

955 N. Pennsylvania Ave. Winter Park, FL 32789 P: 407.740.8405 www.acistudios.com

Solitude Townhomes Project # 2403 07-25-2024

Narrative of Architectural Changes

0240

These are a summary of architectural revisions for floor plans for buildings type #1 and #2.

1) Buildings Type #1 & #2:

Front building façade (garage entries) were increased 5'-0" forward to allow garages to have additional space. Building # 1 increased its footprint from 10,452 Sq. ft. to 11,662 Sq. ft. and Building # from 10,326 Sq. ft. to 11,621 Sq. ft. Both building's exterior covered lanais were adjusted to keep footprint building inside setback lot lines.

2) Buildings Type #1 & #2:

Garages min. wide clearance dimension were set up to be 20'-0" clear.

3) Building Types #1 & #2:

Demising walls were revised to adjust overall building length.

4) Buildings Type #1 & #2:

Exterior covered lanais and balconies were revised to ensure they were within building set back lines.

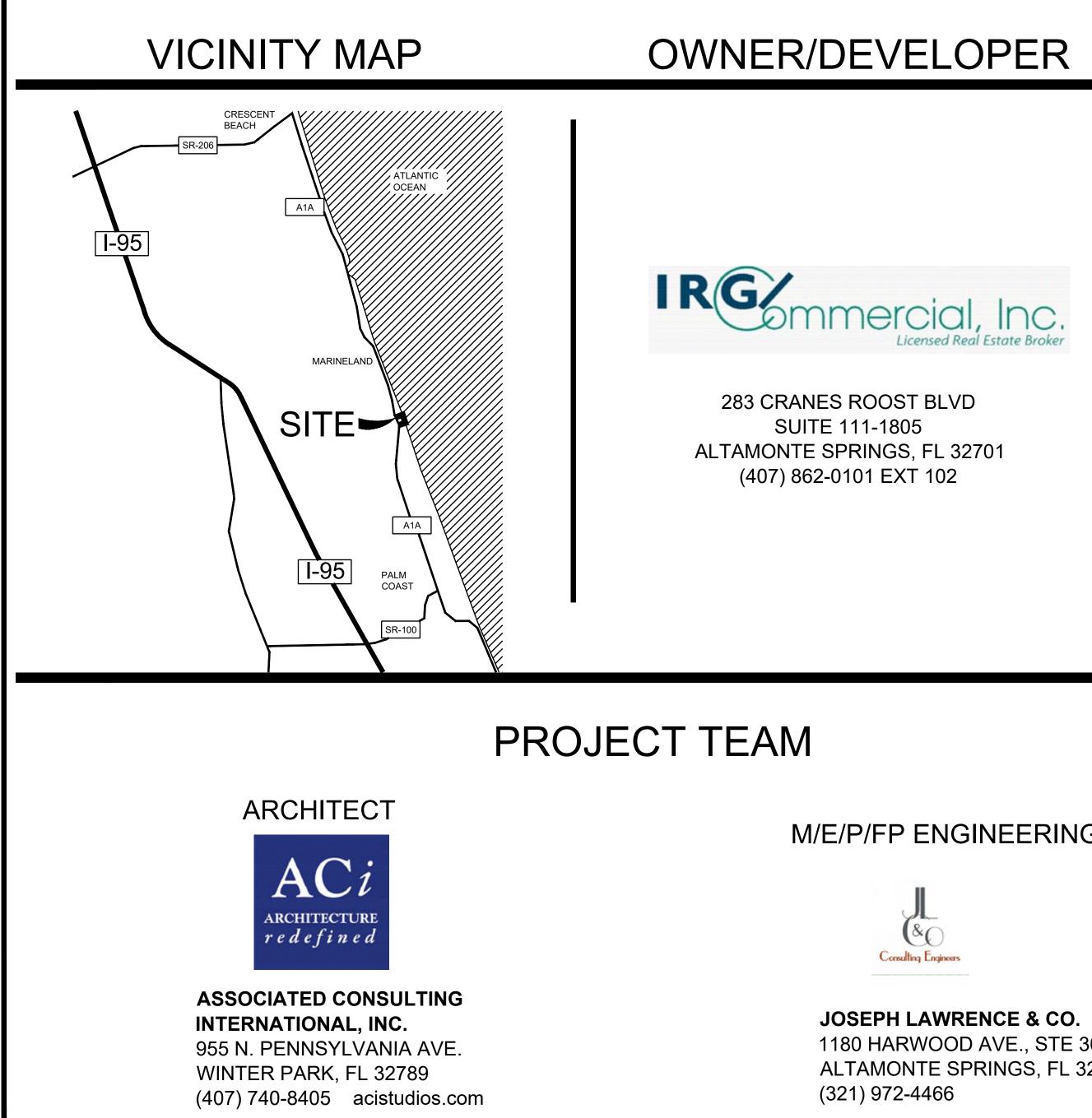
5) Building Type 2:

End units S2-A and S2-B main entry corridor (parallel to stairs) was increased from to 5'-1" to 6'-7' to allow elevator's door clearance. Exterior covered lanais were reduced to keep building overall length inside building's setback lines.

6) Buildings Type #1 & #2:

A pool deck was added to each unit.





OWNER/DEVELOPER

283 CRANES ROOST BLVD SUITE 111-1805 ALTAMONTE SPRINGS, FL 32701 (407) 862-0101 EXT 102

PROJECT INFORMATION

SOLITUDE TOWNHOMES

6645 NORTH OCEAN SHORE BOULEVARD, FLAGLER COUNTY, FLORIDA 32137

PROGRESS SET

DISCLAIMER

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M/E/P/FP ENGINEERING



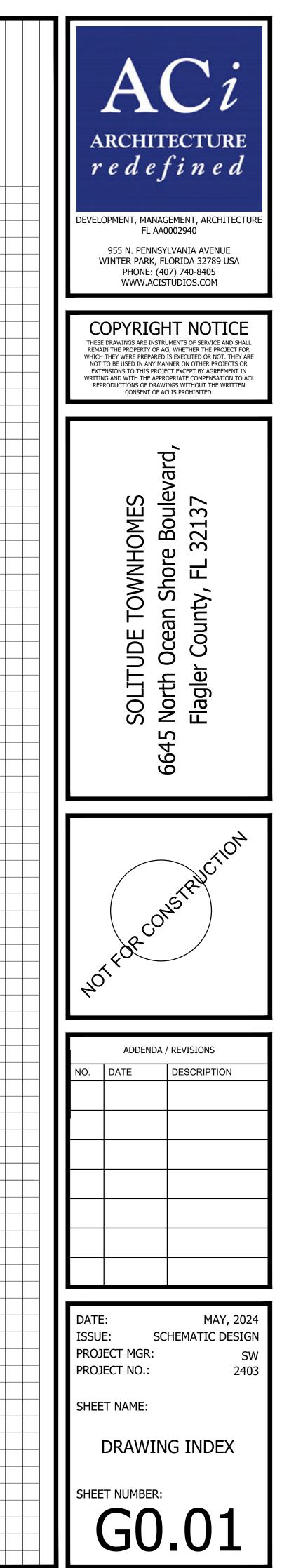
JOSEPH LAWRENCE & CO. 1180 HARWOOD AVE., STE 3000 ALTAMONTE SPRINGS, FL 32714 (321) 972-4466

	<i>redefined</i> DEVELOPMENT, MANAGEMENT, ARCHITECTURE FL AA0002940 955 N. PENNSYLVANIA AVENUE WINTER PARK, FLORIDA 32789 USA PHONE: (407) 740-8405 WWW.ACISTUDIOS.COM
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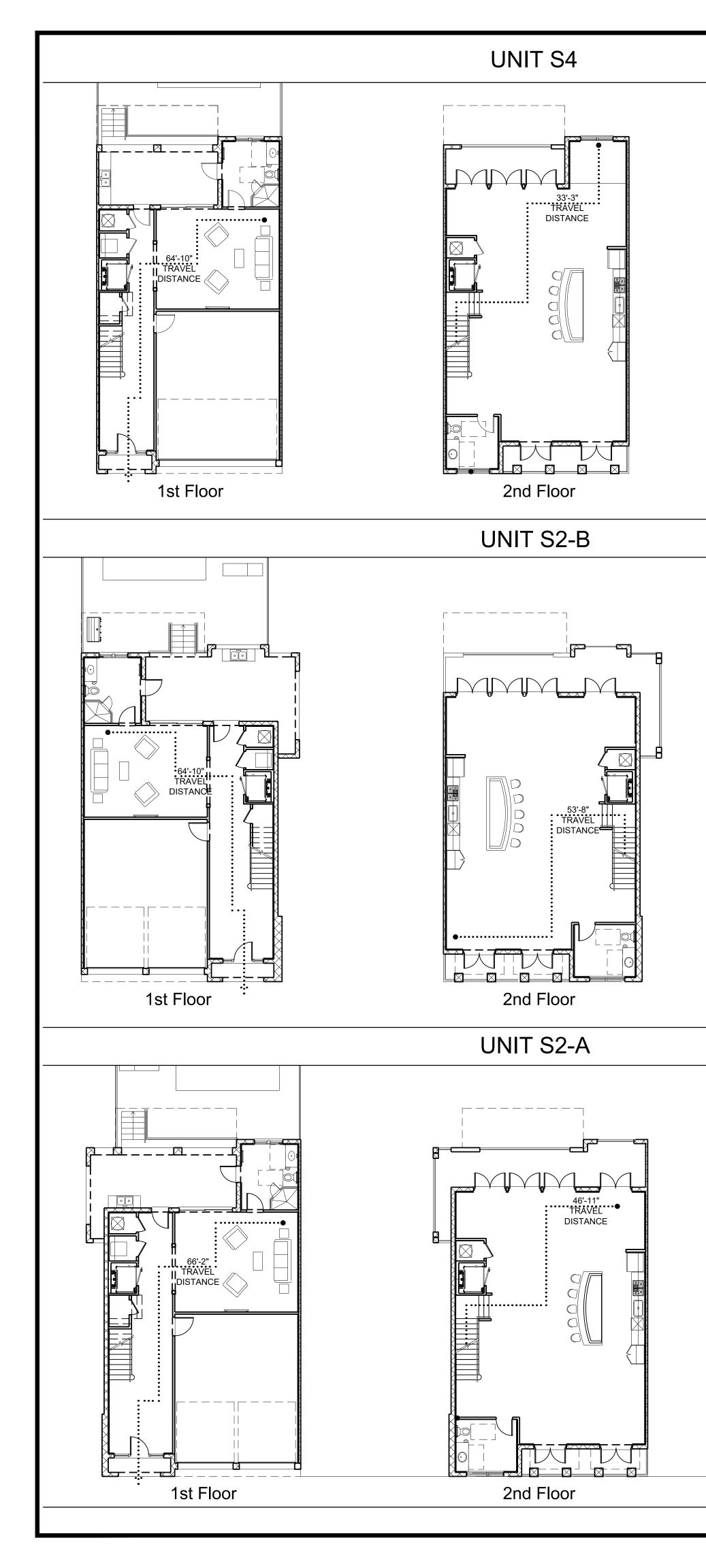
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SHEET NUMBER	SHEET NAME		SHEET NUMBER	SHEET NAME	90 US			SHEET NAME		SHEET
G0.00 G0.01			A0.01 A1.01	GENERAL INFORMATION ARCHITECTURAL SITE PLAN						
G1.02	NOT USED			BUILDING TYPE 1 FIRST FLOOR PLAN						
G1.01 G1.03	UNIT TYPE AREAS AND LIFE SAFETY PLANS		A1.11 A1.12	BUILDING TYPE 1 SECOND FLOOR PLAN						
G1.04	UNIT TYPE AREAS AND LIFE SAFETY PLANS		A1.13 A1.14	BUILDING TYPE 1 THIRD FLOOR PLAN BUILDING TYPE 1 ROOF PLAN						
			A1.21	BUILDING TYPE 2 FIRST FLOOR PLAN						
			A1.22 A1.23	BUILDING TYPE 2 SECOND FLOOR PLAN BUILDING TYPE 2 THIRD FLOOR PLAN						
			A1.24	BUILDING TYPE 2 ROOF PLAN						
			A2.11	BUILDING TYPE 1 FRONT AND REAR ELEVATIONS						
			A2.12 A2.13	BUILDING TYPE 1 SIDE ELEVATIONS BUILDING TYPE 2 FRONT AND REAR ELEVATIONS						1
			A2.13 A2.14	BUILDING TYPE 2 FRONT AND REAR ELEVATIONS BUILDING TYPE 2 SIDE ELEVATIONS						
										-
			A2.41	ENLARGED EXTERIOR ELEVATIONS						
			A3.11 A3.12 A3.13	BUILDING TYPE #1 & #2 BUILDING SECTIONS PARTIAL SITE PLAN BLDG. #1 SECTION PARTIAL SITE PLAN BLDG. #2 SECTION						
			A4.11	UNIT PLAN TYPE S1						
			A4.12 A4.13	UNIT PLAN TYPE S2 UNIT PLAN TYPE S2A						
			A4.14	UNIT PLAN TYPE S4						
			A4.15 A4.16	UNIT PLAN TYPE S4A UNIT PLAN TYPE S4B						
			A4.17 A4.18	UNIT PLAN TYPE S5 UNIT PLAN TYPE S5A						
			A4.19	UNIT PLAN TYPE S2B						
			етрі							
CIVIL C1 C2	COVER SHEET CONSTRUCTION NOTES		51K	JCTURAL						
C3 C4	CONSTRUCTION NOTES DEMOLITION & EROSION CONTROL PLAN	•								
C5	OVERALL DEVELOPMENT PLAN									
C6 C7	GEOMETRY, SIGNAGE & STRIPING PLAN PAVING, GRADING & DRAINAGE PLAN									
C8 C9 C10	FDEP DIMENSION PLAN FDEP CROSS-SECTIONS UTILITY PLAN	•								
C11 C12	OFF-SITE IMPROVEMENTS CONSTRUCTION DETAILS	•				+++				-
C12 C13 C14	CONSTRUCTION DETAILS CONSTRUCTION DETAILS CONSTRUCTION DETAILS	•								+
C15 C16	CONSTRUCTION DETAILS CONSTRUCTION DETAILS	•				+++				
C17	CONSTRUCTION DETAILS									+
C18 C19	CONSTRUCTION DETAILS CONSTRUCTION DETAILS									
C20	LIFT STATION									
										-

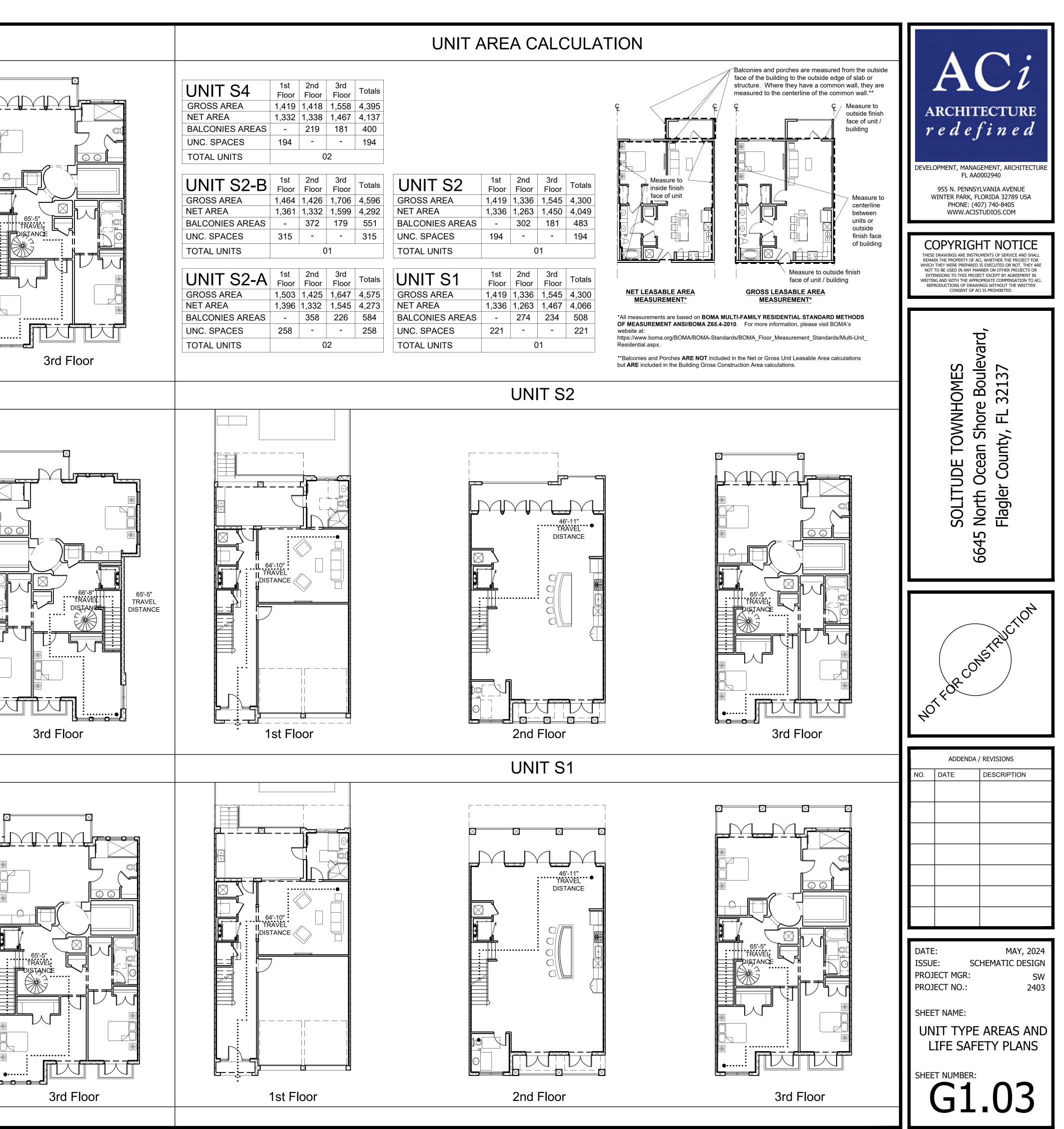
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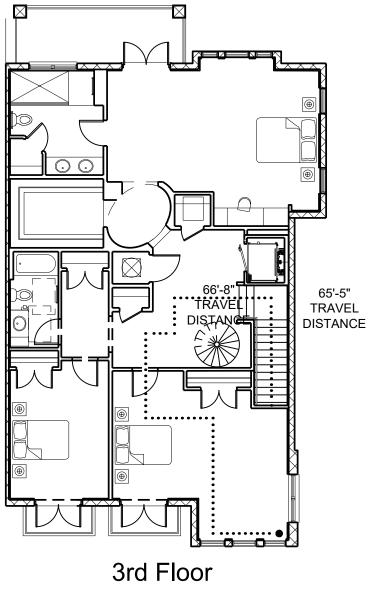
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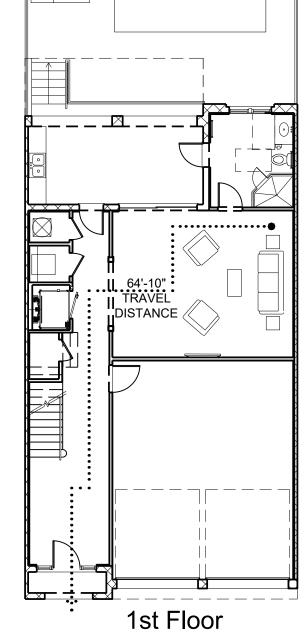


