

Building Data Summary

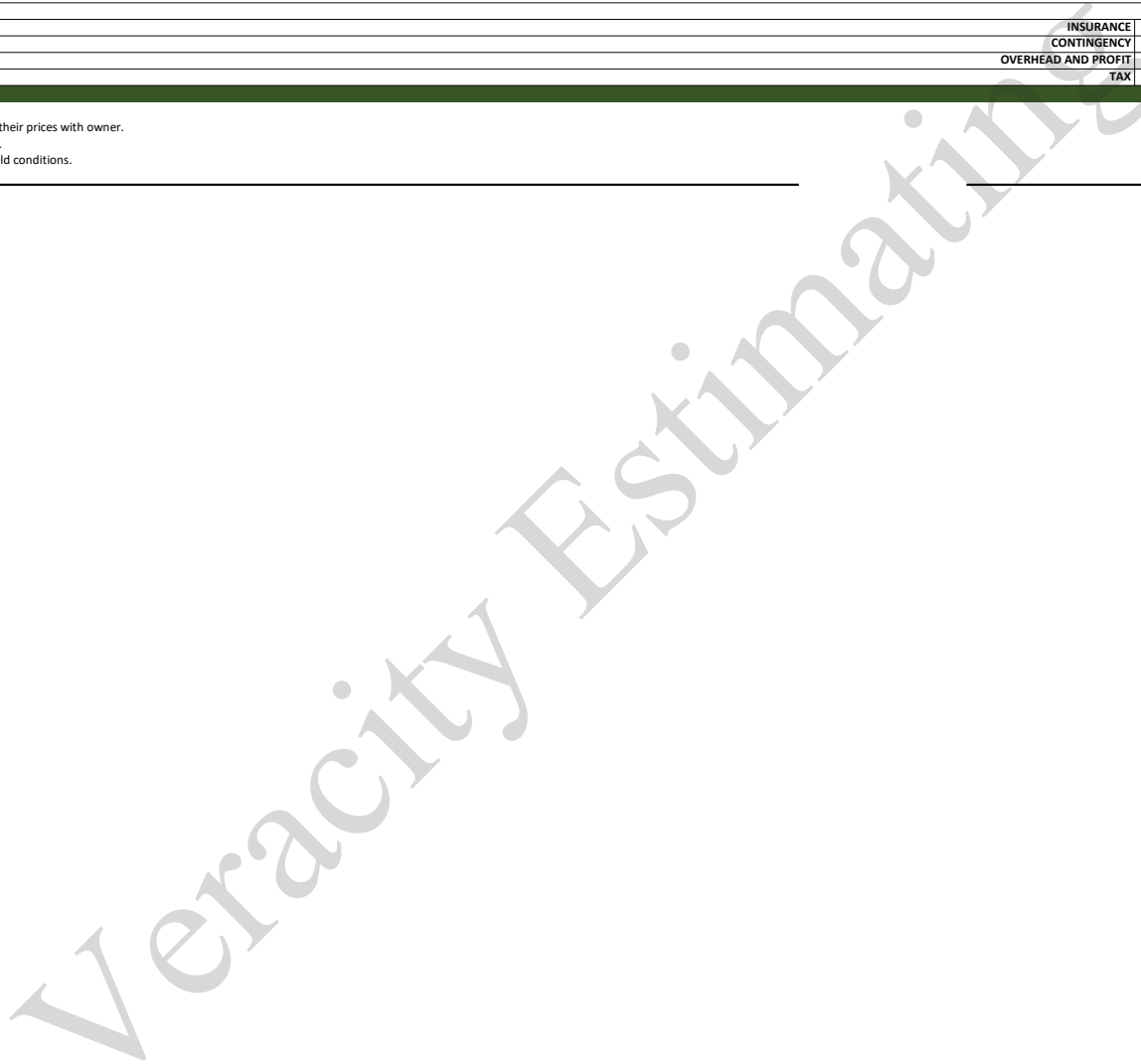
Project ID:	New Townhome Units
Location:	*****
Scope of Work:	Shell construction - stucco, interior framing, drywall and paint
Date:	Dec 19, 2024



Item #	Ref. Sheet #	Item Description	Unit	Quantity	Wastage	Quantity w/ Wastage	Unit Material Cost	Total Material Cost	Unit Manhour	Hourly Wage	Unit Labor Cost	Total Labor Cost	Sub Cost	Total Trade Cost
226		Paint @ Doors W/ Frame Sherwin Williams	SF	3346	10%	3681	\$ 0.48	\$ 1,766.69	0.015	\$ 50.00	\$ 0.75	\$ 2,760.45	\$	\$ 4,527.14
227		Paint @ Doors Trim Sherwin Williams	LF	2663	10%	2929	\$ 0.70	\$ 2,050.51	0.018	\$ 50.00	\$ 0.90	\$ 2,636.37	\$	\$ 4,686.88
228		Paint @ Windows Trim Sherwin Williams	LF	1858	10%	2044	\$ 0.70	\$ 1,430.66	0.018	\$ 50.00	\$ 0.90	\$ 1,839.42	\$	\$ 3,270.08
229		Paint @ Railings Sherwin Williams	LF	30	10%	33	\$ 0.62	\$ 20.46	0.015	\$ 50.00	\$ 0.75	\$ 24.75	\$	\$ 45.21
		Exterior												
230		3/4" Exterior Smooth Stucco Finish With White Color	SF	3722	10%	4094	\$ 4.20	\$ 17,195.64	0.085	\$ 50.00	\$ 4.25	\$ 17,400.35	\$	\$ 34,595.99
231		3/4" Smooth purge Coat With Vertical Lines 12" Separation & Cementitious Finish With White Color	SF	1765	10%	1942	\$ 4.60	\$ 8,930.90	0.085	\$ 50.00	\$ 4.25	\$ 8,251.38	\$	\$ 17,182.28
232		3/4" Stucco Window Trim Finish With Light Black Color	LF	58	10%	64	\$ 5.25	\$ 334.95	0.085	\$ 50.00	\$ 4.25	\$ 271.15	\$	\$ 606.10
233		3/4" Stucco Window Trim Finish With Light Gray Color	LF	655	10%	721	\$ 5.25	\$ 3,782.63	0.085	\$ 50.00	\$ 4.25	\$ 3,062.13	\$	\$ 6,844.75
234		3/4" Vertical Decorative Stucco Finish With Light Gray Color	SF	39	10%	43	\$ 5.25	\$ 225.23	0.085	\$ 50.00	\$ 4.25	\$ 182.33	\$	\$ 407.55
235		64" Height Womanized Outdoor Wood Fence	LF	73	10%	80	\$ 2.30	\$ 184.69	0.02	\$ 50.00	\$ 1.00	\$ 80.30	\$	\$ 264.99
236		Facade Vents	EA	4	0%	4	\$ 17.85	\$ 71.40	0.075	\$ 65.00	\$ 4.88	\$ 19.50	\$	\$ 90.90
237		Building Paper	SF	3722	10%	4094	\$ 0.15	\$ 614.13	0.015	\$ 50.00	\$ 0.75	\$ 3,070.65	\$	\$ 3,684.78
238		Cliff stone Boardwalk Finish With Light Black Color	SF	156	10%	172	\$ 3.25	\$ 557.70	0.085	\$ 50.00	\$ 4.25	\$ 729.30	\$	\$ 1,287.00
239		Metal Lath W/ Wire Under Stucco	SF	3722	10%	4094	\$ 1.47	\$ 6,018.47	0.035	\$ 50.00	\$ 1.75	\$ 7,164.85	\$	\$ 13,183.32
240		Pilasters, Subdividing the Facade	LF	333	10%	366	\$ 0.60	\$ 219.78	0.015	\$ 50.00	\$ 0.75	\$ 274.73	\$	\$ 494.51
		Subtotal (Finishes)						\$ 418,337				\$ 398,950		\$ 817,287

	PROJECTED COST	\$ 1,721,702
	INSURANCE	3%
		\$ 51,651
	CONTINGENCY	5%
		\$ 86,085
	OVERHEAD AND PROFIT	15%
		\$ 258,255
	TAX	6.5%
		\$ 57,367.93
	SUGGESTED BID	\$ 2,175,061

- Note:**
- Please verify the equipment's and their prices with owner.
 - Online sources are used for pricing.
 - Prices can vary depending upon field conditions.



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VERACITY
ESTIMATING

Construction Estimation Services

Item #	Ref. Sheet #	Item Description	Unit	Quantity	Wastage	Quantity w/ Wastage	Unit Material Cost	Total Material Cost	Unit Manhour	Hourly Wage	Unit Labor Cost	Total Labor Cost	Sub Cost	Total Trade Cost
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Veracity Estimating

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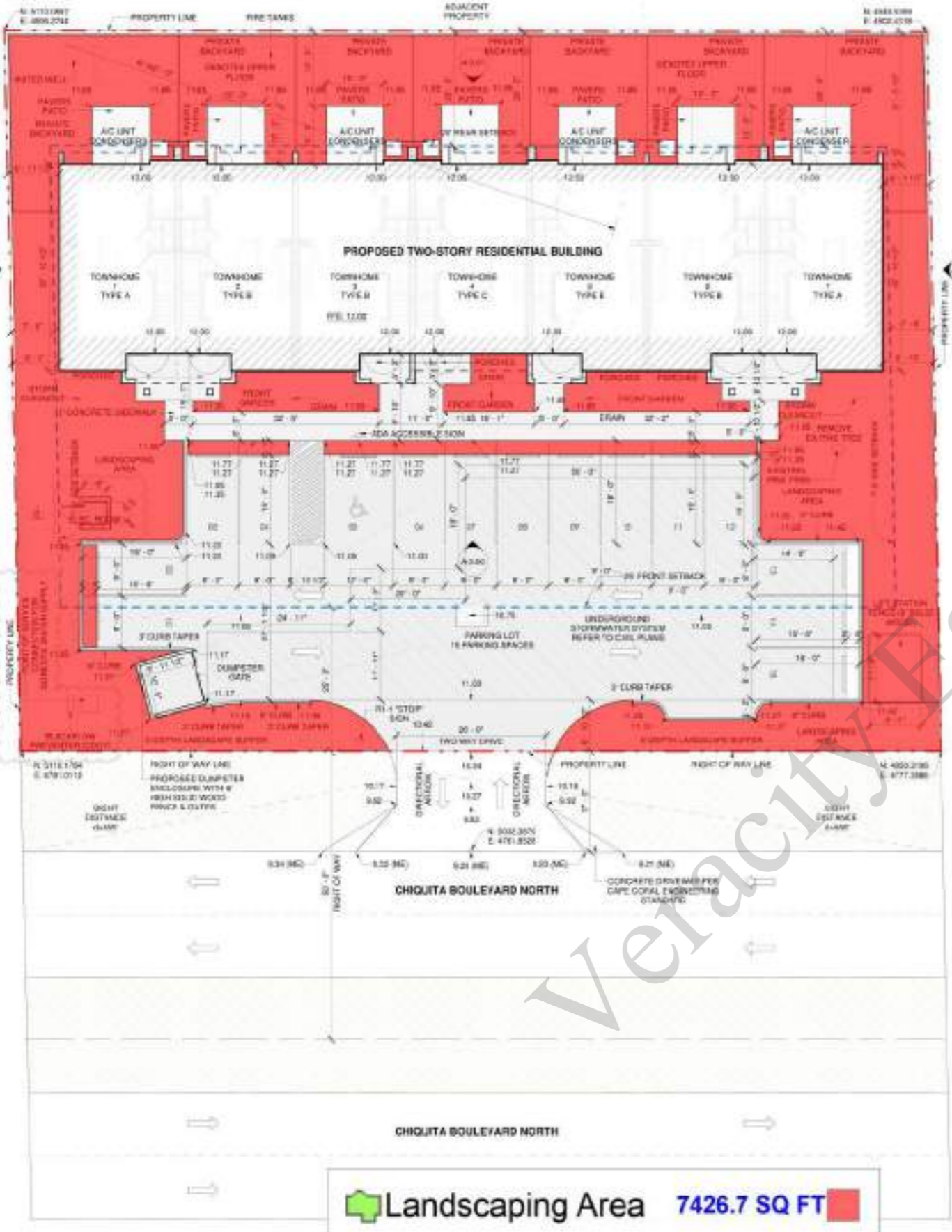


VERACITY
ESTIMATING

Construction Estimation Services

Item #	Ref. Sheet #	Item Description	Unit	Quantity	Wastage	Quantity w/ Wastage	Unit Material Cost	Total Material Cost	Unit Manhour	Hourly Wage	Unit Labor Cost	Total Labor Cost	Sub Cost	Total Trade Cost
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Veracity Estimating



Original design with A/E/C/M (S-24) 1/08 updated (9/23/24) 1/24/24 (all dimensions)

SITE PLAN
1/8" = 1'-0"

Veracity Estimating



Seal
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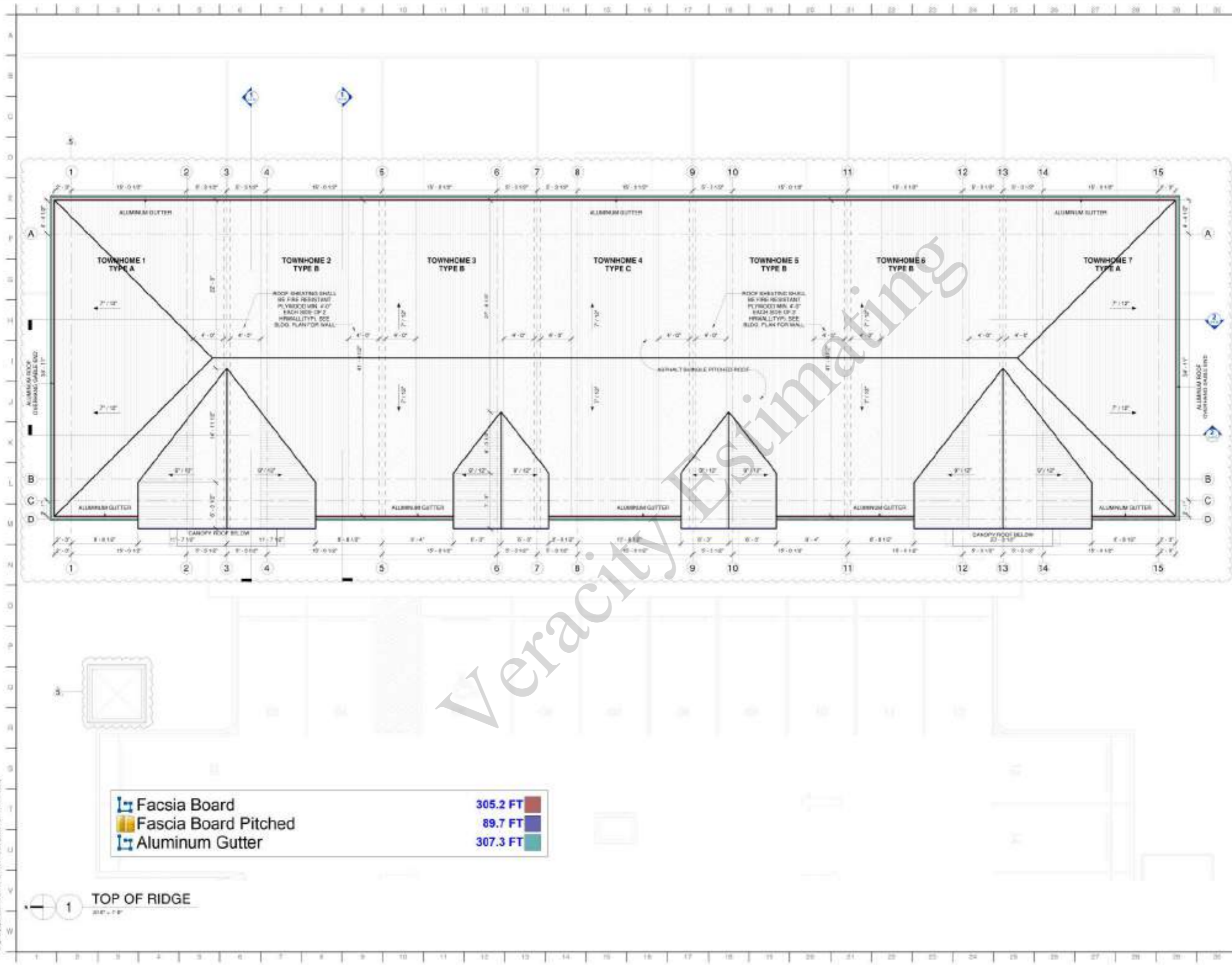
Revisions:

No.	Date	Revised description
1	03-27-2024	COMMENTS/REVISION UPDATE
2	08-02-2024	CITY COMMENTS
3	08-07-2024	CITY COMMENTS

Scale: As Noted
 Project Number: 24-010
 Issue Date: 01-31-2024
 Project Name: Construction Documents / Permit Set

Drawing title:
SITE PLAN

Sheet number:
A-0.10



	Fascia Board	305.2 FT
	Fascia Board Pitched	89.7 FT
	Aluminum Gutter	307.3 FT

1 TOP OF RIDGE
30" x 12"



Seal
This seal has been digitally signed and sealed by
James G. Cook, PE 12572 in the state of Florida.
For more information on this document and seal
verification, please visit the Florida Board of
Professional Engineers website.

Revision:

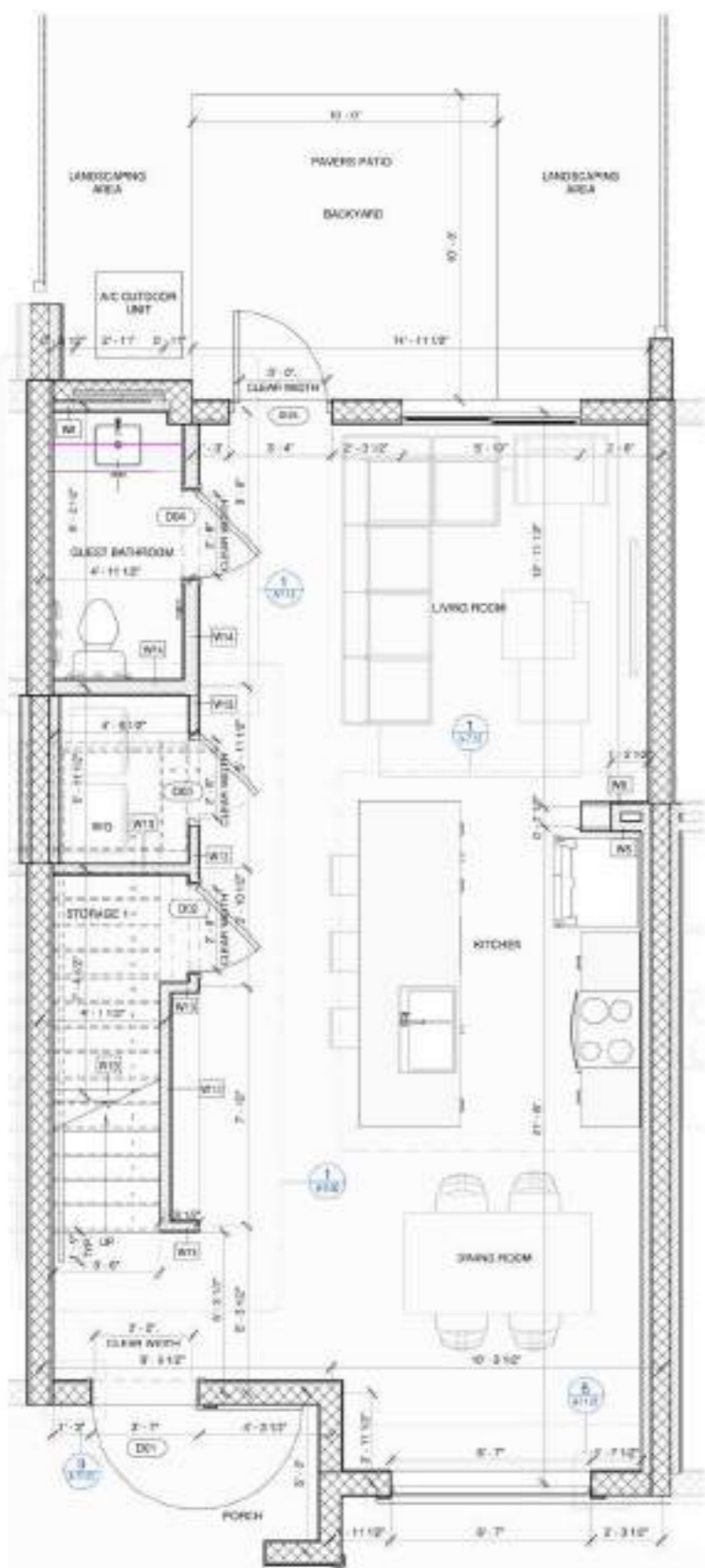
No.	Date	Revision description
1	08-01-2024	CITY COMMENTS

Scale: As Shown
Project Number: 24-040
Issue Date: 01-31-2024
Prepared: [Name]
Checked: [Name]
Consultant/Document: [Name]
Permit Set

Drawing title:
ROOF FLOOR PLAN

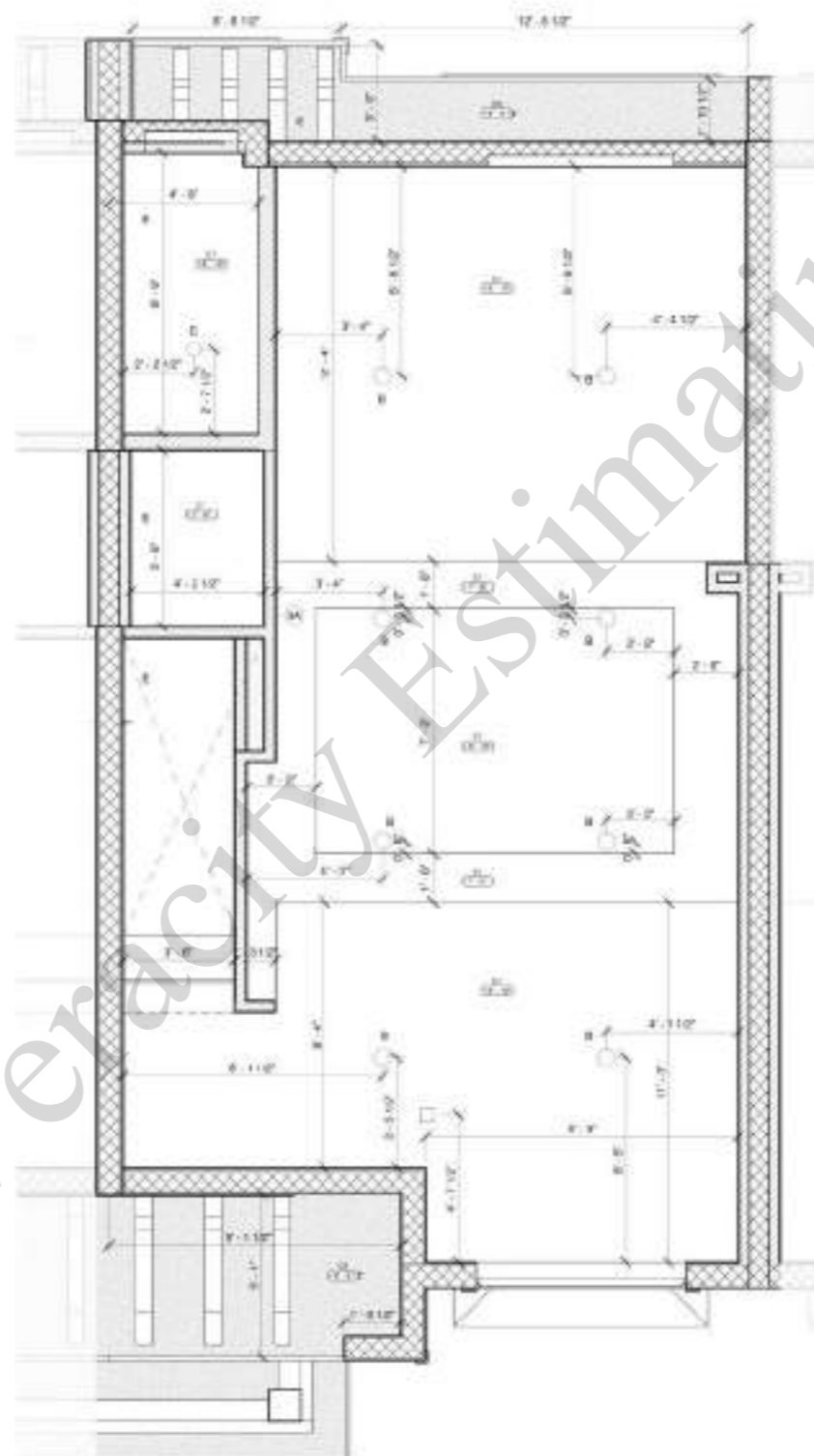
Sheet number:
A-2.20

Original paper with ARCH (24 x 36 inches) (900 x 914 millimeters)



