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	R/S	ROD AND SHELF
DR. D.S.	DOOR DOWNSPOUT	S.C.	SOLID CORE
D.S. DTL.	DETAIL	S.D.	SMOKE DETECTOR
D.W.	DISHWASHER	S.H.	SINGLE HUNG
		SH	SHELF
EA.	EACH		SHEATHING
ELEV.	ELEVATION		SHOWER
ENG'D.	ENGINEERED	SIM.	SIMILAR
EQ. EXH.	EQUAL EXHAUST	SGD.	
EXT.	EXTERIOR	STD.	
		TEMP.	TEMPERED GLASS
F.G.	FIXED GLASS	THK.	THICK
FIN. FLR.	FINISH FLOOR		TOP OF CURB
FLR. FLR'G	FLOORING	T.O.P.	
FLUOR.			
FR. DR.	FRENCH DOOR	TYP.	TYPICAL
FTG.	FOOTING	U.N.O.	UNLESS NOTED OTHERWISE
GA.	CALICE	VP.	VAPOR PROOF
GA. G.F.I.	GAUGE GROUND-FAULT CIRCUIT	W.	WASHER
G.I .I.	INTERRUPTER	W/	WITH
GL.	GLASS	WD.	WOOD
GYP. BD.	GYPSUM BOARD	WDW.	WINDOW
H.C.	HOLLOW CORE	W/H	WATER HEATER
н.с. HDR.	HEADER	W.I.	WROUGHT IRON
HT.	HEIGHT	W.P.	WEATHER PROOF
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. . 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.)

4. 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. . 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 I. 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. PRODUCT 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

"FNGLOSED" BUILDING TYPE

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 EXPOSURE CATAGORY "C"

-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

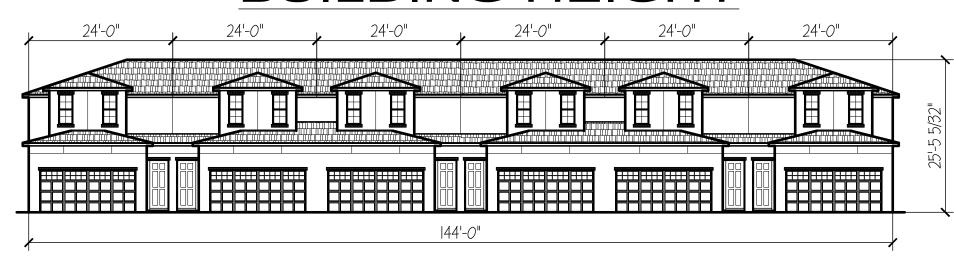
HEIGHT OF GUARDS, OPEN RAILING, OR KNEE WALLS AT OVERLOOKS SHALL BE MINIMUM OF 36" HIGH GUARDS, OPENING RAILINGS, OR KNEE WALLS AT OPENED END OF STAIRS SHALL BE MINIMUM OF 34" HIGH MEASURED FROM LEADING EDGE OF TREADS STAIR HANDRAILS SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38" HIGH ABOVE LINE CONNECTING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

OPENINGS IN OPEN RAILINGS / GUARDS SHALL NOT ALLOW PASSAGE OF 4" DIAMETER SPHERE AND MEET REQUIREMENTS/EXCEPTIONS OF FBC-R312.1.3

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

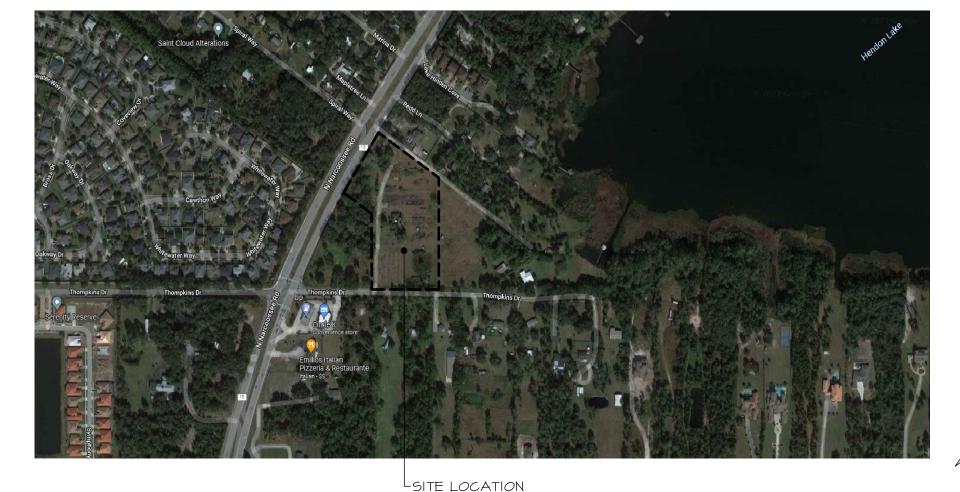
SPECIFICATIONS = FLORIDA RESIDENTIAL CODE 7TH EDITION (2020)

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. NFPA 101 LIFE SAFETY CODE 2020 ED. W- FL. AMENDMENTS NATIONAL ELECTRICAL CODE 2017 ED.

VICINITY MAP



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

ARCHITECTURAL NUMBER | SHT. TITLE COVER SHEET / PROJECT INFO / INDEX A-1A UL ASSEMBLY - U347 **ARCH GENERAL NOTES & SPECIFICATIONS** A-1B A-1C TYPICAL FINISH MATERIAL SPECIFICATION **ELEVEN** BUILDING TYPE 1 - 1ST AND 2ND FLOOR PLAN **STUDIO** BUILDING TYPE 2 - 1ST AND 2ND FLOOR PLAN BUILDING TYPE 3 - 1ST AND 2ND FLOOR PLAN ELEVATIONS - ALL BUILDINGS INC. ENLARGED ELEVATIONS - BUILDING TYPE 1 AND 2 ENLARGED ELEVATIONS - BUILDING TYPE 3 220 SANDLEWOOD TRL WINTER PARK, FL. 32789 ENLARGED UNIT PLANS ENLARGED UNIT PLANS SLAB PLAN 1ST AND 2ND FLOOR AND ROOF FRAMING PLANS **ROOF DIAGRAM DETAILS-1** DETAILS-2 STRUCTURAL SHT. TITLE NUMBER S0.1 CONNECTOR, WALL AND SHEATHING SCHEDULE UNIT A1 - FOUNDATION, 2ND FLOOR FRAMING, AND ROOF FRAMING PLANS UNIT A2 - FOUNDATION, 2ND FLOOR FRAMING, AND ROOF FRAMING PLANS STRUCTURAL DETAILS AND SCHEDULES FOUNDATION DETAILS S5.2 FRAMING DETAILS **ELECTRICAL** NUMBER | SHT. TITLE GENERAL NOTES, ABBREVIATIONS & LEGEND ELECTRICAL SPECIFICATIONS SITE PLAN UNIT A1 & A2 FLOOR PLAN - ELECTRICAL DETAILS - ELECTRICAL SCHEDULES - ELECTRICAL **MECHANICAL** NUMBER | SHT. TITLE GENERAL INFORMATION - MECHANICAL SITE PLAN - MECHANICAL UNIT A1 & A2 FLOOR PLANS HVAC DUCT - MECHANICAL UNIT A1 & A2 FLOOR PLANS HVAC PIPING - MECHANICAL **DETAILS - MECHANICAL** SCHEDULES - MECHANICAL **PLUMBING** NUMBER | SHT. TITLE GENERAL INFORMATION - PLUMBING SITE PLAN - PLUMBING

INDEX

CONSTRUCTION DOCUMENT PACKAGE

UNIT A1 & A2 FLOOR PLAN DOMESTIC WATER - PLUMBING

UNIT A1 & A2 FLOOR PLAN WASTE AND VENT - PLUMBING

UNIT A1 & A2 ISOMETRIC - PLUMBING

DETAILS - PLUMBING

SCHEDULES - PLUMBING

for

SDP20-0025 Narcoossee Reserve Osceola County, Florida

Tompkins Dr, Saint Cloud, FL 34771

Attached Single-Family

Matt Phelps Fl. License No. AR98401

PLAN REVISION DATES:

06-10-22 CONSTRUCTION DOC'S

20-0025

SDP ownhome Reserve Narcoossee

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

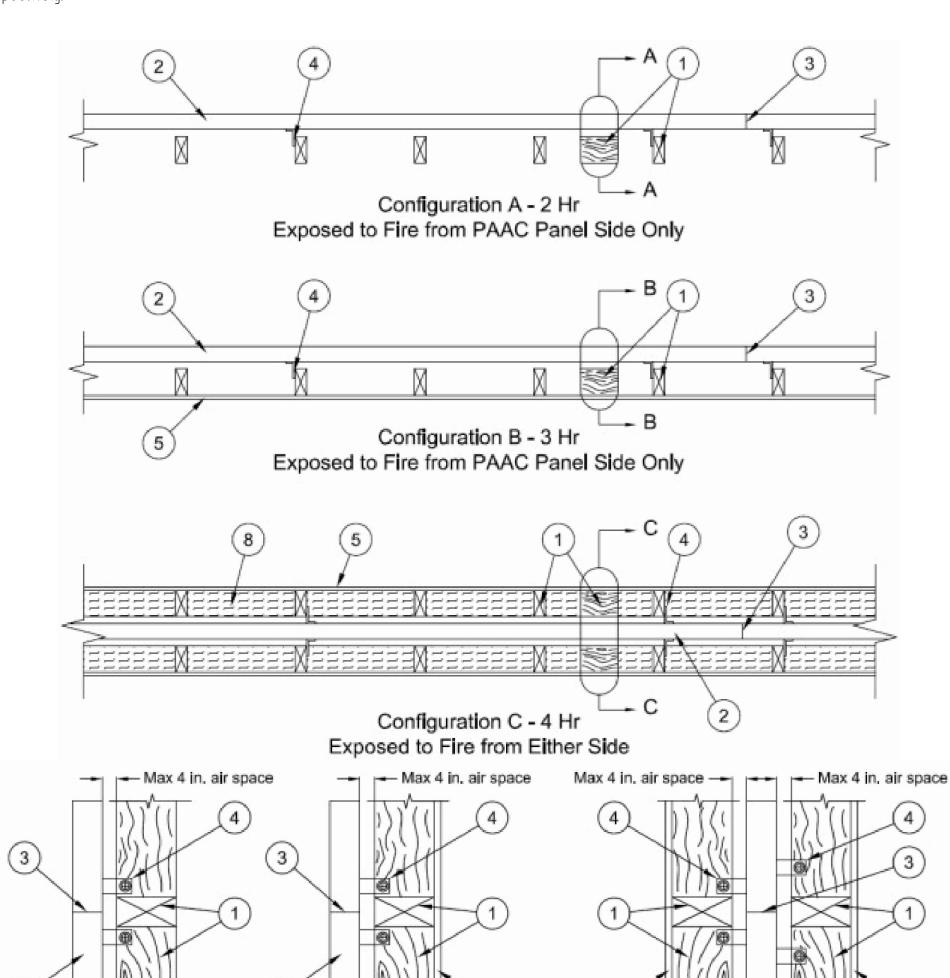
Bearing Wall Rating -2, 3 or 4 Hr (See Items 3A, 5, 7 and 8)

