.

12. MASONRY LINTELS:

- A. A PRECAST CONCRETE LINTEL BY PRE-CAST MANUF. SHALL BE PROVIDED OVER ALL MASONRY WALL OPENINGS. THE LINTEL SHALL BE FULLY GROUTED.
- B. LINTELS TO HAVE 4" MINIMUM BEARING AT EACH END.
- C. SHORE PRECAST LINTEL PER MANUFACTURE'S INSTRUCTIONS.

- ALL STRUCTURAL WOOD MEMBERS ARE DESIGNED AS "DRY-USE". MOISTURE CONTENT MUST BE 19% OR LESS. STORE WOOD FRAMING ABOVE GROUND AND UNDER TARPS WITH PROPER AIR CIRCULATION.
- 2. ALL LUMBER SHALL BE SOUTHERN PINE SPECIES #2 GRADE OR APPROVED EQUAL. ALLOWABLE DESIGN STRESSES SHALL FOLLOW NATIONAL DESIGN SPECIFICATION (NDS) (LATEST EDITION).
- 3. HEADERS AT NON BEARING CONDITIONS SHALL BE AS FOLLOWS:
 - OPENING SIZE HEADER UP TO 4' -0" (2) 2" X 6" 4'- 0" TO 6'- 0" (2) 2" X 8" (2) 2" X 10'
- PROVIDE SP ACQ PRESSURE TREATED LUMBER IN ACCORDANCE WITH AWPA STANDARDS TO A MINIMUM 0.40 PCF RETENTION WHERE LUMBER IS IN CONTACT WITH CONCRETE/MASONRY OR OUTSIDE OF BUILDING. ALL METAL CONNECTORS IN CONTACT WITH PRESSURE TREADED LUMBER SHALL BE GALVANIZED WITH A RATING OF G-185 AND CONFORM TO ASTM A653. ALL NAILS AND SCREWS USED WITH PRESSURE TREATED LUMBER ARE TO BE HOT-DIPPED GALVANIZED AND TO CONFORM TO ASTM A153 CLASS D. ELECTROGALVANIZED FASTENERS SHALL HAVE A CLASS RATING PER ASTM B695 NO LESS THAN 55. ALUMINUM NOT TO BE USED IN DIRECT CONTACT WITH ACQ TREATED LUMBER.
- A. FLOOR: USE 3/4" T&G APA 24oc STURD-I-FLOOR, EXP. 1,
- WALL: Use 19/32" APA 32/16 MIN. RATED, EXP. 1, PLYWOOD SHEATHING. FIRST 48" OF WALL FROM GRADE SHALL HAVE PRESSURE TREATED PLYWOOD, OR ZIP SHEATHING. ATTACH TO STUDS WITH 8d NAILS AT 6" O.C. IN FIELD OF PANEL, AND 12" O.C. ALL OTHER SUPPORTS. FOR SHEAR WALLS, REFER TO THE SHEAR WALL SCHEDULE FOR FASTENER REQUIREMENTS.

PLYWOOD SUB-FLOOR SHEATHING, HUBER BLUE PLUS OSB, OR EQUAL.

- C. ROOF: Use 19/32"-40/20 RATED, EXP. 1, PLYWOOD SHEATHING. ATTACH TO TRUSSES WITH 10d RING SHANK NAILS AT 6" O.C. IN FIELD OF PANEL, AND 12" O.C. ALL OTHER SUPPORTS.
- D. SEE FRAMING PLANS FOR NAILING AND/OR BLOCKING REQUIREMENTS. USE 8'- 0" LONG X 4'-0" WIDE SHEETS WITH LENGTH ACROSS FRAMING. STAGGER PANEL END JOINTS 4'-0" TYP., ALLOW 1/8" SPACE ALONG PANEL EDGES AND END JOINTS.
- E. FLOOR SHEATHING TO BE NAILED WITH 10d NAILS AT 6" O.C. AND GLUED FOR PARTIAL COMPOSITE ACTION. SELECT ADHESIVE WITH APA AFG-01 SPECIFICATION AND FOLLOW APA RECOMMENDATIONS.
- WOOD CONNECTIONS ALL NAILS USED FOR STRUCTURAL FRAMING MEMBERS SHALL BE COMMON WIRE, U.N.O. ALL NAILS, TRUSS HANGERS, TRUSS ANCHORS AND STRAPS SHALL BE GALVANIZED FOR CORROSIVE RESISTANCE. ALL METAL STRAPS MUST BE INSTALLED WITH EQUAL LENGTHS ABOUT THE JOINT LINE. USE SIMPSON STRONG-TIE CONNECTOR PRODUCTS OR APPROVED EQUAL. TOE NAILING WILL NOT BE PERMITTED.
- ALL WOOD WALL SILL PLATES SHALL BE ATTACHED TO THE FOUNDATIONS WITH 1/2" DIAMETER TITEN HD BOLTS (5" EMBED) AT 48" O.C. OR J-BOLTS (5" EMBED) AT 48"

ALL MICROLLAM LVL BEAMS TO

- A. BE ENGINEERED AND MANUFACTURED BY TRUS JOIST WEYERHAEUSER (TJW) OR APPROVED EQUAL. TEMPORARY BRACING TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE CONTINUOUS SUPPORT OF THE COMPRESSION EDGE AND PROVIDE LATERAL SUPPORT AT ALL BEARINGS. THE MINIMUM ALLOWABLE STRESSES FOR MICROLLAM BEAMS ARE AS FOLLOWS:
- Fb = 2,600 PSI Fv = 285 PSI E = 1,900,000 PSI
- B. CONNECT: (2) PLY LVL W/ (3) ROWS OF 16d COMMON NAILS AT 12" O/C;
- C. CONNECT: (3) PLY LVL W/ (3) ROWS STAGGERED OF 1/2" DIAMETER A307 GRADE OR BETTER THRU-BOLTS SPACED AT 24" O/C, STARTING THE TOP AND BOTTOM ROWS 2" FROM BEAM ENDS TYP.

ALL PARALLAM PSL BEAMS TO

- A. BE ENGINEERED AND MANUFACTURED BY TRUS JOIST WEYERHAEUSER (TJW) OR APPROVED EQUAL. TEMPORARY BRACING TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE CONTINUOUS SUPPORT OF THE COMPRESSION EDGE AND PROVIDE LATERAL SUPPORT AT ALL BEARINGS. THE MINIMUM ALLOWABLE STRESSES FOR PARALLAM BEAMS ARE AS FOLLOWS:
- Fb = 2,900 PSI Fv = 290 PSI E = 2,000,000 PSI
- B. ALL EXPOSED EXTERIOR PARALLAM BEAMS ARE TO BE WOLMANIZED PRESSURE TREATED FOR A SERVICE LEVEL 2 EXPOSURE. ALL OTHER PARALLAM BEAMS ARE TO BE WOLMANIZED PRESSURE TREATED FOR A SERVICE LEVEL 1 EXPOSURE.

ALL STRUCTURAL TIMBER TO

- A. BE DOUGLAS FIR SPECIES, #2 GRADE (MINIMUM) OR APPROVED EQUAL.
- B. SOUTHERN PINE SPECIES, #2 GRADE (MINIMUM) OR APPROVED EQUAL.
- C. SOUTHERN YELLOW PINE STRUCTURAL SELECT Fb=2100 E=1,800,000 D. BE DESIGNED PER THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION'S

ASSOCIATION'S (AFPA) NATIONAL DESIGN SPECIFICATION".

E. PROVIDE SP ACQ PRESSURE TREATED LUMBER IN ACCORDANCE WITH AWPA STANDARDS TO A MINIMUM 0.40 PCF RETENTION WHERE LUMBER IS IN CONTACT WITH CONCRETE/MASONRY OR OUTSIDE OF BUILDING. ALL METAL CONNECTORS IN CONTACT WITH PRESSURE TREADED LUMBER SHALL BE GALVANIZED WITH A RATING OF G-185 AND CONFORM TO ASTM A653. ALL NAILS AND SCREWS USED WITH PRESSURE TREATED LUMBER ARE TO BE HOT-DIPPED GALVANIZED AND TO CONFORM TO ASTM A153 CLASS D. ELECTROGALVANIZED FASTENERS SHALL HAVE A CLASS RATING PER ASTM B695 NO LESS THAN 55. ALUMINUM NOT TO BE USED IN DIRECT CONTACT WITH ACQ TREATED LUMBER.

(AITC)"TIMBER CONSTRUCTION MANUAL" AND AMERICAN FOREST & PAPER

CONCRETE COVER SCHEDULE

- CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: CONCRETE EXPOSED TO EARTH OR WEATHER: #6 OR LARGER #5 OR SMALLER
- CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: SLABS, WALLS, JOISTS (#11 AND SMALLER) BEAMS, COLUMNS (PRIMARY REINF., TIES, STIRRUPS, SPIRALS) 1 1/2" CONCRETE FOR COASTAL EXPOSURES EXPOSED TO WEATHER:
- WALL & SLABS OTHER MEMBERS

1 1/2"

GIVEN ABOVE THE LOAD MAY BE INTERPOLATED, OTHERWISE USE THE LOAD ASSOCIATED WITH THE LOWER WALL OPENING AREA.

WOOD TRUSSES

- WOOD ROOF TRUSSES, AND FLOOR TRUSSES ARE TO BE DESIGNED FOR THE WOOD FABRICATOR BY A PROFESSIONAL SPECIALTY ENGINEER REGISTERED IN THE STATE OF FLORIDA. SEALED CALCULATIONS AND LAYOUT DRAWINGS ARE TO BE SUBMITTED FOR APPROVAL. TRUSS FABRICATOR TO PROVIDE ALL TRUSS-TO-TRUSS HANGERS AS REQUIRED TO RESIST GRAVITY AND UPLIFT REACTION. (UPLIFT LOADING SHALL USE COMPONENTS & CLADDING WIND FORCES.)
- WOOD TRUSSES SHALL BE BRACED AND ERECTED IN ACCORDANCE WITH THE 2008 EDITION OF THE BUILDING COMPONENT SAFETY INFORMATION GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES, JOINTLY PRODUCED BY WTCA AND TRUSS PLATE INSTITUTE. BRACING IN THE PLANE OF THE WEB MEMBERS:
- A. THE TRUSS FABRICATOR SHALL PROVIDE AND LOCATE CONTINUOUS LATERAL BRACING FOR EACH TRUSS WEB MEMBER AS REQUIRED.
- B. LATERAL BRACING SHALL BE RESTRAINED BY DIAGONAL BRACING (MIN. 2" THICK NOMINAL LUMBER). THIS BRACING IS TO BE CONTINUOUS.
- C. A MINIMUM OF TWO ROWS OF DIAGONAL BRACING IS REQUIRED, ONE AT EACH VERTICAL WEB MEMBER CLOSEST TO BEARING LOCATIONS.
- 3. THE BOTTOM CHORDS SHALL BE BRACED BY CONTINUOUS LATERAL BRACING SPACED AT 8'-0" ON CENTER WITH A CEILING ATTACHED TO BOTTOM OF TRUSSES. IF NO CEILING IS ATTACHED TO BOTTOM OF TRUSSES, BRACING SHALL BE MINIMUM 2X4 @ 36" ON CENTER NAILED TO THE TOP OF THE BOTTOM CHORD. $\,$ DIAGONALS PLACED AT 45 DEGREES TO THE LATERAL BRACES SHALL BE LOCATED AT EACH END. IF BUILDING EXCEEDS 60 FEET IN LENGTH, DIAGONAL BRACING SHOULD BE REPEATED AT 20 FOOT INTERVALS.

