ABBREVIATIONS

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

DESIGN TEAM

ARCHITECT:

\-
LEVEL ELEVEN STUDIO INC.
220 SANDLEWOOD TRL
WINTER PARK, FL 32789
407-519-9157
\-

STRUCTURAL ENGINEER:

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

MEP ENGINEER:

\-
TBD
\-

CIVIL ENGINEER:

\-
CARNAHAN PROCTOR & CROSS, INC.
CIVIL ENGINEERING, GEOMATICS, AND CONSTRUCTION SERVICES
604 COURTLAND STREET, SUITE 101,
ORLANDO, FL 32804
407-960-5980

OWNER

Q NONA HOLDINGS LLC:

\---
3348 PEACHTREE RD NE STE 1460,
ATLANTA, GA 30326

MISCELLANEOUS

GENERAL

1. PROPOSED STORIES = 2 STORIES
2. PROPOSED HEIGHT = 27'-3" TO MID-POINT OF HIGHEST PITCHED ROOF PLANE.
3. MINIMUM FIRE RESISTANCE RATING PER TABLE R302.1 EXTERIOR WALLS
4. 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.
5. PROJECT WAS DESIGNED AROUND AND (TO THE ARCHITECTS BEST KNOWLEDGE) COMPLIES WITH OSCEOLA COUNTY DEVELOPMENT GUIDELINES.

CONSTRUCTION NOTES

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

TERMITE PROTECTION

1. 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 8TH EDITION (2023) - RESIDENTIAL - R318.
2. 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

1. 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.
2. FOOTING SHALL BE PLACED ON COMPACTED SOIL FREE OF ORGANIC DEBRIS.
3. 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 NOTES

1. CONCRETE STRENGTH SHALL BE 2500 PSI AT 28 DAYS AND IN ACCORDANCE WITH A.C.I. 318-95.
2. REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ASTM A615 GRADE 40.
3. WELDED WIRE FABRIC SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ASTM A185.

CONCRETE MASONRY NOTES

1. CONCRETE MASONARY WORK SHALL BE IN ACCORDANCE WITH A.C.I. 530/ASCE 5/TMS 402.
2. CONCRETE MASONARY UNITS SHALL BE IN CONFORMANCE WITH ASTM C90, GRADE N, TYPE II ASTM C140 AND SHALL HAVE A COMPRESSIVE STRENGTH OF 2000 PSI MINIMUM BASED ON THE NET GROSS SECTIONAL AREA.
3. COARSE GROUT SHALL BE IN CONFORMANCE WITH ASTM C476.
4. MORTAR SHALL BE TYPE "M" OR "S" IN ACCORDANCE WITH ASTM C270.
5. ALL MASONARY UNITS SHALL BE LAID IN RUNNING BOND U.N.O.
6. 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.)

PRE-ENGINEERED WOOD TRUSSES

1. 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.
2. 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 TRUSS TO TRUSS HANGERS AND CONNECTIONS.
3. TRUSS MANUF. TO PROVIDE SHOP DRAWINGS ON NEW AND/OR REVISED MODEL PLANS TO BUILDER FOR REVIEW BEFORE FABRICATION. TRUSS SHOP DRAWINGS SHALL SHOW ALL TRUSS PROFILES, GRAVITY/UPLIFT LOADS, BRACING MEMBERS, AND TRUSS TO TRUSS HANGERS.
4. ALL PREFAB. WOOD TRUSSES SHALL BE SECURELY FASTENED TO THEIR SUPPORTING WALLS OR BEAMS AS REQUIRED PER THE FRAMING PLANS.
5. PRE-ENGINEERED WOOD TRUSSES, RAFTERS, AND OTHER ROOF FRAMING MEMBERS SHALL BE SPACED AT 24" O.C. MAXIMUM.
6. RIDGE AND VALLEY SET MEMBERS SHALL BE A NOMINAL DIMENSION OF 2" LARGER THAN RAFTERS.
7. ALL LOAD-BEARING FLOOR & ROOF FRAMING MEMBERS SHALL BE MIN. SYP #2 OR BETTER. U.N.O.

WALL & ROOF FRAMING NOTES

1. STRUCTURAL DRAWINGS SUPERCEDE THESE NOTES. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION.
2. WOOD CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION" BY THE NATIONAL FOREST PRODUCT ASSOCIATION.
3. 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.
4. 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.
5. ALL LOAD BEARING FLOOR AND ROOF FRAMING MEMBERS SHALL BE MIN. SYP #2 OR BETTER. U.N.O.
6. ALL BLOCKING MEMBERS SHALL BE MIN. UTILITY GRADE LUMBER. U.N.O.
7. WOOD HEADERS AS NOTED ON PLANS. ALL HEADER MATERIAL TO BE SOUTHERN YELLOW PINE #2 MIN. PROVIDE STRAPS AS REQ'D. PER STRUCTURAL DRAWINGS.
8. REFER TO STRUCTURAL DRAWINGS FOR NUMBER OF JACK STUDS AT OPENINGS.
9. PROVIDE A BUILT UP OR SOLID SAWN COLUMN UNDER ALL GIRDERS AND BEAMS IN FRAMED WALLS UNLESS NOTED OTHERWISE ON STRUCTURAL PLANS. A MINIMUM OF (2)2x4 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.
10. END JOINTS IN STRUCTURAL DOUBLE PLATE SHALL BE OFFSET AT LEAST 4'-0". STRUCTURAL DOUBLE PLATES TO BE NAILED AT 6" O.C.
11. AT EXTERIOR FRAME WALLS, PROVIDE FULL PANEL OF SHEATHING FROM ALL CORNER EDGES. FULL PANEL MUST BE SAWCUT AROUND ANY OPENINGS. SEE DETAILS FOR NAILING REQUIREMENTS.
12. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED LUMBER OR SEPARATED FROM CONCRETE W/ FELT PAPER OR METAL PLATES.
13. ALL NAILS AND BOLTS EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVINIZED.

UPLIFT CONNECTORS

1. 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.
2. UPLIFT CONNECTORS TO PROVIDE CONTINUITY FROM ROOF TRUSSES THRU PLATES TO SLAB AND FOUNDATION PER PLAN.
3. 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.
4. 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 STRAP(S).
5. ALL SPECIFIED CONNECTORS SHALL BE INSTALLED PER CONNECTOR MANUFACTURERS INSTRUCTIONS.
6. NO CONNECTOR SHALL BE BENT IN THE FIELD UNLESS NOTED AS ACCEPTABLE IN THE CONNECTOR MANUF. PRODUCT CATALOG.
7. WHEN ANCHORING (2) WOOD ITEMS TOGETHER, THE LENGTH OF HURRICANE STRAP MUST BE EQUALLY HALF ON EA. ITEM.
8. INSTALL ALL SPECIFIED FASTENERS AT EACH CONNECTOR. REFER TO CONNECTOR SCHEDULE ON STRUCTURAL DRAWINGS FOR MINIMUM NUMBER OF FASTENERS.
9. 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

1. APPLICABLE CODE:
    FLORIDA BUILDING CODE 8TH EDITION (2023) - RESIDENTIAL
    CHAPTER 3; SECTION R301
2. WIND SPEED - Vult = 139 mph --- Vasd = 108 MPH
    NON-WIND-BORNE DEBRIS REGION
    RISK CATEGORY II
    EXPOSURE CATAGORY "C"
    "ENCLOSED" BUILDING TYPE
    -SEE ROOF AND FLOOR FRAMING PLAN FOR APPLICABLE LIVE AND DEAD LOADS

GARAGE DOOR, CEILING, DUCTS & UNDER STAIR NOTES

1. 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.
2. THE GARAGE FRAME WALLS SHALL BE SEPARATED FROM THE RESIDENCE BY NOT LESS THAN 1/2" GYPSUM 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 GYPSUM BOARD OR ITS EQUIVALENT.
3. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLIN FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR APPROVED EQUAL.
4. 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

1. GUARDS SHALL MEET FBC-R312
2. HEIGHT OF GUARDS, OPEN RAILING, OR KNEE WALLS AT OVERLOOKS SHALL BE MINIMUM OF 36" HIGH
3. GUARDS, OPENING RAILINGS, OR KNEE WALLS AT OPENED END OF STAIRS SHALL BE MINIMUM OF 34" HIGH MEASURED FROM LEADING EDGE OF TREADS.
4. STAIR HANDRAILS SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38" HIGH ABOVE LINE CONNECTING LEADING EDGES OF TREADS.
5. OPENINGS IN OPEN RAILINGS / GUARDS SHALL NOT ALLOW PASSAGE OF 4" DIAMETER SPHERE AND MEET REQUIREMENTS/EXCEPTIONS OF FBC-R312.1.3
6. SEE SHEET "D2" FOR TYPICAL STAIR SECTION FOR ADDITIONAL INFORMATION
7. ENCLOSED AREA UNDER STAIR SHALL HAVE 1/2" GYP. BD. INSTALLED TO MEET REQUIREMENTS/EXCEPTIONS OF FBC-R302.7

MISC LIVE LOADS

1. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL APPLICABLE LOADS
2. ROOMS OTHER THAN SLEEPING ROOMS -- 40 PSF
3. SLEEPING ROOMS -- 30 PSF
4. PASSENGER VEHICLE GARAGES -- 50 PSF
5. GUARDRAILS AND HANDRAILS -- 200 PSF

BUILDING HEIGHT

PROJECT NARRATIVE

THE PROPOSED "TOWNS OF LAKE NONA PH-2" TOWNHOMES PROJECT IS LOCATED IN OSCEOLA COUNTY FLORIDA.

THE PROJECT CONSISTS OF 7 BUILDINGS, 1-BUILDING WITH 7-ATTACHED AND 2-BUILDINGS WITH 5-ATTACHED, AND 4-BUILDINGS WITH 8-ATTACHED, SINGLE-FAMILY DWELLINGS PER BUILDING, FOR A TOTAL OF 49 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 REAR LOADED 2-BAY CAR GARAGES AND WILL BE ACCESSIBLE VIA INDIVIDUAL DRIVEWAYS.

OTHER AMENITIES ON SITE INCLUDE: OPEN GREEN SPACE AND SIDEWALKS INCLUDING AROUND POND AREA.

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 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 8TH EDITION (2023)

OCCUPANCY CLASSIFICATION:	SINGLE FAMILY ATTACHED R-3
TYPE OF CONSTRUCTION:	TYPE VB
FIRE PROTECTION SPRINKLERS:	NO
BUILDING TYPE:	TOWNHOUSE
FLORIDA FIRE PREVENTION CODE:	8TH EDITION (2023)

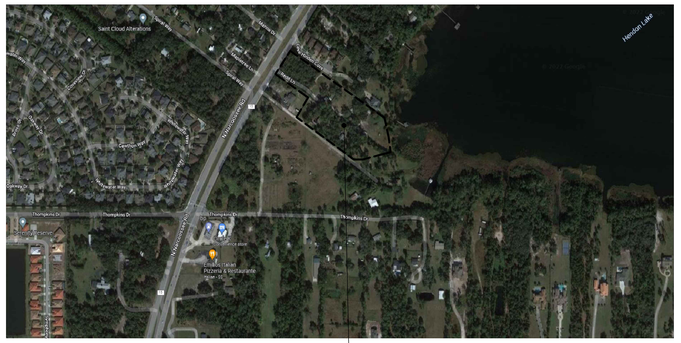
APPLICABLE CODES

UPDATED JUNE. 2022

FLORIDA BUILDING CODE, RESIDENTIAL 8TH ED.	2023 ED.
FLORIDA FIRE PREVENTION CODE 7TH ED.	2023 ED.
NFPA 101 LIFE SAFETY CODE	2023 ED. W- FL. AMENDMENTS
NATIONAL ELECTRICAL CODE	2020 ED.

BLDG DEPT PH#
407-740-0200
SETS REQUIRED: 1
OSCEOLA COUNTY

VICINITY MAP



INDEX

CONSTRUCTION DOCS: JUNE 21, 2024

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S0.2	SHEAR WALL SCHEDULE
S0.3	FRAMING DETAILS AND NOTES
S1.1	UNIT B1 SLAB, FLOOR AND ROOF FRAMING PLANS
S2.1	UNIT B2 SLAB, FLOOR AND ROOF FRAMING PLANS
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S4.1	STRUCTURAL DETAILS
S5.1	STRUCTURAL DETAILS
S5.2	STRUCTURAL DETAILS

CONSTRUCTION DOCUMENT PACKAGE

for

SDP
59' Towns
Osceola County, Florida

Narcoossee Dr,
Osceola County, FL 34771

Attached Single-Family Townhomes

LEGAL DESCRIPTION

SAINT CLOUD / OSCEOLA COUNTY, FL
Parcel ID'S:
08-25-31-4260-0001-0030 -
DESCRIPTION: NARCOOSSEE PB 1 PG 73 LOT 3 LESS RD R/W
08-25-31-4260-0001-0020 -
DESCRIPTION: NEW MAP OF NARCOOSSEE PB 1 PG 73 & 74 COM AT POC ON ELY R/W SR 15, N 35 DEG E 95.84 FT ALONG R/W ...

PLAN REVISION DATES:
05-12-25 CONSTRUCTION DOCS

LEVEL ELEVEN STUDIO
ARCHITECTURE & PLANNING
220 SANDLEWOOD TRL
WINTER PARK, FL. 32789
407.519.9157

AR98401

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

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

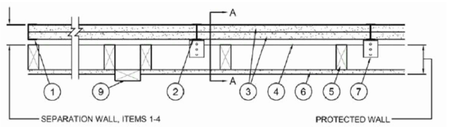
CONSTRUCTION SHALL BE PER INDICATED DIMENSIONS AND NOTES ONLY, ANY DISCREPENCIES TO BE REPORTED TO BUILDER FOR CLARIFICATION.

Matt Phelps
Fl. License No. AR98401

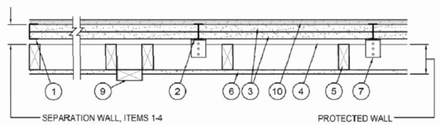
A-1

U.L. ASSEMBLY - U347

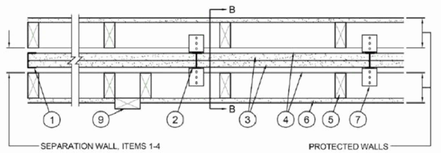
Design No. U347
December 04, 2020
Nonbearing Wall Rating — 2 Hr (See Items 5, 5A and 5B) (Separation Wall, See Items 1,2 and 3)
Bearing Wall Rating 2 Hr. (Protected Wall, See Items 5 and 5A)
Nonbearing Wall Rating 2-Hr (Protected Wall, See Item 5, 5A and 5B)
Finish Rating — 120 Min (See Item 5)
STC Ratings — 61, 64, 70 (See Items 8, 8A and 8B)
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



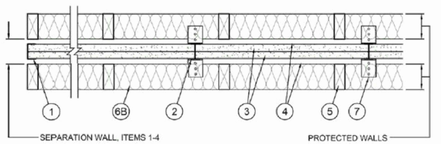
CONFIGURATION A
EXPOSED TO FIRE FROM AREA SEPARATION WALL SIDE ONLY



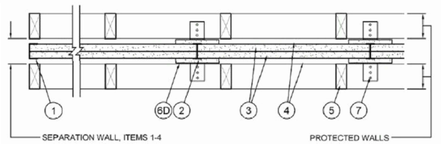
CONFIGURATION B
EXPOSED TO FIRE FROM AREA SEPARATION WALL SIDE ONLY



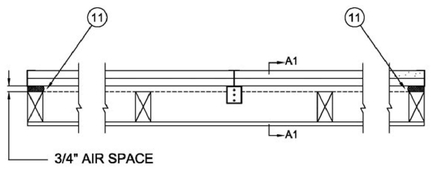
CONFIGURATION C
EXPOSED TO FIRE FROM EITHER SIDE



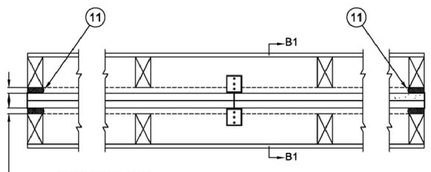
CONFIGURATION D
EXPOSED TO FIRE FROM EITHER SIDE



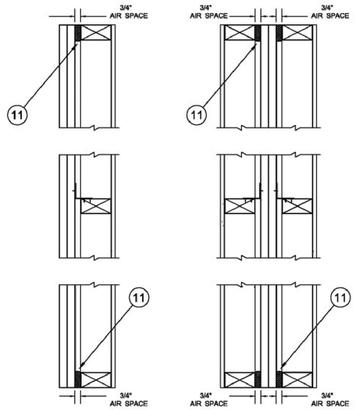
CONFIGURATION E
EXPOSED TO FIRE FROM EITHER SIDE



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



CONFIGURATIONS B and D
EXPOSED TO FIRE FROM EITHER SIDE



SECTION A1-A1 SECTION B1-B1

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

1. Steel Track — Floor, sidewall or top wall track. Nom 2 in. wide channel shaped with nom 1 in. long legs, formed from No. 25 MSG galv steel, secured with suitable fasteners spaced 24 in. OC.
2. Steel Studs — "H" shaped studs formed from No. 25 MSG galv steel having an overall depth of approximately 2 in. and flange width 1-3/8 in.
3. Gypsum Board* — Two layers of 1 in. thick gypsum wallboard liner panels, supplied in nom 24 in. widths. Vertical edges of panels friction fit into "H" shaped studs.
NATIONAL GYPSUM CO — Types FSW, FSW-B, FSW-7, FSW-9

PROTECTED WALL: (Bearing or Nonbearing Wall, as indicated in Items 4, 4A and 4B. When Bearing, Load Restricted for Canadian Applications — See Guide BXUV7.)

4. Air Space — Minimum 3/4-in. air space.
5. Wood Studs — For Bearing or Nonbearing Wall Rating — Nom 2 by 4 in. max spacing 24 in. OC. Studs cross braced at mid-height where necessary for clip attachment. Min 3/4 in. separation between wood framing and fire separation wall. Finish rating evaluated for wood studs only.
5A. Steel Studs — (As an alternate to Item 5, not shown) — For Bearing Wall Rating — Corrosion protected steel studs, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min 3- 1/2 in. wide, min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, cold formed, shall be designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing of wall assemblies shall not exceed 24 in. OC. Studs attached to floor and ceiling tracks with 1/2 in. long Type S-12 steel screws on both sides of studs or by welded or bolted connections designed in accordance with the AISI specifications. Top and bottom tracks shall consist of steel members, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, that provide a sound structural connection between steel studs, and to adjacent assemblies such as a floor, ceiling, and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. O.C. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.
5B. Steel Studs — (As an alternate to Items 5 and 5A, for use in Configuration B only, not shown) — For Nonbearing Wall Rating — Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min 3-1/2 in. wide, min 1-1/4 in. flanges and 1/4 in. return, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height. Top and bottom tracks shall be channel shaped, fabricated from min 25 MSG corrosion-protected steel, min width to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.
6. Gypsum Board — Classified or Unclassified — Min 1/2 in. thick, 4 ft wide, applied horizontally or vertically. Wallboard attached to wood studs (Item 5) with 1-1/4 in. long steel drywall screws spaced 12 in. OC. Wallboard attached to steel studs (Item 5A or 5B) with 1 in. long Type S steel screws spaced 12 in. OC. Vertical joints located over studs. Horizontal joints shall be butted tight to form a closed joint. As an option, joints covered with paper tape and joint compound. As an option, screw heads covered with joint compound.
6A. Plywood Sheathing or OSB — (not shown) — As an alternate to Item 6, Min 1/2 in. thick plywood or OSB applied horizontally or vertically to wood or steel studs. Vertical joints located over studs. Horizontal joints shall be butted tight to form a closed joint. Fastened to studs with nails or screws of sufficient length, spaced 12 in. OC. Joints and fastener heads are not required to be treated. Aluminum clips shall be spaced as described in Item 7.
6B. Batts and Blankets* — (Not shown) — As an alternate to Items 6 and 6A, Glass fiber or mineral wool insulation, min. 3-1/2 in. thick, placed to completely fill the wood or steel stud cavities. When Batts and Blankets are used in place of Items 6 and 6A, the max height is 54 ft and the aluminum clips (Item 7) shall be spaced a max of 5 ft OC vertically. Min 3/4 in. separation between insulation and area separation wall. See Batts and Blankets (BKNV) category in the Building Materials Directory and Batts and Blankets (BZJZ) category in the Fire Resistance Directory for name of Classified Companies.
6C. Wall and Partition Facings and Accessories* — (not shown) — As an alternate to Items 6, 6A and 6B, 4 ft wide panels, applied vertically. Panels attached to wood studs (Item 4) with 1-5/8 in. long steel drywall screws spaced 16 in. OC. Vertical joints located over studs. Joints covered with paper tape and joint compound. As an option, screw heads covered with joint compound.
NATIONAL GYPSUM CO — Type SoundBreak Gypsum Board.

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

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

6E. Fiber, Sprayed* — Optional - Not Shown. - Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft3. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft3, in accordance with the application instructions supplied with the product.
U S GREENFIBER L L C — SANCTUARY, FRM, INS735, INS745 and INS750LD for use with wet or dry application. INS515LD, INS541LD, INS510LD, INS765LD and INS773LD are to be used for dry application only.

7. Aluminum Clips — Aluminum angle, 0.049 in. thick, 2 in. wide with 2 in. and 2-1/2 in. legs. Clips secured with Type S screws 3/8 in. long to "H" studs and with 1-1/4 in. long screws to wood framing or steel framing through holes provided in clip.
7A. Clip placement for separation walls up to 23 ft high: Space clips a max of 10 ft OC vertically between wood or steel framing and "H" studs.
7B. Clip placement for separation walls up to 54 ft high: Space clips as described in Item 6A for upper 24 ft. Remaining wall area below requires clips spaced a max of 5 ft OC vertically between wood or steel framing and "H" studs.
7C. Clip placement for separation walls up to 66 ft high: Space clips as described in Item 6A for upper 24 ft, space clips as described in Item 6B for middle 30 ft. Remaining wall area below requires clips spaced a max of 39 in. OC vertically between wood or steel framing and "H" studs.
8. STC Rating — The STC Rating of the wall assembly is 61 when it is constructed as described by Items 1 through 6, except:
A. Item 5, above — Wood Studs — Shall be spaced 16 in. OC.
B. Item 6, above — Gypsum Board — Min. weight 1.5 psf. Shall be applied vertically and attached to studs with 1-1/4 in. long steel drywall screws spaced 16 in. OC. Joints and screwheads shall be covered with paper tape and joint compound.
C. Item 7, above — Aluminum Clips — Spaced a max of 10 ft OC vertically.
D. Batts and Blankets* - The cavities formed by the wood studs shall be friction fit with 3-1/2 in. thick fiberglass insulation batts, min. 0.80 pcf. See Batts and Blankets (BKNV) category in the Building Materials Directory and Batts and Blankets (BZJZ) category in the Fire Resistance Directory for name of Classified Companies.
E. Max Height of Separation Wall is 23 ft.
F. The STC rating applies to Configuration B only.
G. Steel Studs (Items 5A, 5B), Plywood Sheathing or OSB (Item 5A and Item 9) and Batts and Blankets (Items 6B) not evaluated as alternatives for obtaining STC rating.
8A. STC Rating — The STC Rating of the wall assembly is 69 when it is constructed as described by Items 1 through 6, except:
A. Item 5, above — Wood Studs — Shall be spaced 16 in. OC.
B. Item 6C, above — Wall and Partition Facings and Accessories* — Type QuietRock QR-510 panels shall be installed.
C. Item 7, above — Aluminum Clips — Spaced a max of 10 ft OC vertically.
D. Batts and Blankets* - The cavities formed by the wood studs shall be friction fit with 3-1/2 in. thick fiberglass insulation batts, min. 1.0 pcf. See Batts and Blankets (BKNV) category in the Building Materials Directory and Batts and Blankets (BZJZ) category in the Fire Resistance Directory for name of Classified Companies.
E. Max Height of Separation Wall is 23 ft.
F. The STC rating applies to Configuration B only.
G. Steel Studs (Items 5A, 5B), Plywood Sheathing or OSB (Item 6A and Item 10) and Batts and Blankets (Items 6B) not evaluated as alternatives for obtaining STC rating.
8B. STC Rating — The STC Rating of the wall assembly is 70 when it is constructed as described by Items 1 through 7, except:
A. Item 5, above - Wood Studs - Shall be spaced 16 in. OC.
B. Item 6C, above - Wall and Partition Facings and Accessories* - Type QuietRock QR-525 panels shall be installed as described in Item 5C.
C. Item 7, above — Aluminum Clips - Spaced a max of 10 ft OC vertically.
D. Batts and Blankets* — The cavities formed by the wood studs shall be friction fit with 3-1/2 in. thick fiberglass insulation batts, min. 1.0 pcf. See Batts and Blankets (BKNV) category in the Building Materials Directory and Batts and Blankets (BZJZ) category in the Fire Resistance Directory for name of Classified Companies.
E. Max Height of Separation Wall is 23 ft.
F. The STC rating applies to Configuration B only.
G. Steel Studs (Items 5A, 5B), Plywood Sheathing or OSB (Item 6A and Item 10) and Batts and Blankets (Items 6B) not evaluated as alternatives for obtaining STC rating.
9. Non-Bearing Wall Partition Intersection — (Optional) Wall system consisting of nominal 2 by 4 in. stud or nominal 2 by 6 in. stud. Maximum one non-bearing wall partition intersection per stud cavity.
10. Plywood Sheathing or OSB — (Optional) — Min 1/2 in. thick plywood or OSB applied horizontally or vertically to "H" studs on area separation wall side of Configuration A or Configuration C. Vertical joints located over studs. Fastened to "H" studs with screws of sufficient length, spaced a maximum of 12 in. OC.
11. Caulking and Sealants* — (Optional - Intended for use as an air barrier - Not intended to be used as fireblocking) - A bead of sealant applied around the partition perimeter in the 3/4 in. air space between wood framing (Item 5) and shaftliner panels (Item 3) to create an air barrier.
DUPONT DE NEMOURS, INC. — Great Stuff Gaps & Cracks, Great Stuff Pro Gaps & Cracks, Great Stuff Pro Window & Door

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

PLAN REVISION DATES:
05-12-25 CONSTRUCTION DOCS

LES ARCHITECTURE & PLANNING
LEVEL ELEVEN STUDIO
220 SANDLEWOOD TRL
WINTER PARK, FL. 32789
407.519.9157

STATE OF FLORIDA MATT PHELPS REGISTERED ARCHITECT AR98401

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

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

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

Matt Phelps
Fl. License No. AR98401

A-1A

DIVISION 01 / GENERAL REQUIREMENTS

1. 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.
4. ALL MATERIALS (AS SPECIFIED IN "DOCUMENTS" OR APPROVED BY "ARCHITECT/ENGINEER") SHALL BE STORED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND INDUSTRY STANDARDS, OR ACCORDING WITH APPLICABLE CODES AS REQUIRED.
5. 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.
7. ALL PREFABRICATED ITEM DIMENSIONS SHALL BE COORDINATED BY G.C. WITH MANUFACTURER.
8. G.C. SHALL PAY FOR ALL TEMPORARY UTILITIES DURING CONSTRUCTION (I.E. ELEC., WATER, SEWER, ETC.). OR AS AGREED ON WITH OWNER.
9. THE ARCHITECT/ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR WORK COMPLETED BY CONTRACTOR(S) THAT DEVIATES FROM ADOPTED APPLICABLE CODES, OR THE INTENT OF THESE CONTRACT DOCUMENTS. THE G.C. SHALL RECTIFY ALL NON-CONFORMANCE ISSUES IN ORDER TO COMPLY WITH CODE AND 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.
10. DO NOT SCALE DRAWINGS. WRITTEN TEXT AND DIMENSIONS SHALL SUPERCEDE GRAPHIC CONDITIONS, MATERIALS, AND DISTANCES SHOWN.
11. ENLARGED DRAWINGS TAKE PRECEDENT OVER SMALLER SCALE DRAWINGS.
12. DETAILS, BUILDING AND WALL SECTIONS ARE GIVEN AT SPECIFIC LOCATIONS AND INTENDED TO SERVE AS A REPRESENTATION OF TYPICAL CONSTRUCTION METHODOLOGY FOR ALL SIMILAR CONDITIONS. CONTRACTOR TO ACCOMMODATE MINOR VARIATIONS FROM THESE AND MODIFY AS DEEMED SO. MAJOR VARIATIONS SHALL BE BROUGHT TO THE ARCHITECT/ENGINEER BEFORE PERFORMING SUCH WORK.
13. G.C. SHALL MAKE NO STRUCTURAL CHANGES TO PROJECT WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT/ENGINEER.
14. G.C. SHALL SECURE AND REMIT THE COST OF ALL REQUIRED PERMITS AND INSPECTIONS FOR THIS PROJECT AND SHALL COORDINATE ALL INSPECTIONS IN ORDER TO OBTAIN A CERTIFICATE OF OCCUPANCY PERMIT UPON COMPLETION OF THE WORK.
15. PROVISIONS FOR RADON NOT INCLUDED. G.C. TO NOTIFY OWNER IF SITE CONDITIONS WARRANT THE INCLUSION OF POSITIVE RADON CONTROL SYSTEM IN THE SCOPE OF WORK FOR THIS PROJECT.
16. G.C. SHALL PROVIDE AN ENTIRELY FINISHED PRODUCT UPON COMPLETION OF CONSTRUCTION, INCLUDING ANY FINAL REPAIRS OR WORK IDENTIFIED BY PUNCHLIST ITEMS TO THE SATISFACTION OF THE OWNER AND ARCHITECT/ENGINEER.
17. G.C. SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR MINIMUM. ALL PRODUCTS INSTALLED WITH MANUFACTURER'S WRITTEN WARRANTIES SHALL BE GUARANTEED IN ACCORDANCE WITH EACH WARRANTY. G.C. SHALL PROVIDE A COMPLETE WARRANTY PACKAGE FOR ALL SUCH PRODUCTS TO THE OWNER AT TIME OF PROJECT COMPLETION.

DIVISION 02 / CONSTRUCTION ADMINISTRATION

1. PROJECT COMMUNICATION
  1.1. G.C. SHALL PARTICIPATE IN A CONSTRUCTION ADMINISTRATION KICK-OFF MEETING WITH OWNER, ARCHITECT, AND DESIGN TEAM TO DEVELOP AND IMPLEMENT A SYSTEM OF ROUTING AND DISTRIBUTION OF:
    1.1.1. PROJECT CORRESPONDENCE
    1.1.2. PROJECT EMAILS
    1.1.3. SUBMITTALS AND SHOP DRAWINGS
    1.1.4. REQUEST FOR INFORMATION (RFI)
    1.1.5. FIELD SKETCHES
    1.1.6. DRAWING REVISIONS AND DELTAS
  1.2. G.C. SHALL PROVIDE AND INITIATE ALL COORDINATION EFFORTS DURING CONSTRUCTION TO ENSURE ALL RELEVANT CHANGES REQUIRED ON TEH PROJECT ARE COMMUNICATED TO ALL TRADES, SUBCONTRACTORS, OWNER, ARCHITECT, ENGINEER AND ANY OTHER PROJECT TEAM MEMBER.
2. SUBMITTALS AND SHOP DRAWINGS
  2.1. SHOP DRAWINGS ARE REQUIRED FOR STRUCTURAL, MECHANICAL, ELECTRICAL AND SPECIALIZED CONSTRUCTION. SHOP DRAWINGS SHALL BE SUBMITTED BY THE G.C. FOR REVIEW FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE WORK. THE CONTRACTORS SHALL BE BOUND TO PERFORM IN COMPLIANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS, IN ALL AREAS WHERE THE CONTRACT DOCUMENTS DO NOT ADDRESS METHODOLOGY.
  2.2. G.C. SHALL PREPARE A LIST AND LOG OF ANTICIPATED SUBMITTALS AND SHOP DRAWINGS REQUIRING OWNER AND/OR ARCHITECT AND/OR ENGINEER APPROVAL AS PER THE CONTRACT AGREEMENT PRIOR TO THE START OF CONSTRUCTION. LIST AND LOG SHALL BE DELIVERED TO OWNER/ARCHITECT FOR RECORD AND BE MAINTAINED BY G.C. THROUGHOUT THE CONSTRUCTION PHASE.
  2.3. MAX OF 2 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.
3. REQUEST FOR INFORMATION (RFI'S)
  3.1. ALL RFI FROM FIELD SHALL BE ISSUED TO THE OWNER AND ARCHITECT BY G.C. ALONE. RFI ISSUED FROM SUB-CONTRACTORS OR TRADES TO ARCHITECT OR 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
  4.1. 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 SPECIFICATIONS.
  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.
5. DRAWING REVISIONS AND DELTAS
  5.1. ARCHITECT/ENGINEER WILL RELEASE REVISED DRAWINGS AT KEY AND CRITICAL TIMES OF THE CONSTRUCTION PHASE AS NEEDED FOR ADDRESSING:
    5.1.1. INITIAL PERMIT AND REVIEW COMMENTS
    5.1.2. PRICING 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 #1 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 - OFTEN LABELED AS "ISSUED FOR CONSTRUCTION").
  5.3. ALL REVISION SETS ISSUED BY THE ARCHITECT/ENGINEER WILL BE DONE WITH ALL CHANGES CLOUDED AND MARKED WITH A TRIANGLE 'DELTA' AND NUMBER INDICATING THE REVISION RELEASE. TITLE BLOCKS ON ALL SHEETS WILL ALSO HAVE THE DELTA NUMBER AND THE RELEASE DATE.
  5.4. G.C. IS RESPONSIBLE TO DISTRIBUTE REVISED SETS TO ALL TRADES AND ENSURE THAT ALL TRADES ARE WORKING FROM THE MOST RECENT SET OF DOCUMENTS. OWNER AND ARCHITECT/ENGINEER WILL NOT BE RESPONSIBLE FOR ERRORS, OMISSIONS, OR INCORRECT INSTALLATIONS THAT RESULT FROM G.C. OR ANY SUB CONTRACTORS NOT WORKING FROM THE MOST CURRENT SET OF DRAWINGS. CORRECTION OF SUCH ERRORS SHALL BE THE G.C.'S RESPONSIBILITY AT NO COST TO THE OWNER/ARCHITECT AND AT THE DISCRETION OF THE OWNER.
6. SITE VISITS AND FIELD OBSERVATIONS
  6.1. G.C. SHALL COORDINATE WITH OWNER AND ARCHITECT AND INTERIOR DESIGNER (IF APPLICABLE TO THE PROJECT) FOR THE SCHEDULING OF ANY/ALL SITE VISITS DURING PLANNING, MOBILIZATION, CONSTRUCTION, AND/OR 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.
7. PROJECT CLOSEOUT
  7.1. AT TIME OF SUBSTANTIAL PROJECT COMPLETION, G.C. SHALL DELIVER NOTICE TO OWNER AND ARCHITECT ALONG WITH A LIST OF ANY OUTSTANDING ITEMS TO BE COMPLETED OR CORRECTED AS A RESULT OF FINAL PUNCH-LIST WALK THROUGH OR PERMITTING "CERTIFICATE OF OCCUPANCY" INSPECTION(S).
  7.2. G.C. SHALL PREPARE AND DELIVER A FINAL FIELD INSPECTION REPORT TO THE OWNER AND ARCHITECT FOR RECORD.
  7.3. G.C. SHALL PREPARE, ASSEMBLE, AND DELIVER A COMPLETE SET OF MARKUPS AND FIELD DRAWINGS TO THE OWNER AND ARCHITECT IN BOTH HARD COPY AND FULL SIZE COLOR 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 WITH ANY SKETCHES OF ALTERED DETAILS OR INSTALLATION PROCEDURE.

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

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

DIVISION 06 / WOOD, PLASTICS, AND COMPOSITES

1. ALL WOOD PRODUCTS AND MATERIALS SHALL BE STORED, STAGED, AND INSTALLED DRY AND SHALL BE PROTECTED FROM MOISTURE TO GREATEST EXTENT PRACTICABLE. STANDING WATER SHALL BE IMMEDIATELY REMOVED FROM WOOD MATERIALS EXPOSED TO MOISTURE DURING CONSTRUCTION. P.T. LUMBER SHALL BE "ARSENIC-FREE".
2. ALL METAL AND/OR WOOD FRAMING MATERIALS SHALL BE FREE OF VISUALLY OBSERVABLE WARPING, CUPPING, CHECKING, AND OTHER SUBSTANTIVE IMPERFECTIONS THAT ADVERSELY AFFECT STRUCTURAL PERFORMANCE OR THE PROVISION OF PLUMB AND TRUE CONNECTIONS WITH OTHER FRAMING MEMBERS.
3. ALL WOOD TRIM EXPOSED TO THE ELEMENTS, OR IN CONTACT WITH EARTH, CONCRETE, OR MASONRY, SHALL BE OF ARSENIC-FREE 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. FOAM TRIM
  5.1. BASIS OF DESIGN FOR THIS PROJECT SHALL BE THE FOLLOWING:
    5.1.1. LOCATIONS AT OR BELOW 5'-0" ABOVE GRADE: "STONE ON FOAM"
    5.1.2. LOCATIONS AT OR ABOVE 5'-0" 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

1. THE FOLLOWING SPECIFICATION SHALL GOVERN WITH MODIFICATIONS AS SPECIFIED HERIN: AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR CONDITIONING ENGINEERS (ASHRAE) HANDBOOK OF FUNDAMENTALS.
2. FLASHING
  2.1. INSTALL FLASHING AND SHEET METAL IN COMPLIANCE WITH "ARCHITECTURAL SHEET METAL MANUAL" BY SMACNA.
  2.2. ALUMINUM FLASHING SHALL CONFORM TO ASTM B 209, AND BE MINIMUM 0.016" THICK STANDARD BUILDING SHEET OF PLAIN FINISH.
  2.3. GALVANIZED STEEL FLASHING SHALL CONFORM TO ASTM A 526, 0.20% COPPER, 26 GAUGE (0.0179") 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.
3. ROOF TILE
  3.1. 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:
  4.1. 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'-0") 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:
  5.1. THE HVAC SYSTEM DESIGN (BY OTHERS) SHALL ACCOUNT FOR AIR CHANGE IN AN INSULATED ATTIC SPACE TO AVOID MOISTURE BUILDUP OVER TIME. IT IS RECOMMENDED THAT THE HVAC DESIGNER OBTAIN THE RECOMMENDATIONS OF THE SPRAY INSULATION MANUFACTURER FOR THE PROJECT SPECIFIC CONDITIONS AND CONSIDER THEM FOR INCLUSION OF THEIR DESIGN.
6. INSULATION
  6.1. FIBERGLASS BLANKET INSULATION SHALL CONFORM TO ASTM C 665, TYPE 1 WITH MAXIMUM FLAME SPREAD AND SMOKE DEVELOPED INDICES OF 25 AND 50 RESPECTIVELY, PASSING ASTM E 136 FOR COMBUSTION CHARACTERISTICS.
  6.2. PROTECT ALL INSULATION MATERIALS FROM PHYSICAL DAMAGE FROM DETERIORATION BY MOISTURE, SOILING, AND OTHER SOURCES. STORE INSIDE AND 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 1" THICK RIGID FOAM PLASTIC INSULATION BOARD WITH A MINIMUM INSULATION ONLY VALUE OF R-5 IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS WHERE SHOWN ON DRAWINGS. (WHEN APPLICABLE)
  6.5. PROVIDE AND INSTALL 5-1/2" THICK KRAFT FACED GLASS FIBER BATT INSULATION WITH AN INSULATION-ONLY VALUE OF R-19 IN EXTERIOR WALLS OF 2X6 CONSTRUCTION OR AS INDICATED ON DRAWINGS. KRAFT FACING SHALL BE POSITIONED ON THE CONDITIONED SIDE OF THE WALL (TYP TO THE INT).
  6.6. PROVIDE AND INSTALL 3-1/2" THICK KRAFT FACED GLASS FIBER BATT INSULATION WITH AN INSULATION-ONLY VALUE OF R-13 IN EXTERIOR WALLS OF 2X4 CONSTRUCTION OR AS INDICATED ON DRAWINGS, KRAFT FACING SHALL BE POSITIONED ON CONDITIONED SIDE OF THE WALL (TYP TO THE INT).
  6.7. 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.
7. PROVIDE AND INSTALL GUTTERS AND DOWNSPOUTS AS PER SMACNA ARCHITECTURAL SHEET METAL MANUAL. (WHEN SELECTED BY OWNER.)
  7.1. 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 INDICATED ON DRAWINGS.
  7.4. PROVIDE AND INSTALL RAINWATER CONDUCTORS PLUMB AND TRUE AND FASTEN TO SUBSTRATE AS REQUIRED FOR SECURE ATTACHMENT CONSIDERING POTENTIAL DYNAMIC THRUST CREATED BY STORMWATER FLOW AND VOLUME. ALL FASTENERS AND SUPPORT ACCESSORIES SHALL BE OF THE SAME MATERIAL AS THE CONDUCTOR AND SHALL BE PROVIDED TO ELIMINATE THE POSSIBILITY OF GALVANIC CORROSION DUE TO DISSIMILAR METALS.
8. EXTERIOR STUCCO TO BE 5/8" ON BLOCK, 7/8" ON WOOD FRAMING, (2) COAT SYSTEM AT 1/4" EACH (SCRATCH, AND FINISH.) STUCCO TO BE APPLIED OVER 2-LAYERS OF PAPER BACKED METAL LATH. USE APPROPRIATE CORNER BEADS, MOLDINGS, ETC, TO ENSURE PROPER INSTALLATION. COLOR TO BE SELECTED BY OWNER OR AS PER COLOR BLOCKING PROVIDED BY OWNER.
  8.1. WHERE CEMENT PLASTER (STUCCO) IS TO BE APPLIED TO LATH OVER FRAME CONSTRUCTION, MEASURES SHALL BE TAKEN TO PREVENT BONDING BETWEEN THE CEMENT PLASTER AND THE WATER RESISTIVE BARRIER. A BOND BREAK SHALL BE PROVIDED BETWEEN THE WATER RESISTIVE BARRIER AND THE CEMENT PLASTER (STUCCO) CONSISTING OF ONE OF THE FOLLOWING:
    8.1.1. TWO LAYERS OF AN APPROVED WATER RESISTANT BARRIER OR
    8.1.2. ONE LAYER OF AN APPROVED WATER RESISTANT BARRIER OVER AN APPROVED PLASTIC HOUSE WRAP, OR
    8.1.3. OTHER APPROVED METHODS OR MATERIALS APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
  8.2. MINIMUM THICKNESS OF STUCCO WEATHER COVERINGS ((EXCLUSIVE OF TEXTURES)

COVERING TYPE	MINIMUM THICKNESS:
THREE-COAT WORK OVER:	
METAL PLASTER BASE	0.875"
UNIT MASONRY, C.I.P. OR PRECAST CONCRETE	0.625"
TWO-COAT WORK OVER:	
UNIT MASONRY	0.500"
CAST-IN-PLACE OR PRECAST CONCRETE	0.375"

  8.3. STUCCO, FLASHING, CONTROL JOINTS, AND WEATHER BARRIERS SHALL BE INSTALLED WITH STRICT ADHERENCE TO ALL APPLICABLE ASTM STANDARDS AND BUILDING CODE REQUIREMENTS.

DIVISION 08 / OPENINGS

1. REFERENCE STANDARDS FOR METAL DOORS, WOOD DOORS, AND WINDOWS SHALL BE:
  1.1. UNDERWRITER'S LABORATORIES, INC: BUILDING MATERIALS DIRECTORY.
  1.2. NATIONAL FIRE PROTECTION ASSOCIATION: PAMPHLET NO 80 STANDARD FOR FIRE DOORS AND WINDOWS.
  1.3. THE REFERENCED STANDARDS OF FLORIDA BUILDING CODE - RESIDENTIAL
  1.4. 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 SELECTED BY OWNER FROM BUILDER / DEVELOPER'S CODE APPROVED AND DESIGNATED BUILDING MATERIAL SPECIFICATIONS.
3. CONTRACTOR SHALL CONFORM TO THE ADOPTED ENERGY CODE AND VERIFY THAT MAXIMUM WINDOW AND DOOR INFILTRATION RATES ARE NOT EXCEEDED.
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.
5. DOORS
  5.1. GLAZING IN DOORS ARE CONSIDERED A HAZARDOUS LOCATION AND SHALL BE TEMPERED GLASS EXCEPT AS PERMITTED PER CODE.
  5.2. DOOR UNITS AND FRAMES SHALL BE PROTECTED DURING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL REPAIR/REPLACE ANY DAMAGE TO SUCH MATERIALS AND PRODUCTS AT NO ADDITIONAL COST TO THE OWNER.
  5.3. ALL DOOR HEIGHTS TO BE AS INDICATED ON THE CONSTRUCTION DOCUMENTS. DOOR HEIGHT TO BE MODIFIED BY G.C. AS REQUIRED TO ACCOMMODATE VARIOUS FLOOR FINISHES, THRESHOLDS, ROUGH OPENINGS AND MECHANICAL DESIGN UNDERCUTS.
  5.4. REFER TO DRAWINGS FOR DOOR TYPES, SIZES, FRAME DETAILS, AND HARDWARE SET DESIGNATIONS AND APPROVED BUILDER / DEVELOPER'S CODE APPROVED AND DESIGNATED BUILDING MATERIAL SPECIFICATIONS.
  5.5. ALL DOORS SHALL BE STORED IN A THERMALLY CONTROLLED ENVIRONMENT ON SITE UNTIL INSTALLED. STORE DOORS UPRIGHT WITH HEADS UP AND BLOCKING BETWEEN DOORS TO PREVENT DAMAGE OR WARPING.
  5.6. ALL LOCKS AND LOCKSETS SHALL BE COORDINATED WITH THIRD PARTY SECURITY CONTRACTOR AND/OR OWNER. VERIFY KEY QUANTITIES AND COPIES NEEDED AND ADHERE TO OWNER'S SECURITY POLICY FOR LOCKING ACCESSORIES.
6. WINDOWS AND GLAZING
  6.1. WINDOWS ARE BASED UPON THE BASIS OF DESIGN MANUFACTURER SPECIFIED. IF NOT SPECIFIED PROVIDE PER THE BUILDER / DEVELOPER'S CODE APPROVED AND DESIGNATED BUILDING MATERIAL SPECIFICATIONS.
  6.2. GLAZING SHALL BE IMPACT-RATED IF INDICATED ON THE COVER SHEET.
  6.3. GLAZING IN LOCATIONS WHICH MAY BE SUBJECT TO HUMAN IMPACT SUCH AS FRAMELESS GLASS DOORS, GLASS ENTRANCES AND EXIT DOORS, FIXED GLASS PANELS, SLIDING GLASS DOORS, SHOWER DOORS, TUB ENCLOSURES, AND STORM DOORS SHALL MEET THE REQUIREMENTS SET FORTH IN THE 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.
7. ACCESS DOORS AND PANELS
  7.1. ACCESS DOORS AND PANELS AS SHOWN AND SIZED ON DRAWINGS AT EACH LOCATION SHALL CONFORM TO ASTM A1008-07 FOR SHEET STEEL AND COLD ROLLED DOOR SYSTEMS. FIRE RATED ACCESS DOORS AND PANELS (IF APPLICABLE) SHALL CONFORM TO NFPA 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.
9. FALL PROTECTION
  9.1. 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

1. 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.
5. APPLICATION SHALL BE WORKMANLIKE MANNER PROVIDING A SMOOTH SURFACE.
6. APPLICATION RATE SHALL BE THAT RECOMMENDED BY THE MANUFACTURER.
7. APPLICATION MAY BE BY BRUSH OR ROLLER OR BY SPRAY IF PAINT IS FORMULATED
8. EXTERIOR TRIM TO RECEIVE PRIME COAT AND (2) FINISH COATS OF OIL BASED PAINT.
9. FLOOR COVERING MATERIALS TO BE TESTED BY AN APPROVED AGENCY PER NFPA 253. MATERIAL TO BE PROVIDED WITH TAG TO IDENTIFY MANUFACTURER AND FLOOR COVERING CLASSIFICATION AND MUST COMPLY WITH ALL STANDARDS.
10. PROVIDE RESILIENT FLOORING AND WALL BASE PER OWNER'S SCHEDULE AND SPECIFICATIONS. INSTALL IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS.
11. PROVIDE CERAMIC TILE, MARBLE TILE AND ACCESSORIES COMPLYING WITH TILE COUNCIL OF AMERICA SPECIFICATION 137.1 IN COLORS AND PATTERNS SELECTED BY THE OWNER FROM STANDARD COLORS AND PATTERNS OF THE APPROVED MANUFACTURER.
12. INSTALL CERAMIC TILE AND MARBLE TILE IN COMPLIANCE WITH PERTINENT RECOMMENDATIONS CONTAINED IN THE TILE COUNCIL OF AMERICA "HANDBOOK FOR CERAMIC TILE INSTALLATION" AND MANUFACTURER'S PRINTED INSTRUCTIONS.
13. PROVIDE GYPSUM WALL BOARD AS INDICATED ON DRAWINGS AS MANUFACTURED BY AMERICAN GYPSUM CO. (OR APPROVED EQUAL) COMPLYING WITH ASTM C 36/C 36M OR ASTM 1396/C 1396M, AS APPLICABLE TO TYPE OF GYPSUM BOARD INDICATED AND WHICHEVER IS MORE STRINGENT ALONG WITH JOINT COMPOUND PER MANUFACTURER'S RECOMMENDATIONS. FOR TILE BACKING AREAS, PROVIDE GLASS-MAT, WATER RESISTANT BACKING BOARD COMPLYING WITH ASTM C 1178/C 1178M WITH JOINT COMPOUND PER MANUFACTURER'S RECOMMENDATIONS.
14. ALL JOINTS IN GYPSUM WALL BOARD PANELS SHALL BE JOINT TAPED WITH JOINT COMPOUND PER MANUFACTURERS RECOMMENDATIONS.
15. PROVIDE AND INSTALL MOISTURE-RESISTANT GYPSUM WALL BOARD, TYPE VII, GRADE W OR X AS REQUIRED, CLASS 2, 1/2" THICK, AT SHOWER/TUB ENCLOSURES AT WALLS AND CEILING.
16. PROVIDE AND INSTALL SW OR REGULAR GYPSUM WALLBOARD, 1/2" THICK AT ALL WALLS AND CEILING UNLESS OTHERWISE INDICATED ON DRAWINGS OR SPECIFIED. CONTRACTOR SHALL PROVIDE ALL TRIM ACCESSORIES, FINISH TAPING AND SPACKLING IN ACCORDANCE WITH AMERICAN 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.

