Agenda
City of Cocoa
Regular Meeting

July 14, 2026
6:00 PM
65 Stone Street, Cocoa, FL 32922

I. Opening Matters:

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Roll Call

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of July 14, 2026.
2. Minutes: Special Meeting of April 21, 2026.
3. Minutes: Regular Meeting of April 28, 2026.
4. Minutes: Special Meeting of April 29, 2026.

III. Awards and Presentations:

1. Presentation of the City of Cocoa's 2026 "Cocoa Works" Summer Youth Employment Program.
2. Update of the Grant Management Services Agreement with Merchant McIntyre and Associates LLC.

IV. Delegations:

In accordance with the City Council’s rules and procedures, residents or tax-payers of the City (upon any subject of general or public interest), City employees (regarding his/her employment), water and sewer customers (on matters related to the City’s water and/or sewer system), and any person on any item on the agenda (except Emergency items, Ministerial items, Quasi-judicial items, and Public Hearing items), may address the City Council under Delegations by filling out a speaker card. Speaker cards are located in the Council Chamber lobby and should be provided to the City Clerk. Please observe the time limit of three (3) minutes while speaking under Delegations. Delegations shall be limited to thirty (30) minutes unless extended by Council.

V. Consent Agenda:

1. To Approve Participation in a Cooperative Purchase Agreement Utilizing the Racine County, Wisconsin, OMNIA Partners/Trane Contract #3341 effective September 1, 2022, through August 31, 2027, to Purchase a Trane Tracer SC+ & Synchrony Architecture which includes One (1) Trane Tracer SC+ System Panel with associated device licenses, Two (2) Trane Symbio 500 BACnet Controllers (CCP Controllers), and Eight (8) Trane Symbio 210 BACnet Controllers (VAV Controllers) from Trane U.S. Inc., Maitland, Florida, for the Dyal Water Treatment Plant in the amount of $44,984; To Approve a Resolution Amending the FY2026 Budget, BAF# 26-064-T, To Reallocate Funds to Purchase Tracer SC+ & Synchrony Architecture from Trane®. To Approve a Contingency Resolution in the amount of $9,016 for any unforeseen costs related to this project for a total project amount of $54,000.

2. Approve the Unity of Title (Lot Aggregation) for Lots 9 & 10 Oxbow Circle.

3. Approve Change Order #2 to Purchase Order 84298 for Ring Power in the amount of $30,000.00 for emergency generator repairs at Well #25, utilizing Sourcewell Contract RFP #092222, for a total FY26 project cost not to exceed $166,768.84.

4. Approve a multi-year contract amendment and extension to the piggyback agreement utilizing Volusia County Contract No. 22-B-119AK for the cleaning, repair, and inspection of firefighter personal protective equipment (PPE); acknowledge the corporate assignment from Florida PPE Services to Lion TotalCare, Inc.; extend the contract term through January 27, 2027; and authorize the City Manager to execute all related agreements and amendments.

5. Approve a Resolution amending the City of Cocoa Purchasing Manual (v2, June 2026) to update certain sections establishing a pre-qualification procurement Method for large-scale, complex construction projects in conformance with Section 255.20, Florida Statutes.

6. Authorize the Civic Center roof replacement project utilizing the Continuing Roofing Contracting Services Contract No. RFQ-6-22-13 with Tech Systems Inc. in the amount of $105,491.61; approve BAF 2026-063A; adopt Contingency Resolution 2026-xxx authorizing the City Manager to execute future-project related amendments up to an additional $10,550 with a maximum project cost of $116,041.61 and authorize the City Manager to execute all related agreements and purchase orders.

7. To Approve a BAF #26-076-T for Transfer of Funds from the Dyal Water Treatment Plant (WTP) Chemical Account 421-4020-536.52-09 to the Operating Supplies Account 421-4020-536.52-00.

8. Council approval to change the date of a previously Council-approved road closure, SBS Sports LLC Cocoa International Half Marathon, from Saturday,

September 12, 2026 to Sunday, September 13, 2026.

9. Authorize the City Manager to Execute All Forms, Agreements, and Documents with Patrick Space Force Base for Design and Construction of the Pineda Causeway Phase 2 Water Main Design and Installation Projects.

10. Approve the Purchase with Hydra Service, Inc., Debary, Florida for the Systematic Replacement of Lift Station Pumps, Project No. WS1141, Utilizing the Orange County Contract No. Y21-170-MV effective August 1, 2021 through July 31, 2024, Renewed through July 31, 2026; and To Authorize a Budgeted Expenditure for these Services not to Exceed $180,467

11. Authorize an increase to the current authorized budget allocation for PDCS, LLC for Fire Inspection Services, Plan Review, and Community Risk Reduction Services from $200,000 to $381,076 for FY26; approve BAF 26-079-T transferring an additional $46,700 within the Building Permits Fund to cover building permit-related inspections; authorize the City Manager to approve additional increases to the authorized budget allocation for PDCS, LLC and related budget transfers (if necessary) to $400,000 for FY26.

12. Approve the proposed Fiscal Year 2027 benefit renewals for medical, dental, life, and disability insurance; and to authorize the City Manager to sign related agreements.

13. Approve participation in a cooperative purchasing agreement with Trane, utilizing the Racine County, Wisconsin / OMNIA Partners Contract #3341, for the upgrades of the City Hall HVAC system in an amount not to exceed $280,662; to approve a Resolution amending the FY2026 budget (BAF# 2026-78-A) to reallocate funds for this project; to approve a project contingency of $7,076 for a total authorized project amount of **$287,738**; and authorize the City Manager to execute any related agreements, amendments and purchase orders necessary to complete the project.

14. First Amendment to the Development Agreement – Sanctuary at Cocoa.

15. Renewal of Interlocal Agreement with Brevard County for Distribution of Save Our Indian River Lagoon Infrastructure Surtax Revenues.

VI. Public Hearings:

1. Conduct the Final public hearing on the proposed FY2026/2027 Action Plan; approve the Action Plan and Citizen Participation Plan for submission to HUD;

and authorize the Mayor to sign all subsequent certifications and agreements.

2. PZ 26-00500001 Ordinance No. 08-2026 Grissom Pkwy 1.29 Acres Comprehensive Plan / Future Land Use Map Amendment 1st Reading

3. PZ 26-02100001 Ordinance No. 09-2026 Grissom Pkwy 1.29 Acres Zoning Map Amendment 1st Read

4. PZ26-00600001 Ordinance No. 07-2026 Grissom Pkwy 1.29 Ac Parcel Annexation 2nd Reading (POSTPONE to date certain of July 28, 2026 Council Meeting at 65 Stone St, Cocoa, FL at 6pm.)

5. 3600 Grissom Pkway Comp Plan Amendment (POSTPONED)

VII. Council Business:

1. Approve a Resolution adopting the Amended State Fiscal Year (SFY) 2025-2028 State Housing Initiatives Partnership (SHIP) Program Local Housing Assistance Plan (LHAP) and approve submission of the Final SHIP LHAP with amendments in accordance with SB594 that was adopted on July 1, 2026, to the Florida Housing Finance Corporation for approval.

VIII. City Business:

1. Request to Review and Approve Developer’s Proposed Revisions to the Residential Architectural Elevations for the Windward Preserve PUD

IX. Informational Agenda:

1. In accordance with the Financial Operations Manual (FOM) the City Manager shall submit to City Council in the form of an agenda item any approved change orders to construction contracts that the City Council has authorized the City Manager, by resolution, to approve in excess of the City Manager’s spending authority.

2. In accordance with City Code, Section 2-74, at the beginning of each month during the fiscal year, the City Manager shall submit to City Council data showing the relation between the estimated and actual income and expenses to date.

3. FY 2026 May Budget Adustment Report

4. Informational Only - The City of Cocoa's Open Board Vacancies.

X. Reports:

XI. Adjournment:

XII. Notice to the Public:

This is a public meeting. All interested parties may attend in person. The facility wherein this public meeting will be held is accessible to the physically handicapped. In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk of the City of Cocoa, listed below, at least 48 hours prior to the meeting: Monica Arsenault, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8488 or via email at marsenault@cocoafl.gov. Additionally, interested persons may view or listen to the meeting electronically at the following internet sites:

1. https://cocoafl.gov/291/City-Meetings or
2. https://www.youtube.com/@CityofCocoaFlorida/streams

However, the City is not responsible for technical difficulties that may occur while attempting to view or listen to the meeting on the internet.

Interested persons may submit their written comments or questions regarding the meeting prior to the meeting through email at cityclerk@cocoafl.gov. Written comments or questions not relevant to the Council meeting agenda will not be made part of the meeting record but will be maintained as public record.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public that: if a person decides to appeal any decision made by the City Council with respect to any matter considered at its meeting or hearing, that person will need a record of the proceedings and for such purpose, affected persons may need to assure that a verbatim record of the proceedings is made, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise not allowed by law.

Although members of the public are entitled to be heard by the City Council on certain items on the meeting agenda pursuant to the City Council Rules of Procedure, members of the public are not entitled to an immediate response by either administrative staff members or Council; however, the City Council or administrative staff may provide a response at their discretion. When presenting before the City Council, all comments or questions should be directed to the Mayor or the chair of the meeting. Comments or questions should not be made directly to administrative staff without permission from the Mayor or chair.

Public debate by individual speakers from the audience on public hearing items shall be limited to three (3) minutes. Applicants or representatives of recognized groups with special interests in a matter shall be limited to ten (10) minutes; and total debate on a single issue shall be limited to thirty (30) minutes. Only one presentation per person per item shall be allowed.

A Council member may add an item to the agenda during the meeting only at the time the agenda is approved. If the item requires action by the Council, then it may be added to the agenda by an affirmative vote of the Council, and written documentation must be submitted at the time the item is added to the agenda. Matters may also be raised by the Council, City Manager or City Attorney under reports and acted upon by the City Council.

This agenda is posted on the Municipal Bulletin Board and at the Central Brevard Library and Reference Center in Cocoa for public review.

CITY COUNCIL AGENDA ITEM

Memo Date:	May 27, 2026
Agenda Date:	July 14, 2026
File ID:	2026-443
Prepared By:	Monica Arsenault, City Clerk
Through:	Stockton Whitten, City Manager
Requested Action:	Approval of the July 14, 2026 Regular City Council meeting as written or with amendments.

BACKGROUND:
N/A

PRIORITY AREA CONNECTION:

BUDGETARY IMPACT:
N/A

PREVIOUS ACTION:
N/A

RECOMMENDED MOTION:
Approval of the July 14, 2026 Regular City Council meeting as written or with amendments.

Agenda
City of Cocoa
Regular Meeting

July 14, 2026
6:00 PM
65 Stone Street, Cocoa, FL 32922

I. Opening Matters:

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Roll Call

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of July 14, 2026. (2026-443).
2. Minutes: Special Meeting of April 21, 2026. (2026-444).
3. Minutes: Regular Meeting of April 28, 2026. (2026-615).
4. Minutes: Special Meeting of April 29, 2026. (2026-616).

III. Awards and Presentations:

1. Presentation of the City of Cocoa's 2026 "Cocoa Works" Summer Youth Employment Program. (2026-576). (HR Director)
2. Update of the Grant Management Services Agreement with Merchant McIntyre and Associates LLC. (2026-436). (Communications & Econ. Dev. Director)

IV. Delegations:

In accordance with the City Council's rules and procedures, residents or tax-payers of the City (upon any subject of general or public interest), City employees (regarding his/her employment), water and sewer customers (on matters related to the City's water and/or sewer system), and any person on any item on the agenda (except Emergency items, Ministerial items, Quasi-judicial items, and Public Hearing items), may address the City Council under Delegations by filling out a speaker card. Speaker cards are located in the Council Chamber lobby and should be provided to the City Clerk. Please observe the time limit of three (3) minutes while speaking under Delegations. Delegations shall be limited to thirty (30) minutes unless extended by Council.

V. Consent Agenda:

1. To Approve Participation in a Cooperative Purchase Agreement Utilizing the Racine County, Wisconsin, OMNIA Partners/Trane Contract #3341 effective September 1, 2022, through August 31, 2027, to Purchase a Trane Tracer SC+ & Synchrony Architecture which includes One (1) Trane Tracer SC+ System Panel with associated device licenses, Two (2) Trane Symbio 500 BACnet Controllers (CCP Controllers), and Eight (8) Trane Symbio 210 BACnet Controllers (VAV Controllers) from Trane U.S. Inc., Maitland, Florida, for the Dyal Water Treatment Plant in the amount of $44,984; To Approve a Resolution Amending the FY2026 Budget, BAF# 26-064-T, To Reallocate Funds to Purchase Tracer SC+ & Synchrony Architecture from Trane®. To Approve a Contingency Resolution in the amount of $9,016 for any unforeseen costs related to this project for a total project amount of $54,000. (2026-395). (Public Works Director)

2. Approve the Unity of Title (Lot Aggregation) for Lots 9 & 10 Oxbow Circle. (2026-417). (Planner)

3. Approve Change Order #2 to Purchase Order 84298 for Ring Power in the amount of $30,000.00 for emergency generator repairs at Well #25, utilizing Sourcewell Contract RFP #092222, for a total FY26 project cost not to exceed $166,768.84. (2026-435). (Utilities Director)

4. Approve a multi-year contract amendment and extension to the piggyback agreement utilizing Volusia County Contract No. 22-B-119AK for the cleaning, repair, and inspection of firefighter personal protective equipment (PPE); acknowledge the corporate assignment from Florida PPE Services to Lion TotalCare, Inc.; extend the contract term through January 27, 2027; and authorize the City Manager to execute all related agreements and amendments. (2026-389). (Fire Chief)

5. Approve a Resolution amending the City of Cocoa Purchasing Manual (v2, June 2026) to update certain sections establishing a pre-qualification procurement Method for large-scale, complex construction projects in conformance with Section 255.20, Florida Statutes. (2026-437). (Finance Director)

6. Authorize the Civic Center roof replacement project utilizing the Continuing Roofing Contracting Services Contract No. RFQ-6-22-13 with Tech Systems Inc. in the amount of $105,491.61; approve BAF 2026-063A; adopt Contingency Resolution 2026-xxx authorizing the City Manager to execute future-project related amendments up to an additional $10,550 with a maximum project cost of $116,041.61 and authorize the City Manager to execute all related agreements and purchase orders. (2026-506). (Public Works Director)

7. To Approve BAF #26-076-T for Transfer of Funds from the Dyal Water Treatment Plant (WTP) Chemical Account 421-4020-536.52-09 to the

Operating Supplies Account 421-4020- 536.52-00. (2026-514). (Utilities Director)

8. Council approval to change the date of a previously Council-approved road closure, SBS Sports LLC Cocoa International Half Marathon, from Saturday, September 12, 2026 to Sunday, September 13, 2026. (2026-515). (Communications & Econ. Dev. Director)

9. Authorize the City Manager to Execute All Forms, Agreements, and Documents with Patrick Space Force Base for Design and Construction of the Pineda Causeway Phase 2 Water Main Design and Installation Projects. (2026-522). (Utilities Director)

10. Approve the Purchase with Hydra Service, Inc., Debary, Florida for the Systematic Replacement of Lift Station Pumps, Project No. WS1141, Utilizing the Orange County Contract No. Y21-170-MV effective August 1, 2021 through July 31, 2024, Renewed through July 31, 2026; and To Authorize a Budgeted Expenditure for these Services not to Exceed $180,467. (2026-526). (Utilities Director)

11. Authorize an increase to the current authorized budget allocation for PDCS, LLC for Fire Inspection Services, Plan Review, and Community Risk Reduction Services from $200,000 to $381,076 for FY26; approve BAF 26-079-T transferring an additional $46,700 within the Building Permits Fund to cover building permit-related inspections; authorize the City Manager to approve additional increases to the authorized budget allocation for PDCS, LLC and related budget transfers (if necessary) to $400,000 for FY26. (2026-533). (Fire Chief)

12. Approve the proposed Fiscal Year 2027 benefit renewals for medical, dental, life, and disability insurance; and to authorize the City Manager to sign related agreements. (2026-546). (HR Director)

13. Approve participation in a cooperative purchasing agreement with Trane, utilizing the Racine County, Wisconsin / OMNIA Partners Contract #3341, for the upgrades of the City Hall HVAC system in an amount not to exceed $280,662; to approve a Resolution amending the FY2026 budget (BAF# 2026-78-A) to reallocate funds for this project; to approve a project contingency of $7,076 for a total authorized project amount of $287,738; and authorize the City Manager to execute any related agreements, amendments and purchase orders necessary to complete the project. (2026-554). (Public Works Director)

14. First Amendment to the Development Agreement – Sanctuary at Cocoa. (2026-559). (Planner)

15. Renewal of Interlocal Agreement with Brevard County for Distribution of Save Our Indian River Lagoon Infrastructure Surtax Revenues. (2026-472). (Public Works Director)

VI. Public Hearings:

1. Conduct the Final public hearing on the proposed FY2026/2027 Action Plan; approve the Action Plan and Citizen Participation Plan for submission to HUD; and authorize the Mayor to sign all subsequent certifications and agreements. (2026-525). (Community Services Director)

2. PZ 26-00500001 Ordinance No. 08-2026 Grissom Pkwy 1.29 Acres Comprehensive Plan / Future Land Use Map Amendment 1st Reading. (2026-555). (Planner)

3. PZ 26-02100001 Ordinance No. 09-2026 Grissom Pkwy 1.29 Acres Zoning Map Amendment 1st Reading. (2026-556). (Planner)

4. PZ26-00600001 Ordinance No. 07-2026 Grissom Pkwy 1.29 Ac Parcel Annexation 2nd Reading (POSTPONE to date certain of July 28, 2026 Council Meeting at 65 Stone St, Cocoa, FL at 6pm). (2026-557). (Planner)

5. 3600 Grissom Pkway Comp Plan Amendment (POSTPONED). (2026-570). (Planner)

VII. Council Business:

1. Approve a Resolution adopting the Amended State Fiscal Year (SFY) 2025-2028 State Housing Initiatives Partnership (SHIP) Program Local Housing Assistance Plan (LHAP) and approve submission of the Final SHIP LHAP with amendments in accordance with SB594 that was adopted on July 1, 2026, to the Florida Housing Finance Corporation for approval. (2026-580). (Community Services Director)

VIII. City Business:

1. Request to Review and Approve Developer's Proposed Revisions to the Residential Architectural Elevations for the Windward Preserve PUD. (2026-558). (Planner)

IX. Informational Agenda:

1. In accordance with the Financial Operations Manual (FOM) the City Manager shall submit to City Council in the form of an agenda item any approved change orders to construction contracts that the City Council has authorized the City Manager, by resolution, to approve in excess of the City Manager's spending authority. (2026-534). (Finance Director)

2. In accordance with City Code, Section 2-74, at the beginning of each month during the fiscal year, the City Manager shall submit to City Council data showing the relation between the estimated and actual income and expenses to date. (2026-535). (Finance Director)

3. FY 2026 May Budget Adustment Report. (2026-536). (Finance Director)
4. Informational Only - The City of Cocoa's Open Board Vacancies. (2026-617). (City Clerk)

X. Reports:

XI. Adjournment:

XII. Notice to the Public:

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Public debate by individual speakers from the audience on public hearing items shall be limited to three (3) minutes. Applicants or representatives of recognized groups with special interests in

a matter shall be limited to ten (10) minutes; and total debate on a single issue shall be limited to thirty (30) minutes. Only one presentation per person per item shall be allowed.

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CITY COUNCIL AGENDA ITEM

Memo Date:	May 27, 2026
Agenda Date:	July 14, 2026
File ID:	2026-444
Prepared By:	Monica Arsenault, City Clerk
Through:	Monica Arsenault, City Clerk
Requested Action:	Approve the April 21, 2026 Special City Council meeting minutes as written or with amendments.

BACKGROUND:
N/A

PRIORITY AREA CONNECTION:

BUDGETARY IMPACT:
N/A

PREVIOUS ACTION:
N/A

RECOMMENDED MOTION:
Approve the April 21, 2026 Special City Council meeting minutes as written or with amendments.

MINUTES
City of Cocoa
Special Meeting of The City Council

April 21, 2026

A Special City Council Meeting was held on Tuesday, April 21, 2026, in Cocoa City Hall, in City Council Chambers, located at 65 Stone Street, in Cocoa, Florida, 32922, as publicly noticed.

I. Opening Matters:

Mayor Blake called the meeting to order at 10:00 a.m.

Councilmember Weeks provided the invocation, and Lorne Stinnett led the assembly in the Pledge of Allegiance.

The City Clerk took the roll.

PRESENT:	Michael C. Blake	Mayor
	Alex Goins	Deputy Mayor
	Patricia Weeks	Councilmember
	Anthony Garganese	City Attorney
	Stockton Whitten	City Manager
	Monica Arsenault	City Clerk
ABSENT:	Lavander Hearn	Councilmember
	Lorraine Koss	Councilmember

OTHER STAFF MEMBERS PRESENT:

Abigail Morgan, Public Works Director; Charlene Neuterman, Community Services Director; Jonathan Lamm, Fire Chief; Evander Collier, Police Chief; Katie Ennis, Deputy Utilities Director; Lorne Stinnett, HR Director; Mary Humbert, Director of Business Systems and Innovation; Samantha Senger, Communications & Economic Development Director; Mitch Lawyer, Interim Chief Technology Officer; and David Grissom, Helpdesk Support Tech.

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of April 21, 2026. (2026-321).

* **MOTION by Councilmember Weeks; Seconded by Deputy Mayor Goins to approve the agenda as written.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins

THE MOTION CARRIED UNANIMOUSLY (3-0)

III. Awards and Presentations:

IV. Delegations:

V. Consent Agenda:

1. Approve Resolution 2026-028, Extending a State of Emergency due to a technological incident affecting the City of Cocoa's critical technological infrastructure. (2026-323). (City Manager)

* **MOTION by Councilmember Weeks; Seconded by Deputy Mayor Goins to approve the Consent agenda.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins

THE MOTION CARRIED UNANIMOUSLY (3-0)

VI. Public Hearings:

VII. Council Business:

VIII. City Business:

IX. Informational Agenda:

X. Reports:

XI. Adjournment:

* **MOTION by Councilmember Weeks; Seconded by Deputy Mayor Goins to adjourn the Special meeting of April 21, 2026.**

AYES: Blake, Weeks, Goins

THE MOTION CARRIED UNANIMOUSLY (3-0)

The meeting adjourned at 10:09 a.m.

_____

Michael C. Blake, Mayor

ATTEST:

_____

Monica Arsenault, CMC, City Clerk

CITY COUNCIL AGENDA ITEM

Memo Date:	July 9, 2026
Agenda Date:	July 14, 2026
File ID:	2026-615
Prepared By:	Monica Arsenault, City Clerk
Through:	Monica Arsenault, City Clerk
Requested Action:	Approve the April 28, 2026 Regular City Council meeting minutes as written or with amendments.

BACKGROUND:
N/A

PRIORITY AREA CONNECTION:

BUDGETARY IMPACT:
N/A

PREVIOUS ACTION:
N/A

RECOMMENDED MOTION:
Approve the April 28, 2026 Regular City Council meeting minutes as written or with amendments.

MINUTES
City of Cocoa
Regular Meeting of The City Council

April 28, 2026

A Regular City Council Meeting was held on Tuesday, April 28, 2026, in Cocoa City Hall, in City Council Chambers, located at 65 Stone Street, in Cocoa, Florida, 32922, as publicly noticed.

I. Opening Matters:

Mayor Blake called the meeting to order at 6:00 p.m.

Councilmember Hearn provided the invocation, and the Police Department led the assembly in the Pledge of Allegiance.

The City Clerk took the roll.

PRESENT:	Michael C. Blake	Mayor
	Alex Goins	Deputy Mayor
	Lavander Hearn	Councilmember
	Lorraine Koss	Councilmember
	Patricia Weeks	Councilmember
	Anthony Garganese	City Attorney
	Stockton Whitten	City Manager
	Monica Arsenault	City Clerk

ABSENT:

OTHER STAFF MEMBERS PRESENT:

Abigail Morgan, Public Works Director; Rebecca Bowman, Finance Director; Charlene Neuterman, Community Services Director; Jonathan Lamm, Fire Chief; Evander Collier, Police Chief; Jack Walsh, Utilities Director; Lorne Stinnett, HR Director; Mary Humbert, Director of Business Systems and Innovation; Samantha Senger, Communications & Economic Development Director; Luci Ribeiro, Planner; Mitch

Lawyer, Interim Chief Technology Officer; and David Grissom, Helpdesk Support Tech.

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of April 28, 2026. (2026-202).

* **MOTION by Mayor Blake; Seconded by Councilmember Koss to approve the agenda with an amendment to remove Consent item V.2 and Public Hearing item VI.4.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Minutes: Regular Meeting of December 9, 2025. (2026-350).

* **MOTION by Councilmember Weeks; Seconded by Councilmember Koss to approve the December 9, 2025 meeting minutes as written.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

3. Minutes: Regular Meeting of March 10, 2026. (2026-203).

* **MOTION by Deputy Mayor Goins; Seconded by Councilmember Weeks to approve the March 10, 2026 meeting minutes as written.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

III. Awards and Presentations:

1. Proclamation Declaring May 3-9 "Drinking Water Week". (2026-352). (Utilities Director)

A proclamation recognizing the week of May 3rd through 9th as Drinking Water Week was read into the record by Deputy Mayor Goins.

IV. Delegations:

Charles Billias, business owner in Cocoa, explained that he's been having issues with Code Enforcement. They contacted him to let him know that he needed to remove the barbed wire off of his fence as it does not comply with the City's code. If he didn't remove it, they told him it was going to cost him $250.00 dollars a day. He further explained that his fence should be grandfathered in, and was installed in the 1950's.

This is the second time his fence has been an issue. He has met with the City Manager, and he was supposed to call him to give him an update, and he never heard back from him. He has since hired an attorney to try to resolve this. His case has not been to the Code Board yet, but he explained that he just wanted to share this information with the Council so they can understand what's going on.

Lastly, he shared that he's not asking the Council for anything, he just wants this resolved and doesn't want the issue to keep arising.

Theresa Clifton, Brevard Humane Society, spent the last year and a half trying to figure out how a fire hydrant was installed in a particular area. It is a safety hazard and is seventeen inches from the curb. Her customers keep hitting it and she is concerned and can't get anyone to give her a straight answer.

In response, Mr. Walsh addressed her safety concerns, explaining why it was placed there and that the fire hydrant is located in the right-of-way which the City has every right to put a hydrant there. Additionally, some of her safety concerns stem from the non-conforming parking lot where her business is located.

Additionally, Chief Lamm shared that he spoke to the Fire Chief in Rockledge and the Fire Marshal and neither had any issues with the placement of the hydrant.

Mr. Walsh agreed that this is a tight spot with not a lot of room, however they did not have much choice in the location of the hydrant as options are limited there, however the area needed the hydrant.

Ms. Clifton shared that the hydrant was put there to accommodate the new apartment complex next door, and she is disappointed she was not included in the conversation. She is even willing to pay half to have it moved to a safer spot. She expressed her hope that the Council will care enough to do something about this.

Councilmember Hearn asked if flashers could be put on the poles. In response, Mr. Walsh stated that they could certainly put reflectors on the poles to make the hydrant more visible.

Councilmember Weeks asked if there was any way to move the hydrant. In response, Mr. Walsh explained that the hydrant is in the best place and provided further clarification as to why it shouldn't be moved.

Todd Riggs, Cocoa, wished to speak about the J&K Septic to Sewer Project. He asked Council to bring an item back to reconsider the portion of their vote that was previously made to put the responsibility of any cost overruns on the homeowners. He added that he does not think Council placed this burden on the residents with ill-intention and to only move the project forward.

Councilmember Weeks shared that she understands Mr. Riggs' concern and feels bad for the residents there who are worried about the cost overruns. As a realtor, she is also aware that these types of things have to be disclosed when people are selling their homes, which can also be an issue. She'd also like to see this come back to Council for reconsideration.

Deputy Mayor Goins asked Councilmember Weeks to clarify her comment about what needs to be disclosed when selling a home. He noted that he is asking the question because the project doesn't exist yet and he would like to know what needs to be disclosed.

Councilmember Weeks provided further clarification, explaining that any potential buyer would need to be made aware that they may be on the hook for potential cost overruns for this project.

Deputy Mayor Goins asked the City Attorney if he could provide further clarification. In response, the City Attorney explained the process laid out in the Ordinance that the Council voted on and approved. As it stands now, there is no active project and any future potential projects would come back to the Council for consideration at a later date.

Councilmember Koss added that there are quite a few elderly residents that are so worried about this that they can't sleep at night and she'd like to put their minds at ease.

City Manager Whitten also wished to share some information from the City's webpage that has a dedicated page for J&K updates. He reviewed the timeline of the potential project and further explained the ordinance that was approved. He highlighted that the ordinance includes enforcement measures for the mandate and possible special assessments needed to pay any cost overruns of the project, if any. However, at this time the project is not active, and no one has been burdened with any costs.

V. Consent Agenda:

1. Award Bid No. B-26-03-COC, Dyal Water Treatment Plant Carbon Dioxide System

Replacement Project (WS23BR), to L7 Construction Inc., of Longwood, Florida, for $4,831,700; To Approve a Resolution Authorizing the City Manager to Approve and Execute Change Orders in an Amount Not To Exceed $483,170 for a Total Project Cost of $5,314,870; And to approve BAF 26-053-IFT-UT. (2026-245). (Utilities Director)

2. ~~Approval to amend Resolution 2025-043 regarding Executive Management team benefits to include Interim Directors. (2026-246). (HR Director)~~

3. Approve a resolution amending the FY 2026 Budget, BAF 26-033-A & T to "Shore UP" Departmental Accounts with negative balances or project budgets through the use of various budget lines or Fund Balances. (2026-225). (Finance Director)

4. Council Approval to apply for a grant for FY 2026 Spirit of Blue Foundation for up to 16 ballistic, rifle rated, tactical shields for a total amount of $56,040. (2026-292). (Police Chief)

5. Approval to request and accept additional funding from FEMA for the Fiske & Broadmoor Acres Drainage Improvements Project. (2026-293). (Public Works Director)

6. CONFIDENTIAL - Florida Cybersecurity Grant Round 3. (2026-297). (Interim Chief Technology Officer)

7. Approve the close-out of Task Order 2024-02 with HDR, Inc. for the Taylor Creek Reservoir/St. Johns River Water Supply Permitting Project (Project No. TCR 001) and authorize the transfer of the remaining balance of $85,180.33 to the existing allowance under Task Order 2025-03; to approve Amendment #3 to the scope of services for Task Order 2025-03 to include technical reservoir design review within the existing total project authorization of $4,599,297.33; to approve Budget Transfer #26-056-T in the amount of $5,111 from account 421-4020-536.31-03 to 421-4020-536.31-27 for the City’s pro rata share; and to authorize the City Manager to execute all necessary documents and amendments. (2026-299). (Utilities Director)

8. Approve a Resolution Amending the FY26 Budget, BAF#26-055-A, to accept the Brevard County Fire EMS Trust Grant Award for $8,529, approve the additional expenditure of $1,000 necessary to complete the purchase of a Realiti 360 Plus Training Simulator, and authorize the City Manager to execute the grant agreement. (2026-316). (Fire Chief)

9. Approve Resolution 2026-032, Extending a State of Emergency due to a technological incident affecting the City of Cocoa's critical technological infrastructure. (2026-354). (City Manager)

* **MOTION by Councilmember Goins; Seconded by Mayor Blake to approve the Consent agenda.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

VI. Public Hearings:

1. Ordinance 01-2026: Grissom Parkway 46 Acres Annexation. (2026-294). (Planner)

City Attorney Garganese announced that this is the Second and Final Reading of Ordinance 01-2026 and read the title into the record as follows:

Ordinance 01-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; ANNEXING APPROXIMATELY 45.26 ACRES OF REAL PROPERTY GENERALLY LOCATED EAST OF GRISSOM PARKWAY, NORTH OF OXBOW CIRCLE, AND SOUTH OF CANAVERAL GROVES BOULEVARD; PROVIDING FOR THE AMENDMENT OF COCOA CHARTER, ARTICLE 1, CITY BOUNDARIES, TO INCORPORATE THE REAL PROPERTY INTO THE CITY BOUNDARIES; PROVIDING FOR THE FILING OF THE REVISED COCOA CHARTER WITH THE DEPARTMENT OF STATE AND AS ALSO REQUIRED BY LAW; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

Mayor Blake opened the Hearing for public comment. There being no questions or comments, the public portion of the Hearing was closed.

* **MOTION by Councilmember Hearn; Seconded by Councilmember Weeks to approve the Second and Final Reading of Ordinance 01-2026 of the City Council of the City of Cocoa, Brevard County, Florida; annexing approximately 45.26 acres of real property generally located east of Grissom Parkway north of Oxbow Circle, and south of Canaveral Groves Boulevard; providing for the amendment of Cocoa Charter, Article 1, City Boundaries, to incorporate the real property into the city boundaries; providing for the filing of the revised Cocoa Charter with the Department of State and as also required by law.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Ordinance 02-2026: Grissom Parkway 46 Acres Future Land Use Map Amendment. (2026-215). (Planner)

City Attorney Garganese announced that this is the Second and Final Reading of Ordinance 02-2026 and read the title into the record as follows:

Ordinance 02-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, RELATING TO COMPREHENSIVE PLANNING; AMENDING THE FUTURE LAND USE MAP FOR THIRTYSIX (36) PARCELS OF REAL PROPERTY WITHIN THE CITY OF COCOA, CONSISTING OF APPROXIMATELY 45.26 ACRES, GENERALLY LOCATED EAST OF GRISSOM PARKWAY, SOUTH OF CANAVERAL GROVES BLVD, AND NORTH OF OXBOW CIRCLE, BEING LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; CHANGING THE FUTURE LAND USE MAP DESIGNATION OF THE REAL PROPERTY FROM BREVARD COUNTY "RESIDENTIAL 4" TO CITY OF COCOA "INDUSTRIAL"; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION IN THE COMPREHENSIVE PLAN, SEVERABILITY, AND AN EFFECTIVE DATE AND LEGAL STATUS OF THE PLAN AMENDMENT.

Mayor Blake opened the Hearing for public comment. There being no questions or comments, the public portion of the Hearing was closed.

* **MOTION by Councilmember Weeks; Seconded by Councilmember Koss to approve Ordinance 02-2026, changing the future land use map designation of the real property from Brevard County "Residential-4" to City of Cocoa "Industrial" on Second and Final Reading.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

3. Ordinance 03-2026: Grissom Parkway 46 Acres Zoning Map Amendment Second Reading. (2026-296). (Planner)

City Attorney Garganese announced that this is the First Reading of Ordinance 03-2026 and read the title into the record as follows:

Ordinance 03-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING THE ZONING MAP FOR THIRTY-SIX (36) PARCELS OF REAL PROPERTY, TOTALING 45.26 ACRES, MORE OR LESS, AND GENERALLY LOCATED EAST OF GRISSOM PARKWAY, SOUTH OF CANAVERAL GROVES BLVD, AND NORTH OF OXBOW CIRCLE, BEING LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; CHANGING THE ZONING MAP DESIGNATION OF THE REAL PROPERTY FROM BREVARD COUNTY "GENERAL USE" TO CITY OF COCOA "M-2 (MANUFACTURING AND LIGHT INDUSTRIAL)"; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

Mayor Blake opened the Hearing for public comment. There being no questions or comments, the public portion of the Hearing was closed.

* **MOTION by Councilmember Weeks; Seconded by Councilmember Hearn to approve Ordinance 03-2026 on Second and Final Reading, changing the zoning map designation of the real property from Brevard County "General Use (GU)" to City of Cocoa "Manufacturing and Industrial (M-2)" district).**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

4. ~~M-2 ZTA Large-Scale Commercial Recreation Centers and Gym and Fitness - 3095 Grissom Pkwy. (2026-184). (Planner)~~

VII. Council Business:

1. Consider the appointment of Ashley Lanier to fill one of two Alternate Member Vacancies on the Board of Adjustment. (2026-243). (City Clerk)

* **MOTION by Mayor Blake; Seconded by Councilmember Weeks to approve Ashley Lanier to fill an Alternate member seat on the Board of Adjustment.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Consider the appointment of Delores Martin to the Diamond Square CRA through January 30, 2027. (2026-331). (City Clerk)

* **MOTION by Deputy Mayor Goins; Seconded by Councilmember Weeks to appoint Delores Martin to fill the Seat 1 vacancy through January 30, 2027.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

VIII. City Business:

1. Acceptance of $2 million Congressionally Directed Spending for the Cocoa Multi-modal Brightline Station and approval for the City Manager to execute future grant agreement. (2026-269). (Communications & Economic Development Director)

* **MOTION by Deputy Mayor Goins; Seconded by Councilmember Weeks to accept a $2 million Congressionally Directed Spending for the Cocoa Multi-modal Brightline Station and approval for the City Manager to execute future grant agreement.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

IX. Informational Agenda:

X. Reports:

City Manager Whitten wished to clarify some of the comments made by Mr. Billias under Delegations. He explained that while he did not always communicate back and forth with Mr. Billias, he was following up on the case behind the scenes. He added that Mr. Billias's case never went to the Code Board and City Attorney Eick did some research and found out that a variance was approved for the fence a long time ago.

Ms. Senger provided the results from Trash Bash.

Councilmember Koss shared she had no report this evening.

Councilmember Hearn also shared that he had no report this evening, however his Town Hall for District 2 will be next week on May 6th, and he invited everyone to attend if they can.

Deputy Mayor Goins shared photos from the Chief's Breakfast and noted it was a great event. He also reminded everyone of the Family Movie Night taking place this Saturday, May 2nd from 6-9pm at the Dr. Joe Lee Smith Center.

He shared photos from his son's track meet, and more photos from the Chief's Breakfast. He spoke about the bathrooms at Provost Park and the much-needed improvements that are being done and provided some photos.

Councilmember Weeks shared photos from events she recently attended, including the Cocoa PAL event, which she noted was a great event, a Cocoa High School play she attended at the Cocoa Village Playhouse, a spelling bee she participated in, the Chief's Breakfast, and the IEMO II conference she recently attended.

Mayor Blake shared his report and provided photos from events he recently attended, including the Brevard Humane Society's new mural, a conference he attended in Kentucky last week, a fundraiser held for the Britney Cancer project at Pints and Pistols, and a Florida League of Cities conference he attended in Tampa.

Lastly, the Mayor also shared that he had a recent health scare and thanked everyone for their support and prayers.

XI. Adjournment:

* **MOTION by Councilmember Weeks; Seconded by Deputy Mayor Goins to adjourn the Regular meeting of April 28, 2026.**

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

The meeting adjourned at 7:31 p.m.

_____

Michael C. Blake, Mayor

ATTEST:

_____

Monica Arsenault, CMC, City Clerk

CITY COUNCIL AGENDA ITEM

Memo Date:	July 9, 2026
Agenda Date:	July 14, 2026
File ID:	2026-616
Prepared By:	Monica Arsenault, City Clerk
Through:	Monica Arsenault, City Clerk
Requested Action:	Approve the April 29, 2026 Special City Council meeting minutes as written or with amendments.

BACKGROUND:
N/A

PRIORITY AREA CONNECTION:

BUDGETARY IMPACT:
N/A

PREVIOUS ACTION:
N/A

RECOMMENDED MOTION:
Approve the April 29, 2026 Special City Council meeting minutes as written or with amendments.

MINUTES
City of Cocoa
City Council Budget Priorities Meeting & Planning Special Meeting

April 29, 2026

A Special City Council Meeting was held on Wednesday, April 29, 2026, in Cocoa City Hall, in City Council Chambers, located at 65 Stone Street, in Cocoa, Florida, 32922, as publicly noticed.

I. Opening Matters:

Mayor Blake called the meeting to order at 5:08 p.m.

Cassidy Burnett led the assembly in the Pledge of Allegiance and Blake Posten led the assembly in the Invocation.

II. Delegations:

Anthony Douglas, 530 A Ln., Cocoa, spoke about the Cocoa Little League and the field conditions.

Krystal Wald, Blake Posten and Cassidy Burnett spoke about Stradley Park.

Margie Harris, 622 S. Carolina Ave., Cocoa, spoke regarding S. Carolina Avenue and the flooding issues.

Ashley Ingham, 1209 Purdue Way., Cocoa, spoke about the Pineridge area and the need for a park.

The City Clerk took the roll.

PRESENT:	Michael C. Blake	Mayor
	Alex Goins	Deputy Mayor
	Lavander Hearn	Councilmember
	Lorraine Koss	Councilmember
	Patricia Weeks	Councilmember
	Anthony Garganese	City Attorney

Stockton Whitten	City Manager
Lori Chabot	Recording Secretary

ABSENT:

OTHER STAFF MEMBERS PRESENT:

Abigail Morgan, Public Works Director; Rebecca Bowman, Finance Director; Charlene Neuterman, Community Services Director; Jonathan Lamm, Fire Chief; Evander Collier, Police Chief; Jack Walsh, Utilities Director; Lorne Stinnett, HR Director; Mary Humbert, Director of Business Systems and Innovation; Samantha Senger, Communications & Economic Development Director; Luci Ribeiro, Planner; Mitch Lawyer, Interim Chief Technology Officer; and David Grissom, Helpdesk Support Tech.

III. Approval of Agenda:

1. Agenda: Special Meeting of April 29, 2026. (2026-190).

Ms. Senger submitted a Resolution (2026-033) for Council Approval and to authorize Ms. Bowman or her designee to be assigned as the Administrative Official for the Federal Railroad Administration Congressionally Directed Spending for the Brightline Station and requested this be added to the Agenda.

* **MOTION by Councilmember Koss; Seconded by Deputy Mayor Goins to approve the agenda with the addition of the requested item.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

Mayor Blake asked Council to review their own priorities and provide one or two for consideration. He reminded Council that there will be another priorities meeting.

IV. Staff Presentation:

City Manager Whitten provided a presentation[1] outlining the City's priorities for the coming year. Ms. Senger advised Council of the legislative priorities and reviewed the appropriations and economic incentives. She also notified Council of a new

[1] Exhibit A: City Council Priorities and Planning Special Meeting Presentation

partnership with Merchant McIntyre who will assist the city in identifying possible grants.

Ms. Senger added that staff has brought back information regarding an LED Board at Helow Park to include two purchase options. She discussed the park and the options for LED board. Option 1 would be most visible due to the intersection. Option 2 would be a double-sided sign.

Councilmember Koss asked if this had been approved, and City Manager Whitten replied that it was brought to the Council previously but they had asked for more information. He asked Council for direction on this item.

Councilmember Hearn stated this is one of his priorities and would like option 1.

* **MOTION by Councilmember Hearn; Seconded by Mayor Blake to approve Option 1, with discussion.**

Deputy Mayor Goins asked him to provide where the funds would come from.

Councilmember Koss stated her concerns that the signs were all in one area. She added that there is a good option on US 1 and Michigan. She likes the LED board but asked to be cognizant of the whole city. She stated she is concerned with where the dollars would come from. She also noted that she is not in favor of taking the funds from Junny Rios Park.

Councilmember Weeks stated she did not know the money had to be identified. She had not seen this before. She believed staff would allocate funds. She also objected to taking the funds from Junny Rios.

Deputy Mayor Goins disagreed, stating that he would rather Council identify where the funds come from instead of staff.

Councilmember Koss asked Councilmember Hearn if he's proposing this project to be paid from the current budget or next year's budget. In response, he would like it as soon as possible especially with hurricane season coming up. Discussion continued as to where to put the sign.

Deputy Mayor Goins mentioned Provost Park and that it had been left behind for a long time.

Councilmember Koss also mentioned Travis Park and Recreation Center and that it has been left behind/neglected.

Councilmember Weeks stated the splash pad began before she arrived, however she agreed the cost could be too extensive, especially the ongoing maintenance. She wanted to use some of the funds for District 3 as she thought it was set aside. She also asked if funds for the splash pad are used elsewhere, will there be funds available for Junny Rios?

Deputy Mayor Goins emphasized the needs for Cocoa Little League. He pointed out that they are here tonight and need help.

Councilmember Koss shared that she likes the LED signs but not at the expense of Junny Rios Park.

Discussion continued among Council, Attorney Garganese and City Manager Whitten as to where the funds could come from.

* **MOTION by Councilmember Hearn; Seconded by Mayor Blake to approve an LED board using Option 1 and approve staff making any necessary budget changes for the current year.**

AYES: Blake, Goins, Hearn

NAYS: Koss, Weeks

Motion passed 3-2.

Mayor Blake opened the item up to the public for comments. There being no questions or comments, the discussion was closed to the public.

Ms. Morgan spoke about the Junny Rios items proposed at a previous meeting (exercise trail equipment, BBQ grills, playground shade and rubber mulch surfacing for playground) and that staff does not recommend the shades.

Councilmember Weeks asked if she could be part of selecting the equipment. In response, City Manager Whitten replied she could.

Councilmember Weeks added there is room for a second pavilion and that is needed.

City Manager Whitten explained that there will need to be a site plan prepared. The dollar amount is not known; however, City Manager Whitten stated the cost for the pavilion was previously $94,000 and is likely now $150,000 with a total for Junny Rios roughly around $234,000.

* **MOTION by Councilmember Weeks; Seconded by Mayor Blake to approve spending up to $300,000 for items at Junny Rios Park and approve staff making any necessary budget changes for current year.**

AYES: Blake, Goins, Hearn, Koss, Weeks (5-0)

The presentation continued and Property Tax Information was discussed. Over the last 10 years the city has seen an 11% growth. For each dollar the city receives approximately 37%.

Ms. Bowman stated there are also unknown expenses. Staff is applying for grants for items, but it is an unknown. She also shared the legislative changes (possible) and how those could affect the budget. As a result, the city is left with a shortfall of $430,000 to start the year.

Additionally, Fire Department OT will leave a shortfall according to the trend from 2015 to date and the city will need to find recurring revenue. Chief Lamm added that the OT is due to non-work related injuries. The department is required to have minimum staffing, and this has created additional OT. They are rotating floater positions to meet the needs and the mandates. He added the HS program is helping to fill the gap.

City Manager Witten spoke on the public safety needs and public infrastructure. There is a need to add resources (police and fire) as the city continues to grow. Chief Lamm added that due to growth there will need to be an additional station, likely in the industry road area.

City Manager Whitten continued speaking about the community needs and that the new commercial area and train station will be a taxable build. These will increase the tax base and could help with some of the costs.

Krystal Wald, Secretary of the Cocoa Little League, shared she is a CHS graduate and lives in the city. She and her husband joined the BOD at Stradley Park and stated the baseball side is in a state of disrepair. She provided a packet with photos and explained the needs of the League. She believes there are some safety concerns as well and shared a few pictures illustrating those concerns. Some dugouts may be salvageable; however, some show a great deal of wood rot. The t-ball fields have no shading. She is asking for funding assistance for the repairs.

Councilmember Hearn commented it was a great presentation and thanked her. He believes Council will take action to help. He suggested she present to the County as well and bring it to their attention.

Deputy Mayor Goins agreed and stated it has been a slow process on getting the bids. They all see the problems and agree it needs to be done. He thanked her for coming.

Councilmember Koss also said thanked her for coming and asked if grants were available.

City Manager Whitten added that their most urgent need is their septic system. He added that the Health Department has advised they will no longer be able to use the concession. The septic needs to be vacuumed and then reinspected. There are four septic systems, and they will all need to be replaced; each one is roughly $30,000, so to replace all four, it is roughly a total $120,000. This is an immediate need to even be usable.

Blake Poston spoke and asked how it got to this point. In response, City Manager Whitten explained the history of the park and how it was to be managed, however, now there is a new agreement between the County and City.

Councilmember Koss asked if that system was in an area that allows for new septic systems. Ms. Morgan replied that the basin goes to the St Johns.

Councilmember Hearn suggested that going forward regarding the Brevard County contract, can we have a separate account to pay for park problems? In response, City Manager Whitten stated that part of the request to the State included septic issues at Stradley.

Mayor Blake asked if we have to replace the septic systems, do they have to be advanced systems? City Manager Whitten and Ms. Morgan both replied they likely would and that would be the goal.

* **MOTION by Councilmember Koss; Seconded by Councilmember Weeks to approve the four septic replacements and directed staff to look for the funding, possibly from Junny Rios and approve staff to make any necessary budget changes for the current year.**

AYES: Blake, Goins, Hearn, Koss, Weeks

Motion Passed Unanimously (5-0)

City Manager Whitten explained the process and a potential timeline. This will depend on how the Health Department assesses the needs after they vacuum and what the next step would be.

Discussion continued about the Stradley Park needs, other expenses, both known and unknown. City Manager Whitten offered a reminder of the Code of Conduct – Ordinance 2002-08.

Mayor Blake opened the discussion to the public. There being no questions or comments, Mayor Blake closed the discussion.

V. Public Comment:

Blake Poston provided some history and concerns for the parks, adding that this should be addressed by all four districts. Kids cannot play at their park, and others don't want to come to Stradley.

Cassidy Burnett lives in College Manor and shared her history and stated her kids played on these fields and can't now.

Marjorie Harris spoke about the flooding in the area from rain. She is asking the board to include gutters and drains for this area in the FY27 budget.

Ashley Ingham is asking for a playground in the Pine Ridge area. There is currently not a playground for the kids in this area. Their roads have potholes and are not being maintained. Their neighborhood feels it has been forgotten. She identified a lot or two that are empty and Deputy Mayor Goins asked if they were city owned. She believed one was and another is available for purchase.

Mayor Blake read a card from Alton Edmond regarding a need for speed bumps.

City Manager Whitten stated that he has received lists from council. Mayor Blake is asking Council for 1-2 priority items.

Councilmember Weeks stated her #1 priority was addressed. She will look over her list.

Councilmember Hearn said that he would like to see staff look for grants to entice businesses to come to Cocoa. He would also like to add a park possibly on the Save-a-lot property and/or a parcel to the east.

Councilmember Koss said we need a park in a park desert; we need to clean up corridors and put a bus shelter on Clearlake.

Deputy Mayor Goins stated the S. Carolina Street project is for a stormwater project. He would like to see scholarships for currently enrolled college students and to add a door to the men's restroom at Provost Park. A petition has been signed for the basketball court in Provost requesting lights that will cover the entire court.

Mayor Blake has two concerns. One of which will require action. He stated that he, the City Manager, and the City Attorney along with other local representatives, have worked diligently on the Brightline Station and they are getting it on the map. He is requesting approval of a second addendum to the City Manager's contract to extend it to allow him to continue his work. This extension would go to July 30, 2029.

Mayor Blake asked Attorney Garganese for his input as to the request for the contract extension. He replied an extension is all that is needed, it is not a new contract.

* **MOTION by Mayor Blake; Seconded by Councilmember Hearn to extend the City Manager's Contract (less than 2 years) to July 30, 2029, with no pay raise other than regular pay raises.**

AYES: Blake, Goins, Hearn, Weeks

NAYS: Koss

Councilmember Weeks asked when the current contracts ends. City Manager Whitten replied Oct 29, 2027.

Mayor Blake opened the discussion to the public.

Aleck Greenwood, 640 Brevard Ave., Cocoa, spoke highly about City Manager Whitten and is very supportive of the contract extension.

There being no further comments, the public portion of the discussion was closed.

Deputy Mayor Goins stated he didn't vote for City Manager Whitten initially, but he has done everything that he said he was going to do.

Councilmember Koss emphasized the Strategic plan and would like Council to focus on a strategic plan.

VI. Adjournment:

* **MOTION by Deputy Mayor Goins; Seconded by Mayor Blake to adjourn the meeting.**

AYES: Blake, Goins, Hearn, Koss, Weeks

Motion Passed Unanimously (5-0)

The meeting adjourned at 8:00 p.m.

_____

Michael C. Blake, Mayor

ATTEST:

_____

Monica Arsenault, City Clerk
(Transcribed by Lori Chabot, Recording Secretary)



CITY COUNCIL

Priorities and Planning

Special Meeting

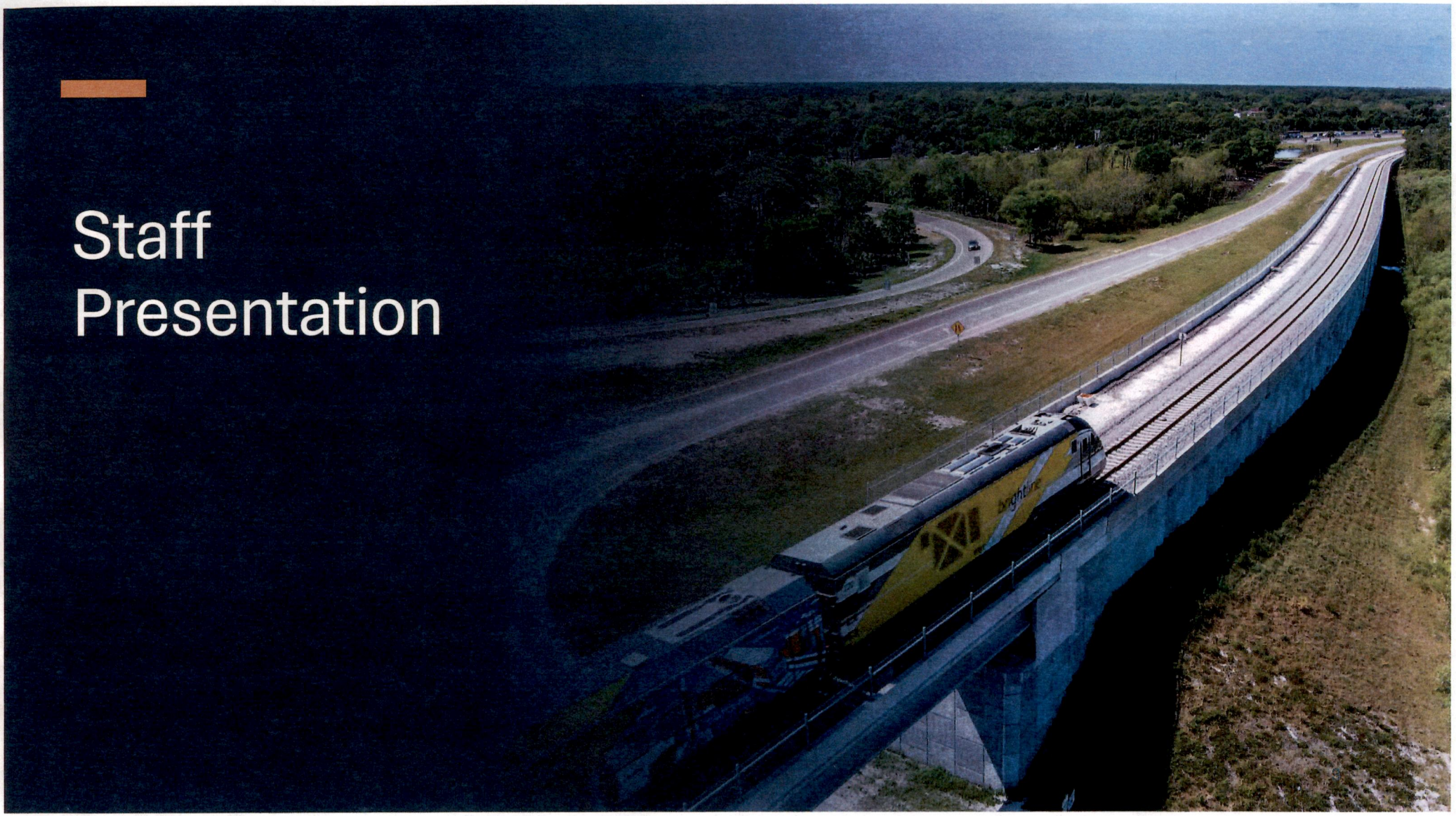
April 29, 2026

Agenda

1. Call to Order
2. Pledge of Allegiance
3. Staff Presentation
4. Council Priorities
5. Public Comment
6. Adjournment



Staff Presentation



Legislative Priorities

- Support for Federal Grant Funding for Cocoa's Multi-modal Station
- Protection of Local Home Rule
- Property Tax Reform
- Restrictions on Land Use Regulations
- Additional State Funding for SHIP Program Affordable Housing Initiatives
- Community Redevelopment Areas
- Continued Funding of Hiring Bonus and Incentive Pay for First Responders

Appropriations Requests

State Appropriations Requests

- State Road 524 and State Road 501 Curve Widening and Station Access Road
- J&K Septic to Sewer Conversion Project Funding
- Dr. Joe Lee Smith Community Healthcare Facility
- Stradley Park Septic to Sewer Conversion
- Provost Park Redevelopment
- Water Quality Baffle Box Installation

Economic Incentives/Grant Opportunities

- Ad Valorem Tax Abatement Program
- UpStart Cocoa Small Business Development Program
- Commercial Façade Improvement Grants
- Community Contribution Tax Credit Program
- Opportunity Zones

LED Board at Helow Park

- Option 1: $60,370 for 2 single-sided signs
  - If positioned correctly should be able to be viewed from all 4 roads at the intersection
- Option 2: $42,719 for 1 double-sided sign
  - Would only be visible for 2 of the roads at the intersection.
- Estimated expense to run electric to the site ~$2,500
- The site would also need to be addressed for FPL to run electric to the site.

LED Board at Helow Park



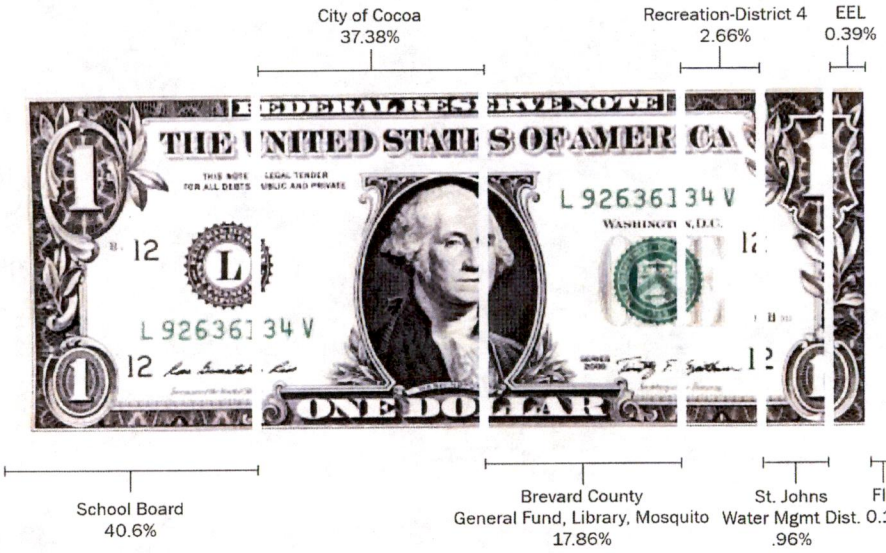
Junny Rios Martinez Park

Estimated Expenses	
Exercise Trail Equipment and Installation	$65,500
BBQ Grills	$500
Playground Shade (not recommended by staff)	$31,000
Rubber mulch surfacing for Playground	$18,000
Total	$115,000

Property Tax Information

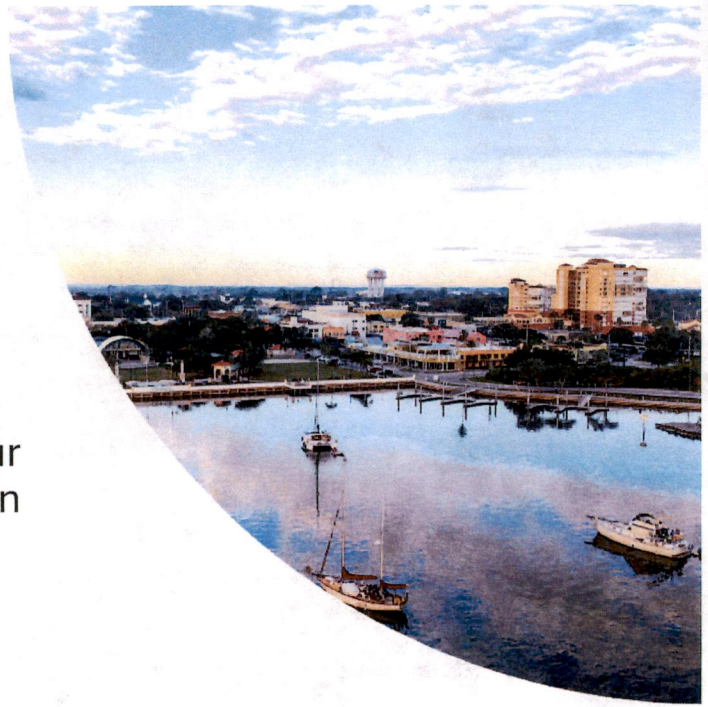
Over the last 10 years the City of Cocoa has seen an 11% growth.

Of every dollar collected in local property taxes, the City of Cocoa receives approximately 37%.



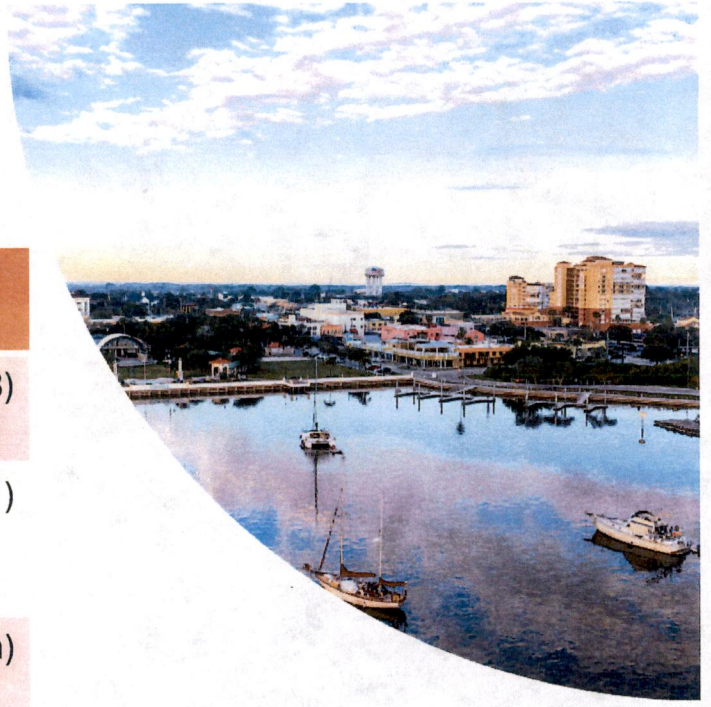
Property Taxes	
Ad Valorem Property Taxes	~$13m
Cocoa Police Department Budget	~$14m
Funded through other revenue sources	~$1m

Unknown FY27 Financial Impacts



- Additional Homestead Exemption:
  - Legislative Proposal: Reduce the taxable value of your primary residence by $25,000 plus an additional exemption of $25,000 for properties valued over $50,000.
  - Federal/State Spending Cuts
  - Rebuilding the T-Docks and day slips
  - Brevard County Parks agreement actual costs for FY

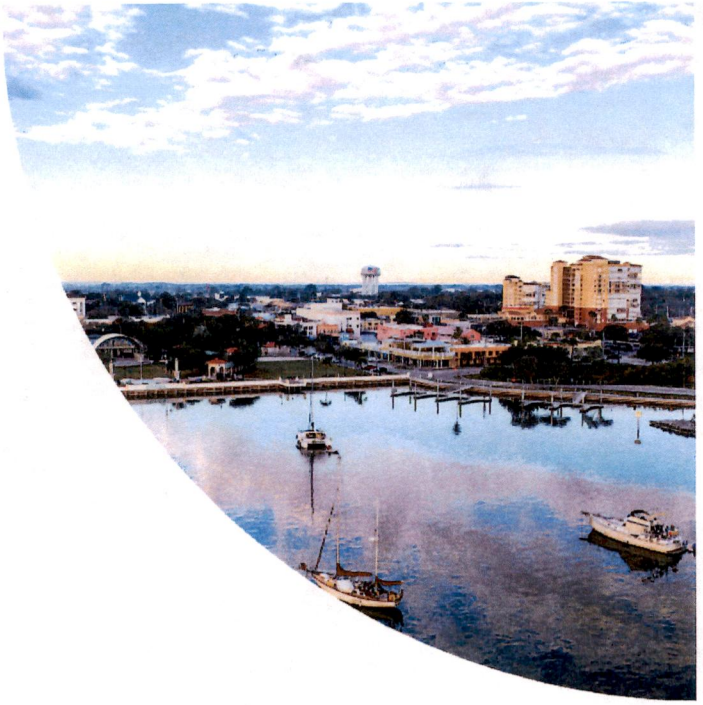
Property Tax (Estimates Due to Possible Legislative Changes)



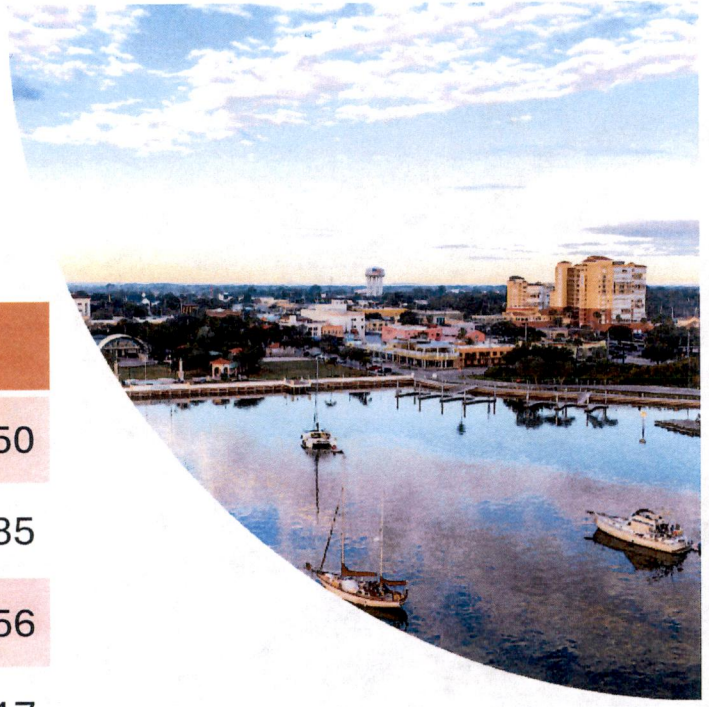
FY2027 Budget Property Tax Scenarios	Impact
Homestead Properties (Property Tax Eliminated) Annually	($2,819,503)
Phased Elimination of Non-School Property Taxes for Homesteads, Increasing Homestead Exemption by 100K each year for 10 years - Year 1	($1,423,801)
Senior Citizen Exemption (Age 65+)	(Unknown)
Insurance-Linked Exemption (Additional $200,000 exemption on homestead properties covered by comprehensive multiperil property insurance)	(Unknown)

New Money (Estimates)

FY2027 Budget	
Fire Assessment 3%	$113,000
Utility/Stormwater Indirect Cost Allocation 5%	$440,600
Utility Return on Investment (ROI) 10%	$865,795
Estimated New Money	$1,419,395



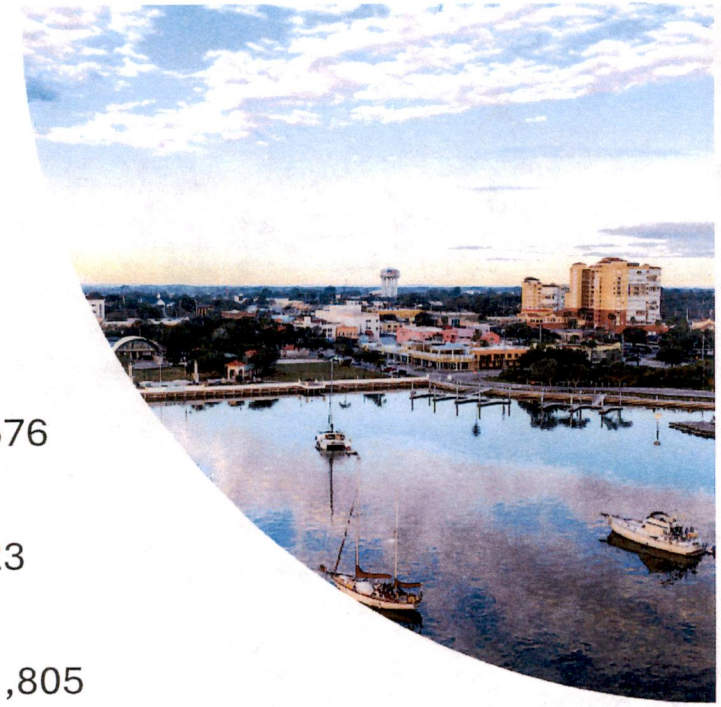
Increase in Expenses (Estimates)



FY2027 Budget	
General Fund Salaries (5 Unions and GF Staff)	$1,342,050
Medical Insurance 10%	$381,685
General Fund Utilities 5%	$59,756
General Fund Liability Insurance 5%	$49,917
General Fund Fuel 5%	$16,106
Estimated Expense Increase	$1,849,514

Estimated Shortfall ($430,119)

History of Fire Department Overtime



FY 2015 Overtime Original Budget - $22,500 vs. Actual Budget - $74,657

Shortfall - $52,157

FY 2020 Overtime Original Budget - $165,500 vs. Actual Budget - $182, 576

Shortfall - $17,076

FY 2025 Overtime Original Budget $300,000 vs. Actual Budget - $687, 723

Shortfall - $387,723

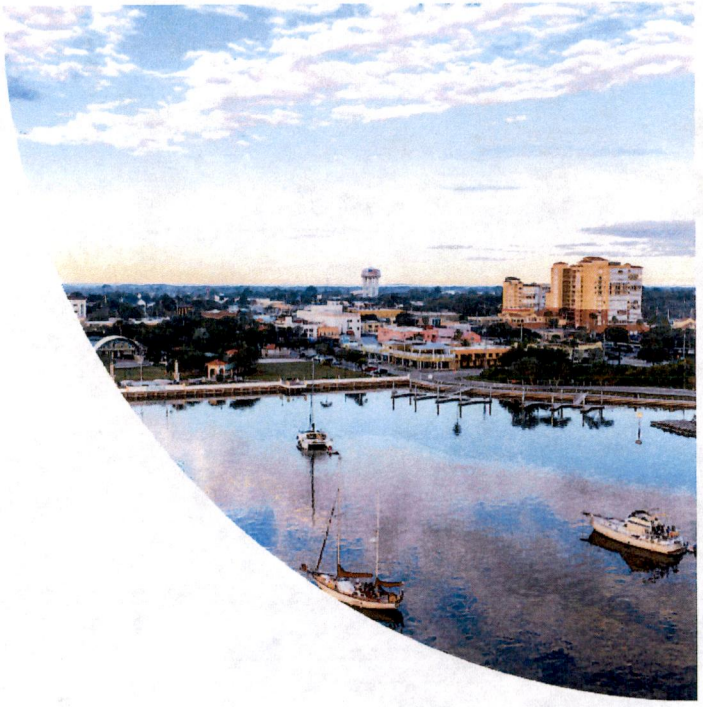
FY 2026 Overtime Original Budget $300,000 vs. Projected Actuals - $731,805

Projected Shortfall - $431,805

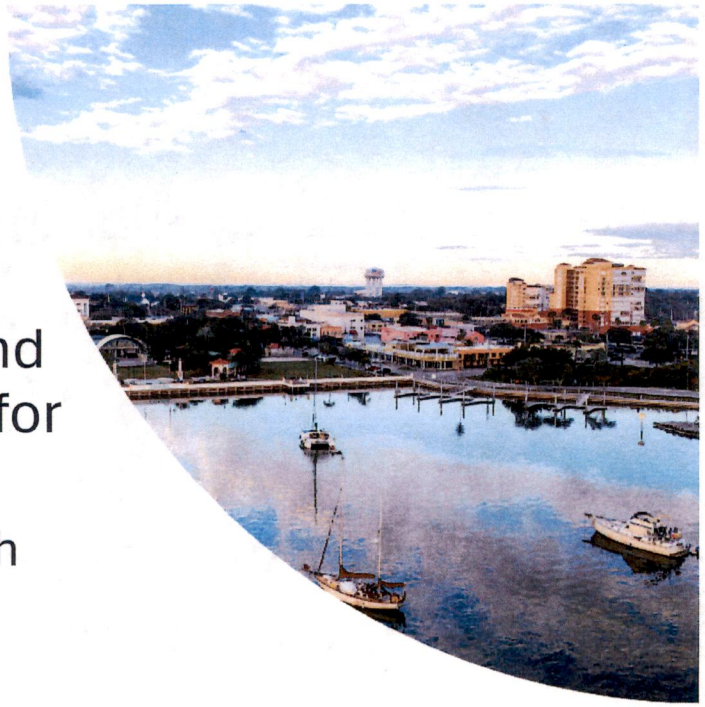
*Additional costs that come with the overtime include; FICA Taxes (7.65%), Workers Compensation (4.03%), and Retirement Contributions (54.16%)
Leading to additional personal services costs in FY 2026 of $278,688

Wage Increases

Group	FY26/27
LIUNA	7%
IAFF	7%
PBA R/F	8%
PBA Lt	Negotiate
Fire District Chiefs	Negotiate
General	7%



Public Safety Needs for a Growing Community



- Population increase due to new residential and commercial developments leads to demand for public safety personnel
  - Budgeting for one additional position each FY with anticipation for growth - Fire and Police (year 2 of additional positions)
  - Need for an additional Fire Station located in the northwest section of the city due to new development
  - Additional capital needs such as equipment, machinery and infrastructure (multi-million $ required)

Proactive investment to keep pace with growth

Code of Conduct



Resolution No. 2002-08

Section 1 Code of Conduct

a. The proper statutory and City Charter role of a City Council Member, as with any elected member of a legislative body, is to **act collectively**, not individually, to set and/or revise the City of Cocoa's governing policies and the City Manager and staff administer such policies.

COUNCIL PRIORITIES



COCOA
FLORIDA





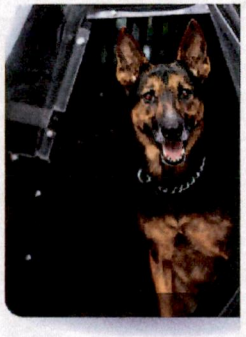
















CITY COUNCIL AGENDA ITEM

Memo Date:	July 6, 2026
Agenda Date:	July 14, 2026
File ID:	2026-576
Prepared By:	Monica Arsenault, City Clerk
Through:	Lorne Stinnett, HR Manager
Requested Action:	Presentation of the City of Cocoa's 2026 "Cocoa Works" Summer Youth Program.

BACKGROUND:

The City of Cocoa's Cocoa Works Summer Internship Program is a five-week paid internship designed to provide local high school juniors and seniors with meaningful hands-on experience in municipal government. Funded by the City of Cocoa in partnership with CareerSource Brevard, participating students work up to 25 hours per week at $15 per hour while gaining exposure to various City departments.

Prior to placement, students complete career readiness and foundational training through CareerSource Brevard, which includes resume development, interview preparation, professional skills, and mentorship. Following the training, students interview with City departments to determine the best placement based on their interests and skills. The program concludes with a graduation and recognition ceremony held in the City Council Chambers, where students are recognized by the Mayor for successfully completing the internship.

PRIORITY AREA CONNECTION:

Community Outreach and Engagement

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

Presentation of the City of Cocoa's 2026 "Cocoa Works" Summer Youth Program.

CITY COUNCIL AGENDA ITEM

Memo Date:	May 27, 2026
Agenda Date:	July 14, 2026
File ID:	2026-436
Prepared By:	Samantha Senger, Communications & Economic Development Director
Through:	Stockton Whitten, City Manager
Requested Action:	Update of the Grant Management Services Agreement with Merchant McIntyre and Associates LLC.

BACKGROUND:

On December 9, 2025, City Council approved for the City Manager to execute a contract with Merchant McIntyre and Associates, LLC (MM) for grant management services. The current agreement term runs through September 30, 2026. This firm was brought on to assist the City with identifying, pursuing and securing federal funding opportunities. After meeting with several qualified firms, staff recommended utilizing the services of MM, a firm that specializes in federal grant strategy and acquisition.

The scope of services during the initial six-month period included:

1. Conduct a resource inventory to identify specific federal funding objectives and potential grant requests.
2. Prepare a comprehensive Federal Funding Strategy tailored to the City's needs.
3. Arrange meetings with congressional staff and federal agency officers regarding funding opportunities.
4. Provide full-spectrum support for federal grant processes, including planning, writing, partnership development, application submission, and compliance.
5. Assist with the City's upcoming BUILD Grant initiative.

At the December 9, 2025 meeting, a member of City Council requested that we come back in six months with an update of services provided as part of this agreement.

Over the past six months MM has provided the following to the City of Cocoa:

1. Met with Public Works, Utilities, the Police Department, the Fire Department, Economic Development, and the City Manager to better understand needs in each department.
2. Provided staff with a comprehensive Federal Funding Strategy matrix tailored to those needs. Staff has reviewed the various Federal funding opportunities with each department to see which we are able to pursue.
3. Worked with City staff to write two of the appropriations requests submitted to Congressman Haridopolos' office.
4. Researching the status of the Department of Justice grant that the City submitted

in December with Senator Scott's office.
5. Wrote the grant package for the JAG Grant submitted in April to enhance public safety and address violent crime.
6. Working on two upcoming grant opportunities for additional Fire personnel and police training.
7. Assisting with writing the information needed to submit for the $1.25 million appropriation for the J&K Septic to Sewer project.
8. Meets with grants staff bi-weekly to check-in with updates.
9. Provides updates on City appropriation requests.

PRIORITY AREA CONNECTION:
Economic and Community Development
Organizational Effectiveness

BUDGETARY IMPACT:
N/A

PREVIOUS ACTION:
On December 9, 2025, City Council approved for the City Manager to execute a contract with Merchant McIntyre and Associates, LLC (MM) for grant management services.

RECOMMENDED MOTION:
Information update: Grant Management Services Agreement with Merchant McIntyre and Associates LLC.

CITY COUNCIL AGENDA ITEM

Memo Date:	May 8, 2026
Agenda Date:	July 14, 2026
File ID:	2026-395
Prepared By:	James Mitchell, Water Treatment Manager
Through:	John Walsh, Utilities Director
Requested Action:	To Approve Participation in a Cooperative Purchase Agreement Utilizing the Racine County, Wisconsin, OMNIA Partners/Trane Contract #3341 effective September 1, 2022, through August 31, 2027, to Purchase a Trane Tracer SC+ & Synchrony Architecture which includes One (1) Trane Tracer SC+ System Panel with associated device licenses, Two (2) Trane Symbio 500 BACnet Controllers (CCP Controllers), and Eight (8) Trane Symbio 210 BACnet Controllers (VAV Controllers) from Trane U.S. Inc., Maitland, Florida, for the Dyal Water Treatment Plant in the amount of $44,984; To Approve a Resolution Amending the FY2026 Budget, BAF# 26-064-T, To Reallocate Funds to Purchase Tracer SC+ & Synchrony Architecture from Trane®. To Approve a Contingency Resolution in the amount of $9,016 for any unforeseen costs related to this project for a total project amount of $54,000.

BACKGROUND:

The Dyal WTP owns and maintains a combination of Trane® Heating, Ventilation, and Air Conditioning (HVAC) equipment located within various facilities consisting of air handlers, compressors, and chiller systems; therefore, Trane® equipment has been standardized for consistency of maintenance, repair parts, and interoperability with the existing equipment and proprietary environmental control automation systems. In addition, there is an active multi-year service agreement with Trane® to assist in maintaining HVAC equipment.

This project entails upgrading the existing obsolete building automation system currently at the City of Cocoa Dyal Water Treatment Plant, located in Orange County FL. Upon completion of the comprehensive upgrade, the primary control system interface software will represent the latest generation of the Trane Tracer® SC+ & Synchrony™ architecture and specifications. The upgrade will eliminate the current system's service vulnerability stemming from reliance on obsolete devices.

Trane Controls System Scope of Services:

System Control General Overview

• Provide a Trane Tracer® SC+ & Synchrony™ Control System based Building Automation System (BAS) complete with custom graphics and SC+ software licenses for control and monitoring. The system interface will be web-based with user access via

any standard internet browser.
• Remove two (2) obsolete Trane VariTrac™ Central Control Panels (CCP) and discard them.

Trane Tracer® SC+ & Synchrony™
▪ Provide and install the following:
- One (1) Trane Tracer® SC+ Building Controller(s) with enclosure(s) to serve as the building wide interface.

(2) CCP Bypass Terminal Units
• Provide and install the following:
- One (1) BACnet® Application Specific Controller as needed to control the bypass terminal unit.
- One (1) Bypass damper actuator, discharge air sensor, and pressure sensor
- Reuse existing CCP panel 24v power and wall location
• Existing bypass damper is presumed to have an existing jackshaft on the damper.
• Existing control dampers will be retained and are presumed to be good and in working condition.

(8) VAV-Zones Terminal Units (Four Zones per CCP-1, CCP-2)
• Demo and discard existing VAV controllers and air valve actuators
• Provide and install the following:
- One (1) BACnet® Application Specific Controller as needed to control the terminal unit.
- One (1) air valve damper actuator and pressure sensor
- Reuse the existing Comm 4 communication and terminate the link to the new BACnet controllers MSTP communication protocol on the Tracer® SC+ Building Controller.
- Interconnecting wiring between the existing communications links.
- Reuse existing Zone sensors that are presumed to be in good working condition.

Staff is requesting City Council approval to purchase a Trane Tracer SC+ & Synchrony Architecture Control System outlined above utilizing the Racine County, Wisconsin, OMNIA Partners/Trane Contract #3341, effective September 1, 2022 through August 31, 2027, and to authorize a budgeted expenditure for this project not to exceed $54,000.00 including 20% contingency for the project. In addition, staff also requests the approval of a contingency resolutionallowing the Ciyt Manager to approve change orders for the project up to the Council approved budgeted amount.

PRIORITY AREA CONNECTION:

BUDGETARY IMPACT:
Budgeted? No
If not budgeted, is amendment / transfer attached? Yes, BAF 26-064-T

Source/Use of Funds

Account Number	Amount
421-4020-536.64-00	($18,992) WS18SC
421-4020-536.34-00	($35,008)
421-4020-536.64-00	$54,000 CA2602

PREVIOUS ACTION:
N/A

RECOMMENDED MOTION:
To Approve Participation in a Cooperative Purchase Agreement Utilizing the Racine County, Wisconsin, OMNIA Partners/Trane Contract #3341 effective September 1, 2022, through August 31, 2027, to Purchase a Trane Tracer SC+ & Synchrony Architecture which includes One (1) Trane Tracer SC+ System Panel with associated device licenses, Two (2) Trane Symbio 500 BACnet Controllers (CCP Controllers), and Eight (8) Trane Symbio 210 BACnet Controllers (VAV Controllers) from Trane U.S. Inc., Maitland, Florida, for the Dyal Water Treatment Plant; To Approve a Contingency Resolution for any unforeseen costs related to this project, and BAF# 26-064-T Reallocating Funds to Purchase Tracer SC+ & Synchrony Architecture from Trane®.

Trane U.S. Inc.
2301 Lucien Way, Suite 430
Maitland, FL 32751
Phone: (407) 660-1111

May 27, 2026

ATTENTION: Todd Gould

PROJECT NAME: City of Cocoa – Dyal Water Plant – CCP Controls Upgrade

We are pleased to propose the following Trane services for the equipment listed. Services will be performed using Trane's exclusive service procedures provided by factory trained and experienced technicians. You receive the full benefit of our expertise derived from being Trane equipment's original manufacturer. Our procedures are environmentally and safety conscious while providing for the efficient delivery of these services.

EQUIPMENT LIST

- **(1) Trane Tracer SC+ System Panel with associated device licenses**
- **(2) Trane Symbio 500 BACnet Controllers (CCP Controllers)**
- **(8) Trane Symbio 210 BACnet Controllers (VAV Controllers)**

SCOPE OF SERVICE

This project entails upgrading the existing obsolete building automation system currently at the City of Cocoa Dyal Water Treatment, located in Cocoa FL. Upon completion of the comprehensive upgrade, the primary control system interface software will represent the latest generation of the Trane Tracer® SC+ & Synchrony™ architecture and specifications. The upgrade will eliminate the current system's service vulnerability stemming from reliance on obsolete devices. The majority of the system level controllers currently employed; namely the CCP's and VAVs.

Trane Controls System

System Control General Overview

- This scope is based on the information provided and site walk conducted with Todd Gould with the City of Cocoa.
- Provide a Trane Tracer® SC+ & Synchrony™ Control System based Building Automation System (BAS) complete with custom graphics and SC+ software licenses for control and monitoring of the scope of work below. System interface to be web based with user access via any standard internet browser.
- Remove two (2) obsolete Trane VariTrac™ Central Control Panels (CCP) and discard them.

Trane Tracer® SC+ & Synchrony™

- Provide and install the following:
  - One (1) Trane Tracer® SC+ Building Controller(s) with enclosure(s) to serve as the building wide interface.

(2) CCP Bypass Terminal Units

- Provide and install the following:
  - One (1) BACnet® Application Specific Controller as needed to control the bypass terminal unit.
  - One (1) Bypass damper actuator, discharge air sensor, and pressure sensor
  - Reuse existing CCP panel 24v power and wall location
- Existing bypass damper is presumed to have an existing jackshaft on the damper.
- Existing control dampers will be retained and are presumed to be good and in working condition.

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(8) VAV-Zones Terminal Units (Four Zones per CCP-1, CCP-2)

- Demo and discard existing VAV controllers and air valve actuators
- Provide and install the following:
  - One (1) BACnet® Application Specific Controller as needed to control the terminal unit.
  - One (1) air valve damper actuator and pressure sensor
  - Reuse the existing Comm 4 communication and terminate link to new BACnet controllers MSTP communication protocol on the Tracer® SC+ Building Controller.
  - Interconnecting wiring between the existing communications links.
  - Reuse existing Zone sensors, we presume they are in good working condition.

Controls Services Included:

- Project Management.
- Installation of field DDC Panel(s), Device(s), and low voltage Control Wiring per NFPA, NEC, and/or local Building Code requirements
- Control System Programming, System Operations Verification, Graphics, and Start-up.
- Tracer® SC+ Graphics to represent the installed equipment, including control /monitoring points for operator viewing and editing.

Clarifications:

- All project tasks will be completed during regular business hours specifically 7:00 AM to 5:00 PM, Monday - Friday.
- This proposal does not include “Premium Time”.
- Includes up to 4 hours of on-site system training for the Owner’s personnel.
- Floor plan CAD / PDF files to be provided by the Owner.
- Installation based on plenum rated cable. Conduit where required by code only.
- Company may invoice Customer for all equipment or material furnished, whether delivered to the installation site or to an off-site storage facility and for all Work performed on-site or off-site.
- Trane will not perform any work if working conditions could endanger or put at risk the safety of our employees or subcontractors.
- The owner shall maintain a safe working environment for Trane employees and/or subcontractors.
- Reuse of existing 110/120-volt circuits for the control’s enclosures. Existing control power circuits/wiring and/or sensor wiring that meet code and control requirements may be reused. (Owner to provide 120v circuit for SC+ panel as reviewed on site).
- Allowances for Liquidated or Consequential Damages of any kind are not included (per Trane Terms and Conditions).

Exclusions:

- All new wiring circuits at or above 110/120 volts (Owner to provide 120v circuit for SC+ panel as reviewed on site).
- Demolition of any kind not specifically listed above, including but not limited to, work related to the existing control system.
- Excludes special provisions of any kind to accommodate wiring located in inaccessible locations.
- Lighting Control Panel scope of any kind.
- Provision and or programming of computer hardware of any kind. System interface to be achieved through standard internet browser on owner provided equipment.
- HOA switches and potentiometers w/ LEDs on controllers.
- Trenching/backfilling, roof penetrations/sealant, underground conduit provisions, cutting, patching, painting, access doors, or demolition of any kind.
- Furnishing, installing, controlling, or wiring of smoke dampers, combination fire/smoke dampers, reset stations, duct detectors, smoke detectors, or other fire alarm system devices.
- Installation of control dampers, valve bodies, flow sensors, flow meters, wells, gauges, or pressure taps.
- Furnishing, installing, or power wiring of VFDs and starters.
- Any issues with existing units that we are not aware of will need to be quoted separately.

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- Equipment Order Release and Services rendered are dependent on receipt of PO/Subcontract and credit approval.
- Controls for any systems not listed above are excluded.
- Permits, Bonds, Fees, Demurrage or Storage Charges are not included.

Controls Services Not Included:

- Demolition/removal or replacement of existing devices/sensors quoted as "assumed" to be in working condition.
- Any temporary controls.
- Repair or replacement of any equipment being controlled.
- Repair or replacement of any reused existing devices or equipment being controlled.
- LEED, or 3rd Party Commissioning, or Test and Balance assistance/support or HVAC equipment startup.

Control System Devices Provided by Trane, Installed by Others:

- Any Control Valves, Dampers, Air or Water Wells/Taps provided by Trane are to be installed by others.

Provided and/or Installed by Others:

- Line Voltage power circuit(s)/junction(s) for DDC/Control Panel(s) and/or Device(s) are provided by others.
- Provision/Installation/Commissioning of any Fire Alarm Systems, Fireman's Override Panel(s), Smoke Control System (and/or Smoke Detectors), Fire/Smoke or Smoke Damper/Actuators, Fire Dampers, Lighting Control Panels, Refrigerant Detection Systems, Security and Access Systems, Heat Trace, Water/Gas/Utility Metering, or any control scope of work which is not listed above, is not included/provided.
- Provision/Installation/Commissioning of any standalone Automatic Temperature Control (ATC) thermostat type control, hardwired interlock control, repair/replacement of existing control/pneumatic system devices/panels, Thermostat Guards/Covers, or any control scope of work which is not listed above, is not included/provided.
- Provision/Installation/Commissioning of any motor starters and/or variable frequency drives are not included.
- Site ethernet connectivity shall be provided by the owner to ensure all necessary network conditions and requirements to ensure integrity of the customer's network and security. This connection process is provided to ensure proper integration with the customer's network infrastructure. Trane will require an IP address from the customer's IT department for each Trane Facility Infrastructure network device installed on the customer's network. Trane will provide the customer with a Mac address for each network device needed.
- To ensure proactive service and facility issue resolutions, Trane requests VPN access to the facility infrastructure systems specifically associated with the systems being monitored and/or controlled by Trane's automation/monitoring system to provide support from our local and/or national Trane Intelligent Services staff.

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PRICING AND ACCEPTANCE

Todd Gould
City of Cocoa

Site Address:
Dyal Water Plant - 28400 FL-520, Christmas, FL 32709

TOTAL PRICE: $44,984.00

I appreciate the opportunity to earn your business and look forward to helping you with all of your service needs. Please contact me if you have any questions or concerns.

Sincerely,

Nate Bloom
Account Manager
Cell: (407) 509-7141

TARIFFS

Trane shall have the right, at its discretion, to pass along any related increases should (1) its costs related to the manufacture, supply, and shipping for any product or service materially increase. This includes, but is not limited to, cost increases in raw materials, supplier components, labor, utilities, freight, logistics, wages and benefits, regulatory compliance, or any other event beyond Company's control and/or (2) any tariffs, taxes, levies or fees affecting, placed on or related to any product or service materially increases.

This agreement is subject to Customer's acceptance of the attached Trane Terms and Conditions – Quoted Service.

CUSTOMER ACCEPTANCE

_____
Authorized Representative

_____
Printed Name

_____
Title

_____
Purchase Order

_____
Acceptance Date

Trane's License Number: CM-C1249843

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TERMS AND CONDITIONS – QUOTED SERVICE
"Company" shall mean Trane U.S. Inc..
To obtain repair service within the scope of Services as defined, contact your local Trane District office identified on the first page of the Agreement by calling the telephone number stated on that page. That Trane District office is responsible for Company's performance of this Agreement. Only Trane authorized personnel may perform service under this Agreement. For Service covered under this Agreement, Company will be responsible for the cost of transporting a part requiring service.
1. Agreement. These terms and conditions are an integral part of Company's offer and form the basis of any agreement (the "Agreement") resulting from Company's proposal (the "Proposal") for the services (the "Services") on equipment listed in the Proposal (the "Covered Equipment"). **COMPANY'S TERMS AND CONDITIONS ARE SUBJECT TO PERIODIC CHANGE OR AMENDMENT.**
2. Connected Services. In addition to these terms and conditions, the Connected Services Terms of Service ("Connected Services Terms"), available at https://www.trane.com/TraneConnectedServicesTerms, as updated from time to time, are incorporated herein by reference and shall apply to the extent that Company provides Customer with Connected Services, as defined in the Connected Services Terms.
3. Acceptance. The Proposal is subject to acceptance in writing by the party to whom this offer is made or an authorized agent ("Customer") delivered to Company within 30 days from the date of the Proposal. If Customer accepts the Proposal by placing an order, without the addition of any other terms and conditions of sale or any other modification, Customer's order shall be deemed acceptance of the Proposal subject to Company's terms and conditions. If Customer's order is expressly conditioned upon the Company's acceptance or assent to terms and/or conditions other than those expressed herein, return of such order by Company with Company's terms and conditions attached or referenced serves as Company's notice of objection to Customer's terms and as Company's counteroffer to provide Services in accordance with the Proposal. If Customer does not reject or object in writing to Company within 10 days, the Company's counteroffer will be deemed accepted. Customer's acceptance of the Services by Company will in any event constitute an acceptance by Customer of Company's terms and conditions. In the case of a dispute, the applicable terms and conditions will be those in effect at the time of delivery or acceptance of the Services. This Agreement is subject to credit approval by Company. Upon disapproval of credit, Company may delay or suspend performance or, at its option, renegotiate prices and/or terms and conditions with Customer. If Company and Customer are unable to agree on such revisions, this Agreement shall be cancelled without any liability, other than Customer's obligation to pay for Services rendered by Company to the date of cancellation.
4. Cancellation by Customer Prior to Services; Refund. If Customer cancels this Agreement within (a) thirty (30) days of the date this Agreement was mailed to Customer or (b) twenty (20) days of the date this Agreement was delivered to Customer, if it was delivered at the time of sale, and no Services have been provided by Company under this Agreement, the Agreement will be void and Company will refund to Customer, or credit Customer's account, the full Service Fee of this Agreement that Customer paid to Company, if any. A ten percent (10%) penalty per month will be added to a refund that is due but is not paid or credited within forty-five (45) days after return of this Agreement to Company. Customer's right to cancel this Agreement only applies to the original owner of this Agreement and only if no Services have been provided by Company under this Agreement prior to its return to Company.
5. Cancellation by Company. This Agreement may be cancelled by Company for any reason or no reason, upon written notice from Company to Customer no later than 30 days prior to performance of any Services hereunder and Company will refund to Customer, or credit Customer's account, that part of the Service Fee attributable to Services not performed by Company. Customer shall remain liable for and shall pay to Company all amounts due for Services provided by Company and not yet paid.
6. Services Fees and Taxes. Fees for the Services (the "Service Fee(s)") shall be as set forth in the Proposal and are based on performance during regular business hours. Fees for outside Company's regular business hours and any after-hours services shall be billed separately according to the then prevailing overtime or emergency labor/labour rates. In addition to the stated Service Fee, Customer shall pay all taxes not legally required to be paid by Company or, alternatively, shall provide Company with acceptable tax exemption certificates. Customer shall pay all costs (including attorneys' fees) incurred by Company in attempting to collect amounts due.
7. Payment. Payment is due upon receipt of Company's invoice. Company reserves the right to add to any account outstanding for more than 30 days a service charge equal to the lesser of the maximum allowable legal interest rate or 1.5% of the principal amount due at the end of each month. Customer shall pay all costs (including attorneys' fees) incurred by Company in attempting to collect amounts due or otherwise enforcing these terms and conditions.
8. Customer Breach. Each of the following events or conditions shall constitute a breach by Customer and shall give Company the right, without an election of remedies, to terminate this Agreement or suspend performance by delivery of written notice: (1) Any failure by Customer to pay amounts when due; or (2) any general assignment by Customer for the benefit of its creditors, or if Customer becomes bankrupt or insolvent or takes the benefit of any statute for bankrupt or insolvent debtors, or makes or proposes to make any proposal or arrangement with creditors, or if any steps are taken for the winding up or other termination of Customer or the liquidation of its assets, or if a trustee, receiver, or similar person is appointed over any of the assets or interests of Customer; (3) Any representation or warranty furnished by Customer in connection with this Agreement is false or misleading in any material respect when made; or (4) Any failure by Customer to perform or comply with any material provision of this Agreement. Customer shall be liable to the Company for all Services furnished to date and all damages sustained by Company (including lost profit and overhead)
9. Performance. Company shall perform the Services in accordance with industry standards generally applicable in the state or province where the Services are performed under similar circumstances as of the time Company performs the Services. Company is not liable for any claims, damages, losses, or expenses, arising from or related to work done by or services provided by individuals or entities that are not employed by or hired by Company. Company may refuse to perform any Services or work where working conditions could endanger property or put at risk the safety of people. Parts used for any repairs made will be those selected by Company as suitable for the repair and may be parts not manufactured by Company. Customer must reimburse Company for services, repairs, and/or replacements performed by Company at Customer's request beyond the scope of Services or otherwise excluded under this Agreement. The reimbursement shall be at the then prevailing applicable regular, overtime, or holiday rates for labor/labour and prices for materials. Prior to Company performing the additional services, repairs, and/or replacements, Customer may request a separate written quote stating the work to be performed and the price to be paid by Customer for the work.
10. Customer Obligations. Customer shall: (a) provide Company reasonable and safe access to the Covered Equipment and areas where Company is to work; and (b) unless otherwise agreed by Customer and Company, at Customer's expense and before the Services begin, Customer will provide any necessary access platforms, catwalks to safely perform the Services in compliance with OSHA, state, or provincial industrial safety regulations or any other applicable industrial safety standards or guidelines.
11. Exclusions. Unless expressly included in the Proposal, the Services do not include, and Company shall not be responsible for or liable to the Customer for, any claims, losses, damages or expenses suffered by the Customer in any way connected with, relating to or arising from any of the following:
(a) Any guarantee of room conditions or system performance;
(b) Inspection, operation, maintenance, repair, replacement or performance of work or services outside the Services;
(c) Damage, repairs or replacement of parts made necessary as a result of the acts or omission of Customer or any Event of Force Majeure;
(d) Any claims, damages, losses, or expenses, arising from or related to conditions that existed in, on, or upon the premises before the effective date of this Agreement ("Pre-Existing Conditions") including, without limitation, damages, losses, or expenses involving a Pre-Existing Condition of building envelope issues, mechanical issues, plumbing issues, and/or indoor air quality issues involving mold/mould, bacteria, microbial growth, fungi or other contaminates or airborne biological agents; and
(e) Replacement of refrigerant is excluded,unless replacement of refrigerant is expressly stated as included with the Proposal.
12. Limited Warranty. Company warrants that: (a) the material manufactured by Company and provided to the Customer in performance of the Services is free from defects in material and manufacture for a period of 12 months from the earlier of the date of equipment start-up or replacement and (b) the labor/labour portion of the Services is warranted to have been properly performed for a period of 90 days from date of completion (the "Limited Warranty"). Company obligations of equipment start-up, if any are stated in the Proposal, are coterminous with the Limited Warranty period. Defects must be reported to Company within the Limited Warranty period. Company's obligation under the Limited Warranty is limited to repairing or replacing the defective part at its option and to correcting any improperly performed labor/labour. No liability whatsoever shall attach to Company until the Services have been paid for in full. Exclusions from this Limited Warranty include claims, losses, damages, and expenses in any way connected with, related to, or arising from failure or malfunction of equipment due to the following: wear and tear; end of life failure; corrosion; erosion; deterioration; Customer's failure to follow the Company-provided maintenance plan; unauthorized or improper maintenance; unauthorized or improper parts or material; refrigerant not supplied by Company; and modifications made by others to Company's equipment. Company shall not be obligated to pay for the cost of lost refrigerant or lost product. Some components of Company equipment may be warranted directly from the component supplier, in which case this Limited Warranty shall not apply to those components and any warranty of such components shall be the warranty given by the component supplier. Notwithstanding the foregoing, all warranties provided herein terminate upon termination or cancellation of this Agreement. Equipment, material and/or parts that are not manufactured by Company ("Third-Party Product(s)") are not warranted by Company and have such warranties as

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may be extended by the respective manufacturer. **CUSTOMER UNDERSTANDS THAT COMPANY IS NOT THE MANUFACTURER OF ANY THIRD-PARTY PRODUCT(S) AND ANY WARRANTIES, CLAIMS, STATEMENTS, REPRESENTATIONS, OR SPECIFICATIONS ARE THOSE OF THE THIRD-PARTY MANUFACTURER, NOT COMPANY AND CUSTOMER IS NOT RELYING ON ANY WARRANTIES, CLAIMS, STATEMENTS, REPRESENTATIONS, OR SPECIFICATIONS REGARDING THE THIRD-PARTY PRODUCT THAT MAY BE PROVIDED BY COMPANY OR ITS AFFILIATES, WHETHER ORAL OR WRITTEN.**

THE REMEDIES SET FORTH IN THIS LIMITED WARRANTY ARE THE SOLE AND EXCLUSIVE REMEDIES FOR WARRANTY CLAIMS PROVIDED BY COMPANY TO CUSTOMER UNDER THIS AGREEMENT AND ARE IN LIEU OF ALL OTHER WARRANTIES AND LIABILITIES, LIABILITIES, CONDITIONS AND REMIDIES, WHETHER IN CONTRACT, WARRANTY, STATUTE, OR TORT (INCLUDING NEGLIGENCE), EXPRESS OR IMPLIED, IN LAW OR IN FACT, INCLUDING ANY IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR USE OR FITNESS FOR A PARTICULAR PURPOSE AND/OR OTHERS ARISING FROM COURSE OF DEALING OR TRADE. COMPANY EXPRESSLY DISCLAIMS ANY REPRESENTATIONS OR WARRANTIES, ENDORSEMENTS OR CONDITIONS OF ANY KIND. EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OF QUALITY, FITNESS, MERCHANTABILITY, DURABILITY AND/OR OTHERS ARISING FROM COURSE OF DEALING OR TRADE OR REGARDING PREVENTION BY THE SCOPE OF SERVICES, OR ANY COMPONENT THEREOF. COMPANY MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND, INCLUDING WARRANTY OF MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE. ADDITIONALLY, COMPANY MAKES NO REPRESENATION OR WARRANTY OF ANY KIND REGARDING PREVENTING, ELIMINATING, REDUCING OR INHIBITING ANY MOLD, FUNGUS, BACTERIA, VIRUS, MICROBIAL GROWTH, OR ANY OTHER CONTAMINANTS (INCLUDING COVID-19 OR ANY SIMILAR VIRUS) (COLLECTIVELY, "CONTAMINANTS"), WHETHER INVOLVING OR IN CONNECTION WITH EQUIPMENT, ANY COMPONENT THEREOF, SERVICES OR OTHERWISE. IN NO EVENT SHALL COMPANY HAVE ANY LIABILITY FOR THE PREVENTION, ELIMINATION, REDUCTION OR INHIBITION OF THE GROWTH OR SPREAD OF SUCH CONTAMINANTS INVOLVING OR IN CONNECTION WITH ANY EQUIPMENT, THIRD-PARTY PRODUCT, OR ANY COMPONENT THEREOF, SERVICES OR OTHERWISE AND CUSTOMER HEREBY SPECIFICALLY ACKNOWLDGES AND AGREES THERETO

13. Indemnity. To the maximum extent permitted by law, Company and Customer shall indemnify and hold harmless each other from any and all claims, actions, costs, expenses, damages and liabilities, including reasonable attorneys' fees, resulting from death or bodily injury or damage to real or personal property, to the extent caused by the negligence or misconduct of the indemnifying party, and/or its respective employees or authorized agents in connection with their activities within the scope of this Agreement. Neither party shall indemnify the other against claims, damages, expenses, or liabilities to the extent attributable to the acts or omissions of the other party or third parties. If the parties are both at fault, the obligation to indemnify shall be proportional to their relative fault. The duty to indemnify and hold harmless will continue in full force and effect, notwithstanding the expiration or early termination of this Agreement, with respect to any claims based on facts or conditions that occurred prior to expiration or termination of this Agreement.

14. Limitation of Liability. NOTWITHSTANDING ANYTHING TO THE CONTRARY, NEITHER PARTY SHALL BE LIABLE FOR SPECIAL, INCIDENTAL, INDIRECT, OR CONSEQUENTIAL LOSSES OR DAMAGES OF ANY KIND (INCLUDING WITHOUT LIMITATION REFRIGERANT LOSS, PRODUCT LOSS, LOST REVENUE OR PROFITS, OR LIABILITY TO THIRD PARTIES), INCLUDING CONTAMINANTS LIABILITIES, OR PUNITIVE DAMAGES WHETHER BASED IN CONTRACT, WARRANTY, STATUTE, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY, INDEMNITY OR ANY OTHER LEGAL THEORY OR FACTS. NOTWITHSTANDING ANY OTHER PROVISION OF THIS AGREEMENT, THE TOTAL AND AGGREGATE LIABILITY OF THE COMPANY TO THE CUSTOMER WITH RESPECT TO ANY AND ALL CLAIMS CONNECTED WITH, RELATED TO OR ARISING FROM THE PERFORMANCE OR NON-PERFORMANCE OF THIS AGREEMENT, WHETHER BASED IN CONTRACT, WARRANTY, STATUTE, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY, INDEMNITY OR ANY OTHER LEGAL THEORY OR FACTS, SHALL NOT EXCEED THE COMPENSATION RECEIVED BY COMPANY UNDER THIS AGREEMENT. IN NO EVENT SHALL SELLER BE LIABLE FOR ANY DAMAGES (WHETHER DIRECT OR INDIRECT) RESULTING FROM MOLD, FUNGUS, BACTERIA, MICROBIAL GROWTH, OR OTHER CONTAMINATES OR AIRBORNE BIOLOGICAL AGENTS. TO THE MAXIMUM EXTENT ALLOWED BY LAW, COMPANY SHALL NOT BE LIABLE FOR ANY OF THE FOLLOWING IN CONNECTION WITH PROVIDING THE ENERGY AND BUILDING PERFORMANCE SERVICES: INTERRUPTION, DELETION, DEFECT, DELAY IN OPERATION OR TRANSMISSION; CUSTOMER'S NETWORK SECURITY; COMPUTER VIRUS; COMMUNICATION FAILURE; THEFT OR DESTRUCTION OF DATA; GAPS IN DATA COLLECTED; AND UNAUTHORIZED ACCESS TO CUSTOMER'S DATA OR COMMUNICATIONS NETWORK.

15. CONTAMINANTS LIABILITY

The transmission of COVID-19 may occur in a variety of ways and circumstances, many of the aspects of which are currently not known. HVAC systems, products, services and other offerings have not been tested for their effectiveness in reducing the spread of COVID-19, including through the air in closed environments. **IN NO EVENT WILL COMPANY BE LIABLE UNDER THIS AGREEMENT OR OTHERWISE FOR ANY INDEMNIFICATION, ACTION OR CLAIM, WHETHER BASED ON WARRANTY, CONTRACT, TORT OR OTHERWISE, FOR ANY BODILY INJURY (INCLUDING DEATH), DAMAGED TO PROPERTY,OR ANY OTHER LIABILITIES, DAMAGES OR COSTS RELATED TO CONTAMINANTS (INCLUCING THE SPREAD, TRANSMISSION MITIGATION, ELIMINATION, OR CONTAMINATION THEREOF) (COLLECTIVELY, "CONTAMINANTS LIABILITIES") AND CUSTOMER HEREBY EXPRESSLY RELEASES COMPANY FROM ANY SUCH CONTAMINANT LIABILITIES.**

16. Asbestos and Hazardous Materials. The Services expressly exclude any identification, abatement, cleanup, control, disposal, removal or other work connected with asbestos or other hazardous materials (collectively, "Hazardous Materials"). Should Company become aware of or suspect the presence of Hazardous Materials, Company may immediately stop work in the affected area and shall notify Customer. Customer will be responsible for taking any and all action necessary to correct the condition in accordance with all applicable laws and regulations. Customer shall be exclusively responsible for any claims, liability, fees and penalties, and the payment thereof, arising out of or relating to any Hazardous Materials on or about the premises, not brought onto the premises by Company. Company shall be required to resume performance of the Services only when the affected area has been rendered harmless.

17. Insurance. Company agrees to maintain the following insurance during the term of the contract with limits not less than shown below and will, upon request from Customer, provide a Certificate of evidencing the following coverage:

Commercial General Liability	$2,000,000 per occurrence
Automobile Liability	$2,000,000 CSL
Workers Compensation	Statutory Limits

If Customer has requested to be named as an additional insured under Company's insurance policy, Company will do so but only subject to Company's manuscript additional insured endorsement under its primary Commercial General Liability policies. In no event does Company or its insurer waive its right of subrogation

18. Force Majeure. Company's duty to perform under this Agreement is contingent upon the non-occurrence of an Event of Force Majeure. If Company shall be unable to carry out any material obligation under this Agreement due to an Event of Force Majeure, this Agreement shall at Company's election (i) remain in effect but Company's obligations shall be suspended until the uncontrollable event terminates or (ii) be terminated upon ten (10) days' notice to Customer, in which event Customer shall pay Company for all parts of the Services furnished to the date of termination. An "Event of Force Majeure" shall mean any cause or event beyond the control of Company. Without limiting the foregoing, "Event of Force Majeure" includes: acts of God; acts of terrorism, war or the public enemy; flood; earthquake; lightning; tornado; storm; fire; civil disobedience; pandemic insurrections; riots; labor disputes; labor or material shortages; sabotage; restraint by court order or public authority (whether valid or invalid), and action or non-action by or inability to obtain or keep in force the necessary governmental authorizations, permits, licenses, certificates or approvals if not caused by Company and the requirements of any applicable government in any manner that diverts either the material or the finished product to the direct or indirect benefit of the government.

19. General. Except as provided below, to the maximum extent provided by law, this Agreement is made and shall be interpreted and enforced in accordance with the laws of the state or province in which the Services are performed without regard to choice of law principles which might otherwise call for the application of a different state's or province's law. Any dispute arising under or relating to this Agreement that is not disposed of by agreement shall be decided by litigation in a court of competent jurisdiction located in the state or province in which the Services are performed. To the extent the premises are owned and/or operated by any agency of the United States Federal Government, determination of any substantive issue of law shall be according to the United States Federal common law of Government contracts as enunciated and applied by Federal judicial bodies and boards of contract appeals of the Federal Government. This Agreement contains all of the agreements, representations and understandings of the parties and supersedes all previous understandings, commitments or agreements, oral or written, related to the Services. No documents shall be incorporated herein by reference except to the extent Company is a signatory thereon. If any term or condition of this Agreement is invalid, illegal or incapable of being enforced by any rule of law, all other terms and conditions of this Agreement will nevertheless remain in full force and effect as long as the economic or legal substance of the transaction contemplated hereby is not affected in a manner adverse to any party hereto. Customer may not assign, transfer, or convey this Agreement, or any part hereof, without the written consent of Company. Subject to the foregoing, this Agreement shall bind and inure to the benefit of the parties hereto and their permitted successors and assigns. This Agreement may be executed in several counterparts, each of which when executed shall be deemed to be an original, but all together shall constitute but one and the same Agreement. A fully executed facsimile copy hereof or the several counterparts shall suffice as an original. No modifications, additions or changes may be made to this Agreement except in a writing signed

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by Company. No failure or delay by the Company in enforcing any right or exercising any remedy under this Agreement shall be deemed to be a waiver by the Company of any right or remedy.

20. Federal Requirements. The Parties shall comply with all United States federal labor law obligations under 29 CFR part 471, appendix A to subpart A. THE FOLLOWING PROVISIONS ARE INCORPORATED HEREIN BY REFERENCE: Executive Order 11701 and 41 CFR §§ 60-250.5(a), 60-300.5; Executive Order 11758 and 41 CFR § 60-741.5(a); U.S. immigration laws, including the L-1 Visa Reform Act of 2004 and the H-1B Visa Reform Act of 2004; and Executive Order 13496. The Parties shall abide by the requirements of 41 CFR 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to protected veteran status or disability. The Parties certify that they do not operate any programs promoting DEI that violate any applicable United States anti-discrimination laws and acknowledge and agree that their compliance with all applicable federal anti-discrimination laws is material to the federal government's payment decisions. The Parties acknowledge and agree that their employment, procurement, and contracting practices shall not consider race, color, sex, sexual preference, religion, or national origin in ways that violate United States federal civil rights laws.

21. U.S. Government Contracts.

The following provision applies only to direct sales by Company to the US Government. The Parties acknowledge that all items or services ordered and delivered under this Agreement / Purchase Order are Commercial Items as defined under Part 12 of the Federal Acquisition Regulation (FAR). In particular, Company agrees to be bound only by those Federal contracting clauses that apply to "commercial" suppliers and that are contained in FAR 52.212-5(e)(1). Company complies with 52.219-8 or 52.219-9 in its service and installation contracting business. **The following provision applies only to indirect sales by Company to the US Government.** As a Commercial Item Subcontractor, Company accepts only the following mandatory flow down provisions: 52.219-8; 52.222-26; 52.222-35; 52.222-36; 52.222-39; 52.247-64. If the Services are in connection with a U.S. government contract, Customer agrees and hereby certifies that it has provided and will provide current, accurate, and complete information, representations and certifications to all government officials, including but not limited to the contracting officer and officials of the Small Business Administration, on all matters related to the prime contract, including but not limited to all aspects of its ownership, eligibility, and performance. Anything herein notwithstanding, Company will have no obligations to Customer unless and until Customer provides Company with a true, correct and complete executed copy of the prime contract. Upon request, Customer will provide copies to Company of all requested written communications with any government official related to the prime contract prior to or concurrent with the execution thereof, including but not limited to any communications related to contractor's Customer's ownership, eligibility or performance of the prime contract. Customer will obtain written authorization and approval from Company prior to providing any government official any information about Company's performance of the Services that are the subject of this offer or agreement, other than the Proposal or this Agreement.

22. Limited Waiver of Sovereign Immunity. If Customer is an Indian tribe (in the U.S.) or a First Nation or Band Council (in Canada), Customer, whether acting in its capacity as a government, governmental entity, a duly organized corporate entity or otherwise, for itself and for its agents, successors, and assigns: (1) hereby provides this limited waiver of its sovereign immunity as to any damages, claims, lawsuit, or cause of action (herein "Action") brought against Customer by Company and arising or alleged to arise out of the furnishing by Company of any product or service under this Agreement, whether such Action is based in contract, tort, strict liability, civil liability or any other legal theory; (2) agrees that jurisdiction and venue for any such Action shall be proper and valid (a) if Customer is in the U.S., in any state or United States court located in the state in which Company is performing this Agreement or (b) if Customer is in Canada, in the superior court of the province or territory in which the work was performed; (3) expressly consents to such Action, and waives any objection to jurisdiction or venue; (4) waives any requirement of exhaustion of tribal court or administrative remedies for any Action arising out of or related to this Agreement; and (5) expressly acknowledges and agrees that Company is not subject to the jurisdiction of Customer's tribal court or any similar tribal forum, that Customer will not bring any action against Company in tribal court, and that Customer will not avail itself of any ruling or direction of the tribal court permitting or directing it to suspend its payment or other obligations under this Agreement. The individual signing on behalf of Customer warrants and represents that such individual is duly authorized to provide this waiver and enter into this Agreement and that this Agreement constitutes the valid and legally binding obligation of Customer, enforceable in accordance with its terms.

1-10.48 (0225)
Supersedes 1-10.48 (1024)

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SECURITY ADDENDUM

This Addendum shall be applicable to the sale, installation and use of Trane equipment and the sale and provision of Trane services. "Trane" shall mean Trane U.S. Inc. for sales and services in the United States, or Trane Canada ULC for sales and services in Canada.

1. **Definitions.** All terms used in this Addendum shall have the meaning specified in the Agreement unless otherwise defined herein. For the purposes of this Addendum, the following terms are defined as follows:

   "Customer Data" means Customer account information as related to the Services only and does not include HVAC Machine Data or personal data. Trane does not require, nor shall Customer provide personal data to Trane under the Agreement. Such data is not required for Trane to provide its Equipment and/or Services to the Customer.

   "Equipment" shall have the meaning set forth in the Agreement.

   "HVAC Machine Data" means data generated and collected from the product or furnished service without manual entry. HVAC Machine Data is data relating to the physical measurements and operating conditions of a HVAC system, such as but not limited to, temperatures, humidity, pressure, HVAC equipment status. HVAC Machine Data does not include Personal Data and, for the purposes of this agreement, the names of users of Trane's controls products or hosted applications shall not be Personal Data, if any such user chooses to use his/her name(s) in the created accounts within the controls product (e.g., firstname.lastname@address.com). HVAC Machine Data may be used by Trane: (a) to provide better support services and/or products to users of its products and services; (b) to assess compliance with Trane terms and conditions; (c) for statistical or other analysis of the collective characteristics and behaviors of product and services users; (d) to backup user and other data or information and/or provide remote support and/or restoration; (e) to provide or undertake: engineering analysis; failure analysis; warranty analysis; energy analysis; predictive analysis; service analysis; product usage analysis; and/or other desirable analysis, including, but not limited to, histories or trends of any of the foregoing; and (f) to otherwise understand and respond to the needs of users of the product or furnished service. "Personal Data" means data and/or information that is owned or controlled by Customer, and that names or identifies, or is about a natural person, such as: (i) data that is explicitly defined as a regulated category of data under any data privacy laws applicable to Customer; (ii) non-public personal information ("NPI") or personal information ("PI"), such as national identification number, passport number, social security number, social insurance number, or driver's license number; (iii) health or medical information, such as insurance information, medical prognosis, diagnosis information, or genetic information; (iv) financial information, such as a policy number, credit card number, and/or bank account number; (v) personally identifying technical information (whether transmitted or stored in cookies, devices, or otherwise), such as IP address, MAC address, device identifier, International Mobile Equipment Identifier ("IMEI"), or advertising identifier; (vi) biometric information; and/or (vii) sensitive personal data, such as, race, religion, marital status, disability, gender, sexual orientation, geolocation, or mother's maiden name.

   "Security Incident" shall refer to (i) a compromise of any network, system, application or data in which Customer Data has been accessed or acquired by an unauthorized third party; (ii) any situation where Trane reasonably suspects that such compromise may have occurred; or (iii) any actual or reasonably suspected unauthorized or illegal Processing, loss, use, disclosure or acquisition of or access to any Customer Data.

   "Services" shall have the meaning set forth in the Agreement.

2. HVAC Machine Data; Access to Customer Extranet and Third Party Systems. If Customer grants Trane access to HVAC Machine Data via web portals or other non-public websites or extranet services on Customer's or a third party's website or system (each, an "Extranet"), Trane will comply with the following:
   a. Accounts. Trane will ensure that Trane's personnel use only the Extranet account(s) designated by Customer and will require Trane personnel to keep their access credentials confidential.
   b. Systems. Trane will access the Extranet only through computing or processing systems or applications running operating systems managed by Trane that include: (i) system network firewalls; (ii) centralized patch management; (iii) operating system appropriate anti-malware software; and (iv) for portable devices, full disk encryption.
   c. Restrictions. Unless otherwise approved by Customer in writing, Trane will not download, mirror or permanently store any HVAC Machine Data from any Extranet on any medium, including any machines, devices or servers.
   d. Account Termination. Trane will terminate the account of each of Trane's personnel in accordance with Trane's standard practices after any specific Trane personnel who has been authorized to access any Extranet (1) no longer needs access to HVAC Machine Data or (2) no longer qualifies as Trane personnel (e.g., the individual leaves Trane's employment).
   e. Third Party Systems. Trane will provide Customer prior notice before it uses any third party system that stores or may otherwise have access to HVAC Machine Data, unless (1) the data is encrypted and (2) the third party system will not have access to the decryption key or unencrypted "plain text" versions of the HVAC Machine Data.

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3. Customer Data; Confidentiality. Trane shall keep confidential, and shall not access or use any Customer Data and information that is marked confidential or by its nature is considered confidential ("Customer Confidential Information") other than for the purpose of providing the Equipment and Services, and will disclose Customer Confidential Information only: (i) to Trane's employees and agents who have a need to know to perform the Services, (ii) as expressly permitted or instructed by Customer, or (iii) to the minimum extent required to comply with applicable law, provided that Trane (1) provides Customer with prompt written notice prior to any such disclosure, and (2) reasonably cooperate with Customer to limit or prevent such disclosure.

4. Customer Data; Compliance with Laws. Trane agrees to comply with laws, regulations governmental requirements and industry standards and practices relating to Trane's processing of Customer Confidential Information (collectively, "***Laws***").

5. Customer Data; Information Security Management. Trane agrees to establish and maintain an information security and privacy program, consistent with applicable HVAC equipment industry practices that complies with this Addendum and applicable Laws ("***Information Security Program***"). The Information Security Program shall include appropriate physical, technical and administrative safeguards, including any safeguards and controls agreed by the Parties in writing, sufficient to protect Customer systems, and Customer's Confidential Information from unauthorized access, destruction, use, modification or disclosure. The Information Security Program shall include appropriate, ongoing training and awareness programs designed to ensure that Trane's employees and agents, and others acting on Trane's, behalf are aware of and comply with the Information Security Program's policies, procedures, and protocols.

6. Monitoring. Trane shall monitor and, at regular intervals consistent with HVAC equipment industry practices, test and evaluate the effectiveness of its Information Security Program. Trane shall evaluate and promptly adjust its Information Security Program in light of the results of the testing and monitoring, any material changes to its operations or business arrangements, or any other facts or circumstances that Trane knows or reasonably should know may have a material impact on the security of Customer Confidential Information, Customer systems and Customer property.

7. Audits. Customer acknowledges and agrees that the Trane SOC2 audit report will be used to satisfy any and all audit/inspection requests/requirements by or on behalf of Customer. Trane will make its SOC2 audit report available to Customer upon request and with a signed nondisclosure agreement.

8. Information Security Contact. Trane's information security contact is Local Sales Office.

9. Security Incident Management. Trane shall notify Customer after the confirmation of a Security Incident that affects Customer Confidential Information, Customer systems and Customer property. The written notice shall summarize the nature and scope of the Security Incident and the corrective action already taken or planned.

10. Threat and Vulnerability Management. Trane regularly performs vulnerability scans and addresses detected vulnerabilities on a risk basis. Periodically, Trane engages third-parties to perform network vulnerability assessments and penetration testing. Vulnerabilities will be reported in accordance with Trane's cybersecurity vulnerability reported process. Trane periodically provides security updates and software upgrades.

11. Security Training and Awareness. New employees are required to complete security training as part of the new hire process and receive annual and targeted training (as needed and appropriate to their role) thereafter to help maintain compliance with Security Policies, as well as other corporate policies, such as the Trane Code of Conduct. This includes requiring Trane employees to annually re-acknowledge the Code of Conduct and other Trane policies as appropriate. Trane conducts periodic security awareness campaigns to educate personnel about their responsibilities and provide guidance to create and maintain a secure workplace.

12. Secure Disposal Policies. Trane will maintain policies, processes, and procedures regarding the disposal of tangible and intangible property containing Customer Confidential Information so that wherever possible, Customer Confidential Information cannot be practicably read or reconstructed.

13. Logical Access Controls. Trane employs internal monitoring and logging technology to help detect and prevent unauthorized access attempts to Trane's corporate networks and production systems. Trane's monitoring includes a review of changes affecting systems' handling authentication, authorization, and auditing, and privileged access to Trane production systems. Trane uses the principle of "least privilege" (meaning access denied unless specifically granted) for access to customer data.

14. Contingency Planning/Disaster Recovery. Trane will implement policies and procedures required to respond to an emergency or other occurrence (i.e. fire, vandalism, system failure, natural disaster) that could damage Customer Data or any system that contains Customer Data. Procedures include the following

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Confidential and Proprietary Information of Trane Technologies

(i) Data backups; and
(ii) Formal disaster recovery plan. Such disaster recovery plan is tested at least annually.

15. Return of Customer Data. If Trane is responsible for storing or receiving Customer Data, Trane shall, at Customer's sole discretion, deliver Customer Data to Customer in its preferred format within a commercially reasonable period of time following the expiration or earlier termination of the Agreement or, such earlier time as Customer requests, securely destroy or render unreadable or undecipherable each and every original and copy in every media of all Customer's Data in Trane's possession, custody or control no later than [90 days] after receipt of Customer's written instructions directing Trane to delete the Customer Data.

16. Background Checks Trane shall take reasonable steps to ensure the reliability of its employees or other personnel having access to the Customer Data, including the conducting of appropriate background and/or verification checks in accordance with Trane policies.

17. DISCLAIMER OF WARRANTIES. EXCEPT FOR ANY APPLICABLE WARRANTIES IN THE AGREEMENT, THE SERVICES ARE PROVIDED "AS IS", WITH ALL FAULTS, AND THE ENTIRE RISK AS TO SATISFACTORY QUALITY, PERFORMANCE, ACCURACY AND EFFORT AS TO SUCH SERVICES SHALL BE WITH CUSTOMER. TRANE DISCLAIMS ANY AND ALL OTHER EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES WITH RESPECT TO THE SERVICES AND THE SERVICES PROVIDED HEREUNDER, INCLUDING ANY EXPRESS OR IMPLIED WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR THAT THE SERVICES WILL OPERATE ERROR-FREE OR UNINTERRUPTED OR RETURN/RESPONSE TO INQUIRIES WITHIN ANY SPECIFIC PERIOD OF TIME.

October 2024
Supersedes: November 2023v2

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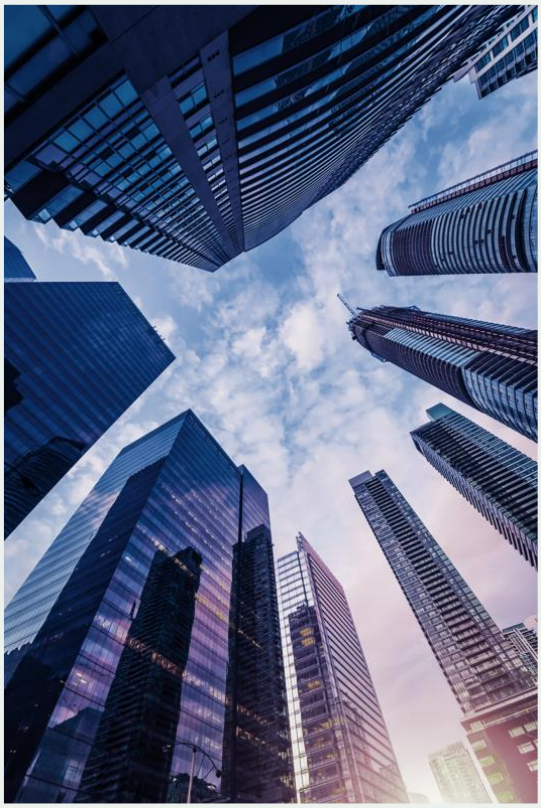
APPENDIX

SAFETY

Since 2003, U.S. Bureau of Labor Statistics records have consistently shown the Total Recordable Incident Rate (TRIR) and Days Away From Work (DAFW) for Trane have been significantly lower than those for HVAC repair and maintenance contractors and specialty trade contractors (construction). The company's safety culture in America is unparalleled in the building service industry, with proven results in the continuous reduction of injury rates. Trane incident rates (OSHA) are consistently 50 to 70 percent below the industry average.

A wide range of safety training and resources are available to Trane technicians, including:

- Safety training—20 hours per year
- Electrical safety—NFPA 70E compliant, electrical PPE
- Fall protection
- Ergonomics
- USDOT compliance
- Refrigerant management training



ENVIRONMENTAL PRACTICES

Trane policies and procedures are compliant with all federal and state regulations. Refrigerant (and substitutes) handling, storage and leak repair processes are compliant with Environmental Protection Agency regulation 40 CFR Part 82. Service technicians are Universal-certified and use only certified recovery equipment.

Refrigerant Management Software (RMS) captures, manages and reports all refrigerant activity at your site. Upon request, Trane can send you an annual report documenting all refrigerant activity that we performed for each piece of equipment during the past 12 months.

Trane adheres to all environmental regulations when removing used oil from refrigeration units.

CONSISTENCY

Nationwide, Trane technicians follow documented, formal processes that ensure uniform service delivery. As an OEM, Trane has developed exclusive service procedures which provide the most reliable outcomes, and extended equipment longevity, at the most cost-effective price.

- Exclusive service work flow processes provide detailed steps and information encompassing parts, materials, tools and sequence of execution
- Additional steps addressing safety, quality control, work validation and environmental compliance
- Technicians must consistently reference documented processes to ensure no critical steps are skipped or omitted
- Applicable service processes meet or exceed ASHRAE 180-2008 Standard Practice for Inspection and Maintenance of Commercial Building HVAC Systems

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Racine County, Wisconsin

Contract # 3341

for

HVAC Products, Installation, Labor Based Solutions and Related Product and Services

with

Trane US Inc.

Effective: September 1, 2022

The following documents comprise the executed contract between the Racine County, Wisconsin and Trane U.S. Inc., effective September 1, 2022:

I. Vendor Contract and Signature Form
II. Supplier's Response to the IFB, incorporated by reference

DocuSign Envelope ID: 5AB039C2-2DAF-4A1E-9286-D4840C496111

Racine County
WISCONSIN

Purchasing Department
730 Wisconsin Avenue
Racine, WI 53403
262-636-3700
fax: 262-636-3763

HVAC PRODUCTS, INSTALLATION, LABOR BASED SOLUTIONS AND RELATED PRODUCT AND SERVICES CONTRACT 2022

This Contract made and entered into this 16th day of August 2022, by and between Racine County, Wisconsin, 730 Wisconsin Avenue, Racine, Wisconsin 53403 (hereinafter referred to as "COUNTY") and Trane U.S. Inc., 800 Beaty Street, Davidson, North Carolina 28036-6924 (hereinafter referred to as "CONTRACTOR").

W I T N E S S E T H:

For good and valuable consideration, the parties agree as follows:

1. **WORK**: CONTRACTOR shall provide HVAC PRODUCTS, INSTALLATION, LABOR BASED SOLUTIONS AND RELATED PRODUCT AND SERVICES:
   The undersigned parties understand and agree to comply with and be bound by the entire contents of Sealed Bid # RC2022-1001: HVAC PRODUCTS, INSTALLATION, LABOR BASED SOLUTIONS AND RELATED PRODUCT AND SERVICES (aka, the Contractor's Bid Proposal submitted July 21, 2022) which is incorporated herein by reference. CONTRACTOR understands and agrees that the bonds and insurance required by the Project Manual are to be kept current at all times through the length of each term and for 90 Days following completion of each term. Bonds and insurance must be renewed and presented to the COUNTY at the time of each renewal term if COUNTY chooses to renew. Bonds and insurance shall be written by a firm acceptable to the COUNTY as specified in the Project Manual.
2. **TERM**: September 1, 2022, to August 31, 2027, with full renewal of one (1) additional five (5) year term per the Project Manual. COUNTY shall exercise renewal options by issuance and delivery to CONTRACTOR of a written notice to renew this Agreement.
3. **PROJECT**: HVAC PRODUCTS, INSTALLATION, LABOR BASED SOLUTIONS AND RELATED PRODUCT AND SERVICES in accordance with the Project Manual.
4. **PRICE**: Price as stated for all schedules included in the Project Manual.

DocuSign Envelope ID: 5AB039C2-2DAF-4A1E-9286-D4840C496111

5. **CANCELLATION**: This contract may be cancelled without penalty or obligation of any kind, by COUNTY by, for or on behalf of itself or its agencies, departments, officers, agents or employees immediately upon written notice to all parties that sufficient funds have not been budgeted by the County Board of Supervisors to pay the obligations under this agreement.

   Either party may terminate the contract on the anniversary date in any subsequent year of the contract by providing the other party with written notice ninety (90) days prior to the anniversary date.

   If the CONTRACTOR fails to maintain and keep in force required insurance, COUNTY shall have the right to cancel and terminate the contract without notice.

   Notwithstanding any of the terms and conditions contained herein, the COUNTY and CONTRACTOR reserve the right to terminate the contract at any time for any reason by providing written notice of termination to the other party no less than ninety (90) days in advance of termination. In the event of said termination, CONTRACTOR shall not reduce its activities hereunder unless agreed in advance by COUNTY. The CONTRACTOR will pay according to the contract for services tendered through the date of termination.

RACINE COUNTY

BY: DocuSigned by: Jonathan Delagrave 8/17/2022
7B676D90951B406...

BY: DocuSigned by: Michael J. Lanzdorf 8/17/2022
36F9231CFBA8401...

BY: DocuSigned by: Wendy Christensen 8/17/2022
FC1B3339B9654BD...

BY: DocuSigned by: Steven Zimmer 8/16/2022
14A5552654004D4...

Trane U.S. Inc.

BY: DocuSigned by: Greg Spencer 8/16/2022
95FF4CCACB964F1...

Finance Department
Purchasing Division
65 Stone Street I Cocoa, FL 32922
Phone: (321) 433-8833

January 26, 2023

To: All Departments

Subject: Approved use of Omnia Partners contract 3341 with Trane US Inc.

The Purchasing Department has reviewed Omnia Partners contract 3341 with Trane US Inc. where Racine County, WI is the lead agency and has confirmed that the terms are acceptable for departmental use through August 31, 2027 unless extended.

The contract provides discounted pricing for HVAC Products, Installation, Labor Based Solutions, and Related Products and Services such as training, start-up and commissioning services, installation, maintenance, turn-key services, IEQ, repair services, rentals, leases, and equipment upgrades.

IFB # RC2022-of 1001, General Terms and Conditions Section II-K National Contract states the solicitation is available to other public agencies nationally, including state and local governmental entities, public and private primary, secondary and higher education entities, non-profit entities, and agencies for the public benefit ("Public Agencies"), through OMNIA Partners' cooperative purchasing program and that the successful bidder is required to extend these services. It is further stated under Attachment D that Certain terms of the Master Agreement specifically applicable to the Principal Procurement Agency (e.g., governing law) are subject to modification for each Participating Public Agency as Vendor and such Participating Public Agency may agree without being in conflict with the Master Agreement as a condition of the Participating Agency's purchase.

The City may enter into supplementary agreements and/or append its terms and conditions to the master agreement through the issuance and vendor acceptance of a purchase order.

The vendor quote and department requisition must clearly reference that pricing is being provided in according with this contract. Departments are required to obtain any additional documentation such as a COI and e-Verify affidavit when required. If purchase is greater than the City Manager approval authority and/or if the purchase results in a service agreement which is active in more than one fiscal year, the department must also obtain the approval of City Council.

Should there be additional questions or clarification needed please contact the Purchasing Department at purchasing@cocoafl.org.

Brian Dale
Purchasing Manger
City of Cocoa

Florida - Central (Zone 42, H3)		Hourly Rate 7/1/2022		
Item	Labor Classification	Normal Business Hours	Overtime	Holiday
1	Architect	$ 317.07	$ 475.60	$ 634.14
2	Asbestos worker	$ -	$ -	$ -
3	Boilermaker	$ 225.48	$ 338.21	$ 450.95
4	Concrete finishers	$ 126.83	$ 190.24	$ 253.66
5	Delivery personnel	$ 77.51	$ 116.27	$ 155.02
6	Drafting	$ 105.69	$ 158.53	$ 211.38
7	Drywall and ceiling installers	$ 105.69	$ 158.53	$ 211.38
8	Electricians	$ 246.61	$ 369.92	$ 493.23
9	Engineering design	$ 246.61	$ 369.92	$ 493.23
10	Geothermal well field labor	$ 162.06	$ 243.09	$ 324.12
11	Heavy equipment operators	$ 176.15	$ 264.22	$ 352.29
12	HVAC commercial A/C technician	$ 161.99	$ 242.98	$ 323.97
13	HVAC light commercial	$ 133.87	$ 200.80	$ 267.74
14	HVAC helper	$ 126.83	$ 190.24	$ 253.66
15	HVAC field supervisor	$ 176.15	$ 264.22	$ 352.29
16	HVAC refrigeration technician	$ 155.01	$ 232.51	$ 310.01
17	HVAC duct installer	$ 155.01	$ 232.51	$ 310.01
18	HVAC filter technician	$ 119.79	$ 179.68	$ 239.57
19	HVAC building automation technician	$ 181.43	$ 272.14	$ 362.85
20	Infrared technician	$ 211.38	$ 317.07	$ 422.76
21	Insulators	$ 162.06	$ 243.09	$ 324.12
22	Laborers	$ 77.51	$ 116.27	$ 155.02
23	Light equipment operators	$ 105.69	$ 158.53	$ 211.38
24	Metal building assembler	$ 126.83	$ 190.24	$ 253.66
25	Millwrights	$ 126.83	$ 190.24	$ 253.66
26	Operating engineer	$ 126.83	$ 190.24	$ 253.66
27	Painters, wall covering installers	$ 140.92	$ 211.39	$ 281.85
28	Pipefitters	$ 183.20	$ 274.80	$ 366.40
29	Plasterers	$ 112.73	$ 169.10	$ 225.46
30	Plumbers	$ 183.20	$ 274.80	$ 366.40
31	Project manager	$ 183.20	$ 274.80	$ 366.40
32	Project administrator	$ 133.87	$ 200.80	$ 267.74
33	Project engineering	$ 176.15	$ 264.22	$ 352.29
34	Roofers	$ 133.87	$ 200.80	$ 267.74
35	Sheet metal workers	$ 155.01	$ 232.51	$ 310.01
36	Test and balance technician	$ 211.38	$ 317.07	$ 422.76
37	Tile setters	$ 133.87	$ 200.80	$ 267.74
38	Water Proofers, caulkers	$ 105.69	$ 158.53	$ 211.38
39	Water treatment technician	$ 155.01	$ 232.51	$ 310.01
	Additional labor categories:			
1	Bricklayers; Masons	$ 112.73	$ 169.10	$ 225.46
2	Carpenter /Case worker	$ 126.83	$ 190.24	$ 253.66
3	Carpet Layers/Floor Installers	$ 126.83	$ 190.24	$ 253.66
4	Data Comm/Telecom Installer	$ 176.15	$ 264.22	$ 352.29
5	Elevator Mechanics	$ 260.70	$ 391.05	$ 521.39
6	Glaziers	$ 133.87	$ 200.80	$ 267.74
7	Ironworkers	$ 133.87	$ 200.80	$ 267.74
8	Lathers	$ 133.87	$ 200.80	$ 267.74
9	Sprinkler Fitters	$ 176.15	$ 264.22	$ 352.29
10	Terrazzo Workers	$ 133.87	$ 200.80	$ 267.74
11	Energy Engineer	$ 200.86	$ 301.30	$ 401.73
12	MISC MATERIAL MARGIN	28.50%	28.50%	28.50%

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 6/9/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
MARSH & MCLENNAN COMPANIES
1166 Avenue of the Americas
New York NY 10036
ATTN: 212-345-6000

CONTACT NAME: Michaela Grasshoff, ARM
PHONE (A/C, No, Ext): 212-345-2794 **FAX (A/C, No):**
E-MAIL ADDRESS: Michaela.Grasshoff@marsh.com

INSURER(S) AFFORDING COVERAGE	NAIC #
COMPANY A: Old Republic Insurance Company	24147
COMPANY B: Travelers Property Casualty Co of Amer	25674

INSURED
Trane U.S. Inc.
2301 Lucien Way
Suite 430
Maitland, FL 32751
United States

COVERAGES **CERTIFICATE NUMBER:** 832933 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			MWZY 317456-26	4/17/2026	4/17/2027	EACH OCCURRENCE	$10,000,000.00
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$1,000,000.00
	X TIME ELEMENT POLLUTION LIABILITY						MED EXP (Any one person)	$10,000.00
	X CONTRACTUAL LIABILITY						PERSONAL & ADV INJURY	$10,000,000.00
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$10,000,000.00
	POLICY X PRO-JECT X LOC						PRODUCTS - COMP/OP AGG	$10,000,000.00
	OTHER:						policy aggregate	$20,000,000.00
A	AUTOMOBILE LIABILITY			MWTB 317455-26	4/17/2026	4/17/2027	COMBINED SINGLE LIMIT (Ea accident)	$10,000,000.00
	X ANY AUTO						BODILY INJURY (Per person)	
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	
	PHYSICAL DAMAGE/SELF INS.			APD - Self Insured				$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	
	DED RETENTION $							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			UB-8M35413A-26-51-K (AOS)	4/17/2026	4/17/2027	X PER STATUTE / OTH-ER	
B	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: N	N / A		UB-8M370386-26-51-R (Retro)	4/17/2026	4/17/2027	E.L. EACH ACCIDENT	$3,000,000.00
B	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			UB-9L048059-26-51-D (MN)	4/17/2026	4/17/2027	E.L. DISEASE - EA EMPLOYEE	$3,000,000.00
B				TWXJ-UB-7434L45A-TIL-26 (OH)	4/17/2026	4/17/2027	E.L. DISEASE - POLICY LIMIT	$3,000,000.00

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Please see page 2 for additional information.

CERTIFICATE HOLDER
City of Cocoa
375 North Cocoa Blvd,
Cocoa, FL 32922
United States

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Marsh USA, Inc.
BY: Michaela Grasshoff, ARM

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ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED Trane U.S. Inc. 2301 Lucien Way Suite 430 Maitland, FL 32751 United States
	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: _____ **FORM TITLE:** _____

City of Cocoa is included as Additional Insured where required by contract with respect to General Liability pursuant to applicable endorsement.

City of Cocoa are included as Additional Insured where required by contract with respect to Automobile Liability pursuant to applicable endorsement.

Job Description: Various Projects

For questions regarding this certificate of insurance contact: Mildress Santana Email: millie.santana@tranetechnologies.com Phone: 407-551-1134

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IL 10 (12/06) OLD REPUBLIC INSURANCE COMPANY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – WHERE REQUIRED UNDER CONTRACT OR AGREEMENT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART/FORM

It is agreed that such insurance as is afforded by the policy applies subject to the following provisions:

SECTION II - WHO IS AN INSURED is amended to include as an additional insured:

1. Any person or organization to whom you become obligated to include as an additional insured under this policy, as a result of any written contract or agreement you enter into which requires you to furnish insurance to that person or organization of the type provided by this policy, but only with respect to liability to the extent caused by you and arising out of your operations, including both continuing and completed operations, or premises owned by or rented to you; or

2. Any designated person or organization, designated by you in writing to us, but only with respect to liability to the extent caused by you and arising out of your operations or premises owned by or rented to you and provided the "bodily injury", "property damage" or "personal and advertising injury" occurs subsequent to your written request to designate such person or organization as additional insured.

However, the insurance provided will not exceed the lesser of:

a. The coverage and/or limits of this policy; or

b. The coverage and/or limits required by said contract or agreement.

Includes copyrighted material of Insurance Services Office, Inc., with its permission.

City of Cocoa Budget Adjustment Form FY2026- 064-T

Select Adjustment Type: Budget Transfer | Requesting Department #: 4020-UT | Date Prepared: 5/8/26

From Accounts'

Adjusting Amount	Account Number	Account Name	Current Budget	Adjusted Budget	Project Number
($ 18,992)	421-4020-536.64-15	WATER/SEWER SERVICES / IT HARDWARE		($ 18,992)	WS18SC
($ 35,008)	421-4020-536.34-00	WATER/SEWER SERVICES / CONTRACT SERVICES		($ 35,008)	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
($ 54,000) Total					

To Accounts'

Adjusting Amount	Account Number	Account Name	Current Budget	Adjusted Budget	Project Number
$ 54,000	421-4020-536.64-00	WATER/SEWER SERVICES / MACHINERY AND EQUIPMENT		$ 54,000	CA2602
				$ 0	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
$ 54,000 Total					

Reason/Justification for Adjustment:

This project will upgrade the existing obsolete building automation system in the Dyal Operations Building. The upgrade will allow for any remaining legacy system level controllers to be replaced upon failure thereby eliminating the current system's service vulnerability stemming from reliance on obsolete devices. Agenda Item 2026-395

City Council Approval Needed? Yes: ○ No: ◉ **Date Approved:** **Resolution #:** 2026-046

*~*City Council Approval needed for transfers greater than $75,000 or transfers between departments/funds. All CRA adjustments must go to their respective boards.*

James Mitchell — Digitally signed by James Mitchell, DN: cn=James Mitchell, ou=Dyal Water Plant, email=jmitchell@cocoafl.gov, Date: 2026.05.08 11:44:12 -04'00'
Requestor's Signature

Zoie Badalov — Digitally signed by Zoie Badalov, DN: cn=Zoie Badalov, ou=CH, email=zbadalov@cocoafl.gov, Date: 2026.06.18 08:27:21 -04'00'
Finance Approval Signature

Finance Director's Signature

John "Jack" Walsh — Digitally signed by John "Jack" Walsh, DN: cn=John "Jack" Walsh, ou=Utilities, email=jwalsh@cocoafl.gov, Date: 2026.05.11 15:21:48 -04'00'
Department Director's Signature

Lora Howell — Digitally signed by Lora Howell, DN: cn=Lora Howell, ou=CH, email=lhowell@cocoafl.gov, Date: 2026.06.18 08:28:20 -04'00'
Deputy Finance Director's Signature

City Manager's Signature

FINANCE USE ONLY:

Date Entered: Entered By: Group #:

RESOLUTION NO. 2026-046

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COCOA, FLORIDA; AUTHORIZING THE CITY MANAGER TO APPROVE AND EXECUTE CHANGE ORDERS TO THE PRIMARY CONSTRUCTION CONTRACT AND ANY ADDITIONAL SERVICE CONTRACTS RELATED TO THE COMPLETION OF THE PROJECT REGARDING THE TRANE CONTROL SYSTEM UPGRADE/CA2602 IN AN AMOUNT NOT TO EXCEED THE TOTAL AMOUNT BUDGETED FOR THE PROJECT BY THE CITY COUNCIL INCLUSIVE OF THE 20% CONTINGENCY SET ASIDE FOR THE PROJECT; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, section 2-4 of the City Code provides that with respect to construction contracts approved by the City Council, the City Council may authorize by resolution the City Manager to approve change orders to the primary construction contract and any additional service contracts related to the completion of the construction project authorized by the City Council in excess of the spending authority limits under this section provided the amount is within the unexpended construction budget approved by the City Council for the project including any contingency funds approved by the City Council for said contract; and

WHEREAS, July 14, 2026, the City Council authorized the City Manager to proceed with the Trane Control System Upgrade/CA2602, subject to certain terms and conditions and budget adjustments approved by the City Council; and

WHEREAS, in conjunction with this authorization, the City Council desires to streamline the approval of change orders and any additional service contracts to the extent necessary in order to expedite the construction of the project; and

WHEREAS, the City Council deems it to be in the best interest of the City of Cocoa to authorize the City Manager to approve the aforementioned change orders and any additional service contracts consistent with the terms of this Resolution and Section 2-4 of the City Code even if said amounts exceed the City Manager's general spending authority approved by the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COCOA, as follows:

SECTION 1.

(A) Pursuant to Section 2-4 of the City Code, the City Manager is hereby authorized to approve any change orders to the primary construction contract and any additional service contracts related to the construction project regarding the Trane Control System Upgrade/CA2602, provided the total amount of approved change orders and any additional service contracts do not cause the construction budget to exceed the total $54,000.00 budgeted by the City Council for the project inclusive of the 20% contingency amount set aside for the project. This grant of spending authority shall be interpreted and construed in accordance with the provisions of Section 2-4 of the City Code.

(B) Pursuant to Section 2-4 of the City Code, the City Manager shall also provide notice of any such approved change orders and any additional service contracts to the City Council in the form of an agenda item at the next scheduled City Council meeting or as soon as practicable thereafter.

SECTION 2. All prior resolutions or prior resolutions inconsistent with this resolution are hereby repealed to the extent of the conflict.

SECTION 3. This resolution shall become effective immediately upon its adoption by the City Council of the City of Cocoa, Florida.

ADOPTED by the City Council of the City of Cocoa, Florida, in a regular meeting assembled on July 14, 2026.

_____
Michael C. Blake, Mayor

ATTEST:

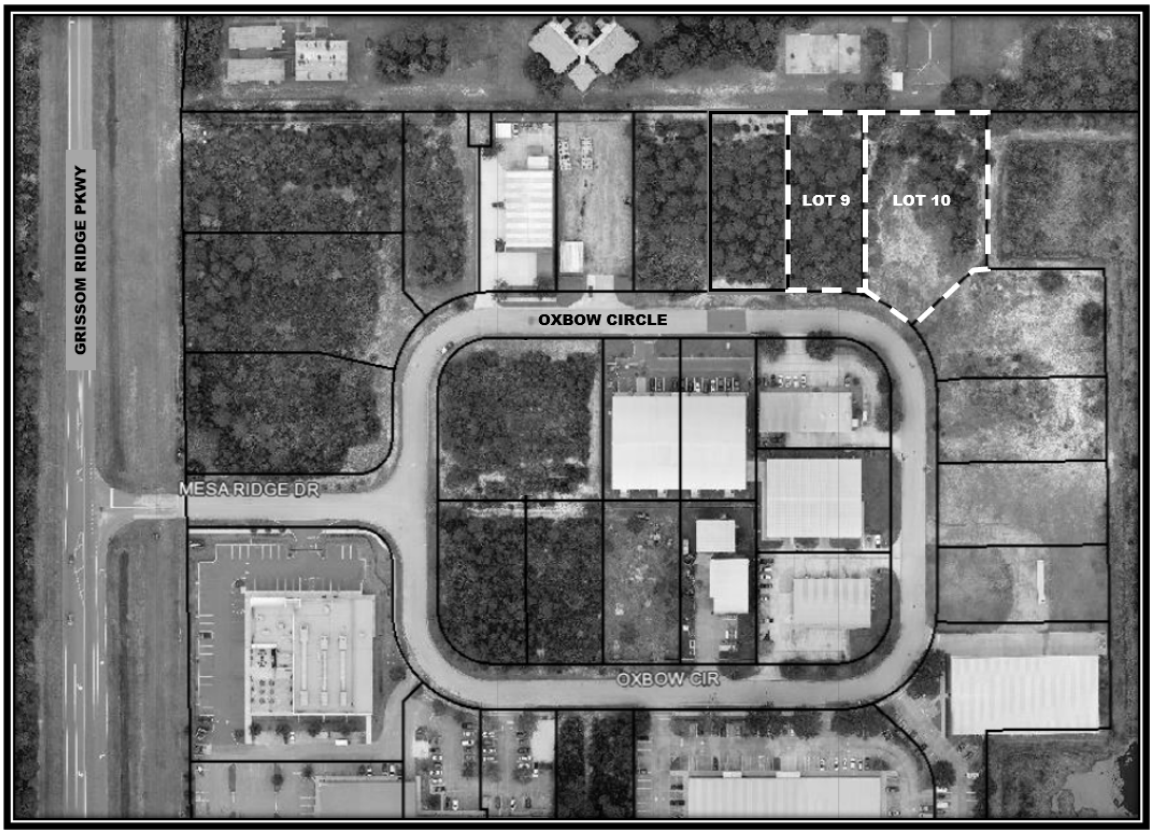
_____
Monica Arsenault, CMC, City Clerk

CITY COUNCIL AGENDA ITEM

Memo Date:	May 19, 2026
Agenda Date:	July 14, 2026
File ID:	2026-417
Prepared By:	Stockton Whitten, City Manager
Through:	Jennifer Webster, Senior Planner
Requested Action:	Approve the Aggregation of Lots and Unity of Title for Oxbow Circle, Lots 9 & 10 otherwise described as Tax Parcel ID: 24-35-12-25-*-10, Lot 10, GRISSOM RIDGE, and Tax Parcel ID: 24-35-12-25-*-9, Lot 9, GRISSOM RIDGE, in the City of Cocoa, to one single enlarged lot.

BACKGROUND:

This is a request for the aggregation of lots 9 & 10 in the Grissom Ridge Subdivision in Cocoa, Florida, otherwise described as Tax Parcel ID: 24-35-12-25-*-10, Lot 10, GRISSOM RIDGE, and Tax Parcel ID: 24-35-12-25-*-9, Lot 9, GRISSOM RIDGE. These parcels are generally located east of Grissom Ridge Parkway, north of SR 528, on Oxbow Circle, also illustrated in the Location Map below.



This subdivision was originally platted in 2005 as the Industrial Park GRISSOM RIDGE.

Per City of Cocoa Code, Chapter 18 – SUBDIVISIONS, “The aggregation of multiple lots under common ownership […] may be accomplished through a unity of title agreement with the city,” (Chapter 18, Sec. 148 (a)) and “The city manager shall be required to execute the unity of title agreement on the city's behalf provided the application is in compliance with the provisions of this section” (Chapter 18, Sec. 148 (c)). The Unity of Title agreement is attached hereto as Attachment “A”.

The aggregation of these lots does not create any non-conforming zoning conditions.

Utility Easements:

There is an existing 5-foot public utility easement on the common boundary between the existing Lots 9 and 10. This easement will be vacated as a result of the combination of these lots and the terms of the Grissom Ridge Plat, recorded at Plat Book 53, Page 61, Public Records of Brevard County, Florida, which states, “In the event that two or more lots are combined as one building site the public utility and drainage easement that run along the side of the subject building site will cease and become void so as to accommodate the planned improvements and no public hearing or vacation process will be necessary to vacate these easements. No side lot line easement will become void should there be utilities or drainage facilities within those easements at the time of the building permit application.”

The City of Cocoa Utilities and Public Works Departments have confirmed that there are no existing utilities in the 5’ utility easement.

PRIORITY AREA CONNECTION:
Economic and Community Development

BUDGETARY IMPACT:
N/A

PREVIOUS ACTION:
None.

RECOMMENDED MOTION:

Staff requests City Council **APPROVE** the Aggregation of Lots and Unity of Title for Oxbow Circle, Lots 9 & 10 otherwise described as Tax Parcel ID: 24-35-12-25-*-10, Lot 10, GRISSOM RIDGE, and Tax Parcel ID: 24-35-12-25-*-9, Lot 9, GRISSOM RIDGE, in the City of Cocoa, to one single enlarged lot.

Aggregation of Lots & Boundary Line Adjustments

City Manager's Office
Planning and Zoning
65 Stone Street
Cocoa, Florida 32922

Phone: (321) 433-8535
Fax: (321) 433-8543
Web: http://www.cocoafl.org

This form is divided into steps to help you prepare your application, provide supplemental materials, and prepare for City Council approval. A pre-application meeting with Staff is **recommended**.

Application # PZ - _____ - _____

Please TYPE or PRINT this application neatly.

For Office Use Only - Date Received

Stamp Only When Application is Fully Complete

1. **Type of Application:** (select the box that best applies to your desired lot modification)

   ☐ **Boundary Line Adjustment:** An adjustment of a boundary line between contiguous lots or parcels, which may be platted or unplatted and which may be under separate ownership or the same ownership, where such adjustment does not create any additional lots.

   ☑ **Lot Aggregation:** The aggregation of multiple lots under common ownership. The aggregation shall be accomplished through executing a unity of title agreement with the city.

2. **Applicant Information:** ** NOTE: Applicant is the main contact.*

   Company (if applicable): **TSC Builders LLC**

   Name: **Joseph Scales**

   Mailing Address: **130 Cleveland Ave., Unit A**

   City: **Cocoa Beach** State: **FL** Zip Code: **32931**

   Phone #: _____ Fax #: _____

   Mobile #: **321-508-4803** E-mail: **joeys@tscconstruct.com**

3. **Property Owner Information:** ** Check here if same as Applicant* → ☑
   ** If more than one owner, attach additional sheet with names and addresses.*

   Company (if applicable): **Greystone Debt Acquisitions, LLC**

   Name: _____

   Mailing Address: **1415 N. Atlantic Avenue**

   City: **Cocoa Beach** State: **FL** Zip Code: **32931**

   Phone #: **321-613-2970** Fax #: _____

   Mobile #: _____ E-mail: **jwells@spartanfl.com**

4. **Surveyor:**

Company (if applicable): **Kane Surveying, Inc.**

Name: **Joel Seymour**

Mailing Address: **505 Distribution Drive**

City: **Melbourne** State: **FL** Zip Code: **32904**

Phone #: **(321) 676-0427** Mobile #: _____ E-mail: _____

5. **Property Information:**

Street Address and Location: **SEE ADDENDUM**

Parcel ID: ** If more than two Parcel IDs, attach additional sheet with Parcel IDs.*

2 4 - 3 5 - 1 2 - 2 5 - * _ _ _ _ . _ - 9 _ _ _ . _ _

2 4 - 3 5 - 1 2 - 2 5 - * _ _ _ _ . _ - 1 0 _ _ . _ _

Tax Account Numbers: ** If more than two Tax Account #s, attach additional sheet with Tax Account #s.*

2 4 5 8 7 8 4 2 4 5 8 7 8 5

Land Area: _____ square feet or _____ acres

Existing Use(s) on Property: **Vacant**

Proposed Use(s) on Property: **Warehouse / Manufacturing**

Existing Zoning Category: **M-2**

Existing Future Land Use Category: **Industrial**

Proposed Density: _____

6. **Applicant Confirmation (please check all that apply):**

- ☑ The proposed lot adjustment or aggregation will not result in the creation of any additional lots.
- ☑ The proposed action will not increase the nonconformity of any existing lot.
- ☑ Adequate access and utility service will be maintained for all affected lots.
- ☑ The proposal complies with all applicable dimensional requirements of the zoning district.

Additional requirements for boundary line adjustments may be found in Section 18-148 of the City Code.

7. **Narrative Explanation:** Please provide a brief narrative describing the reason(s) for the boundary line adjustment or lot aggregation and the proposed reconfiguration:

SEE ADDENDUM

12. Signatures and Notarization.

STATE OF FLORIDA COUNTY OF BREVARD. I, **Joseph Scales** being first duly sworn, depose and say that:

☑ ~~I am the applicant, or if corporation,~~ I am the officer of the corporation authorized to act on this request.

☑ I am the legal representative of the applicant of this application and a notarized Letter of Authorization form or agent affidavit accompanies this application giving written, unless the applicant is the Attorney representing the owner.

I hereby certify that I have read, completed and understand this application and applicable petition, and understand that if my application and all associated attachments are not complete and accurate in all respects, the application will not be processed.

Joey Scales
(APPLICANT SIGNATURE)

(Print, Type, or Stamp Commissioned Name of Notary Public)

SONIA DOO KINGUE
Notary Public - State of Florida
Commission # HH 648379
My Comm. Expires Mar 5, 2029
Bonded through National Notary Assn.

Personally Known ☒ OR Produced Identification ☐

Type of I.D. Produced _____

Sonia Doo Kingue
(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 12th day of MARCH, 20 **26**

FOR OFFICE USE ONLY

Fee of $ _____ in cash ☐ or check ☐ (No. _____) payable to the "City of Cocoa".

Receipt Number: _____

Date: _____

Signature from Planning & Zoning Division:

_____

8. **Please submit the following items in order complete the application:**

a. ☑ **Application fee.** Please make checks payable to the 'City of Cocoa' and submit payment **ONLY** to the Community Services Department.

b. ☑ **Notarized application.**

c. ☑ **Proof of ownership.** A copy of the most recent recorded warranty deed for the subject properties is required.

d. ☑ **Letter of authorization.** If the applicant is not the property owner, a notarized letter of authorization or agent affidavit is required, unless the applicant is the Attorney of the owner. Each property owner must complete a separate authorization form or other suitable documentation to allow the agent to act upon his/her behalf. A sample "Letter of Authorization" form is available from the City.

e. ☑ **Corporate documents.** If the applicant/owner is representing a company, articles of incorporation which show the applicant/owner is authorized to represent the company is required. A data record printout from the Florida Department of State, Division of Corporations website may also be provided (http://www.sunbiz.org/corpweb/inquiry/search.html).

f. ☑ **Legal description.** Submit a typed copy of the legal descriptions of the existing properties.

g. ☑ **Title Opinion:** A title opinion from an attorney or a property information report that is prepared within the preceding thirty (30) days. Please indicate the disposition of any Public Utilities Easements on the lots that are being joined, as well as any other features that are being abandoned or relocated.

h. ☐ **Unity of title agreement (executed following preparation by the City Attorney for lot aggregations).**

i. ☐ N/A **Consent/joinder of all mortgage holders or releases or modifications of existing mortgages** (if required by the City attorney)

j. ☑ **Proposed deed or other conveyance document for boundary line adjustments**

k. ☑ **An affidavit by all property owners:** written consent has been provided by both property owners whose lot lines are subject to adjustment.

l. ☑ **Survey** of both the existing and proposed lot configurations has been submitted, prepared by a land surveyor licensed in the State of Florida. The survey shall include:

- The location of all principal and accessory structures with existing and proposed setbacks for each lot;
- The existing location of all utilities serving the lots; and
- The proposed access points to the lots, including any access easements.

9. **Application filing procedure.** This application, together with all required exhibits and attachments, shall be completed and filed with the Planning and Zoning Division.

10. **Unity of title.** The city manager or designee shall require the affected property owners of a boundary line adjustment to enter into a unity of title agreement with the city for purposes of creating the new developable lots resulting from the boundary line adjustment. The city manager shall be required to execute the unity of title agreement on the city's behalf provided the application is in compliance with the provisions of this section. The city manager or designee may determine that a unity of title agreement is not required for insubstantial boundary changes. All other Unity of Title agreements will be approved by City Council as a consent agenda item.

11. **Recording.** No boundary line adjustment shall be recorded unless approved as provided Chapter 18, Sec. 18-148 of the City of Cocoa Code. The boundary line adjustment shall be recorded with the clerk of the court of Brevard County within twelve (12) months of approval by the planning official, and one (1) reproducible copy shall be furnished to the planning and zoning division.

ADDENDUM TO APPLICATION FOR AGGREGATION OF LOTS & BOUNDARY LINE ADJUSTMENTS

5. Property Information:

Originally, the parcel consisted of two separate lots each having a separate Tax Parcel ID Number. The prior Tax Parcels and legal descriptions of the separate Lots were as follows:

Parcel ID 24-35-12-25-*-9 (Tax Account 2458784):
Lot 9, GRISSOM RIDGE, according to the plat thereof, as recorded in Plat Book 53, Page 61, of the Public Records of Brevard County, Florida.

Parcel ID 24-35-12-25-*-10 (Tax Account 2458785):
Lot 10, GRISSOM RIDGE, according to the plat thereof, as recorded in Plat Book 53, Page 61, of the Public Records of Brevard County, Florida.

The combined property is described as:

Lots 9 and 10, GRISSOM RIDGE, according to the plat thereof, as recorded in Plat Book 53, page 61, of the Public Records of Brevard County, Florida.

7. Narrative Explanation:

The lots are being aggregated so that the combined lots can be used for one site to build a large building and associated parking and other site improvements on this property which is contained within a private commercial subdivision.

PREPARED BY AND RETURN TO
VICTOR M WATSON ESQ
WATSON, SOILEAU, DELEO, BURGETT & PICKLES, P A
3490 North US Highway 1
Cocoa Florida 32926
(321) 631-1550
Our File No 12-8579
REC $10 00
DOC $4,900 00

WARRANTY DEED

GRANTOR **GRISSOM RIDGE, LLC, a Florida limited liability company**

GRANTEE **GREYSTONE DEBT ACQUISITIONS, LLC, a Florida limited liability company**

GRANTEE'S MAILING ADDRESS **211 CAROLINE STREET, CAPE CANAVERAL, FL 32920**

DATE **DECEMBER 27, 2012**

LEGAL DESCRIPTION OF PROPERTY LOCATED IN **BREVARD** COUNTY, FLORIDA

Lots 1, 2, 3, 4, 7, 8, 9, 10, 23, 24, 25, 26, 27, 33, 34, 35, 36, Grissom Ridge, according to the plat thereof, as recorded in Plat Book 53, Page(s) 61, of the Public Records of Brevard County, Florida.

The Grantor, for and in consideration of the sum of TEN DOLLARS, and other good and valuable considerations to the Grantor in hand paid by the Grantee the receipt of which is acknowledged, has granted, bargained and sold to the Grantee and the Grantee's heirs and assigns forever the land described above The Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever

This conveyance is subject to restrictions and matters appearing on the plat or otherwise common to the subdivision, public utility easements of record taxes for the year 2010, 2011, AND 2012, and taxes for the year 2013 which are not yet due and payable

Execution of deed witnessed by

Witness
Print Name VICTOR M. WATSON

Witness
Print Name JENICA WILL

GRANTOR

GRISSOM RIDGE, LLC, a
Florida limited liability company

By ENDLESS SUMMER VILLAS, INC , a Florida corporation, as its Managing Member

By _____
Phillip A Madison, President
111 Cleveland Avenue
Cocoa Beach FL 32931

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 27th day of December 2012, by Phillip A Madison, as President of Endless Summer Villas Inc as Managing Member of Grissom Ridge, LLC who is personally known to me _____ or who has produced a FL dr. lic. as identification and who did not take an oath

VICTOR M WATSON
MY COMMISSION EXPIRES
April 23, 2016
#EE 191680
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

Notary Public
State of Florida at Large

PROPERTY OWNER
LETTER OF AUTHORIZATION

APPLICATION REQUEST:

~~TSC Builders to be the applicant for site plan application~~

~~3061 Oxbow circle cocoa fl 32926~~

AFFECTED PROPERTY: List the Parcel/Tax IDs that are subject to this Letter of Authorization. If there are more than four Parcel/Tax IDs, complete additional Letters of Authorization containing the additional Parcels/Tax IDs.

24-35-12-25-[illegible]X.[illegible]-[illegible]9.[illegible]

24-35-12-25-[illegible]X.[illegible]-[illegible]10.[illegible]

24-35-12-25-9

STATE OF FL COUNTY OF Brevard.

I, Jeffery W. Wells of Greystone Debt Acquisitions being first duly sworn, depose and say that I am the fee simple owner of the above-described property, and I hereby authorize

Joey Scales of TSC Builders to serve as agent on my behalf for the purpose of making and executing this application request. Also, I fully understand that any representation(s) made on my behalf, by my authorized representative, shall be legally binding on me and my aforesaid property as if I myself had made said representation(s).

(OWNER SIGNATURE)

JEFFREY W. WELLS
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ✓ OR Produced Identification ✓

Type of I.D. Produced _____

Notary Public State of Florida
Cynthia C. G. Paulin
My Commission HH 509436
Expires 3/28/2028

(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 12 day of December, 20 25

Rev. 4-30-09

PROPERTY OWNER
LETTER OF AUTHORIZATION

APPLICATION REQUEST:

~~TSC Builders to be the applicant for site plan application~~

~~3061 Oxbow circle cocoa fl 32926~~

AFFECTED PROPERTY: List the Parcel/Tax IDs that are subject to this Letter of Authorization. If there are more than four Parcel/Tax IDs, complete additional Letters of Authorization containing the additional Parcels/Tax IDs.

24-35-12-25-X.0-009.00

24-35-12-25-X.0-010.00

~~24 35 - 12 25 - 9~~

STATE OF FL COUNTY OF Brevard.

I, Jeffery W. Wells of Greystone Debt Acquisitions being first duly sworn, depose and say that I am the fee simple owner of the above-described property, and I hereby authorize

Joey Scales of TSC Builders to serve as agent on my behalf for the purpose of making and executing this application request. Also, I fully understand that any representation(s) made on my behalf, by my authorized representative, shall be legally binding on me and my aforesaid property as if I myself had made said representation(s).

(OWNER SIGNATURE)

JEFFREY W. WELLS
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known / OR Produced Identification /

Type of I.D. Produced

Notary Public State of Florida
Cynthia C. G. Paulin
My Commission HH 509436
Expires 3/28/2028

(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 12 day of December, 20 25

Rev. 4-30-09



Detail by Entity Name

Florida Limited Liability Company
GREYSTONE DEBT ACQUISITIONS, LLC

Filing Information

Document Number	L10000019350
FEI/EIN Number	27-2700176
Date Filed	02/19/2010
Effective Date	02/17/2010
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	10/04/2010
Event Effective Date	NONE

Principal Address

225 LIGUSTRUM LANE
MERRITT ISLAND, FL 32953

Changed: 04/19/2019

Mailing Address

1415 N Atlantic Avenue
Cocoa Beach, FL 32931

Changed: 02/17/2023

Registered Agent Name & Address

WELLS, JEFFERY W
1415 N Atlantic Avenue
Cocoa Beach, FL 32931

Name Changed: 04/16/2013

Address Changed: 02/17/2023

Authorized Person(s) Detail

Name & Address

Title MANAGING MEMBER

WELLS, JEFFERY W
1415 N Atlantic Avenue

Cocoa Beach, FL 32931

Title MEMBER

WELLS, TEE
1415 N Atlantic Avenue
Cocoa Beach, FL 32931

Annual Reports

Report Year	Filed Date
2023	02/17/2023
2024	03/14/2024
2025	02/20/2025

Document Images

02/20/2025 -- ANNUAL REPORT	View image in PDF format
03/14/2024 -- ANNUAL REPORT	View image in PDF format
02/17/2023 -- ANNUAL REPORT	View image in PDF format
03/15/2022 -- ANNUAL REPORT	View image in PDF format
04/29/2021 -- ANNUAL REPORT	View image in PDF format
06/18/2020 -- ANNUAL REPORT	View image in PDF format
04/19/2019 -- ANNUAL REPORT	View image in PDF format
04/28/2018 -- ANNUAL REPORT	View image in PDF format
04/27/2017 -- ANNUAL REPORT	View image in PDF format
04/28/2016 -- ANNUAL REPORT	View image in PDF format
04/24/2015 -- ANNUAL REPORT	View image in PDF format
04/22/2014 -- ANNUAL REPORT	View image in PDF format
04/16/2013 -- ANNUAL REPORT	View image in PDF format
04/23/2012 -- ANNUAL REPORT	View image in PDF format
04/22/2011 -- ANNUAL REPORT	View image in PDF format
10/04/2010 -- LC Amendment	View image in PDF format
02/19/2010 -- Florida Limited Liability	View image in PDF format

Greystone Debt Acquisitions, LLC
211 Caroline Street, Office
Cape Canaveral, FL 32920
Phone: 321-613-2970 Fax: 321-799-2647

October 1, 2010

Florida Department of State
Registration Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

Re: Greystone Debt Acquisitions, LLC
Articles of Amendment
Document No. L10000019350

FILED
2010 OCT -4 AM 9:42
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

To Whom It May Concern:

Enclosed, please find Articles of Amendment for the above referenced LLC. Also enclosed is a check in the amount of $30.00 which represents the filing fee ($25.00) plus a certificate of status ($5.00)

Please do not hesitate to contact me if you need any additional information.

Thank you,

Greystone Debt Acquisitions, LLC

Shelly Sutton
Administrative Assistant

COVER LETTER

TO: **Registration Section**
Division of Corporations

SUBJECT: GREYSTONE DEBT ACQUISITIONS, LLC
Name of Limited Liability Company

The enclosed Articles of Amendment and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Jeffery W. Wells
Name of Person

Greystone Debt Acquisitions, Inc
Firm/Company

211 Caroline Street, office
Address

Cape Canaveral FL 32920
City/State and Zip Code

Wellsboys2cfl.rr.com
E-mail address: (to be used for future annual report notification)

FILED
2010 OCT -4 AM 10:42
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

For further information concerning this matter, please call:

Jeffery W. Wells at (321) 6132970
Name of Person Area Code & Daytime Telephone Number

Enclosed is a check for the following amount:

☐ $25.00 Filing Fee

☑ $30.00 Filing Fee & Certificate of Status

☐ $55.00 Filing Fee & Certified Copy (additional copy is enclosed)

☐ $60.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)

MAILING ADDRESS:
Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

STREET/COURIER ADDRESS:
Registration Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

ARTICLES OF AMENDMENT
TO
ARTICLES OF ORGANIZATION
OF

Greystone Debt Acquisitions, LLC

(Name of the Limited Liability Company as it now appears on our records.)

(A Florida Limited Liability Company)

The Articles of Organization for this Limited Liability Company were filed on 2/19/2010 and assigned Florida document number L10000019350.

This amendment is submitted to amend the following:

A. If amending name, enter the new name of the limited liability company here:

The new name must be distinguishable and end with the words "Limited Liability Company," the designation "LLC" or the abbreviation "L.L.C."

Enter new principal offices address, if applicable:
(Principal office address MUST BE A STREET ADDRESS)

211 Caroline Street, Office
Cape Canaveral, FL 32920

Enter new mailing address, if applicable:
(Mailing address MAY BE A POST OFFICE BOX)

211 Caroline Street, Office
Cape Canaveral, FL 32920

2010 OCT -4 AM 10:42
SECRETARY OF STATE
TALLAHASSEE, FLORIDA
FILED

B. If amending the registered agent and/or registered office address on our records, enter the name of the new registered agent and/or the new registered office address here:

Name of New Registered Agent: Jeffery W. Wells

New Registered Office Address: 211 Caroline Street, Office
Enter Florida street address

Cape Canaveral, **Florida** 32920
City *Zip Code*

New Registered Agent's Signature, if changing Registered Agent:

I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, F.S. Or, if this document is being filed to merely reflect a change in the registered office address, I hereby confirm that the limited liability company has been notified in writing of this change.

If Changing Registered Agent, Signature of New Registered Agent

If amending the Managers or Managing Members on our records, enter the title, name, and address of each Manager or Managing Member being added or removed from our records:

MGR = Manager
MGRM = Managing Member

Title	Name	Address	Type of Action
MGR	TIMOTHY F. PICKLES	3490 N US HIGHWAY 1 COCOA, FL 32926	☐ Add ☑ Remove
MGR	Jeffery W. Wells	211 Caroline Street office Cape Canaveral Fl 32920	☑ Add ☐ Remove
MGR	TEE Wells	211 Caroline Street office Cape Canaveral Fl 32920	☑ Add ☐ Remove
			☐ Add ☐ Remove
			☐ Add ☐ Remove
			☐ Add ☐ Remove

2016 OCT -4 AM 10:42
SECRETARY OF STATE
TALLAHASSEE FLORIDA

FILED

D. If amending any other information, enter change(s) here: *(Attach additional sheets, if necessary.)*

Dated _____

_____
Signature of a member or authorized representative of a member

_____
Typed or printed name of signee

Filing Fee: $25.00

RESIGNATION

To: Greystone Debt Acquisitions, LLC
C/o Jeffery Wells

Effective immediately, the undersigned hereby resigns as Manager of Greystone Debt Acquisitions, LLC, a Florida limited liability company.

Timothy P. Pickles
Dated: 9-15-10

FILED
2010 OCT -4 AM 10:42
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L10000019350

Entity Name: GREYSTONE DEBT ACQUISITIONS, LLC

FILED
Feb 20, 2025
Secretary of State
7685338829CC

Current Principal Place of Business:

225 LIGUSTRUM LANE
MERRITT ISLAND, FL 32953

Current Mailing Address:

1415 N ATLANTIC AVENUE
COCOA BEACH, FL 32931 US

FEI Number: 27-2700176

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

WELLS, JEFFERY W
1415 N ATLANTIC AVENUE
COCOA BEACH, FL 32931 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: JEFFERY W. WELLS 02/20/2025

Electronic Signature of Registered Agent — Date

Authorized Person(s) Detail :

Title	MANAGING MEMBER	Title	MEMBER
Name	WELLS, JEFFERY W	Name	WELLS, TEE
Address	1415 N ATLANTIC AVENUE	Address	1415 N ATLANTIC AVENUE
City-State-Zip:	COCOA BEACH FL 32931	City-State-Zip:	COCOA BEACH FL 32931

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: JEFFERY W WELLS MANAGER 02/20/2025

Electronic Signature of Signing Authorized Person(s) Detail — Date

SEPARATE LEGAL DESCRIPTIONS:

Lot 9 , GRISSOM RIDGE, according to the Plat thereof, as recorded in Plat Book 53, Page 61, of the Public Records of Brevard County, Florida.

Lot 10, GRISSOM RIDGE, according to the Plat thereof, as recorded in Plat Book 53, Page 61, of the Public Records of Brevard County, Florida.

Law Offices
WATSON, SOILEAU, DeLEO & BURGETT
A PROFESSIONAL ASSOCIATION
3490 NORTH U.S. HIGHWAY 1
COCOA, FLORIDA 32926

VICTOR M. WATSON†
JOSEPH E. DeLEO
STACY L. BURGETT
❖ ❖ ❖
JOHN L. SOILEAU†*
LUIS D. CARREJA

†BOARD CERTIFIED IN REAL PROPERTY LAW
*OF COUNSEL

TELEPHONE
(321) 631-1550

FACSIMILE
(321) 631-1567

E-MAIL:
victor@brevardlawgroup.com

April 6, 2026

City of Cocoa
Planning and Zoning Division
65 Stone Street
Cocoa, FL 32922

Re: Opinion of Title for Parcel ID 24-35-12-25-*-9 and 24-35-12-25-*-10
3061 and 3051 Oxbow Circle, Cocoa
(Lot 9 and 10, GRISSOM RIDGE, according to the plat thereof, as recorded in Plat Book 53, Page 61, of the Public Records of Brevard County, Florida.)

To Whom It May Concern:

This law firm represents Greystone Debt Acquisitions, LLC, a Florida limited liability company.

This firm is an authorized issuing agent for Commonwealth Land Title Insurance Company ("Commonwealth"). We have had Commonwealth conduct a search of the Public Records of Brevard County, Florida, with respect to the above referenced property (the "Property"), through and including December 11, 2025, and have conducted our own update of the title search through April 5, 2025. We have also reviewed Commonwealth Land Title Insurance Company Owner's Title Insurance Policy No. 8130609-90382713, which insures the Property, dated December 31, 2012 (the "Prior Title Policy.").

Based on that search by Commonwealth, my update search of the public records, and my review of the Prior Title Policy, it is my opinion that the title and any encumbrances on title to the Property as of December 11, 2025 are as follows:

Title

As of April 6, 2026, fee simple title to the Property, which is more particularly described on the attached Exhibit "A", is held by Greystone Debt Acquisitions, LLC, a Florida limited liability company.

Encumbrances

As of April 6, 2026, the Property is encumbered by the following, which are all found in the Public Records of Brevard County, Florida:

1. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Grissom Ridge, recorded in Plat Book 53, Pages 61 and 62.

2. Memorandum of Development Agreement recorded March 22, 2004, in Official Records Book 5233, Page 2636.

3. Restrictions, covenants, conditions and easements, which include provisions for a private charge or assessment, as contained in that certain instrument recorded August 24, 2005 in Official Records Book 5522, Page 4144, amended and recorded September 8, 2006 in Official Records Book 5695, Page 919.

4. Sidewalk Assessment Agreement recorded August 22, 2006 in Official Records Book 5687, Page 7781.

5. Notice to Owner recorded October 15, 2024, in Official Records Book 10177, Page 694.

6 Notice to Owner recorded October 15, 2024, in Official Records Book 10177, Page 695.

7. Notice to Owner recorded October 15, 2024, in Official Records Book 10177, Page 696.

8. Notice to Owner recorded October 15, 2024, in Official Records Book 10177, Page 697.

Other than the numbered items above, there are no liens affecting the Property, except for the lien of ad valorem real property taxes for the year 2026, which are not yet due and payable.

PLEASE NOTE: The Plat of Grissom Ridge shows a five (5) foot wide public utility agreement easement along the east side of Lot 9 and along the west side of Lot 10. Said Plat also includes the following Easement Note:

EASEMENT NOTE:

In the event that two or more lots are combined as one building site the public utility and drainage easement that run along the side of the subject building site will cease and become void so as to accommodate the planned improvements and no public hearing or vacation process will be necessary to vacate these easements. No side lot line easement will become void should there be utilities or drainage facilities withing those easement at the time of the building permit application.

There are no utilities or drainage facilities currently located in these utility easements. Therefore, upon the combination of Lot 9 and Lot 10, the two five (5) foot easements "between" the two lots shall cease and be void.

This opinion of title is being given to you in connection with and in support of the site plan approval process for the Property, and is not to be used for any other purposes without the prior written consent of the undersigned.

Sincerely,

Victor M. Watson

VMW/jbw
cc: Greystone Debt Acquisitions, LLC

EXHIBIT "A"

COMBINED LEGAL DESCRIPTION:

Lot 9 and 10, GRISSOM RIDGE, according to the plat thereof, as recorded in Plat Book 53, Page 61, of the Public Records of Brevard County, Florida.

PREPARED BY AND RETURN TO:
VICTOR M. WATSON, ESQ.
Watson, Soileau,
DeLeo & Burgett, P.A.
3490 North U.S. 1 Highway
Cocoa, FL 32926
File No.: 250254
(321) 631-1550
REC: $18.50

QUIT-CLAIM DEED

GRANTOR: **GREYSTONE DEBT ACQUISITIONS, LLC, a Florida limited liability company**

GRANTEE: **GREYSTONE DEBT ACQUISITIONS, LLC, a Florida limited liability company**

GRANTEE'S MAILING ADDRESS: **1415 NORTH ATLANTIC AVENUE**
COCOA BEACH, FL 32931

DATE: **APRIL _____, 2026**

LEGAL DESCRIPTION OF PROPERTY LOCATED IN **BREVARD** COUNTY, FLORIDA:

Lots 9 and 10, GRISSOM RIDGE, according to the plat thereof, as recorded in Plat Book 53, Page 61, of the Public Records of Brevard County, Florida.

SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR NOR IS IT ADJACENT THERETO.

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH UPON INFORMATION PROVIDED BY A PARTY TO THIS CONVEYANCE.

The Grantor, for and in consideration of the sum of TEN DOLLARS, and other good and valuable considerations to the Grantor in hand paid by the Grantee, the receipt of which is acknowledged, has remised, released and quit-claimed to the Grantee all of the Grantors' right, title, interest, claim or demand, if any, which the Grantor may have in the above described land.

This conveyance is subject to restrictions and easements of record, and taxes for the year **2026.**

Execution of deed witnessed by:

_____
Witness:_____
Address:_____
_____

_____
Witness:_____
Address:_____
_____

GRANTOR:

GREYSTONE DEBT ACQUISITIONS, LLC, a Florida limited liability company

By: _____
Jeffery W. Wells, Managing Member
1415 N. Atlantic Avenue
Cocoa, Beach, FL 32931

ACKNOWLEDGMENT

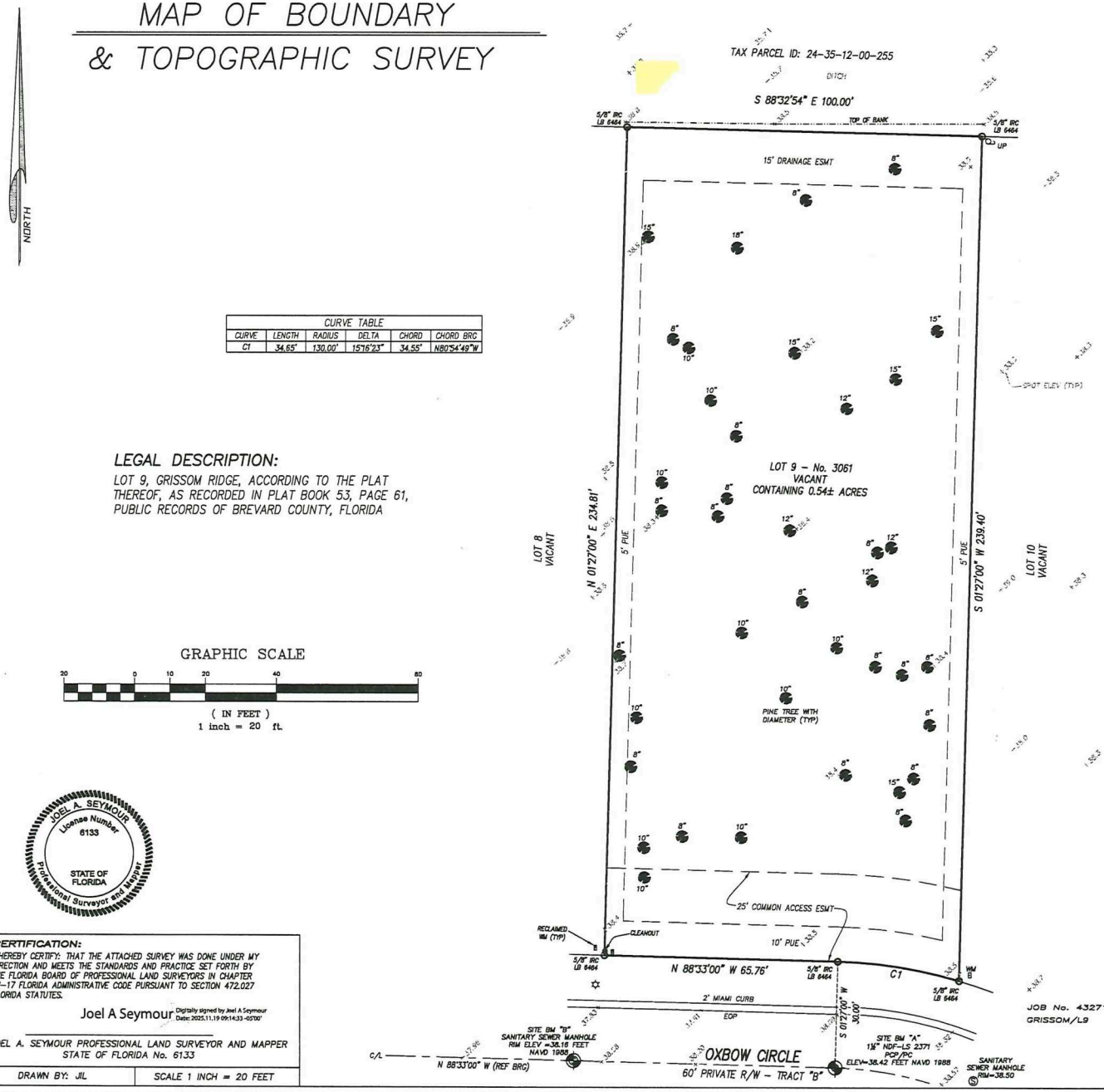
STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of physical presence ☐ or online notarization ☐, this _____ day of April, 2026, by Jeffery W. Wells, as Managing Member of Greystone Debt Acquisitions, LLC, on behalf of the company, who is personally known to me _____ or who has produced _____ as identification and who did not take an oath.

_____
Notary Public, State of Florida
My Commission Expires:

Appraiser's Identification Numbers: 24-35-12-25--9 and 24-35-12-25-*-10*

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	34.65'	130.00'	15°16'23"	34.55'	N80°54'49"W

LEGAL DESCRIPTION:

LOT 9, GRISSOM RIDGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 61, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

JOEL A. SEYMOUR License Number 6133 STATE OF FLORIDA Professional Surveyor and Mapper

CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE STANDARDS AND PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

Joel A Seymour Digitally signed by Joel A Seymour Date: 2025.11.19 09:14:33 -05'00'

JOEL A. SEYMOUR PROFESSIONAL LAND SURVEYOR AND MAPPER
STATE OF FLORIDA No. 6133

DRAWN BY: JIL	SCALE 1 INCH = 20 FEET

LEGEND

A = ARC
A/C = AIR CONDITIONER
BFE = BASE FLOOD ELEVATION
BLDG = BUILDING
BLK = BLOCK
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BRG = BEARING
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ESMT = EASEMENT
FB = FIELD BOOK
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
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FND = FOUND
FP&L = FLORIDA POWER & LIGHT COMPANY
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IPF = IRON PIPE FOUND
IRC = IRON ROD & CAP FOUND
IRF = IRON ROD FOUND
IRS = 5/8" IRON ROD SET "LB 7838"
LB = LICENSED BUSINESS NUMBER
LS = (RLS) or (PLS) REGISTERED OR PROFESSIONAL LAND SURVEYOR
(M) = MEASURED
NAVD = NORTH AMERICAN VERTICAL DATUM
NDF = NAIL & DISK FOUND
NDS = 1 1/4" NAIL & DISK SET "LB 7838"
NGVD = NATIONAL GEODETIC VERTICAL DATUM
No. = NUMBER
O/H = OVERHEAD
ORB = OFFICIAL RECORDS BOOK
O/S = OFFSET
(P) = PLAT
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PCC = POINT OF COMPOUND CURVATURE
PCP = PERMANENT CONTROL POINT
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PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT
PUE = PUBLIC UTILITY EASEMENT
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R/W = RIGHT OF WAY
SEC = SECTION
SFHA = SPECIAL FLOOD HAZARD AREAS
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TYP = TYPICAL
UP = UTILITY POLE
WD = WOOD
WIT-COR = 5/8" IRON ROD SET WITH CAP "WITNESS LB 7838"
WM = WATER METER
XCF = CROSS CUT FOUND

CERTIFIED TO: THE SCALES COMPANY

NOTES:

1. BEARINGS BASED ON THE C/L BEING N 88°33'00" W AS PER PLAT (SEE SKETCH)
2. ELEVATIONS BASED ON BREVARD COUNTY SURVEYING AND MAPPING BENCHMARK "D5A20" BEING AT AN ELEVATION OF 28.86 FEET NAVD 1988.
3. FLOOD ZONE "X", MAP No. 12009C0320H COMMUNITY No. 120020, JANUARY 29, 2021. FLOOD ZONE INFORMATION DEPICTED HEREON IS APPROXIMATE. FEMA RETAINS SOLE AUTHORITY REGARDING BOUNDARY AND EXTENT OF SFHA.
4. HORIZONTAL CLOSURE MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS FOR SUBURBAN LAND AS PER FLORIDA STATUTE 5J-17-6.003
5. BEARINGS, DISTANCES OR ANGLES SHOWN ARE THE SAME AS PLAT, DEED OR RECORD UNLESS SHOWN OTHERWISE.
6. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
7. THE SURVEYOR HAS NOT LOCATED NOR ATTEMPTED TO LOCATE ANY UNDERGROUND UTILITIES, FOUNDATIONS, OR STRUCTURES OTHER THAN THOSE THAT MAY BE SHOWN HEREON.
8. ONLY BOUNDARY CORNER MONUMENTS AS SHOWN HEREON ARE TO BE USED FOR THE LOCATION AND CONSTRUCTION OF IMPROVEMENTS.
9. UNLESS OTHERWISE INDICATED THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR ATTORNEY'S TITLE OPINION.

BOUNDARY & TOPOGRAPHIC SURVEY	DATE: 12/18/24

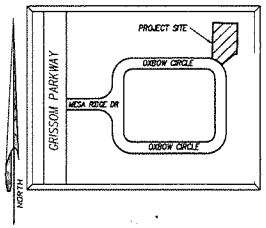
JOB No. 43271
GRISSOM/L9

Kane Surveying, Inc.
FLORIDA LICENSED BUSINESS No. LB 7838
505 DISTRIBUTION DRIVE
MELBOURNE, FLORIDA 32904
(321) 676-0427

MAP OF ASBUILT SURVEY

WATER
3051 OXBOW CIRCLE

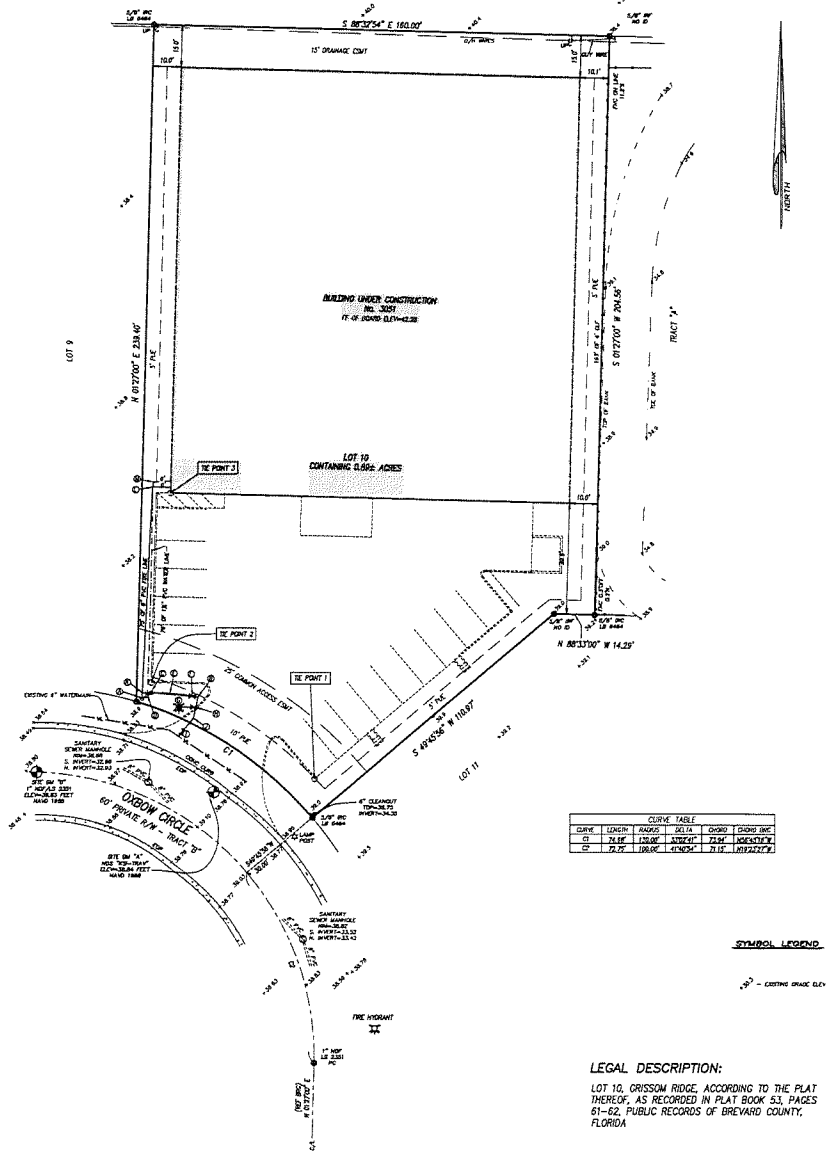
VICINITY MAP – NOT TO SCALE



GRAPHIC SCALE



TAX PARCEL ID: 24-35-12-00-255



WATER STRUCTURE TABLE					
ID	STRUCTURE DESCRIPTION	TIE POINT "1"	TIE POINT "2"	TIE POINT "3"	ELEVATION
A	6" FIRE DEPARTMENT CONNECTION	66.7'	8.8'	73.8'	------
B	8" WET HYDR.	49.8'	17.7'	73.0'	T.O.P.=38'
C	VALVE INDICATOR POST	64.6'	3.7'	73.1'	------
D	WATER METER	60.3'	4.8'	72.5'	------
E	6" DOUBLE DETECTOR CHECK VALVE	58'	5'	71'	------
F	8" WATER VALVE	51.7'	15.2'	72.6'	MUT=37.13
G	FIRE HYDRANT	53.1'	13.0'	78.0'	------
H	6" 11¼° BND VALVE	48.5'	18.0'	76.6'	MUT=77.01
I	6"x8" TAPPING SLEEVE AND VALVE	50.0'	21.2'	86.5'	MUT=36.85
J	6" 22.5° BEND	47.4'	18.5'	80.2'	T.O.P.=38
K	6" TEE	67.5'	4.8'	71.7'	T.O.P.=77.0
L	6" 90°	117.6'	69.5'	8.7'	78.0'
M	12" 90° BEND	118.9'	71.2'	7.2'	79.1'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD DIRC.
C1	74.16'	170.00'	25°00'41"	73.54'	N09°45'33"W
C2	72.75'	100.00'	41°40'54"	71.15'	N19°42'47"W

SYMBOL LEGEND

(30.2) – EXISTING GRADE ELEV.

LEGAL DESCRIPTION:

LOT 10, GRISSOM RIDGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGES 61-62, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

LEGEND

A = ARC
A/C = AIR CONDITIONER
BFE = BASE FLOOD ELEVATION
BLDG = BUILDING
BLK = BLOCK
BM = BENCHMARK
BRG = BEARING
(C) = CALCULATED
CATV = CABLE TELEVISION
CBS = CONCRETE BLOCK STRUCTURE
CHD = CHORD
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CMF = CONCRETE MONUMENT FOUND
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FNC = FENCE
FND = FOUND
FP&L = FLORIDA POWER & LIGHT COMPANY
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IPF = IRON PIPE FOUND
IRC = IRON ROD & CAP FOUND
IRF = IRON ROD FOUND
IRS = 5/8" IRON ROD SET "LB 7838"
LB = LICENSED BUSINESS NUMBER
LS = PSLS or PLS REGISTERED OR PROFESSIONAL LAND SURVEYOR
(M) = MEASURED
NAVD = NORTH AMERICAN VERTICAL DATUM
NDF = NAIL & DISK FOUND
NDS = 1 1/4" NAIL & DISK SET "LB 7838"
NGVD = NATIONAL GEODETIC VERTICAL DATUM
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MUT = REFERS TO TOP NUT OF VALVE
O/H = OVERHEAD
ORB = OFFICIAL RECORDS BOOK
O/S = OFFSET
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PB = PLAT BOOK
PC = POINT OF CURVATURE
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UP = UTILITY POLE
WD = WOOD
WIT.-COR = 5/8" IRON ROD SET WITH CAP "WITNESS LB 7838"
WM = WATER METER
XCT = CROSS CUT FOUND

NOTES:

1. BEARINGS BASED ON THE C/L BEING N 01°27'00" E AS PER PLAT (SEE SKETCH)
2. ELEVATIONS BASED ON THE N. RIM OF A SANITARY SEWER MANHOLE LOCATED IN THE CENTERLINE OF OXBOW CIRCLE, NORTH OF LOT 18, BEING AT AN ELEV OF 36.72 FEET NAVD 1988 (NGVD – 1.33 = NAVD), AS PER BK ENGINEERING AND ASSOCIATES, INC. GRISSOM RIDGE SUBDIVISION PROJECT.
3. FLOOD ZONE "X", MAP No. 12009C0510H, COMMUNITY No. 125092, JANUARY 29, 2021. FLOOD ZONE INFORMATION DEPICTED HEREON IS APPROXIMATE. FEMA RETAINS SOLE AUTHORITY REGARDING BOUNDARY AND EXTENT OF SFHA.
4. HORIZONTAL CLOSURE MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS FOR SUBURBAN LAND AS PER FLORIDA STATUTE 5J-17.0263
5. BEARINGS, DISTANCES OR ANGLES SHOWN ARE THE SAME AS PLAT, DEED OR RECORD UNLESS SHOWN OTHERWISE.
6. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
7. THE SURVEYOR HAS NOT LOCATED NOR ATTEMPTED TO LOCATE ANY UNDERGROUND UTILITIES, FOUNDATIONS, OR STRUCTURES OTHER THAN THOSE THAT MAY BE SHOWN HEREON.
8. ONLY BOUNDARY CORNER MONUMENTS AS SHOWN HEREON ARE TO BE USED FOR THE LOCATION AND CONSTRUCTION OF IMPROVEMENTS.
9. UNLESS OTHERWISE INDICATED THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR ATTORNEY'S TITLE OPINION.

CERTIFIED TO:

THE SCALES COMPANY

BOUNDARY	DATE: 6/19/23	JOB No. 42927
FIRE HYDRANTS ADDED	DATE: 6/30/23	FB 23-3-17
FOREMAN/ LOCATION	DATE: 3/19/24	GRISSOM/LTG

Kane Surveying, Inc.
FLORIDA LICENSED BUSINESS No. LB 7838
505 DISTRIBUTION DRIVE
MELBOURNE, FLORIDA 32904
(321) 676-0427

IDENTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE STANDARDS AND PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

Digitally signed by Joel A Seymour
Date: 2024.06.27 10:36:44 -04'00'

JOEL A. SEYMOUR PROFESSIONAL LAND SURVEYOR AND MAPPER
STATE OF FLORIDA NO. LS 6133

JOEL A. SEYMOUR License Number 6133 STATE OF FLORIDA Professional Surveyor and Mapper

DRAWN BY: JAS/JL | SCALE 1 INCH = 20 FEET

8. **Please submit the following items in order complete the application:**

a. ☑ **Application fee.** Please make checks payable to the 'City of Cocoa' and submit payment **ONLY** to the Community Services Department. Amount ? Joey will pay.

b. ☑ **Notarized application.** Joey has original. Add "Florida" & "Brevard"

c. ☑ **Proof of ownership.** A copy of the most recent recorded warranty deed for the subject properties is required.

d. ☑ **Letter of authorization.** Print If the applicant is not the property owner, a notarized letter of authorization or agent affidavit is required, unless the applicant is the Attorney of the owner. Each property owner must complete a separate authorization form or other suitable documentation to allow the agent to act upon his/her behalf. A sample "Letter of Authorization" form is available from the City. Joey has original signed by Jeff.

e. ☑ **Corporate documents.** If the applicant/owner is representing a company, articles of incorporation which show the applicant/owner is authorized to represent the company is required. A data record printout from the Florida Department of State, Division of Corporations website may also be provided (http://www.sunbiz.org/corpweb/inquiry/search.html). Print VMW/JW

f. ☑ **Legal description.** Submit a typed copy of the legal descriptions of the existing properties. VMW/JW

g. ☑ **Title Opinion:** Print A title opinion from an attorney or a property information report that is prepared within the preceding thirty (30) days. Please indicate the disposition of any Public Utilities Easements on the lots that are being joined, as well as any other features that are being abandoned or relocated. Update VMW

h. ☐ **Unity of title agreement (executed following preparation by the City Attorney for lot aggregations).** By City (later)

i. ☐ **Consent/joinder of all mortgage holders or releases or modifications of existing mortgages** (if required by the City attorney) ~~See if required.~~ No mortgage. VMW/JW

j. ☐ **Proposed deed or other conveyance document for boundary line adjustments** Deed - prepare

k. ☑ **An affidavit by all property owners:** written consent has been provided by both property owners whose lot lines are subject to adjustment. Yes. See Property Owner Letter of Auth. AND Application.

l. ☑ **Survey** of both the existing and proposed lot configurations has been submitted, prepared by a land surveyor licensed in the State of Florida. The survey shall include: J.S. Rev Sur

- The location of all principal and accessory structures with existing and proposed setbacks for each lot;
- The existing location of all utilities serving the lots; and
- The proposed access points to the lots, including any access easements. Joey

9. **Application filing procedure.** This application, together with all required exhibits and attachments, shall be completed and filed with the Planning and Zoning Division. File w/ P&Z

10. **Unity of title.** The city manager or designee shall require the affected property owners of a boundary line adjustment to enter into a unity of title agreement with the city for purposes of creating the new developable lots resulting from the boundary line adjustment. The city manager shall be required to execute the unity of title agreement on the city's behalf provided the application is in compliance with the provisions of this section. The city manager or designee may determine that a unity of title agreement is not required for insubstantial boundary changes. All other Unity of Title agreements will be approved by City Council as a consent agenda item. Prepared by City - later

11. **Recording.** No boundary line adjustment shall be recorded unless approved as provided Chapter 18, Sec. 18-148 of the City of Cocoa Code. The boundary line adjustment shall be recorded with the clerk of the court of Brevard County within twelve (12) months of approval by the planning official, and one (1) reproducible copy shall be furnished to the planning and zoning division.

After approval do lot combo w/ BCPA o.

MAP OF BOUNDARY
& TOPOGRAPHIC SURVEY

NORTH

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
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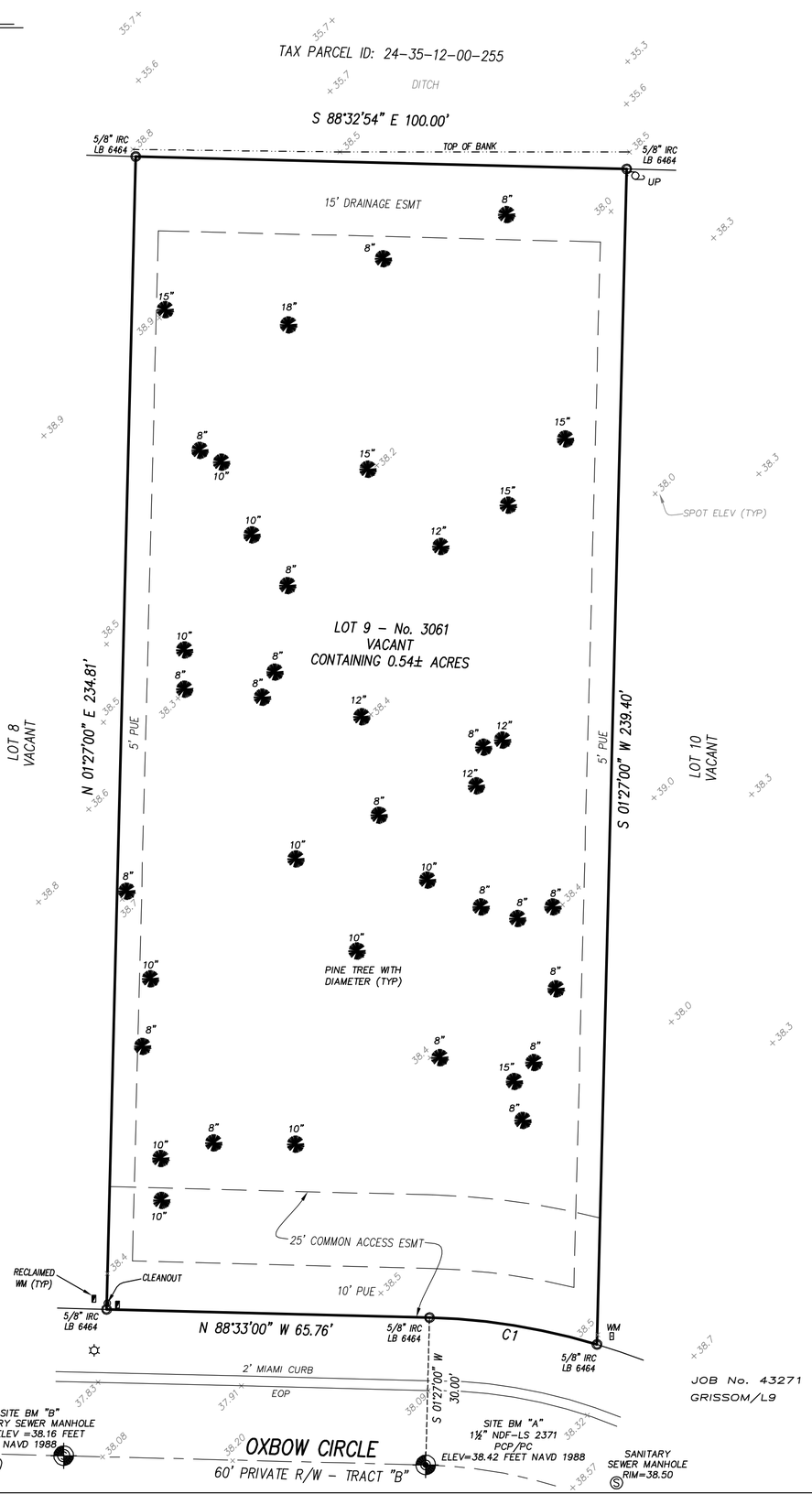
LEGAL DESCRIPTION:

LOT 9, GRISSOM RIDGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 61, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



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Joel A Seymour Digitally signed by Joel A Seymour Date: 2025.11.19 09:14:33 -05'00'

JOEL A. SEYMOUR PROFESSIONAL LAND SURVEYOR AND MAPPER
STATE OF FLORIDA No. 6133

DRAWN BY: JIL	SCALE 1 INCH = 20 FEET

LEGEND

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A/C = AIR CONDITIONER
BFE = BASE FLOOD ELEVATION
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WD = WOOD
WIT-COR = 5/8" IRON ROD SET WITH CAP "WITNESS LB 7838"
WM = WATER METER
XCF = CROSS CUT FOUND

CERTIFIED TO: THE SCALES COMPANY

NOTES:

1. BEARINGS BASED ON THE C/L BEING N 88°33'00" W AS PER PLAT (SEE SKETCH)
2. ELEVATIONS BASED ON BREVARD COUNTY SURVEYING AND MAPPING BENCHMARK "D5A20" BEING AT AN ELEVATION OF 28.86 FEET NAVD 1988.
3. FLOOD ZONE "X", MAP No. 12009C0320H COMMUNITY No. 120020, JANUARY 29, 2021. FLOOD ZONE INFORMATION DEPICTED HEREON IS APPROXIMATE. FEMA RETAINS SOLE AUTHORITY REGARDING BOUNDARY AND EXTENT OF SFHA.
4. HORIZONTAL CLOSURE MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS FOR SUBURBAN LAND AS PER FLORIDA STATUTE 5J-17-6.003
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BOUNDARY & TOPOGRAPHIC SURVEY	DATE: 12/18/24

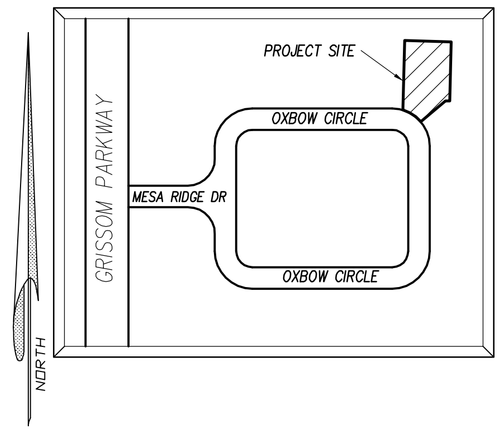
JOB No. 43271
GRISSOM/L9

Kane Surveying, Inc.
FLORIDA LICENSED BUSINESS No. LB 7838
505 DISTRIBUTION DRIVE
MELBOURNE, FLORIDA 32904
(321) 676-0427

MAP OF ASBUILT SURVEY

WATER
3051 OXBOW CIRCLE

VICINITY MAP – NOT TO SCALE

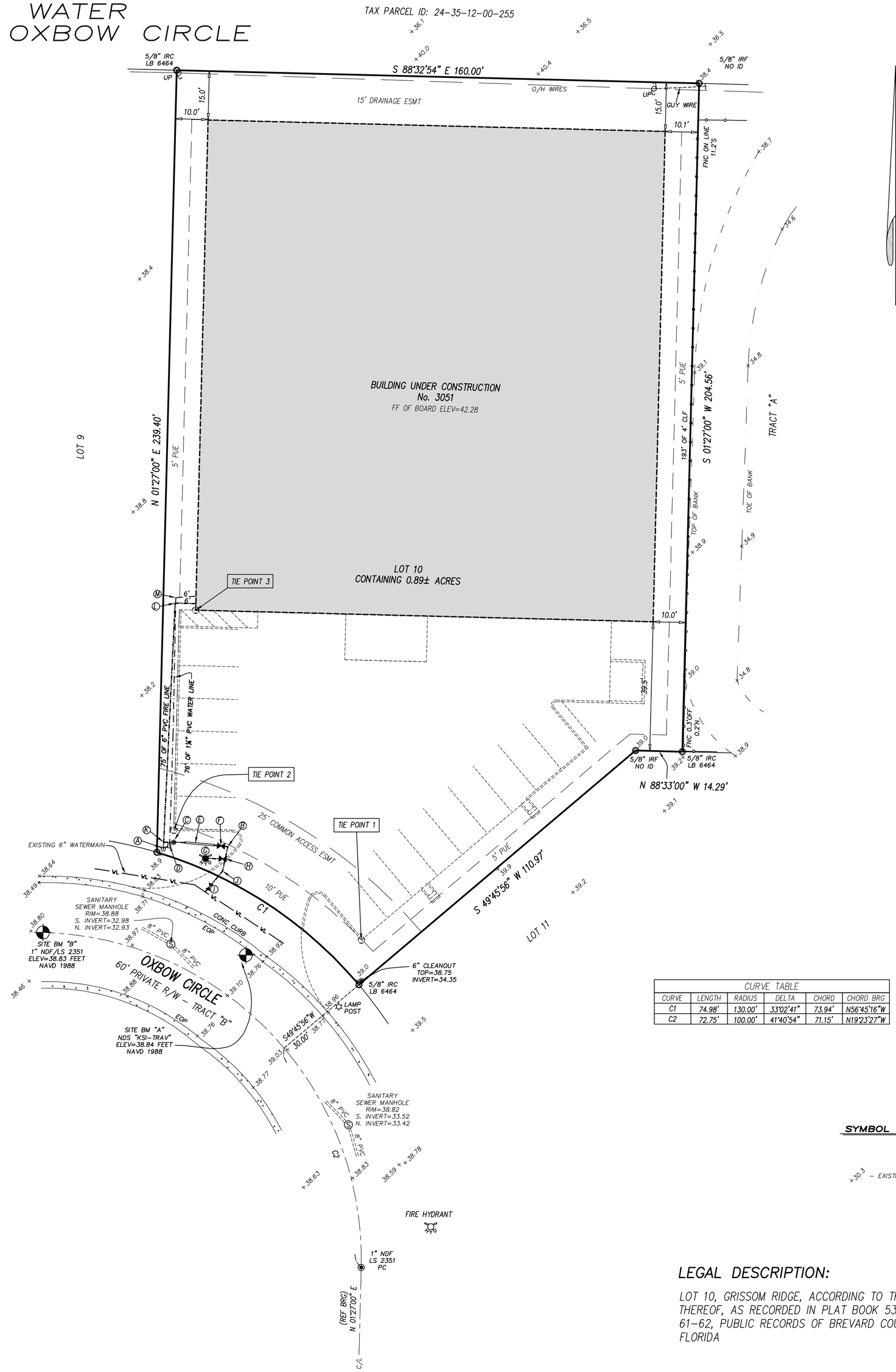


GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

TAX PARCEL ID: 24-35-12-00-255



WATER STRUCTURE TABLE					
ID	STRUCTURE DESCRIPTION	TIE POINT "1"	TIE POINT "2"	TIE POINT "3"	ELEVATION
A	6" FIRE DEPARTMENT CONNECTION	66.7'	6.6'	73.8'	---
B	6" 90° BEND	49.9'	17.3'	73.0'	T.O.P.=36'
C	VALVE INDICATOR POST	64.8'	3.7'	71.4'	---
D	WATER METER	65.5'	4.9'	72.5'	---
E	6" DOUBLE DETECTOR CHECK VALVE	58'	9'	71'	---
F	6" WATER VALVE	51.7'	15.2'	72.6'	NUT=37.13
G	FIRE HYDRANT	53.8'	13.0'	76.0'	---
H	6" TEE AND VALVE	48.5'	18.0'	76.6'	NUT=37.03
I	6"x8" TAPPING SLEEVE AND VALVE	50.0'	21.2'	86.1'	NUT=36.85
J	6" 22.5° BEND	47.4'	19.5'	80.2'	T.O.P.=36
K	6" TEE	67.5'	4.8'	71.7'	T.O.P.=37.0
L	6" 90°	117.8'	69.5'	6.7'	39.0'
M	1¼" 90° BEND	119.2'	71.2'	7.2'	39.1'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	74.98'	130.00'	33°02'41"	73.94'	N56°45'16"W
C2	72.75'	100.00'	41°40'54"	71.15'	N19°23'27"W

SYMBOL LEGEND

+30.3 – EXISTING GRADE ELEV

LEGEND

A = ARC
A/C = AIR CONDITIONER
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NOTES:

1. BEARINGS BASED ON THE C/L BEING N 01°27'00" E AS PER PLAT (SEE SKETCH)
2. ELEVATIONS BASED ON THE N. RIM OF A SANITARY SEWER MANHOLE LOCATED IN THE CENTERLINE OF OXBOW CIRCLE, NORTH OF LOT 18, BEING AT AN ELEV OF 39.72 FEET NAVD 1988 (NGVD – 1.33 = NAVD), AS PER RK ENGINEERING AND ASSOCIATES, INC. GRISSOM RIDGE GUARDIAN PROJECT.
3. FLOOD ZONE "X", MAP No. 12009C0320H COMMUNITY No. 120020, JANUARY 29, 2021. FLOOD ZONE INFORMATION DEPICTED HEREON IS APPROXIMATE. FEMA RETAINS SOLE AUTHORITY REGARDING BOUNDARY AND EXTENT OF SFHA.
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CERTIFIED TO:

THE SCALES COMPANY

BOUNDARY	DATE: 6/19/23	JOB No. 42927
FIRE HYDRANTS ADDED	DATE: 6/30/23	FB 23-5-17
FORMBOARD LOCATION	DATE: 3/19/24	GRISSOM/L10

Kane Surveying, Inc.
FLORIDA LICENSED BUSINESS No. LB 7838
505 DISTRIBUTION DRIVE
MELBOURNE, FLORIDA 32904
(321) 676-0427

CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE STANDARDS AND PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

Joel A Seymour Digitally signed by Joel A Seymour Date: 2024.06.27 10:36:44 -04'00'

JOEL A. SEYMOUR PROFESSIONAL LAND SURVEYOR AND MAPPER
STATE OF FLORIDA NO. LS 6133

JOEL A. SEYMOUR License Number 6133 STATE OF FLORIDA Professional Surveyor and Mapper

DRAWN BY: JAS/JIL | SCALE 1 INCH = 20 FEET

LEGAL DESCRIPTION:

LOT 10, GRISSOM RIDGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGES 61-62, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

This instrument was prepared by and should be returned to:

City of Cocoa
65 Stone Street
Cocoa, FL 32922

UNITY OF TITLE AGREEMENT

THIS UNITY OF TITLE AGREEMENT ("Agreement") is made and entered into by and between **GREYSTONE DEBT ACQUISITIONS, LLC**, ("Owner") a Florida Limited Liability Company, whose address is 1415 N. Atlantic Ave., Cocoa, Florida 32931 and the **CITY OF COCOA, FLORIDA**, ("City") whose address is 65 Stone St., Cocoa, Florida 32922.

WITNESSETH

WHEREAS, Owner is a Florida Limited Liability Company and owns real property located within the jurisdictional limits of the City of Cocoa, Florida, which is identified as the following two (2) tax parcel identification numbers and legal descriptions:

(1) Tax Parcel ID: 24-35-12-25-*-9. Lot 9, GRISSOM RIDGE, according to the plat thereof, as recorded in Plat Book 53, Page 61, of the Public Records of Brevard County, Florida.

(2) Tax Parcel ID: 24-35-12-25-*-10. Lot 10, GRISSOM RIDGE, according to the plat thereof, as recorded in Plat Book 53, Page 61, of the Public Records of Brevard County, Florida.

(collectively, the "Real Property").

WHEREAS, Owner desires to unify ownership and title to the Real Property by Lot 10 absorbing Lot 9 to create one enlarged Lot 10; and

WHEREAS, such enlarged Lot 10 shall be subject to all the same terms and conditions imposed on Lots 9 and 10 by: the Grissom Ridge Plat, recorded at Plat Book 53, Page 61, Public Records of Brevard County, Florida; the Development Agreement recorded at Official Records Book 5233, Page 2636, Public Records of Brevard County, Florida; the Restrictions, Covenants, Conditions, and Easements, recorded at Official Records Book 5522, Page 4144 as amended in Official Records Book 5695, Page 919, Public Records of Brevard County, Florida; and the Sidewalk Assessment Agreement recorded at Official Records Book 5687, Page 7781, Public Records of Brevard County, Florida; and

WHEREAS, Owner acknowledges that in order to unify the Real Property into a single unified enlarged Lot 10, Owner is required to enter into this Agreement with the City; and

WHEREAS, Owner and City have agreed to record this Agreement to recognize that hereinafter the Owner will have and maintain unity of ownership and title in the Real Property; and

WHEREAS, Owner and City desire to have the Real Property recognized by the City and Brevard County as one lot; and

WHEREAS, upon full execution and recording of this Agreement, the Real Property shall be unified into a single unified Lot 10, which will be owned by the Owner; and

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Recitals. The foregoing recitals are true and correct and are hereby fully incorporated and made a part of this Agreement as if more fully set forth herein.

2. The Property. Owner represents and warrants that it possesses fee simple title to the Real Property described above. A depiction of the two (2) real properties above which are being unified herein is set forth on the attached **Exhibit "A"** which is hereby fully incorporated herein by this reference for demonstrative purposes.

3. Representations of Owner.

A. Owner agrees not to sell, convey or assign any interest in the unified Real Property which would cause the loss of unity of ownership or title, without first obtaining the written consent of the City of Cocoa. Nothing herein is intended to prohibit or restrict the Owner from selling, conveying or assigning the unified Real Property as a unified parcel of land or encumbering the unified Real Property with easements or other interests in land that do not cause loss of unity of ownership of title.

B. Owner agrees that the provisions of this Agreement shall be binding upon any successors of Owner and this Agreement shall run with the land.

C. Owner represents and warrants that it has the power and authority to enter into and consummate the terms and conditions of this Agreement; that all acts, approvals, procedures and similar matters required in order to authorize this Agreement have been taken, obtained and followed; that this Agreement and the proposed performance of this Agreement is not an ultra vires act; and that, upon execution of this Agreement, this Agreement will be valid and binding upon the parties and their successors. Owner further represents and warrants it is lawfully seized of the Real Property in fee simple and has full and lawful authority to execute this Agreement and bind the Real Property as set forth herein. Owner affirms that the Real Property is free of any and all mortgages.

4. Recording. The Parties agree and consent to this Agreement being recorded in the Public Records of Brevard County, Florida, and that all costs of recording shall be paid by the Owner.

5. **Vacation of Public Utility Easement.** The City of Cocoa herein agrees that the existing 5-foot public utility easements on either side of the common boundary between the existing Lots 9 and 10 are vacated as a result of the combination of these lots and the terms of the Grissom Ridge Plat, recorded at Plat Book 53, Page 61, Public Records of Brevard County, Florida.

IN WITNESS WHEREOF, the aforementioned Parties have executed this Agreement on the dates set forth below.

OWNER:

Greystone Debt Acquisitions, LLC

Print: Jeffery W. Wells

Title: Manager

Date: 07/01/2024

WITNESS:

Print: Jennifer Formon

Address: 1415 N. Atlantic Ave. Cocoa Beach

Date 07/01/2024

WITNESS:

Cindy Will

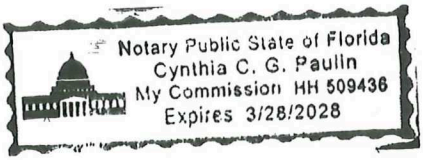
Print: Cindy Will

Address: 1415 N. Atlantic Ave. Cocoa Beach

Date 07/01/2024

STATE OF FLORIDA
COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of (___) online notarization or (X) physical presence this 1 day of July 2026, by Jeffery W. Wells as the Manager of Greystone Debt Acquisitions, Inc., who is [✓] personally known to me or who produced [ ] _____ as identification.



_____
Notary Public
My Commission Expires: 3/28/28

CITY

City of Cocoa

_____
Stockton Whitten
City Manager

Date: _____

ATTEST:

_____
Monica Arsenault
City Clerk

CITY SEAL

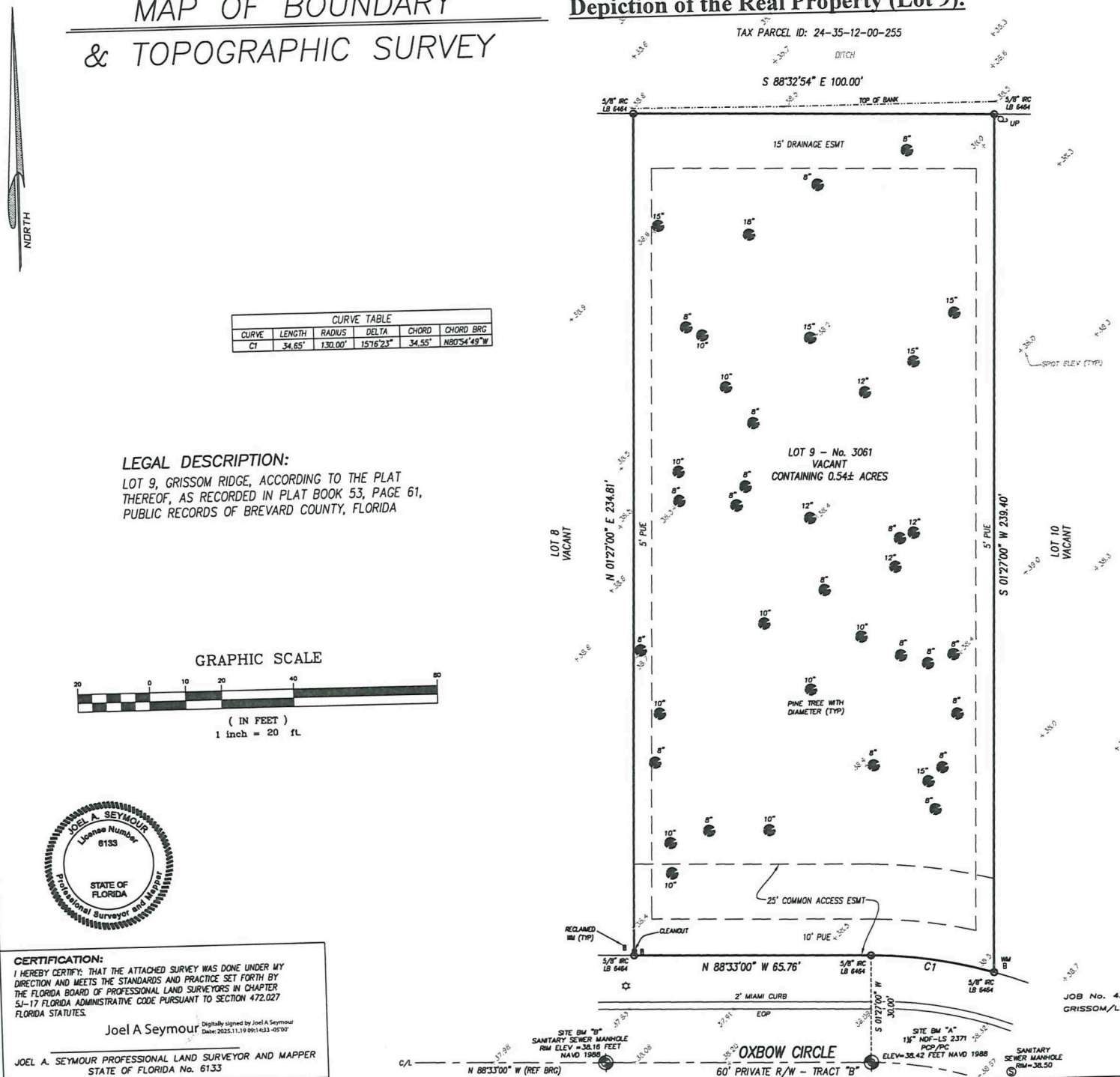
Approved as to form and sufficiency for the City of Cocoa only:

_____
Anthony A. Garganese
City Attorney

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

EXHIBIT A

Depiction of the Real Property (Lot 9).



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	34.65'	130.00'	15°16'23"	34.55'	N80°54'49"W

LEGAL DESCRIPTION:

LOT 9, GRISSOM RIDGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 61, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)

1 inch = 20 ft.

JOEL A. SEYMOUR License Number 6133 STATE OF FLORIDA Professional Surveyor and Mapper

CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE STANDARDS AND PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

Joel A Seymour Digitally signed by Joel A Seymour Date: 2025.11.19 09:14:33 -05'00'

JOEL A. SEYMOUR PROFESSIONAL LAND SURVEYOR AND MAPPER
STATE OF FLORIDA No. 6133

DRAWN BY: JIL	SCALE 1 INCH = 20 FEET

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CERTIFIED TO: THE SCALES COMPANY

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BOUNDARY & TOPOGRAPHIC SURVEY	DATE: 12/18/24

JOB No. 43271
GRISSOM/L9

Kane Surveying, Inc.
FLORIDA LICENSED BUSINESS No. LB 7838
505 DISTRIBUTION DRIVE
MELBOURNE, FLORIDA 32904
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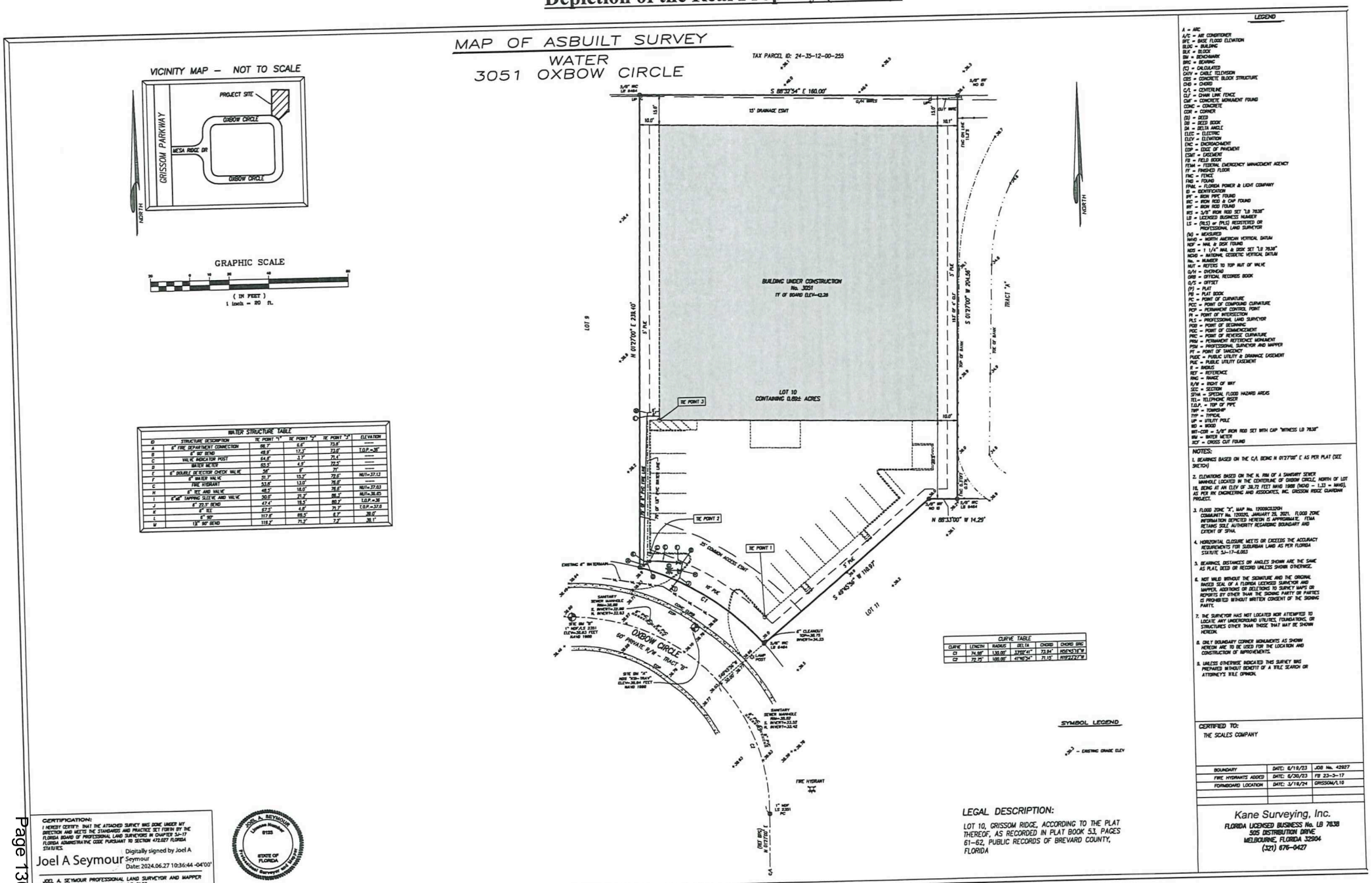

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H	6" TEE AND VALVE	48.5'	18.0'	76.8'	INVT=-37.63
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FNC = FENCE
FND = FOUND
FP&L = FLORIDA POWER & LIGHT COMPANY
ID = IDENTIFICATION
IPF = IRON PIPE FOUND
IRC = IRON ROD & CAP FOUND
IRF = IRON ROD FOUND
IRS = 5/8" IRON ROD SET "LB 7638"
LB = LICENSED BUSINESS NUMBER
LS = (PLS) or (PLS) REGISTERED OR PROFESSIONAL LAND SURVEYOR
(M) = MEASURED
NAVD = NORTH AMERICAN VERTICAL DATUM
NDF = NAIL & DISK FOUND
NDS = 1 1/4" NAIL & DISK SET "LB 7638"
NGVD = NATIONAL GEODETIC VERTICAL DATUM
No. = NUMBER
NUT = NOTHING TO TOP NUT OF VALVE
O/H = OVERHEAD
ORB = OFFICIAL RECORDS BOOK
O/S = OFFSET
(P) = PLAT
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVATURE
PCP = PERMANENT CONTROL POINT
PI = POINT OF INTERSECTION
PLS = PROFESSIONAL LAND SURVEYOR
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
PT = POINT OF TANGENCY
PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT
PUE = PUBLIC UTILITY EASEMENT
R = RADIUS
REF = REFERENCE
RNG = RANGE
R/W = RIGHT OF WAY
SEC = SECTION
SFHA = SPECIAL FLOOD HAZARD AREAS
TEL = TELEPHONE RISER
T.O.P. = TOP OF PIPE
TWP = TOWNSHIP
TYP = TYPICAL
UP = UTILITY POLE
WD = WOOD
WIT-CIR = 5/8" IRON ROD SET WITH CAP "WITNESS LB 7638"
WM = WATER METER
X-CUT = CROSS CUT FOUND

NOTES:

1. BEARINGS BASED ON THE C/L BEING N 01°27'00" E AS PER PLAT (SEE SKETCH)
2. ELEVATIONS BASED ON THE N. RIM OF A SANITARY SEWER MANHOLE LOCATED IN THE CENTERLINE OF OXBOW CIRCLE, NORTH OF LOT 10, BEING AT AN ELEV OF 38.72 FEET NAVD 1988 (NGVD – 1.33 = NAVD), AS PER RK ENGINEERING AND ASSOCIATES, INC. GRISSOM RIDGE GUARDIAN PROJECT.
3. FLOOD ZONE "X", MAP No. 12009C0520H COMMUNITY No. 125092H, JANUARY 29, 2021. FLOOD ZONE INFORMATION DEPICTED HEREON IS APPROXIMATE. FEMA RETAINS SOLE AUTHORITY REGARDING BOUNDARY AND EXTENT OF SFHA.
4. HORIZONTAL CLOSURE MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS FOR SUBURBAN LAND AS PER FLORIDA STATUTE 5J-17.051
5. BEARINGS, DISTANCES OR ANGLES SHOWN ARE THE SAME AS PLAT, DEED OR RECORD UNLESS SHOWN OTHERWISE.
6. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
7. THE SURVEYOR HAS NOT LOCATED NOR ATTEMPTED TO LOCATE ANY UNDERGROUND UTILITIES, FOUNDATIONS, OR STRUCTURES OTHER THAN THOSE THAT MAY BE SHOWN HEREON.
8. ONLY BOUNDARY CORNER MONUMENTS AS SHOWN HEREON ARE TO BE USED FOR THE LOCATION AND CONSTRUCTION OF IMPROVEMENTS.
9. UNLESS OTHERWISE INDICATED THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR ATTORNEY'S TITLE OPINION.

CERTIFIED TO:
THE SCALES COMPANY

BOUNDARY	DATE: 6/19/23	JOB No. 42927
FIRE HYDRANTS ADDED	DATE: 6/30/23	FB 23-3-17
FORMBOARD LOCATION	DATE: 3/18/24	GRISSOM/L10

Kane Surveying, Inc.
FLORIDA LICENSED BUSINESS No. LB 7638
505 DISTRIBUTION DRIVE
MELBOURNE, FLORIDA 32904
(321) 676-0427

CERTIFICATION:
I HEREBY CERTIFY THAT THE ATTACHED SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE STANDARDS AND PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

Joel A Seymour
Digitally signed by Joel A Seymour
Date: 2024.06.27 10:36:44 -04'00'

JOEL A. SEYMOUR PROFESSIONAL LAND SURVEYOR AND MAPPER
STATE OF FLORIDA NO. LS 6133

JOEL A. SEYMOUR – Licensed Number 6133 – STATE OF FLORIDA – Professional Surveyor and Mapper

DRAWN BY: JAS/JL | SCALE 1 INCH = 20 FEET

CITY COUNCIL AGENDA ITEM

Memo Date:	May 27, 2026
Agenda Date:	July 14, 2026
File ID:	2026-435
Prepared By:	James Mitchell, Water Treatment Manager
Through:	John Walsh, Utilities Director
Requested Action:	Approve Change Order #2 to Purchase Order 84298 for Ring Power in the amount of $30,000.00 for emergency generator repairs at Well #25, utilizing Sourcewell Contract RFP #092222, for a total FY26 project cost not to exceed $166,768.84.

BACKGROUND:

The Claude H. Dyal Water Treatment Plant (WTP) operates 22 Caterpillar® generators to ensure emergency power and continuity of the City's potable water supply. These units require specialized periodic maintenance to remain operational. Ring Power is the sole-authorized Caterpillar® service provider for this region and performs these services utilizing the Sourcewell Cooperative Contract (RFP #092222). On January 13, 2026 (Agenda Item 2025-1079), City Council approved a total cost limitation of $136,768.84 for FY26 generator services.

Based on this authorization, two Purchase Orders were issued:

- PO 84225 ($70,000.00): Dedicated to annual inspections and preventative maintenance.
- PO 84298 ($66,768.84): Dedicated to general repairs.

Staff is requesting approval for additional funds to address unforeseen, critical repairs to the generator at Well #25. During the original change order with Ring Power, the unit's condition was found to be more severe than initially assessed. As a result, additional necessary repairs not included in the original scope were identified, totaling $15,373.33. In lieu of repairs to the engine, Ring Power will provide a replacement with a new long-block engine that includes a warranty. Given the long-term reliability and warranty benefits, the new long block replacement is recommended as the most cost-effective and sustainable solution. In addition, there are existing open work orders with Ring Power that have not yet been scheduled. With approximately four months remaining in the current budget year, additional funding is necessary to ensure continuity of operations and to address any further unforeseen issues.

PO Number	Purpose	Current Amount	Proposed Increase	New Total
84225	Annual Inspections and Maintenance	$70,000.00	$0.00	$70,000.00
84298	Repairs	$66,768.84	$30,000.00	$96,768.84
TOTAL		**$136,768.84**	**$30,000.00**	**$166,768.84**

Staff recommends that City Council approve a cost increase for FY26 generator services from $136,768.84 to a total not-to-exceed amount of $166,768.84. Staff further requests authorization to issue Change Order #2 to PO 84298 in the amount of $30,000.00 to fund the critical repairs at Well #25.

PRIORITY AREA CONNECTION:

BUDGETARY IMPACT:
Budgeted? No
If not budgeted, is amendment / transfer attached? Yes, BAF 2026-072-T

Source/Use of Funds

Transfer from:
Amount Requested: $30,000.00
Account Number: 421-4020-536.34-00
Account Name: Contract Services
Transfer to:
Amount Requested: $30,000.00
Account Number: 421-4020-536.46-00
Account Name: Repairs and Maintenance

If a P.O. Change Order is involved, please complete the following:
Change Order Amount: $30,000.00
Original Purchase Order Amount: $30,000.00

For this Agenda Item note Prior Change Order Information:
Total Number of change orders to date: 1
Total amount in change orders to date: $36,768.84

PREVIOUS ACTION:
01/13/2026, Approved a cost increase and a Change Order to Purchase Order 84298 for Ring Power in the amount of $36,768.84 for emergency generator repairs at Well

#25, utilizing Sourcewell Contract RFP #092222, for a total FY26 project cost not to exceed $136,768.84.

RECOMMENDED MOTION:

Approve Change Order #2 to Purchase Order 84298 for Ring Power in the amount of $30,000.00 for emergency generator repairs at Well #25, utilizing Sourcewell Contract RFP #092222, for a total FY26 project cost not to exceed $166,768.84.

Ring Power CAT

Quote No: 160286 - 1

CITY OF COCOA **ACCOUNTING DIVISION**
65 STONE STREET
COCOA FL
32922

PER YOUR REQUEST, WE HAVE ESTIMATED REPAIRS ON THE MACHINE LISTED BELOW. A REPAIR DESCRIPTION WITH LABOR AND/OR PARTS IS ATTACHED. UPON DISASSEMBLY OF THE COMPONENT(S) TO BE REPAIRED,ADDITIONAL PARTS AND LABOR MAY BE NECESSARY. IF SO, A QUOTE FOR ADDITIONAL REPAIRS WILL BE FORWARDED TO YOU FOR APPROVAL. NOTE: AN AUTHORIZED REPRESENTATIVE OF YOUR COMPANY SHOULD SIGN AND RETURN THIS REPAIR ESTIMATE. ONLY UPON RECEIPT OF THE SIGNED ESTIMATE WILL REPAIRS BE PERFORMED. A PURCHASE ORDER NUMBER SHOULD BE SUPPLIED IF REQUIRED BY YOUR COMPANY.

CUSTOMER NO.	QUOTE NO.	DATE	CONTACT
008853	160286	5/18/2026	RACHEL UNRUH
PHONE NO.	**FAX NO.**	**EMAIL**	
321-393-2617		runruh@cocoafl.gov	
MODEL	**MAKE**		**SERIAL NO.**
C9	CATERPILLAR		0C9E00772
UNIT NO.	**HOURS**	**WO NO.**	**P.O. NO.**
PS UNIT11	580		

NOTE

QUOTE TO REPLACE ENGINE AS LONG BLOCK AS OPPOSED
TO REPAIRING CURRENT ENGINE.

DOES NOT INCLUDE REPLACEMENT OF MUFFLER. THAT WILL
BE QUOTED SEPERATELY ONCE PARTS ARE SOURCED.

TRAVEL TO/FROM GENERATOR SET
NOTES:
TRAVEL TO AND FROM UNIT TO REMOVE AND REINSTALL
ENGINE

Total Estimated Labor:	1,134.00
Total Estimated Misc:	840.00
Segment 01 Total:	1,974.00

REMOVE & INSTALL ENGINE
NOTES:
REMOVE AND INSTALL ENGINE FROM WELL BUILDING AT
WELL 25

Total Estimated Labor:	7,560.00
Segment 02 Total:	7,560.00

REBUILD ENGINE
NOTES:

DRESS OUT LONG BLOCK FOR REINSTALLATION

Total Estimated Parts:	29,825.79
Total Estimated Labor:	10,380.00
Segment 03 Total:	40,205.79

TEST AFTER REPAIR GENERATOR
NOTES:
RUN ENGINE AND TEST AS REQUIRED. VERIFY PROPER OPERATION AFTER INSTALLATION

Total Estimated Labor:	378.00
Segment 04 Total:	378.00
Total Segments:	50,117.79
ENVIRONMENTAL/MISCELLANEOUS	300.00
SUB TOTAL (BEFORE TAXES)	50,417.79
TOTAL ESTIMATE	50,417.79

I hereby authorize the above repair work to be done along with the necessary materials. Ring Power Corporation and it's employees may operate above equipment for purposes of testing. Inspection or delivery at my risk. An expressed mechanics lien is acknowledged on equipment to secure the cost of all repairs thereto. Ring Power Corporation is not responsible for loss or damage to equipment in case of fire, theft, accident, or any other cause beyond our control. Replaced parts will be held for a period of ten days after work completion. The cost of labor and parts in determining any estimate shall be borne by the customer.

PO#: _____ Authorized Name: _____ (signature)

Date: _____ _____ (print)

Thank you for this opportunity to serve your company

CONTACT INFORMATION:

Prepared by: Ernie Vollenweider Phone: +1-321-262-3828 Email: Ernie.Vollenweider@RingPower.Com Fax:

JOB SITE: -

-This estimate is made subject to buyer's acceptance within (10) ten days from this date
-All prices are subject to change without notice, and those in effect on date of shipment shall prevail
-Terms are Net 30 Days from receipt of invoice
-Estimate excludes sales tax, incoming freight, environmental and additional charges for parts/labor not included in the above mentioned.
-Customer will be contacted should estimate exceed 10%

THIS WORK ORDER IS SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

1. AUTHORITY TO PERFORM REPAIRS It is understood that, "upon receipt" of any item of equipment for repair, maintenance or other work, Ring Power may examine the item of equipment as to work which Ring Power may suggest to be performed in addition to whatever work, if any, might have been requested by customer. All work (requested by customer or suggested by Ring Power) to be noted on a form as supplied by Ring Power.
   a. Time and Material Work - Ring Power will proceed with the work agreed upon at current labor and parts prices.
   b. Firm Price - If requested, a firm price in writing will be given to the customer for labor and/or parts to do specific repair. Any agreed a upon repair order not covered by a firm written quotation will be billed at current time and material prices
   c. Unforeseen Problems or Additional Repairs. In the event that during the course of the Work, additional repair work is found to be necessary pursuant to Ring Power's examination and inspection of the Equipment, then in such event Ring Power will attempt to communicate with the Customer as to the additional repair work; provided, however, that in the event Ring Power is unable to communicate with the Customer, then Ring Power, at its sole discretion, shall have the absolute right to cease any and all repairs on the Equipment until such time as the additional repairs are discussed with the Customer. In the event the Customer consents to the additional repairs, Ring Power shall have the right to proceed with the repair of the same without further communication with the Customer and any and all additional repairs will be charged to the Customer at current time and material prices.

2. HOLD HARMLESS AGREEMENT FOR CUSTOMER PARTICIPATION IN SERVICE WORK- In the event customer or customers' personnel assists our mechanics in performing service work, customer agrees to hold harmless and fully indemnify Ring Power for injuries or damages to anyone arising out of customer assisting Ring Power personnel in servicing or repairing customer's equipment.

3. WARRANTY INFORMATION - Ring Power warrants the work performed to be free from defects in material and workmanship for a period of ninety days. Ring Power's obligation under this warranty shall be limited to the repair or replacement at Ring Power's premises of those new parts previously installed or labor previously performed demonstrated to be defective. SUCH REMEDY SHALL CONSTITUTE CUSTOMER'S SOLE AND EXCLUSIVE REMEDY AND CUSTOMER HEREBY AGREES THAT NO OTHER REMEDY (INCLUDING, BUT NOT LIMITED TO CLAIMS FOR INCIDENTAL, CONSEQUENTIAL OR SPECIAL DAMAGES, OR ANY CAUSE, LOSS, ACTION, CLAIM OR DAMAGE, INCLUDING LOSS OF TIME, WHATSOEVER, OR INJURY TO PERSON OR PROPERTY OR ANY OTHER CONSEQUENTIAL DAMAGE OR INCIDENTAL OR ECONOMIC LOSS) SHALL BE AVAILABLE TO CUSTOMER. THIS WARRANTY IS EXPRESSLY IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTIES OR MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. SUBSTANDARD REPAIR WORK MAY BE PERFORMED UPON REQUEST OF CUSTOMER AND ACCORDING TO CUSTOMER'S INSTRUCTIONS BUT SUCH WORK WILL CARRY ABSOLUTELY NO WARRANTY WHATSOEVER. CUSTOMER FURTHER ACKNOWLEDGES AND AGREES THAT NO VERBAL CONTRACTS, AGREEMENTS OR WARRANTIES OTHER THAN WHAT IS SET FORTH HEREIN HAVE BEEN RECEIVED OR GIVEN.

4. PAYMENT - Customer will make payment for services rendered by Ring Power pursuant to this work order at such times and in such manner as may be prescribed by Ring Power. In the event of nonpayment by a customer, the cost incurred by Ring Power in collecting the indebtedness, including attorney's fees and expenses, both in the trial court and on any and all appeals, with interest at the maximum rate allowed by law from date of expenditure, shall be added to the principal amount of the indebtedness owed to Ring Power. These provisions are not exclusive and Ring Power may elect other remedies at law and at equity.

5. RISK OF LOSS - Ring Power carries an Equipment Floater Insurance Policy covering all risk (except war, wear and tear, etc.) for the current value (replacement cost less depreciation) on customer's equipment in Ring Power's custody or control. All risk of loss and damage not covered in above policy shall be borne solely by its owner.

6. SEVERABILITY CLAUSE - Any provisions of this Agreement found to be prohibited by law shall be immediately ineffective to the extent of such prohibition without invalidating the rest of this Agreement.

7. APPLICABLE LAW - This Agreement shall be deemed to be governed by the laws of the State of Florida.

Finance Department
Purchasing Division
65 Stone Street I Cocoa, FL 32922
Phone: (321) 433-8833

December 29, 2022

To: All Departments

Subject: Approved use of Sourcewell contract 092222-CAT with Caterpillar Inc.

The Purchasing Division has reviewed Sourcewell contract 092222-CAT to Caterpillar Inc., where Ring Power Corporation is the local authorized reseller, and has confirmed that the terms are acceptable for departmental use through its expiration of November 26, 2026 unless extended.

Sourcewell contract 092222-CAT gives access to the following types of goods and services: CAT diesel generator sets, CAT natural gas generator sets, automatic transfer switches, switchgear, controls, installation, extended service coverage, CAT rental equipment, used equipment, parts, maintenance contracts, CAT finance, and government leases.

The following terms contained in the contract support the terms and conditions required by the City of Cocoa:

5.A PARTICIPATION. Sourcewell's cooperative contracts are available and open to public and nonprofit entities across the United States and Canada.

6.B ADDITIONAL TERMS AND CONDITIONS. Additional terms and conditions to a purchase order, or other required transaction documentation, may be negotiated between a Participating Entity and Supplier.

6.C SPECIALIZED SERVICE REQUIREMENTS. In the event that the Participating Entity requires service or specialized performance requirements not addressed in this Contract (such as ecommerce specifications, specialized delivery requirements, or other specifications and requirements), the Participating Entity and the Supplier may enter into a separate, standalone agreement, apart from this Contract. Sourcewell, including its agents and employees, will not be made a party to a claim for breach of such agreement.

Through the issuance of a Purchase Order, the City of Cocoa terms and conditions will be recognized and enforced as if included in the original agreement. The Vendor Quote and Purchase Order must clearly reference that pricing is being provided in according with this contract. Vendor must accept the Terms and Conditions issued along with the Purchase Order. Departments are required to obtain any additional documentation such as a COI and e-Verify affidavit when required. If purchase is greater than the City Manager approval authority and/or if the purchase results in a service agreement which is active in more than one fiscal year, the department must also obtain the approval of City Council.

Should there be additional questions or clarification needed please contact the Purchasing Department at purchasing@cocoafl.gov.

Brian Dale
Purchasing Manger
City of Cocoa

Caterpillar Sourcewell Member Discounts

All Discounts listed are for "Standby Ratings only unless otherwise stated".

Note: Due to global supply chain cost increases: 1. All new generators are subject to a commodity surcharge of up to 16%.

	List Price Discount
Stationary Diesel	
C2.2, 60 HZ, 40 - 60 kW Diesel (Reference the "PSNA-EPG-F_C2.2PGABR" Caterpillar Price List)	
D20 - 20 kW	18%
D25 - 25 kW	18%
D30 - 30 kW	18%
C4.4, 60 HZ, 40 - 60 kW Diesel (Reference the "PSNA-EPG-F_C4.4LCABR" Caterpillar Price List)	
D40 - 40 kW	31%
D50 - 50 kW	31%
D60 - 60 kW	31%
C4.4, 60 HZ, 80 - 100 kW Diesel (Reference the "PSNA-EPG-F_C4.4PGABR" Caterpillar Price List)	
D80 - 80 kW	31%
D100 - 100 kW	31%
C4.4 GC, 60 HZ, 200 - 300 kW Diesel (Reference the "C4.4 GCABR" Caterpillar Price List)	
D40 - 40 kW	31%
D50 - 50 kW	31%
D60 - 60 kW	31%
D80 - 80 kW	31%
D100 - 100 kW	31%
C7.1, 60 HZ, 125 - 200 kW Diesel (Reference the "PSNA-EPG-F_C7.1PGABR" Caterpillar Price List)	
D125 - 125 kW	35%
D150 - 150 kW	35%
D175 - 175 kW	35%
D200 - 200 kW	36%
C7.1 GC, 60 HZ, 200 - 300 kW Diesel (Reference the "C9 GCABR" Caterpillar Price List)	
D125 - 125 kW	31%
D150 - 150 kW	31%
D175 - 175 kW	31%
D200 - 200 kW	31%
C9, 60 HZ, 200 - 300 kW Diesel (Reference the "PSNA-EPG-F_C9PGAM" Caterpillar Price List)	
200 kW	33%
250 kW	37%
300 kW	37%
C9 GC, 60 HZ, 200 - 300 kW Diesel (Reference the "C9 GCABR" Caterpillar Price List)	
250 kW	31%
300 kW	31%
C13, 60 HZ, 350 - 400 kW Diesel (Reference the "PSNA-EPG-F_C13PGAM" Caterpillar Price List)	
350 kW	37%
400 kW	37%
C13 GC, 60 HZ, 350 - 400 kW Diesel (Reference the "C13 GCABR" & "C13 GCAM" Caterpillar Price List)	
350 kW	31%
400 kW	31%
C15, 60 HZ, 350 - 500 kW Diesel (Reference the "PSNA-EPG-F_C15PGAM" Caterpillar Price List)	
350 kW	37%
400 kW	37%
450 kW	37%
500 kW	37%
C15 GC, 60 HZ, 350 - 500 kW Diesel (Reference the "C15 GCABR" & "C15 GCAM" Caterpillar Price List)	
350 kW	31%
400 kW	31%
450 kW	31%
500 kW	31%

Caterpillar: Confidential Green

C18, 60 HZ, 550 - 750 kW Diesel (Reference the "PSNA-EPG-F_C18PGAM" Caterpillar Price List)	
550 kW	37%
600 kW	37%
650 kW	33%
700 kW	33%
750 kW	33%
C18 GC, 60 HZ, 550 - 600 kW Diesel (Reference the "C18 GCAM" Caterpillar Price List)	
550 kW	31%
600 kW	31%
C18, 60 HZ, EPA Tier 4f, - 455 KW Diesel (Reference the "PSNA-EPG-F_C18PKAM" Caterpillar Price List)	
455 kW Prime Power	20%
500 kW	20%
C27, 60 HZ, 750 - 800 kW Diesel (Reference the "PSNA-EPG-F_C27PGBG" Caterpillar Price List)	
750 kW	32%
800 kW	32%
C32, 60 HZ, 1000 - 1250 kW Diesel (Reference the "PSNA-EPG-F_C32PGDG" Caterpillar Price List)	
1000 kW	33%
1250 kW	34%
C27 GC, 60 HZ, 800 kW Diesel (Reference the "V12 GCAG" Caterpillar Price List)	
D800 - 800 kW	31%
C32 GC, 60 HZ, 1000-1250 kW Diesel (Reference the "V12 GCAG" Caterpillar Price List)	
D1000 - 1000 kW	31%
D1250 - 1250 kW	31%
3512C, 60 HZ, 1500 - 1750 kW Diesel (EPA Tier 2 & CARB Emissions Certified (Nonroad); EPA Tier 2 Emissions Certified for Stationary Use) (Reference the "PSNA-EPG-F_3512PGFL" Caterpillar Price List)	
1500 kW	36%
1750 kW	34%
3516C/3516E, 60 HZ, 2000 - 3000 kW Diesel (EPA Tier 2 & CARB Emissions Certified (Nonroad); EPA Tier 2 Emissions Certified for Stationary Use) (Reference the "PSNA-EPG-F_3516PGFL" Caterpillar Price List)	
2000 kW	40%
2500 kW	36%
2750 kW	33%
3000 kW	33%
3516C-HD, 60 HZ, 2000 - 2500 kW Diesel (EPA Tier 4) (Reference the "PSNA-EPG-F_3516PGFL" Caterpillar Price List)	
2000 kW	19%
2500 kW	19%
C175-16, 60 HZ, 3000 kW Diesel (EPA Tier 2 for Mobile and Stationary Use) (Reference the "C175-PGAL" Caterpillar Price List)	
3000 kW	29%
C175-16, 60 HZ, 3000 kW Diesel (EPA Tier 4) (Reference the "C175-PGAL" Caterpillar Price List)	
3000 kW	19%
C175-20, 60 HZ, 4000 kW Diesel (EPA Tier 2 for Mobile and Stationary Use) (Reference the "C175-PGAL" Caterpillar Price List)	
4000 kW	24%

Stationary Natural Gas (Select LP Vapor Options with Derates)

50 - 60 kW Caterpillar Natural Gas (Reference the "PSNA-EPG-F_G80PGAM" Caterpillar Price List)	
DG50 - 50 kW	31%
DG60 - 60 kW	31%
DG80 - 80 kW	31%

Caterpillar: Confidential Green

100 - 150 kW Caterpillar Natural Gas (Reference the "PSNA-EPG-F_G200PGABR" Caterpillar Price List)	
DG100 - 100 kW	18%
DG125 - 125 kW	18%
DG150 - 150 kW	18%

100 - 150 kW Caterpillar Natural Gas (Reference the "PSNA-EPG-F_G150PGAM" Caterpillar Price List)	
DG100 - 100 kW	35%
DG125 - 125 kW	35%
DG150 - 150 kW	35%

175 - 300 kW Olympian Natural Gas (Reference the "PSNA-EPG-F_GASOLYGN" Caterpillar Price List)	
G175 - 175 kW	26%
G200 - 200 kW	26%
G230 - 230 kW	26%
G250 - 250 kW	26%
G275 - 275 kW	26%
G300 - 300 kW	26%

175 - 300 kW Caterpillar Natural Gas (Reference the "PSNA-EPG-F-G14.2 PGAN" Caterpillar Price List)	
DG175 - 175 kW	26%
DG200 - 200 kW	26%
DG230 - 230 kW	26%
DG250 - 250 kW	26%
DG275 - 275 kW	26%
DG300 - 300 kW	26%

350 - 450 kW Caterpillar Natural Gas (Reference the "PSNA-EPG-F-G21.9 PGAM" Caterpillar Price List)	
DG350 - 350 kW	26%
DG400 - 400 kW	26%
DG450 - 450 kW	26%

CG18, 60 Hz, 350 - 500 kW Caterpillar Natural Gas (Reference the "PSNA-EPG-F-CG18 PGAM" Caterpillar Price List)	
DG350 - 350 kW	23%
DG400 - 400 kW	23%
DG450 - 450 kW	23%
DG500 - 500 kW	23%

G3412, 60 HZ, 375 - 500 kW Natural Gas (Reference the "PSNA-EPG-F_G3412PGG" Caterpillar Price List)	
375 kW	20%
450 kW	20%
500 kW	20%

G3512 60 HZ, 750 - 1000 kW Natural Gas (Reference the "PSNA-EPG-F_G3512NPL" Caterpillar Price List)	
750 kW	18%
1000 kW	18%

G3516 60 HZ, 750 - 1000 kW Natural Gas, Landfill Gas, & Biogas (Ratings Depend on Selection) (Reference the "PSNA-EPG-F_G3516BNPL" Caterpillar Price List)	
All Ratings	18%

G3516C 60 HZ, 1500 kW Natural Gas (Reference the "PSNA-EPG-F_G3516CNPL" Caterpillar Price List)	
1500 kW	18%

G3516H 60 HZ, 1966 kW Natural Gas (Reference the "PSNA-EPG-F_G3516HNPL" Caterpillar Price List)	
1966 kW	17%

G3520H 60 HZ, 2469 kW Natural Gas (Reference the "PSNA-EPG-F_G3520HNPL" Caterpillar Price List)	
2469 kW	17%

G3520C 60 HZ, 1600 - 2055 kW Natural Gas (Reference the "PSNA-EPG-F_G3520CNPL" Caterpillar Price List)	
1600 kW	17%
2055 kW	17%

Caterpillar: Confidential Green

CG132, CG170, CG260 (custom)

Due to the customization and plethora of options, it is not feasible to provide a paper price list for these specific generator sets. Each quote is custom for the specific application. However, members will receive a 15% discount off of the configured list price from each member's local dealer.	15%

Mobile Diesel (With Trailers)

XQ35, 60 HZ, 35 kVA Prime Diesel (EPA Tier 4 Final & CARB Emissions Certified (Non-road)) **(Reference the "PSNA-EPG-F_XQ35BM" Caterpillar Price List)**	
27 kW Prime Power	23%
30 kW	23%
XQ60, 60 HZ, 59 kVA Prime Diesel (EPA Tier 4 Final & CARB Emissions Certified (Non-road)) **(Reference the "PSNA-EPG-F_XQ60BM" Caterpillar Price List)**	
48 kW Prime Power	23%
XQ125, 60 HZ, 125 kVA Prime Diesel (EPA Tier 4 Final & CARB Emissions Certified (Non-road)) **(Reference the "PSNA-EPG-F_XQ125BM" Caterpillar Price List)**	
100 kW Prime Power	23%
110 kW	23%
XQ230, 60 HZ, 230 kVA Prime Diesel (EPA Tier 4 Final & CARB Emissions Certified (Non-road)) **(Reference the "PSNA-EPG-F_XQ230BM" Caterpillar Price List)**	
182 kW Prime Power	23%
200 kW	23%
XQ425, 60 HZ, 425 kVA Prime Diesel (EPA Tier 4 Final & CARB Emissions Certified (Non-road)) **(Reference the "PSNA-EPG-F_XQ425BM" Caterpillar Price List)**	
340 kW Prime Power	23%
XQ570, 60 HZ, 570 kVA Prime Diesel (EPA Tier 4 Final & CARB Emissions Certified (Non-road)) **(Reference the "PSNA-EPG-F_XQ570BG" Caterpillar Price List)**	
455 kW Prime Power	23%
XQ1140, 60 HZ, 570 kVA Prime Diesel (EPA Tier 4 Final & CARB Emissions Certified (Non-road)) **(Reference the "PSNA-EPG-F_XQ1140BG" Caterpillar Price List)**	
kW Prime Power	23%

Control Panels, Switchgear, Automatic Transfer Switches

Switchgear (customizable)	12%
Due to the customization and plethora of options, it is not feasible to provide a paper price list for Cat switchgear. *However, members will receive a **12% discount** off of the configured list price from each member's local dealer.*	
Epic (Reference the "PSNA-EPG-F_CATEPICG" Price List)	
Epic - Master Control Panel	10%
Epic - Generator Control Panel	10%
Epic - Utility Control Panel	10%
Supervisory Contol Panel (Reference the "PSNA-EPG-F_CATSCPN" Price List)	
EMCP 4.4 SCP	10%
Hybrid Products (Reference the "PSNA-EPG-F_CATSCPN" Price List)	
All Hybrid Products	22%
ATS (AUTOMATIC TRANSFER SWITCHES) (Reference the "ATS 2022" Price List)	
235 ATS's Available	20%

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Caterpillar Sourced Goods & Support Services Multiplier

Sourced Goods & Support Service Provided	Sourcewell Member Pricing
Custom Shop Work	5% off list price / typical sale price if no list price is available
Installation	5% off list price / typical sale price if no list price is available
Engineering Services	5% off list price / typical sale price if no list price is available
Delivery/Freight	5% off list price / typical sale price if no list price is available
Training	5% off list price / typical sale price if no list price is available
Custom Enclosure	5% off list price / typical sale price if no list price is available
Custom Fuel Tank	5% off list price / typical sale price if no list price is available
Custom ATS	5% off list price / typical sale price if no list price is available
Dealer Labor	5% off list price / typical sale price if no list price is available
Additional/Custom Parts	5% off list price / typical sale price if no list price is available
General Contracting Labor	5% off list price / typical sale price if no list price is available
Extended Service Contracts	5% off list price / typical sale price if no list price is available
Maintenance Agreements	5% off list price / typical sale price if no list price is available

Electrical Energy Power Generation with Related Parts, Supplies, and Services.

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Caterpillar Used Equipment Multiplier

Every used product will receive the new product family member discount plus at least a 10% discount

Electrical Energy Power Generation with Related Parts, Supplies, and Services.

Caterpillar Rental Agreements Product & Services Multiplier

Sourced Good or Support Service Provided	Sourcewell Member Pricing
Rental Agreements	10% off dealer list price

Electrical Energy Power Generation with Related Parts, Supplies, and Services.

Product Name and Product Description	Unit of Issue	Ancilliary Items (Sold Separately)	Microgrid Solution Commercial List Price	Power Analytics Cyber-Secure Network List Price Add (Optional)	40 FT ISO Container List Price Add (Optional)	Quantity of BDPs	Quantity of 20 Foot Containers	Grand Total Commercial List Price **with Sourcewell Discount Applied** (Incl Optional Items)	Sourcewell Member List Price Discount
PV Panel (Solar Panels)	**Due to the customization and plethora of options, it is not feasible to provide a paper price list for these specific components at this time.** **For pricing and availability, Sourcewell members can contact their local Caterpillar Dealer.**								
Time Shift - 60 Hz ES 1.5 MW-hr, 1x 20', Energy, 570 kVA, 1518 kWh, ~127 min	Each	N/A	$ 1,309,989		N/A	1	1	$ 1,021,791	22.00%
Time Shift - 60 Hz ES 3.0 MW-hr, 2x 20', Energy, 1000 kVA, 3036 kWh, ~145 min	Each	N/A	$ 2,263,804		N/A	1	2	$ 1,765,767	22.00%
Time Shift - 60 Hz ES 3.5 MW-hr, 2x 20', Energy, 1000 kVA, 3542 kWh, ~170 min	Each	N/A	$ 2,507,909		N/A	1	2	$ 1,956,169	22.00%
Time Shift - 60 Hz ES 4.0 MW-hr, 2x 20', Energy, 1000 kVA, 4048 kWh, ~194 min	Each	N/A	$ 2,750,774		N/A	1	2	$ 2,145,604	22.00%
Time Shift - 60 Hz ES 4.6 MW-hr, 3x 20', Energy, 1000 kVA, 4554 kWh, ~218 min	Each	N/A	$ 3,257,104		N/A	1	3	$ 2,540,541	22.00%
Time Shift - 60 Hz ES 5.1 MW-hr, 3x 20', Energy, 1000 kVA, 5060 kWh, ~242 min	Each	N/A	$ 3,461,724		N/A	1	3	$ 2,700,145	22.00%
Time Shift - 60 Hz ES 5.6 MW-hr, 3x 20', Energy, 1000 kVA, 5566 kWh, ~267 min	Each	N/A	$ 3,705,829		N/A	1	3	$ 2,890,547	22.00%
Time Shift - 60 Hz ES 6.1 MW-hr, 3x 20', Energy, 1000 kVA, 6072 kWh, ~291 min	Each	N/A	$ 3,948,694		N/A	1	3	$ 3,079,981	22.00%
Time Shift - 60 Hz ES 6.6 MW-hr, 3x 20', Energy, 1000 kVA, 6578 kWh, ~315 min	Each	N/A	$ 4,191,559		N/A	1	3	$ 3,269,416	22.00%
Time Shift - 60 Hz ES 7.1 MW-hr, 4x 20', Energy, 1000 kVA, 7084 kWh, ~340 min	Each	N/A	$ 4,708,735		N/A	1	4	$ 3,672,813	22.00%
Time Shift - 60 Hz ES 7.6 MW-hr, 4x 20', Energy, 1000 kVA, 7590 kWh, ~364 min	Each	N/A	$ 4,903,749		N/A	1	4	$ 3,824,924	22.00%
Time Shift - 60 Hz ES 8.1 MW-hr, 4x 20', Energy, 1000 kVA, 8096 kWh, ~388 min	Each	N/A	$ 5,145,374		N/A	1	4	$ 4,013,392	22.00%
Time Shift - 60 Hz ES 8.6 MW-hr, 4x 20', Energy, 1000 kVA, 8602 kWh, ~412 min	Each	N/A	$ 5,389,479		N/A	1	4	$ 4,203,793	22.00%
Time Shift - 60 Hz ES 9.1 MW-hr, 4x 20', Energy, 1000 kVA, 9108 kWh, ~437 min	Each	N/A	$ 5,632,344		N/A	1	4	$ 4,393,228	22.00%
Grid Stabilizer - 60 Hz PGS1260, 1x 20', Power, 1000 kVA, 672 kWh, ~32 min	Each	N/A	$ 990,332		N/A	1	1	$ 772,459	22.00%
Grid Stabilizer - 60 Hz PGS840, 1x 20', Power, 840 kVA, 448 kWh, ~25 min	Each	N/A	$ 853,487		N/A	1	1	$ 665,720	22.00%

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Solicitation Number: RFP #092222

CONTRACT

This Contract is between Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 (Sourcewell) and Caterpillar Inc., 5212 N. O'Connor Blvd., Suite 1100, Irving, TX 75039 (Supplier).

Sourcewell is a State of Minnesota local government unit and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) that offers cooperative procurement solutions to government entities. Participation is open to eligible federal, state/province, and municipal governmental entities, higher education, K-12 education, nonprofit, tribal government, and other public entities located in the United States and Canada. Sourcewell issued a public solicitation for Electrical Energy Power Generation Equipment with Related Parts, Supplies, and Services from which Supplier was awarded a contract.

Supplier desires to contract with Sourcewell to provide equipment, products, or services to Sourcewell and the entities that access Sourcewell's cooperative purchasing contracts (Participating Entities).

1. TERM OF CONTRACT

A. EFFECTIVE DATE. This Contract is effective upon the date of the final signature below.

B. EXPIRATION DATE AND EXTENSION. This Contract expires November 22, 2026, unless it is cancelled sooner pursuant to Article 22. This Contract may be extended one additional year upon the request of Sourcewell and written agreement by Supplier.

C. SURVIVAL OF TERMS. Notwithstanding any expiration or termination of this Contract, all payment obligations incurred prior to expiration or termination will survive, as will the following: Articles 11 through 14 survive the expiration or cancellation of this Contract. All other rights will cease upon expiration or termination of this Contract.

2. EQUIPMENT, PRODUCTS, OR SERVICES

A. EQUIPMENT, PRODUCTS, OR SERVICES. Supplier will provide the Equipment, Products, or Services as stated in its Proposal submitted under the Solicitation Number listed above.

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Supplier's Equipment, Products, or Services Proposal (Proposal) is attached and incorporated into this Contract.

All Equipment and Products provided under this Contract must be new and the current model. Supplier may offer used, close-out or refurbished Equipment or Products if they are clearly indicated in Supplier's product and pricing list. Unless agreed to by the Participating Entities in advance, Equipment or Products must be delivered as operational to the Participating Entity's site.

This Contract offers an indefinite quantity of sales, and while substantial volume is anticipated, sales and sales volume are not guaranteed.

B. WARRANTY. Supplier warrants that all Equipment, Products, and Services furnished are free from liens and encumbrances, and are free from defects in design, materials, and workmanship. In addition, Supplier warrants the Equipment, Products, and Services are suitable for and will perform in accordance with the ordinary use for which they are intended. Supplier's dealers and distributors must agree to assist the Participating Entity in reaching a resolution in any dispute over warranty terms with the manufacturer. Any manufacturer's warranty that extends beyond the expiration of the Supplier's warranty will be passed on to the Participating Entity.

C. DEALERS, DISTRIBUTORS, AND/OR RESELLERS. Upon Contract execution and throughout the Contract term, Supplier must provide to Sourcewell a current means to validate or authenticate Supplier's authorized dealers, distributors, or resellers relative to the Equipment, Products, and Services offered under this Contract, which will be incorporated into this Contract by reference. It is the Supplier's responsibility to ensure Sourcewell receives the most current information.

3. PRICING

All Equipment, Products, or Services under this Contract will be priced at or below the price stated in Supplier's Proposal.

When providing pricing quotes to Participating Entities, all pricing quoted must reflect a Participating Entity's total cost of acquisition. This means that the quoted cost is for delivered Equipment, Products, and Services that are operational for their intended purpose, and includes all costs to the Participating Entity's requested delivery location.

Regardless of the payment method chosen by the Participating Entity, the total cost associated with any purchase option of the Equipment, Products, or Services must always be disclosed in the pricing quote to the applicable Participating Entity at the time of purchase.

A. SHIPPING AND SHIPPING COSTS. All delivered Equipment and Products must be properly packaged. Damaged Equipment and Products may be rejected. If the damage is not readily

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apparent at the time of delivery, Supplier must permit the Equipment and Products to be returned within a reasonable time at no cost to Sourcewell or its Participating Entities. Participating Entities reserve the right to inspect the Equipment and Products at a reasonable time after delivery where circumstances or conditions prevent effective inspection of the Equipment and Products at the time of delivery. In the event of the delivery of nonconforming Equipment and Products, the Participating Entity will notify the Supplier as soon as possible and the Supplier will replace nonconforming Equipment and Products with conforming Equipment and Products that are acceptable to the Participating Entity.

Supplier must arrange for and pay for the return shipment on Equipment and Products that arrive in a defective or inoperable condition.

Sourcewell may declare the Supplier in breach of this Contract if the Supplier intentionally delivers substandard or inferior Equipment or Products.

B. SALES TAX. Each Participating Entity is responsible for supplying the Supplier with valid tax-exemption certification(s). When ordering, a Participating Entity must indicate if it is a tax-exempt entity.

C. HOT LIST PRICING. At any time during this Contract, Supplier may offer a specific selection of Equipment, Products, or Services at discounts greater than those listed in the Contract. When Supplier determines it will offer Hot List Pricing, it must be submitted electronically to Sourcewell in a line-item format. Equipment, Products, or Services may be added or removed from the Hot List at any time through a Sourcewell Price and Product Change Form as defined in Article 4 below.

Hot List program and pricing may also be used to discount and liquidate close-out and discontinued Equipment and Products as long as those close-out and discontinued items are clearly identified as such. Current ordering process and administrative fees apply. Hot List Pricing must be published and made available to all Participating Entities.

4. PRODUCT AND PRICING CHANGE REQUESTS

Supplier may request Equipment, Product, or Service changes, additions, or deletions at any time. All requests must be made in writing by submitting a signed Sourcewell Price and Product Change Request Form to the assigned Sourcewell Supplier Development Administrator. This approved form is available from the assigned Sourcewell Supplier Development Administrator. At a minimum, the request must:

- Identify the applicable Sourcewell contract number;
- Clearly specify the requested change;
- Provide sufficient detail to justify the requested change;

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- Individually list all Equipment, Products, or Services affected by the requested change, along with the requested change (e.g., addition, deletion, price change); and
- Include a complete restatement of pricing documentation in Microsoft Excel with the effective date of the modified pricing, or product addition or deletion. The new pricing restatement must include all Equipment, Products, and Services offered, even for those items where pricing remains unchanged.

A fully executed Sourcewell Price and Product Request Form will become an amendment to this Contract and will be incorporated by reference.

5. PARTICIPATION, CONTRACT ACCESS, AND PARTICIPATING ENTITY REQUIREMENTS

A. PARTICIPATION. Sourcewell's cooperative contracts are available and open to public and nonprofit entities across the United States and Canada; such as federal, state/province, municipal, K-12 and higher education, tribal government, and other public entities. Supplier may not enter into a contract with a U.S. Federal Government entity prior to obtaining necessary internal approvals and will not be obligated to provide Equipment, Products, or Services to any U.S. Federal Government entity under this Contract unless separately agreed in writing. Supplier may work with such parties and may agree to provide equipment or services under the Contract on a case-by-case basis.

The benefits of this Contract should be available to all Participating Entities that can legally access the Equipment, Products, or Services under this Contract. A Participating Entity's authority to access this Contract is determined through its cooperative purchasing, interlocal, or joint powers laws. Any entity accessing benefits of this Contract will be considered a Service Member of Sourcewell during such time of access. Supplier understands that a Participating Entity's use of this Contract is at the Participating Entity's sole convenience and Participating Entities reserve the right to obtain like Equipment, Products, or Services from any other source.

Supplier is responsible for familiarizing its sales and service forces with Sourcewell contract use eligibility requirements and documentation and will encourage potential participating entities to join Sourcewell. Sourcewell reserves the right to add and remove Participating Entities to its roster during the term of this Contract.

B. PUBLIC FACILITIES. Supplier's employees may be required to perform work at government-owned facilities, including schools. Supplier's employees and agents must conduct themselves in a professional manner while on the premises, and in accordance with Participating Entity policies and procedures, and all applicable laws.

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6. PARTICIPATING ENTITY USE AND PURCHASING

A. ORDERS AND PAYMENT. To access the contracted Equipment, Products, or Services under this Contract, a Participating Entity must clearly indicate to Supplier that it intends to access this Contract; however, order flow and procedure will be developed jointly between Sourcewell and Supplier. Typically, a Participating Entity will issue an order directly to Supplier or its authorized subsidiary, distributor, dealer, or reseller. If a Participating Entity issues a purchase order, it may use its own forms, but the purchase order should clearly note the applicable Sourcewell contract number. All Participating Entity orders under this Contract must be issued prior to expiration or cancellation of this Contract; however, Supplier performance, Participating Entity payment obligations, and any applicable warranty periods or other Supplier or Participating Entity obligations may extend beyond the term of this Contract.

Supplier's acceptable forms of payment are included in its attached Proposal. Participating Entities will be solely responsible for payment and Sourcewell will have no liability for any unpaid invoice of any Participating Entity.

B. ADDITIONAL TERMS AND CONDITIONS/PARTICIPATING ADDENDUM. Additional terms and conditions to a purchase order, or other required transaction documentation, may be negotiated between a Participating Entity and Supplier, such as job or industry-specific requirements, legal requirements (e.g., affirmative action or immigration status requirements), or specific local policy requirements. Some Participating Entities may require the use of a Participating Addendum, the terms of which will be negotiated directly between the Participating Entity and the Supplier or its authorized dealers, distributors, or resellers, as applicable. Any negotiated additional terms and conditions must never be less favorable to the Participating Entity than what is contained in this Contract.

C. SPECIALIZED SERVICE REQUIREMENTS. In the event that the Participating Entity requires service or specialized performance requirements not addressed in this Contract (such as e-commerce specifications, specialized delivery requirements, or other specifications and requirements), the Participating Entity and the Supplier may enter into a separate, standalone agreement, apart from this Contract. Sourcewell, including its agents and employees, will not be made a party to a claim for breach of such agreement.

D. TERMINATION OF ORDERS. Participating Entities may terminate an order, in whole or in part, immediately upon notice to Supplier in the event of any of the following events:

1. The Participating Entity fails to receive funding or appropriation from its governing body at levels sufficient to pay for the equipment, products, or services to be purchased; or
2. Federal, state, or provincial laws or regulations prohibit the purchase or change the Participating Entity's requirements.

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E. GOVERNING LAW AND VENUE. The governing law and venue for any action related to a Participating Entity's order will be determined by the Participating Entity making the purchase.

7. CUSTOMER SERVICE

A. PRIMARY ACCOUNT REPRESENTATIVE. Supplier will assign an Account Representative to Sourcewell for this Contract and must provide prompt notice to Sourcewell if that person is changed. The Account Representative will be responsible for:

- Maintenance and management of this Contract;
- Timely response to all Sourcewell and Participating Entity inquiries; and
- Business reviews to Sourcewell and Participating Entities, if applicable.

B. BUSINESS REVIEWS. Supplier must perform a minimum of one business review with Sourcewell per contract year. The business review will cover sales to Participating Entities, pricing and contract terms, administrative fees, sales data reports, performance issues, supply issues, customer issues, and any other necessary information.

8. REPORT ON CONTRACT SALES ACTIVITY AND ADMINISTRATIVE FEE PAYMENT

A. CONTRACT SALES ACTIVITY REPORT. Each calendar quarter, Supplier must provide a contract sales activity report (Report) to the Sourcewell Supplier Development Administrator assigned to this Contract. Reports are due no later than 45 days after the end of each calendar quarter. A Report must be provided regardless of the number or amount of sales during that quarter (i.e., if there are no sales, Supplier must submit a report indicating no sales were made).

The Report must contain the following fields:

- Participating Entity Name (e.g., City of Staples Highway Department);
- Participating Entity Physical Street Address;
- Participating Entity City;
- Participating Entity State/Province;
- Participating Entity Zip/Postal Code;
- Participating Entity Contact Name;
- Participating Entity Contact Email Address;
- Participating Entity Contact Telephone Number;
- Sourcewell Assigned Entity/Participating Entity Number;
- Item Purchased Description;
- Item Purchased Price;
- Sourcewell Administrative Fee Applied; and
- Date Purchase was invoiced/sale was recognized as revenue by Supplier.

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B. ADMINISTRATIVE FEE. In consideration for the support and services provided by Sourcewell, the Supplier will pay an administrative fee to Sourcewell on all Equipment, Products, and Services provided to Participating Entities. The Administrative Fee must be included in, and not added to, the pricing. Supplier may not charge Participating Entities more than the contracted price to offset the Administrative Fee.

The Supplier will submit payment to Sourcewell for the percentage of administrative fee stated in the Proposal multiplied by the total sales of all Equipment, Products, and Services purchased by Participating Entities under this Contract during each calendar quarter. Payments should note the Supplier's name and Sourcewell-assigned contract number in the memo; and must be mailed to the address above "Attn: Accounts Receivable" or remitted electronically to Sourcewell's banking institution per Sourcewell's Finance department instructions. Payments must be received no later than 45 calendar days after the end of each calendar quarter.

Supplier agrees to cooperate with Sourcewell in auditing transactions under this Contract to ensure that the administrative fee is paid on all items purchased under this Contract.

In the event the Supplier is delinquent in any undisputed administrative fees, Sourcewell reserves the right to cancel this Contract and reject any proposal submitted by the Supplier in any subsequent solicitation. In the event this Contract is cancelled by either party prior to the Contract's expiration date, the administrative fee payment will be due no more than 30 days from the cancellation date.

9. AUTHORIZED REPRESENTATIVE

Sourcewell's Authorized Representative is its Chief Procurement Officer.

Supplier's Authorized Representative is the person named in the Supplier's Proposal. If Supplier's Authorized Representative changes at any time during this Contract, Supplier must promptly notify Sourcewell in writing.

10. AUDIT, ASSIGNMENT, AMENDMENTS, WAIVER, AND CONTRACT COMPLETE

A. AUDIT. Pursuant to Minnesota Statutes Section 16C.05, subdivision 5, the books, records, documents, and accounting procedures and practices relevant to this Contract are subject to examination by Sourcewell or the Minnesota State Auditor for a minimum of six years from the end of this Contract. This clause extends to Participating Entities as it relates to business conducted by that Participating Entity under this Contract.

B. ASSIGNMENT. Neither party may assign or otherwise transfer its rights or obligations under this Contract without the prior written consent of the other party and a fully executed assignment agreement. Such consent will not be unreasonably withheld. Any prohibited

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assignment will be invalid. Provided, however, that Caterpillar is permitted to subcontract certain of its rights and obligations to Caterpillar dealers for performance without Sourcewell's prior written consent.

C. AMENDMENTS. Any amendment to this Contract must be in writing and will not be effective until it has been duly executed by the parties.

D. WAIVER. Failure by either party to take action or assert any right under this Contract will not be deemed a waiver of such right in the event of the continuation or repetition of the circumstances giving rise to such right. Any such waiver must be in writing and signed by the parties.

E. CONTRACT COMPLETE. This Contract represents the complete agreement between the parties. No other understanding regarding this Contract, whether written or oral, may be used to bind either party. For any conflict between the attached Proposal and the terms set out in Articles 1-22 of this Contract, the terms of Articles 1-22 will govern.

F. RELATIONSHIP OF THE PARTIES. The relationship of the parties is one of independent contractors, each free to exercise judgment and discretion with regard to the conduct of their respective businesses. This Contract does not create a partnership, joint venture, or any other relationship such as master-servant, or principal-agent.

11. INDEMNITY AND HOLD HARMLESS

Intentionally omitted.

12. GOVERNMENT DATA PRACTICES

Supplier and Sourcewell must comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as it applies to all data provided by or provided to Sourcewell under this Contract and as it applies to all data created, collected, received, maintained, or disseminated by the Supplier under this Contract.

13. INTELLECTUAL PROPERTY, PUBLICITY, MARKETING, AND ENDORSEMENT

A. INTELLECTUAL PROPERTY

1. *Grant of License.* During the term of this Contract:

    a. Sourcewell grants to Supplier a royalty-free, worldwide, non-exclusive right and license to use the trademark(s) provided to Supplier by Sourcewell in advertising and promotional materials for the purpose of marketing Sourcewell's relationship with Supplier.

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b. Supplier grants to Sourcewell a royalty-free, worldwide, non-exclusive right and license to use Supplier's trademarks in advertising and promotional materials for the purpose of marketing Supplier's relationship with Sourcewell.

2. *Limited Right of Sublicense*. The right and license granted herein includes a limited right of each party to grant sublicenses to their respective subsidiaries, distributors, dealers, resellers, marketing representatives, and agents (collectively "Permitted Sublicensees") in advertising and promotional materials for the purpose of marketing the Parties' relationship to Participating Entities. Any sublicense granted will be subject to the terms and conditions of this Article. Each party will be responsible for any breach of this Article by any of their respective sublicensees.

3. *Use; Quality Control.*

a. Neither party may alter the other party's trademarks from the form provided and must comply with removal requests as to specific uses of its trademarks or logos.

b. Each party agrees to use, and to cause its Permitted Sublicensees to use, the other party's trademarks only in good faith and in a dignified manner consistent with such party's use of the trademarks. Upon written notice to the breaching party, the breaching party has 30 days of the date of the written notice to cure the breach or the license will be terminated.

4. *Termination*. Upon the termination of this Contract for any reason, each party, including Permitted Sublicensees, will have 30 days to remove all Trademarks from signage, websites, and the like bearing the other party's name or logo (excepting Sourcewell's pre-printed catalog of suppliers which may be used until the next printing). Supplier must return all marketing and promotional materials, including signage, provided by Sourcewell, or dispose of it according to Sourcewell's written directions.

B. PUBLICITY. Any publicity regarding the subject matter of this Contract must not be released without prior written approval from the Authorized Representatives. Publicity includes notices, informational pamphlets, press releases, research, reports, signs, and similar public notices prepared by or for the Supplier individually or jointly with others, or any subcontractors, with respect to the program, publications, or services provided resulting from this Contract.

C. MARKETING. Any direct advertising, marketing, or offers with Participating Entities must be approved by Sourcewell. Send all approval requests to the Sourcewell Supplier Development Administrator assigned to this Contract.

D. ENDORSEMENT. The Supplier must not claim that Sourcewell endorses its Equipment, Products, or Services.

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14. GOVERNING LAW, JURISDICTION, AND VENUE

The substantive and procedural laws of the State of Minnesota will govern this Contract. Venue for all legal proceedings arising out of this Contract, or its breach, must be in the appropriate state court in Todd County, Minnesota or federal court in Fergus Falls, Minnesota.

15. FORCE MAJEURE

Neither party to this Contract will be held responsible for delay or default caused by acts of God or other conditions that are beyond that party's reasonable control. A party defaulting under this provision must provide the other party prompt written notice of the default.

16. SEVERABILITY

If any provision of this Contract is found by a court of competent jurisdiction to be illegal, unenforceable, or void then both parties will be relieved from all obligations arising from that provision. If the remainder of this Contract is capable of being performed, it will not be affected by such determination or finding and must be fully performed.

17. PERFORMANCE, DEFAULT, AND REMEDIES

A. PERFORMANCE. During the term of this Contract, the parties will monitor performance and address unresolved contract issues as follows:

1. *Notification.* The parties must promptly notify each other of any known dispute and work in good faith to resolve such dispute within a reasonable period of time. If necessary, Sourcewell and the Supplier will jointly develop a short briefing document that describes the issue(s), relevant impact, and positions of both parties.
2. *Escalation.* If parties are unable to resolve the issue in a timely manner, as specified above, either Sourcewell or Supplier may escalate the resolution of the issue to a higher level of management. The Supplier will have 30 calendar days to cure an outstanding issue.
3. *Performance while Dispute is Pending*. Notwithstanding the existence of a dispute, the Supplier must continue without delay to carry out all of its responsibilities under the Contract that are not affected by the dispute. If the Supplier fails to continue without delay to perform its responsibilities under the Contract, in the accomplishment of all undisputed work, the Supplier will bear any additional costs incurred by Sourcewell and/or its Participating Entities as a result of such failure to proceed.

B. DEFAULT AND REMEDIES. Either of the following constitutes cause to declare this Contract, or any Participating Entity order under this Contract, in default:

1. Nonperformance of contractual requirements, or
2. A material breach of any term or condition of this Contract.

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The party claiming default must provide written notice of the default, with 30 calendar days to cure the default. Time allowed for cure will not diminish or eliminate any liability for liquidated or other damages. If the default remains after the opportunity for cure, the non-defaulting party may:

- Exercise any remedy provided by law or equity, or
- Terminate the Contract or any portion thereof, including any orders issued against the Contract.

18. INSURANCE

A. REQUIREMENTS. At its own expense, Supplier must maintain insurance policy(ies) in effect at all times during the performance of this Contract with insurance company(ies) licensed or authorized to do business in the State of Minnesota having an "AM BEST" rating of A- or better, with coverage and limits of insurance not less than the following:

1. *Workers' Compensation and Employer's Liability.*
Workers' Compensation: As required by any applicable law or regulation.
Employer's Liability Insurance: must be provided in amounts not less than listed below:

Minimum limits:
$500,000 each accident for bodily injury by accident
$500,000 policy limit for bodily injury by disease
$500,000 each employee for bodily injury by disease

2. *Commercial General Liability Insurance.* Supplier will maintain insurance covering its operations, with coverage on an occurrence basis, and must be subject to terms no less broad than the Insurance Services Office ("ISO") Commercial General Liability Form CG0001 (2001 or newer edition), or equivalent. At a minimum, coverage must include liability arising from premises, operations, bodily injury and property damage, independent contractors, products-completed operations including construction defect, contractual liability, blanket contractual liability, and personal injury and advertising injury. All required limits, terms and conditions of coverage must be maintained during the term of this Contract.

Minimum Limits:
$1,000,000 each occurrence Bodily Injury and Property Damage
$1,000,000 Personal and Advertising Injury
$2,000,000 aggregate for products liability-completed operations
$2,000,000 general aggregate

3. *Commercial Automobile Liability Insurance.* During the term of this Contract, Supplier will maintain insurance covering all owned, hired, and non-owned automobiles in limits of liability not less than indicated below. The coverage must be subject to terms

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no less broad than ISO Business Auto Coverage Form CA 0001 (2010 edition or newer), or equivalent.

Minimum Limits:
$1,000,000 each accident, combined single limit

4. *Umbrella Insurance*. During the term of this Contract, Supplier will maintain umbrella coverage over Employer's Liability, Commercial General Liability, and Commercial Automobile.

Minimum Limits:
$2,000,000

5. *Professional/Technical, Errors and Omissions, and/or Miscellaneous Professional Liability*. During the term of this Contract, Supplier will maintain coverage for all claims the Supplier may become legally obligated to pay resulting from any actual or alleged negligent act, error, or omission related to Supplier's professional services required under this Contract.

Minimum Limits:
$2,000,000 per claim or event
$2,000,000 – annual aggregate

Failure of Supplier to maintain the required insurance will constitute a material breach entitling Sourcewell to immediately terminate this Contract for default.

B. CERTIFICATES OF INSURANCE. Prior to commencing under this Contract, Supplier must furnish to Sourcewell a certificate of insurance, as evidence of the insurance required under this Contract. Prior to expiration of the policy(ies), renewal certificates must be mailed to Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 or sent to the Sourcewell Supplier Development Administrator assigned to this Contract. The certificates must be signed by a person authorized by the insurer(s) to bind coverage on their behalf.

Failure to request certificates of insurance by Sourcewell, or failure of Supplier to provide certificates of insurance, in no way limits or relieves Supplier of its duties and responsibilities in this Contract.

C. ADDITIONAL INSURED ENDORSEMENT AND PRIMARY AND NON-CONTRIBUTORY INSURANCE CLAUSE. Supplier agrees to list Sourcewell and its Participating Entities, including their officers, agents, and employees, as an additional insured under the Supplier's commercial general liability insurance policy with respect to liability arising out of activities, "operations," or "work" performed by or on behalf of Supplier, and products and completed operations of Supplier. The policy provision(s) or endorsement(s) must further provide that coverage is primary and not excess over or contributory with any other valid, applicable, and collectible insurance or self-insurance in force for the additional insureds. A Participating Dealer may name a Participating Entity as an additional insured on a case-by-case basis.

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D. WAIVER OF SUBROGATION. Supplier waives and must require (by endorsement or otherwise) all its insurers to waive subrogation rights against Sourcewell and other additional insureds for losses paid under the insurance policies required by this Contract or other insurance applicable to the Supplier or its subcontractors. The waiver must apply to all deductibles and/or self-insured retentions applicable to the required or any other insurance maintained by the Supplier or its subcontractors.

E. UMBRELLA/EXCESS LIABILITY/SELF-INSURED RETENTION. The limits required by this Contract can be met by either providing a primary policy or in combination with umbrella/excess liability policy(ies), or self-insured retention.

19. COMPLIANCE

A. LAWS AND REGULATIONS. All Equipment, Products, or Services provided under this Contract must comply fully with applicable federal laws and regulations, and with the laws in the states and provinces in which the Equipment, Products, or Services are sold.

B. LICENSES. Supplier's Participating Dealers must maintain a valid and current status on all required federal, state/provincial, and local licenses, bonds, and permits required for the operation of the business that the Supplier's Participating Dealer conducts with Sourcewell and Participating Entities.

20. BANKRUPTCY, DEBARMENT, OR SUSPENSION CERTIFICATION

Supplier certifies and warrants that it is not in bankruptcy or that it has previously disclosed in writing certain information to Sourcewell related to bankruptcy actions. If at any time during this Contract Supplier declares bankruptcy, Supplier must immediately notify Sourcewell in writing.

Supplier certifies and warrants that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated by the State of Minnesota; the United States federal government or the Canadian government, as applicable; or any Participating Entity. Supplier certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this Contract. Supplier further warrants that it will provide immediate written notice to Sourcewell if this certification changes at any time.

21. PROVISIONS FOR NON-UNITED STATES FEDERAL ENTITY PROCUREMENTS UNDER UNITED STATES FEDERAL AWARDS OR OTHER AWARDS

Intentionally omitted.

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22. CANCELLATION

Sourcewell or Supplier may cancel this Contract at any time, with or without cause, upon 60 days' written notice to the other party. However, Sourcewell may cancel this Contract immediately upon discovery of a material defect in any certification made in Supplier's Proposal. Cancellation of this Contract does not relieve either party of financial, product, or service obligations incurred or accrued prior to cancellation.

Sourcewell

DocuSigned by:
Jeremy Schwartz
C0FD2A139D06489...

By: _____
Jeremy Schwartz
Title: Chief Procurement Officer

12/6/2022 | 4:51 PM CST
Date: _____

Caterpillar Inc.

DocuSigned by:
Jaime Mineart
8ED6778AD1EB44E...

By: _____
Jaime Mineart
Title: Vice President & General Manager
Retail Electric Power Solutions

12/6/2022 | 6:57 PM PST
Date: _____

Approved:

DocuSigned by:
Chad Coauette
7E42B8F817A64CC...

By: _____
Chad Coauette
Title: Executive Director/CEO

12/6/2022 | 8:58 PM CST
Date: _____

RFP 092222 - Electrical Energy Power Generation Equipment with Related Parts, Supplies, and Services

Vendor Details

Company Name:	Caterpillar
Address:	5205 N O'Connor Blvd Irving, TX 75039
Contact:	Jaime Mineart
Email:	Mineart_Jaime_M@cat.com
Phone:	309-208-8238
Fax:	847-212-8020
HST#:	

Submission Details

Created On:	Thursday August 04, 2022 09:20:25
Submitted On:	Thursday September 22, 2022 11:48:50
Submitted By:	Jaime Mineart
Email:	Mineart_Jaime_M@cat.com
Transaction #:	7d158290-a935-4ffc-acc0-efaa11d1bfb4
Submitter's IP Address:	198.180.154.20

Specifications

Table 1: Proposer Identity & Authorized Representatives

General Instructions (applies to all Tables) Sourcewell prefers a brief but thorough response to each question. Do not merely attach additional documents to your response without also providing a substantive response. Do not leave answers blank; respond “N/A” if the question does not apply to you (preferably with an explanation).

Line Item	Question	Response *	
1	Proposer Legal Name (one legal entity only): (In the event of award, will execute the resulting contract as "Supplier")	Caterpillar Inc.	*
2	Identify all subsidiary entities of the Proposer whose equipment, products, or services are included in the Proposal.	N/A	*
3	Identify all applicable assumed names or DBA names of the Proposer or Proposer's subsidiaries in Line 1 or Line 2 above.	N/A	*
4	Provide your CAGE code or Unique Entity Identifier (SAM):	11083	*
5	Proposer Physical Address:	5212 N O'Connor Blvd Ste. 1100, Irving, TX 75039	*
6	Proposer website address (or addresses):	https://www.caterpillar.com/, https://www.cat.com/en_US.html	*
7	Proposer's Authorized Representative (name, title, address, email address & phone) (The representative must have authority to sign the “Proposer’s Assurance of Compliance” on behalf of the Proposer and, in the event of award, will be expected to execute the resulting contract):	Authorized Rep: Jaime Mineart Title: Vice President & General Manager, Retail Electric Power Solutions Address: 5212 N O'Connor Blvd Ste. 1100, Irving, TX 75039 Email: Mineart_Jaime_M@cat.com Phone: (309) 208-8238	*
8	Proposer's primary contact for this proposal (name, title, address, email address & phone):	Primary Contact: Nicole Warnstedt Title: Territory Sales Manager Address: 5212 N O'Connor Blvd Ste. 1100, Irving, TX 75039 Email: Warnstedt_nicole_a@cat.com Phone: (847) 212-8020	*
9	Proposer's other contacts for this proposal, if any (name, title, address, email address & phone):	Other Contact: Steve Turner Title: Americas Sales Manager, Retail Electric Power Solutions Address: 5212 N O'Connor Blvd Ste. 1100, Irving, TX 75039 Email: Turner_Stephen_M@cat.com Phone: (309) 208-8238	

Table 2: Company Information and Financial Strength

Line Item	Question	Response *	

10	Provide a brief history of your company, including your company's core values, business philosophy, and industry longevity related to the requested equipment, products or services.	Caterpillar was founded in 1925 when two entrepreneurs merged their companies: Holt Manufacturing Company and C.L Best Tractor Company. The merger was a great success because the ethics of both men were focused on high quality products and the best customer support. The key to this satisfaction is two-fold: build the best products and empower our dealers to offer the best support. Through this combination, we are proud to prove that our products offer the best value to our customers regardless of where they are located. Caterpillar produced its first diesel engine in 1939. In 1953, Caterpillar created a division dedicated to the specific needs of a broad range of diesel engine customers, including power generation. In 2021, the Energy & Transportation segment including all Power Generation divisions contributed more than $20.2 Billion of revenue globally for Caterpillar Inc. with more than $7.6 Billion in North America alone. Since the founding, Caterpillar Inc. has retained the culture of focusing on customer needs and supporting products after the sale. Our company culture is keenly focused on customer satisfaction and every employee realizes that a customer's experience using the product will determine whether he or she will purchase another one. Caterpillar has a robust Code of Conduct that can be found at Caterpillar | Code of Conduct | Caterpillar Values in Action. Here is a quote from Jim Umpleby, Caterpillar Chief Executive Officer, summarizing this code and its significance in Caterpillar culture. "We are proud that the people on our team come from across the globe, with diverse backgrounds, experiences, and perspectives. This diverse culture and character make us stronger. What unites us within this diversity is a common set of Values; that we are not just accountable for the work we do; we also care deeply about how we do it. Our Code of Conduct defines those Values in action –what we stand for and how we conduct ourselves with our customers, suppliers and one another. Its purpose is not to provide a set of rules that covers every situation or challenge we may face, but to guide us in living those values every day. The Code of Conduct explains what Integrity, Excellence, Teamwork, Commitment and Sustainability mean to us and how we use these Values to make sound, ethical decisions. Our Code of Conduct is one of the most important documents we produce at Caterpillar. We can prove measurable advantages in total owning and operating costs as well as tangible benefits in terms of standard safety features, telematic information sharing, and many training, and application support services offered by our dealers.	*
11	What are your company's expectations in the event of an award?	Caterpillar is honored to have served Sourcewell and its members who have purchased Cat construction equipment, work-tools, and electrical power generation products through Sourcewell since 2008. Furthermore, we are proud to have earned the Sourcewell Legacy Award in 2019. Caterpillar is the top contributor to generator sales in our current Power Generation and Services contract 120617-CAT. Together with the Machine contract, we look forward to the opportunity to further grow business and serve member needs together in this new Power Generation contract. With average 20-30% growth over the past 5 years, we will be dedicated to continuing with this annual growth.	*

12	Demonstrate your financial strength and stability with meaningful data. This could include such items as financial statements, SEC filings, credit and bond ratings, letters of credit, and detailed reference letters. Upload supporting documents (as applicable) in the document upload section of your response.	Maintaining financial strength is a critical priority for Caterpillar. We receive debt ratings from the major credit rating agencies. Caterpillar is "mid-A" rated by S&P and Fitch and has a "low-A" rating with a positive outlook from Moody's. Maintaining our "mid-A" credit rating is critical to our cash deployment priorities. Due to our prudent focus on financial strength, on a comparative basis Caterpillar has generally demonstrated higher profitability, lower leverage, and better liquidity than our competitor peer group. Our liquidity position is extremely strong with typically the highest percentage of cash as a percent of total assets on the balance sheet vs our competitors. Please see 2021 Investor Presentation which provides additional details about our financial position. The full text of the SEC filing documents can be found on our public website: https://investors.caterpillar.com/financials/sec-filings/default.aspx. In 2021 full year sales and revenues were $50.971B. Enterprise operating cash Flow was $7.2B. During the year, the company paid dividends of $2.33B and repurchased $2.67B of Caterpillar common stock. Liquidity remained strong with an enterprise cash balance of $9.25B at the end of 2021. After paying uninterrupted rising annual dividends for more than two decades, Caterpillar, Inc. (NYSE:CAT) reached the 27th consecutive year mark for inclusion in the elite group of companies designated as Dividend Aristocrats. In addition to a minimum of 25 consecutive years of dividend hikes, a company must be a component of the S&P 500 index and and must have a market capitalization of at least $3B to qualify as a Dividend Aristocrat.	*
13	What is your US market share for the solutions that you are proposing?	Market share information beyond what is made publicly available through our annual reports is considered confidential. Market share data is not readily available within the industry. There are not many manufacturers offering products for the US and Canada that meet the required regulations. Caterpillar is a significant contributor to the overall Power Generation sector within the US and Canada.	*
14	What is your Canadian market share for the solutions that you are proposing?	Market share information beyond what is made publicly available through our annual reports is considered confidential. Market share data is not readily available within the industry. There are not many manufacturers offering products for the US and Canada that meet the required regulations. Caterpillar is a significant contributor to the overall Power Generation sector within the US and Canada.	*
15	Has your business ever petitioned for bankruptcy protection? If so, explain in detail.	No, Caterpillar has never filed for bankruptcy.	*
16	How is your organization best described: is it a manufacturer, a distributor/dealer/reseller, or a service provider? Answer whichever question (either a) or b) just below) best applies to your organization. a) If your company is best described as a distributor/dealer/reseller (or similar entity), provide your written authorization to act as a distributor/dealer/reseller for the manufacturer of the products proposed in this RFP. If applicable, is your dealer network independent or company owned? b) If your company is best described as a manufacturer or service provider, describe your relationship with your sales and service force and with your dealer network in delivering the products and services proposed in this RFP. Are these individuals your employees, or the employees of a third party?	Caterpillar is a world class manufacturer which distributes products through a vast and capable dealer network. Our dealers are strong independent companies and in North America alone they have a combined net worth of billions of dollars. Their large valuation is a competitive advantage because it allows them to have the infrastructure to support customers regardless of location, industry, fleet size, or application. We believe our dealers have the largest amount of service parts available in their inventory. Another advantage of independently owned dealers is that they know their customers and market well. They tailor their services specifically to their customers' needs. Caterpillar and each dealer have signed a sales and service agreement that outlines the specific expectations from both parties. In a broad overview, Caterpillar manufactures products and sells them to our dealers. The dealers then sell those products to customers. Caterpillar does not sell directly to state and local governments. Though we will sign this contract as a manufacturer, our dealers will be given the opportunity to avail themselves of the opportunity presented by the contract and will execute all the transactions with governmental customers as they do today. This includes but is not limited to consultation, quoting, accepting payment, delivery, warranty support, parts sales, and service. This is no different than sales occurring out the terms of this agreement. Caterpillar dealers heartily embrace the other Sourcewell contracts currently available to them (032119-CAT, 120617-CAT and 062320-CAT). They have all been trained on contract usage. In fact, the current Electric Power contract is leveraged by at least 75% of our dealers in North America. Caterpillar offers specific discounts to Sourcewell members. By using any Sourcewell Contract, our dealers agree to honor those discounts.	*
17	If applicable, provide a detailed explanation outlining the licenses and certifications that are both required to be held, and actually held, by your organization (including third parties and subcontractors that you use) in pursuit of the business contemplated by this RFP.	Caterpillar and its subsidiaries operate across the globe in a variety of markets that require Caterpillar to adhere to all locally mandated laws and regulations in order to do business. With regards to the territories covered by this RFP, Caterpillar will comply with applicable laws in order to do business in the territories described herein.	*

18	Provide all “Suspension or Debarment” information that has applied to your organization during the past ten years.	Caterpillar has not been suspended or disbarred in trading history.	*

Table 3: Industry Recognition & Marketplace Success

Line Item	Question	Response *	
19	Describe any relevant industry awards or recognition that your company has received in the past five years	Please note: To list all the awards received in the past 5 years would unnecessarily lengthen our response. For brevity, we are highlighting some recognition received in 2020, 2021 and 2022. Also note there are many global awards. Fortune Magazine #78 on the Fortune 500 2021 Fortune Magazine World's Most Admired Companies World & North America Dow Jones Sustainability Index Forbes Best Employers for diversity 2020 and 2021 #82 Best Global Brands- Interbrand 2021 The Wall Street Journal Best Managed Companies in 2020 and 2021 The Wall Street Journal World's Most Sustainably Managed Companies Human Rights Campaign Foundation Corporate Equality Index Dow Jones Sustainability Index (World and North America) 21 years World’s Most Sustainably Managed Companies – The Wall Street Journal United Way World Wide’s Global Corporate Leadership Program U.S. President’s Volunteer Service Award from Junior Achievement Corporate Equality Index – Human Rights Campaign Foundation CSR China Top 100 – the 4th CSR China Education Award (China) China CSR Excellence Award – China Philanthropy Times (China) Corporate Social Responsibility Research Center of Southern Weekly (China) Outstanding Contribution to Poverty Alleviation – China Foundation for Poverty Alleviation (China) 2020 Global 500 – Fortune Magazine America’s Most Responsible Companies 2020, 2021 & 2022 – Newsweek Best-Managed Companies of 2020 & 2021 – The Wall Street Journal Top Companies for Customer Satisfaction – The Wall Street Journal The CEO Leaderboard: COVID-19 Reputation Rankings – SJR All-America Executive Team – Institutional Investor Top 150 Global Licensors – Global License Best Global Brands Top 100 – Interbrand World’s Most Valuable Brands 2020 – Forbes 2020 Best Places to Work for Disability Inclusion – Disability Equality Index World’s Best Employers 2020 – Forbes Best Employers for Women 2020 – Forbes America’s Best Employers by State 2020 – Forbes America's Best Employers for Diversity 2020 – Forbes Best Employers for New Grads 2020 – Forbes Global 2000 – Forbes 2020, 2021 & 2022 Best Employers for Veterans 2020 and 2021– Forbes Top Veteran-Friendly Company – U.S. Veterans Magazine #1 Great Place to Work – Great Place to Work Institute (Brazil) #1 Great Place to Work in the Ag Business - Great Place to Work Institute (Brazil) Chile’s 20 Best Places in 2020 to Work for LGBTQ Equality, pwc Human Rights Campaign Top of Mind Company “Industry category” (Piracicaba, Brazil) Certification on Promoting Work-Life Balance in Hyogo Prefecture – Hyogo Work and Life Center (Japan) Hyogo’s Women’s Success in Business Promotion Company – Hyogo Women Empowerment & Promotion Center (Japan) Hanada Award for WIN Akashi – Hyogo Women and Future Association (Japan) Hyogo Childcare Supporting Company Award (Japan) Science & Technology Industry Summit: Outstanding Contribution – The Economic Observer (China) 2020 China Good Companies: Industry Leadership – Jiemian.com (China) Cat® G3520 Fast-Response, Natural Gas Generator Set Earns Gold Award in Consulting-Specifying Engineer’s 2021 Product of the Year Competition	*
20	What percentage of your sales are to the governmental sector in the past three years	The governmental and educational sector is extremely important to Caterpillar. We do not track government and education separately. However, it is safe to assume that the bulk of these sales is to state, county, municipal and special districts. We have a dedicated team to ensure success in this market. Overall, the percentage of our sales to non-federal government agencies varies between 7% and 15%.	*

21	What percentage of your sales are to the education sector in the past three years	The governmental and educational sector is extremely important to Caterpillar. We do not track government and education separately. However, it is safe to assume that the bulk of these sales is to state, county, municipal and special districts. We have a dedicated team to ensure success in this market. Overall, the percentage of our sales to non-federal government agencies varies between 7% and 15%.	*
22	List any state, provincial, or cooperative purchasing contracts that you hold. What is the annual sales volume for each of these contracts over the past three years?	Cat dealers typically hold contracts with states and provinces. Additionally, we are contract holders with OMNIA. Just as we would never share Sourcewell transaction information with other cooperatives, we feel it is inappropriate to share volumes with those contracts.	*
23	List any GSA contracts or Standing Offers and Supply Arrangements (SOSA) that you hold. What is the annual sales volume for each of these contracts over the past three years?	Listed below are the current Power Generation GSA contracts that Caterpillar holds: SIN 335999 Power Distribution Equipment: 2020=$736,134 2021=$1,353,905 2022 = as of today $285,951 Contract Number: GS07F5666R (Future sales will be under new contract: GS30F0018U)	*

Table 4: References/Testimonials

Line Item 24. Supply reference information from three customers who are eligible to be Sourcewell participating entities.

Entity Name *	Contact Name *	Phone Number *	
City of Ogden	Monica Kapp	801-430-2308	*
United Water Conservation District	Chris Hendricks	805-415-1554	*
Renewable Water Resources	Brent Rhymer	864-299-4000	*

Table 5: Top Five Government or Education Customers

Line Item 25. Provide a list of your top five government, education, or non-profit customers (entity name is optional), including entity type, the state or province the entity is located in, scope of the project(s), size of transaction(s), and dollar volumes from the past three years.

Entity Name	Entity Type *	State / Province *	Scope of Work *	Size of Transactions *	Dollar Volume Past Three Years *	
City of Charlotte	Government	North Carolina - NC	A city local to North Carolina	Purchased 16 units (specific to EP products)	$2,545,112	*
Manatee County	Government	Florida - FL	A county local to Florida	Purchased 9 units (specific to EP products)	$1,463,479	*
Bonita Springs Utilities	Government	Florida - FL	A city local to Florida	Purchased 2 units (specific to EP products)	$1,388,444	*
University of Florida	Government	Florida - FL	College in Gainesville, Florida	Purchased 3 units (specific to EP products)	$1,199,583	*
City of Raleigh Public Utilities	Government	North Carolina - NC	Water and sanitary sewer services	Purchased one unit (specific to EP products)	$1,034,177	*

Table 6: Ability to Sell and Deliver Service

Describe your company's capability to meet the needs of Sourcewell participating entities across the US and Canada, as applicable. Your response should address in detail at least the following areas: locations of your network of sales and service providers, the number of workers (full-time equivalents) involved in each sector, whether these workers are your direct employees (or employees of a third party), and any overlap between the sales and service functions.

Line Item	Question	Response *	

26	Sales force.	The Cat dealer salesforce is the most capable and highly trained in the industry. The Cat dealer salespeople are consultants to their customers and advise their customers on the best solutions for their application and job. As a manufacturer we request our dealers to follow strict training protocols to ensure our sales force remains current on all product updates. Specifically, as it relates to governmental sales, each dealer has one or more people named to be a key liaison between us as manufacturer and their dealer sales team. This person is offered additional in-depth training on Sourcewell and ensures that all contract terms are followed. In addition, dealers also have electric power specialists located in house to work with customers on all aspects of their power generation business. In North America, our dealers employ more than 53,000 people across the machine, energy, parts and service divisions. The dealer sales teams are supported by a network of Caterpillar professionals. Each dealer has in territory support of 5-8 Caterpillar sales/marketing employees. It is the responsibility of these people to ensure that the dealer and Caterpillar are working well together to constantly improve and to adapt to marketplace changes. Beyond the territory experts, the sales and marketing department at Caterpillar is staffed by more than 600 people whose mission is to focus on customer satisfaction. Even more are employed "behind-the-scenes" to ensure industry leading product design, up to date product information, and maintaining the ease of doing business in an increasingly connected marketplace.	*
27	Dealer network or other distribution methods.	The Cat dealer network is key to the success of our company. Within Canada and the United States, we have more than 800 dealer owned locations that sell and rent equipment. Please refer to our directory listing of Cat dealer locations and locations map in the attached “Cat Dealer Directory”. Cat dealers are independently owned and many cover an entire state or province. In some cases, dealers cross state/provincial boundaries, and in other cases, more than one dealer will be located in a state). Each dealer has multiple branches and a mobile service fleet that can serve customers regardless of location. These are full physical locations our governmental customers can use. Because of the size of Cat dealers, they are exceptionally capable to serve governmental customers and customers in the governmental industry. Dealers have trained specialists that cover many industries. Many of our dealer sales reps sell more than 50% of their sales through Sourcewell. To support these dealers and specialists in the field, Caterpillar has an electric power division with 30+ dedicated electric power territory managers dedicated to training and focused on the electric power industry. To help with Sourcewell sales, we have a dedicated sales rep, Nicole Warnstedt, who is expert on co-operative purchasing for the power generation group as well as an intern to assist with day to day tasks. Caterpillar also pulls together the electric power specialists into a Dealer Advisory group to have a continuous feedback loop on industry trends and to collaborate on future new product introductions. Collectively, Cat dealers' large net worth permits them to stock a high volume of replacement parts - allowing governmental customers the fastest turnaround on parts availability and repair time. Cat dealers recognize the importance of governmental business to their overall success and their product support sales reps are well versed in working with government entities. Please refer to the Cat dealer locations list and map included in "Additional Documents".	*

28	Service force.	At Caterpillar we are very proud of the saying "The sales department sells the first machine; the service department sells every one after that." The Cat dealer network in North America collectively employs more than 20,000 factory trained technicians, parts experts, product support managers and other service-oriented staff. These people are supported by the best repair shop equipment and materials. As machines and engines are constantly updated, so too are our service experts. We conduct product-specific training every week of the year. Technician shortage is an industry-wide concern, but because Cat dealers are large, long established companies, they can offer strong compensation and benefit packages that encourage the best people to seek employment and to retain them once hired. Caterpillar works very closely with dealers and through a program called "Think Big", we are able to keep the pipeline of high quality employees full. In addition to the technicians and mechanics that work on the generators directly, each dealer has a service support staff that includes customer-facing consultants who are responsible for working with customers to set up maintenance and repair schedules to ensure the best possible up-time. Collectively, service support staff makes up the bulk of each dealers' staff. Roughly half of their personnel investment goes to ensuring customer success via product support. The dealer service teams are supported by a network of Caterpillar professionals. Each dealer has in territory support of 5-8 Caterpillar parts/service employees. It is the responsibility of these people to ensure that the dealer and Caterpillar are working well together to constantly improve and to adapt to marketplace changes. Beyond the territory experts, the service and support groups at Caterpillar are staffed by thousands of people whose mission is to focus on post-sale customer satisfaction. Even more are employed "behind-the-scenes" to ensure technical literature is up to date, service standards are adhere to and repair questions are answered quickly. Historically, we have exceeded our 95% 2-hour response rate target in responding to dealer service inquiries.	*
29	Describe the ordering process. If orders will be handled by distributors, dealers or others, explain the respective roles of the Proposer and others.	Our simple order process has been and will continue to be well appreciated by Sourcewell and Sourcewell members: 1) When a member decides to purchase a new Cat Generator, they include the contract number and their Sourcewell member number on the Purchase Order they issue to the Cat dealer. 2) The Cat dealer then accepts the PO, issues the invoice, accepts payment and delivers the generator. 3) After the generator has been delivered, the dealer, as part of their normal process, includes the member number when filing their sales claims with Caterpillar. 4) At month end, Caterpillar aggregates these reports and sends the sales information quarterly to Sourcewell along with the administrative fee. IMPORTANT NOTE: Should a member wish to include additional terms and conditions to this contract, or to otherwise request a Participating Addendum, that agreement / PA should be executed between the member and Cat dealer directly.	*

30	Describe in detail the process and procedure of your customer service program, if applicable. Include your response-time capabilities and commitments, as well as any incentives that help your providers meet your stated service goals or promises.	We are proud that our reputation stands on having the best customer support in the industry. In fact, our capabilities are industry leading. Should a customer ever have a problem or issue with a generator, their Cat dealer is empowered to resolve that issue locally. If the problem is a result of a defect in material or workmanship, Caterpillar has a standard warranty to address. Every Cat dealer has a common detailed service process in place. Caterpillar supports and verifies that all the dealer service technicians are supplied with the tools and equipment needed to repair all Cat products. With an abundance of Caterpillar Network service locations (over 468 locations) including an estimated sales and service team of 53,000, 8,000 service bays, and 8,500 field service trucks, our highly skilled/trained Caterpillar dealer technicians are in close proximity to Sourcewell customers within the US and Canada. The Caterpillar network provides unmatched service capabilities to meet customer servicing requirements. Technicians have access to an electronic library of technical information including Service Letters, Technical Information Bulletins, System Operations, Troubleshooting and Disassembly and Assembly manuals. These manuals are provided for every Cat product. Each dealer also has one or more "Technical Communicators" who are dedicated to supporting the service technicians by acting as a liaison between the shop personnel and Caterpillar. The service technicians also have a dealer support network (DSN) system with direct access to Caterpillar's Service Engineers. Caterpillar responds to more than 95% of all high priority tickets within one hour. Depending on a customer's needs, they may choose to handle service issues themselves, in conjunction with their dealer, or they may ask their dealer to handle them entirely. To meet the varying desires of each customer, Caterpillar offers a wide range of service programs: -Cat Inspect -Condition Monitoring -Customer Support Agreements -S-O-S Services (fluid analysis)	*
31	Describe your ability and willingness to provide your products and services to Sourcewell participating entities in the United States.	We are happy to serve all geographic areas and all Sourcewell member sectors with in the United States with our complete product and service offerings. Caterpillar has successfully utilized Sourcewell to sell generators in all states.	*
32	Describe your ability and willingness to provide your products and services to Sourcewell participating entities in Canada.	We are happy to serve all geographic areas and all Sourcewell member sectors within Canada with our complete product and service offerings. In fact, we see the Canadian market as a significant growth opportunity for Sourcewell use and are actively encouraging its use. Caterpillar currently has Canada Sourcewell growth in our Canada Dealer's 2023 Growth Plans. We have gained momentum with our current contract 120617-CAT in Canada.	*
33	Identify any geographic areas of the United States or Canada that you will NOT be fully serving through the proposed contract.	We are happy to serve all geographic areas of the United States and Canada.	*
34	Identify any Sourcewell participating entity sectors (i.e., government, education, not-for-profit) that you will NOT be fully serving through the proposed contract. Explain in detail. For example, does your company have only a regional presence, or do other cooperative purchasing contracts limit your ability to promote another contract?	We are happy to serve all Sourcewell Member sectors within the United States and Canada with our complete product and service offering through Sourcewell. Caterpillar's cooperative purchasing contracts are non-exclusive; i.e. none of them restrict Caterpillar from promoting any other cooperative purchasing contracts.	*
35	Define any specific contract requirements or restrictions that would apply to our participating entities in Hawaii and Alaska and in US Territories.	There are no restrictions or limitations for sales to members in Hawaii, Alaska or U.S. Territories.	*

Table 7: Marketing Plan

Line Item	Question	Response *	

36	Describe your marketing strategy for promoting this contract opportunity. Upload representative samples of your marketing materials (if applicable) in the document upload section of your response.	Caterpillar is committed to cooperating with Sourcewell to fully and continually train our 53,000+ management and sales staff within the dealer network to ensure maximum awareness and embracement of our Sourcewell contract. To show our commitment, we have engaged to deploy the proven ability of the Government Solutions Team, LLC (GST) of Lebanon, Tennessee to train and further support our sales management and dealer network in the event of a contract award in this RFP process. GST's extensive knowledge and understanding of the Sourcewell statues, history and processes will be our continual priority in the support and education of our distribution channel. GST builds Sourcewell awareness and enthusiasm within our dealer network. Consistent remote and on-site dealer training at regional and national dealer meetings will continue to lead to exemplary sales growth of our proposed Sourcewell contract. GST also staffs a Dealer Support Specialist who is dedicated to assisting sales reps with their questions and needs. Caterpillar is also listed as a strategic supplier partner for National Cooperative Purchasing Partners (NCPP), the professional association for cooperative procurement. Documentation and training regarding Sourcewell projects are available on our internal dealer website. Caterpillar also does onsite and virtual training for dealers to educate and drive Sourcewell growth. Our current marketing strategy with Sourcewell contract 120617-CAT proves to be effective with year-over-year sales growth. Since inception of Caterpillar's Sourcewell contracts, 3,015 Caterpillar generators have been sold leveraging the Sourcewell contract. Should we be fortunate enough to be awarded a contract for Energy Generation in response to RFP #092222, we will proudly announce the award publicly through our multiple customer-facing touchpoints to include but not limited to: 1) Press Release 2) Announcement in monthly Electric Power customer e-newsletter: 3) Feature on cat.com cooperative purchasing focused webpage: https://www.cat.com/en_US/articles/electric-power/sourcewell-cooperative-purchasing.html 4) Announcement on Cat Electric Power social media channels (FB, LinkedIn, Twitter) 5) Sourcewell promotion at industry events we attend where the audience includes non-profits and government within the SLED market including schools, landfill, and water/sewer treatment applications. Examples of 2022 events where GST representatives attended in support of Caterpillar and Sourcewell included American Public Works Association (PWX), Wastecon, WasteExpo, Water Environment Federation's Technical Exhibition and Conference (WEFTEC), Government Fleet Expo (GFX), National Institute of Government Procurement (NIGP), California Association of Public Procurement Officials (CAPPO), National Association of County Engineers (NACE) and American Public Works Association (APWA) Snow Conference. 6) Update promotional literature 7) Dealer awareness promotional events	*
37	Describe your use of technology and digital data (e.g., social media, metadata usage) to enhance marketing effectiveness.	Caterpillar and the Cat dealer network are leaders in using emerging technologies to reach our customers. We manage several social media platforms and can target governmental segments. We also look at past purchase history and financing information to recognize in advance when customers may be considering replacing machines they own. Caterpillar has teams of people who handle leads from Cat.com to grow and enhance online presence. Cat Electric Power has an online portal that has ability for customers to size a unit and view inventory. Our dealers have resources for lead generation from third party databases to understand which opportunities are coming in the governmental and non-profit section. Our dealers utilize these resources plus Caterpillar Inc. resources to focus and drive and understand pipeline of opportunity that we can promote the Sourcewell solution through.	*
38	In your view, what is Sourcewell's role in promoting contracts arising out of this RFP? How will you integrate a Sourcewell-awarded contract into your sales process?	Sourcewell is a well-respected contracting agency within the public procurement industry. It is important, in the event of an award, that our products and logos be included in Sourcewell marketing and website. We believe that the most important role that Soucewell can play in marketing our contract and products, is to market themselves and promote contract purchasing across the industry. In the event of an award, Caterpillar will put high priority in building awareness and enthusiasm within our dealer network and customer base to leverage the Sourcewell contract as our go to market strategy.	*

39	Are your products or services available through an e-procurement ordering process? If so, describe your e-procurement system and how governmental and educational customers have used it.	We do offer a e-procurement ordering process for parts via parts.cat.com. We can also integrate into a variety of procurement systems for high volume customers. We enable customers to size and configure our less complex products, view available inventory, and engage dealers online at power.cat.com. Our larger products are complex and often custom-configured. A consultative salesperson is integral to ensuring that generator sets are configured and built to perform well in their expected duties. For this reason, we only include our less complex products online. We encourage our independent dealers to offer options beyond those from Caterpillar. Sourcewell members are free to use those options.	*

Table 8: Value-Added Attributes

Line Item	Question	Response *	
40	Describe any product, equipment, maintenance, or operator training programs that you offer to Sourcewell participating entities. Include details, such as whether training is standard or optional, who provides training, and any costs that apply.	All dealers offer basic operation, safety, and maintenance training with every sale. All Caterpillar operation and maintenance manuals provided with our equipment have instructions for safe operation of our equipment. Should a customer desire more advanced training, such as productivity improvement or advanced repairs, each of our dealers can supply that training. Often there is a cost associated with that specific training and if would be negotiated between the dealer and the customer. Caterpillar also offers training programs directly to customers in three areas - operation, safety, and service. Members may access courses online, via CD's, or through instructor-led classes leading to operator certifications. The fees for these services vary depending on the depth of training desired. These high-level instruct-led courses can be conducted at one of our dedicated training facilities in the US or on a customer's local site using their own equipment.	*

41	Describe any technological advances that your proposed products or services offer.	Technology is a key product differentiator for Caterpillar. To describe each of them in detail would expand the length of this response beyond a reasonable level. For brevity, key technologies specific to products in this RFP are listed below. More details are available on our product pages on www.cat.com. 1. Cat Remote Asset Monitoring and telematics are available on every generator. Generators smaller than C32 come equipped with Product Link devices which allow ease of setup for monitoring. This allows customers and dealers to monitor generator health and operation with the intent of early issue detection. Through our proprietary fleet monitoring software, we are leaders in using technology to prevent unexpected downtime. 2. Caterpillar has invested in controller technology for generators, offering our EMCP 4.4 control panel for most generator offerings. This controller has an easy-to-use interface and allows for paralleling of multiple units, creating redundancies and allowing customers even more protection against outages. 3. Caterpillar equips every Tier 4 Interim/Stage IIIB engine with ACERT™ technology with an ideal combination of electronic, fuel, air and aftertreatment components, based on engine size, the type of application and the geographic location in which it will work. Applying technologies systematically and strategically optimizes them to meet our customers' high expectations for productivity, fuel efficiency, reliability, and service life. The right technology fine-tuned for the right application results in improved fuel efficiency, boosted power and performance across applications, no additional space requirements, and reduced emissions with up to 90 percent reduction in particulate matter (pm) and 50 percent reduction in oxides of nitrogen (NOx). 4. As the global climate changes, more companies are turning to sustainable solutions to help lower their carbon footprint. Renewable hydrogen and hydrogen blends are among several alternative fuels customers are considering achieving their sustainability goals. Leveraging 35 years of expertise in hydrogen technologies across multiple end markets, Caterpillar continues to improve the performance of hydrogen-fueled power technologies with minimal impacts on maintenance costs and schedules, availability, and operations. 5. Caterpillar offers a full range of Cat® Microgrid projects from 10kW to 100MW through our global dealer network. The projects would include an integrated or standalone solution using solar, energy storage and/or diesel/gas generator sets. We can also offer monitoring services for our projects. The solutions are all module and scalable. Our CAT dealers can offer product upgrades, financing services, warranties, service agreements, and parts availability. We will customize our microgrid technologies to meet your business and industry needs. 6. In 2022, Caterpillar acquired Tangent Energy Solutions, an Energy-as-a-service company. Tangent provides customers with turnkey solutions for reducing energy costs, increasing energy efficiency, reducing emissions, monetizing electric grid support and providing resiliency for customer operations. Tangent Energy's proprietary software solutions monitor patterns from grid and client facilities, analyze opportunities in energy markets, and then dispatch resources to maximize return without disrupting normal business operations.	*
42	Describe any "green" initiatives that relate to your company or to your products or services, and include a list of the certifying agency for each.	At Caterpillar, sustainability is an important commitment to building a better world. Sustainability is part of who we are and what we do every day - it is one of Caterpillar's core values. We recognize progress involves a balance of environmental stewardship, social responsibility, and economic growth. We consider this as we work toward a vision of a world in which people's basic needs - such as shelter, clean water, education, and reliable energy - are fulfilled. We provide work environments, products, services, and solutions that make productive and efficient use of resources as we strive to achieve our vision. We believe this commitment supports the enduring the success of our customers, stockholders, dealers, and our people. Caterpillar is a proud 20-year member of the Dow Jones Sustainability Indices, including both the World and North America Indices. The annuals DJSI process follows a best-in-class approach, evaluating numerous corporate economic, environmental, and social performance factors. For more on sustainability at Caterpillar, please visit our 2021 Sustainability Report found at Caterpillar | 2021 Sustainability Report. Caterpillar has recently acquired Tangent Energy Solutions. Tangent is an energy-as-a-service company that provides expertise to customers in structuring and developing projects that monetize their power generation assets. This capability increases a customer's financial rationale for new installations and, at the same time, increases power reliability and supports their ESG (Environmental, Social and Governance) initiatives. This investment increases our ability to participate in the growing utility sector and sell more electric power products. Electrification and Decarbonization are major growing trends in our energy space. Tangent can help with the reliability of power that customers are looking for while simplifying the power systems as we move forward through this Energy Transition	*

43	Identify any third-party issued eco-labels, ratings or certifications that your company has received for the equipment or products included in your Proposal related to energy efficiency or conservation, life-cycle design (cradle-to-cradle), or other green/sustainability factors.	Plants certified with IDO 14001:2004 Environmental Management System include: 1) Anchor Coupling - Goldsboro NC, ISO 14001:2004- Sept 2018 2) Anchor Coupling - Menominee - ISO 14001: 2015 - Jan. 2021 3) Mapleton - 14001:2004 self-certification issued Jan 2013 4) Reman Services - Corinth MS - ISO 14001-2015- Sept. 2021 5) Reman Services - Franklin - ISO 14001:2004-May 2017 Certifications specific to EP product manufacturing: 1) Lafayette, IN – ISO 9001: 2015- Nov 2020 2) Griffin, GA – ISO 9001:2015 – Feb 2021 3) Seguin, TX- ISO 9001:2015	*
44	Describe any Women or Minority Business Entity (WMBE), Small Business Entity (SBE), or veteran owned business certifications that your company or hub partners have obtained. Upload documentation of certification (as applicable) in the document upload section of your response.	Two CAT dealers in NA are owned by women: Foley Equipment, with territory primarily in Kansas and Missouri; and Cashman Equipment based in Nevada. In addition to these two owners, there are 31 other women in our NA dealer network who hold the titles of President, Vice President or Director. One of the more recognized initiatives within Caterpillar's Global Supply Network Division is the Caterpillar Inc. Proprietary Information Supplier Diversity Program which spurs economic growth by increasing business opportunities to minority-owned, women-owned, veteran and service disabled veteran-owned, small disadvantaged businesses and those certified in HUBZones, all while ensuring expectations are met with regards to quality, velocity, capacity, and cost. Currently more than 37% of our direct and indirect purchasing is conducted with suppliers in these categories. Caterpillar is a proud member of the National Minority Supplier Development Council (NMSDC). We also use the System for Aware Management (SAM), SBA, and NMSDC databases to locate SDB, VOSB, SDVOSB and HUBZone suppliers. Supplier Diversity is discussed with Global Supply Network Division leadership during the Monthly Operating Results Review meetings. This in turn forces accountability for divers supplier inclusion by measuring drivers, such as the number of sourcing projects, which include Divers Suppliers and the values of the projects in which they participate. The goal is to create greater transparency to determine which teams are creating inclusive environments and which are not. A full report on Caterpillar Diversity and Inclusion can be found at Caterpillar | Caterpillar 2021 Diversity & Inclusion Report Highlights Progress with Growth in Diverse Populations.	*

45	What unique attributes does your company, your products, or your services offer to Sourcewell participating entities? What makes your proposed solutions unique in your industry as it applies to Sourcewell participating entities?	BEST OVERALL VALUE / LOWEST LIFE CYCLE COST: CAT products deliver the best value for the money. We are happy to demonstrate to customers that our generators offer the lowest overall owning and operating costs when factors such as fuel efficiency, repair frequency, productivity, and resale value are factored in. We believe that government agencies are tasked to be the best stewards of taxpayer funds and our products can prove that they are the best solution. Sourcewell members are in the best position to allow these discussions to take place in contrast to a local bid situation where the focus is often only on initial price. EXTENDED SERVICE COVERAGE To show the value that we place on this proposed contract, we will continue to offer a complimentary Gold and Platinum Extended Service Coverage on most models when purchased through the Sourcewell contract. Details on these offerings can be found in flyers included in Attachments. CAT SAFETY SERVICES / SAFETY FEATURES: In addition to the tangible, measurable aspects of the life cycle cost equation, we also bring our focus on safety to every product that we manufacture. Quantifying a human life or debilitating injury is impossible, but each generator has industry-leading features that strive to minimize the possibility for accidents. Some examples include: - UL2200 Certified – all units include guards over rotating compartments, safety shutdowns and alarms, and grounded wiring installations among many other safety features - Emergency Stop Button - Enclosures are lockable to allow human contact to be avoided - XQ Product has separated control panel to allow a member to not have to go in enclosure to make generator adjustments - XQ also has cover over customer connections and circuit breaker trips when opened. - NFPA 110 – Level 1 Life Safety saves lives of people who are in hospitals, nursing homes, etc. by requiring startup in X seconds. - IBC – certified against earthquakes All certifications on our products are listed here: AS1359, CSA C22.2 No100-04, UL142, UL489, UL869, UL2200, NFPA37, NFPA70, NFPA99, NFPA110, IBC, IEC60034-1, ISO3046, ISO8528, NEMA MG1-22, NEMA MG1-33, 2006/95/EC, 2006/42/EC, 2004/108/EC. Caterpillar Safety Services offers culture, jobsite and leadership assessments; safety and leadership training workshops; and a comprehensive continuous improvement process through consultative services. Services are facilitated by Safety Services consultants and training products can be purchased for self-implementation. Details on products and services are available at www.cat.com/safety. DEALERSHIP ATTRIBUTES: Back up power is a critical asset of many Sourcewell members. Caterpillar dealers bring a unique solution to provide second to none service to our customers. Unlike competitors, our dealers own their own rental fleet and make available as needed. Even with stationary products, we have options to provide back up rentals to best serve Sourcewell's members when emergencies occur. Our vast dealer network with 800 locations is positioned to service both urban and rural areas throughout the US and Canada. PRODUCT ATTRIBUTES: Over the last five years, Caterpillar has invested in a product that is lower capex cost for the public and non-profit industry sector. This new line of generators, our GC models, involved a redesign of 15 of our current generator offerings, which created an average cost reduction of 10-15%. The cost savings is driven by offering fewer options on these models without sacrificing Caterpillar quality.	*

Table 9: Warranty

Describe in detail your manufacturer warranty program, including conditions and requirements to qualify, claims procedure, and overall structure. You may upload representative samples of your warranty materials (if applicable) in the document upload section of your response in addition to responding to the questions below.

Line Item	Question	Response *	
46	Do your warranties cover all products, parts, and labor?	Yes. Caterpillar has the most extensive warranty coverage in the industry. We cover all products, parts and labor with fewer exclusions than our competitors. Please see our "EP Warranty Statement SELF5731-01."	*
47	Do your warranties impose usage restrictions or other limitations that adversely affect coverage?	We are pleased to say that our warranties cover defects in material and workmanship for the time specified in the policy when the equipment is used as per design intent.	*
48	Do your warranties cover the expense of technicians' travel time and mileage to perform warranty repairs?	Caterpillar warranties cover the cost of replacement parts and the labor to install them. They sometimes cover travel time and mileage. Dealer territories vary considerably from state to state as do their policies about travel time and mileage during the warranty period.	*
49	Are there any geographic regions of the United States or Canada (as applicable) for which you cannot provide a certified technician to perform warranty repairs? How will Sourcewell participating entities in these regions be provided service for warranty repair?	We have no geography restrictions on warranty repairs. One of our key differentiating strengths is our ability to service equipment regardless of where it is located.	*
50	Will you cover warranty service for items made by other manufacturers that are part of your proposal, or are these warranties issues typically passed on to the original equipment manufacturer?	Warranty service for generator ordered from a Caterpillar facility are generally provided by Caterpillar and performed by Cat dealers. Some items, such as battery chargers, are covered under their manufacturers' warranties	*
51	What are your proposed exchange and return programs and policies?	We warrant that upon delivery our products will be free from defects in material and workmanship and will operate as intended. If they are not, we will make any necessary corrections.	*
52	Describe any service contract options for the items included in your proposal.	We have a large variety of service contract options which can all be customized according to customer needs and at least equal to local competition. More solutions are available and we encourage members and dealers to explore all options. Customer Value Agreements (CVA's): A member may choose to enter an agreement with their Cat dealer to perform routine maintenance and/or repairs. These contracts are customizable based on member's situational and local needs, including some standard options as well. For instance, all units under 1250kW have standard parts kits available. Examples of options that can be included in a CVA are: 1. Condition Monitoring 2. Load Bank Testing 3. Extended Service Coverages CVA's are a useful tool for members to better manage their budget. Most CVA's are bundled at the time of purchase; however, they may be added at any time.	*

Table 10: Payment Terms and Financing Options

Line Item	Question	Response *	
53	Describe your payment terms and accepted payment methods.	Cat dealers are independently owned businesses. As such their payment terms vary, but all will be agreed upon at the PO level.	*
54	Describe any leasing or financing options available for use by educational or governmental entities.	Caterpillar's wholly owned subsidiary, Caterpillar Financial offers Sourcewell members leasing and finance products at below market interest rates. The total interest charged is normally less than the total cost of issuing a bond. Often these leasing/financing options may not require voter approval as with bond issuance. These products also let Sourcewell members cancel their contracts without penalty (on the last day of the appropriations period) if funding is not approved for the following year. Lending terms and conditions are transparent to all Sourcewell members upon quotation.	*
55	Describe any standard transaction documents that you propose to use in connection with an awarded contract (order forms, terms and conditions, service level agreements, etc.). Upload a sample of each (as applicable) in the document upload section of your response.	Cat dealers are independently owned businesses. As such their standard transaction documents will vary.	*
56	Do you accept the P-card procurement and payment process? If so, is there any additional cost to Sourcewell participating entities for using this process?	Because Cat dealers will be receiving payments directly from members, accepting P-card procurement will be at their discretion. Many dealers do accept this method without additional fees. Some have limitations on the amount that can be processed.	*

Table 11: Pricing and Delivery

Provide detailed pricing information in the questions that follow below. Keep in mind that reasonable price and product adjustments can be made during the term of an awarded Contract as described in the RFP, the template Contract, and the Sourcewell Price and Product Change Request Form.

Line Item	Question	Response *	
57	Describe your pricing model (e.g., line-item discounts or product-category discounts). Provide detailed pricing data (including standard or list pricing and the Sourcewell discounted price) on all of the items that you want Sourcewell to consider as part of your RFP response. If applicable, provide a SKU for each item in your proposal. Upload your pricing materials (if applicable) in the document upload section of your response.	Our pricing model is simple. We offer a deep discount off the current generator list prices to all Sourcwell members. Overall pricing from published list price is discounted up to 40% with an average of 27% overall. Specific discounts apply to each diesel or natural gas platform product line. Services, used products, rental agreements, and microgrid solutions are also included at different discounting levels. We have provided reference pricing in the document entitled "Caterpillar Gen Disc List RFP August 2022."	*
58	Quantify the pricing discount represented by the pricing proposal in this response. For example, if the pricing in your response represents a percentage discount from MSRP or list, state the percentage or percentage range.	The discounts are off of the current generator list prices. Our discount ranges varies between 10 - 40% off of the list price depending on the product family.	*
59	Describe any quantity or volume discounts or rebate programs that you offer.	Our dealers are empowered to consider purchase order volume, repeat purchases, member responsiveness, etc. They may offer members additional discounts and /or services at their discretion.	*
60	Propose a method of facilitating “sourced” products or related services, which may be referred to as “open market” items or “nonstandard options”. For example, you may supply such items “at cost” or “at cost plus a percentage,” or you may supply a quote for each such request.	Sourced goods / Open Market Items are available to members from our Cat dealers. The prices for these good or services will represent fair marketing value and will be determined between the member and the selling dealer. We encourage our dealers and members to use this option as it facilitates complimentary products and streamlines the procurement process. Customers and dealers are responsible for including their Sourcewell contract number and member numbers on all documentation related to these purchases. Caterpillar Inc. is not a party to these sales and is exempted from including them in quarterly reports. For audits, inclusion of a customer's Sourcewell member number on the PO and/or invoice shall be deemed sufficient.	*
61	Identify any element of the total cost of acquisition that is NOT included in the pricing submitted with your response. This includes all additional charges associated with a purchase that are not directly identified as freight or shipping charges. For example, list costs for items like pre-delivery inspection, installation, set up, mandatory training, or initial inspection. Identify any parties that impose such costs and their relationship to the Proposer.	Generators are unique in their requirements, and often require specialized startup/installation which can be determined with the dealer at the PO level. When a dealer issues a quote for a generator, any additional costs will be itemized separately and are not subject to the Sourcewell discount.	*
62	If freight, delivery, or shipping is an additional cost to the Sourcewell participating entity, describe in detail the complete freight, shipping, and delivery program.	There is no additional cost to members who choose to pick up their generator from the Cat dealer. Freight and delivery charges will be determined and assessed at each project.	*
63	Specifically describe freight, shipping, and delivery terms or programs available for Alaska, Hawaii, Canada, or any offshore delivery.	Just as for members in the 48 contiguous states, there is no additional cost to members who choose to pick up their generator from their Cat dealer. Freight and delivery charges will be determined and assessed at each project.	*
64	Describe any unique distribution and/or delivery methods or options offered in your proposal.	Generators are large purchases and if there are unique member requirements our dealers will be happy to discuss on a case by case basis.	*

Table 12: Pricing Offered

Line Item	The Pricing Offered in this Proposal is: *	Comments
65	c. better than the Proposer typically offers to GPOs, cooperative procurement organizations, or state purchasing departments.	This proposed contract is priced to be our go-to-market strategy across the US and Canada. We have included a complimentary extended warranty for most models when purchased through our proposed Sourcewell contract.

Table 13: Audit and Administrative Fee

Line Item	Question	Response *	
66	Specifically describe any self-audit process or program that you plan to employ to verify compliance with your proposed Contract with Sourcewell. This process includes ensuring that Sourcewell participating entities obtain the proper pricing, that the Vendor reports all sales under the Contract each quarter, and that the Vendor remits the proper administrative fee to Sourcewell. Provide sufficient detail to support your ability to report quarterly sales to Sourcewell as described in the Contract template.	We plan to continue our very robust process to ensure reporting speed, accuracy, and contract compliance. Caterpillar and our Cat dealers have very close and trusting relationships. Our dealers are long-established, and the current process (under contract #120617-CAT) is working well. The Caterpillar Dealer Network will receive additional discounts from Caterpillar to help reach Sourcewell members purchasing prices per the Sourcewell contract. To qualify for the discounts, the selling Caterpillar Dealer must identify each applicable sale as a Sourcewell sale on their order and they must also fill out a report to the Caterpillar designated Sourcewell custodian, Nicole Warnstedt, including the product order number and Sourcewell member number. Reports are updated and reviewed on a quarterly basis to assist in providing payment to Sourcewell. To ensure correct pricing and auditing, Caterpillar has created a focus program that dealers can use on their quotes. This focus program automatically populates associated discount levels. The Caterpillar designated Sourcewell custodian, Nicole Warnstedt, has and will remain actively involved in the auditing process both with auditing Caterpillar Dealer pricing to Sourcewell members as well as the quarterly administration fee process.	*
67	If you are awarded a contract, provide a few examples of internal metrics that will be tracked to measure whether you are having success with the contract.	In the event of an award, we will continue to measure the percentage of sales that are sold through the Sourcewell contract, dealer participation with the contract, total number of gensets sold and program growth year over year.	*
68	Identify a proposed administrative fee that you will pay to Sourcewell for facilitating, managing, and promoting the Sourcewell Contract in the event that you are awarded a Contract. This fee is typically calculated as a percentage of Vendor's sales under the Contract or as a per-unit fee; it is not a line-item addition to the Member's cost of goods. (See the RFP and template Contract for additional details.)	We propose an administrative fee to Sourcewell of 1% of transaction price of any new Caterpillar generators sold through this contract. Caterpillar will pay this fee to Sourcewell and not impose related charges to our dealers or members.	*

Table 14A: Depth and Breadth of Offered Equipment Products and Services

Line Item	Question	Response *	
69	Provide a detailed description of the equipment, products, and services that you are offering in your proposal.	Caterpillar is proposing an extensive alternative energy solutions offering including: 1) a full line of diesel and natural gas packaged generator sets from 20 to 4000 kW 2) a line of price point configured diesel generator sets up to 1250 kW and 3) Microgrid solar and battery energy solutions. The following key Caterpillar product categories are included in this response: Stationary Diesel Packaged Generator Sets Stationary Natural Gas Packaged Generator Sets Mobile Diesel Packaged Generator Sets (XQ Products with Trailers) Control Panels Switchgear Automatic Transfer Switches Microgrid Components Leasing and Financing The Caterpillar Dealer Network can also offer custom shop work, installation, “turn-key” solutions, delivery/freight, training, custom enclosures, custom fuel tanks, custom automatic transfer switches, dealer labor, additional/custom parts, engineering, leasing, financing and general contracting labor. To further enhance the Sourcewell members’ product offering, the Caterpillar Dealer Network can also offer an expansive network of used equipment along with rental agreements and maintenance agreements.	*
70	Within this RFP category there may be subcategories of solutions. List subcategory titles that best describe your products and services.	N/A	*

Table 14B: Depth and Breadth of Offered Equipment Products and Services

Indicate below if the listed types or classes of equipment, products, and services are offered within your proposal. Provide additional comments in the text box provided, as necessary.

Line Item	Category or Type	Offered *	Comments	
71	Stationary electrical generation systems, backup or standby generator sets, mobile and ground power units, and trailer mounted generators	(•) Yes ( ) No	N/A	*
72	Parts and accessories, including enclosures, fuel tanks, automatic transfer switches, paralleling equipment, switch gears, connection boxes, controls, alarm modules, batteries, block heaters, and networking tools	(•) Yes ( ) No	N/A	*
73	Related services, including design, customization, engineering, commissioning, installation, delivery, maintenance, repair, training and operation, service and maintenance agreements, decommissioning and repurposing, custom shop work, and rental services	(•) Yes ( ) No	N/A	*

Exceptions to Terms, Conditions, or Specifications Form

Only those Proposer Exceptions to Terms, Conditions, or Specifications that have been accepted by Sourcewell have been incorporated into the contract text.

Documents

Ensure your submission document(s) conforms to the following:

1. Documents in PDF format are preferred. Documents in Word, Excel, or compatible formats may also be provided.

2. Documents should NOT have a security password, as Sourcewell may not be able to open the file. It is your sole responsibility to ensure that the uploaded document(s) are not either defective, corrupted or blank and that the documents can be opened and viewed by Sourcewell.

3. Sourcewell may reject any response where any document(s) cannot be opened and viewed by Sourcewell.

4. If you need to upload more than one (1) document for a single item, you should combine the documents into one zipped file. If the zipped file contains more than one (1) document, ensure each document is named, in relation to the submission format item responding to. For example, if responding to the Marketing Plan category save the document as "Marketing Plan."

- Pricing - Caterpillar Gen Disc List RFP August 2022.xlsx - Tuesday September 20, 2022 15:56:47
- Financial Strength and Stability - Financial Strength and Stability.zip - Tuesday September 20, 2022 15:58:41
- Marketing Plan/Samples - Marketing Plan.zip - Tuesday September 20, 2022 15:59:03
- WM8E/M8E/S8E or Related Certificates (optional)
- Warranty Information - SELF5743-01_.pdf - Tuesday September 20, 2022 15:57:54
- Standard Transaction Document Samples - Standard Transaction Document Samples.zip - Tuesday September 20, 2022 15:59:30
- Upload Additional Document - Additionals.zip - Tuesday September 20, 2022 15:59:44

Addenda, Terms and Conditions

PROPOSER AFFIDAVIT AND ASSURANCE OF COMPLIANCE

I certify that I am the authorized representative of the Proposer submitting the foregoing Proposal with the legal authority to bind the Proposer to this Affidavit and Assurance of Compliance:

1. The Proposer is submitting this Proposal under its full and complete legal name, and the Proposer legally exists in good standing in the jurisdiction of its residence.

2. The Proposer warrants that the information provided in this Proposal is true, correct, and reliable for purposes of evaluation for contract award.

3. The Proposer, including any person assisting with the creation of this Proposal, has arrived at this Proposal independently and the Proposal has been created without colluding with any other person, company, or parties that have or will submit a proposal under this solicitation; and the Proposal has in all respects been created fairly without any fraud or dishonesty. The Proposer has not directly or indirectly entered into any agreement or arrangement with any person or business in an effort to influence any part of this solicitation or operations of a resulting contract; and the Proposer has not taken any action in restraint of free trade or competitiveness in connection with this solicitation. Additionally, if Proposer has worked with a consultant on the Proposal, the consultant (an individual or a company) has not assisted any other entity that has submitted or will submit a proposal for this solicitation.