Finish Rating — See Items 3A and 9

Section A-A

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

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



Section B-B

Section C-C

1. Wood Studs — Nom 2 in. by 4 in., spaced a max of 16 in. OC. Studs to be effectively firestopped at the top and bottom of the wall with nom 2 in. by 4 in. plates. Studs effectively cross-braced. IA. Steel Studs — (Not Shown - Not to be used with Item 8, Batts and Blankets) — As an alternate to Item I — Min 0.0329 in., bare metal thickness (No. 20 MSG) corrosion-protected steel studs, min 3-1/2 in. wide, cold formed, designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute (AISI). All design details enhancing the structural integrity of the wall assembly, including the axial design load of USG MEXICO S A DE C V (View Classification) — CKNX.RI6089 the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing shall not exceed 16 in. OC. Studs attached to floor and ceiling runners (Item IB) with 1/2 in. long Type S-12 steel screws on both sides of the studs or by welded or bolted connections designed in accordance with the AISI specifications.

IB. Floor and Ceiling Runners — (Not Shown) — For use with Item IA. Channel shaped, fabricated from min 0.0329 in., bare metal thickness (No. 20 MSG) corrosion-protected steel, that provide a sound structural connection between steel studs and adjacent assemblies such as floors, ceilings and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24

2. Precast Autoclaved Aerated Concrete Panels* -2 in. thick, max 24 in. wide and 8 ft or 10 ft long panels installed horizontally or vertically. Panels secured to studs with attachment clips (Item 4). Vertical and horizontal joints need not be backed by nor centered over studs. Butt joints staggered min. 16 in. from adjacent panels. THERMACRETE L L C

3. Thin Bed Mortar — Applied to the horizontal and vertical joints of each precast autoclaved aerated concrete panel.

3A. Fill, Void or Cavity Material* — Intumescent Strip — As an alternate to the thin bed mortar (Item 3) for Configuration B or C only, nom 1/16 in. thick by 1/2 in. wide self adhesive intumescent material strips may be used in the horizontal and vertical joints of the precast autoclaved aerated concrete panels. Lengths of intumescent strip centered on the panel's thickness along each joint. Adjoining lengths of intumescent material to be butted. When alternate joint treatment material is used, The Assembly Rating is 2 hr and the Finish Rating is 94 min. 3M COMPANY — E-FIS Seal

4. Attachment Clips — Aluminum angles 0.048 in. to 0.060 in. thick and 2 in. wide with one 2 in. leq and one 2-1/2 in. to 5-1/2 in. leg. A 0.704 in. outside diameter and 0.375 in. inside diameter rubber grommet is pre-attached in the 2-1/2 in. to 5-1/2 in. long leg of the angle. Clips positioned with 2 in. leg on panel side and 2-1/2 in. to 5-1/2 in. leg on stud side. Clips attached to studs (Item I or IA) with one 1-5/8 in. long screw through a 3/4 in. diameter washer and the rubber grommet. Clips designated ThermAcoustic(DM) which are identical to the other clips except for a vertical slot in the 2 in. width direction of each long leg of the angle may also be used. When ThermAcoustic(DM) clips are used the attachment to the studs as specified above shall be through the center of the slots. Clips attached to panel (Item 2) with two 1-5/8 in. long sharp point high-low thread screws spaced 3/4 in. OC at pre-drilled holes. Max. 4 in. airspace between edge of stud and panel. Panel screws angled 20 degrees from the horizontal as shown. When panels are installed vertically, clips spaced max 16 in. from horizontal joints and max 4 ft OC vertically per panel. When panels are installed horizontally, clips spaced max 16 in. from vertical joints and max 4 ft OC horizontally per panel. Minimum of three clips per 8 ft long side of panel. Minimum of three clips per 10 ft long side of panel. Configuration C -Clips staggered on opposite sides of panel to permit attachment to stude and panels. Gypsum Board — Any 5/8 in. thick UL Classified Gypsum Board that is eliqible for use in Design

Nos. L501, G512 or U305. Configuration A

(Optional — Not Shown) — Gypsum Board - Classified or Unclassified - One layer of min 1/2 in. thick by 48 in. wide boards installed horizontally or vertically to wood studs or steel studs. Gypsum board attached to wood studs using 1-5/8 in. wallboard screws spaced 8 in. OC along the edges and in the field. Gypsum board attached to steel studs using I in. long Type S-12 steel screws spaced 8 in. OC along the edges and in the field. Configuration B

(Required) — Gypsum Board - Classified or Unclassified - One layer of min 1/2 in. thick by 48 in. wide boards installed horizontally or vertically to wood studs or steel studs. Gypsum board attached to wood studs using 1-5/8 in. wallboard screws spaced 8 in. OC along the edges and in the field. Gypsum board attached to steel studs using I in. long Type S-12 steel screws spaced 8 in. OC along the edges and in the field. Configuration C

(Required) —Gypsum Board*- Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. L501, G512 or U305. One layer of min 5/8 in. thick by 48 in. wide boards installed horizontally or vertically to wood studs. Gypsum board attached to wood studs using 1-5/8 in. wallboard 2-HOUR FIRE WALL @ 2ND FLOOR screws spaced 8 in. OC along the edges and in the field.

CABOT MANUFACTURING ULC (View Classification) - CKNX.R25370

AMERICAN GYPSUM CO (View Classification) — CKNX.RI4196

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

CERTAINTEED GYPSUM INC (View Classification) — CKNX.R3660

CGC INC (View Classification) — CKNX.RI9751

CERTAINTEED GYPSUM INC (View Classification) — CKNX.RI8482

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

LOADMASTER SYSTEMS INC (View Classification) — CKNX.RII809

NATIONAL GYPSUM CO (View Classification) — CKNX.R3501

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

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

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD (View Classification) — CKNX.RI9262

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

UNITED STATES GYPSUM CO (View Classification) — CKNX.RI319

Thin Bed Mortar or Repair Mortar — Applied to surface cracks on both sides of precast autoclaved aerated concrete panel per manufacturer's specifications. 7. Finishing System —

Configuration A

(Not Shown) — Gypsum board joints optionally covered with paper tape and joint compound. Nail heads optionally covered with joint compound. Configurations B and C

(Not Shown) — Gypsum board joints to be covered with paper tape and joint compound. Nail heads optionally covered with joint compound.

Batts and Blankets* — Configurations A and B

(Optional — Not Shown — Not to be used with Item IA) — Placed to completely or partially fill the stud cavities, any glass fiber or mineral wool insulation, max 3.0 pcf density, bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. See Batts and Blankets (BKNV) or BZJZ) Categories for names of Classified companies. Configuration C

(Required — Not to be used with Item IA) — Placed to completely fill the stud cavities in both rows of studs, any glass fiber or mineral wool insulation, max 3.0 pcf density, bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies.

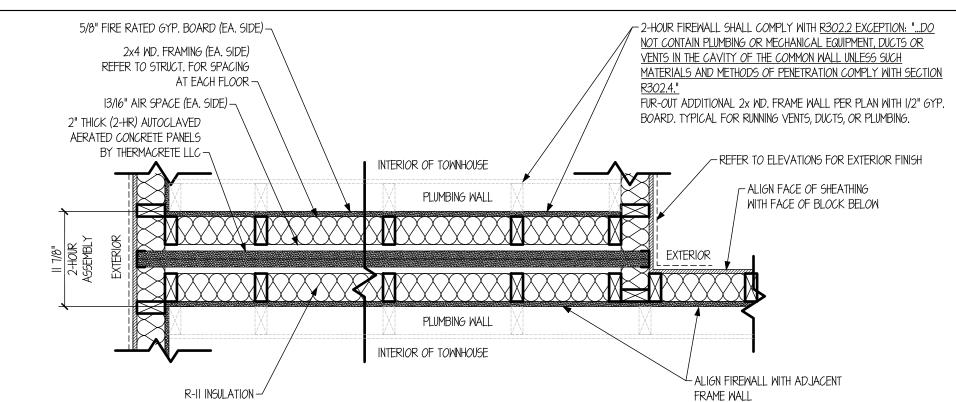
9. Finish Rating — Configurations A and B

Finish rating is 142 minutes when airspace is O in., with or without Batts and Blankets*. Finish rating is 147 minutes when Batts and Blankets* are used and airspace is 1 to 4 in. Finish rating is 155 minutes when Batts and Blankets* are not used and airspace is I to 4 in. Configuration C

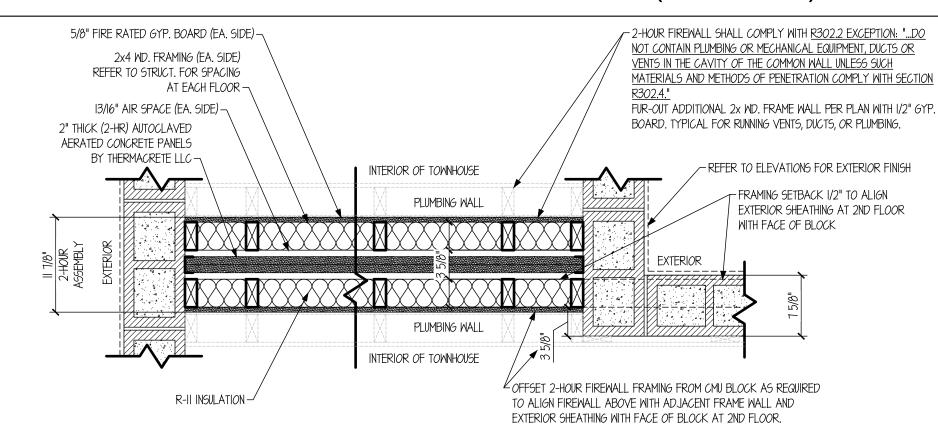
Finish rating is 25 minutes without Batts and Blankets. Finish rating has not been determined when Batts and Blankets are used.