DIVISION 10 / SPECIALTIES

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

DIVISION 11 / EQUIPMENT

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

DIVISION 12 / FURNISHINGS

1. CASEWORK SHALL BE PROVIDED IN UNIT DIMENSIONS AND PRODUCT SIZES AND MOUNTED AT HEIGHTS AS INDICATED ON THE DRAWINGS.
2. SUBMIT PRODUCT DATA FOR CABINETS, COUNTERTOPS, AND CABINET HARDWARE AS APPLICABLE. SUBMIT SHOP DRAWINGS FOR CABINET AND COUNTERTOPS INCLUDING PLANS, ELEVATIONS, DETAILS, AND ATTACHMENTS TO OTHER WORK, 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. CASEWORK 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.
7. 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.
8. HINGES SHALL BE CONCEALED EUROPEAN STYLE SELF CLOSING HINGES. CASEWORK PULLS SHALL BE SELECTED BY OWNER AND ARCHITECT. PROVIDE PRODUCT DATA SUBMITTALS FOR FULL RANGE OF MANUFACTURER'S PRODUCT LINE. DRAWER GUIDES SHALL BE EPOXY COATED METAL, SELF CLOSING, WITH BALL BEARING ROLLERS

DIVISION 21 / FIRE SUPPRESSION: IF APPLICABLE

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

DIVISION 22 / PLUMBING

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

DIVISION 23 / HEATING, VENTILATION, AND AIR CONDITIONIN

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

DIVISION 27 / COMMUNICATIONS

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

DIVISION 28 / ELECTRONIC SAFETY AND SECURITY

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

DIVISION 31 / EARTHWORK

1. REFER TO CIVIL DRAWINGS FOR SPECS AND GENERAL INFORMATION.
2. 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.
3. 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 FROM THE ENGINEER.

DIVISION 32 / EXTERIOR IMPROVEMENTS

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

DIVISION 33 / UTILITIES

1. REFER TO CIVIL DRAWINGS FOR SPECS AND GENERAL INFORMATION.
2. REFER TO THE CIVIL ENGINEERING DOCUMENTS CREATED FOR THIS SPECIFIC PROJECT WITH REGARD TO UTILITIES AND UTILITY COORDINATION. 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.
3. 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 01 / GENERAL REQUIREMENTS FOR ADDITIONAL INSTRUCTIONS ON G.C.'S RESPONSIBILITY FOR TEMPORARY UTILITIES DURING CONSTRUCTION.

DIVISIONS NOT LISTED

1. 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 PROJECT.

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

MATT PHELPS
AR98401

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

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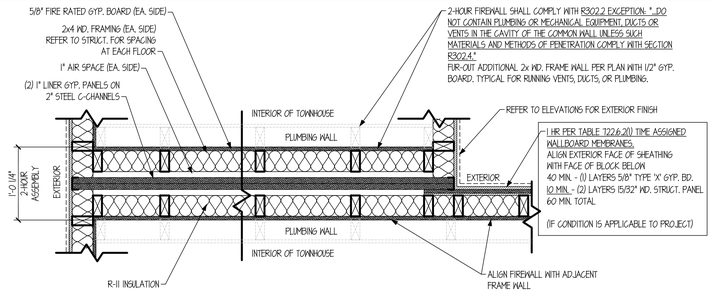
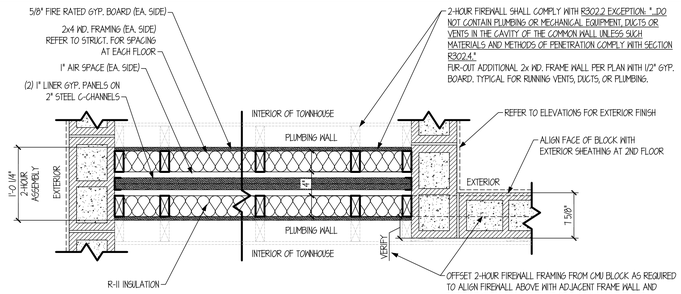
A-1B

WALL TYPES



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



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

TYPICAL FINISH MATERIAL SPECIFICATIONS

1. ROOFING

1. ROOF SHINGLES OVER 15# ROOFING FELT PER SPECIFICATIONS

2. ROOF TRUSSES

1. PRE-ENGINEERED ROOF TRUSSES AT TYP. 24" O.C. WITH NOM. SHEATHING (REFER TO STRUCTURAL).
2. REFER TO TRUSS MANUFACTURER DRAWINGS
3. REFER TO ARCHITECTURAL DETAILS (TRUSS / EAVE PROFILES MAY VARY).

3. ROOF INSULATION

1. FIBERGLASS INSULATION. (MIN R-38) INSTALLATION AND MATERIALS PER MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS, METHODS AND PRECAUTIONS.

4. DRIP EDGE AND FASCIA

1. 2X6 SUB FASCIA, PLUMB CUT
2. PRE-FINISHED ALUMINUM METAL DRIP EDGE, GAGE PER SMACNA - ARCHITECTURAL SHEET METAL MANUAL, COLOR AND FINISH BY OWNER.
3. FASCIA MATERIAL AS PERMITTED BY CODE AND DETERMINED BY OWNER OR SPECIFICATIONS

5. SOFFIT MATERIAL

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

6. EXTERIOR RUNNING TRIM OVER FRAME

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

7. EXTERIOR WALL FINISH (SIDING) OVER FRAME

1. JAMES HARDIE "HARDIEPLANK" LAP SIDING - BASIS OF DESIGN. SEE ELEVATIONS FOR PLANK SIZES (PER DEVELOPER SPECIFICATIONS), OVER HOUSE WRAP - WEATHER RESISTIVE BARRIER (W.R.B.). HOUSE WRAP MUST BE APPROVED AND INSTALLED AS WATER RESISTIVE VAPOR PERMEABLE BARRIER, OVER 1/2" NOMINAL SPAN RATED PLYWOOD SHEATHING, OVER MIN. 2x4 STUDS AT 16" O.C. (REFER TO STRUCTURAL).

8. EXTERIOR WALL FINISH OVER FRAME (STUCCO)

1. 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 1/2" NOMINAL SPAN RATED PLYWOOD SHEATHING, OVER MIN. 2X4 STUDS AT 16" O.C. (REFER TO STRUCTURAL).
4. STRUCTURAL PANELS USED IN PRESCRIPTIVE FIRE RATED ASSEMBLIES SHALL BE A MINIMUM 15/32" MIN. WOOD BONDED W/ EXTERIOR GLUE.
5. ALL LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION - RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1 1/2-INCH-LONG (38MM), 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.
6. WEEP SCREEDS - A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES (89 MM) SHALL BE PROVIDED.

9. EXTERIOR TRIM OVER CMU / STUCCO

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

10. GYPSUM WALLBOARD IN RATED ASSEMBLIES

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

11. GUTTERS AND DOWNSPOUTS

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

12. EXTERIOR WALL FINISH OVER BLOCK

1. 5/8" PORTLAND CEMENT PLASTER (STUCCO), PER ASTM C-926, TEXTURED FINISH AT FIELD, SAND FINISH AT TRIMS, PER ELEVATION.

13. EXTERIOR WALL FINISH OVER FRAME

1. 7/8" PORTLAND CEMENT PLASTER (STUCCO), PER ASTM C-926, 3-COAT OVER PAPER BACK GALV. METAL LATH,
2. OVER HOUSE WRAP - WEATHER RESISTIVE BARRIER (W.R.B.)
3. OVER 1/2" NOMINAL SPAN RATED PLYWOOD SHEATHING, OVER MIN. 2X4 STUDS @ 16" O.C. (REFER TO STRUCTURAL)

14. WEATHER RESISTIVE BARRIER (W.R.B.) - HOUSE WRAP - OVER WOOD FRAMING AND SHEATHING

1. BASIS OF DESIGN: DUPONT RESIDENTIAL AIR AND WATER BARRIERS FOR RESIDENTIAL CONSTRUCTION. VERIFY MANUFACTURER WITH OWNER. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE COMPATIBILITY OF ALL PRODUCTS INCLUDING HOUSE WRAP, SEALANTS, AND SELF-ADHERING FLASHING MATERIALS TO BE USED IN THE WEATHER RESISTANT BARRIER SYSTEM AND THAT THE W.R.B. IS INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.

15. INTERIOR WALL FINISH AND INSULATION OVER BLOCK

1. 1/2" GYP. BD. OVER RADIANT BARRIER INSULATION (R-4.1), BASIS OF DESIGN "FI-FOIL" OVER 1x2 PT. FURRING AT 24" O.C.

16. INTERIOR WALL FINISH AND INSULATION BETWEEN 2X FRAME

1. 1/2" GYP. BD. OVER KRAFT FACED FIBERGLASS BATT INSULATION (MIN. R-11) BETWEEN 2X FRAMING @ 16"O.C.
2. HORIZONTAL FIBERGLASS BATT INSULATION TO BE MIN. R-19.

17. WINDOW SILLS

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

18. WINDOW OPENING WATERPROOF COATING

1. ALL MASONRY OPENINGS SHALL HAVE A LIQUID APPLIED, CEMENTITIOUS WATERPROOFING COATING MATERIAL APPLIED FULL DEPTH OF OPENING AND 4" MINIMUM AROUND THE FRONT SURFACES

19. INTERIOR CEILING FINISH

1. 1/2" GYP. BD.
2. 5/8" TYPE 'X' GYP. BD. AT GARAGE CEILING

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

1. EXTERIOR GRADE SOFFIT BOARD WITH KNOCK DOWN FINISH

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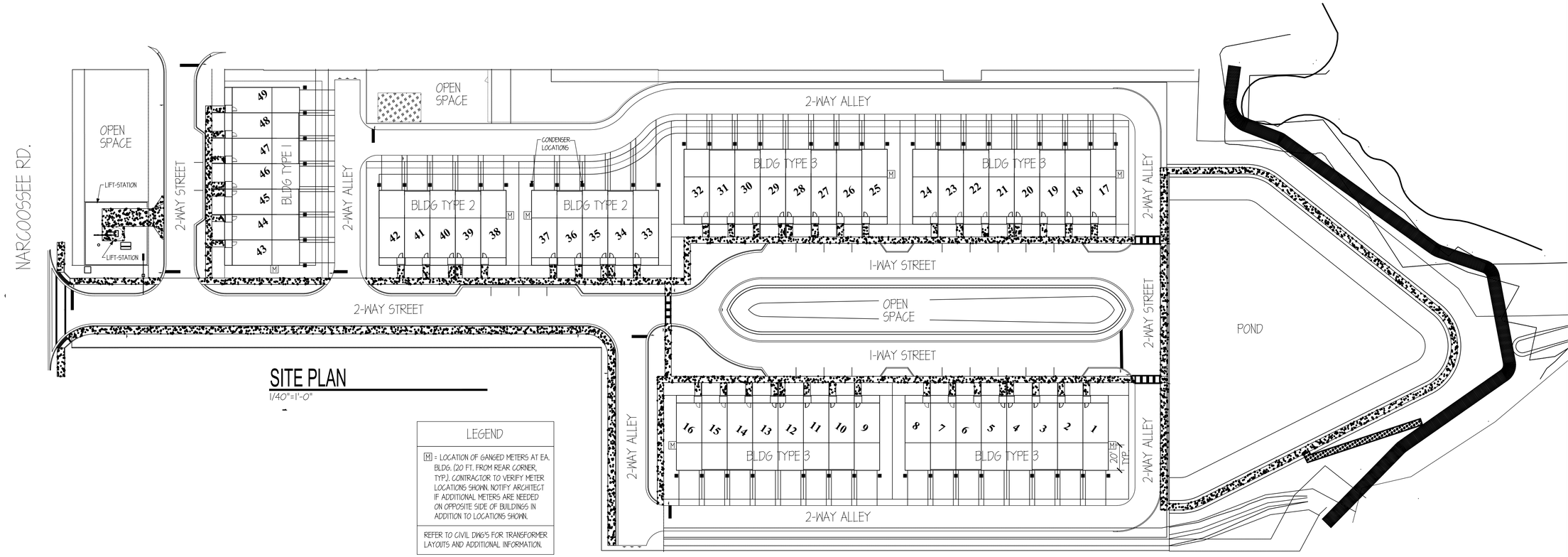

SITE PLAN

1/40"=1'-0"

LEGEND
M = LOCATION OF GANGED METERS AT EA. BLDG. (20 FT. FROM REAR CORNER, TYP.). CONTRACTOR TO VERIFY METER LOCATIONS SHOWN. NOTIFY ARCHITECT IF ADDITIONAL METERS ARE NEEDED ON OPPOSITE SIDE OF BUILDINGS IN ADDITION TO LOCATIONS SHOWN.
REFER TO CIVIL ENG'S FOR TRANSFORMER LAYOUTS AND ADDITIONAL INFORMATION.

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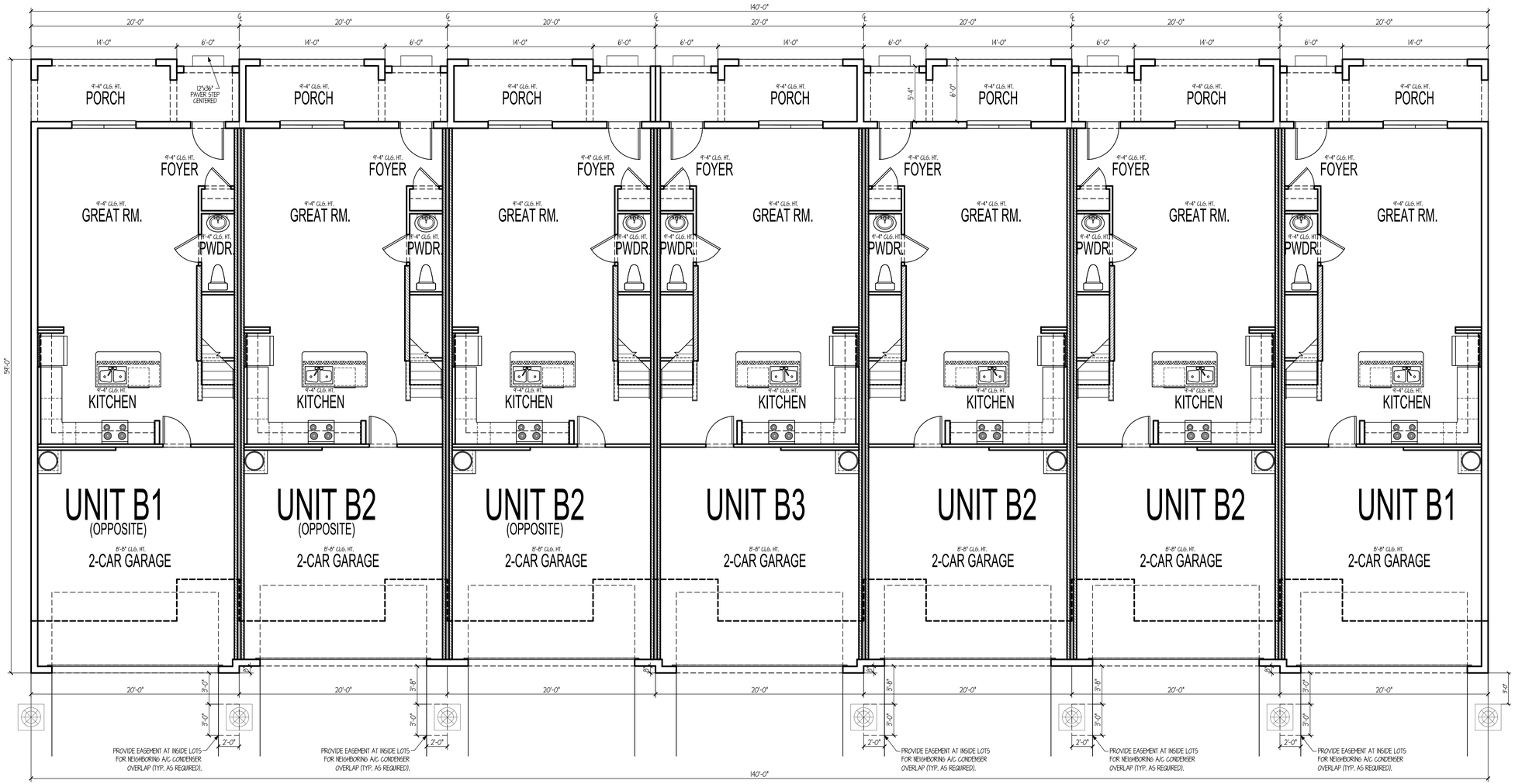

BLDG TYPE 1 - FIRST FLOOR PLAN

3/16"=1'-0"

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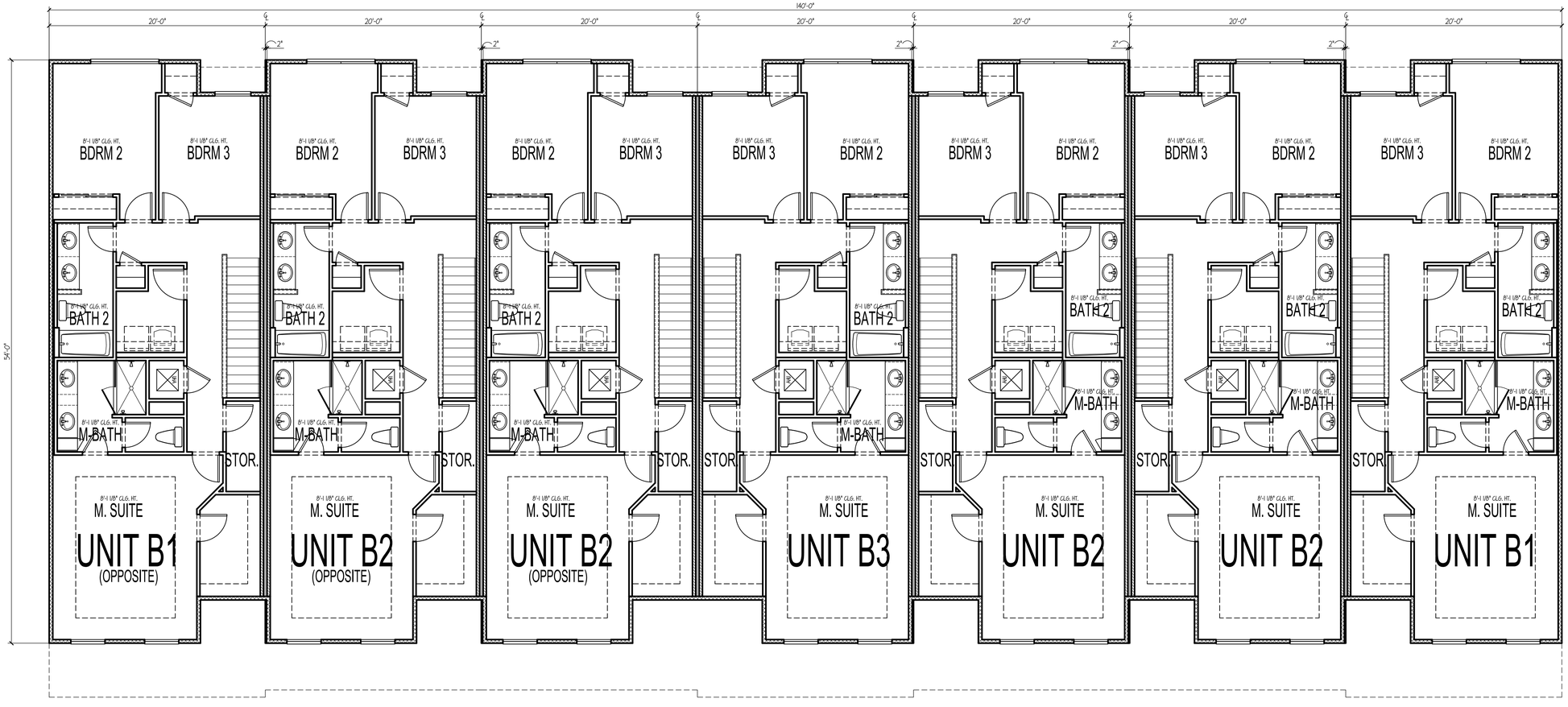

BLDG TYPE 1 - SECOND FLOOR PLAN

3/16"=1'-0"

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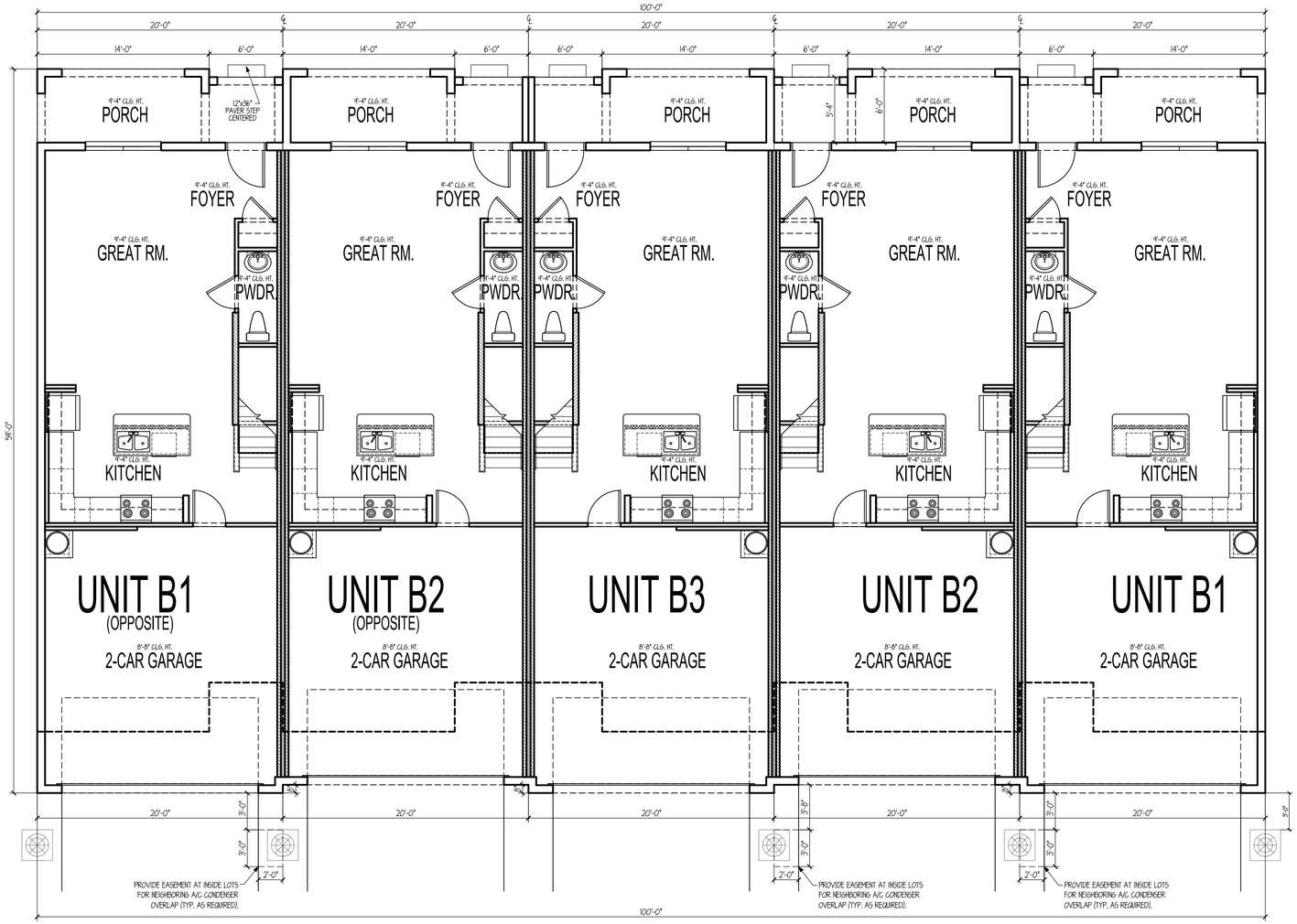

BLDG TYPE 2 - FIRST FLOOR PLAN

3/16"=1'-0"

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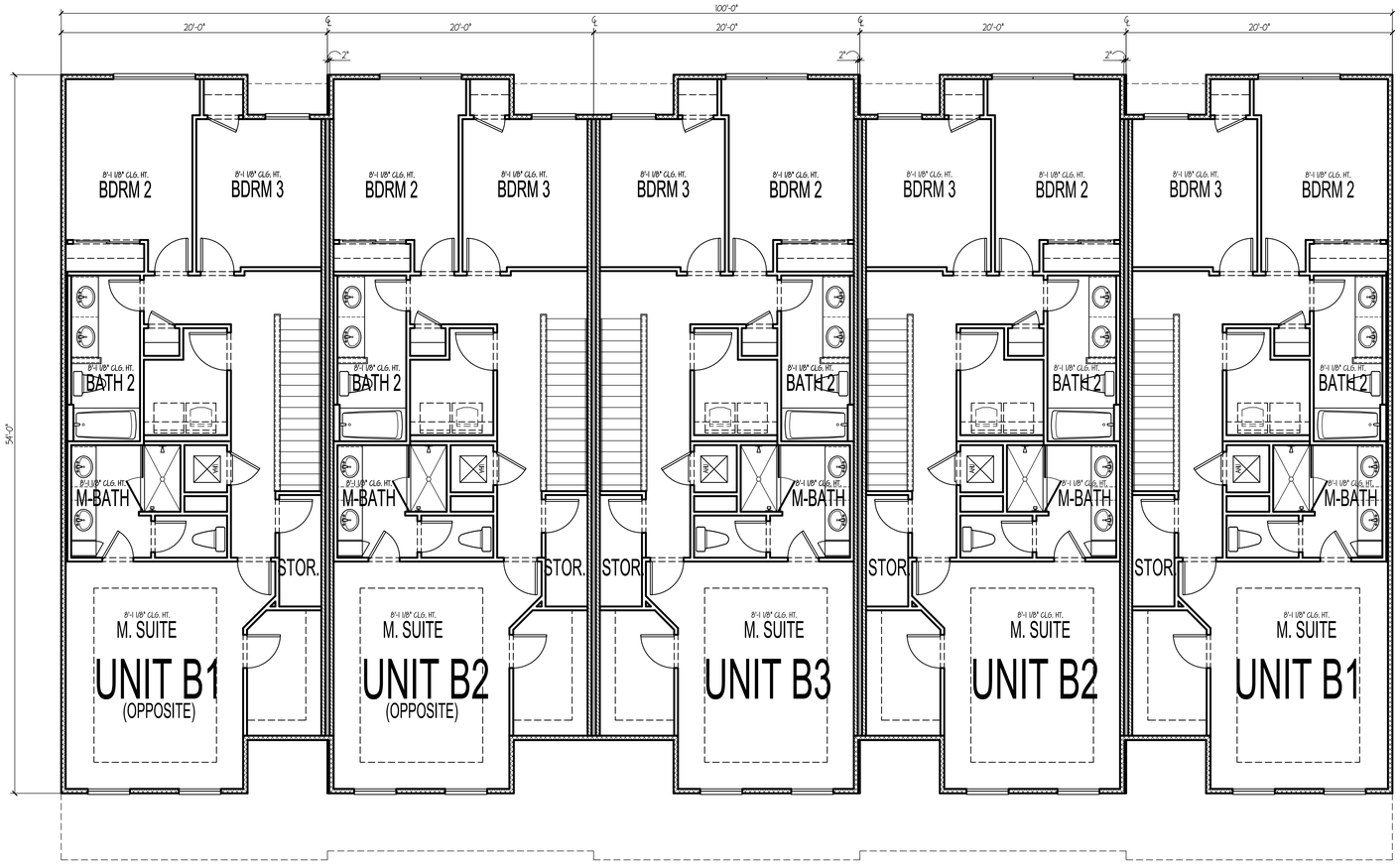

BLDG TYPE 2 - SECOND FLOOR PLAN

3/16"=1'-0"

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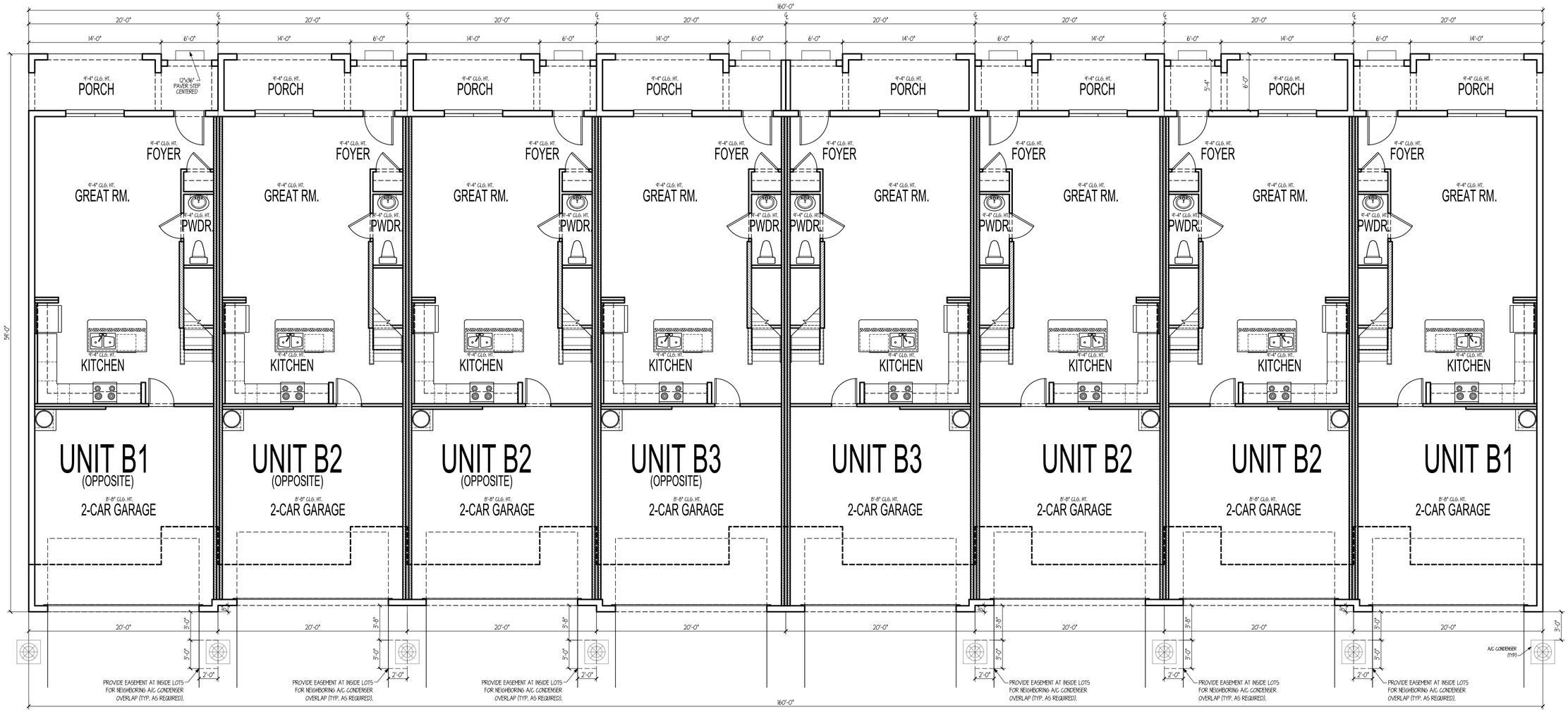

BLDG TYPE 3 - FIRST FLOOR PLAN

3/16"=1'-0"

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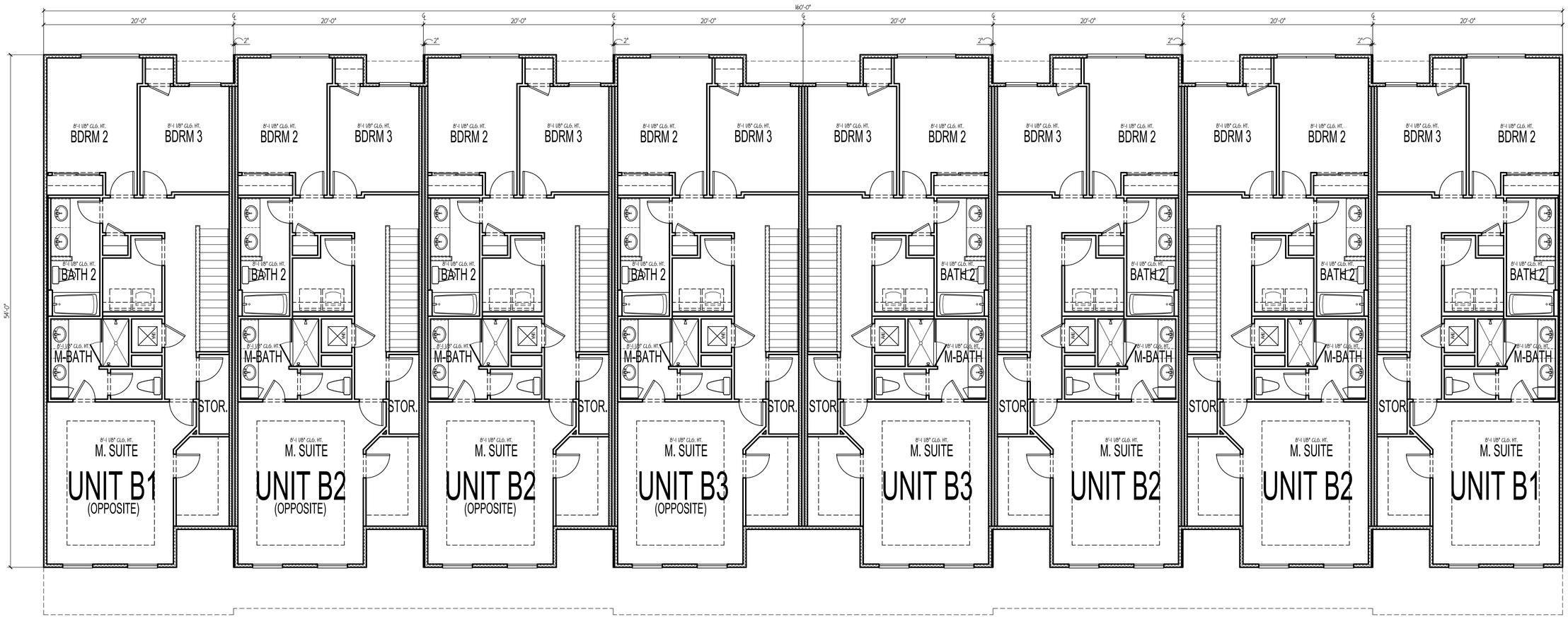

BLDG TYPE 3 - SECOND FLOOR PLAN

3/16"=1'-0"

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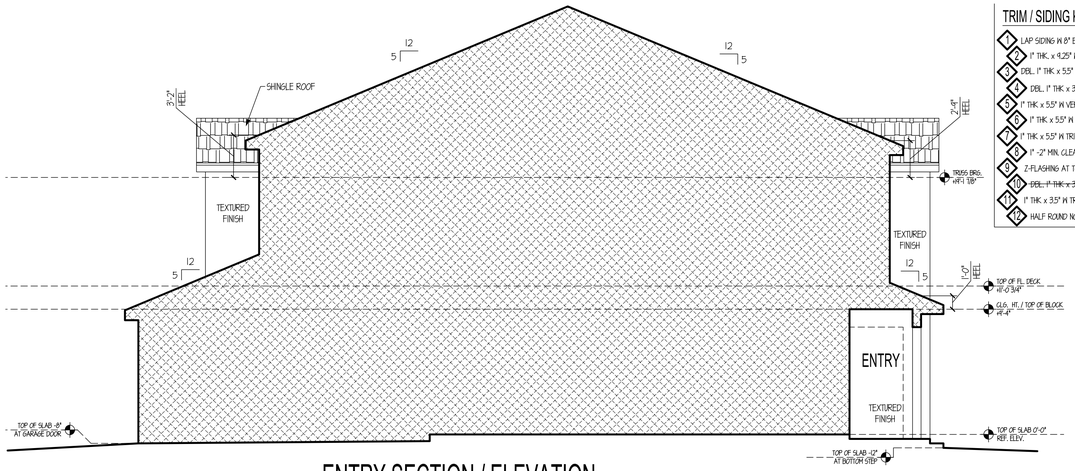
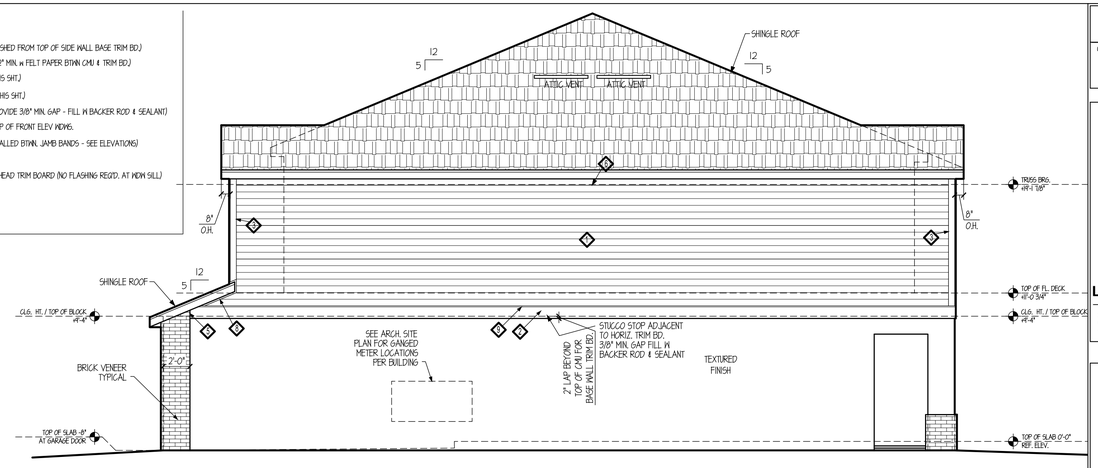
TRIM / SIDING KEYED NOTES:

1. LAP SIDING W 8" EXP (SPACING OR LINES OF LAP SIDING TO BE ESTABLISHED FROM TOP OF SIDE WALL BASE TRIM BD.)
2. 1" THK. x 9.25" W WALL BASE TRIM BD. (OVERLAP TOP OF CMU WALL 2" MIN. w FELT PAPER BTWN CMU & TRIM BD.)
3. DBL. 1" THK x 5.5" W VERT. TRIM BD. AT OUTSIDE CORNER (SEE DETAIL/THIS SHT.)
4. DBL. 1" THK x 3.5" W VERT. TRIM BD. AT INSIDE CORNER (SEE DETAIL/THIS SHT.)
5. 1" THK x 5.5" W VERT. TRIM BD. w ADJACENT VERTICAL STUCCO STOP/PROVIDE 3/8" MIN. GAP - FILL W BACKER ROD & SEALANT)
6. 1" THK. x 5.5" W FRIEZE TRIM BD. BOTTOM TO ALIGN W TRIM BD. AT TOP OF FRONT ELEV WDWS.
7. 1" THK x 5.5" W TRIM BAND AT WDW. JAMB & SILL (SILL BAND TO BE INSTALLED BTWN. JAMB BANDS - SEE ELEVATIONS)
8. 1" -2" MIN. CLEARANCE BTWN SIDING & TRIM TO OTHER MATERIALS
9. Z-FLASHING AT TOP OF EXPOSED HORIZONTAL TRIM BANDS AND WDW. HEAD TRIM BOARD (NO FLASHING REQ'D. AT WDW SILL)
10. ~~DBL. 1" THK x 3.5" W VERT. TRIM BD.~~ (NOT USED)
11. 1" THK x 3.5" W TRIM BD.
12. HALF ROUND NOTCHED SIDING PANEL (1" EXP. MIN.)



ENTRY SECTION / ELEVATION

3/16"=1'-0"

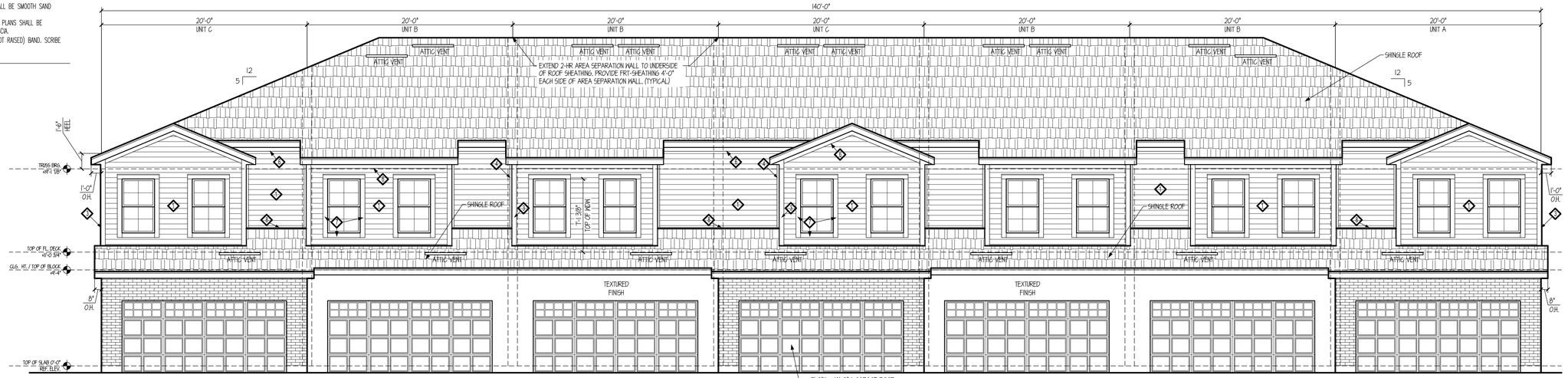


ALL TYPES - LEFT SIDE ELEVATION (RIGHT SIMILAR)

3/16"=1'-0"

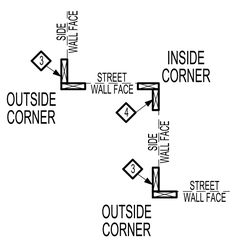
ELEVATION NOTES:

1. ALL SCORED AND RAISED BANDS SHALL BE SMOOTH SAND FINISH.
2. RAISED BAND DIMENSIONS NOTED ON PLANS SHALL BE MEASURED FROM BOTTOM OF SUBFASCIA.
3. SCORED BAND REFERS TO FLUSH (NOT RAISED) BAND. SCRIBE LINE AT BAND WIDTH PER ELEVATION.



BLDG TYPE 1 - REAR ELEVATION / GARAGE

3/16"=1'-0"



CORNER TRIM BD. INSTALLATION

BLDG TYPE 1 - FRONT ELEVATION

3/16"=1'-0"

PLAN REVISION DATES:

05-12-25 CONSTRUCTION DOCS

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

STATE OF FLORIDA MATT PHELPS REGISTERED ARCHITECT AR98401

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59' Towns Townhomes

Narcoossee Dr, Osceola County, FL 34771

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Matt Phelps
Fl. License No. AR98401

A-6

UNIT B1

2ND STY ATTIC VENTILATION CALCULATION PER FBC-R 806

UNDER ROOF ATTIC AREA = 1,038 S.F.
LINEAL FEET OF VENTED SOFFIT = 73'-0"

APPLICABLE CODE COMPLIANCE METHOD = 1 / 300 BASED ON 40% MIN. REQ'D. VENTILATION AREA IN UPPER PORTION OF ATTIC - 60% REQ'D AT EAVES

REQ'D. TOTAL NET FREE VENTILATION AREA (NFVA) CALCULATION:
1,038 Sq.Ft. x 1 / 300 x 144 Sq.In./Sq Ft = 498 Sq.In. Required NFVA
40% MIN. VENT AREA AT UPPER PORTION OF ROOF =
40% x 498 Sq.In. = 199 Sq.In. REQ'D
60% VENT AREA AT EAVES = 60% x 498 Sq.In. = 298 Sq.In. REQ'D.

OFF-RIDGE VENTS PROVIDED -- (2) VENTS AT 115 Sq. In. NFVA EACH =
230 Sq. In NFVA > 199 Sq.In. REQ'D. AT UPPER PORTION OF ROOF

PERFORATED ALUMINUM SOFFIT AT 10.44 Sq.In. / LINEAL FOOT x
73'-0" EAVE LENGTH PROVIDED = 748 Sq.In. NFVA > 298 Sq.In. REQ'D. AT EAVES

(2) OFF-RIDGE VENTS REQ'D. INSTALLED AS SHOWN

1ST STY ATTIC VENTILATION CALCULATION PER FBC-R 806

UNDER ROOF ATTIC AREA = 124 S.F.
LINEAL FEET OF VENTED SOFFIT = 20'-0"

APPLICABLE CODE COMPLIANCE METHOD = 1 / 300 BASED ON 40% MIN. REQ'D. VENTILATION AREA IN UPPER PORTION OF ATTIC - 60% REQ'D AT EAVES

REQ'D. TOTAL NET FREE VENTILATION AREA (NFVA) CALCULATION:
124 Sq.Ft. x 1 / 300 x 144 Sq.In./Sq Ft = 60 Sq.In. Required NFVA
40% MIN. VENT AREA AT UPPER PORTION OF ROOF =
40% x 60 Sq.In. = 24 Sq.In. REQ'D
60% VENT AREA AT EAVES = 60% x 60 Sq.In. = 36 Sq.In. REQ'D.

OFF-RIDGE VENTS PROVIDED -- (1) VENTS AT 115 Sq. In. NFVA EACH =
115 Sq. In NFVA > 24 Sq.In. REQ'D. AT UPPER PORTION OF ROOF

PERFORATED ALUMINUM SOFFIT AT 10.44 Sq.In. / LINEAL FOOT x
20'-0" EAVE LENGTH PROVIDED = 218 Sq.In. NFVA > 36 Sq.In. REQ'D. AT EAVES

(1) OFF-RIDGE VENTS REQ'D. INSTALLED AS SHOWN

UNIT B2

2ND STY ATTIC VENTILATION CALCULATION PER FBC-R 806

UNDER ROOF ATTIC AREA = 1,038 S.F.
LINEAL FEET OF VENTED SOFFIT = 40'-0"

APPLICABLE CODE COMPLIANCE METHOD = 1 / 300 BASED ON 40% MIN. REQ'D. VENTILATION AREA IN UPPER PORTION OF ATTIC - 60% REQ'D AT EAVES

REQ'D. TOTAL NET FREE VENTILATION AREA (NFVA) CALCULATION:
1,038 Sq.Ft. x 1 / 300 x 144 Sq.In./Sq Ft = 498 Sq.In. Required NFVA
40% MIN. VENT AREA AT UPPER PORTION OF ROOF =
40% x 498 Sq.In. = 199 Sq.In. REQ'D
60% VENT AREA AT EAVES = 60% x 498 Sq.In. = 298 Sq.In. REQ'D.

OFF-RIDGE VENTS PROVIDED -- (2) VENTS AT 115 Sq. In. NFVA EACH =
230 Sq. In NFVA > 199 Sq.In. REQ'D. AT UPPER PORTION OF ROOF

PERFORATED ALUMINUM SOFFIT AT 10.44 Sq.In. / LINEAL FOOT x
40'-0" EAVE LENGTH PROVIDED = 431 Sq.In. NFVA > 298 Sq.In. REQ'D. AT EAVES

(2) OFF-RIDGE VENTS REQ'D. INSTALLED AS SHOWN

1ST STY ATTIC VENTILATION CALCULATION PER FBC-R 806

UNDER ROOF ATTIC AREA = 110 S.F.
LINEAL FEET OF VENTED SOFFIT = 20'-0"

APPLICABLE CODE COMPLIANCE METHOD = 1 / 300 BASED ON 40% MIN. REQ'D. VENTILATION AREA IN UPPER PORTION OF ATTIC - 60% REQ'D AT EAVES

REQ'D. TOTAL NET FREE VENTILATION AREA (NFVA) CALCULATION:
110 Sq.Ft. x 1 / 300 x 144 Sq.In./Sq Ft = 53 Sq.In. Required NFVA
40% MIN. VENT AREA AT UPPER PORTION OF ROOF =
40% x 60 Sq.In. = 22 Sq.In. REQ'D
60% VENT AREA AT EAVES = 60% x 60 Sq.In. = 32 Sq.In. REQ'D.