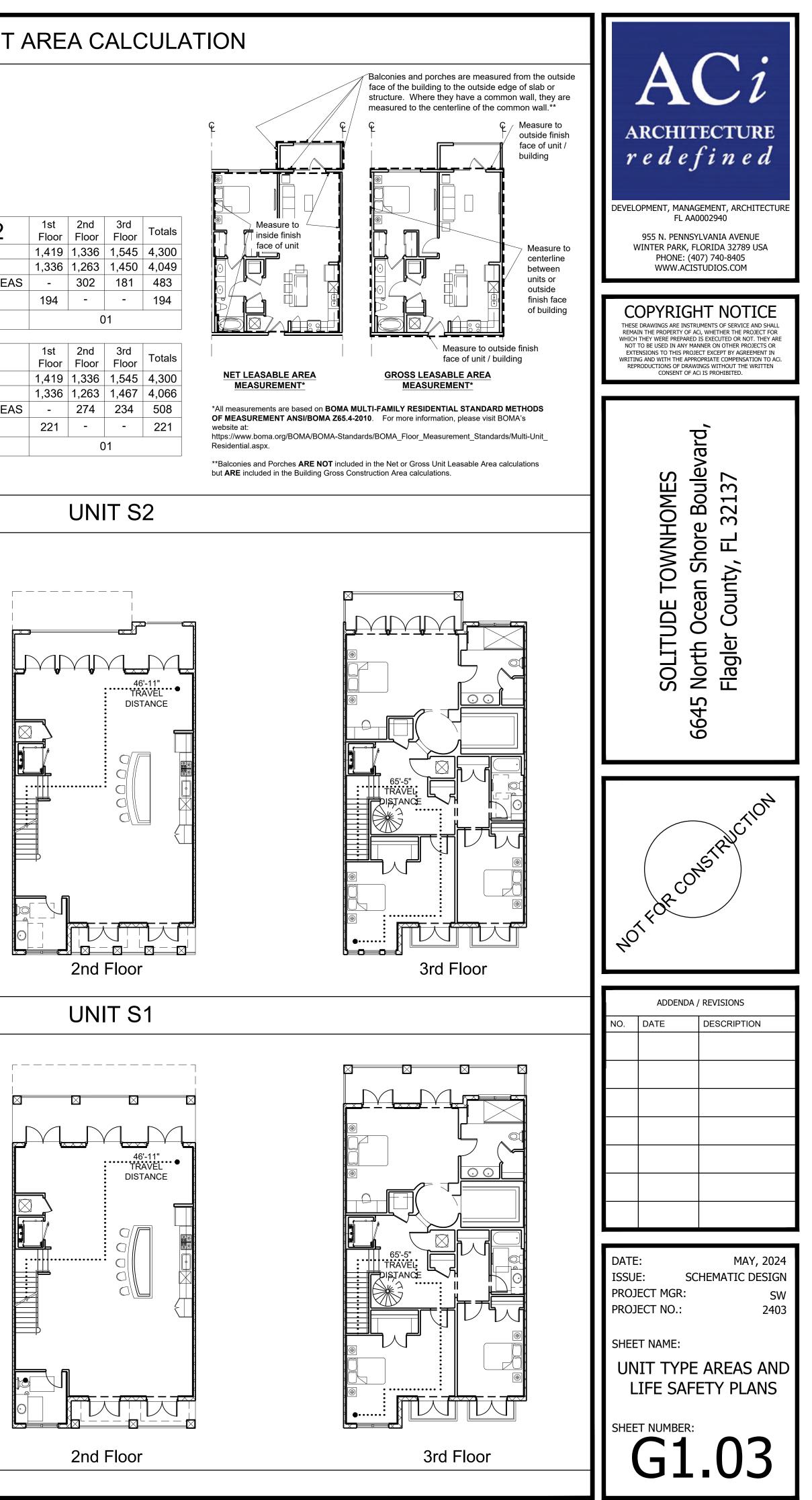
										OCCUPANCY, BU	III DING HEIGH.	TS.			
	APPLICABLE CODES		OPENING PROTECTION				R FINISHES			REAS, TYPES OF			FIRE RESISTANCE	RATINGS	
	FLORIDA BUILDING CODE (7TH ED.) (FBC) - 2020	FIRE SEPARATION DISTANCE	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA TABLE 705.8	GROUP	EXIT ENCLOSURE AND EXIT PASSAGEWAY		Rooms and Enclosed spaces		•					
LIFE SAFETY	FLORIDA FIRE PREVENTION CODE (7TH ED.) (FFPC)- 2020 NFPA 01 & NFPA 101	0' TO LESS THAN 3'	UNPROTECTED NON SPRINKLERED	NOT PERMITTED	A-1, A-2C	B	B	с		RESIDENTIAL	L BUILDING 1		RESIDENTIAL BUILI		
ACCESSIBILITY	FLORIDA ACCESSIBILITY CODE (7TH ED.) (FBC-A) - 2020		UNPROTECTED SPRINKLERED PROTECTED	NOT PERMITTED NOT PERMITTED	A-3, A-4, A-5 B, M	B	C C	с С	-	OCCUPANCY CLASSIFICATION			ELEMENT	REQUIRED RATING TABLE 601	
ELECTRICAL	FAIR HOUSING ACCESSIBILITY GUIDELINESHUDNATIONAL ELECTRIC CODE (NFPA 70)(NEC) - 2017	3' TO LESS THAN 5'	UNPROTECTED NON SPRINKLERED	NOT PERMITTED	R-2	C	C	С	1	CONSTRUCTION TYPE SPRINKLERED	TYPE VB YES	602.5	PRIMARY STRUCTURAL FRAME BEARING WALLS - EXTERIOR	1 HOUR	ARCHITE
PLUMBING	NATIONAL ELECTRIC CODE (NFPA 70)(NEC) - 2017FLORIDA PLUMBING CODE (7TH ED.)(FBC-P) - 2020			15%	S	C		С	[PERMITTED	PROPOSED		BEARING WALLS - INTERIOR	1 HOUR	redefi
FUEL GAS	FLORIDA FUEL GAS CODE (7TH ED.) (FBC-FG) - 2020	5' TO LESS THAN 10'	PROTECTED UNPROTECTED NON SPRINKLERED	15% 10%	-	OCCUPA	NT LOAD		HEIGHT	60 FT	35 FT	TABLE 504.3		0 HOUR	r c u e j l
MECHANICAL ENERGY	FLORIDA MECHANICAL CODE (7TH ED.) (FBC-M) - 2020		UNPROTECTED SPRINKLERED	25%	FUNCTION OF S	SPACE	FLOOR AREA	TABLE 1004.1.2	- STORIES AREA	4 12,000 SF	3 10,452 SF	TABLE 504.4 TABLE 506.2	FLOOR CONSTRUCTION & SECONDARY MEMBERS ROOF AND SECONDARY MEMBERS	1 HOUR	
FIRE	FLORIDA ENERGY CONSERVATION CODE (7TH ED.)(FBC-EC) - 2020NFPA 13 2013 ED AND NFPA 13R 2013 ED(NFPA) - 2020		PROTECTED	25%			(SF PER OCCUPANT)			RESIDENTIAL	,				DEVELOPMENT, MANAGEM FL AA000
		10' TO LESS THAN 15'	UNPROTECTED NON SPRINKLERED UNPROTECTED SPRINKLERED	15%		TORAGE AREAS, QUIPMENT ROOMS	300 GROSS			RESIDENTIAL	_ BUILDING 2		RESIDENTIAL BUILD		955 N. PENNSYLV
N	IISC. APPLICABLE CODES		PROTECTED	45% 45%		HOUT FIXED SEATING				OCCUPANCY CLASSIFICATION		2 310.4	ELEMENT	REQUIRED RATING TABLE 601	WINTER PARK, FLOR PHONE: (407)
		15' TO LESS THAN 20'	UNPROTECTED NON SPRINKLERED	25%	-	ATED (CHAIRS ONLY)	7 NET			CONSTRUCTION TYPE SPRINKLERED	TYPE VB YES	602.5	PRIMARY STRUCTURAL FRAME BEARING WALLS - EXTERIOR	1 HOUR 1 HOUR	WWW.ACISTUE
ROOF STRUCTURES	TOWERS, SPIRES & STEEPLES SHALL BE UNLIMITED 504.3 IN HEIGHT IF OF NONCOMBUSTIBLE MATERIALS AND EXCEPTION	15 TO LESS THAN 20	UNPROTECTED SPRINKLERED	75%	STANDING S		5 NET			PERMITTED	PROPOSED		BEARING WALLS - INTERIOR	1 HOUR	
	NO MORE THAN 20' IN HEIGHT IF OF COMBUSTIBLE MATERIALS.		PROTECTED UNPROTECTED NON SPRINKLERED	75% 45%	UNCONCEN BUSINESS ARE	RATED (TABLES/CHAIRS)	15 NET 150 GROSS		HEIGHT	60 FT	36 FT	TABLE 504.3	NON-BEARING WALLS/PARTITIONS	0 HOUR	COPYRIGHT
ACCESSORY	ACCESSORY OCCUPANCIES ARE THOSE THAT ARE 508.2	20' TO LESS THAN 25'	UNPROTECTED SPRINKLERED	NO LIMIT	_	M WITH EQUIPMENT	50 GROSS		STORIES	4	3	TABLE 504.4	FLOOR CONSTRUCTION & SECONDARY MEMBERS	1 HOUR	THESE DRAWINGS ARE INSTRUMEN REMAIN THE PROPERTY OF ACI, WH
OCCUPANCY	ANCILLARY TO THE MAIN OCCUPANCY OF THE BUILDING AND SHALL COMPLY WITH SECTION 508.2.1-508.2.5.3.		PROTECTED	NO LIMIT	EXERCISE ROC	M WITHOUT EQUIPMENT	15 GROSS		AREA	12,000 SF	10,215 SF	TABLE 506.2	ROOF AND SECONDARY MEMBERS	1 HOUR	WHICH THEY WERE PREPARED IS EX NOT TO BE USED IN ANY MANNER EXTENSIONS TO THIS PROJECT EX
	ACCESSORY OCCUPANCIES SHALL BE INDIVIDUALLY 508.2	25' TO LESS THAN 30		70%	KITCHEN (COM	MERCIAL)	200 GROSS			POOLH	IOUSE		POOLHOUSE		WRITING AND WITH THE APPROPRIA REPRODUCTIONS OF DRAWINGS CONSENT OF ACI IS F
OCCUPANCY CLASSIFICATION	ACCESSORY OCCUPANCIES SHALL BE INDIVIDUALLY 508.2 CLASSIFIED IN ACCORDANCE WITH SECTION 302.1.		UNPROTECTED SPRINKLERED PROTECTED	NO LIMIT NO LIMIT	MERCANTILE RESIDENTIAL		30 GROSS 200 GROSS			OCCUPANCY CLASSIFICATION	N ASSEMBLY A-3	303.4	ELEMENT	REQUIRED RATING TABLE 601	
REQUIRED SEPARATION OF	R, S2 - 1 HOUR TABLE 508.	GREATER THAN 30'	UNPROTECTED NON SPRINKLERED	NO LIMIT	PARKING		200 GROSS			CONSTRUCTION TYPE	TYPE VB	602.5	PRIMARY STRUCTURAL FRAME	0 HOUR	
DCCUPANCIES			UNPROTECTED SPRINKLERED	NO LIMIT		DL WATER SURFACE	50 GROSS		[SPRINKLERED PERMITTED	NO PROPOSED		BEARING WALLS - EXTERIOR BEARING WALLS - INTERIOR	0 HOUR 0 HOUR	<u>ה</u>
TIRE AND SMOKE	FIRE AND SMOKE ALARMS ARE REQUIRED FOR ALL R-2 420.5 OCCUPANCIES.		PROTECTED	NO LIMIT	DECKS		15 GROSS		HEIGHT	60 FT	13 FT 10 IN	TABLE 504.3	NON-BEARING WALLS/PARTITIONS	0 HOUR	arc
			EXTERIOR WALLS			MEANS O	F EGRESS		STORIES	4	1	TABLE 504.4	FLOOR CONSTRUCTION & SECONDARY MEMBERS	0 HOUR	
LEAR HEIGHT - PARKING GARAGES	EACH FLOOR LEVEL SHALL NOT BE LOWER THAN 7'406.3.2CLEAR. VAN SPACE REQUIRES 98" CLEAR.						SS SHALL HAVE A CEILING	4000.0	AREA	12,000 SF	672 SF	TABLE 506.2	ROOF AND SECONDARY MEMBERS	0 HOUR	IES Iule
CLEAR HEIGHT -	EACH FLOOR LEVEL SHALL NOT BE LOWER THAN 7'	SILLS	SLEEPERS AND SILLS ON A CONCRETE OR MASONR' SLAB THAT IS IN DIRECT CONTACT WITH EARTH SH.		CEILING HEIGH	HEIGHT OF NOT LESS		1003.2							B D
	CLEAR. VAN SPACE REQUIRES 98" CLEAR.		BE OF NATURALLY DURABLE OR WATER-BORNE PRESERVATIVE TREATED WOOD.		HORIZONTAL	STRUCTURAL ELEME FURNISHINGS SHALL	, – –	1003.3.3							e H
NATIONAL FLOOD IN	ISURANCE PROGRAM (NFIP)	_	CLEARANCE BETWEEN WOOD SIDING AND EARTH			HORIZONTALLY FROM	ALKING SURFACE BETWEEN								
AMERICAN SOCIETY	OF CIVIL ENGINEERS (ASCE) 24.		THE EXTERIOR OF THE BUILDING SHALL BE NOT LESS THAN 6" OR LESS THAN 2" VERTICAL FROM CONCR			THE HEIGHTS OF 27"-									N S S
FLAGLER COUNTY I	AND DEVELOPMENT CODE (FCLDC)		STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHE			PROTRUDE 4-1/2" FRO	DM THE WALL.								
	ICY MANAGEMENT AGENCY (FEMA)		EXCEPT WHERE THE SIDING , SHEATHING, AND WA FRAMING ARE OF NATURALLY DURABLE OR	LL	ELEVATION CHANGE	INCHES EXIST IN THE	ELEVATION OF LESS THAN 1 MEANS OF EGRESS, SLOPE								Щ щ es
	ENT OF ENVIRONMENTAL PROTECTION (FDEP)		WATER-BORNE PRESERVATIVE TREATED WOOD.			SURFACE SHALL BE U GREATER THAN ONE	ISED. WHERE SLOPE IS UNIT VERTICAL IN 20 UNITS								UDE
	ITATION (DESIGN AND DEVELOPMENT GUIDELINES					SECTION 1010. WHEN	MPS MUST COMPLY WITH SLOPE IS 6" OR LESS THE								E L
AND APPLICATION A	AND REVIEW PROCEDURES) 2023						R FINISH MATERIALS THAT								OL]
A1A SCENIC PRIDE	COMMITTE, FLAGLER COUNTY, FL						MARY WALKING SURFACE.								Nc SC
					OCCUPANT LO. SIGNAGE	OCCUPANCY SHALL F	ACE THAT IS AN ASSEMBLY	1004.3							1 1
	ZONING		NESS OF WEATHER COATINGS, F	BC TABLE 1405.02			E, NEAR THE MAIN EXIT OR								99
		COVERING TYPE		MINIMUM THICKNESS	1	SPACE. POSTED SIGN									
	FLOOD ZONE AE AND THE BASE FLOOD LINE (BFL) IS 8 FT.			(INCHES)	_	APPROVED LEGIBLE I SHALL BE MAINTAINE AUTHORIZED AGENT.									└┗━━━━━
FLAGLER COUNTY,	۱ ـ .	ADHERED MASONRY		0.25 2.625	 EGRESS WIDTH			CHAPTER 1005							
		EXTERIOR PLYWOOI		0.313		APARTMENTS 12		TABLE 1006.2.1							
		EXTERIOR PLYWOOI		SEE SECTION 2304.6	COMMON PATH		- D'	17.DEL 1000.2.1							
		FIBER CEMENT LAP		0.25		MAINTENANCE 10	י'								
		FIBER CEMENT PAN		0.25	_				-						(onsi
	SHAFT ENCLOSURES	-	ORCED CONCRETE PANELS	0.375	F	IRE WALLS A	ND PARTITIO	NS							
		PORCELAIN TILE STONE (CAST ARTIF		0.25	ROOF		ALL BE APPROVED NON	709.4.1.1]						
	NOT REQUIRED FOR OPENINGS TOTALLY WITHIN AN 712.1.2 DIVIDUAL RESIDENTIAL DWELLING UNIT AND CONNECTING 4	STONE (CAST ARTIF		2	- CONSTRUCTIO	N COMBUSTIBLE MATER	A DISTANCE OF 4 FEET.								
	TORIES OR LESS.	STRUCTURAL GLASS		0.344	GENERAL	EACH PORTION OF A	BUILDING SEPARATED BY	407.1							4
C	NOT REQUIRED FOR PENETRATIONS BY PIPE, TUBE, ONDUIT, WIRE, CABLES AND VENTS PROTECTED IN 712.1.4				_	ONE OR MORE FIRE V	VALLS THAT COMPLY WITH THIS SECTION SHALL BE								
A	CCORDANCE WITH SECTION 714.	THREE-COAT WORK		0.875	-	CONSIDERED SEPAR									
PA	NOT REQUIRED FOR AUTOMOBILE RAMPS IN ENCLOSED 712.1.10 ARKING GARAGES CONSTRUCTED IN ACCORDANCE WITH	UNIT MASONR		0.625	FIRE WALLS	FIRE WALLS IN R-2 = 2	2 HOURS	TABLE 706.4							ADDENDA / REV
	ECTION 406.3 & 406.4.		E OR PRECAST CONCRETE	0.625	HORIZONTAL	FIRE WALLS SHALL BI	E CONTINUOUS FROM XTERIOR WALL AND SHALL	706.5 EXCEPTION 4							NO. DATE DES
13	Description Description Description Description	TWO-COAT WORK O		0.5			' BEYOND THE EXTERIOR	LAUEF HUN 4							
S	XHAUST OR SUPPLY DUCTS SYSTEMS WHEN SUCH DUCT YSTEM IS CONTAINED WITHIN AND SERVES ONLY THE ARKING GARAGE.		E OR PRECAST CONCRETE	0.375		EXCEPTION 3. FIRE W	ALLS SHALL BE PERMITTED E INTERIOR SURFACE OF								
۲/		WOOD SHINGLES		0.375	_	NONCOMBUSTIBLE EX THE BUILDING ON EA	KTERIOR SHEATHING WHERI CH SIDE OF THE FIRE WALL I								
			,		-	PROTECTED BY AND A SYSTEM INSTALLED I	AUTOMATIC SPRINKLER N ACCORDANCE WITH								
		WINDOWS AND COM	NDOWS AND DOORS INSTALLED IN EXTERIOR WALL NFORM TO THE TESTING AND PERFORMANCE	S SHALL FBC 1405.13		SECTION 903.3.1.1 NF	PA 113.								
			QUIREMENTS OF SECTION 1709.5. NDOWS AND DOORS SHALL BE INSTALLED IN ACCOF		EXTERIOR WAL	WALL SHALL HAVE A	ON BOTH SIDES OF THE FIR 1 HOUR FIRE RATING WITH 3								
		_	TH THE MANUFACTURER'S INSTRUCTIONS.	1400.13.1		SHALL EXTEND A MIN	OR OPENINGS. RATINGS								
		FIBER CEMENT FIBE	ER CEMENT SIDING AND ACCESSORIES SHALL BE	FBC 1405.16		AT FIRE WALLS THAT	LL. WALLS THAT INTERSECT FORM AN ANGEL EQUAL TO								
		SIDING AND INST ACCESSORIES MA	TALLED IN ACCORDANCE WITH APPROVED NUFACTURER'S INSTRUCTIONS. UNLESS OTHERWIS			OR GREATER THAN 1 EXTERIOR WALL PRO	80 DEGREES DO NOT NEED TECTION.								
		INSTALLATION SPE	CIFIED IN THE APPROVED MANUFACTURER'S TRUCTIONS, NAILS USED TO FASTEN THE SIDING TO		VERTICAL		E III CONSTRUCTION WALL	706.6							
			OOD STUDS SHALL BE CORROSION-RESISTANT ROUN AD SMOOTH SHANK AND SHALL BE LONG ENOUGH	ID	CONTINUITY	UNDERSIDE OF COME) TO TERMINATE AT THE BUSTIBLE ROOFS SHEATHING	EXCEPTION 4							
		-						N							DATE:
		HEA PEN	NETRATE THE STUDS AT LEAST 1 INCH (25 MM). FOR LO-FORMED STEEL LIGHT-FRAME CONSTRUCTION,		1	1. THERE ARE NO OF 4 FEET OF THE FIF	PENINGS IN THE ROOF WITHI REWALL.	IN							ISSUE: SCHE
		HEA PEN COL COF	LD-FORMED STEEL LIGHT-FRAME CONSTRUCTION, RROSION-RESISTANT FASTENERS SHALL BE USED. SO					S							PROJECT MGR: PROJECT NO.:
		HEA PEN COL COF FAS FRA	LD-FORMED STEEL LIGHT-FRAME CONSTRUCTION, RROSION-RESISTANT FASTENERS SHALL BE USED. SO STENERS SHALL PENETRATE THE COLD-FORMED STE AMING AT LEAST THREE EXPOSED FULL THREADS.	EL		2. THE ROOF IS COV			1						
		HEA PEN COL COF FAS FRA FIBER CEMENT FIBE PANEL DIM	LD-FORMED STEEL LIGHT-FRAME CONSTRUCTION, RROSION-RESISTANT FASTENERS SHALL BE USED. SO STENERS SHALL PENETRATE THE COLD-FORMED STE AMING AT LEAST THREE EXPOSED FULL THREADS. ER-CEMENT PANELS SHALL BE INSTALLED WITH THE MENSION EITHER PARALLEL OR PERPENDICULAR TO	EL		B ROOF COVERING	G AND,								
		HEA PEN COL COF FAS FRA FIBER CEMENT FIBER CEMENT FIBER DIN INSTALLATION FRA AND JOINTS	LD-FORMED STEEL LIGHT-FRAME CONSTRUCTION, RROSION-RESISTANT FASTENERS SHALL BE USED. SO STENERS SHALL PENETRATE THE COLD-FORMED STE AMING AT LEAST THREE EXPOSED FULL THREADS. ER-CEMENT PANELS SHALL BE INSTALLED WITH THE MENSION EITHER PARALLEL OR PERPENDICULAR TO AMING. VERTICAL AND HORIZONTAL JOINTS SHALL O ER FRAMING MEMBERS AND SHALL BE PROTECTED	EL LONG FBC 1405.16.1 DCCUR WITH		B ROOF COVERING 3. THE ROOF SHEAT CONSTRUCTED OF	G AND, HING OR DECK IS F FIRE RETARDANT –)N							SHEET NAME:
		HEA PEN COL COF FAS FRA FIBER CEMENT FIBER CEMENT FIBER DIM INSTALLATION AND JOINTS OVE CAL HOP	LD-FORMED STEEL LIGHT-FRAME CONSTRUCTION, RROSION-RESISTANT FASTENERS SHALL BE USED. SO STENERS SHALL PENETRATE THE COLD-FORMED STE AMING AT LEAST THREE EXPOSED FULL THREADS. ER-CEMENT PANELS SHALL BE INSTALLED WITH THE MENSION EITHER PARALLEL OR PERPENDICULAR TO AMING. VERTICAL AND HORIZONTAL JOINTS SHALL O ER FRAMING MEMBERS AND SHALL BE PROTECTED JLKING, WITH BATTENS OR FLASHING, OR BE VERTI RIZONTAL SHIPLAP.	EL LONG FBC 1405.16.1 DCCUR WITH CAL OR		B ROOF COVERING 3. THE ROOF SHEAT CONSTRUCTED OF TREATED WOOD F BOTH SIDES OF TH	G AND, HING OR DECK IS FIRE RETARDANT – OR A DISTANCE OF 4 FEET O HE WALL OR THE ROOF IS	DN		FIRE SEPARATI					
		HEA PEN COL COF FAS FRA FIBER CEMENT INSTALLATION INSTALLATION AND JOINTS OVE CAL HOF FIBER CEMENT FIBER CEMENT	LD-FORMED STEEL LIGHT-FRAME CONSTRUCTION, RROSION-RESISTANT FASTENERS SHALL BE USED. SO STENERS SHALL PENETRATE THE COLD-FORMED STE MING AT LEAST THREE EXPOSED FULL THREADS. ER-CEMENT PANELS SHALL BE INSTALLED WITH THE MENSION EITHER PARALLEL OR PERPENDICULAR TO AMING. VERTICAL AND HORIZONTAL JOINTS SHALL O ER FRAMING MEMBERS AND SHALL BE PROTECTED JULKING, WITH BATTENS OR FLASHING, OR BE VERTI	EL LONG FBC 1405.16.1 DCCUR WITH CAL OR		B ROOF COVERING 3. THE ROOF SHEAT CONSTRUCTED OF TREATED WOOD F BOTH SIDES OF TH PROTECTED WITH	G AND, HING OR DECK IS F FIRE RETARDANT – OR A DISTANCE OF 4 FEET O IE WALL OR THE ROOF IS 5/8" TYPE X.		EXTERIOR L	OAD BEARING AND NON-LOAD		SUBJECT TO	PROJECT DESCI	RIPTION	PROJECT DA
		HEA PEN COL COF FAS FRA FIBER CEMENT INSTALLATION AND JOINTS CAL HOF FIBER CEMENT FIBER CEMENT	LD-FORMED STEEL LIGHT-FRAME CONSTRUCTION, RROSION-RESISTANT FASTENERS SHALL BE USED. SO STENERS SHALL PENETRATE THE COLD-FORMED STE AMING AT LEAST THREE EXPOSED FULL THREADS. ER-CEMENT PANELS SHALL BE INSTALLED WITH THE MENSION EITHER PARALLEL OR PERPENDICULAR TO AMING. VERTICAL AND HORIZONTAL JOINTS SHALL O ER FRAMING MEMBERS AND SHALL BE PROTECTED ULKING, WITH BATTENS OR FLASHING, OR BE VERTI RIZONTAL SHIPLAP. ER-CEMENT LAP SIDING AND ACCESSORIES HAVING	EL LONG FBC 1405.16.1 DCCUR WITH CAL OR A FBC 1405.16.2 NOT	OPENINGS	B ROOF COVERING 3. THE ROOF SHEAT CONSTRUCTED OF TREATED WOOD F BOTH SIDES OF TH PROTECTED WITH EACH OPENING THRC PROTECTED IN ACCO	G AND, HING OR DECK IS F FIRE RETARDANT – OR A DISTANCE OF 4 FEET O IE WALL OR THE ROOF IS 5/8" TYPE X. DUGH A FIRE WALL SHALL BE RDANCE WITH SECTION 715.	706.8	FIRE SEPARA	LOAD BEARING AND NON-LOAD THESE REC TION TYPES OF	BEARING WALLS ARE ALSO S QUIREMENTS OCCUPANCY GROUP A-2,		PROJECT DESC		PROJECT DA
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		HEA PEN COL COF FAS FRA FIBER CEMENT INSTALLATION FRA AND JOINTS FIBER CEMENT FIBER CEMENT	LD-FORMED STEEL LIGHT-FRAME CONSTRUCTION, RROSION-RESISTANT FASTENERS SHALL BE USED. SO STENERS SHALL PENETRATE THE COLD-FORMED STE AMING AT LEAST THREE EXPOSED FULL THREADS. ER-CEMENT PANELS SHALL BE INSTALLED WITH THE MENSION EITHER PARALLEL OR PERPENDICULAR TO AMING. VERTICAL AND HORIZONTAL JOINTS SHALL O ER FRAMING MEMBERS AND SHALL BE PROTECTED ULKING, WITH BATTENS OR FLASHING, OR BE VERTI RIZONTAL SHIPLAP. ER-CEMENT LAP SIDING AND ACCESSORIES HAVING XIMUM WIDTH OF 12 INCHES SHALL BE LAPPED A NIMUM OF 1 1/4 INCHES (32 MM) AND LAP SIDING VING TONGUE-AND-GROOVE END JOINTS SHALL HA DS PROTECTED WITH CAULKING, COVERED WITH AM	EL LONG FBC 1405.16.1 DCCUR WITH CAL OR A FBC 1405.16.2 NOT VE THE	OPENINGS	B ROOF COVERING 3. THE ROOF SHEAT CONSTRUCTED OF TREATED WOOD F BOTH SIDES OF TH PROTECTED WITH EACH OPENING THRC PROTECTED IN ACCO AND SHALL NOT EXCL AGGREGATE WIDTH OF ANY FLOOR LEVEL SH THE LENGTH OF THE	G AND, HING OR DECK IS F FIRE RETARDANT – OR A DISTANCE OF 4 FEET O IE WALL OR THE ROOF IS 5/8" TYPE X. DUGH A FIRE WALL SHALL BE RDANCE WITH SECTION 715. EED 156 SQUARE FEET IN OF THE OPENINGS AT THE HALL NOT EXCEED 25% OF WALL.	706.8 4	FIRE SEPARA DISTANCE 0' TO LESS TH	OAD BEARING AND NON-LOAD TION TYPES OF CONSTRUCTION	BEARING WALLS ARE ALSO S QUIREMENTS OCCUPANCY GROUP A-2,		THE PROJECT IS A 14 SINGLE FAMILY TOWNHOMES ST IN 6645 N OCEAN SHORE BLVD, FLAGLER COUNTY, FL A FOLLOWING: 1.) (2) RESIDENTIAL BUILDINGS (TYPE 1 & 2) CONS	YLE MULTIFAMILY PROJECT LOCATED AND WILL CONSIST OF THE	PROJECT DA
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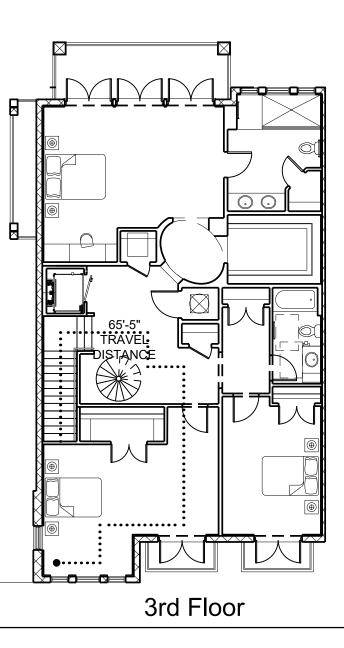


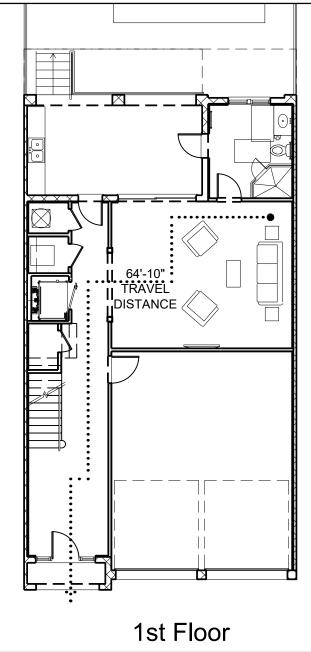


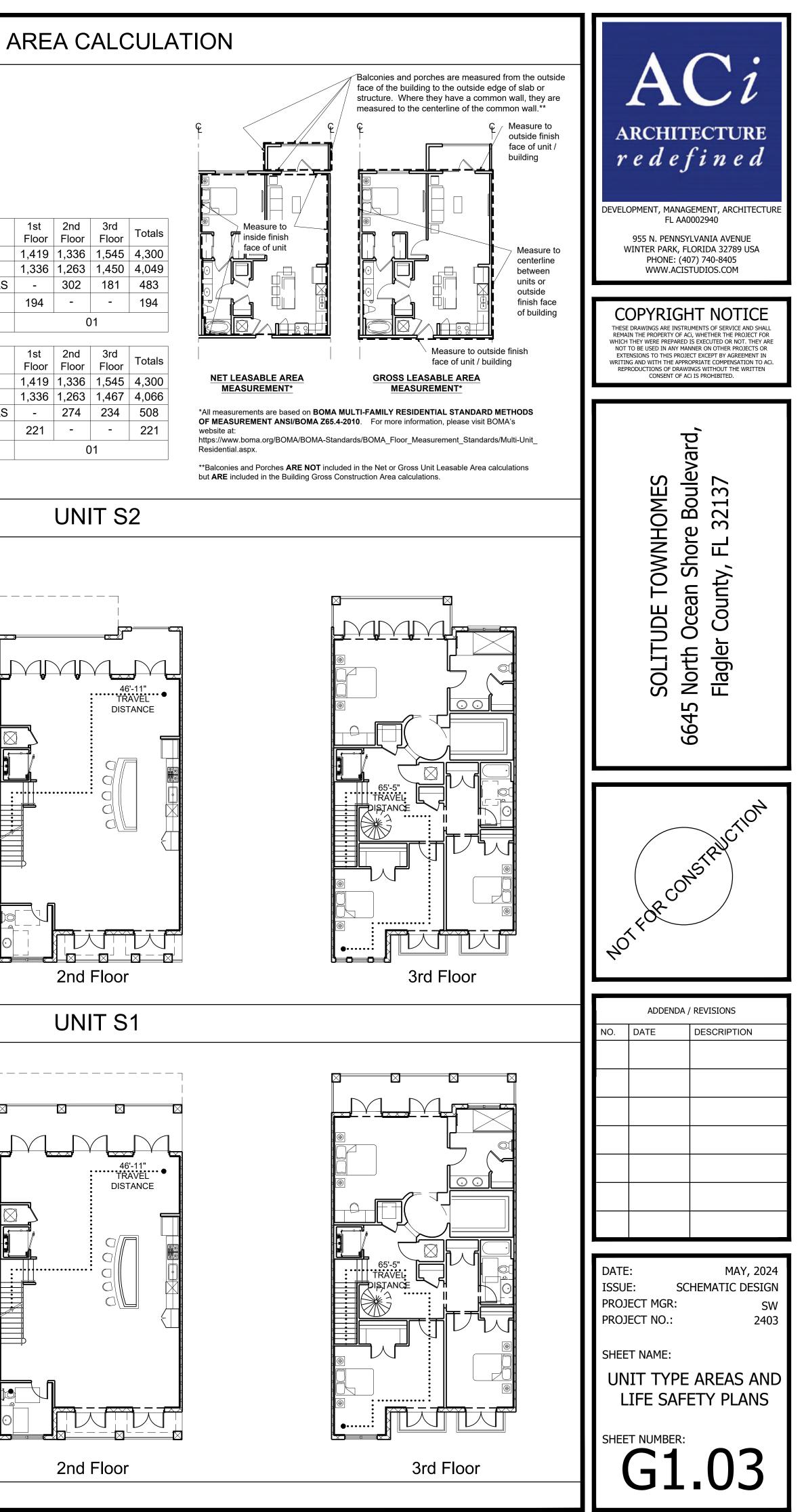












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INSPECTIONS

PENETRATIONS AND JOINTS INSPECTION FFPC 6TH ED, NFPA 01 CHAPTER 12.3.2

FOR NEW BUILDINGS OF 3 STORIES OR GREATER, A QUALITY ASSURANCE PROGRAM FOR THE DEVICES AND SYSTEMS INSTALLED TO PROTECT PENETRATIONS AND JOINTS SHALL BE PREPARED. PERIODIC INSPECTIONS OF FIRE STOP SYSTEMS AND FIRE RESISTIVE JOINT SYSTEMS SHALL BE UNDERTAKEN BY AN INDEPENDENT CERTIFIED INSPECTOR IN ACCORDANCE WITH ASTM E814, ASTM F2174, ASTM E1966, AND ASTM E2393.

THRESHOLD INSPECTION

110.8 THRESHOLD BUILDINGS

A THRESHOLD BUILDING IS DEFINED AS ANY BUILDING GREATER THAN 3 STORIES OR 50 FEET IN HEIGHT. OR WHICH HAS AN ASSEMBLY OCCUPANCY CLASSIFICATION THAT EXCEEDS 5,000 SF IN AREA AND AN OCCUPANT CONTENT OF GREATER THAN 500 PERSONS.

THE FEE OWNER SHALL SELECT AND PAY ALL COSTS OF EMPLOYING A SPECIAL INSPECTOR WHO WILL BE RESPONSIBLE TO THE ENFORCEMENT AGENCY. SAID SPECIAL INSPECTOR SHALL PERFORM STRUCTURAL INSPECTIONS ON A THRESHOLD BUILDING PURSUANT TO A STRUCTURAL PLAN PREPARED BY THE ENGINEER OF RECORD.

THE STRUCTURAL INSPECTION PLAN SHALL BE SUBMITTED TO THE ENFORCING AGENCY PRIOR TO THE ISSUING OF A PERMIT FOR CONSTRUCTION OF A THRESHOLD BUILDING.

WATERPROOFING/ MOISTURE CONTROL

WHILE IT IS UNDERSTOOD THAT ALL BUILDING MATERIALS AND SYSTEMS ARE TO BE INSTALLED PURSUANT TO MANUFACTURERS' SPECIFICATIONS, THE PROPER ASSEMBLY AND COMPATIBILITY OF MULTIPLE BUILDING MATERIALS AND SYSTEMS IS THE SOLE RESPONSIBILITY OF THE OWNER, GENERAL CONTRACTOR, AND OWNER'S CONTRACTED SPECIALTY SUBCONSULTANTS INCLUDING BUT NOT LIMITED TO WATERPROOFING AND MOISTURE CONTROL. THE OWNER'S WATERPROOFING/MOISTURE CONTROL CONSULTANT IS RESPONSIBLE FOR REVIEW, ACCEPTANCE, RECOMMENDED DETAILS, AND SPECIFICATIONS FOR WINDOWS, DOORS, ROOF FLASHING, WALL-TO-ROOF FLASHING, ROOF AND WALL-MOUNTED EQUIPMENT PENETRATION FLASHING, BALCONY FLASHING AND FIRST FLOOR SLAB ON GRADE MOISTURE CONTROL. ALL WATERPROOFING DETAIL SYSTEMS CORRESPONDING TO THE ABOVE AREAS OF CRITICAL WATERPROOFING AREAS SHALL BE REVIEWED AND ACCEPTED IN WRITING BY THE OWNER'S WATERPROOFING CONSULTANT PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF THIS DOES NOT OCCUR, THE ARCHITECT DOES NOT ACCEPT RESPONSIBILITY OR LIABILITY ASSOCIATED WITH WATERPROOFING AND MOISTURE CONTROL ISSUES RELATING TO THIS PROJECT.

ACOUSTICAL NOTES

GENERAL

- RESILIENT CHANNELS, INCLUDING HAT CHANNELS, SHALL NOT BE CRUSHED DURING INSTALLATION. CARE MUST BE TAKEN TO INSTALL THE CHANNELS AND THE DRYWALL IN SUCH A WAY THAT CRUSHING IS AVOIDED.
- CAULK TO SEAL DRYWALL AT THE BASE AND TOP OF ALL WALLS. ENSURE THAT NO CONSTRUCTION DEBRIS IS PRESENT IN THE GAP BEFORE CAULKING. USE A NON-HARDENING SILICONE OR POLYURETHANE CAULK. FIRE CAULK IS ACCEPTABLE WHERE REQUIRED.
- FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS TO ENSURE THAT PROPER PERIMETER ISOLATION IS COMPLETELY PROVIDED AT AREAS WITH ACOUSTICAL UNDERLAYMENT AND/OR AT ACOUSTICALLY ISOLATED CEILINGS.
- CEILING GYP. BD. SHALL BE SEPARATED FROM THE WALL GYP BD. BY LEAVING A 1/8" GAP AT THE TOP OF ALL WALLS. SEAL GAP WITH AN APPROVED ACOUSTIC OR FIRE CAULK.
- WEATHERSTRIP ALL WINDOWS AND EXTERIOR DOORS

WET AREAS

- FIT THE DRYWALL TO FORM A WELL-SEALED TENANT SEPARATION WALL BEFORE INSTALLING BATHTUBS AND SHOWERS ADJACENT TO THIS WALL.
- ISOLATE TOILETS FROM THE STRUCTURE USING NEOPRENE PADS AND/OR RESILIENT SLEEVES AROUND THE PIPES, AND CAULK.
- USE FLEXIBLE HOSES TO CONNECT DISHWASHERS AND CLOTHES WASHERS TO THE WATER SUPPLY AND WASTE LINES.

PENETRATIONS

- ENSURE THAT PLUMBING PIPES DO NOT DIRECTLY CONTACT WALLS, CEILINGS. AND FLOORS, INCLUDING METAL FRAMING, CONCRETE, AND DRYWALL, MOUNT THE PIPES WITH FIBERGLASS OR FOAM INSULATION INSTEAD OF RIGIDLY CONNECTING THEM TO ANY BUILDING STRUCTURE OR COMPONENTS. IF THIS CANNOT BE ACCOMPLISHED DUE TO OTHER CONSTRAINTS, VERTICAL WASTE PIPES MAY BE WRAPPED WITH AN ACOUSTICAL INSULATION MATERIAL WITH A MINIMUM STC RATING OF 26.
- ENSURE THAT BATHROOM EXHAUST AND DRYER EXHAUST VENTS ARE NOT ROUTED NEAR ANY PLUMBING WASTE PIPES. THEY SHOULD BE IN SEPARATE STUD CAVITIES, SURROUNDED WITH INSULATION, AND WITH NO CONTACT TO THE BACK OF THE DRYWALL, METAL STUDS, OR CONCRETE. IF THE PIPES AND VENTS MUST BE ROUTED NEAR EACH OTHER, THEN THE WASTE PIPES MUST BE WRAPPED WITH AN ACOUSTICAL INSULATION. INCLUDE AN ACOUSTICAL BARRIER WITH A MINIMUM STC RATING OF 26.
- USE 1/4" THICK NEOPRENE OR FIBERGLASS TO SEAL PIPING PENETRATIONS THROUGH BLOCK, STUD, PLATE, WALLBOARD, AND MASONRY.
- SEAL THE PERIMETER OF ALL PIPES, FAUCETS, AND SPOUTS THAT PENETRATE THROUGH WALLS, FLOORS, AND SHOWER STALLS.
- APPLY RUBBER GASKETS OR NON-HARDENING RESILIENT CAULK GENEROUSLY TO SEAL ALL OPENINGS AROUND PIPES AND CONDUITS THAT PENETRATE WALLS (EVEN WHEN VISUALLY HIDDEN BEHIND DRYWALL LAYERS). THIS IS APPLICABLE TO PLUMBING PIPES AS WELL AS HVAC REFRIGERANT LINES AND CONDUITS.

MECHANICAL

- ALL ROOF MOUNTED EQUIPMENT MUST BE INSTALLED ON ISOLATION SPRINGS.
- ALL CONDUITS THAT ARE ATTACHED TO CONDENSERS UNITS MUST BE FLEXIBLE AND /OR BE INSTALLED ON VIBRATION ISOLATION PADS.

ELECTRICAL

- IN TENANT SEPARATION WALLS, CORRIDOR WALLS, AND COMMON WALLS BETWEEN RESIDENCES AND PUBLIC OR SERVICE AREAS, ELECTRICAL BOXES SHALL BE STAGGERED SO THAT THEY ARE NOT BACK-TO-BACK AND NOT LOCATED WITHIN THE SAME STUD CAVITY. COMPLETELY FILL ALL WIRE PENETRATIONS THROUGH THE BACKS OF BOXES WITH SPRAY-IN FOAM INSULATION OR FIRE CAULK. CAULK AROUND FACE OF BOXES AND BETWEEN THE BOX AND THE SURROUNDING DRYWALL PRIOR TO ATTACHING COVER PLATES.
- AT NON FIRE SEALED ELECTRICAL DEVICE BOXES ON EXTERIOR WALLS, INSTALL CUSTOM-CUT GASKETS ON THE FACE OF ALL OUTLETS AND SWITCHES.

PLUMBING AND FIRE PROTECTION

- IN DWV VERTICAL WASTE PIPE RUNS, PIPE SHALL BE WRAPPED WITH INSULATION.
- THE PERIMETER OF ALL FIRE DAMPERS AND FIRE SPRINKLERS IN THE CEILINGS SHALL BE COMPLETELY SEALED WITH A RESILIENT, NON-HARDENING CAULK SUCH AS SILICONE OR POLYURETHANE, OR FIRE CAULK.