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

2-HR WALL TYPES



EXTERIOR FRAME WALL INTERSECTIONS (UL -U210)



2-HOUR FIRE WALL @ 1ST FLOOR EXTERIOR BLOCK INTERSECTIONS (UL -U210) PLAN REVISION DATES:

06-10-22 CONSTRUCTION DOC'S

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

> 20-0025 SDP ownhome Reserve Narcoossee

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

Matt Phelps I. License No. AR98401

A-1A

DIVISION 01 / GENERAL REQUIREMENTS 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

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

PROVISIONS FOR RADON NOT INCLUDED. G.C. TO NOTIFY OWNER IF SITE CONDITIONS WARRANT THE INCLUSION OF POSITIVE RADON CONTROL

16. G.C. SHALL PROVIDE AN ENTIRELY FINISHED PRODUCT UPON COMPLETION OF CONSTRUCTION, INCLUDING ANY FINAL REPAIRS OR WORK IDENTIFIED

DIVISION 02 / CONSTRUCTION ADMINISTRATION

INSPECTIONS IN ORDER TO OBTAIN A CERTIFICATE OF OCCUPANCY PERMIT UPON COMPLETION OF THE WORK.

WARRANTY PACKAGE FOR ALL SUCH PRODUCTS TO THE OWNER AT TIME OF PROJECT COMPLETION.

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

I.I. 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)

SYSTEM IN THE SCOPE OF WORK FOR THIS PROJECT

- 1.1.5. FIELD SKETCHES I.I.6. DRAWING REVISIONS AND DELTAS

PROJECT COMMUNICATION

- 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.I. 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"

ALL METAL AND/OR WOOD FRAMING MATERIALS SHALL BE FREE OF VISUALLY OBSERVABLE WARPING, CUPPING, CHECKING, AND OTHER SUBSTANTIVE IMPERFECTIONS THAT ADVERSELY AFFECT STRUCTURAL PERFORMANCE OR THE PROVISION OF PLUMB AND TRUE CONNECTIONS WITH OTHER FRAMING MEMBERS

3. ALL WOOD TRIM EXPOSED TO THE ELEMENTS, OR IN CONTACT WITH EARTH, CONCRETE, OR MASONRY, SHALL BE OF ARSENIC-FREE 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

- 5.I. BASIS OF DESIGN FOR THIS PROJECT SHALL BE THE FOLLOWING: 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 UV DEGRADATION AS PER THE FOAM PRODUCT WARRANTY PACKAGE.
- 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.
- 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. VENTILATION OF ATTICS INSULATED WITH SPRAY FOAM INSULATION:
- 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 2X4 CONSTRUCTION OR AS INDICATED ON DRAWINGS, KRAFT FACING SHALL BE POSITIONED ON CONDITIONED SIDE OF THE WALL (TYP TO THE

- 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
- 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"

0.375'

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

FLASHING

- 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 STRIPPED, GASKETED OR OTHERWISE TREATED TO LIMIT AIR FILTRATION. . 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 CODE APPROVED AND DESIGNATED BUILDING MATERIAL SPECIFICATIONS. 5.5. ALL DOORS SHALL BE STORED IN A THERMALLY CONTROLLED ENVIRONMENT ON SITE UNTIL INSTALLED. STORE DOORS UPRIGHT WITH HEADS UP
- AND BLOCKING BETWEEN DOORS TO PREVENT DAMAGE OR WARPING. 5.6. ALL LOCKS AND LOCKSETS SHALL BE COORDINATED WITH THIRD PARTY SECURITY CONTRACTOR AND/OR OWNER. VERIFY KEY QUANTITIES AND COPIES NEEDED AND ADHERE TO OWNER'S SECURITY POLICY FOR LOCKING ACCESSORIES. WINDOWS AND GLAZING
- 6.I. 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.
- 7.3. ALL ACCESS DOORS AND PANELS (INTERIOR AND EXTERIOR) SHALL BE NON-INSULATED TYPE (INSULATION ACHIEVED BY OTHER MEANS IF NECESSARY) AND PAINTED TO MATCH ADJACENT WALL OR CEILING FINISHES UNLESS NOTED OTHERWISE ON PLANS OR BY OWNER. 8. EMERGENCY ESCAPE AND RESCUE (E.E.R.) OPENINGS: 8.1. SLEEPING ROOMS, BASEMENTS, HABITABLE 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 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 THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR EXCEPT AS OTHERWISE PERMITTED BY CODE.

DIVISION 09 / FINISHES

- 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.

"HANDBOOK FOR CERAMIC TILE INSTALLATION" AND MANUFACTURER'S PRINTED INSTRUCTIONS.

- 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
- 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.

- ENCLOSURES AT WALLS AND CEILING. 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
- 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.

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

DIVISION 10 / SPECIALTIES

- 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

DIVISION 11 / EQUIPMENT

ACCORDANCE WITH THE FLORIDA BUILDING CODE.

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. DIVISION 23 / HEATING, VENTILATION, AND AIR CONDITIONIN

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. 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

INC. 220 SANDLEWOOD TRI WINTER PARK, FL. 32789 407.519.9157

PLAN REVISION DATES:

06-10-22 CONSTRUCTION DOC'S

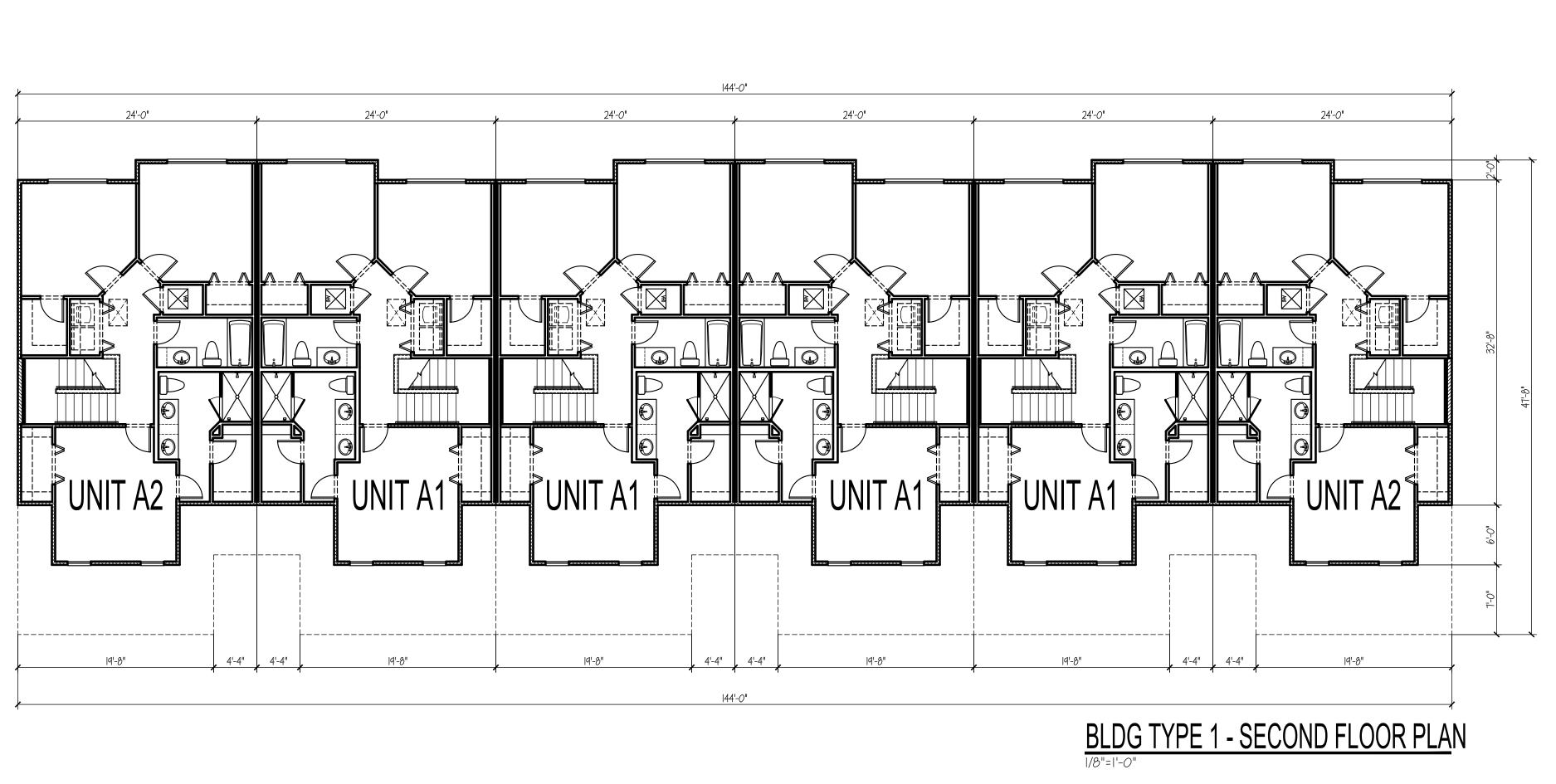
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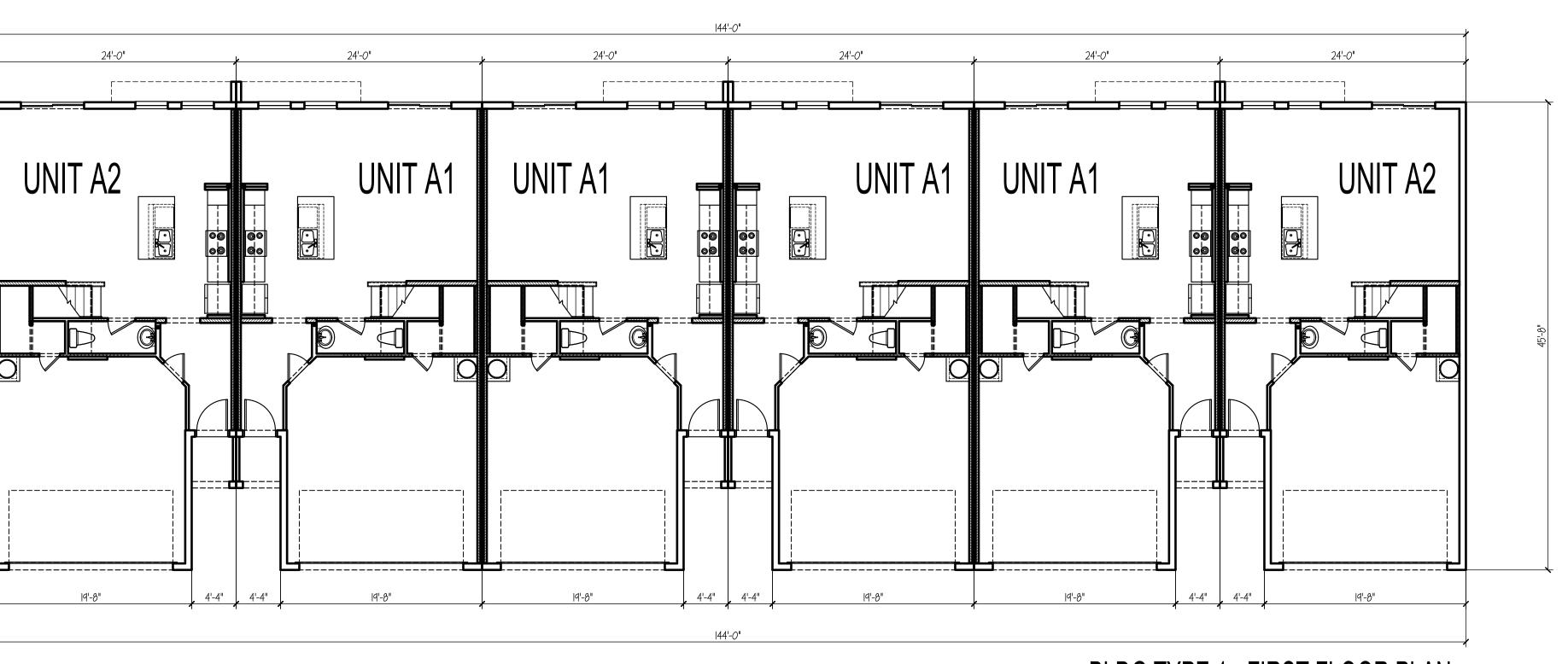
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Matt Phelps

FI. License No. AR98401

TYPICAL FINISH MATERIAL SPECIFICATIONS	PLAN REVISION
I. ROOFING	DATES: 06-10-22 CONSTRUCTION DOC'S
I. ROOF SHINGLES OVER 15# ROOFING FELT PER SPECIFICATIONS	
 ROOF TRUSSES PRE-ENGINEERED ROOF TRUSSES AT TYP. 24" O.C. WITH NOM. SHEATHING (REFER TO STRUCTURAL). REFER TO TRUSS MANUFACTURER DRAWINGS REFER TO ARCHITECTURAL DETAILS (TRUSS / EAVE PROFILES MAY VARY). 	
3. <u>ROOF INSULATION</u> I. SPARY ON "ICYNENE" FOAM INSULATION ON UNDERSIDE OF ROOF DECK. (MIN R-20-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).	LES
4. DRIP EDGE AND FASCIA	LEVEL ELEVEN STUDIO
 PRE-FINISHED ALUMINUM METAL DRIP EDGE, GAGE PER SMACNA - ARCHITECTURAL SHEET METAL MANUAL. COLOR AND FINISH BY OWNER. FASCIA MATERIAL AS PERMITTED BY CODE AND DETERMINED BY OWNER OR SPECIFICATIONS SOFFIT MATERIAL 	INC. 220 SANDLEWOOD TRL WINTER PARK, FL. 32789 407.519.9157
I. MATERIAL AS PERMITTED BY CODE - VENTED OR NON-VENTED AS REQUIRED.	407.319.9137
6. EXTERIOR WALL FINISH OVER FRAME (STUCCO) I. 7/8" 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), 16 GAGE STAPLES, SPACED AT NO MORE THAN 6 INCHES. 6. WEEP SCREEDS - A MINIMUM O.OIG-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-I/2 INCHES (89 MM) SHALL BE PROVIDED.	
7. EXTERIOR TRIM OVER CMU / STUCCO I. STONE ON FOAM - AND OR - STUCCO BUILT UP BANDING SIZED PER ELEVATIONS.	
8. 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.	
9. <u>GUTTERS AND DOWNSPOUTS</u> I. PROVISIONS OF GUTTERS AND DOWNSPOUTS, UNLESS OTHERWISE NOTED, IS BY OTHERS. VERIFY PROVISION, PROFILE AND MATERIAL AS DETERMINED BY OWNER	
IO. <u>EXTERIOR WALL FINISH OVER BLOCK</u> I. 5/8" PORTLAND CEMENT PLASTER (STUCCO), PER ASTM C-926, TEXTURED FINISH AT FIELD, SAND FINISH AT TRIMS, PER ELEVATION.	
II. <u>EXTERIOR WALL FINISH OVER FRAME</u> 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 I/2" NOMINAL SPAN RATED PLYWOOD SHEATHING, OVER MIN. 2X4 STUDS @ 16" O.C. (REFER TO STRUCTURAL)	
12. <u>MEATHER RESISTIVE BARRIER (M.R.B.) - HOUSE WRAP - OVER WOOD FRAMING AND SHEATHING</u> 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. 13. 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. 14. 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.	
I. SILL SPEC AND MATERIAL - WITH COMPATIBLE ADHESIVE BED (PER COMMUNITY SPECS).	
16. <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)-0025
I7. <u>INTERIOR CEILING FINISH</u> I. I/2" GYP. BD. 2. 5/8" TYPE 'X' GYP. BD. AT GARAGE CEILING	P 20-(
18. EXTERIOR CEILING FINISH - ENTRY, LANAI, AND UNDER CANTILEVER I. EXTERIOR GRADE SOFFIT BOARD WITH KNOCK DOWN FINISH	- SD
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	Reser Townh
	SSee
	Narco
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	CLARIFICATION!
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	FI. License No. AR9840
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BLDG TYPE 1 - FIRST FLOOR PLAN