4. To the best of its knowledge and belief, and except as otherwise disclosed in the Proposal, there are no relevant facts or circumstances which could give rise to an organizational conflict of interest. An organizational conflict of interest exists when a vendor has an unfair competitive advantage or the vendor's objectivity in performing the contract is, or might be, impaired.

5. The contents of the Proposal have not been communicated by the Proposer or its employees or agents to any person not an employee or legally authorized agent of the Proposer and will not be communicated to any such persons prior to Due Date of this solicitation.

6. If awarded a contract, the Proposer will provide to Sourcewell Participating Entities the equipment, products, and services in accordance with the terms, conditions, and scope of a resulting contract.

7. The Proposer possesses, or will possess before delivering any equipment, products, or services, all applicable licenses or certifications necessary to deliver such equipment, products, or services under any resulting contract.

8. The Proposer agrees to deliver equipment, products, and services through valid contracts, purchase orders, or means that are acceptable to Sourcewell Members. Unless otherwise agreed to, the Proposer must provide only new and first-quality products and related services to Sourcewell Members under an awarded Contract.

9. The Proposer will comply with all applicable provisions of federal, state, and local laws, regulations, rules, and orders.

10. The Proposer understands that Sourcewell will reject RFP proposals that are marked "confidential" (or "nonpublic," etc.), either substantially or in their entirety. Under Minnesota Statutes Section 13.591, subdivision 4, all proposals are considered nonpublic data until the evaluation is complete and a Contract is awarded. At that point, proposals become public data. Minnesota Statutes Section 13.37 permits only certain narrowly defined data to be considered a "trade secret," and thus nonpublic data under Minnesota's Data Practices Act.

11. Proposer its employees, agents, and subcontractors are not:
    1. Included on the "Specially Designated Nationals and Blocked Persons" list maintained by the Office of Foreign Assets Control of the United States Department of the Treasury found at: https://www.treasury.gov/ofac/downloads/sdnlist.pdf;

    2. Included on the government-wide exclusions lists in the United States System for Award Management found at: https://sam.gov/SAM/; or

    3. Presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated

by the State of Minnesota; the United States federal government or the Canadian government, as applicable; or any Participating Entity. Vendor certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this solicitation.

☑ By checking this box I acknowledge that I am bound by the terms of the Proposer's Affidavit, have the legal authority to submit this Proposal on behalf of the Proposer, and that this electronic acknowledgment has the same legal effect, validity, and enforceability as if I had hand signed the Proposal. This signature will not be denied such legal effect, validity, or enforceability solely because an electronic signature or electronic record was used in its formation. - Jaime Mineart, Vice President & General Manager, Caterpillar Inc.

The Proposer declares that there is an actual or potential Conflict of Interest relating to the preparation of its submission, and/or the Proposer foresees an actual or potential Conflict of Interest in performing the contractual obligations contemplated in the bid.

○ **Yes** ◉ **No**

The Bidder acknowledges and agrees that the addendum/addenda below form part of the Bid Document.

Check the box in the column "**I have reviewed this addendum"** below to acknowledge each of the addenda.

File Name	I have reviewed the below addendum and attachments (if applicable)	Pages
Addendum_4 _Electrical_Energy_Power_Generation_Equipment_RFP_092222 Fri September 9 2022 09:10 AM	☑	1
Addendum_3 _Electrical_Energy_Power_Generation_Equipment_RFP_092222 Tue September 6 2022 02:37 PM	☑	1
Addendum_2 _Electrical_Energy_Power_Generation_Equipment_RFP_092222 Wed August 31 2022 07:52 AM	☑	1
Addendum 1 _Electrical_Energy_Power_Generation_Equipment_RFP_092222 Wed August 10 2022 11:35 AM	☑	1

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/21/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER NFP Corporate Services (SE), Inc. 1901 Roxborough Rd, Ste 300 Charlotte NC 28211	**CONTACT NAME:** Carson Fogleman **PHONE (A/C, No, Ext):** 919-270-3508 **FAX (A/C, No):** **E-MAIL ADDRESS:** Carson.fogleman@nfp.com
INSURED RINGPOW-01 RPC Inc.; Ring Power Corporation 500 World Commerce Pkwy Saint Augustine FL 32092	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** Travelers Indemnity Company of Connecticut — 25682 **INSURER B :** The Charter Oak Fire Insurance Company — 25615 **INSURER C :** Travelers Property Casualty Company of America — 25674 **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 2142366355 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD /YYYY)	POLICY EXP (MM/DD /YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** [ ] CLAIMS-MADE [X] OCCUR X Excess General [ ] Liability GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:			HE-EXGL-3P390295-TCT-25	7/1/2025	7/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG Limit is Excess over	$ 2,000,000 $ 0 $ 0 $ 2,000,000 $ 5,000,000 $ 5,000,000 $ 3,000,000 SIR
A	**AUTOMOBILE LIABILITY** X ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS X HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY X GARAGEKEEPE			HC2E-CAP-3P39026A-TCT-25	7/1/2025	7/1/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) Deductible	$ 5,000,000 $ $ $ $ 3,000,000
C	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** [ ] CLAIMS-MADE [ ] DED X RETENTION $ 10,000			CUP-3T882545-25-NF	7/1/2025	7/1/2026	EACH OCCURRENCE AGGREGATE	$ 10,000,000 $ 10,000,000
B	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		UB-1R023679-25-NC-T	7/1/2025	7/1/2026	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

City of Cocoa is named as additional insured as respects to general liability as required by written contract, subject to all policy terms, conditions, limitations and exclusions.

CERTIFICATE HOLDER

City of Cocoa
375 N Cocoa Blvd
Cocoa, FL 32922

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Pre-Approved Confirmation Vendors

Pre-Approved Confirmation Vendors do not require confirmation justification memos.

Sub-commodity code 012

Note: For all Pre Approved Confirmation Purchase Orders, this list must be added to Laserfiche as back-up.

Current As Of August 2, 2018

Approved Vendors	Vendor Number	Product/ Service
Bob Steele Chevrolet Inc.	30	Accident repair only (not regular service)
Bryant, Miller & Olive	7550	Legal
Burnett Lime Co.	8684	Repair and Maintenance Calflo Liquid Lime
City of Cocoa Utilities	335	Water Meter Bills
Dana Safety Supply (DSS)	9628	Public Safety and Utility lighting and equipment –Fleet only
FEC ROW (f.k.a. FDG Flagler Station)	9082	Pipe Crossings
Federal Express Corp. (FEDEX)	452	Shipping
Fiserv Solutions, Inc.	1211	Electronic payments
Fisher & Phillips	2867	Legal
FL Division of Worker's Comp	7596	WC Assessment
FL Municipal Insurance Trust	7791	Insurance
FL Municipal Insurance Trust/Talla	5515	Insurance
Florida East Coast Railway LLC	1987	Railroad Crossing Maintenance
Florida East Coast Railway Orlando	7268	Railroad Crossing Maintenance
Florida Today	4155	Legal Ads
Florida Unemployment Comp. Fund	2018	Unemployment Compensation
Garganese, Weiss & D'Agresta, P.A.	6691	Legal
GATTO's Tire & Auto Service	60	Tires & Service—Fleet only
Glover Oil Co., Inc.	598	Fuel
Lewis, Longman & Walker	6791	Legal
Lisa Cullen, Brevard Tax Collector	2752	Taxes, Postage Notices, Lockbox
Office of State Attorney	8582	Police Matters
Progressive Document Destruction	6375	Shredding Documents
Ring Power Orlando	7604	Caterpillar Generator Repair & Maintenance
Ring Power Palm Bay	1677	Caterpillar Generator Repair & Maintenance
Scott Ellis, Clerk of Court	5981	Recording Fees
Solid Waste Management	5123	Land Fill Charges
Stericycle, Inc.	9235	Disposal of Biohazardous Waste
Supervisor of Elections	912	Election Poll Fees
Total Admin. Services Corp.	9943	Flexible Spending Account (FSA) Admin Fees
Trane Maitland	9530	Dyal WTP, Utilities Building & Booster Stations
Trane Orlando Co.	6762	Dyal WTP, Utilities Building & Booster Stations
Tron's Auto Towing	6056	Towing Service
United Parcel Service (UPS)	312	Shipping
Water Treatment & Controls	1345	Emergency Repairs for Wallace & Tiernan Equip
Xylem Water Solutions USA, Inc. (PA)	1240	Ozone Generators Emergency Repairs

Approved by:

City Manager

8/15/18

Date

SERVICE

Purchase Order

City of Cocoa
65 STONE ST
COCOA, FL 32922
321-433-8833
Purchasing@cocoafl.gov

PURCHASE ORDER NO.
084298

P.O. Date : 10/20/2025
Change Order Date: 01/27/2026
Change Order No. : 1

VENDOR PHONE : (407)855-6195
VENDOR NUMBER : 7604
VENDOR ADDRESS : RING POWER CORPORATION-ORLANDO
9901 RINGHAVER DR
ORLANDO, FL 32824

SHIP TO : DYAL WATER PLANT

DYAL WATER PLANT
28400 STATE RD# 520
(E. ORANGE COUNTY)
CHRISTMAS, FL 32709

Above P.O. # MUST Appear on ALL Invoices, Packing Slip and Correspondence

DELIVER BY	REQUISITION #	REQUISITION DATE	CONFIRMED BY	
09/30/2026	0000050533	10/03/2025	KCOMBS/JM/4020	
FOB	**ACCOUNT NUMBER**		**PROJECT #**	**BUYER**
	42140205364600			CHRISTINE SAVAGE

CHANGE ORDER

Item #	Quantity / Unit	Description/Remarks	Unit Cost	Extended Cost
1	66,768.84 SUM	GENERATOR SERVICE REPAIRS AS NEEDED 001 003 The Locations of the generators: Banana River Dyal Industrial Park Viera Well Field Wewahotee Repairs as needed for Twenty-two (22) generators operated by the Dyal Water Treatment Plant. Effective Date December 6th, 2022 through November 22nd, 2026 Utilizing the piggyback contract with Sourcewell RFD#092222	1.0000	66,768.84
		1st CHANGE ORDER ISSUED TO ADD FUNDS, $36,768.84, TO LINE ITEM #1 FOR EMERGENCY GENERATOR REPAIRS AT WELL #25, PER REQ # 51164.		

TOTAL PURCHASE AMOUNT **$66,768.84**

SERVICE

Purchase Order

City of Cocoa
65 STONE ST
COCOA, FL 32922
321-433-8833
Purchasing@cocoafl.gov

PURCHASE ORDER NO. 084298

Remit Invoice to:

CITY OF COCOA
ATTN: ACCOUNTS PAYABLE
65 STONE STREET
COCOA, FL 32922

or
Email: AccountsPayable@cocoafl.gov

AUTHORIZED SIGNATURE -

Purchasing/Contracts Manager

Florida Sales Tax Exemption No. 85-8012621548C-8

1. Do not invoice prior to shipment.
2. Partial shipments must be billed as separate invoices.
3. The right is reserved to cancel order if not filled by specified date.
4. Acceptance of order includes acceptance of all terms, prices, delivery instructions, specifications, and conditions.
5. **IMPORTANT: Invoices and packing slips must bear City Purchase Order #. Confirm Receipt of PO to Purchasing@cocoafl.gov.**

TERMS AND CONDITIONS

1. AGREEMENT:
Except as provided in Paragraph 22 below, this purchase order, including these terms, conditions, the referenced bid package, and the specifications hereto, constitute the sole and entire agreement between the parties hereto (hereinafter "Agreement" or "Purchase Order"). **Seller's acceptance of this Agreement is limited to the terms and conditions hereof and written confirmation, commencing performance. or making deliveries hereunder constitutes such acceptance, notwithstanding Seller's proposal or terms additional to or different from those set forth in this Agreement.** The Seller's quotation is incorporated in and made a part of this Agreement only to the extent of specifying the nature and description of the goods and services ordered and then only to the extent that such items are consistent with the other terms of this Agreement. No course of prior dealings between the parties and no usage of the trade shall be relevant to supplement or explain any of the terms or conditions hereof. The Buyer is the City of Cocoa, Florida, (hereinafter referred to as the "City" or "Buyer").

2. TIME IS OF THE ESSENCE:
Failure to perform services or deliver goods of the quality and quantity and within the time limit(s) specified by this Purchase Order shall, at the option of the City, relieve it of any obligation to accept and pay for such goods or services, including any undelivered shipments of goods. Upon failure to deliver as specified, the City may buy like goods or services elsewhere and charge the Seller with any increased cost or other loss incurred thereon, pursuant to applicable law, unless defective shipment of goods, or performance of defective services, as applicable, is agreed to by the City in writing. Any failure by the City to exercise its option with respect to any shipment of goods or performance of services shall not be deemed to constitute a waiver with respect to subsequent shipments of goods or performance of services. This provision is not in lieu of, and the City does not waive any remedies provided by law.

3. WARRANTY:
With respect to services, Seller warrants unto the City that Seller has the competence and abilities to complete the services set forth herein. Seller will perform the services with due and reasonable diligence consistent with sound professional practices. With respect to goods, Seller warrants to City (a) that the goods shall be of the quality specified or of the test grade of their respective kinds if no quality is specified; shall conform to the specifications, drawings, samples and other descriptions contained herein, and to representations made by Seller or its representatives; be fit for City's particular purpose; and (b) that at the time the goods are accepted by the City, the goods shall have been produced, sold, delivered, and furnished in compliance with all applicable Federal and State laws, including but not limited to the Consumer Product Safety Act, the Federal Occupational Safety and Health Act, the Fair Employment Practices Act and the Equal Pay Act, and all applicable municipal: ordinances, regulations, rules, labor agreements, and working conditions to which the goods are subject, (c) that the goods furnished hereunder are free of any claims or liens of whatever nature whether rightful or otherwise of any person, corporation, partnership, or association.

4. MODIFICATIONS:
Except as provided in Paragraph 22, this Agreement can be modified or rescinded only in writing and if signed by both parties, or their duly authorized agents.

5. WAIVER:
The failure of the City to enforce any provision of this Agreement or exercise any right or privilege granted to the City hereunder shall not constitute or be construed as a waiver of any such provision or right and the same shall continue in full force.

6. CITY OPTIONS:
City reserves the right to change specifications and delivery dates. Any difference in price required by such changes shall be equitably adjusted and the Agreement shall be modified in writing accordingly. City further reserves the right to terminate all or part of the work to be performed pursuant to this Agreement. In such event, City shall be liable only for materials or work done within the authorization of this Agreement. In no event shall City be liable for incidental or consequential damages by reason of such termination.

7. INDEMNIFICATION:
Seller agrees to protect, indemnify, save and hold harmless City, its elected and appointed officials, officers, attorneys, and employees, from and against all losses, costs and expenses and from and against all claims, demands, suits and actions for damages, losses, costs, attorney fees, expenses and from and against all liability awards, judgements, and decrees of whatsoever nature for any c1nd all damages to property of the City or others of whatsoever nature and for any and all injury to any person (including death) arising out of or resulting from negligence of Seller, breach of this Purchase Order in the performance of services or the manufacture of goods, from any defect in materials or workmanship, from the failure of the goods to perform to its full capacity as specified in the Purchase Order, specifications of other data, or from the breach of any express or implied warranty.

8. PATENT INDEMNIFICATION:
Seller represents and warrants that it has the right to use any and all intellectual property, either by licensure or ownership, that is supplied, indirectly or directly, under this Purchase Order. Further, the Seller agrees that the City is relying on this representation and warranty to issue this Purchase Order. Seller agrees to hold harmless and to defend City against any claims of patent or copyright infringement occasioned by the manufacturer, sale or use of material supplied under this Purchase Order and to indemnify City, and its elected and appointed officials, officers, attorneys, and employees, against any damages occasioned by such claims whether justified or unjustified.

9. INSPECTION:
City shall have a reasonable time after delivery or performance within which to inspect the goods or services. Goods rejected will, at Seller's expense, be returned to Seller or otherwise disposed of as Seller shall reasonably request. The cost of inspection of goods or services rightfully rejected shall be charged to the Seller. If reasonable inspection disclosed that part of the goods received or services performed are defective or nonconforming, City shall have the right to cancel any shipped portion of the order or unperformed portion of the services. Payment for the goods or services on this Purchase Order prior to inspection shall not constitute acceptance thereof and is without prejudice to any and all claims that City may have against Seller. The making or failure to make any inspection of, or payment for acceptance of, the goods or services, shall in no way impair City's right to reject nonconforming goods or services, recover damages or exercise any other remedy to which City may been titled, notwithstanding City's knowledge of the nonconformity, its substantiality, or the ease of its discovery.

10. TAXES:
The City government is a non-profit operation and not subject to tax.

11. CONTINGENCIES:
Performance of any obligation under this Agreement may be suspended by either party. without liability, to the extent that an act of God, war, riot, fire, explosion, accident, flood, sabotage, inability to obtain fuel or power, governmental laws, regulations, or orders, or any other cause beyond the reasonable control of such party, or labor trouble, strike, lockout or injunction (whether or not such labor event is within the reasonable control of such party) delays, prevents, restricts or limits the performance of this Agreement or the consumption, sale, use or end use of goods or services. The affected party shall invoke this provision by promptly notifying the other party in writing of the nature and estimated duration of the suspension period. At City's option, either the Agreement period shall be extended by the term of any such suspension, or the total Agreement quantity hereunder shall be reduced by the quantity not delivered or performed during the term of such suspension, and, in either event, the Agreement shall otherwise remain unaffected. In such event that Seller's performance is suspended for more than sixty (60) days during the term hereof, City may, at its option, terminate this Agreement upon written notice to the Seller.

12. PRICE PROTECTION:
Seller warranties that the price(s) set forth herein are equal to the lowest net price, and the terms and conditions of sale as favorable as the price(s), terms and conditions afforded by the Seller to any other customer for goods or services of compatible grade or quality during the terms hereof. Should City be able to purchase goods or services of the same or comparable quality from another source at a lower delivered cost then in effect hereunder, and City gives Seller written notice hereto, City may purchase such goods or services from such other sources at such lower delivered cost unless within fifteen days of receipt by Seller of said notice, Seller meets such lower delivered cost for such quantity of goods or

services. Any quantity of goods or services so purchased from another source by City shall be deducted from the total quantity offered on this Agreement, but the Agreement shall otherwise remain unaffected.

13. PACKAGING AND CARTAGE:
No charge will be allowed for packing, boxing or cartage unless agreed upon at the time of purchase, but damage to any goods not packed to ensure proper protection to same will be charged to Seller. City's order number and quantity shipped will be marked or tagged on each package. City's count will be accepted as final and conclusive on any shipment not accompanied by itemized packing slip. Delay in or non-receipt of packing lists, statements, or invoices in the number of copies specified or errors or omissions of any of these will be just cause for withholding payment.

14. HAZARD:
Seller shall notify City of any inherent hazard and applicable precautions and protective measures and provide any additional relevant information, including but not limited to Material Data Safety Sheets, for the goods being purchased herein.

15. QUANTITY:
The quantities of goods or duration of services as indicated on the face hereof, must not be exceeded without prior written authorization from City. Excess quantities may be returned to Seller at Seller's expense.

16. ASSIGNMENT:
No right or interest in this Agreement shall be assigned by Seller without the prior written permission of the City and no delegation of any obligation owed by either City or Seller shall be made without the prior written permission of either party. Any attempted assignment or delegation shall be wholly void and totally ineffective for all purposes.

17. CHOICE OF LAW; VENUE:
The validity, interpretation, and performance of this Agreement shall be governed and construed in accordance with the laws of the State of Florida. In the event of any dispute under this Purchase Order, venue shall be in Brevard County, Florida for any state action and Orlando, Florida, for any federal action.

18. PUBLIC RECORDS; RIGHT TO AUDIT RECORDS:
Written documents prepared by either the Seller or City in furtherance of this Agreement shall constitute a public record. Any such instrument maintained by Seller hereunder shall be delivered to the City upon request. The City shall also be entitled to audit the books and records of the Seller to the extent that such books and records relate to the performance of this Agreement. Such books and records shall be maintained by the Seller for a period of three (3) years from the date of final payment under this Agreement unless a shorter period is otherwise authorized in writing by the City.

19. FISCAL YEAR FUNDING APPROPRIATION:

a) **Specified Period.**
Unless otherwise provided by law, a purchase order for supplies or services may be entered into for any period of time deemed to be in the best interest of the City, provided the term of the purchase order and conditions of renewal or extension, if any, are included in the solicitation and funds are available for the initial fiscal period of the purchase order. Payment and performance obligations for succeeding fiscal periods shall be subject to the annual appropriation by City Council.

b) **Cancellation Due to Unavailability of Funds in Succeeding Fiscal Periods.**
When funds are not appropriated or otherwise made available to support continuation of performance in a subsequent fiscal year period, the purchase order shall be cancelled, and the contractor shall be entitled to reimbursement for the reasonable value of any work performed to the date of cancellation.

20. FAILURE TO EXECUTE PURCHASE ORDER:
Failure of the successful bidder to accept the Purchase Order as specified may be cause for cancellation of the award. In the event that the order is cancelled, the award may then be made to the second lowest responsive and responsible bidder, and such bidder shall fulfill every stipulation embraced herein as if he were the original party to whom the bid award was made, oral bids maybe rejected and made void by the City.

21. INDEPENDENT CONTRACTOR:
The Seller shall perform the obligations of this Purchase Order as an independent contractor and under no circumstances shall it be considered as agent or employee of the City.

22. OTHER RELATED AGREEMENTS:
In conjunction with, or prior to issuing this Purchase Order, the City may require the Seller to execute a full written agreement that is approved by the City Manager or City Council and executed by the City Manager or Mayor ("Master Agreement"). The Master Agreement shall take precedence over the terms and conditions set forth in this Purchase Order to the extent there are any conflicting terms and conditions. Otherwise, the Master Agreement and this Purchase Order shall be deemed supplemental to each other.

23. SOVEREIGN IMMUNITY:
Nothing contained in this Purchase Order shall be construed as a waiver of the City's right to sovereign immunity under section 768.28, Florida Statutes, or other limitations imposed on the City's potential liability under state or federal law. The provisions of §768.28, Florida Statutes, and any other limitations or restrictions in the City's liability shall be deemed incorporated herein by this reference.

24. INSURANCE:
If this Purchase Order requires the Seller to perform services on the City's premises or at any place where the City conducts operations, or requires the Seller to perform professional consulting services, the Seller shall request insurance coverage requirements from the City's Purchasing Manager. In circumstances where insurance is required by the City, Seller shall provide proof of insurance or insurance certificates with the City listed as an additional named insured prior to performing under this Purchase Order. Noncompliance with this Paragraph shall place the Seller in default and subject this Purchase Order to immediate cancellation.

25. E-VERIFY:
Pursuant to section 448.095, Florida Statutes, beginning January 1, 2021, Seller shall register with and use the U.S. Department of Homeland Security's E-Verify system, https://e-verify.uscis.gov/emp, to verify the work authorization status of all employees hired on and after January 1, 2021. Seller shall also require all subcontractors performing work under this Agreement to use the E-Verify system for any employees they may hire during the term of this Agreement. Seller shall obtain from all such subcontractors an affidavit stating the subcontractor does not employ, contract with, or subcontract with an unauthorized alien, as defined in section 448.095, Florida Statutes. Seller shall provide a copy of all subcontractor affidavits to the City upon receipt and shall maintain a copy for the duration of the Agreement. Seller must provide evidence of compliance with section 448.095, Florida Statutes. Evidence shall consist of an affidavit from the Seller stating all employees hired on and after January 1, 2021, have had their work authorization status verified through the E-Verify system and a copy of their proof of registration in the E-Verify system. Failure to comply with this provision is a material breach of this Agreement and shall result in the immediate termination of the Agreement without penalty to the City. Seller shall be liable for all costs incurred by the City securing a replacement Agreement, including but not limited to, any increased costs for the same services, any costs due to delay, and rebidding costs, if applicable.

26. TRAFFICKING:
As a condition of this Agreement, the Service Provider shall attest under penalty of perjury that the bidder does not use coercion for labor or services as defined in Section 787.06(2), Florida Statutes. Attestations shall be documented using a Human Trafficking Affidavit as provided by the City. The Service Provider understands and affirms that Section 787.06(2), Florida Statutes, defines “coercion,” “labor,” and “services” as follows: “Coercion” means: (1) using or threatening to use physical force against any person; (2) restraining, isolating, or confining or threatening to restrain, isolate, or confine any person without lawful authority and against his or her will; (3) using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined; (4) destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any actual or purported government identification document, of any person; (5) causing or threatening to cause financial harm to any person; (6) enticing or luring any person by fraud or deceit; or (7) providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, Florida Statutes, to any person for the purpose of exploitation of that person. b. “Labor” means that work of economic or financial value. c. “Services” means any act committed at the behest of, under the supervision of, or for the benefit of another. The term includes, but is not limited to, forced marriage, servitude, or the removal of organs. Bidder understands and affirms that Section 787.06(13), Florida Statutes, prohibits the City from executing, renewing, or extending a contract with an entity that uses coercion for labor or services.

City of Cocoa Budget Adjustment Form FY2026- 072-T

Select Adjustment Type: Budget Transfer | Requesting Department #: 4020-UT | Date Prepared: 6/1/26

From Accounts'

Adjusting Amount	Account Number	Account Name	Current Budget	Adjusted Budget	Project Number
($ 30,000)	421-4020-536.34-00	CONTRACT SERVICES		($ 30,000)	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
($ 30,000) Total					

To Accounts'

Adjusting Amount	Account Number	Account Name	Current Budget	Adjusted Budget	Project Number
$ 30,000	421-4020-536.46-00	REPAIRS & MAINTENANCE		$ 30,000	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
$ 30,000 Total					

Reason/Justification for Adjustment:

For Change Order #2 to Purchase Order 84298 for Ring Power in the amount of $30,000.00 for emergency generator repairs at Well #25, utilizing Sourcewell Contract RFP #092222, for a total FY26 project cost not to exceed $166,768.84. Agenda Item 2026-435

City Council Approval Needed? Yes: ○ No: ◉ **Date Approved:** **Resolution #:**

*~*City Council Approval needed for transfers greater than $75,000 or transfers between departments/funds. All CRA adjustments must go to their respective boards.*

James Mitchell — Digitally signed by James Mitchell, DN: cn=James Mitchell, ou=Dyal Water Plant, email=jmitchell@cocoafl.gov, Date: 2026.06.01 08:18:24 -04'00'
Requestor's Signature

Zoie Badalov — Digitally signed by Zoie Badalov, DN: cn=Zoie Badalov, ou=CH, email=zbadalov@cocoafl.gov, Date: 2026.06.01 14:24:50 -04'00'
Finance Approval Signature

Finance Director's Signature

John "Jack" Walsh — Digitally signed by John "Jack" Walsh, DN: cn=John "Jack" Walsh, ou=Utilities, email=jwalsh@cocoafl.gov, Date: 2026.06.01 11:29:02 -04'00'
Department Director's Signature

Lora Howell — Digitally signed by Lora Howell, DN: cn=Lora Howell, ou=CH, email=lhowell@cocoafl.gov, Date: 2026.06.18 08:27:51 -04'00'
Deputy Finance Director's Signature

City Manager's Signature

FINANCE USE ONLY:

Date Entered: Entered By: Group #:

CITY COUNCIL AGENDA ITEM

Memo Date:	May 7, 2026
Agenda Date:	July 14, 2026
File ID:	2026-389
Prepared By:	Tracy Krutz
Through:	Jonathan Lamm, Fire Chief Roderick Moore, Assistant Fire Chief
Requested Action:	Approve a multi-yearcontract amendment and extension to the piggyback agreement utilizing Volusia County Contract No. 22-B-119AK for the cleaning, repair, and inspection of firefighter personal protective equipment (PPE); acknowledge the corporate assignment from Florida PPE Services to Lion TotalCare, Inc.; extend the contract term through January 27, 2027; and authorize the City Manager to execute all related agreements and amendments.

BACKGROUND:

The Cocoa Fire Department utilizes specialized personal protective equipment (PPE) to ensure the safety of firefighting personnel during emergency responses. To maintain equipment integrity, reduce long-term health risks from contaminant exposure, and ensure ongoing compliance with industry standards, this safety gear requires strict, routine maintenance. National Fire Protection Association (NFPA) standards mandate that all firefighter PPE undergo comprehensive inspection, cleaning, and advanced repair at a minimum of one (1) time each year.

To satisfy these compliance mandates cost-effectively, the City utilizes a piggyback framework off a competitively procured Volusia County agreement, Contract No. 22-B-119AK. Staff is requesting approval of a contract amendment that formally acknowledges a corporate contract assignment from the previous vendor, Florida PPE Services, over to Lion TotalCare, Inc. Additionally, this action will formally extend the contract term with Lion TotalCare, Inc. through January 27, 2027, ensuring continuous operational safety, seamless service deployment, and full NFPA compliance for the City's fire personnel.

The estimated annual cost for these specialized services is approximately $30,000 per year. While this annual amount falls within the City Manager’s established purchasing authority, staff is presenting this item to City Council for approval because it operates as a multi-year agreement tracking across fiscal years. All expenditures will be funded through the Fire Department's approved operational budget.

PRIORITY AREA CONNECTION:
Public Safety/Community Standards

BUDGETARY IMPACT:
Budgeted? Yes

Source/Use of Funds
Account Number 001-2201-522.46.00 Amount $30,000

PREVIOUS ACTION:

RECOMMENDED MOTION:
Approve a multi-year contract amendment and extension to the piggyback agreement utilizing Volusia County Contract No. 22-B-119AK for the cleaning, repair, and inspection of firefighter personal protective equipment (PPE); acknowledge the corporate assignment from Florida PPE Services to Lion TotalCare, Inc.; extend the contract term through January 27, 2027; and authorize the City Manager to execute all related agreements and amendments.

CITY COUNCIL AGENDA ITEM

Memo Date:	May 27, 2026
Agenda Date:	July 14, 2026
File ID:	2026-437
Prepared By:	Brian Dale, Purchasing Manager
Through:	Rebecca Bowman, Finance Director
Requested Action:	Approve a Resolution amending the City of Cocoa Purchasing Manual (v2, June 2026) to update certain sections establishing a pre-qualification procurement Method for large-scale, complex construction projects in conformance with Section 255.20, Florida Statutes.

BACKGROUND:

The City of Cocoa Purchasing Manual defines formal procurement thresholds and competitive sourcing methods to ensure transparency, statutory compliance, and fiscal responsibility. Recently, legal staff and the Purchasing Division evaluated potential procurement risk vectors regarding large-scale public construction initiatives—specifically highlighting upcoming complex capital deployments such as **Project #SW22SC (SCADA Migration Project)**.

To safely balance robust security and critical project parameters with explicit statutory guardrails, the City Attorney's office advised establishing an upfront, standardized mechanism within local policy allowing a structured pre-qualification methodology. While Section 255.20, Florida Statutes, explicitly dictates that public projects determined by price must be awarded cleanly to the lowest qualified, responsive, and responsible bidder, it permits municipalities to institute operational pre-qualification mechanisms via localized ordinances or official policy manuals.

To mitigate corporate exposure to prospective bid protests—such as those seen under *City of Sweetwater v. Solo Const. Corp.*—the City must strictly avoid "shortlisting" or dynamically ranking a subjective top tier of applicants (e.g., capping Phase II to a subjective "Top 3" firms). Instead, a legally insulated Two-Step process mandates moving away from standard qualitative rankings toward an objective, baseline threshold standard.

The proposed addition modifies certain sections as indicated in the resolution establishing a procurement method for pre-qualifying vendors for certain types large, complex, specialized, or otherwise high risk projects.

PRIORITY AREA CONNECTION:

Organizational Effectiveness

BUDGETARY IMPACT:

No direct fiscal impact

PREVIOUS ACTION:
On December 12, 2023, the City Council approved Resolution No. 2023-140, establishing a stand-alone City of Cocoa Purchasing Manual

RECOMMENDED MOTION:
Approve a Resolution amending the City of Cocoa Purchasing Manual (v2, June 2026) to update certain sections establishing a pre-qualification procurement Method for large-scale, complex construction projects in conformance with Section 255.20, Florida Statutes.

Finance Department
Purchasing Division
65 Stone Street
Cocoa, FL 32926



City of Cocoa Purchasing Manual

Policy and Procedures

Adopted by City Council by Resolution on December 12, 2023

Version 1

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Section 1 Purchasing Policies

1.1 Overview

This Purchasing Manual has been adopted by City Council through a resolution and cannot be modified without further approval from City Council. The Purchasing Policies and Procedures Section is presented for the purpose of guiding City employees in everyday procurement activities. It represents an accumulation of legislation, procedures, practices and policies. It is designed to answer questions and provide guidance regarding purchasing policies and procedures and to serve as a tool in personnel training. This purchasing policy and procedures are governed by the City Charter, Article XIII, City Purchases and Contracts, and with the City Code, Sections 2-4, 2-5, and 2-6. The City Manager has delegated the responsibility to maintain compliance with this Policy to the Finance Director and the Purchasing Manager. This Purchasing Policy, in conjunction with applicable Federal laws, State statutes, and City ordinances govern the procurement of supplies, goods, equipment, contractual services, professional and consultant services, capital improvements, construction, and/or any combination of goods and services. **In the event of a contradiction between this Policy and applicable state or federal law, such state or federal law shall prevail over this Policy.** The funding sources available for a particular procurement action may further trigger the application of certain state or federal laws.

The primary function of the Purchasing Division is to provide guidance in the acquisition of goods and services. The purchasing function consists of the acquisition program which encompasses the activities of planning and scheduling requirements; soliciting and evaluating quotes, invitations for bids, and proposals; ordering materials and services; following up on delivery and expediting; and monitoring of vendor performance.

The City Council is not required, nor is it authorized in most cases, to approve individual expenditures approved by the governing body of the CRA boards. The governing board of any of the CRAs can legally approve expenditures consistent with the Florida statutes and Chapter 8 of the City Code and City Administration is authorized to issue a purchase order on the agency's behalf.

1.2 City Manager's Spending Authority

As provided by the City Code, as may be amended from time to time, the City Manager is authorized to purchase or contract for all commodities and services required by the city which do not exceed seventy-five thousand dollars ($75,000.00). The City Manager is therefore authorized to settle lawsuits and claims threatened and to execute all settlement agreements related thereto without further approval of the City Council where such settlement agreement does not require the payment of City funds exceeding seventy-five thousand dollars ($75,000.00). For any lawsuit or claim for which the City is covered by insurance, the City Manager shall cooperate with the City's insurance carrier as required by the City's insurance contract, and in furtherance thereof, the City Manager has the authority to execute settlement agreements for which the City's payment of a deductible does not exceed seventy-five thousand dollars ($75,000.00), even if the total payments including insurance proceeds to the claimant exceed seventy-five thousand dollars ($75,000.00). Contracts with a multi-year term obligating the City to expend a total amount of funds in excess of seventy-five thousand dollars ($75,000.00) shall require City Council approval and the City Manager shall authorize payments and issuance of annual purchase orders in accordance with the terms of the contract and budget appropriations approved by the City Council. Optional renewal terms of a contract shall not be included in the total amount of

funds obligated for the purpose of determining whether City Council approval is required. All purchases or contracts for all commodities and services required by the City which exceed seventy-five thousand dollars ($75,000.00) shall be approved by the City Council except as provided herein.

1.3 City Manager Emergency Purchasing Authority

The City Manager shall have the authority to purchase or contract for all commodities and services by the city which do not exceed two hundred thousand dollars ($200,000.00) in cases of a bona fide emergency such as an immediate danger to the public health or safety, loss of public or private property or an interruption in the delivery of an essential governmental service.

1.4 City Manager Utility Purchase Authority

In addition, the City Manager shall have the authority without further approval of the City Council to issue purchase orders and pay invoices related to utility services required by the City for normal routine operations up to the amount budgeted and appropriated by the City Council in the City's annual budget including, but not limited to, electric, gas, fuel, solid waste, telephone, water, sewer and stormwater services.

1.5 Ethical Standards

City employees and officials shall be subject to the requirements of Chapter 112, Florida Statutes, Code of Ethics for Public Officers and Employees. Contractors who develop or draft specifications or Statement of Work for Bids/RFPs are prohibited from competing for that work.

"Reporting individuals" and "procurement employees" of the City shall be responsible for complying with Section 112.3148, Florida Statutes related to reporting and prohibited gifts. In general, reporting individuals and procurement employees shall be prohibited from soliciting any gift from a vendor doing business with the City, a political committee as defined in s. 106.011, or a lobbyist who lobbies the City, or the partner, firm, employer, or principal of such lobbyist, where such gift is for the personal benefit of the reporting individual or procurement employee, another reporting individual or procurement employee, or any member of the immediate family of a reporting individual or procurement employee. In addition, a reporting individual or procurement employee or any other person on his or her behalf is prohibited from knowingly accepting, directly or indirectly, a gift from a vendor doing business with the City, a political committee as defined in s. 106.011, or a lobbyist who lobbies the City, or directly or indirectly on behalf of the partner, firm, employer, or principal of a lobbyist, if he or she knows or reasonably believes that the gift has a value in excess of $100; however, such a gift may be accepted by such person on behalf of the City or a charitable organization. If the gift is accepted on behalf of the City or charitable organization, the person receiving the gift shall not maintain custody of the gift for any period of time beyond that reasonably necessary to arrange for the transfer of custody and ownership of the gift to the City or charitable organization.

Employees found to be in violation of ethical standards when making a purchase will be subject to disciplinary action up to and including termination.

1.6 Acquisition Thresholds

The method of source selection will be determined by total acquisition costs as shown in the table below.

Procurement Method	Competition	Cost Thresholds	Details
Micro-Purchase	None	Up to $5,000	One written quote.
Small Purchase	Informal Quotation	Up to $35,000	Three written quotes
	Formal Quotation	Over $35,000 to $75,000	Formal written announcement which is emailed to vendors.
Large Purchase	Formal Solicitation	Over $75,000	Purchasing solicits ITB, RFP, or RFQ per Department's specifications.
Exemption from Competitive Purchase (ECP)	None	Up to $75,000	Approval required by Finance Director using the ECP Form
		Over $75,000	City Council must approve a Resolution to Waive Competitive Bidding.

Section 2 Procurement Methods

Departments will be responsible for determining the appropriate source for procurement. It is up to the department to ensure that the cost of the purchase being made is fair and reasonable. The Purchasing Division may reject purchases that are within the City Manager's authorization, if it determines that the proposed purchase is not following the purchasing guidelines, is in violation of a state statute or has a cost that is not fair and reasonable. The Purchasing Division may also require that an alternate purchasing method or supplier be used if it benefits the City. If the Purchasing Division determines that a purchase should be rejected or an alternative procurement method or source should be used, then the requesting department's Division Manager at his or her discretion may contact the Purchasing Manager for reconsideration.

2.1 Responsibility

A. City Manager

The City Manager or his/her designee shall be responsible for purchasing supplies and services. The Purchasing Manager directs the day-to-day purchasing of supplies, capital equipment and services.

B. Purchasing Manager

The Purchasing Manager's function is to ensure and promote effective, efficient and economical purchases of all supplies and services required for efficient and effective operation of the City. It is the responsibility of this individual to ensure and coordinate on-time deliveries of specified material and to administer all rules and regulations established by the City Council, City Charter, City Code and all pertinent local, state and federal laws concerning purchasing functions. When all rules and regulations have been satisfied, it is the responsibility of the Purchasing Manager, as the City Manager's Designee, to sign and issue the purchase order.

C. Requesting Department

It shall be the responsibility of the Director of the requesting department or his/her appointed designee(s) to:

1. Determine the quality and quantity of supplies or services needed and the delivery date required;

2. Anticipate and request requirements, giving accurate descriptions of articles required in sufficient time to purchase supplies or services competitively;

3. Ensure adequate funding and apply appropriate account numbers and approvals;

4. Ensure that, if quotations are obtained, they are in accordance with the policies outlined herein.

5. Receive and inspect items delivered or services performed by vendors and enter the receipt in the system.

6. Cooperate with Purchasing in establishing standards and specifications, and when appropriate, provide suggested vendor listings: and

7. Communicate to vendors that the invoice is to be sent to the Accounting Division (as stated on the Purchase Order form/contract) and that quotes, packing lists and account

statements are not equivalent to invoices and are insufficient documentation for payment.

2.2 Micro-purchase

Departments may make purchases from any vendor it determines to be qualified, where the total value is less than the micro-purchasing threshold and the purchase price is fair and reasonable. Departments must obtain one written quote, at minimum, for all purchases, unless otherwise exempt in accordance with this Policy.

2.3 Small Purchase

For purchases greater than the micro-purchase threshold but less than the large purchase threshold, departments may obtain multiple competitive quotations directly from vendors. There are two small purchase categories: informal quotation and formal quotation. Departments will follow the procedures below based on the estimated value of the purchase. If the lowest quote received is greater than the large purchase threshold, then the requisition should be cancelled and procured using one of the large purchase methods.

A. Informal Quotation

Departments must obtain a minimum of three quotes. City staff should prepare detailed specifications to the extent necessary, including description, quantity, delivery requirements, special conditions, and drawings for the purchase. Written quotes are preferred however for this purchasing method, vendor quotes may also be in the form of an email or printed out from the vendor website. The lowest and best quotation is selected, and an award made. Departments should make every effort to obtain valid quotes. If a vendor is unable to provide a quote or is non-responsive, the department requestor should attempt to reach out to another vendor to obtain a valid quote. In all of the below situations, a "No Quote" or "No Response" is considered a response and represents a quotation as long as no other vendors are reasonably available to contact. If the department has within reason reached out to additional vendors yet is still unable to obtain additional quotes, then the following may be used in lieu of a valid quote:

1. No Quote – Vendor responds but is unable or unwilling to provide a quote. The department shall document the no quote. Acceptable documentation will be the response in writing from the vendor stating that they are a “no quote” or a memo from the department to file which will document the details of the interactions. Documentation will include the date and times of the request, details of what was requested, the contact information of the vendor, and the response provided by the vendor.
2. Non-Responsive Quote: Should the vendor provide a quote that, as determined by the Department, does not meet the minimum standards specified in the request for quotation, then the department may, with sufficient justification acceptable to the Purchasing Manager, determine that the quote is non-responsive.
3. No Response – Vendor is contacted for a quote but does not respond. The department is expected to make several attempts to obtain a quote; however, if no response is received, the department may document the no response with a memo to file detailing the interactions which will include the date and times of the requests, details of what was requested, the contact information of the vendor, and a statement that no response was provided by the vendor.

B. Formal Quotation

Departments are to prepare a single email announcement requesting a quotation from as many vendors as are reasonably available in the open market. Departments are to ensure that solicitations maximize competition, are fair, and are not unnecessarily restrictive. A minimum of three vendors should be included, however as many qualified vendors as available should be contacted. The requesting Department may reach out to the Purchasing Division for assistance with obtaining a list of vendors if needed. If the Purchasing Division determines that a solicitation is too restrictive or if undue preference is being given to a single vendor or vendors, it may require that the requesting department cancel and re-solicit the quote in an effort to maximize competition. The request must state a description of the product and/or service, the minimum requirements of the vendor (if any), and a response required by date. City staff should prepare detailed specifications to the extent necessary, including description, quantity, delivery requirements, special conditions, and drawings for the purchase. Quotations from a supplier or service provider should include the vendor's name, address, telephone number, name of sales representative or other vendor contact person, date of quotation, date of expiration, items or services offered including unit prices and quantity (if applicable), shipping charges (if applicable), payment terms and name of City employee placing the order. A bid tabulation should be prepared by the department. Departments will submit the email announcement, a bid tabulation, and all responses as backup to the corresponding requisition. Alternatively, if departments would like to solicit a formal quote on the City's bidding platform, a request may be submitted to the Purchasing Division for assistance. The lowest and best quotation is selected, and an award made. Departments may reach out to the Purchasing Division for guidance with this process and/or to obtain sample templates.

2.4 Large Purchases; Prequalification of Contractors

Sealed, competitive bidding is generally reserved for purchases which exceed the formal solicitation threshold where formal procurement methods are required by City ordinance. Formal competitive solicitations shall be conducted in all transactions involving expenditures which exceed the Large Purchase acquisition threshold specified in section 1.6, except as otherwise provided in this Policy or by ordinance or resolution of the City Council. Formal solicitations for Large Purchases will be submitted to the City Council for selection or award as appropriate. The most common formal procurement methods are summarized below and described in greater detail under section 8.

A. **Invitation for Bids (ITB)**

Solicitation used when there is no substantial difference between the products or services that meet the specifications. The only real difference between the submissions is the price. The purpose of an invitation to bid is to provide standardized information to all bidders, fostering a truly competitive process. This is achieved through the use of sealed bidding procedures. Contractors/Suppliers will submit their price in sealed envelopes which are publicly opened to maintain transparency. The contract will ultimately be awarded to the ~~most responsive and responsible low bid~~ lowest qualified and responsive bidder with zero negotiations concerning price or services.

When deemed appropriate and in the best interest of the City by the head of the requesting department, in consultation with the purchasing manager and city manager, for any large, complex, specialized, or otherwise high risk construction projects, the City may require the contractor to be prequalified before submitting a bid. Prequalification requirements shall be reasonable, objective, and job related. Such requirements may include, but not be limited to, experience, demonstrated satisfactory performance of similar work of similar size and complexity; the possession or availability of facilities, licenses, certifications, or equipment needed for performance of the work; the

availability of qualified personnel to complete and manage the work; safety record; demonstrated financial stability of the contracting firm; bonding capacity; and specialized skill or equipment as may be identified by the City as applicable to the project. The City may announce the prequalification requirements in the form of a Statement of Qualifications (SOQ) or may include prequalification requirements in an ITB and include a deadline date for submittal of prequalification data earlier than the deadline for submission of bids, provided that the deadline for submission of prequalification materials allows sufficient time for review, notice of eligibility or ineligibility, and resolution of any timely protest before the submission of bids. In either format utilized, the City shall establish a minimum scoring threshold(s) or checklist of requirements that must be achieved by the bidder in order to be deemed prequalified. All potential bidders/respondents who meet or exceed the objective prequalification threshold(s) or requirements established in the SOQ/ITB shall be deemed "Prequalified Bidders" and placed onto the project's Prequalified List. Each potential bidder/respondent will be notified by the City of its eligibility or ineligibility to submit bids for the project and informed of any deficiencies leading to the determination of ineligibility. Once the Pre-Qualified List is established and publicly announced, the City will issue a formal Invitation for Bids (ITB) -restricted exclusively to the respondents on that List. Appeals regarding determinations of eligibility or ineligibility shall be made in accordance with the Formal Protest Procedures included in Section 8.3 of this Manual, which require a Notice of Protest to be submitted to the City within 72 hours of receipt of the notification of eligibility or ineligibility.

Prequalification does not limit the City's right to reject a bid as nonresponsive, determine that a bidder is nonresponsible based on information discovered before award, waive minor irregularities when permitted by law, cancel the solicitation, or reject all bids when in the best interest of the City.

Notwithstanding the foregoing, the City may also utilize prequalification procedures for construction and improvement projects for bridges, roads, streets, highways, or railroads, and services incidental thereto, estimated to cost in excess of $250,000, in accordance with Section 255.20(1)(a) and (b), Florida Statutes.

The City may also use the prequalification process described in this Section to establish one or more pools or lists of prequalified contractors for future construction, repair, maintenance, emergency, or specialized trade work. When establishing such a pool, the SOQ, RFQ, ITB, or other solicitation shall identify the category or categories of work covered by the pool, the applicable qualification requirements, the term of the pool, any procedures for reopening or renewing the pool, and the method by which future projects or work assignments may be solicited or awarded among prequalified contractors.

Admission to a prequalified contractor pool shall require the contractor to enter into a continuing services agreement with the City. However, work will be assigned on a task order basis when and if the City requires work to be performed and selects the contractor for a particular assignment. The continuing services contract does not guarantee the award of any task order. Unless otherwise authorized by law or this Manual, future work shall be solicited or awarded among contractors in the applicable pool in accordance with the procurement method, dollar thresholds, and competitive requirements that apply to the particular work. The City may remove or suspend a contractor from a prequalified pool for failure to maintain required qualifications, licenses, insurance, bonding, or performance standards, subject to the protest

procedures in Section 8.3.

Prequalification of any contractor shall not result in the formation of a contract with the City.

B. **Request for Proposal (RFP)**

A Request for Proposal (RFP) will be used when the price is not the only factor in selection. Other factors include, but are not limited to, references, approach to completing the scope of work, or designs. The City shall select the Proposer and proposal that is most qualified, responsive and most advantageous to the City's interests, as determined in the sole and absolute discretion of the City Council or City Manager. The RFP selection will not result in the formation of a contract but will allow the City and selected Proposer to negotiate a contract including, but not limited to, the scope of work, work and delivery schedule, term and pricing. No contract shall be formed until final approval and execution of a written contract by the City Council or City Manager occurs, containing such terms as the City Council and City Manager determine are in the best interest of the City. Negotiations may be terminated at any time by the City Manager if, at his or her sole discretion, the City Manager determines that the negotiation of terms acceptable to the City will not be successful.

If the City chooses to appoint a selection committee, following the proposal opening, the Purchasing Manager shall issue the submittals to the committee members. The Purchasing Manager will schedule a publicly noticed selection committee meeting. At the meeting, the Purchasing Manager will provide the selection committee with relevant guidance on reviewing proposals and answer any questions. The selection committee members are not to discuss the RFP or their evaluations or rankings outside of the publicly noticed selection committee meetings. During a selection committee ranking meeting, the Purchasing Manager will tally the selection committee scores, and the committee will select a proposal to recommend to the City Council or City Manager for selection and further negotiation of an agreement.

The City may apply the prequalification procedure set forth in the ITB section to a RFP solicitation as deemed appropriate.

C. **Request for Qualifications (RFQ)**

Request for Qualifications (RFQ) are issued to obtain statements of qualifications of potential responders to gauge competition and/or to develop a list of pre-approved organizations.

If the City chooses to appoint a selection committee, following the proposal opening, the Purchasing Manager shall issue the submittals to the committee members. The Purchasing Manager will schedule a publicly noticed evaluation committee meeting. At the meeting, the Purchasing Manager will provide the evaluation committee with relevant guidance on reviewing proposals and answer any questions. The evaluation committee members are not to discuss the RFQ or their evaluations or rankings outside of the publicly noticed evaluation committee meetings. During an evaluation committee meeting, the Purchasing Manager will tally the evaluation committee scores, which shall not include consideration of price, and the committee will recommend a ranking of the responsive proposers to the City Council or City Manager for further negotiation of an agreement.

The sealed, competitive procurement process starts by the requesting department/Project Manager developing a purpose, scope of work, and specifications for the commodity or service being requested and forwarding to the Purchasing Manager, along with a list of any vendors the department wishes to invite in the process.

All competitive procurements are different and modifications to the process may have to be made to support the requesting department's needs, meet legal requirements, provide transparency, and/or deliver the most competitive submittals. Project Managers should meet with the Purchasing Manager as early in the process as possible to determine the best method of procurement, and to fine-tune the purpose, scope of work, specifications, and timelines.

Upon receipt of the request, the Purchasing Manager shall prepare all required forms and documents to complete the bid package. A public notice or invitation to bid is prepared which shall be published in the City's bidding platform or another similar purchasing forum or in a newspaper of general circulation if required by law. The City shall observe the following advertising requirements for construction projects as provided in Section 255.0525, Florida
Statutes, or as may be amended from time to time:

- Construction projects expected to exceed $200,000 in cost shall be publicly advertised at least once in a newspaper of general circulation in Brevard County at least 21 days prior to the established bid opening and at least 5 days prior to any scheduled Prebid conference.
- Construction projects expected to exceed $500,000 in cost shall be publicly advertised at least once in a newspaper of general circulation in Brevard County at least 30 days prior to the established bid opening and at least 5 days prior to any scheduled Prebid conference.

D. **Cooperative Purchases**

Cooperative purchasing is a commonly used method of sourcing goods and services by government entities. Cooperative contracts are competitively sourced agreements where the procurement is conducted by a cooperative procurement organization such as Sourcewell, Buy Board and Omnia Partners but can also be another governmental agency acting as the lead agency for the cooperative purchase. Cooperative contracts are solicited specifically for the purpose of and explicitly state in the contract that any **eligible** government entity may utilize it for purchasing. In some cases, the City must enter into an interlocal agreement to become a member of the cooperative, in other cases all government entities are already eligible to participate. Departments wishing to purchase from a cooperative contract must first request permission from the Purchasing Division. The Purchasing Division will review the agreement and ensure that the City is eligible to participate and that it is appropriate to use. The Purchasing Manager will issue a written approval authorizing purchases from the contract. This procurement method satisfies the "formal competition" requirement for large purchases. For purchases made using a federal grant, a rider to include applicable provisions of 2 CFR 200 Appendix II must be accepted by the vendor.

E. **Piggyback Purchases**

Piggybacking is the utilization of an executed, current (unexpired) contract completed by another local or state government that was procured through a competitive, sealed bidding method, most often an Invitation to Bid. The Piggyback must be for a current or active contract for the identical or substantially similar item being purchased and must provide pricing equal to or less than the original government contract. Piggybacking is not authorized when the action would call for the substitution of goods, materials, equipment, and services that were not originally proposed or bid on and not originally evaluated as part of the contract award. City staff should use caution in utilizing contracts procured by another local or state government through a Request for Proposal because price is only one factor utilized in awarding the contract. The original local or state government may have had different priorities and objectives in awarding the contract than would be most beneficial to the City. The Request for Proposal award criteria should be analyzed to determine if the procurement was conducted in a manner that best fits the objectives and goals of the City of Cocoa. If the purchase is equal to or greater than the large purchase threshold, then City Council must approve the purchase.

The following documentation is required when submitting a Piggyback purchase:

- Copy of original bid document that was issued (ITB or RFP)
- Proof of agency's legal advertisement (i.e. Newspaper, Website Posting)
- Copy of the awarded firm's bid submittal
- Bid tabulation sheet.
- Agency's board approval document (Agenda Item)
- Copy of the fully executed (Signed) contract.
- Contract Extensions
- Vendor's Quote to the City utilizing pricing contained in the original government contract (or lower)

If it is determined that Piggybacking is the best procurement method, then the Project Manager must compile the required documentation and send that documentation to the City's Purchasing Manager. The Purchasing Manager along with the City Attorney will determine if the City can piggyback off the requested contract. A Piggyback Rider shall be prepared for all Piggyback Contracts, creating a contractual relationship between the vendor and the City, substantially based on the original government contract's terms and making any necessary minor modifications applicable to the City. Upon execution of the Piggyback Rider, the requesting Department shall be responsible for obtaining all applicable insurance certificates, performance/payment/security bonds, warranties, and other documents required by the Piggyback Rider and Piggyback Contracts to be issued in the name of the City of Cocoa.

2.5 Emergency Purchases:

The City will adopt the FEMA guidelines related to purchasing during an emergency situation according to the Procurement Disaster Assistance Team (PDAT) Field Manual dated October 2021. FEMA defines an emergency as a threat to life, public health or safety, improved property, or some other form of dangerous situation that requires immediate action to alleviate the threat. Emergency conditions are generally more short-lived than exigency circumstances. An Exigency is defined as when there is a need to avoid, prevent, or alleviate serious harm or injury, financial or otherwise, to the recipient or subrecipient. Exigent or emergency circumstances will vary for each incident, and it is difficult to determine in advance or assign a particular time frame when noncompetitive procurements may be warranted. Exigent or emergency circumstances may exist for two

days, two weeks, two months, or even longer in some cases. Departments may be able make purchases related to the emergency or exigency without competition if it determines that a public exigency or emergency will not permit a delay resulting from the competitive purchase(s). A Department head may use his or her own judgment in determining whether this condition has been met but must document its rationale in the procurement record. Department heads must ensure that work performed under the noncompetitively procured purchase is specifically related to the exigent or emergency circumstance in effect at the time of procurement. Importantly, because the exception to competitive procurement is available only while the exigent or emergency circumstances exist a return to normal purchasing procedures will begin immediately after the actual exigent or emergency circumstances cease to exist.

Procedure:

- Notify the Department Director, who in turn will inform the City Manager.
- The City Manager may authorize emergency expenditures which do not exceed $200,000.00, or as otherwise provided by City Code. In situations exceed $200,000 City Council must authorize the emergency purchase.
- Obtain written authorization from the City Manager, which may be in the form of an email, of a declared emergency.
- Secure a firm price from a qualified vendor that can perform the service/provide equipment immediately.
- A purchase order should be issued as soon as practical. If a non-business day, a purchase order must be issued on the next business day following the emergency. Attach the City Manager authorization to the requisition. Provide memo documenting the emergency and exigent situation, including justification as to why the situation did not permit the use of normal purchasing procedures and how the purchase is related to addressing the emergency or exigent situation.
- A Confirmation Purchase Order (CPO) is not required in the case of an emergency.

2.6 Exemptions from Competitive Purchasing

For purchases under the City Manager's Purchasing Authority, the City Manager may provide an exemption from competitive purchase pursuant to the policies indicated below. For purchases above the City Manager's Purchasing Authority, the City Council must authorize the exemption by resolution except where noted below. The current list of purchases exempt from the competitive process is as follows. *Nothing in this Section is intended to exempt a purchase of supplies, goods, equipment or services from competitive solicitation requirements arising from state or federal law.* Applicable state or federal law must also be consulted and adhered to, even if an exemption exists under this Section.

A. Exempt Vendor Listing

The Purchasing Division will maintain a current list of approved vendors for specific purchases which have been pre-approved by the City Manager and shall be updated as needed but no less than annually. Department Managers may contact the Purchasing Manager for consideration of the addition of new vendors to the list. Purchases identified in this list are exempt from competitive purchasing requirements **only** for amounts up to the City Manager's approval authority. Prior to inclusion on the exempt vendor listing, Departments must obtain Finance Department approval by submitting an Exemption from Competitive Purchase (ECP) form to Purchasing.

B. **Sole Source**

A sole source purchase is one in which only one vendor is capable of supplying the commodity or service. This may occur when the goods or services are specialized or unique in character.

Criteria for Sole Source include:

Licensed or Patented	The supplier has a license or patent that makes them the sole provider
One-of-a-kind	The commodity or service has no competitive alternatives available on the market and is available from only one supplier.
Compatibility	The commodity or service must match the existing brand or configuration of equipment for compatibility and is available from only one supplier
Replacement Part	For a specific brand or existing equipment
Warranty	The sole provider of a factory-authorized warranty service
Unique Design	The commodity or service must meet physical design or quality standards and is available from only one supplier

Procurements that generally DO NOT meet the justification for a sole source include:

- Proprietary products or services that are provided by more than one potential supplier.
- Preference for a brand name product where other brands qualify as equal.
- Highly restrictive specifications written to exclude competition.

Every purchase request that is using Sole Source as justification, should be accompanied by an Exemption from Competitive Purchase (ECP) Form and a **Sole Source Justification Letter from the vendor.**

C. **Single Source**

A particular supplier is purposefully chosen by the department, even when other suppliers are available when it is determined to be in the best interest of the City. Departments must obtain Finance Department approval by submitting an Exemption from Competitive Purchase (ECP) form to Purchasing. The Department must state the circumstance leading to the selection of the vendor. The purchasing manager may reject this type of exemption if the department fails to provide sufficient justification.

D. **Standardized Source**

This justification for exemption is used when the department is attempting to purchase items in order to maintain continuity with its operations such as signage or park benches for Public Works, or specific software renewals that has been selected previously for IT. Departments are required to submit justification which details the evaluation process, methods used, and criteria established in order to make a selection. Departments must obtain Finance Department approval by submitting an Exemption from Competitive Purchase (ECP) form to Purchasing. The purchasing manager may reject this type of exemption if the department fails to provide sufficient justification.

E. **Confirmation Purchase Orders**

Confirmation Purchase Orders are purchase orders processed after the product or service has been ordered or received.

The director of the requesting Department or his/her representative may expedite the purchase of an item where there is an urgent need and where adherence to the normal purchasing process could cause an adverse delay in the normal operation of the City.

- The Department must prepare a Confirmation Purchase Order (CPO) Form justifying not only the purchase but the reason for this departure from procedure.

- For Purchases up to $5,000 the form can be fully approved by the Department Director.
- For Purchases over $5,000 the Purchasing Division will obtain further approval from the Finance Director. A copy will be returned to the Department.

- All Departments must include the approved form as backup to the corresponding requisition.

The Finance Director will provide the City Manager with a monthly report of all Confirmation Purchase Orders. This type of purchase must only be used at the discretion of the Department Director and is intended to address only urgent and time-sensitive situations. It is a violation of purchasing policy to use Confirmation Purchase Orders for normal purchases. Normal purchasing procedures should be followed whenever possible.

The City Manager may establish a "**Pre-Approved Confirmation Purchase Order Vendor Listing"** to allow for certain purchases such as vehicle, air conditioner, or roof repairs where the work is required to be done right away. Department Managers may contact the Purchasing Manager for consideration of the addition of new vendors to the list. The requestor may attach this document to the requisition instead of having to submit a CPO form.

2.7 Additional Exemptions from Competitive Purchases

For the following types of purchases where the total cost is within the City Manager's purchasing threshold, departments are authorized to submit requisitions with a single quote **unless otherwise noted**. The requisition comments are to indicate that the purchase is exempt under this section in order to facilitate the review and approval process. Purchases which exceed the City Manager purchasing threshold or which have an encumbrance in more than one fiscal year require the approval of City Council.

A. **Exemptions for General Purchases (non-construction):**

1. Training seminars for staff.
2. Tuition and books for staff.
3. Legal Services, including attorney, paralegal, expert witness, appraisal, or mediator services.
4. Membership fees to professional associations and organizations including costs associated with attending conferences.
5. Advertising fees.
6. Health Services including mental health.
7. Services and commodities provided by government entities.
8. Recreational programs provided by independent contractors.
9. Other professional services, such as executive recruiting, lobbyists, accountants (except financial audits), appraisers, excluding professions covered by the Consultants' Competitive Negotiation Act (CCNA) further defined in section 6 and

except where otherwise prohibited by state law.

10. Art, music, and other artistic services.
11. Food and beverages for City events, or official City business including emergency response (however an approved Food Form is required).
12. Any other Exemptions provided under FS Title XIX 287.057(2)(e)
13. If, after attempts to competitively procure the purchase, the City receives no responsive bids or proposals or less than the required number of bids or proposals. Proof, such as no quotes, no responses indicating the level of effort are required to be submitted along with the requisition.
14. If the funding source of the project will be diminished or lost because the time required to competitively award the purchase exceeds the time within which the funding source must be applied for or spent. An approved Exemption from Competitive Purchase (ECP) form must be submitted with the requisition.
15. If the City competitively awarded a purchase to a vendor and such vendor abandoned the project before completion or the City terminated the contract. An approved Exemption from Competitive Purchase (ECP) form must be submitted with the requisition.

B. **Exemptions for Construction Only**

For construction projects specifically, the following projects shall be exempt from the competitive processes outlined in this Policy:

1. Emergency purchases, as defined in Section 255.20, Florida Statutes. A memo or email indicating that the City Manager approved the purchase is required.
2. If, after attempts to competitively procure the purchase, the City receives no responsive bids or proposals or less than the required number of bids or proposals. Proof, such as no quotes, no responses indicating the level of effort are required to be submitted along with the requisition.
3. If the project is undertaken as repair or maintenance of an existing public facility, as such terms are defined in Section 255.20, Florida Statutes, however the project cost must not exceed the competitive bidding threshold established by City of Cocoa ordinance 2.4.
4. If the funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent. An approved Exemption from Competitive Purchase (ECP) form must be submitted with the requisition.
5. If the City competitively awarded a purchase to a contractor and such contractor abandoned the project before completion or the City terminated the contract
6. If the City Council finds by a majority vote that it is in the public's best interest to perform the project using its own services, employees, and equipment in accordance with the procedures of Section 255.20, Florida Statutes
7. Any other exemption provided by Section 255.20, Florida Statutes, as may be amended from time to time, or other applicable state law.

C. **Waiver in the best interest of the City**

When competitive procurement requirements of this Policy are neither practical nor advantageous to the City, the City Council or City Manager (for contracts within the City Manager's spending authority), may in the City's best interest waive such competitive procurement requirements contained in this Policy. City staff requesting a waiver should prepare a written justification for the City Council attached to a resolution to Waive Competitive Purchase or if within the City Manager's approval authority using the Exemption from Competitive Purchase (ECP) form. The justification shall identify the

reasons why competitive procurement requirements are neither practical nor advantageous to the City. All efforts to satisfy normal procurement policies must first be made before this waiver can be made. The Purchasing Manager may reject this waiver if it is determined that there are other qualified and competitive sources reasonably available.

2.8 Award

Contracts will be awarded or negotiated as provided in this Policy and the bid or proposal documents. The City reserves the right to accept or reject any or all bids or parts of bids, to waive minor irregularities, cancel a bid solicitation, issue addendums to modify bid solicitations, and to request re-bid on work or material described in any competitive solicitation. The City further reserves the right to award any contract on a split order, lump sum, or individual item basis or such combination as shall best serve the interest of the City unless otherwise specified. The bidder warrants prices, terms and conditions quoted in its bid will be firm for acceptance for a period of not less than ninety (90) days from the bid opening date unless otherwise specified in the solicitation documents. Such prices will remain firm during performance of resulting purchase orders or contracts. Whenever a bid requests prices to be firm for the period of performance, the quantities or usages shown are estimates with no guarantee made by the City that these quantities shall be purchased. The quantities shown are for the bidder's information only and the City shall be bound only for the actual quantities ordered.

2.9 Specifications

Specifications should be written in a manner to allow open competition. Specifications should emphasize function, performance and quality criteria. Design or physical descriptions, when practical, should be limited to suitability to meet the intended need or purpose. Available standard commercial products should be used, and unique requirements should be avoided when practicable. Brand Names should only be used to establish a particular level of quality unless like replacement or standardization issues dictate otherwise. Specifications should always openly encourage bidding on items of equal quality.

2.10 Unacceptable Purchasing Procedures

Those procedures involving one or more of the following are hereby declared unacceptable:

- Confirmation purchase orders that are not related to an urgent need or in response to an unacceptable disruption to City service(s) as determined by the Department Director. Exceptions are purchase orders issued to a "pre-approved confirmation vendor".
- Obtaining material from vendors when it is available from the City Warehouse.
- Splitting orders of the same or like material to reduce the total cost to circumvent the purchasing policy or purchasing card policy.
- Adding to or subtracting from a previously issued purchase order without processing an approved change order in advance of the transaction (except when liquidating a purchase order).
- Obtaining a "no quote" or "no response" from sources which are unreasonable and/or known by the requestor to be unable to provide a truly competitive quote in order to deliberately circumvent the small purchase quoting criteria.
- Knowingly presenting false information; and
- Any other action or procurement not in conformance with the Purchasing Policies or the Financial Operations Manual.

Employees found to be complicit in any of these activities may be subject to disciplinary action up to and including termination.

2.11 Use of Police Forfeiture Funds

When spending forfeited funds (City Fund 141), the Chief of Police or designee must present an agenda item to the City Council for each requested expenditure, regardless of the amount or the purpose. The agenda item must include language certifying the expenditure request complies with the provision of F.S. Chapter 932.7055 (5) (b) - Disposition of liens and forfeited property.

2.12 Hardware and Software Procurement Policy

All computer hardware and software purchases must comply with current IT policy. Certain Utilities Department SCADA related hardware and software purchases that DO NOT impact the City network are exempt from this requirement.

2.13 E-Verification and Employment Eligibility

Effective January 1, 2021, the City of Cocoa shall adhere to FS § 448.095, E-Verification and Employment Eligibility. All public employers, contractors or sub-contractors may not enter into a contract unless each party to the contract registers with and uses the E-Verify System.

The City shall not enter into a new contract with a contractor or subcontractor that is not enrolled in E-Verify. Any contractor or sub-contractor that has a contract with the City shall be contractually required to utilize E-Verify to confirm the work authorization status of any newly hired employee hired during the contract term. Departments may validate E-Verification of contractors / subcontractors by visiting the Department of Homeland Security E-Verify Website (https://www.e-verify.gov).

Contractors or sub-contractors whose participation cannot be verified on the Department of Homeland Security's E-Verify Website shall provide acceptable evidence of their enrollment prior to award and the execution of a contract. Acceptable evidence shall include a notarized and signed Contractor Affidavit (Exhibit A).

If a contractor enters into a contract with a sub-contractor, the sub-contractor must provide the contractor with a Sub-Contractor Affidavit (Exhibit B) stating that the sub-contractor does not employ, contract with, or subcontract with an unauthorized alien. The contractor shall keep such an affidavit on file.

A contractor who registers with and participates in the E-Verify program may not be barred or penalized under this section if, as a result of receiving inaccurate verification information from the E-Verify program, the contractor hires or employs a person who is not eligible for employment.

Nothing in this policy may be construed to allow intentional discrimination of any class protected by law.

2.14 Contracting with Entities of Foreign Countries of Concern

Florida Statute, Section 281.138, prohibits all government entities from contracting for certain services with any entity which is affiliated with any foreign country of concern. A foreign country of concern is considered by the State to be the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic, including any agency of or any other entity of significant control of such foreign country of concern. Beginning January 1, 2024, a governmental entity may not accept a bid on, a proposal for, or a reply to, or enter into, a contract with an entity which would grant the entity access to an individual's personal identifying information, provide economic incentives, or transfer ownership of real estate unless the entity provides the governmental entity with an affidavit signed by an officer or representative of the entity under penalty of perjury attesting that the entity does not meet any of the criteria in (a)-(c).

A governmental entity may not knowingly enter into a contract with an entity if:
(a) The entity is owned by the government of a foreign country of concern.
(b) The government of a foreign country of concern has a controlling interest in the entity; or
(c) The entity is organized under the laws of or has its principal place of business in a foreign country of concern.

2.15 Suspension or Debarment of Vendors

The City expects and requires that all vendors or contractors who seek to do business with the City comply with the terms of its agreements and with applicable industry ethical and professional standards.

The City reserves the right to suspend or debar any vendor or contractor doing business with the City, who violates the terms of its agreement or applicable ethical and professional standards. The City also reserves the right to suspend or debar any vendor due to violations committed by that vendor at other public entities.

The vendor shall be entitled to a meeting or hearing prior to being suspended or debarred by the City. In general, suspension or debarment of vendors shall follow the below procedures. However, the City may waive these procedures, at its own discretion, if it believes that the actions of the vendor are so egregious as to merit immediate suspension or debarment.

a. The City serves the vendor written notice of the issue that may result in the vendor being debarred or suspended.

b. The notice requests a written response from the vendor on the issues that gave rise to the possible suspension or debarment.

c. The City reviews the response from the vendor and schedules a suspension or debarment hearing. The suspension or debarment hearing shall be chaired by the City Manager or designee, and shall include the Purchasing Manager, the Department Head, the contracts administrator or project manager, and any other person the City believes is necessary for the proceedings. The City Attorney will provide legal counsel to the City at the proceeding.

d. The City will make a record of the suspension or debarment hearing, and upon conclusion of the proceedings, the City Manager shall provide a written determination to all

participants of his decision. The City Manager's decision shall state:

i. Whether the vendor is suspended or debarred.
ii. The effective date and length of time of the suspension or debarment.

If the City Manager determines that the vendor should not be suspended or debarred, the City Manager shall have the right to require certain corrective actions by the vendor by a prescribed date and time. The decision of the City Manager in these proceedings shall be final and not open to appeal by the vendor or the vendor's legal representative.

The City will reject any offer to do business from a vendor who is suspended or debarred under these procedures for the entire term of the suspension or debarment.

Section 3 Purchase Order Policy

3.1 Overview

The City Manager or his/her designee has the responsibility and authority to purchase supplies and services as needed to support the operation of the City through the use of authorized purchase orders including the issuance of purchase orders in furtherance of contracts approved by the City Council.

A purchase order is a legal document used to authorize the delivery of supplies and services in accordance with specific terms and conditions. It also acknowledges the obligation that payment will be made upon receipt of the required supplies or service. When a purchase order is written as an acceptance of a bid or quotation, a contractual relationship is established upon the issuance and its acceptance by the vendor.

It is vital to the performance of this policy that the Purchasing Division has the authority to review specifications and suggested sources, with the agreement of the requesting department consistent with, but not limited to, the following guidelines:

- Requests for single-source purchases or a waiver of competitive bidding.
- Requests for supplies of a quality that may be greater or less than required.
- Requests where material seems inconsistent with the requirements.
- Requests not conforming to City standards.
- Requests improperly or incompletely filled out or submitted without proper authorization; and
- Requests exceeding account balances. Requests exceeding account balances will require a Budget Adjustment Form (BAF) Number, or it will be returned to the department requestor. Requisition Comments must include the BAF number.

The requesting department in conjunction with the Purchasing Division shall be jointly responsible for the necessary procurement of goods and services throughout the purchasing cycle.

Information Technology hardware and software purchases that have an impact on the City network must have prior approval from the Chief Technology Officer. SCADA hardware and software purchases that DO NOT impact the City network are exempt from this requirement.

3.2 Purchase Order Procedures

Purchase Orders will be issued by the Purchasing Manager for the majority of City purchases with the exception of P-Card Transactions and Direct Payments which are described in the Financial Operations Manual.

- The Department requestor will initiate a requisition in the City's software system and attach the required backup in the corresponding requisition folder.
- Required back up includes all quotes, correspondence, agreements, amendments, internal approvals, proof of insurance and E-Verify affidavit where applicable.
- The requisition will be routed electronically through the software system for required departmental approvals.

The requisition will then be routed for further approvals according to the following table:

Cost Thresholds	Approver
Up to $25,000	Purchasing Manger
Up to $50,000	Finance Director
Up to $75,000	City Manager
Over $75,000	City Council*

*Prior authorization is required by City Council for all purchase orders that are over the City Manager's purchasing authority. The Purchasing Division will reject any requisitions that are over the City Manager's purchasing authority where City Council approval is not documented in the requisition folder.

3.3 Purchase Order Changes

Purchase order changes (Change Orders) are made by the department requestor to revise or cancel a purchase order. Once a purchase order change has been processed and approved, it becomes part of the original purchase order.

A change order is used to:

- Increase or decrease the quantity, scope of work, material and/or unit cost which impact the total value of the purchase order.
- Revise or add shipping costs or other terms and conditions accepted by the City.
- Cancel or terminate a purchase order.
- Liquidate unused funds when items or projects are complete and at the end of each fiscal year.
- Adjust for time delays in delivery of goods and services.

Approval Requirements for all Change Orders

Change Orders increase or decrease the value of the original purchase order. The total purchase order is defined as the original purchase order plus all change orders.

The City Manager is authorized to approve any change order which does not cause the total purchase order to exceed the City Manager's purchasing authority. However, if any change order causes the total purchase order to exceed the City Manager's authorized purchasing authority, the change order must have City Council approval.

For construction contracts, the City Council may grant authorization by resolution the City Manager to approve change orders in excess of the City Manager's spending authority limits, provided the amount is within the unexpended construction budget approved by the City Council for the contract. The City Manager shall provide notice of any such approved change orders to the City Council in the form of an informational agenda item at the next scheduled City Council meeting or as soon as practicable thereafter.

3.4 Multi-Year Purchase Orders

Multi-Year Purchase Orders may be issued for projects where there is a contractual obligation to commit funding in more than one fiscal year.

- For capital projects, the full contract cost is generally **obligated** at the beginning of the contract term where uncommitted capital funds will roll-over into subsequent years.

- For operating and maintenance contracts the purchase order may remain open in multiple fiscal years however the funding will be encumbered to a new line on the purchase order each fiscal year. At the start of a new fiscal year, Departments will submit a purchase order change order to the Purchasing Division to liquidate funds on the prior year and encumber new operating and maintenance funds for the current year.

Section 4 Contracts Requiring Approval by City Council

4.1 Overview

On November 2, 2010, the Cocoa voters approved an amendment to Article XII, Section 6 of the City Charter that affects the manner in which City contracts funded over more than one fiscal year can be approved by the City Manager and City Council. In addition, in accordance with the City Charter, the City Council adopted an ordinance modifying the City Manager's spending authority. This section is intended to provide general guidance to assist staff in determining the appropriate approval process for the issuance of City contracts based on the City Charter and Ordinance changes. Questions regarding specific contracts should be directed to the Finance Director.

Definitions:

Multi-Year Contract
A legally binding agreement between two or more parties with a term/duration in excess of twelve (12) months, and which obligates the expenditure of City funds in more than one (1) fiscal year.

Purchase Order
Written authorization for supplies or services at a specified price which becomes a legally binding contract once the vendor accepts it. Purchase orders are legally binding contracts.

Continuing Service
A general contract for services over a specified length of time. Work Agreement assignments are normally defined in task orders.

Task Orders
Supplementary contractual and obligating documents that include the scope of work and the associated costs.

4.2 Contracts that require City Council Approval

A. Non- emergency contracts in excess of the City Manager's purchasing authority
B. Emergency contracts in excess of the City Manager's emergency purchasing authority.
C. Contracts OF ANY AMOUNT that requires payment of funds exceeding the budget year in which the contract was made.

    a. All multi-year contracts. If City Council approves the original multi-year contract, the contract ordinarily does not require City Council approval in the future unless the contract expressly states that future City Council approval is required. City Council must approve renewal options unless the City Council grants the City Manager the authority to approve renewal options, in which case the City Manager must ensure that the City Council is advised to budget and appropriate the funding for the renewal.
    b. Annual contracts that are funded in more than one (1) fiscal year. However, annual membership dues or annual maintenance agreements that have a financial impact in one fiscal year but cover a period of more than one fiscal year, can be approved by the City Manager if the cost is within the City Manager's purchasing authority, since these contracts do not require committed funding in future fiscal years.

D. Purchase orders that are issued in one fiscal year and the services/goods are not received and paid for until the next fiscal year and are over the City Manager's spending authority.
E. All contract renewals over the City Manager's purchasing authority unless the contract authorizes the City Manager to renew.
F. All contract renewals that have a financial impact in more than one fiscal year
G. Amendments to multi-year contracts that change the scope, intent or monetary value of the original contract.
H. The original Continuing Services Agreements for services provided in more than one (1) fiscal year.
I. For Continuing Services Agreements that require specific task orders for projects, each specific task order exceeding the City Manager's purchasing authority. Task orders less than the City Manager's purchasing authority are subject to the other general rules stated herein.
J. Sale, purchase or lease of real estate.
K. Franchise agreements such as gas, electric, solid waste, etc.

4.3 Existing Contracts that Exceed the Fiscal Year

A. If City Council approved a multi-year contract in previous years prior to the November 2, 2010, City Charter amendment, City Council does not have to approve the expenditures in future years if the following criteria are met:
   - The length of the original contract has not changed.
   - The budgetary impact of the original contract has not changed.
B. The scope or intent has not changed.
C. All multi-year contracts previously lawfully approved under the former Charter and that were *not* approved by City Council prior to the November 2, 2010, Charter Amendment will be considered binding on the City but are required to go to City Council for budget and appropriation approval.

4.4 Multi-year Contract Agenda Items

When a City Council agenda item is required to present a multi-year contract to City Council for approval, the City Council agenda item must state:

- The term (length) of the contract
- The financial impact of the contract in future years
- Approval of the contract will have a binding financial impact on the City in future years.
- Further, if the City Manager's spending authority for change orders will exceed his/her general spending authority, a resolution must be approved by City Council regarding the additional spending authority**.**

4.5 Multi-Year Construction Contracts

Chapter 2, Article 1, Section 2-4 of the City Code authorizes the City Council to adopt a resolution authorizing the City Manager to approve construction change orders in excess of the City Manager's general spending authority limit, provided the amount of the change order is within the unexpended construction budget approved by City Council. This

authority is given by resolution to the City Manager only (or Acting City Manager in his/her absence) and is not delegated to a Project Manager. The resolution must clearly state the parameters of the change order approval authority being granted to the City Manager. Upon approval of the resolution by City Council, purchases and change orders must comply with the terms and conditions of the resolution.

4.6 Annual Contracts that turn into Multi-Year Contract

Annual contracts, multi-year contracts or task orders, approved by City Council, that extend beyond the fiscal year of which the contract or task order was intended to be completed, and require distribution of funds in future fiscal years in order to complete the contract or task order are considered annual contracts that turned into multi-year contracts. When the original contract was approved by the City Council, the contract and expenditure were authorized per the terms of the contract and do not need to be re-authorized by City Council unless the express terms of the contract require reauthorization by the City Council. However, the Department Director will need to ensure that the budget and the funding are adequate for the remaining balance of the contract in the next fiscal year.

At the beginning of the new fiscal year, each Department Director shall prepare an information only agenda item to identify any annual contracts that were not completed in the previous fiscal year and the estimated balance of the contract that will be paid in the next fiscal year. If the balance of the contract is budgeted in the new fiscal year and the scope and amount of the contract has not been amended, additional City Council approval is not required. If the contract balance is insufficiently budgeted or not budgeted at all and requires a budget transfer in an amount greater than the City Manager's purchasing authority, the Department Director will be required to prepare an agenda item to transfer the funds.

Section 5 Continuing Service Agreements

In the case of a continuing services agreement between the City and professional entity, the City need not re-bid the professional services to be performed if such work falls under the stated scope of services and the task falls within the negotiated term of the agreement.

General continuing service agreements should not exceed one (1) year in duration unless a longer term is authorized by the City Council. Continuing service agreements for specific projects should not exceed three (3) years in duration and have an annual review and termination clause. A longer term may be authorized by the City Council. The identifiable costs shall be budgeted in the appropriate projects. Each assignment of work (task order) exceeding the City Manager's purchasing authority, under the terms and conditions of the Continuing Service Agreement will require City Council approval prior to the award.

The continuing services agreement should have a detailed list of the services or items offered with the associated costs. Continuing services agreements with general or broad scope requirements give the vendor an opportunity to bid initial services at a lower price and make up the difference on unspecified items or services later required. Task Orders for services or items not detailed in the original agreement will be rejected and the item or service will be purchased through the appropriate method as described in this manual.

All individual task orders and change orders, regardless of the dollar amount, must be submitted in writing to the Purchasing Manager for verification and relevance to the scope of the agreement and cost/pricing where unit cost/pricing has been pre-negotiated. The Purchasing Manager has the authority to return any task order to the requesting department if the items or service do not comply with the current city purchasing policies as outlined in this document.

Economic downturns and other outside factors could result in a decrease in cost for a service from year to year. To ensure that the City is receiving the best cost for the service, it is the responsibility of the Department Directors to annually review the continuing service agreements with the Purchasing Manager.

Section 6 Procurement of Professional Services (CCNA)

6.1 Policy

Professional Services procured under Section 287.055 of the Florida Statutes (Consultants' Competitive Negotiation Act) shall mean those services within the scope of the practice of architecture, professional engineering, landscape architecture or registered land surveying and mapping, as defined by the laws of the State of Florida, or those performed by any architect, professional engineer, landscape architect or registered land surveyor in connection with his/her professional employment or practice. Cost of services must exceed the threshold amount provided in Section 287.017, Florida Statutes to require C.C.N.A. review.

6.2 Requirements

A. **Appointment of Selection Committee**

The Selection Committee for the procurement process will be appointed by the City Manager upon the advice of the Department Director. The Purchasing Manager will ensure committee recommendations provided by the Department Director comply with established policies, procedures, and statutory requirements. The Selection Committee will consist of at least three (3) members who have the necessary expertise and experience to appropriately and adequately evaluate proposals and submissions for the services, product, and/or commodity being solicited. All committee members must be qualified and capable of conducting an impartial review of the proposals. In the event that a committee member has a conflict of interest, they will recuse themselves, and a replacement will be appointed. Unless judicially or legislatively determined otherwise, the Selection Committee meetings will be conducted in accordance with the Government in the Sunshine Manual. Adequate public notice and minutes of the meetings will be provided to ensure transparency and adherence to procedural requirements.

B. **Committee Reviews Proposals**

The Selection Committee shall review proposals received and rank the three or more top candidates or firms (short list) Depending on the complexity of the work and scope, the Selection Committee may request presentations from the ranked firms or make recommendations for approval to Council based on the proposals received.

C. **Scoring Results**

The Selection Committee chairperson shall provide the Department Director a recommendation ranking the top three (3) firms or candidates (short list).

D. **Short List**

Upon obtaining short list approval by the City Council, the Department Director the Purchasing Manager, shall negotiate price with the top ranked firm or candidate. The agency officials shall negotiate a contract with the most qualified firm for professional services for compensation that is fair, competitive and reasonable. In making such a determination, the agency officials shall conduct a detailed analysis of the cost of the professional services required in addition to considering their scope and complexity. If no agreement can be reached, then the negotiations with number one (1) will cease and negotiations will begin with number two (2). If no agreement can be reached, negotiations with number two (2) will cease and negotiations will begin with

number three (3). If negotiations do not produce a recommended contract, all the proposals will be rejected, and the process will start over.

E. **Recommendation**

If accord is reached on price, then the Department Director will provide a recommended contract for consideration and approval by the City Manager if the potential cost for negotiated services will fall under the City Manager purchasing limit or by the City Council if projections exceed the City Manager purchasing limit and/or the contract will be a multi-year agreement. A purchase order for the contract or task orders shall be issued only after the City Council (or City Manager) awards the contract and the agreement has been secured.

6.3 Contract Types which may require CCNA Review

Except for individually awarded design build construction contracts, the CCNA is not intended to be used for awarding general contractor construction services contracts. A contract which falls into one of the four CCNA disciplines may be in the form of the following:

A. **Project Specific**

This CCNA review type generally involves one specific project having its own scope of work involving design. Examples of this may be design of a building, a pipeline project or other specific and singular city improvements. Construction of this specific project would then be bid for a general contractor to perform construction services.

B. **Design Build**

This CCNA review involves both the design and construction of public construction contracts such as a new building, renovation of an existing building or new infrastructure construction or other needed renovations. Staff must confer with the City Attorney to review all other applicable construction contract bidding statutes before proceeding with a design build bid.

C. **Continuing Service Agreement (CSA)**

This CCNA review is intended to result in a task oriented on-going agreement which may be written for a specific number of years or can be for an open-ended time period. CSAs with no timeline limitation must provide a termination clause. Study project task orders under a CSA should not exceed $500,000, while construction type task orders must not exceed $4,000,000 in total cost or as otherwise provided by Florida statute. Construction projects would then be bid for a general contractor to perform the services.

As stated above it is permissible to assign work under a CSA within the CCNA disciplines, however, the statutory dollar limit on construction project costs and studies must be observed. To help ensure that this occurs the requesting Department Director must estimate the value of the construction services resulting from any work awarded under the CSA contract **prior** to design award. If the resulting construction cost is estimated to exceed the $4,000,000 statutory limit, then a CCNA review process, independent of the CSA, must be undertaken. This estimate of construction cost should be recorded on the initial project Task Order Request Form.

Section 7 Vendor Insurance Requirements

7.1 General Liability

A. **Commercial general liability insurance minimum requirements for contracts valued at less than $15,000:**

It is required that individuals and firms contracting with the City of Cocoa, where the total contract or job value is less than $15,000, maintain Commercial General Liability insurance with a minimum per occurrence limit of not less than $200,000 and with a deductible amount not greater than $1,000. It is further required that the City of Cocoa be named as an additional insured to the contractor's CGL policy and proof of same in the form of a certificate of insurance must be submitted before work is begun. A vendor may request a reduction or waiver of the City's insurance requirement by submitting a waiver of insurance, indemnification and hold harmless agreement form to the City Manager for his approval prior to contracting with the City.

B. **Commercial general liability insurance minimum requirements for contracts valued at $15,000 or more:**

It is required that individuals and firms contracting with the City of Cocoa, where the total contract or job value is $15,000 or more, maintain Commercial General Liability insurance with a minimum per occurrence limit of not less than $1,000,000 and with a deductible not greater than $1,000. It is further required that the City of Cocoa be named as an additional insured to the contractor's CGL policy and proof of same in the form of a certificate of insurance must be submitted before work is begun.

7.2 Automobile Liability

Automobile liability insurance minimum requirements for all contractors:

It is required that individuals and firms contracting with the City of Cocoa who own licensed motor vehicles that will be utilized in connection with any City contract or job maintain automobile liability insurance and submit proof of same in the form of a certificate of insurance before work is begun.

It is further required that individuals and firms contracting with the City of Cocoa who lease, rent or borrow licensed motor vehicles that will be utilized in connection with any City contract or job be required to maintain non-owned or hired automobile liability insurance and submit proof of same in the form of a certificate of insurance before work is begun.

7.3 Professional Liability

Professional liability insurance minimum requirements for all professionals as defined by Florida statute:

Professionals and professional corporations, associations and firms who contract with the City of Cocoa to provide professional services are required to maintain Professional Liability Insurance and submit proof of same in the form of a certificate of insurance before work is begun.

7.4 Environmental Insurance

Environmental impairment insurance minimum requirements:

Individuals or firms who contract with the City of Cocoa to provide excavation or construction type services and who will be locating portable fuel or lubricant storage tanks at the job site or who will be storing or using hazardous chemicals on the job site are required to maintain Environmental Impairment Insurance or “Pollution Insurance” with a limit of not less than $1,000,000 per occurrence and submit proof of same in the form of a certificate of insurance or an endorsement to their General Liability policy showing a pollution exclusion exception for each specific work product or storage container before work is begun. Contracts with such firms shall include a provision that they work in compliance with the OSHA Hazardous Communication Standard and Florida Department of Environmental Protection guidelines and supply all information about hazardous chemicals being brought onto City property as required by the City’s Safety and Loss Control Program.

7.5 Workers Compensation

Worker’s compensation insurance minimum requirements:

Firms employing four or more people who contract with the City of Cocoa shall maintain Workers’ Compensation Insurance at the statutory limits and employer liability insurance and submit proof of same in the form of a certificate of insurance before work is begun.

Firms employing less than four people who contract with the City of Cocoa shall comply with the exemption and notice provisions of F.S. 440 and maintain employer liability insurance and submit proof of same in the form of a certificate of insurance before work is begun.

However, if you are a corporate officer of a corporation actively engaged in the construction industry or a sole proprietor or partner actively engaged in the construction industry, then your exemption will not apply to any work performed at a commercial building project valued at $250,000 or greater and you must secure workers’ compensation coverage in accordance with F.S. 440.38 and these general conditions and submit proof of same in the form of a certificate of insurance before work begins.

The insurance requirements set forth in this section shall be considered the City’s standard requirements. The City will reserve the right on a contract-by-contract basis to reduce or increase the standard requirement depending upon the potential liability exposure that the contract may impose on the City. Any reduction or increase will be made in consultation with the City Manager and the City Attorney before the contract is executed by the City.

Section 8 Instructions to Bidders

The following Instructions to Bidders and General Conditions are for guidance purposes only and may be amended or deleted as a particular Invitation to Bid (ITB) may require. The instructions to bidders and general conditions described herein apply to transactions for materials and supplies and services with an estimated aggregate cost which is over the large purchase acquisition threshold established in section 1.6.

8.1 Definitions

Invitation to Bid (ITB)
A solicitation of formal sealed bids Bid. The offer of a price by the bidder
Bidder Contractor, supplier or vendor who responds to an invitation for bid.

Change Order
A written order signed by the Purchasing Manager or an authorized representative directing the vendor to make changes to a contract or purchase order.

Lowest and Best Bidder
A bidder whose offer best responds in price, quality, fitness, and capacity to the requirements of the solicitation as specified by the City of Cocoa and as determined at the sole discretion of the City.

Responsive Bidder
A bidder who has submitted a bid that conforms to all material aspects of the requirements set forth in the ITB.

City
The City of Cocoa, Florida

City Council
The governing body of the City of Cocoa.

8.2 Preparation of Bids

Bidders are expected to examine the specifications, drawings and all general and special conditions contained in the Solicitation. Failure to do so will be at the bidder's risk.

When necessary or required, bidders shall visit the work site and take other steps as may be necessary to learn the nature and location of the work and the general and local conditions affecting the work or the cost thereof. Failure to do so will not relieve the bidder from the responsibility for estimating properly the difficulty or cost of successfully completing the work.

Each bidder shall furnish the information required in the ITB. Bids shall be submitted on the forms furnished or copies thereof. The bidder shall sign the ITB and print or type his name, address and telephone number on the face page and on each continuation sheet upon which an entry is made. All bids must be signed in ink by an officer or employee having authority to bind the company or firm by his/her signature. If erasures or other changes appear on the forms, each erasure or change must be initialed by the person signing the bid.

The bid form may provide for submission of a price or prices for one or more items, which may be lump sum bids, alternate prices, scheduled items resulting in a bid on a unit of service or construction, or a combination thereof. The unit price for each unit offered will be shown and the price will include packing and shipping unless otherwise specified. A total is required in the "Total" column for each item offered. In case of a discrepancy between the unit price and extended price, the unit price will be presumed correct.

The bidder must state a definite time for delivery when requested.

Modification of bids already submitted will be considered if received at the office designated in the ITB by the time set for receipt of bids. All modifications must be submitted in writing.

A. **Bid Guarantee**

When a bid guarantee is required by the ITB, failure to furnish a bid guarantee in the proper form and amount by the time set for opening of bids may be cause for rejection of the bid.

A bid guarantee shall be in the form of a firm commitment required by the ITB, such as a bid bond, certified check or cashier's check. Bid guarantees (in check form only) will be returned to unsuccessful bidders as soon as practicable after the bid award and to the successful bidder upon execution of such further contractual documents and bonds (including any necessary coinsurance or reinsurance agreements) as may be required by the bid as accepted and notice to proceed. Bid Bond documents will not be returned and will be left on file to expire as stipulated.

If the successful bidder, upon acceptance of his bid by the City within the period specified therein for acceptance (ninety (90) days if no period is specified), fails to execute such further contractual documents, if any, and give such bonds(s) (including any necessary coinsurance or reinsurance agreements) as may be required by the terms of the bid as accepted within the time specified (ten
(10) days if no period is specified) after receipt of the forms by him, his contract may be terminated for default. In such a case, he shall be liable for any cost of procuring the work that exceeds the bid amount and the bid guarantee shall be available toward offsetting such difference or as liquidated damages.

B. **Explanations to Bidders**

Any explanation regarding the meaning or interpretation of the invitation to bid, drawings, specifications, etc., requested orally or in writing by a bidder must be requested in sufficient time for a reply to reach bidders before the submission of their bids. Explanations or instructions shall not materially alter the ITB unless they are in writing. Oral explanations or instructions given before the award of a contract shall not be binding. If necessary, a written addendum to an ITB shall be issued to all prospective bidders from the Purchasing Division.

8.3 Submission and Receipt of Bids

A. Bids must be received enclosed in a sealed envelope at or before the specified time. The envelope shall show the hour and date specified for receipt of bids, the bid number and the name and address of the bidder. Unless specifically authorized in the ITB, faxed or emailed bids will not be considered. LATE BIDS WILL BE REJECTED.

B. Bids having any erasures or corrections must be initialed by the bidder in ink. Bids shall be signed in ink. All bid amounts shall be typewritten or filled in with ink.

C. Bid openings will be held as public meetings, in accordance with State Statute 255.0518, for competitive solicitations for construction or repairs on a public building or public work where the Purchasing Division will announce at that meeting the name of each bidder and the price submitted in the bid and make available upon request the name of each bidder and the price submitted in the bid.

D. Samples of items, when required, must be submitted within the time specified at no expense to the City. If not destroyed by testing, the vendor(s) will be notified to remove samples, at their expense, within thirty (30) days after notification. Failure to remove the samples shall result in the samples becoming the property of the City.

E. Failure to follow these procedures is cause for rejection of the bid.

1. Bid Security. When a public offering exceeds the City's bidding threshold and both material and labor are involved, a bid security deposit may be requested. The bid security will be returned to unsuccessful bidders upon issuance of a Notice to Proceed to the successful bidder. A bond from a surety company will be filed in the bid file and will expire based on the terms stated in the bond. A successful bidder shall forfeit his/her bid security upon refusal or failure to execute the contract within the specified number of days after the notice of award of contract. The City Council or City Manager may, on refusal or failure of the successful bidder to execute the contract, award it to the next lowest and best bidder. However, in situations where the City Manager awarded the contract to a bidder whose bid is within the City Manager's spending authority, and the next lowest and best bidder exceeds the City Manager's spending authority, the City Council must consider the final award of the bid. The City may apply the bid security of the bidder in default against any damages the City may suffer because of the bidder's failure to execute the contract, without waiving the City's right to subsequently file suit against said bidder. This bid security shall not serve as liquidated damages.

2. Bid Modification. Bids or proposals may be modified or withdrawn by written notice received in the Purchasing Division prior to the time and date set for bid opening. All documents relating to the modification or withdrawal of the bid become a part of the procurement file.

3. Late Bids. Any response received after the time and date set for receipt of bid shall be determined to be late and the City will not accept the late bid.

4. Bid Opening. Responses shall be opened publicly in the presence of two or more witnesses at the time and date designated in the invitation to bid or request for proposal. Unless otherwise stated in the invitation to bid, request for proposal, or request for qualifications, an offering response shall remain active and in effect for a minimum of ninety (90) days from the due date of the offering. The amount of each bid and other relevant information, as deemed appropriate together with the name of each bidder is recorded; records and bids shall be open for public inspection unless such records and bids are exempt from public records disclosure. A tabulation of all bids received is made available to the public within three working days after opening.

5. Evaluation. Responses shall be evaluated based on the requirements set forth in the invitation to bid or request for proposal/qualification. Criteria affecting the bid price and that will be considered in the evaluation for award shall be objectively measured. For example, discounts, transportation costs, delivery, time of construction and other pertinent evaluation measurements. Numerical rating systems may be used but are not required. Criteria may not be used in the evaluation that are not set forth in the invitation for bids or request for proposals/qualifications. Evaluation of responses and the recommendation to award are the responsibility of the requesting department.

   Copies of all responses, literature, and bid tabulations will be forwarded to the requesting department with a letter identifying the "Apparent Low Bidder".

   In the event of a disagreement between the Purchasing Manager and the requesting Department Director, the Purchasing Manager and the Department Director will meet with the City Manager to present both views. The City Manager will make the final decision.

6. Rejection of Bids. The City Manager or City Council may:
   a. Reject any or all bids; or
   b. Reject all bids and re-advertise for bids, pursuant to purchasing procedures.

7. City Council Action. Agenda items requesting City Council approval of the selected vendor shall be prepared by the department requesting the commodity or service. The department will provide the appropriate account number for the item. Approval signatures from the City Manager, Purchasing Manager, Finance Director, Finance Manager and any others as deemed necessary by the City Manager are required before placement on the agenda.

   Sealed bids, RFPs, or RFQs with a dollar value within the City Manager's purchasing authority may be awarded by the City Manager without City Council approval.

8. Formal Protest Procedures. Any Respondent to a sealed bid, RFP, RFQ or other solicitation (hereinafter collectively referred to as "Bid") who believes they have been affected adversely by a decision of the City concerning a Bid, may file a formal protest in accordance with the following procedure.

   The City will receive two kinds of protests:
   - A Respondent may protest the Bid specifications or criteria, including addenda, ~~or~~ the

procedures leading to award of the Bid, or prequalification determinations ("Pre-Award Protest"); or

- A Respondent may protest the determination of the City Council or City Manager regarding final award of the Bid ("Post-Award Protest").

All protests must be initiated by filing a written Notice of Intent to Protest ("Protest Notice") with the office of the Purchasing Manager, City of Cocoa, 65 Stone Street, Cocoa, Florida 32922. Pre-Award Protests must be initiated by filing a Protest Notice within 72 hours after receipt of the Bid or addenda or prequalification determination. Post-Award Protests must be initiated by filing a Protest Notice within 72 hours after the decision of the City Council or the City Manager in awarding the Bid. The time periods exclude Saturday, Sunday and legal holidays. The notice shall state the name of the company protesting, a description of the bid and the bid number, the name, title and address of the person submitting the protest notice and a general statement of the nature of the protest.

Within 10 days after filing the Protest Notice, the protestor shall file its formal written protest with the Purchasing Manager. The formal written protest shall provide a detailed statement of the facts upon which the protest is based, the grounds thereof, whether the protestor is requesting an opportunity to address the Review Committee, and the remedy being sought should the City uphold the protest. This 10 day period shall begin on the date of receipt of the Protest Notice by the Purchasing Manager and will exclude Saturday, Sunday and legal holidays.

The Protest Notice shall be accompanied by a bond equaling one percent (1%) of the bid/quote/proposal amount, to a maximum of $5,000 to be used for the payment of administrative expenses associated with the protest in the event the protest is denied. Bids that do not ask for bid/quote/proposal amounts as part of the submittal are exempt from this bonding requirement.

Once the formal written protest is received, it will be reviewed by the Purchasing Manager. The Purchasing Manager will then form a Review Committee consisting of the Purchasing Manager, the Director of the department initiating the bid and the Finance Director or such other persons appointed by the City Manager. This committee will formulate a final administrative response, which will uphold or deny the protest. The protestant may request an opportunity to address the Review Committee. At this meeting, which shall be held within 10 days after the formal written protest is received, the Review Committee and the protestant shall review the basis of the protest, evaluate its facts and merits and formulate the final administrative response to the protest or, if possible, reach a resolution acceptable to both parties or afford the protestant an opportunity to withdraw the protest.

The final administrative response, after being reviewed and approved by the City Manager, will be forwarded to the protestant within 10 days from the receipt of the formal written protest or, if the opportunity to address the Review Committee is requested, within 10 days after such meeting. The response will represent the final determination of the City's staff concerning the issue. During this period of time, the City will not proceed further with the solicitation or award of the contract at issue until such dispute is resolved, unless it is determined by the City that such a delay would be adverse to the City's interests and the public health, safety or welfare. If the protester desires to appeal the final determination of the City staff to the City Council or City Manager, such appeal shall be filed with the Purchasing Manager within 10 days after the final determination is mailed to the protester. The City Manager shall make a final decision on

appeals for all Bids falling within the City Manager's spending authority. For Bids which exceed the City Manager's spending authority, the City Council shall make the final decision on the appeal. In the case of an appeal, the protestor will be given the opportunity to address the City Council or the City Manager. If the City Council or the City Manager upholds the protest, or if no appeal to the City Council or City Manager is timely filed and the Review Committee upholds the protest, the Bond will be returned to the protestant. If, however, the protest is denied and the City Council or the City Manager or Review Committee if no appeal is timely filed further finds the protest lacks merit, the City Council or the City Manager or Review Committee may assess any costs, charges or damages associated with any delay of the award or any cost incurred with regard to the protest, against the Bond. The determination of the City Council or City Manager shall be final as to award of the Contract and all bid protests.

During the Bid protest, the burden shall be on the protestant to demonstrate by clear and convincing evidence that the Bid was procedurally or substantially flawed, arbitrary, fraudulent, unreasonable and capricious, dishonest, corrupt or illegal.

Failure to file a Bid protest within the time periods prescribed herein shall constitute an absolute and complete waiver of a person's right to protest a particular City Bid. Time periods related to these Formal Protest Procedures shall exclude Saturdays, Sundays, and legal holidays.

9. Acceptance of Bid. The signed bid shall be considered an offer by the bidder. The bid offer shall be deemed accepted only upon issuance and execution by the City of a purchase order or other contractual document.

10. Local Vendor Preference. The City of Cocoa grants preference to those vendors, contractors or service providers whose physical business address is within the physical boundaries of Brevard County and such location is evidenced by the local business tax receipt that has been issued for at least six (6) months prior to the date that the bid was submitted to the City. A post office box shall not be considered a physical business address.

A five percent (5%) preference is given to Brevard County vendors/contractors on bids which do not exceed $1,000,000 and do not fall into one of the categories outlined in Ordinance 11- 2009 which was amended by Ordinance 14-2009 and is available for review in the Office of the City Clerk or the Office of the Purchasing Manager at 65 Stone Street, Cocoa, Florida 32922.

The local preference policy will not apply to the following purchases or contracts:

- Contracts or purchases in excess of one million dollars ($1,000,000).
- Contracts for professional services, including those awarded under the Consultant's Competitive Negotiation Act (Section 287.055, Florida Statutes).
- Purchases or contracts which are funded, in whole or in part, by a governmental entity whose laws or regulations governing such funding prohibit application of a local vendor preference.
- State or Federal law prohibits the use of local preferences.
- Goods or services provided pursuant to a cooperative purchasing agreement.
- Purchases or contracts under emergency situations.
- When the City has waived competitive bidding requirements.
- Purchases or contracts under a bid or request for proposal for which the City has expressly waived, in the invitation for bid or request for proposal, the requirements of

this local preference policy.
- The City has deemed the business not qualified to perform the work.
- The City rejects all bids or proposals.
- All the bids exceed the City's budgeted amount for the project.

The local vendor preference policy does not prohibit the City from comparing the quality of materials proposed for purchase or prohibit the City from comparing qualifications, character, responsibility and fitness of all persons, firms and corporations submitting bids or proposals. The City reserves the right to award contracts to the lowest and best bidder regardless of the application of any local preference.

8.4 Procedures

1. The department requesting the bid or proposal shall provide a general description of the article(s) to be purchased, specifications and general conditions of the bid or proposal.

   The following information should be provided, as applicable by the indicated department:

   a. A statement of general purpose and description of the services and supplies being requested or scope of work (Requestor)
   b. Specifications (Requestor)
   c. Public Entity Crimes statement clause (Purchasing)
   d. Drug free Workplace statement clause (Purchasing)
   e. Informality waiving and bid rejections clause (Purchasing)
   f. Insurance/safety requirements (Purchasing)
   g. Any particular evaluation criteria (Requestor)
   h. Any pertinent attachments (Requestor)
   i. CFDA number on bids using Federal Grant Funds (Requestor)
   j. CSFA number on bids using Florida State Grant Funds (Requestor)

   For Utilities and Public Works contracts, the following additional information should be provided, as applicable by the indicated department:

   j. General contract terms (Requestor)
   k. Special and/or technical provisions (Requestor)
   l. Contract agreement (Purchasing)
   m. Security and bid bond clause (Purchasing)
   n. Performance and payment bond clause (Purchasing)
   o. Non-collusion clause (Purchasing)
   p. Commencement and completion of work requirements and any associated penalties for delay (Requestor)
   q. Trench Safety Act Form if required pursuant to Chapter 553, Florida Statutes. (Purchasing)
   r. Allowable progress payments (Requestor)
   s. Project manager (Requestor)
   t. Pre-bid conference or job inspection requirements (Requestor)

2. The Purchasing Manager reviews the bid documents for completeness. The Purchasing staff prepares the invitation for bid or request for proposal/qualification for review by the requestor and distributes the documents through a third-party bidding platform.

3. A pre-bid conference with vendors may be necessary, depending on the complexity of the specifications or the scope of the work to be performed. This meeting should be conducted by the Purchasing Manager in conjunction with the Project Manager and the names and companies of all attendees shall be recorded for retention in the bid file.

4. Bids or proposals arriving in Purchasing before the bid opening date and time are filed until the bid opening. All bids received are date/time coded.

5. Public Bid Opening - As per 255.0518, F.S., when opening sealed bids or the portion of any sealed bids that include the prices submitted that are received pursuant to a competitive solicitation for construction or repairs on a public building or public work, open the sealed bids at a public meeting conducted in compliance with s. 286.011.
   k. Announce at that meeting the name of each bidder and the price submitted in the bid.
   l. Make available upon request the name of each bidder and the price submitted in the bid.

6. Purchasing tabulates the bids to determine the apparent low bidder and provides that information to the requesting department. This review is only intended to identify a low bidder based on raw numbers only and is subject to factors which the requestor must weigh in determining a recommended reward.

7. The requesting department shall prepare a written recommendation (in agenda item form) for approval by the City Manager and any others as deemed necessary. Upon their approval, the recommendation and supporting documents are prepared for City Council approval.

8. Upon receipt of these documents, the requesting department prepares a purchase order which Purchasing will issue to the recommended vendor.

8.5 Acceptance of Offer

The signed bid shall be considered an offer by the bidder. The bid offer shall be deemed accepted upon issuance by the City of a purchase order or other contractual document.

A. Firm Prices

The bidder warrants prices, terms and conditions quoted in his bid will be firm for acceptance for a period of not less than ninety (90) days from the bid opening date unless otherwise specified in the ITB. Such prices will remain firm during performance of resulting purchase orders or contracts.

B. Contract and Bonds

The bidder whose bid is accepted will, within the time established in the ITB, enter into a written contract with the City and, if required, furnish performance and payment bonds in the amounts stated in the ITB.

C. Estimated Quantities

Whenever a bid requests prices to be firm for the period of performance, the quantities or

usages shown are estimates with no guarantee made by the City that these quantities shall be purchased. The quantities shown are for the bidder's information only and the City shall be bound only for the actual quantities ordered.

D. F.O.B. Cocoa, Florida

Unless otherwise specified in the ITB, all prices quoted by the bidder must be F.O.B. Cocoa, Florida, with all delivery costs and charges included in the bid price. Failure to do so may be cause for rejection of bid.

E. Cash Discounts

When the City is entitled to a cash discount, the period of computations will commence on the date of delivery or receipt of a correctly completed invoice, whichever is later. If an adjustment in payment is necessary due to damage, the cash discount period shall commence on the date final approval for payment is authorized. If a discount is part of the contract but the invoice does not reflect the existence of a cash discount, the City is entitled to a cash discount for the period commencing on the date decided by the City that a cash discount applies.

F. Brand Names

If and wherever in the specifications brand names, makes, names of any manufacturers, trade names, or vendor catalog numbers are specified, it is to establish a grade or quality of material only. When the City does not wish to rule out other competitors' brands or makes, the phrase OR EQUAL is added. However, if a product other than the specified product is bid, it is the bidder's responsibility to identify such a product in his bid. The bidder must prove to the City the substituted product is equal to or better than the product specified. Unless otherwise specified, samples may be requested if the proposed brand is other than specified by the City. Such samples shall be furnished after the date of bid opening upon request by the City. If samples are requested, they must be received by the City within four days after a formal request is made.

G. Variances from Specifications

Bidders must show any variances from bid specifications and/or conditions, no matter how slight. If variances are not stated in the proposal, it is assumed the product or service fully complies with the City's specifications.

H. Quality

All materials used in the manufacture or construction of supplies, materials or equipment covered by this bid shall be new. The items bid must be new, the latest make or model, of the best quality, and of the highest grade of workmanship.

I. Acceptance of Material

The material delivered under any proposal shall remain property of the seller until a physical inspection of the material is made and accepted to the satisfaction of the City. The material must fully comply with the stated terms, specifications and quality. In the event the material supplied to the City is found to be defective or does not meet specifications, the City reserves the right to cancel the order upon written notice to the bidder and return the product to the bidder at the bidder's expense.

J. Timely Delivery

Time will be of the essence for any order placed because of any bid. The City reserves the right to cancel such order, or any part thereof, without obligation if delivery is not made within the time(s) specified on the proposal form.

K. Copyright or Patent Rights

Bidders warrant that there have been no violations of copyrights or patent rights in manufacturing, producing or selling the goods shipped or ordered because of any bid. Bidders also agree to hold the City harmless from any liability, loss or expense occasioned by any such violation.

L. Conflict of Interest

Bidders, by acceptance of any order placed because of any bid, certify to the best of their knowledge or belief that no elected or appointed official or employee of the City of Cocoa is financially interested, directly or indirectly, in the purchase of goods specified in this IFB.

M. Taxes

The City of Cocoa is exempt from any taxes imposed by the State of Florida and/or Federal Government. Exemption certificates will be provided upon request.

N. Failure to Bid

If a supplier does not wish to bid, he/she should return the "Statement of No Bid" form, stating the reason for not bidding.

O. Manufacturer's Certification

The City reserves the right to request from bidders a separate manufacturer's certification of all statements made in any proposal. Failure to provide such certification may result in rejection of the bid or termination of the contract, for which the bidder must bear full liability.

P. Compliance with Orders and Laws

Bidders, contractors, and concessionaires shall comply with all local, state and federal directives, orders and laws as applicable to any bid and subsequent contracts, including but not limited to:

a. Executive Order 11246, which prohibits discrimination against any employee, applicant or client because of race, creed, color, national origin, sex or age regarding, but not limited to, the following: employment practices, rates of pay or other compensation methods and training selection.

b. Occupational Safety and Health Act (OSHA). Non-compliance with all local, state and federal directives, orders and laws may be considered grounds for termination of the contract(s).

c. For awards made using Federal grants, contractual agreements comply with all applicable provisions described in 2 CFR 200 Appendix II. The Purchasing Division will ensure the required terms and conditions are included.

Q. Default of Contract

In case of default by the bidder or contractor, the City may procure the items or services from

other sources and hold the bidder or contractor responsible for any excess costs occasioned or incurred.

R. Modifications or Changes in Purchase Orders

No agreement or understanding to modify any ITB and resultant purchase order shall be binding upon the City unless made and signed by the Purchasing Manager, an authorized representative of the City of Cocoa.

S. Order of Precedence

In case of an inconsistency between provisions of any ITB, the inconsistency shall be resolved by giving precedence in the following order: (a) the bid form/schedule of values, (b) instructions to bidders and general conditions, (c) special provisions, (d) other provisions of the contract, whether incorporated by reference or otherwise, and (e) the specifications.

T. Lobbying Cone of Silence/Black-out Period

Lobbying is defined as any action taken by an individual, firm, association, joint venture, partnership, syndicate, corporation, and/or all other groups who seek to influence the governmental decision of a City Council Member, the City Manager, any requesting or evaluating Department/Division/Office personnel and/or any member of the Evaluation Committee concerning an active solicitation during the black-out period.
A lobbying black-out period commences upon the issuance of a solicitation document. Bid/proposers, respondents, potential vendors, service providers, lobbyists, consultants, or vendor representatives shall not contact any City Council member, the City Manager, any requesting or evaluating Division/Department/Office personnel, and/or any member of the Evaluation Committee concerning an active solicitation during the Cone of Silence/Lobbying Black-out Period.

If an award item is presented to City Council for approval or for a request to provide authorization to negotiate a Contract(s) and the City Council refers the item back to the City Manager, Procurement Division and/or requesting Department/Division/Office for further review or otherwise does not act on the item, the Cone of Silence/Lobbying Black-out Period will be reinstated until such time as the City Council meets to consider the item for action.

8.6 Notice to Proceed (NTP)

For Construction Contracts where there is a period of performance noted in the contract. The requesting department shall issue a Notice to Proceed to the contractor which will contain the start date of the work. This will be the date that contract time begins to run and will determine the project milestones for substantial and final completion of the contract. This NTP shall be provided by the department to the contractor and will have both the signature of the authorized representative of the contractor and the department's project manager. The Department will then submit this document to the Purchasing Manager for approval. The Purchasing Manager will approve and return the fully executed version to the department. Departments can reach out to the Purchasing Division for a copy of the NTP form.

8.7 Performance Evaluations

Vendor Performance Evaluations assess how well the vendor is meeting the agreed-upon

contractual obligations and performance expectations. Vendor performance evaluations can be used to:

- Identify vendors who are consistently exceeding expectations.
- Identify vendors who are not meeting expectations, and to work with them to improve their performance or to discontinue their use.
- Provide a transparent and fair process for evaluating vendor performance.
- Make informed decisions about future contracts and vendor relationships.

The Purchasing Division will maintain a vendor performance evaluation form that will be used to assess the vendor's performance on each of the evaluation criteria. The evaluation form will be completed by the Department employee who is responsible for managing the vendor contract.

At the completion of a formally awarded contract, the Department will submit a completed vendor performance evaluation form to the Purchasing Division for retention. Or if the contractor is not performing during the course of the project, an evaluation form may be submitted at any time at the discretion of the Department.

Vendors who consistently receive poor performance evaluations may be subject to reduced or discontinued business with the City and, depending on the circumstances, may be subject to suspension or debarment from bidding on future City contracts.

8.8 Record Maintenance, Storage and Retention

The Purchasing Division will maintain electronic records for each formal competitive solicitation. These records will include but are not limited to the rationale for the method of procurement, the solicitation request, proof of publication, addenda, submittals, response tabulation, the selection of the contract type, the contractor selection or rejection, evaluation committee scoring and recommendation (where applicable), the basis for the contract price, City Council award approval (where applicable), Agreements with the awarded vendor(s), other related documents such as but not limited to E-Verify Affidavits, COIs, Bonds, and amendments. For awards made using federal grants the Purchasing Division will also complete a Procurement under Federal Grants due diligence checklist ensuring compliance with all federal grant requirements including all terms and conditions required under 2CFR200 for state and local entities.

RESOLUTION NO. 2026-047

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, ADOPTING AMENDMENTS TO THE CITY OF COCOA PURCHASING MANUAL AUTHORIZING THE USE OF PREQUALIFICATION PROCEDURES FOR CERTAIN PROJECTS IN CONFORMANCE WITH FLORIDA STATUTES; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT RESOLUTIONS AND POLICIES, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City of Cocoa is granted the authority, under Section 2(b), Art. VIII of the State Constitution and Chapter 166, Florida Statutes, to exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, on December 12, 2023, the City Council approved Resolution No. 2023-140, establishing a stand-alone City of Cocoa Purchasing Manual to govern municipal procurement operations, compliance, and acquisition thresholds; and

WHEREAS, Section 255.20, Florida Statutes, governs the procurement of public construction contracts and requires that contracts exceeding statutory thresholds be awarded to the lowest qualified and responsive bidder when the contract is awarded based on price; and

WHEREAS, Florida jurisprudence and statutory frameworks recognize that while competitive ranking or arbitrary shortlisting is impermissible for price-based bids, municipalities may utilize a structured, objective prequalification process when authorized by local policy or ordinance; and

WHEREAS, the City Council desires to amend the City of Cocoa Purchasing Manual to incorporate and authorize the use of prequalification procedures when Invitations to Bid or Requests for Proposal procurement methods are utilized, which will be most useful to balance necessary technical screening, security requirements, and statutory compliance for highly complex or large-scale public construction projects; and

WHEREAS, the City Council deems that this Resolution is in the best interests of the public health, safety, and welfare of the citizens of Cocoa.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, THAT:

Section 1. Incorporation of Recitals. The foregoing recitals are deemed true and correct and are hereby fully incorporated herein by this reference.

Section 2. Amendment to the Purchasing Manual. The City Council of the City of Cocoa hereby approves and adopts the following amendments to the City of Cocoa Purchasing Manual, Sections 2.4 and 8.3. The City of Cocoa Purchasing Manual is hereby amended as follows: (underlined type indicates additions and strikeout type indicates deletions, while asterisks (* * *) indicate a deletion from this Resolution of text existing in the Purchasing Manual. It is intended that the text in the Purchasing Manual

denoted by the asterisks shall remain unchanged from the language existing prior to the adoption of this Resolution.)

2.4 Large Purchases; Prequalification of Contractors

Sealed, competitive bidding is generally reserved for purchases which exceed the formal solicitation threshold where formal procurement methods are required by City ordinance. Formal competitive solicitations shall be conducted in all transactions involving expenditures which exceed the Large Purchase acquisition threshold specified in section 1.6, except as otherwise provided in this Policy or by ordinance or resolution of the City Council. Formal solicitations for Large Purchases will be submitted to the City Council for selection or award as appropriate. The most common formal procurement methods are summarized below and described in greater detail under section 8.

A. Invitation for Bids (ITB)

Solicitation used when there is no substantial difference between the products or services that meet the specifications. The only real difference between the submissions is the price. The purpose of an invitation to bid is to provide standardized information to all bidders, fostering a truly competitive process. This is achieved through the use of sealed bidding procedures. Contractors/Suppliers will submit their price in sealed envelopes which are publicly opened to maintain transparency. The contract will ultimately be awarded to the ~~most responsive and responsible low bid~~ lowest qualified and responsive bidder with zero negotiations concerning price or services.

When deemed appropriate and in the best interest of the City by the head of the requesting department, in consultation with the purchasing manager and city manager, for any large, complex, specialized, or otherwise high risk construction projects, the City may require the contractor to be prequalified before submitting a bid. Prequalification requirements shall be reasonable, objective, and job related. Such requirements may include, but not be limited to, experience; demonstrated satisfactory performance of similar work of similar size and complexity; the possession or availability of facilities, licenses, certifications, or equipment needed for performance of the work; the availability of qualified personnel to complete and manage the work; safety record; demonstrated financial stability of the contracting firm; bonding capacity; and specialized skill or equipment as may be identified by the City as applicable to the project. The City may announce the prequalification requirements in the form of a Statement of Qualifications (SOQ) or may include prequalification requirements in an ITB and include a deadline date for submittal of prequalification data earlier than the deadline for submission of bids, provided that the deadline for submission of prequalification materials allows sufficient time for review, notice of eligibility or ineligibility, and resolution of any timely protest before the submission of bids. In either format utilized, the City shall establish a minimum scoring threshold(s) or checklist of requirements that must be achieved by the bidder in order to be deemed prequalified. All potential bidders/respondents who meet or exceed the objective prequalification threshold(s) or requirements established in the SOQ/ITB shall be deemed "Prequalified Bidders" and placed onto the project's Prequalified List. Each potential bidder/respondent will be notified by the City of its eligibility or ineligibility to submit bids for the project and informed of any deficiencies leading to the determination of ineligibility. Once the Prequalified List is established and

publicly announced, the City will issue a formal Invitation for Bids (ITB) restricted exclusively to the respondents on that List. Appeals regarding determinations of eligibility or ineligibility shall be made in accordance with the Formal Protest Procedures included in Section 8.3 of this Manual, which require a Notice of Protest to be submitted to the City within 72 hours of receipt of the notification of eligibility or ineligibility.

Prequalification does not limit the City's right to reject a bid as nonresponsive, determine that a bidder is nonresponsible based on information discovered before award, waive minor irregularities when permitted by law, cancel the solicitation, or reject all bids when in the best interest of the City.

Notwithstanding the foregoing, the City may also utilize prequalification procedures for construction and improvement projects for bridges, roads, streets, highways, or railroads, and services incidental thereto, estimated to cost in excess of $250,000, in accordance with Section 255.20(1)(a) and (b), Florida Statutes.

The City may also use the prequalification process described in this Section to establish one or more pools or lists of prequalified contractors for future construction, repair, maintenance, emergency, or specialized trade work. When establishing such a pool, the SOQ, RFQ, ITB, or other solicitation shall identify the category or categories of work covered by the pool, the applicable qualification requirements, the term of the pool, any procedures for reopening or renewing the pool, and the method by which future projects or work assignments may be solicited or awarded among prequalified contractors.

Admission to a prequalified contractor pool shall require the contractor to enter into a continuing services agreement with the City. However, work will be assigned on a task order basis when and if the City requires work to be performed and selects the contractor for a particular assignment. The continuing services contract does not guarantee the award of any task order. Unless otherwise authorized by law or this Manual, future work shall be solicited or awarded among contractors in the applicable pool in accordance with the procurement method, dollar thresholds, and competitive requirements that apply to the particular work. The City may remove or suspend a contractor from a prequalified pool for failure to maintain required qualifications, licenses, insurance, bonding, or performance standards, subject to the protest procedures in Section 8.3.

Prequalification of any contractor shall not result in the formation of a contract with the City.

B. Request for Proposal (RFP)

A Request for Proposal (RFP) will be used when the price is not the only factor in selection. Other factors include, but are not limited to, references, approach to completing the scope of work, or designs. The City shall select the Proposer and proposal that is most qualified, responsive and most advantageous to the City's interests, as determined in the sole and absolute discretion of the City Council or City Manager. The RFP selection will not result in the formation of a contract but will allow the City and selected Proposer to negotiate a contract including, but not limited to, the scope of work, work and delivery schedule, term and pricing. No contract shall be formed until final approval and execution of a written contract by the City Council or City Manager occurs, containing

such terms as the City Council and City Manager determine are in the best interest of the City. Negotiations may be terminated at any time by the City Manager if, at his or her sole discretion, the City Manager determines that the negotiation of terms acceptable to the City will not be successful.

If the City chooses to appoint a selection committee, following the proposal opening, the Purchasing Manager shall issue the submittals to the committee members. The Purchasing Manager will schedule a publicly noticed selection committee meeting. At the meeting, the Purchasing Manager will provide the selection committee with relevant guidance on reviewing proposals and answer any questions. The selection committee members are not to discuss the RFP or their evaluations or rankings outside of the publicly noticed selection committee meetings. During a selection committee ranking meeting, the Purchasing Manager will tally the selection committee scores, and the committee will select a proposal to recommend to the City Council or City Manager for selection and further negotiation of an agreement.

The City may apply the prequalification procedure set forth in the ITB section to a RFP solicitation as deemed appropriate.

* * *

8.3 Submission and Receipt of Bids

* * *

E. Failure to follow these procedures is cause for rejection of the bid.

* * *

8. Formal Protest Procedures. Any Respondent to a sealed bid, RFP, RFQ or other solicitation (hereinafter collectively referred to as "Bid") who believes they have been affected adversely by a decision of the City concerning a Bid, may file a formal protest in accordance with the following procedure.

The City will receive two kinds of protests:

- A Respondent may protest the Bid specifications or criteria, including addenda, or the procedures leading to award of the Bid, or prequalification determinations ("Pre-Award Protest"); or

- A Respondent may protest the determination of the City Council or City Manager regarding final award of the Bid ("Post-Award Protest").

All protests must be initiated by filing a written Notice of Intent to Protest ("Protest Notice") with the office of the Purchasing Manager, City of Cocoa, 65 Stone Street, Cocoa, Florida 32922. Pre-Award Protests must be initiated by filing a Protest Notice within 72 hours after receipt of the Bid or addenda or prequalification determination. Post-Award Protests must be initiated by filing a Protest Notice within 72 hours after the decision of the City Council or the City Manager in awarding the Bid. The time periods exclude Saturday, Sunday and legal holidays. The notice shall state the name of the company protesting, a description of the bid and the bid number, the name,

title and address of the person submitting the protest notice and a general statement of the nature of the protest.

Within 10 days after filing the Protest Notice, the protestor shall file its formal written protest with the Purchasing Manager. The formal written protest shall provide a detailed statement of the facts upon which the protest is based, the grounds thereof, whether the protestor is requesting an opportunity to address the Review Committee, and the remedy being sought should the City uphold the protest. This 10 day period shall begin on the date of receipt of the Protest Notice by the Purchasing Manager and will exclude Saturday, Sunday and legal holidays.

The Protest Notice shall be accompanied by a bond equaling one percent (1%) of the bid/quote/proposal amount, to a maximum of $5,000 to be used for the payment of administrative expenses associated with the protest in the event the protest is denied. Bids that do not ask for bid/quote/proposal amounts as part of the submittal are exempt from this bonding requirement.

Once the formal written protest is received, it will be reviewed by the Purchasing Manager. The Purchasing Manager will then form a Review Committee consisting of the Purchasing Manager, the Director of the department initiating the bid and the Finance Director or such other persons appointed by the City Manager. This committee will formulate a final administrative response, which will uphold or deny the protest. The protestant may request an opportunity to address the Review Committee. At this meeting, which shall be held within 10 days after the formal written protest is received, the Review Committee and the protestant shall review the basis of the protest, evaluate its facts and merits and formulate the final administrative response to the protest or, if possible, reach a resolution acceptable to both parties or afford the protestant an opportunity to withdraw the protest.

The final administrative response, after being reviewed and approved by the City Manager, will be forwarded to the protestant within 10 days from the receipt of the formal written protest or, if the opportunity to address the Review Committee is requested, within 10 days after such meeting. The response will represent the final determination of the City's staff concerning the issue. During this period of time, the City will not proceed further with the solicitation or award of the contract at issue until such dispute is resolved, unless it is determined by the City that such a delay would be adverse to the City's interests and the public health, safety or welfare. If the protester desires to appeal the final determination of the City staff to the City Council or City Manager, such appeal shall be filed with the Purchasing Manager within 10 days after the final determination is mailed to the protester. The City Manager shall make a final decision on appeals for all Bids falling within the City Manager's spending authority. For Bids which exceed the City Manager's spending authority, the City Council shall make the final decision on the appeal. In the case of an appeal, the protestor will be given the opportunity to address the City Council or the City Manager. If the City Council or the City Manager upholds the protest, or if no appeal to the City Council or City Manager is timely filed and the Review Committee upholds the protest, the Bond will be returned to the protestant. If, however, the protest is denied and the City Council or the City Manager or Review Committee if no appeal is timely filed further finds the protest lacks merit, the City Council or the City Manager or Review Committee may assess any costs, charges or damages associated with any delay of the award or any cost incurred with regard to the

protest, against the Bond. The determination of the City Council or City Manager shall be final as to award of the Contract and all bid protests.

During the Bid protest, the burden shall be on the protestant to demonstrate by clear and convincing evidence that the Bid was procedurally or substantially flawed, arbitrary, fraudulent, unreasonable and capricious, dishonest, corrupt or illegal.

Failure to file a Bid protest within the time periods prescribed herein shall constitute an absolute and complete waiver of a person's right to protest a particular City Bid. Time periods related to these Formal Protest Procedures shall exclude Saturdays, Sundays, and legal holidays.

Section 3. Direction to Staff. The Procurement and Budget Manager, or designee, is hereby authorized and directed to incorporate this approved text amendment into the master City of Cocoa Purchasing Manual, relettering any subsequent subsections as textually necessary to maintain sequential ordering.

Section 4. Severability. If any section, subsection, sentence, clause, phrase, word, or portion of this Resolution is for any reason held invalid or unconstitutional by a court of competent jurisdiction, whether for substantive or procedural reasons, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this Resolution.

Section 5. Repeal of Prior Inconsistent Resolutions and Policies. All prior resolutions and policies or parts of resolutions and policies in conflict herewith are hereby repealed to the extent of the conflict.

Section 6. Effective Date. This Resolution shall become effective immediately upon its adoption by the City Council of the City of Cocoa, Florida.

ADOPTED by the City Council of the City of Cocoa, Florida, in a regular meeting assembled on this 9th day of June 2026.

_____
Michael C. Blake, Mayor

ATTEST:

_____
Monica Arsenault, CMC, City Clerk

CITY COUNCIL AGENDA ITEM

Memo Date:	June 10, 2026
Agenda Date:	July 14, 2026
File ID:	2026-506
Prepared By:	Jose Socias
Through:	Abigail Morgan, Public Works Director
Requested Action:	Authorize the Civic Center roof replacement project utilizing the Continuing Roofing Contracting Services Contract No. RFQ-6-22-13 with Tech Systems Inc. in the amount of $105,491.61; approve BAF 2026-063A; adopt Contingency Resolution 2026-xxx authorizing the City Manager to execute future-project related amendments up to an additional $10,550 with a maximum project cost of $116,041.61 and authorize the City Manager to execute all related agreements and purchase orders..

BACKGROUND:

The existing roofing system at the Civic Center has exceeded its anticipated service life and has begun showing signs of age-related deterioration. Due to the roof's condition, the risk of leaks and other failures has increased significantly. A major roof failure could result in substantial damage to the facility, disruption of City operations, and the cancellation or interruption of community events and rental activities held at the Civic Center.

The Civic Center serves as an important public facility that hosts a variety of meetings, events, and rental functions throughout the year. Maintaining a watertight building envelope is essential to preserving the facility, protecting City assets, and ensuring continued availability of the venue for residents and organizations.

To address these concerns proactively and avoid more costly emergency repairs, staff recommends replacing the existing roof utilizing the Brevard County Continuing Roofing Contracting Services Contract No. RFQ-6-22-13 with Tech Systems Inc. The proposed project will provide a new roofing system designed to extend the facility's useful life, improve reliability, and reduce the potential for service disruptions.

Staff further recommends approval of a contingency authorization in the amount of $10,550 to address any unforeseen conditions that may be encountered during construction, for a total authorized project cost not to exceed $116,041.61. Upon approval, the City Manager will execute the construction rider (attached).

This project is consistent with the City's ongoing efforts to maintain public facilities, protect municipal infrastructure, and ensure uninterrupted service to the community.

PRIORITY AREA CONNECTION:
Investment in Public Infrastructure

BUDGETARY IMPACT:
Budgeted? No
If not budgeted, is amendment / transfer attached?
Yes
Source/Use of Funds

Account Number	Amount
001-3560-519.62-00	$116,041.61

If a P.O. Change Order is involved, please complete the following:
Change Order Amount: $
Original Purchase Order Amount: $

For this Agenda Item note Prior Change Order Information:
Total Number of change orders to date:
Total amount in change orders to date: $

PREVIOUS ACTION:

RECOMMENDED MOTION:
Authorize the Civic Center roof replacement project utilizing the Continuing Roofing Contracting Services Contract No. RFQ-6-22-13 with Tech Systems Inc. in the amount of $105,491.61; approve BAF 2026-063A; adopt Contingency Resolution 2026-xxx authorizing the City Manager to execute future-project related amendments up to an additional $10,550 with a maximum project cost of $116,041.61 and authorize the City Manager to execute all related agreements and purchase orders.

RESOLUTION NO. 2026-048

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COCOA, FLORIDA; AUTHORIZING THE CITY MANAGER TO APPROVE AND EXECUTE CHANGE ORDERS TO THE PRIMARY CONSTRUCTION CONTRACT AND ANY ADDITIONAL SERVICE CONTRACTS RELATED TO THE COMPLETION OF THE PROJECT REGARDING THE CIVIC CENTER ROOF REPLACEMENT IN AN AMOUNT NOT TO EXCEED THE TOTAL AMOUNT BUDGETED FOR THE PROJECT BY THE CITY COUNCIL INCLUSIVE OF THE $10,550 CONTINGENCY SET ASIDE FOR THE PROJECT; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, section 2-4 of the City Code provides that with respect to construction contracts approved by the City Council, the City Council may authorize by resolution the City Manager to approve change orders to the primary construction contract and any additional service contracts related to the completion of the construction project authorized by the City Council in excess of the spending authority limits under this section provided the amount is within the unexpended construction budget approved by the City Council for the project including any contingency funds approved by the City Council for said contract; and

WHEREAS, on (7/14/2026), the City Council authorized the City Manager to proceed with the (Civic Center Roof Replacement), subject to certain terms and conditions and budget adjustments approved by the City Council; and

WHEREAS, in conjunction with this authorization, the City Council desires to streamline the approval of change orders and any additional service contracts to the extent necessary in order to expedite the construction of the project; and

WHEREAS, the City Council deems it to be in the best interest of the City of Cocoa to authorize the City Manager to approve the aforementioned change orders and any additional service contracts consistent with the terms of this Resolution and Section 2-4 of the City Code even if said amounts exceed the City Manager's general spending authority approved by the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COCOA, as follows:

SECTION 1.

(A) Pursuant to Section 2-4 of the City Code, the City Manager is hereby authorized to approve any change orders to the primary construction contract and any additional service contracts related to the construction project regarding the (Civic Center Roof Replacement), provided the total amount of approved change orders and any additional service contracts do not cause the construction budget to exceed the total ($105,491.61) budgeted by the City Council for the project inclusive of the $10,550 contingency amount set aside for the project. This grant of spending authority shall be interpreted and construed in accordance with the provisions of Section 2-4 of the City Code.

(B) Pursuant to Section 2-4 of the City Code, the City Manager shall also provide notice of any such approved change orders and any additional service contracts to the City Council in the form of an agenda item at the next scheduled City Council meeting or as soon as practicable thereafter.

SECTION 2. All prior resolutions or prior resolutions inconsistent with this resolution are hereby repealed to the extent of the conflict.

SECTION 3. This resolution shall become effective immediately upon its adoption by the City Council of the City of Cocoa, Florida.

ADOPTED by the City Council of the City of Cocoa, Florida, in a regular meeting assembled on 7/14/2026.

_____
Michael C. Blake, Mayor

ATTEST:

_____
Monica Arsenault, City Clerk

PIGGYBACK RIDER - CONSTRUCTION

Civic Center Roof Replacement

Continuing Roofing Contracting Services Contract No. RFQ-6-22-13

THIS CONSTRUCTION RIDER AGREEMENT ("Agreement") is made and entered into this _____ day of _____, 2025, between the **CITY OF COCOA**, a Florida municipal corporation ("City" or "Owner") and **Tech Systems, Inc.,** authorized to transact business in the State of Florida, with principal offices located at 2001 Hughes Road, Suite #1, Melbourne, FL 32935 ("Contractor"). The City and the Contractor agree as follows:

1. The Purchasing Policies of the City of Cocoa allow for "piggybacking". Pursuant to this procedure, the City is allowed to piggyback an existing government contract, and there is no need to obtain formal or informal quotations, proposals or bids. The parties agree that the Contractor has entered into a contract with **Brevard County** a public agency in the state of Florida and said contract being identified as: **Continuing Roofing Contracting Services, Contract No RFQ-6-22-13** (said original contract being referred to as the "**Original Government Contract**").

2. The Original Government Contract, including all associated Addenda, Appendices, Exhibits and Attachments, including Contractor's Bid Submittal, as included in the Original Government Contract, is incorporated herein by reference and is attached as **Exhibit "1"** to this Agreement. All of the terms and conditions set forth in the Original Government Contract (Exhibit "1") are fully binding on the parties and said terms and conditions are incorporated herein except to the extent expressly modified herein.

3. Notwithstanding the requirements that the Original Government Contract is fully binding on the parties, the parties have agreed to modify certain provisions of the Original Government Contract as applied to this Agreement between the Contractor and the City of Cocoa, as follows:

A) Notwithstanding anything in Exhibit "1" to the contrary, the following terms shall be substituted throughout the Original Government Contract: **Brevard County** = City of Cocoa; **Brevard County** Code = Code of the City of Cocoa. Further, references to specifically identified **Brevard County** Codes, policies and procedures shall refer to similar and substantively equivalent Cocoa Codes, policies and procedures, if any.

B) **Scope of Services.** Pursuant to Section 1 of the Original Government Contract, the City and Contractor agree that the scope of services to be performed by Contractor under this Agreement is identified in **Exhibit 2** (Tech Systems Inc Quote, dated May 26, 2026), and Exhibit 2 shall constitute a Work Order or Task Order.

C) **Order of Precedence.** Notwithstanding anything in the Original Government Contract to the contrary, in case of any inconsistency in any of the documents bearing on the Agreement between the OWNER and the CONTRACTOR, the inconsistency shall be resolved by giving precedence in the following order:

i. Change Orders

ii. Construction Rider

iii. Original Government Contract # RFQ-6-22-13, Exhibits and Addenda

iv. Supplemental Terms and Conditions

v. General Terms and Conditions

vi. Engineering Plans and Drawings, if any

vii. RFQ for Continuing Roofing Contracting Services issued by Brevard County (RFQ-6-22-13, dated October 13, 2022 (Notice of Award), including any subsequently issued Addenda

viii. Contractor's Quote

ix. Punchlist

D) **Contract Time.** Notwithstanding anything in Exhibit "1" to the contrary, the term of this Agreement with the City of Cocoa shall take effect on the date of its execution by the City and Contractor and continue until the Project has been completed and accepted by the City. The Contract Time shall begin to run upon the OWNER's issuance of the Notice to Proceed. The CONTRACTOR shall sign the Notice to Proceed and deliver it to the Owner's Project Manager.

i. *Substantial Completion.* The Work shall be substantially completed within Sixty-Five Days (65) calendar days after the date when the Contract Time begins to run.

The date of Substantial Completion of the Work is the date certified in writing by the OWNER when (1) construction is sufficiently complete, in accordance with the contract documents, so the OWNER can occupy or utilize the work for its intended purpose, as expressed by the contract documents, and (2) any additional project-specific requirements or milestones for "Substantial Completion" identified in the general, special, or technical conditions or construction plans have been satisfied.

ii. *Punchlist Creation and Acceptance*. No more than ten (10) calendar days following Substantial Completion, the CONTRACTOR shall provide to OWNER a draft Punchlist detailing the remaining items and estimated cost of each required to render the Work complete, satisfactory, and acceptable. OWNER shall review the draft Punchlist and provide any comments to the CONTRACTOR. The OWNER and CONTRACTOR shall cooperate in the development of the Punchlist regarding both the items to be included and the estimated cost of each. The OWNER shall approve a final Punchlist within 30

calendar days of Substantial Completion for projects costing less than or equal to $10 million or 45 calendar days of Substantial Completion for projects costing over $10 million.

OWNER shall deliver a final approved Punchlist to CONTRACTOR no more than 5 calendar days following final approval of the Punchlist.

If the CONTRACTOR fails to coordinate with the OWNER to create a Punchlist and the OWNER has given the CONTRACTOR written notice of the failure, then the OWNER may withhold 150 percent of the estimated costs required to complete the items the OWNER intended to include on the Punchlist, without input from the CONTRACTOR, and shall deliver the Punchlist within the time period in this subsection. The failure to include any corrective work or pending items not yet completed on the Punchlist does not alter the responsibility of the CONTRACTOR to complete all the Work purchased under this Agreement.

iii. *Final Completion*. The Work shall be finally completed, ready for Final Payment within thirty (30) calendar days after the date of delivery of the final, approved Punchlist, which shall be at least thirty (30) calendar days following the delivery of the final approved Punchlist.

iv. *Adverse Weather Conditions.* The parties acknowledge that the Contract Time provided in this subsection includes consideration of adverse weather conditions common to Central Florida including the possibility of hurricanes and tropical storms.

E) **Liquidated Damages.** OWNER and CONTRACTOR recognize that time is of the essence of this Agreement and that OWNER will suffer financial loss if the Work is not substantially complete within the time specified in Subsection D) above, plus any extensions thereof allowed in accordance with this Agreement. OWNER and CONTRACTOR also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration preceding the actual loss suffered by OWNER if the Work is not substantially complete on time. Accordingly, instead of requiring any such proof, OWNER and CONTRACTOR agree that as liquidated damages for delay (but not as a penalty) CONTRACTOR shall pay OWNER $200.00 for each calendar day that expires after the time specified in Subsection D) for substantial completion until the work is substantially complete and $100.00 for each calendar day that expires after the time specified in Subsection D) for final completion until the work is finally complete. The liquidated damages provided in this Section are intended to apply even if CONTRACTOR is terminated, in default, or if the CONTRACTOR has abandoned the Work. This provision binds Contractor's performance bond surety.

F) **Contract Price.** The OWNER will pay the CONTRACTOR in current funds for the performance of the work in accordance with the Contract Documents, subject to additions and deductions

approved by Change Order, the Total Contract Price of **One Hundred Five Thousand, Four Hundred Ninety-One Dollars and Sixty one cents ($105,491.61)** which is consistent with the Original Government Contract and as provided in the Quote attached hereto as **Exhibit 2**. CONTRACTOR agrees to accept the Contract Price as full compensation for performing all Work, furnishing all Materials, and performing all Work embraced in the Contract Documents.

The CONTRACTOR acknowledges that CONTRACTOR studied, considered, and included in CONTRACTOR's Total Bid all costs of any nature relating to: (1) performance of the Work under Florida weather conditions; (2) applicable law, licensing, and permitting requirements; (3) the Project site conditions, including but not limited to, subsurface site conditions; (4) the terms and conditions of the Contract Documents, including, but not limited to, the indemnification and no damage for delay provisions of the Contract Documents.

Payments will be made to the CONTRACTOR for actual quantities installed on the basis of the Schedule of Unit Prices included in the Original Government Contract. Where the Contract Documents provide for Unit Price Work, the Contract Price stated in the Agreement will include for all Unit Price Work an amount equal to the sum of the Unit Prices for each item of Unit Price Work times the estimated quantity of each item as indicated in the Contract Documents. Each Unit Price will be deemed to include an amount considered by CONTRACTOR to be adequate to cover all costs, including supplemental and administrative costs, and profit.

Notwithstanding anything in Exhibit "1" to the contrary, invoices shall be submitted, referencing this Agreement and any Purchase Order to:

City of Cocoa
Finance Department
65 Stone Street
Cocoa, FL 32922

By email to accountspayable@cocoafl.org.

G) **Indemnification.** Notwithstanding anything in Exhibit "1" to the contrary, the Contractor shall indemnify, defend, and hold harmless the City, its City Commission members, employees, representatives, and attorneys from and against all claims, suits, actions, damages, losses, expenses, and/or causes of action including, but not limited to, economic loss, reasonable attorneys' fees, and expenses, arising out or, or in connection with this Agreement, provided that any such claims, suits, action, damages, losses, expenses, and or causes of action (1) is attributable to any person(s) claiming personal injury, bodily injury, sickness, disease, or death; or damage to tangible property, including loss or use; and (2) is caused or incurred in whole or in part by Contractor or any of its subcontractors, agents, or anyone directly or indirectly employed by Contractor, subcontractor, agents, regardless if caused in part by the City. This indemnification shall not apply to any claims, suits, actions, damages, losses, expenses, and/or a cause of action, arising from the City's sole gross negligence or intentional misconduct. For purposes of Contractor's indemnification obligation only, Contractor shall indemnify the City for claims made by the employees of Contractor against the City, and Contractor hereby waives its entitlement, if any, to

immunity under Section 440.11, Florida Statutes. This waiver has been specifically and mutually negotiated by the parties. This paragraph shall survive the termination of this Agreement.

H) **Force Majeure.** Notwithstanding anything in Exhibit "1" to the contrary, any delay or failure of either party in the performance of its required obligations hereunder shall be excused if and to the extent caused by acts of God; fire; flood; windstorm; explosion; riot; war; sabotage; strikes (except involving CONTRACTOR's labor force); extraordinary breakdown of or damage to OWNER 's affiliates' generating plants, their equipment, or facilities; court injunction or order; federal and/or state law or regulation; or order by any regulatory agency; ; provided that prompt notice of such delay is given by such party to the other and each of the parties hereunto shall be diligent in attempting to remove such cause or causes.

I) **Progress Payments.** Notwithstanding anything in Exhibit "1" to the contrary, no payments shall be made where a Payment and Performance Bond is required herein until OWNER receives a certified copy of the recorded Bond. OWNER shall make progress payments on account of the contract price to CONTRACTOR, on the basis of application for payments submitted to the OWNER or OWNER's Project Manager, by CONTRACTOR as the work progresses, and in accordance with the Contract Documents. By submitting each request for a progress payment, the CONTRACTOR certifies, to the best of its knowledge and belief, that: (1) The amounts requested are only for performance in accordance with the specifications, terms, and conditions of the contract; (2) All payments due to subcontractors and suppliers from previous payments received under the contract have been made, and timely payments will be made from the proceeds of the payment requested, in accordance with subcontract agreements; (3) The request is made in good faith and is a true and accurate accounting of the work performed and materials supplied; and (4) The representative signing the request for a progress payment is authorized to certify the request on behalf of the CONTRACTOR. Progress payments may be submitted no more frequently than monthly or, alternatively, in accordance with the following schedule: _____.

In addition to any other reason provided in Exhibit "1", Progress payments may be withheld if:

i. Work is found defective and not remedied;
ii. CONTRACTOR does not provide consent of surety with each payment application;
iii. Another contractor is damaged by an act for which CONTRACTOR is responsible; or
iv. In the opinion of the OWNER that CONTRACTOR's work is not progressing satisfactorily.

OWNER herein (____) designates or (__X__) does not designate an agent, i.e., an architect or engineer, that must approve any payment request or invoice before the payment request or invoice is submitted to OWNER for payment. If an agent must approve the payment request or invoice before the payment request or invoice is submitted to OWNER, payment is due 25 business days after the date on which the payment request or invoice is stamped as received as provided in s. 218.74(1), Florida Statutes, except to the extent that the payment request or invoice does not meet contract requirements. The CONTRACTOR may send OWNER an overdue notice. If the payment request or invoice is not rejected within 4 business days after delivery of the overdue notice, the payment request or invoice shall be deemed accepted, except for any portion of the payment request or invoice that is fraudulent or misleading. If an agent

need not approve the payment request or invoice submitted by CONTRACTOR, payment is due 20 business days after the date on which the payment request or invoice is stamped as received as provided in s. 218.74(1), Florida Statutes, except to the extent that the payment request or invoice does not meet contract requirements. If OWNER disputes a portion of a payment request or an invoice, the undisputed portion shall be timely paid. OWNER shall reject payment requests or invoices in accordance with the procedure established in s. 218.735, Florida Statutes.

~~If the OWNER designated an agent to approve any payment requests before submitted to the OWNER for payment above, the OWNER further hereby identifies _____, Attn: _____, as the agent that must approve payment requests prior to their submission to OWNER.~~

J) **Change Orders.** Notwithstanding anything in Exhibit "1" to the contrary, the OWNER, by written change order and without invalidating the Agreement, may order, or at the request of Contractor approve, extra Work or make changes by altering, adding to, or deducting from the Work, the contract sum being adjusted accordingly. Additional time required for any change in Work must be included with the requested Change Order. The CONTRACTOR'S exclusive remedy for delays in performance of the construction caused by events beyond its control, including delays claimed to be caused by or attributable to the OWNER or the OWNER's agent and claims based on breach of contract or negligence, shall be a claim for an extension of the scheduled construction time.

In giving instructions, the City's Project Manager will have authority to make minor changes in the Work, not involving extra cost or time, and not inconsistent with the purpose of the Work, but otherwise, except in an emergency endangering life or property, no extra work or change will be made unless it goes through the City's written Change Order process and is approved by the City, and no claim for an addition to the contract sum or time will be valid unless so ordered in writing.

The value of any such extra Work or change will be determined in one or more of the following ways:

1. By mutual acceptance of a lump sum.
2. By unit prices named in the contract or subsequently agreed upon.
3. By cost and percentage or by cost and a fixed fee.

If none of the above methods is agreed upon, the CONTRACTOR, provided it receives an order as above, shall proceed with the work. In such case and also under case (3) above, the CONTRACTOR shall keep and present in such form as the City's Project Manager may direct, a correct account of the net cost of labor and materials, together with vouchers. In any case, the City's Project Manager will certify to the amount, including reasonable allowances for overhead and profit, due to the CONTRACTOR. Pending final determination of value, payments on account of changes will be made on the City's Project Manager's estimate. Furthermore, if the CONTRACTOR claims that any instructions by drawings or otherwise involve extra cost under the Contract Documents, it shall give the City written notice thereof within ten (10) days after the receipt of such instructions, and in any event before proceeding to execute the work, except in emergency endangering life or property, and the procedure shall then be as provided above under this section. Claims will not be processed unless filed in writing before any work has commenced. In addition, if the City's Project Manager deems it inexpedient to correct work injured or done not in accordance with

the Contract Documents, an equitable deduction from the Contract Price will be made therefore by Change Order.

K) **Final Payment.** Notwithstanding anything in Exhibit "1" to the contrary, OWNER shall withhold up to 5% of the Contract Price until the date of Substantial Completion, in accordance with the Local Government Prompt Payment Act ("Act"). As provided in Subsection D) above, within 10 calendar days of Substantial Completion, the CONTRACTOR shall create and deliver to OWNER a draft Punchlist detailing Work which must still be completed to reach Final Completion under the terms of this Agreement, and the estimated cost to complete each item. Within thirty (30) calendar days of Substantial Completion for projects with a cost of $10 million or less or within forty-five (45) calendar days of Substantial Completion for projects with a cost of over $10 million, the OWNER shall approve a finalized Punchlist. As provided above, the OWNER and CONTRACTOR shall coordinate and cooperate in the development of the final Punchlist. Within 5 calendar days of OWNER finalizing and approving the Punchlist, the OWNER shall deliver the final approved Punchlist to CONTRACTOR.

Within 20 calendar days of the delivery of the final approved Punchlist, and only upon receipt of a proper invoice or payment request from CONTRACTOR, OWNER shall pay to CONTRACTOR the remaining contract balance, including all retainage previously withheld, less an amount equal to 150 % of the estimated cost to complete the items on the Punchlist, except as provided herein. Should no Punchlist be created within the thirty or forty-five day timeframe, as applicable, because of the failure of CONTRACTOR to cooperate with OWNER, OWNER shall pay to CONTRACTOR the remaining contract balance, including all retainage previously withheld, less an amount equal to 150 % of the estimated cost to complete the items on the Punchlist as determined solely by the OWNER.

CONTRACTOR may submit a proper invoice or payment request for the amount of retainage held to complete the Punchlist items only once all Punchlist items have been completed to the satisfaction of the OWNER. OWNER may continue to withhold retainage if a good faith dispute exists as to whether one or more Punchlist items has been completed in accordance with the terms of this Agreement up to 150% of the total costs to complete those items in dispute.

The date of Final Completion shall be no less than 30 days following delivery of the final approved Punchlist to CONTRACTOR.

The remaining retainage amount withheld shall be released with the Final Payment after the issuance of the Final Completion Certificate. The Final Completion Certificate shall be issued upon completion of all remaining Punchlist items. Consent of surety is required for final payment. OWNER shall make final payment to CONTRACTOR within thirty (30) days after the work is fully and properly completed, if the contract has been fully and timely performed, but subject to the condition that final payment shall not be due until CONTRACTOR has delivered to OWNER all close-out documentation.

L) **Notices**. Notwithstanding anything in Exhibit "1" to the contrary, Notices to the City shall be delivered to:

City Manager
City of Cocoa, Florida
65 Stone Street
Cocoa, FL 32922

Any Notice given as provided herein shall be deemed received as follows: if delivered by personal service, on the date so delivered; if delivered to an overnight courier service, on the business day immediately following delivery to such service; and if mailed, on the third business day after mailing.

M) **Public Records.** Notwithstanding anything in Exhibit "1" to the contrary, if Contractor fails to comply with Section 119.0701, and the City must enforce this Section, or the City suffers a third party award of attorney's fees and/or damages for violating Chapter 119, Florida Statutes, due to Contractor's failure to comply with this Section, the City shall collect from Contractor prevailing party attorney's fees and costs, and any damages incurred by the City, for enforcing this Section against Contractor. And, if applicable, the City shall also be entitled to reimbursement of all attorneys' fees and damages which the City had to pay a third party because of the Contractor's failure to comply with this Article.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT: City Clerk, City of Cocoa, 65 Stone Street, Cocoa, FL 32922, cityclerk@cocoafl.org or 321-433-8484.

N) **Project Manager.** The primary function of the OWNER is to provide the general administration of the contract. In performance of these duties, **Jose Socias, jsocias@cocoafl.org** or his authorized representative is the OWNER's Project Manager during the entire period of construction. The OWNER (CITY) may change the Project Manager during the term of this contract.

O) **Guarantee.** Notwithstanding anything in Exhibit "1" to the contrary, the CONTRACTOR hereby guarantees the Work to the full extent provided in the Plans, Specifications, General Conditions, Special Conditions and other Contract Documents. The CONTRACTOR shall remove, replace and/or repair at its own expense and at the convenience of the OWNER any faulty, defective or improper Work, materials or equipment discovered within one (1) year from the date of the acceptance of the project as a whole by the Owner or for such longer period as may be provided in the Plans, Specifications, General Conditions, Special Conditions or other Contract Documents. Without limiting the generality of the foregoing, the CONTRACTOR warrants to the OWNER, that all materials and equipment furnished under this Agreement will be of first class quality and new, unless otherwise required or permitted by the other Contract Documents, that the Work performed pursuant to this Agreement will be free from defects and that the Work will strictly conform with the requirements of the Contract Documents. Work not conforming to such requirements, including substitutions not properly approved and authorized, shall be considered defective. All warranties contained in this Agreement and in the Contract Documents shall be in addition to and not in limitation of all other warranties or remedies required and/or arising pursuant

to applicable law. Furthermore, CONTRACTOR will provide written guarantee for work and materials for one (1) calendar year after acceptance by OWNER. The one (1) period is not a limitation upon manufacturer warranties or CONTRACTOR's payment and performance Bond(s). To the extent that greater guarantees or warranties are provided in Exhibit "1", such guarantees or warranties shall supersede this Subsection.

P) **Miscellaneous.** Notwithstanding anything to the contrary in Exhibit "1", the following provisions are added to the Agreement:

i. **Sovereign Immunity.** The City intends to avail itself of the benefits of Section 768.28, Florida Statutes and any other statutes and common law governing sovereign immunity to the fullest extent possible. Neither this provision nor any other provision of this Agreement shall be construed as a waiver of the City's right to sovereign immunity under Section 768.28, Florida Statutes, or other limitations imposed on the City's potential liability under state or federal law. Contractor agrees that City shall not be liable under this Agreement for punitive damages or interest for the period before judgment. Further, City shall not be liable for any claim or judgment, or portion thereof, to any one person for over two hundred thousand dollars ($200,000.00), or any claim or judgment, or portion thereof, which, when totaled with all other claims or judgments paid by the State or its agencies and subdivisions arising out of the same incident or occurrence, exceeds three hundred thousand dollars ($300,000.00). Nothing in this Agreement is intended to inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law. This paragraph shall survive termination of this Agreement.

ii. **Attorney's Fees.** Unless otherwise expressly provided in this Piggyback Rider, should either party bring an action to enforce any of the terms of this Agreement, each party shall bear its own costs and expenses of such action including, but not limited to, reasonable attorney's fees, whether at settlement, trial or on appeal. This provision does not apply to Contractor's surety.

iii. ~~**Performance and Payment Bond.** A performance and payment bond shall be required for this Piggyback Rider in the Form attached hereto as **Exhibit "3**." –~~ **RESERVED**

iv. **Governing Law and Venue.** This Agreement is made and shall be interpreted, construed, governed, and enforced in accordance with the laws of the State of Florida. Venue for any state action or litigation shall be BREVARD County, Florida. Venue for any federal action or litigation shall be in the Middle District of Florida, Orlando Division. The Contractor's surety is bound by this provision.

v. **Mediation.** The parties agree that should any dispute arise between them regarding the terms or performance of this Agreement, both parties will participate in mediation. The parties agree to equally share the cost of the mediator. Should the parties fail to resolve their differences through mediation, then any cause of action filed hereunder shall be filed in the Circuit or County Court for BREVARD County, Florida. The Contractor's surety is bound by this provision.

vi. **E-Verify.** Pursuant to section 448.095, Florida Statutes, beginning January 1, 2021, any City contractors shall register with and use the U.S. Department of Homeland Security's E-Verify system, https://e-verify.uscis.gov/emp, to verify the work authorization status of all employees hired on and after January 1, 2021. City Contractors must provide evidence of compliance with section 448.095, Florida Statutes. Evidence shall consist of an affidavit from the Contractor stating all employees hired on and after January 1, 2021, have had their work authorization status verified through the E-Verify system and a copy of their proof of registration in the E-Verify system. Failure to comply with this provision will be a material breach of the contract, and shall result in the immediate termination of the contract without penalty to the City. The City Contractor shall be liable for all costs incurred by the City securing a replacement contract, including but not limited to, any increased costs for the same services, any costs due to delay, and rebidding costs, if applicable. If the City Contractor utilizes Subcontractors the following shall apply:

a. Contractor shall also require all subcontractors performing work under the Agreement to use the E-Verify system for any employees they may hire during the term of the Agreement.

b. Contractor shall obtain from all such subcontractors an affidavit stating the subcontractor does not employ, contract with, or subcontract with an unauthorized alien, as defined in section 448.095, Florida Statutes.

c. Contractor shall provide a copy of all subcontractor affidavits to the City upon receipt and shall maintain a copy for the duration of the Agreement.

vii. **Trafficking**. As a condition of this Agreement, the Service Provider shall attest under penalty of perjury that the Service Provider does not use coercion for labor or services as defined in Section 787.06(2), Florida Statutes. Attestations shall be documented using a Human Trafficking Affidavit as provided by the City. The Service Provider understands and affirms that Section 787.06(2), Florida Statutes, defines "coercion," "labor," and "services" as follows:

a. **Definition of "Coercion":** "Coercion" means: (1) using or threatening to use physical force against any person; (2) restraining, isolating, or confining or threatening to restrain, isolate, or confine any person without lawful authority and against his or her will; (3) using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined; (4) destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any actual or purported government identification document, of any person; (5) causing or threatening to cause financial harm to any person; (6) enticing or luring any person by fraud or deceit; or (7) providing a controlled substance

as outlined in Schedule I or Schedule II of Section 893.03, Florida Statutes, to any person for the purpose of exploitation of that person.

b. **Definition of "Labor":** "Labor" means that work of economic or financial value.

c. **Definition of "Services":** "Services" means any act committed at the behest of, under the supervision of, or for the benefit of another. The term includes, but is not limited to, forced marriage, servitude, or the removal of organs. Service Provider understands and affirms that Section 787.06(13), Florida Statutes, prohibits the City from executing, renewing, or extending a contract with an entity that uses coercion for labor or services.

viii. **Entities of Foreign Countries of Concern.** Service Provider certifies, affirms, and herein represents that, if the Services involve access to an individual's personal identifying information, the Contractor is not: (a) owned by the government of a foreign country of concern; (b) the government of a foreign country of concern does not have a controlling interest in the Contractor's business; and (c) the Contractor is not organized under the laws of or have its principal place of business in a foreign country of concern. The terms "foreign country of concern" and "controlling interest" shall mean as defined by Section 287.138, Florida Statutes, as may be amended from time to time

Q) INSURANCE - During the term of this Agreement, CONTRACTOR shall be responsible for providing the types of insurance and limits of liability as set forth under this Paragraph. Additionally, all independent contractors or agents employed by CONTRACTOR to perform any Work hereunder shall fully comply with the insurance provisions contained in these Contract Documents.

a. The CONTRACTOR shall maintain comprehensive general liability insurance in the minimum amount of $2,000,000 as the combined single limit for each occurrence to protect the CONTRACTOR from claims of property damages which may arise from any Work performed under this Agreement whether such Work are performed by the CONTRACTOR or by anyone directly employed by or contracting with the CONTRACTOR.

b. The CONTRACTOR shall maintain comprehensive automobile liability insurance in the minimum amount of $1,000,000 combined single limit bodily injury and minimum $1,000,000 property damage as the combined single limit for each occurrence to protect the CONTRACTOR from claims for damages for bodily injury, including wrongful death, as well as from claims from property damage, which may arise from the ownership, use, or maintenance of owned and non-owned automobiles, including rented automobiles whether such operations be by the CONTRACTOR or by anyone directly or indirectly employed by the CONTRACTOR.

c. The CONTRACTOR shall maintain, during the life of this Agreement, adequate Workers' Compensation Insurance in at least such amounts as are required by law and Employer's Liability Insurance in the minimum amount of $2,000,000 for all of its employees performing Work for the OWNER pursuant to this Agreement.

d. The CONTRACTOR shall maintain comprehensive builder risk insurance, which shall cover CONTRACTOR'S labor, and any materials and equipment to be used for completion of the Work performed under this Agreement, against all risks of direct physical loss, excluding earthquake and flood, for a minimum amount of the Total Contract Price. CONTRACTOR shall maintain the builder risk insurance required by this subsection until final completion.

Current, valid insurance policies meeting the requirements herein identified shall be maintained during the term of this Agreement. A copy of a current Certificate of Insurance shall be provided to the OWNER by CONTRACTOR upon the Effective Date of this Agreement which satisfied the insurance requirements of this Paragraph 25. Renewal certificates shall be sent to the OWNER 30 days prior to any expiration date. There shall also be a 30-day advance written notification to the OWNER in the event of cancellation or modification of any stipulated insurance coverage. **The OWNER and its engineer shall be an additional named insured on all stipulated insurance policies as its interest may appear, from time to time, excluding worker's compensation and professional liability policies**.

Insurance covering the specified additional insureds shall be primary insurance, and all other insurance carried by the additional insured shall be excess insurance; and with respect to workers' compensation and employer's liability, comprehensive automobile liability, commercial general liability, and umbrella liability insurance, CONTRACTOR shall require CONTRACTOR's insurance carriers to waive all rights of subrogation against OWNER and its engineer, the engineer's consultants, and their respective officers, directors, partners, employees and agents.

Each policy shall contain a cross liability or severability of interest clause or endorsement.

IN WITNESS WHEREOF, authorized representatives of the CITY and the CONTRACTOR have executed this Piggyback Rider to the Original Government Contract on the day and year below noted:

CITY:

_____
Stockton Whitten, City Manager
Or Michael Blake, Mayor

Date: _____

ATTEST:

_____
City Clerk

Tech Systems Inc.

Jennifer Hillhouse Vice President
[Name and Title of authorized signer]

Date: 6/3/2026

EXHIBIT 1

Original Government Contract

BREVARD COUNTY

PUBLIC WORKS DEPARTMENT

CONTINUING ROOFING CONTRACTING CONTRACT

Brevard County Public Works Department
2725 Judge Fran Jamieson Way, Room A-201
Viera, Florida 32940

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CONTINUING ROOFING CONTRACTING SERVICES CONTRACT

THIS CONTRACT is entered into the date of last signature below, by and between **Brevard County, Florida**, a political subdivision of the State of Florida (hereinafter the "COUNTY"), and **Tech Systems, Inc.**, a business having its principal address at 2001 Hughes Road, Melbourne, FL 32935 (hereinafter the "CONTRACTOR").

WHEREAS, the COUNTY has a need for the services of a contractor to provide continuing roofing contracting services under a continuing contract; and

WHEREAS, the COUNTY issued a Request for Qualifications RFQ-6-22-13 for such services and has selected the CONTRACTOR to provide said services under a continuing contract and has selected the CONTRACTOR to perform services on a continuing consultant basis in accordance with Florida law and Brevard County policies; and

WHEREAS, this is an agreement for roof contracting services for projects that may be funded or submitted for reimbursement by/through the Federal Emergency Management Agency, as outlined herein, and, as a result, the Parties agree and acknowledge that applicable Federal regulations must be followed.

NOW, THEREFORE, in consideration of the mutual agreement hereinafter contained and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the COUNTY hereby retains the CONTRACTOR and the CONTRACTOR hereby covenants to provide continuing roofing contracting services as prescribed herein.

SECTION I - GENERAL IDENTIFICATION OF SERVICES

All continuing contracting services provided by the CONTRACTOR for the COUNTY shall be identified in Proposal format. Proposals shall include a detailed description of the roofing services to be performed including, but not limited to, square footage, proposed schedule for compensation based on negotiated hourly rates, the proposed number of man hours for each category of labor, the number of workers in each category of labor to be dedicated to the particular work/project from **Attachment B** Pricing Sheet to be assigned to the Work, a projected schedule for completion of the Work, and any other terms or conditions specific to the Work to be performed by the CONTRACTOR, including terms that may be specific to projects that may be funded or submitted for reimbursement by/through the Federal Emergency Management Agency. A Proposal submitted to the COUNTY shall not give rise to any contractual rights until approved by the COUNTY in the form of a written Notice to Proceed signed by an authorized representative of the Brevard County Board of County Commissioners, and where approved by Board action, if applicable. The written Notice to Proceed and specific Proposal, as approved by the COUNTY, shall together constitute an agreement that shall be governed by the terms and conditions of this Contract, unless stated otherwise.

Contract Documents shall include (as applicable): bid advertisement; bid instructions; bid; bid bond; this Contract, including the Federal Emergency Management Agency (FEMA) Clauses and Certifications; bonds; general conditions; special conditions; technical specifications; addenda; drawings; permits; certificate(s) of insurance; and change orders. The FEMA Clauses and Certifications included herein, or attached hereto, control over any conflicting clauses contained within the separate agreements, covering the work for each Project, between the COUNTY and the CONSULTANT, when the Work involved will be submitted by/through FEMA for reimbursement to the COUNTY. The FEMA Clauses and Certifications are attached hereto, and incorporated by this reference, as **Attachment A.** In all other cases, if any conflicts exist between the Contract Documents, the following order of precedence shall apply (as applicable): (1) change orders; (2) addenda (with those of later date having precedence over those of earlier date); (3) this Contract; (4) drawings; (5) technical specifications; (6) special conditions; (7) permits; (8) the COUNTY'S RFQ-6-22-13; (9) bid instructions and advertisement; (10) CONTRACTOR'S Response; (11) construction bond; (12) other bonds; and (13) certificate(s) of insurance.

Preventative Maintenance will be performed at each facility, based on pricing in **Attachment B** Pricing Sheet, upon notification from the COUNTY.

The CONTRACTOR shall not be authorized to begin any work unless all required Certificates of Insurances and applicable endorsement pages (including any replacement coverage for expired or cancelled policies) have been received and approved by the COUNTY.

SECTION II – COUNTY/CONTRACTOR OBLIGATIONS - RECORDS

The COUNTY shall furnish to the CONTRACTOR, upon request, any plans/drawings/data available in the COUNTY'S files pertaining to the work to be performed under this Contract. However, pursuant to Section 119.071, Florida Statutes, certain building plans, blueprints, schematic drawings and diagrams, including draft, preliminary and final formats, which depict the internal layout and structural elements of a building, arena, stadium, water treatment facility, or other structure owned or operated by the COUNTY are exempt from disclosure. These documents, while exempt and/or confidential from release under the State's public records law, are provided to the CONTRACTOR as a receiving entity in order to perform its duties and responsibilities under this Contract. The CONTRACTOR understands it is required to treat the above records as exempt and/or confidential from public records and in no case shall release such record without written authorization from the COUNTY following any request for such information.

SECTION III - CONTINUING ROOFING CONTRACTING SERVICES

Upon receipt of a Notice to Proceed, CONTRACTOR agrees to perform all services associated with the requested Work in accordance with the terms of this Contract, the negotiated terms of the applicable approved Proposal, and in accordance with accepted professional standards and practices.

In connection with continuing roofing contracting services to be rendered pursuant to this Contract, the CONTRACTOR further agrees to:

A. Maintain an adequate staff of qualified personnel.
B. Comply with all federal, state and local laws, rules, and regulations applicable to the work.
C. Cooperate fully with the COUNTY in the scheduling and coordination of all phases of the work.
D. Cooperate and coordinate with other COUNTY contractors, as directed by the COUNTY.
E. Report the status of the work to the COUNTY upon request and hold pertinent data, calculations, field notes, records, sketches and other projects open to the inspection of the COUNTY or its authorized agent at any time.
F. Submit to COUNTY field observations, reports, and other data representative of the work's progress. Submit for COUNTY approval the final work product upon incorporation of any modifications requested by the COUNTY during any previous review.
G. Certify to the COUNTY that all materials supplied to the Brevard County Board of County Commissioners is 100% asbestos-free.

SECTION IV - TIME OF COMPLETION

The services to be rendered by the CONTRACTOR for each section of the Work shall commence upon receipt of a written Notice to Proceed from the COUNTY subsequent to the execution of this Contract, and shall be completed within the time stated in the approved Proposal. Preventative Maintenance Services shall be completed upon request from the COUNTY. Preventative Maintenance Report and invoice for services shall be submitted within ten (10) days of completion of the Work to facilities.accounts@brevardfl.gov.

SECTION V - COMPENSATION

The COUNTY agrees to pay and the CONTRACTOR agrees to accept, for services rendered pursuant to this Contract, fees and other compensation computed in accordance with the methods outlined in **Attachment B** – "Pricing Sheet", and as specified in an approved Proposal:

A. Hourly Rate - the CONTRACTOR shall be compensated per the attached Pricing Sheet (**Attachment B**) the negotiated hourly rate for each hour of time engaged directly in the work. The CONTRACTOR will provide a detailed

breakdown for hours spent on each individual project.

B. Reimbursable Expenses - The CONTRACTOR shall be compensated for certain work-related expenditures not covered by fees for contracting services, provided such expenditures are previously authorized, in writing, by the COUNTY in an approved Proposal. Miscellaneous expenses such as fax, telephone, copies and tolls will not be included as reimbursable expenses. Upon receipt of satisfactory back up materials, the CONTRACTOR will be compensated for such pre- approved reimbursable expenses on a direct cost basis.

C. At least thirty (30) days prior to each anniversary date of this Contract either party may request an adjustment to the rates provided for herein to apply in the forthcoming year. Failure of the parties to agree on a new rate schedule shall constitute a basis for issuing a Notice of Termination by the COUNTY. Any proposed change in rates by the CONTRACTOR shall be subject to the prior written approval of the COUNTY.

D. In the event CONTRACTOR experiences any delay resulting from circumstances beyond its control, or a change in the scope of work which will result in an increase or decrease in a Proposal's price or time, CONTRACTOR shall provide immediate notice to the COUNTY for consideration of modification to compensation or time. Additional compensation shall be limited to direct costs resulting from the delay or change in work as provided in this Section.

SECTION VI - PAYMENT AND PARTIAL PAYMENTS

Subject to the COUNTY'S right to withhold any amounts reasonably necessary to complete or correct defective or substandard work, the COUNTY shall make monthly payments or partial payments to the CONTRACTOR for all authorized work in accordance with the Local Government Prompt Payment Act, Section 218.70, Florida Statutes, et seq.

A. The CONTRACTOR shall submit one (1) original, signed Applications for Payment to the COUNTY. Invoices for Preventative Maintenance Services shall also be submitted.

B. The amount of each Payment Application submitted shall be the amount due for all services performed to date in connection with authorized Work, as certified by the CONTRACTOR. Each Payment Application shall include any authorized reimbursable expenses and must reference the particular Proposal/Project which authorized the services performed. The Payment Application shall be accompanied by copies of invoices for reimbursable

expenses, including materials stored on site.

C. Payment Applications shall include a breakdown for each part of the Work billed for each item and personnel as identified on the Pricing Sheet (**Attachment B**).

D. The CONTRACTOR shall be responsible for submitting original Releases of Liens to the COUNTY for all Notices to Owner on file with the COUNTY. Original, notarized Releases must be received by the COUNTY before payments will be processed.

SECTION VII - SCHEDULE OF WORK

The COUNTY shall have the right to determine which units or sections of the work the CONTRACTOR shall proceed with first and in what order the work shall occur.

SECTION VIII - RIGHT OF DECISIONS

All services shall be performed by the CONTRACTOR to reasonable professional standards and practices and to the requirements of the COUNTY. The Facilities Manager, or designee, shall decide and dispose of all claims, questions and disputes arising under this Contract. In the event the CONTRACTOR does not concur with the decision of the Facilities Manager, or designee, the CONTRACTOR shall present any such objections in writing to the Central Services Department Director within ten (10) calendar days and request the issues be referred to a review board of three (3) members selected by the County Manager from Department Directors and Assistant County Managers for review and disposition at a hearing to be held within ten (10) calendar days after receipt of the request for review. This Section does not constitute a waiver of either party's right to proceed in a court of competent jurisdiction, provided that prior to filing any suit the CONTRACTOR goes through the review process established in this Contract and provided further that the CONTRACTOR strictly abides by the ten (10) day time deadline set forth in this Section.

SECTION IX - OWNERSHIP OF DOCUMENTS

Possession of all reports, tracing, plans, specifications, maps, contract documents and/or other work products developed by the CONTRACTOR pursuant to this Contract shall remain with the CONTRACTOR. The COUNTY retains the right of use of such documents at its own risk. When each individual section of work requested pursuant to this Contract is complete, all of the above work products shall be delivered to the COUNTY for its use. Notwithstanding the above paragraph, the CONTRACTOR understands its obligations and responsibilities under Section II of

this Contract.

SECTION X - NOTICES

Any notices from the CONTRACTOR to the COUNTY shall be considered delivered when posted by regular mail, email, or delivered in person to Brevard County Public Works Department/Facilities at the following address:

Brevard County
Public Works Department
2725 Judge Fran Jamieson Way, Building A, Room 201
Viera, Florida 32940

Any notices from the COUNTY to the CONTRACTOR shall be considered delivered when posted by regular mail to the CONTRACTOR at the last address left on file with the COUNTY or delivered by email or in person to said CONTRACTOR.

SECTION XI - AUDIT RIGHTS

The COUNTY or any of its duly authorized representatives reserves the right to audit the records of the CONTRACTOR related to this Contract at any time during the prosecution of the work included herein and for a period of five (5) years after final payment is made.

Both parties understand that the COUNTY is subject to the Florida Public Records Law, Chapter 119, Florida Statutes. “Public Records” are defined as “all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received pursuant to law or ordinance or in connection with the transaction of official business by any agency.” Section 119.011(12), Florida Statutes, as may be amended.

Pursuant to Chapter 119, Florida Statutes, generally, and Section 119.0701, Florida Statutes, specifically, if records created by the COUNTY or the CONTRACTOR related to the performance of the services under this Contract do not fall under a specific exemption under Florida or federal law, the records - whether created or maintained by the CONTRACTOR or the COUNTY- must be provided to anyone making a public records request. It will be the CONTRACTOR’S duty to identify any information in records created by the CONTRACTOR which it deems is exempt under Florida or federal law and identify the specific statutory cite which allows the information be held exempt and/or confidential.

A request to inspect or copy public records relating to this Contract must be made directly to the COUNTY. If the COUNTY does not possess the requested records, the COUNTY shall immediately notify the CONTRACTOR of the request,

and the CONTRACTOR must provide the COUNTY with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the costs provided for by law and COUNTY Board Policies and Administrative Orders.

Should any person or entity make a public records request of the COUNTY which requires or would require the COUNTY to allow inspection or provide copies of records which the CONTRACTOR maintains are exempt under the Public Records Law or otherwise confidential, it shall be the CONTRACTOR'S obligation to provide the County within a reasonable time of notification by the COUNTY to the CONTRACTOR of the records request, of the specific exemption or confidentiality provision to allow the COUNTY to comply with the requirements Sections 119.07(1)(e) and (f), Florida Statutes. Should the COUNTY face any kind of legal action to require or enforce inspection or production of any records provided by the CONTRACTOR to the COUNTY which the CONTRACTOR maintains are exempt or confidential from such inspection/production as a public record, the CONTRACTOR shall hire and compensate attorney(s) who shall represent the interests of the COUNTY as well as the CONTRACTOR in defending such action. The CONTRACTOR shall also pay any costs to defend such action and shall pay any costs and attorney's fees which may be awarded pursuant to Section 119.12, Florida Statutes.

Should the CONTRACTOR fail to provide the public records to the COUNTY within a reasonable time, the CONTRACTOR is subject to penalties under Section 119.10, Florida Statutes.

The CONTRACTOR shall ensure that all public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Contract term and following completion of the Contract if the CONTRACTOR does not transfer the records to the COUNTY.

Upon completion of the Contract, the CONTRACTOR shall transfer, at no cost, to the COUNTY all public records in possession of the CONTRACTOR or keep and maintain public records required by the COUNTY to perform the service. If the CONTRACTOR transfers all public records to the COUNTY upon completion of the Contract, the CONTRACTOR shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the CONTRACTOR keeps and maintains public records upon completion of the Contract, the CONTRACTOR shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the COUNTY, upon

request from the COUNTY's custodian of public records, in a format that is compatible with the information technology systems of the COUNTY.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT: (321) 617-7202; robert.hendricks@BREVARDFL.GOV; 2725 JUDGE FRAN JAMIESON WAY, SUITE A207, VIERA, FLORIDA 32940

SECTION XII - SUBCONTRACTING

The CONTRACTOR shall not subcontract, assign, or transfer any work under this Contract without the prior written approval of the COUNTY. When applicable, the CONTRACTOR shall include/disclose the names of any subcontracted firms responsible for major portions (or separate specialty) of the work to be included in any applicable proposal for Work identifying the Work or service to be provided by the subcontracted firm.

SECTION XIII - CONTINGENT FEES

The CONTRACTOR represents that no person or company was employed or retained to solicit or secure this Contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, excepting bona fide employee, any fee commission, contribution, donation, gift or any other consideration, contingent upon, or resulting from award of this Contract. For any breach violation of this provision, the COUNTY shall have the right to terminate this Contract, without liability, and, at its discretion, to deduct from the contract price or otherwise recover, the full amount of such fee, commission, percentage, gift or consideration and any damages and shall be responsible for reporting the details of such breach or violation to the proper legal authorities where and when appropriate.

SECTION XIV - TERMINATION/MODIFICATION OF CONTRACT

A. The COUNTY or the CONTRACTOR may terminate, with or without cause, this Contract upon thirty (30) days written notice, provided that any outstanding approved Project, upon which a Notice to Proceed has been issued, is completed by the CONTRACTOR.

B. In the event of termination by either party, the COUNTY'S sole obligation to the CONTRACTOR shall be payment for those portions of satisfactorily, completely performed work previously authorized by approved Proposal. Such payment shall be determined on the basis of hours of work performed by the

CONTRACTOR and agreed upon by the COUNTY up to the time of termination. In the event of such termination, the COUNTY may, without penalty or other obligation to the CONTRACTOR, elect to employ other persons to perform the same or similar services.

C. The terms of this Contract may be modified upon the mutual agreement of the CONTRACTOR and the COUNTY as confirmed in writing.

D. In the event that the CONTRACTOR changes its name, merges with another company, becomes a subsidiary or makes other substantial change in structure or in principals, the COUNTY reserves the right to terminate this Contract subject to the terms prescribed above.

SECTION XV - DURATION OF CONTRACT

This Contract shall remain in full force and effect for a period of one (1) year after the date of last execution below; however, the CONTRACTOR shall complete any work for which a Notice to Proceed has been issued within this one-year period in accordance with the terms of the Notice to Proceed, and shall be compensated pursuant to **Attachment B**. The performance of specially and properly authorized projects may extend beyond the Contract's effective term and shall be compensated in accordance with Section V hereof. In addition, subject to the COUNTY'S sole discretion, this Contract may be renewed in one (1) year increments for up to four (4) additional years beyond the initial one (1) year period of the Contract only if no change in price is proposed by the CONTRACTOR. Modifications and/or changes to this Contract, including **Attachment B** Pricing Sheet, will require approval by the COUNTY.

SECTION XVI - DEFAULT

In the event the CONTRACTOR fails to comply with the provisions of this Contract, the COUNTY may declare the CONTRACTOR in default by written notification. In the event partial payment has been made for services not completed, the CONTRACTOR shall return any sums due to the COUNTY as a result of CONTRACTOR'S default within ten (10) days after notice and demand that said sums are due. The CONTRACTOR shall not be compensated for any deficient services which have been performed at the time the COUNTY declares a default. The COUNTY shall pay for only that portion, if any, of the satisfactorily performed work which is used or useful by any other consultant retained by the COUNTY to finish the work to the extent that the COUNTY does not incur additional costs over those set forth in the CONTRACTOR'S canceled Proposal.

Any default by the COUNTY for cause, which is later determined to be invalid, shall be considered a termination by the COUNTY as provided in Section XIV.

SECTION XVII - INDEMNIFICATION AND INSURANCE

The CONTRACTOR shall provide insurance policies with insurers acceptable to the COUNTY as follows:

- General Liability Insurance policy with a $1,000,000 combined single limit for each occurrence to include the following coverage: Operations, Products and Completed Operations, Personal Injury, Contractual Liability covering this contract, "X-C-U" hazards, and Errors & Omissions.

- Auto Liability Insurance which includes coverage for all owned, non-owned and rented vehicles with a $1,000,000 combined single limit for each occurrence.

- Workers' Compensation and Employers Liability Insurance Workers Compensation insurance providing statutory benefits as required in the State of Florida. The Contractor shall require any subcontractor to provide evidence of this coverage. The Contractor shall be responsible for compliance with these requirements by each subcontractor or supplier when applicable.

- Builders Risk Insurance Policy or Installation Floater with loss limits equal to the value of the construction project for projects in which the cost is $100,000 or more.

Contractor hereby agrees to waive rights of subrogation which any insurer of the Contractor may acquire from Contractor by virtue of the payment of any loss. Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation. The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the County for all work performed by the Contractor, its employees, agents and subcontractors.

The CONTRACTOR shall provide the COUNTY with Certificates of Insurance and endorsement pages on all policies of insurance within ten (10) days of execution of this Contract, and any renewals thereof within ten (10) days of renewal. The Certificates of Insurance will provide that the COUNTY is endorsed as an additional insured. With respect to Workers Compensation coverage, as an alternative to naming the County as an additional insured, the insurer can provide a waiver of all rights of subrogation against the County for losses paid for workers compensation. The COUNTY shall be entitled to thirty (30) days written notice from the insurer of any changes or cancellations of said policies which shall be provided for on the Certificate of Insurance. These insurance requirements shall not relieve or limit the liability of the

CONTRACTOR. The COUNTY does not in any way represent that these types or amounts of insurance are sufficient or adequate to protect the CONTRACTOR'S interests or liabilities, but are merely minimums.

The CONTRACTOR agrees to indemnify, defend and hold the COUNTY harmless against any and all claims, causes of action or liability for bodily injury, sickness, disease, death or personal injury or damage to property or loss of use resulting therefrom to the extent caused by any negligent, recklessness, or intentionally wrongful acts, errors or omissions of the CONTRACTOR, or any of its employees, subcontractors, or agents. The CONTRACTOR agrees to indemnify and pay on behalf of the COUNTY the cost of the COUNTY'S reasonable legal defense of all claims described herein. Such payment on behalf of the COUNTY shall be in addition to any and all other legal remedies available to the COUNTY and shall not be considered to be the COUNTY'S exclusive remedy. It is agreed by the parties hereto that specific consideration has been paid under this Contract for this hold harmless provision.

Nothing contained herein is intended to nor shall it constitute a waiver of sovereign immunity of the COUNTY or the protections of or limits on the amounts established pursuant to Section 768.28, Florida Statutes.

SECTION XVIII - QUALITY CONTROL

The CONTRACTOR shall provide a high level of quality control and accuracy. The COUNTY may request additional data collection or re-analysis of data at no expense to the COUNTY. If the original data collected and/or the data analysis is found to be accurate and reasonable, the CONTRACTOR shall be compensated for the additional work in accordance with Section V of this Contract.

The CONTRACTOR acknowledges that the COUNTY will periodically evaluate the CONTRACTOR'S performance and that the evaluation will be used by the COUNTY in determining the CONTRACTOR'S qualifications for future work under this Contract with the COUNTY and for future contracts with the COUNTY.

SECTION XIX - NON-EXCLUSIVE CONTRACT

The parties acknowledge that this Contract is not an exclusive Contract, and the COUNTY may employ other contractors, engineers, professional or technical personnel to furnish services for the COUNTY, as the COUNTY, in its sole discretion, finds is in the public interest.

The COUNTY reserves the right to assign such work to the CONTRACTOR as it may approve in the sole discretion of the COUNTY.

SECTION XX - TRUTH IN NEGOTIATIONS

The CONTRACTOR agrees to execute a truth-in-negotiations certificate (**Attachment C**) and agrees the original contract price and any additions may be adjusted to exclude any significant sums by which the contract price was increased due to inaccurate, incomplete or non-current wage rates and other factual unit costs.

SECTION XXI - INTEREST OF OFFICERS AND OTHERS

No officers, members or employees of the COUNTY, and no members of its governing body, and no other public official of the governing body of the locality or localities in which services for the facilities are situated or carried out, who exercised any functions or responsibilities in the review or approval of the undertaking or carrying out of this project, shall participate in any decision relating to this Contract which affects their personal interest, or have any personal or pecuniary interest, direct or indirect, in this Contract or the proceeds thereof.

SECTION XXII - INTEREST OF CONTRACTOR

The CONTRACTOR covenants that it presently has no conflict of interest and shall not acquire any interest, direct or indirect, which shall conflict in any manner or degree with the performance of services required to be performed under this Contract. The CONTRACTOR further covenants that in the performance of this Contract no person having any such interest shall be employed.

SECTION XXIII - ASSIGNMENT AND GOVERNING LAW

Neither the COUNTY nor the CONTRACTOR shall assign its interest in this Contract without the written consent of the other except as to the assignment of proceeds. This Contract shall be governed by the Laws of the State of Florida.

SECTION XXIV – VENUE

Venue for any legal action brought by any party to this Contract to interpret, construe or enforce this Agreement shall be in a court of competent jurisdiction in and for Brevard County, Florida. **ANY TRIAL SHALL BE NON-JURY.**

SECTION XXV - SEVERABILITY

If any provision of this Contract is held by a Court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions shall nevertheless continue in full force without being impaired.

SECTION XXVI – ATTORNEY'S FEES

In the event either party must undertake legal action to enforce any provision

of this contract, each party shall bear their own attorney's fees and costs, and any trial shall be non- jury.

SECTION XXVII - ENTIRETY OF CONTRACT

This writing, together with the original Request for Qualifications, Addenda, approved Proposals and signed Notice to Proceeds that may follow, embody the entire Contract and understanding between the parties hereto, and there are no other agreements and understandings, oral or written, with reference to the subject matter hereof that are not merged herein.

No alteration, change or modification of the terms of this Contract shall be valid unless made in writing, signed by both parties hereto as an addendum to this Contract.

SECTION XXVIII – UNAUTHORIZED ALIEN WORKERS; EMPLOYMENT VERIFICATION

The COUNTY will not intentionally award publicly funded contracts to any CONTRACTOR who knowingly employs unauthorized alien workers, constituting a violation of the employment provisions contained in 8 U.S.C. Section 1324a(e)(Section 274(e) of the Immigration and Nationality Act (INA)). The COUNTY shall consider the employment by the CONTRACTOR of unauthorized aliens a violation of Section 274(e) of the INA. Such violation by the recipient of the employment provisions contained in Section 274(e) of the INA shall be grounds for unilateral cancellation of this Contract by the COUNTY.

The CONTRACTOR shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the CONTRACTOR during the term of the Contract; and shall expressly require any subcontractors performing work or providing services pursuant to this contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the Contract term.

The COUNTY shall terminate this Contract if it has good faith belief that the CONTRACTOR has knowingly violated Section 448.09(1), Florida Statutes. The COUNTY shall have available to it any remedies outlined in Section 448.095, Florida Statutes, and otherwise authorized by law or in equity, including immediate termination of this Contract. The CONTRACTOR may not be barred or penalized under this section if, as a result of receiving inaccurate verification information from the E-Verify System, a person who is not eligible for employment is hired or employed. Nothing in this section may be construed to allow intentional discrimination of any class protected by law.

SECTION XXIX – SCRUTINIZED COMPANIES

For contracts of any amount, if the COUNTY determines the CONTRACTOR submitted a false certification, Vendor Affidavit Regarding Scrutinized Company List, under Section 287.135(5), Florida Statutes, or if the CONTRACTOR has been placed on the Scrutinized Companies that Boycott Israel List, or is engaged in a boycott of Israel, the COUNTY shall either terminate the Contract after it has given the CONTRACTOR notice and an opportunity to demonstrate the Owner's determination of false certification was in error pursuant to Section 287.135(5)(a), Florida Statutes, or maintain the Contract if the conditions of Section 287.135(4), Florida Statutes, are met. For Contracts $1,000,000 and greater, if the COUNTY determines the CONTRACTOR submitted a false certification under Section 287.135(5), Florida Statutes, or if the CONTRACTOR has been placed on the Scrutinized Companies with Activities in the Sudan List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, the COUNTY shall either terminate the Contract after it has given the CONTRACTOR notice and an opportunity to demonstrate the Owner's determination of false certification was in error pursuant to Section 287.135(5)(a), Florida Statutes, or maintain the Contract if the conditions of Section 287.135(4), Florida Statutes, are met.

SECTION XXX – INDEPENDENT CONTRACTOR

The COUNTY contracts for the services of the CONTRACTOR as an independent contractor, and not as an employee. Nothing in this contract shall be construed to create a partnership, joint venture, or agency relationship between the Parties. Neither Party shall have the authority to enter into any contract of any kind on behalf of the other, or to bind or obligate the other to any third party. As an independent contractor, CONTRACTOR is not entitled to any of the rights, privileges, or benefits of COUNTY employees.

SECTION XXXI – DISPUTE RESOLUTION

A. If COUNTY object to all or any portion of an invoice, the COUNTY shall so notify the CONTRACTOR and indicate in writing what corrective action is required of CONTRACTOR. If a dispute over an invoice occurs, the Parties will work to resolve the dispute in accordance with Brevard County Administrative Order AO-33 and Section 218.76, Florida Statutes.

B. To the extent the COUNTY requests CONTRACTOR to perform services that the CONTRACTOR believes are not described in a notice to proceed or Task Order, or with respect to which there is a disagreement between the Parties as to whether or not the services are already required, then the

CONTRACTOR will follow COUNTY'S written directive provided it is without prejudice to CONTRACTOR'S right to seek additional compensation from COUNTY. CONTRACTOR shall only provide such service upon receipt of a written COUNTY directive/Notice to Proceed to explicitly perform such service. The COUNTY'S delivery of such written directive/notice to proceed to explicitly perform such service. The COUNTY'S delivery of such written directive/notice to proceed following CONTRACTOR'S notification shall be without prejudice to COUNTY'S right to maintain that such services do not constitute the basis for additional compensation under the applicable Task Order.

C. Waiver. The waiver by either Party of the other Party's obligations or duties under this Contract shall not constitute a waiver of any other obligation or duty of the other Party under this Contract, nor shall a waiver of any such obligation or duty constitute a continuing waiver of that obligation or duty.

SECTION XXXII – INTERPRETATION

Both Parties have had the opportunity to consult with legal counsel. Consequently, this Contract shall not be more strictly or more harshly construed against either Party as the drafter.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK
SIGNATURES TO FOLLOW

IN WITNESS WHEREOF, the parties, through their authorized representatives, have hereunto set their hands and seals on the day and year last written below. This Contract may be executed in counterparts, each of which shall be deemed an original and together shall constitute an original Contract.

WITNESS:

BREVARD COUNTY, FLORIDA

By: _____
Frank Abbate, County Manager
Date: 5/12/23
As approved by the Board on 08/30/2022

Reviewed for legal form and content
for Brevard County:

_____
Deputy County Attorney

TECH SYSTEMS, INC.

By: _____
Jennifer Hillhouse, Vice President

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ___ day of _____, 2023 by Jennifer Hillhouse, Vice President of Tech Systems, Inc., a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

[Notary Seal]

_____
Notary Public Signature

_____
Name typed, printed or stamped

My Commission Expires: _____

IN WITNESS WHEREOF, the parties, through their authorized representatives, have hereunto set their hands and seals on the day and year last written below. This Contract may be executed in counterparts, each of which shall be deemed an original and together shall constitute an original Contract.

WITNESS:

BREVARD COUNTY, FLORIDA

_____

By: _____
Frank Abbate, County Manager

Date: _____

As approved by the Board on 08/30/2022

Reviewed for legal form and content
for Brevard County:

_____
Deputy County Attorney

TECH SYSTEMS, INC.

By: Jennifer Hillhouse
Jennifer Hillhouse, Vice President

STATE OF Florida

COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of May, 2023 by Jennifer Hillhouse, Vice President of Tech Systems, Inc., a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

[Notary Seal]

Notary Public State of Florida
Amanda Lopez
My Commission
HH 241161
Exp. 3/15/2026

Amanda Lopez
Notary Public Signature

Amanda Lopez
Name typed, printed or stamped

My Commission Expires: 3/15/2026

18

ATTACHMENT A
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) CONTRACT REQUIREMENTS[1]

During the performance of this contract, the Consultant and/or Contractor (hereinafter Consultant/Contractor) agrees as follows:

1. **Contract Work Hours and Safety Standards Act.**
Any contract in an amount in excess of $100,000 is subject to the overtime provisions of the Contract Work Hours and Safety Standards Act. As used in this section, the terms *laborers* and *mechanics* include watchmen and guards.

   a. Overtime requirements. No Consultant/Contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

   b. Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the clause set forth in paragraph a. of this section the Consultant/Contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such Consultant/Contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph a. of this section, in the sum of $27 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph a of this section.

   c. Withholding for unpaid wages and liquidated damages. The County shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the Consultant/Contractor or subcontractor under any such contract or any other Federal contract with the same prime Consultant/Contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime Consultant/Contractor, such sums as may be determined to be necessary to satisfy any liabilities of such Consultant/Contractor or subcontractor for unpaid

[1] Updated 1/30/2023. Applicable to awards on or after November 12, 2020 per June 2021 Procurement Disaster Assistance Team (PDAT) Contract Provisions Guide.

wages and liquidated damages as provided in the clause set forth in paragraph b of this section.

d. Subcontracts. The Consultant/Contractor or subcontractor shall insert in any subcontracts the clauses set forth in paragraph a through d of this section and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime Consultant/Contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs a through d of this section.

2. <u>Equal Employment Opportunity provisions</u>:

During the performance of this contract, the Consultant/Contractor agrees as follows:

a. The Consultant/Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The Consultant/Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following:

   Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Consultant/Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

b. The Consultant/Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Consultant/Contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.

c. The Consultant/Contractor will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the Consultant/Contractor's legal duty to furnish information.

d. The Consultant/Contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the Consultant/Contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

e. The Consultant/Contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

f. The Consultant/Contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

g. In the event of the Consultant/Contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the Consultant/Contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

h. The Consultant/Contractor will include the portion of the sentence immediately preceding paragraph a and the provisions of paragraphs a through h in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The Consultant/Contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance:

Provided, however, that in the event a Consultant/Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency, the Consultant/Contractor may request the United States to enter into such litigation to protect the interests of the United States. The County further agrees that it will be bound by the above equal opportunity clause with respect to its own employment practices when it participates in federally assisted construction work: *Provided,* that if the County so participating is a State or local government, the above equal opportunity clause is not applicable to any agency, instrumentality or subdivision of such government

which does not participate in work on or under the contract.

The County agrees that it will assist and cooperate actively with the administering agency and the Secretary of Labor in obtaining the compliance of Consultant/Contractors and subcontractors with the equal opportunity clause and the rules, regulations, and relevant orders of the Secretary of Labor, that it will furnish the administering agency and the Secretary of Labor such information as they may require for the supervision of such compliance, and that it will otherwise assist the administering agency in the discharge of the agency's primary responsibility for securing compliance.

The County further agrees that it will refrain from entering into any contract or contract modification subject to Executive Order 11246 of September 24, 1965, with a Consultant/Contractor debarred from, or who has not demonstrated eligibility for, Government contracts and federally assisted construction contracts pursuant to the Executive Order and will carry out such sanctions and penalties for violation of the equal opportunity clause as may be imposed upon Consultant/Contractors and subcontractors by the administering agency or the Secretary of Labor pursuant to Part II, Subpart D of the Executive Order. In addition, the County agrees that if it fails or refuses to comply with these undertakings, the administering agency may take any or all of the following actions: Cancel, terminate, or suspend in whole or in part this grant (contract, loan, insurance, guarantee); refrain from extending any further assistance to the County under the program with respect to which the failure or refund occurred until satisfactory assurance of future compliance has been received from the County; and refer the case to the Department of Justice for appropriate legal proceedings.

3. Clean Air Act and the Federal Water Pollution Control Act

Contractor shall comply with the following on all contracts in excess of $150,000:

a. Clean Air Act

(1) The Consultant/Contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401 et seq.

(2) The Consultant/Contractor agrees to report each violation to the COUNTY and understands that the COUNTY will, in turn, report each violation as required to assure notification to the Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional office.

(3) The Consultant/Contractor agrees to include these requirements in each subcontract exceeding $150,000 financed in whole or in part with Federal assistance provided by FEMA.

b. Federal Water Pollution Control Act

(1) The Consultant/Contractor agrees to comply withal applicable standards, orders or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251 et seq.

(2) The Consultant/Contractor agrees to report each violation to the County and understands and agrees that the County will, in turn, report each violation to assure notification to the Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.

(3) The Consultant/Contractor agrees to include these requirements in each subcontract exceeding $150,000 financed in whole or in part with Federal assistance provided by FEMA.

(4) The Consultant/Contractor hereby agrees to adhere to the provisions which require compliance with all applicable standards, orders, or requirements issued under Section 508 of the Clean Water Act which prohibits the use under non-exempt Federal contracts, grants or loans of facilities included on the EPA List of Violating Facilities.

4. Suspension and Debarment:

a. This contract is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such, the Consultant/Contractor is required to verify that none of the Consultant/Contractor, its principals (defined at 2 C.F.R. § 180.995), or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R. § 180.940) ordisqualified (defined at 2 C.F.R. § 180.935).

b. The Consultant/Contractor must comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.

c. This certification is a material representation of fact relied upon by the County. If it is later determined that the Consultant/Contractor didnot comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, inaddition to remedies available to the County, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.

d. The bidder or proposer agrees to comply with the requirements of 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C while this offer is valid and throughout the period of any contract that may arise from this offer. The bidder or proposer further agrees to include a provision requiring such compliance in its lower tier covered transactions.

5. Byrd Anti-Lobbying Amendment, 31 U.S.C. . § 1352 (as amended):

Contractors who apply or bid for an award of $100,000 or more shall file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, officer or employee of Congress, or an employee of a Member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the recipient who in turn will forward the certification(s) to the awarding agency.

6. Certification for Contracts, Grants, Loans, and Cooperative Agreements

Contractor must submit this certification for each bid or offer exceeding $100,000.

The Consultant/Contractor certifies, to the best of his or her knowledge, that:

a. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

b. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

c. The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31 U.S.C. § 1352 (as amended by the Lobbying Disclosure Act of 1995). Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

The Consultant/Contractor certifies or affirms the truthfulness and accuracy of

each statement of its certification and disclosure, if any. In addition, the Consultant/Contractor understands and agrees that the provisions of 31 U.S.C. § 3801 et seq., apply to this certification and disclosure, if any.

	5/2/2023	Thomas Camp, President
Signature	Date	Name and Title

7. Procurement of Recovered Materials:

In the performance of this contract, the Consultant/Contractor shall make maximum use of products containing recovered materials that are EPA-designated items unless the product cannot be acquired:

a. Competitively within a timeframe providing for compliance with the contract performance schedule; meeting contract performance requirements; or at a reasonable price.

b. Information about this requirement, along with the list of EPA-designate items, is available at EPA's Comprehensive Procurement Guidelines website at https://www.epa.gov/smm/comprehensive-procurement-guideline-cpg-program.

c. The Consultant/Contractor also agrees to comply with all other applicable requirements of Section 6002 of the Solid Waste Disposal Act.

8. Additional FEMA Requirements:

a. Access to Records
   (1) In addition to being subject to Chapter 119, Florida Statutes, the Consultant/Contractor agrees to provide the County, the FEMA Administrator, the Comptroller General of the United States, or any of their authorized representative access to any books, documents, papers and records of the Consultant/Contractor which are directly pertinent to this contract for the purposes of making audits, examinations, excerpts and transcriptions.
   (2) The Consultant/Contractor agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.
   (3) The Consultant/Contractor agrees to provide the FEMA Administrator or his authorized representative access to construction or other work sites pertaining to the work being completed under the contract.
   (4) In compliance with Section 1225 of the Disaster Recovery Act of 2018, the County and the Consultant/Contractor acknowledges and agrees that no language in this contract is intended to prohibit audits or internal reviews by the FEMA Administrator or the Comptroller General of the United States.

b. DHS (Department of Homeland Security) Seal, Logo and Flags

The Consultant/Contractor shall not use DHS seal(s), logos, crests, or reproductions of flags or likenesses of DHS agency officials without specific FEMA pre-approval. The Consultant/Contractor shall include this provision in any subcontracts.

c. Compliance with Federal Law, Regulations and Executive Orders

The Consultant/Contractor acknowledges that FEMA financial assistance will be used to fund all or a portion of thecontract. The Consultant/Contractor will comply with all applicable federal law, regulations, executive orders, FEMA policies, procedures and directives.

d. No Obligation by Federal Government

The Federal Government is not a party to this contract and is not subject to any obligations or liabilities to the non-Federal entity, Consultant/Contractor, or any other party pertaining to any matter resulting from the contract.

e. Affirmative Socioeconomic Steps (when subcontractors are to be let by Consultant/Contractor)

If subcontractors are to be let, the Consultant/Contractor is required to take all necessary steps identified in 2 C.F.R. 200.321(b)(1)-(5) to ensure that small and minority businesses, women's business enterprises, and labor surplus area firms are used when possible.

f. License and Delivery of Works Subject to Copyright and Data Rights

The Consultant/Contractor grants to the County, a paid-up, royalty-free, nonexclusive, irrevocable, worldwide license in data first produced in the performance of this contract to reproduce, publish, or otherwise use, including prepare derivative works, distribute copies to the public, and perform publicly and display publicly such data. For data required by the contract but not first produced in the performance of this contract, the Consultant/Contractor will identify such data and grant to the County or acquires on its behalf a license of the same scope as for data first produced in the performance of this contract. Data, as used herein, shall include any work subject to copyright under 17 U.S.C. § 102, for example, any written reports or literary works, software and/or source code, music, choreography, pictures or images, graphics, sculptures, videos, motion pictures or other audiovisual works, sound and/or video recordings, and architectural works. Upon or before the completion of this contract, the Consultant/Contractor will deliver to the County data first produced in the performance of this contract and data required by the contract but not first produced in the performance of this contract in formats acceptable by the County.

9. Fraud and False or Fraudulent or Related Acts:
The Consultant/Contractor acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to the Consultant/Contractor's actions pertaining to this contract.

10. Davis-Bacon Act (when applicable)

Contractor shall comply with the following provisions for any contract in excess of $2,000 which is entered into for the actual construction, alteration and/or repair, including painting and decorating, of a public building or public work, or building or work financed in whole or in part from Federal funds or in accordance with guarantees of a Federal agency or financed from funds obtained by pledge of any contract of a Federal agency to make a loan, grant or annual contribution (except where a different meaning is expressly indicated), and which is subject to the labor standards provisions required by the applicable Federal grant program. These provisions are subject to any modifications thereof to meet the particular needs of the agency, provided, that such modifications are first approved by the Department of Labor:

a. Minimum wages.

(1) All laborers and mechanics employed or working upon the site of the work (or under the United States Housing Act of 1937 or under the Housing Act of 1949 in the construction or development of the project), will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR part 3)), the full amount of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the Consultant/Contractor and such laborers and mechanics. Contributions made or costs reasonably anticipated for bona fide fringe benefits under section 1(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of paragraph (a)(1)(iv) of this section; also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs which cover the particular weekly period, are deemed to be constructively made or incurred during such weekly period. Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits on the wage determination for the classification of work actually performed, without regard to skill, except as provided in § 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein: Provided, That the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage

determination (including any additional classification and wage rates conformed under paragraph a.(2) of this section) and the Davis-Bacon poster (WH-1321) shall be posted at all times by the Consultant/Contractor and its subcontractors at the site of the work in a prominent and accessible place where it can be easily seen by the workers.

(2)

(A) The contracting officer shall require that any class of laborers or mechanics, including helpers, which is not listed in the wage determination and which is to be employed under the contract shall be classified in conformance with the wage determination. The contracting officer shall approve an additional classification and wage rate and fringe benefits therefore only when the following criteria have been met:

(i) The work to be performed by the classification requested is not performed by a classification in the wage determination; and
(ii) The classification is utilized in the area by the construction industry; and
(iii) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

(B) If the Consultant/Contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and the contracting officer agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken shall be sent by the contracting officer to the Administrator of the Wage and Hour Division, U.S. Department of Labor, Washington, DC 20210. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise the contracting officer or will notify the contracting officer within the 30-day period that additional time is necessary.

(C) In the event the Consultant/Contractor, the laborers or mechanics to be employed in the classification or their representatives, and the contracting officer do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), the contracting officer shall refer the questions, including the views of all interested parties and the recommendation of the contracting officer, to the Administrator for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise the contracting officer or will notify the contracting

officer within the 30-day period that additional time is necessary.

(D) The wage rate (including fringe benefits where appropriate) determined pursuant to paragraphs a.(2)(B) or (C) of this section, shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in the classification.

(3) Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the Consultant/Contractor shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.

(4) If the Consultant/Contractor does not make payments to a trustee or other third person, the Consultant/Contractor may consider as part of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program, Provided, That the Secretary of Labor has found, upon the written request of the Consultant/Contractor, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the Consultant/Contractor to set aside in a separate account assets for the meeting of obligations under the plan or program.

b. Withholding. The (write in name of Federal Agency or the loan or grant recipient) shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld from the Consultant/Contractor under this contract or any other Federal contract with the same prime Consultant/Contractor, or any other federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime Consultant/Contractor, so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees, and helpers, employed by the Consultant/Contractor or any subcontractor the full amount of wages required by the contract. In the event of failure to pay any laborer or mechanic, including any apprentice, trainee, or helper, employed or working on the site of the work (or under the United States Housing Act of 1937 or under the Housing Act of 1949 in the construction or development of the project), all or part of the wages required by the contract, the (Agency) may, after written notice to the Consultant/Contractor, sponsor, applicant, or owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased.

c. Payrolls and basic records.

(1) Payrolls and basic records relating thereto shall be maintained by the Consultant/Contractor during the course of the work and preserved for a

period of three years thereafter for all laborers and mechanics working at the site of the work (or under the United States Housing Act of 1937, or under the Housing Act of 1949, in the construction or development of the project). Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in section 1(b)(2)(B) of the Davis-Bacon Act), daily and weekly number of hours worked, deductions made and actual wages paid. Whenever the Secretary of Labor has found under 29 CFR 5.5(a)(1)(iv) that the wages of any laborer or mechanic include the amount of any costs reasonably anticipated in providing benefits under a plan or program described in section 1(b)(2)(B) of the Davis-Bacon Act, the Consultant/Contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs.

(2)

(A) The Consultant/Contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to the (write in name of appropriate federal agency) if the agency is a party to the contract, but if the agency is not such a party, the Consultant/Contractor will submit the payrolls to the applicant, sponsor, or owner, as the case may be, for transmission to the (write in name of agency). The payrolls submitted shall set out accurately and completely all of the information required to be maintained under 29 CFR 5.5(a)(3)(i), except that full social security numbers and home addresses shall not be included on weekly transmittals. Instead the payrolls shall only need to include an individually identifying number for each employee (e.g., the last four digits of the employee's social security number). The required weekly payroll information may be submitted in any form desired. Optional Form WH-347 is available for this purpose from the Wage and Hour Division Web site at http://www.dol.gov/esa/whd/forms/wh347instr.htm or its successor site. The prime Consultant/Contractor is responsible for the submission of copies of payrolls by all subcontractors. Consultant/Contractor and subcontractors shall maintain the full social security number and current address of each covered worker, and shall provide them upon request to the (write in name of appropriate federal agency) if the agency is a party to the contract,

but if the agency is not such a party, the Consultant/Contractor will submit them to the applicant, sponsor, or owner, as the case may be, for transmission to the (write in name of agency), the Consultant/Contractor, or the Wage and Hour Division of the Department of Labor for purposes of an investigation or audit of compliance with prevailing wage requirements. It is not a violation of this section for a prime Consultant/Contractor to require a subcontractor to provide addresses and social security numbers to the prime Consultant/Contractor for its own records, without weekly submission to the sponsoring government agency (or the applicant, sponsor, or owner).

(B) Each payroll submitted shall be accompanied by a "Statement of Compliance," signed by the Consultant/Contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:

(i) That the payroll for the payroll period contains the information required to be provided under § 5.5 (a)(3)(ii) of Regulations, 29 CFR part 5, the appropriate information is being maintained under § 5.5 (a)(3)(i) of Regulations, 29 CFR part 5, and that such information is correct and complete;
(ii) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in Regulations, 29 CFR part 3;
(iii) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.

(C) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirement for submission of the "Statement of Compliance" required by paragraph c.(2)(B) of this section.

(D) The falsification of any of the above certifications may subject the Consultant/Contractor or subcontractor to civil or criminal prosecution under section 1001 of title 18 and section 231 of title 31 of the United States Code.

(3) The Consultant/Contractor or subcontractor shall make the records required under paragraph c.(1) of this section available for inspection,

copying, or transcription by authorized representatives of the (write the name of the agency) or the Department of Labor, and shall permit such representatives to interview employees during working hours on the job. If the Consultant/Contractor or subcontractor fails to submit the required records or to make them available, the Federal agency may, after written notice to the Consultant/Contractor, sponsor, applicant, or owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.

d. Apprentices and trainees -

(1) Apprentices. Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Office of Apprenticeship Training, Employer and Labor Services, or with a State Apprenticeship Agency recognized by the Office, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by the Office of Apprenticeship Training, Employer and Labor Services or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice. The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the Consultant/Contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated above, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where the Consultant/Contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the Consultant/Contractor's or subcontractor's registered program shall be observed. Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeymen hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator determines that a different practice prevails for the applicable apprentice

classification, fringes shall be paid in accordance with that determination. In the event the Office of Apprenticeship Training, Employer and Labor Services, or a State Apprenticeship Agency recognized by the Office, withdraws approval of an apprenticeship program, the Consultant/Contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(2) Trainees. Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to and individually registered in a program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, Employment and Training Administration. The ratio of trainees to journeymen on the job site shall not be greater than permitted under the plan approved by the Employment and Training Administration. Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed on the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate on the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by the Employment and Training Administration shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. In the event the Employment and Training Administration withdraws approval of a training program, the Consultant/Contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(3) Equal employment opportunity. The utilization of apprentices, trainees and journeymen under this part shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR part 30.

e. Compliance with Copeland Act requirements. The Consultant/Contractor shall comply with the requirements of 29 CFR part 3, which are incorporated by reference in this contract.

f. Subcontracts. The Consultant/Contractor or subcontractor shall insert in any subcontracts the clauses contained in 29 CFR 5.5(a)(1) through (10) and such other clauses as the (write in the name of the Federal agency) may by appropriate instructions require, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime Consultant/Contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all the contract clauses in 29 CFR 5.5.

g. Contract termination: debarment. A breach of the contract clauses in 29 CFR 5.5 may be grounds for termination of the contract, and for debarment as a contractor and a subcontractor as provided in 29 CFR 5.12.

h. Compliance with Davis-Bacon and Related Act requirements. All rulings and interpretations of the Davis-Bacon and Related Acts contained in 29 CFR parts 1, 3, and 5 are herein incorporated by reference in this contract.

i. Disputes concerning labor standards. Disputes arising out of the labor standards provisions of this contract shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the Consultant/Contractor (or any of its subcontractors) and the contracting agency, the U.S. Department of Labor, or the employees or their representatives.

j. Certification of eligibility.

(1) By entering into this contract, the Consultant/Contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the Consultant/Contractor's firm is a person or firm ineligible to be awarded Government contracts by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

(2) No part of this contract shall be subcontracted to any person or firm ineligible for award of a Government contract by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

(3) The penalty for making false statements is prescribed in the U.S. Criminal Code, 18 U.S.C. 1001.

11. <u>Copeland Anti-Kickback Act</u>

a. Contractor. The Consultant/Contractor shall comply with 18 U.S.C. § 874, 40 U.S.C. § 3145, and the requirements of 29 C.F.R. pt. 3 as may be applicable, which are incorporated by reference into this contract.

b. Subcontracts. The Consultant/Contractor or subcontractor shall insert in any subcontracts the clause above and such other clauses as FEMA may by appropriate instructions require, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime Consultant/Contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all of these contract clauses.

c. Breach. A breach of the contract clauses above may be grounds for termination of the contract, and for debarment as a contractor and subcontractor as provided in 29 C.F.R. § 5.12.

12. <u>Remedies</u>

a. If a remedies clause provision exists in the contract (excluding any attachments or exhibits thereto), then that remedies provision shall control. However, if there is no remedies provision, then the following shall control:
   (1) the Consultant/Contractor's remedy for default by the County is a written request to the County Manager seeking the funds from the County for work completed in accordance with the terms of the contract. If the claim is denied or not paid as requested, then, within thirty (30) days, the Consultant/Contractor may file a claim for such funds in a court of competent jurisdiction. Such a claim may not include consequential or special damages and shall not exceed the total contract amount.
   (2) the County's remedy for default shall include termination of the contract and all remedies available to it at law that are necessary to make the County whole.

b. Force Majeure. If a force majeure provision exists in the contract (excluding any attachments or exhibits thereto), then that remedies provision shall control. However, if there is no force majeure provision clause, then the following shall control: neither Party shall be liable for its failure to perform hereunder if its performance is rendered impossible by any act, event or condition beyond its reasonable control which by the exercise of due diligence it shall be unable to overcome. Such acts, events or conditions shall include, but not be limited to the following: Acts of God, hurricanes, tornado, lightning, or earthquake; strikes or lockouts; acts of war, civil insurrection, riots or terrorism; fire or flood not caused by the Party unable to perform; change in law not due to improper conduct or to any negligent or intentional act or omission on the part of the Party unable to perform; and global pandemics. Should the Consultant/Contractor be obstructed or delayed in the prosecution or completion of its services or work as a result of said unforeseeable causes beyond the control of the Consultant/Contractor and not due to its own, or any of its agents', fault or neglect, Consultant/Contractor shall, within 24 hours of the time the delay becomes apparent, notify the County of such delay in writing stating the cause or causes thereof, failing which the Consultant/Contractor shall waive any right the Consultant/Contractor may have to request a reasonable extension of time to complete the work required by the contract. Such reasonable extensions of time to complete the work shall be the

sole remedy of the Consultant/Contractor for such delays, and the Consultant/Contractor will not be entitled to any damages or any claim for extra compensation.

13. Termination for Cause

If a termination for cause provision exists in the contract (excluding any attachments or exhibits thereto), then that termination for cause provision shall control. However, if there is no termination for cause provision, then the following shall control: either Party may terminate this contract for cause based upon the failure of the other Party to comply with the terms and/or conditions of the contract, or failure to fulfill its performance obligations pursuant to this contract, provided that the non-defaulting Party shall give the defaulting Party written notice specifying the Party's default. If within thirty (30) days after receipt of such notice, the defaulting Party shall not have corrected such failure or, in the case of failure which cannot be corrected in thirty (30) days, begun in good faith to correct such failure and thereafter proceeded diligently to complete such correction, then the non-defaulting Party may, at its option, place the defaulting Party in default and the contract shall terminate on the date specified in such notice. In the case of termination notice issued by the County, the County may take over the work and cause it to be performed to completion by written agreement with a different contractor or otherwise. In such case, the County reserves all rights and remedies available, including, but not limited to, the right to recover the County's additional cost incurred in securing complete performance. The rights and remedies of the County provided in this clause are in addition to any other rights and remedies provided by law or under this contract. If, after the County's notice of termination for cause is issued, it is determined that Consultant/Contractor had not breached its contractual obligations, then the termination shall be deemed to be effected for the County's convenience.

14. Termination for Convenience

If a termination for convenience provision exists in the contract (excluding any attachments or exhibits thereto), then that termination for convenience provision shall control. However, if there is no termination for convenience provision, then the following shall control: either Party may terminate this contract at any time by giving thirty (30) days written notice to the other Party of such termination. Such termination is effective upon the Party's receipt of the Notice of Termination. Upon receipt of such a notice, the Parties will discontinue all services affected, unless the notice directs otherwise. The Consultant/Contractor shall be entitled to payment for services rendered, to the extent work has been performed satisfactorily.

15. Prohibition on Contracting for Covered Telecommunications Equipment of Services

a. Definitions. As used in this clause, the terms backhaul; covered foreign country; covered telecommunications equipment or services; interconnection arrangements; roaming; substantial or essential component; and

telecommunications equipment or services have the meaning as defined in FEMA Policy 405-143-1, Prohibitions on Expending FEMA Award Funds for Covered Telecommunications Equipment or Services (Interim), as used in this clause—

b. Prohibitions.

(1) Section 889(b) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019, Pub. L. No. 115-232, and 2 C.F.R. § 200.216 prohibit the head of an executive agency on or after Aug.13, 2020, from obligating or expending grant, cooperative agreement, loan, or loan guarantee funds on certain telecommunications products or from certain entities for national security reasons.

(2) Unless an exception in paragraph c. of this clause applies, the contractor and its subcontractors may not use grant, cooperative agreement, loan, or loan guarantee funds from the Federal Emergency Management Agency to:

(A) Procure or obtain any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology of any system;

(B) Enter into, extend, or renew a contract to procure or obtain any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology of any system;

(C) Enter into, extend, or renew contracts with entities that use covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system; or

(D) Provide, as part of its performance of this contract, subcontract, or other contractual instrument, any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system.

c. Exceptions.

(1) This clause does not prohibit contractors from providing—

(A) A service that connects to the facilities of a third-party, such as backhaul, roaming, or interconnection arrangements; or

(B) Telecommunications equipment that cannot route or redirect user data traffic or permit visibility into any user data or packets that such equipment transmits or otherwise handles.

(2) By necessary implication and regulation, the prohibitions also do not apply to:

(A) Covered telecommunications equipment or services that:
(i) Are not used as a substantial or essential component of any system; and
(ii) Are not used as critical technology of any system.

(B) Other telecommunications equipment or services that are not considered covered telecommunications equipment or services.

d. Reporting requirement.

(1) In the event the Consultant/Contractor identifies covered telecommunications equipment or services used as a substantial or essential component of any system, or as critical technology as part of any system, during contract performance, or the Consultant/Contractor is notified of such by a subcontractor at any tier or by any other source, the Consultant/Contractor shall report the information in paragraph d.(2) of this clause to the recipient or subrecipient, unless elsewhere in this contract are established procedures for reporting the information.

(2) The Consultant/Contractor shall report the following information pursuant to paragraph d.(1) of this clause:

(A) Within one business day from the date of such identification or notification: The contract number; the order number(s), if applicable; supplier name; supplier unique entity identifier (if known); supplier Commercial and Government Entity (CAGE) code (if known); brand; model number (original equipment manufacturer number, manufacturer part number, or wholesaler number); item description; and any readily available information about mitigation actions undertaken or recommended.

(B) Within 10 business days of submitting the information in paragraph (d)(2)(A) of this clause: Any further available information about mitigation actions undertaken or recommended. In addition, the Consultant/Contractor shall describe the efforts it undertook to prevent use or submission of covered telecommunications equipment or services, and any additional efforts that will be incorporated to prevent future use or submission of covered telecommunications equipment or services.

e. Subcontracts. The Consultant/Contractor shall insert the substance of this clause, including this paragraph e., in all subcontracts and other contractual instruments.

16. Domestic Preferences for Procurement

As appropriate, and to the extent consistent with law, the Consultant/Contractor should, to the greatest extent practicable, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States. This includes, but is not limited to iron, aluminum, steel, cement, and other manufactured products.

For purposes of this clause:

Produced in the United States means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.

Manufactured products mean items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.

17. Compliance with Federal Laws, Regulations and Executive Orders

This is an acknowledgement that financial assistance from FEMA or another Federal agency will be used to fund all or a portion of this contract. The Consultant/Contractor will comply with all applicable Federal law, regulations, executive orders, FEMA policies, procedures, and directives.

(SIGNATURE PAGE FOLLOWS)

Acknowledgement and Certification

THE CONSULTANT/CONTRACTOR AGREES TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, REGULATIONS, AND ORDINANCES. IT IS FURTHER ACKNOWLEDGED THAT THE CONSULTANT/CONTRACTOR CERTIFIES COMPLIANCE WITH ALL PROVISIONS, LAWS, ACTS REGULATIONS, ETC., AS SPECIFICALLY NOTED ABOVE.

Company Name Tech Systems Inc.

Address 2001 Hughes Road Suite 1

Melbourne, FL 32935

Telephone 321.259.2246 Fax 321.255.0291

Email Address info@techsystemsflorida.com

Name and Title of Authorized Signature Thomas Camp, President

Authorized Signature 

BYRD ANTI-LOBBYING AMENDMENT CERTIFICATION CONTRACTS, GRANTS, LOANS, AND COOPERATIVE AGREEMENTS
REQUIRED FOR CONTRACTS OVER $100,000

CONTRACTORS who apply or bid for an award of $100,000 or more shall fill out and return the following required certification to COUNTY. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, officer or employee of Congress, or an employee of a Member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the recipient who in turn will forward the certification(s) to the awarding agency.

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, “Disclosure Form to Report Lobbying,” in accordance with its instructions.

3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

(SIGNATURE PAGE FOLLOWS)

The Consultant/Contractor, Tech Systems Inc., certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Consultant/Contractor understands and agrees that the provisions of 31 U.S.C. Chap. 38, Administrative Remedies for False Claims and Statements, apply to this certification and disclosure, if any.

Company Name Tech Systems Inc.

Address 2001 Hughes Road Suite 1

Melbourne, FL 32935

Telephone 321.259.2246 Fax 321.255.0291

Email

Address info@techsystemsflorida.com

Name and Title of Authorized Signature Thomas Camp, President

Authorized Signature

ATTACHMENT B
Pricing Sheet

CONTINUING ROOFING CONTRACTING SERVICES
RFQ-6-22-13
BREVARD COUNTY'S PROPOSED RATES

POSITION	HOURLY RATE (Loaded rates to include labor, overhead, admin, etc.)
Foreman	**$55.00**
Roofer	**$50.00**
Roofer Apprentice	**$35.00**
Metal Installer	**$50.00**
Metal Installer Apprentice	**$35.00**
Laborer	**$35.00**

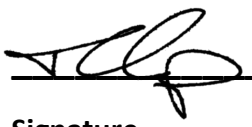
	RATE PER SQUARE FOOT
Annual Preventative Maintenance*(please see below)**	**$.030**
Annual Preventative Maintenance will be paid at $.03 per square foot to include a minimum rate of $300.00 and a maximum rate of $800.00 per Preventative Maintenance Inspection.	

	PERCENTAGE (%)
All materials furnished by the Contractor if and when requested by the Brevard County Public Works/Facilities Department shall be the Contractor's actual cost plus a percentage markup	**10%**

***Please note, "tree trimming" and "clean/unclog roof drains & gutters" has been removed from the "Annual Preventative Maintenance". These services will be issued via work orders dependent on the number of hours to complete each service.**

Tech Systems Inc.

Vendor Name



10/7/2022

Signature **Date**

Thomas Camp

President

Printed Name **Title**

ATTACHMENT C
Truth-In-Negotiations Certificate

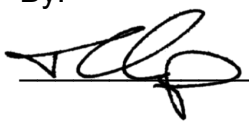
TRUTH-IN-NEGOTIATION CERTIFICATE

In compliance with the Consultants' Competitive Negotiation Act, Section 287.055, Florida Statutes, Tech Systems, Inc., hereby certifies that wage rates and other factual unit costs supporting the compensation for RFQ 6-22-13 Continuing Roofing Contracting Services to be provided under this Contract, concerning Tech Systems, Inc., are accurate, complete and current as of the time of contracting.

Contractor:

Tech Systems Inc.

By:



Print Name:

Thomas Camp

Title:

President

Date:
5/2/2023

ATTACHMENT D
Contractor Affidavit Regarding Scrutinized Company List

CONTINUING ROOFING CONTRACTING SERVICES
RFQ-6-22-13

CONTRACTOR AFFIDAVIT REGARDING SCRUTINIZED COMPANY LIST

Awarded Contractor shall certify that it and its subcontractors are not on the Scrutinized Companies that Boycott Israel List. Pursuant to Section 287.135, F.S. If the Agreement is for more than $1,000,000 the Contractor further certifies that it and its subcontractors are also not on the Scrutinized Companies with Activities in Sudan, Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria as identified in Section 287.135, F.S.

For Contracts of any amount, if the County determines the Contractor submitted a false certification under Section 287.135(5) of the Florida Statutes, or if the Contractor has been placed on the Scrutinized Companies that Boycott Israel List, or is engaged in a boycott of Israel, the County shall either terminate the Contract after it has given the Contractor notice and an opportunity to demonstrate the County's determination of false certification was in error pursuant to Section 287.135(5)(a) of the Florida Statutes, or on a case-by-case basis the County may choose to maintain the Contract if the conditions of Section 287.135(4) of the Florida Statutes are met. For Contracts $1,000,000 and greater, if the County determines the Contractor submitted a false certification under Section 287.135(5) of the Florida Statutes, or if the Contractor has been placed on the Scrutinized Companies with Activities in the Sudan List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, the County shall either terminate the Contract after it has given the Contractor notice and an opportunity to demonstrate the County's determination of false certification was in error pursuant to Section 287.135(5)(a) of the Florida Statutes, or on a case-by-case basis the County may choose to maintain the Contract if the conditions of Section 287.135(4) of the Florida Statutes are met.

STATE OF FLORIDA

COUNTY OF Brevard

BEFORE ME, the undersigned authority, personally appeared Thomas Camp, who, being by me first duly sworn, made the following statement:

1. The Business address of Tech Systems Inc. (name of bidder or contractor) is 2001 Hughes Road Suite 1 Melbourne, FL 32935

2. My relationship to Tech Systems Inc. (name of bidder or contractor) is President (relationship such as sole proprietor, partner, president, vice president).

3. I understand that "Boycott of Israel" has the same meaning as defined in §215.4725, Florida Statutes, and means refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner. A statement by a company that it is participating in a boycott of Israel, or that it has initiated a boycott in response to a request for a boycott of Israel or in compliance with, or in furtherance of, calls for a boycott of Israel, may be considered by the State Board of Administration to be evidence that a company is participating in a boycott of Israel. The term does not include restrictive trade practices or boycotts fostered or imposed by foreign countries against Israel.

4. I understand that "business operations" means, for purposes specifically related to Cuba or Syria, engaging in commerce in any form in Cuba or Syria, including, but not limited to, acquiring, developing, maintaining, owning, selling, possessing, leasing, or operating equipment, facilities, personnel, products, services, personal property, real property, military equipment, or any other apparatus of business or commerce.

5. Tech Systems Inc. (name of the bidder or contractor) is not on the Scrutinized Companies that Boycott Israel List, created pursuant to s. 215.4725, Florida Statutes, or is engaged in a boycott of Israel.

6. Tech Systems Inc. (name of the bidder or contractor) is not on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to s. 215.473, Florida Statutes.

7. Tech Systems Inc. (name of the bidder or contractor) is not engaged in business operations in Cuba or Syria.

Signature

Sworn to and subscribed before me in the state and county first mentioned above on the 25th day of July, 20 22.

(AFFIX SEAL or STAMP)

Notary Public

My commission expires: 3/15/2026

AMANDA LOPEZ
Notary Public - State of Florida
Commission # HH 241161
My Comm. Expires Mar 15, 2026

ATTACHMENT E
Disclosure Form Foreign Influence On Contracts Or Grants
Having A Value Of $100,000 Or More

CONTINUING ROOFING CONTRACTING SERVICES
RFQ-6-22-13
DISCLOSURE FORM

FOREIGN INFLUENCE ON CONTRACTS OR GRANTS HAVING A VALUE OF $100,000 OR MORE

Summary of Form: In order for the County to comply with section 286.101, Florida Statutes, all prospective contractors and grant recipients seeking to contract with the County, or receive a grant from the County, where said contract or grant has a value of $100,000 or more must disclose to the County (1) any current or prior interest of, (2) any contract with, or (3) any grant or gift received from a foreign country of concern (defined as the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolas Maduro, and the Syrian Arab Republic, or an agency or other entity under the significant control of such foreign country of concern) if such interest, contract, or grant or gift has a value of $50,000 or more and such interest existed at any time or such contract or grant or gift was received or in force at any time during the previous five years. The disclosure is specified below. Within one year before applying for any grant or proposing any Contract, such entity must provide a copy of such disclosure to the Department of Financial Services. Disclosure is not required in certain circumstances, outlined below. A Contract is any agreement for the direct benefit or use of any party to such agreement, including an agreement for the sale of commodities or services. A Gift is any transfer of money or property from one entity to another without compensation. A Grant is a transfer of money for a specified purpose, including a conditional gift. An interest in an entity means any direct or indirect investment in or loan to the entity valued at 5 percent or more of the entity's net worth or any form of direct or indirect control exerting similar or greater influence on the governance of the entity.

I. SECTION I. Please answer yes or no to each statement below:

YES / NO I AM BIDDING ON A CONTRACT/APPLYING FOR A GRANT WITH A POTENTIAL VALUE UNDER $100,000. If yes, this disclosure form as been completed. Please sign and date at the bottom.

YES / NO I AM BIDDING ON A CONTRACT/APPLYING FOR A GRANT WITH A POTENTIAL VALUE OF OVER $100,000. If yes, proceed to the next question.

YES / NO I HAVE MADE A FOREIGN INFLUENCE DISCLOSURE ONLINE WITH THE DEPARTMENT OF FINANCIAL SERVICES. If yes, please proceed to SECTION IV and provide the date of the disclosure, your name and address. Then sign and date at the bottom.

II. SECTION II. Please answer yes or no to the statement below:

YES / NO Bidder/Grantee has (1) a current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern (defined as the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan Regime of Nicolas Maduro, and the Syrian Arab Republic, or an agency or other entity under the significant control of such foreign country of concern); and (2) such interest, contract, or grant or gift has a value of $50,000 or more; and (3) such interest existed, or such contract or grant or gift was received or in force at any time during the previous five years.

III. SECTION III. If you answered NO to SECTION II, you have completed this form. Please sign/date at the bottom. If you answered YES to SECTION II, then answer YES or NO to the following:

YES / NO This is a proposal to sell commodities through an online procurement programs established pursuant to section 287.057(22), Florida Statutes.

YES / NO This is a proposal from an entity that discloses foreign gifts or grants under section 1010.25 or section 286.101(2), Florida Statutes.

YES / NO This is a proposal from a foreign source that, if granted or accepted, would be disclosed under section 286.101(2) or section 1010.25, Florida Statutes.

YES / NO This is a proposal from a public or not-for-profit research institution with respect to research funded by any federal Agency.

IV. SECTION IV. If you answered YES to any question in SECTION III, you have completed this form. Please sign/date at the bottom. If you answered NO to all of the questions in SECTION III, then you must make the following disclosures online to the State of Florida Department of Financial Services before the County may contract with you or award you said grant. Please disclose the following:

Date Disclosure of the information below was made by Bidder/Grantee to the State of Florida Department of Financial Services online:_____

Name of Bidder/Grantee:_____

Mailing Address of Bidder/Grantee: _____

Value of the Contract/Grant or Gift: _____

Foreign Country of Concern or the Agency or other entity under the significant

Control of such Foreign country of Concern: _____

Date of Termination of the contract or interest with the Foreign Country of Concern:

_____

Date of Receipt of the Contract/Grant or Gift:_____

Name of the agent or controlled entity that is the source or interest holder: _____

I verify that the information provided on this form is true and correct, and that I am duly authorized to make said binding disclosures on behalf of myself or my Company, as applicable.

Company Name Tech Systems Inc.

Signature: _____ Date: 7/25/2022

Title: President

STATE OF FLORIDA

COUNTY OF Brevard

Sworn to and subscribed before me by means of ☐ physical presence or ☒ online notarization, this 25th day of July, 2022, by (name of person making statement).

Amanda Lopez
Notary Public

[Notary Seal]

AMANDA LOPEZ
Notary Public - State of Florida
Commission # HH 241161
My Comm. Expires Mar 15, 2026

Amanda Lopez
Name typed, printed or stamped

My Commission Expires: 3/15/2026

X Personally Known OR _____ Produced Identification

Type of Identification Produced _____

EXHIBIT 2

Contractor Proposal/Quote

May 26, 2026

CONTRACT AGREEMENT

THIS AGREEMENT, submitted between TECH SYSTEMS INC., hereinafter called the Contractor and CITY OF COCOA, hereinafter called the Owner:

WHEREAS, that the Contractor and the Owner for the consideration hereinafter named agree as follows:

The Contractor shall furnish all of the materials and perform all of the work in a workmanlike manner on the following property to wit:

Civic Center
430 Delannoy Avenue
Cocoa, FL 32922

Scope of Work

1. Clean and prep existing flat modified roof system and remove all debris.
2. Make any necessary repairs to the existing roof system.
3. Remove and discard perimeter coping.
4. Install four (4) new aluminum retrofit roof drains.
5. Install a 20-year single ply roof system according to manufacturer's specifications. All seams to be lapped and heat welded.
6. Complete all corner, curb, wall flashing, and field-flashing details to meet or exceed manufacturer's specifications.
7. Custom fabricate and install new aluminum metal details along roof perimeters, new aluminum counter flashings at wall terminations, and new skirt metal on existing vent curbs where needed.

Tech Systems Inc.
2001 Hughes Road, Suite #1
Melbourne, FL 32935
Phone: 321.259.2246 | Fax: 321.255.0291
www.techsystemsflorida.com

Special Conditions

1. Owner to furnish electrical power, water, and ground storage area. Please note that access to the roof is limited and the staging area, dumpsters, and material storage area would need to be on the east side of the building.

2. Contractor shall be responsible for all damage and theft of tools and materials stored on the site.

3. It is understood that Contractor shall not be held responsible for any damage to the interior of the building or its contents unless caused by Contractor's negligence.

4. Owner and Contractor will agree on any changes of specifications before any additional work is done.

5. This contract can be modified only if Owner and Contractor sign a later agreement, which sets forth the changes agreed to. If there are any work modifications the resulting cost or credit to Owner will be included in that agreement.

6. Precautionary measures will be taken to protect the premises from damage, but please be aware that heavy loads on truck and cranes are necessary to deliver and remove material on your job. Concrete and most other driveway and sidewalk materials many times are not able to withstand this weight without cracking. Therefore, neither Tech Systems, Inc., nor our material supplier, will assume responsibility for cracking or breaking of driveways, sidewalks, curbs, etc., which may occur.

7. Contractor shall not be held responsible for any damage as a result of movement in decking during re-roof projects.

8. Contractor not responsible for any damage or punctures to A/C lines, electrical lines, cables, and/or plumbing items on the underneath side of the roof decking. Contractor not responsible for any damage to awnings, soffit, screen enclosures, stucco, drywall, landscaping, or pavers.

9. Any electrical, mechanical, or plumbing work, other than specified, to be completed by Owner, if needed.

10. Contract is contingent upon approval by the Building Department, pull tests, and the material manufacturer, if applicable.

11. Existing roof slope to be used, no additional slope will be added. Ponding/standing water may occur. Contractor is not responsible for ponding and/or standing water after installation of new roof system.

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12. Force Majeure Clause – any material cost increases incurred after Contract signing due to recent price increases by suppliers will be passed on to the Owner within reason with necessary back-up data.

13. Wood Replacement Costs, if applicable

1x4s	$10.50 per lineal foot
2x4s	$11.25per lineal foot
2x6s	$12.75 per lineal foot
2x8s	$14.25 per lineal foot
1x2s	$7.75 per lineal foot
1x6s	$12.00 per lineal foot
1x8s	$12.75 per lineal foot
1x12 fascia	$14.25 per lineal foot
plywood	$65.00 per sheet

14. *Work to be done in accordance with Continuing Roofing Contracting Services, Contract No. RFQ-6-22-13*

Permits and Fees

1. Owner to be responsible for preparing a Notice of Commencement for job and sending it to Tech Systems Inc. for permit processing.

2. Contractor shall provide all necessary permits for the execution of this contract and comply with any state or county licensing requirements. Contractor to pay notice of commencement and permit fees.

Insurance

1. Provisions shall be made to protect all property from damage and the public against hazard or injury. All property damaged as a result of this work shall be restored or repaired by Contractor at his expense.

2. Contractor shall submit statement of insurance coverage and comply with Owner's requirement and agrees to keep said insurance in force for the duration of this contract.

3. Contractor shall hold Owner harmless for any accidents occurring to his employees.

Warranty

1. Provide to Owner a twenty (20) year warranty.

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Labor	Rate	Hours	
Foreman	$ 55.00	80	$ 4,400.00
Roofer	$ 50.00	640	$ 32,000.00
Total Labor			*$ 36,400.00*
Material			
Cost of Material			$ 62,810.55
10% mark-up			$ 6,281.06
Total Materials			*$ 69,091.61*
Contract Price			**$ 105,491.61**

Payment Schedule

1. Periodic progress payments to be made for materials stored on site and work in progress.

2. The total contract price is effective as of the above date and shall remain so for a period of thirty (30) days, after such time the price is subject to change without notice.

IN WITNESS WHEREOF, we have executed this Agreement this 3rd day of June, 2026.

TECH SYSTEMS INC.

Jennifer Hillhouse

Jennifer Hillhouse, VP

OWNER'S AGENT

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2001 Hughes Road, Suite #1
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	Quantity	Cost	Total
separation sheet	4	$ 1,522.63	$ 6,090.53
#15 fasteners	12	$ 468.13	$ 5,617.50
plates	12	$ 347.89	$ 4,174.67
60 mil TPO	20	$ 904.15	$ 18,083.00
unsupported membrane	8	$ 429.78	$ 3,438.21
TPO caulking	36	$ 18.73	$ 674.10
cleaner	14	$ 51.90	$ 726.53
rags	14	$ 39.16	$ 548.27
water block	24	$ 10.96	$ 262.96
cut edge sealant	8	$ 34.53	$ 276.23
roof drains	4	$ 412.35	$ 1,649.38
polyurethane caulking	24	$ 12.80	$ 307.20
term bar	70	$ 21.35	$ 1,494.26
pin grips	10	$ 31.06	$ 310.60
040 aluminum metal	30	$ 141.51	$ 4,245.25
050 aluminum metal	8	$ 177.19	$ 1,417.54
fabrication	38	$ 54.75	$ 2,080.50
coil nails	3	$ 283.55	$ 850.65
metal fasteners	4	$ 294.25	$ 1,177.00
granulated repair materials	6	$ 153.01	$ 918.06
Tie in materials	6	$ 199.02	$ 1,194.12
dumpsters	4	$ 561.75	$ 2,247.00
equipment	1	$ 5,027.00	$ 5,027.00
Total Materials			*$ 62,810.55*

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~~CONTRACTOR E-VERIFY AFFIDAVIT~~

~~I hereby certify that **[Company Name]** does not employ, contract with, or subcontract with an unauthorized alien, and is otherwise in full compliance with, section 448.095, Florida Statutes.~~

~~All employees hired on or after January 1, 2021 have had their work authorization status verified through the E-Verify system.~~

~~A true and correct copy of [**Company Name**] proof of registration in the E-Verify system is attached to this Affidavit.~~

_____

~~Print Name:~~ _____

~~Date:~~ _____

E-Verify already on file with the City of Cocoa

~~STATE OF FLORIDA~~

~~COUNTY OF~~ _____

~~The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ (date) by _____ (name of officer or agent, title of officer or agent) of _____ (name of corporation acknowledging), a _____ (state or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ (type of identification) as identification.~~

_____

~~[Notary Seal] Notary Public~~

_____

~~Name typed, printed or stamped~~

~~My Commission Expires:~~ _____

HUMAN TRAFFICKING AFFIDAVIT

1. I am over the age of 18 and I have personal knowledge of the matters set forth except as otherwise set forth herein.

2. I currently serve as **Vice President**, **Tech Systems Inc.**

3. Tech Systems Inc. does not use coercion for labor or services, as those terms are defined in Florida Statute 787.06.

4. This declaration is made pursuant to Florida Statute 92.525. I understand that making a false statement in this declaration may subject me to criminal penalties.

Under penalties of perjury, I, **Jennifer Hillhouse, Vice President**, declare that I have read the foregoing Human Trafficking Affidavit and that the facts stated in it are true.

Further Affiant sayeth naught.

COMPANY

Tech Systems Inc.

NAME OF BUSINESS ENTITY

Jennifer Hillhouse

SIGNATURE

Jennifer Hillhouse, VP

TYPE NAME AND TITLE

City of Cocoa Budget Adjustment Form FY2026- 063-A

Select Adjustment Type: Budget Amendment | Requesting Department #: PW-3560 | Date Prepared: 6/15/26

Revenue Accounts'

Adjusting Amount	Account Number	Account Name	Current Budget	Adjusted Budget	Project Number
$ 116,042	001-0000-389.99-50	BALANCE FORWARD / FUND BAL-APPROP. RESERVES		$ 116,042	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
$ 116,042 Total					

Expense Accounts'

Adjusting Amount	Account Number	Account Name	Current Budget	Adjusted Budget	Project Number
$ 116,042	001-3560-519.62-00	OTHER GEN GOVT SERVICES / BUILDINGS		$ 116,042	PW00CC
				$ 0	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
$ 116,042 Total					

Reason/Justification for Adjustment:

For an upcoming project to replace the roof at the Civic Center utilizing assigned fund balance.
Agenda# 2026-506

City Council Approval Needed? Yes: (●) No: ( ) **Date Approved:** **Resolution #:** 2026-048

*~*City Council Approval needed for transfers greater than $75,000 or transfers between departments/funds. All CRA adjustments must go to their respective boards.*

Jose Socias — Digitally signed by Jose Socias, DN: cn=Jose Socias, c=US, email=jsocias@cocoafl.org, Date: 2026.06.15 10:32:48 -04'00' — Requestor's Signature

Zoie Badalov — Digitally signed by Zoie Badalov, DN: cn=Zoie Badalov, ou=CH, email=zbadalov@cocoafl.gov, Date: 2026.06.15 13:05:28 -04'00' — Finance Approval Signature

Finance Director's Signature

Abigail Morgan — Digitally signed by Abigail Morgan, Date: 2026.06.15 12:59:43 -04'00' — Department Director's Signature

Lora Howell — Digitally signed by Lora Howell, DN: cn=Lora Howell, ou=CH, email=lhowell@cocoafl.gov, Date: 2026.06.18 08:50:31 -04'00' — Deputy Finance Director's Signature

City Manager's Signature

FINANCE USE ONLY:

Date Entered: | Entered By: | Group #:

CITY COUNCIL AGENDA ITEM

Memo Date:	June 12, 2026
Agenda Date:	July 14, 2026
File ID:	2026-514
Prepared By:	James Mitchell, Water Treatment Manager
Through:	John Walsh, Utilities Director
Requested Action:	To Approve a BAF #26-076-T for Transfer of Funds from the Dyal Water Treatment Plant (WTP) Chemical Account 421-4020-536.52-09 to the Operating Supplies Account 421-4020-536.52-00.

BACKGROUND:

The Dyal WTP has incurred unanticipated operating supply expenses related to small day-to-day non-capital purchases. All expenses have been reviewed and approved by Dyal WTP management and have been deemed necessary for continued normal operation. Since the necessary funds exceeds the City Manager signing authority, City Council approval is required.

Staff requests the transfer of unencumbered funds ($90,000) from (421-4020-536.52-09) into the Operating Supplies account (421-4020-536.52-00) which will allow for sufficient funds in the Operating Supplies account through the end of FY26.

PRIORITY AREA CONNECTION:

BUDGETARY IMPACT:

Budgeted? No
If not budgeted, is amendment / transfer attached? Yes, BAF#26-076-T

Source/Use of Funds
Transfer from:
Amount Requested: $90,000.00
Account Number: 421-4020-536.52-09
Account Name: Chemicals

Transfer to:
Amount Requested: $90,000.00
Account Number: 421-4020-536.52-00
Account Name: Operating Supplies

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

To Approve a BAF #26-076-T for Transfer of Funds from the Dyal Water Treatment Plant (WTP) Chemical Account 421-4020-536.52-09 to the Operating Supplies Account 421-4020-536.52-00.

City of Cocoa Budget Adjustment Form FY2026- 076-T

Select Adjustment Type: Budget Transfer | Requesting Department #: 4020-UT | Date Prepared: 6/10/26

From Accounts'

Adjusting Amount	Account Number	Account Name	Current Budget	Adjusted Budget	Project Number
($ 90,000)	421-4020-536.52-09	CHEMICALS		($ 90,000)	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
($ 90,000) Total					

To Accounts'

Adjusting Amount	Account Number	Account Name	Current Budget	Adjusted Budget	Project Number
$ 90,000	421-4020-536.52-00	OPERATING SUPPLIES		$ 90,000	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
$ 90,000 Total					

Reason/Justification for Adjustment:

52-00 needs additional funding for the purchase of small day-to-day non-capital purchases. 52-00 has a monthly run rate of ~$32,000 and currently has ~$11,000 remaining with ~3.5 months left in FY26. All requested funds are currently unencumbered.
Agenda# 2026-514

City Council Approval Needed? Yes: ◉ No: ○ **Date Approved:** **Resolution #:**

*~*City Council Approval needed for transfers greater than $75,000 or transfers between departments/funds. All CRA adjustments must go to their respective boards.*

James Mitchell — Digitally signed by James Mitchell, DN: cn=James Mitchell, ou=Dyal Water Plant, email=jmitchell@cocoafl.gov, Date: 2026.06.10 11:32:19 -04'00'
Requestor's Signature

Zoie Badalov — Digitally signed by Zoie Badalov, DN: cn=Zoie Badalov, ou=CH, email=zbadalov@cocoafl.gov, Date: 2026.06.19 10:42:16 -04'00'
Finance Approval Signature

Finance Director's Signature

John "Jack" Walsh — Digitally signed by John "Jack" Walsh, DN: cn=John "Jack" Walsh, ou=Utilities, email=jwalsh@cocoafl.gov, Date: 2026.06.10 13:58:54 -04'00'
Department Director's Signature

Lora Howell — Digitally signed by Lora Howell, DN: cn=Lora Howell, ou=CH, email=lhowell@cocoafl.gov, Date: 2026.06.19 11:58:32 -04'00'
Deputy Finance Director's Signature

City Manager's Signature

FINANCE USE ONLY:

Date Entered: Entered By: Group #:

CITY COUNCIL AGENDA ITEM

Memo Date:	June 15, 2026
Agenda Date:	July 14, 2026
File ID:	2026-515
Prepared By:	Gail Bantugan, Leisure Services Manager
Through:	Samantha Senger, Communications & Economic Development Director
Requested Action:	Council approval to change the date of a previously Council-approved road closure, SBS Sports LLC Cocoa International Half Marathon, from Saturday, September 12, 2026 to Sunday, September 13, 2026.

BACKGROUND:

During any given calendar year, the number of street closures approved by the City Council within the Central Business District (CBD) zoning district shall not exceed twenty-four (24) days. Any street closure lasting in excess of four (4) hours shall be counted as one full day, while any street closure of four (4) hours or less shall be counted as one half day per the Special Events Ordinance No. 04-2018.

This request is to move the date of the closure from Saturday, September 12, 2026 to Sunday, September 13, 2026.

Original Request Approved 2/17/2026:
Event:
SBS Sports, LLC Cocoa International Half-Marathon, Saturday, September 12, 2026 (4:00am-12:00pm)
This event begins and ends in Lee Wenner Park. The event will utilize the Lee Wenner Park connector.

Route includes:
Lee Wenner Park Connector to Willard Street, continuing to Indian River Drive. Continuing north on Indian River Drive to the turnaround point at Sunset Terrace. This event is a four-lap race.
This is a rolling closure request.
Total Closure-One Day

Updated Request:
Event:
SBS Sports, LLC Cocoa International Half-Marathon, Sunday, September 13th, 2026 (4:00am-12:00pm)
This event begins and ends in Lee Wenner Park. The event will utilize the Lee Wenner Park connector.

Route includes:

Lee Wenner Park Connector to Willard Street, continuing to Indian River Drive. Continuing north on Indian River Drive to the turnaround point at Sunset Terrace. This event is a four-lap race.
This is a rolling closure request.
Total Closure-One Day

PRIORITY AREA CONNECTION:
Economic and Community Development

BUDGETARY IMPACT:
The City Receives $50.00 for each group that requests a street closure.

PREVIOUS ACTION:
The road closure was approved originally by City Council on 2/17/2026.

RECOMMENDED MOTION:
Council approval to change the date of a previously Council-approved road closure, SBS Sports LLC Cocoa International Half Marathon, from Saturday, September 12, 2026 to Sunday, September 13, 2026.

CITY COUNCIL AGENDA ITEM

Memo Date:	June 17, 2026
Agenda Date:	July 14, 2026
File ID:	2026-522
Prepared By:	John Perrin, Senior Engineer
Through:	John Walsh, Utilities Director
Requested Action:	Authorize the City Manager to Execute All Forms and Agreements with Patrick Space Force Base for Design and Construction of the Pineda Causeway Phase 2 Water Main Design and Installation Projects.

BACKGROUND:

The City of Cocoa is currently designing a 5-mile long, 16-inch water main extension along Pineda Causeway and State Road A1A, known as the Pineda Causeway Phase 2 Water Main Design Project. Once constructed, this proposed infrastructure will complete a loop around the southeastern end of the water service territory, providing redundancy to the water distribution system and to critical customers such as Patrick Space Force Base (PSFB) and customers in Cocoa Beach.

In order to complete the design, PSFB requires the execution of a Right of Entry (ROE) agreement which grants access for the City of Cocoa and its consultant and their subconsultants to perform design work on Pineda Causeway and on State Road A1A, although is outside the fencing of PSFB, it is part of base property in this area. This agreement is a two-year agreement from June 1, 2026. Execution of other agreements in the future, such as an easement agreement, will also be necessary during the course of the project.

Staff is requesting City Council approval of this agenda item to allow the City Manager to execute this agreement as well as future forms and agreements with PSFB related to this project. This approval will help streamline the design and construction process, ensuring efficiency for the project. Once completed, the project will increase resiliency in the water distribution system.

PRIORITY AREA CONNECTION:

Investment in Public Infrastructure

BUDGETARY IMPACT:

Budgeted? N/A
If not budgeted, is amendment / transfer attached? N/A

PREVIOUS ACTION:

On May 14, 2024, City Council approved the City Manager to execute the grant application for the Florida Defense Infrastructure Grant offered by the Florida

Department of Commerce in the amount of $135,000.

On May 28, 2024, City Council approved the City Manager to execute the grant application for the Installation Resiliency Grant offered by the U.S. Department of Defense Office of Local Defense Community Cooperation in the amount of $1,200,000.

On January 28, 2025, City Council approved a Resolution amending the FY2025 budget to accept grant funding for the Pineda Causeway Phase 2 Water Main Design project.

On February 25, 2025, City Council approved the final ranking of the firms for RFQ Q-25-03-COC, Engineering Services for the Pineda Causeway Phase 2 Water Main Design Project, and authorized the City Manager and City Attorney to negotiate and execute a multi-year contract with the top-ranked firm.

RECOMMENDED MOTION:

Authorize the City Manager to Execute All Forms and Agreements with Patrick Space Force Base for Design and Construction of the Pineda Causeway Phase 2 Water Main Design and Installation Projects.

DEPARTMENT OF THE AIR FORCE

RIGHT OF ENTRY

TO
CITY OF COCOA

TO USE PROPERTY LOCATED
ON
PATRICK SPACE FORCE BASE
PREAMBLE

THE DEPARTMENT OF THE AIR FORCE ("DAF") hereby grants to the **City of Cocoa (**the "Grantee"), for a period of two (2) years, beginning on **1 June 2026** but revocable at the will of the Secretary of the Air Force, a Right of Entry to allow entry of Grantee, its officers, employees, agents, and invitees upon that certain property at Patrick Space Force Base, as described on **Exhibit A** and shown on **Exhibit B**, both attached hereto and made a part of this Right of Entry (the "Property"). This Right of Entry is to be used only for the purpose of conducting engineering and environmental evaluations for water line installation to provide redundant water for the City of Cocoa utility patrons. The DAF and the Grantee may be referred to as "Parties" or separately as a "Party."

THIS RIGHT OF ENTRY is granted subject to the following conditions:

1. The exercise of the privileges hereby granted shall be without cost or expense to the DAF, under the general supervision and subject to the approval of the installation commander ("the Commander"), or his designated representative, and such reasonable rules and regulations as the Commander may prescribe from time to time.

2. This Right of Entry shall be exercised only at reasonable times and upon reasonable notice to the Commander's representative on site, the 45th Civil Engineer Squadron Engineering Flight, Project Section. Prior to entering the Property, the Grantee will notify the Commander's representative by telephone (321)-494-9228. One or more of Grantee's employees, agents, or representatives shall accompany Grantee's invitees while such invitees are on the Property.

3. Any property of the DAF damaged or destroyed by the Grantee, its officers, employees, agents, or invitees incident to the exercise of the privileges herein granted shall be promptly repaired or replaced by the Grantee to the satisfaction of the Commander, or in lieu of such repair or replacement, the Grantee shall, if so required by the Commander, pay to the DAF money in an amount sufficient to compensate for the loss sustained by the DAF by reason of such damage to or destruction of DAF property.

4. The DAF shall not be responsible for damages to property or injuries to persons which may arise from or be incident to the exercise of the privileges granted under this Right of Entry, or for damages to the property of the Grantee or for damages to the property or injuries to the person of the Grantee's officers, employees, agents, or others who may be on the Property at their invitation or the invitation of any one of them, arising from DAF activities on the Property.

a. The Grantee agrees to assume all risks of loss or damage to property and injury or death to persons by reason of the exercise of the privileges granted herein and expressly waives all claims against the DAF for any such loss, damage, personal injury or death occurring as a consequence of the conduct of activities under this Right of Entry. The Grantee further agrees, to the extent permitted by State law, to indemnify, save, hold harmless, and defend the DAF against all suits, fines, claims, or actions of any sort resulting from, related to, or arising out of any activities conducted under or pursuant to this Right of Entry. This provision shall survive the expiration or termination or revocation of this Right of Entry.

b. The Grantee shall carry adequate liability and indemnity insurance to protect the DAF against claims for bodily injury or death and for damage to property resulting from the activities of the Grantee under this Right of Entry. The insurer shall have no right of subrogation against the DAF. The Grantee shall furnish the DAF a letter of assurance relating to the adequacy of its liability and indemnity insurance coverage.

5. No alterations or construction will be done by the Grantee under the privileges of this Right of Entry.

6. The routes of ingress and egress for the Grantee, its officers, employees, and agents, shall be under the supervision of the Air Force caretaker representative to ensure compliance with established security procedures.

7. The Grantee will comply with the provisions of all applicable Federal, State, and local laws, rules, and regulations.

8. The Grantee will be solely responsible for compliance with all applicable environmental laws or other legal requirements in conjunction with its exercise of the privileges granted under this Right of Entry, including any taxes, fees, permits, fines, penalties, or other requirements or costs associated with any environmental compliance or violations related to its operations. The Grantee shall promptly take all steps necessary to clean up, abate, remove, or remediate any contamination for which it is responsible, including proper notification to regulatory authorities, and will promptly notify the Commander of any such events.

9. The Grantee shall comply with the Patrick Space Force Base spill prevention control and countermeasure plan, and hazardous materials/wastes plan.

10. All tools, equipment, and other property taken upon or placed upon the Property by the Grantee shall remain the property of the Grantee and will be removed by the Grantee upon

expiration of this Right of Entry in accordance with Paragraph 12 below. The Grantee shall be solely responsible for securing its tools, equipment, and other personal property on the Property.

11. This Right of Entry may be relinquished by the Grantee on two (2) business days' written notice to the Commander.

12. On or before the date of expiration of this Right of Entry, or its revocation, or its relinquishment by the Grantee, the Grantee shall, within such reasonable time as the Secretary of the DAF may designate, remove all its personal property therefrom. If the Grantee shall fail or neglect to remove its property, then at the option of the Secretary of the Air Force, such property shall either become the property of the DAF without compensation therefor, or the Secretary of the DAF may cause the property to be removed at the expense of the Grantee, and no claim for damages against the DAF or its officers or agents shall be created by or made on account of such removal and restoration.

13. No written communication under this Right of Entry shall be of any effect unless it is signed by the duly authorized representative of the Party giving such communication and delivered to the appropriate Party recipient as shown below.

a. Written communications to the Grantee shall be delivered by hand or by regular mail addressed:

City of Cocoa, Florida
~~603 Brevard Avenue,~~ 65 Stone Street
Cocoa Florida, 32922

b. Written communications to the Government shall be delivered by hand or by regular mail addressed:

45 CES/CEI
Attn: Real Property Officer
1224 Jupiter Street
Patrick AFB, FL 32925-3343

14. Nothing in this Right of Entry shall be deemed to release the DAF from any liability it may have for cleanup, abatement, removal, or remediation of existing environmental problems under any applicable Federal or State environmental laws or regulations or to obligate the Grantee to undertake such actions or make the Grantee liable therefor under this Right of Entry.

15. The Grantee has inspected and knows the condition of the Property. It is understood that the DAF is granting this Right of Entry without any representation or obligation on the part of the DAF to make any alterations, repairs, or improvements to the Property.

16. The Grantee will reimburse the DAF for any utilities and services the DAF provides to the Grantee during the existence of this Right of Entry. The Grantee acknowledges and agrees that the DAF is under no obligation to furnish any utilities or services.

17. The Grantee shall not remove or disturb, or cause or permit to be removed or disturbed, any historical, archeological, architectural, or other cultural artifacts, relics, vestiges, remains, or objects of antiquity. In the event such items are discovered on the Property, the Grantee shall immediately notify the Commander and protect the site and the material from further disturbance until the Director gives written approval to proceed.

18. The Grantee shall not discriminate against any person because of race, color, age, sex, religion, handicap, or national origin in the conduct of its activities hereunder.

19. This Right of Entry is effective only insofar as the rights of the DAF in the property involved is concerned, and the Grantee shall obtain such permission as may be necessary on account of any other existing rights.

20. The DAF may authorize use of the Property by others, subject to all of the terms and conditions of this Right of Entry. The Grantee may not authorize use of the Property by others. Use of the Property by others shall not relieve the Grantee of any of its obligations hereunder.

21. This Right of Entry may only be extended, modified, or amended by mutual agreement of the Parties in writing and signed by a duly authorized representative of each of the respective Parties hereto.

22. This Right of Entry may not be transferred or assigned except as expressly provided otherwise herein.

This Right of Entry is not subject to Title 10 U.S.C. § 2662.

(Remainder of this page intentionally left blank)

IN WITNESS WHEREOF, I have hereunto set my hand by direction of the Secretary of the Air Force this _____ day of _____, 2026.

THE UNITED STATES OF AMERICA

By: _____
BRIAN L. CHATMAN
Colonel, USSF
Commander, Space Launch Delta 45

This Right of Entry, together with all its terms and conditions, is hereby accepted this _____ day of _____, 2026.

CITY OF COCOA, FLORIDA

By: _____
STOCKTON WHITTEN
City Manager
City of Cocoa, Florida

EXHIBIT A
Property Description

The Property consists of three parcels as described below and as depicted in Exhibit B.

Parcel 1 is approximately 4.5 acres of land running parallel along the north side of Pineda Causeway from the west property line of Patrick Space Force Base to the west right-of-way line of State Road A1A.

Parcel 2 is approximately 13.5 acres of land running parallel along the east right-of-way line of State Road A1A from Pineda Causeway to the north property line of Patrick Space Force Base.

Parcel 3 is approximately 0.03 acres of land located at the point of intersection of the west right-of-way line of State Road A1A and the north property line of Patrick Space Force Base.

EXHIBIT B
Map of Premises



CITY COUNCIL AGENDA ITEM

Memo Date:	June 23, 2026
Agenda Date:	July 14, 2026
File ID:	2026-526
Prepared By:	Melinda Keesee, Field Operations Technician
Through:	Donnie Howard, Asst. WFO Manager John Walsh, Utilities Director
Requested Action:	Approve the Purchase with Hydra Service, Inc., Debary, Florida for the Systematic Replacement of Lift Station Pumps, Project No. WS1141, Utilizing the Orange County Contract No. Y21-170-MV effective August 1, 2021 through July 31, 2024, Renewed through July 31, 2026; and To Authorize a Budgeted Expenditure for these Services not to Exceed $180,467

BACKGROUND:

Project No. WS1141 was established to replace aging lift station pumps with new pumps annually. In FY26, Sewer Field Operations Staff reviewed many criteria such as the pump age and number of cycles and determined that twelve (12) pumps are candidates for replacement.

On July 12, 2022, City Council approved participation in a multi-year cooperative purchase agreement with Hydra Service, Inc. utilizing the Orange County Contract No. Y21-170-MV, effective August 1, 2021 through July 31, 2024. City Council authorized the City Manager to execute an annual renewal amendments under the original contract. The City Manager executed the second renewal through July 31, 2026. This contract had previously been reviewed by the City and it was determined to be applicable to the services required by Sewer Field Operations.

Therefore, staff is requesting the approval to purchase of lift station replacement pumps utilizing the previously approved Orange County contract with Hydra Service, Inc., and to authorize a budgeted expenditure for these items not to exceed $180,467.00 in FY2026. Future fiscal year budget amounts for these pump replacements will be determined during the budget process, and submitted to City Council for final approval.

PRIORITY AREA CONNECTION:

Investment in Public Infrastructure

BUDGETARY IMPACT:

Budgeted? Yes
Amount Requested: $180,467.00
Account Number: 421-4125-536.46-00
Account Name: Repairs & Maintenance
Project Number: WS1411

PREVIOUS ACTION:

On May 25, 2021, City Council approved Bid No. B-21-13-COC and Contract No. 21-13-COC with Hydra Services, Inc., DeBary, Florida for the Systematic Replacement of Lift Station Pumps, Project No. WS1141.

On July 12, 2022, City Council approved participation in a multi-year cooperative purchase agreement with Hydra Service, Inc., Debary, Florida for the systematic replacement of lift station pumps, Project No. WS1141, Utilizing the Orange County Contract No. Y21-170-MV effective August 1, 2021 through July 31, 2024.

On May 28, 2024 City Council approved the purchase with Hydra Service, Inc., Debary, Florida for the systematic replacement of lift station pumps, Project No. WS1141, utilizing the Orange County contract No. Y21-170-MV effective August 1, 2021 through July 31, 2024.

On July 8, 2025 City Council approved the purchase with Hydra Service, Inc., Debary, Florida for the systematic replacement of lift station pumps, Project No. WS1141, utilizing the Orange County contract No. Y21-170-MV effective August 1, 2021 through July 31, 2024, renewed through July 31, 2025.

RECOMMENDED MOTION:

Approve the Purchase with Hydra Service, Inc., Debary, Florida for the Systematic Replacement of Lift Station Pumps, Project No. WS1141, Utilizing the Orange County Contract No. Y21-170-MV effective August 1, 2021 through July 31, 2024, Renewed through July 31, 2026; and To Authorize a Budgeted Expenditure for these Services not to Exceed $180,467.

Hydra Service, Inc.

SPECIALIST IN FLUID MOVEMENT

We know how water works

250 Springview Commerce Drive
Debary, FL 32713
Phone: 407 330 3456

Sales Representative
Contact Information
Cell Phone: 321-266-1079

TO:	**City of Cocoa**	FROM:	**John Scott- S2**
		EMAIL:	jscott@hydraservice.net
ATTN:	**Greg Torbert**	DATE:	**May 11, 2026**
PHONE	**321-433-8668**	QUOTE:	**260511-3JS**
FAX:		REF:	**Cocoa Replacement Pumps Per OC Y21-170-MV Piggyback**
EMAIL:	gtorbert@cocoafl.gov	ENG FIRM	**COC**

2	Sulzer/ABS XFP100E-CB1.4A-PE75/4 10hp, 4" Discharge, 230v, 3ph, w/49' Power Cord, SS Lifting Bale List Price: $12,293.00 x.90= $11,063.00 Each x2 = $22,126.00 Total
3	Sulzer/ABS XFP100E-CB1.4-PE75/4 10HP HIGH-HEAD 4" Disch, 230v, 3ph, w/49' Power Cord, SS Lifting Bale List Price: $12,293.00 x.90= $11,063.00 Each x 3 = $33,189.00
4	Sulzer/ABS XFP100E-CB1.2-PE105/4 14hp, 4" Disch, 230v, 3ph, w/49' Power Cord, SS Lifting Bale List Price: $12,798.00 x .90= $11,518.00 x 4= $46,072.00
2	Sulzer/ABS XFP100G-CB1.7-PE15/04 20HP, 4" Disch, 230v, 3ph, w/49' Power Cord, SS Lifting Bale List Price: 21,399.00 x .90= $19,259.00 x 2 = $38,518.00
1	Sulzer/ABS XFP100G-CB1.6-PE185/4 25hp, 4" discharge, 230v, 3ph, w/49' Power Cord, SS Lifting Bale List Price: $22,535.00 x .90= $20281.00 x2= $40,562.00

TOTAL PRICE, F.O.B. JOB, FREIGHT ALLOW **$180,467.00** PLUS ANY FEDERAL, STATE OR LOCAL TAXES WHICH MAY APPLY. TERMS ARE NET **30** DAYS. PRICES ARE FIRM 30 DAYS
"HYDRA SERVICE INC TERMS & CONDITIONS APPLY" PAYMENT TERMS NET 30 DAYS.
ESTMTD DELIVERY **7to8** WEEKS AFTER RECEIPT IN OUR OFFICE OF COMPLETE APPROVED SUBMITTAL DATA AND SIGNED PROPOSAL.
THESE TERMS ARE INDEPENDENT OF, AND ARE NOT CONTINGENT UPON THE TIME OR MANNER IN WHICH PURCHASER MAY RECEIVE PAYMENT FROM OTHERS.
NO DAY OF FACTORY START-UP IS INCLUDED AND REQUIRED FOR WARRANTY. PAYMENT FOR MATERIALS WILL BE REQUIRED BEFORE THE AUTHORIZED START-UP IS CONDUCTED.

ACCEPTED DATE _____ Review Date: 5/11/26

_____ John Scott

NAME OF PURCHASER REVIEWED BY HydraService, Inc.REP.

AMENDMENT NO. 1
CONTRACT NO. Y21-170-MV, FLYGT AND ABS PUMPS, PARTS AND REPAIRS

EFFECTIVE DATE: AUGUST 1, 2021

The subject contract name is changed. Additions are underlined, deletions are ~~strikethrough~~.

CONTRACT NO. Y21-170-MV, ~~FLYGT AND~~ ABS PUMPS, PARTS AND REPAIRS

All other terms, conditions and prices remain unchanged.

IN WITNESS WHEREOF, the County have executed this amendment on the date below:

BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

By: Perry Davis C.P.M.

Perry Davis, C.P.M.

Contracts Supervisor

Date: 8/19/2021

CONTRACT NO. Y21-170
FLYGT AND ABS PUMPS, PARTS AND REPAIRS

LOT B

This contract is not valid unless bilaterally executed. Subject to mutual agreement Orange County, Florida, hereby enters into a contract subject to the following:

1. Ordering against Contract:

   A. Unless otherwise specified in the Invitation for Bids, the County will place orders by issuance of a numbered Delivery Order against this contract. Each Delivery Order will specify the quantity, description and location for deliver.

   B. The obligations of Orange County under this contract are subject to need and availability of funds lawfully appropriated for its purpose by the Board of County Commissioners or other funding source as specified in the terms and conditions.

2. Taxes:

   The County has the following tax exemption certificates assigned.

   A. Certificate of Registry No. 59-70-004K for tax free transactions under Chapter 32, Internal Revenue Code;

   B. Florida Sales and Use Tax Exemption Certificate No. 85-8012622266C-0.

3. Invoicing:

   A. Invoices must be submitted, in duplicate, referencing this contract number and the Delivery Order to:

   Orange County Utilities Field Services Division
   8100 Presidents Drive Orlando, FL 32809
   Attention: Financial Services Department
   Phone: (407) 836-6829

   B. Invoices against this contract are authorized only at the prices stated in your bid response, unless otherwise provided in the Invitation for Bids.

4. Counterpart (1):
Bidder's Irrevocable Offer and Acceptance

A. The Bidder hereby submits an irrevocable offer in response to **Invitation for Bids No. Y21-170-MV, FLYGT AND ABS PUMPS, PARTS AND REPAIRS - Term Contract**, subject to all general terms and conditions and special terms and conditions therein without exception.

B. All requirements contained in any addenda to the solicitation for this procurement are part of and hereby incorporated into this contract.

C. Debarment, Suspension, Ineligibility and Voluntary Exclusion
By executing Counterpart (1) the Bidder affirms that it is in compliance with the requirements of 2 C.F.R. Part 180 and that neither it, its principals, nor its subcontractors are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

Hydra Service (S), Inc.
(COMPANY NAME)

BY: Keaton Heller (Authorized Signatory

Keaton Heller (Name)

General Manager (Title)

DATE: 5/10/2021

NOTICES: 250 Springview Commerce Drive (Address)

(Address)

Debary, FL 32713 (City, State Zip)

407-330-3456 / 407-625-1388 cell (Phone)

kheller@hydraservice.net (Email)

5. Counterparts. This Agreement may be executed in two identical counterparts, all of which shall be considered one and the same agreement and shall become effective when both counterparts have been signed by each party and delivered to the other party.

Counterpart (1) shall be executed by the bidder and included in the sealed bid response.

Counterpart (2) may be executed by the County Procurement Division to formalize Acceptance of Bidders Offer and Contract Award.

6. Counterpart (2):
Orange County's Acceptance of Bidder's Offer and Contract Award

A. The County's acceptance of the Bidder's offer in response to our **Invitation for Bids No. Y21-170-MV, FLYGT AND ABS PUMPS, PARTS AND REPAIRS - Term Contract**.

B. This contract is effective **AUGUST 1, 2021,** and shall remain in effect through **JULY 31, 2024.**

C. The estimated contract award for the initial term of the contract is $1,383,570.

D. This is a term contract for the time period specified in the referenced Invitation for Bids, for the products/services covered by this contract. The County is not obligated to purchase any minimum amount of products or services, unless otherwise stipulated in the Invitation for Bids. The bidder is granted authorization to proceed to perform services upon receipt of duly executed Delivery Order.

E. This contract may be renewed as provided in the Invitation for Bids.

F. Any amendments modifying the terms, conditions or scope of this contract must be in writing and signed by both parties. Such amendment(s) must be signed by the representative of the Orange County Procurement Division to be valid, binding, and enforceable.

G. This contract may be cancelled or terminated as provided for in the Invitation for Bids.

ORANGE COUNTY, FLORIDA

BY: _____
Zulay Millan, CPPO, CPPB, FCCM
Procurement Division

DATE: 07.29.2021

NOTICES: PROCUREMENT DIVISION
INTERNAL OPERATIONS CENTRE II
400 EAST SOUTH STREET, 2ND FLOOR
ORLANDO, FLORIDA 32801
(407) 836- 5635

LOT B – ABS PUMPS

ITEM NO.	DESCRIPTION	ESTIMATED ANNUAL USAGE	UNIT	X	UNIT COST PERCENTAGE MARK-UP OR MARK-DOWN FROM MANUFACTURER'S SUGGESTED RETAIL PRICE (MSRP)	=	TOTAL ESTIMATED ANNUAL BID
1	ABS Pumps	$75,000	Dollars	X	10 %	=	$ 67,500.00
					☐ MARK-UP OR ☒ MARK-DOWN		
2	ABS Parts	$402,600	Dollars	X	10 %	=	$ 362,340.00
					☐ MARK-UP OR ☒ MARK-DOWN		

ITEM NO.	SERVICES	ESTIMATED ANNUAL USAGE	UNIT	X	UNIT PRICE	=	TOTAL ESTIMATED ANNUAL BID
3	HOURLY LABOR RATE FOR REPAIRS	350	HOURS	X	$ 85.00	=	$ 29,750.00
4	ENVIRONMENTAL FEE 1 TO 10 HP	10	EACH	X	$ 20.00	=	$ 200.00
5	ENVIRONMENTAL FEE 11 TO 50 HP	20	EACH	X	$ 40.00	=	$ 800.00
6	ENVIRONMENTAL FEE GREATER THAN 51 HP	10	EACH	X	$ 60.00	=	$ 600.00

Hydra Service, (S) Inc.
Company Name

7	FLANGE DRILLING SERVICE	$200	DOLLARS	**X**	% N/A ☐ MARK-UP OR ☒ MARK-DOWN	=	$ 0.00	

TOTAL ESTIMATED ANNUAL BID LOT B (LINES 1 THROUGH 7) = $ 461,190.00

X 3

TOTAL ESTIMATED THREE-YEAR BID LOT B = $ 1,383,570.00

TOTAL ESTIMATED THREE-YEAR BID LOT A + LOT B = $ Cannot bid lot A

Hydra Service (S), Inc.

Company Name

IMPORTANT NOTE: When completing your bid, do not attach any forms which may contain terms and conditions that conflict with those listed in the County's bid documents(s). Inclusion of additional terms and conditions such as those which may be on your company's standard forms shall result in your bid being declared non-responsive as these changes will be considered a counteroffer to the County's bid.

Inquiries regarding this Invitation for Bids may be directed to Melisa Vergara, Contracting Agent, at Melisa.Vergara@ocfl.net

BID RESPONSE FORM - CONTINUED
THE FOLLOWING SECTION MUST BE COMPLETED BY ALL BIDDERS:

Company Name: Hydra Service (S) Inc.

NOTE: COMPANY NAME MUST MATCH LEGAL NAME ASSIGNED TO TIN NUMBER. CURRENT W9 MUST BE SUBMITTED WITH BID.

TIN#: 63-1209755 D-U-N-S® # 96-520-9146

250	Springview Commerce Drive	Debary
(Street No. or P.O. Box Number)	(Street Name)	(City)

Volusia	Florida	32713
(County)	(State)	(Zip Code)

Contact Person: Dale Jahn

Phone Number: 407-790-9751 Fax Number: 407-330-3404

Email Address: Dale@hydraservice.net

EMERGENCY CONTACT

Emergency Contact Person: Keaton Heller

Telephone Number: 407-330-3456 Cell Phone Number: 407-625-1388

Residence Telephone Number: 800-323-1731 Email: kheller@hydraservice.net

ACKNOWLEDGEMENT OF ADDENDA

The Bidder shall acknowledge receipt of any addenda issued to this solicitation by completing the blocks below or by completion of the applicable information on the addendum and returning it not later than the date and time for receipt of the bid. Failure to acknowledge an addendum that has a material impact on this solicitation may negatively impact the responsiveness of your bid. Material impacts include but are not limited to changes to specifications, scope of work/services, delivery time, performance period, quantities, bonds, letters of credit, insurance, or qualifications.

Addendum No. 1, Date 4/22/2021 Addendum No._____, Date_____

Addendum No._____, Date_____ Addendum No._____, Date_____

AUTHORIZED SIGNATORIES/NEGOTIATORS

The Bidder represents that the following **principals** are authorized to sign bids, negotiate and/or sign contracts and related documents to which the bidder will be duly bound. Principal is defined as an employee, officer or other technical or professional in a position capable of substantially influencing the development or outcome of an activity required to perform the covered transaction.

Name	Title	Telephone Number/Email
Keaton Heller	General Manager	407-330-3456 / kheller@hydraservice.net
Dale Jahn	District Sales Manager	407-790-9751 / dale@hydraservice.net

Keaton Heller
(Signature)

5/10/2021
(Date)

General Manager
(Title)

Hydra Service (S), Inc.
(Name of Business)

The Bidder shall complete and submit the following information with the bid:

Type of Organization

____ Sole Proprietorship ____ Partnership ____ Non-Profit

____ Joint Venture* ✓ Corporation

State of Incorporation: Alabama

Principal Place of Business (Florida Statute Chapter 607): Warrior/Blount/Alabama
City/County/State

THE PRINCIPAL PLACE OF BUSINESS SHALL BE THE ADDRESS OF THE BIDDER'S PRINCIPAL OFFICE AS IDENTIFIED BY THE FLORIDA DIVISION OF CORPORATIONS.

Federal I.D. number is: 63-1209755

* *Joint venture firms must complete and submit with their Bid Response the form titled "Information for Determining Joint Venture Eligibility", and a copy of the formal agreement between all joint venture parties. This joint venture agreement must indicate the parties' respective roles, responsibilities and levels of participation for the project.* ***If proposing as a Joint Venture, the Joint Venture shall obtain and maintain all contractually required insurance in the name of the Joint Venture as required by the Contract. Individual insurance in the name of the parties to the Joint venture will not be accepted.*** *Failure to timely submit the required form along with an attached written copy of the joint venture agreement may result in disqualification of your Bid Response*

April 22, 2021
BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA
INVITATION FOR BID (IFB) Y21-170-MV; ADDENDUM #1

FLYGT AND ABS PUMPS, PARTS AND REPAIRS

This Addendum is hereby incorporated into the bid documents of the project referenced above. The following items are clarifications, corrections, additions, deletions, and/or revisions to and shall take precedence over the original documents. Additions are indicated by **<u>underlining</u>** and deletions via ~~strikethrough~~.

A. Questions and Answers

Question 1 - Our internal contracts team indicated that they would like to see the following verbiage added to the contract.

Mutual Waiver and Limitation of Liability

*County and Contractor (inclusive of their respective officers, directors, members, partners, subcontractors, and employees) shall be not be liable to each other for loss of profit or revenue, loss of use or business opportunity, loss of contract, cost of obtaining alternative performance, or for any indirect, consequential, special, incidental and punitive damages. The aggregate liability of each party, whether under contract law, in tort, or otherwise, is limited to the Contract price ("Cap"). **This Cap does not apply to or limit any claim for:** (a) costs, losses, or damages asserted by third parties for destruction of tangible property, (b) bodily injury, sickness, or death of any persons; or (c) gross negligence or willful misconduct.*

Answer – The verbiage shall remain as written in the solicitation.

B. ACKNOWLEDGEMENT OF ADDENDA

- **a.** The bidder shall acknowledge receipt of this addendum by completing that applicable section in the solicitation or by completion of the acknowledgement information on the addendum. Either form of acknowledgement must be completed and returned no later than the date and time for receipt of the bid.
- **b.** All other terms and conditions of the IFB remain the same.
- **c.** Receipt acknowledge by:

_____ _____
Authorized Signature Date

_____
Title

_____
Name of Firm

Issue Date: April 8, 2021

ORANGE COUNTY FLORIDA
PROCUREMENT DIVISION

NOTICE IS HEREBY GIVEN that Orange County, Florida, henceforth referred to as the County is accepting sealed bids for:

INVITATION FOR BIDS #Y21-170-MV, FLYGT AND ABS PUMPS, PARTS AND REPAIRS TERM CONTRACT

Copies of the Invitation for Bids (IFB) documents may be obtained from the Orange County Procurement Division by phoning (407) 836-5635 or by download at:
https://app.negometrix.com/buyer/691

BID SUBMISSION DUE DATE:
In an effort to help promote social distancing measures during the COVID-19 Public Health Emergency, electronic submissions will be accepted by the County.

Firms are strongly encouraged to submit responses electronically. Firms will not be permitted to fax or email offers.

To maintain a secured sealed process electronic submissions may be made through the Negometrix platform only at: https://app.negometrix.com/buyer/691

Sealed bid offers for furnishing the above will be accepted up to **4:00 PM (local time), Tuesday, May 11, 2021,** via the electronic portal referenced above, or at the Procurement Division, Internal Operations Centre II, 400 E. South Street, 2nd Floor, Orlando, FL 32801.

Bids delivered via mail or hand delivery shall contain an **original**, **two (2) hard copies and one (1) electronic copy on a USB Flash Drive.**

NOTICE TO BIDDERS:
To ensure that your bid is responsive, you are urged to request clarification or guidance on any issues involving this solicitation before submission of your response. Your point-of-contact for this solicitation is Melisa Vergara, Contracting Agent at Melisa.Vergara@ocfl.net.

QUESTIONS:
All questions or concerns regarding this Invitation for Bids shall be submitted by email to Melisa.Vergara@ocfl.net, no later than 5:00 PM **Tuesday, April 20, 2021** to the attention of Melisa Vergara, Procurement Division, referencing the IFB number.

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SECTION 1
GENERAL TERMS AND CONDITIONS

GENERAL TERMS AND CONDITIONS

1. GENERAL INFORMATION

These specifications constitute the complete set of requirements and bid forms. The bid response page(s), and all forms listed on the bid response page(s) shall be completed, signed, and submitted via the electronic submittal portal, or sealed in an envelope bearing the bid number on the outside and mailed or presented to the Procurement Division on or before the specified time and date. **Failure to comply with the preceding requirements shall result in the rejection of the bid.**

Bids submitted by e-mail, telephone or fax shall not be accepted. An e-mailed or a faxed bid shall be rejected as non-responsive regardless of where it is received.

Bids may be submitted via the electronic submission portal at: **https://app.negometrix.com/buyer/691**, or in the Procurement Division; Internal Operations Centre II, 400 E. South Street; 2nd Floor, Orlando, FL 32801, prior to the submission deadline. Bids will be opened per the public meeting notice.

Bidders are cautioned that they are responsible for delivery to the specific location cited above. Therefore, if your bid is delivered by an express mail carrier or by any other means, it is your responsibility to ensure delivery to the above address. This office will not be responsible for deliveries made to any place other than the specified address.

The County shall not be responsible for delays caused by any occurrence. The time/date stamp clock located in the Procurement Division shall serve as the official authority to determine lateness of any bid. The bid time shall be scrupulously observed. Under no circumstances shall bids delivered after the time specified be considered. Late bids will be returned to the Bidder unopened. The decision to refuse to consider a bid that was received beyond the date/time established in the solicitation shall not be the basis for a protest pursuant to the Orange County Code (Procurement Ordinance).

If submitting via mail or in person, bids must be typewritten or filled in with pen and ink, and must be signed in ink by an officer or employee having authority to bind the company or firm. Errors, corrections, or changes on any document must be initialed by the signatory of the bid.

Bidders shall not be allowed to modify their bids after the opening time and date. Bid files may be examined during normal working hours, thirty (30) days after bid opening or upon recommendation for award, whichever occurs first. Bidders desiring to view these documents are urged to schedule an appointment.

For information concerning this bid, please contact the Procurement Division at the address listed above or by calling 407-836-5635. Please specify the bid number for which you are inquiring.

2. QUESTIONS REGARDING THIS SOLICITATION

All questions or concerns regarding this Invitation for Bids shall be submitted by email to the Procurement Division representative specified on the cover page of this Invitation for Bids. Consideration for modification or alteration of the documents contained in this solicitation shall be requested during the specified question specified on the cover page of this Invitation for Bids.

When required the Procurement Division shall issue an addendum to the Invitation for Bids. The addendum shall be available on the aforementioned electronic portal for access by potential Bidders.

Bidders are instructed not to contact the initiating division directly. No oral interpretation of this Invitation for Bids shall be considered binding. The County shall be bound by information and statements only when such statements are written and executed under the authority of the Manager, Procurement Division.

This provision exists solely for the convenience and administrative efficiency of Orange County. No Bidder or other third party gains any rights by virtue of this provision or the application thereof, nor shall any Bidder or third party have any standing to sue or cause of action arising there from.

3. PRICE/DELIVERY

Price(s) bid must be the price(s) for new goods, unless otherwise specified. Any bids containing modifying or "escalator" clauses will not be considered unless specifically requested in the bid specifications.

"Acceptance" as herein used means the acceptance by Orange County after the Manager, Procurement Division or authorized agent has, by inspection or test of such items, determined that they fully comply with specifications.

Deliveries resulting from this bid are to be performed during the normal working hours of the County. Time is of the essence and the Contractor's delivery date must be specified and adhered to. Should the Contractor, to whom the order or contract is awarded, fail to deliver on or before the stated date, the County reserves the right to **CANCEL** the order or contract and make the purchase elsewhere, and the Contractor shall be required to compensate the County for the difference in price paid for the alternate goods. The Contractor shall be responsible for making any and all claims against carriers for missing or damage goods. Partial shipments will be acceptable unless otherwise stated.

4. FEDERAL AND STATE TAX

The County is exempt from Federal and State Sales and Use Taxes for tangible personal property (Certificate of Registry for tax transactions under Chapter 32, Internal Revenue Code and Florida Sales/Use Tax Exemption Certificate). The Manager, Procurement Division will sign an exemption certificate submitted by the Contractor.

Contractors doing business with the County shall not be exempted from paying sales tax to their suppliers for materials to fulfill contractual obligations with the County, nor shall any Contractor be authorized to use the County's Tax Exemption Number in securing such materials.

5. ACCEPTANCE/REJECTION/CANCELLATION

The County reserves the right to accept or to reject any or all bids and to make the award to that bidder who, in the opinion of the County, will be in the best interest of and/or the most advantageous to the County. The County also reserves the right to reject the bid of any bidder who has previously failed in the proper performance of an award or to deliver on time contracts of a similar nature or who, in the County's opinion, is not in a position to perform properly under this award. The County reserves the right to inspect all facilities of bidders in order to make a determination as to the foregoing. The County reserves the right to waive any irregularities and technicalities and may, at its discretion, request a re-bid. Award will be made to the lowest responsive and responsible bidder as determined by the County.

The County reserves the right, and the Manager, Procurement Division has absolute and sole discretion, to cancel a solicitation at any time prior to approval of the award by the Board of County Commissioners when such approval is required. The decision to cancel a solicitation cannot be the basis for a protest pursuant to the Orange County Code.

6. BRAND NAME OR EQUALS/DEVIATIONS

Unless otherwise specified, the mention of a particular manufacturer's brand name or number in the specifications does not imply that this particular good is the only one that will be considered for purchase. This reference is intended solely to designate the type or quality of good that will be acceptable. Equal offers will be considered and must include descriptive literature and/or specifications. Failure to provide descriptive literature and/or specifications with equal offers will result in the disqualification of the bid.

The determination as to whether any alternate good or service is or is not equal shall be made solely by the County and such determination shall be final and binding upon all bidders. The County reserves the right to request and review additional information to make such a determination.

Although the County provides for the consideration of alternate bids, it reserves the right to make an award in the best interest of the County. Award may not necessarily be given to the lowest bid offered.

The Bidder shall be responsible for reading very carefully, and understanding completely, the requirements and the specifications of the items bid upon. Unless the bid is in response to a "Brand Name or Equal" requirement, deviations from the specifications will only be considered if requested in writing prior to the date and time specified for receipt of bids.

Deviations, if accepted, will be specifically addressed in writing via an addendum to this Invitation for Bids. Any goods or services that are not in compliance with the specifications will not be accepted.

7. NO BID

Where more than one item is listed, any items not bid upon shall be indicated as "NO BID".

8. CONFLICT OF INTEREST

The award is subject to provisions of applicable State Statutes and County Ordinances. All bidders must disclose with their bid the name of any officer, director, or agent who is also an employee of Orange County. Further, all bidders must disclose the name of any County employee who owns, directly or indirectly, an interest of ten percent (10%) or more in the Bidder's firm or any of its branches. Should the Contractor permanently or temporarily hire any County employee who is, or has been, directly involved with the Contractor prior to or during performance of the resulting contract, the contract shall be subject to immediate termination by the County.

9. LEGAL REQUIREMENTS

All applicable Federal and State laws and County ordinances that in any manner affect the items covered herein apply. Lack of knowledge by the Bidder shall in no way be a cause for relief from responsibility.

A. Contractors doing business with the County are prohibited from discriminating against any employees, applicant, or client because of race, religion, color, disability, national origin, gender, or age with regard to but not limited to the following: employment practices, rates of pay or other compensation methods, and training selection.

B. Businesses wishing to participate in the County procurement process as an Orange County Certified M/WBE firm are required to complete a certification application to attain recognition as such. You may contact the Procurement Division or the Business Development Division for information and assistance.

10. RECIPROCAL PREFERENCE

In the event the lowest responsive and responsible bid submitted in response to any Invitation for Bids is by a bidder whose principal place of business is in a county other than Orange County, and such county grants a bid preference for purchases to a bidder whose principal place of business is in such county, then Orange County may award a preference to the (next) lowest responsive and responsible bidder having a principal place of business within Orange County, Florida. Such preference will be equal to the preference granted by the county in which the lowest responsive and responsible bidder has its principal place of business **except as provided below.**

Effective July 1, 2015 the reciprocal local preference will not apply to construction services in which 50 percent or more of the cost will be paid from state-appropriated funds which have been appropriated at the time of the competitive solicitation.

If the solicitation involves a federally funded project where the funding source requirements prohibit the use of state and/or local preferences, the reciprocal local preference will not be applied.

11. GOVERNING LAW AND VENUE

Any and all legal actions associated with this contract will be governed by the laws of the State of Florida. Venue for any litigation involving this contract shall be in the Ninth Circuit Court in and for Orange County, Florida. Should any federal claims arise for which the courts of the State of Florida lack jurisdiction, venue for those actions will be in the Orlando Division of the U.S. Middle District of Florida.

12. JURY WAIVER

Each party hereto hereby irrevocably waives, to the fullest extent permitted by applicable law, any right it may have to a trial by jury in any legal proceeding directly or indirectly arising out of or relating to this agreement.

13. ATTORNEYS' FEES AND COSTS

The Parties shall each bear their own costs, expert fees, attorneys' fees, and other fees incurred in connection with this Agreement and any litigation that arises either directly, or indirectly.

14. UNIFORM COMMERCIAL CODE

The Uniform Commercial Code (Florida Statutes, Chapter 672) shall prevail as the basis for contractual obligations between the Contractor and the County for any terms and conditions not specifically stated in this Invitation for Bids.

15. MISTAKES

In the event of extension error(s), the unit price will prevail and the Bidder's total offer will be corrected accordingly. In the event of addition errors, the extended totals will prevail and the Bidder's total will be corrected accordingly. Bidders must check their bid where applicable. Failure to do so will be at the Bidder's risk. Bids having erasures or corrections must be initialed in ink by the Bidder.

16. AVAILABILITY OF FUNDS

The obligations of the County under this award are subject to the availability of funds lawfully appropriated for its purpose by the State of Florida and Orange County, Florida, or other specified funding source for this procurement.

17. NON-DISCRIMINATION

The County's policies of equal opportunity and non-discrimination are intended to assure equal opportunities to every person, regardless of race, religion, sex, color, age, disability or national origin, in securing or holding employment in a field of work or labor for which the person is qualified, as provided and enforced by Section 17-314 of the Orange County Code and the County's relevant Administrative Regulations. It is also the county policy that person(s) doing business with the County shall recognize and comply with this policy and that the County shall not extend public funds or resources in a manner as would encourage, perpetuate or foster discrimination. As such:

1. The Contractor shall adopt and maintain, or provide evidence to the County that Contractor has adopted and maintains, a policy of nondiscrimination as defined by Section 17-288, Orange County Code, throughout the term of this Agreement.

2. The Contractor agrees that, on written request, the Association shall permit reasonable access to all business records or employment, employment advertisement, applications forms, and other pertinent data and records, by the County, for the purpose of investigating to ascertain compliance with the non-discrimination provisions of this contract; provided, that the Contractor shall not be required to produce for inspection records covering periods of time more than one year prior to the date of this Agreement.

3. The Contractor agrees that, if any obligations of this contract are to be performed by subcontractor(s), the provisions of subparagraphs 1 and 2 of this Section shall be incorporated into and become a part of the subcontract.

18. BID TABULATION AND RESULTS

Bid tabulations shall be available thirty (30) days after opening on the Orange County website at: **http://apps.ocfl.net/orangebids/bidresults/results.asp** or upon notice of intended action, whichever is sooner.

19. BID FORMS

All bids shall be submitted on the County's standard Bid Response Form. Modification of the Bid Response Form herein or submission of Bids on Bidder's quotation forms shall not be accepted and shall be deemed non-responsive.

20. REFERENCES

A contact person shall be someone who has personal knowledge of the Bidder's performance for the specific requirement listed. Contact person shall have been informed that they are being used as a reference and that the County may be contacting them. More than one person can be listed but all shall have knowledge of the project. The reference shall be the owner or a representative of the owner. Contractors who provided services under the referenced project (contract) shall not be accepted as references. **DO NOT** list principals or officers who shall not be able to answer specific questions regarding the project. Failure of references listed to respond to the County's inquiries may negatively impact the responsibility of the Bidder.

21. POSTING OF RECOMMENDED AWARD AND PROTESTS

The recommended award will be posted for review by interested parties at the Procurement Division and at:

http://apps.ocfl.net/OrangeBids/AwardsRec/default.asp prior to submission through the appropriate approval process and will remain posted for a period of five (5) full business days.

- **Orange County Lobbyist Regulations General Information**
  http://www.orangecountyfl.net/OpenGovernment/LobbingAtOrangeCounty.aspx

A lobbying blackout period shall commence upon issuance of the solicitation until the Board selects the Contractor. For procurements that do not require Board approval, the blackout period commences upon solicitation issuance and concludes upon contract award.

The County may void any contract where the County Mayor, one or more County Commissioners, or a County staff person has been lobbied in violation of the black-out period restrictions of Ordinance No. 2002-15.

- **Orange County Protest Procedures**
  http://www.orangecountyfl.net/VendorServices/VendorProtestProcedures.aspx

Failure to file a protest with the Manager, Procurement Division by 5:00 PM on the fifth full business day after posting, shall constitute a waiver of bid protest proceedings.

22. BID AND RELATED COSTS

By submission of a bid, the Bidder agrees that any and all costs associated with the preparation of the bid will be the sole responsibility of the Bidder. The Bidder also agrees that the County shall bear no responsibility for any costs associated with the preparation of the bid including but not limited to any administrative or judicial proceedings resulting from the solicitation process.

23. CONTRACTUAL AGREEMENT

This Invitation for Bids shall be included and incorporated in the final contract or purchase order. The order of contract precedence will be the contract (purchase order), bid document, and response. Any and all legal actions associated with this Invitation for Bids and/or the resultant contract (purchase order) shall be governed by the laws of the State of Florida. Venue for any litigation involving this contract shall be the Ninth Circuit Court in and for Orange County, Florida.

24. PUBLIC ENTITY CRIME

Section 287.133(3)(d), Florida Statutes, provides that the Florida Department of Management Services shall maintain a list of the names and addresses of those who have been disqualified from participating in the public contracting process under this section.

http://www.dms.myflorida.com/business_operations/state_purchasing/vendor_information/convicted_suspended_discriminatory_complaints_vendor_lists/convicted_vendor_list

A person or affiliate who has been placed on The Convicted Vendor list following a conviction for a public entity crime shall not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, shall not submit bids on leases of real property to a public entity, shall not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with a public entity, and

shall not transact business with any public entity in excess of the threshold amount provided in Florida Statute Section 287.017, for CATEGORY TWO for a period of thirty-six (36) months from the date of being placed on The Convicted Vendor List.

25. DRUG-FREE WORKPLACE FORM

The Drug-Free Workplace Form is attached and shall be completed and submitted with your bid.

26. SUBCONTRACTING

Bidders subcontracting any portion of the work shall state name and address of subcontractor and the name of the person to be contacted on the attached "Schedule of Subcontractors Form".

27. CONFLICT OF INTEREST FORM

Bidder shall complete the Conflict of Interest Form attached hereto and submit it with their bid.

28. ETHICS COMPLIANCE

The following forms are included in this solicitation and shall be completed and submitted as indicated below:

A. **Orange County Specific Project Expenditure Report** -The purpose of this form is to document any expenses incurred by a lobbyist for the purposes described in **Section 2-351, Orange County Code.** This form shall be completed and submitted with all bid responses to an Orange County solicitation. Any questions concerning this form shall be addressed to the contracting agent identified in the applicable solicitation.

B. **Relationship Disclosure Form** – The purpose of this form is to document any relationships between a bidder to an Orange County solicitation and the Mayor or any other member of Orange County, Florida. This form shall be completed and submitted with the applicable bid to an Orange County solicitation.

No contract award shall be made unless these forms have been completed and submitted with the bid. Any questions concerning these forms shall be addressed to the contracting agent identified in this solicitation. Also, a listing of the most frequently asked questions concerning these forms is attached to each for your information.

29. SUBMISSION OF BID

Bids may be submitted via the electronic submission portal at: **https://app.negometrix.com/buyer/691**, or in the Procurement Division; Internal Operations Centre II, 400 E. South Street; 2nd Floor, Orlando, FL 32801, prior to the submission deadline. Bids will be opened per the public meeting notice.

If bid will be mailed or hand delivered, ensure it is secured in a sealed envelope, addressed as follows:

Bidders must indicate on the sealed envelope the following:

A. Invitation for Bids Number
B. Due Date of Bid Submittal
C. Name of Bidder
D. Phone Number of Bidder

Bids received after the time, date, and/or at the location specified, due to failure to identify the envelope with the above information shall be rejected.

30. COPIES

Copies of documents, records, materials, and/or reproductions requests will be charged in accordance with Orange County's fee schedule. Copyrighted materials may be inspected, but cannot be copied or reproduced per Federal law.

31. PROPRIETARY/RESTRICTIVE SPECIFICATIONS

If a prospective bidder considers the specification contained herein to be proprietary or restrictive in nature, thus potentially resulting in reduced competition, they are urged to contact the Procurement Division prior to bid opening. Specifications which are unrelated to performance will be considered for deletion via addendum to this Invitation for Bids.

32. DEVELOPMENT OR ASSISTANCE IN DEVELOPMENT OF SPECIFICATIONS/ REQUIREMENTS/ STATEMENTS OF WORK

Firms and/or individuals that assisted in the development or drafting of the specifications, requirements, statements of work, or solicitation documents contained herein are excluded from competing for this solicitation.

This shall not be applicable to firms and/or individuals providing responses to a publicly posted Request for Information (RFI) associated with a solicitation.

33. PAYMENT TERMS/DISCOUNTS

The County's payment terms are in accordance with Florida Statute 218, Local Government Prompt Payment Act. Cash discounts for prompt payment shall not be considered in determining the lowest net cost for bid evaluation purposes.

34. PATENTS AND ROYALTIES

Unless otherwise provided, the Contractor shall be solely responsible for obtaining the right to use any patented or copyrighted materials in the performance of the contract resulting from this Invitation for Bids.

The Contractor, without exception, shall indemnify and save harmless the County and its employees from liability of any nature or kind, including cost and expenses for or on account of any copyrighted, patented, or unpatented invention, process, or article manufactured or supplied by the Contractor. In the event of any claim against the County of copyright or patent infringement, the County shall promptly provide written notification to the Contractor. If such a claim is made, the Contractor shall use its best efforts to promptly purchase for the County any infringing products or services or procure a license, at no cost to the County, which will allow continued use of the service or product.

If none of the alternatives are reasonably available, the County agrees to return the article on request to the Contractor and receive reimbursement, if any, as may be determined by a court of competent jurisdiction.

35. INDEMNIFICATION

To the fullest extent permitted by law, the Contractor shall defend, indemnify, and hold harmless the County, its officials, agents, and employees from and against any and all claims, suits, judgments, demands, liabilities, damages, cost and expenses including attorney's fees of any kind or nature whatsoever arising directly or indirectly out of or caused in whole or in part by any act or omission of the Contractor or its subcontractors, anyone directly or indirectly employed by them, or anyone for whose acts any of them may be liable; excepting those acts or omissions arising out of the sole negligence of the County.

36. CLARIFICATIONS

It is the Bidder's responsibility to become familiar with and fully informed regarding the terms, conditions and specifications of this Invitation for Bids. Lack of understanding and/or misinterpretation of any portions of this Invitation for Bids shall not be cause for withdrawal of your bid after opening or for subsequent protest of award. Bidder's must contact the Procurement Division, at the phone number on the bid cover sheet **prior** to bid opening, should clarification be required.

Modification or alteration of the documents contained in the solicitation or contract shall only be valid if mutually agreed to in writing by the Bidder and the County.

37. CERTIFICATION OF INDEPENDENT PRICE DETERMINATION

By submission of this bid, the Bidder certifies, and in the case of a joint bid each party thereto certifies as to its own organization, that in connection with this procurement:

A. The prices in this bid have been arrived at independently, without consultation, collusion, communication, or agreement for the purpose of restricting competition, as to any matter relating to such prices with any other bidder or with any competitor.

B. Unless otherwise required by law, the prices which have been quoted in this bid have not been knowingly disclosed by the Bidder and will not knowingly be disclosed by the Bidder prior to opening, directly or indirectly to any other Bidder or to any competitor; and,

C. No attempt has been made or shall be made by the Bidder to induce any other person or bidder to submit or not to submit a bid for the purpose of restricting competition.

38. SUCCESSORS AND ASSIGNS

The County and the Contractor each binds itself and its partners, successors, executors, administrators, and assigns to the other party of this Contract and to the partners, successors, executors, administrators, and assigns of such other party, in respect to all covenants of this Contract. Except as above, neither the County nor the Contractor shall assign, sublet, convey or transfer its interest in this Contract without the written consent of the other. Nothing herein shall be construed as creating any personal liability on the part of any officer or agent of the County which may be a party hereto, nor shall it be construed as giving any rights or benefits hereunder to anyone other than the County and the Contractor.

39. NO REPRESENTATIONS

Each party represents that they have had the opportunity to consult with an attorney, and have carefully read and understand the scope and effect of the provisions of this Agreement. Neither party has relied upon any representations or statements made by the other party hereto which are not specifically set forth in this Agreement.

40. SEVERABILITY

The provisions of this Agreement are declared by the parties to be severable. However, the material provisions of this Agreement are dependent upon one another, and such interdependencies a material inducement for the parties to enter into this Agreement. Therefore, should any material term, provision, covenant or condition of this Agreement be held invalid or unenforceable by a court of competent jurisdiction, the party protected or benefited by such term, provision, covenant, or condition may demand that the parties negotiate such reasonable alternate contract language or provisions as may be necessary either to restore the protected or benefited party to its previous position or otherwise mitigate the loss of protection or benefit resulting from holding.

41. PRICING/AUDIT

The Contractor shall establish and maintain a reasonable accounting system, which enables ready identification of Contractor’s cost of goods and use of funds.

Such accounting system shall also include adequate records and documents to justify all prices for all items invoiced as well as all charges, expenses and costs incurred in providing the goods for at least five (5) years after completion of this contract. The County or its designee shall have access to such books, records, subcontract(s), financial operations, and documents of the Contractor or its subcontractors, as required to comply with this section for the purpose of inspection or audit anytime during normal business hours at the Contractor's place of business. This right to audit shall include the Contractor’s subcontractors used to procure goods under the contract with the County. Contractor shall ensure the County has these same rights with subcontractors and suppliers.

42. EMPLOYEES OF THE CONTRACTOR

All work under this contract shall be performed in a professional and skillful manner. The County may require, in writing, that the Contractor, remove from this contract any employee the County deems incompetent, careless, or otherwise objectionable.

43. TOBACCO FREE CAMPUS

All Orange County operations under the Board of County Commissioners shall be tobacco free. This policy shall apply to parking lots, parks, break areas and worksites. It is also applicable to Contractors and their personnel during contract performance on County owned property. Tobacco is defined as tobacco products including, but not limited to, cigars, cigarettes, e-cigarettes, pipes, chewing tobacco and snuff. Failure to abide by this policy may result in civil penalties levied under Chapter 386, Florida Statutes and/or contract enforcement remedies.

44. SINGLE-USE PRODUCTS

The Board of County Commissioners has established a single-use products and plastic bags policy intended to reduce the use of products which have become globally recognized as having lasting negative impacts on the environment.

Neither single-use products nor plastic bags may be sold or disbursed on County property by staff or contracted vendors, except as set forth in Orange County Administrative Regulation 9.01.03. Failure to comply with the Regulation may result in termination of the contract or other contractual remedies, and may affect future contracting with the County. The use of reusable, recyclable, biodegradable, or compostable materials is encouraged.

45. CONTRACT CLAIMS

"Claim" as used in this provision means a written demand or written assertion by one of the contracting parties seeking as a matter of right, the payment of a certain sum of money, the adjustment or interpretation of contract terms, or other relief arising under or relating to this contract.

Claims made by a Contractor against the County, relating to a particular contract shall be submitted to the Manager, Procurement Division in writing clearly labeled "Contract Claim" requesting a final decision. The Contractor also shall provide with the claim a certification as follows: "I certify that the claim is made in good faith; that the supporting data are accurate and complete to the best of my knowledge and belief; that the amount requested accurately reflects the contract adjustment for which the Contractor believes the County is liable; and that I am duly authorized to certify the claim on behalf of the Contractor."

Failure to document a claim in this manner shall render the claim null and void. No claim shall be accepted after final payment of the contract.

The decision of the Manager, Procurement Division shall be issued in writing and furnished to the Contractor. The decision shall state the reasons for the decision reached. The Manager, Procurement Division shall render the final decision within sixty (60) days after

receipt of Contractor's written request for a final decision. The Manager, Procurement Division decision shall be final and conclusive.

The Contractor shall proceed diligently with performance of this contract pending final resolution of any request for relief, claim, appeal or action arising under the contract and shall comply with any final decision rendered by the Manager, Procurement Division.

46. VERIFICATION OF EMPLOYMENT STATUS

The Contractor is required to be registered with the U.S. Department of Homeland Security's E-Verify system prior to entering into a contract with Orange County. The Contractor shall use the E-Verify system to verify the employment eligibility of all new employees hired by the Contractor during the contract term. The Contractor shall include an express provision in all of its subcontracts requiring subcontractors, who perform work or provide services pursuant to the contract, to use the E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the contract term. For more information on this process, please refer to United States Citizenship and Immigration Service site at:

http://www.uscis.gov/portal/site/uscis.

Only those employees determined eligible to work within the United States shall be employed under this contract.

By submission of a bid in response to this solicitation, the Contractor affirms that all employees in the above categories shall undergo e-verification before placement on this contract. The Contractor shall commit to comply with this requirement by completing the E-Verification certification, attached to this solicitation.

A public employer, contractor, or subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), Florida Statutes is obligated to terminate the contract with the person or entity pursuant to Section 448.095(2)(c)1, Florida Statutes. If Orange County terminates the contract for the foregoing reason, the contractor may not be awarded a public contract for at least one (1) year after the date on which the contract was terminated, and the contractor will be liable for any additional costs incurred by Orange County as a result of the termination of the contract.

47. CONFIDENTIAL INFORMATION

In accordance with Chapter 119 of the Florida Statutes (Public Records Law), and except as may be provided by other applicable State or Federal Law, all bidders/proposers should be aware that formal solicitations and the responses thereto are in the public domain. Requests for confidential treatment will not supersede the County's legal obligation to provide records to the public consistent with public records law. Bidders/proposers must cite specific, applicable legal grounds to support a request for confidential treatment, of any portion of a bid/proposal. Requests by bidders/proposers to keep entire bids/proposals confidential are generally not supported by public records laws. At a minimum, the County will disclose the successful bidder's/proposer's name, the substance of the bid/proposal, and the price.

If the bidder/proposer requests confidential treatment, bidder/proposer must submit an additional copy of the bid/proposal with the proposed confidential information redacted. This copy must include a general description of the information redacted, and shall only be redacted in the least expansive manner necessary to effectuate the requested exemption(s). In a separate attachment, bidder/proposer shall supply a listing of the provisions identified by section number for which it seeks confidential treatment and identify the statutory basis under Florida law, including a detailed justification for exempting the information from public disclosure.

Bidder/proposer shall hold harmless and indemnify the County for all claims, actions, suits, judgments, fines, costs or damages the County may incur as a result of bidder's/proposer's request for confidential treatment of its bid/proposal. Bidder/proposer agrees and understands that the County may make copies of, and distribute, the bid/proposal without any requested redactions, to facilitate evaluation. Bidder/proposer warrants that such copying will not violate the rights of any third party.

48. FEDERAL REQUIREMENTS

In the event this Contract is paid in whole or in part from any federal government agency or source, the specific terms, regulations and requirements governing the disbursement of these funds shall be specified herein and become a part of this clause.

Equal Employment Opportunity: For any federally assisted construction contract, as defined in 41 CFR 60-1.3, the contractor, subcontractor, subrecipient shall follow all of the requirements of the Equal Opportunity Clause as stated in 41 CFR 60-1.4.

Davis–Bacon Act: For any federally assisted construction contract, in excess of two thousand dollars ($2,000), the contractor, subcontractor, subrecipient shall comply with all of the requirements of the Davis-Bacon Act (40 U.S.C. 3141 – 3148) as supplemented by Department of Labor Regulations (29 CFR Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and assisted Construction"); and the Copeland "Anti-Kickback" Act (40 U.S.C. 3145), as supplemented by Department of Labor regulations (29 CFR Part 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States").
For a definition of "Construction" see 48 CFR 2.101.

Contract Work Hours and Safety Standards Act: For any federally assisted contract, in excess of one hundred thousand dollars ($100,000), that involves the employment of mechanics or laborers, the contractor, subcontractor, subrecipient shall comply with all of the requirements of the Contract work Hours and Safety Standards Act (40 U.S.C. 3702 and 3704), as supplemented by Department of Labor Regulations (29 CFR Part 5).

Byrd Anti-Lobbying Amendment (31 U.S.C. 1352) - Contractors that apply or bid for an award exceeding one hundred thousand dollars ($100,000) must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award.

Rights to Inventions Made Under a Contract or Agreement: For any federally assisted contract, awarded to a small business firm or nonprofit organization as defined in 37 CFR 401.2 for the performance of experimental, developmental, or research work, the contractor, subcontractor, subrecipient agrees to all of the terms in 37 CFR 401.14(a) and (b) regarding Patent Rights and The Allocation of Principal Rights.

Clean Air Act and the Federal water Pollution Control Act: For any federally assisted contract, or subgrant, in excess of one hundred and fifty thousand dollars ($150,000), the contractor, subcontractor, subrecipient or subgrant recipient shall comply with all of the requirements of the Clean Air Act (42 U.S.C. 7401 -7671q.) and the Federal water Pollution Control Act as amended (33 U.S.C. 1251 – 1387).

Procurement of Recovered Materials:

(1) In the performance of this contract, the Contractor shall make maximum use of products containing recovered materials that are EPA-designated items unless the product cannot be acquired

   a. Competitively within a timeframe providing for compliance with the contract performance schedule;

   b. Meeting contract performance requirements; or

   c. At a reasonable price.

(2) Information about this requirement, along with a list of EPA-designated items, is available at EPA's Comprehensive Procurement Guidelines web site, https://www.epa.gov/smm/comprehensive-procurement-guideline-cpg-program.

Awarded Contractors are required to fully comply with all requirements outlined in 2 CFR Part 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

49. SCRUTINIZED COMPANIES

A. By executing this Agreement, the Contractor/Sub-Recipient certifies that it is eligible to bid on, submit a proposal for, or enter into or renew a contract with the County for goods or services pursuant to Section 287.135, Florida Statutes.

B. Specifically, by executing this Agreement, the Contractor/Sub-Recipient certifies that it is **not** on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statutes, or is engaged in a boycott of Israel.

C. Additionally, if this Agreement is for an amount of one million dollars ($1,000,000) or more, by executing this Agreement, the Contractor/Sub-Recipient certifies that it is **not**:

   1. On the "Scrutinized Companies with Activities in Sudan List" or the "Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List," created pursuant to Section 215.473, Florida Statutes; and/or

   2. Engaged in business operations in Cuba or Syria.

D. The County reserves the right to terminate this Agreement immediately should the Contractor be found to:

1. Have falsified its certification of eligibility to bid on, submit a proposal for, or enter into or renew a contract with the County for goods or services pursuant to Section 287.135, Florida Statutes; and/or

2. Have become ineligible to bid on, submit a proposal for, or enter into or renew a contract with the County for goods or services pursuant to Section 287.135, Florida Statute subsequent to entering into this Agreement with the County.

E. If this Agreement is terminated by the County as provided in subparagraph 4(a) above, the County reserves the right to pursue any and all available legal remedies against the Contractor, including but not limited to the remedies as described in Section 287.135, Florida Statutes.

F. If this Agreement is terminated by the County as provided in subparagraph 4(b) above, the Contractor shall be paid only for the funding-applicable work completed as of the date of the County's termination.

G. Unless explicitly stated in this Section, no other damages, fees, and/or costs may be assessed against the County for its termination of the Agreement pursuant to this Section.

50. <u>PUBLIC RECORDS COMPLIANCE (APPLICABLE FOR SERVICE CONTRACTS)</u>

Orange County is a public agency subject to Chapter 119, Florida Statutes. The Contractor agrees to comply with Florida's Public Records Law. Specifically, the Contractor shall:

1. Keep and maintain public records required by Orange County to perform the service.

2. Upon request from Orange County's custodian of public records, provide Orange County with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.

3. Ensure that public records that are exempt or confidential and exempt from the public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the Contractor does not transfer the records to Orange County.

4. Upon completion of the contract, Contractor agrees to transfer at no cost to Orange County all public records in possession of the Contractor or keep and maintain public records required by Orange County to perform the service. If the Contractor transfers all public record to Orange County upon completion of the contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains

public records upon completion of the contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to Orange County, upon request from Orange County's custodian of public records, in a format that is compatible with the information technology systems of Orange County.

5. A Contractor who fails to provide the public records to Orange County within a reasonable time may be subject to penalties under section 119.10, Florida Statutes.

6. **IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT :**

Procurement Public Records Liaison
400 E. South Street, 2nd Floor, Orlando, FL 32801
ProcurementRecords@ocfl.net, 407-836-5635

SECTION 2
SPECIAL TERMS AND CONDITIONS

SPECIAL TERMS AND CONDITIONS

1. LICENSES AND PERMITS

Prior to furnishing the requested product(s), it shall be the responsibility of the Contractor to obtain, at no additional cost to Orange County, any and all licenses and permits required to complete all contractual requirements. These licenses and permits shall be readily available for review by the Manager, Procurement Division or authorized designee.

2. BID ACCEPTANCE PERIOD

A bid shall constitute an irrevocable offer for a period of ninety (90) days from the bid opening date or until the date of award. In the event that an award is not made by the County within ninety (90) days from the bid opening date, the Bidder may withdraw their bid or provide a written extension of their bid.

3. FLORIDA CONVICTED/SUSPENDED/DISCRIMINATORY COMPLAINTS

By submission of an offer, the respondent affirms that it is not currently listed in the Florida Department of Management Services Convicted/Suspended/Discriminatory Complaint Vendor List.

4. AWARD

Orange County reserves the right to award on an all-or-none basis to the lowest responsive Bidder or to award on a lot-by-lot basis to the lowest responsive and responsible Bidder, whichever is in the best interest of the County.

5. POST AWARD MEETING

Within **seven** (7) days after receipt of notification of award of bid, Contractor shall meet with the County's representative(s) to discuss job procedures and scheduling. **Meeting will be coordinated by the Utilities Department and will be performed by virtual means.**

6. F.O.B. POINT

The F.O.B. point shall be a destination within Orange County. The bid shall include all costs of packaging, transporting, delivery and unloading. **This shall include inside delivery if requested to the designated point within Orange County**. The County reserves the option to deliver and pickup pumps, parts and repaired pumps or items from the Contractor's location.

7. DELIVERY DELIVERY/TURN-AROUND TIME

Delivery time is of the essence in the award of this Invitation for Bids. Delivery and turn-around times shall be no later than the times stated below. Bids submitted which fail to meet this requirement shall be cause for rejection.

Delivery time shall be defined as the time (in work days) elapsed from the time the Contractor received a valid Delivery Order to the delivery of the ordered equipment.

PUMPS		DELIVERY
Pumps in stock locally		7 days
Pumps not in stock locally, but within the USA		45 days
Pumps not in stock locally	Under 88 HP	14 weeks
Pumps not in stock locally	Over 88 HP	20 weeks

Turn-around time shall be defined as the length of time (in work days) elapsed from the time the contractor received a valid Delivery Order, to the return of the repaired motor and/or pump. The contractor by bidding shall agree to meet the following minimum requirements:

REPAIR	TURN AROUND TIME
Pumps up to 25 HP	4 weeks
Pumps 26 HP to 50 HP	5 weeks
Pumps 51 HP and above	10 weeks

It is hereby understood and mutually agreed to by and between parties hereto that the time of delivery is an essential condition of this contract.

Should the Contractor neglect, fail or refuse to furnish and deliver the goods within the time herein specified, Contractor does hereby agree, as part of consideration for the awarding of this contract to pay Orange County the sum extended by the County to contract for rental goods or equipment approved by the Procurement Division for the period from the required scheduled commencement date until delivery of the goods or equipment covered in the Invitation for Bids is completed.

The Contractor shall, within **fourteen (14)** calendar days from the beginning of such delay, notify the Manager, Procurement Division in writing of the cause(s) of the delay.

Should the Contractor be delayed in the delivery of the goods or equipment by reason of unforeseeable causes beyond its control and without fault or negligence, including, but not restricted to, acts of God or neglect of any other Contractor, the period herein above specified for the completion of delivery shall be extended by such time as shall be approved by the Manager, Procurement Division.

8. PICKUP OF PUMPS FOR REPAIR

When requested by the County**,** pumps in need of repair shall be picked up within two (2) business days from notification from the following locations:

- 701 W. McCormick Rd., Apopka, FL
- 8100 Presidents Dr., Orlando, FL
- 1621 S. Alafaya Tr., Orlando, FL

The Contractor shall submit to the County an itemized estimate of the repair costs within three (3) business days of pump pickup to include an estimated delivery date of the repaired pump.

9. FORCE MAJEURE

1. The Contractor shall not be held responsible for any delay and/or failure in performance of any part of this contract to the extent such delay or failure is caused by explosion, war, embargo, government requirement, civil or military authority, act of God, or other similar causes beyond the Contractor's control so long as the Contractor's delay is not caused by the Contractor's own fault or negligence. That notwithstanding, the Contractor shall notify the County in writing within **fourteen (14) calendar days** after the beginning of any such cause that would affect its performance hereunder and the County reserves the right the request additional information that supports the validity of the Contractor's Force Majeure claim. Failure to notify the County in a timely manner of any claim of Force Majeure made pursuant to this section is cause for termination of this contract.

2. If the Contractor's performance is delayed pursuant to this section for a period exceeding **thirty (30) calendar days** from the date the County receives the required Force Majeure notice, the County shall have the right to terminate this contract thereafter and shall only be liable to the Contractor for any work performed and validated (if required for payment hereunder) prior to the date of the County's contract termination.

3. If the Contractor's performance is delayed pursuant to this section, the County may, upon written request of the Contractor, agree to equitably adjust the provisions of this contract, including price, performance, and delivery, as may be affected by such delay. However, this provision shall not be interpreted to limit the County's right to terminate for convenience.

10. TERMINATION

A. Termination for Default:

The County may, by written notice to the Contractor terminate this contract for default in whole or in part (delivery orders, if applicable) if the Contractor fails to:

1. Provide goods or services that comply with the specifications herein or fails to meet the County's performance standards

2. Deliver the goods or to perform the services within the time specified in this contract or any extension.

3. Make progress so as to endanger performance of this contract

4. Perform any of the other provisions of this contract.

Prior to termination for default, the County shall provide adequate written notice to the Contractor through the Manager, Procurement Division, affording the opportunity to cure the deficiencies or to submit a specific plan to resolve the deficiencies within ten (10) calendar days (or the period specified in the notice) after receipt of the notice. Failure to adequately cure the deficiency shall result in termination action. Such termination may also result in suspension or debarment of the Contractor in accordance with the County's Procurement Ordinance. The

Contractor and its sureties (if any) shall be liable for any damage to the County resulting from the Contractor's default of the contract. This liability includes any increased costs incurred by the County in completing contract performance.

In the event of termination by the County for any cause, the Contractor shall have, in no event, any claim against the County for lost profits or compensation for lost opportunities. After a receipt of a Termination Notice and except as otherwise directed by the County the Contractor shall:

1. Stop work on the date and to the extent specified.

2. Terminate and settle all orders and subcontracts relating to the performance of the terminated work

3. Transfer all work in process, completed work, and other materials related to the terminated work as directed by the County.

4. Continue and complete all parts of that work that have not been terminated.

B. Termination for Convenience:

The County, by written notice, may terminate this contract, in whole or in part, when it is in the County's interest. If this contract is terminated, the County shall be liable only for goods or services delivered and accepted. The County Notice of Termination shall provide the Contractor thirty (30) calendar days prior notice before it becomes effective. **A termination for convenience may apply to individual delivery orders, purchase orders or to the contract in its entirety.**

11. AS SPECIFIED

All goods delivered shall meet the specifications herein. Goods delivered not as specified shall be returned at no expense by Orange County. The County may return, for full credit, any unused goods received which fail to meet the County's performance standards. Replacement goods meeting specifications shall be submitted within a reasonable time after rejection of the non-conforming goods.

12. COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH

By submission of a bid in response to this solicitation, the Bidder certifies that all material, equipment, etc., contained in their bid meets all OSHA requirements. Bidder further certifies that if they are the awarded Contractor, and the material, equipment, etc., delivered is subsequently found to be deficient in any OSHA requirements in effect on date of delivery, all costs necessary to bring the material, equipment, etc., into compliance with the aforementioned requirements shall be borne by the Contractor.

13. SAFETY REGULATIONS

Equipment shall meet all State and Federal safety regulations.

14. CODES AND REGULATIONS

The Contractor shall strictly comply with all Federal, State and local codes and regulations.

15. PAYMENT

Partial payments for the value of goods received and accepted and services rendered may be requested by the submission of a properly executed invoice. Payment shall be made in accordance with Florida Statute 218, Local Government Prompt Payment Act. Payment for accepted equipment/goods/services shall be accomplished by submission of an invoice, in duplicate, to:

Orange County Utilities Field
Services Division 8100 Presidents
Drive Orlando, FL 32809
Attention: Financial Services Department
Phone: (407) 836-6829

A valid invoice shall include the following:

1. Reference to the Delivery Order/ Purchase Order Number
2. Delivery Dates/ Service Dates
3. Itemization of Goods Delivered/ Services Rendered
4. Unit Prices in accordance with the Bid Response Form

In the event additional County Departments or other public entities utilize this contract, invoices are to be sent directly to the Department or entity placing the order.

16. EQUIPMENT/SERVICE

A. The scope of these specifications is to insure the delivery of a complete unit ready for operation. Omission of any essential detail from these specifications does not relieve the Contractor from furnishing a complete unit.

B. All equipment shall be new, or current manufacture in production at the time of bid opening and carry standard warranties. The Contractor shall service all equipment prior to delivery.

C. Bids shall be considered only on equipment which can, on short notice, be serviced and maintained by the Contractor. At the time of bid opening, the Bidder shall be an authorized dealer, distributor, and/or representative of the manufacturer for the brand/model being bid. For the purposes of this solicitation, dealer, distributor, and/or representative means a firm or person that owns, operates, or maintains a store, warehouse, or other establishment in which materials, supplies, parts, articles, or equipment of the general character described in the specifications are bought, kept in stock and sold commercially or to the general public in the usual course of business. The Bidder shall maintain a normal supply of repair parts and be equipped with personnel and facilities to provide such service as necessary to keep the equipment in operation with a minimum of delay. Failure to meet these requirements, in the County's sole opinion, may be cause for rejection.

D. Bidder shall indicate the nearest available location for replacement parts, how long parts shall be available on the market and the number of days to receive parts after receipt of order. The space for this information is included on the Bid Response Form.

17. ASSEMBLY AND/OR PLACEMENT

All goods shall be completely assembled when delivered to Orange County.

18. WARRANTY

The Contractor shall fully warrant all equipment furnished hereunder against defect in materials and/or workmanship for a period of five (5) years or 10,000 hours from date of delivery/acceptance by Orange County. Should any defect in materials or workmanship, except ordinary wear and tear, appear during the above stated warranty period, the Contractor shall repair or replace same at no cost to the County, immediately upon written notice from the County's authorized representative. The Contractor shall be responsible for either repairing the equipment on site or transporting the equipment to their repair facility at no cost to the County.

The contractor shall warrant all replacement parts for one year or match the part manufacturer's warranty, whichever is greater. The contractor shall provide the County a copy of all third-party warranties when the equipment is returned to the County.

The Contractor shall fully warrant all repairs against defect in materials and/or workmanship for a period of one (1) year from delivery and acceptance.

All service visits, parts, mileage, labor, inspection, testing, etc., necessary to correct a defect under the repair warranty shall be performed by the contractor at no additional cost to the County.

All warranty provisions of the Uniform Commercial Code shall additionally apply.

19. MANUALS

Operation and Maintenance Manuals for each new equipment shall be delivered in the form of one (1) hardcopy copy and one (1) digital copy.

20. INSURANCE REQUIREMENTS

Vendor/Contractor agrees to maintain on a primary basis and at its sole expense, at all times throughout the duration of this contract the following types of insurance coverage with limits and on forms (including endorsements) as described herein. These requirements, as well as the County's review or acceptance of insurance maintained by Vendor/Contractor is not intended to and shall not in any manner limit or qualify the liabilities assumed by Vendor/Contractor under this contract. Vendor/Contractor is required to maintain any coverage required by federal and state workers' compensation or financial responsibility laws including but not limited to Chapter 324 and 440, Florida Statutes, as may be amended from time to time.

The Vendor/Contractor shall require and ensure that each of its sub-Vendors/sub-Contractors providing services hereunder (if any) procures and maintains until the completion of their respective services, insurance of the types and to the limits specified herein.

Insurance carriers providing coverage required herein must be licensed to conduct business in the State of Florida and must possess a current A.M. Best's Financial Strength Rating of A- Class VIII or better.
(Note: State licenses can be checked via www.floir.com/companysearch/ and A.M. Best Ratings are available at www.ambest.com)

Required Coverage:

☒ Commercial General Liability - The Vendor/Contractor shall maintain coverage issued on the most recent version of the ISO form as filed for use in Florida or its equivalent, with a limit of liability of not less than $500,000 per occurrence. Vendor/Contractor further agrees coverage shall not contain any endorsement(s) excluding or limiting Product/Completed Operations, Contractual Liability, or Separation of Insureds. The General Aggregate limit shall either apply separately to this contract or shall be at least twice the required occurrence limit.

Required Endorsements:

☒ Additional Insured- CG 20 26 or CG 20 10/CG 20 37 or their equivalents.
Note: CG 20 10 must be accompanied by CG 20 37 to include products/completed operations

☒ Waiver of Transfer of Rights of Recovery- CG 24 04 or its equivalent.
Note: If blanket endorsements are being submitted please include the entire endorsement and the applicable policy number.

☒ Business Automobile Liability - The Vendor/Contractor shall maintain coverage for all owned; non-owned and hired vehicles issued on the most recent version of the ISO form as filed for use in Florida or its equivalent, with limits of not less than $500,000 (five hundred thousand dollars) per accident. In the event the Vendor/Contractor does not own automobiles the Vendor/Contractor shall maintain coverage for hired and non-owned auto liability, which may be satisfied by way of endorsement to the Commercial General Liability policy or separate Business Auto Liability policy.

☒ Workers' Compensation - The Vendor/Contractor shall maintain coverage for its employees with statutory workers' compensation limits, and no less than $100,000 each incident of bodily injury or disease for Employers' Liability. Elective exemptions as defined in Florida Statute 440 will be considered on a case-by-case basis. Any Vendor/Contractor using an employee leasing company shall complete the Leased Employee Affidavit.

Required Endorsements:

☒ Waiver of Subrogation- WC 00 03 13 or its equivalent

When a self-insured retention or deductible exceeds $100,000 the COUNTY reserves the right to request a copy of Vendor/Contractor most recent annual report or audited financial statement. For policies written on a "Claims-Made" basis the Vendor/Contractor agrees to maintain a retroactive date prior to or equal to the effective date of this contract. In the event the policy is canceled, non-renewed, switched to occurrence form, or any other event which triggers the right to purchase a Supplemental Extended Reporting Period (SERP) during the life of this contract the Vendor/Contractor agrees to purchase the SERP with a minimum reporting period of not less than two years. Purchase of the SERP shall not relieve the Vendor/Contractor of the obligation to provide replacement coverage.

By entering into this contract Vendor/Contractor agrees to provide a waiver of subrogation or a waiver of transfer of rights of recovery, in favor of the County for the workers' compensation and general liability policies as required herein. When required by the insurer or should a policy condition not permit the Vendor/Contractor to enter into a pre-loss agreement to waive subrogation without an endorsement, then Vendor/Contractor agrees to notify the insurer and request the policy be endorsed with a Waiver of Subrogation or a Waiver of Transfer of Rights of Recovery Against Others endorsement.

Prior to execution and commencement of any operations/services provided under this contract the Vendor/Contractor shall provide the COUNTY with current certificates of insurance evidencing all required coverage. In addition to the certificate(s) of insurance the Vendor/Contractor shall also provide endorsements for each policy as specified above. All specific policy endorsements shall be in the name of Orange County, Florida.

For continuing service contracts renewal certificates shall be submitted immediately upon request by either the COUNTY or the COUNTY's contracted certificate compliance management firm. The certificates shall clearly indicate that the Vendor/Contractor has obtained insurance of the type, amount and classification as required for strict compliance with this insurance section. Vendor/Contractor shall notify the COUNTY not less than thirty (30) business days (ten business days for non-payment of premium) of any material change in or cancellation/non-renewal of insurance coverage. The Vendor/Contractor shall provide evidence of replacement coverage to maintain compliance with the aforementioned insurance requirements to the COUNTY or its certificate management representative five (5) business days prior to the effective date of the replacement policy (ies).

The certificate holder shall read:
Orange County, Florida
c/o Risk Management Division
201 S. Rosalind Avenue
Orlando, Florida 32801

Additional insurance guidelines and sample certificates can be found on the County's Vendor Services website:
http://www.orangecountyfl.net/Portals/0/Library/vendor%20services/docs/InsuranceRequirementsFAQ.pdf

21. CONTRACT TERM/RENEWAL

A. The contract resulting from this Invitation for Bids shall commence effective upon issuance of a term contract by the County and extend for a period of three (3) years. The contract may be renewed for two (2) additional one (1) year periods, upon mutual agreement of both parties. If any such renewal results in changes in the terms and conditions, such changes shall be reduced to writing as an amendment to this contract and such amendment shall be executed by both parties.

B. The initiating County department(s) shall issue delivery/purchase orders against the term contract on an "as needed" basis.

C. If the quantity of a unit priced item in this contract is an estimated quantity and the actual quantities ordered are more than 50% above the estimated quantity, the County shall enter into negotiations with the Contractor for a lower unit price which shall be incorporated into the contract. Failure of the Contractor to agree to a reduced unit price may result in the termination of the contract and re-solicitation of the requirement.

D. Any order issued during the effective period of this contract, but not completed within that period, shall be completed by the Contractor within the time specified in the order. The contract shall govern the Contractor's and the County's rights and obligations with respect to that order to the extent as if the order were completed during the contract performance period.

22. PRICING

The County requires a firm price for this initial first year contract period. Invoices shall be reviewed to confirm compliance with contract pricing. Failure to hold prices firm shall be grounds for immediate termination of the contract.

23. MANUFACTURER'S SUGGESTED RETAIL PRICE

A. Bid shall be in the form of one fixed (across the board) discount off current Manufacturer's Suggested Retail Price (MSRP). If this is not available, Manufacturer's List Price may be used, if Manufacturer's List Price is not available Distributor's List Price may be used.

B. Percentage discount will not be subject to change during the contract period.

C. Awarded vendor(s) shall furnish with their bid submittal current Manufacturer's Suggested Retail Price (MSRP), or Manufacturer's List Price, or Distributor's List Price in the form of electronic copy properly identified as to price and column designation for each category and clearly reflecting each respective awarded discount on a portable electronic storage device appropriately sized to contain all pricing information on one device and capable of interfacing with the County's computers via USB connection

Acceptable devices are:
1. USB Drive (thumb drives)
2. Portable Hard drive

3. Or other approved device

D. Pricing data must be organized in an electronic tabbed searchable interface/ format. It will include a table of contents with catalog index, bookmarks and references for ease of access by the County. Each catalog will contain only specific information pertinent to the contract, and devoid of any other data.

Acceptable File Formats:
1. Adobe PDF
2. Microsoft Windows
3. Microsoft Excel

24. PRICE ESCALATION/DE-ESCALATION (CPI)

The County may allow a price escalation provision within this award **for labor only**.

The original contract prices shall be firm for an initial one (1) year period. A price escalation/de-escalation will be considered at one (1) year intervals thereafter, provided the Contractor notifies the County, in writing, of the pending price escalation/de-escalation a minimum of sixty (60) days prior to the effective date. Price adjustments shall be based on the latest version of the Consumers Price Index (CPI-U) for All Urban Consumers, All Items, U.S. City Average, non-seasonal, as published by the U.S. Department of Labor, Bureau of Labor Statistics. This information is available at www.bls.gov.

Price adjustment shall be calculated by applying the simple percentage model to the CPI data. This method is defined as subtracting the base period index value (at the time of initial award) from the index value at time of calculation (latest version of the CPI published as of the date of request for price adjustment), divided by the base period index value to identify percentage of change, then multiplying the percentage of change by 100 to identify the percentage change. Formula is as follows:

Current Index – Base Index / Base Index = % of Change

% of Change x 100 = **Percentage Change**

CPI-U Calculation Example:

CPI for current period	232.945
Less CPI for base period	229.815
Equals index point change	3.130
Divided by base period CPI	229.815
Equals	0.0136
Result multiplied by 100	0.0136 x 100
Equals percent change	1.4%

A price increase may be requested only at each time interval specified above, using the methodology outlined in this section. To request a price increase, Contractor shall submit a letter stating the percentage amount of the requested increase and adjusted price to the

Orange County Procurement Division. The letter shall include the complete calculation utilizing the formula above, and a copy of the CPI-U index table used in the calculation. The maximum allowable increase shall not exceed 4%, unless authorized by the Manager, Procurement Division. All price adjustments must be accepted by the Manager, Procurement Division and shall be memorialized by written amendment to this contract. No retroactive contract price adjustments will be allowed.

Should the CPI-U for All Urban Consumers, All Items, U.S City Average, as published by the U.S. Department of Labor, Bureau of Labor Statistics decrease during the term of the contract, or any renewals, the Contractor shall notify the Orange County Procurement Division of price decreases in the method outlined above. If approved, the price adjustment shall become effective on the contract renewal date. If the Contractor fails to pass the decrease on to the County, the County reserves the right to place the Contractor in default, cancel the award, and remove the Contractor from the County Vendor List for a period of time deemed suitable by the County. In the event of this occurrence, the County further reserves the right to utilize any options as stated herein.

25. METHOD OF ORDERING

The County shall issue Delivery (Purchase) Orders against the contract on an as needed basis for the goods or services listed on the Bid Response Form.

26. CONDITIONS FOR EMERGENCY/HURRICANE OR DISASTER - TERM CONTRACTS

It is hereby made a part of this Invitation for Bids that before, during and after a public emergency, disaster, hurricane, flood, or other acts of God that Orange County shall require a "first priority" basis for goods and services. It is vital and imperative that the majority of citizens are protected from any emergency situation which threatens public health and safety, as determined by the County. Contractor agrees to rent/sell/lease all goods and services to the County or other governmental entities as opposed to a private citizen, on a first priority basis. The County expects to pay contractual prices for all goods or services required during an emergency situation. Contractor shall furnish a twenty-four (24) hour phone number in the event of such an emergency.

27. REQUIREMENTS CONTRACT

This is a Requirements Contract and the County's intent is to order from the Contractor all of the goods or services specified in the contract's price schedule that are required to be purchased by the County. If the County urgently requires delivery of goods or services before the earliest date that delivery may be required under this contract, and if the contractor will not accept an order providing for accelerated delivery, the County may acquire the goods or services from another source.

The County's requirements in this contract are estimated and there is no commitment by the County to order any specified amount. If the estimated quantities are not achieved, this shall not be the basis for an equitable adjustment.

If the Manager, Procurement Division determines that the Contractor's performance is less than satisfactory, the County may order the goods or services from other sources until the deficient performance has been cured or the contract terminated.

28. SALVAGEABLE PARTS

When a pump is determined to be beyond reasonable repair, the County reserves the right to request that any and all salvageable parts from the broken pump be returned to the County.

29. PERSONNEL

A. The CONTRACTOR represents that it has, or will secure at its own expense, all necessary personnel required to perform the services under this Contract. Such personnel shall not be employees of or have any contractual relationship with the COUNTY.

B. All of the services required hereafter shall be performed by the CONTRACTOR or under its supervision, and all personnel engaged in performing the services shall be fully qualified and, if required, authorized or permitted under state and local law to perform such services.

C. By execution of this contract, the Contractor hereby certifies that key personnel assigned to provide the required services have not been, and shall not be, changed or altered without prior written approval by the County. The County shall have seventy two (72) hours to review any request made by the Contractor for any change, alteration, or substitution of staff. The Contractor shall ensure that such substituted staff members are of substantially the same qualifications as those approved by the County at the time of contract award and create no conflicts of interest between the Contractor and the County.

D. The CONTRACTOR warrants that all services shall be performed by skilled and competent personnel to the highest professional standards in the field. The COUNTY may require, in writing, that the CONTRACTOR remove from this contract any employee the COUNTY deems incompetent, careless, or otherwise objectionable.

30. USE OF CONTRACT BY OTHER GOVERNMENT AGENCIES

At the option of the Contractor, the use of the contract resulting from this solicitation may be extended to other governmental agencies, including the State of Florida, its agencies, political subdivisions, counties, and cities.

Each governmental agency allowed by the Contractor to use this contract shall do so independent of any other governmental entity. Each agency shall be responsible for its own purchases and shall be liable only for goods or services ordered, received and accepted. No agency receives any liability by virtue of this bid and subsequent contract award.

31. BID PREFERENCE

In accordance with the Minority Women Owned Business Enterprise (MWBE) Ordinance, award of a contract resulting from this Invitation for Bids may be made to the lowest responsive and responsible Orange County certified MWBE bidder provided that the bid does not exceed the overall lowest responsive and responsible bidder by the following percentages for the bid amounts listed:

A. 8% - Bids Up To $100,000
B. 7% - Bids Greater Than $100,000 to $500,000
C. 6% - Bids Greater Than $500,000 to $750,000
D. 5% - Bids Greater Than $750,000 to $2,000,000
E. 4% - Bids Greater Than $2,000,000 to $5,000,000
F. 3% - Bids Greater Than $5,000,000

In accordance with the Registered Service Disabled Veteran Business Ordinance, award of a contract resulting from this Invitation for Bids may be made to the lowest responsive and responsible registered prime Service Disabled Veteran bidder provided that the bid does not exceed the overall lowest responsive and responsible bidder by the following percentages for the bid amounts listed:

A. 8% - Bids Up To $100,000
B. 7% - Bids Greater Than $100,000 to $500,000
C. 6% - Bids Greater Than $500,000 to $750,000
D. 5% - Bids Greater Than $750,000 to $2,000,000
E. 4% - Bids Greater Than $2,000,000 to $5,000,000
F. 3% - Bids Greater Than $5,000,000

In the event of a tie between an M/WBE and a registered prime SDV with all else being equal, the award shall be made to the firm with the lowest business net worth.

SECTION 3
SCOPE OF SERVICES

SCOPE OF SERVICES

1. GENERAL

The Orange County Utilities Department intends to issue a contract for supply, service inspection, diagnosis and repair of Flygt / ABS Submersible motor and pumps. These specifications shall encompass motors of various types, single and three phases up to and including 150 HP. The submersible pump repair shall include pump sizes up to and including 15-inch discharge.

2. SPECIFICATION COMPLIANCE

2.1. The Contractor shall strictly adhere to the Orange County Utilities Standards and Construction Specifications Manual, latest edition. This manual may be found on-line at the following internet address:

ftp://ftp.ocfl.net/divisions/Utilities/pub/PlanReview/ManualOfStandardsAndSpecs/Manual_Approved2011/Orange%20County%20Utilities%20Standards%20and%20Construction%20Specifications%20Manual.pdf

3. PUMPS

The contractor shall provide FLYGT pumps of the size and configuration as required and ordered by the County.

4. PARTS

4.1. The Contractor shall keep an ample inventory of high use parts to ensure parts availability. These shall include, but is not limited to the following either individually or in kit form: seals, gaskets, bearings, sensors, monitoring components, lubricants and others.

4.2. Charges for parts shall show a list of materials and the price for each item.

4.3. All parts replaced which are not within the scope of supply by the OEM shall be billed at the manufacturer's published list price. No additional labor costs shall be included for the installation of these parts

4.4. If applicable, Contractor shall supply, at no additional cost and in the quantities required, shop drawings as determined by County. Work represented by shop drawings and/or certification shall not proceed until the shop drawings and/or certification have been reviewed and approved in writing by County.

5. REPAIRS

5.1. These specifications shall encompass motors of various types, single and three phases up to and including 150 HP. The submersible pump repair shall include pump sizes up to and including 16” discharge.

5.2. The contractor service and repair shop shall be fully authorized by the specified pump manufacturer, and all repairs shall be performed by technicians fully trained and authorized by said manufacturer. All replacement parts, lubricants and supplies shall be as manufactured and approved by the OEM.

5.3. All work shall be performed in full compliance with the manufacturer's warranty conditions and in accordance with the manufacturer's repair manuals and procedures.

5.4. All repair work shall be billed at the percentage rates quoted and the contractor shall, at the County's request, supply the original invoices for the materials used in the repairs. The contractor shall, at the County's request, return all parts which were replaced during the repair process.

5.5. Unless specifically directed otherwise, when a motor and/or pump are given to the contractor for repair, the contractor shall inspect the motor and/or pump thoroughly and determine the scope of repair. This step shall include:

5.5.1. Visual and dimensional inspection with standard testing methods to determine the motor and/or pump's condition. The contractor shall use his professional judgement to determine the level of inspection required.

5.5.2. Record all data taken, substantiate data with photos taken in a logical sequence during inspection starting with the pump as found followed by disassembly of the major components and highlighting all damage and or wear found.

5.5.3. Determine the scope of work to repair the motor and/or pump and cost estimate to complete that work.

5.6. Inspection and estimation time and costs will generally be proportional to the size of the motor and/or pump. Unless otherwise approved, the cost to the County for inspection and estimation for repair shall not exceed the cost for 8 labor hours of a shop technician. Note: If the County elects to repair the motor and/or pump, no payment shall be made for the inspection and/or estimation costs.

5.6.1. Notify the County of the inspection and estimate for repair. This step shall be done by e-mail. The contractor shall include:

5.6.1.1. A technical description of the inspection performed, including test results and the sequence of photos taken during inspection.
Photos shall be submitted as .jpg format with a digital stamped date and time.
Photos shall be named by using the pump serial number followed by the sequence number of the photo.
Example: SN123456789-1

5.6.1.2. A breakdown of costs for the repair

5.6.1.3. An itemized list of costs for any extras or supplemental work

5.6.1.4. A firm quote for replacement of the motor and/or pump in kind

5.6.1.5. An estimated schedule for completion of the repair work.

5.6.2. Upon approval by the County, the contractor shall repair the motor and/or pump as quoted.

5.6.3. If the County determines and directs the Contractor not to repair the motor and/or pump:

5.6.3.1. The contractor shall reassemble (if requested) and return the motor and/or pump to the County in the same condition as it was delivered. In these cases, the County shall be liable for the inspection costs only. Contractor shall be liable for any damaged, lost or stolen motor and/or pumps while in the contractor's possession.

5.6.3.2. The contractor shall submit an estimate for a replacement unit to the County's representative by electronic e-mail.

6. TECHNICAL REQUIREMENTS

6.1. Unless specifically directed otherwise, the contractor shall repair all motor and/or pumps to restore them to meet or exceed their original conditions and specifications. Repair of submersible pumps may include (with prior County approval) replacement of component parts such as mechanical seals, O-Rings, impellers, grinder plates, etc. All such parts shall meet the original manufacturer's specifications. The contractor shall include the original invoices for these parts.

6.2. The following technical requirements are listed to establish a level of quality expected in the repair process. Any conflicts between these technical requirements and the motor and/or pump, manufacturer's original specifications shall be referred to the County for resolution.

6.2.1. Cleaning:

After disassembly and testing, all winding and parts shall be cleaned in a manner not injurious to the insulation system or component parts.

6.2.2. Stripping:

If the motor and/or pump stator is to be rewound, the opposite end is cut off the stator. Iron or steel frames shall be burned out using a controlled oven; temperature not to exceed 750 degree F. Aluminum frames shall be removed before burnout. Heating of the laminations shall be controlled to avoid distortion and/or damage. Clean core iron and slots. Inspect stator core. Repair or replace damaged laminations.

6.2.3. Rewind:

All insulation material shall be Class H rating or better. Wire shall be inverter duty magnet wire. Coils shall be wound and inserted tightly in the slots with a minimum of crosses. Phase insulation shall be class H rating and shall protrude at least 1/8 inch at all points. Each slot shall be tied with polyester cord at both ends for additional mechanical strength.

All connections shall be brazed with silver content solder and glass banding (sleeving) shall be applied.

Thermal protectors shall be checked for electrical and physical defects. Replacement of protectors shall be with parts identical to the original in tripping characteristics.

Surge test the stator to ensure that materials used are free of defect. Repair any defects.

Preheat the stator and dip in an insulating varnish and bake at a controlled temperature. A double dip and bake or VPI may be required on motor and/or pumps larger than 50 HP.

6.2.4. Stator Reconditioning

Stators not requiring rewind shall be cleaned, tested with megger and given surge comparison tests per NEMA or IEEE standards. Stators shall be preheated, and given one dip and bake in an insulating varnish.

6.2.5. Rotors

Rotors shall be inspected and tested to ensure that they are free of defect. f. Shafts

6.2.6. Shafts

Shafts shall be inspected for undue wear, scoring, straightness, and runout. Re-metallized shafts shall meet the original manufacturer's specifications.

6.2.7. Bearings

Bearings shall be inspected for damage. Removal and installation of bearings shall be done in accordance with the manufacturer's requirements. New bearings shall meet the original specifications.

6.2.8. Impeller

Deburr complete impeller
Inspect wear rings for concentricity and OD
Dynamically balance impeller to a minimum G 6.3 (ISO1940-1) specification.

6.2.9. Balancing

Frame sizes below 143 shall be statically balanced. All others shall be dynamically balanced in accordance with NEMA/IEEE standards. Balancing shall be achieved without drilling holes in the core assembly.

6.2.10. Centrifugal Switch

For single phase motor and/or pumps set the centrifugal switch per manufacturer's requirements.

6.2.11. Miscellaneous:

Inspect all miscellaneous motor and/or pump components such as oil rings, housings, etc. Repair or replace as required. Paint the motor and/or pump.

