

## 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 UNIT	R.	RISER
		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.	DOOR	S.C.	SOLID CORE
D.S.	DOWNSPOUT	S.D.	SMOKE DETECTOR
DTL.	DETAIL	S.H.	SINGLE HUNG
D.W.	DISHWASHER	SH	SHELF
EA.	EACH	SHTHG.	SHEATHING
ELEV.	ELEVATION	SHWR.	SHOWER
ENG'D.	ENGINEERED	SIM.	SIMILAR
EQ.	EQUAL	SGD.	SLIDING GLASS
EXH.	EXHAUST	STD.	STANDARD
EXT.	EXTERIOR	TEMP.	TEMPERED GLASS
F.G.	FIXED GLASS	THK.	THICK
FIN.	FINISH	T.O.C.	TOP OF CURB
FLR.	FLOOR	T.O.P.	TOP OF PLATE
FLR'G	FLOORING	T.O.S.	TOP OF SLAB
FLUOR.	FLUORESCENT	TYP.	TYPICAL
FR. DR.	FRENCH DOOR	U.N.O.	UNLESS NOTED OTHERWISE
FTG.	FOOTING	VP.	VAPOR PROOF
GA.	GAUGE	W.	WASHER
G.F.I.	GROUND-FAULT CIRCUIT	W/	WITH
	INTERRUPTER	WD.	WOOD
GL.	GLASS	WDW.	WINDOW
GYP. BD.	GYPSPUM BOARD	WH	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  
407-227-1973

### CIVIL ENGINEER:

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'-4" 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 R302.2.1 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 ARCHITECT'S 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 PROTECTION

- TERMITE PRE-TREATMENT 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 - R308.
- 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.
- FOOTING SHALL BE PLACED ON COMPACTED SOIL FREE OF ORGANIC DEBRIS.
- AS REQUIRED BY THE LOCAL MUNICIPALITY BUILDING DEPARTMENT, A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL ON THE SITE FOR THE BUILDING INSPECTORS USE, OR ALL PROPERTY MARKERS SHALL BE EXPOSED AND A STRONG STRETCHED FROM MARKER TO MARKER TO VERIFY REQUIRED SETBACKS.

### CONCRETE NOTES

- CONCRETE STRENGTH SHALL BE 2500 PSI AT 28 DAYS AND IN ACCORDANCE WITH A.C.I. 318-15.
- 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 A615.

### CONCRETE MASONRY NOTES

- CONCRETE MASONRY WORK SHALL BE IN ACCORDANCE WITH A.C.I. 530/ASCE 5/116 402.
- CONCRETE MASONRY UNITS SHALL BE IN CONFORMANCE WITH ASTM C90, GRADE N TYPE I, 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 C416.
- MORTAR SHALL BE TYPE "M" OR "S" IN ACCORDANCE WITH ASTM C270.
- ALL MASONRY UNITS SHALL BE Laid IN RUNNING BOND UNO.
- PROVIDE 8" PRECAST CONCRETE UNITS ABOVE ALL MASONRY OPENINGS, ALL LINTEL FOR OPENINGS OVER 5'-6" SHALL BE GROUTED SOLID IN 8" STANDARD BRG. EA. END UNO. (4" MIN. BEARING REQ'D.)

### PRE-ENGINEERED WOOD TRUSSES

- ALL TRUSSES SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE "NATIONAL DESIGN SPECIFICATIONS FOR STRESS-GRADE LUMBER AND ITS FASTENERS" AS RECOMMENDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
- THE TRUSS MANUF. SHALL VERIFY ALL TRUSS SPANS, SLOPES, BEARING POINTS, AND DIMENSIONS BEFORE FABRICATION. 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 TRUSSES TO TRUSS HANGERS AND CONNECTIONS.
- 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/LIFT LOADS, BRACING MEMBERS, AND TRUSSES 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. MAXIMUM.
- RIDGE AND VALLEY SET MEMBERS SHALL BE A NOMINAL DIMENSION OF 2" LARGER THAN RAFTERS.
- ALL LOAD-BEARING FLOOR & ROOF FRAMING MEMBERS SHALL BE MIN. 5/8" X 12" OR BETTER. UNO.

### WALL & ROOF FRAMING NOTES

- STRUCTURAL DRAWINGS SUPERSEDE 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 PRODUCTS 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 WALLS SHALL HAVE HEAD AND SHANK SIZE EQUIVALENT TO HAND DRIVEN WALLS, OTHERWISE SPACING SHALL BE REDUCED FROM 16" TO 12" AT 10° TO 30°, AND 8" TO 12" 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. UNO.
- ALL LOAD BEARING FLOOR AND ROOF FRAMING MEMBERS SHALL BE MIN. 5/8" X 12" OR BETTER. UNO.
- ALL BLOCKING MEMBERS SHALL BE MIN. UTILITY GRADE LUMBER. UNO.
- WOOD HEADERS AS NOTED ON PLANS. ALL HEADER MATERIAL TO BE SOUTHERN YELLOW PINE #2 MIN. PROVIDE STRAPS AS REQ'D. PER STRUCTURAL DRAWINGS.
- REFER TO STRUCTURAL DRAWINGS FOR NUMBER OF JACK STUDS AT OPENINGS.
- PROVIDE A BULL TIP OR SOLID SAW COLUMN UNDER ALL GIRDERS AND BEAMS IN FRAMED WALLS UNLESS NOTED OTHERWISE ON STRUCTURAL PLANS. A MINIMUM OF (2)x24 STUDS SHALL BE USED. STRAP MEMBER DIRECTLY TO TOP OF 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.
- END JOINTS IN STRUCTURAL DOUBLE PLATE SHALL BE OFFSET AT LEAST 4'-0". STRUCTURAL DOUBLE PLATES TO BE NAILED AT 6" O.C.
- AT EXTERIOR FRAME WALLS, PROVIDE FULL PANEL OF SHEATHING FROM ALL CORNER EDGES. FULL PANEL MUST BE SAWN CUT AROUND ANY OPENINGS. SEE DETAILS FOR NAILING REQUIREMENTS.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESURE TREATED LUMBER OR SEPARATED FROM CONCRETE IN FELT PAPER OR METAL PLATES.
- ALL NAILS AND BOLTS EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED.

### 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 TO PROVIDE CONTINUITY FROM ROOF TRUSSES THRU PLATES TO SLAB AND FOUNDATION PER PLAN.
- UPLIFT CONNECTORS AT ROOF TRUSSES SHALL BE BENT OVER TRUSS TOP CHORDS AS REQUIRED AND NAILED PRIOR TO APPLICATION OF ROOF SHEATHING. MISSED STRAPS SHALL BE INSTALLED PER PLAN PRIOR TO SHEATHING INSTALLATION.
- THE MAXIMUM NUMBER OF FLAT STRAPS (I.E. "HETA20") IN THE TOP BLOCK WALL COURSE AT ANY GIRDER TRUSS SHALL BE (2) STRAPS WITH 8" CLEAR DIMENSION BEFORE NEXT STRAPS).
- 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 CATALOG.
- 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 DRAWINGS FOR MINIMUM NUMBER OF FASTENERS.
- MAY SUBSTITUTE HURRICANE STRAP WITH STRAP OF GREATER HOLD DOWN VALUE OR GREATER UPLIFT VALUE IN FIELD WITHOUT VERIFICATION, PROVIDED ALL MANUFACTURERS INSTALLATION INSTRUCTIONS OR REQUIREMENTS ARE FOLLOWED.

### STRUCTURAL CRITERIA

- APPLICABLE CODE:  
FLORIDA BUILDING CODE 7TH EDITION (2020) - RESIDENTIAL  
CHAPTER 3, SECTION R301
- WIND SPEED - Vult = 134 mph --- Vmed = 108 MPH  
NON-WIND-BORNE DEBRIS REGION  
RISK CATEGORY II  
EXPOSURE CATEGORY "C"  
"ENCLOSED" BUILDING TYPE  
-SEE ROOF AND FLOOR FRAMING PLAN FOR APPLICABLE LIVE AND DEAD LOADS

### GARAGE DOOR, CEILING, DUCTS & UNDER STAIR NOTES

- DOORS BETWEEN GARAGE AND LIVING SPACE SHALL BE MINIMUM 1 3/8" THICK SOLID CORE WOOD DOORS, 1 3/8" SOLID OR HONEYCOMB CORE STEEL DOORS, OR 20-MINUTE FIRE RATED DOORS. DOORS SHALL HAVE SELF-CLOSING HINGE OR OTHER DEVICE INSTALLED.
- THE GARAGE FRAME WALLS SHALL BE SEPARATED FROM THE RESIDENCE BY NOT LESS THAN 1/2" GYPSPUM BOARD APPLIED TO THE GARAGE SIDE. GARAGE CEILING BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE X GYPSPUM BOARD OR ITS EQUIVALENT.
- DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE 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" GYPSPUM BOARD.

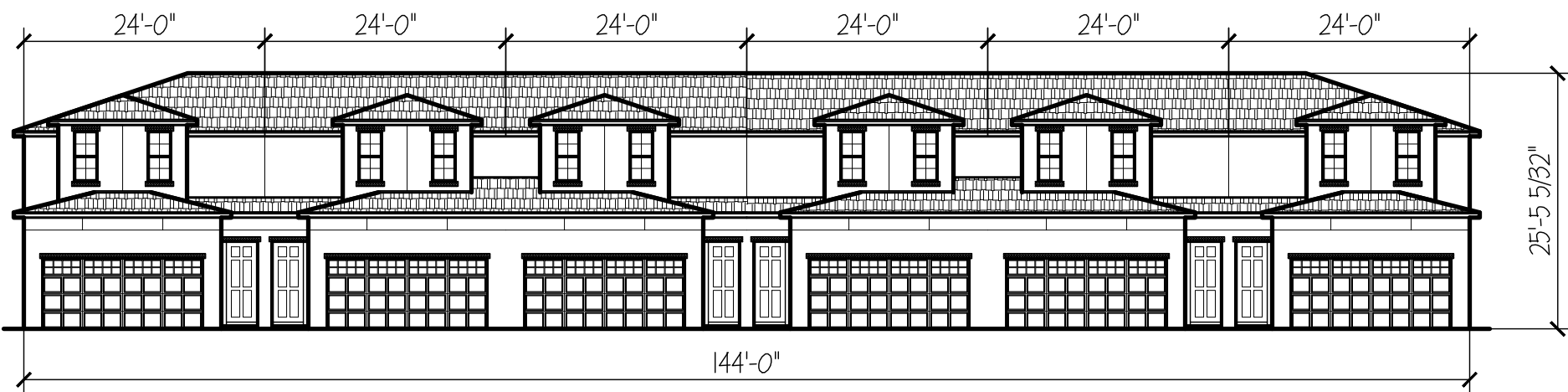
### GUARDRAILS AND STAIR RAILINGS

- GUARDS SHALL MEET FBC-R302.
- 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 EDGES OF TREADS.
- OPENINGS IN OPEN RAILINGS / GUARDS SHALL NOT ALLOW PASSAGE OF 4" DIAMETER SPHERE AND MEET REQUIREMENTS/EXCEPTIONS OF FBC-R302.3.
- 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 FBC-R302.1.

### MISC LIVE LOADS

- SEE STRUCTURAL DRAWINGS FOR ADDITIONAL APPLICABLE LOADS
- ROOMS OTHER THAN SLEEPING ROOMS -- 40 PSF
- SLEEPING ROOMS -- 30 PSF
- PASSENGER VEHICLE GARAGES -- 50 PSF
- GUARDRAILS AND HANDRAILS -- 200 PSF

## 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.

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.

THE 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 ARCHITECT'S 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  
NO  
TOWNHOUSE  
7TH EDITION (2020)

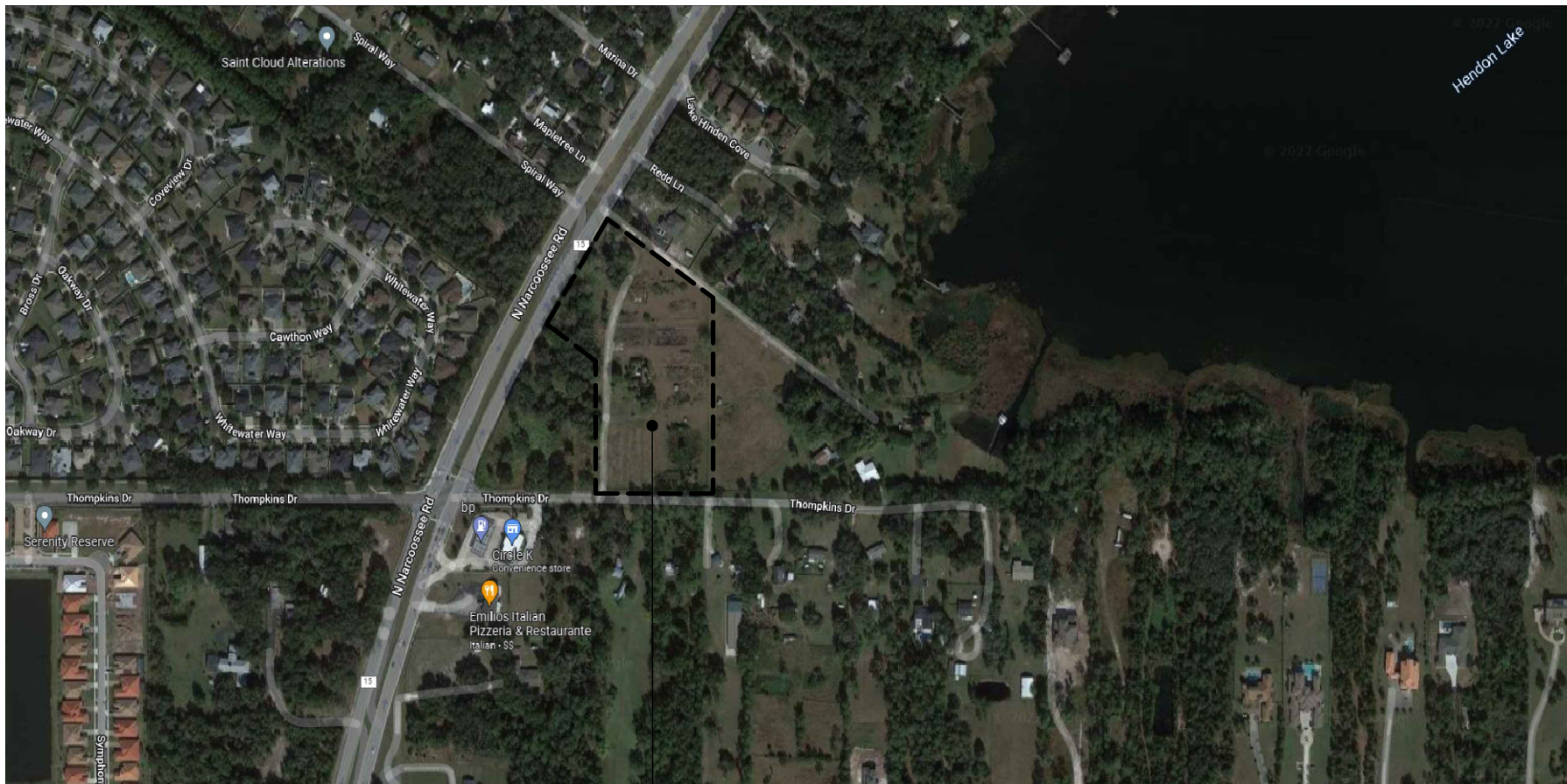
### APPLICABLE CODES

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

UPDATED JUNE 2022

BUILD DEPT #116  
4/27/2020  
SET AS REQUIRED - 1  
OSCEOLA COUNTY

## VICINITY MAP



1 SITE LOCATION

## INDEX

## ARCHITECTURAL

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A-1C	TYPICAL FINISH MATERIAL SPECIFICATION
A-2	SITE PLAN
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A-8	ENLARGED ELEVATIONS - BUILDING TYPE 3
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S4.1	STRUCTURAL DETAILS AND SCHEDULES
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## ELECTRICAL

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E-05	DETAILS - ELECTRICAL
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## MECHANICAL

SHT. NUMBER	SHT. TITLE
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## PLUMBING

SHT. NUMBER	SHT. TITLE
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P-02	SITE PLAN - PLUMBING
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P-04	UNIT A1 & A2 FLOOR PLAN WASTE AND VENT - PLUMBING
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P-06	DETAILS - PLUMBING
P-07	SCHEDULES - PLUMBING

## CONSTRUCTION DOCUMENT PACKAGE

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

PLAN REVISION DATES:

06-10-22 CONSTRUCTION DOC'S

LES  
LEVEL  
ELEVEN  
STUDIO  
INC.

220 SANDLEWOOD TRL  
WINTER PARK, FL 32789  
407-519-9157

Narcoossee Reserve - SDP 20-0025  
Townhomes  
Thompkins Dr, Osceola County, FL 34771

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

Matt Phelps  
Fl. License No. AR98401

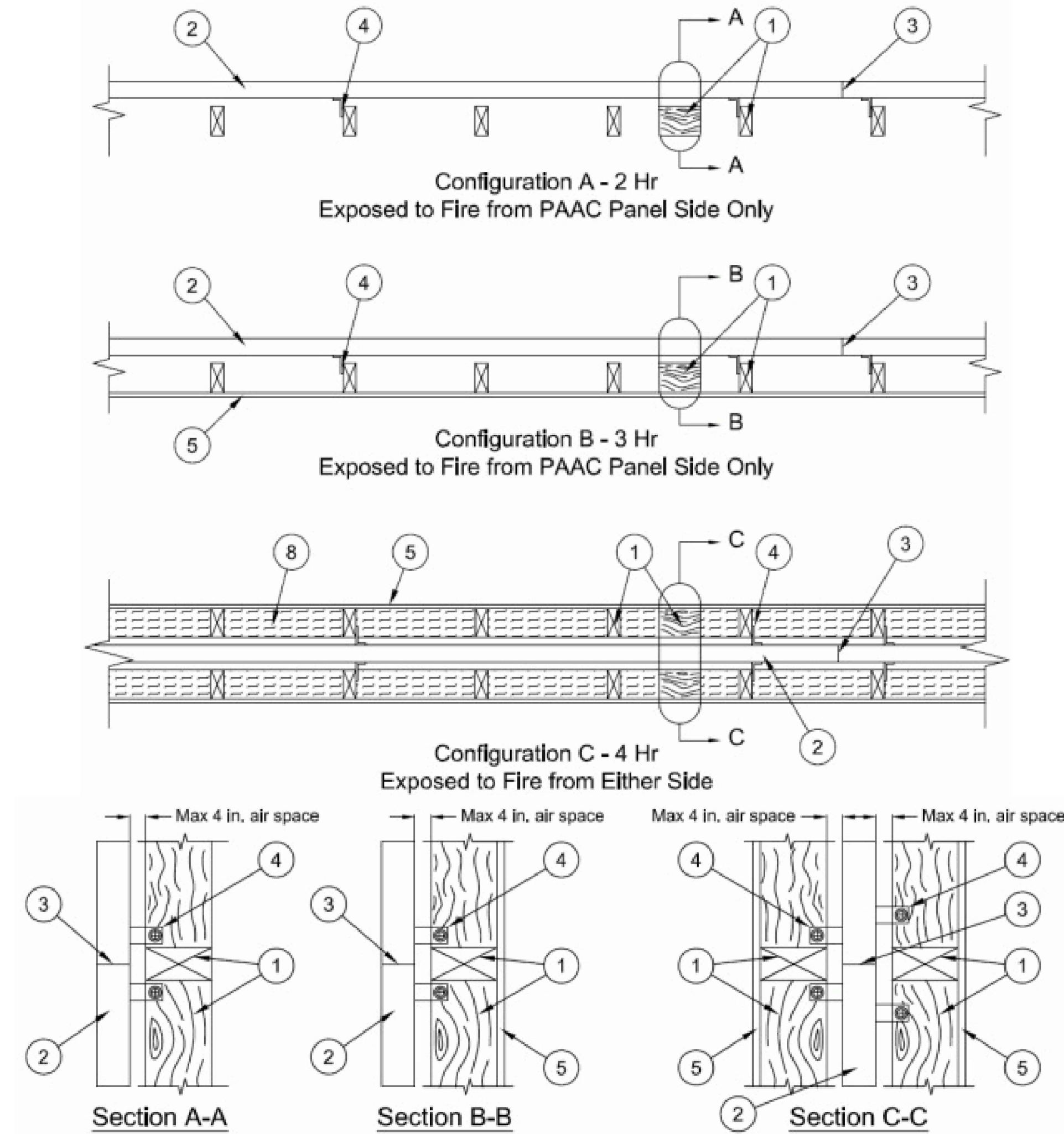
A-1



U.L. ASSEMBLY - U210

Design No. U210  
March 11, 2020  
Bearing Wall Rating —2, 3 or 4 Hr (See Items 3A, 5, 7 and 8)  
Finish Rating —See Items 3A and 4  
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used —See Guide BXIV or BXIV7

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



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.
- 1A. Steel Studs —(Not Shown – Not to be used with Item 8, Batts and Blankets) —As an alternate to Item 1 —Min 0.0329 in. bare metal thickness (No. 20 MSG) corrosion-protected steel studs, min 3-1/2 in. wide, cold formed, designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute (AISI). All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing shall not exceed 16 in. OC. Studs attached to floor and ceiling runners (Item 1B) with 1/2 in. long Type 5-12 steel screws on both sides of the studs or by welded or bolted connections designed in accordance with the AISI specifications.
- 1B. Floor and Ceiling Runners —(Not Shown) —For use with Item 1A. Channel shaped, fabricated from min 0.0329 in., bare metal thickness (No. 20 MSG) corrosion-protected steel, that provide a sound structural connection between steel studs and adjacent assemblies such as floors, ceilings and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. OC.
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. leg and one 2-1/2 in. to 5-1/2 in. leg. A 0.104 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 1 or 1A) 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 studs and panels.
5. Gypsum Board —Any 5/8 in. thick UL Classified Gypsum Board that is eligible 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 1 in. long Type 5-12 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 1 in. long Type 5-12 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 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.R14196

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

CERTAINTED GYPSUM INC (View Classification) —CKNX.R3660

GCC INC (View Classification) —CKNX.R19751

CERTAINTED GYPSUM INC (View Classification) —CKNX.R18482

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

LOADMASTER SYSTEMS INC (View Classification) —CKNX.R11809

NATIONAL GYPSUM CO (View Classification) —CKNX.R3501

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

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

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

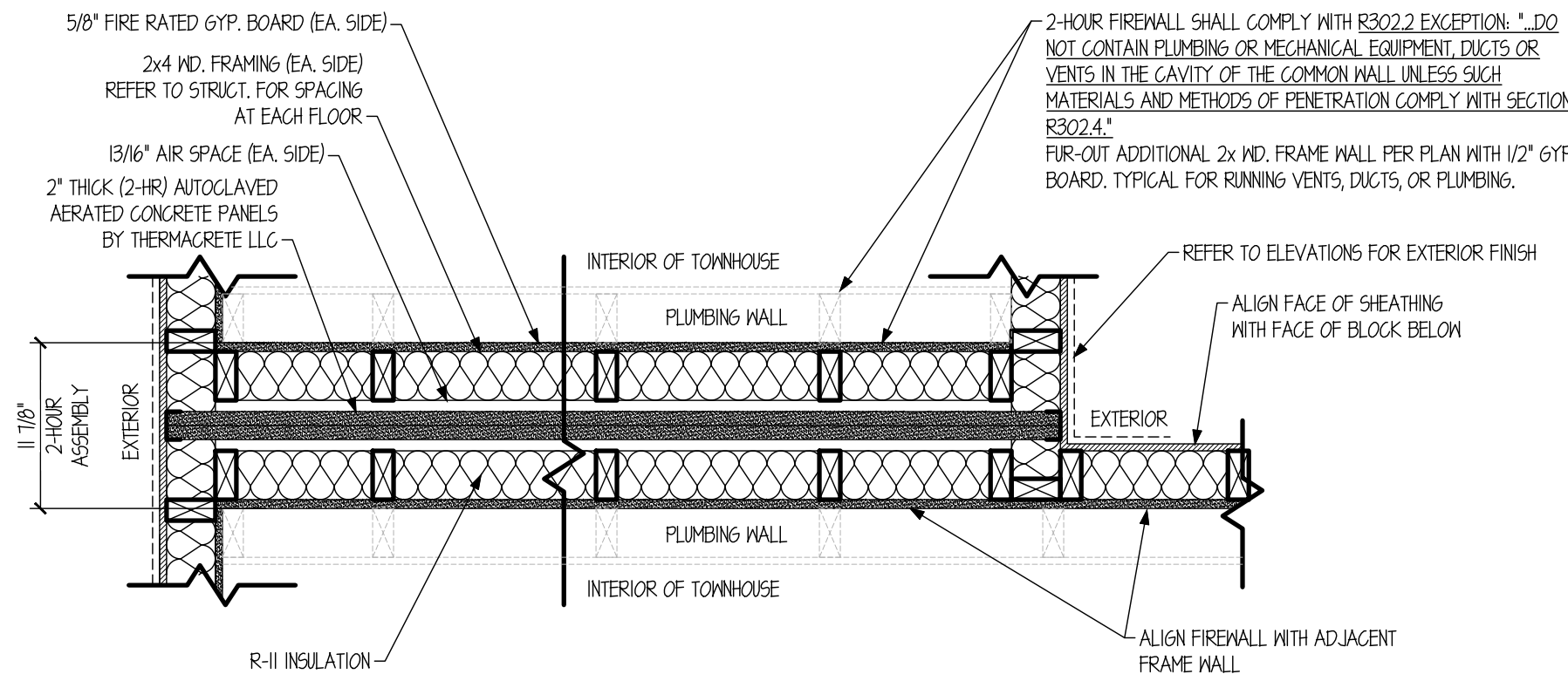
THAI GYPSUM PRODUCTS PCL (View Classification) —CKNX.R27517