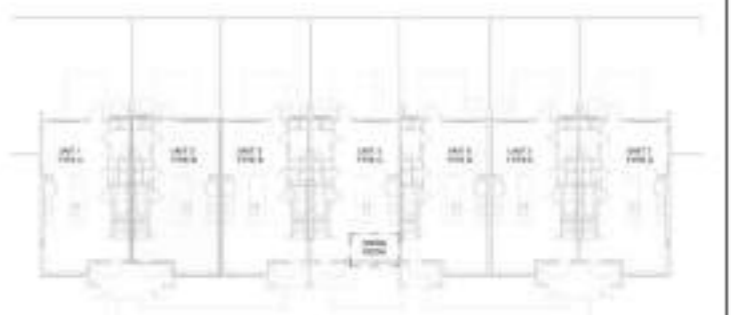
(2'-0" W) Lavatory Bas... 4.3 FT

1 ENLARGED GROUND FLOOR PLAN
20" = 1'-0"

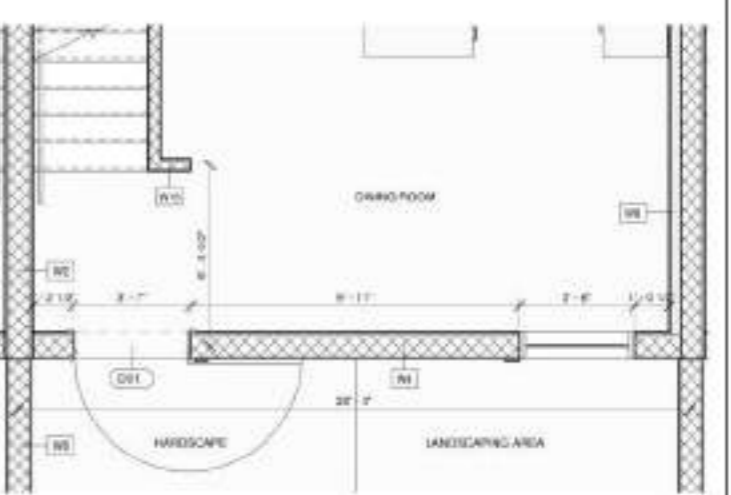


2 ENLARGED GROUND FLOOR RCP
20" = 1'-0"

REFLECTED CEILING PLAN LEGEND		FINISHES NOTES
TYPE	DESCRIPTION	1. ALL PAINT AND STAIN MUST ADHERE TO THE SUBSTRATE TO THE SATISFACTION OF THE CLIENT. PROVIDE MINIMUM TWO COAT COVERAGE. 2. ALL PAINT AND STAIN PRODUCTS MUST BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED APPLICATION INSTRUCTIONS. 3. CONTRACTOR TO VERIFY ALL MEASUREMENTS, QUANTITIES AND TAKE OFFS IN THE FIELD. 4. ALL DRYWALL SURFACES TO BE FINISHED SHALL RECEIVE ONE COAT OF SELECT AND APPROVED COLOR PAINT. 5. THIS PLAN IS TO BE USED FOR BIDDING ONLY. FINAL COLOR PLAN WILL BE USED FOR FINISH WORK. 6. PAINTING CONTRACTOR IS RESPONSIBLE FOR ALL INTERIOR FINISH CALLING. 7. ALL JOINTS AND INTERIOR ANGLES HAVE TAPE, SANDED IN JOINT COMPOUND AND TWO SEPARATE COATS OF JOINT COMPOUND APPLIED OVER A FLAT JOINTS AND ONE SEPARATE COAT OF JOINT COMPOUND APPLIED OVER INTERIOR ANGLES. FASTENER HEADS AND ACCESSORIES SHALL BE COVERED WITH THREE SEPARATE COATS OF JOINT COMPOUND. ALL JOINT COMPOUND SHALL BE SMOOTH AND FREE FROM MARKS AND RIDGES. 8. WATERPROOFING SHALL BE PROVIDED AT WET AREAS. 9. FOR ADDITIONAL FIRE RATED INFORMATION OF WALL AND PARTITION REFER TO LIFE SAFETY PLANS. 10. ANY INSTALLED INSULATION PRODUCT SHALL BE FREE OF FORMALDEHYDE. 11. PROVIDE CALLING AT ALL INTERIOR NON-MOUNTING JOINTS WINDOW FRAMES, DOOR FRAMES AND THE LIKE. CLEAN ALL JOINTS AND PRIME AS REQUIRED FOR FULL ADHESION. 12. ALL GYPSUM BOARD ASSEMBLIES SHALL BE TYPED, TRIMMED AND Sanded TO PROVIDE A SMOOTH EVEN SURFACE. 13. ALL ALUMINUM COMPONENT TO BE FINISHED WITH AN IMITATE THE FINISHED FINISH AND A THE FINISHED FINISH COATING CONTAINING "NON-AR" OR "NON-AR" APPROVED POLYESTER WITH MARIAN "METAL FINISHES" MANUAL CYCLE FINISH DESIGNATIONS AND APPLICATION RECOMMENDATIONS.
	0.04 1/2" GYPSUM BOARD CEILING - S&D RESTART	
	0.02 5/8" SMOOTH FIBERCEMENT GYPSUM BOARD - S&D RESTART	
	RECESSED LIGHT FIXTURE - SATCO 3" HIGH 4" 48 LUMENS	
	RECESSED COOPER LIGHTING - ULTRA RIMLED DOWNLIGHT	
	RECESSED LIGHT FIXTURE - SATCO 5" HIGH 15" DAMP LOCATION	
	WALL MOUNTED LIGHT FIXTURE - SATCO NUVO - ARCHITECTURAL WALL SCENE	
	WALL MOUNTED LIGHT FIXTURE - SYLVANA - SCREEN CAP LAMP	
	RECESSED LIGHT FIXTURE - LED LIGHT - CEILING FAN	
	INSPECTION HATCH DOOR	
FOR ADDITIONAL INFORMATION SEE MECHANICAL, ELECTRICAL, AND FIRE PROTECTION DRAWINGS.		
NOTE: CONTRACTOR TO FOLLOW MANUFACTURER RECOMMENDATIONS, SPECIFICATIONS AND CR SHOP DRAWINGS TO ASSURE THE QUALITY INSTALLATION OF CEILING AND THEIR COMPONENTS. ADDITIONALLY CORRECTING MEASUREMENTS OF THE PROPOSED NUMBER AND PROPOSED LOCATION.		



3 KEYPLAN DINING ROOM EXCEPTION
17'-4 1/2"



4 CONDITION AT 1ST FLOOR - UNIT TYPE 4C
20" = 1'-0"



Seal
This seal has been digitally signed and sealed by James G. Cook, No. 10157, on 01/31/2024. For more information on this document and its status, please visit the website www.floridapdf.com and contact the signatory email info@floridapdf.com for any electronic copies.

Revisions:

No.	Date	Revised description
1	03-27-2024	COMMENTS/DESIGN UPDATE

Scale: As Noted
 Project Number: 20-440
 Issue Date: 01-31-2024
 Project Location: Celebration, FL
 Consultant: J. G. Cook
 Project Name: Townhome Enlargements

**TOWNHOME ENLARGEMENTS
GROUND FLOOR**

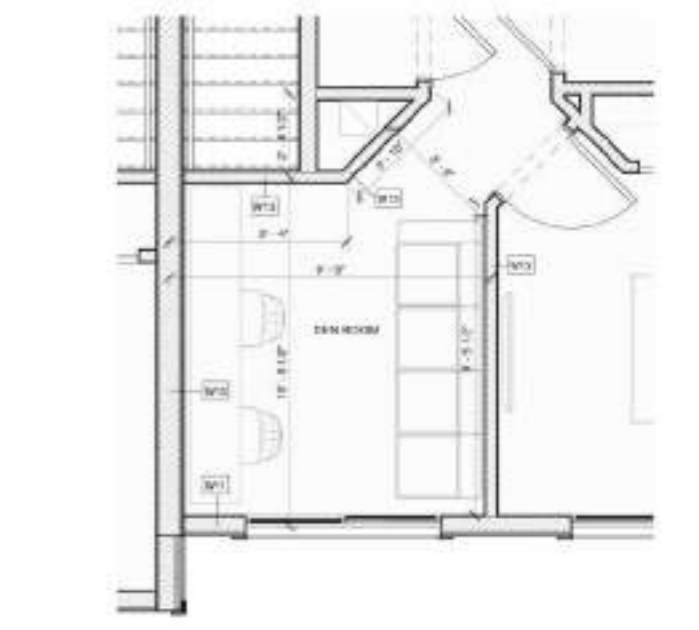
Sheet Number:
A-7.00

Original copies sent to JG Cook (20-440) on 01/31/2024 at 10:44:44 AM (EST)

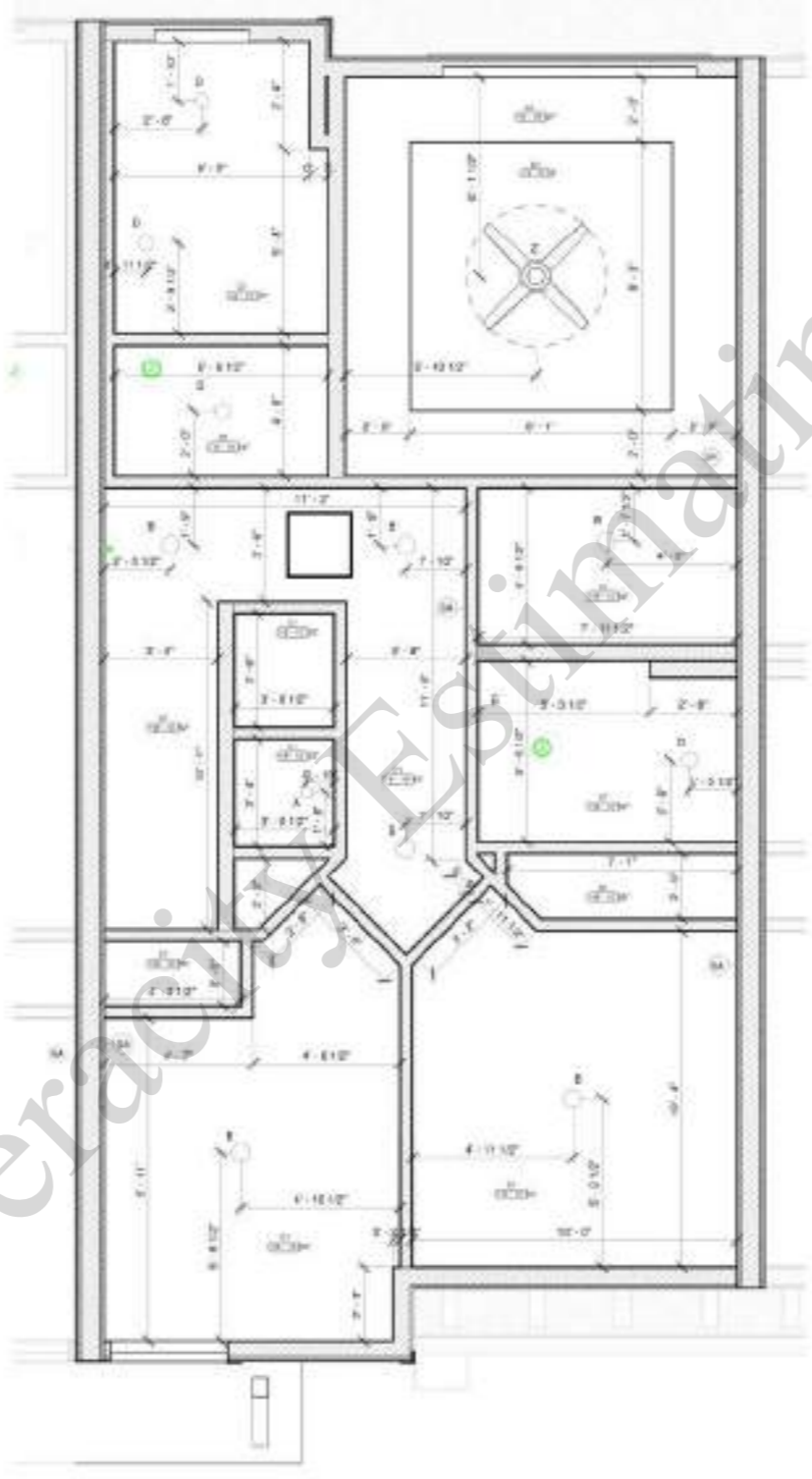
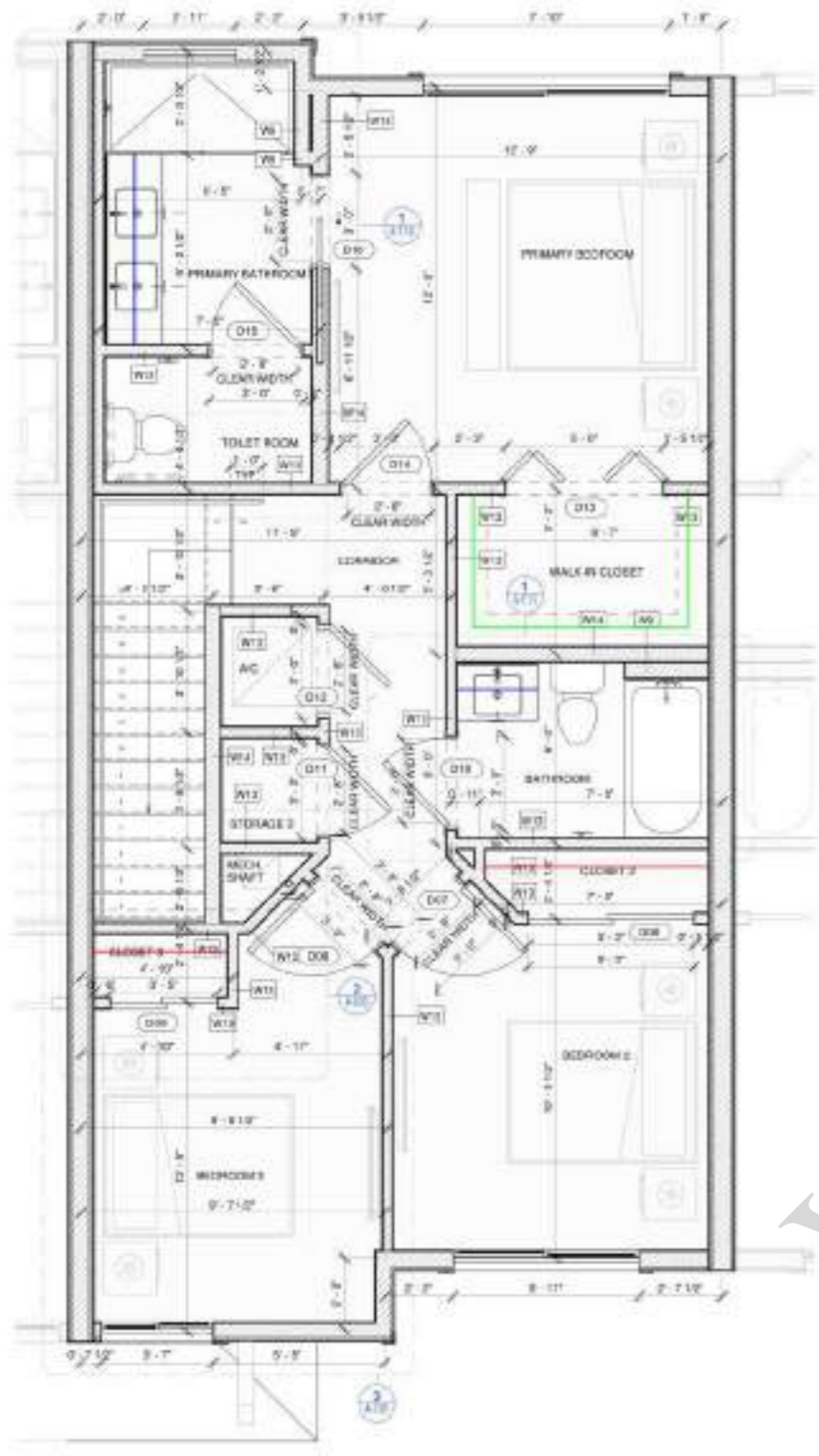
REFLECTED CEILING PLAN LEGEND		FINISHES NOTES
TYPE	DESCRIPTION	1. ALL PAINT AND STAIN MUST ADHERE TO THE SUBSTRATE TO THE CLEAN, PROPERLY PREPARED SURFACE. PROVIDE MINIMUM TWO COAT COVERAGE. 2. ALL PAINT AND STAIN PRODUCTS MUST BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED APPLICATION INSTRUCTIONS. 3. CONTRACTOR TO VERIFY ALL MEASUREMENTS, QUANTITIES AND TAKE OFFS IN THE FIELD. 4. ALL DRYWALL SURFACES TO BE FINISHED SHALL RECEIVE ONE COAT OF SELECT AND APPROVED COLOR PAINT. 5. THIS PLAN IS TO BE USED FOR ROOMS ONLY. FINAL COLOR PLAN WILL BE USED FOR FINISH WORK. 6. PAINTING CONTRACTOR IS RESPONSIBLE FOR ALL INTERIOR FINISH CALLING. 7. ALL JOINTS AND INTERIOR ANGLES MUST BE TAPE, SCALED IN JOINT COMPOUND AND TWO SEPARATE COATS OF JOINT COMPOUND APPLIED OVER A FLAT JOINTS AND ONE SEPARATE COAT OF JOINT COMPOUND APPLIED OVER INTERIOR ANGLES. FASTENER HEADS AND ACCESSORIES SHALL BE COVERED WITH THREE SEPARATE COATS OF JOINT COMPOUND. ALL JOINT COMPOUND SHALL BE SMOOTH AND FREE FROM MARKS AND RIDGES. 8. WEATHERPROOFING SHALL BE PROVIDED AT WET AREAS. 9. FOR ADDITIONAL FIRE RATED INFORMATION OF WALL AND PARTITIONS REFER TO LIFE SAFETY PLAN. 10. ANY INSTALLED INSULATION PRODUCT SHALL BE FREE OF FORMALDEHYDE. 11. PROVIDE CALLING AT ALL INTERIOR NON-MOUNTING JOINTS WINDOW FRAMES, DOOR FRAMES AND THE LIKE. CLEAN ALL JOINTS AND PRIME AS NEEDED FOR FULL ADHESION. 12. ALL GYPSUM BOARD ASSEMBLIES SHALL BE TYPED, TROWEL ED AND Sanded TO PROVIDE A SMOOTH EVEN SURFACE. 13. ALL ALUMINUM COMPONENT TO BE FINISHED WITH AN INHIBITIVE THE RMO-CURED PRIMER AND A THERMO-CURED FLUOROCARBON COATING CONTAINING TOWARD SOFT RESIN OR APPROVED EQUAL. COMPLY WITH MANUFACTURER'S FINISHES MANUAL FOR FINISH DESIGNATIONS AND APPLICATION RECOMMENDATIONS.
□	0.04 1/2" GYPSUM BOARD CEILING - S&D RESTRAINT	
□	0.02 5/8" SMOOTH FIBERCEMENT GYPSUM BOARD - S&D RESTRAINT	
□	RECESSED LIGHT FIXTURE - SATCO 3110H 4" 85 LUMENS	
□	RECESSED COOPER LIGHTING - ULTRA RIMLED DOWNLIGHT	
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□	WALL MOUNTED LIGHT FIXTURE - SATCO NUVO - ARCHITECTURAL WALL SCENE	
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□	RECESSED LIGHT FIXTURE - LED LIGHT - CEILING FAN	
□	INSPECTION HATCH DOOR	
FOR ADDITIONAL INFORMATION SEE MECHANICAL, ELECTRICAL, AND FIRE PROTECTION DRAWINGS. NOTE: CONTRACTOR TO FOLLOW MANUFACTURER RECOMMENDATIONS, SPECIFICATIONS AND OR SHOP DRAWINGS TO ASSURE THE ACCURATE INSTALLATION OF CEILING AND THEIR COMPONENTS. ADDITIONALLY CORRECTOR TO MEASURE PARTS OF THE PROPOSED MATERIALS AND PROPOSED LOCATION.		



4 KEYPLAN DEN EXCEPTION
1'-0" x 7'-0"



3 CONDITION AT 2ND FLOOR - UNIT TYPE 4C
10'-0" x 11'-0"



<ul style="list-style-type: none"> (1'-0" W) Closet Shelves (1'-0" W) Walk In Closet (1'-9" W) Lavatory Base Cabinets & (11-9" W) Counter... 	<ul style="list-style-type: none"> 11.3 FT 15.3 FT 8.6 FT 	<p>ENLARGED SECOND FLOOR RCP 30' x 11'</p>
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Seal
 This seal has been digitally signed and sealed by
 Jam Carlo Andic, PE 39517 on 01/31/2024
 from Project location of this document and not
 distributed signed and sealed and the signature must
 be verified on any electronic copies.