GENERAL

- PERMITS: IT SHALL BE THE RESPONSIBILITY OF THE CONTRAC THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAN COMMENCEMENT OF CONSTRUCTION.
- 2. ON SITE PLANS: BUILDING DEPARTMENT APPROVED PLANS SH PLAN BOX OR SECURED IN CONSTRUCTION FIELD OFFICE AND BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT THE INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN, IN G ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA ORDERS ON THE PREMISES AT ALL TIMES UNDER THE CARE O SUPERINTENDENT.
- CONFORMANCE TO REQUIREMENTS: CONSTRUCTION SHALL C APPLICABLE BUILDING CODES, STATE AND LOCAL LAWS, REGU REQUIREMENTS, EVEN IF SO DOING REQUIRES LABOR AND/OR INDICATED ON THE PLANS. ALL MATERIALS, HARDWARE, APPL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS. RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS IN NAILERS, MOLDING, ETC. IN ORDER TO MEET THESE RECOMM REQUIREMENTS EVEN IF THEY ARE NOT INDICATED ON THE PL SHALL BE PERFORMED TO INDUSTRY STANDARDS FOR QUALI WORKMANSHIP. ALL MATERIALS SHALL BE INSTALLED IN STRIC WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATI
- MATERIAL APPROVAL: PER THE FLORIDA BUILDING COMMISSIC EXTERIOR MATERIALS SHALL HAVE APPROVAL PURSUANT TO F TO INSTALLATION IN THIS PROJECT. DOCUMENTS VERIFYING A PROVIDED TO AND AVAILABLE FOR REVIEW BY THE ARCHITECT OFFICIAL AND FIELD INSPECTOR(S)
- MANUFACTURER INFORMATION: MATERIALS, PRODUCTS AND SPECIFIED IN THIS WORK BY THE ARCHITECT. ARE BASED UPO DRAWINGS OR OTHER DESCRIPTIVE MATERIALS SUPPLIED BY MANUFACTURER. IF ANY PRODUCT, MATERIAL, OR ASSEMBLY CLAIMS OF THE MANUFACTURER WHEN INSTALLED AND USED WITH THE MANUFACTURER'S RECOMMENDATIONS, THE ARCHI HELD RESPONSIBLE FOR SUCH FAILURE.
- SITE SECURITY: CONTRACTOR SHALL BE RESPONSIBLE FOR T SECURITY OF THE SITE WHILE THE WORK IS IN PROGRESS, AN COMPLETE AND HAS BEEN ACCEPTED BY THE OWNER.
- MOISTURE AND MOLD PRECAUTIONS: CONTRACTOR SHALL TAI DURING CONSTRUCTION TO KEEP ALL PERMANENT MATERIALS FINISHES FREE FROM MOISTURE. ADHERE TO ASHRAE STANDA PREVENTION AND ELIMINATION OF ANY MOLD OR MILDEW ON F PREMISES FREE OF COLLECTED MOISTURE.
- CONSTRUCTION DEBRIS: CONTRACTOR SHALL BE RESPONSIB ALL CONSTRUCTION DEBRIS FROM THE SITE TO AN AUTHORIZE OR RECYCLING CENTER. CONTRACTOR SHALL BE RESPONSIBI AND MAINTAINING PROPER DISPOSAL DOCUMENTATION WHER FEDERAL, STATE OR LOCAL LAW. ALL AREAS SHALL BE LEFT IN CONDITION AT ALL TIMES.
- 9. COMPLEMENTARY DOCUMENTS: THE CONTRACT DOCUMENTS COMPLEMENTARY. THE CONTRACTOR SHALL, BEFORE STARTI OF THE WORK, CAREFULLY STUDY AND COMPARE THE VARIOU DOCUMENTS RELATIVE TO THAT PORTION OF THE WORK, INCL INFORMATION FURNISHED BY THE OWNER PURSUANT TO THE (SPECIFICATIONS), TAKE FIELD MEASUREMENTS OF ANY EXIST RELATED TO THAT PORTION OF THE WORK, AND OBSERVE ANY THE SITE AFFECTING IT. THESE OBLIGATIONS ARE FOR THE PU FACILITATING COORDINATION AND CONSTRUCTION BY THE CO ARE NOT FOR THE PURPOSE OF DISCOVERING ERRORS, OMIS INCONSISTENCIES IN THE CONTRACT DOCUMENTS: HOWEVER SHALL PROMPTLY REPORT TO THE ARCHITECT ANY ERRORS, OR OMISSIONS DISCOVERED BY OR MADE KNOWN TO THE COM REQUEST FOR INFORMATION IN SUCH FORM AS THE ARCHITEC IS RECOGNIZED THAT THE CONTRACTOR'S REVIEW IS MADE IN CONTRACTOR'S CAPACITY AS A CONTRACTOR AND NOT AS A PROFESSIONAL, UNLESS OTHERWISE SPECIFICALLY PROVIDE DOCUMENTS.
- 10. WARRANTY: CONTRACTOR SHALL BE RESPONSIBLE FOR AND S REMEDY ANY FAULTY, IMPROPER, OR INFERIOR MATERIALS OF WHICH SHALL APPEAR WITHIN ONE (1) YEAR AFTER THE COMP ACCEPTANCE OF THE WORK UNDER THIS CONTRACT.
- 11. INTERIOR DESIGN CONSULTANT: INTERIOR DESIGN CONSULTA IS UNDER SEPARATE CONTRACT BY THE OWNER. ALL CHANGE THE INITIAL DESIGN LAYOUT SHALL BE APPROVED BY ARCHITE START OF ANY WORK. IT IS THE RESPONSIBILITY OF THE INTER CONSULTANT TO SUBMIT INTERIOR DESIGN LAYOUTS AND ELE ARCHITECT.

EXISTING CONDITIONS AND SITE DIMENSION

- 1. SITE DIMENSIONS: ALL SITE DIMENSIONS AND ELEVATIONS IND DRAWINGS ARE BASED UPON DOCUMENTS OR INFORMATION I ARCHITECT. THEREFORE THE ARCHITECT WILL NOT BE HELD F ANY DISCREPANCIES OR ERRORS DUE TO THIS CIRCUMSTANC
- EXISTING UTILITIES: THE LOCATIONS OF ALL EXISTING UTILITIE PLANS ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACT ASSUMES NO RESPONSIBILITY FOR INACCURACY. PRIOR TO T CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RE MAKE ARRANGEMENTS FOR VERIFYING EXISTING FIELD LOCA RELOCATION OF THE VARIOUS EXISTING UTILITIES WITH THE U SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO V TIE-IN LOCATIONS AND ELEVATIONS PRIOR TO COMMENCING AND IMMEDIATELY NOTIFY THE ENGINEER AND ARCHITECT OF DISCREPANCIES FOUND BETWEEN THESE PLANS AND THE FIEL
- 3. EXISTING HAZARDOUS SITE CONDITIONS: NEITHER THE ACI TE THEIR CONSULTANTS HAVE EVALUATED THE SITE FOR EXISTIN CONTAMINATION, HAZARDOUS MATERIAL OR TOXIC WASTE, ET THEIR CONSULTANTS TAKE NO RESPONSIBILITY FOR EXISTING CONTAMINATED/HAZARDOUS/TOXIC CONDITIONS DISCOVEREI CONTRACTOR AND ALL PERSONS EMPLOYED ON THE SITE SHA PRIOR TO CONSTRUCTION TO DETERMINE THEMSELVES WHAT HAZARDS EXIST.

FIRE RATINGS

- 1. RATED DOOR ASSEMBLIES: ANY DOOR OPENING WHICH REQUI ASSEMBLY IS NOTED AS SUCH ON THE DOOR SCHEDULE. CON REVIEW ALL RATED OPENINGS WITH THE BUILDING DEPARTME INSPECTOR PRIOR TO INSTALLATION. ALL HARDWARE MUST B THE REQUIRED RATING OF THAT OPENING.
- PENETRATIONS: CONTRACTOR SHALL BE RESPONSIBLE FOR T VOIDS AND PENETRATIONS OF DESIGNATED OR EXISTING FIRE-RATED CONSTRUCTION. FIRE SAFETY SHALL PROVIDE A POSITIVE SMOKE-TIGHT SEAL AS REQUIRED BY THE CONSTRUCTION PENETRATED AND COMPLY WITH ALL APPLICABLE CODES.
- 3. FLAME SPREAD CLASSIFICATIONS: MINIMUM FLAME SPREAD CLASSIFICATIONS OF ALL INTERIOR FINISH MATERIALS SHALL CONFORM TO ALL APPLICABLE CURRENT BUILDING CODES AND ORDINANCES. ALL DECORATIVE MATERIALS SHALL BE NONFLAMMABLE OR FLAMEPROOF PER THE STATE OR LOCAL CODE.
- 4. FIRE RATED DOORS: THE CONTRACTOR SHALL PROVIDE UL RATED LOCKSETS/ EXIT DEVICE HARDWARE AND DOOR CLOSERS AT ALL RATED DOORS.
- 5. FIREBLOCKING AND DRAFTSTOPPING: PROVIDE FIREBLOCKING AND DRAFTSTOPPING PER APPLICABLE EDITION OF THE FLORIDA BUILDING CODE.

GENER	AL NOTES		ABBRE		NS
	CONSTRUCTION REQUIREMENTS		AIR CONDITIONING ACOUSTICAL	JAN JT	JANITOR JOINT
TOR(S) TO ENSURE ND PRIOR TO THE	 ELEVATION CHANGE: THERE SHALL BE NO ELEVATION CHANGE GREATER THAN 1/2" AT GROUND LEVEL EXTERIOR DOORS TO COMPLY WITH FLORIDA ACCESSIBILITY CODE. 	ACT AD AFF AFG	ACOUSTICAL CEILING TILE AREA DRAIN ABOVE FINISHED FLOOR ABOVE FINISHED GRADE	KIT KO	KITCHEN KNOCKOUT
HALL BE KEPT IN A O SHALL NOT BE USED E SAME GOOD CONDITION, A, AND CHANGE OF THE PROJECT	2. BLOCKING: CONTRACTOR SHALL PROVIDE SOLID 2" DIMENSIONAL WOOD PRESSURE TREATED, OR FIRE TREATED WHERE REQUIRED, BLOCKING WITHIN WALLS FOR ANCHORAGE OF ALL WALL MOUNTED SHELVES, CABINETS, FIXTURES OR EQUIPMENT OR ANY OTHER ELEMENT INDICATED IN THESE DOCUMENTS OR AS DIRECTED BY OWNER. WIDTH OF BLOCKING SHALL BE APPROPRIATE FOR APPLICATION.	ALT ALUM ANOD AP APPROX ARCH	ALTERNATE ALUMINUM ANODIZED ACCESS PANEL APPROXIMATE ARCHITECT(URAL)	LAM LAV LH LT LVR MAT	LAMINATE LAVATORY LEFT HAND LIGHT LOUVER MATERIAL
CONFORM TO ALL	 DOWNSPOUT BLOCKING: PROVIDE A FULL 2x6 STUD TURNED SIDEWAYS AS CONTINUOUS BLOCKING FOR DOWNSPOUT SUPPORTS TYP. 	BD BLDG BLKG	BOARD BUILDING BLOCKING	MAX MBS MECH	MAXIMUM MOP SINK BASIN MECHANICAL
ULATIONS, AND R MATERIALS NOT IANCES, AND BUILDING CODE AND	 SECURITY: CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND SHALL PROVIDE AND INSTALL ALL LOCKING AND SECURITY DEVICES REQUIRED BY FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND REQUIREMENTS. 	BM BOT BRK B/T	BEAM BOTTOM BRICK BETWEEN	MFR MIN MIRR MISC MO	MANUFACTURE(MINIMUM MIRROR MISCELLANEOU MASONRY OPEN
. CONTRACTOR IS CLUDING BLOCKING, ENDATIONS AND	5. MOISTURE RESISTANT GYPSUM BOARD: PROVIDE MOISTURE/MOLD RESISTANT GYP. BOARD IN CEILINGS AND NON-WET WALLS OF BATHROOM/TOILET ROOMS.	CB CEM CER	CATCH BASIN CEMENT(TIOUS) CERAMIC	MTD MTL MUL	MASONICI OPEN MOUNTED METAL MULLION
LANS. ALL WORK TY AND CT ACCORDANCE	6. HANDRAILS: HANDRAILS SHALL BE LOCATED NO LESS THAN 34" NOR MORE THAN 38" ABOVE THE LEADING EDGE OF A TREAD.	CIP CJ CL	CAST IN PLACE CONTROL JOINT CENTER LINE	NA	NOT APPLICABL
ONS. DN, CERTAIN RULE 96-72 PRIOR	7. GUARDRAILS: GUARDRAILS SHALL FORM A VERTICAL PROTECTIVE BARRIER NO LESS THAN 42" HIGH AT AREAS MORE THAN 30" ABOVE FINISH GROUND LEVEL OR A FLOOR BELOW SHALL BE PROTECTED BY A GUARDRAIL, PER FBC 1012.2	CLG CLR CMU COL	CEILING CLEAR(ANCE) CONCRETE MASONRY UNIT COLUMN	NO NOM NTS	NUMBER NOMINAL NOT TO SCALE
APPROVAL SHALL BE T, THE BUILDING ASSEMBLIES DN LITERATURE, THE FAILS TO MEET THE	8. PAINTING OF EXTERIOR ELEMENTS: IT IS THE CONTRACTOR'S RESPONSIBILITY TO PAINT ALL SURFACES WHICH REQUIRE PROTECTION FROM THE ELEMENTS WITH THE APPROPRIATE PAINT INCLUDING NECESSARY PRIMER COATS AND BACK PRIMING WHERE NECESSARY. CONTRACTOR SHALL COORDINATE WITH THE WATERPROOFING CONSULTANT AND PAINT MANUFACTURER'S REPRESENTATIVE PRIOR TO START OF ANY PAINT WORK.	CONC CONST CONT CONTR CORR CPT CT	COLUMIN CONCRETE CONSTRUCTION CONTINUOUS CONTRACT(OR) CORRIDOR CARPET CERAMIC TILE	OC OD OFRD OPG OPP PL	ON CENTER OUTSIDE DIMAN OVERFLOW ROC OPENING OPPOSITE HANE PROPERTY LINE
THE COMPLETE	 FLASHING: CONTRACTOR TO PROVIDE AND INSTALL ALL NECESSARY FLASHING INCLUDING (BUT NOT LIMITED TO) THRU FLASHING, STEP FLASHING, COUNTER FLASHING, CAP FLASHING, BASE FLASHING, AND FLEXIBLE FLASHING WHERE NECESSARY TO MAKE A WATER TIGHT BUILDING, PROTECT MATERIALS WHICH ARE SENSITIVE TO DETERIORATION, AND TO MAKE TRANSITIONS AT DISSIMILAR MATERIALS. 	CTR DEMO DF DIA DIM DN	CENTER DEMOLISH, DEMOLITION DRINKING FOUNTAIN DIAMETER DIMENSION DOWN	PLAM PLAS PNL PNT PR PT PLWD	PLASTIC LAMINA PLASTER PANEL PAINT PAIR PRESSURE TRE PLYWOOD
KE GREAT CARE S, EQUIPMENT AND ARDS FOR PRODUCTS. KEEP	10. JOINT SEALANTS: CONTRACTOR TO SEAL WITH THE APPROPRIATE TYPE OF JOINT SEALANT AT ALL LOCATIONS NECESSARY TO PREVENT PENETRATION OF MOISTURE AND AT TRANSITIONS OF DISSIMILAR MATERIALS. CONTRACTOR SHALL COORDINATE ALL SEALANT USE AND SPECIFICATION WITH WATERPROOFING CONSULTANT PRIOR TO WORK.	DR DS DTL DWG EA	DOOR DOWNSPOUT DETAIL DRAWING EACH	QTY R RAD RD	QUANTITY RISER RADIUS ROOF DRAIN
LE FOR REMOVAL OF ED LEGAL LANDFILL LE FOR SECURING RE PRESCRIBED BY	 GLASS: CONTRACTOR TO PROVIDE AND INSTALL ALL GLASS IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND REQUIREMENTS. BY OWNER ITEMS: ALL ITEMS MARKED AS "BY OWNER" SHALL BE PROVIDED BY THE OWNER AND THE GENERAL CONTRACTOR SHALL STORE, INSTALL, PROVIDE 	EJ EL ELEC ELEV EP EQ	EXPANSION JOINT ELEVATION ELECTRIC(AL) ELEVATOR ELECTRICAL PANEL EQUAL	REF REINF REQ'D RES REV RM	REFERENCE (RE REINFORCE(ING REQUIRED RESILIENT REVISION, REVIS
N CLEAN (BROOM) S ARE ING EACH PORTION US CONTRACT	BLOCKING AND POWER AS REQUIRED. THE GENERAL CONTRACTOR SHALL ACCEPT AND VERIFY DELIVERY OF ALL OWNER SUPPLIED ITEMS. ALL RECEIPTS, PACKING SLIPS, AND DELIVERY TICKETS ARE TO BE KEPT UNTIL THE PROJECT IS COMPLETED AND PRESENTED TO THE OWNER'S REPRESENTATIVE AS PART OF CLOSEOUT.	EQUIP EWC EXH EXIST EXPD	EQUIPMENT ELECTRIC WATER COOLER EXHAUST EXISTING EXPOSED	RO ROW SC SCHED	
LUDING THE PROJECT MANUAL TING CONDITIONS Y CONDITIONS AT	 ALL PLUMBING CLEANOUT COVERS LOCATED IN PEDESTRIAN CIRCULATION AREAS SHALL BE FLUSH WITHIN 1/8" TOLERANCE WITH FINISHED SURFACES. COORDINATION 	FA FAB	EXTERIOR FIRE ALARM FABRICATED	SECT SH SHT SIM	SECTION SHELF, SHELVIN SHEET SIMILAR SEALANT
JRPOSE OF ONTRACTOR AND SSIONS, OR R, THE CONTRACTOR INCONSISTENCIES NTRACTOR AS A	1. ELECTRICAL OUTLETS: FINAL LOCATION OF VOICE, DATA AND ELECTRICAL OUTLETS SHALL BE COORDINATED WITH FURNITURE, ARCHITECTURAL AND ELECTRICAL DRAWINGS BY THE CONTRACTOR AND SUBCONTRACTOR PRIOR TO INSTALLATION. COORDINATION SHALL BE BOTH IN PLAN AND MOUNTING HEIGHTS.	FD FE FEC FF FFE FH FHC	FLOOR DRAIN FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FINISH FLOOR FINISH FLOOR ELEVATION FIRE HYDRANT FIRE HOSE CABINET	SNT SPEC SQ SST STD STL STR	SEALANT SPECIFICATION SQUARE STAINLESS STEI STANDARD STEEL STRUCTURAL
CT MAY REQUIRE. IT N THE LICENSED DESIGN D IN THE CONTRACT SHALL REPLACE OR	2. COORDINATION BETWEEN DISCIPLINES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INTEGRATION OF AND INSTALLATION OF A COMPLETE, FUNCTIONAL AND COORDINATED PROJECT (CIVIL, LANDSCAPE, IRRIGATION, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, STRUCTURAL, MOISTURE CONTROL, RADON MITIGATION SYSTEMS) WHICH COMPLIES WITH ALL APPLICABLE CODES. THE CONSTRUCTION DOCUMENTS ARE COMPLEMENTARY	FIN FLR FOF FOS FP FRT	FINISH(ED) FLOOR FACE OF FINISH FACE OF STUD FIRE PROTECTION FIRE RESISTANCE TREATED	T TD TEL T&G THK THR	TREAD TRENCH DRAIN TELEPHONE TONGUE & GRO THICK(NESS)
R WORKMANSHIP PLETION AND ANT (AS APPLICABLE)	AND ARE TO BE VIEWED AS A WHOLE. PRODUCTS, EQUIPMENT AND SYSTEMS INDICATED IN THE DOCUMENTS OF ONE DISCIPLINE ARE TO BE PROVIDED WITH ALL REQUIRED SUPPORT, SYSTEMS, EQUIPMENT AND UTILITIES FROM ALL DICIPLINES IN ORDER TO BECOME FULLY FUNCTIONING FOR ITS NORMAL USE AS DESIGNED AND INTENDED. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS IN ORDER TO MEET THESE REQUIREMENTS EVEN IF THEY	FT FTG FUR GA GALV	FOOT, FEET FOOTING FURRED, FURRING GAUGE GALVANIZED	TOB TOF TOS TYP	THRESHOLD TOP OF BEAM TOP OF FOOTIN TOP OF SLAB TYPICAL
ES THAT MAY AFFECT ECT PRIOR TO THE RIOR DESIGN EVATIONS TO THE	 ARE NOT INDICATED ON THE PLANS. CONTRACTOR IS RESPONSIBLE TO COORDINATE THE WORK OF EACH OF THE ABOVE WITH ALL OTHER TRADES, PRIOR TO INSTALLATION. 3. BATHROOMS: CONTRACTOR SHALL COORDINATE LAYOUT OF ALL BATHROOMS WITH PLUMBING FIXTURES. 	GB GC GL GND GWB GYP	GRAB BAR GENERAL CONTRACTOR GLASS, GLAZING GROUND GYPSUM WALL BOARD GYPSUM	UC UL UNF UON UR	UNDERCUT UNDERWRITERS UNFINISHED UNLESS OTHER URINAL
S	4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL ROUGH OPENING SIZES FOR ALL WINDOWS, DOORS, AND STOREFRONT SYSTEMS.	HB HBD	HOSE BIBB HARDBOARD	VB VCT VERT	VINYL BASE VINYL COMPOSI VERTICAL
PROVIDED TO THE RESPONSIBLE FOR CE.	FIREFIGHTER AND FIRST RESPONDER RADIO SYSTEM	HDW HM HORIZ HR	HARDWARE HOLLOW METAL HORIZONTAL HOUR	VIF VWC WC	VERIFY IN FIELD VINYL WALL CO' WATER CLOSET
ES SHOWN ON THESE FOR THE ARCHITECT THE START OF ANY ESPONSIBILITY TO TIONS AND ANY	 THE CONTRACTOR SHALL PROVIDE A COMPLETE IN-BUILDING RF RADIO COVERAGE SYSTEM FOR PUBLIC SAFETY RADIO COMMUNICATIONS AS SET FORTH IN THE FLORIDA FIRE PREVENTION CODE 6TH EDITION CHAPTER 11 SECTION 11.10.1, NFPA 72 - 2013 EDITION CHAPTER 24 SECTIONS 24.5.2.2 THROUGH 24.5.2.7 AND NFPA 1227 - 2013 AS MAY BE REFERENCED. SAID SYSTEM SHALL BE VERIFIED AS COMPLIANT PER THE CODES ABOVE AND THE AHJ. THE 	HT HVAC IN INS INT	HEIGHT HEATING/VENTILATION/ AC INCH INSULATE(D) INTERIOR	WC WD W/ W/O WRB WPM	WOOD WITH WITHOUT WEATHER RESIS WATERPROOFIN
JTILITY OWNERS. IT ERIFY ALL EXISTING ANY CONSTRUCTION	SYSTEM SHALL BE DESIGNED AND INSTALLED BY A TURN-KEY VENDOR SPECIALIZING IN THE TRADE. THE VENDOR SHALL BE RESPONSIBLE FOR: • COORDINATING WITH THE LOCAL AHJ TO DETERMINE PERFORMANCE			NSION	S
ANY LD CONDITIONS.	 REQUIREMENTS PERFORMING FIELD TESTING WITHIN THE SUBSTANTIALLY COMPLETE BUILDING TO DOCUMENT RADIO SIGNAL STRENGTH 				ENSIONS ARE TO I
AM NOR ANY OF NG SOIL TC. AS SUCH ACI AND G D AT THE SITE. THE ALL VISIT THE SITE T EXPOSURE OR	 GENERATING A REPORT INDICATING RESULTS OF THE FIELD TESTING DESIGNING A RADIO SIGNAL ENHANCEMENT SYSTEM TO ADDRESS IDENTIFIED DEFICIENCIES IN RADIO SIGNAL STRENGTH PROVIDING CONSTRUCTION AND SHOP DRAWINGS COORDINATING WITH THE CONTRACTOR AND ELECTRICAL SUBCONTRACTOR FOR INTEGRATION OF ALL UTILITY AND RACEWAY REQUIREMENTS FOR THE SYSTEM SECURING A PERMIT FOR ALL WORK INSTALLATION OF RADIO SIGNAL ENHANCEMENT SYSTEM GENERATING A REPORT DOCUMENTING POST-INSTALLATION TESTING AND 			OR FACE OTHERW	OF CMU, UNLESS
IIRES A FIRE RATED NTRACTOR SHALL ENT FIELD BE COMPATIBLE WITH	MONITORING TO VERIFY PERFORMANCE OF THE SYSTEM AND COMPLIANCE WITH ALL APPLICABLE CODES AND AHJ REQUIREMENTS 2. CHANGE ORDER FOR ADDITIONAL EQUIPMENT, ADDITIONAL COST OF INSTALLATION, OR CHANGES IN SCOPE SHALL NOT BE PERMITTED.		3'-6" CLR	OF FINIS	H TO FACE OF FIN
THE CLOSURE OF ALL	 THESE WOOD FRAME BUILDINGS, AS WITH ALL STRUCTURES, ONCE COMPLETED 				SHALL BE SET HIN
E-RATED	WILL BEOLINE CONTINUOUS AND ONGOING MAINTENANCE AND REPAIR TO KEEP	1		FROM WA	ALL:

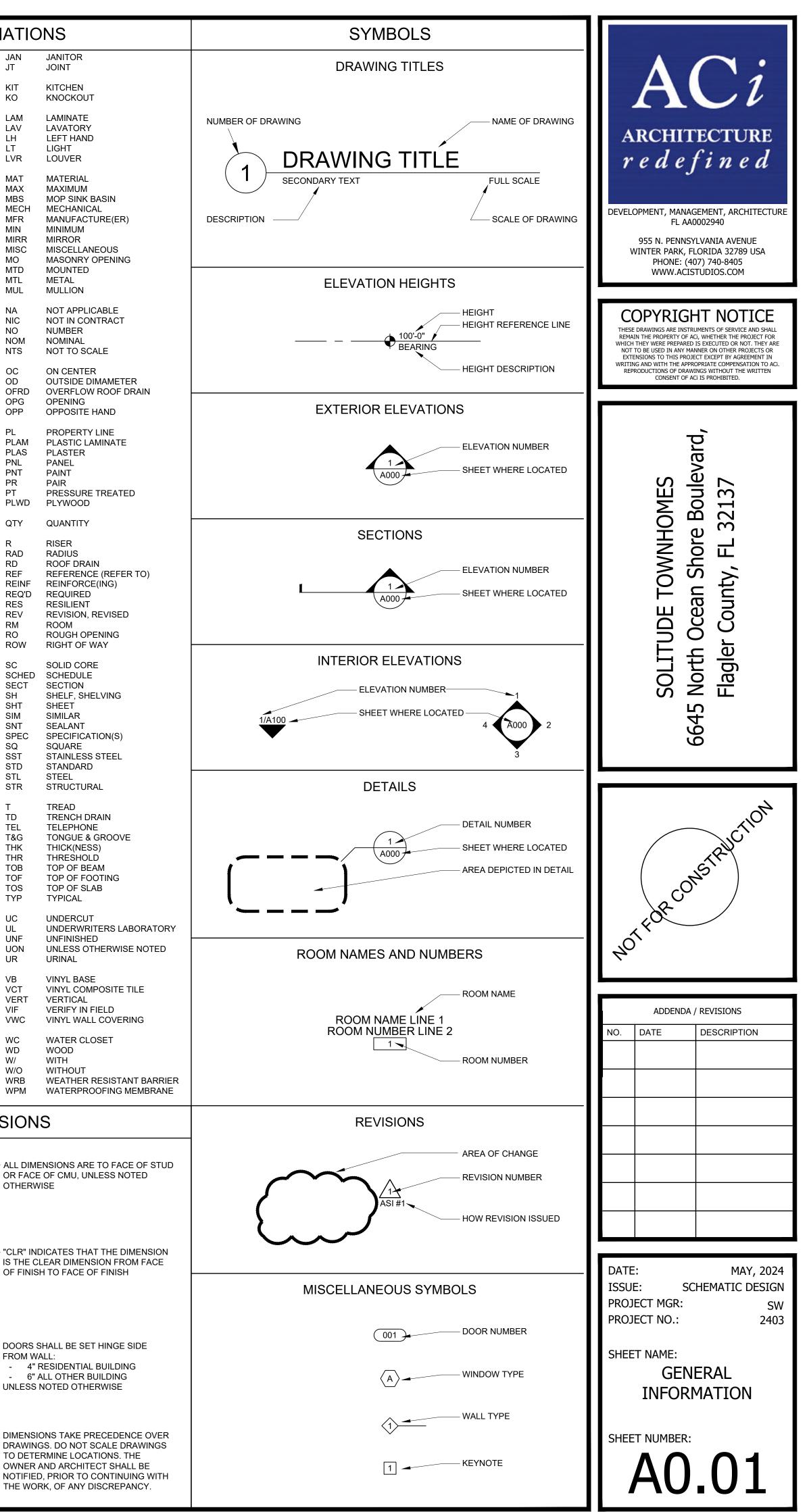
MAINTENANCE PROGRAM BASED UPON THE MATERIALS AND SYSTEMS INCORPORATED INTO THE BUILDINGS. THE OWNER OR THE LEASING/MANAGEMENT COMPANY WILL NEED TO PROVIDE FOR A QUALIFIED MAINTENANCE STAFF TO PROVIDE CONTINUED MAINTENANCE, REPAINTING, REAPPLICATION OF SEALANTS AND OTHER REPAIR WORK AS REQUIRED BY THE PROJECT'S MAINTENANCE PROGRAM. IF THE PROJECT IS SOLD TO A THIRD PARTY, THE THIRD PARTY MUST CONTINUE TO PROVIDE THE MAINTENANCE PROGRAM ESTABLISHED BY THE OWNER. THE THIRD PARTY, LIKE ALL BUILDING OWNERS, IS REQUIRED TO MAINTAIN AND REPAIR THE BUILDING TO THE MINIMUM LEVEL ESTABLISHED IN THE MAINTENANCE PROGRAM.