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

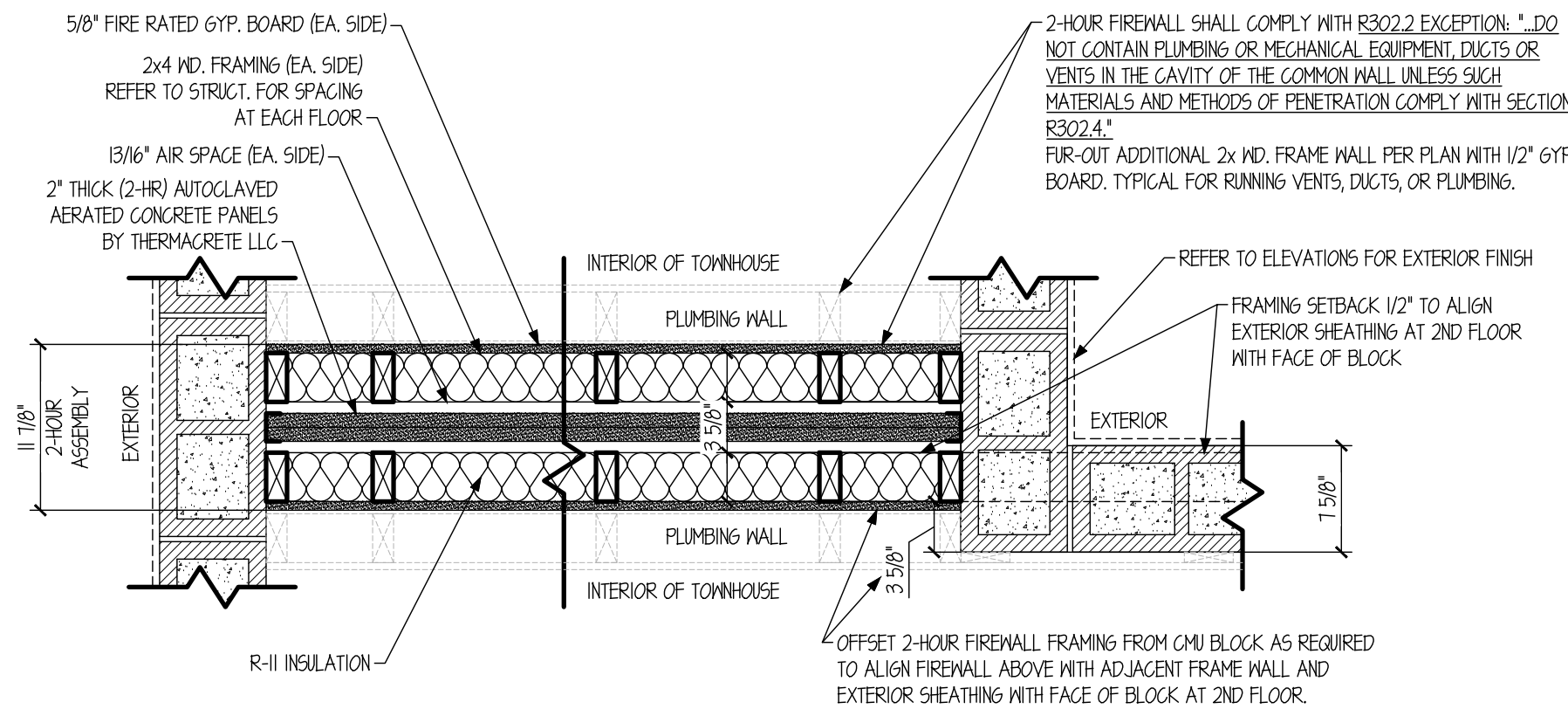
USG MEXICO S A DE C V (View Classification) —CKNX.R16089

6. 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.
8. Batts and Blankets\* —  
Configurations A and B  
(Optional —Not Shown —Not to be used with Item 1A) —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 1A) —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 0 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 1 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



2-HOUR FIRE WALL @ 2ND FLOOR  
EXTERIOR FRAME WALL INTERSECTIONS (UL -U210)



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

PLAN REVISION DATES: 06-10-22 CONSTRUCTION DOCS	
LES LEVEL ELEVEN STUDIO INC. 220 SANDLEWOOD TRL WINTER PARK, FL 32789 407.519.9157	
Narcoossee Reserve - SDP 20-0025 Townhomes Thompkins Dr., Osceola County, FL 34771	
CONSTRUCTION SHALL BE PER INDICATED DIMENSIONS AND NOTES ONLY. ANY DISCREPANCIES TO BE REPORTED TO BUILDER FOR CLARIFICATION.	
Matt Phelps Fl. License No. AR98401	
A-1A	



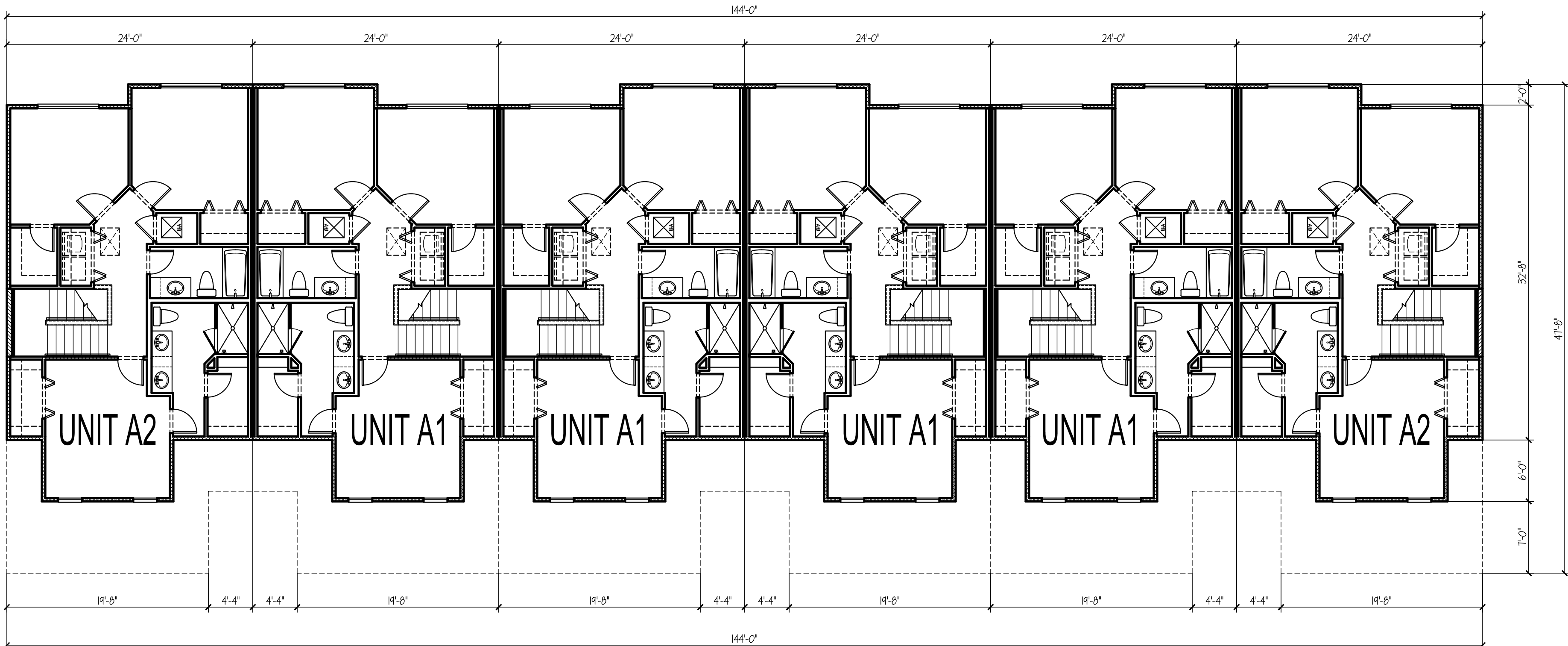
PLAN REVISION DATES:

06-10-22 CONSTRUCTION DOCS

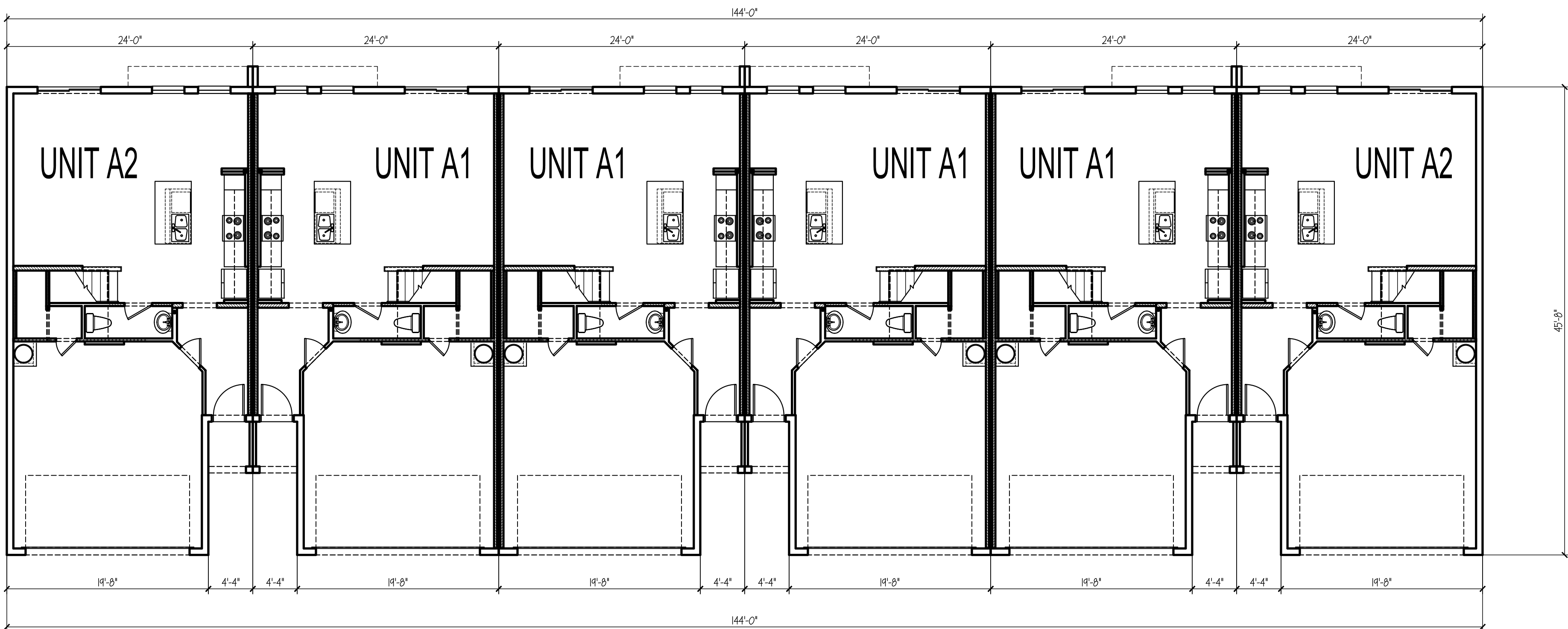


		<div><div>1. <u>ROOFING</u></div><div>1. ROOF SHINGLES OVER 15# ROOFING FELT PER SPECIFICATIONS</div><div>2. <u>ROOF TRUSSES</u></div><div>1. PRE-ENGINEERED ROOF TRUSSES AT TYP. 24" O.C. WITH NOM. SHEATHING (REFER TO STRUCTURAL).</div><div>2. REFER TO TRUSS MANUFACTURER DRAWINGS</div><div>3. REFER TO ARCHITECTURAL DETAILS (TRUSS / EAVE PROFILES MAY VARY).</div><div>3. <u>ROOF INSULATION</u></div><div>1. SPARY ON "ICYNENE" FOAM INSULATION ON UNDERSIDE OF ROOF DECK. (MIN R-20-FOAM ONLY) INSTALLATION AND MATERIALS PER MANUFACTURERS INSTRUCTIONS, 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).</div><div>4. <u>D RIP EDGE AND FASCIA</u></div><div>1. 2X6 SUB FASCIA, PLUMB CUT</div><div>2. PRE-FINISHED ALUMINUM METAL D RIP EDGE, GAGE PER SMAGNA - ARCHITECTURAL SHEET METAL MANUAL. COLOR AND FINISH BY OWNER.</div><div>3. FASCIA MATERIAL AS PERMITTED BY CODE AND DETERMINED BY OWNER OR SPECIFICATIONS</div><div>5. <u>SOFFIT MATERIAL</u></div><div>1. MATERIAL AS PERMITTED BY CODE - VENTED OR NON-VENTED AS REQUIRED.</div><div>6. <u>EXTERIOR WALL FINISH OVER FRAME (STUCCO)</u></div><div>1. 1/8" PORTLAND CEMENT PLASTER (STUCCO), PER ASTM C-926, 3-COAT OVER PAPER BACKED GALV. METAL LATH.</div><div>2. OVER HOUSE WRAP - WEATHER RESISTIVE BARRIER (W.R.B.)</div><div>3. OVER 1/2" NOMINAL SPAN RATED PLYWOOD SHEATHING, OVER MIN. 2X4 STUDS AT 16" O.C. (REFER TO STRUCTURAL).</div><div>4. STRUCTURAL PANELS USED IN PRESCRIPTIVE FIRE RATED ASSEMBLIES SHALL BE A MINIMUM 15/32" MIN. WOOD BONDED W/ EXTERIOR GLUE.</div><div>5. ALL LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION - RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1 1/2-INCH-LONG (38MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 7/8"-INCH-LONG (22.2 MM), 16 GAGE STAPLES, SPACED AT NO MORE THAN 6 INCHES.</div><div>6. KEEP SCREEDS - A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT KEEP SCREED OR PLASTIC. KEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES (89 MM) SHALL BE PROVIDED.</div><div>7. <u>EXTERIOR TRIM OVER CMU / STUCCO</u></div><div>1. STONE ON FOAM - AND OR - STUCCO BUILT UP BANDING SIZED PER ELEVATIONS.</div><div>8. <u>GYP SUM WALLBOARD IN RATED ASSEMBLIES</u></div><div>1. PROVIDE WALLBOARD SUITABLE TO THE SYSTEMS SPECIFIED AND APPROPRIATE FOR HEAT AND MOISTURE EXPOSED CONDITIONS SUCH AS CONCEALED, UN-CONDITIONED ATTICS AND OVERHANGS.</div><div>9. <u>GUTTERS AND DOWNSPOUTS</u></div><div>1. PROVISIONS OF GUTTERS AND DOWNSPOUTS, UNLESS OTHERWISE NOTED, IS BY OTHERS. VERIFY PROVISION, PROFILE AND MATERIAL AS DETERMINED BY OWNER</div><div>10. <u>EXTERIOR WALL FINISH OVER BLOCK</u></div><div>1. 5/8" PORTLAND CEMENT PLASTER (STUCCO), PER ASTM C-926, TEXTURED FINISH AT FIELD, SAND FINISH AT TRIMS, PER ELEVATION.</div><div>11. <u>EXTERIOR WALL FINISH OVER FRAME</u></div><div>1. 1/8" PORTLAND CEMENT PLASTER (STUCCO), PER ASTM C-926, 3-COAT OVER PAPER BACK GALV. METAL LATH.</div><div>2. OVER HOUSE WRAP - WEATHER RESISTIVE BARRIER (W.R.B.)</div><div>3. OVER 1/2" NOMINAL SPAN RATED PLYWOOD SHEATHING, OVER MIN. 2X4 STUDS @ 16" O.C. (REFER TO STRUCTURAL)</div><div>12. <u>WEATHER RESISTIVE BARRIER (W.R.B.) - HOUSE WRAP - OVER WOOD FRAMING AND SHEATHING</u></div><div>1. BASIS OF DESIGN: DUPONT RESIDENTIAL AIR AND WATER BARRIERS FOR RESIDENTIAL CONSTRUCTION. VERIFY MANUFACTURER WITH OWNER. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE COMPATIBILITY OF ALL PRODUCTS INCLUDING HOUSE WRAP, SEALANTS, AND SELF-ADHERING FLASHING MATERIALS TO BE USED IN THE WEATHER RESISTANT BARRIER SYSTEM AND THAT THE W.R.B. IS INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.</div><div>13. <u>INTERIOR WALL FINISH AND INSULATION OVER BLOCK</u></div><div>1. 1/2" GYP. BD. OVER RADIANT BARRIER INSULATION (R-4.1), BASIS OF DESIGN "FI-FOIL" OVER 1x2 PT. FURRING AT 24" O.C.</div><div>14. <u>INTERIOR WALL FINISH AND INSULATION BETWEEN 2X FRAME</u></div><div>1. 1/2" GYP. BD. OVER KRAFT FACED FIBERGLASS BATT INSULATION (MIN. R-11) BETWEEN 2X FRAMING @ 16" O.C.</div><div>2. HORIZONTAL FIBERGLASS BATT INSULATION TO BE MIN. R-19.</div><div>15. <u>WINDOW SILLS</u></div><div>1. SILL SPEC AND MATERIAL - WITH COMPATIBLE ADHESIVE BED (PER COMMUNITY SPECS).</div><div>16. <u>WINDOW OPENING WATERPROOF COATING</u></div><div>1. ALL MASONRY OPENINGS SHALL HAVE A LIQUID APPLIED, CEMENTITIOUS WATERPROOFING COATING MATERIAL APPLIED FULL DEPTH OF OPENING AND 4" MINIMUM AROUND THE FRONT SURFACES</div><div>17. <u>INTERIOR CEILING FINISH</u></div><div>1. 1/2" GYP. BD.</div><div>2. 5/8" TYPE 'X' GYP. BD. AT GARAGE CEILING</div><div>18. <u>EXTERIOR CEILING FINISH - ENTRY, LANAI, AND UNDER CANTILEVER</u></div><div>1. EXTERIOR GRADE SOFFIT BOARD WITH KNOCK DOWN FINISH</div></div>	<div>PLAN REVISION DATES:</div> <div>06-10-22 CONSTRUCTION DOCS</div>
			<div>LES</div> <div>LEVEL ELEVEN STUDIO INC.</div> <div>220 SANDLEWOOD TRL WINTER PARK, FL 32789 407.519.9157</div>
			<div>Narcoossee Reserve - SDP 20-0025</div> <div>Townhomes</div> <div>Thompkins Dr, Osceola County, FL 34771</div>
<div>CONSTRUCTION SHALL BE PER INDICATED DIMENSIONS AND NOTES ONLY. ANY DISCREPANCIES TO BE REPORTED TO BUILDER FOR CLARIFICATION!</div>			
<div><div></div><div>Matt Phelps Fl. License No. AR98401</div></div>			
A-1C			



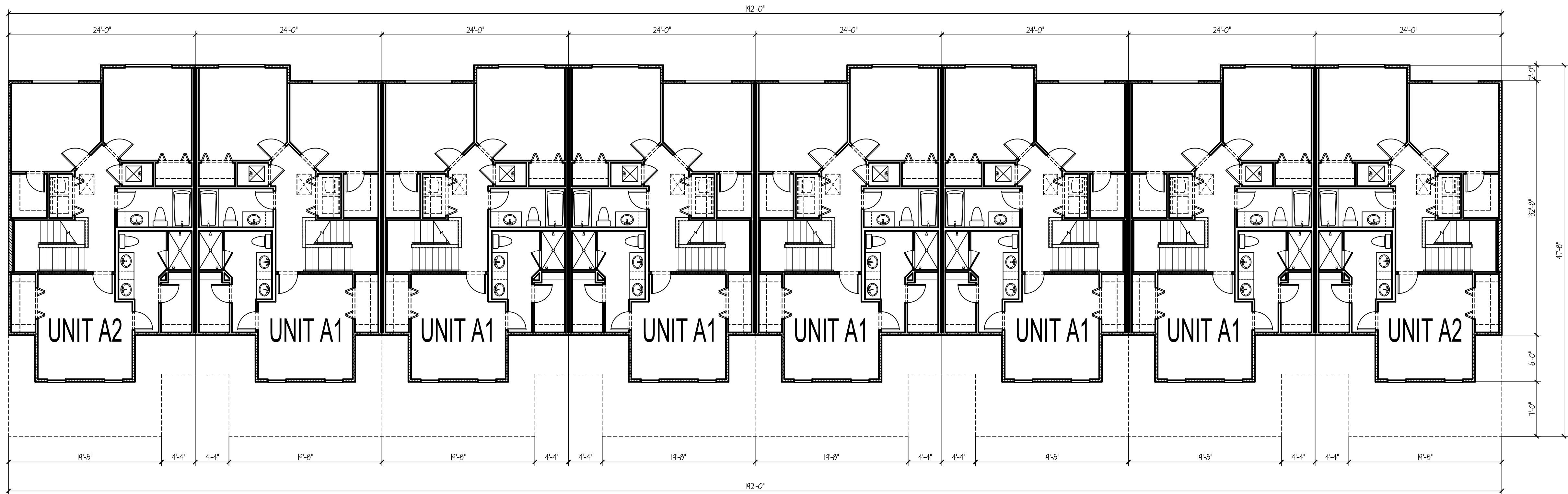


BLDG TYPE 1 - SECOND FLOOR PLAN  
1/8"=1'-0"

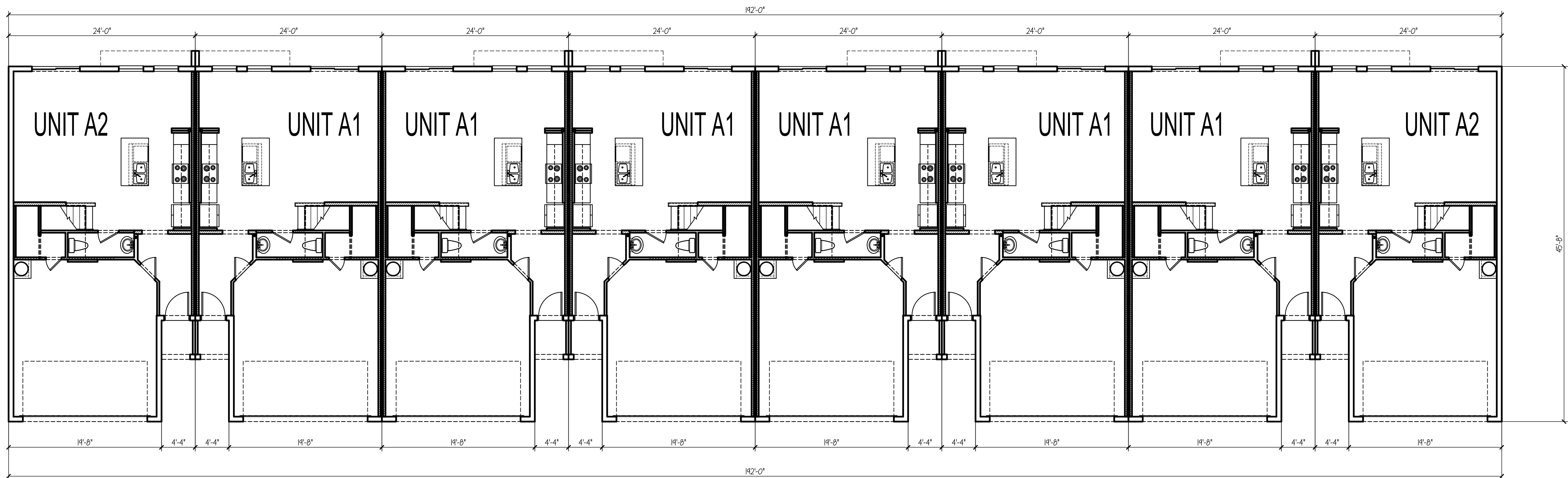


BLDG TYPE 1 - FIRST FLOOR PLAN  
1/8"=1'-0"