4. TOP CHORD BRACING:

- A. IF PLYWOOD DECKING IS APPLIED DIRECTLY TO TOP CHORD, PROPERLY LAPPED AND NAILED TO DEVELOP DIAPHRAGM ACTION, BRACING IS NOT
- B. IF PURLINS ARE USED, DIAGONAL TOP CHORD BRACING IS REQUIRED AT EACH END. IF BUILDING EXCEEDS 60 FEET IN LENGTH, DIAGONAL BRACING SHOULD BE REPEATED AT 20-FOOT INTERVALS.
- DO NOT CUT, DRILL OR NOTCH ROOF OR FLOOR TRUSSES WITHOUT WRITTEN APPROVAL FROM TRUSS ENGINEER. COORDINATE MECHANICAL, ELECTRICAL, PLUMBING, ETC. SIZES AND LOCATIONS WITH TRUSS LAYOUT PRIOR TO
- TRUSSES SHALL BE MANUFACTURED & DESIGNED IN ACCORDANCE WITH NATIONAL DESIGN SPECIFICATION(S) FOR WOOD CONSTRUCTION, AF & PA, AND NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION, ANSI/TPI 1-2007, AND THE LOCAL CODE JURISDICTIONS.
- DO NOT OVERLOAD FLOOR OR ROOF TRUSSES WITH BUILDING MATERIALS.
- CONNECTOR PLATES SHALL BE MANUFACTURED BY A WTCA MEMBER PLATE SUPPLIER AND SHALL MEET OR EXCEED ASTM A653/A653M REQUIREMENTS FOR STRUCTURAL STEEL. ALL TRUSS TO TRUSS CONNECTIONS SHALL BE DESIGNED BY THE TRUSS MANUFACTURER, AND INCLUDED IN THE DESIGN

SHOP DRAWINGS

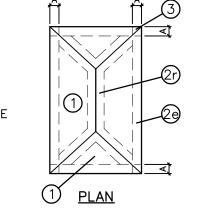
- THE SHOP DRAWINGS SHALL BE SUBMITTED IN COMPLETE PACKAGES FOR THE FOLLOWING:
- CONCRETE REINFORCING STEEL AND WELDED WIRE FABRIC LUMBER FRAMING PRODUCTS

AND UNIFORM ROOF UPLIFT RODS

- PRE-ENGINEERED WOOD TRUSSES PRE-ENGINEERED CONTINUOUS ROD HOLD DOWN SYSTEM FOR SHEAR WALLS
- PRE-ENGINEERED ITEMS SHALL BE SUBMITTED SIGNED AND SEALED BY A SPECIALTY ENGINEER REGISTERED IN THE STATE OF FLORIDA.

ROOF WIND PRESSURE (PSF)			
ROOF AREA			
1 2e 2r 3			
+17.2/-33.4 +17.2/-41.1 +17.2/-52.5 +17.2/-41.1			

- 1. +: INDICATES WIND PRESSURE
- -: INDICATES WIND SUCTION 2. WALL DISTANCE A = 4.8 FT
- (COMPONENTS AND CLADDING) 3. FOR EFFECTIVE WIND AREAS BETWEEN
- THOSE GIVEN ABOVE THE LOAD MAY BE INTERPOLATED, OTHERWISE USE THE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE WIND AREA



DOOR & WINDOW WIND PRESSURE (PSF) Vasd COMPONENTS AND CLADDING-EXPOSURE B			
SIZE OF WALL	WALL AREA		
OPENING (SQ. FT.)	4	5	
10	+26.7/-28.9	+26.7/-35.7	
20	+25.5/-27.7	+25.5/-33.3	
50	+23.9/-26.1	+23.9/-30.1	
100	+22.7/-24.9	+22.7/-27.7	

- 1. +: INDICATES WIND PRESSURE -: INDICATES WIND SUCTION
- 2. WALL DISTANCE A = 4.8 FT(COMPONENTS AND CLADDING)
- 3. FOR WALL OPENINGS BETWEEN THOSE

WALL ELEVATION

CORNER DISTANCE, A = 4.8 FEET

DESIGN LOAD SCHEDULE (ALL LOADS SHOWN ARE IN POUNDS PER SQ. FT.) COMPONENT TOP CHORD DEAD BOTTOM CHORD DEAD OTAL DEAD LOAD OTAL LIVE LOAD (TOP CHORD) 40 20 100 OTAL LOAD | 55 | 37 | 100 |

WALL FRAMING SCHEDULE		
LOCATION	SYP #2 TYP.	
GROUND FLOOR (INT)	2x6 @ 16" O.C.	
GROUND FLOOR (INT)	2x4 @ 16" O.C.	
SECOND FLOOR	2x4 @ 16" O.C.	
* FINASED JOINTED STUDS ARE NOT ALLOWED		

* FINGER JOINTED STUDS ARE NOT ALLOWED.

r				
	FOOTING SCHEDULE			
	MARK	SIZE w x d x l	REINFORCING	
	MF-1	18" x 20" DEEP x CONT.	(2)#5 CONT. BOTTOM	
	MF-2	24" x 16" DEEP x CONT.	(3)#5 CONT. BOTTOM	
	MF-3	18" x 16" DEEP x CONT.	(2)#5 CONT. BOTTOM	
	TS25	2'-6"x 20"x 2'-6"	(3)#5 EACH WAY BOTTOM	

1. FOOTING SIZES SHOWN SHALL BE USED FOR CONVENTIONAL MONOLITHC FOUNDATIONS AND FOR POST TENSION SLAB **FOUNDATIONS**

	MASONRY	WALL	SCHEDULE
MARK	THICKNES	SS	REINFORCING
MW1	8" CML	J	#5 @ 40" O.C.
MW2	8" CML	J	#5 @ 8" O.C.

MASONRY WALL NOTES:

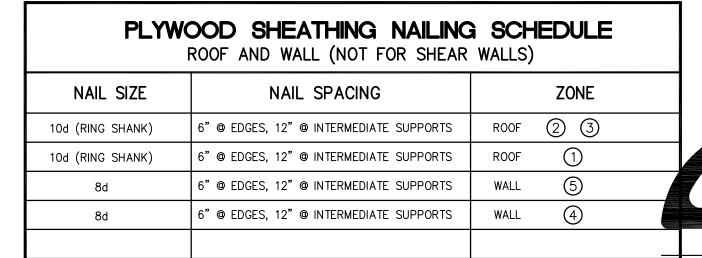
- WALL SEGMENTS SHALL BE REINFORCED WITH 9 GA. GALVANIZED LATERAL REINFORCING @ 16" O.C. HORIZ. EXTEND REINFORCING 6" INTO POURED ELEMENTS AND AROUND ENCASED STEEL
- ADJACENT TO ANY EXTERIOR/INTERIOR 8" WALL OPENING, PLACE 1 #6 VERTICAL IN CELL GROUTED SOLID, FULL HEIGHT. U.N.O. ON PLAN. 3. ALL MASONRY REINFORCED CELLS SHALL BE FILLED WITH

	HEADER S	CHEDULE
MARK	SIZE (IN.)	BEARING STUDS
H-1	(2) 2 X 6	(1.5") B & (2) FULL HEIGHT
H-2	(3) 2 X 6	(1.5") B & (2) FULL HEIGHT
H-3	(3) 2 X 10	(3") B & (2) FULL HEIGHT
H-4	(2)1.5 X 7.25 MICROLLAM LVL 2.0E—2600Fb	(4.5") B & (2) FULL HEIGHT
H-5	(2)1.75 X 7.25 PARALLAM PSL 2.2E-2900Fb	(4.5") B & (2) FULL HEIGHT

1. B INDICATES BEARING STUDS, TOTAL WIDTH OF SUPPORT 2. PROVIDE 1/2" INSULATION BOARDS OR PLYWOOD BETWEEN EXTERIOR HEADERS TO FLUSH WITH WALL WIDTH.

"SIMPSON" TRUSS TIE DOWN (U.N.O.) ALLOWABLE ANCHOR LOAD LOAD TYPE TO TRUSS TO PLATE TO STUD UPLIFT PARALLEL PERPEND TO WALL 110 # H2.5A 5-8d 5-8d 5-8d 600 # H10A** 9-10dx1 1/2" 9-10dx1 1/2 -10dx1 1, 1340 # 285 # 1340 # 2-10dx1 1/2" 0-10dx1 1/2-10dx1 1, 285 # 3965 # 22-10d 26-16d 26-16d 12-SDS x 2 1/2" *WHEN G.T. IS ABOVE HEADER, PROVIDE AN ST2215 A EACH SIDE OF HEADER TO BEARING STUDS. PROVIDE (2) CS18 ACROSS FLOORS AND AN HDU2 AT FOUNDATION FOR EACH SIDE 985 # H7Z 1810 # 9-10dx1 1/2" | 9-10dx1 1/2"| 9-10dx1 1/3

**WHEN CONNECTOR $\langle \mathbf{B} \rangle$ DOES NOT FIT DUE TO TRUSS PRESS PLATE INTERFERENCE, SUBSTITUTE $\langle \mathbf{C} \rangle$ CONNECTOR



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ELEVEN 220 SANDLEWOOD TR WINTER PARK, FL. 32789 407.519.9157

PLAN REVISION

DATES:



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STRUCTURAL

LAN REVISION	
DATES:	

BASE CONNECTION AT B.O. SHEAR WALL

UPLIFT ANCHOR

(2) CS20

UPLIFT ANCHOR

SIMPSON

UPLIFT ANCHOR

SIMPSON

HDU4

UPLIFT ANCHOR

SIMPSON

HDU4

BOTTOM SILL PLATE ATTACHMENT

1/2"ø ANCHOR BOLTS 6" EMBED AT 48" O.C.