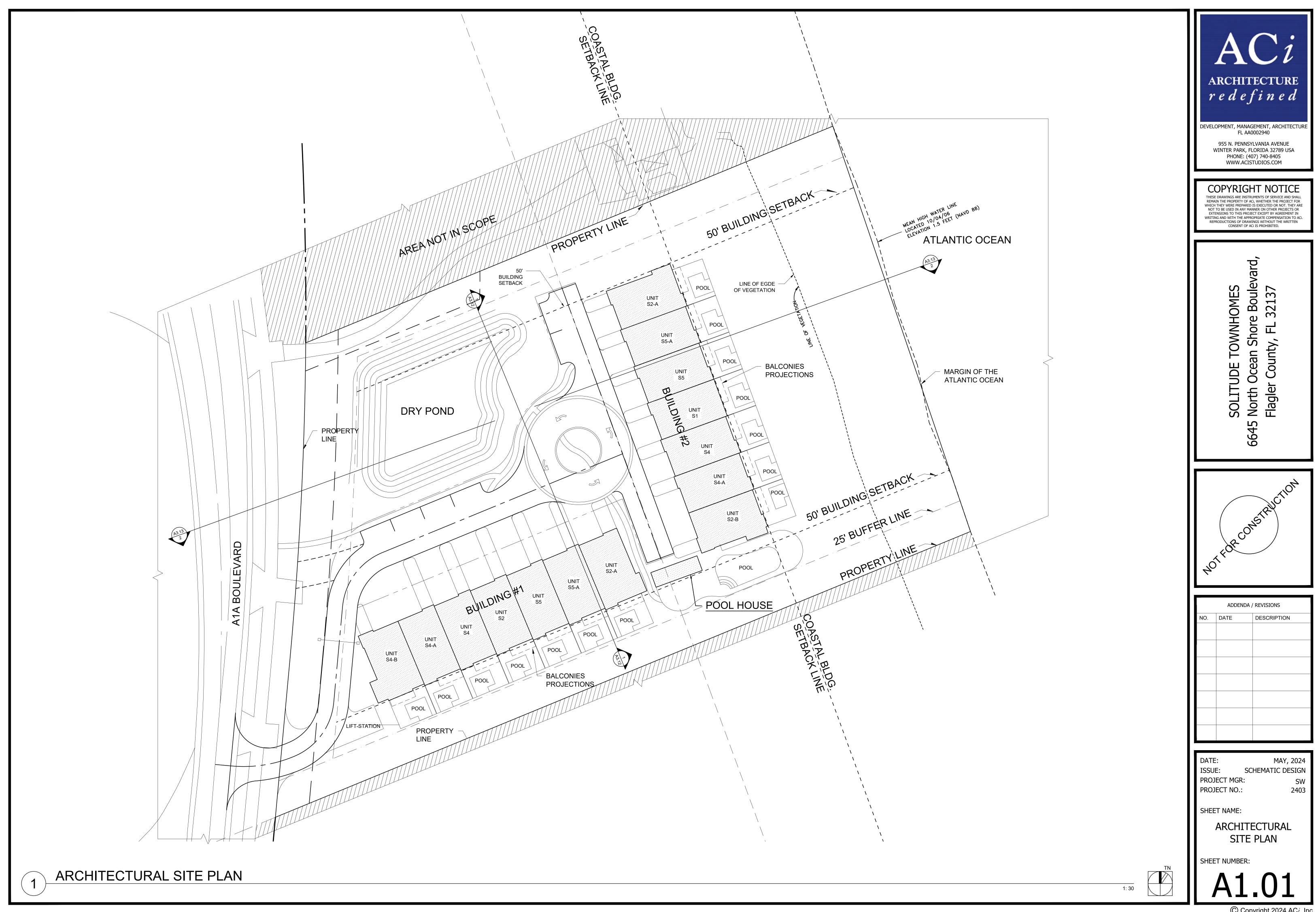
WILL REQUIRE CONTINUOUS AND ONGOING MAINTENANCE AND REPAIR TO KEEP

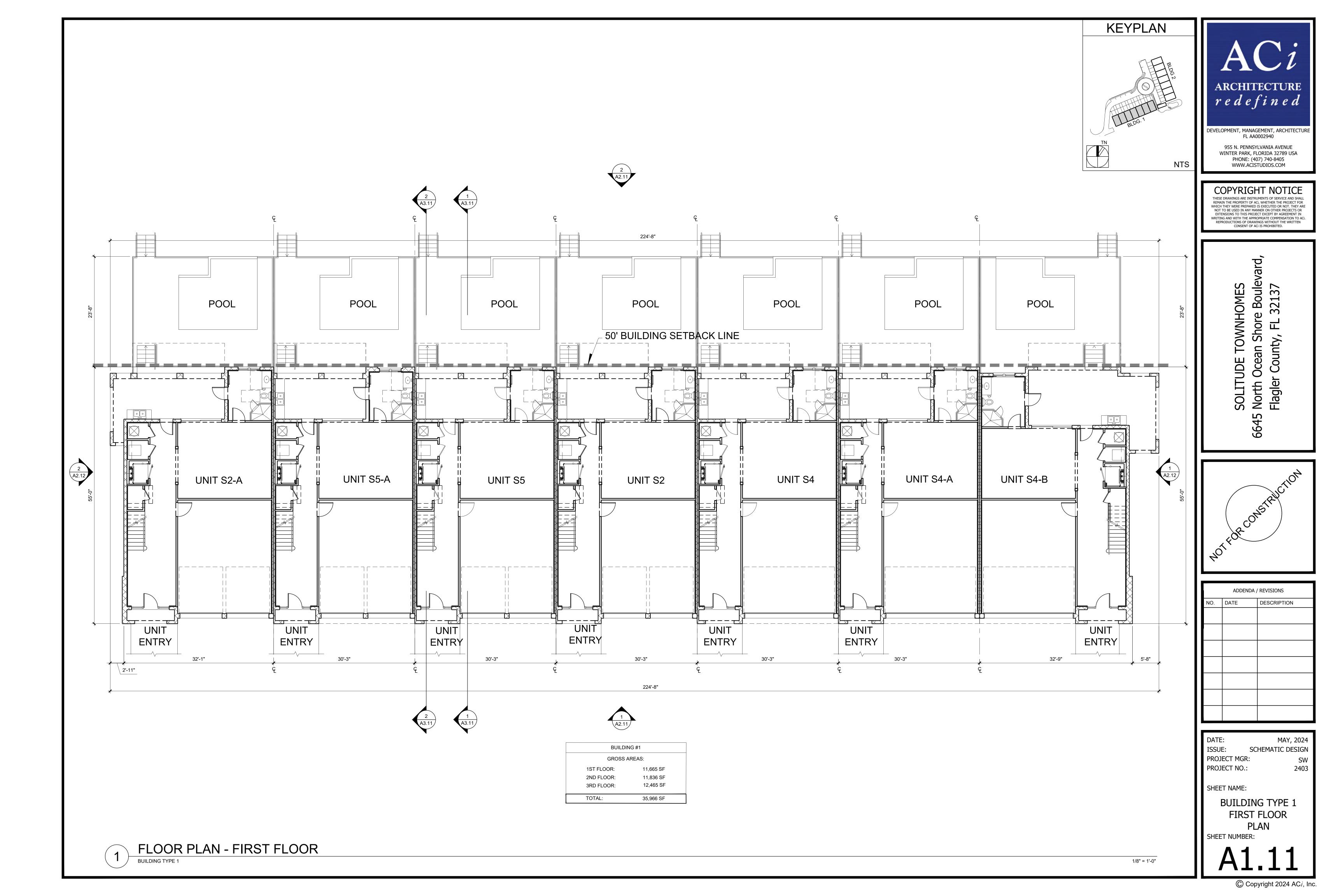
THEM IN GOOD CONDITION AND PREVENT DETERIORATION OVER TIME. THE

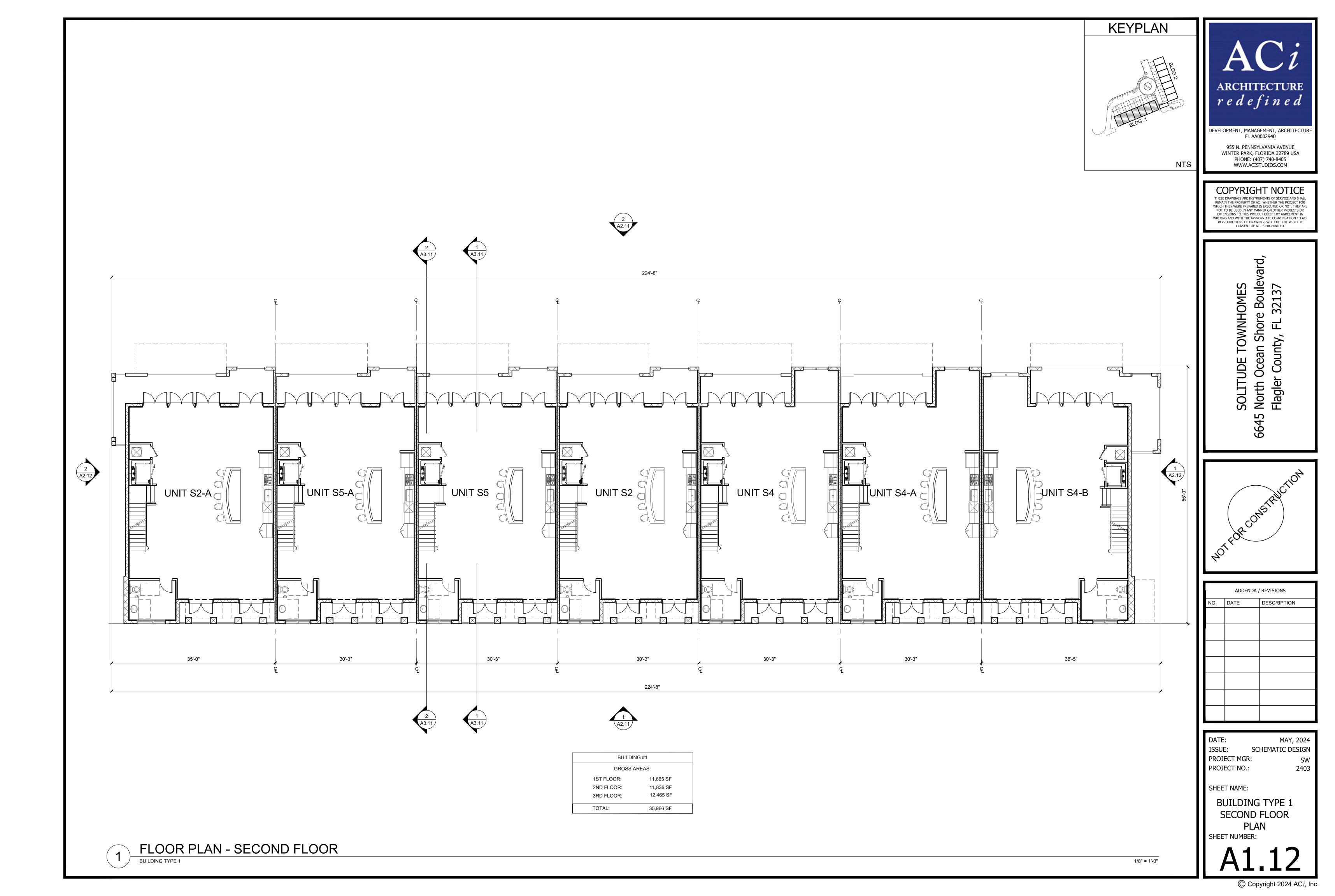
DEVELOPER IN CONJUNCTION WITH THE CONTRACTOR NEEDS TO DEVELOP A

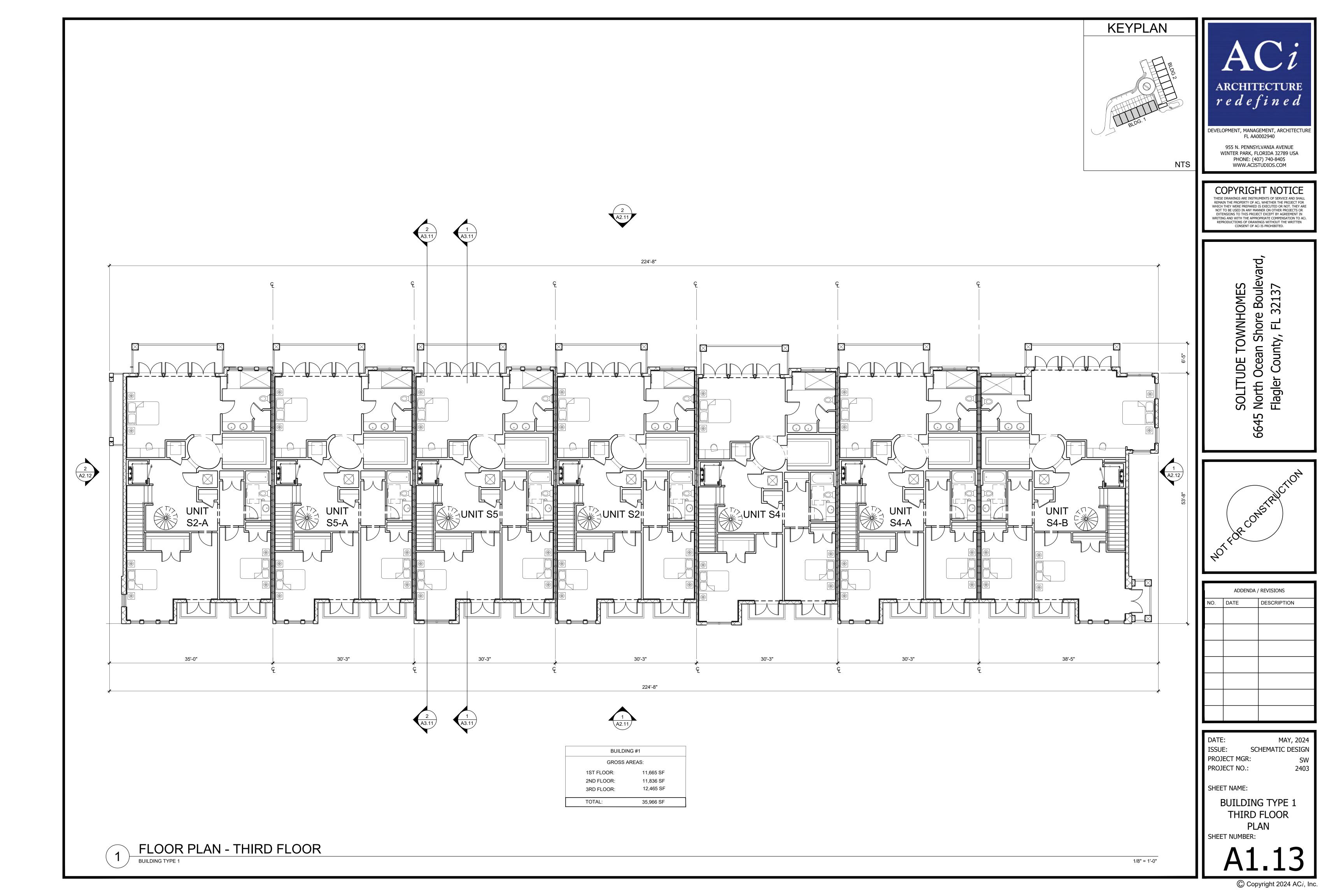
X" 🖌

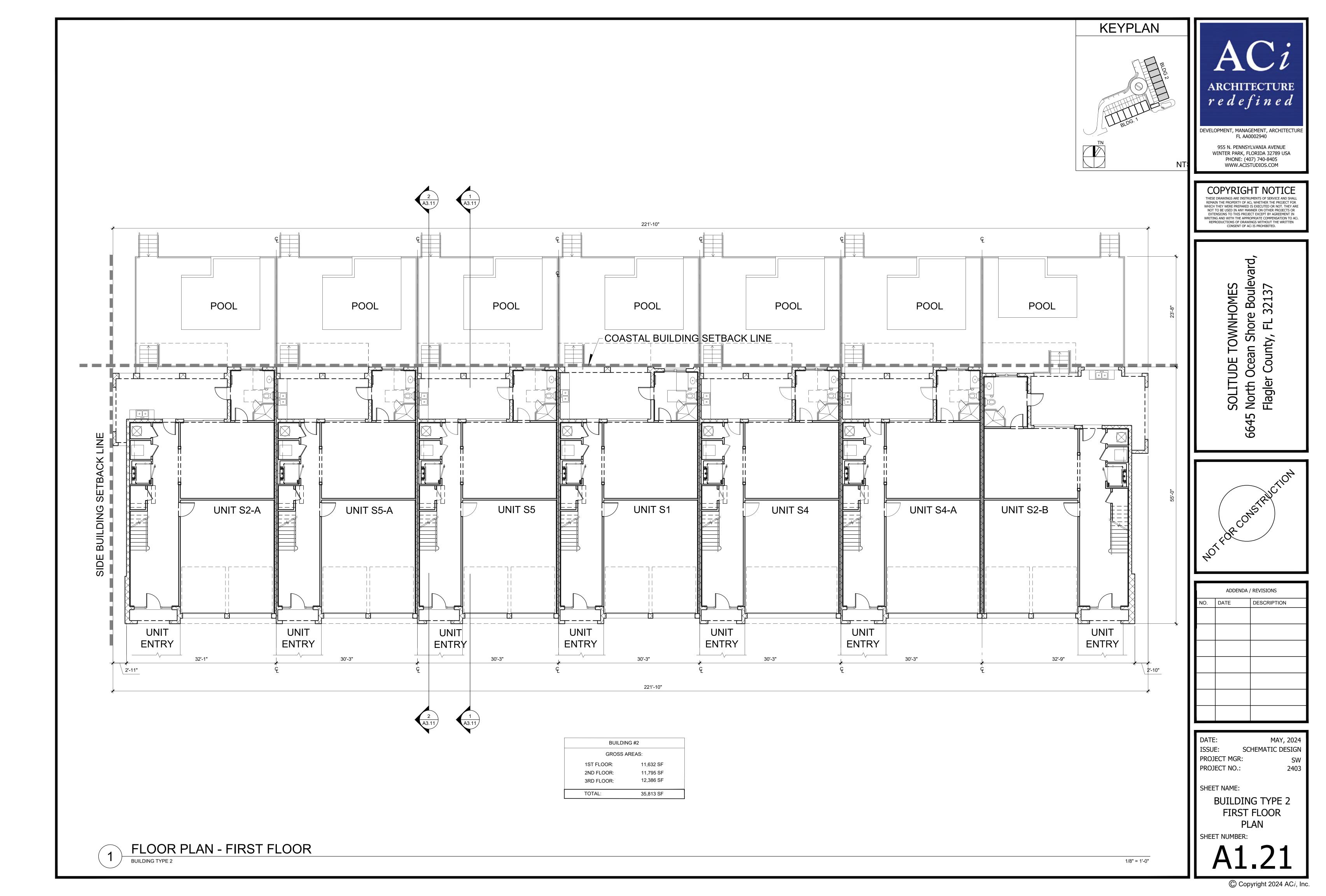


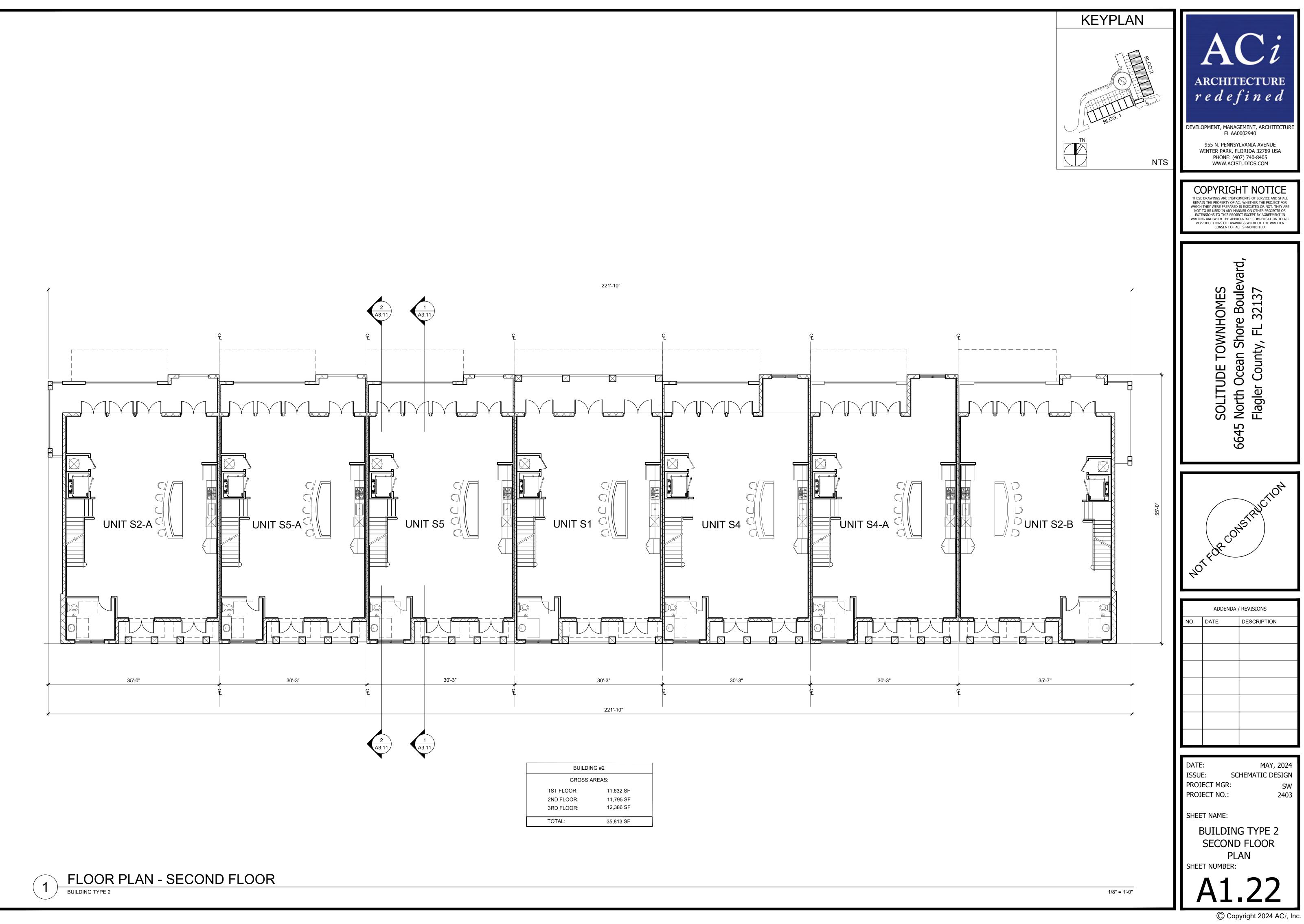


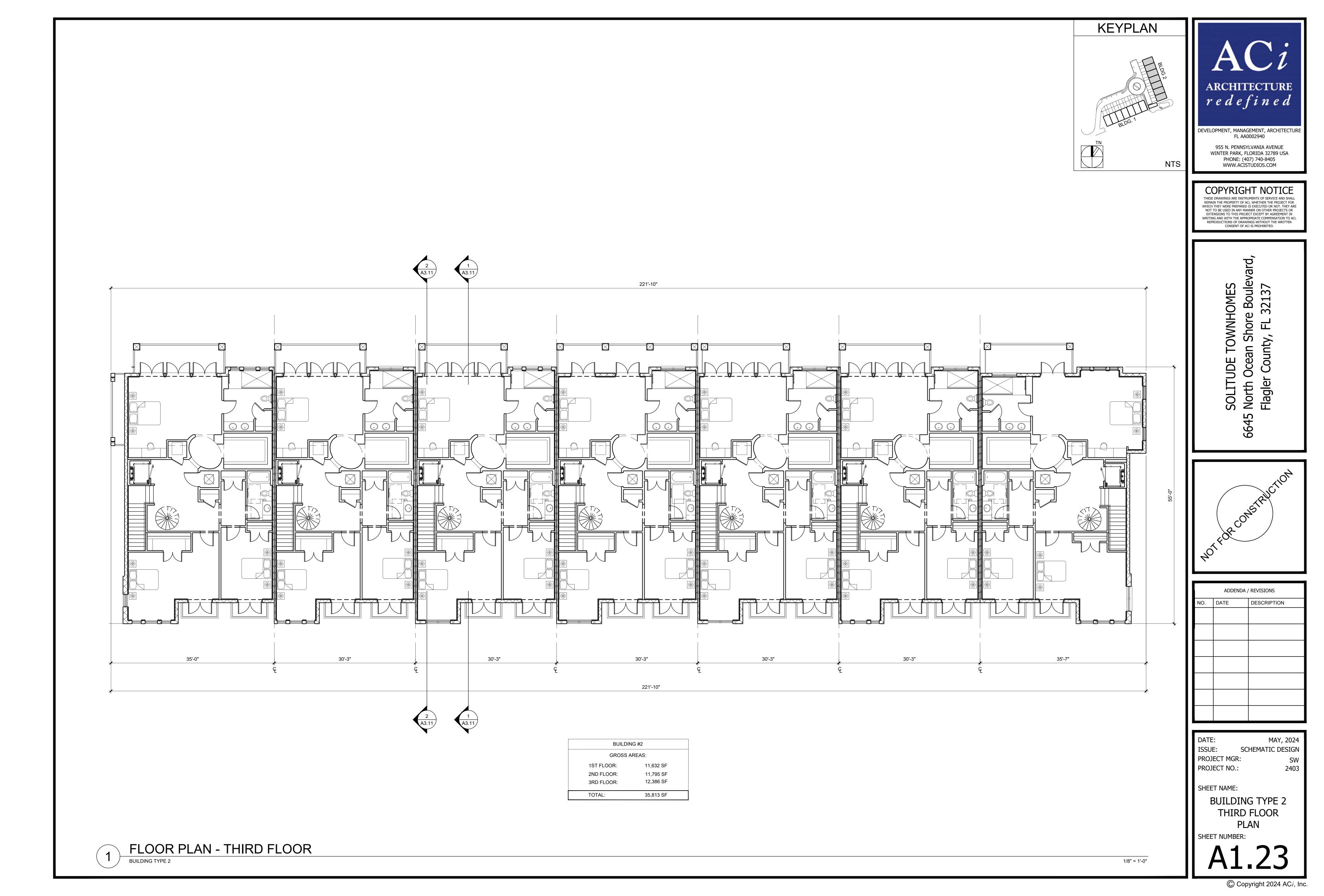






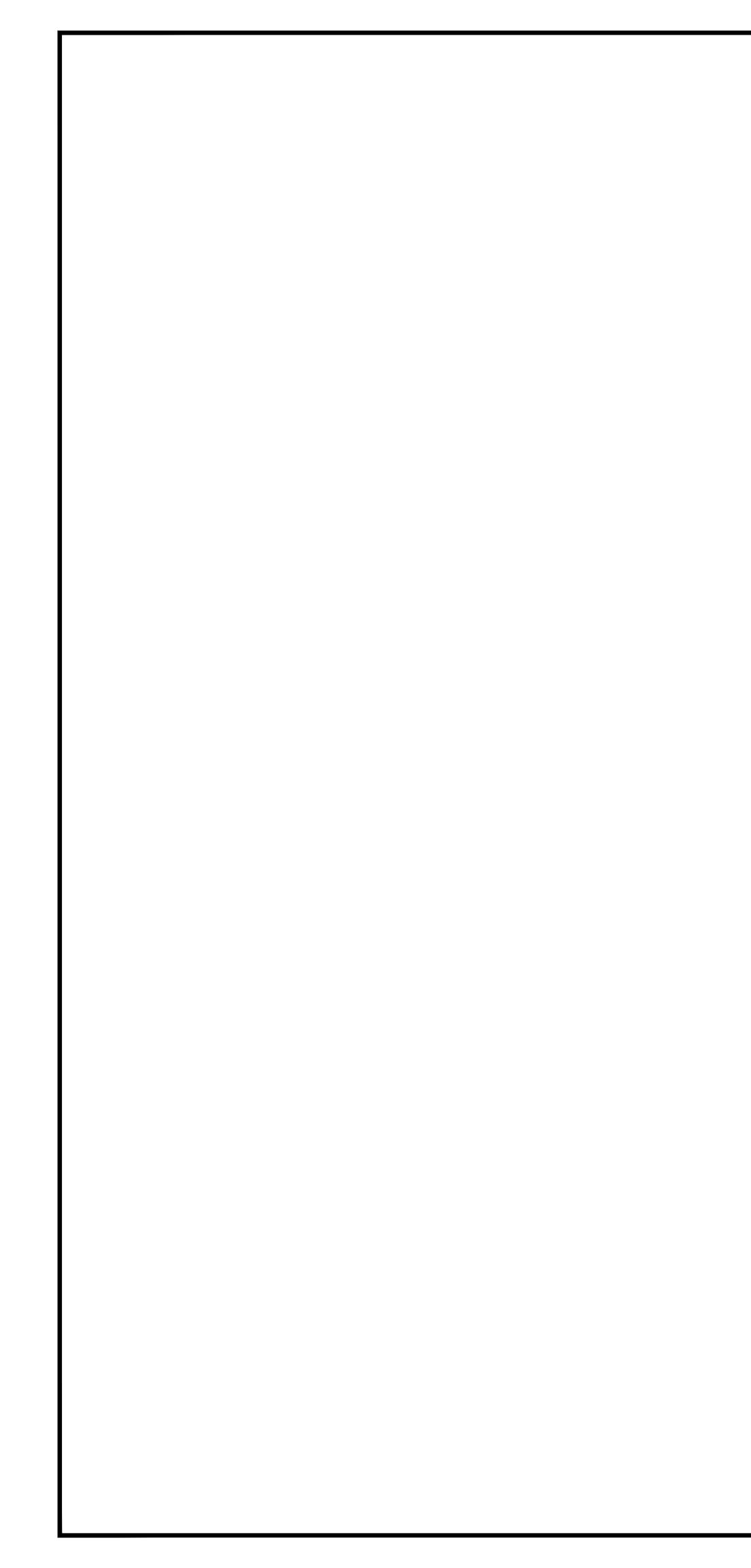


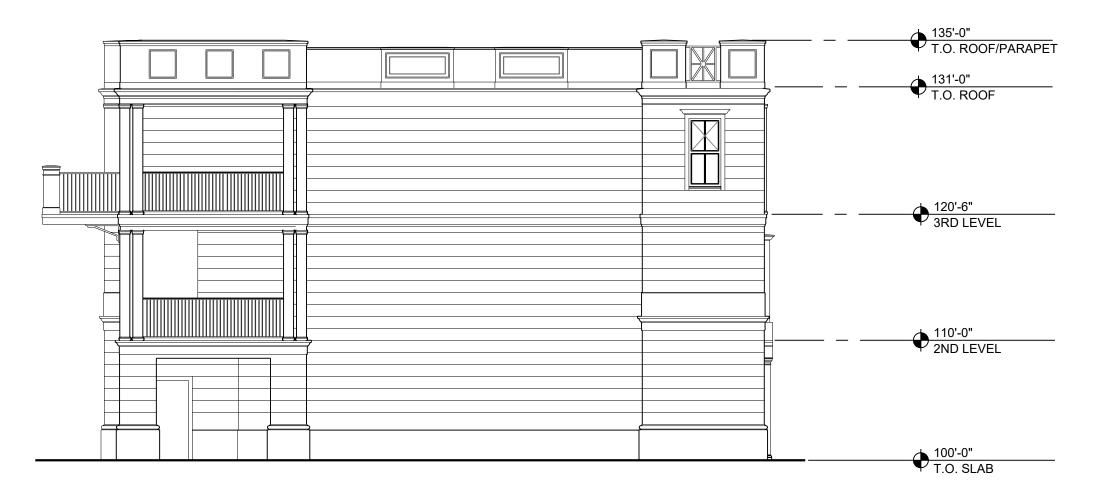






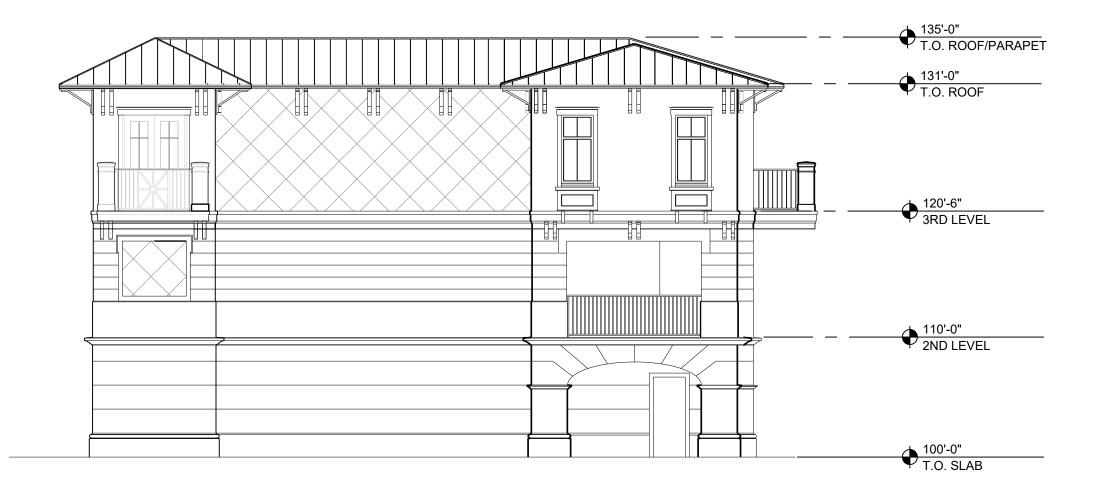
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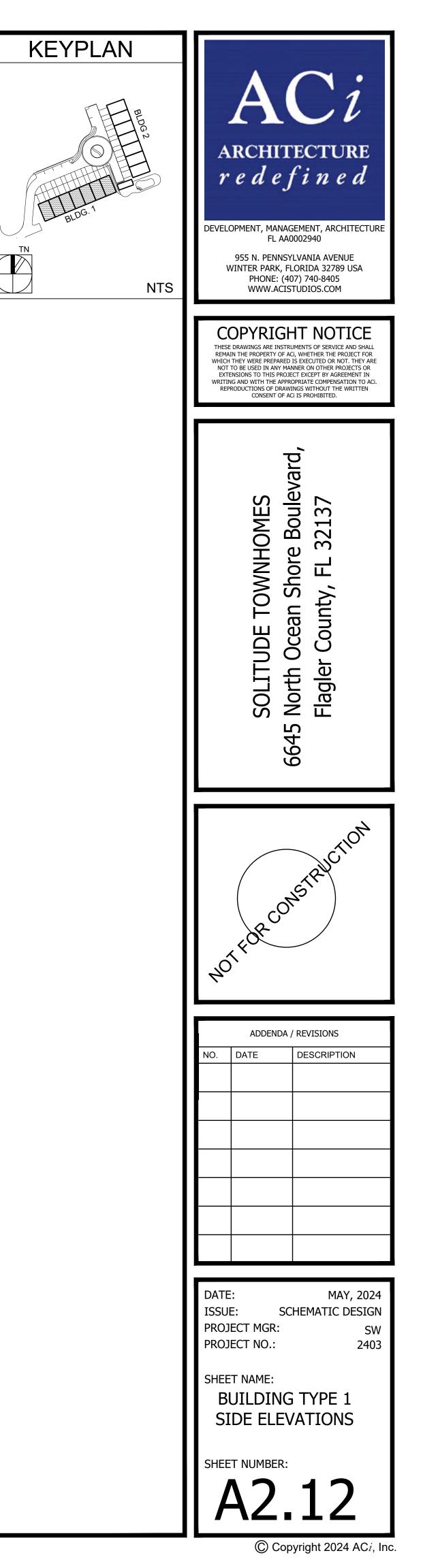