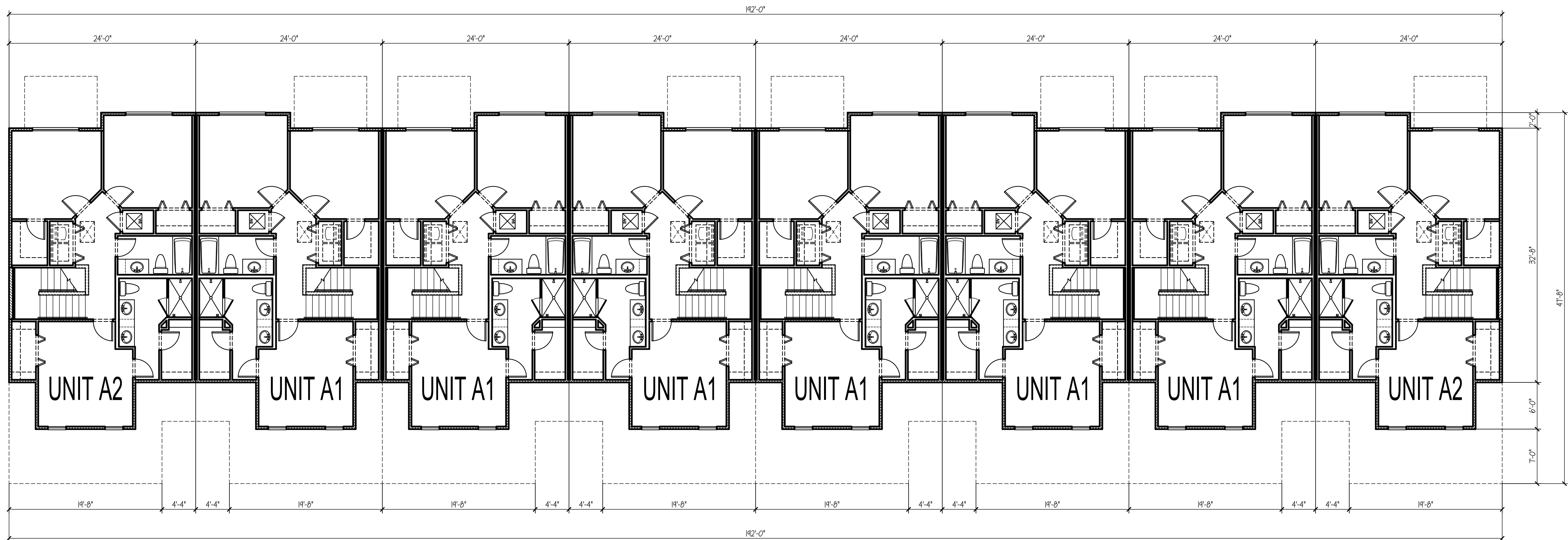


BLDG TYPE 2 - SECOND FLOOR PLAN  
1/8"=1'-0"

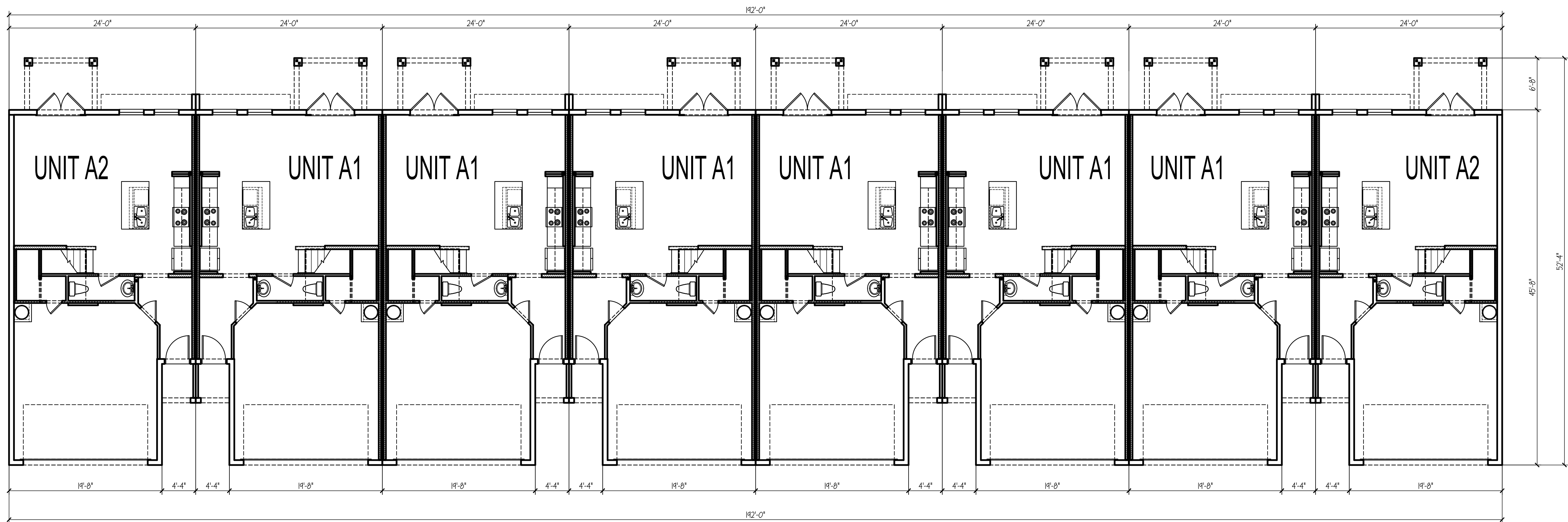


BLDG TYPE 2 - FIRST FLOOR PLAN  
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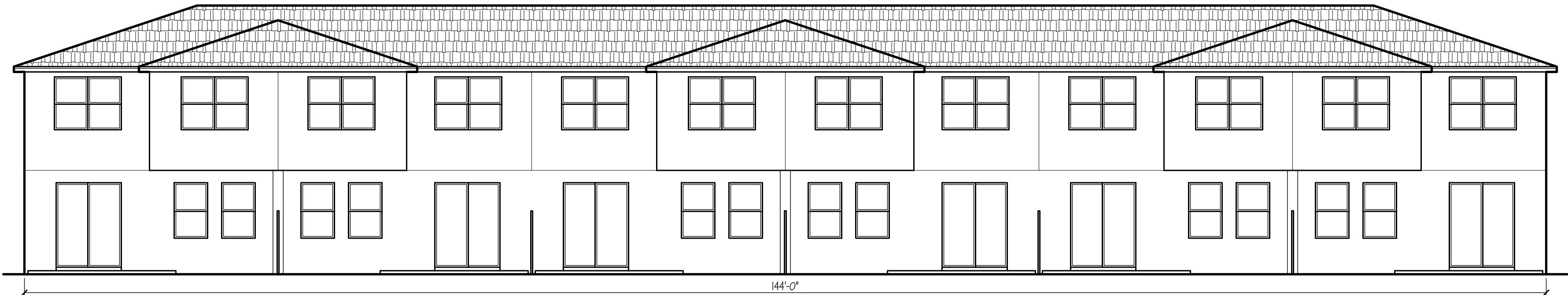


BLDG TYPE 3 - SECOND FLOOR PLAN  
1/8"=1'-0"



BLDG TYPE 3 - FIRST FLOOR PLAN  
1/8"=1'-0"





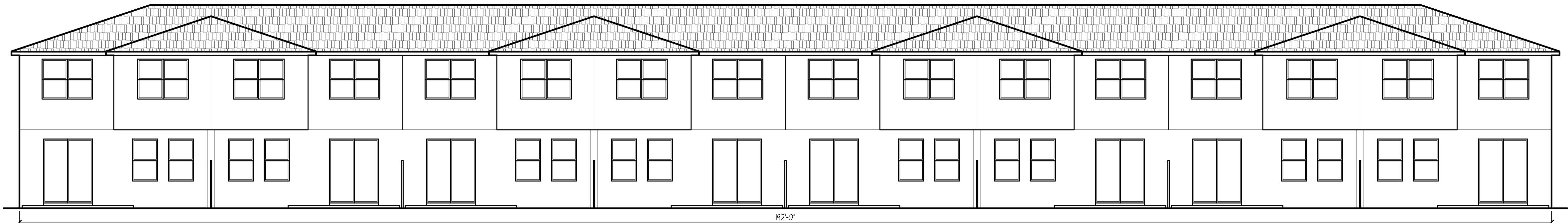
BLDG TYPE 1 - REAR ELEVATION

1/4"=1'-0"



BLDG TYPE 1 - FRONT ELEVATION

1/4"=1'-0"



BLDG TYPE 2 - REAR ELEVATION

1/4"=1'-0"



BLDG TYPE 2 - FRONT ELEVATION (BLDG TYPE 3 REAR ELEV. SIM.)

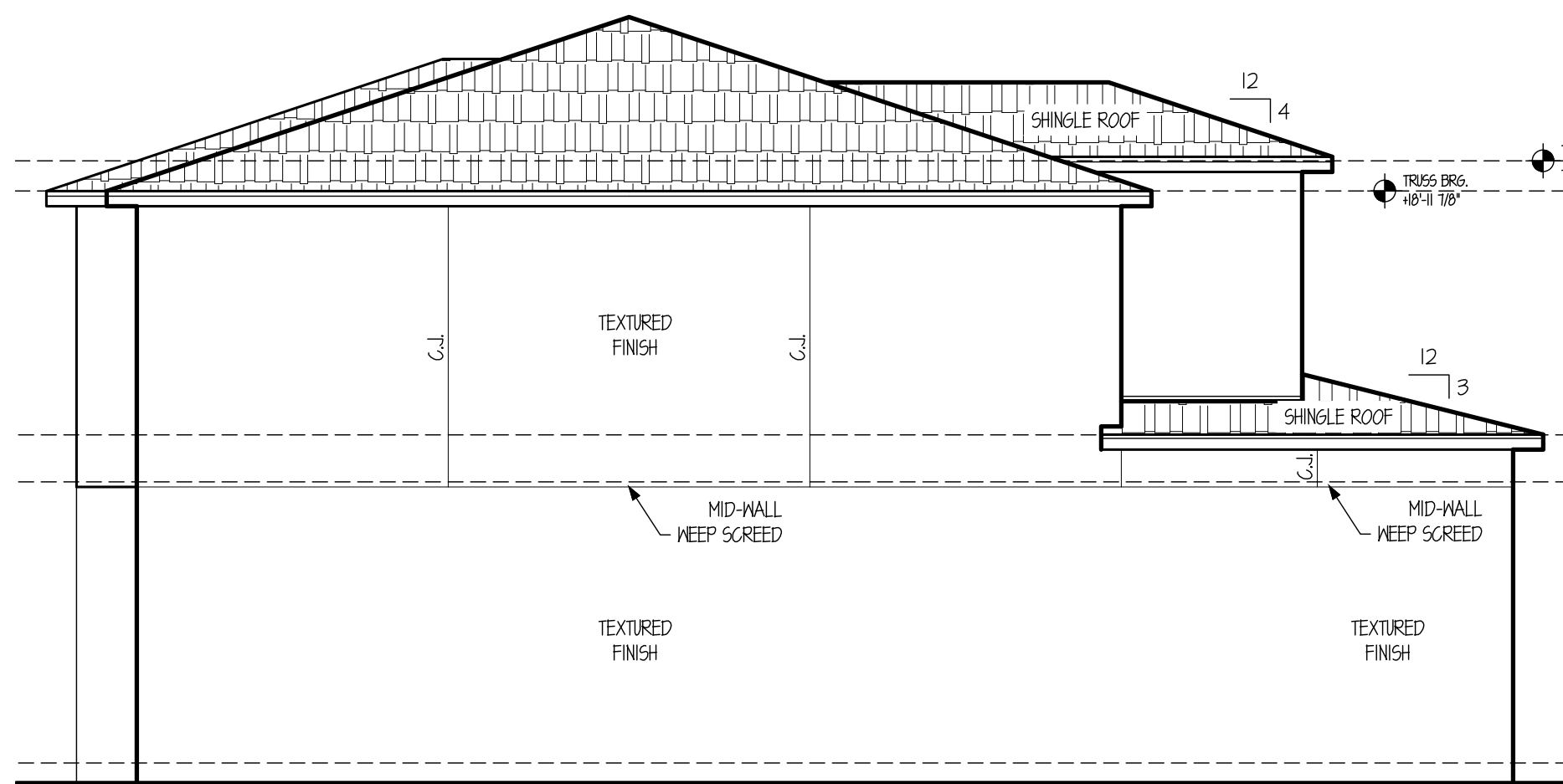
1/4"=1'-0"



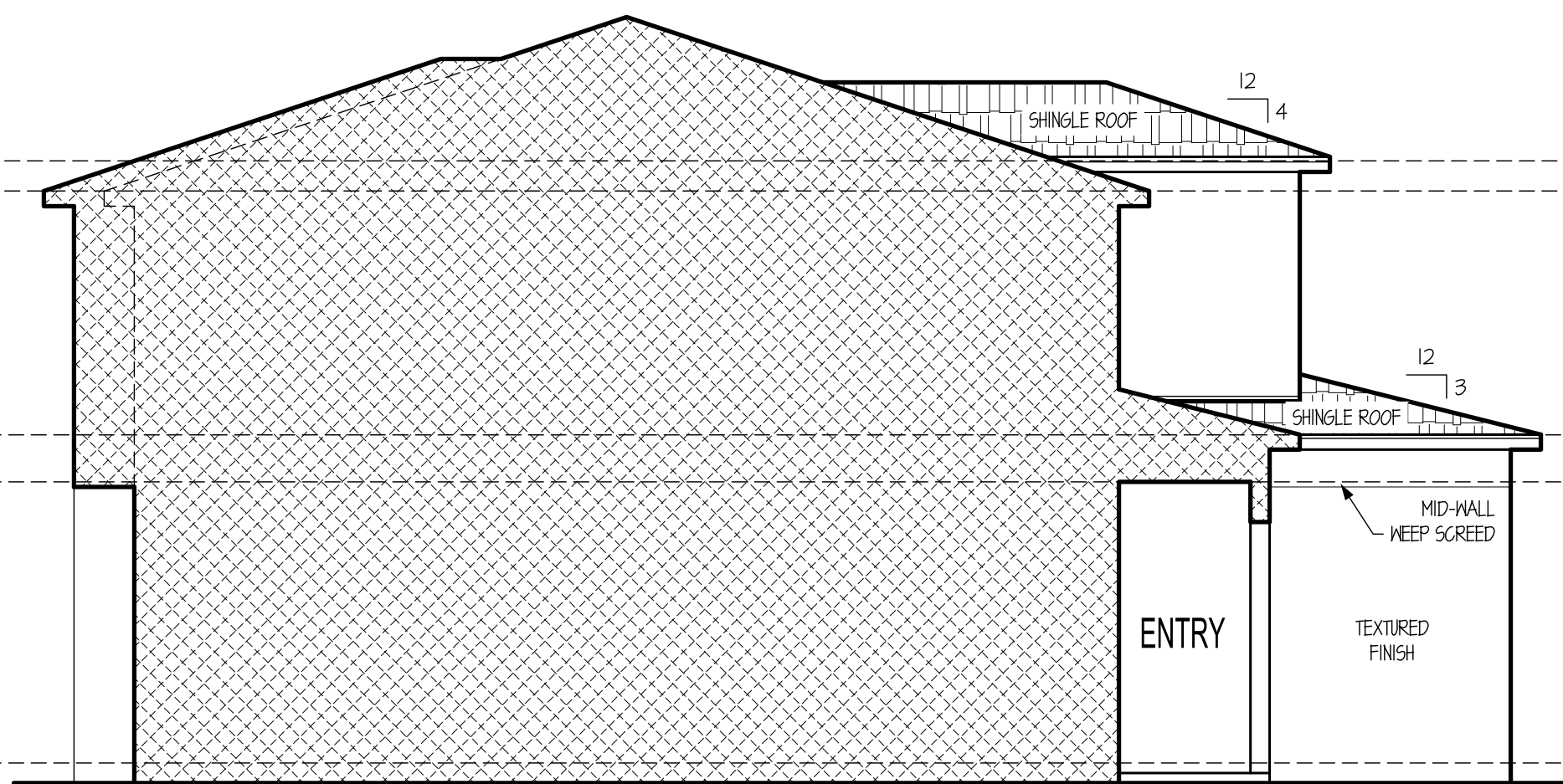
BLDG TYPE 3 - FRONT ELEVATION

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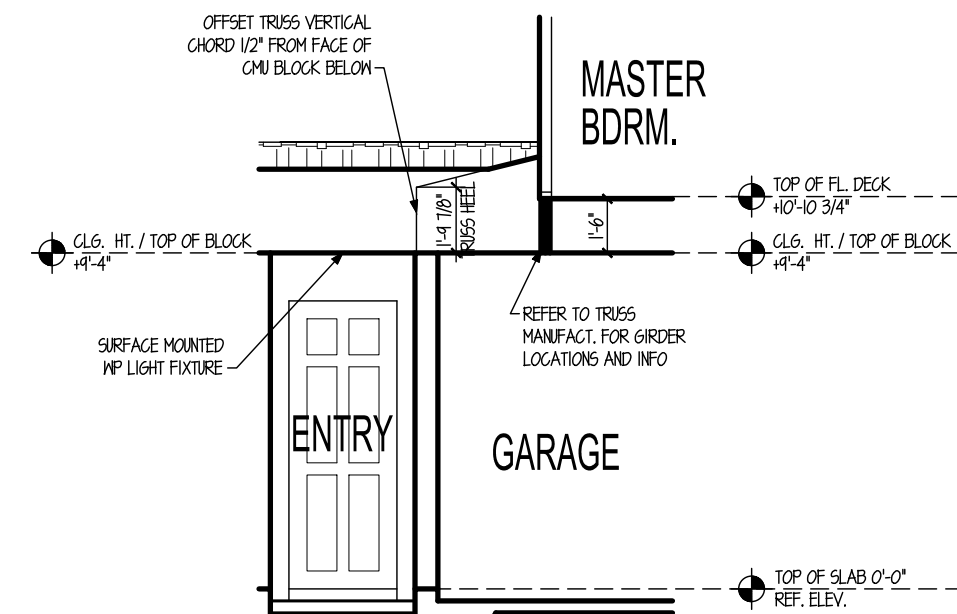




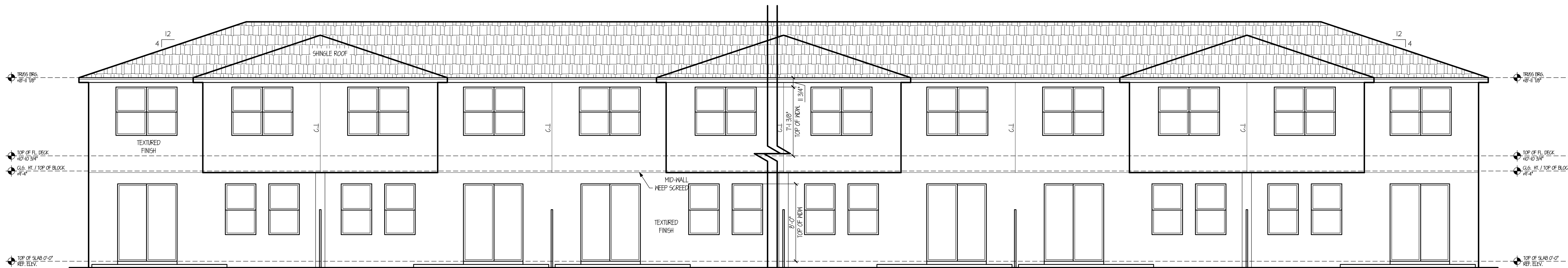
LEFT/RIGHT SIDE ELEVATION  
3/16"=1'-0"



ENTRY (INSIDE) ELEVATION  
3/16"=1'-0"



ENTRY SECTION  
3/16"=1'-0"

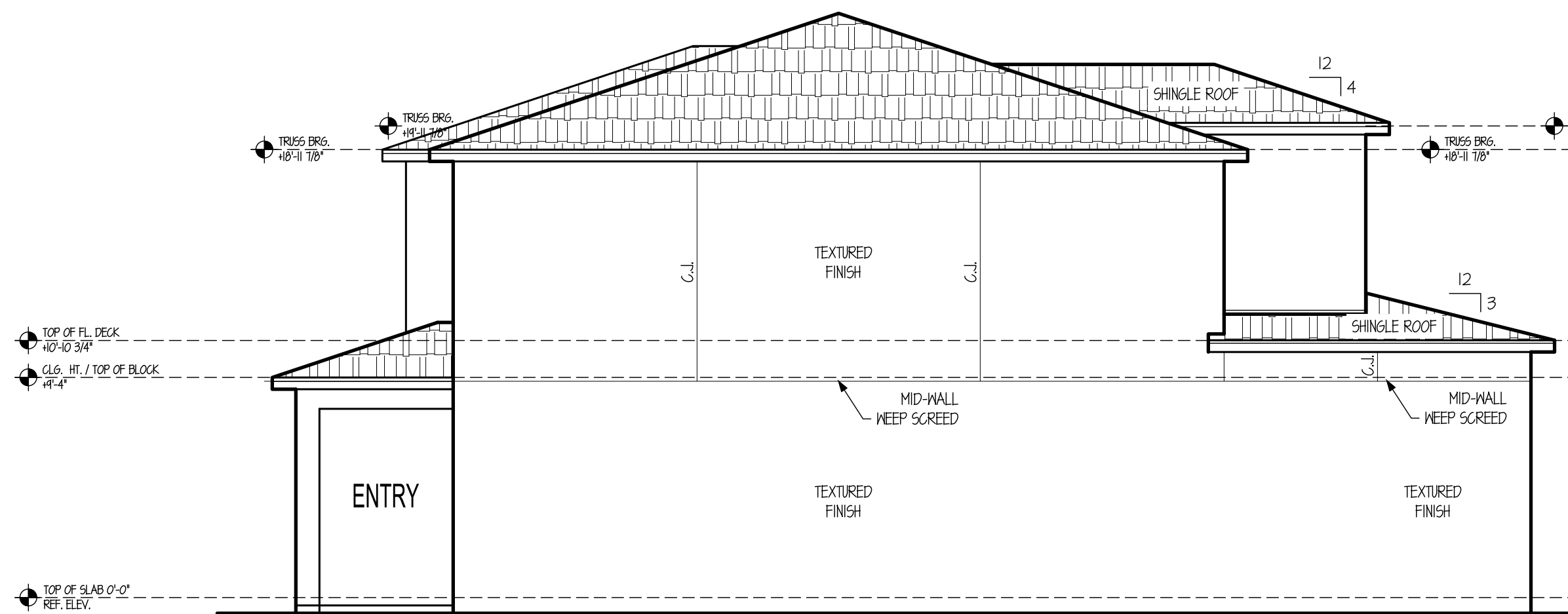


BLDG TYPE 1 & 2 - REAR ELEVATION  
3/16"=1'-0"

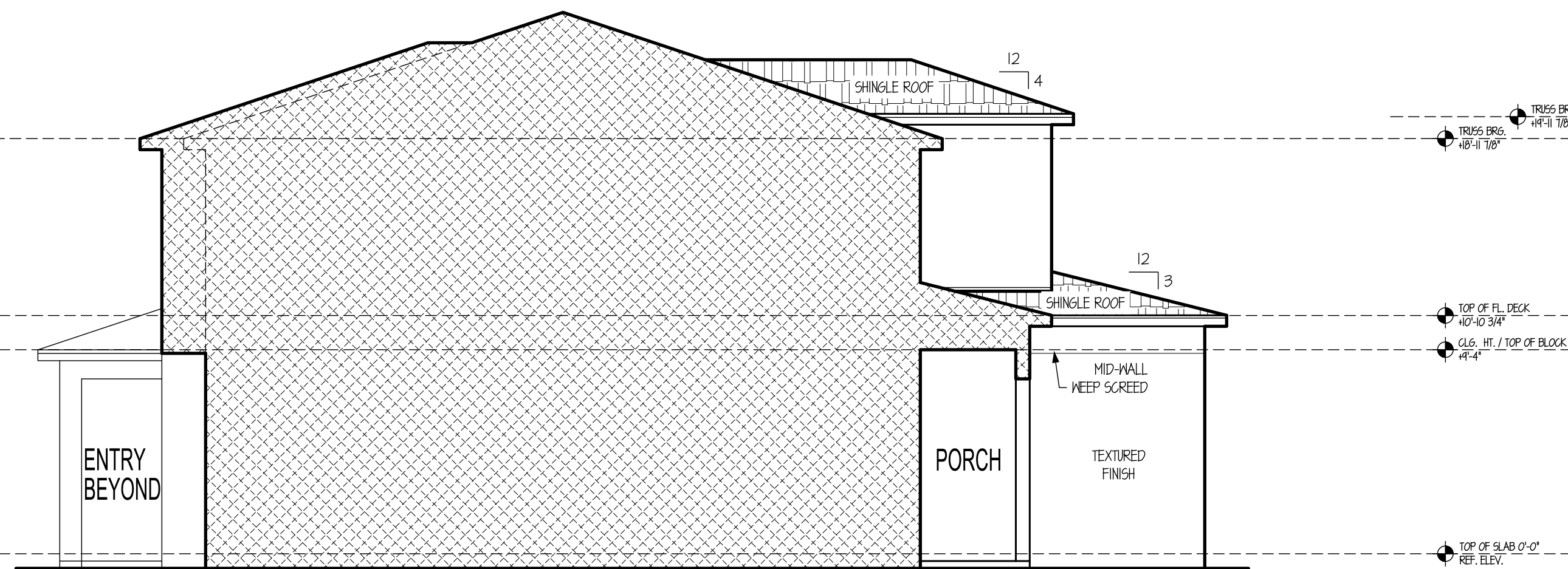


BLDG TYPE 1 & 2 - FRONT ELEVATION  
3/16"=1'-0"