Revisions		
No.	Date	Revised description
1	03-27-2024	COMMENTS/DESIGN UPDATE

Scale: As Noted
 Project Number: 20-040
 Issue Date: 01-31-2024
 Project Location:
 Contribution Documents:
 Permit Set

Drawing title:
**TOWNHOME ENLARGEMENTS
 SECOND FLOOR**

Sheet number:
A-7.01

Original design with ARCHICAD 24.1.08 version (2023.0 - 2024.4 release)

DOOR SCHEDULE / PER UNIT

TYPE	MARK	SIZE			THICKNESS	FRAME	PANEL	MATERIAL	FINISH	HARDWARE	SAFETY RATED GLAZING	DESCRIPTION
		CLEAR WIDTH	DOOR WIDTH	DOOR HEIGHT								
GROUND FLOOR												
TYPE A	D01	2'-0"	2'-0"	7'-2"	2'-2"	HD	HD	NA	NA	NA	CATEGORY I	180 DEGREE SWING & ACCESS CONTROL / WOOD APPEARANCE
TYPE B	D02	2'-0"	2'-0"	6'-8"	2'-2"	WD	HD	NA	NA	NA	NA	WHITE COLOR
TYPE C	D04	2'-0"	2'-0"	6'-8"	2'-2"	WD	HD	NA	NA	NA	NA	WHITE COLOR
TYPE D	D05	2'-0"	2'-0"	7'-0"	2'-2"	WD	HD	NA	NA	NA	NA	WHITE COLOR
TYPE E	D06	2'-0"	2'-0"	7'-0"	2'-2"	WD	HD	NA	NA	NA	NA	WHITE COLOR
TYPE F	D07	2'-0"	2'-0"	6'-8"	2'-2"	WD	HD	NA	NA	NA	NA	WHITE COLOR
2ND FLOOR												
TYPE G	D08	2'-0"	2'-0"	6'-8"	2'-2"	WD	HD	NA	NA	NA	NA	WHITE COLOR
TYPE H	D09	2'-0"	2'-0"	6'-8"	2'-2"	WD	HD	NA	NA	NA	NA	WHITE COLOR
TYPE I	D10	2'-0"	2'-0"	6'-8"	2'-2"	WD	HD	NA	NA	NA	NA	WHITE COLOR
TYPE J	D11	2'-0"	2'-0"	6'-8"	2'-2"	WD	HD	NA	NA	NA	NA	WHITE COLOR
TYPE K	D12	2'-0"	2'-0"	6'-8"	2'-2"	WD	HD	NA	NA	NA	NA	WHITE COLOR
TYPE L	D13	2'-0"	2'-0"	6'-8"	2'-2"	WD	HD	NA	NA	NA	NA	WHITE COLOR
TYPE M	D14	2'-0"	2'-0"	6'-8"	2'-2"	WD	HD	NA	NA	NA	NA	WHITE COLOR



ELEVATIONS

1/4" = 1'-0"

UNIT DOOR HARDWARE

ENTRY DOOR HARDWARE
 SHALL BE MECHANICAL, IN A FRAME, WITH A KEY OR HANDLE OR EQUIPMENT TO OPERATE. SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE. SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE. SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.

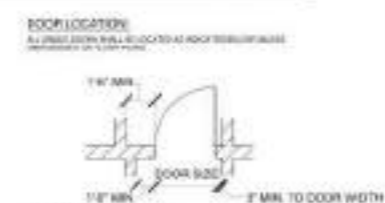
MECHANICAL DOOR HARDWARE
 SHALL BE MECHANICAL, IN A FRAME, WITH A KEY OR HANDLE OR EQUIPMENT TO OPERATE. SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE. SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.

CLOSET DOOR HARDWARE
 SHALL BE MECHANICAL, IN A FRAME, WITH A KEY OR HANDLE OR EQUIPMENT TO OPERATE. SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE. SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.

DOOR MATERIAL LEGEND

HD	HARDWARE
NA	NOT APPLICABLE
WD	WOOD
HD	HARDWARE
NA	NOT APPLICABLE
WD	WOOD
HD	HARDWARE
NA	NOT APPLICABLE
WD	WOOD
HD	HARDWARE
NA	NOT APPLICABLE
WD	WOOD
HD	HARDWARE
NA	NOT APPLICABLE
WD	WOOD

DOOR AND HARDWARE



TYPES OF MEASUREMENTS



HARDWARE

TYPE	ENTRY	MECHANICAL	MECHANICAL	MECHANICAL	MECHANICAL	MECHANICAL	MECHANICAL	MECHANICAL	MECHANICAL
HD	X	X	X	X	X	X	X	X	X
NA									
WD									



EGRESS WINDOW

MEASUREMENT OF OPERATION SHALL NOT REQUIRE A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING AND NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 67\"/>

FORCE ENTRY PREVENTION NOTES

1. PROVIDE ANTI-KICK AND BURGLARY DEVICES IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.
2. ALL LOCKS FOR EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LBS. APPLIED IN ANY DIRECTION AND IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.
3. ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A LOCK TO BE KEYPERATED FROM THE EXTERIOR WITH MINIMUM OF 600 POSSIBLE KEY CHANGES OR LOCKING ALK, ANY SINGLE DEADBOLT WITH HARDENED BOLT HEADS.
4. HANDS OF ALL EXTERIOR DOORS TYPE B SWING DOORS SHALL BE BABBETED OR OF SIMILAR FABRICATION TO PREVENT DEFEATING THE PURPOSE OF THE STROKE AND THE INTEGRITY OF THE LOCKS AND LATCHES.
5. HANDS ON EXTERIOR DOOR TYPE B SWING DOORS SHALL HAVE NON-REMOVABLE FINISH (KEYPOINTS) SCREENS.
6. GLASS AND EXTERIOR DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS (ASTM) F 1171. WINDOWS SHALL BE INSTALLED AND CONSTRUCTED SO THAT NO PANEL CAN BE LIFTED FROM THE TRACKS WHEN IN THE LOCKED POSITION AND SO AS TO COMPLY WITH THE ARCHITECTURAL ALUMINUM GUIDE.

DOOR, HARDWARE & FINISH NOTES

- ACCESSIBILITY NOTE:**
1. HANDLES, PULLS, LATCHES, LOCKSETS AND OTHER OPERATING MECHANISMS ON ENTRANCE DOORS, RESTROOMS AND TOILET ROOMS DOORS AND OTHER DOORS WHICH ARE PART OF AN ACCESSIBLE ROUTE SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND WHICH DOES NOT REQUIRE A TIGHT GRASPING, TIGHT FINGERING OR TWISTING OF THE WRIST TO OPERATE.
 2. LOCK OPERATED MECHANISM AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS. INTERIOR DOOR CLOSER FORCE SHOULD NOT EXCEED 5 LBS. OPERATING FORCE.

DOORS NOTES

1. CONTRACTOR SHALL COORDINATE ALL OPENINGS WITH SELECT WINDOWS AND DOOR MANUFACTURER.
2. ALL ALUMINUM COMPONENT TO BE FINISHED WITH AN ANODIZED FINISH OR AN APPROVED FINISH. FINISH SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE. FINISH SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE. FINISH SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.
3. THRESHOLD AT DOOR OPENING SHALL NOT EXCEED 1/2\"/>

EGRESS WINDOWS NOTES

- MODE OF OPERATION SHALL NOT REQUIRE A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING AND NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 67\"/>

WINDOWS NOTES

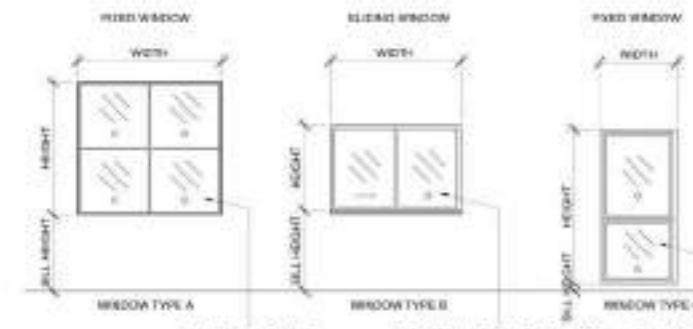
1. CONTRACTOR SHALL COORDINATE ALL OPENINGS WITH SELECT WINDOWS AND DOOR MANUFACTURER.
2. ALL ALUMINUM COMPONENT TO BE FINISHED WITH AN ANODIZED FINISH OR AN APPROVED FINISH. FINISH SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE. FINISH SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE. FINISH SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.
3. THRESHOLD AT DOOR OPENING SHALL NOT EXCEED 1/2\"/>

COMPONENTS OF MEANS OF EGRESS

1. NO DOORS IN THE PATH OF TRAVEL OF MEANS OF EGRESS SHALL BE LESS THAN 2'-0\"/>
2. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT THE DOOR CAN OPEN FROM THE INSIDE OF THE CLOSET.
3. EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF LOCKED DOOR FROM THE INTERIOR IN AN EMERGENCY.
4. DOORS MAY BE SWINGING OR SLIDING AND ARE SUBJECT TO THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.
5. NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH OPERATE BY MEANS OF KEYS OR WHICH CANNOT BE EASILY DEENGAGED SHALL BE PROHIBITED.

WINDOW SCHEDULE

TYPE	MARK	WIDTH	HEIGHT	SILL HEIGHT	MATERIAL	FIRE RATING	EGRESS	SAFETY RATED GLAZING
GROUND FLOOR								
TYPE A	W01	3'-0"	4'-0"	2'-0"	GLASS PANEL - ALUMINUM FRAME	NA	APPLY	CATEGORY I
TYPE B	W02	2'-11"	2'-0"	2'-0"	GLASS PANEL - ALUMINUM FRAME	NA	NA	NA
TYPE C	W03	2'-0"	2'-0"	2'-0"	GLASS PANEL - ALUMINUM FRAME	NA	NA	NA
TYPE D	W04	2'-0"	2'-0"	2'-0"	GLASS PANEL - ALUMINUM FRAME	NA	APPLY	CATEGORY I
TYPE E	W05	2'-0"	2'-0"	2'-0"	GLASS PANEL - ALUMINUM FRAME	NA	APPLY	CATEGORY I
2ND FLOOR								
TYPE F	W06	2'-11"	4'-0"	2'-0"	GLASS PANEL - ALUMINUM FRAME	NA	APPLY	CATEGORY I
TYPE G	W07	2'-11"	4'-0"	2'-0"	GLASS PANEL - ALUMINUM FRAME	NA	APPLY	CATEGORY I
TYPE H	W08	2'-11"	4'-0"	2'-0"	GLASS PANEL - ALUMINUM FRAME	NA	APPLY	CATEGORY I
TYPE I	W09	2'-11"	4'-0"	2'-0"	GLASS PANEL - ALUMINUM FRAME	NA	NA	NA



ELEVATIONS

1/4" = 1'-0"

d1	1.0 EA
d2	3.0 EA
d4	3.0 EA
d3	3.0 EA
d5	2.0 EA
d17	2.0 EA
d7	4.0 EA
d8	4.0 EA
d10	3.0 EA
d11	3.0 EA
d14	3.0 EA
d15	3.0 EA
d13	3.0 EA
d16	3.0 EA
d6	3.0 EA
d9	3.0 EA
d12	3.0 EA



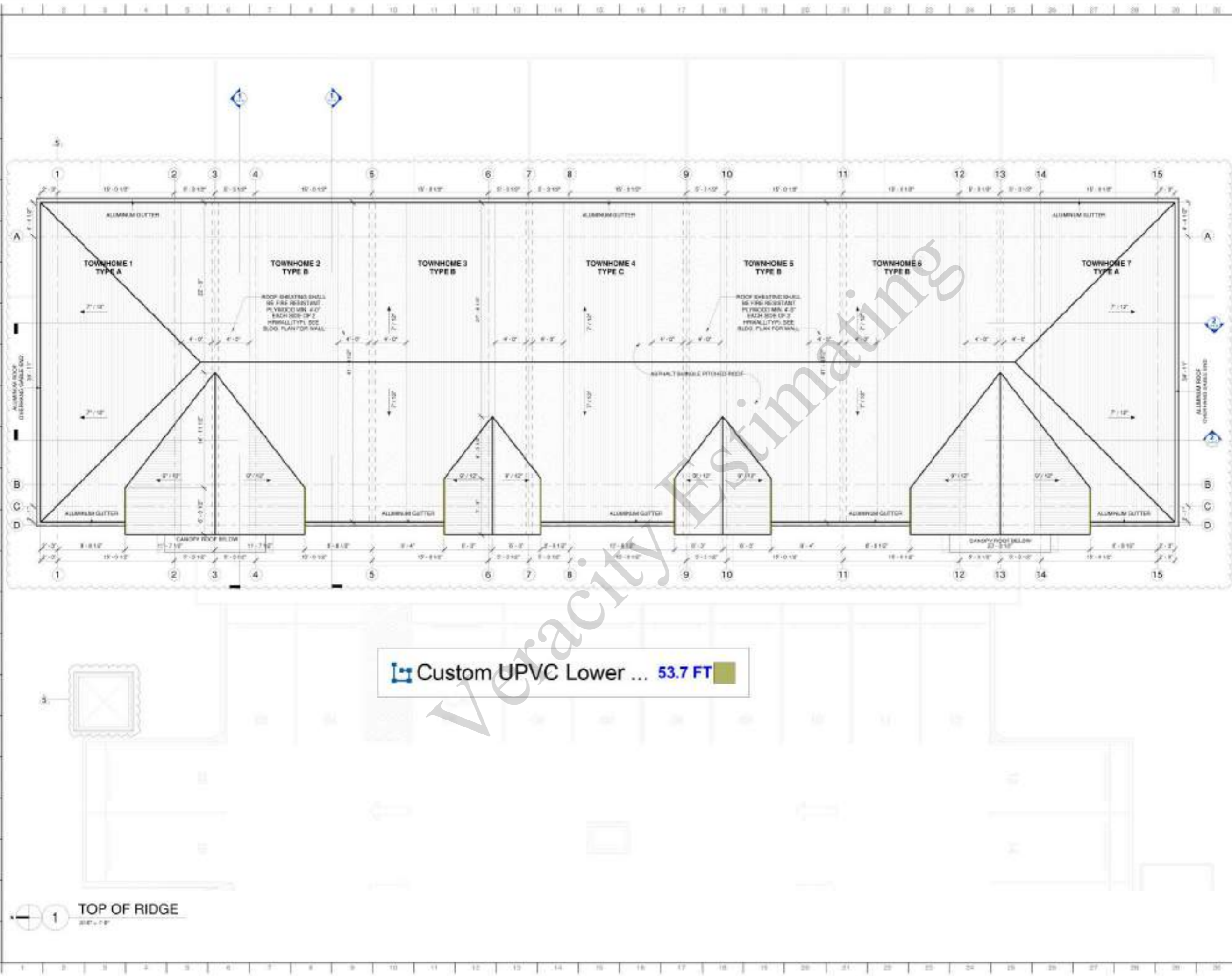
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Revision	No.	Date	Revised description
1	03-27-2024		COMMENTS/REVISION UPDATE
2	08-08-2024		CITY COMMENTS

Scale: As Noted
 Project number: JG-240
 Issue date: 01-31-2024
 Project location: [Redacted]

Drawing title: WINDOWS & DOORS SCHEDULE

Sheet number: A-10.03



Custom UPVC Lower ... 53.7 FT

1 TOP OF RIDGE
30'0" - 7'0"



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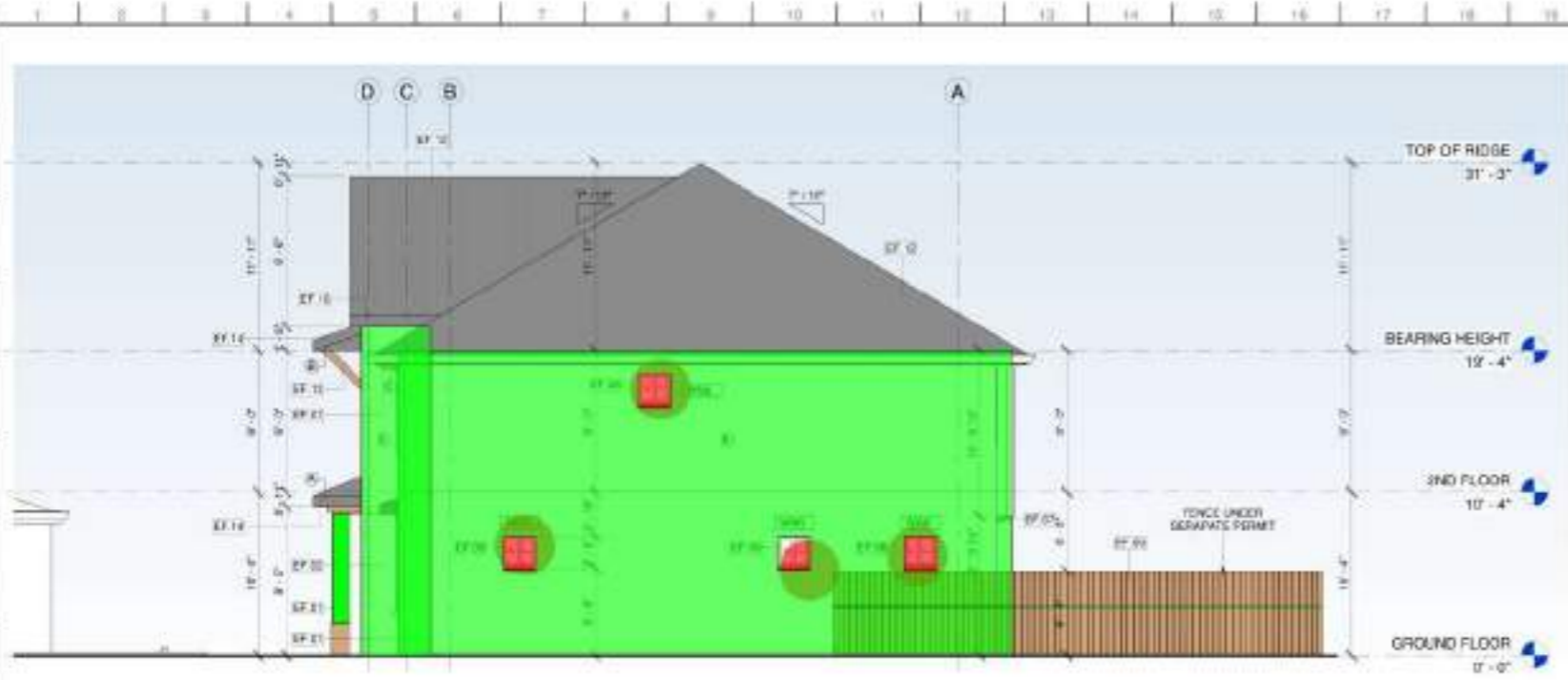
Revision:

No.	Date	Revision description
1	08-01-2024	CITY COMMENTS

Scale: As Noted
Project number: 20-040
Issue date: 01-01-2024
Project location: Contribution Documents / Permit Set

Drawing title:
ROOF FLOOR PLAN
Sheet number:
A-2.20

Original paper size: ARCH (D=34" x 46" inches (863.6 x 1154.4 millimeters))



1 SOUTH ELEVATION
316' x 1'-0"

- ELEVATION NOTES**
1. ELEVATION TARGET SYMBOLS ARE TO TOP OF SLAB AND OTHER ELEMENTS AS INDICATED.
 2. REFER TO STRUCTURAL DRAWINGS FOR INFORMATION RELATED TO FOUNDATION, BUILDING STRUCTURE, AND LAYOUT OF SUCH.
 3. REFER TO GRAPHIC SYMBOLS LEGEND FOR TYPICAL AND CONVENTIONAL MATERIAL DELINEATION. THESE MATERIALS MAY NOT BE NOTED.
 4. EXCEPT FOR SPECIAL CONDITIONS THAT DIFFER FROM THE TYPICAL, REFER TO THE PROJECT SPECIFICATIONS FOR INFORMATION RELATED TO MATERIALS, ATTACHMENTS, AND/OR FINISHES. STANDARDS, AND OTHER RELEVANT INSTALLATION INFORMATION.
 5. REFER TO THE EXTERIOR ELEVATIONS AND FLOOR PLANS FOR DOOR, WINDOW SYMBOLS AND THE REFERENCED NATIONAL WEATHERIZATION.
 6. D.C. TO PAINT SWATCHES ON PORTION OF THE WALL FOR OWNER AND ARCHITECT TO APPROVE PRIOR TO COMMENCEMENT OF PAINTING.
 7. DARK ACCENT COLORS TO HAVE TWO ADDITIONAL COATS OF COMMERCIAL QUALITY SEMI-GLOSS PAINT. MISCELLANEOUS DETAILS TO HAVE THREE COATS OF COMMERCIAL QUALITY TRADE GRADE PAINT.
 8. ALL ROOF TOP EQUIPMENT TO BE SCREENED FROM VIEW.

ELEVATION KEYNOTES

TYPE	DESCRIPTION
SP-01	3/4" STUCCO (SMOOTH STUCCO FINISH WITH WHITE COLOR)
SP-02	3/4" SMOOTH PARGE COAT WITH VERTICAL LINES 12" SEPERATION
SP-03	3/4" STUCCO WINDOW TRIM FINISH WITH LIGHT GRAY COLOR
SP-04	ARCHITECTURAL FOAM BRACKETS WOOD APPEARANCE
SP-05	ALUM. GLASS IMPACT RESISTANT WINDOW, BLACK FRAMES & TRANSPARENT WINDOW. REFER TO WINDOW SCHEDULE FOR DETAILS. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO A.S. AND B.L.O.C. DEPARTMENT FOR REVIEW AND APPROVAL.
SP-06	64" HEIGHT WOLMANIZED OUTDOOR WOOD FENCE
SP-07	UPVC FASCIA CAPPED BOARD INSTALLED PER MANUFACTURER'S INSTRUCTIONS WITH BLACK COLOR
SP-08	CHRYSOBRANDE ROOF AGED CEDAR ROOFING. COLOR DARK GRAY OR APPROVED EQUAL.
SP-09	STRUCTURAL UNFINISHED WOOD BEAM FOR SECONDARY ROOF. SEE STRUCTURAL SPEC.
SP-10	METAL ROOFING PANEL 5/8" REINFORCE WITH WHITE BLACK COLOR OR APPROVED EQUAL.