(2) 0.131ø NAILS AT 48" O.C.

BOTTOM SILL PLATE ATTACHMENT

PER TYP. WALL FRAMING

ELEVATION S4.1

BOTTOM SILL PLATE ATTACHMENT

PER TYP. WALL FRAMING

ELEVATION S4.1

BOTTOM SILL PLATE ATTACHMENT

1/2"ø ANCHOR BOLTS 6" EMBED AT 16" O.C.

(2) 0.131¢ NAILS AT 16" O.C.

(3)2X4

(3)2X4

OF STUDS AT WALL ENDS

(3)2X4

OF STUDS AT WALL ENDS

(3)2X4

OF STUDS AT WALL ENDS

(3)2X4

(3)2X4

INTERIOR TENANT WALL

SHEATHING MATERIAL

5/8" TYPE "X" GYPSUM SHEATHING BOARD

5/8" TYPE "X" GYPSUM

SHEATHING BOARD

SHEATHING MATERIAL

7/16" PLYWOOD

SHEATHING MATERIAL

7/16" PLYWOOD

SHEATHING MATERIAL

SHEATHING BOARD

5/8" TYPE "X" GYPSUM

SHEATHING BOARD

INTERIOR WALL (BOTH SIDES OF WALL)

EXTERIOR WALL

EXTERIOR SIDE

EDGE NAILING

ALLBOARD NAIL @ 4" O.C.

| WALLBOARD NAIL @ 4" O.C. | WALLBOARD NAIL @ 7" O.C.

WALLBOARD NAIL @ 4" O.C. WALLBOARD NAIL @ 7" O.C.

6d COOLER OR

EDGE NAILING

8d AT 6" O.C.

EDGE NAILING

8d AT 6" O.C.

EDGE NAILING

ALLBOARD NAIL @ 4" O.C

6d COOLER OR

6d COOLER OR

MARK LOCATION

MARK

MARK

2ND TO ROOF

LOCATION

2ND TO ROOF

2ND TO ROOF

LOCATION

GROUND TO 2ND

2ND TO ROOF

AIR-GAP, NO SHEATHING

SHEATHING MATERIAL

SHEATHING MATERIAL

5/8" TYPE <u>"</u>X" GYPSUM

INTERIOR UNIT SIDE

SHEATHING MATERIAL

5/8" TYPE "X" GYPSUM

SHEATHING MATERIAL

5/8" TYPE "X" GYPSUM SHEATHING BOARD

5/8" TYPE "X" GYPSUM

INTERIOR SIDE

EDGE NAILING

EDGE NAILING

6d COO<u>L</u>ER OR

EDGE NAILING

6d COOLER OR

ŚSHEATHING BOARD | WALLBOARD NAIL @ 4" O.C. | WALLBOARD NAIL @ 7" O.C.

EDGE NAILING

6d COOLER OR

WALLBOARD NAIL @ 4" O.C.

6d COOLER OR

SHEATHING BOARD WALLBOARD NAIL @ 4" O.C.

SHEATHING BOARD WALLBOARD NAIL @ 4" O.C.

FIELD NAILING

FIELD NAILING

6d COOLER OR

WALLBOARD NAIL @ 7" O.C

FIELD NAILING

6d COOLER OR

FIELD NAILING

6d COOLER OR

WALLBOARD NAIL @ 7" O.C

6d COOLER OR

WALLBOARD NAIL @ 7" O.C

FIELD NAILING

6d COOLER OR

WALLBOARD NAIL @ 7" O.C.

6d COOLER OR

FIELD NAILING

8d AT 12" O.C.

FIELD NAILING

8d AT 12" O.C.

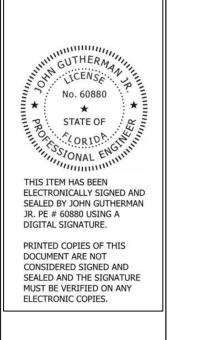
FIELD NAILING

6d COOLER OR

WALLBOARD NAIL @ 7" O.C.

6d COOLER OR

LES
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Townhomes

Thompkins Dr, Osceola County, FL 34771

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Narcoossee F

BLDG 1 OVERALL SECOND FLOOR FRAMING PLAN

1/8" = 1'-0"

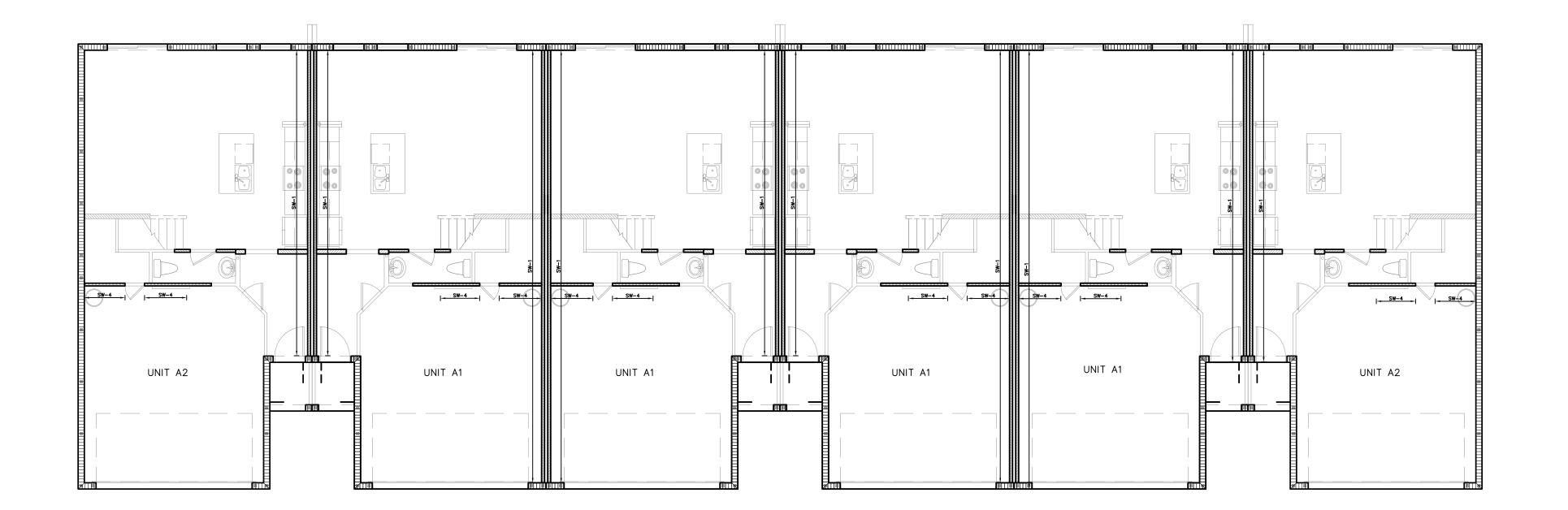
UNIT A1

UNIT A2

UNIT A1

UNIT A2

UNIT A1



BLDG 1 OVERALL GROUND FLOOR PLAN

OVERALL PLAN NOTES:

1. SEE SO.2 FOR SHEAR WALL SCHEDULE.



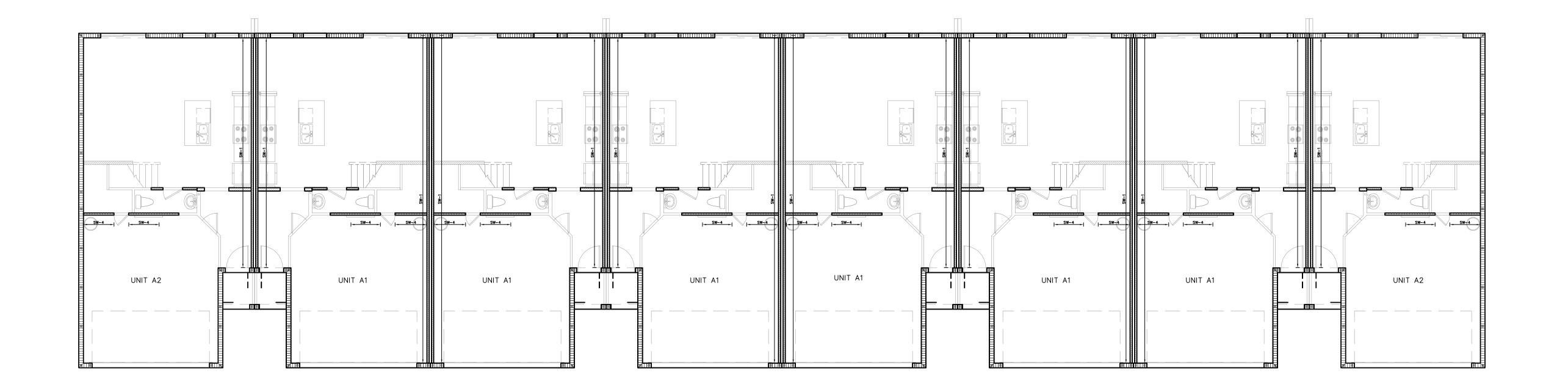
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UNIT A1 UNIT A2 UNIT A1 UNIT A1 UNIT A1 UNIT A1 UNIT A1 UNIT A2

BLDG 2 OVERALL SECOND FLOOR FRAMING PLAN

1/8" = 1'-0"