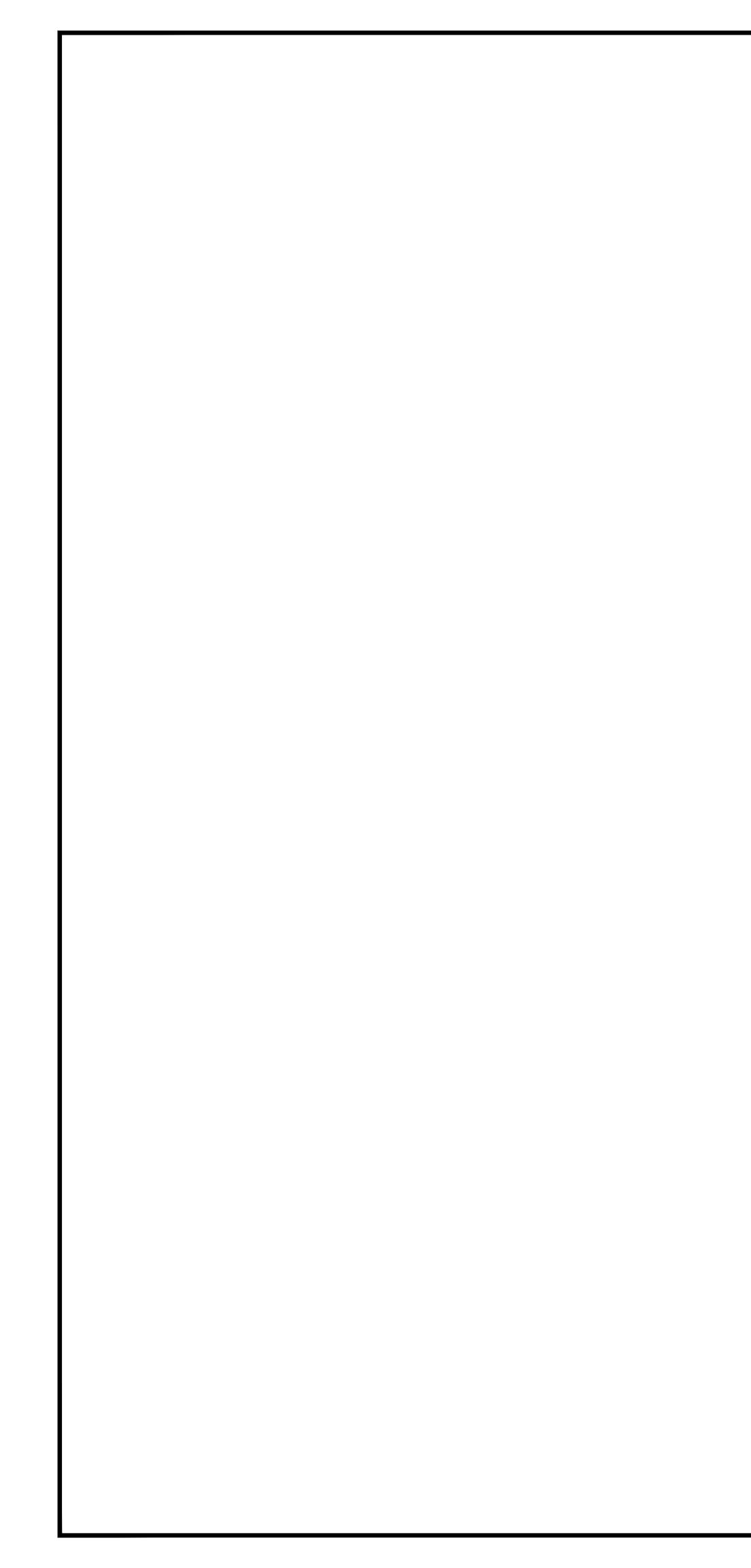


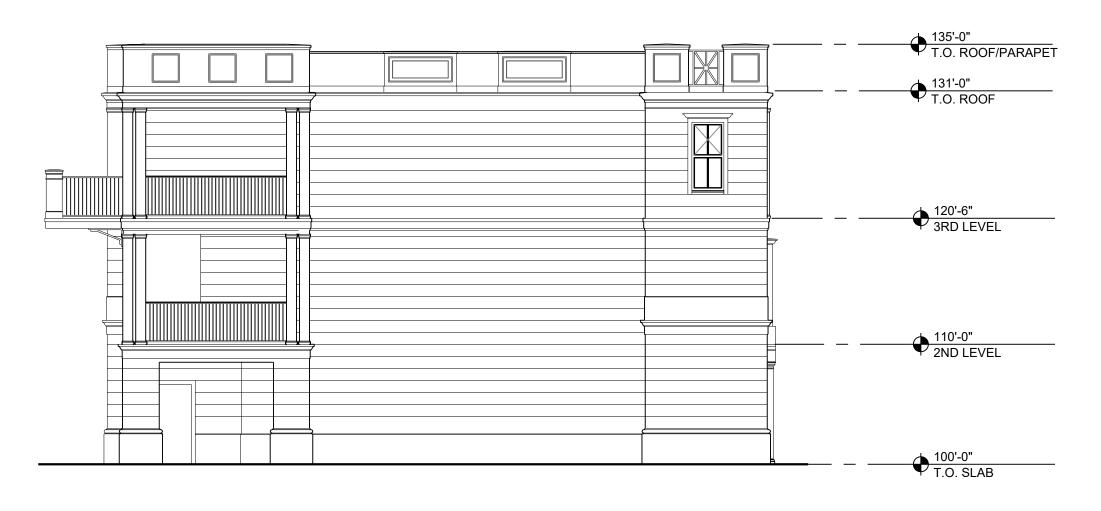
1 RIGHT SIDE ELEVATION

1/8" = 1'-0"







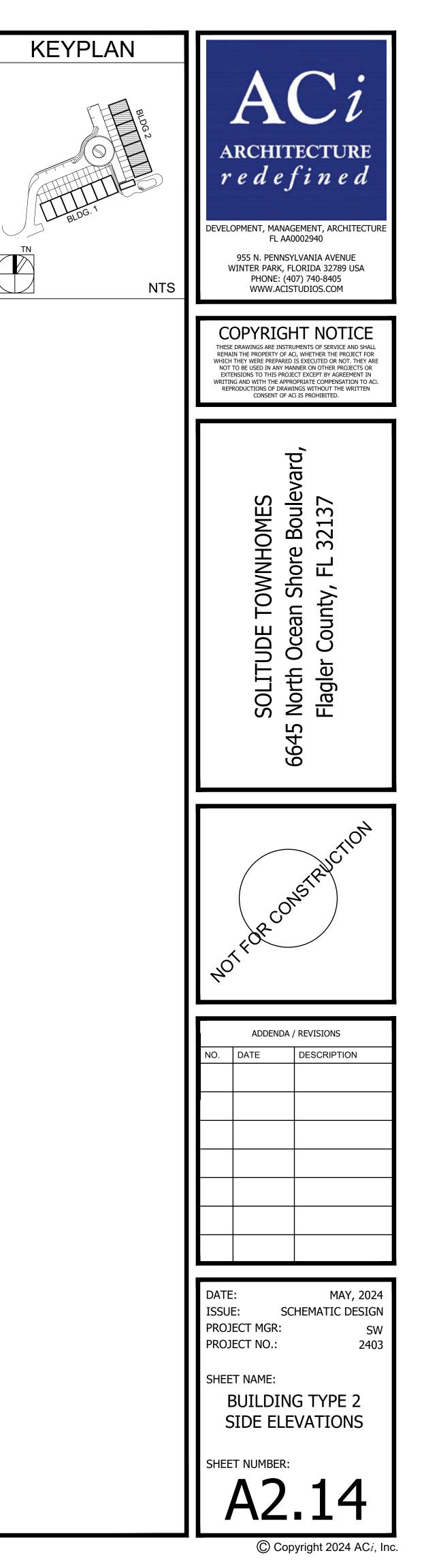


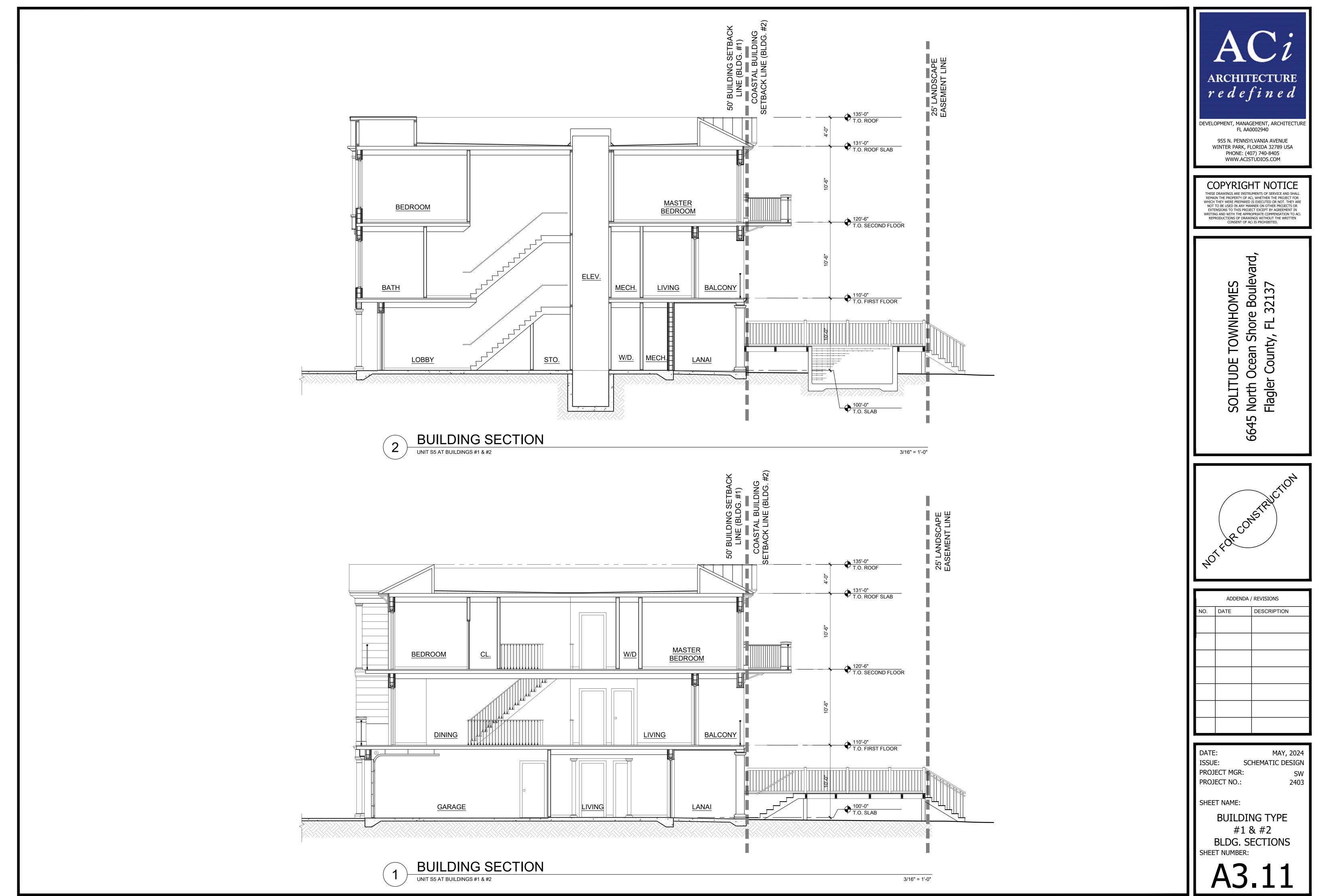


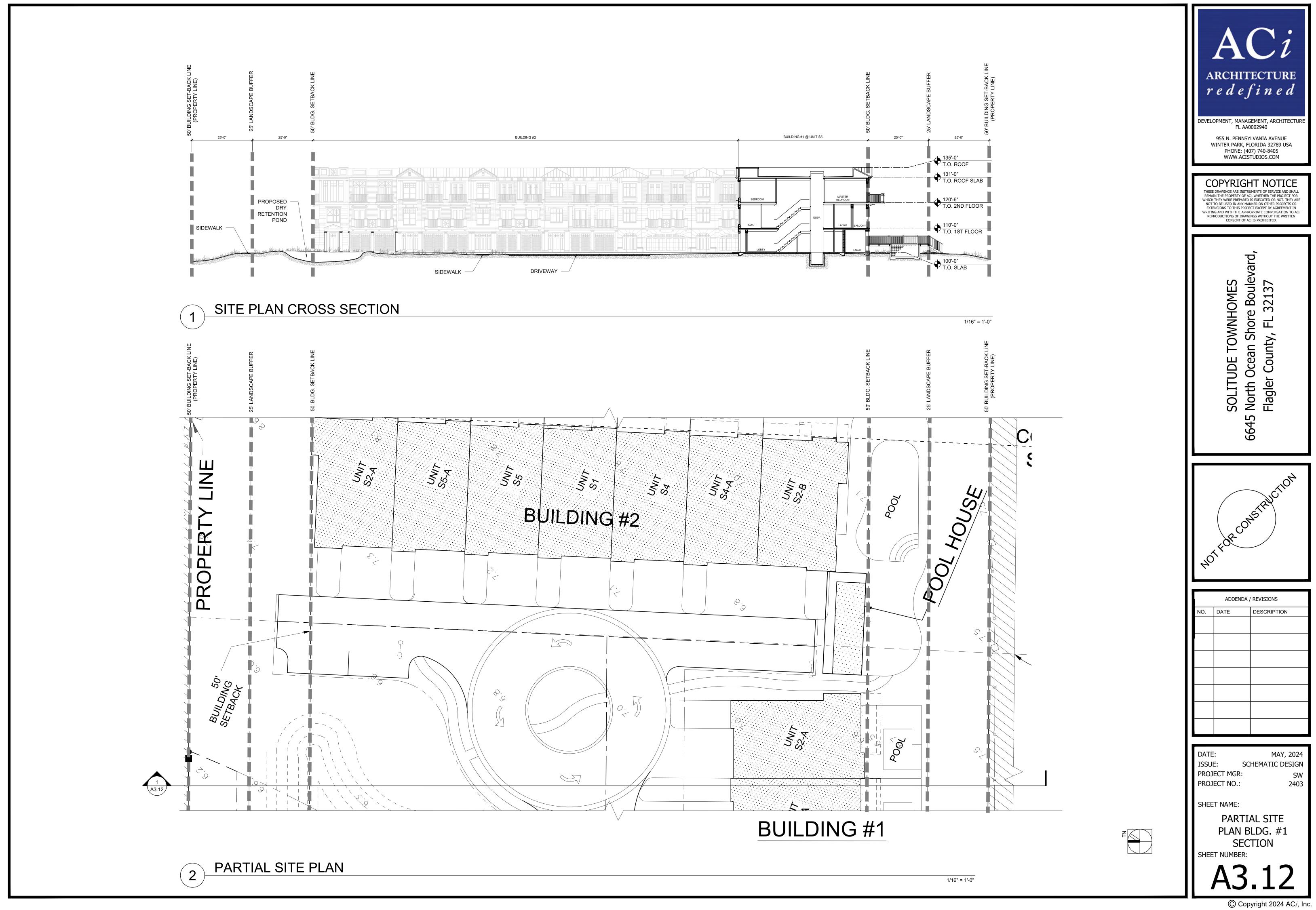


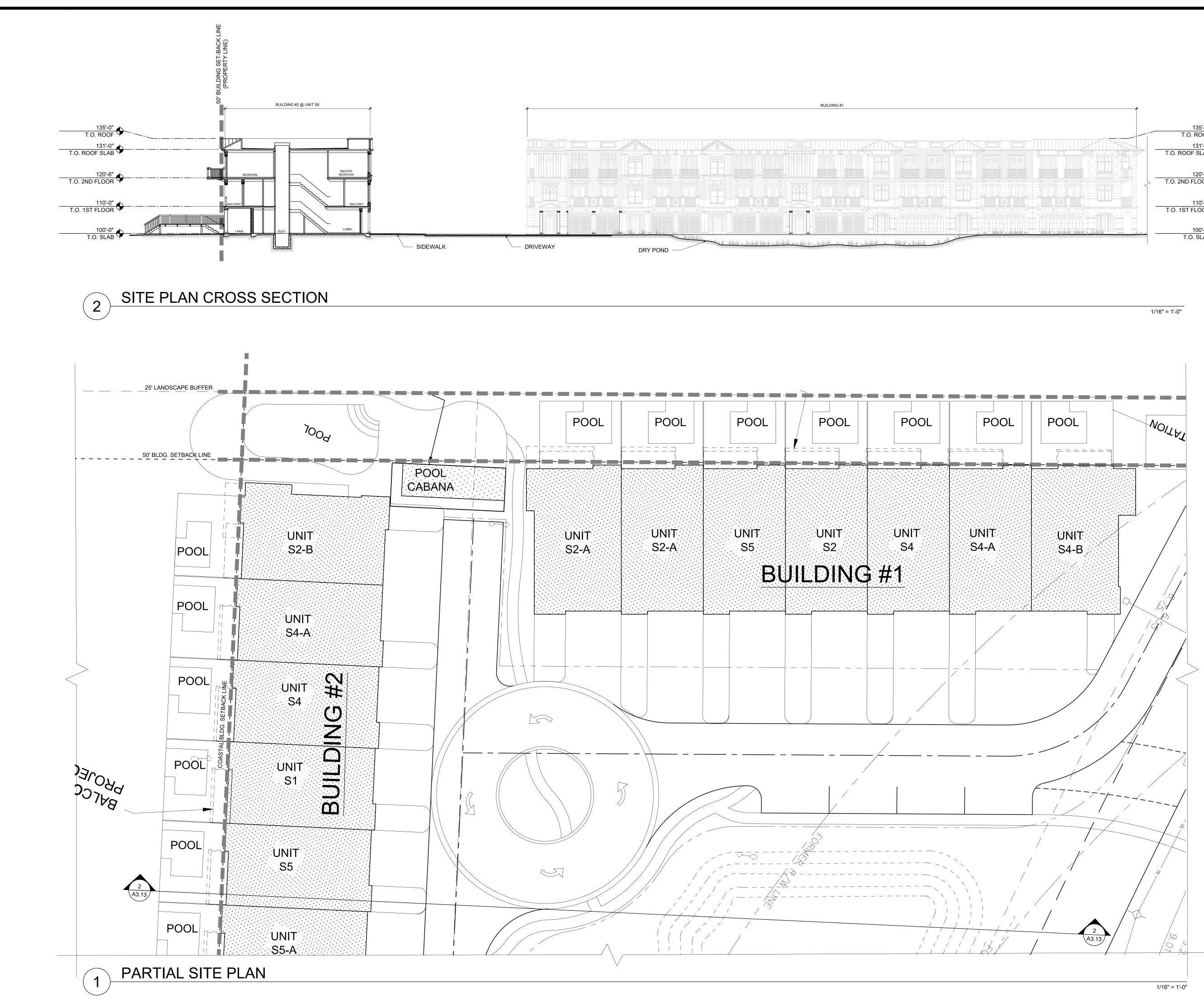
1 RIGHT SIDE ELEVATION

1/8" = 1'-0"

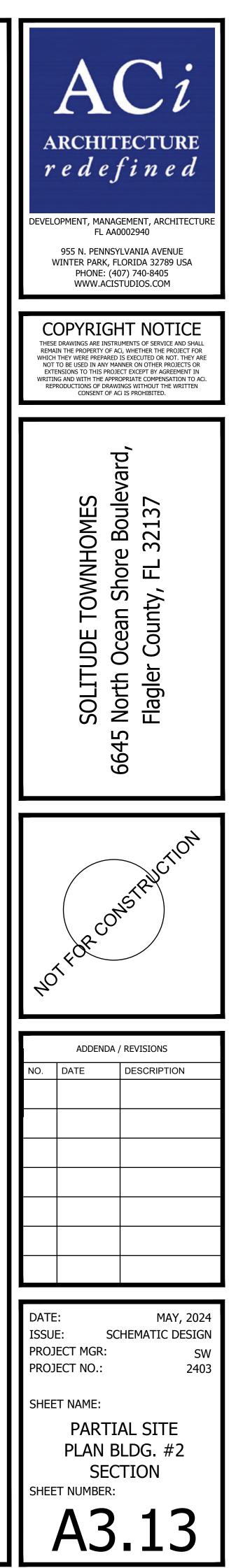








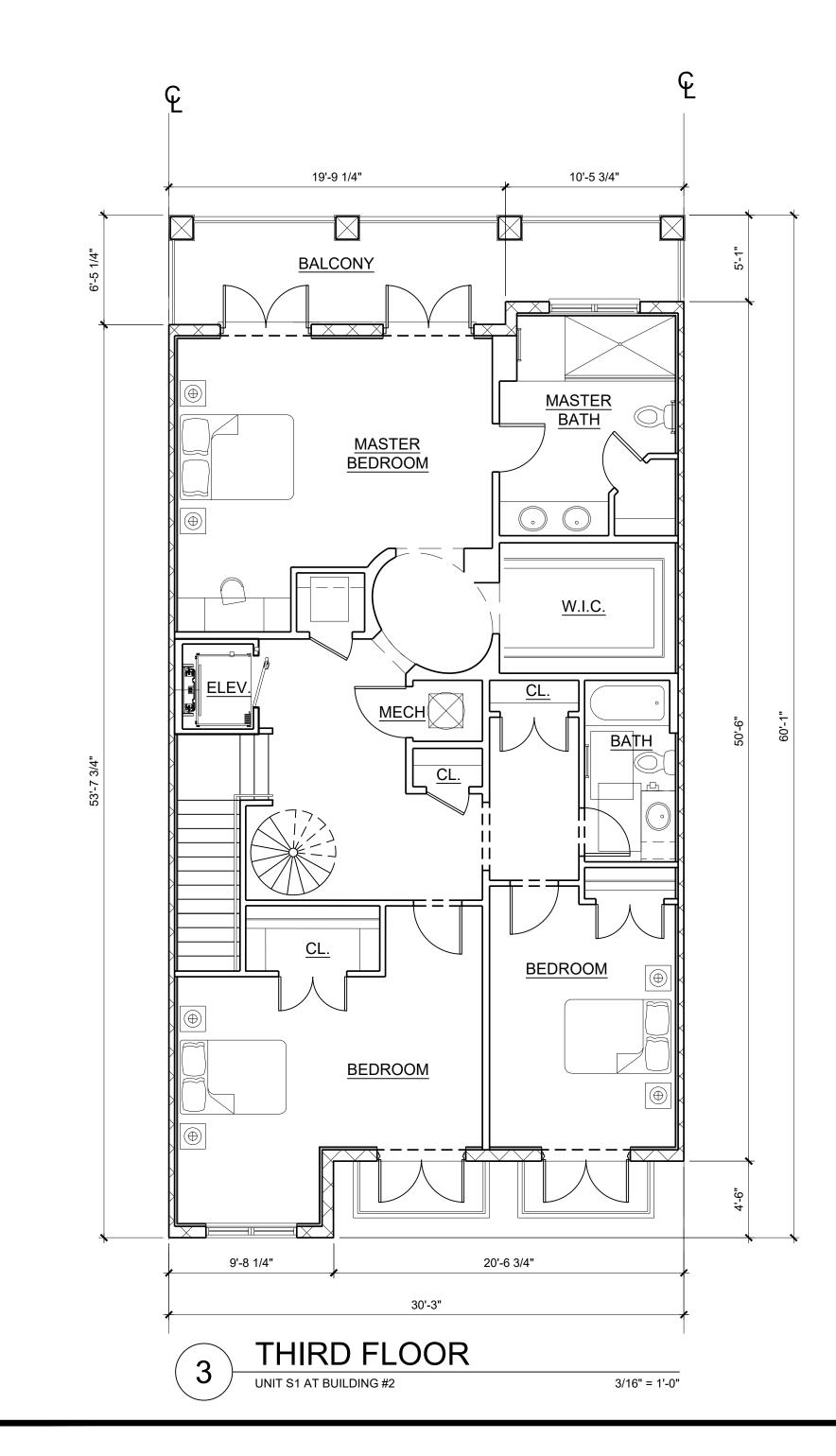
BUILDING #1	<i>*</i>
	135'-0" T.O. ROOF 131'-0" T.O. ROOF SLAB
	131'-0"
	I.O. ROOF SLAB 🕈
	120'-6"
	120'-6" T.O. 2ND FLOOR
	110'-0" T.O. 1ST FLOOR
	100'-0"
- DRIVEWAY DRY POND	T.O. SLAB



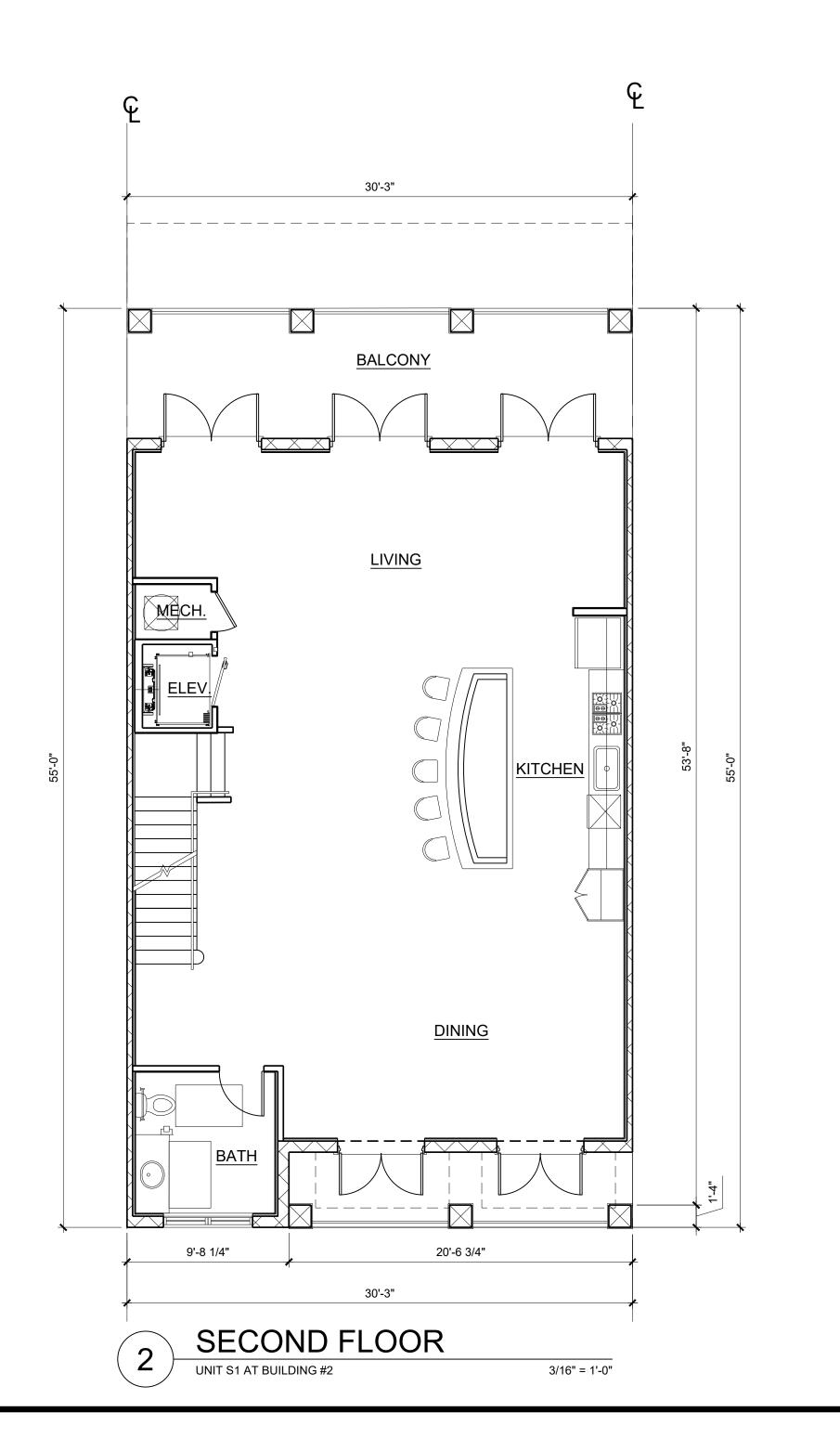
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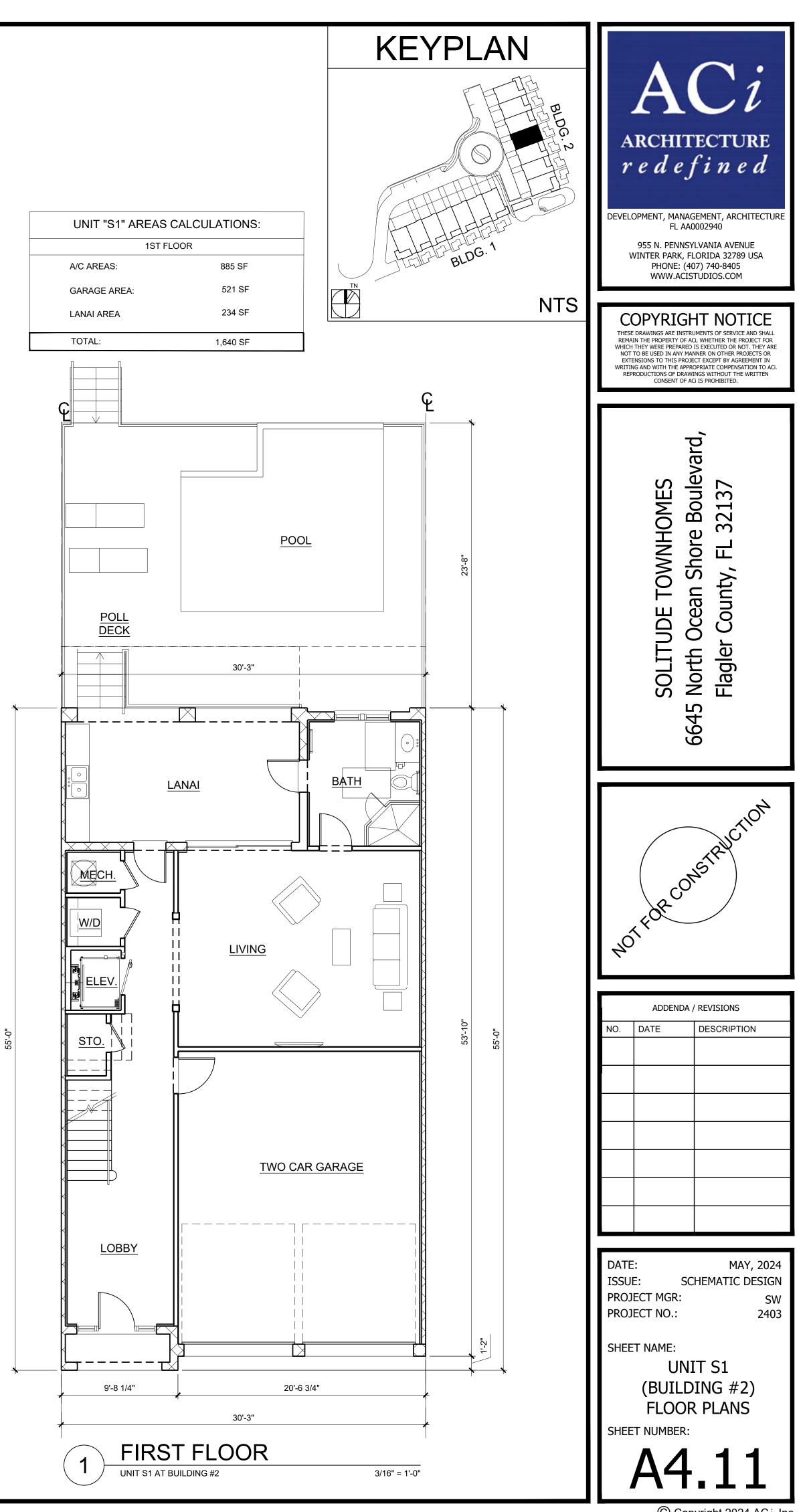
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UNIT "S1" AREAS CALCULATIONS:						
THIRD FLOOR						
A/C AREAS:	1,545 SF					
FRONT BALCONIES:	54 SF					
REAR BALCONY:	125 SF					
TOTAL:	1,724 SF					
		_				