2 EAST ELEVATION
316' x 1'-0"

3/4" Exterior Smooth Stucco Finish With White Color	2,174.5 SQ FT
3/4" Smooth parge Coat With Vertical Lines 12" Seperation	304.4 SQ FT
64" Height Wolmanized Outdoor Wood Fence	36.1 FT
3/4" Stucco Window Trim Finish With Light Gray Color	269.7 FT
Pilasters, Subdividing the Facade	83.2 FT
*WN8 (2'-0"x2'-0") Glass Panel - Aluminum Frame	4.0
*WN3 (2'-11"x2'-0") Glass Panel - Aluminum Frame	7.0
*WN7 (2'-11"x2'-0") Glass Panel - Aluminum Frame	7.0
*WN6 (7'-10"x4'-0") Glass Panel - Aluminum Frame	7.0
*WN2 (5'-10"x4'-0") Glass Panel - Aluminum Frame	7.0



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Revisions:

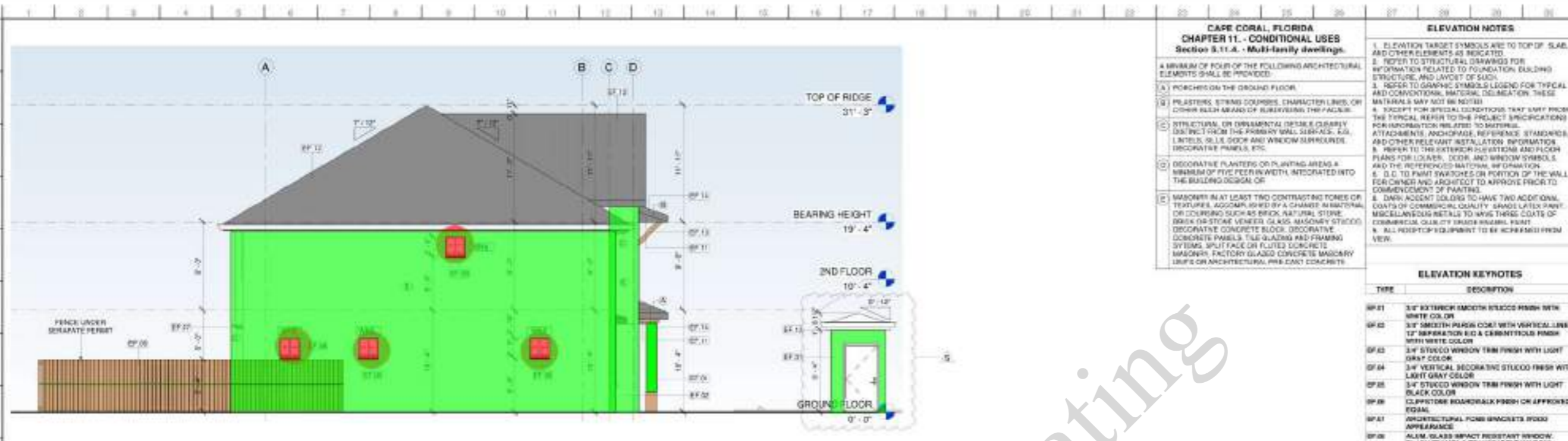
No.	Date	Revised description
1	03-27-2024	COMMENTS/PERSON UPDATE
2	08-09-2024	CITY COMMENTS

Scale: As Noted
Project Number: 20-040
Issue Date: 01-31-2024
Prepared: [Name]
Checked: [Name]
Construction Documents / Permit Set

Drawing title:

SOUTH AND EAST ELEVATION

Sheet number:
A-3.01



CAPE CORAL, FLORIDA
CHAPTER 11. - CONDITIONAL USES
Section 5.11.A. - Multi-family dwellings.

A MINIMUM OF FOUR OF THE FOLLOWING ARCHITECTURAL ELEMENTS SHALL BE PROVIDED:

- (A) PORCHES ON THE GROUND FLOOR.
- (B) PLASTER, STUCCO, COURSES, CHARACTER LINES, OR OTHER SUCH BRANDS OF SUBDIVIDING THE FACADE.
- (C) STRUCTURAL OR DECORATIVE DETAILS CLEARLY DISTINCT FROM THE PRIMARY WALL SURFACES, AS: LINTELS, SILL, DOOR AND WINDOW SURROUNDS, DECORATIVE PANELS, ETC.
- (D) DECORATIVE PLANTING OR PLANTING AREAS A MINIMUM OF FIVE FEET IN WIDTH, INTEGRATED INTO THE BUILDING DESIGN OR
- (E) MASONRY AT LEAST TWO CONTRASTING TONES OR TEXTURES, ACCORDING TO A CHANGE IN MATERIAL OR COURSE SUCH AS BRICK, NATURAL STONE, BRICK OR STONE VENEER, GLASS, MASONRY STUCCO, DECORATIVE CONCRETE BLOCK, DECORATIVE CONCRETE PANELS, TILE GLAZING AND FRAMING BY GLASS SPLIFFACE OR FLUTED CONCRETE MASONRY, FACTORY GLAZED CONCRETE MASONRY UNITS OR ARCHITECTURAL PRE-CAST CONCRETE.

ELEVATION NOTES

1. ELEVATION TARGET SYMBOLS ARE TO TOP OF SLAB AND OTHER ELEMENTS AS INDICATED.
2. REFER TO STRUCTURAL DRAWINGS FOR INFORMATION RELATED TO FOUNDATION, BUILDING STRUCTURE, AND LAYOUT OF SUCH.
3. REFER TO GRAPHIC SYMBOLS LEGEND FOR TYPICAL AND UNCONVENTIONAL MATERIAL DELINEATION. THESE MATERIALS MAY NOT BE NOTED.
4. EXCEPT FOR SPECIAL CONDITIONS THAT DIFFER FROM THE TYPICAL, REFER TO THE PROJECT SPECIFICATIONS FOR INFORMATION RELATED TO SURFING, ATTACHMENTS, AND/OR FRAME, REFERENCES, STANDARDS, AND OTHER RELEVANT INSTALLATION INFORMATION.
5. REFER TO THE EXTERIOR ELEVATION AND FLOOR PLANS FOR LAYOUT, DOOR, AND WINDOW SYMBOLS AND THE REFERENCED NATIONAL WE DRAINAGE.
6. O. D. TO PAINT SWATCHES ON PORTION OF THE WALL FOR OWNER AND ARCHITECT TO APPROVE PRIOR TO COMMENCEMENT OF PAINTING.
7. DARK ACCENT COLORS TO HAVE TWO ADDITIONAL COATS OF COMMERCIAL QUALITY GRADE LATEX PAINT.
8. MISCELLANEOUS DETAILS TO HAVE THREE COATS OF COMMERCIAL QUALITY TRADE GRADE PAINT.
9. ALL ROOF TOP EQUIPMENT TO BE SCREENED FROM VIEW.

ELEVATION KEYNOTES

TYPE	DESCRIPTION
WF-01	3/4" STUCCO WINDOW TRIM FINISH WITH LIGHT GRAY COLOR
WF-02	3/4" STUCCO WINDOW TRIM FINISH WITH LIGHT GRAY COLOR
WF-03	3/4" STUCCO WINDOW TRIM FINISH WITH LIGHT GRAY COLOR
WF-04	3/4" STUCCO WINDOW TRIM FINISH WITH LIGHT GRAY COLOR
WF-05	3/4" STUCCO WINDOW TRIM FINISH WITH LIGHT GRAY COLOR
WF-06	CLIFFSTONE BOARDWALK FINISH ON APPROVED EQUAL
WF-07	ARCHITECTURAL FORM CONCRETE BLOCK APPEARANCE
WF-08	ALUM. GLASS IMPACT RESISTANT WINDOW, BLACK FRAMES & TRANSPARENT WINDOW. REFER TO WINDOW SCHEDULE FOR DETAILS. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO A/E AND BLDG DEPARTMENT FOR REVIEW AND APPROVAL.
WF-09	64" HEIGHT WOLMANIZED OUTDOOR WOOD FENCE
WF-10	CUSTOMER SPECIFIED LOWER GABLE ROOF BEAMS INSTALLED PER MANUFACTURER'S INSTRUCTIONS WITH BLACK COLOR
WF-11	STRUCTURAL WOLMANIZED WOOD BEAM FOR SECONDARY ROOF. SEE STRUCTURAL SPECIFICATIONS METAL ROOFING PANEL IN REFERENCE WITH WHITE BLACK COLOR OR APPROVED EQUAL

1 NORTH ELEVATION
 3/10' x 1-0'



3/4" Exterior Smooth Stucco Finish With White Color	1,546.8 SQ FT
3/4" Smooth parge Coat With Vertical Lines 12" Separation & Cementitious Finish With White Color	860.3 SQ FT
3/4" Stucco Window Trim Finish With Light Gray Color	385.1 FT
3/4" Vertical Decorative Stucco Finish With Light Gray Color	18.0 SQ FT
3/4" Stucco Window Trim Finish With Light Black Color	57.8 FT
Cliffstone Boardwalk Finish With Light Black Color	155.2 SQ FT
64" Height Wolmanized Outdoor Wood Fence	35.9 FT
Plasters, Subdividing the Facade	249.3 FT
"WN5" (3'-7"x5'-0") Glass Panel - Aluminum Frame	8.0
"WN4" (5'-11"x4'-0") Glass Panel - Aluminum Frame	8.0
"WN1" (6'-7"x6'-0") Glass Panel - Aluminum Frame	6.0
"WN8" (2'-0"x2'-0") Glass Panel - Aluminum Frame	4.0
Vents	4.0

2 WEST ELEVATION
 3/10' x 1-0'



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Revisions:

No.	Date	Revised description
1	03-27-2024	COMMENTS/REVISION UPDATE
2	08-02-2024	CITY COMMENTS
3	08-21-2024	CITY COMMENTS

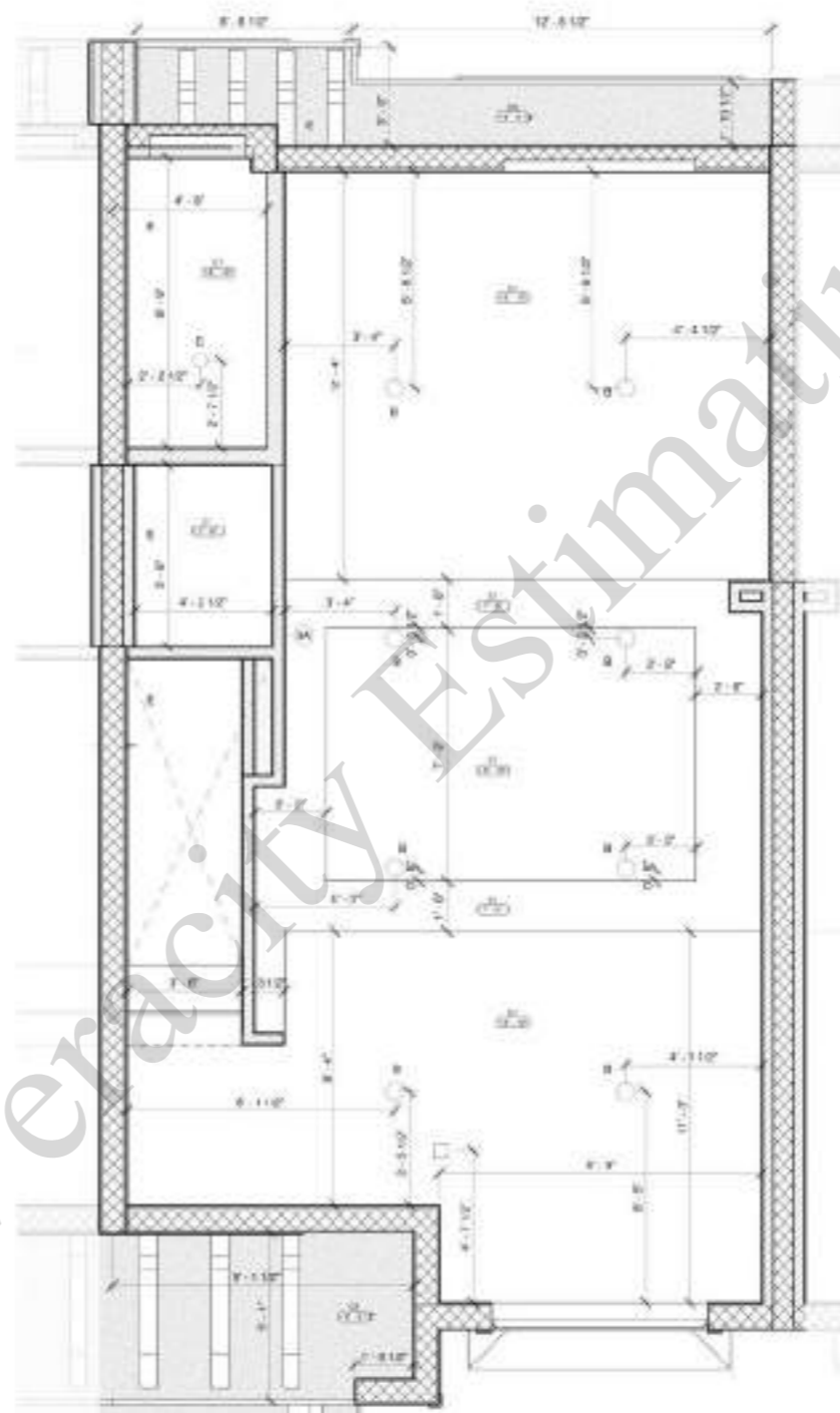
Scale: As Noted
 Project Number: 20-440
 Issue Date: 01-31-2024
 Project Manager: Construction Documents / Permit Set

NORTH AND WEST ELEVATION

Sheet Number:
A-3.00



- "D01" (7'-2"x3'-4") Hollow Metal Door W/ Frame 1.0
- "D02" (6'-8"x2'-10") Wooden Door W/ Frame 1.0
- "D03" (6'-8"x2'-10") Wooden Door W/ Frame 1.0
- "D04" (6'-8"x2'-10") Wooden Door W/ Frame 1.0
- "D05" (7'-6"x3'-2") Glaze Door W/ Aluminum Frame 1.0

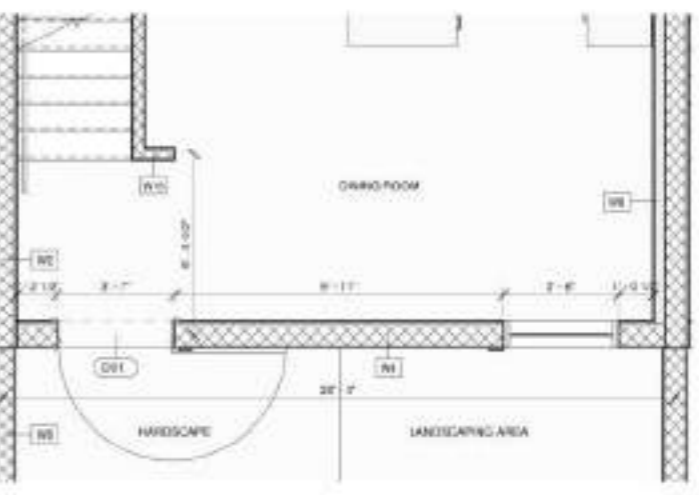


2 ENLARGED GROUND FLOOR RCP
28' x 17'

REFLECTED CEILING PLAN LEGEND		FINISHES NOTES	
TYPE	DESCRIPTION		
1	0.5X 1/2" GYPSUM BOARD CEILING - S&D RESTAINT	1	ALL PAINT AND STAIN MUST ADHERE TO THE SUBSTRATE TO THE SATISFACTION OF THE CLIENT. PROVIDE MINIMUM TWO COAT COVERAGE.
2	0.02 5/8" SMOOTH FIBERCEMENT GYPSUM BOARD - S&D RESTAINT	2	ALL PAINT AND STAIN PRODUCTS MUST BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED APPLICATION INSTRUCTIONS.
3	RECESSED LIGHT FIXTURE - SATCO 31" Hx 4" 48" LUMENS	3	CONTRACTOR TO VERIFY ALL MEASUREMENTS, QUANTITIES AND TAKE OFFS IN THE FIELD.
4	RECESSED COOPER LIGHTING - ULTRA RIMLED DOWNLIGHT	4	ALL DRYWALL SURFACES TO BE FINISHED SHALL RECEIVE ONE COAT OF SELECT AND APPROVED COLOR PAINT.
5	RECESSED LIGHT FIXTURE - SATCO 31" Hx 4" 48" LUMENS	5	THIS PLAN IS TO BE USED FOR BIDDING ONLY. FINAL COLOR PLAN WILL BE USED FOR FINISH WORK.
6	RECESSED LIGHT FIXTURE - SATCO 31" Hx 4" 48" LUMENS	6	PAINTING CONTRACTOR IS RESPONSIBLE FOR ALL INTERIOR FINISH CALLING.
7	WALL MOUNTED LIGHT FIXTURE - SATCO 18" Vx 18" ARCHITECTURAL WALL SCULPTURE	7	ALL JOINTS AND INTERIOR ANGLES HAVE TAPE, SCHEDULED IN JOINT COMPOUND AND TWO SEPARATE COATS OF JOINT COMPOUND APPLIED OVER A FLAT JOINTS AND ONE SEPARATE COAT OF JOINT COMPOUND APPLIED OVER INTERIOR ANGLES. FASTENER HEADS AND ACCESSORIES SHALL BE COVERED WITH THREE SEPARATE COATS OF JOINT COMPOUND. ALL JOINT COMPOUND SHALL BE SMOOTH AND FREE FROM MARKS AND RIDGES.
8	WALL MOUNTED LIGHT FIXTURE - SATCO 18" Vx 18" ARCHITECTURAL WALL SCULPTURE	8	WATERPROOFING SHALL BE PROVIDED AT WET AREAS.
9	WALL MOUNTED LIGHT FIXTURE - SATCO 18" Vx 18" ARCHITECTURAL WALL SCULPTURE	9	FOR ADDITIONAL FIRE RATED INFORMATION OF WALL AND PARTITION REFER TO LIFE SAFETY PLANS.
10	WALL MOUNTED LIGHT FIXTURE - SATCO 18" Vx 18" ARCHITECTURAL WALL SCULPTURE	10	ANY INSTALLED INSULATION PRODUCT SHALL BE FREE OF FORMALDEHYDE.
11	WALL MOUNTED LIGHT FIXTURE - SATCO 18" Vx 18" ARCHITECTURAL WALL SCULPTURE	11	PROVIDE CALLING AT ALL INTERIOR NON-MOUNTING JOINTS WINDOW FRAMES, DOOR FRAMES AND THE LIKE. CLEAN ALL JOINTS AND PRIME AS NEEDED FOR FULL ADHESION.
12	WALL MOUNTED LIGHT FIXTURE - SATCO 18" Vx 18" ARCHITECTURAL WALL SCULPTURE	12	ALL GYPSUM BOARD ASSEMBLIES SHALL BE TYPED, TROWEL ED AND Sanded TO PROVIDE A SMOOTH EVEN SURFACE.
13	WALL MOUNTED LIGHT FIXTURE - SATCO 18" Vx 18" ARCHITECTURAL WALL SCULPTURE	13	ALL ALUMINUM COMPONENT TO BE FINISHED WITH AN IMITATE THE FINISHED FINISH AND A THE FINISHED FINISH COATING CONTAINING "LOW VOC" RESIN OR APPROVED EQUAL. COMPLY WITH MANUFACTURER'S FINISH DESIGNATION, DISPOSITIONS AND APPLICATION RECOMMENDATIONS.



3 KEYPLAN DINING ROOM EXCEPTION
17'-00"



4 CONDITION AT 1ST FLOOR - UNIT TYPE 4C
28' x 17'

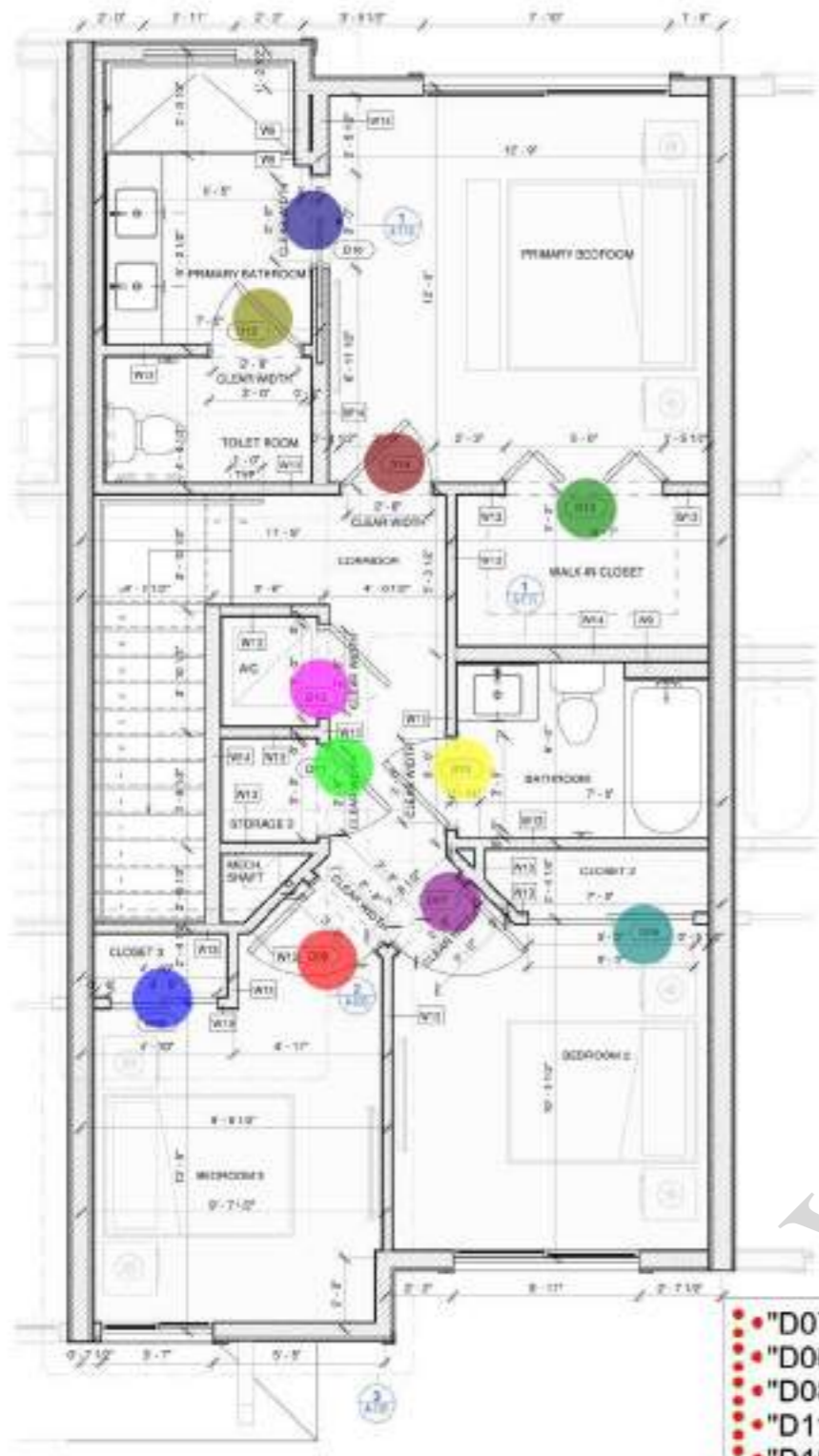
Scale: As Noted
Project Number: 20-040
Date: 01-31-2024
Project Location: Celebration, FL 32825

Revision:

No.	Date	Revised Description
1	03-27-2024	COMMENTS/DESIGN UPDATE

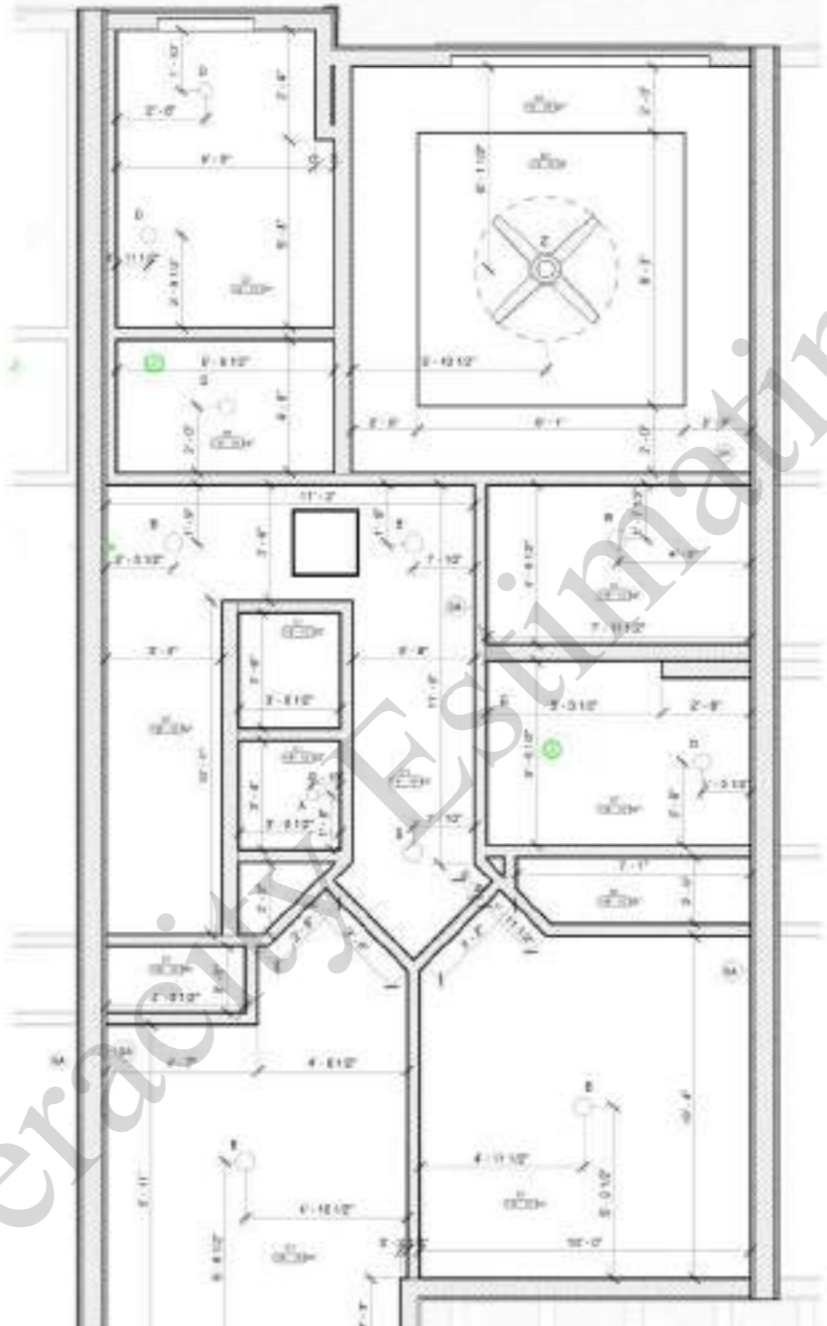
Drawing Title:
**TOWNHOME ENLARGEMENTS
 GROUND FLOOR**

Sheet Number:
A-7.00



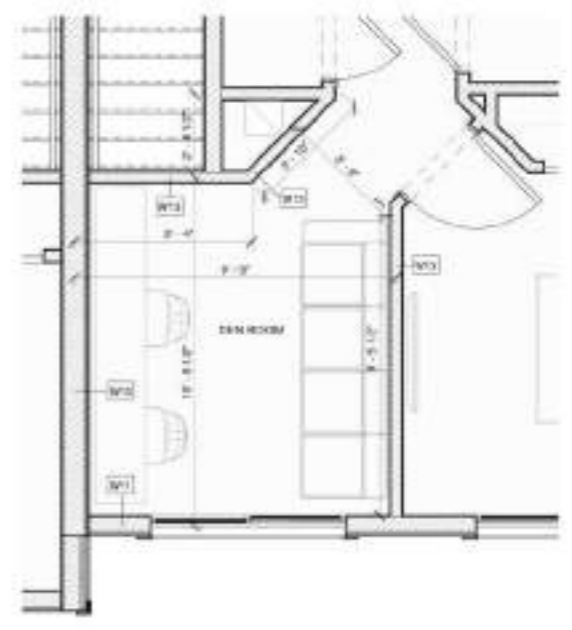
1 ENLARGED SECOND FLOOR PLAN
3/8" = 1'-0"

- "D07" (6'-8"x2'-10") Wooden Door W/ Frame 1.0
- "D06" (5'-1"x5'-3") Wooden Door W/ Frame 1.0
- "D08" (6'-8"x2'-10") Wooden Door W/ Frame 1.0
- "D11" (6'-8"x2'-10") Wooden Door W/ Frame 1.0
- "D10" (6'-8"x2'-10") Wooden Door W/ Frame 1.0
- "D09" (6'-8"x3'-5") Wooden Door W/ Frame 1.0
- "D12" (6'-8"x2'-10") Wooden Door W/ Frame 1.0
- "D14" (6'-8"x2'-10") Wooden Door W/ Frame 1.0
- "D13" (6'-8"x4'-10") Wooden Door W/ Frame 1.0
- "D15" (6'-8"x2'-10") Wooden Door W/ Frame 1.0
- "D16" (6'-8"x2'-10") Wooden Door W/ Frame 1.0



3 CONDITION AT 2ND FLOOR - UNIT TYPE 4C
3/8" = 1'-0"

4 KEYPLAN DEN EXCEPTION
1" = 20'-0"



REFLECTED CEILING PLAN LEGEND		FINISHES NOTES
TYPE	DESCRIPTION	
[Symbol]	C.01 1/2" GYPSUM BOARD CEILING - S&B REDSTART	<p>1. ALL PAINT AND STAIN MUST ADHERE TO THE SUBSTRATE TO THE CLEAN, PROPERLY PREPARED SURFACE. PROVIDE MINIMUM TWO COAT COVERAGE.</p> <p>2. ALL PAINT AND STAIN PRODUCTS MUST BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED APPLICATION INSTRUCTIONS.</p> <p>3. CONTRACTOR TO VERIFY ALL MEASUREMENTS, QUANTITIES AND TAKE OFFS IN THE FIELD.</p> <p>4. ALL DRYWALL SURFACES TO BE FINISHED WITH TWO COAT OF SELECT AND APPROVED COLOR PAINT.</p> <p>5. THIS PLAN IS TO BE USED FOR ROOMS ONLY. FINAL COLOR PLAN WILL BE USED FOR FINISH WORK.</p> <p>6. PAINTING CONTRACTOR IS RESPONSIBLE FOR ALL INTERIOR FINISH CALLING.</p> <p>7. ALL JOINTS AND INTERIOR ANGLES HAVE TAPE EMBEDDED IN JOINT COMPOUND AND TWO SEPARATE COATS OF JOINT COMPOUND APPLIED OVER A FLAT JOINTS AND ONE SEPARATE COAT OF JOINT COMPOUND APPLIED OVER INTERIOR ANGLES. FASTENER HEADS AND ACCESSORIES SHALL BE COVERED WITH THREE SEPARATE COATS OF JOINT COMPOUND. ALL JOINT COMPOUND SHALL BE SMOOTH AND FREE FROM MARKS AND RIDGES.</p> <p>8. WATERPROOFING SHALL BE PROVIDED AT WET AREAS.</p> <p>9. FOR ADDITIONAL FIRE RATED INFORMATION OF WALL AND PARTITION REFER TO LIFE SAFETY PLANS.</p> <p>10. ANY INSTALLED INSULATION PRODUCT SHALL BE FREE OF FORMALDEHYDE.</p> <p>11. PROVIDE CALLING AT ALL INTERIOR NON-MOUNTING JOINTS WINDOW FRAMES, DOOR FRAMES AND THE LIKE. CLEAN ALL JOINTS AND PRIME AS REQUIRED FOR FULL ADHESION.</p> <p>12. ALL GYPSUM BOARD ASSEMBLIES SHALL BE TYPED, TRIMMED AND Sanded TO PROVIDE A SMOOTH EVEN SURFACE.</p> <p>13. ALL ALUMINUM COMPONENT TO BE FINISHED WITH AN INHIBITIVE THE FINISHED PRIMER AND A THERMO-CURED FLUOROCARBON COATING CONTAINING TOWNSHIP RESIN OR APPROVED EQUAL. COMPLY WITH MANUFACTURER'S FINISHES MANUAL FOR FINISH DESIGNATIONS AND APPLICATION RECOMMENDATIONS.</p>
[Symbol]	C.02 5/8" SMOOTH FIBERCEMENT GYPFIT BOARD - S&B REDSTART	
[Symbol]	RECESSED LIGHT FIXTURE - SATCO 31" HIGH 4" 85 LUMENS	
[Symbol]	RECESSED COOPER LIGHTING - ULTRA RIMLED DOWNLIGHT	
[Symbol]	RECESSED LIGHT FIXTURE - SATCO 51" HIGH 13" 250 WATT LOCATION	
[Symbol]	WALL MOUNTED LIGHT FIXTURE - SATCO NUVO - ARCHITECTURAL WALL SCENE	
[Symbol]	WALL MOUNTED LIGHT FIXTURE - SYLVANA - SCREEN CAP LAMP	
[Symbol]	RECESSED LIGHT FIXTURE - LED LIGHT - CEILING FAN	
[Symbol]	INSPECTION HATCH DOOR	
FOR ADDITIONAL INFORMATION SEE MECHANICAL, ELECTRICAL, AND FIRE PROTECTION DRAWINGS.		
NOTE: CONTRACTOR TO FOLLOW MANUFACTURER RECOMMENDATIONS, SPECIFICATIONS AND OR SHOP DRAWINGS TO ASSURE THE QUALITY INSTALLATION OF CEILING AND THEIR COMPONENTS. ADDITIONALLY CORRECTING MEASUREMENTS OF THE PROPOSED MATERIALS AND PROPOSED LOCATION.		



Seal
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Revisions		
No.	Date	Revised description
1	03-27-2024	COMMENTS/DESIGN UPDATE

Scale: As Noted
 Project Number: 20-440
 Issue Date: 01-31-2024
 Project Manager: Construction Documents / Permit Set

Drawing Title:
TOWNHOME ENLARGEMENTS SECOND FLOOR

Sheet Number:
A-7.01

DOOR SCHEDULE / PER UNIT

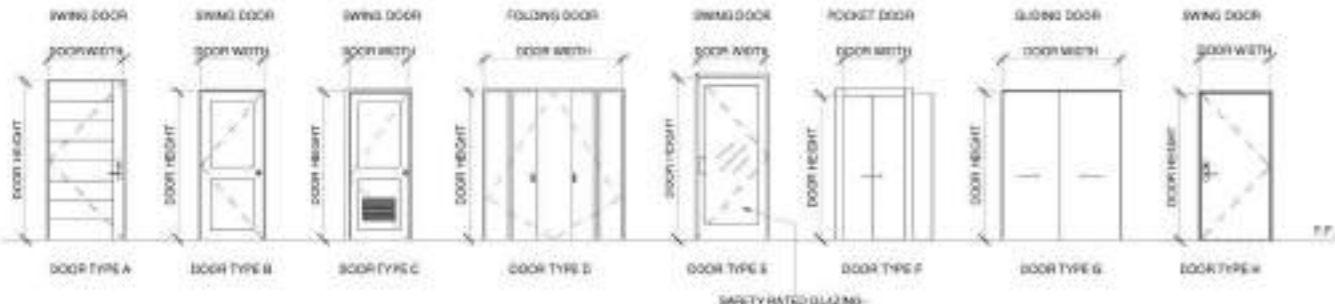
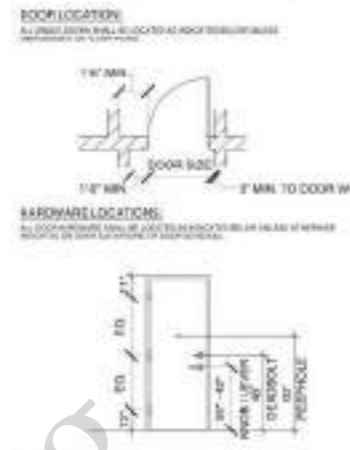
TYPE	MARK	SIZE				MATERIAL	FIN	HARDWARE	SAFETY RATED GLAZING	DESCRIPTION
		CLEAR WIDTH	DOOR WIDTH	DOOR HEIGHT	THICKNESS					
GROUND FLOOR										
TYPE A	D01	2'-8"	2'-8"	7'-2"	5'-2"	HS	N/A		1B	TRICHROMES SWING & ACCESS CONTROL / WOOD APPEARANCE
TYPE B	D02	2'-8"	2'-10"	8'-2"	2'-2"	WD	HS		1	WHITE COLOR
TYPE C	D03	2'-8"	2'-10"	8'-2"	2'-2"	WD	HS		1	WHITE COLOR
TYPE D	D04	2'-8"	2'-10"	8'-2"	2'-2"	WD	HS		1	WHITE COLOR
TYPE E	D05	2'-8"	2'-8"	7'-8"	6'-8 1/2"	AL	DL		1	WHITE COLOR
TYPE F	D07	2'-8"	2'-8"	8'-8"	2'-2"	HS	N/A		1	WHITE COLOR
3RD FLOOR										
TYPE B	D02	2'-8"	2'-10"	8'-2"	2'-2"	WD	HS		1	WHITE COLOR
TYPE C	D03	2'-8"	2'-10"	8'-2"	2'-2"	WD	HS		1	WHITE COLOR
TYPE D	D04	2'-8"	2'-10"	8'-2"	2'-2"	WD	HS		1	WHITE COLOR
TYPE E	D05	2'-8"	2'-10"	8'-2"	2'-2"	WD	HS		1	WHITE COLOR
TYPE F	D07	2'-8"	2'-10"	8'-2"	2'-2"	WD	HS		1	WHITE COLOR
TYPE G	D08	2'-8"	2'-10"	8'-2"	2'-2"	WD	HS		1	WHITE COLOR
TYPE H	D09	2'-8"	2'-8"	8'-2"	2'-2"	WD	HS		1	WHITE COLOR
TYPE I	D10	2'-8"	2'-10"	8'-2"	2'-2"	WD	HS		1	WHITE COLOR

UNIT DOOR HARDWARE

ENTRY DOOR HARDWARE
 SHALL BE MECHANICAL WITH A CLEAR LOCK AND SHALL BE ENGINEERED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.
MECHANICAL DOOR HARDWARE
 SHALL BE ENGINEERED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.
CLOSET DOOR HARDWARE
 SHALL BE ENGINEERED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.

DOOR MATERIAL LEGEND

HS	HARDWARE
N/A	NONE
DL	DOOR LOCK
HS	HARDWARE
DL	DOOR LOCK
HS	HARDWARE
DL	DOOR LOCK
HS	HARDWARE
DL	DOOR LOCK
HS	HARDWARE
DL	DOOR LOCK
HS	HARDWARE
DL	DOOR LOCK
HS	HARDWARE
DL	DOOR LOCK



HARDWARE

TYPE	ENTRY	MECHANICAL	MECHANICAL	MECHANICAL	MECHANICAL	MECHANICAL	MECHANICAL
RF	X	X	X	X	X	X	X
SI							
SI							

FORCE ENTRY PREVENTION NOTES

1. PROVIDE IMPULSION AND BURGLARY DEVICES IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.
2. ALL LOCKS FOR EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LBS. APPLIED IN ANY DIRECTION AND IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.
3. ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM THE EXTERIOR WITH MINIMUM OF 600 POSSIBLE KEY CHANGES OR LOCKING ALIAS ANY SHOCK LOADSOLY WITH HARDENED BOLT INSERTS.
4. HANDS OF ALL EXTERIOR EXITS TYPE B SWING DOORS SHALL BE BABBETED OR OF SIMILAR FABRICATION TO PREVENT DEFEATING THE PURPOSE OF THE STROKE AND THE INTEGRITY OF THE LOCKS AND LATCHES.
5. HANDS ON EXTERIOR EXITS TYPE B SWING DOORS SHALL HAVE NON-REMEDIABLE FINISH AND NON-FUNCTIONAL SCREENS.
6. ALL INTERIOR DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS TESTS SET 1. WINDOWS SHALL BE INSTALLED AND CONSTRUCTED SO THAT NO PANEL CAN BE LIFTED FROM THE TRACKS WHEN IN THE LOCKED POSITION AND SO AS TO COMPLY WITH THE ARCHITECTURAL ALUMINUM GUIDE.

DOOR, HARDWARE & FINISH NOTES

ACCESSIBILITY NOTE:
 HANDLES, PULLS, LATCHES, LOCKSETS AND OTHER OPERATING MECHANISMS ON ENTRANCE DOORS, RESTROOMS AND TOILET ROOMS DOORS AND OTHER DOORS WHICH ARE PART OF AN ACCESSIBLE ROUTE SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND WHICH DOES NOT REQUIRE A TIGHT GRASPING, TIGHT FINGERING OR TWISTING OF THE WRIST TO OPERATE.

LEVER OPERATED MECHANISM AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS. INTERIOR DOOR CLOSER FORCE SHOULD NOT EXCEED 5 LBS. OPERATING FORCE.

DOORS NOTES

1. CONTRACTOR SHALL COORDINATE ALL OPENINGS WITH SELECT WINDOWS AND DOOR MANUFACTURERS.
 ALL DOOR OPENINGS SHALL HAVE DOUBLE STUDS ON BOTH SIDES.
 ALL ALUMINUM COMPONENT TO BE FINISHED WITH AN FINISHING FACED ON LOW END AND OTHER FINISHES TO BE INSTALLED TO BE FINISHED WITH AN FINISHING FACED ON LOW END. COMPY WITH NASSM 'METAL FINISHES MANUAL' FOR FINISH DESIGNATIONS AND APPLICATION RECOMMENDATIONS.
 2. THRESHOLD AT DOOR OPENING SHALL NOT EXCEED 3/4\"/>

EGRESS WINDOWS NOTES

MODE OF OPERATION SHALL NOT REQUIRE A KEY TO CLIMB UP OVER THE WINDOW OR REACH TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING AND NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 60\"/>

WINDOWS NOTES

1. CONTRACTOR SHALL COORDINATE ALL OPENINGS WITH SELECT WINDOWS AND DOOR MANUFACTURERS.
 2. ALL ALUMINUM COMPONENT TO BE FINISHED WITH AN FINISHING FACED ON LOW END AND OTHER FINISHES TO BE INSTALLED TO BE FINISHED WITH AN FINISHING FACED ON LOW END. COMPY WITH NASSM 'METAL FINISHES MANUAL' FOR FINISH DESIGNATIONS AND APPLICATION RECOMMENDATIONS.
 3. GLAZING OR IMPACT RESISTANT PANELED OPERABLE PANEL SHALL BE CONSIDERED A HAZARDOUS LOCATION AND REQUIRE CAT 3 IMPACT GLAZING IF THE EXPOSED AREA OF AN INDIVIDUAL PANEL IS GREATER THAN 6 SQUARE FEET. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE FLOOR AND THE TOP EDGE OF THE GLAZING IS GREATER THAN 36 INCHES ABOVE THE FLOOR. ALL GLASS COMPONENTS MUST COMPLY WITH ANSI Z97.1 CAT 3 SAFETY GLAZING IMPACT TEST.
 4. WINDOW SUBMITTAL SHALL PRODUCE SHOP DRAWINGS FOR INSIGHT REVIEW.
 5. WINDOW CALCULATION BASED ON U-FACTOR OF U-1.1 BUFTY AND OPERATING ENERGY CONSUMPTION: SHG: DP: 0.78

COMPONENTS OF MEANS OF EGRESS

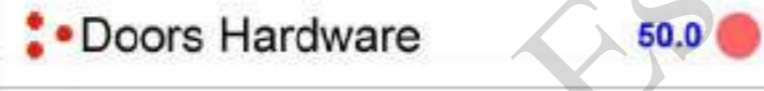
1. NO DOORS IN THE PATH OF TRAVEL OF MEANS OF EGRESS SHALL BE LESS THAN 28\"/>

2. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT ONE CAN OPEN THE DOOR FROM INSIDE THE CLOSET.

3. EVERY BATHROOM DOOR LATCH SHALL BE SUCH THAT ONE CAN OPEN THE DOOR FROM INSIDE THE BATHROOM IN AN EMERGENCY.

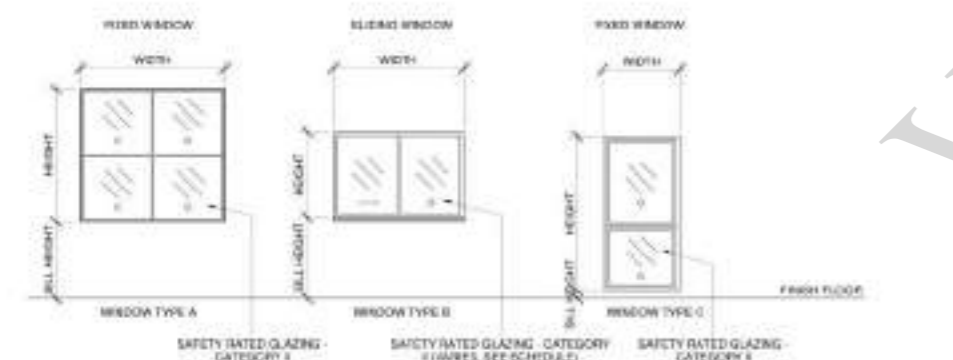
4. DOORS MAY BE SWINGING OR SLIDING AND USE EMERIT FROM THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.

5. NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH MIGHT OR PROHIBIT EGRESS OR WHICH CANNOT BE EASILY DEEMAGAGED SHALL BE PROHIBITED.