6.2.12. Final Test:

For a final test, operate the motor and/or pump under no load. Test the insulation resistance. Inspect the motor and/or pump for undue temperature, vibration and noise. Check the cooling fluid in submersible motors and/or pumps. Check for mechanical seal leaks, check for seal and thermal alarm operation. Correct any deficiency

7. DOCUMENTATION

7.1. Upon Delivery the Contractor shall provide the County with a written report of all service activity performed. This report shall list as a minimum:

7.1.1. The date and time of the request for service
7.1.2. Identification of the motor and/or pump
7.1.3. A detailed as found condition report.
7.1.4. A detailed description of any test performed on the motor and/or pump
7.1.5. A detailed description of all repairs completed.
7.1.6. Attached photos of pump before and after repair. Photos shall comply with section 4.6.1.1 of this scope.
7.1.7. Total labor hours spent
7.1.8. A detailed list of parts replaced by part manufacturer and part identification number.

7.2. Aside from the above report, tagging and documentation of all motor and/or pumps worked on shall be done and signed by the technician performing the work

7.3. Whenever a component is dynamically balanced, a pdf report shall be part of the submitted documentation.

7.4. All parts removed or replaced shall be tagged and returned to the County upon request.

8. CONTRACTOR'S REQUIREMENTS

8.1 The Contractor shall be an authorized dealer, distributor, and/or representative of the manufacturer for the brand/model being bid. Dealer, distributor, and/or representative means a firm or person that owns, operates, or maintains a store, warehouse, or other establishment in which materials, supplies, parts, articles, or equipment of the general character described in the specifications are bought, kept in stock and sold commercially or to the general public in the usual course ofbusiness.

8.2 The Contractor shall have at least five years of successful experience in the maintenance, testing, rewinding, and repair of AC motor and/or pumps up to 150 HP.

8.3 The Contractor shall have a service and repair shop located within 50 miles of the Orange County. The County reserves the right to visit and inspect said facility at any time during the bid evaluation if such inspection and additional information is considered necessary to properly evaluate a Bidder's qualifications and capacity to manage all service requirements of this scope and the volume of work resulting from it.

8.4 The Contractor shall have the ability to obtain OEM parts in an expedited basis, and must maintain a normal supply of repair parts and be equipped with personnel and facilities to provide such service as necessary to keep the equipment in operation with a minimum of delay.

8.5 The contractor shall have an internal quality control program in place. The quality control program shall include complete documentation requirements and testing and repair procedures and shall be available to the County upon request.

8.6 Failure to meet and maintain these requirements, in the County's sole opinion, may be cause for contract termination.

SECTION 4
BID SUBMISSION REQUIREMENTS AND DOCUMENTATION

IMPORTANT NOTE:

Modification or alteration of the documents contained in this solicitation or the contract resulting from this solicitation **shall only be made upon receipt of prior written consent of the County.** *(See: General Terms and Conditions, Article 2, Questions Regarding this Solicitation)*

Bidders are cautioned, when completing your bid, do not attach any forms which may contain deviations from the County's scope of services/specification, terms and conditions or fee schedule as these may conflict with those listed in the County's bid documents(s). Unauthorized modifications or alterations and/or inclusion of additional terms and conditions such as those which may be on your company's standard forms shall result in your bid being declared non-responsive as these changes will be considered a counteroffer to the County's bid.

STATEMENT OF NO-BID

The Procurement Division is committed to continuously improve its processes and our goal is to receive maximum participation from the vendor community. If your firm chooses not to participate in responding to this solicitation please email Melisa.Vergara@ocfl.net, referencing the IFB number, and briefly explain why the decision was made to not participate.

SUBMITTAL LABEL:

In an effort to help promote social distancing measures during the COVID-19 Public Health Emergency, electronic submissions will be accepted by the County.

Firms are **strongly encouraged** to submit responses electronically. Firms will not be permitted to fax or email offers. To maintain a secured sealed process electronic submissions may be made through the Negometrix platform only at: https://app.negometrix.com/buyer/691

If submitting via mail or hard copy, use the hard-copy label below and place on front of their outermost sealed envelope/package.

DO NOT OPEN - SEALED RESPONSES - DO NOT OPEN
RESERVED FOR PUBLIC BID OPENING

Company : _____

Contact Name: _____

Contact Phone/ Email: _____

Address: _____

_____

CONTACT: **MELISA VERGARA**
IFB NUMBER: **Y21-170-MV**
TITLE: **FLYGT AND ABS PUMPS, PARTS AND REPAIRS**

BID DUE DATE: _____

DELIVER TO:

ORANGE COUNTY PROCUREMENT DIVISION
INTERNAL OPERATIONS CENTRE II
400 E. SOUTH STREET, 2ND FLOOR
ORLANDO, FL 32801.

QUALIFICATION OF BIDDERS

BID PACKAGE REQUIREMENTS:

- In an effort to help promote social distancing measures during the COVID-19 Public Health Emergency, electronic submissions will be accepted by the County.

- Firms are strongly encouraged to submit responses electronically. Firms will not be permitted to fax or email offers. To maintain a secured sealed process electronic submissions may be made through the Negometrix platform only at: https://app.negometrix.com/buyer/691

- If submitting via mail or hand delivery, Bidders must submit one (1) original, two (2) copies and one (1) electronic copy on USB drive. Electronic copy shall be in Microsoft Word or Adobe – the most recent software version.

- All responses and copies are to be submitted on 8 ½ x 11 inch paper, bound individually and tabbed as applicable.

- If your response contains any information deemed confidential, in accordance with Chapter 119 of the Florida Statutes, provide an additional USB drive with a redacted version of your response labeled REDACTED. Electronic copy shall be in Microsoft Word or Adobe – the most recent software version.

This bid will be awarded to a responsible, responsive bidder, qualified by experience to provide the work specified. Failure to submit the below requested information may be cause for rejection of your bid.

The determination on whether a bidder is responsible or not shall be at the sole discretion of the County. Although the County may request the submission of a minimum number of contracts similar to the requirements of this solicitation with certain minimum dimensions, quantities, dollar values, etc., the County's determination of a bidder's responsibility shall not be solely based on the number of similar procurements the bidder provides but the entirety of the bidder's qualifications.

The Bidder shall submit the following information with the bid. It is recommended to use the list below as a checklist for your bid submittal:

[ ] 1. Reference Documentation Form
(Required)

Bidder shall complete the attached Reference Documentation Form. References shall be for work **substantially similar in scope and magnitude** satisfactorily completed and shall validate the following capabilities and experience per the scope of services provided herein. References shall validate the following:

a. A minimum of five (5) years' experience in the maintenance, testing, rewinding, and repair of AC motor and/or pumps up to 150 HP. References shall be for work performed under the same name as the bidder.

[ ] 2. Bidder shall provide a letter from the manufacturer on their letterhead confirming the bidder is an authorized dealer, distributor and/or representative of the manufacturer for the brand being bid.
(Required)

[ ] 3. Bidder shall provide a written statement on its letterhead affirming the firm has adequate experience, staff, resources, facilities and equipment, required to successfully perform the work in accordance scope of services herein.
(Required)

[ ] 4. Bid Response Form
(Required)

[ ] 5. Acknowledgement of Addenda
(Required if Applicable)

[ ] 6. Authorized Signatories/Negotiators
(Required)

[ ] 7. Drug-Free Workplace
(Required)

[ ] 8. Schedule of Sub-contracting
(Required if Applicable)

[ ] 9. Conflict/Non-Conflict of Interest Form
(Required)

[ ] 10. E-Verification Certification
(Required)

[ ] 11. Current W9
(Required)

[ ] 12. Relationship Disclosure Form
(Required to be Submitted and Notarized)

[ ] 13. Orange County Specific Project Expenditure Report.
(Required to be Submitted and Notarized)

[ ] 14. Agent Authorization Form
(Submit if Applicable)

[ ] 15. Leased Employee Affidavit
(Submit if Applicable)

[ ] 16. Information for determining Joint Venture Eligibility (if Applicable)
(Submit if Applicable)

[ ] 17. Contract Y21-170-MV, Counterpart (1), signed without exception to terms and conditions. Counteroffers shall not be allowed.
(Required)

Failure to submit the above requested information may be cause for rejection of your bid.

BID RESPONSE FORM
IFB #Y21-170-MV

The Contractor shall provide all labor and other resources necessary to provide the goods and/or equipment in strict accordance with the specifications defined in this solicitation for the amounts specified in this Bid Response Form, inclusive of overhead, profit and any other costs.

Note: The percentage mark-up or mark-down from cost shall be indicated by checking the applicable box. Failure to indicate will deem the bid non-responsive.

Example: If the mark-down is 10% (.10) enter .90 (1-.10 = .90)
Then your total should be 115,000.00 X .90 = $103,500.00

Example: If the mark-up is 10% (.10) enter 1.10 (1+.10 = 1.10)
Then your total should be 115,000.00 X 1.10 = $126,500.00

LOT A – FLYGT PUMPS

ITEM NO.	DESCRIPTION	ESTIMATED ANNUAL USAGE	UNIT		UNIT COST PERCENTAGE MARK-UP OR MARK-DOWN FROM MANUFACTURER'S SUGGESTED RETAIL PRICE (MSRP)		TOTAL ESTIMATED ANNUAL BID
1	Flygt Pumps	$650,000	Dollars	X	_____% ❑ MARK-UP OR ❑ MARK-DOWN	=	$_____
2	Flygt Parts	$803,900	Dollars	X	_____% ❑ MARK-UP OR ❑ MARK-DOWN	=	$_____

_____
Company Name

ITEM NO.	SERVICES	ESTIMATED ANNUAL USAGE	UNIT	X	UNIT PRICE	=	TOTAL ESTIMATED ANNUAL BID
3	HOURLY LABOR RATE FOR REPAIRS	500	HOURS	**X**	$_____	=	$_____
4	ENVIRONMENTAL FEE 1 TO 10 HP	15	EACH	**X**	$_____	=	$_____
5	ENVIRONMENTAL FEE 11 TO 50 HP	30	EACH	**X**	$_____	=	$_____
6	ENVIRONMENTAL FEE GREATER THAN 51 HP	15	EACH	**X**	$_____	=	$_____
7							
8							
9							
10	FLANGE DRILLING SERVICE	$300	DOLLARS	**X**	%_____ □ MARK-UP OR □ MARK-DOWN	=	$_____
					TOTAL ESTIMATED ANNUAL BID LOT A (LINES 1 THROUGH 10)	=	$_____
							X 3
					TOTAL ESTIMATED THREE-YEAR BID LOT A	=	$_____

_____
Company Name

LOT B – ABS PUMPS

ITEM NO.	DESCRIPTION	ESTIMATED ANNUAL USAGE	UNIT		UNIT COST PERCENTAGE MARK-UP OR MARK-DOWN FROM MANUFACTURER'S SUGGESTED RETAIL PRICE (MSRP)		TOTAL ESTIMATED ANNUAL BID
1	ABS Pumps	$75,000	Dollars	X	_____%	=	$_____
					❑ MARK-UP OR ❑ MARK-DOWN		
2	ABS Parts	$402,600	Dollars	X	_____%	=	$_____
					❑ MARK-UP OR ❑ MARK-DOWN		

ITEM NO.	SERVICES	ESTIMATED ANNUAL USAGE	UNIT		UNIT PRICE		TOTAL ESTIMATED ANNUAL BID
3	HOURLY LABOR RATE FOR REPAIRS	350	HOURS	**X**	$_____	=	$_____
4	ENVIRONMENTAL FEE 1 TO 10 HP	10	EACH	**X**	$_____	=	$_____
5	ENVIRONMENTAL FEE 11 TO 50 HP	20	EACH	**X**	$_____	=	$_____
6	ENVIRONMENTAL FEE GREATER THAN 51 HP	10	EACH	**X**	$_____	=	$_____

_____
Company Name

7	FLANGE DRILLING SERVICE	$200	DOLLARS	**X**	%_____ ☐ MARK-UP OR ☐ MARK-DOWN	=	$_____	

TOTAL ESTIMATED ANNUAL BID LOT B (LINES 1 THROUGH 7) = $_____

X 3

TOTAL ESTIMATED THREE-YEAR BID LOT B = $_____

TOTAL ESTIMATED THREE-YEAR BID LOT A + LOT B = $_____

_____
Company Name

IMPORTANT NOTE: When completing your bid, do not attach any forms which may contain terms and conditions that conflict with those listed in the County's bid documents(s). Inclusion of additional terms and conditions such as those which may be on your company's standard forms shall result in your bid being declared non-responsive as these changes will be considered a counteroffer to the County's bid.

Inquiries regarding this Invitation for Bids may be directed to Melisa Vergara, Contracting Agent, at Melisa.Vergara@ocfl.net

BID RESPONSE FORM - CONTINUED
THE FOLLOWING SECTION MUST BE COMPLETED BY ALL BIDDERS:

Company Name: _____

NOTE: COMPANY NAME MUST MATCH LEGAL NAME ASSIGNED TO TIN NUMBER. CURRENT W9 MUST BE SUBMITTED WITH BID.

TIN#: _____ D-U-N-S® # _____

_____

(Street No. or P.O. Box Number) (Street Name) (City)

_____

(County) (State) (Zip Code)

Contact Person: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

EMERGENCY CONTACT

Emergency Contact Person: _____

Telephone Number: _____ Cell Phone Number: _____

Residence Telephone Number: _____ Email: _____

ACKNOWLEDGEMENT OF ADDENDA

The Bidder shall acknowledge receipt of any addenda issued to this solicitation by completing the blocks below or by completion of the applicable information on the addendum and returning it not later than the date and time for receipt of the bid. Failure to acknowledge an addendum that has a material impact on this solicitation may negatively impact the responsiveness of your bid. Material impacts include but are not limited to changes to specifications, scope of work/services, delivery time, performance period, quantities, bonds, letters of credit, insurance, or qualifications.

Addendum No._____, Date_____ Addendum No._____, Date_____

Addendum No._____, Date_____ Addendum No._____, Date_____

AUTHORIZED SIGNATORIES/NEGOTIATORS

The Bidder represents that the following **principals** are authorized to sign bids, negotiate and/or sign contracts and related documents to which the bidder will be duly bound. Principal is defined as an employee, officer or other technical or professional in a position capable of substantially influencing the development or outcome of an activity required to perform the covered transaction.

Name	Title	Telephone Number/Email

(Signature) (Date)

(Title)

(Name of Business)

The Bidder shall complete and submit the following information with the bid:

Type of Organization

____ Sole Proprietorship ____ Partnership ____ Non-Profit

____ Joint Venture* ____ Corporation

State of Incorporation: _____

Principal Place of Business (Florida Statute Chapter 607): _____
City/County/State

THE PRINCIPAL PLACE OF BUSINESS SHALL BE THE ADDRESS OF THE BIDDER'S PRINCIPAL OFFICE AS IDENTIFIED BY THE FLORIDA DIVISION OF CORPORATIONS.

Federal I.D. number is: _____

** Joint venture firms must complete and submit with their Bid Response the form titled "Information for Determining Joint Venture Eligibility", and a copy of the formal agreement between all joint venture parties. This joint venture agreement must indicate the parties' respective roles, responsibilities and levels of participation for the project.* ***If proposing as a Joint Venture, the Joint Venture shall obtain and maintain all contractually required insurance in the name of the Joint Venture as required by the Contract****.* ***Individual insurance in the name of the parties to the Joint venture will not be accepted.*** *Failure to timely submit the required form along with an attached written copy of the joint venture agreement may result in disqualification of your Bid Response*

REFERENCE DOCUMENTATION FORM

List at a minimum of three (3) clients during the past ten (10) years for which you provided a comparable amount of goods or services substantially similar to those specified in the solicitation in the spaces provided below. Provide the Company name, contact person, address, email address, telephone number, and date services were performed, as described. References must be for work performed in the bidding company's name.

1. Company Name: _____

   Owner's Name: _____

   Description of goods or services provided: _____

   _____

   Contract Amount: _____

   Start and End Date of Contract: _____

   Contact Person: _____

   Address: _____

   Telephone Number: _____

   Email Address: _____

2. Company Name: _____

   Owner's Name: _____

   Description of goods or services provided: _____

   _____

   Contract Amount: _____

   Start and End Date of Contract: _____

   Contact Person: _____

   Address: _____

   Telephone Number: _____

   Email Address: _____

3. Company Name: _____

Owner's Name: _____

Description of goods or services provided: _____

_____

Contract Amount: _____

Start and End Date of Contract: _____

Contact Person: _____

Address: _____

_____

Telephone Number: _____

Email Address: _____

4. Company Name: _____

Owner's Name: _____

Description of goods or services provided: _____

_____

Contract Amount: _____

Start and End Date of Contract: _____

Contact Person: _____

Address: _____

_____

Telephone Number: _____

Email Address: _____

5. Company Name: _____

Owner's Name: _____

Description of goods or services provided: _____

_____

Contract Amount: _____

Start and End Date of Contract: _____

Contact Person: _____

Address: _____

_____

Telephone Number: _____

Email Address: _____

DRUG-FREE WORKPLACE FORM

The undersigned Bidder, in accordance with Florida Statute 287.087 hereby certifies that _____ does:
Name of Business

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, employee assistance programs and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in Paragraph 1.

4. In the statement specified in Paragraph 1, notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Florida Statute 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of Paragraphs 1 thru 5.

As the person authorized to sign this statement, I certify that this firm complies fully with above requirements.

_____
Bidder's Signature

_____
Date

SCHEDULE OF SUBCONTRACTING, IFB NO. Y21-170-MV

As specified in the General Terms and Conditions and in the Special Terms and Conditions, bidders are to present the details of subcontractor participation.

Name Of Subcontractor	Address	Type of Work to be Performed	Percent and dollar amount of Contract Amount to be Subcontracted

Company Name: _____

CONFLICT/NON-CONFLICT OF INTEREST STATEMENT

CHECK ONE

[ ] To the best of our knowledge, the undersigned bidder has no potential conflict of interest due to any other clients, contracts, or property interest for this project.

OR

[ ] The undersigned bidder, by attachment to this form, submits information which may be a potential conflict of interest due to other clients, contracts, or property interest for this project.

LITIGATION STATEMENT

CHECK ONE

[ ] The undersigned bidder has had no litigation and/or judgments entered against it by any local, state or federal entity and has had no litigation and/or judgments entered against such entities during the past ten (10) years.

[ ] The undersigned bidder, **BY ATTACHMENT TO THIS FORM**, submits a summary and disposition of individual cases of litigation and/or judgments entered by or against any local, state or federal entity, by any state or federal court, during the past ten (10) years.

_____
COMPANY NAME

_____
AUTHORIZED SIGNATURE

_____
NAME (PRINT OR TYPE)

_____
TITLE

Failure to check the appropriate blocks above may result in disqualification of your bid. Likewise, failure to provide documentation of a possible conflict of interest, or a summary of past litigation and/or judgments, may result in disqualification of your bid.

E VERIFICATION CERTIFICATION

Contract No. Y21-170-MV

NAME OF CONTRACTOR: _____ (referred to herein as "Contractor")

ADDRESS OF CONTRACTOR:

_____

_____

The undersigned does hereby certify that the above named contractor:

1. Is, or will be, registered with and using the E-Verify system prior to execution of the contract with Orange County; or
2. Is, or will be, registered with the E-Verify system prior to execution of the contract with Orange County, but does not have any employees and does not intend to hire any new employees during the period of time that the contractor will be providing services under the contract; or
3. Is, or will be, registered with the E-Verify system prior to execution of the contract with Orange County, but employs individuals who were hired prior to the commencement of providing labor on the contract and does not intend to hire any new employees during the period of time that the contractor will be providing labor under the contract.

The undersigned acknowledges the use of the E-Verify system for newly hired employees is an ongoing obligation for so long as the contractor provides labor under the contract and that the workforce eligibility of all newly hired employees will be properly verified using the E-Verify system.

In accordance with Section 837.06, Florida Statutes, Contractor acknowledges that whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duties shall be guilty of a misdemeanor in the second degree, punishable as provided in Section 775.082 or Section 775.083, Florida Statutes.

AUTHORIZED SIGNATURE: _____

NAME: _____

TITLE: _____

DATE: _____

RELATIONSHIP DISCLOSURE FORM
FOR USE WITH PROCUREMENT ITEMS, EXCEPT THOSE WHERE THE COUNTY IS THE PRINCIPAL OR PRIMARY BIDDER

For procurement items that will come before the Board of County Commissioners for final approval, this form shall be completed by the Bidder and shall be submitted to the Procurement Division by the Bidder.

In the event any information provided on this form should change, the Bidder must file an amended form on or before the date the item is considered by the appropriate board or body.

Part I

INFORMATION ON BIDDER:

Legal Name of Bidder:

_____

Business Address (Street/P.O. Box, City and Zip Code):

_____

_____

Business Phone: ( )_____

Facsimile: ( )_____

INFORMATION ON BIDDER'S AUTHORIZED AGENT, IF APPLICABLE:
(Agent Authorization Form also required to be attached)

Name of Bidder's Authorized Agent:

_____

Business Address (Street/P.O. Box, City and Zip Code):

_____

_____

Business Phone: ( )_____

Facsimile: ( )_____

Part II

IS THE BIDDER A RELATIVE OF THE MAYOR OR ANY MEMBER OF THE BCC?

____ YES ____ NO

IS THE MAYOR OR ANY MEMBER OF THE BCC THE BIDDER'S EMPLOYEE?

____ YES ____ NO

IS THE BIDDER OR ANY PERSON WITH A DIRECT BENEFICIAL INTEREST IN THE OUTCOME OF THIS MATTER A BUSINESS ASSOCIATE OF THE MAYOR OR ANY MEMBER OF THE BCC?

____ YES ____ NO

If you responded "YES" to any of the above questions, please state with whom and explain the relationship.

_____

_____

_____

(Use additional sheets of paper if necessary)

Part III

ORIGINAL SIGNATURE AND NOTARIZATION REQUIRED

I hereby certify that information provided in this relationship disclosure form is true and correct based on my knowledge and belief. If any of this information changes, I further acknowledge and agree to amend this relationship disclosure form prior to any meeting at which the above-referenced project is scheduled to be heard. In accordance with s. 837.06, Florida Statutes, I understand and acknowledge that whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor in the second degree, punishable as provided in s. 775.082 or s. 775.083, Florida Statutes.

_____ _____

Signature of Bidder Date

Printed Name and Title of Person completing this form:

_____

STATE OF FLORIDA)
) ss:
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐physical presence, or ☐online notarization, this _____ day of _____, 20__, by _____ [NAME OF PERSON], as _____ [TYPE OF AUTHORITY,… e.g. officer, trustee, etc.)] for _____[NAME OF PARTY ON BEHALF OF WHOM INSTRUMENT WAS EXECUTED].

☐Personally Known; OR

☐Produced Identification. Type of identification produced:_____.
[CHECK APPLICABLE BOX TO SATISFY IDENTIFICATION REQUIREMENT OF FLA. STAT. §117.05]

_____
Notary Public
My Commission Expires:

_____
(Printed, typed or stamped commissioned name of Notary Public)

FREQUENTLY ASKED QUESTIONS (FAQ)
ABOUT THE
RELATIONSHIP DISCLOSURE FORM
Updated 6-28-11

WHAT IS THE RELATIONSHIP DISCLOSURE FORM?
The Relationship Disclosure Form (form OC CE 2D and form OC CE 2P) is a form created pursuant to the County's Local Code of Ethics, codified at Article XIII of Chapter 2 of the Orange County Code, to ensure that all development-related items and procurement items presented to or filed with the County include information as to the relationship, if any, between the applicant and the County Mayor or any member of the Board of County Commissioners (BCC). The form will be a part of the backup information for the applicant's item.

WHY ARE THERE TWO RELATIONSHIP DISCLOSURE FORMS?
Form OC CE 2D is used only for development-related items, and form OC CE 2P is used only for procurement-related items. The applicant needs to complete and file the form that is applicable to his/her case.

WHO NEEDS TO FILE THE RELATIONSHIP DISCLOSURE FORM?
Form OC CE 2D should be completed and filed by the owner of record, contract purchaser, or authorized agent. Form OC CE 2P should be completed and filed by the bidder, offeror, quoter, or respondent, and, if applicable, their authorized agent. In all cases, the person completing the form must sign the form and warrant that the information provided on the form is true and correct.

WHAT INFORMATION NEEDS TO BE DISCLOSED ON THE RELATIONSHIP DISCLOSURE FORM?
The relationship disclosure form needs to disclose pertinent background information about the applicant and the relationship, if any, between, on the one hand, the applicant and, if applicable, any person involved with the item, and on the other hand, the Mayor or any member of the BCC.

In particular, the applicant needs to disclose whether any of the following relationships exist: (1) the applicant is a business associate of the Mayor or any member of the BCC; (2) any person involved with the approval of the item has a beneficial interest in the outcome of the matter *and* is a business associate of the Mayor or any member of the BCC; (3) the applicant is a relative of the Mayor or any member of the BCC; or (4) the Mayor or any member of the BCC is an employee of the applicant. (See Section 2-454, Orange County Code.)

HOW ARE THE KEY RELEVANT TERMS DEFINED?
Applicant means, for purposes of a development-related project, the owner, and, if applicable, the contract purchaser or owner's authorized agent. Applicant means, for purposes of a procurement item, the bidder, offeror, quoter, respondent, and, if applicable, the authorized agent of the bidder, offeror, quoter, or respondent.

Business associate means any person or entity engaged in or carrying on a business enterprise with a public officer, public employee, or candidate as a partner, joint venture, corporate shareholder where the shares of such corporation are not listed on any national or regional stock exchange, or co-owner of property. In addition, the term includes any person or entity engaged in or carrying on a business enterprise, or otherwise engaging in common investment, with a public officer, public employee, or candidate as a partner, member, shareholder, owner, co-owner, joint venture partner, or other investor, whether directly or indirectly, whether

through a Business Entity or through interlocking Parent Entities, Subsidiary Entities, or other business or investment scheme, structure, or venture of any nature. (See Section 112.312(4), Florida Statutes, and Section 2-452(b), Orange County Code.)

Employee means any person who receives remuneration from an employer for the performance of any work or service while engaged in any employment under any appointment or contract for hire or apprenticeship, express or implied, oral or written, whether lawfully or unlawfully employed, and includes, but is not limited to, aliens and minors. (See Section 440.02(15), Florida Statutes.)

Relative means an individual who is related to a public officer or employee as father, mother, son, daughter, brother, sister, uncle, aunt, first cousin, nephew, niece, husband, wife, father-in-law, mother-in-law, son-in-law, daughter-in-law, brother-in-law, sister-in-law, stepfather, stepmother, stepson, stepdaughter, stepbrother, stepsister, half-brother, half-sister, grandparent, great grandparent, grandchild, great grandchild, step grandparent, step great grandparent, step grandchild, step great grandchild, person who is engaged to be married to the public officer or employee or who otherwise holds himself or herself out as or is generally known as the person whom the public officer or employee intends to marry or with whom the public officer or employee intends to form a household, or any other natural person having the same legal residence as the public officer or employee. (See Section 112.312(21), Florida Statutes.)

DOES THE RELATIONSHIP DISCLOSURE FORM NEED TO BE UPDATED IF INFORMATION CHANGES?

Yes. It remains a continuing obligation of the applicant to update this form whenever any of the information provided on the initial form changes.

WHERE DO THE RELATIONSHIP DISCLOSURE FORM AND ANY SUBSEQUENT UPDATES NEED TO BE FILED?

For a development-related item, the Relationship Disclosure Form and any update need to be filed with the County Department or County Division where the applicant filed the application. For a procurement item, the Relationship Disclosure Form and any update need to be filed with the Procurement Division.

WHEN DO THE RELATIONSHIP DISCLOSURE FORM AND ANY UPDATES NEED TO BE FILED?

In most cases, the initial form needs to be filed when the applicant files the initial development-related project application or initial procurement-related forms. However, with respect to a procurement item, a response to a bid will not be deemed unresponsive if this form is not included in the initial packet submitted to the Procurement Division.

If changes are made after the initial filing, the final, cumulative Relationship Disclosure Form needs to be filed with the appropriate County Department or County Division processing the application not less than seven (7) days prior to the scheduled BCC agenda date so that it may be incorporated into the BCC agenda packet. When the
matter is a discussion agenda item or is the subject of a public hearing, and an update has not been made at least 7 days prior to BCC meeting date or is not included in the BCC agenda packet, the applicant is obligated to verbally present such update to the BCC when the agenda item is heard or the public hearing is held. When the matter is a consent agenda item and an update has not been made at least 7 days prior to the BCC meeting or the update is not included in the BCC agenda packet, the item will be pulled from the consent agenda to be considered at a future meeting.

WHO WILL REVIEW THE INFORMATION DISCLOSED ON THE RELATIONSHIP DISCLOSURE FORM AND ANY UPDATES?

The information disclosed on this form and any updates will be a public record as defined by Chapter 119, Florida Statutes, and may therefore be inspected by any interested person. Also, the information will be made available to the Mayor and the BCC members. This form and any updates will accompany the information for the applicant's project or item.

However, for development-related items, if an applicant discloses the existence of one or more of the relationships described above and the matter would normally receive final consideration by the Concurrency Review Committee or the Development Review Committee, the matter will be directed to the BCC for final consideration and action following committee review.

CONCLUSION:

We hope you find this FAQ useful to your understanding of the Relationship Disclosure Form. Please be informed that if the event of a conflict or inconsistency between this FAQ and the requirements of the applicable ordinance or law governing relationship disclosures, the ordinance or law controls.

Also, please be informed that the County Attorney's Office is not permitted to render legal advice to an applicant or any other outside party. Accordingly, if the applicant or an outside party has any questions after reading this FAQ, he/she is encouraged to contact his/her own legal counsel.

ORANGE COUNTY SPECIFIC PROJECT EXPENDITURE REPORT

This lobbying expenditure form shall be completed in full and filed with all application submittals. This form shall remain cumulative and shall be filed with the department processing your application. Forms signed by a principal's authorized agent shall include an executed Agent Authorization Form.

This is the initial Form: _____
This is a Subsequent Form: _____

Part I

Please complete all of the following:

Name and Address of Principal (legal name of entity or owner per Orange County tax rolls): _____

_____

Name and Address of Principal's Authorized Agent, if applicable: _____

_____

List the name and address of all lobbyists, Contractors, contractors, subcontractors, individuals or business entities who will assist with obtaining approval for this project. (Additional forms may be used as necessary.)

1. Name and address of individual or business entity:_____
   Are they registered Lobbyist? Yes ___ or No___
2. Name and address of individual or business entity:_____
   Are they registered Lobbyist? Yes ___ or No___
3. Name and address of individual or business entity:_____
   Are they registered Lobbyist? Yes ___ or No___
4. Name and address of individual or business entity:_____
   Are they registered Lobbyist? Yes ___ or No___
5. Name and address of individual or business entity:_____
   Are they registered Lobbyist? Yes ___ or No___
6. Name and address of individual or business entity:_____
   Are they registered Lobbyist? Yes ___ or No___
7. Name and address of individual or business entity:_____
   Are they registered Lobbyist? Yes ___ or No___
8. Name and address of individual or business entity:_____
   Are they registered Lobbyist? Yes ___ or No___

Part II

Expenditures:

For this report, an "expenditure" means money or anything of value given by the principal and/or his/her lobbyist for the purpose of lobbying, as defined in section 2-351, Orange County Code. This may include public relations expenditures including, but not limited to, petitions, fliers, purchase of media time, cost of print and distribution of publications. However, the term "expenditure" **does not** include:

- Contributions or expenditures reported pursuant to chapter 106, Florida Statutes;
- Federal election law, campaign-related personal services provided without compensation by individuals volunteering their time;
- Any other contribution or expenditure made by or to a political party;
- Any other contribution or expenditure made by an organization that is exempt from taxation under 26 U.S.C. s. 527 or s. 501(c)(4), in accordance with s.112.3215, Florida Statutes; and/or
- Professional fees paid to registered lobbyists associated with the project or item.

The following is a complete list of all lobbying expenditures and activities (including those of lobbyists, contractors, Contractors, etc.) incurred by the principal or his/her authorized agent and expended in connection with the above-referenced project or issue. **You need not include de minimum costs (under $50) for producing or reproducing graphics, aerial photographs, photocopies, surveys, studies or other documents related to this project.**

Date of Expenditure	Name of Party Incurring Expenditure	Description of Activity	Amount Paid
		TOTAL EXPENDED THIS REPORT	$

Part III

Original signature and notarization required

I hereby certify that information provided in this specific project expenditure report is true and correct based on my knowledge and belief. I acknowledge and agree to comply with the requirement of section 2-354, of the Orange County code, to amend this specific project expenditure report for any additional expenditure(s) incurred relating to this project prior to the scheduled Board of County Commissioner meeting. I further acknowledge and agree that failure to comply with these requirements to file the specific expenditure report and all associated amendments may result in the delay of approval by the Board of County Commissioners for my project or item, any associated costs for which I shall be held responsible. In accordance with s. 837.06, Florida Statutes, I understand and acknowledge that whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor in the second degree, punishable as provided in s. 775.082 or s. 775.083, Florida Statutes.

_____ _____

Date Signature of ⌂ Principal or ⌂ Principal's Authorized Agent
(check appropriate box)

Printed Name and Title of Person completing this form:

_____

STATE OF FLORIDA)
) ss:
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐physical presence, or ☐online notarization, this _____ day of _____, 20__, by _____ [NAME OF PERSON], as _____ [TYPE OF AUTHORITY,… e.g. officer, trustee, etc.)] for _____[NAME OF PARTY ON BEHALF OF WHOM INSTRUMENT WAS EXECUTED].

☐Personally Known; OR

☐Produced Identification. Type of identification produced:_____.
[CHECK APPLICABLE BOX TO SATISFY IDENTIFICATION REQUIREMENT OF FLA. STAT. §117.05]

_____
Notary Public
My Commission Expires:

_____
(Printed, typed or stamped commissioned name of Notary Public)

FREQUENTLY ASKED QUESTIONS (FAQ)
ABOUT THE
SPECIFIC PROJECT EXPENDITURE REPORT
Updated 3-1-11

WHAT IS A SPECIFIC PROJECT EXPENDITURE REPORT (SPR)?

A Specific Project Expenditure Report (SPR) is a report required under Section 2-354(b) of the Orange County Lobbying Ordinance, codified at Article X of Chapter 2 of the Orange County Code, reflecting all lobbying expenditures incurred by a principal and their authorized agent(s) and the principal's lobbyist(s), contractor(s), subcontractor(s), and Contractor(s), if applicable, for certain projects or issues that will ultimately be decided by the Board of County Commissioners (BCC).

Matters specifically exempt from the SPR requirement are ministerial items, resolutions, agreements in settlement of litigation matters in which the County is a party, ordinances initiated by County staff, and some procurement items, as more fully described in 2.20 of the Administrative Regulations.

Professional fees paid by the principal to his/her lobbyist for the purpose of lobbying need not be disclosed on this form. (See Section 2-354(b), Orange County Code.)

WHO NEEDS TO FILE THE SPR?

The principal or his/her authorized agent needs to complete and sign the SPR and warrant that the information provided on the SPR is true and correct.

A principal that is a governmental entity does not need to file an SPR.

HOW ARE THE KEY RELEVANT TERMS DEFINED?

Expenditure means "a payment, distribution, loan, advance, reimbursement, deposit, or anything of value made by a lobbyist or principal for the purpose of lobbying. This may include public relations expenditures (including but not limited to petitions, flyers, purchase of media time, cost of print and distribution of publications) but does not include contributions or expenditures reported pursuant to Chapter 106, Florida Statutes, or federal election law, campaign-related personal services provided without compensation by individuals volunteering their time, any other contribution or expenditure made by or to a political party, or any other contribution or expenditure made by an organization that is exempt from taxation under 26 U.S.C. s. 527 or s. 501(c)(4)." (See Section 112.3215, Florida Statutes.) Professional fees paid by the principal to his/her lobbyist for the purpose of lobbying are not deemed to be "expenditures." (See Section 2-354, Orange County Code.)

Lobbying means seeking "to encourage the approval, disapproval, adoption, repeal, rescission, passage, defeat or modification of any ordinance, resolution, agreement, development permit, other type of permit, franchise, vendor, Contractor, contractor, recommendation, decision or other foreseeable action of the [BCC]," and "include[s] all communications, regardless of whether initiated by the lobbyist or by the person being lobbied, and regardless of whether oral, written or electronic." (See Section 2-351, Orange County Code.) Furthermore, *lobbying* means communicating "directly with the County Mayor, with any other member of the [BCC], or with any member of a procurement committee." (See Section 2-351, Orange County Code.) *Lobbying* also

means communicating "indirectly with the County Mayor or any other member of the [BCC]" by communicating with any staff member of the Mayor or any member of the BCC, the county administrator, any deputy or assistant county administrator, the county attorney, any county department director, or any county division manager. (See Section 2-351, Orange County Code.) *Lobbying* does not include the act of appearing before a Sunshine Committee, such as the Development Review Committee or the Roadway Agreement Committee other than the BCC.

Principal means "the person, partnership, joint venture, trust, association, corporation, governmental entity or other entity which has contracted for, employed, retained, or otherwise engaged the services of a lobbyist." *Principal* may also include a person, partnership, joint venture, trust, association, corporation, limited liability corporation, or other entity where it or its employees do not qualify as a lobbyist under the definition set forth in Section 2-351 of the Orange County Code but do perform lobbying activities on behalf of a business in which it has a personal interest.

DOES THE SPR NEED TO BE UPDATED IF INFORMATION CHANGES?
Yes. It remains a continuing obligation of the principal or his/her authorized agent to update the SPR whenever any of the information provided on the initial form changes.

WHERE DO THE SPR AND ANY UPDATES NEED TO BE FILED?
The SPR needs to be filed with the County Department or County Division processing the application or matter. If and when an additional expenditure is incurred subsequent to the initial filing of the SPR, an amended SPR needs to be filed with the County Department or County Division where the original application, including the initial SPR, was filed.

WHEN DO THE SPR AND ANY UPDATES NEED TO BE FILED?
In most cases, the initial SPR needs to be filed with the other application forms. The SPR and any update must be filed with the appropriate County Department or County Division not less than seven (7) days prior to the BCC hearing date so that they may be incorporated into the BCC agenda packet. (See Section 2-354(b), Orange County Code.) When the matter is a discussion agenda item or is the subject of a public hearing, and any additional expenditure occurs less than 7 days prior to BCC meeting date or updated information is not included in the BCC agenda packet, the principal or his/her authorized agent is obligated to verbally present the updated information to the BCC when the agenda item is heard or the public hearing is held. When the matter is a consent agenda item and an update has not been made at least 7 days prior to the BCC meeting or the update is not included in the BCC agenda packet, the item will be pulled from the consent agenda to be considered at a future meeting.

WHO WILL BE MADE AWARE OF THE INFORMATION DISCLOSED ON THE SPR AND ANY UPDATES?
The information disclosed on the SPR and any updates will be a public record as defined by Chapter 119, Florida Statutes, and therefore may be inspected by any interested person. Also, the information will be made available to the Mayor and the BCC members. This information will accompany the other information for the principal's project or item.

CONCLUSION:
We hope you find this FAQ useful to your understanding of the SPR. Please be informed that in the event of a conflict or inconsistency between this FAQ and the requirements of the applicable ordinance governing specific project expenditure reports, the ordinance controls.

Also, please be informed that the County Attorney's Office is not permitted to render legal advice to a principal, his/her authorized agent, or any other outside party. Accordingly, if after reading this FAQ the principal, his/her authorized agent or an outside party has any questions, he/she is encouraged to contact his/her own legal counsel.

AGENT AUTHORIZATION FORM

I/We, (Print Bidder name) _____, Do hereby authorize (print agent's name), _____, to act as my/our agent to execute any petitions or other documents necessary to affect the CONTRACT approval PROCESS more specifically described as follows, (IFB NUMBER AND TITLE)_____, and to appear on my/our behalf before any administrative or legislative body in the county considering this CONTRACT and to act in all respects as our agent in matters pertaining TO THIS CONTRACT.

_____ _____

Signature of Bidder Date

STATE OF FLORIDA)
) ss:
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐physical presence, or ☐online notarization, this _____ day of _____, 20__, by _____ [NAME OF PERSON], as _____ [TYPE OF AUTHORITY,… e.g. officer, trustee, etc.)] for _____[NAME OF PARTY ON BEHALF OF WHOM INSTRUMENT WAS EXECUTED].

☐Personally Known; OR

☐Produced Identification. Type of identification produced:_____.
[CHECK APPLICABLE BOX TO SATISFY IDENTIFICATION REQUIREMENT OF FLA. STAT. §117.05]

_____
Notary Public
My Commission Expires:

_____
(Printed, typed or stamped commissioned name of Notary Public)

LEASED EMPLOYEE AFFIDAVIT

I affirm that an employee leasing company provides my workers' compensation coverage. I further understand that my contract with the employee leasing company limits my workers' compensation coverage to enrolled worksite employees only. My leasing arrangement does not cover un-enrolled worksite employees, independent contractors, uninsured sub-contractors or casual labor exposure.

I hereby certify that 100% of my workers are covered as worksite employees with the employee leasing company. I certify that I do not hire any casual or uninsured labor outside the employee leasing arrangement. I agree to notify the County in the event that I have any workers not covered by the employee leasing workers' compensation policy. In the event that I have any workers not subject to the employee leasing arrangement, I agree to obtain a separate workers' compensation policy to cover these workers. I further agree to provide the County with a certificate of insurance providing proof of workers' compensation coverage prior to these workers entering any County jobsite.

I further agree to notify the County if my employee leasing arrangement terminates with the employee leasing company and I understand that I am required to furnish proof of replacement workers' compensation coverage prior to the termination of the employee leasing arrangement.

I certify that I have workers' compensation coverage for all of my workers through the employee leasing arrangement specified below:

Name of Employee Leasing Company: _____

Workers' Compensation Carrier: _____

A.M. Best Rating of Carrier: _____

Inception Date of Leasing Arrangement: _____

I further agree to notify the County in the event that I switch employee-leasing companies. I recognize that I have an obligation to supply an updated workers' compensation certificate to the County that documents the change of carrier.

Name of Contractor: _____

Signature of Owner/Officer: _____

Title: _____ Date: _____

INFORMATION FOR DETERMINING JOINT VENTURE ELIGIBILITY

If the bidder is submitting as a joint venture, please be advised that this form MUST be completed and the **REQUESTED** written joint-venture agreement **MUST** be attached and submitted with this form.

HOWEVER, IF THE BIDDER IS NOT A JOINT VENTURE, CHECK THE FOLLOWING BLOCK: ( ) NOT APPLICABLE

1. Name of joint venture: _____

2. Address of joint venture: _____

3. Phone number of joint venture: _____

4. Identify the firms which comprise the joint venture:_____

_____

_____

5. Describe the role of the MWBE / Labor Surplus Area(LSA) Firm (if applicable) in the joint venture:_____

_____

_____

6. Provide a copy of the joint venture's written contractual agreement.

7. What is the claimed percentage of ownership and identify any MWBE/LSA partners (if applicable)?

_____

_____

INFORMATION FOR DETERMINING JOINT VENTURE ELIGIBILITY – PAGE 2

8. Ownership of joint venture: (This need not be filled in if described in the joint venture agreement provided by question 6.)

   (a) Profit and loss sharing:

   _____

   _____

   (b) Capital contributions, including equipment:

   _____

   _____

   (c) Other applicable ownership interests:

   _____

9. Control of and participation in this contract. Identify by name, race, sex, and "firm" those individuals (and their titles) who are responsible for day-to-day management and policy decision making, including, but not limited to, those with prime responsibility for:

   (a) Financial decisions:_____

   (b) Management decisions, such as:

   (1) Estimating:

   _____

   _____

   _____

   (2) Marketing and sales:

   _____

   _____

   _____

   (3) Hiring and firing of management personnel:

   _____

   _____

   _____

(4) Purchasing of major items or supplies:

_____

_____

_____

(c) Supervision of field operations:

_____

_____

_____

NOTE: If, after filing this form and before the completion of the joint venture's work on the subject contract, there is any significant change in the information submitted, the joint venture must inform the County in writing.

* **Joint venture must be properly registered with the Florida Division of Corporations before the contract award and the name of the Joint Venture must be the same name used in the Bid Response.**

AFFIDAVIT

"The undersigned swear or affirm that the foregoing statements are correct and include all material information necessary to identify and explain the terms and operation of our joint venture and the intended participation by each joint venturer in the undertaking. Further, the undersigned covenant and agree to provide to the County current, complete and accurate information regarding actual joint venture work and the payment therefore and any proposed changes in any of the joint venture. Also, permit authorized representatives of the County to audit and examine records of the joint venture. Any material misrepresentation will be grounds for terminating any contract which may be awarded and for initiating action under Federal or State laws concerning false statements."

Name of Firm: _____ Name of Firm: _____

Signature: _____ Signature: _____

Name: _____ Name: _____

Title: _____ Title: _____

Date: _____ Date: _____

Date _____
State of _____
County of _____

AFFIDAVIT

STATE OF FLORIDA)
) ss:
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐physical presence, or ☐ online notarization, this _____ day of _____, 20__, by _____ [NAME OF PERSON], as _____ [TYPE OF AUTHORITY,… e.g. officer, trustee, etc.)] for _____[NAME OF PARTY ON BEHALF OF WHOM INSTRUMENT WAS EXECUTED].

☐Personally Known; OR

☐Produced Identification. Type of identification produced:_____.

[CHECK APPLICABLE BOX TO SATISFY IDENTIFICATION REQUIREMENT OF FLA. STAT. §117.05]

_____
Notary Public
My Commission Expires:

_____
(Printed, typed or stamped commissioned name of Notary Public)

CONTRACT NO. Y21-170-MV
FLYGT AND ABS PUMPS, PARTS AND REPAIRS

This contract is not valid unless bilaterally executed. Subject to mutual agreement Orange County, Florida, hereby enters into a contract subject to the following:

1. Ordering against Contract:

   A. Unless otherwise specified in the Invitation for Bids, the County will place orders by issuance of a numbered Delivery Order against this contract. Each Delivery Order will specify the quantity, description and location for deliver.

   B. The obligations of Orange County under this contract are subject to need and availability of funds lawfully appropriated for its purpose by the Board of County Commissioners or other funding source as specified in the terms and conditions.

2. Taxes:

   The County has the following tax exemption certificates assigned.

   A. Certificate of Registry No. 59-70-004K for tax free transactions under Chapter 32, Internal Revenue Code;

   B. Florida Sales and Use Tax Exemption Certificate No. 85-8012622266C-0.

3. Invoicing:

   A. Invoices must be submitted, in duplicate, referencing this contract number and the Delivery Order to:

   Orange County Utilities Field Services Division
   8100 Presidents Drive Orlando, FL 32809
   Attention: Financial Services Department
   Phone: (407) 836-6829

   B. Invoices against this contract are authorized only at the prices stated in your bid response, unless otherwise provided in the Invitation for Bids.

4. Counterpart (1):
Bidder's Irrevocable Offer and Acceptance

A. The Bidder hereby submits an irrevocable offer in response to **Invitation for Bids No. Y21-170-MV, FLYGT AND ABS PUMPS, PARTS AND REPAIRS - Term Contract**, subject to all general terms and conditions and special terms and conditions therein without exception.

B. All requirements contained in any addenda to the solicitation for this procurement are part of and hereby incorporated into this contract.

C. Debarment, Suspension, Ineligibility and Voluntary Exclusion
By executing Counterpart (1) the Bidder affirms that it is in compliance with the requirements of 2 C.F.R. Part 180 and that neither it, its principals, nor its subcontractors are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

_____
(COMPANY NAME)

BY: _____ (Authorized Signatory

_____ (Name)

_____ (Title)

DATE: _____

NOTICES: _____ (Address)

_____ (Address)

_____ (City, State Zip)

_____ (Phone)

_____ (Email)

5. Counterparts. This Agreement may be executed in two identical counterparts, all of which shall be considered one and the same agreement and shall become effective when both counterparts have been signed by each party and delivered to the other party.

Counterpart (1) shall be executed by the bidder and included in the sealed bid response.

Counterpart (2) may be executed by the County Procurement Division to formalize Acceptance of Bidders Offer and Contract Award.

6. Counterpart (2):
Orange County's Acceptance of Bidder's Offer and Contract Award

A. The County's acceptance of the Bidder's offer in response to our **Invitation for Bids No. Y21-170-MV, FLYGT AND ABS PUMPS, PARTS AND REPAIRS - Term Contract**.

B. This contract is effective **EFFECTIVE DATE,** and shall remain in effect through **EXPIRATION DATE.**

C. The estimated contract award for the initial term of the contract is

$_____

D. This is a term contract for the time period specified in the referenced Invitation for Bids, for the products/services covered by this contract. The County is not obligated to purchase any minimum amount of products or services, unless otherwise stipulated in the Invitation for Bids. The bidder is granted authorization to proceed to perform services upon receipt of duly executed Delivery Order.

E. This contract may be renewed as provided in the Invitation for Bids.

F. Any amendments modifying the terms, conditions or scope of this contract must be in writing and signed by both parties. Such amendment(s) must be signed by the representative of the Orange County Procurement Division to be valid, binding, and enforceable.

G. This contract may be cancelled or terminated as provided for in the Invitation for Bids.

ORANGE COUNTY, FLORIDA

BY: _____
Zulay Millan, CPPO, CPPB, FCCM
Procurement Division

DATE: _____

NOTICES: PROCUREMENT DIVISION
INTERNAL OPERATIONS CENTRE II
400 EAST SOUTH STREET, 2ND FLOOR
ORLANDO, FLORIDA 32801
(407) 836- 5635

STANDARD FORM FOR NEW PIGGYBACK CONTRACT

The **City of Cocoa,** a Florida Municipal Corporation ("City") enters this "Piggyback" Contract with Hyrdra Services, Inc., 250 Springview Commerce Dr., Debary, FL 32713, (hereinafter referred to as the "Vendor "), under the terms and conditions hereinafter provided. The City and the Vendor agree as follows:

The Financial Operations Manual (FOM) for the City of Cocoa allows for "piggybacking" contracts. Pursuant to this procedure, the City is allowed to piggyback an existing government contract, and there is no need to obtain formal or informal quotations, proposals, or bids. The parties agree that the Vendor has entered a contract with Orange County, FL, said contract being identified as: ABS Pumps, Parts and Repairs, Contract No. Y21-170-MV. (Referred to as the "original government contract").

Work assigned under this contract may include, but is not limited to, the following types of projects: supply, service inspection, diagnosis and repair of ABS Submersible motor and pumps. These specifications shall encompass motors of various types, single and three phases up to and including 150 HP. The submersible pump repair shall include pump sizes up to and including 15-inch discharge, see attached (Exhibit A – original contract).

1. The original government contract is incorporated herein by reference and is attached as **Exhibit A** to this Contract. All of the terms and conditions set out in the original government contract (Exhibit "A") are fully binding on the parties and said terms and conditions are incorporated herein.

2. Notwithstanding the requirement that the original government contract is fully binding on the parties, the parties have agreed to modify certain technical provisions of the original government contract as applied to this Contract between the Vendor and the City of Cocoa, as follows:

Time Period ("Term") of the Agreement:

The effective date of this agreement shall be the latest date mutual parties' sign by and between the City of Cocoa, FL and Hydra Service, Inc. with an expiration date of July 31, 2024,In accordance with the Orange County Contract No. Y21-170-MV which may be renewed for two (2) additional one (1) year periods, should Orange County and Hydra Services Inc, renew or extend terms, so shall this agreement automatically renew or extend for like terms.

a. Insurance Requirements (As Applicable):

Liability Insurance

COMMERCIAL GENERAL LIABILITY INSURANCE MINIMUM REQUIREMENTS FOR CONTRACTS VALUED AT LESS THAN $15,000:

It is required that individuals and firms contracting with the City of Cocoa, where the total contract or job value is LESS than $15,000, maintain Commercial General Liability insurance with a minimum per occurrence limit of not less than $200,000 per person and $300,000 each occurrence, and property damage insurance of at least $200,000 each occurrence and with a deductible amount not greater than $1,000. It is further required that the City of Cocoa, be named as an additional insured to the contractor's CGL policy, and that proof of same in the form of a certificate of insurance be submitted before work is begun.

COMMERCIAL GENERAL LIABILITY INSURANCE MINIMUM REQUIREMENTS FOR CONTRACTS VALUED AT $15,000 OR MORE:

It is required that individuals and firms contracting with the City of Cocoa, where the total contract or job value is $15,000 or MORE, maintain Commercial General Liability insurance with a minimum per occurrence limit of not less than $2,000,000 as the combined single limit for each occurrence and with a deductible not greater than $5,000 or as otherwise approved in writing by the City Manager. It is further required that the City of Cocoa and FDOT, be named as an additional insured to the Contractor's CGL policy, and that proof of same in the form of a certificate of insurance be submitted before work is begun.

AUTOMOBILE LIABILITY INSURANCE MINIMUM REQUIREMENTS FOR ALL CONTRACTS:

The Contractor shall maintain comprehensive automobile liability insurance in the minimum amount of $1,000,000 combined single limit bodily injury and minimum $1,000,000 property damage as the combined single limit for each occurrence to protect the Contractor from claims for damages for bodily injury, including wrongful death, as well as from claims from property damage, which may arise from the ownership, use, or maintenance of owned and non-owned automobiles, including rented automobiles whether such operations be by the Contractor or by anyone directly or indirectly employed by the Contractor.

PROFESSIONAL LIABILITY INSURANCE MINIMUM REQUIREMENTS FOR ALL PROFESSIONALS AS DEFINED BY FLORIDA STATUTE:

Professionals and professional corporations, associations, and firms who contract with the City of Cocoa to provide professional services are required to maintain Professional Liability Insurance and submit proof of same in the form of a certificate of insurance before work is begun.

ENVIRONMENTAL IMPAIRMENT INSURANCE MINIMUM REQUIREMENTS:

Individuals or firms who contract with the City of Cocoa to provide excavation or construction type services and who will be locating portable fuel or lubricant storage tanks at the job site or who will be storing or using hazardous chemicals on the job site are required to maintain Environmental Impairment Insurance of "Pollution Insurance" with a limit of not less than $1,000,000 per occurrence and submit proof of same in the form of a certificate of insurance or an endorsement to their General Liability policy showing a pollution exclusion exception for each specific work product or storage container before work is begun. Contracts with such firms shall include a provision that they work in compliance with the OSHA Hazardous Communication Standard and Florida Department of Environmental Protection guidelines and supply all information about hazardous chemical being brought onto City property as required by the City's Safety and Loss Control Program.

WORKERS' COMPENSATION INSURANCE MINIMUM REQUIREMENTS:

It is required that firms employing four or more people who contract with the City of Cocoa maintain Workers' Compensation Insurance at the statutory limits and employer liability insurance and submit proof of same in the form of a certificate of insurance before work is begun.

It is required that firms employing less than four people who contract with the City of Cocoa comply with the exemption and notice provisions of F.S. 440 and maintain employer liability insurance and submit proof of same in the form of a certificate of insurance before work is begun.

However, if you are a corporate officer of a corporation that is actively engaged in the construction industry, or a sole proprietor or partner who is actively engaged in the construction industry, then your exemption will not apply to any work performed at a commercial building project valued at $250,000 or greater and you must secure workers' compensation coverage in accordance with F.S. 440.38 and these general conditions and submit proof of same in the form of a certificate of insurance before work is begun.

COMPREHENSIVE BUILDER RISK INSURANCE

The Contractor shall maintain comprehensive builder risk insurance, which shall cover Contractor's labor, and any materials and equipment to be used for completion of the Work performed under this Agreement, against all risks of direct physical loss, excluding earthquake and flood, for a minimum amount of $2,000,000. Contractor shall maintain the builder risk insurance required by this subsection until the date a certificate of occupancy is issued issuance of a certificate of occupancy for the Work.

DURATION OF CONTRACTS-NAMED INSUREDS-LIABILITY INSURANCE:

For contracts exceeding time periods of 30 days, it is required that the vendor name the City of Cocoa as an additional insured on their Liability Insurance policies and submit proof of same in the form of a certificate of insurance before work is begun. A copy of a current Certificate of Insurance shall be provided to the City by Contractor upon the Effective Date of this Agreement which satisfied the insurance requirements of this Article. Renewal certificates shall be sent to the City 30 days prior to any expiration date. The certificates and policies shall provide that in the event of any material change in or cancellation of the policies reflecting the required coverage, thirty days advance notice shall be given to the City and the State of Florida, Department of Transportation, or as provided in accordance with Florida law.

a. Any other provisions that will be modified:

The CONTRACTOR must provide proof of Employment Eligibility by completing the E-Verify Contractor Affidavit **(Exhibit B)** in accordance with Florida Statute § 448.95; via E-Verify (https://www.e-verify.gov), which is an internet-based system operated by the United States Department of Homeland Security that allows participating employers to electronically verify the employment eligibility of newly hired employees. This must be completed prior to the CITY issuing any Purchase Orders or requesting services.

b. Address change for the City of Cocoa:

Notwithstanding the address and contact information for the government entity as set out in Exhibit "A," the Vendor agrees that he/she/it will send notices, invoices and will conduct all business with the City of Cocoa, attention of Accounts Payable, at 65 Stone Street, Cocoa Florida 32922, telephone number (321) 433-8633, facsimile number: (321) 433-8608 and email accountspayable@cocoafl.org.

c. Notwithstanding anything in Exhibit "A" to the contrary, the venue of any dispute will be in Brevard County, Florida. Litigation between the parties arising out of this contract must be in Brevard County, Florida in the Court of appropriate jurisdiction. The law of Florida will control any dispute between the parties arising out of or related to this Piggyback Contract, the performance thereof or any products or services delivered pursuant to such contract.

d. Notwithstanding any other provision in Exhibit "A" to the contrary, there shall be no arbitration with respect to any dispute between the parties arising out of this Contract. Dispute resolution shall be through voluntary and non-binding mediation, negotiation, or litigation in the Court of appropriate jurisdiction in Brevard County, Florida, with the parties bearing the costs of their own legal fees and related costs with respect to any dispute resolution, including litigation.

e. All other provisions in the original government contract (Exhibit "A") are fully binding on the parties and will represent the agreement between the City of Cocoa and the Vendor.

f. This contract is not a requirements agreement nor is it an exclusive agreement. Accordingly, the City of Cocoa reserves the right to purchase the goods or services that are the subject hereof from any alternative vendor during the contract term, regardless of contrary language in the underlying contract that is being piggybacked.

VENDOR:

Hydra Service Inc.
Attn: Dale Jahn
250 Springview Commerce Dr.
Debary, FL 32713
Phone:407-790-9751
Fax:407-330-3404
Email:Dale@hydraservice.net

CONTRACTOR E-VERIFY AFFIDAVIT

I hereby certify that Hydra Servic(s) Inc [insert contractor company name] does not employ, contract with, or subcontract with an unauthorized alien, and is otherwise in full compliance with, section 448.095, Florida Statutes.

All employees hired on or after January 1, 2021 have had their work authorization status verified through the E-Verify system.

A true and correct copy of Hydra Servic(s) Inc. [insert contractor company name] proof of registration in the E-Verify system is attached to this Affidavit.

Keaton Heller

Print Name: Keaton Heller

Date: 3/9/2022

STATE OF ~~FLORIDA~~ Alabama

COUNTY OF Blount

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th (date) by Keaton Heller (name of officer or agent, title of officer or agent) of Hydra Servic(s) (name of corporation acknowledging), a Corp. (state or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or has produced Self (type of identification) as identification.

[Notary Seal] Notary Public

Josselyn Lee Whisonant

Name typed, printed or stamped

My Commission Expires: 10/29/22

JOSSELYN LEE WHISONANT NOTARY PUBLIC ALABAMA STATE AT LARGE

Hydra Service Inc.

Entered this 9 day of March

Keaton Heller / General Manager
(Print Name / Title)

Keaton Heller
(Signature)

3/9/2022
(Date)

City Council Approval Required

X Yes (Approved by Mayor)

☐ No (Approved by City Manager)

CITY OF COCOA

By: N/A

Date: _____

(Stockton Whitten, City Manager)

City Manager (For purchases up to the limit of the City Manager's purchase order authority, this signature alone as attested will be sufficient).

By: Michael C. Blake

Date: 7-12-2022

(Michael C. Blake, Mayor)

Mayor (For purchases exceeding City Manager's purchase order authority).

For

Attested By: City Clerk

6

	ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS PROCUREMENT DIVISION	Effective Date: August 1, 2025

BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

AMENDMENT NO. 4

CONTRACT Y21-170
ABS PUMPS, PARTS AND REPAIRS

By mutual consent, the subject contract is changed as follows. ADDITIONS are indicated with an underline and DELETIONS are indicated with a ~~strikethrough~~.

1. The contract is renewed for the period of August 1, 2025, through July 31, 2026. The contract amount remains unchanged.

2. The following Anti-Human Trafficking provision is hereby incorporated into the contract.

   ANTI-HUMAN TRAFFICKING

   In accordance with Section 787.06(13), Florida Statutes, Contractor shall attest under penalty of perjury, that Contractor does not use coercion for labor or services as defined in Section 787.06(2), Florida Statutes. Attestations shall be documented using a Human Trafficking Affidavit as provided by the County. The latest form is accessible on the County's Forms and Resources website (https://www.ocfl.net/vfr) or by emailing procurement@ocfl.net.

   A Human Trafficking Affidavit shall be required when (1) executing, (2) renewing, or (3) extending a contract.

All other terms, conditions and prices remain unchanged.

IN WITNESS WHEREOF, the parties have executed this amendment on the dates below:

HYDRA SERVICES, INC.	**BOARD OF COUNTY COMMISSIONERS ORANGE COUNTY, FLORIDA**
Signature	Signature
Keaton Heller	Tiffany Fulse
Printed/Typed Name	Printed/Typed Name
General Manager - FL	Contracting Agent, Procurement Division
Title	Title
6/3/2025	06/17/2025
Date	Date

HUMAN TRAFFICKING AFFIDAVIT
CONTRACT #Y21-170-TF

1. I am over the age of 18 and I have personal knowledge of the matters set forth except as otherwise set forth herein.

2. I currently serve as General Manager - FL (Role) of Hydra Service (S), Inc. (Company).

3. Hydra Service (S), Inc. (Company) does not use coercion for labor or services, as those terms are defined in Florida Statute 787.06.

4. This declaration is made pursuant to Florida Statute 92.525. I understand that making a false statement in this declaration may subject me to criminal penalties.

Under penalties of perjury, I Keaton Heller, General Manager - FL (Signatory Name and Title), declare that I have read the foregoing Human Trafficking Affidavit and that the facts stated in it are true.

Further Affiant sayeth naught.

COMPANY

Hydra Service (S), Inc.

NAME OF BUSINESS ENTITY



SIGNATURE

Keaton Heller - General Manager FL

TYPE NAME AND TITLE

6/3/2025

DATE

COCOA
FLORIDA

Finance Department Purchasing Division
65 Stone Street • Cocoa, FL 32922
PHONE: (321) 433-8775
FAX: (321) 433-8860
www.CocoaFL.gov

City of Cocoa
AMENDMENT TO PURCHASE AGREEMENT
2nd AMENDMENT
Hydra Services, Inc
Piggyback Agreement No. Y21-170
ABS Pumps, Parts and Repairs

This Second Amendment is to confirm receipt and acknowledgement of the agreed upon Annual Renewal made effective August 1, 2025, by and between Orange County Board of County Commissioners and Hydra Services, Inc. This Amendment also confirms receipt and acknowledgment the CONTRACTOR shall continue to provide ABS Pumps, Parts and Repairs as agreed upon under Piggyback Agreement No. Y21-170, made effective July 12, 2022, by and between the City of Cocoa and Hydra Services, Inc. This renewal shall correspond with the renewal issued by Orange County Board of County Commissioners and expire on July 31, 2026.

All other terms, conditions, provisions, and scope of services remain unchanged. By signing below, each party indicates its approval of this Renewal Notice for Contract.

HYDRA SERVICES, INC	**CITY OF COCOA**
Keaton Heller	Stockton Whitten
Print Name	Print Name
General Manager - FL	**City Manager**
Title	Title
Signature / Date 6/25/2025	Signature / Date

CC: Monica Arsenault, City Clerk
Brian Dale, Purchasing Manager
Donnie Howard, Field Operations Manager

SEAL
Attested By: City Clerk

Serving our community with P.R.I.D.E!

Stay Connected

Company ID Number: 1638634

THE E-VERIFY
MEMORANDUM OF UNDERSTANDING
FOR EMPLOYERS

ARTICLE I
PURPOSE AND AUTHORITY

The parties to this agreement are the Department of Homeland Security (DHS) and the Hydra Service (S), Inc (Employer). The purpose of this agreement is to set forth terms and conditions which the Employer will follow while participating in E-Verify.

E-Verify is a program that electronically confirms an employee's eligibility to work in the United States after completion of Form I-9, Employment Eligibility Verification (Form I-9). This Memorandum of Understanding (MOU) explains certain features of the E-Verify program and describes specific responsibilities of the Employer, the Social Security Administration (SSA), and DHS.

Authority for the E-Verify program is found in Title IV, Subtitle A, of the Illegal Immigration Reform and Immigrant Responsibility Act of 1996 (IIRIRA), Pub. L. 104-208, 110 Stat. 3009, as amended (8 U.S.C. § 1324a note). The Federal Acquisition Regulation (FAR) Subpart 22.18, "Employment Eligibility Verification" and Executive Order 12989, as amended, provide authority for Federal contractors and subcontractors (Federal contractor) to use E-Verify to verify the employment eligibility of certain employees working on Federal contracts.

ARTICLE II
RESPONSIBILITIES

A. RESPONSIBILITIES OF THE EMPLOYER

1. The Employer agrees to display the following notices supplied by DHS in a prominent place that is clearly visible to prospective employees and all employees who are to be verified through the system:

   a. Notice of E-Verify Participation

   b. Notice of Right to Work

2. The Employer agrees to provide to the SSA and DHS the names, titles, addresses, and telephone numbers of the Employer representatives to be contacted about E-Verify. The Employer also agrees to keep such information current by providing updated information to SSA and DHS whenever the representatives' contact information changes.

3. The Employer agrees to grant E-Verify access only to current employees who need E-Verify access. Employers must promptly terminate an employee's E-Verify access if the employer is separated from the company or no longer needs access to E-Verify.

4. The Employer agrees to become familiar with and comply with the most recent version of the E-Verify User Manual.

5. The Employer agrees that any Employer Representative who will create E-Verify cases will complete the E-Verify Tutorial before that individual creates any cases.

a. The Employer agrees that all Employer representatives will take the refresher tutorials when prompted by E-Verify in order to continue using E-Verify. Failure to complete a refresher tutorial will prevent the Employer Representative from continued use of E-Verify.

6. The Employer agrees to comply with current Form I-9 procedures, with two exceptions:

a. If an employee presents a "List B" identity document, the Employer agrees to only accept "List B" documents that contain a photo. (List B documents identified in 8 C.F.R. § 274a.2(b)(1)(B)) can be presented during the Form I-9 process to establish identity.) If an employee objects to the photo requirement for religious reasons, the Employer should contact E-Verify at 888-464-4218.

b. If an employee presents a DHS Form I-551 (Permanent Resident Card), Form I-766 (Employment Authorization Document), or U.S. Passport or Passport Card to complete Form I-9, the Employer agrees to make a photocopy of the document and to retain the photocopy with the employee's Form I-9. The Employer will use the photocopy to verify the photo and to assist DHS with its review of photo mismatches that employees contest. DHS may in the future designate other documents that activate the photo screening tool.

Note: Subject only to the exceptions noted previously in this paragraph, employees still retain the right to present any List A, or List B and List C, document(s) to complete the Form I-9.

7. The Employer agrees to record the case verification number on the employee's Form I-9 or to print the screen containing the case verification number and attach it to the employee's Form I-9.

8. The Employer agrees that, although it participates in E-Verify, the Employer has a responsibility to complete, retain, and make available for inspection Forms I-9 that relate to its employees, or from other requirements of applicable regulations or laws, including the obligation to comply with the antidiscrimination requirements of section 274B of the INA with respect to Form I-9 procedures.

a. The following modified requirements are the only exceptions to an Employer's obligation to not employ unauthorized workers and comply with the anti-discrimination provision of the INA: (1) List B identity documents must have photos, as described in paragraph 6 above; (2) When an Employer confirms the identity and employment eligibility of newly hired employee using E-Verify procedures, the Employer establishes a rebuttable presumption that it has not violated section 274A(a)(1)(A) of the Immigration and Nationality Act (INA) with respect to the hiring of that employee; (3) If the Employer receives a final nonconfirmation for an employee, but continues to employ that person, the Employer must notify DHS and the Employer is subject to a civil money penalty between $550 and $1,100 for each failure to notify DHS of continued employment following a final nonconfirmation; (4) If the Employer continues to employ an employee after receiving a final nonconfirmation, then the Employer is subject to a rebuttable presumption that it has knowingly

employed an unauthorized alien in violation of section 274A(a)(1)(A); and (5) no E-Verify participant is civilly or criminally liable under any law for any action taken in good faith based on information provided through the E-Verify.

b. DHS reserves the right to conduct Form I-9 compliance inspections, as well as any other enforcement or compliance activity authorized by law, including site visits, to ensure proper use of E-Verify.

9. The Employer is strictly prohibited from creating an E-Verify case before the employee has been hired, meaning that a firm offer of employment was extended and accepted and Form I-9 was completed. The Employer agrees to create an E-Verify case for new employees within three Employer business days after each employee has been hired (after both Sections 1 and 2 of Form I-9 have been completed), and to complete as many steps of the E-Verify process as are necessary according to the E-Verify User Manual. If E-Verify is temporarily unavailable, the three-day time period will be extended until it is again operational in order to accommodate the Employer's attempting, in good faith, to make inquiries during the period of unavailability.

10. The Employer agrees not to use E-Verify for pre-employment screening of job applicants, in support of any unlawful employment practice, or for any other use that this MOU or the E-Verify User Manual does not authorize.

11. The Employer must use E-Verify for all new employees. The Employer will not verify selectively and will not verify employees hired before the effective date of this MOU. Employers who are Federal contractors may qualify for exceptions to this requirement as described in Article II.B of this MOU.

12. The Employer agrees to follow appropriate procedures (see Article III below) regarding tentative nonconfirmations. The Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Employer agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer agrees to provide written referral instructions to employees and instruct affected employees to bring the English copy of the letter to the SSA. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending. Further, when employees contest a tentative nonconfirmation based upon a photo mismatch, the Employer must take additional steps (see Article III.B. below) to contact DHS with information necessary to resolve the challenge.

13. The Employer agrees not to take any adverse action against an employee based upon the employee's perceived employment eligibility status while SSA or DHS is processing the verification request unless the Employer obtains knowledge (as defined in 8 C.F.R. § 274a.1(l)) that the employee is not work authorized. The Employer understands that an initial inability of the SSA or DHS automated verification system to verify work authorization, a tentative nonconfirmation, a case in continuance (indicating the need for additional time for the government to resolve a case), or the finding of a photo mismatch, does not establish, and should not be interpreted as, evidence that the employee is not work authorized. In any of such cases, the employee must be provided a full and fair opportunity to contest the finding, and if he or she does so, the employee may not be terminated or suffer any adverse employment consequences based upon the employee's perceived employment eligibility status

(including denying, reducing, or extending work hours, delaying or preventing training, requiring an employee to work in poorer conditions, withholding pay, refusing to assign the employee to a Federal contract or other assignment, or otherwise assuming that he or she is unauthorized to work) until and unless secondary verification by SSA or DHS has been completed and a final nonconfirmation has been issued. If the employee does not choose to contest a tentative nonconfirmation or a photo mismatch or if a secondary verification is completed and a final nonconfirmation is issued, then the Employer can find the employee is not work authorized and terminate the employee's employment. Employers or employees with questions about a final nonconfirmation may call E-Verify at 1-888-464-4218 (customer service) or 1-888-897-7781 (worker hotline).

14. The Employer agrees to comply with Title VII of the Civil Rights Act of 1964 and section 274B of the INA as applicable by not discriminating unlawfully against any individual in hiring, firing, employment eligibility verification, or recruitment or referral practices because of his or her national origin or citizenship status, or by committing discriminatory documentary practices. The Employer understands that such illegal practices can include selective verification or use of E-Verify except as provided in part D below, or discharging or refusing to hire employees because they appear or sound "foreign" or have received tentative nonconfirmations. The Employer further understands that any violation of the immigration-related unfair employment practices provisions in section 274B of the INA could subject the Employer to civil penalties, back pay awards, and other sanctions, and violations of Title VII could subject the Employer to back pay awards, compensatory and punitive damages. Violations of either section 274B of the INA or Title VII may also lead to the termination of its participation in E-Verify. If the Employer has any questions relating to the anti-discrimination provision, it should contact OSC at 1-800-255-8155 or 1-800-237-2515 (TDD).

15. The Employer agrees that it will use the information it receives from E-Verify only to confirm the employment eligibility of employees as authorized by this MOU. The Employer agrees that it will safeguard this information, and means of access to it (such as PINS and passwords), to ensure that it is not used for any other purpose and as necessary to protect its confidentiality, including ensuring that it is not disseminated to any person other than employees of the Employer who are authorized to perform the Employer's responsibilities under this MOU, except for such dissemination as may be authorized in advance by SSA or DHS for legitimate purposes.

16. The Employer agrees to notify DHS immediately in the event of a breach of personal information. Breaches are defined as loss of control or unauthorized access to E-Verify personal data. All suspected or confirmed breaches should be reported by calling 1-888-464-4218 or via email at E-Verify@dhs.gov. Please use "Privacy Incident – Password" in the subject line of your email when sending a breach report to E-Verify.

17. The Employer acknowledges that the information it receives from SSA is governed by the Privacy Act (5 U.S.C. § 552a(i)(1) and (3)) and the Social Security Act (42 U.S.C. 1306(a)). Any person who obtains this information under false pretenses or uses it for any purpose other than as provided for in this MOU may be subject to criminal penalties.

18. The Employer agrees to cooperate with DHS and SSA in their compliance monitoring and evaluation of E-Verify, which includes permitting DHS, SSA, their contractors and other agents, upon

reasonable notice, to review Forms I-9 and other employment records and to interview it and its employees regarding the Employer's use of E-Verify, and to respond in a prompt and accurate manner to DHS requests for information relating to their participation in E-Verify.

19. The Employer shall not make any false or unauthorized claims or references about its participation in E-Verify on its website, in advertising materials, or other media. The Employer shall not describe its services as federally-approved, federally-certified, or federally-recognized, or use language with a similar intent on its website or other materials provided to the public. Entering into this MOU does not mean that E-Verify endorses or authorizes your E-Verify services and any claim to that effect is false.

20. The Employer shall not state in its website or other public documents that any language used therein has been provided or approved by DHS, USCIS or the Verification Division, without first obtaining the prior written consent of DHS.

21. The Employer agrees that E-Verify trademarks and logos may be used only under license by DHS/USCIS (see M-795 (Web)) and, other than pursuant to the specific terms of such license, may not be used in any manner that might imply that the Employer's services, products, websites, or publications are sponsored by, endorsed by, licensed by, or affiliated with DHS, USCIS, or E-Verify.

22. The Employer understands that if it uses E-Verify procedures for any purpose other than as authorized by this MOU, the Employer may be subject to appropriate legal action and termination of its participation in E-Verify according to this MOU.

B. RESPONSIBILITIES OF FEDERAL CONTRACTORS

1. If the Employer is a Federal contractor with the FAR E-Verify clause subject to the employment verification terms in Subpart 22.18 of the FAR, it will become familiar with and comply with the most current version of the E-Verify User Manual for Federal Contractors as well as the E-Verify Supplemental Guide for Federal Contractors.

2. In addition to the responsibilities of every employer outlined in this MOU, the Employer understands that if it is a Federal contractor subject to the employment verification terms in Subpart 22.18 of the FAR it must verify the employment eligibility of any "employee assigned to the contract" (as defined in FAR 22.1801). Once an employee has been verified through E-Verify by the Employer, the Employer may not create a second case for the employee through E-Verify.

a. An Employer that is not enrolled in E-Verify as a Federal contractor at the time of a contract award must enroll as a Federal contractor in the E-Verify program within 30 calendar days of contract award and, within 90 days of enrollment, begin to verify employment eligibility of new hires using E-Verify. The Employer must verify those employees who are working in the United States, whether or not they are assigned to the contract. Once the Employer begins verifying new hires, such verification of new hires must be initiated within three business days after the hire date. Once enrolled in E-Verify as a Federal contractor, the Employer must begin verification of employees assigned to the contract within 90 calendar days after the date of enrollment or within 30 days of an employee's assignment to the contract, whichever date is later.

b. Employers enrolled in E-Verify as a Federal contractor for 90 days or more at the time of a contract award must use E-Verify to begin verification of employment eligibility for new hires of the Employer who are working in the United States, whether or not assigned to the contract, within three business days after the date of hire. If the Employer is enrolled in E-Verify as a Federal contractor for 90 calendar days or less at the time of contract award, the Employer must, within 90 days of enrollment, begin to use E-Verify to initiate verification of new hires of the contractor who are working in the United States, whether or not assigned to the contract. Such verification of new hires must be initiated within three business days after the date of hire. An Employer enrolled as a Federal contractor in E-Verify must begin verification of each employee assigned to the contract within 90 calendar days after date of contract award or within 30 days after assignment to the contract, whichever is later.

c. Federal contractors that are institutions of higher education (as defined at 20 U.S.C. 1001(a)), state or local governments, governments of Federally recognized Indian tribes, or sureties performing under a takeover agreement entered into with a Federal agency under a performance bond may choose to only verify new and existing employees assigned to the Federal contract. Such Federal contractors may, however, elect to verify all new hires, and/or all existing employees hired after November 6, 1986. Employers in this category must begin verification of employees assigned to the contract within 90 calendar days after the date of enrollment or within 30 days of an employee's assignment to the contract, whichever date is later.

d. Upon enrollment, Employers who are Federal contractors may elect to verify employment eligibility of all existing employees working in the United States who were hired after November 6, 1986, instead of verifying only those employees assigned to a covered Federal contract. After enrollment, Employers must elect to verify existing staff following DHS procedures and begin E-Verify verification of all existing employees within 180 days after the election.

e. The Employer may use a previously completed Form I-9 as the basis for creating an E-Verify case for an employee assigned to a contract as long as:

i. That Form I-9 is complete (including the SSN) and complies with Article II.A.6,

ii. The employee's work authorization has not expired, and

iii. The Employer has reviewed the Form I-9 information either in person or in communications with the employee to ensure that the employee's Section 1, Form I-9 attestation has not changed (including, but not limited to, a lawful permanent resident alien having become a naturalized U.S. citizen).

f. The Employer shall complete a new Form I-9 consistent with Article II.A.6 or update the previous Form I-9 to provide the necessary information if:

i. The Employer cannot determine that Form I-9 complies with Article II.A.6,

ii. The employee's basis for work authorization as attested in Section 1 has expired or changed, or

iii. The Form I-9 contains no SSN or is otherwise incomplete.

Note: If Section 1 of Form I-9 is otherwise valid and up-to-date and the form otherwise complies with

Article II.C.5, but reflects documentation (such as a U.S. passport or Form I-551) that expired after completing Form I-9, the Employer shall not require the production of additional documentation, or use the photo screening tool described in Article II.A.5, subject to any additional or superseding instructions that may be provided on this subject in the E-Verify User Manual.

g. The Employer agrees not to require a second verification using E-Verify of any assigned employee who has previously been verified as a newly hired employee under this MOU or to authorize verification of any existing employee by any Employer that is not a Federal contractor based on this Article.

3. The Employer understands that if it is a Federal contractor, its compliance with this MOU is a performance requirement under the terms of the Federal contract or subcontract, and the Employer consents to the release of information relating to compliance with its verification responsibilities under this MOU to contracting officers or other officials authorized to review the Employer's compliance with Federal contracting requirements.

C. RESPONSIBILITIES OF SSA

1. SSA agrees to allow DHS to compare data provided by the Employer against SSA's database. SSA sends DHS confirmation that the data sent either matches or does not match the information in SSA's database.

2. SSA agrees to safeguard the information the Employer provides through E-Verify procedures. SSA also agrees to limit access to such information, as is appropriate by law, to individuals responsible for the verification of Social Security numbers or responsible for evaluation of E-Verify or such other persons or entities who may be authorized by SSA as governed by the Privacy Act (5 U.S.C. § 552a), the Social Security Act (42 U.S.C. 1306(a)), and SSA regulations (20 CFR Part 401).

3. SSA agrees to provide case results from its database within three Federal Government work days of the initial inquiry. E-Verify provides the information to the Employer.

4. SSA agrees to update SSA records as necessary if the employee who contests the SSA tentative nonconfirmation visits an SSA field office and provides the required evidence. If the employee visits an SSA field office within the eight Federal Government work days from the date of referral to SSA, SSA agrees to update SSA records, if appropriate, within the eight-day period unless SSA determines that more than eight days may be necessary. In such cases, SSA will provide additional instructions to the employee. If the employee does not visit SSA in the time allowed, E-Verify may provide a final nonconfirmation to the employer.

Note: If an Employer experiences technical problems, or has a policy question, the employer should contact E-Verify at 1-888-464-4218.

D. RESPONSIBILITIES OF DHS

1. DHS agrees to provide the Employer with selected data from DHS databases to enable the Employer to conduct, to the extent authorized by this MOU:

a. Automated verification checks on alien employees by electronic means, and

b. Photo verification checks (when available) on employees.

2. DHS agrees to assist the Employer with operational problems associated with the Employer's participation in E-Verify. DHS agrees to provide the Employer names, titles, addresses, and telephone numbers of DHS representatives to be contacted during the E-Verify process.

3. DHS agrees to provide to the Employer with access to E-Verify training materials as well as an E-Verify User Manual that contain instructions on E-Verify policies, procedures, and requirements for both SSA and DHS, including restrictions on the use of E-Verify.

4. DHS agrees to train Employers on all important changes made to E-Verify through the use of mandatory refresher tutorials and updates to the E-Verify User Manual. Even without changes to E-Verify, DHS reserves the right to require employers to take mandatory refresher tutorials.

5. DHS agrees to provide to the Employer a notice, which indicates the Employer's participation in E-Verify. DHS also agrees to provide to the Employer anti-discrimination notices issued by the Office of Special Counsel for Immigration-Related Unfair Employment Practices (OSC), Civil Rights Division, U.S. Department of Justice.

6. DHS agrees to issue each of the Employer's E-Verify users a unique user identification number and password that permits them to log in to E-Verify.

7. DHS agrees to safeguard the information the Employer provides, and to limit access to such information to individuals responsible for the verification process, for evaluation of E-Verify, or to such other persons or entities as may be authorized by applicable law. Information will be used only to verify the accuracy of Social Security numbers and employment eligibility, to enforce the INA and Federal criminal laws, and to administer Federal contracting requirements.

8. DHS agrees to provide a means of automated verification that provides (in conjunction with SSA verification procedures) confirmation or tentative nonconfirmation of employees' employment eligibility within three Federal Government work days of the initial inquiry.

9. DHS agrees to provide a means of secondary verification (including updating DHS records) for employees who contest DHS tentative nonconfirmations and photo mismatch tentative nonconfirmations. This provides final confirmation or nonconfirmation of the employees' employment eligibility within 10 Federal Government work days of the date of referral to DHS, unless DHS determines that more than 10 days may be necessary. In such cases, DHS will provide additional verification instructions.

ARTICLE III
REFERRAL OF INDIVIDUALS TO SSA AND DHS

A. REFERRAL TO SSA

1. If the Employer receives a tentative nonconfirmation issued by SSA, the Employer must print the notice as directed by E-Verify. The Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify

case. The Employer also agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer agrees to provide written referral instructions to employees and instruct affected employees to bring the English copy of the letter to the SSA. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending.

2. The Employer agrees to obtain the employee's response about whether he or she will contest the tentative nonconfirmation as soon as possible after the Employer receives the tentative nonconfirmation. Only the employee may determine whether he or she will contest the tentative nonconfirmation.

3. After a tentative nonconfirmation, the Employer will refer employees to SSA field offices only as directed by E-Verify. The Employer must record the case verification number, review the employee information submitted to E-Verify to identify any errors, and find out whether the employee contests the tentative nonconfirmation. The Employer will transmit the Social Security number, or any other corrected employee information that SSA requests, to SSA for verification again if this review indicates a need to do so.

4. The Employer will instruct the employee to visit an SSA office within eight Federal Government work days. SSA will electronically transmit the result of the referral to the Employer within 10 Federal Government work days of the referral unless it determines that more than 10 days is necessary.

5. While waiting for case results, the Employer agrees to check the E-Verify system regularly for case updates.

6. The Employer agrees not to ask the employee to obtain a printout from the Social Security Administration number database (the Numident) or other written verification of the SSN from the SSA.

B. REFERRAL TO DHS

1. If the Employer receives a tentative nonconfirmation issued by DHS, the Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Employer also agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending.

2. The Employer agrees to obtain the employee's response about whether he or she will contest the tentative nonconfirmation as soon as possible after the Employer receives the tentative nonconfirmation. Only the employee may determine whether he or she will contest the tentative nonconfirmation.

3. The Employer agrees to refer individuals to DHS only when the employee chooses to contest a tentative nonconfirmation.

4. If the employee contests a tentative nonconfirmation issued by DHS, the Employer will instruct the

employee to contact DHS through its toll-free hotline (as found on the referral letter) within eight Federal Government work days.

5. If the Employer finds a photo mismatch, the Employer must provide the photo mismatch tentative nonconfirmation notice and follow the instructions outlined in paragraph 1 of this section for tentative nonconfirmations, generally.

6. The Employer agrees that if an employee contests a tentative nonconfirmation based upon a photo mismatch, the Employer will send a copy of the employee's Form I-551, Form I-766, U.S. Passport, or passport card to DHS for review by:

a. Scanning and uploading the document, or

b. Sending a photocopy of the document by express mail (furnished and paid for by the employer).

7. The Employer understands that if it cannot determine whether there is a photo match/mismatch, the Employer must forward the employee's documentation to DHS as described in the preceding paragraph. The Employer agrees to resolve the case as specified by the DHS representative who will determine the photo match or mismatch.

8. DHS will electronically transmit the result of the referral to the Employer within 10 Federal Government work days of the referral unless it determines that more than 10 days is necessary.

9. While waiting for case results, the Employer agrees to check the E-Verify system regularly for case updates.

ARTICLE IV
SERVICE PROVISIONS

A. NO SERVICE FEES

1. SSA and DHS will not charge the Employer for verification services performed under this MOU. The Employer is responsible for providing equipment needed to make inquiries. To access E-Verify, an Employer will need a personal computer with Internet access.

ARTICLE V
MODIFICATION AND TERMINATION

A. MODIFICATION

1. This MOU is effective upon the signature of all parties and shall continue in effect for as long as the SSA and DHS operates the E-Verify program unless modified in writing by the mutual consent of all parties.

2. Any and all E-Verify system enhancements by DHS or SSA, including but not limited to E-Verify checking against additional data sources and instituting new verification policies or procedures, will be covered under this MOU and will not cause the need for a supplemental MOU that outlines these changes.

B. TERMINATION

1. The Employer may terminate this MOU and its participation in E-Verify at any time upon 30 days prior written notice to the other parties.

2. Notwithstanding Article V, part A of this MOU, DHS may terminate this MOU, and thereby the Employer's participation in E-Verify, with or without notice at any time if deemed necessary because of the requirements of law or policy, or upon a determination by SSA or DHS that there has been a breach of system integrity or security by the Employer, or a failure on the part of the Employer to comply with established E-Verify procedures and/or legal requirements. The Employer understands that if it is a Federal contractor, termination of this MOU by any party for any reason may negatively affect the performance of its contractual responsibilities. Similarly, the Employer understands that if it is in a state where E-Verify is mandatory, termination of this by any party MOU may negatively affect the Employer's business.

3. An Employer that is a Federal contractor may terminate this MOU when the Federal contract that requires its participation in E-Verify is terminated or completed. In such cases, the Federal contractor must provide written notice to DHS. If an Employer that is a Federal contractor fails to provide such notice, then that Employer will remain an E-Verify participant, will remain bound by the terms of this MOU that apply to non-Federal contractor participants, and will be required to use the E-Verify procedures to verify the employment eligibility of all newly hired employees.

4. The Employer agrees that E-Verify is not liable for any losses, financial or otherwise, if the Employer is terminated from E-Verify.

ARTICLE VI
PARTIES

A. Some or all SSA and DHS responsibilities under this MOU may be performed by contractor(s), and SSA and DHS may adjust verification responsibilities between each other as necessary. By separate agreement with DHS, SSA has agreed to perform its responsibilities as described in this MOU.

B. Nothing in this MOU is intended, or should be construed, to create any right or benefit, substantive or procedural, enforceable at law by any third party against the United States, its agencies, officers, or employees, or against the Employer, its agents, officers, or employees.

C. The Employer may not assign, directly or indirectly, whether by operation of law, change of control or merger, all or any part of its rights or obligations under this MOU without the prior written consent of DHS, which consent shall not be unreasonably withheld or delayed. Any attempt to sublicense, assign, or transfer any of the rights, duties, or obligations herein is void.

D. Each party shall be solely responsible for defending any claim or action against it arising out of or related to E-Verify or this MOU, whether civil or criminal, and for any liability wherefrom, including (but not limited to) any dispute between the Employer and any other person or entity regarding the applicability of Section 403(d) of IIRIRA to any action taken or allegedly taken by the Employer.

E. The Employer understands that its participation in E-Verify is not confidential information and may be disclosed as authorized or required by law and DHS or SSA policy, including but not limited to,

Congressional oversight, E-Verify publicity and media inquiries, determinations of compliance with Federal contractual requirements, and responses to inquiries under the Freedom of Information Act (FOIA).

F. The individuals whose signatures appear below represent that they are authorized to enter into this MOU on behalf of the Employer and DHS respectively. The Employer understands that any inaccurate statement, representation, data or other information provided to DHS may subject the Employer, its subcontractors, its employees, or its representatives to: (1) prosecution for false statements pursuant to 18 U.S.C. 1001 and/or; (2) immediate termination of its MOU and/or; (3) possible debarment or suspension.

G. The foregoing constitutes the full agreement on this subject between DHS and the Employer.

To be accepted as an E-Verify participant, you should only sign the Employer's Section of the signature page. If you have any questions, contact E-Verify at 1-888-464-4218.

Company ID Number: 1638634

Approved by:

Employer Hydra Service (S), Inc	
Name (Please Type or Print) Josselyn Whisonant	Title
Signature Electronically Signed	Date 02/04/2021
Department of Homeland Security – Verification Division	
Name (Please Type or Print) USCIS Verification Division	Title
Signature Electronically Signed	Date 02/04/2021

Company ID Number: 1638634

Information Required for the E-Verify Program **Information relating to your Company:**	
Company Name	Hydra Service (S), Inc
Company Facility Address	250 Springview Commerce Drive Debary, FL 32713
Company Alternate Address	PO BOX 365 Warrior, AL 35180
County or Parish	VOLUSIA
Employer Identification Number	631209755
North American Industry Classification Systems Code	453
Parent Company	
Number of Employees	20 to 99
Number of Sites Verified for	1

Company ID Number: 1638634

Are you verifying for more than 1 site? If yes, please provide the number of sites verified for in each State:

FLORIDA	1 site(s)

Company ID Number: 1638634

Information relating to the Program Administrator(s) for your Company on policy questions or operational problems:

Name	Liz Sherbert
Phone Number	(205) 647 - 5326
Fax Number	(205) 647 - 2736
Email Address	liz@hydraservice.net

Name	Josselyn Whisonant
Phone Number	(205) 647 - 5326
Fax Number	(205) 647 - 2736
Email Address	joss@hydraservice.net

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CONTRACTOR E-VERIFY AFFIDAVIT

I hereby certify that Hydra Service(s) Inc [insert contractor company name] does not employ, contract with, or subcontract with an unauthorized alien, and is otherwise in full compliance with, section 448.095, Florida Statutes.

All employees hired on or after January 1, 2021 have had their work authorization status verified through the E-Verify system.

A true and correct copy of Hydra Service(s) Inc. [insert contractor company name] proof of registration in the E-Verify system is attached to this Affidavit.

Keaton Heller

Print Name: Keaton Heller

Date: 3/9/2022

STATE OF ~~FLORIDA~~ Alabama

COUNTY OF Blount

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th (date) by Keaton Heller (name of officer or agent, title of officer or agent) of Hydra Service(s) (name of corporation acknowledging), a Corp. (state or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or has produced Self (type of identification) as identification.

[Notary Seal] Notary Public

Josselyn Lee Whisonant

Name typed, printed or stamped

My Commission Expires: 10/29/22

JOSSELYN LEE WHISONANT NOTARY PUBLIC ALABAMA STATE AT LARGE

CITY COUNCIL AGENDA ITEM

Memo Date:	June 25, 2026
Agenda Date:	July 14, 2026
File ID:	2026-533
Prepared By:	Tracy Krutz
Through:	Jonathan Lamm, Fire Chief Roderick Moore, Assistant Fire Chief
Requested Action:	Authorize an increase to the current authorized budget allocation for PDCS, LLC for Fire Inspection Services, Plan Review, and Community Risk Reduction Services from $200,000 to $381,076 for FY26; approve BAF 26-079-T transferring an additional $46,700 within the Building Permits Fund to cover building permit-related inspections; authorize the City Manager to approve additional increases to the authorized budget allocation for PDCS, LLC and related budget transfers (if necessary) to $400,000 for FY26.

BACKGROUND:

In January 2026, City Council approved a multi-year piggyback agreement with PDCS, LLC for Fire Inspection Services, Plan Review, and Community Risk Reduction Services (File #25-1207). At that time, Council authorized a total cost for these services at an amount up to $200,000.

For the current fiscal year, the City has incurred $171,376 in costs for services billed through February 28, 2026. Based on current demand and service levels, staff anticipates an additional $209,700 in spending through the end of the fiscal year (September 30, 2026), resulting in an estimated total of $381,076. To ensure sufficient authorization for processing invoices through year-end, staff is requesting Council approval to increase the total amount being purchased from PDCS for the various services from $200,000 to $381,076 and to authorize the City Manager to approve additional increases to the authorized budget allocation for PDCS, LLC and related budget transfers (if necessary) to $400,000 for FY26.

There is an adequate FY26 budget in the Fire department for fire inspection services and in the Planning division for planning services. A budget transfer is necessary in the Building Permit fund to provide funding through the end of FY26 for Community Risk Reduction services through BAF 26-079-T.

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:
Budgeted? Partially
If not budgeted, is amendment / **transfer** attached? Yes

Funded Budget Allocation
Account Number 001-1104-515.34-00 Amount $67,826
Account Number 001-2200-522.34-00 Amount $201,173
Account Number 107-3200-524.34-00 Amount $65,377

Additional Budget Allocation under BAF 26-79-T
Account Number 107-3200-524.21-00 Amount $(4,000)
Account Number 107-3200-524.23-04 Amount $(32,700)
Account Number 107-3200-524.22-00 Amount $(10,000)
Account Number 107-3200-524.34-00 Amount $46,700

Total FY26 Budget Allocation: $381,076

If a P.O. Change Order is involved, please complete the following:
Change Order Amount: $181,076
Original Purchase Order Amount: $200,000
Charges to Building and Planning through May 2026 have been reclassified to their budgets.

For this Agenda Item note Prior Change Order Information:
Total Number of change orders to date: 0
Total amount in change orders to date: $0

PREVIOUS ACTION:

In January 2026, City Council approved a multi-year piggyback agreement with PDCS, LLC for Fire Inspection Services, Plan Review, and Community Risk Reduction Services (File #25-1207). At that time, Council authorized a total cost for these services at an amount up to $200,000.

RECOMMENDED MOTION:

Authorize an increase to the current authorized budget allocation for PDCS, LLC for Fire Inspection Services, Plan Review, and Community Risk Reduction Services from $200,000 to $381,076 for FY26; approve BAF 26-079-T transferring an additional $46,700 within the Building Permits Fund to cover building permit-related inspections; authorize the City Manager to approve additional increases to the authorized budget allocation for PDCS, LLC and related budget transfers (if necessary) to $400,000 for FY26.

City of Cocoa Budget Adjustment Form FY 2026-079-T

SELECT ADJUSTMENT TYPE: Budget Transfer

REQUESTING DEPARTMENT #: 107-3200 DATE PREPARED: 6/22/26

'From' Accounts

ADJUSTMENT AMOUNT	ACCOUNT NUMBER	PROJECT NUMBER	ACCOUNT NAME	ORIGINAL BUDGET	AMENDED BUDGET	ADJUSTED BUDGET	UNENCUMBERED BALANCE
($ 4,000)	107-3200-524.21-00		FICA TAXES			($ 4,000)	
($ 32,700)	107-3200-524-23-04		MEDICAL			($ 32,700)	
($ 10,000)	107-3200-524-22-00		RETIREMENT			($ 10,000)	
						$ 0	
						$ 0	
						$ 0	
($ 46,700)	TOTAL						

'To' Accounts

ADJUSTMENT AMOUNT	ACCOUNT NUMBER	PROJECT NUMBER	ACCOUNT NAME	ORIGINAL BUDGET	AMENDED BUDGET	ADJUSTED BUDGET	UNENCUMBERED BALANCE
$ 46,700	107-3200-524-34-00		CONTRACT SERVICES			$ 46,700	
						$ 0	
						$ 0	
						$ 0	
						$ 0	
						$ 0	
$ 46,700	TOTAL						

REASON/JUSTIFICATION FOR ADJUSTMENT:

TRANSFER NECESSARY TO COVER THE PDCS SHORTFALL IN FY 2026. REQ 51637 FOR $46,700 (MAY - SEPT) AND $65,377 (OCT-APR) WERE ALREADY COVERED. FUNDS IN SALARIES ARE GOING UNUSED DUE TO THE DEPARTURE OF BOTH BUILDING INSPECTORS IN MAY AND JUNE.

City Council Approval Needed? *Yes.* ◯ *No.* ◉ *DATE APPROVED:* _____ *RESOLUTION #:* _____

City Council approval is needed for all transfers greater than $75,000 and transfers between Departments / Funds. All CRA adjustments are required to go their respective boards.

Charlene Neuterman — Digitally signed by Charlene Neuterman DN: cn=Charlene Neuterman, ou=CH Date: 2026.06.22 07:43:16 -04'00'	Zoie Badalov — Digitally signed by Zoie Badalov DN: cn=Zoie Badalov, ou=CH, email=zbadalov@cocoafl.gov Date: 2026.07.08 17:20:22 -04'00'	
Requestor's Signature	Finance Approval Signature	Finance Director's Signature
Charlene Neuterman — Digitally signed by Charlene Neuterman DN: cn=Charlene Neuterman, ou=CH Date: 2026.06.22 07:43:49 -04'00'	Rebecca Bowman — Digitally signed by Rebecca Bowman DN: cn=Rebecca Bowman, ou=CH Date: 2026.07.09 09:47:57 -04'00'	
Department Director's Signature	Deputy Fin. Director's Signature	City Manager's Signature

FINANCE USE ONLY:

Date Entered: _____ Entered By: _____ Group #: _____

STANDARD FORM FOR NEW PIGGYBACK CONTRACT

The **City of Cocoa,** a Florida Municipal Corporation ("City") enters this "Piggyback" Contract with PDCS, LLC 3361 Rouse Rd. Suite 210, Orlando, FL 32817 (hereinafter referred to as the "Vendor " or "Contractor"), under the terms and conditions hereinafter provided. The City and the Vendor agree as follows:

The Financial Operations Manual (FOM) for the City of Cocoa allows for "piggybacking" contracts. Pursuant to this procedure, the City is allowed to piggyback an existing government contract, and there is no need to obtain formal or informal quotations, proposals or bids. The parties agree that the Vendor has entered into a contract with Seminole State College, Sanford, FL 32773 said contract being identified as: Building Code Administration Services, Contract No. ITB #25-26-01. (referred to as the "Original Government Contract").

Work assigned under this contract may include, but is not limited to, the following types of projects: see Exhibit "A" – original contract.

1. The original government contract is incorporated herein by reference and is attached as **Exhibit A** to this Contract. All of the terms and conditions set out in the original government contract (Exhibit "A") are fully binding on the parties and said terms and conditions are incorporated herein.

2. Notwithstanding the requirement that the original government contract is fully binding on the parties, the parties have agreed to modify certain technical provisions of the original government contract as applied to this Contract between the Vendor and the City of Cocoa, as follows:

2.1. Entity Referenced:

Notwithstanding anything in **Exhibit A** to the contrary, the following terms shall be substituted throughout the Original Government Contract: **Seminole State College** = City of Cocoa; **Seminole State College** Code = Code of the City of Cocoa. Further, references to specifically identified **Seminole State College** Codes, policies and procedures shall refer to similar and substantively equivalent Cocoa Codes, policies and procedures, if any.

2.2. Time Period ("Term") of the Agreement:

The effective date of this agreement shall be the latest date mutual parties sign by and between the City of Cocoa, FL and PDCS, LLC. The term of said agreement shall be for the period effective date of signature through 10/03/2028. Upon the mutual written consent of both parties, the Agreement may be renewed for two (2) additional terms of one (1) year, irrespective of the Original Government Agency's decision to renew the Original Government Contract. The Agreement shall continue until all outstanding Purchase Orders issued prior to the expiration of this Agreement have been either completed or terminated.

The City of Cocoa intends to utilize said agreement for Fiscal Year 2026 through 2028 and shall not exceed the budgeted amount, any change orders to this amount must be approved by City Council.

2.3 Pricing and Payments:

The pricing under the Original Government Contract shall remain firm throughout the duration of this Agreement. Price increases agreed to by the Original Government Agency after the Effective Date of this Agreement shall not be binding upon the City of Cocoa unless an Amendment to this Agreement is properly executed by an authorized representative of the City of Cocoa. Payments shall be due and payable as provided by the Florida Local Government Prompt Payment Act s. 218.70 et. seq., Florida Statutes.

2.4 Insurance Requirements (As Applicable):

A. COMMERCIAL GENERAL LIABILITY AND AUTOMOBILE LIABILITY INSURANCE

COMMERCIAL GENERAL LIABILITY INSURANCE MINIMUM REQUIREMENTS FOR CONTRACTS VALUED AT LESS THAN $15,000:

It is required that individuals and firms contracting with the City of Cocoa, where the total contract or job value is LESS than $15,000, maintain Commercial General Liability insurance with a minimum per occurrence limit of not less than $200,000 per person and $300,000 each occurrence, and property damage insurance of at least $200,000 each occurrence and with a deductible amount not greater than $1,000. It is further required that the City of Cocoa be named as an additional insured to the contractor's CGL policy, and that proof of same in the form of a certificate of insurance be submitted before work is begun.

COMMERCIAL GENERAL LIABILITY INSURANCE MINIMUM REQUIREMENTS FOR CONTRACTS VALUED AT $15,000 OR MORE:

It is required that individuals and firms contracting with the City of Cocoa, where the total contract or job value is $15,000 or MORE, maintain Commercial General Liability insurance with a minimum per occurrence limit of not less than $2,000,000 as the combined single limit for each occurrence and with a deductible not greater than $5,000 or as otherwise approved in writing by the City Manager. It is further required that the City of Cocoa and FDOT be named as an additional insured to the Contractor's CGL policy, and that proof of same in the form of a certificate of insurance be submitted before work is begun.

AUTOMOBILE LIABILITY INSURANCE MINIMUM REQUIREMENTS FOR ALL CONTRACTS:

The Contractor shall maintain comprehensive automobile liability insurance in the minimum amount of $1,000,000 combined single limit bodily injury and minimum $1,000,000 property damage as the combined single limit for each occurrence to protect the Contractor from claims for damages for bodily injury, including wrongful death, as well as from claims from property damage, which may arise from the ownership, use, or maintenance of owned and non-owned automobiles, including rented automobiles whether such operations be by the Contractor or by anyone directly or indirectly employed by the Contractor.

B. PROFESSIONAL LIABILITY INSURANCE MINIMUM REQUIREMENTS FOR ALL PROFESSIONALS AS DEFINED BY FLORIDA STATUTE:

Professionals and professional corporations, associations, and firms who contract with the City of Cocoa to provide professional services are required to maintain Professional Liability Insurance and submit proof of same in the form of a certificate of insurance before work is begun.

C. ENVIRONMENTAL IMPAIRMENT INSURANCE MINIMUM REQUIREMENTS:

Individuals or firms who contract with the City of Cocoa to provide excavation or construction type services and who will be locating portable fuel or lubricant storage tanks at the job site or who will be storing or using hazardous chemicals on the job site are required to maintain Environmental Impairment Insurance of "Pollution Insurance" with a limit of not less than $1,000,000 per occurrence and submit proof of same in the form of a certificate of insurance or an endorsement to their General Liability policy showing a pollution exclusion exception for each specific work product or storage container before work is begun. Contracts with such firms shall include a provision that they work in compliance with the OSHA Hazardous Communication Standard and Florida Department of Environmental Protection guidelines and supply all information about hazardous chemical being brought onto City property as required by the City's Safety and Loss Control Program.

D. WORKERS' COMPENSATION INSURANCE MINIMUM REQUIREMENTS:

It is required that firms employing four or more people who contract with the City of Cocoa maintain Workers' Compensation Insurance at the statutory limits and employer liability insurance and submit proof of same in the form of a certificate of insurance before work is begun.

It is required that firms employing less than four people who contract with the City of Cocoa comply with the exemption and notice provisions of F.S. 440 and maintain employer liability insurance and submit proof of same in the form of a certificate of insurance before work is begun.

However, if you are a corporate officer of a corporation that is actively engaged in the construction industry, or a sole proprietor or partner who is actively engaged in the construction industry, then your exemption will not apply to any work performed at a commercial building project valued at $250,000 or greater and you must secure workers' compensation coverage in accordance with F.S. 440.38 and these general conditions and submit proof of same in the form of a certificate of insurance before work is begun.

E. COMPREHENSIVE BUILDER RISK INSURANCE

The Contractor shall maintain comprehensive builder risk insurance, which shall cover Contractor's labor, and any materials and equipment to be used for completion of the Work performed under this Agreement, against all risks of direct physical loss, excluding earthquake and flood, for a minimum amount of $2,000,000. Contractor shall maintain the builder risk insurance required by this subsection until the date a certificate of occupancy is issued issuance of a certificate of occupancy for the Work.

F. DURATION OF CONTRACTS-NAMED INSUREDS-LIABILITY INSURANCE:

For contracts exceeding time periods of 30 days, it is required that the vendor name the City of Cocoa as an additional insured on their Liability Insurance policies and submit proof of same in the form of a certificate of insurance before work is begun. A copy of a current Certificate of Insurance shall be provided to the City by Contractor upon the Effective Date of this Agreement which satisfied the insurance requirements of this Article. Renewal certificates shall be sent to the City 30 days prior to any expiration date. The certificates and policies shall provide that in the event of any material change in or cancellation of the policies reflecting the required coverage, thirty days advance notice shall be given to the City.

2.5. E-Verify:

Pursuant to section 448.095, Florida Statutes, beginning January 1, 2021, Contractor shall register with and use the U.S. Department of Homeland Security's E-Verify system, https://e-verify.uscis.gov/emp, to verify the work authorization status of all employees hired on and after January 1, 2021. The

CONTRACTOR must provide proof of Employment Eligibility by completing the E-Verify Contractor Affidavit **(Exhibit B).** This must be completed prior to the City issuing any Purchase Orders or requesting services.

B. Subcontractors:

(i) Contractor shall also require all subcontractors performing work under this Agreement to use the E-Verify system for any employees they may hire during the term of this Agreement.

(ii) Contractor shall obtain from all such subcontractors an affidavit stating the subcontractor does not employ, contract with, or subcontract with an unauthorized alien, as defined in section 448.095, Florida Statutes.

(iii) Contractor shall provide a copy of all subcontractor affidavits to the City upon receipt and shall maintain a copy for the duration of the Agreement.

C. Failure to comply with this provision is a material breach of the Agreement and shall result in the immediate termination of the Agreement without penalty to the City. To the extent provided by Florida law, Contractor shall be liable for any additional costs incurred by the City as a result of the termination of the Agreement.

2.6. Address change for the City of Cocoa:

Notwithstanding the address and contact information for the government entity as set out in Exhibit "A," the Vendor agrees that he/she/it will send notices, invoices and will conduct all business with the City of Cocoa, attention of Accounts Payable, at 65 Stone Street, Cocoa Florida 32922, telephone number (321) 433-8633, facsimile number: (321) 433-8608 and email accountspayable@cocoafl.org.

2.7. Venue:

Notwithstanding anything in Exhibit "A" to the contrary, the venue of any state action or litigation shall be Brevard County, Florida. Venue for any federal action or litigation shall be in the Middle District of Florida, Orlando Division. The law of Florida will control any dispute between the parties arising out of or related to this Piggyback Contract, the performance thereof or any products or services delivered pursuant to such contract.

2.8. Dispute Resolution:

Notwithstanding any other provision in Exhibit "A" to the contrary, there shall be no arbitration with respect to any dispute between the parties arising out of this Contract. Dispute resolution shall be through voluntary and non-binding mediation, negotiation or litigation in the Court of appropriate jurisdiction in Brevard County, Florida, with the parties bearing the costs of their own legal fees and related costs with respect to any dispute resolution, including litigation.

2.9. Notice:
Any notices required to be given by the terms of this Agreement shall be delivered by hand or mailed, certified mail, return receipt requested, postage prepaid to:

For Vendor	For City
PDCS, LLC Attn: Paul Smith, Managing Partner 3361 Rouse Rd. Suite 210 Orlando, FL 32817 Phone: 407-277-9795 Email: psmith@pdcsllc.com	City of Cocoa Attn: Stockton Whitten, City Manager 65 Stone Street Cocoa, FL 32922

2.10. Sovereign Immunity:
The City intends to avail itself of the benefits of Section 768.28, Florida Statutes, and any other statutes and common law governing sovereign immunity to the fullest extent possible. Neither this provision nor any other provision of this Agreement shall be construed as a waiver of the City's right to sovereign immunity under Section 768.28, Florida Statutes, or other limitations imposed on the City's potential liability under state or federal law, and the cap on the amount and liability of the City for damages, regardless of the number or nature of claims in tort, equity, or contract, may not exceed the dollar amount set by the legislature for tort. Contractor agrees that City shall not be liable under this Agreement for punitive damages or interest for the period before judgment. Further, City shall not be liable for any claim or judgment, or portion thereof, to any one person over two hundred thousand dollars ($200,000.00), or any claim or judgment or portion thereof, which, when totaled with all other claims or judgments paid by the State or its agencies and subdivisions arising out of the same incident or occurrence, exceeds three hundred thousand dollars ($300,000.00). Nothing in this Agreement is intended to inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law. This paragraph shall survive termination of this Agreement.

2.11. Indemnity:
In addition to any indemnity obligation required in the Original Government Contract and for purposes of Contractor's indemnification obligation only, Contractor shall indemnify the City for claims made by the employees of Contractor against the City, and Vendor hereby waives its entitlement, if any, to immunity under Section 440.11, Florida Statutes. This waiver has been specifically and mutually negotiated by the parties.

2.12. Entities of Foreign Countries of Concern:

Contractor certifies, affirms, and herein represents that, if the Services involve access to an individual's personal identifying information, the Contractor is not: (a) owned by the government of a foreign country of concern; (b) the government of a foreign country of concern does not have a controlling interest in the Contractor's business; and (c) the Contractor is not organized under the laws of or have its principal place of business in a foreign country of concern. The terms "foreign country of concern" and "controlling interest" shall mean as defined by Section 287.138, Florida Statutes, as may be amended from time to time

2.13. Human Trafficking:

As a condition of this Agreement, the Service Provider shall attest under penalty of perjury that the bidder does not use coercion for labor or services as defined in Section 787.06(2), Florida Statutes. Attestations shall be documented using a Human Trafficking Affidavit as provided by the City. The Service Provider understands and affirms that Section 787.06(2), Florida Statutes, defines "coercion," "labor," and "services" as follows:

a. "Coercion" means: (1) using or threatening to use physical force against any person; (2) restraining, isolating, or confining or threatening to restrain, isolate, or confine any person without lawful authority and against his or her will; (3) using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined; (4) destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any actual or purported government identification document, of any person; (5) causing or threatening to cause financial harm to any person; (6) enticing or luring any person by fraud or deceit; or (7) providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, Florida Statutes, to any person for the purpose of exploitation of that person.

b. "Labor" means that work of economic or financial value.

c. "Services" means any act committed at the behest of, under the supervision of, or for the benefit of another. The term includes, but is not limited to, forced marriage, servitude, or the removal of organs.

Bidder understands and affirms that Section 787.06(13), Florida Statutes, prohibits the City from executing, renewing, or extending a contract with an entity that uses coercion for labor or services.

3. All other provisions in the original government contract (Exhibit "A") are fully binding on the parties and will represent the agreement between the City of Cocoa and the Vendor.

4. This contract is not a requirements agreement nor is it an exclusive agreement. Accordingly, the City of Cocoa reserves the right to purchase the goods or services that are the subject hereof from any alternative vendor during the contract term, regardless of contrary language in the underlying contract that is being piggybacked.

Entered this 13 day of January, 2026

PDCS, LLC	CITY OF COCOA
12/2/25	N/A
Signature Date	Signature Date
Managing Partner	Stockton Whitten, City Manager
Name and Title	Name and Title
	Signature Date
	Michael Blake, Mayor
	Name and Title

City Council Approval Required

X Yes (Approved by Mayor)

☐ No (Approved by City Manager)

Attest:

Monica Arsenault, CMC, City Clerk

SEMINOLE STATE COLLEGE OF FLORIDA

Contractor Service Agreement with PDCS, LLC for Building Code Administration Services Dated: September 29, 2025

This agreement (hereinafter referred to as the "Agreement") is made between The District Board of Trustees of Seminole State College of Florida, a political subdivision of the state of Florida (Seminole State College) and, **Building Code Administration Services** (hereinafter referred to as "Contractor"), (hereinafter collectively referred to as the "Parties").

WHEREAS, Seminole State College and Contractor seek to engage in an Agreement whereby Contractor provides **Building Code Administration Services** (hereinafter referred to as the "Services" or "Goods") for the College, and;

WHEREAS, Seminole State College and Contractor have contributed to be made a part, here too, the following documents, which shall take precedence in the order listed:

- This Agreement
- Attachment A: ITB# 25-26-01, Building Code Administration Services
- Attachment B: Vendor's Response to ITB
- **THEREFORE**, the Parties hereto intending to be bound hereby agree as follows:

1. SCOPE OF WORK

The scope of work is set forth in Attachment A. Contractor warrants that it has, and agrees to provide the College with the services and products as outlined and agreed upon in the scope of work in Attachment A. Firm warrants that it has, and agrees to perform all services with, the professional skills, expertise, and abilities necessary to effectuate the work contemplated by this Agreement and will perform its obligations under this Agreement in a manner consistent with the standard of care in the industry. Should Seminole State College wish to engage Contractor to provide any services not listed herein, a detailed, written addendum to this Agreement shall be executed describing the additional services and any additional protections or applicable conditions.

2. CONTRACT TERM

The term of this contract will be for three (3) years and will allow for 2 additional 1-year renewal periods. All bid prices shall be valid for the duration of the bid term.

3. PRICING

The applicable rates for services rendered are provided in Attachment B, Vendor's Response to ITB# 25-26-01. In no instance shall the Firm perform work for Seminole State College without the parties' prior written agreement regarding price and in no instance shall Firm be pre-paid for any work pursuant to this Agreement.

4. TERMINATION

The Contractor will serve at the will and pleasure of the College. Either party may cancel the Contract with ninety (90) days advanced written notice. However, at the College's sole option, a termination for convenience by the College may be effective immediately and may apply to specific tasks or work (if applicable) or to the Agreement in whole. The College shall be liable only for work actually completed.

In the event of termination by either party, Contractor will have, in no event, any claim against the College for lost profits or compensation for lost opportunities. After a receipt of a Termination Notice and except as otherwise directed by the College, the Contractor shall comply with the directives of the College regarding stoppage of work, the termination and settlement of work in progress or work that has been stopped, and the transfer of work in progress, terminated work, and other materials.

5. FORCE MAJEURE

In any event that the performance of any covenant(s) of this Agreement shall be prevented by an act of God, physical disability, act or regulations of public authorities or labor union labor difficulties, strike, civil tumult, terrorism, war, epidemic, or any other reasons proven beyond their control, the Contractor and Seminole State College shall respectively be relieved of their obligations stated in this Agreement. With the exception, however, that any funds paid by or on behalf of Seminole State College to Contractor in advance of the Services shall be immediately repaid in full by Contractor to Seminole State College.

6. INDEPENDENT CONTRACTOR

College and Contractor acknowledge and agree that Contractor is and shall be an independent contractor; that neither Contractor nor any of its employees, representatives or agents is, or shall be deemed to be, an employee, partner or joint venture of College; and that neither Contractor nor any of its employees, representatives or agents shall be entitled to any employee benefits under any employee benefit plan, including medical, insurance and other similar plans, of College. Contractor further acknowledges that College will not withhold any amounts in respect to federal, state or local taxes from amounts payable by College to Contractor hereunder and it shall be the exclusive responsibility of Contractor to pay all amounts due in respect of applicable federal, state and local taxes on such amounts.

7. OWNERSHIP OF WORK PRODUCT

The College will be considered the owner of all work products produced under and resulting from the Agreement. This includes, but is not limited to, all original artwork, web and other design, content, or other intellectual property that may be created as a result of this agreement. In addition, any and all materials, documentation, reports, spreadsheets, presentations, recommendations, research results, survey results, statistics, summaries, and any other similar work product or information created pursuant to this Agreement shall be the property of Seminole State College , shall belong exclusively to Seminole State College , and are instruments of service for use only by Seminole State College . Neither these materials, nor the Information from which the materials may have been compiled, shall be disclosed or provided to third parties without Seminole State College 's express written consent even after work with Seminole State College has concluded.

8. INSURANCE

The firm shall obtain, maintain, and pay for insurance in the categories listed in the insurance requirements provided below, unless otherwise agreed by the parties in writing. The insurance coverage in each category shall meet or exceed the minimum limits set forth in the insurance requirements. The College shall be included as an additional named insured on the General Liability policy. The insurance shall cover the Firm's entire operations under this Agreement and shall be effective throughout the effective period of this Agreement. It is not the intent of this schedule to limit the types of insurance otherwise required by this Agreement or that the Firm may desire to obtain.

Insurance Requirements

Type of Insurance	Minimum limits of Liability
General Liability:	$1,000,000 each occurrence/$2,000,000 Aggregate
Automobile Liability:	$500,000 per person, per incident & per accident
Worker's Compensation:	Statutory Limits
Professional Liability:	Not less than $1,000,000
Umbrella Policy:	$1,000,000 limit

Prior to the commencement of any work in connection with this Agreement, Firm shall provide a certificate of insurance, naming District Board of Trustees of Seminole State College of Florida as additional insured on the General Liability policy, to the Facilities department. In the event of any change in insurance coverage, including but not limited to cancellation of any policy, Firm shall notify College within 30 business days after becoming aware of such change.

The Seminole State College shall be exempt from, and in no way be liable for, any sums of money, which may represent a deductible in any insurance policy. The payment of such deductible shall be the sole responsibility of the Firm and/or sub-firm that obtained the insurance.

9. CERTIFICATION OF NONDISCLOSURE

The Contractor agrees to keep any and all internal operational Information relating to Seminole State College confidential and agrees not to disclose it to any third party without Seminole State College's express, written consent prior to disclosure. In addition, the Contractor shall use the utmost discretion in obtaining, recording, and storing the Information while working as a contractor.

10. INDEMNIFICATION

Contractor shall indemnify, defend and hold harmless Seminole State College and its directors, trustees, officers, agents, and employees from all loss, cost and expense arising out of any liability or claim of liability for injury or damages to persons or property sustained or claimed to have been sustained by anyone to the extent caused by the negligent act or omission of Contractor or any of its officers, agents, employees, subcontractors, guests, vendors, or third-party contractors for services under this agreement. This shall include, but not be limited to, damages arising out of the transfer or maintenance of data.

11. DATA SECURITY AND PROTECTION

If any sensitive, confidential information is transmitted electronically to the Contractor as part of the fulfillment of this Agreement, Contractor agrees that any transfer of data between Seminole State College and Contractor or within Contractor's computing environment will take place using encrypted protocols such as SSL and secure FTP. Unsecured email will not be used for the transfer of data. The contractor certifies that the original data and all data backups of the Institution's information will be stored and maintained in an encrypted format using at least a 128-bit key when not in use. Contractor will not store the Institution's data on publicly accessible servers, websites or other areas where the information can be accessed by non-authorized users or automated search engines. Contractors will also not file Credit Card numbers. Each transaction will require a purchase order number or the cardholder's credit card number provided by the cardholder only.

In addition to those measures described above, Contractor will use all reasonable practices and security procedures necessary to protect all electronic data that is transmitted between those parties under this Agreement by (but not limited to) electronic transmission or the physical delivery of electronically recorded data. Such protective measures shall include, but not be limited to, use of up-to-date anti-virus software to guard against viruses, worms, Trojan horses or other malware that may permit unauthorized access to data or may compromise the confidentiality, integrity or authorized accessibility of data or associated information systems of the other party. Neither College nor Contractor shall knowingly introduce into electronic data transmitted between them under this Agreement any virus, worm, Trojan horse or other malware that may permit unauthorized access to data or may compromise the confidentiality, integrity or authorized accessibility of data or associated information systems of the other party.

Contractor will notify Institution immediately upon discovery (but in no case more than 24 hours from discovery) if there is or has been any unauthorized access to Institution's data or if the possibility of unauthorized access to Institution's data has been discovered, even if such conditions have been corrected and remedied by Contractor.

12. ATTORNEYS FEES AND COSTS

In connection with any dispute arising out of this Agreement, the prevailing party shall be entitled to recover all costs (including all costs, expenses, and reasonable attorney, expert witness and paralegal fees) incurred in connection with such suit or action, and for any and all appeals referable thereto.

13. DEFAULT

Notwithstanding anything to the contrary within the Agreement, a Party will be considered in default of its obligations under this Agreement if such Party should fail to observe, to comply with, or to perform any term, condition or covenant contained in this Agreement. And upon default by Contractor, payment to Contractor may be withheld pending an equitable adjustment between Contractor and Seminole State College.

14. NOTICES

All notices required to be given under this Agreement shall be deemed given when delivered by certified mail, return receipt, or on the next business day following delivery by facsimile transmission if a facsimile telephone number is shown below, to the designated representatives of the Parties. A Party may change its designated representative or address at any time by written notice in the same manner as for any other notice. The initial representatives of the Parties are as follows:

Seminole State College	**Contractor**
Name: Kim Dove Department: Executive Director Facilities Management Address:100 Weldon Blvd Sanford, FL 32773 Campus: Sanford / Lake Mary Email: dovek@seminolestate.edu Phone: (407)708-2401	Name: Paul Smith Title: Managing Partner Address: 3361 Rouse Rd. Suite 210 Orlando, FL 32817 Email: psmith@pdcsllc.com Phone: 407-277-9795
With a copy to: Procurement Director purchase@seminolestate.edu	With a copy to: bookkeeping@pdcsllc.com

15. LEGAL AUTHORITY

Contractor warrants that it possesses the legal authority to enter into this Agreement and that it has taken all actions required by its procedures, bylaws, and/or applicable law to exercise that authority, execute this Agreement and bind itself to its terms.

16. NON-ASSIGNMENT

Contractor shall not assign or subcontract any of its obligations under this Agreement without the advance written consent of Seminole State College. Any unauthorized assignment shall be void. Seminole State College shall have the right, but not the obligation to terminate this Agreement, without waiver of any other right or remedy, upon notice of Contractor's assignment in violation of this section.

17. BINDING EFFECT

This Agreement is binding upon the heirs, personal representatives, successors, and permitted assigns of both Parties.

18. AMENDMENT

No amendment to this Agreement shall be valid unless it is made in a writing signed by the authorized representatives of the Parties.

19. WAIVER

The waiver by either party of a breach or violation of any provision of this Agreement shall not operate as or be construed to be a waiver of any subsequent breach of the same or other provision hereof.

20. SEVERABILITY

In the event any provision of this Agreement shall be held invalid or unenforceable by a court of competent jurisdiction, or by an administrative hearing officer in accordance with

Chapter 120, Florida Statutes, such holding shall not invalidate or render unenforceable any other provision hereof.

21. GOVERNING LAW, JURISDICTION AND VENUE

This Agreement shall be interpreted an enforced under the laws of the state of Florida. Any action arising under this Agreement shall be filed and tried, if at all, in the courts of Orange County, Florida.

22. LAWS, ORDINANCES, RULES, REGULATIONS, PERMITS, AND LICENSES

The Contractor shall observe and obey all the laws, ordinances, rules, regulations, and policies of the College and the federal and state governments which may be applicable to the Contractor's operation at Seminole State College , and shall, at the sole cost of the Contractor, obtain and maintain all permits and licenses necessary to comply with such requirements and standards.

23. REPORTS

The Contractor shall submit to the College any reports as outlined in the scope of work, Attachment A.

24. PUBLIC ENTITY USE

With the consent and agreement of the Contractor, purchases may be made under this Agreement by other colleges, state universities, district school boards and other educational institutions.

25. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the Parties, and supersedes any previous contracts, understanding, or agreements of the Parties, whether verbal or written, concerning the subject matter of this Agreement.

26. MUTUAL WAIVER OF CONSEQUENTIAL DAMAGES

Notwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, neither the College nor the Contractor, their respective officers, directors, partners, employees, contractors or subconsultants shall be liable to the other or shall make any claim for incidental, indirect, or consequential damages arising out of or connected in any way to this Project or this Agreement. This mutual waiver of consequential damages shall include, but not be limited to, loss of use, loss of profit, loss of business, loss of income, loss of reputation and any other consequential damages that either party may have incurred from any cause of action including negligence, strict liability, breach of contract and breach of strict and implied warranty.

27. THIRD-PARTY BENEFICIARIES

Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the College or the Contractor. The Contractor's services under this Agreement are being performed solely for the College's benefit, and no other party or entity shall have any claim against the Contractor because of this Agreement or the performance or nonperformance of services hereunder.

SIGNATURES

IN WITNESS WHEREOF, the undersigned have caused this Agreement to be duly executed.

The District Board of Trustees of

Seminole State College of Florida

Name: Robert L Whitaker

Signature:

Robert Whitaker (Oct 4, 2025 07:52:26 EDT)

Title: CFO

Date: Oct 4, 2025

Contractor

PDCS, LLC

Name: Paul Smith

Signature:

Title: Managing Partner

Date: Sept. 30, 2025

APPROVED
By Kenneth Eubanks at 11:01 am, Sep 18, 2025

Fully Executed 25-26-01 PDCS Building Code Services

Final Audit Report 2025-10-04

Created:	2025-10-03
By:	Arima Santana (santanaar@seminolestate.edu)
Status:	Signed
Transaction ID:	CBJCHBCAABAAVHw9sU4iu0UqJCPgz3sOnCAogcId1Qq5

"Fully Executed 25-26-01 PDCS Building Code Services" History

Document created by Arima Santana (santanaar@seminolestate.edu)
2025-10-03 - 5:03:54 PM GMT- IP address: 216.120.209.103

Document emailed to Robert Whitaker (whitakerr@seminolestate.edu) for signature
2025-10-03 - 5:04:24 PM GMT

Email viewed by Robert Whitaker (whitakerr@seminolestate.edu)
2025-10-03 - 5:34:00 PM GMT- IP address: 166.199.100.87

Document e-signed by Robert Whitaker (whitakerr@seminolestate.edu)
Signature Date: 2025-10-04 - 11:52:26 AM GMT - Time Source: server- IP address: 142.196.233.39

Agreement completed.
2025-10-04 - 11:52:26 AM GMT

Seminole State College of Florida
Addendum #1 ITB#25-26-01
Building Code Administration Services

To: All Firms

From: Arima Santana, Director of Procurement

Date: July 14, 2025

ADDENDUM #1

Subject: Revisions to Bid Specifications, Submittal Requirements, and Bid Response Form

This Addendum is issued to modify and clarify the Bid Specifications and Submittal Requirements, and to provide a revised Bid Response Form. All updates included herein supersede the corresponding sections in the original Invitation to Bid (ITB). **This Addendum shall become part of the ITB and must be acknowledged on the Bid Certification Form.**

1. Revised Bid Specifications

The specifications listed on **Pages 16 and 17** of the original ITB are hereby **replaced in their entirety** with the updated specifications provided below.

PURPOSE & OVERVIEW

A. The intent of this bid is to select a firm to provide licensed building department services, including building official inspections, code administration, permit plan review, and fire safety services to support the College on a continuing basis for the term of this contract.

B. In general, the successful Respondent (hereafter "Consultant") shall provide all Building Code administration services on an "on-call" basis for projects assigned by College.

C. The Consultant must be able to provide the required professional services related to building code administration services, and represents to the College that

    1. It has the experience and skill to perform the services required by this Agreement;

    2. It will perform said services in accordance with generally accepted professional standards in the most expeditious and economical manner and to an extent consistent with the best interests of the College; and that

    3. It is adequately financed to meet any financial obligations it may be required to incur under this Agreement.

D. The Consultant's team shall ensure compliance with applicable rules, statutes, and laws as required by the State of Florida.

    1. Consultant must be certified in accordance with Chapter 468, Part XII, as well as Chapters 633, 471, and 481 of Florida Statutes, along with any other relevant regulations, and Consultant's services must be provided per the code requirements in Section 553.73, Florida Statues.

2. At a minimum, the Consultant's team must include at least one licensed Building Official who will be primarily assigned to the College. Additionally, the team must consist of personnel certified and licensed in building, electrical, mechanical, and plumbing inspection**,** as well as fire safety and plan review**,** in accordance with the Florida Building Code Administrators and Inspectors Board (BCAIB) and all applicable laws.

3. The Consultant's team shall be familiar with current versions and amendments of Florida Statutes and Rules; State Requirements for Education Facilities (SREF); Department of Education; FEMA; Florida Building Code Requirements; the Florida Fire Prevention Code (FFPC); and the College's Design Standards.

E. The Consultant will act as the College's representative in delivering these services and shall maintain a web-based platform for digital submission of plans, reviews, and inspection records to ensure accessibility, transparency, and efficient tracking of all project-related plan and review documents.

SCOPE OF SERVICES

A. The Consultant will provide services that closely replicate those of an in-house Building Department and will be responsible for all aspects of Building Code administration, including serving as the College's Building Official, as permitted under Florida Statutes 468.617(3). Upon request, the Consultant will oversee Fire Safety inspections and compliance in accordance with applicable Florida regulations.

B. Typical services include but may not be limited to plan review for both design phase submittals and building permit applications as well as inspection services for applicable code compliance during the construction phase for mechanical, electrical, plumbing, building and fire safety.

C. Services will include assisting design professionals and applicants for Building Permits and coordinating review of construction plans by all other agencies having jurisdiction concerning the implementation and enforcement of building, fire, health, safety, sanitation, and all other applicable codes.

D. Services will include inspections of all phases of construction for compliance with approved plans and all applicable codes, including but not limited to those relating to structural integrity, fire and life safety, electrical, plumbing, heating and air conditioning, energy conservation, accessibility, and site work.

E. The Consultant shall keep daily logs of Building Code Administration services, plan review and inspection activities and submit an itemized monthly report of all service activities to the College's Associate Director, Facilities Strategic Planner or designee. Monthly reports should be accompanied by itemized invoices.

F. The Consultant's designated licensed Building Official may be asked to participate in related activities such as staffing an accessibility review committee, commenting on modifications to the College's design standards, working directly with principals or College staff to analyze or resolve Code issues, or

other ancillary functions. All consultation work will be assessed by the Firm based on the enclosed hourly rates for the actual time taken for the services rendered.

G. Annual Maintenance Permit – An Annual Maintenance Permit will be issued, in compliance with 105.1.1 FBC, covering all campuses for a flat fee. Inspections completed under the Annual Maintenance Permit will be subject to the hourly rates in the enclosed fee schedule. The Annual Maintenance Permit covers routine maintenance, emergency service, minor renovations, and refurbishment without requiring separate permits for each alteration.

1. The Building Official must be notified of major changes, retaining the right to conduct inspections, as necessary.

2. A log of all alterations performed under the permit must be maintained.

DOCUMENTATION

A. The Consultant shall maintain records and files concerning construction permits, Building Code administration, and services rendered as identified and approved by the College's Associate Director, Facilities Strategic Planner or designee.

1. The Consultant agrees to keep and maintain all direct, sub-consultant and other expense records pertaining to services provided under this Agreement. The Consultant also agrees to keep and maintain its records of accounts pertaining to services provided between the Consultant and College on a generally recognized and acceptable accounting basis. All documents will be available to the College or its authorized representatives at all reasonable times for inspection and copying.

2. The Consultant agrees to keep and maintain accurate time records to within the nearest half of an hour for each time entry of all work performed by employees of the Consultant and will be available to the College or its authorized representatives at all reasonable times for inspections and copying.

3. The Consultant will provide separate invoices for each project with a specific reference to the project and reference number as assigned by the College.

B. The Consultant will make available to the College all reproducible copies of plans, drawings, specifications, applications, plans review comments, inspection requests, inspection results or other tangible work product produced or submitted to the College. Pursuant to this Agreement the Consultant will establish and maintain, for the duration of the Agreement, necessary document retention procedures for the on-going maintenance of construction plans and inspection records.

C. Records of completed projects, applications, plans and inspections reports will be given to the College. Records retention of completed projects will be the responsibility of the College.

2. Updated Submittal Requirements

The **Submittals section on Page 22** of the original ITB document is hereby **replaced in its entirety** with the revised Submittal Requirements below:

SUBMITTALS

1. Bidders shall submit via the Bidnet website (1) complete set of documentation with their bid. Each submittal must be complete with all supporting documentation.

2. Submit the following documentation with your bid:

- *A.* Bid Response Form or Statement of No Bid Form
- *B.* Bid Certification
- *C.* Drug Free Workplace Form
- *D.* Public Entity Crimes Form
- *E.* Affidavit Regarding the Use of Coercion for Labor and Services
- *F.* Copy of Insurance Certificates
- *G.* Copy of Professional Licenses for All Building Officials, Plan Reviewers and Inspectors Who Will Be Assigned to College Projects Under This Agreement
- *H.* References – Minimum of 3

    1. Include references for which your firm has provided governmental and or educational Building Code administration services for an agreement term of not less than three (3) years. Be sure to include:

        A. Company Name
        B. Address
        C. Phone Number
        D. Fax Number
        E. Email Address
        F. Contract Liaison

    2. Do not include as a reference:

        A. Seminole State College of Florida staff members
        B. References located in foreign countries

3.Revised Bid Response Form

A new Bid Response Form is attached as part of this Addendum. **Please discard any previous versions** and use only the updated form when submitting your bid.

All other terms and conditions of the original ITB remain unchanged.

REVISED BID RESPONSE FORM ITB #25-26-01 BUILDING CODE ADMINISTRATION SERVICES

(NAME OF COMPANY)_____declares that they have carefully examined the specifications to furnish College-Wide Landscape Maintenance Services.

Please provide your pricing for the following services. Pricing must be all-inclusive and reflect any travel, administrative, or overhead costs. Services may be requested on an as-needed basis and no minimum amount of work is guaranteed.

FEE SCHEDULE

Plan Review & Inspection for Maintenance or Construction Projects

	Building Permit	Fire Permit
Project Construction Cost	**Flat Rate ($)**	**Flat Rate ($)**
Up to $5,000.00		
$5,000.01 to $10,000.00		
Project Construction Cost	**Flat Rate (%)**	**Flat Rate (%)**
$10,000.01 to $50,000.00		
$50,000.01 to $100,000.00		
$100,000.01 to $250,000.00		
$250,000.01 to $500,000.00		
$500,000.01 to $1,000,000.00		
$1,000,000.01 to $5,000,000.00		
$5,000,000.01 to $10,000,000.00		
More Than $10,000,000.00		

Consultation, Other Services & Fees

Consultant Type	Hourly Rate ($)
Building Official	
Building Plan Review	
Building Inspector	
Fire & Life Safety Review	
Fire & Life Safety Inspector	
Services	**Fee ($)**
Annual Maintenance Permit (All Campuses)	
Certificate of Occupancy (CO)	
Re-Inspection Fee	
Same-Day Inspection Fee	
After-Hours Inspection Fee	

Solicitation Number: ITB#25-26-01
Solicitation Title: Building Code Administration Services
Broadcast Date: July 3, 2025
Solicitation Due Date: July, 28, 2025
Reviewed By: Arima Santana, Director of Procurement

Bid Tabulation for ITB #25-26-01 BUILDING CODE ADMINISTRATION SERVICES	**Bureau Veritas North America, Inc. 1422 S. Narcoossee Road St. Cloud, FL 34771**		**M.T. Causley, LLC 10720 Caribbean Blvd. Ste 650 Cutley Bay, FL 33189**		**PDCS LLC 3361 Rouse Rd., Suite 210 Orlando, FL 32817**		**Wildan Engineering 2401 E. Katella Avenue Suite 300 Anaheim, CA 92806**	
Bid Response Form/Price Sheet	Yes		Yes		Yes		Yes	
Bid Certification	Yes		Yes		Yes		Yes	
Drug Free Workplace	Yes		Yes		Yes		Yes	
Public Entity Crimes Form	Yes		Yes		Yes		Yes	
Affidavit Regarding the Use of Coercion for Labor	Yes		Yes		Yes		Yes	
Addendums	Yes		Yes		Yes		Yea	
Licenses	Yes		Yes		Yes		Yes	
Insurance	Yes		Yes		Yes		Yes	
References	Yes		Yes		Yes		Yes	
Project Construction Cost / Flat Rate	Building Permit	Fire Permit	Building Permit	Fire Permit	Building Permit	Fire Permit	Building Permit	Fire Permit
Up to $5,000.00	$120.00	$95.00	$500.00	$250.00	$50.00	$125.00	$300.00	$200.00
$5,000.01 to $10,000.00	$125.00	$100.00	$500.00	$250.00	$100.00	$200.00	$300.00	$200.00
Project Construction Cost / Flat %								
$10,000.01 to $50,000.00	1.25%	1.00%	2.67%	1.00%	2.00%	2.00%	$300+1.109% over $10K	$200+0.297% over $10K
$50,000.01 to $100,000.00	1.20%	0.95%	2.55%	1.00%	1.75%	1.00%	$744+0.808% over $50K	$319+0.346% over $50K
$100,000.01 to $250,000.00	1.19%	0.90%	2.45%	1.00%	1.50%	0.85%	$1,145+0.649% over $100K	$492+0.277% over $100K
$250,000.01 to $500,000.00	1.18%	0.85%	2.25%	0.75%	1.50%	0.50%	$2,118+0.617% over $250K	$908+0.264% over $250K
$500,000.01 to $1,000,000.00	1.16%	0.80%	2.00%	0.58%	1.25%	0.40%	$3,661+0.767% over $500K	$1,569+0.230% over $500K
$1,000,000.01 to $5,000,000.00	1.05%	0.75%	1.85%	0.35%	0.85%	0.28%	$6,349+0.314% over $1M	$2,721+0.135% over $1M
$5,000,000.01 to $10,000,000.00	0.93%	0.70%	1.75%	0.25%	0.70%	0.20%	$18,928+0.249% over $5M	$8,112+0.107% over $5M
More Than $10,000,000.00	0.90%	0.65%	1.50%	0.25%	0.50%	0.15%	$31,378+0.123% over $10M	$13,448+0.053% over $10M
Consultant Type	Hourly Rate		Hourly Rate		Hourly Rate		Hourly Rate	
Building Official	$150.00		$130.00		$120.00		$145.00	
Building Plan Review	$125.00		$125.00		$95.00		$115.00	
Building Inspector	$120.00		$125.00		$95.00		$105.00	
Fire & Life Safety Review	$125.00		$130.00		$95.00		$130.00	
Fire & Life Safety Inspector	$120.00		$130.00		$95.00		$115.00	

Bid Tabulation Sheet ITB #25-26-01
BUILDING CODE ADMINISTRATION SERVICES

Services		Flat Fee	Flat Fee	Flat Fee	Flat Fee
	Annual Maintenance Permit (All Campuses)	$150.00	$2,500.00	$600.00	$250.00
	Certificate of Occupancy (CO)	$150.00	$130.00	$0.00	$135.00
	Re-Inspection Fee	$100.00	$375.00	$150.00	$100.00
	Same-Day Inspection Fee	$120.00	$375.00	$150.00	$158.00
	After-Hours Inspection Fee	$180.00	$500.00	$300.00	$158.00
	Contractor Info :	Van Tran, C.B.O. (407)556-0024 (214)876-6855 (Cell) Van.rtan@bureauveritas.com	Matthew K. Causley (305)246-0696 info@mctinspectors.com	Paul Smith (407)277-9795	Patrick Johnson (714)940-6300 rfps@wildan.com

This "Tab Sheet" is the evaluated tab sheet and shall serve as the Notice of Intent to Award the bid to the highlighted vendor(s). Failure to file protest within the time prescribed in Section 120.57(3), Florida Statutes as of the date of this notice, or failure to post the bond or other security required by law within the time allowed for filing a bond shall constitute a waiver of proceeds under Chapter 120, Florida Statutes.

CITY COUNCIL AGENDA ITEM

Memo Date:	June 30, 2026
Agenda Date:	July 14, 2026
File ID:	2026-546
Prepared By:	Lorne Stinnett, HR Manager
Through:	Stockton Whitten, City Manager
Requested Action:	Approve the proposed Fiscal Year 2027 benefit renewals for medical, dental, life, and disability insurance; and to authorize the City Manager to sign related agreements.

BACKGROUND:

The City of Cocoa offers group medical, dental, vision, and life insurance to its employees, retirees, and their dependents (subject to eligibility guidelines). For the Fiscal Year 2027 benefit renewal, the City's benefit broker, Gehring Group, negotiated directly with our current insurance carriers for medical, vision, pharmacy, and Employee Assistance Program (EAP) benefit plans.

Medical Plan — For the Fiscal Year 2027 renewal, the initial projections based on the City's claims experience was anticipated to be a 15% increase due to the recent large claims experience. The Gehring Group worked directly with Cigna to negotiate the renewal down to a 9.5% increase. The total employer increase will be 10.5% due to the City absorbing the cost of the increase for employees' dependent insurance coverage.

With this renewal, the City will continue its practice of paying 100% of employee contributions and the current funding ratio of dependent contributions (Employee +1: 82%; Family: 76%). Here is a summary of the employee and city's impact (based on current enrollment):

Fiscal Year	Total	City	Employee	Retiree
FY26	$7,071,593	$6,275,616	$652,261	$143,716
FY27	$7,743,410	$6,933,780	$652,261	$157,370
Annual Total Increase:	$671,817	$658,164	$0	$13,654
Per Pay Change:			EE+1: $0.00 Family: $0.00 (Bi-weekly)	RE+1: $87.42 Family: $179.70 (Monthly)

The data above includes retiree enrollment and/or budgetary impact. The City has a Medicare Advantage Plan for retirees over 65 which will be brought to the City Council separately for renewal. Depending on retiree status eligibility,the City either pays 100%, 50%, or 0% of medical, dental, and vision contributions for eligible retirees under age 65.

Dental Plan - Effective October 1, 2026, the City accepted the proposal to renew with Cigna

through September 30, 2028, at with no rate increase. With this renewal, the City will continue its practice of paying 100% of employee contributions and the current funding ratio of dependent contributions (Employee +1: 70%; Family: 64%). Here is a summary of the employee and city's impact (based on current enrollment):

Fiscal Year	Total	City	Employee	Retiree
FY26	$346,951	$220,422	$60,441	$25,669
FY27	$346,951	$220,422	$60,441	$25,669
Annual Total Increase:	$0	$0	$0	$0
Per Pay Change:			EE+1: $0 Family: $0. (Bi-weekly)	RE+1: $0 Family: $0 (Monthly)

Vision Plan – No Changes. The current plan has been effective since October 1, 2022. The City secured a rate guarantee with EyeMed that will continue effective October 1, 2026. The estimated annual premium based on current enrollment is $59,462, of which $45,657 is the estimated City's contributions for active and retirees.

Life and Disability Coverage – No changes. The current plan has been effective since October 1, 2024. The City secured a rate guarantee with New York Life (NYL) on all coverage through September 30, 2027. NYL will also allow our employees to purchase new coverage during Open Enrollment up to the Guarantee Issue coverage limits.

In summary, City Staff is requesting approval as recommended the proposed Fiscal Year 2027 benefit renewal for medical, with an increase of 9.5%. The Dental, vision, life insurance, and disability plans will remain at their current cost. Also, request authorization from City Council for the City Manager to sign related agreements, if necessary.

PRIORITY AREA CONNECTION:

Organizational Effectiveness

BUDGETARY IMPACT:

Budgeted? Yes

Included in Proposed FY26 Budget in related department budgets.

Provider	Plan (# Members)	FY2026 Annual City Cost	FY2027 Annual City Cost	Difference
Cigna	Medical (443)	$6,275,616	$6,933,780	$658,164
Cigna	Dental (593)	$220,422	$220,422	$0
EyeMed	Vision (587)	$46,657	$46,657	$0

Cigna	Basic Life/AD&D	$73,598	$73,598	$0
Cigna	Long Term Disability	$80,275	$80,275	$0
Total City Plan Cost:		**$6,696,598**	**$7,354,732**	**$658,164**

The amounts above are estimates based on current enrollment of current employees and retirees. Benefits for vacant positions are also budgeted. This medical plan renewal includes current employees and retirees under age 65 and the Budget includes unfilled positions at the same rate. Also, the numbers above do not include the amount paid directly by employees and retirees.

The City's Medicare Advantage Plan (retirees over 65) with Humana and the budget approval for the Medicare Part B reimbursements which is on a calendar year renewal, which will be presented on a separate City Council agenda item.

PREVIOUS ACTION:

At a regular Council meeting on July 8,2025 Council approved the proposed Fiscal Year 2026 benefit renewal for medical, dental, vision, life, and disability insurance.

RECOMMENDED MOTION:

Approve the proposed Fiscal Year 2027 benefit renewals for medical, dental, life, and disability insurance; and to authorize the City Manager to sign related agreements.

City of Cocoa
Employee Benefits Executive Summary
Effective Date: October 1, 2026

Enrollment as of June 1, 2026

GEHRING GROUP
BROWN & BROWN PUBLIC SECTOR

				Current				Absorb Medical Increase Renewal						
				2025-2026				2026-2027				2026-2027		
MEDICAL				Cigna				Cigna - Absorb Increase				Per Pay (24)		
Core Plan				**Total**	**Employer**	**ER %**	**Employee**	**Total**	**Employer**	**ER %**	**Employee**	**Employer**	**Employee**	**EE Chg Amt**
Employee Only			310	$1,023.98	$1,023.98	100%	$0.00	$1,121.26	$1,121.26	100%	$0.00	$560.63	$0.00	$0.00
Employee + One			54	$1,944.16	$1,556.86	80%	$387.30	$2,128.86	$1,741.56	82%	$387.30	$870.78	$193.65	$0.00
Employee + Family			44	$2,915.48	$2,155.46	74%	$760.02	$3,192.46	$2,432.44	76%	$760.02	$1,216.22	$380.01	$0.00
Annual Premium			**408**	**$6,608,395**	**$5,956,134**	90%	**$652,261**	**$7,236,207**	**$6,583,946**	91%	**$652,261**			
$ Increase / Decrease				-	-		-	**$627,813**	**$627,813**		**$0**			
% Increase / Decrease				-	-		-	**9.5%**	**10.5%**		**0.0%**			
Core Plan - Retiree[1]	**0%**	**50%**	**100%**	**Total**	**Employer**	**ER %**	**Retiree**	**Total**	**Employer**	**ER %**	**Retiree**	**Employer**	**Retiree [1]**	**EE Chg Amt**
Employee Only	3	10	19	$1,023.98	$1,023.98	100%	$0.00	$1,121.26	$1,121.26	100%	$0.00	$1,121.26	$0.00	$0.00
Employee + One	0	2	1	$1,944.16	$1,023.98	53%	$920.18	$2,128.86	$1,121.26	53%	$1,007.60	$1,121.26	$1,007.60	$87.42
Employee + Family	0	0	0	$2,915.48	$1,023.98	35%	$1,891.50	$3,192.46	$1,121.26	35%	$2,071.20	$1,121.26	$2,071.20	$179.70
Annual Premium	**3**	**12**	**20**	**$463,198**	**$319,482**		**$143,716**	**$507,203**	**$349,833**		**$157,370**			
$ Increase / Decrease				-	-		-	**$44,005**	**$30,351**		**$13,653**			
% Increase / Decrease				-	-		-	**9.5%**	**9.5%**		**9.5%**			
Annual Premium			**443**	**$7,071,593**	**$6,275,616**		**$795,977**	**$7,743,410**	**$6,933,780**		**$809,631**			
$ Increase / Decrease				-	-		-	**$671,817**	**$658,164**		**$13,653**			
% Increase / Decrease				-	-		-	**9.5%**	**10.5%**		**1.7%**			
DENTAL				Cigna				Cigna				Per Pay (24)		
DPPO - Active				**Total**	**Employer**	**ER %**	**Employee**	**Total**	**Employer**	**ER %**	**Employee**	**Employer**	**Employee**	**EE Chg Amt**
Employee Only			267	$30.76	$30.76	100%	$0.00	$30.76	$30.76	100%	$0.00	$15.38	$0.00	$0.00
Employee + One			88	$77.32	$54.00	70%	$23.32	$77.32	$54.00	70%	$23.32	$27.00	$11.66	$0.00
Employee + Family			79	$106.18	$68.40	64%	$37.78	$106.18	$68.40	64%	$37.78	$34.20	$18.89	$0.00
Annual Premium			**434**	**$280,864**	**$220,422**		**$60,441**	**$280,864**	**$220,422**		**$60,441**			
$ Increase / Decrease				-	-		-	**$0**	**$0**		**$0**			
% Increase / Decrease				-	-		-	**0.0%**	**0.0%**		**0.0%**			
DPPO - Retiree[1]	**0%**	**50%**	**100%**	**Total**	**Employer**	**ER %**	**Retiree**	**Total**	**Employer**	**ER %**	**Retiree**	**Employer**	**Retiree [1]**	**EE Chg Amt**
Employee Only	38	12	97	$30.76	$30.76	100%	$0.00	$30.76	$30.76	100%	$0.00	$30.76	$0.00	$0.00
Employee + One	4	2	4	$77.32	$30.76	40%	$46.56	$77.32	$30.76	40%	$46.56	$30.76	$46.56	$0.00
Employee + Family	0	1	1	$106.18	$30.76	29%	$75.42	$106.18	$30.76	29%	$75.42	$30.76	$75.42	$0.00
Annual Premium	**42**	**15**	**102**	**$66,087**	**$40,419**		**$25,669**	**$66,087**	**$40,419**		**$25,669**			
$ Increase / Decrease				-	-		-	**$0**	**$0**		**$0**			
% Increase / Decrease				-	-		-	**0.0%**	**0.0%**		**0.0%**			
Annual Premium			**593**	**$346,951**	**$260,841**		**$86,110**	**$346,951**	**$260,841**		**$86,110**			
$ Increase / Decrease				-	-		-	**$0**	**$0**		**$0**			
% Increase / Decrease				-	-		-	**0.0%**	**0.0%**		**0.0%**			
Rate Guarantee				**Expires 9/30/2028**				**Expires 9/30/2028**						

[1] *Retiree Employer / Retiree Contributions are shown as 100% contribution for display purposes. The calculated totals are based on the retiree enrollment at the 0%, 50% or 100% of the single rate. Per pay amounts are monthly.*

City of Cocoa
Employee Benefits Executive Summary
Effective Date: October 1, 2026

Enrollment as of June 1, 2026

GEHRING GROUP
BROWN & BROWN PUBLIC SECTOR

				Current				Absorb Medical Increase Renewal				
				2025-2026				2026-2027				2026-2027
VISION				EyeMed				EyeMed				Per Pay (24)
Vision - Active				Total	Employer	ER %	Employee	Total	Employer	ER %	Employee	Employer / Employee / EE Chg Amt
Employee Only			282	$5.68	$5.68	100%	$0.00	$5.68	$5.68	100%	$0.00	$2.84 / $0.00 / $0.00
Employee + Family			152	$15.16	$10.42	69%	$4.74	$15.16	$10.42	69%	$4.74	$5.21 / $2.37 / $0.00
Annual Premium			**434**	**$46,873**	**$38,227**		**$8,646**	**$46,873**	**$38,227**		**$8,646**	
$ Increase / Decrease				-	-		-	**$0**	**$0**		**$0**	
% Increase / Decrease				-	-		-	**0.0%**	**0.0%**		**0.0%**	
Vision - Retiree[1]	**0%**	**50%**	**100%**	Total	Employer	ER %	Retiree	Total	Employer	ER %	Retiree	Employer / Retiree[1] / EE Chg Amt
Employee Only	39	10	93	$5.68	$5.68	100%	$0.00	$5.68	$5.68	100%	$0.00	$5.68 / $0.00 / $0.00
Employee + Family	3	4	9	$15.16	$5.68	37%	$9.48	$15.16	$5.68	37%	$9.48	$5.68 / $9.48 / $0.00
Annual Premium	**42**	**14**	**102**	**$12,589**	**$7,429**		**$5,160**	**$12,589**	**$7,429**		**$5,160**	
$ Increase / Decrease				-	-		-	**$0**	**$0**		**$0**	
% Increase / Decrease				-	-		-	**0.0%**	**0.0%**		**0.0%**	
Annual Premium			**592**	**$59,462**	**$45,657**		**$13,806**	**$59,462**	**$45,657**		**$13,806**	
$ Increase / Decrease				-	-		-	**$0**	**$0**		**$0**	
% Increase / Decrease				-	-		-	**0.0%**	**0.0%**		**0.0%**	
Rate Guarantee				**Expires 9/30/2026**				**Expires 9/30/2026**				

[1] *Retiree Employer / Retiree Contributions are shown as 100% contribution for display purposes. The calculated totals are based on the retiree enrollment at the 0%, 50% or 100% of the single rate. Per pay amounts are monthly.*

LIFE/AD&D			New York Life				New York Life			
			Total	Employer	ER %	Employee	Total	Employer	ER %	Employee
Benefits Volume			$51,941,700	$28,526,500		$23,415,200	$51,941,700	$28,526,500		$23,415,200
Life Rate / $1,000			$0.444	$0.190	100%/0%	$0.254	$0.444	$0.190	100%/0%	$0.254
AD&D Rate / $1,000			$0.065	$0.025	100%/0%	$0.040	$0.065	$0.025	100%/0%	$0.040
Retiree Life			$0.240	$0.000	0%	$0.240	$0.240	$0.000	0%	$0.240
Dependent Life Per Unit			$1.380	$0.000	0%	$1.380	$1.380	$0.000	0%	$1.380
Spouse Life Rate / $1,000			$0.294	$0.000	0%	$0.294	$0.294	$0.000	0%	$0.294
Spouse AD&D Rate / $1,000			$0.040	$0.000	0%	$0.040	$0.040	$0.000	0%	$0.040
Child Life Rate			$0.184	$0.000	0%	$0.184	$0.184	$0.000	0%	$0.184
Annual Premium			**$164,308**	**$73,598**		**$90,710**	**$164,308**	**$73,598**		**$90,710**
$ Increase / Decrease			-	-		-	**$0**	**$0**		**$0**
% Increase / Decrease			-	-		-	**0.0%**	**0.0%**		**0.0%**
Rate Guarantee				**Expires 9/30/2027**				**Expires 9/30/2027**		
SHORT TERM DISABILITY			**New York Life**				**New York Life**			
			Total	Employer	ER %	Employee	Total	Employer	ER %	Employee
STD Benefits Volume			$134,573	$0	0%	$134,573	$134,573	$0	0%	$134,573
STD Rate / $10				Age Banded Rates				Age Banded Rates		
Annual Premium			**$61,282**	**$0**		**$61,282**	**$61,282**	**$0**		**$61,282**
$ Increase / Decrease			-	-		-	**$0**	**$0**		**$0**
% Increase / Decrease			-	-		-	**0.0%**	**0.0%**		**0.0%**
Rate Guarantee				**Expires 9/30/2027**				**Expires 9/30/2027**		

City of Cocoa
Employee Benefits Executive Summary
Effective Date: October 1, 2026

Enrollment as of June 1, 2026

Absorb Medical Increase

GEHRING GROUP
BROWN & BROWN PUBLIC SECTOR

		Current				Renewal						
		2025-2026				2026-2027				2026-2027		
LONG TERM DISABILITY		New York Life				New York Life						
		Total	**Employer**	**ER %**	**Employee**	**Total**	**Employer**	**ER %**	**Employee**			
LTD Benefits Volume		$2,267,644	$2,267,644		$0	$2,267,644	$2,267,644		$0			
LTD Rate / $100		$0.295	$0.295	100%	$0.000	$0.295	$0.295	100%	$0.000			
Annual Premium		**$80,275**	**$80,275**		**$0**	**$80,275**	**$80,275**		**$0**			
$ Increase / Decrease		-	-		-	**$0**	**$0**		**$0**			
% Increase / Decrease		-	-		-	**0.0%**	**0.0%**		**0.0%**			
Rate Guarantee			Expires 9/30/2027				Expires 9/30/2027					
ADMIN FEES		P&A Group				P&A Group				Monthly		
		Total	**Employer**	**ER %**	**Employee**	**Total**	**Employer**	**ER %**	**Employee**	**Employer**	**Employee**	**EE Chg Amt**
Retiree Billing Fee	58	$3.50	$3.50	100%	$0.00	$3.50	$3.50	100%	$0.00	$3.50	$0.00	$0.00
FSA Admin Fee	95	$3.65	$3.65	100%	$0.00	$3.65	$3.65	100%	$0.00	$3.65	$0.00	$0.00
Annual Premium		**$6,597**	**$6,597**		**$0**	**$6,597**	**$6,597**		**$0**			
$ Increase / Decrease		-	-		-	**$0**	**$0**		**$0**			
% Increase / Decrease		-	-		-	**0.0%**	**0.0%**		**0.0%**			
Rate Guarantee			Expires 9/30/2026				Expires 9/30/2027					
Total Benefits Premium		**Total**	**Employer**		**Employee**	**Total**	**Employer**		**Employee**			
Annual Premium		**$7,790,469**	**$6,742,583**		**$1,047,886**	**$8,462,286**	**$7,400,747**		**$1,061,539**			
$ Increase / Decrease		-	-		-	**$671,817**	**$658,164**		**$13,653**			
% Increase / Decrease		-	-		-	**8.6%**	**9.8%**		**1.3%**			

City of Cocoa
Medical Evaluation - Fully Insured
Effective Date: October 1, 2026

GEHRING GROUP
BROWN & BROWN PUBLIC SECTOR

		2025-2026	With Sale of Cigna Supplemental 2026-2027
Schedule of Benefits		**Cigna Open Access Plus**	**Cigna Open Access Plus**
Calendar Year Deductible (CYD)		**In Network Only**	**In Network Only**
Single		$2,000	$2,000
Family		$6,000	$6,000
Out of Pocket Max		Deductible, Coinsurance, Copays, and Rx	Deductible, Coinsurance, Copays, and Rx
Single		$6,000	$6,000
Family		$12,000	$12,000
Coinsurance		20%	20%
Office Visits			
Primary Care Physician		$25	$25
Specialist		$50	$50
Preventive Services		$0	$0
Virtual Visits		$25/$50	$25/$50
Non Hospital Services			
Clinical Lab		$0	$0
X-rays		$0	$0
Advanced Imaging - CT, PET, MRI		$100	$100
Urgent Care Center		$50	$50
Outpatient Surgery in Surgical Center		20% after CYD	20% after CYD
Physician Services in Surgical Center		20% after CYD	20% after CYD
Hospital Services			
Inpatient Hospital (Per Admission)		20% after CYD	20% after CYD
Outpatient Hospital (Per Visit)		20% after CYD	20% after CYD
Physician Services at Hospital		20% after CYD	20% after CYD
Emergency Room (Per Visit)		$250	$250
Mental Health/Substance Abuse			
Inpatient Hospital		20% after CYD	20% after CYD
Outpatient Services		$0	$0
Outpatient Office Visit		$50	$50
Retail Pharmacy Plan			
Tier 1 Drugs - Generic		$20	$20
Tier 2 Drugs - Preferred		$40	$40
Tier 3 Drugs - Non-Preferred		$70	$70
Tier 4 Drugs - Specialty		$20 / $40 / $70	$20 / $40 / $70
90-Day Supply - Mail Order/Retail		$40 / $80 / $140	$40 / $80 / $140
Monthly Rates			
Employee Only	342	$1,023.98	$1,121.26
Employee + One	57	$1,944.16	$2,128.86
Employee + Family	44	$2,915.48	$3,192.46
Monthly Premium	**443**	**$589,299**	**$645,284**
Annual Premium		**$7,071,593**	**$7,743,410**
$ Increase / Decrease		-	**$671,817**
% Increase / Decrease		-	**9.5%**

City of Cocoa
Dental Evaluation
Effective Date: October 1, 2026

GEHRING GROUP
BROWN & BROWN PUBLIC SECTOR

		2025-2026		2026-2027	
Schedule of Benefits		**Cigna Total DPPO**		**Cigna Total DPPO**	
Plan Basics		**In Network**	**Out of Network**	**In Network**	**Out of Network**
Deductible Type		Calendar Year		Calendar Year	
Benefit Maximum		$1,500		$1,500	
Expenses Apply to Benefit Maximum		Class I, II, III		Class I, II, III	
Orthodontic Lifetime Maximum		$2,000		$2,000	
Deductible					
Individual		$25	$25	$25	$25
Family		$50	$50	$50	$50
Expenses Apply to Deductible		Class II, Class III		Class II, Class III	
Plan Benefits					
Class I – Diagnostic & Preventive		100%	100%	100%	100%
Class II – Basic Restorative		80%	80%	80%	80%
Class III – Major Restorative		50%	50%	50%	50%
Class IV – Orthodontia		50%	50%	50%	50%
Coverage Clarification					
Frequency of Exam		2 Per Year		2 Per Year	
Frequency of Routine Cleanings		2 Per Year		2 Per Year	
Frequency of Bitewing X-Rays		2 Per Year		2 Per Year	
Frequency of Complete X-Rays		1 Set Every 3 Years		1 Set Every 3 Years	
Frequency of Crowns and Bridges		1 in 5 Years		1 in 5 Years	
Filings - Composite		Posterior		Anterior, Posterior, Molars	
Endodontics Covered Class		Basic		Basic	
Periodontics Covered Class		Basic		Basic	
Oral Surgery (Major) Covered Class		Basic		Basic	
Orthodontia Eligibility		Adult/Children		Adult/Children	
Missing Tooth Clause		Reduced by 50% for 12 mths, then Class III		Reduced by 50% for 12 mths, then Class III	
Out of Network Payable Level		80th Percentile		80th Percentile	
Waiting Period		None		None	
Rate Guarantee		**9/30/2028**		**9/30/2028**	
Monthly Rates					
Employee Only	414	$30.76		$30.76	
Employee + One	98	$77.32		$77.32	
Employee + Family	90	$106.18		$106.18	
Monthly Premium	**602**	**$29,868**		**$29,868**	
Annual Premium		**$358,418**		**$358,418**	
$ Increase / Decrease		**-**		**$0**	
% Increase / Decrease		**-**		**0.0%**	

City of Cocoa
Employee Assistance Program Evaluation
Effective Date: October 1, 2026

GEHRING GROUP
BROWN & BROWN PUBLIC SECTOR

	2025-2026	2026-2027
EAP	**Cigna**	**Cigna**
Eligibility	Employees and their dependents and household members	Employees and their dependents and household members
Number of Sessions per Employee or Dependent	8 Face-to-Face Visits per Member, per Issue, per Year	8 Face-to-Face Visits per Member, per Issue, per Year
Frequency of Comprehensive Reporting	Quarterly	Quarterly
Manager / Supv Training or Employee Seminars	5 hours of Training (combined with CIS)	5 hours of Training (combined with CIS)
Critical Incident Debriefing	5 hours (combined with Training)	5 hours (combined with Training)
First Responders Services	Included	Included
Management Referrals	Included	Included
Counselors Available 24/7	Included	Included
Telephonic Management / Supervisor Consultation & Support	Included	Included
Work/Life Support	Telephone Referrals	Telephone Referrals
Legal/Financial Services	30-minute Consult for each Legal / Financial Topic, then discounted fees	30-minute Consult for each Legal / Financial Topic, then discounted fees
ID Theft Services	60-minute Consult with Fraud Resolution Specialist	60-minute Consult with Fraud Resolution Specialist
Child/Elder Care Referrals	Included (Up to 3)	Included (Up to 3)
Monthly Rates	**Included in Medical Premium**	**Included in Medical Premium**
Rate Guarantee	**Expires 9/30/2028**	**Expires 9/30/2028**
Per Employee Per Month 450	$0.00	$0.00
Monthly Premium	**$0**	**$0**
Annual Premium	**$0**	**$0**
$ Increase / Decrease	**-**	**$0**
% Increase / Decrease	**-**	**0.0%**

City of Cocoa
Vision Evaluation
Effective Date: October 1, 2026

GEHRING GROUP
BROWN & BROWN PUBLIC SECTOR

		2025-2026		2026-2027	
Schedule of Benefits		**EyeMed Insight Network**		**EyeMed Insight Network**	
Exams		**In Network**	**Out of Network**	**In Network**	**Out of Network**
Eye Exam		$0	Up to $40	$0	Up to $40
Retinal Imaging		Up to $39	Not covered	Up to $39	Not covered
Contact Lens Exam (Standard Fit/Follow-up)		Up to $40	Not Covered	Up to $40	Not Covered
Frequency					
Exam		12 Months		12 Months	
Lenses		12 Months		12 Months	
Frames		24 Months		24 Months	
Contracts		12 Months		12 Months	
Lenses					
Single		$0	Up to $30	$0	Up to $30
Bifocal		$0	Up to $50	$0	Up to $50
Trifocal		$0	Up to $70	$0	Up to $70
Lenticular		$0	Up to $70	$0	Up to $70
Progressive - Standard		$55	Up to $52	$55	Up to $52
Polycarbonate - Up to Age 19		$0	Up to $32	$0	Up to $32
Frames					
Retail		Up to $150, then 20% discount	Up to $105	Up to $150, then 20% discount	Up to $105
Contact Lenses		***In lieu of eyeglass lenses and frames***		***In lieu of eyeglass lenses and frames***	
Contact Lenses (Conventional)		Up to $150, then 15% discount	Up to $150	Up to $150, then 15% discount	Up to $150
Contact Lenses (Disposable)		Up to $150	Up to $150	Up to $150	Up to $150
Contact Lenses (Medically Necessary)		$0	Up to $300	$0	Up to $300
Rate Guarantee		**Expires 9/30/2026**			
Monthly Rates		**Current**		**Renewal**	
Employee Only	424	$5.68		$5.68	
Employee + Family	177	$15.16		$15.16	
Monthly Premium	**601**	**$5,092**		**$5,092**	
Annual Premium		**$61,100**		**$61,100**	
$ Increase / Decrease		**-**		**$0**	
% Increase / Decrease		**-**		**0.0%**	

City of Cocoa
Flexible Spending Account Evaluation
Effective Date: October 1, 2026

GEHRING GROUP
BROWN & BROWN PUBLIC SECTOR

		2025-2026	2026-2027
FSA Administration		**P&A Group**	**P&A Group**
Plan Basics			
One Time Setup Fee		$0	$0
Annual Renewal Fee		$0	$0
Debit Card Fee		Included	Included
Debit Card Setup Fee		Included	Included
Reimbursements Frequency		Daily Processing	Daily Processing
Paper Confirmation Statements		Electronic Only	Electronic Only
Direct Deposit Setup		Included	Included
Enrollment Meetings		Online	Online
Web Administration		Included	Included
Enrollment Kits		Electronic/Paper	Electronic/Paper
Custom Reporting		Included	Included
Monthly Rates			
Health Care PEPM	90	$3.65	$3.65
Dependent Care PEPM	5	$3.65	$3.65
Rate Guarantee		**9/30/2026**	**9/30/2027**
Monthly Premium	**95**	**$347**	**$347**
Annual Premium		**$4,161**	**$4,161**
$ Increase / $ Decrease		**-**	**$0**
% Increase / % Decrease		**-**	**0.0%**

City of Cocoa
COBRA & Retiree Billing Evaluation
Effective Date: October 1, 2026

GEHRING GROUP
BROWN & BROWN PUBLIC SECTOR

		2025-2026	2026-2027
COBRA/Retiree Billing Administration		**P&A Group**	**P&A Group**
Plan Basics			
Dedicated Account Manager		Yes	Yes
Electronic Eligibility File Fees		Included	Included
Web Administration		Included	Included
Liability - Indemnify/Hold Client Harmless		Included	Included
Notice Fees[1]		**Per Notice Billing**	**Per Notice Billing**
Initial Notice to New Hires Fee	89	$10.00	$10.00
Initial Notice to ALL Employees Fee		$3.25	$3.25
Qualifying Event Per Notice Fee	29	$20.00	$20.00
Monthly Invoice - Retirees PRPM		$0.00	$0.00
Implementation/Renewal Fees			
Cost per Printed OE Kits		$0.00	$0.00
Implementation Fee/Set Up Fee		$0.00	$0.00
Renewal Fee		$0.00	$0.00
Monthly Rates			
COBRA Fee - Per Employee Per Month		Per Event Notice	Per Event Notice
Retiree Fee - Per Retiree Per Month	58	$3.50	$3.50
Monthly Premium Minimum (if applies)		$0	$0
Rate Guarantee		**9/30/2026**	**9/30/2027**
Monthly Premium - COBRA (Estimated)		**$123**	**$123**
Monthly Premium - Retiree		**$203**	**$203**
Annual Premium		**$3,906**	**$3,906**
$ Increase / $ Decrease		**-**	**$0**
% Increase / % Decrease		**-**	**0.0%**

[1]*Estimated number of new hires, terminations and other qualifying events; fluctuation in status changes may increase or decrease the annual estimates.*

City of Cocoa
Basic Life and AD&D Evaluation
Effective Date: October 1, 2026

GEHRING GROUP
BROWN & BROWN PUBLIC SECTOR

	2025-2026	2026-2027
Basic Life and AD&D	**New York Life**	**New York Life**
Class 1 - Mayor & Council		
Eligibility	Active Full-time Employees classified as Mayor or Council Member, working a min of 30 hrs/wk	Active Full-time Employees classified as Mayor or Council Member, working a min of 30 hrs/wk
Basic Life Benefit	$50,000	$50,000
Minimum Benefit	None	None
Guaranteed Issue Amount	$50,000	$50,000
Class 2 - All Other Active		
Eligibility	Active Full-time Employees, working a min of 30 hrs/wk, excluding Mayor, Council, Executive	Active Full-time Employees, working a min of 30 hrs/wk, excluding Mayor, Council, Executive
Basic Life Benefit	1 times annual compensation or $100,000	1 times annual compensation or $100,000
Minimum Benefit	None	None
Guaranteed Issue Amount	1 times annual compensation or $100,000	1 times annual compensation or $100,000
Class 4 - Executive		
Eligibility	Active Full-time Employees classified as an Executive, working a min of 30 hrs/wk	Active Full-time Employees classified as an Executive, working a min of 30 hrs/wk
Basic Life Benefit	2 times annual compensation or $200,000	2 times annual compensation or $200,000
Minimum Benefit	None	None
Guaranteed Issue Amount	2 times annual compensation or $200,000	2 times annual compensation or $200,000
Features		
AD&D Coverage	Equal to Life Coverage Amount	Equal to Life Coverage Amount
Waiver of Premium	Disabled Prior to Age 60, 6 month waiting period, benefit to age 70	Disabled Prior to Age 60, 6 month waiting period, benefit to age 70
Conversion / Portability	Conversion Available	Conversion Available
Accelerated Benefit	75% to Benefit Maximum	75% to Plan Maximum
Age Reduction Schedule (Reduced to) on Policy Anniversary Date	65% at age 65 50% at age 70 35% at age 75	65% at age 65 50% at age 70 35% at age 75
Rate Guarantee	**Expires 9/30/2027**	**Expires 9/30/2027**
Monthly Rates		
Estimated Volume	***$28,526,500***	***$28,526,500***
Employee Life Rate / $1,000	$0.190	$0.190
Employee AD&D Rate / $1,000	$0.025	$0.025
Total Life/AD&D Rate / $1,000	**$0.215**	**$0.215**
Monthly Premium	**$6,133**	**$6,133**
Annual Premium	**$73,598**	**$73,598**
$ Increase / Decrease	-	**$0**
% Increase / Decrease	-	**0.0%**

City of Cocoa
Supplemental Life and AD&D Evaluation
Effective Date: October 1, 2026

GEHRING GROUP
BROWN & BROWN PUBLIC SECTOR

	2025-2026	2026-2027
Supplemental Life/AD&D	**New York Life**	**New York Life**
Class 2 & Class 4		
Eligibility	Active Full-time Employees, working a min of 30 hrs/wk, excluding Mayor and Council	Active Full-time Employees, working a min of 30 hrs/wk, excluding Mayor and Council
Maximum Life Benefit	Up to 3 times Annual Compensation or $300,000	Up to 3 times Annual Compensation or $300,000
Guaranteed Issue Amount	$250,000	$250,000
Class 3 - Retirees		
Eligibility	All Employees who retire from the Employer	All Employees who retire from the Employer
Maximum Life Benefit	$10,000	$10,000
Guaranteed Issue Amount	$10,000	$10,000
Family Dependent Life Option 1	***Class 2 & Class 4 with EE Vol Life Coverage***	***Class 2 & Class 4 with EE Vol Life Coverage***
Eligibility	Spouse up to age 70 and/or Child(ren) to age 19/23	Spouse up to age 70 and/or Child(ren) to age 19/23
Maximum Life Benefit	Spouse/Child(ren): $5,000	Spouse/Child(ren): $5,000
Guaranteed Issue Amount	$5,000	$5,000
Spouse Life Option 2	***Class 2 & Class 4 with EE Vol Life Coverage***	***Class 2 & Class 4 with EE Vol Life Coverage***
Eligibility	Spouse up to age 70	Spouse up to age 70
Maximum Life Benefit	Units of $10,000 up to $50,000, not to exceed 50% of Employee Amount	Units of $10,000 up to $50,000, not to exceed 50% of Employee Amount
Guaranteed Issue Amount	$30,000	$30,000
Child Life Option 2	***Class 2 & Class 4 with EE Vol Life Coverage***	***Class 2 & Class 4 with EE Vol Life Coverage***
Eligibility	Children up to age 19 or 23 if FT student	Children up to age 19 or 23 if FT student
Maximum Life Benefit	$10,000; $500 (birth to 6 months)	$10,000; $500 (birth to 6 months)
Guaranteed Issue Amount	$10,000	$10,000
Features		
AD&D Coverage	Equal to Life Coverage Amount	Equal to Life Coverage Amount
Waiver of Premium	Disabled Prior to Age 60, 6 month waiting period, benefit to age 70	Disabled Prior to Age 60, 6 month waiting period, benefit to age 70
Conversion / Portability	Available; Portable up to Age 70	Available up to Age 70
Accelerated Benefit	75% up to $200,000	75% up to $200,000
Age Reduction Schedule	65% at age 65	65% at age 65
(Reduced to) on Policy	50% at age 70	50% at age 70
Anniversary Date	35% at age 75	35% at age 75
Annual Open Enrollment	Full Open Enrollment (No EOI up to GI)	Newly Eligible up to the GI no EOI; If elect auto Increase, no EOI up to $25,000; all others EOI
Rate Guarantee	**Expires 9/30/2027**	**Expires 9/30/2027**
Monthly Rates - Employee/Retiree		
Employee Life Volume	***$23,415,200***	***$23,415,200***
Employee Life Rate / $1,000	$0.254	$0.254
Employee AD&D Rate / $1,000	$0.040	$0.040
Retiree Life Rate / $1,000 37	$0.240	$0.240
Monthly Premium	**$6,973**	**$6,973**
Monthly Rates - Dependent Life		
Spouse Life Volume	***$1,440,000***	***$1,440,000***
Spouse Life Rate / $1,000	$0.294	$0.294
Spouse AD&D Rate / $1,000	$0.040	$0.040
Child(ren) Life Rate 40	$0.184	$0.184
Family Dependent Life Per Unit 23	$1.380	$1.380
Monthly Premium	**$586**	**$586**
Monthly Premium	**$7,559**	**$7,559**
Annual Premium	**$90,710**	**$90,710**
$ Increase / Decrease	**-**	**$0**
% Increase / Decrease	**-**	**0.0%**

City of Cocoa
Voluntary Short Term Disability Evaluation
Effective Date: October 1, 2026

GEHRING GROUP
BROWN & BROWN PUBLIC SECTOR

	2025-2026		2026-2027	
Short Term Disability	**New York Life**		**New York Life**	
Plan Features				
Eligibility	All Active Employees Working 30 + hours Per Week		All Active Employees Working 30 + hours Per Week	
Benefit	60%		60%	
Maximum Weekly Benefit	$1,000		$1,000	
Minimum Weekly Benefit	$50		$50	
Elimination Period for Accident	0 Days		0 Days	
Elimination Period for Sickness	7 Days		7 Days	
Maximum Benefit Duration	13 Weeks		13 Weeks	
Waiver of Premium	Not Included		Not Included	
Rate Guarantee	**Expires 9/30/2027**		**Expires 9/30/2027**	
Monthly Rates	**Age Bracket**	**Rate / $10**	**Age Bracket**	**Rate / $10**
Rates per $10 of Weekly Benefit	Under 25	$0.276	Under 25	$0.276
	25-29	$0.276	25-29	$0.276
	30-34	$0.276	30-34	$0.276
	35-39	$0.276	35-39	$0.276
	40-44	$0.276	40-44	$0.276
	45-49	$0.322	45-49	$0.322
	50-54	$0.368	50-54	$0.368
	55-59	$0.488	55-59	$0.488
	60-64	$0.598	60-64	$0.598
	65-69	$0.681	65-69	$0.681
	70-74	$0.745	70-74	$0.745
	75+	$0.809	75+	$0.809
Estimate Volume	***$134,573***		***$134,573***	
Monthly Premium	**$5,106**		**$5,106**	
Annual Premium	**$61,270**		**$61,270**	
$ Increase / Decrease	**-**		**$0**	
% Increase / Decrease	**-**		**0.0%**	

City of Cocoa
Long Term Disability Evaluation
Effective Date: October 1, 2026

GEHRING GROUP
BROWN & BROWN PUBLIC SECTOR

	2025-2026	2026-2027
Long Term Disability	**New York Life**	**New York Life**
Plan Features		
Eligibility	All Active Employees Working 30 + hours per week	All Active Employees Working 30 + hours per week
Benefit	60%	60%
Maximum Monthly Benefit	$6,000	$6,000
Elimination Period	90 Days	90 Days
Own Occupation Period	24 months	24 months
Duration of Benefit	SSNRA	SSNRA
Pre-existing Condition	3 / 12	3 / 12
Mental Illness, Alcoholism & Drug Abuse Limitation	24 months	24 months
Waiver of Premium	Included	Included
Rate Guarantee Period	**Expires 9/30/2027**	**Expires 9/30/2027**
Monthly Rates		
Estimated Volume	***$2,267,644***	***$2,267,644***
LTD Rate / $100 Covered Payroll	$0.295	$0.295
Monthly Premium	**$6,690**	**$6,690**
Annual Premium	**$80,275**	**$80,275**
$ Increase / Decrease	**-**	**$0**
% Increase / Decrease	**-**	**0.0%**

City of Cocoa
Life & Disability - Rate Summary
Effective Date: October 1, 2026

GEHRING GROUP
BROWN & BROWN PUBLIC SECTOR

	2025-2026		2026-2027	
Life/Disability	**New York Life**		**New York Life**	
Basic Life/AD&D	**Rate Per $1,000**	**Premium**	**Rate Per $1,000**	**Premium**
Basic Life	$0.190	$5,420	$0.190	$5,420
Basic AD&D	$0.025	$713	$0.025	$713
Monthly Total		**$6,133**		**$6,133**
Annual Total		**$73,598**		**$73,598**
$ Increase / Decrease		**-**		**$0**
% Increase / Decrease		**-**		**0.0%**
Supplemental Life	**Rate Per $1,000**	**Premium**	**Rate Per $1,000**	**Premium**
Supplemental Life	$0.254	$6,884	$0.254	$6,884
Supplemental AD&D	$0.040		$0.040	
Dependent Life	Varies by Coverage	$586	Varies by Coverage	$586
Retiree Life	$0.240	$89	$0.240	$89
Monthly Total		**$7,559**		**$7,559**
Annual Total		**$90,710**		**$90,710**
$ Increase / Decrease		**-**		**$0**
% Increase / Decrease		**-**		**0.0%**
Disability	**Rate Per $10 / $100**	**Premium**	**Rate Per $10 / $100**	**Premium**
Short-Term Per $10	Age Banded	$5,106	Age Banded	$5,106
Long-Term Per $100	$0.295	$6,690	$0.295	$6,690
Monthly Total		**$11,795**		**$11,795**
Annual Total		**$141,545**		**$141,545**
$ Increase / Decrease		**-**		**$0**
% Increase / Decrease		**-**		**0.0%**
Monthly Total	**$25,488**		**$25,488**	
Annual Total	**$305,853**		**$305,853**	
$ Increase / $ Decrease	**-**		**$0**	
% Increase / % Decrease	**-**		**0.0%**	

CITY COUNCIL AGENDA ITEM

Memo Date:	July 1, 2026
Agenda Date:	July 14, 2026
File ID:	2026-554
Prepared By:	Jose Socias Salcedo
Through:	Abigail Morgan, Public Works Director
Requested Action:	Approve participation in a cooperative purchasing agreement with Trane, utilizing the Racine County, Wisconsin / OMNIA Partners Contract #3341, for the upgrades of the City Hall HVAC system in an amount not to exceed $280,662; to approve a Resolution amending the FY2026 budget (BAF# 2026-78-A) to reallocate funds for this project; to approve a project contingency of $7,076 for a total authorized project amount of **$287,738**; and authorize the City Manager to execute any related agreements, amendments and purchase orders necessary to complete the project.

BACKGROUND:

The existing HVAC system serving the facility requires upgrades to improve ventilation, energy efficiency, system reliability, and building controls. As part of these improvements, staff recommends purchasing and installing one (1) Innovent Custom Energy Recovery Unit (ERU-1) to provide enhanced outside air ventilation while reducing energy consumption through energy recovery technology. The project also includes a turnkey installation of the new unit and an upgrade to the building's HVAC controls with a Trane Tracer SC+ and Synchrony Architecture system.

The controls upgrade will integrate the new Energy Recovery Unit with the existing HVAC infrastructure, including three (3) air handling units with DX cooling coils and fifty-two (52) variable air volume (VAV) terminal units. The new system will provide centralized monitoring, improved operational control, enhanced diagnostics, and better overall system performance, resulting in increased occupant comfort and reduced operating costs.

To procure this equipment and associated services, staff recommends utilizing the competitively solicited cooperative purchasing contract between Racine County, Wisconsin and OMNIA Partners/Trane (Contract No. 3341), effective September 1, 2022, through August 31, 2027. Florida law and the City's purchasing policies permit the use of cooperative purchasing agreements when they provide the best value and have been competitively awarded.

The total project cost is $283,728.00, consisting of $120,592.00 for the Innovent Custom Energy Recovery Unit (Quote No. H3-210855-41951-1), $86,876.00 for the

turnkey installation (Quote No. H3-129406-26-001), $73,194.00 for the HVAC controls upgrade (Quote No. H3-129406-26-002), and a $7,076.00 contingency to address unforeseen conditions that may arise during installation and also includes the cost of a required performance and payment bond estimated at 1.5% of the total construction cost.

Component / Proposal	Cost	Description
1. Innovent Custom ERU-1 Equipment	$120,592	The purchase of the custom Energy Recovery Unit hardware itself.
2. ERU-1 Turnkey Installation	$86,876	The weekend labor, crane rigging, removal, disposal, and electrical work.
3. HVAC Controls Upgrade	$73,194	The BAS upgrade from Tracer Summit to the Tracer SC+ web-based platform.
Base Contract Total	**$280,662**	*Subtotal of all three Trane proposals.*
Project Contingency	$7,076	Allocation for any unforeseen field conditions or modifications. Includes 1.5% for estimated cost of a performance and payment bond.
TOTAL PROJECT COST	**$287,738**	

Staff is requesting City Council approval to of the purchasing method utilizing the cooperative contract, the budget amendment to reallocate available funds for the project, a resolution authorizing the contingency amount, and authorize the City Manager to execute any related agreements, amendments and purchase orders necessary to complete the project.

PRIORITY AREA CONNECTION:
Investment in Public Infrastructure

BUDGETARY IMPACT:
Budgeted? Partially

If not budgeted, is amendment / transfer attached? Yes **BAF # 2026-078-A**

Source/Use of Funds:

Account Number	Description	Amount

From	001-0000-389.99-50	FUND BALANCE	($250,000)
From	001-3560-519.46-02	REPAIR & MAINT	($30,992)
From	001-3560-519.46-00	REPAIR & MAINT / BLDG	($6,746)
To	001-3560-519.64-00	MACHINERY & EQUIP	**$287,738**

PREVIOUS ACTION:

RECOMMENDED MOTION:

Approve participation in a cooperative purchasing agreement with Trane, utilizing the Racine County, Wisconsin / OMNIA Partners Contract #3341, for the upgrades of the City Hall HVAC system in an amount not to exceed $280,662; to approve a Resolution amending the FY2026 budget (BAF# 2026-78-A) to reallocate funds for this project; to approve a project contingency of $7,076 for a total authorized project amount of **$287,738**; and authorize the City Manager to execute any related agreements, amendments and purchase orders necessary to complete the project.

Trane Controls Proposal

Controls Proposal For:
Jose Socias
Facilities Manager & Capital Projects Manager

Phone: (321) 433 8772
E-Mail: jsocias@cocoafl.org
Address: 155 North Wilson Ave • Cocoa, FL 32922
Website: www.CocoaFL.gov

Local Trane Office:
Trane U.S. Inc.
2301 Lucien Way, Suite 430
Maitland, FL 32751

Date: June 12, 2026

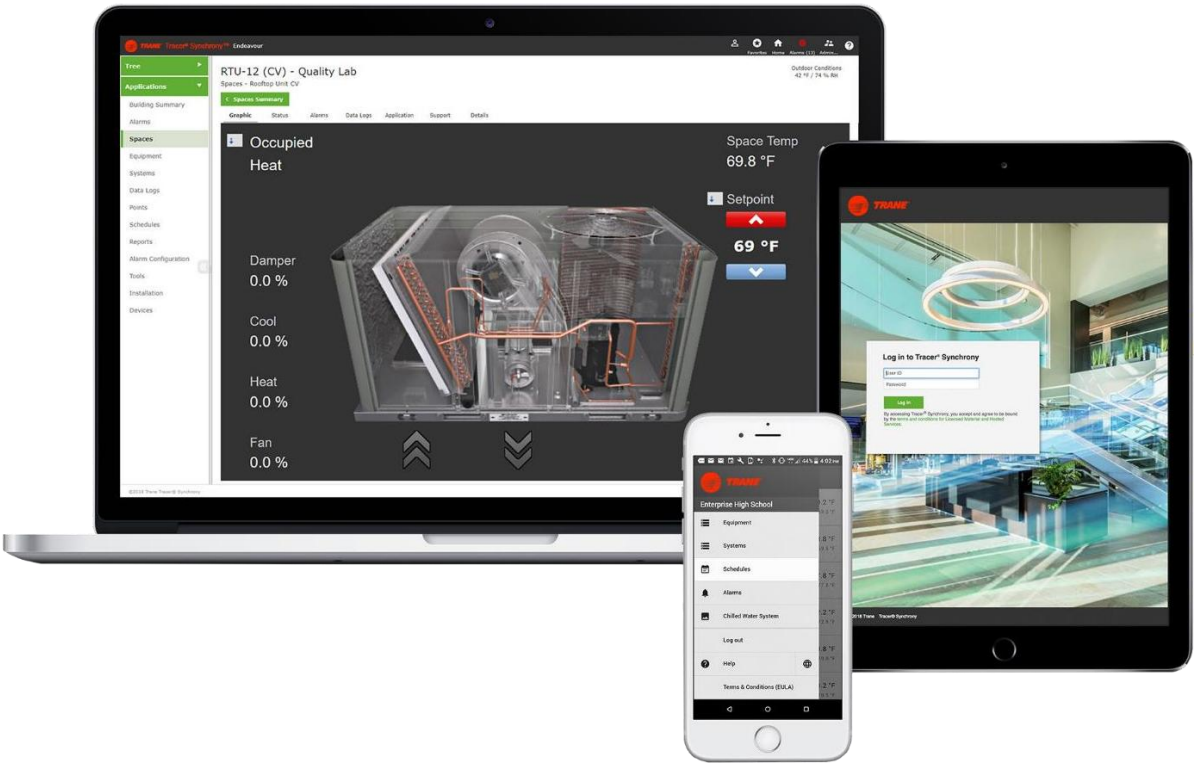
Local Trane Representative:
Nathan Bloom
Account Manager Controls III
Trane Florida
Cell Phone: (407) 509-7141
nbloom@trane.com

Dean Drafts – Account Manager
Chloe Morter – Controls Account Manager

Project: Cocoa City Hall Controls Upgrade

Proposal ID: 8720405
WP EST ID: 1722610

COOP Quote Number - H3-129406-26-002
COOP / GPO / Federal Contract ID
OMNIA Racine #3341



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Prepared For:
Jose Socias

Date:
June 12, 2026

Job Name:
Cocoa City Hall Controls Upgrade

Proposal ID:
8720405

Delivery Terms:
Freight Allowed and Prepaid – F.O.B. Factory

Payment Terms:
Net 30

State Contractor License Number:
CGR 1505800

Proposal Expiration Date:
30 Days

Executive Summary

This project entails an upgrade of the building automation system (BAS) system controller (BCU) currently in use at the City Hall facility in Cocoa, Florida. The existing system utilizes the Trane Tracer Summit architecture for all primary supervisory functions and employs the Tracer Summit software package to facilitate its graphical user interface. As of 2017, the Tracer Summit controls platform is obsolete and its key components are in the process of being, or have already been, phased out of production. As it relates to the City Hall building specifically, replacement parts availability for the majority of the physical controller hardware still exists but is no longer being manufactured. Namely, model BMTX building control units (BCU), model MP581 programmable controllers, model MP503 I/O modules, and model VV551 variable volume terminal unit controllers. A timetable for winding down production has begun. As of 2015, the generation of hardware in question is no longer being utilized for new installations of Tracer control systems. Furthermore, the Tracer Summit software platform has reached its end-of-life and is obsolete. As such, no further updates will be issued, nor will there be any further service packs or cyber security updates developed. Most importantly, Summit will not be tested for, nor will it be modified to support, Windows operating systems beyond Windows 10. As such, an upgrade that will allow for a transition away from reliance upon Tracer Summit is warranted. To facilitate said upgrade, a new Tracer Ensemble graphics package will be installed to serve as the primary human interface with the BAS. The Tracer SC+ is a web-based device and, as such, is not dependent upon a dedicated piece of PC software for its human interface. The combination of the Tracer Ensemble operating at the enterprise level and Tracer SC+ panels operating at the supervisory level will allow for the complete elimination of Tracer Summit software from the system architecture.
In order to allow the City of Cocoa, the flexibility to properly align their budgetary allocation with respect to the proposed upgrade, not all the controllers in the facility will be replaced just the replacement of the one system BCU to new SC+ panel. This will eliminate the need for Tracer Summit entirely. It would also allow for any future controller replacement to be executed using the latest generation of Tracer unit controllers; the UC BACent series. The UC series controllers are only compatible with Tracer SC+ based systems and cannot be tied into legacy BCU. By introducing compatibility with UC controllers into the system architecture, any potential for service vulnerability stemming from the aforementioned discontinuation of devices currently installed would be eliminated. Below is a detailed scope for this project.

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Scope of Work

Controls Systems and Equipment

System Control General Overview

- This scope is based on the site walk conducted on March 21, 2026, and the As-Built Drawings dated May 13, 2010.
- Provide a Trane Tracer® SC+ & Synchrony™ Control System based Building Automation System (BAS) complete with custom graphics and SC+ software licenses for control and monitoring of the scope of work below. System interface to be web based with user access via any standard internet browser.
- Remove the obsolete Tracer® Summit™ BCU and return them to the Owner.
- Existing enclosures, if not reused, shall not be abandoned in place. Excessive conduit and raceways that will not be reutilized will be removed back the closest junction box and labeled as "Abandoned" and or completely removed if possible. All unused wiring shall be removed from the raceways and conduits.

Tracer® Ensemble®

- Provide and install the following:
    - Connect to the existing Tracer® Ensemble® Enterprise Building Management System to facilitate a system wide communication interface located in the WFO facility.

One (1) Trane Tracer® SC+ & Synchrony™

- Provide and install the following:
    - Trane Tracer® SC+ Building Controller to be mounted in the existing enclosure to serve as the building wide interface.
    - Three (3) WCI Coordinators as part of an Air-Fi™ backbone within the building to avoid rewiring whenever the spaces are reconfigured, expanded, or due to controller replacement due to failure.

- Implement Trim & Respond for Air System Optimization Strategies (ASHRAE 90.1, Guideline 36).
    - Variable Air Systems Discharge Fan Pressure Optimization
        - Minimize energy usage by controlling system static pressure to the lowest level while maintaining zone airflow requirements.
        - Trim and Respond control strategy to reach the lowest permissible setpoint duct static setpoint while maintaining system stability and comfort.

    - Variable Air Systems Discharge Air Temperature Reset
        - Minimize energy usage by controlling discharge air temperature in response to building loads and outdoor air temperature. Trim and respond reset logic shall reset setpoint within the range of min and max values based on zone requests.
        - Energy Savings: Reduces unnecessary heating or cooling, cutting down on energy consumption.
        - Improved Comfort: Ensures indoor spaces remain comfortable by responding to real-time conditions.
        - Compliance with Standards: Aligns with ASHRAE guidelines to promote sustainable building operations.

Three (3) VAV Air Handling Units w/ DX Cooling Coils

- Provide and install the following:
- Reuse and terminate the existing LON Communications link to the new Tracer® SC+ Building Controller.
- Existing controllers and end devices are presumed to be in good working condition.
- Reuse of the existing engineered control sequence of operation to remain in its entirety.

One (1) Energy Recovery Rooftop Unit

- Provide and install the following:
- Reuse and terminate the existing LON Communications link to the new Tracer® SC+ Building Controller.
- Existing controllers and end devices are presumed to be in good working condition.

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- Reuse of the existing engineered control sequence of operation to remain in its entirety.

Fifty-Two (52) VAV Terminal Units

- Provide and install the following:
- Reuse and terminate the existing LON Communications link to the new Tracer® SC+ Building Controller.
- Existing controllers and end devices are presumed to be in good working condition.
- Reuse of the existing engineered control sequence of operation to remain in its entirety.

Control System Services Included

- Project Management.
- Record Control Submittal.
- Installation of field DDC Panel(s), Device(s), and low voltage Control Wiring per NFPA, NEC, and/or local Building Code requirements
- Control System Programming, System Operations Verification, Graphics, and Start-up.
- Tracer® Ensemble™ Graphics to represent the installed equipment, including control /monitoring points for operator viewing and editing.
- 1st Year Parts and Labor Warranty.
- (4) Training Hours of Owner Representative(s)

Services Not Included

- 120v power of any kind.
- Repair or replacement of any equipment or end devices being controlled.
- Any temporary controls.

Control System Clarifications and/or Exclusions

- This system includes Trane's Synchrony 6.1 software which includes an ASHRAE 15 compliant sequence for variable air systems requiring A2L mitigation but will not be implemented at this time.
- Some project tasks will be completed during regular business hours specifically 8:00 AM to 5:00 PM, Monday thru Friday.
- Some project tasks will be completed outside regular business hours specifically 5:00 PM to 8:00 AM on weekdays and any time on weekends are considered to be performed during "Premium Time".
- Includes up to 4 hours of on-site system training for the Owner's personnel.
- Floor plan CAD / PDF files to be provided by the Owner.
- Installation based on plenum rated cable. Conduit where required by code only. Excludes special provisions of any kind to accommodate wiring located in inaccessible locations.
- Company may invoice Customer for all equipment or material furnished, whether delivered to the installation site or to an off-site storage facility and for all Work performed on-site or off-site.
- Trane will not perform any work if working conditions could endanger or put at risk the safety of our employees or subcontractors.
- The owner shall maintain a safe working environment for Trane employees and/or subcontractors.
- Reuse of existing 110/120-volt circuits for the control's enclosures. Existing control power circuits/wiring and/or sensor wiring that meet code and control requirements may be reused.
- Allowances for Liquidated or Consequential Damages of any kind are not included (per Trane Terms and Conditions).
- Permits, Bonds, Fees, Demurrage or Storage Charges are not included.

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Exclusions

- All new wiring circuits at or above 110/120 volts and associated conduit / raceways.
- Demolition of any kind not specifically listed above, including but not limited to, work related to the existing control system.
- Provision and or programming of computer hardware of any kind. System interface to be achieved through standard internet browser on owner provided equipment.
- Trenching/backfilling, roof penetrations/sealant, underground conduit provisions, cutting, patching, painting, access doors, or demolition of any kind.
- Any issues with existing units that we are not aware of will need to be quoted separately.
- Equipment Order Release and Services rendered are dependent on receipt of PO/Subcontract and credit approval.
- Controls for any systems not listed above are excluded.

Provided and/or Installed by Others

- Line Voltage power circuit(s)/junction(s) for DDC/Control Panel(s) and/or Device(s) are provided by others.
- Provision/Installation/Commissioning of any Fire Alarm Systems, Fireman's Override Panel(s), Smoke Control System (and/or Smoke Detectors), Fire/Smoke or Smoke Damper/Actuators, Fire Dampers, Lighting Control Panels, Refrigerant Detection Systems, Security and Access Systems, Heat Trace, Water/Gas/Utility Metering, or any control scope of work which is not listed above, is not included/provided.
- Provision/Installation/Commissioning of any standalone Automatic Temperature Control (ATC) thermostat type control, hardwired interlock control, repair/replacement of existing control/pneumatic system devices/panels, Thermostat Guards/Covers, or any control scope of work which is not listed above, is not included/provided.
- Provision/Installation/Commissioning of any motor starters and/or variable frequency drives are not included.
- Site ethernet connectivity shall be provided by the owner to ensure all necessary network conditions and requirements to ensure integrity of the customer's network and security. This connection process is provided to ensure proper integration with the customer's network infrastructure.
- To ensure proactive service and facility issue resolutions, Trane requests VPN access to the facility infrastructure systems specifically associated with the systems being monitored and/or controlled by Trane's automation/monitoring system to provide support from our local and/or national Trane Intelligent Services staff.

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Pricing and Acceptance

COOP Quote Number - H3-129406-26-002
COOP / GPO / Federal Contract ID OMNIA Racine #3341

Price

Total Net Price $73,194.00

Trane shall have the right, at its discretion, to pass along any related increases should (1) its costs related to the manufacture, supply, and shipping for any product or service materially increase. This includes, but is not limited to, cost increases in raw materials, supplier components, labor, utilities, freight, logistics, wages and benefits, regulatory compliance, or any other event beyond Company's control and/or (2) any tariffs, taxes, levies or fees affecting, placed on or related to any product or service materially increases.

Financial items not included

- Permits
- Bid Bond
- Payment and Performance Bond
- Liquidated Damages
- Demurrage or Storage Charges
- Participation in OCIP or CCIP Insurance Programs

Respectfully submitted,



Nathan Bloom
Account Manager Controls III
Trane U.S. Inc.
Cell Phone: (407) 509-7141

Dean Drafts – Account Manager

Chloe Morter – Controls Account Manager

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ACCEPTANCE

This proposal is subject to Customer's acceptance of the attached Trane Terms and Conditions (Commercial Turnkey Installation).

We value the confidence you have placed in Trane and look forward to working with you.

Submitted By: Nathan Bloom	Cell: (407) 509-7141 Office: (407) 660-1111 Proposal Date: June 12, 2026
CUSTOMER ACCEPTANCE	**TRANE ACCEPTANCE** Trane U.S. Inc.
Authorized Representative	Authorized Representative
Printed Name	Printed Name
Title	Title
Purchase Order Acceptance Date:	Signature Date License Number: CGR 1505800

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TERMS AND CONDITIONS – COMMERCIAL TURNKEY INSTALLATION – Trane Equipment and Related Work

"Trane" or "Company" shall mean Trane U.S. Inc. for Work performed in the United States or Trane Canada ULC for Work performed in Canada.

1. Acceptance; Agreement. These terms and conditions are an integral part of Company's offer and form the basis of any agreement (the "Agreement") resulting from Company's proposal (the "Proposal") for the commercial goods and/or services described (the "Work"). COMPANY'S TERMS AND CONDITIONS AND EQUIPMENT PRICES ARE SUBJECT TO PERIODIC CHANGE OR AMENDMENT. The Proposal is subject to acceptance in writing by the party to whom this offer is made or an authorized agent ("Customer") delivered to Company within 30 days from the date of the Proposal. Prices in the Proposal are subject to change at any time upon notice to Customer. If Customer accepts the Proposal by placing an order, without the addition of any other terms and conditions of sale or any other modification, Customer's order shall be deemed acceptance of the Proposal subject to Company's terms and conditions, and the final Proposal price ("Proposal Price"). If Customer's order is expressly conditioned upon Company's acceptance or assent to terms and/or conditions other than those expressed herein, return of such order by Company with Company's terms and conditions attached or referenced serves as Company's notice of objection to Customer's terms and as Company's counteroffer to provide Work in accordance with the Proposal and the Company terms and conditions. If Customer does not reject or object in writing to Company within 10 days, Company's counteroffer will be deemed accepted. Notwithstanding anything to the contrary herein, Customer's acceptance of the Work by Company will in any event constitute an acceptance by Customer of Company's terms and conditions. This Agreement is subject to credit approval by Company. Upon disapproval of credit, Company may delay or suspend performance or, at its option, renegotiate prices and/or terms and conditions with Customer. If Company and Customer are unable to agree on such revisions, this Agreement shall be cancelled without any liability, other than Customer's obligation to pay for Work rendered by Company to the date of cancellation.

2. Connected Services. In addition to these terms and conditions, the Connected Services Terms of Service ("Connected Services Terms"), available at https://www.trane.com/TraneConnectedServicesTerms, as updated from time to time, are incorporated herein by reference and shall apply to the extent that Company provides Customer with Connected Services, as defined in the Connected Services Terms.

3. Title and Risk of Loss. All Equipment sales with destinations to Canada or the U.S. shall be made as follows: FOB Company's U.S. manufacturing facility or warehouse (full freight allowed). Title and risk of loss or damage to Equipment will pass to Customer upon tender of delivery of such to carrier at Company's U.S. manufacturing facility or warehouse.

4. Pricing and Taxes.

a. Unless otherwise noted, the price in the Proposal includes standard ground transportation and, if required by law, all sales, consumer, use and similar taxes legally enacted as of the date hereof for equipment and material installed by Company. Tax exemption is contingent upon Customer furnishing appropriate certificates evidencing Customer's tax-exempt status. Company shall charge Customer additional costs for bonds agreed to be provided. Equipment sold on an uninstalled basis and any taxable labor/labour do not include sales tax and taxes will be added. Within thirty (30) days following Customer acceptance of the Proposal without addition of any other terms and conditions of sale or any modification, Customer shall provide notification of release for immediate production at Company's factory. Prices for Work are subject to change at any time prior to shipment to reflect any cost increases related to the manufacture, supply, and shipping of goods. This includes, but is not limited to, cost increases in raw materials, supplier components, labor, utilities, freight, logistics, wages and benefits, regulatory compliance, or any other event beyond Company's control. If such release is not received within 6 months after date of order receipt, Company reserves the right to cancel any order. If shipment is delayed due to Customer's actions, Company may also charge Customer storage fees. Company shall be entitled to equitable adjustments in the contract price to reflect any cost increases as set forth above and will provide notice to Customer prior to the date for which the increased price is to be in effect for the applicable customer contract. In no event will prices be decreased.

b. Allocation to Trane of Tax Deduction under Section 179D of the Internal Revenue Code. For calendar tax year(s) in which (a) the provisions of Section 179D of the Internal Revenue Code are in effect and (b) the qualifying property installed as a part of the Services has been placed in service pursuant to Section 179D, Customer agrees to allocate the tax deduction available under Section 179D solely to Trane pursuant to Section 179D(d)(4) and, upon a written request from Trane, shall provide the written form of allocation to the Customer that is required by the Internal Revenue Service.

5. Exclusions from Work. Company's obligation is limited to the Work as written and defined under the scope of Work and does not include any modifications to the Work site under the Americans With Disabilities Act or any other law or building code(s). In no event shall Company be required to perform work Company reasonably believes is outside of the defined Work without a written change order signed by Customer and Company in accordance with the Change of Work process defined hereunder..

6. Performance. Company shall perform the Work in accordance with industry standards generally applicable in the area under similar circumstances as of the time Company performs the Work. Company may refuse to perform any Work where working conditions could endanger property or put at risk the safety of persons. Unless otherwise agreed to by Customer and Company, at Customer's expense and before the Work begins, Customer will provide any necessary access platforms, catwalks to safely perform the Work in compliance with OSHA or state industrial safety regulations.

7. Payment. For Work requiring a longer construction schedule and progress payments, Customer shall pay Company or cause Company to be paid for the Services as follows: (a) Initial Payment: For Upon execution hereof, [Initial Payment]% of the Contract Price (for engineering, drafting and other mobilization costs incurred prior to on-site installation) shall be due; and (b) Progress and Final Payments: Company will invoice in accordance with the Proposal for all materials and equipment delivered to the job site (or, as applicable, to an off-site storage facility) and for all installation, labor and services performed during the billing period; Customer shall pay all amounts due upon receipt of the invoice and any invoice not paid within ten (10) calendar days of its date shall be past due. All amounts outstanding ten (10) calendar days beyond the due date shall bear interest payable to Trane at the maximum allowable legal rate, retroactive to the due date. Customer shall pay all costs (including attorneys' fees) incurred by Company in attempting to collect amounts due from Customer. For all other Work, Customer shall pay Company's invoices within net 30 days of invoice date. Company may invoice Customer for all equipment or material furnished, whether delivered to the installation site or to an off-site storage facility and for all Work performed on-site or off-site. No retention shall be withheld from any payments except as expressly agreed in writing by Company, in which case retention shall be reduced per the contract documents and released no later than the date of substantial completion. Under no circumstances shall any retention be withheld for the equipment portion of the order. If payment is not received as required, Company may suspend performance and the time for completion shall be extended for a reasonable period of time not less than the period of suspension. Customer shall be liable to Company for all reasonable shutdown, standby and start-up costs as a result of the suspension. Company reserves the right to add to any account outstanding for more than 30 days a service charge equal to 1.5% of the principal amount due at the end of each month. Customer shall pay all costs (including attorneys' fees) incurred by Company in attempting to collect amounts due and otherwise enforcing these terms and conditions. If requested, Company will provide appropriate lien waivers upon receipt of payment. Customer agrees that, unless Customer makes payment in advance, Company will have a purchase money security interest in all equipment from Company to secure payment in full of all amounts due Company and its order for the equipment, together with these terms and conditions, form a security agreement. Customer shall keep the equipment free of all taxes and encumbrances, shall not remove the equipment from its original installation point and shall not assign or transfer any interest in the equipment until all payments due Company have been made.

8. Time for Completion. Except to the extent otherwise expressly agreed in writing signed by an authorized representative of Company, all dates provided by Company or its representatives for commencement, progress or completion are estimates only. While Company shall use commercially reasonable efforts to meet such estimated dates, Company shall not be responsible for any damages for its failure to do so. Delivery dates are approximate and not guaranteed. Company will use commercially reasonable efforts to deliver the Equipment on or before the estimated delivery date, will notify Customer if the estimated delivery dates cannot be honored, and will deliver the Equipment and services as soon as practicable thereafter. In no event will Company be liable for any damages or expenses caused by delays in delivery.

9. Equipment Location & Access. Customer shall provide, without charge, a mutually satisfactory location or locations for the installation and operation of the equipment and the performance of the installation work, including sufficient areas for staging, mobilization, and storage. Customer shall provide access to the Premises for Trane and its contractors or subcontractors during regular business hours, or such other hours as may be requested by Trane and acceptable to Customer, to install, adjust, inspect, and correct the installation work. Trane's access to correct any emergency condition shall not be restricted by Customer. Customer grants to Company the right to remotely connect (via phone modem, internet or other agreed upon means) to Customer's building automation system (BAS) and/or HVAC equipment to view, extract, or otherwise collect and retain data from the BAS, HVAC equipment, or other building systems, and to diagnose and remotely make repairs at Customer's request.

10. Completion. When Company informs Customer that the Work has been completed, Customer shall inspect the Work in the presence of Company's representative, and Customer shall either (a) accept the Work in its entirety in writing, or (b) accept the Work in part and specifically identify, in writing, any exception items. Customer agrees to re-inspect any and all excepted items as soon as Company informs Customer that all such excepted items have been completed. The initial acceptance inspection shall take place within ten (10) days from the date when Company informs Customer that the Work has been completed. Any subsequent re-inspection of excepted items shall take place within five (5) days from the date when Company informs Customer that the excepted items have been

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completed. Customer's failure to cooperate and complete any of said inspections within the required time limits shall constitute complete acceptance of the Work as of ten (10) days from date when Company informs Customer that the Work, or the excepted items, if applicable, has/have been completed.

a. Substantial Completion. When Trane considers that the Services, or a portion thereof, are substantially complete, Trane will submit to Customer a proposed "punch list" listing items of the Services to be completed prior to final completion. Customer and Trane shall inspect the Work (or portion thereof) to determine if the same is substantially complete. (Substantial Completion is defined as the stage in the progress of the Services (or designated portion thereof) when the Work is sufficiently complete so that Customer can occupy or utilize the Services for its intended use.) Customer and Trane shall add to the punch list any item of work that has not been completed. When the Services (or designated portion thereof) are substantially complete, Customer and Trane shall execute a Certificate of Substantial Completion, setting forth the date of Substantial Completion and shall state the date by which Trane shall complete the items included on the punch list.

b. Final Completion. Upon Customer's receipt of written notice from Trane that the installation work included in the Work is ready for final inspection and acceptance, Customer and Trane shall inspect the installation services and determine whether the same has been performed in accordance with the Proposal. If Customer considers the installation work to have been performed in accordance with the Proposal, Customer shall issue a Certificate of Final Completion and Acceptance, to be executed by an authorized representative of Customer. In the event Trane presents a Certificate of Final Completion and Acceptance to Customer for execution and, within fourteen (14) calendar days from the date noted in the Certificate as the date of such presentation, Customer fails to deliver an executed original of the Certificate to Trane and does not provide to Trane written objections to issuance of the Certificate, providing specific facts as to why the Services have not been finally completed, the Date of Final Completion shall be the date noted in the Certificate as the date the Certificate was submitted to Customer.

11. Changes in Work

a. Customer, by written change order, may request that Trane perform services in addition to the Work ("Change Order"). Trane shall be obligated to perform such additional services only pursuant to a Change Order agreed to and executed by Customer and Trane. The Change Order shall reflect the parties' agreement with respect to the scope of the additional services, the amount of any adjustment in the Proposal Price, and the extent of any adjustment in the contract time.

b. If a Change Order provides for an adjustment to the Proposal Price, such adjustment shall be based on one of the following methods:

(1) A lump sum agreed to by Customer and Trane;
(2) Unit prices set forth in this Agreement or subsequently agreed to; or
(3) Cost of the work ordered plus a fee agreed to by the parties.

c. The following types of costs, which listing is not all-inclusive, shall be included in the determination of the cost of the additional work:

(1) costs of labor, including social security, old age and unemployment insurance, fringe benefits required by agreement or industry practice or custom, and workers' compensation insurance;
(2) costs of materials, supplies and equipment, including transportation thereof, whether the same is incorporated or consumed in the additional work;
(3) the costs of renting machinery and equipment, except hand tools;
(4) premium costs for all bonds and insurance, permit or other governmental approval or inspection fees, and sales, use or comparable taxes relating to the additional work; and
(5) additional costs of supervision and field office personnel directly attributable to the additional work.

12. Permits and Governmental Fees. Company shall secure (with Customer's assistance) and pay for building and other permits and governmental fees, licenses, and inspections necessary for proper performance and completion of the Work which are legally required when bids from Company's subcontractors are received, negotiations thereon concluded, or the effective date of a relevant Change Order, whichever is later. Customer is responsible for necessary approvals, easements, assessments and charges for construction, use or occupancy of permanent structures or for permanent changes to existing facilities. If the cost of such permits, fees, licenses and inspections are not included in the Proposal, Company will invoice Customer for such costs.

13. Utilities During Construction. Customer shall provide without charge to Company all water, heat, and utilities required for performance of the Work.

14. Concealed or Unknown Conditions. In the performance of the Work, if Company encounters conditions at the Work site that are (i) subsurface or otherwise concealed physical conditions that differ materially from those indicated on drawings expressly incorporated herein or (ii) unknown physical conditions of an unusual nature that differ materially from those conditions ordinarily found to exist and generally recognized as inherent in construction activities of the type and character as the Work, Company shall notify Customer of such conditions promptly, prior to significantly disturbing same. If such conditions differ materially and cause an increase in Company's cost of, or time required for, performance of any part of the Work, Company shall be entitled to, and Customer shall consent by Change Order to, an equitable adjustment in the Proposal Price, contract time, or both.

15. Pre-Existing Conditions. Company is not liable for any claims, damages, losses, or expenses, arising from or related to conditions that existed in, on, or upon the Work site before the Commencement Date of this Agreement ("Pre-Existing Conditions"), including, without limitation, damages, losses, or expenses involving Pre-Existing Conditions of building envelope issues, mechanical issues, plumbing issues, and/or indoor air quality issues involving mold/mould and/or fungi. Company also is not liable for any claims, damages, losses, or expenses, arising from or related to work done by or services provided by individuals or entities that are not employed by or hired by Company.

16. Asbestos and Hazardous Materials. Company's Work and other services in connection with this Agreement expressly excludes any identification, abatement, cleanup, control, disposal, removal or other work connected with asbestos, polychlorinated biphenyl ("PCB"), or other hazardous materials (hereinafter, collectively, "Hazardous Materials"). Customer warrants and represents that, except as set forth in a writing signed by Company, there are no Hazardous Materials on the Work site that will in any way affect Company's Work and Customer has disclosed to Company the existence and location of any Hazardous Materials in all areas within which Company will be performing the Work. Should Company become aware of or suspect the presence of Hazardous Materials, Company may immediately stop work in the affected area and shall notify Customer. Customer will be exclusively responsible for taking any and all action necessary to correct the condition in accordance with all applicable laws and regulations. Customer shall be exclusively responsible for and, to the fullest extent permitted by law, shall indemnify and hold harmless Company (including its employees, agents and subcontractors) from and against any loss, claim, liability, fees, penalties, injury (including death) or liability of any nature, and the payment thereof arising out of or relating to any Hazardous Materials on or about the Work site, not brought onto the Work site by Company. Company shall be required to resume performance of the Work in the affected area only in the absence of Hazardous Materials or when the affected area has been rendered harmless. In no event shall Company be obligated to transport or handle Hazardous Materials, provide any notices to any governmental agency, or examine the Work site for the presence of Hazardous Materials.

17. Force Majeure. Company's duty to perform under this Agreement is contingent upon the non-occurrence of an Event of Force Majeure. If Company shall be unable to carry out any material obligation under this Agreement due to an Event of Force Majeure, this Agreement shall at Company's election (i) remain in effect but Company's obligations shall be suspended until the uncontrollable event terminates or (ii) be terminated upon 10 days' notice to Customer, in which event Customer shall pay Company for all parts of the Work furnished to the date of termination. An "Event of Force Majeure" shall mean any cause or event beyond the control of Company. Without limiting the foregoing, "Event of Force Majeure" includes: acts of God; acts of terrorism, war or the public enemy; flood; earthquake; tornado; storm; fire; civil disobedience; pandemic insurrections; riots; labor/labour disputes; labor/labour or material shortages; sabotage; restraint by court order or public authority (whether valid or invalid), and action or non-action by or inability to obtain or keep in force the necessary governmental authorizations, permits, licenses, certificates or approvals if not caused by Company; and the requirements of any applicable government in any manner that diverts either the material or the finished product to the direct or indirect benefit of the government.

18. Customer's Breach. Each of the following events or conditions shall constitute a breach by Customer and shall give Company the right, without an election of remedies, to terminate this Agreement or suspend performance by delivery of written notice: (1) Any failure by Customer to pay amounts when due; or (2) any general assignment by Customer for the benefit of its creditors, or if Customer becomes bankrupt or insolvent or takes the benefit of any statute for bankrupt or insolvent debtors, or makes or proposes to make any proposal or arrangement with creditors, or if any steps are taken for the winding up or other termination of Customer or the liquidation of its assets, or if a trustee, receiver, or similar person is appointed over any of the assets or interests of Customer; (3) Any representation or warranty furnished by Customer in this Agreement is false or misleading in any material respect when made; or (4) Any failure by Customer to perform or comply with any material provision of this Agreement. Customer shall be liable to Company for all Work furnished to date and all damages sustained by Company (including lost profit and overhead)

19. Indemnity. To the fullest extent permitted by law, Company and Customer shall indemnify, defend and hold harmless each other from any and all claims, actions, costs, expenses, damages and liabilities, including reasonable attorneys' fees, resulting from death or bodily injury or damage to real or tangible personal property, to the extent caused by the negligence or misconduct of their respective employees or other authorized agents in connection with their activities within the scope of this Agreement. Neither party shall indemnify the other against claims, damages, expenses or liabilities to the extent attributable to the acts or omissions of the other party. If the parties are both at fault, the obligation to indemnify shall be proportional to their relative fault. The duty to indemnify will

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continue in full force and effect, notwithstanding the expiration or early termination hereof, with respect to any claims based on facts or conditions that occurred prior to expiration or termination.

20. Limitation of Liability. NOTWITHSTANDING ANYTHING TO THE CONTRARY, IN NO EVENT SHALL COMPANY BE LIABLE FOR ANY SPECIAL, LIQUIDATED INCIDENTAL, INDIRECT CONSEQUENTIAL, OR PUNITIVE OR EXEMPLARY DAMAGES (INCLUDING WITHOUT LIMITATION BUSINESS INTERRUPTION, LOST DATA, LOST REVENUE, LOST PROFITS, LOST DOLLAR SAVINGS, OR LOST ENERGY USE SAVINGS, INCLUDING CONTAMINANTS LIABILITIES, EVEN IF A PARTY HAS BEEN ADVISED OF SUCH POSSIBLE DAMAGES OR IF SAME WERE REASONABLY FORESEEABLE AND REGARDLESS OF WHETHER THE CAUSE OF ACTION IS FRAMED IN CONTRACT, NEGLIGENCE, ANY OTHER TORT, WARRANTY, STRICT LIABILITY, OR PRODUCT LIABILITY). In no event will Company's liability in connection with the provision of products or services or otherwise under this Agreement exceed the entire amount paid to Company by Customer under this Agreement.

21. CONTAMINANTS LIABILITY

The transmission of COVID-19 may occur in a variety of ways and circumstances, many of the aspects of which are currently not known. HVAC systems, products, services and other offerings have not been tested for their effectiveness in reducing the spread of COVID-19, including through the air in closed environments. IN NO EVENT WILL COMPANY BE LIABLE UNDER THIS AGREEMENT OR OTHERWISE FOR ANY INDEMNIFICATION, ACTION OR CLAIM, WHETHER BASED ON WARRANTY, CONTRACT, TORT OR OTHERWISE, FOR ANY BODILY INJURY (INCLUDING DEATH), DAMAGE TO PROPERTY, OR ANY OTHER LIABILITIES, DAMAGES OR COSTS RELATED TO CONTAMINANTS (INCLUCING THE SPREAD, TRANSMISSION, MITIGATION, ELIMINATION, OR CONTAMINATION THEREOF) (COLLECTIVELY, "CONTAMINANT LIABILITIES") AND CUSTOMER HEREBY EXPRESSLY RELEASES COMPANY FROM ANY SUCH CONTAMINANTS LIABILITIES.

22. Patent Indemnity. Company shall protect and indemnify Customer from and against all claims, damages, judgments and loss arising from infringement or alleged infringement of any United States patent by any of the goods manufactured by Company and delivered hereunder, provided that in the event of suit or threat of suit for patent infringement, Company shall promptly be notified and given full opportunity to negotiate a settlement. Company does not warrant against infringement by reason of Customer's design of the articles or the use thereof in combination with other materials or in the operation of any process. In the event of litigation, Customer agrees to reasonably cooperate with Company. In connection with any proceeding under the provisions of this Section, all parties concerned shall be entitled to be represented by counsel at their own expense.

23. Limited Warranty. Company warrants for a period of 12 months from the date of substantial completion ("Warranty Period") commercial equipment manufactured and installed by Company against failure due to defects in material and manufacture and that the labor/labour furnished is warranted to have been properly performed (the "Limited Warranty"). Trane equipment sold on an uninstalled basis is warranted in accordance with Company's standard warranty for supplied equipment. Product manufactured by Company that includes required startup and is sold in North America will not be warranted by Company unless Company performs the product start-up. Substantial completion shall be the earlier of the date that the Work is sufficiently complete so that the Work can be utilized for its intended use or the date that Customer receives beneficial use of the Work. If such defect is discovered within the Warranty Period, Company will correct the defect or furnish replacement equipment (or, at its option, parts therefor) and, if said equipment was installed pursuant hereto, labor/labour associated with the replacement of parts or equipment not conforming to this Limited Warranty. Defects must be reported to Company within the Warranty Period. Exclusions from this Limited Warranty include damage or failure arising from: wear and tear; corrosion, erosion, deterioration; Customer's failure to follow the Company-provided maintenance plan; refrigerant not supplied by Company; and modifications made by others to Company's equipment. Company shall not be obligated to pay for the cost of lost refrigerant. Notwithstanding the foregoing, all warranties provided herein terminate upon termination or cancellation of this Agreement. No warranty liability whatsoever shall attach to Company until the Work has been paid for in full and then said liability shall be limited to the lesser of Company's cost to correct the defective Work and/or the purchase price of the equipment shown to be defective. Equipment, material and/or parts that are not manufactured by Company ("Third-Party Product(s)" are not warranted by Company and have such warranties as may be extended by the respective manufacturer. CUSTOMER UNDERSTANDS THAT COMPANY IS NOT THE MANUFACTURER OF ANY THIRD-PARTY PRODUCT(S) AND ANY WARRANTIES, CLAIMS, STATEMENTS, REPRESENTATIONS, OR SPECIFICATIONS ARE THOSE OF THE THIRD-PARTY MANUFACTURER, NOT COMPANY AND CUSTOMER IS NOT RELYING ON ANY WARRANTIES, CLAIMS, STATEMENTS, REPRESENTATIONS, OR SPECIFICATIONS REGARDING THE THIRD-PARTY PRODUCT THAT MAY BE PROVIDED BY COMPANY OR ITS AFFILIATES, WHETHER ORAL OR WRITTEN. THE WARRANTY AND LIABILITY SET FORTH IN THIS AGREEMENT ARE IN LIEU OF ALL OTHER WARRANTIES AND LIABILITIES, WHETHER IN CONTRACT OR IN NEGLIGENCE, EXPRESS OR IMPLIED, IN LAW OR IN FACT, INCLUDING IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE AND/OR OTHERS ARISING FROM COURSE OF DEALING OR TRADE. COMPANY MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND, INCLUDING WARRANTY OF MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE. ADDITIONALLY, COMPANY MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND REGARDING PREVENTING, ELIMINATING, REDUCING OR INHIBITING ANY MOLD, FUNGUS, BACTERIA, VIRUS, MICROBIAL GROWTH, OR ANY OTHER CONTAMINANTS (INCLUDING COVID-19 OR ANY SIMILAR VIRUS) (COLLECTIVELY, "CONTAMINANTS"), WHETHER INVOLVING OR IN CONNECTION WITH EQUIPMENT, ANY COMPONENT THEREOF, SERVICES OR OTHERWISE. IN NO EVENT SHALL COMPANY HAVE ANY LIABILITY FOR THE PREVENTION, ELIMINATION, REDUCTION OR INHIBITION OF THE GROWTH OR SPREAD OF SUCH CONTAMINANTS INVOLVING OR IN CONNECTION WITH ANY EQUIPMENT, THIRD-PARTY PRODUCT, OR ANY COMPONENT THEREOF, SERVICES OR OTHERWISE AND CUSTOMER HEREBY SPECIFICALLY ACKNOWLDGES AND AGREES THERETO.

24 Insurance.

a. Company agrees to maintain the following insurance while the Work is being performed with limits not less than shown below and will, upon request from Customer, provide a Certificate of evidencing the following coverage:

Commercial General Liability	$2,000,000 per occurrence
Automobile Liability	$2,000,000 CSL
Workers Compensation	Statutory Limits

If Customer has requested to be named as an additional insured under Company's insurance policy, Company will do so but only subject to Company's manuscript additional insured endorsement under its primary Commercial General Liability policies. In no event does Company waive its right of subrogation.

b. Customer's Liability and Property Insurance. (a) Customer shall be responsible for purchasing and maintaining Commercial General Liability Insurance of the type and amount Customer deems necessary and appropriate. (b) Customer shall purchase and maintain until Final Payment property insurance for the installation work in progress at least in an amount equal to the Proposal Price, as the same may be adjusted from time to time, for the installation work (including the equipment) on a replacement cost basis with a deductible of no more than $5,000 from an insurer reasonably acceptable to Trane. Such property insurance shall include the interests of Customer, Trane, and its subcontractors (at whatever tier) as additional insureds as their interests may appear. The property insurance purchased by Customer shall be on an all-risk policy form. The property insurance shall cover portions of the installation work stored off site after written approval of Customer at the value established in the approval. Customer, for itself and its insurance carriers, hereby waives all rights of subrogation against Trane and any of its subcontractors, agents, employees, and officers with respect to property insurance and any other insurance coverages maintained by Customer. (c) A loss insured under Customer's property insurance shall be adjusted by Customer's Insurer as a fiduciary and made payable to Customer as a fiduciary for the insureds, as their respective interests may appear, subject to requirements of any applicable mortgagee clause. Trane shall pay its subcontractors their just shares of insurance proceeds received by Customer and remitted to Trane, and, by appropriate agreements, written where legally required for validity, shall require said subcontractors to make payments to their subcontractors in a similar manner. In its fiduciary role, Customer shall have the power to negotiate and settle a loss with insurers; provided, however, that at least ten (10) days prior to agreeing to the proposed settlement, Customer shall advise the parties in interest in writing of the terms of the same and the parties in interest shall have seven (7) days thereafter to object in writing to the proposed adjustment or settlement; if such objection is made, Customer shall not enter into or agree to the proposed adjustment. (d) Certificates of insurance acceptable to the Customer and to Trane shall be provided by each party to the other prior to commencement of performance of any Services. Such certificates shall contain a provision that coverages afforded under the policies will not be canceled or allowed to expire until at least thirty (30) days prior written notice has been given to the other party. If any of the insurance coverages are required to remain in force after final payment and are reasonably available, an additional certificate evidencing continuation of such coverage shall be submitted with the final application for payment.

25. Commencement of Statutory Limitation Period. Except as to warranty claims, as may be applicable, any applicable statutes of limitation for acts or failures to act shall commence to run, and any alleged cause of action stemming therefrom shall be deemed to have accrued, in any and all events not later than the last date that Company or its subcontractors physically performed work on the project site.

26. General. Except as provided below, to the maximum extent provided by law, this Agreement is made and shall be interpreted and enforced in accordance with the laws of the state or province in which the Work is performed, without regard to choice of law principles which might otherwise call for the application of a different state's or province's law. Any dispute arising under or relating to this Agreement that is not disposed of by agreement shall be decided by litigation in a court of competent jurisdiction located in the state or province in which the Work is performed. To the extent the Work site is owned and/or operated by any agency

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of the Federal Government, determination of any substantive issue of law shall be according to the Federal common law of Government contracts as enunciated and applied by Federal judicial bodies and boards of contract appeals of the Federal Government. This Agreement contains all of the agreements, representations and understandings of the parties and supersedes all previous understandings, commitments or agreements, oral or written, related to the subject matter hereof. This Agreement may not be amended, modified or terminated except by a writing signed by the parties hereto. No documents shall be incorporated herein by reference except to the extent Company is a signatory thereon. If any term or condition of this Agreement is invalid, illegal or incapable of being enforced by any rule of law, all other terms and conditions of this Agreement will nevertheless remain in full force and effect as long as the economic or legal substance of the transaction contemplated hereby is not affected in a manner adverse to any party hereto. Customer may not assign, transfer, or convey this Agreement, or any part hereof, or its right, title or interest herein, without the written consent of the Company. Subject to the foregoing, this Agreement shall be binding upon and inure to the benefit of Customer's permitted successors and assigns. This Agreement may be executed in several counterparts, each of which when executed shall be deemed to be an original, but all together shall constitute but one and the same Agreement. A fully executed facsimile copy hereof or the several counterparts shall suffice as an original.

27. Federal Requirements. The Parties shall comply with all United States federal labor law obligations under 29 CFR part 471, appendix A to subpart A. THE FOLLOWING PROVISIONS ARE INCORPORATED HEREIN BY REFERENCE: Executive Order 11701 and 41 CFR §§ 60-250.5(a), 60-300.5; Executive Order 11758 and 41 CFR § 60-741.5(a); U.S. immigration laws, including the L-1 Visa Reform Act of 2004 and the H-1B Visa Reform Act of 2004; and Executive Order 13496. The Parties shall abide by the requirements of 41 CFR 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to protected veteran status or disability. The Parties certify that they do not operate any programs promoting DEI that violate any applicable United States anti-discrimination laws and acknowledge and agree that their compliance with all applicable federal anti-discrimination laws is material to the federal government's payment decisions. The Parties acknowledge and agree that their employment, procurement, and contracting practices shall not consider race, color, sex, sexual preference, religion, or national origin in ways that violate United States federal civil rights laws.

28. Export Laws. The obligation of Company to supply Equipment and/or Services under this Agreement is subject to the ability of Company to supply such items consistent with applicable laws and regulations of the United States and other governments. Company reserves the right to refuse to enter into or perform any order, and to cancel any order, under this Agreement if Company in its sole discretion determines that performance of the transaction to which such order relates would violate any such applicable law or regulation. Customer will pay all handling and other similar costs from Company's factories including the costs of freight, insurance, export clearances, import duties and taxes. Customer will be "exporter of record" with respect to any export from the United States of America and will perform all compliance and logistics functions in connection therewith and will also comply with all applicable laws, rules and regulations. Customer understands that Company and/or the Equipment and/or Services are subject to laws and regulations of the United States of America which may require licensing or authorization for and/or prohibit export, re-export or diversion of Company's Equipment and/or Services to certain countries, and agrees it will not knowingly assist or participate in any such diversion or other violation of applicable United States of America laws and regulations. Customer agrees to hold harmless and indemnify Company for any damages resulting to Customer or Company from a breach of this paragraph by Customer.

29. U.S. Government Work.

The following provision applies only to direct sales by Company to the US Government. The Parties acknowledge that all items or services ordered and delivered under this Agreement are Commercial Items as defined under Part 12 of the Federal Acquisition Regulation (FAR). In particular, Company agrees to be bound only by those Federal contracting clauses that apply to "commercial" suppliers and that are contained in FAR 52.212-5(e)(1). Company complies with 52.219-8 or 52.219-9 in its service and installation contracting business.

The following provision applies only to indirect sales by Company to the US Government. As a Commercial Item Subcontractor, Company accepts only the following mandatory flow down provisions in effect as of the date of this subcontract: 52.203-19; 52.204-21; 52.204-23; 52.219-8; 52.222-21; 52.222-26; 52.222-35; 52.222-36; 52.222-50; 52.225-26; 52.247-64. If the Work is in connection with a U.S. Government contract, Customer certifies that it has provided and will provide current, accurate, and complete information, representations and certifications to all government officials, including but not limited to the contracting officer and officials of the Small Business Administration, on all matters related to the prime contract, including but not limited to all aspects of its ownership, eligibility, and performance. Anything herein notwithstanding, Company will have no obligations to Customer unless and until Customer provides Company with a true, correct and complete executed copy of the prime contract. Upon request, Customer will provide copies to Company of all requested written communications with any government official related to the prime contract prior to or concurrent with the execution thereof, including but not limited to any communications related to Customer's ownership, eligibility or performance of the prime contract. Customer will obtain written authorization and approval from Company prior to providing any government official any information about Company's performance of the work that is the subject of the Proposal or this Agreement, other than the Proposal or this Agreement.

30. Limited Waiver of Sovereign Immunity. If Customer is an Indian tribe (in the U.S.) or a First Nation or Band Council (in Canada), Customer, whether acting in its capacity as a government, governmental entity, a duly organized corporate entity or otherwise, for itself and for its agents, successors, and assigns: (1) hereby provides this limited waiver of its sovereign immunity as to any damages, claims, lawsuit, or cause of action (herein "Action") brought against Customer by Company and arising or alleged to arise out of the furnishing by Company of any product or service under this Agreement, whether such Action is based in contract, tort, strict liability, civil liability or any other legal theory; (2) agrees that jurisdiction and venue for any such Action shall be proper and valid (a) if Customer is in the U.S., in any state or United States court located in the state in which Company is performing this Agreement or (b) if Customer is in Canada, in the superior court of the province or territory in which the work was performed; (3) expressly consents to such Action, and waives any objection to jurisdiction or venue; (4) waives any requirement of exhaustion of tribal court or administrative remedies for any Action arising out of or related to this Agreement; and (5) expressly acknowledges and agrees that Company is not subject to the jurisdiction of Customer's tribal court or any similar tribal forum, that Customer will not bring any action against Company in tribal court, and that Customer will not avail itself of any ruling or direction of the tribal court permitting or directing it to suspend its payment or other obligations under this Agreement. The individual signing on behalf of Customer warrants and represents that such individual is duly authorized to provide this waiver and enter into this Agreement and that this Agreement constitutes the valid and legally binding obligation of Customer, enforceable in accordance with its terms.

31. Building Automation Systems and Network Security. Customer and Trane acknowledge that Building Automation System (BAS) and connected networks security requires Customer and Trane to maintain certain cybersecurity obligations. Customer acknowledges that upon completion of installation and configuration of the BAS, the Customer maintains ownership of the BAS and the connected network equipment. Except for any applicable warranty obligations, Customer is solely responsible for the maintenance and security of the BAS and related networks and systems. In the event there is a service agreement between Trane and Customer, Trane will provide the services as set forth in the service agreement.

In order to maintain a minimum level of security for the BAS, associated networks, network equipment and systems, Customer's cybersecurity responsibilities include without limitation:

1. Ensure that the BAS, networks, and network equipment are physically secure and not accessible to unauthorized personnel.
2. Ensure the BAS remains behind a secure firewall and properly segmented from all other customer networks and systems, especially those with sensitive information.
3. Keep all Inbound ports closed to any IP Addresses in the BAS.
4. Remove all forwarded inbound ports and IP Addresses to the BAS.
5. Maintain user login credentials and unique passwords, including the use of strong passwords and the removal of access for users who no longer require access.
6. Where remote access is desired, utilize a secure method such as Trane Connect Secure Remote Access or your own VPN.
7. For any Trane services requiring remote data transfer and/or remote user access, configure the BAS and related firewall(s) per instructions provided by Trane. This typically includes configuring Port 443 and associated firewall(s) for Outbound only.
8. Perform regular system maintenance to ensure that your BAS is properly secured, including regular software updates to your BAS and related network equipment (i.e., firewalls).

Any and all claims, actions, losses, expenses, costs, damages, or liabilities of any nature due to Customer's failure to maintain BAS security responsibilities and/or industry standards for cybersecurity are the sole responsibility of the Customer.

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SECURITY ADDENDUM

This Addendum shall be applicable to the sale, installation and use of Trane equipment and the sale and provision of Trane services. "Trane" shall mean Trane U.S. Inc. for sales and services in the United States, or Trane Canada ULC for sales and services in Canada.

1. **Definitions. All terms used in this Addendum shall have the meaning specified in the Agreement unless otherwise defined herein. For the purposes of this Addendum, the following terms are defined as follows:**

"Customer Data" means Customer account information as related to the Services only and does not include HVAC Machine Data or personal data. Trane does not require, nor shall Customer provide personal data to Trane under the Agreement. Such data is not required for Trane to provide its Equipment and/or Services to the Customer.
"Equipment" shall have the meaning set forth in the Agreement.
"HVAC Machine Data" means data generated and collected from the product or furnished service without manual entry. HVAC Machine Data is data relating to the physical measurements and operating conditions of a HVAC system, such as but not limited to, temperatures, humidity, pressure, HVAC equipment status. HVAC Machine Data does not include Personal Data and, for the purposes of this agreement, the names of users of Trane's controls products or hosted applications shall not be Personal Data, if any such user chooses to use his/her name(s) in the created accounts within the controls product (e.g., firstname.lastname@address.com). HVAC Machine Data may be used by Trane: (a) to provide better support services and/or products to users of its products and services; (b) to assess compliance with Trane terms and conditions; (c) for statistical or other analysis of the collective characteristics and behaviors of product and services users; (d) to backup user and other data or information and/or provide remote support and/or restoration; (e) to provide or undertake: engineering analysis; failure analysis; warranty analysis; energy analysis; predictive analysis; service analysis; product usage analysis; and/or other desirable analysis, including, but not limited to, histories or trends of any of the foregoing; and (f) to otherwise understand and respond to the needs of users of the product or furnished service. "Personal Data" means data and/or information that is owned or controlled by Customer, and that names or identifies, or is about a natural person, such as: (i) data that is explicitly defined as a regulated category of data under any data privacy laws applicable to Customer; (ii) non-public personal information ("NPI") or personal information ("PI"), such as national identification number, passport number, social security number, social insurance number, or driver's license number; (iii) health or medical information, such as insurance information, medical prognosis, diagnosis information, or genetic information; (iv) financial information, such as a policy number, credit card number, and/or bank account number; (v) personally identifying technical information (whether transmitted or stored in cookies, devices, or otherwise), such as IP address, MAC address, device identifier, International Mobile Equipment Identifier ("IMEI"), or advertising identifier; (vi) biometric information; and/or (vii) sensitive personal data, such as, race, religion, marital status, disability, gender, sexual orientation, geolocation, or mother's maiden name.
"Security Incident" shall refer to (i) a compromise of any network, system, application or data in which Customer Data has been accessed or acquired by an unauthorized third party; (ii) any situation where Trane reasonably suspects that such compromise may have occurred; or (iii) any actual or reasonably suspected unauthorized or illegal Processing, loss, use, disclosure or acquisition of or access to any Customer Data.
"Services" shall have the meaning set forth in the Agreement.

2. **HVAC Machine Data; Access to Customer Extranet and Third Party Systems. If Customer grants Trane access to HVAC Machine Data via web portals or other non-public websites or extranet services on Customer's or a third party's website or system (each, an "Extranet"), Trane will comply with the following:**
    a. **Accounts. Trane will ensure that Trane's personnel use only the Extranet account(s) designated by Customer and will require Trane personnel to keep their access credentials confidential.**
    b. **Systems. Trane will access the Extranet only through computing or processing systems or applications running operating systems managed by Trane that include: (i) system network firewalls; (ii) centralized patch management; (iii) operating system appropriate anti-malware software; and (iv) for portable devices, full disk encryption.**
    c. **Restrictions. Unless otherwise approved by Customer in writing, Trane will not download, mirror or permanently store any HVAC Machine Data from any Extranet on any medium, including any machines, devices or servers.**
    d. **Account Termination. Trane will terminate the account of each of Trane's personnel in accordance with Trane's standard practices after any specific Trane personnel who has been authorized to access any Extranet (1) no longer needs access to HVAC Machine Data or (2) no longer qualifies as Trane personnel (e.g., the individual leaves Trane's employment).**
    e. **Third Party Systems. Trane will provide Customer prior notice before it uses any third party system that stores or may otherwise have access to HVAC Machine Data, unless (1) the data is encrypted and (2) the third party system will not have access to the decryption key or unencrypted "plain text" versions of the HVAC Machine Data.**

3. **Customer Data; Confidentiality. Trane shall keep confidential, and shall not access or use any Customer Data and information that is marked confidential or by its nature is considered confidential ("Customer Confidential Information") other than for the purpose of providing the Equipment and Services, and will disclose Customer Confidential Information only: (i) to Trane's employees and agents who have a need to know to perform the Services, (ii) as expressly permitted or instructed by Customer, or (iii) to the minimum extent required to comply with applicable law, provided that Trane (1) provides Customer with prompt written notice prior to any such disclosure, and (2) reasonably cooperate with Customer to limit or prevent such disclosure.**

4. **Customer Data; Compliance with Laws. Trane agrees to comply with laws, regulations governmental requirements and industry standards and practices relating to Trane's processing of Customer Confidential Information (collectively, "*Laws*").**

5. **Customer Data; Information Security Management. Trane agrees to establish and maintain an information security and privacy program, consistent with applicable HVAC equipment industry practices that complies with this Addendum and applicable Laws ("*Information Security Program*"). The Information Security Program shall include appropriate physical, technical and administrative safeguards, including any safeguards and controls agreed by the Parties in writing, sufficient to protect Customer systems, and Customer's Confidential Information from unauthorized access, destruction, use, modification or disclosure. The Information Security Program shall include appropriate, ongoing training and awareness programs designed to ensure that Trane's employees and agents, and others acting on Trane's, behalf are aware of and comply with the Information Security Program's policies, procedures, and protocols.**

6. **Monitoring. Trane shall monitor and, at regular intervals consistent with HVAC equipment industry practices, test and evaluate the effectiveness of its Information Security Program. Trane shall evaluate and promptly adjust its Information Security Program in light of the results of the testing and monitoring, any material changes to its operations or business arrangements, or any other facts or circumstances that Trane knows or reasonably should know may have a material impact on the security of Customer Confidential Information, Customer systems and Customer property.**

7. **Audits. Customer acknowledges and agrees that the Trane SOC2 audit report will be used to satisfy any and all audit/inspection requests/requirements by or on behalf of Customer. Trane will make its SOC2 audit report available to Customer upon request and with a signed nondisclosure agreement.**

8. **Information Security Contact. Trane's information security contact is Local Sales Office.**

9. **Security Incident Management. Trane shall notify Customer after the confirmation of a Security Incident that affects Customer Confidential Information, Customer systems and Customer property. The written notice shall summarize the nature and scope of the Security Incident and the corrective action already taken or planned.**

10. **Threat and Vulnerability Management. Trane regularly performs vulnerability scans and addresses detected vulnerabilities on a risk basis. Periodically, Trane engages third-parties to perform network vulnerability assessments and penetration testing. Vulnerabilities will be reported in accordance with Trane's cybersecurity vulnerability reported process. Trane periodically provides security updates and software upgrades.**

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11. Security Training and Awareness. New employees are required to complete security training as part of the new hire process and receive annual and targeted training (as needed and appropriate to their role) thereafter to help maintain compliance with Security Policies, as well as other corporate policies, such as the Trane Code of Conduct. This includes requiring Trane employees to annually re-acknowledge the Code of Conduct and other Trane policies as appropriate. Trane conducts periodic security awareness campaigns to educate personnel about their responsibilities and provide guidance to create and maintain a secure workplace.

12. Secure Disposal Policies. Trane will maintain policies, processes, and procedures regarding the disposal of tangible and intangible property containing Customer Confidential Information so that wherever possible, Customer Confidential Information cannot be practicably read or reconstructed.

13. Logical Access Controls. Trane employs internal monitoring and logging technology to help detect and prevent unauthorized access attempts to Trane's corporate networks and production systems. Trane's monitoring includes a review of changes affecting systems' handling authentication, authorization, and auditing, and privileged access to Trane production systems. Trane uses the principle of "least privilege" (meaning access denied unless specifically granted) for access to customer data.

14. Contingency Planning/Disaster Recovery. Trane will implement policies and procedures required to respond to an emergency or other occurrence (i.e. fire, vandalism, system failure, natural disaster) that could damage Customer Data or any system that contains Customer Data. Procedures include the following
    (i) Data backups; and
    (ii) Formal disaster recovery plan. Such disaster recovery plan is tested at least annually.

15. Return of Customer Data. If Trane is responsible for storing or receiving Customer Data, Trane shall, at Customer's sole discretion, deliver Customer Data to Customer in its preferred format within a commercially reasonable period of time following the expiration or earlier termination of the Agreement or, such earlier time as Customer requests, securely destroy or render unreadable or undecipherable each and every original and copy in every media of all Customer's Data in Trane's possession, custody or control no later than [90 days] after receipt of Customer's written instructions directing Trane to delete the Customer Data.

16. Background Checks Trane shall take reasonable steps to ensure the reliability of its employees or other personnel having access to the Customer Data, including the conducting of appropriate background and/or verification checks in accordance with Trane policies.

17. DISCLAIMER OF WARRANTIES. EXCEPT FOR ANY APPLICABLE WARRANTIES IN THE AGREEMENT, THE SERVICES ARE PROVIDED "AS IS", WITH ALL FAULTS, AND THE ENTIRE RISK AS TO SATISFACTORY QUALITY, PERFORMANCE, ACCURACY AND EFFORT AS TO SUCH SERVICES SHALL BE WITH CUSTOMER. TRANE DISCLAIMS ANY AND ALL OTHER EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES WITH RESPECT TO THE SERVICES AND THE SERVICES PROVIDED HEREUNDER, INCLUDING ANY EXPRESS OR IMPLIED WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR THAT THE SERVICES WILL OPERATE ERROR-FREE OR UNINTERRUPTED OR RETURN/RESPONSE TO INQUIRIES WITHIN ANY SPECIFIC PERIOD OF TIME.

October 2024
Supersedes: November 2023v2

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Proposal

Proposal is valid for 15 days.
Customer must obtain credit approval and release order to production within 60 days of proposal date.

PROPRIETARY AND CONFIDENTIAL PROPERTY OF Trane U.S. Inc.
DISTRIBUTION TO OTHER THAN THE NAMED RECIPIENT IS PROHIBITED

Prepared For: *Jose Socias*

Date: June 12, 2026

Job Name:
City of Cocoa City Hall ERU Repl

Proposal Number: H3-210855-41951-1
Opportunity ID: 3199789

Delivery Terms:
Freight Allowed and Prepaid - F.O.B. Factory

COOP Quote Number: H3-129406-26-001
COOP or Federal Contract ID: OMNIA Racine #3341

Payment Terms: Net 30 Days

Trane U.S. Inc. is pleased to provide the following proposal for your review and approval.

One (1) – Innovent Custom Energy Recovery Unit

Product Data

Casing

Smacna leakage class rating of 5.0
Maximum panel deflection shall not exceed l/250 at design total static pressure
Minimum r-13 insulation value for walls, ceilings, and flooring
2" thick double wall thermal-break panels, 0.040" aluminum outer wall, 0.040" aluminum inner wall
2 lb/ft3 polyurethane foam injected insulation in the walls and ceiling
Designed for outdoor installation
0.063" aluminum pitched roof
Unit shall ship in one piece

Floor

Floor shall be 2" thick paneled construction with 0.063" flat aluminum walk-on surface and 0.040" aluminum underside of paneled floor (not Exposed to air stream)
2 lb/ft3 polyurethane foam injected insulation
Safety grating provided for duct penetrations through the unit floor
The unit construction described above will not accommodate a plenum style curb

Frame & structural base

Frame and panel construction provided with aluminum structural tube framing members
10 ga coated welded steel structural base
Lifting lugs mounted on unit base

Access

Double wall insulated access doors with stainless steel hinges, corrosion resistant compression latches
Doors shall be tool lockable
Doors shall have pressure relief safety latches (doors that open with pressure)

Unit inlets/outlets

Return air inlet with duct connection
Supply air outlet with duct connection
Outside air inlet with weather hood and aluminum bird screen
Exhaust air outlet with weather hood and aluminum bird screen

Heat wheel

Enthalpy heat wheel with aluminum media, 3a molecular sieve desiccant
Wheel performance is certified per ahri 1060
Purge sector
Heat wheel shall be vfd controlled
Wheel rotation sensor

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Supply fan
- Backward curved plenum fan, welded and coated steel wheel
- Amca certified ratings for sound and performance
- Direct drive assembly
- 1" spring isolated unitary fan/motor base, flex connectors provided at fan inlet
- Fan airflow probes provided, (see controls section of specification)
- Tefc premium efficiency motors
- Vfd-rated with class f insulation

Exhaust fan
- Backward curved plenum fan, welded and coated steel wheel
- Amca certified ratings for sound and performance
- Direct drive assembly
- 1" spring isolated unitary fan/motor base, flex connectors provided at fan inlet
- Fan airflow probes provided, (see controls section of specification)
- Tefc premium efficiency motors
- Vfd-rated with class f insulation

Outside filter
- 2" pleated merv 8 filter
- Front access filter rack construction to be aluminized steel

Return filter
- 2" pleated merv 8 filter
- Front access filter rack construction to be aluminized steel

Dampers
- Outside air inlet: aluminum airfoil blade, galvanized steel frame airflow monitoring, two-position actuator
- Exhaust air outlet: aluminum airfoil blade, aluminum frame, two-position actuator
- Motorized dampers:
- Amca certified performance
- Leakage rating of 3 cfm/ft2 at 1" wg
- Synthetic bearings
- Airflow monitoring dampers:
- Tested in accordance with amca standard 500-d
- Integral airflow straightener
- Leakage rating of 3 cfm/ft2 at 1" wg
- Synthetic bearings

Electrical
- Unit ETL listed as a complete package, unit factory wired to unit mounted NEMA 3R control panel
- Major electrical components UL listed (non-fused disconnect switch, control circuit fusing, control circuit transformer, fan motor starters, and overloads as applicable)
- Power wiring enclosed in conduit
- Single point power connection
- Unit shall have a short circuit current rating (SCCR) of 5 kA
- A supply fan VFD is provided by Innovent and factory installed by Innovent
- No manual bypass included
- Variable frequency drive enclosure shall have a strip heater and ventilation fan
- A exhaust fan VFD is provided by Innovent and factory installed by Innovent
- No manual bypass included
- Variable frequency drive enclosure shall have a strip heater and ventilation fan
- Heat wheel VFD provided by Innovent and factory installed by Innovent

Controls
- A fully-programmed Carel DDC controller is provided.
- A standard Innovent sequence of operation will be provided. Any customization of the standard sequence will require factory approval, revised pricing and a revised PO.
- This pricing does not include any controls start-up or commissioning services (those can be added for additional cost if required – consult factory for pricing).
- BACnet IP interface is included
- Pressure transducer provided by Innovent and wired directly to main unit DDC controller (CFM readout viewable at DDC controller)
- Sensors/transducers/switches are provided and installed by Innovent.

Warranty (*starts at unit start-up or 6 months from shipment, whatever occurs first)*
- 12 months whole unit parts and labor

Notes/Exceptions/Exclusions:
- Factory startup is included
- Curb adapter or curbs not included.
- Outside air dampers are aluminum
- External disconnects not included

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Total Net Price *(excluding sales tax)* ..... $ 120,592.00

Trane shall have the right, at its discretion, to pass along any related increases should (1) its costs related to the manufacture, supply, and shipping for any product or service materially increase. This includes, but is not limited to, cost increases in raw materials, supplier components, labor, utilities, freight, logistics, wages and benefits, regulatory compliance, or any other event beyond Company's control and/or (2) any tariffs, taxes, levies or fees affecting, placed on or related to any product or service materially increases.

Tax Status: Taxable ☐ Exempt ☐	If you are claiming an exemption from sales tax on this project, please submit a completed exemption certificate for both the jobsite location state and the state where the equipment will be delivered (if different from the jobsite). You can submit the relevant state exemption certificate at the following link: https://trane.certifytax.com/custportalas.aspx . You will receive an email indicating approval or rejection within 1-2 business days. If your exemption claim is rejected, sales tax will be billed based on the state where the equipment was delivered. For any questions, please email: financial_services-tax_department@tranetechnologies.com.

Dean Drafts
Trane U.S. Inc.
2301 Lucien Way, Suite 430
Maitland, FL 32751
Office Phone: (407) 660-1111

This proposal is subject to your acceptance of the attached Trane terms and conditions.

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TERMS AND CONDITIONS - COMMERCIAL EQUIPMENT

"Company" shall mean Trane U.S. Inc. for sales in the United States and Trane Canada ULC for sales in Canada.

1. Acceptance. These terms and conditions are an integral part of Company's offer and form the basis of any agreement (the "Agreement") resulting from Company's proposal (the "Proposal") for the sale of the described commercial equipment and any ancillary services (the "Equipment"). **COMPANY'S TERMS AND CONDITIONS AND EQUIPMENT PRICES ARE SUBJECT TO PERIODIC CHANGE OR AMENDMENT**. The Proposal is subject to acceptance in writing by the party to whom this offer is made or an authorized agent ("Customer") delivered to Company within 15 days from the date of the Proposal. Prices in the Proposal are subject to change at any time upon notice to Customer. If Customer accepts the Proposal by placing an order, without the addition of any other terms and conditions of sale or any other modification, Customer's order shall be deemed acceptance of the Proposal subject to Company's terms and conditions. If Customer's order is expressly conditioned upon Company's acceptance or assent to terms and/or conditions other than those expressed herein, return of such order by Company with Company's terms and conditions attached or referenced serves as Company's notice of objection to Customer's terms and as Company's counteroffer to provide Equipment in accordance with the Proposal and the Company's terms and conditions. If Customer does not reject or object in writing to Company within 10 days, Company's counteroffer will be deemed accepted. Notwithstanding anything to the contrary herein, Customer's acceptance of the Equipment will in any event constitute an acceptance by Customer of Company's terms and conditions. This Agreement is subject to credit approval by Company. Upon disapproval of credit, Company may delay or suspend performance or, at its option, renegotiate prices and/or terms and conditions with Customer. If Company and Customer are unable to agree on such revisions, this Agreement shall be cancelled without any liability.

2. Connected Services and Company Provided Telematics Connectivity. In addition to these terms and conditions, the Connected Services Terms of Service ("Connected Services Terms"), available at https://www.trane.com/TraneConnectedServicesTerms, as updated from time to time, are incorporated herein by reference and shall apply to the extent that Company provides Customer with Connected Services, as defined in the Connected Services Terms. Certain Equipment may include, or be installed together with, Company provided Telematics Devices that provide remote connectivity and the Connected Services Terms set forth the terms and conditions applicable to the Telematics Devices and connectivity, including opt-out provisions. If Customer provides or transfers the Equipment to another party, Customer shall ensure that such party is informed in writing of the presence of any Telematics Devices and the applicability of the Connected Services Terms.

3. Title and Risk of Loss. All Equipment sales with destinations to Canada or the U.S. shall be made as follows: FOB Company's U.S. manufacturing facility or warehouse (full freight allowed). Title and risk of loss or damage to Equipment will pass to Customer upon tender of delivery of such to carrier at Company's U.S. manufacturing facility or warehouse.

4. Pricing and Taxes. Within forty-five (45) days following Customer acceptance of the Proposal without addition of any other terms and conditions of sale or any modification, Customer shall provide notification of release for immediate production at Company's factory. Prices for Equipment are subject to change at any time prior to shipment to reflect any cost increases related to the manufacture, supply, and shipping of Equipment. This includes, but is not limited to, cost increases in raw materials, supplier components, labor, utilities, freight, logistics, wages and benefits, regulatory compliance, or any other event beyond Company's control. If shipment is delayed due to Customer's actions, Company may also charge Customer with storage fees. If a release is not received within 6 months following order acceptance, Company reserves the right to cancel any order. Company shall be entitled to equitable adjustments in the contract price to reflect any cost increases as set forth above and will provide notice to Customer prior to the date for which the increased price is to be in effect for the applicable customer contract. In no event will prices be decreased. The price of Equipment does not include any present or future foreign, federal, state, or local property, license, privilege, sales, use, excise, value added, gross receipts or other like taxes or assessments. Such amounts will be itemized separately to Customer, who will make prompt payment to Company. Company will accept valid exemption documentation for such taxes and assessments from Customer, if applicable. All prices include packaging in accordance with Company's standard procedures. Charges for special packaging, crating, or packing are the responsibility of Customer.

5. Delivery and Delays. Delivery dates are approximate and not guaranteed. Company will use commercially reasonable efforts to deliver the Equipment on or before the estimated delivery date, will notify Customer if the estimated delivery dates cannot be honored, and will deliver the Equipment and services as soon as practicable thereafter. In no event will Company be liable for any damages or expenses caused by delays in delivery.

6. Performance. Company shall be obligated to furnish only the Equipment described in the Proposal and in submittal data (if such data is issued in connection with the order). Company may rely on the acceptance of the Proposal and submittal data as acceptance of the suitability of the Equipment for the particular project or location. Unless specifically stated in the Proposal, compliance with any local building codes or other laws or regulations relating to specifications or the location, use or operation of the Equipment is the sole responsibility of Customer. If Equipment is tendered that does not fully comply with the provisions of this Agreement and Equipment is rejected by Customer, Company will have the right to cure within a reasonable time after notice thereof by substituting a conforming tender whether or not the time for performance has passed.

7. Force Majeure. Company's duty to perform under this Agreement and the Equipment prices are contingent upon the non-occurrence of an Event of Force Majeure. If the Company shall be unable to carry out any material obligation under this Agreement due to an Event of Force Majeure, this Agreement shall at Company's election (i) remain in effect but Company's obligations shall be suspended until the uncontrollable event terminates or (ii) be terminated upon 10 days' notice to Customer, in which event Customer shall pay Company for all parts of the Work furnished to the date of termination. An "Event of Force Majeure" shall mean any cause or event beyond the control of Company. Without limiting the foregoing, "Event of Force Majeure" includes: acts of God; acts of terrorism, war or the public enemy; flood; earthquake; tornado; storm; fire; civil disobedience; pandemic insurrections; riots; labor/labour disputes; labor/labour or material shortages; sabotage; restraint by court order or public authority (whether valid or invalid); and action or non-action by or inability to obtain or keep in force the necessary governmental authorizations, permits, licenses, certificates or approvals if not caused by Company; and the requirements of any applicable government in any manner that diverts either the material or the finished product to the direct or indirect benefit of the government.

8. Limited Warranty. Company warrants the Equipment manufactured by Company for a period of the lesser of 12 months from initial start-up or 18 months from date of shipment, whichever is less, against failure due to defects in material and manufacture and that it has the capacities and ratings set forth in Company's catalogs and bulletins ("Warranty"). **Equipment manufactured by Company that includes required start-up and sold in North America will not be warranted by Company unless Company performs the Equipment startup**. Exclusions from this Warranty include damage or failure arising from: wear and tear; corrosion, erosion, deterioration; modifications made by others to the Equipment; repairs or alterations by a party other than Company that adversely affects the stability or reliability of the Equipment; vandalism; neglect; accident; adverse weather or environmental conditions; abuse or improper use; improper installation; commissioning by a party other than Company; unusual physical or electrical or mechanical stress; operation with any accessory, equipment or part not specifically approved by Company; refrigerant not supplied by Company; and/or lack of proper maintenance as recommended by Company. Company shall not be obligated to pay for the cost of lost refrigerant or lost product. Company's obligations and liabilities under this Warranty are limited to furnishing replacement equipment or parts, at its option, FCA (Incoterms 2000) factory or warehouse (f.o.b. factory or warehouse for US domestic purposes) at Company-designated shipping point, freight-allowed to Company's warranty agent's stock location, for all non-conforming Company-manufactured Equipment (which have been returned by Customer to Company). Returns must have prior written approval by Company and are subject to restocking charge where applicable. Equipment, material, and/or parts that are not manufactured by Company ("Third-Party Product(s)") are not warranted by Company and have such warranties as may be extended by the respective manufacturer. **CUSTOMER UNDERSTANDS THAT COMPANY IS NOT THE MANUFACTURER OF ANY THIRD-PARTY PRODUCT(S) AND ANY WARRANTIES, CLAIMS, STATEMENTS, REPRESENTATIONS, OR SPECIFICATIONS ARE THOSE OF THE THIRD-PARTY MANUFACTURER, NOT COMPANY AND CUSTOMER IS NOT RELYING ON ANY WARRANTIES, CLAIMS, STATEMENTS, REPRESENTATIONS, OR SPECIFICATIONS REGARDING THE THIRD-PARTY PRODUCT THAT MAY BE PROVIDED BY COMPANY OR ITS AFFILIATES, WHETHER ORAL OR WRITTEN. COMPANY MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND, INCLUDING WARRANTY OF MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE. ADDITIONALLY, COMPANY MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND REGARDING PREVENTING., ELIMINATING, REDUCING OR INHIBITING ANY MOLD, FUNGUS, BACTERIA, VIRUS, MICROBIAL GROWTH, OR ANY OTHER CONTAMINANTS (INCLUDING COVID-19 OR ANY SIMILAR VIRUS) (COLLECTIVELY, "CONTAMINANTS"), WHETHER INVOLVING OR IN CONNECTION WITH EQUIPMENT, ANY COMPONENT THEREOF, SERVICES OR OTHERWISE. IN NO EVENT SHALL COMPANY HAVE ANY LIABILITY FOR THE PREVENTION, ELIMINATION, REDUCTION OR INHIBITION OF THE GROWTH OR SPREAD OF SUCH CONTAMINANTS INVOLVING OR IN CONNECTION WITH ANY EQUIPMENT, THIRD-PARTY PRODUCT, OR ANY COMPONENT THEREOF, SERVICES OR OTHERWISE AND CUSTOMER HEREBY SPECIFICALLY ACKNOWLEDGES AND AGREES THERETO.** No warranty liability whatsoever shall attach to Company until Customer's complete order has been paid for in full and Company's liability under this Warranty shall be limited to the purchase price of the Equipment shown to be defective. Additional warranty protection is available on an extra-cost basis and must be in writing and agreed to by an authorized signatory of the Company. **EXCEPT FOR COMPANY'S WARRANTY EXPRESSLY SET FORTH HEREIN, COMPANY DOES NOT MAKE, AND HEREBY EXPRESSLY DISCLAIMS, ANY WARRANTIES, EXPRESS OR IMPLIED CONCERNING ITS PRODUCTS, EQUIPMENT OR SERVICES, INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF DESIGN, MERCHANTABILITY OR OF FITNESS FOR A PARTICULAR PURPOSE, OR OTHERS THAT ARE ALLEGED TO ARISE FROM COURSE OF DEALING OR TRADE.**

9. Indemnity. To the fullest extent permitted by law, Company and Customer shall indemnify, defend and hold harmless each other from any and all claims, actions, costs, expenses, damages and liabilities, including reasonable attorneys' fees, resulting from death or bodily injury or damage to real or personal property, to the extent caused by the negligence or misconduct of their respective employees or other authorized agents in connection with their activities within the scope of this Agreement. Neither party shall indemnify the other against claims, damages, expenses, or liabilities to the extent attributable to the acts or omissions of the other party. If the parties are both

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at fault, the obligation to indemnify shall be proportional to their relative fault. The duty to indemnify will continue in full force and effect, notwithstanding the expiration or early termination hereof, with respect to any claims based on facts or conditions that occurred prior to expiration or termination.

10. Insurance. Upon request, Company will furnish evidence of its standard insurance coverage. If Customer has requested to be named as an additional insured under Company's insurance policy, Company will do so but only subject to Company's manuscript additional insured endorsement under its primary Commercial General Liability policies. In no event does Company waive any rights of subrogation.

11. Customer Breach. Each of the following events or conditions shall constitute a breach by Customer and shall give Company the right, without an election of remedies, to terminate this Agreement, require payment prior to shipping, or suspend performance by delivery of written notice: (1) Any failure by Customer to pay amounts when due; (2) any general assignment by Customer for the benefit of its creditors, or if Customer becomes bankrupt or insolvent or takes the benefit of any statute for bankrupt or insolvent debtors, or makes or proposes to make any proposal or arrangement with creditors, or if any steps are taken for the winding up or other termination of Customer or the liquidation of its assets, or if a trustee, receiver, or similar person is appointed over any of the assets or interests of Customer; (3) Any representation or warranty furnished by Customer in connection with this Agreement is false or misleading in any material respect when made; or (4) Any failure by Customer to perform or comply with any material provision of this Agreement. Customer shall be liable to the Company for all Equipment furnished and all damages sustained by Company (including lost profit and overhead).

12. Limitation of Liability. NOTWITHSTANDING ANYTHING TO THE CONTRARY, IN NO EVENT SHALL COMPANY BE LIABLE FOR ANY SPECIAL, INCIDENTAL, LIQUIDATED, INDIRECT CONSEQUENTIAL, PUNITIVE, EXEMPLARY DAMAGES (INCLUDING WITHOUT LIMITATION REFRIGERANT LOSS, BUSINESS INTERRUPTION, LOST DATA, LOST REVENUE, LOST PROFITS), OR CONTAMINANTS LIABILITIES, EVEN IF A PARTY HAS BEEN ADVISED OF SUCH POSSIBLE DAMAGES OR IF SAME WERE REASONABLY FORESEEABLE AND REGARDLESS OF WHETHER THE CAUSE OF ACTION IS FRAMED IN CONTRACT, NEGLIGENCE, ANY OTHER TORT, WARRANTY, STRICT LIABILITY, OR PRODUCT LIABILITY. In no event will Company's liability in connection with the provision of products or services or otherwise under this Agreement exceed the entire amount paid to Company by Customer under this Agreement.

13. CONTAMINANTS LIABILITY

The transmission of COVID-19 may occur in a variety of ways and circumstances, many of the aspects of which are currently not known. HVAC systems, products, services, and other offerings have not been tested for their effectiveness in reducing the spread of COVID-19, including through the air in closed environments**. IN NO EVENT WILL COMPANY BE LIABLE UNDER THIS AGREEMENT OR OTHERWISE FOR ANY INDEMNIFICATION, ACTION, OR CLAIM, WHETHER BASED ON WARRANTY, CONTRACT, TORT OR OTHERWISE, FOR ANY BODILY INJURY (INCLUDING DEATH), DAMAGE TO PROPERTY, OR ANY OTHER LIABILITIES, DAMAGES OR COSTS RELATED TO CONTAMINANTS (INCLUDING THE SPREAD, TRANSMISSION, MITIGATION, ELIMINATION, OR CONTAMINATION THEREOF) (COLLECTIVELY, "CONTAMINANTS LIABILITIES") AND CUSTOMER HEREBY EXPRESSLY RELEASES COMPANY FROM ANY SUCH CONTAMINANTS LIABILITIES.**

14. Nuclear Liability. In the event that the Equipment sold hereunder is to be used in a nuclear facility, Customer will, prior to such use, arrange for insurance or governmental indemnity protecting Company against all liability and hereby releases and agrees to indemnify Company and its suppliers for any nuclear damage, including loss of use, in any manner arising out of a nuclear incident, whether alleged to be due, in whole or in part to the negligence or otherwise of Company or its suppliers.

15. Intellectual Property; Patent Indemnity. Company retains all ownership, license and other rights to all patents, trademarks, copyrights, trade secrets, and other intellectual property rights related to the Equipment, and, except for the right to use the Equipment sold, Customer obtains no rights to use any such intellectual property. Company agrees to defend any suit or proceeding brought against Customer so far as such suit or proceeding is solely based upon a claim that the use of the Equipment provided by Company constitutes infringement of any patent of the United States of America, provided Company is promptly notified in writing and given authority, information and assistance for defense of same. Company will, at its option, procure for Customer the right to continue to use said Equipment, or modify it so that it becomes non-infringing, or replace same with non-infringing Equipment, or to remove said Equipment and to refund the purchase price. The foregoing will not be construed to include any Agreement by Company to accept any liability whatsoever in respect to patents for inventions including more than the Equipment furnished hereunder, or in respect of patents for methods and processes to be carried out with the aid of said Equipment. The provision of Equipment by Company does not convey any license, by implication, estoppel, or otherwise, under patent claims covering combinations of said Equipment with other devices or elements. The foregoing states the entire liability of Company with regard to patent infringement. Notwithstanding the provisions of this paragraph, Customer will hold Company harmless against any expense or loss resulting from infringement of patents or trademarks arising from compliance with Customer's designs or specifications or instructions.

16. Cancellation. Equipment is specially manufactured in response to orders. An order placed with and accepted by Company cannot be delayed, canceled, suspended, or extended except with Company's written consent and upon written terms accepted by Company that will reimburse Company for and indemnify Company against loss and provide Company with a reasonable profit for its materials, time, labor, services, use of facilities and otherwise. Customer will be obligated to accept any Equipment shipped, tendered for delivery or delivered by Company pursuant to the order prior to any agreed delay, cancellation, suspension or extension of the order. Any attempt by Customer to unilaterally revoke, delay or suspend acceptance for any reason whatever after it has agreed to delivery of or accepted any shipment shall constitute a breach of this Agreement. For purposes of this paragraph, acceptance occurs by any waiver of inspection, use or possession of Equipment, payment of the invoice, or any indication of exclusive control exercised by Customer.

17. Invoicing and Payment. Unless otherwise agreed to in writing by Company, equipment shall be invoiced to Customer upon tender of delivery thereof to the carrier. Customer shall pay Company's invoices within net 30 days of shipment date. Company reserves the right to add to any account outstanding for more than 30 days a service charge equal to the lesser of the maximum allowable legal interest rate or 1.5% of the principal amount due at the end of each month. Customer shall pay all costs (including attorneys' fees) incurred by Company in attempting to collect amounts due and otherwise enforcing these terms and conditions. If requested, Company will provide appropriate lien waivers upon receipt of payment. Company may at any time decline to ship, make delivery, or perform work except upon receipt of cash payment, letter of credit, or security, or upon other terms and conditions satisfactory to Company. Customer agrees that, unless Customer makes payment in advance, Company will have a purchase money security interest in all Equipment to secure payment in full of all amounts due Company and its order for the Equipment, together with these terms and conditions, form a security agreement (as defined by the UCC in the United States and as defined in the Personal Property Security Act in Canada). Customer shall keep the Equipment free of all taxes and encumbrances, shall not remove the Equipment from its original installation point, and shall not assign or transfer any interest in the Equipment until all payments due Company have been made. The purchase money security interest granted herein attaches upon Company's acceptance of Customer's order and on receipt of the Equipment described in the accepted Proposal but prior to its installation. The parties have no agreement to postpone the time for attachment unless specifically noted in writing on the accepted order. Customer will have no rights of set off against any amounts, which become payable to Company under this Agreement or otherwise.

18. Claims. Company will consider claims for concealed shortages in shipments or rejections due to failure to conform to an order only if such claims or rejections are made in writing within 15 days of delivery and are accompanied by the packing list and, if applicable, the reasons in detail why the Equipment does not conform to Customer's order. Upon receiving authorization and shipping instructions from authorized personnel of Company, Customer may return rejected Equipment, transportation charges prepaid, for replacement. Company may charge Customer any costs resulting from the testing, handling, and disposition of any Equipment returned by Customer which are not found by Company to be nonconforming. All Equipment damaged during shipment and all claims relating thereto must be made with the freight carrier in accordance with such carrier's policies and procedures. Claims for Equipment damaged during shipment are not covered under the warranty provision stated herein.

19. Export Laws. The obligation of Company to supply Equipment under this Agreement is subject to the ability of Company to supply such items consistent with applicable laws and regulations of the United States and other governments. Company reserves the right to refuse to enter into or perform any order, and to cancel any order, under this Agreement if Company in its sole discretion determines that performance of the transaction to which such order relates would violate any such applicable law or regulation. Customer will pay all handling and other similar costs from Company's factories including the costs of freight, insurance, export clearances, import duties and taxes. Customer will be "exporter of record" with respect to any export from the United States of America and will perform all compliance and logistics functions in connection therewith and will also comply with all applicable laws, rules, and regulations. Customer understands that Company and/or the Equipment are subject to laws and regulations of the United States of America which may require licensing or authorization for and/or prohibit export, re-export or diversion of Company's Equipment to certain countries, and agrees it will not knowingly assist or participate in any such diversion or other violation of applicable United States of America laws and regulations. Customer agrees to hold harmless and indemnify Company for any damages resulting to Customer or Company from a breach of this paragraph by Customer. Furthermore, the Customer acknowledges that the Company's Equipment are subject to export control and sanction laws and regulations, including but not limited to the U.S. Export Administration Regulations (EAR) (15 CFR 730-774) and the Foreign Asset Control Regulations (31 CFR 500) ("laws and regulations"). The Customer agrees to comply with all such laws and regulations. The Customer will not use or divert the Equipment for any prohibited end-uses, such as the proliferation of weapons of mass destruction. The Customer also agrees not to re-export or transfer the Equipment in violation of export control laws.

20. General. Except as provided below, to the maximum extent provided by law, this Agreement is made and shall be interpreted and enforced in accordance with the laws of the state of New York for Equipment shipped to a U.S. location and the laws of the province to which Equipment is shipped within Canada, without regard to its conflict of law principles that might otherwise call for the application of a different state's or province's law, and not including the United Nations Convention on Contracts for the International Sale of Goods. To the extent the Equipment is being used at a site owned and/or operated by any agency of the Federal Government, determination of any substantive issue of law shall be according to the Federal common law of Government contracts as enunciated and applied by Federal judicial bodies and boards of contract appeals of the Federal Government. This Agreement contains all of the agreements, representations and understandings of the parties and supersedes all

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previous understandings, commitments, or agreements, oral or written, related to the subject matter hereof. This Agreement may not be amended, modified, or terminated except by a writing signed by the parties hereto. No documents shall be incorporated herein by reference except to the extent Company is a signatory thereon. If any term or condition of this Agreement is invalid, illegal or incapable of being enforced by any rule of law, all other terms and conditions of this Agreement will nevertheless remain in full force and effect as long as the economic or legal substance of the transaction contemplated hereby is not affected in a manner adverse to any party hereto. Customer may not assign, transfer, or convey this Agreement, or any part hereof, or its right, title, or interest herein, without the written consent of the Company. Subject to the foregoing, this Agreement shall be binding upon and inure to the benefit of Customer's permitted successors and assigns. This Agreement may be executed in several counterparts, each of which when executed shall be deemed to be an original, but all together shall constitute but one and the same Agreement. A fully executed facsimile copy hereof or the several counterparts shall suffice as an original.

21. Federal Requirements. The Parties shall comply with all United States federal labor law obligations under 29 CFR part 471, appendix A to subpart A. THE FOLLOWING PROVISIONS ARE INCORPORATED HEREIN BY REFERENCE: Executive Order 11701 and 41 CFR §§ 60-250.5(a), 60-300.5; Executive Order 11758 and 41 CFR § 60-741.5(a); U.S. immigration laws, including the L-1 Visa Reform Act of 2004 and the H-1B Visa Reform Act of 2004; and Executive Order 13496. The Parties shall abide by the requirements of 41 CFR 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to protected veteran status or disability. The Parties certify that they do not operate any programs promoting DEI that violate any applicable United States anti-discrimination laws and acknowledge and agree that their compliance with all applicable federal anti-discrimination laws is material to the federal government's payment decisions. The Parties acknowledge and agree that their employment, procurement, and contracting practices shall not consider race, color, sex, sexual preference, religion, or national origin in ways that violate United States federal civil rights laws.

22. U.S. Government Work.

The following provision applies only to direct sales by Company to the US Government. The Parties acknowledge that Equipment ordered and delivered under this Agreement are Commercial Items as defined under Part 12 of the Federal Acquisition Regulation (FAR). In particular, Company agrees to be bound only by those Federal contracting clauses that apply to "commercial" suppliers and that are contained in FAR 52.212-5(e)(1).

The following provision applies only to indirect sales by Company to the US Government. As a Commercial Item Subcontractor, Company accepts only the following mandatory flow-down provisions: 52.219-8; 52.222-26; 52.222-35; 52.222-36; 52.222-39; 52.247-64. If the sale of the Equipment is in connection with a U.S. Government contract, Customer certifies that it has provided and will provide current, accurate, and complete information, representations and certifications to all government officials, including but not limited to the contracting officer and officials of the Small Business Administration, on all matters related to the prime contract, including but not limited to all aspects of its ownership, eligibility, and performance. Anything herein notwithstanding, Company will have no obligations to Customer unless and until Customer provides Company with a true, correct, and complete executed copy of the prime contract. Upon request, Customer will provide copies to Company of all requested written communications with any government official related to the prime contract prior to or concurrent with the execution thereof, including but not limited to any communications related to Customer's ownership, eligibility, or performance of the prime contract. Customer will obtain written authorization and approval from Company prior to providing any government official any information about Company's performance of the work that is the subject of the Proposal or this Agreement, other than the Proposal or this Agreement.

23. Limited Waiver of Sovereign Immunity. If Customer is an Indian tribe (in the U.S.) or a First Nation or Band Council (in Canada), Customer, whether acting in its capacity as a government, governmental entity, a duly organized corporate entity or otherwise, for itself and for its agents, successors, and assigns: (1) hereby provides this limited waiver of its sovereign immunity as to any damages, claims, lawsuit, or cause of action (herein "Action") brought against Customer by Company and arising or alleged to arise out of the furnishing by Company of any product or service under this Agreement, whether such Action is based in contract, tort, strict liability, civil liability or any other legal theory; (2) agrees that jurisdiction and venue for any such Action shall be proper and valid (a) if Customer is in the U.S., in any state or United States court located in the state in which Company is performing this Agreement or (b) if Customer is in Canada, in the superior court of the province or territory in which the work was performed; (3) expressly consents to such Action, and waives any objection to jurisdiction or venue; (4) waives any requirement of exhaustion of tribal court or administrative remedies for any Action arising out of or related to this Agreement; and (5) expressly acknowledges and agrees that Company is not subject to the jurisdiction of Customer's tribal court or any similar tribal forum, that Customer will not bring any action against Company in tribal court, and that Customer will not avail itself of any ruling or direction of the tribal court permitting or directing it to suspend its payment or other obligations under this Agreement. The individual signing on behalf of Customer warrants and represents that such individual is duly authorized to provide this waiver and enter into this Agreement and that this Agreement constitutes the valid and legally binding obligation of Customer, enforceable in accordance with its terms.

1-26.130-4 (0326)
Supersedes 1-26.130-4(0225)

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SECURITY ADDENDUM

This Addendum shall be applicable to the sale, installation and use of Trane equipment and the sale and provision of Trane services. "Trane" shall mean Trane U.S. Inc. for sales and services in the United States, or Trane Canada ULC for sales and services in Canada.

1. **Definitions.** All terms used in this Addendum shall have the meaning specified in the Agreement unless otherwise defined herein. For the purposes of this Addendum, the following terms are defined as follows:
"Customer Data" means Customer account information as related to the Services only and does not include HVAC Machine Data or personal data. Trane does not require, nor shall Customer provide personal data to Trane under the Agreement. Such data is not required for Trane to provide its Equipment and/or Services to the Customer.
"Equipment" shall have the meaning set forth in the Agreement.
"HVAC Machine Data" means data generated and collected from the product or furnished service without manual entry. HVAC Machine Data is data relating to the physical measurements and operating conditions of a HVAC system, such as but not limited to, temperatures, humidity, pressure, HVAC equipment status. HVAC Machine Data does not include Personal Data and, for the purposes of this agreement, the names of users of Trane's controls products or hosted applications shall not be Personal Data, if any such user chooses to use his/her name(s) in the created accounts within the controls product (e.g., firstname.lastname@address.com). HVAC Machine Data may be used by Trane: (a) to provide better support services and/or products to users of its products and services; (b) to assess compliance with Trane terms and conditions; (c) for statistical or other analysis of the collective characteristics and behaviors of product and services users; (d) to backup user and other data or information and/or provide remote support and/or restoration; (e) to provide or undertake: engineering analysis; failure analysis; warranty analysis; energy analysis; predictive analysis; service analysis; product usage analysis; and/or other desirable analysis, including, but not limited to, histories or trends of any of the foregoing; and (f) to otherwise understand and respond to the needs of users of the product or furnished service. "Personal Data" means data and/or information that is owned or controlled by Customer, and that names or identifies, or is about a natural person, such as: (i) data that is explicitly defined as a regulated category of data under any data privacy laws applicable to Customer; (ii) non-public personal information ("NPI") or personal information ("PI"), such as national identification number, passport number, social security number, social insurance number, or driver's license number; (iii) health or medical information, such as insurance information, medical prognosis, diagnosis information, or genetic information; (iv) financial information, such as a policy number, credit card number, and/or bank account number; (v) personally identifying technical information (whether transmitted or stored in cookies, devices, or otherwise), such as IP address, MAC address, device identifier, International Mobile Equipment Identifier ("IMEI"), or advertising identifier; (vi) biometric information; and/or (vii) sensitive personal data, such as, race, religion, marital status, disability, gender, sexual orientation, geolocation, or mother's maiden name.
"Security Incident" shall refer to (i) a compromise of any network, system, application or data in which Customer Data has been accessed or acquired by an unauthorized third party; (ii) any situation where Trane reasonably suspects that such compromise may have occurred; or (iii) any actual or reasonably suspected unauthorized or illegal Processing, loss, use, disclosure or acquisition of or access to any Customer Data.
"Services" shall have the meaning set forth in the Agreement.

2. HVAC Machine Data; Access to Customer Extranet and Third-Party Systems. If Customer grants Trane access to HVAC Machine Data via web portals or other non-public websites or extranet services on Customer's or a third party's website or system (each, an "Extranet"), Trane will comply with the following:
    a. Accounts. Trane will ensure that Trane's personnel use only the Extranet account(s) designated by Customer and will require Trane personnel to keep their access credentials confidential.
    b. Systems. Trane will access the Extranet only through computing or processing systems or applications running operating systems managed by Trane that include: (i) system network firewalls; (ii) centralized patch management; (iii) operating system appropriate anti-malware software; and (iv) for portable devices, full disk encryption.
    c. Restrictions. Unless otherwise approved by Customer in writing, Trane will not download, mirror, or permanently store any HVAC Machine Data from any Extranet on any medium, including any machines, devices, or servers.
    d. Account Termination. Trane will terminate the account of each of Trane's personnel in accordance with Trane's standard practices after any specific Trane personnel who has been authorized to access any Extranet (1) no longer needs access to HVAC Machine Data or (2) no longer qualifies as Trane personnel (e.g., the individual leaves Trane's employment).
    e. Third-Party Systems. Trane will provide Customer prior notice before it uses any third-party system that stores or may otherwise have access to HVAC Machine Data, unless (1) the data is encrypted and (2) the third-party system will not have access to the decryption key or unencrypted "plain text" versions of the HVAC Machine Data.

3. Customer Data; Confidentiality. Trane shall keep confidential, and shall not access or use any Customer Data and information that is marked confidential or by its nature is considered confidential ("Customer Confidential Information") other than for the purpose of providing the Equipment and Services, and will disclose Customer Confidential Information only: (i) to Trane's employees and agents who have a need to know to perform the Services, (ii) as expressly permitted or instructed by Customer, or (iii) to the minimum extent required to comply with applicable law, provided that Trane (1) provides Customer with prompt written notice prior to any such disclosure, and (2) reasonably cooperate with Customer to limit or prevent such disclosure.

4. Customer Data; Compliance with Laws. Trane agrees to comply with laws, regulations governmental requirements and industry standards and practices relating to Trane's processing of Customer Confidential Information (collectively, "***Laws***").

5. Customer Data; Information Security Management. Trane agrees to establish and maintain an information security and privacy program, consistent with applicable HVAC equipment industry practices that complies with this Addendum and applicable Laws ("***Information Security Program***"). The Information Security Program shall include appropriate physical, technical and administrative safeguards, including any safeguards and controls agreed by the Parties in writing, sufficient to protect Customer systems, and Customer's Confidential Information from unauthorized access, destruction, use, modification, or disclosure. The Information Security Program shall include appropriate, ongoing training and awareness programs designed to ensure that Trane's employees and agents, and others acting on Trane's, behalf are aware of and comply with the Information Security Program's policies, procedures, and protocols.

6. Monitoring. Trane shall monitor and, at regular intervals consistent with HVAC equipment industry practices, test and evaluate the effectiveness of its Information Security Program. Trane shall evaluate and promptly adjust its Information Security Program in light of the results of the testing and monitoring, any material changes to its operations or business arrangements, or any other facts or circumstances that Trane knows or reasonably should know may have a material impact on the security of Customer Confidential Information, Customer systems and Customer property.

7. Audits. Customer acknowledges and agrees that the Trane SOC2 audit report will be used to satisfy any and all audit/inspection requests/requirements by or on behalf of Customer. Trane will make its SOC2 audit report available to Customer upon request and with a signed nondisclosure agreement.

8. Information Security Contact. Trane's information security contact is Local Sales Office.

9. Security Incident Management. Trane shall notify Customer after the confirmation of a Security Incident that affects Customer Confidential Information, Customer systems, and Customer property. The written notice shall summarize the nature and scope of the Security Incident and the corrective action already taken or planned.

10. Threat and Vulnerability Management. Trane regularly performs vulnerability scans and addresses detected vulnerabilities on a risk basis. Periodically, Trane engages third parties to perform network vulnerability assessments and penetration testing. Vulnerabilities will be reported in accordance with Trane's cybersecurity vulnerability reported process. Trane periodically provides security updates and software upgrades.

11. Security Training and Awareness. New employees are required to complete security training as part of the new hire process and receive annual and targeted training (as needed and appropriate to their role) thereafter to help maintain compliance with Security Policies, as well as other corporate policies, such as the Trane Code of Conduct. This includes requiring Trane employees to annually re-acknowledge the Code of Conduct and other Trane policies as appropriate. Trane conducts periodic security awareness campaigns to educate personnel about their responsibilities and provide guidance to create and maintain a secure workplace.

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12. Secure Disposal Policies. Trane will maintain policies, processes, and procedures regarding the disposal of tangible and intangible property containing Customer Confidential Information so that wherever possible, Customer Confidential Information cannot be practicably read or reconstructed.

13. Logical Access Controls. Trane employs internal monitoring and logging technology to help detect and prevent unauthorized access attempts to Trane's corporate networks and production systems. Trane's monitoring includes a review of changes affecting systems' handling authentication, authorization, and auditing, and privileged access to Trane production systems. Trane uses the principle of "least privilege" (meaning access denied unless specifically granted) for access to customer data.

14. Contingency Planning/Disaster Recovery. Trane will implement policies and procedures required to respond to an emergency or other occurrence (i.e., fire, vandalism, system failure, natural disaster) that could damage Customer Data or any system that contains Customer Data. Procedures include the following:
    (i) Data backups; and
    (ii) Formal disaster recovery plan. Such disaster recovery plan is tested at least annually.

15. Return of Customer Data. If Trane is responsible for storing or receiving Customer Data, Trane shall, at Customer's sole discretion, deliver Customer Data to Customer in its preferred format within a commercially reasonable period of time following the expiration or earlier termination of the Agreement or, such earlier time as Customer requests, securely destroy or render unreadable or undecipherable each and every original and copy in every media of all Customer's Data in Trane's possession, custody or control no later than [90 days] after receipt of Customer's written instructions directing Trane to delete the Customer Data.

16. Background Checks Trane shall take reasonable steps to ensure the reliability of its employees or other personnel having access to the Customer Data, including the conducting of appropriate background and/or verification checks in accordance with Trane policies.

17. DISCLAIMER OF WARRANTIES. EXCEPT FOR ANY APPLICABLE WARRANTIES IN THE AGREEMENT, THE SERVICES ARE PROVIDED "AS IS", WITH ALL FAULTS, AND THE ENTIRE RISK AS TO SATISFACTORY QUALITY, PERFORMANCE, ACCURACY AND EFFORT AS TO SUCH SERVICES SHALL BE WITH CUSTOMER. TRANE DISCLAIMS ANY AND ALL OTHER EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES WITH RESPECT TO THE SERVICES AND THE SERVICES PROVIDED HEREUNDER, INCLUDING ANY EXPRESS OR IMPLIED WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR THAT THE SERVICES WILL OPERATE ERROR-FREE OR UNINTERRUPTED OR RETURN/RESPONSE TO INQUIRIES WITHIN ANY SPECIFIC PERIOD OF TIME.

March 2026
Supersedes November 2023v2

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Trane Turnkey Proposal
Cocoa City Hall ERU-1



Turnkey Proposal For:
Jose Socias
Facilities & Capital Projects Manager
City of Cocoa

Local Trane Office:
Trane U.S. Inc.
2301 Lucien Way, Suite 430
Maitland, FL 32751

Local Trane Representative:
Dean Drafts
Account Manager
E-mail: dean.drafts@trane.com
Cell: (407) 702-9704

Proposal ID: 3199789

COOP Quote Number: H3-129406-26-001

COOP or Federal Contract ID: OMNIA Racine #3341

Date: June 12, 2026

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Trane Turnkey Proposal

Executive Summary

Trane is pleased to present a solution to help the City of Cocoa reach its performance goals and objectives. This proposed project will enhance your operation by helping you to optimize your resources, improve the comfort in your facility, and reduce energy costs.

We appreciate the effort from the City of Cocoa to assist in the HVAC system analysis and business discussions. Because of your efforts, we were able to develop a proposal that offers Turnkey retrofit service solutions to your specific concerns, based on Trane system knowledge and application expertise.

As your partner, Trane is committed to providing Turnkey retrofit services to help achieve a comfortable building environment for the people who occupy the building. For the people who own, manage and maintain the building, Trane is committed to providing reliable HVAC systems and products that improve performance.

Some key features and benefits Cocoa City Hall should expect from this project are highlighted below.

- **Trane Safety Plans in Place**
- **Trane Installation Team Oversight**
- **Turnkey Project**

Trane appreciates the opportunity to earn your business. Your investment in the proposed project will provide Cocoa City Hall with the capability to significantly reduce operating costs and improve comfort conditions in your facility.

We look forward to partnering with the City of Cocoa for your Turnkey retrofits service needs. I will be contacting you soon to discuss the proposal and to schedule the next steps

WE VALUE THE CONFIDENCE YOU HAVE PLACED IN TRANE AND LOOK FORWARD TO PARTNERING WITH YOU.

Dean Drafts

Dean Drafts
Account Manager, Trane U.S. Inc.

CC: Nathan Bloom – Controls Account Manager

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Prepared For:
Jose Socias

Date:
June 12, 2026

Job Name:
Cocoa City Hall ERU-1

Proposal ID:
3199789

Delivery Terms:
Freight Allowed and Prepaid – F.O.B. Factory

Payment Terms:
Net 30

State Contractor License Number:
CMC1249843 & CGC1522217

Proposal Expiration Date:
30 Days

Scope of Work

"Scope of Work" and notations within are based on the following negotiated scope of work with Jose Socias and based on the site survey performed on 02/25/2026.

Turnkey Installation of HVAC Equipment

- Provide storage and delivery of new ERU and curb adapter to jobsite.
- Shutoff power to ERU at main panel and install lockout tagout.
- Disconnect existing power wiring to ERU.
- Disconnect and remove curb tie downs and ductwork as needed.
- Provide mobile crane to rig and hoist existing ERU off roof.
- Prep existing roof curb with spray adhesive and new foam gasket tape.
- Modify existing ductwork as necessary for connection to ERU.
- Rig and hoist new ERU onto roof curb.
- Run high voltage wiring through base of new ERU.
- Fasten new ERU to roof curb.
- Land high voltage wiring on new lug connections of ERU (extend high voltage wiring as necessary).
- Provide and install a new 25A breaker in main panel to replace the existing 30A breaker.
- Provide and install Modbus® / BACnet® IP communication interface of the integral RTU microprocessor controls.
- Provide new ERU integration into new Trane SC+ BAS.
- Remove lockout tagout and turn power on to new ERU.
- Load old ERU onto flatbed trailer and properly dispose offsite.
- Provide clean up and debris removal from site.
- Provide air test and balance on new ERU system.
- Provide 1-year workmanship warranty.
- All labor is based on weekend overtime hours (8AM - 5PM, Sat & Sun).

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Proposal Notes / Clarifications

- Work to be performed during weekend overtime hours (8AM - 5PM, Sat & Sun).
- Proposal does not include "Premium Time" or Price Contingency therefor.
- Equipment Order Release and Services rendered are dependent on receipt of PO/Subcontract and credit approval.
- Trane will not perform any work if working conditions could endanger or put at risk the safety of our employees or subcontractors.
- Asbestos or hazardous material abatement removal shall be performed by customer.
- Repair / recalibration of the existing building controls are not included.
- All new wiring circuits at or above 110/120 volts is not included.
- Fire alarm work or life safety systems are not included.
- Engineering or bonding is not included.
- Concrete pads or sidewalk repairs are not included.
- Painting or patching of any kind not listed is not included.
- New main power is not included.
- New field-installed electrical disconnects are not included as the new units include factory installed non-fused disconnect switches.
- No MOT plan or barricade rentals are included.
- New ERU or BAS upgrade not included within this proposal scope and will be provided separately.
- Any bond costs are not included.
- Any and all work not specified is not included and is to be considered extra.

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Pricing and Acceptance

Jose Socias
City of Cocoa
65 Stone St
Cocoa, FL 32922

Price

Total Net Price *(excluding sales tax)* …….. $ 86,876.00 *

* Above pricing in accordance with OMNIA Racine #3341 Federal Piggyback Contract

Trane shall have the right, at its discretion, to pass along any related increases should (1) its costs related to the manufacture, supply, and shipping for any product or service materially increase. This includes, but is not limited to, cost increases in raw materials, supplier components, labor, utilities, freight, logistics, wages and benefits, regulatory compliance, or any other event beyond Company's control and/or (2) any tariffs, taxes, levies or fees affecting, placed on or related to any product or service materially increases.

Anticipation Discount

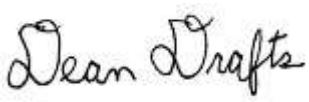
Trane is pleased to offer an opportunity to maximize the value of your purchase by offering you savings with the Trane Anticipation Discount Program (ADP) that is flexible and designed for all Trane customers. The discount depends on the percentage of quoted price that is pre-paid, estimated payment date, estimated monthly schedule of values, and the current annualized discount rate.

Your Trane representative can provide a formal ADP quotation to lock in your savings.

Financial items not included

- Bid Bond
- Payment and Performance Bond
- Guarantee of any energy, operational, or other savings

Respectfully submitted,



Dean Drafts
Account Manager
Trane U.S. Inc.
E-mail: dean.drafts@trane.com
Cell Phone: (407) 702-9704

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ACCEPTANCE

This proposal is subject to Customer's acceptance of the attached Trane Terms and Conditions (Commercial Turnkey Installation).

We value the confidence you have placed in Trane and look forward to working with you.

Retention withheld 5% on installation, 0% on Equipment; rate reduced per the contract documents and released no later than the date of Trane substantial completion.

Submitted By: Dean Drafts	Cell: (407) 702-9704 Office: (407) 660-1111 Proposal Date: June 12, 2026
CUSTOMER ACCEPTANCE City of Cocoa	**TRANE ACCEPTANCE** Trane U.S. Inc.
Authorized Representative	Authorized Representative
Printed Name	Printed Name
Title	Title
Purchase Order Acceptance Date:	Signature Date License Number: CMC1249843 & CGC1522217

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TERMS AND CONDITIONS – COMMERCIAL TURNKEY INSTALLATION – Trane Equipment and Related Work
"Trane" or "Company" shall mean Trane U.S. Inc. for Work performed in the United States or Trane Canada ULC for Work performed in Canada.

1. Acceptance; Agreement. These terms and conditions are an integral part of Company's offer and form the basis of any agreement (the "Agreement") resulting from Company's proposal (the "Proposal") for the commercial goods and/or services described (the "Work"). **COMPANY'S TERMS AND CONDITIONS AND EQUIPMENT PRICES ARE SUBJECT TO PERIODIC CHANGE OR AMENDMENT.** The Proposal is subject to acceptance in writing by the party to whom this offer is made or an authorized agent ("Customer") delivered to Company within 30 days from the date of the Proposal. Prices in the Proposal are subject to change at any time upon notice to Customer. If Customer accepts the Proposal by placing an order, without the addition of any other terms and conditions of sale or any other modification, Customer's order shall be deemed acceptance of the Proposal subject to Company's terms and conditions, and the final Proposal price ("Proposal Price"). If Customer's order is expressly conditioned upon Company's acceptance or assent to terms and/or conditions other than those expressed herein, return of such order by Company with Company's terms and conditions attached or referenced serves as Company's notice of objection to Customer's terms and as Company's counteroffer to provide Work in accordance with the Proposal and the Company terms and conditions. If Customer does not reject or object in writing to Company within 10 days, Company's counteroffer will be deemed accepted. Notwithstanding anything to the contrary herein, Customer's acceptance of the Work by Company will in any event constitute an acceptance by Customer of Company's terms and conditions. This Agreement is subject to credit approval by Company. Upon disapproval of credit, Company may delay or suspend performance or, at its option, renegotiate prices and/or terms and conditions with Customer. If Company and Customer are unable to agree on such revisions, this Agreement shall be cancelled without any liability, other than Customer's obligation to pay for Work rendered by Company to the date of cancellation.

2. Connected Services. In addition to these terms and conditions, the Connected Services Terms of Service ("Connected Services Terms"), available at https://www.trane.com/TraneConnectedServicesTerms, as updated from time to time, are incorporated herein by reference and shall apply to the extent that Company provides Customer with Connected Services, as defined in the Connected Services Terms.

3. Title and Risk of Loss. All Equipment sales with destinations to Canada or the U.S. shall be made as follows: FOB Company's U.S. manufacturing facility or warehouse (full freight allowed). Title and risk of loss or damage to Equipment will pass to Customer upon tender of delivery of such to carrier at Company's U.S. manufacturing facility or warehouse.

4. Pricing and Taxes.

a. Unless otherwise noted, the price in the Proposal includes standard ground transportation and, if required by law, all sales, consumer, use and similar taxes legally enacted as of the date hereof for equipment and material installed by Company. Tax exemption is contingent upon Customer furnishing appropriate certificates evidencing Customer's tax-exempt status. Company shall charge Customer additional costs for bonds agreed to be provided. Equipment sold on an uninstalled basis and any taxable labor/labour do not include sales tax and taxes will be added. Within thirty (30) days following Customer acceptance of the Proposal without addition of any other terms and conditions of sale or any modification, Customer shall provide notification of release for immediate production at Company's factory. Prices for Work are subject to change at any time prior to shipment to reflect any cost increases related to the manufacture, supply, and shipping of goods. This includes, but is not limited to, cost increases in raw materials, supplier components, labor, utilities, freight, logistics, wages and benefits, regulatory compliance, or any other event beyond Company's control. If such release is not received within 6 months after date of order receipt, Company reserves the right to cancel any order. If shipment is delayed due to Customer's actions, Company may also charge Customer storage fees. Company shall be entitled to equitable adjustments in the contract price to reflect any cost increases as set forth above and will provide notice to Customer prior to the date for which the increased price is to be in effect for the applicable customer contract. In no event will prices be decreased.

b. **Allocation to Trane of Tax Deduction under Section 179D of the Internal Revenue Code**. For calendar tax year(s) in which (a) the provisions of Section 179D of the Internal Revenue Code are in effect and (b) the qualifying property installed as a part of the Services has been placed in service pursuant to Section 179D, Customer agrees to allocate the tax deduction available under Section 179D solely to Trane pursuant to Section 179D(d)(4) and, upon a written request from Trane, shall provide the written form of allocation to the Customer that is required by the Internal Revenue Service.

5. Exclusions from Work. Company's obligation is limited to the Work as written and defined under the scope of Work and does not include any modifications to the Work site under the Americans With Disabilities Act or any other law or building code(s). In no event shall Company be required to perform work Company reasonably believes is outside of the defined Work without a written change order signed by Customer and Company in accordance with the Change of Work process defined hereunder..

6. Performance. Company shall perform the Work in accordance with industry standards generally applicable in the area under similar circumstances as of the time Company performs the Work. Company may refuse to perform any Work where working conditions could endanger property or put at risk the safety of persons. Unless otherwise agreed to by Customer and Company, at Customer's expense and before the Work begins, Customer will provide any necessary access platforms, catwalks to safely perform the Work in compliance with OSHA or state industrial safety regulations.

7. Payment. For Work requiring a longer construction schedule and progress payments, Customer shall pay Company or cause Company to be paid for the Services as follows: (a) **Initial Payment:** For Upon execution hereof, [Initial Payment]% of the Contract Price (for engineering, drafting and other mobilization costs incurred prior to on-site installation) shall be due; and (b) **Progress and Final Payments:** Company will invoice in accordance with the Proposal for all materials and equipment delivered to the job site (or, as applicable, to an off-site storage facility) and for all installation, labor and services performed during the billing period; Customer shall pay all amounts due upon receipt of the invoice and any invoice not paid within ten (10) calendar days of its date shall be past due. All amounts outstanding ten (10) calendar days beyond the due date shall bear interest payable to Trane at the maximum allowable legal rate, retroactive to the due date. Customer shall pay all costs (including attorneys' fees) incurred by Company in attempting to collect amounts due from Customer. For all other Work, Customer shall pay Company's invoices within net 30 days of invoice date. Company may invoice Customer for all equipment or material furnished, whether delivered to the installation site or to an off-site storage facility and for all Work performed on-site or off-site. No retention shall be withheld from any payments except as expressly agreed in writing by Company, in which case retention shall be reduced per the contract documents and released no later than the date of substantial completion. Under no circumstances shall any retention be withheld for the equipment portion of the order. If payment is not received as required, Company may suspend performance and the time for completion shall be extended for a reasonable period of time not less than the period of suspension. Customer shall be liable to Company for all reasonable shutdown, standby and start-up costs as a result of the suspension. Company reserves the right to add to any account outstanding for more than 30 days a service charge equal to 1.5% of the principal amount due at the end of each month. Customer shall pay all costs (including attorneys' fees) incurred by Company in attempting to collect amounts due and otherwise enforcing these terms and conditions. If requested, Company will provide appropriate lien waivers upon receipt of payment. Customer agrees that, unless Customer makes payment in advance, Company will have a purchase money security interest in all equipment from Company to secure payment in full of all amounts due Company and its order for the equipment, together with these terms and conditions, form a security agreement. Customer shall keep the equipment free of all taxes and encumbrances, shall not remove the equipment from its original installation point and shall not assign or transfer any interest in the equipment until all payments due Company have been made.

8. Time for Completion. Except to the extent otherwise expressly agreed in writing signed by an authorized representative of Company, all dates provided by Company or its representatives for commencement, progress or completion are estimates only. While Company shall use commercially reasonable efforts to meet such estimated dates, Company shall not be responsible for any damages for its failure to do so. Delivery dates are approximate and not guaranteed. Company will use commercially reasonable efforts to deliver the Equipment on or before the estimated delivery date, will notify Customer if the estimated delivery dates cannot be honored, and will deliver the Equipment and services as soon as practicable thereafter. In no event will Company be liable for any damages or expenses caused by delays in delivery.

9. Equipment Location & Access. Customer shall provide, without charge, a mutually satisfactory location or locations for the installation and operation of the equipment and the performance of the installation work, including sufficient areas for staging, mobilization, and storage. Customer shall provide access to the Premises for Trane and its contractors or subcontractors during regular business hours, or such other hours as may be requested by Trane and acceptable to Customer, to install, adjust, inspect, and correct the installation work. Trane's access to correct any emergency condition shall not be restricted by Customer. Customer grants to Company the right to remotely connect (via phone modem, internet or other agreed upon means) to Customer's building automation system (BAS) and/or HVAC equipment to view, extract, or otherwise collect and retain data from the BAS, HVAC equipment, or other building systems, and to diagnose and remotely make repairs at Customer's request.

10. Completion. When Company informs Customer that the Work has been completed, Customer shall inspect the Work in the presence of Company's representative, and Customer shall either (a) accept the Work in its entirety in writing, or (b) accept the Work in part and specifically identify, in writing, any exception items. Customer agrees to re-inspect any and all excepted items as soon as Company informs Customer that all such excepted items have been completed. The initial acceptance inspection shall take place within ten (10) days from the date when Company informs Customer that the Work has been completed. Any subsequent re-inspection of excepted items shall take place within five (5) days from the date when Company informs Customer that the excepted items have been completed. Customer's failure to cooperate and complete any of said inspections within the required time limits shall constitute complete acceptance of the Work as of ten (10) days from date when Company informs Customer that the Work, or the excepted items, if applicable, has/have been completed.

a. Substantial Completion. When Trane considers that the Services, or a portion thereof, are substantially complete, Trane will submit to Customer a proposed "punch list" listing items of the Services to be completed prior to final completion. Customer and Trane shall inspect the Work (or portion thereof) to determine if the same is substantially complete. (Substantial Completion is defined as the stage in the progress of the Services (or designated portion thereof) when the Work is sufficiently complete so that Customer can occupy or utilize the Services for its intended use.) Customer and Trane shall add to the punch list any item of work that has not been

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completed. When the Services (or designated portion thereof) are substantially complete, Customer and Trane shall execute a Certificate of Substantial Completion, setting forth the date of Substantial Completion and shall state the date by which Trane shall complete the items included on the punch list.

b. Final Completion. Upon Customer's receipt of written notice from Trane that the installation work included in the Work is ready for final inspection and acceptance, Customer and Trane shall inspect the installation services and determine whether the same has been performed in accordance with the Proposal. If Customer considers the installation work to have been performed in accordance with the Proposal, Customer shall issue a Certificate of Final Completion and Acceptance, to be executed by an authorized representative of Customer. In the event Trane presents a Certificate of Final Completion and Acceptance to Customer for execution and, within fourteen (14) calendar days from the date noted in the Certificate as the date of such presentation, Customer fails to deliver an executed original of the Certificate to Trane and does not provide to Trane written objections to issuance of the Certificate, providing specific facts as to why the Services have not been finally completed, the Date of Final Completion shall be the date noted in the Certificate as the date the Certificate was submitted to Customer.

11. Changes in Work

a. Customer, by written change order, may request that Trane perform services in addition to the Work ("Change Order"). Trane shall be obligated to perform such additional services only pursuant to a Change Order agreed to and executed by Customer and Trane. The Change Order shall reflect the parties' agreement with respect to the scope of the additional services, the amount of any adjustment in the Proposal Price, and the extent of any adjustment in the contract time.

b. If a Change Order provides for an adjustment to the Proposal Price, such adjustment shall be based on one of the following methods:

(1) A lump sum agreed to by Customer and Trane;
(2) Unit prices set forth in this Agreement or subsequently agreed to; or
(3) Cost of the work ordered plus a fee agreed to by the parties.

c. The following types of costs, which listing is not all-inclusive, shall be included in the determination of the cost of the additional work:

(1) costs of labor, including social security, old age and unemployment insurance, fringe benefits required by agreement or industry practice or custom, and workers' compensation insurance;
(2) costs of materials, supplies and equipment, including transportation thereof, whether the same is incorporated or consumed in the additional work;
(3) the costs of renting machinery and equipment, except hand tools;
(4) premium costs for all bonds and insurance, permit or other governmental approval or inspection fees, and sales, use or comparable taxes relating to the additional work; and
(5) additional costs of supervision and field office personnel directly attributable to the additional work.

12. Permits and Governmental Fees. Company shall secure (with Customer's assistance) and pay for building and other permits and governmental fees, licenses, and inspections necessary for proper performance and completion of the Work which are legally required when bids from Company's subcontractors are received, negotiations thereon concluded, or the effective date of a relevant Change Order, whichever is later. Customer is responsible for necessary approvals, easements, assessments and charges for construction, use or occupancy of permanent structures or for permanent changes to existing facilities. If the cost of such permits, fees, licenses and inspections are not included in the Proposal, Company will invoice Customer for such costs.

13. Utilities During Construction. Customer shall provide without charge to Company all water, heat, and utilities required for performance of the Work.

14. Concealed or Unknown Conditions. In the performance of the Work, if Company encounters conditions at the Work site that are (i) subsurface or otherwise concealed physical conditions that differ materially from those indicated on drawings expressly incorporated herein or (ii) unknown physical conditions of an unusual nature that differ materially from those conditions ordinarily found to exist and generally recognized as inherent in construction activities of the type and character as the Work, Company shall notify Customer of such conditions promptly, prior to significantly disturbing same. If such conditions differ materially and cause an increase in Company's cost of, or time required for, performance of any part of the Work, Company shall be entitled to, and Customer shall consent by Change Order to, an equitable adjustment in the Proposal Price, contract time, or both.

15. Pre-Existing Conditions. Company is not liable for any claims, damages, losses, or expenses, arising from or related to conditions that existed in, on, or upon the Work site before the Commencement Date of this Agreement ("Pre-Existing Conditions"), including, without limitation, damages, losses, or expenses involving Pre-Existing Conditions of building envelope issues, mechanical issues, plumbing issues, and/or indoor air quality issues involving mold/mould and/or fungi. Company also is not liable for any claims, damages, losses, or expenses, arising from or related to work done by or services provided by individuals or entities that are not employed by or hired by Company.

16. Asbestos and Hazardous Materials. Company's Work and other services in connection with this Agreement expressly excludes any identification, abatement, cleanup, control, disposal, removal or other work connected with asbestos, polychlorinated biphenyl ("PCB"), or other hazardous materials (hereinafter, collectively, "Hazardous Materials"). Customer warrants and represents that, except as set forth in a writing signed by Company, there are no Hazardous Materials on the Work site that will in any way affect Company's Work and Customer has disclosed to Company the existence and location of any Hazardous Materials in all areas within which Company will be performing the Work. Should Company become aware of or suspect the presence of Hazardous Materials, Company may immediately stop work in the affected area and shall notify Customer. Customer will be exclusively responsible for taking any and all action necessary to correct the condition in accordance with all applicable laws and regulations. Customer shall be exclusively responsible for and, to the fullest extent permitted by law, shall indemnify and hold harmless Company (including its employees, agents and subcontractors) from and against any loss, claim, liability, fees, penalties, injury (including death) or liability of any nature, and the payment thereof arising out of or relating to any Hazardous Materials on or about the Work site, not brought onto the Work site by Company. Company shall be required to resume performance of the Work in the affected area only in the absence of Hazardous Materials or when the affected area has been rendered harmless. In no event shall Company be obligated to transport or handle Hazardous Materials, provide any notices to any governmental agency, or examine the Work site for the presence of Hazardous Materials.

17. Force Majeure. Company's duty to perform under this Agreement is contingent upon the non-occurrence of an Event of Force Majeure. If Company shall be unable to carry out any material obligation under this Agreement due to an Event of Force Majeure, this Agreement shall at Company's election (i) remain in effect but Company's obligations shall be suspended until the uncontrollable event terminates or (ii) be terminated upon 10 days' notice to Customer, in which event Customer shall pay Company for all parts of the Work furnished to the date of termination. An "Event of Force Majeure" shall mean any cause or event beyond the control of Company. Without limiting the foregoing, "Event of Force Majeure" includes: acts of God; acts of terrorism, war or the public enemy; flood; earthquake; tornado; storm; fire; civil disobedience; pandemic insurrections; riots; labor/labour disputes; labor/labour or material shortages; sabotage; restraint by court order or public authority (whether valid or invalid), and action or non-action by or inability to obtain or keep in force the necessary governmental authorizations, permits, licenses, certificates or approvals if not caused by Company; and the requirements of any applicable government in any manner that diverts either the material or the finished product to the direct or indirect benefit of the government.

18. Customer's Breach. Each of the following events or conditions shall constitute a breach by Customer and shall give Company the right, without an election of remedies, to terminate this Agreement or suspend performance by delivery of written notice: (1) Any failure by Customer to pay amounts when due; or (2) any general assignment by Customer for the benefit of its creditors, or if Customer becomes bankrupt or insolvent or takes the benefit of any statute for bankrupt or insolvent debtors, or makes or proposes to make any proposal or arrangement with creditors, or if any steps are taken for the winding up or other termination of Customer or the liquidation of its assets, or if a trustee, receiver, or similar person is appointed over any of the assets or interests of Customer; (3) Any representation or warranty furnished by Customer in this Agreement is false or misleading in any material respect when made; or (4) Any failure by Customer to perform or comply with any material provision of this Agreement. Customer shall be liable to Company for all Work furnished to date and all damages sustained by Company (including lost profit and overhead)

19. Indemnity. To the fullest extent permitted by law, Company and Customer shall indemnify, defend and hold harmless each other from any and all claims, actions, costs, expenses, damages and liabilities, including reasonable attorneys' fees, resulting from death or bodily injury or damage to real or tangible personal property, to the extent caused by the negligence or misconduct of their respective employees or other authorized agents in connection with their activities within the scope of this Agreement. Neither party shall indemnify the other against claims, damages, expenses or liabilities to the extent attributable to the acts or omissions of the other party. If the parties are both at fault, the obligation to indemnify shall be proportional to their relative fault. The duty to indemnify will continue in full force and effect, notwithstanding the expiration or early termination hereof, with respect to any claims based on facts or conditions that occurred prior to expiration or termination.

20. Limitation of Liability. NOTWITHSTANDING ANYTHING TO THE CONTRARY, IN NO EVENT SHALL COMPANY BE LIABLE FOR ANY SPECIAL, LIQUIDATED INCIDENTAL, INDIRECT CONSEQUENTIAL, OR PUNITIVE OR EXEMPLARY DAMAGES (INCLUDING WITHOUT LIMITATION BUSINESS INTERRUPTION, LOST DATA, LOST REVENUE, LOST PROFITS, LOST DOLLAR SAVINGS, OR LOST ENERGY USE SAVINGS, INCLUDING CONTAMINANTS LIABILITIES, EVEN IF A PARTY HAS BEEN ADVISED OF SUCH POSSIBLE DAMAGES OR IF SAME WERE REASONABLY FORESEEABLE AND REGARDLESS OF WHETHER THE CAUSE OF ACTION IS FRAMED IN CONTRACT, NEGLIGENCE, ANY OTHER TORT, WARRANTY, STRICT LIABILITY, OR PRODUCT LIABILITY). In no event will Company's liability in connection with the provision of products or services or otherwise under this Agreement exceed the entire amount paid to Company by Customer under this Agreement.

21. CONTAMINANTS LIABILITY

The transmission of COVID-19 may occur in a variety of ways and circumstances, many of the aspects of which are currently not known. HVAC systems, products, services and other offerings have not been tested for their effectiveness in reducing the spread of COVID-19, including through the air in closed environments. **IN NO EVENT WILL**

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COMPANY BE LIABLE UNDER THIS AGREEMENT OR OTHERWISE FOR ANY INDEMNIFICATION, ACTION OR CLAIM, WHETHER BASED ON WARRANTY, CONTRACT, TORT OR OTHERWISE, FOR ANY BODILY INJURY (INCLUDING DEATH), DAMAGE TO PROPERTY, OR ANY OTHER LIABILITIES, DAMAGES OR COSTS RELATED TO CONTAMINANTS (INCLUCING THE SPREAD, TRANSMISSION, MITIGATION, ELIMINATION, OR CONTAMINATION THEREOF) (COLLECTIVELY, "CONTAMINANT LIABILITIES") AND CUSTOMER HEREBY EXPRESSLY RELEASES COMPANY FROM ANY SUCH CONTAMINANTS LIABILITIES.

22. Patent Indemnity. Company shall protect and indemnify Customer from and against all claims, damages, judgments and loss arising from infringement or alleged infringement of any United States patent by any of the goods manufactured by Company and delivered hereunder, provided that in the event of suit or threat of suit for patent infringement, Company shall promptly be notified and given full opportunity to negotiate a settlement. Company does not warrant against infringement by reason of Customer's design of the articles or the use thereof in combination with other materials or in the operation of any process. In the event of litigation, Customer agrees to reasonably cooperate with Company. In connection with any proceeding under the provisions of this Section, all parties concerned shall be entitled to be represented by counsel at their own expense.

23. Limited Warranty. Company warrants for a period of 12 months from the date of substantial completion ("Warranty Period") commercial equipment manufactured and installed by Company against failure due to defects in material and manufacture and that the labor/labour furnished is warranted to have been properly performed (the "Limited Warranty"). Trane equipment sold on an uninstalled basis is warranted in accordance with Company's standard warranty for supplied equipment. **Product manufactured by Company that includes required startup and is sold in North America will not be warranted by Company unless Company performs the product start-up**. Substantial completion shall be the earlier of the date that the Work is sufficiently complete so that the Work can be utilized for its intended use or the date that Customer receives beneficial use of the Work. If such defect is discovered within the Warranty Period, Company will correct the defect or furnish replacement equipment (or, at its option, parts therefor) and, if said equipment was installed pursuant hereto, labor/labour associated with the replacement of parts or equipment not conforming to this Limited Warranty. Defects must be reported to Company within the Warranty Period. Exclusions from this Limited Warranty include damage or failure arising from: wear and tear; corrosion, erosion, deterioration; Customer's failure to follow the Company-provided maintenance plan; refrigerant not supplied by Company; and modifications made by others to Company's equipment. Company shall not be obligated to pay for the cost of lost refrigerant. Notwithstanding the foregoing, all warranties provided herein terminate upon termination or cancellation of this Agreement. No warranty liability whatsoever shall attach to Company until the Work has been paid for in full and then said liability shall be limited to the lesser of Company's cost to correct the defective Work and/or the purchase price of the equipment shown to be defective. Equipment, material and/or parts that are not manufactured by Company ("Third-Party Product(s)" are not warranted by Company and have such warranties as may be extended by the respective manufacturer. **CUSTOMER UNDERSTANDS THAT COMPANY IS NOT THE MANUFACTURER OF ANY THIRD-PARTY PRODUCT(S) AND ANY WARRANTIES, CLAIMS, STATEMENTS, REPRESENTATIONS, OR SPECIFICATIONS ARE THOSE OF THE THIRD-PARTY MANUFACTURER, NOT COMPANY AND CUSTOMER IS NOT RELYING ON ANY WARRANTIES, CLAIMS, STATEMENTS, REPRESENTATIONS, OR SPECIFICATIONS REGARDING THE THIRD-PARTY PRODUCT THAT MAY BE PROVIDED BY COMPANY OR ITS AFFILIATES, WHETHER ORAL OR WRITTEN. THE WARRANTY AND LIABILITY SET FORTH IN THIS AGREEMENT ARE IN LIEU OF ALL OTHER WARRANTIES AND LIABILITIES, WHETHER IN CONTRACT OR IN NEGLIGENCE, EXPRESS OR IMPLIED, IN LAW OR IN FACT, INCLUDING IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE AND/OR OTHERS ARISING FROM COURSE OF DEALING OR TRADE. COMPANY MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND, INCLUDING WARRANTY OF MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE. ADDITIONALLY, COMPANY MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND REGARDING PREVENTING, ELIMINATING, REDUCING OR INHIBITING ANY MOLD, FUNGUS, BACTERIA, VIRUS, MICROBIAL GROWTH, OR ANY OTHER CONTAMINANTS (INCLUDING COVID-19 OR ANY SIMILAR VIRUS) (COLLECTIVELY, "CONTAMINANTS"), WHETHER INVOLVING OR IN CONNECTION WITH EQUIPMENT, ANY COMPONENT THEREOF, SERVICES OR OTHERWISE. IN NO EVENT SHALL COMPANY HAVE ANY LIABILITY FOR THE PREVENTION, ELIMINATION, REDUCTION OR INHIBITION OF THE GROWTH OR SPREAD OF SUCH CONTAMINANTS INVOLVING OR IN CONNECTION WITH ANY EQUIPMENT, THIRD-PARTY PRODUCT, OR ANY COMPONENT THEREOF, SERVICES OR OTHERWISE AND CUSTOMER HEREBY SPECIFICALLY ACKNOWLDGES AND AGREES THERETO.**

24 Insurance.

a. Company agrees to maintain the following insurance while the Work is being performed with limits not less than shown below and will, upon request from Customer, provide a Certificate of evidencing the following coverage:

Commercial General Liability	$2,000,000 per occurrence
Automobile Liability	$2,000,000 CSL
Workers Compensation	Statutory Limits

If Customer has requested to be named as an additional insured under Company's insurance policy, Company will do so but only subject to Company's manuscript additional insured endorsement under its primary Commercial General Liability policies. In no event does Company waive its right of subrogation.

b. Customer's Liability and Property Insurance. (a) Customer shall be responsible for purchasing and maintaining Commercial General Liability Insurance of the type and amount Customer deems necessary and appropriate. (b) Customer shall purchase and maintain until Final Payment property insurance for the installation work in progress at least in an amount equal to the Proposal Price, as the same may be adjusted from time to time, for the installation work (including the equipment) on a replacement cost basis with a deductible of no more than $5,000 from an insurer reasonably acceptable to Trane. Such property insurance shall include the interests of Customer, Trane, and its subcontractors (at whatever tier) as additional insureds as their interests may appear. The property insurance purchased by Customer shall be on an all-risk policy form. The property insurance shall cover portions of the installation work stored off site after written approval of Customer at the value established in the approval. Customer, for itself and its insurance carriers, hereby waives all rights of subrogation against Trane and any of its subcontractors, agents, employees, and officers with respect to property insurance and any other insurance coverages maintained by Customer. (c) A loss insured under Customer's property insurance shall be adjusted by Customer's Insurer as a fiduciary and made payable to Customer as a fiduciary for the insureds, as their respective interests may appear, subject to requirements of any applicable mortgagee clause. Trane shall pay its subcontractors their just shares of insurance proceeds received by Customer and remitted to Trane, and, by appropriate agreements, written where legally required for validity, shall require said subcontractors to make payments to their subcontractors in a similar manner. In its fiduciary role, Customer shall have the power to negotiate and settle a loss with insurers; provided, however, that at least ten (10) days prior to agreeing to the proposed settlement, Customer shall advise the parties in interest in writing of the terms of the same and the parties in interest shall have seven (7) days thereafter to object in writing to the proposed adjustment or settlement; if such objection is made, Customer shall not enter into or agree to the proposed adjustment. (d) Certificates of insurance acceptable to the Customer and to Trane shall be provided by each party to the other prior to commencement of performance of any Services. Such certificates shall contain a provision that coverages afforded under the policies will not be canceled or allowed to expire until at least thirty (30) days prior written notice has been given to the other party. If any of the insurance coverages are required to remain in force after final payment and are reasonably available, an additional certificate evidencing continuation of such coverage shall be submitted with the final application for payment.

25. Commencement of Statutory Limitation Period. Except as to warranty claims, as may be applicable, any applicable statutes of limitation for acts or failures to act shall commence to run, and any alleged cause of action stemming therefrom shall be deemed to have accrued, in any and all events not later than the last date that Company or its subcontractors physically performed work on the project site.

26. General. Except as provided below, to the maximum extent provided by law, this Agreement is made and shall be interpreted and enforced in accordance with the laws of the state or province in which the Work is performed, without regard to choice of law principles which might otherwise call for the application of a different state's or province's law. Any dispute arising under or relating to this Agreement that is not disposed of by agreement shall be decided by litigation in a court of competent jurisdiction located in the state or province in which the Work is performed. To the extent the Work site is owned and/or operated by any agency of the Federal Government, determination of any substantive issue of law shall be according to the Federal common law of Government contracts as enunciated and applied by Federal judicial bodies and boards of contract appeals of the Federal Government. This Agreement contains all of the agreements, representations and understandings of the parties and supersedes all previous understandings, commitments or agreements, oral or written, related to the subject matter hereof. This Agreement may not be amended, modified or terminated except by a writing signed by the parties hereto. No documents shall be incorporated herein by reference except to the extent Company is a signatory thereon. If any term or condition of this Agreement is invalid, illegal or incapable of being enforced by any rule of law, all other terms and conditions of this Agreement will nevertheless remain in full force and effect as long as the economic or legal substance of the transaction contemplated hereby is not affected in a manner adverse to any party hereto. Customer may not assign, transfer, or convey this Agreement, or any part hereof, or its right, title or interest herein, without the written consent of the Company. Subject to the foregoing, this Agreement shall be binding upon and inure to the benefit of Customer's permitted successors and assigns. This Agreement may be executed in several counterparts, each of which when executed shall be deemed to be an original, but all together shall constitute but one and the same Agreement. A fully executed facsimile copy hereof or the several counterparts shall suffice as an original.

27. Federal Requirements. The Parties shall comply with all United States federal labor law obligations under 29 CFR part 471, appendix A to subpart A. THE FOLLOWING PROVISIONS ARE INCORPORATED HEREIN BY REFERENCE: Executive Order 11701 and 41 CFR §§ 60-250.5(a), 60-300.5; Executive Order 11758 and 41 CFR § 60-741.5(a); U.S. immigration laws, including the L-1 Visa Reform Act of 2004 and the H-1B Visa Reform Act of 2004; and Executive Order 13496. The Parties shall abide by the requirements of 41 CFR 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment

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individuals without regard to protected veteran status or disability. The Parties certify that they do not operate any programs promoting DEI that violate any applicable United States anti-discrimination laws and acknowledge and agree that their compliance with all applicable federal anti-discrimination laws is material to the federal government's payment decisions. The Parties acknowledge and agree that their employment, procurement, and contracting practices shall not consider race, color, sex, sexual preference, religion, or national origin in ways that violate United States federal civil rights laws.

28. Export Laws. The obligation of Company to supply Equipment and/or Services under this Agreement is subject to the ability of Company to supply such items consistent with applicable laws and regulations of the United States and other governments. Company reserves the right to refuse to enter into or perform any order, and to cancel any order, under this Agreement if Company in its sole discretion determines that performance of the transaction to which such order relates would violate any such applicable law or regulation. Customer will pay all handling and other similar costs from Company's factories including the costs of freight, insurance, export clearances, import duties and taxes. Customer will be "exporter of record" with respect to any export from the United States of America and will perform all compliance and logistics functions in connection therewith and will also comply with all applicable laws, rules and regulations. Customer understands that Company and/or the Equipment and/or Services are subject to laws and regulations of the United States of America which may require licensing or authorization for and/or prohibit export, re-export or diversion of Company's Equipment and/or Services to certain countries, and agrees it will not knowingly assist or participate in any such diversion or other violation of applicable United States of America laws and regulations. Customer agrees to hold harmless and indemnify Company for any damages resulting to Customer or Company from a breach of this paragraph by Customer.

29. U.S. Government Work.

The following provision applies only to direct sales by Company to the US Government. The Parties acknowledge that all items or services ordered and delivered under this Agreement are Commercial Items as defined under Part 12 of the Federal Acquisition Regulation (FAR). In particular, Company agrees to be bound only by those Federal contracting clauses that apply to "commercial" suppliers and that are contained in FAR 52.212-5(e)(1). Company complies with 52.219-8 or 52.219-9 in its service and installation contracting business.

The following provision applies only to indirect sales by Company to the US Government. As a Commercial Item Subcontractor, Company accepts only the following mandatory flow down provisions in effect as of the date of this subcontract: 52.203-19; 52.204-21; 52.204-23; 52.219-8; 52.222-21; 52.222-26; 52.222-35; 52.222-36; 52.222-50; 52.225-26; 52.247-64. If the Work is in connection with a U.S. Government contract, Customer certifies that it has provided and will provide current, accurate, and complete information, representations and certifications to all government officials, including but not limited to the contracting officer and officials of the Small Business Administration, on all matters related to the prime contract, including but not limited to all aspects of its ownership, eligibility, and performance. Anything herein notwithstanding, Company will have no obligations to Customer unless and until Customer provides Company with a true, correct and complete executed copy of the prime contract. Upon request, Customer will provide copies to Company of all requested written communications with any government official related to the prime contract prior to or concurrent with the execution thereof, including but not limited to any communications related to Customer's ownership, eligibility or performance of the prime contract. Customer will obtain written authorization and approval from Company prior to providing any government official any information about Company's performance of the work that is the subject of the Proposal or this Agreement, other than the Proposal or this Agreement.

30. Limited Waiver of Sovereign Immunity. If Customer is an Indian tribe (in the U.S.) or a First Nation or Band Council (in Canada), Customer, whether acting in its capacity as a government, governmental entity, a duly organized corporate entity or otherwise, for itself and for its agents, successors, and assigns: (1) hereby provides this limited waiver of its sovereign immunity as to any damages, claims, lawsuit, or cause of action (herein "Action") brought against Customer by Company and arising or alleged to arise out of the furnishing by Company of any product or service under this Agreement, whether such Action is based in contract, tort, strict liability, civil liability or any other legal theory; (2) agrees that jurisdiction and venue for any such Action shall be proper and valid (a) if Customer is in the U.S., in any state or United States court located in the state in which Company is performing this Agreement or (b) if Customer is in Canada, in the superior court of the province or territory in which the work was performed; (3) expressly consents to such Action, and waives any objection to jurisdiction or venue; (4) waives any requirement of exhaustion of tribal court or administrative remedies for any Action arising out of or related to this Agreement; and (5) expressly acknowledges and agrees that Company is not subject to the jurisdiction of Customer's tribal court or any similar tribal forum, that Customer will not bring any action against Company in tribal court, and that Customer will not avail itself of any ruling or direction of the tribal court permitting or directing it to suspend its payment or other obligations under this Agreement. The individual signing on behalf of Customer warrants and represents that such individual is duly authorized to provide this waiver and enter into this Agreement and that this Agreement constitutes the valid and legally binding obligation of Customer, enforceable in accordance with its terms.

31. Building Automation Systems and Network Security. Customer and Trane acknowledge that Building Automation System (BAS) and connected networks security requires Customer and Trane to maintain certain cybersecurity obligations. Customer acknowledges that upon completion of installation and configuration of the BAS, the Customer maintains ownership of the BAS and the connected network equipment. Except for any applicable warranty obligations, Customer is solely responsible for the maintenance and security of the BAS and related networks and systems. In the event there is a service agreement between Trane and Customer, Trane will provide the services as set forth in the service agreement.

In order to maintain a minimum level of security for the BAS, associated networks, network equipment and systems, Customer's cybersecurity responsibilities include without limitation:

1. Ensure that the BAS, networks, and network equipment are physically secure and not accessible to unauthorized personnel.
2. Ensure the BAS remains behind a secure firewall and properly segmented from all other customer networks and systems, especially those with sensitive information.
3. Keep all Inbound ports closed to any IP Addresses in the BAS.
4. Remove all forwarded inbound ports and IP Addresses to the BAS.
5. Maintain user login credentials and unique passwords, including the use of strong passwords and the removal of access for users who no longer require access.
6. Where remote access is desired, utilize a secure method such as Trane Connect Secure Remote Access or your own VPN.
7. For any Trane services requiring remote data transfer and/or remote user access, configure the BAS and related firewall(s) per instructions provided by Trane. This typically includes configuring Port 443 and associated firewall(s) for Outbound only.
8. Perform regular system maintenance to ensure that your BAS is properly secured, including regular software updates to your BAS and related network equipment (i.e., firewalls).

Any and all claims, actions, losses, expenses, costs, damages, or liabilities of any nature due to Customer's failure to maintain BAS security responsibilities and/or industry standards for cybersecurity are the sole responsibility of the Customer.

1-26.251-10 (07072025)
Supersedes 1-26.251-10(0325)

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SECURITY ADDENDUM

This Addendum shall be applicable to the sale, installation and use of Trane equipment and the sale and provision of Trane services. "Trane" shall mean Trane U.S. Inc. for sales and services in the United States, or Trane Canada ULC for sales and services in Canada.

1. **Definitions.** All terms used in this Addendum shall have the meaning specified in the Agreement unless otherwise defined herein. For the purposes of this Addendum, the following terms are defined as follows:
   "Customer Data" means Customer account information as related to the Services only and does not include HVAC Machine Data or personal data. Trane does not require, nor shall Customer provide personal data to Trane under the Agreement. Such data is not required for Trane to provide its Equipment and/or Services to the Customer.
   "Equipment" shall have the meaning set forth in the Agreement.
   "HVAC Machine Data" means data generated and collected from the product or furnished service without manual entry. HVAC Machine Data is data relating to the physical measurements and operating conditions of a HVAC system, such as but not limited to, temperatures, humidity, pressure, HVAC equipment status. HVAC Machine Data does not include Personal Data and, for the purposes of this agreement, the names of users of Trane's controls products or hosted applications shall not be Personal Data, if any such user chooses to use his/her name(s) in the created accounts within the controls product (e.g., firstname.lastname@address.com). HVAC Machine Data may be used by Trane: (a) to provide better support services and/or products to users of its products and services; (b) to assess compliance with Trane terms and conditions; (c) for statistical or other analysis of the collective characteristics and behaviors of product and services users; (d) to backup user and other data or information and/or provide remote support and/or restoration; (e) to provide or undertake: engineering analysis; failure analysis; warranty analysis; energy analysis; predictive analysis; service analysis; product usage analysis; and/or other desirable analysis, including, but not limited to, histories or trends of any of the foregoing; and (f) to otherwise understand and respond to the needs of users of the product or furnished service. "Personal Data" means data and/or information that is owned or controlled by Customer, and that names or identifies, or is about a natural person, such as: (i) data that is explicitly defined as a regulated category of data under any data privacy laws applicable to Customer; (ii) non-public personal information ("NPI") or personal information ("PI"), such as national identification number, passport number, social security number, social insurance number, or driver's license number; (iii) health or medical information, such as insurance information, medical prognosis, diagnosis information, or genetic information; (iv) financial information, such as a policy number, credit card number, and/or bank account number; (v) personally identifying technical information (whether transmitted or stored in cookies, devices, or otherwise), such as IP address, MAC address, device identifier, International Mobile Equipment Identifier ("IMEI"), or advertising identifier; (vi) biometric information; and/or (vii) sensitive personal data, such as, race, religion, marital status, disability, gender, sexual orientation, geolocation, or mother's maiden name.
   "Security Incident" shall refer to (i) a compromise of any network, system, application or data in which Customer Data has been accessed or acquired by an unauthorized third party; (ii) any situation where Trane reasonably suspects that such compromise may have occurred; or (iii) any actual or reasonably suspected unauthorized or illegal Processing, loss, use, disclosure or acquisition of or access to any Customer Data.
   "Services" shall have the meaning set forth in the Agreement.

2. HVAC Machine Data; Access to Customer Extranet and Third Party Systems. If Customer grants Trane access to HVAC Machine Data via web portals or other non-public websites or extranet services on Customer's or a third party's website or system (each, an "Extranet"), Trane will comply with the following:
   a. Accounts. Trane will ensure that Trane's personnel use only the Extranet account(s) designated by Customer and will require Trane personnel to keep their access credentials confidential.
   b. Systems. Trane will access the Extranet only through computing or processing systems or applications running operating systems managed by Trane that include: (i) system network firewalls; (ii) centralized patch management; (iii) operating system appropriate anti-malware software; and (iv) for portable devices, full disk encryption.
   c. Restrictions. Unless otherwise approved by Customer in writing, Trane will not download, mirror or permanently store any HVAC Machine Data from any Extranet on any medium, including any machines, devices or servers.
   d. Account Termination. Trane will terminate the account of each of Trane's personnel in accordance with Trane's standard practices after any specific Trane personnel who has been authorized to access any Extranet (1) no longer needs access to HVAC Machine Data or (2) no longer qualifies as Trane personnel (e.g., the individual leaves Trane's employment).
   e. Third Party Systems. Trane will provide Customer prior notice before it uses any third party system that stores or may otherwise have access to HVAC Machine Data, unless (1) the data is encrypted and (2) the third party system will not have access to the decryption key or unencrypted "plain text" versions of the HVAC Machine Data.

3. Customer Data; Confidentiality. Trane shall keep confidential, and shall not access or use any Customer Data and information that is marked confidential or by its nature is considered confidential ("Customer Confidential Information") other than for the purpose of providing the Equipment and Services, and will disclose Customer Confidential Information only: (i) to Trane's employees and agents who have a need to know to perform the Services, (ii) as expressly permitted or instructed by Customer, or (iii) to the minimum extent required to comply with applicable law, provided that Trane (1) provides Customer with prompt written notice prior to any such disclosure, and (2) reasonably cooperate with Customer to limit or prevent such disclosure.

4. Customer Data; Compliance with Laws. Trane agrees to comply with laws, regulations governmental requirements and industry standards and practices relating to Trane's processing of Customer Confidential Information (collectively, "***Laws***").

5. Customer Data; Information Security Management. Trane agrees to establish and maintain an information security and privacy program, consistent with applicable HVAC equipment industry practices that complies with this Addendum and applicable Laws ("***Information Security Program***"). The Information Security Program shall include appropriate physical, technical and administrative safeguards, including any safeguards and controls agreed by the Parties in writing, sufficient to protect Customer systems, and Customer's Confidential Information from unauthorized access, destruction, use, modification or disclosure. The Information Security Program shall include appropriate, ongoing training and awareness programs designed to ensure that Trane's employees and agents, and others acting on Trane's, behalf are aware of and comply with the Information Security Program's policies, procedures, and protocols.

6. Monitoring. Trane shall monitor and, at regular intervals consistent with HVAC equipment industry practices, test and evaluate the effectiveness of its Information Security Program. Trane shall evaluate and promptly adjust its Information Security Program in light of the results of the testing and monitoring, any material changes to its operations or business arrangements, or any other facts or circumstances that Trane knows or reasonably should know may have a material impact on the security of Customer Confidential Information, Customer systems and Customer property.

7. Audits. Customer acknowledges and agrees that the Trane SOC2 audit report will be used to satisfy any and all audit/inspection requests/requirements by or on behalf of Customer. Trane will make its SOC2 audit report available to Customer upon request and with a signed nondisclosure agreement.

8. Information Security Contact. Trane's information security contact is Local Sales Office.

9. Security Incident Management. Trane shall notify Customer after the confirmation of a Security Incident that affects Customer Confidential Information, Customer systems and Customer property. The written notice shall summarize the nature and scope of the Security Incident and the corrective action already taken or planned.

10. Threat and Vulnerability Management. Trane regularly performs vulnerability scans and addresses detected vulnerabilities on a risk basis. Periodically, Trane engages third-parties to perform network vulnerability assessments and penetration testing. Vulnerabilities will be reported in accordance with Trane's cybersecurity vulnerability reported process. Trane periodically provides security updates and software upgrades.

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11. Security Training and Awareness. New employees are required to complete security training as part of the new hire process and receive annual and targeted training (as needed and appropriate to their role) thereafter to help maintain compliance with Security Policies, as well as other corporate policies, such as the Trane Code of Conduct. This includes requiring Trane employees to annually re-acknowledge the Code of Conduct and other Trane policies as appropriate. Trane conducts periodic security awareness campaigns to educate personnel about their responsibilities and provide guidance to create and maintain a secure workplace.

12. Secure Disposal Policies. Trane will maintain policies, processes, and procedures regarding the disposal of tangible and intangible property containing Customer Confidential Information so that wherever possible, Customer Confidential Information cannot be practicably read or reconstructed.

13. Logical Access Controls. Trane employs internal monitoring and logging technology to help detect and prevent unauthorized access attempts to Trane's corporate networks and production systems. Trane's monitoring includes a review of changes affecting systems' handling authentication, authorization, and auditing, and privileged access to Trane production systems. Trane uses the principle of "least privilege" (meaning access denied unless specifically granted) for access to customer data.

14. Contingency Planning/Disaster Recovery. Trane will implement policies and procedures required to respond to an emergency or other occurrence (i.e. fire, vandalism, system failure, natural disaster) that could damage Customer Data or any system that contains Customer Data. Procedures include the following
    (i) Data backups; and
    (ii) Formal disaster recovery plan. Such disaster recovery plan is tested at least annually.

15. Return of Customer Data. If Trane is responsible for storing or receiving Customer Data, Trane shall, at Customer's sole discretion, deliver Customer Data to Customer in its preferred format within a commercially reasonable period of time following the expiration or earlier termination of the Agreement or, such earlier time as Customer requests, securely destroy or render unreadable or undecipherable each and every original and copy in every media of all Customer's Data in Trane's possession, custody or control no later than [90 days] after receipt of Customer's written instructions directing Trane to delete the Customer Data.

16. Background Checks Trane shall take reasonable steps to ensure the reliability of its employees or other personnel having access to the Customer Data, including the conducting of appropriate background and/or verification checks in accordance with Trane policies.

17. DISCLAIMER OF WARRANTIES. EXCEPT FOR ANY APPLICABLE WARRANTIES IN THE AGREEMENT, THE SERVICES ARE PROVIDED "AS IS", WITH ALL FAULTS, AND THE ENTIRE RISK AS TO SATISFACTORY QUALITY, PERFORMANCE, ACCURACY AND EFFORT AS TO SUCH SERVICES SHALL BE WITH CUSTOMER. TRANE DISCLAIMS ANY AND ALL OTHER EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES WITH RESPECT TO THE SERVICES AND THE SERVICES PROVIDED HEREUNDER, INCLUDING ANY EXPRESS OR IMPLIED WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR THAT THE SERVICES WILL OPERATE ERROR-FREE OR UNINTERRUPTED OR RETURN/RESPONSE TO INQUIRIES WITHIN ANY SPECIFIC PERIOD OF TIME.

October 2024
Supersedes: November 2023v2

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Finance Department
Purchasing Division
65 Stone Street I Cocoa, FL 32922
Phone: (321) 433-8833

January 26, 2023

To: All Departments

Subject: Approved use of Omnia Partners contract 3341 with Trane US Inc.

The Purchasing Department has reviewed Omnia Partners contract 3341 with Trane US Inc. where Racine County, WI is the lead agency and has confirmed that the terms are acceptable for departmental use through August 31, 2027 unless extended.

The contract provides discounted pricing for HVAC Products, Installation, Labor Based Solutions, and Related Products and Services such as training, start-up and commissioning services, installation, maintenance, turn-key services, IEQ, repair services, rentals, leases, and equipment upgrades.

IFB # RC2022-of 1001, General Terms and Conditions Section II-K National Contract states the solicitation is available to other public agencies nationally, including state and local governmental entities, public and private primary, secondary and higher education entities, non-profit entities, and agencies for the public benefit ("Public Agencies"), through OMNIA Partners' cooperative purchasing program and that the successful bidder is required to extend these services. It is further stated under Attachment D that Certain terms of the Master Agreement specifically applicable to the Principal Procurement Agency (e.g., governing law) are subject to modification for each Participating Public Agency as Vendor and such Participating Public Agency may agree without being in conflict with the Master Agreement as a condition of the Participating Agency's purchase.

The City may enter into supplementary agreements and/or append its terms and conditions to the master agreement through the issuance and vendor acceptance of a purchase order.

The vendor quote and department requisition must clearly reference that pricing is being provided in according with this contract. Departments are required to obtain any additional documentation such as a COI and e-Verify affidavit when required. If purchase is greater than the City Manager approval authority and/or if the purchase results in a service agreement which is active in more than one fiscal year, the department must also obtain the approval of City Council.

Should there be additional questions or clarification needed please contact the Purchasing Department at purchasing@cocoafl.org.

Brian Dale
Purchasing Manger
City of Cocoa

Racine County, Wisconsin

Contract # 3341

for

HVAC Products, Installation, Labor Based Solutions and Related Product and Services

with

Trane US Inc.

Effective: September 1, 2022

The following documents comprise the executed contract between the Racine County, Wisconsin and Trane U.S. Inc., effective September 1, 2022:

I. Vendor Contract and Signature Form
II. Supplier's Response to the IFB, incorporated by reference

DocuSign Envelope ID: 5AB039C2-2DAF-4A1E-9286-D4840C496111

Racine County
WISCONSIN

Purchasing Department
730 Wisconsin Avenue
Racine, WI 53403
262-636-3700
fax: 262-636-3763

HVAC PRODUCTS, INSTALLATION, LABOR BASED SOLUTIONS AND RELATED PRODUCT AND SERVICES CONTRACT 2022

This Contract made and entered into this 16th day of August 2022, by and between Racine County, Wisconsin, 730 Wisconsin Avenue, Racine, Wisconsin 53403 (hereinafter referred to as "COUNTY") and Trane U.S. Inc., 800 Beaty Street, Davidson, North Carolina 28036-6924 (hereinafter referred to as "CONTRACTOR").

W I T N E S S E T H:

For good and valuable consideration, the parties agree as follows:

1. **WORK**: CONTRACTOR shall provide HVAC PRODUCTS, INSTALLATION, LABOR BASED SOLUTIONS AND RELATED PRODUCT AND SERVICES:
   The undersigned parties understand and agree to comply with and be bound by the entire contents of Sealed Bid # RC2022-1001: HVAC PRODUCTS, INSTALLATION, LABOR BASED SOLUTIONS AND RELATED PRODUCT AND SERVICES (aka, the Contractor's Bid Proposal submitted July 21, 2022) which is incorporated herein by reference. CONTRACTOR understands and agrees that the bonds and insurance required by the Project Manual are to be kept current at all times through the length of each term and for 90 Days following completion of each term. Bonds and insurance must be renewed and presented to the COUNTY at the time of each renewal term if COUNTY chooses to renew. Bonds and insurance shall be written by a firm acceptable to the COUNTY as specified in the Project Manual.
2. **TERM**: September 1, 2022, to August 31, 2027, with full renewal of one (1) additional five (5) year term per the Project Manual. COUNTY shall exercise renewal options by issuance and delivery to CONTRACTOR of a written notice to renew this Agreement.
3. **PROJECT**: HVAC PRODUCTS, INSTALLATION, LABOR BASED SOLUTIONS AND RELATED PRODUCT AND SERVICES in accordance with the Project Manual.
4. **PRICE**: Price as stated for all schedules included in the Project Manual.

DocuSign Envelope ID: 5AB039C2-2DAF-4A1E-9286-D4840C496111

5. **CANCELLATION**: This contract may be cancelled without penalty or obligation of any kind, by COUNTY by, for or on behalf of itself or its agencies, departments, officers, agents or employees immediately upon written notice to all parties that sufficient funds have not been budgeted by the County Board of Supervisors to pay the obligations under this agreement.

Either party may terminate the contract on the anniversary date in any subsequent year of the contract by providing the other party with written notice ninety (90) days prior to the anniversary date.

If the CONTRACTOR fails to maintain and keep in force required insurance, COUNTY shall have the right to cancel and terminate the contract without notice.

Notwithstanding any of the terms and conditions contained herein, the COUNTY and CONTRACTOR reserve the right to terminate the contract at any time for any reason by providing written notice of termination to the other party no less than ninety (90) days in advance of termination. In the event of said termination, CONTRACTOR shall not reduce its activities hereunder unless agreed in advance by COUNTY. The CONTRACTOR will pay according to the contract for services tendered through the date of termination.

RACINE COUNTY

BY: DocuSigned by: Jonathan Delagrave 8/17/2022
7B676D90951B406...

BY: DocuSigned by: Michael J. Lanzdorf 8/17/2022
36F9231CFBA8401...

BY: DocuSigned by: Wendy Christensen 8/17/2022
FC1B3339B9654BD...

BY: DocuSigned by: Steven Zimmer 8/16/2022
14A5552654004D4...

Trane U.S. Inc.

BY: DocuSigned by: Greg Spencer 8/16/2022
95FF4CCACB964F1...

Purchasing
730 Wisconsin Avenue
Racine WI 53403
262-636-3700
Duane.McKinney@racinecounty.com

June 15, 2022

Dear Prospective Bidder:

You are invited to submit a bid to provide HVAC Products, Installation, Labor Based Solutions, and Related Products and Services for Racine County and other municipal governments and local public agencies. A copy of this solicitation is available for download at: https://www.racinecounty.com/departments/finance/purchasing-rfps-and-bids. Submitted bids are due on or before 1:00 p.m. CST on Thursday July 21, 2022, you must submit electronically online using the DemandStar application at www.DemandStar.com. Late bids will not be accepted.

Bids must be submitted electronically online using the DemandStar application at www.DemandStar.com. The terms 'Firms', 'Suppliers', 'Contractors', 'Offeror', 'Vendor', 'Respondent', and/or 'Bidder' may be used interchangeably.

General questions regarding this solicitation should be directed to Duane McKinney at (262) 636-3700 or via email at Duane.McKinney@racinecounty.com.

Technical questions should be submitted via email to Duane McKinney, Purchasing Manager, at Duane.McKinney@racinecounty.com.

No other Racine County employee or representative is authorized to provide information or interpret any portion of this solicitation. No contact from a vendor to any Racine County employee or elected official should be made during this process unless authorized by Racine County Finance Department.-Purchasing Division.

If your firm chooses not to submit a response for this procurement, please complete Attachment E – No Bid Form.

RACINE COUNTY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY OR ALL BIDS; TO WAIVE ANY TECHNICALITY OR ERROR IN ANY BID OR PART THEREIN, AND TO ACCEPT THE SAME OR COMBINATIONS, IN WHOLE OR IN PART, WHICHEVER IS DEEMED TO BE IN THE BEST INTEREST OF RACINE COUNTY IN ITS SOLE AND EXCLUSIVE DISCRETION.