OFF-RIDGE VENTS PROVIDED -- (1) VENTS AT 115 Sq. In. NFVA EACH =
115 Sq. In NFVA > 22 Sq.In. REQ'D. AT UPPER PORTION OF ROOF

PERFORATED ALUMINUM SOFFIT AT 10.44 Sq.In. / LINEAL FOOT x
20'-0" EAVE LENGTH PROVIDED = 218 Sq.In. NFVA > 32 Sq.In. REQ'D. AT EAVES

(1) OFF-RIDGE VENTS REQ'D. INSTALLED AS SHOWN

UNIT B3

2ND STY ATTIC VENTILATION CALCULATION PER FBC-R 806

UNDER ROOF ATTIC AREA = 1,038 S.F.
LINEAL FEET OF VENTED SOFFIT = 40'-0"

APPLICABLE CODE COMPLIANCE METHOD = 1 / 300 BASED ON 40% MIN. REQ'D. VENTILATION AREA IN UPPER PORTION OF ATTIC - 60% REQ'D AT EAVES

REQ'D. TOTAL NET FREE VENTILATION AREA (NFVA) CALCULATION:
1,038 Sq.Ft. x 1 / 300 x 144 Sq.In./Sq Ft = 498 Sq.In. Required NFVA
40% MIN. VENT AREA AT UPPER PORTION OF ROOF =
40% x 498 Sq.In. = 199 Sq.In. REQ'D
60% VENT AREA AT EAVES = 60% x 498 Sq.In. = 298 Sq.In. REQ'D.

OFF-RIDGE VENTS PROVIDED -- (2) VENTS AT 115 Sq. In. NFVA EACH =
230 Sq. In NFVA > 199 Sq.In. REQ'D. AT UPPER PORTION OF ROOF

PERFORATED ALUMINUM SOFFIT AT 10.44 Sq.In. / LINEAL FOOT x
40'-0" EAVE LENGTH PROVIDED = 431 Sq.In. NFVA > 298 Sq.In. REQ'D. AT EAVES

(2) OFF-RIDGE VENTS REQ'D. INSTALLED AS SHOWN

1ST STY ATTIC VENTILATION CALCULATION PER FBC-R 806

UNDER ROOF ATTIC AREA = 124 S.F.
LINEAL FEET OF VENTED SOFFIT = 20'-0"

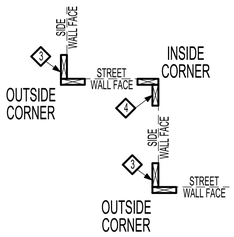
APPLICABLE CODE COMPLIANCE METHOD = 1 / 300 BASED ON 40% MIN. REQ'D. VENTILATION AREA IN UPPER PORTION OF ATTIC - 60% REQ'D AT EAVES

REQ'D. TOTAL NET FREE VENTILATION AREA (NFVA) CALCULATION:
124 Sq.Ft. x 1 / 300 x 144 Sq.In./Sq Ft = 60 Sq.In. Required NFVA
40% MIN. VENT AREA AT UPPER PORTION OF ROOF =
40% x 60 Sq.In. = 24 Sq.In. REQ'D
60% VENT AREA AT EAVES = 60% x 60 Sq.In. = 36 Sq.In. REQ'D.

OFF-RIDGE VENTS PROVIDED -- (1) VENTS AT 115 Sq. In. NFVA EACH =
115 Sq. In NFVA > 24 Sq.In. REQ'D. AT UPPER PORTION OF ROOF

PERFORATED ALUMINUM SOFFIT AT 10.44 Sq.In. / LINEAL FOOT x
20'-0" EAVE LENGTH PROVIDED = 218 Sq.In. NFVA > 36 Sq.In. REQ'D. AT EAVES

(1) OFF-RIDGE VENTS REQ'D. INSTALLED AS SHOWN



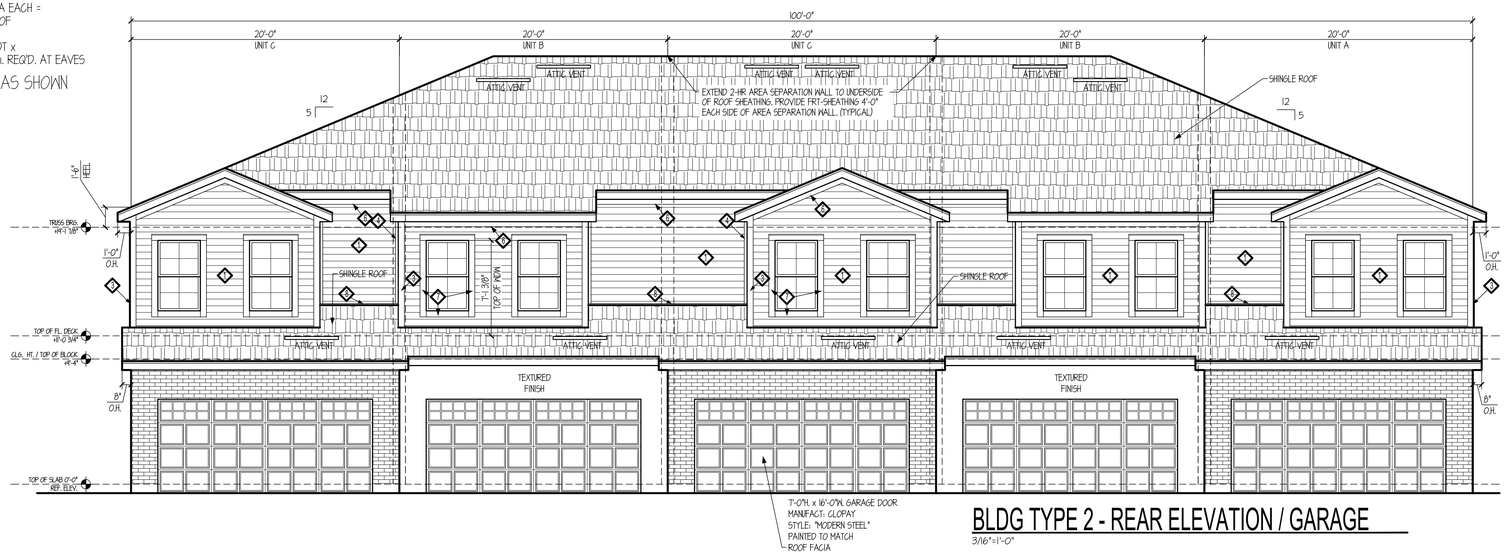
CORNER TRIM BD. INSTALLATION

ELEVATION NOTES:

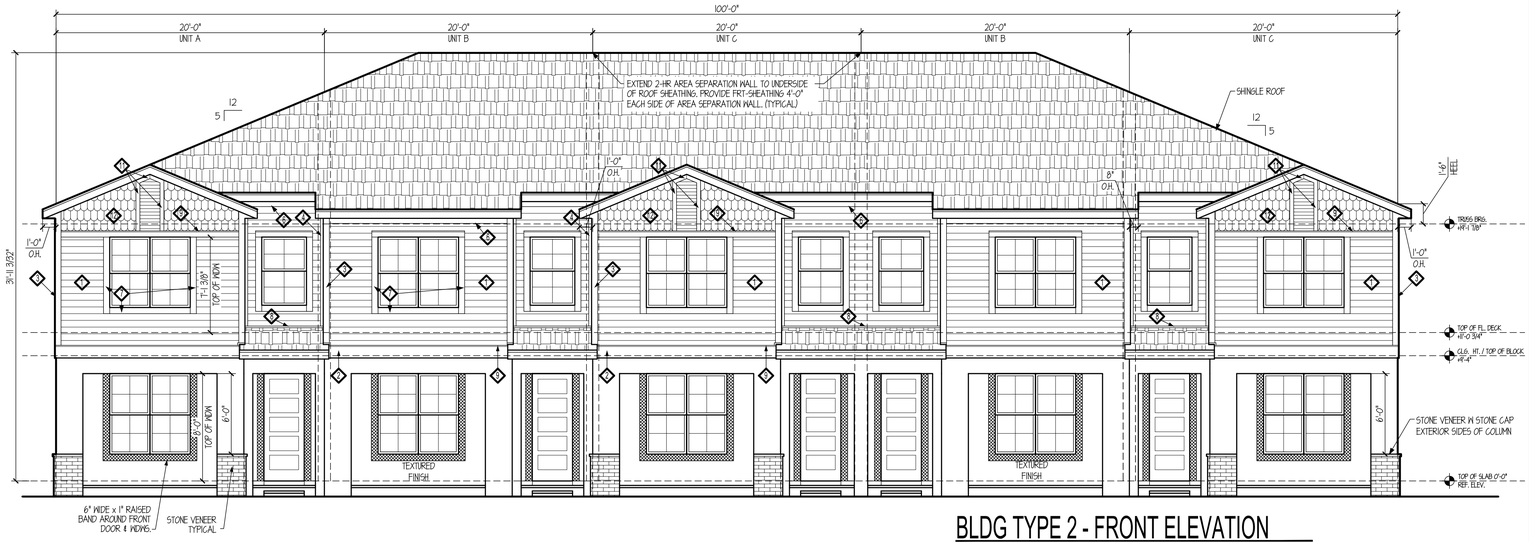
1. ALL SCORED AND RAISED BANDS SHALL BE SMOOTH SAND FINISH.
2. RAISED BAND DIMENSIONS NOTED ON PLANS SHALL BE MEASURED FROM BOTTOM OF SUBFASCIA.
3. SCORED BAND REFERS TO FLUSH (NOT RAISED) BAND. SCRIBE LINE AT BAND WIDTH PER ELEVATION.

TRIM / SIDING KEYED NOTES: (4) →

1. LAP SIDING W 8" EXP (SPACING OR LINES OF LAP SIDING TO BE ESTABLISHED FROM TOP OF SIDE WALL BASE TRIM BD.)
2. 1" THK. x 9.25" W WALL BASE TRIM BD. (OVERLAP TOP OF CMU WALL 2" MIN. W FELT PAPER, BTWN CMU & TRIM BD.)
3. DBL. 1" THK x 5.5" W VERT. TRIM BD. AT OUTSIDE CORNER (SEE DETAILTHIS SHT.)
4. DBL. 1" THK x 3.5" W VERT. TRIM BD. AT INSIDE CORNER (SEE DETAILTHIS SHT.)
5. 1" THK x 5.5" W VERT. TRIM BD. W ADJACENT VERTICAL STUCCO STOPPROVIDE 3/8" MIN. GAP - FILL W BACKER ROD & SEALANT)
6. 1" THK x 5.5" W FRIEZE TRIM BD. BOTTOM TO ALIGN W TRIM BD. AT TOP OF FRONT ELEV. HDWS.
7. 1" THK x 5.5" W TRIM BAND AT HDW. JAMB & SILL (SILL BAND TO BE INSTALLED BTWN. JAMB BANDS - SEE ELEVATIONS)
8. 1" -2" MIN. CLEARANCE BTWN SIDING & TRIM TO OTHER MATERIALS
9. Z-FLASHING AT TOP OF EXPOSED HORIZONTAL TRIM BANDS AND HDW. HEAD TRIM BOARD (NO FLASHING REQ'D. AT HDW SILL)
10. ~~DBL. 1" THK x 3.5" W VERT. TRIM BD.~~ (NOT USED)
11. 1" THK x 3.5" W TRIM BD.
12. HALF ROUND NOTCHED SIDING PANEL (1" EXP. MIN.)



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



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

PLAN REVISION DATES:
05-12-25 CONSTRUCTION DOCS

LEVEL ELEVEN STUDIO
ARCHITECTURE & PLANNING
220 SANDLEWOOD TRL
WINTER PARK, FL. 32789
407.519.9157

STATE OF FLORIDA MATT PHELPS AR98401 REGISTERED ARCHITECT

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

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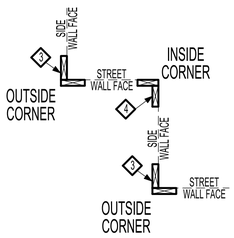
Matt Phelps
Fl. License No. AR98401

A-7



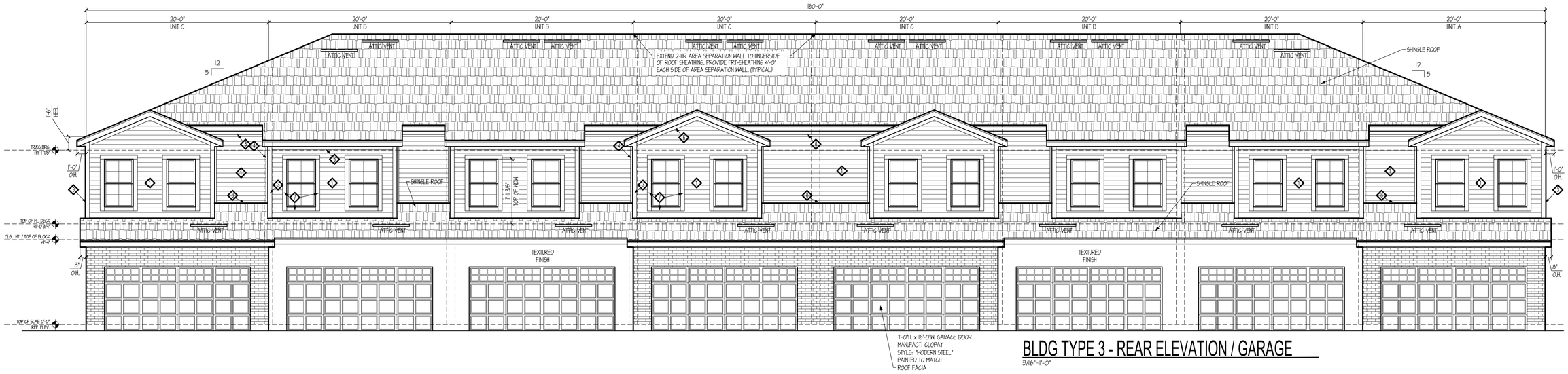
CORNER TRIM BD. INSTALLATION

ELEVATION NOTES:

1. ALL SCORED AND RAISED BANDS SHALL BE SMOOTH SAND FINISH.
2. RAISED BAND DIMENSIONS NOTED ON PLANS SHALL BE MEASURED FROM BOTTOM OF SUBFASCIA.
3. SCORED BAND REFERS TO FLUSH (NOT RAISED) BAND. SCRIBE LINE AT BAND WIDTH PER ELEVATION.

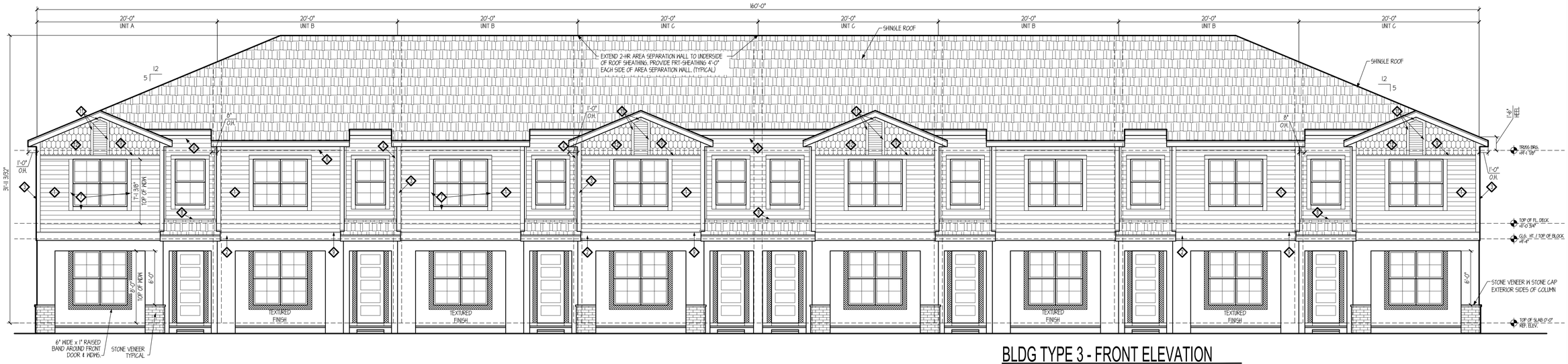
TRIM / SIDING KEYED NOTES: (4) →

1. LAP SIDING W/ 8" EXP (SPACING OR LINES OF LAP SIDING TO BE ESTABLISHED FROM TOP OF SIDE WALL BASE TRIM BD.)
2. 1" THK. x 9.25" W WALL BASE TRIM BD. (OVERLAP TOP OF CMU WALL 2" MIN. w FELT PAPER BTWN CMU & TRIM BD.)
3. DBL. 1" THK. x 5.5" W VERT. TRIM BD. AT OUTSIDE CORNER (SEE DETAILTHS SHT.)
4. DBL. 1" THK. x 3.5" W VERT. TRIM BD. AT INSIDE CORNER (SEE DETAILTHS SHT.)
5. 1" THK. x 5.5" W VERT. TRIM BD. w ADJACENT VERTICAL STUCCO STOP(PROVIDE 3/8" MIN. GAP - FILL W BACKER ROD & SEALANT)
6. 1" THK. x 5.5" W FRIEZE TRIM BD. BOTTOM TO ALIGN W TRIM BD. AT TOP OF FRONT ELEV HDWS.
7. 1" THK. x 5.5" W TRIM BAND AT HDW. JAMB & SILL (SILL BAND TO BE INSTALLED BTWN JAMB BANDS - SEE ELEVATIONS)
8. 1" -2" MIN. CLEARANCE BTWN SIDING & TRIM TO OTHER MATERIALS
9. Z-FLASHING AT TOP OF EXPOSED HORIZONTAL TRIM BANDS AND HDW. HEAD TRIM BOARD (NO FLASHING REQ'D. AT HDW SILL)
10. ~~DBL. 1" THK x 3.5" W VERT. TRIM BD.~~ (NOT USED)
11. 1" THK x 3.5" W TRIM BD.
12. HALF ROUND NOTCHED SIDING PANEL (1" EXP. MIN.)



BLDG TYPE 3 - REAR ELEVATION / GARAGE

3/16"=1'-0"



BLDG TYPE 3 - FRONT ELEVATION

3/16"=1'-0"

PLAN REVISION DATES:

05-12-25 CONSTRUCTION DOCS

LES ARCHITECTURE & PLANNING
LEVEL ELEVEN STUDIO
220 SANDLEWOOD TRL
WINTER PARK, FL. 32789
407.519.9157

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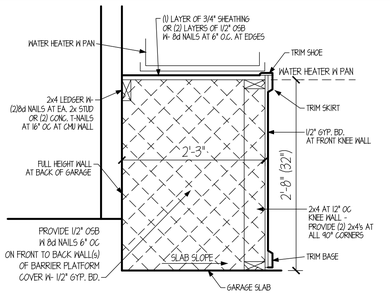
Matt Phelps
Fl. License No. AR98401

A-8

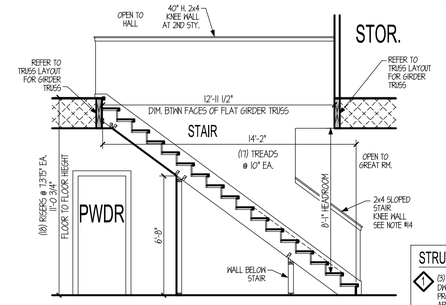
FLOOR PLAN KEYED NOTES:

1. ALL INTERIOR WALLS ARE DRAWN AND DIMENSIONED 3 1/2" WIDE UNLESS NOTED OTHERWISE.
1a. ALL 2ND STORY EXTERIOR FRAME WALLS ARE 2x4 STUDS - DRAWN AND DIMENSIONED 4" WIDE UNLESS NOTED OTHERWISE.
2. ALL EXTERIOR BLOCK ARE SHOWN AND DIMENSIONED 7 5/8" WIDE UNLESS NOTED OTHERWISE.
3. ALL FULL HEIGHT BLOCK WALLS WITH NO OPENINGS BTWN. GROUTED FILLED CELLS SHALL BE CONSIDERED SHEAR WALLS.
4. XXXX DENOTES INTERIOR BEARING WALL WITH UPLIFT, SEE PLAN FOR WALL HEIGHTS.
5. DENOTES INTERIOR BEARING WALL WITH NO UPLIFT, SEE PLAN FOR WALL HEIGHTS.
6. ■ -INDICATES REINFORCED AND CONC. FILLED VERTICAL BLOCK CELL -CONT. FROM FOOTING TO C.M.U. TOP COURSE
7. MTL. DRYER BOX - VENT DRYER TO OUTSIDE THROUGH ATTIC OR WALL PER FBC-R-M1502.4.4, 4" PIPE - MAX. 35' - EQUIVALENT LENGTHS - 45° ELBOW = 2.5' , 90° ELBOW = 5'
8. PROVIDE 24"w. WALL CAVITY, VOID OF STUDS, BEHIND WASHER FOR PLUMBING BOX AND STACK.
9. PROVIDE 12"w. WALL CAVITY, VOID OF STUDS, AT SHOWER CONTROL VALVE LOCATION.
10. TEMPERED GLASS SHWR. ENCLOSURE - SET ON TOP OF CURB, TUB DECK OR KNEE WALL PER PLAN
11. XXX INDICATES WIND PRESSURE IN P.S.F. FOR EXTERIOR OPENING.
12. "FLR'G LINE" - INDICATES CHANGE IN FLOOR FINISH.
13. REFER TO CONTRACT CHANGE ORDERS FOR FLOOR FINISHES.
14. PROVIDE WEATHERSTRIPPING AT ALL EXTERIOR SWING DOORS.
15. GARAGE STUD WALLS DO NOT ALIGN WITH GARAGE SLAB EDGE
16. FRAME HVAC UNIT PLATFORM, COORDINATE HT. W/ HVAC CONTRACTOR.
17. SLOPED STAIR 2x4 KNEE WALL W/ WOOD CAP, TOP OF KNEE WALL AT +40" ABOVE LEADING EGE OF STAIR TREAD NOSING.
18. DOOR LEADING FROM GARAGE TO LIVING AREA TO BE SOLID CORE WOOD (1-3/8" THICK MIN) & HAVE SELF CLOSING HINGE.
19. PROVIDE R-13 INSULATION PER SPEC. IN FRAME WALLS BTWN AC/S SPACE AND GARAGE
20. TUB DECK WITH 3/4" PLYWOOD TOP, COORDINATE HEIGHT WITH TUB MANUF. RECOMMENDATIONS
21. 24"x 24"x32" HIGH WATER HEATER BARRIER PLATFORM W- 1/2" OSB AT FRONT TO BACK SIDE(S) WALLS. SEE DETAIL THIS SHT.



GARAGE WATER HEATER BARRIER PLATFORM

RAISED IGNITION SOURCE



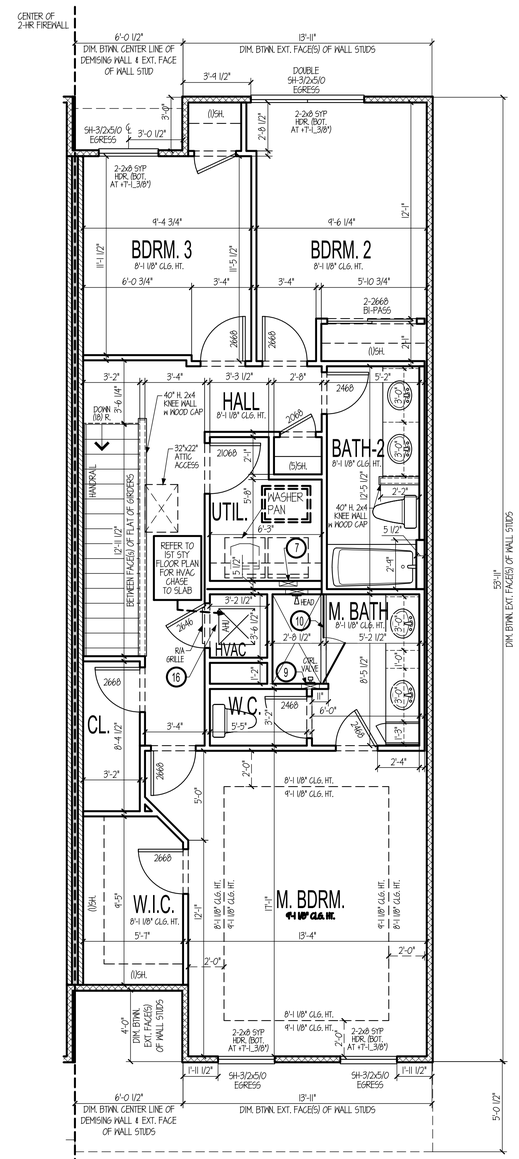
SECTION THRU STAIR

SEE TYP. STAIR DETAIL ON SHT. "D2" FOR ADD'L. INFORMATION

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

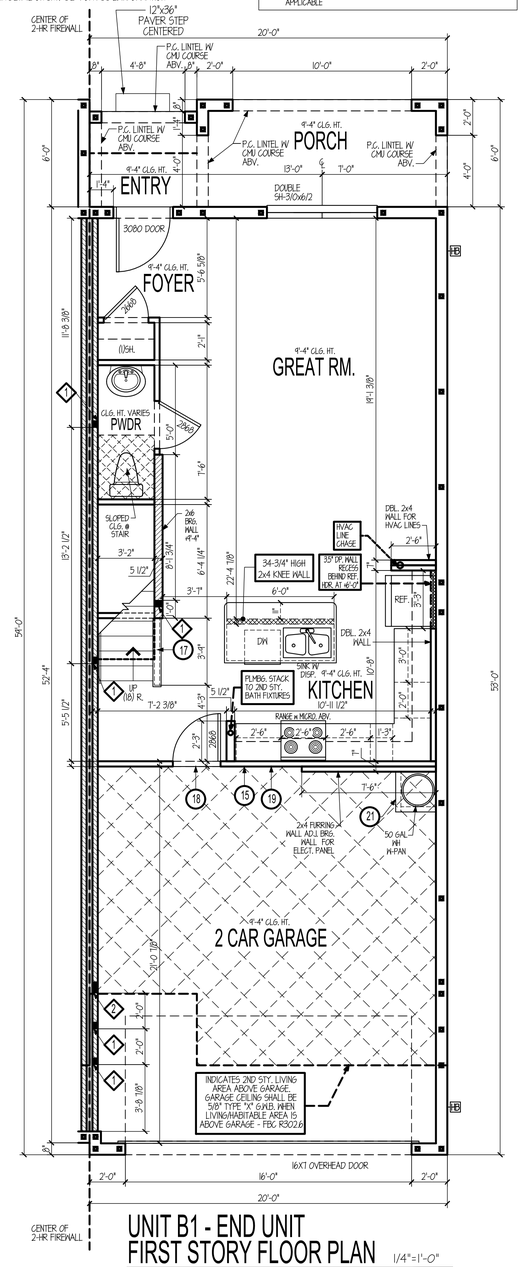
STRUCTURAL KEYED NOTES:

1. (3) 2x4 STUD COLUMN BELOW GIRDER TRUSS (SEE STRUCTURAL DWGS FOR BUILT-UP COLUMN REQUIREMENTS) PROVIDE SOLID BLKG. BTWN 2ND & 1ST STY STUDS/CMU WALL AS APPLICABLE
2. (3) 2x4 STUD COLUMN BELOW GIRDER TRUSS (SEE STRUCTURAL DWGS FOR BUILT-UP COLUMN REQUIREMENTS) PROVIDE SOLID BLKG. BTWN 2ND & 1ST STY STUDS/CMU WALL AS APPLICABLE



UNIT B1 - END UNIT 2ND STORY FLOOR PLAN

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



UNIT B1 - END UNIT FIRST STORY FLOOR PLAN

1/4"=1'-0"

PLAN REVISION DATES:

05-12-25 CONSTRUCTION DOCS

LES ARCHITECTURE & PLANNING

LEVEL ELEVEN STUDIO

220 SANDLEWOOD TRL
WINTER PARK, FL. 32789
407.519.9157

STATE OF FLORIDA MATT PHELPS REGISTERED ARCHITECT AR98401

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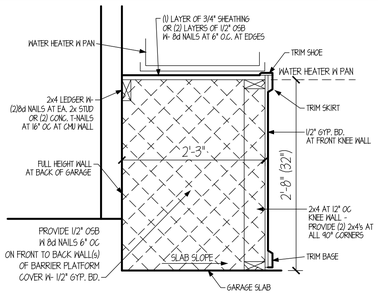
Matt Phelps
Fl. License No. AR98401

A-9

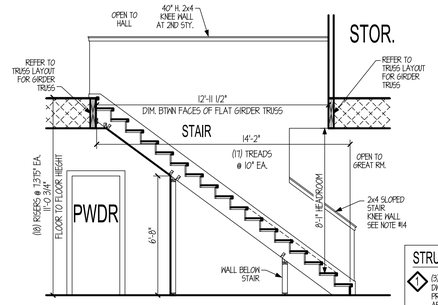
FLOOR PLAN KEYED NOTES: (#)

1. ALL INTERIOR WALLS ARE DRAWN AND DIMENSIONED 3 1/2" WIDE UNLESS NOTED OTHERWISE.
1a. ALL 2ND STORY EXTERIOR FRAME WALLS ARE 2x4 STUDS - DRAWN AND DIMENSIONED 4" WIDE UNLESS NOTED OTHERWISE.
2. ALL EXTERIOR BLOCK ARE SHOWN AND DIMENSIONED 7 5/8" WIDE UNLESS NOTED OTHERWISE.
3. ALL FULL HEIGHT BLOCK WALLS WITH NO OPENINGS BTWN. GROUTED FILLED CELLS SHALL BE CONSIDERED SHEAR WALLS.
4. XXXX DENOTES INTERIOR BEARING WALL WITH UPLIFT, SEE PLAN FOR WALL HEIGHTS.
5. //// DENOTES INTERIOR BEARING WALL WITH NO UPLIFT, SEE PLAN FOR WALL HEIGHTS.
6. ■ -INDICATES REINFORCED AND CONC. FILLED VERTICAL BLOCK CELL -CONT. FROM FOOTING TO C.M.U. TOP COURSE
7. MTL. DRYER BOX - VENT DRYER TO OUTSIDE THROUGH ATTIC OR WALL PER FBC-R-M1502.4.4., 4" PIPE - MAX. 35' - EQUIVALENT LENGTHS - 45° ELBOW = 2.5' , 90° ELBOW = 5'
8. PROVIDE 24"w. WALL CAVITY, VOID OF STUDS, BEHIND WASHER FOR PLUMBING BOX AND STACK.
9. PROVIDE 12"w. WALL CAVITY, VOID OF STUDS, AT SHOWER CONTROL VALVE LOCATION.
10. TEMPERED GLASS SHWR. ENCLOSURE - SET ON TOP OF CURB, TUB DECK OR KNEE WALL PER PLAN
11. XXX INDICATES WIND PRESSURE IN P.S.F. FOR EXTERIOR OPENING.
12. "FLR'G LINE" - INDICATES CHANGE IN FLOOR FINISH.
13. REFER TO CONTRACT CHANGE ORDERS FOR FLOOR FINISHES.
14. PROVIDE WEATHERSTRIPPING AT ALL EXTERIOR SWING DOORS.
15. GARAGE STUD WALLS DO NOT ALIGN WITH GARAGE SLAB EDGE
16. FRAME HVAC UNIT PLATFORM, COORDINATE HT. W/ HVAC CONTRACTOR.
17. SLOPED STAIR 2x4 KNEE WALL W/ WOOD CAP, TOP OF KNEE WALL AT +40" ABOVE LEADING EGE OF STAIR TREAD NOSING.
18. DOOR LEADING FROM GARAGE TO LIVING AREA TO BE SOLID CORE WOOD (1-3/8" THICK MIN) & HAVE SELF CLOSING HINGE.
19. PROVIDE R-13 INSULATION PER SPEC. IN FRAME WALLS BTWN ACLG SPACE AND GARAGE
20. TUB DECK WITH 3/4" PLYWOOD TOP, COORDINATE HEIGHT WITH TUB MANUF. RECOMMENDATIONS
21. 24"x 24"x32" HIGH WATER HEATER BARRIER PLATFORM W/ 1/2" OSB AT FRONT TO BACK SIDE(S) WALLS. SEE DETAIL THIS SHT.



GARAGE WATER HEATER BARRIER PLATFORM

RAISED IGNITION SOURCE



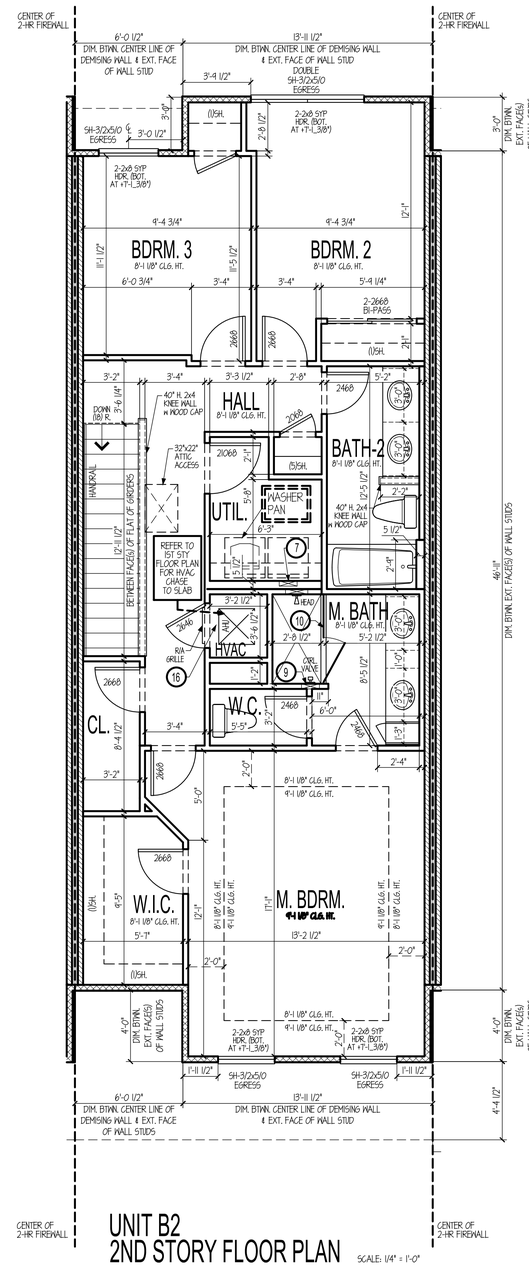
SECTION THRU STAIR

SEE TYP. STAIR DETAIL ON SHT. "D2" FOR ADD'L. INFORMATION

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

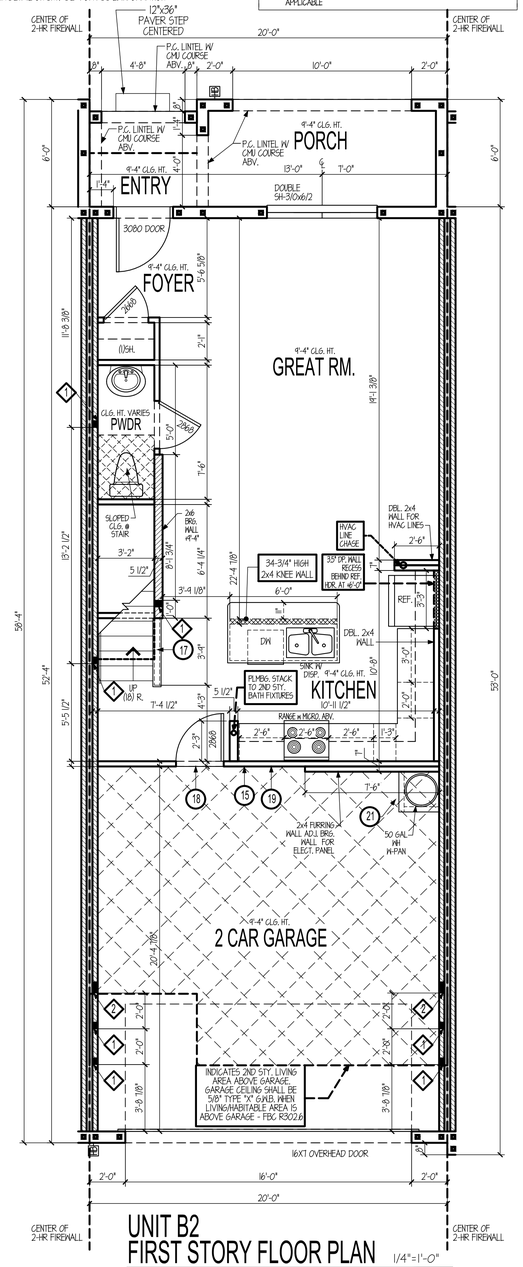
STRUCTURAL KEYED NOTES:

1. (3) 2x4 STUD COLUMN BELOW GIRDER TRUSS (SEE STRUCTURAL DWGS FOR BUILT-UP COLUMN REQUIREMENTS) PROVIDE SOLID BLKG. BTWN 2ND & 1ST STY STUDS/CMU WALL AS APPLICABLE
2. (3) 2x4 STUD COLUMN BELOW GIRDER TRUSS (SEE STRUCTURAL DWGS FOR BUILT-UP COLUMN REQUIREMENTS) PROVIDE SOLID BLKG. BTWN 2ND & 1ST STY STUDS/CMU WALL AS APPLICABLE



UNIT B2
2ND STORY FLOOR PLAN

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



UNIT B2
FIRST STORY FLOOR PLAN

1/4"=1'-0"

PLAN REVISION DATES:

05-12-25 CONSTRUCTION DOCS

LEVEL ELEVEN STUDIO
ARCHITECTURE & PLANNING
220 SANDLEWOOD TRL
WINTER PARK, FL. 32789
407.519.9157

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59' Towns Townhomes

Narcoossee Dr, Osceola County, FL 34771

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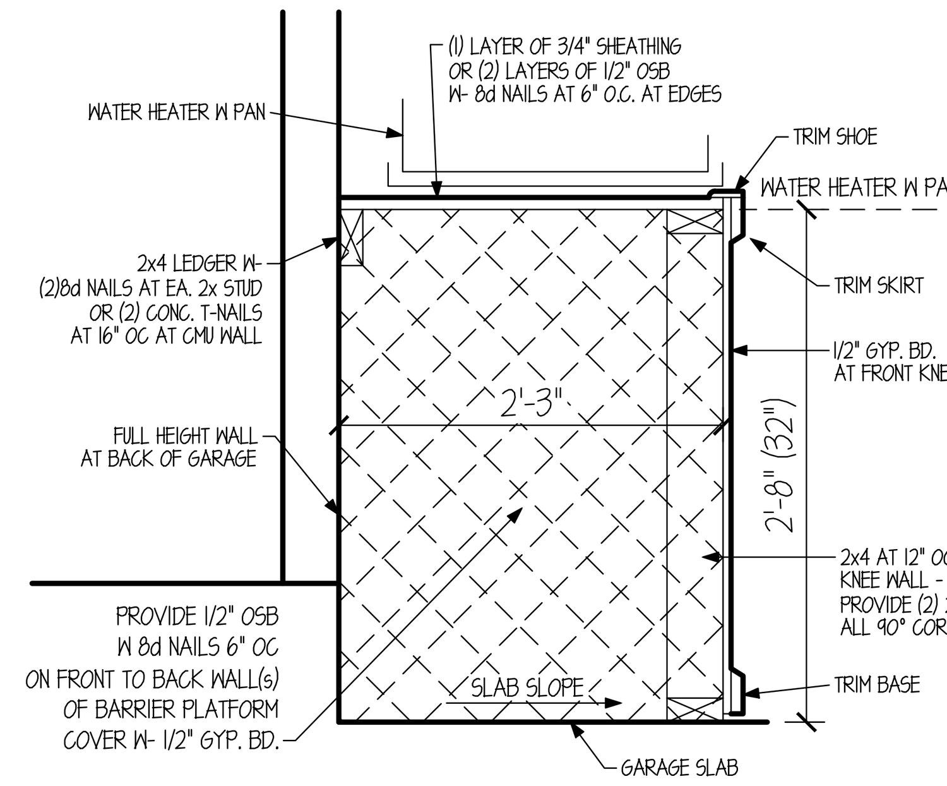
A-10

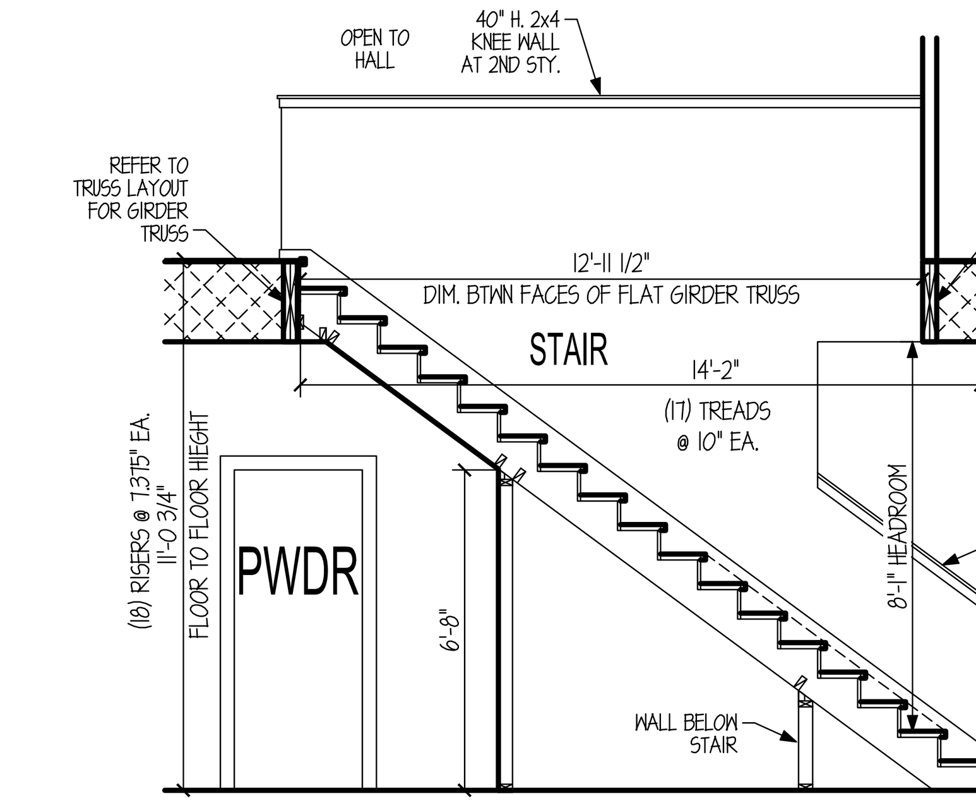
FLOOR PLAN KEYED NOTES: (#)

1. ALL INTERIOR WALLS ARE DRAWN AND DIMENSIONED 3 1/2" WIDE UNLESS NOTED OTHERWISE.
1a. ALL 2ND STORY EXTERIOR FRAME WALLS ARE 2x4 STUDS - DRAWN AND DIMENSIONED 4" WIDE UNLESS NOTED OTHERWISE.
2. ALL EXTERIOR BLOCK ARE SHOWN AND DIMENSIONED 7 5/8" WIDE UNLESS NOTED OTHERWISE.
3. ALL FULL HEIGHT BLOCK WALLS WITH NO OPENINGS BTWN. GROUTED FILLED CELLS SHALL BE CONSIDERED SHEAR WALLS.
4. DENOTES INTERIOR BEARING WALL WITH UPLIFT, SEE PLAN FOR WALL HEIGHTS.
5. DENOTES INTERIOR BEARING WALL WITH NO UPLIFT, SEE PLAN FOR WALL HEIGHTS.
6. -INDICATES REINFORCED AND CONC. FILLED VERTICAL BLOCK CELL-CONT. FROM FOOTING TO C.M.U. TOP COURSE
7. MTL. DRYER BOX - VENT DRYER TO OUTSIDE THROUGH ATTIC OR WALL PER FBC-R-M1502.4.4_ 4" PIPE - MAX. 35' - EQUIVALENT LENGTHS _ 45° ELBOW = 2.5' _ 90° ELBOW = 5'
8. PROVIDE 24"w. WALL CAVITY, VOID OF STUDS, BEHIND WASHER FOR PLUMBING BOX AND STACK.
9. PROVIDE 12"w. WALL CAVITY, VOID OF STUDS, AT SHOWER CONTROL VALVE LOCATION.
10. TEMPERED GLASS SHWR. ENCLOSURE - SET ON TOP OF CURB, TUB DECK OR KNEE WALL PER PLAN
11. XXX -INDICATES WIND PRESSURE IN P.S.F. FOR EXTERIOR OPENING.
12. "FLR'G LINE" - INDICATES CHANGE IN FLOOR FINISH.
13. REFER TO CONTRACT CHANGE ORDERS FOR FLOOR FINISHES.
14. PROVIDE WEATHERSTRIPPING AT ALL EXTERIOR SWING DOORS.
15. GARAGE STUD WALLS DO NOT ALIGN WITH GARAGE SLAB EDGE
16. FRAME HVAC UNIT PLATFORM. COORDINATE HT. W/ HVAC CONTRACTOR.
17. SLOPED STAIR 2x4 KNEE WALL W/ WOOD CAP. TOP OF KNEE WALL AT +40" ABOVE LEADING EGE OF STAIR TREAD NOSING.
18. DOOR LEADING FROM GARAGE TO LIVING AREA TO BE SOLID CORE WOOD (1-3/8" THICK MIN.) & HAVE SELF CLOSING HINGE.
19. PROVIDE R-13 INSULATION PER SPEC. IN FRAME WALLS BTWN AC'd SPACE AND GARAGE
20. TUB DECK WITH 3/4" PLYWOOD TOP. COORDINATE HEIGHT WITH TUB MANUF RECOMMENDATIONS
21. 24"x 24"x32" HIGH WATER HEATER BARRIER PLATFORM W- 1/2" OSB AT FRONT TO BACK SIDE(s) WALLS. SEE DETAIL THIS SHT.