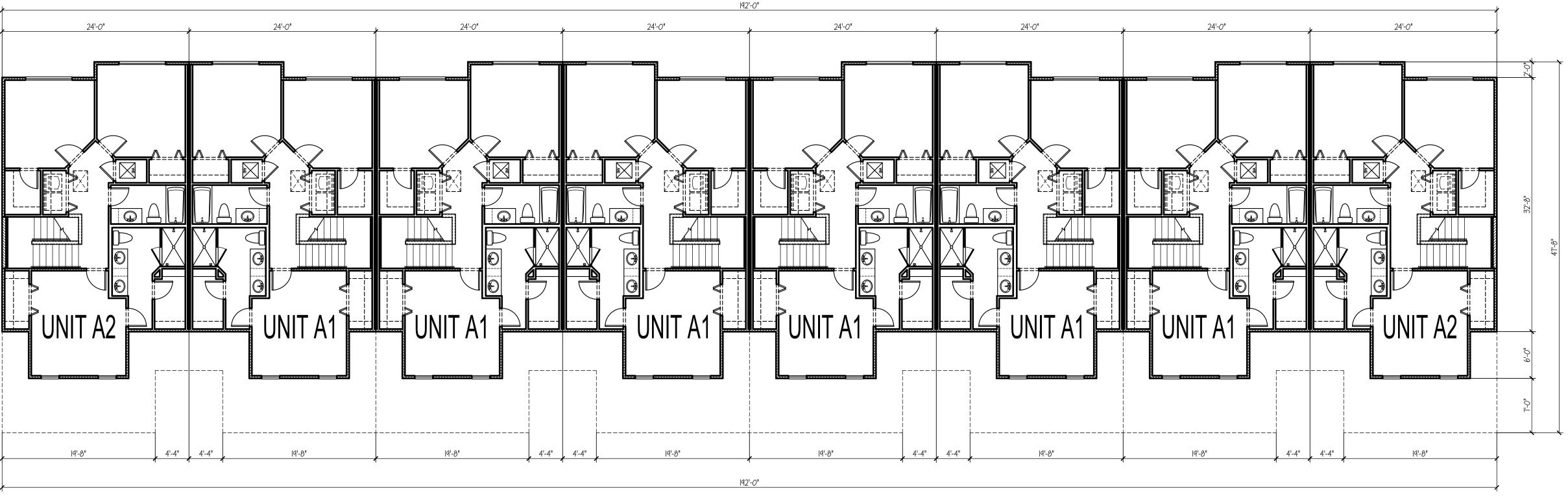
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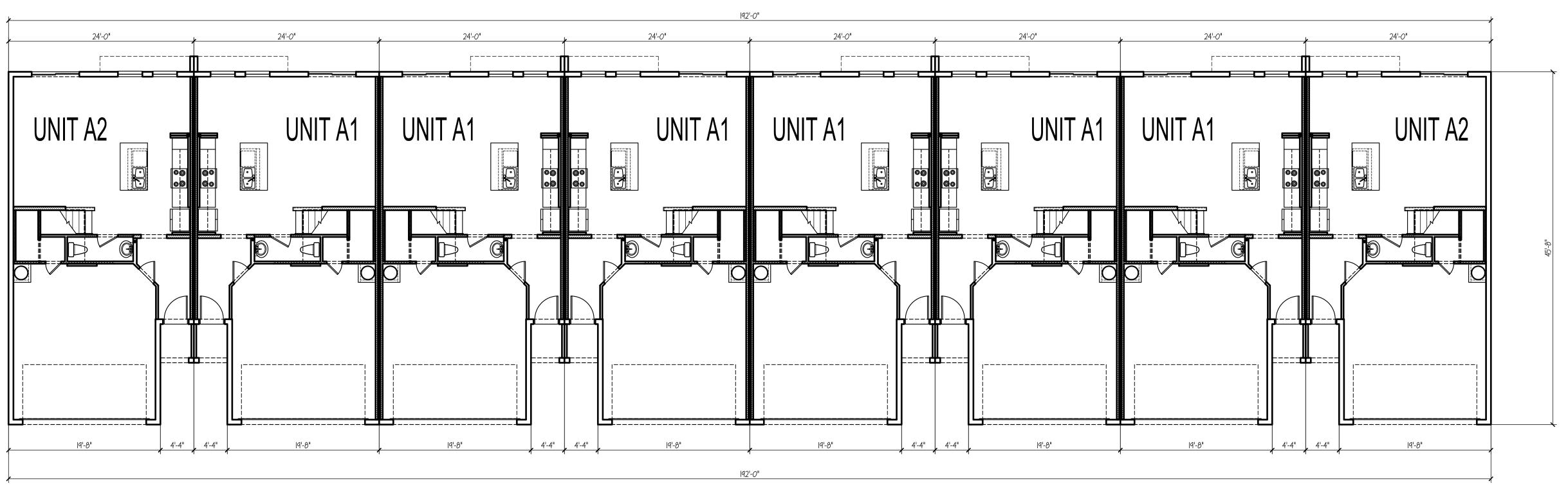
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BLDG TYPE 2 - SECOND FLOOR PLAN



BLDG TYPE 2 - FIRST FLOOR PLAN

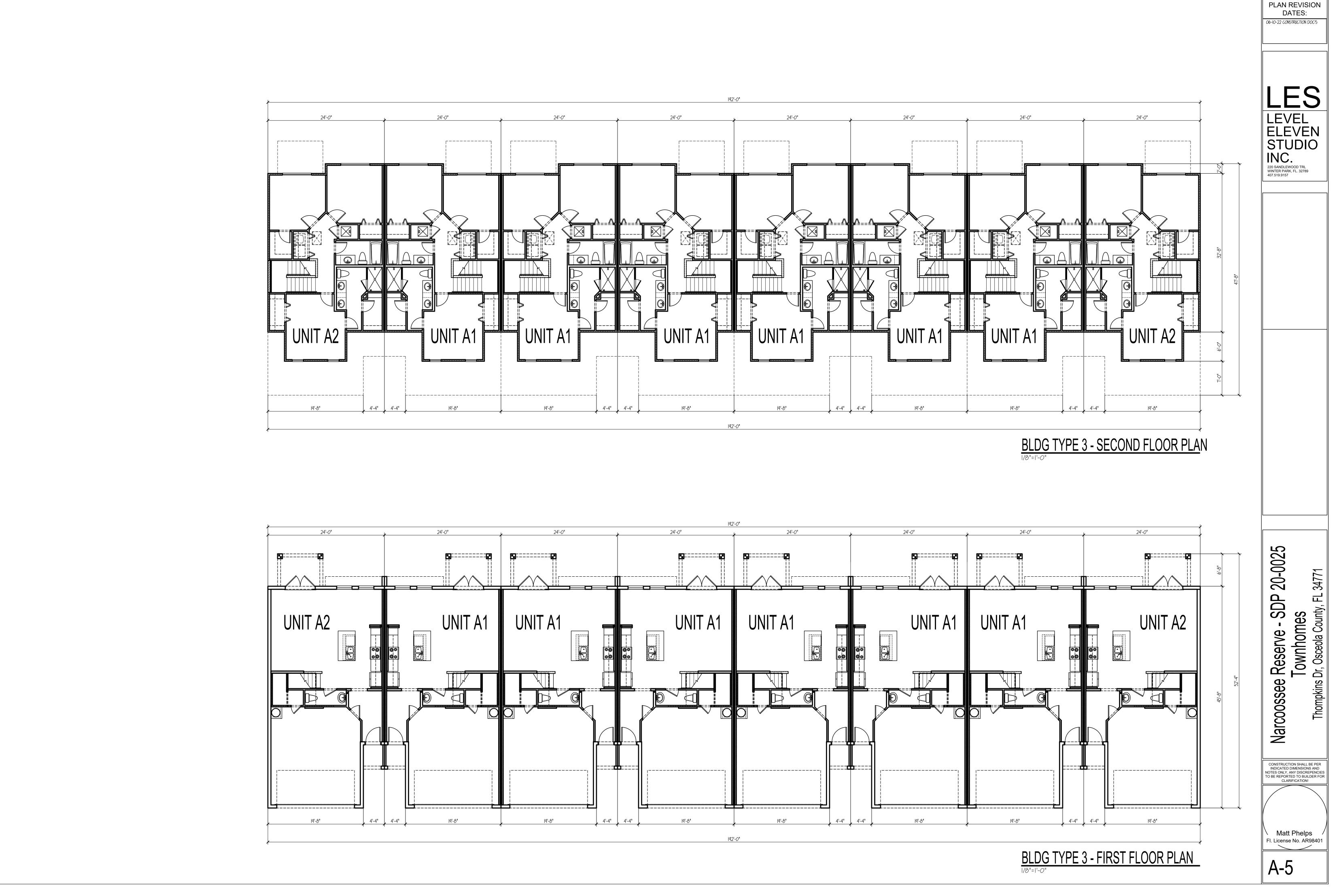
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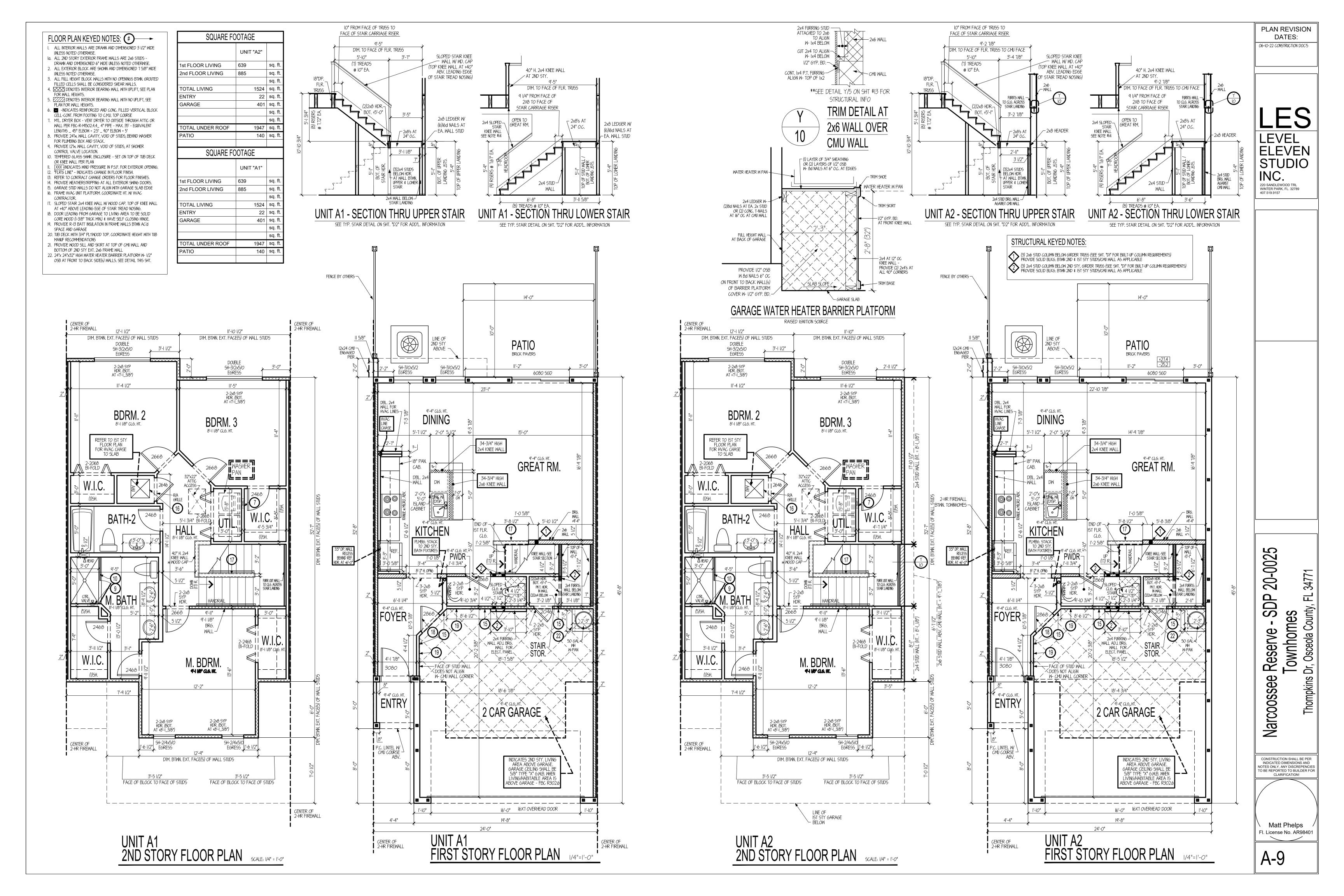
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A-6







SQUARE FOOTAGE UNIT "A2" 1st FLOOR LIVING 639 2nd FLOOR LIVING sq. ft. sq. ft. 1524 sq. ft. TOTAL LIVING 62 sq. ft. **ENTRY** GARAGE 401 sq. ft. 22 sq. ft. sq. ft. 9'-4" | 12" 5Q. CMU COL. | | FILL W CONC. & | (2)#5 VERT. REBARS TOTAL UNDER ROOF 2009 sq. ft. sq. ft. LINE OF IST STY PORCH BELOW -9'-4" CLG. HT.