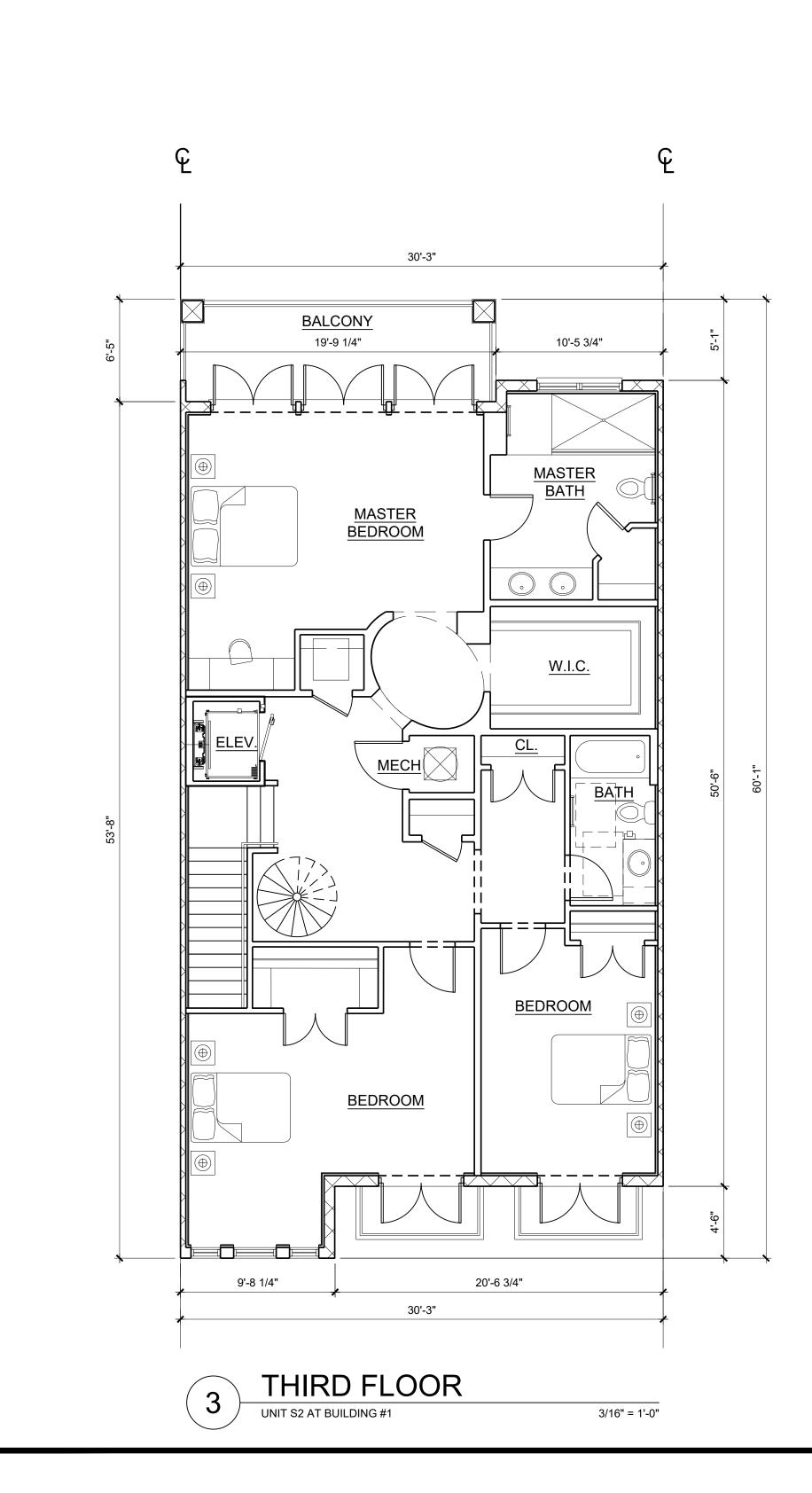


UNIT "S1" AREAS CALCULATIONS:					
ALL FLOOF	RS				
A/C AREAS:	3,776 SF				
GARAGE:	521 SF				
LANAI:	234 SF				
BALCONIES:	507 SF				
TOTAL:	5,038 SF				
UNIT "S1" AREAS CAI	CULATIONS:				
2ND FLOO	R				
A/C AREAS:	1,336 SF				
FRONT BALCONY:	92 SF				
REAR BALCONY:	236 SF				
TOTAL:	1,664 SF				
	1,001.01				





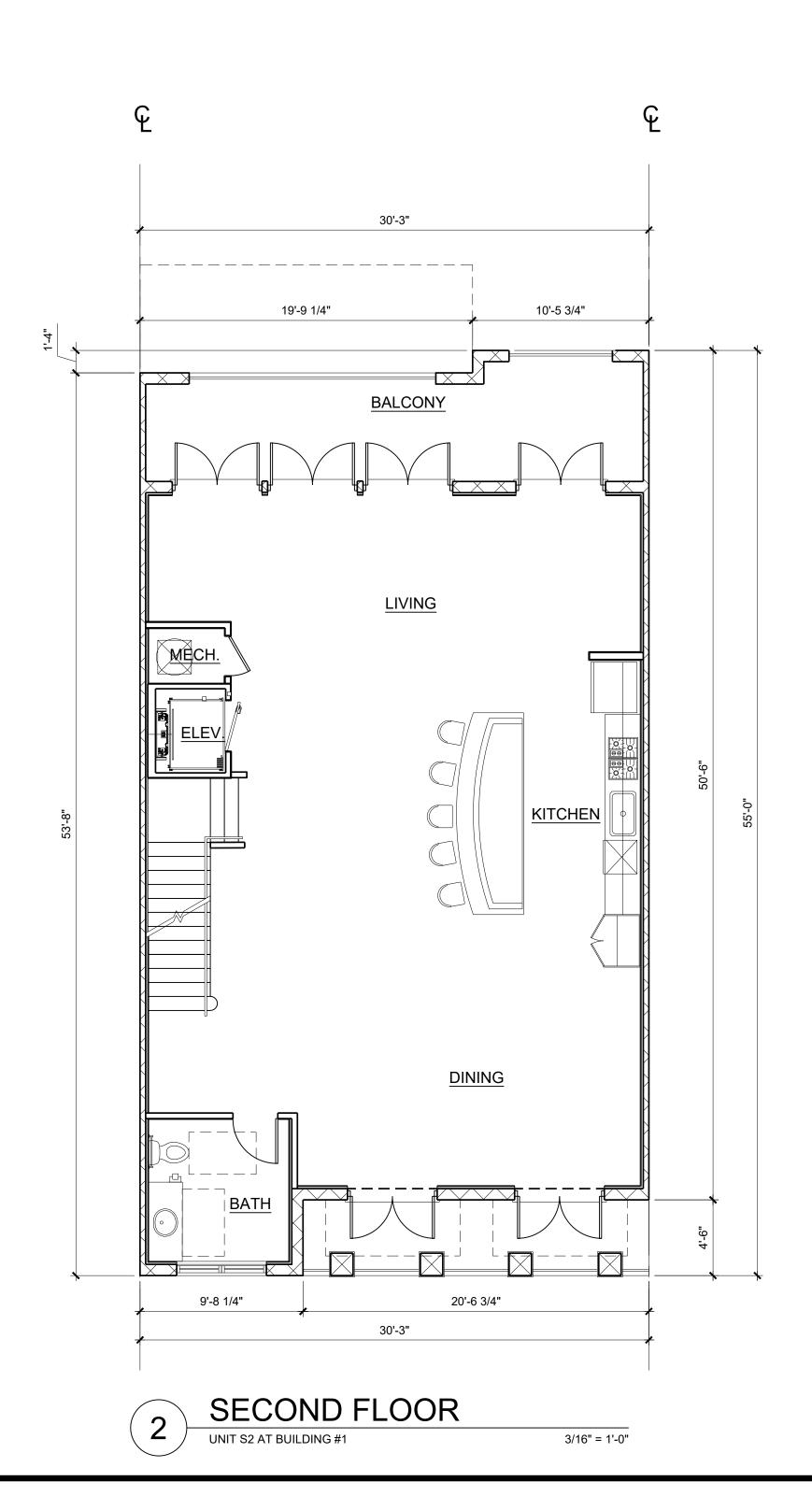
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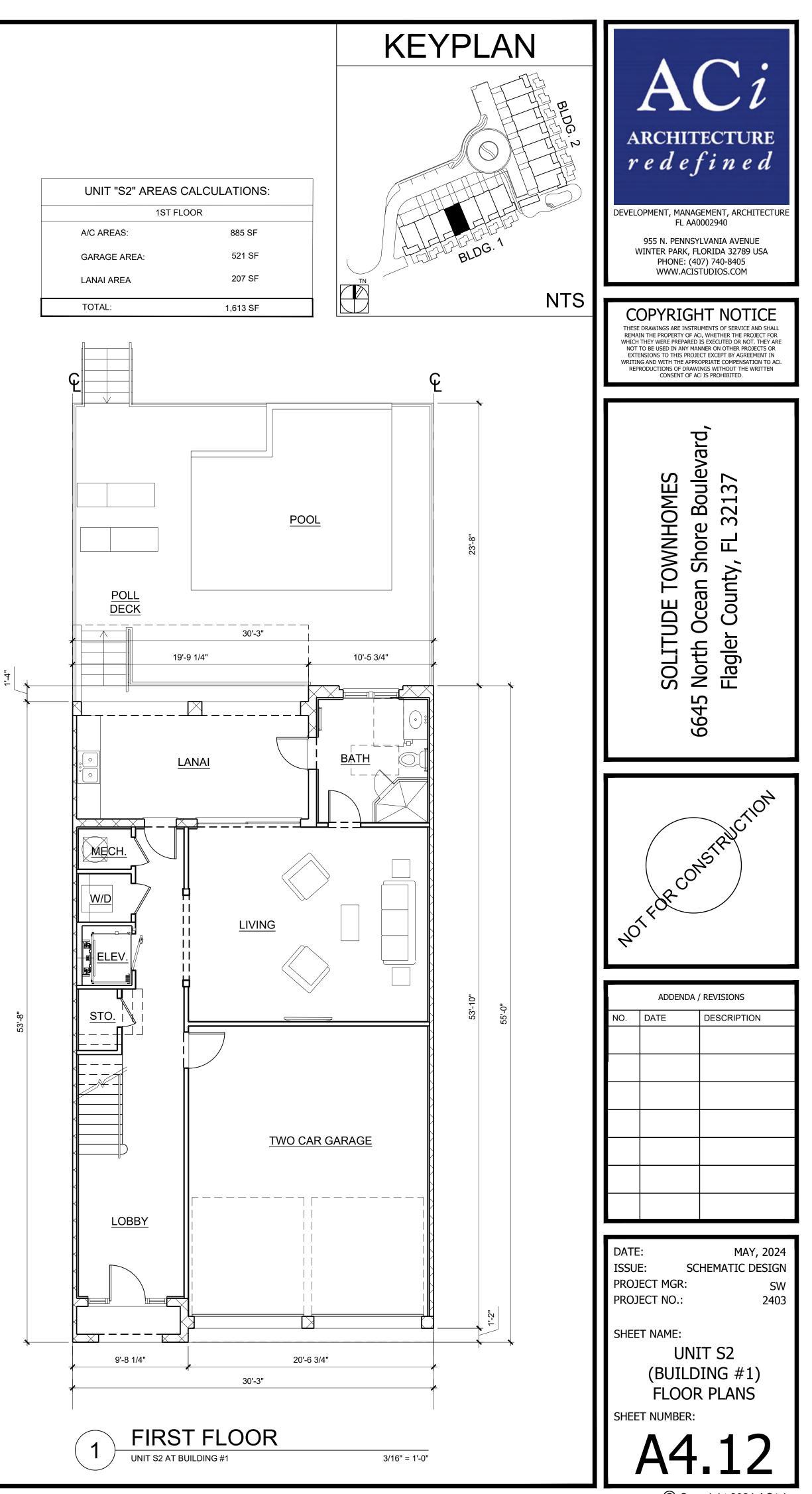


UNIT "S2" AREAS CALCULATIONS:						
THIRD FLOOR						
A/C AREAS:	1,545 SF					
FRONT BALCONIES:	54 SF					
REAR BALCONY:	125 SF					
TOTAL:	1,724 SF					

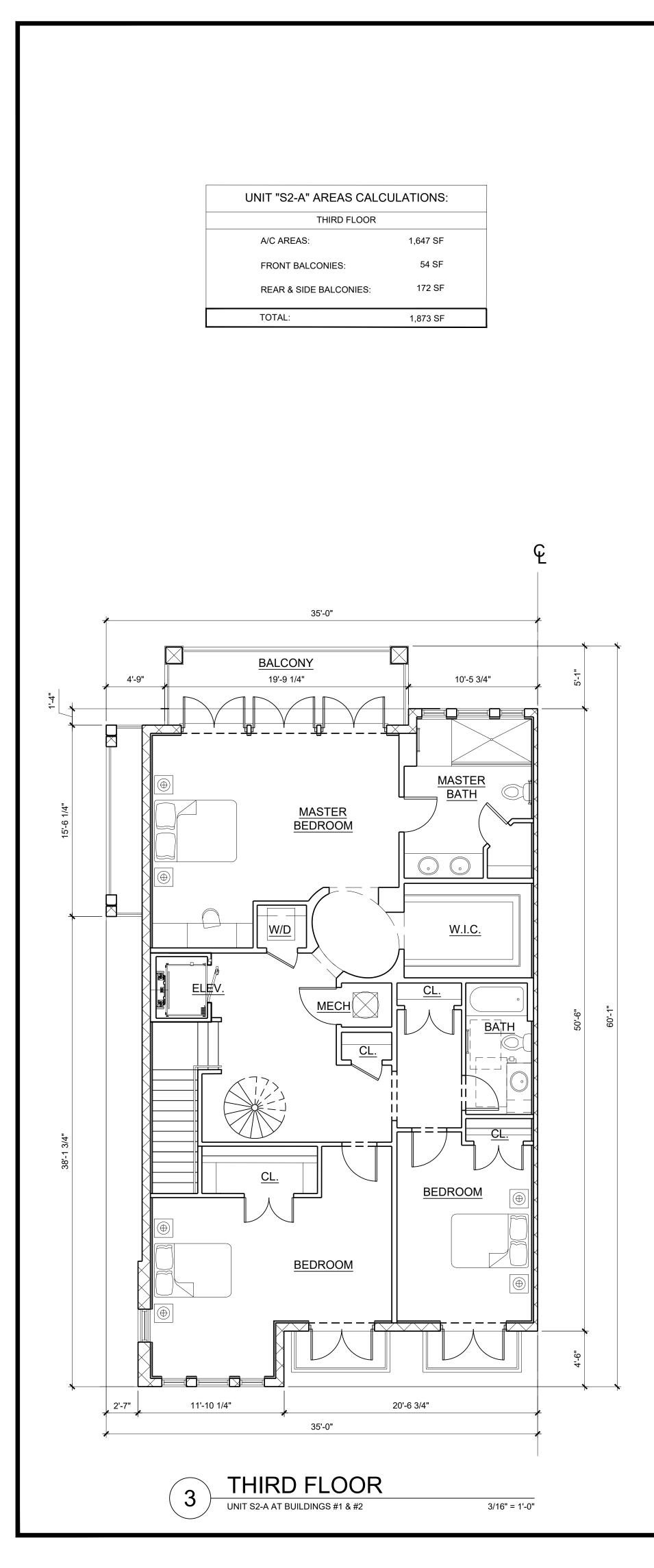
UNIT "S2" AREAS CALCULATIONS:					
ALL FLO	ORS				
A/C AREAS:	3,776 SF				
GARAGE:	521 SF				
LANAI:	207 SF				
BALCONIES:	480 SF				
TOTAL:	4,984 SF				

UNIT "S2" AREAS CALCULATIONS:							
2ND FLOOR							
A/C AREAS:	1,336 SF						
FRONT BALCONY:	92 SF						
REAR BALCONY:	209 SF						
TOTAL:	1,637 SF						



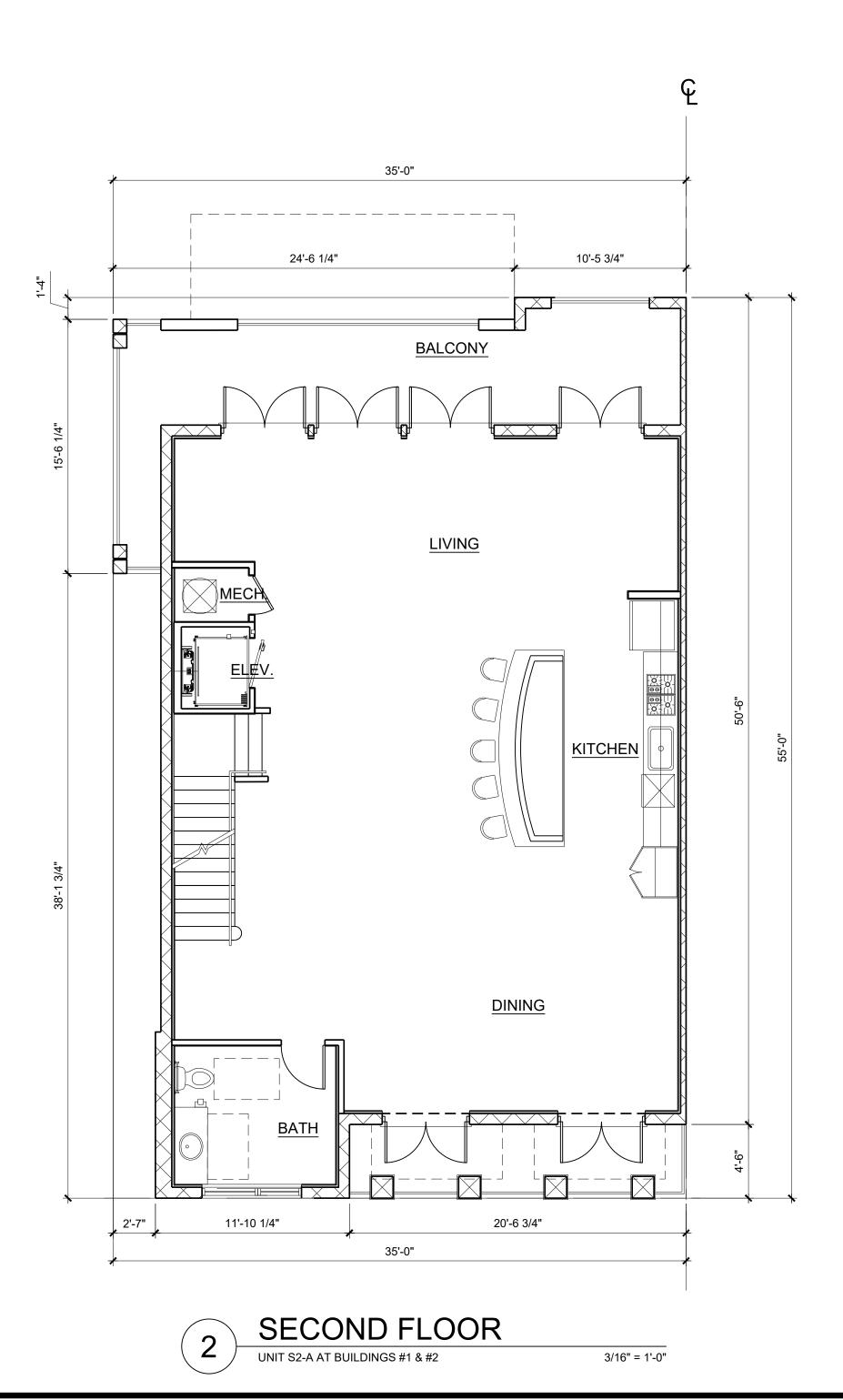


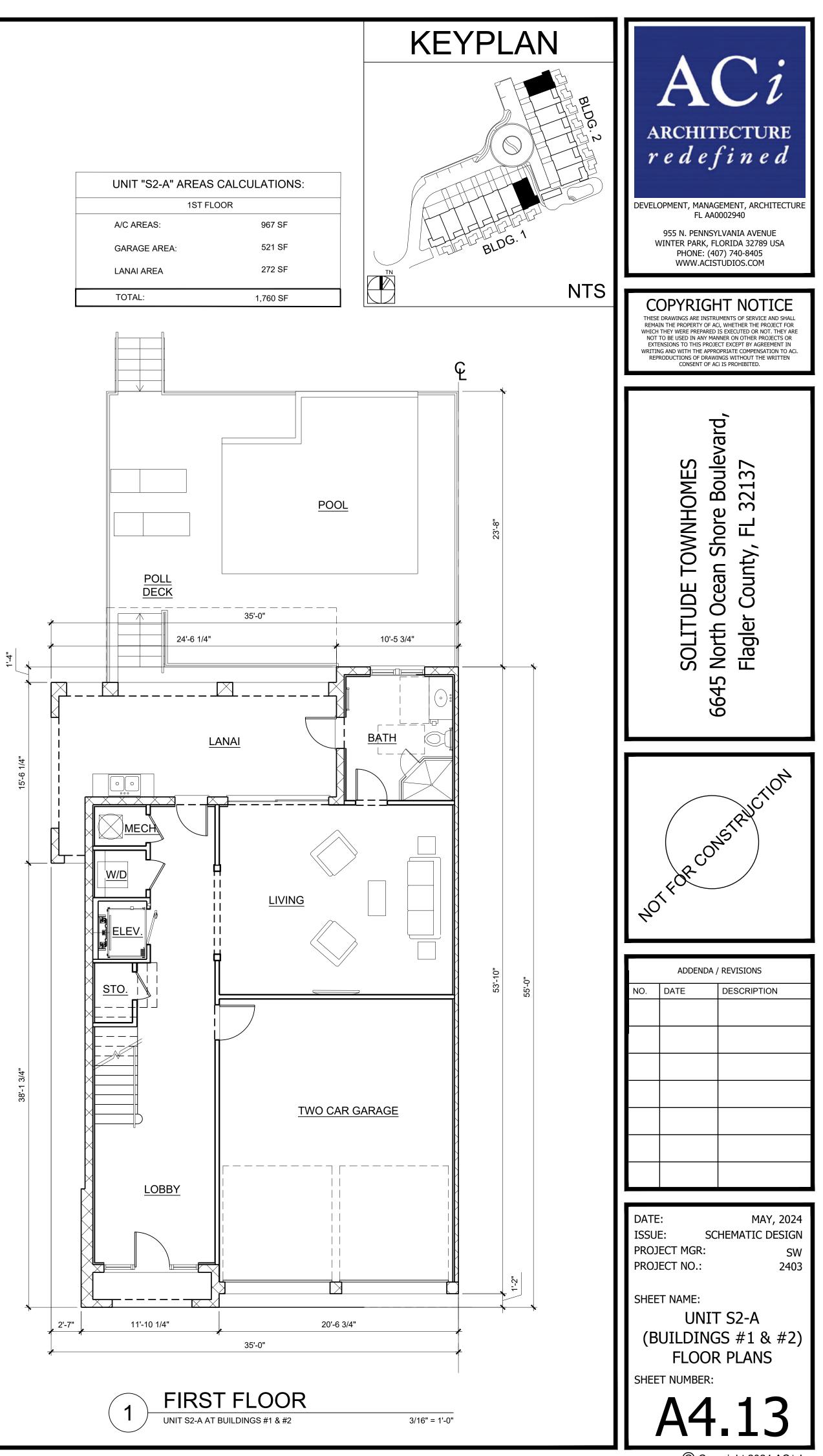
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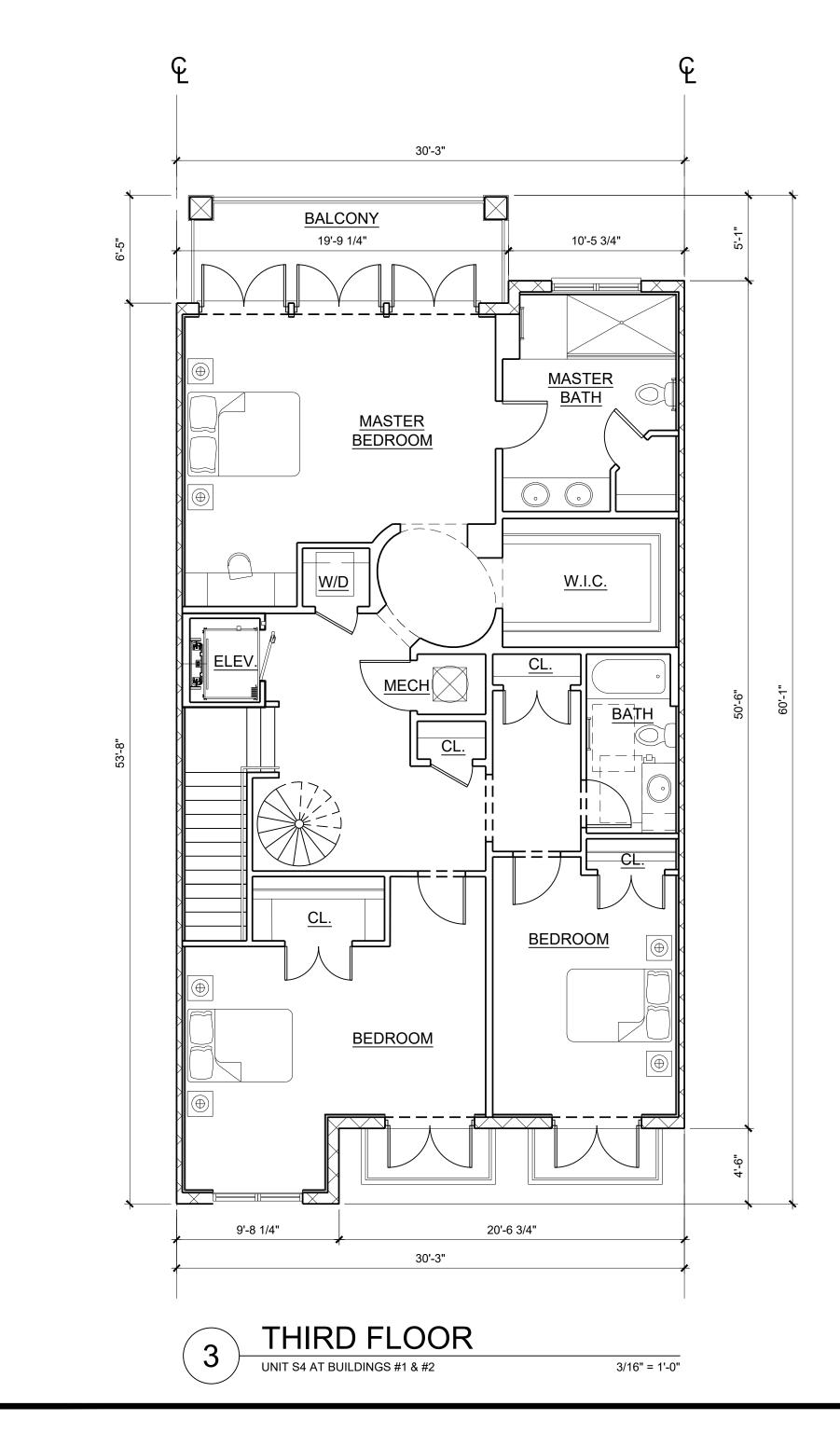
UNIT "S2-A" AREAS CALCULATIONS:						
ALL FLO	ORS					
A/C AREAS:	4,265 SF					
GARAGE:	521 SF					
LANAI:	272 SF					
BALCONIES:	584 SF					
TOTAL:	5,642 SF					

UNIT "S2-A" AREAS CALCULATIONS:							
2ND FLOOR							
A/C AREAS:	1,425 SF						
FRONT BALCONY:	92 SF						
REAR BALCONY:	266 SF						
TOTAL:	1,783 SF						





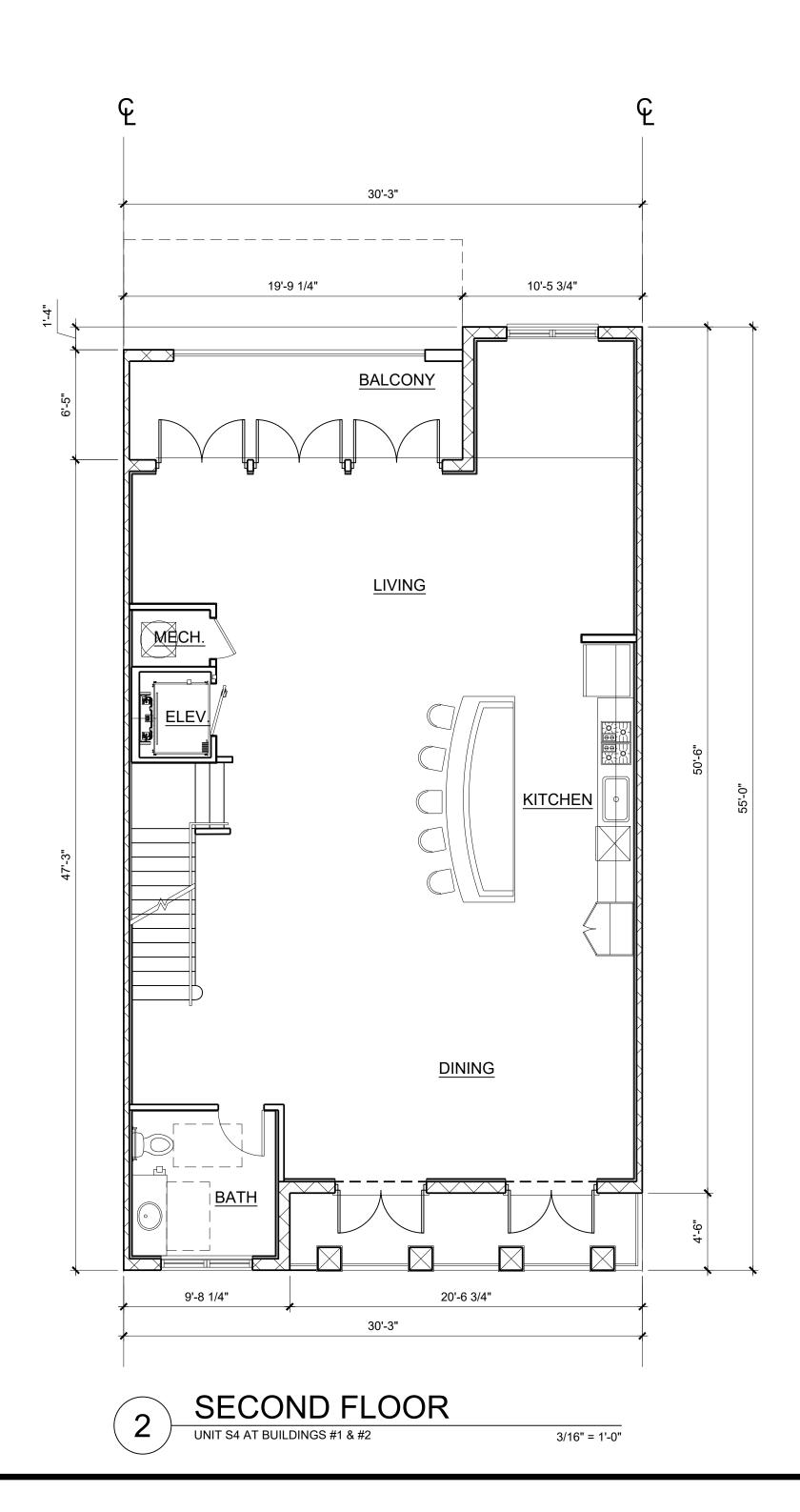
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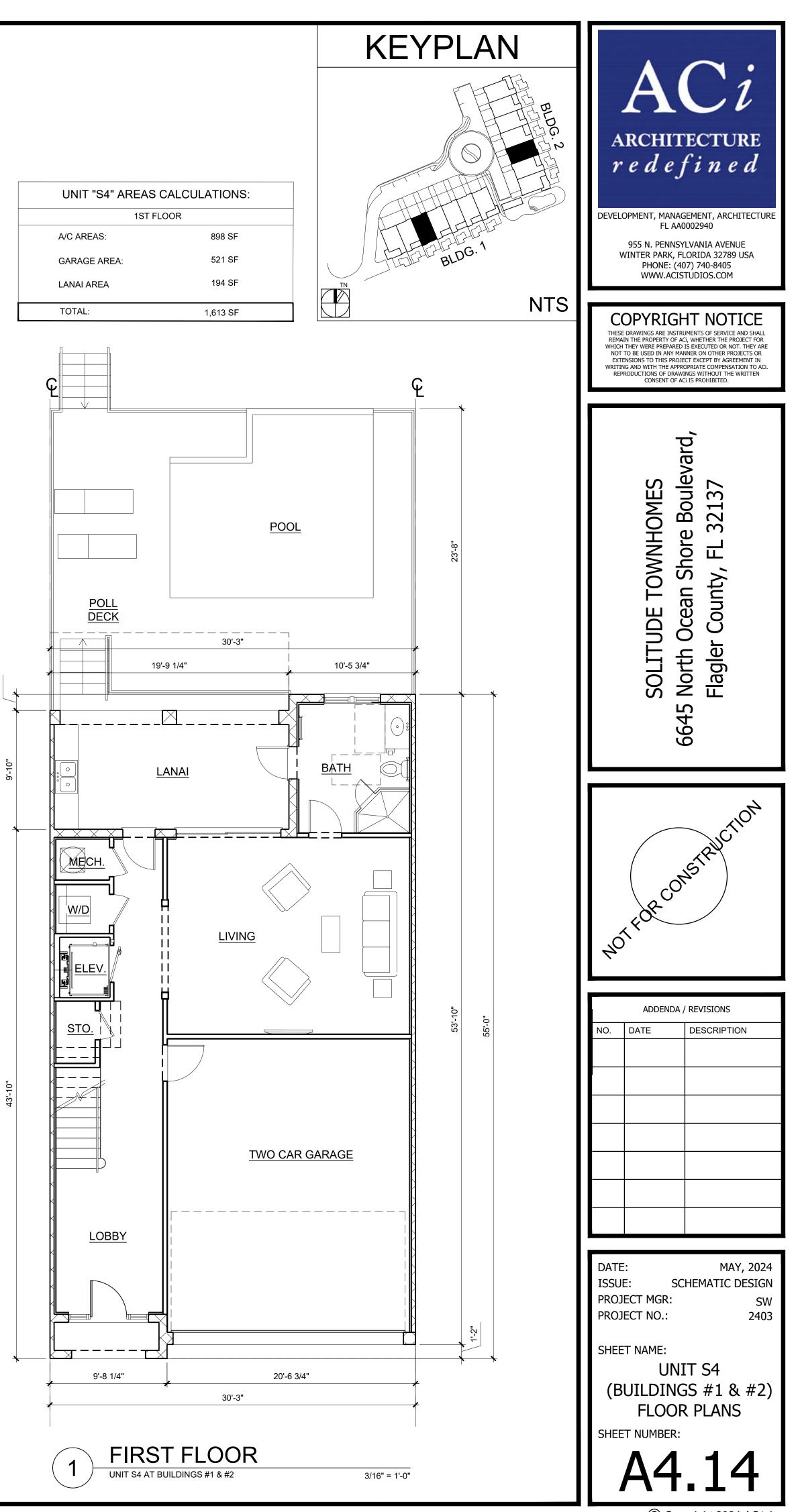