GARAGE WATER HEATER BARRIER PLATFORM

RAISED IGNITION SOURCE



SECTION THRU STAIR

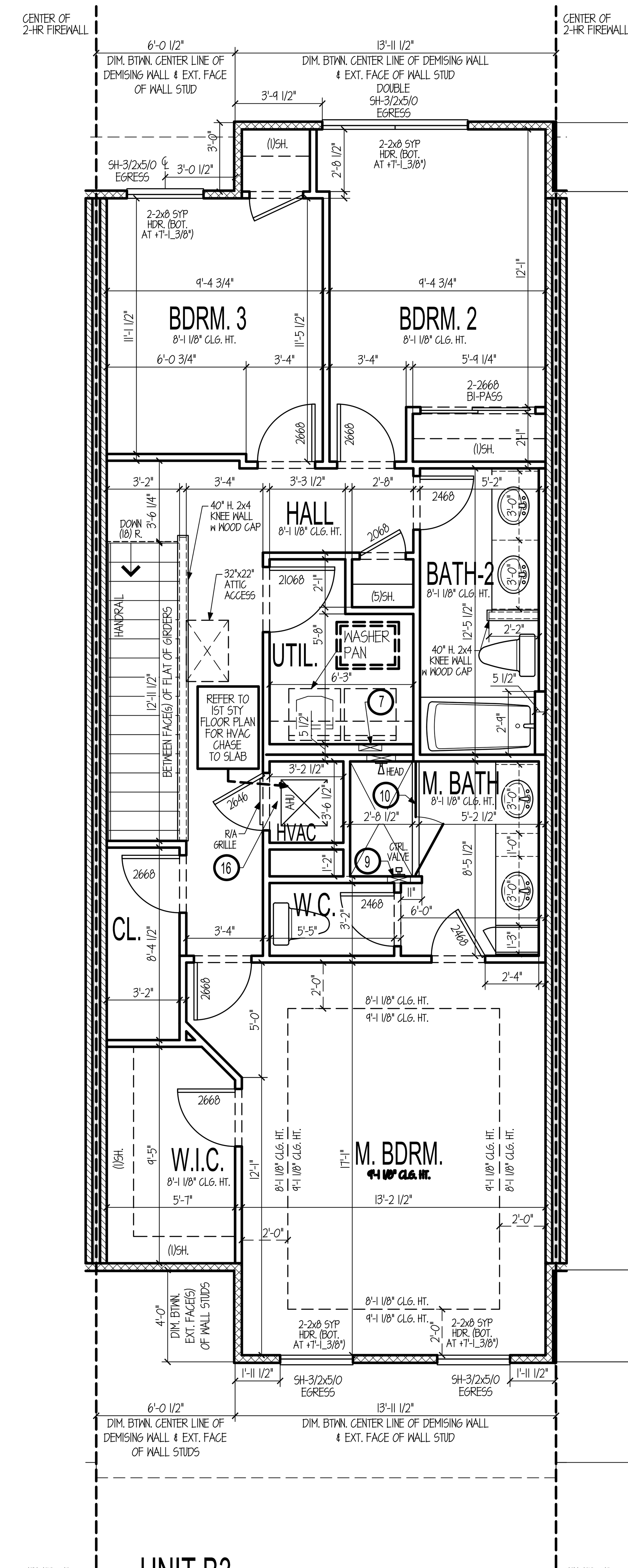
SEE TYP. STAIR DETAIL ON SHT. "D2" FOR ADD'L. INFORMATION

SQUARE FOOTAGE

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

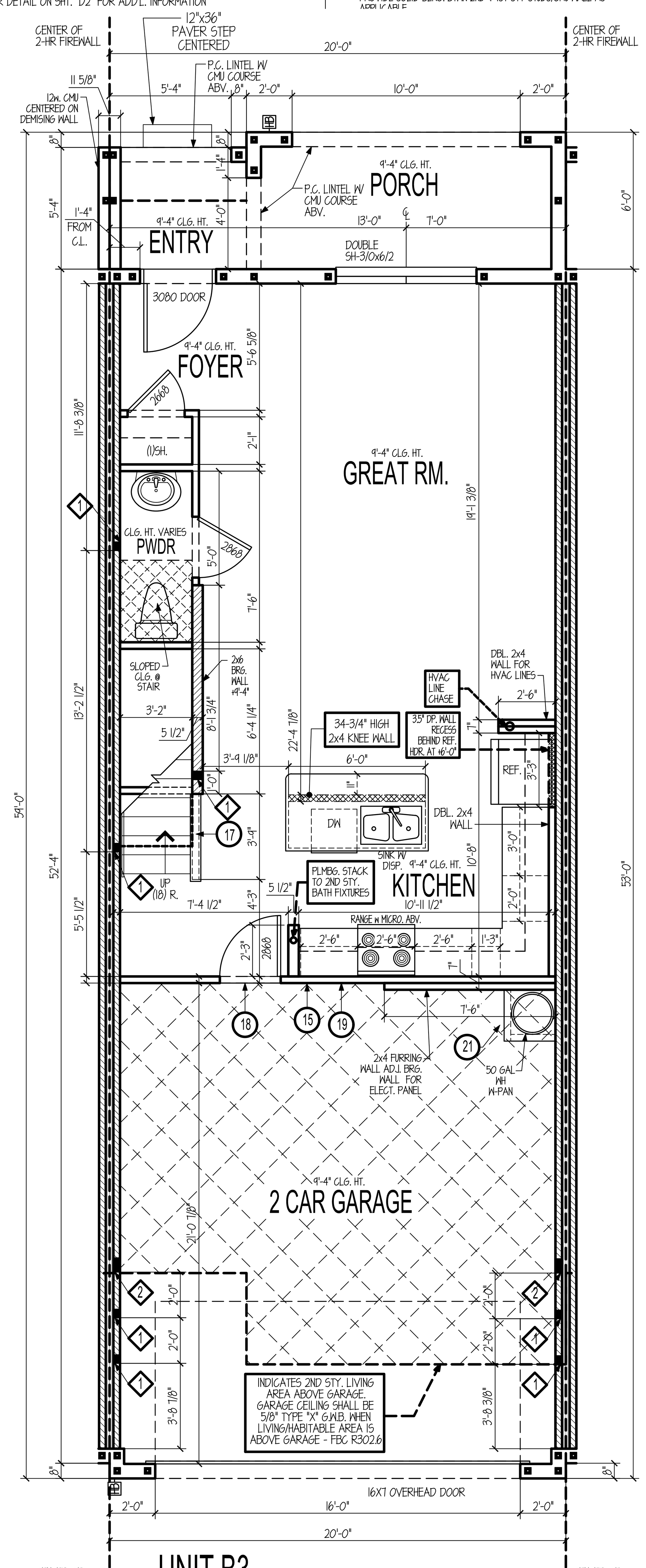
STRUCTURAL KEYED NOTES:

1. (3) 2x4 STUD COLUMN BELOW GIRDER TRUSS (SEE STRUCTURAL DWG'S FOR BUILT-UP COLUMN REQUIREMENTS) PROVIDE SOLID BLKG. BTWN 2ND & 1ST STY STUDS/CMU WALL AS APPLICABLE
2. (5) 2x4 STUD COLUMN BELOW GIRDER TRUSS (SEE STRUCTURAL DWG'S FOR BUILT-UP COLUMN REQUIREMENTS) PROVIDE SOLID BLKG. BTWN 2ND & 1ST STY STUDS/CMU WALL AS APPLICABLE



UNIT B3
2ND STORY FLOOR PLAN

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



UNIT B3
FIRST STORY FLOOR PLAN

1/4"=1'-0"

PLAN REVISION DATES:

05-12-25 CONSTRUCTION DOCS

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ARCHITECTURE & PLANNING

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Matt Phelps
Fl. License No. AR98401

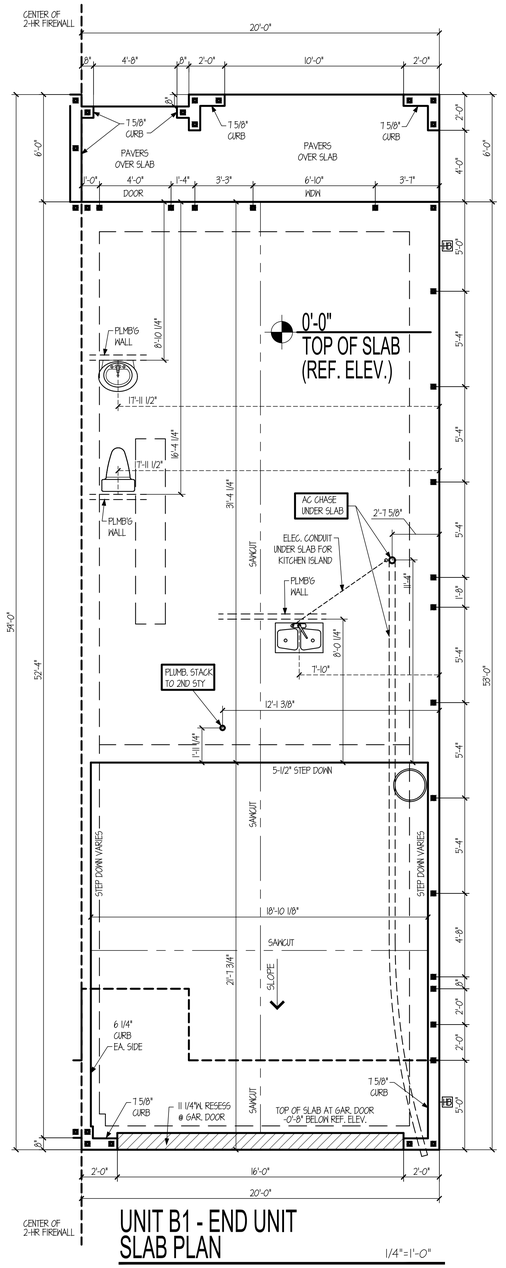
A-11

SLAB NOTES:

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

PLUMBING NOTES:

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



UNIT B1 - END UNIT SLAB PLAN

1/4"=1'-0"

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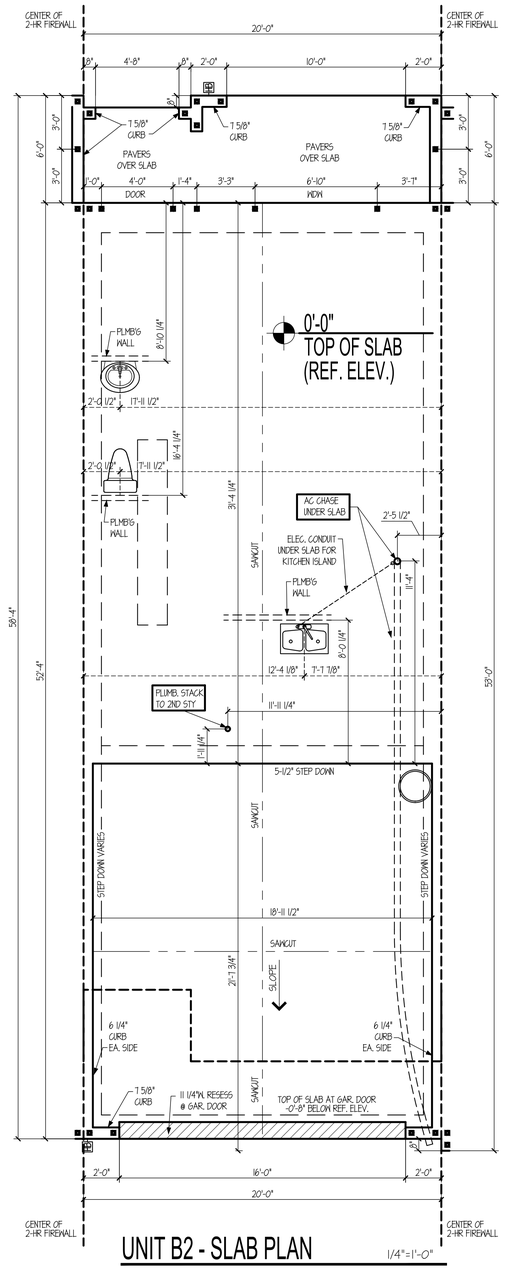
A-12

SLAB NOTES:

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

PLUMBING NOTES:

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



UNIT B2 - SLAB PLAN

1/4"=1'-0"

PLAN REVISION DATES:

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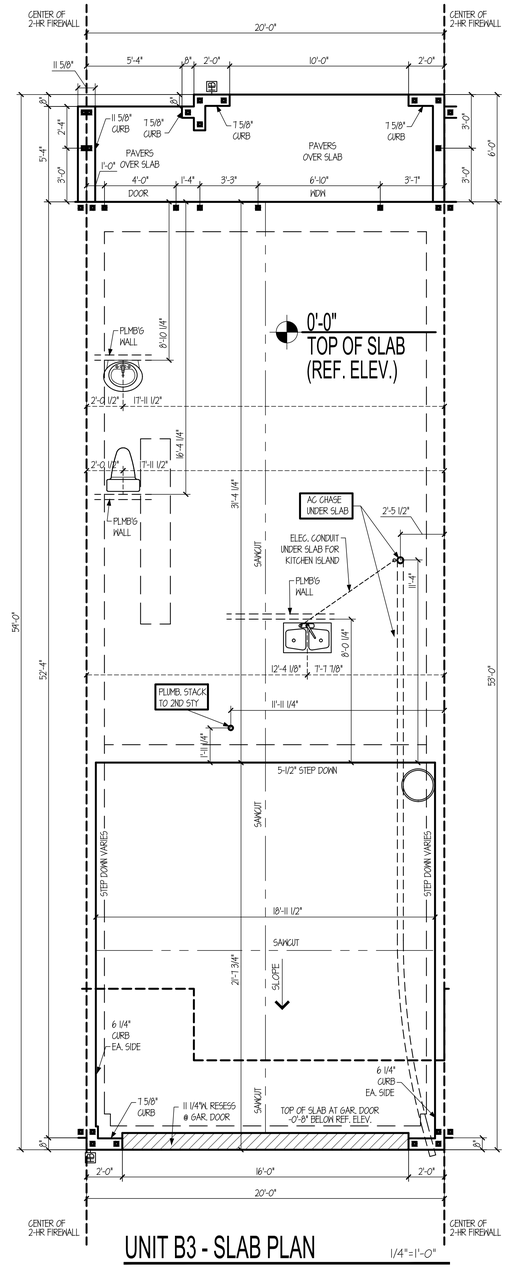
A-13

SLAB NOTES:

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

PLUMBING NOTES:

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



UNIT B3 - SLAB PLAN

1/4"=1'-0"

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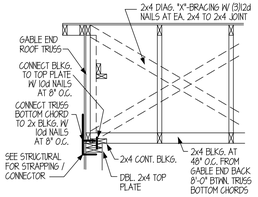
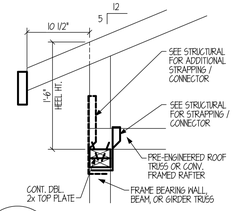
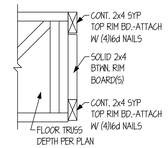
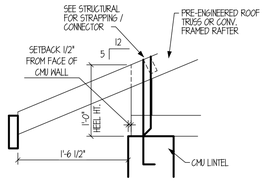
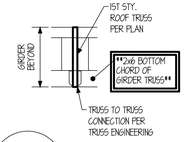
A-14

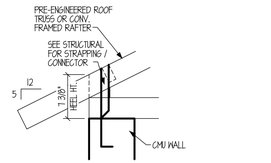


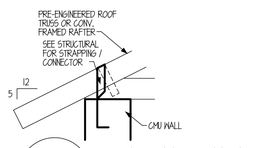


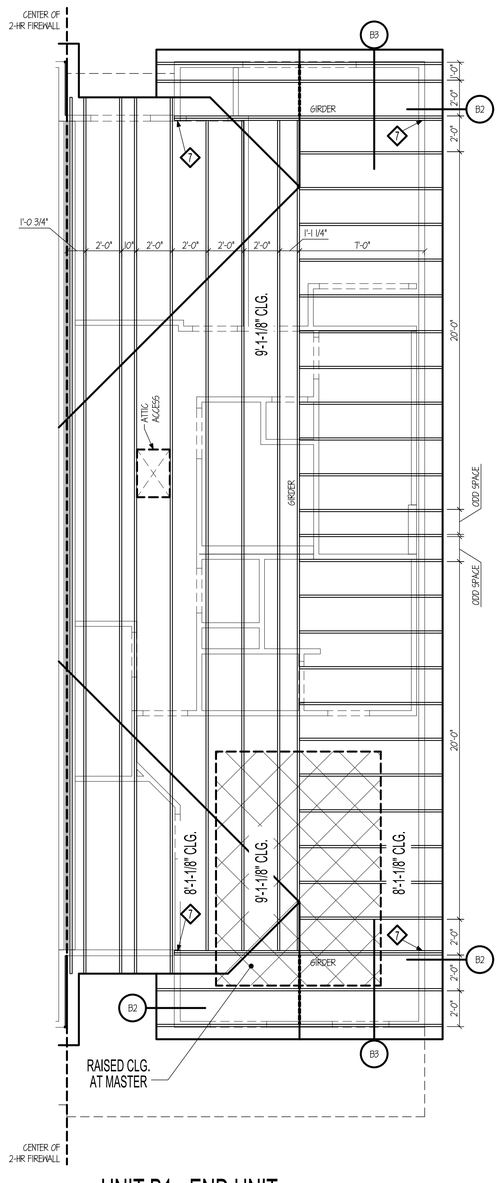


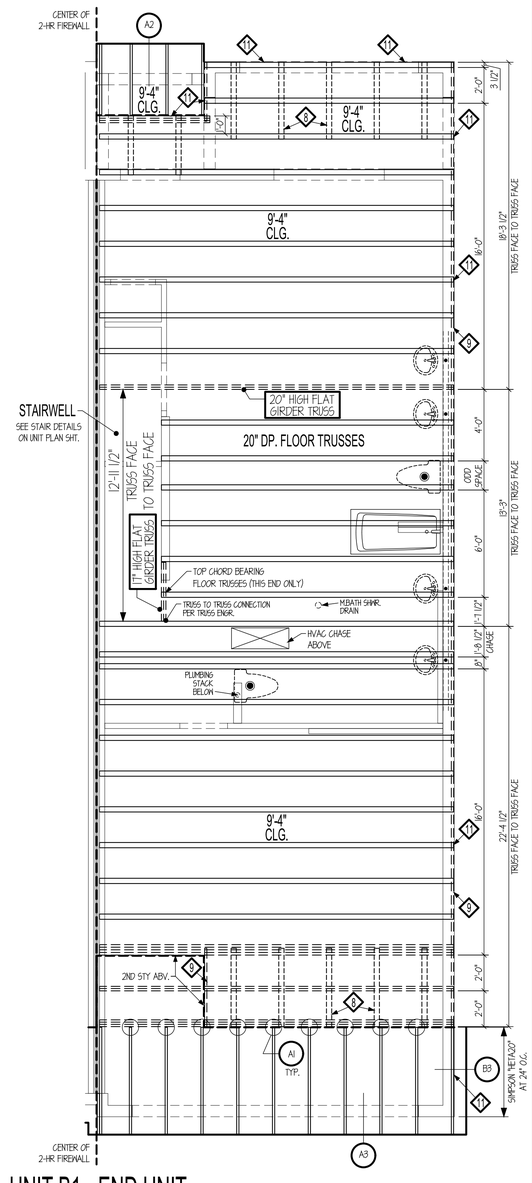












REFER TO STRUCTURAL DWG'S FOR ADD'L. INFORMATION

B3 TYP. GABLE END TRUSS DETAIL

B2 TYP. ROOF TRUSS TO FRAME WALL UPLIFT STRAP CONNECTION

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

FLR. TRUSS END AT EXT. WALL(S)

A2 ENTRY ROOF TRUSS TO BLOCK WALL CONNECTION

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

A1 TRUSS HANGER DETAIL

A4 TYPICAL ROOF TRUSS TO BLOCK WALL CONNECTION

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

A3 TYPICAL ROOF TRUSS TO BLOCK WALL CONNECTION

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

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

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

5:12 ROOF SLOPE AT
2ND STORY ROOFS

FRAMING PLAN NOTES:

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

UNIT B1 - END UNIT 2nd STORY ROOF FRAMING PLAN

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

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

1/4"=1'-0"

PLAN REVISION DATES:

05-12-25 CONSTRUCTION DOCS

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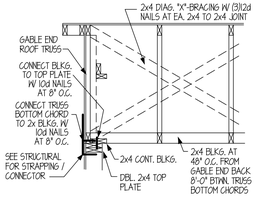
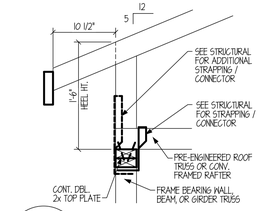
A-15



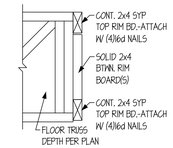
REFER TO STRUCTURAL DWG'S FOR ADD'L. INFORMATION

B3 TYP. GABLE END TRUSS DETAIL

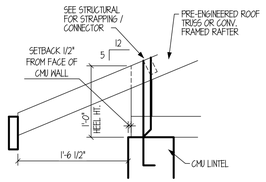


B2 TYP. ROOF TRUSS TO FRAME WALL UPLIFT STRAP CONNECTION

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

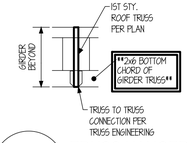


FLR. TRUSS END AT EXT. WALL(S)

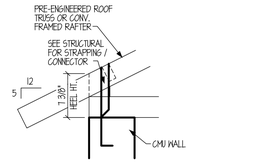


A2 ENTRY ROOF TRUSS TO BLOCK WALL CONNECTION

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

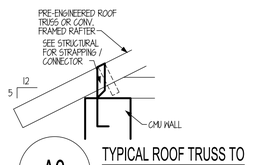


A1 TRUSS HANGER DETAIL



A4 TYPICAL ROOF TRUSS TO BLOCK WALL CONNECTION

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



A3 TYPICAL ROOF TRUSS TO BLOCK WALL CONNECTION

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

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

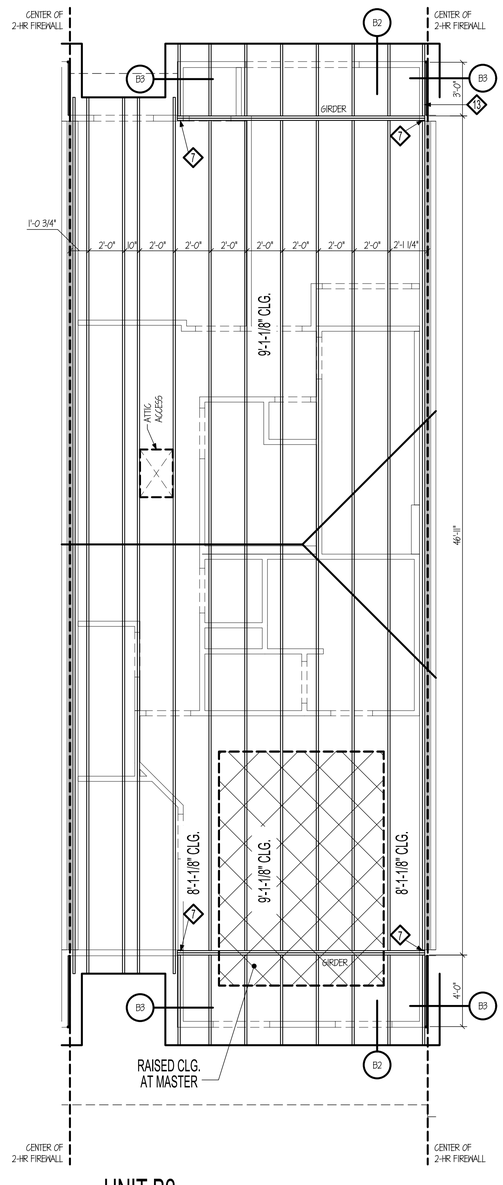
ALL 1ST STY BEARING WALL HTS. +9'-4" AFF UNLESS OTHERWISE NOTED

5:12 ROOF SLOPE AT 2ND STORY ROOFS

FRAMING PLAN NOTES: 6

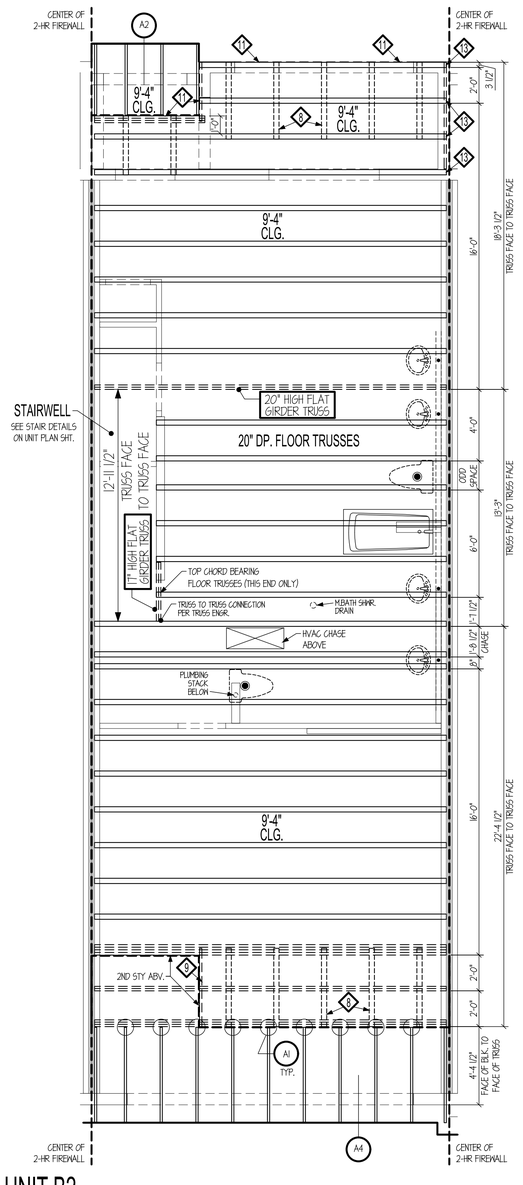
1. PERMANENT OR TEMPORARY BRACING OF TRUSSES SHALL BE PER SBCA-BCSI GUIDE OR AS NOTED ON THESE CONSTRUCTION PLANS AND INDIVIDUAL SIGNED AND SEALED TRUSS DIAGRAMS BY TRUSS ENGINEER.
2. ALL TRUSS TO TRUSS CONNECTORS & TRUSS TO LEDGER CONNECTORS SHALL BE THE RESPONSIBILITY OF TRUSS MANUFACTURER.
3. PROVIDE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

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



UNIT B2 2nd STORY ROOF FRAMING PLAN

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



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

1/4" = 1'-0"

PLAN REVISION DATES:

05-12-25 CONSTRUCTION DOCS

LES ARCHITECTURE & PLANNING
LEVEL ELEVEN STUDIO
220 SANDLEWOOD TRL
WINTER PARK, FL. 32789
407.519.9157

STATE OF FLORIDA UNIT PHELPS REGISTERED ARCHITECT AR98401

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Narcoossee Dr, Osceola County, FL 34771

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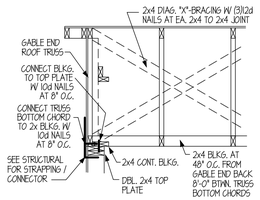
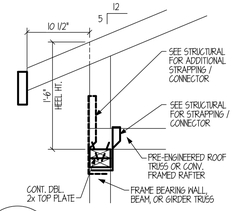
A-16



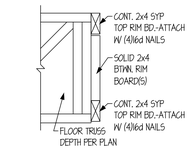
REFER TO STRUCTURAL DWG'S FOR ADD'L. INFORMATION

B3 TYP. GABLE END TRUSS DETAIL

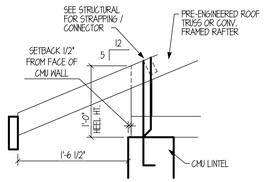


B2 TYP. ROOF TRUSS TO FRAME WALL UPLIFT STRAP CONNECTION

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

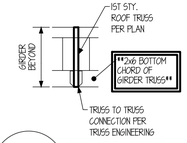


FLR. TRUSS END AT EXT. WALL(S)

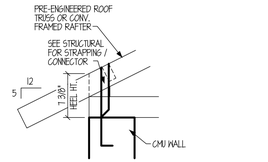


A2 ENTRY ROOF TRUSS TO BLOCK WALL CONNECTION

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

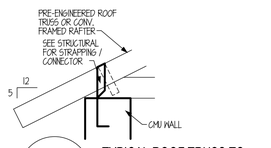


A1 TRUSS HANGER DETAIL



A4 TYPICAL ROOF TRUSS TO BLOCK WALL CONNECTION

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



A3 TYPICAL ROOF TRUSS TO BLOCK WALL CONNECTION

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

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

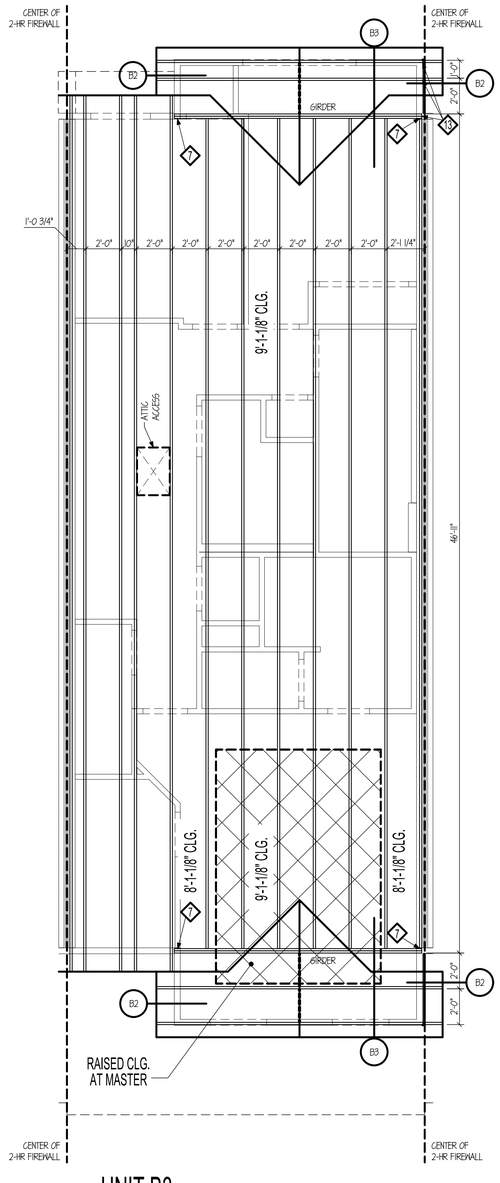
ALL 1ST STY BEARING WALL HTS. +9'-4" AFF UNLESS OTHERWISE NOTED

5:12 ROOF SLOPE AT 2ND STORY ROOFS

FRAMING PLAN NOTES: 6

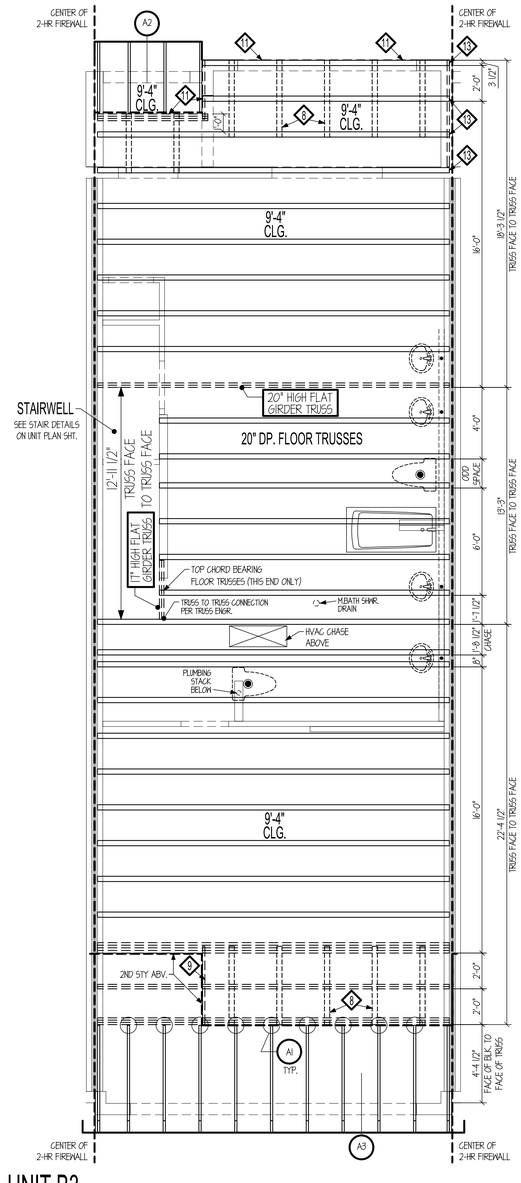
1. PERMANENT OR TEMPORARY BRACING OF TRUSSES SHALL BE PER SBCA-BCSI GUIDE OR AS NOTED ON THESE CONSTRUCTION PLANS AND INDIVIDUAL SIGNED AND SEALED TRUSS DIAGRAMS BY TRUSS ENGINEER.
2. ALL TRUSS TO TRUSS CONNECTORS & TRUSS TO LEDGER CONNECTORS SHALL BE THE RESPONSIBILITY OF TRUSS MANUFACTURER.
3. PROVIDE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

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



UNIT B3
2nd STORY ROOF FRAMING PLAN

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



UNIT B3
2ND STY. FLOOR AND 1ST STY. ROOF FRAMING PLAN

1/4"=1'-0"

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05-12-25 CONSTRUCTION DOCS

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59' Towns Townhomes

Narcoossee Dr, Osceola County, FL 34771

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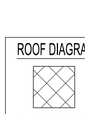
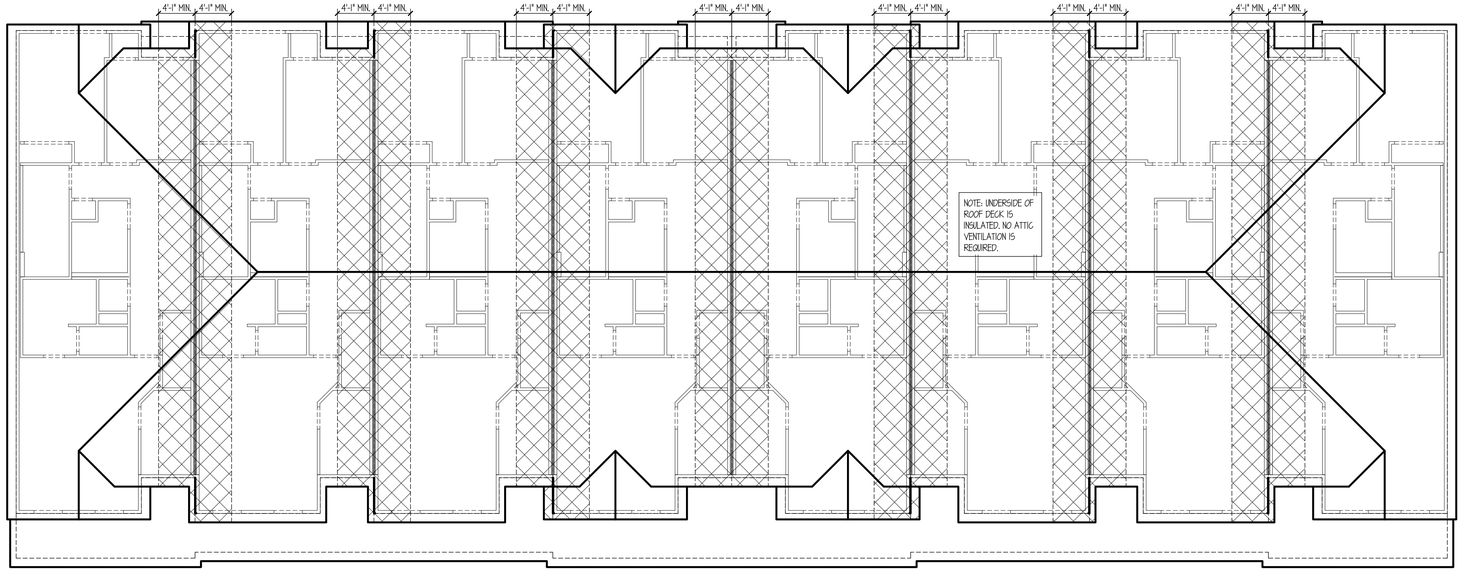
Matt Phelps
Fl. License No. AR98401

A-17

ROOF DIAGRAM NOTES:

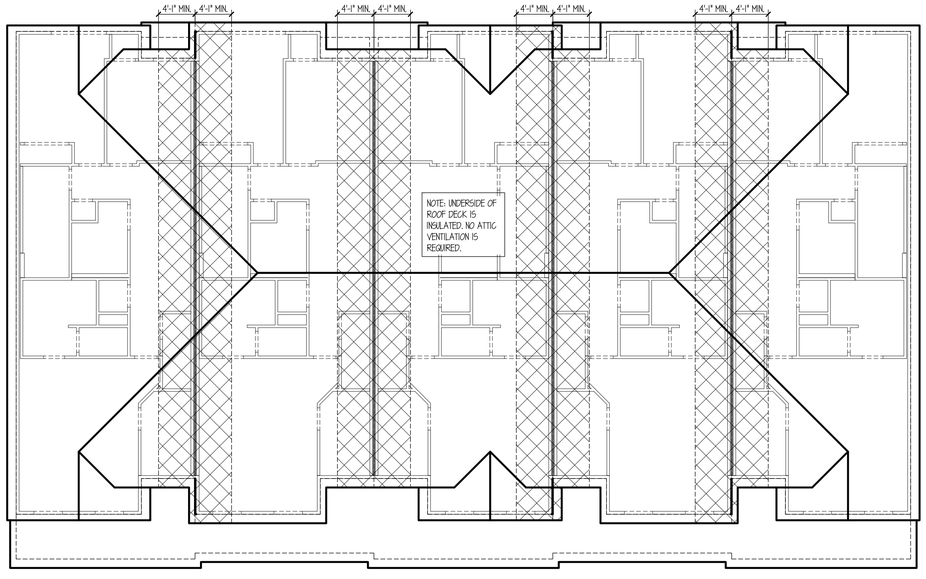


1. AREA OF FIRE RESISTANT ROOF SHEATHING - NO PENETRATIONS IN THIS AREA
2. PROVIDE 8" ROOF OVERHANGS AT ALL GABLE ENDS.
3. PROVIDE 12" ROOF OVERHANGS TYPICAL (EXCEPT GABLE ENDS).



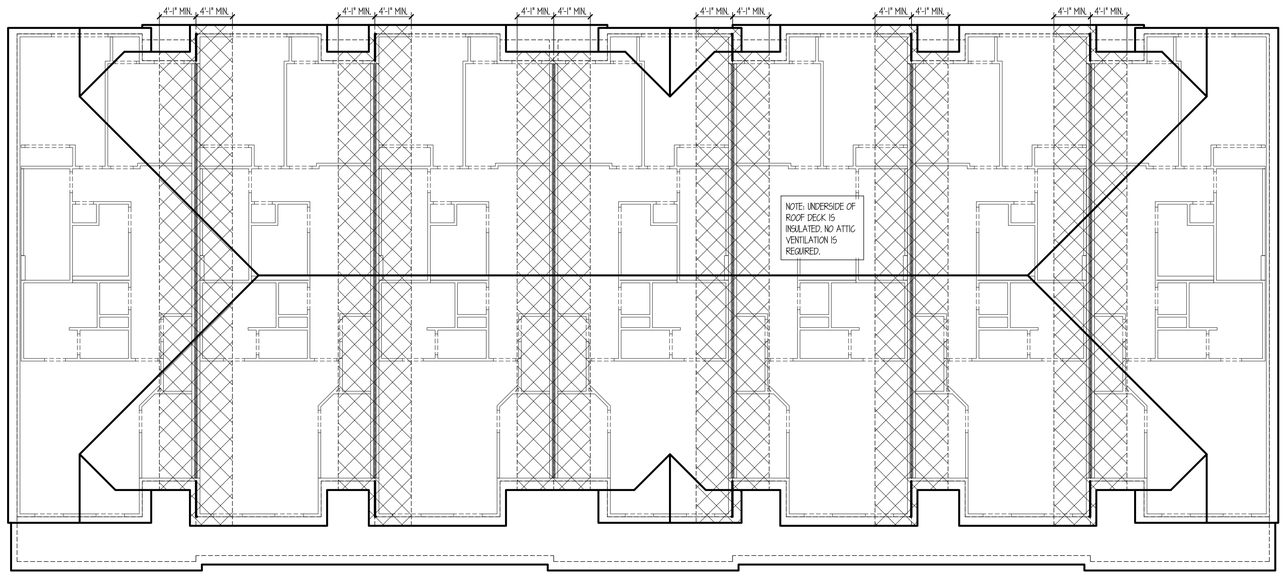
BLDG TYPE 3 - 8-UNIT BUILDING MIX - ROOF PLAN

1/8"=1'-0"



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

1/8"=1'-0"



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

1/8"=1'-0"

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STATE OF FLORIDA
MATT PHELPS
AR98401
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Fl. License No. AR98401

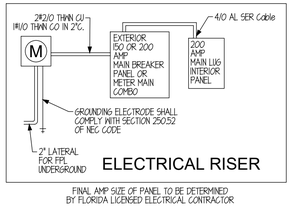
A-21

ELECTRICAL NOTES:

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

ELECTRICAL LEGEND

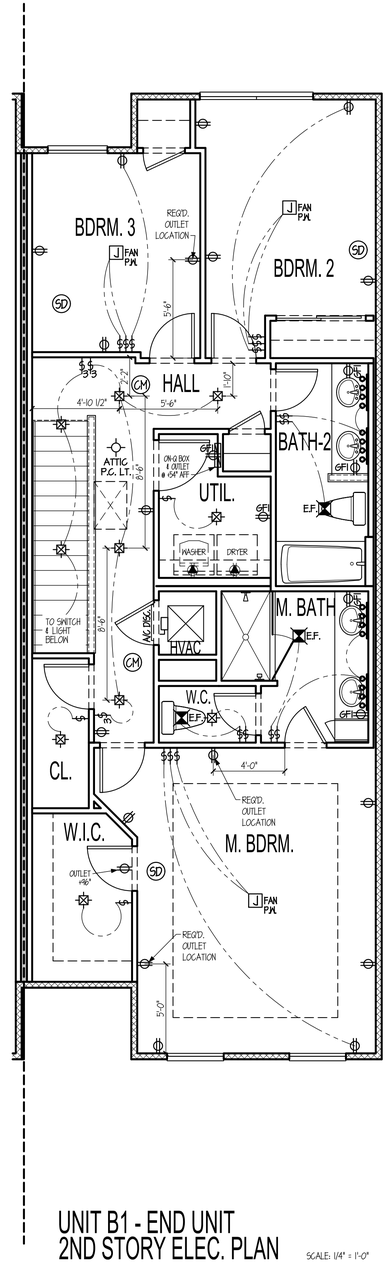
	STANDARD SWITCH
3	3 WAY SWITCH
4	4 WAY SWITCH
D	DIMMER SWITCH
	PUSH BUTTON
	DUPLEX OUTLET
GFI	G.F.I. DUPLEX OUTLET
WP/GFI	WEATHERPROOF/G.F.I. DUPLEX OUTLET
220	220 VOLT OUTLET
	DEDICATED OUTLET
CLG	CEILING MOUNTED DUPLEX OUTLET
UC	UNDER COUNTER DUPLEX OUTLET
	CLG. MOUNTED OUTLET FOR GAR. DOOR OPENER
J	PRE-WIRED JUNCTION BOX
J FAN P/K	PRE-WIRED FAN JUNCTION BOX
	CEILING MOUNTED LIGHT FIXTURE
VP	CEILING MOUNTED-VAPOR PROOF LIGHT FIXTURE
	"LED" WALL OR CEILING MOUNTED LIGHT FIXTURE
ATTIC P.C. LGT.	ATTIC PULL CHAIN
	RECESSED LIGHT FIXTURE
VP	RECESSED-VAPOR PROOF LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
COACH LT.	COACH LIGHT (PRE-WIRE AS NOTED)
	FLOOD LIGHT
	"LED" CEILING MOUNTED LIGHTING STRIP
	FLUORESCENT STRIP
	UNDER CABINET FLUORESCENT STRIP
	WALL MOUNTED INCANDESCENT STRIP
E.F.	EXHAUST FAN
E.F. LITE	EXHAUST FAN WITH LIGHT
SD	SMOKE DETECTOR
CM	COMBINATION SMOKE & CARBON MONOXIDE DETECTOR
S	SPEAKER PRE-WIRE
	ELECTRICAL PANEL
	A/C DISCONNECT
METER MC	ELECTRICAL METER
TV	TELEVISION OUTLET
	TELEPHONE JACK
D	DATA



ELECTRICAL RISER

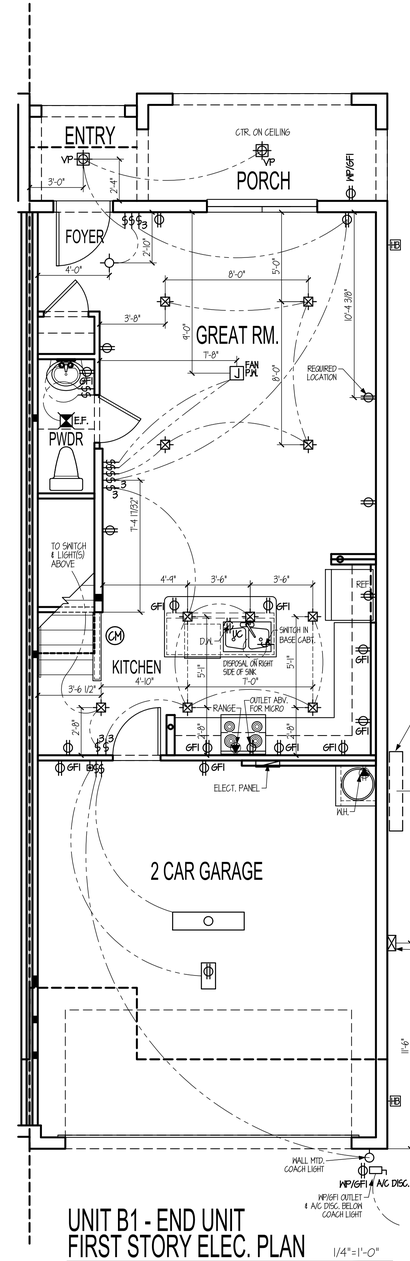
FINAL AMP SIZE OF PANEL TO BE DETERMINED BY FLORIDA LICENSED ELECTRICAL CONTRACTOR

REFER TO ARCHITECTURAL SITE PLAN FOR GANGED METER LOCATIONS PER BUILDING. PROVIDE WATERPROOF COATING OVER CMU PRIOR TO INSTALLATION OF METER/PANEL BOX(s)



UNIT B1 - END UNIT
2ND STORY ELEC. PLAN

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



UNIT B1 - END UNIT
FIRST STORY ELEC. PLAN

1/4"=1'-0"

PLAN REVISION DATES:

05-12-25 CONSTRUCTION DOCS

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STATE OF FLORIDA MATT PHELPS AR98401 REGISTERED ARCHITECT

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Matt Phelps
Fl. License No. AR98401

E-01

ELECTRICAL NOTES:

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3. ALL FAN, PHONE AND T.V. PREWIRE LOCATIONS SHALL BE DETERMINED & VERIFIED AT PRE-CON MTG.
4. ALL RECEPTACLE OUTLETS SHALL BE TAMPER RESISTANT & PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER(S) EXCEPT AT REQ'D GFI ONLY LOCATIONS PER NEC 2020.
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6. ALL EXHAUST FANS SHALL BE VENTED TO THE EXTERIOR.
7. ALL FAN PREWIRES AND CHANDELIER FIXTURES SHALL BE MTD. TO SOLID BLKG. BTWN. TRUSSES AS REQ'D. TO SUPPORT FIXTURE LOAD. COORDINATE LOAD OF FIXTURE PRIOR TO INSTALLATION.
8. CMU CELL SHELL OR CONC. FILL SHALL NOT BE CUT OR CHIPPED AT CMU FILLED CELL LOCATIONS. ELECTRICAL BOXES ON SINGLE FURR CMU WALLS SHALL BE LOCATED IN NON-FILLED CELLS.