Sincerely,

Duane McKinney
Racine County Purchasing Manager

Encl: Bid Package

INVITATION FOR BID
IFB # RC2022-1001

HVAC PRODUCTS, INSTALLATION, LABOR BASED SOLUTIONS, AND RELATED PRODUCTS AND SERVICES

I. PROJECT OVERVIEW

Racine County is accepting bids for HVAC Products, Installation, Labor Based Solutions, and Related Products and Services. The Master Agreement will allow government agencies to purchase the products and services defined herein, in indefinite quantities on an as-needed basis. Participating Public Agencies may have different requirements and they may choose to sign supplemental agreements with the Awarded Bidder(s) to conform to their purchasing and contracting requirements.

A. STEP-ONE

For the first step of the bidding process, Bidders will submit their sealed bid with all requested information, to include Certification of Vendor, and Attachment C – Bid Form by the due date and time outlined in this IFB. After the due date and time, all Bids will be reviewed to determine if they are responsive, responsible, and meet the minimum requirements. Each Bidder determined to be responsive, responsible, and qualified shall be deemed to be a "Responsible Bidder".

B. STEP-TWO

For the second step of the bidding process, Racine County will distribute to each Responsible Bidder the Sample Project Forms, which have already been prepared and are actual (hypothetical) projects. When completing the Sample Project Form, Responsible Bidders are required to USE THE SAME LINE ITEM PRICING from Attachment C – Bid Form and apply them to the Sample Projects Forms to be supplied upon identification of a Responsible Bidder(s) in the first step; a reduction in price for the sample projects outlined in a Responsible Bidder's Sample Project Form will not be allowable. The final basis for award to the lowest responsible Bidder(s) will result from the lowest total dollar amount of the combined sample projects.

II. INSTRUCTION TO BIDDERS

A. SCHEDULE

Issuance of Bid:	Wednesday June 15, 2022
Virtual Only Non-Mandatory Pre-Bid Meeting:	Wednesday June 29 at 10am (CST), 2022
Deadline for Bidder Questions:	Wednesday June 29, 2022 by 5pm (CST)
Addendum/Questions Answered for Solicitation:	Wednesday July 6, 2022
Bid Due Date:	Thursday July 21, 2022 by 1pm (CST)

B. BIDDER'S QUESTIONS

Bidders are reminded to **carefully** examine the bid packet and specifications upon receipt. If the Bidder does not fully understand the Invitation for Bid (IFB) or is in doubt as to the County's ideas or intentions concerning any portion of the IFB, any/all questions shall be submitted in writing to Duane McKinney, Purchasing Manager by 5:00 p.m. on Wednesday June 29, 2022, either by fax or e-mail for interpretation or correction of any printed material:

Fax: 262-636-3763
E-mail: Duane.McKinney@racinecounty.com

No verbal explanation or instructions will be given in regard to the meaning of the specifications during the response period. If necessary, in Racine County's sole discretion, answers to questions will be provided to all specification holders in the form of an addendum. Any addendum will include a list of each question received and Racine County's response as of the date of the addendum.

C. ADDENDA

Any changes made to the Invitation to Bid after posting will be issued via addenda to all prospective bidders and if necessary, an extension will be made to the Bid Due Date. The original Invitation to Bid and any addenda will be posted to the Racine County Website https://www.racinecounty.com/departments/finance/purchasing-rfps-and-bids. Bidders are responsible for checking this website for any future addenda prior to the opening date. All addenda must be signed and returned with your submitted bid as specified in the addenda. Bidders who do not return the addenda may have their bids rejected.

If a vendor receives a bid packet from any source or entity other than the Racine County Purchasing Department, the Bidder is responsible for contacting the Racine County Purchasing Department and requesting the firm's name be put on the response list for the project. Failure to do so in no way obligates the County to send out addendum or other information concerning this request to the firm.

D. VIRTUAL ONLY NON-MANDATORY PRE-BID MEETING

A non-mandatory (virtual only) pre-bid meeting will be held on Wednesday June 29, 2022 at 10am local time held by phone. Due to COVID, Bidders should register for the meeting by Tuesday June 28, 2022 with Duane via above email or (262) 636-3700, to obtain the dial in information.

While non-mandatory, it is strongly encouraged for Bidders to attend the pre-bid meeting. Oral statements or discussions during the pre-bid meeting will not be binding. Any questions should be submitted in writing per item B. of this Section. Changes, if any, will only be made in writing via Addenda as described in item C. Addenda.

The purpose of this meeting will be to clarify the contents of this IFB in order to prevent any misunderstandings of the IFB. Any doubt as to the requirements of this IFB or any apparent omission or discrepancy should be presented to Racine County at this

conference. Racine County will then determine the appropriate action necessary, if any, and may issue a written addendum to the IFB. Oral statements or instructions will not constitute an addendum to this IFB. No other Racine County employee or representative is authorized to provide information or interpret any portion of this solicitation. Contact to any Racine County employee or elected official regarding this IFB during this process is prohibited unless authorized by the Racine County Purchasing Manager.

E. METHOD OF BID

Bidders must submit their bids using the Bid Form documents attached to this IFB and incorporated herein as Attachment C and shall submit all other information and materials required by this IFB. Bids written in pencil or in a format other than the attached forms will be rejected. Erasures or corrections of mistakes on forms submitted shall be initialed or signed by Bidder. Failure to meet any requirements listed in this solicitation document may be cause for disqualification of the bid.

Any information considered to be proprietary by a Bidder must be plainly marked as such and may not include pricing. Racine County makes no warranty or representation as to the application of the Wisconsin Public Records Law (Wis. Stat. § 19.31, et seq.)(the "WPRL") to any documents and information submitted in response to this IFB. Each copy of the response shall include the Certification of Vendor page and acknowledgement of addendum(s) **if any**. A legally authorized representative of the Bidder will sign the Certification of Vendor page.

F. INCURRING COSTS

Racine County shall not be liable for any costs incurred in replying to this IFB.

G. ADDITIONAL DATA WITH BID

Bidders may include any additional information deemed advantageous to Racine County. Consideration of additional data and information is to be held optional to Racine County however if an award is made, it will be awarded as outlined in Section D Award under Part V. Award Information.

H. DUE DATE

You must submit electronically online using the DemandStar application at www.DemandStar.com of your bid is to be received by **1:00 p.m. (CST) Thursday July 21, 2022,** in the offices of the Racine County Purchasing Division. Bids received after 1:00 p.m. central time as dictated by www.time.gov shall be considered late and will not be accepted. Late bids will not be accepted. Faxes will not be accepted.

Any Bid received by the County after this date and time will not be accepted. Bidders are responsible for ensuring that the above office receives its Bid before the deadline. All Bids will be reviewed and evaluated as described in Part V. Award Information

I. WITHDRAWAL OF BIDS

Bids may be withdrawn on written or electronic request received from Bidder prior to time and date fixed for bid opening if the bid contains a mistake, omission, or error. Subject to Wis. Stat. § 66.0901(5), negligence on the part of the Bidder in preparing their bid confers no right for withdrawal of the bid after it has been opened. Bids that are withdrawn prior to the time and date set for bid opening with be returned unopened and the Bidder may not re-submit a bid to this solicitation unless no contract is awarded under this IFB and the IFB is re-advertised.

J. AMENDMENTS TO BIDS

Subject and pursuant to Wis. Stat. § 66.0901(5), each Bidder will be allowed a period of forty-eight (48) hours after the time and date set for receipt of responses to notify the County in writing of a material mistake in the bid. However, no changes to the line item prices in Bid Form, included as part of this bid, are permitted after sealed bids are accepted by the due date and time outlined in this IFB. Failure of Bidder to notify the County in the manner and within the time limit specified above will constitute a waiver by the Bidder of all rights and remedies relative to a material mistake.

Formal bid amendments thereto or requests for withdrawal of bid received by Racine County after time specified for opening will not be considered.

K. BIDS BINDING 90 DAYS

Unless otherwise specified, all formal responses submitted shall be binding for ninety (90) calendar days following the bid opening date.

II. TERMS AND CONDITIONS

A. GENERAL TERMS AND CONDITIONS

The successful Bidder(s) (the "Contractor") agrees to all of Racine County's General Terms and Conditions located at https://racinecounty.com/home/showdocument?id=11726 and incorporated by reference herein.

B. INSURANCE

1. Requirement

Contractor shall procure and maintain in full force and effect for the duration of this Agreement, insurance protecting against claims for injuries to persons or damages to property which may arise from or in connection with performance of the work hereunder by the Contractor, his agents, representatives, employees, or subcontractors.

2. Minimum Limits of Insurance

Each vendor shall obtain insurance at the following minimum limits:

- General Liability

- $1,000,000 each occurrence
- $1,000,000 personal and advertising injury
- $2,000,000 general aggregate
- $2,000,000 products and completed operations aggregate

- Umbrella Liability Insurance on a following form basis
  - $4,000,000 each occurrence
  - $4,000,000 aggregate
  - Any combination of underlying coverage and umbrella equaling $5,000,000 shall be acceptable.
- Workers Compensation Statutory Limits plus:
  - $100,000 E.L. Each Accident
  - $100,000 E.L. Disease Each Employee
  - $500,000 E.L. Disease Policy Limit

The following applies to all policies:

- The county is named as an additional insured on the general liability, automobile, and umbrella policies.
- All insurance must be placed with an insurance company with a minimum AM Best Rating of A- VII
- The insurers shall agree under each required policy of insurance to waive all rights of subrogation against the insured parties for losses arising from work performed by the Contractor for Racine County.

The making of progress payments to the Contractor shall not be construed as relieving the Contractor or its subcontractors or insurance carriers providing the coverage described herein for responsibility for loss or direct physical loss, damage or destruction occurring prior to final acceptance of the Work.

3. Deductibles and Self-Insured Retention

Any deductibles or self-insurance retentions must be declared to and approved by Racine County so that the County may ensure the financial solvency of the Contractor. At the option of the County, either the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the County, its officers, officials, and employees; or the Contractor shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses. Contractor shall pay all deductibles and be liable for all claims, losses and damages for which it self-insures.

4. Other Insurance Provisions

The policies are to contain, or be endorsed to contain, the following provisions:

1. General Liability, Automobile Liability, and Umbrella/Excess Insurance

a. Additional Insured Requirement. Racine County, its elected and appointed officials, officers, boards, commissions, officers, employees, representatives, servants, volunteers and agents (hereinafter referred to as “Insured Party” or “Insured Parties”) are to be **covered as additional insureds** as respects: liability arising out of activities performed by or on behalf of the Contractor; products and completed operations of the Contractor, premises owned, leased, or used by the

Contractor; and automobiles owned, leased, hired, or borrowed by the Contractor. The coverage shall contain no special limitations on the scope of protection afforded to the Insured Parties. Nothing contained in this section shall be construed to require the Contractor to provide liability insurance coverage to the any Insured Party for claims asserted against such Insured Party for its sole negligence.

b. Primary Insurance Requirement. The Contractor's insurance coverage shall be primary and noncontributing insurance as respects to any other insurance or self-insurance available to the Insured Parties. Any insurance or self-insurance maintained by the Insured Parties shall be in excess of the Contractor's insurance and shall not contribute with it.

c. Reporting Requirement. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the Insured Parties.

d. Separate Coverage. Coverage shall state that the Contractor's insurance shall apply separately to each Insured Party against whom claim is made or suit is brought.

e. Defense Costs/Cross Liability. Coverage shall be provided on a “pay on behalf” basis, with defense costs payable in addition to policy limits. There shall be no cross liability exclusion.

5. Workers’ Compensation and Employers Liability Coverage

The Contractor shall have and maintain in full force and effect for the duration of this Agreement, insurance protecting against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the Work by the Contractor, its agents, representatives, employees or subcontractors. The insurer shall agree to waive all rights of subrogation against Racine County, and its officers, officials, employees and volunteers for losses arising from the work performed by the Contractor for Racine County.

6. Waiver of Subrogation

The insurers shall agree under each policy of insurance required by this Contract to waive all rights of subrogation against the Insured Parties for losses arising from work performed by the Contractor for Racine County.

7. All Coverages

1. Notice Requirement.

Each insurance policy required by this Contract shall be endorsed to state that coverage shall not be suspended, voided, canceled, reduced in coverage or in limits except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to Racine County Courthouse, Purchasing Department, 730 Wisconsin Avenue, Racine WI 53403. The County reserves the right to accept alternate notice terms and provisions provided they meet the minimum requirements under Wisconsin law.

2. Acceptability.

   The insurance to be maintained by Contractor must be issued by a company licensed or approved to transact business in the State of Wisconsin. Such insurance shall be placed with insurers with a Best's Policyholder's Rating of "A" or better and with a financial rating of Class VII or greater, or be otherwise acceptable to Racine County. All policies shall be subject to approval by the Racine County Corporation Counsel as to form and content.

3. Failure of Insurers.

   The Contractor shall be responsible for any delay resulting from the failure of any insurer to furnish proof of coverage in the prescribed form.

8. Verification of Coverage

   Prior to execution of the contract, Contractor shall furnish Racine County with certificates of insurance and endorsements to the policies evidencing all coverages required by this Contract. Additionally, the declarations page for each insurance policy listed on the certificate of insurance shall be submitted to the County. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates shall reference the contract and provide for thirty (30) days advance notice of cancellation or non-renewal during the term of the contract. Racine County reserves the right to require complete, certified copies of all required insurance policies at any time. The contractor shall provide proof that any expiring coverage has been renewed or replaced prior to the expiration of the coverage.

9. Subcontractors

   Contractor shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverage for subcontractors shall be subject to all of the requirements stated in this Agreement, including, but not limited to, naming the Insured Parties as additional insureds. The Contractor shall not allow any subcontractor to commence work until the aforementioned requirements are met.

C. USE OF PREMISES

The Successful Bidder(s), also referred to as Contractor, shall confine their equipment, the storage of materials and the operations of their work persons to the limits of the work area or in accordance with the directions of the County, laws, ordinances and permits, and shall not unreasonably encumber the premises with their materials. All construction materials, shelter, vehicle parking and storage shall be confined to site. Locations of such storage shall be approved in advance by the County.

The Contractor is responsible for any damage done to the building structure, existing hallways, doors etc., that is not part of the scope of work and was damaged during the construction period by the Contractor.

The County shall have the right to use or occupy the premises and use the whole or any part of the work area as is possible without interference with the work prior to its final acceptance. Such use is not to be taken as an acceptance by the County of the whole or any part of the work performed under this contract.

The Contractor is responsible for obtaining any necessary licenses and permits, and for complying with any applicable Federal, State, and municipal laws, codes, and regulations in connection with the prosecution of the work without additional expense. The Contractor is similarly responsible for all damages to persons or property that occurs because of their fault or negligence. The Contractor shall take proper safety and health precautions to protect the work, the workers, the public, and the property of others. The Contractor is also responsible for all materials delivered and work performed until completion and acceptance of the entire construction work, except for any completed unit of construction previously accepted.

D. LIEN WAIVERS

If Contractor requires multiple payments, all requests will be only for work completed at date of application. Lien Waivers will be provided.

All necessary lien waivers are required with each request for payment. Lien waivers for first pay request total may be submitted at time of second pay request only if approved by Owner. Accurate sequencing henceforth will be followed. Final lien waivers will be processed and ready for distribution to Owner prior to final payment being processed.

All Lien waivers will contain the following language, clearly typed:

> "Except for retainage, if applicable, there are no outstanding Claims made against the Owner and/or its lenders and guarantors, or the Project, in connection with the work performed in the construction of the Project through the Period Date, except as set forth in Exhibit A attached hereto, if any, and no such claims set forth on Exhibit A have been included in the Application for Payment dated as of the Application Date."

E. BONDS

1. PERFORMANCE & PAYMENT BONDS
   When required by the Participating Public Agency, the Contractor shall furnish a Performance Bond and Labor and Materials Payment Bond covering the faithful performance of the contract and the payment of all obligations arising there under and complying with the requirements of Wisconsin's law or the applicable state of the Participating Public Agency. Both bonds shall be in the amount of one hundred percent (100%) of the contract amount and shall name the Participating Public Agency as an oblige. Companies issuing bonds must be licensed to write bonds in the state of the Participating Public Agency. The Contractor shall pay premiums for required bonds. Obtaining of bonds by the Contractor shall be a condition precedent to effectuation of the Master Agreement between the Participating Public Agency and Contractor. If additional work is authorized, the amount of the bonds shall be increased to cover the value of the increased contract sum.

F. PERMITS, CODES AND ORDINANCES

Contractor shall, at his own expense, obtain all necessary permits and licenses and comply with municipal and State laws, ordinances, and regulations.

Should any change in the plan and scope of work be required to conform to law and /or ordinances, Contractor shall notify the County before submitting his quote. After entering a contract, the Contractor shall be held to complete all work necessary to meet the above local requirements without extra expense to the County.

G. STANDARDS AND JOB SITE SAFETY

Contractor shall perform all work in accordance with the best present-day practices and conform and test in accordance with the applicable sections of the latest revisions of the codes and standards listed in the scope of work. In the event of a conflict between the referenced codes, standards, scope of work and plans, the one establishing the most stringent requirement will be followed.

Contractor shall be totally responsible for initiating, instituting, enforcing, maintaining, and supervising all safety precautions and job site safety programs in connection with the work. The Contractor shall take all reasonable precautions for the safety of all its employees and all other persons who may be on the job site. In that regard, Contractor shall comply with all applicable Federal, State, and local laws, ordinances, rules and regulations and order of any public authority having jurisdiction for the safety of persons or property or to protect them from damage, injury, or loss. Contractor shall erect and maintain as required by existing conditions and the progress of the work, all reasonable safeguards for safety and protection, including posting of danger signs and other warnings against hazard, promulgating safety regulations and notifying owners and users of adjacent utilities. County does require that Contractor comply, at a minimum, with the safety regulations of County as set out in the scope of work for this contract, to protect County's employees who may be on the job site.

Enactment of safety precautions and regulations; placement and provision of safety material, barricades, etc.; and use or provision of all required safety equipment shall be the sole responsibility of the Contractor whose employees or subcontractors are exposed to the applicable hazard or whose work endangers surrounding persons, property, equipment, contractors, etc.

H. INSPECTION/CLOSE OUT PROCEDURES

All materials used and all work completed by the Contractor shall be always subject to the examination, observation, and approval of the County.

At their discretion, the County shall have the authority to suspend work that does not comply with plans and scope of work and reject non-complying work and materials provided, however, that the failure of such inspector to reject non-complying work and material shall not constitute a waiver by the County of any rights of the County.

For final acceptance, the County shall inspect the work included in the contract as soon as practical after notification by the Contractor that such work has, in their opinion, been completed and final cleanup has been performed. Should the inspection disclose any

work, in whole or in part, as being unsatisfactory, the County will give the Contractor the necessary instructions for correction of the same, and the Contractor shall immediately comply with and execute such instructions. Upon correction of the work, another inspection will be made which shall constitute the final inspection provided the work has been satisfactorily completed.

I. BIDDER SUPPLIED DOCUMENTATION AND MATERIALS; CONFIDENTIALITY

All Bidder-supplied materials, including the Bidder's Bid, become the property of Racine County.

Bidder acknowledges that Racine County is an "authority" for the purposes of the WPRL. Any information obtained by Racine County is considered public records and will be subject to disclosure under the WPRL, except for information falling within one of the exemptions therefrom. Racine County is required to and shall comply with the WPRL in relation to any records, documents and information related to its dealings and relationship with the Bidder. Nothing in the Master Agreement shall be deemed or construed as a limitation on Racine County's discretion relating to compliance with the WPRL or other applicable law.

Notwithstanding the foregoing, if any of the material a Bidder provides is confidential or is a proprietary trade secret, Bidder may mark that material with a "Confidential" stamp. While Racine County will attempt to keep such information confidential, as an authority, it cannot guaranty that it will remain confidential. Racine County will endeavor to inform Bidders of a public records request to view or obtain such information. Any Bidder may contest such a request at its sole expense. Racine County assumes no responsibility for any liability whatsoever in relation to its compliance with the WPRL.

J. AFFIRMATIVE ACTION; NON-DISCRIMINATION

Racine County is committed to fulfilling its role as an Affirmative Action/Equal Opportunity Employer. We request your vigorous support of our Affirmative Action efforts. Our relationship with your agency is based upon your willingness to accept and comply with Executive Order 11246, as amended, and other federal laws requiring equal employment opportunity without regard to race, religion, color, national origin, sex, disability or veteran status. By signing the Certification of Vendor, you indicate your acceptance and compliance.

In connection with the performance of work awarded under this IFB, the Contractor agrees not to discriminate against any employee or applicant for employment because of age, race, religion, color, handicap, sex, physical condition, developmental disability as defined in Wis. Stat. § 51.01(5)(a), sexual orientation as provided in Wis. Stat. § 111.36, national origin, or military service as provided in Wis. Stat. § 111.355(1). This provision shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor further agrees to take affirmative action to ensure equal employment opportunities. The Contractor agrees to post in conspicuous places, available for employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of the non-discrimination clause (Wis. Stat. § 16.765 (2)).

K. NATIONAL CONTRACT

Subject to its fiduciary and statutory obligations, Racine County, as the Principal Procurement Agency, defined in Attachment D – National Cooperative Contract to be Administered by OMNIA Partners, has partnered with OMNIA Partners, Public Sector ("OMNIA Partners") to make the resultant contract (also known as the "Master Agreement" in materials distributed by OMNIA Partners) from this solicitation available to other public agencies nationally, including state and local governmental entities, public and private primary, secondary and higher education entities, non-profit entities, and agencies for the public benefit ("Public Agencies"), through OMNIA Partners' cooperative purchasing program. Racine County is acting as the contracting agency for any other Public Agency that elects to utilize the resulting Master Agreement. Use of the Master Agreement by any Public Agency is preceded by their registration with OMNIA Partners (a "Participating Public Agency") and by using the Master Agreement, any such Participating Pubic Agency agrees that it is registered with OMNIA Partners, whether pursuant to the terms of a Master Intergovernmental Cooperative Purchasing Agreement, a form of which is attached hereto on Attachment D – National Cooperative Contract, or as otherwise agreed to. Attachment D – National Cooperative Contract contains additional information about OMNIA Partners and the cooperative purchasing agreement.

OMNIA Partners is the largest and most experienced purchasing organization for public and private sector procurement. Through the economies of scale created by OMNIA Partners public sector subsidiaries and affiliates, National IPA and U.S. Communities, our participants now have access to more competitively solicited and publicly awarded cooperative agreements. The lead agency contracting process continues to be the foundation on which we are founded. OMNIA Partners is proud to offer more value and resources to state and local government, higher education, K-12 education and non-profits.

OMNIA Partners provides shared services and supply chain optimization to government, education, and the private sector. With corporate, pricing and sales commitments from the Vendor, OMNIA Partners provides marketing and administrative support for the Contractor that directly promotes the Contractor's products and services to Participating Public Agencies though multiple channels, each designed to promote specific products and services to Public Agencies on a national basis. Participating Public Agencies benefit from pricing based on aggregate spend and the convenience of a contract that has already been advertised and publicly competed. The Contractor benefits from a contract that generally allows Participating Public Agencies to directly purchase goods and services without the Contractor's need to respond to additional competitive solicitations. As such, the Contractor must be able to accommodate a nationwide demand for services and to fulfill obligations as a nationwide Contractor and respond to the OMNIA Partners documents (Attachment D).

While no minimum volume is guaranteed to the awarded Contractor(s), the estimated annual volume of HVAC Products, Installation, Labor Based Solutions, and Related Products and Services purchased under the Master Agreement through OMNIA Partners is approximately $500M. This projection is based on the current annual volumes among the Racine County and other Participating Public Agencies anticipated to utilize the resulting Master Agreement to be made available to them through OMNIA Partners, and

volume growth into other Public Agencies through a coordinated marketing approach between the awarded Bidder(s) and OMNIA Partners.

The successful Bidder(s) will be required to sign Attachment D – National Cooperative Contract to be Administered by OMNIA Partners, Exhibit B – Administration Agreement. Contractors should have any reviews required to sign the document prior to submitting a response.

Notwithstanding the foregoing, Racine County makes no representation or warranty concerning the use of the Master Agreement by any other Participating Public Agency.

III. HVAC PRODUCTS, INSTALLATION, LABOR BASED SOLUTIONS, AND RELATED PRODUCTS AND SERVICES

The requirements identified in this section represent the products and services currently being used and are the basis for the resulting contract. The following specifications are minimum acceptable requirements. Bid specifications may not be revised without an official written addendum issued by the Purchasing Coordinator.

A. DESCRIPTION OF WORK

The expected outcome of this IFB is to enter into a contractual relationship with a business partner(s) who will provide a comprehensive selection of HVAC products and solutions, including complete turn-key services. Vendors are to provide a broad selection of HVAC EQUIPMENT, INSTALLATION, LABOR BASED SOLUTIONS, AND RELATED PRODUCTS AND SERVICES. The intent of this IFB is to provide Participating Public Agencies with products, services and turn-key solutions to meet their various needs. Therefore, the Vendors should have demonstrated experience in providing similar Products and Services as defined in this solicitation, including but not limited to:

1. HVAC Equipment and Products: This includes, but is not limited to, all commercial equipment such as chillers: air-cooled chillers, water-cooled chillers, compressor chillers, ancillary chiller water plant equipment and absorption liquid chillers; unitary systems that combine heating, cooling and fan sections: rooftop systems, split systems, self-contained systems and water source heat pumps; air handling systems: performance air handlers, blower coil air handlers, make-up air gas heating systems, air handler options and air cleaning options; terminal devices: unit heaters, unit ventilators, fan coil units, ventilation fans and variable air volume; ductless variable refrigerant volume units; dedicated outdoor air systems; replacement coils; automation equipment; parts and aftermarket products and any other HVAC products offered by Bidder.

2. Installation and Services: This includes, but is not limited to, any installation of new equipment, maintenance of existing systems, upgrading of existing infrastructure, turn-key services and any other installation and services offered by Bidder.

3. Related Products, Solutions, and Other Services: This includes, but is not limited to, new, and/or retrofitting older products and solutions, HVAC equipment controls, ancillary services, thermostats, sensors, energy programs, design and analysis tools, commissioning, building management and/or certifications, enterprise management, rental and lease services, financial services, training and/or educational services, municipal services, and any other

related products and services offered by Bidder.

B. TERM

The term of the Master Agreement will be for five (5) years following the contract award date with the option to review for one (1) additional five (5) year period. The anticipated full term of the contract is ten (10) years. The awarded Bidder(s) shall have the right to enter local "service" agreements with Participating Public Agencies accessing the contract through OMNIA Partners, so long as the effective date of such agreement is prior to the expiration of the Contract. All local agreements may have a full potential term (any combination of initial and renewal periods) subject to the discretion of the Participating Public Agency. Any job orders, project agreements, or maintenance agreements executed against the Master Agreement during the effective term may survive beyond the expiration of the Master Agreement as established and agreed to by both parties.

Racine County may terminate the Master Agreement without penalty due to the non-appropriation of funds, or for cause or convenience in accordance with the procedures set forth in the Master Agreement.

Participating Agencies commonly require a modification to a term of the Contract (e.g., governing law). The awarded Bidder and Participating Agencies may agree to modify terms on any specific purchase by a Participating Agency without being in conflict with the Contract.

C. PRICING

Labor rates should be based on regional and national rates. The Awarded Bidder may submit requests for labor rate increases on an annual basis, sixty (60) days prior to the anniversary contract date. Price increase requests are not automatic and must be approved by Racine County. The request for a change in the rate outside of the anniversary contract date shall include: (1) the cause for the adjustment and (2) the amount of the change requested with documentation to support the requested adjustment (i.e.: appropriate Bureau of Labor Statistics index).

The pricing structure, or percent discount for product pricing should remain fixed for the term of the contract.

The Awarded Bidder agrees to offer all future product and service introductions at similar pricing as that offered through this solicitation and contract.

D. ALTERNATIVE COSTING METHOD

If a project requires products and services that are not covered on the Bid Form or if a product or service is required that is more appropriate to be custom designed and manufactured to meet an individual project site's conditions and/or provided for a unique application or project, the Contractor may use the alternative costing method as follows:

The Contractor will be required to:

Obtain three (3) written cost proposals from local providers:

- Use the most advantageous cost proposals;
- Apply the discount as submitted on the Response Form; and
- All products and services falling under this category must be submitted in advance and approved by the Participating Public Agency prior to being included in any quote or proposal from the Contractor.

E. PRICE LIST FOR ADDITIONAL PRODUCTS

The intent is to enter into a Master Agreement for a complete line of HVAC products, installation, labor based solutions, and related products and services. Therefore, in addition to specific line items listed on the pricing schedules, Bidders are encouraged to provide Manufacturer's Price Lists for additional related products including green products as well as current catalogs and price lists. Bidders shall attach to the Bid Form one (1) copy of one (1) price list or retail price sheet, clearly marking the column to which the discount is applied for each item listed. Manufacturer's Price Lists shall be the currently published National Standard Manufacturer's Price Lists. The Bidder's Retail Price Sheets shall be the current Price Sheet at the time of bid submission. Bidders shall quote the percentage of discount from the Manufacturer's Price List or Retail Price Sheet cited above and shall furnish a copy of same with the bid submission. Discounts must be stated as a single percentage. FAILURE TO PROVIDE THE MANUFACTURER'S PRICE LIST OR RETAIL PRICE SHEET MAY BE CAUSE FOR REJECTION OF THE BID. When award is made, current catalogs and price lists provided by the Bidder shall become a part of the contract. The Bidder's name and address shall appear on all catalogs and price lists. Where the price list shows more than one (1) column of prices, Bidder shall clearly mark the column which represents its bid. If a fee or charge is to be made, it should be indicated on the Bid Form.

F. SPECIAL OFFERS AND PROMOTIONS

In addition to decreasing prices for the balance of the Contract term due to a change in market conditions, Contractor may conduct sales promotions involving price reductions for a specified lesser period. Contractor may offer Participating Agencies competitive pricing which is lower than the not-to-exceed price set forth herein at any time during the Contract term and such lower pricing shall not be applied as a global price reduction under the Contract.

IV. BID SUBMITTAL INSTRUCTIONS

To adequately review bids uniformly and objectively, all bids should be submitted according to the format detailed below. The bid should be prepared simply and economically, providing straightforward and concise information as requested. Use of existing materials, brochures and other standard preprinted materials containing information responsive to the requests in the solicitation, if available, are encouraged as a method to reduce your response time. However, unnecessary elaborate brochures or other presentations beyond that required to present a complete and effective bid are not desired. Racine County reserves the right to reject any bid not properly formatted.

A. CERTIFICATION OF VENDOR PAGE
Place this page on top of the original and each copy of your complete bid. See page 23.

B. TABLE OF CONTENTS
Include clear identification of the material to be used.

C. EXECUTIVE SUMMARY
Limit to one or two pages. Briefly state the Bidder's understanding of the service to be provided and a positive commitment to perform the services as defined in the IFB.

D. RESPONSIBLE BIDDER
Failure of Bidder to provide the required information, may result in a determination that Bidder is a non-responsive bidder. If Bidder does not adequately demonstrate the minimum qualifications, as outlined throughout this section, Bidder may be deemed not qualified and responsible. Bidders must demonstrate that they have the resources and capability to provide the materials and services described herein. The following minimum criteria shall be met to be eligible for this contract:

- Bidders shall demonstrate that they are financially stable;
- Bidder shall have been in business providing similar service for at least the last three (3) years;
- Bidders should have the capability of providing a combination of products, services, consulting, or other labor-based solutions to accommodate the range of products and services utilized by Participating Public Agencies; and
- Bidders shall be properly licensed and incorporated to do business in the State of Wisconsin.

Racine County reserves the right to make such additional investigations as it deems necessary to verify a Bidder submitting a bid is qualified and responsible to include investigating Bidder's past work with Racine County and Racine County employees.

In addition to the pricing and certification information indicated under item D. Award under V. Award Information, Bidders will submit the following items with their bid:

1. Include a detailed response to Attachment D, Exhibit A, OMNIA Partners Response for National Cooperative contract, to show proof of organizational capacity, equipment, and technical competency.
    a. Racine County makes no representation or warranty concerning the use of the Master Agreement by any other Participating Public Agency.
    b. The lowest responsible Bidder(s) will be required to sign Attachment D, Exhibit B, OMNIA Partners Administration Agreement.
    c. If applicable, provide a sample of additional agreements that Participating Public Agencies may be asked to sign.
2. Provide proof of a positive balance sheet and profitable business operations for two (2) of the last three (3) years.
3. Provide business license and applicable information that Bidder can do business in the State of Wisconsin. List the states where other business or contractor licenses are held.
4. Proof of insurance.

5. Describe Bidder's bonding capacity and capability of securing high dollar Performance Bonds.
6. A completed and signed W-9 Request for Taxpayer Identification Number and Certification form.
7. Furnish background of Bidder, including such information as size of the firm, legal status (corporation or partnership, etc.) lines of business, management and technical expertise, financial position, and years in business. Include any unique approaches or techniques developed and used by the firm.
8. Provide a minimum of three (3) comparable references of current work being performed. Information shall include name, phone number, fax number and email address of a person that may be contacted. Ideally, at least two (2) references will be with a government facility of similar size. Also include a brief description of the projects. Bidder's may use the Reference sheets enclosed in this IFB.
9. To further demonstrate similar experience and provide proof of performance:
    a. Include a detailed description of the Services Bidder can perform, including training, start-up and commissioning services, installation, maintenance, turn-key services, project approach to Indoor Environmental Quality (IEQ), repair services, rentals, leases, equipment upgrades, and any other services provided by the Bidder.
        - Identify the manufacturer products/brands the Bidder can service and support.
        - Stipulate the minimum work crew that will be made available at all times, ensuring timely and effective project completion. A project foreman, fluent in English, must be onsite during all construction activities and have authority to act on behalf of the Bidder. Each site work crew must have at least one journeyman assigned.
        - Describe how Bidder selects sub-contractors for service and/or installation and how Bidder ensures customer satisfaction related to the sub-contractors.
        - Describe Bidder's company's process for submitting a test and balance report for each piece of equipment installed, including items that will be covered in the test and balance report.
        - Describe Bidder's company's process for delivering a comprehensive commission plan at least two (2) weeks prior to start-up, including details of what will be covered in the plan.
        - Describe Bidder's company's scope of work for preventative maintenance work.
        - Describe and define all scenarios in which additional charges would apply outside of routine preventive maintenance.
        - Describe Bidder's methodologies for assisting Participating Public Agencies with recommendations on repairs and upgrades from defining the repair/upgrade through the completion of work.
        - Describe Bidder's firm's process for notifying a Participating Public Agency when personnel are going to be in a facility, arrival and departure time and the work performed. How does Bidder handle requirements for sign-off of work prior to leaving a facility?
    b. Describe Bidder's ability to provide temporary cooling/chiller units.
    c. Describe in detail the depth of product and services Bidder provides and any related products or services being offered. Include:

- A description of the Products, including all related components and parts to be provided by the major product category.
- A catalog or brochure type information as applicable.
- A matrix breaking out product information on all products, options, accessories such as product type, capacity range, standard warranty information, extended warranty information, estimated lead time/delivery time, etc.
- All necessary technical information relating to operation of equipment and systems, along with list of spare parts recommended by manufacturers with part numbers needed to maintain and efficiently run the systems and equipment.

d. Describe Bidder's record keeping and processing system for work performed. Include:
   - Bidder's ability to provide online access to records.
   - State any options for expediting delivery of product.
   - State backorder policy. Does Bidder fill or kill order and require Participating Public Agency to reorder if item is backordered?
   - State restocking procedures for returning products, if applicable.
   - Describe any special programs offered that will improve customers' ability to access Products and Services, on-time delivery, or other innovative strategies.
   - Describe the capacity of Bidder to broaden the scope of the contract and keep the product and service offerings current and ensure the latest products, standards and technology for HVAC Products, Installation, Labor Based Solutions, and Related Products and Services.
   - Describe your Bidder's safety policy and/or program, including how the policy is communicated to employees, whether the employees are evaluated on safety, and if any employees are dedicated to safety.
   - Describe Bidder's quality control processes.
   - Describe Bidder's problem escalation process.
   - Describe how customer complaints are measured and categorized. What processes are in place to know that a problem has been resolved?
   - Describe Bidder's post-installation support and warranty specifics. Include both product and installation warranty information.
   - Describe the process for replacement or repair of defective products and warranty related issues.
   - Describe how Bidder evaluates and determines unit repair versus unit replacement.
   - Identify all other companies that may be involved in processing, handling, shipping, products and/or services.
   - Provide the number, size and location of Bidder's distribution facilities, warehouses, and retail network as applicable.
   - Provide order information to include available ordering methods and available payment terms.
   - Provide the number and location of support centers (if applicable).

- Describe Bidder's customer service department staffing levels, hours of operation and other relevant details.
- Describe the process for ordering when supply of a unit and installation is involved, specifically addressing whether one purchase order is required for the entire project, or if separate purchase orders are required for ordering the product and securing installation services.
- Describe Bidder's internal management system for processing orders from point of customer contact through delivery and billing. Please state if Bidder uses single system or platform for all phases of ordering, processing, delivery, and billing.
- Describe the capacity of Bidder to provide management reports, i.e., commodity histories, procurement card histories, green spend, etc. for each Participating Public Agency.

E. BID FORM CRITERIA

All pricing submitted using the Bid Form (Attachment C) or a document using the same requested information in the same format. The Bid form shall be inclusive of all fees and service/shipping charges. All prices are FOB destination. Additional pages and pricing information may be included.

Bidder shall also be responsible for compliance with any federal, state, or local prevailing wage laws.

Price/Discounts should remain firm and will include all charges that may be incurred in fulfilling requirements.

Invoices may be audited on a random basis along with the necessary supporting documentation. Billing errors will be promptly adjusted.

As part of the bid, Bidders shall provide the following:

- Details of any proposed additional discounts for volume orders, special offers, minimum order quantity, free goods program, total annual spend.
- *Comprehensive Product Offering*
  Bidder(s) awarded under this IFB may offer their complete product and service offering/balance of line. Pricing for complete product offering/balance of line items will be determined by a percentage discount from a price list or catalog, or fixed price, or a combination of both with indefinite quantities. Prices listed will be used to establish the extent of a Bidder's product lines, services, warranties, etc. that are available from Bidder and the pricing per item. Multiple percentage discounts are acceptable if, where different percentage discounts apply, the different percentages are specified. Additional pricing and/or discounts may be included. Products and services proposed are to be priced separately with all ineligible items identified. Bidders may elect to limit their bids to any category or categories. Where the price list shows more than one column of prices, Bidder shall clearly mark the column which represents the discounted pricing to Participating Public Agencies.
- *Federal Funding Pricing*
  Due to products and services potentially being used in bid to an emergency or disaster recovery situation in which federal funding may used, if not already

incorporated as part of the bid, provide alternative pricing that does not include cost plus a percentage of cost or pricing based on time and materials; if time and materials is necessary, a ceiling price that the contract exceeds at its own risk will be needed. Products and services provided in a situation where an agency is eligible for federal funding, Bidder is subject to and must comply with all federal requirements applicable to the funding including, but not limited to the FEMA Special Conditions section located in the Federal Funds Certifications Exhibit.

V. AWARD INFORMATION

A. COMPLIANCE WITH IFB

Bids submitted must be in strict compliance with the terms of the solicitation. Failure to comply with all provisions of the IFB may result in disqualification.

B. CONDITIONS OF AWARD

All Bidders, by submission of their respective bids, agree to abide by the rules, regulations, procedures, and decisions of Racine County.

C. QUALIFYING BIDDERS

Failure of Bidder to provide the required information, may result in a determination that Bidder is a non-responsive Bidder. If Bidder does not adequately demonstrate the necessary qualifications, as outlined throughout Section IV. Bid Submittal Instructions, and submit the information indicated under item D. Responsible Bidder, Bidder may be deemed not qualified and/or responsible. Racine County reserves the right to make such additional investigations as it deems necessary to verify a Bidder may be deemed not qualified and/or responsible. Racine County reserves the right to make such additional investigations as it deems necessary to verify a Bidder submitting a bid is qualified and responsible to include investigating Bidder's past work with Racine County and Racine County employees.

D. AWARD

Utilizing the two-step process set forth herein, it is the intent of the County to award the Contract to the lowest responsive responsible Bidder provided the bid has been submitted in accordance with the requirements of the Contract Documents, the Bidder is adequately qualified, and the bid does not exceed the funds available. Racine County reserves the right to make an award as deemed in its best interest, which may include awarding to a single bidder or multiple bidders; or to award the whole bid, only part of the bid, or none of the bid to single or multiple bidders, based on its sole discretion of its best interest, together with compliance with applicable law. Intent to award will not be made and a contract will not be executed until Racine County, at its sole discretion, accepts a bid.

RACINE COUNTY RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS AND TO WAIVE ANY TECHNICALITY OR ERROR IN ANY BID OR PART THEREIN, AND TO ACCEPT THE SAME OR COMBINATIONS, IN WHOLE OR IN PART, WHICHEVER IS DEEMED TO BE IN THE BEST INTEREST OF RACINE COUNTY IN ITS SOLE AND EXCLUSIVE DISCRETION. While not all inclusive, the following items may be used when determining if a Bidder is considered responsive and responsible: work schedule,

technical competency, ability to render satisfactory service, past performance, reputation for providing a quality product, timely delivery of products and/or services, financial ability, bonding, experience in performance of similar work, references, equipment, and capacity.

For the first step of the bidding process, Bidders will submit their sealed bids with all requested information, to include Certification of Vendor and Attachment C – Bid Form, by the due date and time outlined in this IFB. After the due date and time, all Bidders will be evaluated to determine if they are responsive, responsible, and qualified. Each Bidder determined to be responsive, responsible, and qualified shall be determined to be a "Responsible Bidder."

As part of the first step of the bidding process, Racine County may seek additional information or clarification from one or more of the Bidders.

If Bidder does not adequately demonstrate the necessary minimum qualifications, Bidder may be deemed not qualified and/or responsible. Racine County reserves the right to make such additional investigations as it deems necessary to verify a Bidder submitting a bid is qualified and responsible to include investigating Bidder's past work with Racine County and Racine County employees.

Award may be made without discussion with Bidder, therefore, Bidders are cautioned that Bidders should be submitted initially on the most favorable terms.

For the second step of the bidding process, Racine County will distribute to each Responsible Bidder a Sample Project Form to determine which Responsible Bidder(s) constitute the lowest responsible bidder(s) when the bid responses are applied to actual (hypothetical) projects. As indicated in Section I. Project Overview, when responding to the Sample Project Form, Responsible Bidders are required to USE THE SAME LINE ITEM PRICING from Attachment C – Bid Form and apply them to the Sample Projects Form (to be supplied to Responsible Bidders as part of Step-One); a reduction in price for the sample projects outlined in a Responsible Bidder's Sample Project Form will not be allowable. The final basis for award and lowest responsible Bidder(s) will result from the lowest total dollar amount of the combined sample projects.

E. TIE BIDS

If two (2) or more Bidders submit identical bids, the decision of the County to make award to one or more of such Bidders shall be final.

F. NOTICE OF ACCEPTANCE

Racine County will notify the lowest responsible and responsive Bidder(s) as soon as practical of the selection. Written notice of award to Bidder(s) in the form of a letter, contract or otherwise, mailed or delivered to the address shown on the Certification of Vendor page will be considered sufficient notice of acceptance of bid.

REFERENCES

HVAC PRODUCTS, INSTALLATION, LABOR BASED SOLUTIONS, AND RELATED PRODUCTS AND SERVICES

List three (3) references for construction services to that requested in this IFB.

1. Company: _____

   Address: _____

   Contact Person: _____ Phone: _____

   Email address: _____

   Description of project: _____

   _____

   _____

   _____

2. Company: _____

   Address: _____

   Contact Person: _____ Phone: _____

   Email address: _____

   Description of project: _____

   _____

   _____

   _____

3. Company: _____

   Address: _____

   Contact Person: _____ Phone: _____

   Email address: _____

   Description of project: _____

   _____

   _____

   _____

CERTIFICATION OF VENDOR

HVAC PRODUCTS, INSTALLATION, LABOR BASED SOLUTIONS, AND RELATED PRODUCTS AND SERVICES

The undersigned, submitting this Bid, hereby agrees with all the terms, conditions, and specifications required by the County in this IFB and declares that the attached Bid is in conformity therewith.

The undersigned attests to the following:

- I have reviewed in detail the IFB and all related attachments and information provided by Racine County before submitting this Bid.

- I have full authority to make such statements and to submit this Bid as the duly recognized representative of the Bidder.

SIGNATURE: _____

PRINT NAME: _____

TITLE: _____

COMPANY: _____

ADDRESS: _____

CITY, STATE, ZIP: _____

TELEPHONE: _____ FAX: _____

E-MAIL: _____

DATE: _____

Attachment A

Community Development Block Grant Addendum

Purchases made under this contract may be partially or fully funded with federal grant funds. Funding for this work may include Federal Funding sources, including Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development. When such funding is provided, Contractor shall comply with all terms, conditions and requirements enumerated by the grant funding source, as well as requirements of the State statutes for which the contract is utilized, whichever is the more restrictive requirement. When using Federal Funding, Contractor shall comply with all wage and latest reporting provisions of the Federal Davis-Bacon Act. HUD-4010 Labor Provisions also applies to this contract.

Attachment B

Federal Grant Funding Addendum

For more information on Federal Grant Funding for ESSER and GEER, please click on the following link: https://www.hcps.org/departments/docs/BusinessServices/Purchasing/FAQs_ESSER_GEER.pdf for Frequently Asked Questions on Elementary and Secondary School Emergency Relief (ESSER) Programs Governor's Emergency Education Relief (GEER) Programs (U.S. Department of Education Washington, D.C. 20202, May 2021).

For more information on Federal Grant Funding for HEERF, please click on the following link: https://www2.ed.gov/about/offices/list/ope/arpfaq.pdf for Higher Education Emergency Relief (HEERF) Fund III Frequently Asked Questions (American Rescue Plan Act of 2021 Published May 11, 2021, updated May 24, 2021).

Attachment C

Bid Form

(To be submitted in a sealed envelope or box as indicated)

Bid Form documents are provided. A discount percentage or structure must be clearly delineated. The Bid form shall be inclusive of all fees and service/shipping charges. All prices are FOB destination. Additional pages and pricing information may be included.

1. **Definitions**

   Labor Wage Classification Definitions - definitions as used herein for establishing labor rates. Participating Public Agencies may choose to establish alternative definitions.

LABOR WAGE CLASSIFICATION DEFINITIONS	
Architect	Professional licensed designer providing Architectural drawings.
Asbestos Worker	Worker who removes and disposes of asbestos materials.
Boilermaker	Worker who assembles boilers, tanks, vats and pressure vessels. The duties of the boilermaker include welding, acetylene burning, riveting, caulking, rigging, fitting up, grounding, reaming and impact machine operating.
Carpenter	Worker who builds wood structures or structures of any material which has replaced wood. Includes rough and finish carpentry, hardware and trim.
Carpet/Floor Installer	Worker who installs carpet and/or floor coverings and vinyl tile.
Commissioning Agent	Agent who ensures proper installation and operation of technical building systems.
Concrete Finisher	Worker who floats, trowels, and finishes concrete.
Data Communications / Telecommunications Installer	Worker who installs data/telephone and television cable and associated equipment and accessories.
Delivery Personnel	Worker who can deliver materials to other HVAC personnel as well as work as a second man on jobs if necessary.
Drafting	Worker who provides detail engineering drawings utilizing CADD type documents.
Drywall/Ceiling Installer	Worker who installs metal framed walls and ceilings, drywall coverings, ceiling grids and ceilings.
Duct Cleaner	Worker who cleans air conveyance systems using compressed air tools and mechanical agitation devices to dislodge dirt and other contaminants from the ductwork and other HVAC components.
Electrician	Skilled craftsperson who installs or repairs electrical wiring and devices. Includes fire alarm systems and HVAC electrical controls.
LABOR WAGE CLASSIFICATION DEFINITIONS (continued)	

Elevator Mechanic	Craftsperson skilled in the installation and maintenance of elevators.
Engineering Designer	Professional licensed engineer. An Engineering Designer is not a requirement of this solicitation but may be beneficial for Participating Public Agencies to utilize should they choose. In such case, an Engineering Design may lay out HVAC, plumbing, electrical, structural, or civil systems.
Fire Proofing Installer	Worker who sprays or applies fire proofing materials.
Geothermal Well Field Labor	Worker who lays coiled pipe and tests and connects to HVAC equipment in earthen trench.
Glazier	Worker who installs glass, glazing and glass framing.
Heavy Equipment Operator	Equipment operator that operates the following, including but not limited to, all Cat tractors, all derrick-powered, all power operated cranes, back-hoe, back filler, power operated shovel, winch truck, all trenching machines.
HVAC Building Automation Technician	Worker who can work on low temperature refrigeration equipment as well as small commercial equipment under 60 tons.
HVAC Commercial A/C Technician	Worker who can work on large commercial up to 3000 tons.
HVAC Light Commercial	Worker who can work on small commercial up to 25 tons.
HVAC Duct Installer	Worker who installs ductwork. Assists with some equipment installation.
HVAC Field Supervisor	Worker who monitors quality as well as provide technical support to all other HVAC technician skill levels.
HVAC Filter Technician	Worker who changes filters in all types of HVAC equipment as well as minor maintenance on light commercial equipment such as changing worn belts.
HVAC Helper	Worker who can assist a commercial or refrigeration technician as well as perform minor analysis and repairs on equipment under 30 tons.
HVAC Refrigeration Technician	Worker who can work on low temperature refrigeration equipment as well as small commercial equipment under 60 tons.
Insulator	Worker who applies, sprays or installs insulation.
Iron Worker	Skilled craftsperson who erects structural steel framing and installs structural concrete rebar.
Laborer/Helper	Worker qualified for only unskilled or semi-skilled work, including but not limited to, lifting, carrying materials and tools, hauling, digging, clean-up.
Lather/Plasterer	Worker who installs metal framing and lath. Worker who applies plaster to lathing & installs associated accessories
Light Equipment Operator	Includes, but is not limited to, operation of air compressors, truck crane driver, flex plane, building elevator, form grader, concrete mixer (less than 14cf), conveyer.
Mason, Bricklayer	Craftsperson who works with masonry products, stone, brick, block, or any material substituting for those materials and accessories.
LABOR WAGE CLASSIFICATION DEFINITIONS (continued)	

Metal Building Assembler	Worker who assembles pre-made metal buildings.
Millwright	Mechanic specializing in the installation of heavy machinery, conveyance, wrenches, dock levelers, hydraulic lifts and align pumps.
Painter/Wall Covering Installer	Worker who prepares wall surfaces & applies paint and/or wall covering, tape and bedding.
Pipefitter	Trained worker who installs piping systems, chilled water piping and hot water (boiler) piping, pneumatic tubing controls, chillers, boilers and associated mechanical equipment.
Plumber	Skilled craftsperson who installs domestic hot & cold-water piping, waste piping, storm system piping, water closets, sinks, urinals, and related work.
Project Engineer	A Project Engineer is not a requirement but may be beneficial for Participating Public Agencies to utilize should they choose. In such case, a Project Engineer may monitor engineering documents as well as provide technical support regarding the engineering plans and specifications as designed by the Professional Engineer. Worker may be responsible for maintaining project status and reports.
Project Manager	Worker who monitors quality as well as provide technical support to all other HVAC technician skill levels and is responsible for maintaining project status and reports.
Project Administrator	Worker who provides administrative support to all technician skill levels and is responsible for all administrative functions of the project such as billings, contracts, work orders, legal requirements, purchase orders, sales tax certificates as well as proper record keeping.
Roofer	Worker who installs roofing materials, Bitumen (asphalt and coal tar) felts, flashings, all types roofing membranes & associated products.
Sheet Metal Worker	Worker who installs sheet metal products. Roof metal, flashings and curbs, ductwork, mechanical equipment and associated metals.
Sprinkler Fitter	Worker who installs fire sprinkler systems and fire protection equipment.
Terrazzo Worker	Craftsperson who places and finishes Terrazzo.
Tile Setter	Worker who prepares wall and/or floor surfaces & applies ceramic tiles to these surfaces.
Water Proofer/Caulker	Worker who applies water proofing material to buildings. Products include sealant, caulk, sheet membrane, liquid membranes, sprayed, rolled, or brushed.
Test and Balance Technician	Certified technician per AABC or NEBB standards trained to perform water and air balance. Also provides sound and vibration testing and preparing of certified reports.
Infrared Technician	Worker who utilizes infrared photography to determine location of thermal heat losses.

LABOR WAGE CLASSIFICATION DEFINITIONS (continued)	
Water Treatment Technician	Certified technician who is trained to evaluate analytical test results on boiler system water, condenser water, and chill water samples and to make appropriate recommendations regarding residual levels, cycles, and feed rates.

BID FORM

SECTION A
Product Pricing

Bidder shall include all product pricing using this format as pricing utilized on this form should be consistent with the individual pricing scenarios that are to be distributed to responsive, responsible, and qualified Bidders. Use additional space as necessary.

MFG Part No.	Product Name	Product Description	List Price	% Discount off List Price	Net Price

BID FORM (CONT'D)

SECTION B
Labor Rates

Normal business hours are defined as: _____

Overtime hours are defined as: _____

Holiday hours are defined as: _____

For all applicable Labor Classifications, using the below format, Bidder shall provide labor rates by geographic areas, regions, zones or other means for pricing nationally as sample projects included in Step-Two will be diverse project types including projects from different states and regions outside of Racine County and Wisconsin. Participating Public Agencies may have differing needs and requirements depending on the scope of their project(s); Participating Public Agencies may determine the appropriate Labor Classifications at their discretion. If Bidder is unable to provide one or more of the Labor Classifications below (either as part of their primary staff or as a subcontractor), Bidder should notate that in their response. Pricing utilized on this form will need to be consistent with the individual pricing scenarios provided to responsible, responsive, and qualified Bidders.

		Hourly Rate		
Item	**Labor Classification**	**Normal Business Hours**	**Overtime**	**Holiday**
1	Architect			
2	Asbestos worker			
3	Boilermaker			
4	Concrete finishers			
5	Delivery personnel			
6	Drafting			
7	Drywall and ceiling installers			
8	Electricians			
9	Engineering design			
10	Geothermal well field labor			
11	Heavy equipment operators			
12	HVAC commercial A/C technician			
13	HVAC light commercial			
14	HVAC helper			
15	HVAC field supervisor			

BID FORM (CONT'D)

SECTION B
Labor Rates (Cont'd)

Item	Labor Classification	Hourly Rate		
		Normal Business Hours	Overtime	Holiday
16	HVAC refrigeration technician			
17	HVAC duct installer			
18	HVAC filter technician			
19	HVAC building automation technician			
20	Infrared technician			
21	Insulators			
22	Laborers			
23	Light equipment operators			
24	Metal building assembler			
25	Millwrights			
26	Operating engineer			
27	Painters, wall covering installers			
28	Pipefitters			
29	Plasterers			
30	Plumbers			
31	Project manager			
32	Project administrator			
33	Project engineering			
34	Roofers			
35	Sheet metal workers			
36	Test and balance technician			
37	Tile setters			
38	Water Proofers, caulkers			
39	Water treatment technician			
	Use additional space as necessary to add any additional labor categories.			

BID FORM (CONT'D)

SECTION C
Additional Costs

INSTRUCTIONS:

Bidder shall utilize net product prices and labor rates listed in Sections A and B of this Bid Form to determine cost for installation of new equipment, maintenance of existing systems, upgrading of existing infrastructures, turn-key services and any other installation and services offered. If there are other elements that should also be taken into consideration, Bidder shall list these elements below and any associated pricing. Pricing utilized on this form will need to be consistent with the individual pricing scenarios provided to responsible, responsive, and qualified Bidders.

Any Additional Pricing Elements for Installation, Maintenance, Upgrades and Turn-Key Services	Cost
List any other elements to be taken into consideration for installation, maintenance, upgrades and turn-key services	

BID FORM (CONT'D)

SECTION D
Additional Costs

Use the below space to provide pricing for any related products and services your company wishes to be considered. Pricing utilized on this form will need to be consistent with the individual pricing scenarios provided to responsible, responsive, and qualified Bidders.

Product or Service	Cost
Use additional space as necessary	

BID FORM (CONT'D)

SECTION E
Additional Discounts

Insert additional lines as necessary. Pricing utilized on this form will need to be consistent with the individual pricing scenarios provided to responsible, responsive, and qualified Bidders.

ADDITIONAL DISCOUNTS/INCENTIVES	COST
Additional Discounts for volume (i.e., price breaks for multiple products/services, etc.)	
	$
	$
	$
	$
Any additional pricing incentives, discounts, or rebates such as for large volume purchases and services, total spend, etc.	
	$
	$
	$
	$
Any additional pricing discounts for the purchase of products and services for groups of Participating Public Agencies in a local geographic area that desire to combine requirements, i.e., local city, county, school district, housing authority, transit authority, etc.	
	$
	$
	$
	$

ATTACHMENT D

Requirements for National Cooperative Contract To Be Administered by OMNIA Partners

The following documents are used in reviewing and administering national cooperative contracts and are included for Supplier's review and bid.

Exhibit A – Response for National Cooperative Contract

Exhibit B – Administration Agreement, Example

Exhibit C – Master Intergovernmental Cooperative Purchasing Agreement, Example

Exhibit D – Principal Procurement Agency Certificate, Example

Exhibit E – Contract Sales Reporting Template

Exhibit F – Federal Funds Certifications

Exhibit G – New Jersey Business Compliance

Exhibit H – Advertising Compliance Requirement

1.0 Scope of National Cooperative Contract

Capitalized terms not otherwise defined herein shall have the meanings given to them in the Master Agreement or in the Administration Agreement between Vendor (sometimes referred to as 'Supplier') and OMNIA Partners.

1.1 Requirement

Racine County, Wisconsin (hereinafter defined and referred to as "Principal Procurement Agency"), on behalf of itself and the National Intergovernmental Purchasing Alliance Company, a Delaware corporation d/b/a OMNIA Partners, Public Sector ("OMNIA Partners"), is requesting bids for HVAC Products, Installation, Labor Based Solutions, and Related Products and Services. The intent of this Invitation for Bid is any contract between Principal Procurement Agency and Vendor resulting from this Invitation for Bid ("Master Agreement") be made available to other public agencies nationally, including state and local governmental entities, public and private primary, secondary and higher education entities, non-profit entities, and agencies for the public benefit ("Public Agencies"), through OMNIA Partners' cooperative purchasing program. The Principal Procurement Agency has executed a Principal Procurement Agency Certificate with OMNIA Partners, an example of which is included as Exhibit D, and has agreed to pursue the Master Agreement. Use of the Master Agreement by any Public Agency is preceded by their registration with OMNIA Partners as a Participating Public Agency in OMNIA Partners' cooperative purchasing program. Registration with OMNIA Partners as a Participating Public Agency is accomplished by Public Agencies entering into a Master Intergovernmental Cooperative Purchasing Agreement, an example of which is attached as Exhibit C, and by using the Master Agreement, any such Participating Public Agency agrees that it is registered with OMNIA Partners, whether pursuant to the terms of the Master Intergovernmental Purchasing Cooperative Agreement or as otherwise agreed to. The terms and pricing established in the resulting Master Agreement between the Vendor and the Principal Procurement Agency will be the same as that available to Participating Public Agencies through OMNIA Partners.

All transactions, purchase orders, invoices, payments etc., will occur directly between the Vendor and each Participating Public Agency individually, and neither OMNIA Partners, any Principal Procurement Agency nor any Participating Public Agency, including their respective agents, directors, employees or representatives, shall be liable to Vendor for any acts, liabilities, damages, etc., incurred by any other Participating Public Agency. Vendor is responsible for knowing the tax laws in each state.

This Exhibit A defines the expectations for qualifying Vendors based on OMNIA Partners' requirements to market the resulting Master Agreement nationally to Public Agencies. Each section in this Exhibit A refers to the capabilities, requirements, obligations, and prohibitions of competing Vendors on a national level in order to serve Participating Public Agencies through OMNIA Partners.

These requirements are incorporated into and are considered an integral part of this IFB. OMNIA Partners reserves the right to determine whether to make the Master Agreement awarded by the Principal Procurement Agency available to Participating Public Agencies, in its sole and absolute discretion, and any party submitting a response to this IFB acknowledges that any award by the Principal Procurement Agency does not obligate OMNIA Partners to make the Master Agreement available to Participating Procurement Agencies.

1.2 Marketing, Sales and Administrative Support

During the term of the Master Agreement OMNIA Partners intends to provide marketing, sales, partnership development and administrative support for Vendor pursuant to this section that directly promotes the Vendor's products and services to Participating Public Agencies through multiple channels, each designed to promote specific products and services to Public Agencies on a national basis.

OMNIA Partners will assign the Vendor a Director of Partner Development who will serve as the main point of contact for the Vendor and will be responsible for managing the overall relationship between the Vendor and OMNIA Partners. The Director of Partner Development will work with the Vendor to develop a comprehensive strategy to promote the Master Agreement and will connect the Vendor with appropriate stakeholders within OMNIA Partners including, Sales, Marketing, Contracting, Training, and Operations & Support.

The OMNIA Partners marketing team will work in conjunction with Vendor to promote the Master Agreement to both existing Participating Public Agencies and prospective Public Agencies through channels that may include:

A. Marketing collateral (print, electronic, email, presentations)

B. Website

C. Trade shows/conferences/meetings

D. Advertising

E. Social Media

The OMNIA Partners sales teams will work in conjunction with Vendor to promote the Master Agreement to both existing Participating Public Agencies and prospective Public Agencies through initiatives that may include:

A. Individual sales calls

B. Joint sales calls

C. Communications/customer service

D. Training sessions for Public Agency teams

E. Training sessions for Vendor teams

The OMNIA Partners contracting teams will work in conjunction with Vendor to promote the Master Agreement to both existing Participating Public Agencies and prospective Public Agencies through:

A. Serving as the subject matter expert for questions regarding joint powers authority and state statutes and regulations for cooperative purchasing
B. Training sessions for Public Agency teams
C. Training sessions for Vendor teams
D. Regular business reviews to monitor program success
E. General contract administration

Vendors are required to pay an Administrative Fee of 3% of the greater of the Contract Sales under the Master Agreement and Guaranteed Contract Sales under this Invitation for Bid. Vendor will be required to execute the OMNIA Partners Administration Agreement (Exhibit B).

1.3 Estimated Volume

The dollar volume purchased under the Master Agreement is estimated to be approximately $500M annually. While no minimum volume is guaranteed to Vendor, the estimated annual volume is projected based on the current annual volumes among the Principal Procurement Agency, other Participating Public Agencies that are anticipated to utilize the resulting Master Agreement to be made available to them through OMNIA Partners, and volume growth into other Public Agencies through a coordinated marketing approach between Vendor and OMNIA Partners.

1.4 Award Basis

The basis of any contract award resulting from this IFB made by Principal Procurement Agency will, at OMNIA Partners' option, be the basis of award on a national level through OMNIA Partners. If multiple Vendors are awarded by Principal Procurement Agency under the Master Agreement, those same Vendors will be required to extend the Master Agreement to Participating Public Agencies through OMNIA Partners. Utilization of the Master Agreement by Participating Public Agencies will be at the discretion of the individual Participating Public Agency. Certain terms of the Master Agreement specifically applicable to the Principal Procurement Agency (e.g., governing law) are subject to modification for each Participating Public Agency as Vendor and such Participating Public Agency may agree without being in conflict with the Master Agreement as a condition of the Participating Agency's purchase and not a modification of the Master Agreement applicable to all Participating Agencies. Participating Agencies may request to enter into a separate supplemental agreement to further define the level of service requirements over and above the minimum defined in the Master Agreement (e.g., governing law, invoice requirements, order requirements, specialized delivery, diversity requirements such as minority and woman owned businesses, historically underutilized business, etc.) ("Supplemental Agreement"). It shall be the responsibility of the Vendor to comply, when applicable, with the prevailing wage

legislation in effect in the jurisdiction of the Participating Agency. It shall further be the responsibility of the Vendor to monitor the prevailing wage rates as established by the appropriate department of labor for any increase in rates during the term of the Master Agreement and adjust wage rates accordingly. In instances where supplemental terms and conditions create additional risk and cost for Vendor, Vendor and Participating Public Agency may negotiate additional pricing above and beyond the stated contract not-to-exceed pricing so long as the added price is commensurate with the additional cost incurred by the Vendor. Any supplemental agreement developed as a result of the Master Agreement is exclusively between the Participating Agency and the Vendor (Contract Sales are reported to OMNIA Partners).

All signed Supplemental Agreements and purchase orders issued and accepted by the Vendor may survive expiration or termination of the Master Agreement. Participating Agencies' purchase orders may exceed the term of the Master Agreement if the purchase order is issued prior to the expiration of the Master Agreement. Vendor is responsible for reporting all sales and paying the applicable Administrative Fee for sales that use the Master Agreement as the basis for the purchase order, even though Master Agreement may have expired.

1.5 Objectives of Cooperative Program

This IFB is intended to achieve the following objectives regarding availability through OMNIA Partners' cooperative program:

A. Provide a comprehensive competitively solicited and awarded national agreement offering the Products covered by this solicitation to Participating Public Agencies;

B. Establish the Master Agreement as the Vendor's primary go to market strategy to Public Agencies nationwide;

C. Achieve cost savings for Vendor and Public Agencies through a single solicitation process that will reduce the Vendor's need to respond to multiple solicitations and Public Agencies need to conduct their own solicitation process;

D. Combine the aggregate purchasing volumes of Participating Public Agencies to achieve cost effective pricing.

2.0 REPRESENTATIONS AND COVENANTS

As a condition to Vendor entering into the Master Agreement, which would be available to all Public Agencies, Vendor must make certain representations, warranties and covenants to both the Principal Procurement Agency and OMNIA Partners designed to ensure the success of the Master Agreement for all Participating Public Agencies as well as the Vendor.

2.1 Corporate Commitment

Vendor commits that (1) the Master Agreement has received all necessary corporate authorizations and support of the Vendor's executive management, (2) the Master Agreement is Vendor's primary "go to market" strategy for Public Agencies, (3) the Master Agreement will be promoted to all Public Agencies, including any existing customers, and Vendor will transition existing customers, upon their request, to the Master Agreement, and (4) that the Vendor has read and agrees to the terms and

conditions of the Administration Agreement with OMNIA Partners and will execute such agreement concurrent with and as a condition of its execution of the Master Agreement with the Principal Procurement Agency. Vendor will identify an executive corporate sponsor and a separate national account manager within the IFB response that will be responsible for the overall management of the Master Agreement.

2.2 Pricing Commitment

Vendor commits the not-to-exceed pricing provided under the Master Agreement pricing is its lowest available (net to buyer) to Public Agencies nationwide and further commits that if a Participating Public Agency is eligible for lower pricing through a national, state, regional or local or cooperative contract, the Vendor will match such lower pricing to that Participating Public Agency under the Master Agreement.

2.3 Sales Commitment

Vendor commits to aggressively market the Master Agreement as its go to market strategy in this defined sector and that its sales force will be trained, engaged and committed to offering the Master Agreement to Public Agencies through OMNIA Partners nationwide. Vendor commits that all Master Agreement sales will be accurately and timely reported to OMNIA Partners in accordance with the OMNIA Partners Administration Agreement. Vendor also commits its sales force will be compensated, including sales incentives, for sales to Public Agencies under the Master Agreement in a consistent or better manner compared to sales to Public Agencies if the Vendor were not awarded the Master Agreement.

3.0 VENDOR BID

Vendor must supply the following information for the Principal Procurement Agency to determine if Vendor is qualified and responsible to extend the resulting Master Agreement to Participating Public Agencies through OMNIA Partners.

3.1 Company

A. Brief history and description of Vendor to include experience providing similar products and services.

B. Total number and location of salespersons and/or project managers employed by Vendor to help support Participating Public Agencies.

C. Number and location of support centers (if applicable) and location of corporate office.

D. Annual sales for the three previous fiscal years.

    a. Submit FEIN and Dunn & Bradstreet report.

E. Describe any green or environmental initiatives or policies.

F. Describe any diversity programs or partners Vendor does business with and how Participating Agencies may use diverse partners through the Master Agreement. Indicate how, if at all, pricing changes when using the diversity program. If there are any diversity programs, provide a list of diversity alliances and a copy of their certifications.

G. Indicate if Vendor holds any of the below certifications in any classified areas and include proof of such certification in the response:

a. Minority Women Business Enterprise

☐ Yes ☐ No

If yes, list certifying agency: _____

b. Small Business Enterprise (SBE) or Disadvantaged Business Enterprise (DBE)

☐ Yes ☐ No

If yes, list certifying agency: _____

c. Historically Underutilized Business (HUB)

☐ Yes ☐ No

If yes, list certifying agency: _____

d. Historically Underutilized Business Zone Enterprise (HUBZone)

☐ Yes ☐ No

If yes, list certifying agency: _____

e. Other recognized diversity certificate holder

☐ Yes ☐ No

If yes, list certifying agency: _____

H. List any relationships with subcontractors or affiliates intended to be used when providing services and identify if subcontractors meet minority-owned standards. If any, list which certifications subcontractors hold and certifying agency.

I. Describe how Vendor differentiates itself from its competitors.

J. Describe any present or past litigation, bankruptcy or reorganization involving Vendor.

K. Felony Conviction Notice: Indicate if the Vendor

a. is a publicly held corporation and this reporting requirement is not applicable;

b. is not owned or operated by anyone who has been convicted of a felony; or

c. is owned or operated by and individual(s) who has been convicted of a felony and provide the names and convictions.

L. Describe any debarment or suspension actions taken against Vendor

3.2 Distribution, Logistics

A. Each offeror awarded under this IFB may offer their complete product and service offering/a balance of line. Describe the full line of products and services offered by Vendor.

B. Describe how Vendor proposes to distribute the products/service nationwide. Include any states where products and services will not be offered under the Master Agreement, including U.S. Territories and Outlying Areas.

C. Describe how Participating Agencies are ensured they will receive the Master Agreement pricing; include all distribution channels such as direct ordering, retail or in-store locations, through distributors, etc. Describe how Participating Agencies verify and audit pricing to ensure its compliance with the Master Agreement.

D. Identify all other companies that will be involved in processing, handling or shipping the products/service to the end user.

E. Provide the number, size and location of Vendor's distribution or other operations facilities, warehouses, and/or retail network as applicable.

3.3 Marketing and Sales

A. Provide a detailed ninety-day plan beginning from award date of the Master Agreement describing the strategy to immediately implement the Master Agreement as Vendor's primary go to market strategy for Public Agencies to Vendor's teams nationwide, to include, but not limited to:

   i. Executive leadership endorsement and sponsorship of the award as the public sector go-to-market strategy within first 10 days

   ii. Training and education of Vendor's national sales force with participation from the Vendor's executive leadership, along with the OMNIA Partners team within first 90 days

B. Provide a detailed ninety-day plan beginning from award date of the Master Agreement describing the strategy to market the Master Agreement to current Participating Public Agencies, existing Public Agency customers of Vendor, as well as to prospective Public Agencies nationwide immediately upon award, to include, but not limited to:

   i. Creation and distribution of a co-branded press release to trade publications

   ii. Announcement, Master Agreement details and contact information published on the Vendor's website within first 90 days

   iii. Design, publication and distribution of co-branded marketing materials within first 90 days

   iv. Commitment to attendance and participation with OMNIA Partners at national (i.e. NIGP Annual Forum, NPI Conference, etc.), regional (i.e. Regional NIGP Chapter Meetings, Regional Cooperative Summits, etc.) and supplier-specific trade shows, conferences and meetings throughout the term of the Master Agreement

   v. Commitment to attend, exhibit and participate at the NIGP Annual Forum in an area reserved by OMNIA Partners for partner Vendors. Booth space will be purchased and staffed by Vendor. In addition, Vendor commits to provide reasonable assistance to the overall promotion and marketing efforts for the NIGP Annual Forum, as directed by OMNIA Partners.

vi. Design and publication of national and regional advertising in trade publications throughout the term of the Master Agreement

vii. Ongoing marketing and promotion of the Master Agreement throughout its term (case studies, collateral pieces, presentations, promotions, etc.)

viii. Dedicated OMNIA Partners internet web-based homepage on Vendor's website with:

- OMNIA Partners standard logo;
- Copy of original Invitation to Bid;
- Copy of Master Agreement and amendments between Principal Procurement Agency and Vendor;
- Summary of Products and pricing;
- Marketing Materials
- Electronic link to OMNIA Partners' website including the online registration page;
- A dedicated toll-free number and email address for OMNIA Partners

C. Describe how Vendor will transition any existing Public Agency customers' accounts to the Master Agreement available nationally through OMNIA Partners. Include a list of current cooperative contracts (regional and national) Vendor holds and describe how the Master Agreement will be positioned among the other cooperative agreements.

D. Acknowledge Vendor agrees to provide its logo(s) to OMNIA Partners and agrees to provide permission for reproduction of such logo in marketing communications and promotions. Acknowledge that use of OMNIA Partners logo will require permission for reproduction, as well.

E. Confirm Vendor will be proactive in direct sales of Vendor's goods and services to Public Agencies nationwide and the timely follow up to leads established by OMNIA Partners. All sales materials are to use the OMNIA Partners logo. At a minimum, the Vendor's sales initiatives should communicate:

i. Master Agreement was competitively solicited and publicly awarded by a Principal Procurement Agency

ii. Best government pricing

iii. No cost to participate

iv. Non-exclusive

F. Confirm Vendor will train its national sales force on the Master Agreement. At a minimum, sales training should include:

i. Key features of Master Agreement

ii. Working knowledge of the solicitation process

iii. Awareness of the range of Public Agencies that can utilize the Master Agreement through OMNIA Partners

iv. Knowledge of benefits of the use of cooperative contracts

G. Provide the name, title, email and phone number for the person(s), who will be responsible for:

i. Executive Support
ii. Marketing
iii. Sales
iv. Sales Support
v. Financial Reporting
vi. Accounts Payable
vii. Contracts

H. Describe in detail how Vendor's national sales force personnel and/or project managers are structured, including contact information for the highest-level executive in charge of the sales and/or project management team.

I. Explain in detail how the sales or project management teams will work with the OMNIA Partners team to implement, grow and service the national program.

I. Explain in detail how Vendor will manage the overall national program throughout the term of the Master Agreement, including ongoing coordination of marketing and sales efforts, timely new Participating Public Agency account set-up, timely contract administration, etc.

J. State the amount of Vendor's Public Agency sales for the previous fiscal year. Provide a list of Vendor's top 3 Public Agency customers, the total purchases for each for the previous fiscal year along with a key contact for each.

K. Describe Vendor's information systems capabilities and limitations regarding order management through receipt of payment, including description of multiple platforms that may be used for any of these functions.

L. Provide the Contract Sales (as defined in Section 12 of the OMNIA Partners Administration Agreement) that Vendor will guarantee each year under the Master Agreement for the initial three years of the Master Agreement ("Guaranteed Contract Sales").

$_____.00 in year one
$_____.00 in year two
$_____.00 in year three

To the extent Vendor guarantees minimum Contract Sales, the Administrative Fee shall be calculated based on the greater of the actual Contract Sales and the Guaranteed Contract Sales.

M. Even though it is anticipated many Public Agencies will be able to utilize the Master Agreement without further formal solicitation, there may be circumstances where Public Agencies will issue their own solicitations. The following options are available when responding to a solicitation for Products covered under the Master Agreement.

i. Respond with Master Agreement pricing (Contract Sales reported to OMNIA Partners).

ii. If competitive conditions require pricing lower than the standard Master Agreement not-to-exceed pricing, Vendor may respond with lower pricing through the Master Agreement. If Vendor is awarded the contract, the sales are reported as Contract Sales to OMNIA Partners under the Master Agreement.

iii. Respond with pricing higher than Master Agreement only in the unlikely event that the Public Agency refuses to utilize Master Agreement (Contract Sales are not reported to OMNIA Partners).

iv. If alternative or multiple bid and/or proposals are permitted, respond with pricing higher than Master Agreement, and include Master Agreement as the alternate or additional bid/proposal.

Detail Vendor's strategies under these options when responding to a solicitation.

Exhibit B
Administration Agreement, Example

ADMINISTRATION AGREEMENT

THIS ADMINISTRATION AGREEMENT (this "**Agreement**") is made this ___ day of _____ 20__, between National Intergovernmental Purchasing Alliance Company, a Delaware corporation d/b/a OMNIA Partners, Public Sector ("**OMNIA Partners**"), and _____ ("**Supplier**").

RECITALS

WHEREAS, the _____ (the "**Principal Procurement Agency**") has entered into a Master Agreement effective _____, Agreement No_____, by and between the Principal Procurement Agency and Supplier, (as may be amended from time to time in accordance with the terms thereof, the "**Master Agreement**"), as attached hereto as Exhibit A and incorporated herein by reference as though fully set forth herein, for the purchase of _____ (the "**Product**");

WHEREAS, said Master Agreement provides that any or all public agencies, including state and local governmental entities, public and private primary, secondary and higher education entities, non-profit entities, and agencies for the public benefit (collectively, "**Public Agencies**"), that register (either via registration on the OMNIA Partners website or execution of a Master Intergovernmental Cooperative Purchasing Agreement, attached hereto as Exhibit B) (each, hereinafter referred to as a "**Participating Public Agency**") may purchase Product at prices stated in the Master Agreement;

WHEREAS, Participating Public Agencies may access the Master Agreement which is offered through OMNIA Partners to Public Agencies;

WHEREAS, OMNIA Partners serves as the cooperative contract administrator of the Master Agreement on behalf of Principal Procurement Agency;

WHEREAS, Principal Procurement Agency desires OMNIA Partners to proceed with administration of the Master Agreement; and

WHEREAS, OMNIA Partners and Supplier desire to enter into this Agreement to make available the Master Agreement to Participating Public Agencies and to set forth certain terms and conditions governing the relationship between OMNIA Partners and Supplier.

NOW, THEREFORE, in consideration of the payments to be made hereunder and the mutual covenants contained in this Agreement, OMNIA Partners and Supplier hereby agree as follows:

DEFINITIONS

1. Capitalized terms used in this Agreement and not otherwise defined herein shall have the meanings given to them in the Master Agreement.

TERMS AND CONDITIONS

2. The Master Agreement and the terms and conditions contained therein shall apply to this Agreement except as expressly changed or modified by this Agreement. Supplier acknowledges and agrees that the covenants and agreements of Supplier set forth in the solicitation and Supplier's response thereto resulting in the Master Agreement are incorporated herein and are an integral part hereof.

3. OMNIA Partners shall be afforded all of the rights, privileges and indemnifications afforded to Principal Procurement Agency by or from Supplier under the Master Agreement, and such rights, privileges and indemnifications shall accrue and apply with equal effect to OMNIA Partners, its agents, employees, directors, and representatives under this Agreement including, but not limited to, Supplier's obligation to obtain appropriate insurance.

4. OMNIA Partners shall perform all of its duties, responsibilities and obligations as the cooperative contract administrator of the Master Agreement on behalf of Principal Procurement Agency as set forth herein, and Supplier hereby acknowledges and agrees that all duties, responsibilities and obligations will be undertaken by OMNIA Partners solely in its capacity as the cooperative contract administrator under the Master Agreement.

5. With respect to any purchases by Principal Procurement Agency or any Participating Public Agency pursuant to the Master Agreement, OMNIA Partners shall not be: (i) construed as a dealer, re-marketer, representative, partner or agent of any type of the Supplier, Principal Procurement Agency or any Participating Public Agency; (ii) obligated, liable or responsible for any order for Product made by Principal Procurement Agency or any Participating Public Agency or any employee thereof under the Master Agreement or for any payment required to be made with respect to such order for Product; and (iii) obligated, liable or responsible for any failure by Principal Procurement Agency or any Participating Public Agency to comply with procedures or requirements of applicable law or the Master Agreement or to obtain the due authorization and approval necessary to purchase under the Master Agreement. OMNIA Partners makes no representation or guaranty with respect to any minimum purchases by Principal Procurement Agency or any Participating Public Agency or any employee thereof under this Agreement or the Master Agreement.

6. OMNIA Partners shall not be responsible for Supplier's performance under the Master Agreement, and Supplier shall hold OMNIA Partners harmless from any liability that may arise from the acts or omissions of Supplier in connection with the Master Agreement.

7. Supplier acknowledges that, in connection with its access to OMNIA Partners confidential information and/or supply of data to OMNIA Partners, it has complied with and shall continue to comply with all laws, regulations and standards that may apply to Supplier, including, without limitation: (a) United States federal and state information security and privacy statutes, regulations and/or best practices, including, without limitation, the Gramm-Leach-Bliley Act, the Massachusetts Data Security Regulations (201 C.M.R. 17.00 et. seq.), the Nevada encryption statute (N.R.S. § 603A), the California data security law (Cal. Civil Code § 1798.80 et. seq.) and California Consumer Privacy Act (Cal. Civil Code § 1798.100 et. seq.); and (b) applicable industry and regulatory standards and best practices (collectively, "**Data Regulations**").

With regard to Personal Information that Supplier collects, receives, or otherwise processes under the Agreement or otherwise in connection with performance of the Agreement, Supplier agrees that it will not: (i) sell, rent, release, disclose, disseminate, make available, transfer, or otherwise

communicate orally, in writing, or by electronic or other means, such Personal Information to another business or third party for monetary or other valuable consideration; or (ii) retain, use, or disclose such Personal Information outside of the direct business relationship between Supplier and OMNIA Partners or for any purpose other than for the specific purpose of performance of the Agreement, including retaining, using, or disclosing such Personal Information for a commercial purpose other than for performance of the Agreement. By entering into the Agreement, Supplier certifies that it understands the specific restrictions contained in this Section 7 and will comply with them. For purposes hereof, "**Personal Information**" means information that identifies, relates to, describes, is reasonably capable of being associated with, or could reasonably be linked, directly or indirectly, with a particular consumer or household, and includes the specific elements of "personal information" as defined under Data Regulations, as defined herein. Supplier will reasonably assist OMNIA Partners in timely responding to any third party "request to know" or "request to delete" (as defined pursuant to Data Regulations) and will promptly provide OMNIA Partners with information reasonably necessary for OMNIA Partners to respond to such requests. Where Supplier collects Personal Information directly from Public Agencies or others on OMNIA Partners' behalf, Supplier will maintain records and the means necessary to enable OMNIA Partners to respond to such requests to know and requests to delete.

8. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, OMNIA PARTNERS EXPRESSLY DISCLAIMS ALL EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES REGARDING OMNIA PARTNERS' PERFORMANCE AS A CONTRACT ADMINISTRATOR OF THE MASTER AGREEMENT. OMNIA PARTNERS SHALL NOT BE LIABLE IN ANY WAY FOR ANY SPECIAL, INCIDENTAL, INDIRECT, CONSEQUENTIAL, EXEMPLARY, PUNITIVE, OR RELIANCE DAMAGES, EVEN IF OMNIA PARTNERS IS ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

TERM OF AGREEMENT; TERMINATION

9. This Agreement shall be in effect so long as the Master Agreement remains in effect, provided, however, that the provisions of Sections 3 – 8 and 11 – 22, hereof and the indemnifications afforded by the Supplier to OMNIA Partners in the Master Agreement, to the extent such provisions survive any expiration or termination of the Master Agreement, shall survive the expiration or termination of this Agreement.

NATIONAL PROMOTION

10. OMNIA Partners and Supplier shall publicize and promote the availability of the Master Agreement's products and services to Public Agencies and such agencies' employees. Supplier shall require each Public Agency to register its participation in the OMNIA Partners program by either registering on the OMNIA Partners website (www.omniapartners.com/publicsector) or executing a Master Intergovernmental Cooperative Purchasing Agreement prior to processing the Participating Public Agency's first sales order. Upon request, Supplier shall make available to interested Public Agencies a copy of the Master Agreement and such price lists or quotes as may be necessary for such Public Agencies to evaluate potential purchases.

11. Supplier shall provide such marketing and administrative support as set forth in the solicitation resulting in the Master Agreement, including assisting in development of marketing materials as reasonably requested by Principal Procurement Agency and OMNIA Partners. Supplier shall be responsible for obtaining permission or license of use and payment of any license fees for all content and images Supplier provides to OMNIA Partners or posts on the OMNIA Partners website.

Supplier shall indemnify, defend and hold harmless OMNIA Partners for use of all such content and images including copyright infringement claims. Supplier and OMNIA Partners each hereby grant to the other party a limited, revocable, non-transferable, non-sublicensable right to use such party's logo (each, the "**Logo**") solely for use in marketing the Master Agreement. Each party shall provide the other party with the standard terms of use of such party's Logo, and such party shall comply with such terms in all material respects. Both parties shall obtain approval from the other party prior to use of such party's Logo. Notwithstanding the foregoing, the parties understand and agree that except as provided herein neither party shall have any right, title or interest in the other party's Logo. Upon termination of this Agreement, each party shall immediately cease use of the other party's Logo.

ADMINISTRATIVE FEE, REPORTING & PAYMENT

12. An "Administrative Fee" shall be defined and due to OMNIA Partners from Supplier in the amount of __ percent (__%) ("**Administrative Fee Percentage**") multiplied by the total purchase amount paid to Supplier, less refunds, credits on returns, rebates and discounts, for the sale of products and/or services to Principal Procurement Agency and Participating Public Agencies pursuant to the Master Agreement (as amended from time to time and including any renewal thereof) ("**Contract Sales**"). From time to time the parties may mutually agree in writing to a lower Administrative Fee Percentage for a specifically identified Participating Public Agency's Contract Sales.

13. Supplier shall provide OMNIA Partners with an electronic accounting report monthly, in the format prescribed by OMNIA Partners, summarizing all Contract Sales for each calendar month. The Contract Sales reporting format is provided as Exhibit C ("**Contract Sales Report**"), attached hereto and incorporated herein by reference. Contract Sales Reports for each calendar month shall be provided by Supplier to OMNIA Partners by the 10th day of the following month. Failure to provide a Contract Sales Report within the time and manner specified herein shall constitute a material breach of this Agreement and if not cured within thirty (30) days of written notice to Supplier shall be deemed a cause for termination of the Master Agreement, at Principal Procurement Agency's sole discretion, and/or this Agreement, at OMNIA Partners' sole discretion.

14. Administrative Fee payments are to be paid by Supplier to OMNIA Partners at the frequency and on the due date stated in Section 13, above, for Supplier's submission of corresponding Contract Sales Reports. Administrative Fee payments are to be made via Automated Clearing House (ACH) to the OMNIA Partners designated financial institution identified in Exhibit D. Failure to provide a payment of the Administrative Fee within the time and manner specified herein shall constitute a material breach of this Agreement and if not cured within thirty (30) days of written notice to Supplier shall be deemed a cause for termination of the Master Agreement, at Principal Procurement Agency's sole discretion, and/or this Agreement, at OMNIA Partners' sole discretion. All Administrative Fees not paid when due shall bear interest at a rate equal to the lesser of one and one-half percent (1 1/2%) per month or the maximum rate permitted by law until paid in full.

15. Supplier shall maintain an accounting of all purchases made by Participating Public Agencies under the Master Agreement. OMNIA Partners, or its designee, in OMNIA Partners' sole discretion, reserves the right to compare Participating Public Agency records with Contract Sales Reports submitted by Supplier for a period of four (4) years from the date OMNIA Partners receives such report. In addition, OMNIA Partners may engage a third party to conduct an independent audit of Supplier's monthly reports. In the event of such an audit, Supplier shall provide all materials reasonably requested relating to such audit by OMNIA Partners at the location designated by OMNIA Partners. In the event an underreporting of Contract Sales and a resulting underpayment of

Administrative Fees is revealed, OMNIA Partners will notify the Supplier in writing. Supplier will have thirty (30) days from the date of such notice to resolve the discrepancy to OMNIA Partners' reasonable satisfaction, including payment of any Administrative Fees due and owing, together with interest thereon in accordance with Section 13, and reimbursement of OMNIA Partners' costs and expenses related to such audit.

GENERAL PROVISIONS

16. This Agreement, the Master Agreement and the exhibits referenced herein supersede any and all other agreements, either oral or in writing, between the parties hereto with respect to the subject matter hereto and no other agreement, statement, or promise relating to the subject matter of this Agreement which is not contained or incorporated herein shall be valid or binding. In the event of any conflict between the provisions of this Agreement and the Master Agreement, as between OMNIA Partners and Supplier, the provisions of this Agreement shall prevail.

17. If any action at law or in equity is brought to enforce or interpret the provisions of this Agreement or to recover any Administrative Fee and accrued interest, the prevailing party shall be entitled to reasonable attorney's fees and costs in addition to any other relief to which it may be entitled.

18. This Agreement and OMNIA Partners' rights and obligations hereunder may be assigned at OMNIA Partners' sole discretion to an affiliate of OMNIA Partners, any purchaser of any or all or substantially all of the assets of OMNIA Partners, or the successor entity as a result of a merger, reorganization, consolidation, conversion or change of control, whether by operation of law or otherwise. Supplier may not assign its obligations hereunder without the prior written consent of OMNIA Partners.

19. All written communications given hereunder shall be delivered by first-class mail, postage prepaid, or overnight delivery on receipt to the addresses as set forth below.

A. OMNIA Partners:

OMNIA Partners
Attn: President
840 Crescent Centre Drive
Suite 600
Franklin, TN 37067

B. Supplier:

_____
_____
_____
_____

20. If any provision of this Agreement shall be deemed to be, or shall in fact be, illegal, inoperative or unenforceable, the same shall not affect any other provision or provisions herein contained or render the same invalid, inoperative or unenforceable to any extent whatever, and this Agreement will be construed by limiting or invalidating such provision to the minimum extent necessary to make such provision valid, legal and enforceable.

21. This Agreement may not be amended, changed, modified, or altered without the prior written consent of the parties hereto, and no provision of this Agreement may be discharged or waived, except by a writing signed by the parties. A waiver of any particular provision will not be deemed a waiver of any other provision, nor will a waiver given on one occasion be deemed to apply to any other occasion.

22. This Agreement shall inure to the benefit of and shall be binding upon OMNIA Partners, the Supplier and any respective successor and assign thereto; subject, however, to the limitations contained herein.

23. This Agreement will be construed under and governed by the laws of the State of Delaware, excluding its conflicts of law provisions and any action arising out of or related to this Agreement shall be commenced solely and exclusively in the state or federal courts in Williamson County Tennessee.

24. This Agreement may be executed in counterparts, each of which is an original but all of which, together, shall constitute but one and the same instrument. The exchange of copies of this Agreement and of signature pages by facsimile, or by .pdf or similar electronic transmission, will constitute effective execution and delivery of this Agreement as to the parties and may be used in lieu of the original Agreement for all purposes. Signatures of the parties transmitted by facsimile, or by .pdf or similar electronic transmission, will be deemed to be their original signatures for any purpose whatsoever.

[INSERT SUPPLIER ENTITY NAME]	**NATIONAL INTERGOVERNMENTAL PURCHASING ALLIANCE COMPANY, A DELAWARE CORPORATION D/B/A OMNIA PARTNERS, PUBLIC SECTOR**
Signature	Signature Sarah Vavra
Name	Name Sr. Vice President, Public Sector Contracting
Title	Title
Date	Date

Exhibit C
Master Intergovernmental Cooperative Purchasing Agreement, Example

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MASTER INTERGOVERNMENTAL COOPERATIVE PURCHASING AGREEMENT

This Master Intergovernmental Cooperative Purchasing Agreement (this "**Agreement**") is entered into by and between those certain government agencies that execute a Principal Procurement Agency Certificate ("**Principal Procurement Agencies**") with National Intergovernmental Purchasing Alliance Company, a Delaware corporation d/b/a OMNIA Partners, Public Sector and/or Communities Program Management, LLC, a California limited liability company d/b/a U.S. Communities (collectively, "**OMNIA Partners**"), in its capacity as the cooperative administrator, to be appended and made a part hereof and such other public agencies ("**Participating Public Agencies**") who register to participate in the cooperative purchasing programs administered by OMNIA Partners and its affiliates and subsidiaries (collectively, the "**OMNIA Partners Parties**") by either registering on the OMNIA Partners website (www.omniapartners.com/publicsector or any successor website), or by executing a copy of this Agreement.

RECITALS

WHEREAS, after a competitive solicitation and selection process by Principal Procurement Agencies, in compliance with their own policies, procedures, rules and regulations, a number of suppliers have entered into "**Master Agreements**" (herein so called) to provide a variety of goods, products and services ("**Products**") to the applicable Principal Procurement Agency and the Participating Public Agencies;

WHEREAS, Master Agreements are made available by Principal Procurement Agencies through the OMNIA Partners Parties and provide that Participating Public Agencies may purchase Products on the same terms, conditions and pricing as the Principal Procurement Agency, subject to any applicable federal and/or local purchasing ordinances and the laws of the State of purchase; and

WHEREAS, in addition to Master Agreements, the OMNIA Partners Parties may from time to time offer Participating Public Agencies the opportunity to acquire Products through other group purchasing agreements.

NOW, THEREFORE, in consideration of the mutual promises contained in this Agreement, and of the mutual benefits to result, the parties hereby agree as follows:

1. Each party will facilitate the cooperative procurement of Products.

2. The Participating Public Agencies shall procure Products in accordance with and subject to the relevant federal, state and local statutes, ordinances, rules and regulations that govern Participating Public Agency's procurement practices. The Participating Public Agencies hereby acknowledge and agree that it is the intent of the parties that all provisions of this Agreement and that Principal Procurement Agencies' participation in the program described herein comply with all applicable laws, including but not limited to the requirements of 42 C.F.R. § 1001.952(j), as may be amended from time to time. The Participating Public Agencies further acknowledge and agree that they are solely responsible for their compliance with all applicable "safe harbor" regulations, including but not limited to any and all obligations to fully and accurately report discounts and incentives.

3. The Participating Public Agency represents and warrants that the Participating Public Agency is not a hospital or other healthcare provider and is not purchasing Products on behalf of a hospital or healthcare provider; provided that the foregoing shall not prohibit Participating Public Agency from furnishing health care services so long as the furnishing of healthcare services is not in furtherance of a primary purpose of the Participating Public Agency.

4. The cooperative use of Master Agreements shall be in accordance with the terms and conditions of the Master Agreements, except as modification of those terms and conditions is otherwise required by applicable federal, state or local law, policies or procedures.

5. The Principal Procurement Agencies will make available, upon reasonable request, Master Agreement information which may assist in improving the procurement of Products by the Participating Public Agencies.

6. The Participating Public Agency agrees the OMNIA Partners Parties may provide access to group purchasing organization ("**GPO**") agreements directly or indirectly by enrolling the Participating Public Agency in another GPO's purchasing program, provided that the purchase of Products through the OMNIA Partners Parties or any other GPO shall be at the Participating Public Agency's sole discretion.

7. The Participating Public Agencies (each a "**Procuring Party**") that procure Products through any Master Agreement or GPO Product supply agreement (each a "**GPO Contract**") will make timely payments to the distributor, manufacturer or other vendor (collectively, "**Supplier**") for Products received in accordance with the terms and conditions of the Master Agreement or GPO Contract, as applicable. Payment for Products and inspections and acceptance of Products ordered by the Procuring Party shall be the exclusive obligation of such Procuring Party. Disputes between Procuring Party and any Supplier shall be resolved in accordance with the law and venue rules of the State of purchase unless otherwise agreed to by the Procuring Party and Supplier.

8. The Procuring Party shall not use this Agreement as a method for obtaining additional concessions or reduced prices for purchase of similar products or services outside of the Master Agreement. Master Agreements may be structured with not-to-exceed pricing, in which cases the Supplier may offer the Procuring Party and the Procuring Party may accept lower pricing or additional concessions for purchase of Products through a Master Agreement.

9. The Procuring Party shall be responsible for the ordering of Products under this Agreement. A non-procuring party shall not be liable in any fashion for any violation by a Procuring Party, and, to the extent permitted by applicable law, the Procuring Party shall hold non-procuring party harmless from any liability that may arise from the acts or omissions of the Procuring Party.

10. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, THE OMNIA PARTNERS PARTIES EXPRESSLY DISCLAIM ALL EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES REGARDING ANY PRODUCT, MASTER AGREEMENT AND GPO CONTRACT. THE OMNIA PARTNERS PARTIES SHALL NOT BE LIABLE IN ANY WAY FOR ANY SPECIAL, INCIDENTAL, INDIRECT, CONSEQUENTIAL, EXEMPLARY, PUNITIVE, OR RELIANCE DAMAGES, EVEN IF THE OMNIA PARTNERS PARTIES ARE ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. FURTHER, THE PROCURING PARTY ACKNOWLEDGES AND AGREES THAT THE OMNIA PARTNERS PARTIES SHALL HAVE NO LIABILITY FOR ANY ACT OR OMISSION BY A SUPPLIER OR OTHER PARTY UNDER A MASTER AGREEMENT OR GPO CONTRACT.

11. This Agreement shall remain in effect until termination by either party giving thirty (30) days' written notice to the other party. The provisions of Paragraphs 6 - 10 hereof shall survive any such termination.

12. This Agreement shall take effect upon (i) execution of the Principal Procurement Agency Certificate, or (ii) registration on the OMNIA Partners website or the execution of this Agreement by a Participating Public Agency, as applicable.

Participating Public Agency:	**OMNIA Partners, as the cooperative administrator on behalf of Principal Procurement Agencies:** **NATIONAL INTERGOVERNMENTAL PURCHASING ALLIANCE COMPANY** **COMMUNITIES PROGRAM MANAGEMENT, LLC**
Authorized Signature	Signature Sarah E. Vavra
Name	Name Sr. Vice President, Public Sector Contracting
Title and Agency Name	Title
Date	Date

Exhibit D
Principal Procurement Agency Certificate, Example

PRINCIPAL PROCUREMENT AGENCY CERTIFICATE

In its capacity as a Principal Procurement Agency (as defined below) for National Intergovernmental Purchasing Alliance Company, a Delaware corporation d/b/a OMNIA Partners, Public Sector ("**OMNIA Partners**"), [PPA Name] agrees to pursue Master Agreements for Products as specified in the attached Exhibits to this Principal Procurement Agency Certificate.

I hereby acknowledge, in my capacity as _____ of and on behalf of **[PPA Name]** ("**Principal Procurement Agency**"), that I have read and hereby agree to the general terms and conditions set forth in the attached Master Intergovernmental Cooperative Purchasing Agreement regulating the use of the Master Agreements and purchase of Products that from time to time are made available by Principal Procurement Agencies to Participating Public Agencies nationwide through OMNIA Partners.

I understand that the purchase of one or more Products under the provisions of the Master Intergovernmental Cooperative Purchasing Agreement is at the sole and complete discretion of the Participating Public Agency.

Authorized Signature, [PPA Name]_____

_____
Signature

_____
Name

_____
Title

_____
Date

Exhibit E
Contract Sales Reporting Template

Contract Sales Report submitted electronically in Microsoft Excel:

OMNIA® PARTNERS

			Supplier Name:		Total Sales	$0.00										
			Contract Number:		Admin Fee %											
			Reporting Period:		Total Admin Fee	$0.00							FOR OMNIA USE ONLY			
Supplier Internal ID	ID	Name	Street Address	Street Address 2	City	State	Postal Code	Transaction Date	Sales Amount	Admin Fee %	Admin Fee	Notes	Wildcard	UniqueId	Rebate Due	Rebate Name

Exhibit F
Federal Funds Certifications

FEDERAL CERTIFICATIONS
ADDENDUM FOR AGREEMENT FUNDED BY U.S. FEDERAL GRANT

TO WHOM IT MAY CONCERN:

Participating Agencies may elect to use federal funds to purchase under the Master Agreement. This form should be completed and returned.

DEFINITIONS

Contract means a legal instrument by which a non–Federal entity purchases property or services needed to carry out the project or program under a Federal award. The term as used in this part does not include a legal instrument, even if the non–Federal entity considers it a contract, when the substance of the transaction meets the definition of a Federal award or subaward

Contractor means an entity that receives a contract as defined in Contract.

Cooperative agreement means a legal instrument of financial assistance between a Federal awarding agency or pass-through entity and a non–Federal entity that, consistent with 31 U.S.C. 6302–6305:

(a) Is used to enter into a relationship the principal purpose of which is to transfer anything of value from the Federal awarding agency or pass-through entity to the non–Federal entity to carry out a public purpose authorized by a law of the United States (see 31 U.S.C. 6101(3)); and not to acquire property or services for the Federal government or pass-through entity's direct benefit or use;

(b) Is distinguished from a grant in that it provides for substantial involvement between the Federal awarding agency or pass-through entity and the non–Federal entity in carrying out the activity contemplated by the Federal award.

(c) The term does not include:

(1) A cooperative research and development agreement as defined in 15 U.S.C. 3710a; or

(2) An agreement that provides only:

(i) Direct United States Government cash assistance to an individual;

(ii) A subsidy;

(iii) A loan;

(iv) A loan guarantee; or

(v) Insurance.

Federal awarding agency means the Federal agency that provides a Federal award directly to a non–Federal entity

Federal award has the meaning, depending on the context, in either paragraph (a) or (b) of this section:

(a)(1) The Federal financial assistance that a non–Federal entity receives directly from a Federal awarding agency or indirectly from a pass-through entity, as described in § 200.101 Applicability; or

(2) The cost-reimbursement contract under the Federal Acquisition Regulations that a non–Federal entity receives directly from a Federal awarding agency or indirectly from a pass-through entity, as described in § 200.101 Applicability.

(b) The instrument setting forth the terms and conditions. The instrument is the grant agreement, cooperative agreement, other agreement for assistance covered in paragraph (b) of § 200.40 Federal financial assistance, or the cost-reimbursement contract awarded under the Federal Acquisition Regulations.

(c) Federal award does not include other contracts that a Federal agency uses to buy goods or services from a contractor or a contract to operate Federal government owned, contractor operated facilities (GOCOs).

(d) See also definitions of Federal financial assistance, grant agreement, and cooperative agreement.

Non–Federal entity means a state, local government, Indian tribe, institution of higher education (IHE), or nonprofit organization that carries out a Federal award as a recipient or subrecipient.

Nonprofit organization means any corporation, trust, association, cooperative, or other organization, not including IHEs, that:

(a) Is operated primarily for scientific, educational, service, charitable, or similar purposes in the public interest;

(b) Is not organized primarily for profit; and

(c) Uses net proceeds to maintain, improve, or expand the operations of the organization.

Obligations means, when used in connection with a non–Federal entity's utilization of funds under a Federal award, orders placed for property and services, contracts and subawards made, and similar transactions during a given period that require payment by the non–Federal entity during the same or a future period.

Pass-through entity means a non–Federal entity that provides a subaward to a subrecipient to carry out part of a Federal program.

Recipient means a non–Federal entity that receives a Federal award directly from a Federal awarding agency to carry out an activity under a Federal program. The term recipient does not include subrecipients.

Simplified acquisition threshold means the dollar amount below which a non–Federal entity may purchase property or services using small purchase methods. Non–Federal entities adopt small purchase procedures in order to expedite the purchase of items costing less than the simplified acquisition threshold. The simplified acquisition threshold is set by the Federal Acquisition Regulation at 48 CFR Subpart 2.1 (Definitions) and in accordance with 41 U.S.C. 1908. As of the publication of this part, the simplified acquisition threshold is $250,000, but this threshold is periodically adjusted for inflation. (Also see definition of § 200.67 Micro-purchase.)

Subaward means an award provided by a pass-through entity to a subrecipient for the subrecipient to carry out part of a Federal award received by the pass-through entity. It does not include payments to a contractor or payments to an individual that is a beneficiary of a Federal program. A subaward may be provided through any form of legal agreement, including an agreement that the pass-through entity considers a contract.

Subrecipient means a non–Federal entity that receives a subaward from a pass-through entity to carry out part of a Federal program; but does not include an individual that is a beneficiary of such program. A subrecipient may also be a recipient of other Federal awards directly from a Federal awarding agency.

Termination means the ending of a Federal award, in whole or in part at any time prior to the planned end of period of performance.

The following provisions may be required and apply when Participating Agency expends federal funds for any purchase resulting from this procurement process. Per FAR 52.204-24 and FAR 52.204-25, solicitations and resultant contracts shall contain the following provisions.

52.204-24 Representation Regarding Certain Telecommunications and Video Surveillance Services or Equipment (Oct 2020)

The Offeror shall not complete the representation at paragraph (d)(1) of this provision if the Offeror has represented that it "does not provide covered telecommunications equipment or services as a part of its offered products or services to the Government in the performance of any contract, subcontract, or other contractual instrument" in paragraph (c)(1) in the provision at 52.204-26, Covered Telecommunications Equipment or Services—Representation, or in paragraph (v)(2)(i) of the provision at 52.212-3, Offeror Representations and Certifications-Commercial Items. The Offeror shall not complete the representation in paragraph (d)(2) of this provision if the Offeror has represented that it "does not use covered telecommunications equipment or services, or any equipment, system, or service that uses covered telecommunications equipment or services" in paragraph (c)(2) of the provision at 52.204-26, or in paragraph (v)(2)(ii) of the provision at 52.212-3.

(a) *Definitions.* As used in this provision—

Backhaul, covered telecommunications equipment or services, critical technology, interconnection arrangements, reasonable inquiry, roaming, and substantial or essential component have the meanings provided in the clause 52.204-25, Prohibition on Contracting for Certain Telecommunications and Video Surveillance Services or Equipment.

(b) *Prohibition*.

(1) Section 889(a)(1)(A) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (Pub. L. 115-232) prohibits the head of an executive agency on or after August 13, 2019, from procuring or obtaining, or extending or renewing a contract to procure or obtain, any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. Nothing in the prohibition shall be construed to—

(i) Prohibit the head of an executive agency from procuring with an entity to provide a service that connects to the facilities of a third-party, such as backhaul, roaming, or interconnection arrangements; or

(ii) Cover telecommunications equipment that cannot route or redirect user data traffic or cannot permit visibility into any user data or packets that such equipment transmits or otherwise handles.

(2) Section 889(a)(1)(B) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (Pub. L. 115-232) prohibits the head of an executive agency on or after August 13, 2020, from entering into a contract or extending or renewing a contract with an entity that uses any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. This prohibition applies to the use of covered telecommunications equipment or services, regardless of whether that use is in performance of work under a Federal contract. Nothing in the prohibition shall be construed to—

(i) Prohibit the head of an executive agency from procuring with an entity to provide a service that connects to the facilities of a third-party, such as backhaul, roaming, or interconnection arrangements; or

(ii) Cover telecommunications equipment that cannot route or redirect user data traffic or cannot permit visibility into any user data or packets that such equipment transmits or otherwise handles.

(c) *Procedures.* The Offeror shall review the list of excluded parties in the System for Award Management (SAM) (https://www.sam.gov) for entities excluded from receiving federal awards for "covered telecommunications equipment or services".

(d) *Representation.* The Offeror represents that—

(1) It □ will, □ will not provide covered telecommunications equipment or services to the Government in the performance of any contract, subcontract or other contractual instrument resulting from this solicitation. The Offeror shall provide the additional disclosure information required at paragraph (e)(1) of this section if the Offeror responds "will" in paragraph (d)(1) of this section; and

(2) After conducting a reasonable inquiry, for purposes of this representation, the Offeror represents that—

It □ does, □ does not use covered telecommunications equipment or services, or use any equipment, system, or service that uses covered telecommunications equipment or services. The Offeror shall provide the additional disclosure information required at paragraph (e)(2) of this section if the Offeror responds "does" in paragraph (d)(2) of this section.

(e) *Disclosures.*

(1) Disclosure for the representation in paragraph (d)(1) of this provision. If the Offeror has responded "will" in the representation in paragraph (d)(1) of this provision, the Offeror shall provide the following information as part of the offer.

(i) For covered equipment—

(A) The entity that produced the covered telecommunications equipment (include entity name, unique entity identifier, CAGE code, and whether the entity was the original equipment manufacturer (OEM) or a distributor, if known);

(B) A description of all covered telecommunications equipment offered (include brand; model number, such as OEM number, manufacturer part number, or wholesaler number; and item description, as applicable); and

(C) Explanation of the proposed use of covered telecommunications equipment and any factors relevant to determining if such use would be permissible under the prohibition in paragraph (b)(1) of this provision.

(ii) For covered services—

(A) If the service is related to item maintenance: A description of all covered telecommunications services offered (include on the item being maintained: Brand; model number, such as OEM number, manufacturer part number, or wholesaler number; and item description, as applicable); or

(B) If not associated with maintenance, the Product Service Code (PSC) of the service being provided; and explanation of the proposed use of covered telecommunications services and any factors relevant to determining if such use would be permissible under the prohibition in paragraph (b)(1) of this provision.

(2) Disclosure for the representation in paragraph (d)(2) of this provision. If the Offeror has responded "does" in the representation in paragraph (d)(2) of this provision, the Offeror shall provide the following information as part of the offer:

(i) For covered equipment—

(A) The entity that produced the covered telecommunications equipment (include entity name, unique entity identifier, CAGE code, and whether the entity was the OEM or a distributor, if known);

(B) A description of all covered telecommunications equipment offered (include brand; model number, such as OEM number, manufacturer part number, or wholesaler number; and item description, as applicable); and

(C) Explanation of the proposed use of covered telecommunications equipment and any factors relevant to determining if such use would be permissible under the prohibition in paragraph (b)(2) of this provision.

(ii) For covered services—

(A) If the service is related to item maintenance: A description of all covered telecommunications services offered (include on the item being maintained: Brand; model number, such as OEM number, manufacturer part number, or wholesaler number; and item description, as applicable); or

(B) If not associated with maintenance, the PSC of the service being provided; and explanation of the proposed use of covered telecommunications services and any factors relevant to determining if such use would be permissible under the prohibition in paragraph (b)(2) of this provision.

52.204-25 Prohibition on Contracting for Certain Telecommunications and Video Surveillance Services or Equipment (Aug 2020).

(a) *Definitions.* As used in this clause—

Backhaul means intermediate links between the core network, or backbone network, and the small subnetworks at the edge of the network (*e.g.*, connecting cell phones/towers to the core telephone network). Backhaul can be wireless (e.g., microwave) or wired (*e.g.*, fiber optic, coaxial cable, Ethernet).

Covered foreign country means The People's Republic of China.

Covered telecommunications equipment or services means–

(1) Telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities);

(2) For the purpose of public safety, security of Government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities);

(3) Telecommunications or video surveillance services provided by such entities or using such equipment; or

(4) Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country.

Critical technology means–

(1) Defense articles or defense services included on the United States Munitions List set forth in the International Traffic in Arms Regulations under subchapter M of chapter I of title 22, Code of Federal Regulations;

(2) Items included on the Commerce Control List set forth in Supplement No. 1 to part 774 of the Export Administration Regulations under subchapter C of chapter VII of title 15, Code of Federal Regulations, and controlled-

(i) Pursuant to multilateral regimes, including for reasons relating to national security, chemical and biological weapons proliferation, nuclear nonproliferation, or missile technology; or

(ii) For reasons relating to regional stability or surreptitious listening;

(3) Specially designed and prepared nuclear equipment, parts and components, materials, software, and technology covered by part 810 of title 10, Code of Federal Regulations (relating to assistance to foreign atomic energy activities);

(4) Nuclear facilities, equipment, and material covered by part 110 of title 10, Code of Federal Regulations (relating to export and import of nuclear equipment and material);

(5) Select agents and toxins covered by part 331 of title 7, Code of Federal Regulations, part 121 of title 9 of such Code, or part 73 of title 42 of such Code; or

(6) Emerging and foundational technologies controlled pursuant to section 1758 of the Export Control Reform Act of 2018 (50 U.S.C. 4817).

Interconnection arrangements means arrangements governing the physical connection of two or more networks to allow the use of another's network to hand off traffic where it is ultimately delivered (*e.g.*, connection of a customer of telephone provider A to a customer of telephone company B) or sharing data and other information resources.

Reasonable inquiry means an inquiry designed to uncover any information in the entity's possession about the identity of the producer or provider of covered telecommunications equipment or services used by the entity that excludes the need to include an internal or third-party audit.

Roaming means cellular communications services (*e.g.*, voice, video, data) received from a visited network when unable to connect to the facilities of the home network either because signal coverage is too weak or because traffic is too high.

Substantial or essential component means any component necessary for the proper function or performance of a piece of equipment, system, or service.

(b) *Prohibition*.

(1) Section 889(a)(1)(A) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (Pub. L. 115-232) prohibits the head of an executive agency on or after August 13, 2019, from procuring or obtaining, or extending or renewing a contract to procure or obtain, any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. The Contractor is prohibited from providing to the Government any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system, unless an exception at paragraph (c) of this clause applies or the covered telecommunication equipment or services are covered by a waiver described in FAR 4.2104.

(2) Section 889(a)(1)(B) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (Pub. L. 115-232) prohibits the head of an executive agency on or after August 13, 2020, from entering into a contract, or extending or renewing a contract, with an entity that uses any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system, unless an exception at paragraph (c) of this clause applies or the covered telecommunication equipment or services are covered by a waiver described in FAR 4.2104. This prohibition applies to the use of covered telecommunications equipment or services, regardless of whether that use is in performance of work under a Federal contract.

(c) *Exceptions.* This clause does not prohibit contractors from providing—

(1) A service that connects to the facilities of a third-party, such as backhaul, roaming, or interconnection arrangements; or

(2) Telecommunications equipment that cannot route or redirect user data traffic or permit visibility into any user data or packets that such equipment transmits or otherwise handles.

(d) Reporting requirement.

(1) In the event the Contractor identifies covered telecommunications equipment or services used as a substantial or essential component of any system, or as critical technology as part of any system, during contract performance, or the Contractor is notified of such by a subcontractor at any tier or by any other source, the Contractor shall report the information in paragraph (d)(2) of this clause to the Contracting Officer, unless elsewhere in this contract are established procedures for reporting the information; in the case of the Department of Defense, the Contractor shall report to the website at https://dibnet.dod.mil. For indefinite delivery contracts, the Contractor shall report to the Contracting Officer for the indefinite delivery contract and the Contracting Officer(s) for any affected order or, in the case of the Department of Defense, identify both the indefinite delivery contract and any affected orders in the report provided at https://dibnet.dod.mil.

(2) The Contractor shall report the following information pursuant to paragraph (d)(1) of this clause

(i) Within one business day from the date of such identification or notification: the contract number; the order number(s), if applicable; supplier name; supplier unique entity identifier (if known); supplier Commercial and Government Entity (CAGE) code (if known); brand; model number (original equipment manufacturer number, manufacturer part number, or wholesaler number); item description; and any readily available information about mitigation actions undertaken or recommended.

(ii) Within 10 business days of submitting the information in paragraph (d)(2)(i) of this clause: any further available information about mitigation actions undertaken or recommended. In addition, the Contractor shall describe the efforts it undertook to prevent use or submission of covered telecommunications equipment or services, and any additional efforts that will be incorporated to prevent future use or submission of covered telecommunications equipment or services.

(e) *Subcontracts.* The Contractor shall insert the substance of this clause, including this paragraph (e) and excluding paragraph (b)(2), in all subcontracts and other contractual instruments, including subcontracts for the acquisition of commercial items.

The following certifications and provisions may be required and apply when Participating Agency expends federal funds for any purchase resulting from this procurement process. Pursuant to 2 C.F.R. § 200.326, all contracts, including small purchases, awarded by the Participating Agency and the Participating Agency's subcontractors shall contain the procurement provisions of

Appendix II to Part 200, as applicable.

APPENDIX II TO 2 CFR PART 200

(A) Contracts for more than the simplified acquisition threshold currently set at $250,000, which is the inflation adjusted amount determined by the Civilian Agency Acquisition Council and the Defense Acquisition Regulations Council (Councils) as authorized by 41 U.S.C. 1908, must address administrative, contractual, or legal remedies in instances where contractors violate or breach contract terms, and provide for such sanctions and penalties as appropriate.

Pursuant to Federal Rule (A) above, when a Participating Agency expends federal funds, the Participating Agency reserves all rights and privileges under the applicable laws and regulations with respect to this procurement in the event of breach of contract by either party.

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

(B) Termination for cause and for convenience by the grantee or subgrantee including the manner by which it will be effected and the basis for settlement. (All contracts in excess of $10,000)

Pursuant to Federal Rule (B) above, when a Participating Agency expends federal funds, the Participating Agency reserves the right to immediately terminate any agreement in excess of $10,000 resulting from this procurement process in the event of a breach or default of the agreement by Offeror as detailed in the terms of the contract.

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

(**C) Equal Employment Opportunity. Except as otherwise provided under 41 CFR Part 60, all contracts that meet the definition of "federally assisted construction contract" in 41 CFR Part 60-1.3 must include the equal opportunity clause provided under 41 CFR 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 CFR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 CFR part 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor."**

Pursuant to Federal Rule (C) above, when a Participating Agency expends federal funds on any federally assisted construction contract, the equal opportunity clause is incorporated by reference herein.

Does offeror agree to abide by the above? YES _____ Initials of Authorized Representative of offeror

(D) Davis-Bacon Act, as amended (40 U.S.C. 3141-3148). When required by Federal program legislation, all prime construction contracts in excess of $2,000 awarded by non-Federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 CFR Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-Federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non - Federal entity must report all suspected or reported violations to the Federal awarding agency. The contracts must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. 3145), as supplemented by Department of Labor regulations (29 CFR Part 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency.

Pursuant to Federal Rule (D) above, when a Participating Agency expends federal funds during the term of an award for all contracts and subgrants for construction or repair, offeror will be in compliance with all applicable Davis-Bacon Act provisions.

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

(E) Contract Work Hours and Safety Standards Act (40 U.S.C. 3701-3708). Where applicable, all contracts awarded by the non-Federal entity in excess of $100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5). Under 40 U.S.C. 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

Pursuant to Federal Rule (E) above, when a Participating Agency expends federal funds, offeror certifies that offeror will be in compliance with all applicable provisions of the Contract Work Hours and Safety Standards Act during the term of an award for all contracts by Participating Agency resulting from this procurement process.

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

(F) Rights to Inventions Made Under a Contract or Agreement. If the Federal award meets the definition of "funding agreement" under 37 CFR §401.2 (a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the recipient or subrecipient must comply with the requirements of 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency.

Pursuant to Federal Rule (F) above, when federal funds are expended by Participating Agency, the offeror certifies that during the term of an award for all contracts by Participating Agency resulting from this procurement process, the offeror agrees to comply with all applicable requirements as referenced in Federal Rule (F) above.

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

(G) Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387), as amended—Contracts and subgrants of amounts in excess of $150,000 must contain a provision that requires the non-Federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251- 1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA)

Pursuant to Federal Rule (G) above, when federal funds are expended by Participating Agency, the offeror certifies that during the term of an award for all contracts by Participating Agency member resulting from this procurement process, the offeror agrees to comply with all applicable requirements as referenced in Federal Rule (G) above.

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

(H) Debarment and Suspension (Executive Orders 12549 and 12689)—A contract award (see 2 CFR 180.220) must not be made to parties listed on the government wide exclusions in the System for Award Management (SAM), in accordance with the Executive Office of the President Office of Management and Budget (OMB) guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.

Pursuant to Federal Rule (H) above, when federal funds are expended by Participating Agency, the offeror certifies that during the term of an award for all contracts by Participating Agency resulting from this procurement process, the offeror certifies that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation by any federal department or agency. If at any time during the term of an award the offeror or its principals

becomes debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation by any federal department or agency, the offeror will notify the Participating Agency.

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

(l) Byrd Anti-Lobbying Amendment (31 U.S.C. 1352)—Contractors that apply or bid for an award exceeding $100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award.

Pursuant to Federal Rule (l) above, when federal funds are expended by Participating Agency, the offeror certifies that during the term and after the awarded term of an award for all contracts by Participating Agency resulting from this procurement process, the offeror certifies that it is in compliance with all applicable provisions of the Byrd Anti-Lobbying Amendment (31 U.S.C. 1352). The undersigned further certifies that:

(1) No Federal appropriated funds have been paid or will be paid for on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of congress, or an employee of a Member of Congress in connection with the awarding of a Federal contract, the making of a Federal grant, the making of a Federal loan, the entering into a cooperative agreement, and the extension, continuation, renewal, amendment, or modification of a Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of congress, or an employee of a Member of Congress in connection with this Federal grant or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all covered sub-awards exceeding $100,000 in Federal funds at all appropriate tiers and that all subrecipients shall certify and disclose accordingly.

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

RECORD RETENTION REQUIREMENTS FOR CONTRACTS INVOLVING FEDERAL FUNDS

When federal funds are expended by Participating Agency for any contract resulting from this procurement process, offeror certifies that it will comply with the record retention requirements detailed in 2 CFR § 200.333. The offeror further certifies that offeror will retain all records as required by 2 CFR § 200.333 for a period of three years after grantees or subgrantees submit final expenditure reports or quarterly or annual financial reports, as applicable, and all other pending matters are closed.

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

CERTIFICATION OF COMPLIANCE WITH THE ENERGY POLICY AND CONSERVATION ACT

When Participating Agency expends federal funds for any contract resulting from this procurement process, offeror certifies that it will comply with the mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (42 U.S.C. 6321 et seq.; 49 C.F.R. Part 18).

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

CERTIFICATION OF COMPLIANCE WITH BUY AMERICA PROVISIONS

To the extent purchases are made with Federal Highway Administration, Federal Railroad Administration, or Federal Transit Administration funds, offeror certifies that its products comply with all applicable provisions of the Buy America Act and agrees to provide such certification or applicable waiver with respect to specific products to any Participating Agency upon request. Purchases made in accordance with the Buy America Act must still follow the applicable procurement rules calling for free and open competition.

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

CERTIFICATION OF ACCESS TO RECORDS – 2 C.F.R. § 200.336

Offeror agrees that the Inspector General of the Agency or any of their duly authorized representatives shall have access to any documents, papers, or other records of offeror that are pertinent to offeror's discharge of its obligations under the Contract for the purpose of making audits, examinations, excerpts, and transcriptions. The right also includes timely and reasonable access to offeror's personnel for the purpose of interview and discussion relating to such documents.

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

CERTIFICATION OF APPLICABILITY TO SUBCONTRACTORS

Offeror agrees that all contracts it awards pursuant to the Contract shall be bound by the foregoing terms and conditions.

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

Offeror agrees to comply with all federal, state, and local laws, rules, regulations and ordinances, as applicable. It is further acknowledged that offeror certifies compliance with all provisions, laws, acts, regulations, etc. as specifically noted above.

Offeror's Name:

_____

Address, City, State, and Zip Code:

_____

Phone Number: _____ Fax Number:

_____

Printed Name and Title of Authorized Representative:

_____

Email Address:

_____

Signature of Authorized Representative: _____ Date: _____

FEMA SPECIAL CONDITIONS

Awarded Supplier(s) may need to respond to events and losses where products and services are needed for the immediate and initial response to emergency situations such as, but not limited to, water damage, fire damage, vandalism cleanup, biohazard cleanup, sewage decontamination, deodorization, and/or wind damage during a disaster or emergency situation. By submitting a bid, the Supplier is accepted these FEMA Special Conditions required by the Federal Emergency Management Agency (FEMA).

"Contract" in the below pages under FEMA SPECIAL CONDITIONS is also referred to and defined as the "Master Agreement".

"Contractor" in the below pages under FEMA SPECIAL CONDITIONS is also referred to and defined as "Supplier" or "Awarded Supplier".

Conflicts of Interest

No employee, officer, or agent may participate in the selection, award, or administration of a contract supported by a FEMA award if he or she has a real or apparent conflict of interest. Such a conflict would arise when the employee, officer, or agent, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of these parties, has a financial or other interest in or a tangible personal benefit from a firm considered for award. 2 C.F.R. § 200.318(c)(1); See also Standard Form 424D, ¶ 7; Standard Form 424B, ¶ 3. i. FEMA considers a "financial interest" to be the potential for gain or loss to the employee, officer, or agent, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of these parties as a result of the particular procurement. The prohibited financial interest may arise from ownership of certain financial instruments or investments such as stock, bonds, or real estate, or from a salary, indebtedness, job offer, or similar interest that might be affected by the particular procurement. ii. FEMA considers an "apparent" conflict of interest to exist where an actual conflict does not exist, but where a reasonable person with knowledge of the relevant facts would question the impartiality of the employee, officer, or agent participating in the procurement. c. Gifts. The officers, employees, and agents of the Participating Public Agency nor the Participating Public Agency ("NFE") must neither solicit nor accept gratuities, favors, or anything of monetary value from contractors or parties to subcontracts. However, NFE's may set standards for situations in which the financial interest is de minimus, not substantial, or the gift is an unsolicited item of nominal value. 2 C.F.R. § 200.318(c)(1). d. Violations. The NFE's written standards of conduct must provide for disciplinary actions to be applied for violations of such standards by officers, employees, or agents of the NFE. 2 C.F.R. § 200.318(c)(1). For example, the penalty for a NFE's employee may be dismissal, and the penalty for a contractor might be the termination of the contract.

Contractor Integrity

A contractor must have a satisfactory record of integrity and business ethics. Contractors that are debarred or suspended, as described in and subject to the debarment and suspension regulations implementing Executive Order 12549, *Debarment and Suspension* (1986) and Executive Order 12689, *Debarment and Suspension* (1989) at 2 C.F.R. Part 180 and the Department of Homeland Security's regulations at 2 C.F.R. Part 3000 (Non-procurement Debarment and Suspension), must be rejected and cannot receive contract awards at any level.

Public Policy

A contractor must comply with the public policies of the Federal Government and state, local government, or tribal government. This includes, among other things, past and current compliance with the:
a. Equal opportunity and nondiscrimination laws
b. Five affirmative steps described at 2 C.F.R. § 200.321(b) for all subcontracting under contracts supported by FEMA financial assistance; and FEMA Procurement Guidance June 21, 2016 Page IV- 7
c. Applicable prevailing wage laws, regulations, and executive orders

Affirmative Steps

For any subcontracting opportunities, Contractor must take the following Affirmative steps:

1. Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
2. Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;
3. Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women's business enterprises;
4. Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority businesses, and women's business enterprises; and
5. Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce.

Prevailing Wage Requirements

When applicable, the awarded Contractor (s) and any and all subcontractor(s) agree to comply with all laws regarding prevailing wage rates including the Davis-Bacon Act, applicable to this solicitation and/or Participating Public Agencies. The Participating Public Agency shall notify the Contractor of the applicable pricing/prevailing wage rates and must apply any local wage rates requested. The Contractor and any subcontractor(s) shall comply with the prevailing wage rates set by the Participating Public Agency.

Federal Requirements

If products and services are issued in response to an emergency or disaster recovery the items below, located in this FEMA Special Conditions section of the Federal Funds Certifications, are activated and required when federal funding may be utilized.

2 C.F.R. § 200.326 and 2 C.F.R. Part 200, Appendix II, Required Contract Clauses

1. REMEDIES

a. Standard. Contracts for more than the simplified acquisition threshold, currently set at $250,000, must address administrative, contractual, or legal remedies in instances where contractors violate or breach contract terms, and provide for such sanctions and penalties as appropriate. See 2 C.F.R. Part 200, Appendix II(A).

b. Applicability. This requirement applies to all FEMA grant and cooperative agreement programs.

2. TERMINATION FOR CAUSE AND CONVENIENCE

a. Standard. All contracts in excess of $10,000 must address termination for cause and for convenience by the non-Federal entity, including the manner by which it will be effected and the basis for settlement. See 2 C.F.R. Part 200, Appendix II(B).

b. Applicability. This requirement applies to all FEMA grant and cooperative agreement programs.

3. EQUAL EMPLOYMENT OPPORTUNITY

When applicable:

a. Standard. Except as otherwise provided under 41 C.F.R. Part 60, all contracts that meet the definition of “federally assisted construction contract” in 41 C.F.R.

§ 60-1.3 must include the equal opportunity clause provided under 41 C.F.R. § 60- 1.4(b), in accordance with Executive Order 11246**,** *Equal Employment Opportunity* (30 Fed. Reg. 12319, 12935, 3 C.F.R. Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, *Amending Executive Order 11246 Relating to Equal Employment Opportunity*, and implementing regulations at 41 C.F.R. Part 60 (Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor). See 2 C.F.R. Part 200, Appendix II(C).

b. Key Definitions.

i. Federally Assisted Construction Contract. The regulation at 41 C.F.R. § 60-1.3 defines a "federally assisted construction contract" as any agreement or modification thereof between any applicant and a person for construction work which is paid for in whole or in part with funds obtained from the Government or borrowed on the credit of the Government pursuant to any Federal program involving a grant, contract, loan, insurance, or guarantee, or undertaken pursuant to any Federal program involving such grant, contract, loan, insurance, or guarantee, or any application or modification thereof approved by the Government for a grant, contract, loan, insurance, or guarantee under which the applicant itself participates in the construction work.

ii. Construction Work. The regulation at 41 C.F.R. § 60-1.3 defines "construction work" as the construction, rehabilitation, alteration, conversion, extension, demolition or repair of buildings, highways, or other changes or improvements to real property, including facilities providing utility services. The term also includes the supervision, inspection, and other onsite functions incidental to the actual construction.

c. Applicability. This requirement applies to all FEMA grant and cooperative agreement programs.

d. Required Language. The regulation at 41 C.F.R. Part 60-1.4(b) requires the insertion of the following contract clause.

During the performance of this contract, the contractor agrees as follows:

(1) The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following:

Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

(2) The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.

(3) The contractor will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the contractor's legal duty to furnish information.

(4) The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the contractor's commitments under this section and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(5) The contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

(6) The contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

(7) In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(8) The contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance:

Provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

The applicant further agrees that it will be bound by the above equal opportunity clause with respect to its own employment practices when it participates in federally assisted construction work: *Provided,* That if the applicant so participating is a State or local government, the above equal opportunity clause is not applicable to any agency, instrumentality or subdivision of such government which does not participate in work on or under the contract.

The applicant agrees that it will assist and cooperate actively with the administering agency and the Secretary of Labor in obtaining the compliance of contractors and subcontractors with the equal opportunity clause and the rules, regulations, and relevant orders of the Secretary of Labor, that it will furnish the administering agency and the Secretary of Labor such information as they may require for the supervision of such compliance, and that it will otherwise assist the administering agency in the discharge of the agency's primary responsibility for securing compliance.

The applicant further agrees that it will refrain from entering into any contract or contract modification subject to Executive Order 11246 of September 24, 1965, with a contractor debarred from, or who has not demonstrated eligibility for, Government contracts and federally assisted construction contracts pursuant to the Executive Order and will carry out such sanctions and penalties for violation of the equal opportunity clause as may be imposed upon contractors and subcontractors by the administering agency or the Secretary of Labor pursuant to Part II, Subpart D of the Executive Order. In addition, the applicant agrees that if it fails or refuses to comply with these undertakings, the administering agency may take any or all of the following actions: Cancel, terminate, or suspend in whole or in part this grant (contract, loan, insurance, guarantee); refrain from extending any further assistance to the applicant under the program with respect to which the failure or refund occurred until satisfactory assurance of future compliance has been received from such applicant; and refer the case to the Department of Justice for appropriate legal proceedings.

4. DAVIS-BACON ACT

a. Standard. All prime construction contracts in excess of $2,000 awarded by non- Federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. §§ 3141-3144 and 3146-3148) as supplemented by Department of Labor regulations at 29 C.F.R. Part 5 (Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction). See 2 C.F.R. Part 200, Appendix II(D). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week.

b. Applicability. The Davis-Bacon Act applies to the Emergency Management Preparedness Grant Program, Homeland Security Grant Program, Nonprofit Security Grant Program, Tribal Homeland Security Grant Program, Port Security Grant Program, and Transit Security Grant Program.

c. Requirements. If applicable, the non-federal entity must do the following:

i. The non-Federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency.

ii. Additionally, pursuant 2 C.F.R. Part 200, Appendix II(D), contracts subject to the Davis-Bacon Act, must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. § 3145), as supplemented by Department of Labor regulations at 29 C.F.R. Part 3 (Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States). The Copeland Anti- Kickback Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person

employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-Federal entity must report all suspected or reported violations to FEMA.

iii. Include a provision for compliance with the Davis-Bacon Act (40 U.S.C. 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 CFR Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction").

Suggested Language. The following provides a sample contract clause:

Compliance with the Davis-Bacon Act.

a. All transactions regarding this contract shall be done in compliance with the Davis-Bacon Act (40 U.S.C. 3141- 3144, and 3146-3148) and the requirements of 29 C.F.R. pt. 5 as may be applicable. The contractor shall comply with 40 U.S.C. 3141-3144, and 3146-3148 and the requirements of 29 C.F.R. pt. 5 as applicable.

b. Contractors are required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor.

c. Additionally, contractors are required to pay wages not less than once a week.

5. COPELAND ANTI-KICKBACK ACT

a. Standard. Recipient and subrecipient contracts must include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. 3145), as supplemented by Department of Labor regulations (29 CFR Part 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States").

b. Applicability. This requirement applies to all contracts for construction or repair work above $2,000 in situations where the Davis-Bacon Act also applies. It DOES NOT apply to the FEMA Public Assistance Program.

c. Requirements. If applicable, the non-federal entity must include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. § 3145), as supplemented by Department of Labor regulations at 29 C.F.R. Part 3 (Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States). Each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-Federal entity must report all suspected or reported violations to FEMA. Additionally, in accordance with the regulation, each contractor and subcontractor must furnish each week a statement with respect to the wages paid each of its employees engaged in work covered by the Copeland Anti-Kickback Act and the Davis Bacon Act during the preceding weekly payroll period. The report shall be delivered by the contractor or subcontractor, within seven days after the regular payment date of the payroll period, to a representative of a Federal or State agency in charge at the site of the building or work.

Sample Language. The following provides a sample contract clause:

Compliance with the Copeland "Anti-Kickback" Act.

a. Contractor. The contractor shall comply with 18 U.S.C. §874, 40 U.S.C. § 3145, and the requirements of 29 C.F.R. pt. 3 as may be applicable, which are incorporated by reference into this contract.

b. Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clause above and such other clauses as FEMA may by appropriate instructions require, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all of these contract clauses.

c. Breach. A breach of the contract clauses above may be grounds for termination of the contract, and for debarment as a contractor and subcontractor as provided in 29 C.F.R. §5.12."

6. CONTRACT WORK HOURS AND SAFETY STANDARDS ACT

a. Standard. Where applicable (see 40 U.S.C. §§ 3701-3708), all contracts awarded by the non-Federal entity in excess of $100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. §§ 3702 and 3704, as supplemented by Department of Labor regulations at 29 C.F.R. Part 5. See 2 C.F.R. Part 200, Appendix II(E). Under 40 U.S.C. § 3702, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. Further, no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous.

b. Applicability. This requirement applies to all FEMA contracts awarded by the non- federal entity in excess of $100,000 under grant and cooperative agreement programs that involve the employment of mechanics or laborers. It is applicable to construction work. These requirements do not apply to the purchase of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

c. Suggested Language. The regulation at 29 C.F.R. § 5.5(b) provides contract clause language concerning compliance with the Contract Work Hours and Safety Standards Act. FEMA suggests including the following contract clause:

Compliance with the Contract Work Hours and Safety Standards Act.

(1) *Overtime requirements.* No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

(2) *Violation; liability for unpaid wages; liquidated damages.* In the event of any violation

of the clause set forth in paragraph (b)(1) of this section the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph (b)(1) of this section, in the sum of
$27 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph (b)(1) of this section.

(3) *Withholding for unpaid wages and liquidated damages.* The Federal agency or loan/grant recipient shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (b)(2) of this section.

(4) *Subcontracts.* The contractor or subcontractor shall insert in any subcontracts the clauses set forth in paragraph (b)(1) through (4) of this section and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs (b)(1) through (4) of this section.

7. RIGHTS TO INVENTIONS MADE UNDER A CONTRACT OR AGREEMENT

a. Standard. If the FEMA award meets the definition of "funding agreement" under 37C.F.R. § 401.2(a) and the non-Federal entity wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the non- Federal entity must comply with the requirements of 37 C.F.R. Part 401 (Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements), and any implementing regulations issued by FEMA. See 2 C.F.R. Part 200, Appendix II(F).

b. Applicability. This requirement applies to "*funding agreements*," but it DOES NOT apply to the Public Assistance, Hazard Mitigation Grant Program, Fire Management Assistance Grant Program, Crisis Counseling Assistance and Training Grant Program, Disaster Case Management Grant Program, and Federal Assistance to Individuals and Households – Other Needs Assistance Grant Program, as FEMA awards under these programs do not meet the definition of "funding agreement."

c. Funding Agreements Definition. The regulation at 37 C.F.R. § 401.2(a) defines "funding agreement" as any contract, grant, or cooperative agreement entered into between any Federal agency, other than the Tennessee Valley Authority, and any contractor for the performance of experimental, developmental, or research work funded in whole or in part by the Federal government. This term also includes any assignment, substitution of parties, or subcontract of any type entered into for the performance of experimental, developmental, or research work under a funding agreement as defined in the first sentence of this paragraph.

8. CLEAN AIR ACT AND THE FEDERAL WATER POLLUTION CONTROL ACT

a. Standard. If applicable, contracts must contain a provision that requires the contractor to agree to comply with all applicable standards, orders, or regulations issued pursuant to the Clean Air Act (42 U.S.C. §§ 7401-7671q.) and the Federal Water Pollution Control Act as amended (33 U.S.C. §§ 1251-1387). Violations must be reported to FEMA and the Regional Office of the Environmental Protection Agency. See 2 C.F.R. Part 200, Appendix II(G).

b. Applicability. This requirement applies to contracts awarded by a non-federal entity of amounts in excess of $150,000 under a federal grant.

c. Suggested Language. The following provides a sample contract clause.

Clean Air Act

1. The contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401 et seq.

2. The contractor agrees to report each violation to the Participating Public Agency and understands and agrees that the Participating Public Agency will, in turn, report each violation as required to assure notification to the Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.

3. The contractor agrees to include these requirements in each subcontract exceeding $150,000 financed in whole or in part with Federal assistance provided by FEMA.

Federal Water Pollution Control Act

1. The contractor agrees to comply with all applicable standards, orders, or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251 et seq.

2. The contractor agrees to report each violation to the Participating Public Agency and understands and agrees that the Participating Public Agency will, in turn, report each violation as required to assure notification to the Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.

3. The contractor agrees to include these requirements in each subcontract exceeding $150,000 financed in whole or in part with Federal assistance provided by FEMA.

9. DEBARMENT AND SUSPENSION

a. Standard. Non-Federal entities and contractors are subject to the debarment and suspension regulations implementing Executive Order 12549, *Debarment and*

Suspension (1986) and Executive Order 12689, *Debarment and Suspension* (1989) at 2 C.F.R. Part 180 and the Department of Homeland Security's regulations at 2 C.F.R. Part 3000 (Non-procurement Debarment and Suspension).

b. Applicability. This requirement applies to all FEMA grant and cooperative agreement programs.

c. Requirements.

i. These regulations restrict awards, subawards, and contracts with certain parties that are debarred, suspended, or otherwise excluded from or ineligible for participation in Federal assistance programs and activities. See 2 C.F.R. Part 200, Appendix II(H); and 2 C.F.R. § 200.213. A contract award must not be made to parties listed in the SAM Exclusions. SAM Exclusions is the list maintained by the General Services Administration that contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549. SAM exclusions can be accessed at www.sam.gov. See 2 C.F.R. § 180.530.

ii. In general, an "excluded" party cannot receive a Federal grant award or a contract within the meaning of a "covered transaction," to include subawards and subcontracts. This includes parties that receive Federal funding indirectly, such as contractors to recipients and subrecipients. The key to the exclusion is whether there is a "covered transaction," which is any non-procurement transaction (unless excepted) at either a "primary" or "secondary" tier. Although "covered transactions" do not include contracts awarded by the Federal Government for purposes of the non-procurement common rule and DHS's implementing regulations, it does include some contracts awarded by recipients and subrecipients.

iii. Specifically, a covered transaction includes the following contracts for goods or services:

1. The contract is awarded by a recipient or subrecipient in the amount of at least $25,000.

2. The contract requires the approval of FEMA, regardless of amount.

3. The contract is for federally-required audit services.

4. A subcontract is also a covered transaction if it is awarded by the contractor of a recipient or subrecipient and requires either the approval of FEMA or is in excess of $25,000.

d. Suggested Language. The following provides a debarment and suspension clause. It incorporates an optional method of verifying that contractors are not excluded or disqualified.

Suspension and Debarment

(1) This contract is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such, the contractor is required to verify that none of the contractor's principals (defined at 2 C.F.R. § 180.995) or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R. § 180.940) or disqualified (defined at 2

C.F.R. § 180.935).

(2) The contractor must comply with 2 C.F.R. pt. 180, subpart C and2 C.F.R. pt. 3000, subpart C, and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.

(3) This certification is a material representation of fact relied upon by the Participating Public Agency. If it is later determined that the contractor did not comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to the Participating Public Agency, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.

(4) The bidder or proposer agrees to comply with the requirements of 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C while this offer is valid and throughout the period of any contract that may arise from this offer. The bidder or proposer further agrees to include a provision requiring such compliance in its lower tier covered transactions.

10. BYRD ANTI-LOBBYING AMENDMENT

a. Standard. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, officer or employee of Congress, or an employee of a Member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. § 1352. FEMA's regulation at 44 C.F.R. Part 18 implements the requirements of 31 U.S.C. § 1352 and provides, in Appendix A to Part 18, a copy of the certification that is required to be completed by each entity as described in 31 U.S.C. § 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the Federal awarding agency.

b. Applicability. This requirement applies to all FEMA grant and cooperative agreement programs. Contractors that apply or bid for a contract of $100,000 or more under a federal grant must file the required certification. See 2 C.F.R. Part 200, Appendix II(I); 31 U.S.C. § 1352; and 44 C.F.R. Part 18.

c. Suggested Language.

Byrd Anti-Lobbying Amendment, 31 U.S.C. § 1352 (as amended)

Contractors who apply or bid for an award of $100,000 or more shall file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, officer or employee of Congress, or an employee of a Member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the recipient who in turn will forward the certification(s) to the awarding agency.

d. Required Certification. If applicable, contractors must sign and submit to the non-federal entity the following certification.

APPENDIX A, 44 C.F.R. PART 18 – CERTIFICATION REGARDING LOBBYING

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

The Contractor,_____, certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. Chap. 38, Administrative Remedies for False Claims and Statements, apply to this certification and disclosure, if any.

_____

Signature of Contractor's Authorized Official

_____

Name and Title of Contractor's Authorized Official

_____

Date

11. PROCUREMENT OF RECOVERED MATERIALS

a. Standard. A non-Federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. See 2 C.F.R. Part 200, Appendix II(J); and 2 C.F.R. §200.322.

b. Applicability. This requirement applies to all contracts awarded by a non- federal entity under FEMA grant and cooperative agreement programs.

c. Requirements. The requirements of Section 6002 include procuring only items designated in guidelines of the EPA at 40 C.F.R. Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired by the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

d. Suggested Language.

i. In the performance of this contract, the Contractor shall make maximum use of products containing recovered materials that are EPA-designated items unless the product cannot be acquired—

1. Competitively within a timeframe providing for compliance with the contract performance schedule;
2. Meeting contract performance requirements; or
3. At a reasonable price.

ii. Information about this requirement, along with the list of EPA- designated items, is available at EPA's Comprehensive Procurement Guidelines web site, https://www.epa.gov/smm/comprehensive-procurement-guideline-cpg-program.

iii. The Contractor also agrees to comply with all other applicable requirements of Section 6002 of the Solid Waste Disposal Act."

12. ACCESS TO RECORDS

a. Standard. All recipients, subrecipients, successors, transferees, and assignees must acknowledge and agree to comply with applicable provisions governing DHS access to records, accounts, documents, information, facilities, and staff. Recipients must give DHS/FEMA access to, and the right to examine and copy, records, accounts, and other documents and sources of information related to the federal financial assistance award and permit access to facilities, personnel, and other individuals and information as may be necessary, as required by DHS regulations *and* other applicable laws or program guidance. See DHS Standard Terms and Conditions: Version 8.1 (2018). Additionally, Section 1225 of the Disaster Recovery Reform Act of 2018 prohibits FEMA from providing reimbursement to any state, local, tribal, or territorial government, or private non-profit for activities made pursuant to a contract that purports to prohibit audits or internal reviews by the FEMA administrator or Comptroller General.

Access to Records. The following access to records requirements apply to this contract:

i. The Contractor agrees to provide Participating Public Agency, the FEMA Administrator, the Comptroller General of the United States, or any of their authorized representatives access to any books, documents, papers, and records of the Contractor which are directly pertinent to this contract for the purposes of making audits, examinations, excerpts, and transcriptions.

ii. The Contractor agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.

iii. The Contractor agrees to provide the FEMA Administrator or his authorized representatives access to construction or other work sites pertaining to the work being completed under the contract.

iv. In compliance with the Disaster Recovery Act of 2018, the Participating Public Agency and the Contractor acknowledge and agree that no language in this contract is intended to prohibit audits or internal reviews by the FEMA Administrator or the Comptroller General of the United States.

13. CHANGES

a. Standard. To be eligible for FEMA assistance under the non-Federal entity's FEMA grant or cooperative agreement, the cost of the change, modification, change order, or constructive change must be allowable, allocable, within the scope of its grant or cooperative agreement, and reasonable for the completion of project scope.

b. Applicability. FEMA recommends, therefore, that a non-Federal entity include a changes clause in its contract that describes how, if at all, changes can be made by either party to alter the method, price, or schedule of the work without breaching the contract. The language of the clause may differ depending on the nature of the contract and the end-item procured.

14. DHS SEAL, LOGO, AND FLAGS

a. Standard. Recipients must obtain permission prior to using the DHS seal(s), logos, crests, or reproductions of flags or likenesses of DHS agency officials. See DHS Standard Terms and Conditions: Version 8.1 (2018).

b. Applicability. FEMA recommends that all non-Federal entities place in their contracts a provision that a contractor shall not use the DHS seal(s), logos, crests, or reproductions of flags or likenesses of DHS agency officials without specific FEMA pre-approval.

c. "The contractor shall not use the DHS seal(s), logos, crests, or reproductions of flags or likenesses of DHS agency officials without specific FEMA pre-approval.

15. COMPLIANCE WITH FEDERAL LAW, REGULATIONS, AND EXECUTIVE ORDERS

a. Standard. The recipient and its contractors are required to comply with all Federal laws, regulations, and executive orders.

b. Applicability. FEMA recommends that all non-Federal entities place into their contracts an acknowledgement that FEMA financial assistance will be used to fund the contract along with the requirement that the contractor will comply with all applicable Federal law, regulations, executive orders, and FEMA policies, procedures, and directives.

c. "This is an acknowledgement that FEMA financial assistance will be used to fund all or a portion of the contract. The contractor will comply with all applicable Federal law, regulations, executive orders, FEMA policies, procedures, and directives."

16. NO OBLIGATION BY FEDERAL GOVERNMENT

a. Standard. FEMA is not a party to any transaction between the recipient and its contractor. FEMA is not subject to any obligations or liable to any party for any matter relating to the contract.

b. Applicability. FEMA recommends that the non-Federal entity include a provision in its contract that states that the Federal Government is not a party to the contract and is not subject to any obligations or liabilities to the non-Federal entity, contractor, or any other party pertaining to any matter resulting from the contract.

c. "The Federal Government is not a party to this contract and is not subject to any obligations or liabilities to the non-Federal entity, contractor, or any other party pertaining to any matter resulting from the contract."

17. PROGRAM FRAUD AND FALSE OR FRAUDULENT STATEMENTS OR RELATED ACTS

a. Standard. Recipients must comply with the requirements of The False Claims Act (31 U.S.C. §§ 3729-3733) which prohibits the submission of false or

fraudulent claims for payment to the federal government. See DHS Standard Terms and Conditions: Version 8.1 (2018); and 31 U.S.C. §§ 3801-3812, which details the administrative remedies for false claims and statements made. The non-Federal entity must include a provision in its contract that the contractor acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to its actions pertaining to the contract.

b. Applicability. FEMA recommends that the non-Federal entity include a provision in its contract that the contractor acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to its actions pertaining to the contract.

c. "The Contractor acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to the Contractor's actions pertaining to this contract."

Offeror agrees to comply with all terms and conditions outlined in the FEMA Special Conditions section of this solicitation.

Offeror's Name: _____

Address, City, State, and Zip Code:

_____

Phone Number: _____ Fax Number: _____

Printed Name and Title of Authorized Representative:

_____

Email Address: _____

Signature of Authorized Representative: _____

Date: _____

NEW JERSEY BUSINESS COMPLIANCE

Suppliers intending to do business in the State of New Jersey must comply with policies and procedures required under New Jersey statues. All offerors submitting proposals must complete the following forms specific to the State of New Jersey. Completed forms should be submitted with the offeror's response to the IFB. Failure to complete the New Jersey packet will impact OMNIA Partners' ability to promote the Master Agreement in the State of New Jersey.

DOC #1	Ownership Disclosure Form
DOC #2	Non-Collusion Affidavit
DOC #3	Affirmative Action Affidavit
DOC #4	Political Contribution Disclosure Form
DOC #5	Stockholder Disclosure Certification
DOC #6	Certification of Non-Involvement in Prohibited Activities in Iran
DOC #7	New Jersey Business Registration Certificate
DOC #8	EEOAA Evidence
DOC #9	MacBride Principals Form

New Jersey suppliers are required to comply with the following New Jersey statutes when applicable:

- all anti-discrimination laws, including those contained in N.J.S.A. 10:2-1 through N.J.S.A. 10:2-14, N.J.S.A. 10:5-1, and N.J.S.A. 10:5-31 through 10:5-38;
- Prevailing Wage Act, N.J.S.A. 34:11-56.26, for all contracts within the contemplation of the Act;
- Public Works Contractor Registration Act, N.J.S.A. 34:11-56.26; and
- Bid and Performance Security, as required by the applicable municipal or state statutes.

STATEMENT OF OWNERSHIP DISCLOSURE

N.J.S.A. 52:25-24.2 (P.L. 1977, c.33, as amended by P.L. 2016, c.43)

This statement shall be completed, certified to, and included with all bid and proposal submissions. Failure to submit the required information is cause for automatic rejection of the bid or proposal.

Name of Organization: _____

Organization Address: _____

Part I Check the box that represents the type of business organization:

☐ Sole Proprietorship (skip Parts II and III, execute certification in Part IV)

☐ Non-Profit Corporation (skip Parts II and III, execute certification in Part IV)

☐ For-Profit Corporation (any type) ☐ Limited Liability Company (LLC)

☐ Partnership ☐ Limited Partnership ☐ Limited Liability Partnership (LLP)

☐ Other (be specific): _____

Part II

☐ The list below contains the names and addresses of all stockholders in the corporation who own 10 percent or more of its stock, of any class, or of all individual partners in the partnership who own a 10 percent or greater interest therein, or of all members in the limited liability company who own a 10 percent or greater interest therein, as the case may be. (**COMPLETE THE LIST BELOW IN THIS SECTION**)

OR

☐ No one stockholder in the corporation owns 10 percent or more of its stock, of any class, or no individual partner in the partnership owns a 10 percent or greater interest therein, or no member in the limited liability company owns a 10 percent or greater interest therein, as the case may be. (**SKIP TO PART IV**)

(Please attach additional sheets if more space is needed):

Name of Individual or Business Entity	Home Address (for Individuals) or Business Address

Part III DISCLOSURE OF 10% OR GREATER OWNERSHIP IN THE STOCKHOLDERS, PARTNERS OR LLC MEMBERS LISTED IN PART II

If a bidder has a direct or indirect parent entity which is publicly traded, and any person holds a 10 percent or greater beneficial interest in the publicly traded parent entity as of the last annual federal Security and Exchange Commission (SEC) or foreign equivalent filing, ownership disclosure can be met by providing links to the website(s) containing the last annual filing(s) with the federal Securities and Exchange Commission (or foreign equivalent) that contain the name and address of each person holding a 10% or greater beneficial interest in the publicly traded parent entity, along with the relevant page numbers of the filing(s) that contain the information on each such person. **Attach additional sheets if more space is needed**.

Website (URL) containing the last annual SEC (or foreign equivalent) filing	Page #'s

Please list the names and addresses of each stockholder, partner or member owning a 10 percent or greater interest in any corresponding corporation, partnership and/or limited liability company (LLC) listed in Part II **other than for any publicly traded parent entities referenced above**. The disclosure shall be continued until names and addresses of every noncorporate stockholder, and individual partner, and member exceeding the 10 percent ownership criteria established pursuant to N.J.S.A. 52:25-24.2 has been listed. **Attach additional sheets if more space is needed.**

Stockholder/Partner/Member and Corresponding Entity Listed in Part II	Home Address (for Individuals) or Business Address

Part IV Certification

I, being duly sworn upon my oath, hereby represent that the foregoing information and any attachments thereto to the best of my knowledge are true and complete. I acknowledge: that I am authorized to execute this certification on behalf of the bidder/proposer; that the ***<name of contracting unit>*** is relying on the information contained herein and that I am under a continuing obligation from the date of this certification through the completion of any contracts with ***<type of contracting unit>*** to notify the ***<type of contracting unit>*** in writing of any changes to the information contained herein; that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification, and if I do so, I am subject to criminal prosecution under the law and that it will constitute a material breach of my agreement(s) with the, permitting the ***<type of contracting unit>*** to declare any contract(s) resulting from this certification void and unenforceable.

Full Name (Print):		Title:	
Signature:		Date:	

DOC #2

NON-COLLUSION AFFIDAVIT

STANDARD BID DOCUMENT REFERENCE	
	Reference: VII-H
Name of Form:	**NON-COLLUSION AFFIDAVIT**
Statutory Reference:	No specific statutory reference State Statutory Reference N.J.S.A. 52:34-15
Instructions Reference:	Statutory and Other Requirements VII-H
Description:	The Owner's use of this form is optional. It is used to ensure that the bidder has not participated in any collusion with any other bidder or Owner representative or otherwise taken any action in restraint of free and competitive bidding.

NON-COLLUSION AFFIDAVIT

State of New Jersey
County of _____ ss:

I, _____ residing in _____
(name of affiant) (name of municipality)
in the County of _____ and State of _____of full age, being duly sworn according to law on my oath depose and say that:

I am _____ of the firm of _____
(title or position) (name of firm)

_____ the bidder making this Proposal for the bid

entitled _____, and that I executed the said proposal with
(title of bid proposal)
full authority to do so that said bidder has not, directly or indirectly entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free, competitive bidding in connection with the above named project; and that all statements contained in said proposal and in this affidavit are true and correct, and made with full knowledge that the _____
_____relies upon the truth of the statements contained in said Proposal
(name of contracting unit)
and in the statements contained in this affidavit in awarding the contract for the said project.

I further warrant that no person or selling agency has been employed or retained to solicit or secure such contract upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, except bona fide employees or bona fide established commercial or selling agencies maintained by _____.

Subscribed and sworn to

before me this day _____
Signature

_____, 2____ _____
(Type or print name of affiant under signature)

_____
Notary public of

My Commission expires _____

(Seal)

DOC #3

AFFIRMATIVE ACTION AFFIDAVIT
(P.L. 1975, C.127)

Company Name: _____

Street: _____

City, State, Zip Code: _____

Proposal Certification:

Indicate below company's compliance with New Jersey Affirmative Action regulations. Company's proposal will be accepted even if company is not in compliance at this time. No contract and/or purchase order may be issued, however, until all Affirmative Action requirements are met.

Required Affirmative Action Evidence:

Procurement, Professional & Service Contracts (Exhibit A)

Vendors must submit with proposal:

1. A photocopy of a valid letter that the contractor is operating under an existing Federally approved or sanctioned affirmative action program (good for one year from the date of the letter);

   OR

2. A photocopy of a Certificate of Employee Information Report approval, issued in accordance with N.J.A.C. 17:27-4;

   OR

3. A photocopy of an Employee Information Report (Form AA302) provided by the Division of Contract Compliance and Equal Employment Opportunity in Public Contracts and distributed to the public agency to be completed by the contractor in accordance with N.J.A.C. 17:27-4.

Public Work – Over $50,000 Total Project Cost:

A. No approved Federal or New Jersey Affirmative Action Plan. We will complete Report Form AA201. A project contract ID number will be assigned to your firm upon receipt of the completed Initial Project Workforce Report (AA201) for this contract.

B. Approved Federal or New Jersey Plan – certificate enclosed

I further certify that the statements and information contained herein, are complete and correct to the best of my knowledge and belief.

_____ _____

Date ***Authorized Signature and Title***

P.L. 1995, c. 127 (N.J.A.C. 17:27)
MANDATORY AFFIRMATIVE ACTION LANGUAGE

PROCUREMENT, PROFESSIONAL AND SERVICE CONTRACTS

During the performance of this contract, the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation. The contractor will take affirmative action to ensure that such applicants are recruited and employed, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this non-discrimination clause.

The contractor or subcontractor, where applicable will, in all solicitations or advertisement for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation.

The contractor or subcontractor, where applicable, will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer advising the labor union or workers' representative of the contractor's commitments under this act and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The contractor or subcontractor, where applicable, agrees to comply with any regulations promulgated by the Treasurer pursuant to P.L. 1975, c. 127, as amended and supplemented from time to time and the Americans with Disabilities Act.

The contractor or subcontractor agrees to attempt in good faith to employ minority and female workers trade consistent with the applicable county employment goal prescribed by N.J.A.C. 17:27-5.2 promulgated by the Treasurer pursuant to P.L. 1975, C.127, as amended and supplemented from time to time or in accordance with a binding determination of the applicable county employment goals determined by the Affirmative Action Office pursuant to N.J.A.C. 17:27-5.2 promulgated by the Treasurer pursuant to P.L. 1975, C.127, as amended and supplemented from time to time.

The contractor or subcontractor agrees to inform in writing appropriate recruitment agencies in the area, including employment agencies, placement bureaus, colleges, universities, labor unions, that it does not discriminate on the basis of age, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The contractor or subcontractor agrees to revise any of it testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the state of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

The contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and lay-off to ensure that all such actions are taken without regard to age, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation, and conform with the applicable employment goals, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.

The contractor and its subcontractors shall furnish such reports or other documents to the Affirmative Action Office as may be requested by the office from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Affirmative Action Office for conducting a compliance investigation pursuant to Subchapter 10 of the Administrative Code (NJAC 17:27).

_____

Signature of Procurement Agent

C. 271 POLITICAL CONTRIBUTION DISCLOSURE FORM

Public Agency Instructions

This page provides guidance to public agencies entering into contracts with business entities that are required to file Political Contribution Disclosure forms with the agency. **It is not intended to be provided to contractors.** What follows are instructions on the use of form local units can provide to contractors that are required to disclose political contributions pursuant to N.J.S.A. 19:44A-20.26 (P.L. 2005, c. 271, s.2). Additional information on the process is available in Local Finance Notice 2006-1 (http://www.nj.gov/dca/divisions/dlgs/resources/lfns_2006.html). Please refer back to these instructions for the appropriate links, as the Local Finance Notices include links that are no longer operational.

1. The disclosure is required for all contracts in excess of $17,500 that are **not awarded** pursuant to a "fair and open" process (N.J.S.A. 19:44A-20.7).

2. Due to the potential length of some contractor submissions, the public agency should consider allowing data to be submitted in electronic form (i.e., spreadsheet, pdf file, etc.). Submissions must be kept with the contract documents or in an appropriate computer file and be available for public access. **The form is worded to accept this alternate submission.** The text should be amended if electronic submission will not be allowed.

3. The submission must be **received from the contractor and** on file at least 10 days prior to award of the contract. Resolutions of award should reflect that the disclosure has been received and is on file.

4. The contractor must disclose contributions made to candidate and party committees covering a wide range of public agencies, including all public agencies that have elected officials in the county of the public agency, state legislative positions, and various state entities. The Division of Local Government Services recommends that contractors be provided a list of the affected agencies. This will assist contractors in determining the campaign and political committees of the officials and candidates affected by the disclosure.

    a. The Division has prepared model disclosure forms for each county. They can be downloaded from the "County PCD Forms" link on the Pay-to-Play web site at http://www.nj.gov/dca/divisions/dlgs/programs/lpcl.html#12. They will be updated from time-to-time as necessary.
    b. A public agency using these forms **should edit them to properly reflect the correct legislative district**(s). As the forms are county-based, **they list all legislative districts** in each county. **Districts that do not represent the public agency should be removed from the lists.**
    c. Some contractors may find it easier to provide a single list that covers all contributions, regardless of the county. These submissions are appropriate and should be accepted.
    d. The form may be used "as-is", subject to edits as described herein.
    e. The "Contractor Instructions" sheet is intended to be provided with the form. It is recommended that the Instructions and the form be printed on the same piece of paper. The form notes that the Instructions are printed on the back of the form; where that is not the case, the text should be edited accordingly.
    f. The form is a Word document and can be edited to meet local needs, and posted for download on web sites, used as an e-mail attachment, or provided as a printed document.

5. It is recommended that the contractor also complete a "Stockholder Disclosure Certification." This will assist the local unit in its obligation to ensure that contractor did not make any prohibited contributions to the committees listed on the Business Entity Disclosure Certification in the 12 months prior to the contract (See Local Finance Notice 2006-7 for additional information on this obligation at http://www.nj.gov/dca/divisions/dlgs/resources/lfns_2006.html). A sample Certification form is part of this package and the instruction to complete it is included in the Contractor Instructions. NOTE: This section is not applicable to Boards of Education.

C. 271 POLITICAL CONTRIBUTION DISCLOSURE FORM

Contractor Instructions

Business entities (contractors) receiving contracts from a public agency that are NOT awarded pursuant to a "fair and open" process (defined at N.J.S.A. 19:44A-20.7) are subject to the provisions of P.L. 2005, c. 271, s.2 (N.J.S.A. 19:44A-20.26). This law provides that 10 days prior to the award of such a contract, the contractor shall disclose contributions to:

- any State, county, or municipal committee of a political party
- any legislative leadership committee*
- any continuing political committee (a.k.a., political action committee)
- any candidate committee of a candidate for, or holder of, an elective office:
    - of the public entity awarding the contract
    - of that county in which that public entity is located
    - of another public entity within that county
    - or of a legislative district in which that public entity is located or, when the public entity is a county, of any legislative district which includes all or part of the county

The disclosure must list reportable contributions to any of the committees that exceed $300 per election cycle that were made during the 12 months prior to award of the contract. See N.J.S.A. 19:44A-8 and 19:44A-16 for more details on reportable contributions.

N.J.S.A. 19:44A-20.26 itemizes the parties from whom contributions must be disclosed when a business entity is not a natural person. This includes the following:

- individuals with an "interest" ownership or control of more than 10% of the profits or assets of a business entity or 10% of the stock in the case of a business entity that is a corporation for profit
- all principals, partners, officers, or directors of the business entity or their spouses
- any subsidiaries directly or indirectly controlled by the business entity
- IRS Code Section 527 New Jersey based organizations, directly or indirectly controlled by the business entity and filing as continuing political committees, (PACs).

When the business entity is a natural person, "a contribution by that person's spouse or child, residing therewith, shall be deemed to be a contribution by the business entity." [N.J.S.A. 19:44A-20.26(b)] The contributor must be listed on the disclosure.

Any business entity that fails to comply with the disclosure provisions shall be subject to a fine imposed by ELEC in an amount to be determined by the Commission which may be based upon the amount that the business entity failed to report.

The enclosed list of agencies is provided to assist the contractor in identifying those public agencies whose elected official and/or candidate campaign committees are affected by the disclosure requirement. It is the contractor's responsibility to identify the specific committees to which contributions may have been made and need to be disclosed. The disclosed information may exceed the minimum requirement.

The enclosed form, a content-consistent facsimile, or an electronic data file containing the required details (along with a signed cover sheet) may be used as the contractor's submission and is disclosable to the public under the Open Public Records Act.

The contractor must also complete the attached Stockholder Disclosure Certification. This will assist the agency in meeting its obligations under the law. **NOTE: This section does not apply to Board of Education contracts.**

* N.J.S.A. 19:44A-3(s): "The term "legislative leadership committee" means a committee established, authorized to be established, or designated by the President of the Senate, the Minority Leader of the Senate, the Speaker of the General Assembly or the Minority Leader of the General Assembly pursuant to section 16 of P.L.1993, c.65 (C.19:44A-10.1) for the purpose of receiving contributions and making expenditures."

C. 271 POLITICAL CONTRIBUTION DISCLOSURE FORM

Required Pursuant to N.J.S.A. 19:44A-20.26

This form or its permitted facsimile must be submitted to the local unit no later than 10 days prior to the award of the contract.

Part I – Vendor Information

Vendor Name:			
Address:			
City:		State:	Zip:

The undersigned being authorized to certify, hereby certifies that the submission provided herein represents compliance with the provisions of N.J.S.A. 19:44A-20.26 and as represented by the Instructions accompanying this form.

_____ _____ _____

Signature Printed Name Title

Part II – Contribution Disclosure

Disclosure requirement: Pursuant to N.J.S.A. 19:44A-20.26 this disclosure must include all reportable political contributions (more than $300 per election cycle) over the 12 months prior to submission to the committees of the government entities listed on the form provided by the local unit.

☐ Check here if disclosure is provided in electronic form

Contributor Name	Recipient Name	Date	Dollar Amount
			$

☐ Check here if the information is continued on subsequent page(s)

List of Agencies with Elected Officials Required for Political Contribution Disclosure
N.J.S.A. 19:44A-20.26

County Name:
State: Governor, and Legislative Leadership Committees
Legislative District #s:
State Senator and two members of the General Assembly per district.

County:

Freeholders	County Clerk	Sheriff
{County Executive}	Surrogate	

Municipalities (Mayor and members of governing body, regardless of title):

USERS SHOULD CREATE THEIR OWN FORM, OR DOWNLOAD FROM THE PAY TO PLAY SECTION OF THE DLGS WEBSITE A COUNTY-BASED, CUSTOMIZABLE FORM.

DOC #5

STOCKHOLDER DISCLOSURE CERTIFICATION

Name of Business:

☐ I certify that the list below contains the names and home addresses of all stockholders holding 10% or more of the issued and outstanding stock of the undersigned.

OR

☐ I certify that no one stockholder owns 10% or more of the issued and outstanding stock of the undersigned.

Check the box that represents the type of business organization:

☐ Partnership ☐ Corporation ☐ Sole Proprietorship

☐ Limited Partnership ☐ Limited Liability Corporation ☐ Limited Liability Partnership

☐ Subchapter S Corporation

Sign and notarize the form below, and, if necessary, complete the stockholder list below.

Stockholders:

Name: Home Address:	Name: Home Address:
Name: Home Address:	Name: Home Address:
Name: Home Address:	Name: Home Address:

Subscribed and sworn before me this ___ day of _____, 2__.

(Notary Public)

My Commission expires:

_____
(Affiant)

_____
(Print name & title of affiant)

(Corporate Seal)

Certification of Non-Involvement in Prohibited Activities in Iran

Pursuant to N.J.S.A. 52:32-58, Offerors must certify that neither the Offeror, nor any of its parents, subsidiaries, and/or affiliates (as defined in N.J.S.A. 52:32 – 56(e) (3)), is listed on the Department of the Treasury's List of Persons or Entities Engaging in Prohibited Investment Activities in Iran and that neither is involved in any of the investment activities set forth in N.J.S.A. 52:32 – 56(f).

Offerors wishing to do business in New Jersey through this contract must fill out the Certification of Non-Involvement in Prohibited Activities in Iran here: http://www.state.nj.us/humanservices/dfd/info/standard/fdc/disclosure_investmentact.pdf.

Offerors should submit the above form completed with their proposal.

DOC #7

NEW JERSEY BUSINESS REGISTRATION CERTIFICATE
(N.J.S.A. 52:32-44)

Offerors wishing to do business in New Jersey must submit their State Division of Revenue issued Business Registration Certificate with their proposal here. Failure to do so will disqualify the Offeror from offering products or services in New Jersey through any resulting contract.

https://www.njportal.com/DOR/BusinessRegistration/

DOC #8

EEOAA EVIDENCE

Equal Employment Opportunity/Affirmative Action
Goods, Professional Services & General Service Projects

EEO/AA Evidence

Vendors are required to submit evidence of compliance with N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27 in order to be considered a responsible vendor.

One of the following must be included with submission:

- Copy of Letter of Federal Approval
- Certificate of Employee Information Report
- Fully Executed Form AA302
- Fully Executed EEO-1 Report

See the guidelines at:
https://www.state.nj.us/treasury/contract_compliance/documents/pdf/guidelines/pa.pdf
for further information.

I certify that my bid package includes the required evidence per the above list and State website.

Name: _____ Title: _____

Signature: _____ Date: _____

DOC #9

MACBRIDE-PRINCIPLES

STATE OF NEW JERSEY DEPARTMENT OF THE TREASURY
DIVISION OF PURCHASE AND PROPERTY

33 WEST STATE STREET, P.O. BOX 230
TRENTON, NEW JERSEY 08625-0230

MACBRIDE PRINCIPALS FORM

BID SOLICITATION #: _____ **VENDOR/BIDDER:** _____

VENDOR'S/BIDDER'S REQUIREMENT
TO PROVIDE A CERTIFICATION IN COMPLIANCE WITH THE MACBRIDE PRINCIPALS AND NORTHERN IRELAND ACT OF 1989

Pursuant to Public Law 1995, c. 134, a responsible Vendor/Bidder selected, after public bidding, by the Director of the Division of Purchase and Property, pursuant to N.J.S.A. 52:34-12, must complete the certification below by checking one of the two options listed below and signing where indicated. If a Vendor/Bidder that would otherwise be awarded a purchase, contract or agreement does not complete the certification, then the Director may determine, in accordance with applicable law and rules, that it is in the best interest of the State to award the purchase, contract or agreement to another Vendor/Bidder that has completed the certification and has submitted a bid within five (5) percent of the most advantageous bid. If the Director finds contractors to be in violation of the principals that are the subject of this law, he/she shall take such action as may be appropriate and provided by law, rule or contract, including but not limited to, imposing sanctions, seeking compliance, recovering damages, declaring the party in default and seeking debarment or suspension of the party.

I, the undersigned, on behalf the Vendor/Bidder, certify pursuant to N.J.S.A. 52:34-12.2 that:

CHECK THE APPROPRIATE BOX

☐ The Vendor/Bidder has no business operations in Northern Ireland; or

OR

☐ The Vendor/Bidder will take lawful steps in good faith to conduct any business operations it has in Northern Ireland in accordance with the MacBride principals of nondiscrimination in employment as set forth in section 2 of P.L. 1987, c. 177 (N.J.S.A. 52:18A-89.5) and in conformance with the United Kingdom's Fair Employment (Northern Ireland) Act of 1989, and permit independent monitoring of its compliance with those principals.

CERTIFICATION

I, the undersigned, certify that I am authorized to execute this certification on behalf of the Vendor/Bidder, that the foregoing information and any attachments hereto, to the best of my knowledge are true and complete. I acknowledge that the State of New Jersey is relying on the information contained herein, and that the Vendor/Bidder is under a continuing obligation from the date of this certification through the completion of any contract(s) with the State to notify the State in writing of any changes to the information contained herein; that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification. If I do so, I will be subject to criminal prosecution under the law, and it will constitute a material breach of **my** agreement(s) with the State, permitting the State to declare any contract(s) resulting from this certification to be void and unenforceable.

_____ _____
Signature Date

_____
Print Name and Title

Exhibit H
Advertising Compliance Requirement

Pursuant to certain state notice provisions, including but not limited to Oregon Revised Statutes Chapter 279A.210, Chapter 279A.220, and other related provisions, the following public agencies and political subdivisions of the referenced public agencies are eligible to register with OMNIA Partners and access the Master Agreement contract award made pursuant to this solicitation, and are hereby given notice of the foregoing request for bids for purposes of complying with the procedural requirements of said statutes:

Nationwide:

State of Alabama	State of Hawaii	Commonwealth of Massachusetts	State of New Mexico	State of South Dakota
State of Alaska	State of Idaho	State of Michigan	State of New York	State of Tennessee
State of Arizona	State of Illinois	State of Minnesota	State of North Carolina	State of Texas
State of Arkansas	State of Indiana	State of Mississippi	State of North Dakota	State of Utah
State of California	State of Iowa	State of Missouri	State of Ohio	State of Vermont
State of Colorado	State of Kansas	State of Montana	State of Oklahoma	Commonwealth of Virginia
State of Connecticut	Commonwealth of Kentucky	State of Nebraska	State of Oregon	State of Washington
State of Delaware	State of Louisiana	State of Nevada	Commonwealth of Pennsylvania	State of West Virginia
State of Florida	State of Maine	State of New Hampshire	State of Rhode Island	State of Wisconsin
State of Georgia	State of Maryland	State of New Jersey	State of South Carolina	State of Wyoming
District of Columbia				

Lists of political subdivisions and local governments in the above referenced states / districts may be found at http://www.usa.gov/Agencies/State_and_Territories.shtml and https://www.usa.gov/local-governments.

Certain Public Agencies and Political Subdivisions:

CITIES, TOWNS, VILLAGES AND BOROUGHS INCLUDING BUT NOT LIMITED TO:

BAKER CITY GOLF COURSE, OR
CITY OF ADAIR VILLAGE, OR
CITY OF ASHLAND, OR
CITY OF AUMSVILLE, OR
CITY OF AURORA, OR
CITY OF BAKER, OR
CITY OF BATON ROUGE, LA
CITY OF BEAVERTON, OR
CITY OF BEND, OR
CITY OF BOARDMAN, OR
CITY OF BONANAZA, OR
CITY OF BOSSIER CITY, LA
CITY OF BROOKINGS, OR
CITY OF BURNS, OR
CITY OF CANBY, OR
CITY OF CANYONVILLE, OR
CITY OF CLATSKANIE, OR
CITY OF COBURG, OR
CITY OF CONDON, OR
CITY OF COQUILLE, OR
CITY OF CORVALLI, OR
CITY OF CORVALLIS PARKS AND RECREATION DEPARTMENT, OR
CITY OF COTTAGE GROVE, OR
CITY OF DONALD, OR
CITY OF EUGENE, OR
CITY OF FOREST GROVE, OR
CITY OF GOLD HILL, OR
CITY OF GRANTS PASS, OR
CITY OF GRESHAM, OR
CITY OF HILLSBORO, OR
CITY OF INDEPENDENCE, OR
CITY AND COUNTY OF HONOLULU, HI
CITY OF KENNER, LA
CITY OF LA GRANDE, OR
CITY OF LAFAYETTE, LA
CITY OF LAKE CHARLES, OR
CITY OF LEBANON, OR
CITY OF MCMINNVILLE, OR
CITY OF MEDFORD, OR
CITY OF METAIRIE, LA
CITY OF MILL CITY, OR
CITY OF MILWAUKIE, OR
CITY OF MONROE, LA
CITY OF MOSIER, OR
CITY OF NEW ORLEANS, LA
CITY OF NORTH PLAINS, OR
CITY OF OREGON CITY, OR
CITY OF PILOT ROCK, OR
CITY OF PORTLAND, OR
CITY OF POWERS, OR
CITY OF PRINEVILLE, OR
CITY OF REDMOND, OR
CITY OF REEDSPORT, OR
CITY OF RIDDLE, OR
CITY OF ROGUE RIVER, OR
CITY OF ROSEBURG, OR
CITY OF SALEM, OR
CITY OF SANDY, OR
CITY OF SCAPPOOSE, OR
CITY OF SHADY COVE, OR
CITY OF SHERWOOD, OR
CITY OF SHREVEPORT, LA
CITY OF SILVERTON, OR
CITY OF SPRINGFIELD, OR
CITY OF ST. HELENS, OR

CITY OF ST. PAUL, OR
CITY OF SULPHUR, LA
CITY OF TIGARD, OR
CITY OF TROUTDALE, OR
CITY OF TUALATIN, OR
CITY OF WALKER, LA
CITY OF WARRENTON, OR
CITY OF WEST LINN, OR
CITY OF WILSONVILLE, OR
CITY OF WINSTON, OR
CITY OF WOODBURN, OR
LEAGUE OF OREGON CITES
THE CITY OF HAPPY VALLEY OREGON
ALPINE, UT
ALTA, UT
ALTAMONT, UT
ALTON, UT
AMALGA, UT
AMERICAN FORK CITY, UT
ANNABELLA, UT
ANTIMONY, UT
APPLE VALLEY, UT
AURORA, UT
BALLARD, UT
BEAR RIVER CITY, UT
BEAVER, UT
BICKNELL, UT
BIG WATER, UT
BLANDING, UT
BLUFFDALE, UT
BOULDER, UT
CITY OF BOUNTIFUL, UT
BRIAN HEAD, UT
BRIGHAM CITY CORPORATION, UT
BRYCE CANYON CITY, UT
CANNONVILLE, UT
CASTLE DALE, UT
CASTLE VALLEY, UT
CITY OF CEDAR CITY, UT
CEDAR FORT, UT
CITY OF CEDAR HILLS, UT
CENTERFIELD, UT
CENTERVILLE CITY CORPORATION, UT
CENTRAL VALLEY, UT
CHARLESTON, UT
CIRCLEVILLE, UT
CLARKSTON, UT
CLAWSON, UT
CLEARFIELD, UT
CLEVELAND, UT
CLINTON CITY CORPORATION, UT
COALVILLE, UT
CORINNE, UT
CORNISH, UT
COTTONWOOD HEIGHTS, UT
DANIEL, UT
DELTA, UT
DEWEYVILLE, UT
DRAPER CITY, UT
DUCHESNE, UT
EAGLE MOUNTAIN, UT
EAST CARBON, UT
ELK RIDGE, UT
ELMO, UT
ELSINORE, UT
ELWOOD, UT
EMERY, UT
ENOCH, UT
ENTERPRISE, UT
EPHRAIM, UT
ESCALANTE, UT
EUREKA, UT
FAIRFIELD, UT
FAIRVIEW, UT
FARMINGTON, UT
FARR WEST, UT
FAYETTE, UT
FERRON, UT
FIELDING, UT
FILLMORE, UT
FOUNTAIN GREEN, UT
FRANCIS, UT
FRUIT HEIGHTS, UT
GARDEN CITY, UT
GARLAND, UT
GENOLA, UT
GLENDALE, UT
GLENWOOD, UT
GOSHEN, UT
GRANTSVILLE, UT
GREEN RIVER, UT
GUNNISON, UT
HANKSVILLE, UT
HARRISVILLE, UT
HATCH, UT
HEBER CITY CORPORATION, UT
HELPER, UT
HENEFER, UT
HENRIEVILLE, UT
HERRIMAN, UT
HIDEOUT, UT
HIGHLAND, UT
HILDALE, UT
HINCKLEY, UT
HOLDEN, UT
HOLLADAY, UT
HONEYVILLE, UT
HOOPER, UT
HOWELL, UT
HUNTINGTON, UT
HUNTSVILLE, UT
CITY OF HURRICANE, UT
HYDE PARK, UT
HYRUM, UT
INDEPENDENCE, UT
IVINS, UT
JOSEPH, UT
JUNCTION, UT
KAMAS, UT
KANAB, UT
KANARRAVILLE, UT
KANOSH, UT
KAYSVILLE, UT
KINGSTON, UT
KOOSHAREM, UT
LAKETOWN, UT
LA VERKIN, UT
LAYTON, UT
LEAMINGTON, UT
LEEDS, UT
LEHI CITY CORPORATION, UT
LEVAN, UT
LEWISTON, UT
LINDON, UT
LOA, UT
LOGAN CITY, UT

LYMAN, UT
LYNNDYL, UT
MANILA, UT
MANTI, UT
MANTUA, UT
MAPLETON, UT
MARRIOTT-SLATERVILLE, UT
MARYSVALE, UT
MAYFIELD, UT
MEADOW, UT
MENDON, UT
MIDVALE CITY INC., UT
MIDWAY, UT
MILFORD, UT
MILLVILLE, UT
MINERSVILLE, UT
MOAB, UT
MONA, UT
MONROE, UT
CITY OF MONTICELLO, UT
MORGAN, UT
MORONI, UT
MOUNT PLEASANT, UT
MURRAY CITY CORPORATION, UT
MYTON, UT
NAPLES, UT
NEPHI, UT
NEW HARMONY, UT
NEWTON, UT
NIBLEY, UT
NORTH LOGAN, UT
NORTH OGDEN, UT
NORTH SALT LAKE CITY, UT
OAK CITY, UT
OAKLEY, UT
OGDEN CITY CORPORATION, UT
OPHIR, UT
ORANGEVILLE, UT
ORDERVILLE, UT
OREM, UT
PANGUITCH, UT
PARADISE, UT
PARAGONAH, UT
PARK CITY, UT
PAROWAN, UT
PAYSON, UT
PERRY, UT
PLAIN CITY, UT
PLEASANT GROVE CITY, UT
PLEASANT VIEW, UT
PLYMOUTH, UT
PORTAGE, UT
PRICE, UT
PROVIDENCE, UT
PROVO, UT
RANDOLPH, UT
REDMOND, UT
RICHFIELD, UT
RICHMOND, UT
RIVERDALE, UT
RIVER HEIGHTS, UT
RIVERTON CITY, UT
ROCKVILLE, UT
ROCKY RIDGE, UT
ROOSEVELT CITY CORPORATION, UT
ROY, UT
RUSH VALLEY, UT
CITY OF ST. GEORGE, UT
SALEM, UT
SALINA, UT
SALT LAKE CITY CORPORATION, UT
SANDY, UT
SANTA CLARA, UT
SANTAQUIN, UT
SARATOGA SPRINGS, UT
SCIPIO, UT
SCOFIELD, UT
SIGURD, UT
SMITHFIELD, UT
SNOWVILLE, UT
CITY OF SOUTH JORDAN, UT
SOUTH OGDEN, UT
CITY OF SOUTH SALT LAKE, UT
SOUTH WEBER, UT
SPANISH FORK, UT
SPRING CITY, UT
SPRINGDALE, UT
SPRINGVILLE, UT
STERLING, UT
STOCKTON, UT
SUNNYSIDE, UT
SUNSET CITY CORP, UT
SYRACUSE, UT
TABIONA, UT
CITY OF TAYLORSVILLE, UT
TOOELE CITY CORPORATION, UT
TOQUERVILLE, UT
TORREY, UT
TREMONTON CITY, UT
TRENTON, UT
TROPIC, UT
UINTAH, UT
VERNAL CITY, UT
VERNON, UT
VINEYARD, UT
VIRGIN, UT
WALES, UT
WALLSBURG, UT
WASHINGTON CITY, UT
WASHINGTON TERRACE, UT
WELLINGTON, UT
WELLSVILLE, UT
WENDOVER, UT
WEST BOUNTIFUL, UT
WEST HAVEN, UT
WEST JORDAN, UT
WEST POINT, UT
WEST VALLEY CITY, UT
WILLARD, UT
WOODLAND HILLS, UT
WOODRUFF, UT
WOODS CROSS, UT

COUNTIES AND PARISHES INCLUDING BUT NOT LIMITED TO:

ASCENSION PARISH, LA
ASCENSION PARISH, LA, CLEAR OF COURT
CADDO PARISH, LA
CALCASIEU PARISH, LA
CALCASIEU PARISH SHERIFF'S OFFICE, LA
CITY AND COUNTY OF HONOLULU, HI
CLACKAMAS COUNTY, OR
CLACKAMAS COUNTY DEPT OF TRANSPORTATION, OR
CLATSOP COUNTY, OR
COLUMBIA COUNTY, OR

COOS COUNTY, OR
COOS COUNTY HIGHWAY DEPARTMENT, OR
COUNTY OF HAWAII, OR
CROOK COUNTY, OR
CROOK COUNTY ROAD DEPARTMENT, OR
CURRY COUNTY, OR
DESCHUTES COUNTY, OR
DOUGLAS COUNTY, OR
EAST BATON ROUGE PARISH, LA
GILLIAM COUNTY, OR
GRANT COUNTY, OR
HARNEY COUNTY, OR
HARNEY COUNTY SHERIFFS OFFICE, OR
HAWAII COUNTY, HI
HOOD RIVER COUNTY, OR
JACKSON COUNTY, OR
JEFFERSON COUNTY, OR
JEFFERSON PARISH, LA
JOSEPHINE COUNTY GOVERNMENT, OR
LAFAYETTE CONSOLIDATED GOVERNMENT, LA
LAFAYETTE PARISH, LA
LAFAYETTE PARISH CONVENTION & VISITORS COMMISSION
LAFOURCHE PARISH, LA
KAUAI COUNTY, HI
KLAMATH COUNTY, OR
LAKE COUNTY, OR
LANE COUNTY, OR
LINCOLN COUNTY, OR
LINN COUNTY, OR
LIVINGSTON PARISH, LA
MALHEUR COUNTY, OR
MAUI COUNTY, HI
MARION COUNTY, SALEM, OR
MORROW COUNTY, OR
MULTNOMAH COUNTY, OR
MULTNOMAH COUNTY BUSINESS AND COMMUNITY SERVICES, OR
MULTNOMAH COUNTY SHERIFFS OFFICE, OR
MULTNOMAH LAW LIBRARY, OR
ORLEANS PARISH, LA
PLAQUEMINES PARISH, LA
POLK COUNTY, OR
RAPIDES PARISH, LA
SAINT CHARLES PARISH, LA
SAINT CHARLES PARISH PUBLIC SCHOOLS, LA
SAINT LANDRY PARISH, LA
SAINT TAMMANY PARISH, LA
SHERMAN COUNTY, OR
TERREBONNE PARISH, LA
TILLAMOOK COUNTY, OR
TILLAMOOK COUNTY SHERIFF'S OFFICE, OR
TILLAMOOK COUNTY GENERAL HOSPITAL, OR
UMATILLA COUNTY, OR
UNION COUNTY, OR
WALLOWA COUNTY, OR
WASCO COUNTY, OR
WASHINGTON COUNTY, OR
WEST BATON ROUGE PARISH, LA
WHEELER COUNTY, OR
YAMHILL COUNTY, OR
COUNTY OF BOX ELDER, UT
COUNTY OF CACHE, UT
COUNTY OF RICH, UT
COUNTY OF WEBER, UT
COUNTY OF MORGAN, UT
COUNTY OF DAVIS, UT
COUNTY OF SUMMIT, UT
COUNTY OF DAGGETT, UT
COUNTY OF SALT LAKE, UT
COUNTY OF TOOELE, UT
COUNTY OF UTAH, UT
COUNTY OF WASATCH, UT
COUNTY OF DUCHESNE, UT
COUNTY OF UINTAH, UT
COUNTY OF CARBON, UT
COUNTY OF SANPETE, UT
COUNTY OF JUAB, UT
COUNTY OF MILLARD, UT
COUNTY OF SEVIER, UT
COUNTY OF EMERY, UT
COUNTY OF GRAND, UT
COUNTY OF BEVER, UT
COUNTY OF PIUTE, UT
COUNTY OF WAYNE, UT
COUNTY OF SAN JUAN, UT
COUNTY OF GARFIELD, UT
COUNTY OF KANE, UT
COUNTY OF IRON, UT
COUNTY OF WASHINGTON, UT

OTHER AGENCIES INCLUDING ASSOCIATIONS, BOARDS, DISTRICTS, COMMISSIONS, COUNCILS, PUBLIC CORPORATIONS, PUBLIC DEVELOPMENT AUTHORITIES, RESERVATIONS AND UTILITIES INCLUDING BUT NOT LIMITED TO:
ADAIR R.F.P.D., OR
ADEL WATER IMPROVEMENT DISTRICT, OR
ADRIAN R.F.P.D., OR
AGNESS COMMUNITY LIBRARY, OR
AGNESS-ILLAHE R.F.P.D., OR
AGRICULTURE EDUCATION SERVICE EXTENSION DISTRICT, OR
ALDER CREEK-BARLOW WATER DISTRICT NO. 29, OR
ALFALFA FIRE DISTRICT, OR
ALSEA R.F.P.D., OR
ALSEA RIVIERA WATER IMPROVEMENT DISTRICT, OR
AMITY FIRE DISTRICT, OR
ANTELOPE MEADOWS SPECIAL ROAD DISTRICT, OR
APPLE ROGUE DISTRICT IMPROVEMENT COMPANY, OR
APPLEGATE VALLEY R.F.P.D. #9, OR
ARCH CAPE DOMESTIC WATER SUPPLY DISTRICT, OR
ARCH CAPE SANITARY DISTRICT, OR
ARNOLD IRRIGATION DISTRICT, OR
ASH CREEK WATER CONTROL DISTRICT, OR
ATHENA CEMETERY MAINTENANCE DISTRICT, OR
AUMSVILLE R.F.P.D., OR
AURORA R.F.P.D., OR
AZALEA R.F.P.D., OR
BADGER IMPROVEMENT DISTRICT, OR
BAILEY-SPENCER R.F.P.D., OR
BAKER COUNTY LIBRARY DISTRICT, OR
BAKER R.F.P.D., OR
BAKER RIVERTON ROAD DISTRICT, OR
BAKER VALLEY IRRIGATION DISTRICT, OR
BAKER VALLEY S.W.C.D., OR
BAKER VALLEY VECTOR CONTROL DISTRICT, OR
BANDON CRANBERRY WATER CONTROL DISTRICT, OR
BANDON R.F.P.D., OR
BANKS FIRE DISTRICT, OR
BANKS FIRE DISTRICT #13, OR

BAR L RANCH ROAD DISTRICT, OR
BARLOW WATER IMPROVEMENT DISTRICT, OR
BASIN AMBULANCE SERVICE DISTRICT, OR
BASIN TRANSIT SERVICE TRANSPORTATION DISTRICT, OR
BATON ROUGE WATER COMPANY
BAY AREA HEALTH DISTRICT, OR
BAYSHORE SPECIAL ROAD DISTRICT, OR
BEAR VALLEY SPECIAL ROAD DISTRICT, OR
BEAVER CREEK WATER CONTROL DISTRICT, OR
BEAVER DRAINAGE IMPROVEMENT COMPANY, INC., OR
BEAVER SLOUGH DRAINAGE DISTRICT, OR
BEAVER SPECIAL ROAD DISTRICT, OR
BEAVER WATER DISTRICT, OR
BELLE MER S.I.G.L. TRACTS SPECIAL ROAD DISTRICT, OR
BEND METRO PARK AND RECREATION DISTRICT
BENTON S.W.C.D., OR
BERNDT SUBDIVISION WATER IMPROVEMENT DISTRICT, OR
BEVERLY BEACH WATER DISTRICT, OR
BIENVILLE PARISH FIRE PROTECTION DISTRICT 6, LA
BIG BEND IRRIGATION DISTRICT, OR
BIGGS SERVICE DISTRICT, OR
BLACK BUTTE RANCH DEPARTMENT OF POLICE SERVICES, OR
BLACK BUTTE RANCH R.F.P.D., OR
BLACK MOUNTAIN WATER DISTRICT, OR
BLODGETT-SUMMIT R.F.P.D., OR
BLUE MOUNTAIN HOSPITAL DISTRICT, OR
BLUE MOUNTAIN TRANSLATOR DISTRICT, OR
BLUE RIVER PARK & RECREATION DISTRICT, OR
BLUE RIVER WATER DISTRICT, OR
BLY R.F.P.D., OR
BLY VECTOR CONTROL DISTRICT, OR
BLY WATER AND SANITARY DISTRICT, OR
BOARDMAN CEMETERY MAINTENANCE DISTRICT, OR
BOARDMAN PARK AND RECREATION DISTRICT
BOARDMAN R.F.P.D., OR
BONANZA BIG SPRINGS PARK & RECREATION DISTRICT, OR
BONANZA MEMORIAL PARK CEMETERY DISTRICT, OR
BONANZA R.F.P.D., OR
BONANZA-LANGELL VALLEY VECTOR CONTROL DISTRICT, OR
BORING WATER DISTRICT #24, OR
BOULDER CREEK RETREAT SPECIAL ROAD DISTRICT, OR
BRIDGE R.F.P.D., OR
BROOKS COMMUNITY SERVICE DISTRICT, OR
BROWNSVILLE R.F.P.D., OR
BUELL-RED PRAIRIE WATER DISTRICT, OR
BUNKER HILL R.F.P.D. #1, OR
BUNKER HILL SANITARY DISTRICT, OR
BURLINGTON WATER DISTRICT, OR
BURNT RIVER IRRIGATION DISTRICT, OR
BURNT RIVER S.W.C.D., OR
CALAPOOIA R.F.P.D., OR
CAMAS VALLEY R.F.P.D., OR
CAMELLIA PARK SANITARY DISTRICT, OR
CAMMANN ROAD DISTRICT, OR
CAMP SHERMAN ROAD DISTRICT, OR
CANBY AREA TRANSIT, OR
CANBY R.F.P.D. #62, OR
CANBY UTILITY BOARD, OR
CANNON BEACH R.F.P.D., OR
CANYONVILLE SOUTH UMPQUA FIRE DISTRICT, OR
CAPE FERRELO R.F.P.D., OR
CAPE FOULWEATHER SANITARY DISTRICT, OR
CARLSON PRIMROSE SPECIAL ROAD DISTRICT, OR
CARMEL BEACH WATER DISTRICT, OR
CASCADE VIEW ESTATES TRACT 2, OR
CEDAR CREST SPECIAL ROAD DISTRICT, OR
CEDAR TRAILS SPECIAL ROAD DISTRICT, OR
CEDAR VALLEY - NORTH BANK R.F.P.D., OR
CENTRAL CASCADES FIRE AND EMS, OR
CENTRAL CITY ECONOMIC OPPORTUNITY CORP, LA
CENTRAL LINCOLN P.U.D., OR
CENTRAL OREGON COAST FIRE & RESCUE DISTRICT, OR
CENTRAL OREGON INTERGOVERNMENTAL COUNCIL
CENTRAL OREGON IRRIGATION DISTRICT, OR
CHAPARRAL WATER CONTROL DISTRICT, OR
CHARLESTON FIRE DISTRICT, OR
CHARLESTON SANITARY DISTRICT, OR
CHARLOTTE ANN WATER DISTRICT, OR
CHEHALEM PARK & RECREATION DISTRICT, OR
CHEHALEM PARK AND RECREATION DISTRICT
CHEMULT R.F.P.D., OR
CHENOWITH WATER P.U.D., OR
CHERRIOTS, OR
CHETCO COMMUNITY PUBLIC LIBRARY DISTRICT, OR
CHILOQUIN VECTOR CONTROL DISTRICT, OR
CHILOQUIN-AGENCY LAKE R.F.P.D., OR
CHINOOK DRIVE SPECIAL ROAD DISTRICT, OR
CHR DISTRICT IMPROVEMENT COMPANY, OR
CHRISTMAS VALLEY DOMESTIC WATER DISTRICT, OR
CHRISTMAS VALLEY PARK & RECREATION DISTRICT, OR
CHRISTMAS VALLEY R.F.P.D., OR
CITY OF BOGALUSA SCHOOL BOARD, LA
CLACKAMAS COUNTY FIRE DISTRICT #1, OR
CLACKAMAS COUNTY SERVICE DISTRICT #1, OR
CLACKAMAS COUNTY VECTOR CONTROL DISTRICT, OR
CLACKAMAS RIVER WATER
CLACKAMAS RIVER WATER, OR
CLACKAMAS S.W.C.D., OR
CLATSKANIE DRAINAGE IMPROVEMENT COMPANY, OR
CLATSKANIE LIBRARY DISTRICT, OR
CLATSKANIE P.U.D., OR
CLATSKANIE PARK & RECREATION DISTRICT, OR
CLATSKANIE PEOPLE'S UTILITY DISTRICT
CLATSKANIE R.F.P.D., OR
CLATSOP CARE CENTER HEALTH DISTRICT, OR
CLATSOP COUNTY S.W.C.D., OR
CLATSOP DRAINAGE IMPROVEMENT COMPANY #15, INC., OR
CLEAN WATER SERVICES
CLEAN WATER SERVICES, OR
CLOVERDALE R.F.P.D., OR
CLOVERDALE SANITARY DISTRICT, OR
CLOVERDALE WATER DISTRICT, OR
COALEDO DRAINAGE DISTRICT, OR
COBURG FIRE DISTRICT, OR
COLESTIN RURAL FIRE DISTRICT, OR
COLTON R.F.P.D., OR
COLTON WATER DISTRICT #11, OR

COLUMBIA 911 COMMUNICATIONS DISTRICT, OR
COLUMBIA COUNTY 4-H & EXTENSION SERVICE DISTRICT, OR
COLUMBIA DRAINAGE VECTOR CONTROL, OR
COLUMBIA IMPROVEMENT DISTRICT, OR
COLUMBIA R.F.P.D., OR
COLUMBIA RIVER FIRE & RESCUE, OR
COLUMBIA RIVER PUD, OR
COLUMBIA S.W.C.D., OR
COLUMBIA S.W.C.D., OR
CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION
COOS COUNTY AIRPORT DISTRICT, OR
COOS COUNTY AIRPORT DISTRICT, OR
COOS COUNTY AREA TRANSIT SERVICE DISTRICT, OR
COOS COUNTY AREA TRANSIT SERVICE DISTRICT, OR
COOS FOREST PROTECTIVE ASSOCIATION
COOS S.W.C.D., OR
COQUILLE R.F.P.D., OR
COQUILLE VALLEY HOSPITAL DISTRICT, OR
CORBETT WATER DISTRICT, OR
CORNELIUS R.F.P.D., OR
CORP RANCH ROAD WATER IMPROVEMENT, OR
CORVALLIS R.F.P.D., OR
COUNTRY CLUB ESTATES SPECIAL WATER DISTRICT, OR
COUNTRY CLUB WATER DISTRICT, OR
COUNTRY ESTATES ROAD DISTRICT, OR
COVE CEMETERY MAINTENANCE DISTRICT, OR
COVE ORCHARD SEWER SERVICE DISTRICT, OR
COVE R.F.P.D., OR
CRESCENT R.F.P.D., OR
CRESCENT SANITARY DISTRICT, OR
CRESCENT WATER SUPPLY AND IMPROVEMENT DISTRICT, OR
CROOK COUNTY AGRICULTURE EXTENSION SERVICE DISTRICT, OR
CROOK COUNTY CEMETERY DISTRICT, OR
CROOK COUNTY FIRE AND RESCUE, OR
CROOK COUNTY PARKS & RECREATION DISTRICT, OR
CROOK COUNTY S.W.C.D., OR
CROOK COUNTY VECTOR CONTROL DISTRICT, OR
CROOKED RIVER RANCH R.F.P.D., OR
CROOKED RIVER RANCH SPECIAL ROAD DISTRICT, OR
CRYSTAL SPRINGS WATER DISTRICT, OR
CURRY COUNTY 4-H & EXTENSION SERVICE DISTRICT, OR
CURRY COUNTY PUBLIC TRANSIT SERVICE DISTRICT, OR
CURRY COUNTY S.W.C.D., OR
CURRY HEALTH DISTRICT, OR
CURRY PUBLIC LIBRARY DISTRICT, OR
DALLAS CEMETERY DISTRICT #4, OR
DARLEY DRIVE SPECIAL ROAD DISTRICT, OR
DAVID CROCKETT STEAM FIRE COMPANY #1, LA
DAYS CREEK R.F.P.D., OR
DAYTON FIRE DISTRICT, OR
DEAN MINARD WATER DISTRICT, OR
DEE IRRIGATION DISTRICT, OR
DEER ISLAND DRAINAGE IMPROVEMENT COMPANY, OR
DELL BROGAN CEMETERY MAINTENANCE DISTRICT, OR
DEPOE BAY R.F.P.D., OR
DESCHUTES COUNTY 911 SERVICE DISTRICT, OR
DESCHUTES COUNTY R.F.P.D. #2, OR
DESCHUTES PUBLIC LIBRARY DISTRICT, OR
DESCHUTES S.W.C.D., OR
DESCHUTES VALLEY WATER DISTRICT, OR
DEVILS LAKE WATER IMPROVEMENT DISTRICT, OR
DEXTER R.F.P.D., OR
DEXTER SANITARY DISTRICT, OR
DORA-SITKUM R.F.P.D., OR
DOUGLAS COUNTY FIRE DISTRICT #2, OR
DOUGLAS S.W.C.D., OR
DRAKES CROSSING R.F.P.D., OR
DRRH SPECIAL ROAD DISTRICT #6, OR
DRY GULCH DITCH DISTRICT IMPROVEMENT COMPANY, OR
DUFUR RECREATION DISTRICT, OR
DUMBECK LANE DOMESTIC WATER SUPPLY, OR
DUNDEE R.F.P.D., OR
DURKEE COMMUNITY BUILDING PRESERVATION DISTRICT, OR
EAGLE POINT IRRIGATION DISTRICT, OR
EAGLE VALLEY CEMETERY MAINTENANCE DISTRICT, OR
EAGLE VALLEY R.F.P.D., OR
EAGLE VALLEY S.W.C.D., OR
EAST FORK IRRIGATION DISTRICT, OR
EAST MULTNOMAH S.W.C.D., OR
EAST SALEM SERVICE DISTRICT, OR
EAST UMATILLA CHEMICAL CONTROL DISTRICT, OR
EAST UMATILLA COUNTY AMBULANCE AREA HEALTH DISTRICT, OR
EAST UMATILLA COUNTY R.F.P.D., OR
EAST VALLEY WATER DISTRICT, OR
ELGIN COMMUNITY PARKS & RECREATION DISTRICT, OR
ELGIN HEALTH DISTRICT, OR
ELGIN R.F.P.D., OR
ELKTON ESTATES PHASE II SPECIAL ROAD DISTRICT, OR
ELKTON R.F.P.D., OR
EMERALD P.U.D., OR
ENTERPRISE IRRIGATION DISTRICT, OR
ESTACADA CEMETERY MAINTENANCE DISTRICT, OR
ESTACADA R.F.P.D. #69, OR
EUGENE R.F.P.D. # 1, OR
EUGENE WATER AND ELECTRIC BOARD
EVANS VALLEY FIRE DISTRICT #6, OR
FAIR OAKS R.F.P.D., OR
FAIRVIEW R.F.P.D., OR
FAIRVIEW WATER DISTRICT, OR
FALCON HEIGHTS WATER AND SEWER, OR
FALCON-COVE BEACH WATER DISTRICT, OR
FALL RIVER ESTATES SPECIAL ROAD DISTRICT, OR
FARGO INTERCHANGE SERVICE DISTRICT, OR
FARMERS IRRIGATION DISTRICT, OR
FAT ELK DRAINAGE DISTRICT, OR
FERN RIDGE PUBLIC LIBRARY DISTRICT, OR
FERN VALLEY ESTATES IMPROVEMENT DISTRICT, OR
FOR FAR ROAD DISTRICT, OR
FOREST GROVE R.F.P.D., OR
FOREST VIEW SPECIAL ROAD DISTRICT, OR
FORT ROCK-SILVER LAKE S.W.C.D., OR
FOUR RIVERS VECTOR CONTROL DISTRICT, OR
FOX CEMETERY MAINTENANCE DISTRICT, OR
GARDINER R.F.P.D., OR

GARDINER SANITARY DISTRICT, OR
GARIBALDI R.F.P.D., OR
GASTON R.F.P.D., OR
GATES R.F.P.D., OR
GEARHART R.F.P.D., OR
GILLIAM S.W.C.D., OR
GLENDALE AMBULANCE DISTRICT, OR
GLENDALE R.F.P.D., OR
GLENEDEN BEACH SPECIAL ROAD DISTRICT, OR
GLENEDEN SANITARY DISTRICT, OR
GLENWOOD WATER DISTRICT, OR
GLIDE - IDLEYLD SANITARY DISTRICT, OR
GLIDE R.F.P.D., OR
GOLD BEACH - WEDDERBURN R.F.P.D., OR
GOLD HILL IRRIGATION DISTRICT, OR
GOLDFINCH ROAD DISTRICT, OR
GOSHEN R.F.P.D., OR
GOVERNMENT CAMP ROAD DISTRICT, OR
GOVERNMENT CAMP SANITARY DISTRICT, OR
GRAND PRAIRIE WATER CONTROL DISTRICT, OR
GRAND RONDE SANITARY DISTRICT, OR
GRANT COUNTY TRANSPORTATION DISTRICT, OR
GRANT S.W.C.D., OR
GRANTS PASS IRRIGATION DISTRICT, OR
GREATER BOWEN VALLEY R.F.P.D., OR
GREATER ST. HELENS PARK & RECREATION DISTRICT, OR
GREATER TOLEDO POOL RECREATION DISTRICT, OR
GREEN KNOLLS SPECIAL ROAD DISTRICT, OR
GREEN SANITARY DISTRICT, OR
GREENACRES R.F.P.D., OR
GREENBERRY IRRIGATION DISTRICT, OR
GREENSPRINGS RURAL FIRE DISTRICT, OR
HAHLEN ROAD SPECIAL DISTRICT, OR
HAINES CEMETERY MAINTENANCE DISTRICT, OR
HAINES FIRE PROTECTION DISTRICT, OR
HALSEY-SHEDD R.F.P.D., OR
HAMLET R.F.P.D., OR
HARBOR R.F.P.D., OR
HARBOR SANITARY DISTRICT, OR
HARBOR WATER P.U.D., OR
HARNEY COUNTY HEALTH DISTRICT, OR
HARNEY S.W.C.D., OR
HARPER SOUTH SIDE IRRIGATION DISTRICT, OR
HARRISBURG FIRE AND RESCUE, OR
HAUSER R.F.P.D., OR
HAZELDELL RURAL FIRE DISTRICT, OR
HEBO JOINT WATER-SANITARY AUTHORITY, OR
HECETA WATER P.U.D., OR
HELIX CEMETERY MAINTENANCE DISTRICT #4, OR
HELIX PARK & RECREATION DISTRICT, OR
HELIX R.F.P.D. #7-411, OR
HEPPNER CEMETERY MAINTENANCE DISTRICT, OR
HEPPNER R.F.P.D., OR
HEPPNER WATER CONTROL DISTRICT, OR
HEREFORD COMMUNITY HALL RECREATION DISTRICT, OR
HERMISTON CEMETERY DISTRICT, OR
HERMISTON IRRIGATION DISTRICT, OR
HIDDEN VALLEY MOBILE ESTATES IMPROVEMENT DISTRICT, OR
HIGH DESERT PARK & RECREATION DISTRICT, OR
HIGHLAND SUBDIVISION WATER DISTRICT, OR
HONOLULU INTERNATIONAL AIRPORT
HOOD RIVER COUNTY LIBRARY DISTRICT, OR
HOOD RIVER COUNTY TRANSPORTATION DISTRICT, OR
HOOD RIVER S.W.C.D., OR
HOOD RIVER VALLEY PARKS & RECREATION DISTRICT, OR
HOODLAND FIRE DISTRICT #74
HOODLAND FIRE DISTRICT #74, OR
HORSEFLY IRRIGATION DISTRICT, OR
HOSKINS-KINGS VALLEY R.F.P.D., OR
HOUSING AUTHORITY OF PORTLAND
HUBBARD R.F.P.D., OR
HUDSON BAY DISTRICT IMPROVEMENT COMPANY, OR
I N (KAY) YOUNG DITCH DISTRICT IMPROVEMENT COMPANY, OR
ICE FOUNTAIN WATER DISTRICT, OR
IDAHO POINT SPECIAL ROAD DISTRICT, OR
IDANHA-DETROIT RURAL FIRE PROTECTION DISTRICT, OR
ILLINOIS VALLEY FIRE DISTRICT
ILLINOIS VALLEY R.F.P.D., OR
ILLINOIS VALLEY S.W.C.D., OR
IMBLER R.F.P.D., OR
INTERLACHEN WATER P.U.D., OR
IONE LIBRARY DISTRICT, OR
IONE R.F.P.D. #6-604, OR
IRONSIDE CEMETERY MAINTENANCE DISTRICT, OR
IRONSIDE RURAL ROAD DISTRICT #5, OR
IRRIGON PARK & RECREATION DISTRICT, OR
IRRIGON R.F.P.D., OR
ISLAND CITY AREA SANITATION DISTRICT, OR
ISLAND CITY CEMETERY MAINTENANCE DISTRICT, OR
JACK PINE VILLAGE SPECIAL ROAD DISTRICT, OR
JACKSON COUNTY FIRE DISTRICT #3, OR
JACKSON COUNTY FIRE DISTRICT #4, OR
JACKSON COUNTY FIRE DISTRICT #5, OR
JACKSON COUNTY LIBRARY DISTRICT, OR
JACKSON COUNTY VECTOR CONTROL DISTRICT, OR
JACKSON S.W.C.D., OR
JASPER KNOLLS WATER DISTRICT, OR
JEFFERSON COUNTY EMERGENCY MEDICAL SERVICE DISTRICT, OR
JEFFERSON COUNTY FIRE DISTRICT #1, OR
JEFFERSON COUNTY LIBRARY DISTRICT, OR
JEFFERSON COUNTY S.W.C.D., OR
JEFFERSON PARK & RECREATION DISTRICT, OR
JEFFERSON R.F.P.D., OR
JOB'S DRAINAGE DISTRICT, OR
JOHN DAY WATER DISTRICT, OR
JOHN DAY-CANYON CITY PARKS & RECREATION DISTRICT, OR
JOHN DAY-FERNHILL R.F.P.D. #5-108, OR
JORDAN VALLEY CEMETERY DISTRICT, OR
JORDAN VALLEY IRRIGATION DISTRICT, OR
JOSEPHINE COMMUNITY LIBRARY DISTRICT, OR
JOSEPHINE COUNTY 4-H & EXTENSION SERVICE DISTRICT, OR
JOSEPHINE COUNTY 911 AGENCY, OR
JUNCTION CITY R.F.P.D., OR
JUNCTION CITY WATER CONTROL DISTRICT, OR
JUNIPER BUTTE ROAD DISTRICT, OR
JUNIPER CANYON WATER CONTROL DISTRICT, OR
JUNIPER FLAT DISTRICT IMPROVEMENT COMPANY, OR
JUNIPER FLAT R.F.P.D., OR
JUNO NONPROFIT WATER IMPROVEMENT DISTRICT, OR
KEATING R.F.P.D., OR
KEATING S.W.C.D., OR

KEIZER R.F.P.D., OR
KELLOGG RURAL FIRE DISTRICT, OR
KENO IRRIGATION DISTRICT, OR
KENO PINES ROAD DISTRICT, OR
KENO R.F.P.D., OR
KENT WATER DISTRICT, OR
KERBY WATER DISTRICT, OR
K-GB-LB WATER DISTRICT, OR
KILCHIS WATER DISTRICT, OR
KLAMATH 9-1-1 COMMUNICATIONS DISTRICT, OR
KLAMATH BASIN IMPROVEMENT DISTRICT, OR
KLAMATH COUNTY DRAINAGE SERVICE DISTRICT, OR
KLAMATH COUNTY EXTENSION SERVICE DISTRICT, OR
KLAMATH COUNTY FIRE DISTRICT #1, OR
KLAMATH COUNTY FIRE DISTRICT #3, OR
KLAMATH COUNTY FIRE DISTRICT #4, OR
KLAMATH COUNTY FIRE DISTRICT #5, OR
KLAMATH COUNTY LIBRARY SERVICE DISTRICT, OR
KLAMATH COUNTY PREDATORY ANIMAL CONTROL DISTRICT, OR
KLAMATH DRAINAGE DISTRICT, OR
KLAMATH FALLS FOREST ESTATES SPECIAL ROAD DISTRICT UNIT #2, OR
KLAMATH INTEROPERABILITY RADIO GROUP, OR
KLAMATH IRRIGATION DISTRICT, OR
KLAMATH RIVER ACRES SPECIAL ROAD DISTRICT, OR
KLAMATH S.W.C.D., OR
KLAMATH VECTOR CONTROL DISTRICT, OR
KNAPPA-SVENSEN-BURNSIDE R.F.P.D., OR
LA GRANDE CEMETERY MAINTENANCE DISTRICT, OR
LA GRANDE R.F.P.D., OR
LA PINE PARK & RECREATION DISTRICT, OR
LA PINE R.F.P.D., OR
LABISH VILLAGE SEWAGE & DRAINAGE, OR
LACOMB IRRIGATION DISTRICT, OR
LAFAYETTE AIRPORT COMMISSION, LA
LAFOURCHE PARISH HEALTH UNIT – DHH-OPH REGION 3
LAIDLAW WATER DISTRICT, OR
LAKE CHINOOK FIRE & RESCUE, OR
LAKE COUNTY 4-H & EXTENSION SERVICE DISTRICT, OR
LAKE COUNTY LIBRARY DISTRICT, OR
LAKE CREEK R.F.P.D. - JACKSON, OR
LAKE CREEK R.F.P.D. - LANE COUNTY, OR
LAKE DISTRICT HOSPITAL, OR
LAKE GROVE R.F.P.D. NO. 57, OR
LAKE GROVE WATER DISTRICT, OR
LAKE LABISH WATER CONTROL DISTRICT, OR
LAKE POINT SPECIAL ROAD DISTRICT, OR
LAKESIDE R.F.P.D. #4, OR
LAKESIDE WATER DISTRICT, OR
LAKEVIEW R.F.P.D., OR
LAKEVIEW S.W.C.D., OR
LAMONTAI IMPROVEMENT DISTRICT, OR
LANE FIRE AUTHORITY, OR
LANE LIBRARY DISTRICT, OR
LANE TRANSIT DISTRICT, OR
LANGELL VALLEY IRRIGATION DISTRICT, OR
LANGLOIS PUBLIC LIBRARY, OR
LANGLOIS R.F.P.D., OR
LANGLOIS WATER DISTRICT, OR
LAZY RIVER SPECIAL ROAD DISTRICT, OR
LEBANON AQUATIC DISTRICT, OR
LEBANON R.F.P.D., OR
LEWIS & CLARK R.F.P.D., OR
LINCOLN COUNTY LIBRARY DISTRICT, OR
LINCOLN S.W.C.D., OR
LINN COUNTY EMERGENCY TELEPHONE AGENCY, OR
LINN S.W.C.D., OR
LITTLE MUDDY CREEK WATER CONTROL, OR
LITTLE NESTUCCA DRAINAGE DISTRICT, OR
LITTLE SWITZERLAND SPECIAL ROAD DISTRICT, OR
LONE PINE IRRIGATION DISTRICT, OR
LONG PRAIRIE WATER DISTRICT, OR
LOOKINGGLASS OLALLA WATER CONTROL DISTRICT, OR
LOOKINGGLASS RURAL FIRE DISTRICT, OR
LORANE R.F.P.D., OR
LOST & BOULDER DITCH IMPROVEMENT DISTRICT, OR
LOST CREEK PARK SPECIAL ROAD DISTRICT, OR
LOUISIANA PUBLIC SERVICE COMMISSION, LA
LOUISIANA WATER WORKS
LOWELL R.F.P.D., OR
LOWER MCKAY CREEK R.F.P.D., OR
LOWER MCKAY CREEK WATER CONTROL DISTRICT, OR
LOWER POWDER RIVER IRRIGATION DISTRICT, OR
LOWER SILETZ WATER DISTRICT, OR
LOWER UMPQUA HOSPITAL DISTRICT, OR
LOWER UMPQUA PARK & RECREATION DISTRICT, OR
LOWER VALLEY WATER IMPROVEMENT DISTRICT, OR
LUCE LONG DITCH DISTRICT IMPROVEMENT CO., OR
LUSTED WATER DISTRICT, OR
LYONS R.F.P.D., OR
LYONS-MEHAMA WATER DISTRICT, OR
MADRAS AQUATIC CENTER DISTRICT, OR
MAKAI SPECIAL ROAD DISTRICT, OR
MALHEUR COUNTY S.W.C.D., OR
MALHEUR COUNTY VECTOR CONTROL DISTRICT, OR
MALHEUR DISTRICT IMPROVEMENT COMPANY, OR
MALHEUR DRAINAGE DISTRICT, OR
MALHEUR MEMORIAL HEALTH DISTRICT, OR
MALIN COMMUNITY CEMETERY MAINTENANCE DISTRICT, OR
MALIN COMMUNITY PARK & RECREATION DISTRICT, OR
MALIN IRRIGATION DISTRICT, OR
MALIN R.F.P.D., OR
MAPLETON FIRE DEPARTMENT, OR
MAPLETON WATER DISTRICT, OR
MARCOLA WATER DISTRICT, OR
MARION COUNTY EXTENSION & 4H SERVICE DISTRICT, OR
MARION COUNTY FIRE DISTRICT #1, OR
MARION JACK IMPROVEMENT DISTRICT, OR
MARION S.W.C.D., OR
MARY'S RIVER ESTATES ROAD DISTRICT, OR
MCDONALD FOREST ESTATES SPECIAL ROAD DISTRICT, OR
MCKAY ACRES IMPROVEMENT DISTRICT, OR
MCKAY DAM R.F.P.D. # 7-410, OR
MCKENZIE FIRE & RESCUE, OR
MCKENZIE PALISADES WATER SUPPLY CORPORATION, OR

MCMINNVILLE R.F.P.D., OR
MCNULTY WATER P.U.D., OR
MEADOWS DRAINAGE DISTRICT, OR
MEDFORD IRRIGATION DISTRICT, OR
MEDFORD R.F.P.D. #2, OR
MEDFORD WATER COMMISSION
MEDICAL SPRINGS R.F.P.D., OR
MELHEUR COUNTY JAIL, OR
MERLIN COMMUNITY PARK DISTRICT, OR
MERRILL CEMETERY MAINTENANCE DISTRICT, OR
MERRILL PARK DISTRICT, OR
MERRILL R.F.P.D., OR
METRO REGIONAL GOVERNMENT
METRO REGIONAL PARKS
METROPOLITAN EXPOSITION RECREATION COMMISSION
METROPOLITAN SERVICE DISTRICT (METRO)
MID COUNTY CEMETERY MAINTENANCE DISTRICT, OR
MID-COLUMBIA FIRE AND RESCUE, OR
MIDDLE FORK IRRIGATION DISTRICT, OR
MIDLAND COMMUNITY PARK, OR
MIDLAND DRAINAGE IMPROVEMENT DISTRICT, OR
MILES CROSSING SANITARY SEWER DISTRICT, OR
MILL CITY R.F.P.D. #2-303, OR
MILL FOUR DRAINAGE DISTRICT, OR
MILLICOMA RIVER PARK & RECREATION DISTRICT, OR
MILLINGTON R.F.P.D. #5, OR
MILO VOLUNTEER FIRE DEPARTMENT, OR
MILTON-FREEWATER AMBULANCE SERVICE AREA HEALTH DISTRICT, OR
MILTON-FREEWATER WATER CONTROL DISTRICT, OR
MIROCO SPECIAL ROAD DISTRICT, OR
MIST-BIRKENFELD R.F.P.D., OR
MODOC POINT IRRIGATION DISTRICT, OR
MODOC POINT SANITARY DISTRICT, OR
MOHAWK VALLEY R.F.P.D., OR
MOLALLA AQUATIC DISTRICT, OR
MOLALLA R.F.P.D. #73, OR
MONITOR R.F.P.D., OR
MONROE R.F.P.D., OR
MONUMENT CEMETERY MAINTENANCE DISTRICT, OR
MONUMENT S.W.C.D., OR
MOOREA DRIVE SPECIAL ROAD DISTRICT, OR
MORO R.F.P.D., OR
MORROW COUNTY HEALTH DISTRICT, OR
MORROW COUNTY UNIFIED RECREATION DISTRICT, OR
MORROW S.W.C.D., OR
MOSIER FIRE DISTRICT, OR
MOUNTAIN DRIVE SPECIAL ROAD DISTRICT, OR
MT. ANGEL R.F.P.D., OR
MT. HOOD IRRIGATION DISTRICT, OR
MT. LAKI CEMETERY DISTRICT, OR
MT. VERNON R.F.P.D., OR
MULINO WATER DISTRICT #1, OR
MULTNOMAH COUNTY DRAINAGE DISTRICT #1, OR
MULTNOMAH COUNTY R.F.P.D. #10, OR
MULTNOMAH COUNTY R.F.P.D. #14, OR
MULTNOMAH EDUCATION SERVICE DISTRICT
MYRTLE CREEK R.F.P.D., OR
NEAH-KAH-NIE WATER DISTRICT, OR
NEDONNA R.F.P.D., OR
NEHALEM BAY FIRE AND RESCUE, OR
NEHALEM BAY HEALTH DISTRICT, OR
NEHALEM BAY WASTEWATER AGENCY, OR
NESIKA BEACH-OPHIR WATER DISTRICT, OR
NESKOWIN REGIONAL SANITARY AUTHORITY, OR
NESKOWIN REGIONAL WATER DISTRICT, OR
NESTUCCA R.F.P.D., OR
NETARTS WATER DISTRICT, OR
NETARTS-OCEANSIDE R.F.P.D., OR
NETARTS-OCEANSIDE SANITARY DISTRICT, OR
NEW BRIDGE WATER SUPPLY DISTRICT, OR
NEW CARLTON FIRE DISTRICT, OR
NEW ORLEANS REDEVELOPMENT AUTHORITY, LA
NEW PINE CREEK R.F.P.D., OR
NEWBERG R.F.P.D., OR
NEWBERRY ESTATES SPECIAL ROAD DISTRICT, OR
NEWPORT R.F.P.D., OR
NEWT YOUNG DITCH DISTRICT IMPROVEMENT COMPANY, OR
NORTH ALBANY R.F.P.D., OR
NORTH BAY R.F.P.D. #9, OR
NORTH CLACKAMAS PARKS & RECREATION DISTRICT, OR
NORTH COUNTY RECREATION DISTRICT, OR
NORTH DOUGLAS COUNTY FIRE & EMS, OR
NORTH DOUGLAS PARK & RECREATION DISTRICT, OR
NORTH GILLIAM COUNTY HEALTH DISTRICT, OR
NORTH GILLIAM COUNTY R.F.P.D., OR
NORTH LAKE HEALTH DISTRICT, OR
NORTH LEBANON WATER CONTROL DISTRICT, OR
NORTH LINCOLN FIRE & RESCUE DISTRICT #1, OR
NORTH LINCOLN HEALTH DISTRICT, OR
NORTH MORROW VECTOR CONTROL DISTRICT, OR
NORTH SHERMAN COUNTY R.F.P.D, OR
NORTH UNIT IRRIGATION DISTRICT, OR
NORTHEAST OREGON HOUSING AUTHORITY, OR
NORTHEAST WHEELER COUNTY HEALTH DISTRICT, OR
NORTHERN WASCO COUNTY P.U.D., OR
NORTHERN WASCO COUNTY PARK & RECREATION DISTRICT, OR
NYE DITCH USERS DISTRICT IMPROVEMENT, OR
NYSSA ROAD ASSESSMENT DISTRICT #2, OR
NYSSA RURAL FIRE DISTRICT, OR
NYSSA-ARCADIA DRAINAGE DISTRICT, OR
OAK LODGE WATER SERVICES, OR
OAKLAND R.F.P.D., OR
OAKVILLE COMMUNITY CENTER, OR
OCEANSIDE WATER DISTRICT, OR
OCHOCO IRRIGATION DISTRICT, OR
OCHOCO WEST WATER AND SANITARY AUTHORITY, OR
ODELL SANITARY DISTRICT, OR
OLD OWYHEE DITCH IMPROVEMENT DISTRICT, OR
OLNEY-WALLUSKI FIRE & RESCUE DISTRICT, OR
ONTARIO LIBRARY DISTRICT, OR
ONTARIO R.F.P.D., OR
OPHIR R.F.P.D., OR
OREGON COAST COMMUNITY ACTION
OREGON HOUSING AND COMMUNITY SERVICES
OREGON INTERNATIONAL PORT OF COOS BAY, OR
OREGON LEGISLATIVE ADMINISTRATION
OREGON OUTBACK R.F.P.D., OR
OREGON POINT, OR
OREGON TRAIL LIBRARY DISTRICT, OR
OTTER ROCK WATER DISTRICT, OR
OWW UNIT #2 SANITARY DISTRICT, OR
OWYHEE CEMETERY MAINTENANCE DISTRICT, OR
OWYHEE IRRIGATION DISTRICT, OR

PACIFIC CITY JOINT WATER-SANITARY AUTHORITY, OR
PACIFIC COMMUNITIES HEALTH DISTRICT, OR
PACIFIC RIVIERA #3 SPECIAL ROAD DISTRICT, OR
PALATINE HILL WATER DISTRICT, OR
PALMER CREEK WATER DISTRICT IMPROVEMENT COMPANY, OR
PANORAMIC ACCESS SPECIAL ROAD DISTRICT, OR
PANTHER CREEK ROAD DISTRICT, OR
PANTHER CREEK WATER DISTRICT, OR
PARKDALE R.F.P.D., OR
PARKDALE SANITARY DISTRICT, OR
PENINSULA DRAINAGE DISTRICT #1, OR
PENINSULA DRAINAGE DISTRICT #2, OR
PHILOMATH FIRE AND RESCUE, OR
PILOT ROCK CEMETERY MAINTENANCE DISTRICT #5, OR
PILOT ROCK PARK & RECREATION DISTRICT, OR
PILOT ROCK R.F.P.D., OR
PINE EAGLE HEALTH DISTRICT, OR
PINE FLAT DISTRICT IMPROVEMENT COMPANY, OR
PINE GROVE IRRIGATION DISTRICT, OR
PINE GROVE WATER DISTRICT-KLAMATH FALLS, OR
PINE GROVE WATER DISTRICT-MAUPIN, OR
PINE VALLEY CEMETERY DISTRICT, OR
PINE VALLEY R.F.P.D., OR
PINEWOOD COUNTRY ESTATES SPECIAL ROAD DISTRICT, OR
PIONEER DISTRICT IMPROVEMENT COMPANY, OR
PISTOL RIVER CEMETERY MAINTENANCE DISTRICT, OR
PISTOL RIVER FIRE DISTRICT, OR
PLEASANT HILL R.F.P.D., OR
PLEASANT HOME WATER DISTRICT, OR
POCAHONTAS MINING AND IRRIGATION DISTRICT, OR
POE VALLEY IMPROVEMENT DISTRICT, OR
POE VALLEY PARK & RECREATION DISTRICT, OR
POE VALLEY VECTOR CONTROL DISTRICT, OR
POLK COUNTY FIRE DISTRICT #1, OR
POLK S.W.C.D., OR
POMPADOUR WATER IMPROVEMENT DISTRICT, OR
PONDEROSA PINES EAST SPECIAL ROAD DISTRICT, OR
PORT OF ALSEA, OR
PORT OF ARLINGTON, OR
PORT OF ASTORIA, OR
PORT OF BANDON, OR
PORT OF BRANDON, OR
PORT OF BROOKINGS HARBOR, OR
PORT OF CASCADE LOCKS, OR
PORT OF COQUILLE RIVER, OR
PORT OF GARIBALDI, OR
PORT OF GOLD BEACH, OR
PORT OF HOOD RIVER, OR
PORT OF MORGAN CITY, LA
PORT OF MORROW, OR
PORT OF NEHALEM, OR
PORT OF NEWPORT, OR
PORT OF PORT ORFORD, OR
PORT OF PORTLAND, OR
PORT OF SIUSLAW, OR
PORT OF ST. HELENS, OR
PORT OF THE DALLES, OR
PORT OF TILLAMOOK BAY, OR
PORT OF TOLEDO, OR
PORT OF UMATILLA, OR
PORT OF UMPQUA, OR
PORT ORFORD CEMETERY MAINTENANCE DISTRICT, OR
PORT ORFORD PUBLIC LIBRARY DISTRICT, OR
PORT ORFORD R.F.P.D., OR
PORTLAND DEVELOPMENT COMMISSION, OR
PORTLAND FIRE AND RESCUE
PORTLAND HOUSING CENTER, OR
POWDER R.F.P.D., OR
POWDER RIVER R.F.P.D., OR
POWDER VALLEY WATER CONTROL DISTRICT, OR
POWERS HEALTH DISTRICT, OR
PRAIRIE CEMETERY MAINTENANCE DISTRICT, OR
PRINEVILLE LAKE ACRES SPECIAL ROAD DISTRICT #1, OR
PROSPECT R.F.P.D., OR
QUAIL VALLEY PARK IMPROVEMENT DISTRICT, OR
QUEENER IRRIGATION IMPROVEMENT DISTRICT, OR
RAINBOW WATER DISTRICT, OR
RAINIER CEMETERY DISTRICT, OR
RAINIER DRAINAGE IMPROVEMENT COMPANY, OR
RALEIGH WATER DISTRICT, OR
REDMOND AREA PARK & RECREATION DISTRICT, OR
REDMOND FIRE AND RESCUE, OR
RIDDLE FIRE PROTECTION DISTRICT, OR
RIDGEWOOD DISTRICT IMPROVEMENT COMPANY, OR
RIDGEWOOD ROAD DISTRICT, OR
RIETH SANITARY DISTRICT, OR
RIETH WATER DISTRICT, OR
RIMROCK WEST IMPROVEMENT DISTRICT, OR
RINK CREEK WATER DISTRICT, OR
RIVER BEND ESTATES SPECIAL ROAD DISTRICT, OR
RIVER FOREST ACRES SPECIAL ROAD DISTRICT, OR
RIVER MEADOWS IMPROVEMENT DISTRICT, OR
RIVER PINES ESTATES SPECIAL ROAD DISTRICT, OR
RIVER ROAD PARK & RECREATION DISTRICT, OR
RIVER ROAD WATER DISTRICT, OR
RIVERBEND RIVERBANK WATER IMPROVEMENT DISTRICT, OR
RIVERDALE R.F.P.D. 11-JT, OR
RIVERGROVE WATER DISTRICT, OR
RIVERSIDE MISSION WATER CONTROL DISTRICT, OR
RIVERSIDE R.F.P.D. #7-406, OR
RIVERSIDE WATER DISTRICT, OR
ROBERTS CREEK WATER DISTRICT, OR
ROCK CREEK DISTRICT IMPROVEMENT, OR
ROCK CREEK WATER DISTRICT, OR
ROCKWOOD WATER P.U.D., OR
ROCKY POINT FIRE & EMS, OR
ROGUE RIVER R.F.P.D., OR
ROGUE RIVER VALLEY IRRIGATION DISTRICT, OR
ROGUE VALLEY SEWER SERVICES, OR
ROGUE VALLEY SEWER, OR
ROGUE VALLEY TRANSPORTATION DISTRICT, OR
ROSEBURG URBAN SANITARY AUTHORITY, OR
ROSEWOOD ESTATES ROAD DISTRICT, OR
ROW RIVER VALLEY WATER DISTRICT, OR
RURAL ROAD ASSESSMENT DISTRICT #3, OR
RURAL ROAD ASSESSMENT DISTRICT #4, OR
SAINT LANDRY PARISH TOURIST COMMISSION
SAINT MARY PARISH REC DISTRICT 2
SAINT MARY PARISH REC DISTRICT 3
SAINT TAMMANY FIRE DISTRICT 4, LA
SALEM AREA MASS TRANSIT DISTRICT, OR

SALEM MASS TRANSIT DISTRICT
SALEM SUBURBAN R.F.P.D., OR
SALISHAN SANITARY DISTRICT, OR
SALMON RIVER PARK SPECIAL ROAD DISTRICT, OR
SALMON RIVER PARK WATER IMPROVEMENT DISTRICT, OR
SALMONBERRY TRAIL INTERGOVERNMENTAL AGENCY, OR
SANDPIPER VILLAGE SPECIAL ROAD DISTRICT, OR
SANDY DRAINAGE IMPROVEMENT COMPANY, OR
SANDY R.F.P.D. #72, OR
SANTA CLARA R.F.P.D., OR
SANTA CLARA WATER DISTRICT, OR
SANTIAM WATER CONTROL DISTRICT, OR
SAUVIE ISLAND DRAINAGE IMPROVEMENT COMPANY, OR
SAUVIE ISLAND VOLUNTEER FIRE DISTRICT #30J, OR
SCAPPOOSE DRAINAGE IMPROVEMENT COMPANY, OR
SCAPPOOSE PUBLIC LIBRARY DISTRICT, OR
SCAPPOOSE R.F.P.D., OR
SCIO R.F.P.D., OR
SCOTTSBURG R.F.P.D., OR
SEAL ROCK R.F.P.D., OR
SEAL ROCK WATER DISTRICT, OR
SEWERAGE AND WATER BOARD OF NEW ORLEANS, LA
SHANGRI-LA WATER DISTRICT, OR
SHASTA VIEW IRRIGATION DISTRICT, OR
SHELLEY ROAD CREST ACRES WATER DISTRICT, OR
SHERIDAN FIRE DISTRICT, OR
SHERMAN COUNTY HEALTH DISTRICT, OR
SHERMAN COUNTY S.W.C.D., OR
SHORELINE SANITARY DISTRICT, OR
SILETZ KEYS SANITARY DISTRICT, OR
SILETZ R.F.P.D., OR
SILVER FALLS LIBRARY DISTRICT, OR
SILVER LAKE IRRIGATION DISTRICT, OR
SILVER LAKE R.F.P.D., OR
SILVER SANDS SPECIAL ROAD DISTRICT, OR
SILVERTON R.F.P.D. NO. 2, OR
SISTERS PARKS & RECREATION DISTRICT, OR
SISTERS-CAMP SHERMAN R.F.P.D., OR
SIUSLAW PUBLIC LIBRARY DISTRICT, OR
SIUSLAW S.W.C.D., OR
SIUSLAW VALLEY FIRE AND RESCUE, OR
SIXES R.F.P.D., OR
SKIPANON WATER CONTROL DISTRICT, OR
SKYLINE VIEW DISTRICT IMPROVEMENT COMPANY, OR
SLEEPY HOLLOW WATER DISTRICT, OR
SMITH DITCH DISTRICT IMPROVEMENT COMPANY, OR
SOUTH CLACKAMAS TRANSPORTATION DISTRICT, OR
SOUTH COUNTY HEALTH DISTRICT, OR
SOUTH FORK WATER BOARD, OR
SOUTH GILLIAM COUNTY CEMETERY DISTRICT, OR
SOUTH GILLIAM COUNTY HEALTH DISTRICT, OR
SOUTH GILLIAM COUNTY R.F.P.D. VI-301, OR
SOUTH LAFOURCHE LEVEE DISTRICT, LA
SOUTH LANE COUNTY FIRE & RESCUE, OR
SOUTH SANTIAM RIVER WATER CONTROL DISTRICT, OR
SOUTH SHERMAN FIRE DISTRICT, OR
SOUTH SUBURBAN SANITARY DISTRICT, OR
SOUTH WASCO PARK & RECREATION DISTRICT, OR
SOUTHERN COOS HEALTH DISTRICT, OR
SOUTHERN CURRY CEMETERY MAINTENANCE DISTRICT, OR
SOUTHVIEW IMPROVEMENT DISTRICT, OR
SOUTHWEST LINCOLN COUNTY WATER DISTRICT, OR
SOUTHWESTERN POLK COUNTY R.F.P.D., OR
SOUTHWOOD PARK WATER DISTRICT, OR
SPECIAL ROAD DISTRICT #1, OR
SPECIAL ROAD DISTRICT #8, OR
SPRING RIVER SPECIAL ROAD DISTRICT, OR
SPRINGFIELD UTILITY BOARD, OR
ST. PAUL R.F.P.D., OR
STANFIELD CEMETERY DISTRICT #6, OR
STANFIELD IRRIGATION DISTRICT, OR
STARR CREEK ROAD DISTRICT, OR
STARWOOD SANITARY DISTRICT, OR
STAYTON FIRE DISTRICT, OR
SUBLIMITY FIRE DISTRICT, OR
SUBURBAN EAST SALEM WATER DISTRICT, OR
SUBURBAN LIGHTING DISTRICT, OR
SUCCOR CREEK DISTRICT IMPROVEMENT COMPANY, OR
SUMMER LAKE IRRIGATION DISTRICT, OR
SUMMERVILLE CEMETERY MAINTENANCE DISTRICT, OR
SUMNER R.F.P.D., OR
SUN MOUNTAIN SPECIAL ROAD DISTRICT, OR
SUNDOWN SANITATION DISTRICT, OR
SUNFOREST ESTATES SPECIAL ROAD DISTRICT, OR
SUNNYSIDE IRRIGATION DISTRICT, OR
SUNRISE WATER AUTHORITY, OR
SUNRIVER SERVICE DISTRICT, OR
SUNSET EMPIRE PARK & RECREATION DISTRICT, OR
SUNSET EMPIRE TRANSPORTATION DISTRICT, OR
SURFLAND ROAD DISTRICT, OR
SUTHERLIN VALLEY RECREATION DISTRICT, OR
SUTHERLIN WATER CONTROL DISTRICT, OR
SWALLEY IRRIGATION DISTRICT, OR
SWEET HOME CEMETERY MAINTENANCE DISTRICT, OR
SWEET HOME FIRE & AMBULANCE DISTRICT, OR
SWISSHOME-DEADWOOD R.F.P.D., OR
TABLE ROCK DISTRICT IMPROVEMENT COMPANY, OR
TALENT IRRIGATION DISTRICT, OR
TANGENT R.F.P.D., OR
TENMILE R.F.P.D., OR
TERREBONNE DOMESTIC WATER DISTRICT, OR
THE DALLES IRRIGATION DISTRICT, OR
THOMAS CREEK-WESTSIDE R.F.P.D., OR
THREE RIVERS RANCH ROAD DISTRICT, OR
THREE SISTERS IRRIGATION DISTRICT, OR
TIGARD TUALATIN AQUATIC DISTRICT, OR
TIGARD WATER DISTRICT, OR
TILLAMOOK BAY FLOOD IMPROVEMENT DISTRICT, OR
TILLAMOOK COUNTY EMERGENCY COMMUNICATIONS DISTRICT, OR
TILLAMOOK COUNTY S.W.C.D., OR
TILLAMOOK COUNTY TRANSPORTATION DISTRICT, OR
TILLAMOOK FIRE DISTRICT, OR
TILLAMOOK P.U.D., OR
TILLER R.F.P.D., OR

TOBIN DITCH DISTRICT IMPROVEMENT COMPANY, OR
TOLEDO R.F.P.D., OR
TONE WATER DISTRICT, OR
TOOLEY WATER DISTRICT, OR
TRASK DRAINAGE DISTRICT, OR
TRI CITY R.F.P.D. #4, OR
TRI-CITY WATER & SANITARY AUTHORITY, OR
TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON
TRIMET, OR
TUALATIN HILLS PARK & RECREATION DISTRICT
TUALATIN HILLS PARK & RECREATION DISTRICT, OR
TUALATIN S.W.C.D., OR
TUALATIN VALLEY FIRE & RESCUE
TUALATIN VALLEY FIRE & RESCUE, OR
TUALATIN VALLEY IRRIGATION DISTRICT, OR
TUALATIN VALLEY WATER DISTRICT
TUALATIN VALLEY WATER DISTRICT, OR
TUMALO IRRIGATION DISTRICT, OR
TURNER FIRE DISTRICT, OR
TWIN ROCKS SANITARY DISTRICT, OR
TWO RIVERS NORTH SPECIAL ROAD DISTRICT, OR
TWO RIVERS S.W.C.D., OR
TWO RIVERS SPECIAL ROAD DISTRICT, OR
TYGH VALLEY R.F.P.D., OR
TYGH VALLEY WATER DISTRICT, OR
UMATILLA COUNTY FIRE DISTRICT #1, OR
UMATILLA COUNTY S.W.C.D., OR
UMATILLA COUNTY SPECIAL LIBRARY DISTRICT, OR
UMATILLA HOSPITAL DISTRICT, OR
UMATILLA R.F.P.D. #7-405, OR
UMATILLA-MORROW RADIO AND DATA DISTRICT, OR
UMPQUA S.W.C.D., OR
UNION CEMETERY MAINTENANCE DISTRICT, OR
UNION COUNTY SOLID WASTE DISPOSAL DISTRICT, OR
UNION COUNTY VECTOR CONTROL DISTRICT, OR
UNION GAP SANITARY DISTRICT, OR
UNION GAP WATER DISTRICT, OR
UNION HEALTH DISTRICT, OR
UNION R.F.P.D., OR
UNION S.W.C.D., OR
UNITY COMMUNITY PARK & RECREATION DISTRICT, OR
UPPER CLEVELAND RAPIDS ROAD DISTRICT, OR
UPPER MCKENZIE R.F.P.D., OR
UPPER WILLAMETTE S.W.C.D., OR
VALE OREGON IRRIGATION DISTRICT, OR
VALE RURAL FIRE PROTECTION DISTRICT, OR
VALLEY ACRES SPECIAL ROAD DISTRICT, OR
VALLEY VIEW CEMETERY MAINTENANCE DISTRICT, OR
VALLEY VIEW WATER DISTRICT, OR
VANDEVERT ACRES SPECIAL ROAD DISTRICT, OR
VERNONIA R.F.P.D., OR
VINEYARD MOUNTAIN PARK & RECREATION DISTRICT, OR
VINEYARD MOUNTAIN SPECIAL ROAD DISTRICT, OR
WALLA WALLA RIVER IRRIGATION DISTRICT, OR
WALLOWA COUNTY HEALTH CARE DISTRICT, OR
WALLOWA LAKE COUNTY SERVICE DISTRICT, OR
WALLOWA LAKE IRRIGATION DISTRICT, OR
WALLOWA LAKE R.F.P.D., OR
WALLOWA S.W.C.D., OR
WALLOWA VALLEY IMPROVEMENT DISTRICT #1, OR
WAMIC R.F.P.D., OR
WAMIC WATER & SANITARY AUTHORITY, OR
WARMSPRINGS IRRIGATION DISTRICT, OR
WASCO COUNTY S.W.C.D., OR
WATER ENVIRONMENT SERVICES, OR
WATER WONDERLAND IMPROVEMENT DISTRICT, OR
WATERBURY & ALLEN DITCH IMPROVEMENT DISTRICT, OR
WATSECO-BARVIEW WATER DISTRICT, OR
WAUNA WATER DISTRICT, OR
WEDDERBURN SANITARY DISTRICT, OR
WEST EAGLE VALLEY WATER CONTROL DISTRICT, OR
WEST EXTENSION IRRIGATION DISTRICT, OR
WEST LABISH DRAINAGE & WATER CONTROL IMPROVEMENT DISTRICT, OR
WEST MULTNOMAH S.W.C.D., OR
WEST SIDE R.F.P.D., OR
WEST SLOPE WATER DISTRICT, OR
WEST UMATILLA MOSQUITO CONTROL DISTRICT, OR
WEST VALLEY FIRE DISTRICT, OR
WESTERN HEIGHTS SPECIAL ROAD DISTRICT, OR
WESTERN LANE AMBULANCE DISTRICT, OR
WESTLAND IRRIGATION DISTRICT, OR
WESTON ATHENA MEMORIAL HALL PARK & RECREATION DISTRICT, OR
WESTON CEMETERY DISTRICT #2, OR
WESTPORT FIRE AND RESCUE, OR
WESTRIDGE WATER SUPPLY CORPORATION, OR
WESTWOOD HILLS ROAD DISTRICT, OR
WESTWOOD VILLAGE ROAD DISTRICT, OR
WHEELER S.W.C.D., OR
WHITE RIVER HEALTH DISTRICT, OR
WIARD MEMORIAL PARK DISTRICT, OR
WICKIUP WATER DISTRICT, OR
WILLAKENZIE R.F.P.D., OR
WILLAMALANE PARK & RECREATION DISTRICT, OR
WILLAMALANE PARK AND RECREATION DISTRICT
WILLAMETTE HUMANE SOCIETY
WILLAMETTE RIVER WATER COALITION, OR
WILLIAMS R.F.P.D., OR
WILLOW CREEK PARK DISTRICT, OR
WILLOW DALE WATER DISTRICT, OR
WILSON RIVER WATER DISTRICT, OR
WINCHESTER BAY R.F.P.D., OR
WINCHESTER BAY SANITARY DISTRICT, OR
WINCHUCK R.F.P.D., OR
WINSTON-DILLARD R.F.P.D., OR
WINSTON-DILLARD WATER DISTRICT, OR
WOLF CREEK R.F.P.D., OR
WOOD RIVER DISTRICT IMPROVEMENT COMPANY, OR
WOODBURN R.F.P.D. NO. 6, OR
WOODLAND PARK SPECIAL ROAD DISTRICT, OR
WOODS ROAD DISTRICT, OR
WRIGHT CREEK ROAD WATER IMPROVEMENT DISTRICT, OR
WY'EAST FIRE DISTRICT, OR
YACHATS R.F.P.D., OR
YAMHILL COUNTY TRANSIT AREA, OR
YAMHILL FIRE PROTECTION DISTRICT, OR
YAMHILL SWCD, OR
YONCALLA PARK & RECREATION DISTRICT, OR

YOUNGS RIVER-LEWIS & CLARK WATER DISTRICT, OR
ZUMWALT R.F.P.D., OR

K-12 INCLUDING BUT NOT LIMITED TO:
ACADIA PARISH SCHOOL BOARD
BEAVERTON SCHOOL DISTRICT
BEND-LA PINE SCHOOL DISTRICT
BOGALUSA HIGH SCHOOL, LA
BOSSIER PARISH SCHOOL BOARD
BROOKING HARBOR SCHOOL DISTRICT
CADDO PARISH SCHOOL DISTRICT
CALCASIEU PARISH SCHOOL DISTRICT
CANBY SCHOOL DISTRICT
CANYONVILLE CHRISTIAN ACADEMY
CASCADE SCHOOL DISTRICT
CASCADES ACADEMY OF CENTRAL OREGON
CENTENNIAL SCHOOL DISTRICT
CENTRAL CATHOLIC HIGH SCHOOL
CENTRAL POINT SCHOOL DISTRICT NO.6
CENTRAL SCHOOL DISTRICT 13J
COOS BAY SCHOOL DISTRICT NO.9
CORVALLIS SCHOOL DISTRICT 509J
COUNTY OF YAMHILL SCHOOL DISTRICT 29
CULVER SCHOOL DISTRICT
DALLAS SCHOOL DISTRICT NO.2
DAVID DOUGLAS SCHOOL DISTRICT
DAYTON SCHOOL DISTRICT NO.8
DE LA SALLE N CATHOLIC HS
DESCHUTES COUNTY SCHOOL DISTRICT NO.6
DOUGLAS EDUCATIONAL DISTRICT SERVICE
DUFUR SCHOOL DISTRICT NO.29
EAST BATON ROUGE PARISH SCHOOL DISTRICT
ESTACADA SCHOOL DISTRICT NO.10B
FOREST GROVE SCHOOL DISTRICT
GEORGE MIDDLE SCHOOL
GLADSTONE SCHOOL DISTRICT
GRANTS PASS SCHOOL DISTRICT 7
GREATER ALBANY PUBLIC SCHOOL DISTRICT
GRESHAM BARLOW JOINT SCHOOL DISTRICT
HEAD START OF LANE COUNTY
HIGH DESERT EDUCATION SERVICE DISTRICT
HILLSBORO SCHOOL DISTRICT
HOOD RIVER COUNTY SCHOOL DISTRICT
JACKSON CO SCHOOL DIST NO.9
JEFFERSON COUNTY SCHOOL DISTRICT 509-J
JEFFERSON PARISH SCHOOL DISTRICT
JEFFERSON SCHOOL DISTRICT
JUNCTION CITY SCHOOLS, OR
KLAMATH COUNTY SCHOOL DISTRICT
KLAMATH FALLS CITY SCHOOLS
LAFAYETTE PARISH SCHOOL DISTRICT
LAKE OSWEGO SCHOOL DISTRICT 7J
LANE COUNTY SCHOOL DISTRICT 4J
LINCOLN COUNTY SCHOOL DISTRICT
LINN CO. SCHOOL DIST. 95C
LIVINGSTON PARISH SCHOOL DISTRICT
LOST RIVER JR/SR HIGH SCHOOL
LOWELL SCHOOL DISTRICT NO.71
SALEM-KEIZER PUBLIC SCHOOLS 24J
MARION COUNTY SCHOOL DISTRICT 103
MARIST HIGH SCHOOL, OR
MCMINNVILLE SCHOOL DISTRICT NOAO
MEDFORD SCHOOL DISTRICT 549C
MITCH CHARTER SCHOOL
MONROE SCHOOL DISTRICT NO.1J
MORROW COUNTY SCHOOL DIST, OR
MULTNOMAH EDUCATION SERVICE DISTRICT
MULTISENSORY LEARNING ACADEMY
MYRTLE PINT SCHOOL DISTRICT 41
NEAH-KAH-NIE DISTRICT NO.56
NEWBERG PUBLIC SCHOOLS
NESTUCCA VALLEY SCHOOL DISTRICT NO.101
NOBEL LEARNING COMMUNITIES
NORTH BEND SCHOOL DISTRICT 13
NORTH CLACKAMAS SCHOOL DISTRICT
NORTH DOUGLAS SCHOOL DISTRICT
NORTH WASCO CITY SCHOOL DISTRICT 21
NORTHWEST REGIONAL EDUCATION SERVICE DISTRICT
ONTARIO MIDDLE SCHOOL
OREGON TRAIL SCHOOL DISTRICT NOA6
ORLEANS PARISH SCHOOL DISTRICT
PHOENIX-TALENT SCHOOL DISTRICT NOA
PLEASANT HILL SCHOOL DISTRICT
PORTLAND JEWISH ACADEMY
PORTLAND PUBLIC SCHOOLS
RAPIDES PARISH SCHOOL DISTRICT
REDMOND SCHOOL DISTRICT
REYNOLDS SCHOOL DISTRICT
ROGUE RIVER SCHOOL DISTRICT
ROSEBURG PUBLIC SCHOOLS
SCAPPOOSE SCHOOL DISTRICT 1J
SAINT TAMMANY PARISH SCHOOL BOARD, LA
SEASIDE SCHOOL DISTRICT 10
SHERWOOD SCHOOL DISTRICT 88J
SILVER FALLS SCHOOL DISTRICT 4J
SOUTH LANE SCHOOL DISTRICT 45J3
SOUTHERN OREGON EDUCATION SERVICE DISTRICT
SPRINGFIELD PUBLIC SCHOOLS
SUTHERLIN SCHOOL DISTRICT
SWEET HOME SCHOOL DISTRICT NO.55
TERREBONNE PARISH SCHOOL DISTRICT
THE CATLIN GABEL SCHOOL
TIGARD-TUALATIN SCHOOL DISTRICT
UMATILLA MORROW ESD
WEST LINN WILSONVILLE SCHOOL DISTRICT
WILLAMETTE EDUCATION SERVICE DISTRICT
WOODBURN SCHOOL DISTRICT
YONCALLA SCHOOL DISTRICT
ACADEMY FOR MATH ENGINEERING & SCIENCE (AMES), UT
ALIANZA ACADEMY, UT
ALPINE DISTRICT, UT
AMERICAN LEADERSHIP ACADEMY, UT
AMERICAN PREPARATORY ACADEMY, UT
BAER CANYON HIGH SCHOOL FOR SPORTS & MEDICAL SCIENCES, UT
BEAR RIVER CHARTER SCHOOL, UT
BEAVER SCHOOL DISTRICT, UT
BEEHIVE SCIENCE & TECHNOLOGY ACADEMY (BSTA) , UT
BOX ELDER SCHOOL DISTRICT, UT
CBA CENTER, UT
CACHE SCHOOL DISTRICT, UT
CANYON RIM ACADEMY, UT
CANYONS DISTRICT, UT
CARBON SCHOOL DISTRICT, UT
CHANNING HALL, UT
CHARTER SCHOOL LEWIS ACADEMY, UT
CITY ACADEMY, UT
DAGGETT SCHOOL DISTRICT, UT
DAVINCI ACADEMY, UT
DAVIS DISTRICT, UT
DUAL IMMERSION ACADEMY, UT

DUCHESNE SCHOOL DISTRICT, UT
EARLY LIGHT ACADEMY AT DAYBREAK, UT
EAST HOLLYWOOD HIGH, UT
EDITH BOWEN LABORATORY SCHOOL, UT
EMERSON ALCOTT ACADEMY, UT
EMERY SCHOOL DISTRICT, UT
ENTHEOS ACADEMY, UT
EXCELSIOR ACADEMY, UT
FAST FORWARD HIGH, UT
FREEDOM ACADEMY, UT
GARFIELD SCHOOL DISTRICT, UT
GATEWAY PREPARATORY ACADEMY, UT
GEORGE WASHINGTON ACADEMY, UT
GOOD FOUNDATION ACADEMY, UT
GRAND SCHOOL DISTRICT, UT
GRANITE DISTRICT, UT
GUADALUPE SCHOOL, UT
HAWTHORN ACADEMY, UT
INTECH COLLEGIATE HIGH SCHOOL, UT
IRON SCHOOL DISTRICT, UT
ITINERIS EARLY COLLEGE HIGH, UT
JOHN HANCOCK CHARTER SCHOOL, UT
JORDAN DISTRICT, UT
JUAB SCHOOL DISTRICT, UT
KANE SCHOOL DISTRICT, UT
KARL G MAESER PREPARATORY ACADEMY, UT
LAKEVIEW ACADEMY, UT
LEGACY PREPARATORY ACADEMY, UT
LIBERTY ACADEMY, UT
LINCOLN ACADEMY, UT
LOGAN SCHOOL DISTRICT, UT
MARIA MONTESSORI ACADEMY, UT
MERIT COLLEGE PREPARATORY ACADEMY, UT
MILLARD SCHOOL DISTRICT, UT
MOAB CHARTER SCHOOL, UT
MONTICELLO ACADEMY, UT
MORGAN SCHOOL DISTRICT, UT
MOUNTAINVILLE ACADEMY, UT
MURRAY SCHOOL DISTRICT, UT
NAVIGATOR POINTE ACADEMY, UT
NEBO SCHOOL DISTRICT, UT
NO UT ACAD FOR MATH ENGINEERING & SCIENCE (NUAMES), UT
NOAH WEBSTER ACADEMY, UT
NORTH DAVIS PREPARATORY ACADEMY, UT
NORTH SANPETE SCHOOL DISTRICT, UT
NORTH STAR ACADEMY, UT
NORTH SUMMIT SCHOOL DISTRICT, UT
ODYSSEY CHARTER SCHOOL, UT
OGDEN PREPARATORY ACADEMY, UT
OGDEN SCHOOL DISTRICT, UT
OPEN CLASSROOM, UT
OPEN HIGH SCHOOL OF UTAH, UT
OQUIRRH MOUNTAIN CHARTER SCHOOL, UT
PARADIGM HIGH SCHOOL, UT
PARK CITY SCHOOL DISTRICT, UT
PINNACLE CANYON ACADEMY, UT
PIUTE SCHOOL DISTRICT, UT
PROVIDENCE HALL, UT
PROVO SCHOOL DISTRICT, UT
QUAIL RUN PRIMARY SCHOOL, UT
QUEST ACADEMY, UT
RANCHES ACADEMY, UT
REAGAN ACADEMY, UT
RENAISSANCE ACADEMY, UT
RICH SCHOOL DISTRICT, UT
ROCKWELL CHARTER HIGH SCHOOL, UT
SALT LAKE ARTS ACADEMY, UT
SALT LAKE CENTER FOR SCIENCE EDUCATION, UT
SALT LAKE SCHOOL DISTRICT, UT
SALT LAKE SCHOOL FOR THE PERFORMING ARTS, UT
SAN JUAN SCHOOL DISTRICT, UT
SEVIER SCHOOL DISTRICT, UT
SOLDIER HOLLOW CHARTER SCHOOL, UT
SOUTH SANPETE SCHOOL DISTRICT, UT
SOUTH SUMMIT SCHOOL DISTRICT, UT
SPECTRUM ACADEMY, UT
SUCCESS ACADEMY, UT
SUCCESS SCHOOL, UT
SUMMIT ACADEMY, UT
SUMMIT ACADEMY HIGH SCHOOL, UT
SYRACUSE ARTS ACADEMY, UT
THOMAS EDISON - NORTH, UT
TIMPANOGOS ACADEMY, UT
TINTIC SCHOOL DISTRICT, UT
TOOELE SCHOOL DISTRICT, UT
TUACAHN HIGH SCHOOL FOR THE PERFORMING ARTS, UT
UINTAH RIVER HIGH, UT
UINTAH SCHOOL DISTRICT, UT
UTAH CONNECTIONS ACADEMY, UT
UTAH COUNTY ACADEMY OF SCIENCE, UT
UTAH ELECTRONIC HIGH SCHOOL, UT
UTAH SCHOOLS FOR DEAF & BLIND, UT
UTAH STATE OFFICE OF EDUCATION, UT
UTAH VIRTUAL ACADEMY, UT
VENTURE ACADEMY, UT
VISTA AT ENTRADA SCHOOL OF PERFORMING ARTS AND TECHNOLOGY, UT
WALDEN SCHOOL OF LIBERAL ARTS, UT
WASATCH PEAK ACADEMY, UT
WASATCH SCHOOL DISTRICT, UT
WASHINGTON SCHOOL DISTRICT, UT
WAYNE SCHOOL DISTRICT, UT
WEBER SCHOOL DISTRICT, UT
WEILENMANN SCHOOL OF DISCOVERY, UT

HIGHER EDUCATION

ARGOSY UNIVERSITY
BATON ROUGE COMMUNITY COLLEGE, LA
BIRTHINGWAY COLLEGE OF MIDWIFERY
BLUE MOUNTAIN COMMUNITY COLLEGE
BRIGHAM YOUNG UNIVERSITY - HAWAII
CENTRAL OREGON COMMUNITY COLLEGE
CENTENARY COLLEGE OF LOUISIANA
CHEMEKETA COMMUNITY COLLEGE
CLACKAMAS COMMUNITY COLLEGE
COLLEGE OF THE MARSHALL ISLANDS
COLUMBIA GORGE COMMUNITY COLLEGE
CONCORDIA UNIVERSITY
GEORGE FOX UNIVERSITY
KLAMATH COMMUNITY COLLEGE DISTRICT
LANE COMMUNITY COLLEGE
LEWIS AND CLARK COLLEGE
LINFIELD COLLEGE
LINN-BENTON COMMUNITY COLLEGE
LOUISIANA COLLEGE, LA
LOUISIANA STATE UNIVERSITY
LOUISIANA STATE UNIVERSITY HEALTH SERVICES
MARYLHURST UNIVERSITY
MT. HOOD COMMUNITY COLLEGE
MULTNOMAH BIBLE COLLEGE
NATIONAL COLLEGE OF NATURAL MEDICINE
NORTHWEST CHRISTIAN COLLEGE
OREGON HEALTH AND SCIENCE UNIVERSITY

OREGON INSTITUTE OF TECHNOLOGY
OREGON STATE UNIVERSITY
OREGON UNIVERSITY SYSTEM
PACIFIC UNIVERSITY
PIONEER PACIFIC COLLEGE
PORTLAND COMMUNITY COLLEGE
PORTLAND STATE UNIVERSITY
REED COLLEGE
RESEARCH CORPORATION OF THE UNIVERSITY OF HAWAII
ROGUE COMMUNITY COLLEGE
SOUTHEASTERN LOUISIANA UNIVERSITY
SOUTHERN OREGON UNIVERSITY (OREGON UNIVERSITY SYSTEM)
SOUTHWESTERN OREGON COMMUNITY COLLEGE
TULANE UNIVERSITY
TILLAMOOK BAY COMMUNITY COLLEGE
UMPQUA COMMUNITY COLLEGE
UNIVERSITY OF HAWAII BOARD OF REGENTS
UNIVERSITY OF HAWAII-HONOLULU COMMUNITY COLLEGE
UNIVERSITY OF OREGON-GRADUATE SCHOOL
UNIVERSITY OF PORTLAND
UNIVERSITY OF NEW ORLEANS
WESTERN OREGON UNIVERSITY
WESTERN STATES CHIROPRACTIC COLLEGE
WILLAMETTE UNIVERSITY
XAVIER UNIVERSITY
UTAH SYSTEM OF HIGHER EDUCATION, UT
UNIVERSITY OF UTAH, UT
UTAH STATE UNIVERSITY, UT
WEBER STATE UNIVERSITY, UT
SOUTHERN UTAH UNIVERSITY, UT
SNOW COLLEGE, UT
DIXIE STATE COLLEGE, UT
COLLEGE OF EASTERN UTAH, UT
UTAH VALLEY UNIVERSITY, UT
SALT LAKE COMMUNITY COLLEGE, UT
UTAH COLLEGE OF APPLIED TECHNOLOGY, UT

STATE AGENCIES
ADMIN. SERVICES OFFICE
BOARD OF MEDICAL EXAMINERS
HAWAII CHILD SUPPORT ENFORCEMENT AGENCY
HAWAII DEPARTMENT OF TRANSPORTATION
HAWAII HEALTH SYSTEMS CORPORATION
OFFICE OF MEDICAL ASSISTANCE PROGRAMS
OFFICE OF THE STATE TREASURER
OREGON BOARD OF ARCHITECTS
OREGON CHILD DEVELOPMENT COALITION
OREGON DEPARTMENT OF EDUCATION
OREGON DEPARTMENT OF FORESTRY
OREGON DEPT OF TRANSPORTATION
OREGON DEPT. OF EDUCATION
OREGON LOTTERY
OREGON OFFICE OF ENERGY
OREGON STATE BOARD OF NURSING
OREGON STATE DEPT OF CORRECTIONS
OREGON STATE POLICE
OREGON TOURISM COMMISSION
OREGON TRAVEL INFORMATION COUNCIL
SANTIAM CANYON COMMUNICATION CENTER
SEIU LOCAL 503, OPEU
SOH- JUDICIARY CONTRACTS AND PURCH
STATE DEPARTMENT OF DEFENSE, STATE OF HAWAII
STATE OF HAWAII
STATE OF HAWAII, DEPT. OF EDUCATION
STATE OF LOUISIANA
STATE OF LOUISIANA DEPT. OF EDUCATION
STATE OF LOUISIANA, 26TH JUDICIAL DISTRICT ATTORNEY
STATE OF UTAH

HEART OF APPALACHIA REGION (VIRGINIA) to include:

CITIES & TOWNS
Bluefield, VA
Grundy, VA
Norton, VA
Town of Tazewell, VA
Big Stone Gap, VA
Clintwood, VA
St. Paul, VA

COUNTIES
Buchanan County, VA
Dickenson County, VA
Lee County, VA
Russell County, VA
Scott County, VA
Tazewell County, VA
Wise County, VA

BLUE RIDGE HIGHLANDS REGION (VIRGINA) to include:

CITIES & TOWNS
Abingdon, VA
Blacksburg, VA
Bristol, VA
Christiansburg, VA
Damascus, VA
Galax, VA
Marion, VA
Pulaski, VA
Radford, VA
Wytheville, VA

COUNTIES
Bland County, VA
Carroll County, VA
Floyd County, VA
Giles County, VA
Grayson County, VA
Montgomery County, VA
Patrick County, VA
Pulaski County, VA
Smyth County, VA
Washington County, VA
Wythe County, VA

CENTRAL VIRGINIA REGION (VIRGINA) to include:

CITIES & TOWNS	COUNTIES
Appomattox, VA	Albemarie County, VA
Ashland, VA	Amelia County, VA
Blackstone, VA	Amherst County, VA
Charlottesville, VA	Appomattox County, VA
Colonial Heights, VA	Buckingham County, VA
Chester, VA	Campbell County, VA
Farmville, VA	Chesterfield County, VA
Hopewell, VA	Cumberland County, VA
Lynchburg, VA	Dinwiddie County, VA
Petersburg, VA	Fluvanna County, VA
Richmond, VA	Goochland County, VA
Scottsville, VA	Greene County, VA
Wintergreen, VA	Hanover County, VA
	Henrico County, VA
	Louisa County, VA
	Madison County, VA
	Nelson County, VA
	Nottoway County, VA
	Orange County, VA
	Powhatan County, VA
	Prince Edward County, VA
	Prince George County, VA
	Sussex County, VA

TIDEWATER REGION (WHICH ALSO INCLUDES THE CHESAPEAKE BAY REGION) (VIRGINA) to include:

CITIES & TOWNS	COUNTIES
Kilmarnock, VA	Middlesex County, VA
Warsaw, VA	Lancaster County, VA
Urbanna, VA	Northumberland County, VA
West Point, VA	Richmond County, VA
Colonial Beach, VA	King William County, VA
Tappahannock, VA	King & Queen County, VA
Gloucester, VA	Mathews County, VA
Irvington, VA	Westmoreland County, VA
	Essex County, VA
	Gloucester County, VA
	King George County, VA

COASTAL VIRGINIA - EASTERN SHORE REGION (VIRGINA) to include:

CITIES & TOWNS	COUNTIES
Accomac, VA	Northampton County, VA
Cape Charles, VA	Accomack County, VA
Chincoteague Island, VA	
Exmore, VA	
Onanock, VA	
Tangier Island, VA	
Wachapreague, VA	

Tidewater COASTAL VIRGINIA - HAMPTON ROADS REGION (VIRGINA) to include:

CITIES & TOWNS	COUNTIES
Charles City, VA	Charles City County, VA
Chesapeake, VA	Isle of Wight County, VA
Franklin, VA	James City County, VA
Hampton, VA	New Kent County, VA
Newport News, VA	Southampton County, VA
Norfolk, VA	Surry County, VA
Poquoson, VA	York County, VA
Portsmouth, VA	
Smithfield, VA	
Suffolk, VA	
Virginia Beach, VA	
Williamsburg, VA	
Yorktown, VA	

NORTHERN VIRGNIA REGION (VIRGINA) to include:

CITIES & TOWNS	COUNTIES
Alexandria, VA	Rappanhannock County, VA
Arlington, VA	Fauquier County, VA
Centreville, VA	Stafford County, VA
Chantilly, VA	Spotsylvania County, VA
Clifton, VA	Caroline County, VA
Culpeper, VA	Prince William County, VA
Dulles, VA	Fairfax County, VA
Falls Church, VA	Loudoun County, VA
Fairfax, VA	Culpeper County, VA
Fredericksburg, VA	
Herndon, VA	
Leesburg, VA	
Lorton, VA	
Manassas Park, VA	
Manassas, VA	

Marshall, VA
McLean, VA
Middleburg, VA
Occoquan, VA
Purcellville, VA
Reston, VA
Spotsylvania, VA
Springfield, VA
Triangle, VA
Vienna, VA
Warrenton, VA
Woodbridge, VA
Washington, VA

SHENANDOAH VALLEY REGION (VIRGINA) to include:

CITIES & TOWNS

Berryville, VA
Buena Vista, VA
Front Royal, VA
Harrisonburg, VA
Lexington, VA
Luray, VA
Natural Bridge VA
Shenandoah, VA
Staunton, VA
Waynesboro, VA
Winchester, VA

COUNTIES

Augusta County, VA
Clarke County, VA
Frederick County, VA
Page County, VA
Rockbridge County, VA
Rockingham County, VA
Shenandoah County, VA
Warren County, VA

SOUTHERN VIRGINIA (VIRGINA) to include:

CITIES & TOWNS

Danville, VA
Emporia, VA
Martinsville, VA
South Boston, VA
South Hill, VA
Clarksville, VA

COUNTIES

Brunswick County, VA
Charlotte County, VA
Greensville County, VA
Henry County, VA
Halifax County, VA
Lunenburg County, VA
Mecklenburg County, VA
Pittsylvania County, VA

VIRGINIA MOUNTAINS REGION (VIRGINA) to include:

CITIES & TOWNS

Bedford, VA
Buchanan, VA
Clifton Forge, VA
Covington, VA
Fincastle, VA
Hot Springs, VA
New Castle, VA
Roanoke, VA
Rocky Mount, VA
Salem, VA
Troutville, VA
Vinton, VA
Warm Springs, VA

COUNTIES

Alleghany County, VA
Bath County, VA
Bedford County, VA
Botetourt County, VA
Craig County, VA
Franklin County, VA
Highland County, VA
Roanoke County, VA

SCHOOL DISTRICTS (VIRGINA) to include:

Accomack County Public Schools, VA
Albemarle County Public Schools, VA
Alexandria City Public Schools, VA
Alleghany County Public Schools, VA
Amelia County Public Schools, VA
Amherst County Public Schools, VA
Appomattox County Public Schools, VA
Arlington Public Schools, VA
Augusta County Public Schools, VA
Bath County Public Schools, VA
Bedford City Public Schools, VA
Bedford County Public Schools, VA
Bland County Public Schools, VA
Botetourt County Public Schools, VA
Bristol Public Schools, VA
Brunswick County Public Schools, VA
Buchanan County Public Schools, VA
Buckingham County Public Schools, VA
Buena Vista City Public Schools, VA
Campbell County Public Schools, VA
Caroline County Public Schools, VA
Carroll County Public Schools, VA
Charles City County Public Schools, VA
Charlotte County Public Schools, VA
Charlottesville City Schools, VA
Chesapeake Public Schools, VA
Lunenburg County Public Schools, VA
Lynchburg City Public Schools, VA
Madison County Public Schools, VA
Manassas City Public Schools, VA
Manassas Park City Public Schools, VA
Martinsville City Public Schools, VA
Mathews County Public Schools, VA
Mecklenburg County Public Schools, VA
Middlesex County Public Schools, VA
Montgomery County Public Schools, VA
Nelson County Public Schools, VA
New Kent County Public Schools, VA
Newport News Public Schools, VA
Norfolk Public Schools, VA
Northampton County Public Schools, VA
Northumberland County Public Schools, VA
Norton City Schools, VA
Nottoway County Public Schools, VA
Orange County Public Schools, VA
Page County Public Schools, VA
Patrick County Public Schools, VA
Petersburg City Public Schools, VA
Pittsylvania County Public Schools, VA
Poquoson City Public Schools, VA
Portsmouth Public Schools, VA
Powhatan County Public Schools, VA

Chesterfield County Public Schools, VA
Clarke County Public Schools, VA
Colonial Beach Public Schools, VA
Colonial Heights Public Schools, VA
Covington City Public Schools, VA
Craig County Public Schools, VA
Culpeper County Public Schools, VA
Cumberland County Public Schools, VA
Danville Public Schools, VA
Dickenson County Public Schools, VA
Dinwiddie County Public Schools, VA
Essex County Public Schools, VA
Fairfax County Public Schools, VA
Falls Church City Public Schools, VA
Fauquier County Public Schools, VA
Floyd County Public Schools, VA
Fluvanna County Public Schools, VA
Franklin City Public Schools, VA
Franklin County Public Schools, VA
Frederick County Public Schools, VA
Fredericksburg City Schools, VA
Galax City Public Schools, VA
Giles County Public Schools, VA
Gloucester County Public Schools, VA
Goochland County Public Schools, VA
Grayson County Public Schools, VA
Greene County Public Schools, VA
Greensville County Public Schools, VA
Halifax County Public Schools, VA
Hampton City Schools, VA
Hanover County Public Schools, VA
Harrisonburg City Public Schools, VA
Henrico County Public Schools, VA
Henry County Public Schools, VA
Highland County Public Schools, VA
Hopewell City Public Schools, VA
Isle of Wight County Public Schools, VA
King and Queen County Public Schools, VA
King George County Public Schools, VA
King William County Public Schools, VA
Lancaster County Public Schools, VA
Lee County Public Schools, VA
Lexington City Schools, VA
Loudoun County Public Schools, VA
Louisa County Public Schools, VA
Washington County Public Schools, VA
Prince Edward County Public Schools, VA
Prince George County Public Schools, VA
Prince William County Public Schools, VA
Pulaski County Public Schools, VA
Radford City Schools, VA
Rappahannock County Public Schools, VA
Richmond County Public Schools, VA
Richmond Public Schools, VA
Roanoke City Public Schools, VA
Roanoke County Public Schools, VA
Rockbridge County Public Schools, VA
Rockingham County Public Schools, VA
Russell County Public Schools, VA
Salem City Schools, VA
Scott County Public Schools, VA
Shenandoah County Public Schools, VA
Smyth County Public Schools, VA
Southampton County Public Schools, VA
Spotsylvania County Public Schools, VA
Stafford County Public Schools, VA
Staunton City Public Schools, VA
Suffolk Public Schools, VA
Surry County Public Schools, VA
Sussex County Public Schools, VA
Tazewell County Public Schools, VA
Virginia Beach City Public Schools, VA
Warren County Public Schools, VA
Winchester Public Schools, VA
Wise County Public Schools, VA
Wythe County Public Schools, VA
York County School Division, VA

Waynesboro Public Schools, VA
Westmoreland County Public Schools, VA
West Point Public Schools, VA

Williamsburg-James City County Public Schools, VA

Attachment E – No Bid Form

Contractors who do no wish to bid do not need to return the entire bid package. Simply return this form to Racine County through Duane McKinney, Purchasing Manager at: Duane.McKinney@racinecounty.com

STATEMENT OF NO BID

SEALED BID NUMBER X
HVAC Products, Installation, Labor Based Solutions, and Related Products and Services

I do not wish to submit a bid on this solicitation.

_____ _____

Contractor Representative

Please indicate the reason(s) for your decision not to bid:



Racine County Wisconsin

HVAC Products, Installation, Labor Based Solutions, and Related Products / Services

IFB #RC2022-1001

Submitted July 21, 2022, by Trane U.S. Inc.

A. Certification of Vendor

CERTIFICATION OF VENDOR

HVAC PRODUCTS, INSTALLATION, LABOR BASED SOLUTIONS, AND RELATED PRODUCTS AND SERVICES

The undersigned, submitting this Bid, hereby agrees with all the terms, conditions, and specifications required by the County in this IFB and declares that the attached Bid is in conformity therewith.

The undersigned attests to the following:

- I have reviewed in detail the IFB and all related attachments and information provided by Racine County before submitting this Bid.
- I have full authority to make such statements and to submit this Bid as the duly recognized representative of the Bidder.

SIGNATURE: _____

PRINT NAME: Greg Spencer

TITLE: Strategic Cooperative Program Leader

COMPANY: Trane U.S. Inc.

ADDRESS: 800 Beaty Street

CITY, STATE, ZIP: Davidson, NC 28036-6924

TELEPHONE: 469-442-6055 FAX: _____

E-MAIL: gsspencer@trane.com

DATE: June 22, 2022

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Other Exhibits & Documents

The following documents are provided as Appendices:

- Appendix 1: Acknowledgement of Addenda
- Appendix 2: Exhibit A – Response for National Cooperative Contract
- Appendix 3: Exhibit B – Administration Agreement, Example
- Appendix 4: Exhibit F – Federal Funds Certifications
- Appendix 5: Exhibit G – New Jersey Business Compliance

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C. Executive Summary

Limit to one or two pages. Briefly state the Bidder's understanding of the service to be provided and a positive commitment to perform the services as defined in the IFB.

Trane has presented 122 high-level products/equipment options and 48 labor classifications and services for your consideration, and are ready to provide HVAC Equipment and Products, Installation, and Services, and other Related Products/Solutions in response to this IFB.

Trane's experience with cooperative contracting began in 1998 with the Region 4 ESC (Formerly TCPN) contract. In 2015, we were selected to provide products/services under the **Harford County Public Schools and U.S. Communities Contract** (15-JLP-023) and have executed work under this contract through the seven-year term plus an additional six months. In 2017, **Trane secured the Port of Portland and U.S. Communities Contract.** Trane® has been a qualified DOE ESCO since 1999 and has completed complex Energy Savings Performance Contracts (ESPC) for the Federal Government. An ESPC is a proven, cash flow neutral financing mechanism that pays for facility improvements that can be paid back over time based on future utility bill saving. Trane's Core Products – HVAC Equipment and Controls – drive one-third of total ESPC savings. Trane's incident (OSHA) rates are consistently 67-86% below the industry average and our current Experience Modification Rate (EMR) is 0.61. Trane has leveraged this experience to deliver dozens of ESPC projects under the Port of Portland contract.

Trane has the capacity to provide a wide range of services and products to support agencies across the country. Our 100-year history as a trusted provider of superior products and services has resulted in a robust national infrastructure. Our project offices are staffed with factory-trained service technicians that provide operational oversight, O&M, service-repair, and installation support. Trane stocks service-repair parts (over 20,000 SKUs per location), equipment, and supplies right in our customer's communities. We also have established relationships with local designers, suppliers, and subcontractors–including small/disadvantaged businesses. **Trane has booked $1.4B+under our Harford and Port of Portland OMNIA contracts since 2018 and has delivered services and products in 43 states.**

Alabama	$22,282,635.39	**Kentucky**	$1,349,239.50	**Oklahoma**	$9,834,236.76
Arizona	$26,639,032.49	**Louisiana**	$1,149,096.30	**Oregon**	$9,151,530.40
Arkansas	$2,901,717.35	**Maine**	$745,095.24	**Pennsylvania**	$77,036,481.90
California	$29,571,264.24	**Maryland**	$14,804,678.33	**South Carolina**	$10,944,092.54
Colorado	$35,176,520.47	**Massachusetts**	$17,961.87	**South Dakota**	$883,364.75
Connecticut	$7,352,071.05	**Michigan**	$16,591,434.19	**Tennessee**	$93,940,188.53
Delaware	$2,575,026.00	**Minnesota**	$30,725,610.77	**Texas**	$164,920,070.45
Florida	$182,726,065.31	**Missouri**	$20,131,774.73	**Virginia**	$165,765,449.25
Georgia	$24,161,110.01	**Nevada**	$259,244.50	**Washington**	$20,555,568.09
Hawaii	$1,736,184.19	**New Jersey**	$72,477,397.96	**Washington, DC**	$8,031,046.25
Idaho	$1,571,373.00	**New Mexico**	$6,192,604.28	**West Virginia**	$6,786.54
Illinois	$87,170,264.87	**New York**	$87,653,962.56	**Wisconsin**	$9,387,240.15
Indiana	$19,875,621.11	**North Carolina**	$23,380,670.18	**Wyoming**	$49,148.52
Iowa	$7,858,608.39	**North Dakota**	$1,086,231.13		
Kansas	$12,782,043.21	**Ohio**	$47,018,541.70		

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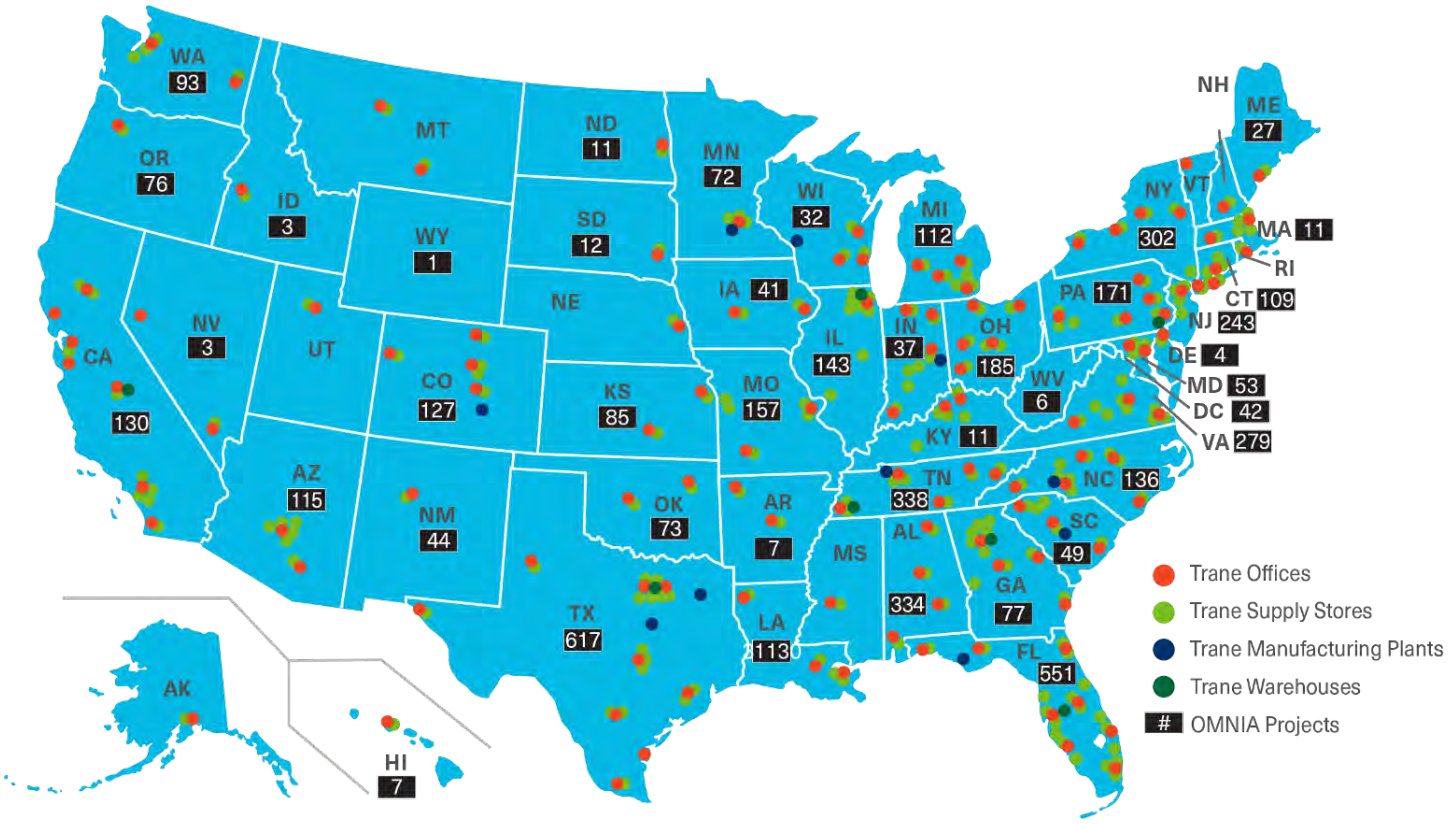
Trane's robust national infrastructure includes: 124 project offices, 205 parts/supply facilities, 6 express warehouses, and 11 manufacturing plant sites. Trane has 2,138 Salespersons and Project Managers available to support the Racine Contract.





Trane will work with OMNIA Partners so all participating agencies are aware of our contract award via a 90 day plan that includes emailing over 80,000 direct customer contacts, a co-branded press release, and publicity campaigns via our dedicated OMNIA website, direct mail, social media, and trade show promotion.

Our experienced Cooperative Contracting group is well-positioned to help Racine County—and the agencies that will piggyback off this contract—secure the goods and services they need to support their communities. With over 100 years of collective experience, Trane's Cooperative Contract Team brings to Racine County extensive knowledge and diverse know-how in navigating public procurement contracting. We look forward to bringing this experience to Racine County and its public procurement partners.

We sincerely appreciate your consideration.

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D. Responsible Bidder

Minimum Criteria

The following minimum criteria shall be met to be eligible for this contract:

- Bidders shall demonstrate that they are financially stable;
- Bidder shall have been in business providing similar service for at least the last three (3) years;
- Bidders should have the capability of providing a combination of products, services, consulting, or other labor-based solutions to accommodate the range of products and services utilized by Participating Public Agencies; and
- Bidders shall be properly licensed and incorporated to do business in the State of Wisconsin.

Trane U.S. Inc. meets all the minimum criteria to be eligible for this contract:

- Trane is a $14B corporation that has been in business for over 100 years. Our most recent balance sheet is shown below.
- Trane has held a cooperative contract since 1998 and has held the Harford County Public Schools and U.S. Communities Contract since 2015.
- Trane is properly licensed and incorporated to do business in the State of Wisconsin.

1. Detailed Response to Attachment D, Exhibit A

1. Include a detailed response to Attachment D, Exhibit A, OMNIA Partners Response for National Cooperative contract, to show proof of organizational capacity, equipment, and technical competency.

Please see Appendix 2 for Trane's detailed response to Exhibit A under Attachment D.

a. Racine County makes no representation or warranty concerning the use of the Master Agreement by any other Participating Public Agency.

Trane acknowledges that Racine County makes no representation or warranty concerning the use of the Master Agreement by any other Participating Public Agency.

b. The lowest responsible Bidder(s) will be required to sign Attachment D, Exhibit B, OMNIA Partners Administration Agreement.

Trane acknowledges that The lowest responsible Bidder(s) will be required to sign Attachment D, Exhibit B, OMNIA Partners Administration Agreement.

c. If applicable, provide a sample of additional agreements that Participating Public Agencies may be asked to sign.

Trane will not require additional agreements from Participating Public Agencies.

2. Positive Balance Sheet

2. Provide proof of a positive balance sheet and profitable business operations for two (2) of the last three (3) years.

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Balance Sheet from 2021 Annual Report

Trane Technologies plc
Consolidated Balance Sheets

In millions, except share amounts

DECEMBER 31,	2021	2020
ASSETS		
CURRENT ASSETS:		
Cash and cash equivalents	$ 2,159.2	$ 3,289.9
Accounts and notes receivable, net	2,429.4	2,202.1
Inventories	1,530.8	1,189.2
Other current assets	351.5	224.4
Total current assets	6,470.9	6,905.6
Property, plant and equipment, net	1,398.8	1,349.5
Goodwill	5,504.8	5,342.8
Intangible assets, net	3,305.6	3,286.4
Other noncurrent assets	1,379.7	1,272.4
Total assets	$ 18,059.8	$ 18,156.7
LIABILITIES AND EQUITY		
Current liabilities:		
Accounts payable	$ 1,787.3	$ 1,520.2
Accrued compensation and benefits	544.8	451.1
Accrued expenses and other current liabilities	2,069.9	1,592.0
Short-term borrowings and current maturities of long-term debt	350.4	775.6
Total current liabilities	4,752.4	4,338.9
Long-term debt	4,491.7	4,496.5
Postemployment and other benefit liabilities	810.9	1,024.6
Deferred and noncurrent income taxes	581.5	578.5
Other noncurrent liabilities	1,150.2	1,291.1
Total liabilities	11,786.7	11,729.6
Equity:		
Trane Technologies plc shareholders' equity		
Ordinary shares, $1.00 par value (259,695,768 and 263,309,250 shares issued at December 31, 2021 and 2020, respectively)	259.7	263.3
Ordinary shares held in treasury, at cost (24,500,935 and 24,500,862 shares at December 31, 2021 and 2020, respectively)	(1,719.4)	(1,719.4)
Retained earnings	8,353.2	8,495.3
Accumulated other comprehensive income (loss)	(637.6)	(631.5)
Total Trane Technologies plc shareholders' equity	6,255.9	6,407.7
Noncontrolling interest	17.2	19.4
Total equity	6,273.1	6,427.1
Total liabilities and equity	$ 18,059.8	$ 18,156.7

See accompanying notes to Consolidated Financial Statements.

2021 ANNUAL REPORT

2021 Annual Report F-6

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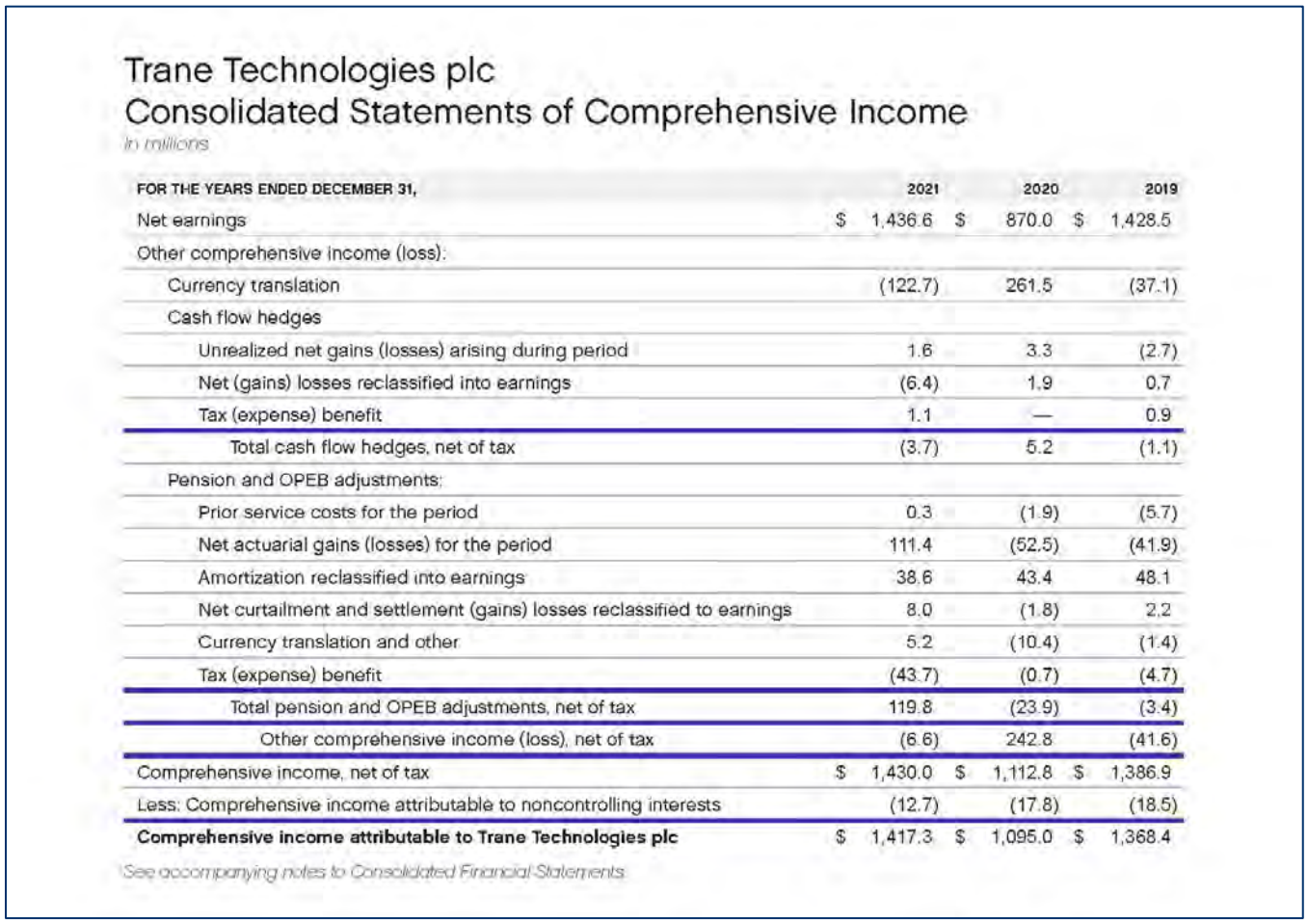
Income Statement from 2021 Annual Report



Trane Technologies plc
Consolidated Statements of Comprehensive Income
In millions

FOR THE YEARS ENDED DECEMBER 31,	2021	2020	2019
Net earnings	$ 1,436.6	$ 870.0	$ 1,428.5
Other comprehensive income (loss):			
Currency translation	(122.7)	261.5	(37.1)
Cash flow hedges			
Unrealized net gains (losses) arising during period	1.6	3.3	(2.7)
Net (gains) losses reclassified into earnings	(6.4)	1.9	0.7
Tax (expense) benefit	1.1	—	0.9
Total cash flow hedges, net of tax	(3.7)	5.2	(1.1)
Pension and OPEB adjustments:			
Prior service costs for the period	0.3	(1.9)	(5.7)
Net actuarial gains (losses) for the period	111.4	(52.5)	(41.9)
Amortization reclassified into earnings	38.6	43.4	48.1
Net curtailment and settlement (gains) losses reclassified to earnings	8.0	(1.8)	2.2
Currency translation and other	5.2	(10.4)	(1.4)
Tax (expense) benefit	(43.7)	(0.7)	(4.7)
Total pension and OPEB adjustments, net of tax	119.8	(23.9)	(3.4)
Other comprehensive income (loss), net of tax	(6.6)	242.8	(41.6)
Comprehensive income, net of tax	$ 1,430.0	$ 1,112.8	$ 1,386.9
Less: Comprehensive income attributable to noncontrolling interests	(12.7)	(17.8)	(18.5)
Comprehensive income attributable to Trane Technologies plc	$ 1,417.3	$ 1,095.0	$ 1,368.4

See accompanying notes to Consolidated Financial Statements

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Balance Sheet from 2020 Annual Report

Trane Technologies plc
Consolidated Balance Sheets

In millions, except share amounts

DECEMBER 31,	2020	2019
ASSETS		
Current assets:		
Cash and cash equivalents	$ 3,289.9	$ 1,278.6
Accounts and notes receivable, net	2,202.1	2,184.6
Inventories	1,189.2	1,278.6
Other current assets	224.4	344.8
Assets held-for-sale	—	4,207.2
Total current assets	6,905.6	9,293.8
Property, plant and equipment, net	1,349.5	1,352.0
Goodwill	5,342.8	5,125.7
Intangible assets, net	3,286.4	3,323.6
Other noncurrent assets	1,272.4	1,397.2
Total assets	$ 18,156.7	$ 20,492.3
LIABILITIES AND EQUITY		
Current liabilities:		
Accounts payable	$ 1,520.2	$ 1,381.3
Accrued compensation and benefits	451.1	442.4
Accrued expenses and other current liabilities	1,592.0	1,564.2
Short-term borrowings and current maturities of long-term debt	775.6	650.3
Liabilities held-for-sale	—	1,200.4
Total current liabilities	4,338.9	5,238.6
Long-term debt	4,496.5	4,922.9
Postemployment and other benefit liabilities	1,024.6	1,048.2
Deferred and noncurrent income taxes	578.5	572.0
Other noncurrent liabilities	1,291.1	1,398.2
Total liabilities	11,729.6	13,179.9
Equity:		
Trane Technologies plc shareholders' equity		
Ordinary shares, $1.00 par value (263,309,250 and 262,804,939 shares issued at December 31, 2020 and 2019, respectively)	263.3	262.8
Ordinary shares held in treasury, at cost (24,500,862 and 24,499,897 shares at December 31, 2020 and 2019, respectively)	(1,719.4)	(1,719.4)
Retained earnings	8,495.3	9,730.8
Accumulated other comprehensive (loss)	(631.5)	(1,006.6)
Total Trane Technologies plc shareholders' equity	6,407.7	7,267.6
Noncontrolling interest	19.4	44.8
Total equity	6,427.1	7,312.4
Total liabilities and equity	$ 18,156.7	$ 20,492.3

See accompanying notes to Consolidated Financial Statements.

2020 ANNUAL REPORT

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Income Statement from 2020 Annual Report

Trane Technologies plc
Consolidated Statements of Comprehensive Income

In millions, except per share amounts

FOR THE YEARS ENDED DECEMBER 31,	2020	2019	2018
Net revenues	$ 12,454.7	$ 13,075.9	$ 12,343.8
Cost of goods sold	(8,651.3)	(9,085.5)	(8,582.5)
Selling and administrative expenses	(2,270.6)	(2,320.3)	(2,249.2)
Operating income	1,532.8	1,670.1	1,512.1
Interest expense	(248.7)	(242.8)	(221.0)
Other income/(expense), net	4.1	(28.4)	(33.3)
Earnings before income taxes	1,288.2	1,398.9	1,257.8
Benefit (provision) for income taxes	(296.8)	(238.6)	(234.9)
Earnings from continuing operations	991.4	1,160.3	1,022.9
Discontinued operations, net of tax	(121.4)	268.2	334.6
Net earnings	870.0	1,428.5	1,357.5
Less: Net earnings from continuing operations attributable to noncontrolling interests	(14.2)	(15.2)	(15.1)
Less: Net earnings from discontinuing operations attributable to noncontrolling interests	(0.9)	(2.4)	(4.8)
Net earnings attributable to Trane Technologies plc	$ 854.9	$ 1,410.9	$ 1,337.6
Amounts attributable to Trane Technologies plc ordinary shareholders:			
Continuing operations	$ 977.2	$ 1,145.1	$ 1,007.8
Discontinued operations	(122.3)	265.8	329.8
Net earnings	$ 854.9	$ 1,410.9	$ 1,337.6
Earnings (loss) per share attributable to Trane Technologies plc ordinary shareholders:			
Basic:			
Continuing operations	$ 4.07	$ 4.74	$ 4.08
Discontinued operations	(0.51)	1.10	1.33
Net earnings	$ 3.56	$ 5.84	$ 5.41
Diluted:			
Continuing operations	$ 4.02	$ 4.69	$ 4.03
Discontinued operations	(0.50)	1.08	1.32
Net earnings	$ 3.52	$ 5.77	$ 5.35

2020 ANNUAL REPORT

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Trane Technologies plc
Consolidated Statements of Comprehensive Income (continued)

In millions, except per share amounts

FOR THE YEARS ENDED DECEMBER 31,	2020	2019	2018
Net earnings	$ 870.0	$ 1,428.5	$ 1,357.5
Other comprehensive income (loss):			
Currency translation	261.5	(37.1)	(230.6)
Cash flow hedges			
Unrealized net gains (losses) arising during period	3.3	(2.7)	1.2
Net gains (losses) reclassified into earnings	1.9	0.7	0.9
Tax (expense) benefit	—	0.9	(0.1)
Total cash flow hedges, net of tax	5.2	(1.1)	2.0
Pension and OPEB adjustments:			
Prior service costs for the period	(1.9)	(5.7)	(16.0)
Net actuarial gains (losses) for the period	(52.5)	(41.9)	12.8
Amortization reclassified into earnings	43.4	48.1	50.7
Settlements/curtailments reclassified to earnings	(1.8)	2.2	2.5
Currency translation and other	(10.4)	(1.4)	7.5
Tax (expense) benefit	(0.7)	(4.7)	(17.2)
Total pension and OPEB adjustments, net of tax	(23.9)	(3.4)	40.3
Other comprehensive income (loss), net of tax	242.8	(41.6)	(188.3)
Comprehensive income, net of tax	$ 1,112.8	$ 1,386.9	$ 1,169.2
Less: Comprehensive income attributable to noncontrolling interests	(17.8)	(18.5)	(16.9)
Comprehensive income attributable to Trane Technologies plc	$ 1,095.0	$ 1,368.4	$ 1,152.3

See accompanying notes to Consolidated Financial Statements

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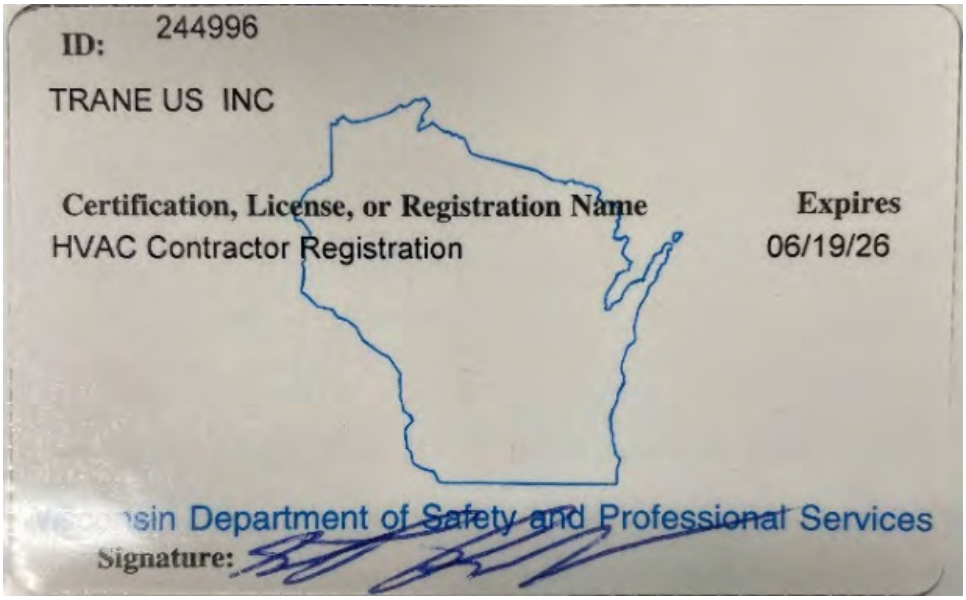
3. Business License

3. Business license and applicable information that Bidder can do business in the State of Wisconsin. List the states where other business or contractor licenses are held.

Trane is licensed to do business in Wisconsin and **all other states in the United States**.

Wisconsin HVAC Contractor Registration



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Wisconsin Contractor Re-Certification

STATE OF WISCONSIN
DEPARTMENT OF ADMINISTRATION
Tony Evers, Governor
Kathy Blumenfeld, Secretary-designee
Naomi De Mers, Division Administrator

March 28, 2022

Trane U.S., Inc.
Attn: Tyler Schmitz
5302 Voges Rd.
Madison, WI 53718

Dear Tyler:

Thank you for applying for Division of Facilities Development (DFD) contractor re-certification.

DFD reviewed your updated application and has issued a re-certification decision.

Trane U.S., Inc. is re-certified to bid in the following divisions of work up to the following thresholds:

Division of Work	Bid Threshold (Per Project)
General	$20,000,000
Mechanical	$20,000,000
Other:	
Equipment Supplier	$4,000,000

Please note that you are also re-certified to bid on projects in the Small Project Program (total project budget of $300,000 or less).

When submitting your bids, please use your company name (Trane U.S., Inc.) as certified. Please do not submit bids outside of your certified divisions of work and/or over your certified bid amount thresholds (per project) as these bids will be rejected. Your new certification is valid until March 28, 2024. At that point, you will need to apply again for re-certification.

We look forward to your continued business. Please email us at dfdcertification@wisconsin.gov if you have any questions.

Sincerely,

Division of Facilities Development

Wisconsin Department of Administration

Facilities Development, PO Box 7866, Madison, WI 53707-7866
Phone: (608) 266-2731 | DOA.WI.GOV

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4. Proof of Insurance

4. Proof of insurance.

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 9/22/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Michaela Grasshoff, ARM
MARSH & MCLENNAN COMPANIES 1166 Avenue of the Americas New York NY 10036 ATTN: 212-345-6000	PHONE (A/C, No, Ext): 212-345-2794 FAX (A/C, No): E-MAIL ADDRESS: Michaela.Grasshoff@marsh.com

INSURER(S) AFFORDING COVERAGE	NAIC #
COMPANY A: National Union Fire Insurance Company of Pittsburgh, PA	19445
COMPANY B: Travelers Indemnity Co of America	25666
COMPANY C: Travelers Property Casualty Co of Amer	25674

INSURED
Trane U.S. Inc. dba Trane One Centennial Avenue Piscataway, New Jersey 08854 United States

COVERAGES **CERTIFICATE NUMBER:** 615940 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR X Contractual Liability X Time Element Pollution Liability GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:			GL 6547064	4/17/2021	4/17/2022	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$7,500,000.00 $1,000,000.00 $10,000.00 $7,500,000.00 $7,500,000.00 $7,500,000.00
A A A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY PHYSICAL DAMAGE/SELF			CA 6890217 (AOS) CA 7030880 (VA) CA 7030879 (MA) APD - Self Insured	4/17/2021 4/17/2021 4/17/2021	4/17/2022 4/17/2022 4/17/2022	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$5,000,000.00
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE $	
B B C C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		UB-8M35413A-21-51-K (AOS) UB-9L048059-21-51-D (MN) UB-8M370386-21-51-R (AZ,MA,OR,WI) TWXJ-UB-7434L45A-21 (OH)	4/17/2021 4/17/2021 4/17/2021 4/17/2021	4/17/2022 4/17/2022 4/17/2022 4/17/2022	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $3,000,000.00 $3,000,000.00 $3,000,000.00

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Please see page 2 for additional information.

CERTIFICATE HOLDER	CANCELLATION
Evidence of Insurance , ,, , United States	**SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.** **AUTHORIZED REPRESENTATIVE** Marsh USA, Inc. BY: Michaela Grasshoff, ARM

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Requested By:Trane Technologies Corporate Risk Management

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ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED Trane U.S. Inc. dba Trane One Centennial Avenue Piscataway, New Jersey 08854 United States
	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: _____ **FORM TITLE:** _____

Job Description: For Purposes of RFP Submission and General Evidence of Insurance

For questions regarding this certificate of insurance contact: Trane Technologies Corporate Risk Management Email: rhonda.darbouze@tranetechnologies.com Phone: 732-652-6778

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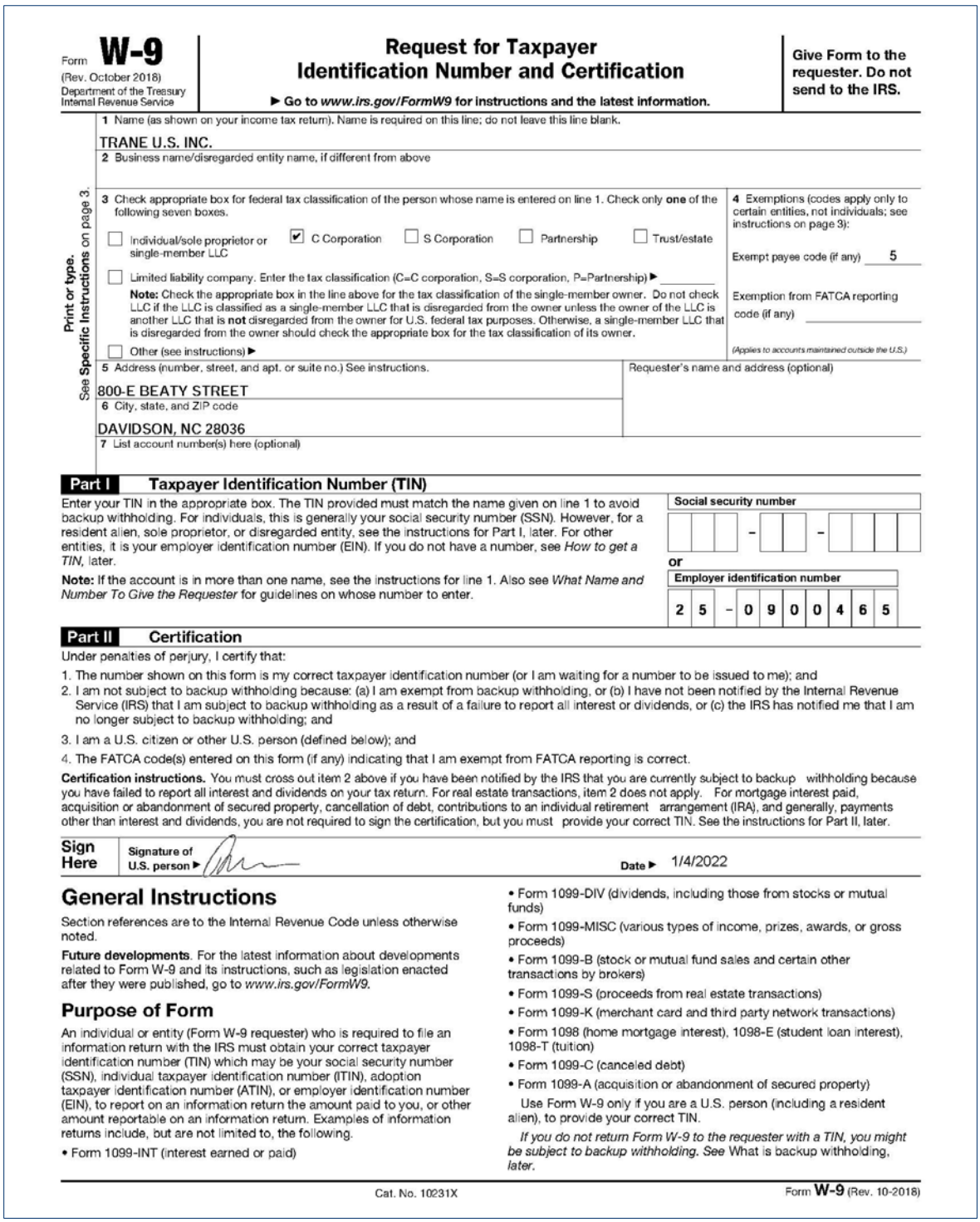
5. Bonding Capacity

5. Bonding capacity and capability of securing high dollar Performance Bonds.

Trane can consider single projects up to $100 million within an aggregate limit of $300 million.

6. W-9

6. Completed and signed W-9 Request for Taxpayer Identification Number and Certification form.



Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
TRANE U.S. INC.

2 Business name/disregarded entity name, if different from above

Print or type. See Specific Instructions on page 3.

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.
☐ Individual/sole proprietor or single-member LLC ☑ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate
☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶
Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.
☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any) 5
Exemption from FATCA reporting code (if any)
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
800-E BEATY STREET

Requester's name and address (optional)

6 City, state, and ZIP code
DAVIDSON, NC 28036

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number
– –

or

Employer identification number
25 – 0900465

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ Date ▶ 1/4/2022

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

Cat. No. 10231X Form **W-9** (Rev. 10-2018)

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7. Background Information

7. Furnish background of Bidder, including such information as size of the firm, legal status (corporation or partnership, etc.) lines of business, management and technical expertise, financial position, and years in business. Include any unique approaches or techniques developed and used by the firm.

Trane U.S. Inc. (Trane) is a wholly owned subsidiary of Trane Technologies (NYSE: TT) and was incorporated in 1929. Trane is a global climate innovator with over $14 billion in annual revenue. We offer a wide range of products and services known for high-performance efficiency and sustainability. These prominent brands include Trane, Thermo King, and a host of other category-leading brands.

Trane first received NAESCO Accreditation in 2004 and is one of only 13 NAESCO Accredited Energy Service Providers. The ESP designation is defined as: "The technical and managerial competence to provide energy supply through the development and implementation of build/own/operate distributed generation, cogeneration or combined heat and power (CHP) projects or the firm contracting energy supply."

In addition, Trane has been a qualified DOE ESCO since 1999 and has managed energy services performance contracting programs for the Defense Logistics Agency, Department of State, Navy, Army, Air Force, US Forest Service, US Geological Survey, and the General Services Administration. Trane has been hired for six follow-on ESPC projects at three DOD locations and our Federal ESPC projects have achieved a 30% average energy reduction from baseline. Trane has received multiple awards, including the Federal Energy Management Program Award of the Year and the Presidential Award for Leadership in Federal Energy Management. Additional awards/recognitions include:



Accredited NAESCO since 2004. One of only 13 NAESCO Accredited Energy Service Providers (ESP).



Qualified Department of Energy ESCO since 1999 and DOE IDIQ ESPC contract holder.



Committed to reducing one gigaton of carbon emissions from our customers' footprint by 2030 – the largest B2B customer climate commitment.



Included on World's Most Admired Companies list by Fortune Magazine – 10th consecutive year.



Recognized as Top Supplier Diversity Programs by U.S. Veterans Magazine.



Named America's Most Trusted® HVAC brand by Lifestory Research® – 7th consecutive year.

- 2022, Fortune magazine World's Most Admired Companies — 10th consecutive year
- 2022, Lifestory Research "America's Most Trusted® HVAC Brand"—8th consecutive year
- 2021, Forbes America's Best Employers for Diversity in America
- 2021, Top Supplier Diversity Programs, U.S. Veterans Magazine's (USVM) annual Best of the Best list
- 2020, Top Veteran-friendly Company, U.S. Veterans Magazine's (USVM) annual Best of the Best list—3rd consecutive year
- 2020, Dow Jones Sustainability North America Index (DJSI)—10th consecutive year

Dow Jones Sustainability Indexes

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- 2020, Consulting Engineer Product of the Year, BAS, Controls, Energy Management – Building Connect+
- 2020, 3BL Media, 100 Best Corporate Citizens—7th consecutive year
- 2020 SECNAV Energy Award for the Small Shore Base category, Naval Undersea Warfare Center Keyport ESPC
- 2020 Federal Energy and Water Management Award for its Off-Grid Energy Savings Performance Contract (ESPC) ENABLE Project, U.S. Forest Service ENABLE ESPC
- 2019, Business Intelligence Group (BIG), Green Company of the Year, Manufacturing and Technology category
- 2019, Urban Green Council (UBC), Partner of the Year
- 2019, World Environment Center Gold Medal Award for International Corporate Achievement in Sustainable Development
- 2019, named to the FTSE4 Good Index Series that measures the performance of companies demonstrating strong environmental, social and governance (ESG) practices—5th consecutive year.
- 2019, FEMP Annual FEDS Spotlight recipient, Lara Buluc, Co-Project Manager, USDA First Off-Grid ESPC ENABLE project, U.S. Forest Service ENABLE ESPC
- 2019, Dow Jones Sustainability World and North America Indices (DJSI)—9th consecutive year
- 2019, Corporate Responsibility Magazine, Ranked 60th, 100 Best Corporate Citizens List—6th consecutive year
- 2019, Corporate Knights Global 100 Most Sustainable Corporations Index
- 2019, Alliance to Save Energy, STAR Award for Doubling Down on Efficiency
- 2019 Regional Forester's Honor Awards "ENABLE Off-Grid Mobile Solar PV & LED Lighting Project", U.S. Forest Service ENABLE ESPC

Trane's Strengths

30 years of experience on a national cooperative

100+ years in business

Hold **#1 or #2 market positions** in all our business lines globally as a corporation

Experienced sales force, 12 Regions / **124 offices** across the U.S. able to do business in **all 50 states**

700+ LEED APs, **182** Professional Engineers, and **240** Certified Energy Managers

Active in ASHRAE, BOMA, USGBC. **Trane engineer is current president of ASHRAE**.

Nationally Accredited Energy Service Provider (**ESP**) with NAESCO for 18 years

Leader in industry training - proven through **NC3 Sponsorship** (National Coalition of Certification Centers)

Product Innovation: chiller design, applications company, IAQ company, thermal energy - comprehensive

Trane Vision: A World of Sustainable progress and enduring results

Trane Purpose: We advance the quality of life by creating comfortable, sustainable, and efficient environments

Customer for Life Mentality

Dedicated Commitment to **Safety** – Experience Modification Rate of 0.61

Commitment to **Sustainability** – Center for Energy Efficiency & Sustainability (CEES)

Energy Services & Controls concentrated offerings

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Size of Firm

Trane has over 34,000 employees worldwide. In the United States, Trane employs over 11,000 salaried employees and 13,500 hourly employees.

Legal Status

Trane is a corporation.

Lines of Business

Trane has a 100+ year history as a trusted provider of superior HVAC equipment and Building Automation Systems (BAS)/Energy Management Control Systems (EMCS) products and services. We have a global network of offices and service/parts locations to support energy conservation projects. Our local service organization will provide 24/7 technical support and access to a robust national supply chain. This community-based approach will help keep your operations running smoothly and provide rapid response in case of emergency. Our lines of business are provided under **Lines of Business: Trane Services** and **Lines of Business: Trane Building Systems and Technologies.**

Management and Technical Expertise

LOCAL PROJECT MANAGEMENT APPROACH

Trane's projects are managed locally. Each Trane office has the qualifications and hands-on relevant experience to deliver across all project phases. Trane offers vast in-house capabilities for design, equipment, contracting, controls, service, and project financing. A qualified and dedicated Project Manager (PM) is assigned to manage the day-to-day installation and construction activities ECMs at the project site in accordance with the design, costs, schedule, safety protocols, and QC processes. The PM leads and manages the installation team, including subcontractors, and is responsible for the Project Schedule. The following corporate management/technical resource pool is available to support the local delivery team:



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After the project is constructed, Trane's local service and maintenance team ensures optimum operations. Through the innovative use of data trending and analytics, Trane can provide opportunities for continuous system improvement optimization**. Most companies do not directly employ HVAC or Controls Service Personnel**. When a customer needs service, a locally based service company will respond on their behalf. Trane's truck-based service personnel promptly respond to any request. These service experts will show up in a Trane van, wearing a Trane uniform. They are direct employees of Trane. Their experience level ranges from journeymen to experienced senior technicians and supervisors – some of whom possess more than 30 years of HVAC industry experience. Our service technicians are skilled in maintaining and repairing not only Trane equipment, but nearly every manufacturer in the industry.

Trane's local project delivery model offers the following advantages:

- **A local service organization to provide 24/7 technical support and a robust national supply chain.** Our service technicians are skilled in maintaining and repairing not only Trane equipment, but nearly every manufacturer in the industry.
- **Intelligent Services/BAS technicians** to analyze building data and provide scheduled and on-call local service support. This will contribute to uptime for ongoing operations and provide rapid response in case of emergency.
- **Established relationships** with local designers, suppliers, and subcontractors–including small/disadvantaged businesses. Our network includes a pool of pre-qualified sub-contractors to perform work such as electrical, piping, rigging, etc.
- **Expertise to perform system upgrades and replacements**, including major mechanical equipment such as chillers, cooling towers, air handlers, pumps, and coils. Trane's local offices have dedicated professionals in each of the following areas:
    - **Contracting Solutions:** Total comprehensive solutions, including guaranteed energy savings performance contracting and large turnkey installation projects.
    - **Trane Equipment:** Energy-efficient, environmentally friendly HVAC equipment for both comfort and process applications.
    - **Controls:** State-of-the-art building automation systems. Our local offices are complete with dedicated Controls Demonstration Centers for client education and training.
    - **Service:** Our service technicians are skilled in maintaining and repairing not only Trane equipment, but HVAC systems from nearly every manufacturer in the industry.
    - **Supply:** Full line of Trane parts, non-Trane parts, maintenance supplies, safety equipment, refrigeration, and maintenance/service tools warehoused locally.
    - **Training:** Fully equipped training facilities for seminars and training on industry issues Awards

SAFETY APPROACH

Safety Planning is woven into Trane's Construction/Installation Approach. See Section: "Trane's Safety Policy" for additional information.

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MITIGATING DISRUPTIONS TO DAILY OPERATIONS

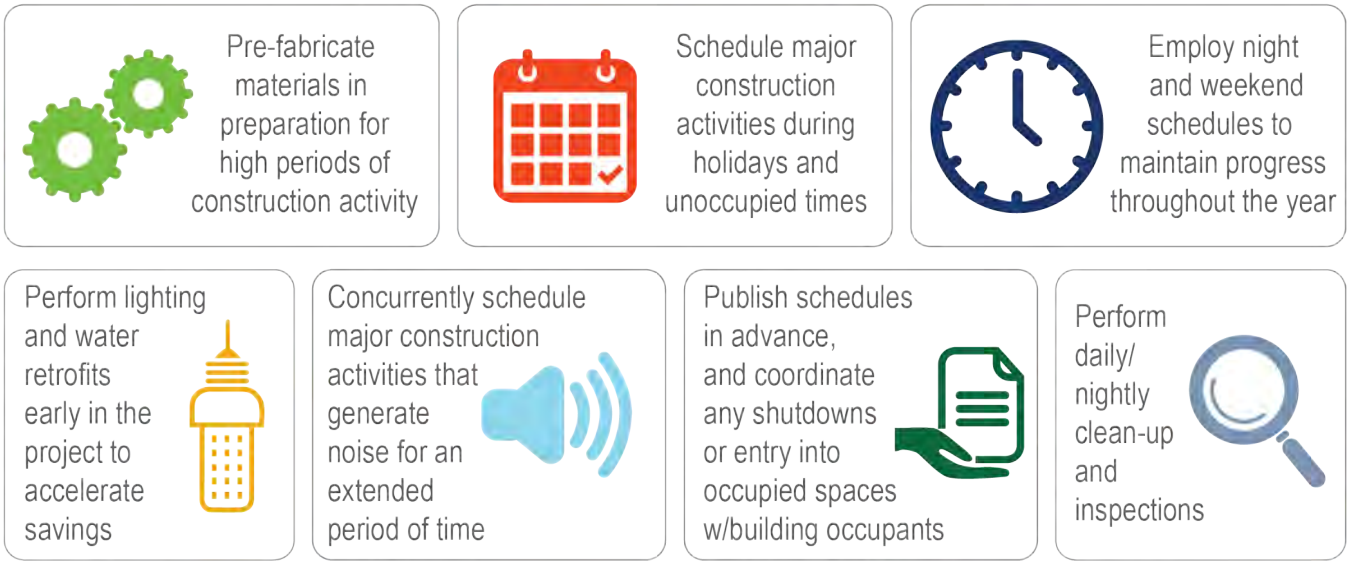
Virtually all our projects feature construction activities across multiple buildings and work in occupied spaces. Our local teams are experienced in scheduling work activities and implementing projects in a way that minimizes disruption to daily operations. We work with our customers to develop an effective project schedule and coordinate all implementation activities with project site representatives. For work performed in occupied areas – such as lighting and water conservation upgrades – we will attempt to schedule installation during low-occupancy times, as well as publish work schedules and estimated completion times well in advance.

Trane will schedule installations in occupied areas – such as lighting and water conservation upgrades – during low-occupancy times and create/publish work schedules with estimated completion times in advance. We will also develop a detailed facility phasing plan for customer review prior to the start of construction. This phasing plan will include allowable work hours, days of the week that will be completed, and acceptable shutdown times for each occupied space.

Trane will coordinate with facility leadership and create signage that notifies occupants of upcoming work and shutdowns. Trane will actively manage all aspects of construction and will provide site supervision to manage crews and immediately respond to any occupant issues or questions. Trane will hold meetings with the facility occupants to keep the Trane team informed of the access and scheduling requirements for the proposed efficiency measures which impact implementation cost estimates and phasing plans.

Based on input from each building manager, we will develop a detailed phasing plan for each facility for your team's review prior to the start of construction. This phasing plan will include allowable work hours, days of the week that work is to be completed, and acceptable shutdown times for each occupied space.

To keep your project on track and to minimize disruption to day-to-day activities, our team will:



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Financial Position

Trane Technologies is a $14B public corporation with a strong investment grade rating as indicated by Moody's and S&P (Baa2/BBB). Thus, our financial strength allows us to meet our energy performance guarantees. Trane has and can use escrow accounts where needed with scheduled construction draws as appropriate. In addition, we have a dedicated team of energy engineers that track project performance on a detailed ECM basis and take corrective actions if needed or appropriate.

The Income Statement and Balance Sheet from our most recent annual report is included in Section D.2. of this response. Trane's entire annual report can be viewed at the following web address along with all other financial documents: https://investors.tranetechnologies.com/financial-information/financial-summary/default.aspx. A letter from J.P. Morgan summarizing their experience with Trane is provided below.

Jeffrey Stern
Executive Director
Diversified Industrials
Global Corporate Bank

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J.P.Morgan

January 21, 2022

Ladies and Gentlemen:

At the request of Trane Technologies (the "Company"), the parent company of Trane US, Inc., we are forwarding a resume of our banking experience when dealing with the Company.

JPMorgan Chase Bank, N.A. and our related affiliates, have had a significant banking relationship with the Company dating back several decades. Currently we accommodate the Company with credit facilities which include a low 10 figure unsecured revolving credit facility. Trane US, Inc. has also maintained a U.S. $ checking account with the J.P. Morgan Chase Bank, N.A. in New York for over 10 years. Our dealings over the years with the Company have always been handled in a very satisfactory manner.

JPMorgan Chase Bank, N.A. considers the Company to be a valued client and the organization is highly regarded by us.

We are furnishing this letter and the information contained herein to you as an accommodation to the Company and on the condition that this letter and the information contained herein is treated as confidential, that it is not intended to be, and does not constitute, representations regarding the general condition of the Company, its management or its future ability to meet its obligations, that neither we nor any of our officers, employees and agents shall have any liability or responsibility in connection herewith.

Best regards,

Executive Director

THE INFORMATION IN THIS LETTER IS PROVIDED AT THE REQUEST OF TRANE TECHNOLOGIES. THIS LETTER AND ANY INFORMATION PROVIDED IN CONNECTION THEREWITH ARE FURNISHED ON THE CONDITION THAT THEY ARE STRICTLY CONFIDENTIAL, THAT NO LIABILITY OR RESPONSIBILITY WHATSOEVER IN CONNECTION HEREWITH SHALL ATTACH TO JPMORGAN CHASE BANK, N.A., ANY OF ITS SUBSIDIARIES AND/OR AFFILIATES, OR ANY OF THEIR OFFICERS, EMPLOYEES OR AGENTS, THAT THIS LETTER MAKES NO REPRESENTATIONS REGARDING THE GENERAL CONDITION OF THE SUBJECT, ITS MANAGEMENT, OR ITS FUTURE ABILITY TO MEET ITS OBLIGATIONS, AND THAT ANY INFORMATION PROVIDED IS SUBJECT TO CHANGE WITHOUT NOTICE. ALL PERSONS ARE INFORMED THAT THIS RESPONSE IS A STRICTLY CONFIDENTIAL RESPONSE TO A REQUEST AND MAY BE INCOMPLETE. ANY STATEMENT ON THE PART OF JPMORGAN CHASE BANK, N.A., OR ANY OF ITS OFFICERS, AS TO THE RESPONSIBILITY OR STANDING OF ANY PERSON, FIRM OR CORPORATION, OR AS THE VALUE OF ANY SECURITIES, IS GIVEN AS A MERE MATTER OF OPINION FOR WHICH NO RESPONSIBILITY, IN ANY WAY, IS TO ATTACH JPMORGAN CHASE BANK, N.A. OR ANY OF ITS OFFICERS. FURTHERMOEW, NO OFFER OR SOLICITATION ON OUR PART WITH RESPECT TO THE SALE OF PURCHASE OF SECURITIES IS INTENDED OR TO BE IMPLIED.

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Years in Business

Trane has been manufacturing world-class HVAC equipment for over 100 years.

Unique Approaches or Techniques Developed and Used by Firm

Trane began in 1885 as a family plumbing business in La Crosse, Wisconsin. Joined by his son Reuben, a mechanical engineer, James Trane developed an innovative low-pressure steam heating system. By 1913, the family had incorporated as The Trane Company. Over the next hundred years, Trane established its position as a pioneer in climate control by patenting its first air conditioner in 1931 then launching the Turbovac, a new type of water chiller that fundamentally altered the industry's approach to large-building air conditioning systems. These early innovations paved the way for Trane's industry-leading commercial air conditioner, CenTraVac™— the highest efficiency, lowest emissions, most reliable chiller on the market. Today Trane is an HVAC OEM operating worldwide, providing products and services unmatched in the industry. Just a few of Trane's unique approaches include:

- Building automation systems providing continuous commissioning
- Design, and energy simulation software used by many of the world's top design firms
- Intelligent systems that can help provide predictive failure analysis
- P3 partnerships providing educational opportunities,
- Thermal storage systems allowing load shedding and off-peak utility optimization
- Innovative partnerships with VRF technology

Lines of Business: Trane Services

Trane Services help optimize building performance by connecting building and machine data to deliver the knowledge and power needed to manage buildings. Our offerings include:

ENERGY & SUSTAINABILITY

- **Energy Conservation Measures** Trane has been an accredited Energy Services Company (ESCO) since 1999 and has **executed almost $3.5 billion in guaranteed Energy Savings Performance Contracting (ESPC) work**. We solve energy problems holistically with top digital and analytical tools, engineering expertise, and a full portfolio of products and services. ESPC projects allow building owners to pay for significant building upgrades that improve energy efficiency via future energy savings that are guaranteed by Trane, eliminating the need for a significant capital expense. In addition to our work in the Commercial/State & Local/K-12/Higher Education vertical markets, Trane has been a Trane® has been a qualified DOE ESCO since 1999 and has implemented Federal ESPCs for the Defense Logistics Agency, Department of State, Navy, Army, Air Force, US Forest Service, US Geological Survey, and the General Services Administration.
- **Energy Monitoring & Analysis** Trane uses intelligent tools to monitor, track, predict, and optimize building operations. We offer a complete energy management solution that delivers improved building performance and reduced operating costs. Trane's software-driven energy

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load management and predictive analytics tools forecast, plan, and manage energy consumption to avoid higher electricity prices. Trane Intelligent Services has four major components:



Building Performance

Trane building professionals analyze data and equipment behavior in the context of the overall system, discovering hidden information and opportunities for improvement.



Energy Performance

Trane professionals maintain 24/7 watch over your critical building systems, proactively detecting issues and analyzing alarms, and initiating responses according to your specific rules of engagement.



Active Monitoring

Trane Energy Optics® and Trane Energy Analyzer—illustrate your building's energy use. Because if we can see a problem, we can change it.



Energy Assessment

Trane's cloud-based building energy management system (BEMS) service uncovers energy waste in every corner of your building.

- **Active Energy Management** Trane develops and implements integrated Active Energy Management programs that can lower energy costs, build sustainability, and reduce dependence on the electrical grid.
    - Renewable Energy & Distributed Energy Resources Trane can develop distributed energy resources (DER) to improve sustainability and resilience. Our services include onsite installations and renewable energy purchasing strategies, including virtual power purchasing agreements (VPPA). Trane's dedicated Renewable and Resilient Energy and Power Systems Team can implement solar PV, solar hot water heating, rainwater harvesting, biomass heating plants, geothermal heat pumps, cogeneration biogas, water/wastewater, and smart grid technology.
- **Financing & Energy Services Contracting** Trane's Financing Group provides expertise in grants, utility rebates, performance contracts, energy services agreements, and public-private partnerships that fund sustainability programs. Trane experts help customers select the best tool for their goals. Trane experts also help customers increase their buying power as part of a purchasing cooperative or group. Trane is a member of the nation's leading cooperative and group purchasing organizations supporting public, non-profit, and health care organizations.

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OPERATE, MAINTAIN & REPAIR



- **Connectivity and Cloud Services** Trane provides secure and scalable solutions via Trane's building optimization tools that reduce operating costs and improve comfort and efficiency. Trane Connect is a cloud-based customer portal that offers secure, firewall-protected access to building systems for remote monitoring and routine maintenance. Trane's Tracer Ensemble Building Management System is a premier web-based building management system that eliminates the complexity of managing multiple building systems across multiple sites. Tracer manages sites from a PC, tablet, or smart phone. Trane works closely with IT teams to help ensure our connected building management systems provide secure access for authorized users, and only authorized users. Trane provides seamless integration of any open standard protocol building system so that sub-systems work together and share vital information.
- **HVAC System Management** Trane develops warranty and maintenance programs that improve budget planning, save energy, and minimize downtime. Offerings include start-up services to ensure a new system is performing to spec., service agreements to extend system life, extended warranties that provide longer duration/comprehensive coverage, and predictive services to detect issues early.
- **HVAC System Repair** Trane provides locally based, factory-trained technicians to service Trane systems as well as any other brand of HVAC equipment.
- **Rental Solutions** Trane Rental Services provides 24/7/365 local service, engineering expertise and an expansive fleet of rental chillers, air conditioners, cooling towers, air handlers, portable heaters, power generators, and ancillary products for planned or unplanned, simple, or complex, and short- or long-term needs.
- **Parts and Supplies** Trane Supply provides HVAC service professionals with parts, supplies, and replacement equipment to help them serve their customers via a network of more than 360 locations throughout the United States and Canada.

DESIGN, UPGRADE & MODERNIZE



- **Upgrading Existing Equipment** Trane upgrades help HVAC systems operate more efficiently and environmentally friendly. Typical upgrades include controls, variable frequency drives, and refrigerant conversions.
- **Building Systems Design and Upgrades** Trane maintains high performing buildings by keeping building automation, HVAC, lighting, and central plants up to date with the latest BAS innovations.
- Trane has expertise in Central Plant Design. Examples include:
    - Clemson University Central Energy Plant, Clemson, SC – Feasibility Study, Design, Construction

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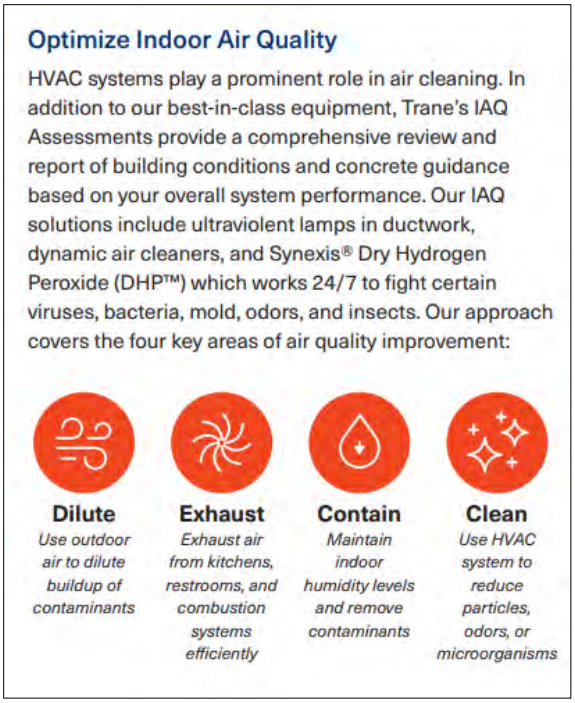
- Georgia World Congress Center, Atlanta, GA – 30 MBTU of new condensing boilers and a new Central Energy Plant that includes new energy efficient chillers, boilers, and pumping systems.
- Hillsborough County Central Energy Plant, Tampa, FL – Design, Construction, Operation and Maintenance of a 3,900-ton central energy plant with 84 thermal ice storage tanks and extensive underground piping system connecting seven county buildings.
- Pinellas County Central Energy Plant, Clearwater, FL – Feasibility Study, Design, Construction, and Operations and Maintenance
- Pueblo County Courthouse, Pueblo, CO – EarthWise® Ice-Enhanced, Air-Cooled Chiller Plant
- Tampa Housing Authority and Bank of America Development, Tampa, FL – Encore Central Energy Plant

- Trane has experience working with municipal owners and their design consultants on Wastewater Treatment Plant Equipment and Maintenance projects. Examples include:
  - City of Bremerton, WA, Wastewater Treatment Plant
  - City of Lakota, WA, Wastewater Treatment Plant
  - City of Lynwood, WA, Wastewater Treatment Plant
  - City of Monroe, WA, Wastewater Treatment Plant
  - City of Santa Rosa, CA, Wastewater Treatment Plant
  - LOTT Cleanwater Alliance, Budd Inlet, Tacoma, WA, 335kW digester methane gas driven cogeneration systems and Treatment Plant

- **HVAC System Retrofits** Trane evaluates whether a retrofit or replacement will provide the better return on investment. Trane provides the service and support from conception to completion to select the ideal equipment and controls for buildings and can implement the installation as mechanical contractor.
- **Indoor Air Quality (IAQ)** Trane's IAQ Assessments include a fact-based, comprehensive review of building results and a straightforward report of condition. We can make recommendations on how to improve building air quality to meet the latest industry guidelines and implement the changes. Trane also provides ongoing IAQ monitoring. Trane's system improvements meet industry guidelines and reduce energy costs. Our solutions include:
  - Ultraviolent Lamps in Ductwork to prevent microbial buildup on air filters, cooling coils, drain pans, and duct surfaces.



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- Dynamic Air Cleaners to ensure that your HVAC system not only heats and cools—but cleans the air.
- Synexis® Dry Hydrogen Peroxide (DHP™) to fight viruses, bacteria, mold, odors, and insects.

Trane's recent K-12 IAQ experience includes:

- City of Des Peres, MO
- San Felipe Del Rio Consolidated Independent School District, TX
- Mason Public Schools, MI

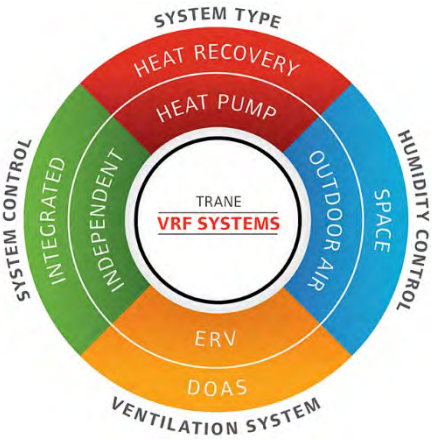
The following K-12 IAQ initiatives were completed under Trane's OMNIA agreement:

- Normandy School District, MO
- Muhlenberg County Schools, KY
- Danville Independent Schools, KY
- Webster County Schools, KY

Lines of Business: Trane Building Systems and Technologies

VARIABLE REFRIGERANT FLOW (VRF) AND DUCTLESS SYSTEMS

Variable Refrigerant Flow (VRF) technology is taking the HVAC industry by storm. VRF technology is a popular choice for a variety of building sizes and uses by offering higher energy efficiency, smaller footprints, and greater flexibility. Additionally, VRF heat pumps and heat-recovery systems are popular strategic electrification solutions as part of the greater drive towards the decarbonization of HVAC systems.



Trane has paired applications knowledge and expertise with its extensive equipment and controls offerings to provide variable refrigerant flow (VRF) systems solutions. This fully integrated, high-performing HVAC system solution is designed to deliver customized comfort throughout any commercial space. Regardless of the capacity, energy efficiency, functionality, or performance-monitoring requirements, our VRF Systems Solutions, featuring Trane® / Mitsubishi Electric VRF Technology, are designed to exceed the comfort and sustainability goals established for commercial building projects.

- **N-Generation CITY MULTI® VRF** Trane® / Mitsubishi Electric VRF products include a variety of outdoor units, indoor units, ventilation solutions, controls, and more to design a complete VRF system for any building.
- **Trane®/ Mitsubishi Electric P Series** Ductless, boundless, and full of Potential, the P Series systems are highly efficient and the right solution for your light commercial applications. Outdoor cooling units. Indoor units. Ductless controls.

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- **Nv Series Zoned Cooling and Heating Solutions** Ductless with a difference, the Nv series affords user-friendly, zoned cooling and heating solutions for single- or multi-room applications.
- **Nv Series Zoned Cooling and Heating Solutions** Ductless with a difference, the Nv series affords user-friendly, zoned cooling and heating solutions for single- or multi-room applications.

CHILLERS — LEGENDARY RELIABILITY, QUIET SOUND, AMAZING ENERGY EFFICIENCY.

- **Comprehensive Chilled Water Systems** Trane's comprehensive chilled-water systems employ best practices in chiller plant design that align with current industry guidance for achieving high performance cooling, heating, and ventilation, all while reducing first cost.
- **Comprehensive Chiller-Heater Systems** Trane Comprehensive Chiller-Heater systems — featuring electric heat pumps — provide cost-effective, energy-efficient, reliable cooling and heating, while reducing carbon emissions. Ideal for larger buildings, especially those with a central plant, these pre-engineered system solutions make electrified HVAC systems easier to specify and implement.
- **Intelligent Variable Air Systems** Our Intelligent Variable Air systems simplify the design and implementation of systems that HVAC designers typically consider complicated and time-consuming. With new technologies and optimized controls, these systems are 20% to 30% more efficient than traditional multiple-zone VAV systems.
- **Water-Cooled Chillers** We have optimized our fleet of water-cooled chillers to help customers maximize efficiency, benefit the environment, and reduce operating expenses. With HVAC costs making up 40% of commercial building energy consumption, the right chiller represents an incredible opportunity to reduce the energy intensity.
- **Air Cooled Chillers** High efficiency and low noise are the hallmarks of all Trane's air-cooled chillers. Our robust portfolio features a wide operating map, so you can find the just-right solution for your building. We offer an array of tonnage sizes, efficiencies, and performance features to meet your requirements. Whether you need a classic chiller with dependable performance or an environmentally conscious chiller with next generation refrigerant, there's a Trane model for every customer.
- **Modular Chillers** MiniMod™, SuperMod™, PolyTherm™ and Manhattan™ Gen II chillers represent the line-up of Trane's modular chillers. Trane is committed to manufacturing products that are highly efficient, reliable, serviceable and cost effective. Our proven performance is backed by careful engineering.
- **Cold Generator Scroll Chillers** The Cold Generator Scroll Chillers are a family of traditional capacity and compact expandable capacity Scroll chillers suitable for a range of comfort and process cooling applications. Concise footprints and doorway friendly design make them an ideal solution for new construction, retrofit and replacement applications

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TRANE® PACKAGED UNITS AND SPLIT SYSTEMS

Whether for a large data center, a complex commercial concern or a small business, Trane offers sustainable options to deliver customized comfort and efficiency.

- **CoolSense® Integrated Outdoor Air Systems** The CoolSense® pre-packaged HVAC design system combines a dedicated outdoor-air system (DOAS) with chilled-water sensible-cooling terminal units to deliver a flexible, energy-efficient solution that enhances comfortable spaces and simplifies maintenance.
- **Intelligent Variable Air Systems** Trane Intelligent Variable Air systems simplify the design and implementation of systems that HVAC designers typically consider complicated and time-consuming. With new technologies and optimized controls, these systems are 20% to 30% more efficient than traditional multiple-zone VAV systems.
- **Zoned Rooftop Systems** Ideal for small buildings, Trane® Zoned Rooftop Systems provide cost-effective options to increase comfort and energy efficiency, while simplifying operation and maintenance. These packaged systems make advanced functionality affordable and easy for non-technical users to operate.
- **Rooftop Units** Small to Large Commercial Rooftop Units: 2 - 162 Tons. Our broad portfolio of solutions can meet any building's footprint requirements and are easy to install and maintain.
- **Split Systems** Trane offers the broadest selection of split system components. Design the system you need for a corner retail shop, light commercial application, office building, hotel, school and more. Choose from gas furnace and indoor coil options for smaller buildings to a full line of air handler units and compressors with capacities from 6 - 120 tons.
- **Self-Contained Systems** For new construction or retrofit, Trane self-contained HVAC systems are a great fit. Some projects can make installation of HVAC systems tricky. With a complete line of self-contained HVAC systems from 20 - 110 tons of capacity, Trane can satisfy any new construction or retrofit application with reliable, energy efficiency comfort.
- **Water Source Heat Pumps** Fully compatible with geothermal technology, Axiom™ water source heat pumps from Trane offer higher efficiencies — up to 40 EER on select configurations — than other conventional heat-pump technologies, along with precise space heating and cooling capabilities for superior comfort. Available eFlex variable-speed control minimizes on/off system cycling, temperature swings, noise, and energy use. Axiom™ durability, performance and efficiency means exceptionally low life-cycle costs to boot. Building owners can also take advantage of a 10% federal tax credit on qualifying installation costs if geothermal system placed in service before Jan. 1, 2022.
- **Dedicated Outdoor Air Solutions** Trane® dedicated outdoor air systems condition 100 percent outdoor air — improving indoor air quality, controlling relative humidity, and reducing the load on other HVAC equipment in a building.

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AIR HANDLERS, TERMINAL DEVICES, VAV AND FAN COILS

- **CoolSense® Integrated Outdoor Air Systems** The CoolSense® pre-packaged HVAC design system combines a dedicated outdoor-air system (DOAS) with chilled-water sensible-cooling terminal units to deliver a flexible, energy-efficient solution that enhances comfortable spaces and simplifies maintenance.
- **Terminal Devices** The Trane® portfolio of fan coil, unit ventilator and blower coil solutions are designed to make installations faster and easier, and to maximize HVAC system performance. Using advanced technology, these systems reliably and efficiently deliver the comfort your building occupants need. We are the only manufacturer that offers factory-commissioned, single-zone VAV systems integrated with Tracer® UC400 controllers, delivering up to 66 percent higher efficiency, temperature stability, quiet operation, and dehumidification advantages for varying-occupancy spaces. Trane fan coil, unit ventilator and blower coil solutions deliver efficiency and comfort to a wide variety of buildings, applications, and people — quietly and dependably — day after day, year after year.
- **Sensible-Cooling (DOAS) Terminal Units** These terminal units reduce energy use and operating costs with Electronically Commutated Motor (ECM) and modulating airflow control algorithms. Trane sensible-cooling terminal units are constructed with a 10.5 inches casing height and are an excellent choice when plenum spaces are tight.
- **Variable-Air-Volume Units** VariTrane™ variable-air-volume units (VAV) are among the industry leaders in quality and reliability and are designed to meet the specific needs of today's applications. This generation of VariTrane units builds upon Trane's history of quality and reliability and expands the products into one of the most complete variable-air-volume units offering in the industry. Our units feature rugged variable-air-volume units construction, are available in several different profiles to suit the space available, and all utilize digital controls for energy-efficiency and to facilitate interface with building management systems.
- **Performance Climate Changer® Air Handlers** Trane® Performance Climate Changer® air handlers can help HVAC systems achieve higher energy efficiency and indoor air quality while reducing maintenance requirements – adding life to buildings and improving the lives of people within them. From the most straightforward needs to wide-ranging demands for air cleaning, dehumidification and energy savings, there's a Trane Performance Climate Changer® air handling unit to deliver everything your project requires.
- **Air Handler Technologies** Trane continually invests in air handler research and development of new products to adapt the changing needs of today's HVAC market. Our focus on whole systems has led to the design of many custom options that can be incorporated into standard cataloged air handler, providing a more cost-effective solution than a completely custom-built unit. These custom-engineered air handler solutions are offered as offered as factory-packaged specials that deliver Trane quality, enable simplified on-site installation, and provide proven, tested performance. The air handler solutions address such issues as humidity control, energy recovery, special acoustical needs, air filtration and the use of optional fuel sources.

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- **Unit Heaters** The Trane electric architectural forced-air wall unit heaters combine quiet, reliable heating with an attractive cabinet design. Their ease of installation, rugged construction and architectural styling particularly suits them for space heating applications in commercial, industrial, and institutional applications. These unit heaters range from smaller room-sized electric heaters to large indoor and outdoor duct furnaces.

VARIABLE FREQUENCY DRIVES (VFD)

Trane TR200 Series drives play an important role in a system to reduce energy usage, extend motor life, optimize AC motor speed control, maximize occupant comfort, and reduce costs.

- **TR200 Series Variable Frequency Drives** Trane TR200 Series drives' support of open standard protocols make them compatible with virtually all HVAC equipment and building automation systems. They can also be ordered specifically for a project and easily installed on-site for new and retrofit applications. With a complete range available from 1½ to 1350 HP, the features and flexibility of TR200 Series drives make them ideal for stand-alone control of cooling towers, exhaust fans, pumps, and a variety of air handlers.

ENERGY STORAGE

- **Thermal Battery Systems** Trane Thermal Battery™ systems are premier HVAC plants that provide a distributed resource for our changing grid. Their ability to store thermal energy enables your building to reliably modify HVAC operations to optimize for carbon reduction or energy cost savings.
- **Thermal Energy Storage Solutions** Leveraging Trane energy storage technologies can help improve how power supply is managed, creating a more resilient energy system by increasing your building's energy agility for greater sustainability and profitability, while reducing grid dependency. Trane offers a number of energy storage solutions to help our customers meet their objectives. Solutions include thermal energy storage (ice or chilled water storage), batteries, and industrial process and flow management solutions.

PRECISION COOLING

Precision cooling is essential for mission critical applications such as data centers and indoor agriculture. With industry-leading expertise and a wide array of solutions and services, Trane — a holistic provider — can help customers ensure mission critical facilities are highly reliable, efficient, and sustainable. Trane's application engineering expertise and systems approach allows for efficient, flexible, and scalable integrated designs, meeting specific customer needs that ensure uptime and performance.

- **Precision Temperature and Humidity Control** Trane delivers a broad range of cooling capacities for mission critical applications, from a small technology room to the largest data centers –all supported by the local services organization with global footprint wherever and whenever you need it.

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Trane Building Management and Automation

At the base of every system, we provide an integrated and secure solution that meets the needs of your project or building, with the ability to optimize your HVAC equipment, lighting and more. Take back control of your building and achieve the operational excellence you and your customers are seeking.

- **Solutions for Large Buildings and Campuses** Design and manage smarter buildings. Our Tracer® Ensemble® technology provides the ultimate user experience by combining custom reporting and dashboards to view and optimize assets. Easily access alarms, setpoints, and schedules from virtually anywhere through a secure remote access. Additionally, with Ensemble you have access to Tenant Services™ and Work Order Management to maximize your occupants' comfort while minimizing stressful procedures. Tracer® SC+ with its easy-to-use Synchrony® Interface is a powerful building automation system for your facility that will integrate systems to simplify command and give you better control over comfort and energy efficiency. Lighting Solutions: control over half of your building's energy use by integrating your lighting system with one simple-to-use interface. With Air-Fi® Wireless, you can create the reliable, flexible system you want without the wires. It also allows for easy Building Automation System infrastructure updates by allowing a phased approach based on your timeline.
- **Small Building Solutions** Our Pivot® Smart Thermostat System allows you to maintain an ideal environment that works for you with an easy-to-use interface. Smart thermostat features enable you to easily manage comfort as a natural part of your day. Does your business have multiple buildings or locations? Pivot provides the ability to control multiple buildings, so your occupants can thrive in every location. Pivot® Smart Thermostat system now integrates with Tracer® Ensemble® Cloud! This new integration brings the capabilities of an enterprise management system to include buildings that are only thermostat-controlled equipment.
- **Air-Fi® Wireless Communications** A communicating and sensing technology that allows the different parts of a building system, from your HVAC and building controllers, to communicate wirelessly. Cut the wires — and get comfortable with Trane® Air-Fi® wireless.
- **Lighting Solutions** Trane has a dedicated lighting group that provides a holistic approach to procure, design, and implement lighting solutions that maximize energy conservation and save money. HVAC and lighting are two of the biggest energy users in commercial and industrial buildings. Together they consume approximately 52% of a typical building's energy use. HVAC and lighting also have many similarities in their relationship to building occupancy and use, so it makes sense to manage them holistically to maximize energy conservation. Trane's team has overseen the installation of more than $150 million annually in lighting solutions for a wide range of clients. This massive volume of lighting projects affords Trane the ability to purchase Tier 1 lighting products cost



Trane uses strictly **Tier 1** quality lighting products. Only seven of the hundreds of thousands of lighting manufacturers in the world are considered **Tier 1.**

Most of these products are made in the US, Canada, and Mexico.