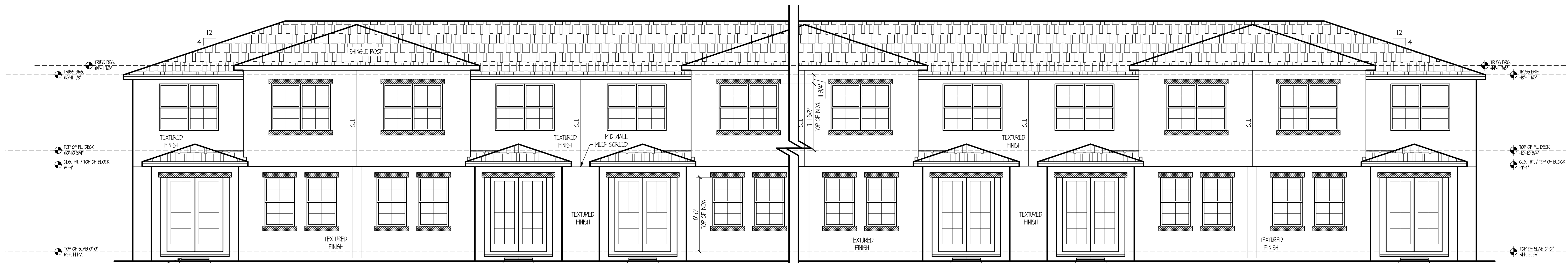




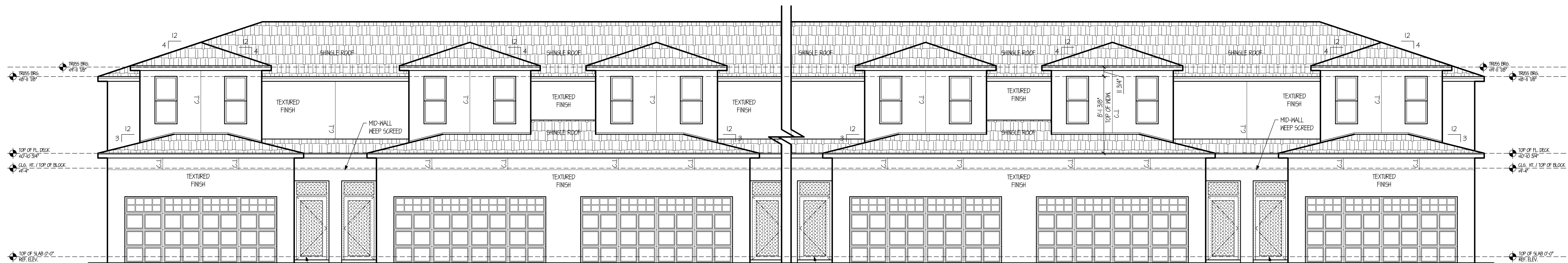
**BLDG TYPE 3 - LEFT/RIGHT SIDE ELEVATION**  
3/16"=1'-0"



**ENTRY (INSIDE) ELEVATION**  
3/16"=1'-0"



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



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



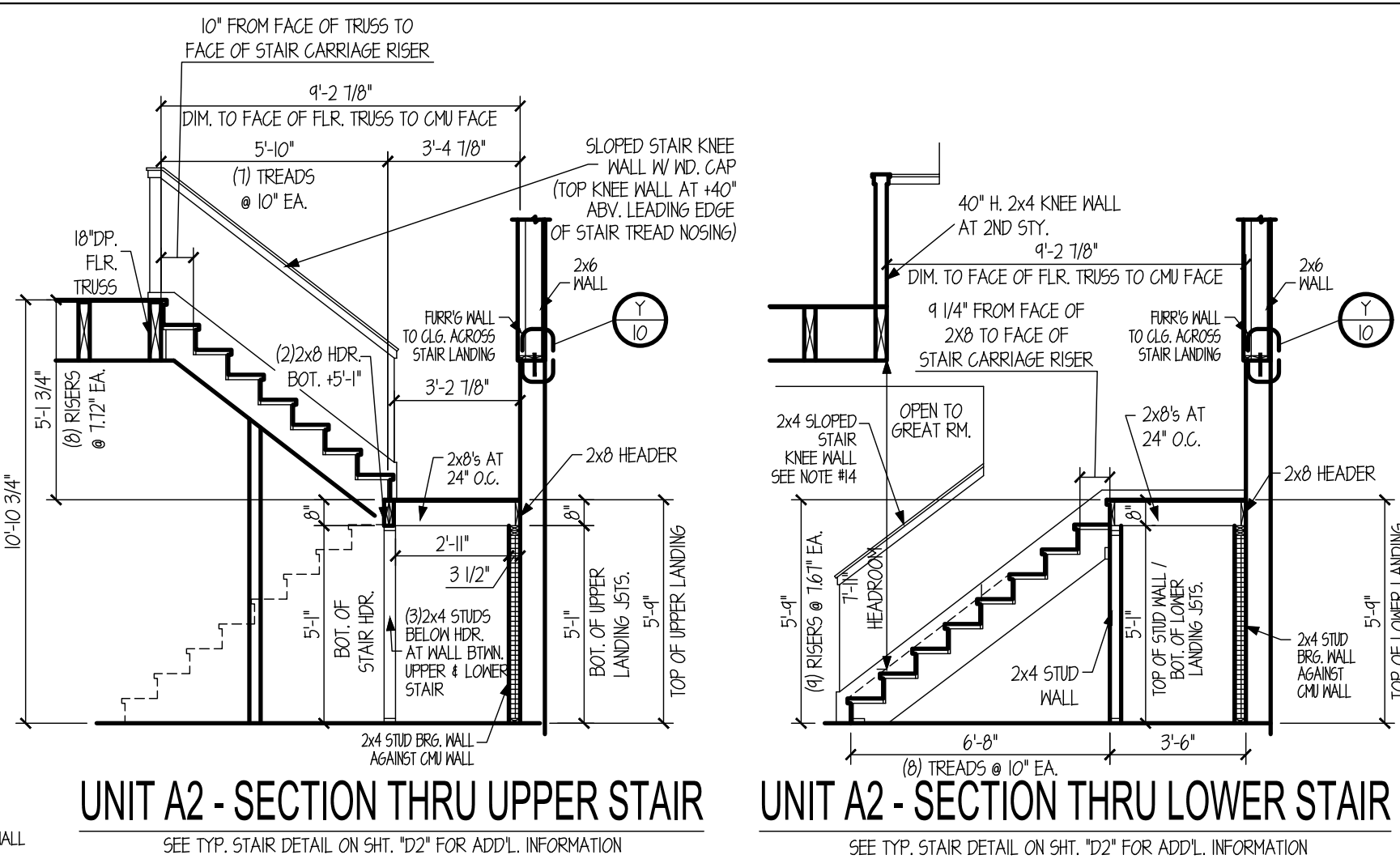
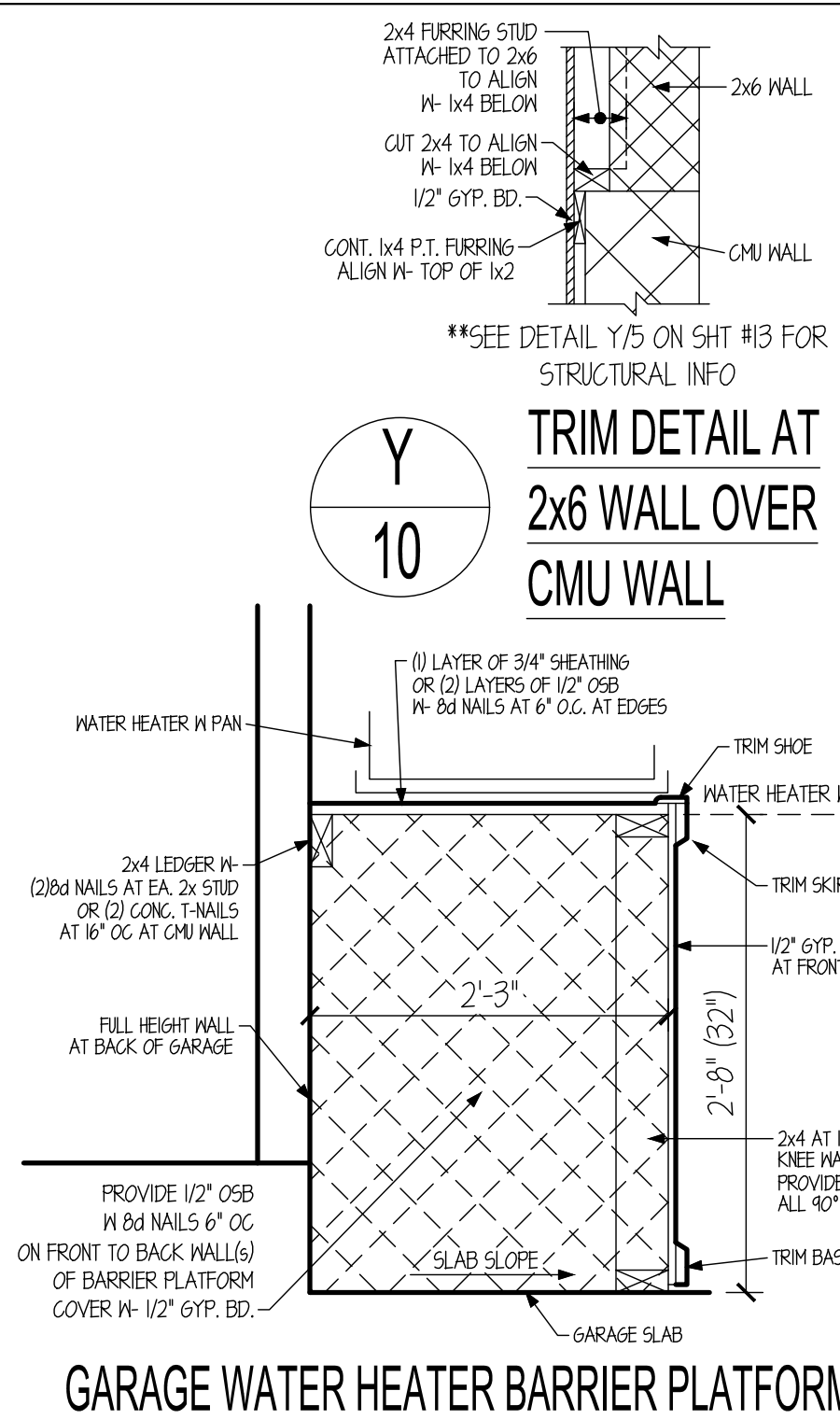
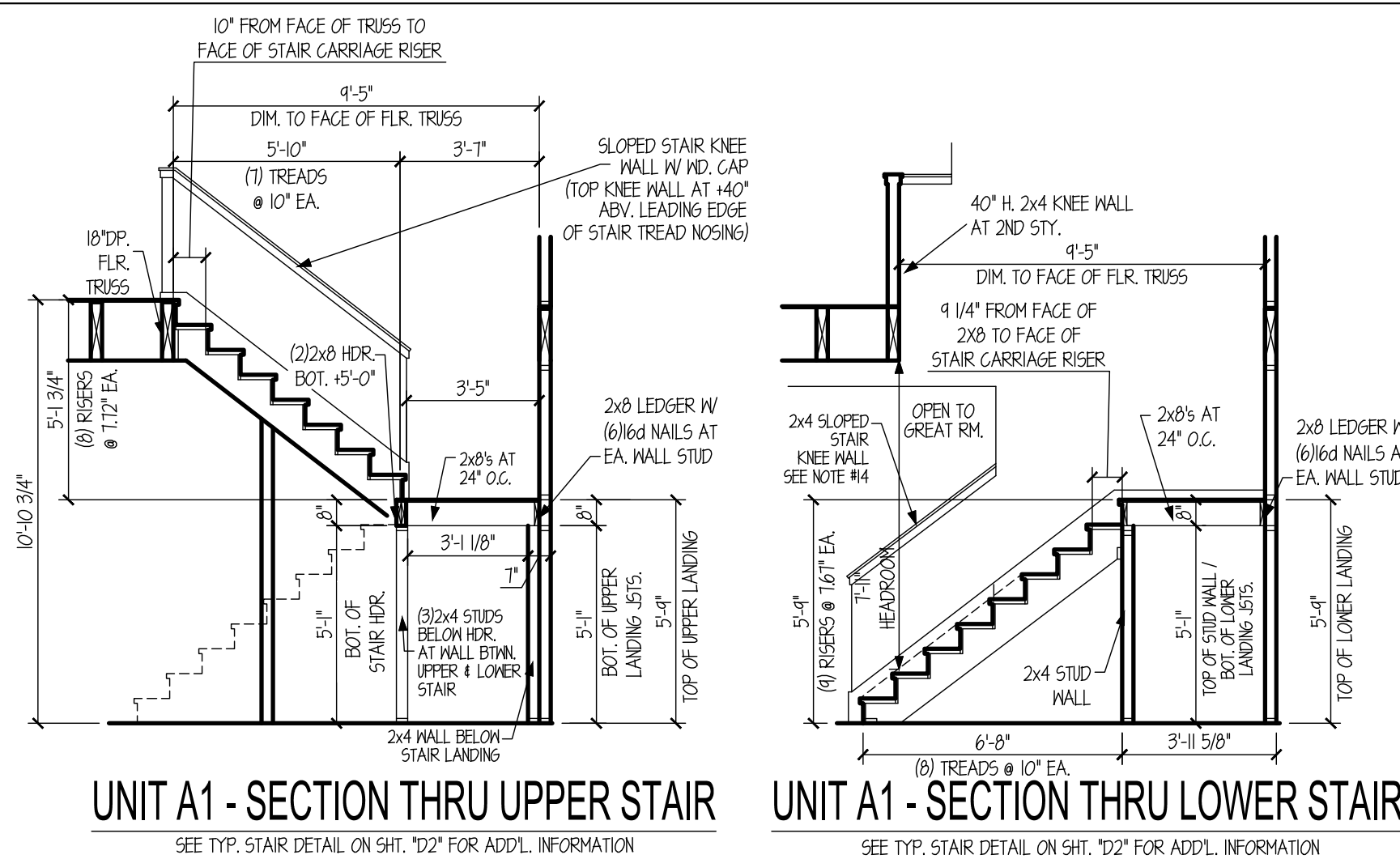
# FLOOR PLAN KEYED NOTES: (1)

- ALL INTERIOR WALLS ARE DRAWN AND DIMENSIONED 3/16" WIDE UNLESS NOTED OTHERWISE.
- ALL 2ND STORY EXTERIOR FRAME WALLS ARE 2x6 STUDS - DRAWN AND DIMENSIONED 6" WIDE UNLESS NOTED OTHERWISE.
- ALL EXTERIOR BLOCK ARE SHOWN AND DIMENSIONED 7.58" WIDE UNLESS NOTED OTHERWISE.
- ALL FULL HEIGHT BLOCK WALLS WITH NO OPENINGS SHALL BE GROTTED FILLED CELLS SHALL BE CONSIDERED SHEAR WALLS.
- DEPOTES INTERIOR BEARING WALL WITH NO UPLIFT, SEE PLAN FOR WALL HEIGHTS.
- DEPOTES INTERIOR BEARING WALL WITH NO UPLIFT, SEE PLAN FOR WALL HEIGHTS.
- INDICATES REINFORCED AND CONC. FILLED VERTICAL BLOCK CELL - CONC. FROM FOOTING TO CMU TOP COURSE.
- MIL DRYER BOX - VENT DRYER TO OUTSIDE THROUGH ATTIC OR WALL PER TBK-R-502.4.4. 4" PIPE - MAX. 30' - EQUIVALENT LENGTHS - 45' ELBOW - 25' - 90° ELBOW - 5'.
- PROVIDE 24x4 WALL CAVITY, VOID OF STUDS, BEHIND WASHER FOR PLUMBING BOX AND STACK.
- PROVIDE 10% WALL CAVITY, VOID OF STUDS, AT SHOWER CONTROL VALVE LOCATION.
- TEMPERED GLASS SHWR. ENCLOSURE - SET ON TOP OF TUB DECK OR KNEE WALL PER PLAN.
- DOCK INDICATES WIND PRESSURE IN P.S.F. FOR EXTERIOR OPENING.
- FLOOR LINE - INDICATES CHANGE IN FLOOR FINISH.
- REFER TO CONTRACT CHANGE ORDERS FOR FLOOR FINISHES.
- PROVIDE WEATHERSTRIPPING AT ALL EXTERIOR SWING DOORS.
- GARAGE STUD WALLS DO NOT ALIGN WITH GARAGE SLAB EDGE.
- FRAME HVAC UNIT PLATFORM, COORDINATE HT. IN HVAC CONTRACTOR.
- SLOPED STAIR 24x KNEE WALL IN WOOD CAP TOP OF KNEE WALL AT 140° ABOVE LEADING EDGE OF STAIR TREAD NOSING.
- DOOR LEADING FROM GARAGE TO LIVING AREA TO BE SOLID CORE WOOD (1-3/8" THICK MIN.) HAVE SELF CLOSING HINGE.
- PROVIDE R-5 BATT INSULATION IN FRAME WALLS WITH ACU SPACE AND GARAGE.
- TUB DECK WITH 3/4" PLYWOOD TOP, COORDINATE HEIGHT WITH TUB MANUF. RECOMMENDATIONS.
- PROVIDE WOOD SILL AND SKIRT AT TOP OF CMU WALL AND BOTTOM OF 2ND STY EXT. 2x6 FRAME WALL.
- 24x 24x22" HIGH WATER BARRIER PLATFORM IN 1/2" OSB AT FRONT TO BACK SIDES) WALLS, SEE DETAIL THIS SHIT.

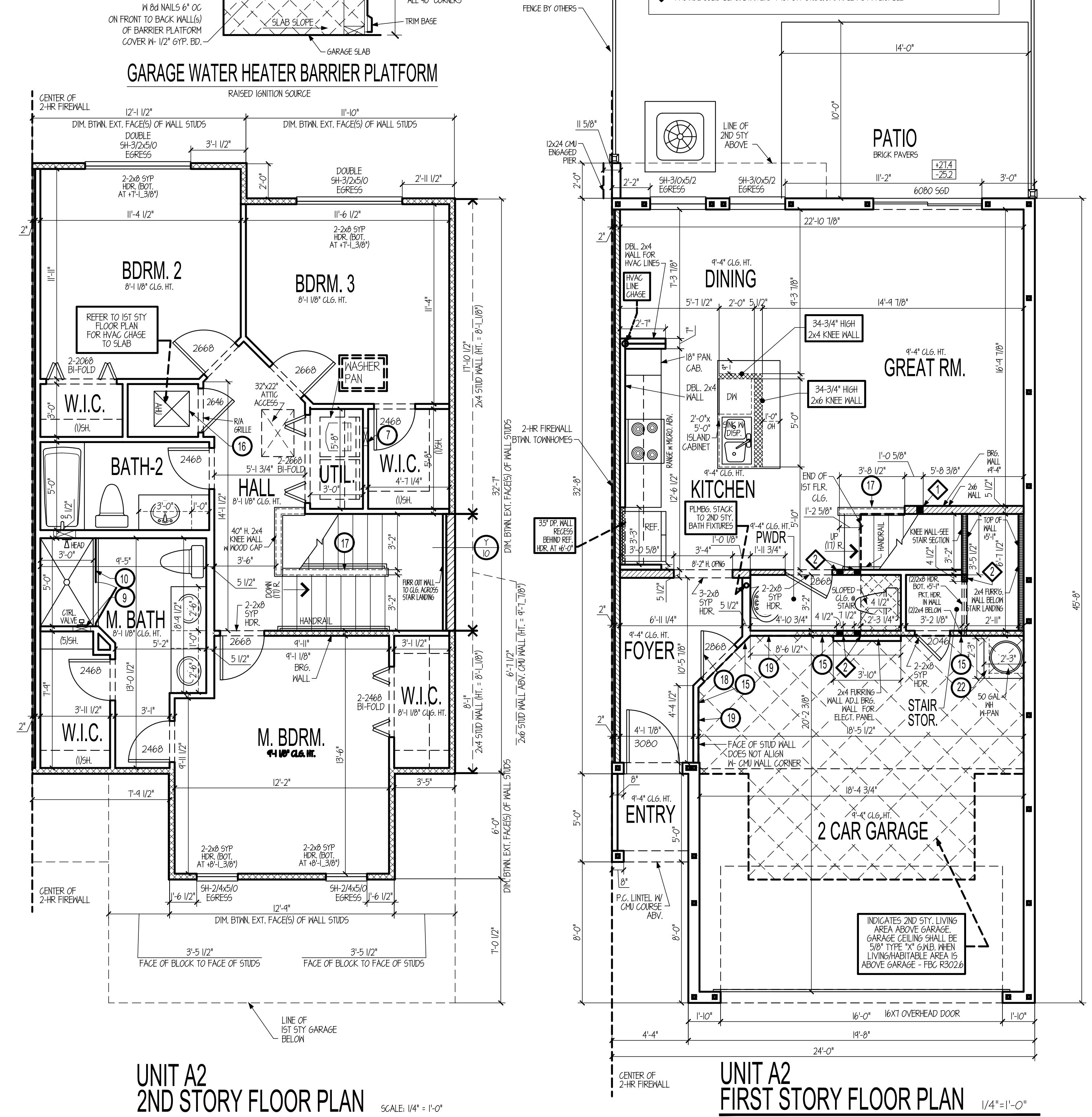
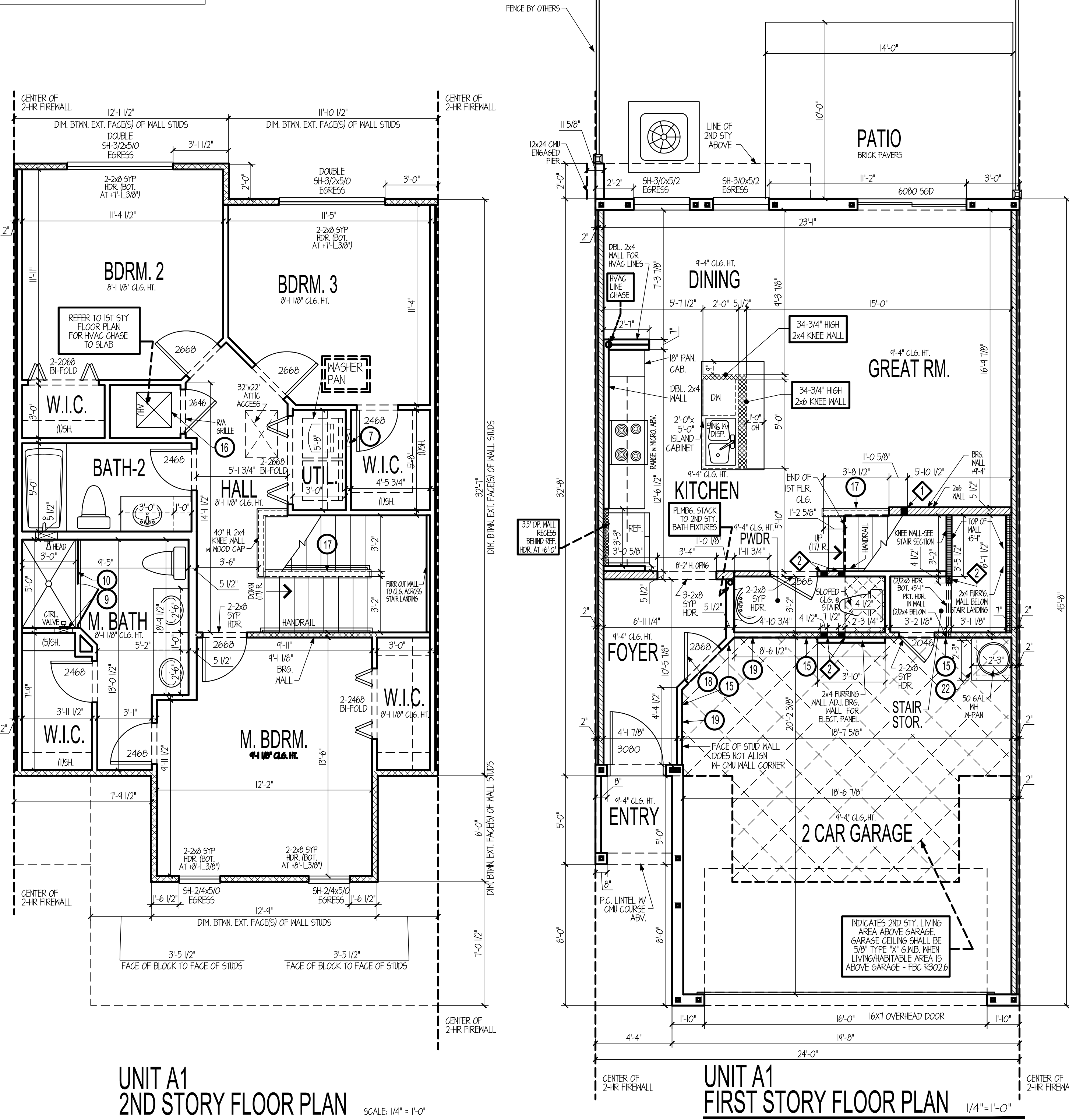
SQUARE FOOTAGE		
	UNIT "A2"	
1st FLOOR LIVING	639	sq. ft.
2nd FLOOR LIVING	885	sq. ft.
TOTAL LIVING	1524	sq. ft.
ENTRY	22	sq. ft.
GARAGE	401	sq. ft.
TOTAL UNDER ROOF	1947	sq. ft.
PATIO	140	sq. ft.