ELECTRICAL LEGEND

	STANDARD SWITCH
3	3 WAY SWITCH
4	4 WAY SWITCH
D	DIMMER SWITCH
P	PUSH BUTTON
	DUPLEX OUTLET
GFI	G.F.I. DUPLEX OUTLET
VP/GFI	WEATHERPROOF/G.F.I. DUPLEX OUTLET
220	220 VOLT OUTLET
	DEDICATED OUTLET
CLG	CEILING MOUNTED DUPLEX OUTLET
UC	UNDER COUNTER DUPLEX OUTLET
	CLG. MOUNTED OUTLET FOR GAR. DOOR OPENER
J	PRE-WIRED JUNCTION BOX
J FAN P/L	PRE-WIRED FAN JUNCTION BOX
	CEILING MOUNTED LIGHT FIXTURE
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ATTIC P.C. LGT.	ATTIC PULL CHAIN
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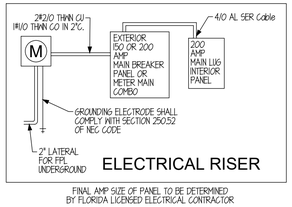
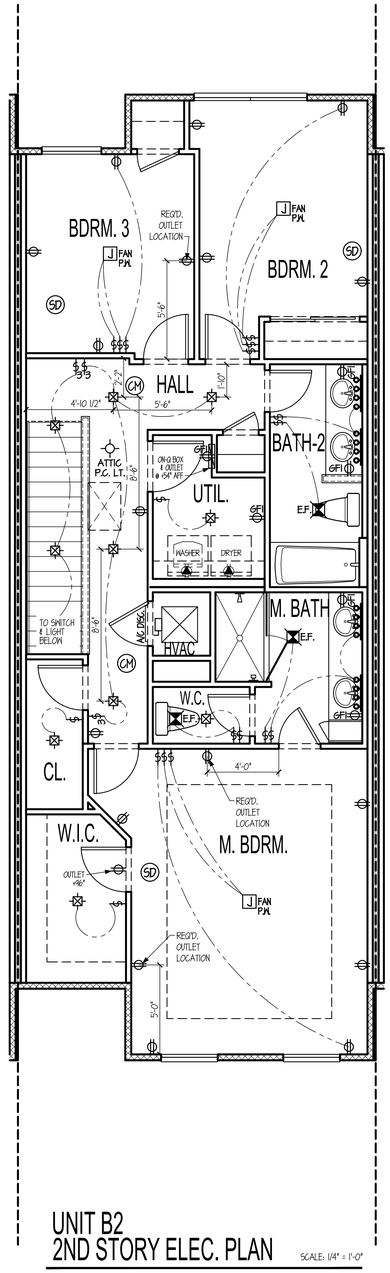
VP	RECESSED-VAPOR PROOF LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
COACH LT.	COACH LIGHT (PRE-WIRE AS NOTED)
	FLOOD LIGHT
	"LED" CEILING MOUNTED LIGHTING STRIP
	FLUORESCENT STRIP
	UNDER CABINET FLUORESCENT STRIP
	WALL MOUNTED INCANDESCENT STRIP
E.F.	EXHAUST FAN
E.F. LITE	EXHAUST FAN WITH LIGHT
SD	SMOKE DETECTOR
CM	COMBINATION SMOKE & CARBON MONOXIDE DETECTOR
S	SPEAKER PRE-WIRE
	ELECTRICAL PANEL
	A/C DISCONNECT
ELEC. METER	ELECTRICAL METER
TV	TELEVISION OUTLET
	TELEPHONE JACK
D	DATA



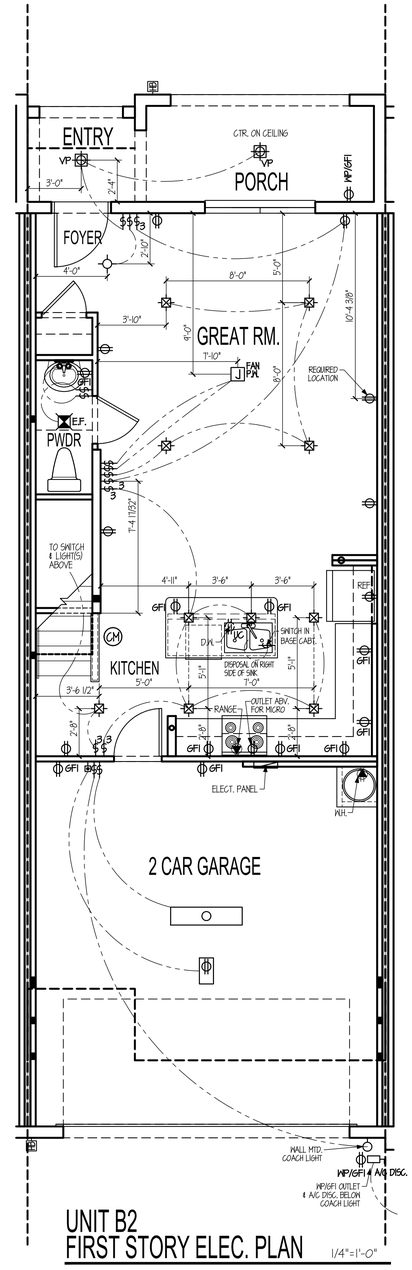
ELECTRICAL RISER

FINAL AMP SIZE OF PANEL TO BE DETERMINED BY FLORIDA LICENSED ELECTRICAL CONTRACTOR



UNIT B2
2ND STORY ELEC. PLAN

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



UNIT B2
FIRST STORY ELEC. PLAN

1/4"=1'-0"

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Matt Phelps
Fl. License No. AR98401

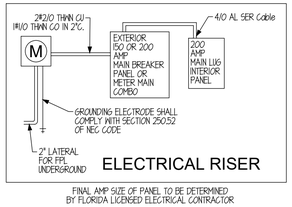
E-02

ELECTRICAL NOTES:

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

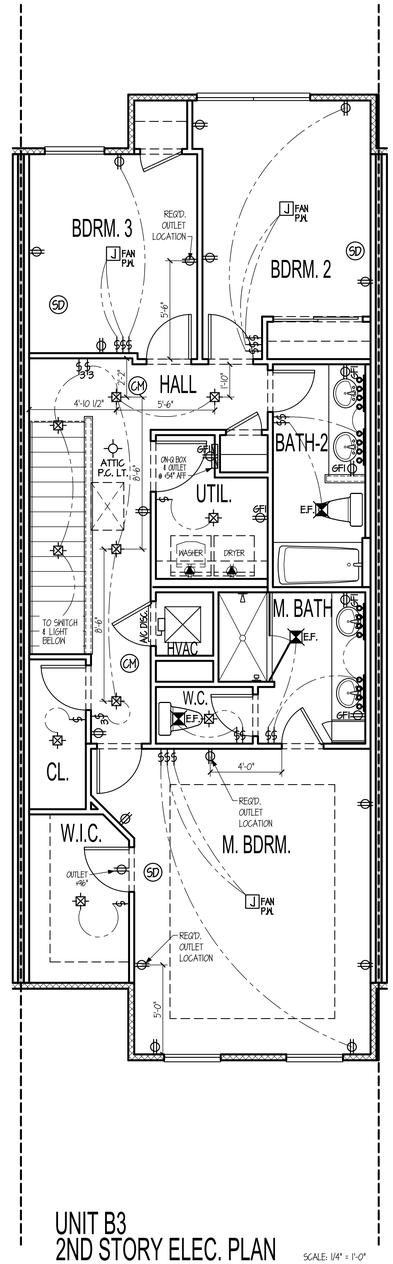
ELECTRICAL LEGEND

	STANDARD SWITCH
3	3 WAY SWITCH
4	4 WAY SWITCH
D	DIMMER SWITCH
P	PUSH BUTTON
	DUPLEX OUTLET
GFI	G.F.I. DUPLEX OUTLET
VP/GFI	WEATHERPROOF/G.F.I. DUPLEX OUTLET
220	220 VOLT OUTLET
	DEDICATED OUTLET
CLG	CEILING MOUNTED DUPLEX OUTLET
UC	UNDER COUNTER DUPLEX OUTLET
	CLG. MOUNTED OUTLET FOR GAR. DOOR OPENER
J	PRE-WIRED JUNCTION BOX
J FAN P/L	PRE-WIRED FAN JUNCTION BOX
	CEILING MOUNTED LIGHT FIXTURE
VP	CEILING MOUNTED-VAPOR PROOF LIGHT FIXTURE
	"LED" WALL OR CEILING MOUNTED LIGHT FIXTURE
ATTIC P.C. LGT.	ATTIC PULL CHAIN
	RECESSED LIGHT FIXTURE
VP	RECESSED-VAPOR PROOF LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
COACH LT.	COACH LIGHT (PRE-WIRE AS NOTED)
	FLOOD LIGHT
	"LED" CEILING MOUNTED LIGHTING STRIP
	FLUORESCENT STRIP
	UNDER CABINET FLUORESCENT STRIP
	WALL MOUNTED INCANDESCENT STRIP
E.F.	EXHAUST FAN
E.F. LITE	EXHAUST FAN WITH LIGHT
SD	SMOKE DETECTOR
CM	COMBINATION SMOKE & CARBON MONOXIDE DETECTOR
S	SPEAKER PRE-WIRE
	ELECTRICAL PANEL
	A/C DISCONNECT
ELEC METER	ELECTRICAL METER
TV	TELEVISION OUTLET
	TELEPHONE JACK
D	DATA

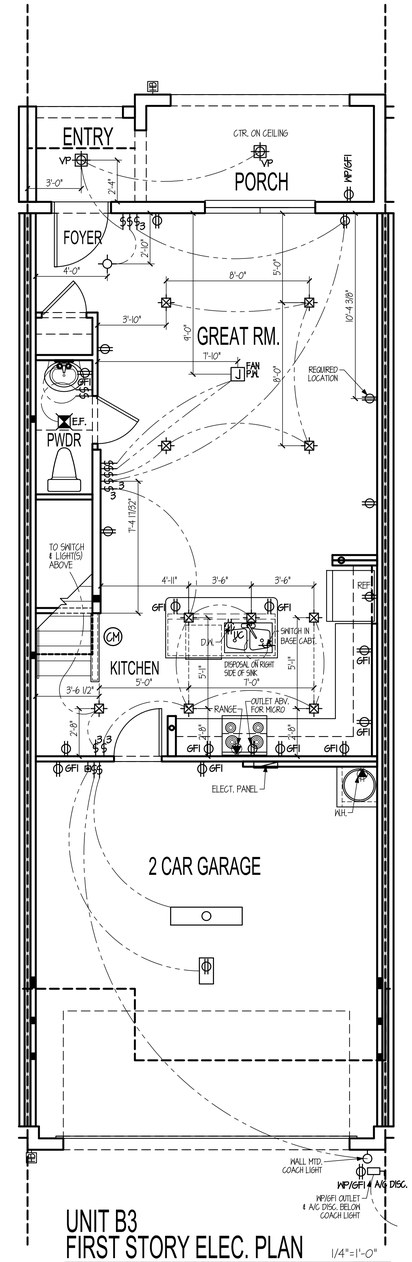


ELECTRICAL RISER

FINAL AMP SIZE OF PANEL TO BE DETERMINED BY FLORIDA LICENSED ELECTRICAL CONTRACTOR



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



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

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

PLAN REVISION DATES:

05-12-25 CONSTRUCTION DOCS

STATE OF FLORIDA MATT PHELPS AR98401 REGISTERED ARCHITECT

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

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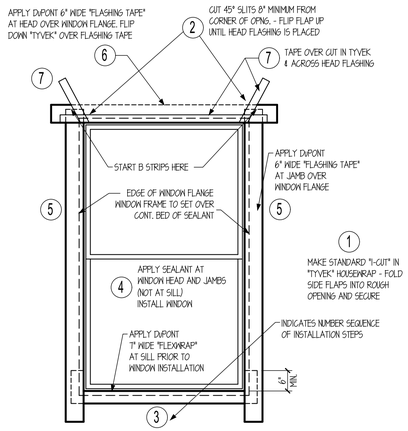
E-03



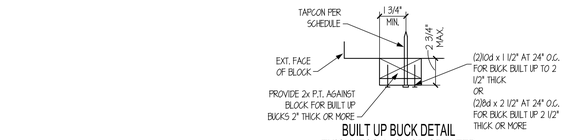
PEEL AND STICK DETAIL

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

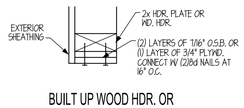
"VINYL" WINDOW SIZE CHART

"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	2/0x1/6	2/0x2/0	2/0x3/0	2/0x4/0	2/0x5/0	2/0x5/2	2/0x6/0	2/0x7/0
	2'-4" W	2/4x1/6	2/4x2/0	2/4x3/0	2/4x4/0	2/4x5/0	2/4x5/2	2/4x6/0	2/4x7/0
	3'-0" W	3/0x1/6	3/0x2/0	3/0x3/0	3/0x4/0	3/0x5/0	3/0x5/2 *	3/0x6/0 *	3/0x7/0 *
	3'-2" W	3/2x1/6	3/2x2/0	3/2x3/0	3/2x4/0	3/2x5/0 *	3/2x5/2 *	3/2x6/0 *	3/2x7/0 *
	4'-0" W	4/0x1/6	4/0x2/0	4/0x3/0	4/0x4/0	4/0x5/0 *	4/0x5/2 *	4/0x6/0 *	4/0x7/0 *

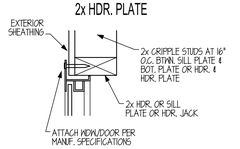
All Window Sizes are Nominal - Typ Window Callout = X/Y represents "X" is feet_ "Y" is inches. IE__ 2/0 = 2'-0" (use for sizes not noted on chart)
-- "SH" = Single Hung
-- "HS" = Horizontal Slider
-- "FG" = Fixed Glass
---- "TWIN" = Double Window (Overall Unit Width = 2x Individual Width)
---- "TRIPLE" = 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



BUILT UP BUCK DETAIL
THICKNESS 1 1/2" OR GREATER

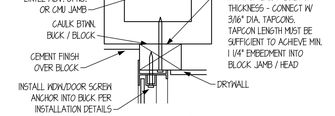


BUILT UP WOOD HDR. OR
2x HDR. PLATE

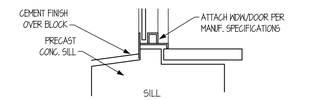


SILL / JAMB / HEAD

FRAME WALL OPNG.
WDW./DOOR DETAILS



HEAD/JAMB FOR BUCK
THICKNESS 1 1/2" OR GREATER



BLOCK WALL OPNG.
WDW./DOOR BUCK DETAILS

REFER TO FLOOR PLAN FOR REQUIRED WINDOWS AND WALK DOOR DESIGN PRESSURE

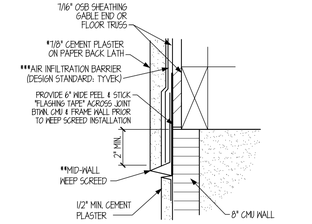
STUCCO DETAILS

CODE REFERENCE

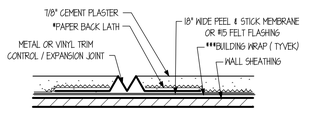
*ALL LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIAL. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1 1/2" - 11 GAGE NAILS HAVING A 7/16" HEAD, OR 7/8" LONG 16 GAGE STAPLES SPACED NO MORE THAN 6", OR OTHERWISE APPROVED, IN ACCORDANCE W- FBC R703.6.4 OR R703.6.1

**FBC R703.6.2 I WEEP SCREEDS - MINIMUM NO. 26 GALVANIZED SHEET GAGE CORROSION RESISTANT WEEP SCREED OR PLASTIC WEEP 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 WEEP 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 WEEP SCREED.

***FBC R703.6.3 - 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

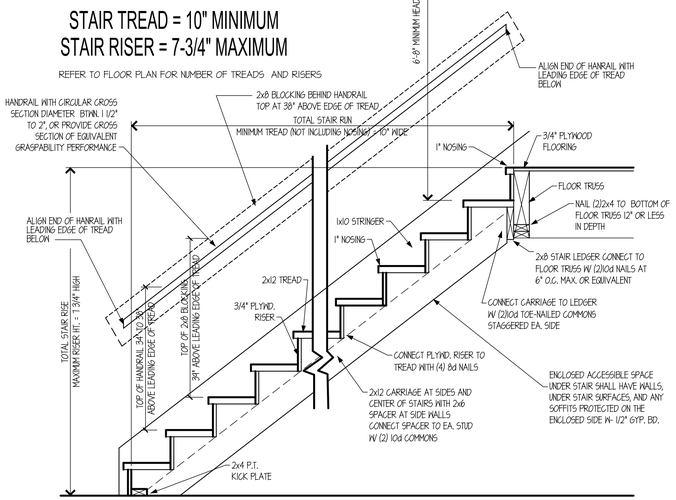
HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO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

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

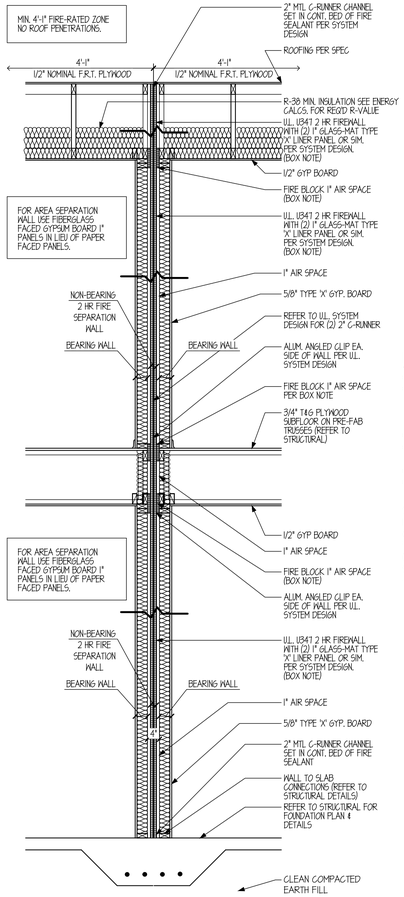
STAIR TREAD = 10" MINIMUM
STAIR RISER = 7-3/4" MAXIMUM

REFER TO FLOOR PLAN FOR NUMBER OF TREADS AND RISERS



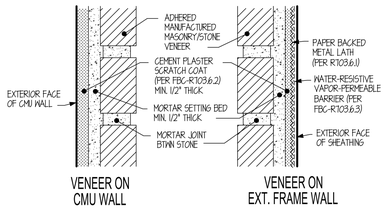
TYPICAL STAIR SECTION

SCALE: N.T.S.



2 HOUR FIRE SEPARATION
EXT. 2-STORY WALL SECTION

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



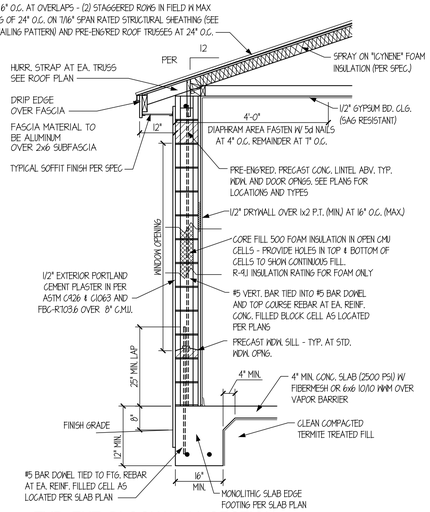
ADHERED MASONRY/STONE VENEER DETAIL

SCALE: NTS INSTALLATION PER MANUF. INSTRUCTIONS PER FBC-R703.12

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 (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.

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 4869 TYPE IV. APPLIED PER R905.2.12 -- 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 ROOF NAILING PATTERN) AND PRE-ENGINEERED ROOF TRUSSES AT 24" O.C.



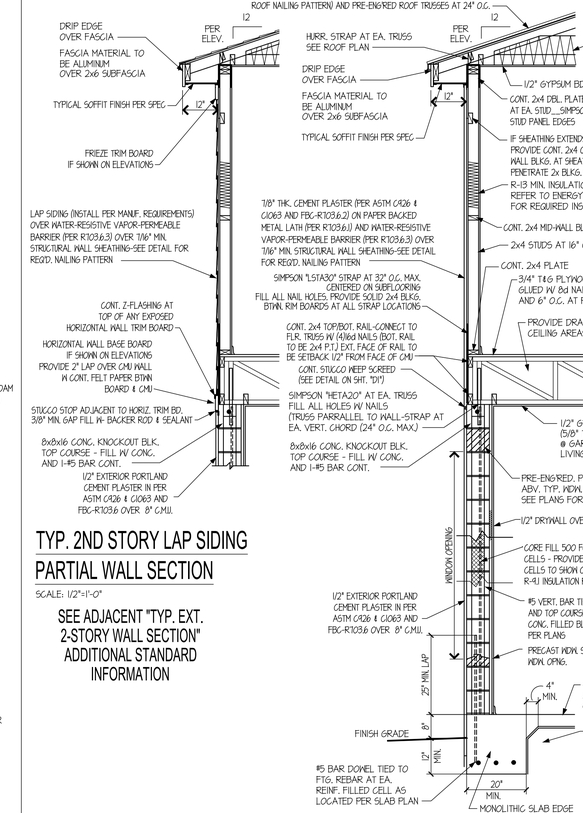
TYP. EXT. BLOCK WALL SECTION

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

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 (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.

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 4869 TYPE IV. APPLIED PER R905.2.12 -- 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 ROOF NAILING PATTERN) AND PRE-ENGINEERED ROOF TRUSSES AT 24" O.C.



TYP. 2ND STORY LAP SIDING
PARTIAL WALL SECTION

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

SEE ADJACENT "TYP. EXT. 2-STORY WALL SECTION" ADDITIONAL STANDARD INFORMATION

TYP. EXT. 2-STORY WALL SECTION

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

PLAN REVISION DATES:
05-12-25 CONSTRUCTION DOCS

LEVEL ELEVEN ARCHITECTURE & PLANNING STUDIO
220 SANDLEWOOD TRL
WINTER PARK, FL. 32789
407.519.9157

STATE OF FLORIDA MATT PHELPS REGISTERED ARCHITECT AR98401

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Narcoossee Dr, Osceola County, FL 34771

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Matt Phelps
Fl. License No. AR98401

Sht. D1

STRUCTURAL NOTES

CONTRACTOR NOTE:

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

CODES AND STANDARDS

1. WIND LOADS AS PER:
   A. FLORIDA BUILDING CODE 8TH EDITION (2023) WITH AN ULTIMATE DESIGN WIND SPEED OF 139 MPH, EXPOSURE C, NOMINAL DESIGN WIND SPEED OF 107 MPH, +/−0.18 INTERNAL PRESSURE COEFFICIENT, AND BUILDING RISK CATEGORY II.
   B. THIS BUILDING IS DESIGNED AS AN ENCLOSED BUILDING.
2. SEISMIC SITE CLASS = E
   SEISMIC DESIGN CATEGORY = A
   GROUND SNOW LOAD, Pg = 0 PSF
   FLOOD ZONE = X
   RAIN INTENSITY = 4.5 INCHES PER HOUR (100 YEAR)
3. THE PROJECT WAS DESIGNED IN ACCORDANCE WITH THE:
   A. FLORIDA BUILDING CODE 8TH EDITION (2023).
   B. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318/ 2019 EDITION).
   C. GUIDE TO PRESENTING REINFORCING STEEL DESIGN DETAILS (ACI 315R−2018).
   D. NATIONAL DESIGN SPECIFICATION, WOOD CONSTRUCTION NDS/2018 EDITION. DESIGN USING ASD (ALLOWABLE STRESS DESIGN) METHOD.
   E. BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES (TMS 402, 602/2016 EDITION).
4. ARCHITECTURAL AND MECHANICAL DRAWINGS:
   A. THE STRUCTURAL DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS AND DO NOT BY THEMSELVES PROVIDE ALL THE INFORMATION REQUIRED TO PROPERLY COMPLETE THE PROJECT STRUCTURE. THE GENERAL CONTRACTOR SHALL CONSULT THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND COORDINATE THE INFORMATION CONTAINED IN THESE DRAWINGS WITH THE STRUCTURAL DRAWINGS TO PROPERLY CONSTRUCT THE PROJECT.
   B. REFER TO ARCHITECTURAL, MECHANICAL OR ELECTRICAL DRAWINGS FOR ADDITIONAL OPENINGS, DEPRESSIONS, FINISHES, INSERTS, BOLTS SETTINGS, DRAINS, REGLETS, ETC.
   C. BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK, THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS TO PROPERLY SIZE OR FIT THE WORK. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED BY THE OWNER RESULTING FROM THE CONTRACTOR'S FAILURE TO COMPLY WITH THIS REQUIREMENT.
   D. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE PROCEEDING WITH ANY WORK.
   E. ALL STRUCTURES HAVE BEEN DESIGNED TO RESIST THE DESIGN LOADS LISTED ONLY AS COMPLETED STRUCTURES. THE GENERAL CONTRACTOR SHALL FULLY BRACE AND OTHERWISE PROTECT WORK IN PROGRESS UNTIL THE STRUCTURES ARE COMPLETED. THE GENERAL CONTRACTOR SHALL ALSO INSURE THAT ITS OPERATIONS AND PROCEDURES PROVIDE NO LOADING GREATER THAN THE DESIGN LOADS LISTED ON ANY MEMBER.
5. SECTIONS AND DETAILS:

   ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS OTHERWISE SHOWN.
6. MATERIALS AND ASSEMBLY TEST AS FOLLOWS:
   A. EXTERIOR WINDOWS, SLIDING AND PATIO GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY, AND SHALL BE LABELED WITH AN APPROVED LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT CERTIFICATION AGENCY, TESTING LABORATORY, EVALUATION ENTITY OR FLORIDA STATE WIDE PRODUCT APPROVAL NUMBER.
   B. EXTERIOR DOOR ASSEMBLIES SHALL BE TESTED FOR STRUCTURAL INTEGRITY IN ACCORDANCE WITH ASTM E330 AT A LOAD OF 1.5 TIMES THE REQUIRED DESIGN PRESSURE LOAD. THE LOAD SHALL BE SUSTAINED FOR 10 SECONDS WITH NO PERMANENT DEFORMATION OF ANY MAIN FRAME OR PANEL MEMBER IN EXCESS OF 0.4 PERCENT OF ITS SPAN AFTER THE LOAD IS REMOVED. HVHZ SHALL COMPLY WITH TAS 202. AFTER EACH SPECIFIED LOADING, THERE SHALL BE NO GLASS BREAKAGE, PERMANENT DAMAGE TO FASTENERS, HARDWARE PARTS, OR ANY OTHER DAMAGE, WHICH CAUSES THE DOOR TO BE INOPERABLE.
   C. SECTIONAL GARAGE DOORS SHALL BE TESTED FOR DETERMINATION OF STRUCTURAL PERFORMANCE UNDER UNIFORM STATIC AIR PRESSURE DIFFERENCE IN ACCORDANCE WITH ANSI/DASMA 115 OR TAS 201,202 AND 203.
   D. CUSTOM (ONE OF A KIND) EXTERIOR DOOR ASSEMBLIES SHALL BE TESTED BY AN APPROVED TESTING LABORATORY OR BE ENGINEERED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES.
   E. WINDOW AND DOOR ASSEMBLIES SHALL BE ANCHORED IN ACCORDANCE WITH THE PUBLISHED MANUFACTURER'S RECOMMENDATIONS TO ACHIEVE THE DESIGN PRESSURE SPECIFIED. SUBSTITUTE ANCHORING SYSTEM USED FOR SUBSTRATES NOT SPECIFIED BY THE FENSTRATION MANUFACTURER SHALL PROVIDE EQUAL OR GREATER ANCHORING PERFORMANCE AS DEMONSTRATED BY ACCEPTED ENGINEERING PRACTICE.

SPECIALTY ENGINEERED PRODUCTS

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

GENERAL CONTRACTOR TO INCLUDE IN THEIR BID THE COST OF THE ABOVE NOTED SPECIALTY ENGINEERING.

FOUNDATION

1. ALL SITE PREPARATION AND EXCAVATION WORK IS TO BE PERFORMED IN STRICT ACCORDANCE WITH THE REPORT ON SOILS AND FOUNDATION INVESTIGATION PREPARED BY CEDAR ENGINEERING CONSULTANTS LLC REPORT NUMBER 7468, DATED JUNE 2022.
2. THE BUILDING SITE SHOULD BE EXCAVATED TO THE DEPTH AND EXTENT INDICATED IN THE SOILS REPORT. ALL SUBGRADES SHALL BE APPROVED IN WRITING BY THE SOILS ENGINEER PRIOR TO BACKFILLING.
3. BOTTOM OF FOOTINGS SHALL BEAR ON SOIL CAPABLE OF SAFELY SUPPORTING 2000 PSF.
4. SOILS SUPPORTING ALL FOOTINGS MUST BE INSPECTED AND APPROVED BY A REGISTERED SOILS ENGINEER BEFORE COMMENCING WORK. APPROVAL IN WRITING MUST INDICATE THE SOIL IS ADEQUATE TO SAFELY SUSTAIN SPECIFIED SOIL BEARING PRESSURE.
5. TOP OF ALL SPREAD FOOTINGS SHALL BE 1'−4" BELOW TOP OF SLAB TYP. MAKE ADJUSTMENTS AS NEEDED SO TOP OF ALL EXTERIOR FOOTINGS SHALL BE MINIMUM 12−INCHES BELOW EXTERIOR FINISH GRADE.
6. ALL MONOLITHIC EDGE FOOTINGS SHALL BEAR A MINIMUM 1'−0" BELOW EXTERIOR GRADE TYP. MAKE ADJUSTMENTS AS NEEDED.
7. EXCAVATION & BACKFILL:
   A. ALL EXCAVATION SHALL BE KEPT DRY. EXCAVATE TO DEPTHS AND DIMENSIONS INDICATED. TAKE EVERY PRECAUTION TO GUARD AGAINST ANY MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES, UTILITIES, PIPING, ETC.
   B. PROVIDE ANY BRACING OR SHORING NECESSARY TO AVOID SETTLEMENT OR DISPLACEMENT OF EXISTING FOUNDATION OR STRUCTURES.
8. CENTERLINE OF FOOTINGS: SHALL COINCIDE WITH CENTERLINE OF COLUMNS UNLESS OTHERWISE NOTED ON DRAWINGS.
9. DIMENSIONS: ALL DIMENSIONS AND ELEVATIONS SHOWN ON THE STRUCTURAL DRAWINGS MUST BE VERIFIED AND COORDINATED WITH THE ARCHITECTURAL DRAWINGS BY THE CONTRACTOR BEFORE PROCEEDING WITH THE CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER IN WRITING BEFORE PROCEEDING WITH ANY WORK.

CONCRETE

1. ALL CONCRETE SHALL BE 3000 PSI READY MIX AND MEET THE FOLLOWING REQUIREMENTS:
   A. SLUMPS SHALL BE 4−INCHES MINIMUM AND 6−INCHES MAXIMUM.
   B. CONCRETE SHALL HAVE 3 PERCENT AIR ENTRAINMENT.
   C. ALL CONCRETE TO HAVE MAXIMUM WATER/CEMENT RATIO OF 0.55.
   D. JOBSITE WATER SHALL NOT BE ADDED.
   E. CEMENT SHALL CONFORM WITH ASTM C150 TYPE 1. SLAG, ASTM C989 SHALL BE LIMITED TO 50% (BY WEIGHT OF CEMENTITIOUS MATERIAL AND FLY ASH, ASTM C618, CLASS F, SHALL BE LIMITED TO 25% (BY WEIGHT) OF CEMENTITIOUS MATERIAL.
3. ALL CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE ACI BUILDING CODE (ACI 318/ 2019 EDITION), THE ACI DETAILING MANUAL (ACI 315R−2018), AND THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301/2020).
4. SUBMIT ALL REINFORCING STEEL SHOP DRAWINGS FOR APPROVAL PRIOR TO ANY FABRICATION.
5. CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS REQUIRED BY ACI SPECIFICATIONS.
6. WELDED WIRE FABRIC SHALL COMPLY WITH ASTM A 1064, UNLESS OTHERWISE SPECIFIED. PLACE FABRIC 2" CLEAR FROM TOP OF THE SLAB IN SLAB ON GRADE AND SUPPORT ON SLAB BOLSTERS SPACED AT 3'−0" O.C.
7. LAP ALL BARS WITH CLASS B TENSION LAP SPLICE UNLESS OTHERWISE NOTED ON DRAWINGS. LAP ALL WWF A MINIMUM OF 12 INCHES (UNLESS OTHERWISE NOTED).
8. REINFORCING BARS:
   A. ALL REINFORCING STEEL SHALL BE MANUFACTURED FROM HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM DESIGNATION A 615 GRADE 60.
   B. AT CORNERS OF CONCRETE WALLS, BEAMS AND CONTINUOUS WALL FOOTINGS, PROVIDE (1−#5 OR MATCHING) HORIZONTAL BARS X 5'−0" BENT BAR FOR EACH HORIZONTAL BAR SCHEDULED AT EACH FACE.
   C. ALL HOOKS SHOWN IN REINFORCEMENT SHALL BE ACI RECOMMENDED HOOKS UNLESS OTHERWISE NOTED.

MASONRY

1. MASONRY UNITS SHALL BE LOAD BEARING ASTM C90, NORMAL WEIGHT LAID IN A FULL BED OF MORTAR IN RUNNING BOND.
2. THE COMPRESSIVE STRENGTH OF MASONRY (F'M) SHALL BE 2,000 PSI AS CALCULATED IN ACCORDANCE WITH ASTM C−140.
3. ALL MORTAR SHALL BE IN ACCORDANCE WITH ASTM SPECIFICATION C270 HAVING A MINIMUM COMPRESSIVE STRENGTH OF (S) 1,800 PSI OR (M) 2,500 PSI
4. GROUT SHALL BE A HIGH SLUMP MIX IN ACCORDANCE WITH ASTM SPECIFICATION C476, HAVING A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI.
5. ALL CONCRETE MASONRY BEARING AND SHEAR WALLS SHALL BE INSPECTED BY A CERTIFIED INSPECTION COMPANY AND CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENT FOR MASONRY STRUCTURES TMS602/ACI530.1/ASCE 6.
6. PROVIDE 8" X 8" MASONRY BEAM WITH 1 #5 CONT. AT EVERY WINDOW SILL. EXTEND BEAM 8" BEYOND EDGE OF OPENING.
7. ALL VERTICAL REINFORCING SHALL BE HOOKED AT TOP AND BOTTOM AT ALL VERTICAL REINFORCED CELL RUNS. THIS INCLUDES IN BEAMS AND LINTELS OVER OPENINGS.
8. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL BRACING FOR ALL MASONRY WALLS AS REQUIRED TO ENSURE STABILITY DURING CONSTRUCTION.
9. PROVIDE HOT DIPPED GALVANIZED LADDER TYPE HORIZONTAL JOINT REINFORCEMENT (9 GA.) AT 16" ON CENTER VERTICAL IN ALL MASONRY WALLS. PROVIDE DOVE TAIL SLOT ANCHORS AT CONCRETE COLUMNS. LAP ALL WIRE 6" MIN. TYP.
   ALL JOINT REINFORCEMENT, WALL TIES, ANCHORS AND INSERTS SHALL BE HOT DIP GALVANIZED.
10. PROVIDE CONTROL JOINTS IN MASONRY WALLS AT A SPACING OF 25' + O.C. AND ALIGN WITH ARCHITECTURAL CONTROL JOINTS.
11. THE GENERAL CONTRACTOR SHALL PROVIDE CMU LEDGERS AT ALL FOUNDATIONS WHICH RECEIVE STONE OR BRICK VENEERS, AS NEEDED TO ACCOMODATE THE WIDTH OF VENEERS SPECIFIED BY THE ARCHITECT. ATTACHMENT TO THE MAIN STRUCTURAL SHALL BE #5 DOWELS INTO THE FOOTING AT 72" O.C. OR CORRUGATED MASONRY TIES AT 16" O.C. HORIZONTAL AND VERTICAL.
12. MINIMUM LAP SPLICES FOR REINFORCED MASONRY (40 BAR DIA. MIN.):

BAR SIZE			
#4	#5	#6	#7
20"	25"	30"	35"

   A. LAP SPLICES SHALL OCCUR DIRECTLY ABOVE FOOTINGS AND SLABS. NO SPLICES ARE ALLOWED AT MID−HEIGHT OF WALL.
   B. LAP SPLICES THAT OCCUR AT CANTILEVERED WALLS SUCH AS: PARAPETS, RETAINING WALLS, ETC. SHALL HAVE LAP SPLICE LENGTHS INCREASED BY 50%.
13. MASONRY LINTELS:
   A. A PRECAST CONCRETE LINTEL BY PRE−CAST MANUF. SHALL BE PROVIDED OVER ALL MASONRY WALL OPENINGS. THE LINTEL SHALL BE FULLY GROUTED.
   B. LINTELS TO HAVE 4" MINIMUM BEARING AT EACH END.
   C. SHORE PRECAST LINTEL PER MANUFACTURE'S INSTRUCTIONS.

WOOD

1. ALL STRUCTURAL WOOD MEMBERS ARE DESIGNED AS "DRY−USE". MOISTURE CONTENT MUST BE 19% OR LESS. STORE WOOD FRAMING ABOVE GROUND AND UNDER TARPS WITH PROPER AIR CIRCULATION.
2. ALL LUMBER SHALL BE SOUTHERN PINE SPECIES #2 GRADE OR APPROVED EQUAL. ALLOWABLE DESIGN STRESSES SHALL FOLLOW NATIONAL DESIGN SPECIFICATION (NDS) (LATEST EDITION).
3. HEADERS AT NON BEARING CONDITIONS SHALL BE AS FOLLOWS:

OPENING SIZE	HEADER
UP TO 4' −0"	(2) 2" X 6"
4'− 0" TO 6'− 0"	(2) 2" X 8"
6'− 0" TO 9'− 0"	(2) 2" X 10"

4. PROVIDE SP ACQ PRESSURE TREATED LUMBER IN ACCORDANCE WITH AWPA STANDARDS TO A MINIMUM 0.40 PCF RETENTION WHERE LUMBER IS IN CONTACT WITH CONCRETE/MASONRY OR OUTSIDE OF BUILDING. ALL METAL CONNECTORS IN CONTACT WITH PRESSURE TREADED LUMBER SHALL BE GALVANIZED WITH A RATING OF G−185 AND CONFORM TO ASTM A653. ALL NAILS AND SCREWS USED WITH PRESSURE TREATED LUMBER ARE TO BE HOT−DIPPED GALVANIZED AND TO CONFORM TO ASTM A153 CLASS D. ELECTROGALVANIZED FASTENERS SHALL HAVE A CLASS RATING PER ASTM B695 NO LESS THAN 55. ALUMINUM NOT TO BE USED IN DIRECT CONTACT WITH ACQ TREATED LUMBER.
5. PLYWOOD SHEATHING:
   A. FLOOR: USE 3/4" T&G APA 24oc STURD−I−FLOOR, EXP. 1, PLYWOOD SUB−FLOOR SHEATHING, HUBER BLUE PLUS OSB, OR EQUAL.
   B. WALL: Use 7/16" EXTERIOR RATED, EXP. 1, PLYWOOD/OSB SHEATHING. FIRST 48" OF WALL FROM GRADE SHALL HAVE PRESSURE TREATED PLYWOOD OR OR ZIP SHEATHING. ATTACH TO STUDS WITH 8d NAILS AT 6" O.C. AT PANEL EDGES, AND 12" O.C. ALL OTHER SUPPORTS. FOR SHEAR WALLS, REFER TO THE SHEAR WALL SCHEDULE FOR FASTENER REQUIREMENTS.
   C. ROOF: Use 7/16" OR (19/32"−40/20 RATED), EXP. 1, PLYWOOD SHEATHING. ATTACH TO TRUSSES WITH 8d RING SHANK NAILS AT 6" O.C. AT PANEL EDGES, AND 12" O.C. ALL OTHER SUPPORTS. H−CLIPS SHALL BE PROVIDED ON ALL UNBLOCKED PANEL EDGES, CENTRED BETWEEN SUPPORTS, (24" O.C.)
   D. SEE FRAMING PLANS FOR NAILING AND/OR BLOCKING REQUIREMENTS. USE 8'− 0" LONG X 4'−0" WIDE SHEETS WITH LENGTH ACROSS FRAMING. STAGGER PANEL END JOINTS 4'−0" TYP., ALLOW 1/8" SPACE ALONG PANEL EDGES AND END JOINTS.
   E. FLOOR SHEATHING TO BE NAILED WITH 10d NAILS AT 6" O.C. AND GLUED FOR PARTIAL COMPOSITE ACTION. SELECT ADHESIVE WITH APA AFG−01 SPECIFICATION AND FOLLOW APA RECOMMENDATIONS.
   F. SEE FRAMING PLANS FOR DIAPHRAGM NAILING TYPE, SIZE, SPACING AND LOCATIONS.
6. WOOD CONNECTIONS − ALL NAILS USED FOR STRUCTURAL FRAMING MEMBERS SHALL BE COMMON WIRE, U.N.O. ALL FLAT CS TYPE METAL STRAPS MUST BE INSTALLED WITH EQUAL LENGTHS ABOUT THE JOINT LINE. USE SIMPSON STRONG−TIE CONNECTOR PRODUCTS OR APPROVED EQUAL. TOE NAILING WILL NOT BE PERMITTED.
7. ALL MULTIPLE PLY SAWN WOOD HEADERS SHALL BE ATTACHED AS FOLLOWS.
   2−PLY HEADERS: 10d NAILS AT 12" ALONG TOP AND BOTTOM. 1.5" CLEAR FROM EDGES.
   3−PLY HEADERS: 10d NAILS AT 12" ALONG TOP AND BOTTOM, EACH SIDE OF HEADER, STAGGERED WITH OPPOSITE SIDE. 1.5" CLEAR FROM TOP AND BOTTOM EDGES
8. ALL SILL PLATES FOR BEARING WALLS SHALL BE ATTACHED TO THE FOUNDATIONS WITH 1/2" DIAMATER J−BOLTS (5" EMBED) AT 48" O.C. TYP. PROVIDE 3" SQUARE WASHERS.

TIMBER

1. ALL MICROLLAM LVL BEAMS TO
   A. BE ENGINEERED AND MANUFACTURED BY TRUS JOIST WEYERHAEUSER (TJW) OR APPROVED EQUAL. TEMPORARY BRACING TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE CONTINUOUS SUPPORT OF THE COMPRESSION EDGE AND PROVIDE LATERAL SUPPORT AT ALL BEARINGS. THE MINIMUM ALLOWABLE STRESSES FOR MICROLLAM BEAMS ARE AS FOLLOWS:

      Fb = 2,600 PSI   Fv = 285 PSI   E = 1,900,000 PSI
   B. CONNECT: (2) PLY LVL W/ (2) ROWS OF 1/4" WOOD SCREWS AT 12" O/C, SET 1.5" FROM TOP AND BOTTOM EDGES
2. ALL PARALLAM PSL BEAMS TO
   A. BE ENGINEERED AND MANUFACTURED BY TRUS JOIST WEYERHAEUSER (TJW) OR APPROVED EQUAL. TEMPORARY BRACING TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE CONTINUOUS SUPPORT OF THE COMPRESSION EDGE AND PROVIDE LATERAL SUPPORT AT ALL BEARINGS. THE MINIMUM ALLOWABLE STRESSES FOR PARALLAM BEAMS ARE AS FOLLOWS:

      Fb = 2,900 PSI   Fv = 290 PSI   E = 2,000,000 PSI
   B. ALL EXPOSED EXTERIOR PARALLAM BEAMS ARE TO BE WOLMANIZED PRESSURE TREATED FOR A SERVICE LEVEL 2 EXPOSURE. ALL OTHER PARALLAM BEAMS ARE TO BE WOLMANIZED PRESSURE TREATED FOR A SERVICE LEVEL 1 EXPOSURE.

WOOD TRUSSES

1. WOOD ROOF TRUSSES, AND FLOOR TRUSSES ARE TO BE DESIGNED FOR THE WOOD FABRICATOR BY A PROFESSIONAL SPECIALTY ENGINEER REGISTERED IN THE STATE OF FLORIDA. SEALED CALCULATIONS AND LAYOUT DRAWINGS ARE TO BE SUBMITTED FOR APPROVAL. TRUSS FABRICATOR TO PROVIDE ALL TRUSS−TO−TRUSS HANGERS AS REQUIRED TO RESIST GRAVITY AND UPLIFT REACTION. (UPLIFT LOADING SHALL USE COMPONENTS & CLADDING WIND FORCES.)
2. WOOD TRUSSES SHALL BE BRACED AND ERECTED IN ACCORDANCE WITH THE 2020 EDITION OF THE BUILDING COMPONENT SAFETY INFORMATION (BCSI) GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES, JOINTLY PRODUCED BY WTCA AND TRUSS PLATE INSTITUTE. BRACING IN THE PLANE OF THE WEB MEMBERS:
   A. THE TRUSS FABRICATOR SHALL PROVIDE AND LOCATE CONTINUOUS LATERAL BRACING FOR EACH TRUSS WEB MEMBER AS REQUIRED.
   B. LATERAL BRACING SHALL BE RESTRAINED BY DIAGONAL BRACING (MIN. 2" THICK NOMINAL LUMBER). THIS BRACING IS TO BE CONTINUOUS.
   C. A MINIMUM OF TWO ROWS OF DIAGONAL BRACING IS REQUIRED, ONE AT EACH VERTICAL WEB MEMBER CLOSEST TO BEARING LOCATIONS.
3. THE BOTTOM CHORDS SHALL BE BRACED BY CONTINUOUS LATERAL BRACING SPACED AT 8'−0" ON CENTER WITH A CEILING ATTACHED TO BOTTOM OF TRUSSES. IF NO CEILING IS ATTACHED TO BOTTOM OF TRUSSES, BRACING SHALL BE MINIMUM 2X4 @ 36" ON CENTER NAILED TO THE TOP OF THE BOTTOM CHORD. DIAGONALS PLACED AT 45 DEGREES TO THE LATERAL BRACES SHALL BE LOCATED AT EACH END. IF BUILDING EXCEEDS 60 FEET IN LENGTH, DIAGONAL BRACING SHOULD BE REPEATED AT 20 FOOT INTERVALS. TRUSS DESIGNER FINAL DESIGN SHALL SUPERCEDE THESE REQUIREMENTS.
4. TOP CHORD BRACING:
   A. IF PLYWOOD DECKING IS APPLIED DIRECTLY TO TOP CHORD, PROPERLY LAPPED AND NAILED TO DEVELOP DIAPHRAGM ACTION, BRACING IS NOT REQUIRED.
   B. IF PURLINS ARE USED, DIAGONAL TOP CHORD BRACING IS REQUIRED AT EACH END. IF BUILDING EXCEEDS 60 FEET IN LENGTH, DIAGONAL BRACING SHOULD BE REPEATED AT 20−FOOT INTERVALS.
5. DO NOT CUT, DRILL OR NOTCH ROOF OR FLOOR TRUSSES WITHOUT WRITTEN APPROVAL FROM TRUSS ENGINEER. COORDINATE MECHANICAL, ELECTRICAL, PLUMBING, ETC. SIZES AND LOCATIONS WITH TRUSS LAYOUT PRIOR TO ERECTION.
6. TRUSSES SHALL BE MANUFACTURED & DESIGNED IN ACCORDANCE WITH NATIONAL DESIGN SPECIFICATION(S) FOR WOOD CONSTRUCTION, AF & PA, AND NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION, ANSI/TPI 1−2014, AND THE LOCAL CODE JURISDICTIONS.
7. DO NOT OVERLOAD FLOOR OR ROOF TRUSSES WITH BUILDING MATERIALS.
8. CONNECTOR PLATES SHALL BE MANUFACTURED BY A WTCA MEMBER PLATE SUPPLIER AND SHALL MEET OR EXCEED ASTM A653/A653M REQUIREMENTS FOR STRUCTURAL STEEL. ALL TRUSS TO TRUSS CONNECTIONS SHALL BE DESIGNED BY THE TRUSS MANUFACTURER, AND INCLUDED IN THE DESIGN PACKAGE.

SHOP DRAWINGS

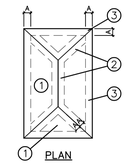
1. THE SHOP DRAWINGS SHALL BE SUBMITTED IN COMPLETE PACKAGES FOR THE FOLLOWING:
   A. CONCRETE MIX DESIGNS
   B. CONCRETE REINFORCING STEEL AND WELDED WIRE FABRIC
   C. CONCRETE MASONRY UNIT SUBMITTALS AND OTHER MASONRY ACCESSORIES
   D. PRE−ENGINEERED WOOD TRUSSES
2. PRE−ENGINEERED ITEMS SHALL BE SUBMITTED SIGNED AND SEALED BY A SPECIALTY ENGINEER REGISTERED IN THE STATE OF FLORIDA.

ROOF WIND PRESSURE (PSF)

ROOF AREA		
1	2	3
+18.2/−33.5	+18.2/−45.0	+18.2/−45.0

NOTES:

1. +: INDICATES WIND PRESSURE
   −: INDICATES WIND SUCTION
2. WALL DISTANCE A = 5.4FT (COMPONENTS AND CLADDING)
3. FOR EFFECTIVE WIND AREAS BETWEEN THOSE GIVEN ABOVE THE LOAD MAY BE INTERPOLATED, OTHERWISE USE THE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE WIND AREA



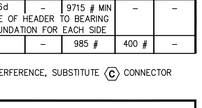
PLAN

DOOR & WINDOW WIND PRESSURE (PSF) Vasd
COMPONENTS AND CLADDING−EXPOSURE C

SIZE OF WALL OPENING (SQ. FT.)	WALL AREA	
	4	5
10	+28.3/−30.7	+28.3/−37.9
20	+27.0/−29.4	+27.0/−35.3
50	+25.3/−27.7	+25.3/−31.9
100	+24.0/−26.4	+24.0/−29.4

NOTES:

1. +: INDICATES WIND PRESSURE
   −: INDICATES WIND SUCTION
2. WALL DISTANCE A = 5.4 FT (COMPONENTS AND CLADDING)
3. FOR WALL OPENINGS BETWEEN THOSE GIVEN ABOVE THE LOAD MAY BE INTERPOLATED, OTHERWISE USE THE LOAD ASSOCIATED WITH THE LOWER WALL OPENING AREA.



WALL ELEVATION

CONCRETE COVER SCHEDULE

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH:	3"
CONCRETE EXPOSED TO EARTH OR WEATHER:	
#6 OR LARGER	2"
#5 OR SMALLER	1 1/2"
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:	
SLABS, WALLS, JOISTS (#11 AND SMALLER)	3/4"
BEAMS, COLUMNS (PRIMARY REINF., TIES, STIRRUPS, SPIRALS)	1 1/2"
CONCRETE FOR COASTAL EXPOSURES EXPOSED TO WEATHER:	
WALL & SLABS	2"
OTHER MEMBERS	2 1/2"

HEADER SCHEDULE

MARK	SIZE (IN.)	BEARING STUDS
H−1	(2) 2 X 6	(1.5") B & (2) FULL HEIGHT
H−2	(2) 2 X 10	(3") B & (2) FULL HEIGHT

NOTE:
1. B INDICATES BEARING STUDS, TOTAL WIDTH OF SUPPORT.
2. PROVIDE 1/2" SHEATHING BOARDS BETWEEN EXTERIOR HEADERS TO FLUSH WITH WALL WIDTH.

"SIMPSON" TRUSS TIE DOWN (U.N.O.)

MARK	ANCHOR TYPE	NAILS TO TRUSS	NAILS TO PLATE	NAILS TO STUD	BOLTS	ALLOWABLE UPLIFT	LATERAL LOAD PARALLEL TO WALL	LATERAL LOAD PERPEND. TO WALL
Ⓐ	H2.5A	5−8d	5−8d	5−8d	−	600 #	110 #	110 #
Ⓑ	H10A**	9−10dx1 1/2"	9−10dx1 1/2"	9−10dx1 1/2"	−	1340 #	590 #	285 #
Ⓒ	H16 / 16−2	2−10dx1 1/2"	10−10dx1 1/2"	9−10dx1 1/2"	−	1340 #	590 #	285 #
Ⓓ	MGT	22−10d	−	−	5/8"ø	3965 #	−	−
Ⓔ	LGT3−SDS2.5 *WHEN G.T. IS ABOVE HEADER, PROVIDE AN ST2215 AT EACH SIDE OF HEADER TO BEARING STUDS. PROVIDE (2) CS18 ACROSS FLOORS AND AN HDU2 AT FOUNDATION FOR EACH SIDE	12−SDS x 2 1/2"	26−16d	26−16d	−	9715 # MIN	−	−
Ⓕ	H7Z	4−8d	2−8d	8−8d	−	985 #	400 #	−

**WHEN CONNECTOR Ⓑ DOES NOT FIT DUE TO TRUSS PRESS PLATE INTERFERENCE, SUBSTITUTE Ⓒ CONNECTOR

BRICK LINTEL SCHEDULE

OPENING LENGTH	ANGLE SIZE	BEARING EACH END
8FT TO 16 FEET	L8x4x7/16" LLV	6" WITH 5/8"ø EXP. BOLTS AT 16" O.C. TO CMU LINTEL OVER GARAGE DOOR

DESIGN LOAD SCHEDULE
(ALL LOADS SHOWN ARE IN POUNDS PER SQ. FT.)

COMPONENT \ AREA	2ND FLOOR	ROOF	SLAB ON GRADE			
TOP CHORD DEAD	15	10				
BOTTOM CHORD DEAD	10	10				
RAIN LOAD		0				
TOTAL DEAD LOAD	25	20				
TOTAL LIVE LOAD (TOP CHORD)	40	20	100			
TOTAL LOAD	65	40	100			

WALL FRAMING SCHEDULE

LOCATION		SYP #2 TYP.
GROUND FLOOR	▨	2x6 @ 16" O.C.
GROUND FLOOR (INT)	▧	2x4 @ 16" O.C.
SECOND FLOOR	▧	2x4 @ 16" O.C.