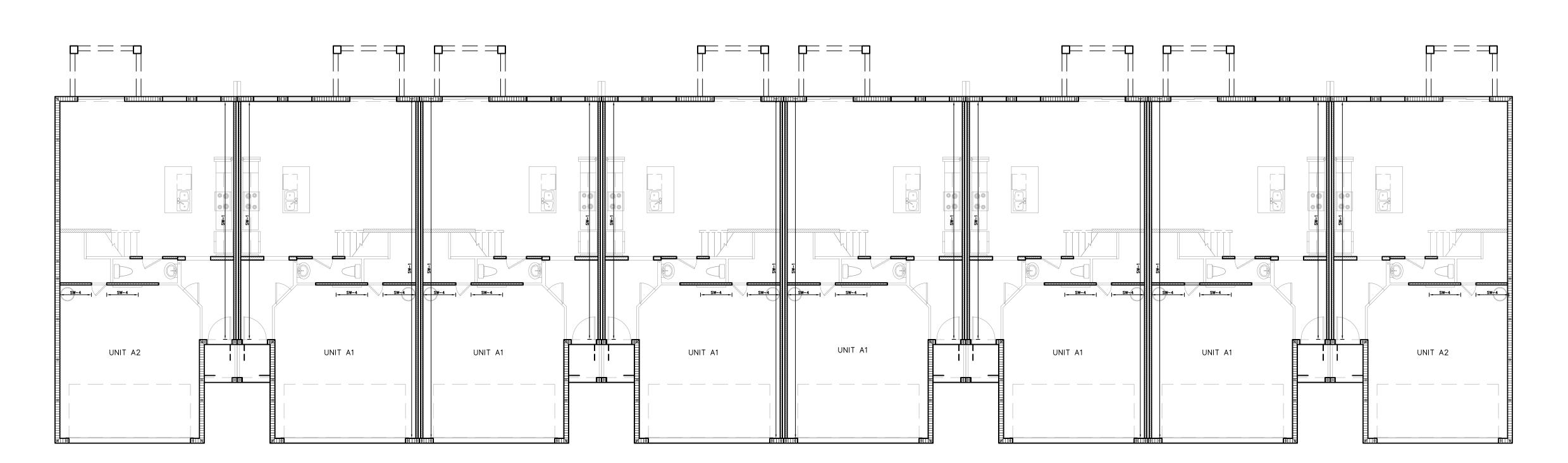
BLDG 2 OVERALL GROUND FLOOR PLAN

OVERALL PLAN NOTES:

1. SEE SO.2 FOR SHEAR WALL SCHEDULE.

BLDG 3 OVERALL SECOND FLOOR FRAMING PLAN

1/8" = 1'-0"



BLDG 3 OVERALL GROUND FLOOR PLAN

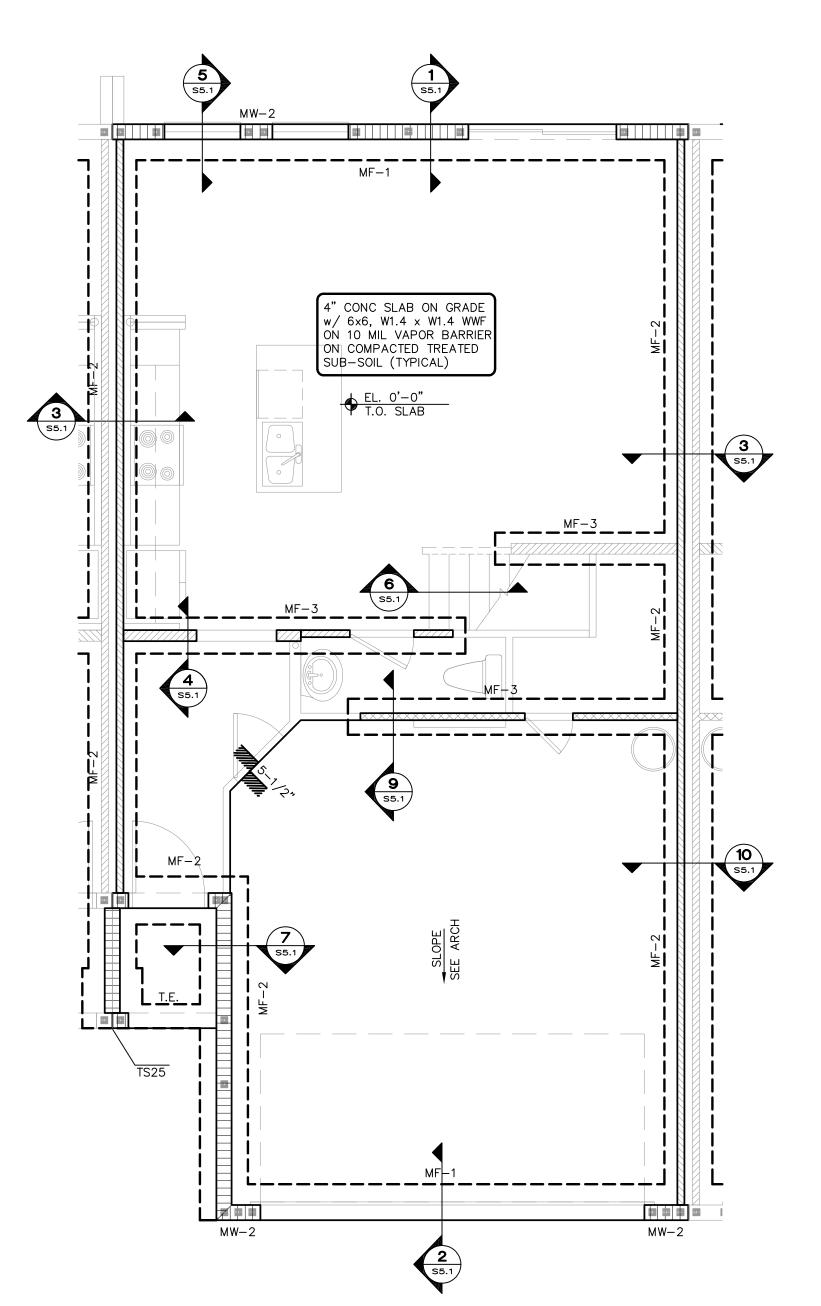
1/8" = 1'-0"

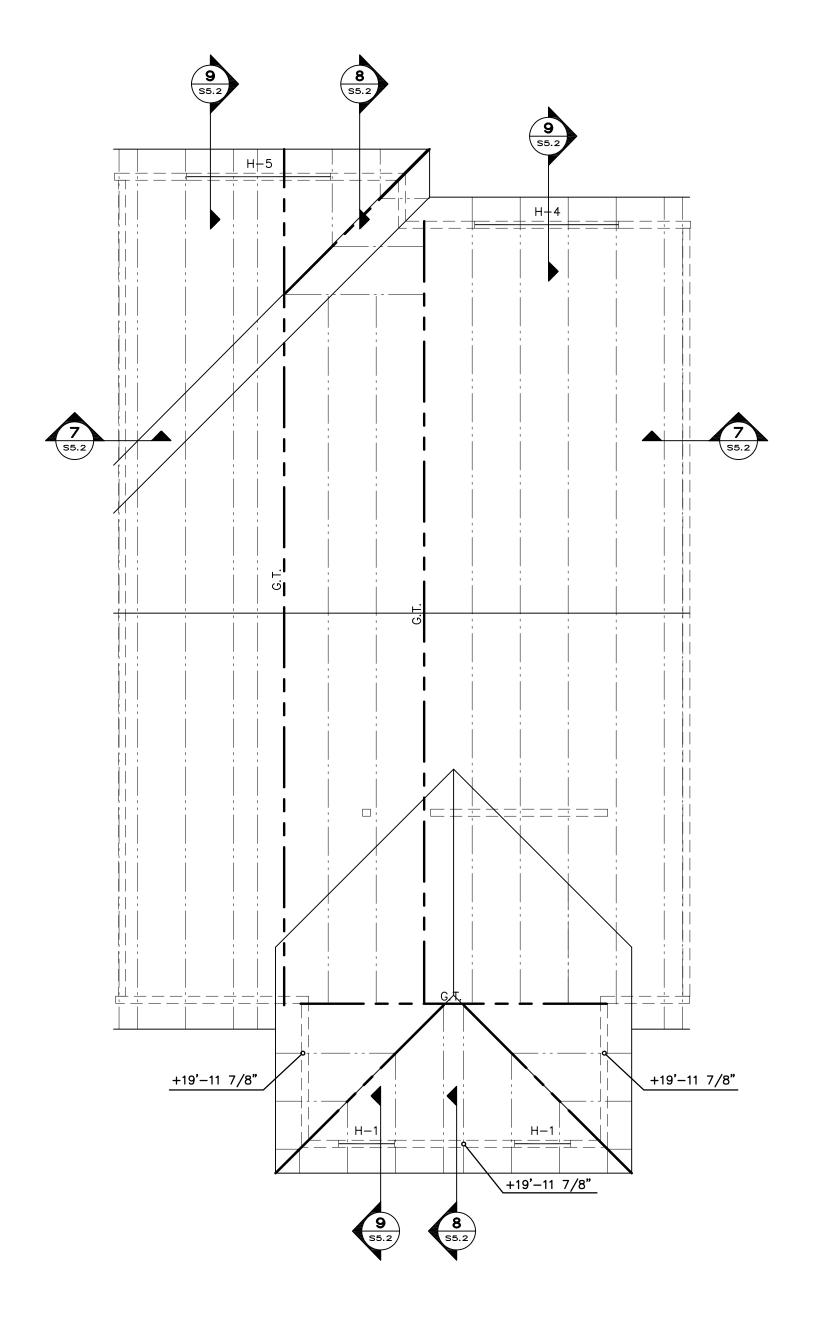
OVERALL PLAN NOTES:

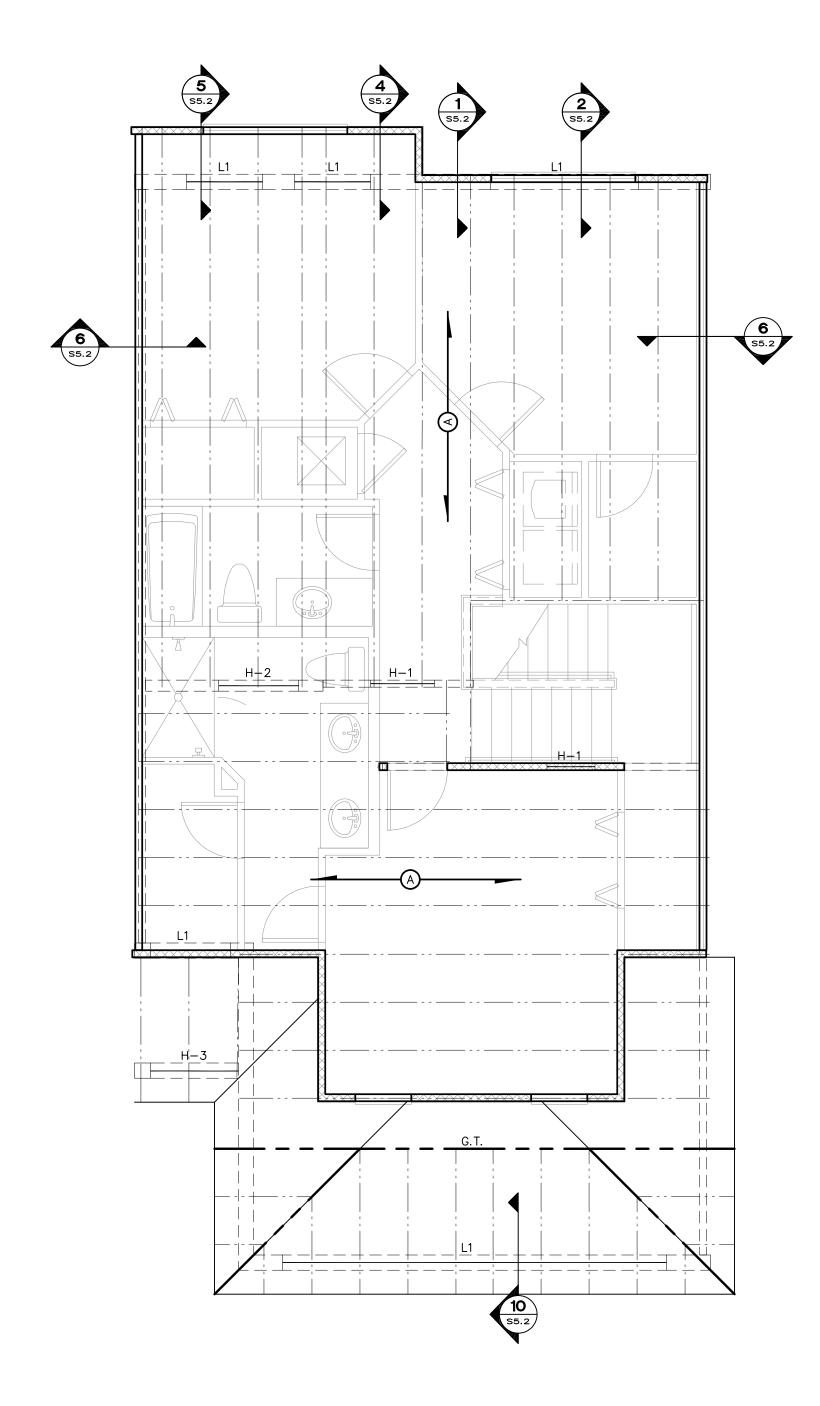
1. SEE SO.2 FOR SHEAR WALL SCHEDULE.

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ROOF FRAMING NOTES:

- 1. ROOF BEARING ELEVATION IS +18'-11 7/8" U.N.O.
- 2. ROOF WOOD TRUSSES SHALL BE SPACED 2'-0" O.C. MAX.
- 3. G.T. INDICATES ROOF GIRDER TRUSS BY TRUSS MANUFACTURER.
- 4. H-# INDICATES WOOD HEADER, SEE SCHEDULE ON SHEET SO.1.
- 5. RUNS FOR MECH'L, ELECTRICAL AND PLUMBING (MEP) THROUGH PRE-FABRICATED TRUSSES MUST BE COORDINATED WITH THE TRUSS DESIGNER AND MEP DWGS. (PIPING, DUCT RUNS, ETC.) FIRE SPRINKLER RUNS MUST ALSO BE COORDINATED.
- 6. ALL ROOF TRUSS UPLIFT CONNECTORS SHALL BE H10A U.N.O. ALL OVER FRAMED TRUSSES SHALL HAVE SIMPSON VTC 6" FROM EACH END, AND 48"O.C. TO TRUSSES BELOW

UNIT A1 2ND FLOOR FRAMING PLAN

2ND FLOOR FRAMING PLAN NOTES:

- 1. TRUSS BEARING ELEVATION IS + 9'-4" U.N.O.
- 2. H-# INDICATES WOOD HEADER, SEE SCHEDULE ON SHEET SO.1
- 3. SEE SO.1 FOR WALL FRAMING SCHEDULE.
- 4. RUNS FOR MECH'L, ELECTRICAL AND PLUMBING (MEP) THROUGH PRE-FABRICATED TRUSSES MUST BE COORDINATED WITH THE TRUSS DESIGNER AND MEP DWGS. (PIPING, DUCT RUNS, ETC.) FIRE SPRINKLER RUNS MUST ALSO BE COORDINATED.
- 5. ————— DENOTES 18" FLOOR FRAMING AT 24" O.C. (TRUSS SPAN DIRECTION)
- 6. L# INDICATES MASONRY LINTEL, SEE SCHEDULE



FOUNDATION PLAN NOTES:

- 1. ELEV. ±0'-0" IS REFERENCE ONLY. SEE CIVIL FOR TRUE NAVD ELEVATION.
- 2. VERIFY SLOPES AND STEPS WITH ARCH'L PRIOR TO CONSTRUCTION. SEE TYPICAL STEP DETAIL ON S4.1
- 2. G.C. TO PROVIDE SLAB ON GRADE CONTROL JOINTS (C.J.) FOR ALL SLAB AT 12'-0" O.C. MAX. TYP. FOR WALL AND SLAB CONTROL JOINTS. SEE S4.1 FOR DETAILS AND MORE INFO.
- 3. T.E. INDICATES THICKENED EDGE SEE S4.1 FOR DETAILS.
- 4. TS#, WF# INDICATE MONOLITHIC CONCRETE FOOTINGS, SEE SCHEDULE ON SO.1
- 5. ALL CMU WALLS TO BE MW-1 U.N.O.

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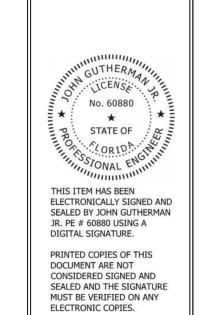
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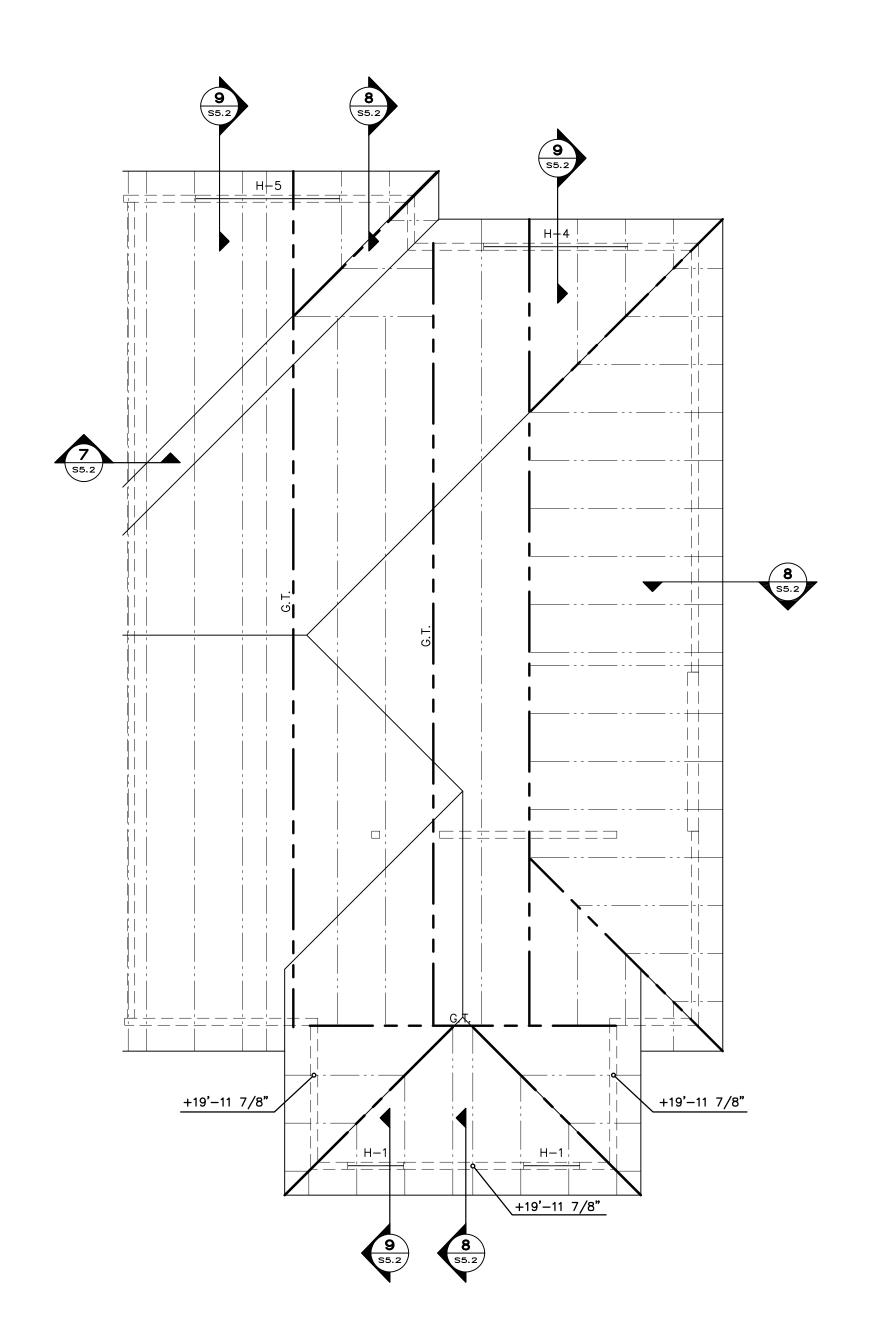
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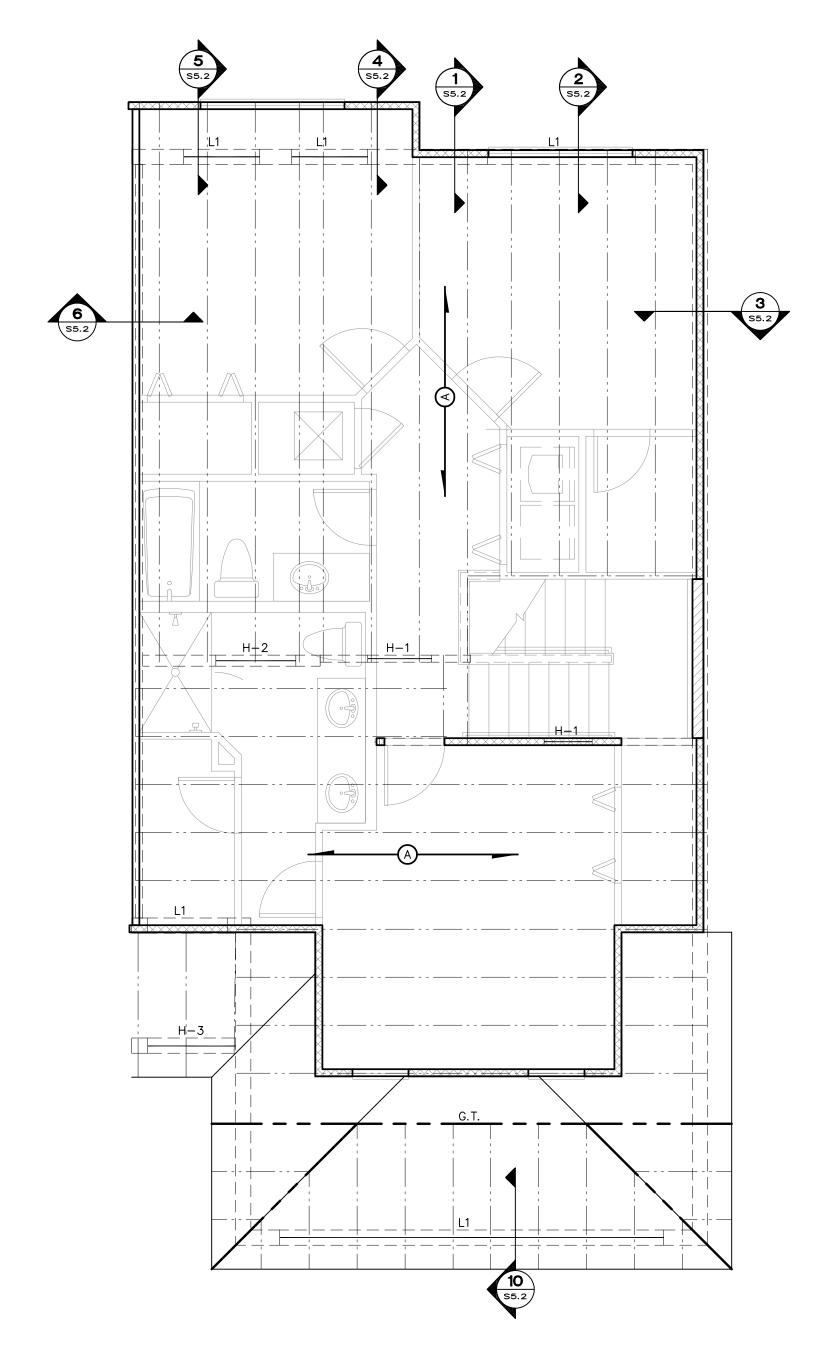
Matt Phelps FI. License No. AR98401