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effectively. We can integrate lighting to HVAC systems via your Building Automation System (BAS).

- **Controls Solutions for Light Commercial Contractors** Bringing innovative technology and solutions to your customers is more important than ever. Achieve new levels of productivity, energy efficiency, reliability, and preparedness by partnering with Trane.

Trane Design and Analysis Software Tools

- **Design Tools** TRACE® 3D Plus Load Design, Trane® Design Assist™, VariTrane Duct Designer, Pipe Designer are among some of the applications in this portfolio.
- **Analysis Tools** Among 3 applications in this category, TRACE® 3D Plus is our next generation building design and analysis software program that delivers faster, more accurate results through a seamless workflow that closely aligns with today's building process. The latest HVAC systems and controls can be modeled quickly, precisely and with the intricacies of today's many building applications. TRACE 3D Plus is built on the U.S. Department of Energy's EnergyPlus engine and enhanced with Trane's industry leading expertise to help designers validate and interpret projects with confidence and clarity. All of these new features plus a more robust support experience to get you up and running quickly.
- **Selection Tools** Trane's product selection program formerly known as TOPSS™, is now Trane® Select Assist™. Users can now access this flexible and powerful tool on their PC, tablet, or smartphone. Our selection program guides users through the process of configuring Trane equipment to meet or exceed the project specifications.
- **Complimentary Calculators and Charts** Trane software range features a variety of free tools that make your design and analysis tasks easier. These calculators include software to calculate your potential LEED compliance.

Additional Information Advantageous to Racine County

CREATIVE FUNDING

Power Purchasing Agreements

A Power Purchasing Agreement (PPA) is typically used for renewable technologies or energy-generating infrastructure. This structure is generally considered off-balance sheet and is not debt for the end user. In this structure, Trane would install the renewable, micro-grid, or energy-generating assets and create a long-term contract with the public agency to purchase the power generated by the infrastructure installed. The capital to fund this project is provided by Trane directly or through a third-party financier or owner. The asset would then be offered to the public agency at the end of the contract term in form of a purchase option (fair market value).

This structure is advantageous because it allows the third-party owner of the asset to take advantage of depreciation and tax credits (in the case of renewables). This can significantly lower the total operating cost of the infrastructure, which makes your operating contract less costly. This financing structure is beneficial for public agencies looking to lock in a low and consistent utility rate in exchange for hosting

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energy generating assets, supports the public agencies sustainability initiatives, and is owned by a third party.

Energy Services Agreement

An energy services agreement (ESA) is an alternative that has the opportunity to be considered as credit-neutral structure from an accounting point of view. Under an ESA, a customer agrees to make contingent payments based on the energy savings or other contractual allowances realized, rather than a fixed debt-service payment. In this way, the customer is assured that the payment it makes is always less than or equal to the corresponding reduction in operating cost. As a result, there is a neutral or positive impact on your cash flow. Using an ESA assures that there is a direct relationship between the payment and the verified energy savings realized:

- This model leverages third-party ownership of an asset to be eligible for federal and state tax benefits that would not be traditionally available to the public sector
- Structured as a service contract to relieve capital budget burden
- Zero capital outlay
- Zero balance sheet impact
- Payable from operating funds
- Preserves capital and borrowing

Energy-as-a-Service (EaaS)

Similar to an ESA structure, under Energy as a Service (EaaS) model, the project assets are owned by a third party. Trane takes on the performance risk, and the customer pays for the services provided by the project. EaaS is a fee for service model designed for customers to pay per unit of energy they consume subject to the availability of the installed equipment. Much like electricity generated from a solar PPA, efficiency savings from installed equipment such as chillers, boilers, lighting, etc. can be structured much like a Power Purchase Agreement ("PPA").

The structure is outcome based with the customer receiving agreed upon key performance indicators (KPIs) and savings as applicable, and/or any combination thereof. The customer payments will be reflective of the project performance. Working with the Trane, the SPE sets a certain level of performance. If the performance isn't realized, the Trane will make up any shortfall. At the expiration of the contract, the customer will have the option of extending the contract term, paying the fair market value for the project assets, or returning the project assets to the SPE owner. The abandon in place option is at the discretion of the SPE owner. All these options will be negotiated between the parties.

Public-Private Partnerships (P3)

Under a public-private partnership (P3) model, the customer can assign to Trane or a third-party certain risks that are normally borne by the public owner under a traditional arrangement like a design-build contract. These risks include the design, construction, and maintenance of the project.

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This financing arrangement allows the customer to assign construction, performance, and maintenance risks components to a third party, while minimizing financial impacts. This can provide you with an expected and secured annual operating cost over the term of the contract. It will also spell out the end-of-term customer options.

In this public-private partnership, the delivery model requires an agreement between a public owner and a private sector partner for the design, construction, funding, and operations and maintenance of the assets by the private sector partner over an agreed upon amount of time. A P3 normally uses a performance-based methodology for the technical requirements and specifications. This allows the customer an opportunity to leverage Trane's experience and expertise to guarantee a defined level of performance of an asset throughout the life of the agreement. Financing can be a combination of equity and debt.

Under this P3 arrangement, the operations, maintenance, removal, and performance risks are wholly shifted to Trane in order to supply the credit support required by private sector equity providers. Trane can assume complete O&M responsibility with a corresponding assignment of risk, or we can offer operations management supervision –with O&M provided by your workforce with less risk transfer.

ANTICIPATION DISCOUNT PROGRAM

The Trane Anticipation Discount Program can give you the opportunity to add value to your HVAC Supplies by reducing the cost of purchase by making payment prior to shipment. With this program you can reduce your costs while financing the project at an attractive rate, gain immediate order approval and enhance your credit standing.

The Trane Anticipation Discount Program can be customized for each project you are planning, using any Trane HVAC supplies, allowing for variable payment amounts in addition to variable payment dates.

The amount of your final discount is based on a formula that incorporates several factors including payment amount, time of payment, current discount rate and sipping dates.

OPPORTUNITIES FOR K-12 ENERGY EDUCATION

As a leading global provider of indoor comfort systems and services, Trane feels a responsibility to educate students on the importance and benefits of energy efficiency. Trane has several educational opportunities for school administrators:

The BTU Crew™

Trane's **BTU Crew** is an educational program that teaches kids easy ways to save energy. The program promotes STEM careers by showing students how much fun science and energy can be. When you invest in your school's infrastructure, you invest in your students' futures as well. We can help you create a better learning environment where the school becomes a living, hands-on learning lab and provides relevant program curriculum to round out your student education with practical skills for when they graduate.



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Trane provides this feature for one building at no cost. Trane's educational emphasis:

- Teaches students of all levels the basics of energy
- Creates passion for a future career in science, technology, engineering, and math (STEM)
- Engages students in decisions impacting their school's energy use
- Builds real-life skills in technical education with industry-recognized certifications

Promotes an Early Interest in Energy and STEM

Studies show that kids can develop life-long preferences at an early age. By the fourth grade, one-third of boys and girls have lost an interest in science. By eighth grade, almost half have lost interest or deemed it irrelevant to their education or future plans.

That's why Trane's educational offerings begin early in a student's life. The BTU Crew™ encourages interest in STEM, and helps students learn how to increase energy efficiency. The BTU Crew™ is:

- Interactive and engaging
- Customizable and adaptable
- Available in Grade 4+ and Grade 8+ versions

Provides Hands-On Learning Through Digital Solutions

Easy-to-use interactive digital tools give students an engaging, visual way to learn the concepts of energy efficiency and sustainability by understanding the energy use in their own school. Students can design the dashboard metrics and track results toward energy and carbon footprint goals, giving them a deep understanding of the dynamics of energy – while advancing their analytical and problem-solving skills.

Students Gain Knowledge on Energy and Learn How to Make a Difference

Over the course of six lessons, your students will learn about energy, energy efficiency, careers, and ways to act.

- **Energy 101:** Students learn about energy, energy transformations and energy usage.
- **I Spy…Energy Efficiency:** Students learn what energy efficiency means and how to be energy-efficient through hands-on experiments.
- **Careers:** Students learn what different types of engineers do, specifically concerning energy usage.
- **Energy Audit:** Students conduct a preliminary energy audit of their school using Trane's web-based tool to view real results.
- **What's Our Energy Score:** Students analyze the results of the energy audit.
- **Expand the BTU Crew™:** Students act by presenting findings or writing a letter to a local legislator.

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NC3 – The National Coalition of Certification Centers

Trane is a proud sponsor of **NC3**, a national network of educational institutions working with industry, trade, and professional organizations to develop and implement industry driven, portable certifications. Trane's NC3 initiatives focus on technical education and workforce development in the HVAC and energy efficiency sectors. NC3 provides curriculum and associated certifications that high school students can earn. These certifications are designed for integration into an existing technical program to enhance what is already being taught. NC3 certifications can be applied across several different industries, therefore creating flexible, stackable, and relevant credentials to students and a wide variety of employers.

Integrating industry certifications into an academic course combines the best of both worlds by enhancing teacher skills, delivering the professional development that technical educators look for, and providing students with more opportunities and relevant job-ready skills.

NC3 National Signing Day

NC3, working with companies like Trane, also delivers innovation – an example being NC3 National Signing Day. This is where students, many of whom are in their last year of high school, are recognized at their chosen Technical College like how athletes sign letters of intent for Division I colleges. In this case, students are recognized for choosing to pursue a technical education.

Trane has many capabilities that make us different than our competition. We work with our education partners to strategically use everything that Trane has in our portfolio of services. Detailed on the following pages are just a few of the offerings that Trane feels would interest to school districts.

We Will Help You Spread the Good News

Trane regularly collaborates with our customers to promote projects, milestones, and results – with customer consent, collaboration, and approval every step of the way. We work with our customers to determine what, when and how to promote milestones that mutually benefit both parties and showcase a shared commitment to innovation, energy efficiency and sustainability. Sample promotional opportunities include:

- Social media posts
- News releases on key project milestones
- Joint events and speaking engagements
- Written or video case studies
- Website or annual report feature
- Customer awards and recognition

We also regularly honor customers that demonstrate the highest levels of commitment to energy efficiency and sustainability through our customer awards program, which includes our Energy Efficiency Leader Award and Climate Stewardship Award. Promotional elements for recognition vary based on customer preferences, but often include some combination of an employee or public event / award presentation; written and video case studies; news release; building tour; media outreach; and social media posts and internal employee communications.

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Here are a few examples of publicity that have resulted from similar projects.

River Trails Elementary School, Mount Prospect, IL

Daily Herald
Suburban Chicago's Information Source

River Trails District 26 honored for sustainability efforts

Daily Herald report Updated 10/19/2021 10:15 AM

River Trails Elementary School District 26 in Mount Prospect recently received a Reducing the Energy Intensity of the World Award for its sustainability commitments, including a significant reduction in energy consumption at its facilities, officials announced this week.

The award from Trane Technologies coincided with the christening of the newly renovated Prairie Trails School, Mount Prospect's first net-zero energy consumption facility. Net-zero energy consumption buildings use a total amount of energy annually that is equal to or less than the amount of renewable energy created on-site.

Prairie Trails School is on track to save more than $32,000 a year in gas and electricity costs while offering optimized indoor air quality and reliable, energy efficient performance, officials say. Solar panels, combined with other energy saving design elements, are offsetting the building's annual electricity consumption.

"The renovation of Prairie Trails School was a significant project for our district," said Lyndl Schuster, assistant superintendent for business services. "Not only did we require an upgrade to our facilities in order to best serve our students, we also wanted to remain committed to a districtwide sustainability initiative."

Williamson County Schools, TN



Presentation for Association of County Mayors in , Tennessee, *Infrastructure Improvement and Energy Conservation Program funded with Guaranteed Savings – In Tennessee*, Aug. 30, 2021, features quote about Williamson County project that Trane completed*

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"Because of TRANE, we are paying less today for utilities than we were five years ago – and we've added five new schools" Tommy Little, Williamson County Commissioner, Education Committee Chair, Williamson County, Tennessee

City of Vestavia Hills, AL



Trane's exterior lighting upgrade for the City of Vestavia Hills, AL resulted in this web site article. Trane presented the City with an Energy Efficiency Leader Award since the project cut energy consumption in NC3 – The National Coalition of Certification Centers

8. References

8. Minimum of three (3) comparable references of current work being performed. Information shall include name, phone number, fax number and email address of a person that may be contacted. Ideally, at least two (2) references will be with a government facility of similar size. Also include a brief description of the projects.

Reference 1: Roanoke City Schools

Company: **Roanoke City Schools Comprehensive Solutions and OMNIA Projects**

Address: 3601 Ferncliff Avenue NW, Roanoke, VA 24017

Contact Person: Jeff Shawver – Chief of Physical Plants

Phone: 540-853-6306

Email address: jshawver@rcps.info

Description of project:

HVAC Equipment and Products:

- Installation of VRF system at Noel C. Taylor Academy and Fishwick Middle School

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- Rooftop unit replacement at Forest Park Academy
- Boiler replacement at Roanoke Academy for Math and Science and Lucy B. Addison M.S.
- Chiller replacement at Roanoke Academy for Math and Science
- Chiller and cooling tower replacement at Lucy B. Addison Middle School
- VFDs on condenser water pumps at high schools
- Gym cooling at Lucy B. Addison M.S., Madison M.S, Garden City E.S., and Westside E.S.

Installation and Services

- Lighting upgrades including energy efficient internal and external LED lighting
- Building envelope upgrades
- Water conservation upgrades

Related Products, Solutions, and Other Services:

- Controls upgrades including Trane Intelligent Services
- Financial services
- Training
- Educational services

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Reference 2, City of Mesa Parks

Company: **City of Mesa Parks, Recreation and Community Facilities OMNIA Projects**

Address: P.O. Box1466 | 4444 | Mesa, Arizona, 85211

Contact Person: Barry Lougheed

Phone: 480-644-3732 (T), 602-350-6322 (C)

Email address: barry.lougheed@mesaaz.gov

Description of project:

HVAC Equipment and Products:

- New Chillers in several different buildings
- New HVAC equipment

Installation and Services

- Turnkey building mechanical retrofits
- Street lighting retrofits
- Closed Circuit TV (CCTV) services

Related Products, Solutions, and Other Services:

- New Trane control systems in 40+ buildings
- Hosted Ensemble
- 3rd party system integrations
- Control system services
- Lighting control systems
- Training

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Reference 3: Gateway Technical College

Company: **Gateway Technical College Indoor Environmental Quality Project through OMNIA**

Address: 1001 S. Main Street, Racine, WI 53403

Contact Person: John Thielen, Director of Capital Projects

Phone: 262-564-2597

Email address: thielenj@gtc.edu

Description of project:

HVAC Equipment and Products:

- Installed Synexis® in-room devices for Indoor Air Quality improvement

The leaders at Gateway Technical College in Southeastern Wisconsin needed to create the best possible learning environment to help their 20,000 students comfortably return to in-person learning for the fall 2021 semester. Administrators wanted to optimize indoor environmental quality (IEQ) at the college's 18 buildings spread across nine campuses. For more information click here.









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9. Proof of Performance

a. Services Bidder Can Perform

9. To further demonstrate similar experience and provide proof of performance:
    a. Include a detailed description of the Services Bidder can perform, including training, start-up and commissioning services, installation, maintenance, turn-key services, project approach to Indoor Environmental Quality (IEQ), repair services, rentals, leases, equipment upgrades, and any other services provided by the Bidder.

Trane provided service information in the Lines of Business: Trane Services (pages 23-33). Additional information is provided on the following pages.

Below is a list of categories provided under this contract and, by no means, is restricted to just these items. Detailed descriptions of training, start-up and commissioning services, installation, maintenance, turn-key services, IEQ, repair services, rentals, leases, and equipment upgrades are provided on the following pages.

HVAC Equipment and Products:

- All Trane commercial equipment including all applied, unitary, terminal units and heating products procured domestically
- Cooling Towers
- Frequency Drives
- Ductless split systems & VRF products
- Pumps
- Boilers, hot water heaters and water specialties
- Modular chillers
- Dust collection systems & servicing
- TAS packaged central plants
- Evaporcool evaporative process cooling
- Dynamic air filtration
- Genesis conversion (photo catalytic oxidation) technology
- Heat recovery air handlers
- Unit ventilators
- Trane parts in conjunction with Trane contracted repair and retrofit of existing Trane equipment as well as over the counter purchases
- Outsourcing of chilled and hot water by providing plants owned by Trane and leased to the governmental entity
- Adsil coatings as required on all HVAC equipment
- Indoor Air Quality services such as appraisals, filtration analysis and remediation

Installation and Services

- Lighting and retrofits
- Equipment startups and warranty support

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- HVAC, refrigeration, and plumbing installation including complete turnkey replacements, new construction, renovation, and new construction projects
- Included are any ancillary labor tasks, related to HVAC, refrigeration, or plumbing installations.
- Predictive maintenance such as oil, refrigerant, and vibration analysis
- Many types of repair services with coverage (full, partial, and preventive) on existing Trane HVAC equipment types as well other OEM brand names and plumbing fixtures and systems
- Remanufacturing services **including Trane's exclusive R'Newal programs**
- All turnkey contracting including engineering, architectural and general contract work as it relates to the HVAC, refrigeration, plumbing requirements, and other mechanical systems
- Municipal services including wastewater treatment plant work, pump stations, and heat transfer systems

Related Products, Solutions, and Other Services:

- Trane building automation equipment to the extent that it is coupled with installation of both new and/or retrofit of BAS systems
- Training-both local and factory providing skill building, educational programs, and certifications
- System commissioning and reporting analytics
- Many types of monitoring such as man-in-attendance, BAS remote monitoring and Intelligent Services
- Maintenance services including full and preventive maintenance contracts including time & material contracts
- Equipment modifications as it relates to either a new construction or retrofit project including custom fabrication
- Filter change outs, contract maintenance and over the counter sales
- Warranty services and extended parts and labor warranties
- Air and water balancing
- Building Automation analytics and Energy Optics programs
- Financial services such as leasing (all types), prompt pay discounting, anticipation discounting, guaranteed savings programs and long-term financing solutions.
- Site surveys of existing facilities
- Rental HVAC equipment from Trane Rental Services
- System analysis of existing facilities including modeling and payback analysis
- Project management services such as contract managing and analysis of bids and budget prioritization
- Long range school planning and facility audits
- Data management services of existing facilities via ComfortSite
- Estimating resources for budgeting of projects
- Engineering and architectural services such as MEP, structural and civil
- Contracting for packaged enhanced solutions
- Facilities Management program
- Airport HVAC systems including localized jet-bridge air conditioners

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TRAINING

Trane offers a variety of training programs to choose from. These can be conducted at your location, at a nearby Trane office, at our national training centers, or through training manuals. We can include any combination of these resources, depending on your preference.



Our course instructors have strong controls and HVAC service backgrounds. They draw on the expertise of Trane applications engineers, product engineers, technical support engineers and product development teams to provide the best training possible.

On-Site/Virtual Training

This training is designed around applications specific to your facilities. Examples include:

- System training to understand chillers, dehumidification, and rooftop variable air volume units.
- Controls training to obtain the best performance from your building automation system.
- Boiler plant efficiency and maintenance, lighting, and water conservation measures.
- Shadowing Trane technicians while we provide contracted maintenance services.

Office Training

Trane can customize training for your employees at our offices. This includes the material covered in our Trane University courses listed below.

Trane University

Trane University offers Building Systems and Controls training in St. Paul, MN and Technical Service training in La Crosse, WI. These courses also can be conducted at Trane offices throughout North America. In either case, our instruction will further advance your staff's understanding of systems and the interaction between various components. Well-trained facility managers and technicians will minimize service costs by efficiently identifying and correcting problems.

- ***Building System and Controls training*** offers a comprehensive portfolio of technical courses to help you effectively monitor and coordinate your HVAC equipment and systems using your Trane building automation system. This will be provided by the Controls Vendor, CSO as referenced below.
- ***Technical Service training*** offers factory training for commercial systems service, maintenance, and operation. These courses are designed to increase technician competence and confidence when servicing HVAC and controls systems.

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Trane A/C Clinics

Trane has developed several training manuals to support our in-person training efforts, including an A/C Clinic. This comprehensive course covers the fundamentals of heating, ventilating, and air conditioning. Each clinic includes a student workbook, with corresponding quiz questions/problems.

START-UP AND COMMISSIONING SERVICES

Trane has a strong local presence, and we service what we install with our own service technicians. Trane follows a process called Contracting to Service Transition, where the local Trane technicians' part of the start-up and commissioning so that they are prepared to support the facility once implemented. Our strong local presence and this process using our own service technicians allows us to have the fastest possible response times when a need for service should arise. In addition to providing on-site service from our local team, Trane local remote monitoring capabilities and can leverage the data that we gather with the knowledge of the Trane technicians and account team that are responsible for your facility. This approach adds to Trane's ability to provide fast and proactive service, at times identifying and starting to resolve issues prior to the customer knowing about it. Trane's maintenance services include:

- **Elite Start Services** – Give your new system the assurance of optimal performance and a long-life cycle
- **Repair Services** – Trane technicians can service all brands and types of HVAC units
- **Scheduled Agreement** – Periodic maintenance of systems to ensure peak operating performance
- **Select Agreement** – Added protection against unexpected equipment failures
- **Remote Diagnostics** – Ability to monitor your critical building systems remotely and quickly troubleshoot as necessary

INSTALLATION

A qualified and dedicated Project Manager (PM) is assigned to manage the day-to-day installation and construction activities at the project site in accordance with the design, costs, schedule, safety protocols, and QC process. The PM leads and manages the installation team, including subcontractors, and is responsible for Project Schedule. Trane has a nationwide resource pool of 133 construction managers available to provide support to the assigned PM.

MAINTENANCE

To help optimize the performance of your building systems, our service technicians and other professionals will assist at whatever level you desire. Whether you're installing new equipment, maintaining an existing system, or completely upgrading your infrastructure, we can provide the expertise to match your specific needs.

Choose from among the following services

- **Scheduled Agreement** – Periodic maintenance of systems to ensure peak operating performance

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- **Select Agreement** – Added protection against unexpected equipment failures
- **Remote Diagnostics** – Ability to monitor your critical building systems remotely and quickly troubleshoot as necessary

Scheduled Agreement

Under our Scheduled Agreement offering, factory authorized service technicians perform the periodic maintenance required to keep your systems operating at their peak, so you no longer must plan, schedule, or manage routine maintenance. We are fully trained to perform maintenance on Trane HVAC equipment and other brands within your facilities.

Under a Scheduled Agreement, your building systems are maintained by our knowledgeable service technicians using Six Sigma maintenance procedures to deliver the highest level of quality. Clients often experience lower maintenance costs under a Scheduled Agreement because impending equipment failures can be identified and resolved before they become major problems.

Select Agreement

With a Select Agreement, you receive all the benefits of a Scheduled Agreement, plus parts and labor coverage for maintainable equipment selected by your team – and approved by Trane.

We will work with you to select the major components and systems in your facility that you want Trane to maintain. We cover the cost of repairing your systems or replacing the pre-selected components, should they fail. We will help you consider acceptable performance ranges, reliability, and risk tolerance to determine the level of coverage you require for your HVAC maintenance needs.

Remote Diagnostics

Quickly detect failures in your building with round-the-clock monitoring from the Trane Intelligent Services center, where our building professionals provide support 24 hours a day, 365 days a year. Beyond alarm detection, Trane building professionals with deep industry expertise analyze each incoming alarm and initiate action to resolve the issue, thereby maintaining efficiency and peak performance. The ability to address some problems remotely can reduce the need for service calls – and the amount of time your staff spends on facility-related problems.

TURNKEY SERVICES

Trane creates comprehensive solutions based on a thorough understanding of your business goals as well as your infrastructure needs. With our full knowledge of the interrelated workings of your building or buildings, we can recommend adjustments in equipment and services for maximum efficiency and cost-savings. We call this corner-to-corner approach Turnkey Contracting Services.

Even before you sign a contract, Trane ranks your building's performance to see how it compares to your competitions'. Because we are the largest OEM of HVAC equipment, we have a global database of information regarding thousands of installed systems— including buildings belonging to other organizations in your industry. We can measure how your building stacks up with a roughly apples-to-apples comparison.

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Once you've contracted for Trane Turnkey Services, we customize project solutions to fit your unique operational and performance needs. An environmentally sensitive industry such as biomedical engineering, for example, may demand carefully managed temperature, humidity, air particulates or air filtration. Our solutions may also include:

- Mechanical, electrical, lighting systems specifications, retrofit and optimization
- Building lifecycle planning
- Total cost of ownership reduction through energy-saving system specifications and operating cost optimization
- Addressing environmental and operating cost concerns through enterprise energy management systems including:
- On-site generation
- Water conservation
- Energy purchasing options
- Renewable technologies
- Code and regulations compliance
- Ongoing maintenance and repair

With Trane Turnkey Contracting Services, you reduce energy and operating costs while maintaining efficient operation.

PROJECT APPROACH TO INDOOR ENVIRONMENTAL QUALITY (IEQ)

Wellsphere™ from Trane is a holistic approach to building wellness. It addresses the four elements of indoor environmental quality (IEQ):

Air Quality

Improving indoor air quality (IAQ) is one of the most effective ways to address airborne health risks in your building. Indoor pollutants can be invisible to our senses, yet harmful to our health and productivity. Trane can perform an IAQ assessment of your facilities and fully vet the three solutions that Trane currently supports:

- Ultraviolet lamps in ductwork
- Synexis (dry hydrogen peroxide gas)
- Dynamic air cleaners.

Thermal Comfort

Create an indoor atmosphere that's comfortable and stimulating while balancing your energy efficiency and sustainability needs. When the right HVAC equipment and control strategies are in place, occupants can feel more comfortable and be more productive.

Lighting

The lighting design of indoor spaces can affect peoples' mood, productivity and even the rhythms of their bodies. Today's more intelligent lighting systems have significant potential to improve safety,

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comfort, and productivity. By integrating controls over lighting and HVAC, Trane can make it easier to manage more of what is happening inside your building—from one easy-to-use user interface.

Acoustics

Good acoustic design can enhance concentration and focus by eliminating noise, improving sound privacy and much more. Trane is an industry leader in providing accurate, comprehensive acoustical data for our products and system designs within the building context. Quiet products are only the beginning of Trane's scientific approach to building acoustics.

REPAIR SERVICES

Chances are your facilities have HVAC and controls systems from several different manufacturers. Trane technicians are proficient in servicing all brands and types of HVAC and controls systems. These are among the comfort systems that our local technicians maintain, repair, or replace:

- Air filtration and air handlers
- Chillers (air-cooled and water-cooled)
- Chilled water and condenser water pumps
- Controls (digital and pneumatic)
- Cooling towers and evaporative coolers
- Condensing units
- Fans and humidification
- Motors and motor starters
- Rooftop and unitary HVAC units (electric and gas-fired)
- Variable frequency drives

Knowledgeable Trane technicians will troubleshoot your equipment using data compiled from experiences with clients around the world. They are trained to look beyond the immediate problem by also identifying weaknesses or potential areas of unreliability.

Rentals

If you need temporary cooling or other equipment during a retrofit, we have the resources in place to quickly deliver a solution. Trane Rental Services has been providing temporary equipment solutions for more than 25 years. Our fleet includes Water- and Air-Cooled Chillers, Package Air Conditioning Units, Air Handling Units, Diesel Power Generators, Oil-Free Compressed Air, Heaters, and ancillary equipment to support our customers.

You will have access to 24/7/365 customer service, equipment monitoring and technical support. With 25 locations in the United States and Canada, **we can deliver temporary equipment solutions to every major metropolitan market within hours**. In addition to providing solutions for emergency needs, we can also help customers with their seasonal supplemental needs, planned shutdowns and special events.

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LEASES

Trane's Financial Services includes leasing (all types), prompt pay discounting, anticipation discounting, guaranteed savings programs and long-term financing solutions.

EQUIPMENT UPGRADES

- All Trane commercial equipment including all applied, unitary, terminal units and heating products procured domestically
- Trane building automation equipment to the extent that it is coupled with installation of both new and/or retrofit of BAS systems.
- Lighting & retrofits
- Cooling Towers
- Frequency Drives
- Ductless split systems & VRF products
- Pumps
- Boilers, hot water heaters and water specialties
- Modular chillers
- Dust collection systems & servicing
- TAS packaged central plants
- Evaporcool evaporative process cooling
- Dynamic air filtration
- Genesis conversion (photo catalytic oxidation) technology
- Heat recovery air handlers
- Unit ventilators
- Trane parts in conjunction with Trane contracted repair and retrofit of existing Trane equipment as well as over the counter purchases.

OTHER SERVICES

- **Energy Services** - Energy Tracking, Energy Analysis, Evaluation of Potential Upgrades, demand response, rebates and other
- **System analysis** of existing facilities including modeling and payback analysis
- **Design Build Contracting** for upgrading and improving efficiency within municipal infrastructure including but not limited to city buildings, wastewater treatment plants, conveyance systems, water treatment facilities, metering system, and lighting, etc.

PRODUCTS AND BRANDS SUPPORTED BY TRANE

- Identify the manufacturer products/brands the Bidder can service and support.

While Trane is the industry expert on Trane equipment, we service all brands and most models of HVAC equipment. Trane technicians are sent to other competitive OEM schools across the industries (Carrier,

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York, etc.) for certification. Trane is a vendor-neutral company with experience installing, maintaining, and repairing a variety of products and brands including:

Products – water-cooled chillers, air-cooled chillers, air handlers, boilers, pumps, piping, cooling towers, VAV systems, variable frequency drives, constant volume systems, building energy management systems, roof top unit air handlers, make up air unit air handlers, VRF and ductless systems, building automation systems, all heating and cooling valves, air balancing, back flow/cooling/heating valves, heat exchangers, and refrigeration.

Brands – AAON, American Standard, Amana, AO Smith, Artichill, Aurora, BAC, Bard, Bell and Gossett, Bosch, Bryant, Carrier, Coleman, Daiken, Desert-Aire, Distech, Edpac, Energy Logic, Evapco, Honeywell, Hydrother, Ingersoll-Rand, Johnson Controls/York, Lennox, Liebert, Lochnivar, Marley/Evapco, Marvair, McQuay, Mitsubishi, Multistack, Paco, Patterson-Kelly, Pool Pac, Raypack, RBI, Trane, and Vertiv.

MINIMUM WORK CREW

- Stipulate the minimum work crew that will be made available at all times, ensuring timely and effective project completion. A project foreman, fluent in English, must be onsite during all construction activities and have authority to act on behalf of the Bidder. Each site work crew must have at least one journeyman assigned.

The minimum work crew is addressed based on project type. All contracting jobs will have a project foreman (typically lead mechanic) fluent in English that has the authority to act on behalf of Trane. Each site will have at least one journeyman assigned.

SUBCONTRACTOR SELECTION

- Describe how Bidder selects sub-contractors for service and/or installation and how Bidder ensures customer satisfaction related to the sub-contractors.

Trane utilizes our Subcontractor Qualification Process to formalize screening. The standard request for proposal (RFP) process includes a two-step process of pre-qualification that is managed via Appruv (https://appruv.com). Prequalification criteria includes financial stability, licenses, small business certification, resource capacity, skillset, work quality, safety rating, and legal standing. Evaluation criteria defined in the solicitation will be used to support best value selection.

All potential subcontractors complete Trane's Contractor Qualification Statement. Our Project Manager (PM), Quality Control (QC), and Environmental Health and Safety (EH&S) Specialists complete a Contractor Evaluation Form for the screening and final selection process.

Upon completion of the subcontractor qualifications, Trane follows the steps listed below to ensure best value:

- **Bid Packages**: Bid packages are prepared by the PM with support from Development Team engineers. The bid packages describe the scope of work to be performed, drawings and sketches, the nature of the bid (i.e., design build, no change order), and the bid response format (e.g., required detail, taxes, bonds).
- **Separate Walkthroughs**: Subcontractor site visits are a prerequisite. Whenever practical, we conduct separate walkthroughs with each contractor, rather than in large groups to increase engagement and questions.

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- **Multiple Bidders**: Trane solicits pricing from a minimum of three subcontractors for most scopes of work. We carefully review the list of subcontractors available, acknowledging those with proven history with Trane and our client. We then compare them to the requirements to assure they are the best subcontractors for the project.

Trane keeps tight cost controls through close oversight of subcontractors and monitors performance and quality control through onsite supervision, quality inspections, and cost and schedule progress reporting. Subcontractors participate in weekly and monthly project review meetings, and daily work progress reports showing hours worked and activities completed are required. Trane has Equipment Engineers on staff in our sales office who work with the local design engineering community daily, and these same engineers will be working with the designers for the optimal selections on Trane equipment, as well as non-Trane equipment needed for the project.

TESTING, ADJUSTING, AND BALANCING

- Describe Bidder's company's process for submitting a test and balance report for each piece of equipment installed, including items that will be covered in the test and balance report.

The purpose of testing, adjusting, and balancing (TAB) is to assure that an HVAC system is providing maximum occupant comfort at the lowest energy cost possible.

Pre-planning for TAB work includes making certain that all the necessary parties and individuals to conduct the work are onboard. The type of building and systems to be tested and a realistic evaluation of what skills the TAB technician possesses are key planning elements.

- Often, a controls specialist will be needed to operate the system for the TAB technician.
- The representatives from the original equipment suppliers may be needed as a resource, at a minimum, but for complex equipment and systems or in a new building startup a manufacturer's representative may be required at the site to operate the mechanical equipment.
- If the building has a facilities manager that individual is typically the most important participant with which the on-site TAB technicians will work. Facility managers have a substantial vested interest in ongoing customer satisfaction—the people who work or live in the building are actual end- use customers—and their satisfaction will ultimately be the key measure of success.

Occasionally, a system cannot be balanced or made to perform in accordance with the contract's design specifications regardless of the number of balancing dampers or valves that can be installed. Competent TAB technicians should be prepared for this possibility and work with the appropriate individuals to formulate recommendations as part of the final TAB report.

It should be made clear that the TAB work is not "commissioning." Most commissioning services are completed by firms having technicians experienced with each of the individual building systems—HVAC, lighting, plumbing, electrical, and security systems.

Commissioning services for any new building construction or renovation are intended to verify all the above systems—operate properly and meet performance criteria.

Commissioning also includes the testing of all building controls for each mode of operation to verify all systems are being sequenced correctly with each other and that all interlocks are functioning. The commissioning agent must document the results of each equipment test performed as it is completed.

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These firms will usually subcontract the services of an independent TAB contractor to verify HVAC system balancing as part of their more inclusive commissioning contract.

New Buildings

Testing, adjusting, and balancing of all HVAC systems in a new building is needed to complete the installation and to make the system perform as the designer intended. Assuming that the system design and installation meets the comfort needs of the building occupants, testing, adjusting, and balancing of the HVAC system fine tunes occupant comfort levels while keeping energy use to the lowest level possible. This is extremely important in this era of rising energy costs.

It is important to make sure that all factory equipment startup service has been completed before beginning any TAB work. Most specifications on new building construction usually require a factory representative to be present during the initial startup and adjustment of the mechanical equipment—central boilers, chillers, large variable-speed motor drives, and cooling towers. This initial equipment checkout is also usually required to activate the factory warranties and is not part of the TAB contractor's responsibility. After this initial startup service has been completed, the TAB contractor should be informed that the systems are operating properly, that all safety interlocks and protective devices are functioning, and the systems are ready to be balanced. The TAB phase of any building construction or renovation is intended to verify that all HVAC water- and airflows and pressures meet the design intent and equipment manufacturer's operating requirements. It is rare to find an HVAC system of any size that will perform completely satisfactorily without the benefit of final adjustments. Therefore it is considered a "best practice" for the designer to specify that TAB work be part of the overall HVAC system installation.

Existing Buildings

There are few buildings in existence that have not experienced changes in internal loads and space layout changes since they were designed and built. These buildings should periodically have their HVAC systems rebalanced to achieve maximum operating performance, efficiency, and comfort.

The TAB Technician

TAB technician designates the person in charge of the TAB work being done on the HVAC system. TAB procedures on a complicated HVAC system require that the TAB technician must be a well-trained, highly skilled, and knowledgeable individual. This person must know the fundamentals of airflow, hydronic flow, refrigeration, and electricity and be familiar with all types of HVAC temperature controls and refrigeration systems. They must also know how to take pressure, temperature, and flow measurements and be able to perform effective troubleshooting.

The TAB Team

There are TAB jobs that can be done by one person. However, many HVAC systems need a TAB team to complete the TAB work efficiently and in a reasonable time period. It is equally important that the other members of the TAB team be trained and knowledgeable in the basic fundamentals and procedures of TAB work.

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Energy Costs and Occupant Comfort

TAB work conducted on existing buildings will often hold opportunities for the attentive TAB technician to identify additional equipment or work for the system being balanced that will increase occupant comfort and decrease building operating costs. An obvious example would be the replacement of single-speed electric fan motors with newer computer-controlled equipment that can more closely follow the required airflow needs over the changing seasons and load variations. Variable-speed electric motors are a relatively new product and the older the building the greater the likelihood and potential for energy-saving and comfort-enhancing opportunity. In some instances, variable-speed motors may consume just 15% of the electricity on an annual basis as an older single-speed motor.

Another example would be when the TAB technician is asked to provide a rebalance of an individual zone due to shifts in internal use. Often, this is a good opportunity to examine the benefits of a complete review of the building's mechanical system and possibly provide complete-building TAB services. Also, changes in one building zone will often result in changes throughout or at least in other parts of the building.

TAB Instruments

Airflow Measuring Instruments

- Manometers—Used to measure pressure drops which can be translated into flow rates. Available in tube types, both U-Tube and inclined-vertical use a fluid in a tube to represent the difference in pressure between two points.
- Digital manometers—Can provide very accurate readings at very low-pressure differentials, such as across air filters and expansion cooling coils. Can automatically adjust for barometric pressure, store readings with recall in average or total numbers, and some can provide additional functions such as temperature measurements.
- Anemometers—Available in several configurations—rotating vane, deflecting vane, thermal—and used primarily to measure air velocities at registers, grilles, hoods, coils, etc.
- Flow measuring hoods—Directly measures CFM of air distribution devices.

Temperature Measuring Instruments

- Glass tube and dial thermometers—Measurement of air and fluid temperatures
- Thermocouples—Measures surface temperatures
- Psychrometers and electronic thermo-hygrometers—Determines relative humidity.

TAB Reporting Forms

The proper use of a consistent set of reporting forms assures that TAB work is being done in a systematic manner that produces documented test results that can be easily understood. The following list is an example of forms with a brief description of each to illustrate the steps in the TAB process. Each project may require fewer or more forms and steps depending upon the TAB project goals and the system complexity. Forms include:

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- **System Diagram**—A schematic that depicts the system to be tested, its major components, distribution system sizes, the quantities of flow, the location of regulating devices and terminal units and other relevant data.
- **Apparatus Test Report**—Provides details of actual measured flow rates, motor loads and other information that will be useful to compare design to actual system component performance.
- **Coil Test Report**—Used to record performance of chilled or hot water, steam, DX, or other types of energy exchange coils.
- **Gas/Oil-Fired Apparatus Test Report**—Tracks performance of unit heaters, furnaces, and boilers for use in comparison and as a supplement to factory-provided data.
- **Duct Heater Test Report**—Provides documentation of airflow rates across electric furnaces and heater coils and verifies min./max. airflow rates as per required by manufacturers.
- **Duct Transverse Reports**—Used as a worksheet for recording velocity pressures in a prescribed manner to determine actual airflow for duct— round and rectangular.
- **Air Outlet Test Report**—Provides documentation of preliminary and final air distribution devices and possible reasons for deviations from design.
- **Terminal Unit Test Report**—Used to check and document the performance of terminal units.
- **Major Equipment Test Reports**—Each major mechanical HVAC device that is present and part of the TAB project—Chiller/Packaged HVAC/Compressor/Condenser/Cooling Tower/Pump/Boiler—is tested and the results recorded according to industry-recognized procedures. Specific test requirements may be requested for any major component to verify operating performance or efficiency.
- **Instrument Calibration Report**—Documents the tested accuracy of the instruments used to conduct the TAB project.

RELEVANT CODES AND STANDARDS

- **Energy Systems Analysis & Management**—Presents an updated level of technical information necessary for energy conservation and retrofits of today's commercial facilities. This new manual provides building owners, facility managers, contractors, and system designers with the tools needed to evaluate an existing facility for energy savings potential. Items of special interest include performance contracting, CFC refrigeration regulation, and new automation system open protocols. Other topics covered include HVAC heat recovery, energy auditing, operation and maintenance, and indoor air quality.
- **HVAC Systems - Commissioning Manual**—A practical how-to guide for contractors, owners, and engineers interested in learning about commissioning for new buildings and re-commissioning for existing buildings. Separate chapters are devoted to the different levels of commissioning, including b g basic, comprehensive, and critical system commissioning. A thorough explanation of re-commissioning leads one through the preliminary investigation, survey and documentation phase, the design and installation of system modifications, and the actual re- commissioning test.

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- **HVAC Systems - Testing, Adjusting, & Balancing**—Presents the basic fundamentals, methods, and procedures, including the necessary tables and charts, to adequately balance a complete HVAC system. A tutorial on air and hydronic systems as well as equipment performance and operation, this comprehensive text covers motor operation, fan curves, pump curves, and fluid flow losses in ducts, fittings, pipes, and air terminals. In addition, variable frequency drives, direct digital control systems, lab hood exhaust balancing and the latest balancing equipment and procedures are presented.
- **TAB Procedural Guide**—The TAB Procedural Guide is intended for trained TAB technicians to assure that the appropriate procedures are employed in an effective manner. This new publication includes general as well as specific guidance for both air-and water-side HVAC system adjusting and balancing. Variable air volume, multi-zone, dual duct, and exhaust air systems are examples of the systems specifically covered and time-saving forms are included for precise record keeping during the conduct of a TAB project. The guide assists TAB technicians with preplanning and establishing teams so that energy use is minimized whether the work is done in new or existing buildings.

COMMISSIONING PLAN

- Describe Bidder's company's process for delivering a comprehensive commission plan at least two (2) weeks prior to start-up, including details of what will be covered in the plan.

This Commissioning Plan establishes the framework for how commissioning will be handled and managed on a given project and custom to that project's Scope of Work. The commissioning process is applicable anytime Trane performs work, either in a primary contracting capacity or as a sub-contractor within the projects' delivery model. The commissioning planning process begins with a kick-off meeting to determine the project's scope, breadth of work, participating trades, timelines, etc. At this meeting, the Trane Project Manager (PM) in conjunction with the Customer Agency will discuss the commissioning process, schedule, team and team member responsibilities, communication structures, and develop a general description of the systems to be commissioned. The Commissioning Plan is custom to the project's unique Scope of Work. A Commissioning Plan typically includes the following and takes place well before equipment is ordered or work begun, which could be weeks or months prior to the project's completion:

Introduction	Purpose and general summary of the Plan.
General Project Information	Overview of the project, emphasizing key project information and delivery method characteristics.
Commissioning Scope	The commissioning scope including which building assemblies, systems, subsystems, and equipment will be commissioned on this project.
Team Contacts	Project specific Commissioning Team members and contact information.
Communication Plan& Protocols	Documentation of the communication channels to be used throughout the project.

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Commissioning Process	Detailed description of the project specific tasks to be accomplished during the Planning, Design, Construction, and Tenant Occupancy Stages with associated roles & responsibilities.
Commissioning Documentation	List of commissioning documents required to identify expectations, track conditions and decisions and validate/certify performance.
Commissioning Schedule	Specific sequences of events and relative timeframes, dates, and durations.

TRANE'S APPROACH TO PREVENTATIVE MAINTENANCE

- Describe Bidder's company's scope of work for preventative maintenance work.

Trane's service team members use specific software and standard processes in place to schedule service calls, complete preventative maintenance, invoice jobs, and track inventory. With a comprehensive range of service capabilities and in-house expertise—delivered by an extensive service network always on call—Trane delivers the most reliable and cost-effective performance from day one. Once a Service Agreement is in place, Trane technicians will complete field reports that include all recommendations for maintaining a high-performance facility.

Trane's Preventative Maintenance program typically consists of four quarterly site visits: with one annual inspection and three routine inspections. The number of site visits can vary according to the system needs. By planning ahead and addressing maintenance needs on a systematic, scheduled basis, customers can virtually eliminate unplanned downtime and save a lot on repair costs. As maintenance tasks are performed, technicians record and detail each asset's condition to determine the appropriate timeframe for an inspection, cleaning, lubrication, any calibration, or adjustment, including possible part replacement.

The work performed is recorded electronically via technician's mobile device. The data is stored and backed up on a secure data network. At completion of the work, customers receive an electronic report of the tasks executed. In addition (for service agreement customers only) work reports can be accessed on a Trane customer portal (https://mybuilding.trane.com).

We're fully trained, using proprietary Six Sigma maintenance procedures, to service both Trane HVAC equipment as well as that of other brands.

Trane's industry exclusive service flow process includes detailed, documented procedures that identify steps for: safety, sequence of execution, quality control, work validation, parts, materials, tools, and environmental compliance. Where applicable, **Trane's exclusive service process meets or exceeds ASHRAE 180-2008 Standard Practice for Inspection and Maintenance of Commercial Building HVAC Systems.**

To prolong an asset's useful life and lessening the likelihood of failure, Trane offers a preventative approach that can leverage predictive technology as well as regular monitoring of your HVAC operations. Our standard Preventative Maintenance package involves planning ahead and addressing maintenance needs on a systematic, scheduled basis. However, we can add value with optional state-of

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the-art add-on services — such as Predictive Service, Active Monitoring, Critical Systems Audit, or Rental Reserve.

Trane's overall approach to Preventative Maintenance revolves around 7 Service pillars:

Knowledge Transfer

Work performed on your equipment will be documented by our technician and reviewed with you at the completion of each service visit. Trane Technicians will review operating sequences and practices for the equipment covered by the agreement and advise you of operational improvement opportunities. Concurrent with annual start-up, the dedicated Trane Technician will instruct your Facility staff on how to operate the equipment covered by the agreement.

Quality Guarantee

Trane provides a guarantee of performance based on testing conditions — as specified in both AHRI (Air Conditioning, Heating and Refrigeration Institute) and ASHRAE (American Society of Heating, Refrigerating and Air-Conditioning Engineers). Trane then backs up this performance with the industry's premier warranty and service support to ultimately provide the best value for each customer. Within the controls and automation teams, for example, Trane has adopted the mantra of "no bad jobs". This business mindset is prevalent throughout Trane — from the factory to the field sales office. Trane products have utilized several such initiatives to provide cost saving areas for customers. For example:

- **ICS (Integrated Control Systems).** The controls that come with Trane products all offer an open computer control technology protocol. This allows a client to feel comfortable that with every Trane product that is purchased, their existing Building Automation System will be able to communicate or if there is not a Building Automation System (BAS) in place, Trane can provide our BAS system **at a packaged program price**.
- **D.F.T. (Demand Flow Technology).** A mathematically based business strategy that encompasses the entire Trane organization: marketing, sales, order entry, engineering manufacturing, suppliers, and finance. Demand Flow Technology manages every aspect of the product cycle from the time the product is ordered, until it is shipped. Its sophisticated procedures ensure that customers receive fast availability of a wide selection of Trane standard products as well as custom and modified ones.

Technology

Scheduling, Service History — ComfortSite

ComfortSite — our web-based asset management system — is used for scheduling of Service calls and provides customers with free access to their Service history, technical reports, parts identification tools, product literature and other relevant information. In addition to these options, ComfortSite also enables owners to manage local parts inventory and equipment replacement plans. ComfortSite offers these advantages:

- Asset and maintenance management software
- 24/7 internet-based access
- Trane enters HVAC equipment data

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- No software integration or process changes required
- Ability to enter non-HVAC equipment into the database
- Multi-level username and password access
- Multiple output file formats available for upload

Chiller Plant Optimization



Chiller Plant Optimization validates that the chiller plant is operating appropriately. It helps manage the multiple system inputs and confirms set-up accuracy.

Advantages:

- Maintain comfort, reliability, and uptime
- Prevent premature failure of the system or components
- Identify anomalies that waste energy

Implementation:

- Review chiller plant control parameters and search for inefficiencies in cycling and stating
- Check loop tuning and provide a quote, if necessary
- Reset routines to design specifications

Predictive Service

Trane will analyze the condition of your HVAC equipment to detect physical conditions that can lead to system inefficiencies and catastrophic failures. Early detection by Trane Field Service Technicians enables you to arrange maintenance procedures and overhauls during planned downtime instead of experiencing unplanned system outages and emergency repair delays and costs.

- Infrared Thermography
- Combustion Testing
- Vibration Testing
- Eddy Current Tube Testing
- Ultrasonic Testing other than tubes, bearing, etc.
- Air Quality Monitoring
- Air Balance
- Water Balance

Energy Performance

Energy Performance provides real-time energy monitoring, displayed through a set of online dashboards and tools, to reveal where and when a building consumes energy. It provides the ongoing, real-time insight that's needed to drive measurable results. This advanced cloud-based building energy management system (BEMS) service provides visual tools and analytics that uncover hidden causes of

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energy waste. Energy Performance pairs advanced technology with the extensive expertise of Trane building professionals who recommend energy conservation measures (ECMS) based on building data.

Advantages:

- Leverage spectral analysis to visualize energy usage or demand over a select period
- Monitor building performance and view progress on sustainability goals using intuitive dashboards
- Access analytics to identify times of excessive energy consumption
- Report and track the ongoing improvements gained by proactively managing your building



Implementation:

- Cloud-based building energy management system provided through Software as a Service (SaaS)
- Access to online dashboards, reports, alerts, and trending tools
- Interpretation by technical specialists
- Real-time energy data monitoring and aggregation from multiple sources: utility meters, sub-meters, sensors and building automation system all linked to your local energy costs to track your energy spend more accurately
- Software support, online help, and documentation
- Site set-up and data

The Environment and Sustainability

Trane procedures for handling refrigerants are compliant with Federal and State laws and regulations — in respect to the proper handling, storage, and repair of leaks of ozone-depleting refrigerants as well as their substitutes, according to Environmental Protection Agency regulation 40 CFR Part 82. Trane service technicians are Universal-certified and use only certified recovery equipment.

Trane maintains and uses our Refrigerant Management Software (RMS) to capture, manage and report Refrigerant Activity. The Refrigerant Activity Report Form is used by the technician to record all

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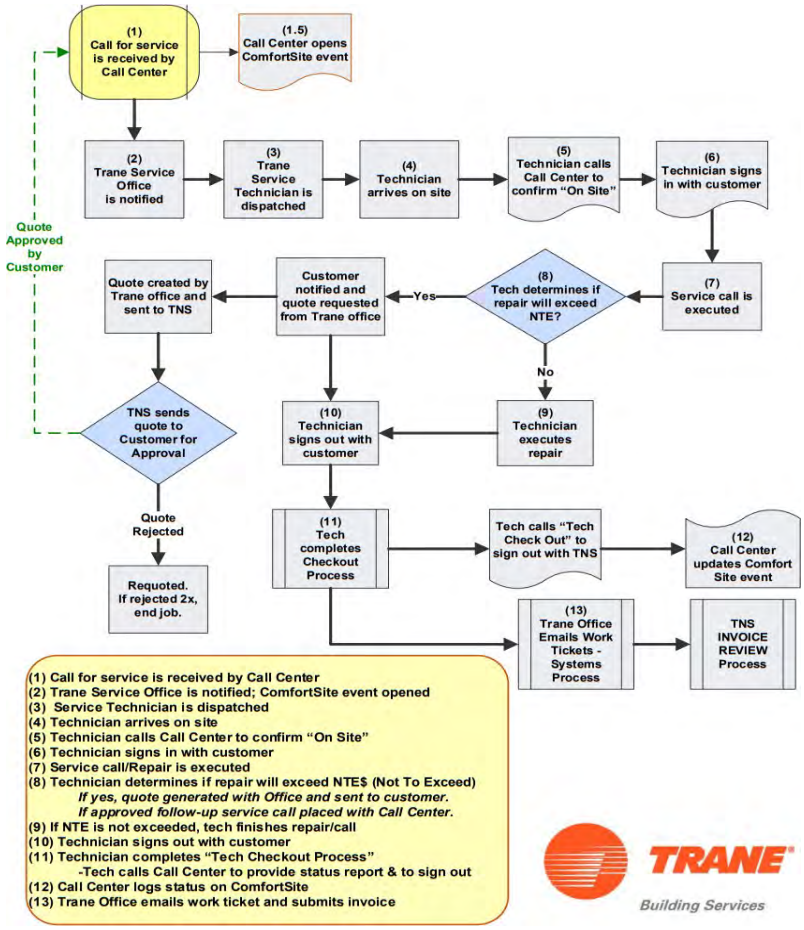
refrigerant activity that has occurred on each piece of equipment. The form data is entered into RMS after it is submitted to and checked by central office personnel. Annually, Trane prints a report from RMS of all Refrigerant activity that has occurred at each site. The report details all refrigerant activity performed by Trane Building Services Technicians for each piece of equipment and can be used to satisfy reporting requirements. In terms of Oil disposal, we remove used oil from your refrigeration units and dispose of it in accordance with applicable environmental regulations. Trane has a national contract with a leading provider of used oil services to recycle used oil, where allowed, and properly dispose of used oil which does not meet recycling requirements (in states where used oil is a hazardous waste,

Trane will remove used oil from refrigeration units for the customer to arrange disposal).

Documented Processes to Safeguard Uniform Service Delivery

All Trane personnel follow documented processes to enable and safeguard uniform service delivery.



Specific Work Steps

The following illustrates Trane's procedure for each call for service:

Emergency Response within 4 hours — 24/7, 365 days a year

Priority Emergency Response is available on a 24-hour-per-day basis. Trane is able to perform emergency services outside of normal business hours when requested. Each Trane office has its own Emergency hotline for seven (7) days a week, twenty-four (24) hours a day, three hundred sixty-five

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(365) days per year. Our goal is to answer each call within 30 seconds of receipt, 90% of the time. And our goal is to respond to all emergency calls within 4 hours or less.

Trane's team of Service technicians has a rotational, on-call schedule, and someone is always available to handle an after-hours or an emergency call.

Emergency Parts Service

Trane's Parts order system provides an ability for both emergency and rush orders. This system is unique in that it allows the flexibility of integrating rush orders into the standard order system without disruptions or excessive costs.

The State-of-the-Art Rental Reserve Add-on Service

Whether it's extra cooling needed during extreme weather conditions or a short-term replacement following an emergency, buildings sometimes require equipment to cool an indoor environment on a temporary basis. Trane Rental Services can provide fast, safe, and cost-effective solutions using modern and reliable equipment. A temporary cooling system will keep your business operational whilst you repair, replace, or upgrade your existing system. Rely on temporary solutions from the name you trust. Our team of account managers, engineers, service technicians and logistics professionals can rapidly transform the equipment you need into a smoothly functioning system that will exceed your expectations.

Every rental delivers state-of-the-art Trane equipment and expertise. We'll be your one-stop solutions provider when you are:

- Short on time — A temporary system allows you the ability to continue your business operations while you take the time to find the best permanent solution.
- Short on funds — Capital improvement budgets are shrinking these days. A rental from Trane can allow you to optimize the use of your funds.
- Risk averse — Knowing when and where temporary solutions are available can speed deployment time in an emergency and limit associated financial losses.
- Experiencing temporary spikes — A rental is a cost-effective solution for a short-term situation, such as a spike in production or peak design conditions that lasts two months or less.

Other Maintenance and Repair (OMR)

If the Technician finds an issue that needs to be fixed, they will communicate that to the customer and record their findings in a report, requesting a quote from Trane — to be approved by the customer ahead of the repair, replacement, or any other maintenance work.

Customers often opt for Trane's exclusive HVAC Rental Reserve program. The Rental Reserve Program is intended to protect against unplanned needs caused by customer's HVAC equipment outages. It is designed to minimize the impact of downtime by providing cooling system redundancy. The program provides year-round availability of rental chiller equipment within a 24-/48-hour notice to Trane — to proceed with delivery and connection of the rental equipment. Included in the price of the add-on option is a customized and executable HVAC rental emergency plan maintained by Trane as well as suitable equipment for speedy connection at the site.

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The rental emergency plan provided by Trane would contain a typical chilled water system plan, for example, where we will identify:

- Location, type, and tonnage of the rental chiller;
- Applicable electrical, chilled water, tower water connections as necessary for chiller connection;
- Necessary system upgrades to accommodate the Trane Rental chiller package

Warranties — Workmanship, Equipment

The workmanship warranty (labor portion of the Maintenance Services and Additional Work) is **90 days from the date of completion.** Trane's obligation under the Warranty is limited to correcting any labor improperly performed by Trane. Defects must be reported to Trane within the 90-day period.

The parts and equipment warranty (the material manufactured by Trane and provided to the customer in performance of the Services) is **12 months from the earlier date of equipment start-up or replacement.** Trane's obligation under the Warranty is limited to repairing or replacing the defective part at its option. Defects must be reported to Trane within the 12-month period.

Should it be necessary to replace or repair any non-Trane equipment provided by Trane as part of a service to the state, Trane will extend to the Customer the benefits of any warranty Trane receives from the manufacturer.

ADDITIONAL CHARGES FOR MAINTENANCE

- Describe and define all scenarios in which additional charges would apply outside of routine preventive maintenance.

The primary goal of maintenance is to avoid or mitigate the consequences of failure of equipment. This may be by preventing the failure before it occurs which Planned Maintenance and Condition Based Maintenance helps to achieve. It is designed to preserve and restore equipment reliability by replacing worn components before they fail. Preventive maintenance activities include partial or complete overhauls at specified periods, oil changes, lubrication, minor adjustments, and so on. In addition, workers can record equipment deterioration, so they know to replace, or repair worn parts before they cause system failure. The ideal preventive maintenance program would prevent all equipment failure before it occurs, however additional charges would apply if these parts were not included up front.

REPAIR AND UPGRADE RECOMMENDATIONS

- Describe Bidder's methodologies for assisting Participating Public Agencies with recommendations on repairs and upgrades from defining the repair/upgrade through the completion of work.

With a comprehensive range of service capabilities and in-house expertise, delivered by an extensive service network always on call, Trane service solutions ensure the most reliable and cost-effective performance from HVAC systems from day one – and on through their complete lifecycle. Once a Service Agreement is in place, Trane Technicians will complete field reports that include all recommendations for maintaining a high-performance facility. Below are descriptions of our service capabilities, from start up through advanced remote monitoring and contingency cooling.

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Start Up

Trane Elite Start™ - Commissioning service

Trane Service Engineers validate HVAC installation, following a tried and tested checklist for optimal start-up conditions, verifying, and recording design operational parameters.

Trane Extended Start - Assure the highest level of performance for the HVAC system's crucial first year. HVAC systems are typically sold with a standard factory warranty terms and conditions. Trane Extended Start goes above and beyond the standard warranty to provide eight value-added services which will create a system performance baseline.

Operate and Maintain

Genuine Parts and Repair Services - The right parts and the OEM expertise quickly available. From precision-crafted original Trane items to generic parts, Trane offers a comprehensive parts inventory with 6,500 references to answer quickly to customers' needs. Trane efficient logistics and factory authorized technicians also ensure expert replacements and fixes.

Trane Chiller Health Check Program - OEM chiller performance analysis The reliability and efficiency of a water chiller are directly related to how it is maintained and operated. Appropriate maintenance can help avoid severe malfunctions and costly breakdown. Trane Chiller Health Check Program provides the real time status and performance of equipment and recommends proactive measures to restore a safe, reliable, and efficient operation of chillers.

Trane Service Agreements - Reduce operating costs and optimize equipment life with planned maintenance from Trane. By planning and addressing maintenance needs on a systematic, scheduled basis, your client can save significantly and virtually eliminate unplanned downtime. Trane will help define the service agreements best suited to your client's applications and business needs.

Improve Cost of Ownership

Trane Select™ Contracts - Head off problems before they affect operation Four customizable HVAC service contracts designed to provide operating efficiency, maximize the system life, and help cut costs. From preventive maintenance plans to fully comprehensive solutions, Trane Select Contracts offer fixed costs making them more valuable the longer the contract period. All contracts come with free compressor coverage.

Trane Controls Services - Keeps HVAC settings fine-tuned for optimal performance. Buildings are a complex, inter-related set of systems. Over time, adjustments can change HVAC configurations that were fine-tuned on installation. Trane Controls Services offer four levels of servicing to regularly review the building control system, ensure it maintains its designed comfort level and is always up to date with your clients' current needs – operating as efficiently as possible.

Upgrade and Improve

Trane Care™ Services - Restore the performance of HVAC equipment and maximize its lifecycle. No matter where your clients' equipment is in its life cycle, Trane Care™ will turn HVAC systems into business advantages in terms of reliability, energy, and environment to help their buildings perform at its best and sustain it day in and day out. A Trane Care™ upgrade of HVAC installations will enhance

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equipment reliability, reduce operating costs, optimize equipment life, and ensure compliance with environmental regulations.

Advanced Remote Analytics

Trane Intelligent Services - Close remote building system monitoring and analysis of system trends. Trane Intelligent Services provide always-on, automated monitoring powered by a suite of leading technologies backed by Trane's team of technical experts. They give building operators high-end capability to help minimize the occurrence and severity of system failures through early detection of alarms and performance issues. Whether your clients require continuous monitoring and automated notification, monitoring plus an action plan for remediation services, Trane can provide a cost-effective solution to establish critical points, appropriate parameters, actions, and procedures.

Contingency Cooling

Trane Rental Services - Cooling solutions for all temporary needs Temporary cooling needs covered to keep your clients' businesses operational during repair, replacement, or upgrade of the existing systems: from breakdowns to extra seasonal capacity requirements, planned service work, facility renovation, specialty events and more. Trane provides fast, safe, and cost-effective solutions using modern and reliable equipment for all building purposes.

NOTIFICATION OR PERSONNEL IN FACILITY

- Describe Bidder's firm's process for notifying a Participating Public Agency when personnel are going to be in a facility, arrival and departure time and the work performed. How does Bidder handle requirements for sign-off of work prior to leaving a facility?

The Trane service coordinator notifies customer when Technician is scheduled to arrive. Upon arrival Technician checks in with designated site contact. Upon departure Trane technician reviews work and secures signature from site contact.

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b. Ability to Provide Temporary Cooling

b. Describe Bidder's ability to provide temporary cooling/chiller units.

Whether it is extra cooling needed during extreme weather conditions or a short-term replacement following an emergency, businesses sometimes require equipment to cool an indoor environment on a temporary basis. Trane Rental Services can provide fast, safe, and cost-effective solutions using modern and reliable equipment. A temporary cooling system will keep your business operational whilst you repair, replace, or upgrade your existing system. Rely on temporary solutions from the name you trust. Our team of account managers, engineers, service technicians and logistics professionals can rapidly transform the equipment you need into a smoothly functioning system that will exceed your expectations. A rental is a cost-effective solution for a short-term situation, such as a spike in production or peak design conditions that lasts two months or less.

- **Fast** - Because speed of unit installation can be extremely important to your business, all Trane rental equipment has been fitted with enhancements that save installation time.
- **Safe and reliable** - Whilst getting your system up and running is of utmost importance to your operation, safety and reliability of the equipment provided are equally important. You can depend on Trane modern equipment.
- **Cost-effective** - Whatever the application, Trane can provide a cost-effective temporary cooling solution for your organization until you are able to repair or replace your existing equipment.

Every rental delivers state-of-the-art Trane equipment and expertise. We will be your one-stop solutions provider when you are: Short on time: A temporary system allows you the ability to continue your business operations while you take the time to find the best permanent solution. Short on funds: Capital improvement budgets are shrinking these days. A rental from Trane can allow you to optimize the use of your funds. Risk averse: Knowing when and where temporary solutions are available can speed deployment time in an emergency and limit associated financial losses.



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c. Products and Services Provided by Trane

c. Describe in detail the depth of product and services Bidder provides and any related products or services being offered. Include:

Trane's products and services are provided on the "Product Information Matrix" on pages 75-92.

DESCRIPTION OF THE PRODUCTS

- A description of the Products, including all related components and parts to be provided by the major product category.

1. HVAC Equipment and Products

Chillers

- Air-cooled chillers
- Water-cooled chillers
- Compressor chillers
- Ancillary chiller water plant equipment
- Absorption liquid chillers
- HVAC Refrigeration Type- Rotary, Centrifugal, Scroll, Reciprocating, Absorption

Unitary systems that combine heating, cooling, and fan sections

- Rooftop systems
- Split systems
- Self-contained systems
- Water source heat pumps
- **Unitary** Type-rooftops, split systems, VRFs, Heat Pumps, PTACs, water- source, mini-splits

Air handling systems

- Performance air handlers
- Blowercoil air handlers
- Make-up air gas heating system
- Air handler options and air cleaning options, Type- central station-manufactured or custom makeup air, fan, filter, coil sections

Terminal devices

- Unit heaters
- Unit ventilators
- Fan coil units
- Ventilation fans and variable air volume
- Air Terminal Devices and Heating Products Type-VAV, Fin Tube Radiation/Convectors

Ductless variable refrigerant volume units

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Dedicated outdoor air systems

Replacement coils

Automation equipment

Parts and aftermarket product

- **Cooling Towers** Type- open, closed, evaporative, other
- **Pumps** Type- single stage, split case, end suction, inline, circulator, turbines
- **Invertors**
- **Boilers & Water Heaters** Type- modulating, condensing, cast iron, water tube, packaged and other
- **HVAC Specialty Products** Type - modular, outside/inside, S&T Heat Recovery, Humidity Control, Heat Wheel, Heat Pipe, Heat Exchangers

Other HVAC products

- **Indoor Air Quality Products and Devices** Type- Active polarization, non- ionizing, electronic air cleaning systems intended to replace passive filtration, any other.

2. Installation and Services

Installation of new equipment

- **Startup & Commissioning Services** Type - equipment startups, system checkouts, control verification, retro commissioning, M & V verifications, rebate auditing, other

Maintenance of existing systems

- **Service & Maintenance** Type- preventative and full maintenance contracts, man-at attendance, remote monitoring, annuals, emergency services, regulatory compliance, cleaning (e.g., duct, coils, and filters), scheduled maintenance (e.g., oil, chemical and vibration analysis) and other

Upgrading of existing infrastructure

Turnkey services

- **Installation and Turnkey Contracting** Type- retrofit, new construction, energy retrofit, controls new- and upgrade and other

Other installation and services offered by Bidder

- **Warranty Services** Type- Extended parts & labor (define maximum number of years available), delayed start-up and other
- **Professional Services** Type- Engineering, Design, Drafting, Architectural, Project Management and other
- **Site Surveys** Type- Equipment, system analysis, operational, architectural, and other

3. Related Products, Solutions, and Other Services

New, and/or retrofitting older products and solution

HVAC equipment controls

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- Type-core components, end devices, lighting, panels

Ancillary Services

Thermostats

Sensors

Energy programs

Design and analysis tools

Commissioning

Building management and/or certifications

Enterprise management

Rental and lease services

- Type-chillers, pumps, transformers, terminal units, generators, cooling towers, packaged unitary and other

Financial services

- Type- leasing, prompt, and pre-payment discounts, guaranteed savings and other

Training and/or educational services

Municipal services

Other related products and services

CATALOG OR BROCHURE TYPE INFORMATION

- A catalog or brochure type information as applicable.

Trane has detailed catalog information for all equipment. A National Line Card is provided on the following pages.

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National Line Card

PRODUCTS & SYSTEMS SOLUTIONS

TRANE



APPROACH

We take a creative approach to every project; treating each project uniquely so we can collaborate to understand objectives and goals. Trane delivers outcomes; we start from the beginning and follow the process through. Plus, we always keep indoor environment quality and energy efficiencies top of mind.

SERVICE & SOLUTIONS

Our capabilities include commercial systems, energy services & solutions, contracting, controls/building automation, rentals and service.

Trane Wellsphere™ is a holistic approach to building wellness that cultivates healthier indoor spaces. It brings together unmatched experience and expertise to take a holistic approach to optimizing building's indoor environmental quality (IEQ).

HVAC SYSTEMS
Sustainable and scalable solutions for maintaining ideal system performance

OPTIMIZED EQUIPMENT
Applied Chilled and Hot Water, Air Handling, Large and Light Packaged, VRF, VAV, Zone Terminal, Pre-Packaged Systems with Controls

RENTAL SERVICES
Promptly provides temporary, scalable HVAC and power from standard applications to complex solutions

BUILDING SERVICES
Reliable, preventative and proactive scheduled maintenance and repair by factory trained technicians

ENERGY SERVICES
Managing your energy supply and demand to reduce cost, optimize performance and improve sustainability

BUILDING AUTOMATION SYSTEMS
Making precise control easier, mobile and data-rich

TRANE TECHNOLOGIES

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Trane Building Automation Systems



Tracer® SC+
Scalable building automation system solution



Tracer Concierge®
Light commercial control system



Pivot® Smart Thermostat
Wi-Fi & Ethernet thermostat for light commercial applications



Factory & Field
Mounted BACnet® & LonTalk® Unit Controllers, Integrates with BACnet MSTP, LonTalk Certified, BACnet/IP, Modbus® Protocols



Wireless Solutions
Wireless comms, BACnet/ Zigbee®, temperature & humidity sensors

Trane Building Management Systems



Tracer® Ensemble®
Enterprise level building management software



Tracer® Synchrony®
Web-based facility management software



Tracer® Concierge®
Occupant user interface for non-technical user



Tracer® Mobile Apps
Concierge, Trane BAS Operator Suite

Trane Intelligent Services



Aggregates data collected in a building. Provides analytic tools to make real-time, near term, and long term decisions that maximize the way buildings are managed and maintained.

Lighting Solutions



Control more than half of your building energy use when you integrate Trane lighting solutions into your BAS.* The Trane difference offers increased energy savings, improved comfort and flexibility, and a higher quality design - all within your customer's budget. Lighting science can support productivity, performance, safety, and well being. Utilizing intelligent lighting solutions as your infrastructure for smart buildings unlocks the capabilities of asset tracking, contact tracing, emergency assistance, and more!

*U.S. Energy Information Administration, 2020

Trane® / Mitsubishi VRF & Ductless



N-Generation CITY MULTI®
Energy efficient, all electric VRF system available in Standard, High Efficiency, and H2i®(R) (Hyper-Heat)



Nv Series
Ductless system for maximum energy efficiency and quality control with precise zone control to distribute heat or air conditioning only to spaces in use



P Series
Light commercial ductless system for superior comfort, flexibility and reliability with precise 1:1 outdoor to indoor connections for efficient zone management



Indoor Units
A variety of indoor units available to meet any application and design requirements, including ceiling cassettes, wall mounted, concealed and more



LEV Kit
The power to connect Trane® / Mitsubishi Electric CITY MULTI® Products to Trane Air Handlers; Allows for higher airflows, higher static pressure, larger capacity, customized products, and DOAS configurations; Available in multiple tonnage sizes

Trane Precision Cooling



Single Circuit DX
Single circuit DX; vertical floor mounted; 5 - 10 Ton; tandem compressor options; EC fan technology



Dual Circuit DX
Dual circuit DX series; vertical floor mounted; 15 - 30 Tons

Centrifugal Chillers



Model TACW
Oil-free; 60 - 1400 Tons; R-134a and R-513A



Agility® Model HDWA
150 - 450 Ton; 60 Hz, 50 Hz; Symbio® 800 controller; uses either R-513A or R-134A



CenTraVac® Model CVHE
3-Stage Compressor; Symbio® 800 controller; 150 - 500 Tons; R-514A



CenTraVac® Model CVHF
2-Stage Compressor; Symbio® 800 controller; 325 - 2000 Tons; R-514A



CenTraVac® Model CVHH
Multi-stage; Dual Compressor; Symbio® 800 controller; 900 - 2000 Tons; R-1233zd



CenTraVac® Series S™ Model CVHM
Oil-Free Compressor; Symbio® 800 controller; 170 - 390 Tons; R-514A



CenTraVac® Model CDHF
Multi-Stage Dual Compressor; Symbio® 800 controller; 1450 - 3950 Tons; R-514A



CenTraVac® Model CDHH
Multi-stage; Dual Compressor; Symbio® 800 controller; 1800 - 4000 Tons; R-1233zd

Water-Cooled Chillers



Cold Generator™ Model CGWR
Scroll Compressors; 20 - 75 Tons; R-410A



Series R® Model RTWD
Helical Rotary Compressor; 60 - 250 Tons; R-134a or R-513a



Optimus® Model RTHD
Optional Variable Speed Helical Rotary Compressor; 150 - 430 Tons; R-134a; or R-513a for fixed speed only



Series R® Model RTUD
Helical Rotary Compressor with remote air-cooled condenser; 80 - 250 Tons; R-134a

Air-Cooled Chillers



Cold Generator™ Model CCAR
Scroll Compressor with Air-Cooled Condenser; 20 - 70 Tons; R-410A



Model CGAM
Scroll Compressor; 20 - 130 Tons; R-410A



Ascend® Model ACS
Scroll Compressor; 140 - 230 Tons; R-410A



Series R® RTAC
Helical Rotary Chiller; 140 - 500 Tons; R-134a



Sintesis® Model RTAF
Variable Speed Helical Rotary Compressor; 115 - 500 Tons; R-134a or next gen R-513A



Ascend® Model ACR
Free Cooling; Symbio® 800 controller; 150 - 550 Tons; R-134a



Model TACA
Oil Free Centrifugal; 60 - 440 Tons; R-134a or R-513A

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Ascend® Model ACX
Energy efficient, all electric heating and cooling; Symbio® 800 controller; 130-240 Tons; R-410A



MiniMod™
Water-Cooled; Oil Free Centrifugal; R-134a and R-513A; 60 - 135 Tons (1000 Ton Arrays)



Cold Generator™ Model CICD
Water-cooled; Heat Recovery; 20-80 Ton (600 ton Arrays)

Modular Chillers



Manhattan™ Gen II
Air-Cooled and Water-cooled Heat Pump; Heat recovery and Free Cooling; 15 - 80 Tons (800 Ton Arrays)



SuperMod™
Air-Cooled and Water-Cooled; 20 - 40 Tons (400 Ton Arrays)



PolyTherm™
Water-Cooled; Simultaneous Heating and Cooling; 30 - 60 Tons (480 Ton Arrays)

Packaged Units



Impack®
Cooling, Gas/Electric, Heat Pump & Dual-Fuel; Multiple Efficiency Levels; Up to 16 SEER; 2 - 5 Tons



Foundation®
Cooling, Gas/Electric; Adapts to Competitors Roof Curbs; 3 - 5 Tons; 7.5 - 12.5 Tons; 15 - 25 Tons



Precedent® 17 Plus
Cooling & Gas/Electric; Up to 17.5 SEER; 3 - 5 Tons



Precedent® & Precedent® with eFlex™
Cooling, Gas/Electric, Heat Pump & Dual-Fuel; Multiple Efficiency Levels ; eFlex Variable Speed Compressor; Up to 23.5 SEER; 3 - 10 Tons



Voyager® 2 & Voyager 2 with eFlex
Cooling, Gas/Electric & Heat Pump; Multiple Efficiency Levels (Up to 20.1 IEER, 12.5 - 25 Tons), eFlex Variable Speed Compressor (12.5 - 17.5 Tons)



Zoned Rooftop Systems
Pre-designed for small building comfort; Includes Precedent or Voyager rooftop unit, VAV terminal units, Tracer® Concierge™ system control & Air-Fi® wireless controls & sensors; 3 - 25 Tons



Voyager 3
Cooling, Gas/Electric; eStage™ Multi-Staged Compressors; Full & part load efficiencies; Up to 14.7 IEER; 27.5 - 50 Tons



IntelliPak® I
Cooling, Gas/Electric, Hot Water, Steam; 20 - 130 Tons; Available with eFlex Variable Speed Compressor; 40 - 75 Tons



IntelliPak® II
Cooling, Gas/Electric, Hot Water, Steam; Air-Cooled and Evaporative Condenser; Available with eFlex Variable Speed Compressor; Tracer® SC+ controls; VariTrane™ VAV terminals; 90 - 162 Tons;



IntelliPak® 3
Cooling, Gas/Electric, Hot Water, Steam; 20 - 75 Tons; Avail. with eFlex Variable Speed Compressor; Available connectivity; Symbio controller; Up to 17.8 IEER

Self-Contained Units



IntelliPak® Modular Series
Split apart construction, easy transport & installation; Factory-installed digital controls; Up to 13.9 EER, 17.9 IEER; Water Cooled 20 - 35 Tons; Remote Air Cooled - 32 Tons



IntelliPak® Signature Series
Up to 14.1 EER, 19.3 IEER; Floor by floor system; Factory-installed digital controls; Air-Cooled 20-60 Tons; Water-cooled 20 - 110 Tons



Modular Self Contained System
Smallest Footprint on the Market; Water-Cooled System; Variable speed compressors and fans; Full and part load efficiencies; Industry-leading Part Load Efficiency - Up to 20.8 IEER; 40 - 80 Tons

Water-Source Heat Pumps



Axiom™ Standard Efficiency GEH/GEV Models
Horizontal (0.5 - 15T) or vertical (0.5 - 25T); Quiet operation; Multiple airflow configurations; 0.5 - 25 Tons



Axiom High Efficiency Single-Stage EXH/EXV Models
Horizontal or vertical; Electronically Commuted Motor (ECM); Rotary or scroll compressor; 0.5 - 6 Tons



Axiom High Efficiency Two-Stage DXH/DXV Models
Horizontal or vertical; 2-Stage compressor; Deluxe sound option for quiet operation; Meets LEED EAc4 requirement; 2 - 6 Tons



Axiom Variable Speed VSH/VSV Models
Horizontal or vertical; eFlex™ Variable Speed compressors and fans; Single and three phase voltage; 2 - 5 Tons



Axiom High Efficiency Console GEC Model
ASHRAE 62 indoor air quality compliant; Quiet operation; 0.5 - 1.5 Tons



Axiom Vertical Stack GET Model
Multiple capacities & cabinet sizes; Available in PSC or ECM motors; Flexible air supply options; Integrated controls; 0.75 - 3 Tons



Axiom Water-to-Water EXW Model
Co-axial heat exchanger; Rackable modular design; 5, 10, 20 Tons



Axiom Rooftop GWS Model
Boiler/Tower or Geothermal applications; Multiple configuration options; Microprocessor controls; 3 - 20 Tons

Air Handling Units



Performance Climate Changer® - Catalog
Indoor or Outdoor; Up to 15000 CFM; 2" R-13 Foam Insulated Panels; Factory-Engineered & Mounted Controls



Performance Climate Changer® - Semi-custom
Indoor or Outdoor; Up to 60000 CFM; ; up to +/-10.0 inches w.g.; 2", R-13 or 3", R-19; Foam Insulated Wall panels; Flexible Dimensions



Trane Custom Models TCFS & TCPA
Indoor & Outdoor; 1500 - 200,000 CFM; -12.0 to +12.0 inches w.g.; Thermal Performance with R-Values up to 25

Terminal Units



Compact Vertical Blower Coil Model BCCD
Indoor; 800-2000 CFM; ECM Motors, Factory-Engineered & Mounted Controls



Blower Coil Model BCHD/BCVD
Indoor; 400 - 3000 CFM; ECM motors; Factory-Engineered & Mounted Controls



CoolSense® Terminal Unit
Up to 1300 CFM; Variable speed ECM or constant-fan speed; Tracer® UC400 controller (available with Air-Fi wireless)



VariTrane® Model VC*F
Single Duct Variable Air Volume Boxes; 25 - 8000 CFM



VariTrane® Model VDDF
Dual Duct Variable Air Volume Boxes; 80 - 8000 CFM

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VariTrane® Model VF**
Fan-Powered Variable Air Volume Boxes; 200 - 3300 CFM; Parallel or Series Configuration



VariTrane® Model LF**
Low Height Fan-Powered Variable Air Volume Boxes; 100 - 1800 CFM; Parallel or Series Configuration



VariTrane® Model VRRF
Round Inlet/Round Outlet RetroFit Variable Air Volume Boxes; 25 - 4000 CFM



UniTrane® Model FC*B
Horizontal or Vertical Fan Coil; Cabinet, Recessed or Compact Configurations; 200 - 1200 CFM



UniTrane® Model FCV
Vertical High Rise Fan Coil Units Vertical stack fan coil; 300 - 1200 CFM



Force-Flo™ Model FF*B
Horizontal or Vertical Cabinet Heater; Concealed or Recessed Configurations; 200-1200 CFM



Model VUVE
Vertical Unit Ventilators; 750 - 1500 CFM



Model HUVC
Horizontal Unit Ventilators; 750 - 2000 CFM



Model UHS/UHP
Propeller Unit Heaters; Hydronic & Steam



Model UHWA/UHAA/UHRA/ UHXA/UHEC/UHCA
Electric Unit Heaters



Indoor Gas Heating Units
Unit Heaters & Duct Furnaces

Split Systems



Split Systems
Cooling & Heat Pump; Gas, Electric, or Hot Water Heat; 1.5 - 5 Tons



Odyssey™ with Symbio®
Symbio Connectivity & phone app; Full & part load efficiencies; Up to 13.1 IEER; 6 - 25 Tons



RAUJ
Air-Cooled Condensing Units; Available with Remote Chiller Evaporators; 20 - 120 Tons



CAUJ
Air-Cooled Condensers; 20 - 120 Tons

Dedicated Outdoor Air



Horizon® DOAS
DX Packaged (Air and Water Cooled)
- Low Dew Point capability
- ERV
- AHRI 920



Mixed Air Unit
- Brings in up to 100% fresh air
- ASHRAE 90.1 compliance
- Provides adequate dehumidification at full load conditions
- Double walled-insulation with insulated base ban

Make-Up Air Gas Heating Units



Model GSAA
Indoor Gas-Fired Make-Up Air Handlers; Standard & High Efficiency; 100 - 1200 MBH



Model GRAA
Outdoor Gas-Fired Make-Up Air Handlers; 100 - 1200 MBH



Model AHOA
Packaged Air Handlers; Cooling, Make-Up Air, & Ventilation



VFD

Trane TR150/TR200 Variable Frequency Drives; 6, 12, 18 Pulse

Engineered Systems



Controls and Equipment
- Comprehensive Chilled Water
- Central Geothermal
- Thermal Battery® Air-cooled Chiller Plant
- Thermal Battery® Cooling and Heating
- Intelligent Variable Air System
- Zoned Rooftop System
- Variable Refrigerant Flow
- CoolSense® Integrated Outdoor System



Energy Services

We partner with our clients to understand how energy impacts their business and sustainability goals. Leveraging deep expertise and cutting edge technology, we help optimize energy purchasing strategies, energy sourcing, energy storage, consumption, and overall network efficiency with validated results



IAQ Solutions

Today there are more ways than ever to manage and monitor indoor air quality, while keeping your goals for cost and sustainability in sight. Trane is a leader in indoor air quality. We can help you align with air quality guidelines set by the Centers for Disease Control using innovative technologies and proven solutions



Trane Building Services

Help reduce operating costs and extend the life of your equipment with planned maintenance from Trane.

Consulting Engineer Portal



Trane offers expert HVAC systems, solutions, and support for every stage of a building lifecycle, including quick links to design and analysis tools, education and training, BIM and CAD drawings, prepackaged solutions, and energy analysis tools.
Visit www.traneengineer.com

Trane Rental Services



Water-Cooled Chillers, Air-Cooled Chillers, Temporary Power, Cooling Towers, Packaged A/C Units, Air Handlers, Portable A/C Units

Trane Creative Solutions



Customized Trane Equipment Modifications Including: Multizone Replacements, Water-Side Economizer Coils for Air-Cooled Chillers, Packaged Air-Cooled Ice Storage Systems, Acoustical Attenuation

For more information visit
trane.com/commercial

TRANE

Trane – by Trane Technologies (NYSE: TT), a global climate innovator – creates comfortable, energy efficient indoor environments through a broad portfolio of heating, ventilating and air conditioning systems and controls, services, parts and supply. For more information, please visit *trane.com* or *tranetechnologies.com*.

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PRODUCT INFORMATION MATRIX

- A matrix breaking out product information on all products, options, accessories such as product type, capacity range, standard warranty information, extended warranty information, estimated lead time/delivery time, etc.

1. HVAC Equipment and Products

Product Type		Trane Model	Link to Trane Website	Capacity Range	Standard Warranty Information	Extended Warranty Information	Est. Lead Time / Delivery Time, etc.
CHILLERS							
Air-cooled chillers	Air-Cooled Scroll Chillers	CGAM	Scroll Chiller Model CGAM (trane.com)	20 to 130 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant, Delayed Start-Up	Contact Trane Office
Air-cooled chillers	Series R Helical Rotary Chillers	RTAC	Series R® Helical Rotary Chiller Model RTAC (trane.com)	140 to 500 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant, Delayed Start-Up	Contact Trane Office
Air-cooled chillers	Sintesis Air-Cooled Chillers	RTAF	Sintesis® Air-Cooled Chillers (trane.com)	115 to 520 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant Delayed Start-Up	Contact Trane Office
Air-cooled chillers	Ascend Air-Cooled Chillers	ACS	Ascend™ Air-Cooled Chillers Model ACS (trane.com)	140 to 230 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant Delayed Start-Up	Contact Trane Office
Air-cooled chillers	Ascend Air-Cooled Chillers with Integrated Free Cooling	ACR	Ascend® ACR Chillers (trane.com)	150 to 550 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant Delayed Start-Up	Contact Trane Office
Air-cooled chillers	Air-Cooled Oil-Free Magnetic Bearing Chillers	TACA	Air-Cooled Oil-Free Magnetic Bearing Chillers (trane.com)	60 to 440 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant Delayed Start-Up	Contact Trane Office
Air-cooled chillers	Ascend Air-to-Water Heat Pump	ACX	Ascend® ACX Chillers (trane.com)	140 to 230 tons cooling; 1500 to 2500 MBh heating	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant Delayed Start-Up	Contact Trane Office
Air-cooled chillers	SuperMod	PACV	SuperMod chiller (trane.com)	10-60 to 960 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant Delayed Start-Up	Contact Trane Office
Air-cooled chillers	Manhattan Gen II	TPAC	Manhattan™ Gen II Modular Chillers (trane.com)	15 to 80 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant Delayed Start-Up	Contact Trane Office
Water-cooled chillers	Water-Cooled Oil-Free Magnetic Bearing Chillers by Arctic	ARTC	Water-Cooled Oil-Free Magnetic Bearing Chillers by Arctic (trane.com)	60 to 1500 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant Delayed Start-Up	Contact Trane Office

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Product Type		Trane Model	Link to Trane Website	Capacity Range	Standard Warranty Information	Extended Warranty Information	Est. Lead Time / Delivery Time, etc.
Water-cooled chillers	Water-Cooled Helical Rotary Chiller	RTUD, RTWD, RTHD	Water-Cooled Helical Rotary Chiller (trane.com)	80 to 450 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant Delayed Start-Up	Contact Trane Office
Water-cooled chillers	CenTraVac Water-Cooled Chiller	CVHE, CVHF, CVHH, CVHM, CDHG, CDHH, CDHF	CenTraVac Water-Cooled Chiller (trane.com)	120 to 4000+ tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant Delayed Start-Up	Contact Trane Office
Water-cooled chillers	Agility Centrifugal Water-Cooled Chiller	HDWA	Agility® Centrifugal Water-Cooled Chillers (trane.com)	175 to 425 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant Delayed Start-Up	Contact Trane Office
Water-cooled chillers	Thermafit™ MiniMod™	ACW	Trane Modular Chiller Model TACA	60 to 1000 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant Delayed Start-Up	Contact Trane Office
Water-cooled chillers	SuperMod	PWCV	SuperMod chiller (trane.com)	10-60 to 960 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant Delayed Start-Up	Contact Trane Office
Water-cooled chillers	PolyTherm	V30-V60	PolyTherm™ modular chiller (trane.com)	30 to 480 tons cooling; 450 to 7,200 Mbh heating	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant Delayed Start-Up	Contact Trane Office
Water-cooled chillers	Manhattan Gen II	TPWC	Manhattan™ Gen II Modular Chillers (trane.com)	15 to 80 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant Delayed Start-Up	Contact Trane Office
Compressor chillers	Cold Generator Scroll Chillers	CICD, CGWR, CCAR	Cold Generator Scroll Chillers (trane.com)	CCID 20 to 85 tons; CGWR/CCAR 20 to 75 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant Delayed Start-Up	Contact Trane Office
UNITARY SYSTEMS THAT COMBINE HEATING, COOLING, AND FAN SECTIONS							
Rooftop systems	Impack - 14 SEER, 15 SEER, 16 SEER	4*CC4, 4* CY4; 4* CY5; 4* CZ6	Impack (trane.com)	2 to 5 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant, 2-10 Year Heat Exchanger Delayed Start-Up	Contact Trane Office
Rooftop systems	Foundation®	EBC, GBC	Foundation® (trane.com)	3 to 5 tons; 7.5 to 12.5 tons; 15 to 25 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant, 2-10 Year Heat Exchanger Delayed Start-Up	Contact Trane Office
Rooftop systems	Voyager® 2 & 3	T*D, T*H, Y*D, Y*H; TC,TE, YC	Voyager® Rooftop Units (trane.com)	12.5 to 25 tons; 27.5 to 50 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant, 2-10 Year Heat Exchanger Delayed Start-Up	Contact Trane Office

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Product Type		Trane Model	Link to Trane Website	Capacity Range	Standard Warranty Information	Extended Warranty Information	Est. Lead Time / Delivery Time, etc.
Rooftop systems	Precedent®	TS*,YS*; TSJ,YSJ; WS*, DS*; TH*, YH*; WH*,DH*; TZ*, YZ*	Precedent® Rooftop Units (trane.com)	3 to 25 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant, 2-10 Year Heat Exchanger Delayed Start-Up	Contact Trane Office
Rooftop systems	IntelliPak®	S*HL, S*HK	IntelliPak (trane.com)	20 to 162 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant, 2-10 Year Heat Exchanger Delayed Start-Up	Contact Trane Office
Split systems	Smaller Split Systems	4TTA3, 4TTA4, 4TTA7, 4TTL6, 4TTR3, 4TTR4, 4TTR6, 4TTR7; 4YWA4, 4TWA7, 4TWL6, 4TWR5, 4TWR6, 4TWR4, 4TWR7; GAF2, GAM5, TAM6, EM4, TEM6	Split System Air Conditioners and Heat Pumps (trane.com)	1.5 to 5 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant, Delayed Start-Up	Contact Trane Office
Split systems	Gas Furnaces and coils	S8X1, S8X2, S9V2-PS, S9V2-VS, S9X1, S9X2, TDD2-9B, TUD2-9B, 4PXA-U, 4PXC-U/D, 4TXC-DS, 4TXF	Gas Furnaces and Indoor Coils (trane.com)	1.5 to 5 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant, Delayed Start-Up	Contact Trane Office
Split systems	Odyssey™	TTA, TWA, TWE	Odyssey™ Split Systems with Symbio Controls (trane.com)	6 to 25 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant, Delayed Start-Up	Contact Trane Office
Split systems	Large Split Systems	RAUJ, CAUJ	Large Commercial Condensers (RAUJ CAUJ) (trane.com)	20 to 120 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant, Delayed Start-Up	Contact Trane Office
Self-contained systems	Intellipak® Modular Series	SCW/R; SIW/R	Intellipak® Modular Series (trane.com)	20 to 35 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant, 2-10 Year Heat Exchanger Delayed Start-Up	Contact Trane Office
Self-contained systems	Modular Self Contained™	SCWM	Modular 40 to 80 Tons (trane.com)	40 to 80 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant, 2-10 Year Heat Exchanger Delayed Start-Up	Contact Trane Office
Self-contained systems	IntelliPak™ Signature Series	SC/I - W/R	Signature 20 to 110 Tons (trane.com)	20 to 110 tons WC, 25 to 60 tons AC	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant, 2-10 Year Heat Exchanger Delayed Start-Up	Contact Trane Office

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Product Type		Trane Model	Link to Trane Website	Capacity Range	Standard Warranty Information	Extended Warranty Information	Est. Lead Time / Delivery Time, etc.
Water source heat pumps	Axiom™ High-Efficiency Console WSHP	GEC	Console WSHP (trane.com)	.5 to 1.5 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant, Delayed Start-Up	Contact Trane Office
Water source heat pumps	Axiom™ Horizontal and Vertical WSHP	EXHV/DXHV; VSHV; GEHV	Axiom™ Horizontal and Vertical Water Source Heat Pumps (trane.com)	.5 to 25 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant, Delayed Start-Up	Contact Trane Office
Water source heat pumps	Trane® Axiom™ Rooftop WSHP	GWS	Rooftop WSHP (trane.com)	3 to 20 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant, Delayed Start-Up	Contact Trane Office
Water source heat pumps	Axiom™ Vertical Stack WSHP	GET	Axiom™ Vertical Stack Water Source Heat Pump (trane.com)	.75 to 3 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant, Delayed Start-Up	Contact Trane Office
Water source heat pumps	Trane® Axiom™ Water-to-Water WSHP	EXW	Axiom Water-to-Water WSHP (trane.com)	5, 10 & 20 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant, Delayed Start-Up	Contact Trane Office
AIR HANDLING SYSTEMS							
Performance Air Handlers	Catalog Air Handlers	UCCA	Catalog Air Handlers | Industrial HVAC Heating and Cooling (trane.com)	3 thru 30	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Start-up	Contact Trane Office
Performance Air Handlers	Semi-Custom Air Handlers	CSAA	Semi-Custom Air Handlers | HVAC Air Conditioning Units and Systems (trane.com)	3 thru 120	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Start-up	Contact Trane Office
Performance Air Handlers	Custom Air Handlers	CSAA, PSCA, TCFS, TCPA	Custom Air Handlers | Industrial HVAC Cooling and Heating Systems (trane.com)	10,000 to 200,000+ CFM	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Start-up	Contact Trane Office
Blower coil air handlers	Blower Coil Air Handlers	BCHD, BCVD, BCCD	Blower Coil Air Handlers | Terminal Devices, Blower Coils, Unit Heaters (trane.com)	400 to 3000 CFM	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Start-up	Contact Trane Office
Make-up air gas heating systems	Indirect Fired Make-Up Air	GGAA/GZAA	Indirect FiredMake-Up Air Gas Heating System (trane.com)	100 to 1,200 Mbh	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-10 Year Heat Exchanger Delayed Start-up	Contact Trane Office
Air handler options	Motorized Impeller Fan Array	MI	Motorized Impeller Fan Array (trane.com)	Up to 15 Fans	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Air handler options	Sensible Assisted Membrane	SAM	Sensible Assisted Membrane (trane.com)	Customized Airflow	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Air cleaning options (IAQ)	Trane Catalytic Air Cleaning System	TCATS	Trane Catalytic Air Cleaning System	3 thru 120	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office

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Product Type		Trane Model	Link to Trane Website	Capacity Range	Standard Warranty Information	Extended Warranty Information	Est. Lead Time / Delivery Time, etc.
Air cleaning options (IAQ)	CDQ® Desiccant Dehumidification	CDQ	CDQ® Desiccant Dehumidification (trane.com)	3 thru 120	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
TERMINAL DEVICES							
Unit heaters	High Efficiency Gas Heaters	HI-050 to 400	High Efficiency Gas Heaters (trane.com)	50 to 400 Mbh	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-10 Year Heat Exchanger, Delayed Startup	Contact Trane Office
Unit heaters	S & P Unit Heaters	UHSB, UHPB	S&P Unit Heaters (trane.com)	8 to 705.6 Mbh	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Unit heaters	Electric Unit Heaters	UHEC, UHXA, UHRA, UHWA, UHAA	Electric Unit Heaters (trane.com)	2 TO 100 Kw	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Unit heaters	Gas Unit Heaters	GRAA, GFAA, GSAA	Gas Unit Heaters (trane.com)	100 to 400 MBh	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-10 Year Heat Exchanger, Delayed Startup	Contact Trane Office
Unit heaters	Gas Unit Heaters	GT, GH, GA, GB, GK	Gas Unit Heaters (trane.com)	30 to 400 MBh	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-10 Year Heat Exchanger, Delayed Startup	Contact Trane Office
Unit heaters	Gas Unit Heaters	GLNE, GMNE, GNNE, GTNE, GUNE, GVNE	Gas Unit Heaters (trane.com)	30 to 400 MBh	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-10 Year Heat Exchanger, Delayed Startup	Contact Trane Office
Unit heaters	Gas Unit Heaters	GGAA	Gas Unit Heaters (trane.com)	100 to 800 MBh	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-10 Year Heat Exchanger, Delayed Startup	Contact Trane Office
Unit heaters	Gas Unit Heaters	AHAA/AHBA	Gas Unit Heaters (trane.com)	1500 to 14,000 CFM	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-10 Year Heat Exchanger, Delayed Startup	Contact Trane Office
Unit ventilators	Classroom Unit Ventilators	HUVC, VUVC	Classroom Unit Ventilators (trane.com)	750 to 2000 CFM - Horz. 750 to 1500 CFM Vert.	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Fan coil units	UniTrane® Fan Coil	FCAB, FCBB, FCCB, FCDB, FCEB, FCHB, FCJB, FCPB	UniTrane® Fan Coil	200 to 1200 CFM	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Fan coil units	Vertical High Rise Fan Coil	FCVA	Vertical High Rise Fan Coil (trane.com)	300 to 1200 CFM	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Fan coil units	Sensible Cooling Terminal Units	LDCF, LDEF, LDWF	Sensible-Cooling Terminal Devices | Terminal Device Solutions (trane.com)	4" to 8" Primary	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office

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Variable air volume	VariTrane® Round In Round Out	VRRF	VariTrane® Round In Round Out	0 to 4000 CFM	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Variable air volume	VariTrane® Single Duct Terminal Units	VCC, VCW, VCE, VDD	VariTrane® Single Duct Terminal Units	0 to 8000 CFM	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Variable air volume	VariTrane® Dual Duct Terminal Units	VCC, VCW, VCE, VDD	VariTrane® Dual Duct Terminal Units	0 to 4000 CFM	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Variable air volume	VariTrane® Fan Powered Terminal Units	VPCF, VPWF, VPEF, VSCF, VSWF, VSEF	VariTrane® Fan-Powered Terminal Units	0 to 3000 CFM	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Variable air volume	VariTrane® Low-Height Fan-Powered Terminal Units	LPCF, LPWF, LPEF, LSCF, LSWF, LSEF	VariTrane® Low-Height Fan-Powered Terminal Units	0 to 1950 CFM	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
DUCTLESS VARIABLE REFRIGERANT VOLUME UNITS							
Variable Refrigerant Flow	N-Generation CITY MULTI® VRF						
Variable Refrigerant Flow	R2 Series	R2	N-Generation CITY MULTI® VRF (trane.com)	72 to 336MBh	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Variable Refrigerant Flow	Y Series	Y	N-Generation CITY MULTI® VRF (trane.com)	72 to 432 MBh	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Variable Refrigerant Flow	S Series	S	N-Generation CITY MULTI® VRF (trane.com)	36 to 48 MBh	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Variable Refrigerant Flow	Indoor Units	TPLFYP, TPMFYP, TPCFYP, TPKFYP, TPWFYP, TPEFYP, TPVFYP, TPFFYP	N-Generation CITY MULTI® VRF (trane.com)		12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Variable Refrigerant Flow	Horizon DOAS	OAB, OAD, OAG, OAK, OAN	N-Generation CITY MULTI® VRF (trane.com)	3 to 80 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Variable Refrigerant Flow	P Series	PUY, PUZ	P Series (trane.com)	12 to 42 MBh	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Variable Refrigerant Flow	Nv Series	NTYS, NTYM, NTXS, NTSM	Nv Series (trane.com)	6 to 60 MBh	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office

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Product Type		Trane Model	Link to Trane Website	Capacity Range	Standard Warranty Information	Extended Warranty Information	Est. Lead Time / Delivery Time, etc.
DEDICATED OUTDOOR AIR SYSTEMS							
Dedicated outdoor air solutions	Trane® HorizonTM Outdoor Air Units	OAB, OAD, OAG, OAK, OAN	Horizon® Air and Water Source Heat Pumps (trane.com)	3 to 54 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Dedicated outdoor air solutions	Horizon™ Dedicated Outdoor Air Systems	OABD, OABE, OADD, OADE, OAGD, OAGE, OAKD, OAKE, OAND, OANE	Horizon® Dedicated Outdoor Air Systems (trane.com)	3 to 30 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Dedicated outdoor air solutions	Mixed Air Unit	HAEA	Mixed Air Unit (trane.com)	10 to 15 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
REPLACEMENT COILS							
Chilled and Hot Water Coils, Steam, DX	Air Heating and Cooling Coils	3W, 3U, W, WL, WP, UW, UP, 5W, WD, LL, UU, 5D, D1, D2, K, P2, P4, P8, UA, TT, T, ST, NS, N, 3F, UF, H4, FD, H3, F3	Air Heating and Cooling Coils (trane.com)	2 to 12 Rows	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
AUTOMATION EQUIPMENT							
Controls & Building Automation Systems (BAS)	Tracer® Ensemble		Tracer Ensemble Enterprise Building Management Systems (trane.com)		12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Controls and BAS	Tracer® SC+		Tracer® SC+ (trane.com)		12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Controls and BAS	Lighting Control Solutions		Lighting Solutions (trane.com)		12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Controls and BAS	Air-Fi® Wireless Communications		Air-Fi® Wireless Communications (trane.com)		12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Controls and BAS	Pivot® Smart Thermostat System		Pivot® Smart Thermostat System (trane.com)		12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office

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Product Type	Trane Model	Link to Trane Website	Capacity Range	Standard Warranty Information	Extended Warranty Information	Est. Lead Time / Delivery Time, etc.
Controls and BAS	Sensors - CO_2, Temperature, and Combination Temperature and Humidity	Sensors (trane.com)		12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Controls and BAS	Power and Energy Meters	Power and Energy Meters (trane.com)		12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
PARTS AND AFTERMARKET PRODUCT						
	Trane® OEM Parts	Trane® OEM Parts | Trane Supply				Contact Trane Office
	Chemicalsfor HVAC Professionals	Chemicals | HVAC Parts & Supplies | Trane Supply				Contact Trane Office
	Airflow and Motors	Motors, Air Flow and Drives | HVAC Parts & Supplies | Trane Supply				Contact Trane Office
	Equipment	HVAC Equipment | HVAC Parts & Supplies | Trane Supply				Contact Trane Office
	Indoor Air Quality and Filters	Indoor Air Quality | HVAC Parts & Supplies | Trane Supply				Contact Trane Office
	Controls and Electricalfor HVAC Professionals	Controls and Electrical | HVAC Parts & Supplies | Trane Supply				Contact Trane Office
	Compressors & Valvesfor HVAC Professionals	Compressors & Valves | HVAC Parts & Supplies | Trane Supply				Contact Trane Office
	Installation Supplies, Tools and Test Instrumentsfor HVAC Professionals	Installation & Testing Tools | HVAC Parts & Supplies | Trane Supply				Contact Trane Office
	Refrigerant Handlingfor HVAC Professionals	Refrigerant Handling | HVAC Parts & Supplies | Trane Supply				Contact Trane Office
	General Productsfor HVAC Professionals	General HVAC Parts | HVAC Parts & Supplies | Trane Supply				Contact Trane Office

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Product Type		Trane Model	Link to Trane Website	Capacity Range	Standard Warranty Information	Extended Warranty Information	Est. Lead Time / Delivery Time, etc.
OTHER HVAC PRODUCTS							
Energy Storage	Calmac Thermal Storage Systems	Model C & A	Thermal Energy Storage Solutions (trane.com)	C - 41 to 486 Ton-Hours, A - 41 to 162 Ton-Hours	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Start-Up	Contact Trane Office
Precision Cooling	Computer Room Air Conditioners (CRAC) Direct Expansion (DX)	CRAH, CRAC	Computer Room Air Conditioners (CRAC) Direct Expansion (DX) (trane.com)	6 thru 30 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Start-Up	Contact Trane Office
Frequency Drives	TR200 Series	TR	TR200 Series (trane.com)	1.5 to 1350 HP	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Start-Up	Contact Trane Office
Pumps	TACO Pumping Solutions (Example)	TACO	Taco Comfort Solutions | Leader in Hydronics and Pump Solutions	Custom Sizes			
Pumps	PACO Pumping Solutions (Example)	PACO	PACO Pumps | FUSION PUMP	Custom Sizes			
Cooling Towers	Baltimore Air Coil (Example)	BAC	Global | Baltimore Aircoil	Custom Sizes			
Cooling Towers	SPX (Example)	SPX	Cooling Towers - SPX Cooling Towers	Custom Sizes			
Cooling Towers	Other manufactures available						
Heat Exchangers	Alfa Laval (Example)	AL	Gasketed plate-and-frame heat exchangers | Alfa Laval	Custom Sizes			
Heat Exchangers	Other manufacturers available	EH	Shell-and-tube heat exchangers | Alfa Laval				
Packaged Chiller Plants	TAS Packaged Chilling Products	TAS	Modular Products & Solutions | (tas.com)	Custom Sizes	12 mo from start up, or 18 mo from shipment	Contact Trane Office	Contact Trane Office
Multistack Module Chiller Systems	Modular Air Cooled	ASF,ASP,ARP	Modular Solutions Air-Cooled - Multistack	Custom Sizes	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Start-Up	Contact Trane Office
Multistack Module Chiller Systems	Modular Water Cooled	MSD,MSH,MSR,MSS	Modular Solutions Water-Cooled - Multistack	Custom Sizes	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Start-Up	Contact Trane Office

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Product Type		Trane Model	Link to Trane Website	Capacity Range	Standard Warranty Information	Extended Warranty Information	Est. Lead Time / Delivery Time, etc.
Multistack Module Chiller Systems	Packaged Solutions	ASC,ASM,HSS,ACF	Packaged Solutions - Multistack	Custom Sizes	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Start-Up	Contact Trane Office
Multistack Module Chiller Systems	Maglev Solutions	ACF,MSF,MSH	MagLev Solutions - Multistack	Custom Sizes	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Start-Up	Contact Trane Office
Multistack Module Chiller Systems	Heating Solutions	ARA,VME	Heating Solutions - Multistack	Custom Sizes	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Start-Up	Contact Trane Office
Multistack Module Chiller Systems	Multipro	MP	MultiPRO - Multistack	Custom Sizes	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Start-Up	Contact Trane Office
Multistack Module Chiller Systems	Auragreen	AG	AuraGreen - Multistack	Custom Sizes	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Start-Up	Contact Trane Office
Heat Recovery Systems	Energy Recovery Systems (Example)	AE	Energy Recovery Wheels | HVAC Systems | Airxchange	Custom Sizes			
Energy Recovery Ventilator	RenewAire Energy Recovery Systems (Example)	SL-75	RenewAire Energy Recovery Ventilation - ERVs	Custom Sizes			
Boilers & Hot Water Heaters	Lochinvar Boiler Systems (Example)	CREST	CREST with Hellcat™ Combustion Technology | Lochinvar	Custom Sizes			
Process Coolers	Filtrine (Example)	PCP,POC,PC	Chiller Systems | Industrial Chiller Manufacturer | Filtrine	Custom Sizes			
Tempspec Unit Ventilators	Classroom Air Conditioners	VUD,VUF,VDT	Standard Unit Ventilators - Temspec	800 - 2000 CFM	12 mo from start up, or 18 mo from shipment	Contact Trane Office	
Tempspec Unit Ventilators	Vertical Stacked Fan Coil Units	TL,TF,TR	Vertical Stacked Fan Coil Units - Temspec	300 - 1200 CFM	12 mo from start up, or 18 mo from shipment	Contact Trane Office	
Tempspec Unit Ventilators	Filtration	Air Medic	Filtration - Temspec	Custom	12 mo from start up, or 18 mo from shipment	Contact Trane Office	
Solar Collector Systems	Solar Photovoltaics (Example)	PV	Home Solar plus Storage Solutions | SunPower	Custom			

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Product Type		Trane Model	Link to Trane Website	Capacity Range	Standard Warranty Information	Extended Warranty Information	Est. Lead Time / Delivery Time, etc.
Solar Collector Systems	Solar Thermal (Example)	ST	Solar Thermal Heating Systems (Commercial & Residential) Solar Water Heater Installers in CT (sun-windsolutions.com)	Custom			
Water Treatment	Pump replacement, reservoir upgrades/repairs, UV system repair/upgrade/replacement, chemical use evaluation/ upgrade, conveyance system upgrades/replacements, pump station upgrades/replacements including pumps, SCADA, etc. water meter replacement and infrastructure improvements		Lakota-Wastewater-Treatment-Plant (trane.com)				
KCC Products	MSP Technology	MSP	HOME | KCCCompanies	Custom Sizes	12 mo from start up, or 18 mo from shipment	Contact Trane Office	
KCC Products	Heat Exchangers	DU/DV	HOME | KCCCompanies	Custom Sizes	12 mo from start up, or 18 mo from shipment	Contact Trane Office	
KCC Products	Dehumidifiers	DU/DV	HOME | KCCCompanies	Custom Sizes	12 mo from start up, or 18 mo from shipment	Contact Trane Office	

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Product Type		Trane Model	Link to Trane Website	Capacity Range	Standard Warranty Information	Extended Warranty Information	Est. Lead Time / Delivery Time, etc.
INSTALLATION AND SERVICES							
Installation of new equipment	Startup and commissioning services						
Maintenance of existing systems	Service and maintenance						
Upgrading of existing infrastructure	Wastewater Treatment Plant design build services						
	Pump replacements, blower replacements, SCADA upgrades, clarifier overhaul and/or replacement, digester improvements or replacements, thickening system improvements or replacements/dewatering systems, process improvements/changes, aeration system improvements or replacements, piping, alternative energy including turbines, cogeneration, solar, heat recovery, membrane replacement/new installation, pump stations refurbish or build new, force main or gravity main replacement/installation, UC system installation/replacement, chemical use evaluation and amendments, VFD installation/replacement, all design build contracting services.		Lakota-Wastewater-Treatment-Plant (trane.com)				
Turnkey services	Solar photovoltaic						

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Product Type		Trane Model	Link to Trane Website	Capacity Range	Standard Warranty Information	Extended Warranty Information	Est. Lead Time / Delivery Time, etc.
Turnkey services	Wind turbines						
Turnkey services	Thermal heating systems						
Turnkey services	Alternative energy HVAC						
Turnkey services	Geothermal heat pumps						
Turnkey services	Lighting technology						
Turnkey services	Pumping systems						
Turnkey services	Microgrid						
Turnkey services	Energy storage						
Turnkey services	Solar daylighting						
Turnkey services	Biomass plants						
Turnkey services	Solar thermal domestic water heating						
Turnkey services	Solar transpired wells						
Installation and services	Retrofit, new construction, energy retrofit, controls new- and upgrade and other		Energy Conservation Measures (trane.com)				
Installation and services	Warranty Services - Extended parts & labor (define maximum number of years available), delayed start-up and other						
Installation and services	Professional Services -Engineering, Design, Drafting, Architectural, Project Management and other						

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3. Related Products, Solutions, and Other Services

Product Type	Trane Model	Link to Trane Website	Capacity Range	Standard Warranty Information	Extended Warranty Information	Est. Lead Time / Delivery Time, etc.
HVAC EQUIPMENT CONTROLS						
Equipment controllers	Symbio Equipment Controllers	Symbio (trane.com)	N/A			
ANCILLARY SERVICES						
Wellsphere	Wellsphere™ addresses the four elements of indoor environmental quality	Wellsphere™ (trane.com)	N/A			
Wellsphere	Air Quality	Element of Air (trane.com)	N/A			
Wellsphere	Thermal Comfort	Element of Thermal (trane.com)	N/A			
Wellsphere	Lighting	Element of Lighting (trane.com)	N/A			
Wellsphere	Acoustics	Element of Acoustics (trane.com)	N/A			
Wellsphere	Assessment	Assess (trane.com)	N/A			
ENERGY PROGRAMS						
Energy & Sustainability	Energy Analysis & Monitoring	Energy Analysis & Monitoring (trane.com)				
Energy & Sustainability	Active Energy Management	Active Energy Management (trane.com)				
Energy & Sustainability	Renewable Energy & DERs	Renewable Energy & Distributed Energy Resources (trane.com)				
Energy & Sustainability	Energy Conservation Measures	Energy Conservation Measures (trane.com)				
Energy & Sustainability	Financing & Energy Services Contracting	Financing & Energy Services Contracting (trane.com)				
Energy & Sustainability	Digital Services	Digital Services (trane.com)				

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Product Type	Trane Model	Link to Trane Website	Capacity Range	Standard Warranty Information	Extended Warranty Information	Est. Lead Time / Delivery Time, etc.
Operate, Maintain & Repair	Connectivity & Cloud Services	Connectivity & Cloud Services (trane.com)				
Operate, Maintain & Repair	HVAC System Management	HVAC System Management (trane.com)				
Operate, Maintain & Repair	HVAC System Repair	HVAC System Repair (trane.com)				
DESIGN AND ANALYSIS TOOLS						
Design Tools and Software	Design and Analysis Tools	Design Tools (trane.com)	N/A			
Design Tools and Software	TRACE® 3D Plus Load Design	TRACE® 3D Plus Load Design (trane.com)	N/A			
Design Tools and Software	Trane® Design Assist™	Trane® Design Assist™	N/A			
Design Tools and Software	myPLV®	myPLV Design Tool (trane.com)	N/A			
Design Tools and Software	VariTrane Duct Designer	Varitrane Duct Designer	N/A			
Design Tools and Software	Trane Pipe Designer	Trane Pipe Designer	N/A			
Design Tools and Software	Trane Acoustics Program	Trane Acoustics Program	N/A			
Design Tools and Software	Trane Engineer's Toolbox	Trane Engineer's Toolbox	N/A			
Design Tools and Software	TRACE 700	TRACE 700 (trane.com)	N/A			
Design Tools and Software	Calculators & Charts	Calculators & Charts (trane.com)	N/A			

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Product Type	Trane Model	Link to Trane Website	Capacity Range	Standard Warranty Information	Extended Warranty Information	Est. Lead Time / Delivery Time, etc.
RENTAL AND LEASE SERVICES						
Rental and lease services	Trane HVAC Rentals	HVAC Equipment Rentals (trane.com)				
FINANCIAL SERVICES						
	Financing & Energy Services Contracting	Financing & Energy Services Contracting (trane.com)				
	OMNIA Partners	OMNIA Partners (trane.com)				
	Anticipation Discount Program	Anticipation Discount Program (trane.com)				
	Energy Savings Contracting	Energy Savings Contracting (trane.com)				
TRAINING AND/OR EDUCATIONAL SERVICES						
	Trane HVAC Education & Training	Education & Training (trane.com)				
	Trane University	Trane University				
	Trane Education Center	TRANE Education Center - Browse Catalog (tranetechnologies.com)				
	Engineers Newsletters & Engineers Newsletters Live!	Engineers Newsletters (trane.com)				
MUNICIPAL SERVICES						
	Building Systems Upgrades	Building Systems (trane.com)				
	HVAC System Retrofits	HVAC System Retrofits (trane.com)				
	Existing HVAC Equipment Upgrades	HVAC Equipment Upgrades (trane.com)				

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Product Type		Trane Model	Link to Trane Website	Capacity Range	Standard Warranty Information	Extended Warranty Information	Est. Lead Time / Delivery Time, etc.
	New building construction/ replacement including civil/earthwork, tankage, landscape along with energy conservation/LEED services						
	Indoor Air Quality, Acoustics, Lighting		Wellsphere™ (trane.com)				
	Window replacement						
	Building Envelope						
	Solar		Renewable Energy & Distributed Energy Resources (trane.com)				
	Roof repair/replacement						
	Streetlights						
	Parking Lot Lights						
	Pump Station /Lift station design build services						
	Generator replacement/upgrade						
	Vehicle retrofit for sustainable fuel/biofuel, electric, etc.						
	Charging station installation						
	Smart Cities - traffic signals, photo radar, photo streetlights, 5G		Local Government (trane.com)				
	Energy Conservation (Mechanical, Electrical, Utility, Civil, Structural and Architectural)		Energy Conservation Measures (trane.com)				
Engineer & Contractor Support	Supporting Engineers who are designing the future		Consulting Engineer (trane.com)				

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Product Type		Trane Model	Link to Trane Website	Capacity Range	Standard Warranty Information	Extended Warranty Information	Est. Lead Time / Delivery Time, etc.
Engineer & Contractor Support	Trane Contractor Solutions		Contractor (trane.com)				
Engineer & Contractor Support	Customer Direct Service		CDS Support Home (custhelp.com)				
Engineer & Contractor Support	BIM and Selection Tools		BIM and Selection Tools (trane.com)				
Engineer & Contractor Support	Civil Engineering						
Engineer & Contractor Support	Structural Engineering						

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TECHNICAL INFORMATION

- All necessary technical information relating to operation of equipment and systems, along with list of spare parts recommended by manufacturers with part numbers needed to maintain and efficiently run the systems and equipment.

All necessary technical information relating to the operation of equipment and systems, along with a list of spare parts recommended by manufacturers with part numbers to maintain and efficiently run the systems and equipment **are furnished by product type per job**. We do not furnish parts lists anymore as it is now maintained electronically. In order to save valuable time and paper resources, we have chosen to provide a sample of how we provide this information to our customers. Additional information is provided via link in the Product Information Matrix.

d. Record Keeping and Processing System

d. Describe Bidder's record keeping and processing system for work performed.

ONLINE ACCESS TO RECORDS

- Bidder's ability to provide online access to records.

Trane's ComfortSite requires a login and password (provided to a customer by a local Trane Parts location) and provides free access to technical tools and information, literature, parts identification tools, online ordering and online warranty and credit request entry. Our parts identification tool has search options for model, serial, part, vendor part, description and more. Information returned includes parts lists, graphics, where used information, supersede information, literature, warranty information and sales order information. Literature and graphics can easily be printed or emailed, and parts lists exported to Excel. Customer pricing and availability is also in the tool, and items can be added to the cart with one click. Orders submitted online flow to the local Parts location for fulfillment. In addition to these options, ComfortSite also allows Owners the ability to manage local parts inventory, equipment replacement plans and schedule services.

EXPEDITING DELIVERY OF PRODUCT

- State any options for expediting delivery of product.

Trane's product order entry system, TOPPS, provides the ability of both emergency and rush orders. This system is unique in that it allows the flexibility of integrating the ERO (rush) orders into the standard order system without disruptions or excessive costs.

Operational Excellence (OpEx) is part of our Path to Premier Performance. It is a philosophy and collection of tools to drive out waste from our processes. While many aspects of Lean Manufacturing are involved in OpEx, the skillset also includes Six Sigma and other tools needed to solve both simple and complex problems that keep us from delivering premier performance to our customers, our shareholders, and our employees.

Quick Ship Option Trane Quick Ship option provides shorter delivery leads for time critical jobs such as replacement or "fast-track" jobs with tight construction cycles.

Ever had the need to have cooling equipment available in a quick time frame, either for a specific fast-track project, replacement, retrofit job or emergency breakdown? Trane has an extensive stock of air-

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cooled **Packed Stock Product** and water- cooled chillers, rooftops, ducted split systems to suit your needs for immediate delivery. Each factory carries stocked product that is available to ship within 24 hours. Stock is limited to common options, sizes, and configurations.

BACKORDER POLICY

- State backorder policy. Does Bidder fill or kill order and require Participating Public Agency to reorder if item is backordered?

Trane strives to provide on-time delivery for all orders placed. Occasionally the Company is unable to immediately fill an order. In these instances, the back- ordered items or materials are automatically scheduled and delivered once the fill- rate is complete. In most instances, the Participating Public Agency would not be required to re-order items and would automatically receive the items when available.

RESTOCKING PROCEDURES FOR RETURNS

- State restocking procedures for returning products, if applicable.

Returns must have prior written approval by Company and are subject to restocking charge where applicable.

SPECIAL PROGRAMS

- Describe any special programs offered that will improve customers' ability to access Products and Services, on-time delivery, or other innovative strategies.

Comfortsite

ComfortSite requires a login and password (provided to a customer by a local Trane Parts location) and provides free access to technical tools and information, literature, parts identification tools, online ordering and online warranty and credit request entry. Our parts identification tool has search options for model, serial, part, vendor part, description and more. Information returned includes parts lists, graphics, where used information, supersede information, literature, warranty information and sales order information. Literature and graphics can easily be printed or emailed, and parts lists exported to Excel. Customer pricing and availability is also in the tool, and items can be added to the cart with one click. Orders submitted online flow to the local Parts location for fulfillment. In addition to these options, Comfortsite also allows Owners the ability to manage local parts inventory, equipment replacement plans and schedule services.

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TRANE'S CAPACITY TO BROADEN CONTRACT SCOPE

- Describe the capacity of Bidder to broaden the scope of the contract and keep the product and service offerings current and ensure the latest products, standards and technology for HVAC Products, Installation, Labor Based Solutions, and Related Products and Services.

Whenever a new product offering or service becomes available to the field, Trane will provide documentation for inclusion onto the HVAC Equipment and Services contract. This submission would include such information as suggested price discounting, market analysis, expected market penetration, related marketing materials for various vertical areas and technologies included. Once added the contract, Trane would market the additions thru internal eNewsletters, webinars, local seminars, and direct contact.

TRANE'S SAFETY POLICY

- Describe your Bidder's safety policy and/or program, including how the policy is communicated to employees, whether the employees are evaluated on safety, and if any employees are dedicated to safety.

Safety Program and OSHA Practices Trane's incident (OSHA) rates are consistently 67-86% below the industry average and our current Experience Modification Rate (EMR) is 0.61.



Safety Planning is woven into Trane's Construction/Installation Approach. An Environmental, Health and Safety (EH&S) Specialist is assigned to every project. This position is organizationally-independent and has the authority to stop work — or material in process — that does not meet quality installation and safety standards. The EH&S Specialist is responsible for standards (procedures, programs, and guidance) and compliance throughout all phases of project delivery.

The EH&S Specialist is involved in recurring review meetings to ensure unbiased assessments of the health of the project. The EH&S Specialist works with onsite personnel to monitor EH&S programs and ensure compliance with Trane's Safety program and Federal, state, and local regulatory requirements. He/she oversees that the site safety inspections, audits, site safety action register, reporting, and personnel safety training are accurate and up to date.

A wide range of safety training and resources are available to Trane technicians, including:

- Safety training — 20 hours per year
- Electrical safety — NFPA 70E compliant, electrical PPE
- Fall protection

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- Ergonomics
- Smith System Safe Driving Program
- USDOT compliance
- Refrigerant management training



Subcontractors are thoroughly pre-screened and qualified to fully vet their safety records and ratings, citation history for the last five years, OSHA (Occupational Safety and Health Administration) logs for the past three years, history of payment to vendors, financial viability, bonding capacity, proof of insurance, review of their company safety policy including employee commitment and involvement, worksite analysis, hazard control and training. Trane requires all subcontractors to hold **weekly safety meetings** to address any anticipated safety concerns or any outstanding safety issues that need to be addressed. Trane's safety department requires strict compliance with the company's safety policies and all OSHA requirements

QUALITY CONTROL

- Describe Bidder's quality control processes.

Trane leverages industry-leading systems including ISO, Lean-Six Sigma, UL, CE, and other internal/external quality standards to ensure top quality products are provided to customers. Quality policy and programs are coordinated by our corporate functions and completed on a by product line and site of manufactured basis. Specific policy can be reviewed by specific area when required. Incremental to these key programs that are reviewed monthly by leadership team members, Trane products also have utilized four (4) initiatives to provide cost saving areas for our customer: ICS: Integrated Control Systems. The controls that come with Trane products all offer an open computer control technology protocol. This allows a client to feel comfortable that with every Trane product that is purchased, their existing Building Automation System will be able to communicate or if there is not a Building Automation System in place, Trane can provide our BAS system at a packaged program price.; D.F.T.: Demand Flow Technology, a mathematically based business strategy that encompasses the entire Trane organization: marketing, sales, order entry, engineering manufacturing, suppliers, and finance. Demand Flow Technology manages every aspect of the product cycle from the time the product is ordered, until it is shipped. Its sophisticated procedures ensure that customers receive fast availability of a wide selection of Trane standard products as well as custom and modified ones.

Six Sigma

Trane has adopted Six-Sigma initiatives at all levels of the company to improve the processes managed by our business units. All employees in each manufacturing process are trained to QC manufacturing steps. Statistical samples of finished goods are routinely inspected to monitor product quality. Corporate keeps open dialogue with employees and distributors to monitor our quality of service and response.

Quality Guarantee

Trane provides a guarantee of performance based on testing conditions as specified in both ARI as well as ASHRAE. Trane then follows this performance with the industry's premier warranty and service

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support to ultimately provide the best value to the end users. Within the controls and automation teams, for example, Trane has adopted the mantra of "no bad jobs". This business mindset is prevalent throughout Trane, from the factory to the field sales offices.

Our engineers are committed to continuous improvement across all our product lines. They work tirelessly to increase energy efficiency and performance for all our systems, from light commercial to large, applied solutions. It's our depth of experience that makes Trane commercial systems the best in the business.

Our approach to each customer is unique in that we are interested in creating a customer for life rather than selling widgets. That ensures we set expectations with the customer and work to meet or exceed those expectations. Product warranties are in place to make sure the quality is met.

PROBLEM ESCALATION

- Describe Bidder's problem escalation process.

Trane has a strong reputation for customer satisfaction and strives to be a leader in this category, reinforced by eliciting customer feedback through customer satisfaction surveys, identifying root cause of problems, and working to solve problems with finality.

Operational Excellence (OpEx) is part of our Path to Premier Performance. It is a philosophy and collection of tools to drive out waste from our processes. While many aspects of Lean Manufacturing are involved in OpEx, the skillset also includes Six Sigma and other tools needed to solve both simple and complex problems that keep us from delivering premier performance to our customers, our shareholders, and our employees.

The process used to expedite a service call to a service repair quotation starts with the initial service request. The Call Center time and date stamps each service call entry as well as informing the project manager, assigned to the account, of the service request. Once the technician is on the job and has identified the problem, he contacts the project manager and explains the problem and the recommended solution. Our project manager will then contact the customer's representative with the verbal repair quotation, estimated time for repair and request for approval. If the repair can be made at the time the technician is at the jobsite, he will be informed to perform the repair; if not, the project manager will inform the customer's representative with the scheduled repair date. All the project managers carry cell phones and are easily reached any time of the day or night. As an added means of assuring customer satisfaction, the communication center will call each customer location after each scheduled maintenance and quoted repair service. The results of this satisfaction survey are electronically returned to the Trane Project Manager and if further actions are required, they will be immediately addressed. The results are compiled and submitted for the customer's review on a predetermined time frame.

After Hours

The after-hours call center has an escalation process should the primary on-call technician not acknowledge the first call within 15 minutes. If the secondary technician fails to respond in 15 minutes, the area service manager is that contacted. During normal business hours, the service dispatcher will initially assess the call priority. The customer has the option to engage with the service manager if they have issues, concerns or questions with the call response or repairs(s) performed.

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CUSTOMER COMPLAINTS

- Describe how customer complaints are measured and categorized. What processes are in place to know that a problem has been resolved?

Customer Satisfaction Survey

Trane has a strong reputation for customer satisfaction and strives to be a leader in this category, reinforced by eliciting customer feedback through customer satisfaction surveys, identifying root cause of problems, and working to solve problems with finality.

Key Drivers for Fulfillment / Project Management:

- Functionality of the equipment/systems installed on the job
- Follow-up and follow through on commitments
- Labor resources assigned to the job
- Communication of schedule status
- Resolving issues as they come up

Key Drivers for Sales/Account Management:

- Level in expertise in developing solutions
- Responsiveness of account managers to questions and inquiries
- Time it took to provide a quote that met project requirements

A four-day Customer Satisfaction Training is delivered over 12 months to all offices. Below you will see the full training schedule:

Day 1

- Management Engagement
- Module 1: Understanding Expectations
- Module 2: Speak the Language of Excellence in Service

Day 2

- Module 3: Become a Master Communicator
- Module 4: Listening for Service Opportunities
- Module 5: The Power of a Good Question

Day 3

- Module 6: Dealing with Problems, Complaints and Concerns
- Module 7: Dealing with that Difficult Person
- Module 8: Restore and Rebuild Broken Relationships

Day 4

- Module 9: Communicating Under Pressure – How to be Calm and Effective
- Module 10: How to be a Customer Service Superstar
- Module 11: Achieve Customer Loyalty and Advocacy

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These surveys are analyzed, scored, and reviewed monthly. Low scores are immediately handled by Contracting Leaders. Area Service Managers are provided a score and trend quarterly. Low scores are immediately handled by the Service Manager. All employees have metrics in place to measure their role in customer satisfaction as well. District scores are published within the company, breeding a friendly-competition and best practice sharing for continuous improvement.

POST-INSTALLATION SUPPORT

- Describe Bidder's post-installation support and warranty specifics. Include both product and installation warranty information.

Optimizing HVAC System

To help you ensure that the customer's new system is properly installed and operating at maximum efficiency during the critical first years of operations, Trane B*uilding Services provides startup services with comprehensive HVAC Startup Services and HVAC warranty service agreements.*

HVAC Warranty Service Agreements

Trane provides a variety of extended warranties to allow customers another opportunity to manage their ongoing costs of operations. The nature of Trane HVAC equipment, and truly any mechanical equipment, means that it requires service as it operates. While they receive a standard parts warranty as the original purchaser, our extended warranties help them project their costs and protect their business against increases in material and/or labor costs.

Operating and Maintaining Building

Trane offers HVAC unit repair services that assure continued efficient operation of equipment. Trane can also provide proactive HVAC service plans with scheduled service, select service, and extended warranties to help reduce unplanned repair expenses and to reduce the risk of catastrophic system failure.

Upgrade and Improve Existing System

Compressor and control renewal options offered by Trane Building Services can help bring older chiller systems up to current standards. You can also upgrade chillers with the latest Trane HVAC upgrades. Add value to buildings by addressing energy management, environmental impact, compliance issues, and building lifetime planning through commercial HVAC contracting services and solutions. For temporary or special occasion cooling needs, Trane Building Services provides temporary chillers and rental options. We can also set up cooling contingency plans as part of an overall emergency preparedness plans for scheduled or emergency outages in buildings.

Building Services Commitment

The service professionals of Trane Building Services are committed to ensuring the equipment functions at its highest level of efficiency. With over a century of experience in the industry, Trane Building Services has a clear understanding of how facility management needs change as business and as technology changes. You can always trust Trane Building Services to deliver on promises and provide the highest level of industry knowledge and service for the government entities' equipment.

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First year parts and labor warranty support is offered by the Trane service group on Centrifugal chillers and water-cooled Rotary Chillers. All other equipment has a one-year parts warranty (unless extended warranties are purchased) and a labor warranty by Trane as part of the standard contract terms with U.S. Communities. Optional extended parts and labor warranties are offered and must be purchased prior to the units being started.

A customer will receive a standard 12/18 warranty on new equipment (basically a parts only warranty). Government entities can buy two different types of warranties thru Trane after the equipment has been shipped:

Option 1: Extended Service Warranty

- Warranty: All parts and labor warranty from Trane factory.
- Requirements: Trane Affiliated Service Company must do a minimum of four inspections.
- Eligible equipment: Trane equ*ipment that is still at least 2 months within standard 12/18 warranty with no major failures. Warranty must be purchased within 6 months of startup but not later than 16 months from shipment*
- Labor (and refrigerant) warranties must be purchased prior to i*nitial unit startup*

Option 2: Extended Service Warranty- Expanded

- Warranty: Parts warranty from Trane factory and Labor warranty from Trane Affiliated
- Service Company (good for the 2nd-5th year or 6th-10th year extended warranties).
- Requirements: Trane Affiliated Service Company must do a minimum of six inspections.
- Eligible equipment: Trane equipment that is either just out of the standard 12/18-month warranty OR will soon be out of an extended warranty (for example 2nd-5th year extended parts warranty). Warranty must be purchased within 6 months of startup but not later than 16 months from shipment
- Labor (and refrigerant) warranties must be purchased prior to initial unit startup
- After we complete the upgrades and construction for a Turnkey Contracting Services project, Trane will deliver the documentation needed to keep the investment working properly. We will provide one preliminary copy of as-built drawings—floor plans showing the actual building layouts—and an advance copy of the Operations & Maintenance (O&M) manual. Once these deliverables are reviewed and approved, Trane will submit two copies of final O&M documents, including:
  - As-built system or installation drawings (or both)
  - Equipment submittals
  - Service and maintenance procedure *manuals*
  - User and technical manu*als*

O&M Summary

Trane eliminates confusion and complexity about who is responsible for maintenance, repair which rest with the customer. As a large global company, we have the leverage to keep costs down for replacement parts—our own and those of other manufacturers. Our integrated approach means that

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Trane engineers and technicians are trained to work with many brands of equipment, and our extensive network ensures that we have resources close to your building.

At the same time, we have local expertise throughout the country – people who understand the climate, economy, utilities and issues your organization faces. They are your most valuable advisors.

Long-Term Operations and Maintenance Support

Upgraded building systems are meant to save money on energy and cost less to maintain for many, many years. Trane stands by customers to help keep systems working at top efficiency, reduce the chances of equipment failure, and give facilities management the expertise to reach new levels of efficiency. Trane offers a variety of ongoing support opportunities, including training in the optimal operation of HVAC systems. Trane can also provide remote systems monitoring and performance reporting.

DEFECTIVE PRODCTS

- Describe the process for replacement or repair of defective products and warranty related issues.

Process Steps For Replacement / Repair Of Defective Products & Warranty Related Issues

1. Determine if the problem is a unit or system problem.
2. If a unit problem, determine level of urgency—nonfunctioning, intermittent, etc.,
3. Parts or parts with labor?
4. Work with local office to schedule repair. We will ship all U.S. Communities projects with 1st year parts and labor warranties.

Parts and Labor Warranty. Parts Warranty – 12/18

- Trane new equipment warranty terms call for the replacement of defective parts discovered within 12 months of initial start-up or 18 months from date of shipment (12/18 terms), whichever is less.
- Extended parts warranties are also available

Trane Standard Warranty – 12/18

- Standard warranty states that our products will be free from defects in material and workmanship and have the capacities and ratings set forth in the submitted literature, provided that no warranty is made against corrosion, erosion, or deterioration.
- Same 12/18 terms as above

Quick Ship Option

Trane Quick Ship option provides shorter delivery leads for time critical jobs such as replacement or "fast-track" jobs with tight construction cycles.

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UNIT REPAIR VS. UNIT REPLACEMENT

- Describe how Bidder evaluates and determines unit repair versus unit replacement.

Unit repair versus unit replacement is primarily based in pre-established warranties mutually agreed upon within the contract. One year from date of purchase is standard, additional extended warranties are available for purchase.

The following HVAC extended warranties are available for purchase before the ship date of the applicable equipment to give you added peace of mind:

Types of Extended Warranties

An extended Trane warranty is available for purchase before the ship date of the equipment.

- **Delayed Start-Up**: When start-up of new equipment will be delayed beyond six months after shipment, the delayed start-up warranty will postpone the commencement date of the first-year part warranty.
- **Whole Unit Parts Warranty**: The extended whole unit parts warranty begins at the expiration of the standard warranty. And like the standard warranty, the whole unit parts warranty will replace any covered part that is found to be defective in material or manufacture.
- **Compressor Warranty**: In the event a part in the compressor assembly of a Trane unit or a part in the motor/compressor assembly of a Trane centrifugal chiller covered by this warranty is found to be defective, this warranty will provide for a replacement compressor or part (at the discretion of Trane).
- **Labor Warranty**: When a part covered under warranty is found to be defective, the labor warranty will provide for labor to install the replacement part. Note that 'compressor only' labor warranty covers labor to replace applicable parts on that assembly only. Only a Trane commercial warranty agent may perform warranted repairs under the labor warranty.
- **Refrigerant Warranty**: The refrigerant warranty will provide for replacement refrigerant to restore a unit to the proper refrigerant charge if a warranted part on the Trane unit is found to be defective.
- **Low Voltage Controls Parts Warranty**: The low voltage controls parts warranty is offered on CSAA air handlers ordered with a Pre-Packaged Solution (PPS). The parts warranty begins at the expiration of the standard warranty and covers the low voltage controls components included in the PPS which are found to be defective in material or manufacture.
- **Low Voltage Controls Labor Warranty**: The low voltage controls labor warranty is offered on CSAA air handlers ordered with a Pre-Packaged Solution (PPS). This warranty covers labor to repair/replace low voltage controls components included in the PPS option only. When a part covered under warranty fails, this warranty will provide labor to repair/replace the covered component. Only a Trane commercial warranty agent may perform warranted repairs under the labor warranty.

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INVOLVEMENT OF OTHER COMPANIES

- Identify all other companies that may be involved in processing, handling, shipping, products and/or services.

Trane utilizes multiple carriers/modes across North America (and beyond) in the process of moving product from our plants and warehouses/distribution centers to our customers. We partner with carriers who meet our requirements and/or industry standards for quality and service performance. Carrier specifics vary by mode, origin/destination points and customer requirements.

DISTRIBUTION FACILITIES

- Provide the number, size and location of Bidder's distribution facilities, warehouses, and retail network as applicable.

Trane has 6 express warehouses, 2 Global parts warehouses, 11 plant sites, 25 retail parts centers, and 205 parts/supply facilities.

ORDER INFORMATION

- Provide order information to include available ordering methods and available payment terms.

Trane offices utilize a myriad of systems with which to conduct and manage the businesses. For commercial equipment, services, installations, energy services, etc., the offices utilize Sales Force for initial data entry and tracking. The information is then transferred into other online systems, depending on the project type.

Equipment projects begin with online selection tools that define unit capacity based on jobsite conditions. These tools also define the electrical requirements, weights, unit sizes and such. Once each unit is selected, the system then transfers these selections to online pricing tools and ultimately, to the manufacturing plants themselves for fabrication. Trane has many manufacturing plants located throughout North America. The type of equipment determines which plant will be used for fabrication as well as the necessary materials required, manufacturing timelines, labor resources, etc. Once the fabrication is complete, all items for a particular project are consolidated for shipment and ultimate delivery to the jobsite.

Service projects begin with an online estimating tool that helps define the necessary labor resources required to fulfil a specific task. Each task is the compiled into a complete job portfolio which then defines the ultimate size and scope of the service project. Service projects can vary in both size and complexity, involving a single or multiple technical resources as well as outside expertise.

Installation projects begin with an online estimating tool that will help define the overall project scope, necessary jobsite resources, materials necessary to fulfill a given scope of work, identified project risks, non-company labor trades required, etc. This tool will also help develop the overall project timeline, Gantt charting, material ordering points, etc.

Service repair parts are managed through an online system that determines product availability, stocking locations, unit pricing, stock replenishment points, etc. Service parts are available from local Trane commercial sales offices as well as several national parts stocking points. These retail outlets work with both the internal and external customers, such as agencies working through a Racine cooperative contract.

Most projects are extended net-30-day status for credit terms. Open terms are established based on the agency's credit worthiness and payment history. Agencies are encouraged to work with their assigned

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Trane account manager if other needs are required. Trane also offers pre-payment discount options should agencies wish to explore those project investment opportunities.

SUPPORT CENTERS

- Provide the number and location of support centers (if applicable).

Trane has 124 Project/Sales offices and 205 parts/supply facilities. Please note: some parts/supply facilities are located at the same address as project sales offices.

Project/Sales Offices			
State	**Function**	**Address**	**City**
Alabama	Birmingham, AL Sales Office	1030 London Drive, Suite 100,	Birmingham
Alabama	Huntsville, AL Sales Office	301 James Record Road, Building 200, Suite 100	Huntsville
Alabama	Mobile, AL Sales Office	124 E I-65 Service Road North	Mobile
Alabama	Montgomery, AL Sales Office	915 Lagoon Business Loop	Montgomery
Alaska	Anchorage, AK Sales Office	12101 Industry Way, Suite C1	Anchorage
Arizona	Phoenix, AZ Sales Office	850 W. Southern Avenue	Tempe
Arizona	Tucson, AZ Sales Office	4520 South Coach Drive	Tucson
Arkansas	Little Rock, AR Sales Office	10303 Colonel Glenn Rd.	Little Rock
Arkansas	Springdale, AR Sales Office	401 Skyler Street	Springdale
California	Fresno, CA Sales Office	3026 North Business Park Avenue, Suite 104	Fresno
California	Los Angeles, CA Sales Office	3253 E. Imperial Highway	Brea
California	Petaluma, CA Sales Office	1343 Redwood Way	Petaluma
California	Sacramento, CA Sales Office	4145 Delmar Avenue	Rocklin
California	San Diego, CA Sales Office	3565 Corporate Ct	San Diego
California/Pacific Coast Trane	Oakland, CA Sales Office	383 4th St. #202	Oakland
California/Pacific Coast Trane	San Francisco, CA Sales Office	310 Soquel Way	Sunnyvale
Colorado	Colorado Springs, CO Sales Office	4840 List Drive	Colorado Springs
Colorado	Denver, CO Sales Office	445 Bryant Street, Unit 5	Denver
Colorado	Fort Collins, CO Sales Office	2416 Donella Court, Unit D	Fort Collins
Colorado	Grand Junction, CO	2387 River Rd, Unit 110	Grand Junction
Connecticut	Hartford, CT Sales Office	716 Brook Street, Suite 130	Rocky Hill
Delaware/Seiberlich Trane	Wilmington, DE Sales Office	66 Southgate Blvd., Southgate Industrial Park	New Castle
Florida	Fort Myers, FL Sales Office	6461 Topaz Court	Fort Myers
Florida	Jacksonville, FL Sales Office	8929 Western Way	Jacksonville
Florida	Miami, FL Sales Office	2884 Corporate Way	Miramar
Florida	Orlando, FL Sales Office	2301 Lucien Way, Suite 430	Maitland
Florida	Pensacola, FL Sales Office	580 E Burgess Rd Suite A-2	Pensacola
Florida	Tallahassee, FL Sales Office	109 Hamilton Park Drive, Suite 1	Tallahassee
Florida	Tampa, FL Sales Office	902 Himes Avenue	Tampa
Florida	West Palm Beach, FL Sales Office	6965 Vista Parkway N, Ste. 11	West Palm Beach

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Project/Sales Offices			
State	**Function**	**Address**	**City**
Georgia	Atlanta, GA Sales Office	4000 Dekalb Technology Parkway, Building 100	Atlanta
Georgia	Augusta, GA Sales Office	804 Trane Road	Augusta
Georgia	Macon, GA	125 Macon West Drive	Macon
Georgia	Savannah, GA Sales Office	3609 Ogeechee Road, Suite A	Savannah
Hawaii	Honolulu, HI Sales Office	2969 Mapunapuna Pl., Ste. 101	Honolulu
Idaho	Boise, ID Sales Office	351 North Mitchell St., Ste. 110	Boise
Illinois	Trane Chicago Sales Office	7100 S. Madison	Willowbrook
Indiana	Fort Wayne, IN Sales Office	6602 Innovation Blvd.	Fort Wayne
Indiana	Indianapolis, IN Sales Office	8100 E 106th Street	Fishers
Indiana	South Bend, IN Sales Office	3725 Cleveland Road, Suite 300	South Bend
Indiana	Evansville, IN Sales Office	1024 East Sycamore Street	Evansville
Iowa	Davenport, IA Sales Office	4801 Grand Ave	Davenport
Iowa	Des Moines, IA Sales Office	2220 NW 108th Street	Clive
Kansas	Kansas City Sales Office	11211 Lakeview Avenue	Lenexa
Kansas	Wichita, KS Sales Office	120 S. Ida Street	Wichita
Kentucky	Lexington, KY Sales Office	2350 Fortune Drive	Lexington
Kentucky	Louisville, KY Sales Office	12700 Plantside Drive	Louisville
Louisiana	Baton Rouge, LA Sales Office	11534 Cloverland Ave	Baton Rouge
Louisiana	New Orleans Sales Office	4013 N. I-10 Service Rd. West	Metairie
Louisiana	Shreveport, LA Sales Office	9225 Premier Ct	Shreveport
Maine	Portland, ME Sales Office	860 Spring Street, Unit #1	Westbrook
Maryland	Hunt Valley, MD Sales Office	10947 Golden West Dr., Ste. 100	Hunt Valley
Maryland/Boland Trane	Washington, D.C. Sales Office	30 West Watkins Mill Road	Gaithersburg
Massachusetts	Boston, MA Sales Office	181 Ballardvale Street, Suite 201	Wilmington
Massachusetts	Springfield, MA Sales Office	90 Carando Drive	Springfield
Michigan	Detroit, MI Sales Office	37001 Industrial Road	Livonia
Michigan	Flint, MI Sales Office	5335 Hill 23 Drive	Flint
Michigan	Lansing, MI Sales Office	3350 Pine Tree Road	Lansing
Michigan	West Michigan Sales Office	5005 Corporate Exchange Boulevard S.E.	Grand Rapids
Minnesota	Twin Cities Sales Office	775 Vandalia Street	St. Paul
Mississippi	Jackson, MS Sales Office	851 Wilson Drive, Suite A	Ridgeland
Missouri	Springfield, MO Sales Office	540 N. Cedarbrook	Springfield
Missouri	St. Louis, MO Sales Office	101 Matrix Commons Drive	Fenton
Montana/Armacost Trane	Billings, MT Sales Office	3311 4th Ave. North, Suite 4	Billings
Montana/Armacost Trane	Great Falls, MT	422 9th Street S. (59405), P.O. Box 2642 (59403)	Great Falls
Nebraska	Omaha, NE Sales Office	11937 Portal Road	La Vista
Nevada	Reno, NV Sales Office	5595 Equity Avenue, Suite 100	Reno
New Hampshire	Manchester, NH Sales Office	15 Constitution Drive, Suite 2K	Bedford

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Project/Sales Offices			
State	**Function**	**Address**	**City**
New Jersey	Trane New Jersey Sales Office	19 Chapin Rd., Bldg. B, Suite 200	Pine Brook
New Mexico	Albuquerque	5501 San Diego Avenue NE	Albuquerque
New York	Albany, NY Sales Office	301 Old Niskayuna Road, Ste. 1	Latham
New York	Buffalo, NY Sales Office	45 Earhart Drive, Suite 103	Buffalo
New York	Long Island, NY Sales Office	245 Newtown Road, Suite 500	Plainview
New York	New York, NY Sales Office	10-27 46th Avenue	Long Island City
New York	Rochester, NY Sales Office	75 Town Centre Drive, Suite 300	Rochester
New York	Syracuse, NY Sales Office	15 Technology Place	East Syracuse
North Carolina	Asheville, NC Sales Office	168 Sweeten Creek Road	Asheville
North Carolina	Charlotte, NC Sales Office	4501 S. Tryon Street	Charlotte
North Carolina	Greensboro, NC Sales Office	2025 16th Street	Greensboro
North Carolina	Raleigh, NC Sales Office	401 Kitty Hawk Drive	Morrisville
North Carolina/ Brady Trane	Wilmington, NC Sales Office	6736-A Netherlands Drive	Wilmington
North Dakota	Fargo, ND Sales Office	3417 7th Ave N, Suite D	Fargo
Ohio	Cincinnati, OH Sales Office	10300 Springfield Pike	Cincinnati
Ohio	Cleveland, OH Sales Office	9555 Rockside Road	Valley View
Ohio	Columbus, OH Sales Office	2300 CityGate Drive, Suite 100	Columbus
Ohio	Toledo, OH Sales Office	1001 Hamilton Drive	Holland
Ohio/Waibel Trane	Dayton, OH Trane Sales Office	7446 Webster Street	Dayton
Oklahoma	Oklahoma City Sales office	305 Hudiburg Circle	Oklahoma City
Oklahoma	Tulsa Sales Office	2201 N Willow Ave	Broken Arrow
Oregon	Portland, OR Sales Office	7257 SW Kable Lane	Portland
Pennsylvania	Allentown, PA Sales Office	5925 Tilghman St #300	Allentown
Pennsylvania	Harrisburg, PA	3909 TecPort Drive	Harrisburg
Pennsylvania	Pittsburgh, PA Sales Office	400 Business Center Drive	Pittsburgh
Pennsylvania	Tozour Energy Systems	3606 Horizon Drive	King of Prussia
Pennsylvania	Wilkes-Barre, PA Office	1185 North Washington Street	Wilkes-Barre
Rhode Island	Providence, RI Sales Office	10 Hemingway Drive	East Providence
South Carolina	Charleston, SC Sales Office	4951 Rivers Avenue	North Charleston
South Carolina	Columbia, SC Sales Office	111 Lott Court	West Columbia
South Carolina	Greenville, SC Sales Office	412 Fairforest Way	Greenville
South Dakota	Sioux Falls, SD	6225 South Pinnacle Pl., Ste. 101	Sioux Falls
Tennessee	Chattanooga, TN Sales Office	6138 Preservation Dr., Ste. 500	Chattanooga
Tennessee	Knoxville, TN Sales Office	5220 S. Middlebrook Pike	Knoxville
Tennessee	Memphis, TN	1775 Pyramid Place, Suite 100	Memphis
Tennessee	Nashville, TN Sales Office	601 Grassmere Park Dr., Ste. 10	Nashville
Tennessee	Kingsport, TN Sales Office	10384 Wallace Alley Street	Kingsport
Texas	El Paso, TX Sales Office	1405 Vanderbilt Drive	El Paso
Texas	Austin, TX Sales Office	9801 Metric Blvd, Suite 400	Austin
Texas	Corpus Christi, TX Sales Office	2828 Wow Road, Unit B	Corpus Christi
Texas	Dallas, TX	1617 Hutton Drive	Carrollton
Texas	Fort Worth, TX Sales Office	4200 Sylvania Ave.	Fort Worth

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Project/Sales Offices			
State	**Function**	**Address**	**City**
Texas	Lubbock, TX Sales Office	8308 Upland Avenue	Lubbock
Texas	San Antonio, TX	9535 Ball Street, Suite 1100	San Antonio
Texas	Weslaco, TX Sales Office	1240 N. Votech Drive	Weslaco
Texas/Hunton Trane	Houston, TX Sales Office	10555 Westpark Drive	Houston
Utah	Salt Lake City, UT	2817 South 1030 West	Salt Lake City
Vermont	Burlington, VT Sales Office	177 Leroy Road	Burlington
Virginia	Richmond, VA Sales Office	10408 Lakeridge Pkwy., Ste. 100	Ashland
Virginia	Roanoke, VA Sales Office	2303 Trane Drive	Roanoke
Virginia/Damuth Trane	Norfolk, VA Sales Office	1100 Cavalier Blvd.	Chesapeake
Washington	Seattle, WA Sales Office	2333 158th Court NE	Bellevue
Washington	Spokane, WA Sales Office	11002 E Montgomery Drive, Suite #500	Spokane Valley
Wisconsin	Appleton, WI Sales Office	2500 N Lynndale Dr, Suite H	Appleton
Wisconsin	Madison, WI Sales Office	5302 Voges Road	Madison
Wisconsin	Milwaukee, WI Sales Office	234 W. Florida St, 6th Floor	Milwaukee

Parts/Supply Locations			
State	**Function**	**Address**	**City**
Alabama	Trane Supply	1030 London Drive	Birmingham
Alabama	Trane Supply	301 James Record Road	Huntsville
Alabama	Trane Supply	124 E I-65 Service Road North	Mobile
Alabama	Trane Supply	915 Lagoon Business Loop	Montgomery
Alaska	Trane Supply	12101 Industry Way	Anchorage
Arizona	Trane Supply	220 E Germann Rd	Gilbert
Arizona	Trane Supply	720 East Auto Center Dr	Mesa
Arizona	Trane Supply	21415 N 15th Lane	Phoenix
Arizona	Trane Supply	437 W. Fairmont Dr	Tempe
Arizona	Trane Supply	10115 W Van Buren	Tolleson
Arizona	Trane Supply	2165 N Forbes Blvd. Suite 107	Tucson
Arkansas	Trane Supply	19 Colonel Glenn Plaza Rd.	Little Rock
Arkansas	Trane Supply	401 Skyler Street	Springdale
California	Trane Supply	21720 Wilmington Ave	Carson
California	Trane Supply	20450 East Walnut Dr North	Diamond Bar
California	Trane Supply	3026 North Business Park Ave.	Fresno
California	Trane Supply	3631 San Fernando Rd	Glendale
California	Trane Supply	4380 Warehouse Court	North Highlands
California	Trane Supply	2222 Kansas Ave	Riverside
California	Trane Supply	4145 Delmar Avenue	Rocklin
California	Trane Supply	3565 Corporate Ct	San Diego
California	Trane Supply	15551 Redhill Ave	Tustin
California	Pacific Coast Trane	890 Service St. Unit A	San Jose
Colorado	Trane Supply	4840 List Drive	Colorado Springs

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Parts/Supply Locations			
State	**Function**	**Address**	**City**
Colorado	Trane Supply	445 Bryant Street	Denver
Colorado	Trane Supply	67 Inverness Dr East	Englewood
Colorado	Trane Supply	2416 Donella Court	Fort Collins
Colorado	Trane Supply	2387 River Rd	Grand Junction
Connecticut	Trane Supply	485 Ledyard St.	Hartford
Connecticut	Trane Supply	178 Wallace St.	New Haven
Connecticut	Trane Supply	47 Harbor View Ave.	Stamford
Delaware	Seiberlich Trane HVAC Parts & Supplies	66 Southgate Blvd.	New Castle
Florida	Trane Supply	12385 Automobile Blvd.	Clearwater
Florida	Trane Supply	970 N. Clyde Morris Blvd.	Daytona Beach
Florida	Trane Supply	2660 NW 89 Court	Doral
Florida	Trane Supply	6461 Topaz Court	Fort Myers
Florida	Trane Supply	16520 Scheer Blvd.	Hudson
Florida	Trane Supply	8929 Western Way	Jacksonville
Florida	Trane Supply	10592 Balmoral Circle E	Jacksonville
Florida	Trane Supply	12750 SW 125th Ave.	Miami
Florida	Trane Supply	11600 Miramar Parkway	Miramar
Florida	Trane Supply	544 Commercial Boulevard	Naples
Florida	Trane Supply	3401 Wd Judge Dr. Ste 110	Orlando
Florida	Trane Supply	9424 Southridge Park Court	Orlando
Florida	Trane Supply	580 E Burgess Rd.	Pensacola
Florida	Trane Supply	2103 SW 3 St.	Pompano Beach
Florida	Trane Supply	400 NW Enterprise Dr.	Port St. Lucie
Florida	Trane Supply	2224 72nd Terrace East	Sarasota
Florida	Trane Supply	109 Hamilton Park Drive	Tallahassee
Florida	Trane Supply	4720 East Adamo Drive	Tampa
Florida	Trane Supply	6965 Vista Parkway North	West Palm Beach
Georgia	Trane Supply	5980 Peachtree Rd.	Atlanta
Georgia	Trane Supply	804 Trane Road	Augusta
Georgia	Trane Supply	3547 Gentian Blvd	Columbus
Georgia	Trane Supply	2625 Pinemeadow Court	Duluth
Georgia	Trane Supply	5021 Old Dixie Hwy	Forest Park
Georgia	Trane Supply	2140 Barrett Park Drive	Kennesaw
Georgia	Trane Supply	125 Macon West Drive	Macon
Georgia	Trane Supply	3061 Kingston Ct. SE	Marietta
Georgia	Trane Supply	1175 Northmeadow Parkway	Roswell
Georgia	Trane Supply	3609 Ogeechee Road	Savannah
Hawaii	Trane Supply	2969 Mapunapuna Place	Honolulu
Idaho	Trane Supply	351 North Mitchell Street	Boise
Illinois	Trane Supply	2601 Beverly Dr.	Aurora
Illinois	Trane Supply	1322 Barclay Blvd.	Buffalo Grove
Illinois	Trane Supply	301 E Mercury Drive	Champaign
Illinois	Trane Supply	920 W. Pershing Rd.	Chicago

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Parts/Supply Locations			
State	**Function**	**Address**	**City**
Illinois	Trane Supply	1605 Eastport Plaza Dr	Collinsville
Illinois	Trane Supply	2410 Vantage Dr.	Elgin
Illinois	Trane Supply -	7950 West 185th St.	Tinley Park
Illinois	Trane Supply	7100 S. Madison St.	Willowbrook
Indiana	Trane Supply	1458 S. Liberty Dr.	Bloomington
Indiana	Trane Supply	14289 W Commerce Road	Daleville
Indiana	Trane Supply	6602 Innovation Blvd	Fort Wayne
Indiana	Trane Supply	5355 N Post Rd.	Indianapolis
Indiana	Trane Supply	2363 Perry Rd.	Plainfield
Indiana	Trane Supply	3725 Cleveland Rd	South Bend
Indiana	Trane Supply	1024 East Sycamore Street	Evansville
Iowa	Trane Supply	2165 NW 108th Street	Clive
Iowa	Trane Supply	4801 Grand Ave	Davenport
Kansas	Trane Supply	9972 Lakeview Ave	Lenexa
Kansas	Trane Supply	130 S. Ida Street	Wichita
Kansas	Trane Supply	2700 Bi State Dr.	Kansas City
Kansas	Trane Supply	2724 NE Independence Ave	Lee's Summit
Kentucky	Trane Supply	141 Center Street	Bowling Green
Kentucky	Trane Supply	1360 Donaldson Hwy	Erlanger
Kentucky	Trane Supply	2350 Fortune Drive	Lexington
Kentucky	Trane Supply	12850 Plantside Drive	Louisville
Kentucky	Trane Supply	1000 E. Market Street	Louisville
Louisiana	Trane Supply	6316 Fieldstone Drive	Baton Rouge
Louisiana	Trane Supply	530 Elmwood Park Blvd.	Harahan
Louisiana	Trane Supply	5400 Pepsi St. Suite H	Harahan
Louisiana	Trane Supply	9225 Premier Ct	Shreveport
Maine	Trane Supply	860 Spring Street	Westbrook
Maryland	Trane Supply	899 Airport Park Rd.	Glen Burnie
Maryland	Trane Supply	2208 Greenspring Dr.	Timonium
Maryland	Boland HVAC Parts & Supplies	30 W. Watkins Mill Road	Gaithersburg
Massachusetts	Trane Supply	100 Messina Dr.	Braintree
Massachusetts	Trane Supply	5A Polito Dr.	Shrewsbury
Massachusetts	Trane Supply	90 Carando Drive	Springfield
Massachusetts	Trane Supply	96 Commerce Way	Woburn
Massachusetts	Trane Supply	1050 Holt Ave.	Manchester
Michigan	Trane Supply	1947 S Industrial Highway	Ann Arbor
Michigan	Trane Supply	2410 Austins Parkway	Flint
Michigan	Trane Supply	1200 Monroe Ave NW	Grand Rapids
Michigan	Trane Supply	3350 Pinetree Road	Lansing
Michigan	Trane Supply	33725 Schoolcraft Rd.	Livonia
Michigan	Trane Supply	251 Executive Dr.	Troy
Minnesota	Trane Supply	7860 12th Ave South	Bloomington
Minnesota	Trane Supply	800 Berkshire Lane	Plymouth
Minnesota	Trane Supply	720 Vandalia Street	St. Paul

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Parts/Supply Locations			
State	**Function**	**Address**	**City**
Mississippi	Trane Supply	851 Wilson Drive	Ridgeland
Missouri	Trane Supply	3663 Corporate Trail Dr.	Earth City
Missouri	Trane Supply	101 Matrix Commons Drive	Fenton
Missouri	Trane Supply	2101 West Sunset St.	Springfield
Montana	Armacost Trane Supply	3311 4th Ave. North	Billings
Montana	Armacost Trane Supply	422 9th Street South	Great Falls
Nebraska	Trane Supply	4408 S 108th St	Omaha
Nevada	Trane Supply	4375 South Valley View Boulevard, Suite D	Las Vegas
New Hampshire	Trane Supply	1050 Holt Ave. Unit 11	Manchester
New Jersey	Trane Supply	26 Chapin Road	Pine Brook
New Jersey	Trane Supply	3005 Hadley Rd.	South Plainfield
New Jersey	Trane Supply	800 Huyler St.	Teterboro
New Mexico	Trane Supply	5501 San Diego Avenue NE	Albuquerque
New York	Trane Supply	51 Railroad Ave.	Albany
New York	Trane Supply	115 49th St.	Brooklyn
New York	Trane Supply	2916 Walden Ave, Suite 250	Depew
New York	Trane Supply	6211 E. Molloy Rd.	East Syracuse
New York	Trane Supply	12 Skyline Dr.	Hawthorne
New York	Trane Supply	40-01 Crescent St.	Long Island City
New York	Trane Supply	245 Newtown Road	Plainview
New York	Trane Supply	1046 University Ave.	Rochester
North Carolina	Trane Supply	168 Sweeten Creek Road	Asheville
North Carolina	Trane Supply	4501 S. Tryon Street	Charlotte
North Carolina	Trane Supply	8810-B Airpark West Dr.	Charlotte
North Carolina	Trane Supply	1265 19th St Ln NW	Hickory
North Carolina	Trane Supply	12857 Independence Blvd.	Matthews
North Carolina	Brady Parts Center	6736-A Netherlands Drive	Wilmington
North Carolina	Brady Parts Center	8408 Triad Drive	Greensboro
North Carolina	Brady Parts Center	4306 Bennett Memorial Rd.	Durham
North Carolina	Brady Parts Center	4437 Beryl Road	Raleigh
North Dakota	Trane Supply	3417 7th Ave N	Fargo
Ohio	Trane Supply	10300 Springfield Pike	Cincinnati
Ohio	Trane Supply	2300 City Gate Drive	Columbus
Ohio	Trane Supply	2188 North Wilson Rd	Columbus
Ohio	Trane Supply	7446 Webster St.	Dayton
Ohio	Trane Supply	1001 Hamilton Drive	Holland
Ohio	Trane Supply	6050 Towpath Dr	Valley View
Oklahoma	Trane Supply	2205-A N Willow Ave	Broken Arrow
Oklahoma	Trane Supply	3450 S. MacArthur Blvd.	Oklahoma City
Oregon	Trane Supply	7244 SW Durham Road, Ste. 100	Portland
Pennsylvania	Tozour Trane Parts Center	2 Executive Dr.	Moorestown
Pennsylvania	Trane Supply	5925 Tilghman St.	Allentown

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Parts/Supply Locations			
State	**Function**	**Address**	**City**
Pennsylvania	Trane Supply	102 Four Coins Dr. Ext.	Canonsburg
Pennsylvania	Trane Supply	122 Equity Dr.	Greensburg
Pennsylvania	Trane Supply	491 Blue Eagle Ave.	Harrisburg
Pennsylvania	Tozour Trane HVAC Parts & Supply	480 Drew Court	King of Prussia
Pennsylvania	Trane Supply	3042 New Beaver Ave.	Pittsburgh
Pennsylvania	Trane Supply	1185 North Washington Street	Wilkes-Barre
Rhode Island	Trane Supply	333 Niantic Ave Unit B	Providence
South Carolina	Trane Supply	412 Fairforest Way	Greenville
South Carolina	Trane Supply	4951 Rivers Avenue	North Charleston
South Carolina	Trane Supply	130 Monroe Dr.	Simpsonville
South Carolina	Trane Supply	2180 Chesnee Highway	Spartanburg
South Carolina	Trane Supply	1510 Key Road	West Columbia
South Dakota	Trane Supply	609 North Kiwanis Ave.	Sioux Falls
Tennessee	Trane Supply	4157 South Creek Rd.	Chattanooga
Tennessee	Trane Supply	1609 Amherst Rd.	Knoxville
Tennessee	Trane Supply	355 Mason Road	La Vergne
Tennessee	Trane Supply	6972 Appling Farms	Memphis
Tennessee	Trane Supply	4140 Getwell Rd.	Memphis
Tennessee	Trane Supply	601 Grassmere Park Drive	Nashville
Tennessee	Trane Supply	10390 Wallace Alley Street	Kingsport
Texas	Trane Supply	26 Walter Jones Blvd., Suite E	El Paso
Texas	Trane Supply	4905 New York Ave.	Arlington
Texas	Trane Supply	9801 Metric Blvd.	Austin
Texas	Trane Supply	2209A Rutland Dr.	Austin
Texas	Trane Supply	4401 Freidrich Lane	Austin
Texas	Trane Supply	1617 Hutton Drive	Dallas
Texas	Trane Supply	503 W. Owassa Rd.	Edinburg
Texas	Trane Supply	4200 N. Sylvania Ave.	Fort Worth
Texas	Trane Supply	10665 Sanden Dr. Suite 180	Garland
Texas	Trane Supply	8308 Upland Avenue	Lubbock
Texas	Trane Supply	115 Industrial Blvd.	McKinney
Texas	Trane Supply	5590 South Buckner Blvd. #100	Mesquite
Texas	Trane Supply	2469 Freedom Dr.	San Antonio
Texas	Trane Supply	4940 Eisenhauer Rd.	San Antonio
Texas	Hunton Distribution	16335 Central Green Blvd.	Houston
Texas	Hunton Distribution	10560 Bissonnet Street Suite 100	Houston
Utah	Trane Supply	2817 South 1030 West	Salt Lake City
Virginia	Trane Supply	10404 Lakeridge Parkway	Ashland
Virginia	Trane Supply	1215 E. Market St.	Charlottesville
Virginia	Trane Supply	11205 New Albany Dr.	Fredericksburg
Virginia	Trane Supply	115 Bradley Dr.	Lynchburg
Virginia	Trane Supply	14000 Justice Rd.	Midlothian
Virginia	Trane Supply	2301 Trane Drive	Roanoke

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Parts/Supply Locations			
State	**Function**	**Address**	**City**
Virginia	Damuth Trane	1104 Cavalier Blvd.	Chesapeake
Virginia	Damuth Trane	230 Clearfield Ave Ste 126	Virginia Beach
Virginia	Damuth Trane	507 Muller Ln.	Newport News
Washington	Trane Supply	19201 120th Ave NE	Bothell
Washington	Trane Supply	7302 26th St. E	Fife
Washington	Trane Supply	601 S. Alaska St.	Seattle
Wisconsin	Trane Supply	2500 N Lynndale Dr.	Appleton
Wisconsin	Trane Supply	4801 Voges Rd.	Madison
Wisconsin	Trane Supply	4512 W. Burnham	Milwaukee

CUSTOMER SERVICE

- Describe Bidder's customer service department staffing levels, hours of operation and other relevant details.

Each office has its own 24/7/365 Emergency call number. Our goal is to answer each call within 30 seconds of receipt, 90% of the time. Our goal is to respond to all emergency calls within 4 hours or less.

ORDERING PROCESS

- Describe the process for ordering when supply of a unit and installation is involved, specifically addressing whether one purchase order is required for the entire project, or if separate purchase orders are required for ordering the product and securing installation services.

We prefer a single purchase order but will accept multiple purchase orders.

The process for receiving a PO is based upon a request (equipment, contracting, service) by a customer, an account manager will research the desired outcome from a systems perspective, suggest a solution and possible alternatives, and include a pricing scenario within a Trane proposal. Should the customer accept and sign the proposal, the order is entered and submitted to Financial Services for credit approval.

Alternatively, if the customer submits its contract/PO, utilizing pricing information provided by an account manager, an order is entered, any attached terms and conditions are reviewed by the Contract Management Department, and submitted to Financial Services for credit approval.

ORDER MANAGEMENT

- Describe Bidder's internal management system for processing orders from point of customer contact through delivery and billing. Please state if Bidder uses single system or platform for all phases of ordering, processing, delivery, and billing.

Trane uses an Oracle-based platform for all phases of ordering, processing, delivery, and billing.

REPORTING

- Describe the capacity of Bidder to provide management reports, i.e., commodity histories, procurement card histories, green spend, etc. for each Participating Public Agency.

Trane can provide account procurement history including project type, dollars spent, purchase frequency and payment type. Trane does not have the ability of providing a "green spend" report format unless the project is identified as LEED during the purchase or construction phase.

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E. Bid Form Criteria

All pricing submitted using the Bid Form (Attachment C) or a document using the same requested information in the same format.

Trane response includes a product list price discount schedule identified by unit product code. Each product either manufactured or represented by Trane is identified by a unique product code and associated list price discount. Trane does not publish a "list price book" for Commercial HVAC products since product list price is project specific and is determined by unit type, size, electrical requirements, options, and warranty options. Trane's response also includes hourly labor rates, by trade type and geographic location. In addition:

- Trane will be responsible for compliance with any federal, state, or local prevailing wage laws.
- Trane's discount schedule will remain fixed for the duration of the contract, except for product obsoletion or new product introduction. Trane will request the addition of new products and services to the lead agency through a formal request, as opportunities present themselves.

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Appendix 1

Addendum 1, Addendum Acknowledgement

Racine County
WISCONSIN

Purchasing Department
Duane McKinney
730 Wisconsin Avenue
Racine, WI 53403
262-636-3700
fax: 262-636-3763

ADDENDUM 1
INVITATION FOR BID
IFB #RC2022-1001
HVAC PRODUCTS, INSTALLATION, LABOR BASED SOLUTIONS, AND RELATED PRODUCTS AND SERVICES

This Addendum has been prepared by:
Racine County
Duane McKinney
Date: Wednesday July 6, 2022

To the Bidder of Record:

This Addendum is issued as stated in the original Invitation for Bid on page 2 in section B. to address questions received from Bidders in writing requesting clarification from Racine County on the specifications provided for the above subject bid and to correct an item in the solicitation. Acknowledge receipt of this addendum by entering the Addendum number and issue date on the space provided below.

Clarification

1. There is a modification included in this Addendum to correct a sentence located under Section B. Term. See below for details.

Questions and Answers

1. Question:
   Attachment D – National Cooperative Contract states "The following documents are used in reviewing and administering national cooperative contracts and are included for Supplier's review and bid." Page 12 states: "The Successful Bidder(s) will be required to sign Attachment D – National Cooperative Contract to be Administered by OMNIA Partners, Exhibit B – Administration Agreement. Contractors should have any reviews required to sign the document prior to submitting a response." Please confirm that the following documents are for Successful Bidder(s) and do not need be executed/signed and included with this proposal response:
   - Exhibit B – Administration Agreement, Example
   - Exhibit C – Master Intergovernmental Cooperative Purchasing Agreement, Example
   - Exhibit D – Principal Procurement Agency Certificate, Example
   - Exhibit E – Contract Sales Reporting Template
   - Exhibit F – Federal Funds Certifications

- Exhibit G – New Jersey Business Compliance

Exhibit H – Advertising Compliance Requirement

Answer: The following documents are informational only:

- *Exhibit C – Master Intergovernmental Cooperative Purchasing Agreement, Example*
- *Exhibit D – Principal Procurement Agency Certificate, Example*
- *Exhibit E – Contract Sales Reporting Template*
- *Exhibit H – Advertising Compliance Requirement*

The documents below are to be completed by the Successful Bidder(s). While the documents below do not need to be submitted as part of the Bidder's initial response, it may quicken the award process if they are included:

- *Exhibit B – Administration Agreement, Example*
- *Exhibit F – Federal Funds Certifications*
- *Exhibit G – New Jersey Business Compliance*

2. Question:
Please confirm that there is no specific Value Add requirement and no scoring associated with Value Add.

Answer: There is no specific Value Add requirement and no scoring associated with Value Add products and/or services.

3. Question:
Please confirm if "G.ADDITIONAL DATA WITH BID, Bidders may include any additional information deemed advantageous to Racine County" should be submitted within the main body of the Complete Bid Package or if this information needs to be submitted under separate cover in the Value Add area on Demand Star

Answer: Yes, Bidders may include any additional information deemed advantageous to Racine County with their bid. This can be submitted either within the main body of the Complete Bid Package or as a separate cover/area in Demand Star.

4. Question:
Please provide clarification on the Supplemental Documents/Added Value upload area and if there is any scoring associated with a separate Added Value.

Answer: See Answers to Questions 2 and 3 above. There is no separate scoring associated with Added Value products and/or services.

<u>Modification</u>

1. Page 13 - Remove the first sentence of Section B. Term and replace with the following:

The term of the Master Agreement will be for five (5) years following the contract award date with the option to renew for one (1) additional five (5) year period.

The rest of this section shall remain.

This Addendum is three (3) pages in its entirety with no additional attachments.

Please sign, date and attach a copy of this Addendum to your bid.

Firm: **Trane U.S. Inc.**

Signature: _____

Date: **July 8, 2022**

Appendix 2

Exhibit A, Response for National Cooperative Contract

Exhibit A
Response for National Cooperative Contract

1.0 Scope of National Cooperative Contract

Capitalized terms not otherwise defined herein shall have the meanings given to them in the Master Agreement or in the Administration Agreement between Vendor (sometimes referred to as 'Supplier') and OMNIA Partners.

1.1 Requirement

Racine County, Wisconsin (hereinafter defined and referred to as "Principal Procurement Agency"), on behalf of itself and the National Intergovernmental Purchasing Alliance Company, a Delaware corporation d/b/a OMNIA Partners, Public Sector ("OMNIA Partners"), is requesting bids for HVAC Products, Installation, Labor Based Solutions, and Related Products and Services. The intent of this Invitation for Bid is any contract between Principal Procurement Agency and Vendor resulting from this Invitation for Bid ("Master Agreement") be made available to other public agencies nationally, including state and local governmental entities, public and private primary, secondary and higher education entities, non-profit entities, and agencies for the public benefit ("Public Agencies"), through OMNIA Partners' cooperative purchasing program. The Principal Procurement Agency has executed a Principal Procurement Agency Certificate with OMNIA Partners, an example of which is included as Exhibit D, and has agreed to pursue the Master Agreement. Use of the Master Agreement by any Public Agency is preceded by their registration with OMNIA Partners as a Participating Public Agency in OMNIA Partners' cooperative purchasing program. Registration with OMNIA Partners as a Participating Public Agency is accomplished by Public Agencies entering into a Master Intergovernmental Cooperative Purchasing Agreement, an example of which is attached as Exhibit C, and by using the Master Agreement, any such Participating Public Agency agrees that it is registered with OMNIA Partners, whether pursuant to the terms of the Master Intergovernmental Purchasing Cooperative Agreement or as otherwise agreed to. The terms and pricing established in the resulting Master Agreement between the Vendor and the Principal Procurement Agency will be the same as that available to Participating Public Agencies through OMNIA Partners.

All transactions, purchase orders, invoices, payments etc., will occur directly between the Vendor and each Participating Public Agency individually, and neither OMNIA Partners, any Principal Procurement Agency nor any Participating Public Agency, including their respective agents, directors, employees or representatives, shall be liable to Vendor for any acts, liabilities, damages, etc., incurred by any other Participating Public Agency. Vendor is responsible for knowing the tax laws in each

state.

This Exhibit A defines the expectations for qualifying Vendors based on OMNIA Partners' requirements to market the resulting Master Agreement nationally to Public Agencies. Each section in this Exhibit A refers to the capabilities, requirements, obligations, and prohibitions of competing Vendors on a national level in order to serve Participating Public Agencies through OMNIA Partners.

These requirements are incorporated into and are considered an integral part of this IFB. OMNIA Partners reserves the right to determine whether to make the Master Agreement awarded by the Principal Procurement Agency available to Participating Public Agencies, in its sole and absolute discretion, and any party submitting a response to this IFB acknowledges that any award by the Principal Procurement Agency does not obligate OMNIA Partners to make the Master Agreement available to Participating Procurement Agencies.

1.2 Marketing, Sales and Administrative Support

During the term of the Master Agreement OMNIA Partners intends to provide marketing, sales, partnership development and administrative support for Vendor pursuant to this section that directly promotes the Vendor's products and services to Participating Public Agencies through multiple channels, each designed to promote specific products and services to Public Agencies on a national basis.

OMNIA Partners will assign the Vendor a Director of Partner Development who will serve as the main point of contact for the Vendor and will be responsible for managing the overall relationship between the Vendor and OMNIA Partners. The Director of Partner Development will work with the Vendor to develop a comprehensive strategy to promote the Master Agreement and will connect the Vendor with appropriate stakeholders within OMNIA Partners including, Sales, Marketing, Contracting, Training, and Operations & Support.

The OMNIA Partners marketing team will work in conjunction with Vendor to promote the Master Agreement to both existing Participating Public Agencies and prospective Public Agencies through channels that may include:

A. Marketing collateral (print, electronic, email, presentations)

B. Website

C. Trade shows/conferences/meetings

D. Advertising

E. Social Media

The OMNIA Partners sales teams will work in conjunction with Vendor to promote the Master Agreement to both existing Participating Public Agencies and

prospective Public Agencies through initiatives that may include:

A. Individual sales calls
B. Joint sales calls
C. Communications/customer service
D. Training sessions for Public Agency teams
E. Training sessions for Vendor teams

The OMNIA Partners contracting teams will work in conjunction with Vendor to promote the Master Agreement to both existing Participating Public Agencies and prospective Public Agencies through:

A. Serving as the subject matter expert for questions regarding joint powers authority and state statutes and regulations for cooperative purchasing
B. Training sessions for Public Agency teams
C. Training sessions for Vendor teams
D. Regular business reviews to monitor program success
E. General contract administration

~~Vendors are required to pay an Administrative Fee of 3% of the greater of the Contract Sales under the Master Agreement and Guaranteed Contract Sales under this Invitation for Bid. Vendor will be required to execute the OMNIA Partners Administration Agreement (Exhibit B).~~

Trane has demonstrated its ability to deliver significant growth with a 2% administration fee and feels an increase will result in loss of business to other, lowered fee cooperative contracts.

1.3 Estimated Volume

The dollar volume purchased under the Master Agreement is estimated to be approximately $500M annually. While no minimum volume is guaranteed to Vendor, the estimated annual volume is projected based on the current annual volumes among the Principal Procurement Agency, other Participating Public Agencies that are anticipated to utilize the resulting Master Agreement to be made available to them through OMNIA Partners, and volume growth into other Public Agencies through a coordinated marketing approach between Vendor and OMNIA Partners.

1.4 Award Basis

The basis of any contract award resulting from this IFB made by Principal Procurement Agency will, at OMNIA Partners' option, be the basis of award on a

national level through OMNIA Partners. If multiple Vendors are awarded by Principal Procurement Agency under the Master Agreement, those same Vendors will be required to extend the Master Agreement to Participating Public Agencies through OMNIA Partners. Utilization of the Master Agreement by Participating Public Agencies will be at the discretion of the individual Participating Public Agency. Certain terms of the Master Agreement specifically applicable to the Principal Procurement Agency (e.g., governing law) are subject to modification for each Participating Public Agency as Vendor and such Participating Public Agency may agree without being in conflict with the Master Agreement as a condition of the Participating Agency's purchase and not a modification of the Master Agreement applicable to all Participating Agencies. Participating Agencies may request to enter into a separate supplemental agreement to further define the level of service requirements over and above the minimum defined in the Master Agreement (e.g., governing law, invoice requirements, order requirements, specialized delivery, diversity requirements such as minority and woman owned businesses, historically underutilized business, etc.) ("Supplemental Agreement"). It shall be the responsibility of the Vendor to comply, when applicable, with the prevailing wage legislation in effect in the jurisdiction of the Participating Agency. It shall further be the responsibility of the Vendor to monitor the prevailing wage rates as established by the appropriate department of labor for any increase in rates during the term of the Master Agreement and adjust wage rates accordingly. In instances where supplemental terms and conditions create additional risk and cost for Vendor, Vendor and Participating Public Agency may negotiate additional pricing above and beyond the stated contract not-to-exceed pricing so long as the added price is commensurate with the additional cost incurred by the Vendor. Any supplemental agreement developed as a result of the Master Agreement is exclusively between the Participating Agency and the Vendor (Contract Sales are reported to OMNIA Partners).

All signed Supplemental Agreements and purchase orders issued and accepted by the Vendor may survive expiration or termination of the Master Agreement. Participating Agencies' purchase orders may exceed the term of the Master Agreement if the purchase order is issued prior to the expiration of the Master Agreement. Vendor is responsible for reporting all sales and paying the applicable Administrative Fee for sales that use the Master Agreement as the basis for the purchase order, even though Master Agreement may have expired.

1.5 Objectives of Cooperative Program

This IFB is intended to achieve the following objectives regarding availability through OMNIA Partners' cooperative program:

A. Provide a comprehensive competitively solicited and awarded national agreement offering the Products covered by this solicitation to Participating

Public Agencies;

B. Establish the Master Agreement as the Vendor's primary go to market strategy to Public Agencies nationwide;

C. Achieve cost savings for Vendor and Public Agencies through a single solicitation process that will reduce the Vendor's need to respond to multiple solicitations and Public Agencies need to conduct their own solicitation process;

D. Combine the aggregate purchasing volumes of Participating Public Agencies to achieve cost effective pricing.

2.0 REPRESENTATIONS AND COVENANTS

As a condition to Vendor entering into the Master Agreement, which would be available to all Public Agencies, Vendor must make certain representations, warranties and covenants to both the Principal Procurement Agency and OMNIA Partners designed to ensure the success of the Master Agreement for all Participating Public Agencies as well as the Vendor.

2.1 Corporate Commitment

Vendor commits that (1) the Master Agreement has received all necessary corporate authorizations and support of the Vendor's executive management, (2) the Master Agreement is Vendor's primary "go to market" strategy for Public Agencies, (3) the Master Agreement will be promoted to all Public Agencies, including any existing customers, and Vendor will transition existing customers, upon their request, to the Master Agreement, and (4) that the Vendor has read and agrees to the terms and conditions of the Administration Agreement with OMNIA Partners and will execute such agreement concurrent with and as a condition of its execution of the Master Agreement with the Principal Procurement Agency. Vendor will identify an executive corporate sponsor and a separate national account manager within the IFB response that will be responsible for the overall management of the Master Agreement.

2.2 Pricing Commitment

Vendor commits the not-to-exceed pricing provided under the Master Agreement pricing is its lowest available (net to buyer) to Public Agencies nationwide and further commits that if a Participating Public Agency is eligible for lower pricing through a national, state, regional or local or cooperative contract, the Vendor will match such lower pricing to that Participating Public Agency under the Master Agreement.

2.3 Sales Commitment

Vendor commits to aggressively market the Master Agreement as its go to market strategy in this defined sector and that its sales force will be trained, engaged and committed to offering the Master Agreement to Public Agencies through OMNIA Partners nationwide. Vendor commits that all Master Agreement sales will be accurately and timely reported to OMNIA Partners in accordance with the OMNIA Partners Administration Agreement. Vendor also commits its sales force will be compensated, including sales incentives, for sales to Public Agencies under the Master Agreement in a consistent or better manner compared to sales to Public Agencies if the Vendor were not awarded the Master Agreement.

3.0 VENDOR BID

Vendor must supply the following information for the Principal Procurement Agency to determine if Vendor is qualified and responsible to extend the resulting Master Agreement to Participating Public Agencies through OMNIA Partners.

3.1 Company

A. Brief history and description of Vendor to include experience providing similar products and services.

Trane U.S. Inc. (Trane), a wholly owned subsidiary of Trane Technologies (NYSE: TT), provides systems and services that enhance and leverage the infrastructure of our clients to provide quality, comfort, strong financial impacts, and sustainable outcomes of buildings around the world. Trane's 100-year history as a trusted provider of superior products and services has resulted in a global network of project offices and service/parts locations.

Trane began in 1885 as a family plumbing business in La Crosse, Wisconsin and became the Trane Company in 1913. Over the next hundred years, Trane established its position as a pioneer in climate control. In 1931, the company patented its first air conditioner. Seven years later, Trane launched Turbovac, a new type of water chiller that fundamentally altered the industry's approach to large-building air conditioning systems. These early innovations paved the way for Trane's industry-leading commercial air conditioner, CenTraVac™—the highest efficiency, lowest emissions, most reliable chiller on the market. Throughout the second half of the Twentieth century, Trane expanded its offerings to customers. With the acquisition of Sentinel Electronics in the late 1970s, and General Electric's Central Air Conditioning Division in 1982, Trane expanded both its residential and energy management offerings and entered the building automation system market. In 1984, American Standard Companies, Inc., acquired the Trane Company, and four years later, launched the American Standard Heating & Air Conditioning Brand. Throughout the 1990s and early 2000s, the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) building rating program grew—which

influenced building, system, and product design. In addition, control system integration and capabilities increased due to ASHRAE Standard requirements as well as the desire to reduce system energy use.

Trane became a qualified U.S. Department of Energy ESCO in 1999. Since that time, Trane has managed energy services performance contracting (ESPC) programs for federal government agencies, including the Department of Energy, Department of State, Navy, Army, Air Force, and the General Services Administration. Trane's Federal ESPC portfolio includes $641 million in DOE ESPC projects. In 2004, Trane became a NAESCO Accredited Energy Service Provider. By 2007, annual air conditioning sales and services topped $7.4 billion. Trane, Inc., became a public entity after American Standard Companies divested other portions of its business. In December 2007, it was announced that Trane would merge with Ingersoll Rand. The merger became final in June of 2008. System and product investment and introduction continued during this time as the company again responded to customer and standard requirements, as well as the impact of the sustainability movement. Trane's Renewable and Resilient Energy and Power Systems Team focused on developing Smart Grid, Solar Power, Wind Power, and Generator capabilities. In 2013, Trane launched a series of commercial products that reduce carbon emissions by 99.9%. After completing a successful Reverse Morris Trust Transaction with former parent company Ingersoll Rand in March 2020, Trane Technologies and is now listed on the New York Stock Exchange.

Trane's History with Cooperative Contracting

Trane has been participating in regional and national public sector cooperative purchasing contracts since 1998. Originally managed through the Hunton Trane office, the first contract was awarded from TCPN (Texas Cooperative Purchasing Network) and ESC Region 4 and lasted until 2002. At that time, Trane U.S. was awarded a second contract from TCPN and ESC Region 4. These contracts were awarded based on best value and included all the products and services available from the Company at that time. Beginning in 2005, Trane was awarded our third contract from TCPN (Contract R4668) and was in effect thru 2010. Beginning in 2010, Trane was awarded our fourth contract from TCPN (R5045) which ran a total of 7 years in duration. Finally, in 2015, Trane was given another contract under TCPN (R150502) which lasted until 2019. For over 20 years, Trane was a vendor in good standing with TCPN and provided exceptional value and services to agencies piggybacking onto the contracts.

In 2015, Trane also began a relations with Harford County Public Schools and U.S. Communities with the award of 15-JLP-023. This contract ran in parallel with the TCPN award but was deemed the primary contract for use in North America. This contract was applicable in all 50 states and pertained to both the Company owned and independent commercial franchise offices. This

contract was fully executed thru it's 7-year potential plus an additional 6 months. In this time, Trane has seen exceptional year over year growth, delivering value to agencies utilizing the contract.

Trane was also awarded and Energy Services Contract from the Port of Portland and U.S. Communities. This contract, #1153, was initially awarded in 2017 and will run through 2023. At that time, the Port of Portland has the option to extend this contract for an additional five-years. Under this contract, agencies have the ability to secure Energy Services or Performance Contracting from Trane, improving their facility operational costs and savings.

Trane has demonstrated our ability to perform in the public sector markets using public procurement contracts similar to this RFP. We are anxious to help agencies achieve the same results utilizing the contract under Racine County.

B. Total number and location of salespersons and/or project managers employed by Vendor to help support Participating Public Agencies. See table below.

C. Number and location of support centers (if applicable) and location of corporate office.
Trane's Corporate Office is located at 800-E Beaty Street, Davidson, NC 28036. See table below for support center numbers/locations.

Trane Region/ Franchise	Salespersons	Project Managers	Number of Support Centers	
			Project/Sales Offices	Trane Supply Stores
Florida Region	106	38	8	19
Great Lakes Region	119	43	11	18
Greater Northeast Region	185	51	14	22
Kentucky/Indiana Region	29	23	3	6
Mid-America Region	117	51	11	14
Mid-Atlantic Region	92	30	6	10
Pacific NW/Rocky Mtn Region	86	31	10	12
Pacific SW/AZ/HI	116	43	11	18
Southeast Region	179	55	15	24
Southern Atlantic Region	113	53	10	17
Texas/N LA Region	120	40	8	14
Upper Midwest Region	91	27	7	16
Armacost Trane Franchise, MT	4	1	2	2
Boland Trane Franchise, MD	50	13	2	2
Brady Trane Franchise, NC	41	12	3	6

Damuth Trane Franchise, VA	24	15	1	3
Hunton Trane Franchise, Houston, TX	87		4	1
Pacific Coast Trane Franchise, CA	28	4	2	1
Seiberlich Trane Franchise, DE	11	10	3	1

D. Annual sales for the three previous fiscal years.

2019: $4.414B

2020: $4.408B

2021: $4.722B

a. Submit FEIN and Dunn & Bradstreet report.

Trane U.S. Inc. FEIN number is 25-0900465. A Dunn & Bradstreet report is provided as Attachment A.

E. Describe any green or environmental initiatives or policies. Trane's Gigaton challenge, LEED buildings, etc.

The Gigaton Challenge is Trane's commitment to eliminate one billion metric tons of CO2e from our customers' footprint by 2030. We lead by example and are committed to carbon-neutral operations and zero waste to landfills by 2030 and pledging to give back more water than used in water-stressed areas. Trane achieved our first set of science-based targets in 2018—two years early—and set bold new commitments for 2030. Our emissions reduction commitments align with the Paris Climate Accord net-zero targets consistent with limiting global temperature rise to no more than 1.5°C.

Energy Star Certification Trane's team includes a wide range of support services that help our customers project energy savings and sustainability successes. Our customers have access to Trane's internal resources for marketing, website development, living learning labs, energy accreditation programs, and grant or report preparation.

- **Marketing & Promotion of Energy Programs**: Trane has dedicated Public Relations resources to support our customer projects with press releases, media outreach, awards, and speaking engagements.
- **Application for an ENERGY STAR Label & LEED Certification**: Trane is actively involved with the Energy Star initiative and has helped customers achieve Energy Star status for their facilities. Trane also supports LEED initiatives and employs over 1,100 LEED Accredited Professionals companywide.
- **Calculation & Reporting of Emissions Reductions**: TRACE™ ® 700

software provides energy modeling of facilities, including an Environmental Impact Analysis designating CO2, SO2, and NOX impact on the environment. Active monitoring through TIS offerings will allow Trane to identify potential operational adjustments or new energy savings opportunities.

Trane's LEED Certified Facilities

Trane has been involved in hundreds of projects to help clients with LEED certification. Our corporate sustainability commitment has led us to LEED certification standards at several of our sites around the world.

- Trane San Antonio District Office, San Antonio, TX – LEED CI 2.0 (Silver)
- Trane Taicang Facility Building, Taicang, China – LEED NC 2.2 (Certified)
- Trane Taicang Office Building, Taicang, China – LEED NC 2.2 (Gold)
- Tozour Trane, King of Prussia, PA – LEED CI v2009 (Certified)
- Trane Arkansas Sales Suite, Little Rock, AR – LEED CI 2.0 (Certified)
- Trane 45 Earhart Drive, Buffalo, NY – LEED EB O&M (Certified)
- Trane St. Paul, St. Paul, MN – LEED EB O&M (Gold)

F. Describe any diversity programs or partners Vendor does business with and how Participating Agencies may use diverse partners through the Master Agreement. Indicate how, if at all, pricing changes when using the diversity program. If there are any diversity programs, provide a list of diversity alliances and a copy of their certifications.

Diversity is a business imperative at Trane and ingrained in our core values. Trane's corporate-level Supplier Diversity Program includes qualified diverse-owned businesses includes both large and small minority, woman, veteran, disabled, gay, lesbian, bisexual, and transgender owned businesses. At the local level, Trane has implemented a New England United (NEU) Diversity and Inclusion (D&I) network for Trane employees to participate in and help drive change in and outside of the company. All team members proposed for this project participate in these programs. Trane's M/WBE outreach efforts include:

- Contacting M/WBE small business trade associations/business development organizations and using the Small Business Administration's (SBA) website to identify potential partners
- Attending local, regional, and national small and minority business trade shows, Industry Days, and procurement conferences.
- Requesting sources from the System for Award Management (www.sam.gov) Dynamic Small Business Search.
- Documenting flow-down requirements to all subcontractors for small businesses utilization to maximize participation when practical
- Pledged commitment to inclusive sourcing through WEConnect International

G. Indicate if Vendor holds any of the below certifications in any classified areas and include proof of such certification in the response:

a. Minority Women Business Enterprise

☐ Yes ☒ No

If yes, list certifying agency: _____

b. Small Business Enterprise (SBE) or Disadvantaged Business Enterprise (DBE)

☐ Yes ☒ No

If yes, list certifying agency: _____

c. Historically Underutilized Business (HUB)

☐ Yes ☒ No

If yes, list certifying agency: _____

d. Historically Underutilized Business Zone Enterprise (HUBZone)

☐ Yes ☒ No

If yes, list certifying agency: _____

e. Other recognized diversity certificate holder

☐ Yes ☒ No

If yes, list certifying agency: _____

H. List any relationships with subcontractors or affiliates intended to be used when providing services and identify if subcontractors meet minority-owned standards. If any, list which certifications subcontractors hold and certifying agency.

Trane will work directly with public agencies, as required, to determine the diversity spend required for each purchase. Once established, Trane will partner with agency approved local sub-contractors and ensure diversity requirements are met. Trane will report diversity spend as required. At the project level, Trane does the following to promote Small Business Participation:

- Trane will break out contract work requirements into economically feasible units, as appropriate, to facilitate small business participation.
- Trane will conduct market research to identify subcontractors and suppliers through all reasonable means, such as performing online searches on the certified lists and holding pre-bid conferences.
- Trane will provide interested businesses with adequate and timely information about the plans, specifications, and requirements for performance of the prime contract to assist them in submitting a timely offer for the subcontract.
- Trane will direct businesses that need additional assistance to various state and county programs which assists in obtaining bonding, lines of credit, required insurance, necessary equipment, supplies, materials, or

services.

- Trane will solicit small business concerns as early in the acquisition process as practicable to allow them sufficient time to submit a timely offer for the subcontract.
- Trane will utilize the available services of small business associations; local, state, and federal small business assistance offices, and other organizations to encourage small business entities to certify and register with the state and local governments.
- Trane will participate in the formal mentor-protégé program with one or more small business protégés that results in developmental assistance to the protégé(s).
- Trane will advertise subcontracting opportunities in local newspapers.
- Trane will advertise subcontracting opportunities by sending emails to small business concerns local to that particular jobsite.
- Trane will keep the playing field level, allowing all bidders reasonable time to respond and providing the same information to all prospective subcontractors.

I. Describe how Vendor differentiates itself from its competitors.

Trane's experience with cooperative contracting began in 1998 with the Region 4 ESC (Formerly TCPN) contract. In 2015, we were selected to provide products/services under the Harford County Public Schools and U.S. Communities Contract (15-JLP-023) and have executed work under this contract through the seven-year term plus an additional six months. In 2017, Trane secured the Port of Portland and U.S. Communities Contract. Trane® has been a qualified DOE ESCO since 1999 and has completed complex Energy Savings Performance Contracts (ESPC) for the Federal Government. An ESPC is a proven, cash flow neutral financing mechanism that pays for facility improvements that can be paid back over time based on future utility bill saving. Trane's Core Products – HVAC Equipment and Controls – drive one-third of total ESPC savings. Trane's incident (OSHA) rates are consistently 67-86% below the industry average and our current Experience Modification Rate (EMR) is 0.61. Trane has leveraged this experience to deliver dozens of ESPC projects under the Port of Portland contract.

Trane has the capacity to provide a wide range of services and products to support agencies across the country. Our 100-year history as a trusted provider of superior products and services and has resulted in a robust national infrastructure. Our project offices are staffed with factory-trained service technicians that provide operational oversight, O&M, service-repair, and installation support. Trane stocks service-repair parts (over 20,000 SKUs per location), equipment, and supplies right in our customer's communities. We also have established relationships with local designers, suppliers, and subcontractors–including small/disadvantaged businesses. Trane has booked

$1.4B+under our Harford and Port of Portland OMNIA contracts since 2018 and has delivered services and products in 43 states.

Trane has a global network of offices and service/parts locations to deliver services. This offers the following advantages:

- Robust supply chain to sustain operations and rapidly restore service during emergencies
- 2,750 community-based, factory-trained service technicians provide local operational oversight, O&M, service-repair, and installation support
- Established relationships with local designers, suppliers, and subcontractors–including small/disadvantaged businesses
- Reduced travel and lodging costs to save agencies and taxpayers money

As one of the world's largest manufacturers/integrators of energy efficient HVAC equipment and Building Automation Systems (BAS)/Energy Management Control Systems (EMCS), Trane has the technical expertise to optimize energy efficiency, peak demand, and renewable power generation in public facilities. We build, test, certify, implement, and service best-in-class equipment with optimized full and part-load efficiency.

Trane is also a vendor neutral company, and we manage, install, commission, and service other manufacturer's systems. Trane provides BAS/EMCS system integration through both open (i.e. BACnet, LON, Modbus) and proprietary control protocols. We leverage our controls expertise to connect the resilient systems that modern sites rely on.

Trane® has been a qualified DOE ESCO since 1999 and has completed complex Energy Savings Performance Contracts for the Federal Government. Through these efforts, we have developed repeatable, best practice processes. In addition, Trane's Core Products – HVAC Equipment and Controls – drive one-third of total ESPC savings[1]

J. Describe any present or past litigation, bankruptcy or reorganization involving Vendor.

Trane U.S. Inc. is a multi-billion-dollar company and enters hundreds of transactions on an annual basis and, as such, become involved in claims and disputes that arise in the ordinary course of its businesses. As a large company, claims and suits are numerous as many claimants are hoping to tap the deep pockets of a large company. Many of these are unwarranted claims which often result in dismissal. Company-wide compiled data of this scope is not readily

[1] Data extrapolated from: Slattery, T. (2017). Reported Energy and Cost Savings from the Federal DOE ESPC Program: FY 2015 (ORNL/TM -2017/18).

available, and this information cannot be accurately ascertained without extensive and burdensome research. It is the policy of our company to settle claims and disputes amicably and to the satisfaction of our customers. Due to the large volume and because information related to settlements are confidential, we are unable to disclose detailed information on all litigation and claim matters. However, no such dispute or litigation is likely or expected to adversely affect Trane U.S. Inc.'s ability to perform hereunder. Trane has not been involved in a bankruptcy. Trane U.S. Inc. was recently re-formed due to reorganization under Trane Technologies, a $14B company. Although originally established in 1929, our new date of incorporation is May 1, 2020, in Delaware.

K. Felony Conviction Notice: Indicate if the Vendor

~~a. is a publicly held corporation and this reporting requirement is not applicable;~~

b. is not owned or operated by anyone who has been convicted of a felony; or

~~c. is owned or operated by and individual(s) who has been convicted of a felony and provide the names and convictions.~~

L. Describe any debarment or suspension actions taken against Vendor
Not applicable

3.2 Distribution, Logistics

A. Each offeror awarded under this IFB may offer their complete product and service offering/a balance of line. Describe the full line of products and services offered by Vendor.

See the "Product Information Matrix" for the full line of products and services offered by Trane.

B. Describe how Participating Agencies are ensured they will receive the Master Agreement pricing; include all distribution channels such as direct ordering, retail or in-store locations, through distributors, etc. Describe how Participating Agencies verify and audit pricing to ensure its compliance with the Master Agreement.

Trane's regional sales representatives are located in our 124 Project/Sales offices across the country. Trane has pricing forms that are used for OMNIA projects and support the Master Agreement. We will provide pricing validation forms to verify pricing upon request.

C. Identify all other companies that will be involved in processing, handling or shipping the products/service to the end user.

Trane utilizes multiple carriers/modes across North America (and beyond) in the process of moving product from our plants and warehouses/distribution centers to our customers. We partner with carriers who meet our requirements and/or industry standards for quality and service performance.

Carrier specifics vary by mode, origin/destination points, and customer requirements.

D. Provide the number, size and location of Vendor's distribution or other operations facilities, warehouses, and/or retail network as applicable.

Trane services products from our 124 sales/project offices and distributes through our 205 parts/supply locations, 6 express warehouses, and 11 manufacturing plant sites.

3.3 Marketing and Sales

A. Provide a detailed ninety-day plan beginning from award date of the Master Agreement describing the strategy to immediately implement the Master Agreement as Vendor's primary go to market strategy for Public Agencies to Vendor's teams nationwide, to include, but not limited to:

i. Executive leadership endorsement and sponsorship of the award as the public sector go-to-market strategy within first 10 days

ii. Training and education of Vendor's national sales force with participation from the Vendor's executive leadership, along with the OMNIA Partners team within first 90 days

The Trane offices have been associated with a national cooperative since it's inception and are intimately involved with a contract that encompasses HVAC equipment and services. Trane has a Cooperative Contracting Team dedicated to Sales and Marketing. This team drives marketing and sales messaging throughout North America and Canada and educates our sales teams with cooperative purchasing positioning. Our detailed plan for the first 90 days includes:

- Announcement in our quarterly Omnia newsletter, which is distributed to over 750 Trane employees and affiliates.
- Announcement on the Trane Commercial internal portal
- We will add information to the Trane Technologies Omnia Hub page where we place important documentation such as due diligence items, pricing, Power Points, contract award letters, newsletters and any pertinent information relevant to the topic.
- Our Omnia program managers will meet with individual sales offices, helping them to understand cooperative markets, targeted sales strategies and presenting the Trane story to the marketplace.
- Conduct regional workshops designed to promote the cooperative contracts, legal statutes, product and services pricing methodology, marketing tools and other topics designed to promote the contract(s). All training will be recorded and posted on our intranet site. The training will focus on educating our sales force on what types of customers can use the contract, the benefits of the contract to Trane and the customer, pricing,

and will ensure our sales teams are educated on how to drive sales in compliance with OMNIA Partners rules.

- One-on-one office visits

B. Provide a detailed ninety-day plan beginning from award date of the Master Agreement describing the strategy to market the Master Agreement to current Participating Public Agencies, existing Public Agency customers of Vendor, as well as to prospective Public Agencies nationwide immediately upon award, to include, but not limited to:

i. Creation and distribution of a co-branded press release to trade publications

ii. Announcement, Master Agreement details and contact information published on the Vendor's website within first 90 days

iii. Design, publication and distribution of co-branded marketing materials within first 90 days

iv. Commitment to attendance and participation with OMNIA Partners at national (i.e. NIGP Annual Forum, NPI Conference, etc.), regional (i.e. Regional NIGP Chapter Meetings, Regional Cooperative Summits, etc.) and supplier-specific trade shows, conferences and meetings throughout the term of the Master Agreement

v. Commitment to attend, exhibit and participate at the NIGP Annual Forum in an area reserved by OMNIA Partners for partner Vendors. Booth space will be purchased and staffed by Vendor. In addition, Vendor commits to provide reasonable assistance to the overall promotion and marketing efforts for the NIGP Annual Forum, as directed by OMNIA Partners.

vi. Design and publication of national and regional advertising in trade publications throughout the term of the Master Agreement

vii. Ongoing marketing and promotion of the Master Agreement throughout its term (case studies, collateral pieces, presentations, promotions, etc.)

viii. Dedicated OMNIA Partners internet web-based homepage on Vendor's website with:

- OMNIA Partners standard logo;
- Copy of original Invitation to Bid;
- Copy of Master Agreement and amendments between Principal Procurement Agency and Vendor;
- Summary of Products and pricing;
- Marketing Materials
- Electronic link to OMNIA Partners' website including the online

registration page;

- A dedicated toll-free number and email address for OMNIA Partners

Trane will partner with OMNIA Partners to ensure Participating Agencies and our customers are aware of the awarded contract through multiple marketing and communication campaigns. Trane's 90 plan to market the Master Agreement to participating public agencies will include:

- An email to over 80,000 direct customer contacts that receive Trane E-mail communications
- A co-branded press release within first 30 days-this would be both internal to Trane and sent to national publications and targeted industry publications
- Announcement of award through all applicable social media sites; these include Trane's Facebook presence, Trane Twitter presence and Trane's LinkedIn presence
- Direct mail campaigns
- Co-branded collateral pieces
- Advertisement of contract in regional or national publications
- Participation in trade shows
- Dedicated Omnia internet web-based homepage with:
    - Omnia Logo
    - Link to Omnia website
    - Summary of contract and services offered
    - Due Diligence Documents including a copy of solicitation, copy of contract and any amendments, marketing materials

Co-developing a case study and pursue article placements with key publications

C. Describe how Vendor will transition any existing Public Agency customers' accounts to the Master Agreement available nationally through OMNIA Partners. Include a list of current cooperative contracts (regional and national) Vendor holds and describe how the Master Agreement will be positioned among the other cooperative agreements.

Trane uses the software application Salesforce to manage sales pursuit. For every customer that is eligible for OMNIA Partners pricing, we will notate the eligibility in Salesforce. Upon renewal of existing services, the account owner is then able to offer OMNIA Partners pricing to the customer, except in cases where the customer decides to put the job up for bid. Trane intends to position OMNIA Partners as a top tier cooperative partner.

D. Acknowledge Vendor agrees to provide its logo(s) to OMNIA Partners and

agrees to provide permission for reproduction of such logo in marketing communications and promotions. Acknowledge that use of OMNIA Partners logo will require permission for reproduction, as well.

Trane will provide its logo to OMNIA Partners and agrees to permit reproduction of the logo in marketing communications and promotions. We understand that use of the OMNIA Partners logo requires permission for reproduction.

E. Confirm Vendor will be proactive in direct sales of Vendor's goods and services to Public Agencies nationwide and the timely follow up to leads established by OMNIA Partners. All sales materials are to use the OMNIA Partners logo. At a minimum, the Vendor's sales initiatives should communicate:

   i. Master Agreement was competitively solicited and publicly awarded by a Principal Procurement Agency

   ii. Best government pricing

   iii. No cost to participate

   iv. Non-exclusive

   As stated in our marketing plan, Trane can confirm these requirements will be met.

F. Confirm Vendor will train its national sales force on the Master Agreement. At a minimum, sales training should include:

   i. Key features of Master Agreement

   ii. Working knowledge of the solicitation process

   iii. Awareness of the range of Public Agencies that can utilize the Master Agreement through OMNIA Partners

   iv. Knowledge of benefits of the use of cooperative contracts

   As stated in our marketing plan, Trane can confirm these requirements will be met.

G. Provide the name, title, email and phone number for the person(s), who will be responsible for:

   i. Executive Support:
   Greg Spencer, gsspencer@trane.com, 469-442-6055

   ii. Marketing:
   Greg Spencer, gsspencer@trane.com, 469-442-6055

   iii. Sales:
   Greg Spencer, gsspencer@trane.com, 469-442-6055

iv. Sales Support:
Chris Teller, cteller@trane.com, 917-440-2808
Jeremy Lee, Jeremy.lee@trane.com, 913-599-4664
Tina Bossen, tina.bossen@trane.com, 480-490-4502

v. Financial Reporting:
Amanda Dawson, Amanda.dawson@trane.com, 832-551-7999

vi. Accounts Payable:
Amanda Dawson, Amanda.dawson@trane.com, 832-551-7999

vii. Contracts:
Greg Spencer, gsspencer@trane.com, 469-442-6055

H. Describe in detail how Vendor's national sales force personnel and/or project managers are structured, including contact information for the highest-level executive in charge of the sales and/or project management team. Trane has a dedicated Strategic Programs team that drives the use of cooperatives for sales. Leading the group is Aaron Tanck, Director of Strategic Programs. Aaron oversees Greg Spencer, our Cooperative Program Manager. Aaron reports to Amber Mulligan, Vice President, Strategic Sales, who is the highest-level executive in charge of sales for Cooperative contracts. Amber.Mulligan@tranetechnologies, 910-233 -3594.

I. Explain in detail how the sales or project management teams will work with the OMNIA Partners team to implement, grow and service the national program. Trane's Cooperatives team is dedicated to drives sales through our cooperative agreements. This team anticipates working with OMNIA Partners to promote the contract vehicle and provide efficient public service to our customers across the U.S. While we expect to do the majority of the marketing work through our marketing and sales departments, we hope OMNIA Partners can assist with launching our internal training program and occasionally fielding questions from our field teams as they are trained and mobilized. We also hope OMNIA Partners will be able to support us with new opportunities, such as new member sign-up and answering compliance questions.

I. Explain in detail how Vendor will manage the overall national program throughout the term of the Master Agreement, including ongoing coordination of marketing and sales efforts, timely new Participating Public Agency account set-up, timely contract administration, etc.contract administration, etc.

Our OMNIA Partners marketing plan includes a coordinated effort between Trane and OMNIA Partners. We will continue to market the OMNIA Partners program both internally and externally via training, corporate SharePoint site, customer meetings, marketing materials, and tradeshows. All marketing materials will be available in hard copy and electronic format. Our Strategic

Program Leader, Greg Spencer, will continue to oversee the program, driving growth throughout the term of the Master Agreement.

J. State the amount of Vendor's Public Agency sales for the previous fiscal year. Provide a list of Vendor's top 3 Public Agency customers, the total purchases for each for the previous fiscal year along with a key contact for each.

Trane's Public Agency sales under the OMNIA agreement for 2021 was $368.4M. Our top three Public Agency customers/total bookings for 2021 are as follows:

Customer Name	Total Bookings for 2021	Key Contact
Roanoke City Public Schools	$20,601,056.80	Jeff Shawver – Chief of Physical Plants Phone: 540-853-6306
Berwick Area School District	$20,300,560.00	Brent Crispell – Director of Building and Grounds
Hall County Board of Commissioners	$9,696,634.20	Phone: 570-759-6400
Suffolk Public Schools	$7,052,958.50	Brett Jockell – Superintendent and Director

K. Describe Vendor's information systems capabilities and limitations regarding order management through receipt of payment, including description of multiple platforms that may be used for any of these functions.

Trane account managers use Trane Select Assist (previously known as TOPSS) to quote and provide technical information for equipment sales. Additionally, our greater sales organization uses multiple Oracle based internal programs to facilitate contracting, equipment (both OEM Trane and buysell), service, controls, and parts orders. Trane maintains a customer focused approach with Salesforce.

L. Provide the Contract Sales (as defined in Section 12 of the OMNIA Partners Administration Agreement) that Vendor ~~will guarantee~~ projects each year under the Master Agreement for the initial three years of the Master Agreement ("Guaranteed Contract Sales").

Trane projects, but does not guarantee, OMNIA contract sales during the first three years to be:

$50M in year one (2022)

$200M in year two (2023)
$300M in year three (2024)

To the extent Vendor guarantees minimum Contract Sales, the Administrative Fee shall be calculated based on the greater of the actual Contract Sales and the Guaranteed Contract Sales.

Current supply chain environments will have an impact on these projections in addition to inflationary pressures, funding mechanisms, etc.

M. Even though it is anticipated many Public Agencies will be able to utilize the Master Agreement without further formal solicitation, there may be circumstances where Public Agencies will issue their own solicitations. The following options are available when responding to a solicitation for Products covered under the Master Agreement.

i. Respond with Master Agreement pricing (Contract Sales reported to OMNIA Partners).

ii. If competitive conditions require pricing lower than the standard Master Agreement not-to-exceed pricing, Vendor may respond with lower pricing through the Master Agreement. If Vendor is awarded the contract, the sales are reported as Contract Sales to OMNIA Partners under the Master Agreement.

iii. Respond with pricing higher than Master Agreement only in the unlikely event that the Public Agency refuses to utilize Master Agreement (Contract Sales are not reported to OMNIA Partners).

iv. If alternative or multiple bid and/or proposals are permitted, respond with pricing higher than Master Agreement, and include Master Agreement as the alternate or additional bid/proposal.

Detail Vendor's strategies under these options when responding to a solicitation.

Trane, Inc. U.S. continues to offer competitive pricing to the public sector per the cooperative contract guidelines. Currently, these pertain to the Harford County Public Schools Contract 15-JLP-023 and the Port of Portland contract # 1153. Trane has established a strict process to assure agencies receive the correct pricing for the specific contract. This begins with assigning a specific cooperative quote number that identifies the agency as well as project being addressed. The process then dictates that the pricing follow strict contract guidelines including list price discounts for equipment, set hourly rates by trade for labor solutions and fixed mark-up guidelines for non-Trane materials being furnished to meet the project's scope. A combination of these assure that the agency is being provided the correct price for the specified scope of work.

Exhibit A

Dun and Bradstreet Report

LIVE REPORT

TRANE U.S. INC.

Tradestyle(s): (SUBSIDIARY OF TRANE INC., PISCATAWAY, NJ) 1

ACTIVE HEADQUARTERS

D-U-N-S Number: 00-134-4621
Phone: +1 704 655 4000

Address: 800-e Beaty St, Davidson, NC, 28036, United States Of America
Web: www.trane.com
Endorsement: Kevin.Celestine@tranetechnologies.com
Exclude from Portfolio Insight:

Summary

KEY DATA ELEMENTS (Formerly: SCORE BAR)

KDE Name	Current Status	Details
PAYDEX®	71	14 days beyond terms
Delinquency Score	60	Moderate Risk of severe payment delinquency.
Failure Score	2	Moderate to High Risk of severe financial stress.
D&B Viability Rating	4 5 B Z	View More Details
Bankruptcy Found	N	
D&B Rating	--	Unavailable.

COMPANY PROFILE

D-U-N-S
00-134-4621

Legal Form
Corporation (US)

History Record
Clear

Date Incorporated
03/26/1929

State of Incorporation
DELAWARE

Ownership
Not publicly traded

Mailing Address
PO Box 6820
Piscataway, NJ, 08855, UNITED STATES

Telephone
+1 704 655 4000

Website
www.trane.com

Present Control Succeeded
1929

Employees
6,500

Age (Year Started)
93 Years (1929)

Named Principal
Dave Regnery, CEO

Line of Business
Mfg refrigeration/heating equipment

SIC
35850101

NAICS
333415



Street Address:
800-e Beaty St,
Davidson, NC, 28036,
United States Of America

OVERALL BUSINESS RISK

Dun & Bradstreet thinks...

HIGH	MODERATE-HIGH	MODERATE	LOW-MODERATE	LOW

Overall assessment of this organization over the next 12 months:	**Some-Financial-Stress-Concerns**
Based on the predicted risk of business discontinuation:	**Moderately-Higher-Than-Average-Risk-Of-Financial-Stress**
Based on the predicted risk of severely delinquent payments:	**Moderate Potential For Severely Delinquent Payments**

D&B MAX CREDIT RECOMMENDATION

MAXIMUM CREDIT RECOMMENDATION

US$ 2,000,000

The recommended limit is based on a moderately high probability of severe delinquency or business failure.

FAILURE SCORE (Formerly Financial Stress Score)

Company's Risk Level

MODERATE-HIGH

Probability of failure over the next 12 months

2.29 %



Past 12 Months

Low Risk

High Risk

DELINQUENCY SCORE (Formerly Commercial Credit Score)

Company's Risk Level

MODERATE

Probability of delinquency over the next 12 months

4.75 %



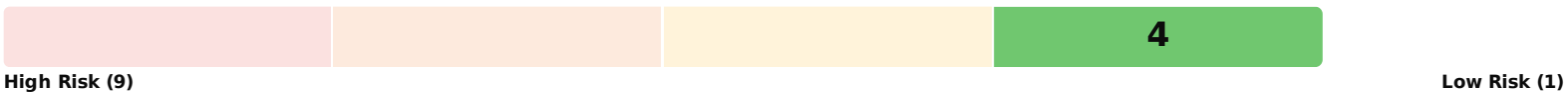
Past 12 Months

Low Risk

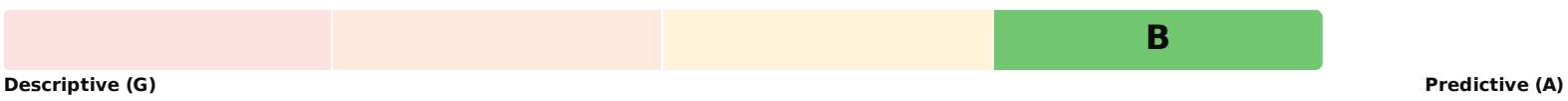
High Risk

VIABILITY RATING SUMMARY

Viability Score



Data Depth Indicator



Portfolio Comparison



Financial Data	**Unavailable**

Trade Payments	
Company Size	
Years in Business	-

D&B PAYDEX®



14 days beyond terms

Past 24 Months

Low Risk

High Risk

D&B PAYDEX - 3 MONTHS



19 days beyond terms

PAYDEX® TREND CHART

This Company Industry Benchmark

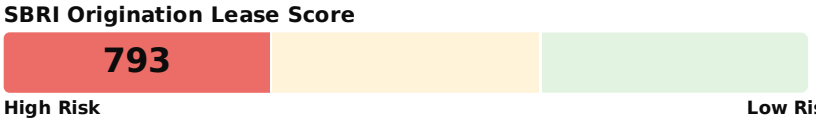
SBRI ORIGINATION

SBRI Origination Card Score



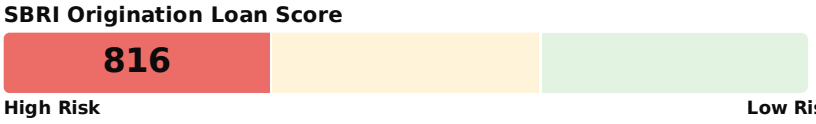
Moderate Risk of serious delinquency over the next 12 months

SBRI Origination Lease Score



High Risk of serious delinquency over the next 12 months

SBRI Origination Loan Score



High Risk of serious delinquency over the next 12 months

D&B SBFE SCORE

No D&B SBFE Score data is currently available.

D&B RATING

Special Rating	Current Rating as of 11/05/2009
-- : Undetermined	

FRAUD RISK SCORE INFORMATION

No Fraud Risk Score is Available

LEGAL EVENTS

Events	Occurrences	Last Filed
Bankruptcies	**0**	**-**
Judgements	**1**	**10/27/2017**
Liens	**10**	**10/24/2020**
Suits	**7**	**03/16/2020**
UCC	**421**	**02/07/2022**

DETAILED TRADE RISK INSIGHT™

Days Beyond Terms
7 Days

3 Months
From Apr-22 to Jun-22

7

High Risk (120+) **Low Risk (0)**

Days Beyond Terms Past 3 months : 7

Low Risk:0 ; High Risk:120+

Dollar-weighted average of **353** payment experiences reported from **117** companies.

DETAILED TRADE RISK INSIGHT™ 13 MONTH TREND

Total Amount Current and Past Due -

FINANCIAL OVERVIEW - BALANCE SHEET

No Data Available

TRADE PAYMENTS

Highest Past Due:

700,000

Highest Now Owing	Total Trade Experiences	Largest High Credit
4,000,000	715	8,000,000

FINANCIAL OVERVIEW - PROFIT AND LOSS

No Data Available

OWNERSHIP

Subsidiaries
11

Branches
276

Total Members
888

This company is a Headquarters, Parent, Subsidiary.

	Domestic Ultimate	Global Ultimate
Name	**INGERSOLL-RAND US TRANE HOLDINGS CORPORATION**	**TRANE TECHNOLOGIES PUBLIC LIMITED COMPANY**
Country	**UNITED STATES**	**IRELAND**
D-U-N-S	**96-330-6712**	**98-503-3590**
Others	**-**	**-**

FINANCIAL OVERVIEW - KEY BUSINESS RATIOS

No Data Available

ALERTS

There are no alerts for this D-U-N-S Number.

WEB & SOCIAL POWERED BY FIRSTRAIN

No Data Available

NOTES

Add Note

No notes is available for this D-U-N-S Number.

COUNTRY/REGIONAL INSIGHT

United States Of America

Consecutive hikes in the Fed Funds Rate through end-2022 to fight stubborn inflation threaten to slow growth and increase unemployment.

Risk Category

LOW

High Risk — Low Risk

Available Reports

Country Insight Snapshot (CIS)

High-level view of a single country's cross-border risk exposure, with particular focus on the current political, commercial, and macroeconomic environments.

Country Insight Report (CIR)

In-depth analysis of the current risks and opportunities within a single country and its regional and global context.

STOCK PERFORMANCE

History

Daily High

52-Week High

Performance

P/E:

EPS:

Div/Yield

The scores and ratings included in this report are designed as a tool to assist the user in making their own credit related decisions, and should be used as part of a balanced and complete assessment relying on the knowledge and expertise of the reader, and where appropriate on other information sources. The score and rating models are developed using statistical analysis in order to generate a prediction of future events. Dun & Bradstreet monitors the performance of thousands of businesses in order to identify characteristics common to specific business events. These characteristics are weighted by significance to form rules within its models that identify other businesses with similar characteristics in order to provide a score or rating.

Dun & Bradstreet's scores and ratings are not a statement of what will happen, but an indication of what is more likely to happen based on previous experience. Though Dun & Bradstreet uses extensive procedures to maintain the quality of its information, Dun & Bradstreet cannot guarantee that it is accurate, complete or timely, and this may affect the included scores and ratings. Your use of this report is subject to applicable law, and to the terms of your agreement with Dun & Bradstreet.

Small Business Risk Insight

SBRI ORIGINATION LEASE SCORE

SBRI Origination Lease Score : 793

SBRI ORIGINATION CARD SCORE

SBRI Origination Lease Score : 860

SBRI ORIGINATION LOAN SCORE

SBRI Origination Loan Score : 816

KEY SBRI ATTRIBUTES

Total Balance
393,163.00

Credit Card Total Balance	20,526.00
Lease Agreement Total Balance	232,608.00
Loan Total Balance	140,029.00

Total Open SBRI Accounts
249

Total Exposure	615,294.00
Maximum Age of All Open Accounts	507.00 Months
Total Available Credit - Credit Card	215,656.00
Total Available Credit - Lines of Credit	16,500.00

Number Of Total Accounts Ever Cycle 2+
80

Time since most recent Cycle 2 on all accounts	1 Months
Worst Delinquent All Accounts	
Past 1-3 Months	Cycle 4
Past 1-12 Months	Cycle 5

ACCOUNT SUMMARIES

Total Current Balance	**562,268**
Total Past Due	**183,966**
Total Past Due Cycle 1	**38,930**
Total Past Due Cycle 2	**28,233**
Total Past Due Cycle 3	**14,209**
Total Past Due Cycle 4	**4,748**
Total Past Due Cycle 5	**97,844**
Total Charge Off Amount	**49,732**

Type	Lender	Date Reported	Open Date	Closed Date	Total Payments	Original Amount/Current Credit Line	Current Balance	Total Current Balance	Total Past Due	Past Due Cycle 1	Past Due Cycle 2	Past Due Cycle 3	Past Due Cycle 4	Past Due Cycle 5	Charge-Off Amount
Term Loan		05/31/2022	07/31/2020			79,900	79,900	140,029	0	0	0	0	0		
Term Loan		08/31/2009	12/09/2003			5,091		140,029							7,563
Term Loan		05/31/2022	06/22/2020			52,900	52,900	140,029	0	0	0	0	0		
Term Loan		03/31/2015	04/29/2014		9	15,747	1,369	140,029	0	0	0	0	0	0	
Term Loan		03/31/2015	04/30/2014		9	14,500	1,262	140,029	0	0	0	0	0	0	
Term Loan		02/28/2015	02/28/2014		10	15,188	2,643	140,029	0	0	0	0	0	0	
Term Loan		11/30/2013	12/31/2012	11/30/2013		20,165	0	140,029	0	0	0	0	0	0	
Term Loan		07/31/2013	08/10/2009	07/31/2013		229,525	0	140,029	0	0	0	0	0	0	
Term Loan		06/30/2007	04/16/2007	05/09/2007		2,247	0	140,029	0	0	0	0	0		
Lease Agreement		09/30/2014	09/02/2010			53,770	2,409	385,779	2,409	0	2,409	0	0	0	
Lease Agreement		06/30/2013	09/25/2009			61,660	2,425	385,779	1,212	1,212	0	0	0	0	
Lease Agreement		06/30/2013	09/25/2009			39,988	1,978	385,779	989	989	0	0	0	0	
Lease Agreement		06/30/2013	09/25/2009			39,988	1,979	385,779	989	989	0	0	0	0	
Lease Agreement		06/30/2013	06/18/2009			10,295	254	385,779	254	0	0	254	0	0	
Lease Agreement		06/30/2013	06/18/2009			10,295	254	385,779	254	0	0	254	0	0	
Lease Agreement		04/14/2016	10/30/2012	02/01/2016	18	0	1,317	385,779	1,317	439	439	439	0	0	
Lease Agreement		04/14/2016	11/30/2012	12/10/2015	18	33	17	385,779	0		0	0	0	0	10

Type	Lender	Date Reported	Open Date	Closed Date	Total Payments	Original Amount/Current Credit Line	Current Balance	Total Current Balance	Total Past Due	Past Due Cycle 1	Past Due Cycle 2	Past Due Cycle 3	Past Due Cycle 4	Past Due Cycle 5	Charge-Off Amount
Lease Agreement		10/06/2015	05/10/2012	02/11/2015	18	716	0	385,779	0		0	0	0	0	
Lease Agreement		03/04/2015	07/10/2012		18	240	608	385,779	480	240	240	0	0	0	
Lease Agreement		01/08/2016	09/30/2012		18	240	19	385,779	0		0	0	0	0	
Lease Agreement		04/13/2016	09/30/2012		18	366	418	385,779	0		0	0	0	0	
Lease Agreement		01/08/2016	10/20/2012		18	67	163	385,779	0		0	0	0	0	
Lease Agreement		07/10/2015	09/10/2012	03/10/2016	18	0	0	385,779	0		0	0	0	0	
Lease Agreement		04/18/2014	10/30/2012		18	1,554	0	385,779	0	0	0	0	0	0	
Lease Agreement		04/14/2016	06/10/2012	06/11/2014	18	0	32	385,779	0		0	0	0	0	
Lease Agreement		04/13/2016	03/30/2012		18	0	390	385,779	0		0	0	0	0	
Lease Agreement		04/14/2016	12/30/2011	01/02/2014	18	0	121	385,779	0		0	0	0	0	
Lease Agreement		07/16/2013	07/10/2012		18	79	537	385,779	237	79	79	79	0	0	
Lease Agreement		07/10/2015	12/10/2011	09/11/2013	18	2,554	0	385,779	0		0	0	0	0	
Lease Agreement		04/14/2016	12/20/2011	06/21/2015	18	0	5	385,779	0		0	0	0	0	
Lease Agreement		01/04/2014	06/20/2003	12/21/2011	18	0	0	385,779	0	0	0	0	0	0	
Lease Agreement		04/14/2016	12/20/2011	03/21/2016	18	0	0	385,779	0		0	0	0	0	
Lease Agreement		01/04/2014	03/30/2007		18	0	0	385,779	0	0	0	0	0	0	
Lease Agreement		04/14/2016	06/30/2012	06/18/2014	18	0	2,980	385,779	2,367	789	789	789	0	0	
Lease Agreement		02/13/2012	10/20/2006	04/09/2009	18	4,446		385,779							4,488
Lease Agreement		05/07/2015	05/10/2012	02/11/2016	18	0	405	385,779	70	35	35	0	0	0	
Lease Agreement		01/02/2013	10/10/2006	04/11/2011	18	0	0	385,779	0	0	0	0	0	0	
Lease Agreement		04/13/2016	09/20/2011		18	354	1,113	385,779	708	177	177	177	177	0	
Lease Agreement		04/14/2016	06/10/2009	03/11/2013	18	0	0	385,779	0		0	0	0	0	
Lease Agreement		01/08/2016	04/20/2011		18	0	0	385,779	0		0	0	0	0	
Lease Agreement		12/31/2010	09/10/2005	06/11/2009	18	0	0	385,779	0	0	0	0	0	0	
Lease Agreement		01/04/2014	04/20/2011	10/21/2015	18	513	410	385,779	0	0	0	0	0	0	
Lease Agreement		09/30/2009	09/10/2006	11/10/2009	18	0	231	385,779	0	0	0	0	0	0	
Lease Agreement		04/14/2016	07/10/2011	06/21/2015	18	92	0	385,779	0		0	0	0	0	
Lease Agreement		01/04/2014	06/30/2006		18	0	0	385,779	0	0	0	0	0	0	
Lease Agreement		01/08/2016	04/10/2011		18	0	0	385,779	0		0	0	0	0	
Lease Agreement		01/02/2013	06/10/2006	12/11/2010	18	0	0	385,779	0	0	0	0	0	0	
Lease Agreement		11/12/2013	10/27/2010	10/23/2013	36	193,623	0	385,779	0	0	0	0	0		
Lease Agreement		02/13/2012	01/30/2006	08/01/2010	18	0	0	385,779	0	0	0	0	0	0	
Lease Agreement		04/14/2016	07/10/2011	02/02/2016	18	0	650	385,779	440	110	110	110	110	0	
Lease Agreement		12/03/2014	10/20/2005		18	0	0	385,779	0	0	0	0	0	0	
Lease Agreement		06/30/2015	10/07/2010		56	6,955	617	385,779	96	96	0	0	0		
Lease Agreement		01/02/2013	07/10/2005	04/11/2011	18	0	0	385,779	0	0	0	0	0	0	
Lease Agreement		10/01/2017	04/01/2008	01/09/2017	105	1,917	0	385,779	0	0	0	0	0		
Lease Agreement		02/13/2012	06/30/2005	01/01/2010	18	0	0	385,779	0	0	0	0	0	0	
Lease Agreement		12/31/2010	02/20/2001		0	0	0	385,779	0	0	0	0	0	0	
Lease Agreement		12/31/2010	01/10/2005	07/11/2009	18	207	0	385,779	0	0	0	0	0	0	
Lease Agreement		04/14/2016	07/20/2011	04/21/2013	18	0	0	385,779	0		0	0	0	0	
Lease Agreement		01/04/2014	12/20/2008	12/21/2011	18	49	0	385,779	0	0	0	0	0	0	
Lease Agreement		12/31/2010	09/30/2010	01/01/2015	0	0	0	385,779	0	0	0	0	0	0	
Lease Agreement		12/31/2010	12/20/2004	12/21/2008	18	36	0	385,779	0	0	0	0	0	0	
Lease Agreement		10/14/2013	07/29/2010	09/24/2013	36	149,112	0	385,779	0	0	0	0	0		
Lease Agreement		02/13/2012	12/30/2004	01/02/2009	18	60		385,779							385
Lease Agreement		06/02/2022	10/08/2003	11/04/2010		54,808	0	385,779	0	0	0	0	0	0	
Lease Agreement		12/31/2010	12/30/2003	04/21/2009	18	0	397	385,779	136	136	0	0	0	0	
Lease Agreement		06/02/2022	08/12/2003	11/04/2010		95,868	0	385,779	0	0	0	0	0	0	
Lease Agreement		01/04/2014	01/20/2008		18	0	0	385,779	0	0	0	0	0	0	
Lease Agreement		06/30/2010	03/17/2003	09/21/2010		278,861	65,183	385,779	60,169	0	0	0	0	60,169	

Type	Lender	Date Reported	Open Date	Closed Date	Total Payments	Original Amount/Current Credit Line	Current Balance	Total Current Balance	Total Past Due	Past Due Cycle 1	Past Due Cycle 2	Past Due Cycle 3	Past Due Cycle 4	Past Due Cycle 5	Charge-Off Amount
Lease Agreement		02/28/2010	07/20/2003	01/21/2008	18	0	0	385,779	0	0	0	0	0	0	
Lease Agreement		06/02/2022	05/17/2006	03/12/2010		9,765	0	385,779	0	0	0	0	0	0	
Lease Agreement		07/16/2013	01/10/2007		18	0	0	385,779	0	0	0	0	0	0	
Lease Agreement		10/03/2013	10/16/2006	09/22/2020	23	27,970	550	385,779	0	0	0	0	0	0	
Lease Agreement		04/14/2016	12/10/2015		18	2,565	14	385,779	0		0	0	0	0	
Lease Agreement		08/31/2009	01/20/2007	04/21/2011	18	828	33	385,779	0	0	0	0	0	0	
Lease Agreement		06/02/2022	08/11/2003	01/14/2011		3,681	0	385,779	0	0	0	0	0	0	
Lease Agreement		04/14/2016	12/10/2015		18	781	0	385,779	0		0	0	0	0	
Lease Agreement		04/13/2016	01/10/2007	10/25/2011	18	0	387	385,779	92	92	0	0	0	0	
Lease Agreement		06/02/2022	01/30/2009	05/17/2012		30,876	0	385,779	0	0	0	0	0	0	
Lease Agreement		04/14/2016	10/20/2015		18	764	223	385,779	0		0	0	0	0	
Lease Agreement		01/02/2013	04/20/2006	04/21/2011	18	0	0	385,779	0	0	0	0	0	0	
Lease Agreement		06/30/2010	06/30/2003	02/02/2011		253,994	36,150	385,779	31,753	0	0	0	0	31,753	
Lease Agreement		04/14/2016	09/30/2015		18	5,796	421	385,779	0		0	0	0	0	
Lease Agreement		01/04/2014	09/10/2004	12/08/2010	18	0	0	385,779	0	0	0	0	0	0	
Lease Agreement		06/30/2010	03/17/2003	07/21/2010		17,328	5,393	385,779	5,075	0	0	0	0	5,075	
Lease Agreement		04/14/2016	01/10/2015		18	101	102	385,779	0		0	0	0	0	
Lease Agreement		02/28/2010	04/10/2005	04/10/2008	18	0	179	385,779	0	0	0	0	0	0	
Lease Agreement		04/14/2016	04/10/2011	05/21/2015	18	0	71	385,779	0		0	0	0	0	
Lease Agreement		11/30/2020	10/30/2015		60	30,111	0	385,779	0	0	0	0	0		
Lease Agreement		01/04/2014	12/10/2000	10/30/2003	18	0	240	385,779	0	0	0	0	0	0	
Lease Agreement		04/14/2016	12/10/2010	12/10/2013	18	0	130	385,779	41	41	0	0	0	0	
Lease Agreement		04/14/2016	07/20/2015		18	60	98	385,779	0		0	0	0	0	
Lease Agreement		01/02/2013	12/30/2005	01/01/2011	18	1,860	0	385,779	0	0	0	0	0	0	
Lease Agreement		08/10/2015	04/16/2010		21	7,437	0	385,779	0	0	0	0	0		
Lease Agreement		02/11/2016	06/30/2015		18	3,903	0	385,779	0		0	0	0	0	
Lease Agreement		01/02/2013	05/20/2006	11/14/2011	18	0	0	385,779	0	0	0	0	0	0	
Lease Agreement		01/08/2016	07/20/2010		18	0	0	385,779	0		0	0	0	0	
Lease Agreement		04/14/2016	06/10/2015		18	649	0	385,779	0		0	0	0	0	
Lease Agreement		04/13/2016	09/30/2003	01/01/2006	18	1,344	0	385,779	0		0	0	0	0	
Lease Agreement		04/14/2016	06/20/2015		18	944	230	385,779	118	118	0	0	0	0	
Lease Agreement		11/30/2013	02/11/2010	03/17/2010	0	6,448	0	385,779	0	0	0	0			
Lease Agreement		12/31/2010	11/30/1998	05/19/2009	18	0	1	385,779	0	0	0	0	0	0	
Lease Agreement		07/10/2015	03/12/2010		21	6,480	0	385,779	0	0	0	0	0		
Lease Agreement		11/15/2020	06/09/2015	10/22/2020	6	23,550	0	385,779	0	0	0	0	0		
Lease Agreement		01/02/2013	04/10/2007	07/11/2011	18	0	0	385,779	0	0	0	0	0	0	
Lease Agreement		02/11/2016	03/30/2010	07/01/2015	18	0	0	385,779	0		0	0	0	0	
Lease Agreement		04/14/2016	03/10/2015		18	288	0	385,779	0		0	0	0	0	
Lease Agreement		02/13/2012	11/30/2006	03/01/2010	18	0	0	385,779	0	0	0	0	0	0	
Lease Agreement		04/13/2016	12/30/2009		18	0	0	385,779	0		0	0	0	0	
Lease Agreement		10/06/2015	02/10/2015		18	4,256	0	385,779	0		0	0	0	0	
Lease Agreement		07/11/2012	10/10/2008		18	693	0	385,779	0	0	0	0	0	0	
Lease Agreement		08/11/2014	03/20/2010	06/21/2015	18	0	920	385,779	744	372	372	0	0	0	
Lease Agreement		04/10/2015	12/30/2014		18	646	333	385,779	116	58	58	0	0	0	
Lease Agreement		07/11/2012	11/10/2008		18	729	0	385,779	0	0	0	0	0	0	
Lease Agreement		10/31/2011	12/01/2009	10/22/2011	18	642	0	385,779	0	0	0	0	0		
Lease Agreement		04/14/2016	10/10/2014		18	550	195	385,779	0		0	0	0	0	
Lease Agreement		07/11/2012	11/10/2008		18	690	0	385,779	0	0	0	0	0	0	
Lease Agreement		09/16/2012	12/01/2009	07/12/2012	8	2,090	0	385,779	0	0	0	0	0		
Lease Agreement		04/14/2016	10/20/2014		18	1,320	307	385,779	0		0	0	0	0	
Lease Agreement		07/11/2012	10/10/2007		18	0	0	385,779	0	0	0	0	0	0	
Lease Agreement		07/10/2015	07/30/2010		18	0	0	385,779	0		0	0	0	0	

Type	Lender	Date Reported	Open Date	Closed Date	Total Payments	Original Amount/Current Credit Line	Current Balance	Total Current Balance	Total Past Due	Past Due Cycle 1	Past Due Cycle 2	Past Due Cycle 3	Past Due Cycle 4	Past Due Cycle 5	Charge-Off Amount
Lease Agreement		04/14/2016	07/10/2014		18	152	472	385,779	76	38	38	0	0	0	
Lease Agreement		02/28/2010	07/10/2004	10/11/2008	18	228	0	385,779	0	0	0	0	0	0	
Lease Agreement		08/11/2014	10/10/2010	09/28/2015	18	0	1,936	385,779	1,936	484	484	484	484	0	
Lease Agreement		04/14/2016	07/20/2014		18	243	81	385,779	0		0	0	0	0	
Lease Agreement		02/28/2010	05/10/2004	11/11/2008	18	282	0	385,779	0	0	0	0	0	0	
Lease Agreement		01/08/2016	01/30/2010		18	0	136	385,779	136	136	0	0	0	0	
Lease Agreement		06/30/2006	04/16/2002			3,355	0	385,779	0	0	0	0	0		
Lease Agreement		02/28/2010	05/10/2004	11/11/2008	18	372	0	385,779	0	0	0	0	0	0	
Lease Agreement		05/31/2022	07/20/2021		1	2,570	2,570	385,779	0	0	0	0	0	0	
Lease Agreement		02/13/2012	01/10/2004	06/01/2009	18	0	36	385,779	0	0	0	0	0	0	
Lease Agreement		05/31/2022	09/20/2021		1	2,849	2,849	385,779	0	0	0	0	0	0	
Lease Agreement		12/03/2014	03/30/2008		18	0	0	385,779	0	0	0	0	0	0	
Lease Agreement		06/30/2003	08/24/1998	09/24/2001		10,428	0	385,779	0	0	0	0			
Lease Agreement		05/31/2022	09/20/2021		1	799	799	385,779	0	0	0	0	0	0	
Lease Agreement		01/04/2014	02/10/2009		18	0	0	385,779	0	0	0	0	0	0	
Lease Agreement		11/30/2010	03/06/2000	09/12/2005	0	30,600	0	385,779	0	0	0	0			
Lease Agreement		05/31/2022	07/20/2021		1	711	7	385,779	0	0	0	0	0	0	
Lease Agreement		12/31/2010	10/10/2004	02/11/2009	18	0	29	385,779	0	0	0	0	0	0	
Lease Agreement		07/08/2008	06/26/2001			2,844	0	385,779	0	0	0	0	0	0	
Lease Agreement		05/31/2022	02/10/2020		7	2,841	2,841	385,779	0	0	0	0	0	0	
Lease Agreement		01/02/2013	03/20/2006	09/21/2011	18	0	0	385,779	0	0	0	0	0	0	
Lease Agreement		05/31/2010	03/16/2007		15	28,080		385,779							21,059
Lease Agreement		05/31/2022	10/10/2020		4	371	371	385,779	0	0	0	0	0	0	
Lease Agreement		01/02/2013	07/10/2006	07/11/2011	18	0	10	385,779	0	0	0	0	0	0	
Lease Agreement		04/14/2016	03/20/2016		18	704	201	385,779	0		0	0	0	0	
Lease Agreement		05/31/2022	09/30/2020		8	1,271	1,271	385,779	0	0	0	0	0	0	
Lease Agreement		04/13/2016	01/30/2010	08/01/2011	18	435	870	385,779	870	435	435	0	0	0	
Lease Agreement		04/30/2019	06/24/2014		58	23,034	0	385,779	0	0	0	0	0		
Lease Agreement		12/31/2021	05/28/2020			52,208	0	385,779	0	0	0	0	0		
Lease Agreement		02/13/2012	07/30/2004	02/01/2010	18	0	0	385,779	0	0	0	0	0	0	
Lease Agreement		04/14/2016	06/10/2014	12/11/2015	18	219	0	385,779	0		0	0	0	0	
Lease Agreement		05/31/2022	03/30/2020		8	1,418	1,418	385,779	0	0	0	0	0	0	
Lease Agreement		01/08/2016	12/30/2006		18	0	8	385,779	0		0	0	0	0	
Lease Agreement		01/08/2016	06/30/2014		18	945	29	385,779	0		0	0	0	0	
Lease Agreement		03/31/2021	09/29/2020	03/26/2021	5	37,649	0	385,779	0	0	0	0	0	0	
Lease Agreement		01/04/2014	09/30/2006		18	0	20	385,779	0	0	0	0	0	0	
Lease Agreement		07/31/2019	06/24/2014		60	114,600	0	385,779	0	0	0	0	0		
Lease Agreement		12/31/2021	05/28/2020			20,122	0	385,779	0	0	0	0	0		
Lease Agreement		04/30/2019	06/24/2014		58	46,516	0	385,779	0	0	0	0	0		
Lease Agreement		02/13/2012	07/30/2004	02/01/2010	18	0	50	385,779	0	0	0	0	0	0	
Lease Agreement		12/31/2021	05/28/2020			52,208	0	385,779	0	0	0	0	0		
Lease Agreement		04/13/2016	07/10/2005	08/28/2009	18	0	60	385,779	60	30	30	0	0	0	
Lease Agreement		01/08/2016	04/30/2014		18	3,684	0	385,779	0		0	0	0	0	
Lease Agreement		12/31/2021	05/28/2020			20,122	0	385,779	0	0	0	0	0		
Lease Agreement		01/02/2013	03/30/2006	10/01/2011	18	0	0	385,779	0	0	0	0	0	0	
Lease Agreement		04/14/2016	03/30/2014		18	1,104	0	385,779	0		0	0	0	0	
Lease Agreement		05/31/2022	12/30/2018		9	64	64	385,779	0	0	0	0	0	0	
Lease Agreement		10/03/2011	10/20/2007	07/21/2011	18	0	0	385,779	0	0	0	0	0	0	
Lease Agreement		07/10/2015	01/30/2014		18	153	0	385,779	0		0	0	0	0	
Lease Agreement		05/31/2022	10/31/2017		57	62,750	3,795	385,779	0	0	0	0	0		
Lease Agreement		04/14/2016	01/10/2010	01/11/2015	18	0	0	385,779	0		0	0	0	0	

Type	Lender	Date Reported	Open Date	Closed Date	Total Payments	Original Amount/Current Credit Line	Current Balance	Total Current Balance	Total Past Due	Past Due Cycle 1	Past Due Cycle 2	Past Due Cycle 3	Past Due Cycle 4	Past Due Cycle 5	Charge-Off Amount
Lease Agreement		04/14/2016	01/20/2014		18	1,620	298	385,779	0		0	0	0	0	
Lease Agreement		11/30/2021	06/30/2019		12	0	0	385,779	0	0	0	0	0	0	
Lease Agreement		02/13/2012	07/10/2001	01/11/2010	18	0	0	385,779	0	0	0	0	0	0	
Lease Agreement		09/03/2014	09/30/2013		18	703	0	385,779	0	0	0	0	0	0	
Lease Agreement		05/31/2022	10/20/2018		8	564	564	385,779	0	0	0	0	0	0	
Lease Agreement		01/04/2014	01/30/2005		18	0	0	385,779	0	0	0	0	0	0	
Lease Agreement		04/14/2016	10/20/2013		18	56	108	385,779	0		0	0	0	0	
Lease Agreement		06/30/2021	10/20/2018		5	162	1	385,779	0	0	0	0	0	0	
Lease Agreement		02/28/2010	03/30/1986	01/02/2008	18	0	280	385,779	0	0	0	0	0	0	
Lease Agreement		04/14/2016	03/10/2013	12/11/2015	18	65	0	385,779	0		0	0	0	0	
Lease Agreement		09/30/2019	10/10/2011			0	0	385,779	0	0	0	0	0	0	
Lease Agreement		02/13/2012	01/20/2006	07/21/2010	18	0	0	385,779	0	0	0	0	0	0	
Lease Agreement		08/11/2014	08/30/2013		18	210	0	385,779	0	0	0	0	0	0	
Lease Agreement		09/30/2019	10/20/2015			1,694	1,694	385,779	1,270	0	0	423	0	847	
Lease Agreement		12/03/2014	05/30/2003	06/01/2004	18	20	0	385,779	0	0	0	0	0	0	
Lease Agreement		07/10/2015	09/10/2013	12/29/2015	18	5,664	78	385,779	0		0	0	0	0	
Lease Agreement		05/31/2022	01/30/2014		12	126	126	385,779	75	0	75	0	0	0	
Lease Agreement		01/31/2014	10/01/2009	01/29/2014	51	78,443	0	385,779	0	0	0	0	0		
Lease Agreement		01/04/2014	07/20/2009		18	0	0	385,779	0	0	0	0	0	0	
Lease Agreement		02/29/2020	12/30/2014			0	0	385,779	0	0	0	0	0	0	
Lease Agreement		08/07/2007	05/24/2004	07/31/2007	13	15,319	0	385,779	0	0	0	0	0	0	
Lease Agreement		01/31/2015	06/27/2007	01/28/2015	88	19,517	650	385,779	0	0	0	0	0		
Lease Agreement		09/30/2019	03/30/2016			158	158	385,779	158	0	0	0	158	0	
Lease Agreement		11/05/2008	11/12/2001	10/31/2008		5,256	0	385,779	0	0	0	0	0	0	
Credit Cards		09/30/2013	08/14/2009	01/17/2014	12	3,000	563	36,460	0	0	0	0	0	0	
Lease Agreement		01/31/2015	04/05/2005	01/28/2015	115	33,310	1,214	385,779	0	0	0	0	0		
Lease Agreement		05/31/2019	12/30/2014		1	58	58	385,779	0	0	0	0	0	0	
Lease Agreement		02/29/2012	04/19/2006	02/13/2012	69	4,868	0	385,779	0	0	0	0	0		
Credit Cards		07/31/2009	05/02/1984	09/30/2007	0	2,500	0	36,460	0	0	0	0	0	0	
Lease Agreement		01/31/2014	06/29/2009	01/29/2014	54	78,548	0	385,779	0	0	0	0	0		
Lease Agreement		05/31/2019	12/10/2015		3	1,122	1,122	385,779	390	0	0	390	0	0	
Lease Agreement		11/26/2014	07/01/2013			25,900	0	385,779	0	0	0	0	0		
Credit Cards		05/31/2022	06/09/1999	06/24/2006	0	0	0	36,460	0	0	0	0	0	0	
Lease Agreement		01/31/2015	05/26/2006	01/28/2015	104	17,196	0	385,779	0	0	0	0	0		
Lease Agreement		01/31/2020	02/10/2015		3	266	2	385,779	0	0	0	0	0	0	
Lease Agreement		07/31/2010	08/01/2006		1	22,501		385,779	112	112	0	0	0		
Credit Cards		09/30/2013	05/13/2008	11/29/2009	12	7,500		36,460							5,723
Lease Agreement		02/28/2014	12/29/2009	02/11/2014	48	15,032	0	385,779	0	0	0	0	0		
Lease Agreement		09/30/2019	12/10/2015		1	924	9	385,779	0	0	0	0	0	0	
Lease Agreement		12/19/2006	07/26/2001	11/30/2006	5	24,417	387	385,779	0	0	0	0	0	0	
Credit Cards		02/28/2010	12/15/2003	01/20/2010	24	1,000	0	36,460	0	0	0	0	0	0	
Lease Agreement		04/14/2016	04/20/2013		18	1,452	693	385,779	0		0	0	0	0	
Lease Agreement		01/31/2003	02/25/2000			4,680	0	385,779	0	0	0	0	0	0	
Lease Agreement		10/29/2010	08/01/2006			7,657		385,779	0	0	0	0	0		
Credit Cards		11/30/2012	01/27/2010		0	2,459	669	36,460	0	0	0	0	0	0	
Lease Agreement		10/06/2015	05/10/2013		18	2,430	0	385,779	0		0	0	0	0	
Lease Agreement		10/31/2003	02/28/2000	07/31/2003		103,200	0	385,779	0	0	0	0			
Lease Agreement		06/30/2011	05/26/2006		61	17,196	0	385,779	0	0	0	0	0	0	
Credit Cards		12/31/2013	12/11/2001	08/19/2003	0	5,000	0	36,460	0	0	0	0	0	0	263
Lease Agreement		10/06/2015	05/10/2013		18	2,313	0	385,779	0		0	0	0	0	
Lease Agreement		08/31/2005	08/01/2003	05/03/2005	3	53,266		385,779	0	0	0	0			
Lease Agreement		11/02/2011	05/15/2006	08/17/2009	16	3,245		385,779	0	0	0	0			
Credit Cards		12/31/2013	12/11/2001	08/19/2003	0	1,000	0	36,460	0	0	0	0	0	0	
Lease Agreement		10/06/2015	05/10/2013		18	2,295	0	385,779	0		0	0	0	0	

Type	Lender	Date Reported	Open Date	Closed Date	Total Payments	Original Amount/Current Credit Line	Current Balance	Total Current Balance	Total Past Due	Past Due Cycle 1	Past Due Cycle 2	Past Due Cycle 3	Past Due Cycle 4	Past Due Cycle 5	Charge-Off Amount
Lease Agreement		11/30/2010	01/01/2010			47,297		385,779	0	0	0	0	0		
Credit Cards		05/31/2022	06/09/2000	11/16/2006	0	0	0	36,460	0	0	0	0	0	0	
Lease Agreement		08/11/2015	01/10/2013		18	419	0	385,779	0		0	0	0	0	
Credit Cards		05/31/2022	08/27/1999	11/16/2006	0	0	0	36,460	0	0	0	0	0	0	
Lease Agreement		11/30/2016	10/01/2014		20	5,030	0	385,779	0	0	0	0	0		
Lease Agreement		02/28/2017	02/01/2014		25	33,658	0	385,779	0	0	0	0	0		
Lease Agreement		10/31/2016	07/01/2014			7,834	0	385,779	0	0	0	0	0		
Lease Agreement		04/10/2015	12/30/2012	04/01/2016	18	0	389	385,779	0		0	0	0	0	
Lease Agreement		04/28/2017	02/01/2014			77,527	0	385,779	0	0	0	0	0		
Lease Agreement		04/28/2017	01/01/2015			3,882	0	385,779	0	0	0	0	0		
Lease Agreement		04/14/2016	04/30/2010	06/16/2014	18	3,750	0	385,779	0		0	0	0	0	3,229
Lease Agreement		04/13/2016	12/30/2012		18	277	260	385,779	0		0	0	0	0	
Lease Agreement		10/29/2010	02/01/2009			70,945		385,779	0	0	0	0	0		
Lease Agreement		03/31/2011	04/01/2010		1	4,181		385,779	0	0	0	0	0		
Lease Agreement		11/30/2007	11/14/2003	11/21/2007	15	4,695	0	385,779	0	0	0	0	0	0	
Lease Agreement		02/28/2015	12/31/2010			45,811	865	385,779	865	865	0	0	0	0	
Lease Agreement		08/31/2007	01/01/2001			59,079	0	385,779	0	0	0	0	0		
Lease Agreement		03/31/2011	04/01/2010			82,965		385,779	0	0	0	0	0		
Lease Agreement		10/29/2010	04/01/2004		1	30,844		385,779	0	0	0	0	0		
Lease Agreement		10/31/2013	03/25/2010	10/31/2013		33,667	0	385,779	0	0	0	0	0	0	
Lease Agreement		07/31/2010	10/01/2007		1	9,106		385,779	0	0	0	0	0		
Lease Agreement		03/01/2012	11/30/1997	08/28/1998		2,340		385,779	0	0	0	0			1,645
Lease Agreement		04/30/2010	10/01/2004			14,101		385,779	2,634	333	335	333	1,632		
Lease Agreement		06/30/2013	09/25/2009			24,184	1,044	385,779	522	522	0	0	0	0	
Lease Agreement		07/31/2010	10/01/2007		1	9,798		385,779	0	0	0	0	0		
Lease Agreement		02/28/2010	02/24/2005	02/19/2010	60	14,515	1,045	385,779	0	0	0	0	0		
Lease Agreement		05/31/2011	10/14/2004	03/09/2011	29	2,631		385,779	0	0	0	0			
Lease Agreement		06/30/2013	06/18/2009			10,295	254	385,779	254	0	0	254	0	0	
Lease Agreement		11/30/2016	12/01/2014			37,243	0	385,779	0	0	0	0	0		
Lease Agreement		08/31/2012	12/05/2007	08/31/2012	1	2,576	0	385,779	0	0	0	0	0		
Lease Agreement		12/01/2011	08/27/2004	09/27/2011		45,720		385,779	0	0	0	0			
Lease Agreement		09/30/2014	09/01/2010			41,225	1,570	385,779	1,570	1,570	0	0	0	0	
Lease Agreement		09/30/2005	04/01/2004	07/04/2005	1	4,402		385,779	0	0	0	0			
Lease Agreement		12/31/2011	08/26/2000	12/05/2011	133	20,179	22	385,779	0	0	0	0	0		
Lease Agreement		10/29/2010	10/01/2004		1	128,916		385,779	0	0	0	0	0		
Lease Agreement		07/31/2014	07/02/2010			48,218	934	385,779	0	0	0	0	0	0	
Lease Agreement		02/28/2005	11/15/2000	08/22/2003		58,089	0	385,779	0	0	0	0	0		
Lease Agreement		06/30/2013	06/18/2009			10,295	254	385,779	254	0	0	254	0	0	
Lease Agreement		12/01/2011	07/15/2004	09/15/2011		45,720		385,779	0	0	0	0			
Lease Agreement		07/31/2014	07/02/2010			48,218	934	385,779	0	0	0	0	0	0	
Lease Agreement		07/15/2003	06/01/1998			3,155	0	385,779	0	0	0	0	0		
Lease Agreement		07/31/2007	08/26/2000		9	22,997	0	385,779	0	0	0	0	0	0	
Lease Agreement		06/30/2013	09/25/2009			41,430	1,971	385,779	985	985	0	0	0	0	
Lease Agreement		07/31/2007	02/17/2000	04/04/2001		18,915	0	385,779	0	0	0	0	0	0	
Lease Agreement		06/30/2013	09/25/2009			23,345	808	385,779	297	297	0	0	0	0	
Lease Agreement		08/31/2003	04/28/2003	07/29/2003	2	6,600	0	385,779	0	0	0	0			
Lease Agreement		06/30/2013	08/28/2009			24,304	526	385,779	526	526	0	0	0	0	
Lease Agreement		06/30/2013	06/18/2009			10,295	254	385,779	254	0	0	254	0	0	
Lease Agreement		01/31/2010	05/12/2003	10/20/2009		19,710		385,779	0	0	0	0			
Lease Agreement		03/31/2013	03/25/2008	03/31/2013		45,000	0	385,779	0	0	0	0	0	0	
Lease Agreement		07/31/2007	02/01/2000	04/04/2001		20,700	0	385,779	0	0	0	0	0	0	
Lease Agreement		03/31/2013	02/08/2008	03/31/2013		16,900	0	385,779	0	0	0	0	0	0	

Type	Lender	Date Reported	Open Date	Closed Date	Total Payments	Original Amount/Current Credit Line	Current Balance	Total Current Balance	Total Past Due	Past Due Cycle 1	Past Due Cycle 2	Past Due Cycle 3	Past Due Cycle 4	Past Due Cycle 5	Charge-Off Amount
Lease Agreement		05/31/2005	05/15/2002			22,361	0	385,779	0	0	0	0	0		
Lease Agreement		02/28/2015	12/31/2010			45,811	865	385,779	865	865	0	0	0	0	
Credit Cards		09/30/2008	08/02/2000	02/17/2003	0	0	0	36,460	0	0	0	0	0	0	
Lease Agreement		07/31/2007	02/01/2000	04/04/2001		20,700	0	385,779	0	0	0	0	0	0	
Lease Agreement		12/31/2012	11/30/2007			32,500	575	385,779	0	0	0	0	0	0	
Lease Agreement		07/31/2006	05/29/2001	05/29/2006		24,042		385,779	0	0	0	0			
Lease Agreement		01/31/2015	12/31/2010			55,886	3,299	385,779	3,299	0	3,299	0	0	0	
Credit Cards		06/02/2008	03/03/1997	03/11/2003	0	0	0	36,460	0	0	0	0	0	0	
Lease Agreement		07/31/2007	02/01/2000	04/04/2001		20,700	0	385,779	0	0	0	0	0	0	
Lease Agreement		09/30/2014	09/01/2010			41,225	1,570	385,779	1,570	1,570	0	0	0	0	
Lease Agreement		10/31/2001	09/28/1998		24	23,533	0	385,779	0						0
Lease Agreement		12/31/2014	12/31/2010			49,438	3,746	385,779	1,873	0	1,873	0	0	0	
Credit Cards		06/02/2008	10/09/1996	10/10/2002	0	0	0	36,460	0	0	0	0	0	0	
Lease Agreement		07/31/2010	04/01/2009		1	12,045		385,779	0	0	0	0	0		
Lease Agreement		05/31/2014	08/24/2010			19,754	495	385,779	0	0	0	0	0	0	
Lease Agreement		12/31/2002	07/30/1997	07/30/2002		17,100	0	385,779	0	0	0	0	0	0	
Lease Agreement		08/31/2013	10/30/2009	08/31/2013		23,685	0	385,779	0	0	0	0	0	0	
Credit Cards		12/02/2015	08/01/2005	11/14/2014	4	6,200	0	36,460	0	0	0	0	0	0	
Lease Agreement		07/31/2007	02/01/2000	04/04/2001		25,846	0	385,779	0	0	0	0	0	0	
Lease Agreement		07/31/2014	07/02/2010			39,668	754	385,779	0	0	0	0	0	0	
Lease Agreement		03/31/2005	03/27/2000	01/04/2005		33,372		385,779	0	0	0	0			
Lease Agreement		06/30/2013	09/25/2009			26,303	1,144	385,779	572	572	0	0	0	0	
Credit Cards		03/31/2011	01/12/1991	03/12/2004		1	0	36,460	0	0	0	0	0		
Lease Agreement		07/31/2007	02/01/2000	04/04/2001		25,846	0	385,779	0	0	0	0	0	0	
Lease Agreement		06/30/2013	09/25/2009			39,988	1,979	385,779	989	989	0	0	0	0	
Lease Agreement		04/30/2005	10/15/1999	10/15/2004		13,440		385,779	0	0	0	0			
Lease Agreement		06/30/2013	09/21/2009			52,345	1,192	385,779	1,192	1,192	0	0	0	0	
Credit Cards		02/28/2009	10/02/2000	10/30/2006			0	36,460	0	0	0	0	0		
Lease Agreement		07/31/2007	02/01/2000	04/04/2001		25,846	0	385,779	0	0	0	0	0	0	
Lease Agreement		06/30/2013	09/25/2009			23,225	1,017	385,779	508	508	0	0	0	0	
Lease Agreement		11/30/2003	07/06/1998	07/06/2001		5,652	0	385,779	0	0	0	0			
Lease Agreement		06/30/2013	06/18/2009			10,295	254	385,779	254	0	0	254	0	0	
Credit Cards		09/30/2019	08/25/2004				14,054	36,460	0	0	0	0	0	0	
Lease Agreement		07/31/2007	02/01/2000	04/04/2001		20,743	0	385,779	0	0	0	0	0	0	
Lease Agreement		06/30/2013	09/25/2009			26,303	1,144	385,779	572	572	0	0	0	0	
Lease Agreement		06/30/2003	07/16/1998		1	5,640	0	385,779	0	0	0	0			
Credit Cards		09/30/2019	03/03/1980				1,105	36,460	0	0	0	0	0	0	
Lease Agreement		07/31/2007	02/01/2000	04/04/2001		20,743	0	385,779	0	0	0	0	0	0	
Lease Agreement		06/30/2013	06/18/2009			10,295	254	385,779	254	0	0	254	0	0	
Credit Cards		06/30/2006	04/30/2006	02/25/2007	2	11,500	1,425	36,460	88	88	0	0	0	0	
Lease Agreement		07/31/2007	02/01/2000	04/04/2001		20,743	0	385,779	0	0	0	0	0	0	
Credit Cards		05/31/2022	06/12/2000	01/21/2008		6,750	0	36,460	0	0	0	0	0		
Lease Agreement		08/31/2014	07/19/2010			55,886	1,209	385,779	0	0	0	0	0	0	
Lease Agreement		08/31/2007	07/18/2002	07/18/2005		4,029		385,779	0	0	0	0			
Lease Agreement		07/31/2014	07/02/2010			48,218	934	385,779	0	0	0	0	0	0	
Lease Agreement		03/31/2015	12/31/2010	03/31/2015		55,886	0	385,779	0	0	0	0	0	0	
Lease Agreement		08/31/2004	12/13/2000	12/15/2003		2,850	0	385,779	0	0	0	0			
Lease Agreement		08/31/2014	07/02/2010			39,668	60	385,779	0	0	0	0	0	0	
Lease Agreement		07/31/2007	02/01/2000	04/04/2001		20,743	0	385,779	0	0	0	0	0	0	
Lease Agreement		08/31/2014	07/19/2010			55,886	1,209	385,779	0	0	0	0	0	0	
Lease Agreement		06/30/2003	12/27/2000	04/28/2003		12,434	0	385,779	0	0	0	0			
Lease Agreement		06/30/2013	09/25/2009			23,014	1,041	385,779	520	520	0	0	0	0	
Credit Cards		10/31/2008	04/06/2004	11/26/2008			494	36,460	87	20	0	20	47		
Lease Agreement		07/31/2007	02/01/2000	04/04/2001		20,743	0	385,779	0	0	0	0	0	0	
Lease Agreement		07/31/2014	07/02/2010			39,668	754	385,779	0	0	0	0	0	0	

Type	Lender	Date Reported	Open Date	Closed Date	Total Payments	Original Amount/Current Credit Line	Current Balance	Total Current Balance	Total Past Due	Past Due Cycle 1	Past Due Cycle 2	Past Due Cycle 3	Past Due Cycle 4	Past Due Cycle 5	Charge-Off Amount
Lease Agreement		04/30/2007	07/01/2001	07/02/2004	27	12,312		385,779	0	0	0	0			
Lease Agreement		06/30/2013	06/18/2009			10,295	254	385,779	254	0	0	254	0	0	
Credit Cards		05/31/2022	06/27/2003	08/23/2011		0	0	36,460	0	0	0	0	0		
Lease Agreement		07/31/2007	02/01/2000	04/04/2001		20,743	0	385,779	0	0	0	0	0	0	
Lease Agreement		08/31/2013	11/25/2009	08/31/2013		20,027	0	385,779	0	0	0	0	0	0	
Lease Agreement		02/28/2005	07/27/2000	02/27/2003	4	806		385,779	0	0	0	0			
Lease Agreement		11/30/2013	12/29/2008	11/30/2013		30,507	0	385,779	0	0	0	0	0	0	
Credit Cards		05/31/2022	05/17/2002	06/25/2008		0	0	36,460	0	0	0	0	0		
Lease Agreement		07/31/2007	02/01/2000	04/04/2001		20,743	0	385,779	0	0	0	0	0	0	
Lease Agreement		06/30/2013	09/25/2009			26,705	1,224	385,779	612	612	0	0	0	0	
Lease Agreement		01/31/2006	05/01/2001	10/20/2005	4	9,152		385,779	0	0	0	0			
Lease Agreement		03/31/2013	03/05/2008	03/31/2013		33,250	0	385,779	0	0	0	0	0	0	
Credit Cards		05/31/2022	05/15/2002	07/01/2008		0	0	36,460	0	0	0	0	0		
Lease Agreement		07/31/2007	02/01/2000	04/04/2001		18,915	0	385,779	0	0	0	0	0	0	
Lease Agreement		12/31/2013	12/27/2011	12/31/2013		87,370	0	385,779	0	0	0	0	0	0	
Lease Agreement		09/30/2005	07/28/2002	01/28/2005	19	1,119		385,779	0	0	0	0			
Lease Agreement		12/31/2014	12/31/2010			40,278	3,063	385,779	2,297	0	2,297	0	0	0	
Credit Cards		05/31/2022	05/14/2002	01/03/2010		15,000	0	36,460	0	0	0	0	0		
Lease Agreement		07/31/2007	02/01/2000	04/04/2001		18,915	0	385,779	0	0	0	0	0	0	
Lease Agreement		01/31/2015	12/31/2010			55,886	3,299	385,779	3,299	0	3,299	0	0	0	
Lease Agreement		12/31/2006	03/02/2002	03/02/2004		2,112		385,779	0	0	0	0			
Lease Agreement		08/31/2014	07/19/2010			55,886	1,209	385,779	0	0	0	0	0	0	
Credit Cards		05/31/2022	02/05/2002	01/21/2008		3,000	0	36,460	0	0	0	0	0		
Lease Agreement		07/31/2007	02/01/2000	04/04/2001		18,915	0	385,779	0	0	0	0	0	0	
Lease Agreement		02/28/2015	12/31/2010			55,886	1,099	385,779	1,099	1,099	0	0	0	0	
Lease Agreement		09/30/2004	12/17/1998	12/17/2001	4	3,096	0	385,779	0	0	0	0			
Lease Agreement		08/31/2014	07/19/2010			55,886	1,209	385,779	0	0	0	0	0	0	
Credit Cards		05/31/2022	10/09/2001	02/03/2005		0	0	36,460	0	0	0	0	0		
Lease Agreement		07/31/2007	02/01/2000	04/04/2001		18,915	0	385,779	0	0	0	0	0	0	
Lease Agreement		08/31/2014	07/19/2010			55,886	1,209	385,779	0	0	0	0	0	0	
Lease Agreement		01/15/2002	01/05/1997		2	6,619	0	385,779	0	0	0	0	0		
Credit Cards		05/31/2022	02/23/2001	01/21/2008		20,000	0	36,460	0	0	0	0	0		
Lease Agreement		07/31/2007	02/01/2000	04/04/2001		18,915	0	385,779	0	0	0	0	0	0	
Lease Agreement		08/31/2014	07/19/2010			55,886	1,209	385,779	0	0	0	0	0	0	
Credit Cards		05/31/2022	07/22/1999	02/01/2013		19,150	0	36,460	0	0	0	0	0		
Lease Agreement		07/31/2007	02/01/2000	04/04/2001		18,915	0	385,779	0	0	0	0	0	0	
Credit Cards		05/31/2022	02/01/1999	07/27/2007		0	0	36,460	0	0	0	0	0		
Term Loan		02/12/2009	05/17/2006			11,734	1,955	140,029	325	325	0	0	0	0	
Term Loan		10/08/2008	10/04/2005	09/30/2008	27	12,601	0	140,029	0	0	0	0	0	0	
Lines of Credit		01/10/2019	01/05/2018			1,000	0	0	0	0	0	0	0	0	
Lines of Credit		06/01/2022	03/27/2020			5,000	0	0	0	0	0	0	0	0	
Lines of Credit		06/01/2022	11/04/2021		5	5,000	0	0	0	0	0	0	0	0	
Lines of Credit		06/01/2022	11/15/2019			2,000	0	0	0	0	0	0	0	0	
Lines of Credit		12/31/2020	06/05/2019		2	2,500	0	0	0	0	0	0	0	0	
Lines of Credit		08/12/2016	08/19/2015			1,000	0	0	0	0	0	0	0	0	
Credit Cards		05/31/2022	12/01/2014		4	3,000	0	36,460	0	0	0	0	0	0	
Credit Cards		06/05/2022	03/31/2006			0	0	36,460	0	0	0	0	0	0	
Lease Agreement		09/25/2001	02/15/1995			16,315	0	385,779	0	0	0	0	0		
Lease Agreement		07/31/2014	07/02/2010			48,218	934	385,779	0	0	0	0	0	0	
Lease Agreement		12/31/2003	08/01/2000		18	5,121	0	385,779	0	0	0	0	0		
Lease Agreement		07/31/2007	02/01/2000	04/04/2001		18,915	0	385,779	0	0	0	0	0	0	
Lease Agreement		06/30/2013	09/25/2009			39,988	1,978	385,779	989	989	0	0	0	0	
Lease Agreement		10/05/2001	10/01/1998		1	23,270	0	385,779	0	0	0	0	0		
Credit Cards		05/31/2022	12/01/1998	02/03/2008		30,000	0	36,460	0	0	0	0	0		
Lease Agreement		07/31/2007	02/01/2000	04/04/2001		18,915	0	385,779	0	0	0	0	0	0	

Type	Lender	Date Reported	Open Date	Closed Date	Total Payments	Original Amount/Current Credit Line	Current Balance	Total Current Balance	Total Past Due	Past Due Cycle 1	Past Due Cycle 2	Past Due Cycle 3	Past Due Cycle 4	Past Due Cycle 5	Charge-Off Amount
Lease Agreement		03/31/2022	10/04/2018		24	4,197	1,329	385,779	0	0	0	0	0		
Lease Agreement		10/05/2001	08/15/1998		3	5,060	0	385,779	0	0	0	0	0		
Credit Cards		05/31/2022	09/01/1998	01/21/2008		2,000	0	36,460	0	0	0	0	0		
Lease Agreement		07/31/2007	02/01/2000	04/04/2001		20,743	0	385,779	0	0	0	0	0	0	
Lease Agreement		05/31/2019	03/30/2014		1	66	0	385,779	0	0	0	0	0	0	
Lease Agreement		08/06/2002	02/15/1999			17,352	0	385,779	0	0	0	0	0		
Credit Cards		05/31/2022	09/01/1998	12/02/2008		15,000	0	36,460	0	0	0	0	0		
Lease Agreement		07/31/2007	02/01/2000	04/04/2001		25,832	0	385,779	0	0	0	0	0	0	
Lease Agreement		04/30/2019	10/10/2014		2	55	132	385,779	132	132	0	0	0	0	
Lease Agreement		08/01/2008	06/15/2001			26,570	0	385,779	0	0	0	0	0		
Credit Cards		05/31/2022	06/01/1998	01/21/2008		1,000	0	36,460	0	0	0	0	0		
Lease Agreement		07/31/2007	02/01/2000	04/04/2001		18,915	0	385,779	0	0	0	0	0	0	
Lease Agreement		08/31/2020	06/30/2015		4	300	300	385,779	0	0	0	0	0	0	
Lease Agreement		12/31/2003	12/15/2000		17	1,870	0	385,779	0	0	0	0	0		
Credit Cards		05/31/2022	04/01/1998			16,900	0	36,460	0	0	0	0	0		
Lease Agreement		07/31/2007	07/07/1998	04/04/2001		16,308	0	385,779	0	0	0	0	0	0	
Lease Agreement		08/31/2021	12/20/2016		7	173	173	385,779	0	0	0	0	0	0	
Lease Agreement		04/02/2003	03/15/2000			9,439	0	385,779	0	0	0	0	0		
Credit Cards		05/31/2022	05/01/1997			2,500	0	36,460	0	0	0	0	0		
Lease Agreement		07/31/2007	10/14/1998	04/04/2001		17,587	0	385,779	0	0	0	0	0	0	
Lease Agreement		04/30/2020	07/20/2017		5	0	0	385,779	0	0	0	0	0	0	
Lease Agreement		03/31/2005	05/01/2000			2,668	0	385,779	0	0	0	0	0		
Credit Cards		05/31/2022	04/01/1997	01/21/2008		8,500	0	36,460	0	0	0	0	0		
Lease Agreement		07/31/2007	10/14/1998	04/04/2001		126,370	0	385,779	0	0	0	0	0	0	
Lease Agreement		05/31/2022	12/30/2016		8	2,899	2,899	385,779	0	0	0	0	0	0	
Lease Agreement		08/06/2002	07/01/1999			1,853	0	385,779	0	0	0	0	0		
Credit Cards		05/31/2022	04/01/1996	07/02/2010		11,250	0	36,460	0	0	0	0	0		
Lease Agreement		07/31/2007	06/27/1996	03/31/2000		54,111	0	385,779	0	0	0	0	0	0	
Lease Agreement		09/30/2020	07/10/2017		9	126	126	385,779	90	0	0	90	0	0	
Credit Cards		05/31/2022	11/01/1995	01/21/2008		16,900	0	36,460	0	0	0	0	0		
Lease Agreement		07/31/2007	11/01/1993	05/24/1995		23,296	0	385,779	0	0	0	0	0	0	
Credit Cards		08/31/2008	11/01/1997	01/29/2009			2,300	36,460	1,048	367	619	20	42		
Credit Cards		12/31/2017	01/19/2010	09/20/2017	12	11,000	0	36,460	0	0	0	0	0	0	
Credit Cards		05/31/2022	08/19/2005		24	17,800	250	36,460	0	0	0	0	0	0	
Credit Cards		05/31/2022	12/18/2006	07/30/2009	0	500	0	36,460	0	0	0	0	0	0	
Credit Cards		05/31/2022	09/28/2001	06/24/2006	0	0	0	36,460	0	0	0	0	0	0	
Credit Cards		05/31/2022	06/09/1999	06/24/2006	0	0	0	36,460	0	0	0	0	0	0	
Credit Cards		10/31/2013	01/18/2008	11/02/2009	0	25,000	0	36,460	0	0	0	0	0	0	
Credit Cards		09/30/2019	09/29/1999				2,293	36,460	0	0	0	0	0	0	
Credit Cards		03/31/2008	11/13/2001		24	300	254	36,460	0	0	0	0	0	0	
Credit Cards		10/31/2016	02/07/2008	08/22/2014	0	1,000	0	36,460	0	0	0	0	0	0	
Credit Cards		05/31/2022	01/01/1997	06/27/2008	0	3,500	0	36,460	0	0	0	0	0	0	
Lease Agreement		10/05/2001	09/15/1998		3	2,777	0	385,779	0	0	0	0	0		
Lease Agreement		02/28/2022	06/20/2018		7	212	212	385,779	0	0	0	0	0	0	
Lease Agreement		06/30/2004	06/17/2001		17	1,392	0	385,779							
Lease Agreement		07/31/2007	01/29/1992	05/01/1996		70,288	0	385,779	0	0	0	0	0	0	
Lease Agreement		09/30/2020	10/10/2016		7	0	0	385,779	0	0	0	0	0	0	
Lease Agreement		02/13/2012	06/10/2006	11/24/2010	18	0	535	385,779	273	91	91	91	0	0	
Credit Cards		05/31/2022	03/01/1994	01/21/2008		5,000	0	36,460	0	0	0	0	0		
Lease Agreement		08/31/2007	03/03/2004	07/20/2007		6,148		385,779	0	0	0	0			
Lease Agreement		08/31/2021	06/20/2018		9	297	297	385,779	0	0	0	0	0	0	
Lease Agreement		08/11/2014	02/28/2010		18	0	0	385,779	0	0	0	0	0	0	
Credit Cards		05/31/2022	06/01/1992			3,000	0	36,460	0	0	0	0	0		
Lease Agreement		04/30/2018	10/01/2014			67,982	0	385,779	0	0	0	0	0		
Lease Agreement		01/31/2021	02/20/2018		9	0	0	385,779	0	0	0	0	0	0	
Lease Agreement		05/16/2012	10/01/2009	03/07/2012	4	3,307	0	385,779	0	0	0	0	0		
Credit Cards		05/31/2022	04/01/1992	01/21/2008		3,000	0	36,460	0	0	0	0	0		
Lease Agreement		07/31/2013	02/15/2013		2	17,531	1,205	385,779	0	0	0	0	0		

Type	Lender	Date Reported	Open Date	Closed Date	Total Payments	Original Amount/Current Credit Line	Current Balance	Total Current Balance	Total Past Due	Past Due Cycle 1	Past Due Cycle 2	Past Due Cycle 3	Past Due Cycle 4	Past Due Cycle 5	Charge-Off Amount
Lease Agreement		10/31/2021	10/10/2017		12	0	0	385,779	0	0	0	0	0	0	
Lease Agreement		09/16/2012	10/01/2009	07/09/2012	8	635	0	385,779	0	0	0	0	0		
Credit Cards		05/31/2022	04/01/1992	01/21/2008		3,000	0	36,460	0	0	0	0	0		
Lease Agreement		09/01/2008	05/31/2007			11,377	0	385,779	0	0	0	0	0		
Lease Agreement		09/30/2020	01/20/2018		6	78	78	385,779	0	0	0	0	0	0	
Lease Agreement		02/28/2010	07/10/2008		18	876	0	385,779	0	0	0	0	0	0	
Credit Cards		05/31/2022	02/01/1990	08/01/2003		6,750	0	36,460	0	0	0	0	0		
Lease Agreement		02/12/2009	01/30/2009			27,056	27,056	385,779	0	0	0	0	0	0	
Lease Agreement		09/30/2021	12/30/2017		12	0	0	385,779	0	0	0	0	0	0	
Lease Agreement		12/03/2014	06/30/2008		18	0	0	385,779	0	0	0	0	0	0	
Credit Cards		05/31/2022	05/01/1989	10/02/2008		20,250	0	36,460	0	0	0	0	0		
Lease Agreement		01/08/2016	07/10/2009		18	0	2	385,779	0		0	0	0	0	
Lease Agreement		05/31/2022	09/10/2018		6	520	520	385,779	0	0	0	0	0	0	
Lease Agreement		01/04/2014	06/30/2008		18	366	10	385,779	0	0	0	0	0	0	
Credit Cards		02/28/2015	02/26/2006	07/11/2008	24	1,000	0	36,460	0	0	0	0	0	0	1,306
Lease Agreement		01/04/2014	12/10/2006		18	137	33	385,779	0	0	0	0	0	0	
Lease Agreement		02/28/2022	06/18/2018		11	306	306	385,779	0	0	0	0	0	0	
Lease Agreement		04/14/2016	09/30/2007		18	0	0	385,779	0		0	0	0	0	
Credit Cards		02/28/2011	12/15/1998	09/17/2002		1	0	36,460	0	0	0	0	0		
Lease Agreement		01/08/2016	04/20/2009		18	624	0	385,779	0		0	0	0	0	
Lease Agreement		09/30/2019	10/20/2016		2	1,184	1,184	385,779	0	0	0	0	0	0	
Credit Cards		06/01/2022	12/21/1995			15,000	0	36,460	0	0	0	0	0	0	
Lease Agreement		12/31/2010	10/20/2005	04/21/2009	18	804	0	385,779	0	0	0	0	0	0	
Credit Cards		02/28/2009	07/12/2003				0	36,460	0	0	0	0	0		
Credit Cards		12/31/2012	06/26/2007	10/16/2007	0	0	0	36,460	0	0	0	0	0	0	
Credit Cards		01/03/2022	09/11/2019		24	20,000	0	36,460	0	0	0	0	0	0	
Credit Cards		11/30/2005	11/01/1990	08/07/2006		9,354	5,638	36,460	0	0	0	0			
Credit Cards		09/04/2014	07/21/1994			3,450	0	36,460	0	0	0	0			
Credit Cards		07/31/2004	10/29/2003		2	10,000	0	36,460	0	0	0	0	0	0	
Credit Cards		11/30/2016	07/09/2003	09/19/2005	0	0	0	36,460	0	0	0	0	0	0	
Credit Cards		05/31/2004	09/06/2003		0		0	36,460	0	0	0	0	0		
Credit Cards		10/31/2009	02/29/2000	12/05/2008	0	15,000	0	36,460	0	0	0	0	0	0	
Credit Cards		03/31/2004	04/21/2000	11/26/2008	0		0	36,460	0	0	0	0	0		
Credit Cards		05/31/2022	07/26/2001	06/08/2010	0	5,000	0	36,460	0	0	0	0	0	0	
Lease Agreement		03/31/2022	01/10/2018		5	121	121	385,779	0	0	0	0	0	0	
Lease Agreement		12/03/2014	01/30/2005		18	0	1,272	385,779	1,272	636	636	0	0	0	
Lease Agreement		02/28/2022	06/12/2018		16	78	78	385,779	0	0	0	0	0	0	
Credit Cards		02/28/2009	07/12/2003				0	36,460	0	0	0	0	0		
Lease Agreement		07/16/2013	03/20/2008		18	435	0	385,779	0	0	0	0	0	0	
Lease Agreement		02/29/2020	09/10/2018		4	1,131	1,131	385,779	0	0	0	0	0	0	
Credit Cards		02/28/2011	10/31/1991	10/14/1994		7,200	0	36,460	0	0	0	0	0		
Lease Agreement		02/28/2010	03/20/2004	03/21/2008	18	1,755	0	385,779	0	0	0	0	0	0	
Lease Agreement		05/31/2022	04/20/2018		6	430	430	385,779	0	0	0	0	0	0	
Credit Cards		02/28/2011	11/25/1991	12/10/1993		1	0	36,460	0	0	0	0	0		
Lease Agreement		10/11/2010	05/29/2009		13	7,348	0	385,779	0	0	0	0	0		
Lease Agreement		05/31/2022	03/30/2019		8	2,186	2,186	385,779	0	0	0	0	0	0	
Credit Cards		02/28/2009	07/12/2003				0	36,460	0	0	0	0	0		
Lease Agreement		01/31/2010	03/30/2007	04/01/2010	18	2,070	1,054	385,779	414	414	0	0	0	0	
Lease Agreement		09/30/2021	03/10/2018		21	1,910	1,910	385,779	516	259	0	0	257	0	
Credit Cards		02/28/2011	01/10/1990	04/08/1994		5,000	0	36,460	0	0	0	0	0		
Lease Agreement		12/03/2014	07/10/2009		18	0	0	385,779	0	0	0	0	0	0	
Lease Agreement		03/31/2022	03/20/2019		9	1,734	1,734	385,779	0	0	0	0	0	0	
Credit Cards		02/28/2011	05/22/1996	01/18/2002		1	0	36,460	0	0	0	0	0		
Lease Agreement		04/13/2016	02/28/2003	01/01/2006	18	243	0	385,779	0		0	0	0	0	
Lease Agreement		09/02/2021	05/25/2018		23	31,425	12,775	385,779	0	0	0	0	0	0	
Credit Cards		02/28/2011	09/01/1994	01/30/1995		1	0	36,460	0	0	0	0	0		
Lease Agreement		01/08/2016	07/20/2007	07/21/2009	18	0	31	385,779	0		0	0	0	0	
Lease Agreement		12/31/2021	12/29/2017			120,177	28,762	385,779	28,761	10,014	10,014	8,732	0		

Type	Lender	Date Reported	Open Date	Closed Date	Total Payments	Original Amount/Current Credit Line	Current Balance	Total Current Balance	Total Past Due	Past Due Cycle 1	Past Due Cycle 2	Past Due Cycle 3	Past Due Cycle 4	Past Due Cycle 5	Charge-Off Amount
Credit Cards		02/28/2009	07/12/2003				0	36,460	0	0	0	0	0		
Lease Agreement		02/28/2011	01/19/2009		24	1,623	0	385,779	0	0	0	0	0		
Lease Agreement		12/31/2021	12/29/2017			202,638	0	385,779	0	0	0	0	0		
Credit Cards		02/28/2009	04/12/1996				0	36,460	0	0	0	0	0		
Lease Agreement		11/30/2013	11/17/2008	11/21/2013	60	3,720	0	385,779	0	0	0	0	0		
Credit Cards		02/28/2009	07/12/2003				0	36,460	0	0	0	0	0		
Credit Cards		09/30/2013	06/19/2001	12/07/2004	0	0	0	36,460	0	0	0	0	0	0	
Credit Cards		05/31/2022	11/29/1999	10/07/2009	0	500	0	36,460	0	0	0	0	0	0	
Credit Cards		05/31/2022	03/20/1999	06/29/2007	0	0	0	36,460	0	0	0	0	0	0	
Credit Cards		05/31/2022	01/21/1999	04/03/2009	0	500	0	36,460	0	0	0	0	0	0	
Credit Cards		05/31/2022	09/03/1998	06/09/2009	0	500	0	36,460	0	0	0	0	0	0	
Credit Cards		10/31/2009	11/01/1997	12/03/2008	0	1,400	0	36,460	0	0	0	0	0	0	
Credit Cards		03/31/2017	01/01/1997	10/10/2007	0	3,500	0	36,460	0	0	0	0	0	0	
Credit Cards		05/31/2022	05/18/2021		2	9,000	0	36,460	0	0	0	0	0	0	
Credit Cards		12/31/2019	11/29/2019		0	12,000	0	36,460	0	0	0	0	0	0	
Credit Cards		05/31/2022	01/20/2021	04/18/2022	15	55,000	1,841	36,460	1,841	0	0	0	1,841		
Lease Agreement		12/31/2021	12/29/2017			37,711	1,590	385,779	1,590	1,590	0	0	0		
Lease Agreement		11/30/2013	02/01/2001	07/17/2007	0	8,460	0	385,779	0	0	0	0			
Lease Agreement		12/31/2021	12/29/2017			110,519	2,763	385,779	2,762	2,762	0	0	0		
Credit Cards		02/28/2011	03/04/1997	07/15/1999		1	0	36,460	0	0	0	0	0		
Lease Agreement		11/30/2013	04/13/2000	06/13/2007		4,864	0	385,779	0	0	0	0			
Lease Agreement		01/15/2021	09/09/2016	12/01/2020	8	13,957	2,313	385,779	0	0	0	0	0		
Credit Cards		03/31/2011	01/04/1995	05/30/1999		1	0	36,460	0	0	0	0	0		
Lease Agreement		11/30/2009	01/15/2006	11/30/2009	1	40,000	0	385,779	0	0	0	0	0	0	
Lease Agreement		12/31/2021	12/29/2017			33,645	0	385,779	0	0	0	0	0		
Credit Cards		02/28/2011	07/27/1994	03/31/1995		1	0	36,460	0	0	0	0	0		
Lease Agreement		05/31/2012	05/23/2008	05/31/2012	6	34,332	0	385,779	0	0	0	0	0	0	
Lease Agreement		12/31/2021	12/29/2017			30,545	0	385,779	0	0	0	0	0		
Credit Cards		03/31/2011	07/21/1994	12/16/1997		15,000	0	36,460	0	0	0	0	0		
Lease Agreement		07/31/2008	07/29/2005	08/19/2008	2	25,280	1,404	385,779	0	0	0	0			
Lease Agreement		12/31/2021	12/29/2017			626,214	0	385,779	0	0	0	0	0		
Credit Cards		02/28/2011	05/07/1996	03/22/1998		3,500	0	36,460	0	0	0	0	0		
Lease Agreement		07/31/2011	01/31/2008		24	22,458	0	385,779	0						
Lease Agreement		12/31/2021	11/21/2017	07/29/2021		4,718	0	385,779	0	0	0	0	0		
Credit Cards		02/28/2011	11/13/1996	08/09/2001		1	0	36,460	0	0	0	0	0		
Lease Agreement		06/30/2012	01/11/2007	06/14/2012	60	48,697	0	385,779	0	0	0	0	0		
Lease Agreement		06/01/2022	10/17/2017			8,536	1,727	385,779	0	0	0	0	0	0	
Credit Cards		03/31/2011	02/15/1994	02/07/1998		15,000	0	36,460	0	0	0	0	0		
Lease Agreement		06/30/2003	07/06/1998	02/08/2002		2,131	0	385,779	0	0	0	0			
Lease Agreement		05/31/2019	10/31/2017		20	62,750	50,600	385,779	0	0	0	0	0		
Credit Cards		07/31/2010	02/03/2003	10/07/2009	0	500	0	36,460	0	0	0	0	0	0	
Lease Agreement		01/02/2015	02/01/2007	02/01/2012		3,857		385,779	0	0	0	0			
Lease Agreement		04/14/2016	01/30/2016		18	7,027	1,591	385,779	439	439	0	0	0	0	
Credit Cards		10/31/2016	11/11/2004	06/22/2007	0	0	0	36,460	0	0	0	0	0	0	
Lease Agreement		06/30/2003	07/24/1998	03/07/2000	0	16,965	0	385,779	0	0	0	0			
Credit Cards		11/30/2016	10/20/2004	12/15/2009	0	0	0	36,460	0	0	0	0	0	0	
Credit Cards		05/31/2022	11/29/2019		4	12,000	0	36,460	0	0	0	0	0	0	
Credit Cards		05/31/2022	06/28/2018		8	6,000	0	36,460	0	0	0	0	0	0	
Credit Cards		06/05/2022	11/23/2016			1	0	36,460	0	0	0	0	0	0	
Credit Cards		05/31/2022	12/10/2014		23	2,219	729	36,460	0	0	0	0	0	0	
Credit Cards		06/30/2017	06/20/2016			9,406	0	36,460	0	0	0	0	0	0	
Credit Cards		10/31/2009	11/01/1999	12/05/2008	0	750	0	36,460	0	0	0	0	0	0	
Credit Cards		10/31/2004	12/26/2000	11/14/2003	6	0	0	36,460	0	0	0	0	0	0	
Credit Cards		07/31/2004	04/19/2002		5	25,000	0	36,460	0	0	0	0	0	0	
Credit Cards		12/31/2013	03/20/2003	12/27/2006	0	0	0	36,460	0	0	0	0	0	0	290
Credit Cards		11/30/2016	03/07/2003	11/06/2008	0	0	0	36,460	0	0	0	0	0	0	
Lease Agreement		11/30/2013	09/30/2004	09/10/2009	0	29,727	0	385,779	0	0	0	0			
Credit Cards		10/31/2004	10/29/2003		2	10,000	0	36,460	0	0	0	0	0	0	
Lease Agreement		11/30/2013	05/16/2002	06/29/2007	0	1,375	0	385,779	0	0	0	0			
Credit Cards		12/31/2005	08/26/2003	01/10/2005	13	20,000	0	36,460	0	0	0	0	0	0	
Lease Agreement		11/30/2013	11/17/2003	03/18/2009	0	2,397	0	385,779	0	0	0	0			

Type	Lender	Date Reported	Open Date	Closed Date	Total Payments	Original Amount/Current Credit Line	Current Balance	Total Current Balance	Total Past Due	Past Due Cycle 1	Past Due Cycle 2	Past Due Cycle 3	Past Due Cycle 4	Past Due Cycle 5	Charge-Off Amount
Credit Cards		10/31/2004	04/19/2002		5	25,000	0	36,460	0	0	0	0	0	0	
Lease Agreement		06/30/2003	02/20/1998	07/31/2001		5,729	0	385,779	0	0	0	0			
Credit Cards		09/04/2014	03/19/2002			1,523	0	36,460	0	0	0	0			
Lease Agreement		06/30/2003	06/20/1997	07/10/2001		22,801	0	385,779	0	0	0	0			
Credit Cards		05/31/2022	12/07/2005	12/08/2005	0	0	0	36,460	0	0	0	0	0	0	
Lease Agreement		06/30/2003	07/06/1998	11/28/2001		9,527	0	385,779	0	0	0	0			
Credit Cards		11/30/2016	06/06/2005	11/06/2008	0	0	0	36,460	0	0	0	0	0	0	
Lease Agreement		06/30/2003	10/06/1998	10/24/2002		21,340	0	385,779	0	0	0	0			
Credit Cards		05/31/2022	11/02/2005	01/05/2006	0	0	0	36,460	0	0	0	0	0	0	
Lease Agreement		06/30/2003	04/06/1998	07/31/2001		4,643	0	385,779	0	0	0	0			
Credit Cards		05/31/2022	09/29/2004	01/28/2011	0	15,000	0	36,460	0	0	0	0	0	0	
Lease Agreement		06/30/2003	04/05/1999	07/24/2002		11,764	0	385,779	0	0	0	0			
Credit Cards		05/31/2022	04/24/2005	09/24/2012	0	15,000	0	36,460	0	0	0	0	0	0	
Lease Agreement		06/30/2003	06/16/1999	07/15/2002	0	5,330	0	385,779	0	0	0	0			
Credit Cards		10/31/2016	01/05/2005	10/31/2005	0	0	0	36,460	0	0	0	0	0	0	
Credit Cards		05/31/2022	03/06/2003	10/01/2007	0	0	0	36,460	0	0	0	0	0	0	
Credit Cards		04/30/2004	06/01/1991	06/30/1998	0		0	36,460	0	0	0	0	0		
Credit Cards		09/30/2008	10/01/1993	10/29/2001	0	0	0	36,460	0	0	0	0	0	0	
Credit Cards		07/31/2009	11/01/1993	08/09/2004	0	5,000	0	36,460	0	0	0	0	0	0	
Credit Cards		09/30/2008	10/01/1993	02/03/2000	0	0	0	36,460	0	0	0	0	0	0	
Credit Cards		04/30/2004	11/01/1995	12/03/2008	0		0	36,460	0	0	0	0	0		
Credit Cards		09/30/2008	08/01/1995	07/28/2000	0	0	0	36,460	0	0	0	0	0	0	
Credit Cards		04/30/2004	02/03/2003	01/16/2006	0		0	36,460	0	0	0	0	0		
Credit Cards		05/31/2022	07/13/1998	07/14/2009	0	500	0	36,460	0	0	0	0	0	0	
Credit Cards		07/31/2009	02/20/1998	01/28/2003	0	0	0	36,460	0	0	0	0	0	0	
Lease Agreement		06/30/2003	06/20/1997	06/29/2001		3,911	0	385,779	0	0	0	0			
Credit Cards		03/31/2007	03/09/1988	10/23/2004	0	3,000	0	36,460	0	0	0	0	0	0	
Lease Agreement		11/30/2007	01/10/2007	02/12/2010	0	16,282	12,212	385,779	0	0	0	0			
Credit Cards		05/31/2022	10/01/1992	09/25/2009	0	500	0	36,460	0	0	0	0	0	0	
Lease Agreement		06/30/2003	05/10/1999	06/26/2001		11,322	0	385,779	0	0	0	0			
Credit Cards		05/31/2022	11/27/2011	03/05/2014		10,000	0	36,460	0	0	0	0	0		
Lease Agreement		06/30/2003	02/20/1997	07/01/2002	0	52,920	0	385,779	0	0	0	0			
Credit Cards		08/31/2015	04/13/2012	09/03/2017	18	10,000	393	36,460	0	0	0	0	0	0	
Lease Agreement		11/30/2013	02/28/2005	05/27/2010	0	2,397	0	385,779	0	0	0	0			
Credit Cards		05/31/2022	08/05/2011	07/16/2021	24	5,700	4,039	36,460	0	0	0	0	0	0	
Lease Agreement		02/12/2009	03/29/2007		22	6,840	2,850	385,779	0	0	0	0	0	0	
Credit Cards		09/30/2017	10/27/2010	07/01/2017		0	0	36,460	0	0	0	0	0	0	
Lease Agreement		11/30/2010	11/20/2003	01/26/2009	0	2,097	0	385,779	0	0	0	0			
Credit Cards		05/31/2014	01/19/2010		12	11,000	0	36,460	0	0	0	0	0	0	
Lease Agreement		06/30/2003	10/20/1997	05/07/2001		12,026	0	385,779	0	0	0	0			
Credit Cards		10/31/2013	06/09/1999	07/06/2010	0	6,250	0	36,460	0	0	0	0	0	0	
Lease Agreement		11/30/2007	01/10/2007	02/12/2010	0	16,282	11,282	385,779	0	0	0	0			
Credit Cards		05/31/2022	06/09/1999	06/24/2006	0	0	0	36,460	0	0	0	0	0	0	
Lease Agreement		06/30/2003	12/06/1998	06/20/2002		2,648	0	385,779	0	0	0	0			
Credit Cards		05/31/2022	06/09/1999	08/06/2010	0	6,250	0	36,460	0	0	0	0	0	0	
Credit Cards		04/30/2004	05/01/1994	12/02/2008	0		0	36,460	0	0	0	0	0		
Credit Cards		04/30/2004	03/01/1994	02/09/2000	0		0	36,460	0	0	0	0	0		
Credit Cards		04/30/2004	01/01/1993	11/10/2008	0		0	36,460	0	0	0	0	0		
Credit Cards		10/31/2009	11/01/1991	11/26/2008	0	6,700	0	36,460	0	0	0	0	0	0	
Credit Cards		09/30/2008	03/01/1991	06/30/1998	0	0	0	36,460	0	0	0	0	0	0	
Credit Cards		05/31/2022	04/01/1990	06/30/1998	0	0	0	36,460	0	0	0	0	0	0	
Credit Cards		05/31/2022	09/01/1990	05/26/2005	0	8,000	0	36,460	0	0	0	0	0	0	
Credit Cards		05/31/2022	10/01/1989	11/26/2008	0	7,900	0	36,460	0	0	0	0	0	0	
Credit Cards		12/31/2013	08/01/1989	03/31/1999	24	0		36,460							2,375
Credit Cards		10/31/2009	07/01/1996	12/05/2008	0	8,500	0	36,460	0	0	0	0	0	0	
Credit Cards		05/31/2022	06/09/1999	06/24/2006	0	0	0	36,460	0	0	0	0	0	0	
Credit Cards		05/31/2022	06/09/1999	09/09/2004	0	0	0	36,460	0	0	0	0	0	0	
Credit Cards		05/31/2022	06/09/1999	12/06/1999	0	0	0	36,460	0	0	0	0	0	0	
Credit Cards		05/31/2022	06/09/1999	08/06/2010	0	6,250	0	36,460	0	0	0	0	0	0	
Credit Cards		05/31/2022	06/09/1999	06/24/2006	0	0	0	36,460	0	0	0	0	0	0	
Credit Cards		05/31/2022	06/09/1999	08/06/2010	0	6,250	0	36,460	0	0	0	0	0	0	
Credit Cards		05/31/2022	06/09/1999	01/21/2005	0	0	0	36,460	0	0	0	0	0	0	
Credit Cards		05/31/2022	06/09/1999	08/06/2010	0	6,250	0	36,460	0	0	0	0	0	0	
Credit Cards		05/31/2022	06/09/1999	08/06/2010	0	6,250	0	36,460	0	0	0	0	0	0	

Type	Lender	Date Reported	Open Date	Closed Date	Total Payments	Original Amount/Current Credit Line	Current Balance	Total Current Balance	Total Past Due	Past Due Cycle 1	Past Due Cycle 2	Past Due Cycle 3	Past Due Cycle 4	Past Due Cycle 5	Charge-Off Amount
Credit Cards		05/31/2022	06/09/1999	06/24/2006	0	0	0	36,460	0	0	0	0	0	0	
Credit Cards		09/30/2008	06/01/1996	06/30/1998	0	0	0	36,460	0	0	0	0	0	0	
Credit Cards		09/30/2008	03/01/1996	06/30/1998	0	0	0	36,460	0	0	0	0	0	0	
Credit Cards		05/31/2022	09/01/1995	06/16/2009	0	500	0	36,460	0	0	0	0	0	0	
Credit Cards		05/31/2022	07/01/1995	07/18/2010	0	5,700	0	36,460	0	0	0	0	0	0	
Credit Cards		09/30/2008	03/01/1992	02/03/2000	0	0	0	36,460	0	0	0	0	0	0	
Credit Cards		05/31/2022	02/28/2003	11/25/2014		7,500	0	36,460	0	0	0	0	0		
Credit Cards		05/31/2022	04/12/2002	04/30/2002		2,000	0	36,460	0	0	0	0	0		
Credit Cards		10/31/2013	11/24/1998	03/24/2006	0	10,000	0	36,460	0	0	0	0	0	0	
Credit Cards		11/30/2016	04/07/2000	04/02/2014	0	5,000	0	36,460	0	0	0	0	0	0	
Credit Cards		10/31/2016	10/13/1997	06/08/2006	0	0	0	36,460	0	0	0	0	0	0	
Credit Cards		05/31/2022	06/09/1999	06/24/2006	0	0	0	36,460	0	0	0	0	0	0	
Credit Cards		05/31/2022	06/09/1999	03/19/2003	0	0	0	36,460	0	0	0	0	0	0	
Credit Cards		05/31/2022	06/09/1999	06/24/2006	0	0	0	36,460	0	0	0	0	0	0	
Credit Cards		05/31/2022	06/09/1999	06/24/2006	0	0	0	36,460	0	0	0	0	0	0	
Credit Cards		05/31/2022	06/09/1999	06/24/2006	0	0	0	36,460	0	0	0	0	0	0	
Credit Cards		05/31/2022	06/09/1999	06/24/2006	0	0	0	36,460	0	0	0	0	0	0	
Credit Cards		05/31/2022	06/09/1999	08/06/2010	0	0	0	36,460	0	0	0	0	0	0	
Credit Cards		05/31/2022	06/09/1999	06/24/2006	0	0	0	36,460	0	0	0	0	0	0	
Credit Cards		05/31/2022	06/09/1999	06/24/2006	0	0	0	36,460	0	0	0	0	0	0	
Credit Cards		01/31/2018	10/31/2009	09/20/2017	12		0	36,460	0	0	0	0	0	0	
Credit Cards		04/30/2010	03/25/1997	01/14/2005	0	0	0	36,460	0	0	0	0	0	0	
Credit Cards		11/30/2016	04/10/1997	10/02/2001	0	0	0	36,460	0	0	0	0	0	0	
Credit Cards		11/30/2016	12/28/1995	01/31/2005	0	0	0	36,460	0	0	0	0	0	0	
Credit Cards		01/31/2004	11/10/1998	12/17/2007	0		413	36,460	0	0	0	0	0	0	
Credit Cards		11/30/2016	11/16/1998	07/01/2005	0	0	0	36,460	0	0	0	0	0	0	
Credit Cards		09/30/2008	06/03/1998	08/28/2001	0	0	0	36,460	0	0	0	0	0	0	
Credit Cards		06/30/2003	11/17/1998	08/26/2008	0		0	36,460	0	0	0	0	0	0	
Credit Cards		01/31/2014	11/12/2001	09/30/2005	0	6,750	0	36,460	0	0	0	0	0	0	1,396
Credit Cards		06/30/2003	10/18/2000	08/21/2008	0		0	36,460	0	0	0	0	0	0	
Credit Cards		05/31/2022	10/16/2000	06/09/2008	0	0	0	36,460	0	0	0	0	0	0	

Risk Assessment

D&B RISK ASSESSMENT

OVERALL BUSINESS RISK

HIGH	MODERATE-HIGH	MODERATE	LOW-MODERATE	LOW

Dun & Bradstreet thinks...

- Overall assessment of this organization over the next 12 months: **SOME-FINANCIAL-STRESS-CONCERNS**
- Based on the predicted risk of business discontinuation: **MODERATELY-HIGHER-THAN-AVERAGE-RISK-OF-FINANCIAL-STRESS**
- Based on the predicted risk of severely delinquent payments: **MODERATE POTENTIAL FOR SEVERELY DELINQUENT PAYMENTS**

MAXIMUM CREDIT RECOMMENDATION

US$ 2,000,000

The recommended limit is based on a moderately high probability of severe delinquency or business failure.

D&B VIABILITY RATING SUMMARY

The D&B Viability Rating uses D&B's proprietary analytics to compare the most predictive business risk indicators and deliver a highly reliable assessment of the probability that a company will go out of business, become dormant/inactive, or file for bankruptcy/insolvency within the next 12 months. The D&B Viability Rating is made up of 4 components:

Viability Score
Compared to All US Businesses within the D&B Database:

- Level of Risk:**Low Risk**
- Businesses ranked **4** have a probability of becoming no longer viable: **5** %
- Percentage of businesses ranked **4: 14** %
- Across all US businesses, the average probability of becoming no longer viable:**14** %

Portfolio Comparison
Compared to All US Businesses within the same MODEL SEGMENT:

- Model Segment :**Established Trade Payments**
- Level of Risk:**Moderate Risk**
- Businesses ranked **5** within this model segment have a probability of becoming no longer viable: **5** %
- Percentage of businesses ranked **5** with this model segment: **11** %
- Within this model segment, the average probability of becoming no longer viable:**5** %

Data Depth Indicator
Data Depth Indicator:

- ✓ Rich Firmographics
- ✓ Extensive Commercial Trading Activity
- ✓ Basic Financial Attributes

Greater data depth can increase the precision of the D&B Viability Rating assessment.
To help improve the current data depth of this company, you can ask D&B to make a personalized request to this company on your behalf to obtain its latest financial information. To make the request, click the link below. Note, the company must be saved to a folder before the request can be made.

Request Financial Statements

Reference the FINANCIALS tab for this company to monitor the status of your request.

Company Profile:
Company Profile Details:

- Financial Data: **False**
- Trade Payments:
- Company Size:
- Years in Business:

Z

Subsidiary

FAILURE SCORE FORMERLY FINANCIAL STRESS SCORE

2

High Risk (1) **Low Risk (100)**

- Low proportion of satisfactory payment experiences to total payment experiences
- High proportion of slow payment experiences to total number of payment experiences
- UCC Filings reported
- High number of enquiries to D&B over last 12 months
- Evidence of open liens and judgments
- High proportion of past due balances to total amount owing

Level of Risk	Raw Score	Probability of Failure	Average Probability of Failure for Businesses in D&B Database	Class
Moderate-High	**1343**	**2.29 %**	**0.48**	**4**

Business and Industry Trends

△ **FAILURE SCORE** ⬚ **Industry Median Quartile**

BUSINESS AND INDUSTRY COMPARISON

Selected Segments of Business Attributes

Norms	National %
This Business	2
Region:(SOUTH ATLANTIC)	33
Industry:MANUFACTURING	56
Employee range:(500-2300000)	53
Years in Business:(26+)	81

DELINQUENCY SCORE FORMERLY COMMERCIAL CREDIT SCORE

60

High Risk (1) Low Risk (100)

- Proportion of past due balances to total amount owing
- Proportion of slow payments in recent months
- Evidence of open suits, liens, and judgments
- Higher risk industry based on delinquency rates for this industry

Level of Risk	Raw Score	Probability of Delinquency	Compared to Businesses in D&B Database	Class
Moderate	**513**	**4.75 %**	**10.2 %**	**3**

Business and Industry Trends

△ DELINQUENCY SCORE ⬚ Industry Median Quartile

BUSINESS AND INDUSTRY COMPARISON

Selected Segments of Business Attributes

Norms	National %
This Business	60
Region:(SOUTH ATLANTIC)	34
Industry:MANUFACTURING	37
Employee range:(500-2768886)	76
Years in Business:(26+)	69

D&B PAYDEX

71

High Risk (1) Low Risk (100)

When weighted by amount, Payments to suppliers average 14 days beyond terms

- ▢ High risk of late payment (Average 30 to 120 days beyond terms)
- ▢ Medium risk of late payment (Average 30 days or less beyond terms)
- ▢ Low risk of late payment (Average prompt to 30+ days sooner)

Industry Median 72
Equals 12 Days Beyond Terms

D&B 3 MONTH PAYDEX

66

High Risk (1) Low Risk (100)

Based on payments collected 3 months ago.
When weighted by amount, Payments to suppliers average 19 days beyond terms

- ▢ High risk of late payment (Average 30 to 120 days beyond terms)
- ▢ Medium risk of late payment (Average 30 days or less beyond terms)
- ▢ Low risk of late payment (Average prompt to 30+ days sooner)

Industry Median 72
Equals 12 Days Beyond Terms

Business and Industry Trends

3585 - Mfg refrigeration/heating equipment

△ PAYDEX ⬚ Industry Lower Quartile ◔ Industry Median Quartile ✳ Industry Upper Quartile

Equals

D&B RATING

Current Rating as of 11/05/2009

Special Rating

-- : Undetermined

Trade Payments

TRADE PAYMENTS SUMMARY (Based on 24 months of data)

Overall Payment Behaviour	% of Trade Within Terms	Highest Past Due
14 Days Beyond Terms	**56%**	**US$ 700,000**

Highest Now Owing:
US$ 4,000,000

Total Trade Experiences:
715

Largest High Credit:
US$ 8,000,000

Average High Credit:
US$ 109,748

Total Unfavorable Comments :
1

Largest High Credit:
US$ 2,500

Total Placed in Collections:
5

Largest High Credit:
US$ 0

D&B PAYDEX

71

High Risk (1) **Low Risk (100)**

When weighted by amount, Payments to suppliers average 14 days beyond terms

- ☐ High risk of late payment (Average 30 to 120 days beyond terms)
- ☐ Medium risk of late payment (Average 30 days or less beyond terms)
- ☐ Low risk of late payment (Average prompt to 30+ days sooner)

Industry Median 72
Equals 12 Days Beyond Terms

D&B 3 MONTH PAYDEX

66

High Risk (1) **Low Risk (100)**

Based on payments collected 3 months ago.
When weighted by amount, Payments to suppliers average 19 days beyond terms

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- ☐ Low risk of late payment (Average prompt to 30+ days sooner)

Industry Median 72
Equals 12 Days Beyond Terms

BUSINESS AND INDUSTRY TRENDS

Based on 24 months of data

3585 - Mfg refrigeration/heating equipment

△ **PAYDEX** ⬚ **Industry Lower Quartile** ◔ **Industry Median Quartile** ✳ **Industry Upper Quartile**

	7/20	8/20	9/20	10/20	11/20	12/20	1/21	2/21	3/21	4/21	5/21	6/21	7/21	8/21	9/21	10/21	11/21	12/21	1/22	2/22	3/22	4/22	5/22	Current 2022
This Business	73	73	73	72	72	72	72	72	72	72	72	72	72	74	74	71	73	73	74	72	73	73	71	71
Industry Quartile																								
Upper	-	-	76	-	-	76	-	-	76	-	-	77	-	-	77	-	-	76	-	-	77	-	-	-
Median	-	-	72	-	-	72	-	-	72	-	-	72	-	-	72	-	-	72	-	-	72	-	-	-
Lower	-	-	67	-	-	67	-	-	67	-	-	67	-	-	67	-	-	67	-	-	67	-	-	-

TRADE PAYMENTS BY CREDIT EXTENDED (Based on 12 months of data)

Range of Credit Extended (US$)	Number of Payment Experiences	Total Value	% Within Terms
100,000 & over	88	US$ 57,750,000	76
50,000 - 99,999	41	US$ 2,950,000	50
15,000 - 49,999	90	US$ 2,460,000	60
5,000 - 14,999	109	US$ 772,500	52
1,000 - 4,999	123	US$ 229,500	59
Less than 1,000	134	US$ 40,600	57

TRADE PAYMENTS BY INDUSTRY (BASED ON 24 MONTHS OF DATA)

Collapse All | Expand All

Industry Category	Number of Payment Experiences	Largest High Credit (US$)	% Within Terms (Expand to View)	1 - 30 Days Late (%)	31 - 60 Days Late (%)	61 - 90 Days Late (%)	91 + Days Late (%)
▾15 - Building Construction - General Contractors and Operative Builders	1	2,500	50	0	0	0	50
1531 - Operative	1	2,500	50	0	0	0	50

builders							
17 - Construction - Special Trade Contractors	6	400,000	95	1	4	0	0
1731 - Electrical contractor	3	400,000	90	2	8	0	0
1711 - Mechanical contractor	3	100,000	100	0	0	0	0
26 - Paper and Allied Products	5	500,000	33	33	0	0	0
2653 - Mfg corrugated boxes	2	500,000	50	50	0	0	0
2631 - Paperboard mill	2	400,000	49	50	0	0	1
2679 - Mfg converted paper	1	0	0	0	0	0	0
27 - Printing, Publishing and Allied Industries	12	1,000,000	54	9	29	0	9
2759 - Misc coml printing	5	1,000,000	50	0	17	0	33
2761 - Mfg manifold forms	5	100,000	64	34	0	0	2
2711 - Newspaper-print/publ	1	5,000	0	0	100	0	0
2741 - Misc publishing	1	100	100	0	0	0	0
28 - Chemicals and Allied Products	4	750,000	84	16	0	0	0
2851 - Mfg paint/allied prdt	2	250,000	51	49	0	0	0
2821 - Mfg plastics/resins	1	750,000	100	0	0	0	0
2891 - Mfg adhesives/sealant	1	200,000	100	0	0	0	0
29 - Petroleum Refining and Related Industries	1	1,000	0	0	0	0	100
2999 - Mfg misc petro prdts	1	1,000	0	0	0	0	100
30 - Rubber and Miscellaneous Plastics Products	2	40,000	25	25	0	0	50
3089 - Mfg misc plastic prdt	1	40,000	50	50	0	0	0
3053 - Mfg sealing devices	1	500	0	0	0	0	100
31 - Leather and Leather Products	1	75,000	50	50	0	0	0
3143 - Mfg men's footwear	1	75,000	50	50	0	0	0
33 - Primary Metal Industries	1	200,000	50	50	0	0	0
3351 - Copper roll/drawing	1	200,000	50	50	0	0	0

34 - Fabricated Metal Products except Machinery and Transportation Equipment	**11**	**100,000**	**28**	**45**	**3**	**3**	**21**
3491 - Mfg industrial valves	**5**	**100,000**	**16**	**20**	**19**	**19**	**26**
3494 - Mfg valve/pipe fittng	**2**	**25,000**	**50**	**50**	**0**	**0**	**0**
3433 - Mfg non-elect heaters	**1**	**100,000**	**50**	**50**	**0**	**0**	**0**
3443 - Mfg plate work	**1**	**10,000**	**50**	**50**	**0**	**0**	**0**
3444 - Mfg sheet metalwork	**1**	**2,500**	**0**	**0**	**0**	**0**	**100**
3452 - Mfg bolt/screw/rivets	**1**	**1,000**	**0**	**100**	**0**	**0**	**0**
35 - Industrial and Commercial Machinery and Computer Equipment	**64**	**4,000,000**	**51**	**13**	**9**	**9**	**18**
3585 - Mfg refrig/heat equip	**30**	**4,000,000**	**96**	**2**	**1**	**0**	**1**
3564 - Mfg blowers/fans	**6**	**200,000**	**98**	**1**	**0**	**0**	**1**
3593 - Mfg cylinder/actuator	**5**	**500,000**	**48**	**49**	**0**	**0**	**3**
3531 - Mfg construction mach	**5**	**200,000**	**54**	**46**	**0**	**0**	**0**
3572 - Mfg computer storage	**5**	**30,000**	**47**	**40**	**8**	**0**	**5**
3579 - Mfg misc office eqpt	**5**	**750**	**80**	**15**	**0**	**0**	**5**
3569 - Mfg general machinery	**2**	**1,000,000**	**50**	**0**	**38**	**12**	**0**
3563 - Mfg air/gas compress	**2**	**2,500**	**36**	**0**	**64**	**0**	**0**
3534 - Mfg elevator/escaltrs	**1**	**55,000**	**0**	**0**	**0**	**0**	**100**
3548 - Mfg welding apparatus	**1**	**10,000**	**0**	**0**	**0**	**0**	**100**
3599 - Mfg industrial mach	**1**	**5,000**	**100**	**0**	**0**	**0**	**0**
3553 - Mfg woodworking mach.	**1**	**2,500**	**0**	**0**	**0**	**100**	**0**
36 - Electronic and other electrical equipment and components except computer equipment	**31**	**8,000,000**	**49**	**24**	**3**	**20**	**4**
3625 - Mfg relays/controls	**8**	**8,000,000**	**51**	**48**	**1**	**0**	**0**

3621 - Mfg motors/generators	8	250,000	50	0	26	0	24
3672 - Mfg print circuit brd	5	1,000,000	50	0	0	47	3
3678 - Mfg elect. connectors	4	20,000	36	43	7	0	14
3694 - Mfg elect engine eqpt	1	20,000	50	50	0	0	0
3639 - Mfg home appliances	1	20,000	100	0	0	0	0
3643 - Mfg electric wire dev	1	7,500	100	0	0	0	0
3613 - Mfg switchgear-boards	1	5,000	0	0	0	100	0
3645 - Mfg home light fixt	1	2,500	50	0	0	50	0
3648 - Mfg misc light equip	1	750	0	100	0	0	0
▾37 - Transportation Equipment	3	600,000	50	27	0	0	24
3724 - Mfg plane engine/part	2	35,000	0	53	0	0	47
3714 - Mfg car parts	1	600,000	100	0	0	0	0
▾38 - Measuring Analyzing and Controlling Instruments; Photographic Medical and Optical Goods; Watches and Clocks	26	400,000	31	11	37	6	15
3823 - Mfg process controls	10	250,000	60	6	0	34	0
3861 - Mfg photograph equip	5	400,000	0	0	86	0	14
3842 - Mfg surgical supplies	4	80,000	52	0	45	3	0
3824 - Mfg fluid meters	3	80,000	0	62	38	0	0
3851 - Mfg ophthalmic goods	3	10,000	22	0	0	0	78
3825 - Mfg electric test prd	1	1,000	50	0	50	0	0
▾42 - Motor Freight Transportation and Warehousing	19	200,000	53	32	0	0	15
4213 - Trucking non-local	19	200,000	53	32	0	0	15
▾45 - Transportation by Air	1	1,000	100	0	0	0	0
4513 - Air courier service	1	1,000	100	0	0	0	0
▾47 - Transportation Services	10	250,000	30	35	1	33	1
4731 - Arrange	10	250,000	30	35	1	33	1

cargo transpt							
48 - Communications	20	45,000	64	0	0	36	0
4813 - Telephone communictns	15	45,000	92	0	0	7	1
4812 - Radiotelephone commun	4	7,500	100	0	0	0	0
4833 - Television station	1	7,500	0	0	0	100	0
49 - Electric, Gas and Sanitary Services	18	200,000	88	13	0	0	0
4911 - Electric services	17	200,000	75	25	0	0	0
4924 - Natural gas distrib	1	1,000	100	0	0	0	0
50 - Wholesale Trade - Durable Goods	174	900,000	59	14	14	3	11
5063 - Whol electrical equip	42	900,000	54	39	1	1	5
5074 - Whol plumb/hydronics	39	75,000	18	42	24	16	0
5084 - Whol industrial equip	25	250,000	64	4	16	0	16
5085 - Whol industrial suppl	24	750,000	92	4	2	0	2
5065 - Whol electronic parts	13	400,000	60	36	0	4	0
5075 - Whol heating/ac equip	11	20,000	41	9	28	3	19
5051 - Whol metal	7	95,000	28	34	38	0	0
5072 - Whol hardware	2	25,000	50	22	0	28	0
5031 - Whol lumber/millwork	2	10,000	97	3	0	0	0
5023 - Whol homefurnishings	1	750,000	50	50	0	0	0
5082 - Whol const/mine equip	1	50,000	50	0	50	0	0
5083 - Whol farm/garden mach	1	35,000	50	0	0	0	50
5064 - Whol appliances	1	20,000	100	0	0	0	0
5044 - Whol office equipment	1	10,000	100	0	0	0	0
5078 - Whol refrig equip	1	2,500	100	0	0	0	0
5045 - Whol computers/softwr	1	2,500	100	0	0	0	0
5013 - Whol auto parts	1	1,000	0	0	0	0	100

5046 - Whol misc coml equip	1	750	0	0	100	0	0
51 - Wholesale Trade - Nondurable Goods	22	80,000	67	13	13	5	2
5169 - Whol chemicals	10	80,000	50	24	3	20	3
5172 - Whol petroleum prdts	5	35,000	78	0	11	4	7
5113 - Whol service paper	5	20,000	57	41	0	0	2
5199 - Whol nondurable goods	1	25,000	100	0	0	0	0
5149 - Whol groceries	1	2,500	50	0	50	0	0
55 - Automotive Dealers and Gasoline Service Stations	3	40,000	100	0	0	0	0
5541 - Gas service station	2	5,000	100	0	0	0	0
5511 - Ret new/used autos	1	40,000	100	0	0	0	0
57 - Home Furniture Furnishings and Equipment Stores	2	6,000,000	100	0	0	0	0
5734 - Ret computer/software	1	6,000,000	100	0	0	0	0
5712 - Ret furniture	1	2,500	100	0	0	0	0
59 - Miscellaneous Retail	11	15,000	40	0	0	0	60
5999 - Ret misc merchandise	7	15,000	20	0	0	0	80
5943 - Ret stationery	3	7,500	100	0	0	0	0
5983 - Ret fuel oil dealer	1	5,000	0	0	0	0	100
60 - Depository Institutions	6	10,000	61	0	39	0	0
6021 - Natnl commercial bank	6	10,000	61	0	39	0	0
61 - Nondepository Credit Institutions	8	300,000	33	44	0	0	24
6153 - Short-trm busn credit	6	300,000	60	40	0	0	0
6159 - Misc business credit	2	1,000	5	47	0	0	48
73 - Business Services	41	5,000,000	54	31	12	2	2
7359 - Misc equipment rental	11	200,000	45	17	36	1	1
7361 - Employment agency	7	5,000,000	91	9	0	0	0

7389 - Misc business service	6	1,000	44	0	24	16	16
7381 - Detective/guard svcs	5	400,000	46	27	27	0	0
7363 - Help supply service	5	200,000	99	1	0	0	0
7372 - Prepackaged software	3	100,000	27	68	5	0	0
7353 - Hvy const eqpt rental	3	5,000	26	74	0	0	0
7373 - Computer system desgn	1	600,000	50	50	0	0	0
75 - Automotive Repair, Services and Parking	1	50	0	0	100	0	0
7513 - Truck rental/leasing	1	50	0	0	100	0	0
76 - Miscellaneous Repair Services	1	2,500	100	0	0	0	0
7694 - Armature rewinding	1	2,500	100	0	0	0	0
83 - Social Services	2	2,500	100	0	0	0	0
8322 - Family social service	2	2,500	100	0	0	0	0
87 - Engineering Accounting Research Management and Related Services	22	300,000	42	31	2	20	5
8744 - Facilities support	5	300,000	50	29	16	5	0
8734 - Testing laboratory	5	80,000	50	3	0	47	0
8742 - Management consulting	4	1,000	69	0	0	0	31
8748 - Business consulting	3	55,000	20	40	0	37	3
8711 - Engineering services	2	100,000	100	0	0	0	0
8741 - Management services	2	20,000	6	44	0	50	0
8721 - Accounting services	1	500	0	100	0	0	0
91 - Executive Legislative and General Government except Finance	1	2,500	100	0	0	0	0
9111 - Executive office	1	2,500	100	0	0	0	0
93 - Public Finance Taxation and Monetary Policy	24	100,000	100	0	0	0	0

9311 - Public finance	**24**	**100,000**	**100**	**0**	**0**	**0**	**0**
94 - Administration of Human Resource Programs	**2**	**10,000**	**100**	**0**	**0**	**0**	**0**
9431 - Admin public health	**2**	**10,000**	**100**	**0**	**0**	**0**	**0**
96 - Administration of Economic Programs	**1**	**100**	**100**	**0**	**0**	**0**	**0**
9611 - Admin economic prgm	**1**	**100**	**100**	**0**	**0**	**0**	**0**
99 - Nonclassifiable Establishments	**35**	**750,000**	**89**	**4**	**4**	**2**	**1**
9999 - Nonclassified	**35**	**750,000**	**89**	**4**	**4**	**2**	**1**

TRADE LINES

Date of Experience	Payment Status	Selling Terms	High Credit (US$)	Now Owes (US$)	Past Due (US$)	Months Since Last Sale
06/22	Pays Promptly	N30	5,000	0	0	1
06/22	Pays Promptly	N30	2,500	0	0	1
06/22	Pays Promptly	N30	1,000	500	0	1
06/22	Pays Promptly	N30	750	750	0	1
06/22	Pays Promptly	-	250	250	0	1
06/22	Pays Slow 60+	N30	5,000	5,000	5,000	Between 2 and 3 Months
06/22	Pays Slow 30-90+	-	55,000	0	0	Between 2 and 3 Months
06/22	Pays Slow 90+	-	7,500	0	0	Between 6 and 12 Months
05/22	Pays Promptly	N90	5,000,000	3,000,000	0	1
05/22	Pays Promptly	-	750,000	600,000	0	1
05/22	Pays Promptly	-	250,000	100,000	0	1
05/22	Pays Promptly	-	100,000	100,000	0	1
05/22	Pays Promptly	-	80,000	55,000	0	1
05/22	Pays Promptly	-	40,000	25,000	1,000	1
05/22	Pays Promptly	-	30,000	0	0	Between 2 and 3 Months
05/22	Pays Promptly	-	20,000	15,000	0	1
05/22	Pays Promptly	-	10,000	5,000	0	1
05/22	Pays Promptly	-	10,000	10,000	0	1
05/22	Pays Promptly	-	7,500	2,500	0	1
05/22	Pays Promptly	-	5,000	5,000	0	1
05/22	Pays Promptly	-	5,000	0	0	Between 6 and 12 Months
05/22	Pays Promptly	-	2,500	2,500	750	1
05/22	Pays Promptly	-	2,500	2,500	0	1
05/22	Pays Promptly	-	2,500	2,500	0	1
05/22	Pays Promptly	-	2,500	0	0	1
05/22	Pays Promptly	-	2,500	1,000	0	1
05/22	Pays Promptly	-	2,500	2,500	0	1
05/22	Pays Promptly	-	2,500	750	0	1
05/22	Pays Promptly	-	1,000	0	0	Between 6 and 12 Months
05/22	Pays Promptly	-	1,000	500	0	1
05/22	Pays Promptly	-	1,000	0	0	Between 2 and 3 Months

Date of Experience	Payment Status	Selling Terms	High Credit (US$)	Now Owes (US$)	Past Due (US$)	Months Since Last Sale
05/22	Pays Promptly	N30	1,000	0	0	Between 4 and 5 Months
05/22	Pays Promptly	-	750	250	0	1
05/22	Pays Promptly	-	500	0	0	1
05/22	Pays Promptly	-	250	0	0	1
05/22	Pays Promptly	-	250	0	0	Between 6 and 12 Months
05/22	Pays Promptly	-	250	250	0	1
05/22	Pays Promptly	-	100	0	0	1
05/22	Pays Promptly	-	100	50	0	1
05/22	Pays Promptly	-	50	0	0	1
05/22	Pays Promptly	-	50	0	0	Between 6 and 12 Months
05/22	Pays Promptly	-	50	50	0	1
05/22	Pays Promptly	-	50	0	0	Between 6 and 12 Months
05/22	Pays Prompt to Slow 15+	-	5,000	5,000	2,500	1
05/22	Pays Prompt to Slow 30+	-	500,000	500,000	60,000	1
05/22	Pays Prompt to Slow 30+	-	200,000	200,000	55,000	1
05/22	Pays Prompt to Slow 30+	-	200,000	200,000	55,000	1
05/22	Pays Prompt to Slow 30+	-	100,000	80,000	30,000	1
05/22	Pays Prompt to Slow 30+	-	85,000	25,000	25,000	1
05/22	Pays Prompt to Slow 30+	-	55,000	2,500	500	1
05/22	Pays Prompt to Slow 30+	-	20,000	7,500	1,000	1
05/22	Pays Prompt to Slow 30+	-	20,000	0	0	Between 6 and 12 Months
05/22	Pays Prompt to Slow 30+	-	2,500	750	250	1
05/22	Pays Prompt to Slow 60+	N30	10,000	0	0	Between 6 and 12 Months
05/22	Pays Prompt to Slow 60+	-	2,500	2,500	50	1
05/22	Pays Prompt to Slow 60+	-	1,000	1,000	1,000	Between 6 and 12 Months
05/22	Pays Prompt to Slow 60+	-	2,500	250	250	Between 2 and 3 Months
05/22	Pays Prompt to Slow 90+	-	750	0	0	Between 6 and 12 Months
05/22	Pays Prompt to Slow 90+	-	70,000	40,000	10,000	1
05/22	Pays Prompt to Slow 120+	-	5,000	2,500	1,000	1
05/22	Pays Prompt to Slow 150+	N30	40,000	20,000	15,000	1
05/22	Pays Prompt to Slow 180+	N30	250,000	0	0	Between 2 and 3 Months
05/22	Pays Slow 30+	-	30,000	0	0	Between 2 and 3 Months
05/22	Pays Slow 30+	-	10,000	0	0	Between 4 and 5 Months
05/22	Pays Slow 30+	-	2,500	500	50	1
05/22	Pays Slow 30+	-	50	0	0	Between 2 and 3 Months
05/22	Pays Slow 60+	-	75,000	50,000	10,000	-
05/22	Pays Slow 60+	-	1,000	0	0	Between 4 and 5 Months
05/22	Pays Slow 60+	-	250	0	0	Between 6 and 12 Months

Date of Experience	Payment Status	Selling Terms	High Credit (US$)	Now Owes (US$)	Past Due (US$)	Months Since Last Sale
05/22	Pays Slow 60+	-	100	100	100	-
05/22	Pays Slow 30-60+	-	20,000	2,500	2,500	-
05/22	Pays Slow 90+	-	7,500	7,500	7,500	1
05/22	Pays Slow 90+	-	2,500	2,500	2,500	-
05/22	Pays Slow 90+	-	2,500	2,500	1,000	1
05/22	Pays Slow 90+	-	2,500	2,500	2,500	-
05/22	Pays Slow 30-120+	N30	10,000	2,500	1,000	1
05/22	Pays Slow 120+	-	50	50	50	-
05/22	Pays Slow 60-180+	-	1,000	1,000	1,000	-
05/22	Placed for collection	-	0	2,500	2,500	-
05/22	-	Sales COD	0	0	0	1

OTHER PAYMENT CATEGORIES

Other Payment Categories	Experience	Total Amount
Cash experiences	103	US$ 222,300
Payment record unknown	14	US$ 419,350
Unfavorable comments	1	US$ 2,500
Placed for collections	5	US$ 0
Total in D&B's file	715	US$ 64,846,750

Accounts are sometimes placed for collection even though the existence or amount of the debt is disputed. Payment experiences reflect how bills are met in relation to the terms granted. In some instances payment beyond terms can be the result of disputes over merchandise, skipped invoices etc. Each experience shown represents a separate account reported by a supplier. Updated trade experiences replace those previously reported.

Corporate Linkage

Increase your understanding of the links and risks between your customers and suppliers with D&B's Interactive Global Family Tree

GLOBAL ULTIMATE

Company	City , Country or Region	D-U-N-S® NUMBER
TRANE TECHNOLOGIES PUBLIC LIMITED COMPANY	**SWORDS , IRELAND**	**98-503-3590**

DOMESTIC ULTIMATE

Company	City , State	D-U-N-S® NUMBER
INGERSOLL-RAND US TRANE HOLDINGS CORPORATION	**PISCATAWAY , New Jersey**	**96-330-6712**

PARENT

Company	City , State	D-U-N-S® NUMBER

TRANE INC.	PISCATAWAY , New Jersey	19-144-4587

SUBSIDIARIES (DOMESTIC)

Company	City , State	D-U-N-S® NUMBER
AMERICAN STANDARD LEASING INC	NASHVILLE , Tennessee	03-059-3599
THE TRANE COMPANY	LA CROSSE , Wisconsin	07-027-2299
A-S ENERGY, INC	NEW YORK , New York	10-328-6373
TRANE PUERTO RICO INC.	SAN JUAN , Puerto Rico	78-434-8349
AMERICAN STANDARD INTERNATIONAL INC.	PISCATAWAY , New Jersey	79-434-2063
TRANE INDIA LTD.	DAVIDSON , North Carolina	84-836-8002
TWENTYTHREEC, LLC	DAVIDSON , North Carolina	11-751-8021
TRANE CO	COLUMBIA , South Carolina	04-484-4910

SUBSIDIARIES (INTERNATIONAL)

Company	City , Country or Region	D-U-N-S® NUMBER
Arctic Cool Chillers Limited	BRAMPTON , CANADA	20-295-1331
TRANE DISTRIBUTION PTE. LTD.	SINGAPORE , SINGAPORE	59-533-2230
SERVICE FIRST (UNITARY) (PTY) LTD	RANDBURG , SOUTH AFRICA	53-917-1709

BRANCHES (DOMESTIC)

Company	City , State	D-U-N-S® NUMBER
TRANE U.S. INC.	CHATTANOOGA , Tennessee	00-103-5257
TRANE U.S. INC.	SAINT PAUL , Minnesota	00-521-1326
TRANE U.S. INC.	SHELTON , Connecticut	00-771-5048
TRANE U.S. INC.	CUPERTINO , California	01-092-8398
TRANE U.S. INC.	BRIDGETON , Missouri	01-594-2030
TRANE U.S. INC.	WESTBROOK , Maine	01-702-4402
TRANE U.S. INC.	FISHERS , Indiana	01-797-6890
TRANE U.S. INC.	ROANOKE , Virginia	01-811-2347
TRANE U.S. INC.	OMAHA , Nebraska	01-840-0783
TRANE U.S. INC.	PEORIA , Illinois	01-840-1013
TRANE U.S. INC.	ASHLAND , Virginia	01-840-2201
TRANE U.S. INC.	SUNNYVALE , California	01-840-2789

TRANE U.S. INC.	OAKLAND , California	01-840-3365
TRANE U.S. INC.	SANTA ROSA , California	01-840-3738
TRANE U.S. INC.	ANCHORAGE , Alaska	01-840-4264
TRANE U.S. INC.	SOUTH BEND , Indiana	01-840-4280
TRANE U.S. INC.	FORT WAYNE , Indiana	01-840-4603
TRANE U.S. INC.	SIOUX FALLS , South Dakota	01-840-4801
TRANE U.S. INC.	SPOKANE VALLEY , Washington	01-840-5337
TRANE U.S. INC.	PERRYSBURG , Ohio	01-840-6020
TRANE U.S. INC.	NEW CASTLE , Delaware	01-840-7234
TRANE U.S. INC.	SANTA CRUZ , California	01-834-8420
TRANE U.S. INC.	LEXINGTON , Kentucky	01-865-1237
TRANE U.S. INC.	FLINT , Michigan	01-817-0006
TRANE U.S. INC.	GREAT FALLS , Montana	01-817-0451

This list is limited to the first 25 branches.

AFFILIATES (DOMESTIC)

Company	City , State	D-U-N-S® NUMBER
FELLON-MCCORD & ASSOCIATES, LLC	LOUISVILLE , Kentucky	79-602-2796
HOUSTON TRANE, INC.	LUBBOCK , Texas	78-304-5094
STANDARD TRANE INSURANCE COMPANY	BURLINGTON , Vermont	61-959-8308
AMERICAN SOCIETY OF HEATING	GREENVILLE , South Carolina	07-254-3171

AFFILIATES (INTERNATIONAL)

Company	City , Country or Region	D-U-N-S® NUMBER
R&O Immobilien GmbH	OBERHAUSEN , GERMANY	31-250-4949
Trane S.A.	Romont FR , SWITZERLAND	48-785-9605
Trane Logistica, S. A. de C. V.	NAUCALPAN , MEXICO	81-251-3562
Industria Cerámica del Centro, S.A. de C.V.	NAUCALPAN , MEXICO	81-251-3604

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Legal Events

The following Public Filing data is for information purposes only and is not the official record. Certified copies can only be obtained from the official source.

Bankruptcies	Judgements	Liens	Suits	UCCs
No	**1** Latest Filing: 10/27/2017	**10** Latest Filing: 10/24/2020	**7** Latest Filing: 03/16/2020	**421** Latest Filing: 02/07/2022

EVENTS

Judgement - Court Judgement

Filing Date	10/27/2017
Filing Number	SC 000879 17
Status	Unsatisfied
Date Status Attained	10/27/2017
Received Date	10/30/2017
Award	US$ 336
Debtors	TRANE US INC, TYLER, TX
Creditors	GLOBAL CURRENCY SERVLLC, MORRISVILLE, PA
Court	SPECIAL CIVIL/SMALL CLAIMS COURT OF MERCER COUNTY, TRENTON, NJ

Lien - Tax Lien

Filing Date	10/24/2020
Filing Number	30011846
Status	Open
Date Status Attained	10/24/2020
Received Date	12/02/2020
Amount	US$ 15,097
Debtors	TRANE US INCORPORATED AND OTHERS
Creditors	STATE OF INDIANA
Court	MARION COUNTY CIRCUIT COURT, INDIANAPOLIS, IN

Lien - Tax Lien

Filing Date	08/25/2020
Filing Number	12330328
Status	Open
Date Status Attained	08/25/2020
Received Date	09/30/2020
Amount	US$ 12,716
Debtors	TRANE US INCORPORATED AND OTHERS
Creditors	STATE OF INDIANA
Court	MARION COUNTY CIRCUIT COURT, INDIANAPOLIS, IN

Lien - Tax Lien

Filing Date	07/14/2020
Filing Number	1842539
Status	Open
Date Status Attained	07/14/2020
Received Date	10/26/2020
Amount	US$ 25
Debtors	TRANE US INC AND OTHERS
Creditors	BALDWIN COUNTY SALES & USE TAX DEPARTMENT
Court	BALDWIN COUNTY RECORDER OF DEEDS, BAY MINETTE, AL

Lien - Tax Lien

Filing Date	07/08/2020
Filing Number	12288701
Status	Open
Date Status Attained	07/08/2020
Received Date	08/01/2020
Amount	US$ 6,051
Debtors	TRANE US INCORPORATED AND OTHERS
Creditors	STATE OF INDIANA
Court	MARION COUNTY CIRCUIT COURT, INDIANAPOLIS, IN

Lien - Tax Lien

Filing Date	07/08/2020
Filing Number	12291891
Status	Release
Date Status Attained	09/25/2020
Received Date	12/02/2020
Amount	US$ 9,965
Debtors	TRANE US INCORPORATED AND OTHERS
Creditors	STATE OF INDIANA
Court	MARION COUNTY CIRCUIT COURT, INDIANAPOLIS, IN

Lien - Tax Lien

Filing Date	07/08/2020
Filing Number	12304243
Status	Release
Date Status Attained	09/25/2020
Received Date	12/02/2020

Amount	US$ 9,991
Debtors	TRANE US INCORPORATED AND OTHERS
Creditors	STATE OF INDIANA
Court	MARION COUNTY CIRCUIT COURT, INDIANAPOLIS, IN

Lien - Tax Lien

Filing Date	07/08/2020
Filing Number	12320496
Status	Release
Date Status Attained	10/16/2020
Received Date	12/02/2020
Amount	US$ 270,728
Debtors	TRANE COMPANY THE, RUSHVILLE, IN
Creditors	STATE OF INDIANA
Court	MARION COUNTY CIRCUIT COURT, INDIANAPOLIS, IN

Lien - Tax Lien

Filing Date	07/08/2020
Filing Number	12321979
Status	Release
Date Status Attained	09/25/2020
Received Date	12/02/2020
Amount	US$ 6,674
Debtors	TRANE US INCORPORATED AND OTHERS
Creditors	STATE OF INDIANA
Court	MARION COUNTY CIRCUIT COURT, INDIANAPOLIS, IN

Lien - Tax Lien

Filing Date	02/20/2020
Filing Number	2470/3411
Status	Open
Date Status Attained	02/20/2020
Received Date	03/19/2020
Amount	US$ 3,410
Debtors	TRANE US INC, NASHVILLE, TN
Creditors	SOUTH CAROLINA DEPARTMENT OF EMPLOYMENT AND WORKFORCE
Court	RICHLAND COUNTY REGISTER OF DEEDS, COLUMBIA, SC

Lien - Tax Lien

Filing Date	03/13/2017
Filing Number	2193/2103
Status	Open
Date Status Attained	03/13/2017
Received Date	04/12/2017
Amount	US$ 76,060
Debtors	TRANE U S INC
Creditors	SOUTH CAROLINA DEPARTMENT OF REVENUE
Court	RICHLAND COUNTY REGISTER OF DEEDS, COLUMBIA, SC

Suit

Filing Date	03/16/2020
Filing Number	202000301995
Status	Pending
Date Status Attained	03/16/2020
Received Date	03/20/2020
Cause	Breach Of Contract
Plaintiffs	A.A. DUCKETT, INC., GLASSBORO, NJ
Defendant	TRANE, PUEBLO, CO
Defendant	TRANE U.S. INC., KING OF PRUSSIA, PA
Defendant	AND OTHERS
Court	PHILADELPHIA COUNTY COMMON PLEAS COURT, PHILADELPHIA, PA

Suit

Filing Date	03/16/2020
Filing Number	202000301995
Status	Pending
Date Status Attained	03/16/2020
Received Date	03/20/2020
Cause	Breach Of Contract
Plaintiffs	A.A. DUCKETT, INC., GLASSBORO, NJ
Defendant	TRANE, PUEBLO, CO
Defendant	TRANE U.S. INC., KING OF PRUSSIA, PA
Defendant	AND OTHERS
Court	PHILADELPHIA COUNTY COMMON PLEAS COURT, PHILADELPHIA, PA

Suit

Filing Date	05/28/2019
Filing Number	2019-016336-CA-01

Status	Pending
Date Status Attained	05/28/2019
Received Date	06/01/2019
Plaintiffs	DEAUVILLE HOTEL PROPERTY LLC
Defendant	TRANE USA, INC., MIARAMAR, FL
Defendant	AND OTHERS
Court	DADE COUNTY CIRCUIT COURT, MIAMI, FL

Suit

Filing Date	01/02/2019
Filing Number	201801203530
Status	Pending
Date Status Attained	01/02/2019
Received Date	01/04/2019
Cause	Breach Of Contract
Plaintiffs	HUNTER ROBERTS CONSTRUCTION GROUP, LLC, PHILADELPHIA, PA
Defendant	TRANE U.S., INC., KING OF PRUSSIA, PA
Defendant	AND OTHERS
Court	PHILADELPHIA COUNTY COMMON PLEAS COURT, PHILADELPHIA, PA

Suit

Filing Date	07/29/2015
Filing Number	201500013014
Status	Pending
Date Status Attained	07/29/2015
Received Date	07/08/2016
Plaintiffs	JEWISH COMMUNITY CENTER OF GREATER PITTSBURGH, PITTSBURGH, PA
Defendant	TRANE, PITTSBURGH, PA
Court	ALLEGHENY COUNTY PROTHONOTARY, PITTSBURGH, PA

Suit

Filing Date	10/02/2014
Filing Number	201400904451
Status	Pending
Date Status Attained	10/02/2014
Received Date	07/08/2016
Plaintiffs	SULLIVAN JR., GERALD G, CHICAGO, IL
Defendant	TRANE U.S. INC.
Defendant	AND OTHERS

Court	PHILADELPHIA COUNTY COMMON PLEAS COURT, PHILADELPHIA, PA

Suit

Filing Date	03/19/2014
Filing Number	2014CV000423
Status	Pending
Date Status Attained	03/19/2014
Received Date	07/08/2016
Plaintiffs	VILLAGE OF PLEASANT PRAIRIE, PLEASANT PRAIRIE, WI
Defendant	TRANE US INC, LA CROSSE, WI
Defendant	AND OTHERS
Court	KENOSHA COUNTY CIRCUIT COURT, KENOSHA, WI

UCC Filing - Continuation

Filing Date	08/17/2018
Filing Number	1876644645
Received Date	08/20/2018
Original Filing Date	02/10/2014
Original Filing Number	147398867164
Secured Party	WACHOVIA MORTGAGE, FSB FKA WORLD SAVINGS BANK, FSB FKA WORLD SAVINGS AND LOAN ASSOCIATION AND FANNIE MAE, CHARLOTTE, NC
Secured Party	WELLS FARGO BANK, N.A., CHARLOTTE, NC
Debtors	TODD J. ELMGREN AND BROOKE STROH ELMGREN, CO-TRUSTEES OF THE ELMGREN FAMILY TRUST DATED OCTOBER 16, 2000, OAKLAND, CA
Filing Office	SECRETARY OF STATE/UCC DIVISION, SACRAMENTO, CA

UCC Filing - Original

Filing Date	05/31/2018
Filing Number	2018 3692833
Received Date	07/10/2018
Collateral	Account(s) including proceeds and products - Assets including proceeds and products - Machinery including proceeds and products - Computer equipment including proceeds and products - and OTHERS
Secured Party	PUBLIC SERVICE ELECTRIC AND GAS COMPANY, NEWARK, NJ
Debtors	TRANE U.S. INC., HAMILTON, NJ
Filing Office	SECRETARY OF STATE/UCC DIVISION, DOVER, DE

UCC Filing - Original

Filing Date	05/31/2018
Filing Number	52812503
Received Date	07/03/2018

Collateral	Assets including proceeds and products - General intangibles(s) including proceeds and products - Fixtures including proceeds and products - Equipment including proceeds and products
Secured Party	PUBLIC SERVICE ELECTRIC AND GAS COMPANY, NEWARK, NJ
Debtors	TRANE U.S. INC., HAMILTON, NJ
Filing Office	SECRETARY OF STATE/UCC DIVISION, TRENTON, NJ

UCC Filing - Original

Filing Date	10/30/2017
Filing Number	2017 7164371
Received Date	12/01/2017
Collateral	Account(s) and proceeds - Leased Equipment and proceeds
Secured Party	MARLIN BUSINESS BANK, SALT LAKE CITY, UT
Debtors	TRANE U.S. INC., GREENVILLE, SC
Filing Office	SECRETARY OF STATE/UCC DIVISION, DOVER, DE

UCC Filing - Original

Filing Date	09/28/2017
Filing Number	2017 6463753
Received Date	11/03/2017
Collateral	Account(s) and proceeds - General intangibles(s) and proceeds - Chattel paper and proceeds - Leased Equipment and proceeds
Secured Party	BANC OF AMERICA LEASING & CAPITAL, LLC, HUNT VALLEY, MD
Debtors	TRANE U.S. INC.
Debtors	and OTHERS
Filing Office	SECRETARY OF STATE/UCC DIVISION, DOVER, DE

UCC Filing - Original

Filing Date	09/05/2017
Filing Number	2017 5876401
Received Date	10/03/2017
Collateral	Account(s) and proceeds - General intangibles(s) and proceeds - Chattel paper and proceeds - Leased Equipment and proceeds
Secured Party	BANC OF AMERICA LEASING & CAPITAL, LLC, HUNT VALLEY, MD
Debtors	TRANE U.S. INC.
Debtors	and OTHERS
Filing Office	SECRETARY OF STATE/UCC DIVISION, DOVER, DE

UCC Filing - Original

Filing Date	09/05/2017
Filing Number	52394102
Received Date	09/26/2017

Collateral	Account(s) and proceeds - General intangibles(s) and proceeds - Chattel paper and proceeds - Leased Equipment and proceeds
Secured Party	BANC OF AMERICA LEASING &. CAPITAL, LLC, HUNT VALLEY, MD
Debtors	TRANE U.S. INC.
Debtors	and OTHERS
Filing Office	SECRETARY OF STATE/UCC DIVISION, TRENTON, NJ

UCC Filing - Original

Filing Date	07/05/2017
Filing Number	170023207385
Received Date	07/18/2017
Collateral	Negotiable instruments and proceeds - Inventory and proceeds - Account(s) and proceeds - Contract rights and proceeds - and OTHERS
Secured Party	COMMERCE NATIONAL BANK., A BRANCH OF LUBBOCK NATIONAL BANK, LUBBOCK, TX
Debtors	PEARL HOUSTON MEDICAL CENTER LLC, HOUSTON, TX
Filing Office	SECRETARY OF STATE/UCC DIVISION, AUSTIN, TX

UCC Filing - Original

Filing Date	06/07/2017
Filing Number	2017 3744858
Received Date	07/25/2017
Collateral	Account(s) and proceeds - General intangibles(s) and proceeds - Chattel paper and proceeds - Leased Computer equipment and proceeds - Leased Equipment and proceeds
Secured Party	BANC OF AMERICA LEASING & CAPITAL, LLC, HUNT VALLEY, MD
Debtors	TRANE U.S. INC.
Debtors	and OTHERS
Filing Office	SECRETARY OF STATE/UCC DIVISION, DOVER, DE

UCC Filing - Original

Filing Date	06/07/2017
Filing Number	2017 3744684
Received Date	07/25/2017
Collateral	Account(s) and proceeds - General intangibles(s) and proceeds - Chattel paper and proceeds - Leased Computer equipment and proceeds - Leased Equipment and proceeds
Secured Party	BANC OF AMERICA LEASING & CAPITAL, LLC, HUNT VALLEY, MD
Debtors	TRANE U.S. INC.
Debtors	and OTHERS
Filing Office	SECRETARY OF STATE/UCC DIVISION, DOVER, DE

UCC Filing - Amendment

Filing Date	04/08/2014
Filing Number	1474064778
Received Date	04/25/2014
Original Filing Date	02/10/2014
Original Filing Number	147398867164
Secured Party	WACHOVIA MORTGAGE, FSB FKA WORLD SAVINGS BANK, FSB FKA WORLD SAVINGS AND LOAN ASSOCIATION AND FANNIE MAE, CHARLOTTE, NC
Secured Party	WELLS FARGO BANK, N.A., CHARLOTTE, NC
Debtors	TODD J. ELMGREN AND BROOKE STROH ELMGREN, CO-TRUSTEES OF THE ELMGREN FAMILY TRUST DATED OCTOBER 16, 2000, OAKLAND, CA
Filing Office	SECRETARY OF STATE/UCC DIVISION, SACRAMENTO, CA

UCC Filing - Original

Filing Date	02/10/2014
Filing Number	147398867164
Received Date	02/28/2014
Collateral	Negotiable instruments and proceeds - Inventory and proceeds - Accounts receivable and proceeds - Account(s) and proceeds - and OTHERS
Secured Party	WACHOVIA MORTGAGE, FSB FKA WORLD SAVINGS BANK, FSB FKA WORLD SAVINGS AND LOAN ASSOCIATION AND FANNIE MAE, CHARLOTTE, NC
Debtors	TODD J. ELMGREN AND BROOKE STROH ELMGREN, CO-TRUSTEES OF THE ELMGREN FAMILY TRUST DATED OCTOBER 16, 2000, OAKLAND, CA
Filing Office	SECRETARY OF STATE/UCC DIVISION, SACRAMENTO, CA

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There may be additional UCC Filings in D&Bs file on this company available by contacting 1-800-234-3867.