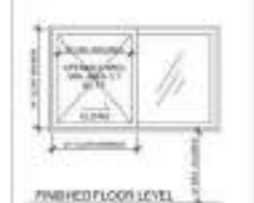


WINDOW SCHEDULE

TYPE	MARK	WIDTH	HEIGHT	SILL HEIGHT	MATERIAL	FIRE RATING	EGRESS	SAFETY RATED GLAZING
GROUND FLOOR								
TYPE A	W01	6'-2"	6'-8"	2'-10"	GLASS PANEL - ALUMINUM FRAME	N/A	APPLY	CATEGORY 3
TYPE B	W02	2'-11"	2'-8"	5'-8"	GLASS PANEL - ALUMINUM FRAME	N/A	N/A	N/A
TYPE C	W03	2'-8"	2'-8"	3'-4"	GLASS PANEL - ALUMINUM FRAME	N/A	N/A	N/A
TYPE D	W04	2'-8"	2'-8"	3'-4"	GLASS PANEL - ALUMINUM FRAME	N/A	APPLY	CATEGORY 3
TYPE E	W05	2'-8"	6'-2"	2'-8"	GLASS PANEL - ALUMINUM FRAME	N/A	APPLY	CATEGORY 3
3RD FLOOR								
TYPE D	W04	2'-11"	4'-8"	3'-8"	GLASS PANEL - ALUMINUM FRAME	N/A	APPLY	CATEGORY 3
TYPE B	W02	2'-11"	5'-8"	3'-8"	GLASS PANEL - ALUMINUM FRAME	N/A	APPLY	CATEGORY 3
TYPE E	W05	2'-11"	4'-8"	3'-8"	GLASS PANEL - ALUMINUM FRAME	N/A	APPLY	CATEGORY 3
TYPE D	W04	2'-11"	2'-8"	3'-8"	GLASS PANEL - ALUMINUM FRAME	N/A	N/A	N/A



ELEVATIONS



EGRESS WINDOW

MODE OF OPERATION SHALL NOT REQUIRE A KEY TO CLIMB UP OVER THE WINDOW OR REACH TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING AND NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 60\"/>

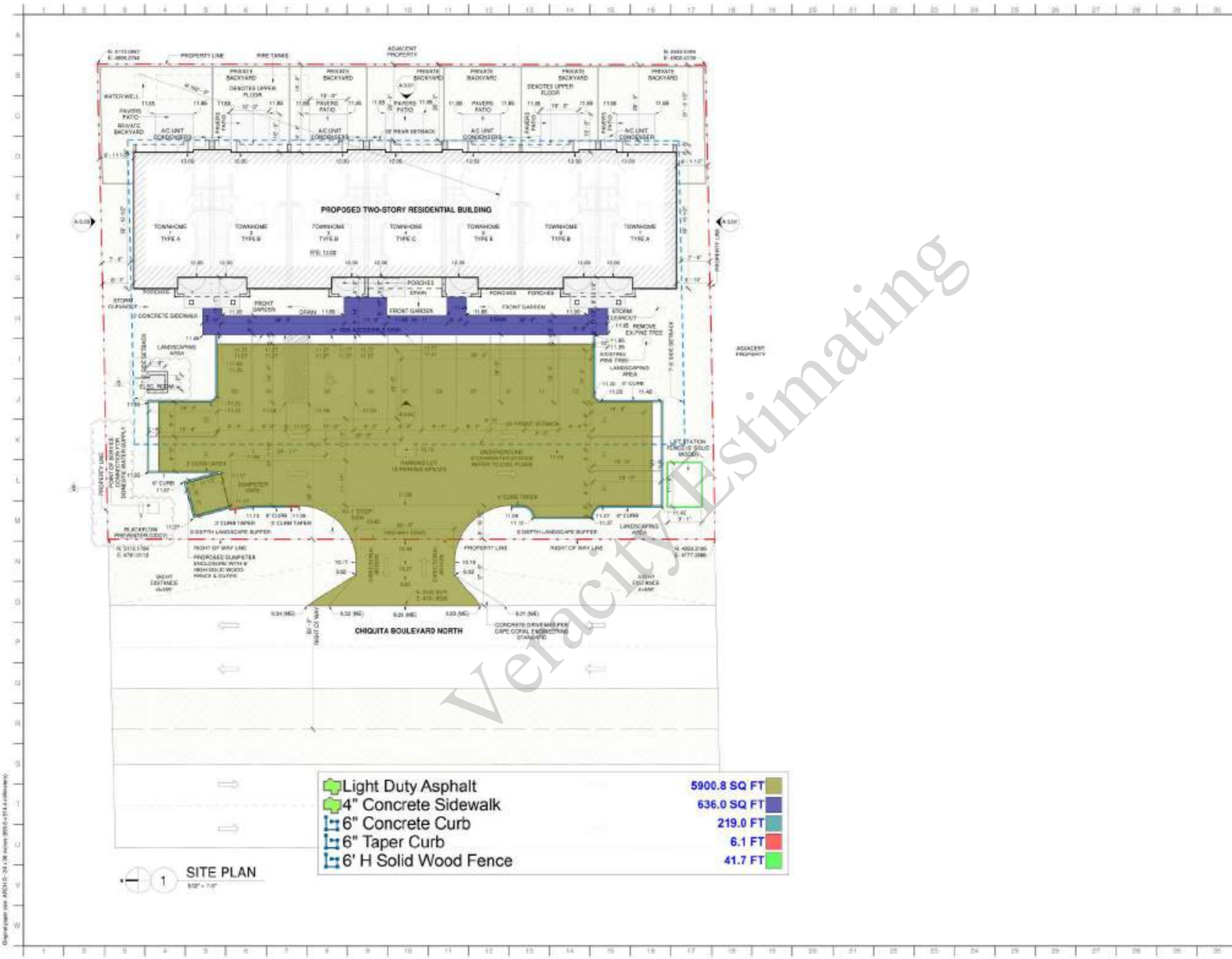


Revised:

No.	Date	Revised description
1	03-22-2024	COMMENTS/REVISION UPDATE
2	08-08-2024	CITY COMMENTS

Scale: As Noted
 Project number: 23-448
 Issue date: 01-31-2024
 Project location:
 Consultant:
 Client:
 Drawing title:
 Formed by:
 Formed Date:
 Drawing title: **WINDOWS & DOORS SCHEDULE**

Original copies with AFCH (0-24) x (08) copies (805.0) x (14.4) columns



	Light Duty Asphalt	5900.8 SQ FT
	4" Concrete Sidewalk	636.0 SQ FT
	6" Concrete Curb	219.0 FT
	6" Taper Curb	6.1 FT
	6' H Solid Wood Fence	41.7 FT

SITE PLAN
 1
 1/8" = 1'-0"



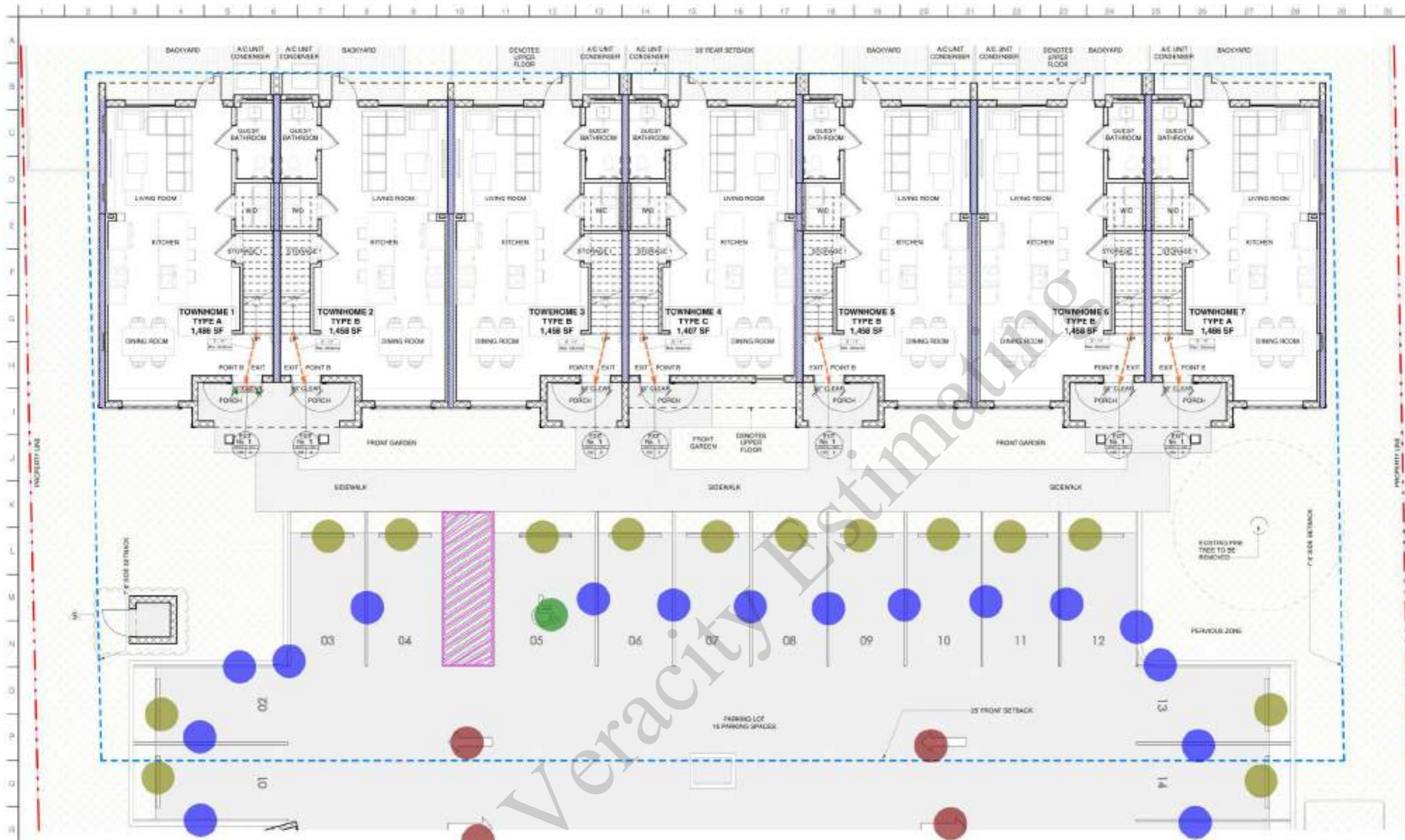
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Revision No.	Date	Revision description
1	03.27.2024	COMMENTS/REVISION UPDATE
2	08.02.2024	CITY COMMENTS
3	08.01.2024	CITY COMMENTS

Scale: _____ As Noted
 Project number: 20-440
 Issue date: 01-31-2024
 Project location: _____
 Construction Documents: _____
 Permit Set

SITE PLAN

Sheet number:
A-0.10



1 GROUND FLOOR LIFE SAFETY
1" = 2'-0"

BUILDING DATA:
THIS PROJECT WAS DESIGNED AND IN ACCORDANCE UNDER 2023 FLORIDA BUILDING CODE
TYPE OF CONSTRUCTION: TYPE II - 0 NO SPRINKLERS
MAXIMUM ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE: 75 FEET PROVIDED BY 2' FEET
MAXIMUM ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE: 3 STORIES PROVIDED: 2 STORIES
MAXIMUM ALLOWABLE AREA FACTOR IN SQUARE FEET: 48,000 SQ PROVIDED: CROSS AREA 10,500 SQ
OCCUPANCY CLASSIFICATION: RESIDENTIAL GROUP R-2
MAXIMUM TRAVEL DISTANCE WITHOUT SPRINKLER SYSTEM: 200 FEET (FBC 107.3) PROVIDED: 42' 3" FEET
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT: RESIDENTIAL 200 SQ/FOOT (FBC 104.3) PROVIDED: 8 PEOPLE PER UNIT

- 4" Painted Parking Strip 18' L
 - 4" Painted Parking Strip
 - 12" Wide Painted Arrow Sign
 - Painted Handicap Sign
 - (6'-0" L) Wheel Stopper
- 16.0 EA
 - 149.5 FT
 - 4.0 EA
 - 1.0 EA
 - 14.0 EA

LIFE SAFETY LEGEND

	2 HOUR FIRE RATED BARRIER
	1 HOUR FIRE RATED BARRIER
	ZERO CLEARANCE PROPERTY LINE
	TRAVEL DISTANCE / COMMON PATH
	EXIT DOOR INFORMATION

RESIDENTIAL UNITS OCCUPANCY

SPACE	OCCUPANCY TYPE	AREA	LOAD FACTOR	NO. OCCUPANTS
TOWNHOMES TYPE A	RESIDENTIAL R-2	1,486 SF	200 GROSS	8 PER UNIT
TOWNHOMES TYPE B	RESIDENTIAL R-2	1,458 SF	200 GROSS	8 PER UNIT
TOWNHOMES TYPE B	RESIDENTIAL R-2	1,458 SF	200 GROSS	8 PER UNIT
TOWNHOMES TYPE C	RESIDENTIAL R-2	1,407 SF	200 GROSS	8 PER UNIT
TOWNHOMES TYPE B	RESIDENTIAL R-2	1,458 SF	200 GROSS	8 PER UNIT
TOWNHOMES TYPE B	RESIDENTIAL R-2	1,458 SF	200 GROSS	8 PER UNIT
TOWNHOMES TYPE A	RESIDENTIAL R-2	1,486 SF	200 GROSS	8 PER UNIT

TRAVEL DISTANCE / COMMON PATH TYPICAL

SPACE	MAX. ALLOWED	PROVIDED
TOWNHOMES TYPE A	200'-0" FT	42'-3" FT
TOWNHOMES TYPE B	200'-0" FT	42'-3" FT
TOWNHOMES TYPE B	200'-0" FT	42'-3" FT
TOWNHOMES TYPE C	200'-0" FT	42'-3" FT
TOWNHOMES TYPE B	200'-0" FT	42'-3" FT
TOWNHOMES TYPE B	200'-0" FT	42'-3" FT
TOWNHOMES TYPE A	200'-0" FT	42'-3" FT



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Revisions:

No.	Date	Revised description
1	03-27-2024	COMMENTS/REVISION UPDATE
2	08-08-2024	CITY COMMENTS
3	08-01-2024	CITY COMMENTS

Scale: As Shown
Project number: 20-480
Issue date: 01-31-2024
Prepared: [Name]
Checked: [Name]
Consultation Documents: [Name]

GROUND FLOOR PLAN

Sheet number:
LS-1.00



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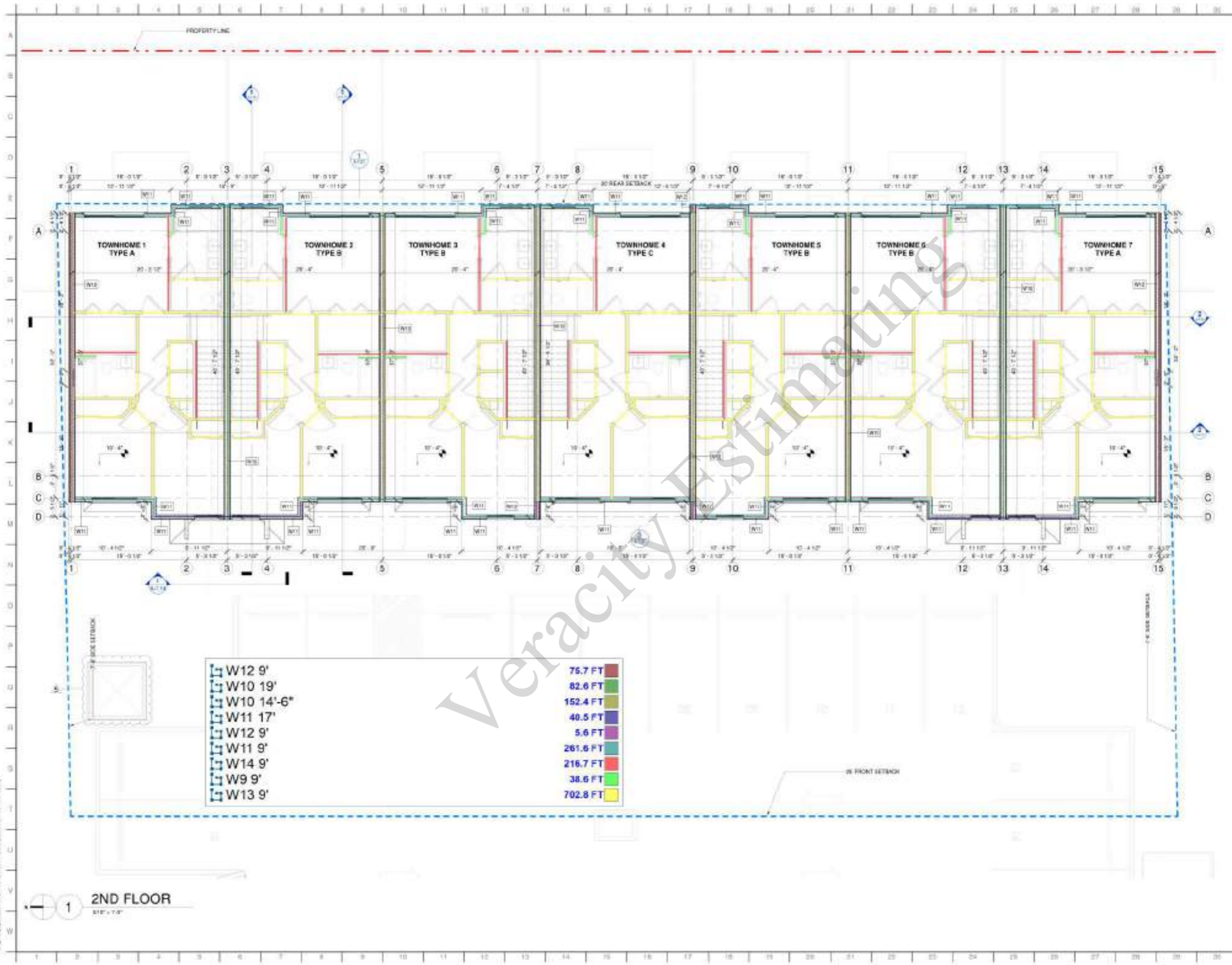
Revisions:

No.	Date	Revised description
1	03-27-2024	COMMENTS/DESIGN UPDATE
2	08-01-2024	CITY COMMENTS

Scale: As Noted
 Project number: 20-426
 Issue date: 01-01-2024
 Project location:
 Construction Documents: Permit Set

Drawing title:
GROUND FLOOR PLAN
 Sheet number:
A-2.00

Original copies with ARCHID 24-108 expires 08/31/24 (renewable)



W12 9'	76.7 FT
W10 19'	82.6 FT
W10 14'-6"	152.4 FT
W11 17'	40.5 FT
W12 9'	5.6 FT
W11 9'	261.6 FT
W14 9'	216.7 FT
W9 9'	38.6 FT
W13 9'	702.8 FT

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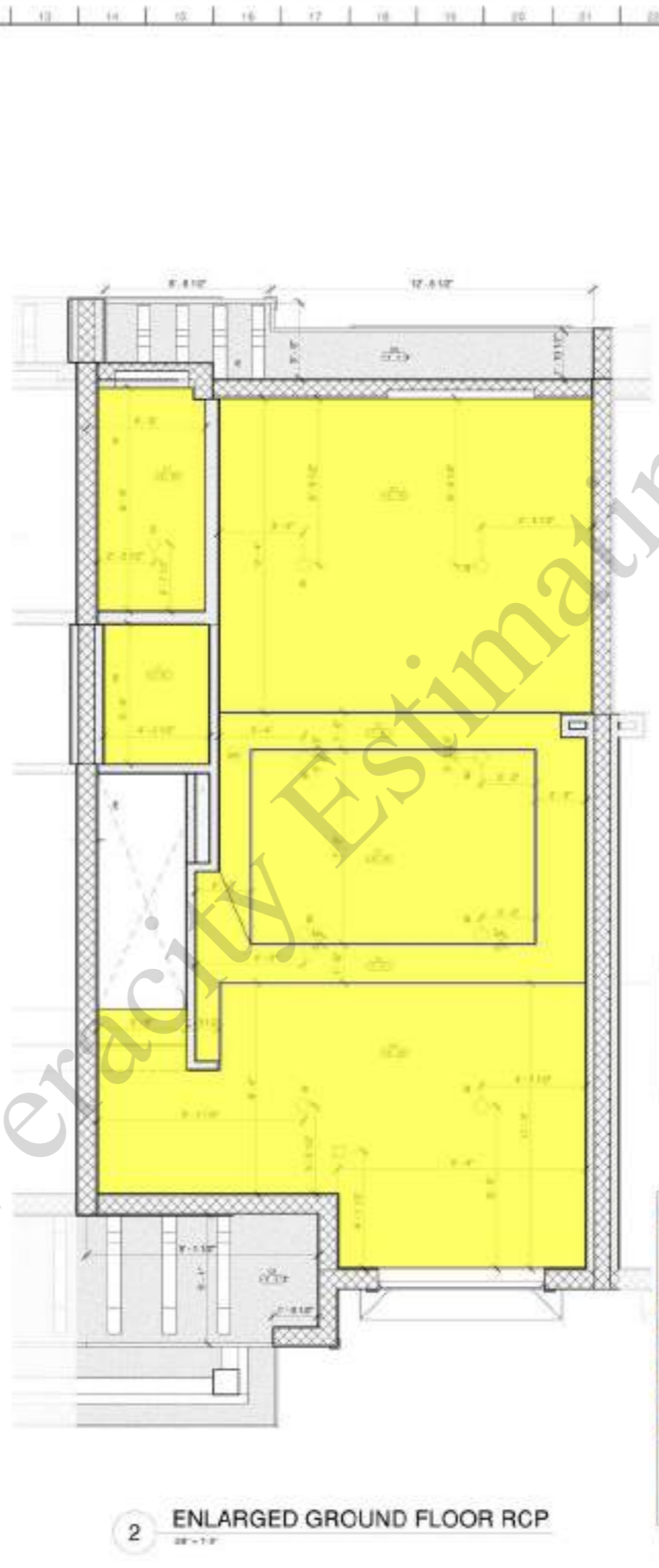
Revisions:		
No.	Date	Revised description
1	03-27-2024	COMMENTS/PERSON UPDATE
2	08-21-2024	CITY COMMENTS

Scale: As Noted
 Project Number: 24-040
 Issue Date: 01-31-2024
 Prepared: Construction Documents / Permit Set

Drawing title:
SECOND FLOOR PLAN

Sheet number:
A-2.10

Original paper sets: ARCH (D=24" x 36" w/trim) (RIS=9" x 12.44" w/trim)



REFLECTED CEILING PLAN LEGEND		FINISHES NOTES
TYPE	DESCRIPTION	1. ALL PAINT AND STAIN MUST ADHERE TO THE SUBSTRATE TO THE SATISFACTION OF THE CLIENT. PROVIDE MINIMUM TWO COAT COVERAGE. 2. ALL PAINT AND STAIN PRODUCTS MUST BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED APPLICATION INSTRUCTIONS. 3. CONTRACTOR TO VERIFY ALL MEASUREMENTS, QUANTITIES AND TAKE OFFS IN THE FIELD. 4. ALL DRYWALL SURFACES TO BE FINISHED SHALL RECEIVE ONE COAT OF SELECT AND APPROVED COLOR PAINT. 5. THIS PLAN IS TO BE USED FOR BIDDING ONLY. FINAL COLOR PLAN WILL BE USED FOR FINISH WORK. 6. PAINTING CONTRACTOR IS RESPONSIBLE FOR ALL INTERIOR FINISH CALLING. 7. ALL JOINTS AND INTERIOR ANGLES HAVE TAPE, SANDED IN JOINT COMPOUND AND TWO SEPARATE COATS OF JOINT COMPOUND APPLIED OVER A FLAT JOINTS AND ONE SEPARATE COAT OF JOINT COMPOUND APPLIED OVER INTERIOR ANGLES. FASTENER HEADS AND ACCESSORIES SHALL BE COVERED WITH THREE SEPARATE COATS OF JOINT COMPOUND. ALL JOINT COMPOUND SHALL BE SMOOTH AND FREE FROM MARKS AND RIDGES. 8. WATERPROOFING SHALL BE PROVIDED AT WET AREAS. 9. FOR ADDITIONAL FIRE RATED INFORMATION OF WALL AND PARTITION REFER TO LIFE SAFETY PLANS. 10. ANY INSTALLED INSULATION PRODUCT SHALL BE FREE OF FORMALDEHYDE. 11. PROVIDE CALLING AT ALL INTERIOR NON-MOUNTING JOINTS WINDOW FRAMES, DOOR FRAMES AND THE LIKE. CLEAN ALL JOINTS AND PRIME AS NEEDED FOR FULL ADHESION. 12. ALL GYPSUM BOARD ASSEMBLIES SHALL BE TYPED, TROWEL ED AND Sanded TO PROVIDE A SMOOTH EVEN SURFACE. 13. ALL ALUMINUM COMPONENT TO BE FINISHED WITH AN IMITATIVE THE FINISHED PRIMER AND A THE FINISHED FLUOROCARBON COATING CONTAINING "LOW VOC" RESIN OR APPROVED EQUAL. COMPLY WITH MANUFACTURER'S FINISHES MANUAL FOR FINISH DESIGNATIONS AND APPLICATION RECOMMENDATIONS.
□	0.5X 1/2" GYPSUM BOARD CEILING - S&D REDSTART	
□	0.02 5/8" SMOOTH FIBERCEMENT SOFFIT BOARD - S&D REDSTART	
⊕	RECESSED LIGHT FIXTURE - SATCO 31" HIGH 4" 85 LUMENS	
⊕	RECESSED COOPER LIGHTING - ULTRA RIMLED DOWNLIGHT	
⊕	RECESSED LIGHT FIXTURE - SATCO 51" HIGH 15" 200 WATT LOCATION	
⊕	WALL MOUNTED LIGHT FIXTURE - SATCO NUVO - ARCHITECTURAL WALL SCENE	
⊕	WALL MOUNTED LIGHT FIXTURE - SYLVANA - SCREEN CAP LAMP	
⊕	RECESSED LIGHT FIXTURE - LED LIGHT - CEILING FAN	
□	INSPECTION HATCH DOOR	