SQUARE FOOTAGE		
	UNIT "A1"	
1st FLOOR LIVING	639	sq. ft.
2nd FLOOR LIVING	885	sq. ft.
TOTAL LIVING	1524	sq. ft.
ENTRY	22	sq. ft.
GARAGE	401	sq. ft.
TOTAL UNDER ROOF	1947	sq. ft.
PATIO	140	sq. ft.



- ## STRUCTURAL KEYED NOTES:
- 2x6 STUD COLUMN BELOW GIRDER TRUSS (SEE SHIT, 10' FOR BUILT-UP COLUMN REQUIREMENTS).
  - PROVIDE SOLID BLOCK BTWN 2ND & 1ST STY STUDS/CMU WALL AS APPLICABLE.
  - 2x4 STUD COLUMN BELOW 2ND STY. GIRDER TRUSS (SEE SHIT, 10' FOR BUILT-UP COLUMN REQUIREMENTS).
  - PROVIDE SOLID BLOCK BTWN 2ND & 1ST STY STUDS/CMU WALL AS APPLICABLE.



### PLAN REVISION DATES:

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# LES

## LEVEL ELEVEN STUDIO INC.

220 SANDLEWOOD TRL  
WINTER PARK, FL 32789  
407.519.9157

### Narcoossee Reserve - SDP 20-0025

## Townhomes

Thompkins Dr., Osceola County, FL 34771

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

Matt Phelps  
FL License No. AR98401

# A-9



PLAN REVISION
DATES:
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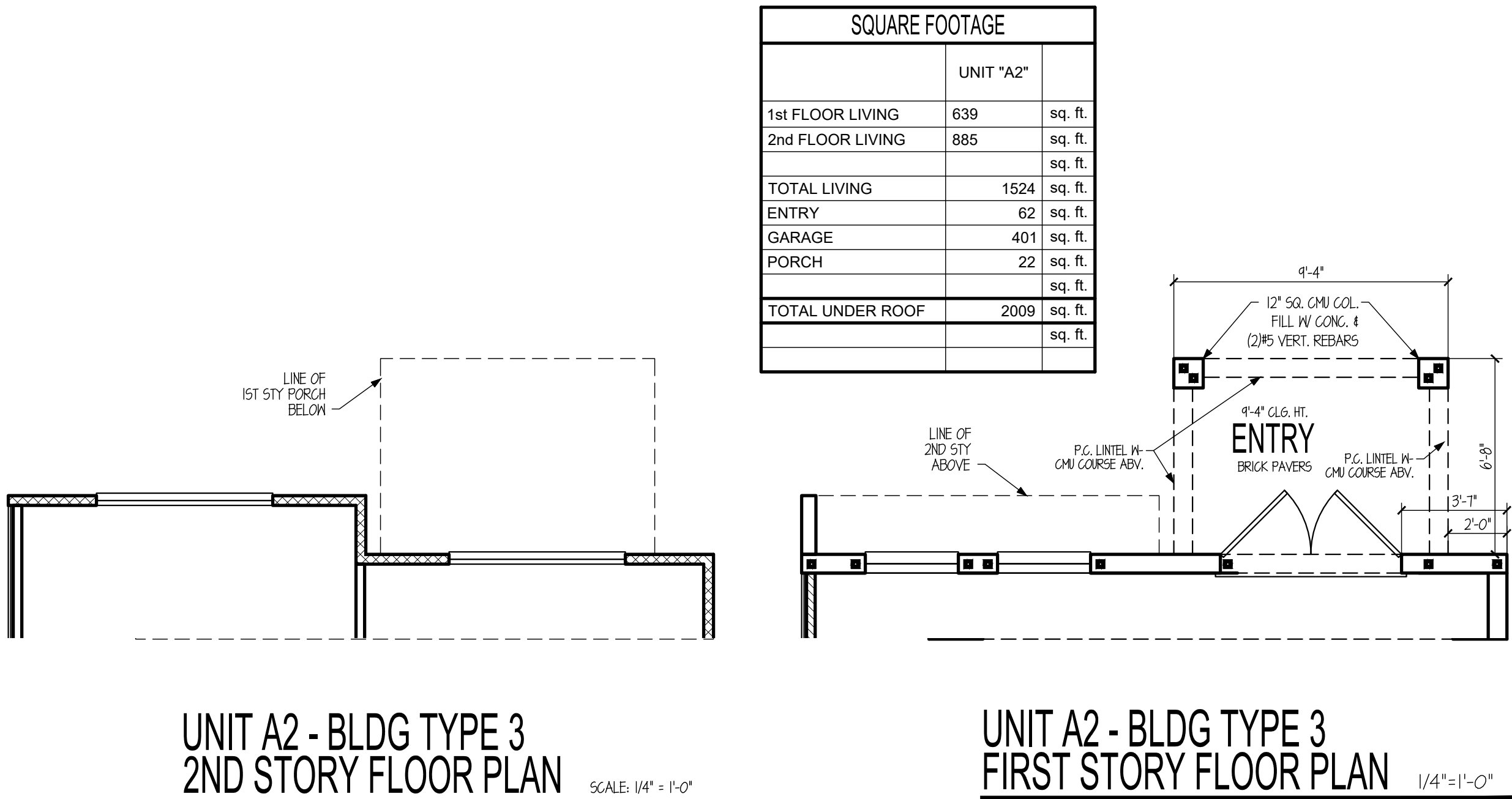
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INC.  
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WINTER PARK, FL 32789  
407.519.9157

Narcoossee Reserve - SDP 20-0025  
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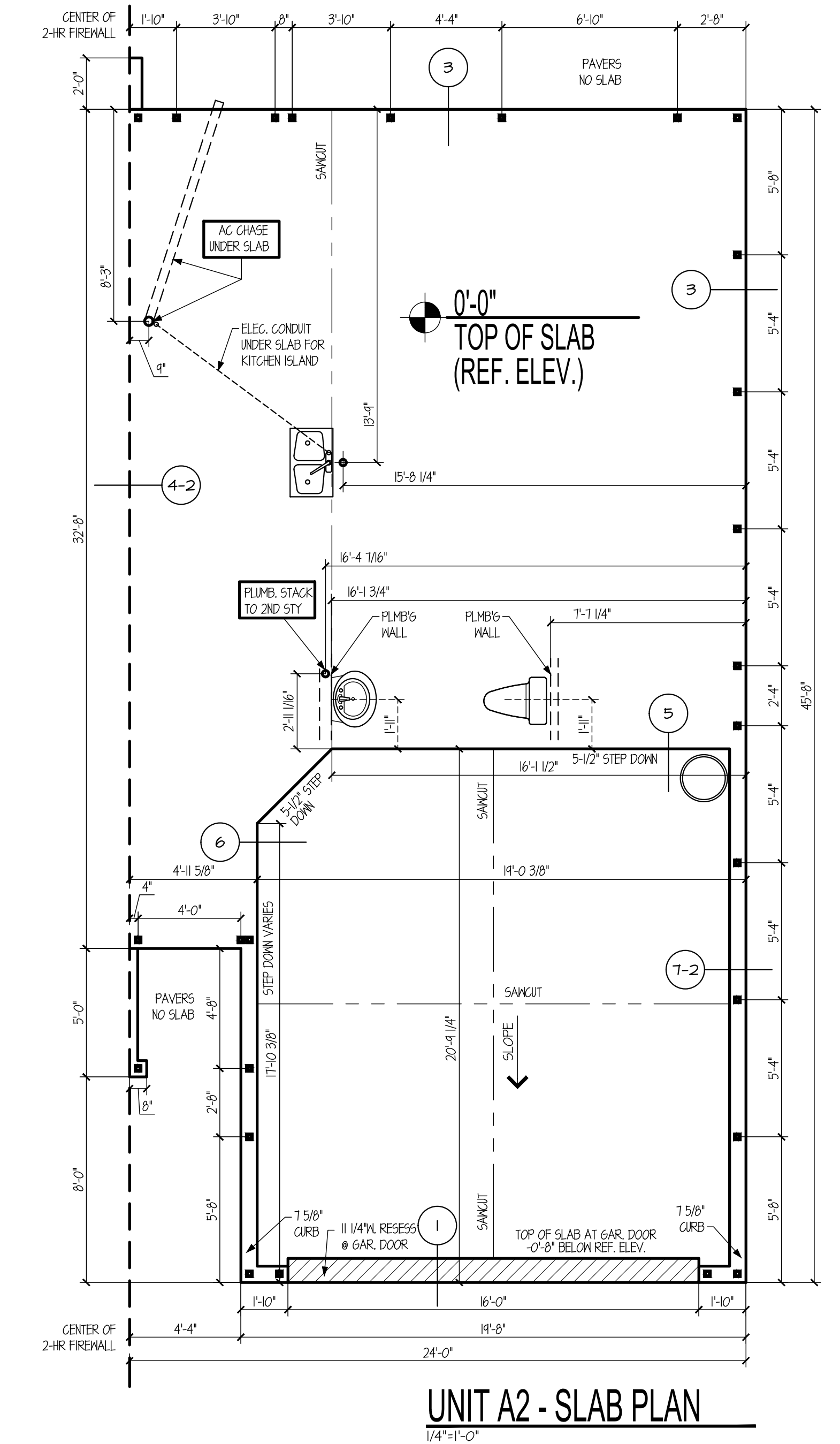
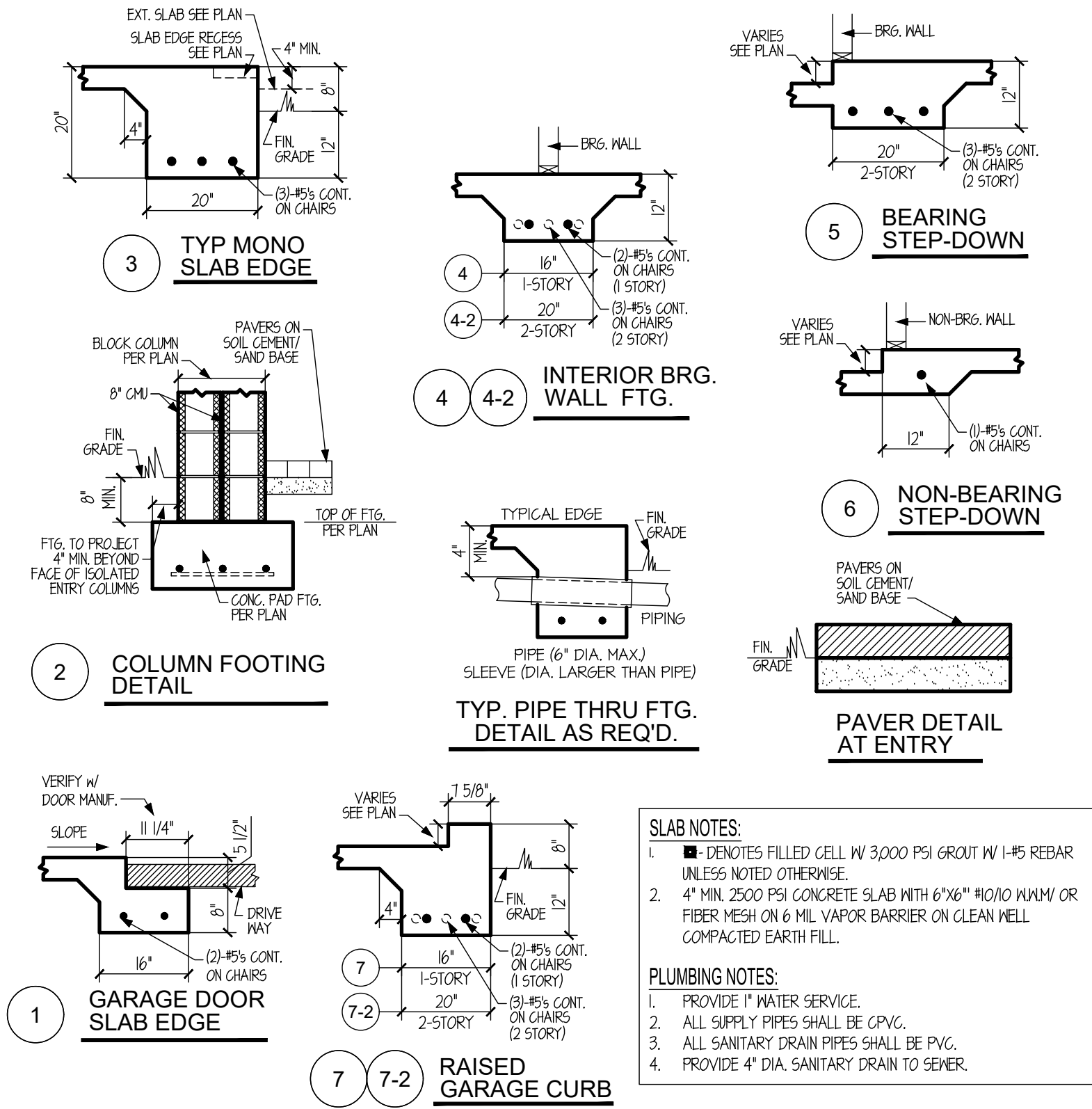
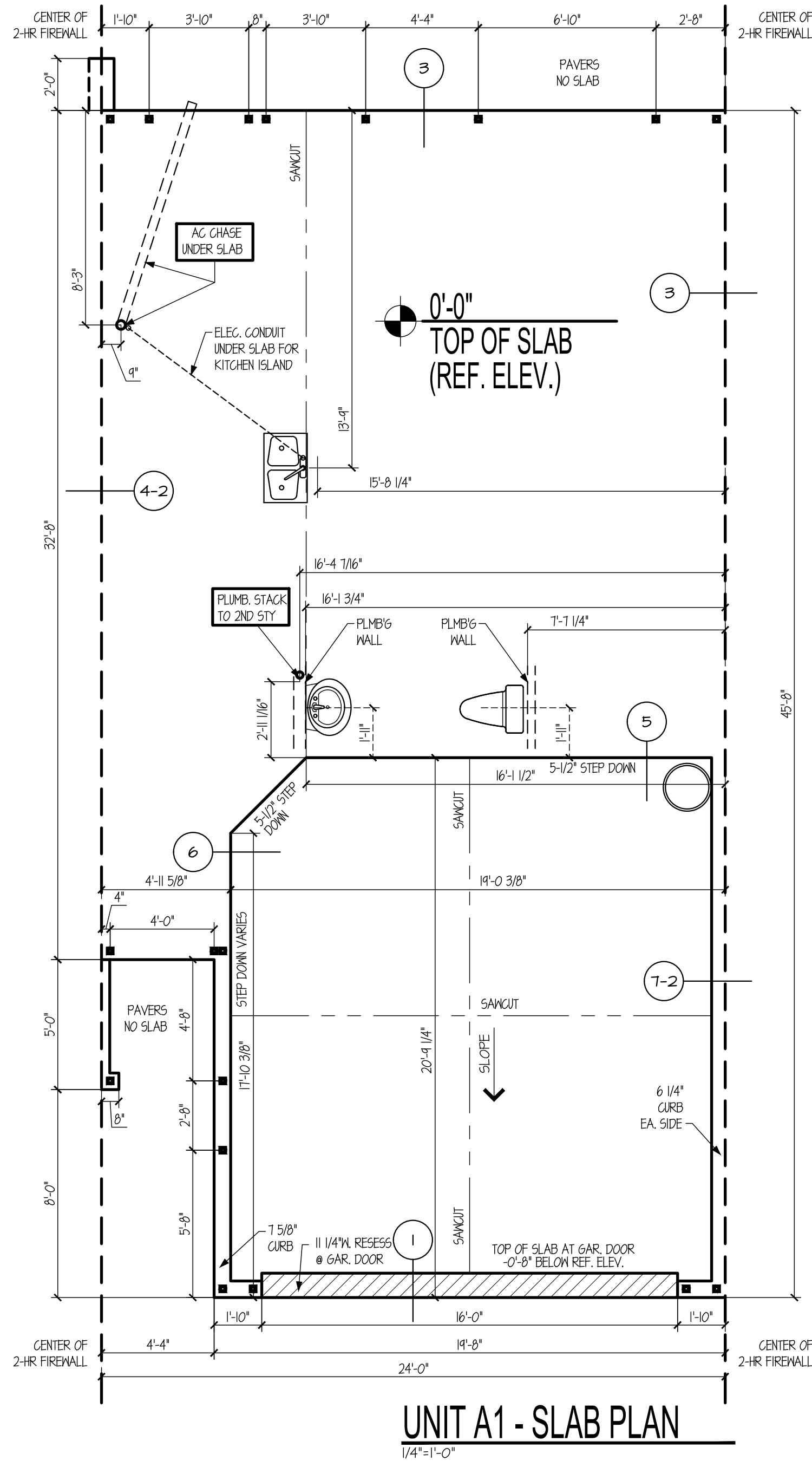
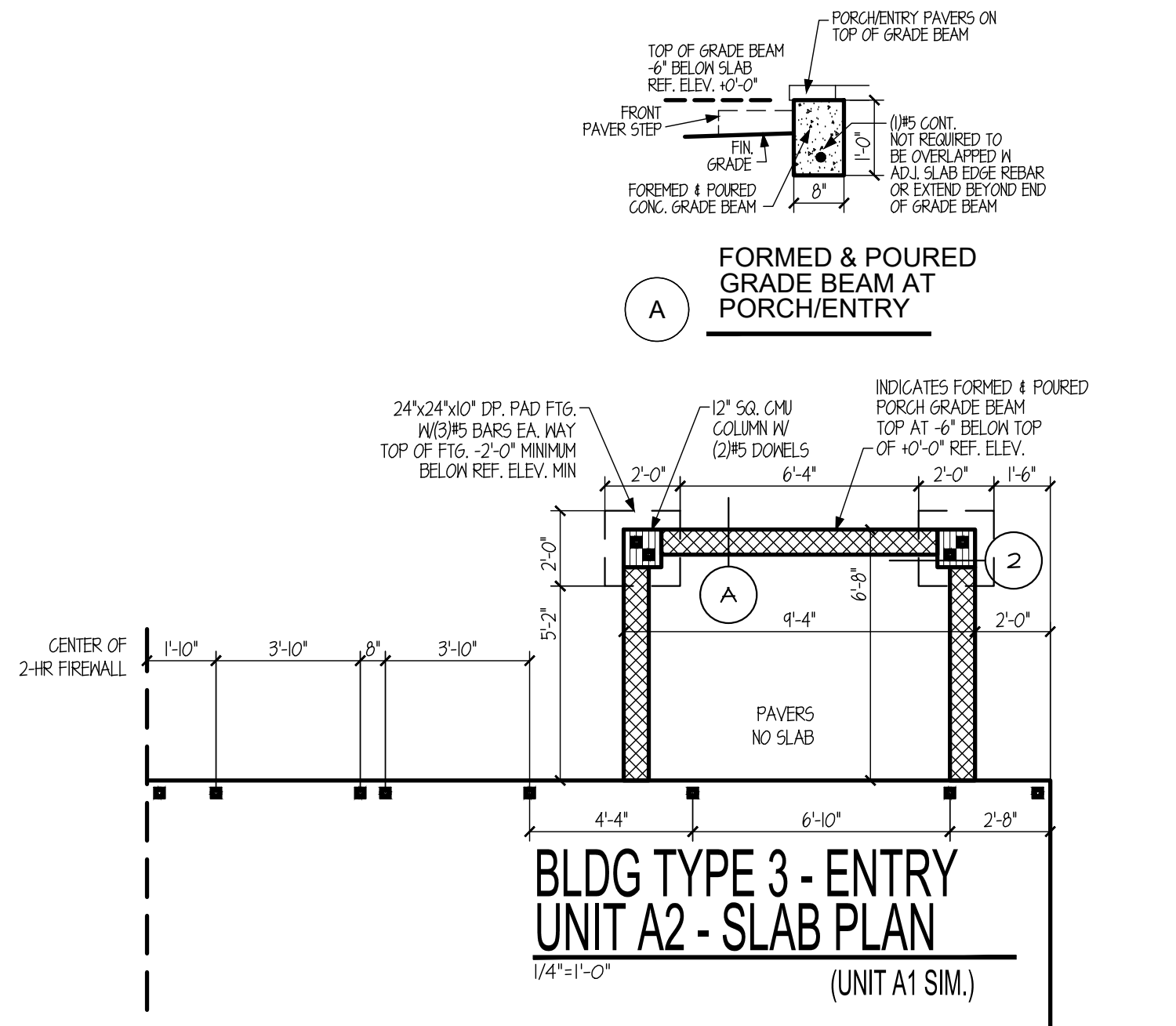
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A-10







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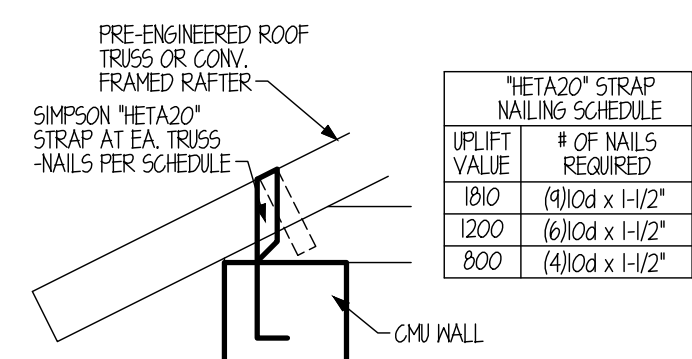
Narcoossee Reserve - SDP 20-0025  
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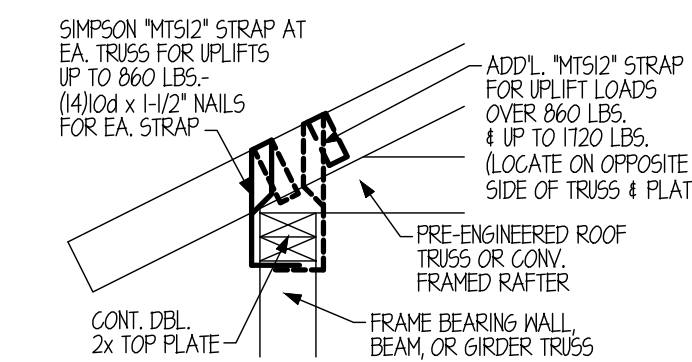
A-11





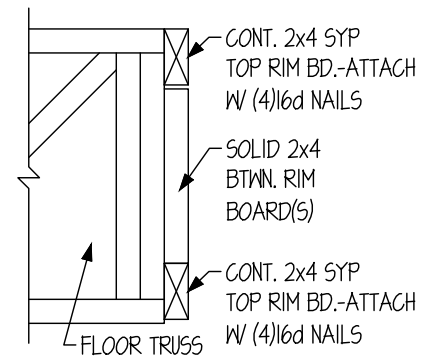
**1** TYPICAL ROOF TRUSS TO BLOCK WALL CONNECTION

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



**2** TYP. ROOF TRUSS TO FRAME WALL UPLIFT STRAP CONNECTION

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



**FLR. TRUSS END AT EXT. WALL(S)**

DESIGN LOADS

ROOF LOADS

LIVE - 20 PSF

DEAD - 11 PSF (1.5" x 1" PSF) (B.C. - 10 PSF)

ATTIC W/O STOR. LIVE LOAD PER FBC-R TABLE 301.5(b)

BOTTOM CHORD NON-CONCURRENT LIVE LOAD - 10 PSF

WIND SPEED - V<sub>W</sub> = 94 MPH (V<sub>W</sub> = 100 MPH)

EXPOSURE CATEGORY - "C"