There may be additional suits, liens, or judgments in D&B's file on this company available in the U.S. Public Records Database, also covered under your contract. If you would like more information on this database, please contact the Customer Resource Center at 1-800-234-3867.

If it is indicated that there are defendants other than the report subject, the lawsuit may be an action to clear title to property and does not necessarily imply a claim for money against the subject.

A lien holder can file the same lien in more than one filing location. The appearance of multiple liens filed by the same lien holder against a debtor may be indicative of such an occurrence.

Special Events

SPECIAL EVENTS

Date	Event Description
02/24/2022	**The Chief Executive Officer is now Dave Regnery, CEO.**
02/17/2022	**Business address has changed from 3600 Pammel Creek Rd, La Crosse, WI, 54601 to 800-e Beaty St, Davidson, NC, 28036.**

Financials - D&B

A detailed financial statement is not available from this company for publication.

A detailed financial statement is not available from this company for publication.

D&B currently has no financial information on file for this company

D&B currently has no financial information on file for this company.

D&B currently has no financial information on file for this company

D&B currently has no financial information on file for this company

Company Profile

COMPANY OVERVIEW

D-U-N-S
00-134-4621

Legal Form
Corporation (US)

History Record
Clear

Date Incorporated
03/26/1929

Business Commenced On
1929

State of Incorporation
DELAWARE

Ownership
Not publicly traded

Mailing Address
PO Box 6820
PISCATAWAY, NJ, 08855, UNITED STATES

Telephone
+1 704 655 4000

Website
www.trane.com

Present Control Succeeded
1929

SIC
35850101

NAICS
333415

Employees
6,500

Age (Year Started)
93 Years (1929)

Named Principal
Dave Regnery, CEO

Line of Business
Mfg refrigeration/heating equipment



Street Address:
800-e Beaty St,
Davidson, NC, 28036,
United States Of America

BUSINESS REGISTRATION

Corporate and business registrations reported by the secretary of state or other official source as of: 2019-08-02
This data is for informational purposes only, certification can only be obtained through the Office of the Secretary of State.

Registered Name	TRANE U.S. INC.
Corporation Type	Corporation (US)
State of Incorporation	DELAWARE
Date Incorporated	03/26/1929
Registration ID	255803
Registration Status	GOOD STANDING

Date Status Attained	03/02/2017
Filing Date	03/26/1929
Where Filed	SECRETARY OF STATE/CORPORATIONS DIVISION

Registered Agent

Name	CORPORATION SERVICE COMPANY
Address	251 LITTLE FALLS DRIVE, WILMINGTON, DE, 198080000

PRINCIPALS

Officers

DAVE REGNERY, CEO

Directors

DIRECTOR(S): THE OFFICER(S)

COMPANY EVENTS

The following information was reported on: 02/24/2022

The Delaware Secretary of State's business registrations file showed that Trane U.S. Inc. was registered as a Corporation on March 26, 1929, under the file registration number 255803. The name was changed from American Standard Inc. to Trane U.S. Inc. by charter amendment on November 8, 2007.

Business started 1929. 100% of capital stock is owned by the parent company.

All of its outstanding common stock is owned by Trane Inc (Formerly : American Standard Companies Inc, name changed in Nov 1994 from ASI Holding Corporation) that was formed in 1988 by Kelso & Company LP to effect the acquisition of American Standard Inc.

On June 5, 2008 Trane was acquired by Ingersoll-Rand for $10.1 billion.

RECENT EVENTS:.

On July 5, 2012, Mary Beth Martin, Productivity Manager for Americas Accounting, stated that Trane Comfort Solutions, Inc., Piscataway, NJ, has merged with and into Trane U.S., Inc., Piscataway, NJ, last July 1, 2012. With the merger, Trane Comfort Solutions, Inc. has ceased to exist as a legal entity, and all its branches would now operate as Trane U.S., Inc. locations. No further details are available.

DAVE REGNERY. July 2021-present active here.

According to a published report dated May 29, 2009, the Massachusetts Attorney General Martha Coakley's Office has reached an agreement with Trane U.S. Inc, of Piscataway, New Jersey, and its treasurer, David S Kuhl, for violating the Massachusetts Wage and Hour Laws.

As part of the settlement agreement, Trane and Kuhl will pay $38,000 in restitution to 15 employees who worked on numerous public projects in Massachusetts between Aug 2005 and May 2009. The company and Kuhl also agreed to pay a $10,000 fine to the Commonwealth for failing to pay the prevailing wage and failing to submit certified payroll records in violation of the law.

Business address has changed from 3600 Pammel Creek Rd, La Crosse, WI, 54601 to 800-e Beaty St, Davidson, NC, 28036.

BUSINESS ACTIVITIES AND EMPLOYEES

The following information was reported on: 02/24/2022

Business Information

Trade Names	(SUBSIDIARY OF TRANE INC., PISCATAWAY, NJ); TRANE

Business Information

Description	Subsidiary of TRANE INC., PISCATAWAY, NJ started 1988 which operates as a holding company. Parent company owns 100% of capital stock. Parent company has seven other subsidiary(ies). Intercompany relations: service transactions on a ongoing and continuing basis. As noted this company is a subsidiary of Trane Inc., Piscataway, NJ. DUNS 19-144-4587 and reference is made to that report for background information on the parent company and its management. Manufactures air conditioning, refrigeration or heating equipment, specializing in air conditioning units, complete air conditioning equipment, air conditioning condensers or condensing units and heating equipment. Manufactures fans, blowers and air purification equipment, specializing in commercial or industrial ventilating fans. Manufactures environmental controls, specializing in air conditioning or refrigeration controls. Manufactures electric housewares and fans, specializing in room dehumidifiers. Terms are Net 30 and 60 days. Brands include Trane and American-Standard. Sells to building and construction industries. Territory : International.
Employees	6,500 which includes officer(s). Undetermined employed here.
Financing Status	Secured
Facilities	Leases premises in a multi story steel building.
Location	Central business section on main street.

Related Concerns

SIC/NAICS Information

Industry Code	Description	Percentage of Business
3585	Mfg refrigeration/heating equipment	-
35850101	Air conditioning units, complete: domestic or industrial	-
35850100	Air conditioning equipment, complete	-
35850401	Air conditioning condensers and condensing units	-
35850300	Heating equipment, complete	-
35640205	Ventilating fans: industrial or commercial	-
38220100	Air conditioning and refrigeration controls	-
36340303	Dehumidifiers, electric: room	-

NAICS Codes	NAICS Description
333415	Air-Conditioning and Warm Air Heating Equipment and Commercial and Industrial Refrigeration Equipment Manufacturing
333415	Air-Conditioning and Warm Air Heating Equipment and Commercial and Industrial Refrigeration Equipment Manufacturing
333415	Air-Conditioning and Warm Air Heating Equipment and Commercial and Industrial Refrigeration Equipment Manufacturing
333415	Air-Conditioning and Warm Air Heating Equipment and Commercial and Industrial Refrigeration Equipment Manufacturing

NAICS Codes	NAICS Description
333413	Industrial and Commercial Fan and Blower and Air Purification Equipment Manufacturing
334512	Automatic Environmental Control Manufacturing for Residential, Commercial, and Appliance Use
335210	Small Electrical Appliance Manufacturing

GOVERNMENT ACTIVITY

Activity Summary	
Borrower(Dir/Guar)	No
Administrative Debt	No
Contractor	No
Grantee	No
Party excluded from federal program(s)	No

Associations

All Credit Files Created from this D&B Live Report

All Credit Files with Same D-U-N-S® Number as this D&B Live Report

ALL CREDIT FILES CREATED FROM THIS D&B LIVE REPORT

Company Name	Type	Status	Date Created
No data found			

ALL CREDIT FILES WITH SAME D-U-N-S® NUMBER AS THIS D&B LIVE REPORT

Company Name	Type	Status	Date Created
TRANE U.S. INC.	Application - #FCLQQNBEK	Booked	10/09/2014
BRADY PARTS INC 9312227	ACCOUNT - #36032-0089	No Action Recommended	04/02/2015
TRANE PARTS CENTER OF ARKANSAS	ACCOUNT - #34065-0456	No Action Recommended	04/02/2015
DES MOINES TRANE	ACCOUNT - #72610-0456	No Action Recommended	04/02/2015
TRANE HVAC PARTS & SUPPLIES	ACCOUNT - #111753-0456	No Action Recommended	04/02/2015
BRADY PARTS INC 9312227	ACCOUNT - #36032-0457	No Action Recommended	04/02/2015
BRADY PARTS INC 9312227	ACCOUNT - #36032-0456	No Action Recommended	04/02/2015
TRANE COLUMBUS	Application - #FCH9AEC68	Declined	04/27/2015
Trane US Inc	Application - #FCPDFF88K	Declined	09/21/2015
TRANE COMPANY - WACO PLANT	ACCOUNT - #124380-0456	No Action Recommended	06/27/2016
Trane us inc	Application - #FCNDD8HCGY	Declined	12/13/2016
TRANE COMPANY - DIVISION OF INGERSOLL RAND	Application - #FCN8ALKD4Y	Declined	10/19/2017

Company Name	Type	Status	Date Created
TRANE U.S. INC.	Snapshot D-U-N-S Number 00-134-4621	Saved	10/25/2017
MID MICHIGAN TRANE SERVICE CO	ACCOUNT - #106747-0456	No Action Recommended	08/18/2018
TAMPA BAY TRANE	Application - #FCN6H3XAEX	Declined	12/31/2018
TRANE - INGERSOLL RAND	Application - #FCNYWEL4PB	Approved	03/08/2019
trane technologies	Application - #FCCXAYDWTH	Approved	06/01/2021
TRANE U.S. INC.	Application - #FCC5QYV8NE	Approved	08/16/2021
Trane US Inc	Application - #FCCTPQVYPN	Approved	03/18/2022

Your Information

Record additional information about this company to supplement the D&B information.

Note: Information entered in this section will not be added to D&B's central repository and will be kept private under your user ID. Only you will be able to view the information.

In Folders: View

Account Number

Endorsement/Billing Reference *
Kevin.Celestine@tranetechnologies.com

Sales Representatives

Credit Limit
0

Total Outstanding
0

Last Login : 05/02/2022 10:24:21 AM

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Appendix 3

Exhibit B – Administration Agreement, Example

Exhibit B
Administration Agreement, Example

ADMINISTRATION AGREEMENT

THIS ADMINISTRATION AGREEMENT (this "**Agreement**") is made this 8 day of July 20 22 between National Intergovernmental Purchasing Alliance Company, a Delaware corporation d/b/a OMNIA Partners, Public Sector ("**OMNIA Partners**"), and **Trane U.S. Inc.** ("**Supplier**").

RECITALS

WHEREAS, the _____ (the "**Principal Procurement Agency**") has entered into a Master Agreement effective _____, Agreement No_____, by and between the Principal Procurement Agency and Supplier, (as may be amended from time to time in accordance with the terms thereof, the "**Master Agreement**"), as attached hereto as Exhibit A and incorporated herein by reference as though fully set forth herein, for the purchase of _____ (the "**Product**");

WHEREAS, said Master Agreement provides that any or all public agencies, including state and local governmental entities, public and private primary, secondary and higher education entities, non-profit entities, and agencies for the public benefit (collectively, "**Public Agencies**"), that register (either via registration on the OMNIA Partners website or execution of a Master Intergovernmental Cooperative Purchasing Agreement, attached hereto as Exhibit B) (each, hereinafter referred to as a "**Participating Public Agency**") may purchase Product at prices stated in the Master Agreement;

WHEREAS, Participating Public Agencies may access the Master Agreement which is offered through OMNIA Partners to Public Agencies;

WHEREAS, OMNIA Partners serves as the cooperative contract administrator of the Master Agreement on behalf of Principal Procurement Agency;

WHEREAS, Principal Procurement Agency desires OMNIA Partners to proceed with administration of the Master Agreement; and

WHEREAS, OMNIA Partners and Supplier desire to enter into this Agreement to make available the Master Agreement to Participating Public Agencies and to set forth certain terms and conditions governing the relationship between OMNIA Partners and Supplier.

NOW, THEREFORE, in consideration of the payments to be made hereunder and the mutual covenants contained in this Agreement, OMNIA Partners and Supplier hereby agree as follows:

DEFINITIONS

1. Capitalized terms used in this Agreement and not otherwise defined herein shall have the meanings given to them in the Master Agreement.

TERMS AND CONDITIONS

2. The Master Agreement and the terms and conditions contained therein shall apply to this Agreement except as expressly changed or modified by this Agreement. Supplier acknowledges and agrees that the covenants and agreements of Supplier set forth in the solicitation and Supplier's response thereto resulting in the Master Agreement are incorporated herein and are an integral part hereof.

3. OMNIA Partners shall be afforded all of the rights, privileges and indemnifications afforded to Principal Procurement Agency by or from Supplier under the Master Agreement, and such rights, privileges and indemnifications shall accrue and apply with equal effect to OMNIA Partners, its agents, employees, directors, and representatives under this Agreement including, but not limited to, Supplier's obligation to obtain appropriate insurance.

4. OMNIA Partners shall perform all of its duties, responsibilities and obligations as the cooperative contract administrator of the Master Agreement on behalf of Principal Procurement Agency as set forth herein, and Supplier hereby acknowledges and agrees that all duties, responsibilities and obligations will be undertaken by OMNIA Partners solely in its capacity as the cooperative contract administrator under the Master Agreement.

5. With respect to any purchases by Principal Procurement Agency or any Participating Public Agency pursuant to the Master Agreement, OMNIA Partners shall not be: (i) construed as a dealer, re-marketer, representative, partner or agent of any type of the Supplier, Principal Procurement Agency or any Participating Public Agency; (ii) obligated, liable or responsible for any order for Product made by Principal Procurement Agency or any Participating Public Agency or any employee thereof under the Master Agreement or for any payment required to be made with respect to such order for Product; and (iii) obligated, liable or responsible for any failure by Principal Procurement Agency or any Participating Public Agency to comply with procedures or requirements of applicable law or the Master Agreement or to obtain the due authorization and approval necessary to purchase under the Master Agreement. OMNIA Partners makes no representation or guaranty with respect to any minimum purchases by Principal Procurement Agency or any Participating Public Agency or any employee thereof under this Agreement or the Master Agreement.

6. OMNIA Partners shall not be responsible for Supplier's performance under the Master Agreement, and Supplier shall hold OMNIA Partners harmless from any liability that may arise from the acts or omissions of Supplier in connection with the Master Agreement.

7. Supplier acknowledges that, in connection with its access to OMNIA Partners confidential information and/or supply of data to OMNIA Partners, it has complied with and shall continue to comply with all laws, regulations and standards that may apply to Supplier, including, without limitation: (a) United States federal and state information security and privacy statutes, regulations and/or best practices, including, without limitation, the Gramm-Leach-Bliley Act, the Massachusetts Data Security Regulations (201 C.M.R. 17.00 et. seq.), the Nevada encryption statute (N.R.S. § 603A), the California data security law (Cal. Civil Code § 1798.80 et. seq.) and California Consumer Privacy Act (Cal. Civil Code § 1798.100 et. seq.); and (b) applicable industry and regulatory standards and best practices (collectively, "**Data Regulations**").

With regard to Personal Information that Supplier collects, receives, or otherwise processes under the Agreement or otherwise in connection with performance of the Agreement, Supplier agrees that it will not: (i) sell, rent, release, disclose, disseminate, make available, transfer, or otherwise

communicate orally, in writing, or by electronic or other means, such Personal Information to another business or third party for monetary or other valuable consideration; or (ii) retain, use, or disclose such Personal Information outside of the direct business relationship between Supplier and OMNIA Partners or for any purpose other than for the specific purpose of performance of the Agreement, including retaining, using, or disclosing such Personal Information for a commercial purpose other than for performance of the Agreement. By entering into the Agreement, Supplier certifies that it understands the specific restrictions contained in this Section 7 and will comply with them. For purposes hereof, "**Personal Information**" means information that identifies, relates to, describes, is reasonably capable of being associated with, or could reasonably be linked, directly or indirectly, with a particular consumer or household, and includes the specific elements of "personal information" as defined under Data Regulations, as defined herein. Supplier will reasonably assist OMNIA Partners in timely responding to any third party "request to know" or "request to delete" (as defined pursuant to Data Regulations) and will promptly provide OMNIA Partners with information reasonably necessary for OMNIA Partners to respond to such requests. Where Supplier collects Personal Information directly from Public Agencies or others on OMNIA Partners' behalf, Supplier will maintain records and the means necessary to enable OMNIA Partners to respond to such requests to know and requests to delete.

8. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, OMNIA PARTNERS EXPRESSLY DISCLAIMS ALL EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES REGARDING OMNIA PARTNERS' PERFORMANCE AS A CONTRACT ADMINISTRATOR OF THE MASTER AGREEMENT. OMNIA PARTNERS SHALL NOT BE LIABLE IN ANY WAY FOR ANY SPECIAL, INCIDENTAL, INDIRECT, CONSEQUENTIAL, EXEMPLARY, PUNITIVE, OR RELIANCE DAMAGES, EVEN IF OMNIA PARTNERS IS ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

TERM OF AGREEMENT; TERMINATION

9. This Agreement shall be in effect so long as the Master Agreement remains in effect, provided, however, that the provisions of Sections 3 – 8 and 11 – 22, hereof and the indemnifications afforded by the Supplier to OMNIA Partners in the Master Agreement, to the extent such provisions survive any expiration or termination of the Master Agreement, shall survive the expiration or termination of this Agreement.

NATIONAL PROMOTION

10. OMNIA Partners and Supplier shall publicize and promote the availability of the Master Agreement's products and services to Public Agencies and such agencies' employees. Supplier shall require each Public Agency to register its participation in the OMNIA Partners program by either registering on the OMNIA Partners website (www.omniapartners.com/publicsector) or executing a Master Intergovernmental Cooperative Purchasing Agreement prior to processing the Participating Public Agency's first sales order. Upon request, Supplier shall make available to interested Public Agencies a copy of the Master Agreement and such price lists or quotes as may be necessary for such Public Agencies to evaluate potential purchases.

11. Supplier shall provide such marketing and administrative support as set forth in the solicitation resulting in the Master Agreement, including assisting in development of marketing materials as reasonably requested by Principal Procurement Agency and OMNIA Partners. Supplier shall be responsible for obtaining permission or license of use and payment of any license fees for all content and images Supplier provides to OMNIA Partners or posts on the OMNIA Partners website.

Supplier shall indemnify, defend and hold harmless OMNIA Partners for use of all such content and images including copyright infringement claims. Supplier and OMNIA Partners each hereby grant to the other party a limited, revocable, non-transferable, non-sublicensable right to use such party's logo (each, the "**Logo**") solely for use in marketing the Master Agreement. Each party shall provide the other party with the standard terms of use of such party's Logo, and such party shall comply with such terms in all material respects. Both parties shall obtain approval from the other party prior to use of such party's Logo. Notwithstanding the foregoing, the parties understand and agree that except as provided herein neither party shall have any right, title or interest in the other party's Logo. Upon termination of this Agreement, each party shall immediately cease use of the other party's Logo.

ADMINISTRATIVE FEE, REPORTING & PAYMENT

12. An "Administrative Fee" shall be defined and due to OMNIA Partners from Supplier in the amount of 2 percent (2%) ("**Administrative Fee Percentage**") multiplied by the total purchase amount paid to Supplier, less refunds, credits on returns, rebates and discounts, for the sale of products and/or services to Principal Procurement Agency and Participating Public Agencies pursuant to the Master Agreement (as amended from time to time and including any renewal thereof) ("**Contract Sales**"). From time to time the parties may mutually agree in writing to a lower Administrative Fee Percentage for a specifically identified Participating Public Agency's Contract Sales.

13. Supplier shall provide OMNIA Partners with an electronic accounting report monthly, in the format prescribed by OMNIA Partners, summarizing all Contract Sales for each calendar month. The Contract Sales reporting format is provided as Exhibit C ("**Contract Sales Report**"), attached hereto and incorporated herein by reference. Contract Sales Reports for each calendar month shall be provided by Supplier to OMNIA Partners by the 10th day of the following month. Failure to provide a Contract Sales Report within the time and manner specified herein shall constitute a material breach of this Agreement and if not cured within thirty (30) days of written notice to Supplier shall be deemed a cause for termination of the Master Agreement, at Principal Procurement Agency's sole discretion, and/or this Agreement, at OMNIA Partners' sole discretion.

14. Administrative Fee payments are to be paid by Supplier to OMNIA Partners at the frequency and on the due date stated in Section 13, above, for Supplier's submission of corresponding Contract Sales Reports. Administrative Fee payments are to be made via Automated Clearing House (ACH) to the OMNIA Partners designated financial institution identified in Exhibit D. Failure to provide a payment of the Administrative Fee within the time and manner specified herein shall constitute a material breach of this Agreement and if not cured within thirty (30) days of written notice to Supplier shall be deemed a cause for termination of the Master Agreement, at Principal Procurement Agency's sole discretion, and/or this Agreement, at OMNIA Partners' sole discretion. All Administrative Fees not paid when due shall bear interest at a rate equal to the lesser of one and one-half percent (1 1/2%) per month or the maximum rate permitted by law until paid in full.

15. Supplier shall maintain an accounting of all purchases made by Participating Public Agencies under the Master Agreement. OMNIA Partners, or its designee, in OMNIA Partners' sole discretion, reserves the right to compare Participating Public Agency records with Contract Sales Reports submitted by Supplier for a period of four (4) years from the date OMNIA Partners receives such report. In addition, OMNIA Partners may engage a third party to conduct an independent audit of Supplier's monthly reports. In the event of such an audit, Supplier shall provide all materials reasonably requested relating to such audit by OMNIA Partners at the location designated by OMNIA Partners. In the event an underreporting of Contract Sales and a resulting underpayment of

Administrative Fees is revealed, OMNIA Partners will notify the Supplier in writing. Supplier will have thirty (30) days from the date of such notice to resolve the discrepancy to OMNIA Partners' reasonable satisfaction, including payment of any Administrative Fees due and owing, together with interest thereon in accordance with Section 13, and reimbursement of OMNIA Partners' costs and expenses related to such audit.

GENERAL PROVISIONS

16. This Agreement, the Master Agreement and the exhibits referenced herein supersede any and all other agreements, either oral or in writing, between the parties hereto with respect to the subject matter hereto and no other agreement, statement, or promise relating to the subject matter of this Agreement which is not contained or incorporated herein shall be valid or binding. In the event of any conflict between the provisions of this Agreement and the Master Agreement, as between OMNIA Partners and Supplier, the provisions of this Agreement shall prevail.

17. If any action at law or in equity is brought to enforce or interpret the provisions of this Agreement or to recover any Administrative Fee and accrued interest, the prevailing party shall be entitled to reasonable attorney's fees and costs in addition to any other relief to which it may be entitled.

18. This Agreement and OMNIA Partners' rights and obligations hereunder may be assigned at OMNIA Partners' sole discretion to an affiliate of OMNIA Partners, any purchaser of any or all or substantially all of the assets of OMNIA Partners, or the successor entity as a result of a merger, reorganization, consolidation, conversion or change of control, whether by operation of law or otherwise. Supplier may not assign its obligations hereunder without the prior written consent of OMNIA Partners.

19. All written communications given hereunder shall be delivered by first-class mail, postage prepaid, or overnight delivery on receipt to the addresses as set forth below.

A. OMNIA Partners:

OMNIA Partners
Attn: President
840 Crescent Centre Drive
Suite 600
Franklin, TN 37067

B. Supplier:

Trane U.S. Inc.
800 Beaty Street
Davidson, NC 28036-6924

20. If any provision of this Agreement shall be deemed to be, or shall in fact be, illegal, inoperative or unenforceable, the same shall not affect any other provision or provisions herein contained or render the same invalid, inoperative or unenforceable to any extent whatever, and this Agreement will be construed by limiting or invalidating such provision to the minimum extent necessary to make such provision valid, legal and enforceable.

21. This Agreement may not be amended, changed, modified, or altered without the prior written consent of the parties hereto, and no provision of this Agreement may be discharged or waived, except by a writing signed by the parties. A waiver of any particular provision will not be deemed a waiver of any other provision, nor will a waiver given on one occasion be deemed to apply to any other occasion.

22. This Agreement shall inure to the benefit of and shall be binding upon OMNIA Partners, the Supplier and any respective successor and assign thereto; subject, however, to the limitations contained herein.

23. This Agreement will be construed under and governed by the laws of the State of Delaware, excluding its conflicts of law provisions and any action arising out of or related to this Agreement shall be commenced solely and exclusively in the state or federal courts in Williamson County Tennessee.

24. This Agreement may be executed in counterparts, each of which is an original but all of which, together, shall constitute but one and the same instrument. The exchange of copies of this Agreement and of signature pages by facsimile, or by .pdf or similar electronic transmission, will constitute effective execution and delivery of this Agreement as to the parties and may be used in lieu of the original Agreement for all purposes. Signatures of the parties transmitted by facsimile, or by .pdf or similar electronic transmission, will be deemed to be their original signatures for any purpose whatsoever.

TRANE U.S. INC.	**NATIONAL INTERGOVERNMENTAL PURCHASING ALLIANCE COMPANY, A DELAWARE CORPORATION D/B/A OMNIA PARTNERS, PUBLIC SECTOR**
Signature	Signature
Greg Spencer	Sarah Vavra
Name	Name
Strategic Cooperative Program Leader	Sr. Vice President, Public Sector Contracting
Title	Title
July 8, 2022	
Date	Date

Appendix 4

Exhibit F – Federal Funds Certifications

Exhibit F
Federal Funds Certifications

FEDERAL CERTIFICATIONS
ADDENDUM FOR AGREEMENT FUNDED BY U.S. FEDERAL GRANT

TO WHOM IT MAY CONCERN:

Participating Agencies may elect to use federal funds to purchase under the Master Agreement. This form should be completed and returned.

DEFINITIONS

Contract means a legal instrument by which a non–Federal entity purchases property or services needed to carry out the project or program under a Federal award. The term as used in this part does not include a legal instrument, even if the non–Federal entity considers it a contract, when the substance of the transaction meets the definition of a Federal award or subaward

Contractor means an entity that receives a contract as defined in Contract.

Cooperative agreement means a legal instrument of financial assistance between a Federal awarding agency or pass-through entity and a non–Federal entity that, consistent with 31 U.S.C. 6302–6305:

(a) Is used to enter into a relationship the principal purpose of which is to transfer anything of value from the Federal awarding agency or pass-through entity to the non–Federal entity to carry out a public purpose authorized by a law of the United States (see 31 U.S.C. 6101(3)); and not to acquire property or services for the Federal government or pass-through entity's direct benefit or use;

(b) Is distinguished from a grant in that it provides for substantial involvement between the Federal awarding agency or pass-through entity and the non–Federal entity in carrying out the activity contemplated by the Federal award.

(c) The term does not include:

(1) A cooperative research and development agreement as defined in 15 U.S.C. 3710a; or

(2) An agreement that provides only:

(i) Direct United States Government cash assistance to an individual;

(ii) A subsidy;

(iii) A loan;

(iv) A loan guarantee; or

(v) Insurance.

Federal awarding agency means the Federal agency that provides a Federal award directly to a non–Federal entity

Federal award has the meaning, depending on the context, in either paragraph (a) or (b) of this section:

(a)(1) The Federal financial assistance that a non–Federal entity receives directly from a Federal awarding agency or indirectly from a pass-through entity, as described in § 200.101 Applicability; or

(2) The cost-reimbursement contract under the Federal Acquisition Regulations that a non–Federal entity receives directly from a Federal awarding agency or indirectly from a pass-through entity, as described in § 200.101 Applicability.

(b) The instrument setting forth the terms and conditions. The instrument is the grant agreement, cooperative agreement, other agreement for assistance covered in paragraph (b) of § 200.40 Federal financial assistance, or the cost-reimbursement contract awarded under the Federal Acquisition Regulations.

(c) Federal award does not include other contracts that a Federal agency uses to buy goods or services from a contractor or a contract to operate Federal government owned, contractor operated facilities (GOCOs).

(d) See also definitions of Federal financial assistance, grant agreement, and cooperative agreement.

Non–Federal entity means a state, local government, Indian tribe, institution of higher education (IHE), or nonprofit organization that carries out a Federal award as a recipient or subrecipient.

Nonprofit organization means any corporation, trust, association, cooperative, or other organization, not including IHEs, that:

(a) Is operated primarily for scientific, educational, service, charitable, or similar purposes in the public interest;

(b) Is not organized primarily for profit; and

(c) Uses net proceeds to maintain, improve, or expand the operations of the organization.

Obligations means, when used in connection with a non–Federal entity's utilization of funds under a Federal award, orders placed for property and services, contracts and subawards made, and similar transactions during a given period that require payment by the non–Federal entity during the same or a future period.

Pass-through entity means a non–Federal entity that provides a subaward to a subrecipient to carry out part of a Federal program.

Recipient means a non–Federal entity that receives a Federal award directly from a Federal awarding agency to carry out an activity under a Federal program. The term recipient does not include subrecipients.

Simplified acquisition threshold means the dollar amount below which a non–Federal entity may purchase property or services using small purchase methods. Non–Federal entities adopt small purchase procedures in order to expedite the purchase of items costing less than the simplified acquisition threshold. The simplified acquisition threshold is set by the Federal Acquisition Regulation at 48 CFR Subpart 2.1 (Definitions) and in accordance with 41 U.S.C. 1908. As of the publication of this part, the simplified acquisition threshold is $250,000, but this threshold is periodically adjusted for inflation. (Also see definition of § 200.67 Micro-purchase.)

Subaward means an award provided by a pass-through entity to a subrecipient for the subrecipient to carry out part of a Federal award received by the pass-through entity. It does not include payments to a contractor or payments to an individual that is a beneficiary of a Federal program. A subaward may be provided through any form of legal agreement, including an agreement that the pass-through entity considers a contract.

Subrecipient means a non–Federal entity that receives a subaward from a pass-through entity to carry out part of a Federal program; but does not include an individual that is a beneficiary of such program. A subrecipient may also be a recipient of other Federal awards directly from a Federal awarding agency.

Termination means the ending of a Federal award, in whole or in part at any time prior to the planned end of period of performance.

The following provisions may be required and apply when Participating Agency expends federal funds for any purchase resulting from this procurement process. Per FAR 52.204-24 and FAR 52.204-25, solicitations and resultant contracts shall contain the following provisions.

52.204-24 Representation Regarding Certain Telecommunications and Video Surveillance Services or Equipment (Oct 2020)

The Offeror shall not complete the representation at paragraph (d)(1) of this provision if the Offeror has represented that it "does not provide covered telecommunications equipment or services as a part of its offered products or services to the Government in the performance of any contract, subcontract, or other contractual instrument" in paragraph (c)(1) in the provision at 52.204-26, Covered Telecommunications Equipment or Services—Representation, or in paragraph (v)(2)(i) of the provision at 52.212-3, Offeror Representations and Certifications-Commercial Items. The Offeror shall not complete the representation in paragraph (d)(2) of this provision if the Offeror has represented that it "does not use covered telecommunications equipment or services, or any equipment, system, or service that uses covered telecommunications equipment or services" in paragraph (c)(2) of the provision at 52.204-26, or in paragraph (v)(2)(ii) of the provision at 52.212-3.

(a) *Definitions.* As used in this provision—

Backhaul, covered telecommunications equipment or services, critical technology, interconnection arrangements, reasonable inquiry, roaming, and substantial or essential component have the meanings provided in the clause 52.204-25, Prohibition on Contracting for Certain Telecommunications and Video Surveillance Services or Equipment.

(b) *Prohibition.*

(1) Section 889(a)(1)(A) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (Pub. L. 115-232) prohibits the head of an executive agency on or after August 13, 2019, from procuring or obtaining, or extending or renewing a contract to procure or obtain, any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. Nothing in the prohibition shall be construed to—

(i) Prohibit the head of an executive agency from procuring with an entity to provide a service that connects to the facilities of a third-party, such as backhaul, roaming, or interconnection arrangements; or

(ii) Cover telecommunications equipment that cannot route or redirect user data traffic or cannot permit visibility into any user data or packets that such equipment transmits or otherwise handles.

(2) Section 889(a)(1)(B) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (Pub. L. 115-232) prohibits the head of an executive agency on or after August 13, 2020, from entering into a contract or extending or renewing a contract with an entity that uses any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. This prohibition applies to the use of covered telecommunications equipment or services, regardless of whether that use is in performance of work under a Federal contract. Nothing in the prohibition shall be construed to—

(i) Prohibit the head of an executive agency from procuring with an entity to provide a service that connects to the facilities of a third-party, such as backhaul, roaming, or interconnection arrangements; or

(ii) Cover telecommunications equipment that cannot route or redirect user data traffic or cannot permit visibility into any user data or packets that such equipment transmits or otherwise handles.

(c) *Procedures.* The Offeror shall review the list of excluded parties in the System for Award Management (SAM) (https://www.sam.gov) for entities excluded from receiving federal awards for "covered telecommunications equipment or services".

(d) *Representation.* The Offeror represents that—

(1) It □ will, □ will not provide covered telecommunications equipment or services to the Government in the performance of any contract, subcontract or other contractual instrument resulting from this solicitation. The Offeror shall provide the additional disclosure information required at paragraph (e)(1) of this section if the Offeror responds "will" in paragraph (d)(1) of this section; and

(2) After conducting a reasonable inquiry, for purposes of this representation, the Offeror represents that—

It □ does, ☒ does not use covered telecommunications equipment or services, or use any equipment, system, or service that uses covered telecommunications equipment or services. The Offeror shall provide the additional disclosure information required at paragraph (e)(2) of this section if the Offeror responds "does" in paragraph (d)(2) of this section.

(e) *Disclosures.*

(1) Disclosure for the representation in paragraph (d)(1) of this provision. If the Offeror has responded "will" in the representation in paragraph (d)(1) of this provision, the Offeror shall provide the following information as part of the offer.

(i) For covered equipment—

(A) The entity that produced the covered telecommunications equipment (include entity name, unique entity identifier, CAGE code, and whether the entity was the original equipment manufacturer (OEM) or a distributor, if known);

(B) A description of all covered telecommunications equipment offered (include brand; model number, such as OEM number, manufacturer part number, or wholesaler number; and item description, as applicable); and

(C) Explanation of the proposed use of covered telecommunications equipment and any factors relevant to determining if such use would be permissible under the prohibition in paragraph (b)(1) of this provision.

(ii) For covered services—

(A) If the service is related to item maintenance: A description of all covered telecommunications services offered (include on the item being maintained: Brand; model number, such as OEM number, manufacturer part number, or wholesaler number; and item description, as applicable); or

(B) If not associated with maintenance, the Product Service Code (PSC) of the service being provided; and explanation of the proposed use of covered telecommunications services and any factors relevant to determining if such use would be permissible under the prohibition in paragraph (b)(1) of this provision.

(2) Disclosure for the representation in paragraph (d)(2) of this provision. If the Offeror has responded "does" in the representation in paragraph (d)(2) of this provision, the Offeror shall provide the following information as part of the offer:

(i) For covered equipment—

(A) The entity that produced the covered telecommunications equipment (include entity name, unique entity identifier, CAGE code, and whether the entity was the OEM or a distributor, if known);

(B) A description of all covered telecommunications equipment offered (include brand; model number, such as OEM number, manufacturer part number, or wholesaler number; and item description, as applicable); and

(C) Explanation of the proposed use of covered telecommunications equipment and any factors relevant to determining if such use would be permissible under the prohibition in paragraph (b)(2) of this provision.

(ii) For covered services—

(A) If the service is related to item maintenance: A description of all covered telecommunications services offered (include on the item being maintained: Brand; model number, such as OEM number, manufacturer part number, or wholesaler number; and item description, as applicable); or

(B) If not associated with maintenance, the PSC of the service being provided; and explanation of the proposed use of covered telecommunications services and any factors relevant to determining if such use would be permissible under the prohibition in paragraph (b)(2) of this provision.

52.204-25 Prohibition on Contracting for Certain Telecommunications and Video Surveillance Services or Equipment (Aug 2020).

(a) *Definitions.* As used in this clause—

Backhaul means intermediate links between the core network, or backbone network, and the small subnetworks at the edge of the network (*e.g.*, connecting cell phones/towers to the core telephone network). Backhaul can be wireless (e.g., microwave) or wired (*e.g.*, fiber optic, coaxial cable, Ethernet).

Covered foreign country means The People's Republic of China.

Covered telecommunications equipment or services means–

(1) Telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities);

(2) For the purpose of public safety, security of Government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities);

(3) Telecommunications or video surveillance services provided by such entities or using such equipment; or

(4) Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country.

Critical technology means–

(1) Defense articles or defense services included on the United States Munitions List set forth in the International Traffic in Arms Regulations under subchapter M of chapter I of title 22, Code of Federal Regulations;

(2) Items included on the Commerce Control List set forth in Supplement No. 1 to part 774 of the Export Administration Regulations under subchapter C of chapter VII of title 15, Code of Federal Regulations, and controlled-

(i) Pursuant to multilateral regimes, including for reasons relating to national security, chemical and biological weapons proliferation, nuclear nonproliferation, or missile technology; or

(ii) For reasons relating to regional stability or surreptitious listening;

(3) Specially designed and prepared nuclear equipment, parts and components, materials, software, and technology covered by part 810 of title 10, Code of Federal Regulations (relating to assistance to foreign atomic energy activities);

(4) Nuclear facilities, equipment, and material covered by part 110 of title 10, Code of Federal Regulations (relating to export and import of nuclear equipment and material);

(5) Select agents and toxins covered by part 331 of title 7, Code of Federal Regulations, part 121 of title 9 of such Code, or part 73 of title 42 of such Code; or

(6) Emerging and foundational technologies controlled pursuant to section 1758 of the Export Control Reform Act of 2018 (50 U.S.C. 4817).

Interconnection arrangements means arrangements governing the physical connection of two or more networks to allow the use of another's network to hand off traffic where it is ultimately delivered (*e.g.*, connection of a customer of telephone provider A to a customer of telephone company B) or sharing data and other information resources.

Reasonable inquiry means an inquiry designed to uncover any information in the entity's possession about the identity of the producer or provider of covered telecommunications equipment or services used by the entity that excludes the need to include an internal or third-party audit.

Roaming means cellular communications services (*e.g.*, voice, video, data) received from a visited network when unable to connect to the facilities of the home network either because signal coverage is too weak or because traffic is too high.

Substantial or essential component means any component necessary for the proper function or performance of a piece of equipment, system, or service.

(b) *Prohibition*.

(1) Section 889(a)(1)(A) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (Pub. L. 115-232) prohibits the head of an executive agency on or after August 13, 2019, from procuring or obtaining, or extending or renewing a contract to procure or obtain, any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. The Contractor is prohibited from providing to the Government any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system, unless an exception at paragraph (c) of this clause applies or the covered telecommunication equipment or services are covered by a waiver described in FAR 4.2104.

(2) Section 889(a)(1)(B) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (Pub. L. 115-232) prohibits the head of an executive agency on or after August 13, 2020, from entering into a contract, or extending or renewing a contract, with an entity that uses any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system, unless an exception at paragraph (c) of this clause applies or the covered telecommunication equipment or services are covered by a waiver described in FAR 4.2104. This prohibition applies to the use of covered telecommunications equipment or services, regardless of whether that use is in performance of work under a Federal contract.

(c) *Exceptions*. This clause does not prohibit contractors from providing—

(1) A service that connects to the facilities of a third-party, such as backhaul, roaming, or interconnection arrangements; or

(2) Telecommunications equipment that cannot route or redirect user data traffic or permit visibility into any user data or packets that such equipment transmits or otherwise handles.

(d) Reporting requirement.

(1) In the event the Contractor identifies covered telecommunications equipment or services used as a substantial or essential component of any system, or as critical technology as part of any system, during contract performance, or the Contractor is notified of such by a subcontractor at any tier or by any other source, the Contractor shall report the information in paragraph (d)(2) of this clause to the Contracting Officer, unless elsewhere in this contract are established procedures for reporting the information; in the case of the Department of Defense, the Contractor shall report to the website at https://dibnet.dod.mil. For indefinite delivery contracts, the Contractor shall report to the Contracting Officer for the indefinite delivery contract and the Contracting Officer(s) for any affected order or, in the case of the Department of Defense, identify both the indefinite delivery contract and any affected orders in the report provided at https://dibnet.dod.mil.

(2) The Contractor shall report the following information pursuant to paragraph (d)(1) of this clause

(i) Within one business day from the date of such identification or notification: the contract number; the order number(s), if applicable; supplier name; supplier unique entity identifier (if known); supplier Commercial and Government Entity (CAGE) code (if known); brand; model number (original equipment manufacturer number, manufacturer part number, or wholesaler number); item description; and any readily available information about mitigation actions undertaken or recommended.

(ii) Within 10 business days of submitting the information in paragraph (d)(2)(i) of this clause: any further available information about mitigation actions undertaken or recommended. In addition, the Contractor shall describe the efforts it undertook to prevent use or submission of covered telecommunications equipment or services, and any additional efforts that will be incorporated to prevent future use or submission of covered telecommunications equipment or services.

(e) *Subcontracts*. The Contractor shall insert the substance of this clause, including this paragraph (e) and excluding paragraph (b)(2), in all subcontracts and other contractual instruments, including subcontracts for the acquisition of commercial items.

The following certifications and provisions may be required and apply when Participating Agency expends federal funds for any purchase resulting from this procurement process. Pursuant to 2 C.F.R. § 200.326, all contracts, including small purchases, awarded by the Participating Agency and the Participating Agency's subcontractors shall contain the procurement provisions of

Appendix II to Part 200, as applicable.

APPENDIX II TO 2 CFR PART 200

(A) Contracts for more than the simplified acquisition threshold currently set at $250,000, which is the inflation adjusted amount determined by the Civilian Agency Acquisition Council and the Defense Acquisition Regulations Council (Councils) as authorized by 41 U.S.C. 1908, must address administrative, contractual, or legal remedies in instances where contractors violate or breach contract terms, and provide for such sanctions and penalties as appropriate.

Pursuant to Federal Rule (A) above, when a Participating Agency expends federal funds, the Participating Agency reserves all rights and privileges under the applicable laws and regulations with respect to this procurement in the event of breach of contract by either party.

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

(B) Termination for cause and for convenience by the grantee or subgrantee including the manner by which it will be effected and the basis for settlement. (All contracts in excess of $10,000)

Pursuant to Federal Rule (B) above, when a Participating Agency expends federal funds, the Participating Agency reserves the right to immediately terminate any agreement in excess of $10,000 resulting from this procurement process in the event of a breach or default of the agreement by Offeror as detailed in the terms of the contract.

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

(C) Equal Employment Opportunity. Except as otherwise provided under 41 CFR Part 60, all contracts that meet the definition of "federally assisted construction contract" in 41 CFR Part 60-1.3 must include the equal opportunity clause provided under 41 CFR 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 CFR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 CFR part 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor."

Pursuant to Federal Rule (C) above, when a Participating Agency expends federal funds on any federally assisted construction contract, the equal opportunity clause is incorporated by reference herein.

Does offeror agree to abide by the above? YES _____ Initials of Authorized Representative of offeror

(D) Davis-Bacon Act, as amended (40 U.S.C. 3141-3148). When required by Federal program legislation, all prime construction contracts in excess of $2,000 awarded by non-Federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 CFR Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-Federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non - Federal entity must report all suspected or reported violations to the Federal awarding agency. The contracts must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. 3145), as supplemented by Department of Labor regulations (29 CFR Part 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency.

Pursuant to Federal Rule (D) above, when a Participating Agency expends federal funds during the term of an award for all contracts and subgrants for construction or repair, offeror will be in compliance with all applicable Davis-Bacon Act provisions.

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

Version April 12, 2022

(E) Contract Work Hours and Safety Standards Act (40 U.S.C. 3701-3708). Where applicable, all contracts awarded by the non-Federal entity in excess of $100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5). Under 40 U.S.C. 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

Pursuant to Federal Rule (E) above, when a Participating Agency expends federal funds, offeror certifies that offeror will be in compliance with all applicable provisions of the Contract Work Hours and Safety Standards Act during the term of an award for all contracts by Participating Agency resulting from this procurement process.

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

(F) Rights to Inventions Made Under a Contract or Agreement. If the Federal award meets the definition of "funding agreement" under 37 CFR §401.2 (a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the recipient or subrecipient must comply with the requirements of 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency.

Pursuant to Federal Rule (F) above, when federal funds are expended by Participating Agency, the offeror certifies that during the term of an award for all contracts by Participating Agency resulting from this procurement process, the offeror agrees to comply with all applicable requirements as referenced in Federal Rule (F) above.

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

(G) Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387), as amended—Contracts and subgrants of amounts in excess of $150,000 must contain a provision that requires the non-Federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251- 1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA)

Pursuant to Federal Rule (G) above, when federal funds are expended by Participating Agency, the offeror certifies that during the term of an award for all contracts by Participating Agency member resulting from this procurement process, the offeror agrees to comply with all applicable requirements as referenced in Federal Rule (G) above.

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

(H) Debarment and Suspension (Executive Orders 12549 and 12689)—A contract award (see 2 CFR 180.220) must not be made to parties listed on the government wide exclusions in the System for Award Management (SAM), in accordance with the Executive Office of the President Office of Management and Budget (OMB) guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.

Pursuant to Federal Rule (H) above, when federal funds are expended by Participating Agency, the offeror certifies that during the term of an award for all contracts by Participating Agency resulting from this procurement process, the offeror certifies that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation by any federal department or agency. If at any time during the term of an award the offeror or its principals

becomes debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation by any federal department or agency, the offeror will notify the Participating Agency.

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

(l) Byrd Anti-Lobbying Amendment (31 U.S.C. 1352)—Contractors that apply or bid for an award exceeding $100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award.

Pursuant to Federal Rule (l) above, when federal funds are expended by Participating Agency, the offeror certifies that during the term and after the awarded term of an award for all contracts by Participating Agency resulting from this procurement process, the offeror certifies that it is in compliance with all applicable provisions of the Byrd Anti-Lobbying Amendment (31 U.S.C. 1352). The undersigned further certifies that:

(1) No Federal appropriated funds have been paid or will be paid for on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of congress, or an employee of a Member of Congress in connection with the awarding of a Federal contract, the making of a Federal grant, the making of a Federal loan, the entering into a cooperative agreement, and the extension, continuation, renewal, amendment, or modification of a Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of congress, or an employee of a Member of Congress in connection with this Federal grant or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all covered sub-awards exceeding $100,000 in Federal funds at all appropriate tiers and that all subrecipients shall certify and disclose accordingly.

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

RECORD RETENTION REQUIREMENTS FOR CONTRACTS INVOLVING FEDERAL FUNDS

When federal funds are expended by Participating Agency for any contract resulting from this procurement process, offeror certifies that it will comply with the record retention requirements detailed in 2 CFR § 200.333. The offeror further certifies that offeror will retain all records as required by 2 CFR § 200.333 for a period of three years after grantees or subgrantees submit final expenditure reports or quarterly or annual financial reports, as applicable, and all other pending matters are closed.

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

CERTIFICATION OF COMPLIANCE WITH THE ENERGY POLICY AND CONSERVATION ACT

When Participating Agency expends federal funds for any contract resulting from this procurement process, offeror certifies that it will comply with the mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (42 U.S.C. 6321 et seq.; 49 C.F.R. Part 18).

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

CERTIFICATION OF COMPLIANCE WITH BUY AMERICA PROVISIONS

To the extent purchases are made with Federal Highway Administration, Federal Railroad Administration, or Federal Transit Administration funds, offeror certifies that its products comply with all applicable provisions of the Buy America Act and agrees to provide such certification or applicable waiver with respect to specific products to any Participating Agency upon request. Purchases made in accordance with the Buy America Act must still follow the applicable procurement rules calling for free and open competition.

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

CERTIFICATION OF ACCESS TO RECORDS – 2 C.F.R. § 200.336

Offeror agrees that the Inspector General of the Agency or any of their duly authorized representatives shall have access to any documents, papers, or other records of offeror that are pertinent to offeror's discharge of its obligations under the Contract for the purpose of making audits, examinations, excerpts, and transcriptions. The right also includes timely and reasonable access to offeror's personnel for the purpose of interview and discussion relating to such documents.

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

CERTIFICATION OF APPLICABILITY TO SUBCONTRACTORS

Offeror agrees that all contracts it awards pursuant to the Contract shall be bound by the foregoing terms and conditions.

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

Offeror agrees to comply with all federal, state, and local laws, rules, regulations and ordinances, as applicable. It is further acknowledged that offeror certifies compliance with all provisions, laws, acts, regulations, etc. as specifically noted above.

Offeror's Name: **Trane U.S. Inc.**

Address, City, State, and Zip Code: **800 Beaty Street, Davidson, NC, 28036-6924**

Phone Number: **469-442-6055** Fax Number:

Printed Name and Title of Authorized Representative:
Greg Spencer

Email Address:
gsspencer@trane.com

Signature of Authorized Representative: _____ Date: **July 8, 2022**

Version April 12, 2022

FEMA SPECIAL CONDITIONS

Awarded Supplier(s) may need to respond to events and losses where products and services are needed for the immediate and initial response to emergency situations such as, but not limited to, water damage, fire damage, vandalism cleanup, biohazard cleanup, sewage decontamination, deodorization, and/or wind damage during a disaster or emergency situation. By submitting a bid, the Supplier is accepted these FEMA Special Conditions required by the Federal Emergency Management Agency (FEMA).

"Contract" in the below pages under FEMA SPECIAL CONDITIONS is also referred to and defined as the "Master Agreement".

"Contractor" in the below pages under FEMA SPECIAL CONDITIONS is also referred to and defined as "Supplier" or "Awarded Supplier".

Conflicts of Interest

No employee, officer, or agent may participate in the selection, award, or administration of a contract supported by a FEMA award if he or she has a real or apparent conflict of interest. Such a conflict would arise when the employee, officer, or agent, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of these parties, has a financial or other interest in or a tangible personal benefit from a firm considered for award. 2 C.F.R. § 200.318(c)(1); See also Standard Form 424D, ¶ 7; Standard Form 424B, ¶ 3. i. FEMA considers a "financial interest" to be the potential for gain or loss to the employee, officer, or agent, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of these parties as a result of the particular procurement. The prohibited financial interest may arise from ownership of certain financial instruments or investments such as stock, bonds, or real estate, or from a salary, indebtedness, job offer, or similar interest that might be affected by the particular procurement. ii. FEMA considers an "apparent" conflict of interest to exist where an actual conflict does not exist, but where a reasonable person with knowledge of the relevant facts would question the impartiality of the employee, officer, or agent participating in the procurement. c. Gifts. The officers, employees, and agents of the Participating Public Agency nor the Participating Public Agency ("NFE") must neither solicit nor accept gratuities, favors, or anything of monetary value from contractors or parties to subcontracts. However, NFE's may set standards for situations in which the financial interest is de minimus, not substantial, or the gift is an unsolicited item of nominal value. 2 C.F.R. § 200.318(c)(1). d. Violations. The NFE's written standards of conduct must provide for disciplinary actions to be applied for violations of such standards by officers, employees, or agents of the NFE. 2 C.F.R. § 200.318(c)(1). For example, the penalty for a NFE's employee may be dismissal, and the penalty for a contractor might be the termination of the contract.

Contractor Integrity

A contractor must have a satisfactory record of integrity and business ethics. Contractors that are debarred or suspended, as described in and subject to the debarment and suspension regulations implementing Executive Order 12549, *Debarment and Suspension* (1986) and Executive Order 12689, *Debarment and Suspension* (1989) at 2 C.F.R. Part 180 and the Department of Homeland Security's regulations at 2 C.F.R. Part 3000 (Non-procurement Debarment and Suspension), must be rejected and cannot receive contract awards at any level.

Public Policy

A contractor must comply with the public policies of the Federal Government and state, local government, or tribal government. This includes, among other things, past and current compliance with the:

a. Equal opportunity and nondiscrimination laws

b. Five affirmative steps described at 2 C.F.R. § 200.321(b) for all subcontracting under contracts supported by FEMA financial assistance; and FEMA Procurement Guidance June 21, 2016 Page IV- 7

c. Applicable prevailing wage laws, regulations, and executive orders

Affirmative Steps

Version April 12, 2022

For any subcontracting opportunities, Contractor must take the following Affirmative steps:

1. Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
2. Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;
3. Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women's business enterprises;
4. Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority businesses, and women's business enterprises; and
5. Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce.

Prevailing Wage Requirements

When applicable, the awarded Contractor (s) and any and all subcontractor(s) agree to comply with all laws regarding prevailing wage rates including the Davis-Bacon Act, applicable to this solicitation and/or Participating Public Agencies. The Participating Public Agency shall notify the Contractor of the applicable pricing/prevailing wage rates and must apply any local wage rates requested. The Contractor and any subcontractor(s) shall comply with the prevailing wage rates set by the Participating Public Agency.

Federal Requirements

If products and services are issued in response to an emergency or disaster recovery the items below, located in this FEMA Special Conditions section of the Federal Funds Certifications, are activated and required when federal funding may be utilized.

2 C.F.R. § 200.326 and 2 C.F.R. Part 200, Appendix II, Required Contract Clauses

1. REMEDIES

a. Standard. Contracts for more than the simplified acquisition threshold, currently set at $250,000, must address administrative, contractual, or legal remedies in instances where contractors violate or breach contract terms, and provide for such sanctions and penalties as appropriate. See 2 C.F.R. Part 200, Appendix II(A).

b. Applicability. This requirement applies to all FEMA grant and cooperative agreement programs.

2. TERMINATION FOR CAUSE AND CONVENIENCE

a. Standard. All contracts in excess of $10,000 must address termination for cause and for convenience by the non-Federal entity, including the manner by which it will be effected and the basis for settlement. See 2 C.F.R. Part 200, Appendix II(B).

b. Applicability. This requirement applies to all FEMA grant and cooperative agreement programs.

3. EQUAL EMPLOYMENT OPPORTUNITY

When applicable:

a. Standard. Except as otherwise provided under 41 C.F.R. Part 60, all contracts that meet the definition of "federally assisted construction contract" in 41 C.F.R.

§ 60-1.3 must include the equal opportunity clause provided under 41 C.F.R. § 60- 1.4(b), in accordance with Executive Order 11246, *Equal Employment Opportunity* (30 Fed. Reg. 12319, 12935, 3 C.F.R. Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, *Amending Executive Order 11246 Relating to Equal Employment Opportunity*, and implementing regulations at 41 C.F.R. Part 60 (Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor). See 2 C.F.R. Part 200, Appendix II(C).

b. Key Definitions.

i. Federally Assisted Construction Contract. The regulation at 41 C.F.R. § 60-1.3 defines a "federally assisted construction contract" as any agreement or modification thereof between any applicant and a person for construction work which is paid for in whole or in part with funds obtained from the Government or borrowed on the credit of the Government pursuant to any Federal program involving a grant, contract, loan, insurance, or guarantee, or undertaken pursuant to any Federal program involving such grant, contract, loan, insurance, or guarantee, or any application or modification thereof approved by the Government for a grant, contract, loan, insurance, or guarantee under which the applicant itself participates in the construction work.

ii. Construction Work. The regulation at 41 C.F.R. § 60-1.3 defines "construction work" as the construction, rehabilitation, alteration, conversion, extension, demolition or repair of buildings, highways, or other changes or improvements to real property, including facilities providing utility services. The term also includes the supervision, inspection, and other onsite functions incidental to the actual construction.

c. Applicability. This requirement applies to all FEMA grant and cooperative agreement programs.

d. Required Language. The regulation at 41 C.F.R. Part 60-1.4(b) requires the insertion of the following contract clause.

During the performance of this contract, the contractor agrees as follows:

(1) The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following:

Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

(2) The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.

(3) The contractor will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the contractor's legal duty to furnish information.

(4) The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the contractor's commitments under this section and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(5) The contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

(6) The contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

(7) In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(8) The contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance:

Provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

The applicant further agrees that it will be bound by the above equal opportunity clause with respect to its own employment practices when it participates in federally assisted construction work: *Provided,* That if the applicant so participating is a State or local government, the above equal opportunity clause is not applicable to any agency, instrumentality or subdivision of such government which does not participate in work on or under the contract.

The applicant agrees that it will assist and cooperate actively with the administering agency and the Secretary of Labor in obtaining the compliance of contractors and subcontractors with the equal opportunity clause and the rules, regulations, and relevant orders of the Secretary of Labor, that it will furnish the administering agency and the Secretary of Labor such information as they may require for the supervision of such compliance, and that it will otherwise assist the administering agency in the discharge of the agency's primary responsibility for securing compliance.

The applicant further agrees that it will refrain from entering into any contract or contract modification subject to Executive Order 11246 of September 24, 1965, with a contractor debarred from, or who has not demonstrated eligibility for, Government contracts and federally assisted construction contracts pursuant to the Executive Order and will carry out such sanctions and penalties for violation of the equal opportunity clause as may be imposed upon contractors and subcontractors by the administering agency or the Secretary of Labor pursuant to Part II, Subpart D of the Executive Order. In addition, the applicant agrees that if it fails or refuses to comply with these undertakings, the administering agency may take any or all of the following actions: Cancel, terminate, or suspend in whole or in part this grant (contract, loan, insurance, guarantee); refrain from extending any further assistance to the applicant under the program with respect to which the failure or refund occurred until satisfactory assurance of future compliance has been received from such applicant; and refer the case to the Department of Justice for appropriate legal proceedings.

4. DAVIS-BACON ACT

a. Standard. All prime construction contracts in excess of $2,000 awarded by non- Federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. §§ 3141-3144 and 3146-3148) as supplemented by Department of Labor regulations at 29 C.F.R. Part 5 (Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction). See 2 C.F.R. Part 200, Appendix II(D). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week.

b. Applicability. The Davis-Bacon Act applies to the Emergency Management Preparedness Grant Program, Homeland Security Grant Program, Nonprofit Security Grant Program, Tribal Homeland Security Grant Program, Port Security Grant Program, and Transit Security Grant Program.

c. Requirements. If applicable, the non-federal entity must do the following:

i. The non-Federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency.

ii. Additionally, pursuant 2 C.F.R. Part 200, Appendix II(D), contracts subject to the Davis-Bacon Act, must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. § 3145), as supplemented by Department of Labor regulations at 29 C.F.R. Part 3 (Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States). The Copeland Anti- Kickback Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person

employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-Federal entity must report all suspected or reported violations to FEMA.

iii. Include a provision for compliance with the Davis-Bacon Act (40 U.S.C. 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 CFR Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction").

Suggested Language. The following provides a sample contract clause:

Compliance with the Davis-Bacon Act.

a. All transactions regarding this contract shall be done in compliance with the Davis-Bacon Act (40 U.S.C. 3141- 3144, and 3146-3148) and the requirements of 29 C.F.R. pt. 5 as may be applicable. The contractor shall comply with 40 U.S.C. 3141-3144, and 3146-3148 and the requirements of 29 C.F.R. pt. 5 as applicable.

b. Contractors are required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor.

c. Additionally, contractors are required to pay wages not less than once a week.

5. COPELAND ANTI-KICKBACK ACT

a. Standard. Recipient and subrecipient contracts must include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. 3145), as supplemented by Department of Labor regulations (29 CFR Part 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States").

b. Applicability. This requirement applies to all contracts for construction or repair work above $2,000 in situations where the Davis-Bacon Act also applies. It DOES NOT apply to the FEMA Public Assistance Program.

c. Requirements. If applicable, the non-federal entity must include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. § 3145), as supplemented by Department of Labor regulations at 29 C.F.R. Part 3 (Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States). Each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-Federal entity must report all suspected or reported violations to FEMA. Additionally, in accordance with the regulation, each contractor and subcontractor must furnish each week a statement with respect to the wages paid each of its employees engaged in work covered by the Copeland Anti-Kickback Act and the Davis Bacon Act during the preceding weekly payroll period. The report shall be delivered by the contractor or subcontractor, within seven days after the regular payment date of the payroll period, to a representative of a Federal or State agency in charge at the site of the building or work.

Sample Language. The following provides a sample contract clause:

Compliance with the Copeland "Anti-Kickback" Act.

a. Contractor. The contractor shall comply with 18 U.S.C. §874, 40 U.S.C. § 3145, and the requirements of 29 C.F.R. pt. 3 as may be applicable, which are incorporated by reference into this contract.

b. Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clause above and such other clauses as FEMA may by appropriate instructions require, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all of these contract clauses.

c. Breach. A breach of the contract clauses above may be grounds for termination of the contract, and for debarment as a contractor and subcontractor as provided in 29 C.F.R. §5.12."

6. CONTRACT WORK HOURS AND SAFETY STANDARDSACT

a. Standard. Where applicable (see 40 U.S.C. §§ 3701-3708), all contracts awarded by the non-Federal entity in excess of $100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. §§ 3702 and 3704, as supplemented by Department of Labor regulations at 29 C.F.R. Part 5. See 2 C.F.R. Part 200, Appendix II(E). Under 40 U.S.C. § 3702, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. Further, no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous.

b. Applicability. This requirement applies to all FEMA contracts awarded by the non- federal entity in excess of $100,000 under grant and cooperative agreement programs that involve the employment of mechanics or laborers. It is applicable to construction work. These requirements do not apply to the purchase of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

c. Suggested Language. The regulation at 29 C.F.R. § 5.5(b) provides contract clause language concerning compliance with the Contract Work Hours and Safety Standards Act. FEMA suggests including the following contract clause:

Compliance with the Contract Work Hours and Safety Standards Act.

(1) *Overtime requirements.* No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

(2) *Violation; liability for unpaid wages; liquidated damages.* In the event of any violation

of the clause set forth in paragraph (b)(1) of this section the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph (b)(1) of this section, in the sum of
$27 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph (b)(1) of this section.

(3) *Withholding for unpaid wages and liquidated damages.* The Federal agency or loan/grant recipient shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (b)(2) of this section.

(4) *Subcontracts.* The contractor or subcontractor shall insert in any subcontracts the clauses set forth in paragraph (b)(1) through (4) of this section and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs (b)(1) through (4) of this section.

7. RIGHTS TO INVENTIONS MADE UNDER A CONTRACT OR AGREEMENT

a. Standard. If the FEMA award meets the definition of "funding agreement" under 37 C.F.R. § 401.2(a) and the non-Federal entity wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the non- Federal entity must comply with the requirements of 37 C.F.R. Part 401 (Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements), and any implementing regulations issued by FEMA. See 2 C.F.R. Part 200, Appendix II(F).

b. Applicability. This requirement applies to "*funding agreements*," but it DOES NOT apply to the Public Assistance, Hazard Mitigation Grant Program, Fire Management Assistance Grant Program, Crisis Counseling Assistance and Training Grant Program, Disaster Case Management Grant Program, and Federal Assistance to Individuals and Households – Other Needs Assistance Grant Program, as FEMA awards under these programs do not meet the definition of "funding agreement."

c. Funding Agreements Definition. The regulation at 37 C.F.R. § 401.2(a) defines "funding agreement" as any contract, grant, or cooperative agreement entered into between any Federal agency, other than the Tennessee Valley Authority, and any contractor for the performance of experimental, developmental, or research work funded in whole or in part by the Federal government. This term also includes any assignment, substitution of parties, or subcontract of any type entered into for the performance of experimental, developmental, or research work under a funding agreement as defined in the first sentence of this paragraph.

8. CLEAN AIR ACT AND THE FEDERAL WATER POLLUTION CONTROLACT

a. Standard. If applicable, contracts must contain a provision that requires the contractor to agree to comply with all applicable standards, orders, or regulations issued pursuant to the Clean Air Act (42 U.S.C. §§ 7401-7671q.) and the Federal Water Pollution Control Act as amended (33 U.S.C. §§ 1251-1387). Violations must be reported to FEMA and the Regional Office of the Environmental Protection Agency. See 2 C.F.R. Part 200, Appendix II(G).

b. Applicability. This requirement applies to contracts awarded by a non-federal entity of amounts in excess of $150,000 under a federal grant.

c. Suggested Language. The following provides a sample contract clause.

Clean Air Act

1. The contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401 et seq.

2. The contractor agrees to report each violation to the Participating Public Agency and understands and agrees that the Participating Public Agency will, in turn, report each violation as required to assure notification to the Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.

3. The contractor agrees to include these requirements in each subcontract exceeding $150,000 financed in whole or in part with Federal assistance provided by FEMA.

Federal Water Pollution Control Act

1. The contractor agrees to comply with all applicable standards, orders, or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251 et seq.

2. The contractor agrees to report each violation to the Participating Public Agency and understands and agrees that the Participating Public Agency will, in turn, report each violation as required to assure notification to the Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.

3. The contractor agrees to include these requirements in each subcontract exceeding $150,000 financed in whole or in part with Federal assistance provided by FEMA.

9. DEBARMENT AND SUSPENSION

a. Standard. Non-Federal entities and contractors are subject to the debarment and suspension regulations implementing Executive Order 12549, *Debarment and*

Suspension (1986) and Executive Order 12689, *Debarment and Suspension* (1989) at 2 C.F.R. Part 180 and the Department of Homeland Security's regulations at 2 C.F.R. Part 3000 (Non-procurement Debarment and Suspension).

b. Applicability. This requirement applies to all FEMA grant and cooperative agreement programs.

c. Requirements.

i. These regulations restrict awards, subawards, and contracts with certain parties that are debarred, suspended, or otherwise excluded from or ineligible for participation in Federal assistance programs and activities. See 2 C.F.R. Part 200, Appendix II(H); and 2 C.F.R. § 200.213. A contract award must not be made to parties listed in the SAM Exclusions. SAM Exclusions is the list maintained by the General Services Administration that contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549. SAM exclusions can be accessed at www.sam.gov. See 2 C.F.R. § 180.530.

ii. In general, an "excluded" party cannot receive a Federal grant award or a contract within the meaning of a "covered transaction," to include subawards and subcontracts. This includes parties that receive Federal funding indirectly, such as contractors to recipients and subrecipients. The key to the exclusion is whether there is a "covered transaction," which is any non-procurement transaction (unless excepted) at either a "primary" or "secondary" tier. Although "covered transactions" do not include contracts awarded by the Federal Government for purposes of the non-procurement common rule and DHS's implementing regulations, it does include some contracts awarded by recipients and subrecipients.

iii. Specifically, a covered transaction includes the following contracts for goods or services:

1. The contract is awarded by a recipient or subrecipient in the amount of at least $25,000.

2. The contract requires the approval of FEMA, regardless of amount.

3. The contract is for federally-required audit services.

4. A subcontract is also a covered transaction if it is awarded by the contractor of a recipient or subrecipient and requires either the approval of FEMA or is in excess of $25,000.

d. Suggested Language. The following provides a debarment and suspension clause. It incorporates an optional method of verifying that contractors are not excluded or disqualified.

Suspension and Debarment

(1) This contract is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such, the contractor is required to verify that none of the contractor's principals (defined at 2 C.F.R. § 180.995) or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R. § 180.940) or disqualified (defined at 2

C.F.R. § 180.935).

(2) The contractor must comply with 2 C.F.R. pt. 180, subpart C and2 C.F.R. pt. 3000, subpart C, and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.

(3) This certification is a material representation of fact relied upon by the Participating Public Agency. If it is later determined that the contractor did not comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to the Participating Public Agency, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.

(4) The bidder or proposer agrees to comply with the requirements of 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C while this offer is valid and throughout the period of any contract that may arise from this offer. The bidder or proposer further agrees to include a provision requiring such compliance in its lower tier covered transactions.

10. BYRD ANTI-LOBBYING AMENDMENT

a. Standard. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, officer or employee of Congress, or an employee of a Member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. § 1352. FEMA's regulation at 44 C.F.R. Part 18 implements the requirements of 31 U.S.C. § 1352 and provides, in Appendix A to Part 18, a copy of the certification that is required to be completed by each entity as described in 31 U.S.C. § 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the Federal awarding agency.

b. Applicability. This requirement applies to all FEMA grant and cooperative agreement programs. Contractors that apply or bid for a contract of $100,000 or more under a federal grant must file the required certification. See 2 C.F.R. Part 200, Appendix II(I); 31 U.S.C. § 1352; and 44 C.F.R. Part 18.

c. Suggested Language.

Byrd Anti-Lobbying Amendment, 31 U.S.C. § 1352 (as amended)

Contractors who apply or bid for an award of $100,000 or more shall file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, officer or employee of Congress, or an employee of a Member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the recipient who in turn will forward the certification(s) to the awarding agency.

d. Required Certification. If applicable, contractors must sign and submit to the non-federal entity the following certification.

APPENDIX A, 44 C.F.R. PART 18 – CERTIFICATION REGARDING LOBBYING

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

The Contractor, **Trane U.S. Inc.**, certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. Chap. 38, Administrative Remedies for False Claims and Statements, apply to this certification and disclosure, if any.

Signature of Contractor's Authorized Official

Greg Spencer

Name and Title of Contractor's Authorized Official

July 8, 2022

Date

11. PROCUREMENT OF RECOVERED MATERIALS

a. Standard. A non-Federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. See 2 C.F.R. Part 200, Appendix II(J); and 2 C.F.R. §200.322.

b. Applicability. This requirement applies to all contracts awarded by a non- federal entity under FEMA grant and cooperative agreement programs.

c. Requirements. The requirements of Section 6002 include procuring only items designated in guidelines of the EPA at 40 C.F.R. Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds
$10,000 or the value of the quantity acquired by the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

d. Suggested Language.

i. In the performance of this contract, the Contractor shall make maximum use of products containing recovered materials that are EPA-designated items unless the product cannot be acquired—

1. Competitively within a timeframe providing for compliance with the contract performance schedule;
2. Meeting contract performance requirements; or
3. At a reasonable price.

ii. Information about this requirement, along with the list of EPA- designated items, is available at EPA's Comprehensive Procurement Guidelines web site, https://www.epa.gov/smm/comprehensive-procurement-guideline-cpg-program.

iii. The Contractor also agrees to comply with all other applicable requirements of Section 6002 of the Solid Waste Disposal Act."

12. ACCESS TO RECORDS

a. Standard. All recipients, subrecipients, successors, transferees, and assignees must acknowledge and agree to comply with applicable provisions governing DHS access to records, accounts, documents, information, facilities, and staff. Recipients must give DHS/FEMA access to, and the right to examine and copy, records, accounts, and other documents and sources of information related to the federal financial assistance award and permit access to facilities, personnel, and other individuals and information as may be necessary, as required by DHS regulations *and* other applicable laws or program guidance. See DHS Standard Terms and Conditions: Version 8.1 (2018). Additionally, Section 1225 of the Disaster Recovery Reform Act of 2018 prohibits FEMA from providing reimbursement to any state, local, tribal, or territorial government, or private non-profit for activities made pursuant to a contract that purports to prohibit audits or internal reviews by the FEMA administrator or Comptroller General.

Access to Records. The following access to records requirements apply to this contract:

i. The Contractor agrees to provide Participating Public Agency, the FEMA Administrator, the Comptroller General of the United States, or any of their authorized representatives access to any books, documents, papers, and records of the Contractor which are directly pertinent to this contract for the purposes of making audits, examinations, excerpts, and transcriptions.

ii. The Contractor agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.

iii. The Contractor agrees to provide the FEMA Administrator or his authorized representatives access to construction or other work sites pertaining to the work being completed under the contract.

iv. In compliance with the Disaster Recovery Act of 2018, the Participating Public Agency and the Contractor acknowledge and agree that no language in this contract is intended to prohibit audits or internal reviews by the FEMA Administrator or the Comptroller General of the United States.

13. CHANGES

a. Standard. To be eligible for FEMA assistance under the non-Federal entity's FEMA grant or cooperative agreement, the cost of the change, modification, change order, or constructive change must be allowable, allocable, within the scope of its grant or cooperative agreement, and reasonable for the completion of project scope.

b. Applicability. FEMA recommends, therefore, that a non-Federal entity include a changes clause in its contract that describes how, if at all, changes can be made by either party to alter the method, price, or schedule of the work without breaching the contract. The language of the clause may differ depending on the nature of the contract and the end-item procured.

14. DHS SEAL, LOGO, AND FLAGS

a. Standard. Recipients must obtain permission prior to using the DHS seal(s), logos, crests, or reproductions of flags or likenesses of DHS agency officials. See DHS Standard Terms and Conditions: Version 8.1 (2018).

b. Applicability. FEMA recommends that all non-Federal entities place in their contracts a provision that a contractor shall not use the DHS seal(s), logos, crests, or reproductions of flags or likenesses of DHS agency officials without specific FEMA pre-approval.

c. "The contractor shall not use the DHS seal(s), logos, crests, or reproductions of flags or likenesses of DHS agency officials without specific FEMA pre-approval.

15. COMPLIANCE WITH FEDERAL LAW, REGULATIONS, AND EXECUTIVE ORDERS

a. Standard. The recipient and its contractors are required to comply with all Federal laws, regulations, and executive orders.

b. Applicability. FEMA recommends that all non-Federal entities place into their contracts an acknowledgement that FEMA financial assistance will be used to fund the contract along with the requirement that the contractor will comply with all applicable Federal law, regulations, executive orders, and FEMA policies, procedures, and directives.

c. "This is an acknowledgement that FEMA financial assistance will be used to fund all or a portion of the contract. The contractor will comply with all applicable Federal law, regulations, executive orders, FEMA policies, procedures, and directives."

16. NO OBLIGATION BY FEDERAL GOVERNMENT

a. Standard. FEMA is not a party to any transaction between the recipient and its contractor. FEMA is not subject to any obligations or liable to any party for any matter relating to the contract.

b. Applicability. FEMA recommends that the non-Federal entity include a provision in its contract that states that the Federal Government is not a party to the contract and is not subject to any obligations or liabilities to the non-Federal entity, contractor, or any other party pertaining to any matter resulting from the contract.

c. "The Federal Government is not a party to this contract and is not subject to any obligations or liabilities to the non-Federal entity, contractor, or any other party pertaining to any matter resulting from the contract."

17. PROGRAM FRAUD AND FALSE OR FRAUDULENT STATEMENTS OR RELATED ACTS

a. Standard. Recipients must comply with the requirements of The False Claims Act (31 U.S.C. §§ 3729-3733) which prohibits the submission of false or fraudulent claims for payment to the federal government. See DHS Standard Terms and Conditions: Version 8.1 (2018); and 31 U.S.C. §§ 3801-3812, which details the administrative remedies for false claims and statements made. The non-Federal entity must include a provision in its contract that the contractor acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to its actions pertaining to the contract.

b. Applicability. FEMA recommends that the non-Federal entity include a provision in its contract that the contractor acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to its actions pertaining to the contract.

c. "The Contractor acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to the Contractor's actions pertaining to this contract."

Offeror agrees to comply with all terms and conditions outlined in the FEMA Special Conditions section of this solicitation.

Offeror's Name: **Trane U.S. Inc.**

Address, City, State, and Zip Code: **800 Beaty Street, Davidson, NC, 28036-6924**

Phone Number: **469-442-6055** Fax Number: _____

Printed Name and Title of Authorized Representative:
Greg Spencer

Email Address: **gsspencer@trane.com**

Signature of Authorized Representative: 

Date: **July 8, 2022**

Appendix 5

Exhibit G, New Jersey Business Compliance

NEW JERSEY BUSINESS COMPLIANCE

Suppliers intending to do business in the State of New Jersey must comply with policies and procedures required under New Jersey statues. All offerors submitting proposals must complete the following forms specific to the State of New Jersey. Completed forms should be submitted with the offeror's response to the IFB. Failure to complete the New Jersey packet will impact OMNIA Partners' ability to promote the Master Agreement in the State of New Jersey.

DOC #1	Ownership Disclosure Form
DOC #2	Non-Collusion Affidavit
DOC #3	Affirmative Action Affidavit
DOC #4	Political Contribution Disclosure Form
DOC #5	Stockholder Disclosure Certification
DOC #6	Certification of Non-Involvement in Prohibited Activities in Iran
DOC #7	New Jersey Business Registration Certificate
DOC #8	EEOAA Evidence
DOC #9	MacBride Principals Form

New Jersey suppliers are required to comply with the following New Jersey statutes when applicable:

- all anti-discrimination laws, including those contained in N.J.S.A. 10:2-1 through N.J.S.A. 10:2-14, N.J.S.A. 10:5-1, and N.J.S.A. 10:5-31 through 10:5-38;
- Prevailing Wage Act, N.J.S.A. 34:11-56.26, for all contracts within the contemplation of the Act;
- Public Works Contractor Registration Act, N.J.S.A. 34:11-56.26; and
- Bid and Performance Security, as required by the applicable municipal or state statutes.

STATEMENT OF OWNERSHIP DISCLOSURE

N.J.S.A. 52:25-24.2 (P.L. 1977, c.33, as amended by P.L. 2016, c.43)

This statement shall be completed, certified to, and included with all bid and proposal submissions. Failure to submit the required information is cause for automatic rejection of the bid or proposal.

Name of Organization: Trane U.S. Inc. New Jersey Branch

Organization Address: 19 Chapin Road Building B Suite 200, Pine Brook NJ 07058

Part I Check the box that represents the type of business organization:

☐ Sole Proprietorship (skip Parts II and III, execute certification in Part IV)

☐ Non-Profit Corporation (skip Parts II and III, execute certification in Part IV)

☒ For-Profit Corporation (any type) ☐ Limited Liability Company (LLC)

☐ Partnership ☐ Limited Partnership ☐ Limited Liability Partnership (LLP)

☐ Other (be specific): _____

Part II

☐ The list below contains the names and addresses of all stockholders in the corporation who own 10 percent or more of its stock, of any class, or of all individual partners in the partnership who own a 10 percent or greater interest therein, or of all members in the limited liability company who own a 10 percent or greater interest therein, as the case may be. (**COMPLETE THE LIST BELOW IN THIS SECTION**)

OR

☒ No one stockholder in the corporation owns 10 percent or more of its stock, of any class, or no individual partner in the partnership owns a 10 percent or greater interest therein, or no member in the limited liability company owns a 10 percent or greater interest therein, as the case may be. (**SKIP TO PART IV**)

(Please attach additional sheets if more space is needed):

Name of Individual or Business Entity	Home Address (for Individuals) or Business Address

Part III DISCLOSURE OF 10% OR GREATER OWNERSHIP IN THE STOCKHOLDERS, PARTNERS OR LLC MEMBERS LISTED IN PART II

If a bidder has a direct or indirect parent entity which is publicly traded, and any person holds a 10 percent or greater beneficial interest in the publicly traded parent entity as of the last annual federal Security and Exchange Commission (SEC) or foreign equivalent filing, ownership disclosure can be met by providing links to the website(s) containing the last annual filing(s) with the federal Securities and Exchange Commission (or foreign equivalent) that contain the name and address of each person holding a 10% or greater beneficial interest in the publicly traded parent entity, along with the relevant page numbers of the filing(s) that contain the information on each such person. **Attach additional sheets if more space is needed**.

Website (URL) containing the last annual SEC (or foreign equivalent) filing	Page #'s

Please list the names and addresses of each stockholder, partner or member owning a 10 percent or greater interest in any corresponding corporation, partnership and/or limited liability company (LLC) listed in Part II **other than for any publicly traded parent entities referenced above**. The disclosure shall be continued until names and addresses of every noncorporate stockholder, and individual partner, and member exceeding the 10 percent ownership criteria established pursuant to N.J.S.A. 52:25-24.2 has been listed. **Attach additional sheets if more space is needed.**

Stockholder/Partner/Member and Corresponding Entity Listed in Part II	Home Address (for Individuals) or Business Address

Part IV Certification

I, being duly sworn upon my oath, hereby represent that the foregoing information and any attachments thereto to the best of my knowledge are true and complete. I acknowledge: that I am authorized to execute this certification on behalf of the bidder/proposer; that the ***<name of contracting unit>*** is relying on the information contained herein and that I am under a continuing obligation from the date of this certification through the completion of any contracts with ***<type of contracting unit>*** to notify the ***<type of contracting unit>*** in writing of any changes to the information contained herein; that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification, and if I do so, I am subject to criminal prosecution under the law and that it will constitute a material breach of my agreement(s) with the, permitting the ***<type of contracting unit>*** to declare any contract(s) resulting from this certification void and unenforceable.

Full Name (Print):	Christopher Baker	Title:	Area General Manager Trane New Jersey
Signature:		Date:	7/18/22

DOC #2

NON-COLLUSION AFFIDAVIT

STANDARD BID DOCUMENT REFERENCE	
	Reference: VII-H
Name of Form:	**NON-COLLUSION AFFIDAVIT**
Statutory Reference:	No specific statutory reference State Statutory Reference N.J.S.A. 52:34-15
Instructions Reference:	Statutory and Other Requirements VII-H
Description:	The Owner's use of this form is optional. It is used to ensure that the bidder has not participated in any collusion with any other bidder or Owner representative or otherwise taken any action in restraint of free and competitive bidding.

NON-COLLUSION AFFIDAVIT

State of New Jersey
County of Morris ss:

I, Christopher Baker (name of affiant) residing in Pine Brook (name of municipality)
in the County of Morris and State of New Jersey of full age, being duly sworn according to law on my oath depose and say that:

I am Area General Manager New Jersey (title or position) of the firm of Trane U.S. Inc. New Jersey Branch (name of firm)

_____ the bidder making this Proposal for the bid

entitled Racine County, RFB-RC2022-1001-0-2022/DM (title of bid proposal); and that I executed the said proposal with full authority to do so that said bidder has not, directly or indirectly entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free, competitive bidding in connection with the above named project; and that all statements contained in said proposal and in this affidavit are true and correct, and made with full knowledge that Racine County (name of contracting unit) relies upon the truth of the statements contained in said Proposal and in the statements contained in this affidavit in awarding the contract for the said project.

I further warrant that no person or selling agency has been employed or retained to solicit or secure such contract upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, except bona fide employees or bona fide established commercial or selling agencies maintained by Trane U.S. Inc.

Subscribed and sworn to

before me this day

_____
Signature

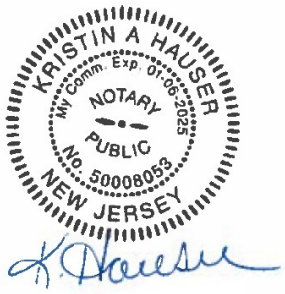
July 18th, 2022

Christopher Baker
(Type or print name of affiant under signature)

Morris County, NJ
Notary public of

My Commission expires 1/6/25

(Seal)



DOC #3

AFFIRMATIVE ACTION AFFIDAVIT
(P.L. 1975, C.127)

Company Name: Trane U.S. Inc. New Jersey Branch

Street: 19 Chapin Road, Building B Suite 200

City, State, Zip Code: Pine Brook, New Jersey 07058

Proposal Certification:

Indicate below company's compliance with New Jersey Affirmative Action regulations. Company's proposal will be accepted even if company is not in compliance at this time. No contract and/or purchase order may be issued, however, until all Affirmative Action requirements are met.

Required Affirmative Action Evidence:

Procurement, Professional & Service Contracts (Exhibit A)

Vendors must submit with proposal:

1. A photocopy of a valid letter that the contractor is operating under an existing Federally approved or sanctioned affirmative action program (good for one year from the date of the letter);

   OR

2. A photocopy of a Certificate of Employee Information Report approval, issued in accordance with N.J.A.C. 17:27-4; **Provided on the following page.**

   OR

3. A photocopy of an Employee Information Report (Form AA302) provided by the Division of Contract Compliance and Equal Employment Opportunity in Public Contracts and distributed to the public agency to be completed by the contractor in accordance with N.J.A.C. 17:27-4.

Public Work – Over $50,000 Total Project Cost:

A. No approved Federal or New Jersey Affirmative Action Plan. We will complete Report Form AA201. A project contract ID number will be assigned to your firm upon receipt of the completed Initial Project Workforce Report (AA201) for this contract.

B. Approved Federal or New Jersey Plan – certificate enclosed

I further certify that the statements and information contained herein, are complete and correct to the best of my knowledge and belief.

7/18/22 — ***Date***

Christopher Baker, Area General Manager Trane New Jersey — ***Authorized Signature and Title***

Version April 12, 2022

Certification **8895**

CERTIFICATE OF EMPLOYEE INFORMATION REPORT **RENEWAL**

This is to certify that the contractor listed below has submitted an Employee Information Report pursuant to N.J.A.C. 17:27-1.1 et. seq. and the State Treasurer has approved said report. This approval will remain in effect for the period of **15-Jan-2022** to **15-Jan-2025**

TRANE U.S. INC.
19 CHAPIN ROAD, BLDG. B STE 200
PINE BROOK **NJ** **07058**

ELIZABETH MAHER MUOIO
State Treasurer

P.L. 1995, c. 127 (N.J.A.C. 17:27)
MANDATORY AFFIRMATIVE ACTION LANGUAGE

PROCUREMENT, PROFESSIONAL AND SERVICE CONTRACTS

During the performance of this contract, the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation. The contractor will take affirmative action to ensure that such applicants are recruited and employed, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this non-discrimination clause.

The contractor or subcontractor, where applicable will, in all solicitations or advertisement for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation.

The contractor or subcontractor, where applicable, will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer advising the labor union or workers' representative of the contractor's commitments under this act and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The contractor or subcontractor, where applicable, agrees to comply with any regulations promulgated by the Treasurer pursuant to P.L. 1975, c. 127, as amended and supplemented from time to time and the Americans with Disabilities Act.

The contractor or subcontractor agrees to attempt in good faith to employ minority and female workers trade consistent with the applicable county employment goal prescribed by N.J.A.C. 17:27-5.2 promulgated by the Treasurer pursuant to P.L. 1975, C.127, as amended and supplemented from time to time or in accordance with a binding determination of the applicable county employment goals determined by the Affirmative Action Office pursuant to N.J.A.C. 17:27-5.2 promulgated by the Treasurer pursuant to P.L. 1975, C.127, as amended and supplemented from time to time.

The contractor or subcontractor agrees to inform in writing appropriate recruitment agencies in the area, including employment agencies, placement bureaus, colleges, universities, labor unions, that it does not discriminate on the basis of age, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The contractor or subcontractor agrees to revise any of it testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the state of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

The contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and lay-off to ensure that all such actions are taken without regard to age, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation, and conform with the applicable employment goals, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.

The contractor and its subcontractors shall furnish such reports or other documents to the Affirmative Action Office as may be requested by the office from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Affirmative Action Office for conducting a compliance investigation pursuant to Subchapter 10 of the Administrative Code (NJAC 17:27).



_____

Signature of Procurement Agent

C. 271 POLITICAL CONTRIBUTION DISCLOSURE FORM

Public Agency Instructions

This page provides guidance to public agencies entering into contracts with business entities that are required to file Political Contribution Disclosure forms with the agency. **It is not intended to be provided to contractors.** What follows are instructions on the use of form local units can provide to contractors that are required to disclose political contributions pursuant to N.J.S.A. 19:44A-20.26 (P.L. 2005, c. 271, s.2). Additional information on the process is available in Local Finance Notice 2006-1 (http://www.nj.gov/dca/divisions/dlgs/resources/lfns_2006.html). Please refer back to these instructions for the appropriate links, as the Local Finance Notices include links that are no longer operational.

1. The disclosure is required for all contracts in excess of $17,500 that are **not awarded** pursuant to a "fair and open" process (N.J.S.A. 19:44A-20.7).

2. Due to the potential length of some contractor submissions, the public agency should consider allowing data to be submitted in electronic form (i.e., spreadsheet, pdf file, etc.). Submissions must be kept with the contract documents or in an appropriate computer file and be available for public access. **The form is worded to accept this alternate submission.** The text should be amended if electronic submission will not be allowed.

3. The submission must be **received from the contractor and** on file at least 10 days prior to award of the contract. Resolutions of award should reflect that the disclosure has been received and is on file.

4. The contractor must disclose contributions made to candidate and party committees covering a wide range of public agencies, including all public agencies that have elected officials in the county of the public agency, state legislative positions, and various state entities. The Division of Local Government Services recommends that contractors be provided a list of the affected agencies. This will assist contractors in determining the campaign and political committees of the officials and candidates affected by the disclosure.

    a. The Division has prepared model disclosure forms for each county. They can be downloaded from the "County PCD Forms" link on the Pay-to-Play web site at http://www.nj.gov/dca/divisions/dlgs/programs/lpcl.html#12. They will be updated from time-to-time as necessary.
    b. A public agency using these forms **should edit them to properly reflect the correct legislative district**(s). As the forms are county-based, **they list all legislative districts** in each county. **Districts that do not represent the public agency should be removed from the lists.**
    c. Some contractors may find it easier to provide a single list that covers all contributions, regardless of the county. These submissions are appropriate and should be accepted.
    d. The form may be used "as-is", subject to edits as described herein.
    e. The "Contractor Instructions" sheet is intended to be provided with the form. It is recommended that the Instructions and the form be printed on the same piece of paper. The form notes that the Instructions are printed on the back of the form; where that is not the case, the text should be edited accordingly.
    f. The form is a Word document and can be edited to meet local needs, and posted for download on web sites, used as an e-mail attachment, or provided as a printed document.

5. It is recommended that the contractor also complete a "Stockholder Disclosure Certification." This will assist the local unit in its obligation to ensure that contractor did not make any prohibited contributions to the committees listed on the Business Entity Disclosure Certification in the 12 months prior to the contract (See Local Finance Notice 2006-7 for additional information on this obligation at http://www.nj.gov/dca/divisions/dlgs/resources/lfns_2006.html). A sample Certification form is part of this package and the instruction to complete it is included in the Contractor Instructions. NOTE: This section is not applicable to Boards of Education.

C. 271 POLITICAL CONTRIBUTION DISCLOSURE FORM

Contractor Instructions

Business entities (contractors) receiving contracts from a public agency that are NOT awarded pursuant to a "fair and open" process (defined at N.J.S.A. 19:44A-20.7) are subject to the provisions of P.L. 2005, c. 271, s.2 (N.J.S.A. 19:44A-20.26). This law provides that 10 days prior to the award of such a contract, the contractor shall disclose contributions to:

- any State, county, or municipal committee of a political party
- any legislative leadership committee*
- any continuing political committee (a.k.a., political action committee)
- any candidate committee of a candidate for, or holder of, an elective office:
    - of the public entity awarding the contract
    - of that county in which that public entity is located
    - of another public entity within that county
    - or of a legislative district in which that public entity is located or, when the public entity is a county, of any legislative district which includes all or part of the county

The disclosure must list reportable contributions to any of the committees that exceed $300 per election cycle that were made during the 12 months prior to award of the contract. See N.J.S.A. 19:44A-8 and 19:44A-16 for more details on reportable contributions.

N.J.S.A. 19:44A-20.26 itemizes the parties from whom contributions must be disclosed when a business entity is not a natural person. This includes the following:

- individuals with an "interest" ownership or control of more than 10% of the profits or assets of a business entity or 10% of the stock in the case of a business entity that is a corporation for profit
- all principals, partners, officers, or directors of the business entity or their spouses
- any subsidiaries directly or indirectly controlled by the business entity
- IRS Code Section 527 New Jersey based organizations, directly or indirectly controlled by the business entity and filing as continuing political committees, (PACs).

When the business entity is a natural person, "a contribution by that person's spouse or child, residing therewith, shall be deemed to be a contribution by the business entity." [N.J.S.A. 19:44A-20.26(b)] The contributor must be listed on the disclosure.

Any business entity that fails to comply with the disclosure provisions shall be subject to a fine imposed by ELEC in an amount to be determined by the Commission which may be based upon the amount that the business entity failed to report.

The enclosed list of agencies is provided to assist the contractor in identifying those public agencies whose elected official and/or candidate campaign committees are affected by the disclosure requirement. It is the contractor's responsibility to identify the specific committees to which contributions may have been made and need to be disclosed. The disclosed information may exceed the minimum requirement.

The enclosed form, a content-consistent facsimile, or an electronic data file containing the required details (along with a signed cover sheet) may be used as the contractor's submission and is disclosable to the public under the Open Public Records Act.

The contractor must also complete the attached Stockholder Disclosure Certification. This will assist the agency in meeting its obligations under the law. **NOTE: This section does not apply to Board of Education contracts.**

* N.J.S.A. 19:44A-3(s): "The term "legislative leadership committee" means a committee established, authorized to be established, or designated by the President of the Senate, the Minority Leader of the Senate, the Speaker of the General Assembly or the Minority Leader of the General Assembly pursuant to section 16 of P.L.1993, c.65 (C.19:44A-10.1) for the purpose of receiving contributions and making expenditures."

C. 271 POLITICAL CONTRIBUTION DISCLOSURE FORM

Required Pursuant to N.J.S.A. 19:44A-20.26

This form or its permitted facsimile must be submitted to the local unit no later than 10 days prior to the award of the contract.

Part I – Vendor Information

Vendor Name:	Trane U.S. Inc. New Jersey Branch		
Address:	19 Chapin Road, Building B Suite 200		
City:	Pine Brook	State: NJ	Zip: 07058

The undersigned being authorized to certify, hereby certifies that the submission provided herein represents compliance with the provisions of N.J.S.A. 19:44A-20.26 and as represented by the Instructions accompanying this form.

*

	Christopher Baker	Area General Manager Trane New Jersey
Signature	Printed Name	Title

Part II – Contribution Disclosure

Disclosure requirement: Pursuant to N.J.S.A. 19:44A-20.26 this disclosure must include all reportable political contributions (more than $300 per election cycle) over the 12 months prior to submission to the committees of the government entities listed on the form provided by the local unit.

☐ Check here if disclosure is provided in electronic form

Contributor Name	Recipient Name	Date	Dollar Amount
			$

☐ Check here if the information is continued on subsequent page(s)

List of Agencies with Elected Officials Required for Political Contribution Disclosure
N.J.S.A. 19:44A-20.26

County Name:
State: Governor, and Legislative Leadership Committees
Legislative District #s:
State Senator and two members of the General Assembly per district.

County:

Freeholders	County Clerk	Sheriff
{County Executive}	Surrogate	

Municipalities (Mayor and members of governing body, regardless of title):

USERS SHOULD CREATE THEIR OWN FORM, OR DOWNLOAD FROM THE PAY TO PLAY SECTION OF THE DLGS WEBSITE A COUNTY-BASED, CUSTOMIZABLE FORM.

*It is the policy of Trane U.S. Inc. to comply with all laws of the U.S. and certain other countries that set strict limits on contributions by corporations to political parties and candidates. Trane U.S. Inc. chooses to focus corporate charitable contributions on non-political areas of interest. Trane U.S. Inc. and its subsidiaries do not support contributions to, nor does it sponsor employee involvement with, political organizations, candidates, public office holders, fraternal or labor organizations, or any cause that is inconsistent with the letter and spirit of the company's Code of Conduct and values. Employees may not make any direct or indirect political contribution or expenditure on behalf of Ingersoll Rand or any of its related companies, unless authorized in writing by Ingersoll Rand's Government and Public Affairs Office or the Ethics and Compliance Group.

STOCKHOLDER DISCLOSURE CERTIFICATION

Name of Business:

☐ I certify that the list below contains the names and home addresses of all stockholders holding 10% or more of the issued and outstanding stock of the undersigned.

OR

☒ I certify that no one stockholder owns 10% or more of the issued and outstanding stock of the undersigned.

Check the box that represents the type of business organization:

☐ Partnership ☒ Corporation ☐ Sole Proprietorship

☐ Limited Partnership ☐ Limited Liability Corporation ☐ Limited Liability Partnership

☐ Subchapter S Corporation

Sign and notarize the form below, and, if necessary, complete the stockholder list below.

Stockholders:

Name: Home Address:	Name: Home Address:
Name: Home Address:	Name: Home Address:
Name: Home Address:	Name: Home Address:

Subscribed and sworn before me this 18 day of July, 2022

(Notary Public)

My Commission expires:

KRISTIN A HAUSER NOTARY PUBLIC NEW JERSEY

K. Hauser

(Affiant)

Kristin Hauser, Contracting Project Administrator

(Print name & title of affiant)

(Corporate Seal)

DOC #6

Certification of Non-Involvement in Prohibited Activities in Iran

Pursuant to N.J.S.A. 52:32-58, Offerors must certify that neither the Offeror, nor any of its parents, subsidiaries, and/or affiliates (as defined in N.J.S.A. 52:32 – 56(e) (3)), is listed on the Department of the Treasury's List of Persons or Entities Engaging in Prohibited Investment Activities in Iran and that neither is involved in any of the investment activities set forth in N.J.S.A. 52:32 – 56(f).

Offerors wishing to do business in New Jersey through this contract must fill out the Certification of Non-Involvement in Prohibited Activities in Iran here: http://www.state.nj.us/humanservices/dfd/info/standard/fdc/disclosure_investmentact.pdf.

Offerors should submit the above form completed with their proposal.

DISCLOSURE OF INVESTMENT ACTIVITIES IN IRAN FORM

STATE OF NEW JERSEY
DEPARTMENT OF THE TREASURY - DIVISION OF PURCHASE AND PROPERTY
33 WEST STATE STREET, P.O. BOX 230 TRENTON, NEW JERSEY 08625-0230

BID SOLICITATION # AND TITLE: Racine County, RFB-RC2022-1001-0-2022/DM

VENDOR NAME: **Trane U.S. Inc. New Jersey Branch**

Pursuant to N.J.S.A. 52:32-57, et seq. (P.L. 2012, c.25 and P.L. 2021, c.4) any person or entity that submits a bid or proposal or otherwise proposes to enter into or renew a contract must certify that neither the person nor entity, nor any of its parents, subsidiaries, or affiliates, is identified on the New Jersey Department of the Treasury's Chapter 25 List as a person or entity engaged in investment activities in Iran. The Chapter 25 list is found on the Division's website at https://www.state.nj.us/treasury/purchase/pdf/Chapter25List.pdf. Vendors/Bidders must review this list prior to completing the below certification. If the Director of the Division of Purchase and Property finds a person or entity to be in violation of the law, s/he shall take action as may be appropriate and provided by law, rule or contract, including but not limited to, imposing sanctions, seeking compliance, recovering damages, declaring the party in default and seeking debarment or suspension of the party.

CHECK THE APPROPRIATE BOX

☑ I certify, pursuant to N.J.S.A. 52:32-57, et seq. (P.L. 2012, c.25 and P.L. 2021, c.4), that neither the Vendor/Bidder listed above nor any of its parents, subsidiaries, or affiliates is listed on the New Jersey Department of the Treasury's Chapter 25 List of entities determined to be engaged in prohibited activities in Iran.

OR

☐ I am unable to certify as above because the Vendor/Bidder and/or one or more of its parents, subsidiaries, or affiliates is listed on the New Jersey Department of the Treasury's Chapter 25 List. I will provide a detailed, accurate and precise description of the activities of the Vendor/Bidder, or one of its parents, subsidiaries or affiliates, has engaged in regarding investment activities in Iran by completing the information requested below.

Entity Engaged in Investment Activities _____
Relationship to Vendor/ Bidder _____
Description of Activities _____
_____
_____
Duration of Engagement _____
Anticipated Cessation Date _____

**Attach Additional Sheets If Necessary.*

CERTIFICATION

I, the undersigned, certify that I am authorized to execute this certification on behalf of the Vendor, that the foregoing information and any attachments hereto, to the best of my knowledge are true and complete. I acknowledge that the State of New Jersey is relying on the information contained herein, and that the Vendor is under a continuing obligation from the date of this certification through the completion of any contract(s) with the State to notify the State in writing of any changes to the information contained herein; that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification. If I do so, I may be subject to criminal prosecution under the law, and it will constitute a material breach of my contract(s) with the State, permitting the State to declare any contract(s) resulting from this certification void and unenforceable.



Signature

07/19/2022
Date

Christopher Baker
Print Name and Title

DOC #7

NEW JERSEY BUSINESS REGISTRATION CERTIFICATE
(N.J.S.A. 52:32-44)

Offerors wishing to do business in New Jersey must submit their State Division of Revenue issued Business Registration Certificate with their proposal here. Failure to do so will disqualify the Offeror from offering products or services in New Jersey through any resulting contract.

https://www.njportal.com/DOR/BusinessRegistration/

Provided on following page

STATE OF NEW JERSEY
BUSINESS REGISTRATION CERTIFICATE

Taxpayer Name:	TRANE U.S. INC.
Trade Name:	
Address:	1 CENTENNIAL PLAZA PO BOX 6820 PISCATAWAY, NJ 08855-6820
Certificate Number:	0091327
Effective Date:	January 09, 1939
Date of Issuance:	July 14, 2015

For Office Use Only:

20150714091648948

DOC #8

EEOAA EVIDENCE

Equal Employment Opportunity/Affirmative Action
Goods, Professional Services & General Service Projects

EEO/AA Evidence

Vendors are required to submit evidence of compliance with N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27 in order to be considered a responsible vendor.

One of the following must be included with submission:

- Copy of Letter of Federal Approval
- Certificate of Employee Information Report **Provided on following page**
- Fully Executed Form AA302
- Fully Executed EEO-1 Report

See the guidelines at:
https://www.state.nj.us/treasury/contract_compliance/documents/pdf/guidelines/pa.pdf
for further information.

I certify that my bid package includes the required evidence per the above list and State website.

Name: Christopher Baker Title: Area General Manager Trane New Jersey

Signature:  Date: 7/18/22

Certification **8895**

CERTIFICATE OF EMPLOYEE INFORMATION REPORT **RENEWAL**

This is to certify that the contractor listed below has submitted an Employee Information Report pursuant to N.J.A.C. 17:27-1.1 et. seq. and the State Treasurer has approved said report. This approval will remain in effect for the period of **15-Jan-2022** to **15-Jan-2025**

TRANE U.S. INC.
19 CHAPIN ROAD, BLDG. B STE 200
PINE BROOK NJ 07058

ELIZABETH MAHER MUOIO
State Treasurer

DOC #9

MACBRIDE-PRINCIPLES

STATE OF NEW JERSEY DEPARTMENT OF THE TREASURY
DIVISION OF PURCHASE AND PROPERTY

33 WEST STATE STREET, P.O. BOX 230
TRENTON, NEW JERSEY 08625-0230

MACBRIDE PRINCIPALS FORM

BID SOLICITATION #: RFB-RC2022-1001-0-2022/DM **VENDOR/BIDDER:** Trane U.S. Inc.

VENDOR'S/BIDDER'S REQUIREMENT
TO PROVIDE A CERTIFICATION IN COMPLIANCE WITH THE MACBRIDE PRINCIPALS AND NORTHERN IRELAND ACT OF 1989

Pursuant to Public Law 1995, c. 134, a responsible Vendor/Bidder selected, after public bidding, by the Director of the Division of Purchase and Property, pursuant to N.J.S.A. 52:34-12, must complete the certification below by checking one of the two options listed below and signing where indicated. If a Vendor/Bidder that would otherwise be awarded a purchase, contract or agreement does not complete the certification, then the Director may determine, in accordance with applicable law and rules, that it is in the best interest of the State to award the purchase, contract or agreement to another Vendor/Bidder that has completed the certification and has submitted a bid within five (5) percent of the most advantageous bid. If the Director finds contractors to be in violation of the principals that are the subject of this law, he/she shall take such action as may be appropriate and provided by law, rule or contract, including but not limited to, imposing sanctions, seeking compliance, recovering damages, declaring the party in default and seeking debarment or suspension of the party.

I, the undersigned, on behalf the Vendor/Bidder, certify pursuant to N.J.S.A. 52:34-12.2 that:

CHECK THE APPROPRIATE BOX

☐ The Vendor/Bidder has no business operations in Northern Ireland; or

OR

☒ The Vendor/Bidder will take lawful steps in good faith to conduct any business operations it has in Northern Ireland in accordance with the MacBride principals of nondiscrimination in employment as set forth in section 2 of P.L. 1987, c. 177 (N.J.S.A. 52:18A-89.5) and in conformance with the United Kingdom's Fair Employment (Northern Ireland) Act of 1989, and permit independent monitoring of its compliance with those principals.

CERTIFICATION

I, the undersigned, certify that I am authorized to execute this certification on behalf of the Vendor/Bidder, that the foregoing information and any attachments hereto, to the best of my knowledge are true and complete. I acknowledge that the State of New Jersey is relying on the information contained herein, and that the Vendor/Bidder is under a continuing obligation from the date of this certification through the completion of any contract(s) with the State to notify the State in writing of any changes to the information contained herein; that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification. If I do so, I will be subject to criminal prosecution under the law, and it will constitute a material breach of **my** agreement(s) with the State, permitting the State to declare any contract(s) resulting from this certification to be void and unenforceable.

Signature — Date: 7/18/22

Christopher Baker, Area General Manager Trane New Jersey

Print Name and Title

Version April 12, 2022

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ **Go to *www.irs.gov/FormW9* for instructions and the latest information.**

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

TRANE U.S. INC.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☑ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) 5

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

800-E BEATY STREET

Requester's name and address (optional)

6 City, state, and ZIP code

DAVIDSON, NC 28036

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN,* later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

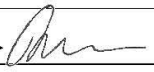
2	5	–	0	9	0	0	4	6	5

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶  Date ▶ 1/4/2022

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9.*

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

RESOLUTION NO. 2026-049

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COCOA, FLORIDA, AMENDING THE CITY OF COCOA BUDGET FOR FISCAL YEAR 2026; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Cocoa adopted the final budget for the fiscal year commencing on October 1, 2025, and ending on September 30, 2026, at a Special meeting held on September 16, 2025; and

WHEREAS, in accordance with Article XII, Section 5 of the City of Cocoa Charter, whereby the Council may, at any time by resolution, transfer any unused and unencumbered appropriation or portion thereof from one office or department to another; and

WHEREAS, the City Council deems it to be in the best interest of the City of Cocoa to amend its budget as provided in this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COCOA, as follows:

SECTION 1. The 2025-2026 fiscal year budget shall be amended as detailed in the attached sheets.

SECTION 2. All prior resolutions or prior resolutions inconsistent with this resolution are hereby repealed to the extent of the conflict.

SECTION 3. This resolution shall become effective immediately upon its adoption by the City Council of the City of Cocoa, Florida.

ADOPTED by the City Council of the City of Cocoa, Florida, in a Regular meeting assembled on the 14TH day of July 2026.

_____
Michael C. Blake, Mayor

ATTEST:

_____
Monica Arsenault, City Clerk

RESOLUTION NO. 2026-050

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COCOA, FLORIDA; AUTHORIZING THE CITY MANAGER TO APPROVE AND EXECUTE CHANGE ORDERS TO THE PRIMARY CONSTRUCTION CONTRACT AND ANY ADDITIONAL SERVICE CONTRACTS RELATED TO THE COMPLETION OF THE PROJECT REGARDING THE CITY HALL HVAC RENOVATION IN AN AMOUNT NOT TO EXCEED THE TOTAL AMOUNT BUDGETED FOR THE PROJECT BY THE CITY COUNCIL INCLUSIVE OF THE $3,066 CONTINGENCY SET ASIDE FOR THE PROJECT; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, section 2-4 of the City Code provides that with respect to construction contracts approved by the City Council, the City Council may authorize by resolution the City Manager to approve change orders to the primary construction contract and any additional service contracts related to the completion of the construction project authorized by the City Council in excess of the spending authority limits under this section provided the amount is within the unexpended construction budget approved by the City Council for the project including any contingency funds approved by the City Council for said contract; and

WHEREAS, on (7/14/2026), the City Council authorized the City Manager to proceed with the (Civic Center Roof Replacement), subject to certain terms and conditions and budget adjustments approved by the City Council; and

WHEREAS, in conjunction with this authorization, the City Council desires to streamline the approval of change orders and any additional service contracts to the extent necessary in order to expedite the construction of the project; and

WHEREAS, the City Council deems it to be in the best interest of the City of Cocoa to authorize the City Manager to approve the aforementioned change orders and any additional service contracts consistent with the terms of this Resolution and Section 2-4 of the City Code even if said amounts exceed the City Manager's general spending authority approved by the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COCOA, as follows:

SECTION 1.

(A) Pursuant to Section 2-4 of the City Code, the City Manager is hereby authorized to approve any change orders to the primary construction contract and any additional service contracts related to the construction project regarding the (City Hall HVAC renovations), provided the total amount of approved change orders and any additional service contracts do not cause the construction budget to exceed the total ($283,728) budgeted by the City Council for the project inclusive of the $3,066 contingency amount set aside for the project. This grant of spending authority shall be interpreted and construed in accordance with the provisions of Section 2-4 of the City Code.

(B) Pursuant to Section 2-4 of the City Code, the City Manager shall also provide notice of any such approved change orders and any additional service contracts to the City Council in the form of an agenda item at the next scheduled City Council meeting or as soon as practicable thereafter.

SECTION 2. All prior resolutions or prior resolutions inconsistent with this resolution are hereby repealed to the extent of the conflict.

SECTION 3. This resolution shall become effective immediately upon its adoption by the City Council of the City of Cocoa, Florida.

ADOPTED by the City Council of the City of Cocoa, Florida, in a regular meeting assembled on 7/14/2026.

_____
Michael C. Blake, Mayor

ATTEST:

_____
Monica Arsenault, City Clerk

City of Cocoa Budget Adjustment Form FY2026- 078-A

Select Adjustment Type: Budget Amendment | Requesting Department #: 3560-PW | Date Prepared: 5/6/26

Revenue Accounts'

Adjusting Amount	Account Number	Account Name	Current Budget	Adjusted Budget	Project Number
$ 250,000	001-0000-389.99-50	BALANCE FORWARD / FUND BAL-APPROP. RESERVES		$ 250,000	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
$ 250,000 Total					

Expense Accounts'

Adjusting Amount	Account Number	Account Name	Current Budget	Adjusted Budget	Project Number
$ 287,738	001-3560-519.64-00	OTHER GEN GOVT SERVICES/MACHINERY & EQUIPMENT	$ 301,161	$ 588,899	PW00CH
($ 6,746)	001-3560-519.46-00	OTHER GEN GOVT SERVICES / REPAIRS & MAINTENANCE	$ 37,139	$ 30,393	
($ 30,992)	001-3560-519.46-02	REPAIRS & MAINTENANCE / REPAIR/MAINT BUILDING	$ 80,708	$ 49,716	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
$ 250,000 Total					

Reason/Justification for Adjustment:

Use of $250,000 from the assigned fund balance and the transfer of the remaining funds needed from available appropriations within Division 3560 (Operating Supplies) to fully fund the City Hall HVAC equipment and controls system replacement.
Agenda# 26-554

City Council Approval Needed? Yes: (●) No: ( ) **Date Approved:** **Resolution #:** 2026-049 2026-050

*~*City Council Approval needed for transfers greater than $75,000 or transfers between departments/funds. All CRA adjustments must go to their respective boards.*

Jose Socias — Digitally signed by Jose Socias DN: cn=Jose Socias, c=US, email=jsocias@cocoafl.org Date: 2026.05.08 07:24:34 -04'00'
Requestor's Signature

Zoie Badalov — Digitally signed by Zoie Badalov DN: cn=Zoie Badalov, ou=CH, email=zbadalov@cocoafl.gov Date: 2026.07.07 14:05:07 -04'00'
Finance Approval Signature

Finance Director's Signature

Abigail Morgan — Digitally signed by Abigail Morgan Date: 2026.07.07 13:50:37 -04'00'
Department Director's Signature

Christi Grant — Digitally signed by Christi Grant DN: cn=Christi Grant, ou=CH Date: 2026.07.08 09:54:22 -04'00'
Deputy Finance Director's Signature

City Manager's Signature

FINANCE USE ONLY:

Date Entered: Entered By: Group #:

CITY COUNCIL AGENDA ITEM

Memo Date:	July 2, 2026
Agenda Date:	July 14, 2026
File ID:	2026-559
Prepared By:	Lucilene Ribeiro, Planner
Through:	Stockton Whitten, City Manager
Requested Action:	Approve the First Amendment to the Sanctuary at Cocoa Development Agreement, authorizing the assignment of the Development Agreement from Legacy Villas at Cocoa, LLC to Meritage Homes of Florida, Inc. The amendment transfers all rights, responsibilities, and obligations under the existing Development Agreement to Meritage Homes and does not modify the approved development, development standards, or conditions of approval.

BACKGROUND:

The applicant requests approval of the First Amendment to the Sanctuary at Cocoa Development Agreement. The amendment is administrative in nature and approves the assignment of the Development Agreement from Legacy Villas at Cocoa, LLC, the original developer, to Meritage Homes of Florida, Inc., which will assume all rights, responsibilities, and obligations under the existing Development Agreement. No changes are proposed to the approved development, development standards, project conditions, or permitted uses.

The Sanctuary at Cocoa is a two-phase residential development comprising 249 townhome lots on the east side of Cox Road. The project received a recommendation for approval from the Planning and Zoning Board on April 1, 2026, for the Large Scale Site Plan, Preliminary Plat, and Development Agreement. On May 12, 2026, the City Council approved the Large Scale Site Plan, Preliminary Plat, and Development Agreement. The Development Agreement was subsequently executed and recorded in the Official Records of Brevard County.

Staff has reviewed the proposed First Amendment and finds that it does not alter the previously approved project or affect the City's approved conditions. The amendment simply recognizes Meritage Homes of Florida, Inc. as the successor developer and transfers all obligations under the existing Development Agreement to the new developer.

PRIORITY AREA CONNECTION:

Economic and Community Development

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

- April 1, 2026: The Planning & Zoning Board recommended approval of the Large Scale Site Plan, Development Agreement, and Preliminary Plat for the Sanctuary at Cocoa project.
- May 12, 2026: The City Council approved the Large Scale Site Plan, Development Agreement, and Preliminary Plat for the Sanctuary at Cocoa,

RECOMMENDED MOTION:

Staff recommends approval of the First Amendment to the Sanctuary at Cocoa Development Agreement.

THIS INSTRUMENT WAS PREPARED BY:

Meritage Homes of Florida, Inc.
1395 University Blvd., Suite 300, 3rd Floor
Jupiter FL 33458

Return to:

Monica Arsenault
City Clerk
City of Cocoa
65 Stone Street
Cocoa, FL 32922

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

(THE SANCTUARY AT COCOA)

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (this "**Amendment**") is made and entered into as of June 15, 2026 (the "**Effective Date**"), by and between LEGACY VILLAS AT COCAO LLC, a Florida limited liability company ("**Initial Developer**"), and MERITAGE HOMES OF FLORIDA, INC., a Florida corporation ("**Developer**"), and the CITY OF COCOA, a Florida municipal corporation ("**City**").

RECITALS

A. Initial Developer and City are parties to that certain Development Agreement dated May 12, 2026(the "**Agreement**"), which is applicable to the real property in Brevard County more particularly described herein on **Exhibit "A"** attached hereto. .

B. Initial Developer assigned the Agreement to Developer pursuant to a separate assignment of even date herewith.

C. Under Section 30 of the Agreement, the assignment of the Agreement from Initial Developer to Developer requires the approval of the City by an amendment to the Agreement.

D. City, Developer and Initial Developer desire to amend and supplement the Agreement in accordance with and as provided in this Amendment.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Defined Terms. Initially capitalized terms used and not otherwise defined herein have the meanings given such terms in the Agreement.

2. Assignment Approval. City approves of the assignment of the Agreement from Initial Developer to Developer. From and after the Effective Date, the Developer shall be Meritage Homes of Florida, Inc. ("**Meritage**").

3. Assumption of Developer's Obligations. Meritage hereby assumes all of Developer's obligations under the Agreement and, by signing this Amendment, becomes a formal signatory to the Agreement as the "Developer" thereunder.

4. Notice. Meritage's address for purposes of notices under Section 29 shall be as follows:

Meritage Home of Forida, Inc.
Attn: Jeff Alexander
1395 University Blvd., Suite 300, 3rd Floor
Jupiter FL 33458

5. Miscellaneous. This Amendment may be executed in counterparts and the signature pages combined to constitute one document. Facsimile and electronic signatures shall be deemed to have the same force and effect as original signatures. This Amendment shall govern in the event of conflict with the Agreement. The Agreement, as amended hereby, is ratified and reaffirmed, constitutes the binding obligation of the parties, and remains in full force and effect.

[*signature pages follows*]

IN WITNESS WHEREOF, the parties have executed this Amendment as of the Effective Date.

Signed, sealed and delivered
in the presence of

WITNESSES:

Name: Jenai Ferguson

Address of Witness 1395 University Blvd
Suite 300, Jupiter FL 33458

Name: Marcus Bensusan

Address of Witness 1395 University Blvd.
Suite 300, Jupiter FL 33458

MERITAGE HOMES OF FLORIDA, INC.,
a Florida corporation

By:
Name: Jon Isherwood
Title: Division President

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by way of ☒ personal presence or ☐ online notarization this 18th day of June, 2026, by Jon Isherwood as Division President of **MERITAGE HOMES OF FLORIDA, INC.**, a Florida corporation, on behalf of the corporation, and who is ☒ personally known to me or ☐ has produced a _____ driver's license as identification.

(NOTARY SEAL)

Notary Public State of Florida
Kim Puia
My Commission HH 454712
Expires 2/12/2028

Notary Signature

Kim Puia
Printed Notary Signature

Signed, sealed and delivered
in the presence of

WITNESSES:

_____
Name:_____

Address of Witness_____
_____

_____
Name:_____

Address of Witness_____
_____

CITY OF COCOA, a Florida municipal corporation

By:_____
Name: Michael C. Blake
Title: Mayor

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by way of ☐ personal presence or ☐ online notarization this _____ day of _____, 2026, by Michael C. Blake, as Mayor of the City of Cocoa, on behalf of the City, and who is ☐ personally known to me or ☐ has produced a driver's license as identification.

(NOTARY SEAL)

_____
Notary Signature

_____
Printed Notary Signature

Signed, sealed and delivered
in the presence of

WITNESSES:

Name: Madelin Alfonso

Address of Witness 12950 SW 107 Terr
Miami, FL 33186

Name: Nathan Vedrani

Address of Witness 3850 Bird Rd #801
Miami FL 33146

LEGACY VILLAS AT COCOA, LLC

By: _____
Name: Tomas Cabrenizo
Title: Manager

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by way of ☒ personal presence or ☐ online notarization this 11th day of June, 2026, by Tomas Cabrenizo, as Manager of **LEGACY VILLAS AT COCOA, LLC**, a Florida limited liability company, on behalf of the company, and who is ☒ personally known to me or ☐ has produced a driver's license as identification.

(NOTARY SEAL)

MADELIN ALFONSO
NOTARY PUBLIC
MY COMMISSION
EXPIRES 11-2-2026
STATE OF FLORIDA
COMMISSION NUMBER HH 284007

_____
Notary Signature

Madelin Alfonso
Printed Notary Signature

EXHIBIT "A"

LEGAL DESCRIPTION

DESCRIPTION:

PARCEL 1:

THE SOUTH QUARTER (S ¼) OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 24, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY,
FLORIDA, EXCEPT ROAD RIGHT-OF-WAY.

PARCEL 2:

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 24 SOUTH, RANGE 35 EAST, LESS THE WEST 33 FEET FOR COX ROAD RIGHT-OF-WAY.

ALSO DESCRIBED AS:

A PARCEL OF LAND BEING THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, LESS AND EXCEPT THE RIGHT OF WAY OF COX ROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A BRASS DISK (NO IDENTIFICATION) WHICH MONUMENTS THE SOUTHWEST CORNER OF SAID SECTION 24, AND RUN NORTH 89° 14' 1 57" EAST ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST RIGHT WAY LINE OF COX ROAD, THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°14' 57" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 2610.50 FEET TO A 4" X 4" CONCRETE MONUMENT(NO IDENTIFICATION), WHICH MARKS THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE NORTH 00°20' 16" EAST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4, A DISTANCE OF 1332.14 FEET TO THE NORTH-EAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4; THENCE SOUTH 89°07' 58" WEST, ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4, A DISTANCE OF 2614.10 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COX ROAD (A 66 FOOT WIDE RIGHT OF WAY); THENCE SOUTH 00°11'14" WEST, ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 1326.77 FEET TO THE POINT OF BEGINNING, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

CONTAINING 3,900,519 SQUARE FEET OR 89.54 ACRES, MORE OR LESS.

This instrument prepared by (or under the supervision of) and after recording should be returned to:

Name: Ricardo L. Fraga, Esq.
Greenberg Traurig, P.A.
333 S.E. 2nd Avenue
Miami, Florida 33131

(Space reserved for Clerk of Court)

LIMITED LIABILITY COMPANY AFFIDAVIT

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

BEFORE ME, the undersigned authority, duly authorized to administer oaths and take acknowledgments, personally appeared Tomas Cabreriza (the "**Affiant**"), not individually but solely in his capacity as a Manager of **LEGACY VILLAS AT COCOA LLC**, a Florida limited liability company (the "**Company**") and who, being by me first duly sworn, deposed and said as follows:

1. That Affiant is one of two Managers of the Company.

2. That Affiant, as a Manager of the Company, has personal knowledge of the business and affairs of the Company and all matters hereinafter stated.

3. The Company owns fee simple title to and is selling that certain real property located in Brevard County, Florida, more particularly described on **Exhibit "A"** attached hereto (the "**Property**").

3. That the management of the Company is vested in the managers of the Company.

4. That each of the Managers of the Company, has the full right, power and authority to execute and deliver deeds, bills of sale, affidavits, assignments, and all other documents that such person deems necessary on behalf of the Company, including, without limitation, all documents necessary to effectuate the closing of the sale of the Property.

5. That the Company has never been a debtor in bankruptcy and there is no current bankruptcy proceeding involving the Company or other insolvency proceeding or similar proceedings for the benefit of creditors.

6. That there has been no dissolution of the Company resulting from transfers of member's interests or otherwise. In fact, the Company is presently in existence and in good standing under the laws of the State of Florida and has not been dissolved as of the date hereof.

7. This affidavit is given to induce First American Title Insurance Company to issue title insurance policies with respect to the Property.

FURTHER AFFIANT SAYETH NAUGHT.

Tomas Calvera, as a Manager of LEGACY VILLAS AT COCOA LLC, a Florida limited liability company

The foregoing instrument was sworn to and subscribed before me by means of [X] physical presence or [ ] online notarization this 12 day of June, 2026, by Tomas Calvera, as a Manager of LEGACY VILLAS AT COCOA LLC, a Florida limited liability company, on behalf thereof. He/She [ ] is personally known to me, or [ ] produced _____ as identification.

Notary Public

Madelin Alfonso

Printed Name of Notary

[Affix Notary Seal]

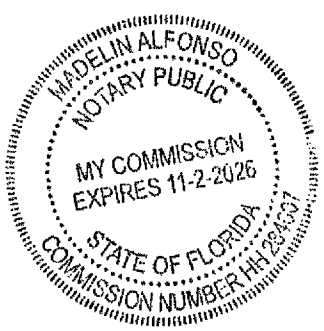


EXHIBIT "A"

DESCRIPTION OF PROPERTY

PARCEL 1:

THE SOUTH QUARTER (SOUTH 1/4) OF THE NORTHWEST QUARTER (NORTHWEST 1/4) OF THE SOUTHWEST QUARTER (SOUTHWEST 1/4) OF SECTION 24, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, EXCEPT ROAD RIGHT-OF-WAY.

PARCEL 2:

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 24 SOUTH, RANGE 35 EAST, LESS THE WEST 33 FEET FOR COX ROAD RIGHT-OF-WAY.

ALSO DESCRIBED AS:

A PARCEL OF LAND BEING THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, LESS AND EXCEPT THE RIGHT OF WAY OF COX ROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A BRASS DISK (NO IDENTIFICATION) WHICH MONUMENTS THE SOUTHWEST CORNER OF SAID SECTION 24, AND RUN NORTH 89°14'57" EAST, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COX ROAD, THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°14'57" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 2610.50 FEET TO A 4" X 4" CONCRETE MONUMENT (NO IDENTIFICATION), WHICH MARKS THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE NORTH 00°20'16" EAST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4, A DISTANCE OF 1332.14 FEET TO THE NORTH-EAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4; THENCE SOUTH 89°07'58" WEST, ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4, A DISTANCE OF 2614.10 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COX ROAD (A 66 FOOT WIDE RIGHT OF WAY); THENCE SOUTH 00°11'14" WEST, ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 1326.77 FEET TO THE POINT OF BEGINNING.

THIS INSTRUMENT PREPARED B

Anthony A. Garganese, Esq.
City Attorney
City of Cocoa
65 Stone Street
Cocoa, FL 32922

Return to:
Monica Arsenault
City Clerk
City of Cocoa
65 Stone Street
Cocoa, FL 32922

DEVELOPMENT AGREEMENT

(The Sanctuary at Cocoa)

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into this 12 day of May, 2026 (the "Effective Date"), by and between the **CITY OF COCOA**, a Florida municipal corporation located at 65 Stone Street, Cocoa, Florida 32922 ("City"), and **LEGACY VILLAS AT COCOA, LLC**, a Florida limited liability company with a principal address at 3850 Bird Road, Suite 801, Miami, Florida 33146 ("Developer") (collectively, the "Parties").

RECITALS:

WHEREAS, Developer is the owner of approximately 89.54 acres, more or less, of real property with Brevard County Tax Parcel Identification Numbers 24-35-24-00-508, 24-35-24-00-509, and 24-35-24-00-510, more particularly described herein in **Exhibit "A"** (collectively, the "Property"); and

WHEREAS, Developer is seeking to develop a townhome project known as the Sanctuary at Cocoa (the "Project"); and

WHEREAS, pursuant to its Florida Municipal Home Rule Powers and the City of Cocoa Code of Ordinances ("City Code"), Section 15-21, the City Council may approve Development Agreements which waive certain provisions of the City's land development regulations when in the public interest and consistent with the Comprehensive Plan, provided the Developer demonstrates a bona fide need for the variance or waiver and agrees to provide significant enhancements to the Property in exchange for the variance or waiver; and

WHEREAS, through this Development Agreement, the City agrees to waive a portion of the tree mitigation fees which the Developer is required to pay to the City in order to construct the Project, and in consideration for this fee waiver the Developer shall convey a portion of the Property to the City, dedicate an easement for future right-of-way improvements on the Property, and construct other improvements as detailed herein; and

WHEREAS, the City Council finds and declares that this Development Agreement serves a public purpose and serves the public health, safety and welfare of the citizens and visitors of Cocoa, which includes preservation of open space and provision of opportunities for future transportation connections ; and

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, which the parties agree has been exchanged and received, the parties agree as follows:

1.0 Recitals. The foregoing recitals are true and correct and are hereby incorporated herein by this reference.

2.0 Authority. This Agreement is entered into pursuant to the Florida Municipal Home Rule Powers Act and Section 15-21 of the City Code which expressly authorizes the City Council to waive applicable land development regulations of the City by Development Agreement.

3.0 The Property. The real property subject to this Agreement consists of Brevard County Tax Parcel Identification Numbers 24-35-24-00-508, 24-35-24-00-509, and 24-35-24-00-510, which is legally described in **Exhibit "A,"** attached hereto and fully incorporated herein by this reference (the "Property").

4.0 Project Description and Requirements. Developer shall, at its expense, design, permit, and construct a townhome project not to exceed 249 units, and related infrastructure, facilities, and amenities on the Property, including a community swimming pool and cabana and walking trails, as well as internal sidewalks, a sidewalk along the Property frontage on Cox Road, and an off-site sidewalk along Cox Road commencing at the northern boundary of the Property and terminating at the entrance to the Cocoa Conservation Area, as further described herein. (Hereinafter the project description and requirements are referred to as the "Project").

The supporting infrastructure for the Project shall be constructed in accordance with the Sanctuary at Cocoa Final Engineering/Site Plans approved by the City Council on May 12, 2026, 2026. Developer may construct the Project in two phases in a manner consistent with the approved Final Engineering/Site Plans on file with the City of Cocoa, File No. PZ-25-00100001, and consistent with the requirements contained in this Agreement. For convenience, a copy of the Overall Final Engineering/Site Plan is attached hereto as **Exhibit "B"** and is fully incorporated herein by this reference. The official and controlling copy of the Final Engineering/Site Plan shall be maintained in File No. PZ-25-00100001, which shall govern in all respects, including the resolution of any inconsistencies or conflicts with Exhibit "B." The official copy should be reviewed for the complete and authoritative specifications, requirements, and other content of the Final Engineering/Site Plan.

5.0 Building Elevations and Floor Plans. The buildings and related floor plans for the Project shall be constructed substantially in accordance with the building elevations and floor plans depicted and set forth on **Exhibit "C,"** which is attached hereto and incorporated herein by this reference ("Building Plans"). Aspects of the building façade and roof lines, color scheme, and

architectural features depicted on the building may be adjusted during the City's final review and approval procedures to satisfy the requirements of the City Code.

6.0 Development Schedule and Future Permitting.

A. Phase I. Developer shall be required to apply for a final plat for Phase I of the Project as depicted in the approved Final Engineering/Site Plan within one year of the approval of the preliminary plat in accordance with Section 18-30 of the City Code. Further, the Developer shall receive building permits and substantially commence vertical construction of buildings, which shall at minimum include building foundations, for Phase I of the Project within two (2) years of the Effective Date of this Agreement. City shall not unreasonably withhold its consent to any building permit application, provided such applications are consistent with the provisions of this Agreement.

B. Phase II. The approved Final Engineering/Site Plan depicts Phase II as the southern portion of Bellflower Drive and includes future Lots 187 through 249. Supporting infrastructure, including the southern portion of the private street (Bellflower Drive), sidewalks, and utilities to serve Phase II will not be constructed during the development of Phase I. The Developer has not established a firm development schedule for constructing Phase II. Accordingly, the City Council agrees that approval of the Final Engineering/Site Plan for Phase II shall occur concurrently with Phase I, but that portion of the approved Final Engineering/Site Plan for Phase II shall be valid only for a period of five (5) years from the Effective Date of this Agreement. The Developer shall be required to obtain building permits and substantially commence vertical construction of buildings within Phase II, which shall at minimum include building foundations, prior to the termination of the five-year period following the Effective Date of this Agreement. To the extent that building permits have not been obtained during the five-year period, the Final Engineering/Site Plan approval for Phase II shall be considered null and void. Further, both preliminary and final plat approval shall be required to be obtained for Phase II within the same five-year period. At the time of this Agreement's approval, Phase II shall be included and depicted in the Sanctuary at Cocoa Preliminary Plat as a future development tract only.

7.0. Project Enhancements: Conveyance of Property. In accordance with Section 15-21 of the City Code and in consideration of the waivers granted in Section 8.0 below, the Developer agrees to incorporate the following development enhancements into the Final Engineering/Site Plan and affect conveyance of a portion of the Property to the City of Cocoa as follows:

A. In accordance with Policy 2.1.6.2 of the Transportation Element of the City of Cocoa Comprehensive Plan, the Developer shall construct or cause to be constructed, at its sole cost and expense, an off-site 5' sidewalk extending from the northern boundary of the Property to the entrance of the Cocoa Conservation Area, located at the City of Cocoa's property with Tax Parcel ID No. 24-35-24-00-3. The Developer agrees that, prior to the issuance of the fiftieth (50th) certificate of occupancy for Phase I of the

Project, it shall complete or cause to be completed the sidewalk, which shall be provided in the Final Engineering/Site Plan. The construction contractor and/or the Developer shall be required to provide the City and its officials and employees with a written indemnification and hold harmless agreement in a form subject to approval of the City Attorney. Further, the construction contractor and/or the Developer must provide current certificates of worker's compensation, general liability and automobile insurance as provided in the City's Financial Operations Manual. In performing the sidewalk construction services, the Developer, its contractors or subcontractors shall comply with all applicable federal, state and local laws, ordinances, and regulations, including without limitation providing Worker's Compensation, Unemployment Insurance and Social Security. The contractor and/or the Developer shall be required to post a one (1) year maintenance bond or cash bond, which shall be in an amount not less than ten percent (10%) of the cost of the work, in favor of the City upon the City's acceptance and execution of a bill of sale. The form of said bond shall be subject to approval of the City Attorney.

B. The Developer shall dedicate to the City, via approval of the Phase I final plat, a 25-foot right-of-way easement along the southern boundary of the Property for purposes of future right-of-way expansion. Until the City of Cocoa opens and improves such right-of-way, the dedicated easement area shall be maintained by the Developer, limited to weeding and removing debris, or successor Homeowner's Association.

C. All utilities constructed on the Property including, but not limited to, electric, water, sewer, cable, phone, fiber optics, natural gas and other similar kinds of utilities to service the Property shall be constructed underground unless otherwise necessary to be above ground and approved by the City.

D. The Project shall incorporate the use of energy efficient lighting systems, insulation, energy efficient windows, low-flow water fixtures, and energy efficient HVAC systems.

E. The Developer shall convey, free of charge and free and clear of all liens, mortgages, and other encumbrances that are not reasonably deemed by the City to be permitted exceptions which will interfere with the City's intended purpose and use for the land, a portion of its Property as further described in this Section. The property to be conveyed by the Developer to the City shall consist of:

> The portion of Tax Parcel Identification Numbers 24-35-24-00-509 and 24-35-24-00-510 consisting of the entirety of **Tract E** as depicted on the Sanctuary at Cocoa preliminary plat and Final Engineering/Site Plan, totaling approximately 46.12 acres (the "Conveyance Parcel"). A depiction and description of the Conveyance Parcel is included in the Overall Site Plan attached hereto as **Exhibit "B."**.

The conveyance contemplated herein shall be by special warranty deed in a form acceptable to the city attorney, free from all encumbrances except easements,

reservations, and restrictions acceptable to the City ("Permitted Exceptions") together with all appurtenances pertaining thereto.

The Developer shall initiate the conveyance to the City within thirty (30) days following commencement of land clearing on the Property for purposes of construction. The Developer shall inform the Building Official and City Attorney of the date of commencement of land clearing on the Property for purposes of this Section. To initiate the conveyance, the Developer shall provide the City with a written notice requesting the City to accept conveyance of the property ("Written Notice"). The Written Notice must be accompanied by a survey and legal description, prepared by a duly registered and professional surveyor, of the new parcel that will be conveyed to the City, consisting of property identified in this subsection and consistent with Tract E of "**Exhibit B**." In addition, the Written Notice shall be accompanied by copies of all existing leases, title policies, studies, tests, environmental audits, soil borings results, surveys, reports, warranties, applications, certificates, reservations, agreements, maps, aerials and related materials in its possession relating to the Conveyance Property.

The City shall have twenty (20) days to review the survey and notify the Developer of its acceptance or objection to the proposed legal description of the property to be conveyed.

The Developer shall obtain at the Developer's expense within fifteen (15) days from the City's acceptance of the survey and legal description, a commitment for an ALTA Owner's Title Insurance Policy from a title insurance company ("Title Company") reasonably acceptable to the City, agreeing to insure title to the property in an amount equal to the estimated assessed value of the property to be conveyed, which the parties agree, for purposes of Title Insurance, is two-hundred and fifty thousand dollars ($250,000.00), and subject to: no exceptions other than those matters herein permitted; those which will be discharged prior to or at Closing; and the standard printed exceptions and exclusions from coverage customarily contained in an Owner's Policy from the Title Company. The Developer shall provide the City a copy of the title commitment, accompanied by a copy of each document supporting any exceptions to the title commitment, upon receipt of same. The City shall have twenty (20) days to examine the commitment and tender any objections thereto. At closing, Title Company shall provide the City standard "GAP" coverage in the custom as established by title insurance practices in Florida. Developer will execute a standard form owner's affidavit and such other affidavits as may be reasonably required by the City, the Title Company, or the Closing Agent. Subsequent to closing, Title Company, at the Developer's expense, shall provide an owner's title policy showing title up to and including the recording of the deed delivered at closing, said policy showing the continuation of good and marketable title in the Developer up to the moment of recording the special warranty deed and subject only to the Permitted Exceptions and any matters created at closing. If the title commitment discloses unpermitted exceptions or matters that render the title non-marketable or unacceptable to the City for its

intended purposes and proposed land uses, the Developer, at its option, shall have forty-five (45) days from the date of receiving written notice of defects from the City within which to have the exceptions removed from the commitment or the defects cured to the reasonable satisfaction of the City. In such event, the time of closing shall be thirty (30) days after delivery of the commitment or the time expressly specified in this Agreement, whichever is later. If the Developer fails to have the commitment exceptions removed or the defects cured within the specified time, the City may terminate this Agreement and demand full payment of the Arbor Mitigation Fund Contribution, not to exceed $1,375,325.00, or the City may elect, upon notice to the Developer within ten (10) days after the expiration of the forty-five (45) day curative period, to take title as it then is notwithstanding such exceptions or title defects. Notwithstanding anything herein contained to the contrary, the Developer shall exercise reasonable diligence in the curing of any defects in title, including the payment and discharge of any liens or encumbrances affecting the title status of the property. The Developer shall pay for the cost of recording any necessary curative instruments, the title insurance commitment, and the Owner's policy if issued, and recording of the deed. Each party shall pay their respective attorney's fees. In no event shall the City issue a certificate of occupancy for any structure associated with the Project until closing has occurred or the full payment of the Arbor Mitigation Fund Contribution is received by the City.

Developer shall prepay taxes for the year of closing pursuant to Section 196.295, Florida Statutes, and all special assessments which have been levied or certified prior to closing must be paid in full by Developer.

Developer warrants to the City that to the knowledge of the warranting party the Conveyance Parcel does not currently contain any Hazardous Substances in violation of any applicable environmental laws or regulations, including but not limited to Section 103 of the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. '9601 et seq., any "superlien" laws, any superfund laws, or similar federal or state laws, or any successor statutes thereto ("Environmental Laws"), nor to the warranting party's knowledge has any clean-up of the Conveyance Parcel occurred pursuant to the Environmental Laws which could give rise to liability to reimburse any governmental authority for the costs of such clean-up nor a lien or encumbrance on the Conveyance Parcel.

The City agrees that should the Developer abandon the Project after final site plan approval and conveyance of the above-described property, but prior to completion of construction and issuance of certificates of occupancy, the Developer's successors or assigns shall be permitted to apply the acreage of the above-described property if already conveyed to the City for purposes of calculating density, floor area ratio, and maximum impervious surface or lot coverage, provided that, absent a written modification to this Agreement approved by the City Council, such calculations shall not be increased beyond that proposed in the final site plan and as provided in this Agreement for purposes of future development.

8.0 Arbor Mitigation Fund Contribution. Tree removals, tree preservation, and tree replacements shall be in accordance with the approved Final Engineering/Site Plan. It is anticipated that all tree removals proposed on the Property (including Phase II) shall occur during Phase I, but tree replacements planned for Phase II will not be planted until Phase II construction occurs. Accordingly, with respect to tree replacement, the Developer shall be required in Phase I to plant at least __4086_____ inches of new trees, with the remaining __867____ inches to be planted in Phase II. All required tree replacements in Phase I common area tracts shall be planted prior to the issuance of the 100th certificate of occupancy for any building or structure in Phase I. A Landscape Performance and Maintenance Bond in a form acceptable to the City Attorney ensuring planting, installation and maintenance of all required replacement trees and landscaping should the Project or any individual Phase be abandoned after the Property has been cleared, including proper maintenance of the trees for two (2) years after planting, shall be delivered to the City prior to the commencement of any land clearing on the Property. Given the phased nature and lengthy duration of the Project, the Landscape Performance and Maintenance Bond must have a duration that is automatically extended, without notice to the surety, for successive periods until all landscaping requirements have been completed or be provided in a similar form acceptable to the City Attorney. The Landscape Performance and Maintenance Bond will terminate as to individual lots as lots are transferred by sale and will terminate as to common area tracts upon transfer of the common area tracts to the HOA.

Tree replacements and landscaping for the Project shall be subject to the obligation of ongoing maintenance and replacement for the first two years following planting, at the Developer's expense, if the City determines, after reasonable inspection, that any tree or landscaping has become severely diseased or damaged to the point that the viability of the tree or landscaping has been significantly compromised. In the event that Developer fails to perform the necessary maintenance, repairs or replacements of any of the trees or landscaping, the City shall have the right, but not obligation, to conduct said maintenance, repairs or replacements and recover the actual cost thereof from the Developer. Prior to exercising that right, the City shall provide the Developer written notice and an explanation of the specific default and at least thirty (30) days in which to cure the default. If Developer fails to cure the default by the end of the cure period, the City may exercise its rights to maintain and replace at any time thereafter.

Developer and the City agree that Developer shall pay to the City, prior to the commencement of any tree removal on the Property, $550,000 of the Developer's Arbor Mitigation Fund Contribution for the tree removals on the Property that will not be replaced in consideration of the Conveyance Parcel .

If the Developer fails to obtain building permits and substantially commence vertical construction of Phase I of the Project within the aforesaid two (2) year timeframe, or fails to satisfy any of the conditions of this Section, the City shall have the right to declare the Developer in default pursuant to the terms of this Agreement. If the Developer does not cure the default within the designated cure period, the City shall have the right, but not obligation to, terminate this Agreement without penalty and/or immediately take any and all actions necessary to collect the entire Arbor Mitigation Fund Contribution, to the extent the trees have been removed, not to exceed $1,375,325.00.

8.0 **Representations of the Parties.** The Parties hereby each represent and warrant to the other that it has the power and authority to execute, deliver and perform the terms and provisions of this Agreement and has taken all necessary action to authorize the execution, delivery and performance of this Agreement. This Agreement will, when duly executed and delivered by the Parties, constitute a legal, valid and binding obligation enforceable against the Parties hereto. Developer represents that it has voluntarily and willfully executed this Agreement for purposes of binding himself and the Property to the terms and conditions set forth in this Agreement.

9.0 **Successors and Assigns.** This Agreement shall automatically be binding upon and shall inure to the benefit of the City and Developer and their respective successors and assigns. The terms and conditions of this Agreement similarly shall be binding upon the Property and shall run with title to the same upon being duly recorded against the Property by the City.

10.0 **Applicable Law; Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. The venue of any litigation arising out of this Agreement shall be in Brevard County, Florida or in the event of a federal court action, in the Middle District of Florida, in Orlando, Florida.

11.0 **Amendments.** This Agreement shall not be modified or amended except by written agreement duly executed by all parties hereto (or their successors or assigns) and approved by the City Council.

12.0 **Entire Agreement; Exhibits.** This Agreement and all attached exhibits hereto supersede any other agreement, oral or written, regarding the Property and contain the entire agreement between the City and Developer as to the subject matter hereof. The Exhibits attached hereto and referenced herein are hereby fully incorporated herein by this reference.

13.0 **Severability.** If any provision of this Agreement shall be held to be invalid or unenforceable to any extent by a Court of competent jurisdiction, the same shall not affect in any respect the validity or enforceability of the remainder of this Agreement.

14.0 **Effective Date.** This Agreement shall become effective upon approval by the City Council and execution of this Agreement by all Parties hereto.

15.0 **Recordation.** Upon full execution by the Parties, this Agreement shall be recorded in the Public Records of Brevard County, Florida by the City.

16.0 **Relationship of the Parties.** The relationship of the Parties to this Agreement is contractual and Developer is an independent contractor or an agent of the City. Nothing herein shall be deemed to create a joint venture or principal-agent relationship between the Parties, and none of the Parties is authorized to, nor shall any Party act toward third persons or the public in any manner, which would indicate any such relationship with the other.

17.0 **Sovereign Immunity.** Notwithstanding any other provision set forth in this Agreement, nothing contained in this Agreement shall be construed as a waiver of the City's right to sovereign immunity under Section 768.28, Florida Statutes, or other limitations imposed on the City's potential liability under state or federal law.

20.0 **City's Police Power.** Developer agrees and acknowledges that the City hereby reserves all police powers granted to the City by law. In no way shall this Agreement be construed as the City bargaining away or surrendering its police powers.

21.0 **Interpretation.** The Parties hereby agree and acknowledge that they have all participated equally in the drafting of this Agreement and no party shall be favored or disfavored regarding the interpretation to this Agreement in the event of a dispute between the parties.

22.0 **Third-Party Rights.** This Agreement is not a third-party beneficiary contract and shall not in any way whatsoever create any rights on behalf of any third party.

23.0 **Attorney's Fees.** In connection with any arbitration or litigation arising out of this Agreement, each party shall be responsible for their own attorney's fees and costs, except that Developer shall promptly pay to the City all costs and expenses of collection, including reasonable attorneys' fees, with respect to any part of the Arbor Mitigation Fund Contribution herein required by Developer to be paid, which may be sustained or incurred by the City, after the date the same or any part thereof, becomes due.

24.0 **Development Permits.** Nothing herein shall limit the City's authority to grant or deny any development permit applications or requests subsequent to the effective date of this Agreement. The failure of this Agreement to address any particular City, County, State and/or Federal permit, condition, term or restriction shall not relieve any Party of the necessity of complying with the law governing said permitting requirement, condition, term or restriction. Without imposing any limitation on the City's police powers, the City reserves the right to withhold issuance of any and all certificates of occupancy for any building, trailer, structure or unit if Developer is in breach of any term and condition of this Agreement beyond the expiration of all applicable notice and cure periods hereunder.

25.0 **Default.** Failure by either party to perform each and every one of its obligations hereunder shall constitute a default, entitling the non-defaulting party to pursue whatever remedies are available to it under Florida law or equity including, without limitation, injunctive relief and termination of this Agreement. Prior to any Party filing any action as a result of a default under this Agreement, the non-defaulting party shall first provide the defaulting party with written notice of said default. Upon receipt of said notice, the defaulting Party shall be provided a thirty (30) day opportunity in which to cure the default to the reasonable satisfaction of the non-defaulting party prior to filing said action; provided, however, that if the nature of the default is such that it cannot reasonably be cured within thirty (30) days, then the cure period shall be deemed extended so long as the defaulting Party commences the cure thereof within

such period and thereafter diligently pursues such cure to completion.

26.0 Termination. In addition to those circumstances allowing termination as already provided herein, the City shall have the unconditional right, but not obligation, to terminate this Agreement, without penalty, if Developer fails to receive a building permit and commence vertical construction of Phase I of the Project, which shall at minimum include building foundation(s), within two years of the Effective Date of this Agreement. In addition, the City shall have the right, but not obligation, to terminate the Agreement if Developer permanently abandons construction of the Project. Provided, however, that in either of these circumstances, the City shall first deliver written notice and an opportunity to cure to the Developer as set forth in Section 25.0. If the City terminates this Agreement, the City shall record a notice of termination against the Property in the public records of Brevard County, Florida. This Agreement may otherwise be terminated by mutual written agreement of the Parties.

27.0 Indemnification and Hold Harmless. As between the City and Developer, Developer shall be solely responsible for designing, permitting, constructing, operating and maintaining this Project. As such, Developer hereby agrees to indemnify, release, and hold harmless the City and its elected officials, employees and attorneys from and against all claims, losses, damages, personal injuries (including, but not limited to, death), or liability (including reasonable attorney's fees and costs through all appellate proceedings), directly or indirectly arising from, out of, or caused by Developer and Developer's contractor's and subcontractor's performance of design, permit and construction activities in furtherance of constructing the Project under this Agreement and the operation and maintenance of the Project thereafter; provided, however, that the foregoing indemnification obligation shall not include matters resulting from the acts or omissions of the City, nor the gross negligence or willful misconduct of the City. This indemnification shall survive the termination of this Agreement.

28.0 Force Majeure. The parties agree that in the event that the failure by either party to accomplish any action required hereunder within a specified time period ("Time Period") constitutes a default under the terms of this Agreement and, if any such failure is due to acts of God, acts of government authority (other than the City's own acts, if the City is claiming the benefit of this Section 28.0), acts of public enemy or war, riots, civil disturbances, power failure, shortages of labor or materials, pandemics, quarantines and "stay-at- home" orders not including COVID-19 (other than the City's own acts, if the City is claiming the benefit of this Section 28.0), injunction or other court proceedings beyond the control of such party, or severe adverse weather conditions ("Force Majeure Event"), then, notwithstanding any provision of this Agreement to the contrary, that failure shall not constitute a default under this Agreement and any Time Period proscribed hereunder shall be extended by the amount of time that such party was unable to perform solely due to the Force Majeure Event. The extended time period shall be agreed to in writing by the parties and said agreement shall not be unreasonably withheld by either party. The City Manager shall have the authority to grant an extended Time Period. An extension of any Time Period for reasons of a Force Majeure Event shall be requested solely as provided in this Section. Developer hereby waives and relinquishes the right to notify the City of the intent to exercise the tolling and extension of any permit related to the Project, including Time Periods under this Agreement, development orders, and building permits, available under Section

252.363, Florida Statutes, as the result of a declaration of a state of emergency issued by the Governor for a natural emergency.

29.0 **Notice.** Whenever either party desires to give notice to the other, notice shall be sent by hand delivery or certified mail, return receipt requested, and shall be sent to:

To the City:
City of Cocoa
Attn: Stockton Whitten, City Manager
65 Stone Street
Cocoa, Florida 32922

To the Developer:
Legacy Villas at Cocoa LLC
Attn: Tomas Cabrerizo
3850 Bird Road, Suite 801
Miami, FL 33246

Any Party may freely modify their respective contact person and address contained in this Paragraph by providing written notice of the modification to the other party. Any Notice given as provided herein shall be deemed received as follows: if delivered by personal service, on the date so delivered; and if mailed, on the third business day after mailing.

30.0 **Assignment.** Prior to completing the construction of the Project and reaching final build-out of the Project (as evidenced by issuance of a certificate of occupancy for the Project), Developer shall not assign this Agreement without the prior written consent of the City, and same shall not to be unreasonably withheld. Any such assignment shall also require the written approval of the City by amendment to this Agreement, but which shall not require a public hearing and shall not be unreasonably withheld. Notwithstanding the foregoing, Developer shall be entitled to assign its rights and obligations under this Agreement, at any time and without the prior written consent of the City, to (a) a parent, subsidiary, or affiliated entity in which Developer or its affiliates are members or interest holders without City consent, or (b) any tenant of the Project pursuant to a lease entered into with the Developer, provided that the City is given notice of such assignment in accordance with Section 29.0 herein. Any assignment authorized by this subparagraph shall require the assignee to be a formal signatory to this Agreement and fully assume all of Developer 's obligations, commitments, representations, and warranties under this Agreement. In any assignment, the rights and obligations contained herein shall be binding on successors in interest to the Property, and the terms and conditions of this Agreement shall bind and inure to the benefit of the parties hereto and any respective successors and assigns. Upon any such assignment, Developer shall be automatically released from all of its obligations and liabilities under this Agreement.

31.0 **Compliance with Laws; Planning & Zoning Board Site Plan Conditions.** As between the City and Developer, Developer shall be responsible for complying with all applicable laws, ordinances, rules, regulations, and lawful orders of any public authority regarding the construction, location and continued operation of its business within the City of Cocoa. As between the City and Developer, Developer shall also be responsible for complying with all conditions of Site Plan approval imposed by the City

Council which are not contrary to this Agreement.

32.0 **Waiver.** No failure to insist on the prompt performance by Developer of its obligations under this Agreement shall be construed as a waiver by the City of its rights to demand performance. Further, any waiver by the City of any breach or violation of Developer's obligations under this Agreement shall not be construed as a continuing waiver or consent to any subsequent breach or violation or impede the City's ability to enforce the terms of this Agreement.

Signed, sealed, and delivered in the presence of the following witnesses:

Signature of Witness
Lori Chabot
Printed Name of Witness

45 Stone Street, Cocoa, FL
Address of Witness

Signature of Witness
Brianna Easterly
Printed Name of Witness

65 Stone St, Cocoa, FL 32922
Address of Witness

CITY OF COCOA, A FLORIDA MUNICIPAL CORPORATION

Michael C. Blake, Mayor

Date: 5/12/26

APPROVED AS TO FORM

By: 5/12/26
Anthony A. Garganese, City Attorney

ATTEST:

By:
Monica Arsenault, City Clerk

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 12 day of May, 2026 by Michael C. Blake, the Mayor of the City of Cocoa, on behalf of the City, who [✓] is personally known or [ ] has produced a driver's license as identification.

[Seal]



MONICA R ARSENAULT
Commission # HH 498592
Expires June 16, 2026

Notary Public
Print Name: Monica Arsenault
My Commission Expires: 6-16-26

Signature of Witness
Nathan Vedrani
Printed Name of Witness
10001 Fairchild Way
Coral Gables FL 33156
Address of Witness

DEVELOPER:
LEGACY VILLAS AT COCOA, LLC

BY:
Print: Tomas Cabrerizo
Title: Manager
Date: 6/10/2026

Signature of Witness
Madelin Alfonso
Printed Name of Witness

12950 SW 107 Terr.
Address of Witness Miami, FL 33186

State of FL
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 10th day of June, 2026 by Tomas Cabrerizo as Manager of **LEGACY VILLAS AT COCOA, LLC** who [✓] is personally known or [ ] has produced a driver's license as identification.

[Seal]

MADELIN ALFONSO NOTARY PUBLIC MY COMMISSION EXPIRES 11-2-2026 STATE OF FLORIDA COMMISSION NUMBER HH 284307

Notary Public
Print Name: Madelin Alfonso
My Commission Expires: 11/02/2026

EXHIBIT "A" – Legal Description

DESCRIPTION:

PARCEL 1:

THE SOUTH QUARTER (S ½) OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 24, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY,
FLORIDA, EXCEPT ROAD RIGHT-OF-WAY.

PARCEL 2:

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 24 SOUTH, RANGE 35 EAST, LESS THE WEST 33 FEET FOR COX ROAD RIGHT-OF-WAY.

ALSO DESCRIBED AS:

A PARCEL OF LAND BEING THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, LESS AND EXCEPT THE RIGHT OF WAY OF COX ROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

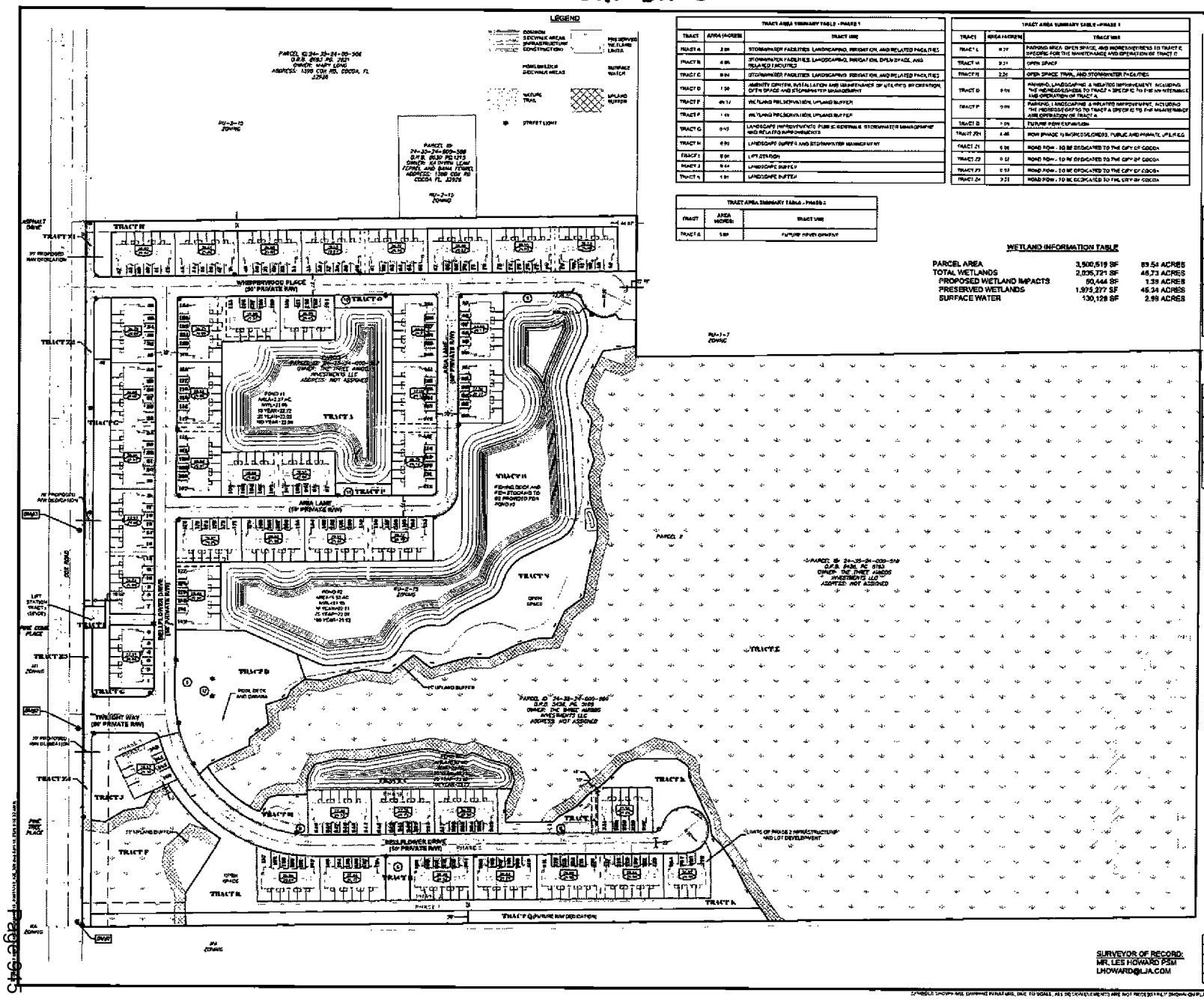
COMMENCE AT A BRASS DISK (NO IDENTIFICATION) WHICH MONUMENTS THE SOUTHWEST CORNER OF SAID SECTION 24, AND RUN NORTH 89° 14' 1 57" EAST ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST RIGHT WAY LINE OF COX ROAD, THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°14' 57" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 2610.50 FEET TO A 4" X 4" CONCRETE MONUMENT(NO IDENTIFICATION), WHICH MARKS THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE NORTH 00°20' 16" EAST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4, A DISTANCE OF 1332.14 FEET TO THE NORTH-EAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4; THENCE SOUTH 89°07' 58" WEST, ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4, A DISTANCE OF 2614.10 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COX ROAD (A 66 FOOT WIDE RIGHT OF WAY); THENCE SOUTH 00°11'14" WEST, ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 1328.77 FEET TO THE POINT OF BEGINNING, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

CONTAINING 3,900,519 SQUARE FEET OR 89.54 ACRES, MORE OR LESS.

Exhibit B

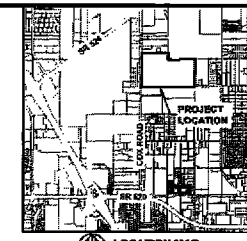
Overall Site Plan

"Exhibit B"



TRACT AREA SUMMARY TABLE - PHASE 1		
TRACT	AREA (ACRES)	TRACT USE
TRACT A	2.08	STORMWATER FACILITIES, LANDSCAPING, IRRIGATION, AND RELATED FACILITIES
TRACT B	4.85	STORMWATER FACILITIES, LANDSCAPING, IRRIGATION, OPEN SPACE, AND RELATED FACILITIES
TRACT C	0.91	STORMWATER FACILITIES, LANDSCAPING, IRRIGATION, AND RELATED FACILITIES
TRACT D	1.50	AMENITY CENTER, INSTALLATION AND MAINTENANCE OF UTILITIES, IRRIGATION, OPEN SPACE AND STORMWATER MANAGEMENT
TRACT E	46.17	WETLAND PRESERVATION, UPLAND BUFFER
TRACT F	1.49	WETLAND PRESERVATION, UPLAND BUFFER
TRACT G	0.43	LANDSCAPE IMPROVEMENTS, PUBLIC SIDEWALK, STORMWATER MANAGEMENT AND RELATED IMPROVEMENTS
TRACT H	0.90	LANDSCAPE BUFFER AND STORMWATER MANAGEMENT
TRACT I	0.01	LIFT STATION
TRACT J	0.44	LANDSCAPE BUFFER
TRACT K	1.01	LANDSCAPE BUFFER

TRACT AREA SUMMARY TABLE - PHASE 2		
TRACT	AREA (ACRES)	TRACT USE
TRACT L	0.29	PARKING AREA, OPEN SPACE, AND IMPROVEMENTS TO TRACT E SPECIFIC FOR THE MAINTENANCE AND OPERATION OF TRACT E
TRACT M	0.31	OPEN SPACE
TRACT N	2.26	OPEN SPACE, TRAIL, AND STORMWATER FACILITIES
TRACT O	0.94	PARKING, LANDSCAPING & RELATED IMPROVEMENTS, INCLUDING THE IMPROVEMENTS TO TRACT A SPECIFIC TO THE MAINTENANCE AND OPERATION OF TRACT A
TRACT P	0.09	PARKING, LANDSCAPING & RELATED IMPROVEMENTS, INCLUDING THE IMPROVEMENTS TO TRACT A SPECIFIC TO THE MAINTENANCE AND OPERATION OF TRACT A
TRACT Q	1.05	FUTURE ROW EXPANSION
TRACT R	1.40	ROW PHASE 1 INGRESS/EGRESS, PUBLIC AND PRIVATE UTILITIES
TRACT Z1	0.06	ROAD ROW - TO BE DEDICATED TO THE CITY OF COCOA
TRACT Z2	0.12	ROAD ROW - TO BE DEDICATED TO THE CITY OF COCOA
TRACT Z3	0.07	ROAD ROW - TO BE DEDICATED TO THE CITY OF COCOA
TRACT Z4	0.21	ROAD ROW - TO BE DEDICATED TO THE CITY OF COCOA



LOCATION MAP
NTS

WETLAND INFORMATION TABLE		
PARCEL AREA	3,500,519 SF	80.54 ACRES
TOTAL WETLANDS	2,035,721 SF	46.73 ACRES
PROPOSED WETLAND IMPACTS	60,444 SF	1.39 ACRES
PRESERVED WETLANDS	1,975,277 SF	45.34 ACRES
SURFACE WATER	130,128 SF	2.99 ACRES

OPEN SPACE DEVELOPMENT TABLE - PHASE 1				
TYPE	TRACTS	AREA SF	AREA AC	DESCRIPTION OF IMPROVEMENTS
ACTIVE RECREATION	N	[illegible]	2.26	NATURE TRAIL
PASSIVE OPEN SPACE*	N	[illegible]	4.30*	PASSIVE OPEN SPACE
AMENITY AREA	D	[illegible]	1.50	POOL, POOL DECK, CABANA, RESTROOM, MINI KIDDIE, WALKING TRAIL, LAKE OVERLOOK
TOTAL		[illegible]	[illegible]	

*OPEN SPACE CREDIT FOR STORMWATER POND CANNOT EXCEED 50% OF THE REQUIRED OPEN SPACE AND WILL BE STOCKED FOR FISHING AND INCLUDE A FISHING DOCK/PLATFORM FOR THE USE OF THE RESIDENTS.

OPEN SPACE DEVELOPMENT TABLE - PHASE 2				
TYPE	TRACTS	AREA SF	AREA AC	DESCRIPTION OF IMPROVEMENTS
PASSIVE OPEN SPACE	L	11,761	0.27	WALKING TRAIL, BENCHES
PASSIVE OPEN SPACE	M	13,117	0.31	WALKING TRAIL, BENCHES
TOTAL		[illegible]	0.64	

TOTAL OPEN SPACE PROVIDED:

PHASE 1 = 8.19 AC
PHASE 2 = 0.64 AC
TOTAL 8.83 AC

REFERENCE POINT TABLE		
NUMBER	DESCRIPTION	ELEV (NAVD88)
RMP1	1/2" IPC "BSE TRAY"	23.92
RMP2	1/2" IPC "BSE TRAY"	24.87
RMP3	1/2" IPC "BSE TRAY"	24.80

SURVEYOR OF RECORD:
MR. LES HOWARD PSM
LHOWARD@LJA.COM

SYMBOLS SHOWN ARE DRAWN IN NATURE, DUE TO SCALE, AS DEVELOPMENTS ARE NOT PRECISELY SHOWN ON PLAN VIEWING. THE CONTRACTOR SHALL ALSO REFER TO SPECIFICATION AND DETAIL SHEETS AS WELL AS THE COMPLETE PLAN SET

B S E
LJA company
B.S.E. CONSULTANTS, INC.
ENGINEERING - LAND SURVEYING

SCOTT M. DUMAIRE, P.E. & P.L.S.
STATE OF FLORIDA No. 20043 No. 4161

HAGGAY A. KAMAL, P.E.
STATE OF FLORIDA, No. 41061

(IN FEET)
VERTICAL DATUM: NAVD88

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PROJECT TITLE
SANCTUARY AT COCOA TOWNHOMES INFRASTRUCTURE IMPROVEMENTS

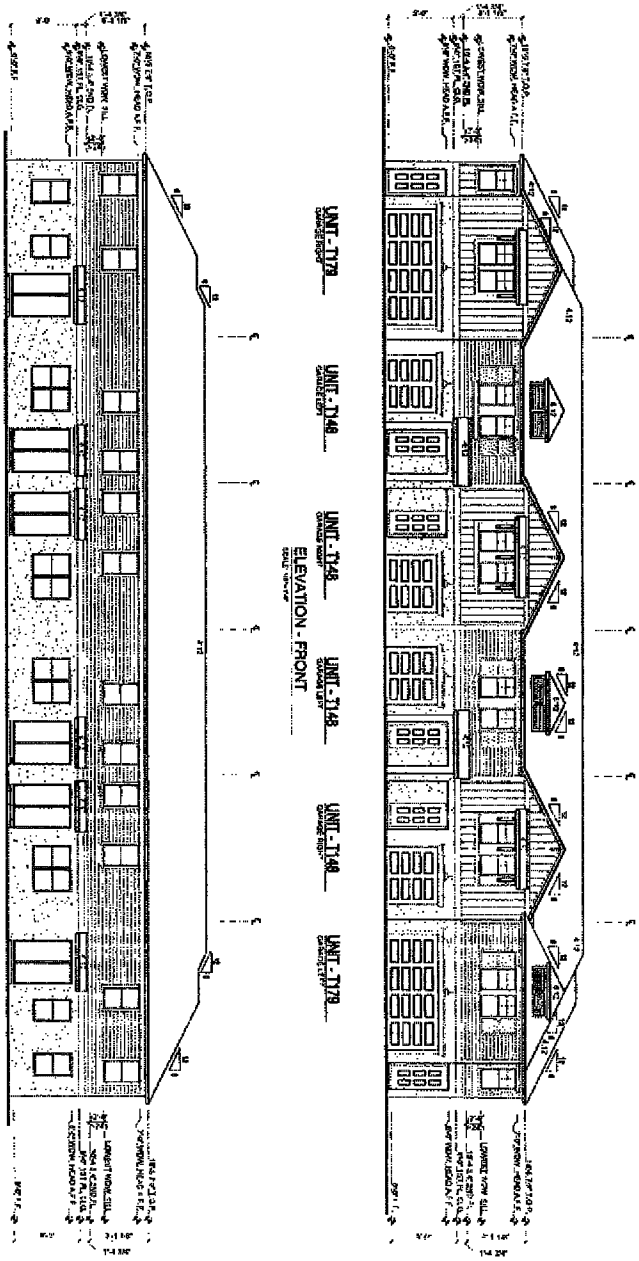
SHEET TITLE
OVERALL SITE PLAN

PROJECT NO. 11746
DRAWING NO. 11746_400_009
SHEET 9 of 58

Exhibit C

Elevations and Floor Plans

"Exhibit C"



Sheet No. A3.1

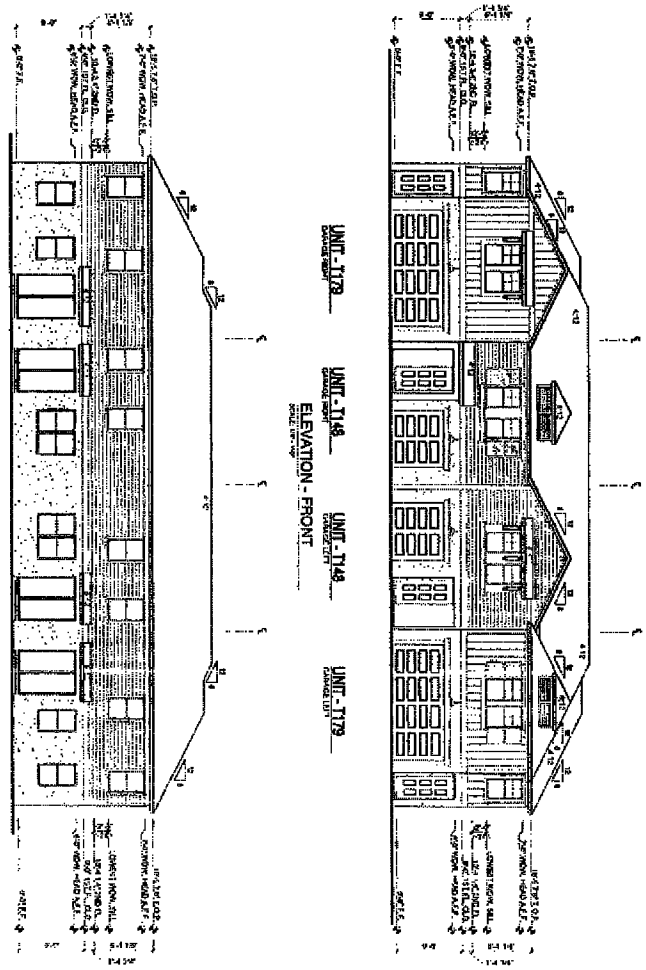
Sheet Title
BUILDING ELEVATIONS

Project Title
FRONT LOAD TOWNHOMES

Date/Issued for:

Heritage Homes

FIELDSTONE
ARCHITECTURE & ENGINEERING



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Sheet Title
BUILDING
ELEVATIONS

Project Title
FRONT LOAD
TOWNHOMES

Control Date: 02.12.2026
Date/Issued for:

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OR BK 10652 PG 2272

DIVISION 01 - GENERAL REQUIREMENTS

DIVISION 01 - CONSTRUCTION ADMIN PROCEDURES

DIVISION 03 - CONCRETE

DIVISION 04 - MASONRY

DIVISION 05 - METALS

DIVISION 06 - WOOD, PLASTICS AND COMPOSITES

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

DIVISION 08 - OPENINGS

DIVISION 09 - FINISHES

DIVISION 10 - SPECIALTIES

DIVISION 11 - EQUIPMENT

TERMITE TREATMENT:

DIVISION 12 - FURNISHINGS

DIVISION 22 - PLUMBING

DIVISION 23 - HEATING, VENTILATING, AND AIR CONDITIONING

DIVISION 26 - ELECTRICAL

DIVISION 28 - ELECTRONIC SAFETY AND SECURITY

DIVISION 31 - EARTHWORK

DIVISION 32 - EXTERIOR IMPROVEMENTS

DIVISION 33 - UTILITIES

DIVISIONS 40 - USED

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Project Title
FRONT LOAD TOWNHOMES

Sheet Title
GENERAL NOTES

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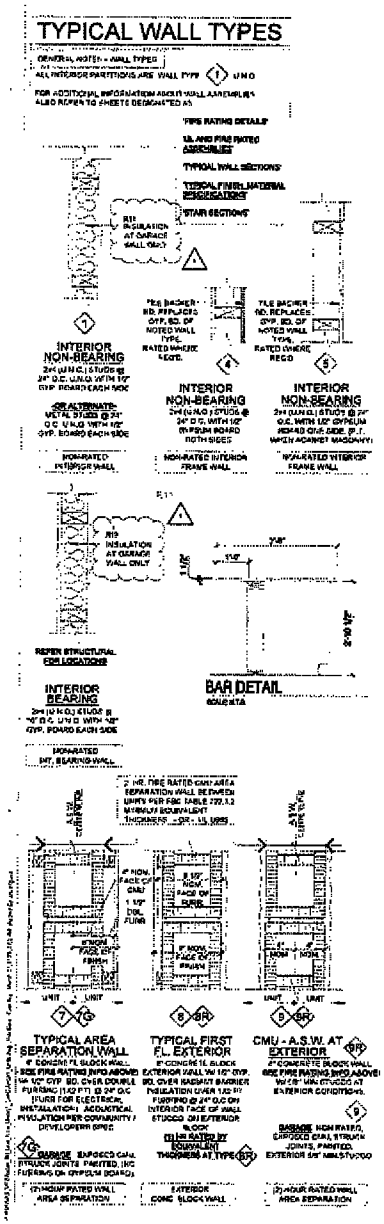
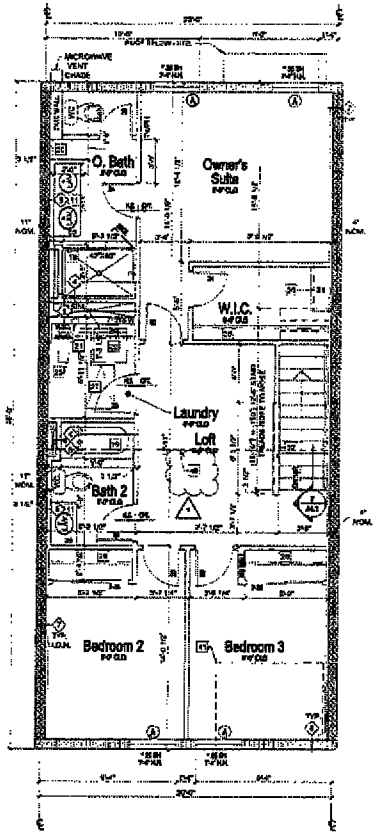
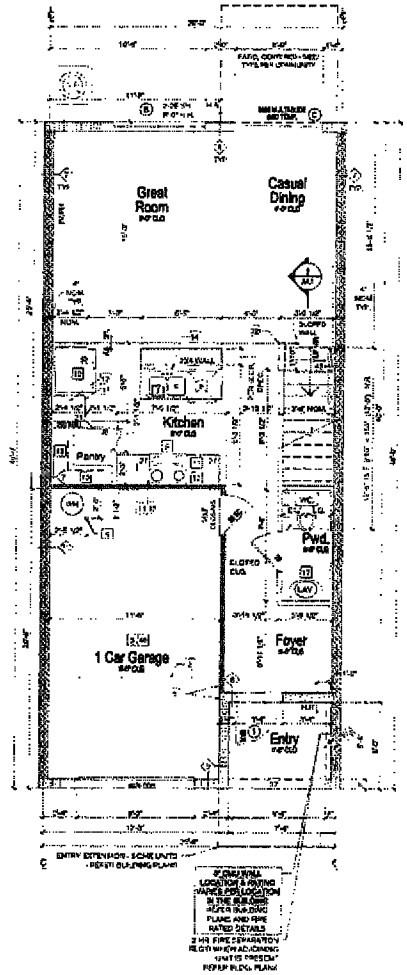
A0.2





SECOND FLOOR PLAN - UNIT T148



FIRST FLOOR PLAN - UNIT T148

FLOOR PLAN NOTES:

THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS

1 FLUSH THE FACE OF FINISHES
2 LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION
3 SLOPE GARAGE FLOOR 1/8" PER FOOT TOWARD OVERHEAD GARAGE DOOR OPENING
4 3/8" HIGH BOLLARD
5 STAIR PER CONTINUING CODE
6 2x4 W/ TYP. BOARD CLOSURE UNDER STAIR
7 SINK W/GARBAGE DISPOSAL
8 DISHWASHER
9 RANGE W/ HOOD OR MICRO ABOVE
10 REFRIGERATOR
11 BASE CABINETS
12 UPPER CABINETS
13 PANTRY - 14 1/2" O. SHELVES
14 HALF WALL - 36 1/2" A.F.F. RECOUNTERTOP PER PLAN
15 OPTIONAL UPPER CABINETS
16 OPTIONAL CABINETS
17 PEDESTAL SINK
18 TILED SHOWER WATERPROOF CLASS FINISH CRUISE
19 50" X 60" TUB/SHOWER
20 LINEN SHELVES
21 WASHER SPACE W/ DRAIN PAN BELOW. PROVIDE DRAIN PAN TO EXTERIOR
22 DRYER SPACE W/ VENT TO EXTERIOR
23 STACKED WASHER/DRYER
24 OPTIONAL LAUNDRY SINK
25 HANGER BOX
26 ROD & SHELF
27 ATTIC ACCESS (12"x30" U.N.O.)
28 ATTIC ACCESS W/ STAIRS (20" x 60" U.N.O.)
29 GYPSUM BOARD OPENING
30 OPTIONAL PRE-PLUMBED FOR LAUNDRY SINK
31 OPTIONAL COFFEE/CLOSE PANS AS NOTED PER PLAN
32 2x4 LOW WALL W/ GYPSUM BOARD & WOOD CAP - 42" HT. MIN
33 2x4 LOW WALL 42" A.F.F.
34 N/A
35 LOW WALL 22" HT. A.F.F.
36 N/A
37 SOFFIT OR BEAM ABOVE. REFER TO STRUCTURAL & EXTERIOR ELEVATIONS FOR HEIGHTS & FINISHES
38 PLANT SHELF
39 N/A
40 LINE OF FRAMING ABOVE
41 LINE OF FRAMING WALL BELOW
42 MASONRY, SEE EXTERIOR ELEVATIONS
43 HANDRAIL AT 30" ABV. STAIR NOSING OR LANDING - PER CODE - ALSO REFER STAIR SECTIONS
44 COORD. PLUMBING SUPPLY & VENT IN FRAME OR MASONRY WALL
45 COORD. TOILET SUPPLY IN MASONRY WALL OR THROUGH FLOOR
46 N/A
47 INSTALL 10" GYP. AT WALLS & CEILINGS OF ACCESSIBLE AREAS UNDER STAIRS
48 INSTALL 10" GYP. BD. ON GARAGE SIDE OF WALL BETWEEN GARAGE & LIVING. INSTALL 5/8" TYPE 'X' GYP. BD. ON GARAGE CEILING AT AREA BETWEEN LIVING ABOVE AND GARAGE
49 DRAFTSTOPPING. SEE DETAIL MAD-3.1

OPTIONAL PLAN NOTES:

INTERIOR DOORS ARE 6'-8" HEIGHT

DOOR WIDTH DESIGNATIONS: 28 - 2'-0", 24 - 2'-4", ETC.

GARAGE DOORS SHALL BE SOLID CORE DOOR, A MIN. 1 3/4" THICK W/ CLOSER.

WINDOWS MARKED WITH AN * MUST MEET EMERGENCY ESCAPE AND RESCUE (E.E.R.) REQUIREMENTS. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS MEETS (E.E.R.) REQUIREMENTS

FOR ADDITIONAL INFORMATION SEE GENERAL NOTES, TYPICAL FINISH MATERIAL SPECIFICATIONS, WALL SECTIONS AND DETAILS.

PLUMBING NOTE: OFFSET ALL PLUMBING VENTS, DRYER VENTS AND BATH FAN EXHAUST MIN. 5'-0" FROM CENTER LINE OF PARTY WALL TO AVOID PENETRATING FIRE RESISTANT ROOF SHEATHING

FALL PROTECTION

IN DWELLING UNITS WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.
2. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F2090.

THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT.

DOOR SCHEDULE

MARK	MODEL	WIDTH	HEIGHT	DESCRIPTION
1	2	3	4	

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Project Title
FRONT LOAD TOWNHOMES

Sheet Title
UNIT T148 - L
Floor Plans
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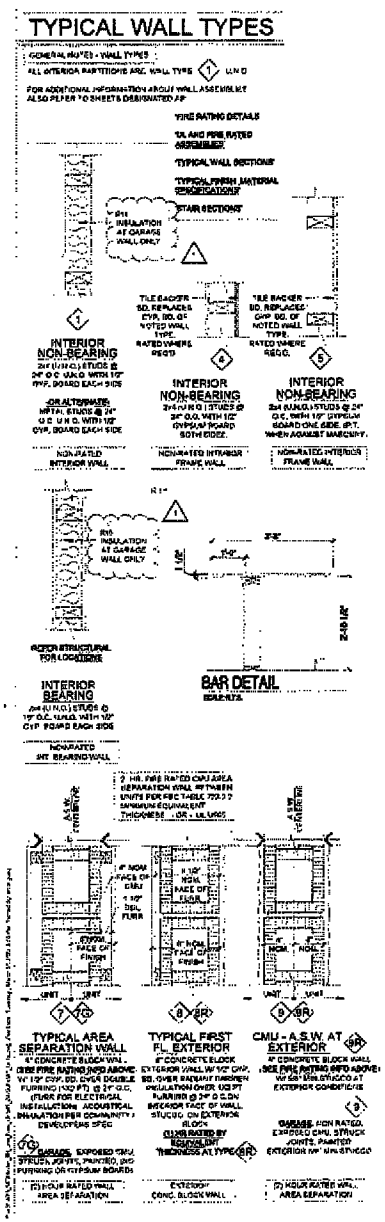
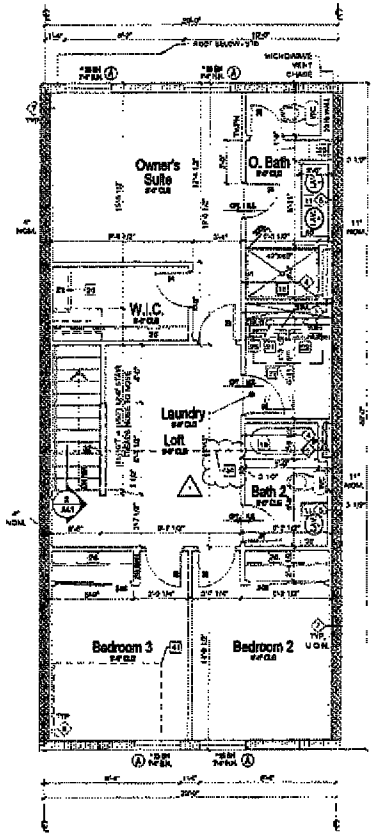
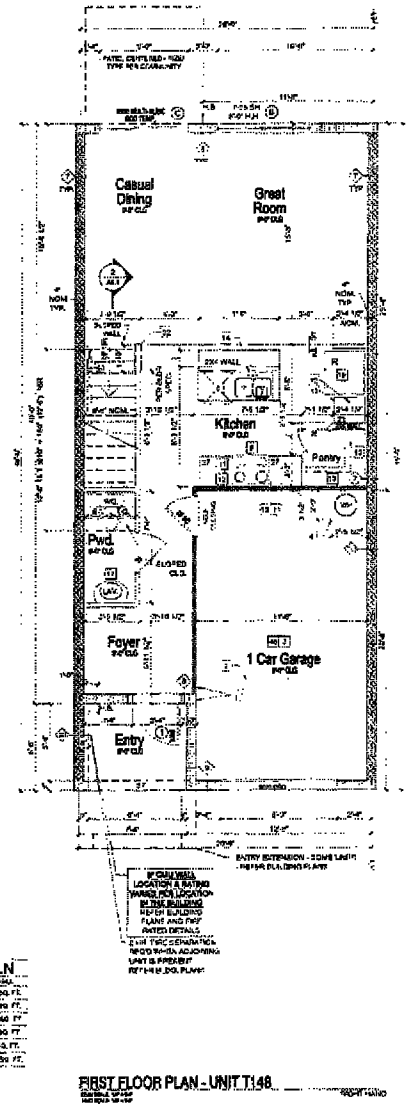
Sheet No.
A1.1L







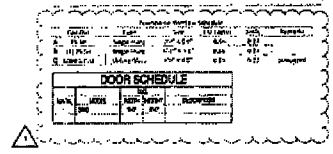
FLOOR PLAN NOTES:

1. THE FOLLOWING (KEYNOTES) REFERENCE THE SYMBOLS AS SHOWN ON PLANS
1 FINISH FACE OF FINISHES
2 SLOPE GARAGE FLOOR 1/4" PER FOOT TOWARD OVERHEAD GARAGE DOOR OPENING
3 36" HIGH RAILING
4 STAIR PER ROOFING CODE
5 1/2 MFGR. BOARD CLOSURE UNDER STAIR
6 BAR W/CARBACK DEPT/HAL
7 DISHWASHER
8 RANGE W/HOOD OR MICRO-WAVE
9 REFRIGERATOR
10 BASE CABINETS
11 UPPER CABINETS
12 PANTRY - (48 1/2" D. SHELVES
13 HALF WALL - 34 1/2" A.F.F. W/ CO-UNTERTOP PER PLAN
14 OPTIONAL UPPER CABINETS
15 OPTIONAL CABINETS
16 PEDESTAL SINK
17 TILED SHOWER W/(1/4" FIXED GLASS ENCLOSURE.
18 36" X 60" TUB/SHOWER
19 LINEN SHELVES
20 WASHER SPACE W/ DRAIN PAN BELOW. PROVIDE DRAIN PAN TO EXTERIOR
21 DRYER SPACE W/VENT TO EXTERIOR
22 STACKED WASHER IN DRYER
23 OPTIONAL LAUNDRY SINK
24 MANSION BOX
25 ROD & SHELF
26 ATTIC ACCESS (22"x30" U.N.O.)
27 ATTIC ACCESS W/ STAIRS. (22 1/2"x54" U.N.O.)
28 GYPSUM BOARD OPENING
29 OPTIONAL PREBLEND TOP LAUNDRY SINK
30 5/1" DOWN, CUPPERED CEILING (AS NOTED PER PLAN)
31 36X LOW WALL W/ GYPSUM BOARD & WOOD CAP - 42" HT. MIN
32 2X4 LOW WALL 37" A.F.F.
33 N/A
34 LOW WALL 32 1/2" A.F.F.
35 N/A
36 SOFFIT OR BEAM ABOVE, REFER TO STRUCTURAL & EXTERIOR ELEVATIONS FOR HEIGHTS & FINISHES
37 PLANT SHELF
38 N/A
39 LINE OF FRAMING ABOVE
40 LINE OF FRAMING WALL BELOW
41 MASONRY, SEE EXTERIOR ELEVATIONS.
42 HANDRAIL AT 34" ABV. STAIR NOSING PER CANDOVA - PER CODE - ALSO REFER STAIR SECTIONS
43 COORD. PLUMBING SUPPLY & WSTE IN FRAME OR MASONRY WALL
44 COORD. TOILET SUPPLY IN MASONRY WALL OR THROUGH FLOOR
45 N/A
46 INSTALL 10" GYP. AT WALLS & CEILINGS OF ACCESSIBLE AREAS UNDER STAIRS
47 INSTALL 1/2" GYP. BD. ON GARAGE SIDE OF WALL BETWEEN GARAGE & LIVING. INSTALL 36" TYPE 'C' GYP. BD. ON GARAGE CEILING STAIRS BETWEEN RESIDENCE AND GARAGE
48 SEE T.O.P.P.S. SPEC SECTION 09250 FOR GYPSUM BOARD APPLICATION
49 ALL INTERIOR DOORS ARE 6'-8" HIGH
50 DOOR WIDTH DESIGNATIONS: 28" (2'-4"), 30" (2'-6"), ETC.
51 GARAGE DOORS SHALL BE SOLID CORE DOOR A MIN. 1/2" THICK W/ CLOSER.
52 WINDOWS MARKED WITH AN * MUST MEET EMERGENCY ESCAPE AND RESCUE (EER) REQUIREMENTS. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS MEETS (E.E.R.) REQUIREMENTS
53 FOR ADDITIONAL INFORMATION SEE GENERAL NOTES, TYPICAL FINISH MATERIAL SPECIFICATIONS WALL SECTIONS AND DETAILS.
54 PLUMBING NOTE: OFFSET ALL PLUMBING VENTS, DRYER VENTS AND BATH FAN EXHAUST MIN. 5'0" FROM CENTER LINE OF PARTY WALL TO AVOID PENETRATING FIRE RESISTANT ROOF SHEATHING

FALL PROTECTION

IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4INCH-DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.
2. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F2090.
3. IN WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO REDUCE THE OPENING, DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT.



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FRONT LOAD TOWNHOMES

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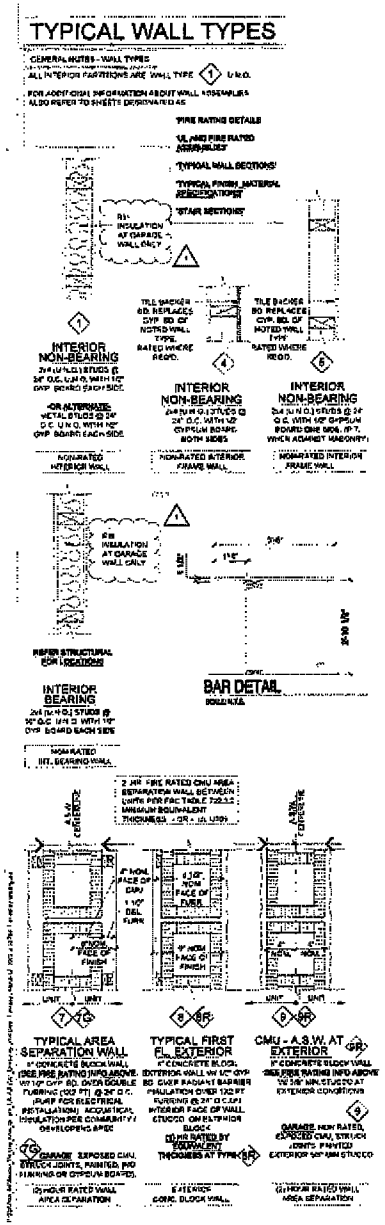
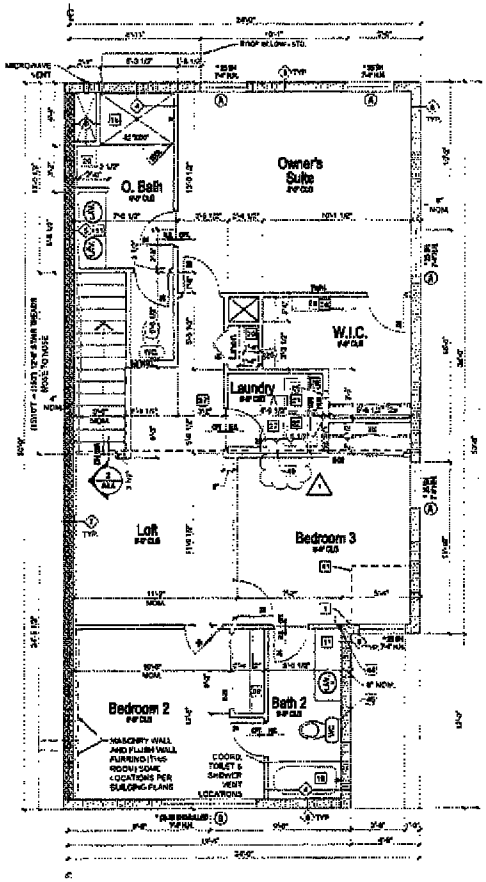
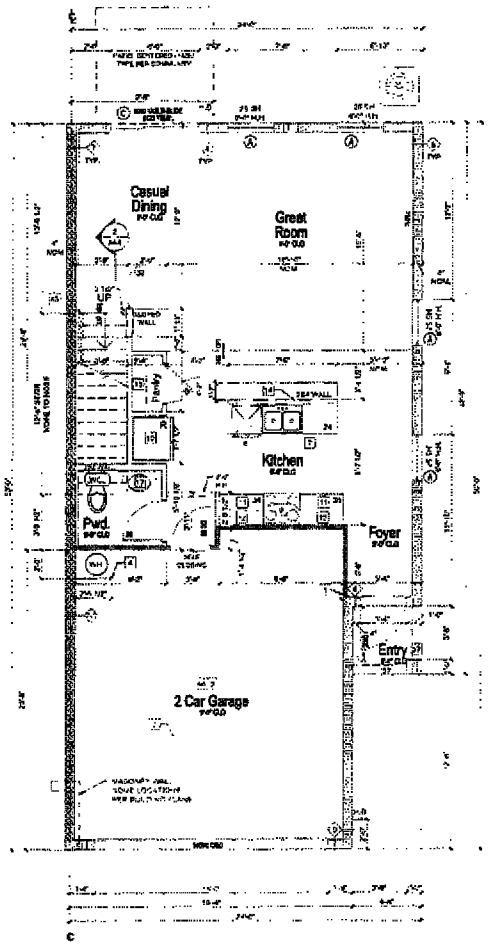
OR BK 10652 PG 2275

TYPICAL WALL TYPES





SECOND FLOOR PLAN - UNIT T179 (END)



FIRST FLOOR PLAN - UNIT T179 (END)

T179 - LN

FLOOR PLAN NOTES:

1. THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS
1 FLUSH TAPE OF FINISHES
2 LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION
3 SLOPE GARAGE FLOOR 1/4" PER FOOT TOWARD OVERHEAD GARAGE DOOR OPENING
4 36" HIGH BOLLARD
5 STAIR PER GOVERNING CODE
6 2x4 VERT. BOARD CLOSURE UNDER STAIR
7 SINK W/GARBAGE DISPOSAL
8 DISHWASHER
9 RANGE W/HOOD OR MICRO ABOVE
10 REFRIGERATOR
11 BASE CABINETS
12 UPPER CABINETS
13 PANTRY - (4) 12" D. SHELVES
14 HALF-WALL 4'-0" A.F.F. W/ CO-LAM TOP PER PLAN
15 OPTIONAL UPPER CABINETS
16 OPTIONAL CABINETS
17 PEDESTAL SINK
18 TILE SHOWER W/EXPOSED PLUMB ENCLOSURE
19 30" X 60" TUB/SHOWER
20 LINEN SHELVES
21 WASHER SPACE W/ DRAIN PAN BELOW. PROVIDE DRAIN PAN TO EXTERIOR
22 DRYER SPACE W/ VENT TO EXTERIOR
23 STACKED WASHER/DRYER
24 OPTIONAL LAUNDRY SINK
25 HANGER ROD
26 ROD & SHELF
27 ATTIC ACCESS (22"x30" U.N.O.)
28 ATTIC ACCESS W/ STAIRS (25"x54" U.N.O.)
29 GYPSUM BOARD CEILING
30 OPTIONAL PRE-PLUMB FOR LAUNDRY SINK
31 OPTIONAL CUPBOARD (TYP. UNLESS NOTED PER PLAN)
32 2x4 LOW WALL W/ GYPSUM BOARD & WOOD CAP - 42" HT. MIN.
33 2x4 LOW WALL 42" A.F.F.
34 NA
35 LOW WALL 30 1/2" A.F.F.
36 NO
37 SOFFIT OR BEAM ABOVE. REFER TO STRUCTURAL & EXTERIOR ELEVATIONS FOR HEIGHTS & FINISHES
38 PLANT SHELF
39 NA
40 LINE OF FRAMING ABOVE.
41 LINE OF FRAMING WALL BELOW
42 MASONRY, SEE EXTERIOR ELEVATIONS
43 HANDRAIL AT 34" ABV. STAIR NOSING OR LANDING - PER CODE - ALSO REFER TO STAIR SECTIONS
44 COORD. PLUMBING SUPPLY & VENT IN FRAME OR MASONRY WALL
45 COORD. TOILET SUPPLY, DWV IN MASONRY WALL OR THROUGH FLOOR
46 NA
47 INSTALL 10" DVP AT WALL & 6" CELLBOX OF ACCESSIBLE AREAS UNDER STAIRS
48 INSTALL 10" DVP. BD. ON GARAGE SIDE OF WALL BETWEEN GARAGE & LIVING. INSTALL 60" TYPE 'X' GYP. BD. ON GARAGE CEILING AT AREA W/ HABITABLE LIVING ABOVE AND GARAGE
49 DRAFTSTOPPING, SEE DETAIL SHEET 5
GENERAL PLAN NOTES:
ALL INTERIOR DOORS ARE 6'-8" HEIGHT
DOOR WIDTHS - 24" PAIRS, 28" 2'-4", ETC.
GARAGE DOORS SHALL BE SOLID CORE DOOR.
6 MIN. 1/4" THICK WELDSER.
WINDOWS MARKED WITH AN * MUST MEET EMERGENCY ESCAPE AND RESCUE (E.E.R.) REQUIREMENTS. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS MEETS (E.E.R.) REQUIREMENTS.
FOR ADDITIONAL INFORMATION SEE GENERAL NOTES, TYPICAL FINISH MATERIAL SPECIFICATIONS, WALL SECTIONS AND DETAILS.
PLUMBING NOTE: OFFSET ALL PLUMBING VENTS, DRYER VENTS, AND BATH FAN EXHAUST MIN. 5'-0" FROM CENTER LINE OF PARTY WALL TO AVOID PENETRATING FIRE RESISTANT ROOF SHEATHING

FALL PROTECTION

IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH-DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.
2. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F2090.

THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT.

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Control Date: 03-07-2022
Date/Issued for:
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Project Title
FRONT LOAD TOWNHOMES

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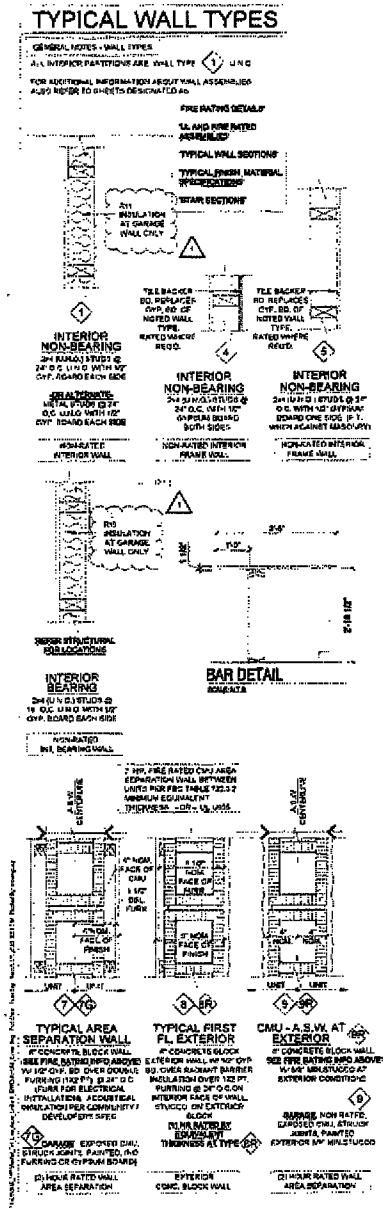
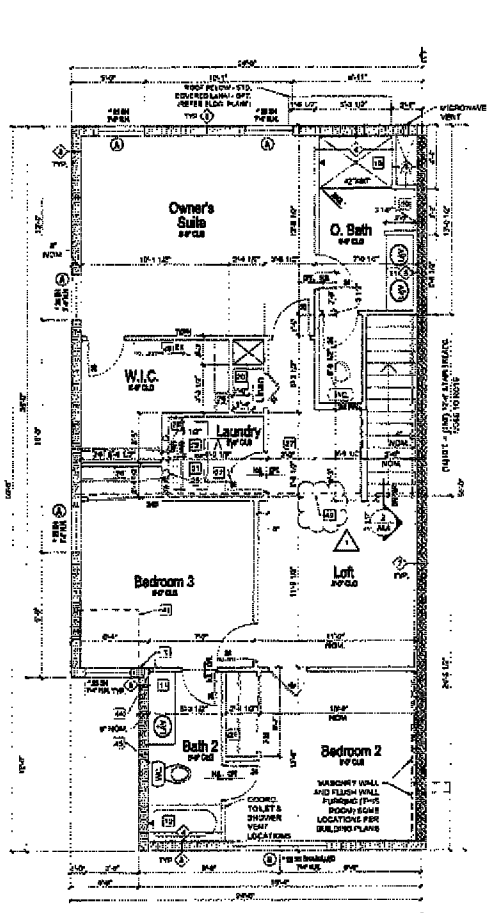
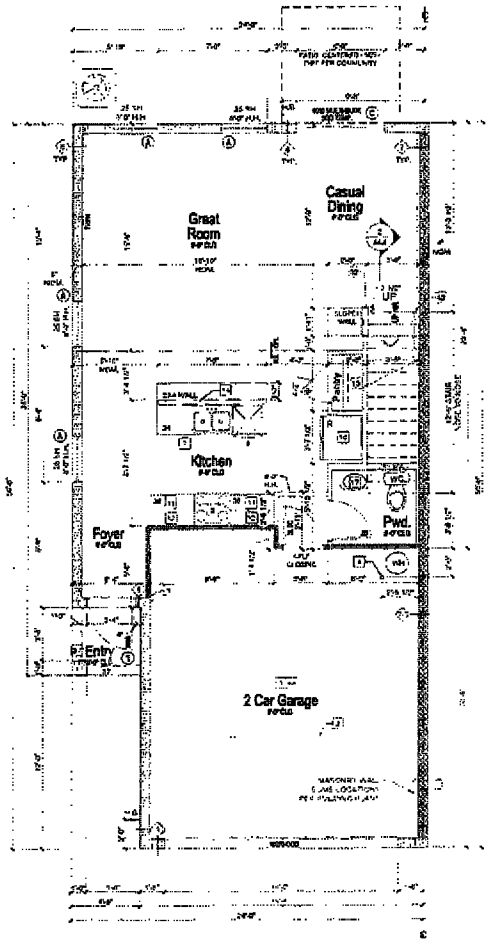




SECOND FLOOR PLAN - UNIT T179 (END)



FIRST FLOOR PLAN - UNIT T179 (END)

T179 - LN

FLOOR PLAN NOTES:

1. FINISH THE FACE OF FINISHER
2. LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION
3. SLOPE GARAGE FLOOR ¼" PER 1 FOOT TOWARD OVERHEAD GARAGE DOOR OPENING
4. 36" HIGH BOLLARD
5. STAIR PER GOVERNING CODE
6. 2x4 W/ GYP. BOARD CLOSURE UNDER STAIR
7. OPEN GARAGE BEYOND
8. DISHWASHER
9. RANGE w/ HOOD OR MICRO ABOVE
10. REFRIGERATOR
11. BASE CABINETS
12. UPPER CABINETS
13. PANTRY - (4) 12" D. SHELVES
14. HALF WALL +34 1/2" A.F.F. W/ COUNTERTOP PER PLAN
15. OPTIONAL UPPER CABINETS
16. OPTIONAL CABINETS
17. PEDESTAL SINK
18. TILED SHOWER W/ TEMPERED GLASS ENCLOSURE
19. 36" X 60" FURR DOWN
20. LINEN SHELVES
21. WASHER SPACE W/ DRAIN PAN BELOW - PROVIDE DRAIN PAN TO EXTERIOR
22. DRYER SPACE w/ VENT TO EXTERIOR
23. RECESSED WASHER/DRYER
24. OPTIONAL LAUNDRY SINK
25. HANGER ROD
26. ROD & SHELF
27. ATTIC ACCESS (22"x30" U.N.O.)
28. ATTIC ACCESS W/ STAIR (22 1/2"x54" U.N.O.)
29. GYPSUM BOARD OPENING
30. OPTIONAL PREPARED FOR LAUNDRY SINK
31. OPTIONAL COFFERED CEILING (AS NOTED PER PLAN)
32. 2x4 LOW WALL w/ GYPSUM BOARD & WOOD CAP - 42"±1/2" MIN
33. 2x4 LOW WALL 42" A.F.F.
34. N/A
35. LOW WALL @ 19" A.F.F.
36. N/A
37. SOFFIT OR BEAM ABOVE - REFER TO STRUCTURAL & INTERIOR ELEVATIONS FOR HEIGHTS & FINISHES
38. PLANT SHELF
39. N/A
40. LINE OF FRAMING ABOVE
41. LINE OF FRAMING WALL BELOW
42. MASONRY, SEE EXTERIOR ELEVATIONS.
43. HANDRAIL AT +30"-40" STAIR NOSING OR LANDING - PER CODE - ALSO REFER STAIR SECTIONS
44. CODED PLUMBING SUPPLY & VENT IN FRAME OR MASONRY WALL
45. CODED TOILET SUPPLY IN MASONRY WALL OR THROUGH FLOOR
46. N/A
47. INSTALL 10" GYP. BD. ON GARAGE SIDE OF WALL BETWEEN GARAGE & LIVING, TYP. A.S.W. TYPE "C" GYP. BD. ON GARAGE SIDE OF WALL BETWEEN GARAGE & LIVING, TYP. A.S.W. TYPE "C" GYP. BD. ON GARAGE SIDE OF WALL BETWEEN GARAGE & DRIVEWAY AND GARAGE & PATIO/PORCH - SEE DETAIL A-403.1

GENERAL NOTES

ALL INTERIOR DOORS ARE 6'-8" HEIGHT

DOOR WIDTH DESIGNATIONS: 28" = 2'-0", 30" = 2'-6", ETC.

GARAGE DOOR(S) SHALL BE SOLID CORE DOOR, A MIN. 1 3/8" THICK, W/ CLOSER

WINDOWS MARKED WITH AN * MUST MEET EMERGENCY ESCAPE AND RESCUE (E.E.R.) REQUIREMENTS. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS MEETS (E.E.R.) REQUIREMENTS

FOR ADDITIONAL INFORMATION SEE GENERAL NOTES, TYPICAL FINISH MATERIAL SPECIFICATIONS, WALL SECTIONS AND DETAILS.

PLUMBING NOTE: OFFSET ALL PLUMBING VENTS, DRYER VENTS, AND EXTERIOR FAUCET 16" MIN. FROM CENTER LINE OF PARTY WALL TO AVOID PENETRATING FIRE RESISTANT ROOF SHEATHING

FALL PROTECTION

IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPENABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

- OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH-DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IT IN ITS LARGEST OPENED POSITION.
- WINDOW OPENING CONTROL DEVICES (R312.1) COMPLY WITH ASTM F2090.

THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE, ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT

DOOR SCHEDULE

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Project Title
FRONT LOAD TOWNHOMES

Sheet Title
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DIVISION 01 - GENERAL REQUIREMENTS:

1. THE FOLLOWING GENERAL CODE + RESIDENTIAL SPECIFIC REQUIRES ADOPTED AUTHORITIES, FACILITIES, AND PATTERNS BUILDING AND ALL WORKERS & SUPERVISORS FOR CODES, FIRE HOUSING, REFERRED (THE "CODE") APPLIES TO ALL CONSTRUCTION ACTIVITIES (THE "WORK") OF A NATURE AND WHICH INCLUDED BY BUILD CONSTRUCTION, DRAWINGS, SPECIFICATIONS, ADDENDA, ETC. (THE "DOCUMENTS") OF THE STRUCTURE, BUILDING, AND/OR SITE (THE "PROJECT", AND "SITE") AS SPECIFICALLY DESIGNATED HEREIN OR ON THE DRAWINGS OR (THE "WORK AREA") WITHIN/OR WITHIN THE GENERAL CONTRACTOR (THE "CONTRACTOR" OR "SUCH") SHALL VISIT ALL FIELD MEASUREMENTS BEFORE COMMENCEMENT OF WORK AND BRING ANY DISCREPANCIES BETWEEN CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ARCHITECT/ENGINEER. ALL CHANGES AS MECHANICAL, ELECTRICAL, AND PLUMBING IMPLEMENTATIONS OR MODIFICATIONS TO CONSTRUCTION MUST TRADE CONTRACTORS (THE "CONTRACTORS") SHALL MAINTAIN ALL WORK IN ACCORDANCE WITH ANY AND ALL APPLICABLE CODES STANDARDS & EFFECTS AT THE TIME OF CONSTRUCTION.
2. NON-PERFORMING SHALL APPLY WHERE REQUIRED ALONG THE COURSE OF THE WORK AS IT APPLIES TO VARIOUS SAFETY CONSTRUCTION SHALL ENCOMPASS A "SAFETY DISCIPLINE" OR "SAFETY POINT OF CONTACT" AND SHALL BE RESPONSIBLE FOR ALL OSHA SAFETY REQUIREMENTS WITHIN CONSTRUCTION FAILURE REQUIREMENTS IN ANY WAY REVIEWED THE ARCHITECT/ENGINEER OF RECORD TO BE RESPONSIBLE FOR ANY ASPECT OF SAFETY DURING CONSTRUCTION OR TO ENSURE THAT THE CONTRACTOR FOLLOWS VARIOUS SAFETY REGULATIONS MAY BE APPLICABLE.
3. ALL WORK SHALL BE IN CONFORMANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND APPLICABLE REGULATIONS/CODES & INDUSTRY STANDARDS OF GOOD PRACTICE
4. ALL MATERIALS SHALL BE AS SPECIFIED HEREIN GIVEN TO AND STORED AND INSTALLED TO A WORKMANLIKE MANNER IN ACCORDANCE WITH APPLICABLE CODES, MANUFACTURER'S RECOMMENDATIONS, & INDUSTRY STD OF GOOD PRACTICE. THE CONTRACTOR SHALL WARRANT THE WORKMANSHIP AND MATERIALS IN ANY AND ALL WORK, FREE AND CLEAR OF ALL DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE OWNER. ANY WORK FOUND TO BE DEFECTIVE DURING THIS PERIOD SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
5. ALL WORK SHALL BE IN CONFORMANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND APPLICABLE REGULATIONS & INDUSTRY STANDARDS OF GOOD PRACTICE
6. ALL MATERIALS SHALL BE AS SPECIFIED HEREIN GIVEN TO AND STORED AND INSTALLED TO A WORKMANLIKE MANNER IN ACCORDANCE WITH APPLICABLE CODES, MANUFACTURER'S RECOMMENDATIONS, & INDUSTRY STD OF GOOD PRACTICE. THE CONTRACTOR SHALL WARRANT THE WORKMANSHIP AND MATERIALS IN ANY AND ALL WORK, FREE AND CLEAR OF ALL DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE OWNER. ANY WORK FOUND TO BE DEFECTIVE DURING THIS PERIOD SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO PROPERTY AND INJURY TO PERSONS RESULTING FROM NEGLIGENCE IN THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO PROPERTY AND INJURY TO PERSONS RESULTING FROM NEGLIGENCE IN THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO PROPERTY AND INJURY TO PERSONS RESULTING FROM NEGLIGENCE IN THE PERFORMANCE OF THE WORK.
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20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO PROPERTY AND INJURY TO PERSONS RESULTING FROM NEGLIGENCE IN THE PERFORMANCE OF THE WORK.

DIVISION 01 - CONSTRUCTION ADMIN PROCEDURES:

1. PROJECT COORDINATION
   1.1. GC SHALL PARTICIPATE IN A CONSTRUCTION ADMINISTRATION KICK-OFF MEETING WITH OWNER REPRESENTATIVE AND PERSON TEAM TO DEVELOP AND MAINTAIN A SYSTEM OF SCHEDULE AND DISTRIBUTION OF
      1.1.1. PROJECT RESPONSIBILITY
      1.1.2. PROJECT MEMOS AND EMAILS
      1.1.3. SUBMITTALS AND SHOP DRAWINGS
      1.1.4. REQUESTS FOR INFORMATION
      1.1.5. TEST SYSTEMS
      1.1.6. SCHEDULE AND REPORTS
   1.2. GC SHALL PROVIDE AND MAINTAIN A.A. COORDINATION DIVISION DURING CONSTRUCTION TO ENSURE ALL RELEVANT OWNERS REQUIRED ON THE PROJECT ARE COMMUNICATED TO ALL TRADES, SUBCONTRACTORS, SUPPLIERS AND ANY THIRD PARTY PROJECT TEAM MEMBERS
2. SUBMITTALS AND SHOP DRAWINGS
   2.1. SHOP DRAWINGS ARE REQUIRED FOR SHEET METAL DUCT AND SPECIALIZED EQUIPMENT. SHOP DRAWINGS SHALL BE SUBMITTED BY THE GC FOR REVIEW FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE WORK, IN ADDITION, THE DRAWINGS OR ANY MEANS OR METHODOLOGY THE CONTRACTORS SHALL BE SHOWN TO PERFORM IN CONFORMANCE WITH ALL MANUFACTURERS SPECS AND RECOMMENDATIONS.
   2.2. GC SHALL PREPARE A LIST AND USE OF MANUFACTURER SUBMITTALS AND SHOP DRAWINGS REQUIRED SHALL BE SUBMITTED BY THE GC FOR REVIEW AS PER THE CONTRACT AGREEMENT PRIOR TO THE START OF CONSTRUCTION LIST AND USE SHALL BE SEQUENCED TO ENSURE/AVAILABLE ARE RECEIVED AND BE SHOWN WITH BY GC SUBCONTRACTOR DESCRIPTION WORK

DIVISION 01 - CONSTRUCTION ADMIN PROCEDURES (CONT'D):

   2.3. ALL SUBMITTALS AND SHOP DRAWINGS SHALL BE REVIEWED BY OWNER/ARCHITECT A MINIMUM OF TEN WORKING DAYS PRIOR TO THE DATE OF INSTALLATION. ANY SUBMITTALS RECEIVED FROM SOURCES OF INCOMPLETE, INCORRECT OR LATE DATA WILL BE AT GC'S EXPENSE FOR REVIEW TIME EXCEEDS INCLUDED
3. REQUESTS FOR INFORMATION (RFIS)
   3.1. ALL RFIS FROM FIELD SHALL BE ROUTED TO THE OWNER AND ARCHITECT BY GC ALONE. RFIS RECEIVED DIRECTLY FROM SUBCONTRACTORS OR TRADES TO ARCHITECT/ENGINEER WILL NOT BE ANSWERED OR REVIEWED.
   3.2. RFIS SHALL BE SUBMITTED IN AN RFI TEMPLATE AGREED BY THE OWNER AT THE START OF THE PROJECT. ANY OTHER QUESTIONS, PHONE CONVERSATIONS, EMAILS, OR OTHER CORRESPONDENCE WILL BE CONSIDERED INFORMAL AND NOT BE A PART OF THE CONTRACT DOCUMENTS UNTIL AN OFFICIAL RFI IS ISSUED.
   3.3. GC SHALL REVIEW, AND MAINTAIN A LIST AND LOG OF RFIS INCLUDING SUBMIT, RESPONSE, STATUS, AND FOR THE DURATION OF THE PROJECT.
4. FIELD SKETCHES
   4.1. IN THE EVENT OF A FIELD CLARIFICATION SKETCH IS THE DOCUMENTS, WE MAY BE ASKED TO PREPARE A FIELD SKETCH THAT ILLUSTRATES THE DESIRED ALTERED APPROACH TO CONSTRUCTION. GC IS RESPONSIBLE FOR ENSURE THIS SKETCH VIA EMAIL OR ELECTRONIC TRANSMISSION TO THE OWNER/ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTING THE ALTERED DETAIL OR ASSEMBLY.
   4.2. ANY FIELD SKETCHES MAY BECOME REVISED DETAILS OR PLANS TO THE CONSTRUCTION IN THE FORM OF CHANGE DIRECTIVES. THESE REVISIONS ARE CONSIDERED AN OFFICIAL PART OF THE CONTRACT DOCUMENTS ONCE SIGNED AND ALL GC'S CONTRACT TERMS AND RESPONSIBILITIES WILL THEN APPLY. DEVIATION FROM A FIELD SKETCH SHALL BE CONSIDERED FRAME TO DEVIATING FROM THE CONTRACT DRAWINGS OR SPECIFICATIONS
   4.3. ARCHITECTS/ENGINEERS GENERAL PRACTICE SHALL BE TO INCLUDE FIELD SKETCHES ON FULL DETAIL PITCHED DRAWINGS AS A LAYER BACK FOR THE PURPOSE OF DOCUMENTATION FOR CODE AND INSPECTION PURPOSES. SEE DETAIL FOR DRAWING REVISIONS AND DELTAS
5. DRAWINGS AND SPECIFICATIONS
   5.1. ARCHITECT/ENGINEER WILL RELEASE REVISED DRAWINGS AT PCC AND CHANGE, TRACE OF THE CONSTRUCTION CHANGE AS REQUIRED FOR ACCEPTANCE.
      5.1.1. LOCKUP PRO
      5.1.2. LOCKUP PRO
      5.1.3. ARCHITECTS CHANGES FROM RFI REQUESTS
      5.1.4. MAJOR CHANGES DURING CONSTRUCTION
      5.1.5. REQUESTS FROM JURISDICTION FOR PERMITTED REVIEW/APPROVAL
      5.1.6. FINAL DRAWINGS AS BUILT DRAWINGS AT THE END OF THE PROJECT
   5.2. COMMON SITE MAY ELIMINATE DRAWINGS MULTIPLE PURPOSES DESIGNED ABOVE (IN A DELTA IF SET THAT CONTINUES WHERE THE ORIGINAL PERMIT REVIEW COMMENCED FROM THE ORIGINAL PERMIT REVIEW DRAWINGS) SHALL BE CLEARLY DISTINGUISHED FROM ANY REVISED SETS - OTHER DRAWINGS MAY NEED TO BE RESUBMITTED FOR CONSTRUCTION.
   5.3. ANY REVISION SETS ISSUED BY THE ARCHITECT/ENGINEER WILL BE DONE WITH ALL CHANGES CLOUDED AND NUMBERED WITH A TRIANGULAR DELTA AND NUMBER INDICATING THE REVISION RELEASED. THESE CLOUDS ON ALL SHEETS WILL ALSO HAVE THE DELTA NUMBER AND THE RELEASE DATE
   5.4. GC IS RESPONSIBLE TO DISTRIBUTE REVISED SETS TO ALL TRADES AND CLIENTS. SHALL ALL SHEETS ARE WORKING FROM THE MOST RECENT SET OF DOCUMENTS. OWNER AND ARCHITECT/ENGINEER WILL NOT BE RESPONSIBLE FOR ERRORS, OMISSIONS, OR INCORRECT INSTALLATIONS BASED ON OUT OF DATE SETS. GC AND SUB-CONTRACTORS FOR MAKING FROM THE MOST CURRENT SET OF DRAWINGS. DISTRIBUTION OF SUCH REVISED SETS BY THE GC AND RESPONSIBILITY AT THE TIMES OF BUILDING PERMIT REVIEW AND THE CONSTRUCTION PHASE.
6. SITE VISITS AND FIELD OBSERVATIONS
   6.1. GC SHALL COORDINATE WITH OWNER AND ENGINEERING AND RETURNS SUBMISSION OF SUBMITTALS TO BE REVIEWED FROM THE CONFORMING OF MATERIAL SITE WORK DURING PLANNING, MOBILIZATION, CONSTRUCTION, AND/OR CLOSEOUT
   6.2. SITE VISITS BY THE OWNER AND ARCHITECT MAY BE SUBJECT ANSWERS WORKING DAY WILL BE MADE PRIOR TO ANY CONDITIONS THAT MAY REQUIRE SITE OBSERVATION. SITE VISITS MAY BE POSTPONED IF MADE IN OVERLAP WITH PRIOR NOTIFICATION DEADLINE.
   6.3. GC SHALL NOTIFY OWNER AND ARCHITECT/ENGINEER IN ADVANCE ON DAYS OF SITE VISITS TO ACCOMPANY OWNER/ARCHITECT ON SITE WALK TO ANSWER QUESTIONS AND NOTE ANY AREAS OF CONCERN OR PREVIOUS COMMISSIONS.
   6.4. GC SHALL COORDINATE AND MAINTAIN A SITE VISIT LOG WITH SUMMARY OF ITEMS DISCUSSED, STATUS NOTES, AND A PLAN OF ACTION TO ADDRESS ANY/ALL ISSUES OR CORRECTIONS DISCUSSED BASED ON THE SITE WALK.
   6.5. GC SHALL ESTABLISH AND MAINTAIN A PROCESS FOR CONSTRUCTION PROGRESS ON A WEEKLY BASIS AND POST NOTES TO AN ONLINE FILE-SHARING PLATFORM (i.e. DROPBOX OR BOX) TO SHARING SITES FOR OWNER/ARCHITECT REVIEW. NOTES SHALL BE OF A SUFFICIENT LEVEL OF DETAIL TO ILLUSTRATE THE STATUS OF WORK AND PLANS, ETC AS NECESSARY FOR THE OWNER AND DESIGN TEAM TO REVIEW AND CONSULT WITH/AND BRING TO BE FAMILIARLY ON SITE
7. PROJECT CLOSEOUT
   7.1. AT TIME OF SUBSTANTIAL PROJECT COMPLETION GC SHALL DELIVER NOTICE TO OWNER AND ARCHITECT BEGIN WITH A LIST OF ANY OUTSTANDING ITEMS OR TO BE COMPLETED OR CORRECTED AS A PUNCH LIST ITEM. PUNCH-LIST MAY BE "PUNCH OR REMAINING TERMINATION OF OCCUPANCY" ENVIRONMENT)
   7.2. GC SHALL PREPARE AND SUBMIT A FINAL PAID APPLICATION PAYMENT TO THE OWNER AND ARCHITECT FOR REVIEW.
   7.3. GC SHALL PREPARE, ASSEMBLE, AND DELIVER A COMPLETE SET OF MANUALS AND FILES TO OWNER AND ARCHITECT. THIS SHALL INCLUDE ONE HARD COPY AND ONE FULL SIZE SET/DVD IN APPLICATION SCANNED FORM WILL BE PDF-BUILT DOCUMENTATION INCLUDED SHALL BE LISTED ANY CORRECTIONS OR VARIATIONS MADE DURING THE CONSTRUCTION PROCESS. THE FINAL SET OF DRAWINGS ON THE SITE FILED DRAWINGS BASED ON RED MARKED/AS BUILT DRAWINGS ALONG WITH ANY SUBSTITUTIONS OF ALTERED DETAILS OR INSTALLATION PROCESS.

DIVISION 03 - CONCRETE:

1. REFER TO STRUCTURAL DRAWINGS FOR SPECS AND GENERAL INFORMATION

DIVISION 04 - MASONRY:

1. REFER TO STRUCTURAL DRAWINGS FOR SPECS AND GENERAL INFORMATION

DIVISION 05 - METALS

1. REFER TO STRUCTURAL DRAWINGS FOR SPECS AND GENERAL INFORMATION

DIVISION 06 - WOOD, PLASTICS AND COMPOSITES:

1. ALL WOOD FRAMING AND SHEATHING SHALL BE GRADED, STAMPED AND INSTALLED PER AND SHALL BE PROTECTED FROM MOISTURE TO ENSURE/MEET CURRENT PRACTICES. STRUCTURE WATER SHALL BE MECHANICALLY FASTENED FROM WOOD MATERIALS EXPOSED TO WEATHER SHALL BE PRESSURE TREATED OR "RESISTANCE-PROT"
2. ALL METAL ANCHOR WOOD FRAMED MATERIALS SHALL BE FREE OF VISUALLY OBTAINABLE WARPING, BENDING, TWISTING, AND OTHER SUBSTANDARD IMPERFECTIONS THAT ADVERSELY AFFECT STRUCTURAL PERFORMANCE OR THE APPEARANCE OF FRAME AND RULE CONNECTIONS WITH OTHER FRAMING MEMBERS
3. ALL WOOD THAT IS EXPOSED TO THE WEATHER, OR IN CONTACT WITH EARTH, CONCRETE, OR MASONRY SHALL BE OF HEARTWOOD-TYPE PRESSURE-TREATED SOURCE.
4. GC SHALL PROVIDE APPROVED SUPPORTED ANCHOR BRACING MATERIAL IN NEW OR EXISTING WALLS FOR EQUIPMENT AND/OR ACCESSORIES ATTACHED DURING
5. FRAMING
   5.1. BASIS OF DESIGN FOR THE PROJECT SHALL BE THE FOLLOWING:
      5.1.1. LOCATIONS AT 16" ON CENTER U.N.O. ABOVE GRADE. "STUD ON FRAME"
      5.1.2. ALL FRAMING MEMBERS SHALL BE SPACED AND ALIGNED FOR PROPER LOAD PATH/CONTINUITY
   5.2. ALL FRAME TO HAVE SOFFITS, RECESS AND COLOR FINISH AS SELECTED BY OWNER OR ARCHITECT FOR EXTERIOR COLOR, BUILDING PACKAGE.
   5.3. GC SHALL BE RESPONSIBLE TO PROVIDE AND MAINTAIN ALL FRAME TO THE SITE AND STEP OF EFFECT ON ADDITION OR SMALL BUILDS, REMOVAL OF DAMAGED, PIECES OF FRAME AS NEEDED. PUTTY OR SURFACE PATCH WHERE NECESSARY TO ENSURE A SMOOTH, EVEN SURFACE.
   5.4. ADHESIVE WORK MUST BE SUITABLE SUBSTRATE WITH ADHESIVE AS PER MANUFACTURER'S WRITTEN SPECS. PROVIDE FILLER AT JOINTS ONLY AND SHOULD BE APPLIED AS NEEDED OR FLUSH PRIOR TO FINAL PAINT/FINISH.
   5.5. INSTALL FRAME IN ACCORDANCE WITH ALL MANUFACTURER INSTRUCTIONS TO ENSURE PROPER FIT, FINISH, AND PROTECTION FROM THE DOCUMENTATION AS PER THE FRAME PRODUCT WARRANTY PACKAGE.

DIVISION 06 - WOOD, PLASTICS AND COMPOSITES (CONT'D):

   5.6. ANY SMALL GAP TO BOX, SHAPE, AND DIMENSION TO SHOWN ON PLANS
   5.7. ROUGH CARPENTRY CONTRACTOR IS RESPONSIBLE FOR ANY UNNECESSARILY CONFORMING OF CONCRETE EDGES PROCEEDING FROM INSTALLATION. DO NOT INSTALL ANY FRAME THAT DOES NOT MEETING THE DRAWING DESIGN OR ELEVATION HEIGHT OF, AND BE RESPONSIBLE FOR CORRECTING ANY INCORRECT INSTALLATION OF FRAME THAT DOES NOT MATCH THE DRAWINGS

DIVISION 07 - THERMAL AND MOISTURE PROTECTION:

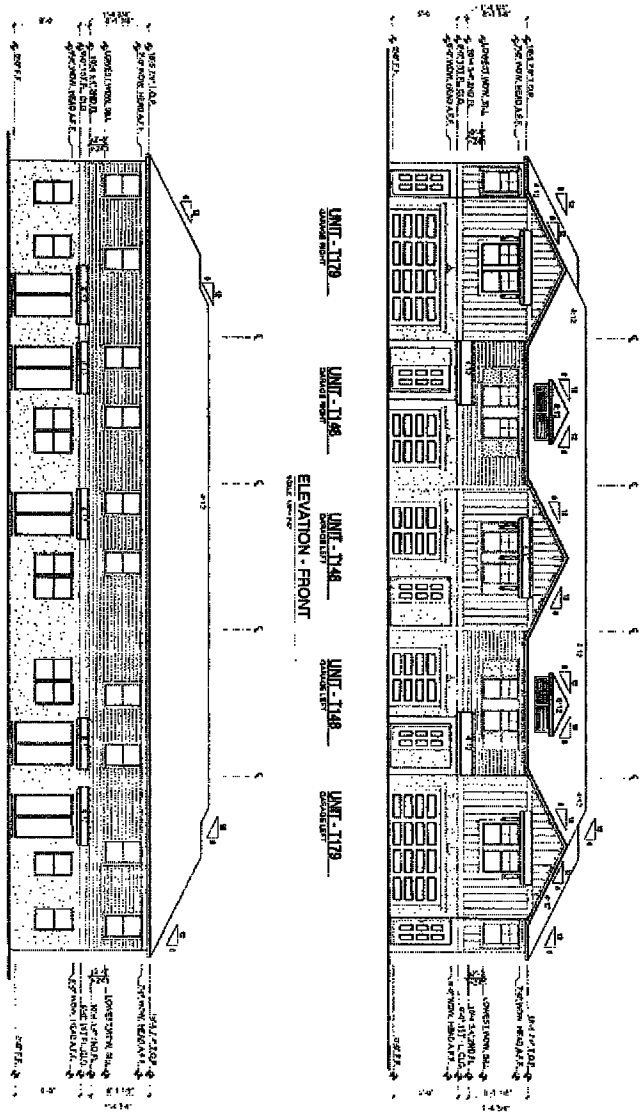
1. THE FOLLOWING SPECIFICATION SHALL DESIGN WITH IDENTIFICATION AS SPECIFIED HEREIN AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR CONDITIONING ENGINEERS (ASHRAE) HANDBOOK OF FUNDAMENTALS
2. FLASHING
   2.1. INSTALL FLASHING AND SHEET METAL IN CONFORMANCE WITH SMACNA ECONOMIC SHEET METAL MANUAL OF DESIGN.
   2.2. ALUMINUM FLASHING SHALL CONFORM TO ASTM B 209, AND BE MINIMUM 0.040" THICK STANDARD BUILDING SHEETS OF ALLOY 3003H
   2.3. GALVANIZED STEEL FLASHING SHALL CONFORM TO ASTM A 924, G90/G90 COATING, AS BASE (BUILDING) WITH A 30% REINFORCING OF 50 MILS-NO GALVANIZED WILL PREFINISHED.
   2.4. MANUFACTURED FLEXIBLE BLACK ELASTIC SHEET FLASHING OF 30 MIL AS MILS DESIGNATE SHALL COMPLY WITH THE FOLLOWING: SHORE A HARDNESS: ASTM D-2240 - 75 TYPE A DUROMETER; ASTM D-412 FILM RESISTANCE; ASTM D-624 DIE C - NATURAL ELONGATION: MIN 300 PSI TENSILE STRENGTH; ASTM D-816 TEAR - 30 MIN. STRONG MINIMUM WITH ENTIRE SELF ADHESIVE BACK.
   2.5. BACKPAN FLASHINGS WITH REINFORCED FIRST SHEET EFFECTIVE TO BE IN CONTACT WITH CONDITIONING AS SPECIFIED OR DIFFERENT VALUES.
   2.6. PREFORMED AND METAL FLASHING AT ALL DOOR TO SHAPE CONDITIONS. INSTALLATION OF WOOD BEHIND THROUGH CHANNEL RAILS, LEATHER SPRINKLER, A CUTSHEETS AS GOOD TO PROVIDE WATERTIGHT AND WEATHERPROOF ENVELOPE.
3. VENTILATION OF ATTICS AND/OR AS REQUIRED BY CODES FROM MIGRATION
   3.1. THE HOME SYSTEM DESIGN FOR CHANGES SHALL ACCEPT FOR AN CHANGE IN AN ASSOCIATED ATTIC SPACE TO ASSURE ADEQUATE CROSS FLOW AND IT IS RECOMMENDED THAT THE HOME BUILDER OBTAIN THE RECOMMENDATIONS OF THE SPRAY INSULATION MANUFACTURER FOR THE PROJECT SPECIFIC CONDITIONS AND CONSIDER AREA FOR INCLUSION OF VENT SYSTEM
4. INSULATION
   4.1. PROTECT ALL INSULATION MATERIALS FROM PHYSICAL DAMAGE FROM DETERIORATION BY MOISTURE, SEEPAGE, AND OTHER HARMFUL CROSS FLOW, MOLD OR A DRY LOCATION.
   4.2. INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS AND VAPOR-PERMEABLE MEMBRANES INSTALLED WITH FLANGES OR ASSEMBLIES. FROM EXTERIOR ASSEMBLIES. WALL ASSEMBLIES, CEILING, SPACES AND ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723 PERMIT AS ENFORCED FROM TIME FOR CODE
   4.3. PROVIDE AND INSTALL SPRAY APPLIED INSULATION WITH A NON-CORROSIVE BASE OF R-49 ON EXCEPTIONS OF SPACE SEPARATION AND TRUSS TOP CHORDS AS SHOWN ON DRAWINGS
   4.4. PROVIDE & INSTALL CLOSE FOAM BATT INSULATION AT INTERIOR NON SPACES
   4.5. FIT INSULATION BATT WITH NO SPACES AND PORT TO AND ENSURE MECHANICAL ATTACHMENT AND INSTALLATION OF ALL FORMS OF INSULATION. LEAVE NO GAPS OR SPACES EXCEPT SLOPE NOT TO EXCEEDING GLASS INSULATION.
5. PRIMED AND INSTALL BUTTONS AND DOWNSPOUTS IN PVC SHOWN MECHANICAL SHEET METAL, FLASHING AND SHEET METAL
   5.1. GUTTER - PER MANUFACTURER SPECIFICATION
   5.2. DOWNSPOUT - DOWNSPOUTS PER SHEET GUTTER CALCULATION.
   5.3. CONNECT DOWNSPOUTS TO UNDERGROUND STORMWATER DRAINAGE SYSTEM WHERE OR SPLASHING TO SPLASH WITH CONC SPLASHBLOCKS AS INDICATED ON SHEET
   5.4. FURNISH AND INSTALL SEALANTS, CONDITIONING FLASHING AND ALL AND FLASH TO ENSURE/ARE AS REQUIRED FOR WEATHER ATTACHMENT CONFORMING POTENTIAL DYNAMIC SHEET CREATED BY SEPARATION FLOW AND VOLUME. ALL FASTENERS AND SUPPORT ACCESSORIES SHALL BE OF THE SAME MATERIAL AS THE CONDUCTION AND SHALL BE PROVIDED TO ELIMINATE ON POSSIBILITY OF GALVANIC CORROSION DUE TO DISSIMILAR METALS
6. EXTERIOR FINISH SYSTEM TO BE CAST IN PLACE, SLIP FORM OR PRECAST CONCRETE WALL SYSTEM AT TIME EACH EXPLORATION AND FINISH STUCCO TO BE APPLIED EACH 2 LAYERS OF PAPER BACKED METAL LATH AND SIDE. APPROPRIATE CORNER BEADS, WEATHERS, EXPANSION, AND CONTROL JOINTS AS REQUIRED TO BE COLLECTED BY OWNER OR AS PER COLOR ELEVATIONS PROVIDED BY OWNER
7. WHERE CERAMIC PLASTIC INFUSION IS TO BE APPLIED TO LATH OVER FRAME CONSTRUCTION, MOISTURE SHALL THERE BE PROVIDED AND INSTALLED BETWEEN THE CEMENT PLASTER AND THE WATER RESISTIVE BARRIER. A SCRATCH COAT SHALL BE APPLIED BETWEEN THE WATER RESISTIVE BARRIER AND THE CEMENT PLASTER CONSISTING CONSISTING OF ONE OR THE FOLLOWING
   7.1. TWO LAYERS OF AN APPROVED WATER RESISTANT PAPER OVER AN APPROVED WATER RESISTIVE BARRIER, OR
   7.2. ONE LAYER OF AN APPROVED WATER RESISTANT PAPER OVER AN APPROVED WATER RESISTIVE BARRIER, OR
   7.3. OTHER APPROVED METHODS OR MATERIALS APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS
8. MINIMUM THICKNESS OF STUCCO WEATHER RESISTIVE EXPOSURE (EXCLUSIVE OF TEXTURE)

EXTERIOR SIDE	MINIMUM THICKNESS
MASONRY SURFACE	
MASONRY WALL	
METAL PLASTER BASE	3/4"
SELF-FURRING, GAP OR MASONRY SURFACE	7/8"
MASONRY WALL	
SMOOTH	3/4"
CORRUGATED OR EXPOSED AGGREGATE	7/8"

9. STUCCO FLASHING, CONTROL JOINTS, & WEATHER BARRIERS SHALL BE INSTALLED W/ STRICT ADHERENCE TO ALL APPLICABLE ASTM STDS & BUILDING CODE REQUIREMENTS

DIVISION 08 - OPENINGS:

1. ALUMINUM STOREFRONT AND METAL FRAMING WOOD DOORS, AND WINDOWS SHALL BE
   1.1. UNDERWRITERS LABORATORIES INC. - BUILDING MATERIALS DIRECTORY
   1.2. NATIONAL FIRE PROTECTION ASSOCIATION - PAMPHLET NO. 80 STANDARD FOR FIRE DOORS AND WINDOWS
   1.3. BHMA REFERENCE STANDARDS OF FLUSHED BUILDING CODE - RECOMMENDED
   1.4. IF CONFLICTION BETWEEN SPECIFIED IN THESE DOCUMENTS IS NOT REFERENCED BY THE "ACCEPTABLE" CODE BELOW ARE APPLICABLE REFERENCED STATE OR CONFORMED BUILDING CODE SHALL BE USED.
   1.5. REFERENCED STANDARDS INCLUDE, BUT ARE NOT LIMITED TO MANUFACTURERS' WRITTEN, PERFORMANCE GUIDELINES, CLEARANCE AND AIR FRAMES SAFETY REQUIREMENTS
2. ALL DOORS AND WINDOWS SHALL COMPLY WITH ENT CODE FOR THE SOIL, LOCATION & ECONOMIC SPECIFIC REQUIREMENTS AND AS ADOPTED BY OWNER FROM OWNER / CONTRACTORS CODE WORKSHEET AND DETERMINED IN SOME VARIOUS. PROTECTION
3. CONTRACTOR SHALL CONFORM TO THE ADOPTED ENERGY CODE AND VERIFY THAT WINDOWS MEETING AND DOOR INSULATION VALUES TO ACTIVE & U.N. STRESSED
4. ALL DOORS, WINDOWS, FENESTRATION, ENTRANCE TO GROUND TO AND ELEVATION ON IT UNDERSTANDING APPLY SHALL BE TRUE WEATHER TIGHTED, PROTECTED OR ADDITIONAL REQUIRED TO KEEP AND BE
5. DOORS
   5.1. GLAZING IN DOORS ARE CONSIDERED A HAZARDOUS LOCATION AS SHALL BE TEMPERED GLASS EXCEPT AS OTHERWISE PER CODE.
   5.2. DOOR UNITS AND FRAMES SHALL BE PROTECTED DURING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL REPAIR/REPLACE ANY DAMAGE TO SUCH MATERIALS AND PRODUCTS AT NO ADDITIONAL COST TO OWNER.
   5.3. ALL DOOR MOUNTS TO BE AS INDICATED ON THE CONSTRUCTION DRAWINGS DOOR HEIGHT TO BE ADJUSTED BY GC AS REQUIRED TO ACCOMMODATE VARIOUS FLOOR FINISHES, FLOOR COVERS, DOOR CLEARANCES AND ANY OTHER CONDITIONS ENCOUNTERED.
   5.4. REFER TO DRAWINGS FOR DOOR TYPES, SIZES, FRAME DETAILS, AND HARDWARE SET INFORMATION. ANY PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED AND APPROVED IN WRITE STANDARD ALONG WITH SHOP DRAWINGS AND OTHER RECOMMENDATIONS FOR THE BUILDING AREAS PROVIDE CLEARANCES, AND ANY CHANGES FROM SPECIFICATIONS.
   5.5. ALL DOORS SHALL BE SUPPLIED BY A SUPPLIER CONTRACTED SUBCONTRACTOR OR SUB WHO SPECIALIZES, HAS BEEN SUPPLIED OFFERED FOR MANY YEARS OF SIMILAR CHARACTER AND WORK. REFERENCES SHALL BE SUBMITTED ON REQUEST.
   5.6. ALL LOCKS AND HARDWARE SHALL BE COORDINATED WITH THIRD PARTY SPECIFICATION FOR DESIGN AND/OR OTHER DIVISIONS AND CONFIRMED FOR COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
   5.7. PROVIDE & INSTALL WEATHER-RESISTANT SEALS AND GASKETS, TYP TO SPACE & SET AS RECOMMEND CLASS 2, 1/2" THICK AT SWINGING DOOR/ENTRY AT TOP & SIDES AND AT A DRY LOCATION.
   5.8. PROVIDE AND INSTALL ON OF REGULAR EXTERIOR SHALLOWED, 1/2" THICK AT ALL WALLS AND CEILING UNLESS DIRECTED ABOVE OR ON DRAWINGS OF SPECIFIED. CONSTRUCTION SHALL BE ADJUSTED FOR ALL ACCESSORIES FINISH WORK AND REMOVING IN ACCORDANCE WITH MANUFACTURER STANDARD SPECIFICATIONS.
   5.9. SHALL SHALL BE VERIFIED-RATED & INDICATED ON THE OWNER SHEET AND SCHEDULE. SHALL BE FIRE AND SMOKE OF CONSTRUCTION FROM OPENINGS AND ASSEMBLIES AS REQUIRED BY CODE.
   5.10. GLAZING IN LOCATIONS MORE MAY BE SUBJECT TO HUMAN IMPACT LOADS AS TEMPERED GLASS ACCORDING TO ANSI STANDARD Z97.1 OR CPSC 16 CFR 1201 CAT II. PANELS, SLIDING GLASS DOORS, SHOWER DOORS, AND STORM DOORS SHALL MEET THE REQUIREMENTS SET FORTH IN THE ANSI AND CPSC STANDARDS. PANE IDENTIFICATION IS REQUIRED TO REMAIN IN PLACE AND SHALL BE PERMANENTLY VISIBLE UPON INSPECTION.
   5.11. GLAZING ASSEMBLY DOORS, ALL GLASS PANELS LOCATED WITHIN 24" OF A DOOR AND LESS THAN 60" ABOVE THE WALKING SURFACE ARE CONSIDERED A HAZARDOUS LOCATION AND SHALL BE PROVIDED GLASS I-SAFETY AS DETERMINED HERE FROM CODE.
   5.12. GLAZING PANELS WITHIN 24" HORIZONTALLY O



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BUILDING ELEVATIONS

Project Title
FRONT LOAD TOWNHOMES

Control Date: 05.12.2025
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Meritage Homes

FIELDSTONE
ARCHITECTURE & ENGINEERING

DIVISION 01 - GENERAL REQUIREMENTS

- THE FLORIDA BUILDING CODE - RESIDENTIAL 2020 (FBCR) ADOPTED AMENDMENTS, REVISIONS, AND INTERPRETATIONS AND ALL PERMITS & INSPECTIONS WITH LOCAL JURISDICTIONAL AUTHORITIES (THE "CODES") APPLIES TO ALL CONSTRUCTION ASSOCIATED WITH "WORKS" OF A NATURE AND EXTENT DESCRIBED IN THESE CONSTRUCTION DOCUMENTS. REFERENCE TO "THE PROJECT" OR "PROJECT" AS IT PERTAINS TO THE "BUILDING" WITHIN THIS "JOB" (THE PROJECT), THE "SITE" IS WITHIN EXISTING OR CONSTRUCTED PORTION OF THE PROPERTY/LAND (THE "WORK AREA") DESIGNATED HEREIN. THE "GENERAL CONTRACTOR (GC) "CONTRACTOR" OR "GC") SHALL VERIFY AND CODE REQUIREMENTS BEFORE COMMENCEMENT OF WORK AND BRING ANY DISCREPANCIES BETWEEN CODES REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ARCHITECT/ENGINEER. ALL TRADES (I.E. MECHANICAL, ELECTRICAL, AND PLUMBING SUBCONTRACTORS OR PROFESSIONALLY CONTRACTED INDIVIDUAL TRADE CONTRACTORS (THE "CONTRACTORS")) SHALL PERFORM ALL WORK IN ACCORDANCE WITH ANY AND ALL APPLICABLE CODES EFFECTIVELY IN EFFECT AT THE TIME OF CONSTRUCTION.
- OTHER REGULATIONS SHALL APPLY WHERE REQUIRED DURING THE COURSE OF THE WORK AS IT APPLIES TO ANSWER SAFETY CONSTRUCTION SHALL DESIGNATE A "SAFETY DIRECTOR" OR SAFETY POINT OF CONTACT WHO SHALL BE RESPONSIBLE FOR ALL JOB SAFETY PROGRAMMING. ANYWAY CONTAINED IN THESE DOCUMENTS IN ANY WAY RESPECTS THE APPLICABLE, ENGINEER OR OWNER TO BE RESPONSIBLE FOR ANY ASPECT OF SAFETY DURING CONSTRUCTION OR TO CONTROL WORK OF THE CONTRACTOR FOLLOWING ANY/EVERY SAFETY REGULATIONS MAY BE APPLICABLE.
- ALL WORK SHALL BE IN CONFORMANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND NOTED INDUSTRY RECOMMENDATIONS & MANDATORY STANDARDS OF GOOD PRACTICE
- ALL REFERENCE SHALL BE AS REFERENCED AND/OR ATTACHED AND STANDARD AND PREVAILING IN A WORKMANLIKE MANNER, IN ACCORDANCE WITH APPLICABLE OWNER, VENDOR'S RECOMMENDATIONS & INDUSTRY BEST OF GOOD PRACTICES (SEE PRIORITIES)
- ALL CONTRACTORS SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL PERTINENT DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, MARKING PAINT SURFACES, ETC. ALL FIXTURES, EQUIPMENT, GLAZING, ETC. SHALL BE LEFT CLEAN AND READY FOR OWNER'S USE UPON COMPLETION OF THE PROJECT
- GC SHALL SUBMIT SHOPS AND SUBCONTRACTORS WITH ANY DESIGN IN CONFLICT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT/ENGINEER AND WHERE CONFLICTIONS, SHALL BE OBTAINED BEFORE PROCEEDING WITH AFFECTED WORK. THE GC SHALL BE RESPONSIBLE FOR SECURITY OF UNSUPERVISED MATERIALS OF ANY KINDS. OWNER'S RECOMMENDATIONS & ANSWERS NOTE OF GOOD PRACTICES (SEE PRIORITIES)
- ALL CONTRACTORS SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL PERTINENT DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, MARKING PAINT SURFACES, ETC. ALL FIXTURES, EQUIPMENT, GLAZING, ETC. SHALL BE LEFT CLEAN AND READY FOR OWNER'S USE UPON COMPLETION OF THE PROJECT
- GC SHALL SUBMIT SHOPS AND SUBCONTRACTORS WITH ANY DESIGN IN CONFLICT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT/ENGINEER AND WHERE CONFLICTIONS, SHALL BE OBTAINED BEFORE PROCEEDING WITH AFFECTED WORK. THE GC SHALL BE RESPONSIBLE FOR SECURITY OF UNSUPERVISED MATERIALS OF ANY KINDS.
- GC TO COORDINATE ALL DIMENSIONS IN PREFABRICATED ITEMS WITH MANUFACTURERS SPECIFICATIONS. ALL BODY PENETRATIONS TO WARRANTIES FOR EQUIPMENT OR INSTALLATIONS. WORK OR DAMAGES THE WORKS "OR EQUAL" ARE TO BE APPROVED WHEREVER A SPECIFIC MANUFACTURER OR MODEL CHOICE THE SUBSTITUTIONS PERMITTED
- GC RESPONSIBLE FOR COORDINATING ALL RELATED WORK & SCHEDULE FOR CONSTRUCTION AND FULL PROJECT COMPLETION, UNLESS OTHER ARRANGEMENTS ARE MADE WITH OWNER. SPECIFIC ITEMS TO BE FURNISHED BY OWNER OR OTHERS, ARE NOTED IN THESE DOCUMENTS AND SHALL BE COORDINATED PRIOR TO PROCEEDING WITH THE WORK
- ALL GC SHALL MAY FOR OWNERS, REPRESENTATIVES DURING CONSTRUCTIONS INCLUDING BUT NOT LIMITED TO ELECTRICAL, LOCAL WATER, SEWER, ETC.
- ANY CONSULTANTS AND SITE SUPERINTENDENTS, GEOTECHNICAL, ENGINEERING, TELEVISION, AUDIO-VISUAL, LOW VOLTAGE, COMPUTER, AND SECURITY SYSTEMS, INTERIOR DESIGN, & DOCUMENTATION PROVISIONS ARE NOT INCLUDED AS PART OF THE SCOPE OF THESE CONSTRUCTION DOCUMENTS UNLESS NOTED. THE GC SHALL COORDINATE WITH THE OWNER REGARDING THE COORDINATION OF THESE PROVISIONS WITH ANY SCOPE OF WORK REQUIRED BY THESE AGREEMENTS AND ANY OTHER WORK REQUIRED BY THE OWNER'S REPRESENTATIVES FOR THIS PROJECT
- THE ARCHITECT, ENGINEER AND SERVICE ARE NOT RESPONSIBLE FOR WORK COMPLETED BY CONTRACTORS THAT DEVIATES FROM ACCEPTED APPLICABLE CODES OR THE WORKS OF THESE DRAWINGS. THE GC SHALL NOTIFY ALL NON-CONFORMANCE ISSUES IN ORDER TO COMPLY WITH CODE AND THE INTENT OF THESE DOCUMENTS & NOT MODIFY, ADD TO OR CHANGE, ATTACHMENT OF A CERTIFICATE OF OCCUPANCY FOR THE OWNER IS REQUIRED BUT MAY REPRESENT THE ENTIRE SCOPE OF WORK THAT IS TO BE COMPLETED BY THE GC FOR THIS PROJECT.
- ALL ENLARGED DRAWINGS AND DETAILED SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS AND DETAILS
- DO NOT SCALE DRAWINGS. MATERIALS, LOCATIONS, AND DIMENSIONS SHOWN ARE APPROXIMATE ONLY AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- DETAILS AND SECTIONS ON THE DRAWINGS ARE INTENDED TO SPECIFIC LOCATIONS AND ARE INTENDED TO BE TYPICAL FOR ALL SIMILAR CONDITIONS, CHANGES TO ANY PROJECT MUST BE APPROVED BY THE ARCHITECT/ENGINEER. THE ARCHITECT/ENGINEER MUST BE MADE BY THE CONTRACTORS TO ACCOMPANY ANY VARIANCES, & SHALL SUBMITTALS FROM REVISIONS, SHOP DRAWINGS, DETAILS, AND SCHEDULES ARE REQUIRED TO SHALL NOTIFY ARCHITECT PRIOR TO PERFORMING THOSE WORK.
- GC SHALL INSPECT, EXAMINE AND SATISFY OF STRUCTURE OF ALL THAT'S BEFORE THE CONSTRUCTION STARTED, GC SHALL NOT PROCEED ADJACENT, PREPARATORY, INSTALLED, OR SIMILAR WORK UNTIL SATISFACTORY CONDITIONS FROM PROPERTY OWNERS, AND SUBMITTING A RECORD OF THIS PROVISION TO THE OWNER FOR REVIEW & APPROVAL
- IN THE GC SHALL MAKE ALL NECESSARY CHANGES TO ANY PROJECT DUE TO ANY DISCREPANCIES OF THE ARCHITECT/ENGINEER. THIS INCIDENCE DUE IS NOT LIMITED TO LAYOUTS, WALLS, SLABS, FOOTINGS, APPLIED LOADS, STRUCTURE OR MATERIALS MUST FRAMING AND ALL OTHER STRUCTURAL ELEMENTS.
- RESPONSIBLE FOR MASONRY CONTROL JOINTS NOT SHOWN INCLUDED IN THE DESIGN OF THIS PROJECT GC TO NOTIFY OWNER OF ANY CONSIDERED WARRANT THAT NO LOSS IN PERFORMANCE DUE TO THE LACK OF WORK FOR THE ABSENCE OF CONTROL SYSTEM IN THE NOTES OF WORK THAT MAY HAVE BEEN INCLUDED
- THE GC SHALL SECURE AND MAINTAIN ALL CONSTRUCTION PERMITS AND INSPECTIONS FOR THE PROJECT AND SHALL COORDINATE ALL INSPECTIONS IN ORDER TO MAINTAIN A CERTIFICATE OF OCCUPANCY PERMIT UPON COMPLETION OF THE WORK.
- GC IS TO PROVIDE AN UNFAMILY FINISHED PRODUCT UPON COMPLETION OF CONSTRUCTION INCLUDING ANY FINAL RETAINS OR WORK IDENTIFIED ON PRODUCT INSTALLED WITH MANUFACTURER'S RECOMMENDATIONS & THE OWNER AND SUPERVISORS PER.
- THE GC SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR MINIMUM OR AS OTHERWISE AGREED BY THE OWNER AND PROVIDE INSTALLED WITH MANUFACTURER'S RECOMMENDATIONS AND WARRANTIES WHERE APPLICABLE IN ACCORDANCE WITH EACH WARRANTY. ESPECIALLY WARRANTIES MECHANICAL ITEMS AND SUCH PERIODS SHALL BE EVALUATED TO SHALL IN ANY CONSTRUCTION AT TIME OF PROJECT CLOSE OUT.

DIVISION 01 - CONSTRUCTION ADMIN PROCEDURES:

1. PROJECT COORDINATION
   - 1.1 GC SHALL PARTICIPATE IN A COORDINATION ADMINISTRATION KICK-OFF MEETING WITH OWNER, ARCHITECT, AND NEEDED TEAM TO DEVELOP AND MAINTAIN A SYSTEM OF REPORTS AND INFORMATION OF
     - 1.1.1 PROJECT CORRESPONDENCE
     - 1.1.2 PROJECT NOTICES AND EMAILS
     - 1.1.3 SUBMITTALS AND SHOP DRAWINGS
     - 1.1.4 REQUESTS FOR INFORMATION
     - 1.1.5 FIELD ORDERS
     - 1.1.6 DRAWING REVISIONS AND SKETCH
   - 1.2 GC SHALL PREPARE AND MAINTAIN ALL COORDINATION EFFORTS DURING CONSTRUCTION TO ENSURE ALL RELATIVE CHANGES REQUIRED ON THE PROJECT ARE COMMUNICATED TO ALL TRADES, SUBCONTRACTORS, OWNER REPRESENTATIVES, INSPECTION AND ANY OTHER PARTIES TO BE INVOLVED
2. SUBMITTALS AND SHOP DRAWINGS
   - 2.1 SHOP DRAWINGS ARE REQUIRED FOR SPECIAL WORK, DIES, AND SPECIALIZED CONSTRUCTION. SHOP DRAWINGS SHALL BE SUBMITTED BY GC TO OWNER FOR REVIEW FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE WORK OF AREAS WHERE THE DRAWINGS OR WORK INTERRELATED. ALL CONTRACTORS SHALL BE FOUND TO PERFORM IN CONFORMANCE WITH THE MANUFACTURERS' SPECS AND RECOMMENDATIONS
   - 2.2 GC SHALL PREPARE A LIST AND USE OF ANTICIPATED SUBMITTALS AND SHOP DRAWINGS REQUIRED EARLY IN THE PROJECT SCHEDULE. ANTICIPATED SUBMITTALS AS PER THE OWNER'S CONSULTANT PRIOR TO THE START OF CONSTRUCTION. LIST AND GC SHALL BE DELIVERED TO OWNER/ARCHITECT FOR REVIEW NO LATER THAN 30 DAYS PRIOR TO THE CONSTRUCTION OF THAT

DIVISION 01 - CONSTRUCTION ADMIN PROCEDURES (CONT'D):

2.3 ALL SUBMITTALS AND SHOP DRAWINGS WILL BE REVIEWED BY OWNER/ARCHITECT A MAX OF (7) SEVEN (7) WORKING DAYS, REVIEWING FROM LIMITED OR INCOMPLETE SUBMITTAL DATA WILL BE AT GC'S EXPENSE. FOR PRIVATE RISE CODES REQUIRED

3. REQUEST FOR INFORMATION (RFIs)
   - 3.1 ALL RFIs FROM HIGH SHALL BE ISSUED TO BE CLEAR AND ABSOLUTELY BY GC FROM NON ISSUED DIRECTLY FROM SUBCONTRACTORS OR TRADES TO ARCHITECT OR BY ANY OTHER MEANS WILL NOT BE ACCEPTED OR ANSWERED.
   - 3.2 RFIs SHALL BE SUBMITTED IN AN ORGANIZED MANNER BY THE OWNER AT THE START OF THE PROJECT, AND UPON DIRECTIONS FROM CONSTRUCTIONS. OWNER, OR OTHER CONSTRUCTIONS, AND NOT BE A PART OF THE CONTRACT DOCUMENTS GIVEN, AN OPTIONAL FEE IS REQUIRED
   - 3.3 GC SHALL PREPARE AND MAINTAIN A LIST AND LOG OF RFIs, SUBMITTING "DATE SUBMITTED", "DATE" FOR ALL DURATION OF THE PROJECT.
4. FIELD DIMENSIONS
   - 4.1 IN GC'S CARE IS A FIELD PROCEDURES CHANGE TO THE DOCUMENTS, GC MAY BE ISSUED TO PREPARE A FIELD SKETCH THAT ILLUSTRATES THE DESIRED ALTERED APPEARANCE OR CONSTRUCTION. GC IS RESPONSIBLE FOR ASSISTING THIS SKETCH OR PLANS OR STRUCTURAL MODIFICATIONS TO THE OWNER/ARCHITECT FOR FINAL POINT OF CONSTRUCTIONS OR ALTERED METHOD OR METHOD.
   - 4.2 ARCHITECT/ENGINEER MAY ISSUE REVISED DETAILS OR PLANS TO THE FOUNDATION IN THE FORM OF FIELD SKETCHES WHICH SHALL BE CONSIDERED AS CRITICAL PART OF THE CONTRACT DOCUMENTS SHOP PROPERTY AND ALL GC'S CONTRACT TERMS AND RESPONSIBILITIES SHALL MAIN APPLY. DEVIATION FROM A FIELD SKETCH SHALL BE CONSIDERED FAILING TO DEPARTURES FROM THE CONTRACT DRAWINGS OR SPECIFICATIONS
   - 4.3 ARCHITECT/ENGINEER'S GENERAL PRACTICE SHALL NOT TO PUBLISH FIELD SKETCHES OR FINAL FIELD REVISED DRAWINGS AT A MAJOR DATE FOR THE PURPOSE OF DOCUMENTATION FOR 2020 AND INSPECTION PURPOSES. SEE NOTES FOR ORGANIC REVISIONS AND BILLING
5. GRAPHICS STANDARDS
   - 5.1 ARCHITECT/ENGINEER WILL RELEASE REVISED DRAWINGS AT KEY AND CRITICAL TIMES OF THE CONSTRUCTION PHASE AS NEEDED FOR ADDRESSING
     - 5.1.1 PLANNING REVIEW AGENCY COMMENTS
     - 5.1.2 BIDDING RFP
     - 5.1.3 OWNER REQUESTED CHANGES FROM THE RECORDS
     - 5.1.4 MAJOR OWNER'S DURING CONSTRUCTION
     - 5.1.5 REQUESTS SHOP, AUTHORIZATION FOR PROGRESS REPAIR/REPAINT
     - 5.1.6 SHOP, CONFIRMATION, OF ENGINEER OF PROJECT CORPORATE SEAL
   - 5.2 DRAWN SETS ARE RELEASED CONSTRUCTION DOCUMENTS ARCHITECTURAL (ARCH) & ENGINEERING (ENG) DRAWINGS WITH ARCH & ENG SEALS AND SIGNATURES DATED FOR THE INITIAL PERMIT REVIEW (SEAL) AT TIME WITH THE PERMIT AND OWNER REQUIRED CHANGES FROM THE PERMIT REVIEW, IN ONE SHEARED SET - "PERMIT SET" OR "ISSUED FOR CONSTRUCTION")
   - 5.3 ALL REVISION SETS ISSUED BY THE ARCHITECT/ENGINEER WILL BE DONE WITH ALL CHANGES CLOUDED AND MARKED WITH A NUMBERED TRIANGLE AT THE LOCATION INDICATING THE REVISION RELEASE. SHALL BLOCKED ON ALL SHEETS WILL ALSO HAVE THE REVISION NUMBERS AND DESCRIPTIONS.
   - 5.4 GC IS TO ENSURE THAT ALL SUBCONTRACTORS BID ON AND ARE ISSUED FROM ALL SHEETS AND WORKING FROM THE MOST RECENT SET OF DOCUMENTS. OWNER AND ARCHITECT/ENGINEER WILL NOT BE RESPONSIBLE FOR ERRORS, OMISSIONS, OR INCORRECT INSTALLATIONS THAT COME OUT OF ANY BID CONTRACTORS AND WORKING FROM THE MOST CURRENT SET OF DRAWINGS. CORRECTION OF SUCH ERRORS SHALL BE THE GC'S RESPONSIBILITY AT NO ADDITIONAL COST TO THE OWNER/ARCHITECT AND AS THE DISCRETION OF THE OWNER.
6. SITE VISITS AND FIELD OBSERVATIONS
   - 6.1 GC SHALL COORDINATE WITH OWNER AND ARCHITECT AND ENGINEER DESIGNER OF APPLICABLE TO THE PROJECT FOR THE PURPOSES OF REVIEW, THE STATIC CLIMATIC PLANNING, NOMENCLATION, CONSERVATION, AND/OR CURTAILMENT
   - 6.2 SITE VISITS BY THE OWNER AND ARCHITECT SHALL BE WITHOUT ADVANCE WARNING BUT ANY ADVANCE NOTICE TO SITE CONDITIONS THAT MAY INTERRUPT NORMAL WORKING PATTERNS FOR VISITS MAY BE POSTPONED IF NECESSARY TO OVERLAP WITH CRUCIAL INSTALLATION SEQUENCE
   - 6.3 GC SHALL MAKE EVERY EFFORT POSSIBLE TO BE AVAILABLE ON DAYS OF VISIT AND BE ACCOMPANIED BY A REPRESENTATIVE OF THE TRADE TO ANSWER QUESTIONS AND NOTE ANY ISSUES OF CONCERN OR REQUIRED CORRECTIONS.
   - 6.4 GC SHALL NOTIFY OWNER AND ARCHITECT/ENGINEER IMMEDIATELY OF ANY ISSUES DISCOVERED ISSUES NOTED, AND A PLAN OF ACTION TO ADDRESS. ANY/ALL ISSUES OR CORRESPONDENCE RECEIVED BASED ON THE SITE VISITS
   - 6.5 GC SHALL MAINTAIN A CONSTRUCTION PROGRESS PHOTOGRAPHS OF A MINIMUM OF TWO SHOTS TO AN ONLINE FILE-SHARING PLATFORM (e.g. Dropbox OR GOOGLE) TO SHARING SITES FOR OWNER/ARCHITECT REVIEW. IMAGES SHALL BE OF ALL AREAS OF INTERIOR AND EXTERIOR, CLOSE-UPS OF ROOF AND FRAMING, ETC. AS NECESSARY FOR THE OWNER/ARCHITECT REVIEW PLAN TO REVIEW AND COMMENT WITHOUT HAVING TO BE PRESENT ON SITE

7. PROJECT CLOSEOUT
   - 7.1 AT END OF SUBSTANTIAL PROJECT COMPLETION, GC SHALL PROVIDE NOTICE TO OWNER AND ARCHITECT ALONG WITH A LIST OF ANY OUTSTANDING ITEMS TO BE COMPLETED OR CORRECTED AS A FINAL PUNCH LIST. GC SHALL ENSURE THE TURNOVER OF PERFORMANCE (TEMPORARY OR OCCUPANCY INSPECTIONS)
   - 7.2 GC SHALL PREPARE AND DELIVER A FINAL FIELD INSPECTION REPORT TO THE OWNER AND ARCHITECT FOR REVIEW
   - 7.3 GC SHALL PREPARE, ASSEMBLE, AND REVIEW A COMPLETE SET OF MANUALS AND FIELD DRAWINGS TO THE OWNER AND ARCHITECT IN BOTH WORD COPY AND FULL SET OF PDF FORMAT. INCLUDING FOR USE, BUT NOT LIMITED TO: DOCUMENTATION, WARRANTY SHALL BE LISTED AND RESPONSIBILITIES OR WARRANTIES INCLUDING EXTENDED COVERAGE BY APPROVED GC OR OWNER OR SUBCONTRACTOR OR SUPPLIER, AS PER THE CONTRACT DOCUMENTS ALONG WITH ANY STATEMENT OF A SIGNED SUMMARY OF INSTALLATION PROCESS.

DIVISION 02 - CONCRETE:

1. REFER TO STRUCTURAL DRAWINGS FOR SPECS AND GENERAL INFORMATION

DIVISION 04 - MASONRY:

1. REFER TO STRUCTURAL DRAWINGS FOR SPECS AND GENERAL INFORMATION

DIVISION 05 - METALS:

1. REFER TO STRUCTURAL DRAWINGS FOR SPECS AND GENERAL INFORMATION

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES:

1. ALL WOOD PRODUCTS AND MATERIALS SHALL BE CHOSEN, STORED, AND INSTALLED DRY AND SHALL BE PROTECTED FROM WEATHER OR GROUND CONTACT. CONTRACTOR SHALL TEMPORARILY REMOVED FROM WOOD MATERIALS EXPOSED TO WEATHER DURING CONSTRUCTION. IF LUMBER SHALL BE "WEATHERED".
2. ALL METAL ANCHOR POST - ANCHOR BOLTS/PINS SHALL BE FREE OF VISUALLY OBSERVABLE WARPING, CURVING, CHECKING, AND OTHER DISFIGURING IMPERFECTIONS THAT ADVERSELY AFFECT STRUCTURAL PERFORMANCE OR THE PURPOSE OF FITTING AND BOLT CONNECTIONS WITH OTHER STRUCTURAL MEMBERS.
3. ALL WOOD THAT IS EXPOSED TO THE ELEMENTS, OR IN CONTACT WITH EARTH, CONCRETE, OR MASONRY, SHALL BE OF HEARTWOOD PIPE PRESSURE-TREATED LUMBER.
4. GC SHALL PROVIDE ACCESSIBLE FOOTPRINTS AND/OR ENCLOSED MATERIAL IN NEW OR EXISTING WALLS FOR EQUIPMENT AND/OR ACCESSORIES ATTACHED THERETO
5. ROOF TRUSS
   - 5.1 SHOP DRAWINGS OF DESIGN FOR THIS PROJECT SHALL BE THE FOLLOWING
     - 5.1.1 LOCATIONS AT OR ABOVE 9'-0" ABOVE WHERE "OPEN ON FRAME"
     - 5.1.2 LOCATIONS ABOVE 9'-0" ABOVE GRADE, MANUFACTURER PREPARATIONS
   - 5.2 ALL FLOOR TO FRAME SURFACE TRUSSES, AND ROOF TRUSS AS SELECTED BY OWNER OF ARCHITECT PER CUTS OR EQUAL BIDDING PACKAGE.
   - 5.3 GC SHALL BE RESPONSIBLE TO INSPECT AND RECEIVE ALL ROOF TRUSS TO THE SITE FREE OF DEFECT OR DAMAGE OR SMALL REPLACE BROKEN OR DAMAGED PIECES OF FRAME AS REQUIRED. FLOOR OR SURFACE FRAMES DEFINED TO DEFECT FROM PIECES OF INCOMPLETE STORE FRAME OR SET IN A MANNER PROPER TO LOCATION FOR ANSWER IN-HOUSE WITH RESEARCH
   - 5.4 ADHERE FRAME FROM TO ENSURED ASSURANCE WITH ADHESIVE AS PER RECOMMENDED MANUFACTURER SPECIFICATIONS FOR JOINTS ONLY AND SMOOTH TO FACE- AS NOTED IN PLANS FROM TO FRAME MANUFACTURER.
   - 5.5 INSTALL FRAME IN ACCORDANCE WITH ALL MANUFACTURER INSTRUCTIONS IN ENSURE PROPER FIT, FINISH AND PROTECTION FROM DAY DEGRADATION AS PER THE FINAL PROJECT WARRANTY PACKAGE.

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES (CONT'D):

ALL SITE SHALL BE TO ALL SHALL AND DIMENSION AS SHOWN ON PLANS.

5.6 NORTH CAROLINA ARCHITECTS' INVESTIGATION OF UNFAVORABLE CONDITIONS OR CONCRETE SHALL PROCEEDING FROM NOTIFICATION TO ARCHITECT ANY FROM WHEN THEY DOES NOT MEETING THE ENGINEER DESIGN OR ELEVATION NOTED, IT WILL BE RESPONSIBLE FOR CORRECTIONS AND UNFORESEEN INSTALLATION OF ITEMS WHEN THEY DOES NOT MATCH THE DRAWINGS.

DIVISION 07 - THERMAL AND MOISTURE PROTECTION:

1. THE FOLLOWING SPECIFICATION TO BE KEPT IN WITH MODIFICATIONS AT SPECIFIC INTERNAL INSPECTION SERVICES TO HEARING, REPRESENTATIVE AND THE CONSIDERING ENGINEERS HANDBOOK OF FUNDAMENTALS.
2. FLASHING
   - 2.1 INTERNAL FLASHING AND SHEET METAL IN COMPLIANCE WITH "ARCHITECTURAL SHEET METAL MANUAL" BY SMACNA
   - 2.2 ALUMINUM FLASHING SHALL CONFORM TO ASTM B 209, AND OF MINIMUM GAUGE SHOWN UNLESS HEAVIER GAUGE OF PLATE USED
   - 2.3 GALVANIZED SHEET FLASHING SHALL CONFORM TO ASTM A 526, G90COATED COPPER, OR BASE ALLOYED WITH A 525 DESIGNATION A NO HOT-DIP GALVANIZED WILL PROHIBITED
   - 2.4 NONREINFORCED FLEXIBLE BLACK PLASTIC SHEET FLASHING OF 30 TO BE MIL 6 OUNCES SHALL COMPLY WITH THE FOLLOWING, UNDER 6 MINIMUM, ASTM D-2990 - BASIC STRENGTH, ASTM D-412 FILM ELONGATION, ASTM D-624, DIE C — TURNAGE, ELONGATION, ASTM D-1004 FOR PUNCTURE RESISTANCES, ASTM D-1790 — DROPS, ASTM D-1709 TEST METHOD, ASTM D-1925 ACCELERATED WEATHERING, ASTM D-543 PERFORMANCE REAGENTS WITH REFERENCE FLUIDS WHERE EXPOSED TO OR IN CONTACT WITH CHEMICAL MATERIALS OR DETERIORATION MATERIALS
   - 2.5 FLEXIBLE AND METAL FLASHING AT ALL EAVE TO WALL CONDITIONS, PENETRATIONS OF WOOD FRAME EXTERIOR CORNER WALLS, EXTERIOR OPENINGS, & FLASHINGS AS NOTED TO PROVIDE WATERTIGHT/WEATHERPROOF ENVELOPE.
3. INSULATION
   - 3.2 PROVIDE ALL INSULATION MATERIALS FREE FROM MATERIAL DAMAGE FROM DETERIORATION, AS MOISTURE, SEEPING, AND OTHER SOURCES STORE THEM AND USE IN A DRY LOCATION.
   - 3.2 VENTILATION MATERIAL, INSULATING CAVITIES, SUCH AS VAPOR RETARDERS AND MOISTURE-RESISTANT MEMBRANES, MATERIALS WITHIN FLOOR/CEILING ASSEMBLIES, ROOF/CEILING ASSEMBLIES, WALL ASSEMBLIES, DRAIN, SPACES AND ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723 (FOR "AS OTHERWISE MEANS ITS NOT CODE.
   - 3.3 PROVIDE AND INSTALL SPRAY APPLIED INSULATION IN INSULATION-ONLY WALL OF R-19 IN CONDITIONS OF SPACE ENCLOSURE, AND BASES FOR ENGINEER AS SHOWN ON DRAWINGS
   - 3.4 PROVIDE & INSTALL GLASS FIBER BATT INSULATION AT ANGLED ROOF SPACES AT BALLOON FRAME WITH GENERIC AND SIZE TO AND ALONG MECHANICAL AND ELECTRICAL SERVICES WHERE AN ALIKE OF INSULATION, LEAVE AS GAPS OR SPACES WHERE SIZE NOT TO COMPRESS CLOSE INSULATION.
4. DRAINAGE AND INSTALL SYSTEMS AND COMPONENTS AS PER SMACNA ARCHITECTURAL SHEET METAL MANUAL, LATEST EDITION (MOST CURRENT)
   - 4.1 GUTTER - HSS MATERIAL SPECIFICATION.
   - 4.2 DOWNSPOUT — CONFORMING PER SPECIFICATION (ALUMINUM)
   - 4.3 CONNECTION DOWNSPOUTS TO UNDERGROUND DRAINAGE SYSTEM WHERE POINT OF SPLASHING TO GRADE WITH CODE SPLASHGUARDS AS NOTED TO ON TYPES
   - 4.4 PROVIDE SHEET METAL FLASHING CONNECTIONS FLUSH AND TRUE AGAINST AS SEAMLESS FOR SEALING ATTACHMENT CONDITIONS POTENTIAL DYNAMIC THRUST CREATED BY ENGINEERED FLOW AND SOLVING ALL FASTENERS AND SUPPORT ACCESSORIES SHALL BE OF THE SAME MATERIAL AS THE CONNECTION AND SHALL BE PROVIDED TO ELIMINATE THE POSSIBILITY OF CAUSING CORROSION DUE TO DISSIMILAR METALS
5. EXTERIOR STUCCO TO BE 1/2" ON WOOD, 7/8" ON MASONRY, (3) COAT PORTLAND CEMENT PLASTER OVER METAL LATH FROM 2 SECOND TO BE SELECTED BY OWNER OR AS PER COLOR BUILDING MANUFACTURER
6. WHERE SCRATCH PLASTER EXTENDS IS TO BE APPLIED TO LATH OVER FRAME CONSTRUCTION MEASURES SHALL BE TAKEN TO PREVENT DAMAGE IN WATER BY SEEPAGE PLASTER AND THE WATER RESISTIVE BARRIER AT THE BASE OF EXPOSED SURFACES. THE WATER RESISTIVE BARRIER AND THE STUCCO PLASTER EXPOSED CONSISTING OF ONE OF THE FOLLOWING
   - 6.1 TWO LAYERS OF AN APPROVED WATER RESISTANT BARRIER OF
   - 6.2 ONE LAYER OF AN APPROVED WATER RESISTANT BARRIER OVER AN APPROVED WATER RESISTIVE BARRIER OF
   - 6.3 OTHER APPROVED METHODS OF MATERIALS APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS
7. MINIMUM THICKNESS OF STUCCO WEATHER COVERINGS (EXCLUSIVE OF ROUGHCOAT BASE)

FOUNDATION	STUCCO THICKNESS
MASONRY OVER WOOD	
BRICK VENEER AND	1"
MASONRY, CMU OR MASONRY VENEER	7/8"
NON-GRADE WOOD STUDS	
ONE LAYER	1"
BACK-TO-BACK OR MASONRY GRADE	1 1/2"

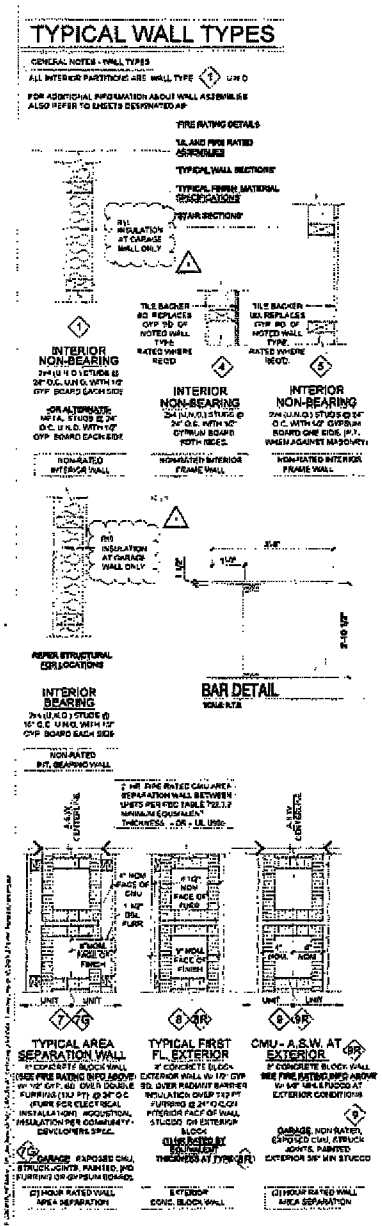
8. CONTROL JOINTS, CONTROL JOINTS & MASONRY CONTROL SHALL BE INSTALLED BY STRICT ADHERENCE TO ALL ANY CASES ASTM STUCCO & CEILING CODE RECOMMENDATIONS

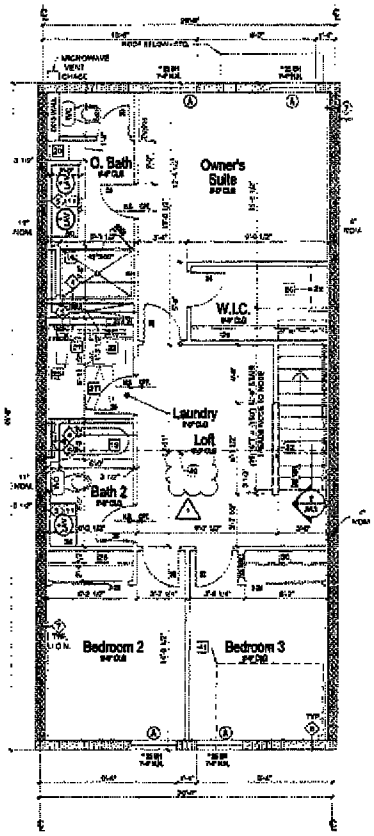
DIVISION 08 - OPENINGS

1. PERFORMANCE STANDARDS FOR METAL DOORS, WOOD DOORS, AND WINDOWS SHALL BE
   - 1.1 UNDERWRITERS LABORATORIES INC. (LISTING DIRECTORY 2020-2021)
   - 1.2 NATIONAL FIRE PROTECTION ASSOCIATION - STANDARD NO. 80 STANDARD FOR FIRE DOORS AND WINDOWS
   - 1.3 ANSI STANDARDS STANDARDS STATEMENT IN THESE SUBSTANTIAL OR NOT REFERENCED IN THE RESIDENTIAL CODE, ONLY THE APPLICABLE PERFORMANCE STANDARDS OF THE FLORIDA BUILDING CODE SHALL BE USED.
   - 1.4 ADDITIONAL STANDARDS NOTED BUT ARE NOT LIMITED TO ANSI/ASTM/NFPA, TESTING PERFORMANCE PRODUCERS STANDARDS, GLAZING AND INSTALLATION
   - WATER PENETRATION).
2. ALL DOORS AND WINDOWS SHALL COMPLY WITH THE CODE FOR THE SIZE, LOCATION OF HAZARDOUS SITUATIONS, REQUIREMENTS AND AS EFFECTIVE BY OWNER FROM BEHAVIOR / DEVELOPMENT CODE APPROVED AND RECOMMENDED BUILDING MATERIAL SPECIFICATIONS
   - 2.1 CONTRACTOR SHALL COORDINATE FOR THE DOORWAY OPENING SIZES, AND VERIFY THAT MATERIAL OF WINDOWS AND DOORS ARE SUITABLE FOR THEIR INTENDED USE AND LOCATION
   - 2.2 ALUMINUM FLASHING SHALL CONFORM TO ASTM B 209, AND OF MINIMUM GAUGE SHOWN UNLESS HEAVIER GAUGE OF PLATE USED
   - 2.3 GALVANIZED SHEET FLASHING SHALL CONFORM TO ASTM A 526, G90COATED COPPER, OR BASE ALLOYED WITH A 525 DESIGNATION A NO HOT-DIP GALVANIZED WILL PROHIBITED
   - 2.4 NONREINFORCED FLEXIBLE BLACK PLASTIC SHEET FLASHING OF 30 TO BE MIL 6 OUNCES SHALL COMPLY WITH THE FOLLOWING, UNDER 6 MINIMUM, ASTM D-2990 - BASIC STRENGTH, ASTM D-412 FILM ELONGATION, ASTM D-624, DIE C — TURNAGE, ELONGATION, ASTM D-1004 FOR PUNCTURE RESISTANCES, ASTM D-1790 — DROPS, ASTM D-1709 TEST METHOD, ASTM D-1925 ACCELERATED WEATHERING, ASTM D-543 PERFORMANCE REAGENTS WITH REFERENCE FLUIDS WHERE EXPOSED TO OR IN CONTACT WITH CHEMICAL MATERIALS OR DETERIORATION MATERIALS
   - 2.5 ALL DOORS SHALL BE SUBJECT TO AN ENGINEERING EVALUATION AND SHALL BE CERTIFIED BY AN APPROVED AGENCY AS BEING IN COMPLIANCE WITH THE FLORIDA BUILDING CODE
   - 2.6 ALL DOOR SHALL BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH THE ALUMINUM DOOR AND GLAZING STANDARD
   - 2.7 ALL DOORS AND WINDOWS SHALL BE PROVIDED WITH APPROVED SAFETY GLAZING AS PER CODE. CONTRACTOR IS RESPONSIBLE TO VERIFY WITH SAFETY GLAZING AS PER CODE. CONTRACTOR IS RESPONSIBLE TO VERIFY WITH SAFETY GLAZING AS PER CODE. CONTRACTOR IS RESPONSIBLE TO VERIFY WITH SAFETY GLAZING AS PER CODE. CONTRACTOR IS RESPONSIBLE TO VERIFY WITH SAFETY GLAZING AS PER CODE. CONTRACTOR IS RESPONSIBLE TO VERIFY WITH SAFETY GLAZING AS PER CODE. CONTRACTOR IS RESPONS

OR BK 10652 PG 2280

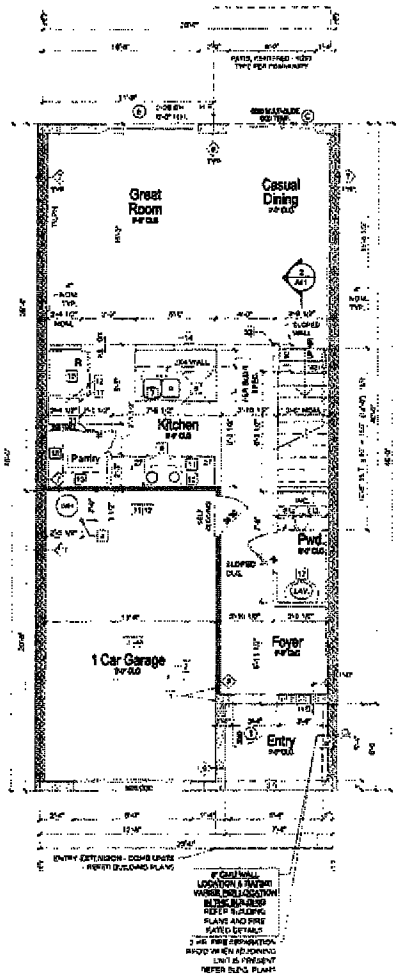
TYPICAL WALL TYPES





SECOND FLOOR PLAN - UNIT T148

T148 - LN



FIRST FLOOR PLAN - UNIT T148

FLOOR PLAN NOTES:

1. THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS
2. FLUSH THE FACE OF FINISHES
3. LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION
4. SLOPE GARAGE FLOOR 1/4" PER FOOT TOWARD OVERHEAD GARAGE DOOR OPENING
5. 24" HIGH BOLLARD
6. STAIR PER GOVERNING CODE.
7. 2x4 ON 5/8" BOARD FLOOR REF UNDER STAIR
8. 8'x4' MICARRAGE PAD/SHELF
9. DISHWASHER
10. RANGE W/HOOD OR MICRO ABV/VE
11. REFRIGERATOR
12. BASE CABINETS
13. UPPER CABINETS
14. PANTRY - (W) 12" D. SHELVES
15. HALF WALL - 34 1/2" A.F.F. W/ COUNTERTOP PER PLAN
16. OPTIONAL UPPER CABINETS
17. OPTIONAL CABINETS
18. PEDESTAL SINK
19. TILED SHOWER W/TEMPERED GLASS ENCLOSURE
20. 30" x 60" TUB/SHOWER
21. LINEN SHELVES
22. WASHER SPACE W/ DRAIN PAN BELOW. PROVIDE DRAIN PAN TO EXTERIOR
23. DRYER SPACE W/ VENT TO EXTERIOR
24. STACKED WASHER/ DRYER
25. OPTIONAL LAUNDRY TUB
26. MANSION BOX
27. RACK & SHELF
28. ATTIC ACCESS (20"x30" U.N.O.)
29. ATTIC ACCESS W/ 6 FAIRY DOOR (22 1/2"x44" U.N.O.)
30. GYPSUM BOARD ENCLOSURE
31. OPTIONAL PREP-PLUMB FOR LAUNDRY TUB
32. OPTIONAL COFFERED CEILING (AS NOTED PER PLAN)
33. 2x4 LOW WALL w/ 1/2"GYP.BOARD & WOOD CAP - 42" HT. MIN
34. 2x4 LOW WALL 42" A.F.F.
35. N/A
36. LOW WALL 30 1/2" A.F.F.
37. N/A
38. SOFFIT OR BEAM ABOVE - REFER TO STRUCTURAL & EXTERIOR ELEVATIONS FOR HEIGHTS & FINISHES
39. PLANT SHELF
40. N/A
41. LINE OF FRAMING ABOVE.
42. LINE OF FRAMING WALL BELOW
43. MASONRY, SEE ENTRY REFERENCE ELEVATIONS.
44. HANDRAIL AT +34" ABV. STAIR NOSING OR LANDING - PER CODE - ALSO REFER STAIR SECTIONS
45. COORD. PLUMBING SUPPLY & VENT IN FRAME OR MASONRY WALL
46. COORD. TOILET SUPPLY IN MASONRY WALL OR THROUGH FLOOR
47. N/A
48. INSTALL 1/2" GYP. AT WALLS & CEILING OF ACCESSIBLE AREAS UNDER STAIRS
49. INSTALL 1/2" GYP. SD. ON GARAGE SIDE OF WALL BETWEEN GARAGE & LIVING. INSTALL 5/8" TYPE 'X' GYP. BD. ON GARAGE SIDE ONLY AT WALLS OF THE DWELLING ABOVE AND GARAGE CEILING
50. DRAFTSTOPPING, SEE DETAIL R402.12.1

GENERAL PLAN NOTES:

ALL INTERIOR DOORS ARE 6'-8" HIGH

DOOR WIDTH DESIGNATION: 28 = 2'-8", 24 = 2'-4", ETC.

GARAGE DOORS SHALL BE 6'0 x 8'0 OVERHEAD DOOR.
A MIN. 3/4" DRIVE W/ CLOSER

WINDOWS MARKED WITH (E) * MUST MEET EMERGENCY ESCAPE AND RESCUE REQUIREMENTS. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS MEETS (E.E.R.) REQUIREMENTS

FOR ADDITIONAL INFORMATION SEE GENERAL NOTES, TYPICAL FINISH MATERIAL SPECIFICATIONS, WALL SECTIONS AND DETAILS.

PLUMBING NOTE: DEFINE ALL PLUMBING VENTS, DRYER VENTS, AND BATHROOM EXHAUST MIN. TOP FROM CENTER LINE OF PARTY WALL TO AVOID PENETRATING FIRE RESISTANT ROOF SHEATHING.

FALL PROTECTION

IN DWELLING UNITS WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610 MM) ABOVE THE FINISHED AND GREATER THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH-DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.
2. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F2090.

THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT.

DOOR SCHEDULE

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3400 Auburn Rd
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Auburn Hills, MI 48326
+ 1 248.622.4035
Florida
12906 Tampa Oaks Blvd.
Suite 150
Tampa, FL 33637
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www.fieldstonegroup.com

Heritage Homes
1127 Gateway Boulevard
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Control Date: 03-07-2022

Date/Issued for:

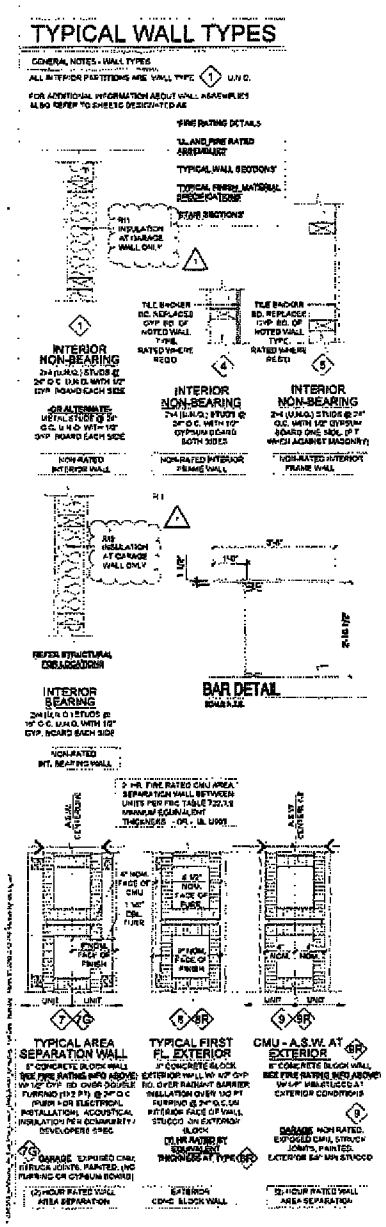
1. 03/13/2023 PERMIT REVIEW

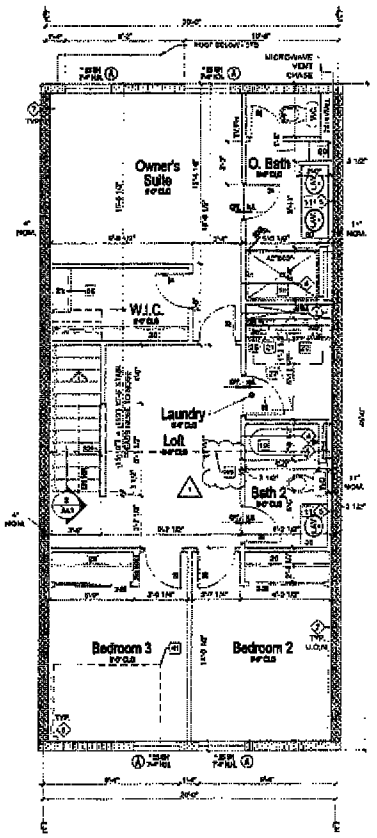
Project Title
FRONT LOAD TOWNHOMES

Sheet Title
UNIT T148
- L
Floor Plans

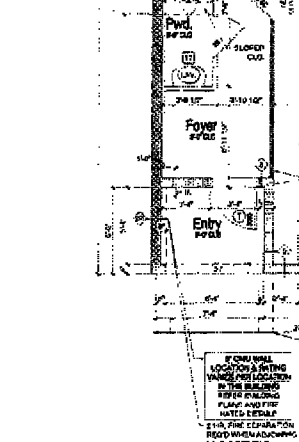
eHouseone AHE, LLC
DO NOT SCALE DRAWINGS

Sheet No.
A1.1L





SECOND FLOOR PLAN - UNIT T148



FIRST FLOOR PLAN - UNIT T148

FLOOR PLAN NOTES:

1. THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS
2. FLUSH THE FACE OF FINISHES
3. SLOPE GARAGE FLOOR 1/4" PER FOOT TOWARD OVERHEAD GARAGE DOOR OPENING
4. 3'0" HIGH BOLLARD
5. STAIR PER GOVERNING CODE.
6. 2x6 YP GYP. BOARD CLOSURE UNDER STAIR
7. SINK W/GARBAGE DISPOSAL
8. DISHWASHER
9. RANGE W/ HOOD OR MICRO ABOVE
10. REFRIGERATOR
11. BASIC CABINETS
12. UPPER CABINETS
13. PANTRY - 16d (3'-0" SHELVES
14. HALF WALL 4'-0" TO 10" A.F.F. W/ COUNTERTOP PER PLAN
15. OPTIONAL UPPER CABINETS
16. OPTIONAL CABINETS
17. PEDESTAL SINK
18. 78 A.F. SHOWER W/TEMPERED GLASS ENCLOSURE
19. 30" X 60" TUB/SHOWER
20. LINEN SHELVES
21. WASHER SPACE W/ DRAIN PAN BELOW. PROVIDE DRAIN PAN TO EXTERIOR
22. DRYER SPACE W/ VENT TO EXTERIOR
23. STACKED WASHER/DRYER
24. OPTIONAL LAUNDRY SINK
25. MANSION MOLD
26. ROD & SHELF
27. ATTIC ACCESS (OPNG'S AS REQ'D)
28. ATTIC ACCESS W/ STAIRS (30" X 54" U.N.O.)
29. GYPSUM BOARD WRAP AT...
30. OPTIONAL PREP PLUMB FOR LAUNDRY SINK
31. OPTIONAL COFFERED CEILING - NOTICES PER PLANS
32. 3x4 LOW WALL w/ GYPSUM BOARD & WOOD CAP - 40" HT. MIN
33. 3x4 LOW WALL 42" A.F.F.
34. N/A
35. LOW WALL 32 1/2" A.F.F.
36. N/A
37. SOFFIT OR BEAM ABOVE. REFER TO STRUCTURAL & EXTERIOR ELEVATIONS FOR HEIGHTS & FINISHES
38. PLANT SHELF
39. N/A
40. LINE OF FRAMING ABOVE.
41. LINE OF FRAMING WALL BELOW.
42. MASONRY, SEE EXTERIOR ELEVATIONS
43. HANDRAIL AT 34"-38" ABV. STAIR NOSING OR LANDING - PER CODE - ALSO REFER STAIR SECTIONS
44. CODED PLUMBING SUPPLY & VENT IN WALL OR MASONRY WALL
45. CODED TOILET SUPPLY IN MASONRY WALL OR THROUGH FLOOR
46. N/A
47. INSTALL 1/2" GYP. AT WALLS & CEILINGS OF ACCESSIBLE AREAS UNDER STAIRS
48. INSTALL 1/2" GYP. BD. ON GARAGE SIDE OF WALL BETWEEN GARAGE & LIVING. INSTALL 5/8" TYPE 'X' GYP. BD. ON GARAGE SIDE OF CEILING BETWEEN LIVING/DWELLING AND GARAGE
49. DRAFTSTOPPING, SEE 04748 & 04831
50. GENERAL FURNITURE

ALL INTERIOR DOORS ARE 6'-8" HEIGHT

DOOR MASTER DESIGNATIONS - 80 = 2'-6", 2'6 3'-0", ETC

GARAGE DOORS SHALL BE SOLID CORE DOOR, A MIN. 1 3/8" THICK, w/ CLOSER.

WINDOWS MARKED WITH (W) * MUST MEET EMERGENCY ESCAPE AND RESCUE (E.E.R.) REQUIREMENTS. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS MEETS (E.E.R.) REQUIREMENTS

FOR ADDITIONAL INFORMATION SEE GENERAL NOTES, TYPICAL FINISH MATERIAL SPECIFICATIONS, WALL SECTIONS AND DETAILS.

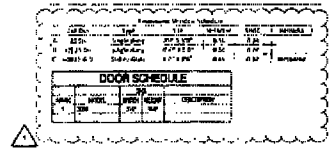
** LAUNDRY NOTE: OFFSET ALL PLUMBING VENTS, DRYER VENTS, AND BATH FAN EXHAUST MIN. 6'-0" FROM CENTER LINE OF PARTY WALL TO AVOID PENETRATING FIRE RESISTANT ROOF SHEATHING

FALL PROTECTION

IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4 INCH DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHEN THE OPENING IS IN ITS LARGEST OPENED POSITION.
2. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F2090.

THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE, ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT.



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12906 Tampa Oaks Blvd.
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+1 813.488.3310
www.fieldstonehomes.com

Meritage Homes
1127 Gateway Boulevard
Boynton Beach, FL 33426
561-347-7515 Phone

Control Date: 03-07-2022

Date/Issued for:

1	09/13/2022 PERMIT REVIEW
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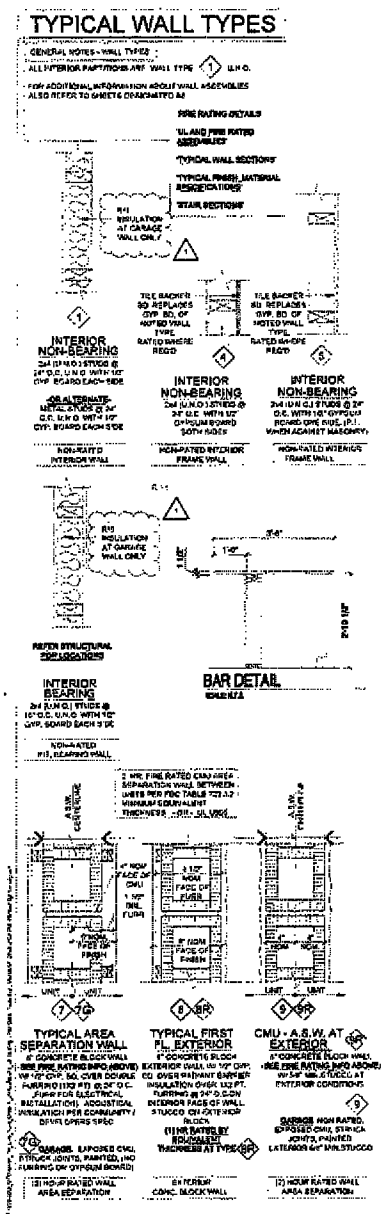
Project Title
FRONT LOAD TOWNHOMES

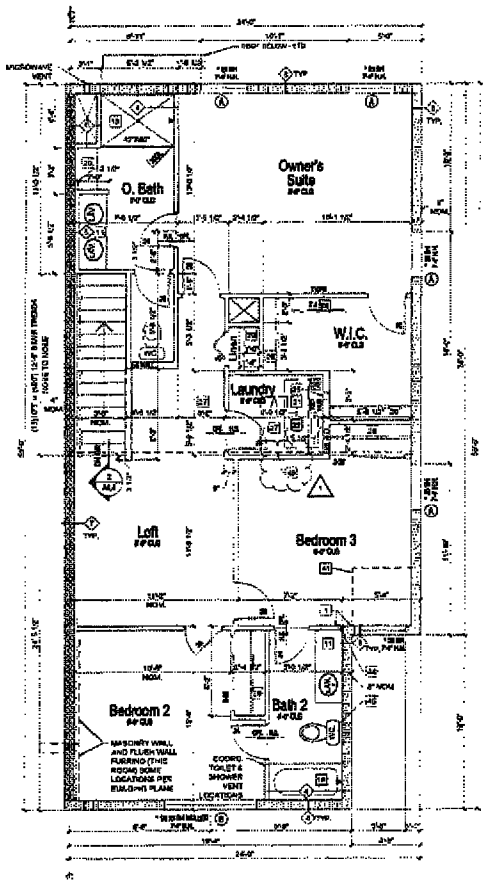
Sheet Title
UNIT T148 - R
Floor Plans

Stephens ASE, LLC
DO NOT SCALE DRAWINGS

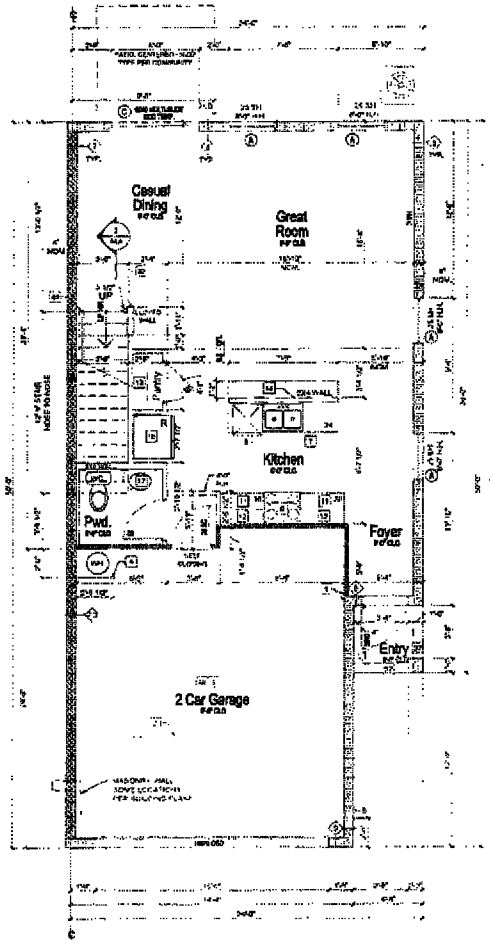
Sheet No.
A1.1R

OR BK 10652 PG 2281





SECOND FLOOR PLAN - UNIT T179 (END)



FIRST FLOOR PLAN - UNIT T179 (END)

T179 - LH

1ST FLOOR	714 SQ. FT.
2ND FLOOR	1,004 SQ. FT.
TOTAL A/C	1,609 SQ. FT.
GARAGE	456 SQ. FT.
PATIO	72 SQ. FT.
TOTAL UNDER ROOF	2,061 SQ. FT.

FLOOR PLAN NOTES:

1. FINISH FACE OF MASONRY
2. LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION
3. SLOPE GARAGE FLOOR 1/8" PER FOOT TOWARD OVERHEAD GARAGE DOOR OPENING
4. 36" HIGH BOLLARD
5. STAIR PER GOVERNING CODE
6. 2x4 NO-CRP. BOARD CLOSURE UNDER STAIR
7. SINK W/GARBAGE DISPOSAL
8. DISHWASHER
9. RANGE W/ HOOD OR MICRO ABOVE
10. REFRIGERATOR
11. BASE CABINETS
12. UPPER CABINETS
13. PANTRY (+/- 12" D. SHELVES
14. HALF WALL +36 1/2" A.F.F. W/ COUNTERTOP PER PLAN
15. OPTIONAL UPPER CABINETS
16. OPTIONAL CABINETS
17. PEDESTAL SINK
18. TILED SHOWER W/TEMPERED GLASS ENCLOSURE
19. 30" X 60" TUB/SHOWER
20. LINEN SHELVES
21. WASHER SPACE W/DRAIN PAN BELOW. PROVIDE DRAIN PAN TO EXTERIOR
22. DRYER SPACE W/ VENT TO EXTERIOR
23. STACKED WASHER/DRYER
24. OPTIONAL LAUNDRY SINK
25. HANGER BOX
26. ROD & SHELF
27. ATTIC ACCESS (22"X30" U.N.O.)
28. ATTIC ACCESS W/ STAIRS (22"X30" U.N.O.)
29. GYPSUM BOARD CEILING
30. OPTIONAL PIPE CHASE FOR LAUNDRY SINK
31. OPTIONAL SOFFERED CEILING (AS NOTED PER PLAN)
32. 2x4 LOW WALL W/ TEMPERED BOARD & WOOD CAP - 42" MIN. MIN
33. 2x4 LOW WALL 42" A.F.F.
34. N/A
35. LOW WALL 30 1/2" A.F.F.
36. N/A
37. SOFFIT OR BEAM ABOVE. REFER TO STRUCTURAL & EXTERIOR ELEVATIONS FOR METHOD & FINISHES
38. PLANT SHELF
39. N/A
40. LINE OF FRAMING ABOVE
41. LINE OF FRAMING WALL BELOW
42. MASONRY. SEE EXTERIOR ELEVATIONS
43. HANDRAIL AT +30" ABV. STAIR NOSING OR LANDING - PER CODE - ALSO REFER STAIR SECTIONS
44. DOORS: PLUMBING SUPPLY & VENT IN FRAME OR MASONRY WALL
45. DOORS: TOILET SUPPLY IN LAUNDRY WALL OR THROUGH FLOOR
46. N/A
47. INSTALL 18" GYP. AT WALLS & HEADING OF ACCESSIBLE AREAS UNDER STAIRS
48. WALL 48" GYP. BD. ON GARAGE SIDE OF WALL BETWEEN GARAGE & LIVING. INSTALL 5/8" TYPE 'X' GYP. BD. ON GARAGE CEILING AT ALL RETWEEN LINES ABOVE AND GARAGE
49. SHAKE/SIDING, SEE DETAIL, MODEL

ALL INTERIOR DOORS ARE [illegible]

DOOR WIDTH DESIGNATIONS: 28" = 2'-4"; 30" = 2'-6"; ETC

GARAGE DOORS SHALL BE SOLID CORE DOORS, A MIN. 1 3/8" THICK, H.C. DRCS.

WINDOWS MARKED WITH AN * MUST MEET EMERGENCY ESCAPE AND RESCUE (E.E.R.) REQUIREMENTS. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS MEETS (E.E.R.) REQUIREMENTS

FOR ADDITIONAL INFORMATION, SEE GENERAL NOTES, TYPICAL FINISH MATERIAL SPECIFICATIONS, WALL SECTIONS AND DETAILS.

PLUMBING NOTE: OFFSET ALL PLUMBING VENTS, DRYER VENTS, AND BATH FAN EXHAUST MIN. 1'-0" FROM CENTER LINE OF PARTY WALL TO AVOID PENETRATING FIRE RESISTANT ROOF SHEATHING

FALL PROTECTION

IN DWELLING UNITS WHERE THE TOP OF THE SILL OF AN OPENABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR AND LOCATED MORE THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH-DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.
2. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F2090.

THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO ALLOW THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT.

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	DESCRIPTION
1	[illegible]	[illegible]	[illegible]

Fieldstone
Michigan
3400 Auburn Rd
Suite 200
Auburn Hills, MI 48326
+1 248.852.4055
Florida
12906 Tampa Oaks Blvd.
Suite 150
Tampa, FL 33637
+1 813.486.3510
www.fieldstoneco.com

Meritage Homes
1127 Gateway Boulevard
Boynton Beach, FL 33426
561-447-7515 Phone

Control Date: 03-07-2022

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- 03/30/2022 PERMIT REVIEW

Project Title
FRONT LOAD TOWNHOMES

Sheet Title
Unit T179 (end) - L
Floor Plans

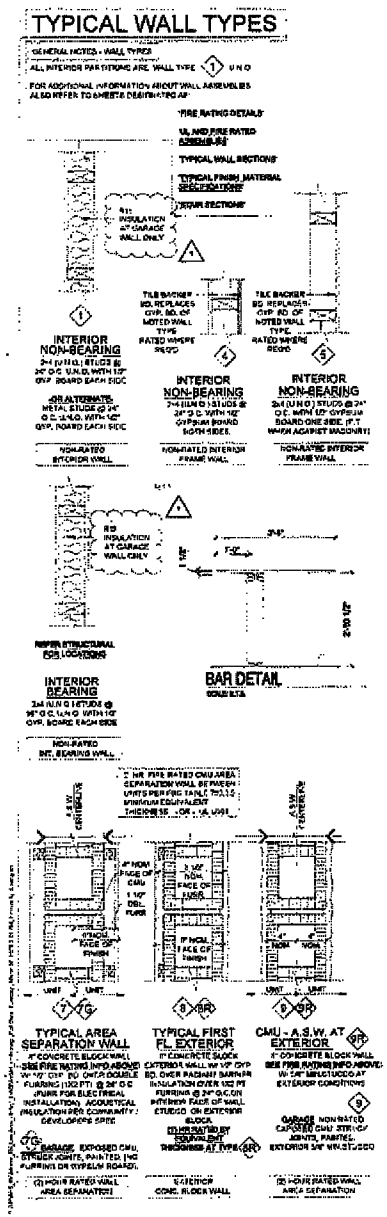
dlf Interiors ASE, LLC
DO NOT SCALE DRAWINGS

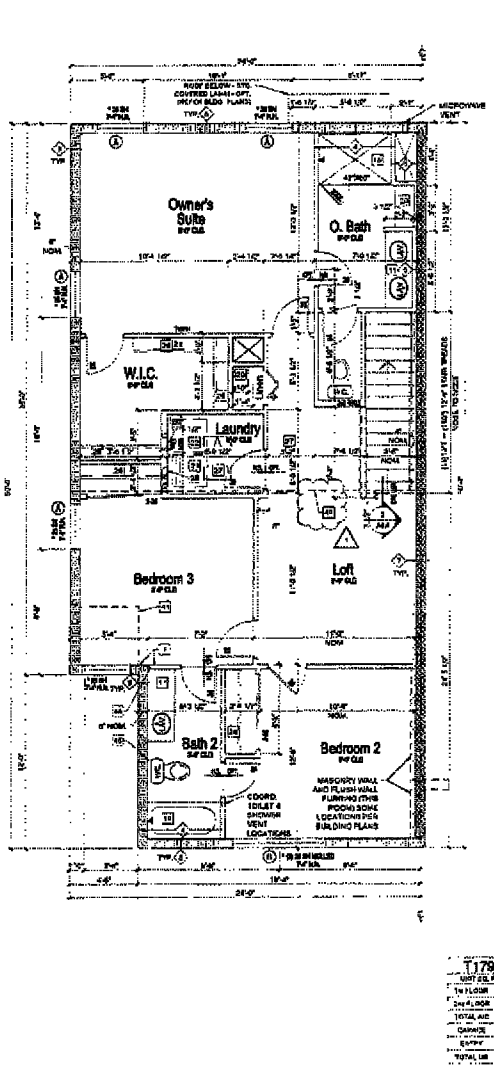
Sheet No.
A1.4Le

OR BK 10652 PG 2282

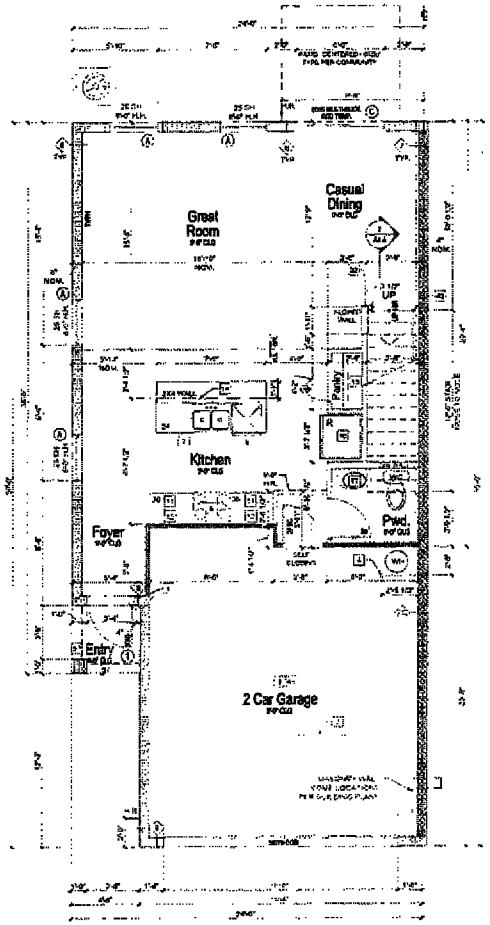
OR BK 10652 PG 2283

TYPICAL WALL TYPES





SECOND FLOOR PLAN - UNIT T179 (END)



FIRST FLOOR PLAN - UNIT T179 (END)

T179 - LN

FLOOR PLAN NOTES:

THE FOLLOWING NOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS

1. FLUSH THE FACE OF FINISHES
2. LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION.
3. SLOPE GARAGE FLOOR ¼" PER FOOT TOWARD OVERHEAD GARAGE DOOR OPENING
4. 36" HIGH ROLLABOUT
5. STAIR PER RESIDENTIAL CODE
6. 3x4 WOOD HANDRAIL
7. SKIM ACCURACE STIPPLE
8. DISHWASHER
9. RANGE W/HOOD OR MICROWAVE
10. REFRIGERATOR
11. BASE CABINETS
12. UPPER CABINETS
13. PANTRY - (#) 12" D. SHELVES
14. HALF WALL - 34" MIN A.F.F. W/ COUNTER TOP PER PLAN.
15. OPTIONAL UPPER CABINETS.
16. OPTIONAL CABINETS
17. PEDESTAL SINK
18. TILED SHOWER W/TEMPERED GLASS ENCLOSURE.
19. 30" x 48" TUB/SHOWER
20. LINEN SHELVES
21. WASHER SPACE W/ DRAIN PAN BELOW. PROVIDE DRAIN PAN TO EXTERIOR
22. DRYER SPACE W/ VENT TO EXTERIOR.
23. STACKED WASHER/DRYER.
24. OPTIONAL LAUNDRY SINK
25. MAILBOX
26. ROD & SHELF
27. ATTIC ACCESS (CRAWL SPACE) 22"x36" U.N.O.
28. ATTIC ACCESS W/STAIRS (SEE DETAIL) 22"x36" U.N.O.
29. 60 PAIR SOAP DISPENSER
30. OPTIONAL PRE-PLUMB FOR LAUNDRY SINK
31. OPTIONAL CONFIRED CEILING (AS NOTED FOR PLAN)
32. 2x4 LOW WALL W/ GYP.BD. BEHIND & WOOD CAP - 42" HT. MIN
33. 2X4 LOW WALL 42" A.F.F.
34. N/A
35. LOW WALL 30"-36" A.F.F.
36. N/A
37. SOFFIT OR BEAM ABOVE. REFER TO STRUCTURAL & EXTERIOR ELEVATIONS FOR MATERIALS & FINISHES
38. PLANT SHELF
39. N/A
40. LINE OF FRAMING ABOVE
41. LINE OF FRAMING WALL BELOW
42. MASONRY, SEE EXTERIOR ELEVATIONS.
43. HANDRAIL AT +34" ABV. STAIR NOSING OR LANDING - PER CODE - ALSO REFER STAIR SECTIONS
44. COORD. PLUMBING SUPPLY & VENT IN FRAME OR MASONRY WALL
45. COORD. TOILET SUPPLY & MASONRY WALL OR THROUGH FLOOR
46. N/A
47. INSTALL 10" GYP. AT WALLS & CEILINGS OF ACCESSIBLE AREAS UNDER STAIRS
48. INSTALL 1/2" GYP. BD. ON FAR SIDE OF WALL BETWEEN GARAGE & LIVING. INSTALL 5/8" TYPE 'C' GYP. BD. ON GARAGE SIDE OF WALL BETWEEN DWELLING UNIT/RESIDENCE AND GARAGE.
49. PARTITIONING MFR DETAIL SHEET

GENERAL SUMMARY

ALL INTERIOR DOORS ARE 6'-8" HEIGHT

DOOR WIDTH DESIGNATIONS: 28" = 2'-0", 34" = 2'-6" ETC.

GARAGE DOORS SHALL BE SOLID CORE DOOR.

A MIN. 32" THICK W/ CLOSER.

WINDOWS MARKED WITH AN * MUST MEET EMERGENCY ESCAPE AND RESCUE (E.S.R.) REQUIREMENTS. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS MEETS (E.S.R.) REQUIREMENTS

FOR ADDITIONAL INFORMATION SEE GENERAL NOTES, TYPICAL FINISH MATERIAL SPECIFICATIONS, WALL SECTIONS AND DETAILS.

PLUMBING NOTE: OFFSET ALL PLUMBING VENTS, DRYER VENTS, AND BATH FAN EXHAUST MIN. 5'-0" FROM CENTER LINE OF PARTY WALL TO AVOID PENETRATING FIRE RESISTANT ROOF SHEATHING

FALL PROTECTION

IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4 INCH DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHEN THE OPENING IS IN ITS LARGEST OPENED POSITION
2. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F2090

THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO REDUCE THE CLEAR OPENING, SHALL ALLOW THE WINDOW TO FULLY OPEN. SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	REMARKS

Fieldstone
Michigan
3400 Auburn Rd
Suite 200
Auburn Hills, MI 48326
+1 248.922.4035
Florida
12906 Tampa Oaks Blvd.
Suite 150
Tampa, FL 33637
+1 813.466.3310
www.fieldstonehomes.com

Meritage Homes
1127 Gateway Boulevard
Boynton Beach, FL 33426
561-847-7515 Phone

Control Date: 09-07-2022

Date/Issued for:

1	09/13/2022 PERMIT REVIEW

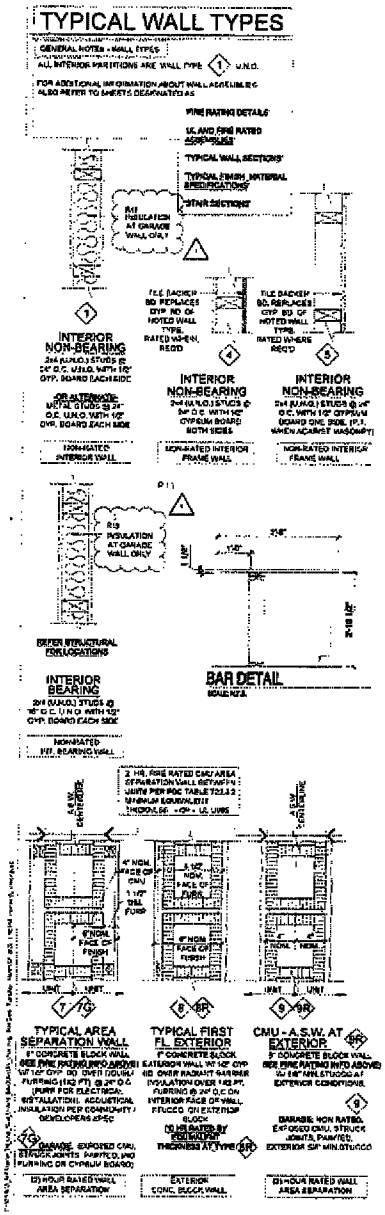
Project Title
FRONT LOAD TOWNHOMES

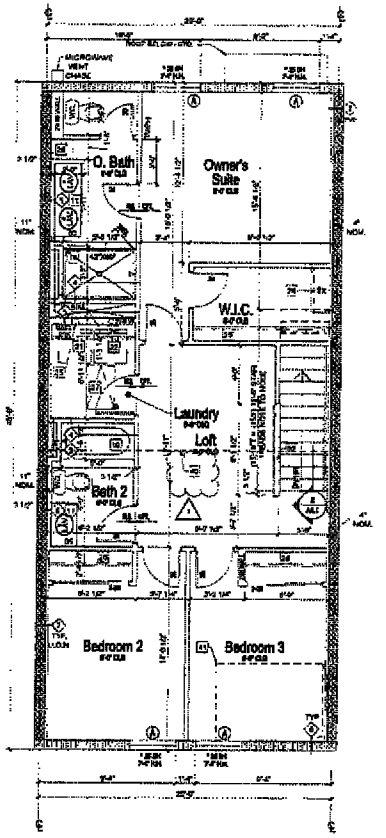
Sheet Title
Unit T179 (end) - R
Floor Plans

Sheet No.
A1.4Re

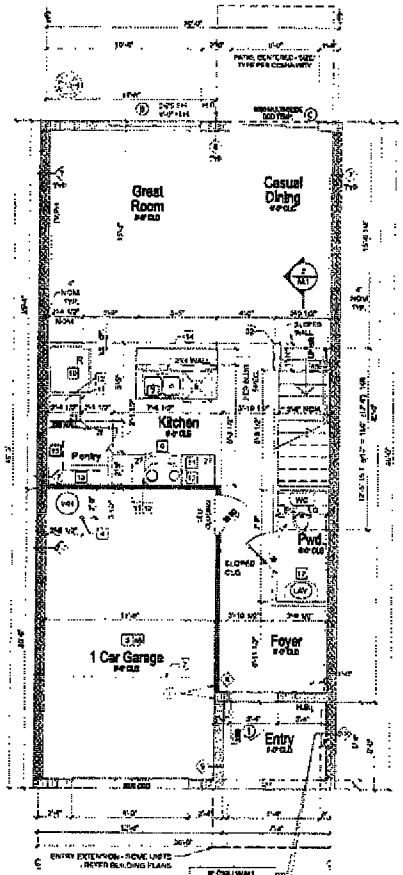
OR BK 10652 PG 2284

TYPICAL WALL TYPES





SECOND FLOOR PLAN - UNIT T148



FIRST FLOOR PLAN - UNIT T148

T148 - LN

FLOOR PLAN NOTES:

FALL PROTECTION

DOOR SCHEDULE

Fieldstone
Michigan
3400 Auburn Rd
Suite 200
Auburn Hills, MI 48326
– 1 248.922.4035
Florida
12935 Tampa Oaks Blvd.
Suite 150
Tampa, FL 33637
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www.fieldstonere.com

Heritage Homes
1527 Gateway Boulevard
Boynton Beach, FL 33426
561-847-7515 Phone

Central Date: 03-07-2022

Date/Issued for:

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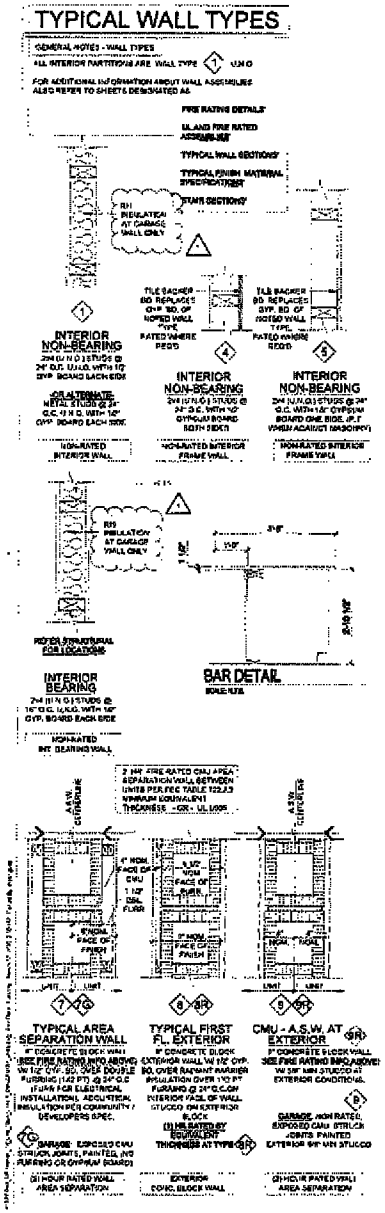
Project Title
FRONT LOAD TOWNHOMES

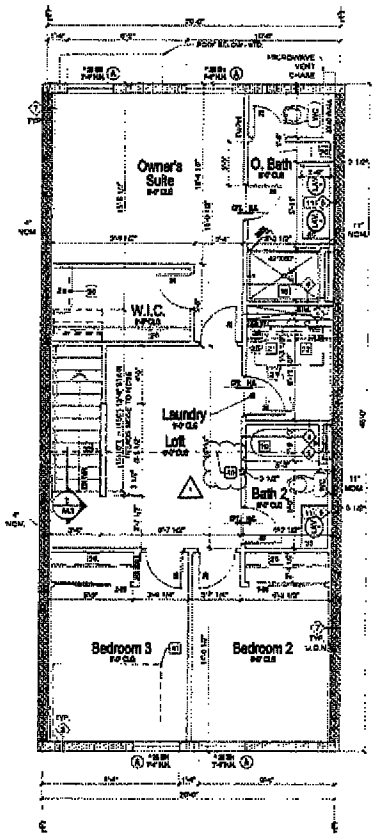
Sheet Title
UNIT T148 - L
Floor Plans

Sheet No.
A1.1L

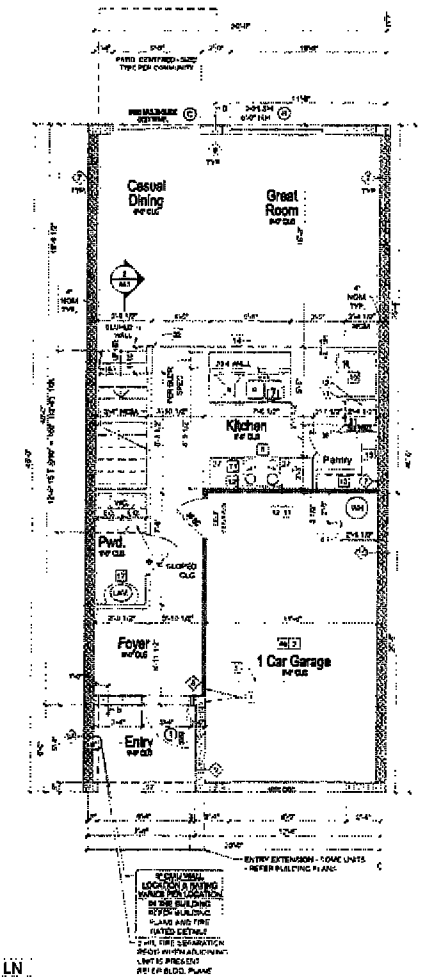
OR BK 10652 PG 2285

TYPICAL WALL TYPES





SECOND FLOOR PLAN - UNIT T148



FIRST FLOOR PLAN - UNIT T148

FLOOR PLAN NOTES:

THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS

1. FLUSH THE FACE OF FINISHES
2. EAVE OF OVERHEAD GARAGE DOOR IN OPEN POSITION
3. SLOPE GARAGE FLOOR 1/8" PER FOOT TOWARD OVERHEAD GARAGE DOOR OPENING
4. 36" HIGH BOLLARD
5. STAIR PER GOVERNING CODE
6. 24" W. GYP. BOARD CLOSABLE HATCH ATTIC ACCESS
7. SINK W/GARBAGE DISPOSAL
8. DISHWASHER
9. RANGE W/HOOD OR MICRO ABOVE
10. REFRIGERATOR
11. BASE CABINETS
12. UPPER CABINETS
13. PANTRY - (4) 12" D. SHELVES
14. HALF WALL - 34 1/2" A.F.F. W/ COUNTER TOP PER PLAN
15. OPTIONAL UPPER CABINETS
16. OPTIONAL CABINETS
17. PEDESTAL SINK
18. TILED SHOWER W/TEMPERED GLASS ENCLOSURE
19. 32" X 60" TUB/SHOWER
20. LINEN SHELVES
21. WASHER SPACE W/ DRAIN PAN BELOW. PROVIDE DRAIN PAN TO EXTERIOR
22. DRYER SPACE W/ VENT TO EXTERIOR
23. STACKED WASHER/DRYER
24. OPTIONAL LAUNDRY SINK
25. MANSARD SOFFIT
26. SHELF & SHELF
27. ATTIC ACCESS (22"X30" U.N.O.)
28. ATTIC ACCESS W/ STAIRS (22 1/2"X54" U.N.O.)
29. GYPSUM BOARD CEILING
30. OPTIONAL PREPLUMB FOR LAUNDRY SINK
31. OPTIONAL COFFERED CEILING - AS NOTED PER PLANS
32. 1HR LOW WALL W/ GYPSUM BOARD & WOOD CAP - 42" HT. MIN
33. 2HR LOW WALL 42" A.F.F.
34. N/A
35. LOW WALL 32 1/2" A.F.F.
36. N/A
37. SOFFIT OR BEAM ABOVE - REFER TO STRUCTURAL & EXTERIOR ELEVATIONS FOR HEIGHT & FINISHES
38. PLANT SHELF
39. N/A
40. LINE OF FRAMING ABOVE
41. LINE OF FRAMING WALL BELOW
42. MASONRY, SEE EXTERIOR ELEVATIONS
43. HANDRAIL AT 1ST RISER, 5 TAPS DOWN OR 1 HANDING - HDR CODE - ALSO REFER STAIR SEC NOTES
44. COORD. PLUMBING SUPPLY & VENT IN FRAME OR MASONRY WALL
45. COORD. TOILET SUPPLY IN MASONRY WALL OR THROUGH FLOOR
46. N/A
47. INSTALL 10" GYP. BD. AT WALLS & CEILINGS OF ACCESSIBLE AREAS UNDER STAIRS
48. INSTALL 10" GYP. BD. ON GARAGE SIDE OF WALL BETWEEN GARAGE & LIVING, INCL. 1 5/8" TYPE 'X' GYP. BD. ON GARAGE CEILING. REFER TO ELEVATIONS FOR EXTENT OF GYP. BD. ON GARAGE
49. DRAFTSTOPPING, SEE DETAIL SHD-0.1

GENERAL FLOOR NOTES:

ALL INTERIOR DOORS ARE 6'-8" HIGH U.N.O.

DOOR WIDTH DESIGNATIONS: 28"=2'-4", 30"=2'-6", 32"=2'-8" ETC.

GARAGE DOORS SHALL BE 20X8 FOR 8 DOOR, A MIN. 1 3/8" THICK, W/ CLOSER

WINDOWS MARKED WITH AN * MUST MEET EMERGENCY ESCAPE AND RESCUE (EER) REQUIREMENTS. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL UNDERROOMS MEETS (E E R) REQUIREMENTS

FOR ADDITIONAL INFORMATION SEE GENERAL NOTES, TYPICAL FINISH MATERIAL SPECIFICATIONS, WALL SECTION AND DETAILS.

PLUMBING NOTE: OFFSET ALL PLUMBING VENTS, DRYER VENTS, AND BATH FAN EXHAUST MIN. 1/4" FROM CENTER LINE OF PARTY WALL TO AVOID PENETRATING FIRE RESISTANT ROOF SHEATHING.

FALL PROTECTION

IN TWELVE UNITS WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH-DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHEN THE OPENING IS IN ITS LARGEST OPENED POSITION.
2. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F2090.

THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL, DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REMOVE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	THICK	MATERIAL	DESCRIPTION
1	6'-0"	6'-8"	1 3/8"	WOOD	

Fieldstone
Michigan
3400 Auburn Rd
Suite 200
Auburn Hills, MI 48326
+1 248.852.4035
Florida
12908 Tampa Oaks Blvd.
Suite 150
Tampa, FL 33637
+1 813.466.3510
www.fieldstonesa.com

Meritage Homes
1127 Gateway Boulevard
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561-447-7515 Phone

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Project Title
FRONT LOAD TOWNHOMES

Sheet Title
UNIT T148 - R
Floor Plans

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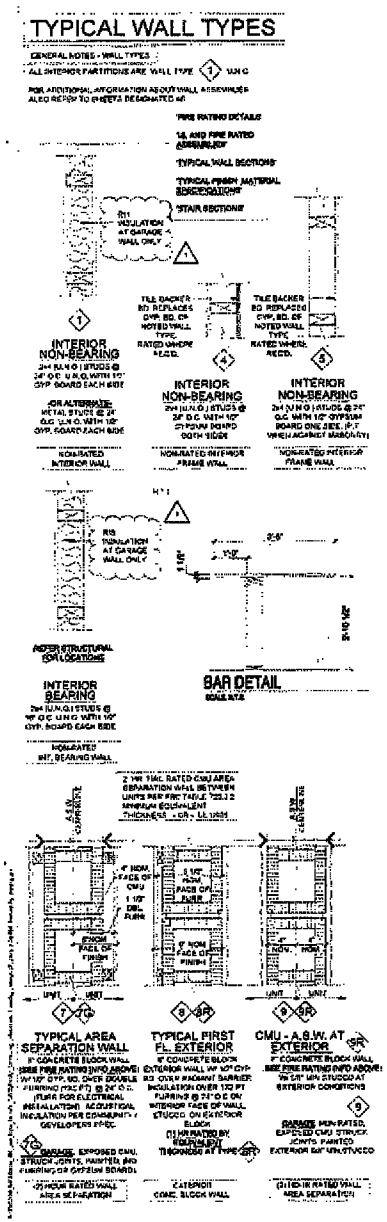
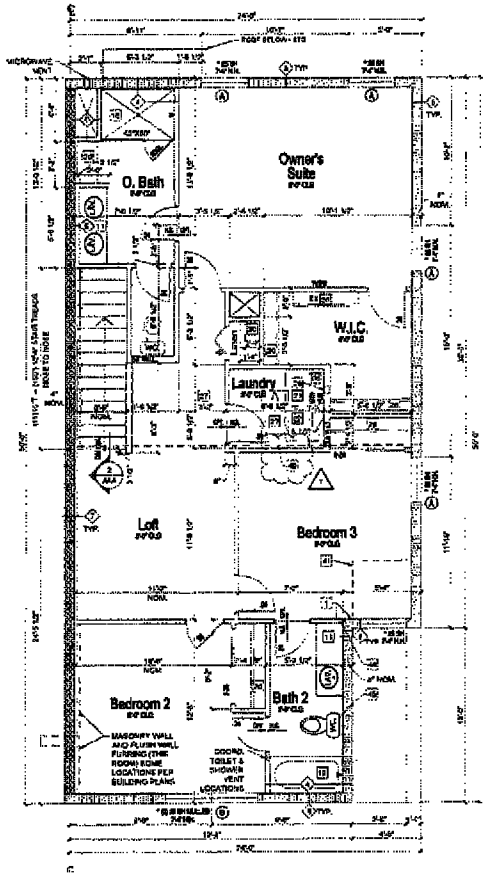
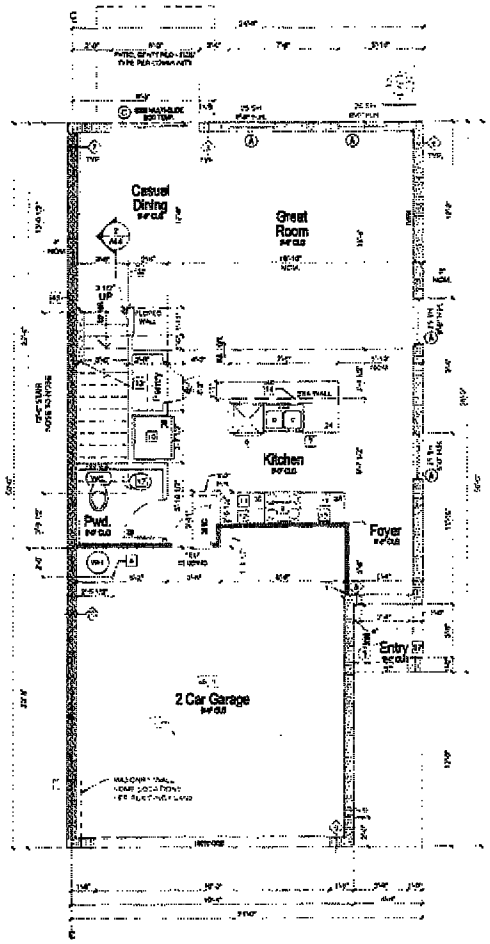
Sheet No.
A1.1R

TYPICAL WALL TYPES





SECOND FLOOR PLAN - UNIT T179 (END)



FIRST FLOOR PLAN - UNIT T179 (END)

T179 - LN

FLOOR PLAN NOTES:

1. FLUSH THE FACE OF FINISHES
2. LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION
3. SLOPE GARAGE FLOOR 1/4" PER FOOT TOWARD OVERHEAD GARAGE DOOR OPENING
4. 36" HIGH BOLLARD
5. STAIR PER GOVERNING CODE
6. 2HR WALL O/P, BOARD CLOSURE - HEIER STAIR
7. SINK MACERATOR DISPOSAL
8. DISHWASHER
9. RANGE HOOD OR MICRO ABOVE
10. REFRIGERATOR
11. BASE CABINETS
12. UPPER CABINETS
13. PANTRY - (4) 12" D. SHELVES
14. HALF WALL 42" NO. A.F.F. w/ COUNTER TOP PER PLAN
15. OPTIONAL UPPER CABINETS
16. OPTIONAL CABINETS
17. PEDESTAL SINK
18. TILED SHOWER WITH TEMPERED GLASS ENCLOSURE
19. 36" X 60" TUB/SHOWER
20. LINEN SHELVES
21. 18" CRAWL SPACE W/ DRAIN PAN BELOW - PROVIDE DRAIN PAN TO EXTERIOR
22. DRYER SPACE w/ VENT TO EXTERIOR
23. STACKED WASHER/DRYER
24. OPTIONAL LAUNDRY SINK
25. HANGER ROD
26. ROD & SHELF
27. ATTIC ACCESS OPENING (R 807)
28. ATTIC ACCESS STAIRS (22" x 54" MIN. R 807)
29. GYPSUM BOARD CEILING
30. OPTIONAL PREPLUMB FOR LAUNDRY SINK
31. OPTIONAL COFFERED CEILING (AS NOTED PER PLAN)
32. 2X4 LOW WALL w/ GYPSUM BOARD & WOOD CAP - 42" HT. MIN
33. 2X4 LOW WALL 42" A.F.F.
34. N/A
35. LOW WALL 32 1/2" A.F.F.
36. N/A
37. SUPPORT OF BEAM ABOVE. REFER TO TYPICAL FLOOR & EXTERIOR ELEVATIONS FOR HEIGHT & FINISHES
38. PLANT SHELF
39. N/A
40. LINE OF FRAMING ABOVE
41. LINE OF FRAMING WALL BELOW
42. MASONRY - SEE EXTERIOR ELEVATIONS
43. HANDRAIL AT 42" ABV. STAIR NOSING OR LANDING - PER CODE - ALSO REFER STAIR SECTIONS
44. COORD. PLUMBING SUPPLY & VENT IN FRAME OR MASONRY WALL
45. COORD. TOILET SUPPLY IN MASONRY WALL OR THROUGH FLOOR
46. N/A
47. INSTALL 10" O/P. AT WALLS & CEILINGS OF ACCESSIBLE AREAS UNDER STAIRS
48. INSTALL 10" O/P. RD. ON GARAGE SIDE OF WALL BETWEEN GARAGE & LIVING. INSTALL 5/8" TYPE 'X' O/P RD. ON GARAGE CEILING AT AREA TO BE ENCLOSING ABOVE AND GARAGE
49. SEE ARCHITECTURAL DETAIL 5/D5.1 FOR GENERAL PLAN NOTES

ALL INTERIOR DOORS ARE 6'-0" HEIGHT

DOOR WIDTH DESIGNATIONS: 28" x 2'-6", 30" x 2'-6", ETC.

GARAGE DOORS SHALL BE SOLID CORE DOOR.

ADMIN. 1/4" THICK, W/ CLOSER.

WINDOWS MARKED WITH AN * MUST MEET EMERGENCY ESCAPE, AND RESCUE (EER) REQUIREMENTS. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS MEETS (E.R.R.) REQUIREMENTS

FOR ADDITIONAL INFORMATION SEE GENERAL NOTES, TYPICAL FINISH MATERIAL SPECIFICATIONS, WALL SECTIONS AND DETAILS.

PLUMBING NOTE: OFFSET ALL PLUMBING VENTS, DRYER VENTS, AND BATH FAN EXHAUST MIN. 5'-0" FROM CENTER LINE OF PARTY WALL TO AVOID PENETRATING FIRE RESISTANT ROOF SHEATHING

FALL PROTECTION

IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OF OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH-DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION
2. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F2090.

THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE, ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	THICK	MATERIAL	COMMENTS

Fieldstone
Michigan
3400 Auburn Rd
Suite 200
Auburn Hills, MI 48326
+1 248.622.4035
Florida
12908 Tampa Oaks Blvd.
Suite 150
Tampa, FL 33637
+1 813.488.3310
www.fieldstonese.com

Meritage Homes
1127 Gateway Boulevard
Boynton Beach, FL 33426
561.847.7565 Phone

Control Date: 03-07-2022

Date/Issued for:

1	03/13/2023 PERMIT REVIEW
2	
3	
4	

Project Title
FRONT LOAD TOWNHOMES

Sheet Title
Unit T179 (end) - L
Floor Plans
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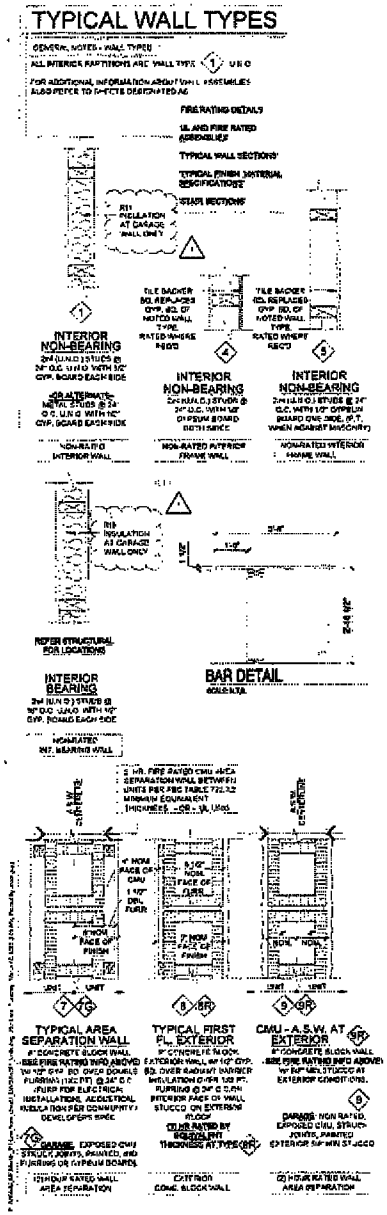
DO NOT SCALE DRAWINGS

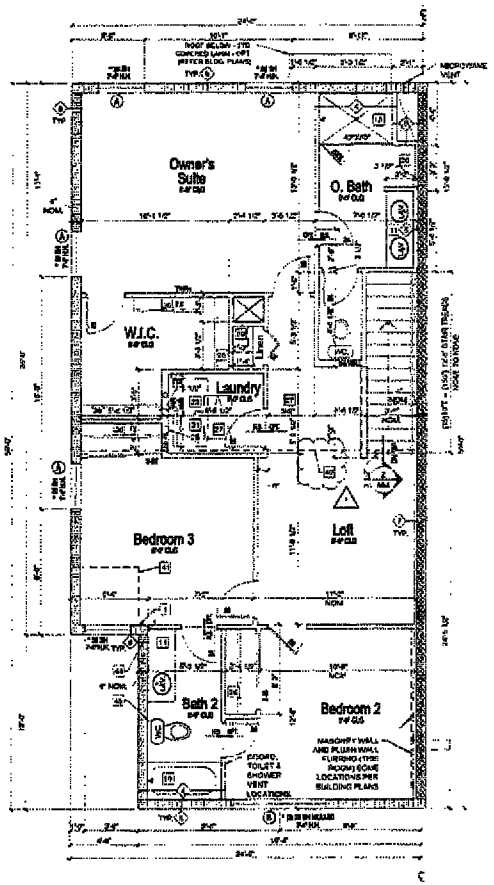
Sheet No.
A1.4Le

OR BK 10652 PG 2286

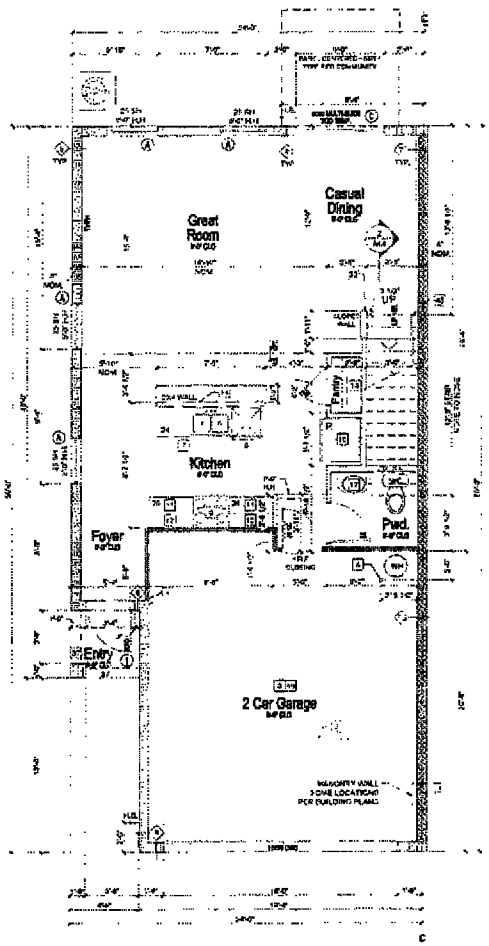
OR BK 10652 PG 2287

TYPICAL WALL TYPES





SECOND FLOOR PLAN - UNIT T179 (END)



FIRST FLOOR PLAN - UNIT T179 (END)

T179 - LN

FLOOR PLAN NOTES:

FALL PROTECTION

DOOR SCHEDULE

Fieldstone

Michigan
3400 Auburn Rd
Suite 200
Auburn Hills, MI 48326
+1 248.622.4035
Florida
12906 Tampa Oaks Blvd.
Suite 150
Tampa, FL 33637
+1 813.466.3310
www.fieldstonehs.com

Meritage Homes

1127 Gateway Boulevard
Boynton Beach, FL 33426
561-847-7618 Phone

General Date: 03-07-2022

Date/Issued for:

03/18/2022 PERMIT REVIEW

Project Title
FRONT LOAD TOWNHOMES

Sheet Title
Unit T179 (end) - R
Floor Plans
©Fieldstone AMF, LLC
DO NOT SCALE DRAWINGS

Sheet No.
A1.4Re

THIS INSTRUMENT IS PREPARED BY
AND SHOULD BE RETURNED TO:

Meritage Homes of Florida
8800 E. Raintree Drive, Suite 300
Scottsdale, Arizona 85260
Attention: H. Curtis Keller

TAX PARCEL ID. NO.: 24-35-24-00-510

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed on June 15th 2026, by **LEGACY VILLAS AT COCOA LLC**, a Florida limited liability company (hereinafter referred to as the "Grantor"), whose address is 3850 Bird Road, Suite 801, Miami, Florida 33146, to **MERITAGE HOMES OF FLORIDA, INC.**, a Florida corporation (hereinafter referred to as the "Grantee"), whose address is 1395 University Blvd., Suite 300, Jupiter, FL 33458.

Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, partnerships (including joint ventures, public bodies and quasi-public bodies)

WITNESSETH: THAT Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, alienate, remise, release, convey, and transfer unto Grantee, all of that certain land lying and being in the County of Brevard, State of Florida, to-wit:

> See Exhibit "A" attached hereto and made a part hereof by reference (hereinafter referred to as the "Property").

TOGETHER with all buildings, structures, and improvements thereon and all of the rights, privileges, appurtenances, hereditaments, easements, reversions, and remainders pertaining to or used in connection therewith, including, without limitation, all (i) development and concurrency rights and credits, impact fee credits, prepaid fees, air rights, water, water rights, water stock, water capacity, sewer, wastewater and re-use water rights, sewage treatment capacity, other utility capacity and rights, concurrency certificates, approvals, and permits relating thereto, (ii) strips and gores, streets, alleys, easements, rights-of-way, public ways, or other rights appurtenant, adjacent, or connected thereto, and (iii) minerals, oil, gas, and other hydrocarbon substances in, under, or that may be produced therefrom.

TO HAVE AND TO HOLD the same in fee simple forever.

FURTHER, Grantor hereby covenants with and warrants to Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good, right and lawful authority to

sell and convey the Property, and hereby fully warrants the title to the Property and will defend the same against the claims of all persons claiming by, through, or under Grantor, but against none other; and that the Property is free and clear of all encumbrances except: (i) taxes for the year of this instrument and thereafter; (ii) zoning and other use restrictions, conditions, or requirements now or hereafter imposed by governmental authorities; and (iii) without re-imposing same, those easements, conditions, restrictions, matters, limitations and reservations of public record, if any, but this reference shall not operate to reimpose same.

[*Remainder of page intentionally left blank; signature page follows*]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be duly executed as of the day and year first above written.

Signed, sealed ~~and delivered~~
in our presence:

Print Name: Madelin Alfonso
Address: 12950 SW 107 Terr
Miami, FL 33186

Print Name: Nathan Medrani
Address: 8950 Bird Rd #801
Miami FL 33146

LEGACY VILLAS AT COCOA LLC,
a Florida limited liability company

By: _____
Name: Tomas Cabrera
Title: Manager

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 12 day of June, 2026, by Tomas Cabrera, as a Manager of LEGACY VILLAS AT COCOA LLC, a Florida limited liability company, on behalf thereof. He/She [X] is personally known to me, or [ ] produced _____ as identification.

Print Name: Madelin Alfonso
Notary Public-State of Florida at Large
Commission No.: HH 294007
My Commission Expires: 11/02/26

[Affix Notary Seal]

MADELIN ALFONSO
NOTARY PUBLIC
MY COMMISSION
EXPIRES 11-2-2026
STATE OF FLORIDA
COMMISSION NUMBER HH294007

EXHIBIT "A"

Legal Description of Property

PARCEL 1:

THE SOUTH QUARTER (SOUTH 1/4) OF THE NORTHWEST QUARTER (NORTHWEST 1/4) OF THE SOUTHWEST QUARTER (SOUTHWEST 1/4) OF SECTION 24, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, EXCEPT ROAD RIGHT-OF-WAY.

PARCEL 2:

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 24 SOUTH, RANGE 35 EAST, LESS THE WEST 33 FEET FOR COX ROAD RIGHT-OF-WAY.

ALSO DESCRIBED AS:

A PARCEL OF LAND BEING THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, LESS AND EXCEPT THE RIGHT OF WAY OF COX ROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A BRASS DISK (NO IDENTIFICATION) WHICH MONUMENTS THE SOUTHWEST CORNER OF SAID SECTION 24, AND RUN NORTH 89°14'57" EAST, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COX ROAD, THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°14'57" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 2610.50 FEET TO A 4" X 4" CONCRETE MONUMENT (NO IDENTIFICATION), WHICH MARKS THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE NORTH 00°20'16" EAST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4, A DISTANCE OF 1332.14 FEET TO THE NORTH-EAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4; THENCE SOUTH 89°07'58" WEST, ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4, A DISTANCE OF 2614.10 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COX ROAD (A 66 FOOT WIDE RIGHT OF WAY); THENCE SOUTH 00°11'14" WEST, ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 1326.77 FEET TO THE POINT OF BEGINNING.