<ul style="list-style-type: none"> WHITE PAINT on Ceiling Soffit 1'-0" H Paint on Railing (pitch 7) FF.01 FF.04 FF.02 FF.05 FF.02 FF.06 FB.01 FB.02 Ceramic Wall Tile 7'-0" H 7 EA 	<ul style="list-style-type: none"> 579.0 SQ FT 68.7 FT 21.8 FT 537.0 SQ FT 99.9 SQ FT 36.4 SQ FT 76.5 SQ FT 19.8 SQ FT 24.4 SQ FT 143.4 FT 14.5 FT 23.0 FT
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Seal

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Revisions:

No.	Date	Revised description
1	03-27-2024	COMMENTS/DESIGN UPDATE

As Noted
 20-440
 01-31-2024

Prepared Documents:
 Permit Set

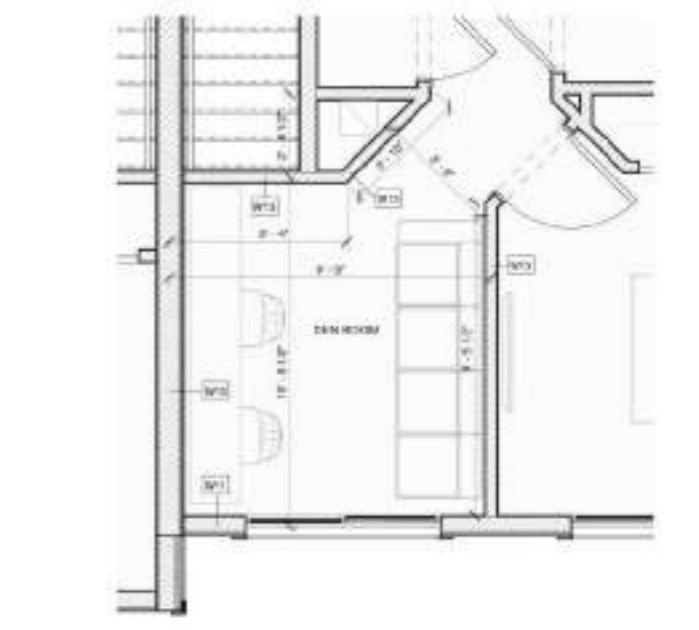
LARGEMENTS

A-7.00

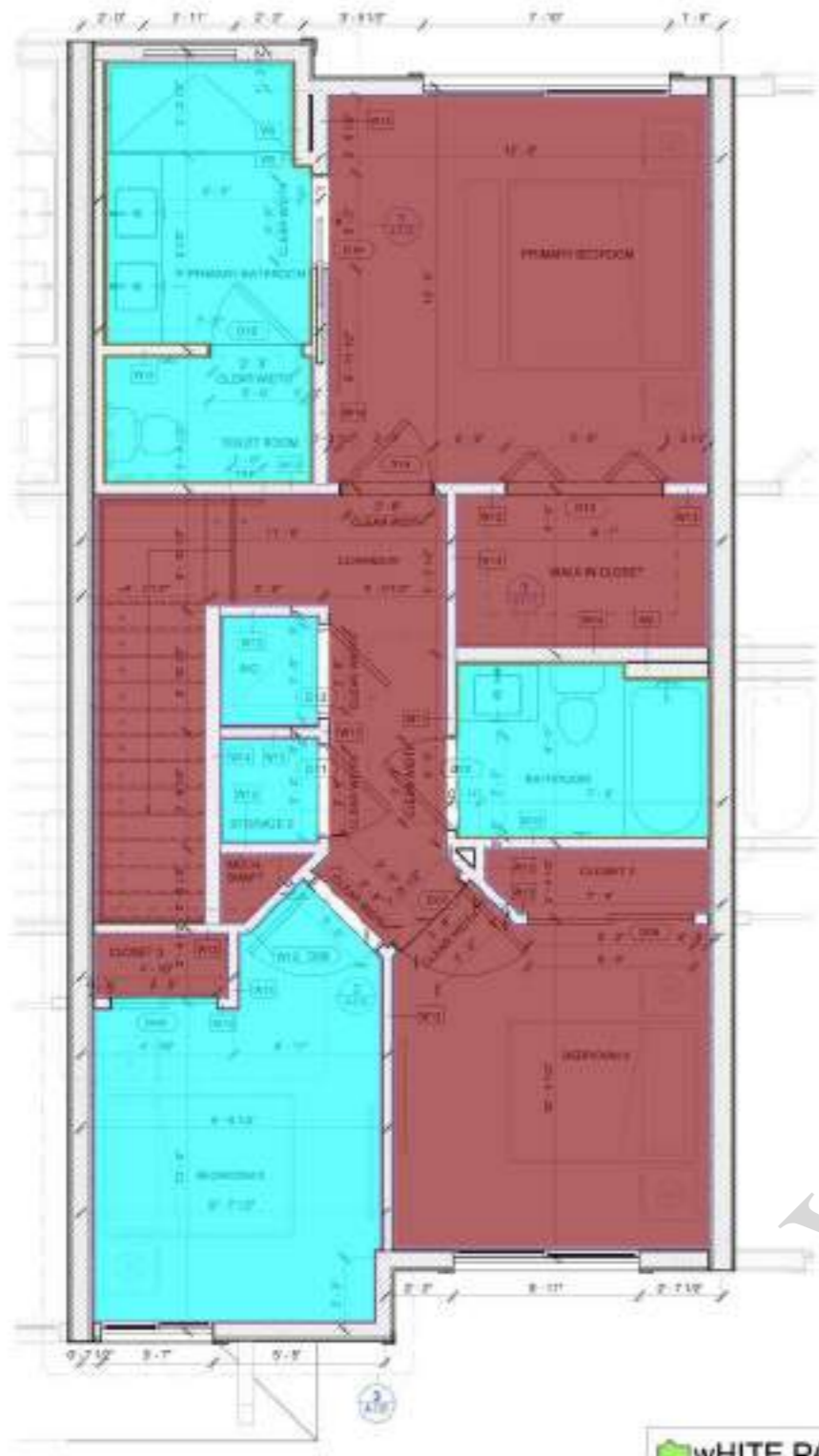
REFLECTED CEILING PLAN LEGEND		FINISHES NOTES
TYPE	DESCRIPTION	1. ALL PAINT AND STAIN MUST ADHERE TO THE SUBSTRATE TO THE SATISFACTION OF THE CLIENT. PROVIDE MINIMUM TWO COAT COVERAGE. 2. ALL PAINT AND STAIN PRODUCTS MUST BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED APPLICATION INSTRUCTIONS. 3. CONTRACTOR TO VERIFY ALL MEASUREMENTS, QUANTITIES AND TAKE OFFS IN THE FIELD. 4. ALL DRYWALL SURFACES TO BE FINISHED SHALL RECEIVE ONE COAT OF SELECT AND APPROVED COLOR PAINT. 5. THIS PLAN IS TO BE USED FOR ROOMS ONLY. FINAL COLOR PLAN WILL BE USED FOR FINISH WORK. 6. PAINTING CONTRACTOR IS RESPONSIBLE FOR ALL INTERIOR PRIME PAINTING. 7. ALL JOINTS AND INTERIOR ANGLES HAVE TAPE, SCHEDULED IN JOINT COMPOUND AND TWO SEPARATE COATS OF JOINT COMPOUND APPLIED OVER A FLAT JOINTS AND ONE SEPARATE COAT OF JOINT COMPOUND APPLIED OVER INTERIOR ANGLES. FASTENER HEADS AND ACCESSORIES SHALL BE COVERED WITH THREE SEPARATE COATS OF JOINT COMPOUND. ALL JOINT COMPOUND SHALL BE SMOOTH AND FREE FROM MARKS AND RIDGES. 8. WATERPROOFING SHALL BE PROVIDED AT WET AREAS. 9. FOR ADDITIONAL FIRE RATED INFORMATION OF WALL AND PARTITIONS REFER TO LIFE SAFETY PLANS. 10. ANY INSTALLED INSULATION PRODUCT SHALL BE FREE OF FORMALDEHYDE. 11. PROVIDE CALLING AT ALL INTERIOR NON-MOUNTING JOINTS, WINDOW FRAMES, DOOR FRAMES AND THE LIKE. CLEAN ALL JOINTS AND PRIME AS NEEDED FOR FULL ADHESION. 12. ALL GYPSUM BOARD ASSEMBLIES SHALL BE TYPED, TROWELLED AND Sanded TO PROVIDE A SMOOTH EVEN SURFACE. 13. ALL ALUMINUM COMPONENT TO BE FINISHED WITH AN INHIBITIVE, THE FINISHED PRIMER AND A THERMO-CURED FLUOROCARBON COATING CONTAINING TOWNSHIP POT RESIN OR APPROVED EQUAL, COMPLY WITH MANUFACTURER'S FINISHES MANUAL, COUL FINISH DESIGNATIONS, AND APPLICATION RECOMMENDATIONS.
□	0.05 1/2" GYPSUM BOARD CEILING - S&D REDSTART	
□	0.02 5/8" SMOOTH FIBERCEMENT SOFFIT BOARD - S&D REDSTART	
4	RECESSED LIGHT FIXTURE - SATCO 31" H X 4" 48" LUMENS	
B	RECESSED COOPER LIGHTING - ULTRA ROUNDED DOWNLIGHT	
D	RECESSED LIGHT FIXTURE - SATCO 51" H X 3" 11" 2" DAMP LOCATION	
E	WALL MOUNTED LIGHT FIXTURE - SATCO NUVO - ARCHITECTURAL WALL SCENE	
I	WALL MOUNTED LIGHT FIXTURE - SYLVANA - SCREEN CAP LAMP	
Z	RECESSED LIGHT FIXTURE - LED LIGHT - CEILING FAN	
□	INSPECTION HATCH DOOR	
FOR ADDITIONAL INFORMATION SEE MECHANICAL, ELECTRICAL, AND FIRE PROTECTION DRAWINGS. NOTE: CONTRACTOR TO FOLLOW MANUFACTURER RECOMMENDATIONS, SPECIFICATIONS AND OR SHOP DRAWINGS TO ASSURE THE PROPER INSTALLATION OF CEILING AND THEIR COMPONENTS. ADDITIONALLY CORROSION RESISTANT MEASUREMENTS OF THE PROPOSED MATERIALS AND PROPOSED LOCATION.		



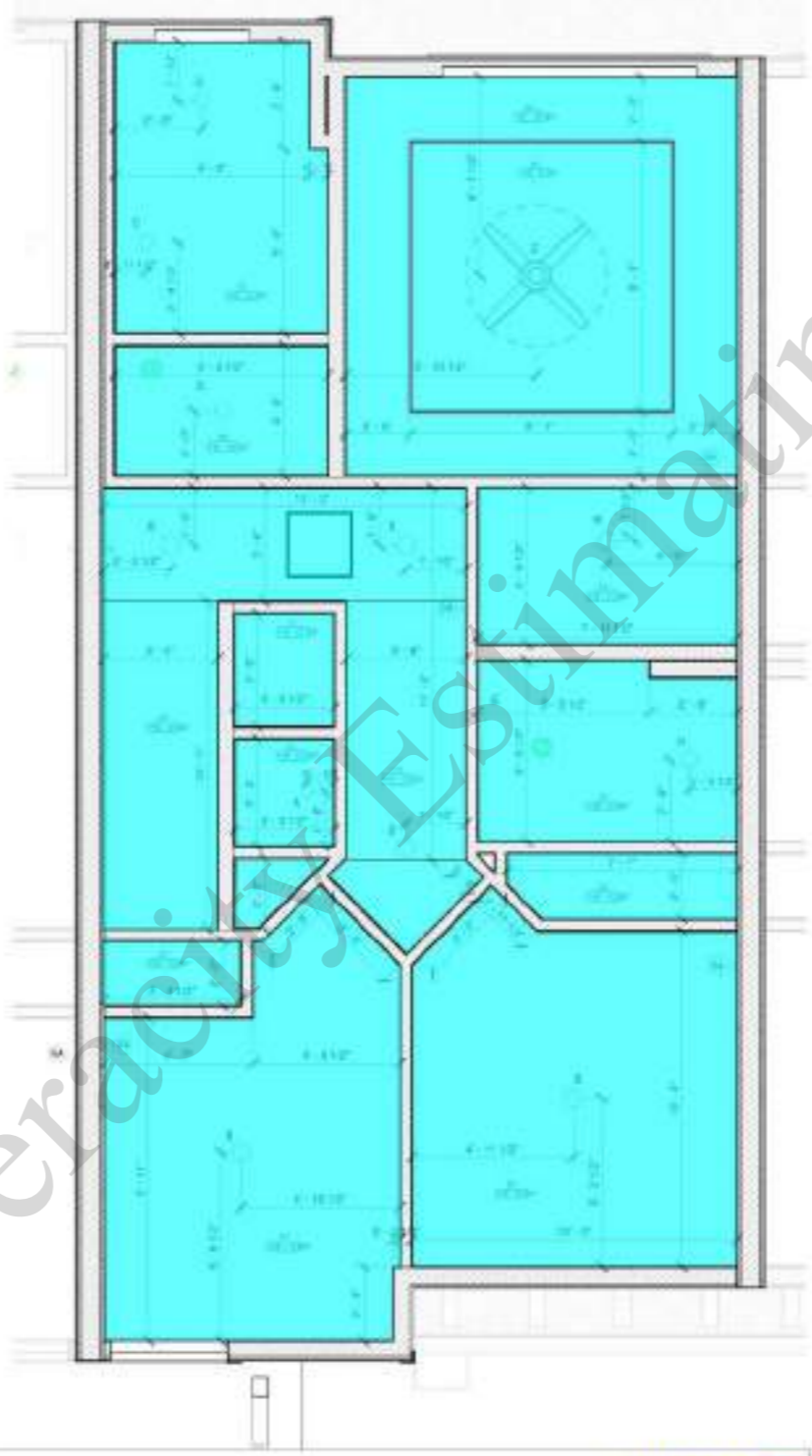
4 KEYPLAN DEN EXCEPTION
1" = 20'-0"



3 CONDITION AT 2ND FLOOR - UNIT TYPE 4C
3/8" = 1'-0"



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



2 ENLARGED SECOND FLOOR PLAN
3/8" = 1'-0"

■	WHITE PAINT On Ceiling	■	677.3 SQ FT
■	8" H Soffit	■	32.8 FT
■	FF.02	■	251.8 SQ FT
■	FF.03	■	432.2 SQ FT
■	FB.01	■	295.9 FT
■	Ceramic Wall Tile 7'-0" H 7 EA	■	67.1 FT

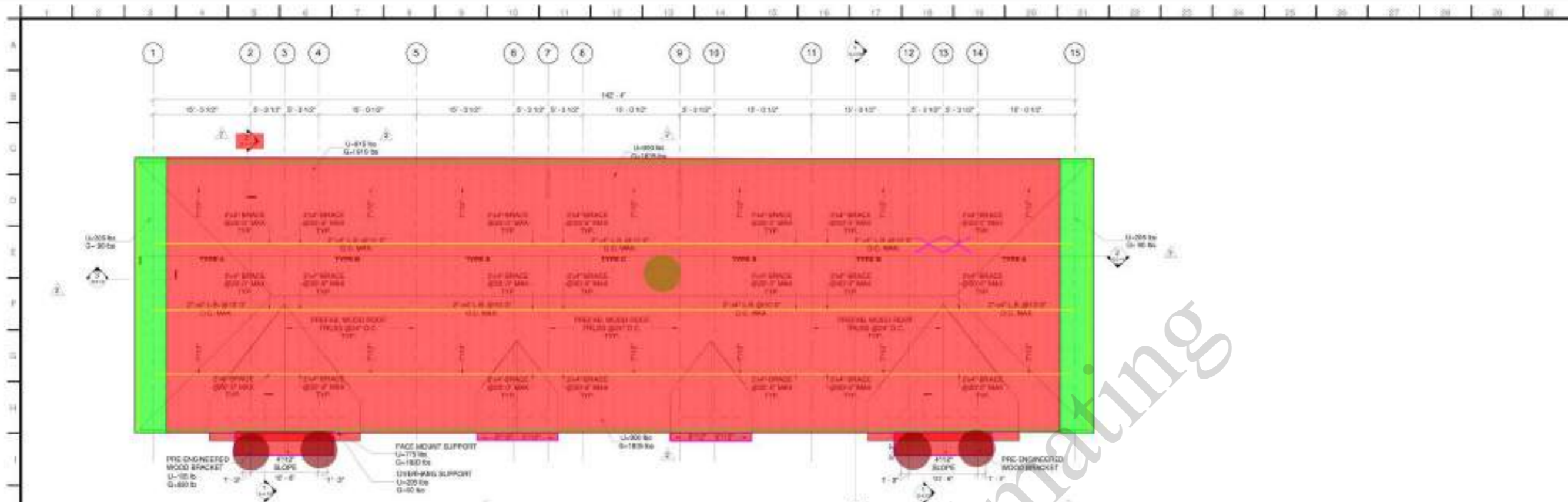
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Revision	No.	Date	Revised description
	1	03-27-2024	COMMENTS/DESIGN UPDATE

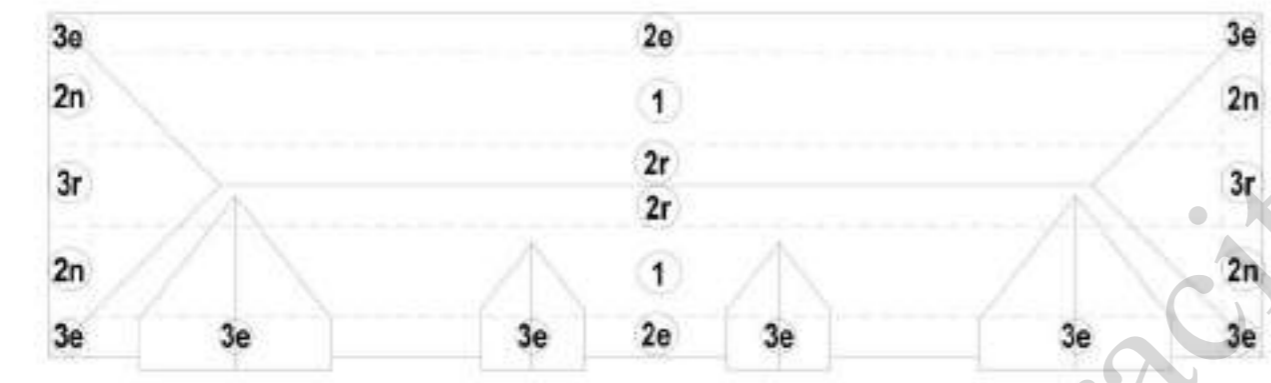
Scale: _____ As Noted
 Project Number: _____ 20-440
 Issue Date: _____ 01-31-2024
 Project Location: _____
 Consultant/Document: _____
 Project Set

Drawing title:
**TOWNHOME ENLARGEMENTS
 SECOND FLOOR**

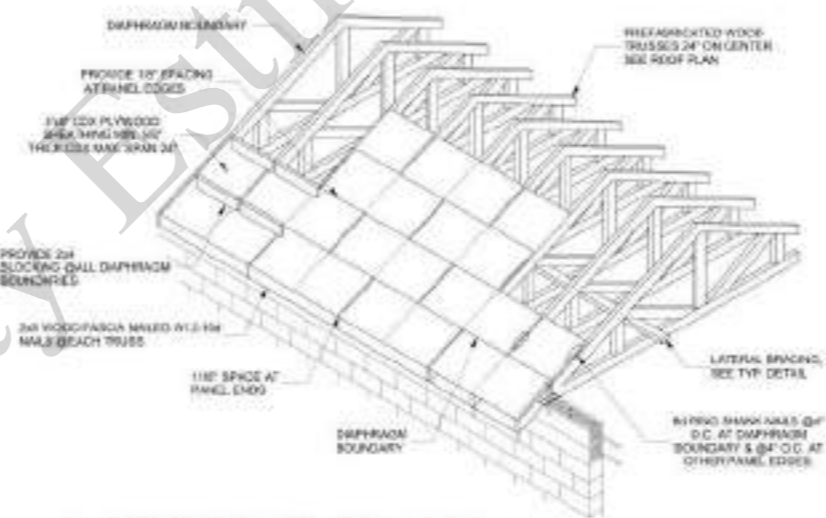
Sheet number:
A-7.01



1 ROOF PLAN
Scale: 1/8" = 1'-0"



2 COMPONENTS & CLADDING-ROOF DIAGRAM
Scale: 3/32" = 1'-0"



3 PLYWOOD NAILING DETAIL
Scale: 1 1/2" = 1'-0"

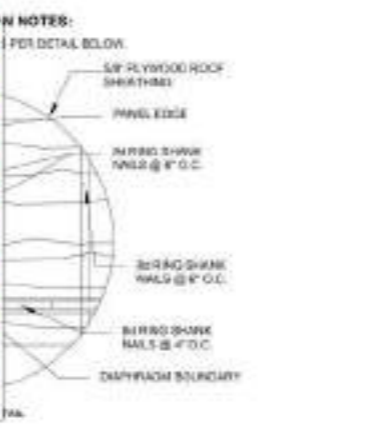
Zone	Effective Wind Area (F ²)	Case 1	Case 2
1	14	0.00	66.23
1	23	0.00	60.74
1	59	0.00	34.81
1	108	0.00	22.34
2a	13	0.00	69.22
2a	20	0.00	60.74
2a	50	0.00	34.81
2a	100	0.00	22.34
2b	13	0.00	69.22
2b	20	0.00	60.74
2b	50	0.00	34.81
2b	100	0.00	22.34
3a	13	0.00	69.22
3a	20	0.00	60.74
3a	50	0.00	34.81
3a	100	0.00	22.34
3b	13	0.00	69.22
3b	20	0.00	60.74
3b	50	0.00	34.81
3b	100	0.00	22.34

Roof Structure Callouts

- Prefab Wood Roof Trusses @ 24" O.C (By Others) **6057.8 SQ FT**
- Overhang Wood Lockouts @ 24" O.C (By Others) **428.2 SQ FT**
- 2"x4" Lateral Bracing @ 10' O.C **426.4 FT**
- 2"x4" Brace @ 20' O.C x12 **26.0 FT**
- 2X5 Ledger W/ 1/2 Dia Thru Bolt "H1A" Hurrican String Tie Simpson & HU26 ... **71.6 FT**
- "H10S" Simpson Strong Tie W/(8) 0.131x1-1/2" Nails on Wood Truss **293.5 FT**
- "HM9KT" Simpson Strong Tie W/(4) 1/4x1-1/2" sds on Wood Truss **82.8 FT**
- 2x8 Fascia W/ 2-16 Nails **74.1 FT**
- 2x5 Kicker For Bracket Beyond Canopy W/ (2) ML24Z EA **4.0 EA**
- Prefab Wood Roof Trusses @ 24" O.C (By Others) 6058 SF W/ "H214" Hanger **1.0 EA**

Roof Structure Callouts

Zone	Effective Wind Area (F ²)	Case 1	Case 2
1	14	0.00	66.23
1	23	0.00	60.74
1	59	0.00	34.81
1	108	0.00	22.34
2a	13	0.00	69.22
2a	20	0.00	60.74
2a	50	0.00	34.81
2a	100	0.00	22.34
2b	13	0.00	69.22
2b	20	0.00	60.74
2b	50	0.00	34.81
2b	100	0.00	22.34
3a	13	0.00	69.22
3a	20	0.00	60.74
3a	50	0.00	34.81
3a	100	0.00	22.34
3b	13	0.00	69.22
3b	20	0.00	60.74
3b	50	0.00	34.81
3b	100	0.00	22.34



GENERAL NOTES:

- FOR GENERAL STRUCTURAL NOTES SEE SHEET S-0.0.
- FOR ADDITIONAL DIMENSIONS SEE ARCHITECTURAL DRAWINGS.
- COORDINATE SLAB OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
- SEE ARCHITECTURAL DRAWINGS FOR ALL WALL LOCATIONS.