MASONRY WALL SCHEDULE

MARK	THICKNESS	REINFORCING
MW1	8" CMU	#5 @ 40" O.C.
MW2	8" CMU	#5 @ 8" O.C.
MW3	12" CMU	#5 @ 16" O.C.

MASONRY WALL NOTES:
1. WALL SEGMENTS SHALL BE REINFORCED WITH 9 GA. GALVANIZED LATERAL REINFORCING @ 16" O.C. HORIZ. EXTEND REINFORCING 6" INTO POURED ELEMENTS AND AROUND ENCASED STEEL.
2. ADJACENT TO ANY EXTERIOR/INTERIOR 8" WALL OPENING, PLACE 1 #6 VERTICAL IN CELL GROUTED SOLID, FULL HEIGHT. U.N.O. ON PLAN.
3. ALL MASONRY REINFORCED CELLS SHALL BE FILLED WITH 3000 PSI GROUT MIX.

FOOTING SCHEDULE

MARK	SIZE W x D x L	REINFORCING
MF−1	18" x 30" DEEP x CONT.	(2) #5 CONT. TOP AND BOTTOM W/ #3 STIRRUPS AT 12" O.C.
MF−2	24" x 16" DEEP x CONT.	(3)#5 CONT. BOTTOM
MF−3	18" x 16" DEEP x CONT.	(2)#5 CONT. BOTTOM
TS−1	3'−6"x 24" MIN. x 2'−6"	(4)#5 EACH WAY TOP & BOTTOM
TS−1	2'−6"x 24" MIN. x 2'−6"	(3)#5 EACH WAY TOP & BOTTOM

NOTE:
1. FOOTING SIZES SHOWN SHALL BE USED FOR CONVENTIONAL MONOLITHC FOUNDATIONS AND FOR POST TENSION SLAB FOUNDATIONS ALTERNATES (IF DESIRED)

PLAN REVISION DATES:

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

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JOHN GUTHERMAN JR. PE USING A DIGITAL SIGNATURE.

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Gutherman STRUCTURAL
GUTHERMAN STRUCTURAL INC.
130 CROWN OAK CENTRE DRIVE
LONGWOOD, FL 32750
P: 407.951.8065
LIC #28863

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

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JOHN GUTHERMAN JR.
No. 60880

S0.1

MARK	LOCATION	INTERIOR TENANT WALL			AIR-GAP, NO SHEATHING			BASE CONNECTION AT B.O. SHEAR WALL		
		SHEATHING MATERIAL	EDGE NAILING	FIELD NAILING	SHEATHING MATERIAL	EDGE NAILING	FIELD NAILING	UPLIFT ANCHOR	BOTTOM SILL PLATE ATTACHMENT	# OF STUDS AT WALL ENDS
SW-1	GROUND TO 2ND	5/8" TYPE "X" GYPSUM SHEATHING BOARD	6d COOLER OR WALLBOARD NAIL @ 4" O.C.	6d COOLER OR WALLBOARD NAIL @ 7" O.C.	–	–	–	HDU4	1/2"ø ANCHOR BOLTS 5" EMBED AT 48" O.C.	(2)2X4
	2ND TO ROOF	5/8" TYPE "X" GYPSUM SHEATHING BOARD	6d COOLER OR WALLBOARD NAIL @ 4" O.C.	6d COOLER OR WALLBOARD NAIL @ 7" O.C.	–	–	–	(2) CS20	(2) 0.131ø NAILS AT 16" O.C.	(2)2X4
MARK	LOCATION	EXTERIOR WALL			INTERIOR SIDE			BASE CONNECTION AT B.O. SHEAR WALL		
		SHEATHING MATERIAL	EDGE NAILING	FIELD NAILING	SHEATHING MATERIAL	EDGE NAILING	FIELD NAILING	UPLIFT ANCHOR	BOTTOM SILL PLATE ATTACHMENT	# OF STUDS AT WALL ENDS
SW-2	CMU	–	–	–	–	–	–	–	–	–
	2ND TO ROOF	7/16" PLYWOOD	8d AT 6" O.C.	8d AT 12" O.C.	5/8" TYPE "X" GYPSUM SHEATHING BOARD	6d COOLER OR WALLBOARD NAIL @ 4" O.C.	6d COOLER OR WALLBOARD NAIL @ 7" O.C.	MSTCM40	(2) 0.131ø NAILS AT 16" O.C.	(2)2X4
MARK	LOCATION	EXTERIOR SIDE			INTERIOR UNIT SIDE			BASE CONNECTION AT B.O. SHEAR WALL		
		SHEATHING MATERIAL	EDGE NAILING	FIELD NAILING	SHEATHING MATERIAL	EDGE NAILING	FIELD NAILING	UPLIFT ANCHOR	BOTTOM SILL PLATE ATTACHMENT	# OF STUDS AT WALL ENDS
SW-3	CMU	–	–	–	–	–	–	–	–	–
	2ND TO ROOF	7/16" PLYWOOD	8d AT 6" O.C.	8d AT 12" O.C.	5/8" TYPE "X" GYPSUM SHEATHING BOARD	6d COOLER OR WALLBOARD NAIL @ 4" O.C.	6d COOLER OR WALLBOARD NAIL @ 7" O.C.	MSTCM40	(2) 0.131ø NAILS AT 16" O.C.	(2)2X4
MARK	LOCATION	EXTERIOR SIDE			INTERIOR UNIT SIDE			BASE CONNECTION AT B.O. SHEAR WALL		
		SHEATHING MATERIAL	EDGE NAILING	FIELD NAILING	SHEATHING MATERIAL	EDGE NAILING	FIELD NAILING	UPLIFT ANCHOR	BOTTOM SILL PLATE ATTACHMENT	# OF STUDS AT WALL ENDS
SW-4									–	–
	2ND TO ROOF	7/16" PLYWOOD	8d AT 6" O.C.	8d AT 12" O.C.	5/8" TYPE "X" GYPSUM SHEATHING BOARD	6d COOLER OR WALLBOARD NAIL @ 4" O.C.	6d COOLER OR WALLBOARD NAIL @ 7" O.C.	(2) CS20	(2) 0.131ø NAILS AT 16" O.C.	(2)2X4
	TRUSS	–	–	–	–	–	–	±650 # TO TRUSS @ SHEAR WALL ENDS	75 PLF DRAG LOAD	

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WINTER PARK, FL. 32789
407.519.9157

Gutherman STRUCTURAL
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130 CROWN OAK CENTRE DRIVE
LONGWOOD, FL 32750
P: 407.951.8065
LIC. # 28863

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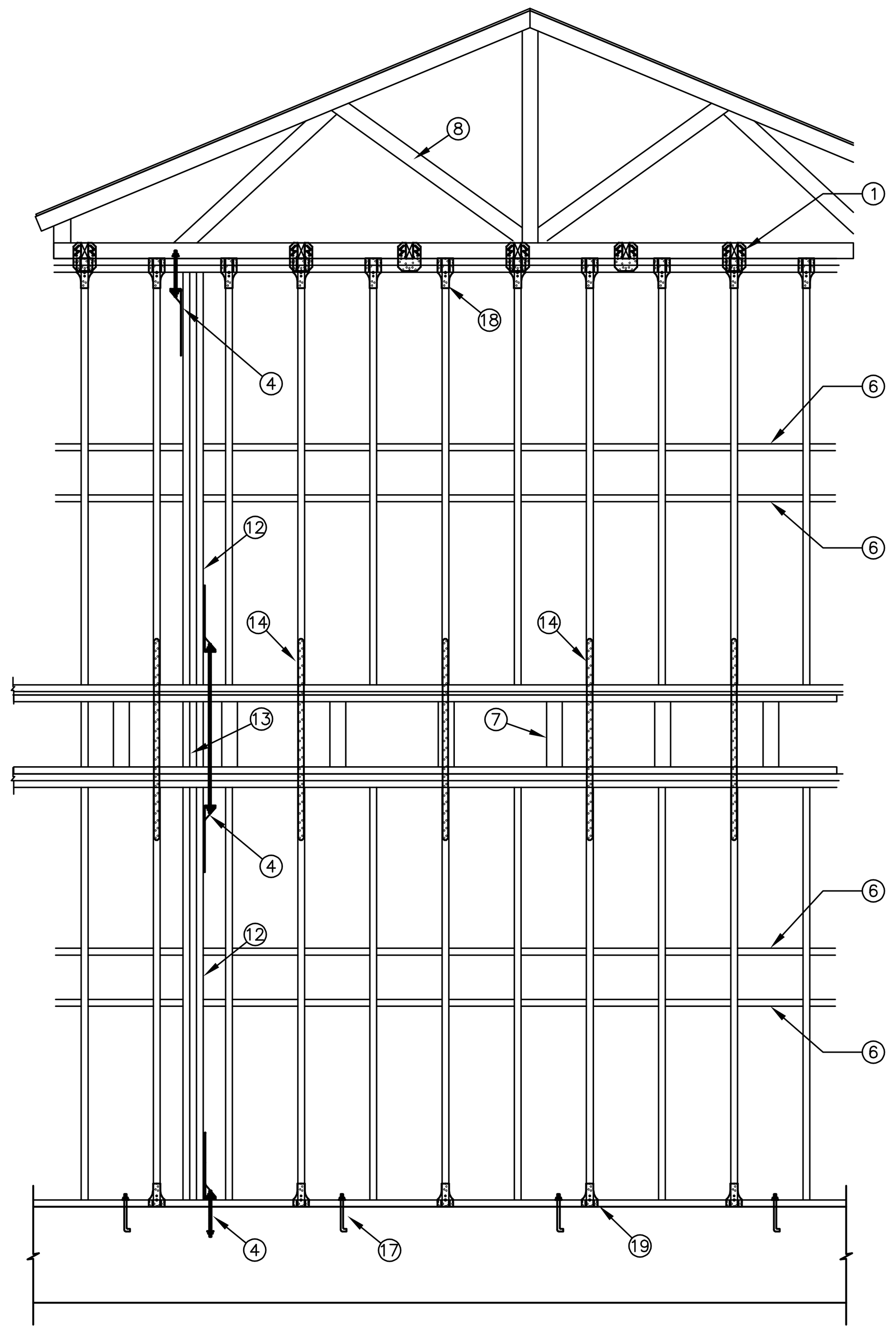
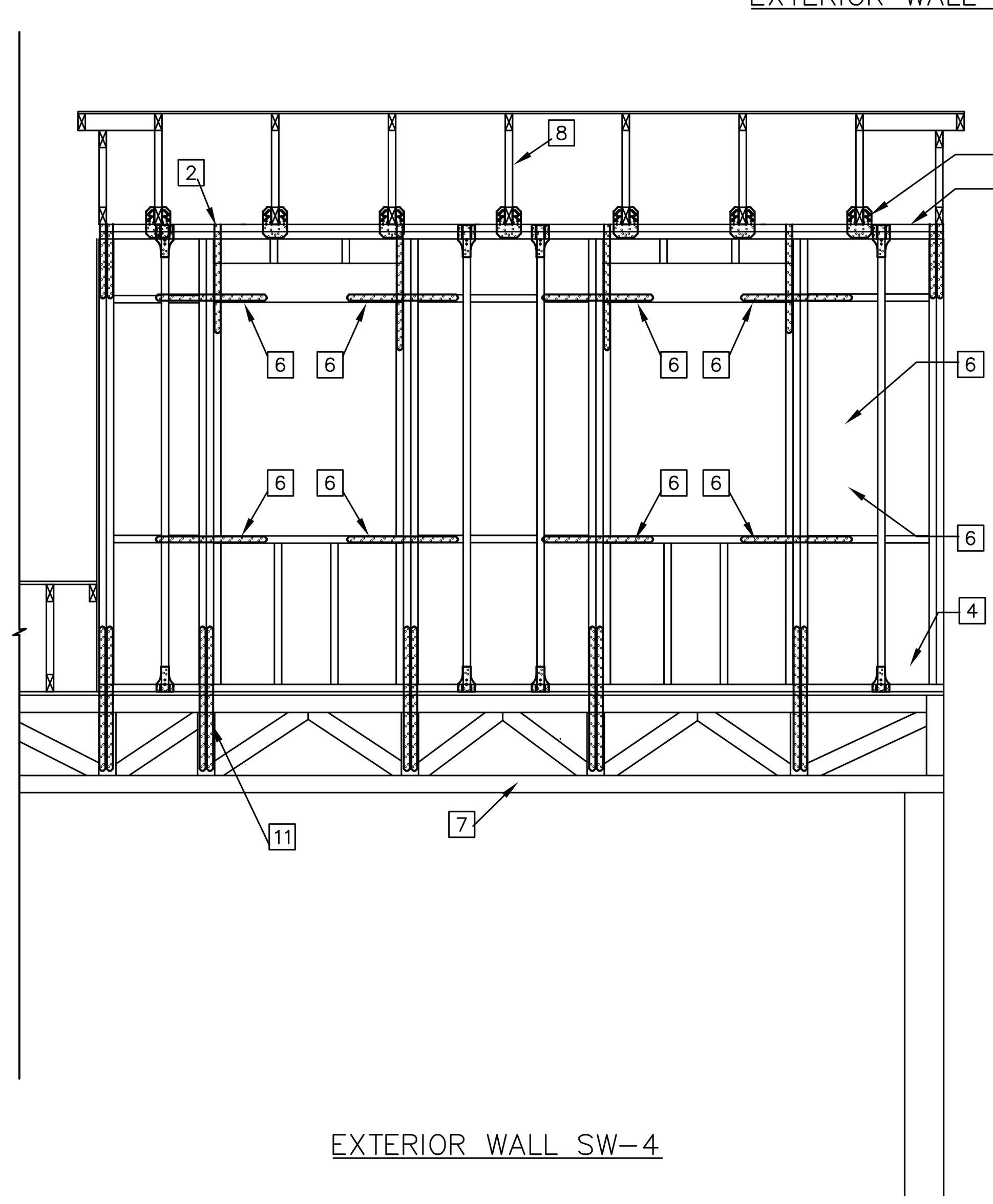
S0.2

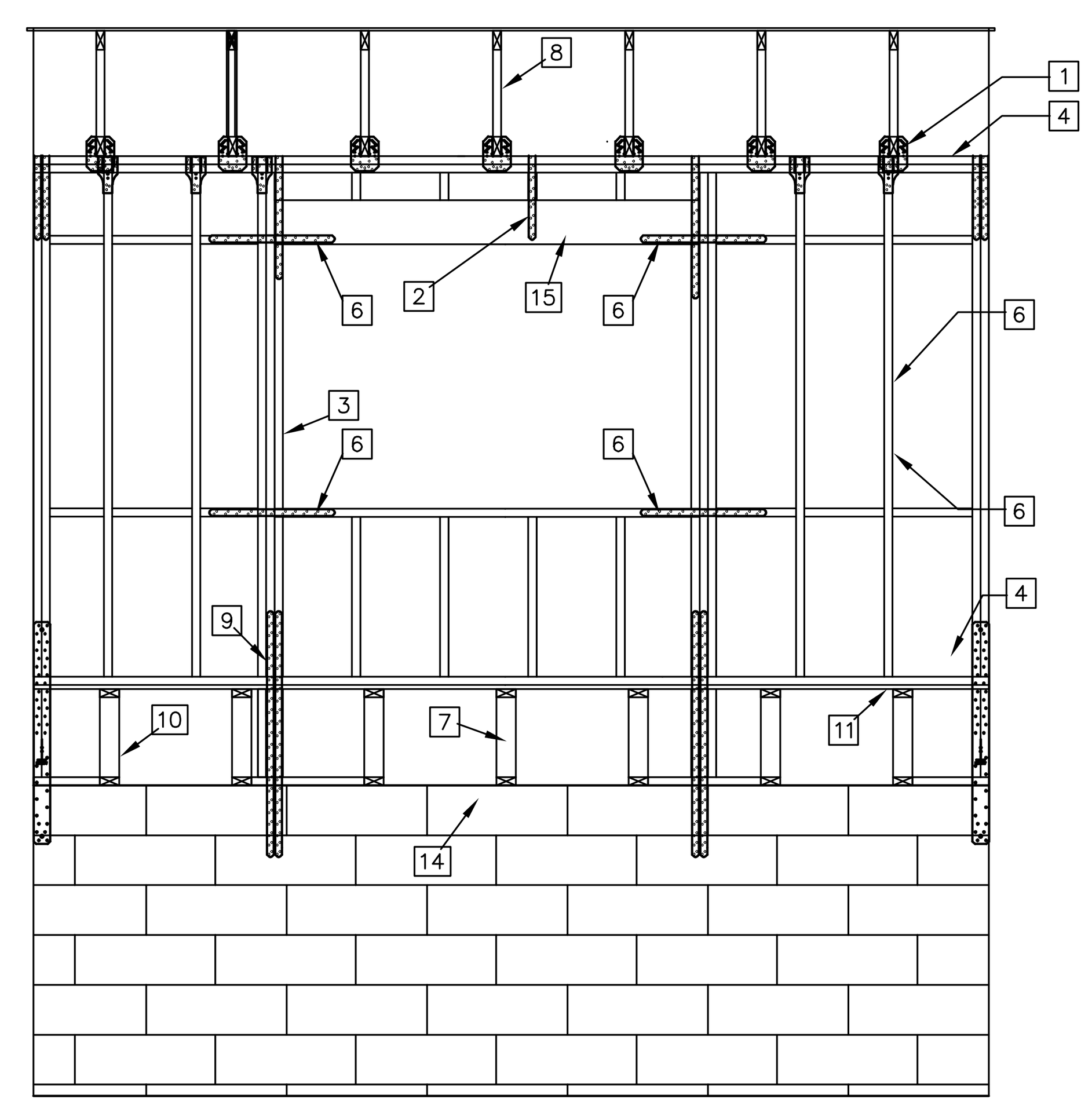


EXTERIOR WALL (TYP.)

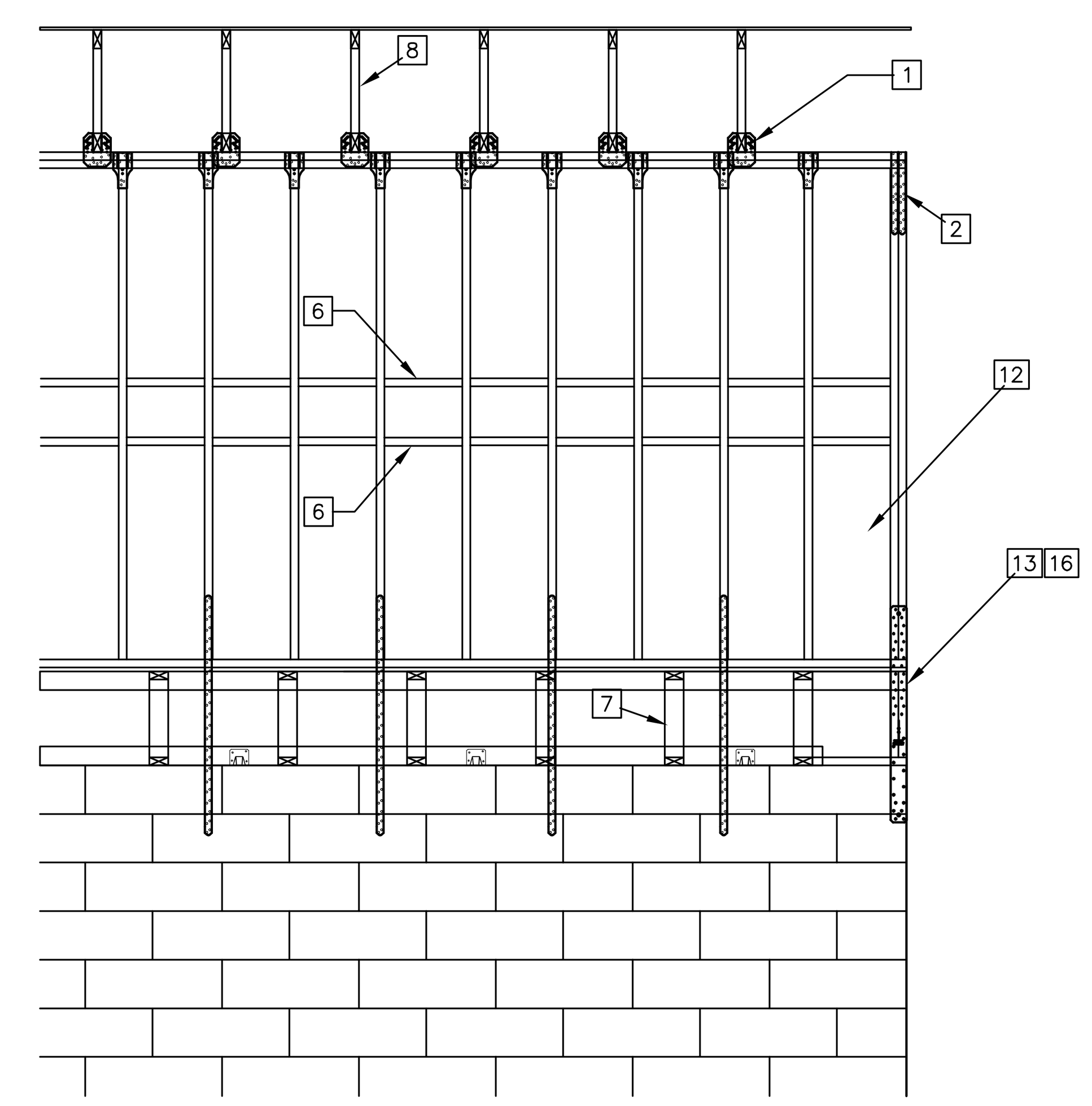
1. SIMPSON H10A PER PLAN
4. SHEAR WALL UPLIFT ANCHOR PER SHEAR WALL SCHEDULE
7. FLOOR TRUSS FRAMING
8. ROOF TRUSS FRAMING
12. SHEAR WALL COMPRESSION STUDS PER SHEAR WALL SCHEDULE
13. SHEAR WALL COMPRESSION STUD SQUASH BLOCKS
14. SIMPSON CS16 WITH 11-INCH END LENGTHS @ 32" O.C. FROM 2ND FLOOR STUDS TO 1ST STUDS.
17. SILL ATTACHMENT SIMPSON MAS/J-BOLT/TITEN HD @ 48" O.C. MIN. WITH 3" SQUARE WASHERS. 5" MIN. EMBEDMENT. SEE SHEAR WALL SCHEDULE FOR SHEAR WALL SILL ATTACHMENT SPACING
18. SIMPSON SP2 2ND FLOOR STUD TO TOP PLATE AT EACH STUD. SET TO OPPOSITE SIDE OF ROOF TRUSS STRAP IF CONFLICT.
19. SIMPSON SP1 1ST FLOOR STUD TO BOTTOM PLATE AT EACH STUD.



EXTERIOR WALL SW-4



EXTERIOR WALL SW-3



SW-2 CMU/WOOD WALL TYP.

1. SIMPSON H10A PER PLAN
2. SIMPSON CS16 WRAPPED AROUND TOP PLATE, WITH 9 INCH END LENGTHS TO HEADER OR CRIPPLE STUDS (24" O.C. MAX) BELOW HEADER
3. JAMB AND KING STUD FRAMING
4. SIMPSON SP2 AT EACH STUD
5. SHEAR WALL END ANCHOR TO TOP OF CMU WALL (ATTACHED TO SQUASH BLOCKS
6. CS20 WITH 9" END LENTHS
7. FLOOR TRUSS FRAMING
8. ROOF TRUSS FRAMING
9. (2) SIMPSON MSTCM40 AT OPENING JAMB TO CMU WALL BELOW
10. SIMPSON HETA16 AT EACH FLOOR TRUSS TO CMU WALL BELOW
11. (2) CS20 WITH MIN. 9" END LENGTHS
12. SHEAR WALL COMPRESSION STUDS PER SHEAR WALL SCHEDULE (SET EACH SIDE OF EACH ROD TYP.)
13. SHEAR WALL COMPRESSION STUD SQUASH BLOCKS
14. TITEN HD 1/2"ø TAPCON, (2) PER BLOCK
15. OPENING HEADER
16. MSTAM40 AT SHEAR WALL 8" END LENGTHS

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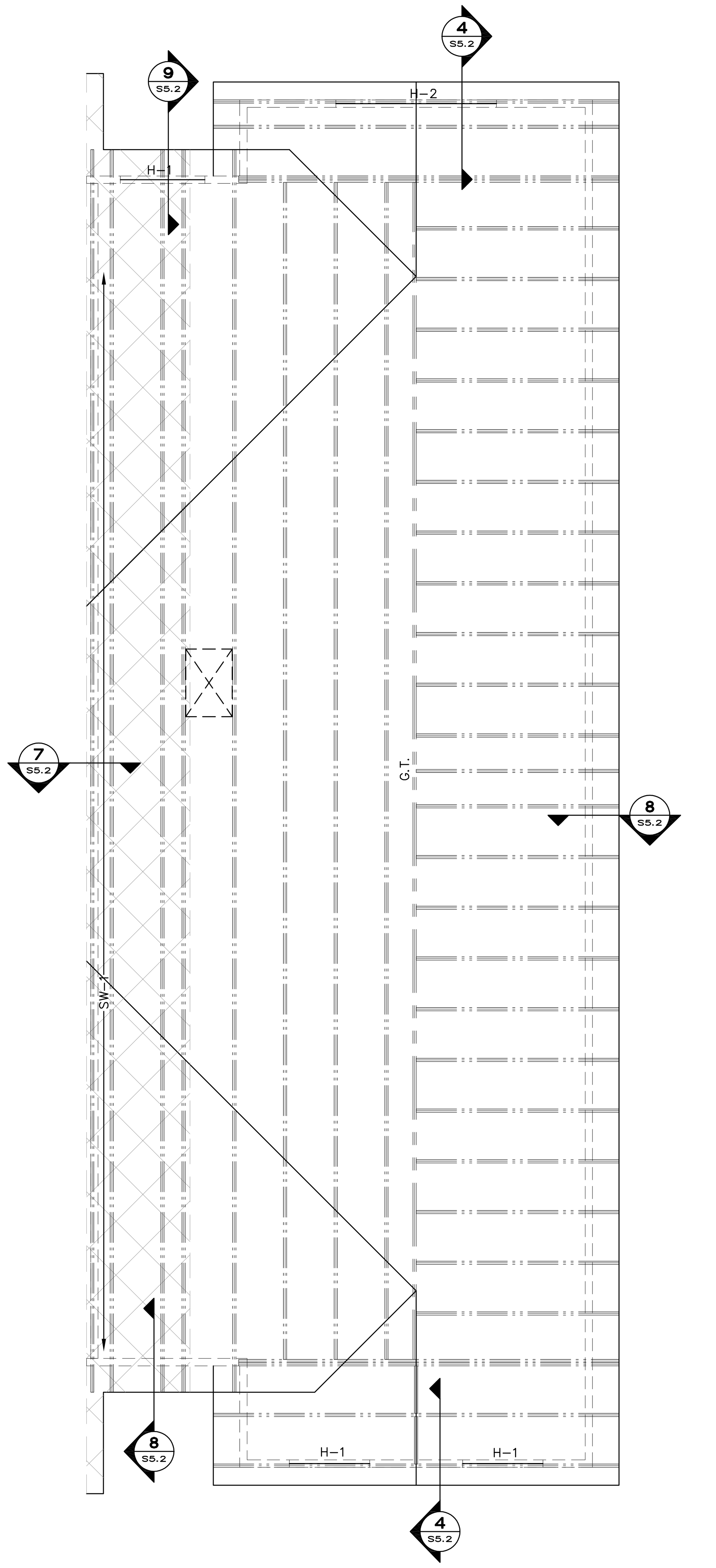
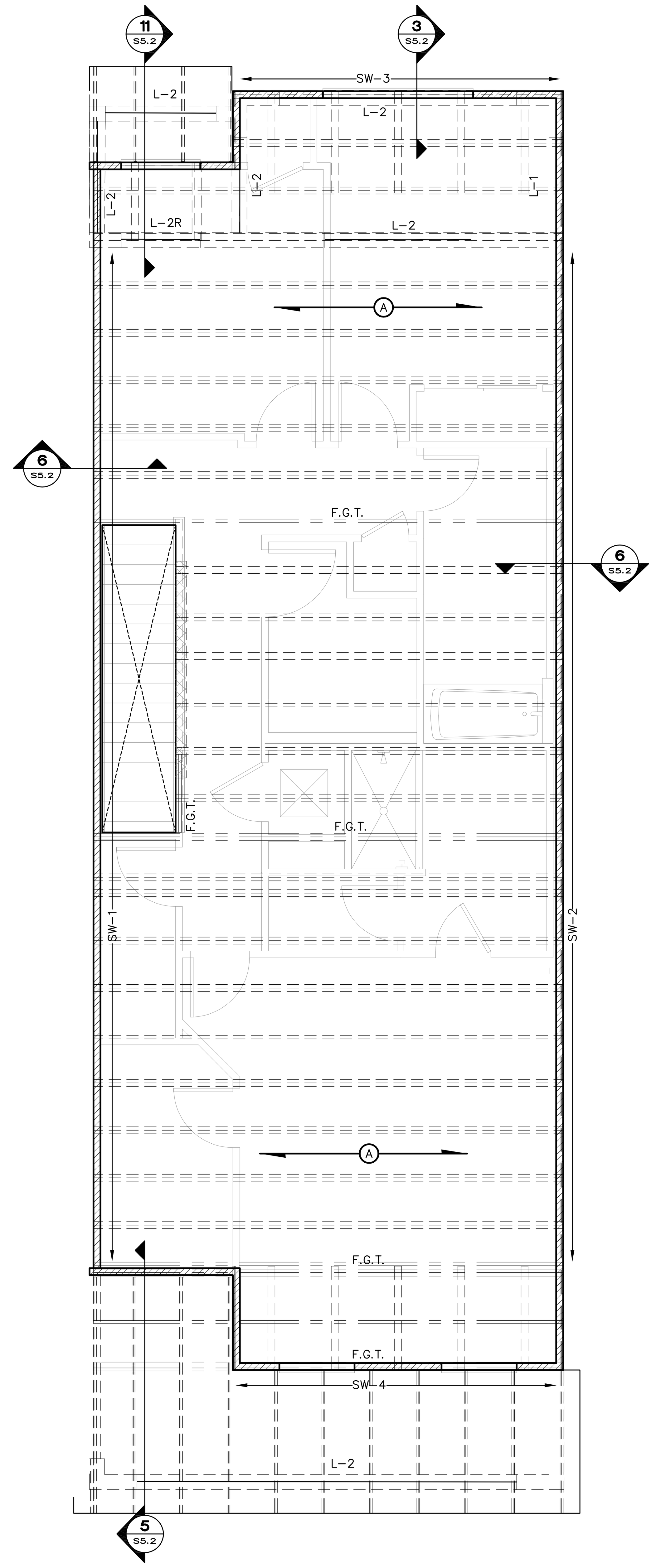
S0.3



3 UNIT B1 ROOF FRAMING PLAN
1/4" = 1'-0"

ROOF FRAMING NOTES:

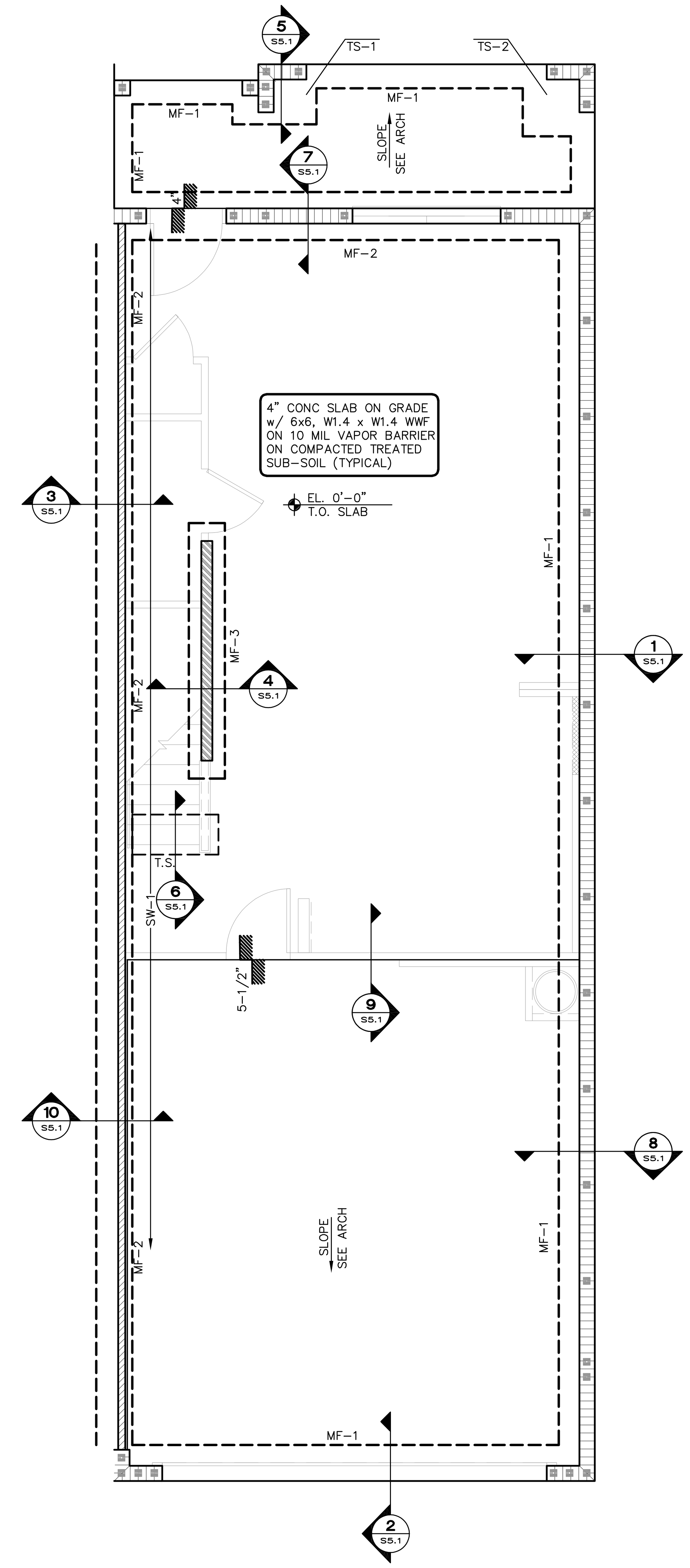
1. FLOOR MEMBER BEARING ELEVATION IS +19'-1-7/8" U.N.O.
2. ROOF WOOD TRUSSES SHALL BE SPACED 2'-0" O.C. MAX.
3. G.T. INDICATES ROOF GIRDER TRUSS BY TRUSS MANUFACTURER.
4. H-# INDICATES WOOD HEADER, SEE SCHEDULE ON SHEET S0.1.
5. RUNS FOR MECH'L, ELECTRICAL AND PLUMBING (MEP) THROUGH PRE-FABRICATED TRUSSES MUST BE COORDINATED WITH THE TRUSS DESIGNER AND MEP DWGS. (PIPING, DUCT RUNS, ETC.) FIRE SPRINKLER RUNS MUST ALSO BE COORDINATED.
6. ALL ROOF TRUSS UPLIFT CONNECTORS SHALL BE H10A U.N.O. ALL OVER FRAMED TRUSSES SHALL HAVE SIMPSON VTC 6" FROM EACH END, AND 48"O.C. TO TRUSSES BELOW



2 UNIT B1 2ND FLOOR FRAMING PLAN
1/4" = 1'-0"

2ND FLOOR FRAMING PLAN NOTES:

1. TRUSS BEARING ELEVATION IS + 9'-4" U.N.O.
2. L-# INDICATES PRECAST LINTEL, SEE SCHEDULE ON SHEET S4.1
3. SEE S0.1 FOR WALL FRAMING SCHEDULE.
4. RUNS FOR MECH'L, ELECTRICAL AND PLUMBING (MEP) THROUGH PRE-FABRICATED TRUSSES MUST BE COORDINATED WITH THE TRUSS DESIGNER AND MEP DWGS. (PIPING, DUCT RUNS, ETC.) FIRE SPRINKLER RUNS MUST ALSO BE COORDINATED.
5. —(A)— DENOTES 20" FLOOR FRAMING AT 24" O.C. (TRUSS SPAN DIRECTION)
6. PROVIDE A BB-2 AT TOP OF ALL CMU WALLS.



1 UNIT B1 FOUNDATION PLAN
1/4" = 1'-0"

FOUNDATION PLAN NOTES:

1. ELEV. ±0'-0" IS REFERENCE ONLY. SEE CIVIL FOR TRUE NAVD ELEVATION.
2. VERIFY SLOPES AND STEPS WITH ARCH'L PRIOR TO CONSTRUCTION. SEE TYPICAL STEP DETAIL ON S4.1
2. G.C. TO PROVIDE SLAB ON GRADE CONTROL JOINTS (C.J.) FOR ALL SLAB AT 12'-0" O.C. MAX. TYP. FOR WALL AND SLAB CONTROL JOINTS. SEE S4.1 FOR DETAILS AND MORE INFO.
3. T.E. INDICATES THICKENED EDGE SEE S3.1 FOR DETAILS.
4. TS#, WF# INDICATE MONOLITHIC CONCRETE FOOTINGS, SEE SCHEDULE ON S0.1

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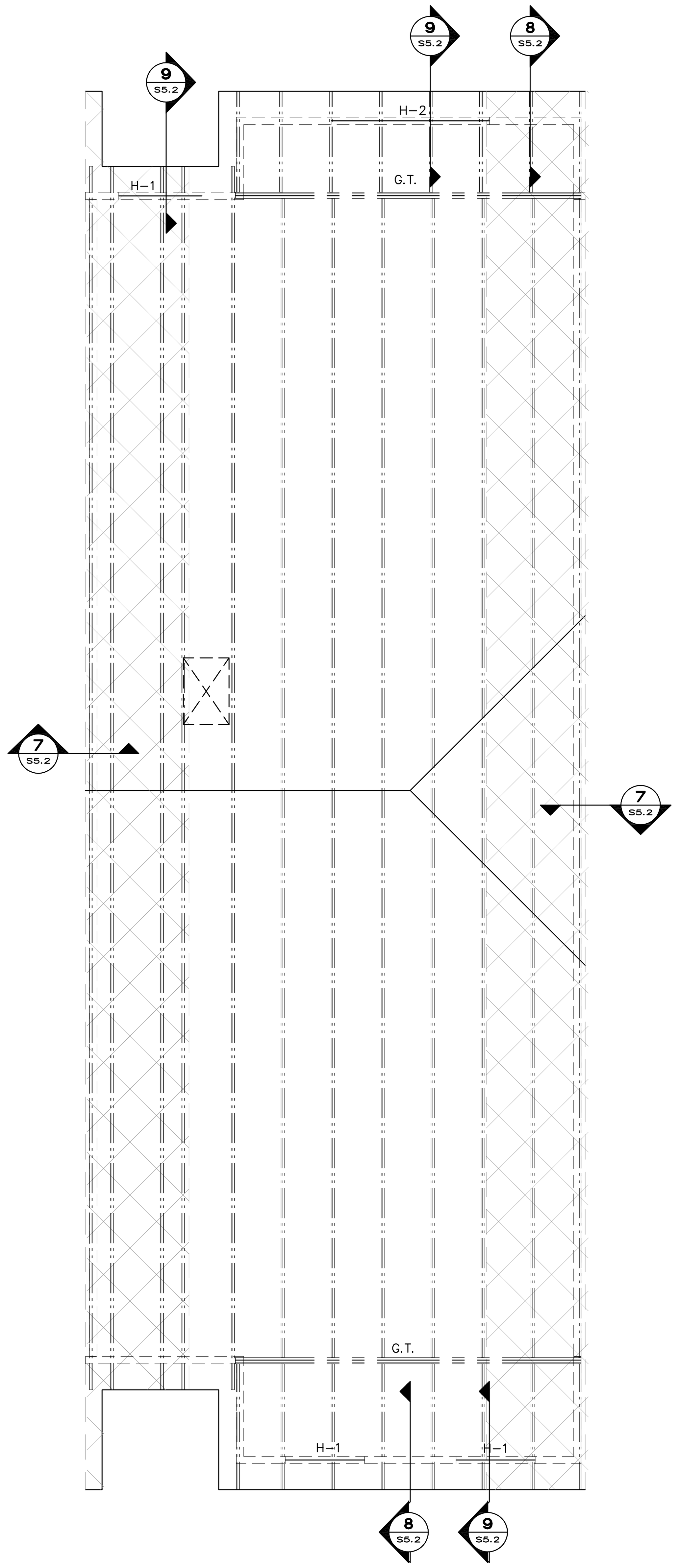
S1.1

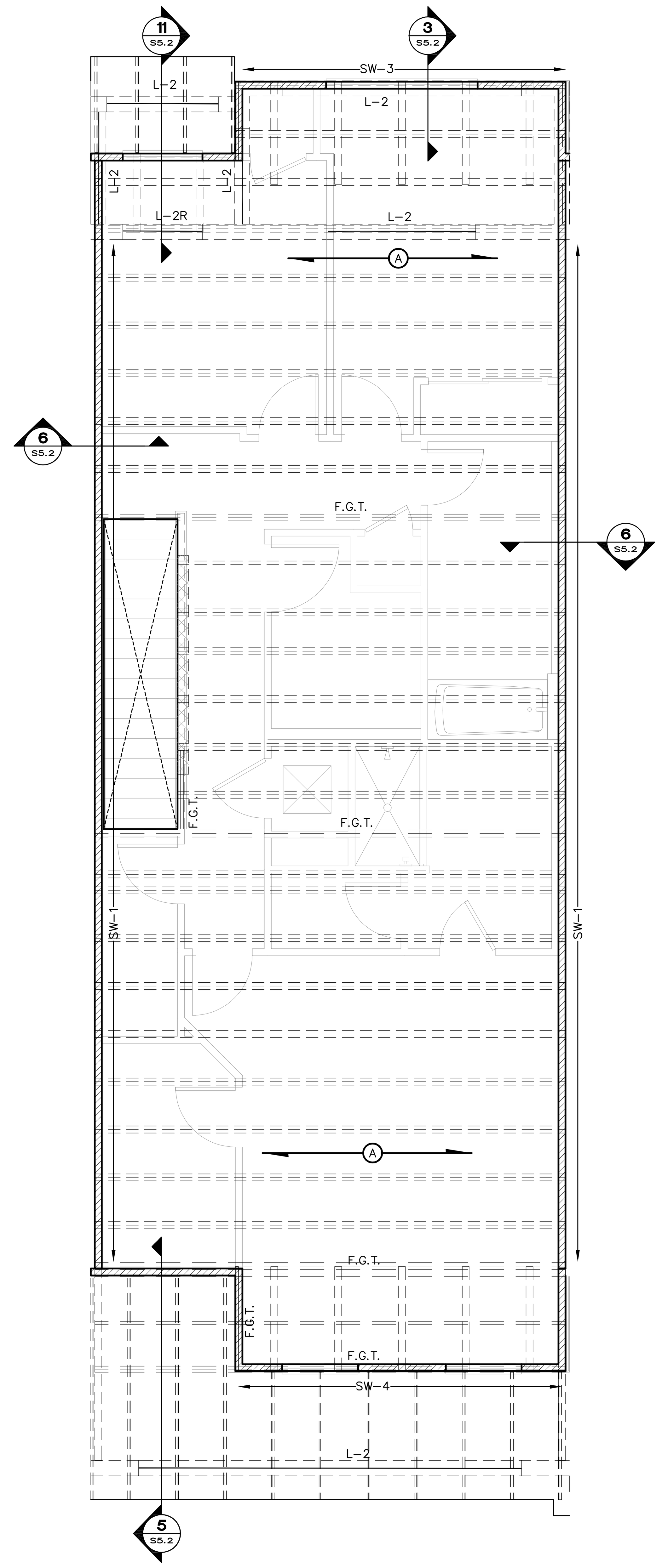


3 UNIT B2 ROOF FRAMING PLAN

1/4" = 1'-0"

ROOF FRAMING NOTES:

1. FLOOR MEMBER BEARING ELEVATION IS +19'–1–7/8" U.N.O.
2. ROOF WOOD TRUSSES SHALL BE SPACED 2'–0" O.C. MAX.
3. G.T. INDICATES ROOF GIRDER TRUSS BY TRUSS MANUFACTURER.
4. H–# INDICATES WOOD HEADER, SEE SCHEDULE ON SHEET S0.1.
5. RUNS FOR MECH'L, ELECTRICAL AND PLUMBING (MEP) THROUGH PRE–FABRICATED TRUSSES MUST BE COORDINATED WITH THE TRUSS DESIGNER AND MEP DWGS. (PIPING, DUCT RUNS, ETC.) FIRE SPRINKLER RUNS MUST ALSO BE COORDINATED.
6. ALL ROOF TRUSS UPLIFT CONNECTORS SHALL BE H10A U.N.O. ALL OVER FRAMED TRUSSES SHALL HAVE SIMPSON VTC 6" FROM EACH END, AND 48"O.C. TO TRUSSES BELOW

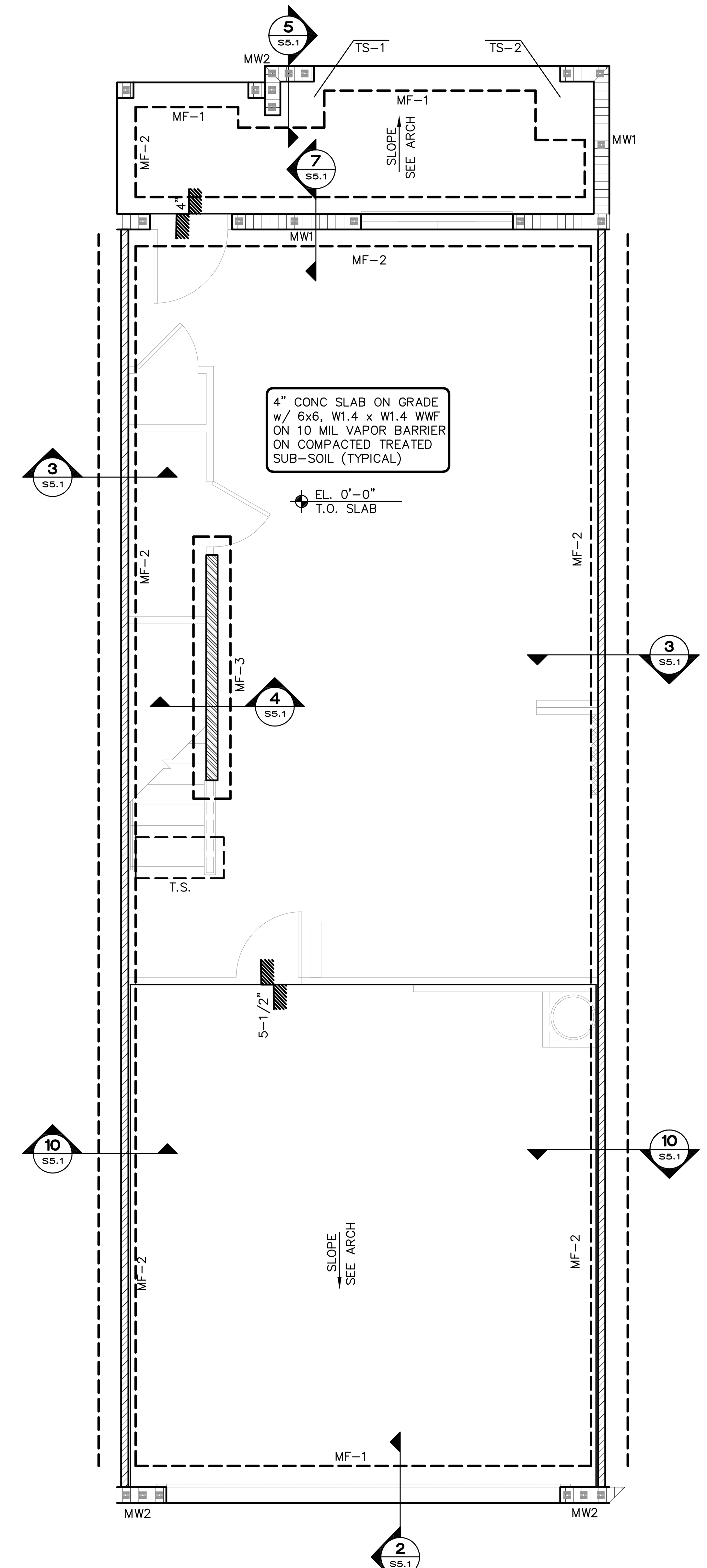


2 UNIT B2 2ND FLOOR FRAMING PLAN

1/4" = 1'-0"

2ND FLOOR FRAMING PLAN NOTES:

1. TRUSS BEARING ELEVATION IS + 9'–4" U.N.O.
2. L–# INDICATES PRECAST LINTEL, SEE SCHEDULE ON SHEET S4.1
3. SEE S0.1 FOR WALL FRAMING SCHEDULE.
4. RUNS FOR MECH'L, ELECTRICAL AND PLUMBING (MEP) THROUGH PRE–FABRICATED TRUSSES MUST BE COORDINATED WITH THE TRUSS DESIGNER AND MEP DWGS. (PIPING, DUCT RUNS, ETC.) FIRE SPRINKLER RUNS MUST ALSO BE COORDINATED.
5. —(A)— DENOTES 20" FLOOR FRAMING AT 24" O.C. (TRUSS SPAN DIRECTION)
6. PROVIDE A BB–2 AT TOP OF ALL CMU WALLS.