ENTRY

BRICK PAVERS

CMU COURSE ABV. LINE OF 2ND STY ABOVE -P.C. LINTEL W-___-----_ UNIT A2 - BLDG TYPE 3 FIRST STORY FLOOR PLAN 1/4"=1'-0" UNIT A2 - BLDG TYPE 3 2ND STORY FLOOR PLAN SCALE: 1/4" = 1'-0"

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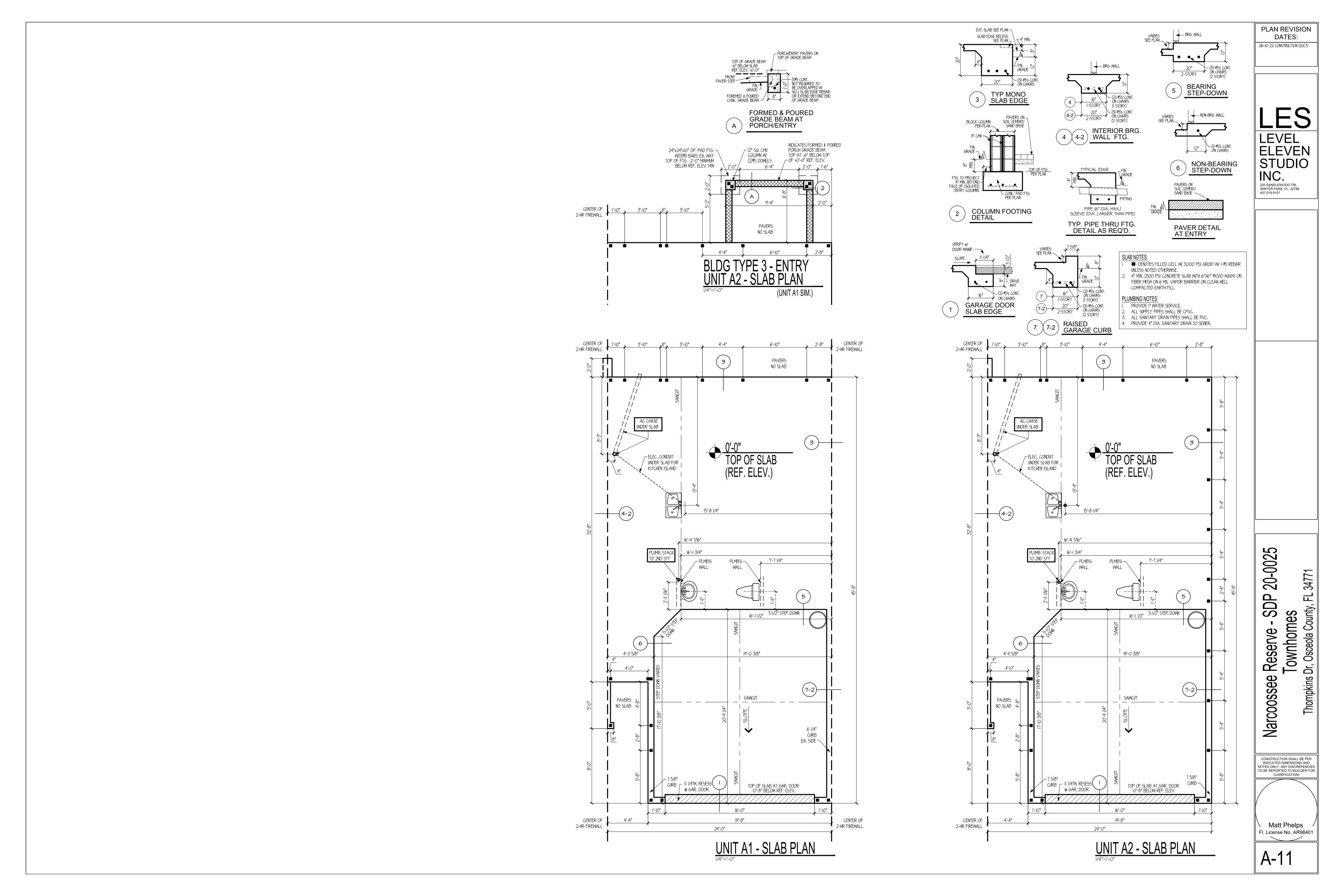
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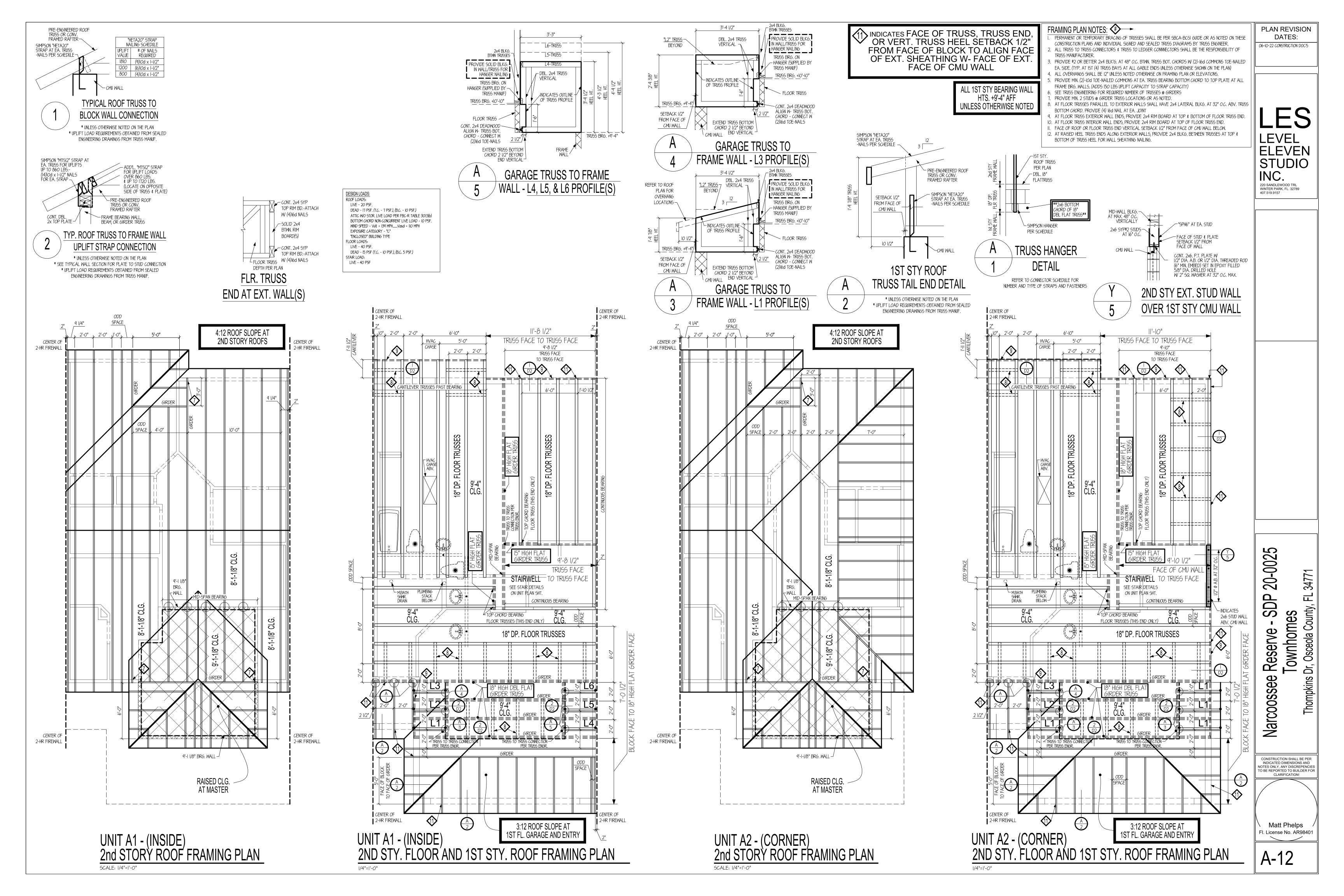