UNIT "S4" AREAS CALCULATIONS:		
THIRD FLOOR		
A/C AREAS:	1,558 SF	
FRONT BALCONIES:	54 SF	
REAR BALCONY:	127 SF	
	4 700 05	•
TOTAL:	1,739 SF	

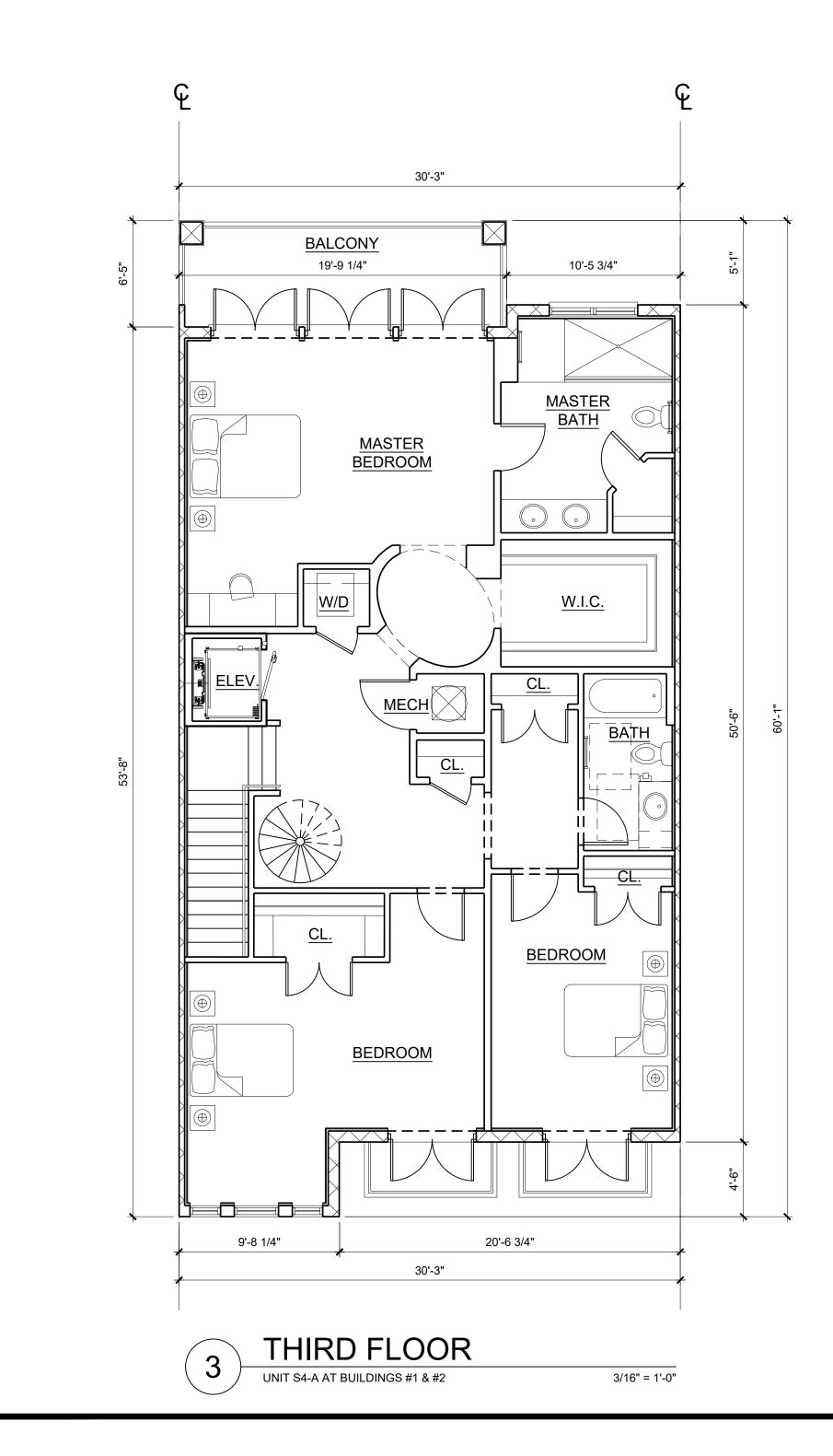
UNIT "S4" AREAS CALCULATIONS:		
ALL FLOORS		
A/C AREAS:	3,874 SF	
GARAGE:	521 SF	
LANAI:	194 SF	
BALCONIES:	400 SF	
TOTAL:	4,989 SF	

UNIT "S4" AREAS CALCULATIONS:		
2ND FLOOR		
A/C AREAS:	1,418 SF	
FRONT BALCONY:	92 SF	
REAR BALCONY:	127 SF	
TOTAL:	1,637 SF	





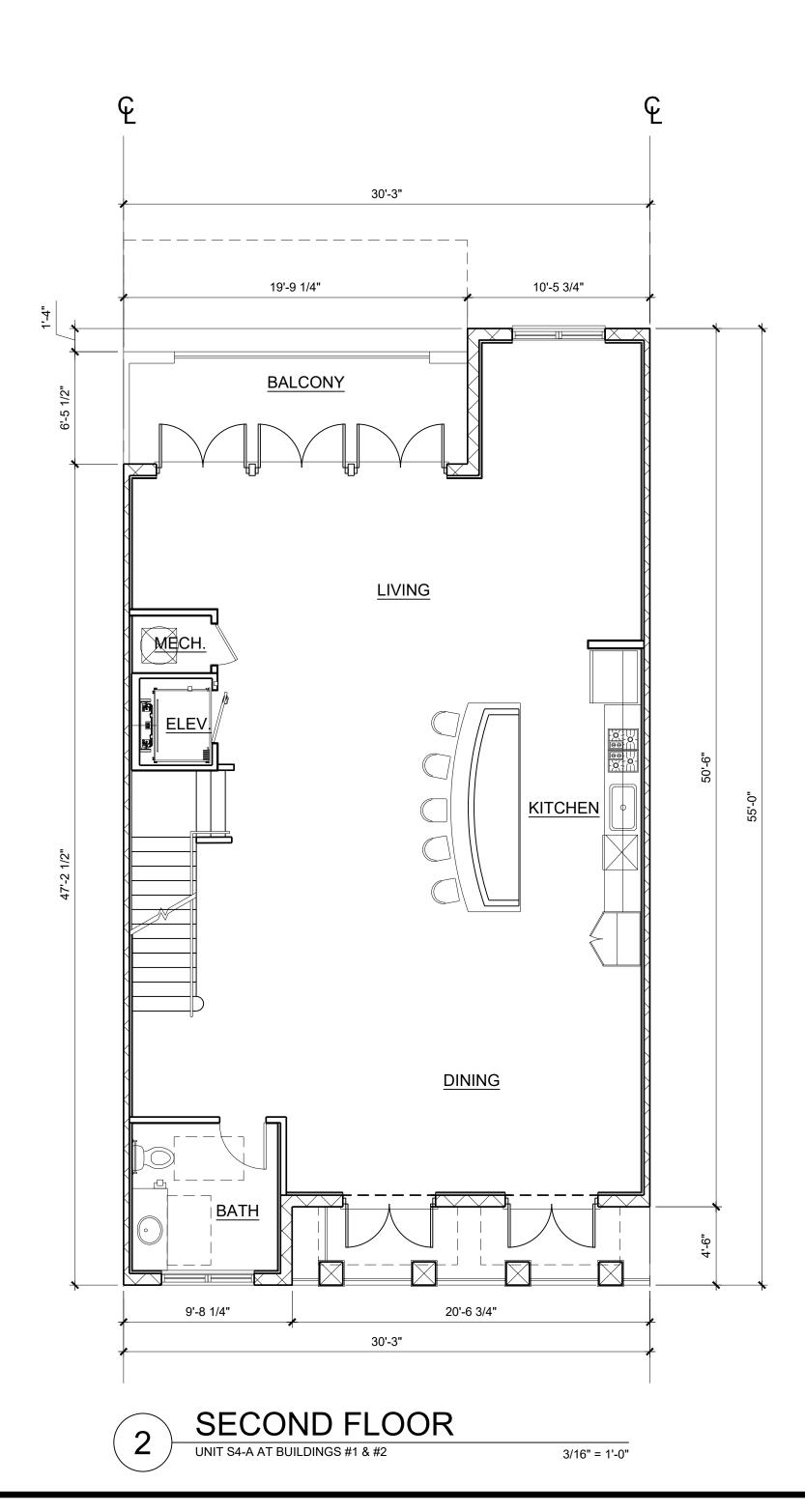
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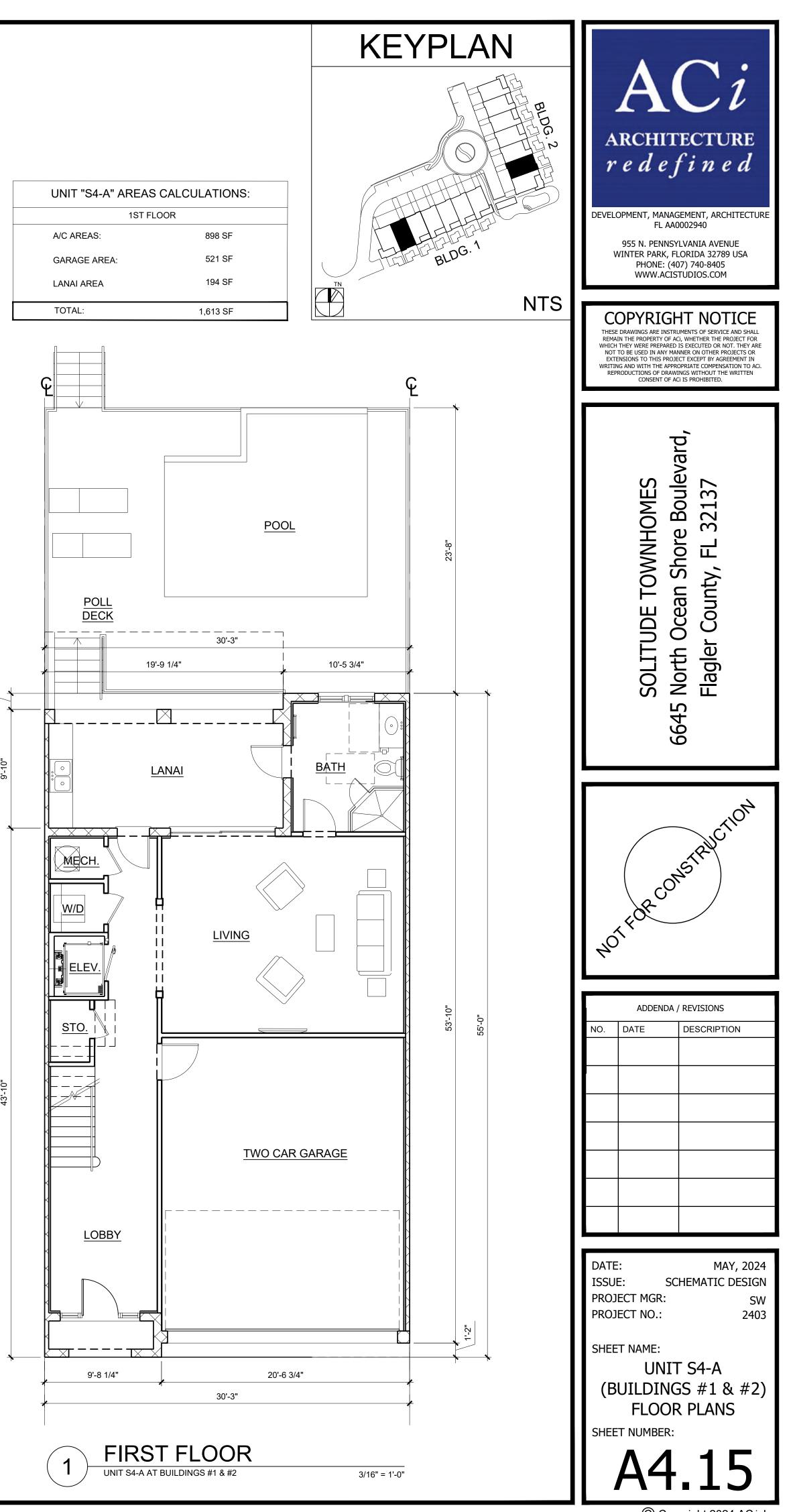


UNIT "S4-A" AREAS CALCULATIONS:		
THIRD FLOOR		
A/C AREAS:	1,545 SF	
FRONT BALCONIES:	54 SF	
REAR BALCONY:	127 SF	
TOTAL:	1,726 SF	

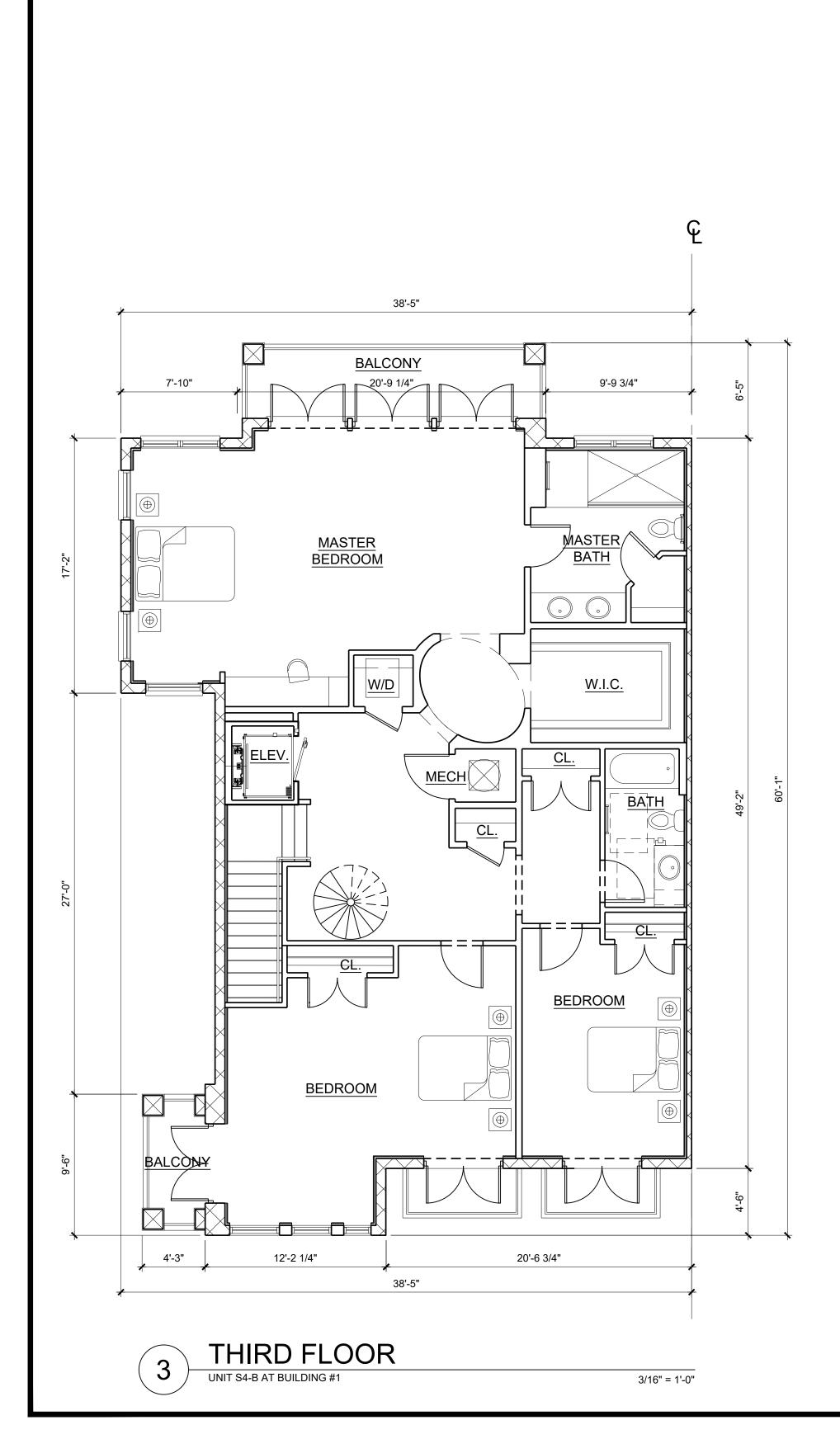
UNIT "S4-A" AREAS CALCULATIONS:		
ALL FLO	ORS	
A/C AREAS:	3,860 SF	
GARAGE:	521 SF	
LANAI:	194 SF	
BALCONIES:	347 SF	
TOTAL:	4,922 SF	

UNIT "S4-A" AREAS CALCULATIONS:		
2ND FLOOR		
A/C AREAS:	1,417 SF	
FRONT BALCONY:	92 SF	
REAR BALCONY:	128 SF	
TOTAL:	1,637 SF	





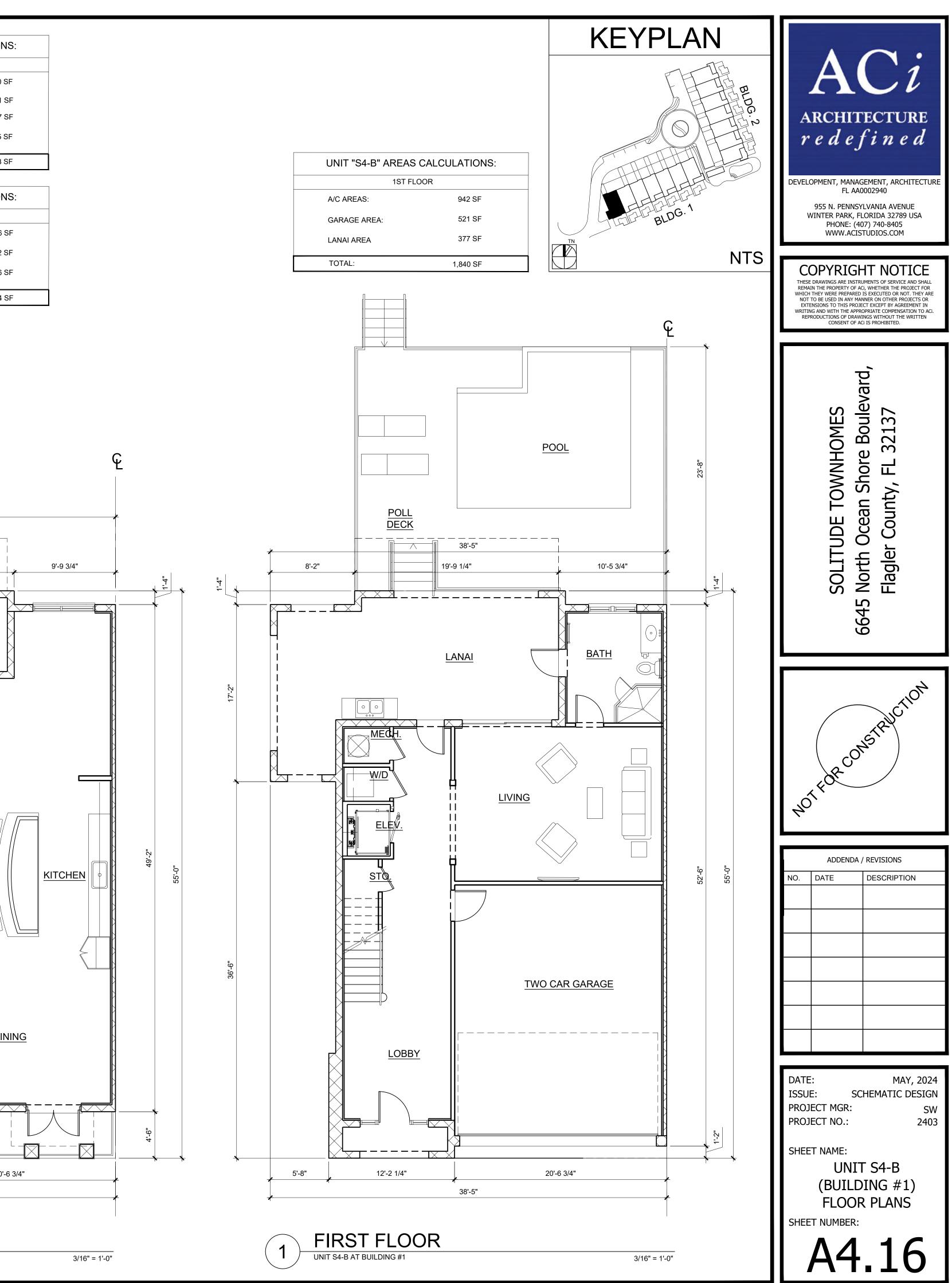
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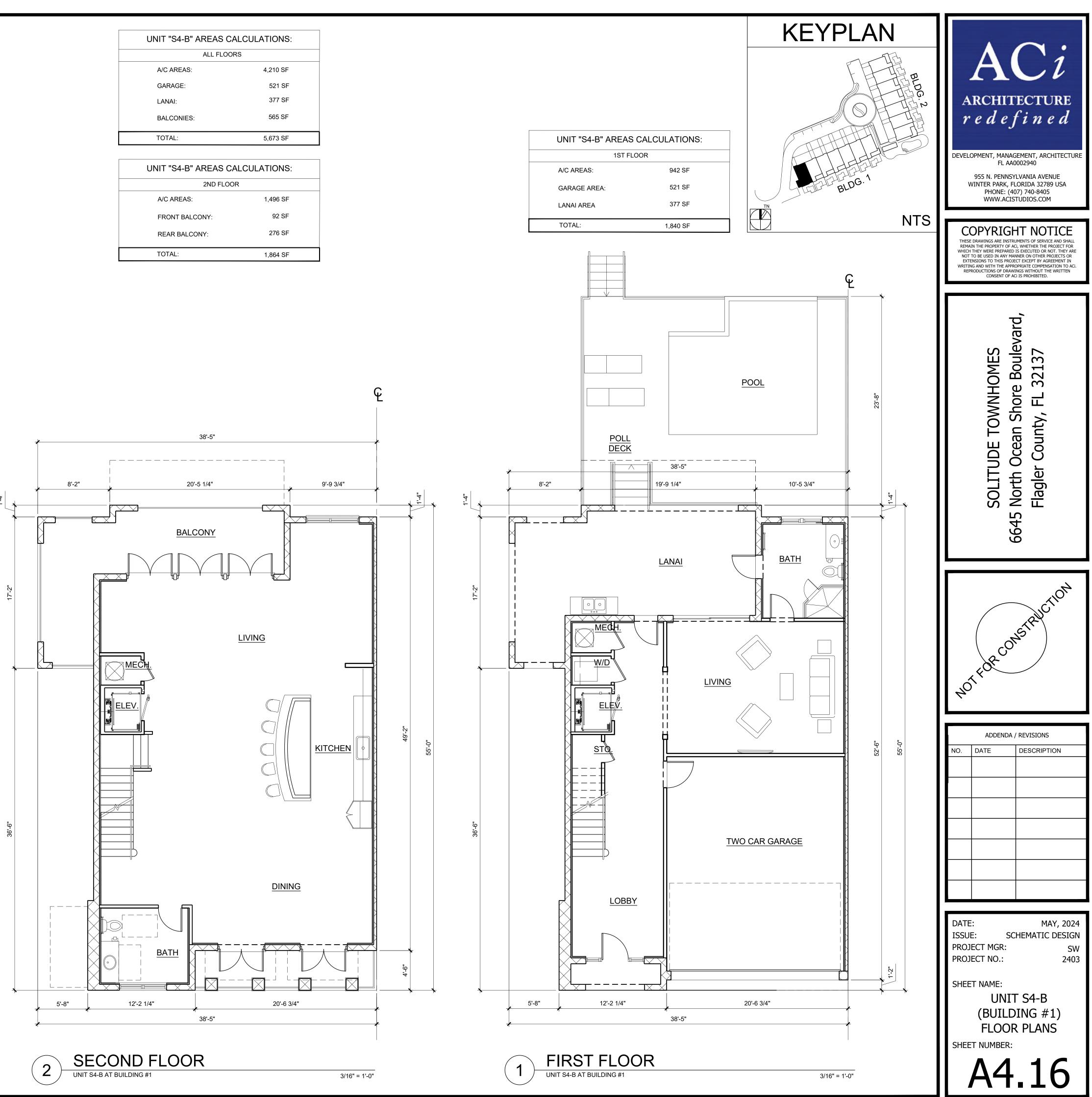


UNIT "S4-B" AREAS CALCULATIONS:		
THIRD FLOOR		
A/C AREAS:	1,772 SF	
FRONT & SIDE BALCONIES:	93 SF	
REAR BALCONY:	104 SF	
TOTAL:	1,969 SF	

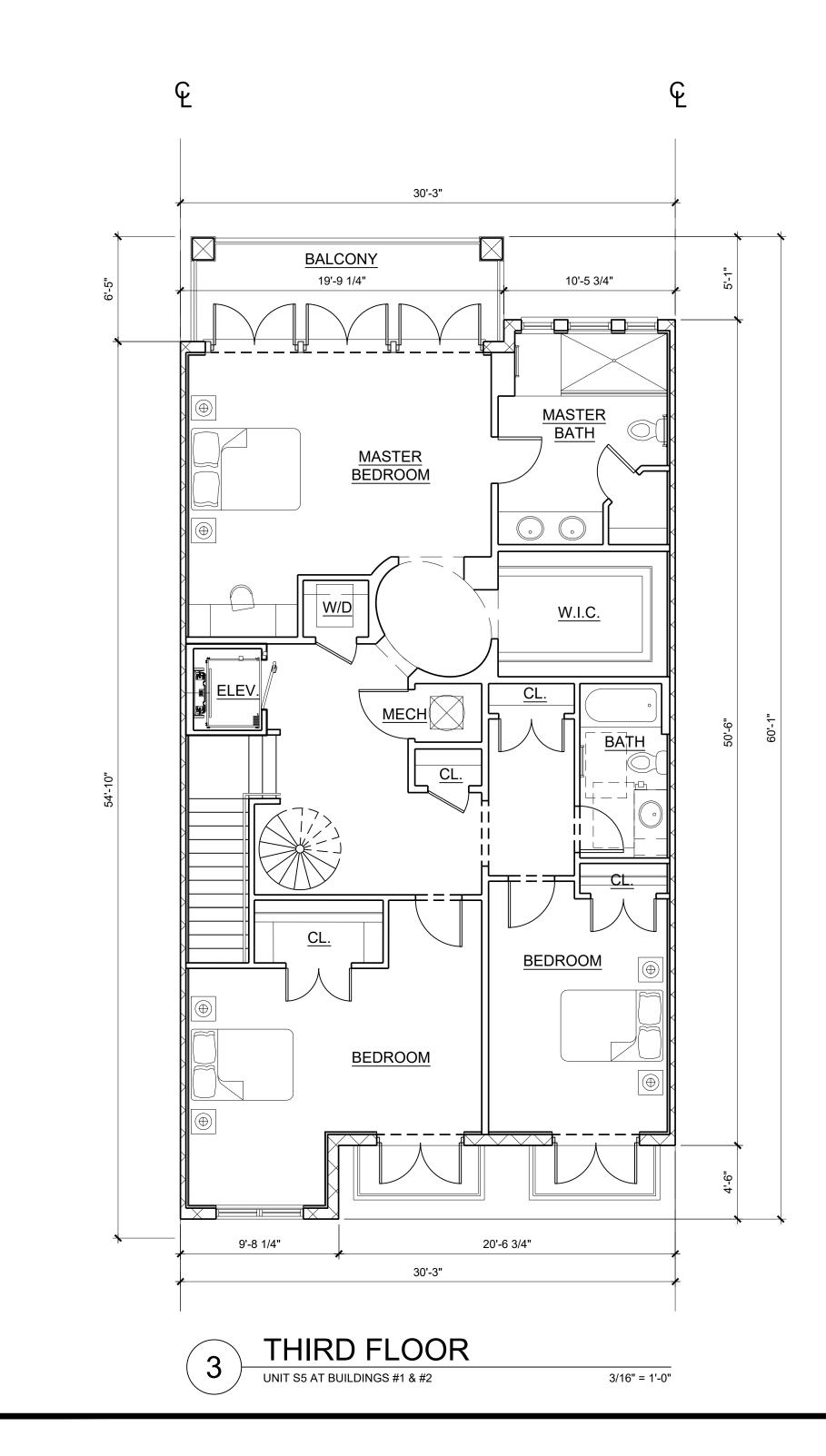
UNIT "S4-B" AREAS CALCULATIONS:		
ALL FLOORS		
A/C AREAS:	4,210 SF	
GARAGE:	521 SF	
LANAI:	377 SF	
BALCONIES:	565 SF	
TOTAL:	5,673 SF	

UNIT "S4-B" AREAS CALCULATIONS:		
2ND FLOOR		
A/C AREAS:	1,496 SF	
FRONT BALCONY:	92 SF	
REAR BALCONY:	276 SF	
TOTAL:	1,864 SF	