1 UNIT B2 FOUNDATION PLAN

1/4" = 1'-0"

FOUNDATION PLAN NOTES:

1. ELEV. ±0'–0" IS REFERENCE ONLY. SEE CIVIL FOR TRUE NAVD ELEVATION.
2. VERIFY SLOPES AND STEPS WITH ARCH'L PRIOR TO CONSTRUCTION. SEE TYPICAL STEP DETAIL ON S4.1
2. G.C. TO PROVIDE SLAB ON GRADE CONTROL JOINTS (C.J.) FOR ALL SLAB AT 12'–0" O.C. MAX. TYP. FOR WALL AND SLAB CONTROL JOINTS. SEE S4.1 FOR DETAILS AND MORE INFO.
3. T.E. INDICATES THICKENED EDGE SEE S3.1 FOR DETAILS.
4. TS#, WF# INDICATE MONOLITHIC CONCRETE FOOTINGS, SEE SCHEDULE ON S0.1

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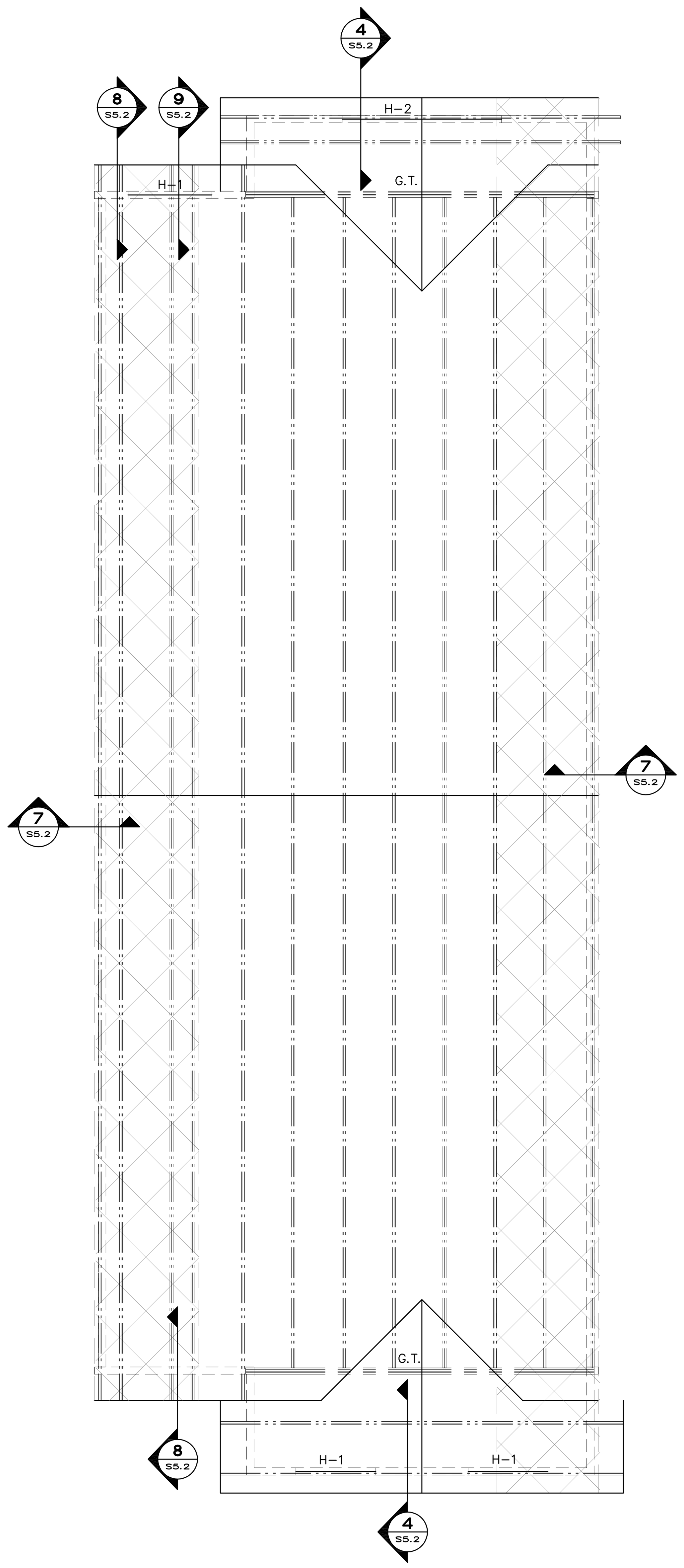
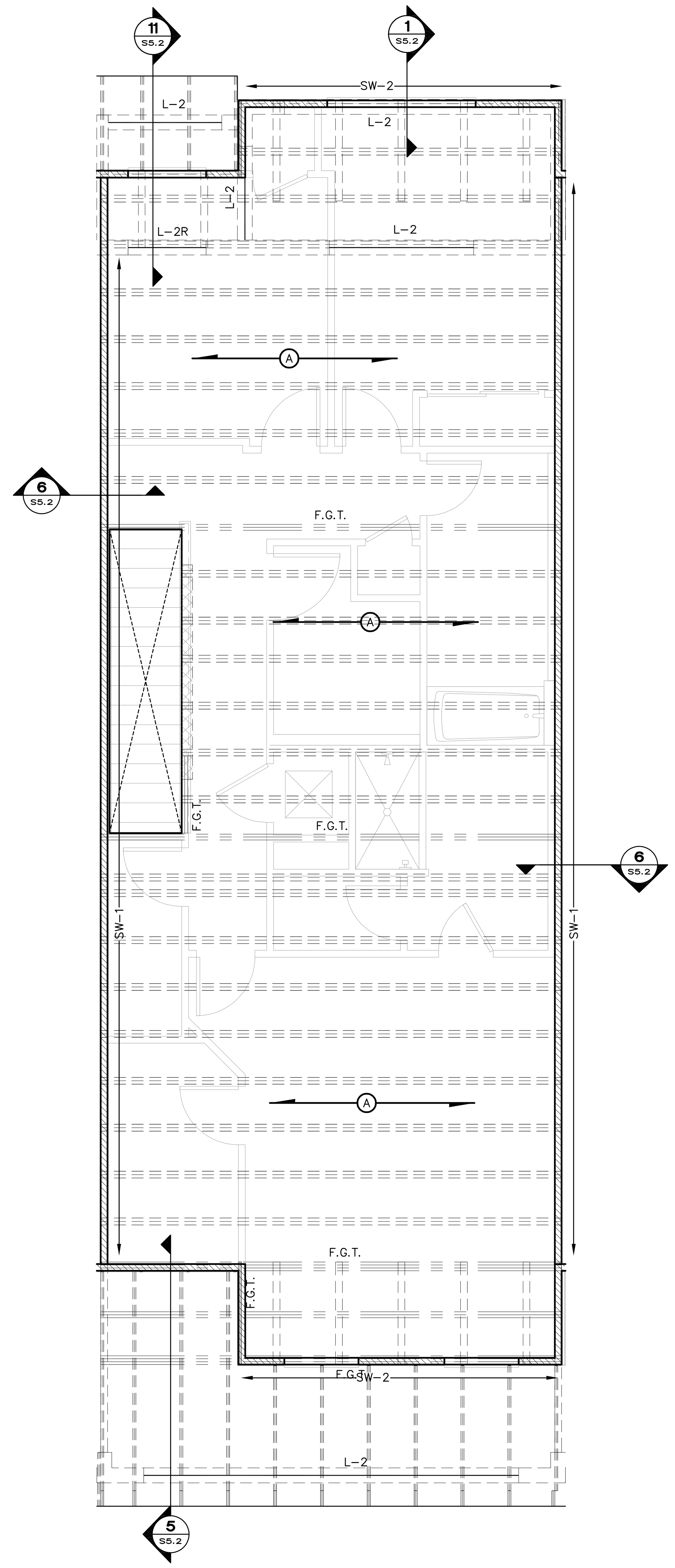


3 UNIT B3 ROOF FRAMING PLAN

1/4" = 1'-0"

ROOF FRAMING NOTES:

1. FLOOR MEMBER BEARING ELEVATION IS +19'-1-7/8" U.N.O.
2. ROOF WOOD TRUSSES SHALL BE SPACED 2'-0" O.C. MAX.
3. G.T. INDICATES ROOF GIRDER TRUSS BY TRUSS MANUFACTURER.
4. H-# INDICATES WOOD HEADER, SEE SCHEDULE ON SHEET S0.1.
5. RUNS FOR MECH'L, ELECTRICAL AND PLUMBING (MEP) THROUGH PRE-FABRICATED TRUSSES MUST BE COORDINATED WITH THE TRUSS DESIGNER AND MEP DWGS. (PIPING, DUCT RUNS, ETC.) FIRE SPRINKLER RUNS MUST ALSO BE COORDINATED.
6. ALL ROOF TRUSS UPLIFT CONNECTORS SHALL BE H10A U.N.O. ALL OVER FRAMED TRUSSES SHALL HAVE SIMPSON VTC 6" FROM EACH END, AND 48"O.C. TO TRUSSES BELOW

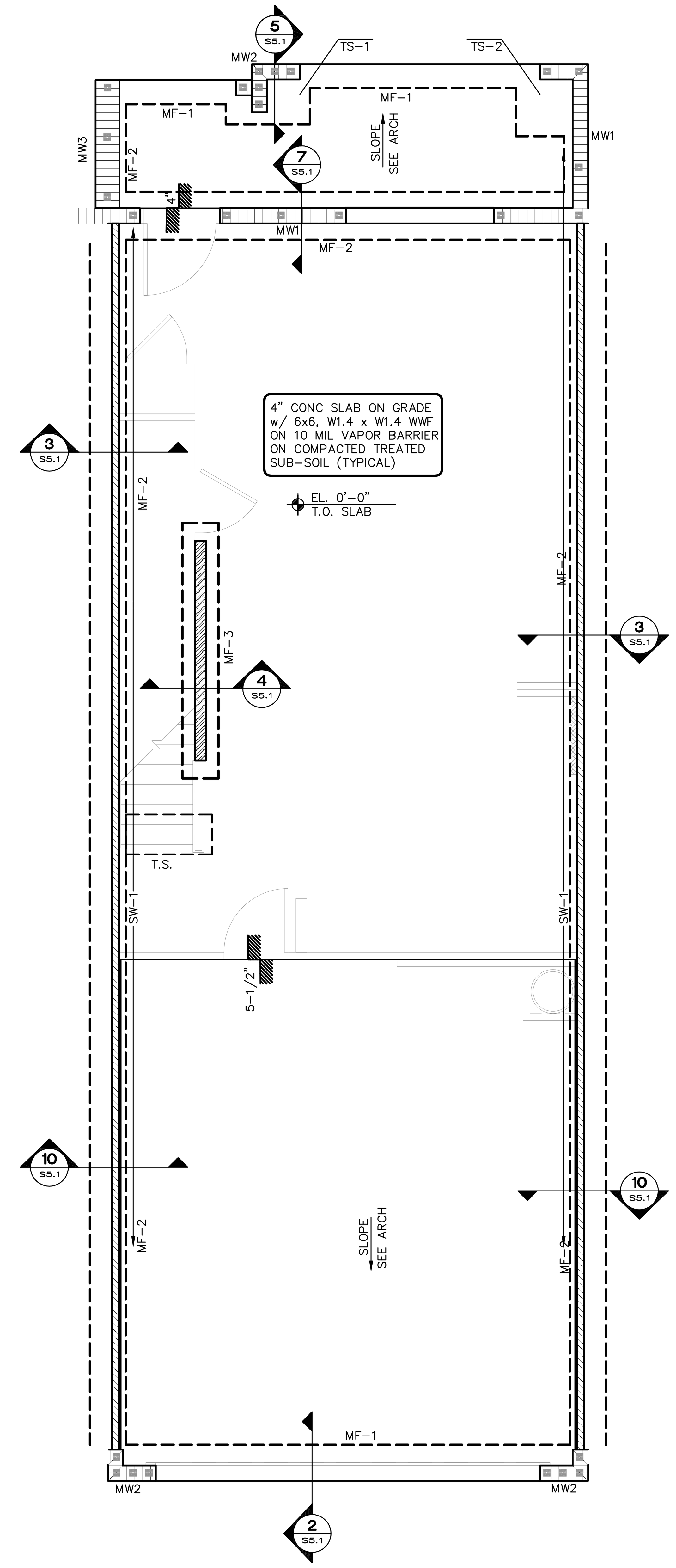


2 UNIT B3 2ND FLOOR FRAMING PLAN

1/4" = 1'-0"

2ND FLOOR FRAMING PLAN NOTES:

1. TRUSS BEARING ELEVATION IS + 9'-4" U.N.O.
2. L-# INDICATES PRECAST LINTEL, SEE SCHEDULE ON SHEET S4.1
3. SEE S0.1 FOR WALL FRAMING SCHEDULE.
4. RUNS FOR MECH'L, ELECTRICAL AND PLUMBING (MEP) THROUGH PRE-FABRICATED TRUSSES MUST BE COORDINATED WITH THE TRUSS DESIGNER AND MEP DWGS. (PIPING, DUCT RUNS, ETC.) FIRE SPRINKLER RUNS MUST ALSO BE COORDINATED.
5. —(A)— DENOTES 20" FLOOR FRAMING AT 24" O.C. (TRUSS SPAN DIRECTION)
6. PROVIDE A BB-2 AT TOP OF ALL CMU WALLS.



1 UNIT B3 FOUNDATION PLAN

1/4" = 1'-0"

FOUNDATION PLAN NOTES:

1. ELEV. ±0'-0" IS REFERENCE ONLY. SEE CIVIL FOR TRUE NAVD ELEVATION.
2. VERIFY SLOPES AND STEPS WITH ARCH'L PRIOR TO CONSTRUCTION. SEE TYPICAL STEP DETAIL ON S4.1
2. G.C. TO PROVIDE SLAB ON GRADE CONTROL JOINTS (C.J.) FOR ALL SLAB AT 12'-0" O.C. MAX. TYP. FOR WALL AND SLAB CONTROL JOINTS. SEE S4.1 FOR DETAILS AND MORE INFO.
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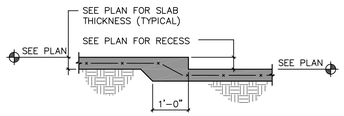
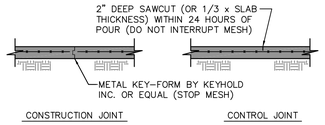
S3.1

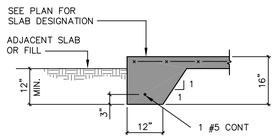


TYPICAL SLAB RECESS
N.T.S.



TYPICAL SLAB-ON-GRADE
N.T.S.

NOTE: CONTROL JOINTS/CONSTRUCTION JOINTS SHALL CREATE PANELS OF 400 SQ. FEET (MAXIMUM)



THICKENED EDGE (T.E.)
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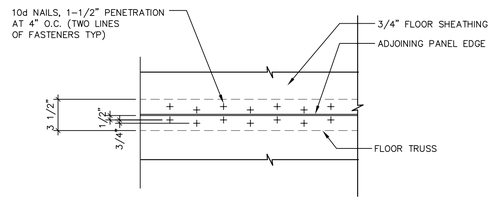
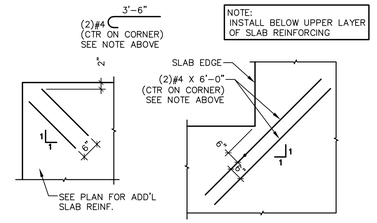
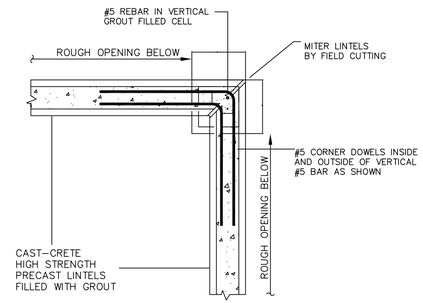


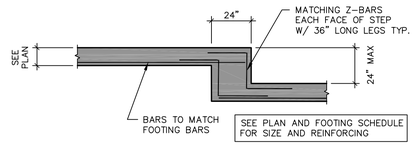
TYPICAL FLOOR SHEATING ATTACHMENT DETAIL



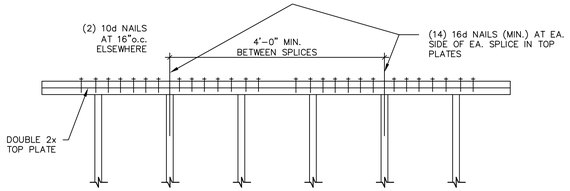
TYP. SLAB CORNER REINF.



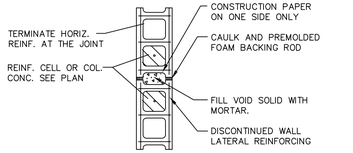
90° CORNER DETAIL 12"x12" COLUMN BELOW



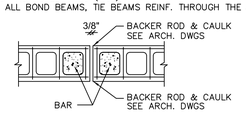
TYPICAL STEP FOOTING DETAIL
N.T.S.



TYPICAL TOP PLATE DETAIL

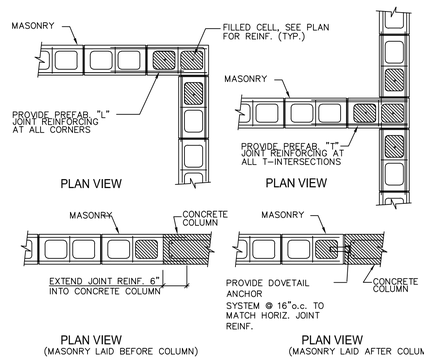


NOTES :
1.- SAW CUT BOND BEAMS, TIE BEAMS 1" DEEP TO CONTINUE WALL CONTROL JOINT TO TOP OF WALL.
2.- CONTROL JOINT SPACING IS NOT TO EXCEED 25'-0"o.c. IN WALLS WITH MORE THAN 25'-0" OF UNINTERRUPTED MASONRY. REFER TO DWG'S. FOR ADDITIONAL SPECIFIED LOCATIONS AS NOTED THUS (WCJ).
3.- CONTINUE ALL BOND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

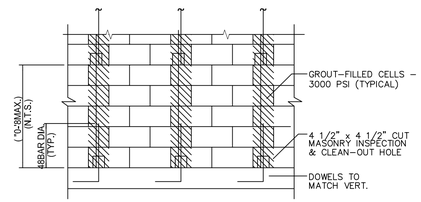


ALTERNATE METHOD

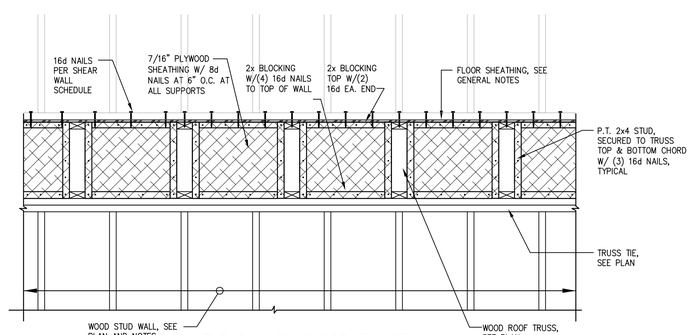
CMU WALL CONTROL JOINT (WCJ) DETAIL



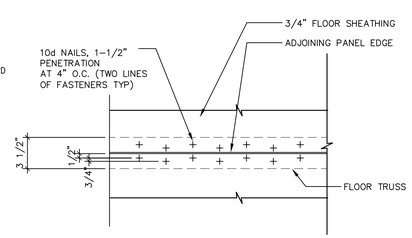
TYPICAL MASONRY DETAILS



TYPICAL MASONRY FILLED CELL DETAIL

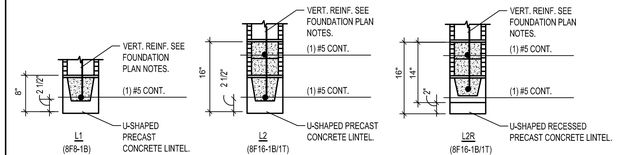


TYPICAL PLYWOOD FLOOR BLOCKING AT SHEAR WALL DETAIL



TYPICAL FLOOR SHEATING ATTACHMENT DETAIL

8" MASONRY PRECAST LINTEL SCHEDULE



NOTES:
1. 8" PRECAST LINTELS BY CASTCRETE CORPORATION OR APPROVED EQUAL.
2. SHORE PRECAST LINTEL PER MANUFACTURER RECOMMENDATIONS.
3. SEE THE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL OPENINGS.
4. PROVIDE 4" MINIMUM BEARING EACH END.

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GUTHERMAN STRUCTURAL INC.
139 CROWN OAK CENTRE DRIVE
LONGWOOD, FL 32750
P: 407.331.8005
www.gsipe.com

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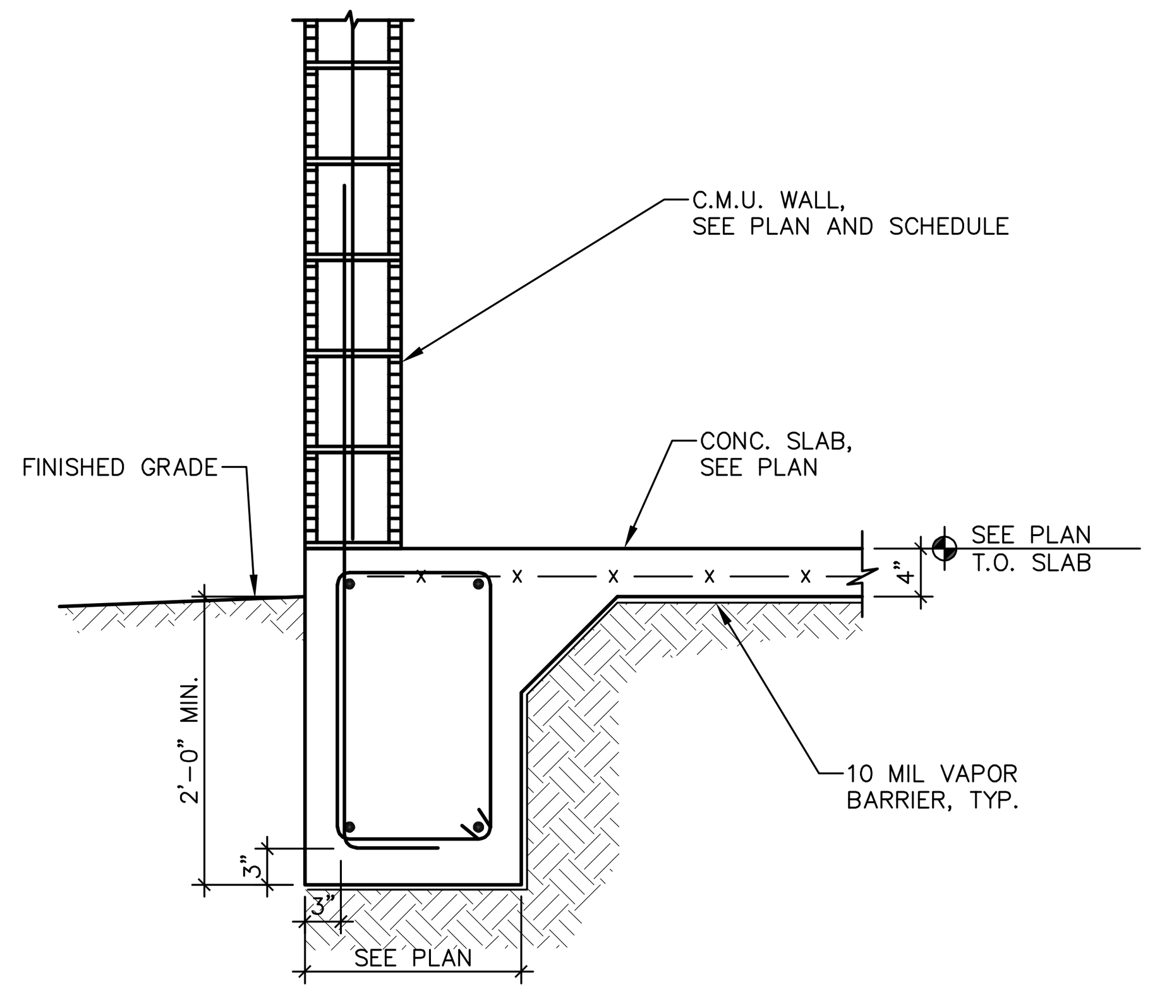
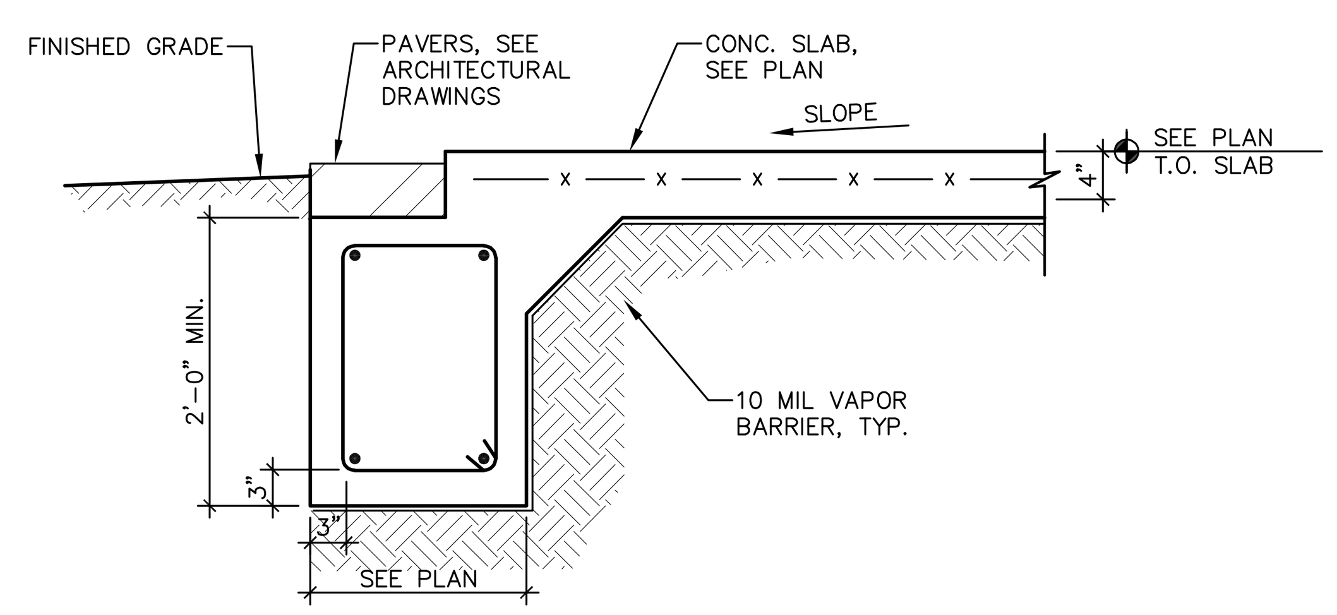
JOHN GUTHERMAN JR. LICENSE No. 60880 STATE OF FLORIDA PROFESSIONAL ENGINEER

S4.1



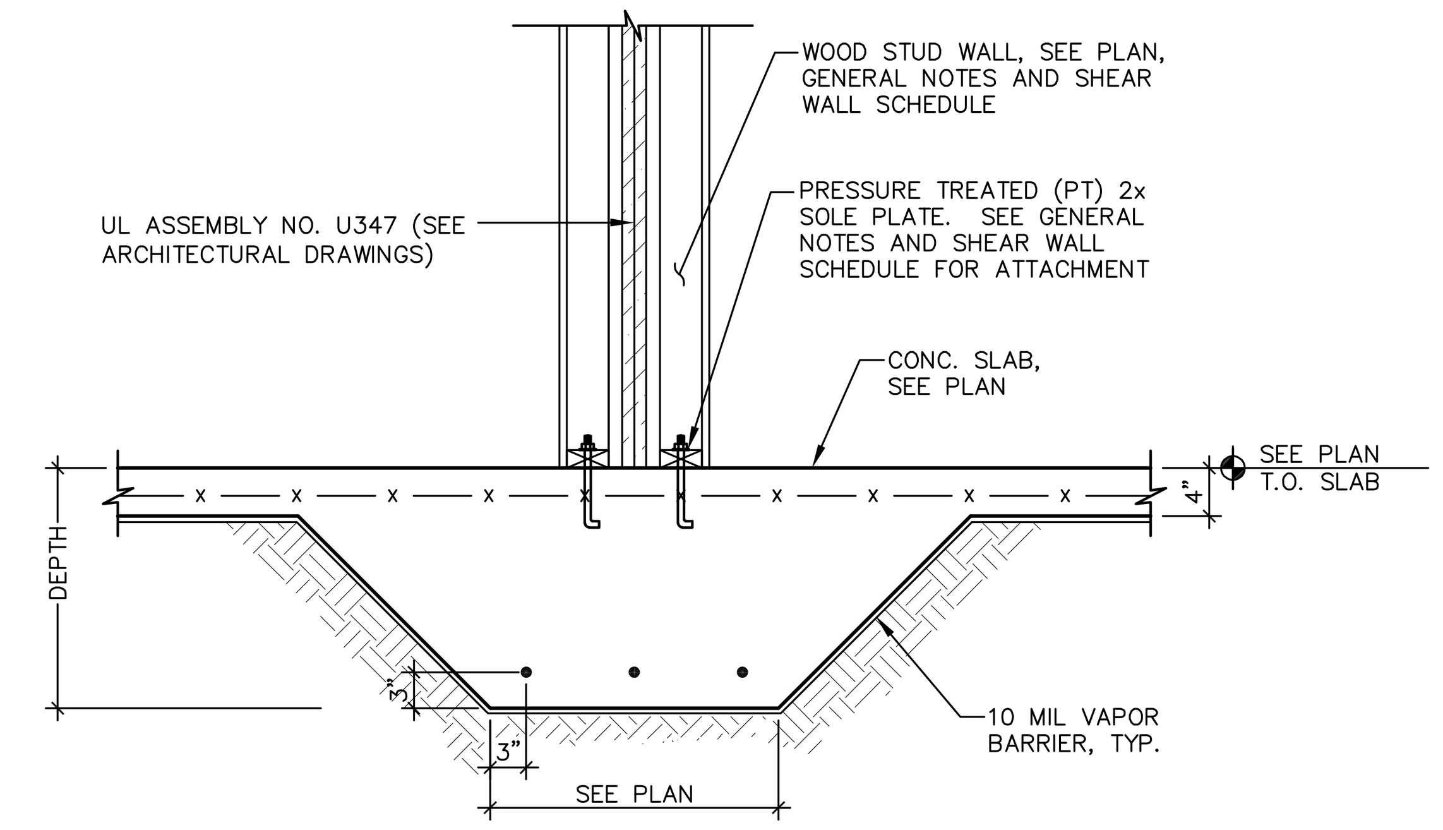
TYP. EXTERIOR WALL FOOTING

SECTION 1 S5.1
3/4" = 1'-0"



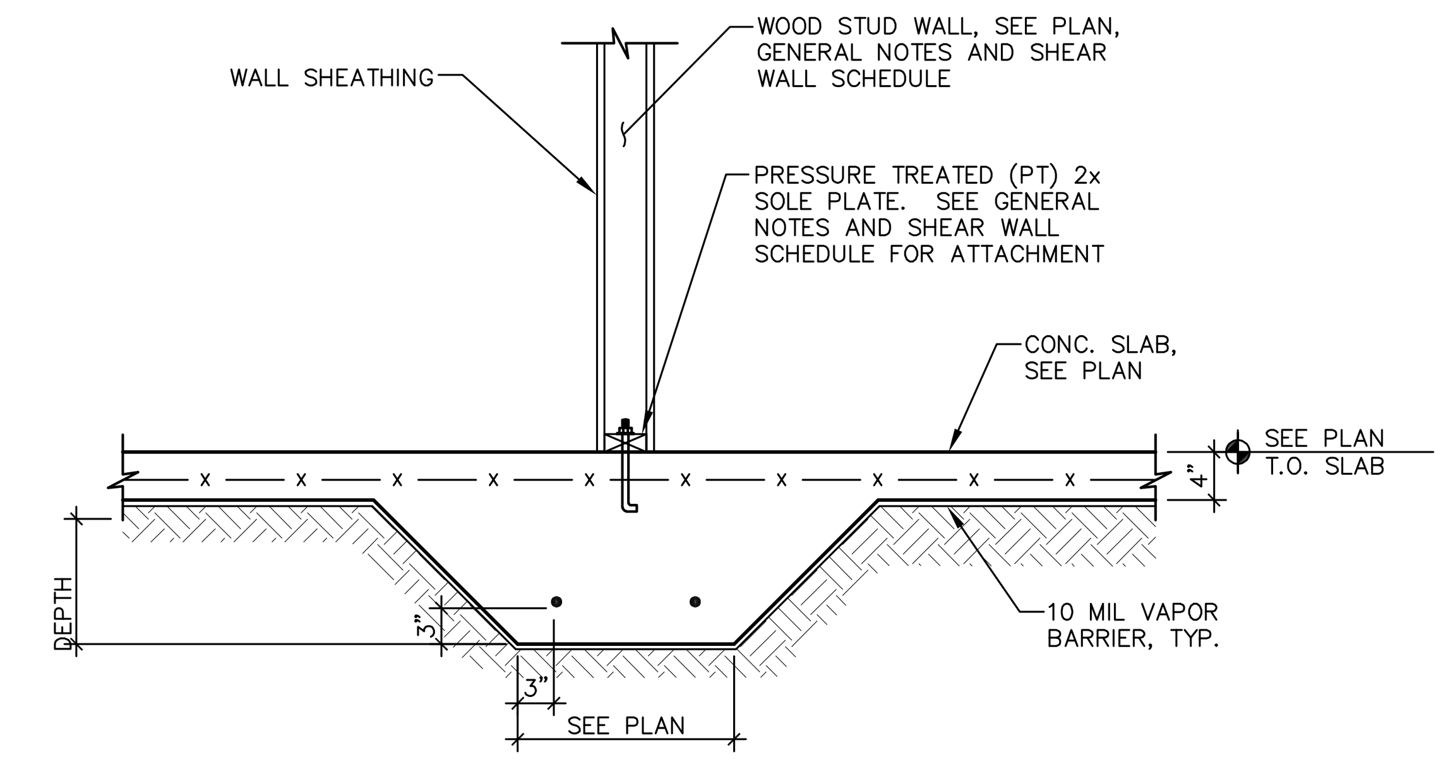
TYP. EXTERIOR GARAGE EDGE FOOTING

SECTION 2 S5.1
3/4" = 1'-0"



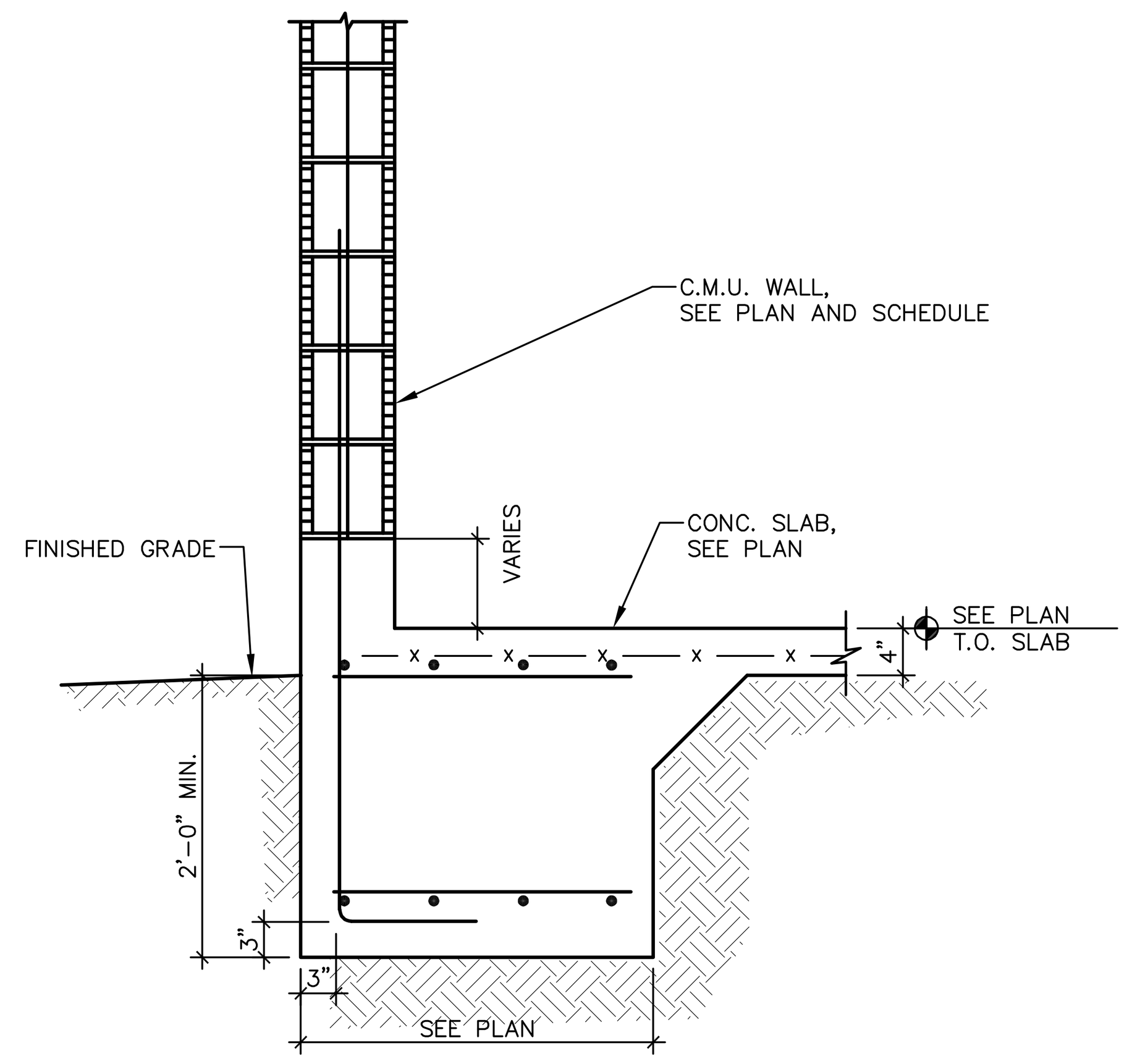
TYP. INTERIOR DBL WALL FOOTING

SECTION 3 S5.1
3/4" = 1'-0"



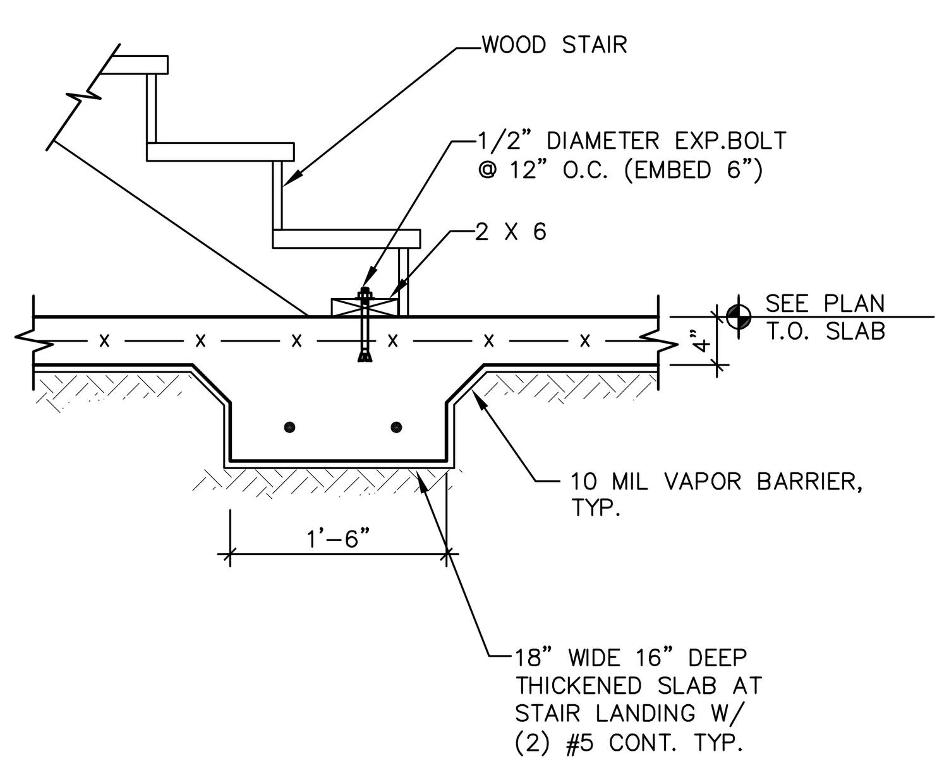
TYP. INTERIOR WALL FOOTING

SECTION 4 S5.1
3/4" = 1'-0"



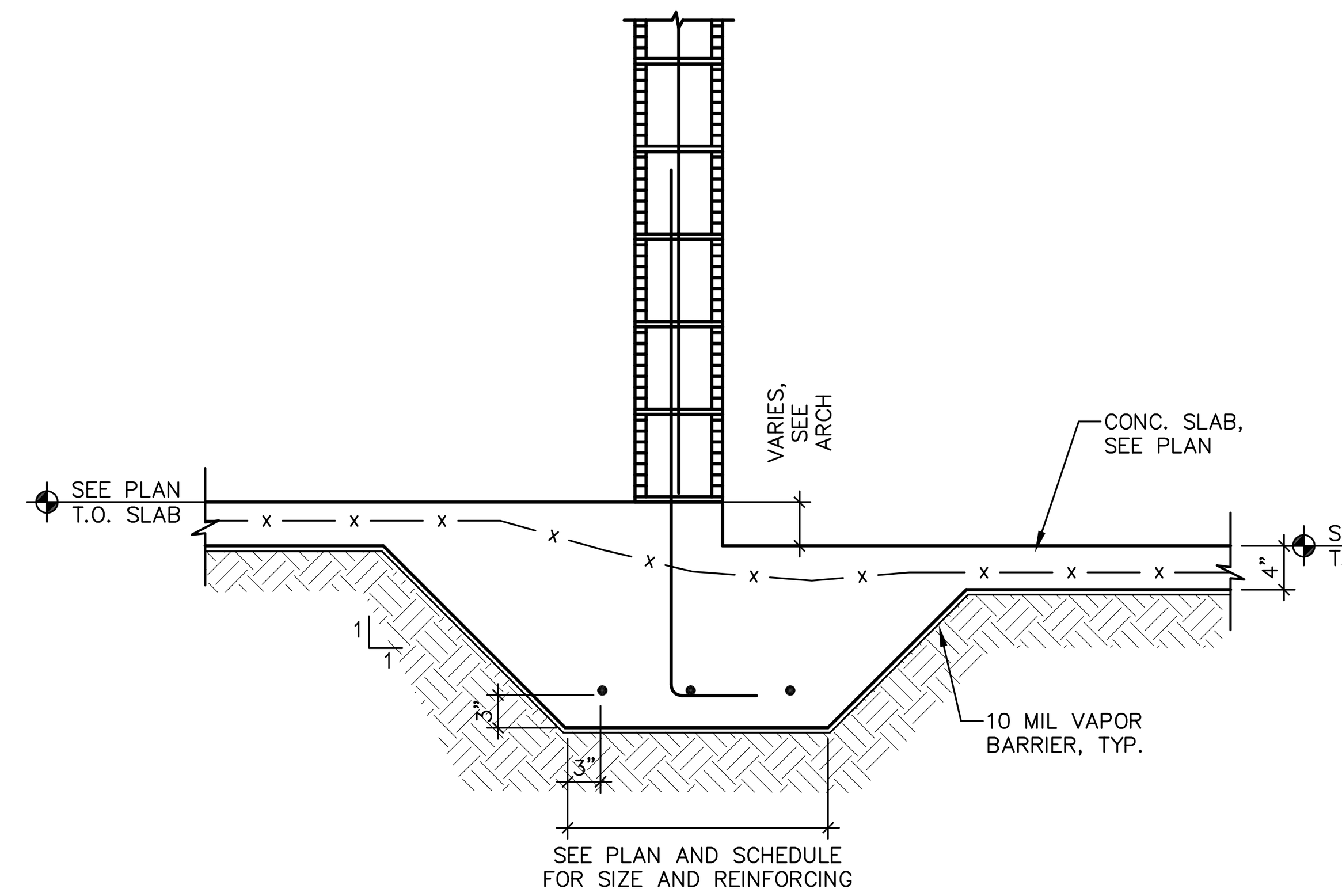
MASONRY SUPPORT CURBS
AT ENTRY PORCH

SECTION 5 S5.1
3/4" = 1'-0"



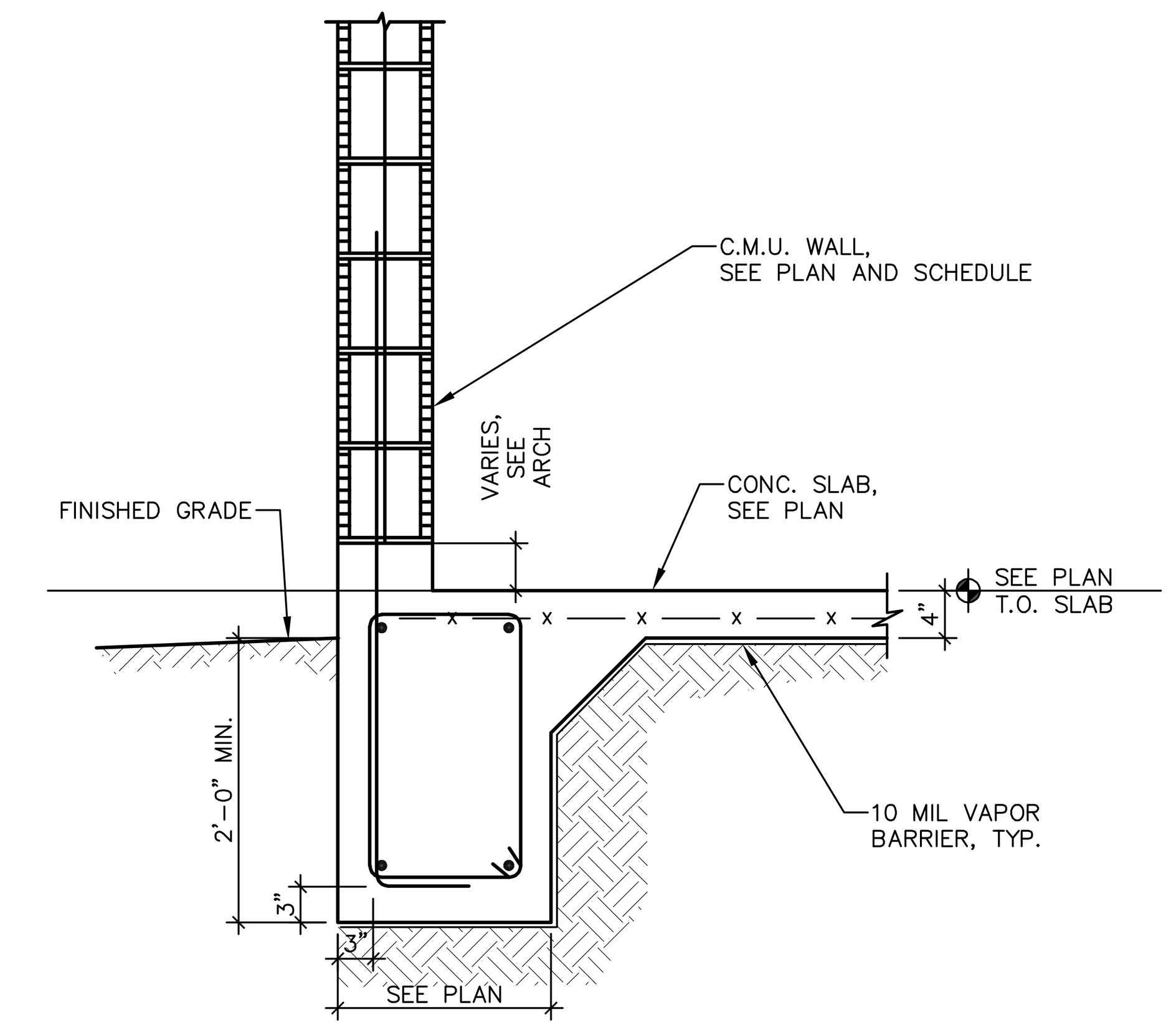
TYPICAL WOOD STAIR FOOTING DETAIL
AT CONVENTIONAL CONCRETE SLAB

SECTION 6 S5.1
3/4" = 1'-0"