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- 6. ALL ROOF TRUSS UPLIFT CONNECTORS SHALL BE H10A U.N.O. ALL OVER FRAMED TRUSSES SHALL HAVE SIMPSON VTC 6" FROM EACH END, AND 48"O.C. TO TRUSSES BELOW

UNIT A2 2ND FLOOR FRAMING PLAN

2ND FLOOR FRAMING PLAN NOTES:

- 1. TRUSS BEARING ELEVATION IS + 9'-4" U.N.O.
- 2. H-# INDICATES WOOD HEADER, SEE SCHEDULE ON SHEET SO.1
- 3. SEE SO.1 FOR WALL FRAMING SCHEDULE.
- 4. RUNS FOR MECH'L, ELECTRICAL AND PLUMBING (MEP) THROUGH PRE-FABRICATED TRUSSES MUST BE COORDINATED WITH THE TRUSS DESIGNER AND MEP DWGS. (PIPING, DUCT RUNS, ETC.) FIRE SPRINKLER RUNS MUST ALSO BE COORDINATED.
- 5. ————— DENOTES 18" FLOOR FRAMING AT 24" O.C. (TRUSS SPAN DIRECTION)
- 6. L# INDICATES MASONRY LINTEL, SEE SCHEDULE



MF-1

4" CONC SLAB ON GRADE w/ 6x6, W1.4 x W1.4 WWF ON 10 MIL VAPOR BARRIER ON COMPACTED TREATED SUB-SOIL (TYPICAL)

◆ EL. 0'-0" T.O. SLAB

FOUNDATION PLAN NOTES:

MW-2

- 1. ELEV. ±0'-0" IS REFERENCE ONLY. SEE CIVIL FOR TRUE NAVD ELEVATION.
- 2. VERIFY SLOPES AND STEPS WITH ARCH'L PRIOR TO CONSTRUCTION. SEE TYPICAL STEP DETAIL ON S4.1

MW-2

- 2. G.C. TO PROVIDE SLAB ON GRADE CONTROL JOINTS (C.J.) FOR ALL SLAB AT 12'-0" O.C. MAX. TYP. FOR WALL AND SLAB CONTROL JOINTS. SEE S4.1 FOR DETAILS AND MORE INFO.
- 3. T.E. INDICATES THICKENED EDGE SEE S4.1 FOR DETAILS.
- 4. TS#, WF# INDICATE MONOLITHIC CONCRETE FOOTINGS, SEE SCHEDULE ON SO.1
- 5. ALL CMU WALLS TO BE MW-1 U.N.O.



LONGWOOD, FL 32750 P: 407.951.8065 LIC. # 28863

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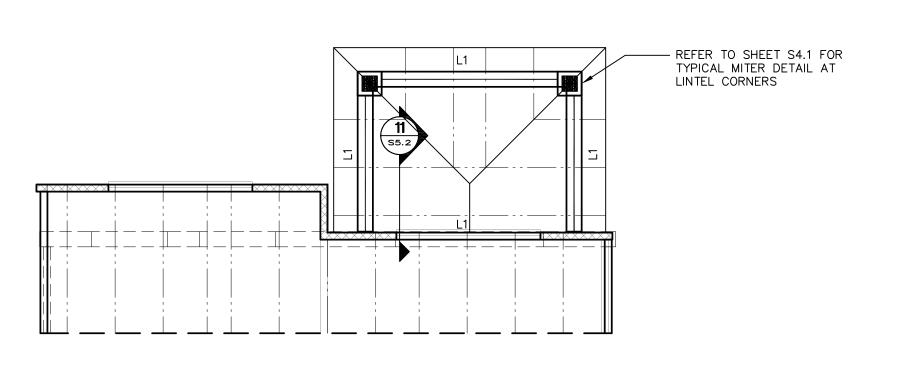
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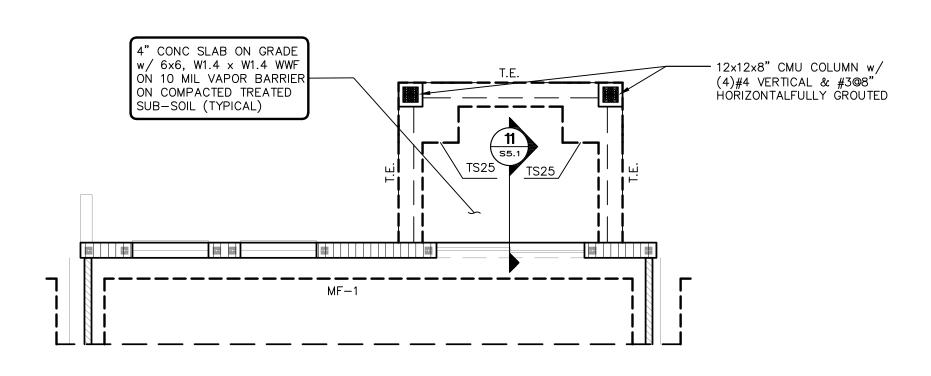
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BLDG 3 PORCH 2ND FLOOR FRAMING PLAN

2ND FLOOR FRAMING PLAN NOTES:

- 1. TRUSS BEARING ELEVATION IS + 9'-4" U.N.O.
- 2. H-# INDICATES WOOD HEADER, SEE SCHEDULE ON SHEET SO.1
- 3. SEE SO.1 FOR WALL FRAMING SCHEDULE.
- 4. RUNS FOR MECH'L, ELECTRICAL AND PLUMBING (MEP) THROUGH PRE-FABRICATED TRUSSES MUST BE COORDINATED WITH THE TRUSS DESIGNER AND MEP DWGS. (PIPING, DUCT RUNS, ETC.) FIRE SPRINKLER RUNS MUST ALSO BE COORDINATED.
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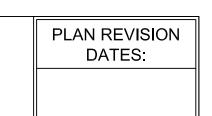
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- 3. T.E. INDICATES THICKENED EDGE SEE S4.1 FOR DETAILS.
- 4. TS#, WF# INDICATE MONOLITHIC CONCRETE FOOTINGS, SEE SCHEDULE ON SO.1
- 5. ALL CMU WALLS TO BE MW-1 U.N.O.