TYP. ROOF FRAMING NOTES:

ROOF SHEATHING
ROOFING TO BE 5/8" O.C. PLYWOOD SHEATHING (GLUE LAMINATED) WITH 5/8" RING SHANK NAILS @ 4" O.C. AT DIAPHRAGM BOUNDARY & @ 4" O.C. AT OTHER PANEL EDGES. SHEATHING PANEL JOINTS SHALL OCCUR OVER TRUSSES. SHEATHING PANELS SHALL BE INSTALLED WITH JOINTS STAGGERED AND PARALLEL TO TRUSSES IN ACCORDANCE WITH SECTION 05113.1.

ROOF SYSTEM
PRE ENGINEERED WOOD ROOF TRUSS (JEK) SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH SPECIFIED LOADS (SEE FRAMING PLAN AND DETAILS SHOWING MEMBER SIZES, BRACING, ANCHORAGE, CONNECTIONS, TRUSS LOCATIONS AND TEMPORARY AND PERMANENT BRACING AND/OR BRAGING AS REQUIRED FOR ERECTION AND FOR PERMANENT STRUCTURE. EACH SUBMITTAL SHALL BE SEEN AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER.

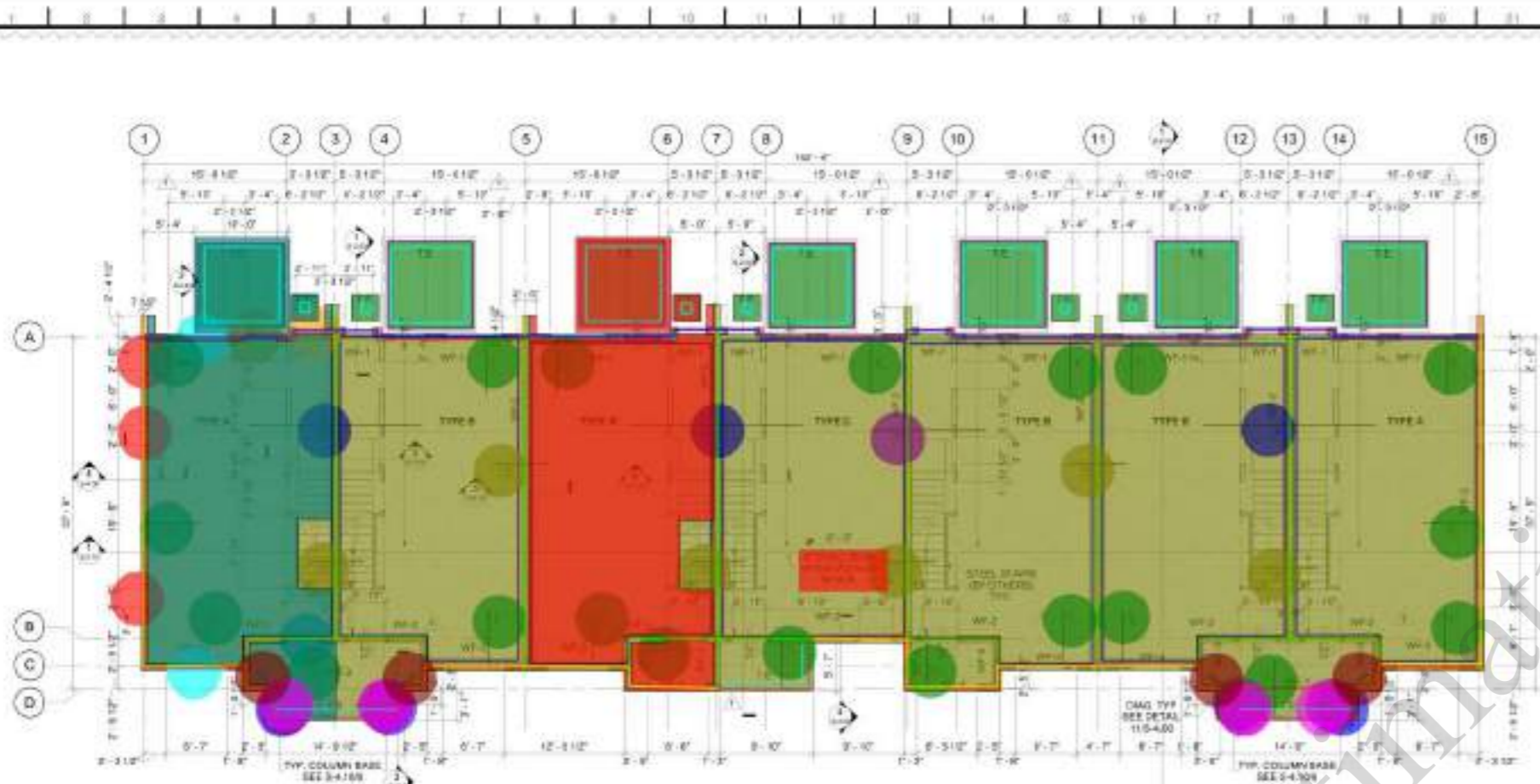
NOTES:

- ROOF, JOIST, TRUSS MANUFACTURER SHALL COORDINATE LOCATIONS OF ALL MECHANICAL CHANGES AND PLUMBING TO AVOID CONFLICT.
- ALL JOIST TO JOIST OR TRUSS TO TRUSS CONNECTIONS SHALL BE SPECIFIED BY THE MANUFACTURER.

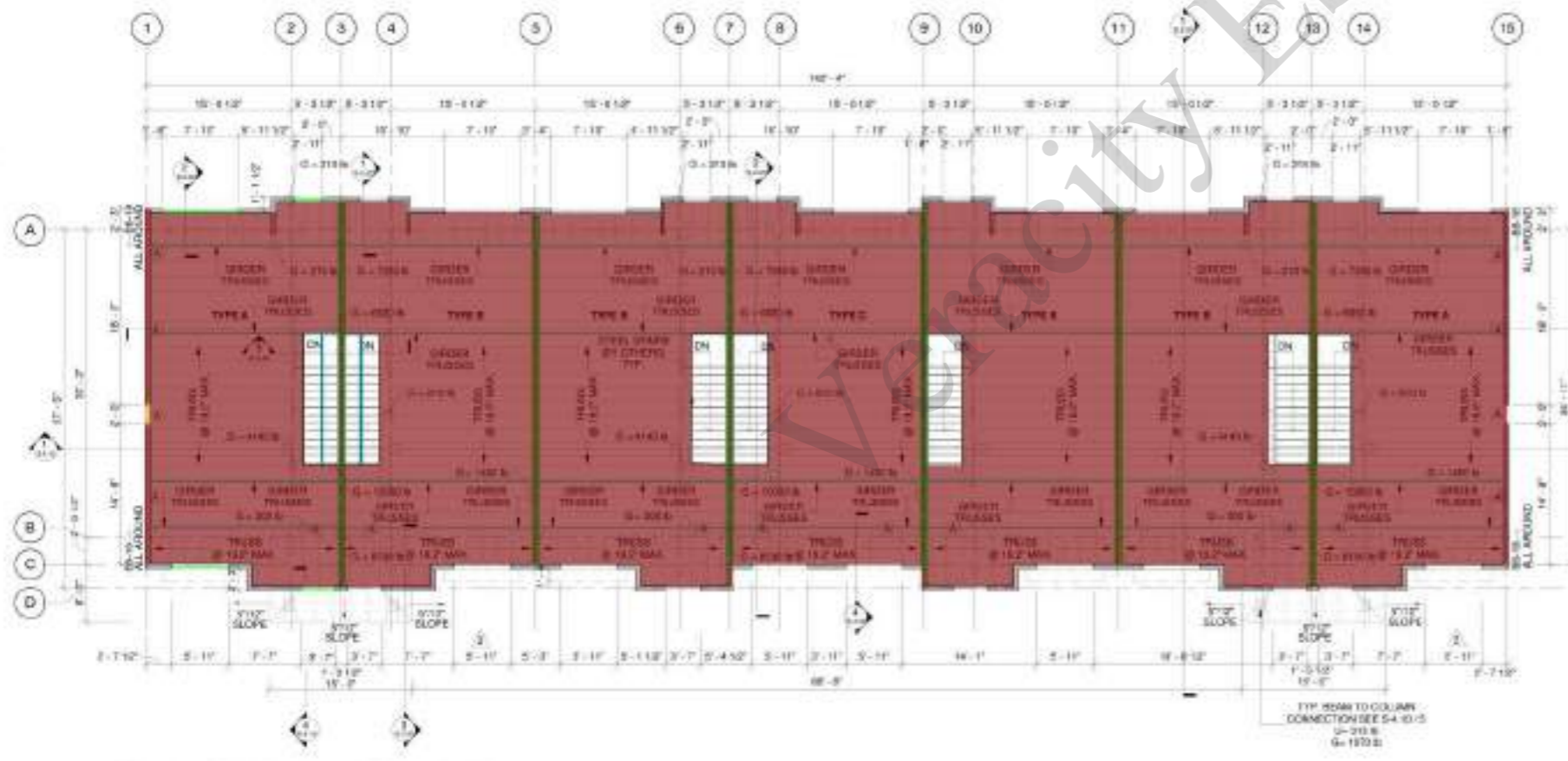
LEGEND

- PREFAB. WOOD ROOF TRUSS

Scale: As Noted
Project Number: 20-486
Issue Date: 01-31-2024
Prepared By: [Signature]
Checked By: [Signature]
Drawing Title: **ROOF PLAN**
Sheet Number: **S-1.10**



1 FIRST FLOOR/FOUNDATION PLAN
Scale: 1/8" = 1'-0"



2 SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

- 1 (18"x18") Concrete Footing 219.1 FT
- 2 (18"x18") Concrete Footing #5@12" Top & Bot Short Bar (2) #5 Top & Bot Long Bar 141.2 FT
- 3 (24"x18") Concrete Footing 272.0 FT
- 4 (30"x30"x18") Pad Footing 4.0 EA
- 5 (8"x18") Thickened (1) #5 Cont. Bar 309.3 FT
- 6 8" Thick Concrete pad 635.8 SQ FT
- 7 4" Concrete Slab 5324.8 SQ FT
- 8 Thickened Slab 714.1 FT
- 9 12"x12" Wood Column 10H W/ CB1212 Simpson Strong Tie Column Base 4.0 EA
- 10 8" Bod Beam 308.4 FT
- 11 Girder Trusses 554.3 FT
- 12 Pre-Engineered Wood Floor Trusses @ 19.2" O.C 4928.9 SQ FT
- 13 2x4 Blocking 924.2 FT
- 14 2x Wood Stringer NAN FT
- 15 2x Wood Stringer 336.0 FT
- 16 (7'-0" L) Pre-Cast Lintel Beam X7 2.0 EA
- 17 (4'-0" L) Pre-Cast Lintel Beam X14 1.0 EA
- 18 (3'-6" L) Pre-Cast Lintel Beam X14 1.0 EA
- 19 (4'-8" L) Pre-Cast Lintel Beam X7 1.0 EA
- 20 (3'-0" L) Pre-Cast Lintel Beam X2 2.0 EA
- 21 (8'-8" L) Pre-Cast Lintel Beam X7 NAN EA
- 22 8" CMU 10'-6"H 668.4 FT
- 23 4"x6" Header X7 22.5 FT
- 24 4"x6" Header X2 2.4 FT
- 25 #4x6'-0" Long Top Transfer Bar @ 12" O.C - 198 LF 26.0 EA
- 26 #4x6'-0" Long Top Transfer Bar @ 12" O.C - 216 LF 8.0 EA
- 27 #4x18'-5" Long Top Transfer Bar @ 12" O.C - 108 LF 4.0 EA
- 28 #4x12'-3" Long Top Transfer Bar @ 12" O.C - 36 LF 1.0 EA
- 29 4" Concrete Slab W/ 6x6-W2.9x2.9 W.W.R - 4 EA 912.9 SQ FT
- 30 4" Concrete Slab W/ 6x6-W2.9x2.9 W.W.R - 3 EA 785.6 SQ FT
- 31 (2'-0"x1'-6") Reinf Concrete Wall Footing W/ (2) #5@12" O.C Top & Bottom 307.7 FT
- 32 (1'-8"x1'-6") Reinf Concrete Wall Footing W/ (2) #5@12" O.C Top & Bottom 197.5 FT
- 33 (1'-6"x1'-6") Reinf Concrete Wall Footing W/ (2) #5@12" O.C Top & Bottom 148.7 FT
- 34 (30"x30"x18") Reinf Concrete Pad Footing W/ 4#5 4.0 EA
- 35 (8"x1'-6") Thickened Slab W/ 1#5 Cont. 288.2 FT
- 36 (2) #4x3'-0" Diagonal Crack Control Bar 4.0 EA

GENERAL NOTES:

1. FOR GENERAL STRUCTURAL NOTES SEE SHEET S-0.00.
2. FOR ADDITIONAL DIMENSIONS SEE ARCHITECTURAL DRAWINGS.
3. COVER WITH SLAB DEPRESSIONS, GROUNDS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
4. SEE ARCHITECTURAL DRAWINGS FOR ALL WALL LOCATIONS.

NOTES

1. #4x6'-0" LONG TOP TRANSFER BAR @ 12" O.C. WITH STD 90° KID HOOK.
2. #4x18'-5" LONG TOP TRANSFER BAR @ 12" O.C.
3. #4x12'-3" LONG TOP TRANSFER BAR @ 12" O.C.
4. #4x12'-3" LONG TOP TRANSFER BAR @ 12" O.C.

LEGEND

- 8" LOAD BEARING CMU/WALL W/ #5 @ 12" O.C. PARTIAL GROUT AND 3 GALV LADDER TYPE HOPE REIN. 1/2"
- WOOD WALL W/ 2x6 @ 16" O.C. No. 2 GRADE SOLVENT FREE STUDS
- WOOD WALL W/ 2x6 @ 12" O.C. No. 2 GRADE SOLVENT FREE STUDS
- 4" CONCRETE SLAB ON GRADE
- CONCRETE GRADE BEAM OR SPREAD FOOTING
- CONCRETE FOOTING
- CONCRETE OR ANY OTHER (MINOR) CONCRETE SHALL BE PLACED AT THE UPPER PART OF THE SLAB AT ALL RE-ENTRY CORNERS & NO MORE THAN 12" DEPTH (12-4-3)
- 12"
- 12"x12" WOOD COLUMN (C)
- TRUSS & GIRDER TRUSS



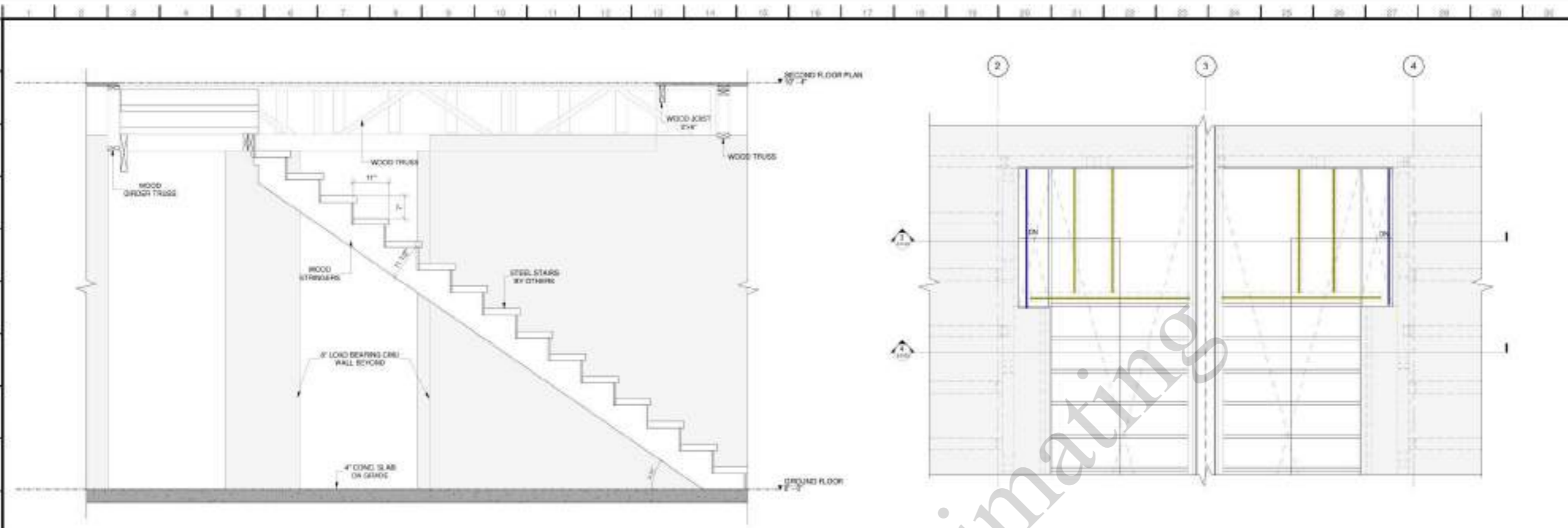
Notes:
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No.	Date	Revision description
1	03-07-2024	COMMENTS TO DESIGN LAYOUT
2	04-19-2024	COMMENTS TO DESIGN LAYOUT
3	08-29-2024	COMMENTS TO DESIGN LAYOUT

Scale: As Noted
Project number: 20-426
Issue date: 01-31-2024
Project location: Construction Documents / Point Set

FIRST/FOUNDATION & SECOND FLOOR PLAN

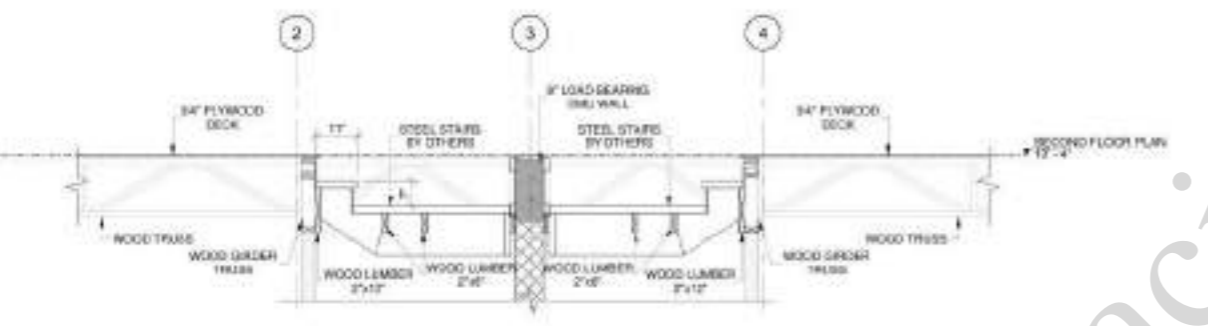
Sheet number: **S-1.00**



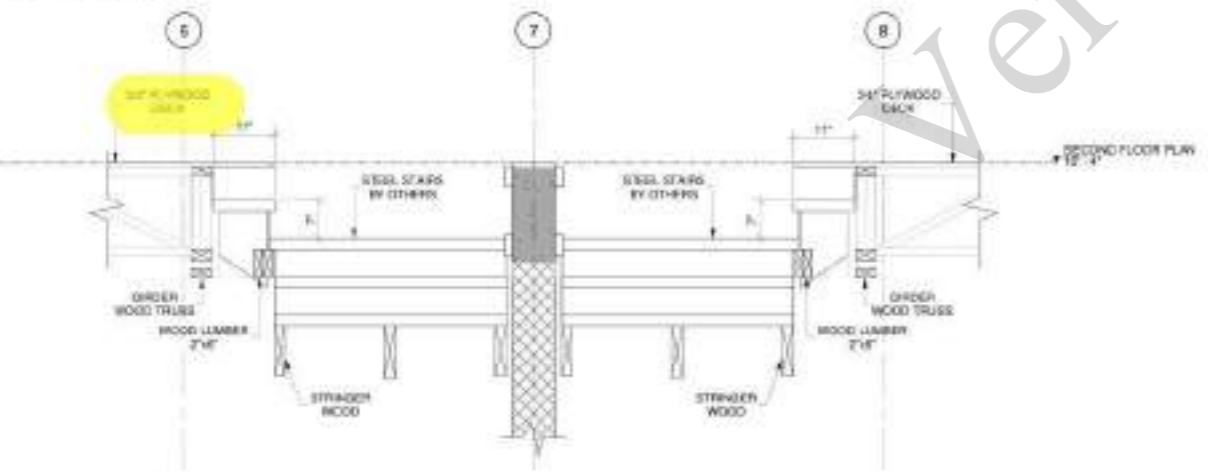
1 STAIR SECTION
Scale: 3/4" = 1'-0"

2 STAIRS PLAN
Scale: 3/4" = 1'-0"

	2x6 Wood Lumber	101.5 FT
	2x12 Wood Lumber	24.6 FT



3 SECTION 1
Scale: 1/2" = 1'-0"



4 SECTION 2
Scale: 3/4" = 1'-0"



Seal
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Revisions:

No.	Date	Revision description
1	08-16-2024	COMMENTS DESCRIP FOR V.E.

Scale: As Noted
Project number: 24-448
Issue date: 01-31-2024
Project name: Construction Documents - Point Bar

Drawing title: STAIRS SECTIONS

Sheet number: S-5.00