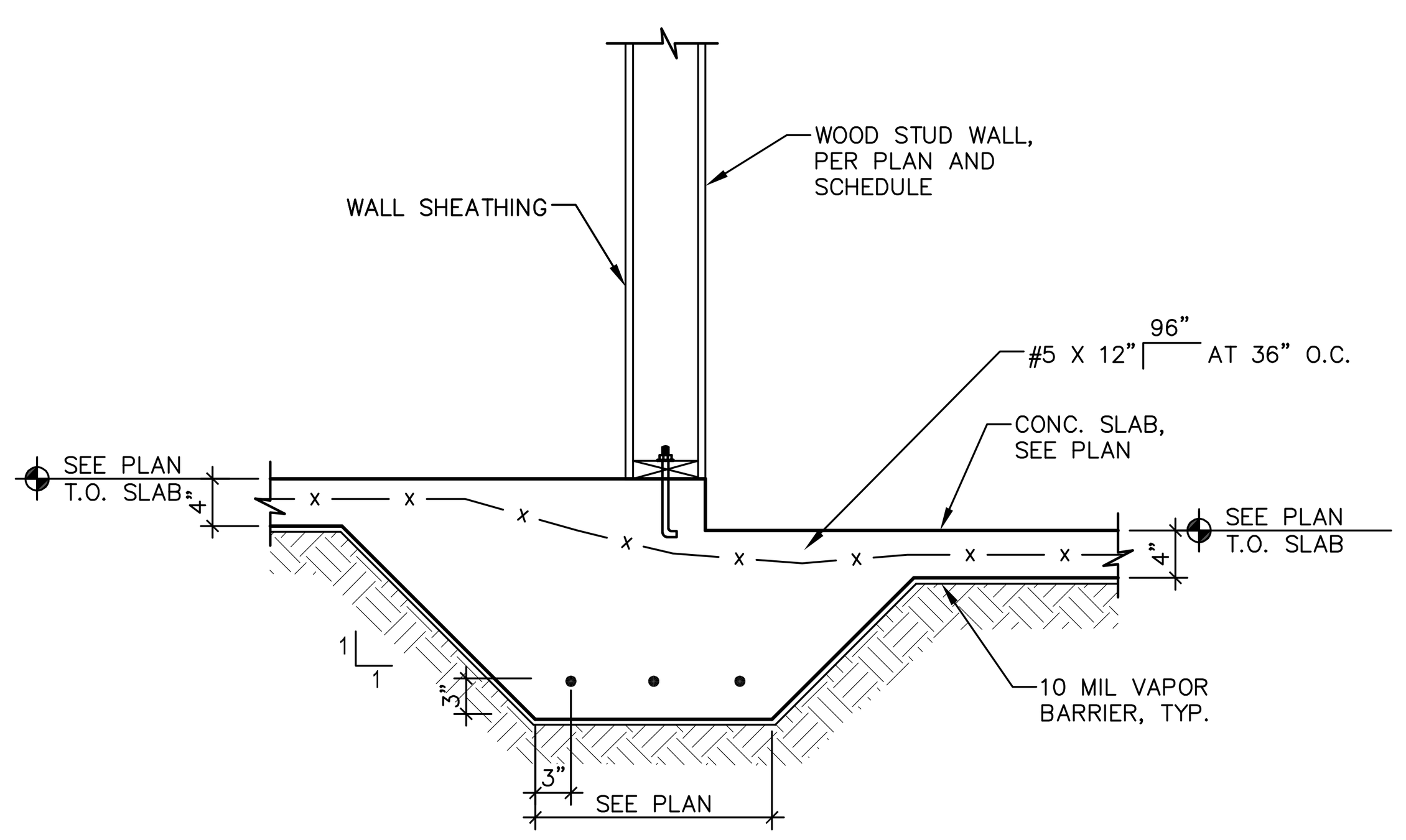
TYP. RAISED GARAGE CURB
FOOTING AT SLAB STEP

SECTION 7 S5.1
3/4" = 1'-0"



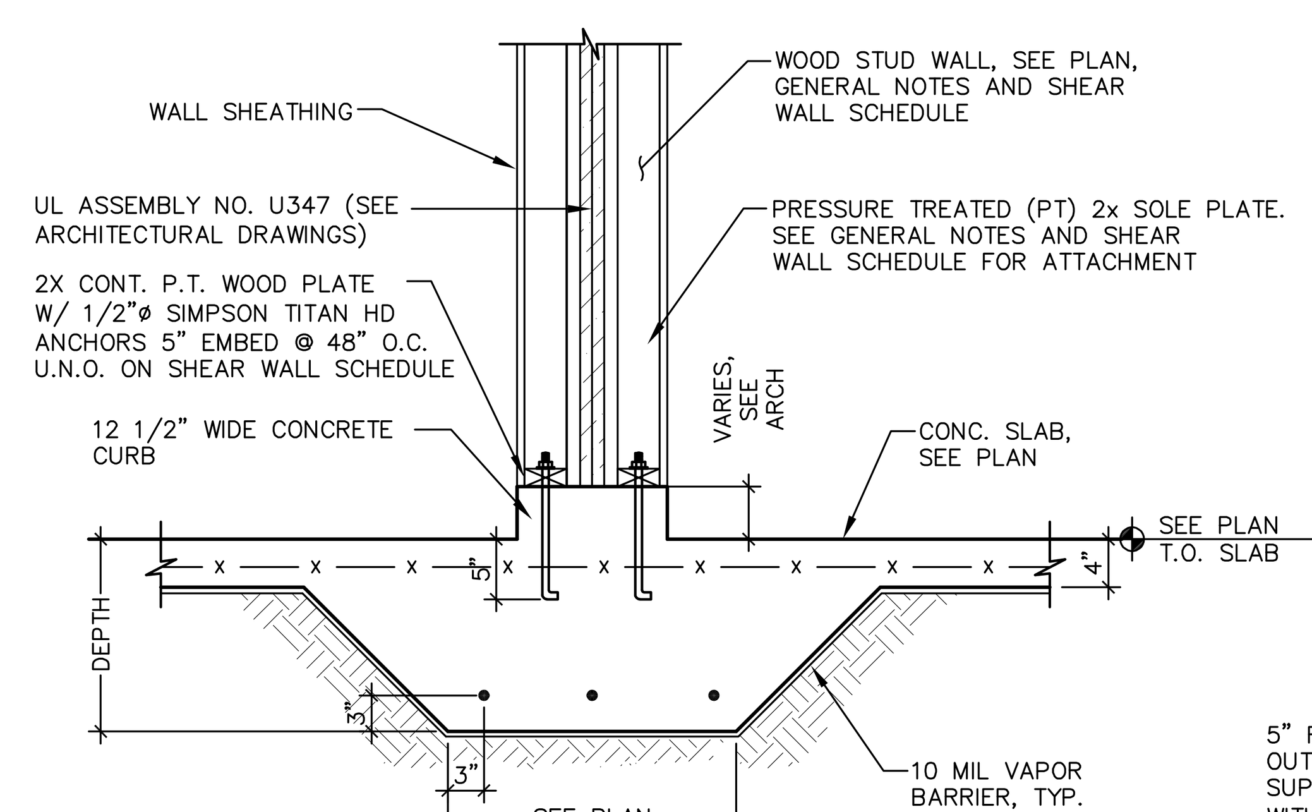
TYP. RAISED GARAGE
CURB FOOTING

SECTION 8 S5.1
3/4" = 1'-0"



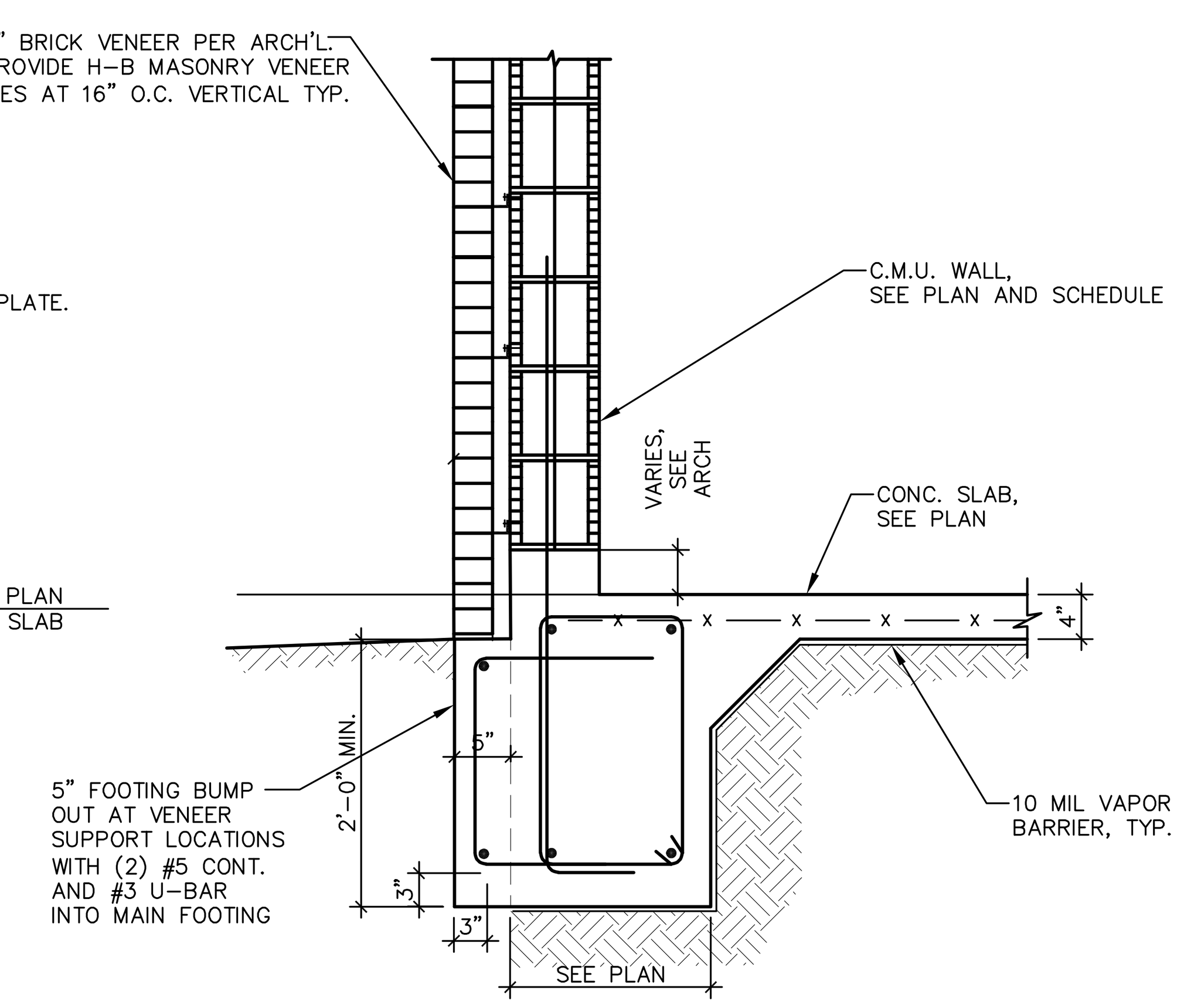
TYP. RAISED GARAGE
CURB FOOTING

SECTION 9 S5.1
3/4" = 1'-0"



TYP. INTERIOR DBL WALL
FOOTING ON CURB

SECTION 10 S5.1
3/4"=1'-0"



TYP. FOOTING BUMP
OUT FOR BRICK VENEER

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1507 CROWN OAK CENTRE DRIVE
LONGWOOD, FL 32750
P: 407.951.8965
LIC. #28863

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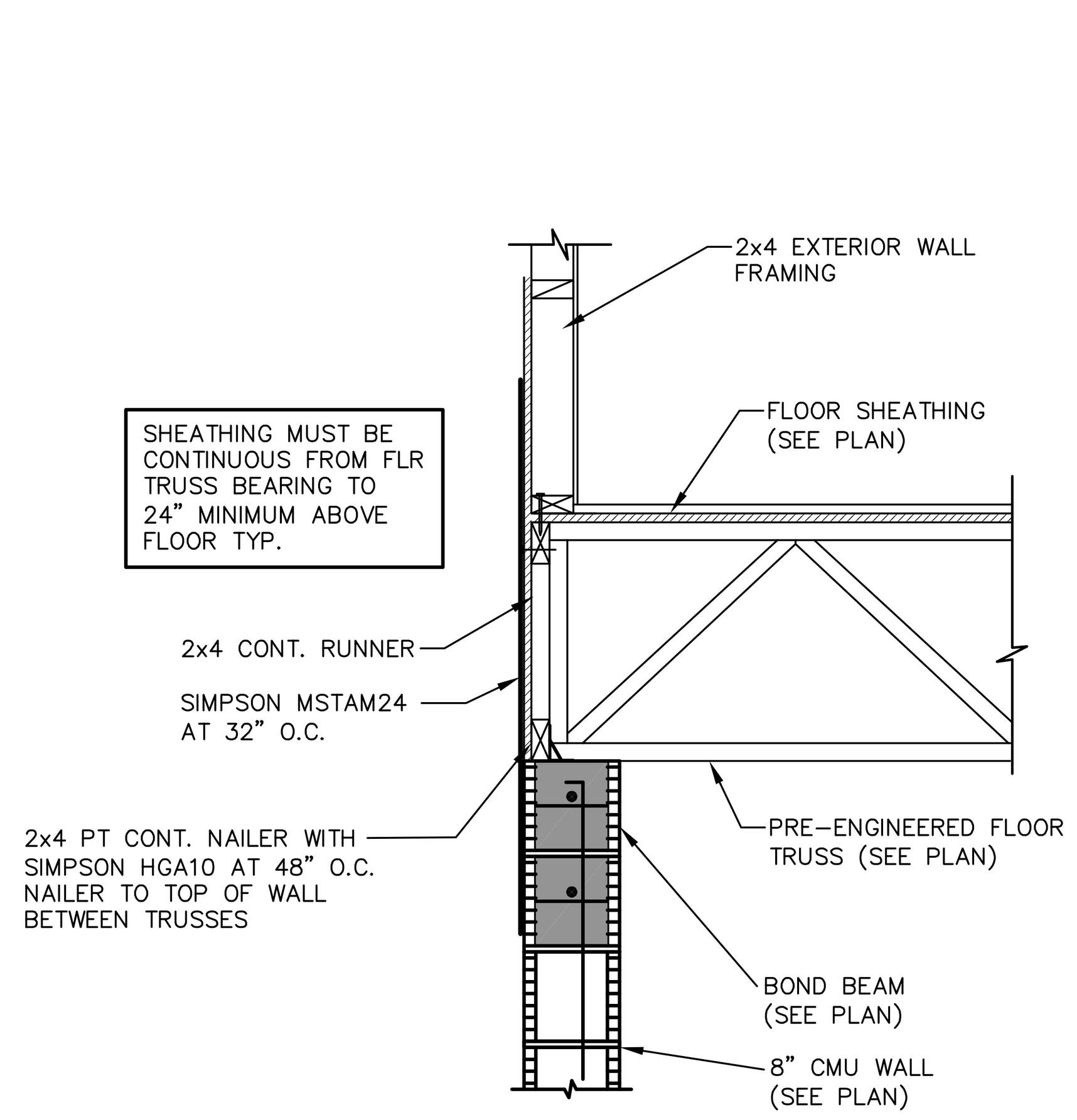
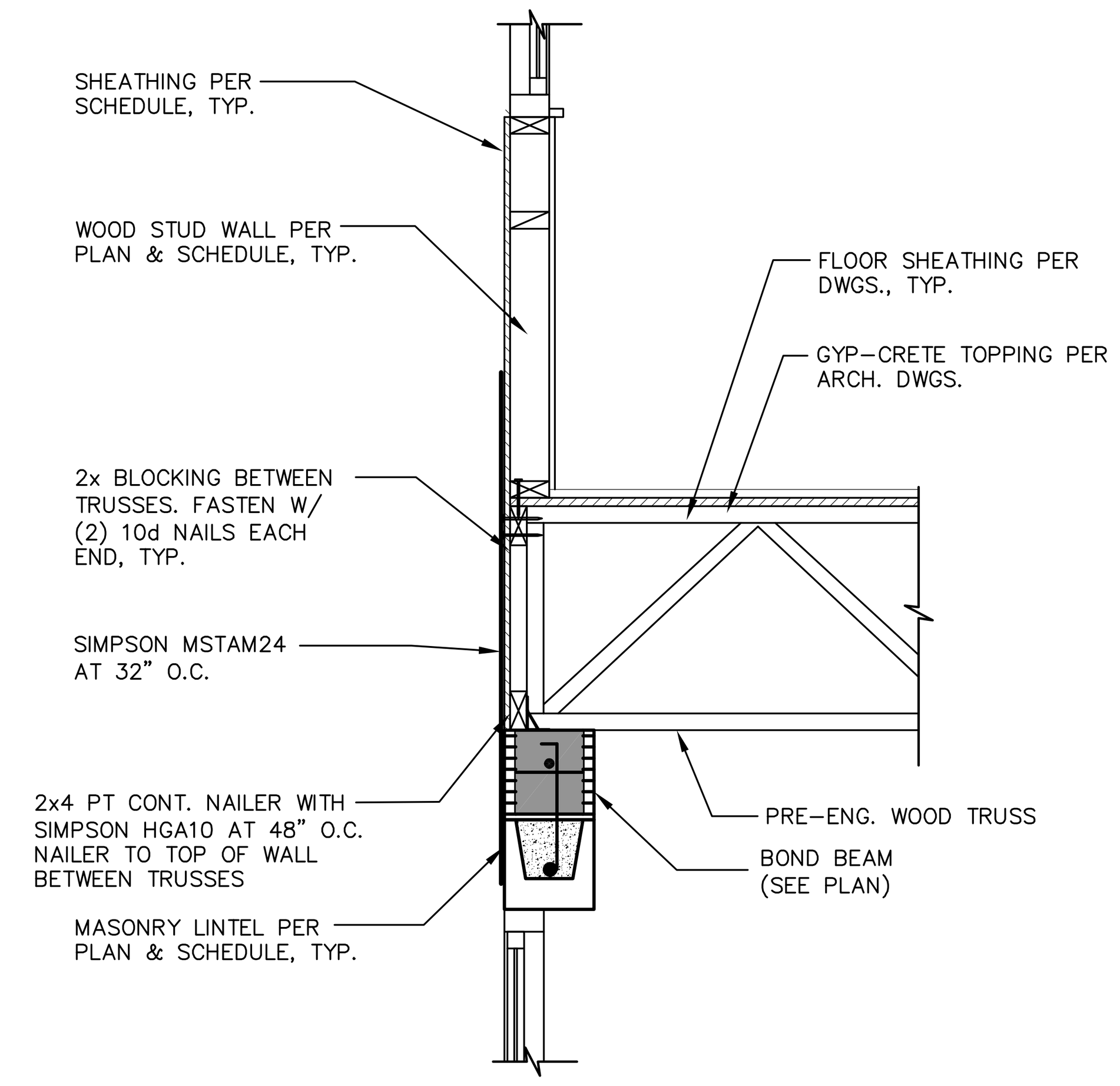
S5.1



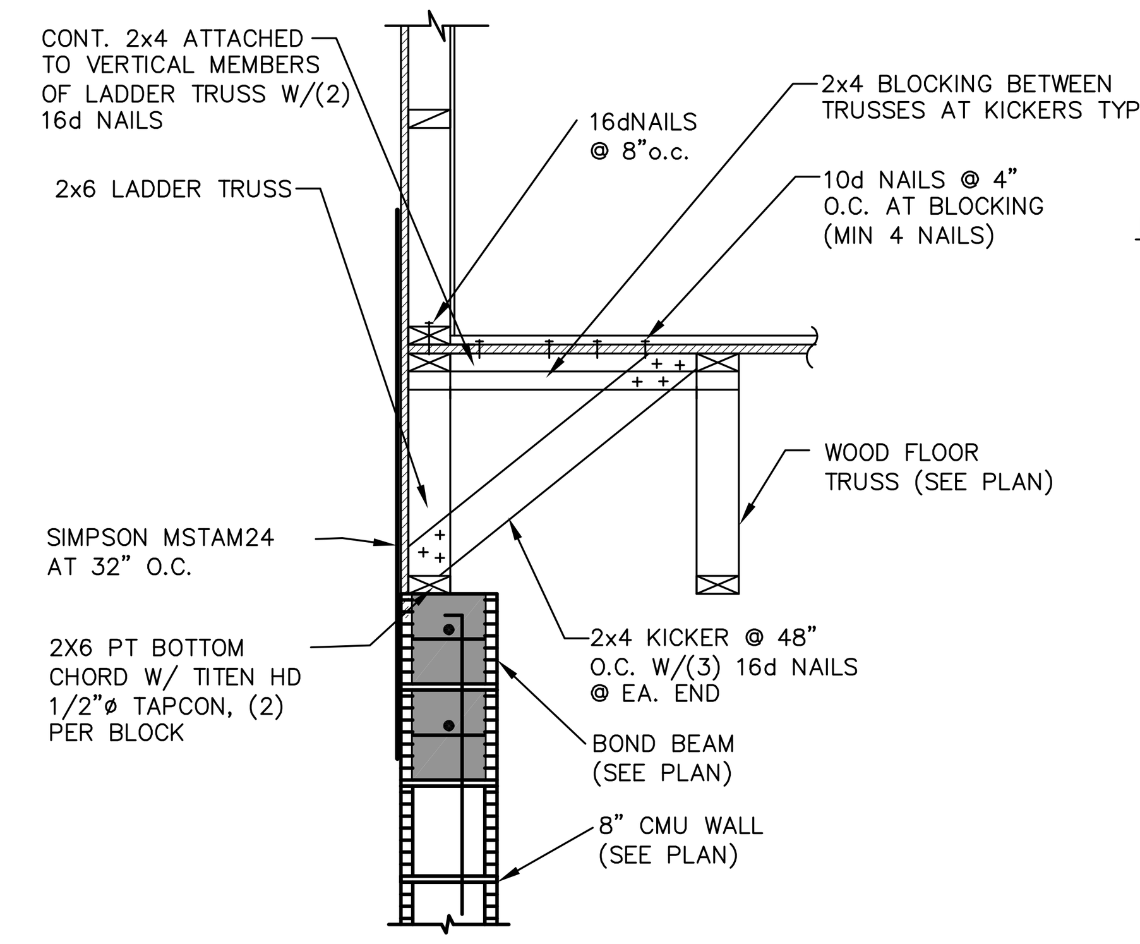
EXTERIOR UNIT BEARING WALL

SECTION 1 S5.2
3/4" = 1'-0"



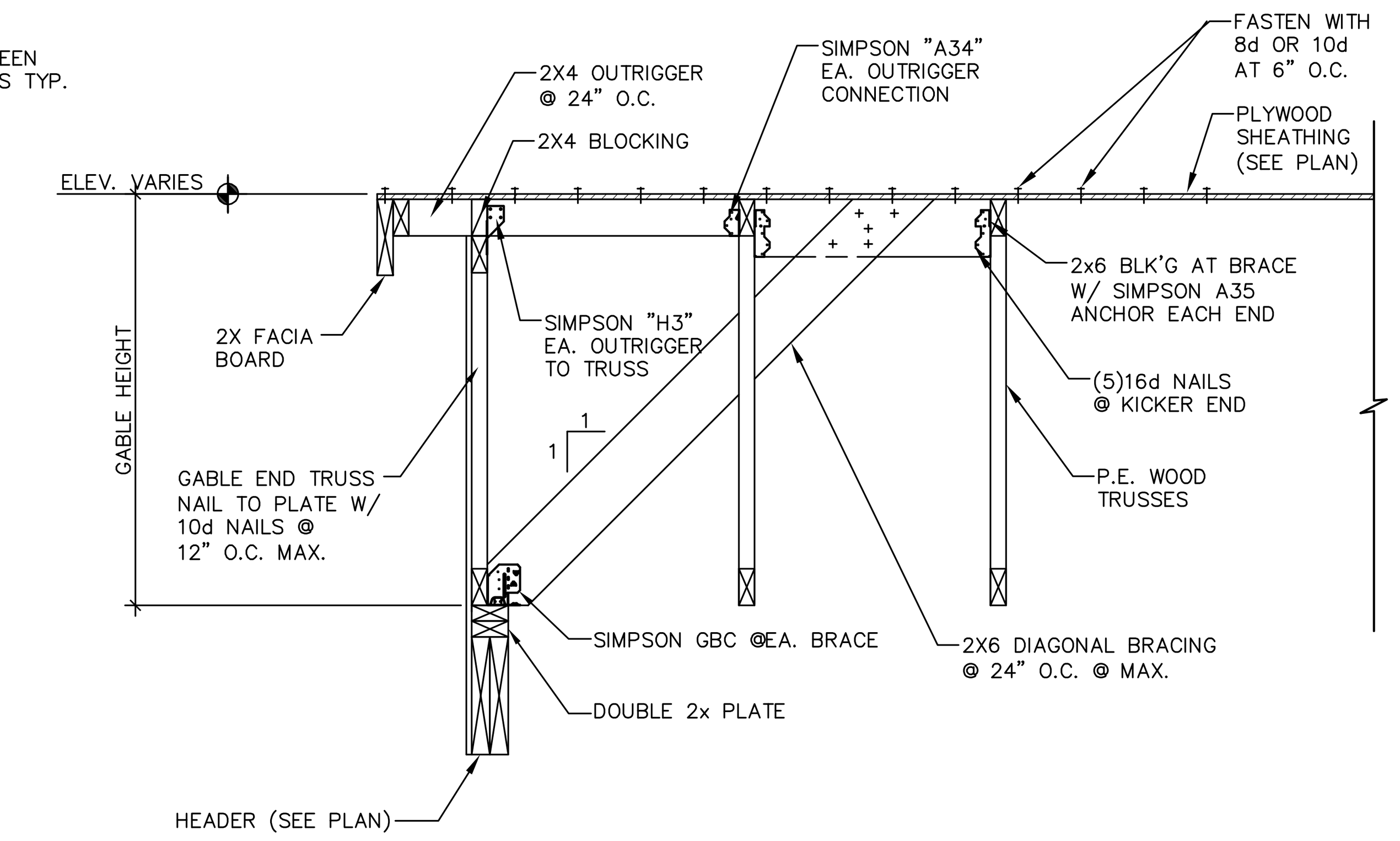
EXTERIOR UNIT BEARING HEADER

SECTION 2 S5.2
3/4" = 1'-0"

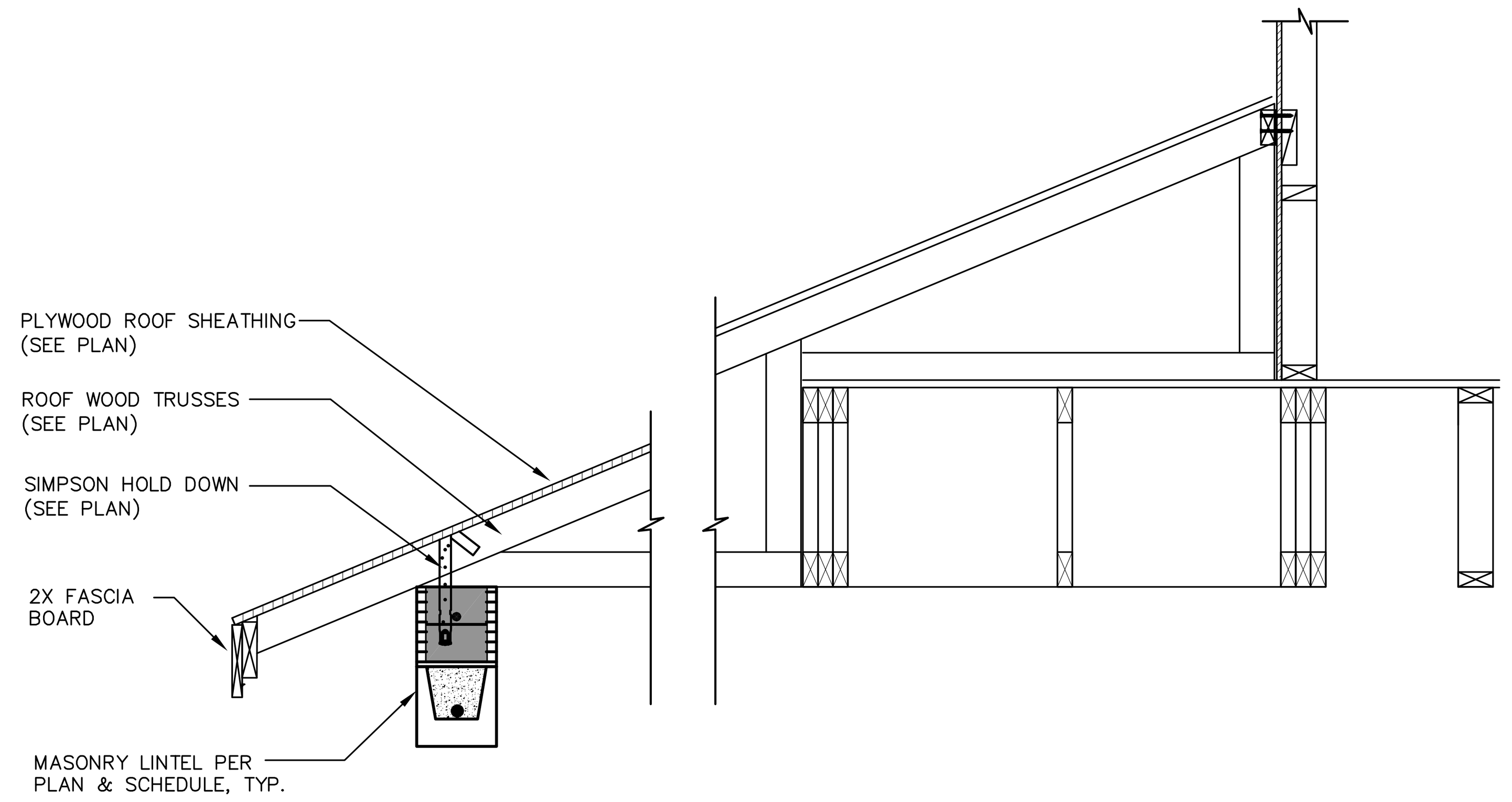


EXTERIOR UNIT NON-BEARING WALL

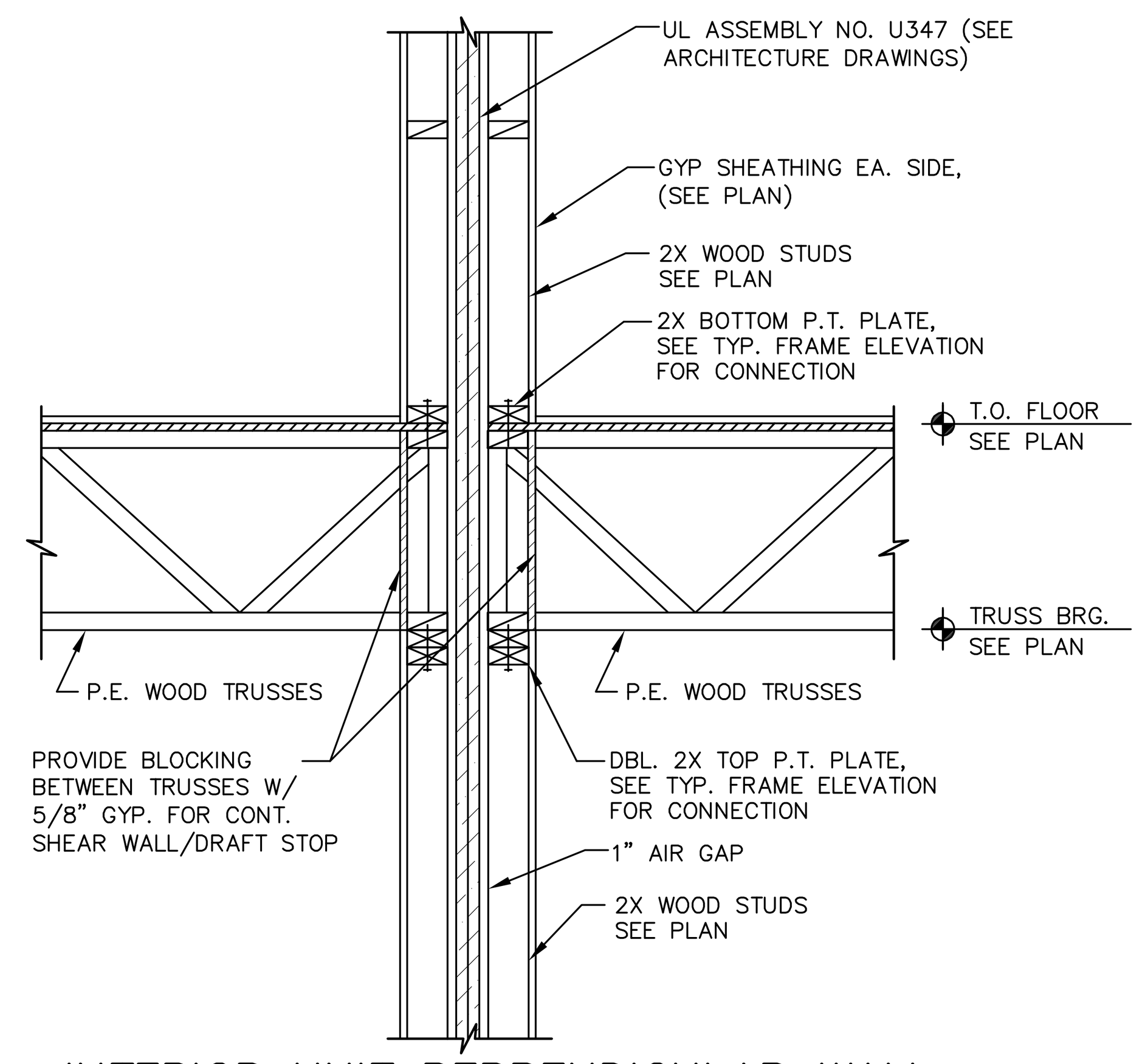
SECTION 3 S5.2
3/4" = 1'-0"



SECTION 4 S5.2
3/4" = 1'-0"

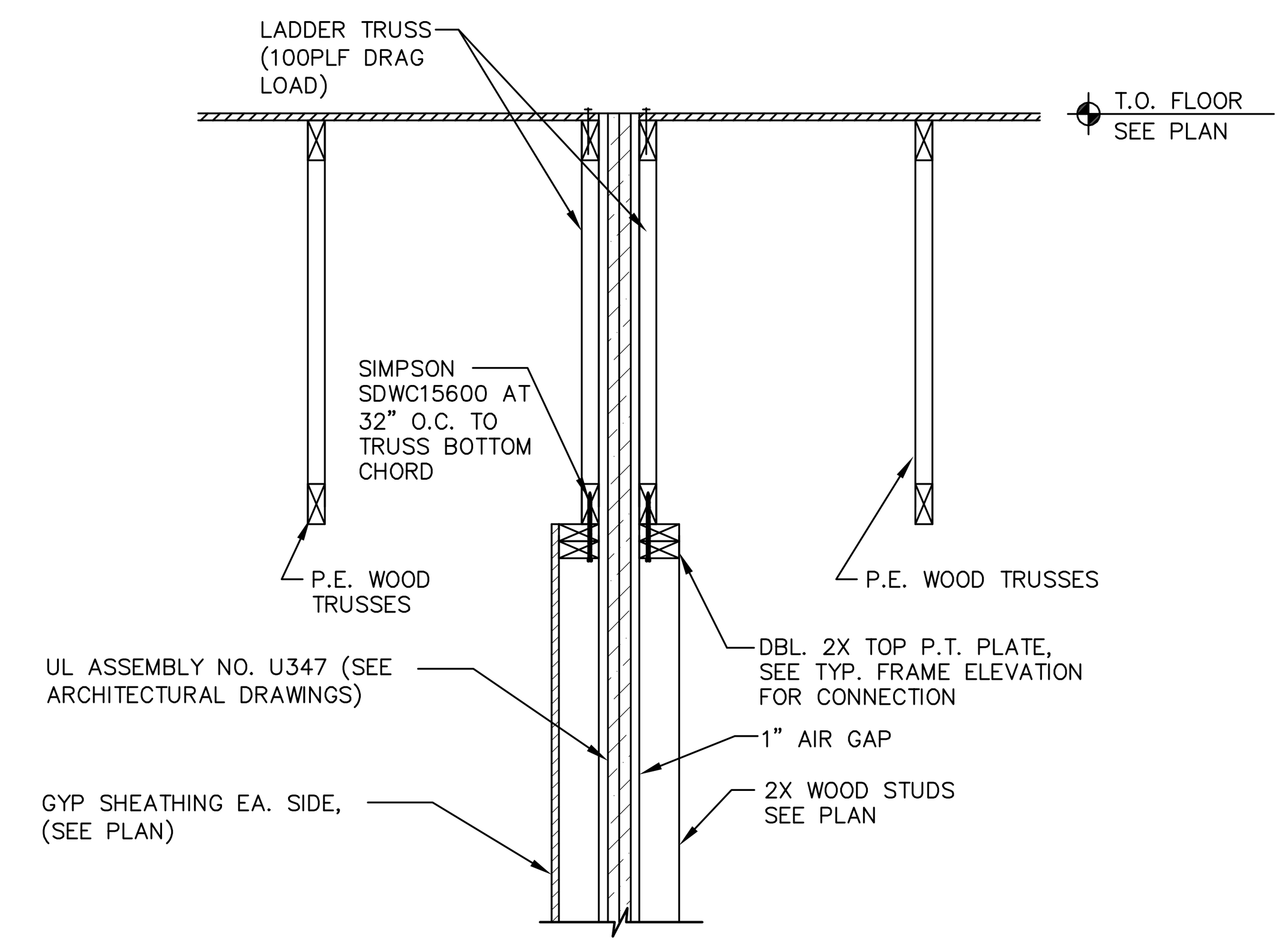


SECTION 5 S5.2
3/4" = 1'-0"



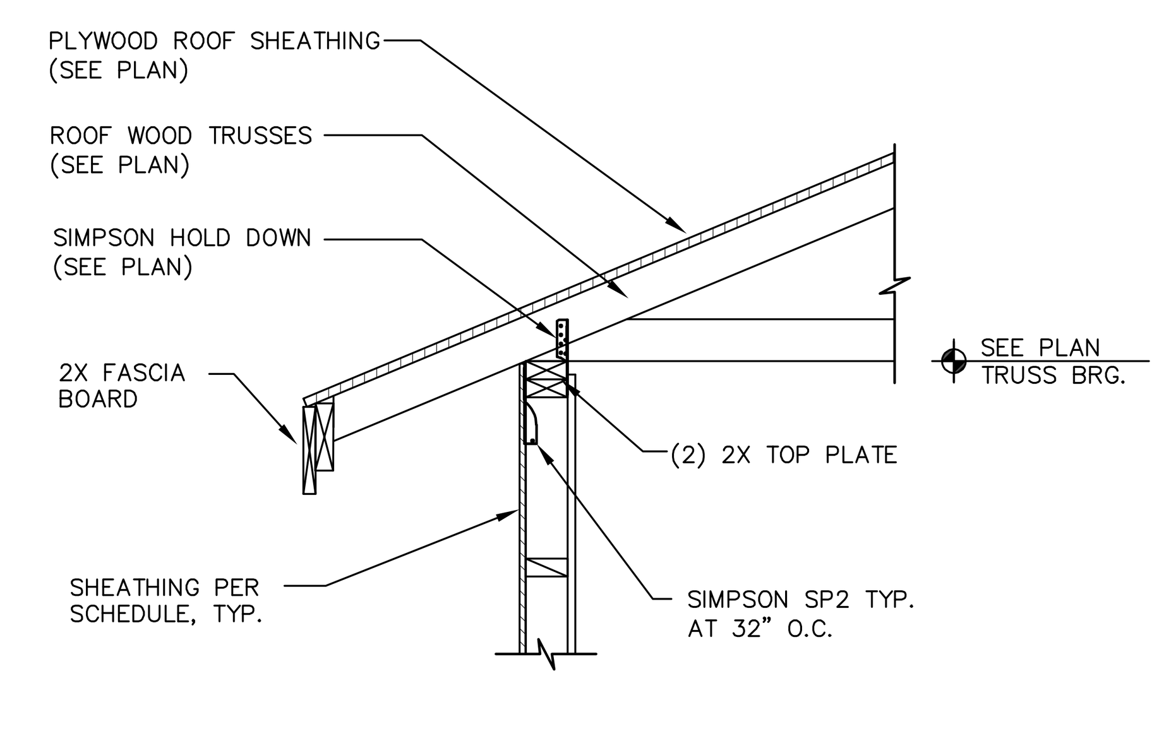
INTERIOR UNIT PERPENDICULAR WALL

SECTION 6 S5.2
3/4" = 1'-0"



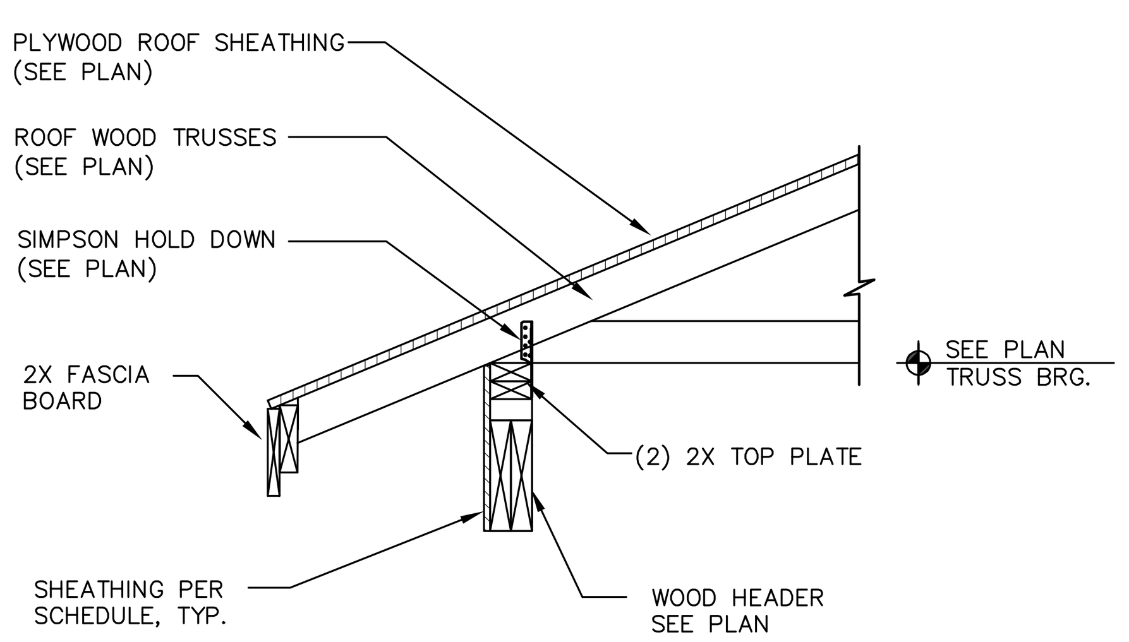
INTERIOR UNIT PARALLEL WALL

SECTION 7 S5.2
3/4" = 1'-0"



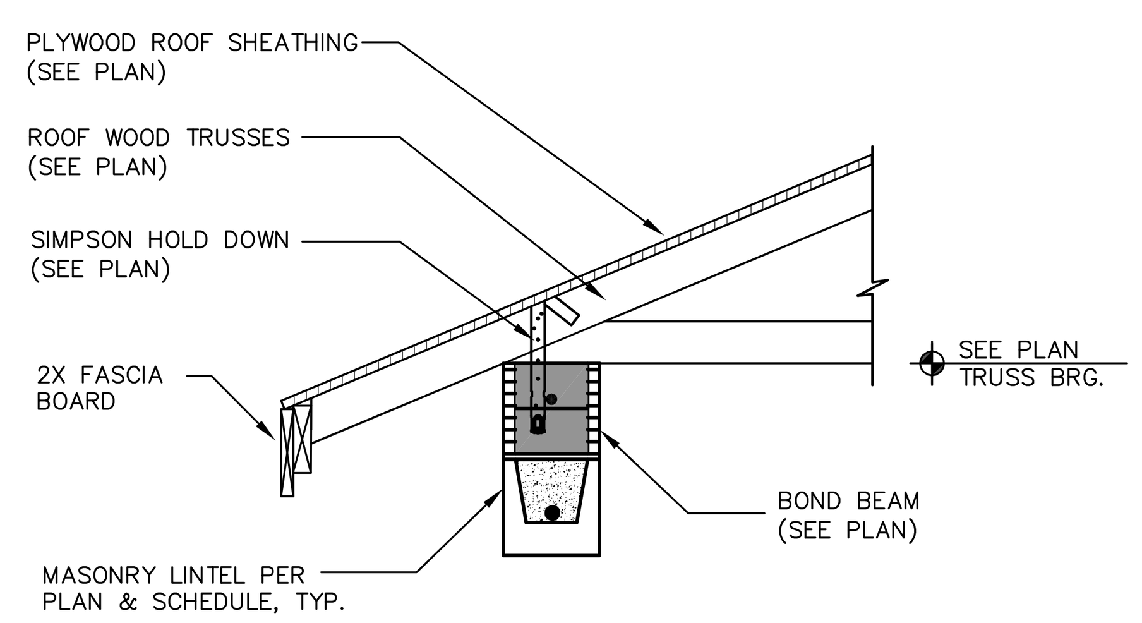
EXTERIOR UNIT BEARING WALL

SECTION 8 S5.2
3/4" = 1'-0"



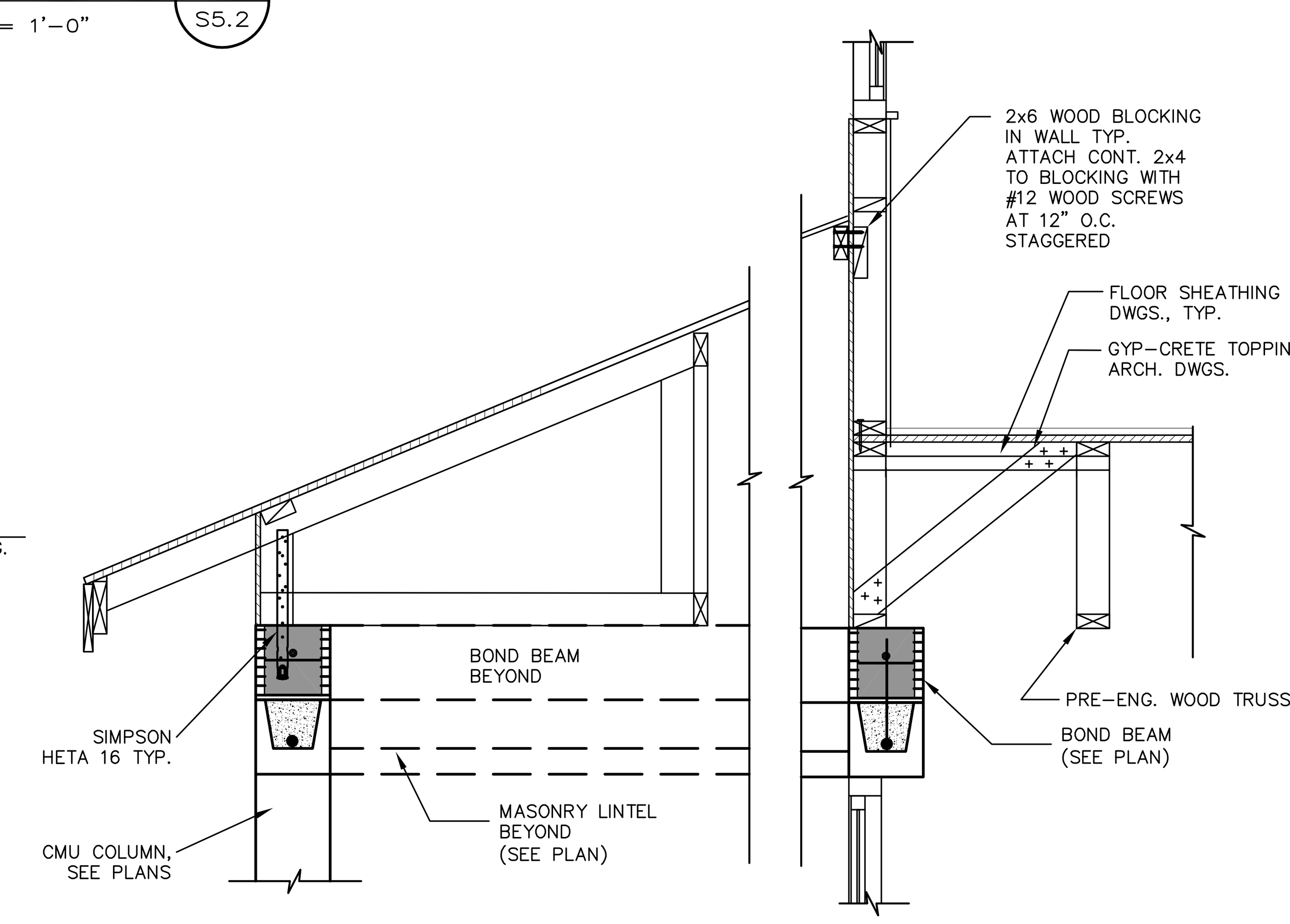
EXTERIOR UNIT BEARING WALL

SECTION 9 S5.2
3/4" = 1'-0"



EXTERIOR UNIT BEARING AT LINTEL

SECTION 10 S5.2
3/4" = 1'-0"



PORCH ROOF TRUSS BEARING

SECTION 11 S5.2
3/4" = 1'-0"

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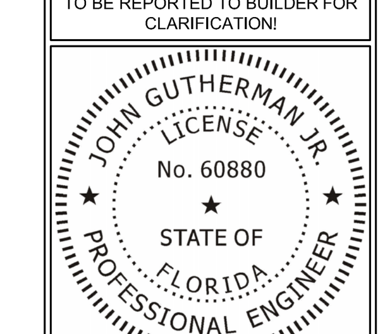

S5.2