"ENCLOSED" BUILDING TYPE

FLOOR LOADS

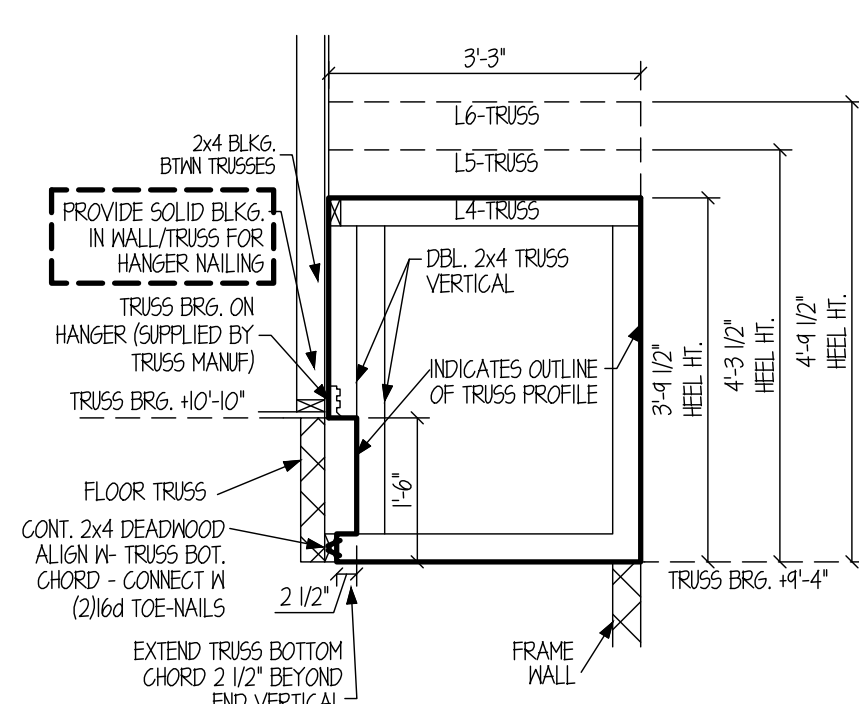
LIVE - 40 PSF

DEAD - 15 PSF (1.5" x 1" PSF) (B.C. 5 PSF)

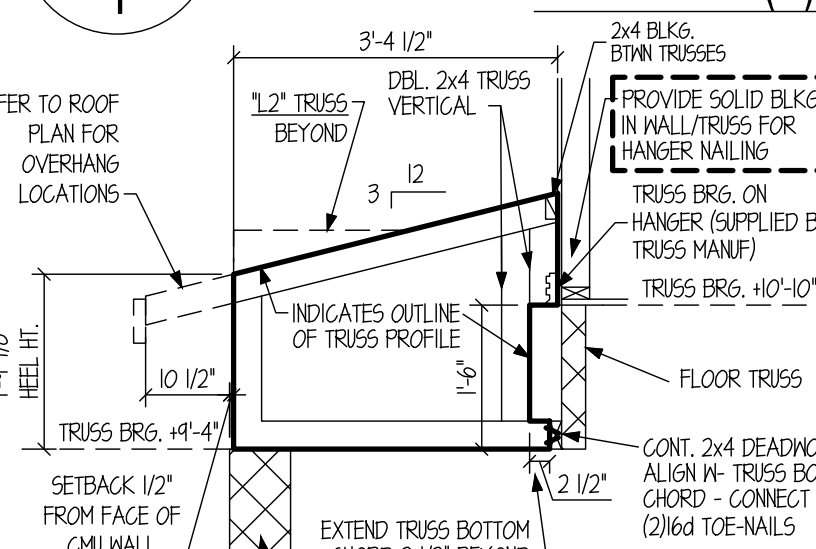
STAR LOAD

LIVE - 40 PSF

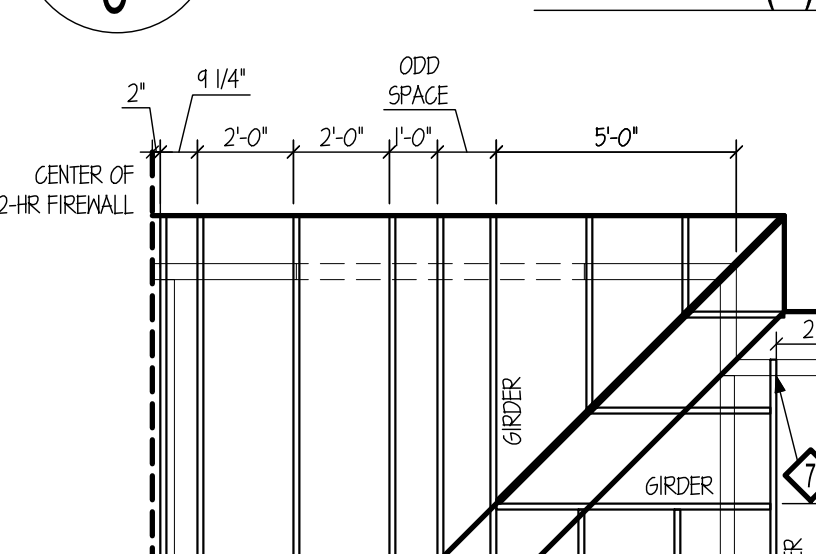
**A 5** GARAGE TRUSS TO FRAME WALL - L4, L5, & L6 PROFILE(S)



**A 4** GARAGE TRUSS TO FRAME WALL - L3 PROFILE(S)

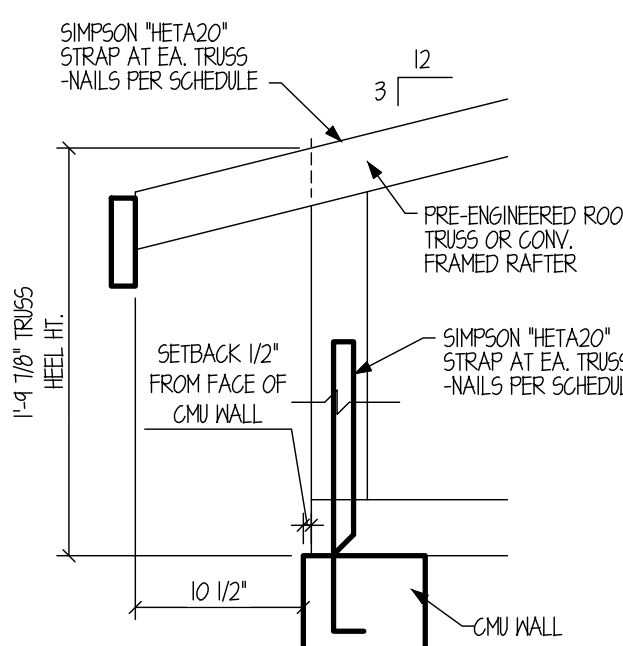


**A 3** GARAGE TRUSS TO FRAME WALL - L1 PROFILE(S)



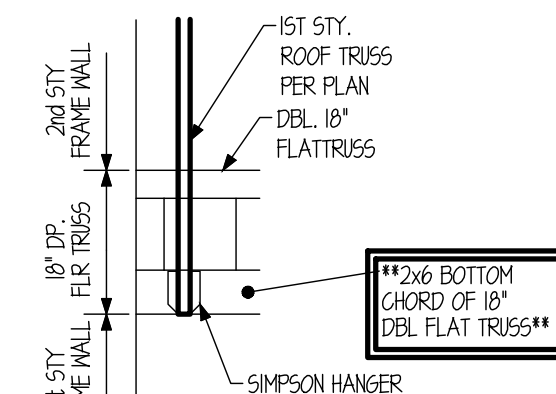
**INDICATES FACE OF TRUSS, TRUSS END, OR VERT. TRUSS HEEL SETBACK 1/2" FROM FACE OF BLOCK TO ALIGN FACE OF EXT. SHEATHING W- FACE OF EXT. FACE OF CMU WALL**

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



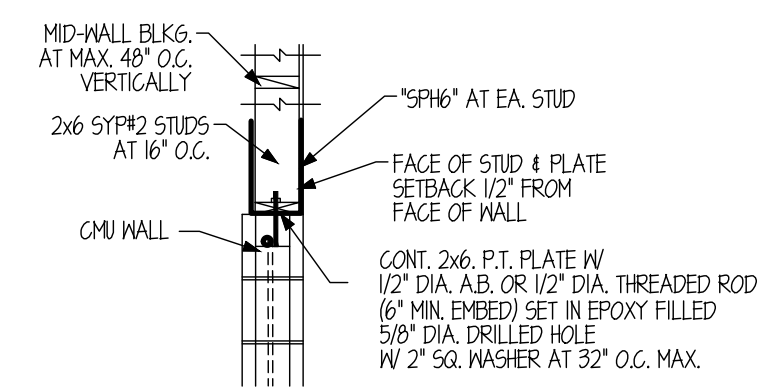
**A 2** 1ST STY ROOF TRUSS TAIL END DETAIL

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

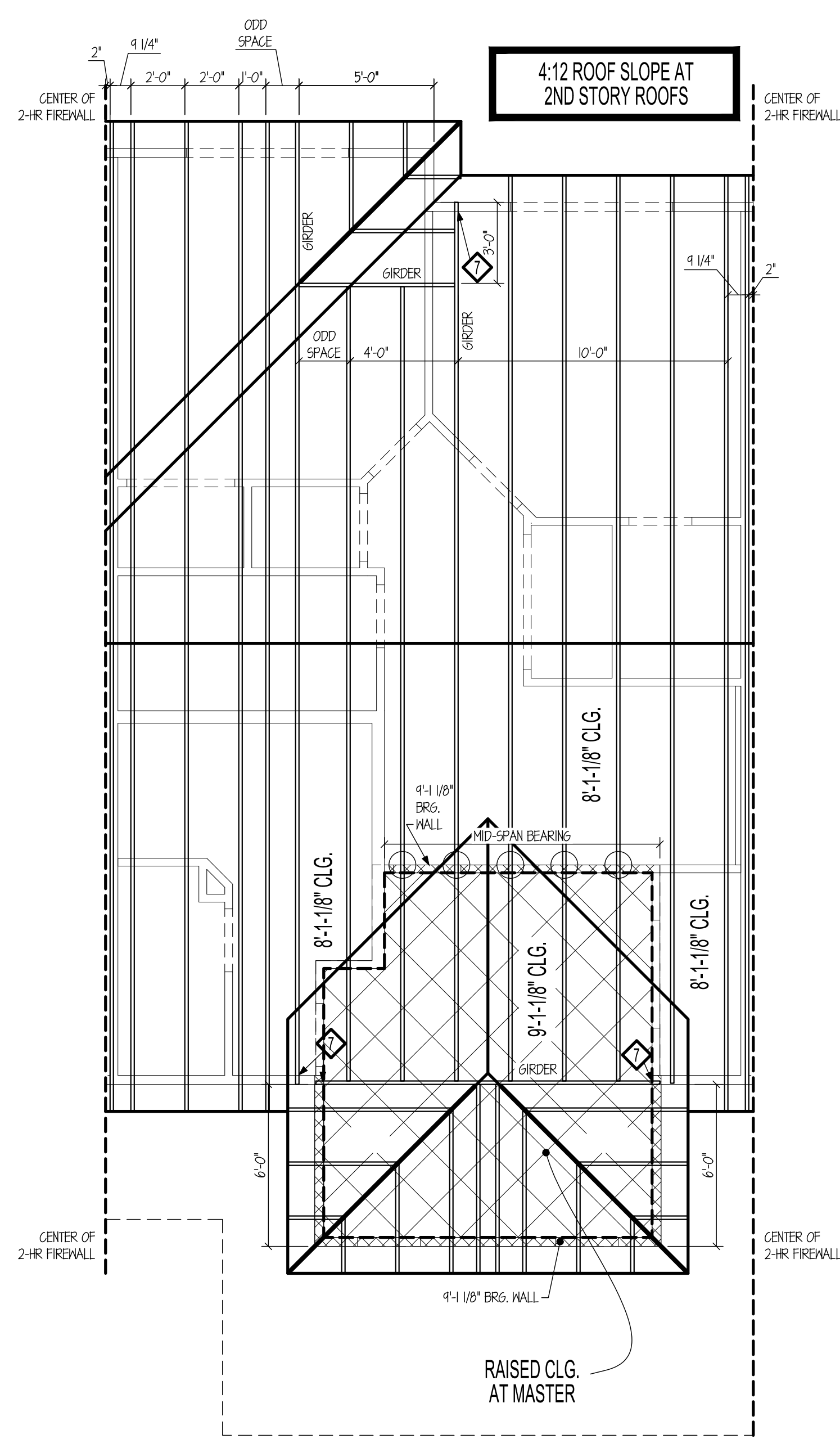


**A 1** TRUSS HANGER DETAIL

REFER TO CONNECTOR SCHEDULE FOR NUMBER AND TYPE OF STRAPS AND FASTENERS

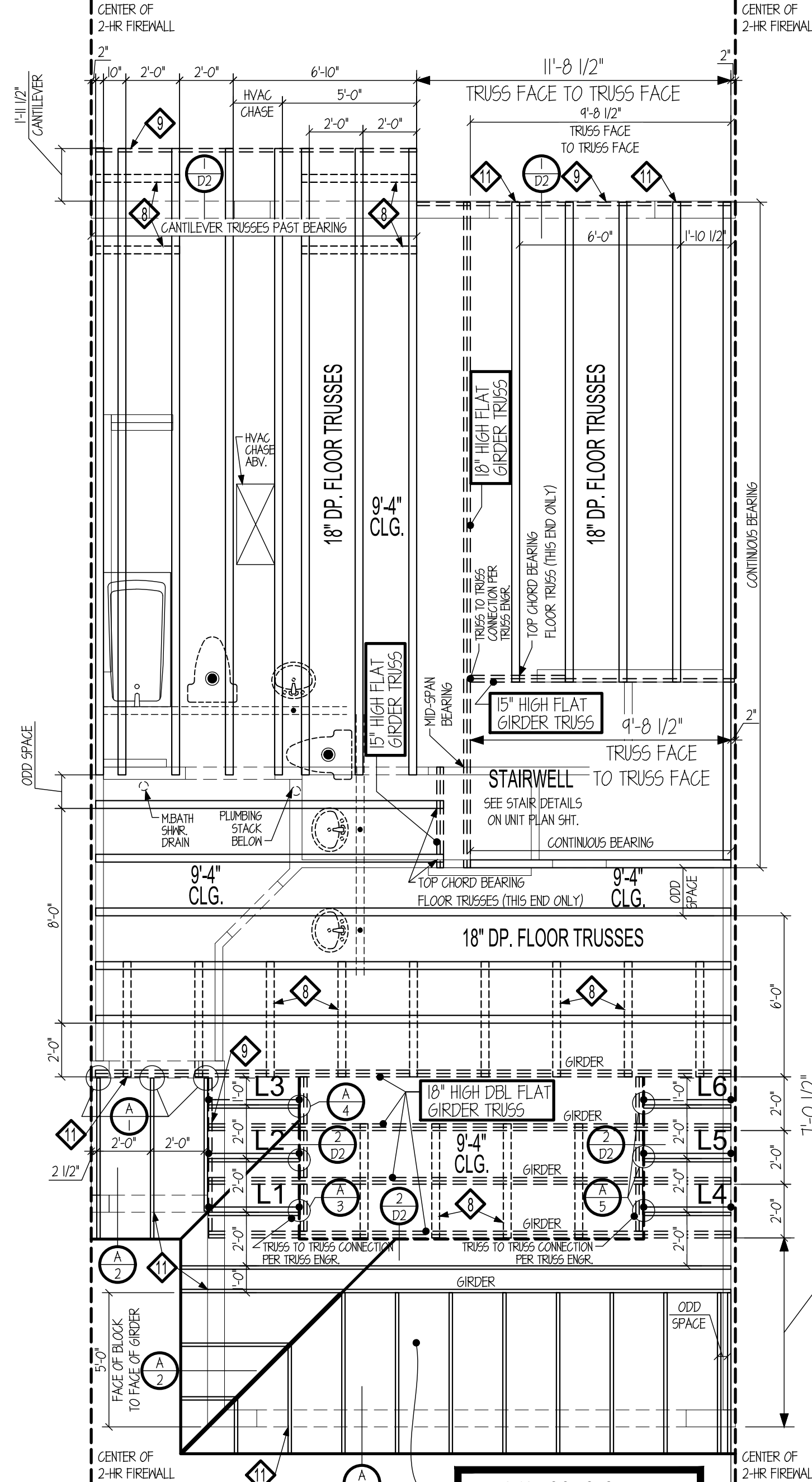


**Y 5** 2ND STY EXT. STUD WALL OVER 1ST STY CMU WALL



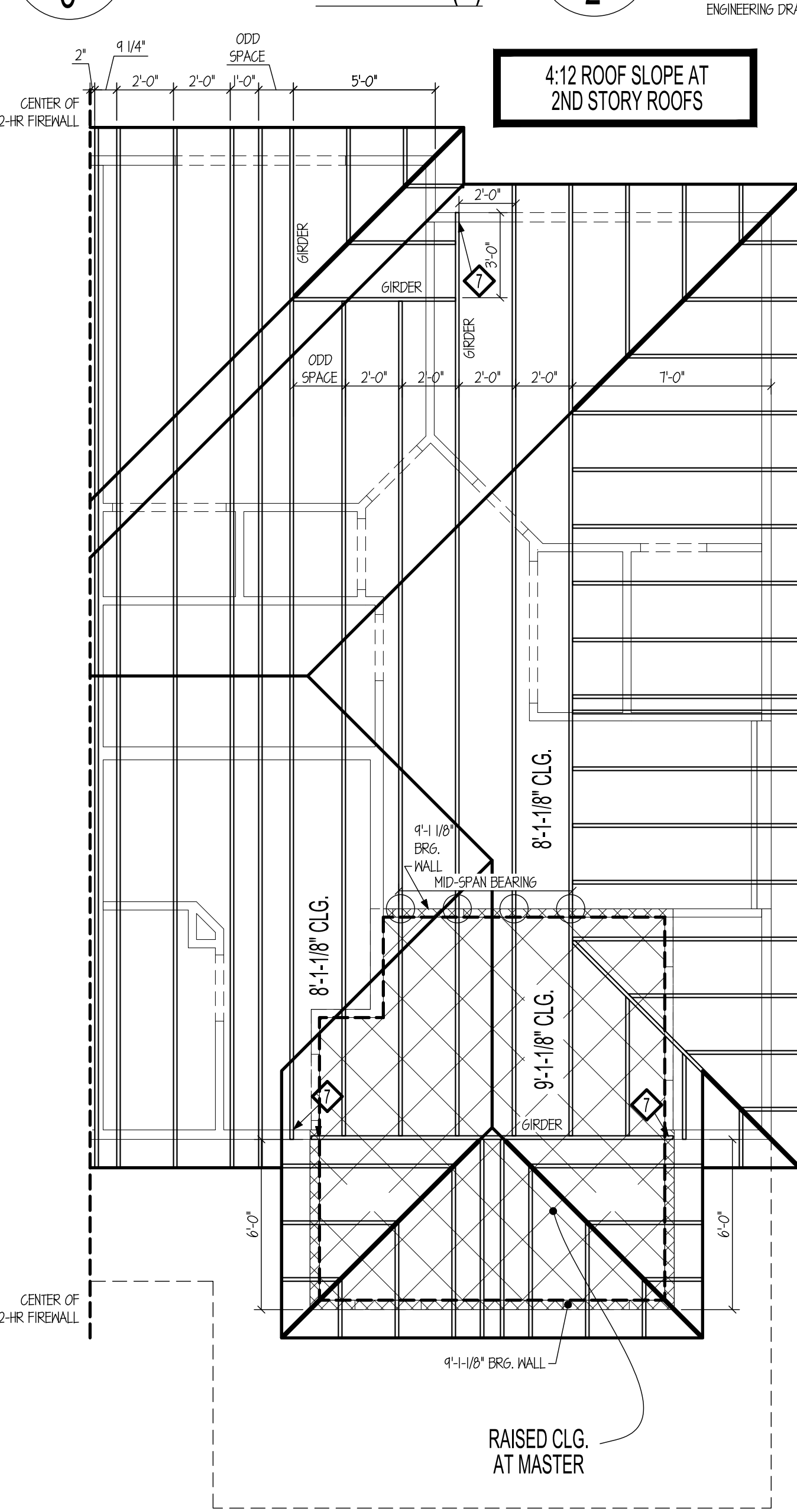
**UNIT A1 - (INSIDE) 2nd STORY ROOF FRAMING PLAN**

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



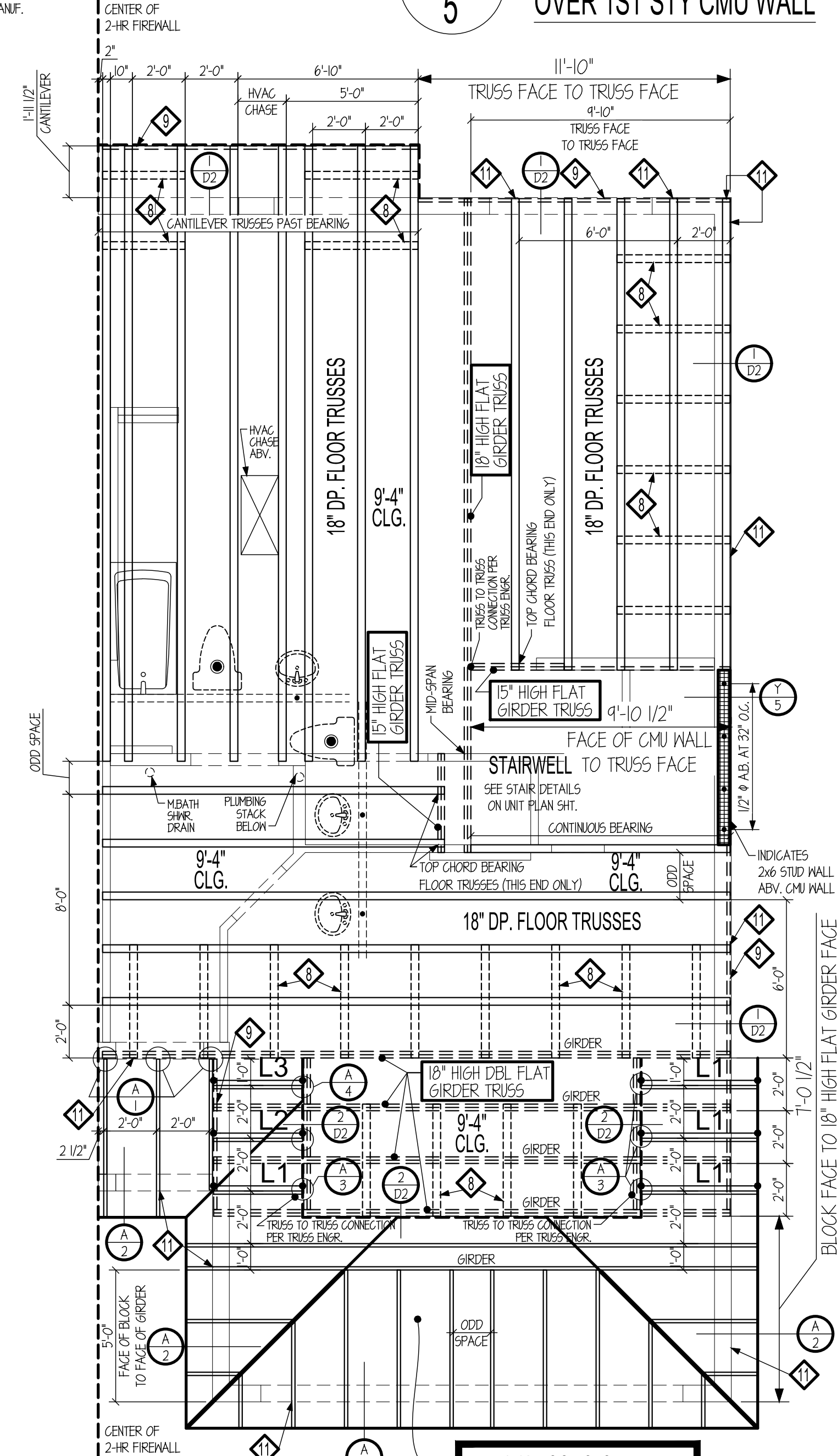
**UNIT A1 - (INSIDE) 2ND STY. FLOOR AND 1ST STY. ROOF FRAMING PLAN**

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



**UNIT A2 - (CORNER) 2nd STORY ROOF FRAMING PLAN**

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



**UNIT A2 - (CORNER) 2ND STY. FLOOR AND 1ST STY. ROOF FRAMING PLAN**

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

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06-10-22 CONSTRUCTION DOCS

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220 SANDLEWOOD TRL. WINTER PARK, FL 32789 407.519.9157