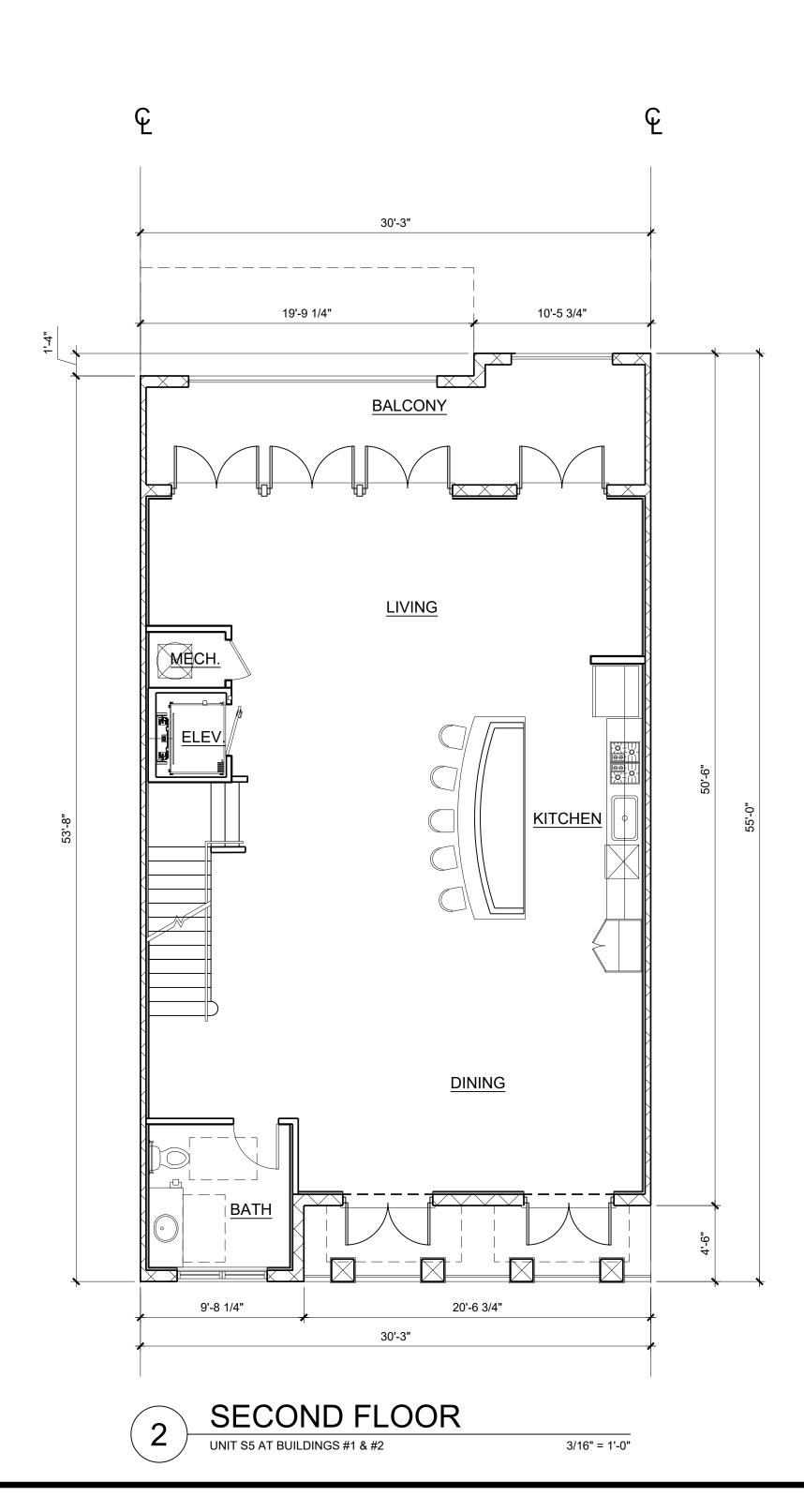
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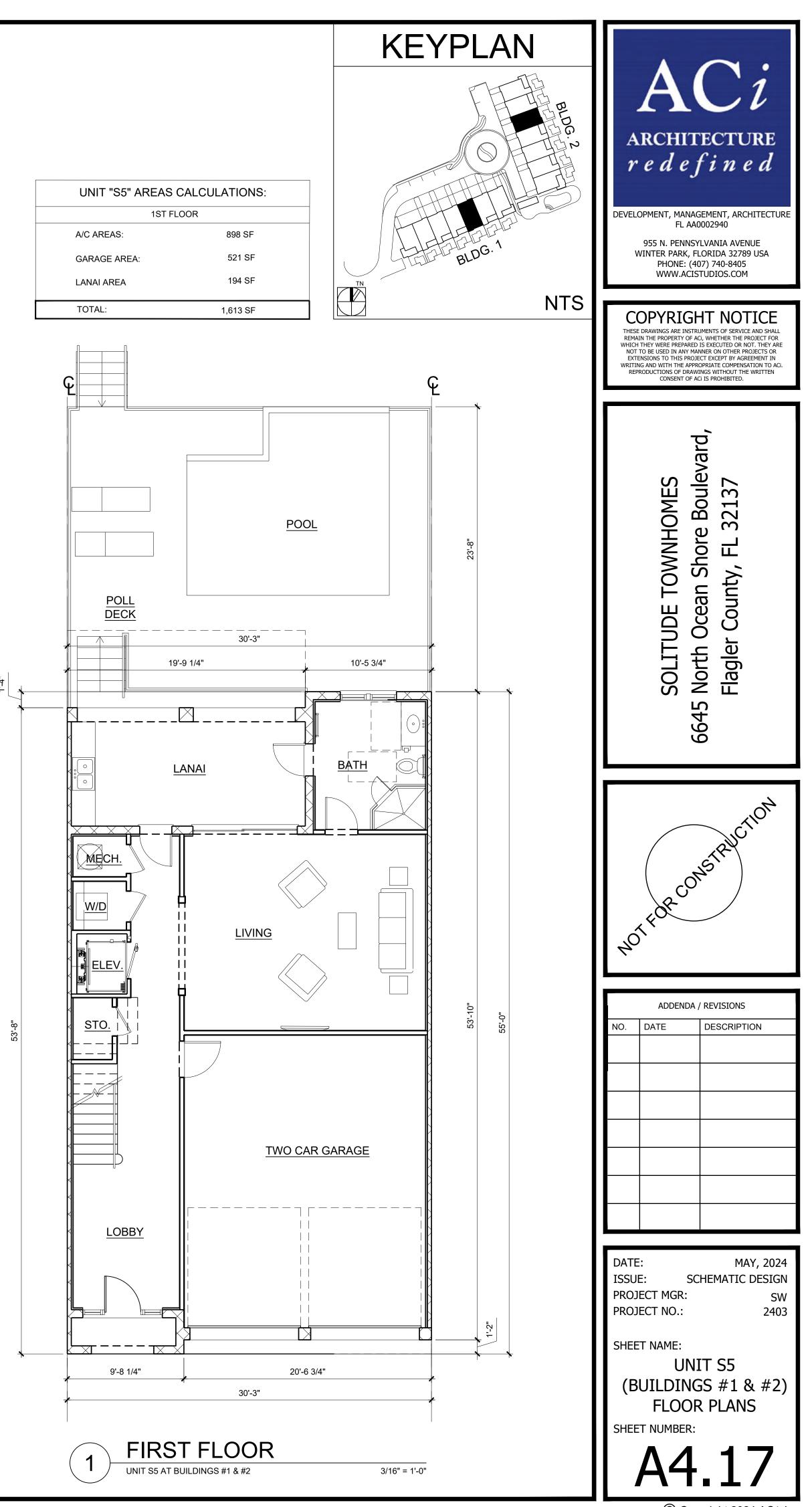


UNIT "S5" AREAS CALCULATIONS:		
THIRD FLOOR		
A/C AREAS:	1,545 SF	
FRONT BALCONIES:	54 SF	
REAR BALCONY:	125 SF	
TOTAL:	1,724 SF	

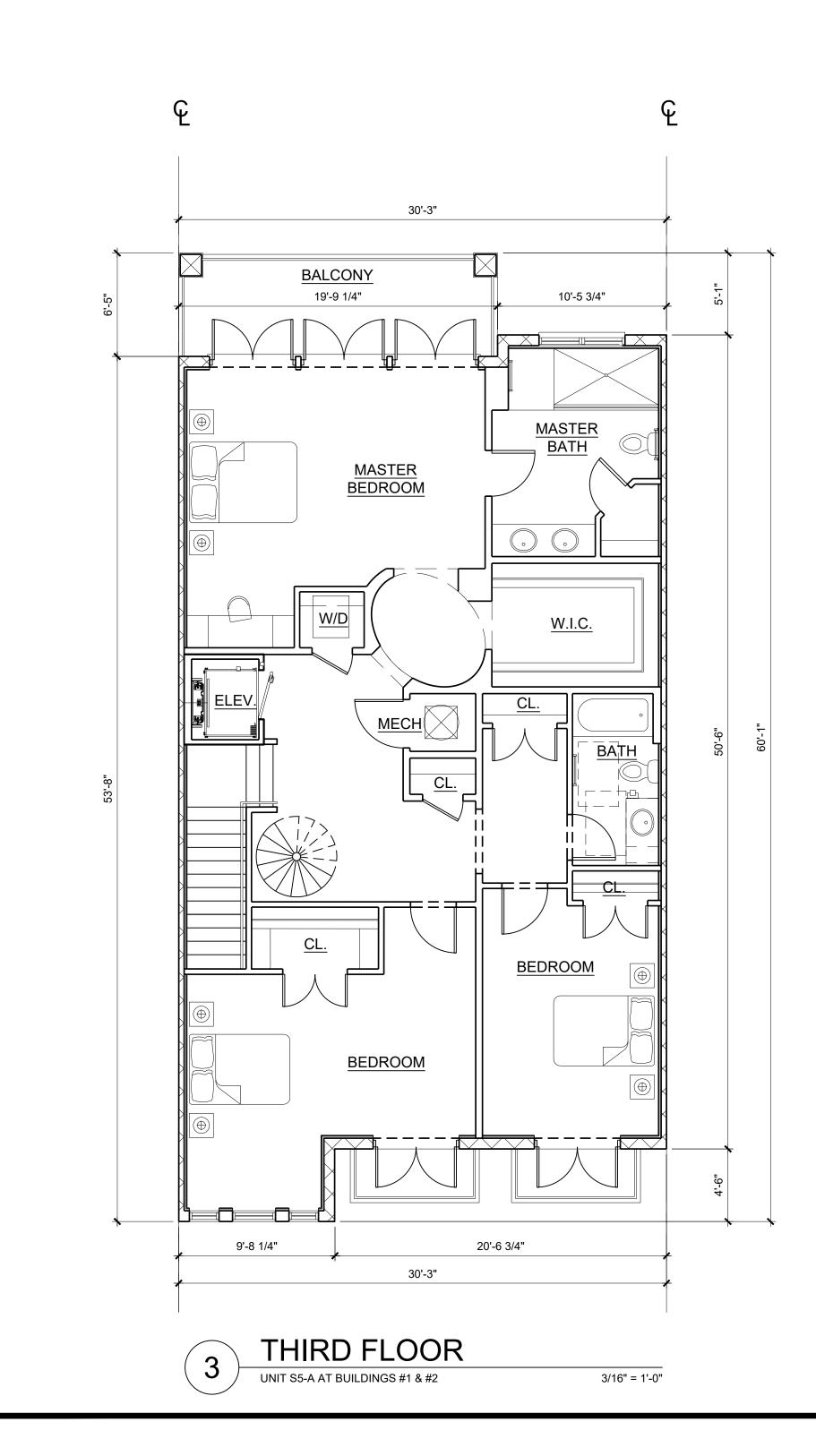
UNIT "S5" AREAS CALCULATIONS:		
ALL FLO	ORS	
A/C AREAS:	3,779 SF	
GARAGE:	521 SF	
LANAI:	194 SF	
BALCONIES:	480 SF	
TOTAL:	4,974 SF	

UNIT "S5" AREAS CALCULATIONS:		
2ND FLOOR		
A/C AREAS:	1,336 SF	
FRONT BALCONY:	92 SF	
REAR BALCONY:	209 SF	
TOTAL:	1,637 SF	





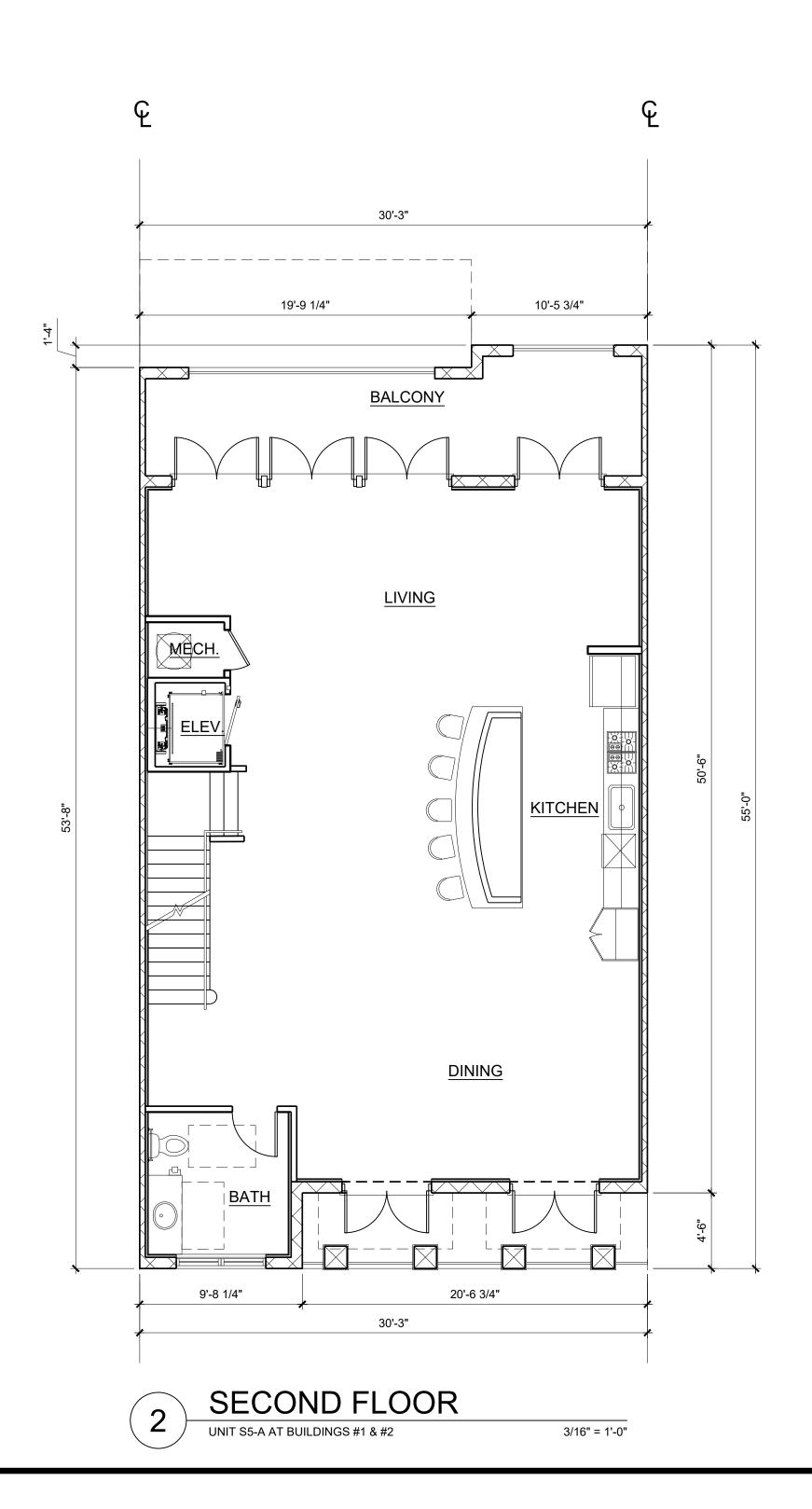
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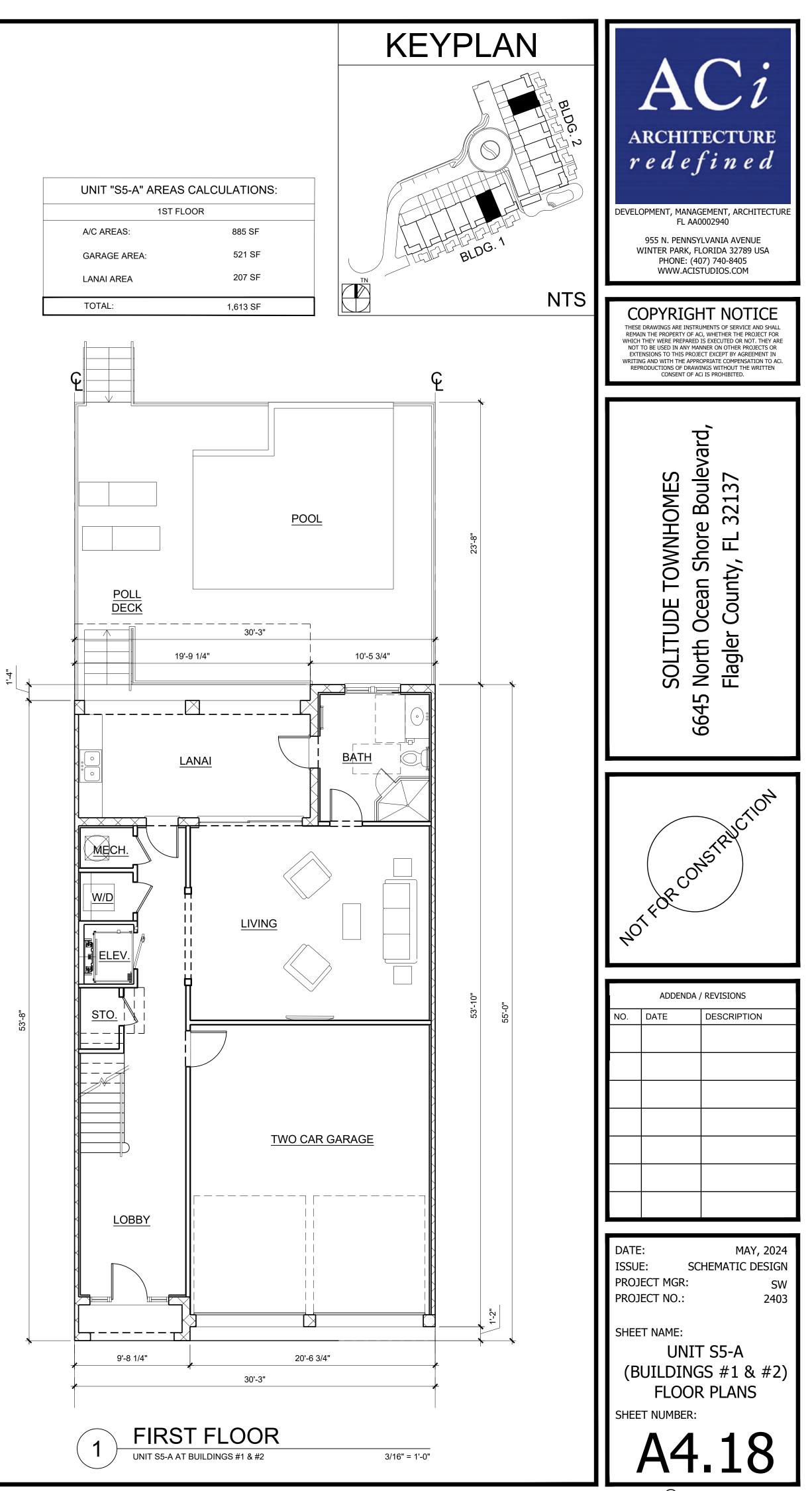


UNIT "S5-A" AREAS CAL	CULATIONS:
THIRD FLOOR	
A/C AREAS:	1,545 SF
FRONT BALCONIES:	54 SF
REAR BALCONY:	125 SF
TOTAL:	1,724 SF

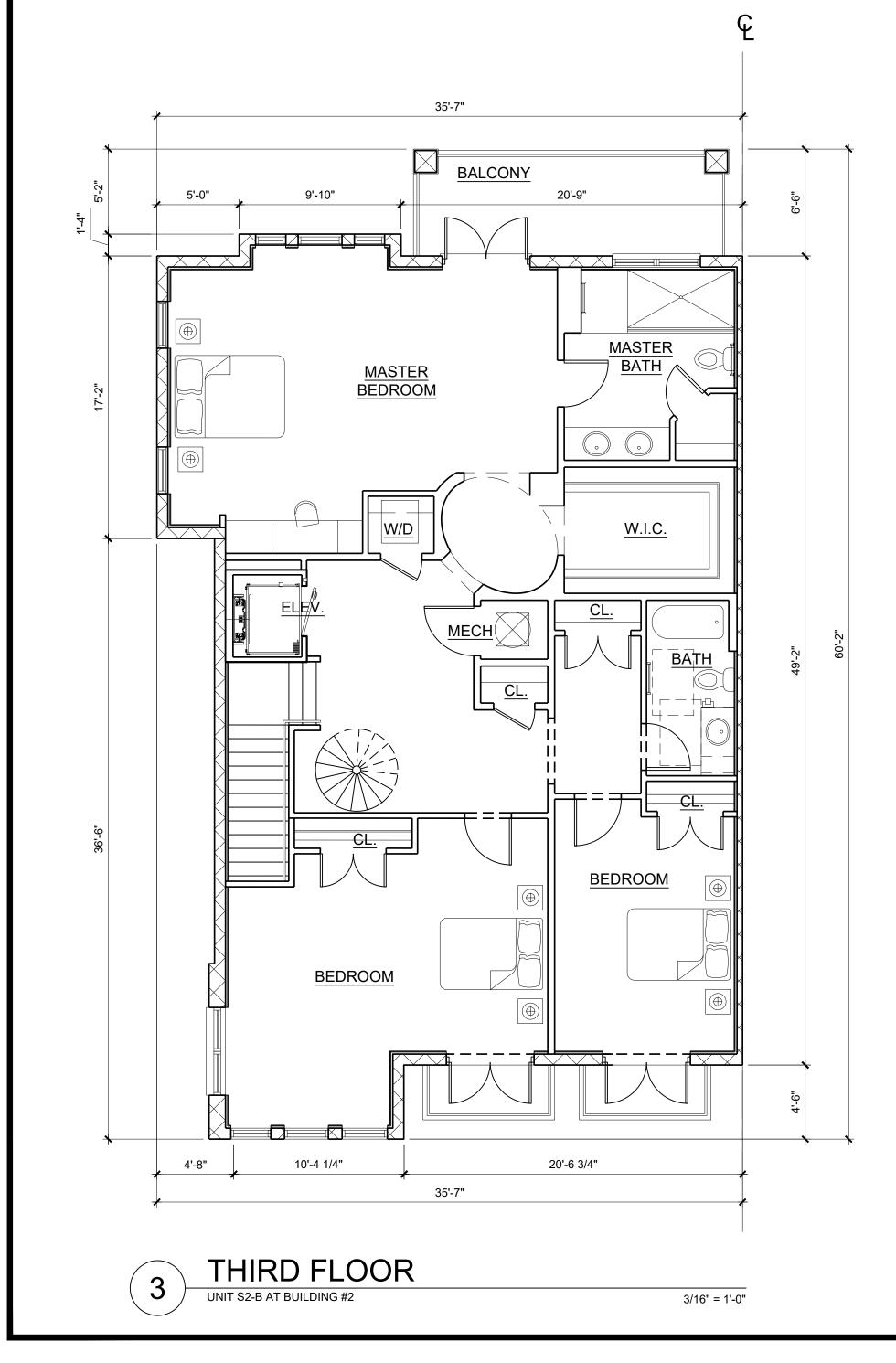
UNIT "S5-A" AREAS (CALCULATIONS:
ALL FLO	ORS
A/C AREAS:	3,776 SF
GARAGE:	521 SF
LANAI:	207 SF
BALCONIES:	480 SF
TOTAL:	4,984 SF

UNIT "S5-A" AREAS C	ALCULATIONS:
2ND FLOC	R
A/C AREAS:	1,336 SF
FRONT BALCONY:	92 SF
REAR BALCONY:	209 SF
TOTAL:	1,637 SF





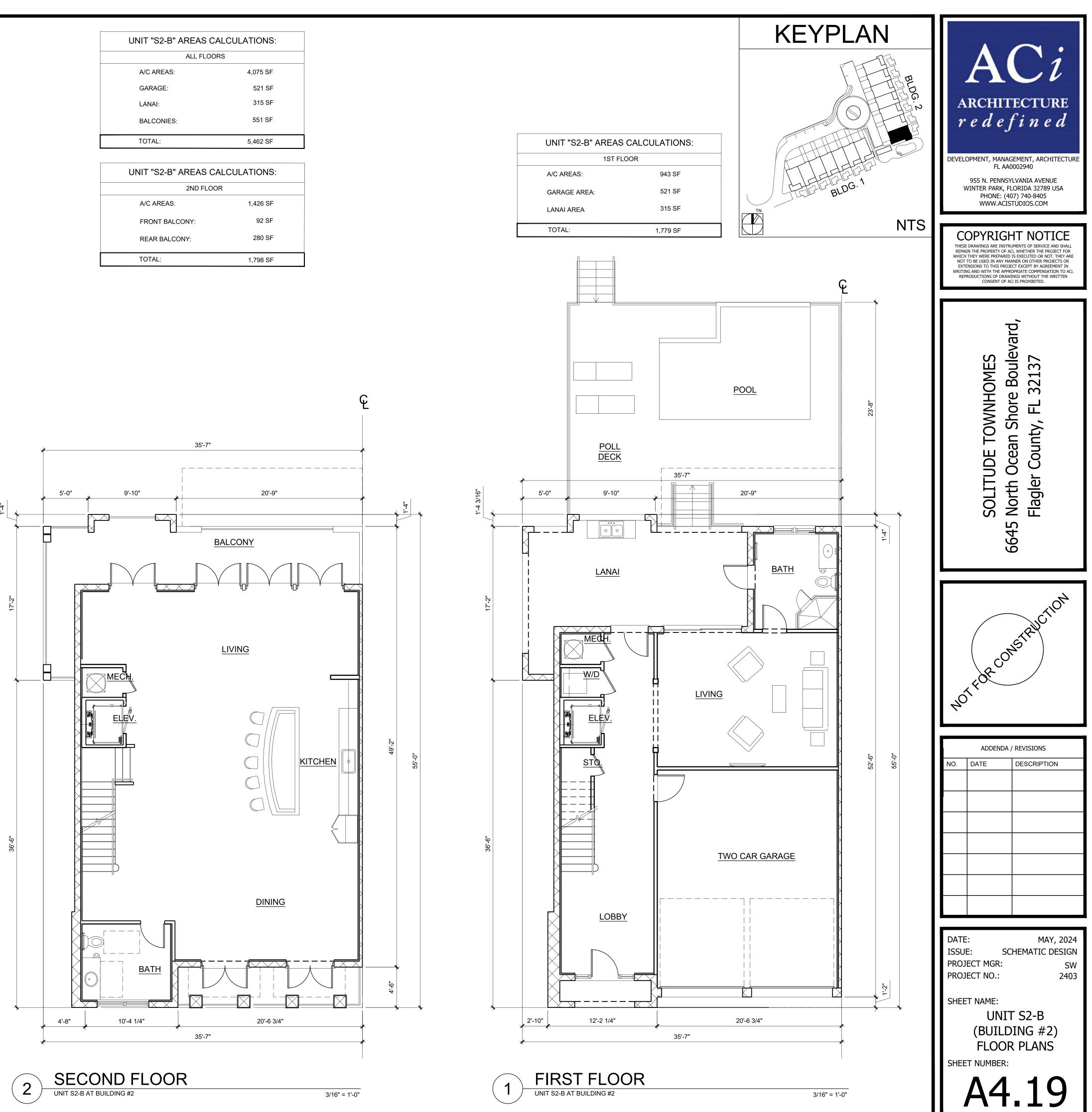
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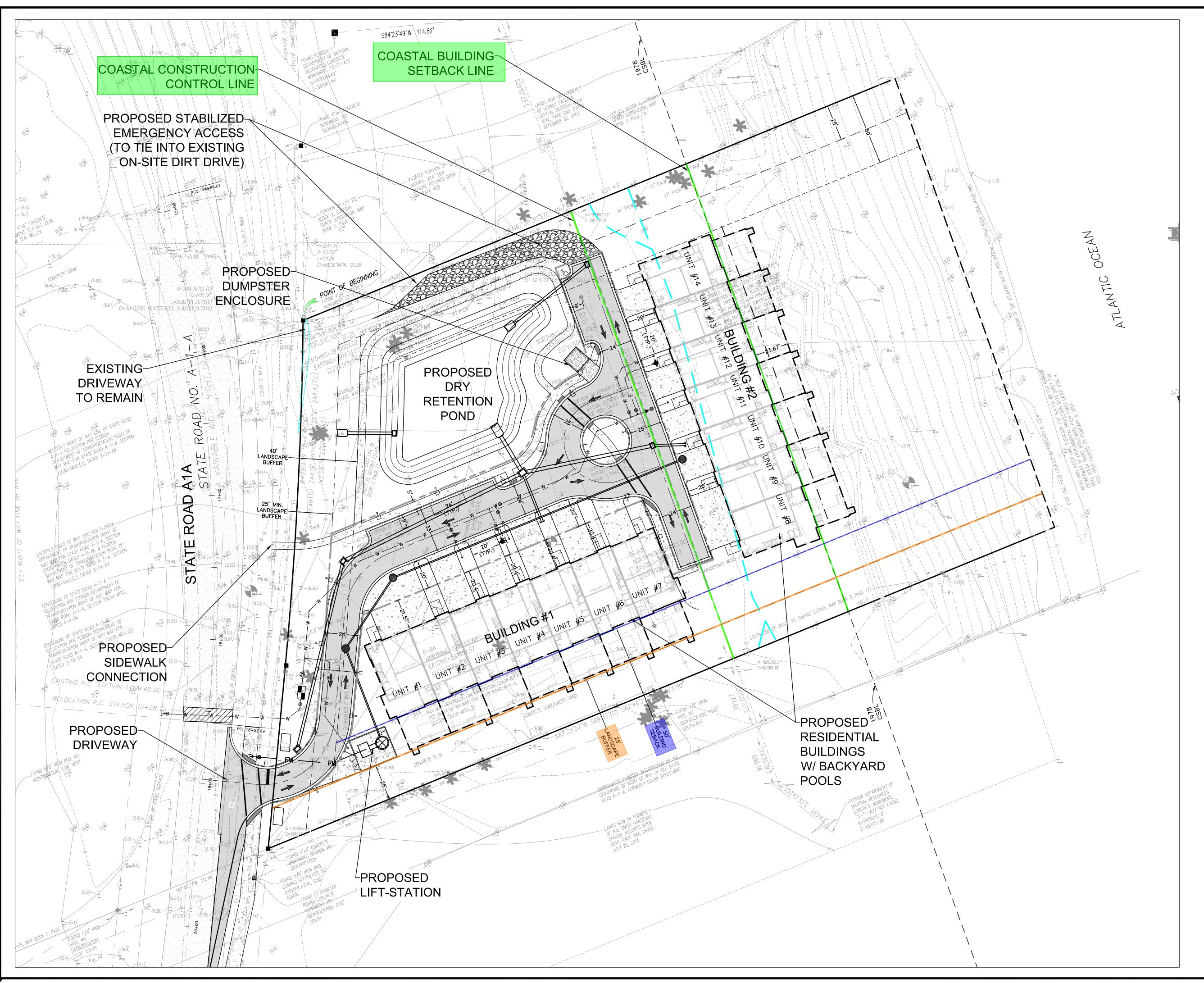
UNIT "S2-B" AREAS CAI	LCULATIONS:
THIRD FLOOF	{
A/C AREAS:	1,706 SF
FRONT BALCONIES:	54 SF
REAR BALCONY:	125 SF
TOTAL:	1,885 SF

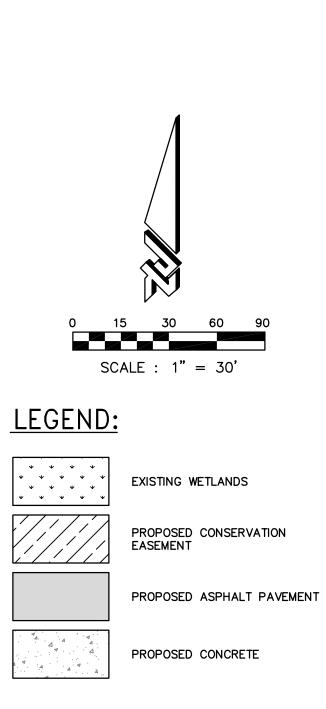
UNIT "S2-B" AREAS (CALCULATIONS:
ALL FLO	ORS
A/C AREAS:	4,075 SF
GARAGE:	521 SF
LANAI:	315 SF
BALCONIES:	551 SF
TOTAL:	5,462 SF

UNIT "S2-B" AREAS C/	ALCULATIONS:
2ND FLOC	PR
A/C AREAS:	1,426 SF
FRONT BALCONY:	92 SF
REAR BALCONY:	280 SF
TOTAL:	1,798 SF



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	- CIVIL ENGINEERINC						ENVIRONMENTAL		PI ANNING					(EB 4516)
SUBMITTALS / REVISIONS														
BY SUBMITT.														
NO. DATE														
							FLAGLER COUNTY, FLORIDA							
SOLITUDE BUILDING EX														
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SHEET: EXH-1 OF 1