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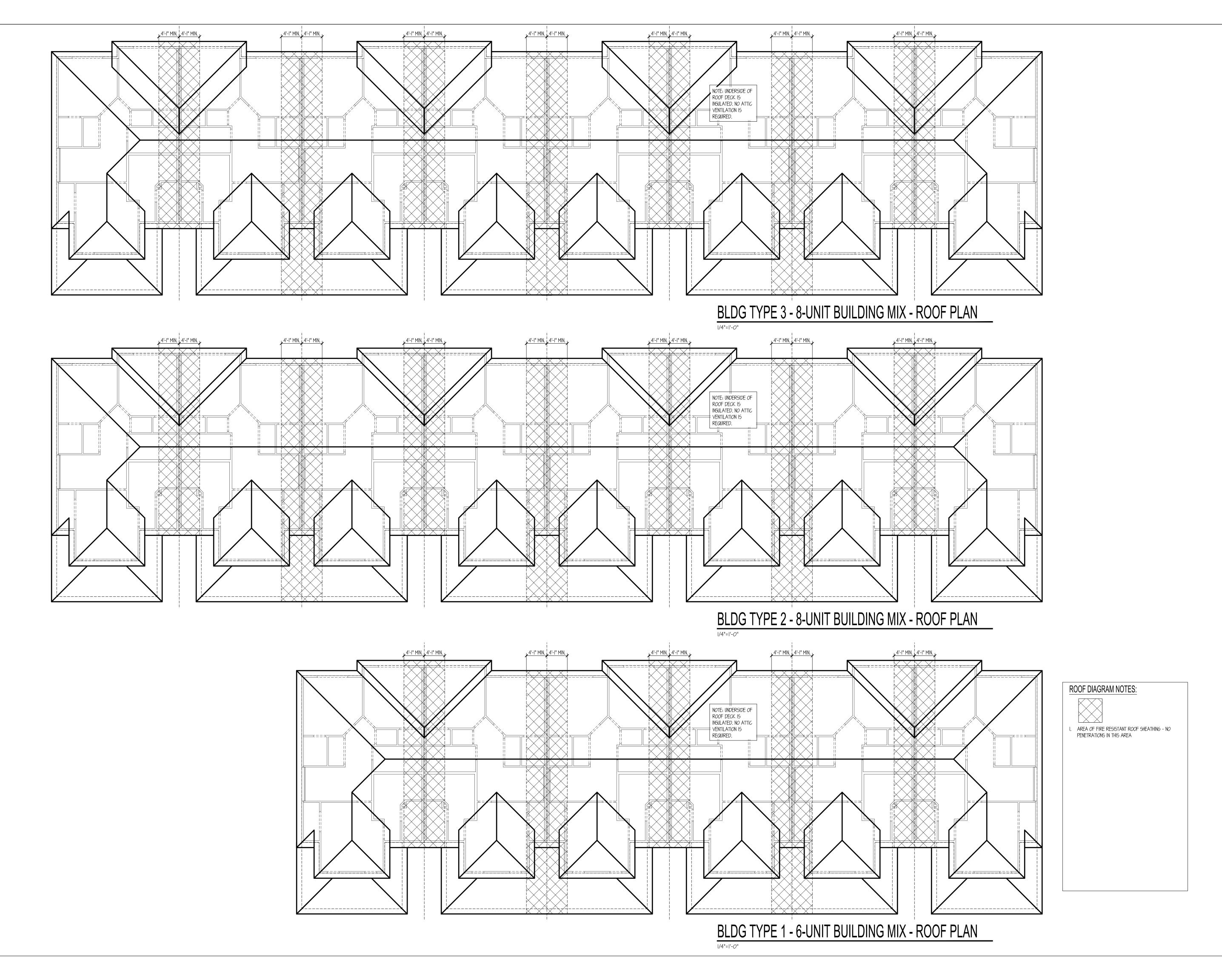
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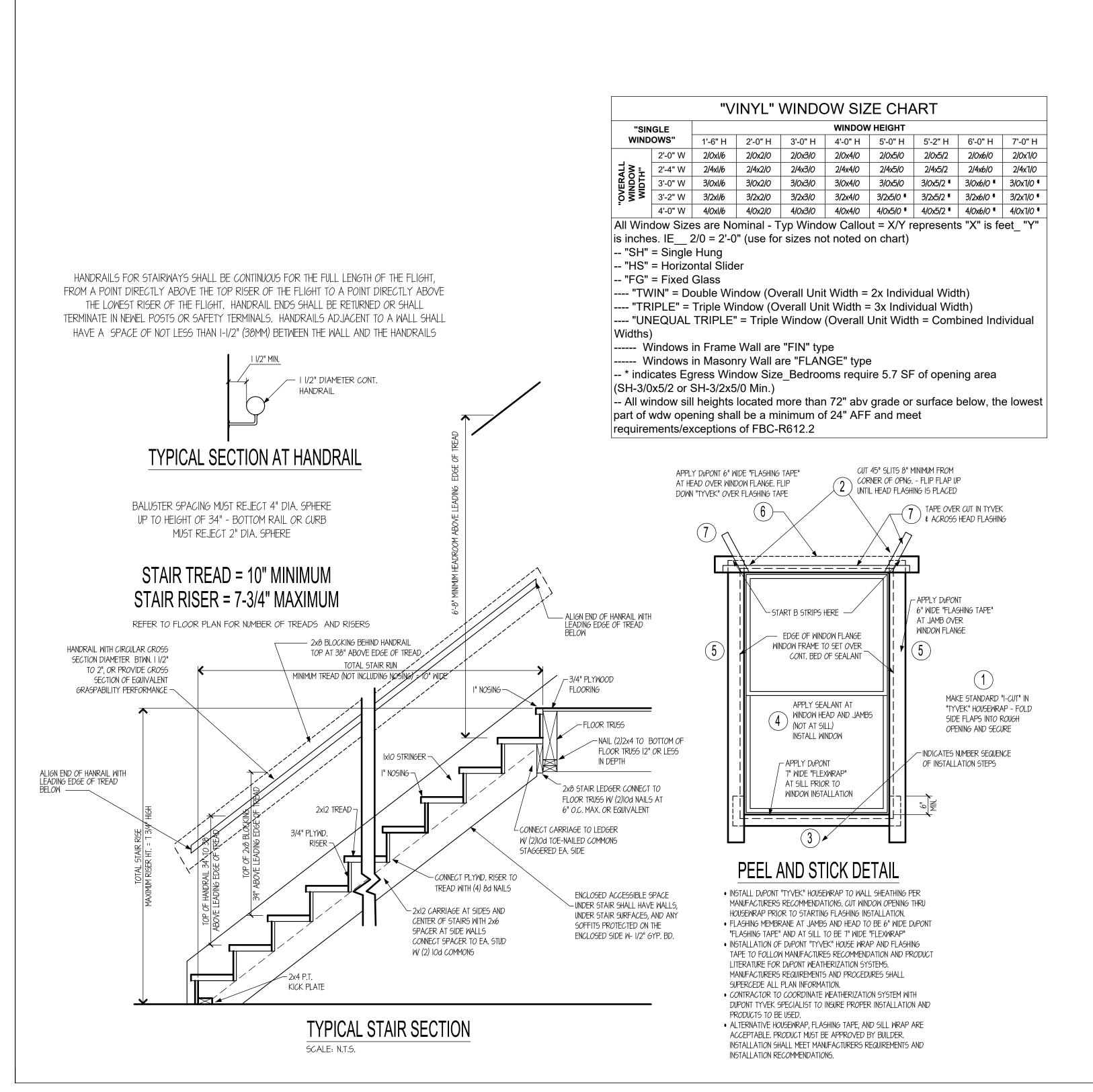
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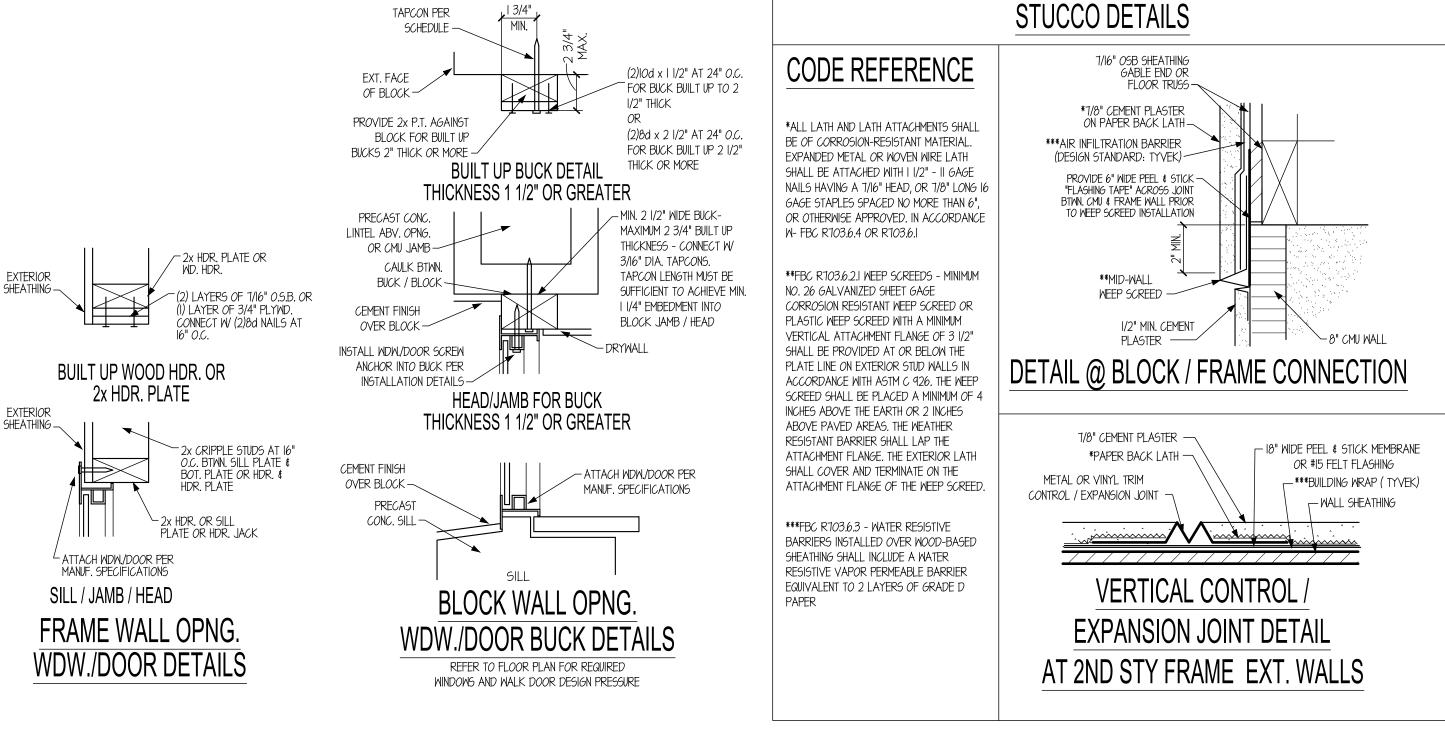
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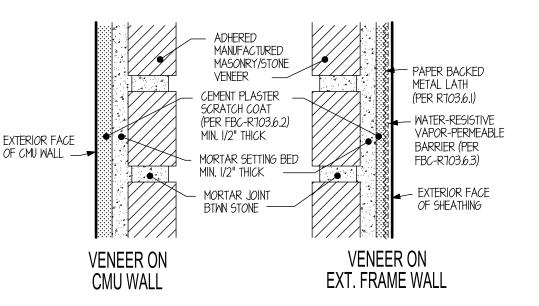
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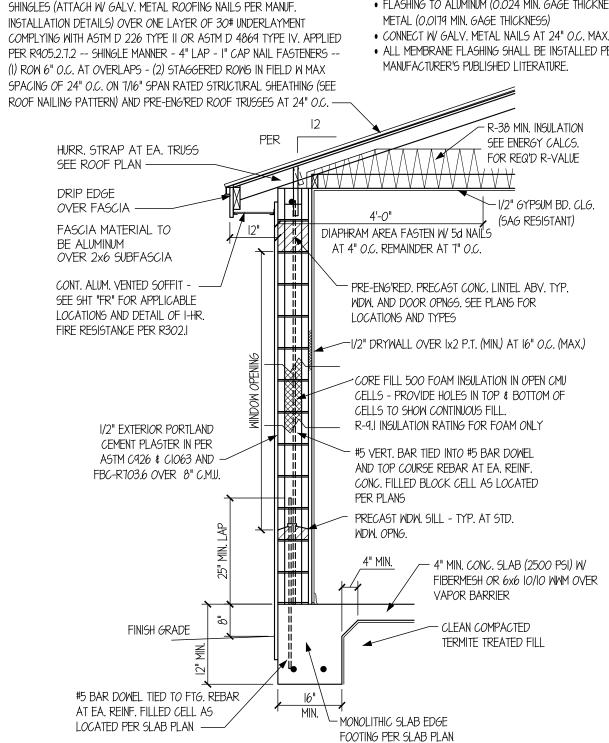