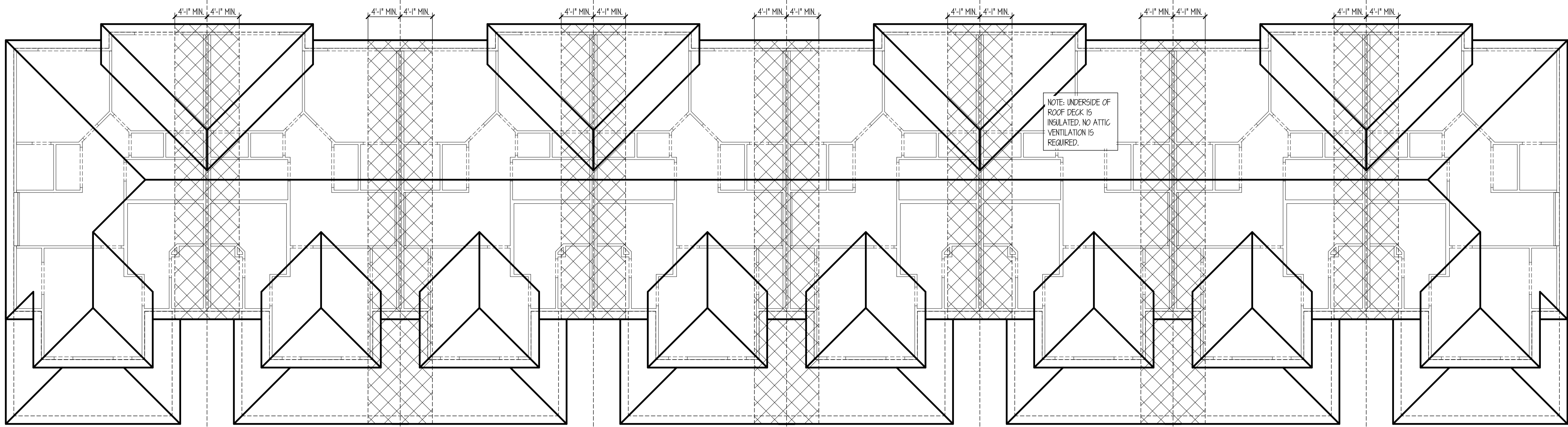
**Narcoossee Reserve - SDP 20-0025 Townhomes**

Thompkins Dr, Osceola County, FL 34771

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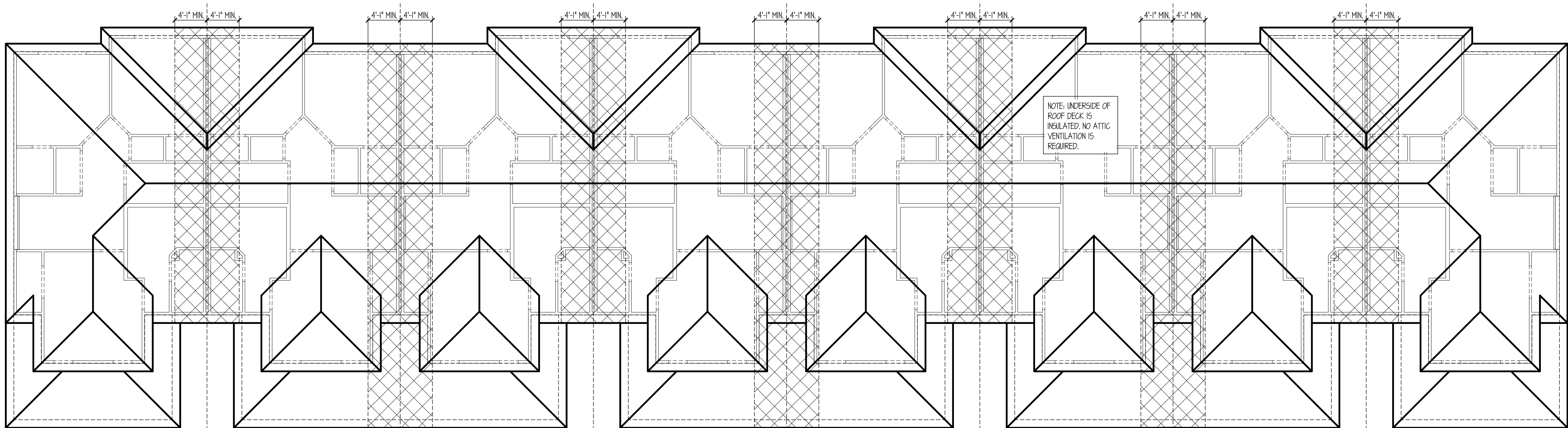
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**A-12**



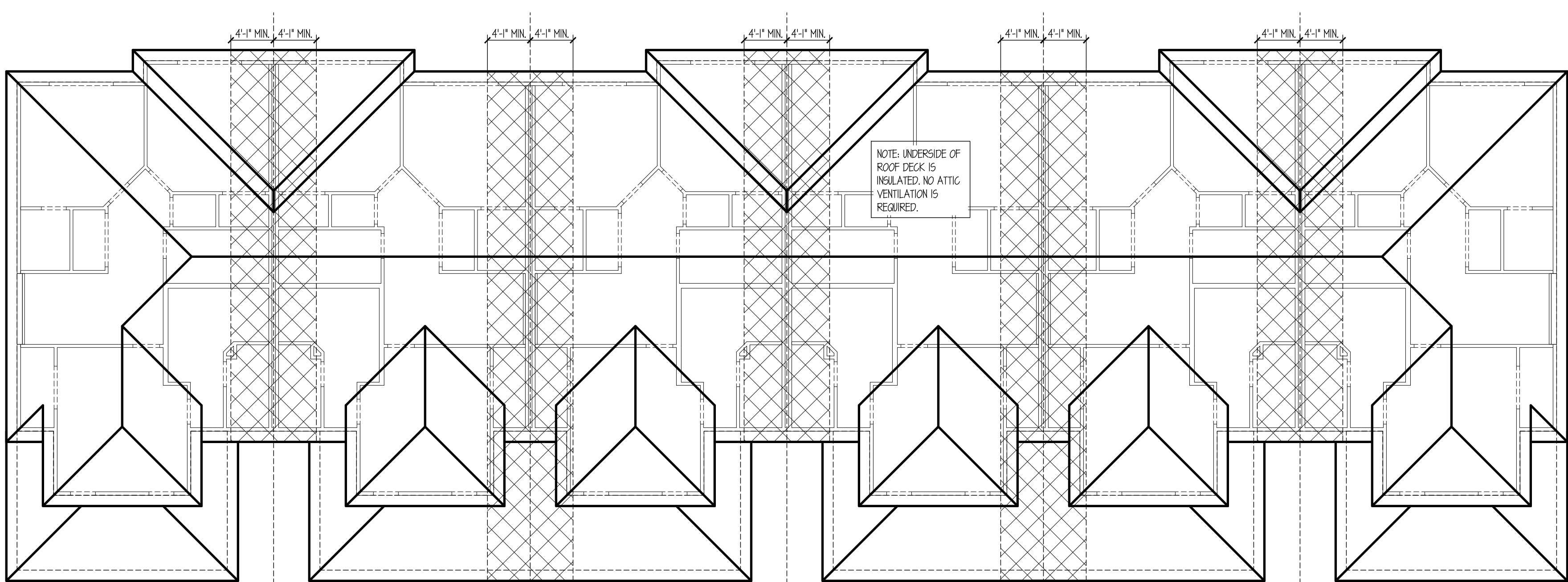
**BLDG TYPE 3 - 8-UNIT BUILDING MIX - ROOF PLAN**

1/4"=1'-0"



**BLDG TYPE 2 - 8-UNIT BUILDING MIX - ROOF PLAN**

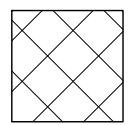
1/4"=1'-0"



**BLDG TYPE 1 - 6-UNIT BUILDING MIX - ROOF PLAN**

1/4"=1'-0"

**ROOF DIAGRAM NOTES:**



I. AREA OF FIRE RESISTANT ROOF SHEATHING - NO PENETRATIONS IN THIS AREA

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**A-13**



## STUCCO DETAILS

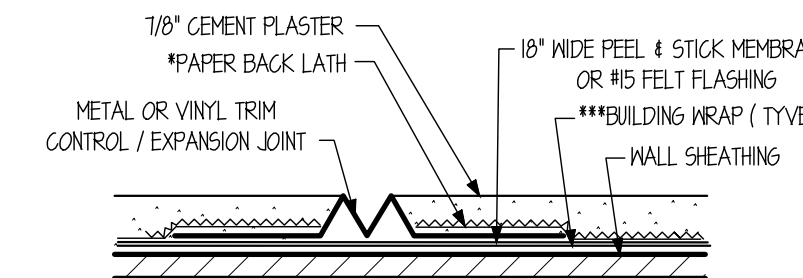
## CODE REFERENCE

\*ALL LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIAL. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1 1/2" - II GAGE NAILS HAVING A 7/16" HEAD, OR 7/8" LONG 16 GAGE STAPLES SPACED NO MORE THAN 6", OR OTHERWISE APPROVED, IN ACCORDANCE W/ FBC R103.6.4 OR R103.6.1

\*\*FBC R103.6.2.1 KEEP SCREEDS - MINIMUM NO. 26 GALVANIZED SHEET GAGE CORROSION RESISTANT KEEP SCREED OR PLASTIC KEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2" SHALL BE PROVIDED AT OR BELOW THE PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C 926. THE KEEP SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS. THE WEATHER RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE KEEP SCREED.

\*\*\*FBC R103.6.3 - WATER RESISTIVE BARRIERS INSTALLED OVER WOOD-BASED SHEATHING SHALL INCLUDE A WATER RESISTIVE VAPOR PERMEABLE BARRIER EQUIVALENT TO 2 LAYERS OF GRADE D PAPER.

## DETAIL @ BLOCK / FRAME CONNECTION

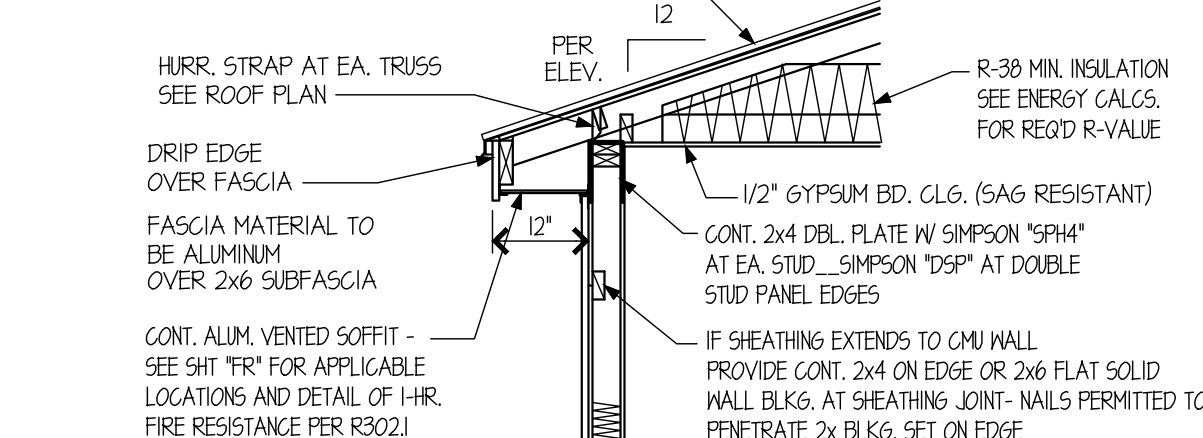


## VERTICAL CONTROL / EXPANSION JOINT DETAIL AT 2ND STY FRAME EXT. WALLS

### FLASHING NOTES:

- ALL FLASHING PER FBC-R103.2
- 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 (0.019 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.

SHINGLES (ATTACH W/ GALV. METAL ROOFING NAILS PER MANUF. INSTALLATION DETAILS) OVER ONE LAYER OF 30# UNDERLAYMENT COMPLYING WITH ASTM D 226 TYPE II OR ASTM D 4864 TYPE IV, APPLIED PER R103.2.1.2 - SINGLE MANNER - 4" LAP - 1" CAP NAIL FASTENERS -- (1) ROW 6" O.C. AT OVERLAPS - (2) STAGGERED ROWS IN FIELD IN MAX SPACING OF 24" O.C. ON 7/16" SPAN RATED STRUCTURAL SHEATHING (SEE ROOF NAILING PATTERN) AND PRE-ENG'D ROOF TRUSSES AT 24" O.C.

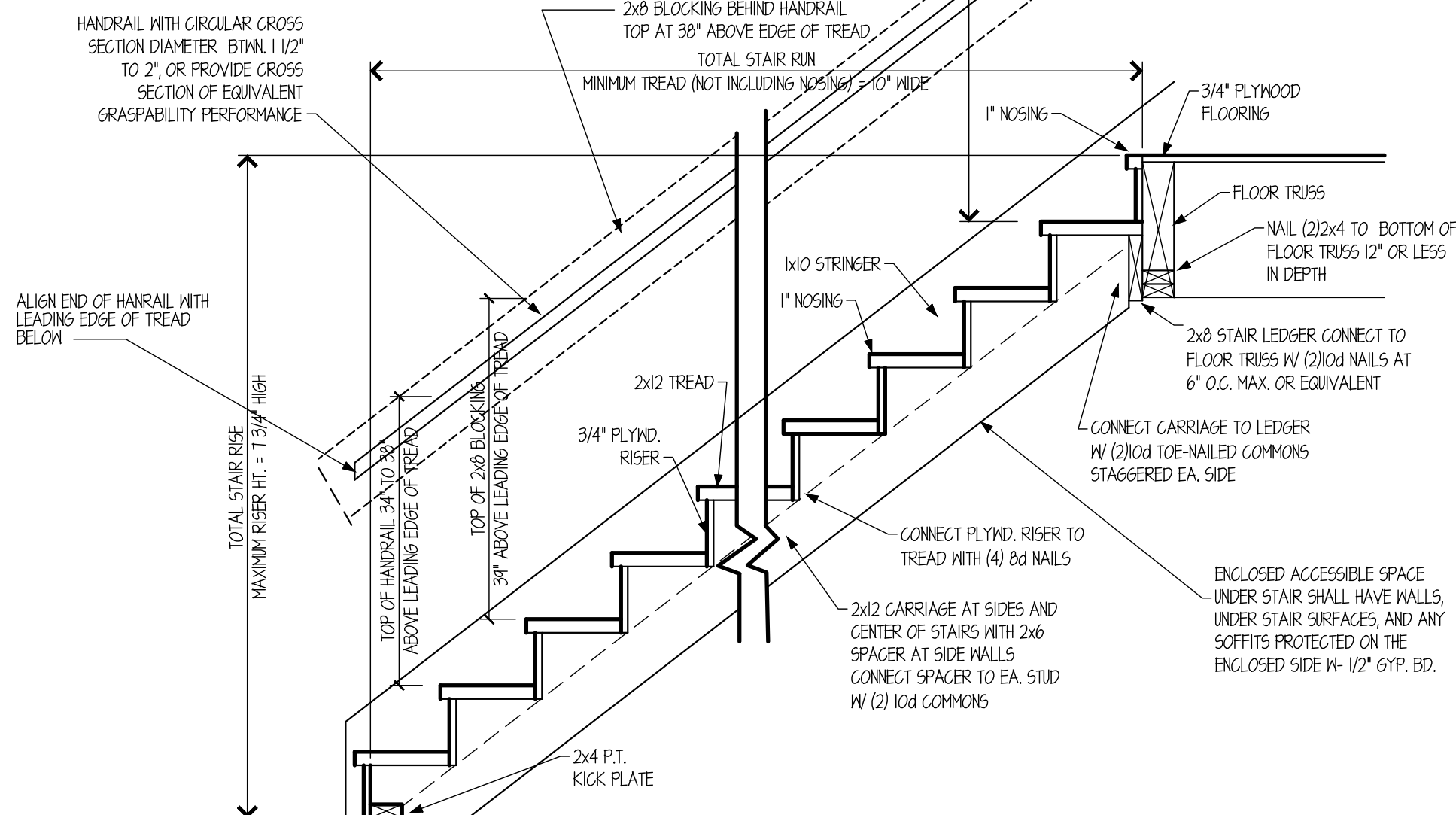


## TYPICAL SECTION AT HANDRAIL

BALUSTER SPACING MUST REJECT 4" DIA. SPHERE UP TO HEIGHT OF 34" - BOTTOM RAIL OR CURB MUST REJECT 2" DIA. SPHERE

STAIR TREAD = 10" MINIMUM  
STAIR RISER = 7-3/4" MAXIMUM

REFER TO FLOOR PLAN FOR NUMBER OF TREADS AND RISERS



## TYPICAL STAIR SECTION

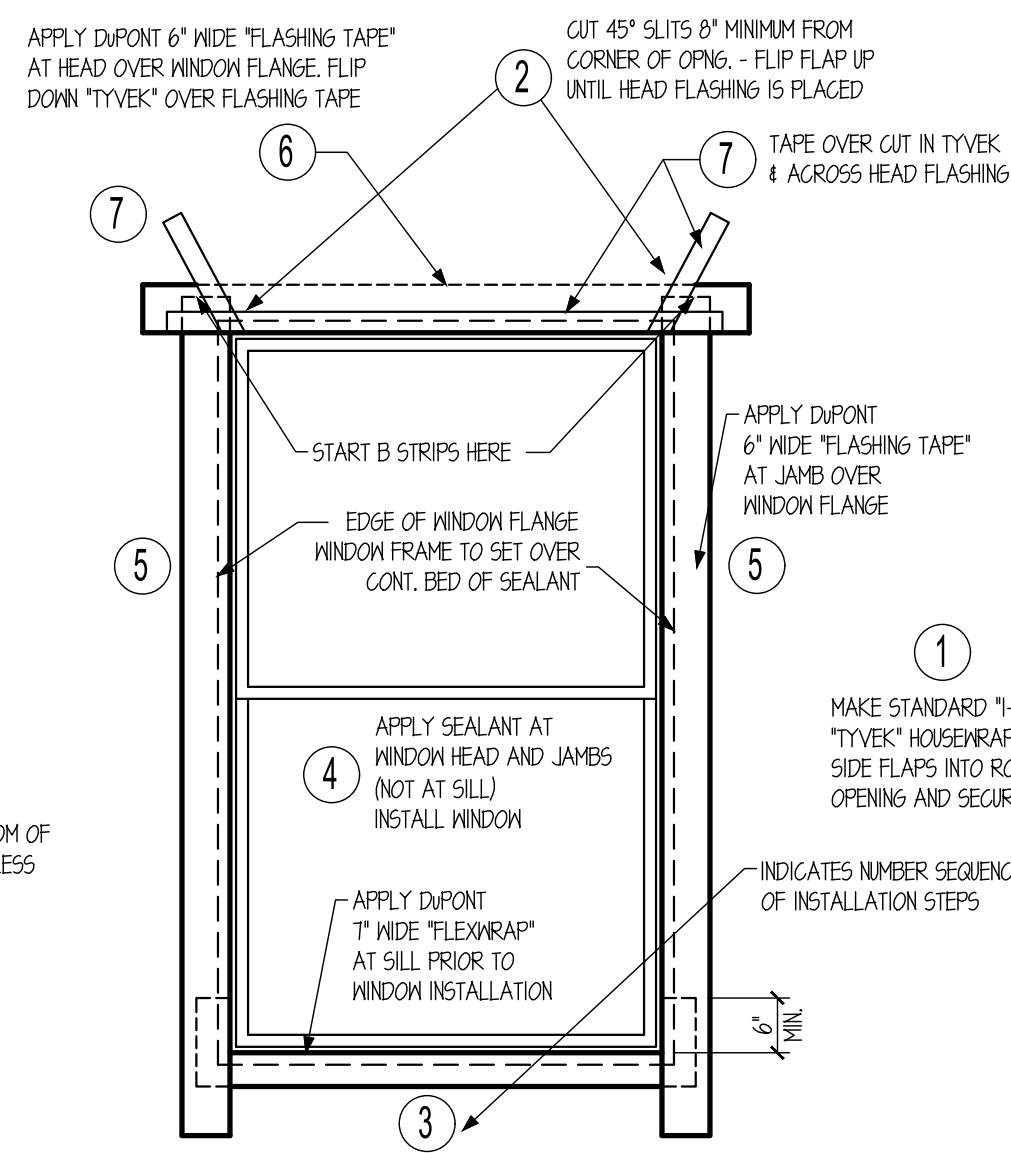
SCALE: N.T.S.

## "VINYL" WINDOW SIZE CHART

"SINGLE WINDOWS"	WINDOW HEIGHT							
	1'-6" H	2'-0" H	3'-0" H	4'-0" H	5'-0" H	5'-2" H	6'-0" H	7'-0" H
"OVERALL WINDOW WIDTH"	2'-0" W	2/0x16	2/0x20	2/0x30	2/0x40	2/0x50	2/0x62	2/0x10
	2'-4" W	2/4x16	2/4x20	2/4x30	2/4x40	2/4x50	2/4x62	2/4x10
	3'-0" W	3/0x16	3/0x20	3/0x30	3/0x40	3/0x50	3/0x62 *	3/0x10 *
	3'-2" W	3/2x16	3/2x20	3/2x30	3/2x40	3/2x50 *	3/2x62 *	3/2x10 *
	4'-0" W	4/0x16	4/0x20	4/0x30	4/0x40	4/0x50 *	4/0x62 *	4/0x10 *

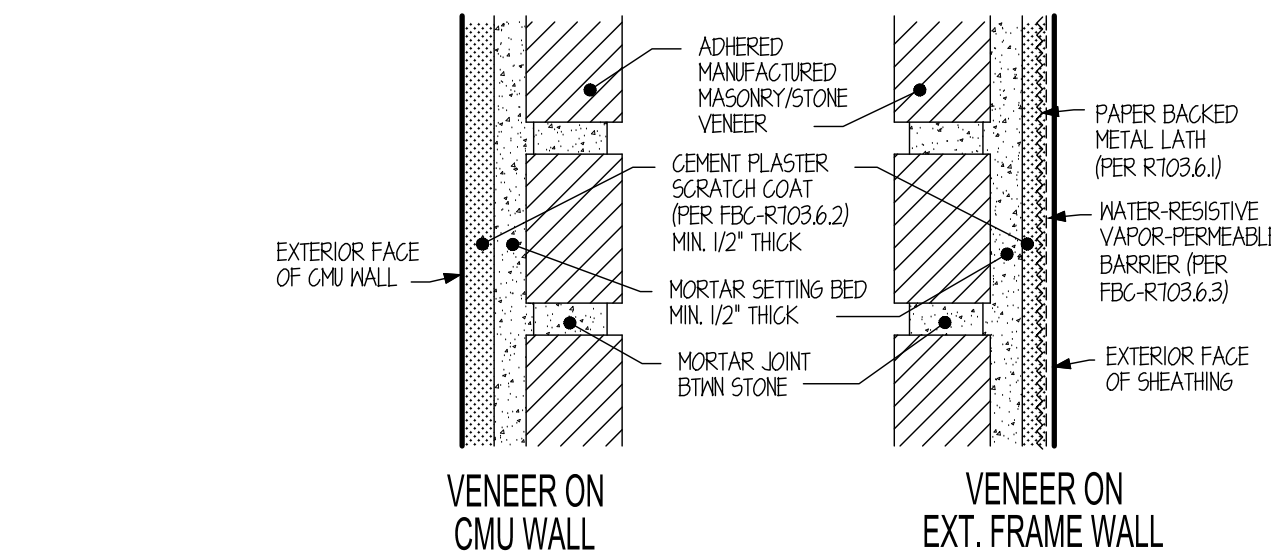
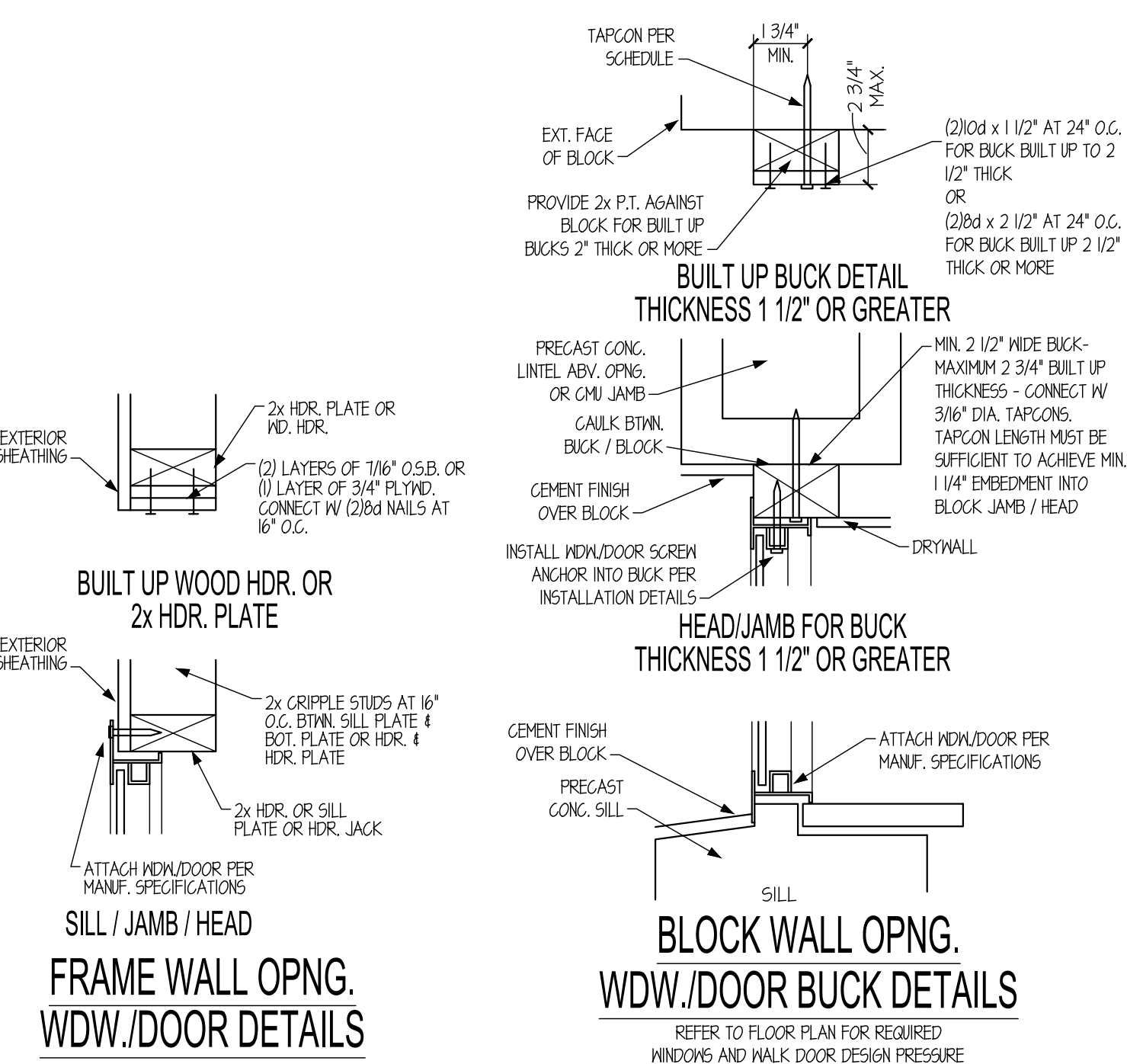
All Window Sizes are Nominal - Typ Window Callout = X/Y represents "X" is feet - "Y" is inches. IE 2/0 = 2'-0" (use for sizes not noted on chart)