CITY COUNCIL AGENDA ITEM

Memo Date:	June 1, 2026
Agenda Date:	July 14, 2026
File ID:	2026-472
Prepared By:	Kathleen Frederick
Through:	Abigail Morgan, Public Works Director
Requested Action:	To consider renewal of the Interlocal Agreement with Brevard County, Florida, for the distribution of revenues derived from the Save Our Indian River Lagoon half-cent discretionary infrastructure sales surtax and authorize the Mayor to execute the agreement.

BACKGROUND:

In 2016, Brevard County adopted a half-cent discretionary infrastructure sales surtax, known locally as the Save Our Indian River Lagoon (SOIRL) Sales Surtax, following voter approval. The surtax was established to fund projects and programs designed to improve water quality, reduce pollution, remove muck accumulations, restore natural habitats, and implement the Save Our Indian River Lagoon Project Plan. An Interlocal Agreement was executed between Brevard County and the municipalities within the County to determine the distribution of revenues derived from the surtax.

On May 19, 2026, the Brevard County Board of County Commissioners adopted Ordinance 2026-06, which provides for the renewal of the SOIRL half-cent sales surtax through December 31, 2036, subject to voter approval at the November 3, 2026 General Election. The ordinance further requires Brevard County and municipalities representing a majority of the County's municipal population to enter into a renewal of the Interlocal Agreement providing for the distribution of surtax proceeds prior to January 1, 2027.

Approval of the proposed Renewal of the Interlocal Agreement will allow the City of Cocoa to continue participating in the countywide funding program and ensure the continued use and distribution of surtax revenues for projects and programs that support restoration of the Indian River Lagoon.

PRIORITY AREA CONNECTION:

Community Outreach and Engagement

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

On August 23, 2016, City Council approved an Interlocal Agreement with Brevard County to determine the distribution of revenues derived from the half-cent discretionary

infrastructure sales tax consistent with the Save Our Lagoon Plan.

RECOMMENDED MOTION:
Approve the Renewal of the Interlocal Agreement with Brevard County, Florida, for the distribution of revenues derived from the Save Our Indian River Lagoon half-cent discretionary infrastructure sales surtax and authorize the Mayor to execute the agreement.

ORDINANCE 2026-06

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, REGARDING RENEWAL OF THE HALF-CENT LOCAL GOVERNMENT INFRASTRUCTURE SURTAX KNOWN LOCALLY AS THE SAVE OUR INDIAN RIVER LAGOON SALES SURTAX; PROVIDING FOR RENEWAL OF THE LEVY OF THE SURTAX THROUGH DECEMBER 31, 2036, SUBJECT TO THE APPROVAL BY A MAJORITY VOTE OF THE ELECTORS OF THE COUNTY VOTING IN A REFERENDUM ON THE SURTAX, FOR THE PURPOSE OF FUNDING THE COUNTY'S SHARE OF THE COST FOR THE SAVE OUR INDIAN RIVER LAGOON PROGRAM; AMENDING CHAPTER 46, ARTICLE X, BREVARD COUNTY CODE; AMENDING SECTION 46-399. – SAVE OUR INDIAN RIVER LAGOON PROJECT TRUST FUND, BREVARD COUNTY CODE TO PROVIDE FOR THE DEPOSIT OF ALL SURTAX REVENUES IN A TRUST FUND AND RESTRICTION OF TRUST FUND EXPENDITURES; AMENDING SECTION 46-401. – EFFECTIVE DATE, BREVARD COUNTY CODE, TO PROVIDE FOR THE EXTENSION OF THE LEVY OF THE SURTAX THROUGH DECEMBER 31, 2036; PROVIDING FOR A REFERENDUM; PROVIDING FOR NOTICE OF THE REFERENDUM; PROVIDING FOR BALLOT LANGUAGE; PROVIDING CONDITIONS TO THE HOLDING OF SUCH REFERENDUM; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR INCLUSION IN THE BREVARD COUNTY CODE; PROVIDING FOR EFFECTIVE DATES, FILING AND NOTICES, AND REPEAL.

WHEREAS, in January through March 2016, Brevard County residents endured the most extensive and intensive algal bloom ever recorded in the Indian River system during winter to spring months; and

WHEREAS the collapse of this bloom in March resulted in one of the most extensive fish kills ever recorded in the county; and

WHEREAS the 2016 bloom and fish kill followed a 2011 algae super bloom, brown tides in 2012, 2013 and 2015, and unusual mortality events for dolphins, manatees and pelicans; and

WHEREAS, on August 9, 2016, the Board of County Commissioners heard extensive testimony on the need for and economic benefits anticipated from establishing a trust fund dedicated to restoring health to the Indian River Lagoon, considered multiple funding options, and voted unanimously to approve a Save Our Indian River Lagoon Project Plan, advertise an ordinance for a half-cent infrastructure sales tax for this purpose, approved ballot language, and authorized staff to negotiate an interlocal sales tax use and distribution agreement with cities representing a majority of the county's municipal population; and

WHEREAS, on August 23, 2016, the Board of County Commissioners adopted Ordinance No. 2016-15 (the "Original Save Our Indian River Lagoon Surtax Ordinance") for a half-cent

Officially filed with the Secretary of
State on May 21, 2026.

infrastructure sales tax to fund the implementation of the Save Our Indian River Lagoon Project Plan, placed a Referendum on the November 8, 2016, ballot for a half-cent infrastructure sales tax and authorized the Chair to execute an interlocal sales tax use and distribution agreement with cities representing a majority of the County's municipal population; and

WHEREAS, on November 8, 2016, the half-cent infrastructure sales tax was approved by a majority vote of the electors of Brevard County to be levied for the period of January 1, 2017, to December 31, 2026; and

WHEREAS an interlocal sales tax use and distribution agreement was executed between the County and every city and town in the County, thus representing the entire County population; and

WHEREAS the Save Our Indian River Lagoon Project Plan has been updated annually with changes recommended by a Citizen Oversight Committee and adopted by the County Commission to reduce sources of pollution, remove accumulations of pollution, restore naturally filtering ecosystems, and respond to new information and opportunities; and

WHEREAS, the current surtax expires December 31, 2026, and while progress is underway, extending dedicated funding into the future will continue to position the County to leverage state and federal cost-share to design and implement projects and programs that reduce and remove pollution, improve water quality, and restore fish and wildlife abundance and habitat in the Indian River Lagoon that would not otherwise be funded; and

WHEREAS, the Board of County Commissioners of Brevard County finds that a referendum on whether to renew the surtax is prudent, best serves the public interest, and serves both a county purpose and a public purpose;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, as follows:

SECTION 1. AMENDMENTS TO SECTION 46-399. – SAVE OUR INDIAN RIVER LAGOON PROJECT TRUST FUND, BREVARD COUNTY CODE. Effective January 1, 2027, Chapter 46, Article X. – Save Our Indian River Lagoon Sales Surtax, Section 46-399 of the Brevard County Code, is hereby amended to read as follows (additions are indicated by underline text; deletions are indicated by ~~strikethrough~~ text):

Sec. 46-399. - Save Our Indian River Lagoon Project Trust Fund.

~~If the county electorate approves the ½-cent infrastructure sales surtax provided for in this article, the county manager, or his designee in cooperation with the~~

~~board finance division of the office of the clerk of the circuit court, shall create a trust fund reserved solely for the deposit of revenues derived from the approved tax and any other funds received for purposes of implementing the Save Our Indian River Lagoon Project Plan. Thereafter, all~~ All revenues collected from the ~~tax~~ ½-cent infrastructure sales surtax provided for in this article and any other funds received for purposes of implementing the Save Our Indian River Lagoon Project Plan shall be deposited into the trust fund created and reserved solely for such purpose, and shall be distributed in the manner provided for in the interlocal agreement required under ~~F.S. §~~ section 212.055(2)(c)1., Florida Statutes. Trust fund expenditures shall be restricted to:

(1) Reasonable and necessary capital improvement, capital maintenance and other projects and programs implementing the Save Our Indian River Lagoon Project Plan, as adopted by the board of county commissioners and amended from time to time. Reasonable and necessary expenses may include lagoon restoration project permitting costs and the costs of experts used in obtaining or consulting on the acquisition of such permits;~~:~~

~~a. The Save Our Indian River Lagoon Project Plan, as adopted hereunder or as amended from time to time;~~

~~b. The Indian River Lagoon Conservation and Management plan, as amended from time to time and incorporated into the Save Our Indian River Lagoon Project Plan; and/or~~

c. ~~With the approval of the board of county commissioners, the costs of any lagoon restoration project or program identified and pursued in accordance with any future plan, as amended from time to time and incorporated into the Save Our Indian River Lagoon Project Plan enacted by the Indian River Lagoon council created pursuant to the Indian River Lagoon National Estuary Program Interlocal Agreement dated February 19, 2015. Such reasonable and necessary expenses may include lagoon restoration project permitting costs and the costs experts used in obtaining or consulting on the acquisition of such permits;~~

(2) Costs of issuing bonds, including financial advisor fees; bond counsel fees; and bond validation attorneys and expert witness fees, if any are utilized;

(3) Lagoon restoration project related costs, if any, contemplated by the interlocal agreement ~~required~~ authorized by ~~F.S. §~~ Section 212.055(2), Florida Statutes;

(4) Any reasonable lagoon restoration related project or program expense approved by the board of county commissioners, at its discretion, upon recommendation by the Save Our Indian River Lagoon citizen oversight committee ~~established hereunder~~;

(5) Save Our Indian River Lagoon Project Plan restoration project related administration ~~operation and maintenance~~ expenses;

(6) Save Our Indian River Lagoon Project Plan education and community awareness initiatives or programs;

(7) Any membership dues payable to the Indian River Lagoon council.

Such expenditures shall be made in accordance with established county contract, bidding and authorized administrative expense limitations, as set forth in board policies and county manager administrative orders.

Such expenditures may include use for grant matching funds for federal, state or private contributions pledged for paying expenses or costs related to lagoon restoration projects, or repayment of bonds, if any, issued for financing the cost of capital improvement or capital maintenance projects related to the restoration of the Indian River Lagoon.

SECTION 2. AMENDMENTS TO SECTION 46-401. – EFFECTIVE DATE, BREVARD COUNTY CODE. Effective January 1, 2027, Chapter 46, Article X. – Save Our Indian River Lagoon Sales Surtax, Section 46-401 of the Brevard County Code, is hereby amended to read as follows (additions are indicated by underline text; deletions are indicated by ~~strikethrough~~ text):

Sec. 46-401. - Effective date and duration of infrastructure surtax.

The ½ cent infrastructure sales surtax authorized in section 46-398 shall be effective commencing January 1, 2017, and continuing through December 31, 2036. ~~The ordinance from which this article is derived shall take effect upon November 5, 2016 if the ½ cent sales tax is approved by a majority of the electors of the county voting in the referendum on that date. However, the ordinance from which this article is derived shall not be implemented until such time as:~~

~~(1) The supervisor of elections has consented to obtaining and making registration books available in accordance with F.S. § 100.151;~~

~~(2) Election results demonstrate an affirmative vote of the majority of the electors has approved the Save Our Indian River Lagoon ½ cent sales tax; and~~

~~(3) Prior to November 8, 2016, the governing bodies representing at least 50 percent of the municipal population in the county have approved an interlocal agreement consistent with the distribution of all proceeds to the trust fund created by the ordinance from which this article is derived, provided the levy of the ½ cent surtax provided for in section 46-398 will commence on January 1, 2017.~~

SECTION 3. REFERENDUM. A referendum election is hereby called and ordered to be held in Brevard County at the time of the next general election to be held on November 3, 2026 to determine whether the Board of County Commissioners should continue to levy a ½ cent sales tax for financing the County's share of the cost for the Save Our Indian River Lagoon Program to implement the project plan.

SECTION 4. NOTICE OF REFERENDUM. Notice of the referendum shall be published in a newspaper of general circulation in the County or on the County's website as provided in section 50.0311, Florida Statutes, at least twice, once in the fifth week and once in the third week prior to the week in which the referendum is held, the date of first publication in said newspaper to be at least thirty (30) days before said referendum, in the manner provided in section 100.342, Florida Statutes.

SECTION 5. NOTICE TO SUPERVISOR OF ELECTIONS. Upon adoption of this ordinance, notice of the calling of the referendum election provided for in this Ordinance shall be delivered to the Supervisor of Elections. This Ordinance shall not be implemented unless the Supervisor of Elections provides his consent to a date when the registration books can be available pursuant to Section 100.151, Florida Statutes.

SECTION 6. PLACES OF VOTING, INSPECTORS, CLERKS. The polls will be open at the voting places on the date of the referendum during the times prescribed by law. All qualified electors residing within the County shall be entitled and permitted to vote at the referendum on the proposition set forth below. The places of voting and the inspectors and clerk for the referendum shall be those designated by the Supervisor or Elections of Brevard County.

SECTION 7. OFFICIAL BALLOT. Ballots to be used in the referendum shall contain a statement of the description of the proposed Save Our Indian River Lagoon ½ Cent Sales Tax Referendum and shall be in substantially the following form:

BALLOT

Brevard County, Florida

Title: RENEWAL OF THE SAVE OUR INDIAN RIVER LAGOON HALF-CENT SALES TAX

To restore the Indian River Lagoon through infrastructure, capital improvements, capital maintenance projects and programs designed to improve water quality and fish and wildlife habitat, remove muck, and reduce pollution, shall Brevard County renew the existing Save Our Indian River Lagoon half-cent sales tax for ten years, and require deposit of all revenue to a trust fund solely for such purposes, with continued citizen committee oversight and annual independent audits?

___ YES for the ½ cent sales tax

___ NO against the ½ cent sales tax

SECTION 8. ABSENTEE VOTING. The form of ballots to be used in such referendum for absentee voters shall be the same as used at the polling places for said referendum or such other form as may be prescribed by law.

SECTION 9. PRINTING OF BALLOTS. The Supervisor of Elections for Brevard County is hereby authorized and requested to (a) have sample ballots printed and to deliver such sample ballots to the inspectors and clerks on or before the date and time for opening of the polls for such referendum and (b) have official ballots for use in such referendum printed and delivered in accordance with law.

SECTION 10. PAYMENT OF REFERENDUM EXPENSES. The County Manager is hereby authorized and directed to approve the payment of lawful expenses associated with conducting the referendum election and the Clerk of the Board of County Commissioners is hereby authorized and directed to disburse the funds necessary to pay such expenses.

SECTION 11. VOTER REGISTRATION BOOKS. The Supervisor of Elections for Brevard County is hereby authorized and requested to furnish the poll workers, inspectors and clerks required at each place where the votes are to be cast in such referendum, as well as applicable portions of the registration books or certified copies thereof showing the names of the qualified electors residing in the County.

SECTION 12. ELECTION PROCEDURE. The referendum shall be held and conducted in the manner prescribed by law and shall, as soon as practicable, be returned and canvassed in the manner prescribed by law. The result shall show the number of qualified electors who voted at such referendum and the number of votes cast respectively for and against approval of the proposition. Upon certification in the manner prescribed by law, the results shall be recorded in the minutes of the Board of County Commissioners.

SECTION 13. LEVY OF ONE-HALF CENT SALES TAX FOR INDIAN RIVER LAGOON RESTORATION. As authorized under section 212.055(2), Florida Statutes, and subject to section 19(b) below, beginning January 1, 2027, the levy of the one-half cent Save Our Indian River Lagoon Sales Surtax is hereby extended for a period of ten years, as specified in this Ordinance.

SECTION 14. SAVINGS CLAUSE. In the event the referendum provided for in Section 3 of this Ordinance is not approved by a majority vote of those voting on the question posed by the referendum, the levy of the Save Our Indian River Lagoon Sales Surtax pursuant to the Original Save Our Indian River Lagoon Surtax Ordinance shall remain in effect as originally provided in the Original Save Our Indian River Lagoon Surtax Ordinance, the proceeds of the Save Our Indian River Lagoon Sales Surtax shall continue to be used for the purposes provided in the Original Save Our Indian River Lagoon Surtax Ordinance and shall continue to be distributed as provided in the Original Save Our Indian River Lagoon Surtax Ordinance.

SECTION 15. SEVERABILITY. If any section, subsection, sentence, clause or provision of this Ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional by a court of competent jurisdiction, such invalid or unconstitutional portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the other portions of this ordinance, provided the remaining portions effectuate the purpose and intent of this ordinance.

SECTION 16. INCLUSION IN BREVARD COUNTY CODE. It is intention of the Board of County Commissioners that the provisions of this ordinance shall become and be made a part of the Code of Ordinances of Brevard County, Florida, and that the sections of this ordinances may be renumbered or re-lettered and that the word "ordinance" may be changed to "section," "article," or such other appropriate word or phrase in order to accomplish such intentions.

SECTION 17. CONFLICTING PROVISIONS. In the case of a direct conflict between any provisions of this ordinance and a portion or provision of any other appropriate federal, state, or county law, rule, code or regulation, the more restrictive shall apply.

SECTION 18. **REPEALING CLAUSE**. All ordinances or other actions of the County which are in conflict herewith are hereby repealed to the extent of such conflict or inconsistency.

SECTION 19. **EFFECTIVE DATES; FILING AND NOTICES; REPEAL**.

(a) This Ordinance shall be effective upon filing with the Florida Department of State. Immediately upon passage, the Clerk is directed to file this Ordinance and to provide copies to the Florida Department of Revenue, and the Supervisor of Elections, in accordance with applicable law. Subject to section 19(b) below, for purposes of authorizing the extension of the levy of the Save Our Indian River Lagoon Sales Surtax, this Ordinance shall take effect on January 1, 2027.

(b) The extension of the levy of the Save Our Indian River Lagoon Sales Surtax proposed by this Ordinance shall commence on January 1, 2027, only if approved by a "FOR" vote by a majority of those voting on the question posed at the November 3, 2026 referendum. If a majority of those voting on the question posed do not vote "FOR", the proposed renewal of the levy of the Save Our Indian River Lagoon Sales Surtax shall not be authorized and this Ordinance shall be of no further force and effect.

(c) The extension of the levy of the Save Our Indian River Lagoon Sales Surtax proposed by this Ordinance shall commence on January 1, 2027, only if each of the governing boards of Brevard County and the governing bodies of the municipalities representing a majority of the county's municipal population enter into an interlocal agreement providing for the distribution of the proceeds of the Save Our Indian River Lagoon Sales Surtax in accordance with section 212.055, Florida Statutes prior to January 1, 2027.

ENACTED this 19th day of May, 2026

ATTEST:

Rachel M. Sadoff, Clerk

BOARD OF COUNTY COMMISSIONERS
BREVARD COUNTY, FLORIDA

By: _____
Thad Altman, Chair

As approved by the Board on May 19, 2026

SAVE OUR INDIAN RIVER LAGOON LOCAL INFRASTRUCTURE SURTAX RENEWAL OF INTERLOCAL AGREEMENT

This Renewal of the Save Our Indian River Lagoon Local Infrastructure Surtax Agreement ("Renewal"), is made and entered into by and between Brevard County, Florida, a political subdivision of the State of Florida ("County") and the municipalities of Cape Canaveral, Cocoa, Cocoa Beach, Grant-Valkaria, Indialantic, Indian Harbour Beach, Malabar, Melbourne, Melbourne Beach, Melbourne Village, Palm Bay, Palm Shores, Rockledge, Satellite Beach, Titusville, and West Melbourne, Florida, municipal corporations existing under the laws of the State of Florida ("City") and all together hereinafter known as the "Parties".

WITNESSETH

WHEREAS, pursuant to Section 212.055(2)(a), Florida Statutes, Brevard County Ordinance No. 16-15, and the vote of a majority of the qualified electors of Brevard County in a referendum held on November 8, 2016, the County levied a countywide one-half cent discretionary Save Our Indian River Lagoon local infrastructure surtax (hereinafter the "Surtax"), commencing on January 1, 2017, and continuing thereafter for a period of ten (10) years until December 31, 2026; and

WHEREAS, pursuant to Section 212.055(2)(a), Florida Statutes, Brevard County Ordinance No. 2026-06 (hereinafter the "Ordinance"), and the vote of a majority of the qualified electors of Brevard County in a referendum held on November 3, 2026, the Surtax is renewed commencing on January 1, 2027, and continuing thereafter for a period of ten (10) years until December 31, 2036; and

WHEREAS, as authorized by section 212.055(2)(c), Florida Statutes, the Parties entered into an initial Interlocal Agreement on August 23, 2016, which was subsequently replaced with an Interlocal Agreement executed by all Parties on January 29, 2019 (hereinafter the "Original Agreement"), in order to determine the distribution of the revenues derived from the half cent discretionary infrastructure sales tax in lieu of using the statutory formula set forth in section 218.62, Florida Statutes and the Parties desire to renew said Interlocal Agreement; and

WHEREAS, the parties deem it in the best interest of all of the citizens, residents, and property owners of Brevard County that the proceeds of the Surtax continue to be used to fund projects and programs designed to restore the Indian River Lagoon in the manner set forth in the Ordinance, including reasonable administrative costs of those projects and programs; and

NOW, THEREFORE, in consideration of the mutual terms, conditions, promises, and covenants hereinafter set forth, the County and City agree to perform the following acts and to be bound by the following statements:

1. RECITALS. The recitals set forth hereinabove are true and correct and are incorporated herein by reference.

2. CONTINUED USE AND DISTRIBUTION OF SURTAX. It is the intent of the parties hereto that even though this Renewal is separately executed by the County with multiple municipalities, that all such separately executed agreements shall be construed to constitute a single Renewal of the Interlocal Agreement which provides for the continued use and distribution of the proceeds from the Surtax as follows:

   a. Any and all revenue generated by the Surtax shall continue to be deposited into the Save Our Indian River Lagoon Trust Fund, continue to be administered by the County, and continue to be used for restoration projects and programs in the manner prescribed in the Ordinance and the Save Our Indian River Lagoon Project Plan; and

   b. The Save Our Indian River Lagoon Citizen Oversight Committee, as established in Ordinance No. 16-15, will continue to assist the County with annual plan updates and may review any proposed capital improvement, project, program, relevant science, performance data, audit or other matter presented to it by the Board of County Commissioners for a recommendation to the County Commission.

3. MUNICIPAL PERMITTING CONTINUING TO NOT BE RESTRICTED. Nothing in this Renewal or the Save Our Indian River Lagoon Project Plan shall be read to limit any municipal signatory's ability to obtain permits from the Florida Department of Environmental Protection, the St. John River Water Management District, or any other governing and/or permitting authority.

4. CONTINUING TOTAL MAXIMUM DAILY LOAD ("TMDL") CREDITS.

   a. Any and all TMDL credits accrued as a result of Surtax expenditures made shall continue to be distributed, to the extent permitted by law, between entities that have jurisdiction within the Florida Department of Environmental Protection (FDEP) Basin Management Action Plan (BMAP) watershed within which the project is located, and according to the following population-based distribution formula:

      i. The proportion for the county government shall be computed by dividing the sum of the unincorporated area population within the BMAP watershed where the project is located by the sum of the total population within that same BMAP watershed.

      ii. The proportion for each municipal government shall be computed by dividing the population of that municipality within the BMAP watershed where the project is located by the sum of the total population within that same BMAP watershed.

      iii. For the purposes of this section, from program inception until the census block data for the 2020 United States Census becomes

available, population shall be calculated using the population estimates of local governmental units in Florida as of April 1, 2016, as published by the University of Florida Bureau of Economic and Business Research. See **Exhibit A** attached hereto for TMDL credit distributions based on 2016 population estimates.

iv. When more recent census block data for the United States Census becomes available, and continuing thereafter, population shall be calculated by using the most recent census block data published by the United States Census Bureau.

b. Should a project use both Surtax monies and contributions made by other government entities, such as a city, all TMDL credits accrued for the project will be distributed pro rata in the same ratio as the entity's contribution to the total project cost, if allowed by law, or as otherwise agreed to by the contributing entities. The formula in 5.a.i. through 5.a.iv. applies only to the distribution of TMDL credits accrued by expenditure of Surtax monies.

c. Should expenditures be made with grant monies, cost share contracts or legislative appropriations, whichever entity applied for and received the additional funds shall be the recipient of the pro rata share of TMDL credits that accrue from the expenditure of such additional funds.

5. CONTINUING INTERLOCAL AGREEMENT. This Renewal is an interlocal agreement, as contemplated by Chapter 163, Part III, Florida Statutes, and other applicable law. This Renewal adopts, incorporates and ratifies the provisions of the Ordinance and the Original Agreement. It is governed by the laws of Florida.

6. MODIFICATION. This Renewal may be amended, supplemented or cancelled only by a written instrument duly executed by the parties hereto.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on the day and year indicated next to the signature of their respective authorized representatives and this Renewal of the Interlocal Agreement shall take effect upon the date of execution by the last party to the Renewal of the Interlocal Agreement, the "last party" being defined as the authorized representative of the municipality whose city population will cause the total population of cities executing this agreement to exceed 50% of the total 2020 municipal population in the county, as that total is set forth in Exhibit A attached hereto.

ATTEST:

Rachel M. Sadoff, Clerk

BOARD OF COUNTY COMMISSIONERS
BREVARD COUNTY, FLORIDA

By: _____
Thad Altman, Chair

As approved by the Board on May 19 2026

Cape Canaveral, Florida
(Municipality)

Signed: _____
Typed Name: Keith Touchberry
Title: City Manager
Date: _____

Attest: _____
Typed Name: _____
Title: _____
Date: _____

Cocoa, Florida
(Municipality)

Signed: _____
Typed: Michael C. Blake
Title: Mayor
Date: _____

Attest: _____
Typed: _____
Title: _____
Date: _____

Cocoa Beach, Florida
(Municipality)

Signed: _____
Typed: Keith Capizzi
Title: Mayor
Date: _____

Attest: _____
Typed: _____
Title: _____
Date: _____

Grant-Valkaria, Florida
(Municipality)

Signed: _____
Typed Lisette Kolar
Title: Mayor
Date: _____

Attest: _____
Typed _____
Title: _____
Date: _____

Town of Indialantic, Florida
(Municipality)

Signed: _____
Typed: Michael Casey
Title: Town Manager
Date: _____

Attest: _____
Typed: _____
Title: _____
Date: _____

Indian Harbour Beach, Florida
(Municipality)

Signed: _____
Typed: John W. Coffey
Title: City Manager
Date: _____

Attest: _____
Typed: _____
Title: _____
Date: _____

Malabar, Florida
(Municipality)

Signed: _____
Typed: Lisa Morrell
Title: Town Manager
Date: _____

Attest: _____
Typed: _____
Title: _____
Date: _____

Melbourne, Florida
(Municipality)

Signed: _____
Typed: Jenni Lamb
Title: City Manager
Date: _____

Attest: _____
Typed: _____
Title: _____
Date: _____

Melbourne Beach, Florida
(Municipality)

Signed: _____
Typed: Alison Dennington
Title: Mayor
Date: _____

Attest: _____
Typed: _____
Title: _____
Date: _____

Melbourne Village, Florida
(Municipality)

Signed: _____
Typed Name: Susan Ditty
Title: Mayor
Date: _____

Attest: _____
Typed Name: _____
Title: _____
Date: _____

Palm Bay, Florida
(Municipality)

Signed: _____
Typed Matthew Morton
Title: City Manager
Date: _____

Attest: _____
Typed _____
Title: _____
Date: _____

Palm Shores, Florida
(Municipality)

Signed: _____
Typed Charles Chambliss
Title: Mayor
Date: _____

Attest: _____
Typed _____
Title: _____
Date: _____

Rockledge, Florida
(Municipality)

Signed: _____
Typed Thomas J. Price
Title: Mayor
Date: _____

Attest: _____
Typed _____
Title: _____
Date: _____

Satellite Beach, Florida
(Municipality)

Signed: _____
Typed: Brittany Retherford
Title: City Manager
Date: _____

Attest: _____
Typed: _____
Title: _____
Date: _____

Titusville, Florida
(Municipality)

Signed:	_____
Typed	Andrew Connors
Title:	Mayor
Date:	_____

Attest:	_____
Typed	_____
Title:	_____
Date:	_____

West Melbourne, Florida
(Municipality)

Signed: _____
Typed: Andrea Young
Title: Mayor
Date: _____

Attest: _____
Typed: _____
Title: _____
Date: _____

EXHIBIT A – DISTRIBUTION OF TMDL CREDITS

TABLE 1: CREDIT SHARE BASED ON 2016 POPULATION

City/Town	BRL A Population	BRL A Credit Split	BRL B Population	BRL B Credit Split	North A Population	North A Credit Split	North B Population	North B Credit Split	Central A Population	Central A Credit Split	Central SEB Population	Central SEB Credit Split
Brevard County (Unincorporated)	1,402	100.0%	68,711	63.0%	6,402	19.2%	25,606	25.6%	46,777	21.5%	3,521	82.0%
Cape Canaveral	0	0.0%	10,171	9.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Cocoa	0	0.0%	0	0.0%	0	0.0%	9,793	9.8%	0	0.0%	0	0.0%
Cocoa Beach	0	0.0%	11,276	10.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Grant-Valkaria	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3,299	1.5%	774	18.0%
Indialantic	0	0.0%	0	0.0%	0	0.0%	1,181	1.2%	1,630	0.7%	0	0.0%
Indian Harbour Beach	0	0.0%	8,446	7.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Malabar	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2,817	1.3%	0	0.0%
Melbourne	0	0.0%	0	0.0%	0	0.0%	48,075	48.1%	29,948	13.7%	0	0.0%
Melbourne Beach	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3,076	1.4%	0	0.0%
Melbourne Village	0	0.0%	0	0.0%	0	0.0%	0	0.0%	666	0.3%	0	0.0%
Palm Bay	0	0.0%	0	0.0%	0	0.0%	0	0.0%	109,162	50.1%	0	0.0%
Palm Shores	0	0.0%	0	0.0%	0	0.0%	979	1.0%	0	0.0%	0	0.0%
Rockledge	0	0.0%	0	0.0%	0	0.0%	13,941	14.0%	0	0.0%	0	0.0%
Satellite Beach	0	0.0%	10,485	9.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Titusville	0	0.0%	0	0.0%	26,881	80.8%	272	0.3%	0	0.0%	0	0.0%
West Melbourne	0	0.0%	0	0.0%	0	0.0%	0	0.0%	20,434	9.4%	0	0.0%

TABLE 2: CREDIT SHARE BASED ON 2020 POPULATION

City/Town	BRL A Population	BRL A Credit Split	BRL B Population	BRL B Credit Split	North A Population	North A Credit Split	North B Population	North B Credit Split	Central A Population	Central A Credit Split	Central SEB Population	Central SEB Credit Split
Brevard County (Unincorporated)	452	100.0%	25,141	37.7%	11,742	28.2%	45,464	37.3%	63,679	25.0%	4,065	77.0%
Cape Canaveral	0	0.0%	9,972	14.9%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Cocoa	0	0.0%	0	0.0%	0	0.0%	10,092	8.3%	0	0.0%	0	0.0%
Cocoa Beach	0	0.0%	11,354	17.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Grant-Valkaria	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3,292	1.3%	1,217	23.0%
Indialantic	0	0.0%	0	0.0%	0	0.0%	813	0.7%	2,197	0.9%	0	0.0%
Indian Harbour Beach	0	0.0%	9,019	13.5%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Malabar	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2,949	1.2%	0	0.0%
Melbourne	0	0.0%	0	0.0%	0	0.0%	48,461	39.8%	32,855	12.9%	0	0.0%
Melbourne Beach	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3,231	1.3%	0	0.0%
Melbourne Village	0	0.0%	0	0.0%	0	0.0%	0	0.0%	681	0.3%	0	0.0%
Palm Bay	0	0.0%	0	0.0%	0	0.0%	0	0.0%	119,760	47.0%	0	0.0%
Palm Shores	0	0.0%	0	0.0%	0	0.0%	1,200	1.0%	0	0.0%	0	0.0%
Rockledge	0	0.0%	0	0.0%	0	0.0%	15,500	12.7%	0	0.0%	0	0.0%
Satellite Beach	0	0.0%	11,226	16.8%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Titusville	0	0.0%	0	0.0%	29,947	71.8%	302	0.2%	0	0.0%	0	0.0%
West Melbourne	0	0.0%	0	0.0%	0	0.0%	0	0.0%	25,924	10.2%	0	0.0%

SAVE OUR INDIAN RIVER LAGOON LOCAL INFRASTRUCTURE SURTAX RENEWAL OF INTERLOCAL AGREEMENT

This Renewal of the Save Our Indian River Lagoon Local Infrastructure Surtax Agreement ("Renewal"), is made and entered into by and between Brevard County, Florida, a political subdivision of the State of Florida ("County") and the municipalities of Cape Canaveral, Cocoa, Cocoa Beach, Grant-Valkaria, Indialantic, Indian Harbour Beach, Malabar, Melbourne, Melbourne Beach, Melbourne Village, Palm Bay, Palm Shores, Rockledge, Satellite Beach, Titusville, and West Melbourne, Florida, municipal corporations existing under the laws of the State of Florida ("City") and all together hereinafter known as the "Parties".

WITNESSETH

WHEREAS, pursuant to Section 212.055(2)(a), Florida Statutes, Brevard County Ordinance No. 16-15, and the vote of a majority of the qualified electors of Brevard County in a referendum held on November 8, 2016, the County levied a countywide one-half cent discretionary Save Our Indian River Lagoon local infrastructure surtax (hereinafter the "Surtax"), commencing on January 1, 2017, and continuing thereafter for a period of ten (10) years until December 31, 2026; and

WHEREAS, pursuant to Section 212.055(2)(a), Florida Statutes, Brevard County Ordinance No. _____(hereinafter the "Ordinance"), and the vote of a majority of the qualified electors of Brevard County in a referendum held on November 3, 2026, the Surtax is renewed commencing on January 1, 2027, and continuing thereafter for a period of ten (10) years until December 31, 2036; and

WHEREAS, as authorized by section 212.055(2)(c), Florida Statutes, the Parties entered into an initial Interlocal Agreement on August 23, 2016, which was subsequently replaced with an Interlocal Agreement executed by all Parties on January 29, 2019 (hereinafter the "Original Agreement"), in order to determine the distribution of the revenues derived from the half cent discretionary infrastructure sales tax in lieu of using the statutory formula set forth in section 218.62, Florida Statutes and the Parties desire to renew said Interlocal Agreement; and

WHEREAS, the parties deem it in the best interest of all of the citizens, residents, and property owners of Brevard County that the proceeds of the Surtax continue to be used to fund projects and programs designed to restore the Indian River Lagoon in the manner set forth in the Ordinance, including reasonable administrative costs of those projects and programs; and

NOW, THEREFORE, in consideration of the mutual terms, conditions, promises, and covenants hereinafter set forth, the County and City agree to perform the following acts and to be bound by the following statements:

1. RECITALS. The recitals set forth hereinabove are true and correct and are incorporated herein by reference.

2. CONTINUED USE AND DISTRIBUTION OF SURTAX. It is the intent of the parties hereto that even though this Renewal is separately executed by the County with multiple municipalities, that all such separately executed agreements shall be construed to constitute a single Renewal of the Interlocal Agreement which provides for the continued use and distribution of the proceeds from the Surtax as follows:

   a. Any and all revenue generated by the Surtax shall continue to be deposited into the Save Our Indian River Lagoon Trust Fund, continue to be administered by the County, and continue to be used for restoration projects and programs in the manner prescribed in the Ordinance and the Save Our Indian River Lagoon Project Plan; and

   b. The Save Our Indian River Lagoon Citizen Oversight Committee, as established in Ordinance No. 16-15, will continue to assist the County with annual plan updates and may review any proposed capital improvement, project, program, relevant science, performance data, audit or other matter presented to it by the Board of County Commissioners for a recommendation to the County Commission.

3. MUNICIPAL PERMITTING CONTINUING TO NOT BE RESTRICTED. Nothing in this Renewal or the Save Our Indian River Lagoon Project Plan shall be read to limit any municipal signatory's ability to obtain permits from the Florida Department of Environmental Protection, the St. John River Water Management District, or any other governing and/or permitting authority.

4. CONTINUING TOTAL MAXIMUM DAILY LOAD ("TMDL") CREDITS.

   a. Any and all TMDL credits accrued as a result of Surtax expenditures made shall continue to be distributed, to the extent permitted by law, between entities that have jurisdiction within the Florida Department of Environmental Protection (FDEP) Basin Management Action Plan (BMAP) watershed within which the project is located, and according to the following population-based distribution formula:

      i. The proportion for the county government shall be computed by dividing the sum of the unincorporated area population within the BMAP watershed where the project is located by the sum of the total population within that same BMAP watershed.

      ii. The proportion for each municipal government shall be computed by dividing the population of that municipality within the BMAP watershed where the project is located by the sum of the total population within that same BMAP watershed.

      iii. For the purposes of this section, from program inception until the census block data for the 2020 United States Census becomes

available, population shall be calculated using the population estimates of local governmental units in Florida as of April 1, 2016, as published by the University of Florida Bureau of Economic and Business Research. See **Exhibit A** attached hereto for TMDL credit distributions based on 2016 population estimates.

iv. When more recent census block data for the United States Census becomes available, and continuing thereafter, population shall be calculated by using the most recent census block data published by the United States Census Bureau.

b. Should a project use both Surtax monies and contributions made by other government entities, such as a city, all TMDL credits accrued for the project will be distributed pro rata in the same ratio as the entity's contribution to the total project cost, if allowed by law, or as otherwise agreed to by the contributing entities. The formula in 5.a.i. through 5.a.iv. applies only to the distribution of TMDL credits accrued by expenditure of Surtax monies.

c. Should expenditures be made with grant monies, cost share contracts or legislative appropriations, whichever entity applied for and received the additional funds shall be the recipient of the pro rata share of TMDL credits that accrue from the expenditure of such additional funds.

5. CONTINUING INTERLOCAL AGREEMENT. This Renewal is an interlocal agreement, as contemplated by Chapter 163, Part III, Florida Statutes, and other applicable law. This Renewal adopts, incorporates and ratifies the provisions of the Ordinance and the Original Agreement. It is governed by the laws of Florida.

6. MODIFICATION. This Renewal may be amended, supplemented or cancelled only by a written instrument duly executed by the parties hereto.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on the day and year indicated next to the signature of their respective authorized representatives and this Renewal of the Interlocal Agreement shall take effect upon the date of execution by the last party to the Renewal of the Interlocal Agreement, the "last party" being defined as the authorized representative of the municipality whose city population will cause the total population of cities executing this agreement to exceed 50% of the total 2020 municipal population in the county, as that total is set forth in Exhibit A attached hereto.

ATTEST:

Rachel M. Sadoff, Clerk

BOARD OF COUNTY COMMISSIONERS
BREVARD COUNTY, FLORIDA

By: _____
Thad Altman, Chair

As approved by the Board on May 19, 2026

Cape Canaveral, Florida
(Municipality)

Signed: _____
Typed Name: Keith Touchberry
Title: City Manager
Date: _____

Attest: _____
Typed Name: _____
Title: _____
Date: _____

Cocoa, Florida
(Municipality)

Signed: _____
Typed: Michael C. Blake
Title: Mayor
Date: _____

Attest: _____
Typed: _____
Title: _____
Date: _____

Cocoa Beach, Florida
(Municipality)

Signed: _____
Typed Name: Keith Capizzi
Title: Mayor
Date: _____

Attest: _____
Typed Name: _____
Title: _____
Date: _____

Grant-Valkaria, Florida
(Municipality)

Signed: _____
Typed: Lisette Kolar
Title: Mayor
Date: _____

Attest: _____
Typed: _____
Title: _____
Date: _____

Town of Indialantic, Florida
(Municipality)

Signed: _____
Typed: Michael Casey
Title: Town Manager
Date: _____

Attest: _____
Typed: _____
Title: _____
Date: _____

Indian Harbour Beach, Florida
(Municipality)

Signed: _____
Typed: John W. Coffey
Title: City Manager
Date: _____

Attest: _____
Typed: _____
Title: _____
Date: _____

Malabar, Florida
(Municipality)

Signed: _____
Typed: Lisa Morrell
Title: Town Manager
Date: _____

Attest: _____
Typed: _____
Title: _____
Date: _____

Melbourne, Florida
(Municipality)

Signed:	
Typed	Jenni Lamb
Title:	City Manager
Date:	

Attest:	
Typed	
Title:	
Date:	

Melbourne Beach, Florida
(Municipality)

Signed: _____
Typed Alison Dennington
Title: Mayor
Date: _____

Attest: _____
Typed _____
Title: _____
Date: _____

Melbourne Village, Florida
(Municipality)

Signed: _____
Typed: Susan Ditty
Title: Mayor
Date: _____

Attest: _____
Typed: _____
Title: _____
Date: _____

Palm Bay, Florida
(Municipality)

Signed: _____
Typed: Matthew Morton
Title: City Manager
Date: _____

Attest: _____
Typed: _____
Title: _____
Date: _____

Palm Shores, Florida
(Municipality)

Signed: _____
Typed: Charles Chambliss
Title: Mayor
Date: _____

Attest: _____
Typed: _____
Title: _____
Date: _____

Rockledge, Florida
(Municipality)

Signed: _____
Typed Thomas J. Price
Title: Mayor
Date: _____

Attest: _____
Typed _____
Title: _____
Date: _____

Satellite Beach, Florida
(Municipality)

Signed: _____
Typed: Brittany Retherford
Title: City Manager
Date: _____

Attest: _____
Typed: _____
Title: _____
Date: _____

Titusville, Florida
(Municipality)

Signed: _____
Typed: Andrew Connors
Title: Mayor
Date: _____

Attest: _____
Typed: _____
Title: _____
Date: _____

West Melbourne, Florida
(Municipality)

Signed: _____
Typed: Andrea Young
Title: Mayor
Date: _____

Attest: _____
Typed: _____
Title: _____
Date: _____

EXHIBIT A – DISTRIBUTION OF TMDL CREDITS

TABLE 1: CREDIT SHARE BASED ON 2016 POPULATION

City/Town	BRL A Population	BRL A Credit Split	BRL B Population	BRL B Credit Split	North A Population	North A Credit Split	North B Population	North B Credit Split	Central A Population	Central A Credit Split	Central SEB Population	Central SEB Credit Split
Brevard County (Unincorporated)	1,402	100.0%	68,711	63.0%	6,402	19.2%	25,606	25.6%	46,777	21.5%	3,521	82.0%
Cape Canaveral	0	0.0%	10,171	9.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Cocoa	0	0.0%	0	0.0%	0	0.0%	9,793	9.8%	0	0.0%	0	0.0%
Cocoa Beach	0	0.0%	11,276	10.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Grant-Valkaria	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3,299	1.5%	774	18.0%
Indialantic	0	0.0%	0	0.0%	0	0.0%	1,181	1.2%	1,630	0.7%	0	0.0%
Indian Harbour Beach	0	0.0%	8,446	7.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Malabar	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2,817	1.3%	0	0.0%
Melbourne	0	0.0%	0	0.0%	0	0.0%	48,075	48.1%	29,948	13.7%	0	0.0%
Melbourne Beach	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3,076	1.4%	0	0.0%
Melbourne Village	0	0.0%	0	0.0%	0	0.0%	0	0.0%	666	0.3%	0	0.0%
Palm Bay	0	0.0%	0	0.0%	0	0.0%	0	0.0%	109,162	50.1%	0	0.0%
Palm Shores	0	0.0%	0	0.0%	0	0.0%	979	1.0%	0	0.0%	0	0.0%
Rockledge	0	0.0%	0	0.0%	0	0.0%	13,941	14.0%	0	0.0%	0	0.0%
Satellite Beach	0	0.0%	10,485	9.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Titusville	0	0.0%	0	0.0%	26,881	80.8%	272	0.3%	0	0.0%	0	0.0%
West Melbourne	0	0.0%	0	0.0%	0	0.0%	0	0.0%	20,434	9.4%	0	0.0%

TABLE 2: CREDIT SHARE BASED ON 2020 POPULATION

City/Town	BRL A Population	BRL A Credit Split	BRL B Population	BRL B Credit Split	North A Population	North A Credit Split	North B Population	North B Credit Split	Central A Population	Central A Credit Split	Central SEB Population	Central SEB Credit Split
Brevard County (Unincorporated)	452	100.0%	25,141	37.7%	11,742	28.2%	45,464	37.3%	63,679	25.0%	4,065	77.0%
Cape Canaveral	0	0.0%	9,972	14.9%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Cocoa	0	0.0%	0	0.0%	0	0.0%	10,092	8.3%	0	0.0%	0	0.0%
Cocoa Beach	0	0.0%	11,354	17.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Grant-Valkaria	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3,292	1.3%	1,217	23.0%
Indialantic	0	0.0%	0	0.0%	0	0.0%	813	0.7%	2,197	0.9%	0	0.0%
Indian Harbour Beach	0	0.0%	9,019	13.5%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Malabar	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2,949	1.2%	0	0.0%
Melbourne	0	0.0%	0	0.0%	0	0.0%	48,461	39.8%	32,855	12.9%	0	0.0%
Melbourne Beach	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3,231	1.3%	0	0.0%
Melbourne Village	0	0.0%	0	0.0%	0	0.0%	0	0.0%	681	0.3%	0	0.0%
Palm Bay	0	0.0%	0	0.0%	0	0.0%	0	0.0%	119,760	47.0%	0	0.0%
Palm Shores	0	0.0%	0	0.0%	0	0.0%	1,200	1.0%	0	0.0%	0	0.0%
Rockledge	0	0.0%	0	0.0%	0	0.0%	15,500	12.7%	0	0.0%	0	0.0%
Satellite Beach	0	0.0%	11,226	16.8%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Titusville	0	0.0%	0	0.0%	29,947	71.8%	302	0.2%	0	0.0%	0	0.0%
West Melbourne	0	0.0%	0	0.0%	0	0.0%	0	0.0%	25,924	10.2%	0	0.0%

SAVE OUR INDIAN RIVER LAGOON LOCAL INFRASTRUCTURE SURTAX RENEWAL OF INTERLOCAL AGREEMENT

This Renewal of the Save Our Indian River Lagoon Local Infrastructure Surtax Agreement ("Renewal"), is made and entered into by and between Brevard County, Florida, a political subdivision of the State of Florida ("County") and the municipalities of Cape Canaveral, Cocoa, Cocoa Beach, Grant-Valkaria, Indialantic, Indian Harbour Beach, Malabar, Melbourne, Melbourne Beach, Melbourne Village, Palm Bay, Palm Shores, Rockledge, Satellite Beach, Titusville, and West Melbourne, Florida, municipal corporations existing under the laws of the State of Florida ("City") and all together hereinafter known as the "Parties".

WITNESSETH

WHEREAS, pursuant to Section 212.055(2)(a), Florida Statutes, Brevard County Ordinance No. 16-15, and the vote of a majority of the qualified electors of Brevard County in a referendum held on November 8, 2016, the County levied a countywide one-half cent discretionary Save Our Indian River Lagoon local infrastructure surtax (hereinafter the "Surtax"), commencing on January 1, 2017, and continuing thereafter for a period of ten (10) years until December 31, 2026; and

WHEREAS, pursuant to Section 212.055(2)(a), Florida Statutes, Brevard County Ordinance No. 2026-06 (hereinafter the "Ordinance"), and the vote of a majority of the qualified electors of Brevard County in a referendum held on November 3, 2026, the Surtax is renewed commencing on January 1, 2027, and continuing thereafter for a period of ten (10) years until December 31, 2036; and

WHEREAS, as authorized by section 212.055(2)(c), Florida Statutes, the Parties entered into an initial Interlocal Agreement on August 23, 2016, which was subsequently replaced with an Interlocal Agreement executed by all Parties on January 29, 2019 (hereinafter the "Original Agreement"), in order to determine the distribution of the revenues derived from the half cent discretionary infrastructure sales tax in lieu of using the statutory formula set forth in section 218.62, Florida Statutes and the Parties desire to renew said Interlocal Agreement; and

WHEREAS, the parties deem it in the best interest of all of the citizens, residents, and property owners of Brevard County that the proceeds of the Surtax continue to be used to fund projects and programs designed to restore the Indian River Lagoon in the manner set forth in the Ordinance, including reasonable administrative costs of those projects and programs; and

NOW, THEREFORE, in consideration of the mutual terms, conditions, promises, and covenants hereinafter set forth, the County and City agree to perform the following acts and to be bound by the following statements:

1. RECITALS. The recitals set forth hereinabove are true and correct and are incorporated herein by reference.

2. CONTINUED USE AND DISTRIBUTION OF SURTAX. It is the intent of the parties hereto that even though this Renewal is separately executed by the County with multiple municipalities, that all such separately executed agreements shall be construed to constitute a single Renewal of the Interlocal Agreement which provides for the continued use and distribution of the proceeds from the Surtax as follows:

   a. Any and all revenue generated by the Surtax shall continue to be deposited into the Save Our Indian River Lagoon Trust Fund, continue to be administered by the County, and continue to be used for restoration projects and programs in the manner prescribed in the Ordinance and the Save Our Indian River Lagoon Project Plan; and

   b. The Save Our Indian River Lagoon Citizen Oversight Committee, as established in Ordinance No. 16-15, will continue to assist the County with annual plan updates and may review any proposed capital improvement, project, program, relevant science, performance data, audit or other matter presented to it by the Board of County Commissioners for a recommendation to the County Commission.

3. MUNICIPAL PERMITTING CONTINUING TO NOT BE RESTRICTED. Nothing in this Renewal or the Save Our Indian River Lagoon Project Plan shall be read to limit any municipal signatory's ability to obtain permits from the Florida Department of Environmental Protection, the St. John River Water Management District, or any other governing and/or permitting authority.

4. CONTINUING TOTAL MAXIMUM DAILY LOAD ("TMDL") CREDITS.

   a. Any and all TMDL credits accrued as a result of Surtax expenditures made shall continue to be distributed, to the extent permitted by law, between entities that have jurisdiction within the Florida Department of Environmental Protection (FDEP) Basin Management Action Plan (BMAP) watershed within which the project is located, and according to the following population-based distribution formula:

      i. The proportion for the county government shall be computed by dividing the sum of the unincorporated area population within the BMAP watershed where the project is located by the sum of the total population within that same BMAP watershed.

      ii. The proportion for each municipal government shall be computed by dividing the population of that municipality within the BMAP watershed where the project is located by the sum of the total population within that same BMAP watershed.

      iii. For the purposes of this section, from program inception until the census block data for the 2020 United States Census becomes

available, population shall be calculated using the population estimates of local governmental units in Florida as of April 1, 2016, as published by the University of Florida Bureau of Economic and Business Research. See **Exhibit A** attached hereto for TMDL credit distributions based on 2016 population estimates.

iv. When more recent census block data for the United States Census becomes available, and continuing thereafter, population shall be calculated by using the most recent census block data published by the United States Census Bureau.

b. Should a project use both Surtax monies and contributions made by other government entities, such as a city, all TMDL credits accrued for the project will be distributed pro rata in the same ratio as the entity's contribution to the total project cost, if allowed by law, or as otherwise agreed to by the contributing entities. The formula in 5.a.i. through 5.a.iv. applies only to the distribution of TMDL credits accrued by expenditure of Surtax monies.

c. Should expenditures be made with grant monies, cost share contracts or legislative appropriations, whichever entity applied for and received the additional funds shall be the recipient of the pro rata share of TMDL credits that accrue from the expenditure of such additional funds.

5. CONTINUING INTERLOCAL AGREEMENT. This Renewal is an interlocal agreement, as contemplated by Chapter 163, Part III, Florida Statutes, and other applicable law. This Renewal adopts, incorporates and ratifies the provisions of the Ordinance and the Original Agreement. It is governed by the laws of Florida.

6. MODIFICATION. This Renewal may be amended, supplemented or cancelled only by a written instrument duly executed by the parties hereto.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on the day and year indicated next to the signature of their respective authorized representatives and this Renewal of the Interlocal Agreement shall take effect upon the date of execution by the last party to the Renewal of the Interlocal Agreement, the "last party" being defined as the authorized representative of the municipality whose city population will cause the total population of cities executing this agreement to exceed 50% of the total 2020 municipal population in the county, as that total is set forth in Exhibit A attached hereto.

ATTEST:

Rachel M. Sadoff, Clerk

BOARD OF COUNTY COMMISSIONERS
BREVARD COUNTY, FLORIDA

By: _____
Thad Altman, Chair

As approved by the Board on May 19 2026

Cape Canaveral, Florida
(Municipality)

Signed: _____
Typed Name: Keith Touchberry
Title: City Manager
Date: _____

Attest: _____
Typed Name: _____
Title: _____
Date: _____

Cocoa, Florida
(Municipality)

Signed: _____
Typed Michael C. Blake
Title: Mayor
Date: _____

Attest: _____
Typed _____
Title: _____
Date: _____

Cocoa Beach, Florida
(Municipality)

Signed: _____
Typed: Keith Capizzi
Title: Mayor
Date: _____

Attest: _____
Typed: _____
Title: _____
Date: _____

Grant-Valkaria, Florida
(Municipality)

Signed: _____
Typed Lisette Kolar
Title: Mayor
Date: _____

Attest: _____
Typed _____
Title: _____
Date: _____

Town of Indialantic, Florida
(Municipality)

Signed: _____
Typed: Michael Casey
Title: Town Manager
Date: _____

Attest: _____
Typed: _____
Title: _____
Date: _____

Indian Harbour Beach, Florida
(Municipality)

Signed: _____
Typed: John W. Coffey
Title: City Manager
Date: _____

Attest: _____
Typed: _____
Title: _____
Date: _____

Malabar, Florida
(Municipality)

Signed: _____
Typed: Lisa Morrell
Title: Town Manager
Date: _____

Attest: _____
Typed: _____
Title: _____
Date: _____

Melbourne, Florida
(Municipality)

Signed: _____
Typed: Jenni Lamb
Title: City Manager
Date: _____

Attest: _____
Typed: _____
Title: _____
Date: _____

Melbourne Beach, Florida
(Municipality)

Signed: _____
Typed: Alison Dennington
Title: Mayor
Date: _____

Attest: _____
Typed: _____
Title: _____
Date: _____

Melbourne Village, Florida
(Municipality)

Signed: _____
Typed Name: Susan Ditty
Title: Mayor
Date: _____

Attest: _____
Typed Name: _____
Title: _____
Date: _____

Palm Bay, Florida
(Municipality)

Signed: _____
Typed Name: Matthew Morton
Title: City Manager
Date: _____

Attest: _____
Typed Name: _____
Title: _____
Date: _____

Palm Shores, Florida
(Municipality)

Signed: _____
Typed Charles Chambliss
Title: Mayor
Date: _____

Attest: _____
Typed _____
Title: _____
Date: _____

Rockledge, Florida
(Municipality)

Signed: _____
Typed Thomas J. Price
Title: Mayor
Date: _____

Attest: _____
Typed _____
Title: _____
Date: _____

Satellite Beach, Florida
(Municipality)

Signed: _____
Typed: Brittany Retherford
Title: City Manager
Date: _____

Attest: _____
Typed: _____
Title: _____
Date: _____

Titusville, Florida
(Municipality)

Signed: _____
Typed Name: Andrew Connors
Title: Mayor
Date: _____

Attest: _____
Typed Name: _____
Title: _____
Date: _____

West Melbourne, Florida
(Municipality)

Signed: _____
Typed: Andrea Young
Title: Mayor
Date: _____

Attest: _____
Typed: _____
Title: _____
Date: _____

EXHIBIT A – DISTRIBUTION OF TMDL CREDITS

TABLE 1: CREDIT SHARE BASED ON 2016 POPULATION

City/Town	BRL A Population	BRL A Credit Split	BRL B Population	BRL B Credit Split	North A Population	North A Credit Split	North B Population	North B Credit Split	Central A Population	Central A Credit Split	Central SEB Population	Central SEB Credit Split
Brevard County (Unincorporated)	1,402	100.0%	68,711	63.0%	6,402	19.2%	25,606	25.6%	46,777	21.5%	3,521	82.0%
Cape Canaveral	0	0.0%	10,171	9.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Cocoa	0	0.0%	0	0.0%	0	0.0%	9,793	9.8%	0	0.0%	0	0.0%
Cocoa Beach	0	0.0%	11,276	10.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Grant-Valkaria	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3,299	1.5%	774	18.0%
Indialantic	0	0.0%	0	0.0%	0	0.0%	1,181	1.2%	1,630	0.7%	0	0.0%
Indian Harbour Beach	0	0.0%	8,446	7.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Malabar	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2,817	1.3%	0	0.0%
Melbourne	0	0.0%	0	0.0%	0	0.0%	48,075	48.1%	29,948	13.7%	0	0.0%
Melbourne Beach	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3,076	1.4%	0	0.0%
Melbourne Village	0	0.0%	0	0.0%	0	0.0%	0	0.0%	666	0.3%	0	0.0%
Palm Bay	0	0.0%	0	0.0%	0	0.0%	0	0.0%	109,162	50.1%	0	0.0%
Palm Shores	0	0.0%	0	0.0%	0	0.0%	979	1.0%	0	0.0%	0	0.0%
Rockledge	0	0.0%	0	0.0%	0	0.0%	13,941	14.0%	0	0.0%	0	0.0%
Satellite Beach	0	0.0%	10,485	9.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Titusville	0	0.0%	0	0.0%	26,881	80.8%	272	0.3%	0	0.0%	0	0.0%
West Melbourne	0	0.0%	0	0.0%	0	0.0%	0	0.0%	20,434	9.4%	0	0.0%

TABLE 2: CREDIT SHARE BASED ON 2020 POPULATION

City/Town	BRL A Population	BRL A Credit Split	BRL B Population	BRL B Credit Split	North A Population	North A Credit Split	North B Population	North B Credit Split	Central A Population	Central A Credit Split	Central SEB Population	Central SEB Credit Split
Brevard County (Unincorporated)	452	100.0%	25,141	37.7%	11,742	28.2%	45,464	37.3%	63,679	25.0%	4,065	77.0%
Cape Canaveral	0	0.0%	9,972	14.9%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Cocoa	0	0.0%	0	0.0%	0	0.0%	10,092	8.3%	0	0.0%	0	0.0%
Cocoa Beach	0	0.0%	11,354	17.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Grant-Valkaria	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3,292	1.3%	1,217	23.0%
Indialantic	0	0.0%	0	0.0%	0	0.0%	813	0.7%	2,197	0.9%	0	0.0%
Indian Harbour Beach	0	0.0%	9,019	13.5%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Malabar	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2,949	1.2%	0	0.0%
Melbourne	0	0.0%	0	0.0%	0	0.0%	48,461	39.8%	32,855	12.9%	0	0.0%
Melbourne Beach	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3,231	1.3%	0	0.0%
Melbourne Village	0	0.0%	0	0.0%	0	0.0%	0	0.0%	681	0.3%	0	0.0%
Palm Bay	0	0.0%	0	0.0%	0	0.0%	0	0.0%	119,760	47.0%	0	0.0%
Palm Shores	0	0.0%	0	0.0%	0	0.0%	1,200	1.0%	0	0.0%	0	0.0%
Rockledge	0	0.0%	0	0.0%	0	0.0%	15,500	12.7%	0	0.0%	0	0.0%
Satellite Beach	0	0.0%	11,226	16.8%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Titusville	0	0.0%	0	0.0%	29,947	71.8%	302	0.2%	0	0.0%	0	0.0%
West Melbourne	0	0.0%	0	0.0%	0	0.0%	0	0.0%	25,924	10.2%	0	0.0%

SAVE OUR INDIAN RIVER LAGOON LOCAL INFRASTRUCTURE SURTAX RENEWAL OF INTERLOCAL AGREEMENT

This Renewal of the Save Our Indian River Lagoon Local Infrastructure Surtax Agreement ("Renewal"), is made and entered into by and between Brevard County, Florida, a political subdivision of the State of Florida ("County") and the municipalities of Cape Canaveral, Cocoa, Cocoa Beach, Grant-Valkaria, Indialantic, Indian Harbour Beach, Malabar, Melbourne, Melbourne Beach, Melbourne Village, Palm Bay, Palm Shores, Rockledge, Satellite Beach, Titusville, and West Melbourne, Florida, municipal corporations existing under the laws of the State of Florida ("City") and all together hereinafter known as the "Parties".

WITNESSETH

WHEREAS, pursuant to Section 212.055(2)(a), Florida Statutes, Brevard County Ordinance No. 16-15, and the vote of a majority of the qualified electors of Brevard County in a referendum held on November 8, 2016, the County levied a countywide one-half cent discretionary Save Our Indian River Lagoon local infrastructure surtax (hereinafter the "Surtax"), commencing on January 1, 2017, and continuing thereafter for a period of ten (10) years until December 31, 2026; and

WHEREAS, pursuant to Section 212.055(2)(a), Florida Statutes, Brevard County Ordinance No. _____(hereinafter the "Ordinance"), and the vote of a majority of the qualified electors of Brevard County in a referendum held on November 3, 2026, the Surtax is renewed commencing on January 1, 2027, and continuing thereafter for a period of ten (10) years until December 31, 2036; and

WHEREAS, as authorized by section 212.055(2)(c), Florida Statutes, the Parties entered into an initial Interlocal Agreement on August 23, 2016, which was subsequently replaced with an Interlocal Agreement executed by all Parties on January 29, 2019 (hereinafter the "Original Agreement"), in order to determine the distribution of the revenues derived from the half cent discretionary infrastructure sales tax in lieu of using the statutory formula set forth in section 218.62, Florida Statutes and the Parties desire to renew said Interlocal Agreement; and

WHEREAS, the parties deem it in the best interest of all of the citizens, residents, and property owners of Brevard County that the proceeds of the Surtax continue to be used to fund projects and programs designed to restore the Indian River Lagoon in the manner set forth in the Ordinance, including reasonable administrative costs of those projects and programs; and

NOW, THEREFORE, in consideration of the mutual terms, conditions, promises, and covenants hereinafter set forth, the County and City agree to perform the following acts and to be bound by the following statements:

1. RECITALS. The recitals set forth hereinabove are true and correct and are incorporated herein by reference.

2. CONTINUED USE AND DISTRIBUTION OF SURTAX. It is the intent of the parties hereto that even though this Renewal is separately executed by the County with multiple municipalities, that all such separately executed agreements shall be construed to constitute a single Renewal of the Interlocal Agreement which provides for the continued use and distribution of the proceeds from the Surtax as follows:

   a. Any and all revenue generated by the Surtax shall continue to be deposited into the Save Our Indian River Lagoon Trust Fund, continue to be administered by the County, and continue to be used for restoration projects and programs in the manner prescribed in the Ordinance and the Save Our Indian River Lagoon Project Plan; and

   b. The Save Our Indian River Lagoon Citizen Oversight Committee, as established in Ordinance No. 16-15, will continue to assist the County with annual plan updates and may review any proposed capital improvement, project, program, relevant science, performance data, audit or other matter presented to it by the Board of County Commissioners for a recommendation to the County Commission.

3. MUNICIPAL PERMITTING CONTINUING TO NOT BE RESTRICTED. Nothing in this Renewal or the Save Our Indian River Lagoon Project Plan shall be read to limit any municipal signatory's ability to obtain permits from the Florida Department of Environmental Protection, the St. John River Water Management District, or any other governing and/or permitting authority.

4. CONTINUING TOTAL MAXIMUM DAILY LOAD ("TMDL") CREDITS.

   a. Any and all TMDL credits accrued as a result of Surtax expenditures made shall continue to be distributed, to the extent permitted by law, between entities that have jurisdiction within the Florida Department of Environmental Protection (FDEP) Basin Management Action Plan (BMAP) watershed within which the project is located, and according to the following population-based distribution formula:

      i. The proportion for the county government shall be computed by dividing the sum of the unincorporated area population within the BMAP watershed where the project is located by the sum of the total population within that same BMAP watershed.

      ii. The proportion for each municipal government shall be computed by dividing the population of that municipality within the BMAP watershed where the project is located by the sum of the total population within that same BMAP watershed.

      iii. For the purposes of this section, from program inception until the census block data for the 2020 United States Census becomes

available, population shall be calculated using the population estimates of local governmental units in Florida as of April 1, 2016, as published by the University of Florida Bureau of Economic and Business Research. See **Exhibit A** attached hereto for TMDL credit distributions based on 2016 population estimates.

iv. When more recent census block data for the United States Census becomes available, and continuing thereafter, population shall be calculated by using the most recent census block data published by the United States Census Bureau.

b. Should a project use both Surtax monies and contributions made by other government entities, such as a city, all TMDL credits accrued for the project will be distributed pro rata in the same ratio as the entity's contribution to the total project cost, if allowed by law, or as otherwise agreed to by the contributing entities. The formula in 5.a.i. through 5.a.iv. applies only to the distribution of TMDL credits accrued by expenditure of Surtax monies.

c. Should expenditures be made with grant monies, cost share contracts or legislative appropriations, whichever entity applied for and received the additional funds shall be the recipient of the pro rata share of TMDL credits that accrue from the expenditure of such additional funds.

5. CONTINUING INTERLOCAL AGREEMENT. This Renewal is an interlocal agreement, as contemplated by Chapter 163, Part III, Florida Statutes, and other applicable law. This Renewal adopts, incorporates and ratifies the provisions of the Ordinance and the Original Agreement. It is governed by the laws of Florida.

6. MODIFICATION. This Renewal may be amended, supplemented or cancelled only by a written instrument duly executed by the parties hereto.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on the day and year indicated next to the signature of their respective authorized representatives and this Renewal of the Interlocal Agreement shall take effect upon the date of execution by the last party to the Renewal of the Interlocal Agreement, the "last party" being defined as the authorized representative of the municipality whose city population will cause the total population of cities executing this agreement to exceed 50% of the total 2020 municipal population in the county, as that total is set forth in Exhibit A attached hereto.

ATTEST:

Rachel M. Sadoff, Clerk

BOARD OF COUNTY COMMISSIONERS
BREVARD COUNTY, FLORIDA

By: _____
Thad Altman, Chair

As approved by the Board on May 19, 2026

Cape Canaveral, Florida
(Municipality)

Signed: _____
Typed: Keith Touchberry
Title: City Manager
Date: _____

Attest: _____
Typed: _____
Title: _____
Date: _____

Cocoa, Florida
(Municipality)

Signed: _____
Typed: Michael C. Blake
Title: Mayor
Date: _____

Attest: _____
Typed: _____
Title: _____
Date: _____

Cocoa Beach, Florida
(Municipality)

Signed: _____
Typed Keith Capizzi
Title: Mayor
Date: _____

Attest: _____
Typed _____
Title: _____
Date: _____

Grant-Valkaria, Florida
(Municipality)

Signed: _____
Typed: Lisette Kolar
Title: Mayor
Date: _____

Attest: _____
Typed: _____
Title: _____
Date: _____

Town of Indialantic, Florida
(Municipality)

Signed: _____
Typed Michael Casey
Title: Town Manager
Date: _____

Attest: _____
Typed _____
Title: _____
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Indian Harbour Beach, Florida
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Malabar, Florida
(Municipality)

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Melbourne Beach, Florida
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Melbourne Village, Florida
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Palm Bay, Florida
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Palm Shores, Florida
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Rockledge, Florida
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Satellite Beach, Florida
(Municipality)

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Titusville, Florida
(Municipality)

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Title: Mayor
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West Melbourne, Florida
(Municipality)

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Title: Mayor
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EXHIBIT A – DISTRIBUTION OF TMDL CREDITS

TABLE 1: CREDIT SHARE BASED ON 2016 POPULATION

City/Town	BRL A Population	BRL A Credit Split	BRL B Population	BRL B Credit Split	North A Population	North A Credit Split	North B Population	North B Credit Split	Central A Population	Central A Credit Split	Central SEB Population	Central SEB Credit Split
Brevard County (Unincorporated)	1,402	100.0%	68,711	63.0%	6,402	19.2%	25,606	25.6%	46,777	21.5%	3,521	82.0%
Cape Canaveral	0	0.0%	10,171	9.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Cocoa	0	0.0%	0	0.0%	0	0.0%	9,793	9.8%	0	0.0%	0	0.0%
Cocoa Beach	0	0.0%	11,276	10.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Grant-Valkaria	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3,299	1.5%	774	18.0%
Indialantic	0	0.0%	0	0.0%	0	0.0%	1,181	1.2%	1,630	0.7%	0	0.0%
Indian Harbour Beach	0	0.0%	8,446	7.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Malabar	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2,817	1.3%	0	0.0%
Melbourne	0	0.0%	0	0.0%	0	0.0%	48,075	48.1%	29,948	13.7%	0	0.0%
Melbourne Beach	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3,076	1.4%	0	0.0%
Melbourne Village	0	0.0%	0	0.0%	0	0.0%	0	0.0%	666	0.3%	0	0.0%
Palm Bay	0	0.0%	0	0.0%	0	0.0%	0	0.0%	109,162	50.1%	0	0.0%
Palm Shores	0	0.0%	0	0.0%	0	0.0%	979	1.0%	0	0.0%	0	0.0%
Rockledge	0	0.0%	0	0.0%	0	0.0%	13,941	14.0%	0	0.0%	0	0.0%
Satellite Beach	0	0.0%	10,485	9.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Titusville	0	0.0%	0	0.0%	26,881	80.8%	272	0.3%	0	0.0%	0	0.0%
West Melbourne	0	0.0%	0	0.0%	0	0.0%	0	0.0%	20,434	9.4%	0	0.0%

TABLE 2: CREDIT SHARE BASED ON 2020 POPULATION

City/Town	BRL A Population	BRL A Credit Split	BRL B Population	BRL B Credit Split	North A Population	North A Credit Split	North B Population	North B Credit Split	Central A Population	Central A Credit Split	Central SEB Population	Central SEB Credit Split
Brevard County (Unincorporated)	452	100.0%	25,141	37.7%	11,742	28.2%	45,464	37.3%	63,679	25.0%	4,065	77.0%
Cape Canaveral	0	0.0%	9,972	14.9%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Cocoa	0	0.0%	0	0.0%	0	0.0%	10,092	8.3%	0	0.0%	0	0.0%
Cocoa Beach	0	0.0%	11,354	17.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Grant-Valkaria	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3,292	1.3%	1,217	23.0%
Indialantic	0	0.0%	0	0.0%	0	0.0%	813	0.7%	2,197	0.9%	0	0.0%
Indian Harbour Beach	0	0.0%	9,019	13.5%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Malabar	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2,949	1.2%	0	0.0%
Melbourne	0	0.0%	0	0.0%	0	0.0%	48,461	39.8%	32,855	12.9%	0	0.0%
Melbourne Beach	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3,231	1.3%	0	0.0%
Melbourne Village	0	0.0%	0	0.0%	0	0.0%	0	0.0%	681	0.3%	0	0.0%
Palm Bay	0	0.0%	0	0.0%	0	0.0%	0	0.0%	119,760	47.0%	0	0.0%
Palm Shores	0	0.0%	0	0.0%	0	0.0%	1,200	1.0%	0	0.0%	0	0.0%
Rockledge	0	0.0%	0	0.0%	0	0.0%	15,500	12.7%	0	0.0%	0	0.0%
Satellite Beach	0	0.0%	11,226	16.8%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Titusville	0	0.0%	0	0.0%	29,947	71.8%	302	0.2%	0	0.0%	0	0.0%
West Melbourne	0	0.0%	0	0.0%	0	0.0%	0	0.0%	25,924	10.2%	0	0.0%

CITY COUNCIL AGENDA ITEM

Memo Date:	June 23, 2026
Agenda Date:	July 14, 2026
File ID:	2026-525
Prepared By:	Charlene Neuterman, Community Services Director
Through:	Stockton Whitten, City Manager
Requested Action:	Conduct the Final public hearing on the proposed FY2026/2027 Action Plan; approve the Action Plan and Citizen Participation Plan for submission to HUD; and authorize the Mayor to sign all subsequent certifications and agreements.

BACKGROUND:

For Fiscal Year 2026-2027, the City anticipates receiving $108,792 in Community Development Block Grant (CDBG) funds from the U.S. Department of Housing & Urban Development (HUD) as a direct entitlement. The City also anticipates receiving $46,258.05 in HOME Investment Partnership Program (HOME) funds from HUD as part of the Brevard County HOME Consortium, which is composed of the cities of Cocoa, Melbourne, Palm Bay, Titusville, and Brevard County. The use of CDBG funds must meet one (1) of the three (3) National Objectives: benefit low/moderate income persons; eliminate or prevent slums or blight; or meet urgent needs. CDBG allows a maximum of 15 percent of the grant to be allocated to a public service agency and a maximum of 20 percent of the grant to be allocated for staff administration.

HOME funds can only be used to address housing needs, such as: home purchase or rehabilitation financing assistance; build or rehabilitate housing for rent or ownership; or for other reasonable and necessary expenses related to the development of non-luxury housing, including site acquisition or improvement, and demolition of dilapidated housing to make way for HOME-assisted development. Additionally, some special conditions exist with HOME funds. The City must provide a 25 percent match for every dollar of HOME funds used (except for administrative costs) from non-federal sources. At least 15 percent must be set aside for Community Housing Development Organization (CHDO) activities, 7.43 percent is available for staff administration and the remaining allocation towards eligible HOME activities (2.57 percent is retained by Brevard County as lead agency).

CDBG Public Services -	**Maximum 15% Allowed ($16,319.25)**		
Name of Agency	**Description of Services**	**Amount Requested**	**Amount Recommended**
Central Brevard Sharing Center	Preparing meals for residents	$15,000	$4,079.81

Community Services Council	Meals on Wheels/Seniors at Lunch	$9,570.96	$4,079.81
Family Promise of Brevard	Transitional Housing	$10,000	$4,079.81
Salvation Army DV Shelter	Domestic Violence Shelter	$4,000	$4,079.82
CDBG Section 108 Loan Payments			
Section 108 Loan Program	Repayment of Section 108 Loan	N/A	$70,714.35
CDBG Administration	**20% - $21,758.40**		
City Staff	Salaries	N/A	$20,758.40
Fair Housing	Required Fair Housing	N/A	$1,000
Total CDBG Allocation			**$108,792**
HOME Administration 7.43 %	***Brevard County Staff Admin - 2.57%**	**Total Admin $10%**	
City Staff Admin	Salaries	N/A	$3,527.63
HOME CHDO & Housing	$42,730.42		
CHDO Housing	15% Mandatory	N/A	$7,121.74
Homebuyer Assistance		N/A	$35,608.68
Total HOME Allocation			**$46,258.05**
This award will be modified if any increase or decrease in funding occurs.			

Staff recommends approval of the FY2026/2027 Action Plan and Citizen Participation Plan for Submission to HUD; and authorize the Mayor to sign all subsequent certifications and agreements.

PRIORITY AREA CONNECTION:

Community Outreach and Engagement

BUDGETARY IMPACT:
Will be budgeted in FY2027

PREVIOUS ACTION:
June 9, 2026 - First Public Hearing approved by Council

RECOMMENDED MOTION:

Conduct the Final public hearing on the proposed FY2026/2027 Action Plan; approve the Action Plan and Citizen Participation Plan for submission to HUD; and authorize the Mayor to sign all subsequent certifications and agreements.

CITIZEN PARTICIPATION PLAN

CITY OF COCOA
COMMUNITY SERVICES DEPARTMENT
NEIGHBORHOOD SERVICES DIVISION

July 2025

Federal funds provided by the
U.S. Department of Housing and Urban Development
Office of Community Planning and Development

Under Review by the City of Cocoa Board of County Commissioners
(This version supersedes prior versions of the Citizen Participation Plan)

In accordance with CFR 24, Part 91 and Part 5, Subpart A, Section 5.158, the City of Cocoa is required to develop a Citizen Participation Plan and is hereby certifying that the following policies and procedures are being undertaken:

CONSULTATION

- When preparing the Citizen Participation Plan, the Consolidated Plan, the annual Action Plan, the Assessment of Fair Housing (AFH), and the Section 108 Loan Program, the City shall consult with other public and private agencies which provide housing, health, and social services (including those agencies focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons).

- When preparing the portion of the Consolidated Plan concerning lead-based paint hazards, the City shall consult with State or local health and child welfare agencies. The City shall examine existing data related to lead-based paint hazards and poisonings, including health department data on the addresses of housing units in which children have been identified as lead poisoned, if available.

- The City shall consult with local government agencies with metropolitan-wide planning responsibilities, particularly for problems and solutions that go beyond the City's jurisdiction.

- The City shall consult with the local public housing agency participating in an approved Comprehensive Grant program concerning consideration of public housing needs and planned Comprehensive Grant program activities. The City shall encourage the participation of residents of public and assisted housing developments in the process of developing and implementing the Consolidated Plan, Fair Housing Assessment, and the Section 108 Loan Program along with other low-income residents of targeted revitalization areas in which the developments are located. The City shall provide information to the housing agency about Consolidated Plan activities related to its developments and surrounding communities so that the housing agency can make this information available at the annual public hearing required under the Comprehensive Grant program. Also, the City shall cooperate in providing resident programs and services and will help ensure that activities with regard to local drug elimination, neighborhood improvement programs, and resident programs and services, funded under the public

housing program and those funded under a program covered by the Consolidated Plan are fully coordinated to achieve comprehensive community development goals.

ENCOURAGEMENT OF CITIZEN PARTICIPATION

Regulatory Requirements

The regulations require that the CPP outline the jurisdiction's process for encouraging citizen participation and input from stakeholders such as local and regional institutions, public housing authorities, Continuums of Care, and other organizations such as businesses, developers, nonprofit organizations, philanthropic organizations, and community-based and faith-based organizations in the development of the Con Plan, AAP, CAPER, and fair housing plan. The jurisdiction should encourage participation by low- and moderate-income persons in the community, non-English speakers (or those who speak English less than very well), and persons with disabilities.

The process of citizen participation shall be provided on a community-wide basis, to encourage citizens to participate in the development of the Citizen Participation Plan, the Consolidated Plan, any substantial amendments, annual Action Plan, and performance reports with particular emphasis on participation by persons of low- and moderate-income, particularly those living in slum and blighted areas and in areas where Community Development Block Grant (CDBG) funds are proposed to be used. The City will encourage the participation of all citizens, including residents of predominately low- and moderate-income neighborhoods, minorities, non-English speaking persons and persons with disabilities. All plans and reports shall be in a format accessible to persons with disabilities, upon request. Notices of public hearings and meetings will be circulated to local churches, made available to community groups, organizations and interested persons. Notices will be posted at strategic locations throughout the City, as well as advertised in a newspaper of general circulation.

The City will provide timely and reasonable notice to the public to receive comments on the Consolidated Plan, annual Action Plan, substantial amendments, and performance reports during the planning year. All comments will be reviewed by the City and shall be considered prior to the adoption of the particular plan or document. The City shall respond to any written responses or comments within fifteen (15) working days, where practical. The City will consult with the public housing agency to notify them of the availability of funding in relation to their housing needs and to provide information on the priority housing and non-housing needs for residents of public and assisted housing in the development of the Consolidated Plan and annual Action Plan. The City shall make

available any performance reports to citizens and provide them reasonable notice and opportunity to comment. Reports shall be advertised in a newspaper of general circulation no less than fifteen (15) days prior to submission to U. S. Department of Housing & Urban Development.

FAIR HOUSING

In coordination with the Con Plan process, the County prepares a fair housing plan and reports annual progress toward the identified fair housing goals and actions in the CAPER.

In accordance with new regulatory requirements at 24 CFR Part 5, 24 CFR 5.158 and 5.164, community consultation and citizen participation will be encouraged in preparing and revising the City's Assessment of Fair Housing (AFH) to affirmatively further fair housing. The AFH will be prepared and submitted with each new five-year consolidated plan.

Fair housing plans typically contain the following sections:

- A summary of the citizen and stakeholder engagement conducted by the County to gather input from the community on the fair housing issues impacting each jurisdiction included in the plan.
- An analysis of the demographic composition of persons residing in each jurisdiction included in the plan.
- An assessment of the fair housing issues that restrict fair housing choice or access to opportunities.
- An assessment of the contributing factors that create, contribute to, perpetuate, or exacerbate one or more of the identified fair housing issues.
- An identification of the Consortium's fair housing goals and actions to address the identified fair housing issues in each jurisdiction.

DEVELOPMENT OF THE CONSOLIDATED PLAN

The City of Cocoa shall make available to citizens, public agencies, and other interested parties information that includes the amount of assistance the City expects to receive (including grant funds and program income) and the range of activities that may be undertaken, including the estimated amount that will benefit persons of low- and moderate-income. The City shall indicate a plan for minimizing displacement of persons as a result of activities assisted with federal funds and to assist persons displaced as a result of such activities, specifying the types and levels of assistance the City shall make available (or require others to make available) to persons displaced, even if the City expects no displacement to occur. This will be accomplished via community meetings, public hearings, legal notices and posted notices at City Hall and throughout the community.

Also, the City shall make available in a newspaper of general circulation, a summary of the consolidated Plan, describing its contents and purpose, a list of the locations where copies of the entire proposed Consolidated Plan may be examined, and where the copies of the entire document can be reviewed. Copies of the Consolidated Plan, Assessment of Fair Housing, and Section 108 Loan Program Project will be provided at City Hall, the local library, and at the Brevard County Housing & Human Services Department. A reasonable number of free copies of the plan to citizens and groups shall be available upon request. The Plan process will provide for at least one public hearing during the development of the Consolidated Plan and provide a period, not less than thirty (30) days, to receive comments from citizens on the proposed Consolidated Plan. All comments received in writing, or orally at public hearings will be considered in preparing the final plan. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefor, shall be attached and submitted with the final Consolidated Plan.

PUBLIC HEARINGS

The City of Cocoa will provide for at least two (2) public hearings per year to obtain citizens' views and to respond to proposals and questions, to be conducted at a minimum of two (2) different stages of the program year. Together, the hearings shall address housing and community development needs, development of proposed activities, and review of program performance. The City shall obtain the views of citizens on housing and community development needs, including priority non-housing community development and Fair housing concerns, and shall provide at least one (1) of the hearings is held before the proposed Consolidated Plan is published for comment. Public hearings shall be advertised in a newspaper of general circulation one (1) week prior to the public hearing and information will be circulated to local churches, organizations, and at various locations throughout the community. Public hearings shall be held at times and locations convenient to potential and actual beneficiaries, and with accommodations for persons with disabilities.

In the event a significant number of non-English speaking residents are expected to participate at the hearings, the City will make arrangements for a suitable method of communication to be available to the group, providing a request is made at least two (2) working days prior to the public hearing.

MEETINGS

Citizens will be provided reasonable and timely access to local meetings. Additionally, notices will be sent various housing and community development agencies and posted throughout the City at least one week prior to the meeting date.

AVAILABILITY TO THE PUBLIC

If the City decided to amend or make substantial changes to the adopted Consolidated Plan, annual Action Plan, or performance reports, a public notice will be placed in a newspaper of general circulation making the modified plan available to citizens for review and comment in a form accessible to persons with disabilities, upon request.

ACCESS TO RECORDS

The City will provide citizens, public agencies, and other interested parties with reasonable and timely access to information and records in relation to the consolidated Plan, annual Action Plan, substantial amendments performance reports, and the City's use of assistance under the programs during the preceding five (5) years. All information shall be available to citizens at the City of Cocoa Community Services Office, which is currently located at 65 Stone Street, Cocoa, FL 32922.

TECHNICAL ASSISTANCE

The City, through the Community Services Department, will provide technical assistance to organizations and representatives of persons of low- and moderate-income that requests such assistance in developing proposals and understanding the process of requesting funds. The level and type of assistance will be determined upon the needs of each individual request. City staff will provide speakers to address any community or civic group wishing to obtain information regarding the program.

COMPLAINTS

The Community Services Director or Designee shall make every effort possible to respond in writing within fifteen (15) days to any written or oral complaint, when practical. A citizen may file a written complaint at any time to the U.S. Department of Housing and Urban Development at the following address:

U. S. Department of Housing and Urban Development
Jacksonville Office of Community Planning and Development
400 West Bay Street, Suite 1015
Jacksonville, FL 32202

CRITERIA FOR AMENDMENTS

The City shall provide citizens with reasonable notice of, and opportunity to comment on, proposed changes in the adopted consolidated Plan and annual Action Plan if such change would result in: changes in the City's allocation priorities or a change in the method of distribution of funds; and/or carrying out an activity using funds from any program covered by the Consolidated Plan (including program income), not previously described in the annual Action Plan.

The City shall apply the following criteria in determining whether a change in an activity represents a substantial amendment. An activity shall be considered substantially changed if:

- The percentage of federal funds expended for the benefit of very low-, low-, and moderate-income persons falls below its required 70% as a result of any proposed increase or decrease in expenditures for any one project or activity.

- Any changes in the purpose, scope, location or beneficiaries of an activity that would increase or decrease the estimated cost of the project or activity by more than twenty-five percent (25%) of the amount projected in the annual Action Plan.

Note: Allocations for projects and activities included in the annual Action Plan can be increased or decreased more than twenty-five percent (25%) provided there is not a change in the purpose, scope, location or beneficiaries of the activity.

Reallocation of CDBG and/or Home Investment Partnership Program (HOME) funds in relation to an addition or deletion of priority needs and projects are as follows:

- The addition of a new priority need not included in the adopted Consolidated Plan or a new project in the annual Action Plan which is not cover by a priority need in the adopted Consolidated Plan.

- The deletion of a priority need identified in the adopted Consolidated Plan or a deletion of a project or activity identified in the annual Action Plan which would prevent a priority need identified in the approved Consolidated Plan from being attained.

The City shall provide citizens with reasonable notice and an opportunity to comment on any substantial changes and amendments made to the adopted Consolidated Plan. Citizens will be provided a period, not less than thirty (30) days, to comment on substantial amendments before the amendment is implemented. Any comments or views received in writing, or orally at public hearing, will be considered by the City and summarized and attached to the substantial amendment of the Consolidated Plan for submission to HUD.

The City and members of the Brevard County HOME Consortium are responsible for the development of their respective Citizen Participation Plans, individual CDBG entitlement grants. All HOME and CDBG program amendments initiated by the City must be submitted to Brevard Housing & Human Services for submittal to HUD.

The Citizen Participation Plan was previously approved by City Council on May 27, 2024.

Approved by the City Council on: Michael C. Blake 7/22/2025

Michael C. Blake, Mayor

Acronyms/Definitions

Acronym	Definition
AAP	Annual Action Plan
ADA	Americans with Disabilities Act
CAPER	Consolidated Annual Performance and Evaluation Report
CDBG	Community Development Block Grant
Con Plan	Consolidated Plan for Housing and Community Development
CPP	Citizen Participation Plan
HOME	HOME Investment Partnerships Program
HUD	U.S. Department of Housing and Urban Development
LEP	Limited English Proficiency

USA TODAY CO.

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PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Florence Torbert
Attn: Accounting Division
City Of Cocoa (Te)
65 Stone St
Cocoa FL 32922-7982

STATE OF WISCONSIN, COUNTY OF BROWN

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BRE Brevard Florida Today 05/05/2026
BRE floridatoday.com 05/05/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 05/05/2026

Legal Clerk

Notary, State of WI, County of Brown

5-15-27

My commission expires

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Ad #12308094, 5/05/2026

NOTICE OF PUBLIC HEARING
PROGRAM YEAR 2026/2027 CDBG & HOME ACTION PLAN PROPOSED FINAL STATEMENT OF OBJECTIVES AND USE OF FUNDS

The City of Cocoa expects to receive **$108,792.00** in Community Development Block Grant (CDBG) Entitlement funds and **$47,478.24** in HOME Investment Partnership funds for program Year 2026/2027. Funds may be used for eligible activities, such as housing rehabilitation, land acquisition, public services, repayment of Section 108 Loan guarantee, public facilities and improvements, or demolition and clearance. The Cocoa City Council will hold a second and final public hearing on **Tuesday June 9, 2026, at 6:00 pm in Council Chambers**, located at **65 Stone Street**, to make available final comments on the proposed final statement of objectives and projected use of funds for the program 2026-2027 Action Plan.

The purpose of the City's Community Development Block Grant Program is the development of viable urban communities by providing decent housing and a suitable living environment, and expanding economic opportunities, principally for people of low/moderate income. The HOME program funds support housing and housing related services provided to low/moderate income households.

The purpose of this hearing is to:

- Review the use of prior and current year CDBG/HOME funds.
- Discuss proposed activities for any unallocated or reprogrammed CDBG funds.
- Ensure compliance with HUD citizen participation requirements.

PROPOSED FINAL STATEMENT OF CDBG PROJECTS FOR PROGRAM YEAR 2026-2027 PUBLIC SERVICES:

Community Services Council (Meals on Wheels & Seniors at lunch)	$4000.00
Central Brevard Sharing Center (Community Kitchen)	$4000.00
Salvation Army (meals in domestic violence shelter)	$4,000.00
Family Promise (rental/mortgage assistance, emergency shelter)	$4000.00
CDBG OTHER PUBLIC FACILITIES IMPROVEMENTS:	
Repayment of Section 108 Loan Guarantee	$71,034.00
ADMINISTRATION:	
CDBG Administration and Operational	$20,758.00
funds Fair Housing Education & Outreach	$1,000.00
TOTAL CDBG FUND	**$108,792.00**

PROPOSED FINAL STATEMENT OF HOME PROJECTS FOR PROGRAM YEAR 2026-2027

HOUSING: CHDO	$7,121.74
HOME: Housing Activity	$35,608.68
HOME: Administration and Operational funds	$4,747.82
TOTAL HOME FUNDS	**$47,478.24**

Final CDBG & HOME allocations have been awarded, and project funding has been adjusted based on final grant allocation.

Copies of the City of Cocoa's 2026-2027 CDBG & HOME ACTION PLAN & PROPOSED PROJECTS are available online at https://www.cocoafl.org/143Housing-Neighborhood-Services. Copies are also available at City Hall, by email request to ftorbert@cocoafl.org or by calling (321) 433-8520. All citizens are invited and encouraged to make written comments beginning May 9, 2026, through June 5, 2026, at 12pm. The Final public hearing is scheduled for Tuesday July 14, 2026, at 6:00 pm, located at 65 Stone Street, Cocoa, FL 32922. Persons with disabilities or non-English speaking persons requiring special accommodations to participate in the hearing should contact Florence Torbert at the City of Cocoa at (321) 433-8520 within 72 week-day hours of the hearing.

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

Cocoa is a direct entitlement community for CDBG funds. However, this is not the case with HOME funds. The City of Cocoa, in partnership with Brevard County and the cities of Melbourne, Palm Bay, and Titusville receive HOME funds through a consortium. The Brevard County HOME Consortium (Consortium) brings together the cities and the unincorporated areas of the County.

The County is designated as the lead agency. Since Cocoa is part of the Consortium, the HOME portion of the Consolidated Plan, including strategies for HOME funding, must be submitted to HUD in a combined manner to incorporate all funding strategies into one document that will represent the entire County. For this purpose, Cocoa will submit to the County, local housing and community development needs.

The City establishes goals and objectives in the Consolidated Plan that include the following:

- Fair Housing Compliance/Testing/Outreach
- Housing Rehabilitation
- Spot Demolition/Clearance
- Public Services
- Repayment of the Section 108 Loan Guarantee
- Land Acquisition
- Public Facilities Improvements
- Planning and Administration

Of the goals identified, the City will be focusing on the following goals: Planning/Administration, Public Services, Repayment of the Section 108 Loan and Fair Housing/Compliance/Testing. This is due in part to the amount of funds dedicated to repaying the Section 108 Loan Guarantee.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The CDBG objectives for PY 2027 fit under the first national objective of benefiting low-to-moderate-income persons. Those are persons with total household income of less than 80% of the area median income by household size.

- The results of the resident surveys, stakeholder interviews, public comments, and secondary data from HUD, the Census Bureau and other HUD-approved sites.
- The limitations placed on the City by HUD regulations with regards to the location of public improvements and the cap on social spending
- The existence and capacity of potential subrecipients to carry out activities.

Specific objectives identified in the Consolidated plan and the City of Cocoa's strategic plan include the areas of housing, homelessness, special needs, and non-housing community development needs such as:

Housing: Preserving existing affordable housing; producing new affordable homes in special areas; mixed-income rental units city-wide; rehabilitation of rental units serving veterans or special needs; providing home ownership opportunities for those wishing to own their own home; providing services to educate home buyers regarding the mortgage process; enabling homeowners through education and counseling to retain their home; and demolishing homes that are substandard and unfit for human habitation.
Homeless: Providing transitional housing to address the increasing population impacted by current real estate market conditions and labor force reductions; establishing facilities for substance abusers, mentally ill, dually diagnosed, and support case management services for ex-offenders; support activities to fill gaps in Brevard County's Continuum of Care and to respond to urgent community needs; support increased permanent supportive housing and transitional beds for persons with special needs to include housing for unaccompanied homeless youth and homeless veterans.
Special Needs: Objectives are to provide facilities to temporarily house chemically dependent or dually diagnosed individuals; support services to youth; support provision of additional independent living facilities with supportive services for the developmentally disabled, mentally ill, physically disabled, and persons with AIDS (including rental assistance for persons with AIDS); rehabilitate facilities providing supportive housing and provide services to enable the elderly to remain in their homes.
Non-Housing Community Development Needs: Design and construct comprehensive infrastructure and streetscape improvements, enhance safety and sustainability, support neighborhood-based organizations in sponsoring clean-up campaigns, signage, etc. and provide other technical assistance as

needed. Support the design and construction of neighborhood parks and community centers in the target areas.

Objectives and Outcomes Continued

Priority Need: Non-Housing Community Development Needs: the construction of the Dr. Joe Lee Smith Center provides a center for residents living in Census Tracts 626 and 623 to have direct assistance for basic needs and education.

Objective: Creating Suitable Living Environments

Outcome: Availability/Accessibility

Goal Outcome Indicator: The facility will benefit over 3,000 people per year participating in activities.

Priority Need: Special Needs: To provide facilities that support independent living, supportive housing and services to enable elderly to remain in homes.

Objective: Creating Suitable Living Environments

Outcome: Availability/Accessibility

Goal Outcome Indicator: Services such as Seniors at Lunch, Meals on Wheels, Daily food pantries, providing daily meals to support residents in the community.

Priority Need: Homelessness: providing special assistance with rent and mortgage help, basic food needs at home or in a center, providing basic food needs for individuals in a shelter.

Objective: Creating Suitable Living Environments

Outcome: Availability/Accessibility

Goal Outcome Indicator: Over 1500 people will be served during the year.

Utilizing the 26/27 funds in the amount of $108,792.00, the City will collaborate with agencies to provide various eligible public services activities under regulatory citation 570.201(e) and 570.201(e) city-wide, and perform other eligible activities found in regulatory citation 570.201(c), (d), (e), and (n). Additionally, in accordance with regulatory citation 570.200(g) the City will utilize up to 20% of its program year allocation for activities defined in 570.205 and 570.206 to perform general administration of its CDBG program as deemed necessary. Additionally, the City anticipates utilizing an estimated $47,478.24 in HOME funds through the Brevard County HOME Consortium, and approximately $147,000.00 in SHIP funds through Florida Housing Finance Corporation, for additional affordable housing and administrative activities.

The City will continue to focus on addressing the needs related to preventing homelessness in low-income areas throughout the City.

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3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects. The City continues to develop viable communities through the provision of decent, affordable, and available housing, creating suitable living environments, expanding economic opportunities, and preventing and eliminating slums and blight. Verbal feedback from citizens and businesses indicate that the City's demolition and housing rehab programs are helping to beautify neighborhoods.

Overall goal of the community planning and development programs included in the Consolidated Plan is to develop viable communities by providing decent housing and living environments and expanding economic opportunities principally for low-and moderate-income persons.

The City's grant programs improve quality of life for low -and moderate- income residents through four types of programs: community facilities, affordable housing, public services, and homeless services. Community facilities and infrastructure projects have been effective in serving many residents in targeted areas. These projects have been targeted at neighborhoods most in need of visible and public safety-related improvements, including streets and sidewalks.

The City offers several affordable housing programs for homeowners, including rehabilitation, and purchase assistance. Strong economic growth has increased construction costs for repair programs and sale prices for home purchases. The city has supported development of affordable rental housing and strengthened its partnership with the local housing authority developers to combat this issue. These successful efforts will continue by utilizing **SHIP** and **HOME** funds.

The City's HUD-funded public services are spread across a broad spectrum of social service types. The goal was to focus on reducing poverty, decreasing food insecurities, support aging in place for the elderly and decreasing those at risk of homelessness through rapid rehousing and homelessness prevention programs.

Evaluation of Past Performance Continued

a. Are the activities and strategies making an impact on identified needs?

The impact of the activities and strategies that were implemented is demonstrated by the number of households benefiting from these activities, and the number of clients served over the last year directly, and indirectly, through the grantee's subrecipients. The feedback indicates that the activities are addressing several needs such as housing burden; special needs, homelessness outreach and counseling, and senior services.

b. What barriers may have a negative impact on fulfilling the strategies and the overall vision?

The biggest barrier affecting the identified needs is funding. Public service activities are capped at 15% of the total CDBG allocation. While funds are leveraged as much as possible, they can only be stretched so far. The City identified 7 goals and through evaluation and identification of need, there are only 3 goals the City chooses to address this year. Of the 7 goals, the City is focusing on fair housing compliance/outreach/testing, public services and the repayment of the section 108 loan. The challenge with having the loan repayment is that the City needs to focus on areas of most concern and helping the public service agencies and fulfilling the fair housing requirement for the HOME grant are the main priorities.

c. What is the status of grant programs, schedule of activities, timely grant disbursements, and similar expenditures vs. line of credit disbursements?

The grant programs are being completed in accordance with regulatory requirements as documented by program reports and HUD monitoring. Disbursements are drawn and reimbursed.

d. Are the goals on target and what adjustments or improvements to strategies and activities might meet the needs more effectively?

Additional funding would allow the City to make improvements and address strategies and activities listed within the Consolidated Plan more effectively. Funds are continually being used to address needs and leveraged to gain the maximum dollars possible to serve as many clients as possible, with 100% of funds expended benefiting low-income households. While all programs would benefit from additional

funding, public services and neighborhood revitalization programs are the most critical needs than other programs.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The citizen participation process included an online survey for input, meetings, as well as two (2) public hearings. The first public hearing was on June 9, 2026, all agencies attended and discussed their need for continued CDBG funding and the services their agency provides to the City of Cocoa. The final public hearing will be held on July 14, 2026. Notices for all meetings were sent out on social media, newsletters, websites and on the bulletin board at City Hall.

Public participation was strongly encouraged through public notices, the City's website, and community workshops for participation by community stakeholders and residents. Staff met with local non-profits and governmental agencies, as well as many citizen groups locally and citywide. In addition, agencies that target minorities and non-English speaking persons, as well as persons with disabilities, were contacted and participated in a client survey developed by Consortium members for local non-profits and governmental agencies.

Additionally, the City began meeting with all the agencies in the City regarding the challenges with homelessness and how the agencies can work together to help facilitate improvements. These meetings were held monthly and generated excellent feedback and ideas for programs and services. The City held several interactive public workshops to give residents and stakeholders a chance to share their ideas. These meetings will be held. The workshops focused on Diamond Square CRA, Cocoa CRA and the main corridors of the City. A diverse group of people attended the workshop, including long-time residents, newcomers, homeowners, and business owners. The Mayor and City Council were present along with senior staff members. As seen in previous workshops, there was consensus regarding the recurring theme of improving the city's appearance and maintenance of infrastructure and addressing housing needs.

*A Housing and Community Development needs survey was developed and distributed to over 9,000 residents in low-income neighborhoods in Brevard County for input regarding community needs.

*A Social Service Provider Survey was developed and distributed to more than (70) providers to help determine the capacity and gap of service being provided throughout Brevard County, including Cocoa.

*Staff attended various meetings, both virtually and in person, to obtain citizen input, Housing Authority of the City of Cocoa monthly board meetings, Brevard County Continuum of Care Homeless Coalition, and Elevate Brevard Meeting.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

There will be two public Hearings, the first public hearing was held on June 9, 2026, all agencies attended, agencies are: Community Services Council (Aging Matters), The Salvation Army North Central Brevard Corps, Family Promise of Brevard, and Central Brevard Sharing Center. Each agency discussed their need for continued CDBG funding and the services their agency provides to the citizens of Cocoa. The second public hearing will be held on July 14, 2026.

All public comments that are received during advertised public comment period or at the final Public Hearing will be included in the Appendix.

The Diamond Square CRA offers funds for paint and beautification programs to improve the neighborhoods. Over 20 residents have taken advantage of these funds to beautify their community. This program came as a result of citizen comments. Other comments from the visioning exercises were the need for more affordable housing units. From that, the City and Diamond Square CRA combined funds totaling close to $2,000,000 to build five new homes in Diamond Square. These homes were sold at $269,000 to residents that qualified for homebuyer assistance from HOME program and Diamond Square CRA.

6. Summary of comments or views not accepted and the reasons for not accepting them

Any relevant public comments that are received during the advertised public comment period or at the final Public Hearing will be responded to.

7. Summary

All public comments that are received during the advertised public comment period or at the final Public Hearing will be included in the Appendix. Any relevant public comments that are received during the advertised public comment period or at the final Public Hearing will be responded to.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	COCOA	
CDBG Administrator	COCOA	Community Services

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

The City of Cocoa

65 Stone Street

Cocoa, FL 32922

Charlene Neuterman 321-433-8590 Email: cneuterman@cocoafl.gov

Florence Torbert 321-433-8520 Email: ftorbert@cocoafl.gov

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

Housing is a critical component to ending chronic homelessness. As of February 22, 2023, Cocoa Housing Authority began working with Brevard Homeless Coalition in placing homeless individuals into housing much faster than usual. The primary manner in which the city will eliminate chronic homelessness is through its continued collaborative association with the Brevard Homeless Coalition and its support of local community-based service providers with Brevard Homeless Coalition and support of local community-based service providers, the City will aid individuals and families in receiving the necessary services to reduce and prevent the potential of becoming homeless. These services include mortgage, rent and utility payment assistance, transitional and emergency housing, community kitchens, and domestic violence funding. The primary manner in which the city will aid persons in need of services will be through the 211 Brevard referral network, an online database of community service providers.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The Brevard County Housing and Human Services Department regularly attends the Continuum of Care's (CoC) regularly scheduled meetings. Further, the County has one staff person appointed to the CoC advisory board. The CoC, led by the Brevard Homeless Coalition (BHC) brings together over 141 service providers and individuals working in public health, mental health, housing, and special needs organizations.

The City reviews proposed capital improvements, proposed development, demolition, or disposition of public housing developments and ensures the goals, objectives, and strategies of the Authority support the priority needs addressed in the City's consolidated Plan. Primary agencies located and/or serving persons within the City: **Brevard County Family & Children's Services** provides food, counseling and emergency financial assistance. **Central Brevard Sharing Center** provides food, clothing, emergency rent, and medical/financial assistance. **Housing for Homeless Program** provides currently 32 units in Cocoa for homeless & special needs, 77 County-wide. Twelve units provide permanent long-term affordable housing for persons with mental illness/other special needs; ten units provide transitional housing for homeless, special needs individuals/families with children. The remaining two units are used for special services. Also, **Housing for Homeless**- provided 90 units for low-to-moderate-income citizens, which 12 units of the 90 are for individuals/families that are working needing shelter, that cannot afford high rent. Units were completed at the end of May 2024. **Early Learning Coalition of Brevard County**- Assists working parents in finding/paying for childcare services, offers parenting classes and more. **Crosswinds Youth Services** Programs for children, young people and their families, Emergency Youth Crisis Shelter, Info & Referral Line; Community Counseling, Transitional Living Program; Foster Care, Intensive Delinquency Diversion Services, Juvenile Assessment Center, Project Safe Place, and

CareerSource Brevard NextGen Services. **The Salvation Army**-Provides emergency food, clothing, counseling, financial assistance for rent, utilities & medical prescriptions. **The Salvation Army Domestic Violence Shelter**-Provides food, clothing, counseling, and housing for victims of domestic violence. **North Brevard Charities Sharing Center**-Provides food, clothing, counseling, financial assistance, emergency housing, transitional housing, and permanent rental housing. The agency has five transitional units within Cocoa. The City has several assisted housing providers funded by state and/or federal funds: Westminster Asbury South has 142 Section 8 project based rental units, Westminster North has 50 Section 8 project based rental units, Abilities at Crestview/College Pine/Windover has 51 Section 811 rental units for persons with disabilities. Arlington Apartments has 41 HUD Use Agreement rental units, Cocoa Lakes Apartments has 49 Section 8 Project based rental units, Clear Pond Estates has 72 Section 8 Project based rental units and 28 Low-income Housing Tax Credit rental units, Oak Meadows has 120 Low-income Housing Tax Credit rental units, and Clearlake Isles was completed in 2017 with 84 Low-income Housing Tax Credit over 55 rental units.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Homelessness is a prevailing situation that exists throughout Brevard County. Housing for Homeless Agency provides supportive services, transitional housing and assistance with securing long term permanent housing to homeless families/individuals. City of Cocoa through Brevard County HOME Consortium provides financial assistance to Brevard Homeless Coalition. City staff participates in a continuum of care process which recently became a 501 (C)(3) as Brevard Homeless Coalition. City of Cocoa will continue to assist homeless services providers with seeking and securing needed financial assistance for provision of services. Those at risk of becoming homeless include one parent families, dysfunctional substance abusers, released prison inmates, battered spouses, persons in extended employment training programs, persons receiving emergency assistance, persons in self-sufficiency programs and households with incomes at 0%-30% AMI, paying more than 30% of their income for housing or who are doubled up with family or friends. According to Brevard Homeless Coalition, homeless population recorded count for Brevard County in 2018 & 2021 an unsheltered count was not performed **Due to the COVID19. 2022 count was 916, 2023 count was 1052 and 2024 count was 1,116, the highest homeless count since 2015.** These populations often require temporary and transitional housing in conjunction with such diverse supportive services as childcare, social supports (e.g., self-help groups) to name a few services. There are several social service agencies and churches that provide homeless assistance programs, including preventive services, short term housing and emergency food, clothing and financial assistance. Below is a list of primary agencies local and serving the homeless within the City of Cocoa: **Central Brevard Sharing Center** provides food, clothing, emergency rent, medical or financial assistance, cold weather shelter and meals daily.

Housing for Homeless Program- Provides 32 units in Cocoa for homeless and special needs 77 countywide. Twelve units provide permanent long term affordable housing for persons with mental

illness and other special needs; ten units provide transitional housing for homeless special needs individuals and families with children. The remaining two units are for the provision of special services such as counseling and miscellaneous services.

Salvation Army- Provides emergency food, clothing, counseling and financial assistance for rent, utilities and medical prescriptions. **Salvation Army Domestic Violence Shelter** provides food, clothing, counseling and housing for victims of domestic violence. **North Brevard Charities Sharing Center** provides food, clothing, counseling, financial assistance, emergency housing, transitional housing and permanent rental housing.

The Consortium will continue to work in collaboration with non-profit and for-profit partners to carry out goals addressing needs of homeless persons in this Annual Action Plan and to strengthen partnerships and build capacity with program agencies. Brevard Homeless Coalition is a good example of developing and strengthening the Consortium's institutional structure. Currently there are more than 122 non-profit and governmental agencies in Brevard County who belong to the Brevard Homeless Coalition, including members of the Consortium. The Brevard Housing Coalition's membership includes housing providers, health services, social service providers and private/public agencies that address low-income citizens and homeless individuals and families through networking and the coordination of funding opportunities.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The County does not receive Emergency Solutions Grant (ESG) funding. The NHC is the CoC lead agency and directly receives ESG funding from HUD.

As the Lead Agency Collaborative Applicant for Brevard's Continuum of Care (CoC), the Brevard Homeless Coalition (BHC) applies for and receives Emergency Solutions Grant (ESG) funding form the state, known collectively as the Unified Grant Contract. The ESG program is comprised of the following funding streams – ESG. Through a competitive Brevard CoC grant process, ESG funding is then awarded to homeless direct service providers for street outreach activities, emergency shelter programs, and rapid re-housing. Currently the BHC subcontracts ESG funding with ten service providers, including two victim service providers, and all subcontracts are tied to specific deliverables.

While municipalities in Brevard County are not currently allocated ESG funding through the CoC competitive process, the BHC advocates that direct service providers are strategically located

throughout the County as to provide services within near proximity of residents in the largest cities and areas with the greatest needs.

Describe:

Brevard Homeless Coalition has set up policies and procedures for applying for and allocating ESG Grant funds. In recent years the local COC has implemented the Vulnerability Index Service Prioritization Decision Assistance Tool (VISDPAT). Utilizing HMIS, the Brevard Homeless Coalition and working Partners (to include 211) organizations can center an individual/family into HMIS and identify the level of vulnerability to the services needed. By determining the level of needs using the VISPDAT for individuals/families, the CHAT Team group of local social service partners) can then assign which organization would be better suited to providing those needs. The system works to reach out and assist those families requiring ESG services; to reduce the time the family would be at risk of homelessness.

Scheduled training for HMIS and VISDAT intakes are available to local service providers by contacting the CHAT Team for more information.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Central Brevard Sharing Center
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Organization participated in community meetings, housing needs assessment, and various homelessness needs. Organization assisted by having client's complete written surveys.
2	**Agency/Group/Organization**	Aging Matters in Brevard
	Agency/Group/Organization Type	Services-Elderly Persons Service-Fair Housing Grantee Department Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Organization participated in community meetings, housing and need assessment, and various homelessness needs. Organization assisted by having client's complete written survey's.
3	**Agency/Group/Organization**	NORTH BREVARD CHARITIES SHARING CENTER
	Agency/Group/Organization Type	Housing Services-Children Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Organization participated in community meetings, housing need assessment, and various homelessness needs. Organization assisted by having client's complete written surveys.
4	**Agency/Group/Organization**	Emma Jewel Charter School
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Organization participated in the Community meetings, housing needs assessment, homeless need families with children and homeless special needs.
5	**Agency/Group/Organization**	Habitat For Humanity of Brevard Co., Inc.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Organization participated in community meetings held by the Consortium and provided input on housing needs.
6	**Agency/Group/Organization**	Housing Authority of the City of Cocoa
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Organization participated in the Community meetings, housing needs assessment and public housing needs.
7	**Agency/Group/Organization**	Brevard County
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted EDC of Florida's Space Coast, Brevard County's Economic Development Office. The EDC provides Economic Development input.

8	**Agency/Group/Organization**	Brevard Homeless Coalition
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Brevard County presented at the CoC quarterly meeting where this agency was present to provide input on community needs. Coordination between the CoC and the County creates space for CoC members to provide clear input on needs.
9	**Agency/Group/Organization**	THE SALVATION ARMY, A GEORGIA CORPORATION
	Agency/Group/Organization Type	Services - Housing Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Organization participated in community meetings held by the Consortium and provided input on housing and homelessness needs for victims of domestic violence.
10	**Agency/Group/Organization**	COMMUNITY HOUSING INITIATIVE TRUST, INC.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Organization participated in community meetings held by the Consortium and provided input on housing needs and the market analysis.
11	**Agency/Group/Organization**	Family Promise of Brevard
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy LBGTQ WITH CHILDREN
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Organization participated in community meetings, housing needs, assessment, and various homelessness needs.
12	**Agency/Group/Organization**	East Central Florida Regional Planning Council (ECFRPC)
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The East Central Florida Regional Planning Council worked with the City to develop the Resilient Cocoa Plan that addresses flood-prone areas in the City and how to make improvements to those areas. Additionally, they support our Emergency Management team in identifying facilities at risk of flooding or other emergencies. From that, the City has a comprehensive Emergency Management Plan.
13	**Agency/Group/Organization**	Florida High Speed Internet
	Agency/Group/Organization Type	Broadband Internet
	What section of the Plan was addressed by Consultation?	Public wi-fi services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City has worked with Florida High Speed Internet to bring free public wi-fi to all the City's community centers and parks. Through state grants, the fiber lines are being added to all areas of the City.

Identify any Agency Types not consulted and provide rationale for not consulting

All entities were considered for consultation, and no entity was purposefully excluded from providing input.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Brevard Homeless Coalition	The Coc's strategic plan to address homelessness informs the County's goals and strategies.
SHIP local Housing Assistance Plan	City of Cocoa	The Plan identifies housing strategies and allows the City to create partnerships that produce and preserve affordable homeownership and multifamily housing.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2022 Planning and Priorities Document	City of Cocoa	The Housing Element is the City's chief policy document for the development of affordable and market rate housing.
Housing Authority of the City of Cocoa	Housing Authority of the City of Cocoa	The Plan identifies how the PHA will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964, The Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, and Title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Table 3 - Other local / regional / federal planning efforts

Narrative

There were no agencies that were not consulted.

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal setting

The City's Community Services Department is an integral component in the coordination between the City, agencies, groups, organizations, non-profit human service providers and the community. Brevard County, as the lead agency of the HOME Consortium, along with the City consulted with the advisory groups, including CBDG Advisory Board, Affordable Housing Council, Cocoa West Neighborhood Meetings, Clearlake Neighborhood Meetings, the Dr. Joe Lee Smith Center Community Meetings, Innovative Housing Team, the Housing Authority of the City of Cocoa, The Housing Authority of Brevard County, Re-entry Task Force, now Operation Hope, Brevard Commission on Aging, and the Brevard Homeless Coalition. These advisory groups provided information on community needs and affordable housing needs and completed the "Needs Assessment" survey. These congratulations, meetings, and surveys shaped the City's goals. The CDBG Citizen Participation Plan includes that all federal regulations regarding public comment periods and participation will be followed by the City of Cocoa. The City encourages the public to review documents concerning the CDBG Program and provide feedback when desired and needed. Representatives of participating cities of the Brevard County HOME Consortium, Brevard County, the Housing Authority of the City of Cocoa, and other stakeholders were notified of funding and emailed from a database of interested parties. Notification was also posted in the Florida Today, a local newspaper on May 5, 2026. Project funding was approved by the Cocoa City Council on June 9, 2026. The FY 26-27 Annual Action Plan has been made available for public comment for 30 days. An announcement of the notice of a 30-day comment period is being published in the local newspaper, Florida Today and on the city website.

www.cocoafl.org.

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Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Minorities Persons with disabilities non-targeted/broad community Residents of Public and Assisted Housing	Florida Today ad that ran on May 5, 2026, to advertise the first required public hearing for the 26/27 Action Plan	No comments received	No comments received	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish non-targeted/broad community Residents of Public and Assisted Housing	The first required public hearing was held on June 9, 2026, to receive comments on the City's 26/27 Action Plan. The Florida Today ad ran from June 10, 2026, for the 30-day public comment period.	No comments received		https://www.cocoafl.gov/291/Agendas
3	Newspaper Ad	Minorities Persons with disabilities non-targeted/broad community Residents of Public and Assisted Housing	Notice posted on June 10, 2026, in Florida Today of final hearing on July 14, 2026, to receive comments on the City's 26/27 Action Plan. The ad ran from June 10, 2026 – July 13, 2026, for the 30-day public comment period.	No comments received	No comments received	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities non-targeted/broad community Residents of Public and Assisted Housing	Staff attended the Cocoa Housing Authority Board meeting on March 3, 2026	No comments received	No comments received	http: www.cocoafl.gov/291/Agenda

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities non-targeted/broad community Residents of Public and Assisted Housing	Notice was posted on June 10, 2026, in Florida Today of final public hearing on July 14, 2026, to receive comments on the City's FY26/27 Action Plan, Ad has been placed again in Florida Today newspaper for 30 days advertisement to the public for any comments or views.	No comments received	No comments received	
6	Internet Outreach	Non-targeted/broad community	Draft plan posted to website during public comment periods beginning June 10, 2026, and running continuously until the plan is approved.	No comments received	No comments received	https://www.cocoafl.gov/143/Hous Neighborhood-Services

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	City Clerk and Cocoa Library distribution	Non-targeted/broad community	Draft plan posted at the Cocoa City Clerk's office and Cocoa Public Library on June 10, 2026	No comments received	No comments received	
8	Public Meeting	Minorities Persons with disabilities non-targeted/broad community Residents of Public and Assisted Housing		No comments received	No comments received	https://www.cocoafl.gov/291/Agendas

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	Public Hearing	Minorities Persons with disabilities non-targeted/broad community Residents of Public and Assisted Housing	1st public hearing was held on June 9, 2026, and another on July 14, 2026, notices for all meetings were sent out on social media, newsletters, websites and on bulletin board at City Hall.	No comments received	No comments received	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c) (1,2)

Introduction

Members of the HOME Consortium participate as member agencies and has staff on the board of the Brevard Homeless Coalition (BHC), which serves as the lead agency for the Continuum of Care (CoC). The BHC receives funding from HUD to support service delivery to those experiencing homelessness. The CoC General Membership, which includes HOME consortium staff, has completed their 2023-2026 Strategic Plan, along with associated yearly action plans. Brevard County staff has a leadership position within the CoC general membership as a member of the CoC Advisory Council. The 2023-2026 Strategic Plan establishes goals and objectives in the core areas of: strengthening, the foundation of the CoC; reducing homeless for vulnerable populations; preventing housing instability through education, healthcare, and case management; building homes, shelter beds, resources, and partnerships; and sharing stories of the CoC, and individuals and families experiencing homelessness.

Brevard County and each member of the HOME Consortium also use CDBG funding to support nonprofits in their delivery of services to the community. These services may vary by year, but the services are generally targeted at those experiencing homelessness and low moderate-income families.

One year Action Plan released for public comment are based on the funding allocation announcement to the City of Cocoa for FY2026-2027 in the amount of $108,792.00. The City of Cocoa will request citizen comments on this planned process for the allocation of federal funding for FY 26/27. All CDBG funded activities are proportionally increased or decreased from the estimated funding levels to match actual allocation with the following exceptions: General Administration, Planning, and Fair Housing are capped at 20% of the CDBG allocation based on HUD limits size. Targeted Public Services allocation is capped at 15% of the CDBG allocation based on HUD.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	108,792.00	0.00	0.00	108,792.00	108,792.00	CDBG funds will be used for housing public improvements, public services, demolition, admin and planning. Previous program years resources are based on CAPER 2025 (PR26)

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

CDBG and HOME funds received by the City will be used along with State grants received to address housing, public service, and community development needs within the City. The City of Cocoa has minor funding available through the State Housing Initiative Partnership (SHIP) for SFY22-23 $188,916, and SFY 23-24 $288,460, and an estimated $100,00.00 for SFY 24-25 and $144,000 for SFY 25-26. SHIP funds also provide a match requirement for HOME funds. Twenty percent (20%) of SHIP funds will be used to assist special needs households. In addition, all Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs. Agencies that are funded by CDBG funds will be strongly encouraged to seek additional resources to serve low-income residents of Cocoa. The Section 108 Loan, $894,000.00 was approved by HUD. The City allocated FY2018-2018 funds in the amount of $190,000.00 towards Park improvements at the Dr. Joe Lee Smith Center. The funds paid a portion of the $4,525,000 to construct a new 16,000 square foot community center, dedicated to serving the needs of lower income residents of the City through recreational activities, multi-programming services and

health care program. The Dr. Joe Lee Smith Center is located in Census Tract 626, which is 25% below poverty line. Principal payments for Section 108 began on March of 2021 with CDBG funding and continues annually until paid off. All Public Services continue to serve and provide services through food, rent, and mortgages.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

There are 22 lots (Michael C Blake) subdivision and approximately 13 infill lots, homes are currently being built on them.

The City owns the following vacant lots:

629 S Georgia Avenue, 1110 Grove Avenue, 1970 Furman Court, 1059 Olive Street,

1050 Bellefonte Avenue, 712 Stone Street, 1101 Avon Place, 514 S. Wilson Avenue,

801 Eden Street, 1101 Avon Place, 514 S. Wilson, 619 Stone Street, 437 Satsuma,

1408 Donna Avenue and 320 Loquat Avenue.

The City may develop these lots for the owner-occupied housing in whole or in part with SHIP funds.

The City of Cocoa published resolution 2024-021 in accordance with Florida Statue 166-0451.

Discussion

The City of Cocoa will use all available funds and seek additional resources to address the needs identified in the plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3) &(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Fair Housing Compliance, Testing and Outreach	2022	2027	Affordable Housing	City wide	Neighborhood Services	CDBG: $1,000.00	Other: 21000 Other
2	Housing Rehabilitation	2022	2027	Affordable Housing	CENSUS TRACT 626 Census Tract 623 City wide	Affordable Housing	CDBG: $.00	Homeowner Housing Rehabilitated: 0 Household Housing Unit
3	Spot Demolition/Clearance	2022	2027	Spot Slum/Blight Removal	CENSUS TRACT 626 Census Tract 623 City wide	Neighborhood Services	CDBG: $.00	Buildings Demolished: 0 Buildings
4	Public Services	2022	2027	Non-Housing Community Development	City wide	Public Services	CDBG: $16,319.25	Public service activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted
5	Repayment of Section 108 Loan Guarantee	2022	2027	Non-Housing Community Development	CENSUS TRACT 626	Public Facilities Improvements	CDBG: $70,714.35	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Planning and Administration	2022	2027	Non-Housing Community Development Administration	City wide	Affordable Housing Homebuyer Program Public Facilities Improvements	CDBG: $20,758.40	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	**Goal Name**	Fair Housing Compliance, Testing and Outreach
	Goal Description	Cooperative effort between City and County to provide fair housing testing and outreach programs.
2	**Goal Name**	Housing Rehabilitation
	Goal Description	Rehabilitation of owner-occupied homes of low-income households. to be funded with Program Income or prior year funding.
3	**Goal Name**	Spot Demolition/Clearance
	Goal Description	Code Enforcement Initiated Demolitions to remove slum and blight. To be funded with Program Income or prior year funding.
4	**Goal Name**	Public Services
	Goal Description	INCREASE ACCESS TO PUBLIC SERVICES INCREASE ACCESS TO HOMELESS PREVENTION SERVICES

5	**Goal Name**	Repayment of Section 108 Loan Guarantee
	Goal Description	REPAYMENT OF THE SECTION 108 LOAN USED TO BUILD THE DR. JOE LEE SMITH COMMUNITY CENTER IN DIAMOND SQUARE.
8	**Goal Name**	Planning and Administration
	Goal Description	PROGAM ADMINISTRATION

AP-35 Projects - 91.420, 91.220(d)

Introduction

Each Year the City of Cocoa undertakes a process which includes public input and citizen participation to develop a one year Action Plan that describes actions, projects and programs that will take place during the upcoming year to address the priority needs and specific objectives identified in the strategic plan section of the five year Consolidated Plan. CDBG funding will be used for administrative and general oversight of the CDBG Program; fair housing training, outreach and testing; repayment of a Section 108 Loan Guarantee; and public service programs providing meals for the elderly, meals for those at homelessness or at risk of homelessness, domestic violence prevention, and case management to at risk of homelessness individuals/families, housing rehabilitation and demolition with program income received throughout the year, as allowed. HOME Program funding will be used for administration and general oversight of the HOME program and development of affordable homeownership opportunities in partnership with local developers, Community Housing Development Organizations, and the Consortium.

#	Project Name
1	PUBLIC SERVICES FY26/27
2	Section 108 Loan Repayment
3	GY26/ FY27 Program Administration
4	Fair Housing Compliance, Testing and Outreach
5	Spot Demolition
6	Owner Occupied Rehabilitation

Table 7 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Projects: Subrecipient's/Section 108 Loan

1. Public Services FY 26/27 - $16,319.25

2. Section 108 Loan Repayment - $70,714.35

3. Program Administration/Fair Housing - $20,758.40

Funding priorities annually is determined primarily by the results (identification of needs and priorities) of the annual citizen participation process, and through committee evaluation of competitive grant applications submitted by eligible sub-recipients and third-party developers. Approximately 80% of available project funds are awarded through formal RFP process. The basis for determining these awards includes basic project eligibility, applicant capacity, and proposed benefit for the low- and moderate-income community and leveraging of other funding resources. City initiated activities including planning

and program administration fair housing testing, outreach and training, public facilities and improvements and repayment of a Section 108 Guarantee typically account for the remaining 85% of projects.

City initiated activities are also targeted at community needs identified during the annual citizen participation process and Council support of priorities identified in the City's Comprehensive and Capital Improvement Plan processes. Public service projects selected for funding will provide a direct benefit too low to moderate income clientele City-wide. These benefits are targeted at all persons whose household income falls below 80% of the median income and whose residence lies within the city limits, and the region's homeless population.

The primary obstacle to meeting underserved needs is limited funding at the local, state, and federal levels; particularly for public and homeless services. Public service activities are capped at 15% of the total CDBG allocation. The biggest barrier impacting affordable housing, in addition to the lack of resources, is rising housing costs caused by continuous growth and limited number of qualified nonprofit affordable housing developers. Funds are leveraged as much as possible but can only be stretched so far.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	PUBLIC SERVICES FY26/27
	Target Area	CENSUS TRACT 626 Census Tract 623 City wide
	Goals Supported	Public Services
	Needs Addressed	Affordable Housing Public Services Neighborhood Services
	Funding	CDBG: $16,319.25
	Description	With a maximum of 15% of its CDBG allocation, the Grantee will provide a variety of Public Services in concentrated areas and city-wide to meet the needs of low-income households through contracted subrecipients. National objective(s) LMC/LMA; Eligibility Citation 570.201(e); Objective: Suitable Living Environment and Economic Opportunities; Outcome: Availability/Accessibility. Eligibility, Objective, and Outcome are the same for all activities funded under the Public Services FY 26/27 project.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,500 low-income people, including domestic violence victims, homeless, seniors and those with special needs.
	Location Description	Activities funded under Public Services project are located city-wide. The city's minority concentration areas include Census Tracts 623 and 626.
	Planned Activities	Central Brevard Sharing Center - funding to support providing food to residents in Cocoa at their center. Food consists of daily meals and a take home pantry. Funding is in the amount of $4,079.81. Salvation Army Domestic Violence Shelter - funding in the amount of $4,079.82 to support providing meals to sheltered women for the course of a year. Aging Matters in Brevard - funding in the amount of $4,079.81 to provide meals delivered to homebound seniors and for the seniors at lunch program. Family Promise of Brevard - funding in the amount of $4,079.81 to support emergency rent/mortgage/utility assistance to prevent homelessness.
2	**Project Name**	Section 108 Loan Repayment
	Target Area	CENSUS TRACT 626

	Goals Supported	Repayment of Section 108 Loan Guarantee
	Needs Addressed	Public Facilities Improvements
	Funding	CDBG: $70,714.35
	Description	Repayment of the Section 108 Loan for the purposes of constructing the new Dr. Joe Lee Smith Community Center.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 3,000 or more are expected to use the facilities at the Dr. Joe Lee Smith Center. Youth sports services, elderly services and assistance to low-mod income persons is offered at this location. Census Tract 626 has a population of approximately 3,200, however with the services offered at this location, other low-mod Census tracts like 623, are expected to visit and use the public facilities.
	Location Description	Census Tract 626 is predominately low-income. Site address is 415 Stone St, Cocoa, FL 32922.
	Planned Activities	Payment of loan based on the construction and improvement of the Dr. Joe Lee Smith Community Center.
3	**Project Name**	GY 26 FY 27 Program Administration
	Target Area	CENSUS TRACT 626 Census Tract 623 City wide
	Goals Supported	Fair Housing Compliance, Testing and Outreach Housing Rehabilitation Spot Demolition/Clearance Public Services Repayment of Section 108 Loan Guarantee Planning and Administration
	Needs Addressed	Affordable Housing Homebuyer Program Public Services Neighborhood Services
	Funding	CDBG: $20,758.40
	Description	General planning and administration costs for the CDBG program. Utilizing up to 20% of the Grantee's CDBG regular allocation, and up to 20% of program income, for general administration and planning costs. Eligibility Citations: 570.206(a) (b) (c) (e) (f) (g) and (h).
	Target Date	9/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	The primary location will be 65 Stone Street, Cocoa, FL 32922 - Cocoa City Hall.
	Planned Activities	Administration and oversight of the Community Development Block grant program.
4	**Project Name**	Fair Housing Compliance, Testing and Outreach
	Target Area	CENSUS TRACT 626 Census Tract 623 City wide
	Goals Supported	Fair Housing Compliance, Testing and Outreach
	Needs Addressed	Affordable Housing Homebuyer Program Public Facilities Improvements Public Services Neighborhood Services
	Funding	CDBG: $1,000.00
	Description	Fair Housing activities in the City of Cocoa.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City-wide
	Planned Activities	Tracking fair housing compliance, testing and outreach.
5	**Project Name**	Spot Demolition
	Target Area	CENSUS TRACT 626 Census Tract 623
	Goals Supported	Spot Demolition/Clearance
	Needs Addressed	Neighborhood Services
	Funding	N/A - no funds budgeted in 26-27

	Description	Demolition of unsafe structures within the 626 and 623 Census Tracks, as these are low-income target areas.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A - No funding budgeted for 26/27
	Location Description	Census tracks 626 and 623.
	Planned Activities	N/A - No funding budgeted for 26/27
6	**Project Name**	Owner Occupied Rehabilitation
	Target Area	CENSUS TRACT 626 Census Tract 623
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Neighborhood Services
	Funding	None
	Description	Rehabilitation of owner-occupied homes of low-income households.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A - no funds budgeted for 26/27
	Location Description	N/A
	Planned Activities	N/A - no funds budgeted in 26/27

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Cocoa has a total area of 15.4 square miles and a population of 19,653 according to BEBR 2021. Within the City, there are two (2) established Community Redevelopment Areas (CRA), the Cocoa (Downtown) CRA and the **Diamond Square CRA Census Tract 626, with Block Group 1 & 2, low target area**. Created in 1981, Cocoa CRA encompasses Census Tract 627, currently known as 715 Block Group 2, and is the most established of the two. The area more commonly known as "Historic Cocoa Village" has experienced a boom in development especially along the banks of the Indian River. However, the area west of Florida Avenue is known as the Heart of Cocoa and is a Federal Consent Decree. Unfortunately, the 2000 Census combined all of CT627 into one block group, thereby reducing the impact of low/moderate income people residing in the Heart of Cocoa. The 2010 Census combined CT627 with CT622 and is now CT 715.

The Diamond Square CRA is located within CT626 and is even more depressed with 25% of its residents being below poverty. The population, according to the 2020 Census, is estimated to be at 3,190, resulting in an increase of 3% since 2010. As of 2021 ACS estimate population, 23% are White, 50% are Black or African American, 13% are Hispanic or Latino and Other is 14%. These areas are also designated Florida Brownfields Area. The area encompasses all of Diamond Square CRA, and the Heart of Cocoa area. These areas are the focus for the majority of CDBG and HOME funded programs. However, funds are not restricted to only these areas but are available throughout the City for activities that qualify for assistance under HUD guidelines. In fact, the 2020 Census indicates that 13% percent of the citizens of Cocoa are living below the poverty line.

The City of Cocoa's minority concentration area is found in the CT626, known as the Diamond Square RDA, according to the 2022 ACS, 30% Black, 15% Hispanic, and 6% Other, of the residents in the area are low/moderate. According to the 2022 American Community Survey (ACS) 5-Year Estimates the median household income for the City is $45,011. The median household income for Census Tract 626 is $38,542.

Geographic Distribution

Target Area	Percentage of Funds
CENSUS TRACT 626	70
Census Tract 623	25
City wide	3

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The basis for allocating investments within the low-income census tracts was completed through the citizen participation process, which identified the needs within the City. The City is not only attempting to meet the needs of the community but also affirmatively further fair housing. It is essential to engage in not only community building activities and fund needed improvements in low- and moderate-income areas but also to provide opportunities for residents to live in non-impacted areas.

See map of 2020 Census Tracts and Blocks in appendix.

Discussion

The City has sought to invest in programs that reduce or eliminate slum and blight and promote ownership so as to diffuse the threat of creating concentrations of poverty. Through the City's homebuyer program and housing repair programs the City seeks to encourage the development of affordable housing. At the same time, households with limited incomes often prefer to reside in locations that have access to community services such as public transportation, anti-poverty programs communities that have the strength of ethnic diversity and communities that provide faith-based and family-based supports.

The City of Cocoa does not have a Neighborhood Revitalization Strategy Area (NRSA).

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

The City of Cocoa, in collaboration with the Brevard County HOME Consortium, has developed the following actions which address obstacles to meeting underserved needs, fostering affordable housing, reducing lead-based paint hazards, reducing the number of poverty level families, developing institutional structures, and enhancing coordination between public and private housing and social service agencies.

The major obstacle to meeting all underserved needs remains the lack of financial resources as identified in the five (5) year Consolidated Plan and Annual Action Plan. To overcome this obstacle, the City of Cocoa will continue to seek other sources of funding and develop viable partnerships with other service providers to enhance the availability for underserved populations such as seniors, homebound frail elderly, the physically and developmentally disabled, victims of domestic violence, and infants and youth within the City.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

In order to continue and encourage the creation of new affordable housing within the City of Cocoa and to preserve and augment the residential character of the RU-2-10 Single Family and Multi-Family Dwelling District within the Community Redevelopment Area (CRA) of the City, the City created a Housing Bonus Program to provide a transferable floor area bonus for the development of new affordable housing within the CRA. For each newly constructed unit of qualifying affordable housing as defined in subsection (C) of the Housing Bonus section of the Cocoa Code, a developer is entitled to an increase of floor area for new construction within the Central Business District.

The City adopted a SHIP Local Housing Assistance Plan that put into place expedited permitting policies and procedures to ensure that affordable housing projects receive priority processing. On February 14, 2006, City Council adopted Resolution No. 2006-20 waiving building permit and inspection fees for City projects or projects completed on City property.

Requests for a reduction of parking and/or setback requirements for affordable housing will be reviewed by the city staff and the appropriate board (Planning & Zoning, Board of Adjustment) and/or City Council. Any reductions will be allowed on a case-by-case basis if appropriate through development agreements. Development agreements must be approved by City Council. Since 2007, the City has entered into three (3).

Discussion

These endeavors will increase the availability of housing within the City and will move the City closer to its goal of developing viable relationships with non-profit housing development organizations and developers for the development of decent, affordable, and accessible housing throughout the City.

The City of Cocoa's Housing Staff partners with the private sector partners known as the Innovative Housing Group made up of locally invested partners from attorneys to the banking industry, to a CHDO partner, local builders, and involved citizens/ organizations wanting to develop solutions to affordable housing. In conjunction, staff also attends meetings with the Cocoa Housing Authority. Staff continually communicates with Community Housing Initiative (CHI) to discuss opportunities in Homeownership. We discuss patterns in the local housing market, and stock to adjust agreements in serving citizens better. Through our SHIP allocation, the City of Cocoa is not required to form an AHAC. However, because of the Innovative Housing Group, the Cocoa Housing Authority Board meetings, the Diamond Square CRA Committee meetings, and our Public Services with Subrecipients, conversations to solutions on affordable housing identifies barriers to formulate plans.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The City of Cocoa, in collaboration with the Brevard County HOME Consortium has developed the following actions which addresses obstacles to meeting underserved needs, fostering affordable housing, reducing lead-based paint hazards, reducing the number of poverty level families, developing institutional structures, and enhancing coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

The major obstacle to meeting all underserved needs remains the lack of financial resources as identified in the five (5) year Consolidated Plan and annual Action Plan. To overcome this obstacle, the City of Cocoa will continue to seek other sources of funding and develop viable partnerships with other service providers enhance the availability of underserved populations such as, seniors, homebound frail elderly, the physically and developmentally disabled, victims of domestic violence, and infants and youth within the City.

Actions planned to foster and maintain affordable housing

Most of the City's HOME and CDBG funding is used to support programs that support decent and affordable housing opportunities for low/moderate income individuals. In FY 2008-2009 the City partnered with North Brevard Sharing Center (NBSC) for a Transitional Housing Program. Through this program five (5) homes were purchased, rehabilitated, and made available to low/mod income families facing hardship and homeless. The program provides affordable rent for up to 24 months, giving families the opportunity to build their finances and find a permanent home.

The City has partnered with Space Coast Habitat, recognized as the first Female Veteran's Village, for United States Female Veterans wanting to be First Time Homebuyers, in the Nation. For fiscal year 2022-2023 the project is scheduled to complete with 3 more homes in construction, for a total of 6 completed homes. The City has worked to allocate HOME funding dollars for First Time Homebuyers with a Purchase Assistance Program.

In order to continue encouraging the creation of new affordable housing within the City of Cocoa and to preserve and augment the residential character of the RU-2-10 Single Family and Multi-Family Dwelling District within the Community Redevelopment Area (CRA) of the City, the City created a Housing Bonus Program to provide a transferable floor area bonus for the development of new affordable housing within the CRA. For each newly constructed unit of qualifying affordable housing as defined in subsection (C) of the Housing Bonus section of the Cocoa Code, a developer is entitled to an increase of floor area for new construction within the Central Business District.

And finally, in July 1994, the City adopted a SHIP Local Housing Assistance Plan that put into place expedited permitting policies and procedures to ensure that affordable housing projects receive priority processing. On February 14, 2006, City Council adopted Resolution No. 2006-20 waiving building permits and inspection fees for City projects or projects completed on City property.

These endeavors will increase the availability of housing within the City and will move the City closer to its goal of developing viable relationships with non-profit housing development organizations and developers for the development of decent, affordable and accessible housing throughout the City.

Actions planned to reduce lead-based paint hazards

The City will take the following actions to reduce lead-based paint hazards:

- Continue to implement the Lead Safe Housing Rule and will ensure that all homes built prior to 1978 are inspected by qualified hazard evaluation professional and all mediation is performed by certified lead hazard contractors.
- Ensure that contractors who perform renovation, repairs, and painting jobs in pre-1978 housing and child-occupied facilities, before beginning work, provide owners, tenants, and child-care facilities with a copy of EPA's lead hazard information pamphlet Renovate Right: Important Lead Hazard Information for Families, Child Care Providers, and Schools and document compliance with this requirement; EPA's pre-renovation disclosure form.
- Ensure that lead hazard reduction be performed according to 24 CFR 35.930 on units testing positive and ongoing maintenance, monitoring and cleaning be ongoing for properties that maintain a relationship with the County/cities.
- Ensure that contractors follow three simple procedures:

1. Contain the work area. The area should be contained so that dust and debris do not escape from that area. Warning signs should be put up, and heavy-duty plastic and tape should be used as appropriate: Cover the floors and any furniture that cannot be moved. Seal off doors and heating and cooling system vents. These will help prevent dust or debris from getting outside the work area. 2. Minimize dust. There is no way to eliminate dust, but some methods make less dust than others. For example, using water to mist areas before sanding or scraping; scoring paint before separating components; and prying and pulling apart components instead of breaking them are techniques that generate less dust than alternatives. 3. Clean up thoroughly. The work area should be cleaned up daily to keep it as clean as possible. When all the work is done, the area should be cleaned up using special cleaning methods before taking down any plastic that isolates the work area from the rest of the home. The special cleaning methods should include using a HEPA vacuum to clean up dust and debris on all surfaces, followed by Wet mopping with plenty of rinse water. The City will also integrate into its housing policies and programs the Final EPA Renovation & Remodeling Rule implemented on April 22, 2010. The Final Rule will ensure that persons performing renovations and dust sampling are properly trained; renovators, dust sampling technicians and firms performing these renovations are certified; lead-safe

work practices are followed during renovations; providers of renovation and dust sampling technician training are accredited; and owners and occupants of target housing and child-occupied facilities receive information on lead-based paint hazards before renovations begin. The purpose of integrating the Final Rule into policies and procedures is to reduce potential exposure to dangerous levels of lead resulting from disturbing lead-based paint in older housing.

Actions planned to reduce the number of poverty-level families

The anti-poverty strategy is the unifying thread that ties the housing, homeless, public housing and non-housing community development strategies together as one comprehensive plan for reducing the number of poverty-families.

The City of Cocoa will coordinate efforts among its many partner organizations to ensure that the goals outline in the Consolidated Plan is met within the one-year Action Plan. These partners include the Housing Authority of the City of Cocoa, neighborhood residents, representatives of health and human service agencies, businesses, faith-based organizations, non-profit and for-profit developers, and local lenders.

The key goals of the City's anti-poverty strategy and five year Consolidated Plan are as follows: provision of adequate and affordable housing; neighborhood stabilization; elimination of substandard housing; and the availability of special needs housing.

The following are CDBG public service agencies and percentage of area to be served in FY 2022-2023: Community Services Council (Meals on Wheels and Congregate dining) - 95% of $6673.30 will be expended in target areas; Central Brevard Sharing Center (Nutritional meals at center) - 100% of $6548.72 will be expended in target areas; Salvation Army (Shelter and meals provided to victims of domestic violence) - 100% of $6000.00 will be expended in target areas.

The Brevard HOME Consortium is served by three Public Housing Authorities:

- Housing Authority of the City of Titusville, which serves the City of Titusville;
- Cocoa Housing Authority, which serves the City of Cocoa;
- Housing Authority of Brevard County, which served the unincorporated areas of Brevard County, and the City of Melbourne

Each Public Housing Authority (PHA) has its own set of strategies to meet the needs of low-income residents and current residents of properties managed by each PHA. Some specific actions planned by each PHA as described below.

Brevard County Housing Authority

- In 2024-2025 plans to develop 216 apartments for elderly and disabled in Palm Bay

- Also developing a multi-family property in Merritt Island in 2024-2025
- Intend to expand administrative offices in 2024-2025 to better serve clients
- Continue to issue Project-based vouchers for new construction and/or substantial rehabilitation for individuals and families in need of housing

Cocoa Housing Authority

- The PHA currently has vacant land that can be developed for affordable housing and its current goal is to develop at least 70—150 apartments for senior citizens within the next 5 years.
- The PHA also has vacant land that is zoned for commercial use and could be sold. The proceeds of sale could be used to purchase additional land for more affordable housing development. This idea is being considered by the CHA Board of Commissioners.
- The PHA is deeply involved with 327 former public housing apartments which have been converted to RAD/PBRA. These homes serve the same lower income households they have always served. The average adjusted gross income by household size is approximately 20% of Area Median Income (AMI) by household size.

Housing Authority of the City of Titusville

- The housing Authority continues to complete renovations by modernizing units as they are vacated rather than moving sections to renovate the units all at once. This decreases the number of offline units and efficiency in completing them.
- The Housing Choice Voucher, Section 8 staff continues to reach out to the property owners in support of housing under the voucher program. The current rental market makes it challenging to recruit affordable housing opportunities for voucher holders.

Actions planned to develop institutional structure

The City of Cocoa will continue to seek and provide training for staff that promotes efficiency and effectiveness in the administration of the CDBG and HOME Programs. Training shall include venues offered by HUD, the Florida Community Development Association, fair housing organizations, and the Florida Housing Coalition, etc. In addition, the City will continue to build relationships with non-profit and for-profit housing providers and developers to support and enhance its housing development strategy. Finally, the City will continue to work collaboratively with municipalities, non-profit and private entities throughout the State to develop and strengthen its capacity to carry out programs within the City.

Actions planned to enhance coordination between public and private housing and social service agencies

Brevard County HOME Consortium members include Brevard County, the cities of Cocoa, Titusville,

Melbourne & Palm Bay. To facilitate communication with other local housing nonprofit organizations, members of the Consortium convene monthly to share federal & state housing program updates, to engage in discussions of local housing programs and initiatives. Cocoa has a number of social service agencies and churches providing homeless assistance programs to include preventive services, short and long-term housing, emergency food, clothing and financial assistance. The following list of primary agencies are supported by the City of Cocoa & the Brevard Homeless Coalition (BHC) which provide services to the homeless population: **Brevard County Family & Children Services** - **Central Brevard Sharing Center –Housing for the Homeless of Brevard County - WIN (When-In-Need) Program** - **Early Learning Coalition of Brevard** - **Crosswinds Youth Services** - **The Salvation Army** - **The Salvation Army Domestic Violence Shelter** - **Catholic Charities of Central Florida** -The City will continue to partner and support the listed agencies to address the specific objectives of the Strategic Plan which are: help low income families avoid homelessness; establish facilities for substance abusers, mentally ill, and dually diagnosed; and support case management services for ex-offenders; support activities to fill gaps in Brevard County's Continuum of Care; respond to urgent community needs; and increase permanent supportive housing & transitional beds for persons with special needs to include housing for unaccompanied homeless youth. The Florida Legislature has awarded $500,000 to **My Community Cares, Inc. for The REENTRY Center of Brevard,** which is located in Cocoa, Census tract 626. The reentry needs of Brevard County which ranks eleventh in the state with men and women returning from prison to the community. **The Reentry Center of Brevard** is the culmination of years of perseverance and dedication put forth by My Community Cares, the Reentry Task Force of Brevard and the Brevard Homeless Coalition. Case management was provided to approximately 145 clients. There has been an increase in the need of transitional housing since clients do not qualify for most housing programs. The Reentry Center of Brevard has paid for clients' transitional housing over the last year. Additionally, an increase of food insecurity with clients has been recorded and the program has provided free food. Lastly, there has been an increase in mental health service needs, and The Reentry Center of Brevard has paid for mental health treatment. The Reentry Center of Brevard is now Operation New Hope, which provides comprehensive case management support, soft/hard skills training, job replacement and family reunification to people with a criminal record, in order to break the cycle of incarceration and poverty.

Discussion

None

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

Introduction

The City of Cocoa receives an annual allocation of CDBG funds as an entitlement city. HOME funds are received as part of the Brevard County HOME Consortium. The questions below have been completed as they are applicable.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

Discussion

At this time, the City of Cocoa does not anticipate receiving Program Income, surplus funds from urban renewal settlements, grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan, or income from float-funded activities during FY2022-2023. The City of Cocoa received a Section 108 Loan in the amount of $894,000. Repayments for the Section 108 Loan began in March 2021 in the amount of $150,000. The City will track revenues received from the project. However, it is not anticipated that the amount of revenue received will exceed $15,000.

Final Statement of CDBG Projects for FY 2024-2025

(Allocation consists of $128,609.00)

PUBLIC SERVICES:

Community Services Council (Meals on Wheels & Seniors Lunch) $4,079.81

Central Brevard Sharing Center (Community Kitchen) $4,079.81

Salvation Army (meals in domestic violence shelter) $4,079.82

Family Promise (rental/mortgage assistance, emergency shelter) $4,079.81

CDBG OTHER AND PUBLIC FACILITIES IMPROVEMENTS:

Repayment of Section 108 Loan	$ 70,714.25

CDBG ADMINISTRATION:

CDBG Administration and Operational Funds	$ 20,758.40
Fair Housing Education & Outreach	$1,000.00

FINAL STATEMENT OF HOME PROJECTS FOR FY 2026- 2027

HOUSING: CHDO	$ 7,121.74
HOME: Housing Activity	$ 35,608.68
HOME: Administration and Operational Funds	$ 4,747.82

Attachments

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

CITY OF COCOA (TC)
Accounting Division
City Of Cocoa - Tc
65 Stone ST
Cocoa FL 32922-7992

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

08/26/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/26/2024

Legal Clerk

Notary, State of WI, County of Brown

5.5.27

My commission expires

Publication Cost:	$917.28	
Tax Amount:	$0.00	
Payment Cost:	$917.28	
Order No:	10503194	# of Copies:
Customer No:	1127247	1
PO #:		

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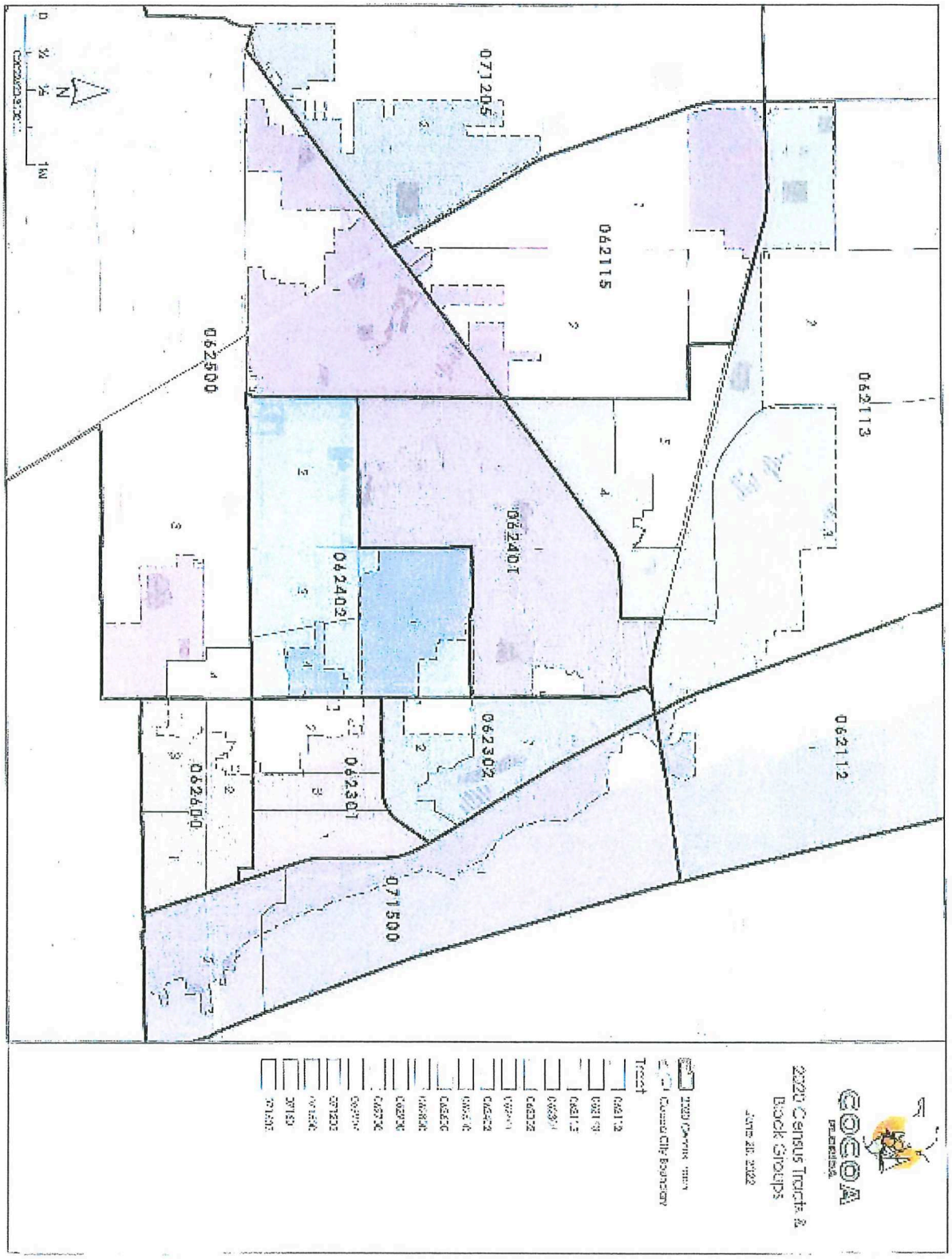
Please do not use this form for payment remittance.

NANCY HEYRMAN
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING

Page 1 of 1



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2020 Census Tracts & Block Groups
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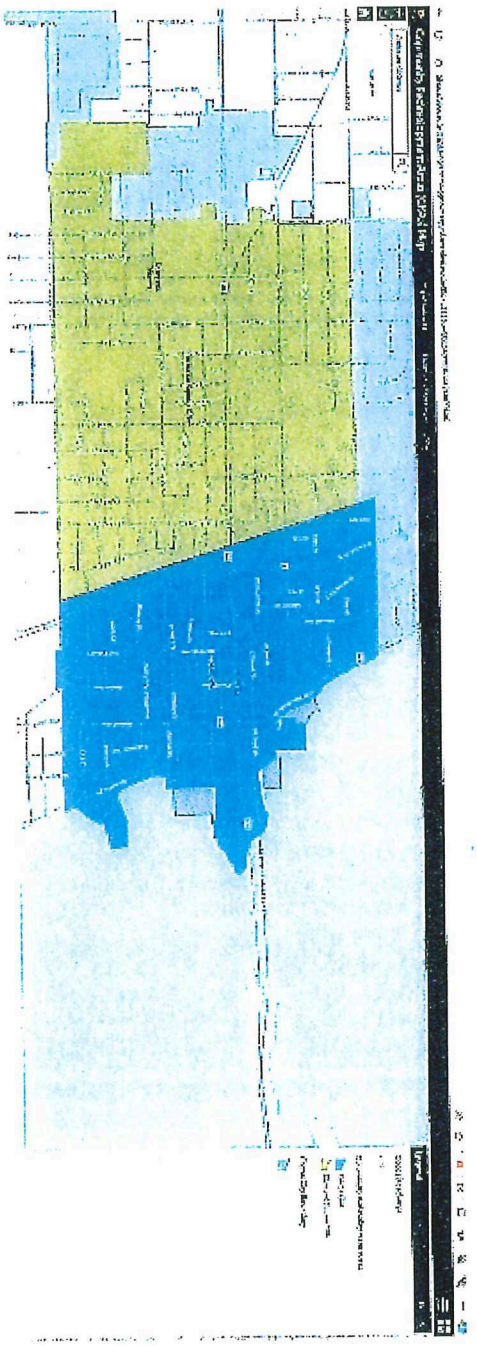

City of Cocoa
Community
Redevelopment
Areas (CRA)
Cocoa CRA
Diamond Square CRA
City Parcels
Waterbodies
City of Cocoa

Map-City of Cocoa Boundary

Note: The U.S. Census Bureau reviewed this data product for unauthorized disclosure of confidential information and approved the disclosure avoidance practices applied to this release. CBDRB-FY21-245

OnTheMap (census.gov)

Grantee SF-424's and Certification(s)

FY 2022-2027 Consolidated Plan and Action Plan Survey Results

HIGH Priorities	MEDIUM Priorities	LOW Priorities
425-400	393-376	375-327
422 Neglected and Abused Children Services	392 Energy Efficient Improvements	371 Residential Rehab Repairs
420 Anti-Crime Programs	391 Child Care Services	370 Accessibility Improvements ADA
417 Youth Activities	390 Street Lighting	369 Childcare Center
415 Job Creation and Retention	387 Housing for Disabled	364 Demolition of unsafe Buildings
411 Affordable Rental Housing	385 Centers/ Services for disabled	363 Senior Housing
408 Homeless Services and Shelters	383 Youth Centers	361 Building Façade Improvements
406 Fair Housing	381 Drainage Improvements	358 Parks and Rec
404 Domestic Violence	381 Water and Sewer Improvements	357 Community Center
403 Health Services	380 Emergency Home Repairs	338 Senior Activities
402 Employment and training Services	380 Transportation Services	333 Senior Centers
394 Homeownership Assistance	377 Sidewalk Improvements	327 Code Enforcement
394 Single Family Housing	376 Business Mentoring	
	376 Substance Abuse Services	

Total survey results from 127 received.

PLANNING & ZONING AGENDA ITEM

Memo Date:	07/02/2026
Agenda Date:	7/14/2026
Prepared By:	Jennifer Webster, Senior Planner
Through:	Stockton Whitten, City Manager
Requested Action:	Consideration on First Reading of an ordinance of the City Council of the City of Cocoa, Brevard County, Florida, relating to comprehensive planning; amending the future land use map for one (1) parcel of real property within the City of Cocoa, consisting of approximately 1.29 acres, generally located east of Grissom Parkway north of Oxbow Circle, and south of Canaveral Groves Boulevard; changing the future land use map designation of the real property from Brevard County "Residential 4" to City of Cocoa "Industrial".

BACKGROUND:

Introduction

This is an applicant-initiated request for a Future Land Use Map/Comprehensive Plan Amendment for one (1) parcel containing 1.29 acres of unplatted, vacant, real property located in unincorporated Brevard County from Brevard County "RES4 (Residential-4)" to City of Cocoa "IND (Industrial)". This Future Land Use Map/Comprehensive Plan Amendment (CPA) request is being made concurrently with Ordinance 09-2026, a Zoning Map Amendment (Rezone) request to change the zoning of this parcel from Brevard County "GU (General Use)" to City of Cocoa "M-2 (Manufacturing and Industrial)", AND with Ordinance 07-2026, a request to annex this parcel into the City of Cocoa. (*Note: The CPA will only be valid if City Council also approves the request to annex the Subject Parcel into the City of Cocoa. Staff will request that this be a condition of approval.)*

The Subject Parcel (Parcel) is located generally east of Grissom Parkway, north of Oxbow Circle, and south of Canaveral Groves Boulevard, west of a Florida Power and Light (FP&L) right-of-way, and more specifically, northeast of the intersection of Grissom Parkway and Kleinfeldt Way, as depicted in the Location Map in Attachment 3 - Map Package. The western and southern borders of the Parcel are adjacent to the recently annexed group of associated 36 parcels that received a CPA for Industrial future land use in April 2026 and were also Rezoned to M-2.

This Parcel is in Brevard County Commission District #1. If annexed into the City of Cocoa, the Parcel would be in City Council District #3, which is represented by City

Councilmember Patricia Weeks.

The impetus of the Annexation, Rezone, and CPA requests is that the Parcel is within the City of Cocoa wastewater utility service area, connection to which any new development will require. Pursuant to the City of Cocoa Code, **Chapter 22**, **Sec. 22-5.1. - Additional connections for non-city customers,** any non-city property that requires City of Cocoa wastewater service and is contiguous to the City Boundary, must be annexed into the City. The western and southern borders of the Parcel are contiguous to the recently revised northwestern City of Cocoa boundary. The City boundary was revised as part of the annexation of thirty-six (36) parcels in April 2026, per Ord. 01-2026 (Prior Annexation).

The current property owner is SDH Cocoa BP LLC of Delaware. The owner originally applied for the amendment as Park Industrial LLC, but has since created the company SDH Cocoa BP LLC to purchase the subject Parcel. The applicant is Alex Goetz, with KPM Franklin, representing SDH Cocoa BP LLC, who is seeking to combine the subject Parcel with the Prior Annexation parcels and develop the aggregated property as an industrial complex with warehouse and distribution operations and contractor offices, light and heavy manufacturing, outdoor storage, and heavy equipment rental, repair, service, and sales (see Attachments 6 and 7 for Example Photos). Subsequent to the P&Z hearing, the applicant provided a copy of a Special Warranty Deed, which conveyed the subject property from Dale and Lori Morris to SDH Cocoa BP, LLC, with the closing occurring on June 25, 2026 and the Deed recorded on June 29, 2026. The City has received all updated application forms with the signature of an SDH Cocoa BP, LLC officer, providing relevant owner authorization for the current application (see Attachment 2 for Title Opinion and Warranty Deed).

Annexation Compliance with Florida Statutes and Process

The Annexation report was prepared pursuant to Section 171.044 of the Florida Statutes regarding Voluntary Annexation, which sets forth the plans to annex the Parcel.

As with the Prior Annexation, there are no registered electors for the subject Parcel, and therefore no referendum on annexation is required by Section 171.0413(6), Florida Statutes. Instead, consent of property owners representing at least 50% of the land area and at least 50% of the parcels to be annexed is required prior to final adoption of the annexation ordinance. The subject Parcel is under the single ownership of SDH Cocoa BP LLC, therefore representing 100% of the proposed Annexation. The applicant provided the required “Petition for Voluntary Annexation” and “Designation of Agent Affidavit Authorization” form signed by the owner authorizing the applicant to apply on their behalf. Said Parcel is “compact” as defined by F.S., Section 171.031, is situated in a single area and does not create enclaves, pockets, or finger areas in serpentine patterns. The annexation request is scheduled to be heard before City Council for final approval on July 28th, 2026.

Current and Proposed Zoning and Future Land Use

As stated, the current County Zoning and Future Land Use for the entire Parcel are General Use (GU) and Residential-4 (RES4), respectively (See Attachment 3 - Map Package).. The County GU zoning designation covers rural residential, unimproved land, and areas without specific development trends; the RES4 future land use category allows for 4 dwelling units per acre. With this amendment, the applicant is seeking the City of Cocoa "Industrial" future land use designation (See Attachment 3 - Map Package). Per the City of Cocoa Comprehensive Plan, Policy 1.1.2.10, the provisions of this designation are:

"Industrial areas shall be regarded as appropriate for activities associated with industrial development, which can include materials processing, materials assembly, product manufacturing, and storage of finished products. Uses can include manufacturing facilities, warehouse distribution centers and truck terminals. The following criteria shall be used for determining appropriate locations for industrial land use designations on the future land use map."

Existing General Land Use

	Current Use	Zoning	Future Land Use	Density/Intensity
Subject Property	Vacant	County GU	County Residential 4	4 du/1 acre
Surrounding Uses				
North (County)	Vacant	County GU	County Residential 4	4 du/1 acre
East (County)	Vacant	County GU	County Residential 4	4 du/1 acre
South (City of Cocoa)	Industrial	City of Cocoa M-2*	City of Cocoa Industrial (IND)*	1.5 FAR
West (City of Cocoa)	Industrial	City of Cocoa M-2*	City of Cocoa Industrial (IND)*	1.5 FAR

The applicant is also seeking a City of Cocoa M-2 (Manufacturing and Industrial) zoning designation for the purposes of developing an industrial complex and distribution center, as previously stated.

(Note: Pursuant to Section 171.062 Florida Statutes, the Brevard County land use plan and zoning will remain in effect until the City of Cocoa adopts a comprehensive plan amendment for the Annexation Area. Refer to (See Attachment 3 - Map Package).

*(*The Comprehensive Plan Amendment was adopted by City Council for the Prior Annexation on April 28, 2026. However, it is currently under review by the Florida Department of Commerce and will not be official until 30 days following adoption of the CPA. The Zoning Map Amendment was also adopted by City Council on April 28, 2026*

but is contingent on the FDC's acknowledgment and acceptance of the Comprehensive Plan Amendment)

Advertisement and Notification

This small-scale CPA was duly advertised according to the Florida Statutes and the City of Cocoa Zoning Code, the legal ad was posted in the local newspaper at least 10 days prior to this hearing, the affidavit for which is provided as an attachment to this report. Letters to affected property owners within 500 feet were also notified by mail 15 days prior to this hearing. There were no responses, complaints, or inquiries to either the legal ad or the letters that were sent.

I. COMPREHENSIVE PLAN AMENDMENT ANALYSIS

(a) Whether the amendment favorably or unfavorably impacts the city's budget, or the economy of the region.

Staff Finding: The proposed amendment is not expected to have any adverse fiscal impact on the City's budget. The change from County RES4 (Residential-4) to the City's Industrial Future Land Use designation is anticipated to generate a net positive fiscal effect over time.

Under the existing RES4 designation, development potential is limited to low-density residential uses, which typically require a higher level of municipal services per acre—such as police, fire, roadway maintenance, utilities, parks, and other residential-supporting infrastructure—while generating comparatively lower ad valorem revenue on a per-acre basis.

By contrast, industrial development potentially produces a more favorable fiscal balance due to higher taxable improvement values and a lower demand for City services relative to residential uses. Industrial uses generate no school enrollment impacts, require fewer police and fire service calls per acre, and place less demand on community facilities and recreation services. Additionally, industrial employment centers contribute positively to the City's economic base by expanding job opportunities and supporting local business activity.

(b) Whether the amendment will diminish the service level of public facilities.

Staff Finding: A preliminary analysis has shown that the City of Cocoa can provide services at the same level of service provided to other City residents and businesses with existing resources. If capacity issues relating to any public facilities or services regulated by the City of Cocoa adopted Comprehensive Plan are specifically identified, necessary and appropriate mitigation will be required to be addressed during site development review and prior to construction. Additionally, any future redevelopment will be reviewed with respect to the guidelines set forth in the Comprehensive Plan, such as Policy 1.1.2.10 - Industrial, and all other applicable City of Cocoa Code of

Ordinances.

The proposed amendment from RES4 to Industrial is not anticipated to create adverse impacts on public facilities. Potable water and sanitary sewer lines are already located nearby to the site, and the City has confirmed adequate capacity for both services, with any on-site connections funded by the applicant. Stormwater will be fully managed on-site consistent with City and SJRWMD requirements, requiring little to no City investment. Industrial uses generally generate fewer peak-hour trips, less solid waste, and lower public safety service demands than residential development, ensuring no level-of-service deficiencies for transportation, solid waste, police, or fire. Because industrial uses do not create residential populations, there is no impact on parks, recreation, or schools. Overall, the amendment will not affect the City's ability to maintain existing levels of service for public facilities. An analysis of the utilities and infrastructure for the Annexation was included in the Annexation staff report presented to City Council.

(c) Whether the amendment favorably or unfavorably impacts the environment, or the natural or historical resources of the city or the region.

Staff Finding: A preliminary review of available mapping and site conditions indicates that the property is largely previously undisturbed and does not contain jurisdictional wetlands or conservation areas. Any potential environmental resources will be further evaluated during the development review process in accordance with City requirements and all applicable state and federal regulations, including St. Johns River Water Management District (SJRWMD) and the U.S. Army Corps of Engineers (USACE), if applicable.

In addition, a Phase I Environmental Site Assessment (ESA) will be prepared and submitted with the Site Development Plan application. This assessment will evaluate past and present site conditions, identify any recognized environmental conditions (RECs), and ensure that any environmental considerations are thoroughly reviewed and addressed prior to construction. This step further ensures that the amendment and future development will not result in adverse environmental impacts. The applicant plans to replace and/or mitigate the existing trees on the Parcel per the City's tree removal, replacement and mitigation requirements.

(d) Whether the proposed amendment is consistent with and its effect upon the goals, objectives, and policies of the state comprehensive plan set forth in Chapter 187, Florida Statutes, and the East Central Florida Comprehensive Regional Policy Plan, adopted by Rule 29F-19.001, Florida Administrative Code.

Staff Finding: The subject property lies adjacent to properties designated for Industrial use and just north of an established industrial corridor which is developed with active warehouse, distribution, and employment-generating facilities. The Amazon warehouse directly to the south further reinforces the area's identity as a major industrial and logistics hub. Assigning the Industrial Future Land Use category to this Parcel

maintains continuity with the surrounding development pattern and supports the City's strategy of concentrating industrial uses in areas with appropriate access, infrastructure, and utilities.

The amendment aligns with Comprehensive Plan goals by promoting economic development, expanding the City's employment base, and directing growth to a location already served by existing potable water and sanitary sewer capacity, as confirmed by the City's Utility Department. It also maintains land use compatibility, as industrial development on the site is fully consistent with surrounding uses and will not impact residential neighborhoods or sensitive land uses. Overall, the amendment supports orderly, logical growth in an area planned for long-term industrial activity.

The proposed ordinance is aligned with the goals and policies set forth by Chapter 187 of Florida Statues, including but not limited to **Chapter 187 Sec 15(B)(1),** "*Promote state programs, investments, and development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce,*" and **Chapter 187 Sec 21(B)(1)**, to "*Attract new job-producing industries, corporate headquarters, distribution and service centers, regional offices, and research and development facilities to provide quality employment for the residents of Florida*." (see also criteria section (h) below).

(e) Whether the proposal will favorably or unfavorably affect the city's ability to provide adequate public facilities, and whether the proposal will reduce the level of service for affected public facilities below the level of service set in the comprehensive plan;

Staff Finding: The Parcel lies adjacent to properties designated for Industrial use and just north of an established industrial corridor which is developed with active warehouse, distribution, and employment-generating facilities. and all necessary public facilities have adequate existing capacity to support the proposed development. The City has confirmed that potable water and sanitary sewer lines are adjacent to the property with sufficient system capacity, and no utility extensions are required to maintain adopted Levels of Service. Stormwater will be fully managed on-site in compliance with City and SJRWMD requirements, and industrial uses typically generate fewer peak-hour trips than the residential development allowed under the current RES4 designation. Accordingly, no roadway LOS deficiencies are anticipated though a complete traffic analysis will be required at the site plan stage.

Industrial development does not generate residential population, school-aged children, or increased demand for parks, recreation, or community facilities. Solid waste capacity is sufficient, and police and fire services can be provided using existing staffing and resources, as industrial uses generally require fewer service calls than residential areas. Overall, the amendment will not impact the City's ability to provide public facilities or maintain existing Levels of Service.

(f) Whether the amendment is incompatible with surrounding neighborhoods

and land uses;

Staff Finding: The proposed CPA would assign the Industrial future land use designation to the Parcel, thereby adding to the potential for an industrial development pattern. The surrounding County parcels are also currently vacant with an un-established land use pattern. However, the proposed amendment is compatible with the land uses and the established development pattern in the City of Cocoa, as the Parcel lies adjacent to properties designated for Industrial use and just north of an established industrial corridor which is developed with active warehouse, distribution, and employment-generating facilities. —including a large Amazon facility. The Industrial designation to the Parcel will be an extension of this established City district, introducing no incompatible use. However, the surrounding primary County land use remains RES4, which allows 4 dwelling units per acre. According to the Brevard County Comprehensive Plan, the criteria for the location of this future land use includes "unincorporated areas which are adjacent to incorporated areas". It also includes allowances for higher densities which should "enhance blending with adjacent areas and to maximize the integration of open space within the development and promote inter-connectivity with surrounding uses" (BC Comp Plan, FLU Element). In consideration of this low-density surrounding County land use, the City will require an opaque "compatibility" buffer around any future industrial development, which will minimize visual, noise, and environmental impacts. Such buffer will be determined at the time of site development application (the City of Cocoa Code currently calls for a wall between industrial and residential zoning). It should be noted that the City's Comprehensive Plan, Future Land Use Element, Policy 1.1.5.1 regarding Neighborhood Protection, provides that more intense development, such as commercial, mixed-use, and industrial uses, shall be designed to minimize the negative impacts on lower intensity land uses through such means as, for example, landscaping and appropriate transitional uses. In the absence of transitional land uses, potential adverse impacts to surrounding residential should be mitigated through the use of (A) Buffer areas that will provide a separation between commercial and single-family residential structures; (B) Landscaping and/or trees separating the commercial and residential land use; and (C) Walls and/or opaque vegetative screens separating the commercial and single-family residential land use.

Overall, the amendment aligns with the City of Cocoa's industrial character and supports orderly, compatible development as part of the existing Industrial City land use.

(g) Whether the amendment will have a favorable or adverse effect on the ability of people to find adequate housing reasonably accessible to their places of employment;

Staff Finding: The proposed amendment will not adversely affect the ability of people to find adequate housing near their places of employment. The Parcel is located proximal to existing residential neighborhoods within a short commuting distance. Because the parcel was previously under the County's RES4 designation and not part

of the City's planned housing supply, its conversion to Industrial does not reduce the City's available residential land. Instead, the amendment supports additional employment opportunities in an area already well connected to nearby housing, resulting in a neutral to favorable effect on overall jobs–housing accessibility. The Parcel is located within 3 miles of both single-family and multi-family residential housing.

(h) If the amendment being requested is consistent with all the elements of the comprehensive plan.

Staff Finding: The Parcel is adjacent to Industrial property and located near an established industrial corridor where properties to the south, within the City carry an Industrial Future Land Use designation, including the Amazon warehouse directly to the south, reinforcing the area as a major employment and logistics hub. The proposed Industrial designation for the Parcel maintains compatibility and continuity with this development pattern and supports the City's strategy of focusing industrial uses in areas with adequate access, infrastructure, and utilities—confirmed by the availability of adjacent potable water and sanitary sewer capacity. The amendment advances Comprehensive Plan goals for economic development, efficient use of existing public facilities, and orderly, compatible land use transitions, and will not affect or encroach upon any residential neighborhoods or sensitive uses. The following applicable Comprehensive Plan Goals and policies, include but are not limited to:

Land Use Element

GOAL 1.1: Create and maintain a broad range of land use activities that maximize the City's potential as a growth center while protecting the public health, safety, welfare, and appearance through the thoughtful planned use and development of the land and public facilities.

Policy 1.1.1.1*: Land Use Categories. The adopted FLUM contains and identifies appropriate locations for the following land use categories. The maximum densities/intensities shown in Figure FLU-1 are not guaranteed for all sites within each category. The zoning map and land development regulations may impose tighter densities and intensities of development based on land use allocation criteria policies.*

Policy 1.1.2.10: Industrial (IND). *Industrial areas shall be regarded as appropriate for activities associated with industrial development, which can include materials processing, materials assembly, product manufacturing, and storage of finished products. Uses can include manufacturing facilities, warehouse distribution centers and truck terminals. The following criteria shall be used for determining appropriate locations for industrial land use designations on the future land use map.*

A. Industrial areas shall also serve as an area to locate businesses with principal uses and activities which could have adverse secondary effects (i.e., increase crime;

neighborhood deterioration and blight; property devaluation; economic deterioration; and health risks) on residential areas, religious establishments, schools, parks, or day care centers located within the City; including, but not limited to adult entertainment establishments.

B. Commercial and office uses that are complementary to and support industrial development and operations may be permitted within industrial designated areas.

C. Future industrial areas should be planned with extensive landscaping, and coordinated parking. Industrial areas shall have immediate access to a two-lane collector and/or two-lane arterial.

D. Industrial development shall be designed to minimize the negative impacts on lower intensity land uses through such means as, for example, landscaping and appropriate transitional uses including low scale professional offices or medium density residential development.

GOAL 1.3: The City of Cocoa shall enhance the quality of life and prosperity of its citizens through the retention and creation of a wide range of profitable business opportunities and jobs.

Objective 1.3.1: Economic Base Enhancement. *The City of Cocoa shall seek to establish and maintain a stable and growing economic base through strategic incentive programs and diversification of the economy.*

Policy 1.3.1.7: *The City shall consider adding to the stock of available commercially, recreational and industrially zoned lands as when supply and demand begin to dictate need for more land.*

Concurrency Management/Adequate Public Facilities

Section 15-22 of the City Code provides for a concurrency management system to ensure public facilities and services needed to support development are available concurrent with the impacts of such development and that development orders and development permits are not issued in a manner that will not result in a reduction in the levels of service below the adopted level of service standards adopted by the City for public facilities and services, as contained in the City's adopted Comprehensive Plan.

If capacity issues relating to any public facilities or services regulated by the City of Cocoa adopted Comprehensive Plan is identified, necessary and appropriate mitigation will be required to be addressed prior to construction.

Conditions of Approval:

The approval of this Future Land Use Map/Comprehensive Plan Amendment Ordinance shall be conditioned upon the adoption of Ordinance No. 07-2026 (Annexation), and this Ordinance shall not become effective unless and until Ordinance No. 07-2026 is adopted by the City Council. Should Ordinance No. 07-2026 *not*

become effective, then this Future Land Use Map/Comprehensive Plan Amendment shall become null and void.

PRIORITY AREA CONNECTION:
Economic and Community Development

BUDGETARY IMPACT:
N/A

PREVIOUS ACTION:
July 1st 2026: Planning and Zoning Board recommended that City Council APPROVE Ordinance 08-2026 WITH CONDITIONS.

RECOMMENDED MOTION:

Staff requests that the City Council **APPROVE WITH CONDITIONS** this first reading of Ordinance 08-2026 of the City Council of the City of Cocoa, Brevard County, Florida, relating to comprehensive planning; amending the future land use map for one (1) parcel of real property within the City of Cocoa, consisting of approximately 1.29 acres, generally located east of Grissom Parkway north of Oxbow Circle, and south of Canaveral Groves Boulevard; changing the future land use map designation of the real property from Brevard County “Residential 4” to City of Cocoa “Industrial”.

Comprehensive Plan Amendment / Development of Regional Impact Application

City Manager's Office
Planning and Zoning
65 Stone Street
Cocoa, Florida 32922

Phone: (321) 433-8535
Fax: (321) 433-8543
E-mail: cocoaplanning@cocoafl.gov
Web: http://www.cocoafl.org

For Office Use Only - Date Received

Stamp Only When Application is Fully Complete

This form is divided into steps, which will help you prepare your application, provide supplemental items, and prepare for the Planning & Zoning Board/ Local Planning Agency and City Council hearings. A pre-application meeting with Staff is **required**.

Please TYPE or PRINT this application neatly.

1. **Type of Application:**
   - ☑ Small-scale Comprehensive Plan - Map Amendment
   - ☐ Expedited Comprehensive Plan - Map Amendment
   - ☐ Expedited Comprehensive Plan - Text Amendment
2. **Existing Future Land Use Category (*if applicable*):** County RES 4
3. **Proposed Future Land Use Category (*if applicable*):** City Industrial
4. **Existing Zoning Category (*if applicable*):** County GU
5. **Proposed Zoning Category (*separate application*):** City MU-2
6. **DRI Statutory Thresholds Being Exceeded (*if applicable*):** N/A
7. **Proposed text amendment policies (*if applicable*):** N/A
8. **Applicant Information:** ** NOTE: Applicant is the main contact, who must attend the meeting!*

   Company (if applicable): KPM Franklin

   Name: Alex Goetz

   Mailing Address: 6300 Hazeltine National Drive Suite 118

   City: Orlando State: FL Zip Code: 32822

   Phone #: (407) 994-4453 Fax #: _____

   Mobile #: _____ E-mail: agoetz@kpmfranklin.com

9. Property Owner Information: ** Check here if same as Applicant* → ☐

** If more than one owner, attach additional sheet with names and addresses.*

Company (if applicable): SDH Cocoa BP, LLC

Name: Jason Piel

Mailing Address: 500 Frank W Burr Blvd STE 720

City: Teaneck State: NJ Zip Code: 07666

Phone #: _____ Fax #: _____

Mobile #: _____ E-mail: _____

10. Applicant's Representatives: ** If more than three other representatives, attach additional sheet with names and addresses.*

Company (if applicable): _____

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Phone #: _____ Fax #: _____

Mobile #: _____ E-mail: _____

Company (if applicable): _____

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Phone #: _____ Fax #: _____

Mobile #: _____ E-mail: _____

Company (if applicable): _____

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Phone #: _____ Fax #: _____

Mobile #: _____ E-mail: _____

11. Property Information (*if applicable*):

Street Address and Location: east of Grissom Parkway and South of Canaveral Groves Boulevard

Parcel ID: ** If more than three Parcel IDs, attach additional sheet with Parcel IDs.*

24-35-01-25-12-2

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Tax Account Numbers: ** If more than three Tax Account #s, attach additional sheet with Tax Account #s.*

240068 □□□□□□□

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Land Area: +/-56,192.4 square feet or 1.29 acres

Existing Use(s) on Property: vacant

Proposed Use(s) on Property: industrial including: warehouse and distribution operations, as well as contractor offices, light and heavy manufacturing, outdoor storage, and heavy equipment rental, repair, service, and sales.

12. Please submit the following items in order complete the application:

a. ☑ **Notarized application.**

b. ☑ **List of owners within 500 feet.** A "radius map package" from Brevard County containing a certified mailing list with mailing labels and a map of all property owners of record who reside within a 500-foot radius of the subject property is required for public notice. It is the applicant's responsibility to request these materials with the Brevard County GIS Department that are available free of charge. Inquiries need to be emailed to **servicedesk@brevardfl.gov** and forwarded to the **City of Cocoa Planning and Zoning Department** when available.

c. ☑ **Application fee.** The fee for Small-Scale Amendments is $____. The fee for Expedited Amendments is $____ Please make checks payable to the 'City of Cocoa' and submit payment **ONLY** to the Community Services Department. Public mail notice and legal advertising fees must also be paid a few weeks after application submittal.

d. ☑ **Proof of ownership.** A copy of the most recent recorded warranty deed is required.

e. ☑ **Letter of authorization.** If the applicant is not the property owner, a notarized letter of authorization or agent affidavit is required, unless the applicant is the Attorney of the owner. Each property owner must complete a separate authorization form or other suitable documentation to allow the agent to act upon his/her behalf. A sample "Letter of Authorization" form is available from the City.

f. ☐ **Corporate documents.** If the applicant/owner is representing a company, articles of incorporation which show the applicant/owner is authorized to represent the company is required. A data record printout from the Florida Department of State, Division of Corporations website may also be provided (http://www.sunbiz.org/corpweb/inquiry/search.html).

g. ☑ **Certified boundary survey.** Submit a boundary survey certified to the City of Cocoa showing all existing structures and all proposed structures.

h. ☑ **Legal description.** Submit a typed copy of the legal description. It may be submitted on a computer disk or by e-mail.

i. ☑ **A general description of the proposed amendment to the comprehensive development plan, explaining why the amendment is necessary or appropriate.**

j. ☑ **An analysis of the fiscal impact of the proposed amendment on the city's finances, if any.**

k. ☑ **An analysis of the impact of the amendment on all public facilities, if any.**

l. ☑ **An analysis of the impact of the amendment on the environment and natural and historical resources, if any.**

m. ☑ **An analysis of the degree of consistency of the proposed amendment with city's comprehensive plan.**

n. ☑ **An analysis of the impact upon the city's ability to provide adequate public facilities and maintain the existing level of service for public facilities as identified in the comprehensive plan, if the amendment is granted.**

o. ☑ **If the application involves a specific parcel of real property, a statement regarding compatibility of the amendment with surrounding neighborhoods and land uses.**

p. ☑ **A statement regarding the proposed amendment's impact upon any other provisions in the comprehensive plan, and whether an internal inconsistency between provisions might be created.**

q. NA **Consistent with Future Land Use Element Policies 1.1.2 G(6)(C) and H(5)(C), the following are required if the applicant is proposing to designate (or expand) new Commercial or Neighborhood Commercial areas:**

1. Land Use Compatibility Study
2. Transportation Study
3. Market Study

r. ☑ **Additional information (optional).** Submit any information that may be helpful in understanding the request. This may include photos, sketches, elevations, or letters from adjoining property owners.

13. Application filing deadline. Applications are processed in as timely a manner as possible and will be scheduled for the next available Planning & Zoning Board and City Council meeting once the analysis and staff report has been completed.

14. Application filing procedure. This application, together with all required exhibits and attachments, shall be completed and filed with the Planning and Zoning Division.

In order to approve a comprehensive plan amendment, the Planning & Zoning Board/ Local Planning Agency and City Council must consider and study the criteria listed below (as described in Section 15-11(c) of the City of Cocoa Code). Please provide your consideration of the following criteria and any pertinent data and evidence that may be useful to the Planning & Zoning Board/ Local Planning Agency and City Council. Use extra sheets if necessary.

a. Whether the proposal favorably or unfavorably impacts the city's budget, or the economy of the region.

The proposed amendment is not expected to have any adverse fiscal impact on the City's finances. In fact, the change from County Residential-4 (RES-4) to the City's Industrial Future Land Use designation is anticipated to generate a net positive fiscal effect over time.

Under the existing RES-4 designation, development potential is limited to low-density residential uses, which typically require a higher level of municipal services per acre—such as police, fire, roadway maintenance, utilities, parks, and other residential-supporting infrastructure—while generating comparatively lower ad valorem revenue on a per-acre basis.

By contrast, industrial development generally produces a more favorable fiscal balance due to higher taxable improvement values and a lower demand for City services relative to residential uses. Industrial uses do not generate school enrollment impacts, require fewer police and fire service calls per acre, and place less demand on community facilities and recreation services. Additionally, industrial employment centers contribute positively to the City's economic base by expanding job opportunities and supporting local business activity.

b. Whether the proposal will diminish the service level of public facilities.

The proposed amendment from RES-4 to Industrial will not create adverse impacts on public facilities. Potable water and sanitary sewer lines are already located adjacent to the site, and the City has confirmed adequate capacity for both services, with any on-site connections funded by the applicant. Stormwater will be fully managed on-site consistent with City and SJRWMD requirements, requiring no City investment. Industrial uses generate fewer peak-hour trips, less solid waste, and lower public safety service demands than residential development, ensuring no level-of-service deficiencies for transportation, solid waste, police, or fire. Because industrial uses do not create residential populations, there is no impact on parks, recreation, or schools. Overall, the amendment will not affect the City's ability to maintain existing levels of service for public facilities.

c. Whether the proposal favorably or unfavorably impacts the environment, or the natural or historical resources of the city or the region.

A review of available mapping and site conditions indicates that the property is largely previously disturbed and does not contain jurisdictional wetlands, conservation areas, or listed-species habitat. Any potential environmental resources will be further evaluated during the development review process in accordance with City requirements and all applicable state and federal regulations, including St. Johns River Water Management District (SJRWMD) and the U.S. Army Corps of Engineers (USACE), if applicable.

In addition, a Phase I Environmental Site Assessment (ESA) will be prepared and submitted with the Site Development Plan application. This assessment will evaluate past and present site conditions, identify any recognized environmental conditions (RECs), and ensure that any environmental considerations are thoroughly reviewed and addressed prior to construction. This step further ensures that the amendment and future development will not result in adverse environmental impacts

d. Whether the proposal is consistent with goals, policies, and objectives of the state comprehensive plan set forth in Chapter 187, Florida Statutes, and the East Central Florida Comprehensive Regional Policy Plan, adopted by Chapter 29F-19.001, Florida Administrative Code.

The subject property lies within an established industrial corridor, surrounded by properties designated for Industrial use and developed with active warehouse, distribution, and employment-generating facilities. The Amazon warehouse directly to the south further reinforces the area's identity as a major industrial and logistics hub. Assigning the Industrial Future Land Use designation to this parcel maintains continuity with the surrounding development pattern and supports the City's strategy of concentrating industrial uses in areas with appropriate access, infrastructure, and utilities.

The amendment aligns with Comprehensive Plan goals by promoting economic development, expanding the City's employment base, and directing growth to a location already served by existing potable water and sanitary sewer capacity, as confirmed by the City's Utility Department. It also maintains land use compatibility, as industrial development on the site is fully consistent with surrounding uses and will not impact residential neighborhoods or sensitive land uses. Overall, the amendment supports orderly, logical growth in an area planned for long-term industrial activity.

e. Whether the proposal will favorably or unfavorably affect the city's ability to provide adequate public facilities, and whether the proposal will reduce the level of service for affected public facilities below the level of service set in the comprehensive plan.

The amendment is located within an area already planned and developed for industrial uses, and all necessary public facilities have adequate existing capacity to support the proposed development. The City has confirmed that potable water and sanitary sewer lines are adjacent to the property with sufficient system capacity, and no utility extensions or capital upgrades are required to maintain adopted Levels of Service. Stormwater will be fully managed on-site in compliance with City and SJRWMD requirements, and industrial uses typically generate fewer peak-hour trips than the residential development allowed under the current RES-4 designation, ensuring no roadway LOS deficiencies are created.

Industrial development does not generate residential population, school-aged children, or increased demand for parks, recreation, or community facilities. Solid waste capacity is sufficient, and police and fire services can be provided using existing staffing and resources, as industrial uses generally require fewer service calls than residential areas. Overall, the amendment will not impact the City's ability to provide public facilities or maintain existing Levels of Service.

f. Whether the proposal is incompatible with surrounding neighborhoods and land uses.

The proposed amendment is fully compatible with the surrounding land uses and the established development pattern, as the site is located within an existing industrial corridor where all adjacent properties carry Industrial designations and are developed with warehouse, distribution, and other industrial operations—including a large Amazon facility directly to the south. The Industrial designation will create a seamless transition within this established district, introduce no incompatible uses, and avoid impacts on residential areas, which are not located near the site. Overall, the amendment aligns with the area's industrial character and supports orderly, compatible development without creating land use conflicts.

g. Whether the proposal will have a favorable or adverse effect on the ability of people to find adequate housing reasonably accessible to their places of employment.

The proposed amendment will not adversely affect the ability of people to find adequate housing near their places of employment. The site is located within an established industrial corridor already served by numerous existing residential neighborhoods within a short commuting distance. Because the parcel was previously under the County's RES-4 designation and not part of the City's planned housing supply, its conversion to Industrial does not reduce the City's available residential land. Instead, the amendment supports additional employment opportunities in an area already well connected to nearby housing, resulting in a neutral to favorable effect on overall jobs–housing accessibility.

h. If the amendment being requested is consistent with all the elements of the comprehensive plan.

The subject property is located within an established industrial corridor where all surrounding properties carry an Industrial Future Land Use designation, including the Amazon warehouse directly to the south, reinforcing the area as a major employment and logistics hub. The proposed Industrial designation maintains compatibility and continuity with this development pattern and supports the City's strategy of focusing industrial uses in areas with adequate access, infrastructure, and utilities—confirmed by the availability of adjacent potable water and sanitary sewer capacity. The amendment advances Comprehensive Plan goals for economic development, efficient use of existing public facilities, and orderly, compatible land use transitions, and will not affect or encroach upon any residential neighborhoods or sensitive uses.

Public hearings process information – please read this!

15. **Dates and locations of public hearings.** All applications require one hearing in front of the Planning & Zoning Board/ Local Planning Agency and two hearings in front of the City of Cocoa Council. All regularly scheduled Planning & Zoning Board/ Local Planning Agency hearings and City of Cocoa Council meetings are held at 6:00 pm in the Cocoa City Council Chambers located at 65 Stone Street, Cocoa, Florida unless otherwise notified.

16. **Board types.** The Planning & Zoning Board / Local Planning Agency is an advisory board to the City Council and therefore is only authorized to make recommendations. City Council is an authoritative body and is able to make binding decisions.

17. **Presence required at the public hearings.** The applicant or his/her representative must be present to answer any questions concerning the application. If there are extenuating circumstances why the applicant or his/her representative cannot attend, he or she must notify the City in writing prior to the public hearing.

18. **Preparing for the public hearings.** It is the applicant's responsibility to research and know all laws that may be applicable and may affect the outcome of any decision on the application request. The City assumes no responsibility or liability relating to the applicant's failure to research and know all applicable laws including, but not limited to state, federal, and city laws, codes, land development regulations, and the comprehensive plan.

19. **Exhibits at public hearings.** If photographs, documents, maps or other materials are provided to the Board/Council as evidence at the public hearing, the applicant must leave those instruments with the Recording Secretary. By law those instruments automatically become part of the public records and cannot be returned to the applicant.

20. **Witnesses at public hearings.** For the purposes of making a decision on the application, the Board/Council shall only consider testimony of qualified witnesses. A witness is determined by the Board/Council and is generally based on:
    a. The witness has personal knowledge of the fact in which the witness will testify; and/or
    b. In the case of testimony consisting of opinions or inferences, the testimony is qualified as the following:
        1. *Layman witness*: Testimony of a witness other than an expert witness is qualified only if:
            - The witness can readily, and with equal accuracy and adequacy, communicate what he or she perceived to the Board without testifying in the form of opinions or inferences.
            - The opinions and inferences do not require any special knowledge, skill experience or training.
        2. *Expert witness*. Testimony of an expert witness is qualified only if:
            - The subject matter is proper for expert testimony because scientific, technical, or other specialized skill will help the Board understand the evidence being presented, or helps establish a fact in issue.
            - The witness is adequately qualified to express an opinion on the matter.

21. **Planning & Zoning Board/ Local Planning Agency vs. City Council actions.** If the Planning & Zoning Board finds that the facts presented in the matter justify approval, it may recommend to approve the request, or a portion thereof, and it may specify any conditions deemed necessary to preserve the intent of the City of Cocoa Code. If the Board finds that the facts presented do not justify approval, it may recommend to deny the request and will specify the reasons for denial. A decision is usually made at the same meeting that the hearing is held. Regardless of the outcome, the application will be forwarded to the City Council for consideration where a final decision can be made.

22. **City Council action.** *Small-scale amendments* require one City Council public hearing, after which the amendments are transmitted to the Department of Economic Opportunity (DEO) for their files. If approved by Council, the typical effective date is thirty-one (31) days after adoption by City Council. *Expedited amendments* require two separate City Council public hearings. After the first hearing, the amendment must be transmitted to DEO and other state agencies for detailed review. Comments from this review are due to the City within thirty (30) days. The City then has 180 days to address any comments and hold the second City Council hearing. If approved by Council, the typical effective date is thirty-one (31) days after adoption by City Council.

23. Signatures and Notarization.

STATE OF Florida COUNTY OF Orange. I, Alex Goetz being first duly sworn, depose and say that:

☐ I am the applicant, or if corporation, I am the officer of the corporation authorized to act on this request.

☑ I am the legal representative of the applicant of this application and a notarized Letter of Authorization form or agent affidavit accompanies this application giving written, unless the applicant is the Attorney representing the owner.

I hereby certify that I have read, completed and understand this application and applicable petition, and understand that if my application and all associated attachments are not complete and accurate in all respects, the application will not be scheduled for a public hearing. I further understand that this application must be complete and accurate prior to the advertising of a public hearing.

Alex Goetz
(APPLICANT SIGNATURE)

Hannah Ruddy
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ☑ OR Produced Identification ☐

Type of I.D. Produced _____

Notary Public State of Florida
Hannah Ruddy
My Commission HH 406819
Expires 6/5/2027

(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 7 day of July, 20 26

FOR OFFICE USE ONLY

Fee of $ _____ in cash ☐ or check ☐ (No. _____) payable to the "City of Cocoa".

Receipt Number: _____

Date: _____

Signature from Planning & Zoning Division:

_____

PROPERTY OWNER
LETTER OF AUTHORIZATION

APPLICATION REQUEST:

The applicant is intending to use this site, to accompany the adjacent sites (which are in the process of also being annexed, rezoned and undergoing a comprehensive plan amendment), for its own annexation, rezone and comprehensive plan amendment. The site development program includes warehouse and distribution operations and contractor offices, light and heavy manufacturing, outdoor storage, and heavy equipment rental, repair, service, and sales.

AFFECTED PROPERTY: List the Parcel/Tax IDs that are subject to this Letter of Authorization. If there are more than four Parcel/Tax IDs, complete additional Letters of Authorization containing the additional Parcels/Tax IDs.

[24-35-01-25-12-2] □□-□□-□□□□□.□-□□□□.□□

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STATE OF Florida COUNTY OF Orange

I, Jason Piel of SDH Cocoa BP, LLC being first duly sworn, depose and say that I am the fee simple owner of the above-described property, and I hereby authorize

Alex Goetz of KPM Franklin to serve as agent on my behalf for the purpose of making and executing this application request. Also, I fully understand that any representation(s) made on my behalf, by my authorized representative, shall be legally binding on me and my aforesaid property as if I myself had made said representation(s).

(OWNER SIGNATURE)

Hannah Ruddy
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ✓ OR Produced Identification ✓

Type of I.D. Produced _____

Notary Public State of Florida
Hannah Ruddy
My Commission HH 406819
Expires 6/5/2027

(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 8 day of July, 20 26

Rev. 4-30-09

REAL PROPERTY DETAILS
Account 2400686 - Roll Year 2025

Owners	MORRIS, DALE L; MORRIS, LORI L
Mailing Address	5018 DUSON WAY ROCKLEDGE FL 32955
Site Address	NONE
Parcel ID	24-35-01-25-12-2
Taxing District	1400 - UNINCORP DISTRICT 1
Exemptions	NONE
Property Use	0010 - VACANT RESIDENTIAL LAND (SINGLE FAMILY, PLATTED)
Total Acres	1.16
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	00-/-
Subdivision	--
Land Description	CANAVERAL GROVES SUBD SB 2 PG 58 LOT 2 BLK 12 & 1/2 OF ADJ RDS PER ORB 1646 PG 130



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$1,160	$1,160	$1,160
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$820	$750	$690
Assessed Value School	$1,160	$1,160	$1,160
Homestead Exemption	$0	$0	$0
Additional Homestead	$0	$0	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$820	$750	$690
Taxable Value School	$1,160	$1,160	$1,160

SALES / TRANSFERS

Date	Price	Type	Instrument
12/14/2025	$40,000	WD	10505/2782
09/25/1986	--	QC	2733/2824
12/10/1981	$400	WD	2344/1891
08/01/1968	$1,100	--	1040/0712

No Data Found

CANAVERAL GROVES S/D PER SB 2 PG 58, LOT 2 BLOCK 12 & 1/2 OF ADJ. ROAD PER ORB 1646 PG 130, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SOUTHWEST 1/4 OF SAID SECTION 1; THENCE, ALONG THE EAST LINE OF SAID SECTION 1, NORTH 0°22'47" WEST, 1266.07 FEET; THENCE, DEPARTING SAID EAST LINE OF SECTION 1, NORTH 89°55'46" WEST, 181.96 FEET, TO THE POINT OF BEGINNING; THENCE, SOUTH 00°43'30" EAST, 309.29 FEET TO A 5/8” IRON ROD AND CAP “KPMF LB 6605”; THENCE, NORTH 89°55'46" WEST, 181.96 FEET TO A 5/8” IRON ROD AND CAP “KPMF LB 6605”; THENCE, NORTH 00°43'30"WEST, 309.29 FEET TO A 5/8” IRON ROD AND CAP “KPMF LB 6605”; THENCE SOUTH 89°55'46" EAST, 181.96 FEET TO THE POINT OF BEGINNING.

CONTAINING, 1.29 ACRES, MORE OR LESS.

Planning & Zoning
65 Stone Street • Cocoa, FL 32922
PHONE: (321) 433-8535
www.CocoaFL.gov

NOTICE OF PUBLIC HEARING

Alex Goetz, P.E., is petitioning the **Planning and Zoning Board** and **City Council** for the following items:

A. FILE NUMBER: PZ 26-00500001– Grissom Parkway 1.29 Ac Comprehensive Plan Amendment

REQUEST: CONSIDERATION OF THE FOLLOWING ORDINANCE: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, RELATING TO COMPREHENSIVE PLANNING; AMENDING THE FUTURE LAND USE MAP FOR ONE (1) PARCEL OF REAL PROPERTY WITHIN THE CITY OF COCOA, CONSISTING OF APPROXIMATELY 1.29 ACRES, GENERALLY LOCATED EAST OF GRISSOM PARKWAY NORTH OF OXBOW CIRCLE, AND SOUTH OF CANAVERAL GROVES BOULEVARD, BEING LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; CHANGING THE FUTURE LAND USE MAP DESIGNATION OF THE REAL PROPERTY FROM BREVARD COUNTY "RESIDENTIAL 4" TO CITY OF COCOA "INDUSTRIAL"; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION IN THE COMPREHENSIVE PLAN, SEVERABILITY, AND AN EFFECTIVE DATE AND LEGAL STATUS OF THE PLAN AMENDMENT.

B. FILE NUMBER: PZ 26-02100001 - Grissom Parkway 1.29 Ac Zoning Map Amendment

REQUEST: CONSIDERATION OF THE FOLLOWING ORDINANCE: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING THE ZONING MAP FOR ONE (1) PARCEL OF REAL PROPERTY, TOTALING 1.29 ACRES, MORE OR LESS, GENERALLY LOCATED EAST OF GRISSOM PARKWAY NORTH OF OXBOW CIRCLE, AND SOUTH OF CANAVERAL GROVES BOULEVARD, BEING LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; CHANGING THE ZONING MAP DESIGNATION OF THE REAL PROPERTY FROM BREVARD COUNTY "GENERAL USE" TO CITY OF COCOA "M-2 (MANUFACTURING AND LIGHT INDUSTRIAL)"; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

Planning and Zoning Board
PUBLIC HEARING WILL BE HELD ON

July 1, 2026

City Council First Reading
PUBLIC HEARING WILL BE HELD ON

July 14, 2026

ALL HEARINGS WILL TAKE PLACE AT 6:00 P.M. OR SOON THEREAFTER IN THE COCOA CITY HALL COUNCIL CHAMBERS LOCATED AT 65 STONE STREET, COCOA, FLORIDA 32922

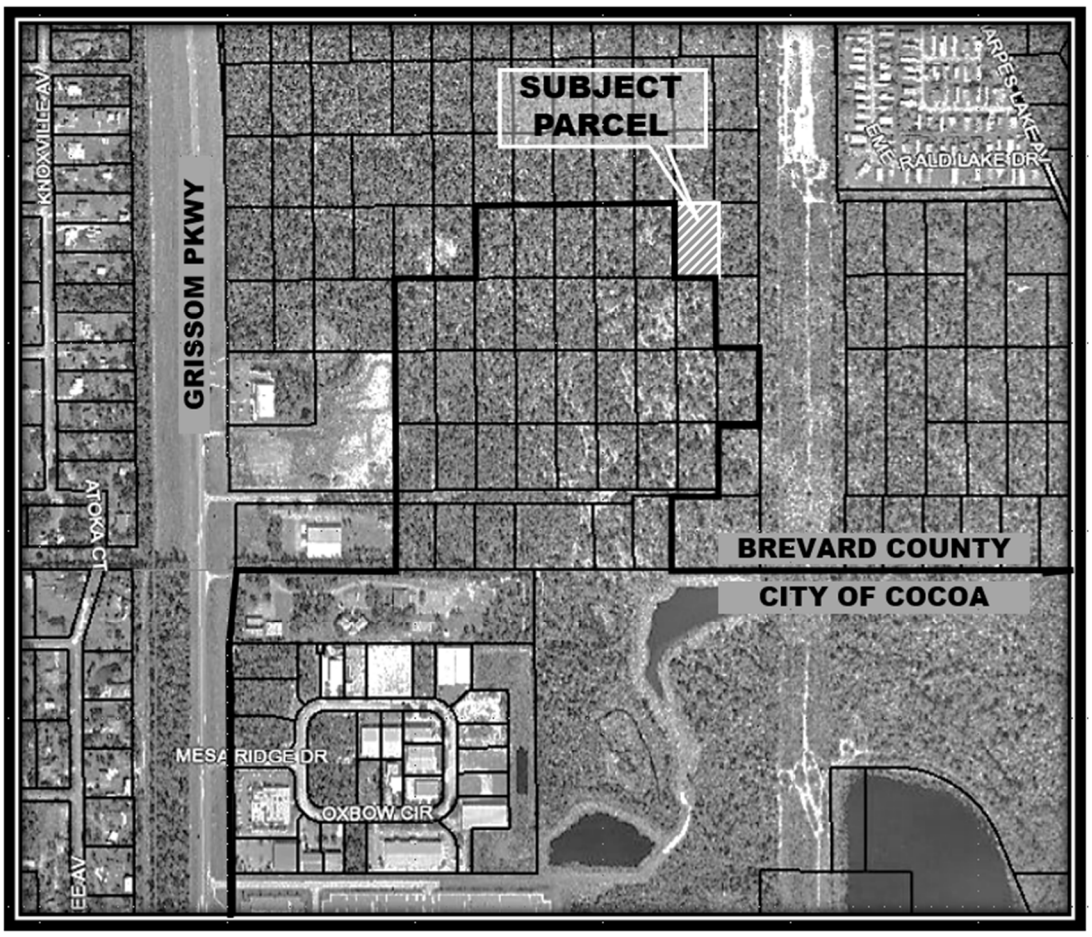


Exhibit 'A' - Location Map

The complete legal description by metes and bounds and the ordinance can be obtained from the Office of the City Clerk by contacting Monica Arsenault, City Clerk, by telephone at (321) 433-8488 or via email at marsenault@cocoafl.gov.

General Notice Information:

This is a public meeting. Interested parties are hereby advised that they may appear at said meeting and be heard. The facility wherein this public meeting will be held is accessible to the physically handicapped. In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk, Monica Arsenault, at least 48 hours prior to the meeting by telephone at (321) 433-8484 or via email at marsenault@cocoafl.gov.

The City hereby advises the public that if a person decides to appeal any decision made by the BOA, P&Z Board/LPA or City Council with respect to any matter considered at its meeting or hearing, that person will need

a record of the proceedings and, for such purpose, affected persons may need to assure that a verbatim record of the proceedings is made, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise not allowed by law.

The BOA, PZ Board/LPA and City Council reserve the right to continue or postpone hearings to a date certain without re-advertising.

Public Participation Information:

The public may inspect the agenda items, ordinances, and supporting documents at the Community Services Department, between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8451, or on the City's website at the following link prior to the meeting: https://www.cocoafl.gov/291/20338/City-Meetings

Interested persons may submit their written comments or questions prior to the meeting through Email at cityclerk@cocoafl.gov.

Viewing In Real Time. Interested persons may view and listen to the hearings live at the following internet address: https://www.cocoafl.gov/291/20338/City-Meetings The City is not responsible for technical difficulties that may occur while viewing or listening online.

AERIAL MAP

HENDRICKS, THOMAS TR

Radius_2400686



N

W E

S

1:4,800 or 1 inch = 400 feet

PHOTO YEAR: 2025

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 4/7/2026

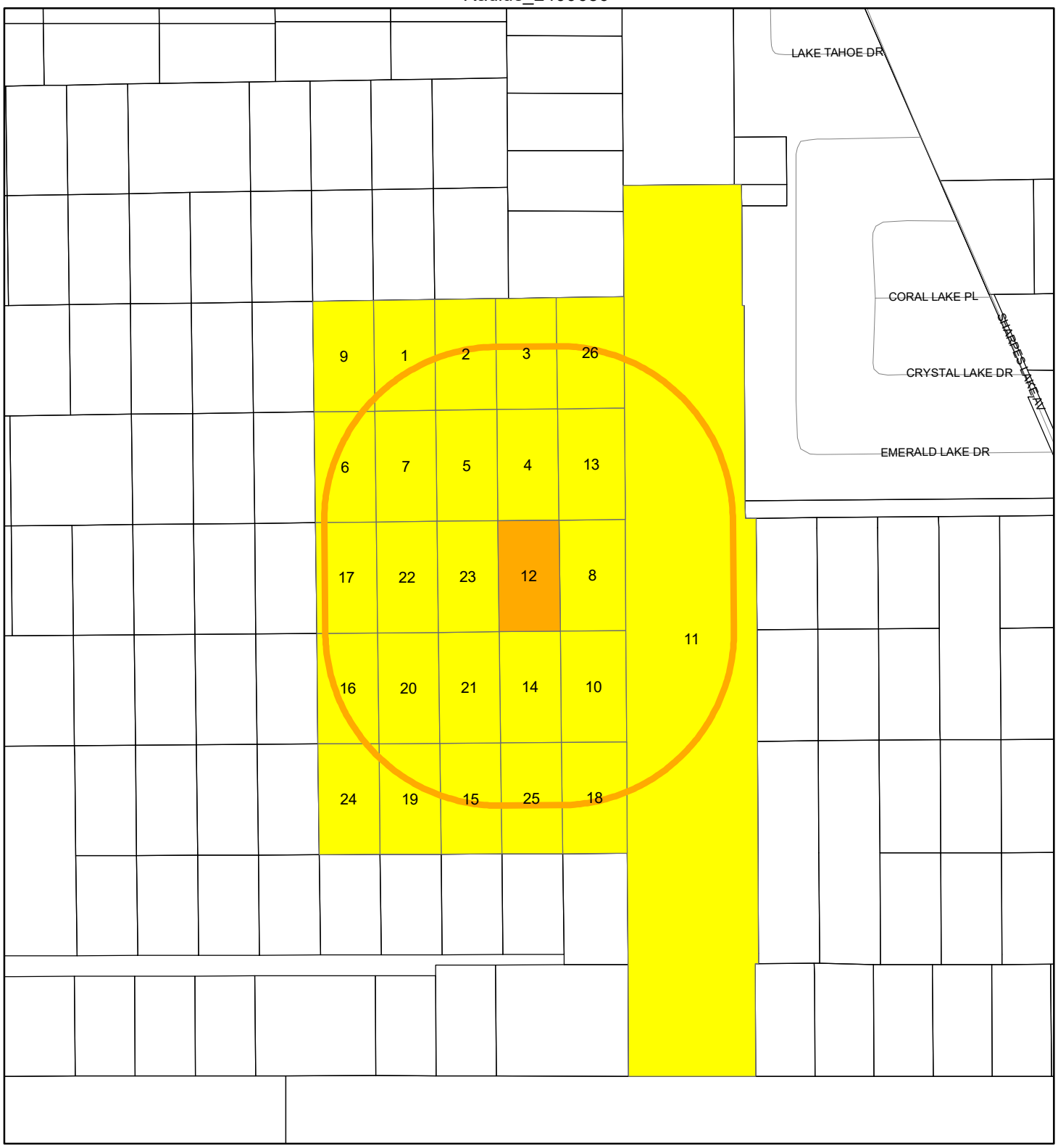
Subject Property

Parcels

RADIUS MAP

HENDRICKS, THOMAS TR

Radius_2400686



N

W E

S

1:4,800 or 1 inch = 400 feet

Buffer Distance: 500 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 4/7/2026

Buffer

Subject Property

Notify Property

Parcels

BURNS, LESLIE E
336 WEST 95 ST APT 64
NEW YORK NY 10025-

CHILDERS, ROBERT J
CHILDERS, JACQUELINE S
1805 BAYLOR COURT
COCOA FL 32922-

DUNN, MARK
HENDLEY, KILIAN
3340 CUMBERLAND BLVD SE, APT 565
ATLANTA GA 30339-3950

FLORIDA POWER & LIGHT CO
PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH FL 33408-

HENDRICKS, THOMAS TR
PO BOX 4602
WINTER PARK FL 32793-4602

MEYERS, MARK
MEYERS, MATHEW
857 WESTPORT DR
ROCKLEDGE FL 32955-3501

MORRIS, DALE
5018 DUSON WAY
ROCKLEDGE FL 32955-7005

MORRIS, DALE
MORRIS, LORI
5018 DUSON WAY
ROCKLEDGE FL 32955-7005

MORRIS, DALE L
MORRIS, LORI L
5018 DUSON WAY
ROCKLEDGE FL 32955-7005

MORRIS, DALE L
MORRIS, LORI L
5018 DUSON WAY
ROCKLEDGE FL 32955-7005

RIVARD, CAROL
VELIE, MATTHEW
1098 HAMPSHIRE AVE NE
PALM BAY FL 32905-3723

KEATING SCHLITT
ATTORNEYS AT LAW

250 East Colonial Drive, Suite 300
Orlando, Florida 32801

Phone: 407-425-2907
Facsimile: 407-425-6345
www.keatlaw.com

July 6, 2026

City of Cocoa, Florida
65 Stone Street
Cocoa, Florida 32922

RE: Statement of Record Title - Vacant Land (Reference Name is "Hendricks Lot")
Project No.: Grissom Parkway

Ladies and Gentlemen:

This law firm is local Florida counsel for **SDH Cocoa BP, LLC, a Delaware limited liability company** (the "Owner").

As you have requested, the following information regarding record title is provided to you for that certain parcel of real property located in Brevard County, Florida, as more particularly and legally described on Exhibit "A" attached hereto and made a part hereof (the "Property"). This information is based on Federal Title Insurance Agency, Inc.'s Property Information Report with Order Number 28400 PIR and reflects matters of record through June 29, 2026 at 11:00 p.m., a copy of which is attached hereto as Exhibit "B".

Record title to the Property is vested in the Owner, by virtue of that certain Special Warranty Deed dated June 25, 2026, and recorded on June 29, 2026, in Official Records Book 10664, Page 1135, in the Public Records of Brevard County, Florida.

The Property is subject to the following encumbrances affecting the title:

1. General or special taxes and assessments required to be paid in the year 2026 and subsequent years, which are not yet due and payable.

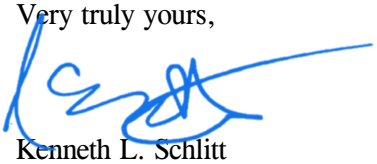
2. Conditions, easements and other matters as contained on the survey of Canaveral Groves Subdivision, Section 1, Township 24 South, Range 35 East, recorded in Survey Book 2, Page 58, of the Public Records of Brevard County, Florida.

NOTE: 2025 taxes were paid under Parcel ID# 24-35-01-25-12-2, the gross amount being $12.25.

NOTE: Surveyor's Affidavit recorded on June 29, 2026 in Official Records Book 10664, Page 1090.

Please contact this office should you have any questions or require anything further. Thank you.

Very truly yours,



Kenneth L. Schlitt

KLS/sr

cc: Client (*via email*)

EXHIBIT “A” - LEGAL DESCRIPTION

CANAVERAL GROVES S/ D PER SB 2 PG 58, LOT 2 BLOCK 12 & 1/ 2 OF ADJ. ROAD PER ORB 1646 PG 130, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4" X 4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SOUTHWEST 1/ 4 OF SAID SECTION 1; THENCE, ALONG THE EAST LINE OF SAID SECTION 1, NORTH 0°22'47" WEST, 1266.07 FEET; THENCE, DEPARTING SAID EAST LINE OF SECTION 1, NORTH 89°55'46" WEST, 181.96 FEET, TO THE POINT OF BEGINNING; THENCE, SOUTH 00°43'30" EAST, 309.29 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 89°55'46" WEST, 181.96 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 00°43'30" WEST, 309.29 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE SOUTH 89°55'46" EAST, 181. 96 FEET TO THE POINT OF BEGINNING.

EXHIBIT “B” - PROPERTY INFORMATION REPORT

See attached.

FEDERAL TITLE INSURANCE AGENCY, INC.
1193 SOUTH U.S. HIGHWAY # 1
ROCKLEDGE, FLORIDA 32955
PHONE: 321-632-4871 FAX: 321-639-4796

Property Information Report

Prepared for: **SDH Cocoa BP, LLC, a Delaware limited liability company**

THIS REPORT IS NOT TITLE INSURANCE. PURSUANT TO S. 627.7843, FLORIDA STATUTES, THE MAXIMUM LIABILITY OF THE ISSUER OF THIS PROPERTY INFORMATION REPORT FOR ERRORS OR OMISSIONS IN THIS PROPERTY INFORMATION REPORT IS LIMITED TO THE AMOUNT PAID FOR THIS PROPERTY INFORMATION REPORT, AND IS FURTHER LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT

The attached report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Records Books of BREVARD County, FLORIDA that appear to encumber the title to said land. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately. This report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title or as any other form of guarantee or warranty of title. This report shall not be used for the issuance of any title insurance policy or form.

For Property Located at:

Vacant Land
(Reference Name is "Hendricks Lot")
CANAVERAL GROVES S/D PER SB 2 PG 58, LOT 2 BLOCK 12 & 1/2 OF ADJ. ROAD PER ORB 1646 PG 130
Parcel ID# 24-35-01-25-12-2
Cocoa, Florida 32926

July 2, 2026

FEDERAL TITLE INSURANCE AGENCY, INC.

BY_____

DATED July 02, 2026

Order No: 28400 PIR

Effective Date: 06/29/2026 at 11:00pm

In the Public Records of **Brevard County**, Florida:

Owner of Record: SDH Cocoa BP, LLC, a Delaware limited liability company By Virture of Deed recorded on 06/29/2026 in Official Records Book 10664, Page 1135.

Chain of Title (less than 24 months): Corrective General Warranty Deed recorded 06/23/2026 in Official Records Book 10658, Page 2902; Corrective General Warranty Deed recorded 06/02/2026 in Official Records Book 10640, Page 2458; General Warranty Deed recorded 12/17/2025 in Official Records Book 10505, Page 2782.

Legal Description:

CANAVERAL GROVES S/D PER SB 2 PG 58, LOT 2 BLOCK 12 & 1/2 OF ADJ. ROAD PER ORB 1646 PG 130, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SOUTHWEST 1/4 OF SAID SECTION 1; THENCE, ALONG THE EAST LINE OF SAID SECTION 1, NORTH 0°22'47" WEST, 1266.07 FEET; THENCE, DEPARTING SAID EAST LINE OF SECTION 1, NORTH 89°55'46" WEST, 181.96 FEET, TO THE POINT OF BEGINNING; THENCE, SOUTH 00°43'30" EAST, 309.29 FEET TO A 5/8” IRON ROD AND CAP “KPMF LB 6605”; THENCE, NORTH 89°55'46" WEST, 181.96 FEET TO A 5/8” IRON ROD AND CAP “KPMF LB 6605”; THENCE, NORTH 00°43'30"WEST, 309.29 FEET TO A 5/8” IRON ROD AND CAP “KPMF LB 6605”; THENCE SOUTH 89°55'46" EAST, 181.96 FEET TO THE POINT OF BEGINNING.

Mortgage Information:

NONE

Judgement and Lien Information:

NONE

Tax Information:

2025 Tax Year Parcel ID No: 24-35-01-25-12-2; Gross Tax Amount: $12.25
Status of 2025 Taxes: **PAID**

Easements and Conditions:

Conditions, easements and other matters as contained on the survey of Canaveral Groves Subdivision, Section 1, Township 24 South, Range 35 East, recorded in Survey Book 2, Page 58, of the Public Records of Brevard County, Florida.

Informational:

A Surveyor's Affidavit recorded 06/29/2026 in Official Records Book 10664, Page 1090.

PLEASE SEE "EXHIBIT A" FOR SUPPORTING DOCUMENTS

ALL OF THE PUBLIC RECORDS OF **BREVARD COUNTY**, FLORIDA.

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

“EXHIBIT A”

CFN 2026132958, OR BK 10664 PAGE 1135, Recorded 06/29/2026 at 03:20 PM, Rachel M. Sadoff, Clerk of Courts, Brevard County
Doc D: $350.00 # Pgs:3

SPECIAL WARRANTY DEED

This indenture , made this 25th day of June, 2026 between Dale L. Morris and Lori L. Morris, husband and wife, whose Post Office address is:5018 Duson Way, Rockledge, Fl 32955 GRANTOR to SDH Cocoa BP, LLC, a Delaware limited liability company, whose Post Office Address is: 500 Frank W. Burr Boulevard, Suite 720, Teaneck, New Jersey 07666 GRANTEE:

WITNESSETH that said grantor, for and in consideration of the sum of $10.00 and other good and valuable considerations to said grantor paid in hand by grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee's heirs and assigns forever, the following described land, situate, lying and being in Brevard County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Parcel ID: 24-35-01-25-12-2

Subject to Taxes and Assessments for the Year 2026 and Subsequent years. Subject to zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record.

TOGETHER, with all tenements, hereditamends and appurtenances thereto belonging or in anywise appertaining.
TO HAVE AND TO HOLD, the same in fee simple forever. Said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through, or under said Grantor, but none other.

IN WITNESS THEREOF, the grantor has signed and sealed these presents the day and year written above.

This instrument was prepared by
BRENDA G. VAN NEST
RETURN TO AFTER RECORDING:
FEDERAL TITLE INS. AGENCY, INC.
1193 SOUTH U.S. HIGHWAY #1
ROCKLEDGE, FL. 32955
FILE #28400

Signed, sealed and delivered in the presence of:

1st witness sign name above

BRENDA G. VAN NEST

1st witness print name above
1193 South U.S. Hwy, #1, Suite 4, Rockledge, Fl 32955

2nd witness sign name above

PATRICK GALLAGHER

2nd witness print name above
1193 South U.S. Hwy, #1, Suite 4, Rockledge, Fl 32955

Dale Morris *L.S*
Dale L. Morris
5018 Duson Way, Rockledge, Fl 32955

L.S.
Lori L. Morris
5018 Duson Way, Rockledge, Fl 32955

STATE OF FLORIDA

COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 25th *day of June, 2026, by Dale L. Morris and Lori L. Morris, husband and wife, who is/are personally known to me or who has produced their* _____ *as identification.*

NOTARY PUBLIC
BRENDA G. VAN NEST

MY COMMISSION EXPIRES:

(SEAL)

BRENDA G. VAN NEST
MY COMMISSION # HH 316876
EXPIRES: January 8, 2027

EXHIBIT "A"

CANAVERAL GROVES S/D PER SB 2 PG 58, LOT 2 BLOCK 12 & 1/2 OF ADJ. ROAD PER ORB 1646 PG 130, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SOUTHWEST 1/4 OF SAID SECTION 1; THENCE, ALONG THE EAST LINE OF SAID SECTION 1, NORTH 0°22'47" WEST, 1266.07 FEET; THENCE, DEPARTING SAID EAST LINE OF SECTION 1, NORTH 89°55'46" WEST, 181.96 FEET, TO THE POINT OF BEGINNING; THENCE, SOUTH 00°43'30" EAST, 309.29 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 89°55'46" WEST, 181.96 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 00°43'30"WEST, 309.29 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE SOUTH 89°55'46" EAST, 181.96 FEET TO THE POINT OF BEGINNING.

PARCEL ID NUMBER: 24-35-01-25-12-2

Prepared by
Record & Return To:
Federal Title Insurance Agency, Inc.
1193 South U.S. Highway #1
Rockledge, Florida 32955
File Number: 27915

CFN 2026128178, OR BK 10658 PAGE 2902, Recorded 06/23/2026 at 02:06 PM, Rachel M. Sadoff, Clerk of Courts, Brevard County
Doc D: $0.70 # Pgs:2

Corrective General Warranty Deed

Made this 22ND day of June, 2025A.D. By **Dale L. Morris and Lori L. Morris, husband and wife,** hereinafter called the grantor, to **Dale L. Morris and Lori L. Morris, husband and wife,** whose post office address is: **5018 Duson Way, Rockledge, Florida 32955** , hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Brevard County, Florida, viz:

CANAVERAL GROVES S/D PER SB 2 PG 58, LOT 2 BLOCK 12 & 1/2 OF ADJ. ROAD PER ORB 1646 PG 130, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SOUTHWEST 1/4 OF SAID SECTION 1; THENCE, ALONG THE EAST LINE OF SAID SECTION 1, NORTH 0°22'47" WEST, 1266.07 FEET; THENCE, DEPARTING SAID EAST LINE OF SECTION 1, NORTH 89°55'46" WEST, 181.96 FEET, TO THE POINT OF BEGINNING; THENCE, SOUTH 00°43'30" EAST, 309.29 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 89°55'46" WEST, 181.96 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 00°43'30"WEST, 309.29 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE SOUTH 89°55'46" EAST, 181.96 FEET TO THE POINT OF BEGINNING.

CONTAINING, 1.29 ACRES, MORE OR LESS.

This Deed is being given to create a Meet and Bounds legal description

Parcel ID Number: 24-35-01-25-12-2

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. Subject to taxes and assessments for the year 2026 and subsequent years. Subject to zoning, restrictions, prohibitions and other requirements imposed by Governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

Prepared by
Record & Return To:
Federal Title Insurance Agency, Inc.
1193 South U.S. Highway #1
Rockledge, Florida 32955
File Number: 27915

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

1st Witness Sign Name Above
BRENDA G. VAN NEST
1st Witness Print Name Above
1193 South U.S. Hwy #1, Suite 4, Rockledge, Fl 32955

2nd Witness Sign Name Above
PATRICK GALLAGHER
2nd Witness Print Name Above
Address: 1193 South U.S. Hwy #1, Suite 4, Rockledge, Fl 32955

Dale Morris (Seal)
Dale L. Morris
Address: **5018 Duson Way, Rockledge, Florida 32955**

L Morris (Seal)
Lori L Morris
Address: **5018 Duson Way, Rockledge, Florida 32955**

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 22ND day of June, 2026 by **Dale L. Morris and Lori L. Morris, husband and wife,** who is/are personally known to me or who has produced as identification.

My Commission Expires:_____

Notary Public Sign Name Above
BRENDA G. VAN NEST
Notary Public Print Name Above

BRENDA G. VAN NEST
MY COMMISSION # HH 316876
EXPIRES: January 8, 2027

CFN 2026112384, OR BK 10640 PAGE 2458, Recorded 06/02/2026 at 01:08 PM, Rachel M. Sadoff, Clerk of Courts, Brevard County
Doc D: $0.70 # Pgs:1

Prepared by Patrick Gallagher
Record & Return To:
Federal Title Insurance Agency, Inc.
1193 South U.S. Highway #1
Rockledge, Florida 32955
File Number: 27915

Corrective General Warranty Deed

Made this 2 day of June, 2026 A.D. By **Thomas Hendricks, Individually and as Trustee under the provisions of a Trust Agreement dated the 17th day of September, 1986 known as Trust No 130,** whose address is: **5431 Terrell Road, Mount Dora, Florida 32757,** hereinafter called the grantor, to **Dale L. Morris and Lori L. Morris, husband and wife**, whose post office address is: **5018 Duson Way, Rockledge, Florida 32955** , hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Brevard County, Florida, viz:

The East 175 feet of the West 2130 feet of the East 7/8 of the South 1/2 of the South 1/2 of the North 1/2 of the Southwest 1/4 of Section 1, Township 24 South, Range 35 East, Brevard County, Florida.
Also known as:
Lot 2, Block 12, Canaveral Groves, unrecorded subdivision, according to Survey Book 2, Page 58, of the Public Records of Brevard County, Florida.
This Deed is being recorded to correct the Legal Description in Deed recorded in ORB 10505, page 2782.
Parcel ID Number: 24-35-01-25-12-2

Said land is not the homestead of the Grantor(s) as defined by Article 10 Section 4 of the constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside on or adjacent to the land.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
Subject to taxes and assessments for the year 2026 and subsequent years. Subject to zoning, restrictions, prohibitions and other requirements imposed by Governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Maria Colella
1st Witness **Sign** Name Above

Maria Colella
1st Witness **Print** Name Above

P.O. Box 621953 Oviedo FL 32762
1st Witness **Address**

Giocchino Colella
2nd Witness **Sign** Name Above

Giocchino Colella
2nd Witness **Print** Name Above

4802 EAGLESHAM D.R ORLANDO FL 32826
2nd Witness **Address**

Thomas Hendricks (Seal)
Thomas Hendricks, Individually and as Trustee under the provisions of a Trust Agreement dated the 17th day of September, 1986 known as Trust No 130
Address: 5431 Terrell Road, Mount Dora, Florida 32757

State of FLORIDA
County of Orange

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 2 day of June, 2026 by **Thomas Hendricks, Individually and as Trustee under the provisions of a Trust Agreement dated the 17th day of September, 1986 known as Trust No 130**, who [ ] is/are personally known to me or who [✓] has produced Driver's License as identification.

My Commission Expires: 10/25/2026

MARIA COLELLA
MY COMMISSION # HH 323612
EXPIRES: October 25, 2026

Maria Colella
Notary Public Sign Name Above

Maria Colella
Notary Public Print Name Above

Commission #: HH323612
Expires: October 25, 2026

CFN 2025252448, OR BK 10505 Page 2782, Recorded 12/17/2025 at 03:15 PM Rachel M. Sadoff, Clerk of Courts, Brevard County Doc. D: $280.00

Prepared by Patrick Gallagher
Record & Return To:
Federal Title Insurance Agency, Inc.
1193 South U.S. Highway #1
Rockledge, Florida 32955
File Number: 27915

General Warranty Deed

Made this December 14, 2025 A.D. By **Thomas Hendricks, Individually and as Trustee under the provisions of a Trust Agreement dated the 17th day of September, 1986 known as Trust No 130,** whose address is: **5431 Terrell Road, Mount Dora, Florida 32757,** hereinafter called the grantor, to **Dale L. Morris and Lori L. Morris, husband and wife,** whose post office address is: **5018 Duson Way, Rockledge, Florida 32955** , hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Brevard County, Florida, viz:

The East 175 feet of the West 2130 feet of the East 7/8 of the South 1/2 of the South 1/2 of the North 1/2 of the Southwest 1/4 of Section 1, Township 24 South, Range 35 East, Brevard County, Florida, LESS the North 30 feet thereof.
Also known as:
Lot 2, Block 12, Canaveral Groves, unrecorded subdivision, according to Survey Book 2, Page 58, of the Public Records of Brevard County, Florida.
Parcel ID Number: 24-35-01-25-12-2

Said land is not the homestead of the Grantor(s) as defined by Article 10 Section 4 of the constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside on or adjacent to the land.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
Subject to taxes and assessments for the year 2026 and subsequent years. Subject to zoning, restrictions, prohibitions and other requirements imposed by Governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Carole Armel
1st Witness **Sign** Name Above

Carole Armel
1st Witness **Print** Name Above

5449 Sea Leopard St. Tavares FL 32778
1st Witness **Address**

Christine L. Martin
2nd Witness **Sign** Name Above

Christine Martin
2nd Witness **Print** Name Above

2235 Westfall Dr. Orlando FL 32817
2nd Witness **Address**

Thomas Hendricks (Seal)
Thomas Hendricks, Individually and as Trustee under the provisions of a Trust Agreement dated the 17th day of September, 1986 known as Trust No 130
Address: 5431 Terrell Road, Mount Dora, Florida 32757

State of FLORIDA
County of Lake

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 14 day of December, 2025 by **Thomas Hendricks, Individually and as Trustee under the provisions of a Trust Agreement dated the 17th day of September, 1986 known as Trust No 130,** who [ ] is/are personally known to me or who [X] has produced Driver's License as identification.

My Commission Expires: 10/21/2029

Martina Peebles
Notary Public Sign Name Above

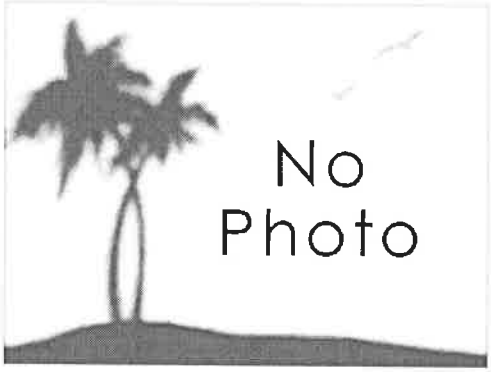
Martina Peebles
Notary Public Print Name Above

Notary Public State of Florida
Martina Peebles
My Commission HH 733467
Expires 10/21/2029

REAL PROPERTY DETAILS

Account 2400686 - Roll Year 2025

Owners	MORRIS, DALE L; MORRIS, LORI L
Mailing Address	5018 DUSON WAY ROCKLEDGE FL 32955
Site Address	NONE
Parcel ID	24-35-01-25-12-2
Taxing District	1400 - UNINCORP DISTRICT 1
Exemptions	NONE
Property Use	0010 - VACANT RESIDENTIAL LAND (SINGLE FAMILY, PLATTED)
Total Acres	1.16
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	00-/-
Subdivision	--
Land Description	CANAVERAL GROVES SUBD SB 2 PG 58 LOT 2 BLK 12 & 1/2 OF ADJ RDS PER ORB 1646 PG 130



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$1,160	$1,160	$1,160
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$820	$750	$690
Assessed Value School	$1,160	$1,160	$1,160
Homestead Exemption	$0	$0	$0
Additional Homestead	$0	$0	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$820	$750	$690
Taxable Value School	$1,160	$1,160	$1,160

SALES / TRANSFERS

Date	Price	Type	Instrument
12/14/2025	$40,000	WD	10505/2782
09/25/1986	--	QC	2733/2824
12/10/1981	$400	WD	2344/1891
08/01/1968	$1,100	--	1040/0712

No Data Found

LISA CULLEN, CFC

BREVARD COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

2025 PAID REAL ESTATE

Corrected

TAX ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2400686		1400

Pay your taxes online at www.brevardtc.com

MORRIS, DALE L
MORRIS, LORI L
5018 Duson WAY
Rockledge, FL 32955

UNKNOWN FL

CANAVERAL GROVES SUBD SB 2 PG 58
LOT 2 BLK 12 & 1/2 OF ADJ RDS PER ORB 1646 PG 130

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL FUND	2.8643	820	0	820	2.35
BREVARD LIBRARY DISTRICT	0.3242	820	0	820	0.27
BREVARD MOSQUITO CONTROL	0.1340	820	0	820	0.11
TI-CO AIRPORT AUTHORITY	0.0000	820	0	820	0.00
SCHOOL - BY STATE LAW	3.0620	1,160	0	1,160	3.55
SCHOOL - BY LOCAL BOARD	0.7480	1,160	0	1,160	0.87
BPS VOTED TEACHER PAY	1.0000	1,160	0	1,160	1.16
SCHOOL - CAPITAL OUTLAY	1.5000	1,160	0	1,160	1.74
FIRE CONTROL MSTU	0.6431	820	0	820	0.53
REC DIST 1 MSTU INCL TITUS	0.4173	820	0	820	0.34
LAW ENFORCEMENT MSTU	0.8531	820	0	820	0.70
ROAD & BRIDGE DIST 1 MSTU	0.4863	820	0	820	0.40
ST JOHNS RIVER WATER MGMT DST	0.1793	820	0	820	0.15
FLA INLAND NAVIGATION DIST	0.0270	820	0	820	0.02
ENV END LD/WTR LTD	0.0458	820	0	820	0.04
ENV END LD/WTR LTD(DBTP)	0.0275	820	0	820	0.02

TOTAL MILLAGE	12.3119	AD VALOREM TAXES	$12.25

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT

PAY ONLY ONE AMOUNT IN BOXES BELOW	NON-AD VALOREM ASSESSMENTS	$0.00

If Paid By	Dec 31, 2025				
Please Pay	$11.88				

LISA CULLEN, CFC

BREVARD COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

2025 PAID REAL ESTATE

Corrected

TAX ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2400686		1400

Pay your taxes online at www.brevardtc.com

RETURN WITH PAYMENT

MORRIS, DALE L
MORRIS, LORI L
5018 Duson WAY
Rockledge, FL 32955

SAVE TIME, PAY ONLINE

NO SERVICE FEE FOR E-CHECKS

PLEASE PAY IN U.S. FUNDS THROUGH U.S. BANK TO BREVARD COUNTY TAX COLLECTOR, PO BOX 2500, TITUSVILLE, FL 32781-2500

If Paid By	Dec 31, 2025				
Please Pay	$11.88				

12/17/2025 Paid **Receipt # 805-26-00001810** **$11.88 Paid By FEDERAL TITLE INSURANCE AGENCY INC**

-SB 2-58-

SURVEY BOOK 2 PAGE 58

WE HEREBY CERTIFY that the attached plat of Section 1 Township 24 South Range 35 East Brevard County Florida is true and correct to the best of our knowledge and belief as recently surveyed and platted under our direction and that no lot contains less than one and one quarter acres measured to the center line of the adjoining streets and including the adjoining canals except Lots 1 thru 14 Block 4 which include all of that portion of Bermuda St. that adjoins these lots. Also acreage shown are measured to the center line of adjoining streets and include the adjoining canals except those lots noted above

BISCAYNE ENGINEERING COMPANY
By John F. Webb Secy
John F. Webb
Registered Engineer #18601
Registered Surveyor #1714
STATE OF FLORIDA

CANAVERAL GROVES SUBDIVISION
SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST
BREVARD COUNTY, FLORIDA

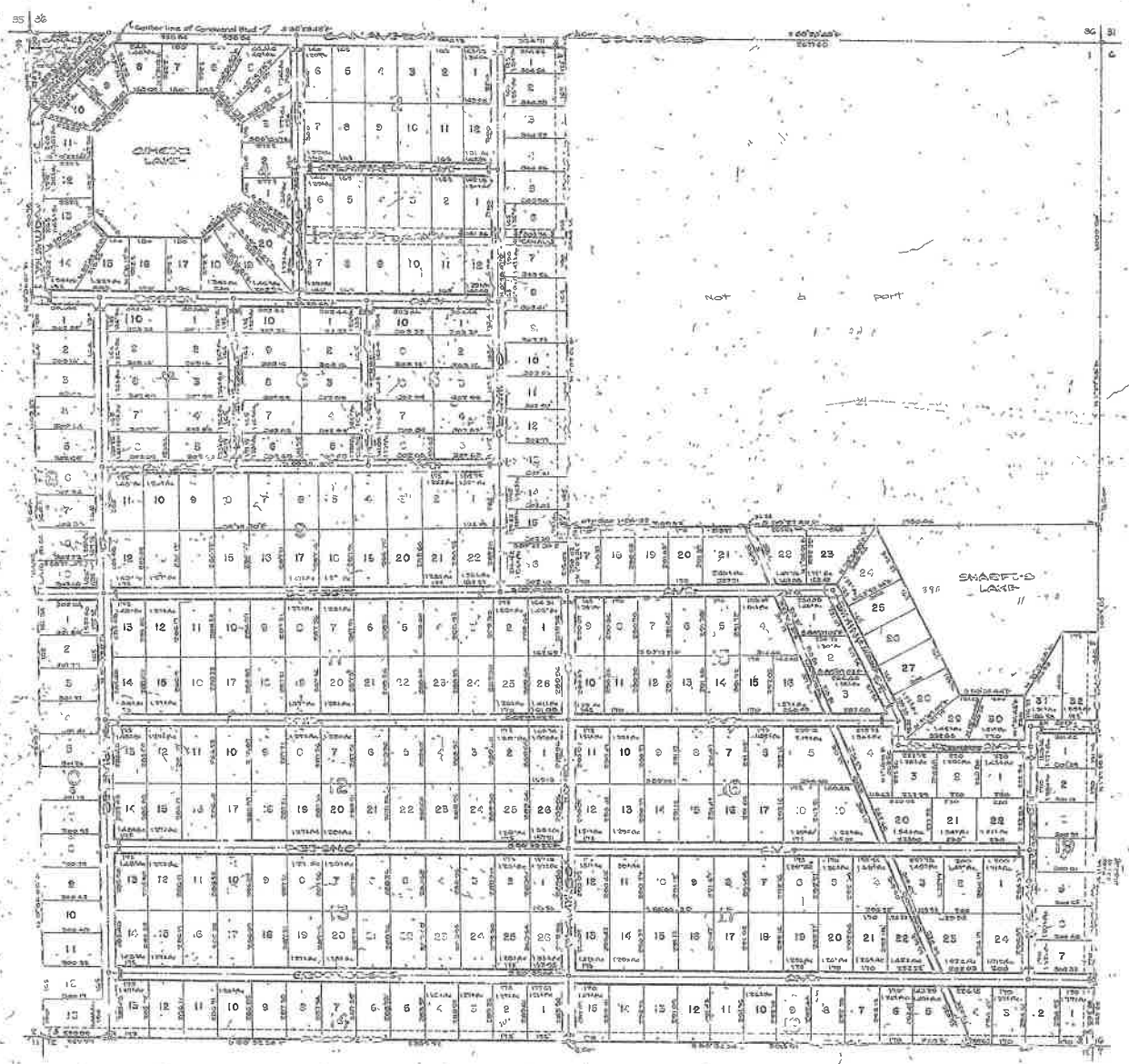
SECTION 1

DESCRIPTION

SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, LESS THE N.E. 1/4

For Canaveral Groves, Inc

BISCAYNE ENGINEERING COMPANY
ORDER #42800 CIVIL ENGINEERS Scale 1:200
P.B. 1250 MIAMI FLORIDA SEPT 1962



This instrument prepared by
and after recorded return to:

Fox Swibel Levin & Carroll LLP
Attn: Seth Berliner
200 W. Madison St., Suite 3000
Chicago, IL 60606

CFN 2026132949, OR BK 10664 PAGE 1090, Recorded 06/29/2026 at 03:16 PM, Rachel M. Sadoff, Clerk of Courts, Brevard County
Pgs:14

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF Osceola

BEFORE ME, the undersigned authority, duly authorized to administer oaths and take acknowledgments, personally appeared **Mitchel W. Hill,** who after being by me first duly sworn, on oath, deposes and says:

1) I am a Professional Surveyor and Mapper licensed by the State of Florida under registration number LS7374.

2) I refer to the survey prepared for Park Industrial LLC, a Florida limited liability company, dated November 25, 2025, and bearing Job No. 25-0290.001 (the "**36 Lots Survey**"), of the real property (the "**36 Lots**") described on **Exhibit "A"** attached hereto and incorporated by reference.

3) The 36 Lots Survey was prepared under my direction and control

4) The description of the 36 Lots as set forth on **Exhibit "A"** is the as-surveyed legal description of such property prepared under my direction and control as set forth on the 36 Lots Survey.

5) I have been able to locate the 36 Lots by applying the rules and standards of surveying used by Florida surveyors.

6) The real property described on **Exhibit "B"** attached hereto and incorporated herein by reference, being the existing record legal description of the 36 Lots, describes one and the same parcel of real property as is described **Exhibit "A"**.

7) I refer to the survey prepared for Park Industrial LLC, a Florida limited liability company, dated April 6, 2026, and bearing Job No. 25-0290.001 (the "**Hendricks Lot Survey**"), of the real property (the "**Hendricks Lot**") described on **Exhibit "C"** attached hereto and incorporated by reference.

8) The Hendricks Lot Survey was prepared under my direction and control

9) The description of the Hendricks as set forth on **Exhibit "C"** is the as-surveyed legal description of such property prepared under my direction and control as set forth on the Hendricks Lot Survey.

10) I have been able to locate the Hendricks Lot by applying the rules and standards of surveying used by Florida surveyors.

11) The real property described on **Exhibit "D"** attached hereto and incorporated herein by reference, being the existing record legal description of the Hendricks Lot, describes one and the same parcel of real property as is described **Exhibit "C"**.

FURTHER AFFIANT SAYETH NOT.

MITCHEL W. HILL, P.S.M.

The foregoing instrument was acknowledged before me by means of (✓) physical presence or (___) online notarization, this 25 day of June, 2026, by Mitchel W. Hill, who (✓) is personally known to me or (___) produced _____ as identification.

NOTARY PUBLIC
My Commission expires: 1/7/2028

Notary Public State of Florida
Saba Warsi
My Commission HH 478617
Expires 1/7/2028

5499186 v1 - 09740 / 014

Exhibit "A"
(As-Surveyed Legal Description—36 Lots)

A PORTION OF A PARCEL OF LAND SITUATE IN SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A
COMMENCE AT A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SOUTHWEST 1/4 OF SAID SECTION 1; THENCE, ALONG THE EAST LINE OF SAID SECTION 1, NORTH 0°22'47" WEST, 633.18 FEET, TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID EAST LINE NORTH 89°55'46"WEST, 182.35 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 0°22'47"EAST, 286.15 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 89°57'51"WEST, 1,400.29 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 0°43'30" WEST, 919.94 FEET TO A 5/8" IRON ROD AND CAP "ILLEGIBLE"; THENCE, SOUTH 89°55'46" EAST, 349.79 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 0°43'30" WEST, 309.29 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 89°55'46" EAST, 874.48 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 0°43'30" EAST, 309.29 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 89°55'46" EAST, 181.96 FEET; TO A 5/8"IRON ROD AND CAP "KPMF LB6605"; THENCE, SOUTH 00°22'47" EAST, 316.19 FEET, TO A 5/8"IRON ROD AND CAP "KPMF LB6605"; THENCE, SOUTH 89°55'46" EAST, 181.96 FEET TO A POINT SITUATE ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1 MARKED BY A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, ALONG SAID EAST LINE, SOUTH 0°22'47" EAST, 316.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,618,336 SQUARE FEET, 37.15 ACRES, MORE OR LESS.

TOGETHER WITH:
PARCEL B
COMMENCE AT A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SOUTHWEST 1/4 OF SAID SECTION; THENCE, ALONG THE SOUTH LINE OF SAID SECTION 1, NORTH 89°57'51" WEST, 377.32 FEET, TO THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID SOUTH LINE NORTH 89°57'51" WEST, 1,211.10 FEET TO A 5/8" IRON ROD AND CAP "LB 6544"; THENCE, DEPARTING SAID SOUTH LINE NORTH 0°47'28" WEST, 286.90 FEET TO THE SOUTH RIGHT OF WAY LINE OF KLINEFELDT RIGHT-OF-WAY PER OFFICIAL RECORD BOOK 3589, PAGE 3866 MARKED WITH A 5/8"IRON ROD & CAP STAMPED "LB6544";THENCE, ALONG SAID SOUTH RIGHT OF WAY LINE NORTH 88°09'55" EAST, 8.33 FEET; THENCE, SOUTH 89°57'51" EAST, 1,031.82 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE DEPARTING SAID

SOUTH RIGHT OF WAY LINE NORTH 0°22'47" WEST, 30.00 FEET TO A TO A 5/8" IRON ROD AND CAP "KPMF
LB 6605"; THENCE, SOUTH 89°57'51" EAST, 173.01 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 0°22'47" EAST, 317.15 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605" ALSO BEING THE POINT OF BEGINNING.

CONTAINING 353,239 SQUARE FEET, 8.11 ACRES, MORE OR LESS.

Exhibit "B"
(Record Legal Description—36 Lots)

PARCEL 1:
THE EAST 175 FEET OF THE WEST 1955 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF, SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 3, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 2:
THE EAST 175 FEET OF THE WEST 1780 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF, SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO
KNOWN AS TRACT 4, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 3:
THE EAST 175 FEET OF THE WEST 1605 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 5, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 4:
THE EAST 175 FEET OF THE WEST 1430 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 6, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 5:
THE EAST 175 FEET OF THE WEST 1255 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.

ALSO KNOWN AS TRACT 7, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 6:
THE EAST 175 FEET OF THE WEST 905 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW ¼ LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 18, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 7:
THE EAST 175 FEET OF THE WEST 1080 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4 LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 19, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 8:
THE EAST 175 FEET OF THE WEST 1255 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 LESS THE SOUTH 30 FEET THEREOF OF THE SW 1/4 OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 20, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 9:
THE EAST 175 FEET OF THE WEST 1430 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4 LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 21, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 10:
THE EAST 175 FEET OF THE WEST 1605 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SW 1/4 LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 22, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 11:
THE EAST 175 FEET OF THE WEST 1780 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4 LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 23, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.
PARCEL 12:
THE EAST 175 FEET OF THE WEST 1955 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 24, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 13:
THE EAST 175 FEET OF THE WEST 2130 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 25, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 14: INTENTIONALLY DELETED.

PARCEL 15:
THE EAST 7/8 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET AND THE EAST 30 FEET FOR ROAD, AND LESS THE WEST 2130 FEET, THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 1, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 16:
THE EAST 175 FEET OF THE WEST 2130 FEET FOR THE EAST 7/8 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 2, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 17:
THE EAST 175 FEET OF THE WEST 1955 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 3, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 18:
THE EAST 175 FEET OF THE WEST 1780 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 4, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 19:
THE EAST 175 FEET OF THE WEST 1605 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 5, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 20:
THE EAST 175 FEET OF THE WEST 1430 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 6, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 21:
THE EAST 175 FEET OF THE WEST 1255 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 7, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 22:

THE EAST 175 FEET OF THE WEST 1080 OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH ½ OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 8, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 23:
THE EAST 175 FEET OF THE WEST 905 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 9, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 24:
THE EAST 175 FEET OF THE WEST 905 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.
ALSO KNOWN AS TRACT 18, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 25:
THE EAST 175 FEET OF THE WEST 1080 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.
ALSO KNOWN AS TRACT 19, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 26:
THE EAST 175 FEET OF THE WEST 1255 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.
ALSO KNOWN AS TRACT 20, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 27:
THE EAST 175 FEET OF THE WEST 1430 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.
ALSO KNOWN AS TRACT 21, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 28:
THE EAST 175 FEET OF THE WEST 1605 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.
ALSO KNOWN AS TRACT 22, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 29:
THE EAST 175 FEET OF THE WEST 1780 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.
ALSO KNOWN AS TRACT 23, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 30:
THE EAST 175 FEET OF THE WEST 1955 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.
ALSO KNOWN AS TRACT 24, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 31:
THE EAST 175 FEET OF THE WEST 2130 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.
ALSO KNOWN AS TRACT 25, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 32:
THE EAST 173 FEET OF THE WEST 1933 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
SUBJECT TO AN EASEMENT OVER THE SOUTH 50 FEET THEREOF TO THE PUBLIC FOR USE AS A PUBLIC DRAINAGE CANAL IN PERPETUITY.
ALSO KNOWN AS TRACT 3, BLOCK 14, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 33:
THE EAST 173 FEET OF THE WEST 1760 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET AND LESS THE

SOUTH 50 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 4, BLOCK 14, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 34:
THE EAST 173 FEET OF THE WEST 1587 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
SUBJECT TO AN EASEMENT OVER THE SOUTH 50 FEET THEREOF TO THE PUBLIC FOR USE AS A PUBLIC DRAINAGE CANAL IN PERPETUITY.
ALSO KNOWN AS TRACT 5, BLOCK 14, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.
AND
THE EAST 173 FEET OF THE WEST 1414 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE
SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
SUBJECT TO AN EASEMENT OVER THE SOUTH 50 FEET THEREOF TO THE PUBLIC FOR USE AS A PUBLIC DRAINAGE CANAL IN PERPETUITY.
ALSO KNOWN AS TRACT 6, BLOCK 14, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 35:
THE EAST 173 FEET OF THE WEST 1241 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
SUBJECT TO AN EASEMENT OVER THE SOUTH 50 FEET THEREOF TO THE PUBLIC FOR USE AS A PUBLIC DRAINAGE CANAL IN PERPETUITY.
ALSO KNOWN AS TRACT 7, BLOCK 14, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 36:
THE EAST 173 FEET OF THE WEST 1068 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.

SUBJECT TO AN EASEMENT OVER THE SOUTH 50 FEET THEREOF TO THE PUBLIC FOR USE AS A PUBLIC DRAINAGE CANAL IN PERPETUITY.
ALSO KNOWN AS TRACT 8, BLOCK 14, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 37:
THE EAST 173 FEET OF THE WEST 895 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. SUBJECT TO AN EASEMENT OVER THE SOUTH 50 FEET THEREOF TO THE PUBLIC FOR USE AS A PUBLIC DRAINAGE CANAL IN PERPETUITY.
ALSO KNOWN AS TRACT 9, BLOCK 14, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

Exhibit "C"
(As-Surveyed Legal Description—Hendricks Lot)

CANAVERAL GROVES S/D PER SB 2 PG 58, LOT 2 BLOCK 12 & 1/2 OF ADJ. ROAD PER ORB 1646 PG 130, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION} MARKING THE SOUTHEAST CORNER OF SOUTHWEST 1/4 OF SAID SECTION 1; THENCE, ALONG THE EAST LINE OF SAID SECTION 1, NORTH 0°22'47" WEST, 1266.07 FEET; THENCE, DEPARTING SAID EAST LINE OF SECTION 1, NORTH 89°55'46" WEST, 181.96 FEET, TO THE **POINT OF BEGINNING;** THENCE, SOUTH 00°43'30" EAST, 309.29 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 89°55'46" WEST, 181.96 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 00°43'30"WEST, 309.29 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE SOUTH 89°55'46" EAST, 181.96 FEET TO THE **POINT OF BEGINNING.**

CONTAINING, 1.29 ACRES, MORE OR LESS.

Exhibit "D"
(Record Legal Description—Hendricks)

The East 175 feet of the West 2130 feet of the East 7/8 of the South 1/2 of the South 1/2 of the North 1/2 of the Southwest l/4 of Section l, Township 24 South, Range 35 East, Brevard County, Florida.

Also known as:

Lot 2, Block 12, Canaveral Groves unrecorded subdivision, according to Survey Book 2, page 58, of the public Records of Brevard County, Florida.

Delaware

The First State

I, CHARUNI PATIBANDA-SANCHEZ, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF FORMATION OF "SDH COCOA BP, LLC", FILED IN THIS OFFICE ON THE FIFTEENTH DAY OF JUNE, A.D. 2026, AT 8:28 O`CLOCK A.M.

C. B. Sanchez

Charuni Patibanda-Sanchez, Secretary of State

10660780 8100
SR# 20263394610

Authentication: 204227208
Date: 06-15-26

You may verify this certificate online at corp.delaware.gov/authver.shtml

CERTIFICATE OF FORMATION

OF

SDH COCOA BP, LLC

This Certificate of Formation of SDH Cocoa BP, LLC (the "Company"), dated June 12, 2026, has been duly executed and is being filed by the undersigned authorized person to form a limited liability company under the Delaware Limited Liability Company Act (6 Del. C. §§18-101, et seq.).

FIRST. The name of the limited liability company formed hereby is SDH Cocoa BP, LLC.

SECOND. The address of the registered office of the Company in the State of Delaware is 1209 Orange Street, Wilmington, New Castle County, DE 19801.

THIRD. The name and address of the registered agent for service of process on the Company in the State of Delaware is The Corporation Trust Company, 1209 Orange Street, Wilmington, New Castle County, DE 19801.

FOURTH. This Certificate of Formation shall be effective upon filing with the Secretary of State of the State of Delaware.

IN WITNESS WHEREOF, the undersigned has executed this Certificate of Formation as of the date first above written.

/s/ Christopher A. Setteducati
Christopher A. Setteducati, authorized person

State of Delaware
Secretary of State
Division of Corporations
Delivered 08:28 AM 06/15/2026
FILED 08:28 AM 06/15/2026
SR 20263394610 - File Number 10660780

VP/#99737671.1

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LIMITED LIABILITY COMPANY AGREEMENT
OF
SDH COCOA BP, LLC

This Limited Liability Company Agreement (this "***Agreement***") of **SDH COCOA BP, LLC**, a Delaware limited liability company (the "***Company***"), is entered into by the person or entity named as Member on Exhibit A hereto, as the sole member of the Company (the "***Member***"), as of June 15, 2026.

1. **Formation**. Christopher A. Setteducati, as an "authorized person" within the meaning of the Delaware Limited Liability Company Act (6 Del. C. §§ 18-101, et seq.), as amended from time to time (the "***Delaware Act***"), has executed, delivered and filed the initial Certificate of Formation of the Company (the "***Certification of Formation***") with the Secretary of State of the State of Delaware on June 15, 2026. Upon the filing of the initial Certificate of Formation with the Secretary of State of the State of Delaware his powers as an "authorized person" ceased, and the Member thereupon became the designated "authorized person" and shall continue as the designated "authorized person" within the meaning of the Delaware Act.

2. **Name**. The name of the Company is "**SDH COCOA BP, LLC**". The business of the Company shall be conducted under such name or such other names that comply with applicable law as the Member may from time to time deem necessary or desirable.

3. **Purpose and Powers**. The purpose of the Company shall be to engage in any lawful business or activity for which limited liability companies may be formed under the Delaware Act. The Company shall possess and may exercise all of the powers and privileges granted by the Delaware Act or by any other law or by this Agreement, together with any powers incidental thereto, so far as such powers and privileges are necessary or convenient to the conduct, promotion or attainment of the purpose of the Company.

4. **Registered Office and Registered Agent**. The address of the registered office of the Company in the State of Delaware is The Corporation Trust Company, 1209 Orange Street, Wilmington, New Castle County, DE 19801, and the name of the registered agent of the Company for service of process on the Company at such address is The Corporation Trust Company.

5. **Member**. Simultaneously with its execution of this Agreement, the Member is hereby admitted as the sole member of the Company and agrees to be bound by the terms of this Agreement.

6. **Capital Contribution**. The Member has made a contribution to the capital of the Company in the amount set forth opposite the Member's name on Exhibit A hereto. The Member shall have the right, but not the obligation, to make additional capital contributions to the Company as the Member in its sole discretion may determine.

7. **Allocations and Distributions**. The net profits and net losses of the Company, and other items of income, gain, loss, deduction and credit, will be allocated 100 percent to the Member for capital account and federal income tax purposes, and the Company, as a separate entity, is to be disregarded for federal income tax purposes. Subject to Sections 18-607 and 18-804 of the

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Delaware Act, the Company shall make such distributions to the Member as the Member determines.

8. **Management by Member**. The management and control of the Company shall be vested entirely in the Member. The Member shall have all the rights and powers that are conferred by law or are otherwise necessary, advisable or convenient to the discharge of the Member's duties and to the management of the business and affairs of the Company. No person or entity dealing with the Company shall have any obligation to inquire into the power or authority of the Member acting for such purposes on behalf of the Company.

9. **Officers**.

9.1. Designation and Term. The Member may designate one or more persons to fill one or more officer positions of the Company. Such officers may include Chief Executive Officer, Chief Financial Officer, Vice President, Treasurer, Assistant Treasurer, Secretary and Assistant Secretary. The Member may also appoint such other officers and agents as it shall deem necessary or advisable from time to time who shall have such powers and perform such duties as determined by the Member. No officer need be a resident of the State of Delaware. Each officer will hold office until his or her successor is duly designated and qualified to hold such office, or until his or her death, resignation or removal. Any number of offices may be held by the same person. Unless the Member specifies otherwise, the assignment of such title will constitute the delegation to such officer of the authority and duties that are normally associated with that office. The Member may, from time to time, delegate additional authority or duties to any officer of the Company.

9.2. Resignation, Removal and Vacancies. Any officer may resign as such at any time. Such resignation will be made in writing and will take effect at the time specified therein, or if no time be specified, at the time of its receipt by the Company. The acceptance of a resignation will not be necessary to make it effective, unless expressly so provided in the resignation. Any officer may be removed as such, either with or without cause, by the Member; provided, however, that such removal will be without prejudice to the contract rights, if any, of the officer so removed. Designation of an officer will not of itself create contract rights. Any vacancy occurring in any office of the Company may be filled by the Member.

9.3. The initial officers of the Company shall be the individuals below and such individuals shall have the office set forth opposite their respective name:

Christopher Minnetian	Chairman
Kalman Vidomlanski	Executive Vice President
Tom Del Bosco	Executive Vice President
Jason Piel	Treasurer

10. **Transfer of Interest; Admission of Additional Members**. The Member may assign its membership interest in the Company (its "***Interest***") in whole or in part at any time. Upon assignment of the Member's entire Interest to a transferee, the transferee shall automatically be deemed admitted to the Company as a substituted member of the Company, the Member shall simultaneously be deemed to have resigned from the Company as a member of the Company, and

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the Company shall continue without dissolution (and all applicable references herein to the "Member" shall be read as references to the transferee as the substituted member of the Company); provided, in any event, that the transferee must agree in a document or instrument to be bound by the terms of this Agreement. One or more additional members of the Company may be admitted to the Company with the consent of the Member. Upon the admission to the Company of any additional member(s), the members of the Company shall cause this Agreement to be amended and restated to reflect the admission of such additional member(s) and the initial capital contribution, if any, of such additional member(s) and the intention of the members to cause the Company to be classified as a partnership or corporation for federal income tax purposes, and to include such other provisions as the members may agree to reflect the change of status of the Company from a single member limited liability company to a limited liability company with two or more members.

11. **Resignation of Members; Events of Bankruptcy**. Except as provided in the mandatory provisions of the Delaware Act and pursuant to the second sentence of Section 10, no right is given to any member of the Company to resign from the Company. The Member shall not cease to be a member of the Company upon the happening of any of the events specified in Section 18-304 of the Delaware Act.

12. **Dissolution and Term of the Company**. The Company shall dissolve upon any act or event causing the dissolution of the Company under the Delaware Act, unless, if permitted by the Delaware Act, the Company is continued in accordance with the Delaware Act. Subject to an earlier dissolution as described in the preceding sentence, the Company shall have a perpetual existence.

13. **Limitation of Liability and Indemnification of Member**.

13.1. Except as otherwise required by the Delaware Act, the Member shall not be liable for the debts, obligations or liabilities of the Company, whether arising in contract, tort, or otherwise, solely by reason of being a member of the Company.

13.2. The Member shall not be liable to the Company or to any other member of the Company or other person or entity who may become a party to or bound by this Agreement for any breach of this Agreement or of any duties (including fiduciary duties) arising under or in connection with this Agreement or the Company other than for any act or omission that constitutes a bad faith violation of the implied contractual covenant of good faith and fair dealing.

13.3. To the fullest extent permitted by applicable law, the Company shall (i) indemnify and hold harmless any person or entity and such person's or entity's executors, administrators, heirs, legal representatives, successors and assigns (each, a "***Covered Person***") who was or is a party or was or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that such person or entity is or was a member or officer of the Company or is or was serving at the request of the Company as a member, manager or director of another corporation, limited liability company, partnership, joint venture, trust or other enterprise, domestic or foreign, against all expenses, attorneys' fees, court costs, judgments, fines, amounts paid in settlement and other losses incurred or suffered by such Covered Person in connection with

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such action, suit or proceeding and (ii) advance expenses incurred by such Covered Person in defending or otherwise participating in such action, suit or proceeding in advance of its final disposition to the fullest extent permitted by applicable law upon receipt of an undertaking by the Covered Person to repay such amounts so advanced if it shall ultimately be determined by final judicial decision from which there is no further right to appeal that such Covered Person is not entitled to be indemnified by the Company for such expenses under this Section 13 or otherwise.

14. **Amendment**. This Agreement may be amended by the Member; provided, however, that any amendment to this Agreement must be in writing and signed by the Member.

15. **Governing Law**. This Agreement shall be governed by and construed in accordance with the laws of the State of Delaware, without giving effect to any choice of law principles.

16. **Severability**. The provisions of this Agreement will be deemed severable and the invalidity or unenforceability of any provision will not affect the validity or enforceability of the other provisions hereof; provided that if any provision of this Agreement, as applied to any party or to any circumstance, is judicially determined not to be enforceable in accordance with its terms, the court judicially making such determination may modify the provision in a manner consistent with its objectives such that it is enforceable, and/or to delete specific words or phrases, and in its modified form, such provision will then be enforceable and will be enforced.

17. **Counterparts**. This Agreement may be executed and delivered by PDF, facsimile, DocuSign or other electronic transmission or electronic signature process, and upon such delivery, the same shall be deemed to be effective for all purposes as an original executed counterpart hereof.

[Remainder of Page Intentionally Left Blank]

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IN WITNESS WHEREOF, the undersigned has executed this Limited Liability Company Agreement as of the date first written above.

MEMBER:

SDH II EQUITIES, LLC,
a Delaware limited liability company

Signed by:
By: Christopher Minnetian
DF4F943C8AD349E...
Name: Chairman
Title: President

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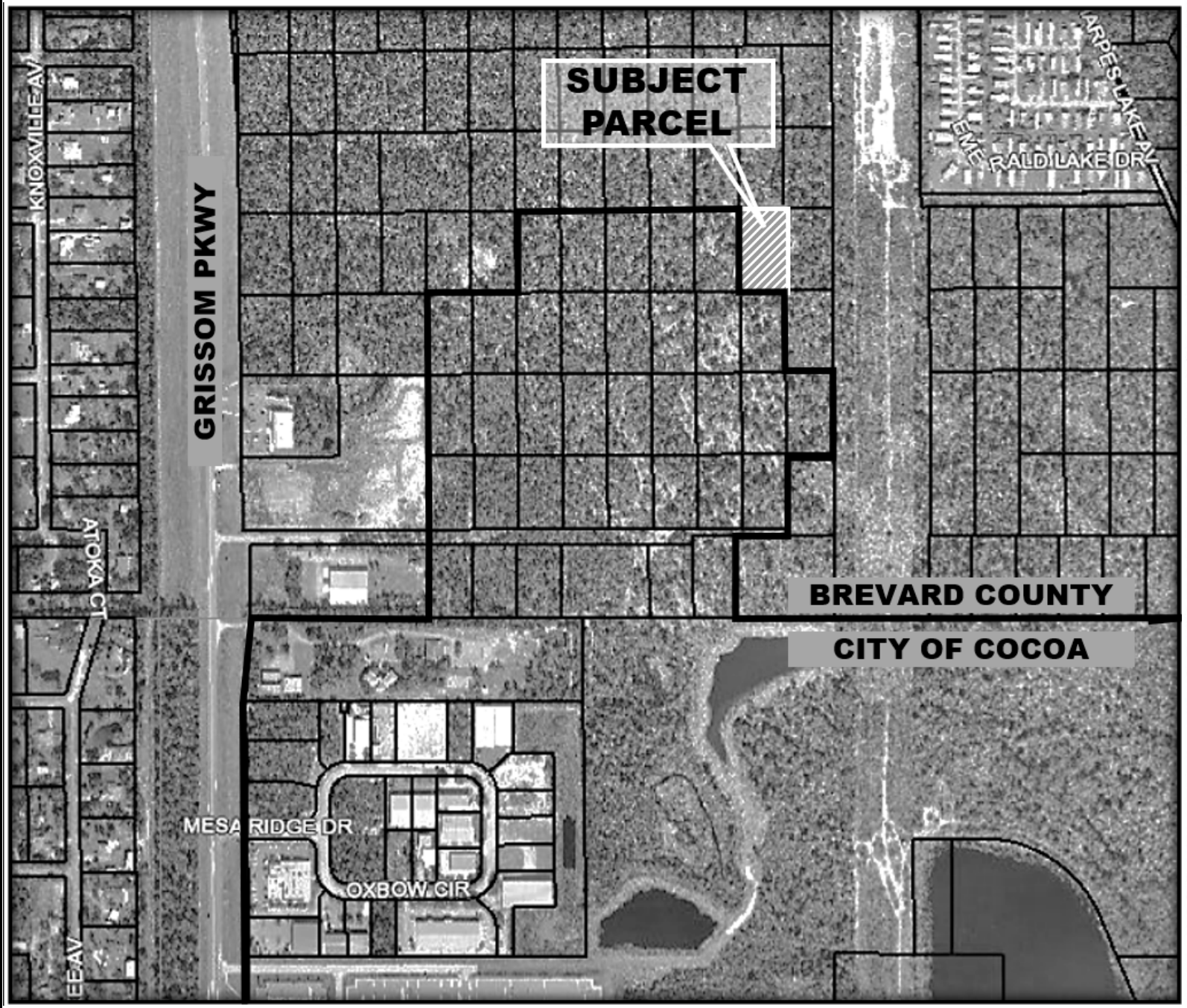
EXHIBIT A

Member	Capital Contribution
SDH II EQUITIES, LLC	$100



COCOA
FLORIDA

N

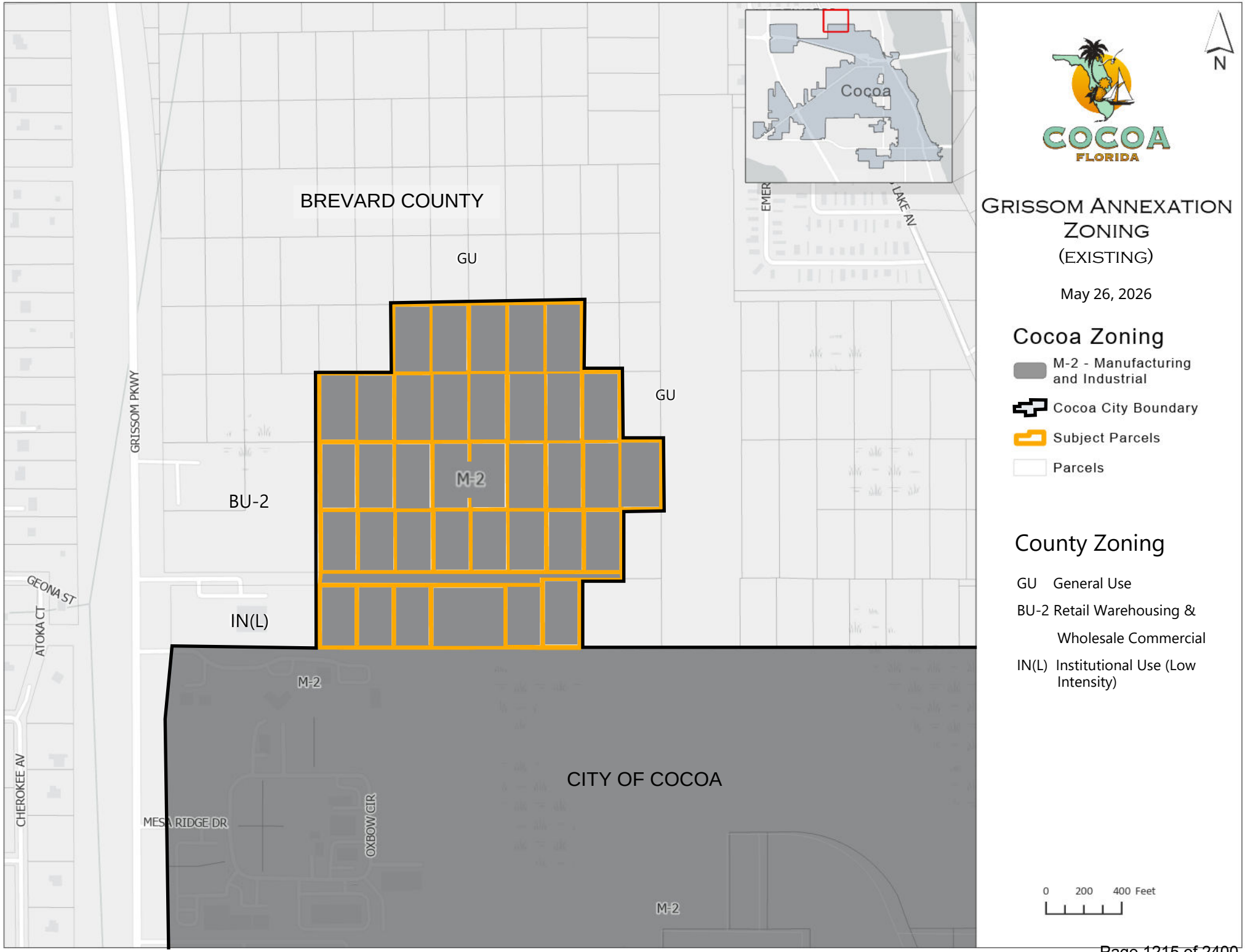
GRISSOM ANNEXATION LOCATION

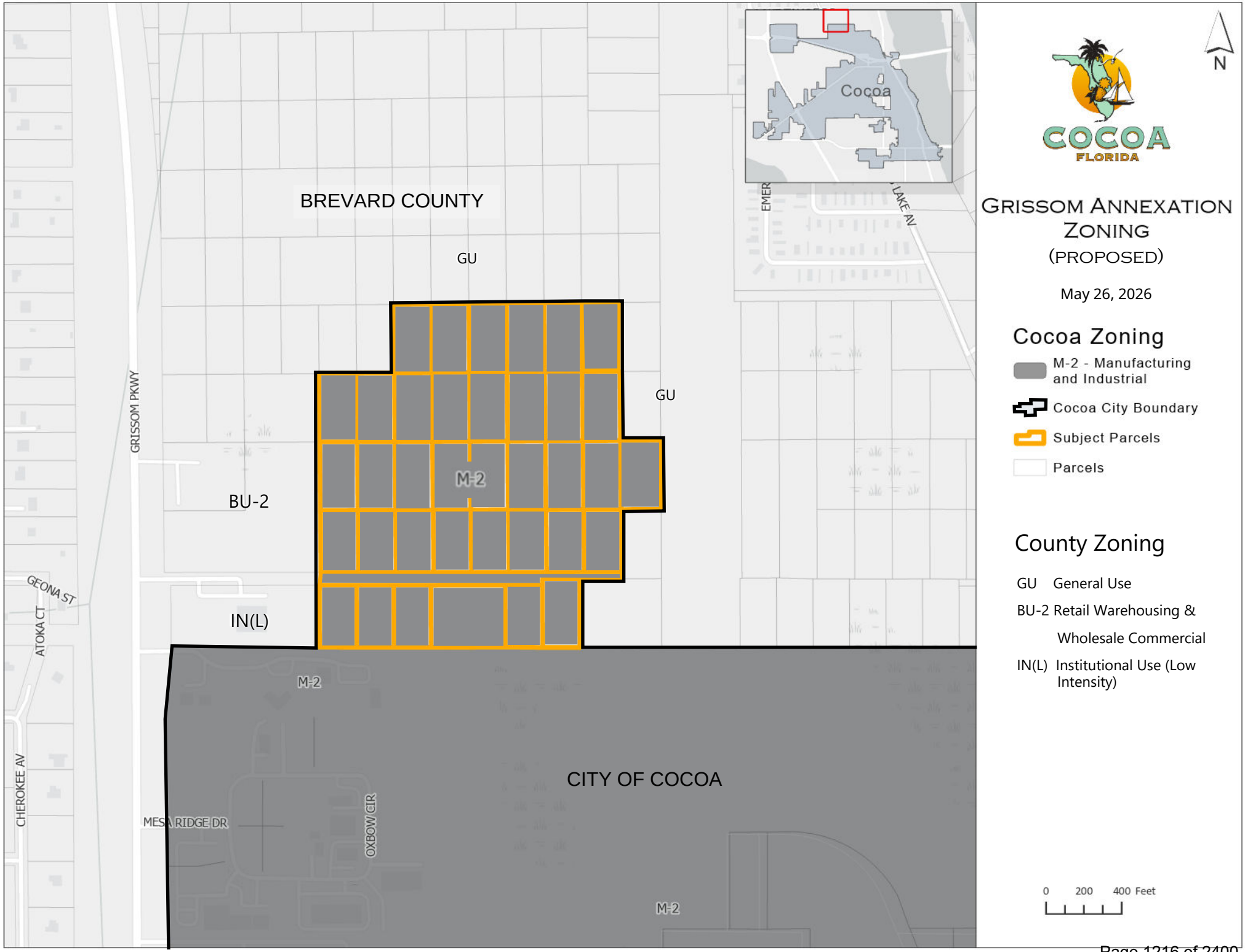
May 26, 2026

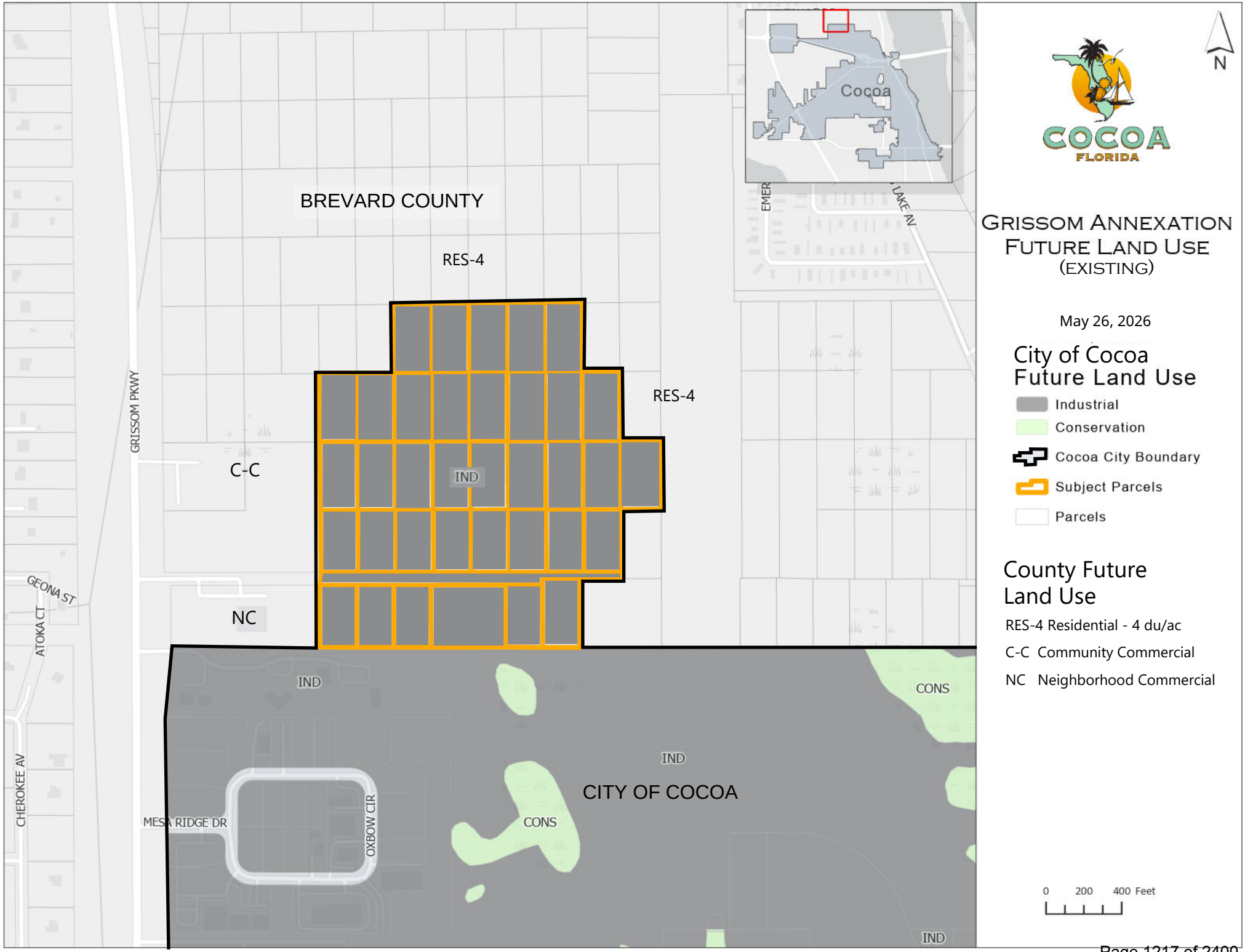
Cocoa City Boundary

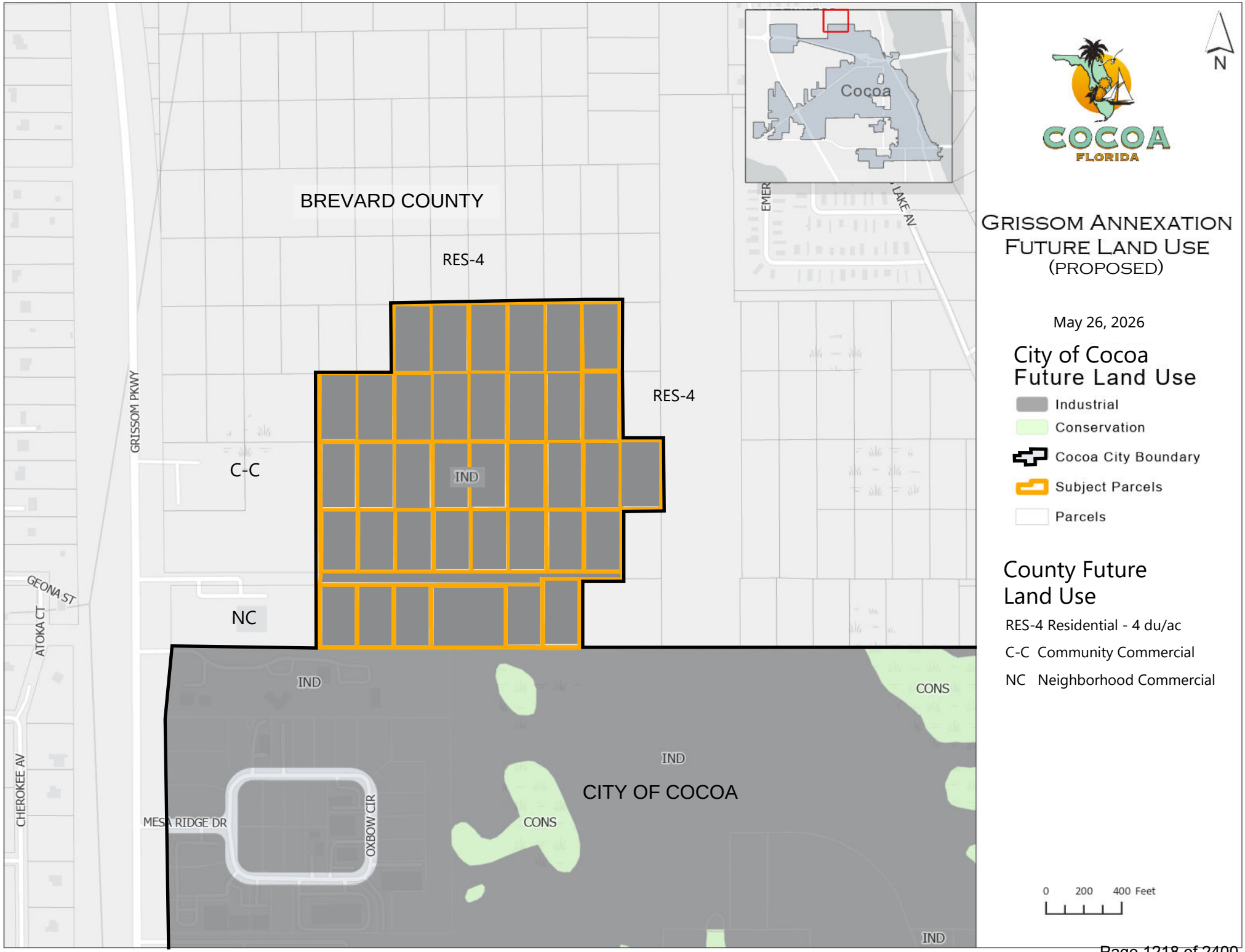
Parcels

0 250 500 Feet


BREVARD COUNTY
GU
GU
M-2
BU-2
IN(L)
M-2
M-2
M-2
CITY OF COCOA
GRISSOM PKWY
GEONA ST
ATOKA CT
CHEROKEE AV
MESA RIDGE DR
OXBOW CIR
EMER
LAKE AV
Cocoa
N
COCOA
FLORIDA
GRISSOM ANNEXATION ZONING
(EXISTING)
May 26, 2026
Cocoa Zoning
M-2 - Manufacturing and Industrial
Cocoa City Boundary
Subject Parcels
Parcels
County Zoning
GU General Use
BU-2 Retail Warehousing & Wholesale Commercial
IN(L) Institutional Use (Low Intensity)
0 200 400 Feet


BREVARD COUNTY
GU
GU
M-2
BU-2
IN(L)
M-2
M-2
M-2
CITY OF COCOA
GRISSOM PKWY
GEONA ST
ATOKA CT
CHEROKEE AV
MESA RIDGE DR
OXBOW CIR
EMER
LAKE AV
Cocoa
N
COCOA
FLORIDA
GRISSOM ANNEXATION ZONING
(PROPOSED)
May 26, 2026
Cocoa Zoning
M-2 - Manufacturing and Industrial
Cocoa City Boundary
Subject Parcels
Parcels
County Zoning
GU General Use
BU-2 Retail Warehousing & Wholesale Commercial
IN(L) Institutional Use (Low Intensity)
0 200 400 Feet


BREVARD COUNTY
RES-4
RES-4
C-C
IND
NC
IND
IND
CONS
CITY OF COCOA
CONS
IND
GRISSOM PKWY
GEONA ST
ATOKA CT
CHEROKEE AV
MESA RIDGE DR
OXBOW CIR
EMER
LAKE AV
Cocoa
N
COCOA
FLORIDA
GRISSOM ANNEXATION
FUTURE LAND USE
(EXISTING)
May 26, 2026
City of Cocoa
Future Land Use
Industrial
Conservation
Cocoa City Boundary
Subject Parcels
Parcels
County Future
Land Use
RES-4 Residential - 4 du/ac
C-C Community Commercial
NC Neighborhood Commercial
0 200 400 Feet


BREVARD COUNTY
RES-4
RES-4
C-C
IND
NC
IND
IND
CONS
IND
CITY OF COCOA
CONS
IND
GRISSOM PKWY
GEONA ST
ATOKA CT
CHEROKEE AV
MESA RIDGE DR
OXBOW CIR
EMER
LAKE AV
Cocoa
N
COCOA
FLORIDA
GRISSOM ANNEXATION
FUTURE LAND USE
(PROPOSED)
May 26, 2026
City of Cocoa
Future Land Use
Industrial
Conservation
Cocoa City Boundary
Subject Parcels
Parcels
County Future
Land Use
RES-4 Residential - 4 du/ac
C-C Community Commercial
NC Neighborhood Commercial
0 200 400 Feet

ORDINANCE NO. 08-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, RELATING TO COMPREHENSIVE PLANNING; AMENDING THE FUTURE LAND USE MAP FOR ONE (1) PARCEL OF REAL PROPERTY WITHIN THE CITY OF COCOA, CONSISTING OF APPROXIMATELY 1.29 ACRES, GENERALLY LOCATED EAST OF GRISSOM PARKWAY NORTH OF OXBOW CIRCLE, AND SOUTH OF CANAVERAL GROVES BOULEVARD, BEING LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; CHANGING THE FUTURE LAND USE MAP DESIGNATION OF THE REAL PROPERTY FROM BREVARD COUNTY "RESIDENTIAL 4" TO CITY OF COCOA "INDUSTRIAL"; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION IN THE COMPREHENSIVE PLAN, SEVERABILITY, AND AN EFFECTIVE DATE AND LEGAL STATUS OF THE PLAN AMENDMENT.

WHEREAS, on _____, 2026, the City Council adopted Ordinance Number 07-2026, which annexed the subject property into the City of Cocoa; and

WHEREAS, the City is granted the authority, under § 2(b), Art. VIII of the State Constitution, to exercise any power for municipal purposes except when expressly prohibited by law; and

WHEREAS, the future land use map amendment embodied in this Ordinance is a small-scale amendment to the City of Cocoa Comprehensive Plan in accordance with Section 163.3187(1), Florida Statutes; and

WHEREAS, the Local Planning Agency of the City of Cocoa held a duly noticed public hearing on June 03, 2026, in accordance with the procedures established in Chapter 163, Part II, Florida Statutes, on the proposed comprehensive plan amendment; and

WHEREAS, the City Council of the City of Cocoa held two duly noticed public hearings on the proposed amendment set forth hereunder and considered findings and advice of staff, citizens, and all interested parties submitting written and oral comments and supporting data and analysis, and after complete deliberation, hereby approves and adopts the Comprehensive Plan Amendment set forth hereunder; and

WHEREAS, the City Council hereby finds that this Ordinance serves a legitimate government purpose and is in the best interests of the public health, safety, and welfare of the citizens of the City of Cocoa, Florida.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COCOA HEREBY ORDAINS, AS FOLLOWS:

Section 1. **Recitals.** The foregoing recitals are true and correct and are fully incorporated herein by this reference.

Section 2. **Authority.** This Ordinance is adopted in compliance with, and pursuant to, the Community Planning Act, Sections 163.3161, et. seq., Florida Statutes.

Section 3. **Purpose and Intent.** It is hereby declared to be the purpose and intent of this Ordinance to adopt a Comprehensive Plan amendment incorporating the revisions stated herein as part of the City of Cocoa Comprehensive Plan.

Section 4. **Adoption of Amendment to the Future Land Use Map.** The City of Cocoa Comprehensive Plan, Future Land Use Map, is hereby amended by changing the designation of the real property legally described and depicted on **Exhibit "A"** from Brevard County "Residential 4" future land use to City of Cocoa "Industrial" future land use. **Exhibit "A"** is attached hereto and fully incorporated herein by this reference.

Section 5. **Repeal of Prior Inconsistent Ordinances and Resolutions.** All prior inconsistent ordinances and resolutions adopted by the City Council, or parts of prior ordinances and resolutions in conflict herewith, are hereby repealed to the extent of the conflict.

Section 6. **Severability.** If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 7. **Incorporation into Comprehensive Plan.** Upon the effective date of the Comprehensive Plan Amendment adopted by this Ordinance, said Amendment shall be incorporated into the City of Cocoa Comprehensive Plan and any section or paragraph number or letter and any heading may be changed or modified as necessary to effectuate the foregoing.

Section 8. **Effective Date and Legal Status of the Plan Amendment.** The effective date of this Ordinance shall be conditioned upon the adoption of Ordinance No. 07-2026, and this Ordinance shall not become effective unless and until Ordinance No. 07-2026 is adopted by the City Council. Should Ordinance No. 07-2026 not become effective, then this Ordinance shall become null and void. Should Ordinance No. 07-2026 be adopted, the effective date of this Ordinance shall take effect thirty-one (31) days after the date of this Ordinance's adoption, as written below, in accordance with Section 163.3187(5)(c), Florida Statutes, unless challenged within thirty (30) days after adoption of this Ordinance, in which case this Ordinance shall become effective at such time as the state land planning agency or the Administrative Commission issues a final order determining that the adopted small scale development amendment is in compliance. No development orders, development permits, or land use dependent on this Amendment may be issued or commenced before the Amendment

has become effective. After and from the effective date of this Amendment, the Comprehensive Plan Amendment set forth herein shall amend the City of Cocoa Comprehensive Plan and become a part of that plan and the Amendments shall have the legal status of the City of Cocoa Comprehensive Plan, as amended.

ADOPTED by the City Council of the City of Cocoa, Florida, in a regular meeting assembled on the _____ day of _____, 2026.

_____
MICHAEL C. BLAKE
Mayor

ATTEST:

_____
MONICA ARSENAULT
City Clerk

Legal Ad: _____
First Reading:_____
Legal Ad:_____
Second Reading:_____
Effective Date:_____

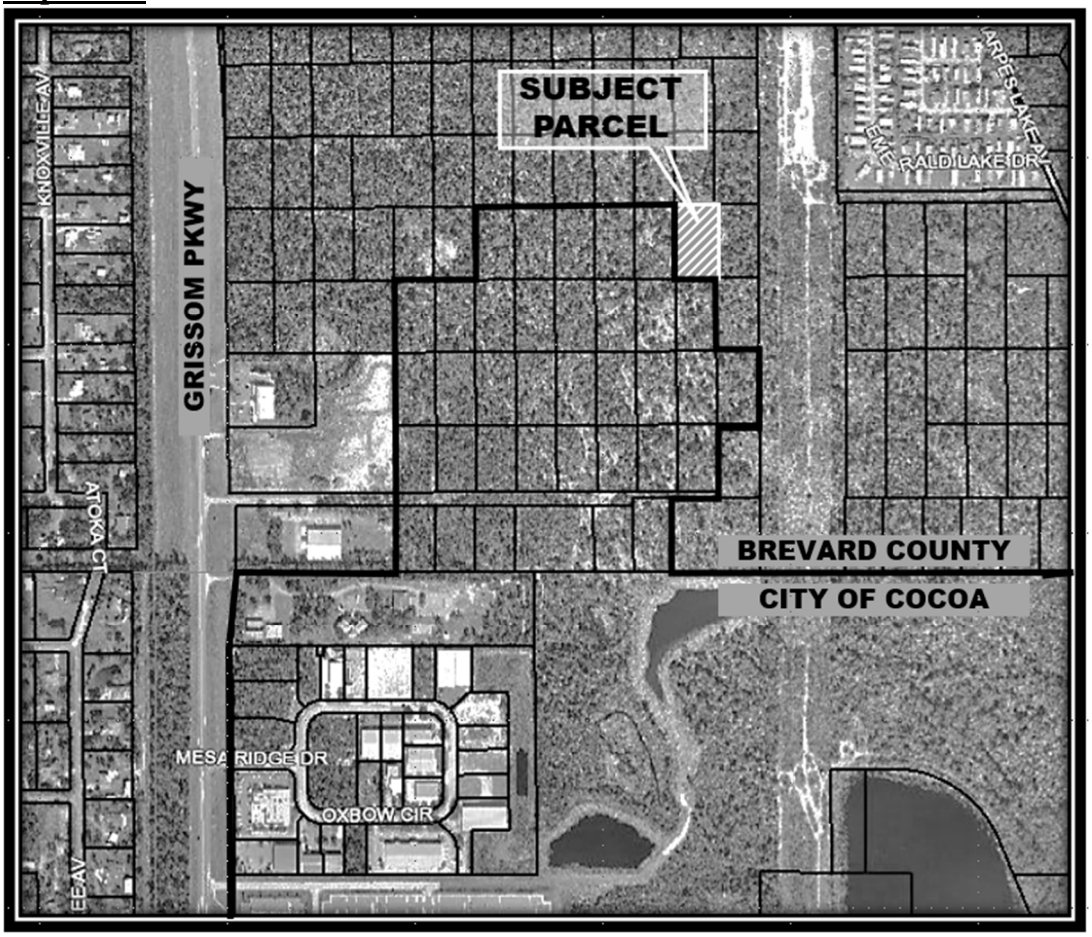
EXHIBIT A

Legal Description:

CANAVERAL GROVES S/D PER SB 2 PG 58, LOT 2 BLOCK 12 & 1/2 OF ADJ. ROAD PER ORB 1646 PG 130, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

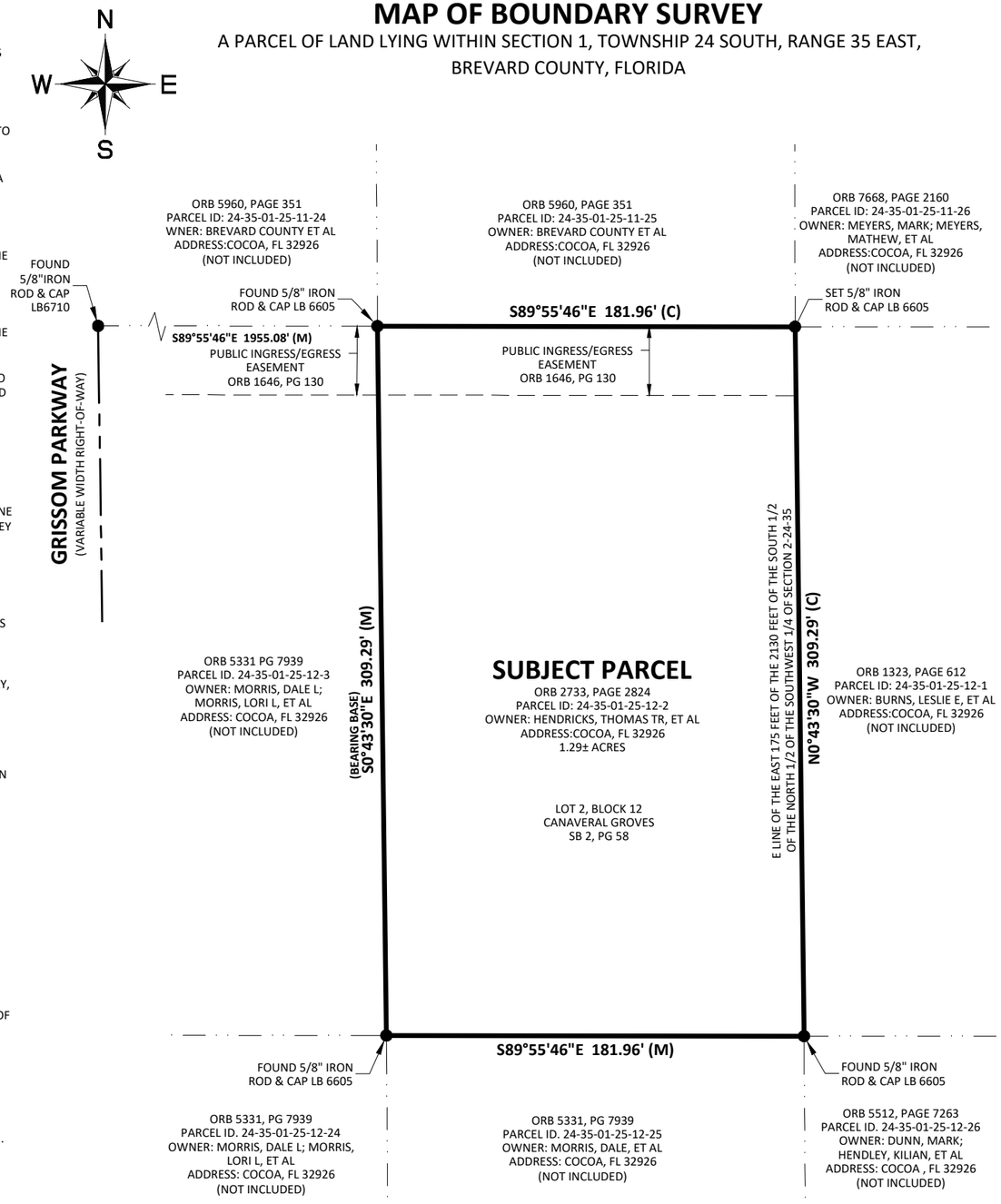
COMMENCE AT A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SOUTHWEST 1/4 OF SAID SECTION 1; THENCE, ALONG THE EAST LINE OF SAID SECTION 1, NORTH 0°22'47" WEST, 1266.07 FEET; THENCE, DEPARTING SAID EAST LINE OF SECTION 1, NORTH 89°55'46" WEST, 181.96 FEET, TO THE POINT OF BEGINNING; THENCE, SOUTH 00°43'30" EAST, 309.29 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 89°55'46" WEST, 181.96 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 00°43'30"WEST, 309.29 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE SOUTH 89°55'46" EAST, 181.96 FEET TO THE POINT OF BEGINNING.

Depiction:



MAP OF BOUNDARY SURVEY

A PARCEL OF LAND LYING WITHIN SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST,
BREVARD COUNTY, FLORIDA



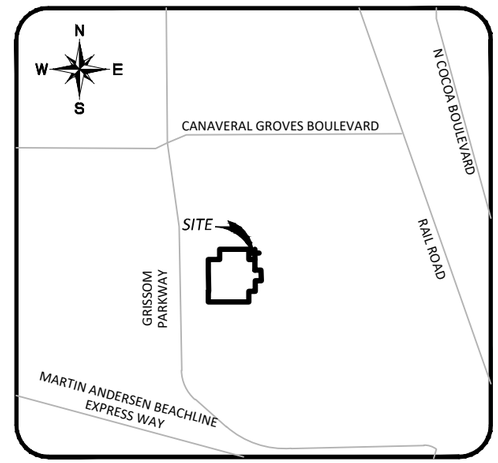
0 60' 120'

GRAPHIC SCALE
IN FEET
1 INCH = 60 FEET

LEGAL DESCRIPTION:

PER OFFICIAL RECORDS BOOK 2733, PAGE 2824, PUBLIC RECORDS OF BREVARD COUNTY, FL

CANAVERAL GROVES S/D PER SB 2 PG 58, LOT 2 BLOCK 12 & 1/2 OF ADJ. ROAD PER ORB 1646 PG 130.



VICINITY MAP

SURVEYOR'S REPORT:

1. FIELD BEARINGS AND DISTANCES ARE BASED ON STATE PLANE GRID. THE BEARING BASE IS ALONG THE MONUMENTED WEST LINE OF SUBJECT PROPERTY. (BEARING BASE: S04°43'30"E)
3. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(11) OF THE FLORIDA ADMINISTRATIVE CODE (FAC). MORE SPECIFICALLY, THE PURPOSE OF THIS SURVEY, WAS TO CONVEY THE LIMITS OF A BOUNDARY SURVEY.
4. THE ACCURACY STANDARD USED FOR HORIZONTAL CONTROL FOR THIS SURVEY EXCEEDS A MINIMUM RELATIVE DISTANCE OF 1 FOOT IN 10,000 FEET. ("STANDARDS OF PRACTICE (5J-17.051 FAC)" PURSUANT TO SECTION 472.027, FLORIDA STATUTES).
5. THE HORIZONTAL CONTROL NETWORK WAS COMPLETED UTILIZING A TOPCON HIPER VR GNSS RECEIVER. THE CONTROL FOR THIS SURVEY IS BASED ON REDUNDANT RTK (REAL TIME KINEMATICS) OBSERVATIONS BASED ON FPRN (FLORIDA PERMANENT REFERENCE NETWORK).
6. THE HORIZONTAL CONTROL NETWORK WAS COMPLETED UTILIZING A TOPCON HIPER VR GNSS RECEIVER. THE CONTROL FOR THIS SURVEY IS BASED ON REDUNDANT RTK (REAL TIME KINEMATICS) OBSERVATIONS BASED ON FPRN (FLORIDA PERMANENT REFERENCE NETWORK).
   - 6.1. THE REDUNDANT RTK (REAL TIME KINEMATICS) OBSERVATIONS WERE PERFORMED TO ESTABLISH THE PRIMARY NETWORK CONTROL. THE OBSERVATIONS WERE PERFORMED ON NOVEMBER , 2025.
   - 6.2. A FIELD TRAVERSE WAS USED TO ESTABLISH INTERMITTENT CONTROL BETWEEN THE GPS POINTS.
   - 6.3. HORIZONTAL DATA IS BASED ON FLORIDA STATE PLANE COORDINATE EAST (901) NAD (NORTH AMERICAN DATUM) 1983/2011ADJ.
   - 6.4. HORIZONTAL CONTROL IS BASED ON FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CERTIFIED CORNER RECORD POINT , PID=69522, (PUBLISHED COORDINATES: NORTHING=1,489585.03', EASTING=724,327.49'), FLORIDA STATE PLANE COORDINATE EAST (901) NAD (NORTH AMERICAN DATUM) 1983/2011ADJ (U.S. SURVEY FOOT).
7. DISTANCES THAT WERE MEASURED WITH E.D.M. EQUIPMENT HAVE BEEN ADJUSTED FOR TEMPERATURE.
8. PROPERTY LINES SHOWN HEREON WERE COMPUTED FROM THE EXISTING PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND ARE BASED ON FOUND MONUMENTATION. MONUMENT SYMBOLS ARE NOT TO SCALE.
9. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, ENCUMBRANCES, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR, EXCEPT AS NOTED. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS SURVEYOR FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ENCUMBRANCES OR OTHER DEEDS OF RECORD.
10. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.
11. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN. NO S.U.E. (SUBSURFACE UTILITY EXPLORATION) OR G.P.R. (GROUND PENETRATING RADAR) WERE UTILIZED DURING THIS SURVEY.
13. THIS PROPERTY LIES WITHIN ZONES X AND A OF THE CURRENT FEMA FLOOD RATE MAPS AND IS REFLECTED ON THE SURVEY. THE MAP IDENTIFICATION IS MAP NUMBER 12009C320H WITH AN EFFECTIVE DATE OF JANUARY 29, 2021. IT REMAINS THE CLIENT'S RESPONSIBILITY TO CONFIRM FLOOD INSURANCE DATA FOR THE LANDS SHOWN HEREON WITH THEIR RESPECTIVE FEDERAL, STATE, AND/OR LOCAL EMERGENCY MANAGEMENT OFFICIALS.
14. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT.
15. ALL TYPES, SIZES, LOCATIONS, GRADES, ETC., OF ALL FEATURES, SHOULD BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
16. THIS SURVEY DOES NOT INCLUDE THE LOCATION OF ANY POSSIBLE WETLAND, JURISDICTIONAL BOUNDARIES, OR HABITATS FOR PROTECTED SPECIES, EXCEPT AS SHOWN.
17. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

PROJECT INFORMATION:

FIELD DATE: 04/06/26
PARTY CHIEF: NH
DRAWN BY: AR
CHECKED BY: MWH
APPROVED BY: MWH
JOB NUMBER: 21-0290.001
DRAWING: 25-0290.001 Grissom Parkway_Hendricks Parcel Boundary.dwg
DRAWING DATE: 04/06/26
FIELD BOOK: 611/63

ABBREVIATIONS LEGEND:

ADJ	ADJUSTED	LS	LICENSED SURVEYOR
(C)	CALCULATED INFORMATION	(M)	MEASURED INFORMATION
COA	CERTIFICATE OF AUTHORIZATION	NGS	NATIONAL GEODETIC SURVEY
CONC	CONCRETE	NO.	NUMBER
EL/ELEV	ELEVATION	ORB	OFFICIAL RECORDS BOOK
FAC	FLORIDA ADMINISTRATIVE CODE	PVC	POLYVINYL CHLORIDE
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	U.S.	UNITED STATES
GPS	GLOBAL POSITIONING SYSTEM		
ID	IDENTIFICATION		
LB	LICENSED BUSINESS		

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN HEREON IS IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" AS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

MITCHEL W. HILL
License Number 7374
STATE OF FLORIDA
Professional Surveyor and Mapper

Digitally signed by Mitchel W Hill
DN: CN=Mitchel W Hill, dnQualifier=A01410C0000018C6A1F8FF7001029AD, O=Florida, C=US
Date: 2026.04.07 11:20:13-04'00'

MITCHEL W. HILL
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER: LS7374

NOT VALID WITHOUT THE ORIGINAL SIGNATURE & RAISED SEAL OF A LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER. PDF FORMAT COPIES DIGITALLY SIGNED BY THE LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER USING A THIRD PARTY DIGITAL SIGNATURE SERVICE ARE ACCEPTABLE. PAPER COPIES WITHOUT ORIGINAL SIGNATURE AND SEAL ARE NOT VALID.

KPMFranklin
ENGINEERS • PLANNERS • SURVEYORS
222 CHURCH STREET
KISSIMMEE, FL 34741
PHONE (407) 846-1216
COA 32059 LB 6605

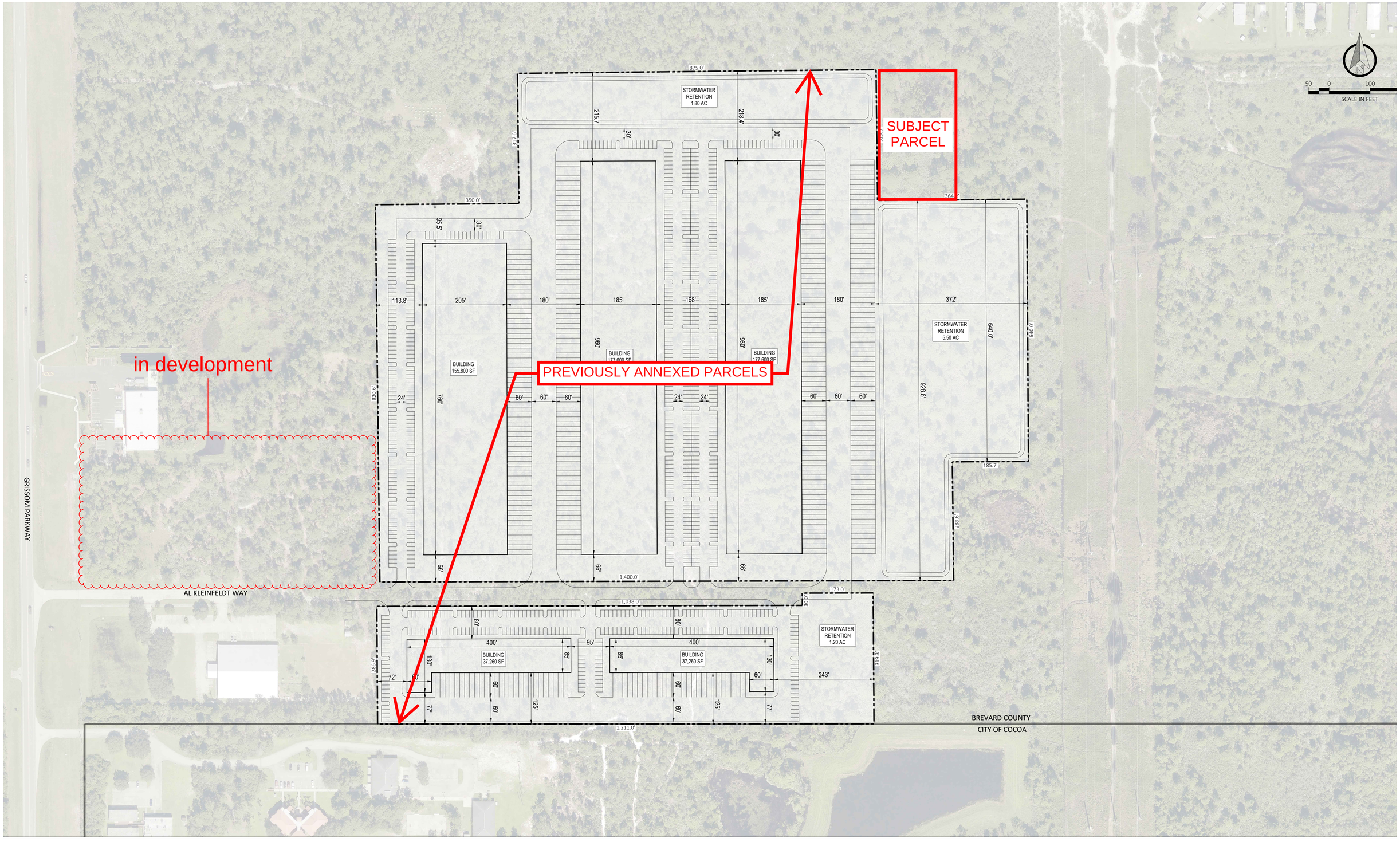
REV NO.	DATE:
5	
4	
3	
2	
1	

MAP OF BOUNDARY SURVEY

GRISSOM PARKWAY,
COCOA, FL

JOB NO:	25-0290.001
DATE:	04-06-2026
DRAWN:	AR
APPROVED:	MWH
SHEET NO:	1 OF 1
REV:	

S:\GEOSPATIAL & LAND SURVEYING\25-0290.001 GRISSOM PARKWAY, COCOA, FL\DWG (SURVEY)\25-0290.001 GRISSOM PARKWAY_HENDRICKS PARCEL BOUNDARY.DWG 4/7/2026



CONCEPTUAL SITE PLAN
CITY OF COCOA I BREVARD COUNTY I FLORIDA

GRISSOM PKWY

PROJECT NO. 25-0290.MKT
PLAN SCALE: 1" = 100'
DATE: 9/15/25

DISCLAIMER: CONCEPTUAL SITE LAYOUT HAS BEEN PREPARED WITH THE BEST INFORMATION AVAILABLE AND DOES NOT REPRESENT FINAL ENGINEERING ELEMENTS. THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL ENGINEERING ANALYSIS AND SHALL ONLY BE UTILIZED AS AN ESTIMATE FOR DEVELOPMENT FEASIBILITY

KPMFrankl ENGINEERS • PLANNERS • SURVEY


NO PARKING
FIRE LANE


STOP


641






2170







USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Jennifer Webster,
Monica Arsenault
Cocoa City Hall
65 Stone Street
Cocoa FL 32922

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of , was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

BRE Brevard Florida Today 06/01/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 06/01/2026

Legal Clerk

Notary, State of WI, County of Brown

5.15.27

My commission expires

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NANCY HEYRMAN
Notary Public
State of Wisconsin

CITY OF COCOA
NOTICE OF PUBLIC HEARING
REZONING AND FLUM CHANGE
OF REAL PROPERTY

**NOTICE IS HEREBY GIVEN THAT
THE PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY
AND THE COCOA CITY COUNCIL
PROPOSE TO CONSIDER THE ADOPTION OF THE FOLLOWING ORDINANCES:**

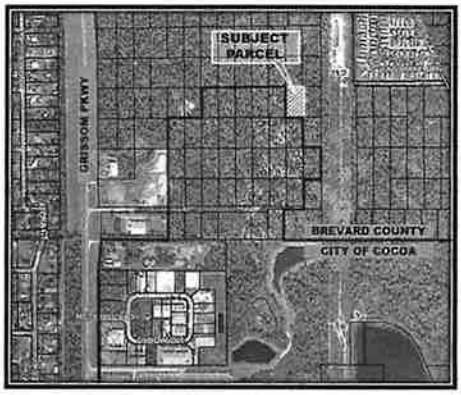
ORDINANCE NO. 08-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, RELATING TO COMPREHENSIVE PLANNING; AMENDING THE FUTURE LAND USE MAP FOR ONE (1) PARCEL OF REAL PROPERTY WITHIN THE CITY OF COCOA, CONSISTING OF APPROXIMATELY 1.29 ACRES, GENERALLY LOCATED EAST OF GRISSOM PARKWAY NORTH OF OXBOW CIRCLE, AND SOUTH OF CANAVERAL GROVES BOULEVARD, BEING LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; CHANGING THE FUTURE LAND USE MAP DESIGNATION OF THE REAL PROPERTY FROM BREVARD COUNTY "RESIDENTIAL 4" TO CITY OF COCOA "INDUSTRIAL"; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION IN THE COMPREHENSIVE PLAN, SEVERABILITY, AND AN EFFECTIVE DATE AND LEGAL STATUS OF THE PLAN AMENDMENT.

AND

ORDINANCE 09-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING THE ZONING MAP FOR ONE (1) PARCEL OF REAL PROPERTY, TOTALING 1.29 ACRES, MORE OR LESS, GENERALLY LOCATED EAST OF GRISSOM PARKWAY NORTH OF OXBOW CIRCLE, AND SOUTH OF CANAVERAL GROVES BOULEVARD, BEING LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; CHANGING THE ZONING MAP DESIGNATION OF THE REAL PROPERTY FROM BREVARD COUNTY "GENERAL USE" TO CITY OF COCOA "M-2 (MANUFACTURING AND LIGHT INDUSTRIAL)"; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.



Location Map

The complete legal description by metes and bounds and the ordinance can be obtained from the Office of the City Clerk by contacting Monica Arsenault, City Clerk, by telephone at (321) 433-8488 or via email at marsenault@cocoafl.gov.

Planning and Zoning Board
PUBLIC HEARING WILL BE HELD ON

July 1, 2026
City Council First Reading
PUBLIC HEARING WILL BE HELD ON

July 14, 2026

**ALL HEARINGS WILL TAKE PLACE AT 6:00 P.M. OR SOON THEREAFTER
IN THE COCOA CITY HALL COUNCIL CHAMBERS LOCATED AT
65 STONE STREET, COCOA, FLORIDA 32922**

General Notice Information:

This is a public meeting. Interested parties are hereby advised that they may appear at said meeting and be heard. The facility wherein this public meeting will be held is accessible to the physically handicapped.In accordance with the Americans With Disabilities Act, persons needing assistance to participate in anyof these proceedings should contact the City Clerk of the City of Cocoa, listed below, at least 48 hours prior to the meeting: Monica Arsenault, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8488 or via email at marsenault@cocoafl.gov.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public that if a person decides to appeal any decision made by the BOA, P&Z Board/LPA or City Council with respect to any matter considered at its meeting or hearing, that person will need a record of the proceedings and for such purpose, affected persons may need to assure that a verbatim record of the proceedings is made, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise not allowed by law.

The BOA or PZ Board/LPA meeting may include the attendance of one (1) or more members of the Cocoa City Council who may or may not participate in the Board discussions held at this public hearing. The BOA, PZ Board/LPA and City Council reserve the right to continue or postpone hearings to a date certain without re-advertising.

Public Participation Information:

Members of the public may view the meeting agenda, ordinances, project applications, supporting documents, and staff reports on the City's website at the following link prior to attending or commenting:

- City of Cocoa meeting calendar at https://www.cocoafl.gov/291/20338/City-Meetings

Documents pertaining to the above may also be inspected at the Community Services Department between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8400.

Interested persons may submit their written comments or questions prior to the meeting through Email at cityclerk@cocoafl.gov or via E-comments through the online agenda at the link above. Any electronic comments submitted will be made part of the meeting record.

Viewing In Real Time. Interested persons are encouraged to view and listen to the hearings live by accessing the meetings at the following internet address:

- City of Cocoa meeting calendar at https://www.cocoafl.gov/291/20338/City-Meetings

However, the City is not responsible for technical difficulties that may occur while attempting to view or listen to the meeting on the internet.

6144288311

PLANNING & ZONING AGENDA ITEM

Memo Date:	07/02/2026
Agenda Date:	7/14/2026
Prepared By:	Jennifer Webster, Senior Planner
Through:	Stockton Whitten, City Manager
Requested Action:	Consideration on First Reading of an ordinance of the City Council of the City of Cocoa, Brevard County, Florida; amending the zoning map for one (1) parcel of real property, totaling 1.29 acres, more or less, generally located east of Grissom Parkway north of Oxbow Circle, and south of Canaveral Groves Boulevard; changing the zoning map designation of the real property from Brevard County “General Use” to City of Cocoa “M-2 (Manufacturing and Industrial)”.

BACKGROUND:

Introduction

This is an applicant-initiated request for a Zoning Map Amendment for one (1) parcel containing 1.29 acres of unplatted, vacant, real property located in unincorporated Brevard County from Brevard County zoning “GU (General Use)” to City of Cocoa “M-2 (Manufacturing and Industrial)“. This Zoning Map Amendment request (Rezone) is being made concurrently with Ordinance 08-2026, a Future Land Use Map/Comprehensive Plan Amendment (CPA) request to change the future land use category of the parcel from Brevard County “Residential 4” to City of Cocoa “Industrial”, AND in consideration of Ordinance 07-2026, a request to annex this property into the City of Cocoa. (Note: The Rezone will only be valid if City Council also approves the request to annex the subject parcel into the City of Cocoa and only if City Council approves the Future Land Use Map Amendment. Staff will request that these be conditions of approval).

The subject parcel to be Rezoned (Parcel) is located generally east of Grissom Parkway, north of Oxbow Circle, and south of Canaveral Groves Boulevard, west of a Florida Power and Light (FP&L) right-of-way, and more specifically northeast of the intersection of Grissom Parkway and Kleinfeldt Way, as depicted in the Location Map in Attachment 3 - Map Package. The western and southern borders of the Parcel are adjacent to the recently annexed group of associated 36 parcels that were also Rezoned to M-2 in April 2026, and which also received a CPA for Industrial future land use.

This Parcel is in Brevard County Commission District #1. If annexed into the City of Cocoa, the Parcel would be in City Council District #3, which is represented by City

Councilmember Patricia Weeks.

The impetus of the annexation, Rezone, and CPA requests is that the Parcel is within the City of Cocoa wastewater utility service area, connection to which any new development will require. Pursuant to the City of Cocoa Code, **Chapter 22**, **Sec. 22-5.1. - Additional connections for non-city customers,** any non-city property that requires City of Cocoa wastewater service and is contiguous to the City Boundary, must be annexed into the City. The western and southern borders of the Parcel are contiguous to the recently revised northwestern City of Cocoa boundary. The City boundary was revised as part of the annexation of thirty-six (36) parcels in April 2026, per Ord. 01-2026 (Prior Annexation).

The current property owner is SDH Cocoa BP LLC of Delaware. The owner originally applied for the amendment as Park Industrial LLC, but has since created the company SDH Cocoa BP LLC to purchase the subject Parcel. The applicant is Alex Goetz, with KPM Franklin, representing SDH Cocoa BP LLC, who is seeking to combine the subject Parcel with the Prior Annexation parcels and develop the aggregated property as an industrial complex with warehouse and distribution operations and contractor offices, light and heavy manufacturing, outdoor storage, and heavy equipment rental, repair, service, and sales (see Attachments 6 and 7 for Example Photos). Subsequent to the P&Z hearing, the applicant provided a copy of a Special Warranty Deed, which conveyed the subject property from Dale and Lori Morris to SDH Cocoa BP, LLC, with the closing occurring on June 25, 2026 and the Deed recorded on June 29, 2026. The City has received all updated application forms with the signature of an SDH Cocoa BP, LLC officer, providing relevant owner authorization for the current application (see Attachment 2 for Title Opinion and Warranty Deed).

Annexation Compliance with Florida Statutes and Process

The Annexation report was prepared pursuant to Section 171.044 of the Florida Statutes regarding Voluntary Annexation, which sets forth the plans to annex the Parcel.

As with the Prior Annexation, there are no registered electors for the subject Parcel, and therefore no referendum on annexation is required by Section 171.0413(6), Florida Statutes. Instead, consent of property owners representing at least 50% of the land area and at least 50% of the parcels to be annexed is required prior to final adoption of the annexation ordinance. The subject Parcel is under the single ownership of SDH Cocoa BP LLC, therefore representing 100% of the proposed Annexation. The applicant provided the required “Petition for Voluntary Annexation” and “Designation of Agent Affidavit Authorization” form signed by the owner authorizing the applicant to apply on their behalf. Said Parcel is “compact” as defined by F.S., Section 171.031, is situated in a single area and does not create enclaves, pockets, or finger areas in serpentine patterns. The annexation request is scheduled to be heard before City

Council for final approval on July 28th, 2026.

Current and Proposed Zoning and Future Land Use

The current County Zoning and Future Land Use for the Parcel are General Use (GU) and Residential 4 (RES4), respectively (See Attachment 3 - Map Package). The County GU zoning designation covers rural residential, unimproved land, and areas without specific development trends; the RES4 future land use category allows for 4 dwelling units per acre. The applicant is seeking the City of Cocoa "M-2 Manufacturing and Industrial" zoning district. Per the City of Cocoa Zoning Code, Appendix A, ART XI, Sec. 19, the provisions of this district:

"…are intended to preserve the function of various industrial activities, warehousing and distribution without creating hazards or negatively influencing surrounding land uses. This district shall be located in areas accessible to collector or higher classification roadways and be served by public services and facilities. These districts shall be discouraged from locating next to areas designated for residential or low-intensity commercial uses."

Existing General Land Use Pattern

	Current Use	Zoning	Future Land Use	Density/Intensity
Subject Property	Vacant	County GU	County Residential 4	4 du/1 acre
Surrounding Uses				
North (County)	Vacant	County GU	County Residential 4	4 du/1 acre
East (County)	Vacant	County GU	County Residential 4	4 du/1 acre
South (City of Cocoa)	Industrial	City of Cocoa M-2*	City of Cocoa Industrial (IND)*	1.5 FAR
West (City of Cocoa)	Industrial	City of Cocoa M-2*	City of Cocoa Industrial (IND)*	1.5 FAR

The applicant is also seeking an Industrial (IND) Future Land Use for the purposes of developing an industrial complex and distribution center, as previously stated. Pursuant to Section 171.062 Florida Statutes, the Brevard County land use plan and zoning will remain in effect until the City of Cocoa adopts a comprehensive plan amendment for the subject Parcel. Refer to Attachment 3 - Map Package.

*(*The Comprehensive Plan Amendment was adopted by City Council for the Prior Annexation on April 28, 2026. However, it is currently under review by the Florida Department of Commerce and will not be official until 30 days following adoption of the CPA. The Zoning Map Amendment was also adopted by City Council on April 28, 2026*

but is contingent on the FDC's acknowledgement and acceptance of the Comprehensive Plan Amendment)

Advertisement and Notification

Pursuant to the City of Cocoa Zoning Code, Chapter XXI, Sec. 1(C)(6) and (D), affected property owners within 500 feet were notified of the ordinance by mail, and a legal ad was posted in the local newspaper 15 days prior to this hearing, the affidavit for which is provided as an attachment to this report. There were no responses, complaints, or inquiries to either the legal ad or the letters that were sent.

I. **Rezoning Analysis**

The Planning & Zoning staff have studied and considered the following criteria, according to Appendix A of the City of Cocoa, Article XXI, Section 1(G), to show whether or not:

a. *The proposed change is contrary to the established land use pattern.*

Staff Finding: With the Parcel being vacant, there is no established land use "pattern". The proposed Zoning Map Amendment would assign the M-2 zoning to the Parcel, thereby establishing the potential for an industrial development pattern. The County parcels to the north and east are zoned General Use (GU) and are currently vacant with an un-established pattern. The GU classification encompasses rural single-family residential development, or unimproved lands for which there is no definite current proposal for development, or land in areas lacking specific development trends. In consideration of this low-density adjacent County zoning, the City will require an opaque "compatibility" buffer around any industrial development, which will minimize visual, noise, and environmental impacts. Such buffer will be determined at the time of site development application.

b. *The proposed change would create an isolated district unrelated to adjacent and nearby districts.*

Staff Finding: The assignment of M-2 zoning to the Parcel is consistent with and would be adjacent to the (36) recently rezoned Prior Annexation parcels, which were also previously zoned M-2. Therefore, the proposed change would not create an isolated zoning district.

c. *The proposed change would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, streets, access, etc.*

Staff Finding: With an anticipated industrial development, a Rezone of this Parcel to M-2 (non-residential) is not anticipated to directly alter the population density pattern. An analysis of the utilities and infrastructure for the Annexation will be included in the Annexation report. A preliminary analysis has shown that

the City of Cocoa can provide services at the same level of service provided to other City residents and businesses with existing resources. If capacity issues relating to any public facilities or services regulated by the City of Cocoa adopted Comprehensive Plan are specifically identified, necessary and appropriate mitigation will be required to be addressed during site development review and prior to construction.

d. *Are the existing district boundaries illogically drawn in relation to existing conditions on the property proposed for change.*

Staff Finding: The western and southern borders of the Parcel are contiguous to the recently revised northwestern City of Cocoa boundary. The City Boundary was revised as part of the annexation of thirty-six (36) parcels in April 2026, per Ord. 01-2026 (Prior Annexation). The existing district boundaries are not illogically drawn.

e. *The proposed change would be contrary to the Future Land Use Map and would have an adverse effect on the Comprehensive Plan.*

Staff Finding: With the Annexation of the Parcel, and an assignment of a zoning district, a future land use map amendment is required to assign a compatible City of Cocoa future land use category. In this case, companion Ordinance 08-2026 proposes an “Industrial” FLU category, which is consistent with the requested M-2 zoning district.

f. *Changed or changing conditions make the passage of the proposed amendment necessary.*

Staff Finding: Annexation of County property into the City of Cocoa makes it necessary for a zoning category to be assigned in order to permit and guide future development.

g. *The proposed change will adversely influence living conditions in the neighborhood.*

Staff Finding: With the current surrounding land use either vacant or non-residential, it is not anticipated to adversely influence living or working conditions in the area. However, in consideration of this low-density surrounding County GU zoning, the City will require an opaque “compatibility” buffer, which will minimize visual, noise, and environmental impacts. Such buffer will be determined at the time of site development application.

h. *The proposed change will create or excessively increase traffic congestion or otherwise affect public safety.*

Staff Finding: The Prior Annexation Area, to which the applicant intends to join the subject Parcel, will be accessed from Grissom Parkway, by Kleinfeldt Way. Kleinfeldt Way is a County owned and maintained road for approximately 725

feet and the remaining approximately 1400 feet are right-of-way easements dedicated to the County. No roadway LOS deficiencies are anticipated though a complete traffic analysis will be required at the site plan stage.

i. *The proposed change will create a drainage problem.*

Staff Finding: Any future development will be required to retain and manage all stormwater run-off resulting from its development on-site. At the time of site plan submittal, the City of Cocoa will review the site development plans to ensure compliance with City of Cocoa and SJRWMD stormwater design requirements.

j. *The proposed change will seriously reduce light and air to adjacent areas.*

Staff Finding: The proposed change is unlikely to reduce light and air to adjacent areas, as the development associated with the Rezone and annexation is likely to be only 1-3 stories in height (see Attachments 6 and 7).

k. *The proposed change will adversely affect property values in the adjacent areas.*

Staff Finding: , it is not anticipated this Rezone will adversely affect property values in the adjacent areas. With an M-2 zoning designation assigned, the Parcel will have guidelines that will create an economic development opportunity which will increase property value in the overall area and the City of Cocoa.

l. *The proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.*

Staff Finding: At this time, the vacant north and east-, adjacent properties are located in Brevard County jurisdiction and would be developed in accordance with County regulations. It is unknown at this time how the County wishes to develop this property. However, it is not anticipated that the Rezone or its associated development will deter future improvement or development of the adjacent properties.

m. *The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.*

Staff Finding: The proposed change will not constitute a grant of special privilege to the owner as contrasted with the public welfare, as the proposed zoning designation of M-2 meets the requirements of the Comprehensive Plan and is consistent with the adjacent industrial zoning district.

n. *There are substantial reasons why the property cannot be used in accord with existing zoning.*

Staff Finding: With the absence of a City zoning district, development is not possible. Additionally, as stated, the annexation of County properties into the

City of Cocoa make it necessary for a zoning category to be assigned in order to permit and guide future development.

o. *Whether the change suggested is out of scale with the needs of the neighborhood of the city.*

Staff Finding: The proposed Rezone is not out of scale with the needs of the area and would be consistent with and an extension of the existing industrial character in the City industrial district to the south. Furthermore, the application of the M-2 zoning district in this location meets a growing economic development need for warehouse and distribution operations and contractor offices, and manufacturing facilities.

p. *It is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.*

Staff Finding: There are other vacant properties available in the City of Cocoa M-2 zoning district, although none are large enough for the development the applicant is proposing.

Consistency with Comprehensive Plan Policies and Objectives
The proposed M-2 ”Manufacturing and Industrial” zoning designation is consistent with the allowable uses under the proposed “Industrial” future land use category per the City of Cocoa Comprehensive Plan, per Figure FLU-1, the *Standards for Future Land Use Categories.*

Concurrency Management/Adequate Public Facilities
Section 15-22 of the City Code provides for a concurrency management system to ensure public facilities and services needed to support development are available concurrent with the impacts of such development and that development orders and development permits are not issued in a manner that will not result in a reduction in the levels of service below the adopted level of service standards adopted by the City for public facilities and services, as contained in the City’s adopted Comprehensive Plan.

As previously mentioned, an analysis of the utilities and infrastructure for the Annexation is included in the Annexation report. A preliminary analysis has shown that the City of Cocoa can provide services at the same level of service provided to other City residents and businesses with existing resources. If capacity issues relating to any public facilities or services regulated by the City of Cocoa adopted Comprehensive Plan are specifically identified, necessary and appropriate mitigation will be required to be addressed during site development review and prior to construction.

Conditions of Approval:

This Zoning Map Amendment will only be valid if City Council also approves the request to annex the subject Parcel into the City of Cocoa and only if City Council

approves companion Ordinance 08-2026, the Future Land Use Map/Comprehensive Plan Amendment. The following conditions of approval shall apply:

1. The approval of this Zoning Map Amendment shall be conditioned upon the adoption of Ordinance No. 07-2026 (Annexation), and this Ordinance shall not become effective unless and until Ordinance No. 07-2026 is adopted by the City Council. Should Ordinance No. 07-2026 *not* become effective, then this Ordinance to Rezone shall become null and void.

2. This Ordinance shall also only become effective immediately upon the effective date of Ordinance No. 08-2026 (the Future Land Use Map/Comprehensive Plan Amendment), as adopted by the City Council of the City of Cocoa, Florida, and pursuant to the City Charter. If Ordinance No. 08-2026 does *not* become effective, then this Ordinance to Rezone shall become null and void.

PRIORITY AREA CONNECTION:
Economic and Community Development

BUDGETARY IMPACT:
N/A

PREVIOUS ACTION:
July 1st 2026: Planning and Zoning Board recommended that City Council APPROVE Ordinance 09-2026 WITH CONDITIONS.

RECOMMENDED MOTION:

Staff requests that City Council **APPROVE, WITH CONDITIONS**, this First Reading of Ordinance 09-2026, changing the zoning map designation of the real property from Brevard County “General Use” to City of Cocoa “M-2 (Manufacturing and Industrial District).

ZONING MAP AMENDMENT APPLICATION (MAP ONLY)

Planning and Zoning
65 Stone Street
Cocoa, Florida 32922

Phone: (321) 433-8535
Fax: (321) 433-8543
Web: http://www.cocoafl.org

This form is divided into steps, which will help you prepare your application, provide supplemental items, and prepare for the Planning & Zoning Board and City Council hearings. A pre-application meeting with Staff is **required**.

For Office Use Only - Date Received

Stamp Only When Application is Fully Complete

Please TYPE or PRINT this application neatly.

1. **Existing Zoning Category:** General Use (Brevard County)
2. **Proposed Zoning Category:** M2 Manufacturing and Industrial District
3. **Existing Future Land Use Category:** Residential 4 (Brevard County)
4. **Proposed Future Land Use Category (*if applicable*):** Industrial
5. **Applicant Information:** ** NOTE: Applicant is the main contact, who must attend the meeting!*

   Company (if applicable): KPM Franklin

   Name: Alex Goetz

   Mailing Address: 6300 Hazeltine National Drive Suite 1800

   City: Orlando State: FL Zip Code: 32822

   Phone #: (407) 994-4453 Fax #:

   Mobile #: E-mail: agoetz@kpmfranklin.com

6. **Property Owner Information:** ** Check here if same as Applicant* → ☐

   ** If more than one owner, attach additional sheet with names and addresses.*

   Company (if applicable): SDH Cocoa BP, LLC

   Name: Jason Piel

   Mailing Address: 500 Frank W Burr Blvd STE 720

   City: Teaneck State: NJ Zip Code: 07666

   Phone #: Fax #:

   Mobile #: E-mail:

7. Property Information:

Street Address and Location: Please refer to attached map and PID information

Parcel ID: ** If more than two Parcel IDs, attach additional sheet with Parcel IDs.*

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Tax Account Numbers: ** If more than two Tax Account #s, attach additional sheet with Tax Account #s.*

2400686 □□□□ □□□□□□□

Land Area: +/-56,192.4 square feet or 1.29 acres

Existing Use(s) on Property: Vacant

Proposed Use(s) on Property: warehouse and distribution operations and contractor offices, light and heavy manufacturing, outdoor storage, and heavy equipment rental, repair, service, and sales

8. Please submit the following items in order complete the application:

a. ☑ **Notarized application.**

b. ☑ **List of owners within 500 feet.** A "radius map package" from Brevard County containing a certified mailing list with mailing labels and a map of all property owners of record who reside within a 500-foot radius of the subject property is required for public notice. It is the applicant's responsibility to request these materials with the Brevard County GIS Department that are available free of charge. Inquiries need to be emailed to **servicedesk@brevardfl.gov** and forwarded to the **City of Cocoa Planning and Zoning Department** when available.

c. ☑ **Application fee.** Please make checks payable to the 'City of Cocoa' and submit payment **ONLY** to the Community Services Department. Public mail notice and legal advertising fees must also be paid a few weeks after application submittal. See Schedule of Fees, Charges and Expenses for applicable fees.

d. ☑ **Proof of ownership.** A copy of the most recent recorded warranty deed is required.

e. ☑ **Letter of authorization.** If the applicant is not the property owner, a notarized letter of authorization or agent affidavit is required, unless the applicant is the Attorney of the owner. Each property owner must complete a separate authorization form or other suitable documentation to allow the agent to act upon his/her behalf. A sample "Letter of Authorization" form is available from the City.

f. ☐ **Corporate documents.** If the applicant/owner is representing a company, articles of incorporation which show the applicant/owner is authorized to represent the company is required. A data record printout from the Florida Department of State, Division of Corporations website may also be provided (http://www.sunbiz.org/corpweb/inquiry/search.html).

g. ☑ **Certified boundary survey.** Submit a certified survey showing all existing structures and all proposed structures.

h. ☑ **Legal description.** Submit a typed copy of the legal description. It may be submitted on a computer disk or by e-mail.

i. ☑ **Additional information (optional).** Submit any information that may be helpful in understanding the request. This may include a site plan drawing, photos, sketches, elevations, or letters from adjoining property owners.

9. Application filing deadline. The application filing deadline is on the first day of each month at 5:00 pm for public hearings that are held in the following month. For Zoning Map Amendment applications that are submitted concurrently with other applications, the earlier filing deadline shall apply.

10. **Application filing procedure.** This application, together with all required exhibits and attachments, shall be completed and filed with the Planning and Zoning Division.

Public hearings process information – please read this!

11. **Dates and locations of public hearings.** All zoning map amendments require one hearing in front of the Planning & Zoning Board and two hearings in front of the City of Cocoa Council.

12. **Board types.** The Planning & Zoning Board is an advisory board to the City Council and therefore is only authorized to make recommendations. City Council is an authoritative body and is able to make binding decisions.

13. **Presence required at the public hearings.** The applicant or his/her representative must be present to answer any questions concerning the application. If there are extenuating circumstances why the applicant or his/her representative cannot attend, he or she must notify the City in writing prior to the public hearing.

14. **Preparing for the public hearings.** It is the applicant's responsibility to research and know all laws that may be applicable and may affect the outcome of any decision on the application request. The City assumes no responsibility or liability relating to the applicant's failure to research and know all applicable laws including, but not limited to state, federal, and city laws, codes, land development regulations, and the comprehensive plan.

15. **Exhibits at public hearings.** If photographs, documents, maps or other materials are provided to the Board/Council as evidence at the public hearing, the applicant must leave those instruments with the Recording Secretary. By law those instruments automatically become part of the public records and cannot be returned to the applicant.

16. **Witnesses at public hearings.** For the purposes of making a decision on the application, the Board/Council shall only consider testimony of qualified witnesses. A witness is determined by the Board/Council and is generally based on:
    a. The witness has personal knowledge of the fact in which the witness will testify; and/or
    b. In the case of testimony consisting of opinions or inferences, the testimony is qualified as the following:
        1. *Layman witness*: Testimony of a witness other than an expert witness is qualified only if:
            - The witness can readily, and with equal accuracy and adequacy, communicate what he or she perceived to the Board without testifying in the form of opinions or inferences.
            - The opinions and inferences do not require any special knowledge, skill experience or training.
        2. *Expert witness*. Testimony of an expert witness is qualified only if:
            - The subject matter is proper for expert testimony because scientific, technical, or other specialized skill will help the Board understand the evidence being presented, or helps establish a fact in issue.
            - The witness is adequately qualified to express an opinion on the matter.

17. **Planning & Zoning Board vs. City Council actions.** If the Planning & Zoning Board finds that the facts presented in the matter justify approval, it may recommend to approve the request, or a portion thereof, and it may specify any conditions deemed necessary to preserve the intent of the City of Cocoa Code. If the Board finds that the facts presented do not justify approval, it may recommend to deny the request and will specify the reasons for denial. A decision is usually made at the same meeting that the hearing is held. Regardless of the outcome, the application will be forwarded to the City Council for consideration where a final decision can be made.

18. In order to approve a zoning map amendment, the Planning & Zoning Board and City Council must consider and study the criteria listed below (as described in Appendix A, Article XXII, Section 1 (G)(1) of the City of Cocoa Code). Please provide your consideration of the following criteria and any pertinent data and evidence that may be useful to the Planning & Zoning Board and City Council. Use extra sheets if necessary.

a. Whether or not the proposed change is contrary to the established land use pattern.

The proposed zoning change is not contrary to the established land use pattern. The subject site occupies a strategic location within an existing industrial corridor in the City of Cocoa and is positioned directly north of developed industrial uses. The surrounding industrial context makes the property well suited for the Manufacturing and Industrial (M-2) zoning district.

This designation will promote a cohesive development pattern that integrates seamlessly with surrounding properties, allowing for a continuation of warehouse and distribution operations, contractor offices, light and heavy manufacturing, outdoor storage, and heavy equipment rental, repair, service, and sales. In addition, the site will support stormwater management infrastructure for the broader Park Industrial development, further reinforcing its functional integration within the overall industrial project.

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b. Whether or not the proposed change would create an isolated district unrelated to adjacent and nearby districts.

The proposed rezoning will not result in the creation of an isolated zoning district that is unrelated to or incompatible with adjacent and nearby districts. The subject property is currently undergoing annexation into the City of Cocoa, and upon annexation, the proposed Manufacturing and Industrial (M-2) zoning will align with the existing development pattern in the area.

Properties to the south are developed with industrial and manufacturing uses, and the surrounding area is transitioning to a cohesive industrial corridor through ongoing annexation and entitlement activity. The proposed rezoning supports this logical and contiguous pattern of development. Additionally, the site will accommodate stormwater management infrastructure that supports the broader Park Industrial development, further integrating the parcel functionally with the surrounding industrial uses.

c. Whether or not the proposed change would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, streets, access, etc.

The proposed rezoning will not materially alter population density or overburden public facilities. The development is industrial in nature and will not contribute to residential growth or population increases.

Existing utility providers have adequate capacity to serve the site, and no expansions to water, wastewater, or electric systems are anticipated. In addition, stormwater will be managed through on-site systems designed in accordance with City and SJRWMD requirements, including facilities that support the overall Park Industrial development. As such, the proposed rezoning will not create additional demand on public infrastructure.

d. Whether or not existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

The existing district boundaries are not illogically drawn in relation to the current conditions of the property. The boundaries accurately reflect the established development pattern and are consistent with the surrounding land uses and infrastructure. The property has been developed in a manner that aligns with the intent and purpose of the existing zoning designation. Additionally, there are no irregularities or inconsistencies between the district boundaries and the physical or functional characteristics of the site. The current delineation provides a logical transition between adjacent land uses and maintains compatibility with the broader development context of the area. Therefore, while the proposed change is intended to support the continuation or enhancement of existing industrial activity, it does not seek to correct any irregularity or error in the original zoning boundary placement.

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e. Whether or not the proposed change would be contrary to the land use plan and would have an adverse effect on the comprehensive plan.

The proposed rezoning is consistent with the City's Comprehensive Plan and will not have any adverse effect on the Land Use Plan. The subject property is being annexed into the City, with a corresponding Future Land Use (FLU) designation of Industrial that extends the existing land use pattern in the area.

The requested zoning establishes consistency between the Future Land Use and zoning designations and implements the development pattern envisioned through the annexation. In addition, the site will support stormwater management infrastructure for the broader Park Industrial development, further aligning with the Comprehensive Plan's objectives for coordinated and efficient development.

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f. Whether or not changed or changing conditions make the passage of the proposed amendment necessary.

Changed conditions make the passage of the proposed amendment both appropriate and necessary. In addition to this rezoning, the property is in the process of being annexed into the City. As part of that process, the property will need to be assigned a Future Land Use designation and Zoning designation that is consistent with existing development patterns already established by the City. The proposed zoning amendment is therefore a logical next step to implement the terms of the proposed annexation agreement and to ensure consistency between the land use and zoning maps.

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g. Whether or not the proposed change will adversely influence living conditions in the neighborhood.

The proposed change will not adversely influence living conditions in the surrounding neighborhood. The adjacent City property is designed for industrial use under the City's adopted Future Land Use Map and is located within an area already characterized by similar nonresidential uses and supporting infrastructure. The proposed zoning is consistent with the established development pattern and will not introduce new or incompatible activities that could negatively affect nearby residential areas. Appropriate buffering, access management, and site design standards will be applied through the City's development review process to ensure compatibility and maintain the quality of life for adjacent properties. As such, the proposed change will complement the existing character of the area and is not anticipated to have any adverse effect on living conditions in the neighborhood.

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h. Whether or not the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

The proposed change will not create or excessively increase traffic congestion, nor will it adversely affect public safety. The proposed zoning is consistent with the existing and planned roadway network and aligns with the proposed Future Land Use designation for the property.

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i. Whether or not the proposed change will create a drainage problem.

The proposed change will not create a drainage problem. Any future industrial development on the site will be required to design and construct an on-site stormwater management system in accordance with the City of Cocoa's Land Development Regulations and St. Johns River Water Management District (SJRWMD) criteria, providing adequate treatment and attenuation so that post-development runoff rates do not exceed pre-development conditions. As a result, stormwater will be managed entirely on-site, and the amendment will not adversely affect off-site drainage patterns or create flooding or drainage issues for adjacent properties.

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j. Whether or not the proposed change will seriously reduce light and air to adjacent areas.

The proposed change will not reduce light or air to adjacent areas. The property's proposed zoning and intended industrial use are consistent with the existing development pattern and surrounding land uses. Future development on the site will be required to comply with all applicable setbacks, height, and landscaping standards established by the City's Land Development Regulations, which are designed to preserve adequate separation between structures and ensure continued access to light and air for neighboring properties. Additionally, the site is not directly adjacent to any high-density residential uses, further minimizing the potential for impacts. Through compliance with these design and dimensional standards, the proposed change will maintain appropriate building spacing, protect visual openness, and ensure that natural light and air circulation to adjoining areas remain unaffected.

k. Whether or not the proposed change will adversely affect property values in the adjacent areas.

The proposed change will not adversely affect property values in the adjacent area. The requested zoning is consistent with the proposed Future Land Use designation and compatible with the surrounding pattern of industrial and nonresidential development. By aligning zoning with the City's long-term land use vision, the change promotes orderly growth, enhances predictability, and supports continued investment in the area. The proposed development standards will ensure a high-quality site design, appropriate buffering, and compatibility with adjoining properties. These factors collectively help maintain and potentially enhance surrounding property values by contributing to a cohesive, well-planned development pattern. Therefore, the proposed amendment is expected to have a neutral or positive impact on nearby property values.

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l. Whether or not the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

The proposed change will not be a deterrent to the improvement or development of adjacent properties in accordance with existing regulations. On the contrary, the requested zoning will complement the established development pattern and support continued investment in the surrounding area. The proposed designation is compatible with adjacent land uses and aligns with the City's adopted Future Land Use Map, ensuring regulatory consistency across property lines. By maintaining appropriate access, buffering, and design standards, the change will facilitate cohesive development and encourage nearby property owners to continue improving their sites in compliance with existing codes and regulations.

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m. Whether or not the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

The proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the public welfare. The request will be consistent with the City's Comprehensive Plan and the Future Land Use designation to be assigned with the proposed annexation. Additionally, this request is consistent with existing surrounding development patterns. The proposed zoning ensures uniform application of the City's land development regulations and aligns with the zoning framework applied to similarly situated properties in the area. This action does not confer any unique or undue benefit to the property owner but rather brings the site into conformity with City standards and the established development pattern. The amendment serves the broader public interest by promoting orderly growth, consistency between land use and zoning, and efficient provision of public services.

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n. Whether or not there are substantial reasons why the property cannot be used in accord with existing zoning.

There are substantial reasons why a reasonable use of the property cannot be accomplished under the existing zoning. The property is under the annexation process with the City, and as a result, currently does not have an assigned City zoning designation. Without an approved zoning classification, development of any kind cannot proceed under the City's jurisdiction. The proposed amendment is therefore necessary to establish the appropriate City zoning district consistent with the surrounding development pattern, FLU designations, and zonings. This action will provide the regulatory framework required to enable development consistent with City standards, ensuring orderly growth, coordinated infrastructure planning, and alignment with the City's Comprehensive Plan.

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o. Whether or not the change suggested is out of scale with the needs of the neighborhood.

The proposed change is not out of scale with the needs of the neighborhood or the City. The requested zoning classification is compatible with surrounding land uses. The property is located within an area that already supports similar industrial uses, indicating that the proposed change is appropriate and responsive to the existing development context. Additionally, the amendment aligns with the City's long-term planning objectives by promoting orderly growth, providing neighborhood-serving commercial opportunities, and utilizing existing infrastructure efficiently. As such, the proposed change is appropriately scaled to meet both neighborhood and citywide needs without introducing excessive intensity or density.

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p. Whether or not the it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.

It is not impossible to find other adequate site in the City for the proposed use in districts already zones for such use. However, the subject property represents a logical and suitable location for the proposed development given its existing access, infrastructure, and surrounding land use context. The site is in the process of being annexed into the City and will additionally be assigned a compatible FLU designation for the exiting surrounding uses. The requested zoning simply implements a cohesive blend of the existing land use and zoning of adjacent properties within the city.

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19. Signatures and Notarization.

STATE OF Florida COUNTY OF Orange. I, Alex Goetz being first duly sworn, depose and say that:

☐ I am the applicant, or if corporation, I am the officer of the corporation authorized to act on this request.

☑ I am the legal representative of the applicant of this application and a notarized Letter of Authorization form or agent affidavit accompanies this application giving written, unless the applicant is the Attorney representing the owner.

I hereby certify that I have read, completed and understand this application and applicable petition, and understand that if my application and all associated attachments are not complete and accurate in all respects, the application will not be scheduled for a public hearing. I further understand that this application must be complete and accurate prior to the advertising of a public hearing.

Alex Goetz
(APPLICANT SIGNATURE)

Hannah Ruddy
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ☑ OR Produced Identification ☐

Type of I.D. Produced _____

Notary Public State of Florida
Hannah Ruddy
My Commission HH 406819
Expires 6/5/2027

(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 7 day of JULY, 20 26

FOR OFFICE USE ONLY

Fee of $ _____ in cash ☐ or check ☐ (No. _____) payable to the "City of Cocoa".

Receipt Number: _____

Date: _____

Signature from Planning & Zoning Division:

_____

PROPERTY OWNER
LETTER OF AUTHORIZATION

APPLICATION REQUEST:

The applicant is intending to use this site, to accompany the adjacent sites (which are in the process of also being annexed, rezoned and undergoing a comprehensive plan amendment), for its own annexation, rezone and comprehensive plan amendment. The site development program includes warehouse and distribution operations and contractor offices, light and heavy manufacturing, outdoor storage, and heavy equipment rental, repair, service, and sales.

AFFECTED PROPERTY: List the Parcel/Tax IDs that are subject to this Letter of Authorization. If there are more than four Parcel/Tax IDs, complete additional Letters of Authorization containing the additional Parcels/Tax IDs.

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STATE OF Florida COUNTY OF Orange

I, Jason Piel of SDH Cocoa BP, LLC being first duly sworn, depose and say that I am the fee simple owner of the above-described property, and I hereby authorize

Alex Goetz of KPM Franklin to serve as agent on my behalf for the purpose of making and executing this application request. Also, I fully understand that any representation(s) made on my behalf, by my authorized representative, shall be legally binding on me and my aforesaid property as if I myself had made said representation(s).