ADHERED MASONRY/STONE VENEER DETAIL

FLASHING NOTES:

• ALL FLASHING PER FBC-R903.2 • FLASHING INSTALLED TO PREVENT MOISTURE FROM ENTERING THE WALL & ROOF THROUGH JOINTS & INTERSECTIONS (WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS), THROUGH MOISTURE PERMEABLE MATLS., AND ROOF PLANE PENETRATIONS • ALL METAL FLASHING SHALL BE CORROSION RESISTANT • FLASHING TO ALUMINUM (0.024 MIN. GAGE THICKNESS) OR GALVANIZED METAL (O.OI79 MIN. GAGE THICKNESS)

• ALL MEMBRANE FLASHING SHALL BE INSTALLED PER ROOF ASSEMBLY MANUFACTURER'S PUBLISHED LITERATURE.



TYP. EXT. BLOCK WALL SECTION

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

FLASHING NOTES:

SHINGLES (ATTACH W/ GALV. METAL ROOFING NAILS PER MANUF.

INSTALLATION DETAILS) OVER ONE LAYER OF 30# UNDERLAYMENT

PER R905.2.7.2 -- SHINGLE MANNER - 4" LAP - 1" CAP NAIL FASTENERS -

(1) ROW 6" O.C. AT OVERLAPS - (2) STAGGERED ROWS IN FIELD W MAX

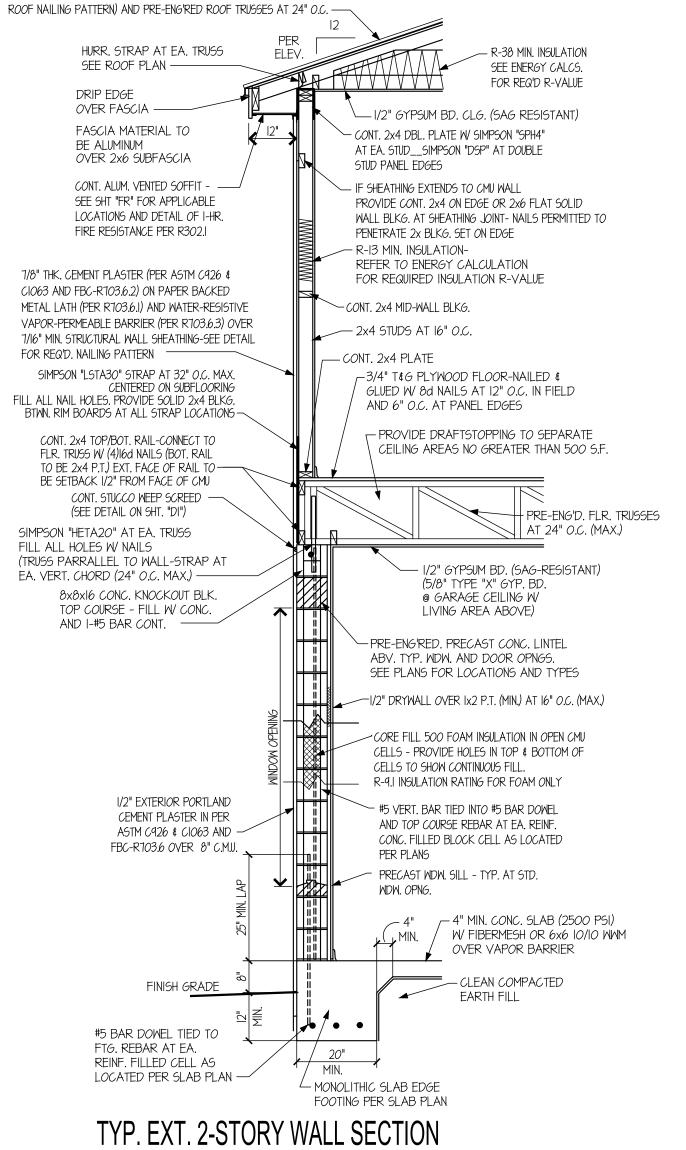
SPACING OF 24" O.C. ON 7/16" SPAN RATED STRUCTURAL SHEATHING (SEE

• ALL FLASHING PER FBC-R903.2 • FLASHING INSTALLED TO PREVENT MOISTURE FROM ENTERING THE WALL & ROOF THROUGH JOINTS & INTERSECTIONS (WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS), THROUGH MOISTURE PERMEABLE MATLS., AND ROOF PLANE PENETRATIONS ALL METAL FLASHING SHALL BE CORROSION RESISTANT

• FLASHING TO ALUMINUM (0.024 MIN. GAGE THICKNESS) OR GALVANIZED COMPLYING WITH ASTM D 226 TYPE II OR ASTM D 4869 TYPE IV. APPLIED

METAL (0.0179 MIN. GAGE THICKNESS) CONNECT W/ GALV. METAL NAILS AT 24" O.C. MAX.

• ALL MEMBRANE FLASHING SHALL BE INSTALLED PER ROOF ASSEMBLY MANUFACTURER'S PUBLISHED LITERATURE.



20-002 _ SD ownhome Reserve Narcoossee

2

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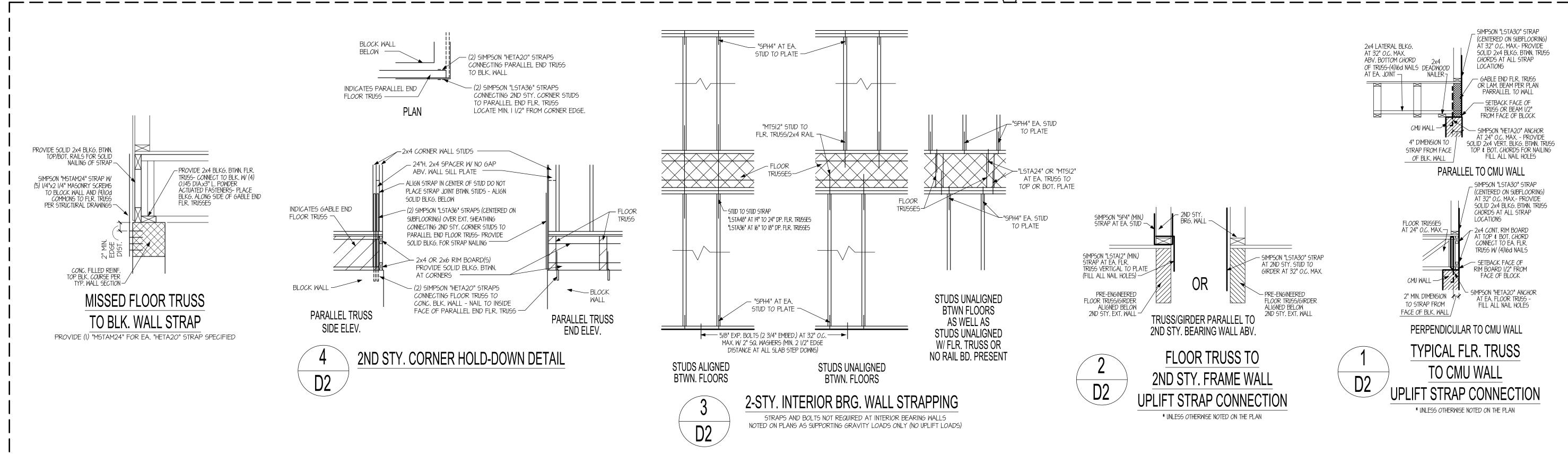
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STRUCTURAL DRAWINGS SUPERCEDE THESE TYPICAL DETAIL(S)



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