- "SH" = Single Hung
- "HS" = Horizontal Slider
- "FG" = Fixed Glass
- "TWIN" = Double Window (Overall Unit Width = 2x Individual Width)
- "TRIPLE" = Triple Window (Overall Unit Width = 3x Individual Width)
- "UNEQUAL TRIPLE" = Triple Window (Overall Unit Width = Combined Individual Widths)
- Windows in Frame Wall are "FIN" type
- Windows in Masonry Wall are "FLANGE" type
- \* indicates Egress Window Size\_Bedrooms require 5.7 SF of opening area (SH-3/0x5/2 or SH-3/2x5/0 Min.)
- All window sill heights located more than 72" abv grade or surface below, the lowest part of wdw opening shall be a minimum of 24" AFF and meet requirements/exceptions of FBC-R612.2



## PEEL AND STICK DETAIL

- INSTALL DAPONT "TYVEK" HOUSEWRAP TO WALL SHEATHING PER MANUFACTURERS RECOMMENDATIONS. CUT WINDOW OPENING THRU HOUSEWRAP PRIOR TO STARTING FLASHING INSTALLATION.
- FLASHING MEMBRANE AT JAMB AND HEAD TO BE 6" WIDE DAPONT "FLASHING TAPE" AND AT SILL TO BE 7" WIDE "FLEXWRAP"
- INSTALLATION OF DAPONT "TYVEK" HOUSE WRAP AND FLASHING TAPE TO FOLLOW MANUFACTURERS RECOMMENDATION AND PRODUCT LITERATURE FOR DAPONT WEATHERIZATION SYSTEMS. MANUFACTURERS REQUIREMENTS AND PROCEDURES SHALL SUPERSEDE ALL PLAN INFORMATION.
- CONTRACTOR TO COORDINATE WEATHERIZATION SYSTEM WITH DAPONT 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.



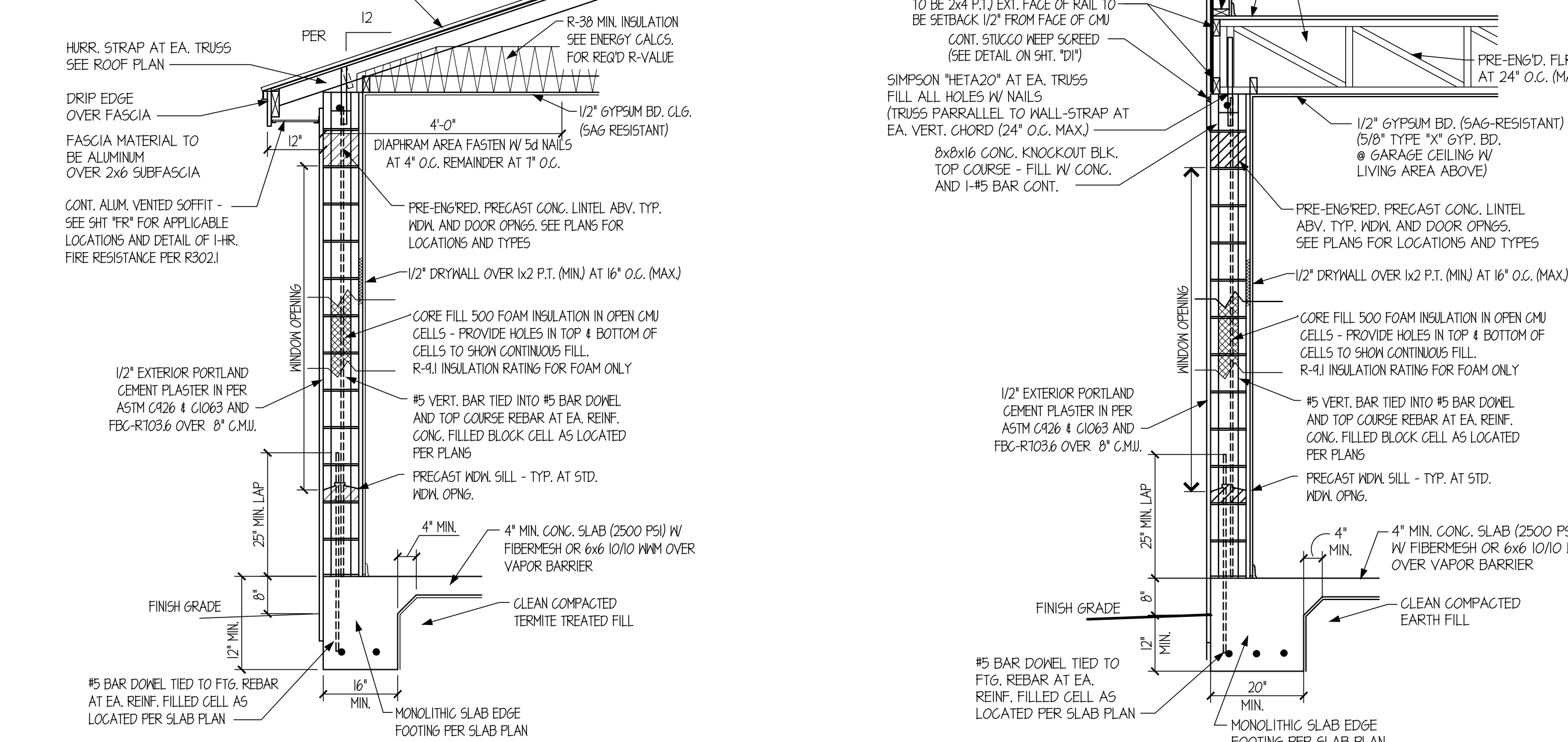
## ADHERED MASONRY/STONE VENEER DETAIL

SCALE: N.T.S.

### FLASHING NOTES:

- ALL FLASHING PER FBC-R103.2
- 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 (0.019 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.

SHINGLES (ATTACH W/ GALV. METAL ROOFING NAILS PER MANUF. INSTALLATION DETAILS) OVER ONE LAYER OF 30# UNDERLAYMENT COMPLYING WITH ASTM D 226 TYPE II OR ASTM D 4864 TYPE IV, APPLIED PER R103.2.1.2 - SINGLE MANNER - 4" LAP - 1" CAP NAIL FASTENERS -- (1) ROW 6" O.C. AT OVERLAPS - (2) STAGGERED ROWS IN FIELD IN MAX SPACING OF 24" O.C. ON 7/16" SPAN RATED STRUCTURAL SHEATHING (SEE ROOF NAILING PATTERN) AND PRE-ENG'D ROOF TRUSSES AT 24" O.C.



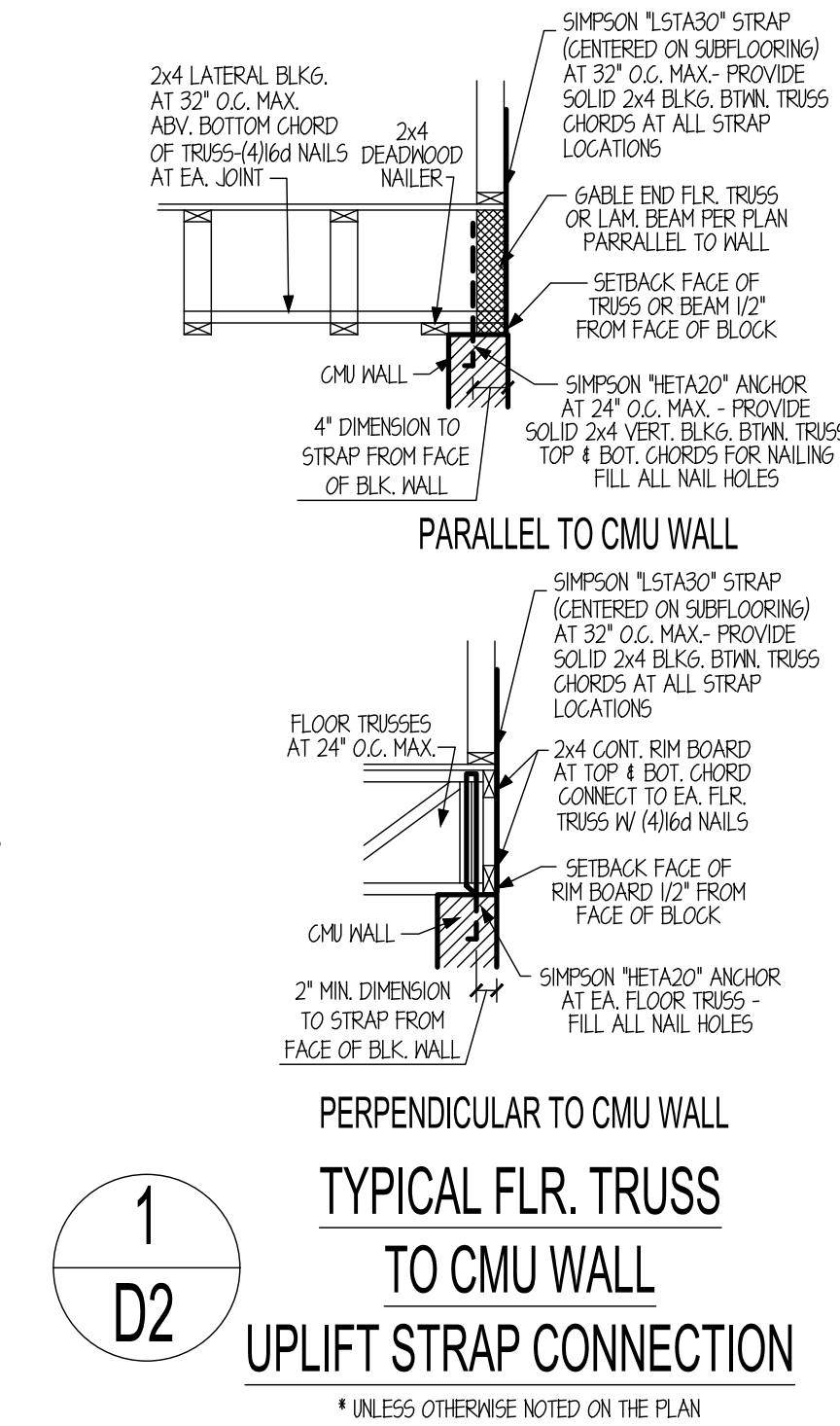
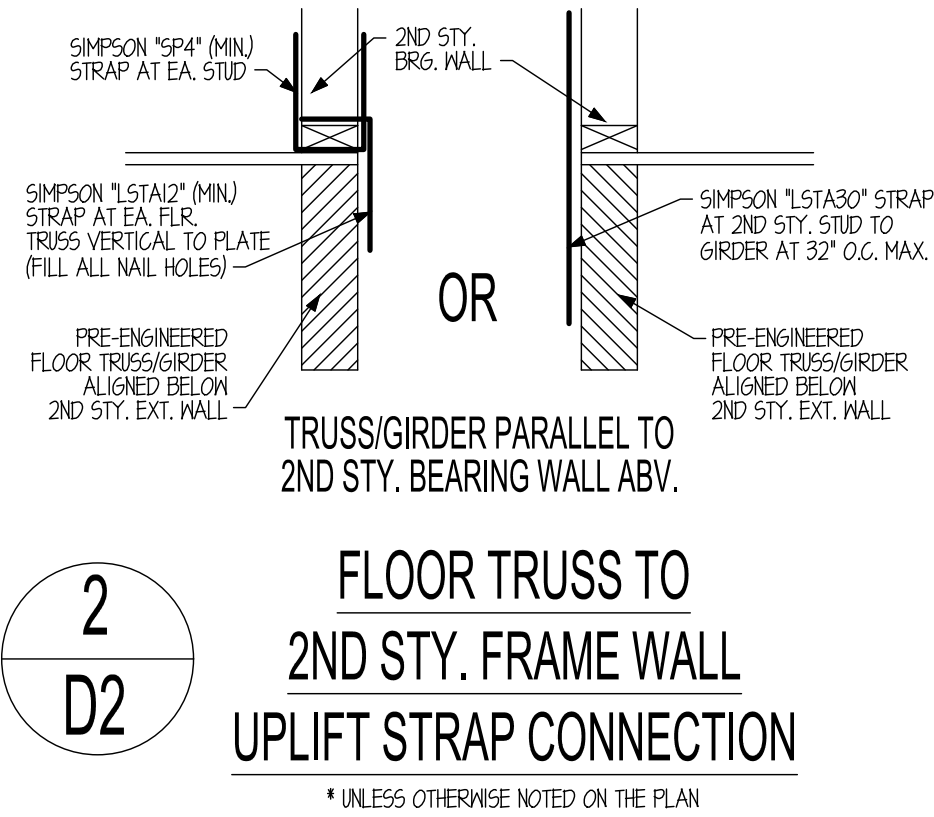
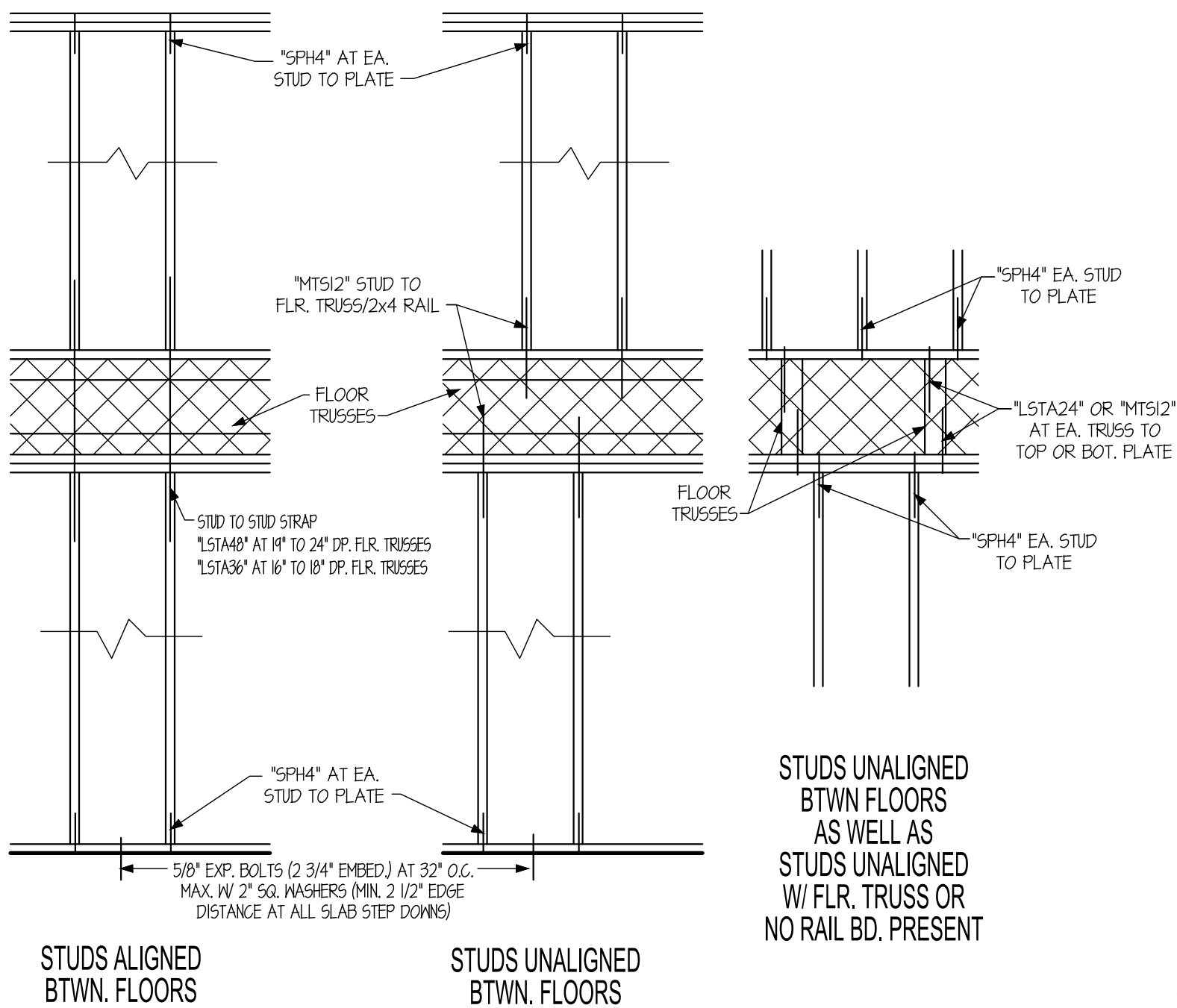
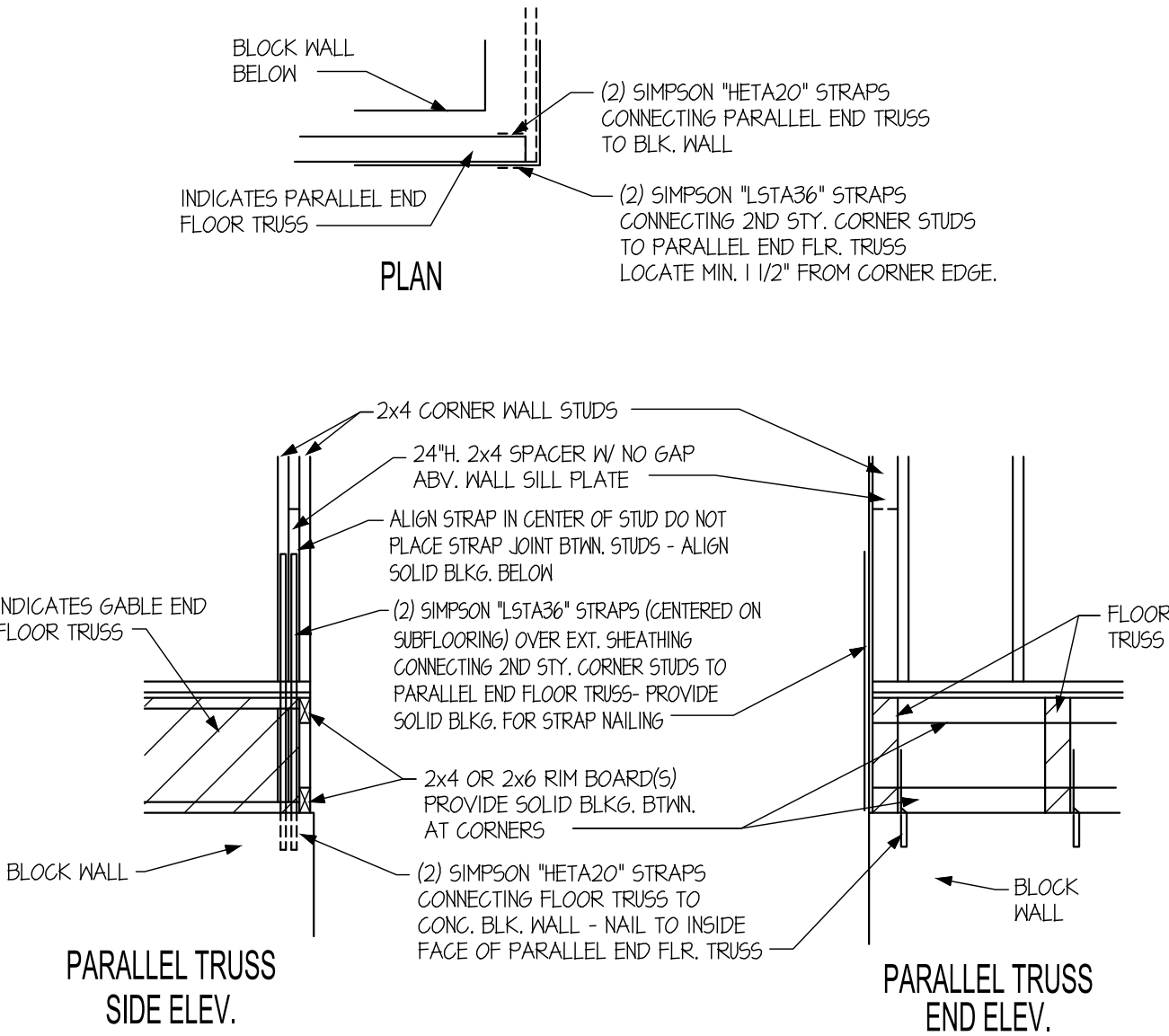
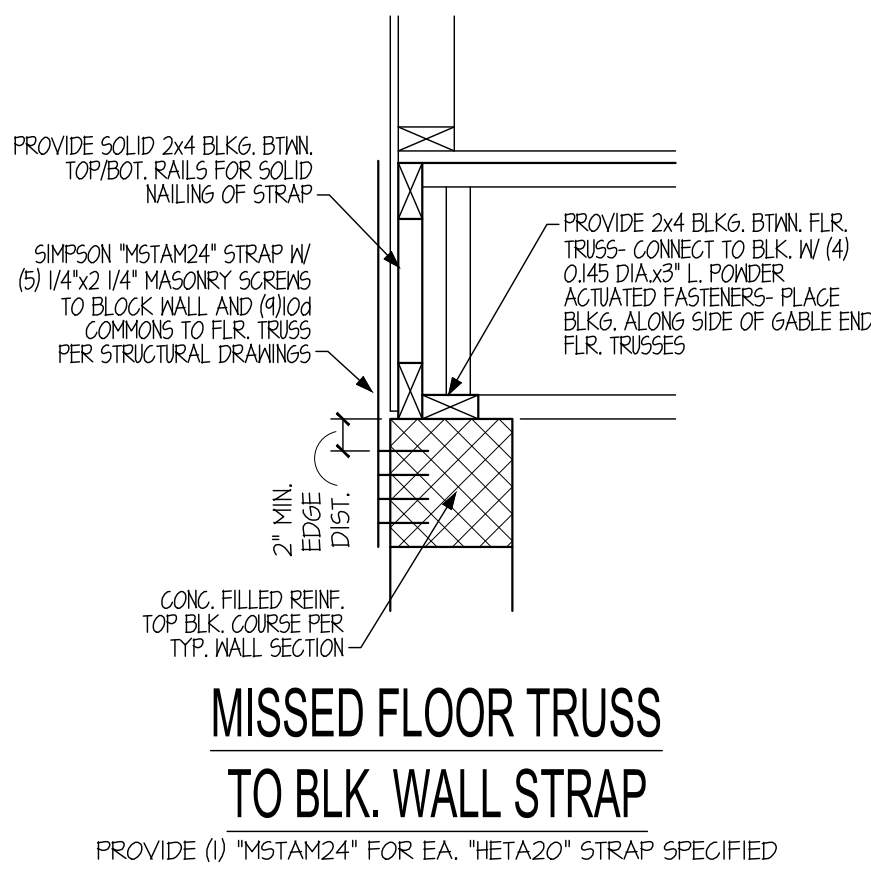
## TYP. EXT. BLOCK WALL SECTION

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

## TYP. EXT. 2-STORY WALL SECTION

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

STRUCTURAL DRAWINGS SUPERCEDE THESE TYPICAL DETAIL(S)



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Sht. D2