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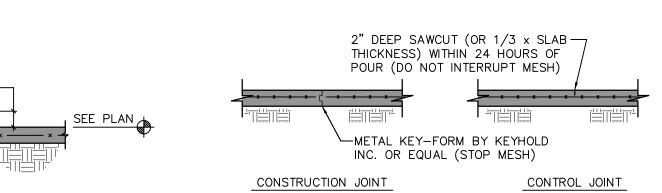


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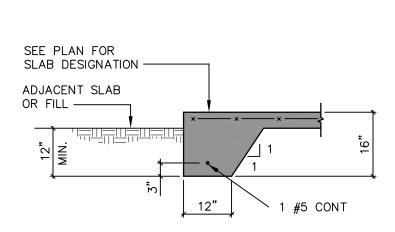


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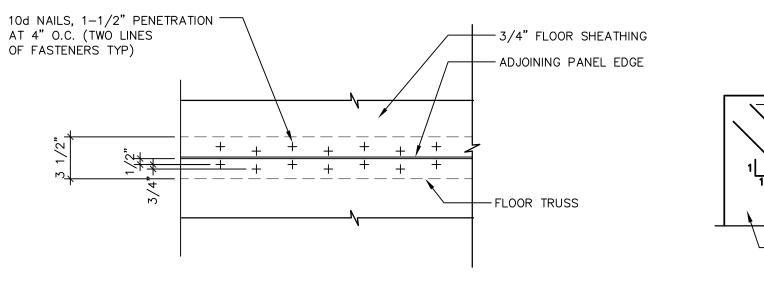




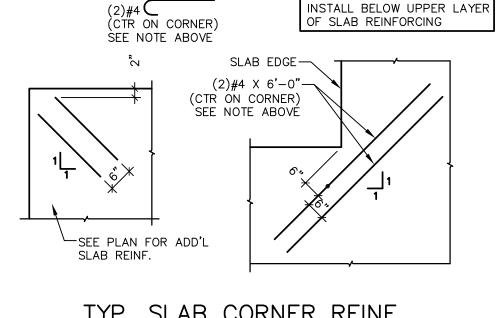
TYPICAL SLAB-ON-GRADE NOTE: CONTROL JOINTS/CONSTRUCTION JOINTS SHALL CREATE PANELS OF 400 SQ. FEET (MAXIMUM)



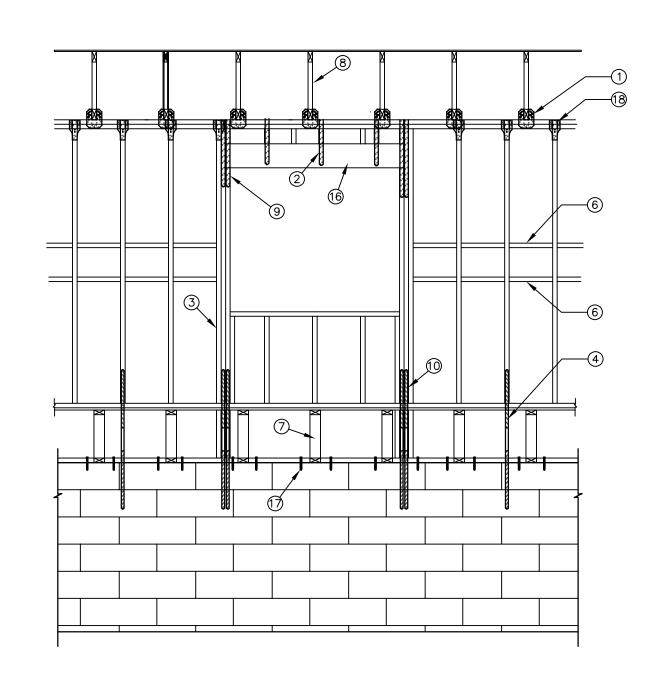
THICKENED EDGE (T.E.) TYPICAL FLOOR SHEATING ATTACHMENT DETAIL







TYP. SLAB CORNER REINF.



EXTERIOR WALL (TYP.)

(2) 10d NAILS

AT 16"o.c.

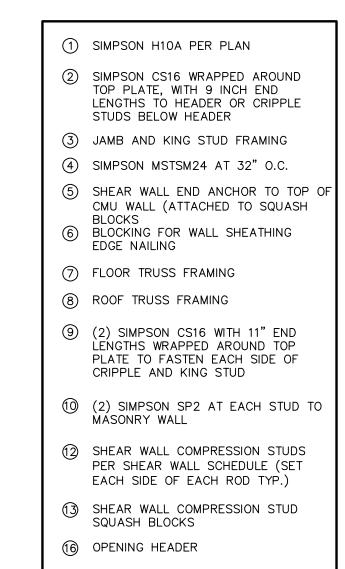
ELSEWHERE

- SEE PLAN FOR SLAB

THICKNESS (TYPICAL)

SEE PLAN FOR RECESS -

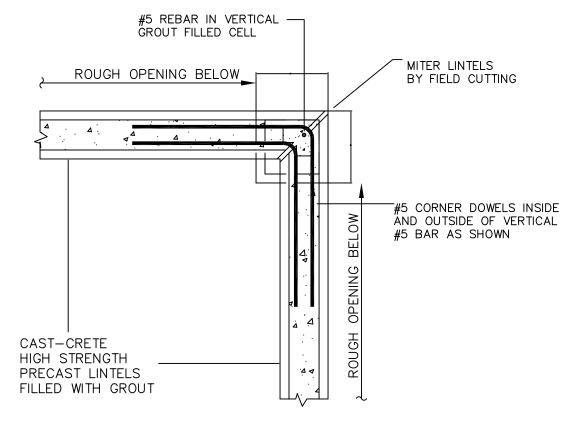
TYPICAL SLAB RECESS

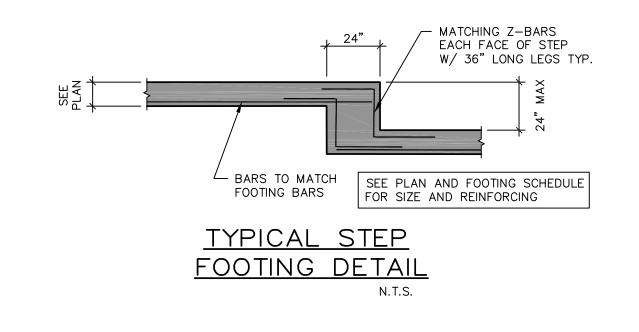


TITEN HD 1/2"ø TAPCON, (2) PER

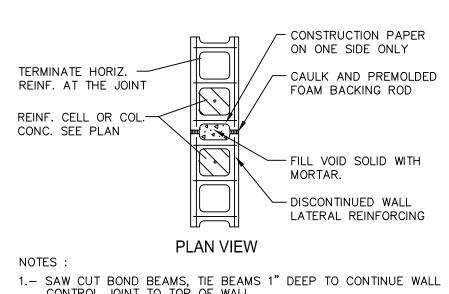
(8) SIMPSON SP2 AT EACH STUD

(14) 16d NAILS (MIN.) AT EA. SIDE OF EA. SPLICE IN TOP

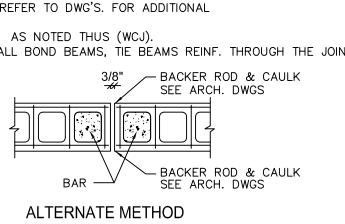


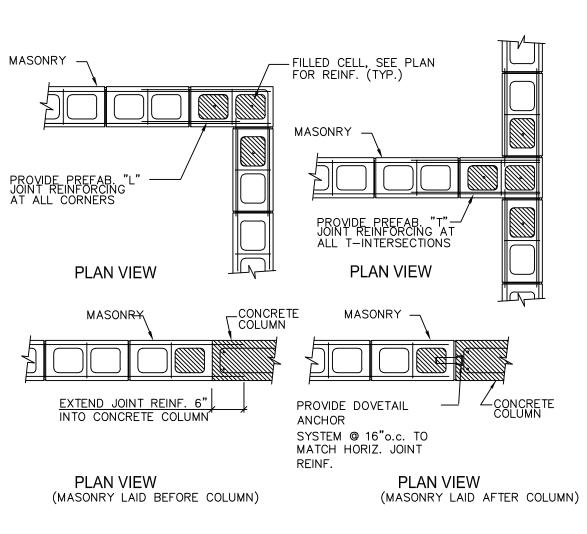


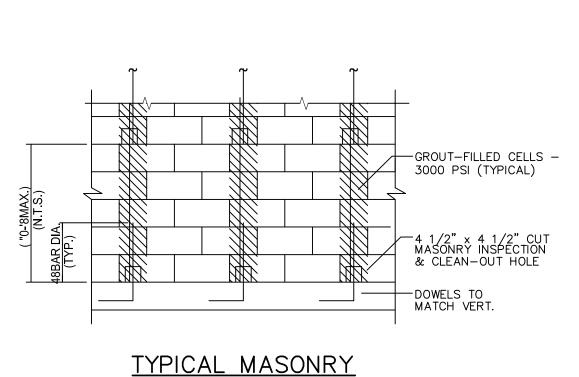
90° CORNER DETAIL 12"x12" COLUMN BELOW



1.— SAW CUT BOND BEAMS, TIE BEAMS 1" DEEP TO CONTINUE WALL CONTROL JOINT TO TOP OF WALL. 2.- CONTROL JOINT SPACING IS NOT TO EXCEED 25'-0"o.c. IN WALLS WITH MORE THAN 25'-0" OF UNINTERRUPTED MASONRY. REFER TO DWG'S. FOR ADDITIONAL LOCATIONS AS NOTED THUS (WCJ). 3.- CONTINUE ALL BOND BEAMS, TIE BEAMS REINF. THROUGH THE JOINT.

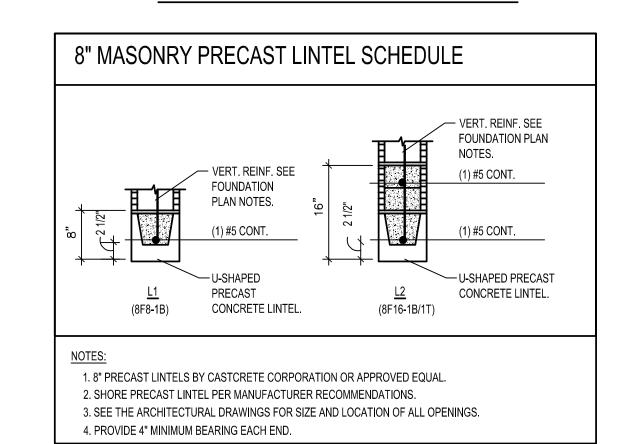






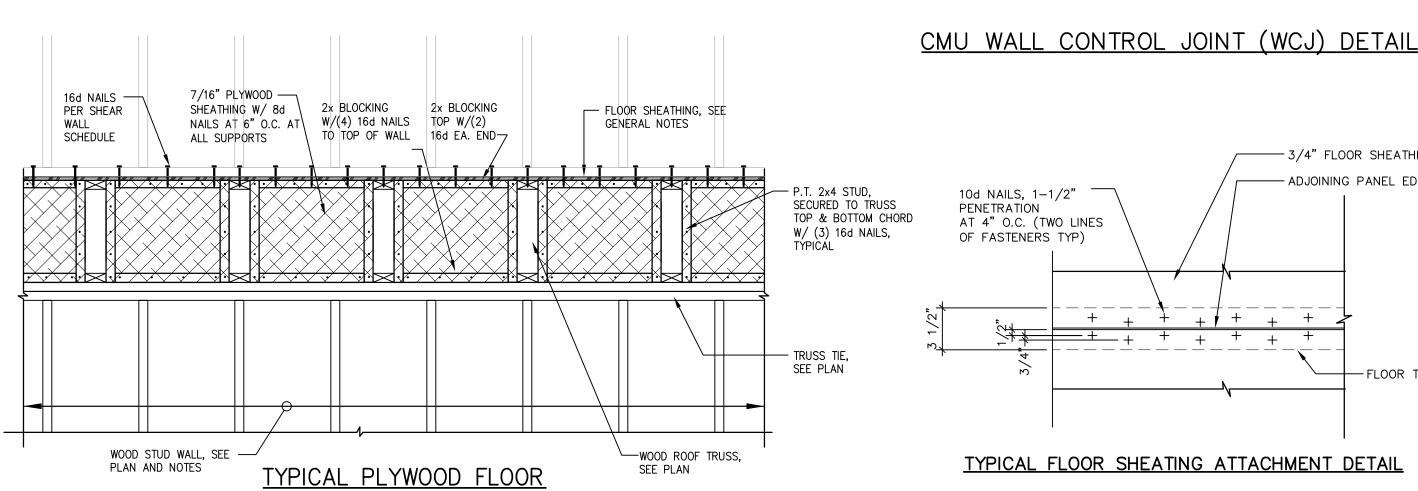
FILLED CELL DETAIL

TYPICAL MASONRY DETAILS

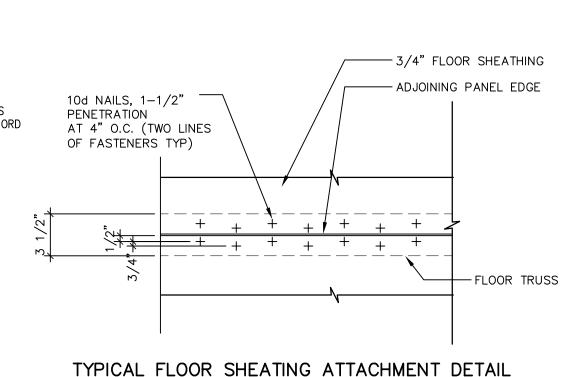


DOUBLE 2x TOP PLATE TYPICAL TOP PLATE DETAIL

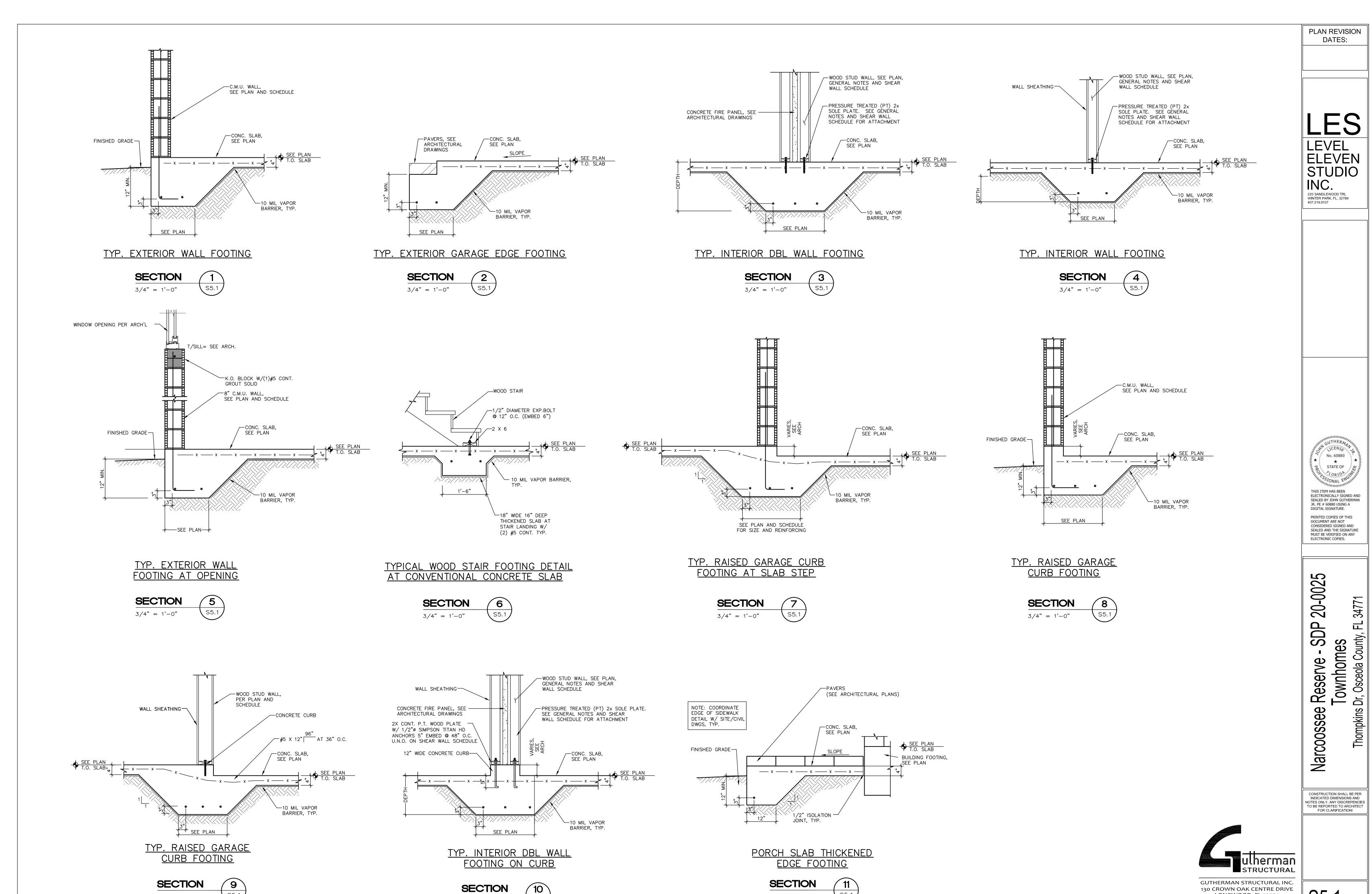
4'-0" MIN.



BLOCKING AT SHEAR WALL DETAIL



GUTHERMAN STRUCTURAL INC. 130 CROWN OAK CENTRE DRIVE LONGWOOD, FL 32750 P: 407.951.8065



S5.1

3/4"=1'-0"

S5.1

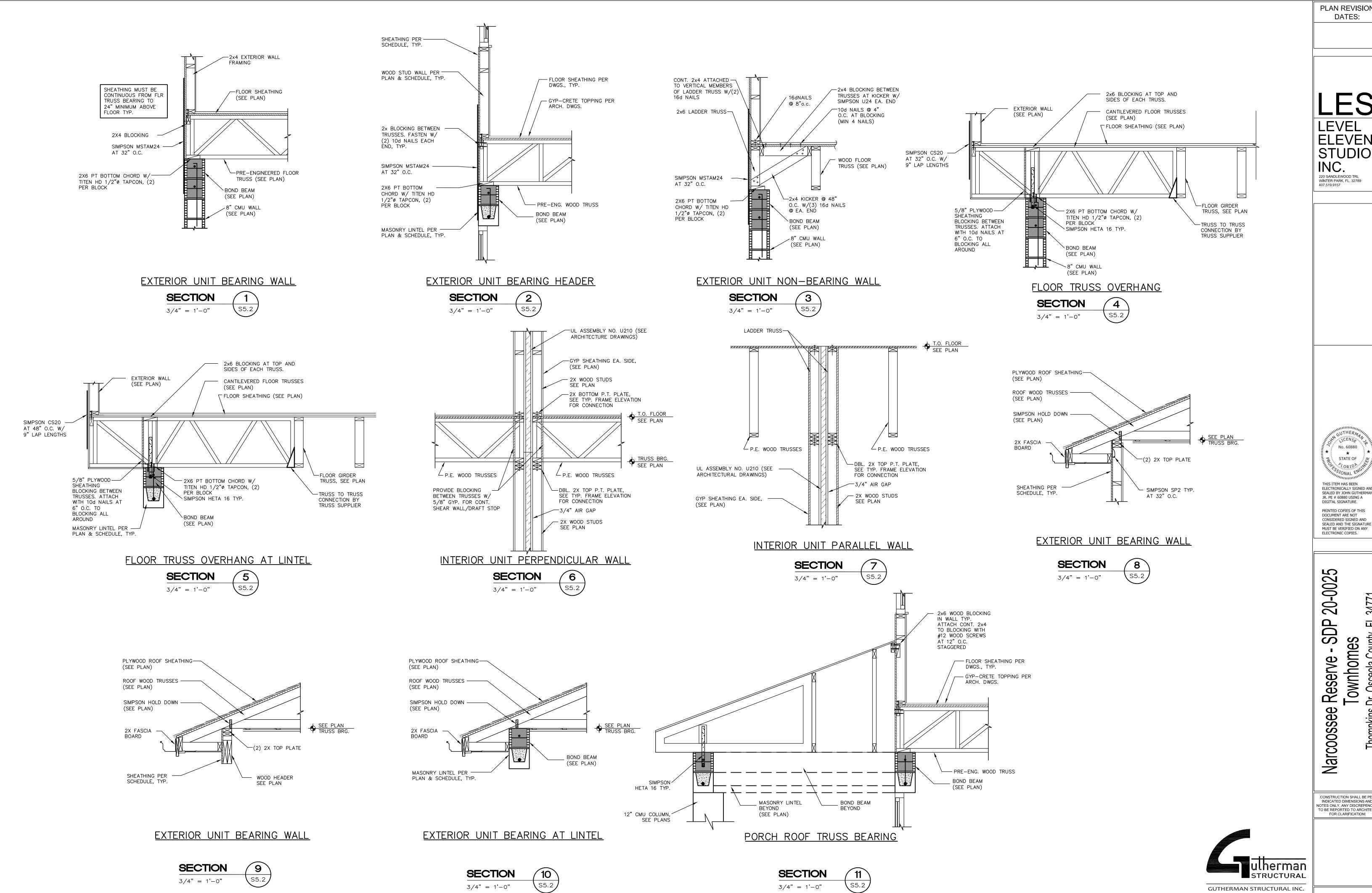
3/4" = 1'-0"

S5.1

3/4"=1'-0"

S5.1

LONGWOOD, FL 32750 P: 407.951.8065 LIC. # 28863



PLAN REVISION DATES:

LEVEL **ELEVEN** STUDIO INC. 220 SANDLEWOOD TRL WINTER PARK, FL. 32789 407.519.9157

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20-0025 SDP Townhomes Or, Osceola County Reserve .

34771

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