(OWNER SIGNATURE)

Hannah Ruddy
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ✓ OR Produced Identification ✓

Type of I.D. Produced _____

Notary Public State of Florida
Hannah Ruddy
My Commission HH 406819
Expires 6/5/2027

(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 8 day of July, 20 26

Rev. 4-30-09

REAL PROPERTY DETAILS
Account 2400686 - Roll Year 2025

Owners	MORRIS, DALE L; MORRIS, LORI L
Mailing Address	5018 DUSON WAY ROCKLEDGE FL 32955
Site Address	NONE
Parcel ID	24-35-01-25-12-2
Taxing District	1400 - UNINCORP DISTRICT 1
Exemptions	NONE
Property Use	0010 - VACANT RESIDENTIAL LAND (SINGLE FAMILY, PLATTED)
Total Acres	1.16
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	00-/-
Subdivision	--
Land Description	CANAVERAL GROVES SUBD SB 2 PG 58 LOT 2 BLK 12 & 1/2 OF ADJ RDS PER ORB 1646 PG 130



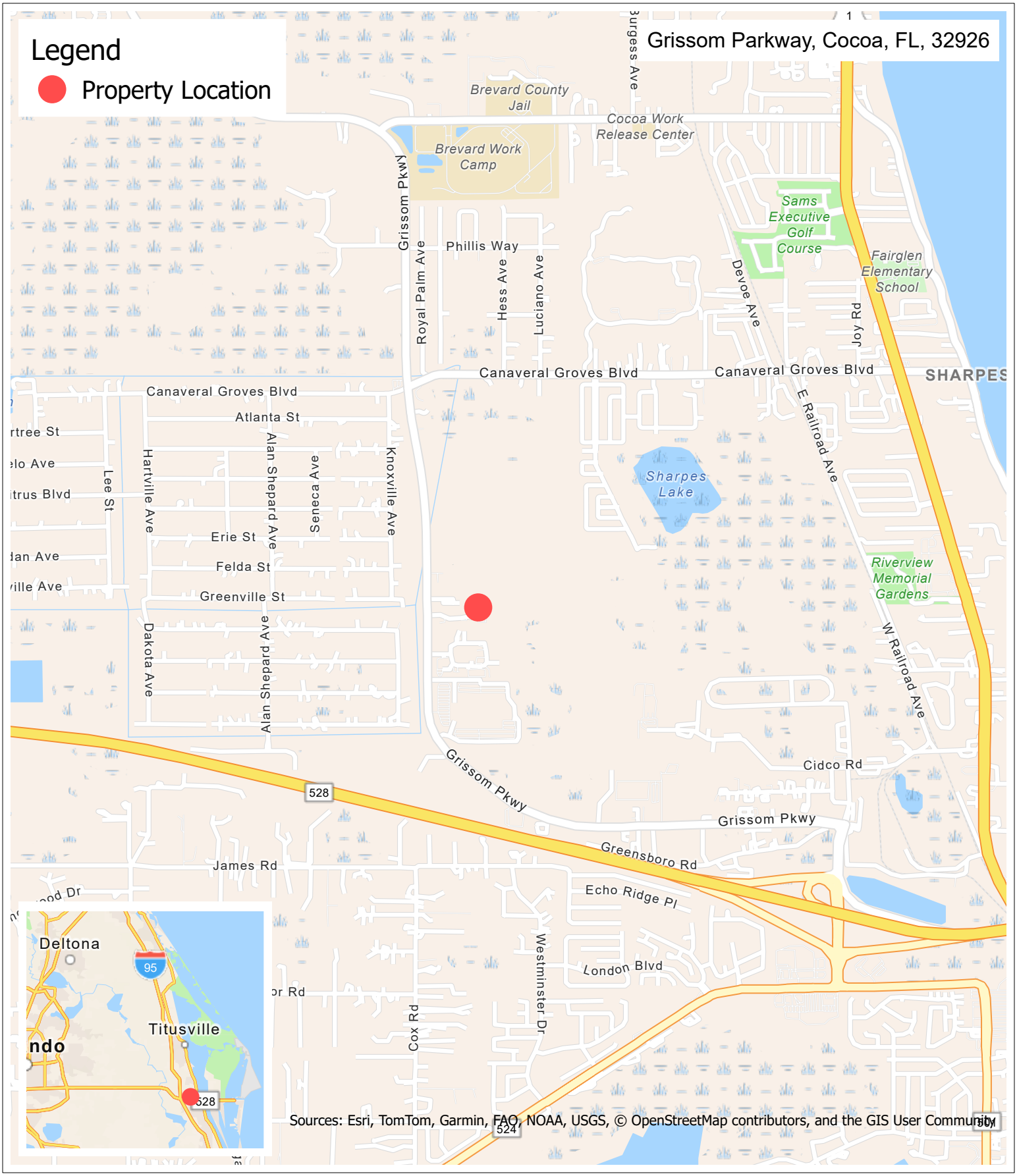
VALUE SUMMARY

Category	2025	2024	2023
Market Value	$1,160	$1,160	$1,160
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$820	$750	$690
Assessed Value School	$1,160	$1,160	$1,160
Homestead Exemption	$0	$0	$0
Additional Homestead	$0	$0	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$820	$750	$690
Taxable Value School	$1,160	$1,160	$1,160

SALES / TRANSFERS

Date	Price	Type	Instrument
12/14/2025	$40,000	WD	10505/2782
09/25/1986	--	QC	2733/2824
12/10/1981	$400	WD	2344/1891
08/01/1968	$1,100	--	1040/0712

No Data Found



KPMFranklin
6300 Hazeltine National Drive, Suite 118
Orlando, Florida 32822
Office (407) 410-8624 | www.kpmfranklin.com

Grissom Pkwy Cocoa Site

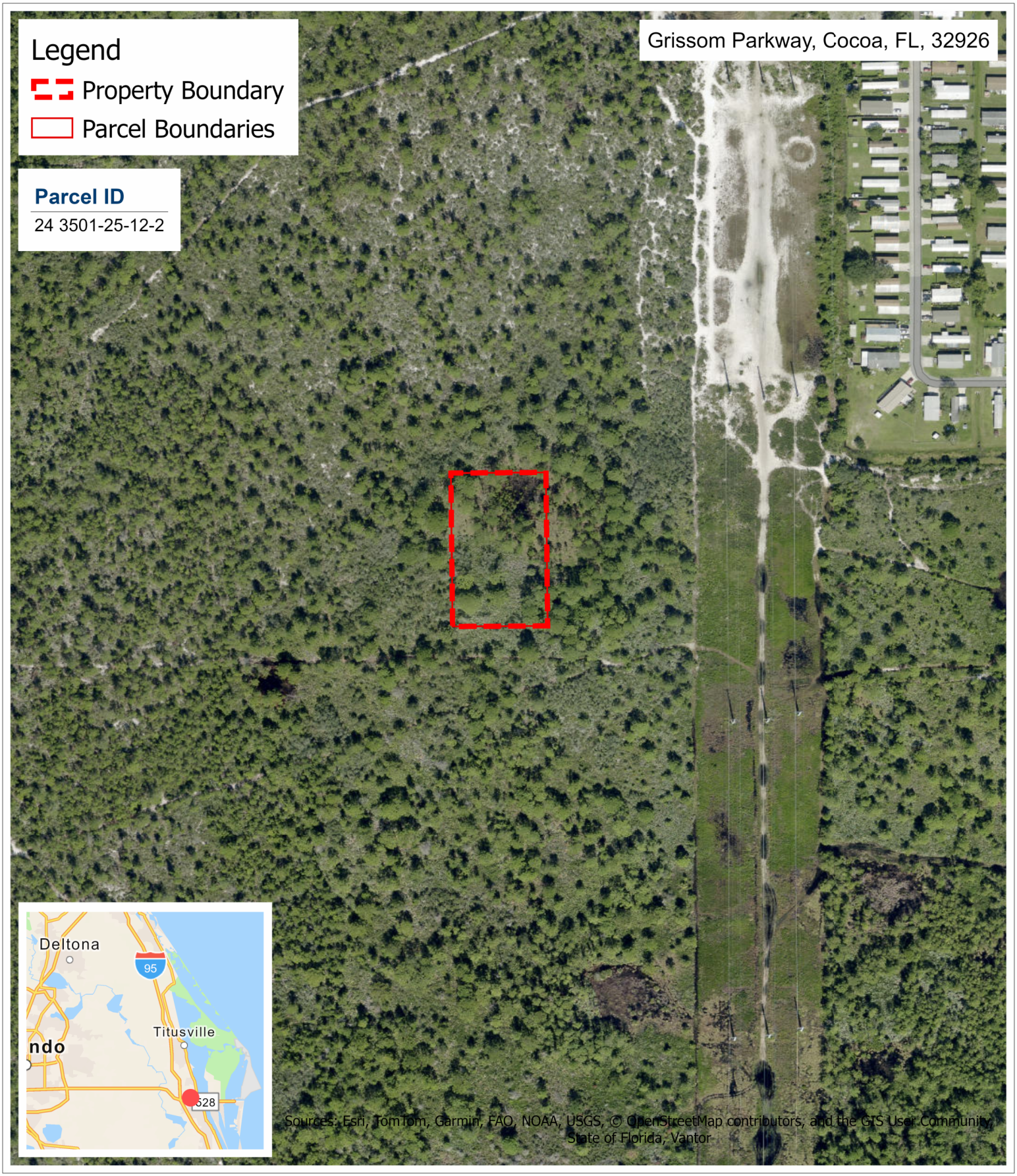
Brevard County, Florida

Location Map

FIGURE - A1 | Nov 19, 2025

N
W
E
S

0.5
Miles



KPMFranklin
6300 Hazeltine National Drive, Suite 118
Orlando, Florida 32822
Office (407) 410-8624 | www.kpmfranklin.com

Grissom Pkwy Cocoa Site

Brevard County, Florida

2024 Aerial Map

FIGURE - A2 | Mar 25, 2026

N
W E
S

260
Feet

Planning & Zoning
65 Stone Street • Cocoa, FL 32922
PHONE: (321) 433-8535
www.CocoaFL.gov

NOTICE OF PUBLIC HEARING

Alex Goetz, P.E., is petitioning the **Planning and Zoning Board** and **City Council** for the following items:

A. FILE NUMBER: PZ 26-00500001– Grissom Parkway 1.29 Ac Comprehensive Plan Amendment

REQUEST: CONSIDERATION OF THE FOLLOWING ORDINANCE: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, RELATING TO COMPREHENSIVE PLANNING; AMENDING THE FUTURE LAND USE MAP FOR ONE (1) PARCEL OF REAL PROPERTY WITHIN THE CITY OF COCOA, CONSISTING OF APPROXIMATELY 1.29 ACRES, GENERALLY LOCATED EAST OF GRISSOM PARKWAY NORTH OF OXBOW CIRCLE, AND SOUTH OF CANAVERAL GROVES BOULEVARD, BEING LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; CHANGING THE FUTURE LAND USE MAP DESIGNATION OF THE REAL PROPERTY FROM BREVARD COUNTY "RESIDENTIAL 4" TO CITY OF COCOA "INDUSTRIAL"; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION IN THE COMPREHENSIVE PLAN, SEVERABILITY, AND AN EFFECTIVE DATE AND LEGAL STATUS OF THE PLAN AMENDMENT.

B. FILE NUMBER: PZ 26-02100001 - Grissom Parkway 1.29 Ac Zoning Map Amendment

REQUEST: CONSIDERATION OF THE FOLLOWING ORDINANCE: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING THE ZONING MAP FOR ONE (1) PARCEL OF REAL PROPERTY, TOTALING 1.29 ACRES, MORE OR LESS, GENERALLY LOCATED EAST OF GRISSOM PARKWAY NORTH OF OXBOW CIRCLE, AND SOUTH OF CANAVERAL GROVES BOULEVARD, BEING LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; CHANGING THE ZONING MAP DESIGNATION OF THE REAL PROPERTY FROM BREVARD COUNTY "GENERAL USE" TO CITY OF COCOA "M-2 (MANUFACTURING AND LIGHT INDUSTRIAL)"; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

Planning and Zoning Board
PUBLIC HEARING WILL BE HELD ON

July 1, 2026

City Council First Reading
PUBLIC HEARING WILL BE HELD ON

July 14, 2026

ALL HEARINGS WILL TAKE PLACE AT 6:00 P.M. OR SOON THEREAFTER IN THE COCOA CITY HALL COUNCIL CHAMBERS LOCATED AT 65 STONE STREET, COCOA, FLORIDA 32922

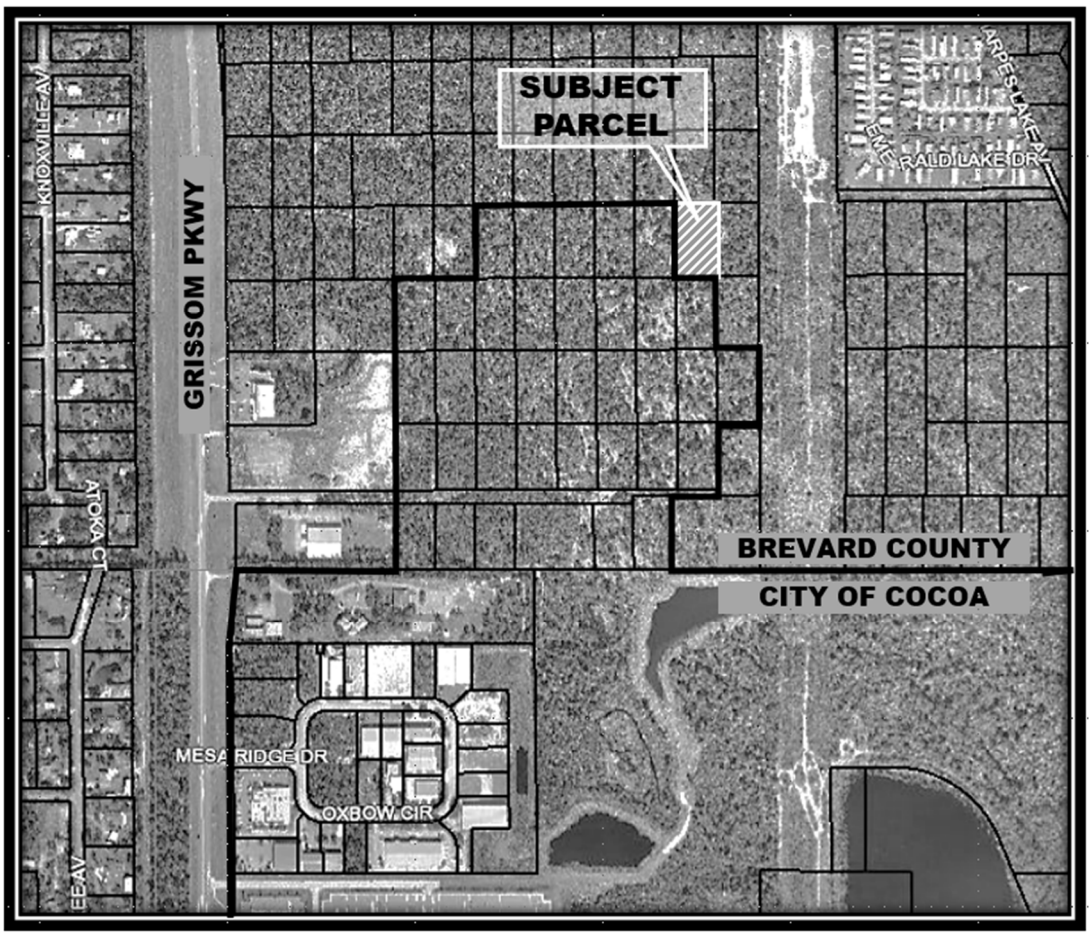


Exhibit 'A' - Location Map

The complete legal description by metes and bounds and the ordinance can be obtained from the Office of the City Clerk by contacting Monica Arsenault, City Clerk, by telephone at (321) 433-8488 or via email at marsenault@cocoafl.gov.

General Notice Information:

This is a public meeting. Interested parties are hereby advised that they may appear at said meeting and be heard. The facility wherein this public meeting will be held is accessible to the physically handicapped. In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk, Monica Arsenault, at least 48 hours prior to the meeting by telephone at (321) 433-8484 or via email at marsenault@cocoafl.gov.

The City hereby advises the public that if a person decides to appeal any decision made by the BOA, P&Z Board/LPA or City Council with respect to any matter considered at its meeting or hearing, that person will need

a record of the proceedings and, for such purpose, affected persons may need to assure that a verbatim record of the proceedings is made, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise not allowed by law.

The BOA, PZ Board/LPA and City Council reserve the right to continue or postpone hearings to a date certain without re-advertising.

Public Participation Information:

The public may inspect the agenda items, ordinances, and supporting documents at the Community Services Department, between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8451, or on the City's website at the following link prior to the meeting: https://www.cocoafl.gov/291/20338/City-Meetings

Interested persons may submit their written comments or questions prior to the meeting through Email at cityclerk@cocoafl.gov.

Viewing In Real Time. Interested persons may view and listen to the hearings live at the following internet address: https://www.cocoafl.gov/291/20338/City-Meetings The City is not responsible for technical difficulties that may occur while viewing or listening online.

AERIAL MAP

HENDRICKS, THOMAS TR

Radius_2400686



N

W E

S

1:4,800 or 1 inch = 400 feet

PHOTO YEAR: 2025

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 4/7/2026

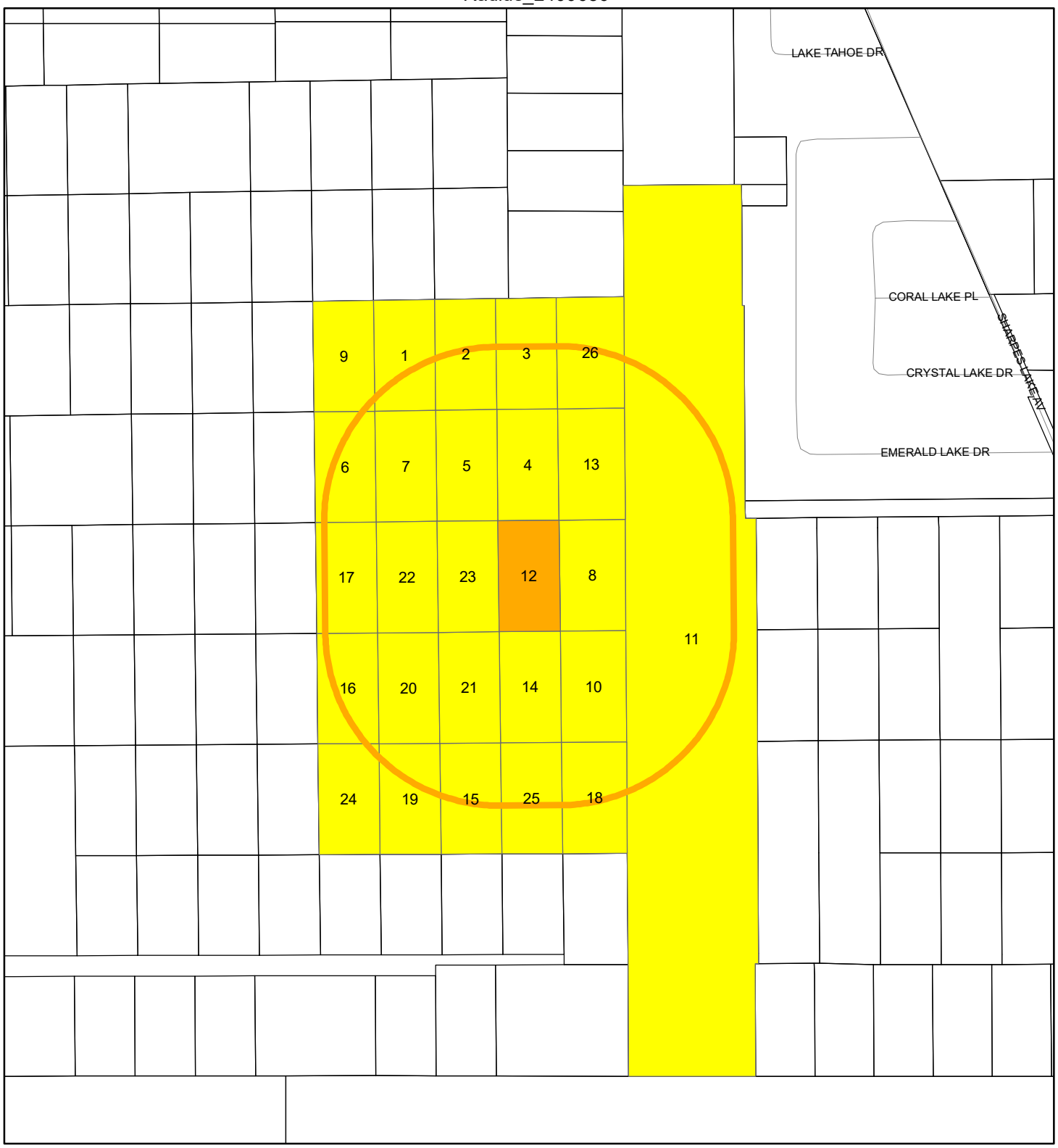
Subject Property

Parcels

RADIUS MAP

HENDRICKS, THOMAS TR

Radius_2400686



N

W E

S

1:4,800 or 1 inch = 400 feet

Buffer Distance: 500 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 4/7/2026

Buffer

Subject Property

Notify Property

Parcels

BURNS, LESLIE E
336 WEST 95 ST APT 64
NEW YORK NY 10025-

CHILDERS, ROBERT J
CHILDERS, JACQUELINE S
1805 BAYLOR COURT
COCOA FL 32922-

DUNN, MARK
HENDLEY, KILIAN
3340 CUMBERLAND BLVD SE, APT 565
ATLANTA GA 30339-3950

FLORIDA POWER & LIGHT CO
PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH FL 33408-

HENDRICKS, THOMAS TR
PO BOX 4602
WINTER PARK FL 32793-4602

MEYERS, MARK
MEYERS, MATHEW
857 WESTPORT DR
ROCKLEDGE FL 32955-3501

MORRIS, DALE
5018 DUSON WAY
ROCKLEDGE FL 32955-7005

MORRIS, DALE
MORRIS, LORI
5018 DUSON WAY
ROCKLEDGE FL 32955-7005

MORRIS, DALE L
MORRIS, LORI L
5018 DUSON WAY
ROCKLEDGE FL 32955-7005

MORRIS, DALE L
MORRIS, LORI L
5018 DUSON WAY
ROCKLEDGE FL 32955-7005

RIVARD, CAROL
VELIE, MATTHEW
1098 HAMPSHIRE AVE NE
PALM BAY FL 32905-3723

KEATING SCHLITT
ATTORNEYS AT LAW

250 East Colonial Drive, Suite 300
Orlando, Florida 32801

Phone: 407-425-2907
Facsimile: 407-425-6345
www.keatlaw.com

July 6, 2026

City of Cocoa, Florida
65 Stone Street
Cocoa, Florida 32922

RE: Statement of Record Title - Vacant Land (Reference Name is "Hendricks Lot")
Project No.: Grissom Parkway

Ladies and Gentlemen:

This law firm is local Florida counsel for **SDH Cocoa BP, LLC, a Delaware limited liability company** (the "Owner").

As you have requested, the following information regarding record title is provided to you for that certain parcel of real property located in Brevard County, Florida, as more particularly and legally described on Exhibit "A" attached hereto and made a part hereof (the "Property"). This information is based on Federal Title Insurance Agency, Inc.'s Property Information Report with Order Number 28400 PIR and reflects matters of record through June 29, 2026 at 11:00 p.m., a copy of which is attached hereto as Exhibit "B".

Record title to the Property is vested in the Owner, by virtue of that certain Special Warranty Deed dated June 25, 2026, and recorded on June 29, 2026, in Official Records Book 10664, Page 1135, in the Public Records of Brevard County, Florida.

The Property is subject to the following encumbrances affecting the title:

1. General or special taxes and assessments required to be paid in the year 2026 and subsequent years, which are not yet due and payable.

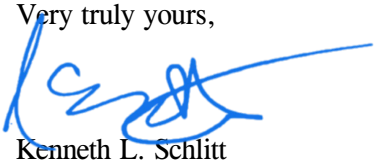
2. Conditions, easements and other matters as contained on the survey of Canaveral Groves Subdivision, Section 1, Township 24 South, Range 35 East, recorded in Survey Book 2, Page 58, of the Public Records of Brevard County, Florida.

NOTE: 2025 taxes were paid under Parcel ID# 24-35-01-25-12-2, the gross amount being $12.25.

NOTE: Surveyor's Affidavit recorded on June 29, 2026 in Official Records Book 10664, Page 1090.

Please contact this office should you have any questions or require anything further. Thank you.

Very truly yours,



Kenneth L. Schlitt

KLS/sr

cc: Client (*via email*)

EXHIBIT “A” - LEGAL DESCRIPTION

CANAVERAL GROVES S/ D PER SB 2 PG 58, LOT 2 BLOCK 12 & 1/ 2 OF ADJ. ROAD PER ORB 1646 PG 130, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4" X 4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SOUTHWEST 1/ 4 OF SAID SECTION 1; THENCE, ALONG THE EAST LINE OF SAID SECTION 1, NORTH 0°22'47" WEST, 1266.07 FEET; THENCE, DEPARTING SAID EAST LINE OF SECTION 1, NORTH 89°55'46" WEST, 181.96 FEET, TO THE POINT OF BEGINNING; THENCE, SOUTH 00°43'30" EAST, 309.29 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 89°55'46" WEST, 181.96 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 00°43'30" WEST, 309.29 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE SOUTH 89°55'46" EAST, 181. 96 FEET TO THE POINT OF BEGINNING.

EXHIBIT “B” - PROPERTY INFORMATION REPORT

See attached.

FEDERAL TITLE INSURANCE AGENCY, INC.
1193 SOUTH U.S. HIGHWAY # 1
ROCKLEDGE, FLORIDA 32955
PHONE: 321-632-4871 FAX: 321-639-4796

Property Information Report

Prepared for: **SDH Cocoa BP, LLC, a Delaware limited liability company**

THIS REPORT IS NOT TITLE INSURANCE. PURSUANT TO S. 627.7843, FLORIDA STATUTES, THE MAXIMUM LIABILITY OF THE ISSUER OF THIS PROPERTY INFORMATION REPORT FOR ERRORS OR OMISSIONS IN THIS PROPERTY INFORMATION REPORT IS LIMITED TO THE AMOUNT PAID FOR THIS PROPERTY INFORMATION REPORT, AND IS FURTHER LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT

The attached report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Records Books of BREVARD County, FLORIDA that appear to encumber the title to said land. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately. This report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title or as any other form of guarantee or warranty of title. This report shall not be used for the issuance of any title insurance policy or form.

For Property Located at:

Vacant Land
(Reference Name is "Hendricks Lot")
CANAVERAL GROVES S/D PER SB 2 PG 58, LOT 2 BLOCK 12 & 1/2 OF ADJ. ROAD PER ORB 1646 PG 130
Parcel ID# 24-35-01-25-12-2
Cocoa, Florida 32926

July 2, 2026

FEDERAL TITLE INSURANCE AGENCY, INC.

BY_____

DATED July 02, 2026

Order No: 28400 PIR

Effective Date: 06/29/2026 at 11:00pm

In the Public Records of **Brevard County**, Florida:

Owner of Record: SDH Cocoa BP, LLC, a Delaware limited liability company By Virture of Deed recorded on 06/29/2026 in Official Records Book 10664, Page 1135.

Chain of Title (less than 24 months): Corrective General Warranty Deed recorded 06/23/2026 in Official Records Book 10658, Page 2902; Corrective General Warranty Deed recorded 06/02/2026 in Official Records Book 10640, Page 2458; General Warranty Deed recorded 12/17/2025 in Official Records Book 10505, Page 2782.

Legal Description:

CANAVERAL GROVES S/D PER SB 2 PG 58, LOT 2 BLOCK 12 & 1/2 OF ADJ. ROAD PER ORB 1646 PG 130, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SOUTHWEST 1/4 OF SAID SECTION 1; THENCE, ALONG THE EAST LINE OF SAID SECTION 1, NORTH 0°22'47" WEST, 1266.07 FEET; THENCE, DEPARTING SAID EAST LINE OF SECTION 1, NORTH 89°55'46" WEST, 181.96 FEET, TO THE POINT OF BEGINNING; THENCE, SOUTH 00°43'30" EAST, 309.29 FEET TO A 5/8” IRON ROD AND CAP “KPMF LB 6605”; THENCE, NORTH 89°55'46" WEST, 181.96 FEET TO A 5/8” IRON ROD AND CAP “KPMF LB 6605”; THENCE, NORTH 00°43'30"WEST, 309.29 FEET TO A 5/8” IRON ROD AND CAP “KPMF LB 6605”; THENCE SOUTH 89°55'46" EAST, 181.96 FEET TO THE POINT OF BEGINNING.

Mortgage Information:

NONE

Judgement and Lien Information:

NONE

Tax Information:

2025 Tax Year Parcel ID No: 24-35-01-25-12-2; Gross Tax Amount: $12.25
Status of 2025 Taxes: **PAID**

Easements and Conditions:

Conditions, easements and other matters as contained on the survey of Canaveral Groves Subdivision, Section 1, Township 24 South, Range 35 East, recorded in Survey Book 2, Page 58, of the Public Records of Brevard County, Florida.

Informational:

A Surveyor's Affidavit recorded 06/29/2026 in Official Records Book 10664, Page 1090.

PLEASE SEE "EXHIBIT A" FOR SUPPORTING DOCUMENTS

ALL OF THE PUBLIC RECORDS OF **BREVARD COUNTY**, FLORIDA.

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

“EXHIBIT A”

CFN 2026132958, OR BK 10664 PAGE 1135, Recorded 06/29/2026 at 03:20 PM, Rachel M. Sadoff, Clerk of Courts, Brevard County
Doc D: $350.00 # Pgs:3

SPECIAL WARRANTY DEED

This indenture , made this 25th day of June, 2026 between Dale L. Morris and Lori L. Morris, husband and wife, whose Post Office address is:5018 Duson Way, Rockledge, Fl 32955 GRANTOR to SDH Cocoa BP, LLC, a Delaware limited liability company, whose Post Office Address is: 500 Frank W. Burr Boulevard, Suite 720, Teaneck, New Jersey 07666 GRANTEE:

WITNESSETH that said grantor, for and in consideration of the sum of $10.00 and other good and valuable considerations to said grantor paid in hand by grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee's heirs and assigns forever, the following described land, situate, lying and being in Brevard County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Parcel ID: 24-35-01-25-12-2

Subject to Taxes and Assessments for the Year 2026 and Subsequent years. Subject to zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record.

TOGETHER, with all tenements, hereditamends and appurtenances thereto belonging or in anywise appertaining.
TO HAVE AND TO HOLD, the same in fee simple forever. Said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through, or under said Grantor, but none other.

IN WITNESS THEREOF, the grantor has signed and sealed these presents the day and year written above.

This instrument was prepared by
BRENDA G. VAN NEST
RETURN TO AFTER RECORDING:
FEDERAL TITLE INS. AGENCY, INC.
1193 SOUTH U.S. HIGHWAY #1
ROCKLEDGE, FL. 32955
FILE #28400

Signed, sealed and delivered in the presence of:

1st witness sign name above

BRENDA G. VAN NEST

1st witness print name above
1193 South U.S. Hwy, #1, Suite 4, Rockledge, Fl 32955

2nd witness sign name above

PATRICK GALLAGHER

2nd witness print name above
1193 South U.S. Hwy, #1, Suite 4, Rockledge, Fl 32955

Dale Morris *L.S*
Dale L. Morris
5018 Duson Way, Rockledge, Fl 32955

L.S.
Lori L. Morris
5018 Duson Way, Rockledge, Fl 32955

STATE OF FLORIDA

COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 25th *day of June, 2026, by Dale L. Morris and Lori L. Morris, husband and wife, who is/are personally known to me or who has produced their* _____ *as identification.*

NOTARY PUBLIC
BRENDA G. VAN NEST

MY COMMISSION EXPIRES:

(SEAL)

BRENDA G. VAN NEST
MY COMMISSION # HH 316876
EXPIRES: January 8, 2027

EXHIBIT "A"

CANAVERAL GROVES S/D PER SB 2 PG 58, LOT 2 BLOCK 12 & 1/2 OF ADJ. ROAD PER ORB 1646 PG 130, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SOUTHWEST 1/4 OF SAID SECTION 1; THENCE, ALONG THE EAST LINE OF SAID SECTION 1, NORTH 0°22'47" WEST, 1266.07 FEET; THENCE, DEPARTING SAID EAST LINE OF SECTION 1, NORTH 89°55'46" WEST, 181.96 FEET, TO THE POINT OF BEGINNING; THENCE, SOUTH 00°43'30" EAST, 309.29 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 89°55'46" WEST, 181.96 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 00°43'30"WEST, 309.29 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE SOUTH 89°55'46" EAST, 181.96 FEET TO THE POINT OF BEGINNING.

PARCEL ID NUMBER: 24-35-01-25-12-2

Prepared by
Record & Return To:
Federal Title Insurance Agency, Inc.
1193 South U.S. Highway #1
Rockledge, Florida 32955
File Number: 27915

CFN 2026128178, OR BK 10658 PAGE 2902, Recorded 06/23/2026 at 02:06 PM, Rachel M. Sadoff, Clerk of Courts, Brevard County
Doc D: $0.70 # Pgs:2

Corrective General Warranty Deed

Made this 22ND day of June, 2025A.D. By **Dale L. Morris and Lori L. Morris, husband and wife,** hereinafter called the grantor, to **Dale L. Morris and Lori L. Morris, husband and wife,** whose post office address is: **5018 Duson Way, Rockledge, Florida 32955** , hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Brevard County, Florida, viz:

CANAVERAL GROVES S/D PER SB 2 PG 58, LOT 2 BLOCK 12 & 1/2 OF ADJ. ROAD PER ORB 1646 PG 130, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SOUTHWEST 1/4 OF SAID SECTION 1; THENCE, ALONG THE EAST LINE OF SAID SECTION 1, NORTH 0°22'47" WEST, 1266.07 FEET; THENCE, DEPARTING SAID EAST LINE OF SECTION 1, NORTH 89°55'46" WEST, 181.96 FEET, TO THE POINT OF BEGINNING; THENCE, SOUTH 00°43'30" EAST, 309.29 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 89°55'46" WEST, 181.96 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 00°43'30"WEST, 309.29 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE SOUTH 89°55'46" EAST, 181.96 FEET TO THE POINT OF BEGINNING.

CONTAINING, 1.29 ACRES, MORE OR LESS.

This Deed is being given to create a Meet and Bounds legal description

Parcel ID Number: 24-35-01-25-12-2

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. Subject to taxes and assessments for the year 2026 and subsequent years. Subject to zoning, restrictions, prohibitions and other requirements imposed by Governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

Prepared by
Record & Return To:
Federal Title Insurance Agency, Inc.
1193 South U.S. Highway #1
Rockledge, Florida 32955
File Number: 27915

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

1st Witness Sign Name Above
BRENDA G. VAN NEST
1st Witness **Print** Name Above
1193 South U.S. Hwy #1, Suite 4, Rockledge, Fl 32955

2nd Witness Sign Name Above
PATRICK GALLAGHER
2nd Witness Print Name Above
Address: 1193 South U.S. Hwy #1, Suite 4, Rockledge, Fl 32955

Dale Morris (Seal)
Dale L. Morris
Address: **5018 Duson Way, Rockledge, Florida 32955**

L Morris (Seal)
Lori L Morris
Address: **5018 Duson Way, Rockledge, Florida 32955**

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 22ND day of June, 2026 by **Dale L. Morris and Lori L. Morris, husband and wife,** who is/are personally known to me or who has produced as identification.

My Commission Expires:_____

Notary Public Sign Name Above
BRENDA G. VAN NEST
Notary Public Print Name Above

BRENDA G. VAN NEST
MY COMMISSION # HH 316876
EXPIRES: January 8, 2027

CFN 2026112384, OR BK 10640 PAGE 2458, Recorded 06/02/2026 at 01:08 PM, Rachel M. Sadoff, Clerk of Courts, Brevard County
Doc D: $0.70 # Pgs:1

Prepared by Patrick Gallagher
Record & Return To:
Federal Title Insurance Agency, Inc.
1193 South U.S. Highway #1
Rockledge, Florida 32955
File Number: 27915

Corrective General Warranty Deed

Made this 2 day of June, 2026 A.D. By **Thomas Hendricks, Individually and as Trustee under the provisions of a Trust Agreement dated the 17th day of September, 1986 known as Trust No 130,** whose address is: **5431 Terrell Road, Mount Dora, Florida 32757,** hereinafter called the grantor, to **Dale L. Morris and Lori L. Morris, husband and wife**, whose post office address is: **5018 Duson Way, Rockledge, Florida 32955** , hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Brevard County, Florida, viz:

The East 175 feet of the West 2130 feet of the East 7/8 of the South 1/2 of the South 1/2 of the North 1/2 of the Southwest 1/4 of Section 1, Township 24 South, Range 35 East, Brevard County, Florida.
Also known as:
Lot 2, Block 12, Canaveral Groves, unrecorded subdivision, according to Survey Book 2, Page 58, of the Public Records of Brevard County, Florida.
This Deed is being recorded to correct the Legal Description in Deed recorded in ORB 10505, page 2782.
Parcel ID Number: 24-35-01-25-12-2

Said land is not the homestead of the Grantor(s) as defined by Article 10 Section 4 of the constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside on or adjacent to the land.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
Subject to taxes and assessments for the year 2026 and subsequent years. Subject to zoning, restrictions, prohibitions and other requirements imposed by Governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Maria Colella
1st Witness **Sign** Name Above

Maria Colella
1st Witness **Print** Name Above

P.O. Box 621953 Oviedo FL 32762
1st Witness **Address**

Giocchino Colella
2nd Witness **Sign** Name Above

Giocchino Colella
2nd Witness **Print** Name Above

4802 EAGLESHAM D.R ORLANDO FL 32826
2nd Witness **Address**

Thomas Hendricks (Seal)
Thomas Hendricks, Individually and as Trustee under the provisions of a Trust Agreement dated the 17th day of September, 1986 known as Trust No 130
Address: 5431 Terrell Road, Mount Dora, Florida 32757

State of FLORIDA
County of Orange

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 2 day of June, 2026 by **Thomas Hendricks, Individually and as Trustee under the provisions of a Trust Agreement dated the 17th day of September, 1986 known as Trust No 130**, who [ ] is/are personally known to me or who [✓] has produced Driver's License as identification.

My Commission Expires: 10/25/2026

MARIA COLELLA
MY COMMISSION # HH 323612
EXPIRES: October 25, 2026

Maria Colella
Notary Public Sign Name Above

Maria Colella
Notary Public Print Name Above

Commission #: HH323612
Expires: October 25, 2026

CFN 2025252448, OR BK 10505 Page 2782, Recorded 12/17/2025 at 03:15 PM Rachel M. Sadoff, Clerk of Courts, Brevard County Doc. D: $280.00

Prepared by Patrick Gallagher
Record & Return To:
Federal Title Insurance Agency, Inc.
1193 South U.S. Highway #1
Rockledge, Florida 32955
File Number: 27915

General Warranty Deed

Made this December 14, 2025 A.D. By **Thomas Hendricks, Individually and as Trustee under the provisions of a Trust Agreement dated the 17th day of September, 1986 known as Trust No 130,** whose address is: **5431 Terrell Road, Mount Dora, Florida 32757,** hereinafter called the grantor, to **Dale L. Morris and Lori L. Morris, husband and wife,** whose post office address is: **5018 Duson Way, Rockledge, Florida 32955** , hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Brevard County, Florida, viz:

The East 175 feet of the West 2130 feet of the East 7/8 of the South 1/2 of the South 1/2 of the North 1/2 of the Southwest 1/4 of Section 1, Township 24 South, Range 35 East, Brevard County, Florida, LESS the North 30 feet thereof.
Also known as:
Lot 2, Block 12, Canaveral Groves, unrecorded subdivision, according to Survey Book 2, Page 58, of the Public Records of Brevard County, Florida.
Parcel ID Number: 24-35-01-25-12-2

Said land is not the homestead of the Grantor(s) as defined by Article 10 Section 4 of the constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside on or adjacent to the land.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
Subject to taxes and assessments for the year 2026 and subsequent years. Subject to zoning, restrictions, prohibitions and other requirements imposed by Governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Carole Armel
1st Witness **Sign** Name Above

Carole Armel
1st Witness **Print** Name Above

5449 Seq Leopard St. Tavares FL 32778
1st Witness **Address**

Christine L. Martin
2nd Witness **Sign** Name Above

Christine Martin
2nd Witness **Print** Name Above

2235 Westfall Dr. Orlando FL 32817
2nd Witness **Address**

Thomas Hendricks (Seal)
Thomas Hendricks, Individually and as Trustee under the provisions of a Trust Agreement dated the 17th day of September, 1986 known as Trust No 130
Address: 5431 Terrell Road, Mount Dora, Florida 32757

State of FLORIDA
County of Lake

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 14 day of December, 2025 by **Thomas Hendricks, Individually and as Trustee under the provisions of a Trust Agreement dated the 17th day of September, 1986 known as Trust No 130,** who [ ] is/are personally known to me or who [X] has produced Driver's License as identification.

My Commission Expires: 10/21/2029

Martina Peebles
Notary Public Sign Name Above

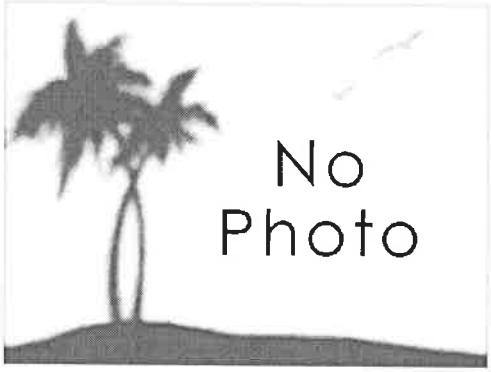
Martina Peebles
Notary Public Print Name Above

Notary Public State of Florida
Martina Peebles
My Commission HH 733467
Expires 10/21/2029

REAL PROPERTY DETAILS

Account 2400686 - Roll Year 2025

Owners	MORRIS, DALE L; MORRIS, LORI L
Mailing Address	5018 DUSON WAY ROCKLEDGE FL 32955
Site Address	NONE
Parcel ID	24-35-01-25-12-2
Taxing District	1400 - UNINCORP DISTRICT 1
Exemptions	NONE
Property Use	0010 - VACANT RESIDENTIAL LAND (SINGLE FAMILY, PLATTED)
Total Acres	1.16
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	00-/-
Subdivision	--
Land Description	CANAVERAL GROVES SUBD SB 2 PG 58 LOT 2 BLK 12 & 1/2 OF ADJ RDS PER ORB 1646 PG 130



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$1,160	$1,160	$1,160
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$820	$750	$690
Assessed Value School	$1,160	$1,160	$1,160
Homestead Exemption	$0	$0	$0
Additional Homestead	$0	$0	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$820	$750	$690
Taxable Value School	$1,160	$1,160	$1,160

SALES / TRANSFERS

Date	Price	Type	Instrument
12/14/2025	$40,000	WD	10505/2782
09/25/1986	--	QC	2733/2824
12/10/1981	$400	WD	2344/1891
08/01/1968	$1,100	--	1040/0712

No Data Found

LISA CULLEN, CFC

BREVARD COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

2025 PAID REAL ESTATE

Corrected

TAX ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2400686		1400

Pay your taxes online at www.brevardtc.com

MORRIS, DALE L
MORRIS, LORI L
5018 Duson WAY
Rockledge, FL 32955

UNKNOWN FL

CANAVERAL GROVES SUBD SB 2 PG 58
LOT 2 BLK 12 & 1/2 OF ADJ RDS PER ORB 1646 PG 130

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL FUND	2.8643	820	0	820	2.35
BREVARD LIBRARY DISTRICT	0.3242	820	0	820	0.27
BREVARD MOSQUITO CONTROL	0.1340	820	0	820	0.11
TI-CO AIRPORT AUTHORITY	0.0000	820	0	820	0.00
SCHOOL - BY STATE LAW	3.0620	1,160	0	1,160	3.55
SCHOOL - BY LOCAL BOARD	0.7480	1,160	0	1,160	0.87
BPS VOTED TEACHER PAY	1.0000	1,160	0	1,160	1.16
SCHOOL - CAPITAL OUTLAY	1.5000	1,160	0	1,160	1.74
FIRE CONTROL MSTU	0.6431	820	0	820	0.53
REC DIST 1 MSTU INCL TITUS	0.4173	820	0	820	0.34
LAW ENFORCEMENT MSTU	0.8531	820	0	820	0.70
ROAD & BRIDGE DIST 1 MSTU	0.4863	820	0	820	0.40
ST JOHNS RIVER WATER MGMT DST	0.1793	820	0	820	0.15
FLA INLAND NAVIGATION DIST	0.0270	820	0	820	0.02
ENV END LD/WTR LTD	0.0458	820	0	820	0.04
ENV END LD/WTR LTD(DBTP)	0.0275	820	0	820	0.02

TOTAL MILLAGE	12.3119	AD VALOREM TAXES	$12.25

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT

PAY ONLY ONE AMOUNT IN BOXES BELOW	NON-AD VALOREM ASSESSMENTS	$0.00

If Paid By	Dec 31, 2025				
Please Pay	$11.88				

LISA CULLEN, CFC

BREVARD COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

2025 PAID REAL ESTATE

Corrected

TAX ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2400686		1400

Pay your taxes online at www.brevardtc.com

RETURN WITH PAYMENT

MORRIS, DALE L
MORRIS, LORI L
5018 Duson WAY
Rockledge, FL 32955

SAVE TIME, PAY ONLINE

NO SERVICE FEE FOR E-CHECKS

PLEASE PAY IN U.S. FUNDS THROUGH U.S. BANK TO BREVARD COUNTY TAX COLLECTOR, PO BOX 2500, TITUSVILLE, FL 32781-2500

If Paid By	Dec 31, 2025				
Please Pay	$11.88				

12/17/2025 Paid **Receipt # 805-26-00001810** **$11.88 Paid By FEDERAL TITLE INSURANCE AGENCY INC**

-SB 2-58-

SURVEY BOOK 2 PAGE 58

WE HEREBY CERTIFY that the attached plat of Section 1 Township 24 South Range 35 East Brevard County Florida is true and correct to the best of our knowledge and belief as recently surveyed and platted under our direction and that no lot contains less than one and one quarter acres measured to the center line of the adjoining streets and including the adjoining canals except Lots 1 thru 14 Block 4 which include all of that portion of Bermuda St. that adjoins these lots. Also acreage shown are measured to the center line of adjoining streets and include the adjoining canals except those lots noted above

BISCAYNE ENGINEERING COMPANY
By [signature] Secy
John F. Webb
Registered Engineer #18601
Registered Surveyor #1714
STATE OF FLORIDA

CANAVERAL GROVES SUBDIVISION
SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST
BREVARD COUNTY, FLORIDA

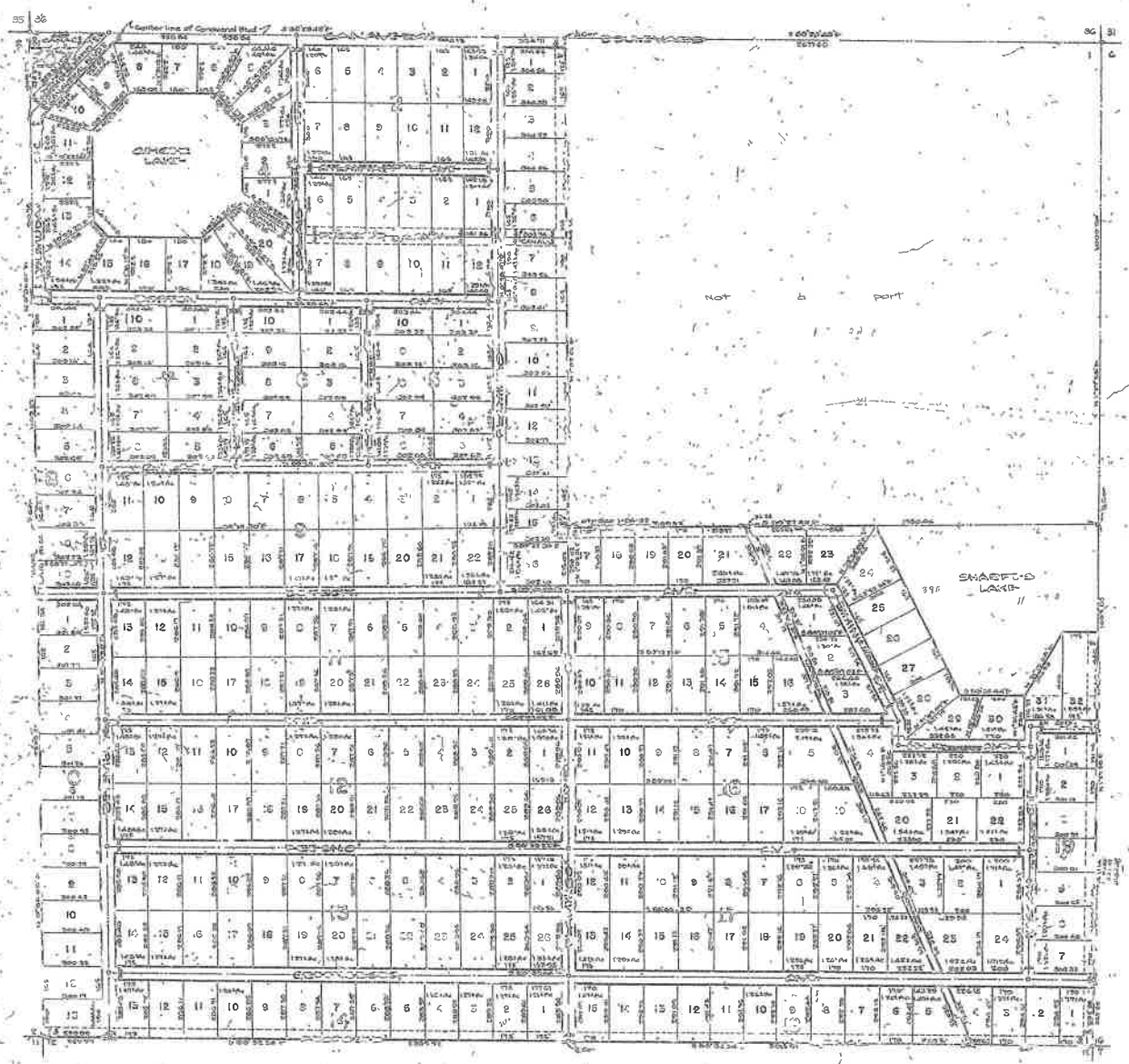
SECTION 1

DESCRIPTION

SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, LESS THE N.E. 1/4

For Canaveral Groves, Inc

BISCAYNE ENGINEERING COMPANY
ORDER #42800 CIVIL ENGINEERS Scale 1:200
P.B. 1250 MIAMI FLORIDA SEPT 1962



This instrument prepared by
and after recorded return to:

Fox Swibel Levin & Carroll LLP
Attn: Seth Berliner
200 W. Madison St., Suite 3000
Chicago, IL 60606

CFN 2026132949, OR BK 10664 PAGE 1090, Recorded 06/29/2026 at 03:16 PM, Rachel M. Sadoff, Clerk of Courts, Brevard County
Pgs:14

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF Osceola

BEFORE ME, the undersigned authority, duly authorized to administer oaths and take acknowledgments, personally appeared **Mitchel W. Hill,** who after being by me first duly sworn, on oath, deposes and says:

1) I am a Professional Surveyor and Mapper licensed by the State of Florida under registration number LS7374.

2) I refer to the survey prepared for Park Industrial LLC, a Florida limited liability company, dated November 25, 2025, and bearing Job No. 25-0290.001 (the "**36 Lots Survey**"), of the real property (the "**36 Lots**") described on **Exhibit "A"** attached hereto and incorporated by reference.

3) The 36 Lots Survey was prepared under my direction and control

4) The description of the 36 Lots as set forth on **Exhibit "A"** is the as-surveyed legal description of such property prepared under my direction and control as set forth on the 36 Lots Survey.

5) I have been able to locate the 36 Lots by applying the rules and standards of surveying used by Florida surveyors.

6) The real property described on **Exhibit "B"** attached hereto and incorporated herein by reference, being the existing record legal description of the 36 Lots, describes one and the same parcel of real property as is described **Exhibit "A"**.

7) I refer to the survey prepared for Park Industrial LLC, a Florida limited liability company, dated April 6, 2026, and bearing Job No. 25-0290.001 (the "**Hendricks Lot Survey**"), of the real property (the "**Hendricks Lot**") described on **Exhibit "C"** attached hereto and incorporated by reference.

8) The Hendricks Lot Survey was prepared under my direction and control

9) The description of the Hendricks as set forth on **Exhibit "C"** is the as-surveyed legal description of such property prepared under my direction and control as set forth on the Hendricks Lot Survey.

10) I have been able to locate the Hendricks Lot by applying the rules and standards of surveying used by Florida surveyors.

11) The real property described on **Exhibit "D"** attached hereto and incorporated herein by reference, being the existing record legal description of the Hendricks Lot, describes one and the same parcel of real property as is described **Exhibit "C"**.

FURTHER AFFIANT SAYETH NOT.

MITCHEL W. HILL, P.S.M.

The foregoing instrument was acknowledged before me by means of (✓) physical presence or (___) online notarization, this 25 day of June, 2026, by Mitchel W. Hill, who (✓) is personally known to me or (___) produced _____ as identification.

NOTARY PUBLIC
My Commission expires: 1/7/2028

Notary Public State of Florida
Saba Warsi
My Commission HH 478617
Expires 1/7/2028

5499186 v1 - 09740 / 014

Exhibit "A"
(As-Surveyed Legal Description—36 Lots)

A PORTION OF A PARCEL OF LAND SITUATE IN SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A
COMMENCE AT A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SOUTHWEST 1/4 OF SAID SECTION 1; THENCE, ALONG THE EAST LINE OF SAID SECTION 1, NORTH 0°22'47" WEST, 633.18 FEET, TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID EAST LINE NORTH 89°55'46"WEST, 182.35 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 0°22'47"EAST, 286.15 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 89°57'51"WEST, 1,400.29 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 0°43'30" WEST, 919.94 FEET TO A 5/8" IRON ROD AND CAP "ILLEGIBLE"; THENCE, SOUTH 89°55'46" EAST, 349.79 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 0°43'30" WEST, 309.29 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 89°55'46" EAST, 874.48 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 0°43'30" EAST, 309.29 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 89°55'46" EAST, 181.96 FEET; TO A 5/8"IRON ROD AND CAP "KPMF LB6605"; THENCE, SOUTH 00°22'47" EAST, 316.19 FEET, TO A 5/8"IRON ROD AND CAP "KPMF LB6605"; THENCE, SOUTH 89°55'46" EAST, 181.96 FEET TO A POINT SITUATE ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1 MARKED BY A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, ALONG SAID EAST LINE, SOUTH 0°22'47" EAST, 316.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,618,336 SQUARE FEET, 37.15 ACRES, MORE OR LESS.

TOGETHER WITH:
PARCEL B
COMMENCE AT A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SOUTHWEST 1/4 OF SAID SECTION; THENCE, ALONG THE SOUTH LINE OF SAID SECTION 1, NORTH 89°57'51" WEST, 377.32 FEET, TO THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID SOUTH LINE NORTH 89°57'51" WEST, 1,211.10 FEET TO A 5/8" IRON ROD AND CAP "LB 6544"; THENCE, DEPARTING SAID SOUTH LINE NORTH 0°47'28" WEST, 286.90 FEET TO THE SOUTH RIGHT OF WAY LINE OF KLINEFELDT RIGHT-OF-WAY PER OFFICIAL RECORD BOOK 3589, PAGE 3866 MARKED WITH A 5/8"IRON ROD & CAP STAMPED "LB6544";THENCE, ALONG SAID SOUTH RIGHT OF WAY LINE NORTH 88°09'55" EAST, 8.33 FEET; THENCE, SOUTH 89°57'51" EAST, 1,031.82 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE DEPARTING SAID

SOUTH RIGHT OF WAY LINE NORTH 0°22'47" WEST, 30.00 FEET TO A TO A 5/8" IRON ROD AND CAP "KPMF
LB 6605"; THENCE, SOUTH 89°57'51" EAST, 173.01 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 0°22'47" EAST, 317.15 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605" ALSO BEING THE POINT OF BEGINNING.

CONTAINING 353,239 SQUARE FEET, 8.11 ACRES, MORE OR LESS.

Exhibit "B"
(Record Legal Description—36 Lots)

PARCEL 1:
THE EAST 175 FEET OF THE WEST 1955 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF, SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 3, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 2:
THE EAST 175 FEET OF THE WEST 1780 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF, SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO
KNOWN AS TRACT 4, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 3:
THE EAST 175 FEET OF THE WEST 1605 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 5, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 4:
THE EAST 175 FEET OF THE WEST 1430 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 6, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 5:
THE EAST 175 FEET OF THE WEST 1255 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.

ALSO KNOWN AS TRACT 7, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 6:
THE EAST 175 FEET OF THE WEST 905 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW ¼ LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 18, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 7:
THE EAST 175 FEET OF THE WEST 1080 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4 LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 19, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 8:
THE EAST 175 FEET OF THE WEST 1255 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 LESS THE SOUTH 30 FEET THEREOF OF THE SW 1/4 OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 20, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 9:
THE EAST 175 FEET OF THE WEST 1430 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4 LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 21, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 10:
THE EAST 175 FEET OF THE WEST 1605 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SW 1/4 LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 22, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 11:
THE EAST 175 FEET OF THE WEST 1780 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4 LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 23, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.
PARCEL 12:
THE EAST 175 FEET OF THE WEST 1955 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 24, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 13:
THE EAST 175 FEET OF THE WEST 2130 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 25, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 14: INTENTIONALLY DELETED.

PARCEL 15:
THE EAST 7/8 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET AND THE EAST 30 FEET FOR ROAD, AND LESS THE WEST 2130 FEET, THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 1, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 16:
THE EAST 175 FEET OF THE WEST 2130 FEET FOR THE EAST 7/8 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 2, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 17:
THE EAST 175 FEET OF THE WEST 1955 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 3, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 18:
THE EAST 175 FEET OF THE WEST 1780 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 4, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 19:
THE EAST 175 FEET OF THE WEST 1605 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 5, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 20:
THE EAST 175 FEET OF THE WEST 1430 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 6, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 21:
THE EAST 175 FEET OF THE WEST 1255 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 7, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 22:

THE EAST 175 FEET OF THE WEST 1080 OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH ½ OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 8, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 23:
THE EAST 175 FEET OF THE WEST 905 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 9, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 24:
THE EAST 175 FEET OF THE WEST 905 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.
ALSO KNOWN AS TRACT 18, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 25:
THE EAST 175 FEET OF THE WEST 1080 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.
ALSO KNOWN AS TRACT 19, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 26:
THE EAST 175 FEET OF THE WEST 1255 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.
ALSO KNOWN AS TRACT 20, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 27:
THE EAST 175 FEET OF THE WEST 1430 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.
ALSO KNOWN AS TRACT 21, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 28:
THE EAST 175 FEET OF THE WEST 1605 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.
ALSO KNOWN AS TRACT 22, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 29:
THE EAST 175 FEET OF THE WEST 1780 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.
ALSO KNOWN AS TRACT 23, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 30:
THE EAST 175 FEET OF THE WEST 1955 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.
ALSO KNOWN AS TRACT 24, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 31:
THE EAST 175 FEET OF THE WEST 2130 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.
ALSO KNOWN AS TRACT 25, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 32:
THE EAST 173 FEET OF THE WEST 1933 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
SUBJECT TO AN EASEMENT OVER THE SOUTH 50 FEET THEREOF TO THE PUBLIC FOR USE AS A PUBLIC DRAINAGE CANAL IN PERPETUITY.
ALSO KNOWN AS TRACT 3, BLOCK 14, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 33:
THE EAST 173 FEET OF THE WEST 1760 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET AND LESS THE

SOUTH 50 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 4, BLOCK 14, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 34:
THE EAST 173 FEET OF THE WEST 1587 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
SUBJECT TO AN EASEMENT OVER THE SOUTH 50 FEET THEREOF TO THE PUBLIC FOR USE AS A PUBLIC DRAINAGE CANAL IN PERPETUITY.
ALSO KNOWN AS TRACT 5, BLOCK 14, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.
AND
THE EAST 173 FEET OF THE WEST 1414 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE
SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
SUBJECT TO AN EASEMENT OVER THE SOUTH 50 FEET THEREOF TO THE PUBLIC FOR USE AS A PUBLIC DRAINAGE CANAL IN PERPETUITY.
ALSO KNOWN AS TRACT 6, BLOCK 14, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 35:
THE EAST 173 FEET OF THE WEST 1241 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
SUBJECT TO AN EASEMENT OVER THE SOUTH 50 FEET THEREOF TO THE PUBLIC FOR USE AS A PUBLIC DRAINAGE CANAL IN PERPETUITY.
ALSO KNOWN AS TRACT 7, BLOCK 14, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 36:
THE EAST 173 FEET OF THE WEST 1068 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.

SUBJECT TO AN EASEMENT OVER THE SOUTH 50 FEET THEREOF TO THE PUBLIC FOR USE AS A PUBLIC DRAINAGE CANAL IN PERPETUITY.
ALSO KNOWN AS TRACT 8, BLOCK 14, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 37:
THE EAST 173 FEET OF THE WEST 895 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. SUBJECT TO AN EASEMENT OVER THE SOUTH 50 FEET THEREOF TO THE PUBLIC FOR USE AS A PUBLIC DRAINAGE CANAL IN PERPETUITY.
ALSO KNOWN AS TRACT 9, BLOCK 14, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

Exhibit "C"
(As-Surveyed Legal Description—Hendricks Lot)

CANAVERAL GROVES S/D PER SB 2 PG 58, LOT 2 BLOCK 12 & 1/2 OF ADJ. ROAD PER ORB 1646 PG 130, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION} MARKING THE SOUTHEAST CORNER OF SOUTHWEST 1/4 OF SAID SECTION 1; THENCE, ALONG THE EAST LINE OF SAID SECTION 1, NORTH 0°22'47" WEST, 1266.07 FEET; THENCE, DEPARTING SAID EAST LINE OF SECTION 1, NORTH 89°55'46" WEST, 181.96 FEET, TO THE **POINT OF BEGINNING;** THENCE, SOUTH 00°43'30" EAST, 309.29 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 89°55'46" WEST, 181.96 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 00°43'30"WEST, 309.29 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE SOUTH 89°55'46" EAST, 181.96 FEET TO THE **POINT OF BEGINNING.**

CONTAINING, 1.29 ACRES, MORE OR LESS.

Exhibit "D"
(Record Legal Description—Hendricks)

The East 175 feet of the West 2130 feet of the East 7/8 of the South 1/2 of the South 1/2 of the North 1/2 of the Southwest l/4 of Section l, Township 24 South, Range 35 East, Brevard County, Florida.

Also known as:

Lot 2, Block 12, Canaveral Groves unrecorded subdivision, according to Survey Book 2, page 58, of the public Records of Brevard County, Florida.

Delaware

The First State

I, CHARUNI PATIBANDA-SANCHEZ, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF FORMATION OF "SDH COCOA BP, LLC", FILED IN THIS OFFICE ON THE FIFTEENTH DAY OF JUNE, A.D. 2026, AT 8:28 O`CLOCK A.M.

C. B. Sanchez

Charuni Patibanda-Sanchez, Secretary of State

10660780 8100
SR# 20263394610

Authentication: 204227208
Date: 06-15-26

You may verify this certificate online at corp.delaware.gov/authver.shtml

CERTIFICATE OF FORMATION

OF

SDH COCOA BP, LLC

This Certificate of Formation of SDH Cocoa BP, LLC (the "Company"), dated June 12, 2026, has been duly executed and is being filed by the undersigned authorized person to form a limited liability company under the Delaware Limited Liability Company Act (6 Del. C. §§18-101, et seq.).

FIRST. The name of the limited liability company formed hereby is SDH Cocoa BP, LLC.

SECOND. The address of the registered office of the Company in the State of Delaware is 1209 Orange Street, Wilmington, New Castle County, DE 19801.

THIRD. The name and address of the registered agent for service of process on the Company in the State of Delaware is The Corporation Trust Company, 1209 Orange Street, Wilmington, New Castle County, DE 19801.

FOURTH. This Certificate of Formation shall be effective upon filing with the Secretary of State of the State of Delaware.

IN WITNESS WHEREOF, the undersigned has executed this Certificate of Formation as of the date first above written.

/s/ Christopher A. Setteducati
Christopher A. Setteducati, authorized person

State of Delaware
Secretary of State
Division of Corporations
Delivered 08:28 AM 06/15/2026
FILED 08:28 AM 06/15/2026
SR 20263394610 - File Number 10660780

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LIMITED LIABILITY COMPANY AGREEMENT
OF
SDH COCOA BP, LLC

This Limited Liability Company Agreement (this "***Agreement***") of **SDH COCOA BP, LLC**, a Delaware limited liability company (the "***Company***"), is entered into by the person or entity named as Member on Exhibit A hereto, as the sole member of the Company (the "***Member***"), as of June 15, 2026.

1. **Formation**. Christopher A. Setteducati, as an "authorized person" within the meaning of the Delaware Limited Liability Company Act (6 Del. C. §§ 18-101, et seq.), as amended from time to time (the "***Delaware Act***"), has executed, delivered and filed the initial Certificate of Formation of the Company (the "***Certification of Formation***") with the Secretary of State of the State of Delaware on June 15, 2026. Upon the filing of the initial Certificate of Formation with the Secretary of State of the State of Delaware his powers as an "authorized person" ceased, and the Member thereupon became the designated "authorized person" and shall continue as the designated "authorized person" within the meaning of the Delaware Act.

2. **Name**. The name of the Company is "**SDH COCOA BP, LLC**". The business of the Company shall be conducted under such name or such other names that comply with applicable law as the Member may from time to time deem necessary or desirable.

3. **Purpose and Powers**. The purpose of the Company shall be to engage in any lawful business or activity for which limited liability companies may be formed under the Delaware Act. The Company shall possess and may exercise all of the powers and privileges granted by the Delaware Act or by any other law or by this Agreement, together with any powers incidental thereto, so far as such powers and privileges are necessary or convenient to the conduct, promotion or attainment of the purpose of the Company.

4. **Registered Office and Registered Agent**. The address of the registered office of the Company in the State of Delaware is The Corporation Trust Company, 1209 Orange Street, Wilmington, New Castle County, DE 19801, and the name of the registered agent of the Company for service of process on the Company at such address is The Corporation Trust Company.

5. **Member**. Simultaneously with its execution of this Agreement, the Member is hereby admitted as the sole member of the Company and agrees to be bound by the terms of this Agreement.

6. **Capital Contribution**. The Member has made a contribution to the capital of the Company in the amount set forth opposite the Member's name on Exhibit A hereto. The Member shall have the right, but not the obligation, to make additional capital contributions to the Company as the Member in its sole discretion may determine.

7. **Allocations and Distributions**. The net profits and net losses of the Company, and other items of income, gain, loss, deduction and credit, will be allocated 100 percent to the Member for capital account and federal income tax purposes, and the Company, as a separate entity, is to be disregarded for federal income tax purposes. Subject to Sections 18-607 and 18-804 of the

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Delaware Act, the Company shall make such distributions to the Member as the Member determines.

8. **Management by Member**. The management and control of the Company shall be vested entirely in the Member. The Member shall have all the rights and powers that are conferred by law or are otherwise necessary, advisable or convenient to the discharge of the Member's duties and to the management of the business and affairs of the Company. No person or entity dealing with the Company shall have any obligation to inquire into the power or authority of the Member acting for such purposes on behalf of the Company.

9. **Officers**.

9.1. Designation and Term. The Member may designate one or more persons to fill one or more officer positions of the Company. Such officers may include Chief Executive Officer, Chief Financial Officer, Vice President, Treasurer, Assistant Treasurer, Secretary and Assistant Secretary. The Member may also appoint such other officers and agents as it shall deem necessary or advisable from time to time who shall have such powers and perform such duties as determined by the Member. No officer need be a resident of the State of Delaware. Each officer will hold office until his or her successor is duly designated and qualified to hold such office, or until his or her death, resignation or removal. Any number of offices may be held by the same person. Unless the Member specifies otherwise, the assignment of such title will constitute the delegation to such officer of the authority and duties that are normally associated with that office. The Member may, from time to time, delegate additional authority or duties to any officer of the Company.

9.2. Resignation, Removal and Vacancies. Any officer may resign as such at any time. Such resignation will be made in writing and will take effect at the time specified therein, or if no time be specified, at the time of its receipt by the Company. The acceptance of a resignation will not be necessary to make it effective, unless expressly so provided in the resignation. Any officer may be removed as such, either with or without cause, by the Member; provided, however, that such removal will be without prejudice to the contract rights, if any, of the officer so removed. Designation of an officer will not of itself create contract rights. Any vacancy occurring in any office of the Company may be filled by the Member.

9.3. The initial officers of the Company shall be the individuals below and such individuals shall have the office set forth opposite their respective name:

Christopher Minnetian	Chairman
Kalman Vidomlanski	Executive Vice President
Tom Del Bosco	Executive Vice President
Jason Piel	Treasurer

10. **Transfer of Interest; Admission of Additional Members**. The Member may assign its membership interest in the Company (its "***Interest***") in whole or in part at any time. Upon assignment of the Member's entire Interest to a transferee, the transferee shall automatically be deemed admitted to the Company as a substituted member of the Company, the Member shall simultaneously be deemed to have resigned from the Company as a member of the Company, and

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the Company shall continue without dissolution (and all applicable references herein to the "Member" shall be read as references to the transferee as the substituted member of the Company); provided, in any event, that the transferee must agree in a document or instrument to be bound by the terms of this Agreement. One or more additional members of the Company may be admitted to the Company with the consent of the Member. Upon the admission to the Company of any additional member(s), the members of the Company shall cause this Agreement to be amended and restated to reflect the admission of such additional member(s) and the initial capital contribution, if any, of such additional member(s) and the intention of the members to cause the Company to be classified as a partnership or corporation for federal income tax purposes, and to include such other provisions as the members may agree to reflect the change of status of the Company from a single member limited liability company to a limited liability company with two or more members.

11. **Resignation of Members; Events of Bankruptcy**. Except as provided in the mandatory provisions of the Delaware Act and pursuant to the second sentence of Section 10, no right is given to any member of the Company to resign from the Company. The Member shall not cease to be a member of the Company upon the happening of any of the events specified in Section 18-304 of the Delaware Act.

12. **Dissolution and Term of the Company**. The Company shall dissolve upon any act or event causing the dissolution of the Company under the Delaware Act, unless, if permitted by the Delaware Act, the Company is continued in accordance with the Delaware Act. Subject to an earlier dissolution as described in the preceding sentence, the Company shall have a perpetual existence.

13. **Limitation of Liability and Indemnification of Member**.

13.1. Except as otherwise required by the Delaware Act, the Member shall not be liable for the debts, obligations or liabilities of the Company, whether arising in contract, tort, or otherwise, solely by reason of being a member of the Company.

13.2. The Member shall not be liable to the Company or to any other member of the Company or other person or entity who may become a party to or bound by this Agreement for any breach of this Agreement or of any duties (including fiduciary duties) arising under or in connection with this Agreement or the Company other than for any act or omission that constitutes a bad faith violation of the implied contractual covenant of good faith and fair dealing.

13.3. To the fullest extent permitted by applicable law, the Company shall (i) indemnify and hold harmless any person or entity and such person's or entity's executors, administrators, heirs, legal representatives, successors and assigns (each, a "***Covered Person***") who was or is a party or was or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that such person or entity is or was a member or officer of the Company or is or was serving at the request of the Company as a member, manager or director of another corporation, limited liability company, partnership, joint venture, trust or other enterprise, domestic or foreign, against all expenses, attorneys' fees, court costs, judgments, fines, amounts paid in settlement and other losses incurred or suffered by such Covered Person in connection with

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such action, suit or proceeding and (ii) advance expenses incurred by such Covered Person in defending or otherwise participating in such action, suit or proceeding in advance of its final disposition to the fullest extent permitted by applicable law upon receipt of an undertaking by the Covered Person to repay such amounts so advanced if it shall ultimately be determined by final judicial decision from which there is no further right to appeal that such Covered Person is not entitled to be indemnified by the Company for such expenses under this Section 13 or otherwise.

14. **Amendment**. This Agreement may be amended by the Member; provided, however, that any amendment to this Agreement must be in writing and signed by the Member.

15. **Governing Law**. This Agreement shall be governed by and construed in accordance with the laws of the State of Delaware, without giving effect to any choice of law principles.

16. **Severability**. The provisions of this Agreement will be deemed severable and the invalidity or unenforceability of any provision will not affect the validity or enforceability of the other provisions hereof; provided that if any provision of this Agreement, as applied to any party or to any circumstance, is judicially determined not to be enforceable in accordance with its terms, the court judicially making such determination may modify the provision in a manner consistent with its objectives such that it is enforceable, and/or to delete specific words or phrases, and in its modified form, such provision will then be enforceable and will be enforced.

17. **Counterparts**. This Agreement may be executed and delivered by PDF, facsimile, DocuSign or other electronic transmission or electronic signature process, and upon such delivery, the same shall be deemed to be effective for all purposes as an original executed counterpart hereof.

[Remainder of Page Intentionally Left Blank]

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IN WITNESS WHEREOF, the undersigned has executed this Limited Liability Company Agreement as of the date first written above.

MEMBER:

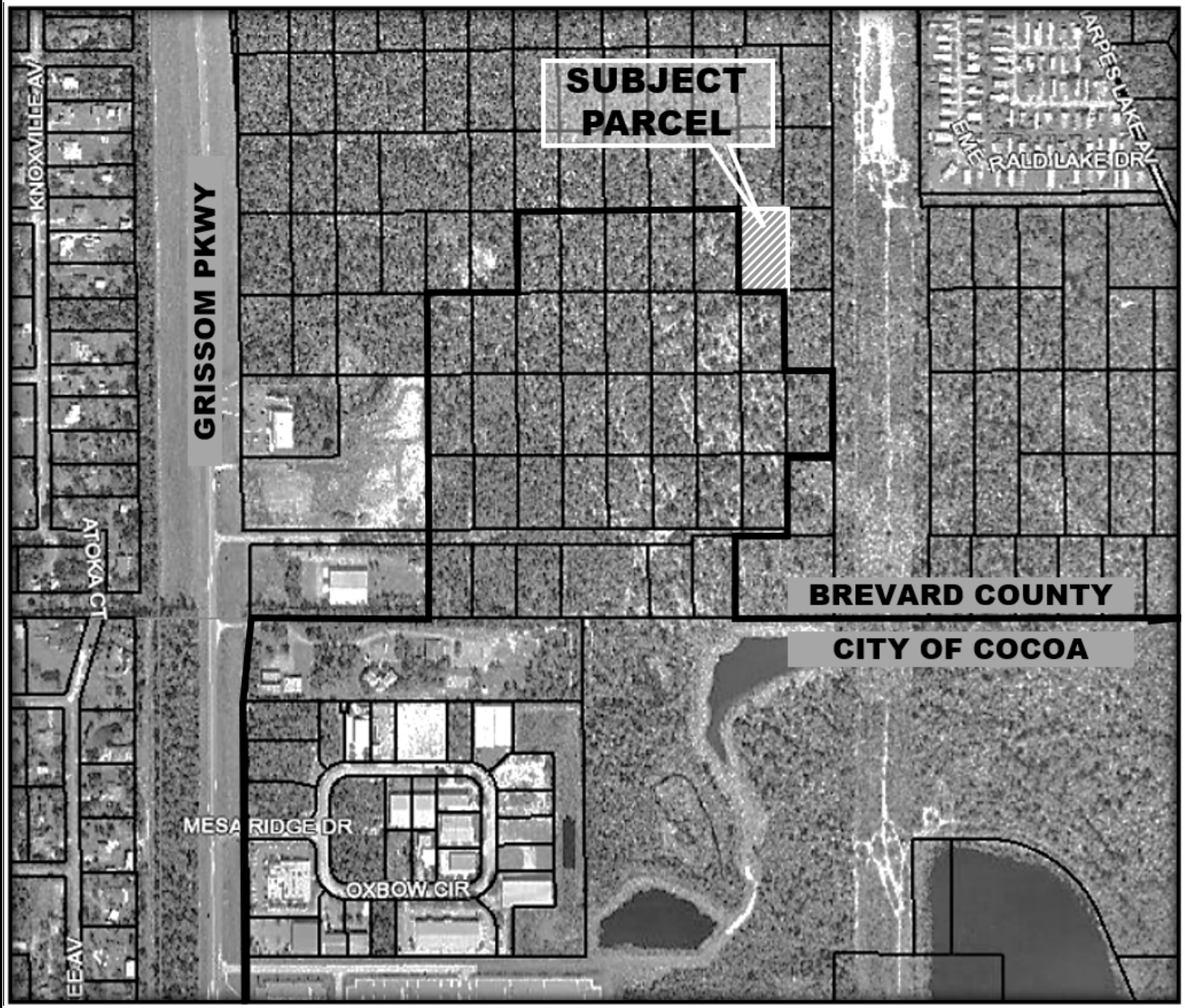
SDH II EQUITIES, LLC,
a Delaware limited liability company

Signed by:
By: Christopher Minnetian
DF4F943C8AD349E...
Name: Chairman
Title: President

Docusign Envelope ID: E7B0B85F-ADEA-8C54-81C8-7C7D0BE475F7

EXHIBIT A

Member	Capital Contribution
SDH II EQUITIES, LLC	$100



COCOA
FLORIDA

N

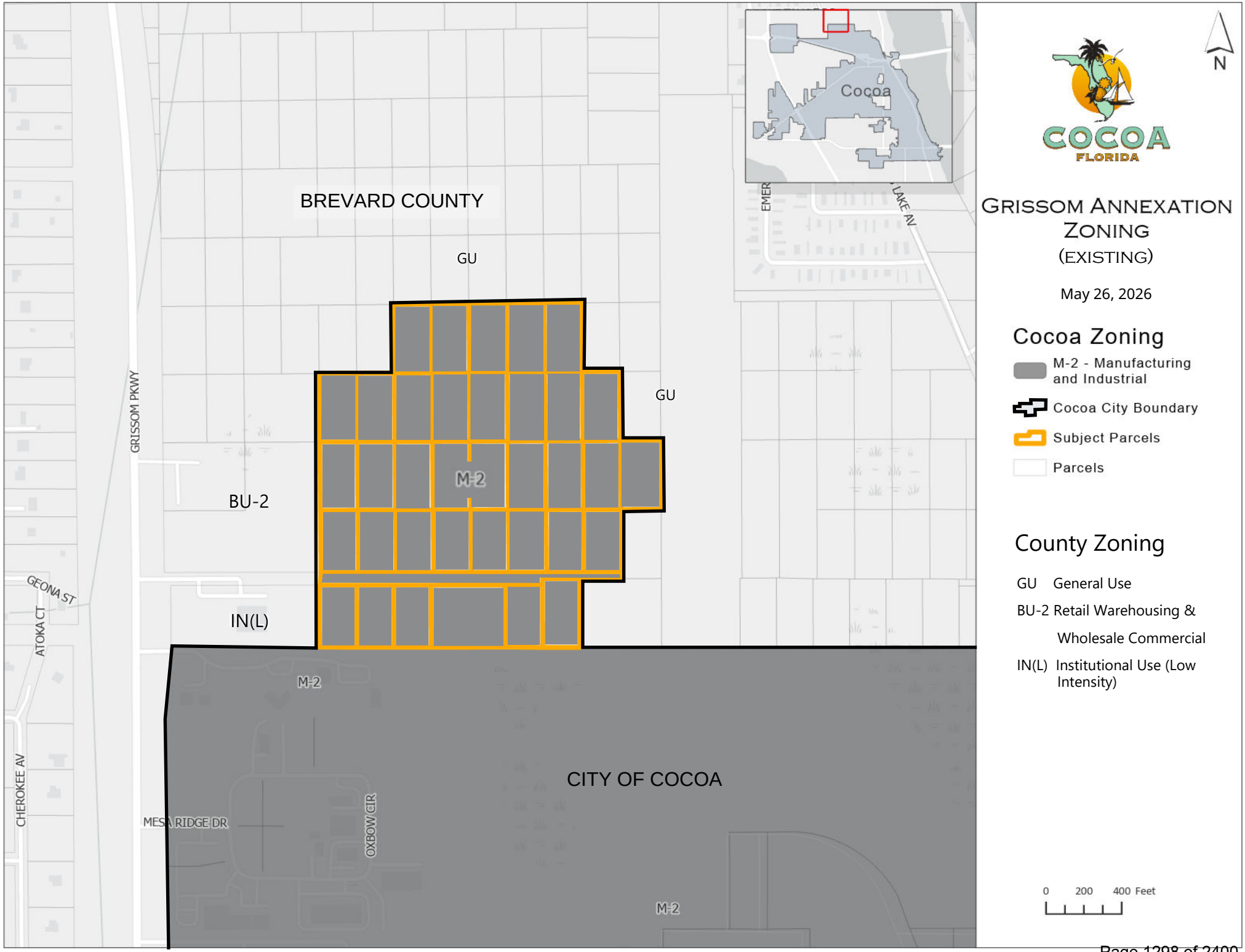
GRISSOM ANNEXATION LOCATION

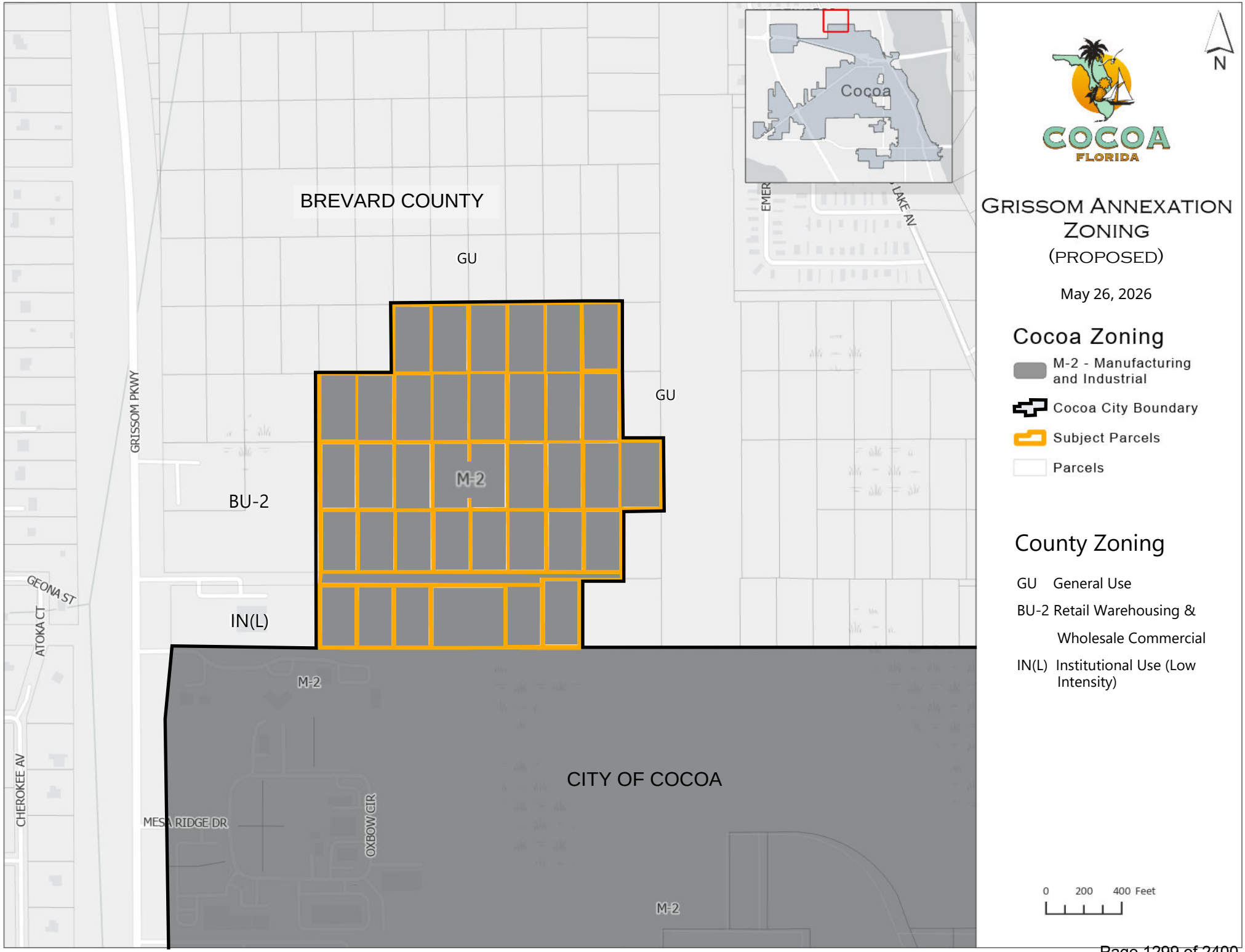
May 26, 2026

Cocoa City Boundary

Parcels

0 250 500 Feet


BREVARD COUNTY
GU
GU
M-2
BU-2
IN(L)
M-2
M-2
M-2
CITY OF COCOA
GRISSOM PKWY
GEONA ST
ATOKA CT
CHEROKEE AV
MESA RIDGE DR
OXBOW CIR
EMER
LAKE AV
Cocoa
N
COCOA
FLORIDA
GRISSOM ANNEXATION ZONING
(EXISTING)
May 26, 2026
Cocoa Zoning
M-2 - Manufacturing and Industrial
Cocoa City Boundary
Subject Parcels
Parcels
County Zoning
GU General Use
BU-2 Retail Warehousing & Wholesale Commercial
IN(L) Institutional Use (Low Intensity)
0 200 400 Feet


BREVARD COUNTY
GU
GU
M-2
BU-2
IN(L)
M-2
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M-2
CITY OF COCOA
GRISSOM PKWY
GEONA ST
ATOKA CT
CHEROKEE AV
MESA RIDGE DR
OXBOW CIR
EMER
LAKE AV
Cocoa
N
COCOA
FLORIDA
GRISSOM ANNEXATION ZONING
(PROPOSED)
May 26, 2026
Cocoa Zoning
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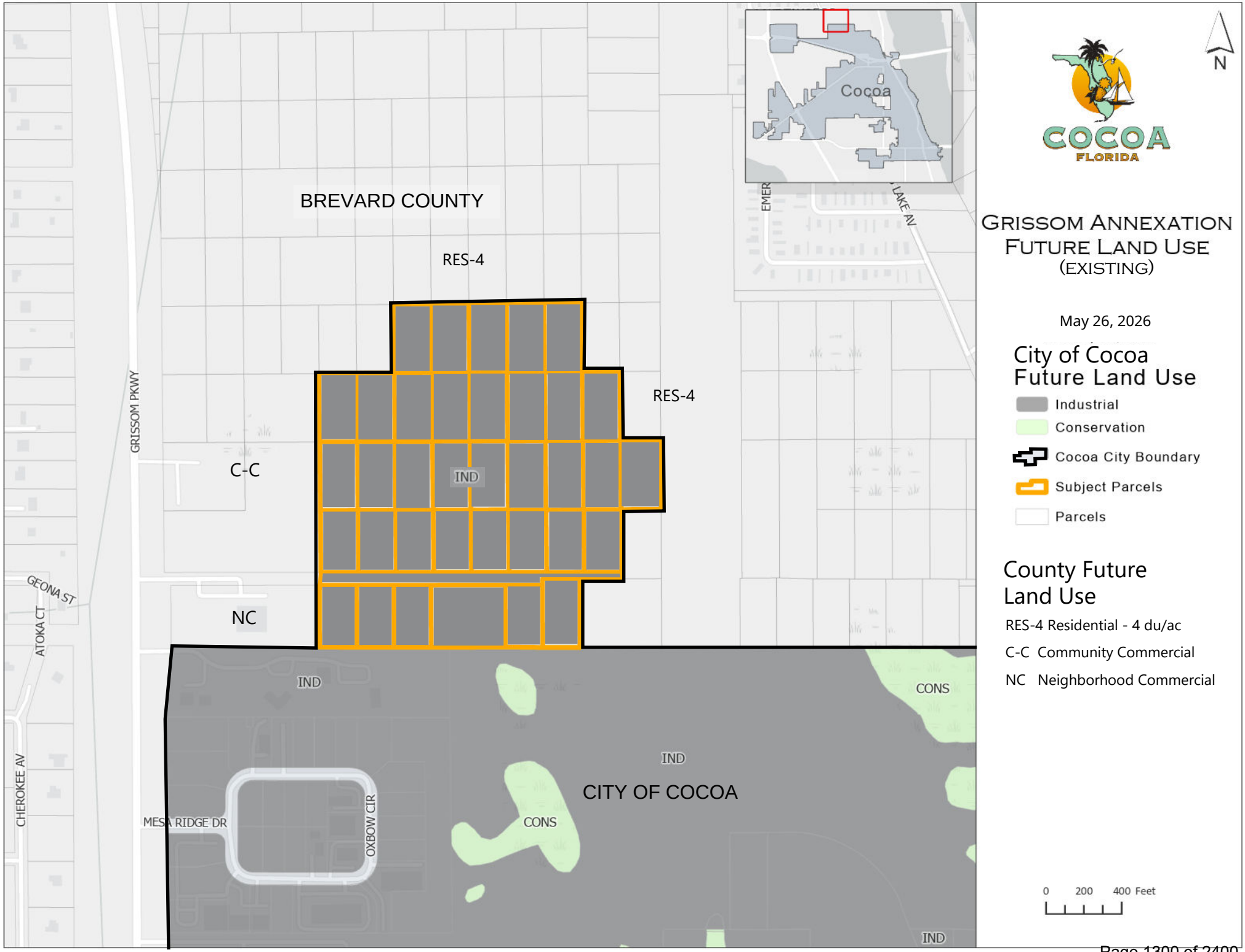
0 200 400 Feet


BREVARD COUNTY
RES-4
RES-4
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CITY OF COCOA
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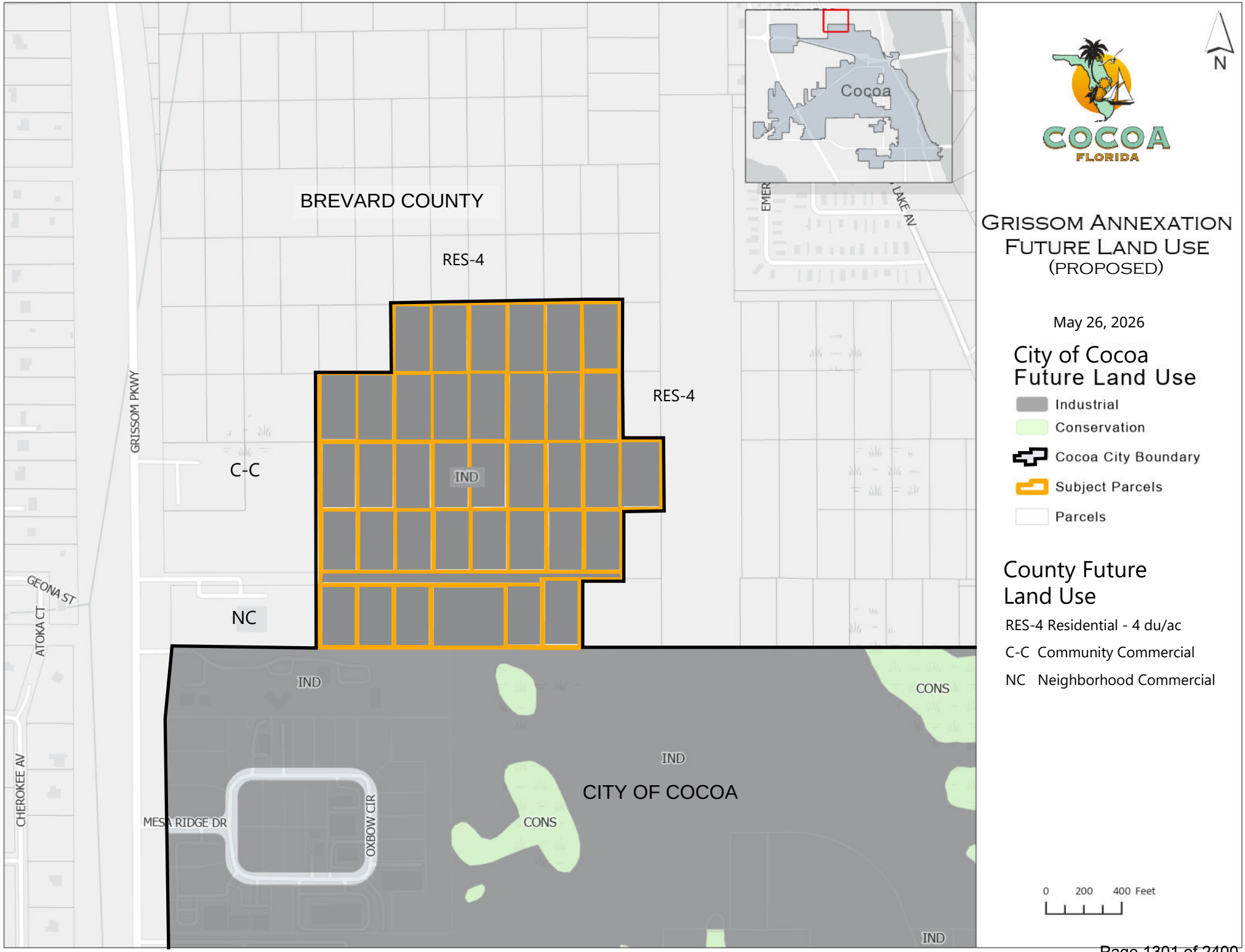
GRISSOM PKWY
GEONA ST
ATOKA CT
CHEROKEE AV
MESA RIDGE DR
OXBOW CIR
EMER
LAKE AV
Cocoa
N
COCOA
FLORIDA
GRISSOM ANNEXATION
FUTURE LAND USE
(EXISTING)
May 26, 2026
City of Cocoa
Future Land Use
Industrial
Conservation
Cocoa City Boundary
Subject Parcels
Parcels
County Future
Land Use
RES-4 Residential - 4 du/ac
C-C Community Commercial
NC Neighborhood Commercial
0 200 400 Feet


BREVARD COUNTY
RES-4
RES-4
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CITY OF COCOA
CONS
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GRISSOM PKWY
GEONA ST
ATOKA CT
CHEROKEE AV
MESA RIDGE DR
OXBOW CIR
EMER
LAKE AV
Cocoa
N
COCOA
FLORIDA
GRISSOM ANNEXATION
FUTURE LAND USE
(PROPOSED)
May 26, 2026
City of Cocoa
Future Land Use
Industrial
Conservation
Cocoa City Boundary
Subject Parcels
Parcels
County Future
Land Use
RES-4 Residential - 4 du/ac
C-C Community Commercial
NC Neighborhood Commercial
0 200 400 Feet

ORDINANCE 09-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING THE ZONING MAP FOR ONE (1) PARCEL OF REAL PROPERTY, TOTALING 1.29 ACRES, MORE OR LESS, GENERALLY LOCATED EAST OF GRISSOM PARKWAY NORTH OF OXBOW CIRCLE, AND SOUTH OF CANAVERAL GROVES BOULEVARD, BEING LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; CHANGING THE ZONING MAP DESIGNATION OF THE REAL PROPERTY FROM BREVARD COUNTY "GENERAL USE" TO CITY OF COCOA "M-2 (MANUFACTURING AND INDUSTRIAL)"; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City is granted the authority, under § 2(b), Art. VIII of the State Constitution, to exercise any power for municipal purposes except when expressly prohibited by law; and

WHEREAS, on _____, 2026, the City Council adopted Ordinance Number 07-2026, which annexed the subject property into the City of Cocoa; and

WHEREAS, the Planning and Zoning Board (Local Planning Agency) and City Staff of the City of Cocoa recommended approval of this Ordinance at their June 03, 2026, meeting; and

WHEREAS, the City Council of the City of Cocoa held two duly noticed public hearings on the proposed amendment set forth hereunder and considered findings and advice of staff, citizens, and all interested parties submitting written and oral comments and supporting data and analysis, and after complete deliberation, hereby approves and adopts the zoning map amendment set forth hereunder; and

WHEREAS, the City Council hereby finds that this Ordinance serves a legitimate government purpose and is in the best interests of the public health, safety, and welfare of the citizens of the City of Cocoa, Florida.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COCOA HEREBY ORDAINS, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are true and correct and are fully incorporated herein by this reference.

Section 2. Purpose and Intent. It is hereby declared to be the purpose and intent of this Ordinance to adopt a zoning map amendment incorporating the revisions stated herein into

the official Zoning Map of the City of Cocoa.

Section 3. Zoning Map Amendment. The official Zoning Map of the City of Cocoa is hereby amended to include a change of classification for the property legally described and depicted on **Exhibit "A"** from Brevard County "General Use" to City of Cocoa "M-2 (Manufacturing and Industrial)." **Exhibit "A"** is attached hereto and fully incorporated herein by this reference.

Section 4. Staff Instructions. City Staff is hereby directed to promptly amend the City's Official Zoning Map upon the effective date of this Ordinance. In addition, upon adoption and full execution of this Ordinance by the City Council, the City Clerk is hereby directed to record this Ordinance in the Official Records of Brevard County, Florida. This Ordinance shall run with the land.

Section 5. Repeal of Prior Inconsistent Ordinances and Resolutions. All prior inconsistent ordinances and resolutions adopted by the City Council, or parts of prior ordinances and resolutions in conflict herewith, are hereby repealed to the extent of the conflict.

Section 6. Severability. If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 7. Effective Date. This Ordinance shall become effective immediately upon the effective date of Ordinance No. 08-2026, as adopted by the City Council of the City of Cocoa, Florida, and pursuant to the City Charter. If Ordinance No. 08-2026 does not become effective, then this Ordinance shall become null and void.

ADOPTED by the City Council of the City of Cocoa, Florida, in a regular meeting assembled on the _____ day of _____, 2026.

_____
MICHAEL C. BLAKE
Mayor

ATTEST:

_____
MONICA ARSENAULT
City Clerk

Legal Ad:_____
First Reading:_____
Legal Ad:_____
Second Reading:_____
Effective Date:_____

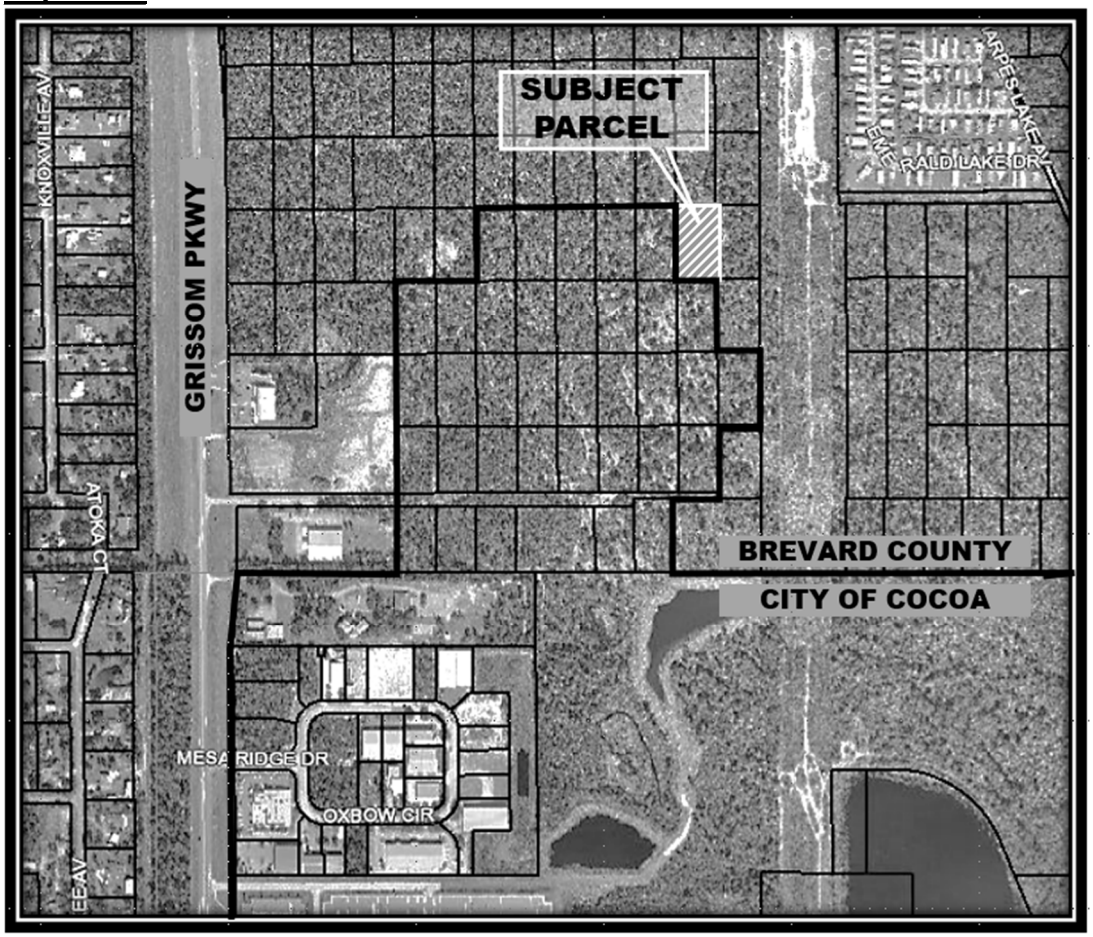
EXHIBIT A

Legal Description:

CANAVERAL GROVES S/D PER SB 2 PG 58, LOT 2 BLOCK 12 & 1/2 OF ADJ. ROAD PER ORB 1646 PG 130, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SOUTHWEST 1/4 OF SAID SECTION 1; THENCE, ALONG THE EAST LINE OF SAID SECTION 1, NORTH 0°22'47" WEST, 1266.07 FEET; THENCE, DEPARTING SAID EAST LINE OF SECTION 1, NORTH 89°55'46" WEST, 181.96 FEET, TO THE POINT OF BEGINNING; THENCE, SOUTH 00°43'30" EAST, 309.29 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 89°55'46" WEST, 181.96 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 00°43'30"WEST, 309.29 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE SOUTH 89°55'46" EAST, 181.96 FEET TO THE POINT OF BEGINNING.

Depiction:



MAP OF BOUNDARY SURVEY

A PARCEL OF LAND LYING WITHIN SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST,
BREVARD COUNTY, FLORIDA

SURVEYOR'S REPORT:

1. FIELD BEARINGS AND DISTANCES ARE BASED ON STATE PLANE GRID. THE BEARING BASE IS ALONG THE MONUMENTED WEST LINE OF SUBJECT PROPERTY. (BEARING BASE: S04°43'30"E)

3. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(11) OF THE FLORIDA ADMINISTRATIVE CODE (FAC). MORE SPECIFICALLY, THE PURPOSE OF THIS SURVEY, WAS TO CONVEY THE LIMITS OF A BOUNDARY SURVEY.

4. THE ACCURACY STANDARD USED FOR HORIZONTAL CONTROL FOR THIS SURVEY EXCEEDS A MINIMUM RELATIVE DISTANCE OF 1 FOOT IN 10,000 FEET. ("STANDARDS OF PRACTICE (5J-17.051 FAC)" PURSUANT TO SECTION 472.027, FLORIDA STATUTES).

5. THE HORIZONTAL CONTROL NETWORK WAS COMPLETED UTILIZING A TOPCON HIPER VR GNSS RECEIVER. THE CONTROL FOR THIS SURVEY IS BASED ON REDUNDANT RTK (REAL TIME KINEMATICS) OBSERVATIONS BASED ON FPRN (FLORIDA PERMANENT REFERENCE NETWORK).

6. THE HORIZONTAL CONTROL NETWORK WAS COMPLETED UTILIZING A TOPCON HIPER VR GNSS RECEIVER. THE CONTROL FOR THIS SURVEY IS BASED ON REDUNDANT RTK (REAL TIME KINEMATICS) OBSERVATIONS BASED ON FPRN (FLORIDA PERMANENT REFERENCE NETWORK).
   - 6.1. THE REDUNDANT RTK (REAL TIME KINEMATICS) OBSERVATIONS WERE PERFORMED TO ESTABLISH THE PRIMARY NETWORK CONTROL. THE OBSERVATIONS WERE PERFORMED ON NOVEMBER , 2025.
   - 6.2. A FIELD TRAVERSE WAS USED TO ESTABLISH INTERMITTENT CONTROL BETWEEN THE GPS POINTS.
   - 6.3. HORIZONTAL DATA IS BASED ON FLORIDA STATE PLANE COORDINATE EAST (901) NAD (NORTH AMERICAN DATUM) 1983/2011ADJ.
   - 6.4. HORIZONTAL CONTROL IS BASED ON FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CERTIFIED CORNER RECORD POINT , PID=69522, (PUBLISHED COORDINATES: NORTHING=1,489585.03', EASTING=724,327.49'), FLORIDA STATE PLANE COORDINATE EAST (901) NAD (NORTH AMERICAN DATUM) 1983/2011ADJ (U.S. SURVEY FOOT).

7. DISTANCES THAT WERE MEASURED WITH E.D.M. EQUIPMENT HAVE BEEN ADJUSTED FOR TEMPERATURE.

8. PROPERTY LINES SHOWN HEREON WERE COMPUTED FROM THE EXISTING PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND ARE BASED ON FOUND MONUMENTATION. MONUMENT SYMBOLS ARE NOT TO SCALE.

9. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, ENCUMBRANCES, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR, EXCEPT AS NOTED. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS SURVEYOR FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ENCUMBRANCES OR OTHER DEEDS OF RECORD.

10. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.

11. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN. NO S.U.E. (SUBSURFACE UTILITY EXPLORATION) OR G.P.R. (GROUND PENETRATING RADAR) WERE UTILIZED DURING THIS SURVEY.

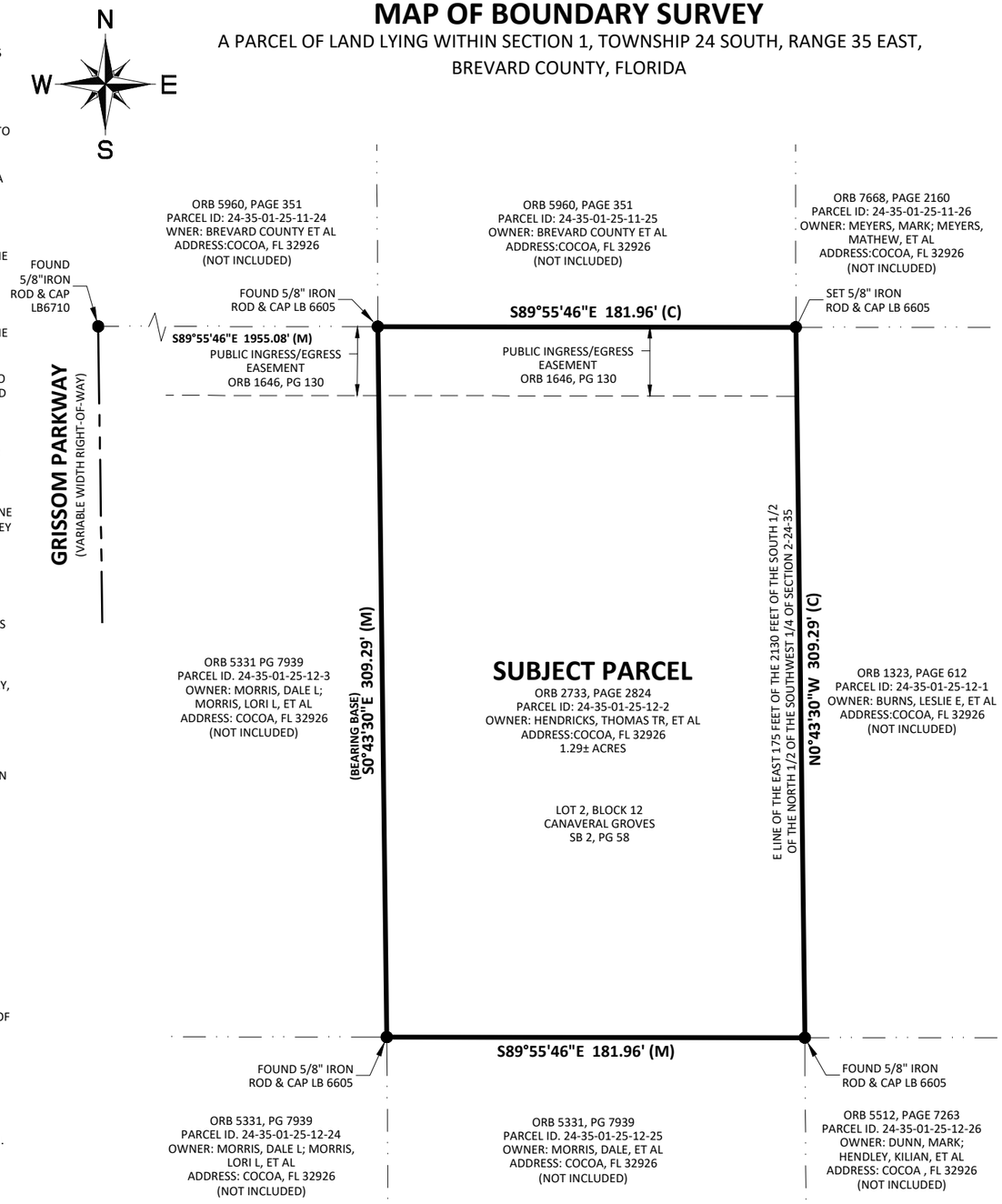
13. THIS PROPERTY LIES WITHIN ZONES X AND A OF THE CURRENT FEMA FLOOD RATE MAPS AND IS REFLECTED ON THE SURVEY. THE MAP IDENTIFICATION IS MAP NUMBER 12009C320H WITH AN EFFECTIVE DATE OF JANUARY 29, 2021. IT REMAINS THE CLIENT'S RESPONSIBILITY TO CONFIRM FLOOD INSURANCE DATA FOR THE LANDS SHOWN HEREON WITH THEIR RESPECTIVE FEDERAL, STATE, AND/OR LOCAL EMERGENCY MANAGEMENT OFFICIALS.

14. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT.

15. ALL TYPES, SIZES, LOCATIONS, GRADES, ETC., OF ALL FEATURES, SHOULD BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.

16. THIS SURVEY DOES NOT INCLUDE THE LOCATION OF ANY POSSIBLE WETLAND, JURISDICTIONAL BOUNDARIES, OR HABITATS FOR PROTECTED SPECIES, EXCEPT AS SHOWN.

17. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.



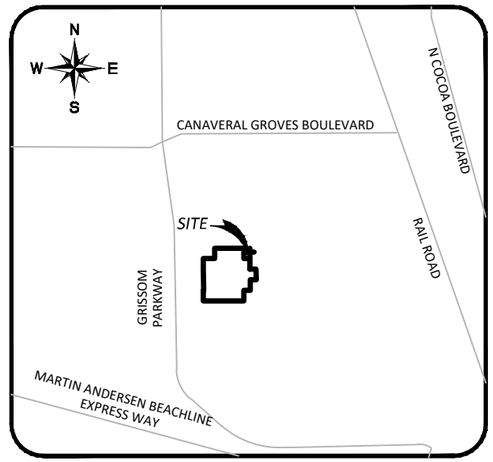
0 60' 120'

GRAPHIC SCALE
IN FEET
1 INCH = 60 FEET

LEGAL DESCRIPTION:

PER OFFICIAL RECORDS BOOK 2733, PAGE 2824, PUBLIC RECORDS OF BREVARD COUNTY, FL

CANAVERAL GROVES S/D PER SB 2 PG 58, LOT 2 BLOCK 12 & 1/2 OF ADJ. ROAD PER ORB 1646 PG 130.



VICINITY MAP

ABBREVIATIONS LEGEND:

ADJ	ADJUSTED	LS	LICENSED SURVEYOR
(C)	CALCULATED INFORMATION	(M)	MEASURED INFORMATION
COA	CERTIFICATE OF AUTHORIZATION	NGS	NATIONAL GEODETIC SURVEY
CONC	CONCRETE	NO.	NUMBER
EL/ELEV	ELEVATION	ORB	OFFICIAL RECORDS BOOK
FAC	FLORIDA ADMINISTRATIVE CODE	PVC	POLYVINYL CHLORIDE
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	U.S.	UNITED STATES
GPS	GLOBAL POSITIONING SYSTEM		
ID	IDENTIFICATION		
LB	LICENSED BUSINESS		

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN HEREON IS IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" AS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

MITCHEL W. HILL License Number 7374 STATE OF FLORIDA Professional Surveyor and Mapper

Digitally signed by Mitchel W Hill
DN: CN=Mitchel W Hill, dnQualifier=A01410C0000018C6A1F8FF7001029AD, O=Florida, C=US
Date: 2026.04.07 11:20:13-04'00'

MITCHEL W. HILL
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER: LS7374

NOT VALID WITHOUT THE ORIGINAL SIGNATURE & RAISED SEAL OF A LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER. PDF FORMAT COPIES DIGITALLY SIGNED BY THE LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER USING A THIRD PARTY DIGITAL SIGNATURE SERVICE ARE ACCEPTABLE. PAPER COPIES WITHOUT ORIGINAL SIGNATURE AND SEAL ARE NOT VALID.

PROJECT INFORMATION:

FIELD DATE: 04/06/26
PARTY CHIEF: NH
DRAWN BY: AR
CHECKED BY: MWH
APPROVED BY: MWH
JOB NUMBER: 21-0290.001
DRAWING: 25-0290.001 Grissom Parkway_Hendricks Parcel Boundary.dwg
DRAWING DATE: 04/06/26
FIELD BOOK: 611/63

KPMFranklin
ENGINEERS • PLANNERS • SURVEYORS
222 CHURCH STREET
KISSIMMEE, FL 34741
PHONE (407) 846-1216
COA 32059 LB 6605

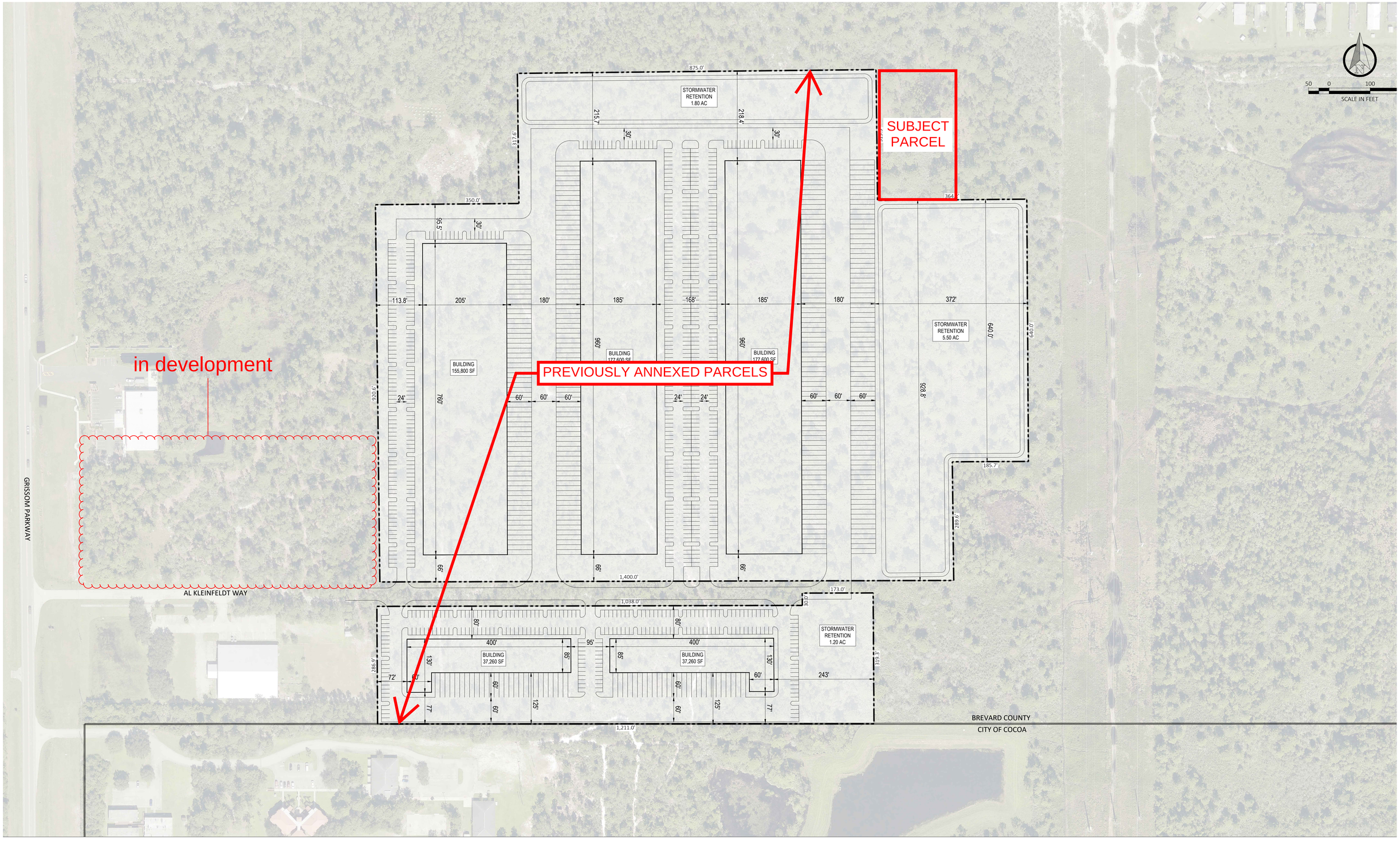
REV NO.	DATE:
5	
4	
3	
2	
1	

MAP OF BOUNDARY SURVEY

GRISSOM PARKWAY, COCOA, FL

JOB NO:	25-0290.001
DATE:	04-06-2026
DRAWN:	AR
APPROVED:	MWH
SHEET NO:	1 OF 1
REV:	

S:\GEOSPATIAL & LAND SURVEYING\25-0290.001 GRISSOM PARKWAY, COCOA, FL\DWG (SURVEY)\25-0290.001 GRISSOM PARKWAY_HENDRICKS PARCEL BOUNDARY.DWG 4/7/2026



CONCEPTUAL SITE PLAN
CITY OF COCOA I BREVARD COUNTY I FLORIDA

GRISSOM PKWY

PROJECT NO. 25-0290.MKT
PLAN SCALE: 1" = 100'
DATE: 9/15/25

DISCLAIMER: CONCEPTUAL SITE LAYOUT HAS BEEN PREPARED WITH THE BEST INFORMATION AVAILABLE AND DOES NOT REPRESENT FINAL ENGINEERING ELEMENTS. THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL ENGINEERING ANALYSIS AND SHALL ONLY BE UTILIZED AS AN ESTIMATE FOR DEVELOPMENT FEASIBILITY

KPMFrankl ENGINEERS • PLANNERS • SURVEY


NO PARKING
FIRE LANE


STOP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USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Jennifer Webster,
Monica Arsenault
Cocoa City Hall
65 Stone Street
Cocoa FL 32922

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of , was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

BRE Brevard Florida Today 06/01/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 06/01/2026

Legal Clerk

Notary, State of WI, County of Brown

5.15.27

My commission expires

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NANCY HEYRMAN
Notary Public
State of Wisconsin

CITY OF COCOA
NOTICE OF PUBLIC HEARING
REZONING AND FLUM CHANGE
OF REAL PROPERTY

**NOTICE IS HEREBY GIVEN THAT
THE PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY
AND THE COCOA CITY COUNCIL
PROPOSE TO CONSIDER THE ADOPTION OF THE FOLLOWING ORDINANCES:**

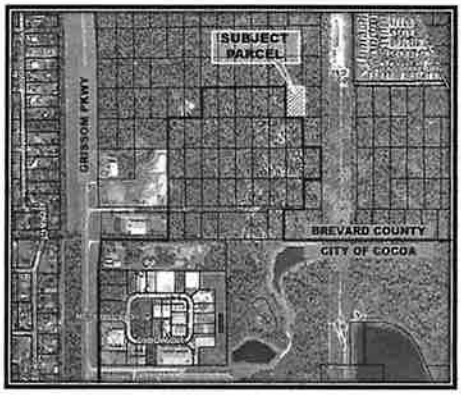
ORDINANCE NO. 08-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, RELATING TO COMPREHENSIVE PLANNING; AMENDING THE FUTURE LAND USE MAP FOR ONE (1) PARCEL OF REAL PROPERTY WITHIN THE CITY OF COCOA, CONSISTING OF APPROXIMATELY 1.29 ACRES, GENERALLY LOCATED EAST OF GRISSOM PARKWAY NORTH OF OXBOW CIRCLE, AND SOUTH OF CANAVERAL GROVES BOULEVARD, BEING LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; CHANGING THE FUTURE LAND USE MAP DESIGNATION OF THE REAL PROPERTY FROM BREVARD COUNTY "RESIDENTIAL 4" TO CITY OF COCOA "INDUSTRIAL"; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION IN THE COMPREHENSIVE PLAN, SEVERABILITY, AND AN EFFECTIVE DATE AND LEGAL STATUS OF THE PLAN AMENDMENT.

AND

ORDINANCE 09-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING THE ZONING MAP FOR ONE (1) PARCEL OF REAL PROPERTY, TOTALING 1.29 ACRES, MORE OR LESS, GENERALLY LOCATED EAST OF GRISSOM PARKWAY NORTH OF OXBOW CIRCLE, AND SOUTH OF CANAVERAL GROVES BOULEVARD, BEING LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; CHANGING THE ZONING MAP DESIGNATION OF THE REAL PROPERTY FROM BREVARD COUNTY "GENERAL USE" TO CITY OF COCOA "M-2 (MANUFACTURING AND LIGHT INDUSTRIAL)"; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.



Location Map

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Planning and Zoning Board
PUBLIC HEARING WILL BE HELD ON

July 1, 2026
City Council First Reading
PUBLIC HEARING WILL BE HELD ON

July 14, 2026

**ALL HEARINGS WILL TAKE PLACE AT 6:00 P.M. OR SOON THEREAFTER
IN THE COCOA CITY HALL COUNCIL CHAMBERS LOCATED AT
65 STONE STREET, COCOA, FLORIDA 32922**

General Notice Information:

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Public Participation Information:

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6144288311

CITY COUNCIL AGENDA ITEM

Memo Date:	July 2, 2026
Agenda Date:	July 14, 2026
File ID:	2026-557
Prepared By:	Jennifer Webster, Senior Planner
Through:	Stockton Whitten, City Manager
Requested Action:	Consideration on Second Reading of Ordinance 07-2026 of the City Council of the City of Cocoa, Brevard County, Florida; annexing approximately 1.29 acres of real property generally located east of Grissom Parkway north of Oxbow Circle, and south of Canaveral Groves Boulevard, also described as Parcel I.D. No. 24-35-01-25-12-2. (POSTPONE to date certain of July 28, 2026 Council Meeting at 65 Stone St, Cocoa, FL at 6pm.)

BACKGROUND:

Staff Requests to POSTPONE the Second Reading of this item to a date certain of July 28, 2026 Council Meeting at 65 Stone St, Cocoa, FL at 6pm.

PRIORITY AREA CONNECTION:

Economic and Community Development

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

May 26, 2026: City Council unanimously approved the First Reading of Ordinance 07-2026.

RECOMMENDED MOTION:

Staff Requests to POSTPONE the Second Reading of this item to a date certain of July 28, 2026 Council Meeting at 65 Stone St, Cocoa, FL at 6pm.

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Jennifer Webster,
Attn: Accounting Division
City Of Cocoa (Te)
65 Stone St
Cocoa FL 32922-7982

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of , was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

BRE Brevard Florida Today 05/12/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 05/12/2026

Legal Clerk

Notary, State of WI, County of Brown

5.15.27

My commission expires

Publication Cost:	$498.80		
Tax Amount:	$0.00		
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PO #:	May 26, 2026 Grissom Pkwy 1.16 Ac Annex		

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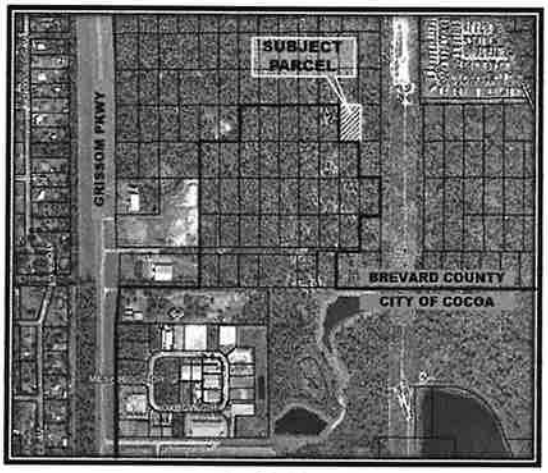
NANCY HEYRMAN
Notary Public
State of Wisconsin

CITY OF COCOA
NOTICE OF PUBLIC HEARING
ANNEXATION OF REAL PROPERTY

**NOTICE IS HEREBY GIVEN THAT
THE COCOA CITY COUNCIL
PROPOSES TO CONSIDER THE ADOPTION OF THE FOLLOWING ORDINANCE:**

ORDINANCE 07-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; ANNEXING APPROXIMATELY 1.16 ACRES OF REAL PROPERTY GENERALLY LOCATED EAST OF GRISSOM PARKWAY NORTH OF OXBOW CIRCLE, AND SOUTH OF CANAVERAL GROVES BOULEVARD; PROVIDING FOR THE AMENDMENT OF COCOA CHARTER, ARTICLE 1, CITY BOUNDARIES, TO INCORPORATE THE REAL PROPERTY INTO THE CITY BOUNDARIES; PROVIDING FOR THE FILING OF THE REVISED COCOA CHARTER WITH THE DEPARTMENT OF STATE AND AS ALSO REQUIRED BY LAW; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.



Location Map

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**City Council First Reading
PUBLIC HEARING WILL BE HELD ON**

May 26, 2026

**City Council Second Reading
PUBLIC HEARING WILL BE HELD ON**

June 9, 2026

**AT 6:00 P.M. OR SOON THEREAFTER IN THE
COCOA CITY HALL COUNCIL CHAMBERS LOCATED AT
65 STONE STREET, COCOA, FLORIDA 32922**

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FT-4400198S

CITY OF COCOA
NOTICE OF PUBLIC HEARING
ANNEXATION OF REAL PROPERTY

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ORDINANCE 07-2026

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City Council First Reading
PUBLIC HEARING WILL BE HELD ON

May 26, 2026

City Council Second Reading
PUBLIC HEARING WILL BE HELD ON

June 9, 2026

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FT-44027583

CITY COUNCIL AGENDA ITEM

Memo Date:	July 2, 2026
Agenda Date:	July 14, 2026
File ID:	2026-570
Prepared By:	Lucilene Ribeiro, Planner
Through:	Stockton Whitten, City Manager
Requested Action:	Request to postpone to a date certain of August 11, 2026, at Cocoa City Hall, 65 Stone St., Cocoa, FL, beginning at 6 pm, to consider approval of a small-scale comprehensive plan amendment for the property located at 3600 Grissom Parkway.

BACKGROUND:

Staff respectfully requests that this agenda item be postponed to the August 11, 2026, Regular City Council meeting, to allow for the applicant to submit an accompanying Zoning Map Amendment application.

PRIORITY AREA CONNECTION:

Economic and Community Development

BUDGETARY IMPACT:

PREVIOUS ACTION:

RECOMMENDED MOTION:

Request to postpone to a date certain of August 11, 2026, at Cocoa City Hall, 65 Stone St., Cocoa, FL, beginning at 6 pm, to consider approval of a small-scale comprehensive plan amendment for the property located at 3600 Grissom Parkway.

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Leonardo Priore
Attn: Accounting Division
City Of Cocoa (Te)
65 Stone St
Cocoa FL 32922-7982

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

BRE Brevard Florida Today 04/24/2026
BRE floridatoday.com 04/24/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 04/24/2026

Legal Clerk

Notary, State of WI, County of Brown

5.15.27

My commission expires

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Notary Public
State of Wisconsin

Ad #12269796, 4/24/2026

CITY OF COCOA
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY
AND CITY OF COCOA COUNCIL PROPOSE TO CONSIDER THE FOLLOWING:

A. PZ 25-02800005 603 Brevard Ave Concept Plan and Development Agreement

Consider a conceptual plan and Development Agreement for the 603 Brevard Avenue Hotel, affecting approximately .87 acres of property owned by the Cocoa Redevelopment Agency. The agreement calls for the development of an approximately seven (7) story, 68,310 square foot, 104-room hotel with associated amenities and parking and establishes building elevations, floor plan, and related development regulation waivers for the future hotel. Generally located on Brevard Avenue and John Garren Lane, south of Factory Street, and is identified by Parcel IDs: 24-36-33-75-*-2 and 24-36-33-75-*-3.

B. PZ 25-00500006 Ord No. 05-2026 3600 Grissom Parkway Small-Scale Comprehensive Plan Amendment

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, RELATING TO COMPREHENSIVE PLANNING; AMENDING THE FUTURE LAND USE MAP FOR ONE PARCEL OF REAL PROPERTY WITHIN THE CITY OF COCOA, CONSISTING OF APPROXIMATELY FORTY (40) ACRES, GENERALLY LOCATED WEST OF GRISSOM PARKWAY, SOUTH OF ANGELICA STREET, AND NORTH OF STATE ROAD 528, BEING LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; CHANGING THE FUTURE LAND USE MAP DESIGNATION OF THE REAL PROPERTY FROM "VERY LOW DENSITY RESIDENTIAL" TO "INDUSTRIAL"; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION IN THE COMPREHENSIVE PLAN, SEVERABILITY, AND AN EFFECTIVE DATE AND LEGAL STATUS OF THE PLAN AMENDMENT. Parcel ID: 24-35-11-00-750.

C. PZ 25-00200020 Sky Powersports Large-Scale Site Plan

Consider a large-scale site plan for Sky Powersports, consisting of a powersports vehicle display, sales, and maintenance facility, consisting of approximately 52,550 square feet. Generally located on State Road 524, west of Interstate-95 in Cocoa, Florida, and is identified by Parcel ID: 24-35-27-00-16 and 24-35-27-00-11.

Planning and Zoning Board PUBLIC HEARING WILL BE HELD ON

May 6, 2026

City of Cocoa Council PUBLIC HEARING FOR ITEMS A. and B. WILL BE HELD ON

May 12, 2026

ALL HEARINGS WILL TAKE PLACE AT 6:00 P.M. OR SOON THEREAFTER IN THE COCOA CITY HALL COUNCIL CHAMBERS LOCATED AT 65 STONE STREET, COCOA, FLORIDA 32922

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CITY COUNCIL AGENDA ITEM

Memo Date:	July 7, 2026
Agenda Date:	July 14, 2026
File ID:	2026-580
Prepared By:	Charlene Neuterman, Community Services Director
Through:	Stockton Whitten, City Manager
Requested Action:	Approve a Resolution adopting the Amended State Fiscal Year (SFY) 2025-2028 State Housing Initiatives Partnership (SHIP) Program Local Housing Assistance Plan (LHAP) and approve submission of the Final SHIP LHAP with amendments in accordance with SB 594 that was signed into law on July 1, 2026, to the Florida Housing Finance Corporation for approval. Authorize the Mayor to sign all supporting documents.

BACKGROUND:

The State of Florida requires jurisdictions receiving State Housing Initiatives Partnership (SHIP) funds to submit a three (3) year Local Housing Assistance Plan (LHAP) for the implementation of local housing assistance and incentive strategies that create or preserve affordable housing. The LHAP is required to be submitted to the Florida Housing Finance Corporation (FHFC) for review and State approval and adopted by City Council.

On June 26, 2026, Governor DeSantis signed SB 594 into law (effective July 1, 2026). This new law becomes part of the SHIP program moving forward. This imposes new requirements for the SHIP program beginning with fiscal year 2026-2027. The changes are related to mobile homes and parks and requires every LHAP to include a strategy to address manufactured housing (mobile homes).

The new strategy must include:

1. Relocation assistance for owners/tenants who have been evicted due to a closure of a mobile home park
2. Lot rent assistance to owners of manufactured housing/mobile homes not to exceed six months
3. Rehabilitation/emergency repairs
4. Repeals the SHIP 20% requirement for manufactured housing

The City is not mandated to expend funds on these strategies, but they have to be included in the LHAP effective for fiscal year 2026-2027 and beyond. Based on the limited funds the City receives from SHIP, the priority is still assisting homeowners with rehabilitating their homes.

The estimated funding for SFY2026-2027 will be approximately $149,712, an increase of approximately $2,500 annually and allocated in July of each State Fiscal Year.

The strategies established in this SHIP LHAP include the following:

1. Manufactured Housing (Mobile Homes) with a $0 dollar award (new for 2026/2027)

2. Owner Occupied Rehabilitation with a maximum award of $74,999
3. Demolition/Reconstruction with a maximum award of $250,000
4. Disaster Assistance with a maximum award of $15,000
5. Emergency Repairs with a maximum award of $20,000
6. Foreclosure Prevention with a maximum award of $5,000

Approve a Resolution adopting the Amended State Fiscal Year (SFY) 2025-2028 State Housing Initiatives Partnership (SHIP) Program Local Housing Assistance Plan (LHAP) and approve submission of the Final SHIP LHAP with amendments in accordance with SB 594 that was signed into law on July 1, 2026, to the Florida Housing Finance Corporation for approval. Authorize the Mayor to sign all supporting documents.

PRIORITY AREA CONNECTION:
Community Outreach and Engagement

BUDGETARY IMPACT:
Budgeted? N/A

PREVIOUS ACTION:
Resolution 2025-030 was approved at the May 17, 2025 City Council meeting.

RECOMMENDED MOTION:

Approve a Resolution adopting the Amended State Fiscal Year (SFY) 2025-2028 State Housing Initiatives Partnership (SHIP) Program Local Housing Assistance Plan (LHAP) and approve submission of the Final SHIP LHAP with amendments in accordance with SB 594 that was signed into law on July 1, 2026, to the Florida Housing Finance Corporation for approval. Authorize the Mayor to sign all supporting documents.

The Florida Senate

SB 594 — Local Housing Assistance Plans

by Senators Burton and Arrington

This summary is provided for information only and does not represent the opinion of any Senator, Senate Officer, or Senate Office.

Prepared by: Community Affairs Committee (CA)

The bill requires each county and municipality local housing assistance plan under the State Housing Initiatives Partnership (SHIP) Program to include a strategy for providing program funds to mobile home owners, including assistance with lot rental payments. The bill specifies that lot rental assistance is an approved home ownership activity for which local governments may award SHIP funds, but such assistance may not exceed the equivalent of six months' rent. The bill also authorizes funds reserved for the construction, rehabilitation, or emergency repair of eligible housing to be used for the rehabilitation or emergency repairs of mobile homes.

Finally, the bill removes the current law restriction that limits the use of SHIP funds for manufactured housing to 20 percent of the total funds made available in each county and municipality.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect on July 1, 2026.

Vote: Senate 39-0; House 110-0

Disclaimer: The information on this system is unverified. The journals or printed bills of the respective chambers should be consulted for official purposes.

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City of Cocoa

SHIP LOCAL HOUSING ASSISTANCE PLAN (LHAP) – NO CHANGES

2025-2026, 2026-2027, 2027-2028

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A. Administrative Budget for each fiscal year covered in the Plan B. Timeline for Estimated Encumbrance and Expenditure C. Housing Delivery Goals Chart (HDGC) For Each Fiscal Year Covered in the plan D. Signed LHAP Certification E. Signed, dated, witnessed or attested adopting resolution	

I. Program Details:

A. LG(s)

Name of Local Government	City of Cocoa
Does this LHAP contain an interlocal agreement?	No
If yes, name of other local government(s)	N/A

B. Purpose of the program:

- To meet the housing needs of the very low, low and moderate-income households;
- To expand production of and preserve affordable housing; and
- To further the housing element of the local government comprehensive plan specific to affordable housing.

C. Fiscal years covered by the Plan: 2025-2026, 2026-2027, 2027-2028

D. Governance: The SHIP Program is established in accordance with Section 420.907-9079, Florida Statutes and Chapter 67-37, Florida Administrative Code. Cities and Counties must be in compliance with these applicable statutes, rules and any additional requirements as established through the Legislative process.

E. Local Housing Partnership: The SHIP Program encourages building active partnerships between government, lending institutions, builders and developers, not-for-profit and community-based housing providers and service organizations, providers of professional services related to affordable housing, advocates for low-income persons, real estate professionals, persons or entities that can provide housing or support services and lead agencies of the local continuums of care.

F. Leveraging: The Plan is intended to increase the availability of affordable residential units by combining local resources and cost saving measures into a local housing partnership and using public and private funds to reduce the cost of housing. SHIP funds may be leveraged with or used to supplement other Florida Housing Finance Corporation programs and to provide local match to obtain federal housing grants or programs.

G. Public Input: Public input was solicited through face to face meetings with housing providers, social service providers and local lenders and neighborhood associations. Public input was solicited through the local newspaper in the advertising of the Local Housing Assistance Plan and the Notice of Funding Availability.

H. Advertising and Outreach: SHIP funding availability shall be advertised in a newspaper of general circulation and periodicals serving ethnic and diverse neighborhoods, at least 30 days before the beginning of the application period. If no funding is available due to a waiting list, no notice of funding availability is required.

I. Waiting List/Priorities: A waiting list will be established when there are eligible applicants for strategies that no longer have funding available. Those households on the waiting list will be notified of their status. Applicants will be maintained in an order that is consistent with the time completed applications were submitted as well as any established funding priorities as described in this plan.

The following priorities for funding (very low income, Special Needs, etc.) described/listed here apply to all strategies unless otherwise stated in an individual strategy in Section II:

All applications are accepted on a first qualified/first served basis. Ranking Priority: 1. Special Needs Households a. Very low b. Low c. Moderate 2. After Special Needs set-asides are met a. Very low b. Low c. Moderate Exceptions will only be taken if necessary to meet a statutory requirement close to the expenditure deadline.

J. Discrimination: In accordance with the provisions of ss.760.20-760.37, it is unlawful to discriminate on the basis of race, color, religion, sex, national origin, age, handicap, or marital status in the award application process for eligible housing.

K. Support Services and Counseling: Support services are available from various sources. Available support services may include, but are not limited to: Homeownership Counseling (Pre and Post), Credit Counseling, Tenant Counseling, Foreclosure Counseling and Transportation.

L. Purchase Price Limits: The sales price or value of new or existing eligible housing may not exceed 90% of the average area purchase price in the statistical area in which the eligible housing is located. Such average area purchase price may be that calculated for any 12-month period beginning not earlier than the fourth calendar year prior to the year in which the award occurs. The sales price of new and existing units, which can be lower but may not exceed 90% of the average area purchase price established by the U.S. Treasury Department or as described above.

The methodology used is:

U.S. Treasury Department	x
Local HFA Numbers	

M. Income Limits, Rent Limits and Affordability: The Income and Rent Limits used in the SHIP Program are updated annually by the Department of Housing and Urban Development and posted at www.floridahousing.org.

"Affordable" means that monthly rents or mortgage payments including taxes and insurance do not exceed 30 percent of that amount which represents the percentage of the median annual gross income for the households as indicated in Sections 420.9071, F.S. However, it is not the intent to limit an individual household's ability to devote more than 30% of its income for housing, and housing for which a household devotes more than 30% of its income shall be deemed Affordable if the first institutional mortgage lender is satisfied that the household can afford mortgage payments in excess of the 30% benchmark and in the case

of rental housing does not exceed those rental limits adjusted for bedroom size.

N. Welfare Transition Program: Should an eligible sponsor be used, a qualification system and selection criteria for applications for Awards to eligible sponsors shall be developed, which includes a description that demonstrates how eligible sponsors that employ personnel from the Welfare Transition Program will be given preference in the selection process.

O. Monitoring and First Right of Refusal: In the case of rental housing, the staff and any entity that has administrative authority for implementing the local housing assistance plan assisting rental developments shall annually monitor and determine tenant eligibility or, to the extent another governmental entity provides periodic monitoring and determination, a municipality, county or local housing financing authority may rely on such monitoring and determination of tenant eligibility. However, any loan or grant in the original amount of $10,000 or less shall not be subject to these annual monitoring and determination of tenant eligibility requirements. Tenant eligibility will be monitored annually for no less than 15 years or the term of assistance whichever is longer unless as specified above. Eligible sponsors that offer rental housing for sale before 15 years or that have remaining mortgages funded under this program must give a first right of refusal to eligible nonprofit organizations for purchase at the current market value for continued occupancy by eligible persons.

P. Administrative Budget: A line-item budget is attached as Exhibit A. The city/county finds that the moneys deposited in the local housing assistance trust fund are necessary to administer and implement the local housing assistance plan.

Section 420.9075 Florida Statute and Chapter 67-37, Florida Administrative Code, states: *"A county or an eligible municipality may not exceed the 5 percent limitation on administrative costs, unless its governing body finds, by resolution, that 5 percent of the local housing distribution plus 5 percent of program income is insufficient to adequately pay the necessary costs of administering the local housing assistance plan."*

Section 420.9075 Florida Statute and Chapter 67-37, Florida Administrative Code, further states: "*The cost of administering the program may not exceed 10 percent of the local housing distribution plus 5 percent of program income deposited into the trust fund, except that small counties, as defined in s. 120.52(19), and eligible municipalities receiving a local housing distribution of up to $350,000 may use up to 10 percent of program income for administrative costs." The applicable local jurisdiction has adopted the above findings in the resolution attached as Exhibit E.*

Q. Program Administration: Administration of the local housing assistance plan will be performed by:

Entity	Duties	Admin. Fee Percentage
Local Government	Administer the program activities	10%
Third Party Entity/Sub-recipient		

R. First-time Homebuyer Definition: For any strategies designed for first-time homebuyers, the following definition will apply: *An individual who has had no ownership in a principal residence during the 3-year period*

ending on the date of purchase of the property. This includes a spouse (if either meets the above test, they are considered first-time homebuyers). A single parent who has only owned a home with a former spouse while married. An individual who is a displaced homemaker and has only owned with a spouse. An individual who has

only owned a principal residence not permanently affixed to a permanent foundation in accordance with applicable regulations. An individual who has only owned a property that was not in compliance with state, local or model building codes and which cannot be brought into compliance for less than the cost of constructing a permanent structure.

S. Project Delivery Costs: N/A

T. Essential Service Personnel Definition (ESP): ESP includes teachers and educators, other school district, community college, and university employees, police and fire personnel, health care personnel, and skilled building trades personnel.

U. Describe efforts to incorporate Green Building and Energy Saving products and processes: Green initiatives will be utilized in repairs funded through SHIP to include low E windows and energy efficient appliances, water heater, and HVAC.

V. **Describe efforts to meet the 20% Special Needs set-aside: :** Applicants with households qualifying as Special Needs as defined by Section 420.0004(13) will be given priority. If Special Needs designation cannot be made at the time the application is received, and if the Special Needs set-aside has not yet been reached, area social service agencies serving the designated special needs populations are valuable stakeholders to assist in achieving the goal of the special needs set-asides. Special needs set-asides will be achieved through all strategies included herein.

Describe efforts to reduce homelessness: The City of Cocoa promotes collaboration and partnership among local social service organizations, community-based and faith-based organizations as a primary way to address local needs and issues more effectively. Local homeless agencies are encouraged to refer persons living in transitional housing to apply for assistance under the City-funded homebuyer assistance programs and rental housing programs. The City of Cocoa is a member of the Brevard Homeless Coalition (BHC), the lead agency of the Brevard County Continuum of Care (BHC), a 501(c)(3) with an independent board of directors that represents a cross section of advocate supporters.

Section II. LHAP Strategies:

A. Manufactured Housing (Mobile Homes)	Code 3, 28, 29

a. Summary: The manufactured housing strategy may provide funds for:
1. Relocation assistance for owners/tenants who have been evicted due to closure of a mobile home park in accordance with 723.003, F.S. (code 28)
2. Lot rent assistance to owners of manufactured housing/mobile homes not to exceed six months (code 29)
3. Rehabilitation/emergency repairs (code 3)

b. Fiscal Years Covered: 2026-2027, 2027-2028

c. Income Categories to be served: Very low, low and moderate

d. Maximum award: $10,000 (relocation assistance)
$5,000 (lot rental assistance)
$15,000 (rehab/emergency repairs)

e. Terms:
1. Repayment loan/deferred loan/grant: For relocation assistance and lot rent assistance, the funds are awarded as a grant. For rehab/emergency repairs the loan is secured by a note and mortgage/lien.
2. Interest Rate: 0%
3. Years in loan term: N/A for relocation assistance and lot assistance, 10 years for rehab/emergency repairs
4. Forgiveness: N/A for relocation assistance and lot assistance, forgiven at the end of the term for rehab/emergency repairs.
5. Repayment: N/A for relocation assistance and lot assistance. None required for rehab/emergency repairs as long as loan is in good standing.
6. Default: N/A for relocation assistance and lot assistance. For rehab/emergency repairs, the loan will be determined to be in default if any of the following occurs during the Loan term: sale, transfer, or conveyance of property; conversion to a rental property; loss of homestead exemption status; or failure to occupy the home as primary residence. If any of these occur, the outstanding balance will be due and payable.

   In cases where the qualifying homeowner(s) die(s) during the loan term, the loan may be assumed by a SHIP eligible heir who will occupy the home as a primary residence. If the legal heir is not SHIP eligible or chooses not to occupy the home, the outstanding balance of the loan will be due and payable.

   If the home is foreclosed on by a superior mortgage holder, the county will make an effort to recapture funds through the legal process if it is determined that adequate funds may be available to justify pursuing a repayment.

f. Recipient/Tenant Selection Criteria: Applicants will be assisted on a first-qualified, first-served basis with priorities detailed in Section I.I being met first.

g. Sponsor Selection Criteria: N/A

h. Additional Information: Manufactured housing constructed after June 1994 is eligible.

B. Owner Occupied Rehabilitation	Code 3

a. Summary: funds will be awarded to repair owner-occupied homes to alleviate code violations, health hazards, and life safety issues.

b. Fiscal Years Covered: 2025-2026, 2026-2027, 2027-2028

c. Income Categories to be served: Very low, low and moderate

d. Maximum award: $74,999

e. Terms:

1. Repayment loan/deferred loan/grant: Repayment loan/deferred loan/grant: Award as deferred payment loan secure by a note and mortgage.
2. Interest Rate: 0%
3. Years in Loan Term
   a. Less than $25,000 – 5 years
   b. $25,001-$49,999 – 10 years
   c. $50,000-$74,999 – 20 years
4. Forgiveness
   a. Less than $25,000 – 20% per year
   b. $25,001 - $49,999 – 10% per year
   c. $50,000-$74,999 – 5% per year
5. Repayment: None required if loan is in good standing
6. Default: The loan will be determined to be in default if any of the following occurs during the loan term: sale, transfer, conveyance of property, conversion to a rental property, loss of homestead exemption status, failure to occupy the home as a primary residence. If any of these occur, the outstanding balance will be due and payable to the City.

   In cases where the qualifying homeowner(s) die(s) during the loan term, the loan may be assumed by a SHIP eligible heir who will occupy the home as a primary residence. If the legal heir is not SHIP eligible or chooses not to occupy the home, the outstanding balance of the loan will be due and payable.

   If the home is foreclosed on by a superior mortgage holder, the City will try to recapture funds through the legal process, if it is determined that adequate funds may be available to justify pursuing a repayment.

f. Recipient/Tenant Selection Criteria: Eligible applicants will be approved for assistance on a first qualified, first served basis subject to funding availability and to maintain compliance with income-category reservations set forth in §420.9075(5) (2).

In compliance with established City policy, other selection criteria are as follows:

1. Applicants must have a fee simple title to the property.
2. Applicant's principal residence must be a single-family home located within the city limits of Cocoa
3. First time applicants will be given priority over previously assisted persons. Exceptions may be made for eligible property owners in cases where living conditions threaten the personal health and safety of the household.
4. Applicants must be in good standing with the City (e.g. City utility accounts and property taxes must be current, and property must be free of code enforcement violations or any other assessments unless owner is engaged in process of paying off any such obligations).
5. Applicants must own and occupy the assisted home as their primary residence as evidenced by a homestead exemption (or eligibility for homestead exemption) on the assisted property. The homeowner will select an approved contractor from those whose proposals meet, or which can be modified to meet bid requirements.

g. Sponsor Selection Criteria: N/A

h. Additional Information:

Subordinations: Only subordination requests which increase the affordability of the housing unit, decreases the term of the loan, assist with medical expenses, or provides a lower interest rate will be considered. Receiving cash back due to consumer debt repayment will not be considered. All requests will be reviewed on a case-by-case basis.

Requests for a Second Assistance: Households which have previously been assisted through the City's housing programs shall be limited to receiving one additional instance of minor repairs. These repairs shall be limited to health/safety repairs whose cost shall be no more than $20,000 if the household has no need for handicapped accessibility. If a client is elderly or has need of handicap accessibility, assistance will be up to $20,000 for accessibility to include (but not limited to) ramps, grab bars, and walk-in showers.

C. Demolition/Reconstruction	Code 4

a. Summary: When an applicant's home has been approved for owner occupied rehabilitation but is determined to be beyond reasonable repair (more than 50% of structure is deemed unlivable and estimated rehab exceeds $75,000, the homeowner will be eligible for the demolition and reconstruction of a new home.

b. Fiscal Years Covered: 2025-2026, 2026-2027, 2027-2028

c. Income Categories to be served: Very low, low and moderate

d. Maximum award: $250,000

e. Terms:

1. Repayment loan/deferred loan/grant: Deferred payment loan secured by a note and mortgage
2. Interest Rate: 0 %
3. Years in loan term: 20
4. Forgiveness: 5% per year
5. Repayment: None required if the loan is in good standing
6. Default: The loan will be determined to be in default if any of the following occurs during the loan term: sale, transfer, conveyance of property, conversion to a rental property, loss of homestead exemption status, or failure to occupy the home as the primary residence. If any of these occur, the outstanding balance will be due and payable to the City.

   In cases where the qualifying homeowner(s) die(s) during the loan term, the loan may be assumed by a SHIP eligible heir who will occupy the home as a primary residence. If the legal heir is not SHIP eligible or chooses not to occupy the home, the outstanding balance of the loan will be due and payable.

   If the home is foreclosed on by a superior mortgage holder, the City will try to recapture funds through the legal process, if it is determined that adequate funds may be available to justify pursuing a repayment.

f. Recipient/Tenant Selection Criteria: Applicants will be ranked for assistance based on a first-qualified, first-served basis with the priorities for Special Needs, Essential Services Personnel and income groups as described in Section I.

g. Sponsor Selection Criteria: N/A

h. Additional Information:

Subordinations: Only subordination requests which increase the affordability of the housing unit, decreases the term of the loan, assist with medical expenses, or provides a lower interest rate will be considered. Receiving cash back due to consumer debt repayment will not be considered. All requests will be reviewed on a case-by-case basis.

D. Disaster Assistance	Code 5

a. Summary: Funds shall be provided to households following a disaster as declared by the President of the United States or Governor of the State of Florida. This strategy will only be implemented in the event of a disaster using any funds that have not yet been encumbered or additional disaster funds issued by Florida Housing Finance Corporation. Funds will be used for:

- Purchase of emergency supplies for eligible households to weatherproof damaged homes.
- Interim repairs to avoid further damage, such as tree and debris removal, to make the individual housing unit habitable.

- Deductible assistance up to $2,500.
- Other activities approved by Florida Housing Finance Corporation in this LHAP

b. Fiscal Years Covered: 2025-2026, 2026-2027, 2027-2028

c. Income Categories to be served: Very low, low and moderate

d. Maximum award: $15,000

e. Terms:
1. Repayment loan/deferred loan/grant: Grant
2. Interest Rate: N/A
3. Years in loan term: N/A
4. Forgiveness: N/A
5. Repayment: N/A
6. Default: N/A

f. Recipient/Tenant Selection Criteria: Applicants will be ranked for assistance based on a first-qualified, first-served basis with the priorities for Special Needs, Essential Services Personnel and income groups as described in Section I.

g. Sponsor Selection Criteria: N/A

h. Additional Information:

E. Emergency Repair	Code 6

a. Summary: The Emergency Repair Program is designed to correct, repair or replace essential system and/or critical structural problems. The purpose of the Emergency Repair-Limited Rehabilitation Program is to stabilize the homeowner's residence by making essential repairs to make the home safe, accessible and livable. The repairs needed may include, but are not limited to, correcting City Building Code violations, eliminating incipient housing code violations, electrical or plumbing problems, air conditioning replacement, and accessibility improvements for occupant(s) with disabilities. Other conditions that could cause the home to be or become uninhabitable will be considered on a case-by-case basis.

b. Fiscal Years Covered: 2025-2026, 2026-2027, 2027-2028

c. Income Categories to be served: Very low, low and moderate

d. Maximum award: $20,000

e. Terms:
1. Repayment loan/deferred loan/grant: Deferred payment loan secured by a note and mortgage
2. Interest Rate: 0%

3. Years in loan term: 5
4. Forgiveness: 20% per year
5. Repayment: None required if the home is in good standing
6. Default: The loan will be determined to be in default if any of the following occurs during the loan term; sale, transfer or conveyance of property, conversion to a rental property, loss of homestead exemption status, failure to occupy the home as primary residence. If any of these occur, the outstanding balance will be due and payable.

   In cases where the qualifying homeowner(s) die(s) during the loan term, the loan may be assumed by a SHIP eligible heir who will occupy the home as a primary residence. If the legal heir is not SHIP eligible or chooses not to occupy the home, the outstanding balance of the loan will be due and payable.

   If the home is foreclosed on by a superior mortgage holder, the City will try to recapture funds through the legal process, if it is determined that adequate funds may be available to justify pursuing a repayment.

f. Recipient/Tenant Selection Criteria: Applicants will be ranked for assistance based on a first-qualified, first-served basis with the priorities for Special Needs and income groups as described in Section 1. (i) of this plan.

g. Sponsor Selection Criteria: N/A

h. Additional Information:

Subordinations: Only subordination requests which increase the affordability of the housing unit, decrease the term of the loan, assist with medical expenses, or provide a lower interest rate will be considered. Receiving cash back due to consumer debt repayment will not be considered. All requests will be reviewed on a case-by-case basis.

F. Foreclosure Prevention	Code 7

a. Summary: This strategy will help those having trouble making their mortgage payments through no fault of their own (examples include loss of employment, unexpected medical bills or loss of co-borrower). The assistance will be available to homeowners in need from one (1) to three (3) months. They must be able to show that they will be able to maintain their mortgage following assistance.

b. Fiscal Years Covered: 2025-2026, 2026-2027, 2027-2028

c. Income Categories to be served: Very low, low and moderate

d. Maximum award: $ 5,000

e. Terms:
1. Repayment loan/deferred loan/grant: Grant (funds not subject to recapture)

2. Interest Rate: N/A
3. Years in loan term: N/A
4. Forgiveness: N/A
5. Repayment: N/A
6. Default: N/A

f. Recipient/Tenant Selection Criteria: Must meet income requirements and be struggling to keep their mortgage current. Property must be in the City of Cocoa boundaries. Awarded on a first-qualified, first-served basis.

g. Sponsor/Sub-recipient Selection Criteria: N/A

h. Additional Information: N/A

III. LHAP Incentive Strategies

In addition to the **required Incentive Strategy A and Strategy B**, we include all adopted incentives with the policies and procedures used for implementation as provided in Section 420.9076, F.S.:

A. Name of Strategy: **Expedited Permitting**
Permits as defined in s. 163.3177 (6) (f) (3) for affordable housing projects are expedited to a greater degree than other projects.

Provide a description of the procedures used to implement this strategy:

Permits as defined in s. 163.3164(7) and (8) for affordable housing projects, are expedited to a greater degree than other projects. On February 14, 2006, the City Council adopted Resolution No. 2006-20 waiving building permits and inspection fees for City projects or projects completed on City property, this includes SHIP funded projects.

B. Name of Strategy: **Ongoing Review Process**
An ongoing process for reviewing local policies, ordinances, regulations and plan provisions that increase the cost of housing prior to their adoption.

Provide a description of the procedures used to implement this strategy:

The City utilizes a development review process that reviews all proposed changes to ordinances, resolutions, regulations, procedures, or policies to determine the impact on housing cost prior to the adoption by the City Council. The ongoing review process was adopted through Resolution No. 94-34 by the City Council on June 28, 1994, and amended on December 13, 1994.

C. Other Incentive Strategies Adopted: **Modification of Impact Fees**

Resolution No. 98-2 allows for the reduction or waiver of rates, fees, charges, and assessments for individual users located within the City limits of any component or component of the water and sewer system if the City determines and finds that it is in the best interests of the health, safety, and general welfare of its citizens to grant such reduction or waiver.

D**.** Other Strategies Adopted: **Allowance of Flexibility in Densities for Affordable Housing**

The City can enter into development agreements pursuant to the Florida Municipal Home Rule Powers Act. Any agreement may also provide for variances or waivers from any applicable Land Development Regulation (LDR) of the City, provided the owner of real property demonstrates a bona fide need for the variance or waiver and agrees to provide significant enhancements to the subject property in exchange for the variance or waiver.

To encourage the creation of new affordable housing within the City and to preserve and augment the residential character of the RU-2-10 Single-Family and Multifamily Dwelling District within the Redevelopment Area, a Housing Bonus Program was created to provide a transferable floor area bonus for the development of new affordable housing within the Redevelopment Area. This Floor Area Bonus may be generated in the RU-2-10 Single-Family and Multifamily Dwelling District, and may be used in the CBD, Central Business District.

For each newly constructed unit of qualifying affordable housing, the developer shall be entitled to an increase of ten thousand (10,000) square feet of floor area bonus for new construction within the CBD. For substantial rehabilitation of qualifying affordable housing, the developer shall be entitled to an increase of five thousand (5,000) square feet of floor area bonus for new construction within the CBD. Such a bonus is transferable.

E. Other Strategies Adopted: **Surplus Properties for the Benefit of Affordable Housing**

An ongoing process of the review of city owned properties for the benefit of affordable housing as provided in Florida Statues, Section 166.0451.:

Provide a description of the procedures used to implement this strategy:

The City conducts a yearly review of the inventory list at a public hearing to revise the listing of all City owned property prior to the adoption by the City Council. The ongoing review process was adopted through Resolution No 2020-148 by City Council.

IV. EXHIBITS:

Required

A. Administrative Budget for each fiscal year covered in the Plan.

B. Timeline for Estimated Encumbrance and Expenditure.

C. Housing Delivery Goals Chart (HDGC) For Each Fiscal Year Covered in the plan.

D. Signed LHAP Certification.

E. Signed, dated, witnessed or attested adopting resolution.

Optional

F. Ordinance: (If changed from the original creating ordinance).- N/A

G. Interlocal Agreement (Required if applicable). – N/A

H. Other Documents Incorporated by Reference.

City of Cocoa

Fiscal Year: 2025-2026		
Estimated SHIP Funds for Fiscal Year:	$	157,077.00
Salaries and Benefits	$	12,707.00
Office Supplies and Equipment	$	500.00
Travel Per diem Workshops, etc.	$	1,500.00
Advertising	$	1,000.00
Other*	$	
Total	$	15,707.00
Admin %		10.00%
		OK

Fiscal Year 2026-2027		
Estimated SHIP Funds for Fiscal Year:	$	157,077.00
Salaries and Benefits	$	12,707.00
Office Supplies and Equipment	$	500.00
Travel Per diem Workshops, etc.	$	1,500.00
Advertising	$	1,000.00
Other*	$	
Total	$	15,707.00
Admin %		10.00%
		OK

Fiscal Year 2027-2028		
Estimated SHIP Funds for Fiscal Year:	$	157,077.00
Salaries and Benefits	$	12,707.00
Office Supplies and Equipment	$	500.00
Travel Per diem Workshops, etc.	$	1,500.00
Advertising	$	1,000.00
Other*	$	
Total	$	15,707.00
Admin %		10.00%
		OK

*All "other" items need to be detailed here and are subject to review and approval by the SHIP review committee. Project Delivery Costs that are outside of administrative costs are not to be included here, but must be detailed in the LHAP main document.

Details:

Exhibit B
Timeline for SHIP Expenditures

City of Cocoa affirms that funds allocated for these fiscal years will
(local government)
meet the following deadlines:

Fiscal Year	Encumbered	Expended	Closeout Report
2025-2026	6/30/2027	6/30/2028	9/15/2028
2026-2027	6/30/2028	6/30/2029	9/15/2029
2027-2028	6/30/2029	6/30/2030	9/15/2030

If funds allocated for these fiscal years is not anticipated to meet expenditure deadlines, Florida Housing Finance Corporation should be notified according to the following dates:

Fiscal Year	Funds Not Expended	Closeout AR Not Submitted
2025-2026	3/30/2028	6/15/2028
2026-2027	3/30/2029	6/15/2029
2027-2028	3/30/2030	6/15/2030

Requests for Expenditure Extensions (close-out year ONLY) must be emailed to robert.dearduff@floridahousing.org and include:

1. A statement that "(city/county) requests an extension to the expenditure deadline for fiscal year _____.
2. The amount of funds that is not expended.
3. The amount of funds that is not encumbered or has been recaptured.
4. A detailed plan/timeline of how/when the money will be expended.

Note: an extension to the expenditure deadline (June 30) does not relieve the requirement to submit (September 15) the annual report online detailing all funds that have been expended.

Other Key Deadlines:

AHAC reports are now due annually by December 31. Local governments receiving the minimum (or less) allocation may choose not to report.

ACFR financial statements are due each June 30 for the report ending September 30 of the previous year.

FLORIDA HOUSING FINANCE CORPORATION

HOUSING DELIVERY GOALS CHART

2025-2026

Name of Local Government: Cocoa

Estimated Funds (Anticipated allocation only): $ 157,077

Code	Strategies / Homeownership	Qualifies for 75% set-aside	VLI Units	Max. SHIP Award	LI Units	Max. SHIP Award	Mod Units	Max. SHIP Award	New Construction	Without Construction	Total	Units
3	Owner Occupied Rehabilitation	Yes	1	$74,999	1	$74,999	1	$74,999	$224,997.00	$0.00	$224,997.00	3
4	Demolition/Reconstruction	Yes	1	$150,000	1	$150,000	1	$150,000	$450,000.00	$0.00	$450,000.00	3
5	Disaster Assistance	Yes	1	$15,000	1	$15,000	1	$15,000	$45,000.00	$0.00	$45,000.00	3
6	Emergency Repair	Yes	1	$20,000	1	$20,000	1	$20,000	$60,000.00	$0.00	$60,000.00	3
7	Foreclosure Prevention	No	1	$5,000	1	$5,000	1	$5,000	$0.00	$15,000.00	$15,000.00	3
									$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
	Total Homeownership		5		5		5		$779,997.00	$15,000.00	$794,997.00	15
	Purchase Price Limits:		New	$ 250,000	Existing	$ 250,000						
			OK		OK							

Code	Rental	Qualifies for 75% set-aside	VLI Units	Max. SHIP Award	LI Units	Max. SHIP Award	Mod Units	Max. SHIP Award	New Construction	Without Construction	Total	Units
									$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
	Total Rental		0		0		0		$0.00	$0.00	$0.00	0
	Administration Fees		$ -		0%		OK					
	Home Ownership Counseling		$ -									
	Total All Funds		$ 794,997	This total is over the allocation and will require less than the maximum amount be awarded per applicant								

Set-Asides

Percentage Construction/Rehab (75% requirement)		496.6%	OK
Homeownership % (65% requirement)		506.1%	OK
Rental Restriction (25%)		0.0%	OK
Very-Low Income (30% requirement)		$ 264,999 168.7%	OK
Low Income (30% requirement)		$ 264,999 168.7%	OK
Moderate Income		$ 264,999 168.7%	

FLORIDA HOUSING FINANCE CORPORATION

HOUSING DELIVERY GOALS CHART

2026-2027

Name of Local Government: Cocoa

Estimated Funds (Anticipated allocation only): $ 157,077

Code	Strategies / Homeownership	Qualifies for 75% set-aside	VLI Units	Max. SHIP Award	LI Units	Max. SHIP Award	Mod Units	Max. SHIP Award	New Construction	Without Construction	Total	Units
3	Owner Occupied Rehabilitation	Yes	1	$74,999	1	$74,999	1	$74,999	$224,997.00	$0.00	$224,997.00	3
4	Demolition/Reconstruction	Yes	1	$150,000	1	$150,000	1	$150,000	$450,000.00	$0.00	$450,000.00	3
5	Disaster Assistance	Yes	1	$15,000	1	$15,000	1	$15,000	$45,000.00	$0.00	$45,000.00	3
6	Emergency Repair	Yes	1	$20,000	1	$20,000	1	$20,000	$60,000.00	$0.00	$60,000.00	3
7	Foreclosure Prevention	No	1	$5,000	1	$5,000	1	$5,000	$0.00	$15,000.00	$15,000.00	3
3	Manufactured Home (Mobile Home)	No	0	$0	0	$0	0	$0	$0.00	$0.00	$0.00	0
28	Manufactured Home Relocation/Park Closure	No	0	$0	0	$0	0	$0	$0.00	$0.00	$0.00	0
29	Manufactured Home Lot Assistance	No	0	$0	0	$0	0	$0	$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
	Total Homeownership		5		5		5		$779,997.00	$15,000.00	$794,997.00	15
Purchase Price Limits:			New	$ 250,000	Existing	$ 250,000						
			OK		OK							

Code	Rental	Qualifies for 75% set-aside	VLI Units	Max. SHIP Award	LI Units	Max. SHIP Award	Mod Units	Max. SHIP Award	New Construction	Without Construction	Total	Units
									$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
	Total Rental		0		0		0		$0.00	$0.00	$0.00	0
	Administration Fees		$ -		0%		OK					
	Home Ownership Counseling		$ -									
	Total All Funds		$ 794,997	This total is over the allocation and will require less than the maximum amount be awarded per applicant								

Set-Asides

Percentage Construction/Rehab (75% requirement)		496.6%	OK
Homeownership % (65% requirement)		506.1%	OK
Rental Restriction (25%)		0.0%	OK
Very-Low Income (30% requirement)	$ 264,999	168.7%	OK
Low Income (30% requirement)	$ 264,999	168.7%	OK
Moderate Income	$ 264,999	168.7%	

FLORIDA HOUSING FINANCE CORPORATION

HOUSING DELIVERY GOALS CHART

2027-2028

Name of Local Government: Cocoa

Estimated Funds (Anticipated allocation only): $ 157,077

Code	Strategies / Homeownership	Qualifies for 75% set-aside	VLI Units	Max. SHIP Award	LI Units	Max. SHIP Award	Mod Units	Max. SHIP Award	New Construction	Without Construction	Total	Units
3	Owner Occupied Rehabilitation	Yes	1	$74,999	1	$74,999	1	$74,999	$224,997.00	$0.00	$224,997.00	3
4	Demolition/Reconstruction	Yes	1	$150,000	1	$150,000	1	$150,000	$450,000.00	$0.00	$450,000.00	3
5	Disaster Assistance	Yes	1	$15,000	1	$15,000	1	$15,000	$45,000.00	$0.00	$45,000.00	3
6	Emergency Repair	Yes	1	$20,000	1	$20,000	1	$20,000	$60,000.00	$0.00	$60,000.00	3
7	Foreclosure Prevention	No	1	$5,000	1	$5,000	1	$5,000	$0.00	$15,000.00	$15,000.00	3
3	Manufactured Home (Mobile Home)	No	0	$0	0	$0	0	$0	$0.00	$0.00	$0.00	0
28	Manufactured Home Relocation/Park Closure	No	0	$0	0	$0	0	$0	$0.00	$0.00	$0.00	0
29	Manufactured Home Lot Assistance	No	0	$0	0	$0	0	$0	$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
	Total Homeownership		5		5		5		$779,997.00	$15,000.00	$794,997.00	15
	Purchase Price Limits:		New	$ 250,000	Existing	$ 250,000						
			OK		OK							

Code	Rental	Qualifies for 75% set-aside	VLI Units	Max. SHIP Award	LI Units	Max. SHIP Award	Mod Units	Max. SHIP Award	New Construction	Without Construction	Total	Units
									$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
	Total Rental		0		0		0		$0.00	$0.00	$0.00	0
	Administration Fees		$ -		0%			OK				
	Home Ownership Counseling		$ -									
	Total All Funds		$ 794,997	This total is over the allocation and will require less than the maximum amount be awarded per applicant								

Set-Asides

Percentage Construction/Rehab (75% requirement)		496.6%	OK
Homeownership % (65% requirement)		506.1%	OK
Rental Restriction (25%)		0.0%	OK
Very-Low Income (30% requirement)	$ 264,999	168.7%	OK
Low Income (30% requirement)	$ 264,999	168.7%	OK
Moderate Income	$ 264,999	168.7%	

Exhibit D
67-37.005(1), F.A.C.
2025

CERTIFICATION TO
FLORIDA HOUSING FINANCE CORPORATION

Local Government or Interlocal Entity: City of Cocoa

Certifies that:

(1) The availability of SHIP funds will be advertised pursuant to program requirements in 420.907-420.9079, Florida Statutes.

(2) All SHIP funds will be expended in a manner which will ensure that there will be no discrimination on the basis of race, color, national origin, sex, handicap, familial status, or religion.

(3) A process to determine eligibility and for selection of recipients for funds has been developed.

(4) Recipients of funds will be required to contractually commit to program guidelines and loan terms.

(5) Florida Housing will be notified promptly if the local government /interlocal entity will be unable to comply with any provision of the local housing assistance plan (LHAP).

(6) The LHAP provides a plan for the encumbrance of funds within twelve months of the end of the State fiscal year in which they are received and a plan for the expenditure of SHIP funds including allocation, program income and recaptured funds within 24 months following the end of the State fiscal year in which they are received.

(7) The LHAP conforms to the Local Government Comprehensive Plan, or that an amendment to the Local Government Comprehensive Plan will be initiated at the next available opportunity to insure conformance with the LHAP.

(8) Amendments to the approved LHAP shall be provided to the Florida Housing for review and/or approval within 21 days after adoption.

(9) The trust fund exists with a qualified depository for all SHIP funds as well as program income or recaptured funds.

(10) Amounts on deposit in the local housing assistance trust fund shall be invested as permitted by law.

(11) The local housing assistance trust fund shall be separately stated as a special revenue fund in the

local governments audited financial statements (ACFR). An electronic copy of the ACFR or a hyperlink shall be provided to Florida Housing by June 30 of the applicable year.

(12) Evidence of compliance with the Florida Single Audit Act, as referenced in Section 215.97, F.S. shall be provided to Florida Housing by June 30 of the applicable year.

(13) SHIP funds will not be pledged for debt service on bonds.

(14) Developers receiving assistance from both SHIP and the Low-Income Housing Tax Credit (LIHTC) Program shall comply with the income, affordability and other LIHTC requirements, similarly, any units receiving assistance from other federal programs shall comply with all Federal and SHIP program requirements.

(15) Loans shall be provided for periods not exceeding 30 years, except for deferred payment loans or loans that extend beyond 30 years which continue to serve eligible persons.

(16) Rental Units constructed or rehabilitated with SHIP funds shall be monitored for compliance with tenant income requirements and affordability requirements or as required in Section 420.9075 (3)(e). To the extent another governmental entity provides periodic monitoring and determination, a municipality, county or local housing financing authority may rely on such monitoring and determination of tenant eligibility.

(17) The LHAP meets the requirements of Section 420.907-9079 FS, and Rule Chapter 67-37 FAC.

(18) The provisions of Chapter 83-220, Laws of Florida have not been implemented (except for Miami-Dade County).

_____ _____
Witness Chief Elected Official or designee

_____ Mayor Michael C. Blake
Witness Type Name and Title

July 14, 2026
Date

OR

_____
Attest: (Seal)

RESOLUTION #: _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COCOA (Local Government) FLORIDA APPROVING THE LOCAL HOUSING ASSISTANCE PLAN AS REQUIRED BY THE STATE HOUSING INITIATIVES PARTNERSHIP PROGRAM ACT, SUBSECTIONS 420.907-420.9079, FLORIDA STATUTES;AND RULE CHAPTER 67-37, FLORIDA ADMINISTRATIVE CODE; AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE ANY NECESSARY DOCUMENTS AND CERTIFICATIONS NEEDED BY THE STATE; AUTHORIZING THE SUBMISSION OF THE LOCAL HOUSING ASSISTANCE PLAN FOR REVIEW AND APPROVAL BY THE FLORIDA HOUSING FINANCE CORPORATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the State of Florida enacted the William E. Sadowski Affordable Housing Act, Chapter 92-317 of Florida Sessions Laws, allocating a portion of documentary stamp taxes on deeds to local governments for the development and maintenance of affordable housing; and

WHEREAS, the State Housing Initiatives Partnership (SHIP) Act, ss. 420.907-420.9079, Florida Statutes (1992), and Rule Chapter 67-37, Florida Administrative Code, requires local governments to develop a one- to three-year Local Housing Assistance Plan outlining how funds will be used; and

WHEREAS, the SHIP Act requires local governments to establish the maximum SHIP funds allowable for each strategy; and

WHEREAS, the SHIP Act further requires local governments to establish an average area purchase price for new and existing housing benefiting from awards made pursuant to the Act; The methodology and purchase prices used are defined in the attached Local Housing Assistance Plan; and

WHEREAS, as required by *section 420.9075, F.S.* It is found that 5 percent of the local housing distribution plus 5 percent of program income is insufficient to adequately pay the necessary costs of administering the local housing assistance plan. The cost of administering the program may not exceed 10 percent of the local housing distribution plus 5% of program income deposited into the trust fund, except that small counties, as defined in s. 120.52(19), and eligible

municipalities receiving a local housing distribution of up to $350,000 may use up to 10 percent of program income for administrative costs.

WHEREAS, Community Services Department has prepared an updated three-year Local Housing Assistance Plan as required by SB594 with an effective date of July 1, 2026, for submission to the Florida Housing Finance Corporation; and

WHEREAS, the City Council finds that it is in the best interest of the public for the City of Cocoa (local government) to submit the Local Housing Assistance Plan for review and approval so as to qualify for said documentary stamp tax funds; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COCOA, FLORIDA that:

Section 1: The Council of the City of Cocoa (local government) hereby approves the Local Housing Assistance Plan, as attached and incorporated hereto for submission to the Florida Housing Finance Corporation as required by ss. 420.907-420-9079, Florida Statutes, for fiscal years 2025-2026, 2026-2027, 2027-2028.

Section 2: The Mayor is hereby designated and authorized to execute any documents and certifications required by the Florida Housing Finance Corporation as related to the Local Housing Assistance Plan, and to do all things necessary and proper to carry out the term and conditions of said program.

Section 3: This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED THIS 14th DAY OF JULY 2026

_____
Mayor Michael C. Blake

(SEAL)

ATTEST:

_____
Monica Arsenault, City Clerk

CITY COUNCIL AGENDA ITEM

Memo Date:	July 2, 2026
Agenda Date:	July 14, 2026
File ID:	2026-558
Prepared By:	Lucilene Ribeiro, Planner
Through:	Stockton Whitten, City Manager
Requested Action:	Request to review and approve developer's proposed revisions to the residential architectural elevations for the Windward Preserve PUD and provide directions on whether the revised elevations remain consistent with the approvals granted on December 19, 2023 for the new City of Cocoa Planned Unit Development (PUD) under Ordinance 22-2023, including the Large-Scale Site Plan, and Preliminary Subdivision pursuant to Chapter 18 Subdivisions and Appendix A Zoning of the City Code.

BACKGROUND:

On December 19, 2023, the City Council approved the Final PUD, the Large-Scale Site Plan, and the Preliminary Subdivision Plan for Windward Preserve, located south of State Road 528 (Beachline) and east of Interstate 95. This development consists of one parcel identified by the Brevard County Property Appraiser as parcel number 24-35-10-00-502.

As part of that approval, the developer submitted a series of architectural elevations for Council's review. These elevations became part of the development entitlement and established the architectural character intended for the community.

Taylor Morrison, the developer of Windward Preserve, has since updated its residential homes portfolio and is now formally requesting that the City Council consider a new set of architectural elevations as a replacement for the eight previously approved models: Aruba, Saint Thomas, Grenada, Barbados, Bonaire, Sand Key, Saint Croix, and Amelia.

All previously approved amenities - including the clubhouse, multipurpose field, pool, dog park, and multi-use trail - remain unchanged and consistent with the Settlement Implementation Agreement where applicable.

Conditions Related to Architectural Requirements

Three key conditions adopted by City Council directly relate to residential architectural character and variation within the development:

Condition #5

“Residential driveways shall be constructed of stone or brick pavers or stamped and stained concrete.”

Condition #10

“Single-family living area shall be a minimum of 1,500 square feet, with an average of 1,800 square feet, and a minimum building footprint of 2,400 square feet.”

Condition #11 states:

“The same architectural elevation shall not be built on a lot that is adjacent to or directly across the street from, or diagonal to the lot.”

Analysis:

Staff evaluated the proposed elevations under the following criteria:

1. Consistency with the previously approved PUD and adopted Council conditions

2. Adherence to Conditions # 5, #10, and #11

3. Maintenance of architectural diversity, detailing, massing and overall character previously represented to Council

4. Compliance with minimum building size, height, and materials standards established in the Stipulated Settlement Agreement and incorporated into the PUD approval

Architectural Features for Council Consideration

When reviewing the approved elevations against the newly proposed elevations, City Council should consider the following architectural components:

1. Use of stone walls, accent materials, and pillar/column details

2. Differences in overall square footage

3. Roof style, including hip and gable configurations

4. Presence of prominent front gables

5. Quality and design of covered entries and porches

6. Variation in façade articulation and massing

These elements were integral to the original architectural character, as reviewed and

approved in 2023, and should be weighed when considering the acceptability of the proposed replacements.

PRIORITY AREA CONNECTION:
Economic and Community Development

BUDGETARY IMPACT:
N/A

PREVIOUS ACTION:
The City of Cocoa has taken the following previous actions related to the subject property:

- April 28, 2005: City of Cocoa / Hagen – Nicholson Properties, LLC Preceding Development Agreement recorded in Brevard County Records
- November 21, 2006: City of Cocoa / Barrera Shores, LLC Preceding Development Agreement recorded in Brevard County Records
- January 1, 2008: Stipulated Settlement Agreement between Brevard County and the City of Cocoa recorded in Brevard County Records
- July 28, 2022: Settlement Implementation Agreement between City of Cocoa and Beachline Partners, LLC recorded in Brevard County Records
- December 6, 2023: Planning and Zoning Board recommended approval to City Council.
- December 12, 2023: City Council approval to Ordinance 22-2023 on the First Reading.
- December 19, 2023: City Council approval to Ordinance 22-2023 on Second and Final Reading.

RECOMMENDED MOTION:
Staff requests that City Council review the developer's proposed revisions to the residential architectural elevations for the Windward Preserve PUD and provide direction on whether the revised elevations remain consistent with the PUD approval granted on December 19, 2023 (Ordinance 22-2023) and the conditions adopted by Council. Consideration should be given to Conditions #5, #10, and #11, and to the architectural features that formed the basis of the original approval.

TAYLOR MORRISON

ROCKPORT, BASE PLAN
SUBDIVISON,
NON-PORCH ELEVATIONS (150C)

DRAWING INDEX

ARCHITECTURAL

SHEET NO.	SHEET NAME
A000	ARCHITECTURAL NOTES
A110	1st LEVEL FLOOR PLAN - TRADITIONAL A
A112	1st LEVEL FLOOR PLAN - CRAFTSMAN A
A114	1st LEVEL FLOOR PLAN - COASTAL A
A116	1st LEVEL FLOOR PLAN - FARMHOUSE A
A118	1st LEVEL FLOOR PLAN - PARTIALS
A119	1st LEVEL FLOOR PLAN - PARTIALS
A120	2nd LEVEL FLOOR PLAN - TRADITIONAL A
A122	2nd LEVEL FLOOR PLAN - CRAFTSMAN A
A124	2nd LEVEL FLOOR PLAN - COASTAL A
A126	2nd LEVEL FLOOR PLAN - FARMHOUSE A
A128	2nd LEVEL FLOOR PLAN - PARTIALS
A200	ELEVATIONS - TRADITIONAL A
A202	ELEVATIONS - CRAFTSMAN A
A204	ELEVATIONS - COASTAL A
A206	ELEVATIONS - FARMHOUSE A
A209	ELEVATIONS - PARTIALS
A210	ELEVATIONS - PARTIALS
A211	ELEVATIONS - PARTIALS
A400	WALL SECTIONS
A500	DETAILS
A501	DETAILS
A502	DETAILS
A503	DETAILS

ELECTRICAL

SHEET NO.	SHEET NAME
E100	1st LEVEL ELECTRICAL PLAN - TRADITIONAL A
E102	1st LEVEL ELECTRICAL PLAN - CRAFTSMAN A
E104	1st LEVEL ELECTRICAL PLAN - COASTAL A
E106	1st LEVEL ELECTRICAL PLAN - FARMHOUSE A
E108	1st LEVEL ELECTRICAL PLAN - PARTIALS
E109	1st LEVEL ELECTRICAL PLAN - PARTIALS
E110	1st LEVEL ELECTRICAL PLAN - PARTIALS
E111	2nd LEVEL ELECTRICAL PLAN - TRADITIONAL A
E113	2nd LEVEL ELECTRICAL PLAN - CRAFTSMAN A
E115	2nd LEVEL ELECTRICAL PLAN - COASTAL A
E117	2nd LEVEL ELECTRICAL PLAN - FARMHOUSE A
E119	2nd LEVEL ELECTRICAL PLAN - PARTIALS
E120	2nd LEVEL ELECTRICAL PLAN - PARTIALS

STRUCTURAL

SHEET NO.	SHEET NAME
ST-1 (150C)	STRUCTURAL SPECIFICATIONS - 150C
ST-2 (150C)	FOUNDATION PLAN - TRADITIONAL A - 150C
ST-2.2 (150C)	FOUNDATION PLAN - CRAFTSMAN A - 150C
ST-2.4 (150C)	FOUNDATION PLAN - COASTAL A - 150C
ST-2.6 (150C)	FOUNDATION PLAN - FARMHOUSE A - 150C
ST-2.8 (150C)	FOUNDATION PLAN - PARTIALS - 150C
ST-2.D	FOUNDATION DETAILS
ST-3 (150C)	1st LEVEL STRUCTURAL PLAN - TRADITIONAL A - 150C
ST-3.2 (150C)	1st LEVEL STRUCTURAL PLAN - CRAFTSMAN A - 150C
ST-3.4 (150C)	1st LEVEL STRUCTURALPLAN - COASTAL A - 150C
ST-3.6 (150C)	1st LEVEL STRUCTURAL PLAN - FARMHOUSE A - 150C
ST-3.8 (150C)	1st LEVEL STRUCTURAL PLAN - PARTIALS - 150C
ST-3A (150C)	1st LEVEL ROOF FRAMING PLAN - TRADITIONAL A - 150C
ST-3A.2 (150C)	1st LEVEL ROOF FRAMING PLAN - CRAFTSMAN A - 150C
ST-3A.4 (150C)	1st LEVEL ROOF FRAMING PLAN - COASTAL A - 150C
ST-3A.6 (150C)	1st LEVEL ROOF FRAMING PLAN - FARMHOUSE A - 150C
ST-3A.8 (150C)	1st LEVEL ROOF FRAMING PLAN - PARTIALS - 150C
ST-4 (150C)	2nd LEVEL STRUCTURAL PLAN - TRADITIONAL A & B - 150C
ST-4.1 (150C)	2nd LEVEL STRUCTURAL PLAN - CRAFTSMAN A & B - 150C
ST-4.2 (150C)	2nd LEVEL STRUCTURAL PLAN - COASTAL A & B - 150C
ST-4.3 (150C)	2nd LEVEL STRUCTURAL PLAN - FARMHOUSE A & B - 150C
ST-4A (150C)	2nd LEVEL ROOF FRAMING PLAN - TRADITIONAL A & B - 150C
ST-4A.1 (150C)	2nd LEVEL ROOF FRAMING PLAN - CRAFTSMAN A & B - 150C
ST-4A.2 (150C)	2nd LEVEL ROOF FRAMING PLAN - COASTAL A & B - 150C
ST-4A.3 (150C)	2nd LEVEL ROOF FRAMING PLAN - FARMHOUSE A & B - 150C
ST-5	TYPICAL WALL SECTIONS
ST-6	SECTIONS AND DETAILS
ST-7	SECTIONS AND DETAILS
ST-8	SECTIONS AND DETAILS
ST-9	SECTIONS AND DETAILS

TAYLOR MORRISON

SHEET NO.	SHEET NAME
TM - 1	FRAMING STANDARDS
TM - 2	HVAC STANDARDS
TM - 3	STAIR STANDARDS AND TEMPORARY GUARDS
TM - 4	TRIM STANDARDS
TM - 5	SIDING STANDARDS OVER FRAME
TM - 6	SIDING STANDARDS OVER BLOCK
TM - 7	SIDING STANDARDS OVER BLOCK CONT.
TM - 8	COLUMN MENU

COLOR BLOCKING

SHEET NO.	SHEET NAME
CBTRA	TRADITIONAL A ELEVATION - COLOR BLOCKING
CBCRA	CRAFTSMAN A ELEVATION - COLOR BLOCKING
CBCOA	COASTAL A ELEVATION - COLOR BLOCKING
CBFHA	FARMHOUSE A ELEVATION - COLOR BLOCKING
CBDO	DEERING PARK ELEVATION - COLOR BLOCKING

BUILDING CODE SUMMARY

THE PROJECT SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES
FL BUILDING CODE - RESIDENTIAL: 2023 FL BUILDING CODE - FUEL GAS: 2023
FL BUILDING CODE - PLUMBING: 2023 NATIONAL ELECTRIC CODE: 2020
FL BUILDING CODE - MECHANICAL: 2023 FL FIRE PREVENTION CODE: 2023
FL BUILDING CODE - ENERGY CONSERVATION: 2023

OCCUPANCY CLASSIFICATION: RESIDENTIAL CONSTRUCTION TYPE: VB

WIND ZONE: SEE ST-1 SPRINKLED: NO

ZONING CODE:
PROPOSED STRUCTURE COMPLIES WITH THE REQUIREMENTS OF CHAPTER 656,
ZONING CODE FOR RESIDENTIAL DISTRICTS, INCL MAX BLDG HGT OF 35'

AREAS TR. FH - A

1st Floor	1860 SF
2nd Floor	1017 SF
CONDITIONED AREA	2877 SF
Garage	448 SF
Porch	34 SF
Lanai	171 SF
UNCONDITIONED AREA	653 SF
TOTAL UNDER ROOF	3530 SF

*OPT 3-CAR GARAGE +669 SF

AREAS CR - A

1st Floor	1860 SF
2nd Floor	1017 SF
CONDITIONED AREA	2877 SF
Garage	448 SF
Porch	40 SF
Lanai	171 SF
UNCONDITIONED AREA	659 SF
TOTAL UNDER ROOF	3536 SF

*OPT 3-CAR GARAGE +669 SF

AREAS CO - A

1st Floor	1860 SF
2nd Floor	1017 SF
CONDITIONED AREA	2877 SF
Garage	448 SF
Porch	36 SF
Lanai	171 SF
UNCONDITIONED AREA	655 SF
TOTAL UNDER ROOF	3532 SF

*OPT 3-CAR GARAGE +669 SF

VOLUME - ALL A'S

1st Floor	17358 CF
2nd Floor	9248 CF
Grand total	26606 CF

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

ROCKPORT
BASE PLAN
50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.013894**
DRAWN: **MJR**
CHECKED: **CM**

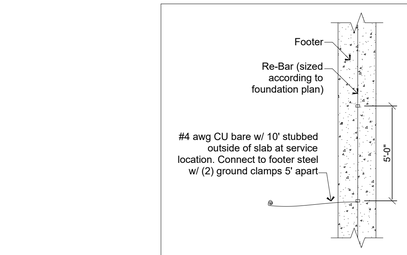
07-02-2025

REVISIONS:

No.	Description	Date

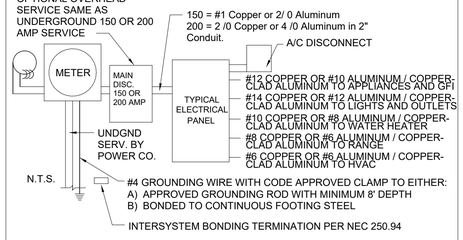
0000 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



UFER GROUND DETAIL
N.T.S.

ELECTRICAL RISER DIAGRAM



NOTE:
ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY

GENERAL ELECTRICAL NOTES

ALL ELECTRICAL DESIGN AND WORK SHALL BE IN STRICT COMPLIANCE WITH THE 2020 NATIONAL ELECTRIC CODE

- CONTRACTOR RESPONSIBLE FOR ALL PANEL LOAD CALCULATIONS AND SHALL VERIFY IN ACCORDANCE WITH BUILDERS SPECIFICATIONS AND IN STRICT COMPLIANCE WITH NEC
- PER NEC SECTION 210.12(B) ALL 15A & 20A, 120V BRANCH CIRCUITS SUPPLYING OUTLETS REQUIRE AFCI PROTECTION
- CARBON MONOXIDE PROTECTION PER RESIDENTIAL CODE R315.1 TO BE INSTALLED WITHIN 10' OF EVERY SLEEPING ROOM
- ALL OUTLETS SHOULD BE AFCI PER NEC - U.N.O.
- ALL 125V SINGLE-PHASE 15A & 20A RECEPTACLES INSTALLED IN LOCATIONS SPECIFIED IN 210.8(A)(1) THROUGH (A)(10) SHALL HAVE GFCI PROTECTION FOR PERSONNEL IN ACCORDANCE WITH NEC 210.8(A)
- PER NEC SECTION 406.8(B)(I) 15A & 20A RECEPTACLES IN A WET LOCATION MUST BE WITHIN AN ENCLOSURE THAT IS WEATHERPROOF WHEN AN ATTACHMENT IS PLUGGED IN AN ALL NON-LOCKING RECEPTACLES SHALL BE LISTED AS WEATHER RESISTANT
- PER NEC SECTION 406.II IN DWELLING UNITS, ALL 15A & 20A, 15V RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT
- PER NEC SECTION 406.9(C) RECEPTACLES SHOULD NOT BE INSTALLED WITHIN A ZONE MEASURED 3FT HORIZONTALLY AND 8FT VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD.
- PER NEC SECTION 800.156 NO LESS THAN ONE COMMUNICATION OUTLET SHALL BE INSTALLED WITHIN EACH DWELLING UNIT
- PER NEC SECTION R314.3 AND R315.1 SMOKE DETECTORS TO BE INSTALLED INSIDE EACH SLEEPING AREA
- ALL SMOKE ALARMS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 217, PER RESIDENTIAL CODE 314.1. GC TO INSTALL; KIDDE MODEL # 14618A SMOKE ALARM, OR APPROVED EQUAL
- JUNCTION BOX AT WATER HEATER, RANGE AND/OR DRYER TO BE 220V IN NON GAS COMMUNITIES, AND 110V IN COMMUNITIES THAT HAVE GAS OPTIONS PROVIDE APPROPRIATE RECEPTACLE PER APPLIANCE
- ALL PERMANENTLY INSTALLED LUMINARIES, EXCLUDING THOSE IN KITCHEN APPLIANCES, SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS-PER-WATT OR SHALL UTILIZE LAMPS WITH AN EFFICACY OF NOT LESS THAN 65 LUMENS-PER-WATT PER R404.1.
- PER RESIDENTIAL CODE M1305.1 A LEVEL WORKING SPACE NOT LESS THAN 30" DEEP AND 30" WIDE SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE OF ANY APPLIANCE
- PER NEC SECTION R230.67 ALL SERVICES SUPPLYING DWELLING UNITS ARE REQUIRED TO BE PROVIDED WITH A TYPE 1 OR TYPE 2 SURGE-PROTECTIVE DEVICE.
- EACH DWELLING UNIT SHALL BE DESIGNED WITH PROVISION FOR FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT IN ACCORDANCE WITH RESIDENTIAL CODES RF103.1 AND RF103.3. CONTRACTOR RESPONSIBLE TO ADJUST PANEL/LOAD CALCULATIONS ACCORDINGLY.
- ALL 125V THROUGH 250V RECEPTACLES INSTALLED IN LOCATIONS SPECIFIED IN 210.8 (B)(1) THROUGH (B)(12) AND SUPPLIED BY SINGLE-PHASE BRANCH CIRCUITS RATED 150V OR LESS TO GROUND, 50A OR LESS, AND ALL RECEPTACLES SUPPLIED BY THREE-PHASE BRANCH CIRCUITS RATED 150V OR LESS TO GROUND, 100A OR LESS SHALL HAVE GFCI PROTECTION FOR PERSONNEL IN ACCORDANCE WITH NEC 210.8(B)
- FOR ONE AND TWO FAMILY DWELLING UNITS, ALL SERVICE CONDUCTORS SHALL TERMINATE IN DISCONNECTING MEANS HAVING A SHORT CIRCUIT CURRENT RATING EQUAL OR GREATER THAN THE AVAILABLE FAULT CURRENT, INSTALLED IN A READILY ACCESSIBLE OUTDOOR LOCATION IN ACCORDANCE WITH NEC 230.85

ABBREVIATIONS LEGEND

ABV	ABOVE
AC	AIR CONDITIONER
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLER UNIT
BLK	BLOCK
CABS	CABINETS
CLG	CEILING
CHR	CHAIR RAIL
COFF	COFFERED
COL	COLUMN
COND	CONDENSER
CRN	CROWN MOULDING
CVAC	CENTRAL VACUUM SYSTEM
DBL	DOUBLE
DIAG	DIAGONAL
DR	DOOR
DRY	DRYER
DW	DISHWASHER
EB	EYEBROW
FL	FLOOR LINE (MAT. CHANGE)
FLR	FLOOR
FP	FIREPLACE
FXD	FIXED
FXT	FIXTURE
GLS	GLASS
HB	HOSE BIB
KS	KNEE SPACE
LAV	LAVATORY
LT	LAUNDRY TUB
MRBL	MARBLE
MC	MEDICINE CABINET
MIR	MIRROR
MTL	METAL
OH	OVERHEAD
OPNG	OPENING
OPT	OPTIONAL
R & S	CLOTHES ROD and SHELF
REF	REFRIGERATOR
SD	SOAP DISH
SDLTS	SIDE LIGHTS
SGD	SLIDING GLASS DOOR
SH (2)	SHELVES (QUANTITY)
SHWR	SHOWER
TB	TOWEL BAR
TPH	TOILET PAPER HOLDER
T&S	TUB and SHOWER
TEMP	TEMPERED
TR	TRANSOM
VOL	VOLUME
WC	WATER CLOSET
WD	WOOD
WH	WATER HEATER
WNCT	WAINSCOT
WS	WATER SOFTENER
WASH	WASHER

*STAIR NOTES:
ACTUAL DIMENSIONS WILL VARY DEPENDING ON FIELD CONDITIONS, FLOOR COVERINGS, AND/OR VARIANCES IN CONSTRUCTION MATERIAL. ACTUAL CONSTRUCTION MUST COMPLY W/ R311.7 OF THE RESIDENTIAL CODE.
MAXIMUM RISER HEIGHT: 7-3/4"
MINIMUM TREAD DEPTH: 10" (NOT INCLUDING NOSING)
MAXIMUM TREAD DEPTH: 12" (INCLUDING NOSING)
MAXIMUM RISER HEIGHT VARIATION: 3/8" (ENTIRE FLIGHT)
MINIMUM STAIR WIDTH: 36"
MINIMUM HEADROOM CLEARANCE: 6'-8" (ABOVE NOSING)

*HANDRAIL NOTES:
ACTUAL CONSTRUCTION MUST COMPLY W/ R311.7.8 OF THE RESIDENTIAL CODE.
HANDRAILS SHALL NOT BE LESS THAN 34" OR MORE THAN 38" IN HEIGHT ABOVE THE STAIR NOSING.
HANDRAILS SHALL BE CONTINUOUS PER FLIGHT OF STAIRS.
HANDRAILS SHALL BE 1 1/2" CLEAR OF ALL ADJACENT FINISH MATERIALS AND ENDS SHALL RETURN TO WALL OR TERMINATE IN NEWEL POSTS OR SAFE TERMINALS.
HANDRAILS SHALL BE 1 1/4"-2" IN CROSS SECTIONAL DIMENSION, OR APPROVED EQUIVALENT, AND EDGES SHALL HAVE A MIN. RADIUS OF 0.01".
HANDRAIL CONSTRUCTION SHALL BE ABLE TO RESIST A LOAD OF 200 LBS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP RAIL.

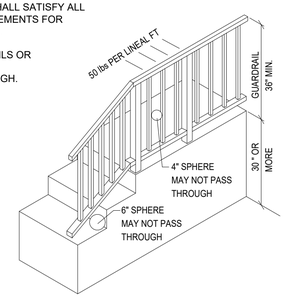
STAIR AND RAILING SUPPLIER INSTALLER SHALL SATISFY ALL BUILDING DEPARTMENT APPROVAL REQUIREMENTS FOR THE PRODUCTS THEY PROVIDE OR INSTALL.

OPEN RAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH.

THE GUARDRAIL CONSTRUCTION SHALL BE ABLE TO RESIST A LOAD OF 50 LBS PER LINEAL FOOT APPLIED HORIZONTALLY ALONG THE TOP RAIL. PER RESIDENTIAL CODE 1607.9.1 & ASCE 7 SECTION 4.5.1.

GUARDRAILS SHALL NOT BE LESS THAN 36" IN HEIGHT.

THE TRIANGULAR OPENINGS AT STAIR TREAD, RISER, & BOTTOM SHALL BE SUCH THAT A 6" DIAMETER SPHERE CANNOT PASS THROUGH.



TYP STAIR DETAIL
N.T.S.

ROOF NOTES

- INSTALL ROOF VENTING PER MFR WRITTEN INSTRUCTIONS PER RESIDENTIAL CODE R806
- ALL OVERHANG DIMENSIONS ARE TO EDGE OF RAFTER. REFERENCE WALL SECTIONS/DETAILS FOR ALL OVERHANGS NOT DIMENSIONED.
- ALL UNDERLAYMENT MUST BE INSTALLED IN COMPLIANCE WITH RESIDENTIAL CODE R905.1.1
- EACH 4' OFF RIDGE VENT REQUIRES (1) 46" x 3" CUT OUT IN ROOF SHEATHING PER MFR WRITTEN INSTRUCTIONS
- ROOF VENTING MUST MAINTAIN A MIN. DISTANCE OF 4'-0" FROM CENTERLINE OF SEPARATION WALL
- NO PENETRATIONS WITHIN 4'-0" OF RATED WALLS

ROOF VENT CALCULATION

FORMULA:

1 SQUARE INCH VENT FOR EVERY 300 SQUARE INCHES OF CEILING
*144 SQ. IN. = 1 SQ. FT.
BLDG. CEILING (SF) x 144 = BLDG (SQ. IN.)
BLDG. (SQ. IN.) / 300 = SQ. IN. OF VENT REQUIRED
SQ. IN. OF VENT REQUIRED / 2 = 50% AT HIGH AND 50% AT LOW.

PER RESIDENTIAL CODE SECTION R806.2: 40% MIN, BUT NOT MORE THAN 50% OF VENTILATION MUST BE PROVIDED BY VENTILATORS LOCATED NO MORE THAN 3'-0" BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE

BASIS OF CALCULATION: ("OR EQUAL" ACCEPTABLE)

(a) OFF RIDGE VENTS - STAMPCO W/ 36 SQ IN (NFVA) PER LINEAL FT

(b) SOFFIT VENTS - GP T3-1/3" FULL VENT PERFORATED W/ 9.19 SQ IN (NFVA) PER LINEAL FT

CALCULATED LINEAL FOOT OF SOFFIT VENT SHALL NOT INCLUDE NON-VENTED FIRE RATED SOFFIT LOCATED LESS THAN 5' FROM PROPERTY LINE

EXTERIOR ELEVATION GENERAL NOTES

- FRONT ELEVATIONS BANDING, MOLDING, COLUMNS AND TRIM SHALL RECEIVE A SAND FINISH. SEE ELEVATION FOR DEPTH OR RAISED BANDING
- SIDE AND REAR ELEVATIONS BANDING AROUND WINDOWS AND DOORS MAY BE OPTIONAL PER COMMUNITY SPECS - SEE COMMUNITY SPECIFICATIONS OR CONSULT THE CONSTRUCTION MANAGER. ALL BANDING SHALL RECEIVE A SAND FINISH
- ROOF COVERING SEE COMMUNITY SPECIFICATIONS OR CONSULT THE CONSTRUCTION MANAGER. SEE STRUCTURAL SHEETS FOR SHEATHING REQUIREMENTS
- FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, DECK AND WALL INTERSECTIONS, AT GUTTERS, AT ALL CHANGES IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS
- WINDOW PAN FLASHING SHALL BE IN ACCORDANCE WITH RESIDENTIAL CODE R703.4
- WALL HEIGHTS VERIFY ALL BEARING WALL HEIGHTS WITH FINAL TRUSS LAYOUTS
- LATH PER RESIDENTIAL CODE R703.7.1, LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 11/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 7/8-INCHLONG (22.2 MM), 16 GAGE STAPLES, SPACED NOT MORE THAN 6 INCHES (152 MM), OR AS OTHERWISE APPROVED
- PLASTER PER R703.7.2, PLASTERING WITH PORTLAND CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHERE APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHERE APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTANT WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R702.1(1). ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED. THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1(3)
- WEEP SCREED PER R703.7.2.1 A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 31/2 INCHES (89 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C926. THE WEEP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED
- WATER-RESISTIVE BARRIERS PER R703.7.3, WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.4) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS

STAIR NOTES

1. EQUAL RISERS NOT TO EXCEED 7 3/4" EQUAL TREADS AT 10" W/ 1" NOSING EA (TOTAL TREAD DEPTH TO BE 11" MIN)
2. TREADS SHALL BE 2x12's GLUED AND NAILED, (RIPPED DOWN AS REQUIRED)
3. RISERS SHALL BE 1x8's GLUED AND NAILED (RIPPED DOWN AS REQUIRED)
4. LANDINGS SHALL BE CONSTRUCTED OF 2x8's @16" OC AND DECKED W/ 3/4" T&G PLYWOOD, GLUED AND NAILED
5. STRINGERS SHALL BE 2x12's EQUALLY SPACED (TYP)
6. WINDER TREADS SHALL COMPLY WITH RESIDENTIAL CODE R311.7.5.1 INCLUDING MINIMUM 6" TREAD DEPTH

GENERAL NOTES

- ALL CONSTRUCTION SHALL MEET THE LATEST EDITION OF CODES ADOPTED BY THE LOCAL GOVERNING AGENCIES
- PER RESIDENTIAL CODE R302.5 NO OPENINGS FROM A PRIVATE GARAGE ARE PERMITTED DIRECTLY INTO SLEEPING AREAS. ALL OPENINGS SHALL HAVE SOLID WOOD, INSULATED STEEL OR 20 MIN. FIRE RATED DOORS NOT LESS THAN 1-3/8 INCHES THICKNESS. ALL DUCTS IN THE GARAGE OR PENETRATING THE WALL OR CEILING SEPARATING THE GARAGE AND DWELLING SHALL BE CONSTRUCTED OF MIN. 26 GA. SHEET METAL, 1 INCH MINIMUM RIGID CLASS 0 OR 1 DUCT BOARD, OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE
- PER RESIDENTIAL CODE TABLE R302.6 GARAGE SHALL BE SEPARATED FROM RESIDENCE AND IT'S ATTIC W/ MIN. 1/2" GYP BOARD ATTACHED IN ACCORDANCE WITH TABLE R702.3.5. HABITABLE ROOMS SHALL BE SEPARATED FROM ROOM ABOVE W/ MIN 5/8" TYPE "X" GYP BOARD, WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY. ANY STRUCTURE SUPPORTING THE ASSEMBLY SHALL BE PROTECTED W/ MIN 1/2" GYP BOARD
- PER RESIDENTIAL CODE R309.1 GARAGE AND CARPORT FLOOR SURFACE AREAS USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARDS THE MAIN VEHICLE ENTRY DOORWAY
- PER RESIDENTIAL CODE R312.1 PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE FINISHED FLOOR OR GRADE SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT. PER RESIDENTIAL CODE R312.1.2 OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE FINISHED FLOOR OR GRADE SHALL HAVE GUARDS NOT LESS THAN 34" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS
- PER RESIDENTIAL CODE R312.1.3 REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4" OR MORE IN DIAMETER
- PER RESIDENTIAL CODE R308.4.5 GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING, FACING, OR ADJACENT TO HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE, SHALL BE CONSIDERED A HAZARDOUS LOCATION. G.C. TO VERIFY IF HOMEOWNER SELECTS ANY OF THESE ITEMS LISTED. IF ANY OF THESE ITEMS LISTED IS INSTALLED, SUCH GLAZING FACING THOSE ITEMS IS TO BE TEMPERED
- PER RESIDENTIAL CODE R312.2, PROVIDE WINDOW FALL PROTECTION IN ACCORDANCE WITH R312.2.1 AND R312.2.2
- GAS OPT. PER COMMUNITY. VERIFY WITH BLDR
- C.J. = RECOMMENDED MASONRY CONTROL JOINT LOCATION
- ALL FINISHES, MATERIALS, HOUSEWRAP, WINDOW AND DOOR FLASHING, TAPING AND SEALANTS TO BE INSTALLED PER BUILDER PROVIDED SPECIFICATIONS OR MFR WRITTEN INSTRUCTIONS
- ALL FINISH DETAILS & TYPICAL PLAN NOTES PROVIDED BY BUILDER IN ACCORDANCE WITH TYPICAL BUILDER SPECIFICATIONS
- REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ALL EXTERIOR WALL STUD SPECIES, SIZES AND SPACING

TERMITE SPECIFICATIONS

SECTION R318 PROTECTION AGAINST TERMITES

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE A PREVENTIVE TREATMENT TO NEW CONSTRUCTION (SEE SECTION 202, REGISTERED TERMITICIDE). UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

NOTE:
1. METHOD OF TREATMENT SHALL BE APPROVED BY THE GOVERNING JURISDICTION "LIQUID BORATE OR BORA-CARE" PRODUCT METHODS MUST BE DETERMINED AT PERMIT STAGE AND PRODUCT APPROVAL DATA MUST BE ON FILE WITH THE BUILDING DEPARTMENT.
2. PRESSURE TREATED LUMBER THAT HAS BEEN CUT OR DRILLED THAT EXPOSES UNTREATED PORTIONS OF WOOD ARE REQUIRED TO BE FIELD TREATED TO PREVENT INSECT INFESTATION.
3. OPTIONAL BORATE APPLIED TO ALL FRAME MEMBERS MIN. 24" AFF

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APEX

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taylor morrison

ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.013894
DRAWN: MJR
CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

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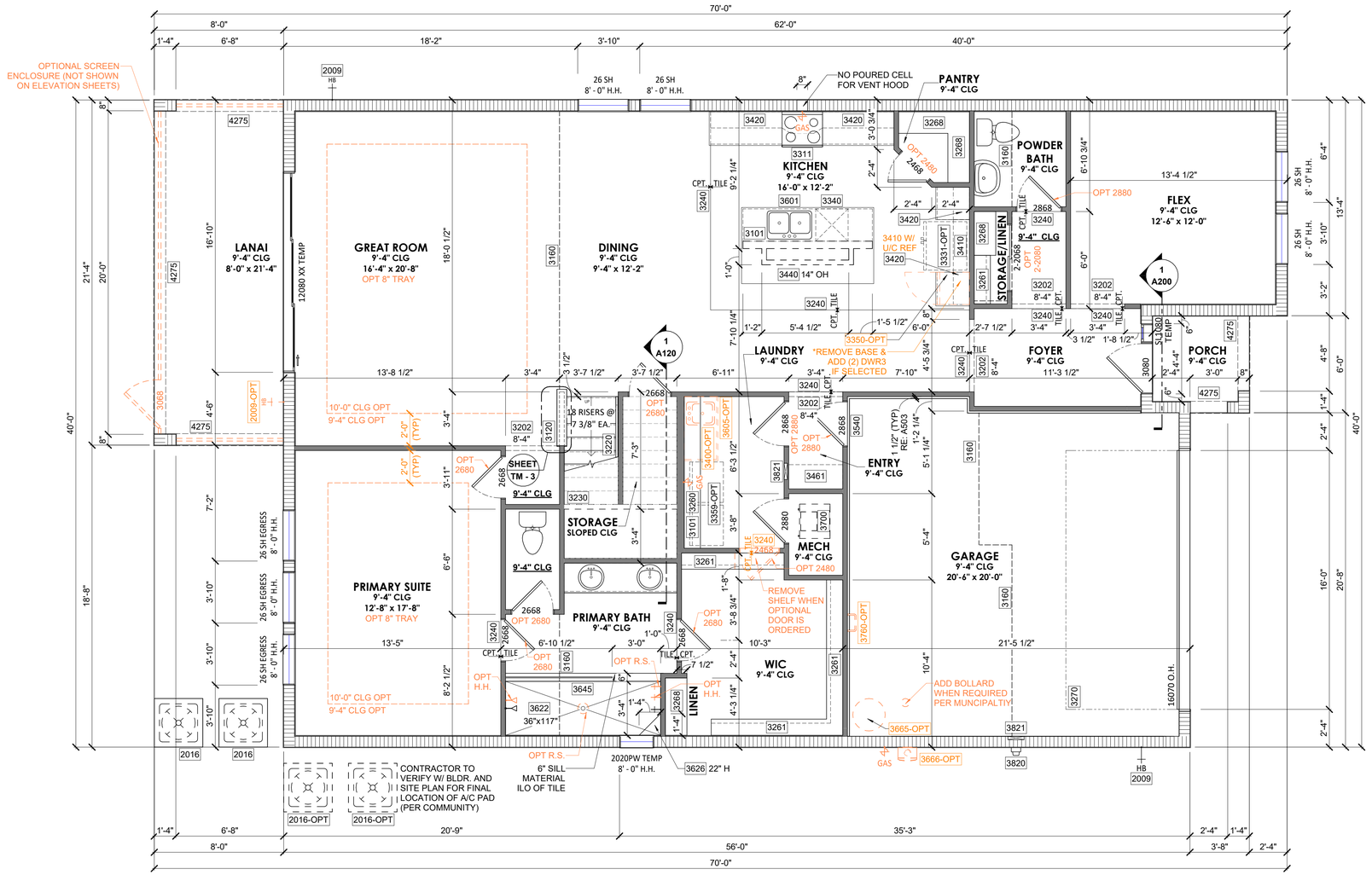

1st LEVEL FLOOR PLAN - TRADITIONAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

2009	HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2009-OPT	OPT HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2016	A/C PAD, 36"x 36" (U.N.O.)
2016-OPT	OPT A/C PAD, 36"x 36" (U.N.O.)
3101	2X6 WALL
3120	42" HIGH HALF WALL W/ CAP
3160	LINE OF FRAMING ABOVE
3202	INTERIOR FLAT HEADER (H.H. AS NOTED)
3220	36" HIGH WALL MOUNTED HANDRAIL
3230	KNEE WALL AT SLOPED CLG - MIN. 5'-0" CLG HT STND (MIN. 6'-8" CLG HT IF SLOPED ABOVE STAIRS)
3240	FLOOR LINE
3260	SINGLE SHELF
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3270	LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION
3311	RANGE W/ MICROHOOD
3331-OPT	OPT REFRIGERATOR
3340	DISHWASHER
3350-OPT	OPT UNDER COUNTER REFRIGERATOR
3359-OPT	OPT WASHER AND DRYER (WASHER ALWAYS ON LEFT - DRYER ALWAYS ON RIGHT)
3400-OPT	OPT BASE CABINETS
3410	UPPER CABINETS
3420	BASE & UPPER CABINETS
3440	EXTEND 36" HIGH COUNTER OVER 2X4 KNEE WALL BELOW
3461	DROP ZONE
3540	DOOR IS 1 3/8" MIN. SOLID CORE -OR- 20 MIN. FIRE RATED
3601	SINK W/ GARBAGE DISPOSAL (SWITCH LOCATION PER BLDR SPECS)
3605-OPT	OPT LAV. SINK
3622	SHOWER RECESSED (PER BLDR SPECS)
3626	CORNER SHOWER SEAT
3645	TEMPERED GLASS SHOWER ENCLOSURE
3665-OPT	OPT WATER HEATER - TANKED (PROVIDE MECH PROTECTION PER CODE)
3666-OPT	OPT WATER HEATER - TANKLESS (PROVIDE GAS & ELEC AS REQD)
3700	AHU
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE
3820	ELECTRICAL METER AND DISCONNECT (LOCATION PER BLDR SPECS)
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)

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ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.013894

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

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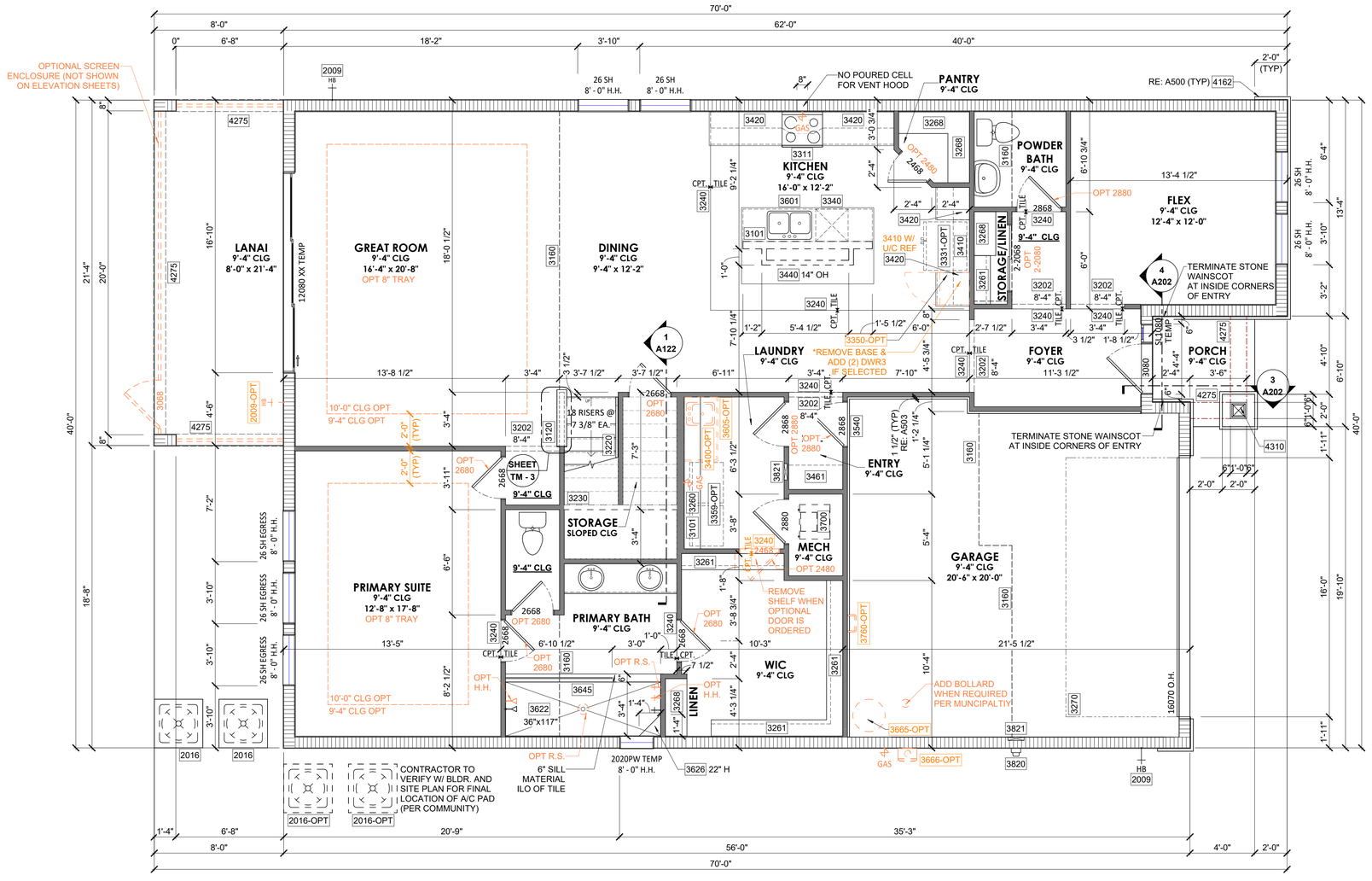

1st LEVEL FLOOR PLAN - CRAFTSMAN A

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3700	AHU
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE
3820	ELECTRICAL METER AND DISCONNECT (LOCATION PER BLDR SPECS)
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4162	MFR. STONE VENEER
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)
4310	TAPERED CRAFTSMAN COLUMN W/ CAP AND BASE (RE: STRUCTURAL FOR LOAD BEARING COLUMNS)

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ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

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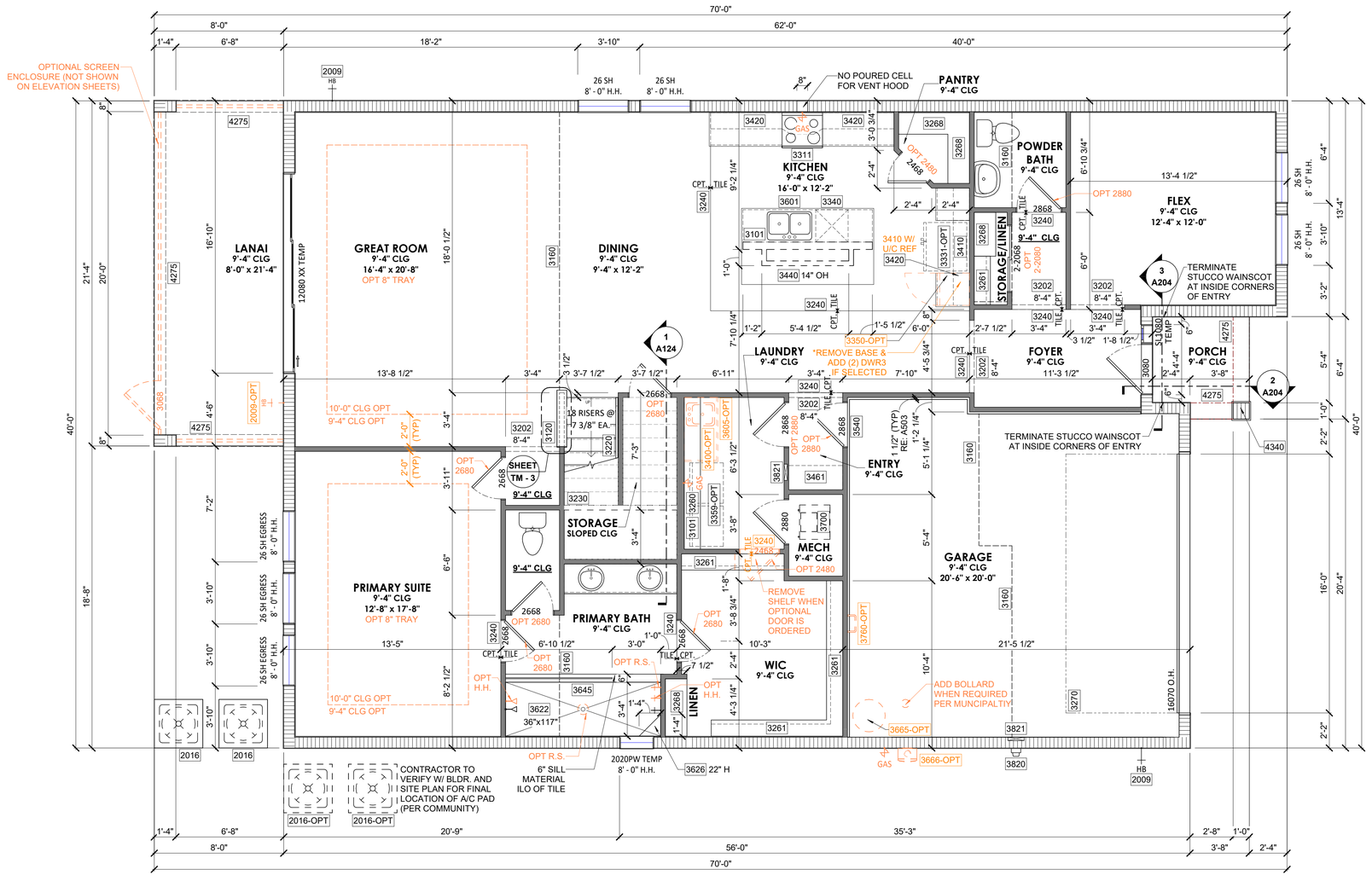
No.	Description	Date

A112

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



1st LEVEL FLOOR PLAN - COASTAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

2009	HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2009-OPT	OPT HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2016	A/C PAD, 36"x 36" (U.N.O.)
2016-OPT	OPT A/C PAD, 36"x 36" (U.N.O.)
3101	2X6 WALL
3120	42" HIGH HALF WALL W/ CAP
3160	LINE OF FRAMING ABOVE
3202	INTERIOR FLAT HEADER (H.H. AS NOTED)
3220	36" HIGH WALL MOUNTED HANDRAIL
3230	KNEE WALL AT SLOPED CLG - MIN. 5'-0" CLG HT STND (MIN. 6'-8" CLG HT IF SLOPED ABOVE STAIRS)
3240	FLOOR LINE
3260	SINGLE SHELF
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3270	LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION
3311	RANGE W/ MICROHOOD
3331-OPT	OPT REFRIGERATOR
3340	DISHWASHER
3350-OPT	OPT UNDER COUNTER REFRIGERATOR
3359-OPT	OPT WASHER AND DRYER (WASHER ALWAYS ON LEFT - DRYER ALWAYS ON RIGHT)
3400-OPT	OPT BASE CABINETS
3410	UPPER CABINETS
3420	BASE & UPPER CABINETS
3440	EXTEND 36" HIGH COUNTER OVER 2X4 KNEE WALL BELOW
3461	DROP ZONE
3540	DOOR IS 1 3/8" MIN. SOLID CORE -OR- 20 MIN. FIRE RATED
3601	SINK W/ GARBAGE DISPOSAL (SWITCH LOCATION PER BLDR SPECS)
3605-OPT	OPT LAV. SINK
3622	SHOWER RECESSED (PER BLDR SPECS)
3626	CORNER SHOWER SEAT
3645	TEMPERED GLASS SHOWER ENCLOSURE
3665-OPT	OPT WATER HEATER - TANKED (PROVIDE MECH PROTECTION PER CODE)
3666-OPT	OPT WATER HEATER - TANKLESS (PROVIDE GAS & ELEC AS REQD)
3700	AHU
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE
3820	ELECTRICAL METER AND DISCONNECT (LOCATION PER BLDR SPECS)
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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904.821.5200
taylor morrison

ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.013894

DRAWN: MJR

CHECKED: CM

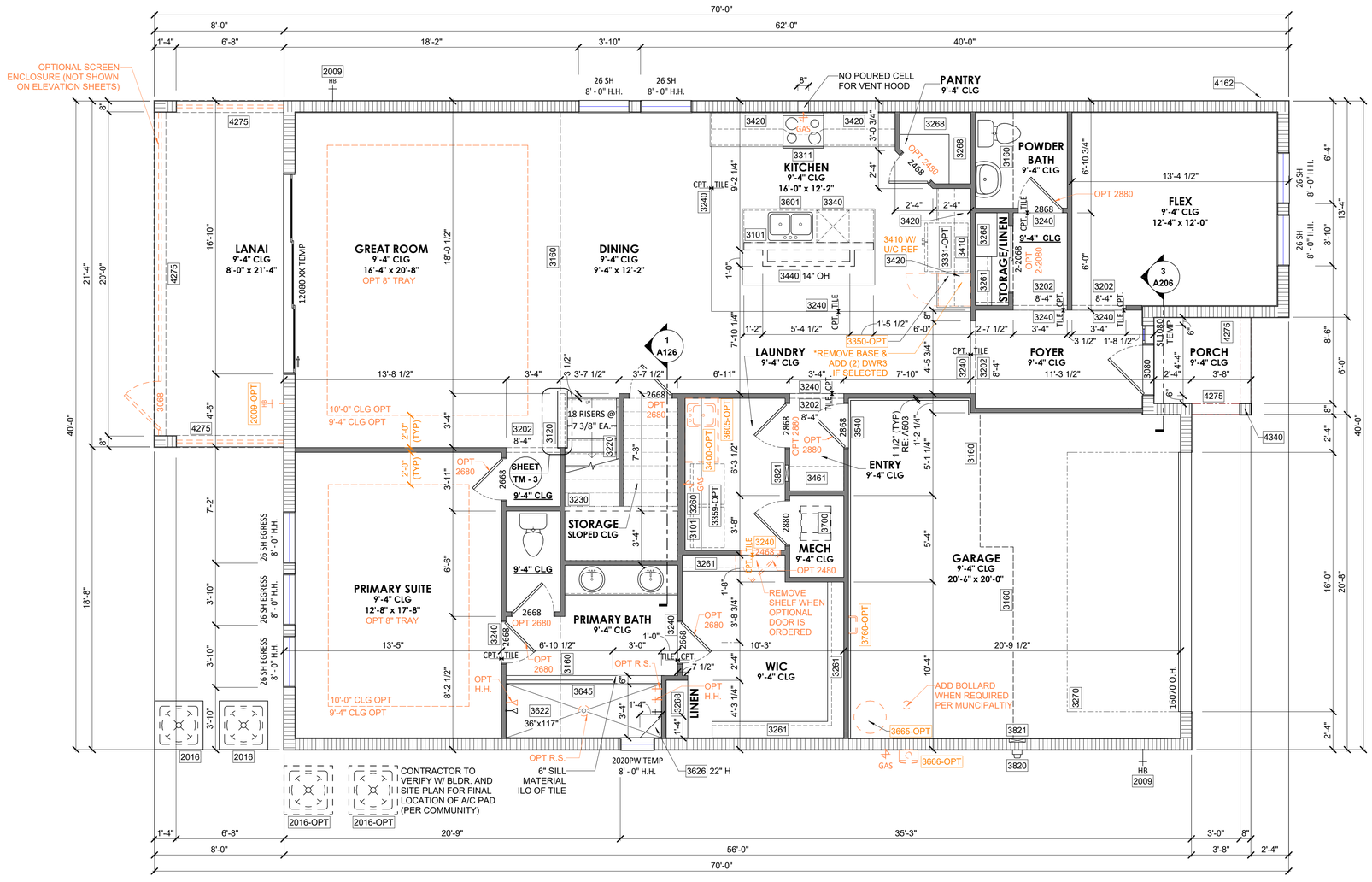
07-02-2025

REVISIONS:

No.	Description	Date

A114

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



1st LEVEL FLOOR PLAN - FARMHOUSE A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

2009	HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2009-OPT	OPT HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2016	A/C PAD, 36"x 36" (U.N.O.)
2016-OPT	OPT A/C PAD, 36"x 36" (U.N.O.)
3101	2X6 WALL
3120	42" HIGH HALF WALL W/ CAP
3160	LINE OF FRAMING ABOVE
3202	INTERIOR FLAT HEADER (H.H. AS NOTED)
3220	36" HIGH WALL MOUNTED HANDRAIL
3230	KNEE WALL AT SLOPED CLG - MIN. 5'-0" CLG HT STND (MIN. 6'-8" CLG HT IF SLOPED ABOVE STAIRS)
3240	FLOOR LINE
3260	SINGLE SHELF
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3270	LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION
3311	RANGE W/ MICROHOOD
3331-OPT	OPT REFRIGERATOR
3340	DISHWASHER
3350-OPT	OPT UNDER COUNTER REFRIGERATOR
3359-OPT	OPT WASHER AND DRYER (WASHER ALWAYS ON LEFT - DRYER ALWAYS ON RIGHT)
3400-OPT	OPT BASE CABINETS
3410	UPPER CABINETS
3420	BASE & UPPER CABINETS
3440	EXTEND 36" HIGH COUNTER OVER 2X4 KNEE WALL BELOW
3461	DROP ZONE
3540	DOOR IS 1 3/8" MIN. SOLID CORE -OR- 20 MIN. FIRE RATED
3601	SINK W/ GARBAGE DISPOSAL (SWITCH LOCATION PER BLDR SPECS)
3605-OPT	OPT LAV. SINK
3622	SHOWER RECESSED (PER BLDR SPECS)
3626	CORNER SHOWER SEAT
3645	TEMPERED GLASS SHOWER ENCLOSURE
3665-OPT	OPT WATER HEATER - TANKED (PROVIDE MECH PROTECTION PER CODE)
3666-OPT	OPT WATER HEATER - TANKLESS (PROVIDE GAS & ELEC AS REQD)
3700	AHU
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE
3820	ELECTRICAL METER AND DISCONNECT (LOCATION PER BLDR SPECS)
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4162	MFR. STONE VENEER
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.013894

DRAWN: MJR

CHECKED: CM

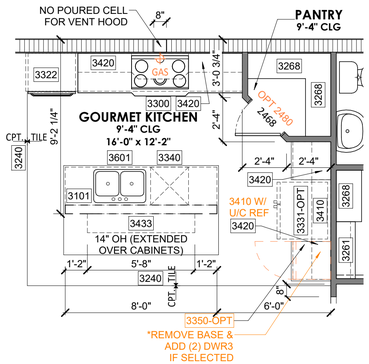
07-02-2025

REVISIONS:

No.	Description	Date

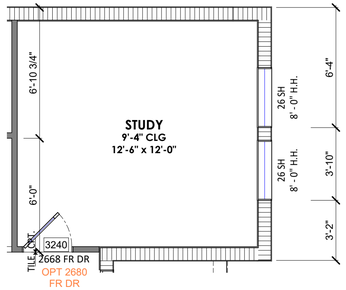
A116

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



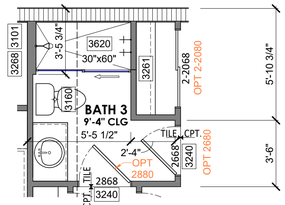
1st LEVEL FLOOR PLAN - OPT GOURMET KITCHEN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



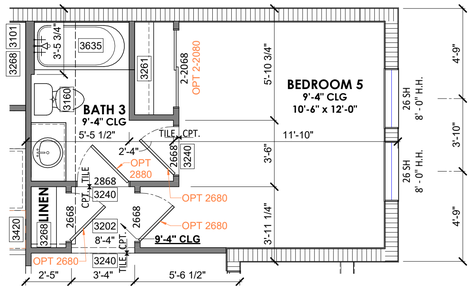
1st LEVEL FLOOR PLAN - OPT STUDY

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



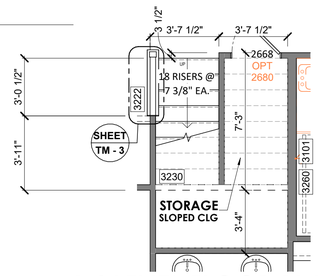
1st LEVEL FLOOR PLAN - OPT SHOWER @ BATH 3

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



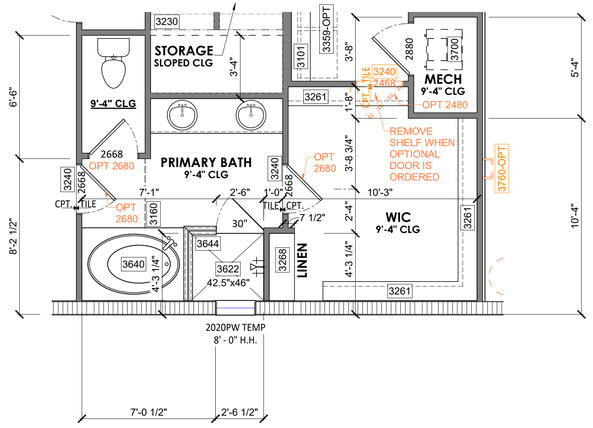
1st LEVEL FLOOR PLAN - OPT BEDROOM 5/ BATH 3

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



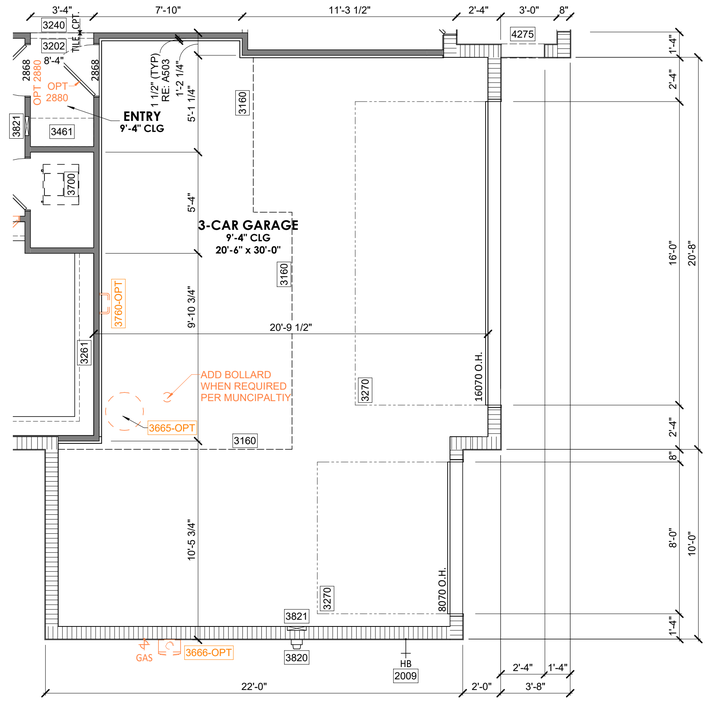
1st LEVEL FLOOR PLAN - OPT OPEN STAIR RAIL

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL FLOOR PLAN - OPT DELUXE PRIMARY BATH

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL FLOOR PLAN - OPT 3-CAR GARAGE

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

2009	HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
3101	2X6 WALL
3160	LINE OF FRAMING ABOVE
3202	INTERIOR FLAT HEADER (H.H. AS NOTED)
3222	36" HIGH OPEN STAIR RAILING SYSTEM (ON PEANUT WALL PER BLDR SPECS)
3230	KNEE WALL AT SLOPED CLG - MIN. 5'-0" CLG HT STND (MIN. 6'-8" CLG HT IF SLOPED ABOVE STAIRS)
3240	FLOOR LINE
3260	SINGLE SHELF
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3270	LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION
3300	COOKTOP
3322	DOUBLE OVEN
3331-OPT	OPT REFRIGERATOR
3340	DISHWASHER
3350-OPT	OPT UNDER COUNTER REFRIGERATOR
3359-OPT	OPT WASHER AND DRYER (WASHER ALWAYS ON LEFT - DRYER ALWAYS ON RIGHT)
3410	UPPER CABINETS
3420	BASE & UPPER CABINETS
3433	12" DEEP KITCHEN ISLAND CABINETS
3461	DROP ZONE
3601	SINK W/ GARBAGE DISPOSAL (SWITCH LOCATION PER BLDR SPECS)
3620	SHOWER W/ PRE-FAB PAN (SIZE PER PLAN)
3622	SHOWER RECESSED (PER BLDR SPECS)
3635	TUB (5'-0" ROUGH OPENING)
3640	DROP-IN TUB W/ DECK (PER BLDR SPECS)
3644	TEMPERED GLASS SHOWER ENCLOSURE ON 30" H 1/2 WALL W/ SLP TOP
3665-OPT	OPT WATER HEATER - TANKED (PROVIDE MECH PROTECTION PER CODE)
3666-OPT	OPT WATER HEATER - TANKLESS (PROVIDE GAS & ELEC AS REQD)
3700	AHU
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE
3820	ELECTRICAL METER AND DISCONNECT (LOCATION PER BLDR SPECS)
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.013894

DRAWN: MJR

CHECKED: CM

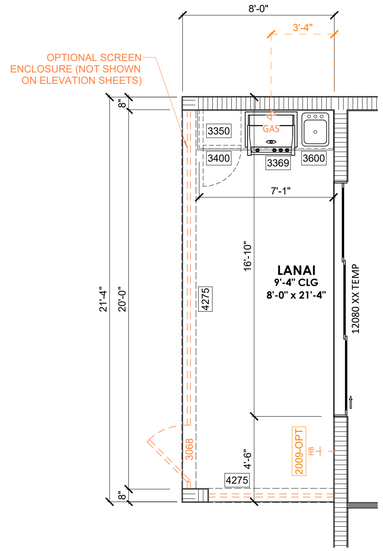
07-02-2025

REVISIONS:

No.	Description	Date

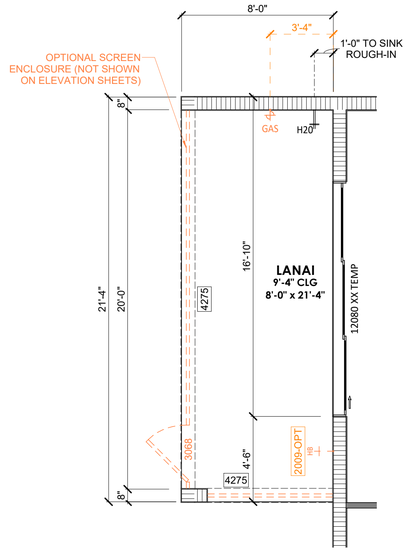
A118

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



1st LEVEL FLOOR PLAN - OPT OUTDOOR KITCHEN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL FLOOR PLAN - OPT OUTDOOR KITCHEN ROUGH-IN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

2009-OPT	OPT HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
3350	UNDER COUNTER REFRIGERATOR
3369	30" GRILL
3400	BASE CABINETS
3600	SINK
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)

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ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.013894

DRAWN: MJR

CHECKED: CM

07-02-2025

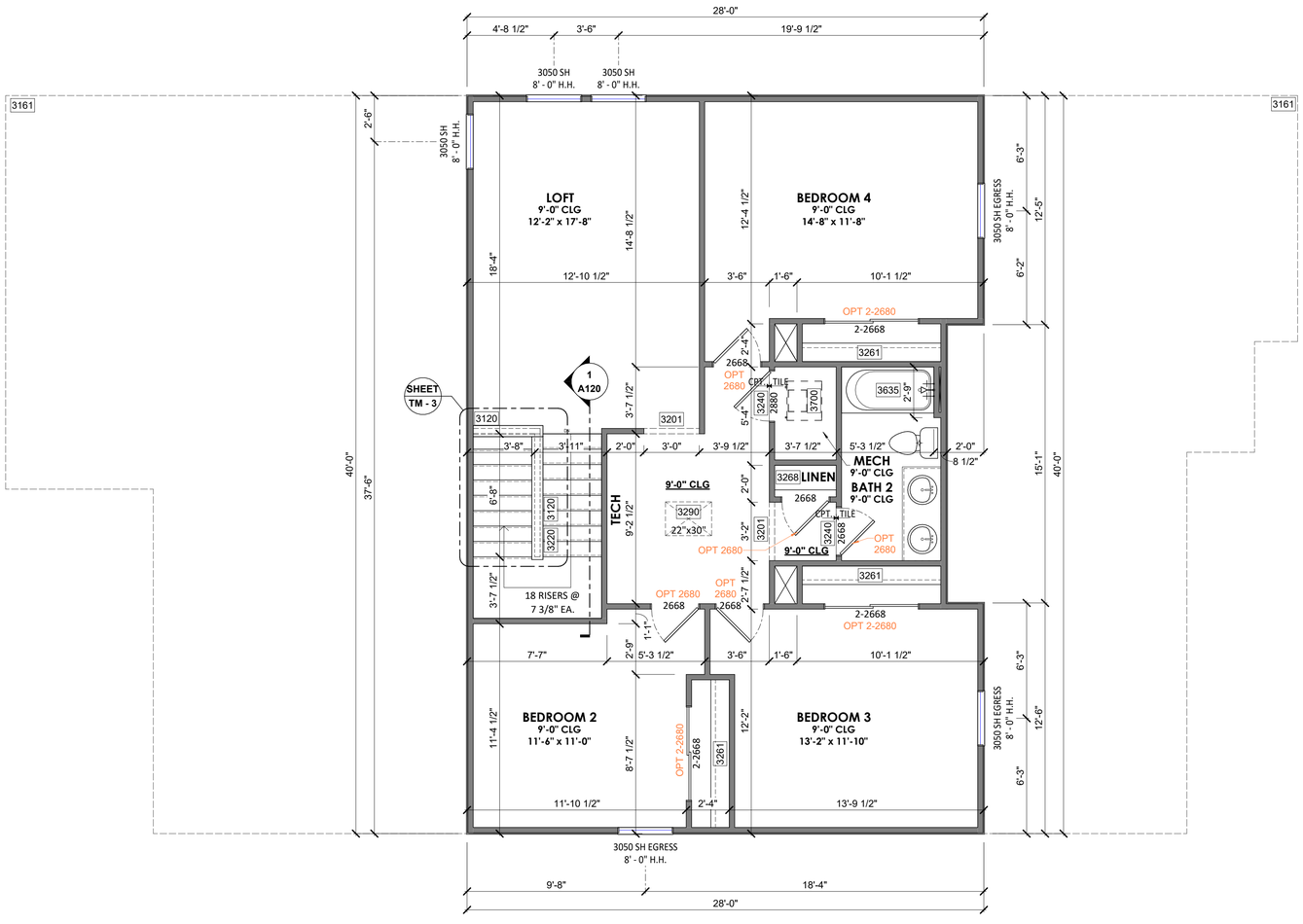
REVISIONS:

No.	Description	Date

A119

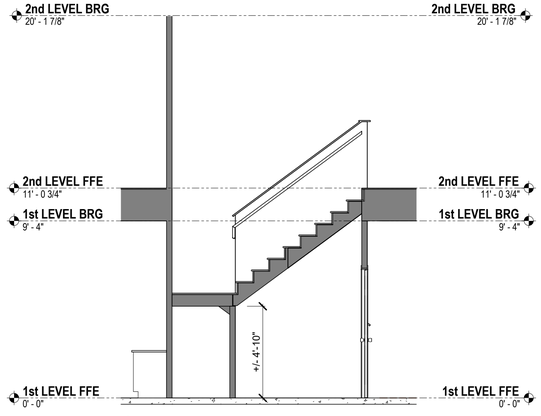
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

KEYNOTES	
3120	42" HIGH HALF WALL W/ CAP
3161	LINE OF FRAMING BELOW
3201	INTERIOR FLAT HEADER at 8'-0" U.N.O.
3220	36" HIGH WALL MOUNTED HANDRAIL
3240	FLOOR LINE
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3290	ATTIC ACCESS - SIZE AS NOTED (PROVIDE 30" MIN. HEADROOM AT ALL ACCESS LOCATIONS)
3635	TUB (5'-0" ROUGH OPENING)
3700	AHU



2nd LEVEL FLOOR PLAN - TRADITIONAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1 A120 STAIR SECTION

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX

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ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.013894

DRAWN: MJR

CHECKED: CM

07-02-2025

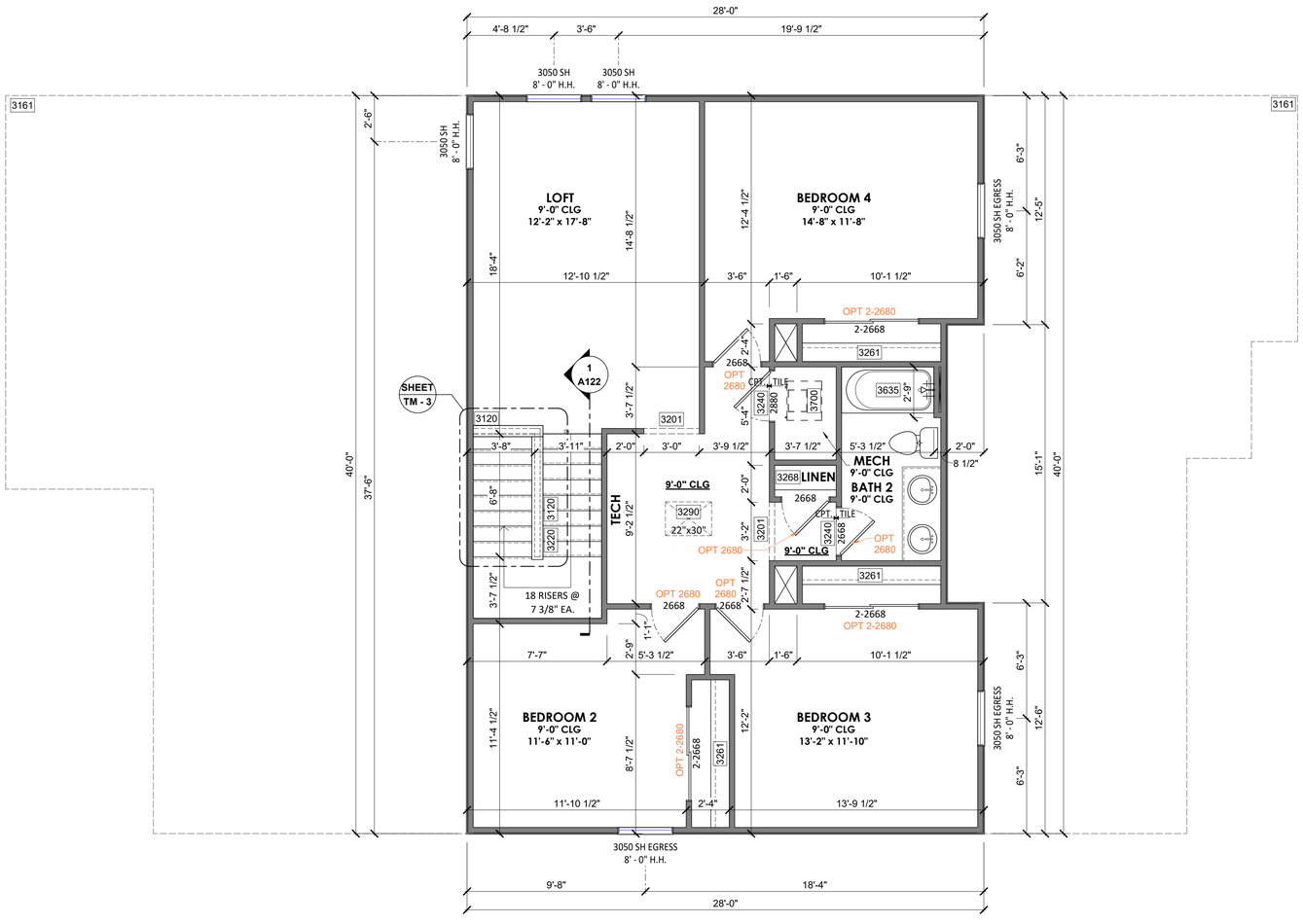
REVISIONS:

No.	Description	Date

A120

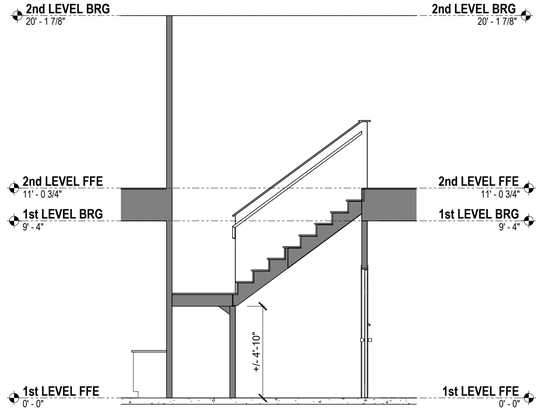
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7647

KEYNOTES	
3120	42" HIGH HALF WALL W/ CAP
3161	LINE OF FRAMING BELOW
3201	INTERIOR FLAT HEADER at 8'-0" U.N.O.
3220	36" HIGH WALL MOUNTED HANDRAIL
3240	FLOOR LINE
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3290	ATTIC ACCESS - SIZE AS NOTED (PROVIDE 30" MIN. HEADROOM AT ALL ACCESS LOCATIONS)
3635	TUB (5'-0" ROUGH OPENING)
3700	AHU



2nd LEVEL FLOOR PLAN - CRAFTSMAN A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1 A122 STAIR SECTION

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.013894

DRAWN: MJR

CHECKED: CM

07-02-2025

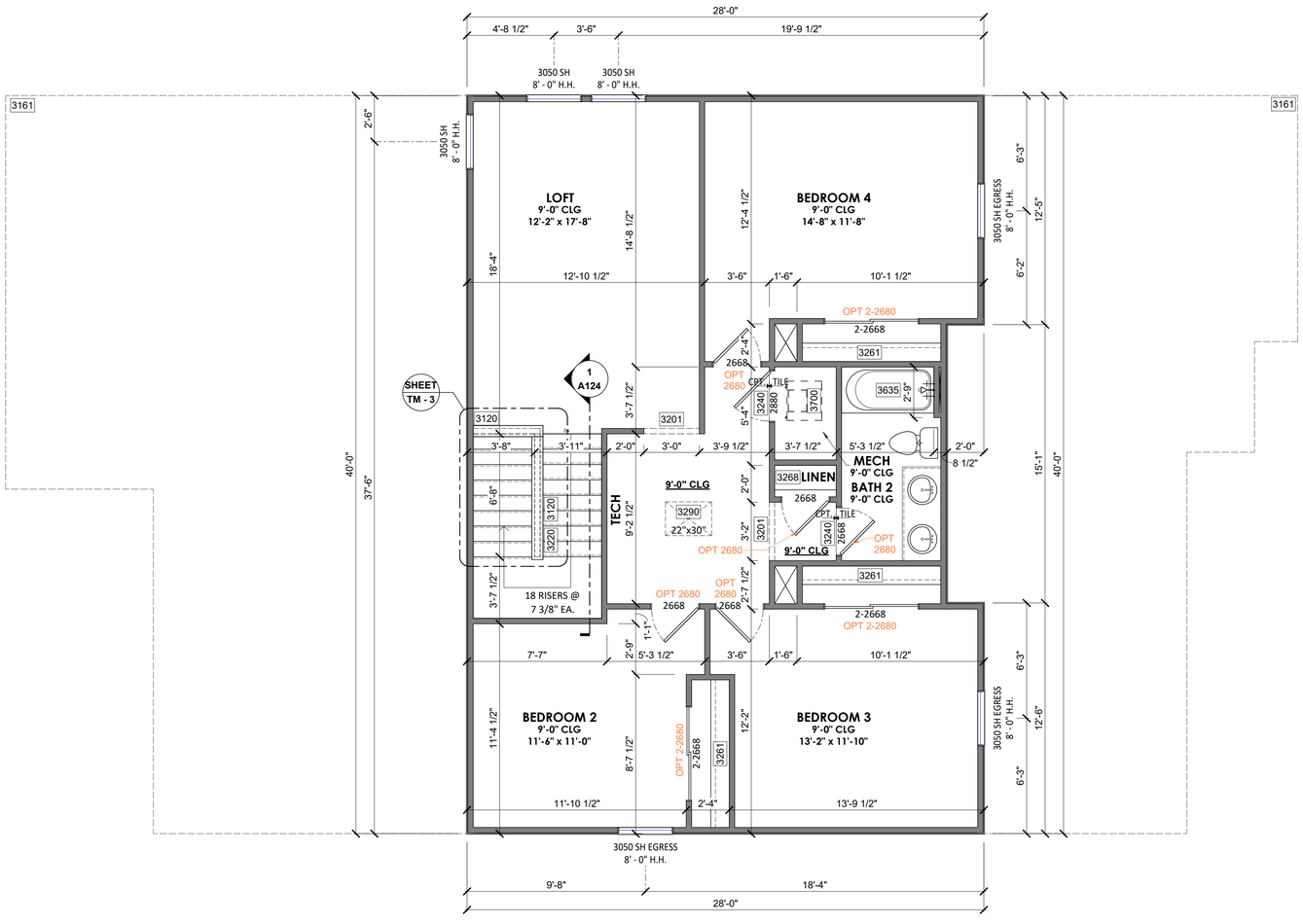
REVISIONS:

No.	Description	Date

A122

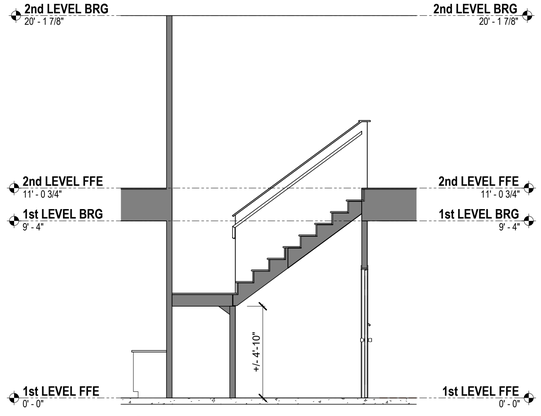
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7647

KEYNOTES	
3120	42" HIGH HALF WALL W/ CAP
3161	LINE OF FRAMING BELOW
3201	INTERIOR FLAT HEADER at 8'-0" U.N.O.
3220	36" HIGH WALL MOUNTED HANDRAIL
3240	FLOOR LINE
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3290	ATTIC ACCESS - SIZE AS NOTED (PROVIDE 30" MIN. HEADROOM AT ALL ACCESS LOCATIONS)
3635	TUB (5'-0" ROUGH OPENING)
3700	AHU



2nd LEVEL FLOOR PLAN - COASTAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1 A124 **STAIR SECTION**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.013894

DRAWN: MJR

CHECKED: CM

07-02-2025

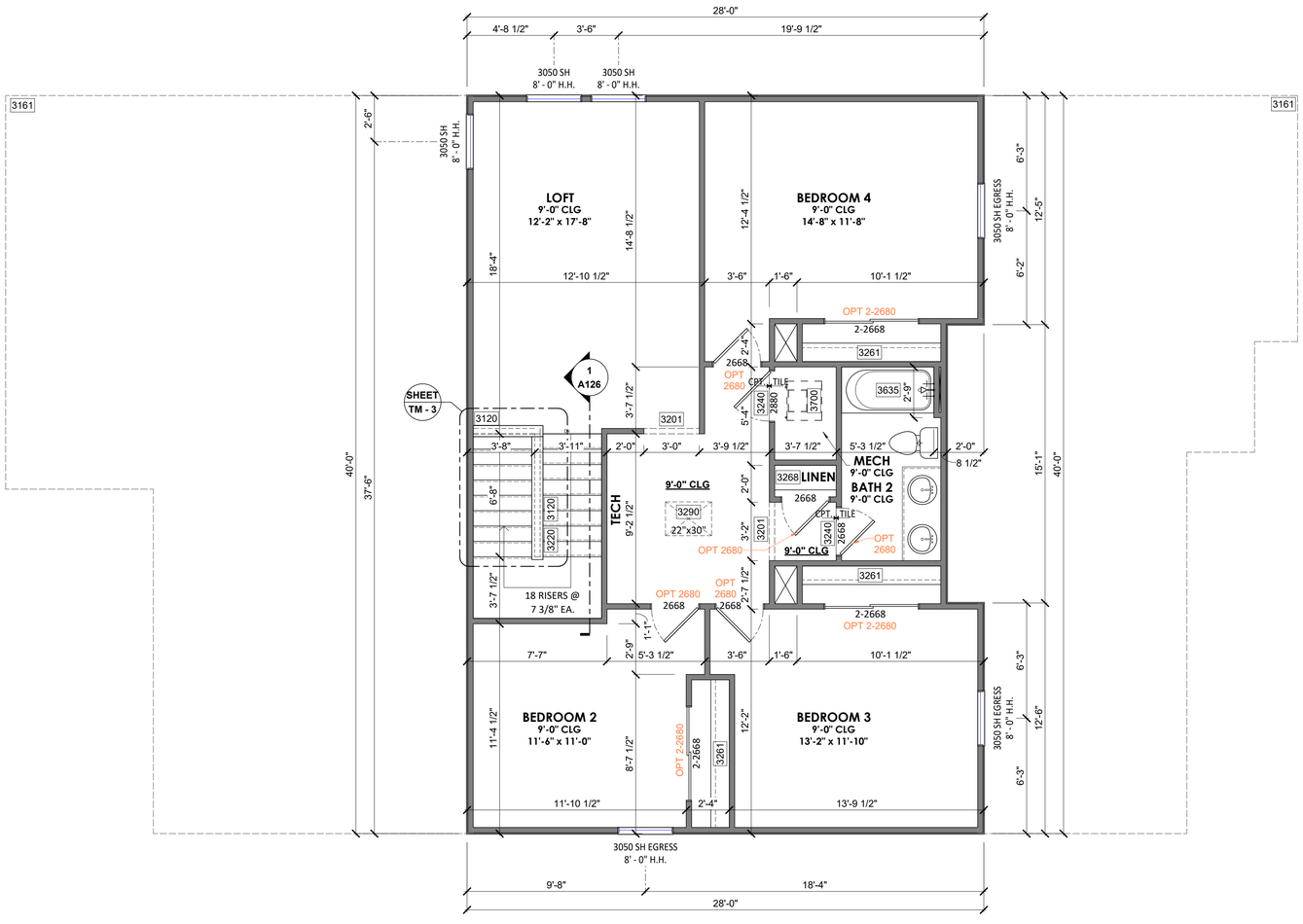
REVISIONS:

No.	Description	Date

A124

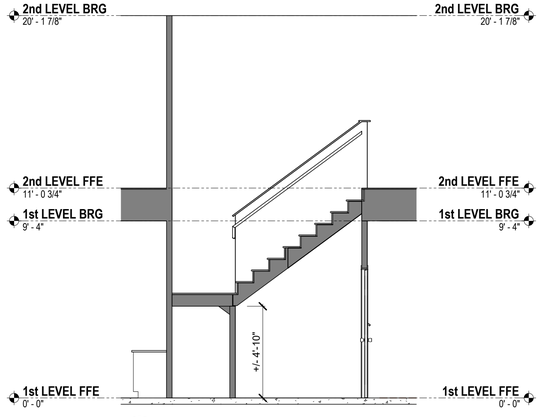
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7647

KEYNOTES	
3120	42" HIGH HALF WALL W/ CAP
3161	LINE OF FRAMING BELOW
3201	INTERIOR FLAT HEADER at 8'-0" U.N.O.
3220	36" HIGH WALL MOUNTED HANDRAIL
3240	FLOOR LINE
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3290	ATTIC ACCESS - SIZE AS NOTED (PROVIDE 30" MIN. HEADROOM AT ALL ACCESS LOCATIONS)
3635	TUB (5'-0" ROUGH OPENING)
3700	AHU



2nd LEVEL FLOOR PLAN - FARMHOUSE A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1 A126 **STAIR SECTION**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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taylor morrison

ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.013894

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

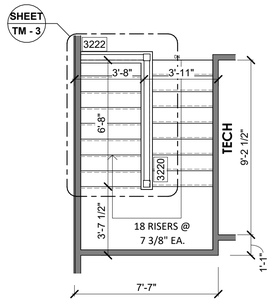
No.	Description	Date

A126

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7647

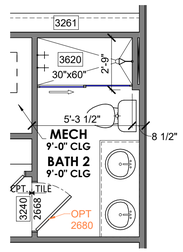
KEYNOTES

3220	36" HIGH WALL MOUNTED HANDRAIL
3222	36" HIGH OPEN STAIR RAILING SYSTEM (ON PEANUT WALL PER BLDR SPECS)
3240	FLOOR LINE
3261	SINGLE ROD & SHELF
3620	SHOWER W/ PRE-FAB PAN (SIZE PER PLAN)



2nd LEVEL FLOOR PLAN - OPT OPEN STAIR RAIL

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



2nd LEVEL FLOOR PLAN - OPT SHOWER @ BATH 2

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX

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ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.013894

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A128

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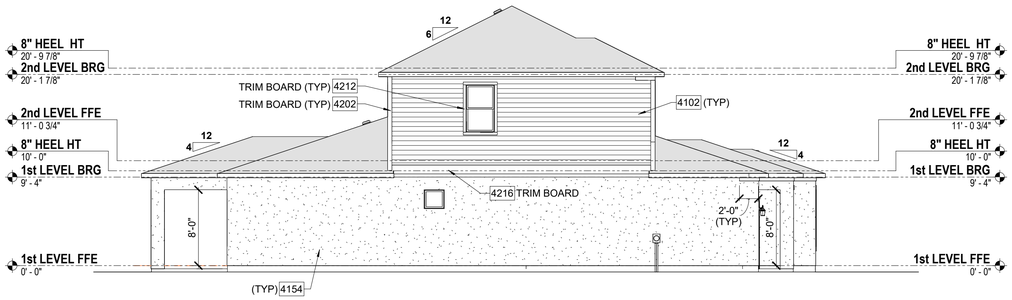
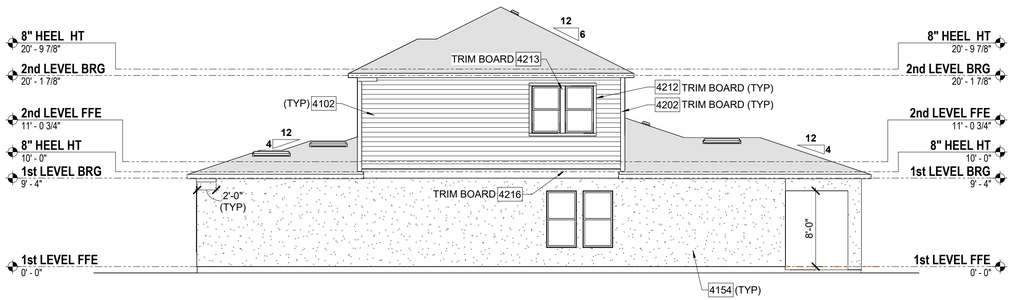


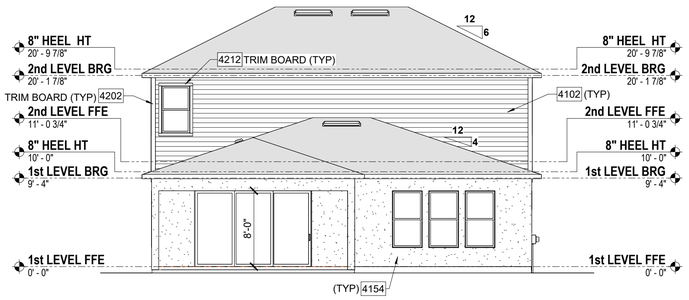
LEFT ELEVATION - TRADITIONAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



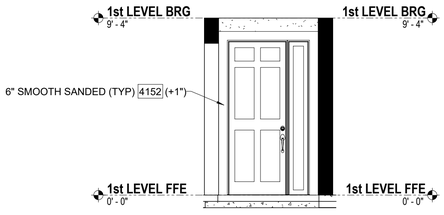
RIGHT ELEVATION - TRADITIONAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - TRADITIONAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

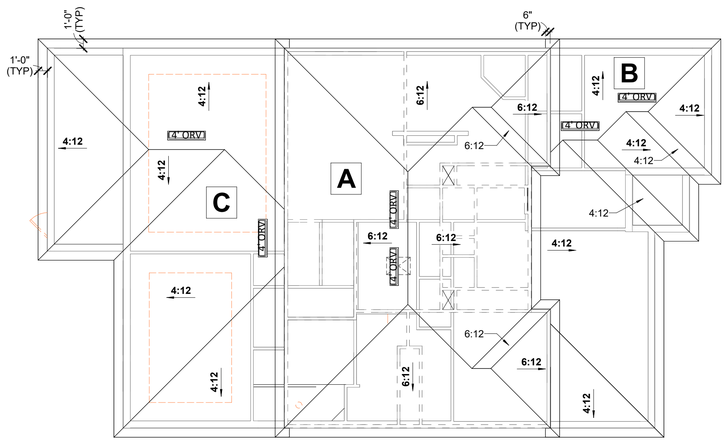


1 A200 **FRONT ENTRY VIEW**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

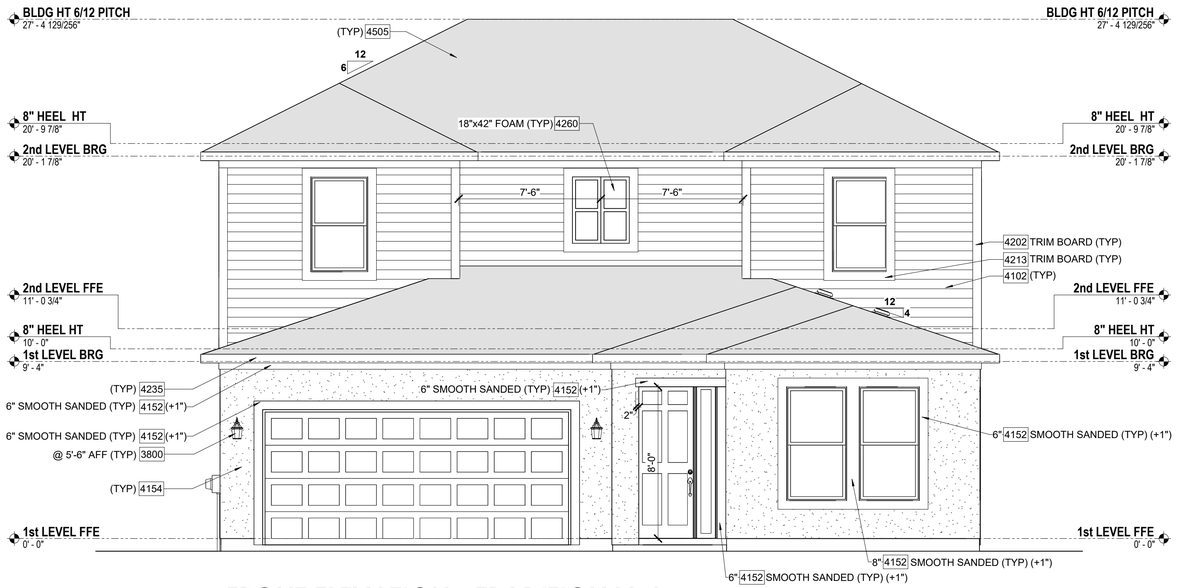
KEYNOTES	
3800	COACH LIGHTS (PER BLDR SPECS)
4102	LAP SIDING, 6" EXPOSURE
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4202	1x6 CORNER TRIM
4212	1x4 TRIM
4213	1x6 TRIM
4216	1x12 TRIM
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4260	DECORATIVE SHUTTERS (SIZE AS NOTED)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)

(A) UPPER ROOF VENT REQUIREMENTS - TRADITIONAL A	(B) LOWER FRONT ROOF VENT REQUIREMENTS - TRADITIONAL A	(C) LOWER REAR ROOF VENT REQUIREMENTS - TRADITIONAL A
VENTILATION CALCULATIONS:	VENTILATION CALCULATIONS:	VENTILATION CALCULATIONS:
ATTIC AREA = 1038 SQ. FT. / 300 = 3.46 SQ. FT. x 144 = 498 SQ. FT.	ATTIC AREA = 600 SQ. FT. / 300 = 2.00 SQ. FT. x 144 = 288 SQ. FT.	ATTIC AREA = 852 SQ. FT. / 300 = 2.84 SQ. FT. x 144 = 409 SQ. FT.
GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 200 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 2 TOTAL SOFFIT VENTILATION NEEDED 298 SQ. IN.	GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 115 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 2 TOTAL SOFFIT VENTILATION NEEDED 173 SQ. IN.	GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 164 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 2 TOTAL SOFFIT VENTILATION NEEDED 245 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING: *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT		



ROOF PLAN - TRADITIONAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



FRONT ELEVATION - TRADITIONAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

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taylor morrison

ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.013894

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A200

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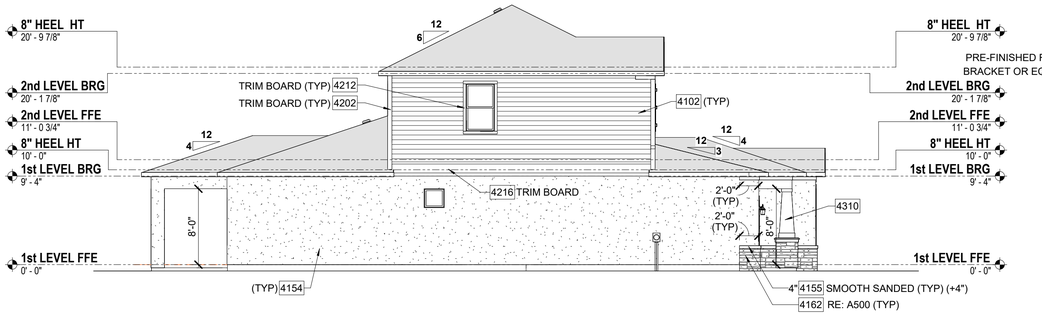
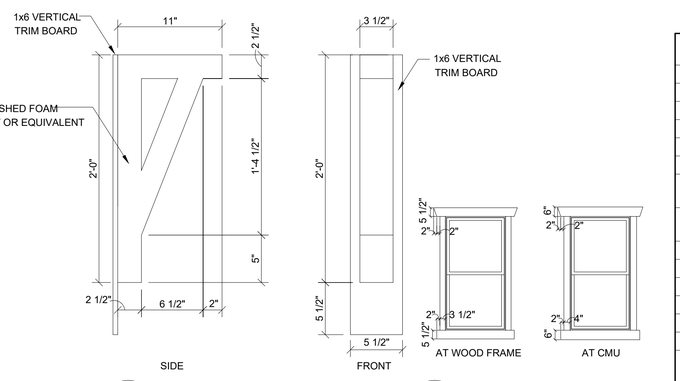


LEFT ELEVATION - CRAFTSMAN A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

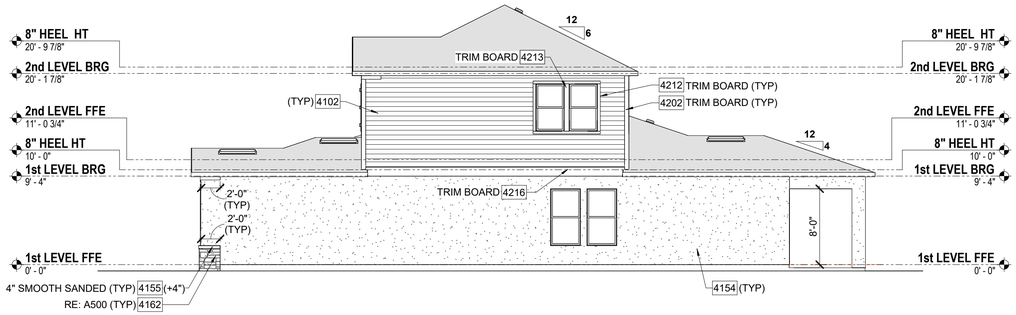


1 A202 **A-TYP-DECO-BKT-11X24X3.5** 1 1/2" = 1'-0" WHEN PRINTED ON 22"x34"

2 A202 **WINDOW TRIM** 1/4" = 1'-0" WHEN PRINTED ON 22"x34"

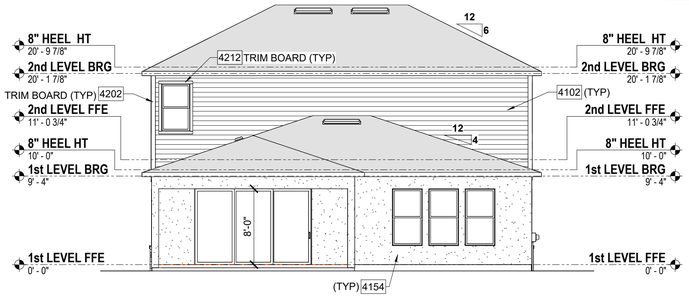
KEYNOTES

3800	COACH LIGHTS (PER BLDR SPECS)
4102	LAP SIDING, 6" EXPOSURE
4120	SHAKE SIDING
4133	SMOOTH PANEL SIDING
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4155	FOAM TRIM PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4162	MFR. STONE VENEER
4202	1x6 CORNER TRIM
4212	1x4 TRIM
4213	1x6 TRIM
4214	1x8 TRIM
4216	1x12 TRIM
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4260	DECORATIVE SHUTTERS (SIZE AS NOTED)
4310	TAPERED CRAFTSMAN COLUMN W/ CAP AND BASE (RE: STRUCTURAL FOR LOAD BEARING COLUMNS)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)



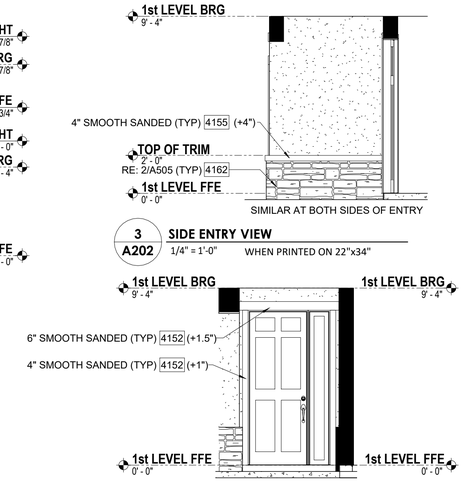
RIGHT ELEVATION - CRAFTSMAN A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - CRAFTSMAN A

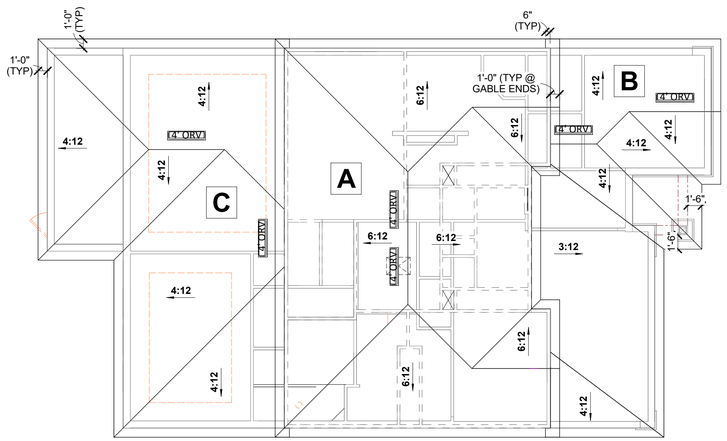
1/8" = 1'-0" WHEN PRINTED ON 22"x34"



3 A202 **SIDE ENTRY VIEW** 1/4" = 1'-0" WHEN PRINTED ON 22"x34"

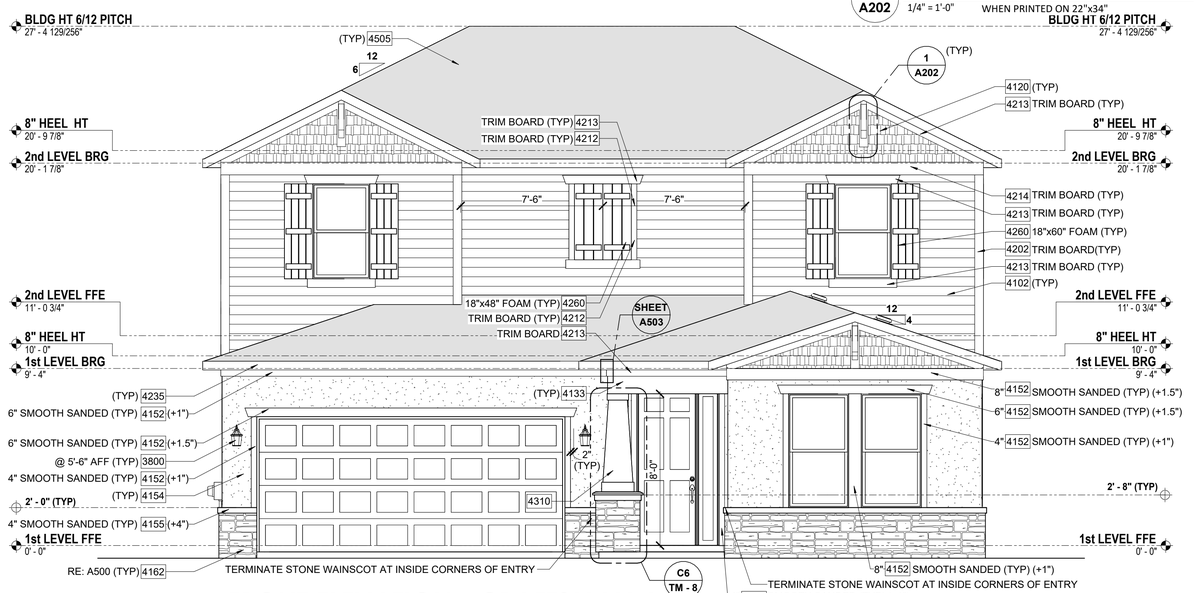
4 A202 **FRONT ENTRY VIEW** 1/4" = 1'-0" WHEN PRINTED ON 22"x34"

(A) UPPER ROOF VENT REQUIREMENTS - CRAFTSMAN A	(B) LOWER FRONT ROOF VENT REQUIREMENTS - CRAFTSMAN A	(C) LOWER REAR ROOF VENT REQUIREMENTS - CRAFTSMAN A
VENTILATION CALCULATIONS:	VENTILATION CALCULATIONS:	VENTILATION CALCULATIONS:
ATTIC AREA = 1038 SQ. FT. / 300 = 3.46 SQ. FT. x 144 = 498 SQ. FT.	ATTIC AREA = 327 SQ. FT. / 300 = 1.09 SQ. FT. x 144 = 157 SQ. FT.	ATTIC AREA = 852 SQ. FT. / 300 = 2.84 SQ. FT. x 144 = 409 SQ. FT.
GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 200 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 2 TOTAL SOFFIT VENTILATION NEEDED 298 SQ. IN.	GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 63 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 1 TOTAL SOFFIT VENTILATION NEEDED 94 SQ. IN.	GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 164 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 2 TOTAL SOFFIT VENTILATION NEEDED 245 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING: *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT		



ROOF PLAN - CRAFTSMAN A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



FRONT ELEVATION - CRAFTSMAN A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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904.821.5200
taylor morrison

ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.013894**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

A202

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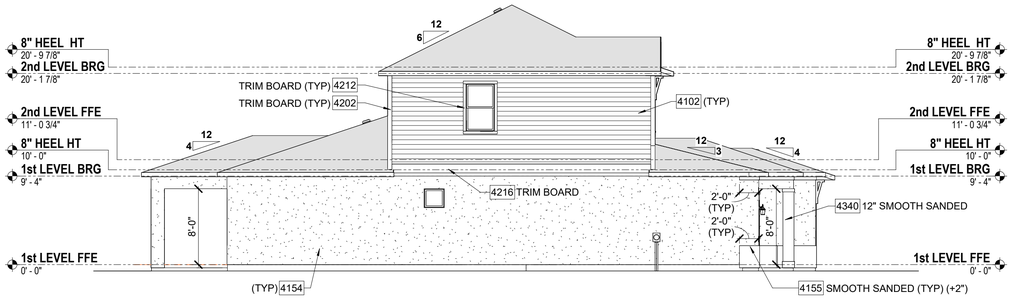
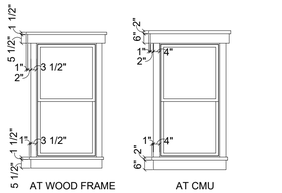


LEFT ELEVATION - COASTAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

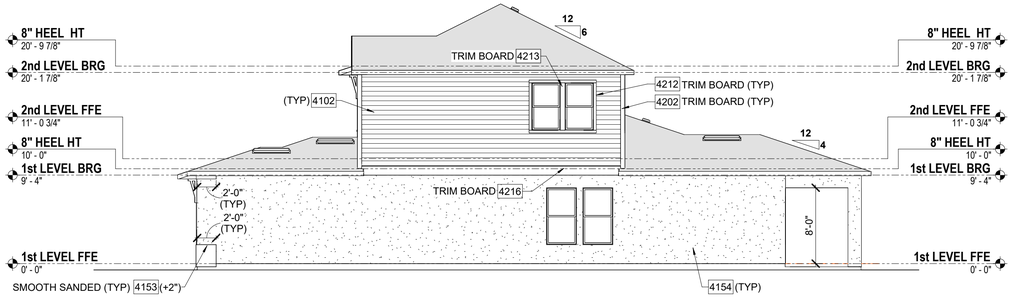


1 A204 **WINDOW TRIM**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

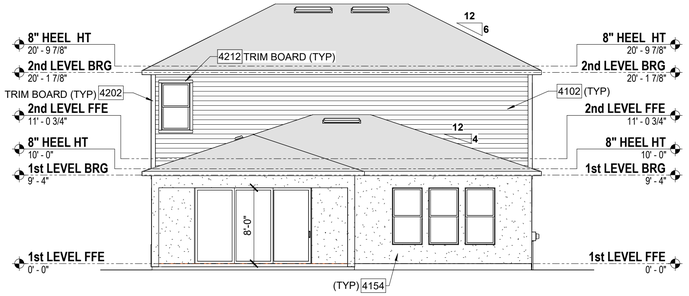
KEYNOTES

3800	COACH LIGHTS (PER BLDR SPECS)
4102	LAP SIDING, 6" EXPOSURE
4103	LAP SIDING, 2" EXPOSURE
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4153	CEMENT PLASTER FINISH WATER TABLE W/ SLOPED TOP (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4155	FOAM TRIM PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4202	1x6 CORNER TRIM
4212	1x4 TRIM
4213	1x6 TRIM
4216	1x12 TRIM
4220	2x2 TRIM OVER 1X TRIM (SIZE AS NOTED)
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4260	DECORATIVE SHUTTERS (SIZE AS NOTED)
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)



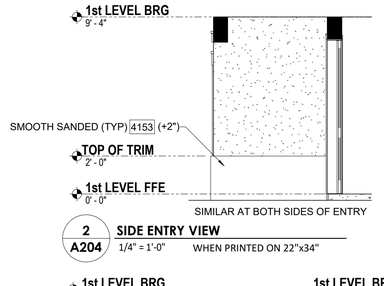
RIGHT ELEVATION - COASTAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



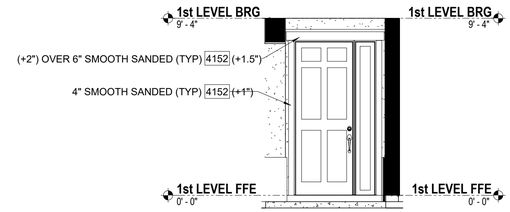
REAR ELEVATION - COASTAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



2 A204 **SIDE ENTRY VIEW**

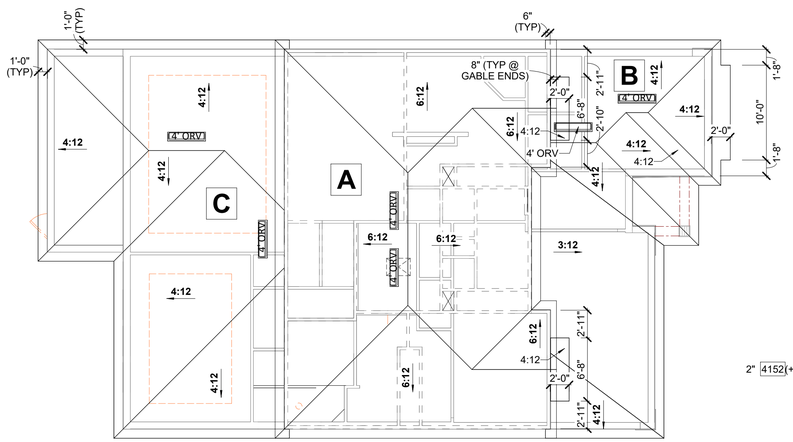
1/4" = 1'-0" WHEN PRINTED ON 22"x34"



3 A204 **FRONT ENTRY VIEW**

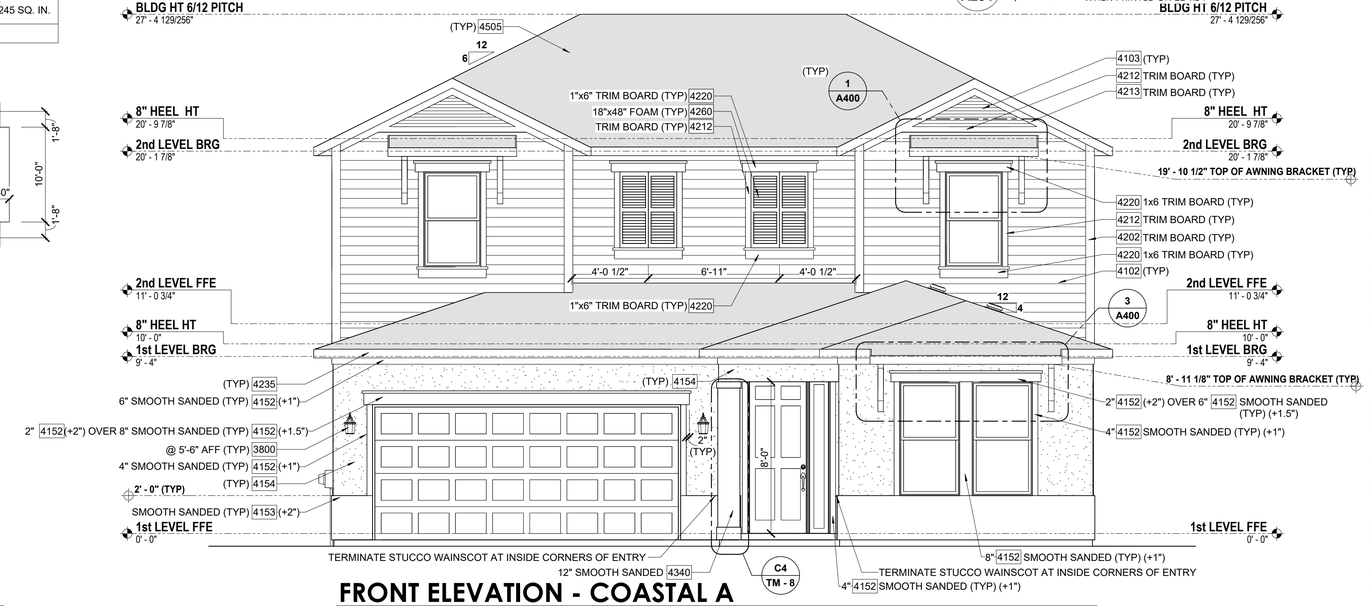
1/4" = 1'-0" WHEN PRINTED ON 22"x34"

(A) UPPER ROOF VENT REQUIREMENTS - COASTAL A	(B) LOWER FRONT ROOF VENT REQUIREMENTS - COASTAL A	(C) LOWER REAR ROOF VENT REQUIREMENTS - COASTAL A
VENTILATION CALCULATIONS: ATTIC AREA = 1038 SQ. FT. / 300 = 3.46 SQ. FT. x 144 = 498 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 200 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 2 TOTAL SOFFIT VENTILATION NEEDED 298 SQ. IN.	VENTILATION CALCULATIONS: ATTIC AREA = 334 SQ. FT. / 300 = 1.11 SQ. FT. x 144 = 160 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 64 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 1 TOTAL SOFFIT VENTILATION NEEDED 96 SQ. IN.	VENTILATION CALCULATIONS: ATTIC AREA = 852 SQ. FT. / 300 = 2.84 SQ. FT. x 144 = 409 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 164 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 2 TOTAL SOFFIT VENTILATION NEEDED 245 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING: *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT		



ROOF PLAN - COASTAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



FRONT ELEVATION - COASTAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

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ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.013894

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A204

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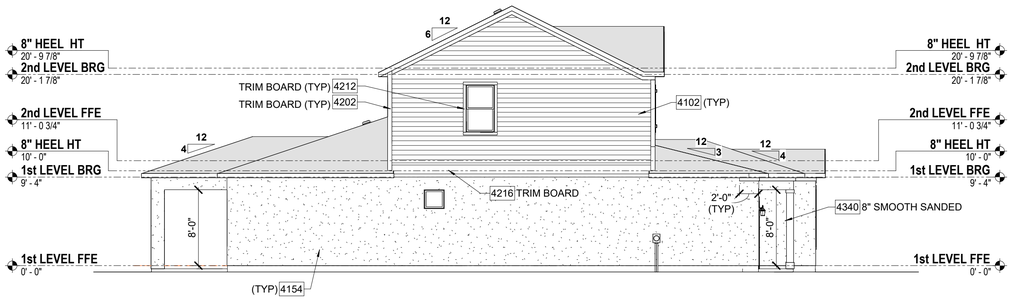
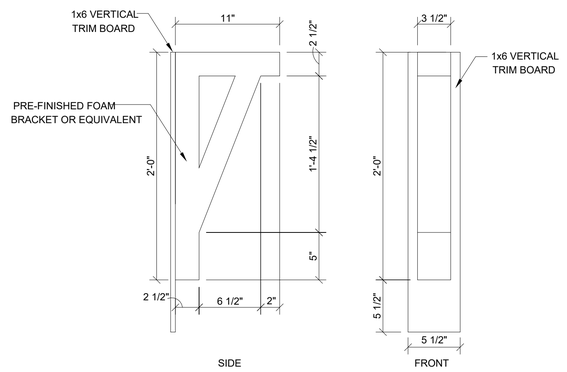


LEFT ELEVATION - FARMHOUSE A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

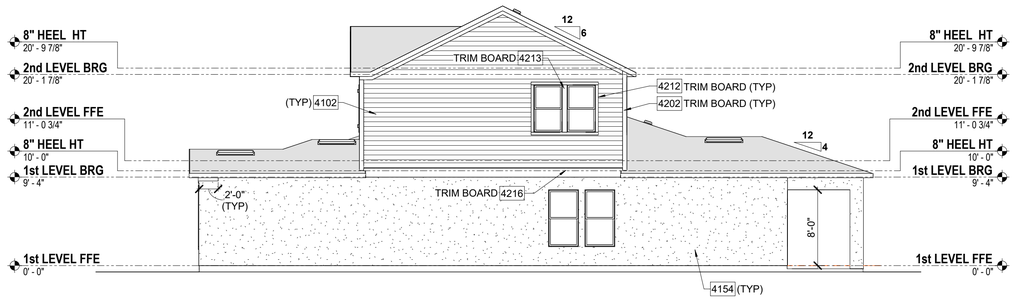


1 A206 **A-TYP-DECO-BKT-11X24X3.5**

1 1/2" = 1'-0" WHEN PRINTED ON 22"x34"

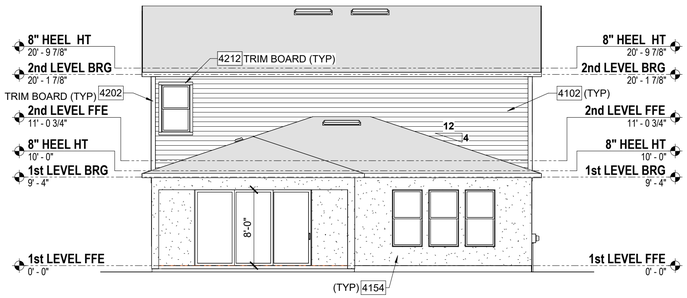
KEYNOTES

3800	COACH LIGHTS (PER BLDR SPECS)
4102	LAP SIDING, 6" EXPOSURE
4130	BOARD & BATTEN SIDING
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4202	1x6 CORNER TRIM
4212	1x4 TRIM
4213	1x6 TRIM
4214	1x8 TRIM
4216	1x12 TRIM
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4260	DECORATIVE SHUTTERS (SIZE AS NOTED)
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)



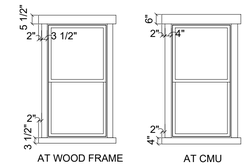
RIGHT ELEVATION - FARMHOUSE A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



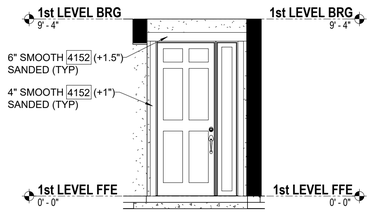
REAR ELEVATION - FARMHOUSE A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



2 A206 **WINDOW TRIM**

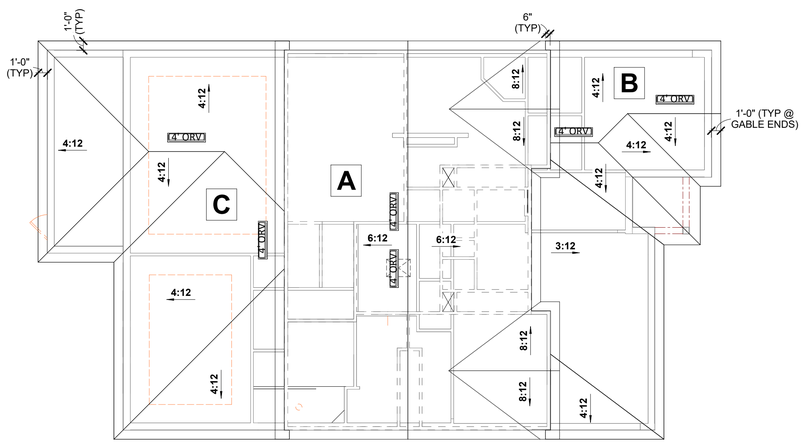
1/4" = 1'-0" WHEN PRINTED ON 22"x34"



3 A206 **FRONT ENTRY VIEW**

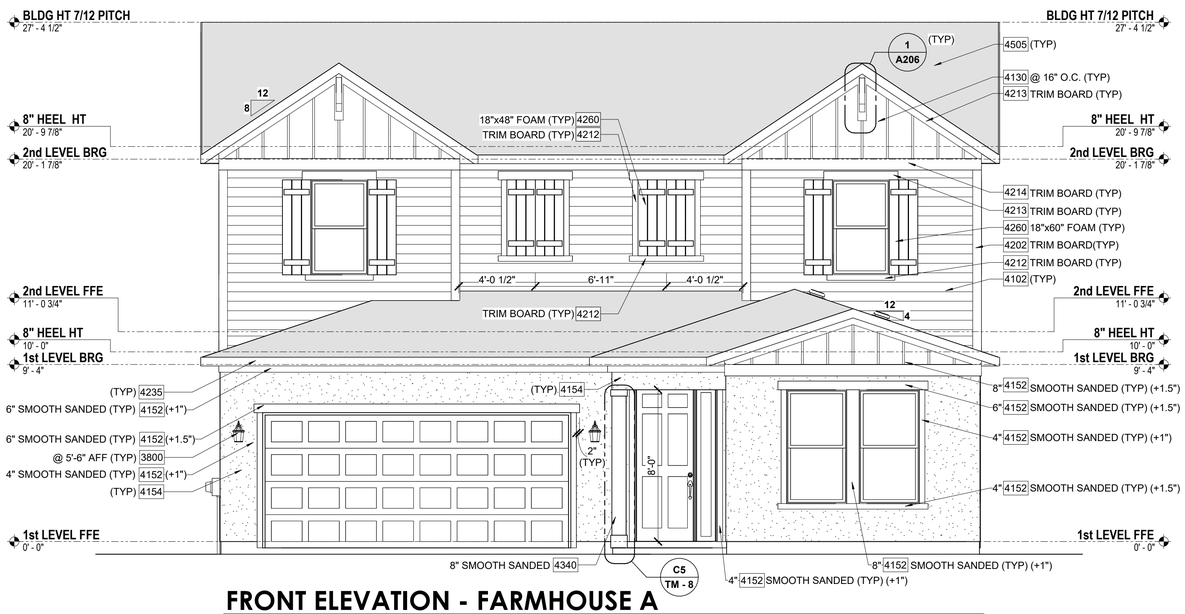
1/4" = 1'-0" WHEN PRINTED ON 22"x34"

(A) UPPER ROOF VENT REQUIREMENTS - FARMHOUSE A	(B) LOWER FRONT ROOF VENT REQUIREMENTS - FARMHOUSE A	(C) LOWER REAR ROOF VENT REQUIREMENTS - FARMHOUSE A
VENTILATION CALCULATIONS: ATTIC AREA = 1038 SQ. FT. / 300 = 3.46 SQ. FT. x 144 = 498 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 200 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 2 TOTAL SOFFIT VENTILATION NEEDED 298 SQ. IN.	VENTILATION CALCULATIONS: ATTIC AREA = 327 SQ. FT. / 300 = 1.09 SQ. FT. x 144 = 157 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 63 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 1 TOTAL SOFFIT VENTILATION NEEDED 94 SQ. IN.	VENTILATION CALCULATIONS: ATTIC AREA = 852 SQ. FT. / 300 = 2.84 SQ. FT. x 144 = 409 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 164 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 2 TOTAL SOFFIT VENTILATION NEEDED 245 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING: *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT		



ROOF PLAN - FARMHOUSE A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



FRONT ELEVATION - FARMHOUSE A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

APEX

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taylor morrison

ROCKPORT

BASE PLAN

REGIONAL PLAN - CMU

50' REG

SUBDIVISON

PROJECT NO: 2024.013894

DRAWN: MJR

CHECKED: CM

07-02-2025

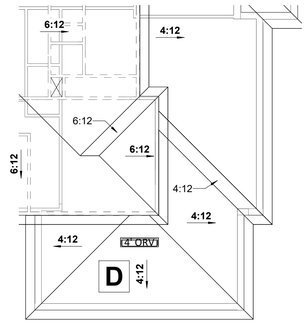
REVISIONS:

No.	Description	Date

A206

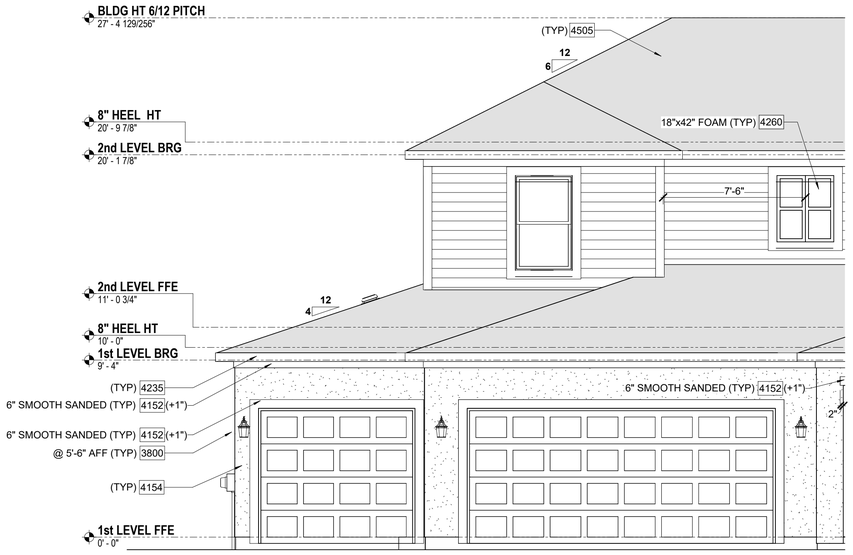
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAY APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 754

KEYNOTES	
3800	COACH LIGHTS (PER BLDR SPECS)
4102	LAP SIDING, 6" EXPOSURE
4133	SMOOTH PANEL SIDING
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4155	FOAM TRIM PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4162	MFR. STONE VENEER
4212	1x4 TRIM
4213	1x6 TRIM
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4260	DECORATIVE SHUTTERS (SIZE AS NOTED)
4310	TAPERED CRAFTSMAN COLUMN W/ CAP AND BASE (RE: STRUCTURAL FOR LOAD BEARING COLUMNS)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)



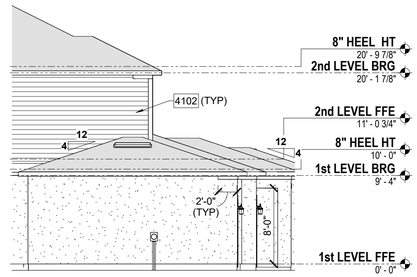
ROOF PLAN - OPT 3-CAR GARAGE - TRADITIONAL (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



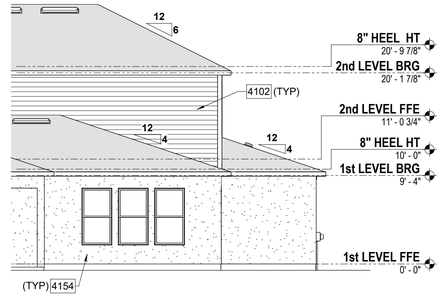
FRONT ELEVATION - OPT 3-CAR GARAGE - TRADITIONAL (SIM W/ PORCH)

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



LEFT ELEVATION - OPT 3-CAR GARAGE - TRADITIONAL (SIM W/ PORCH)

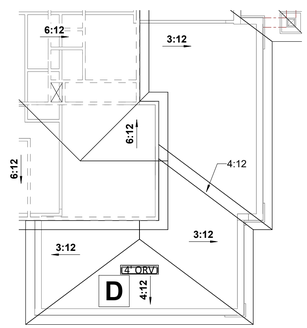
1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - OPT 3-CAR GARAGE - TRADITIONAL (SIM W/ PORCH)

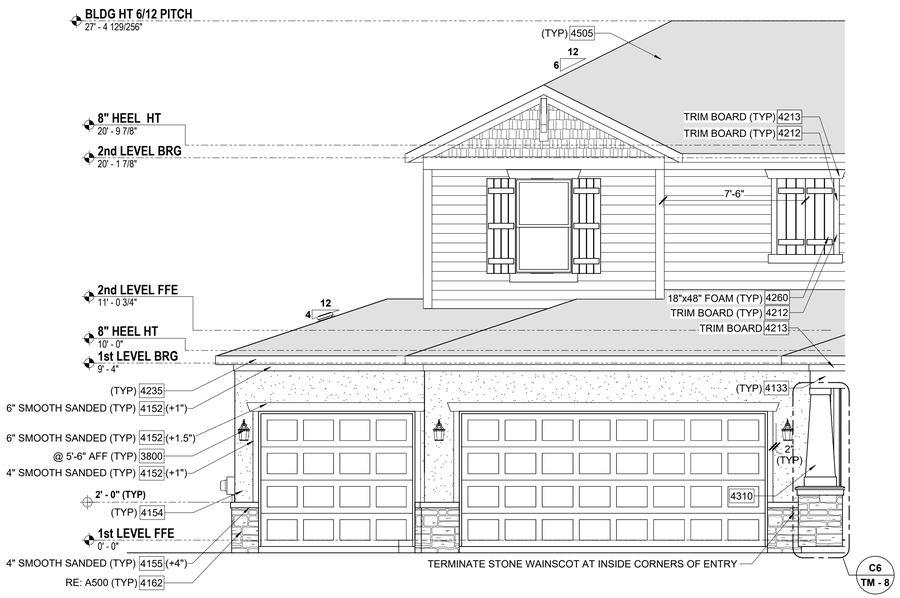
1/8" = 1'-0" WHEN PRINTED ON 22"x34"

UPPER ROOF VENT REQUIREMENTS - 3-CAR GARAGE
VENTILATION CALCULATIONS: ATTIC AREA = 220 SQ. FT. / 300 = 0.73 SQ. FT. x 144 = 106 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 43 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 1 TOTAL SOFFIT VENTILATION NEEDED 63 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT



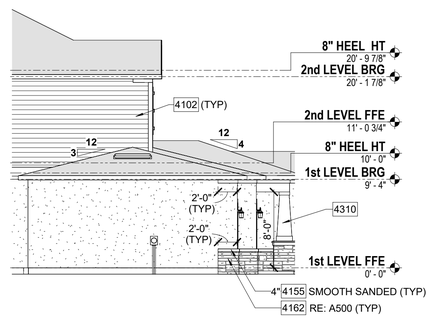
ROOF PLAN - OPT 3-CAR GARAGE - CRAFTSMAN (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



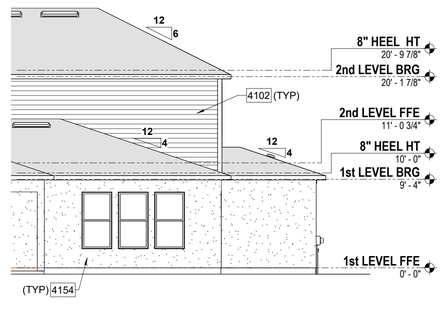
FRONT ELEVATION - OPT 3-CAR GARAGE - CRAFTSMAN (SIM W/ PORCH)

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



LEFT ELEVATION - OPT 3-CAR GARAGE - CRAFTSMAN (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - OPT 3-CAR GARAGE - CRAFTSMAN (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

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ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.013894

DRAWN: MJR

CHECKED: CM

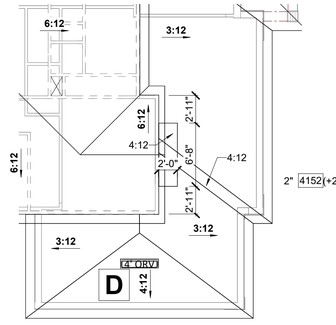
07-02-2025

REVISIONS:

No.	Description	Date

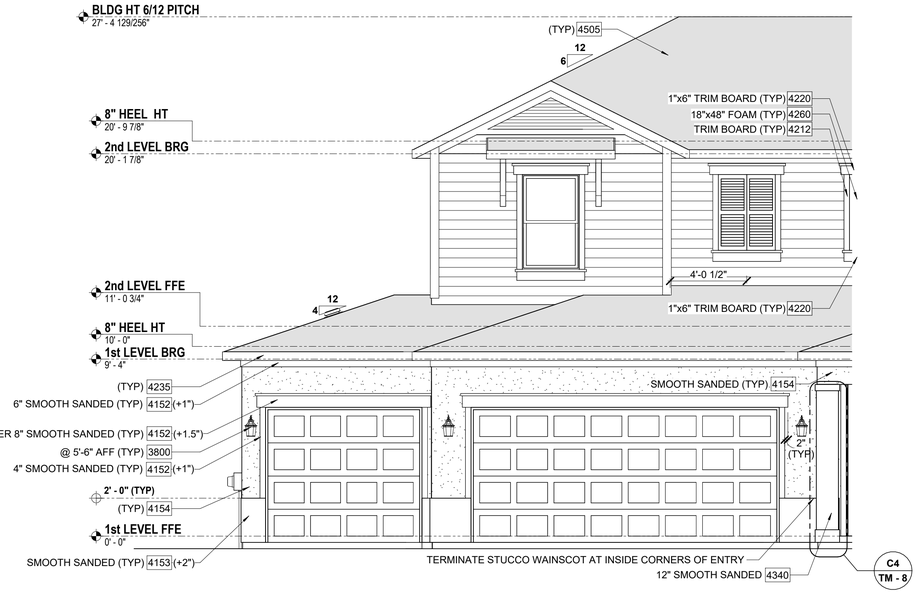
A209

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



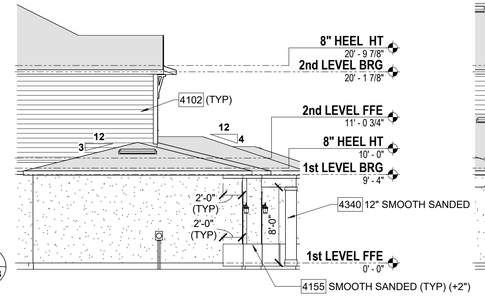
ROOF PLAN - OPT 3-CAR GARAGE - COASTAL (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



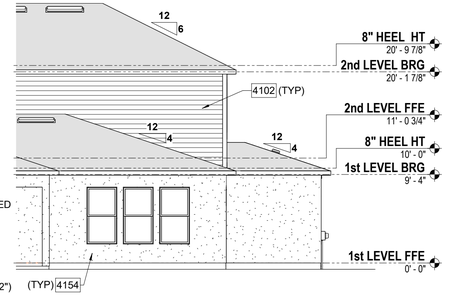
FRONT ELEVATION - OPT 3-CAR GARAGE - COASTAL (SIM W/ PORCH)

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



LEFT ELEVATION - OPT 3-CAR GARAGE - COASTAL (SIM W/ PORCH)

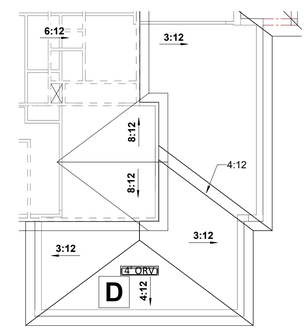
1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - OPT 3-CAR GARAGE - COASTAL (SIM W/ PORCH)

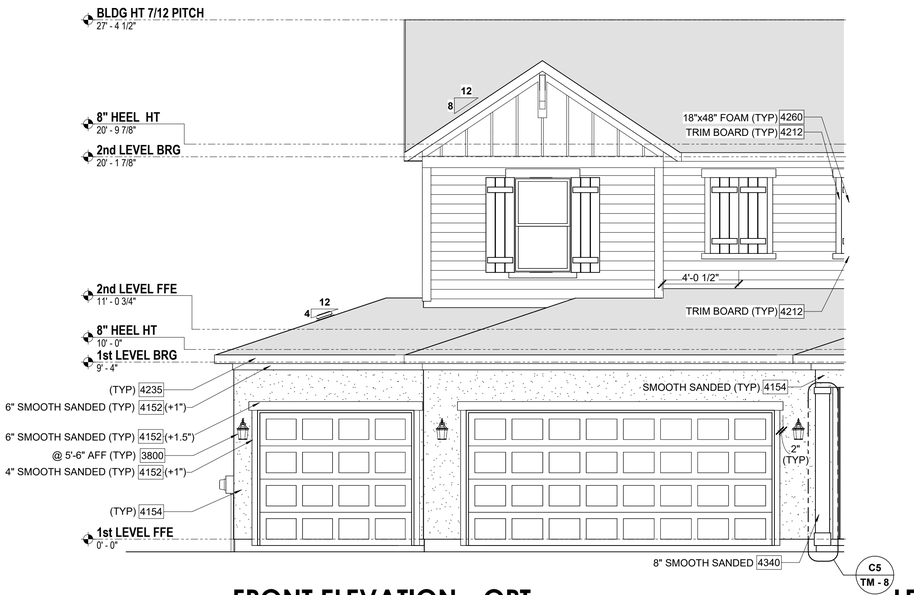
1/8" = 1'-0" WHEN PRINTED ON 22"x34"

UPPER ROOF VENT REQUIREMENTS - 3-CAR GARAGE
VENTILATION CALCULATIONS: ATTIC AREA = 220 SQ. FT. / 300 = 0.73 SQ. FT. x 144 = 106 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 43 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 1 TOTAL SOFFIT VENTILATION NEEDED 63 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT



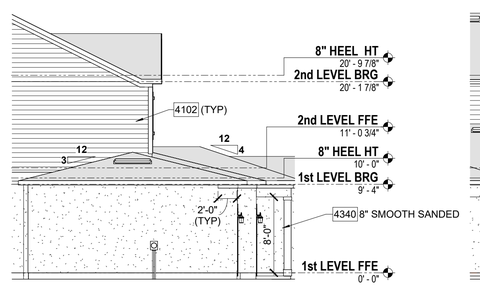
ROOF PLAN - OPT 3-CAR GARAGE - FARMHOUSE (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



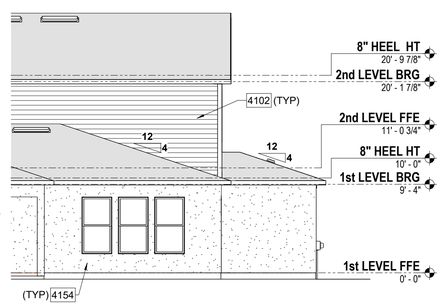
FRONT ELEVATION - OPT 3-CAR GARAGE - FARMHOUSE (SIM W/ PORCH)

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



LEFT ELEVATION - OPT 3-CAR GARAGE - FARMHOUSE (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - OPT 3-CAR GARAGE - FARMHOUSE (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

3800	COACH LIGHTS (PER BLDR SPECS)
4102	LAP SIDING, 6" EXPOSURE
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4153	CEMENT PLASTER FINISH WATER TABLE W/ SLOPED TOP (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4155	FOAM TRIM PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4212	1x4 TRIM
4220	2x2 TRIM OVER 1X TRIM (SIZE AS NOTED)
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4260	DECORATIVE SHUTTERS (SIZE AS NOTED)
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)

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904.821.5200
taylor morrison

ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.013894

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

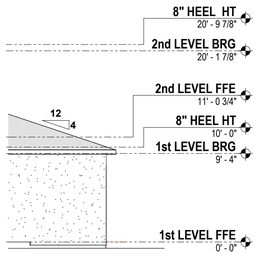
No.	Description	Date

A210

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7947

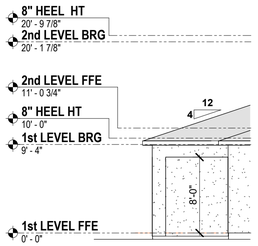
KEYNOTES

4202	1x6 CORNER TRIM
4212	1x4 TRIM



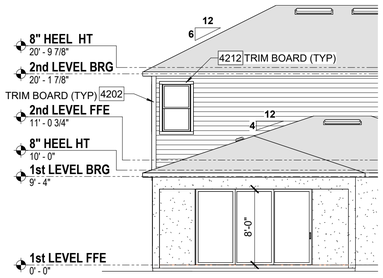
RIGHT ELEVATION - OPT OUTDOOR KITCHEN ROUGH-IN

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



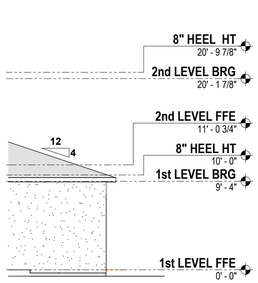
LEFT ELEVATION - OPT OUTDOOR KITCHEN ROUGH-IN

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



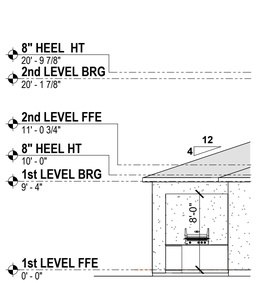
REAR ELEVATION - OPT OUTDOOR KITCHEN ROUGH-IN

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



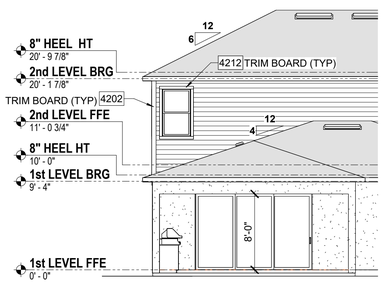
RIGHT ELEVATION - OPT OUTDOOR KITCHEN

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



LEFT ELEVATION - OPT OUTDOOR KITCHEN

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - OPT OUTDOOR KITCHEN

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

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ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO:
2024.013894

DRAWN:
MJR

CHECKED:
CM

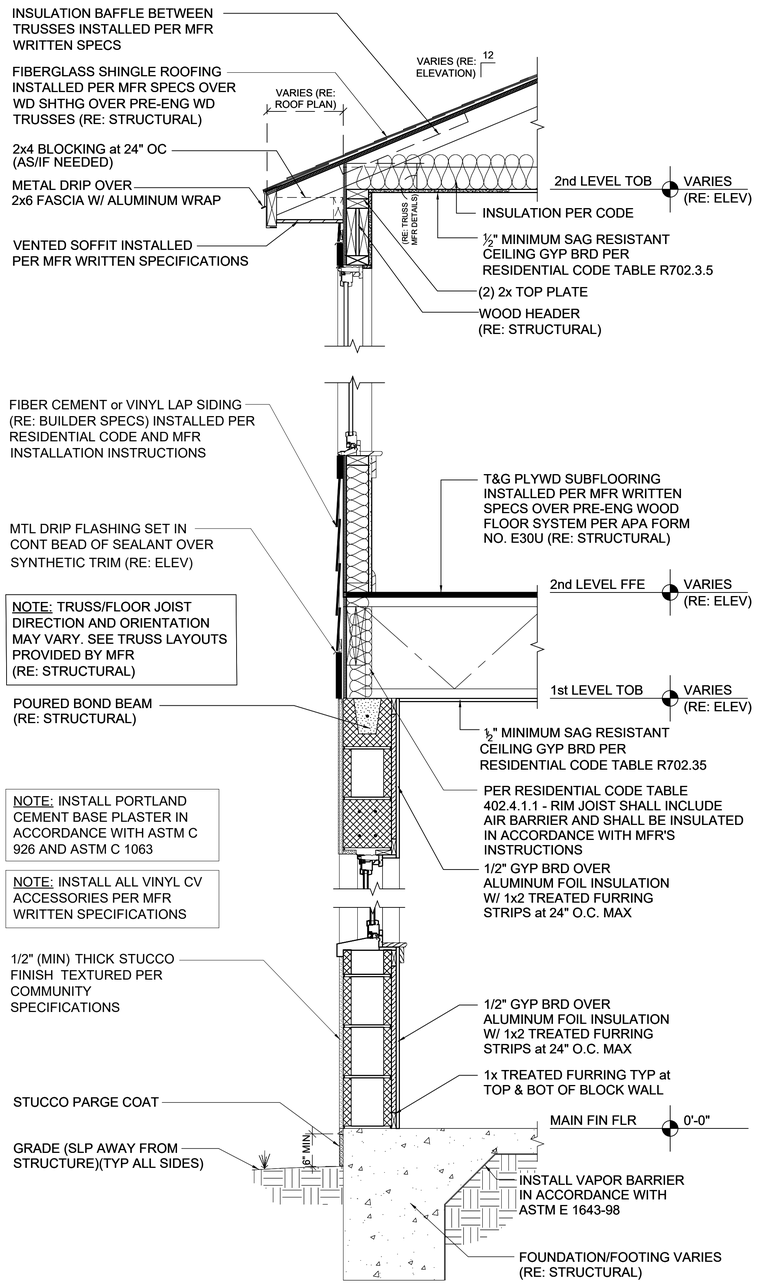
07-02-2025

REVISIONS:

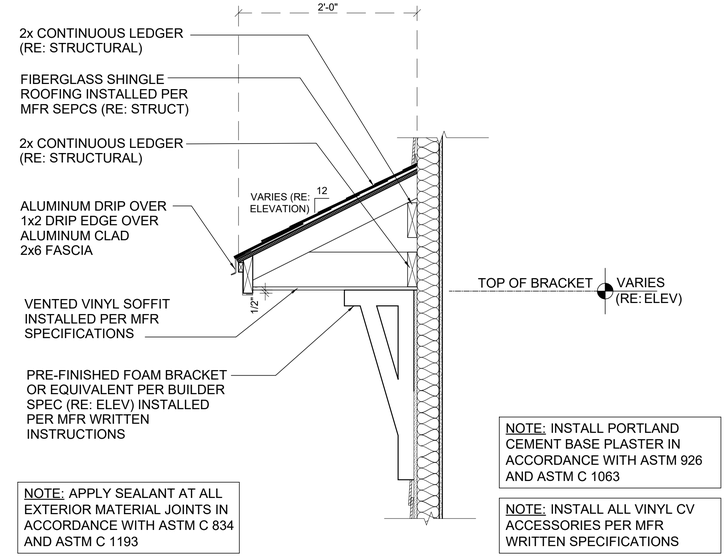
No.	Description	Date

A211

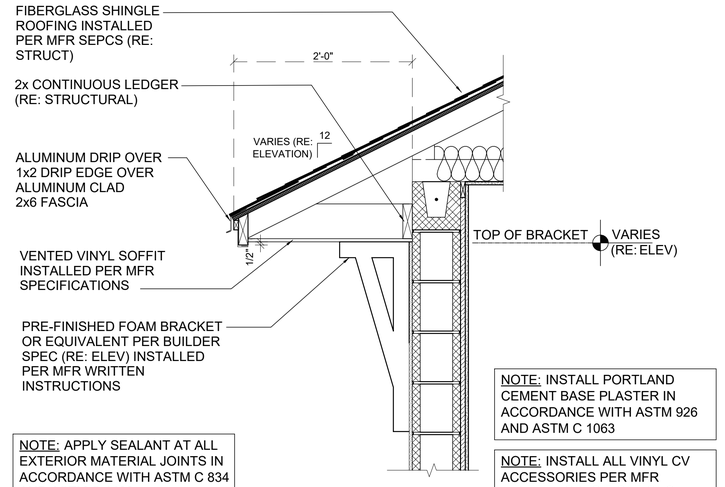
APEX TECHNOLOGY' IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



2 A400 **TYP TWO-STORY WALL SECTION**
SCALE: 1" = 1'-0"



1 A400 **A-AWNING at WOOD WALL**
1" = 1'-0" WHEN PRINTED ON 22"x34"



3 A400 **A-AWNING at CMU WALL AND ROOF**
1" = 1'-0" WHEN PRINTED ON 22"x34"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

ROCKPORT
BASE PLAN
50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.013894**
DRAWN: **MJR**
CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

A400

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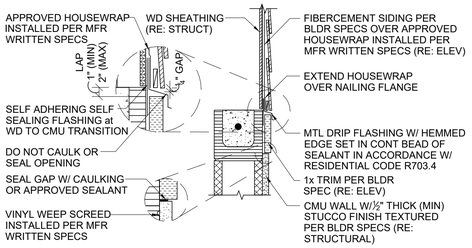
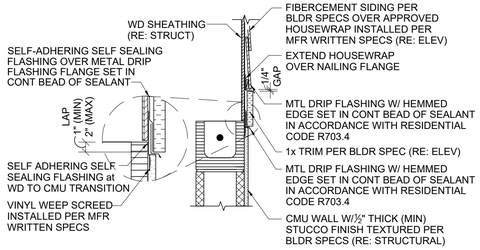


TRIM BAND BELOW TRANSITION

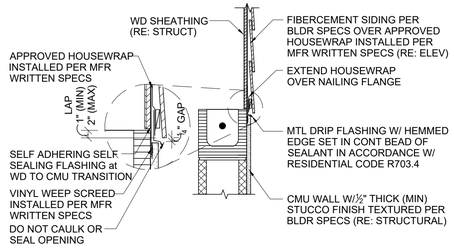


TRIM BAND ABOVE TRANSITION

NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM 926 AND ASTM C 1063

NOTE: APPLY SEALANT AT ALL EXTERIOR MATERIAL JOINTS IN ACCORDANCE WITH ASTM C 834 AND ASTM C 1193

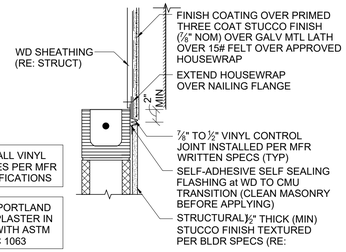


SIDING TO STUCCO

NO TRIM BAND

NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM 926 AND ASTM C 1063

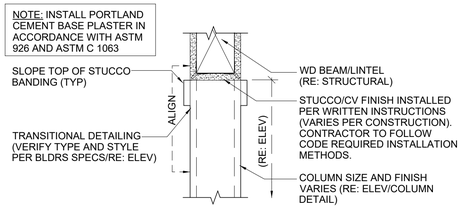


STUCCO TO STUCCO

- DETAIL
- TYP HORIZONTAL MATERIAL TRANSITION - CMU TO WOOD FRAME NTS

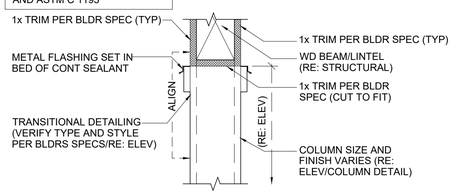
NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM 926 AND ASTM C 1063



- DETAIL
- TYP COLUMN FINISH - STUCCO NTS

NOTE: APPLY SEALANT AT ALL EXTERIOR MATERIAL JOINTS IN ACCORDANCE WITH ASTM C 834 AND ASTM C 1193

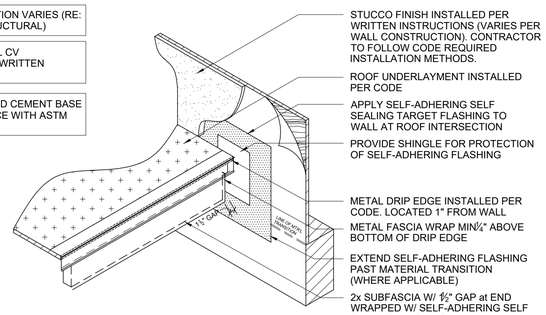


- DETAIL
- TYP COLUMN FINISH - TRIM NTS

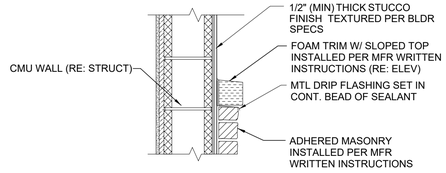
NOTE: WALL CONSTRUCTION VARIES (RE: TYP WALL SECTION/STRUCTURAL)

NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM 926 AND ASTM C 1063



- DETAIL
- TYP SUB FASCIA at WALL INTERSECTION - STUCCO NTS

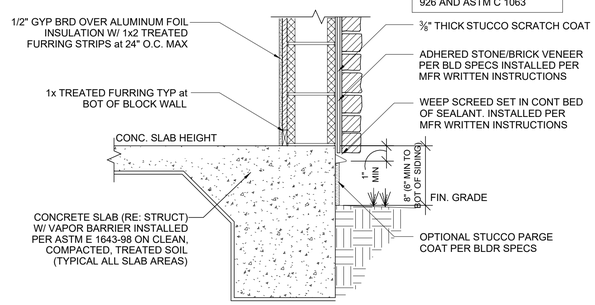


ADHERED STONE/BRICK

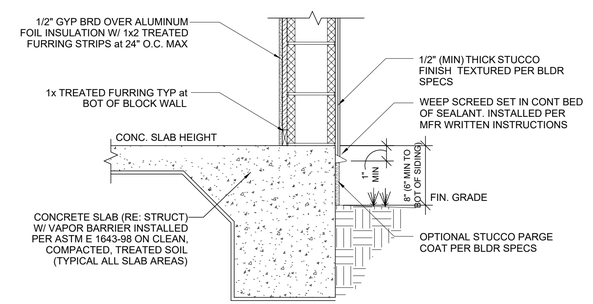
- DETAIL
- MATERIAL TRANSITIONS - CMU NTS

NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM C 926 AND ASTM C 1063



ADHERED STONE/BRICK



STUCCO

- DETAIL
- TYP WALL FLASHING at SILL - CMU NTS

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ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.013894

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A500

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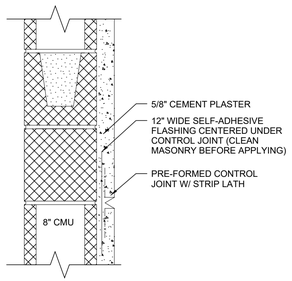
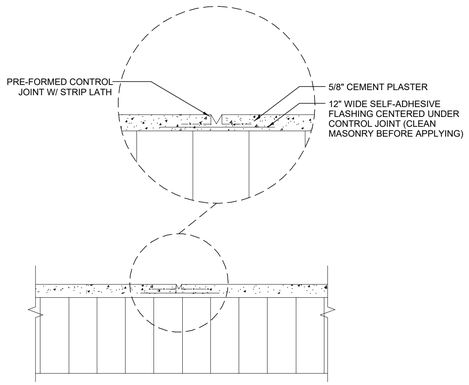


CONTROL JOINT - HORIZ - CMU

SCALE: N.T.S.



CONTROL JOINT - VERTICAL - CMU

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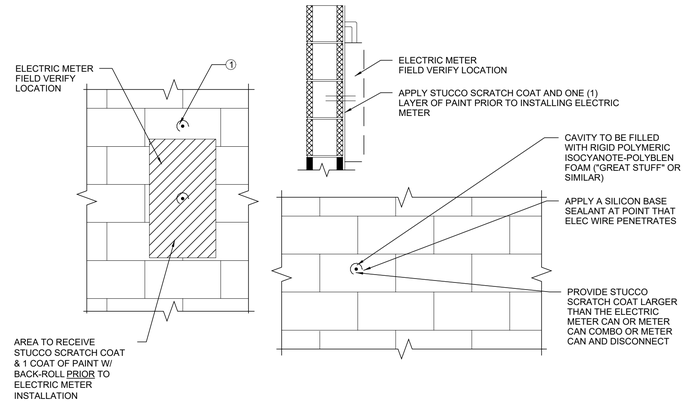
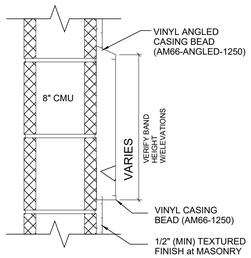


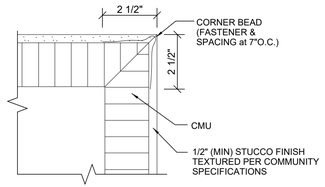
ELECTRICAL CONDUIT PENETRATION

SCALE: N.T.S.



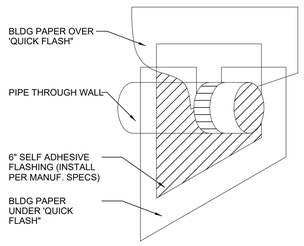
RAISED BAND at BLOCK

SCALE: N.T.S.



CORNER BEAD at BLOCK

SCALE: N.T.S.



VENT PENATRATION

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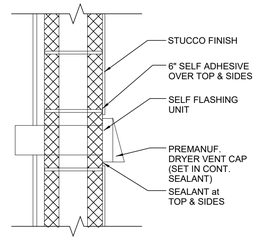
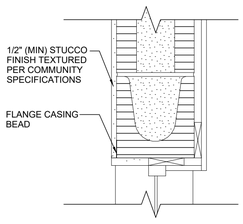


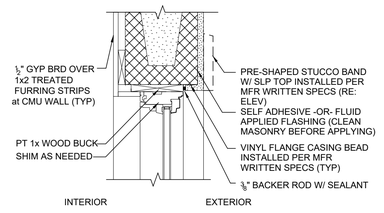
DRYER VENT (BLOCK)

SCALE: N.T.S.



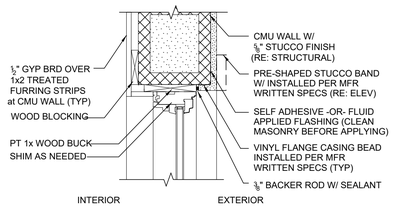
CASING BEAD at WN

SCALE: N.T.S.



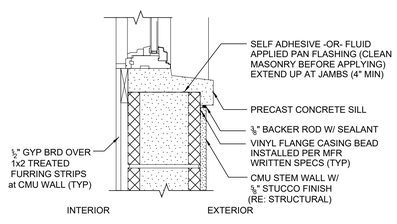
WINDOW HEAD at CMU

SCALE: 1 ½" = 1'-0"



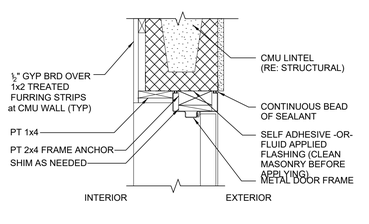
WINDOW JAMB at CMU

SCALE: 1 ½" = 1'-0"



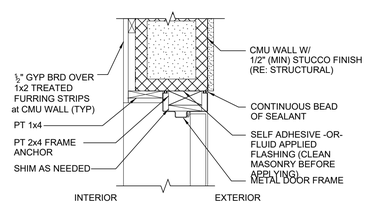
WINDOW SILL at CMU

SCALE: 1 ½" = 1'-0"



DOOR HEAD at CMU

SCALE: 1 ½" = 1'-0"



DOOR JAMB at CMU

SCALE: 1 ½" = 1'-0"

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ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.013894

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A501

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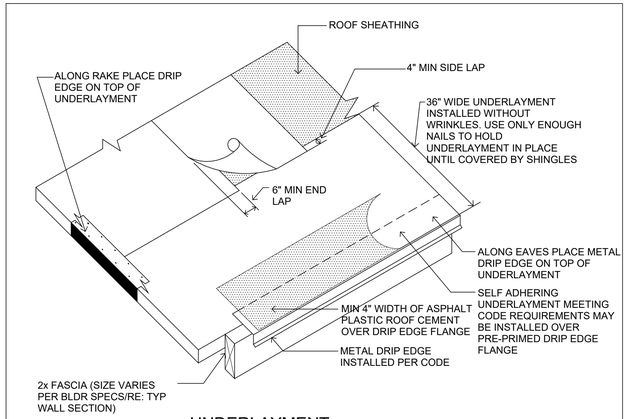
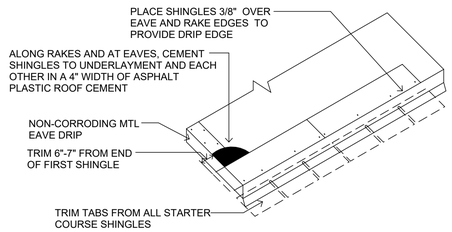
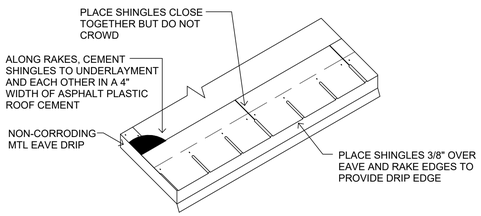


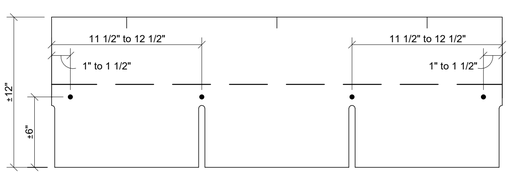
UNDERLAYMENT



STARTER COURSE



FIRST COURSE

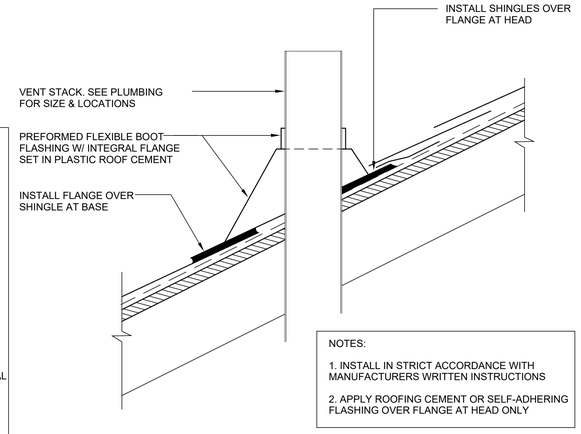


SHINGLE NAILING

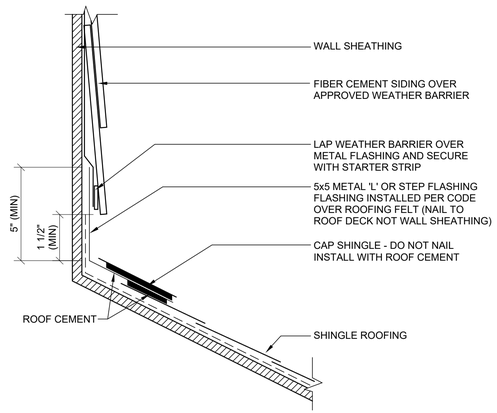
- - ROOFING DETAILS N.T.S.

4:12 or GREATER SLOPE

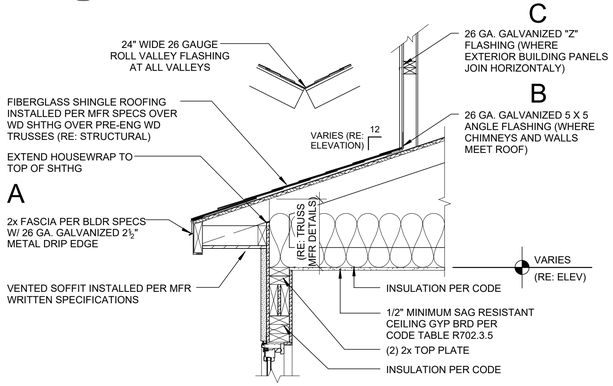
NOTE: FOR SLOPES BELOW 4:12, ALL ROOFING UNDERLAYMENT SHALL BE SELF ADHERING SHEET MEMBRANE APPROVED BY THE SHINGLE MANUFACTURER FOR USE ON LOW SLOPE ROOFING PROJECTS.



- - DETAIL
- - VENT STACK FLASHING NTS



- - DETAIL
- - WALL FLASHING - LAP SIDING NTS

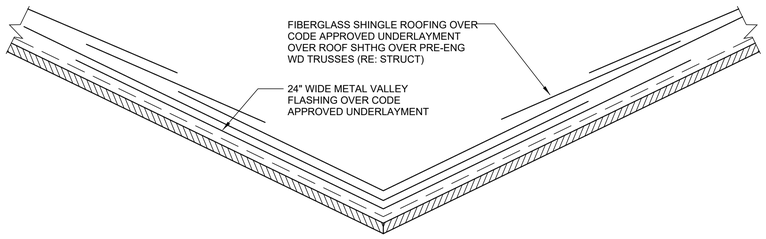


A	B	C
2 3/4" 2 1/2" 26 GA. GALVANIZED 2 1/2" MTL DRIP EDGE	5" 5" 26 GA. GALVANIZED 5 X 5 ANGLE FLASHING	2 1/8" 1/2" 3/8" or 5/8" 32 GA. GALVANIZED "Z" FLASHING

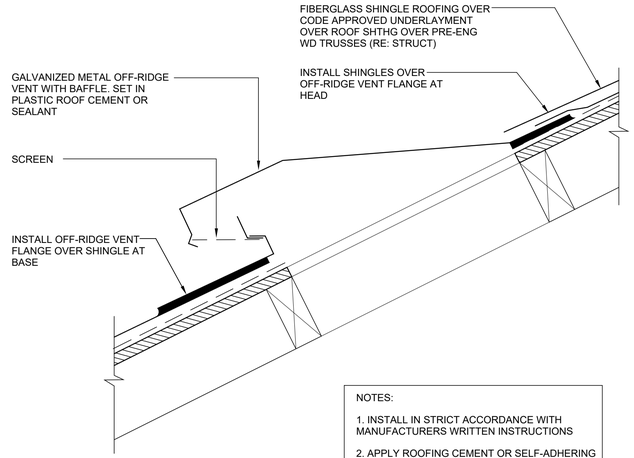
- - DETAIL
- - TYPICAL ROOF FLASHING NTS

VALLEY SHINGLE INSTALLATION:
INSTALL SHINGLES USING 'CLOSED CUT' METHOD.

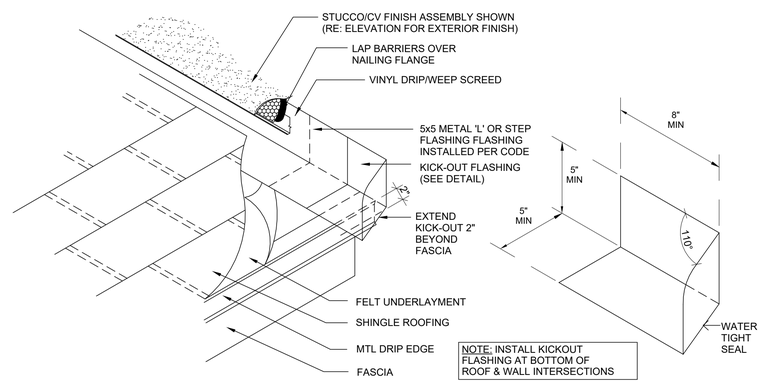
1. MARK SHINGLE CUT LINE 2"-3" FROM VALLEY CENTER LINE.
2. INSERT METAL SHEET BETWEEN SHINGLES FROM BOTH PLANES, TO ENSURE ONLY TOP SHINGLE IS CUT.
3. FINISH THE CUT EDGE WITH A DOUBLE BEAD OF ROOF CEMENT



- - DETAIL
- - VALLEY FLASHING NTS



- - DETAIL
- - OFF-RIDGE VENT NTS



- - DETAIL
- - WALL/KICKOUT FLASHING (STUCCO) NTS

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ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.013894

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

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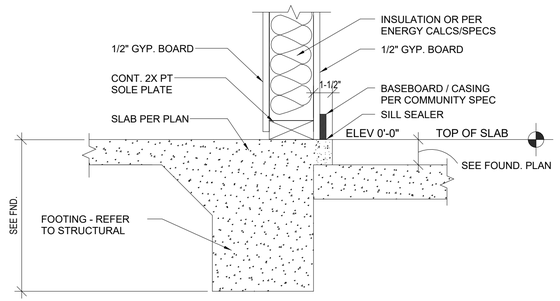
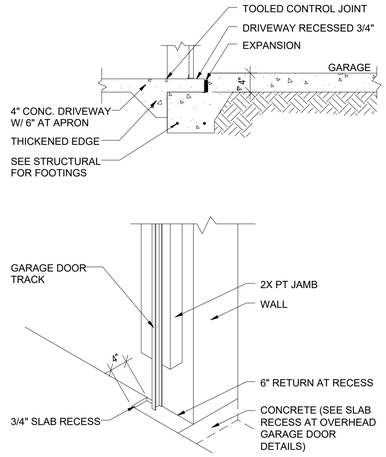


- DETAIL
- GARAGE WALL EXTENDED CURB DETAIL NTS



- DETAIL
- GARAGE SLAB RECESS AT OVERHEAD GARAGE DOOR NTS

TYPICAL WINDOW FLASHING

METHOD "A-1" (ASTM E 2112-01)

WINDOW INSTALLATION (METHOD A-1)

WEATHER RESITIVE BARRIER (WRB) APPLIED PRIOR TO THE WINDOW INSTALLATION. FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.

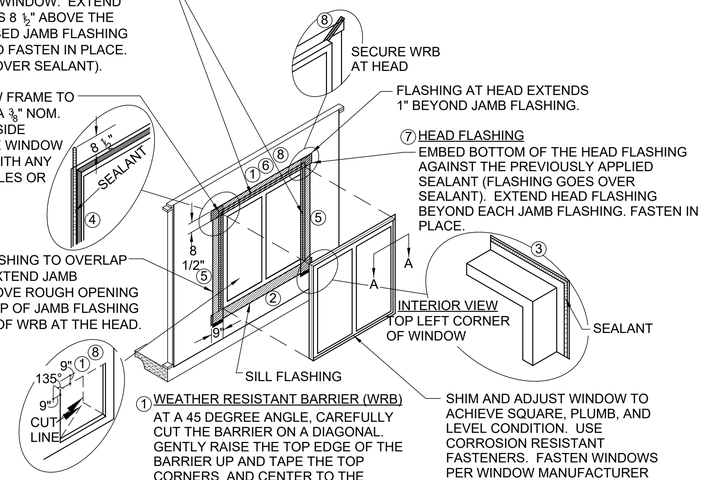
⑤ JAMB FLASHING

APPLY CONT. SEAL TO THE MOUNTING FLANGES AT THE TOP (HEAD) AND SIDES (JAMBS) OF WINDOW. EXTEND SEALANT AT JAMBS 8 ½" ABOVE THE R.O. AT HEAD. EMBED JAMB FLASHING INTO SEALANT AND FASTEN IN PLACE. (FLASHING GOES OVER SEALANT).

③ SEAL THE WINDOW FRAME TO OPENING. APPLY A ⅜" NOM. DIA. TO THE BACKSIDE (INTERIOR) OF THE WINDOW FLANGE, IN LINE WITH ANY PRE-PUNCHED HOLES OR SLOTS.

⑤ JAMB FLASHING

EXTEND JAMB FLASHING TO OVERLAP SILL FLASHING. EXTEND JAMB FLASHING 8 ½" ABOVE ROUGH OPENING AT HEAD. TUCK TOP OF JAMB FLASHING UNDER THE FLAP OF WRB AT THE HEAD. SEE DIAGRAM.



① WEATHER RESISTANT BARRIER (WRB)

AT A 45 DEGREE ANGLE, CAREFULLY CUT THE BARRIER ON A DIAGONAL. GENTLY RAISE THE TOP EDGE OF THE BARRIER UP AND TAPE THE TOP CORNERS AND CENTER TO THE EXTERIOR WRB SURFACE ABOVE.

STEPS:

① IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING.

② APPLY SILL FLASHING

③ APPLY BEAD OF SEALANT AT BACK OF WINDOW FLANGE & SET WINDOW USING PAN HEAD SCREWS TO FACILITATE INSPECTION.

④ APPLY BEAD OF SEALANT AT SIDE JAMBS. EXTEND 8 ½"

⑤ APPLY JAMB FLASHING

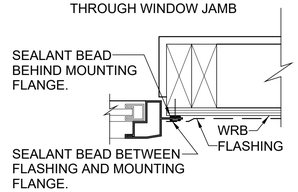
⑥ APPLY BEAD OF SEALANT AT HEAD

⑦ APPLY HEAD FLASHING

⑧ REMOVE PREVIOUSLY APPLIED TAPE, ALLOWING WRB TO LAY FLAT OVER HEAD FLASHING. APPLY NEW SHEATHING TAPE OVER DIAGONAL CUT - SEE DIAGRAM.

SECTION A

THROUGH WINDOW JAMB

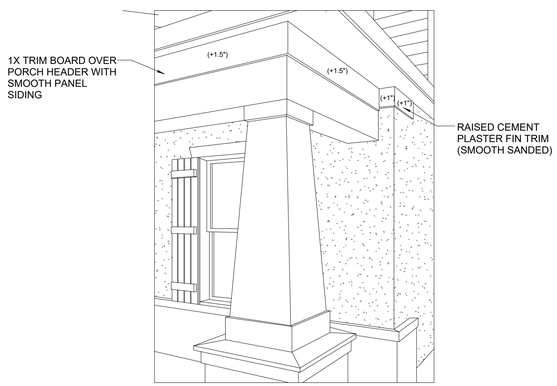


NOTE:

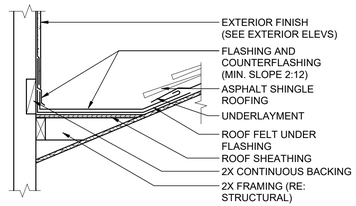
1. WINDOW INSTALLATION AND FLASHING DETAILS ARE CONSISTENT WITH ASTM E 2112 METHOD A-1 EXCEPT SELF-ADHERING FLASHINGS ARE USED
2. IT IS THE CONTRACTORS RESPONSIBILTY TO VERIFY THE COMPATIBILITY OF ALL PRODUCTS INCLUDING HOUSEWRAP, SEALANTS & SELF-ADHERING FLASHING MATERIALS USED DURING CONSTRUCTION
3. INSTALL ALL MATERIALS PER MANUFACTURERS WRITTEN SPECIFICATIONS
4. TYPICAL WINDOW & DOOR FLASHING INSTALLATION DETAILS PREPARED IN ACCORDANCE WITH RESIDENTIAL CODE APPROVED SPECIFICATIONS

WARNING: SEALANTS/FLASHINGS MAY REACT ADVERSELY IF NOT COMPATIBLE

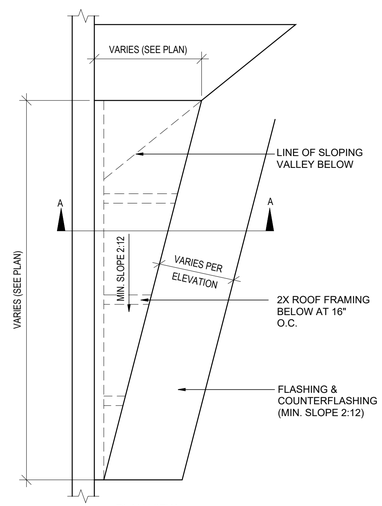
- DETAIL
- TYP WINDOW FLASHING - WOOD NTS



- DETAIL
- PORCH HEADER TRIM TRANSITION - CMU NTS



SECTION A



PLAN VIEW

- DETAIL
- ROOF CRICKET NTS

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904.821.5200
taylor morrison

ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.013894**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

A503

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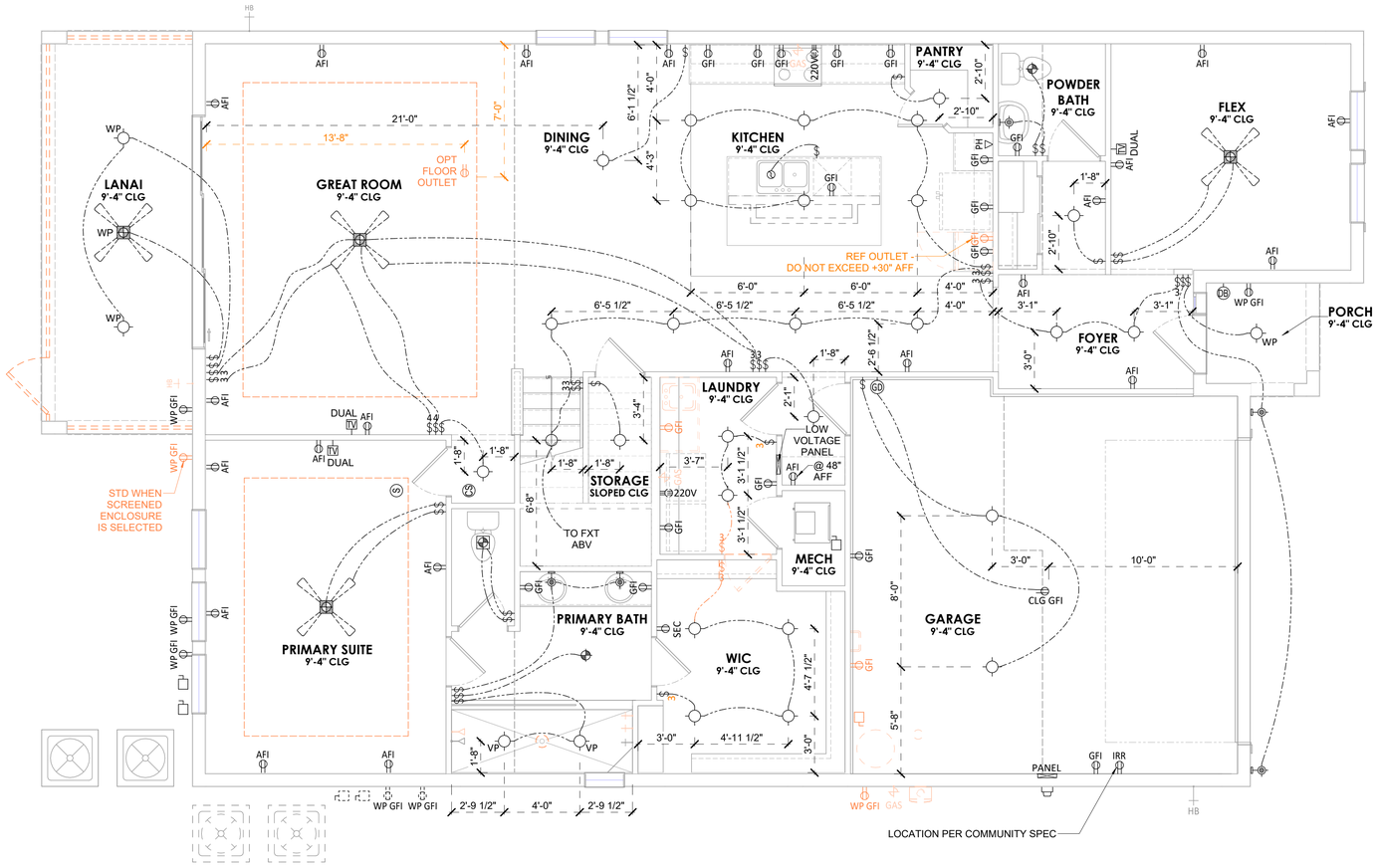

1st LEVEL ELECTRICAL PLAN - TRADITIONAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	M/H	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET		QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

WP = WEATHER PROOF | VP = VAPOR PROOF

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ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.013894

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E100

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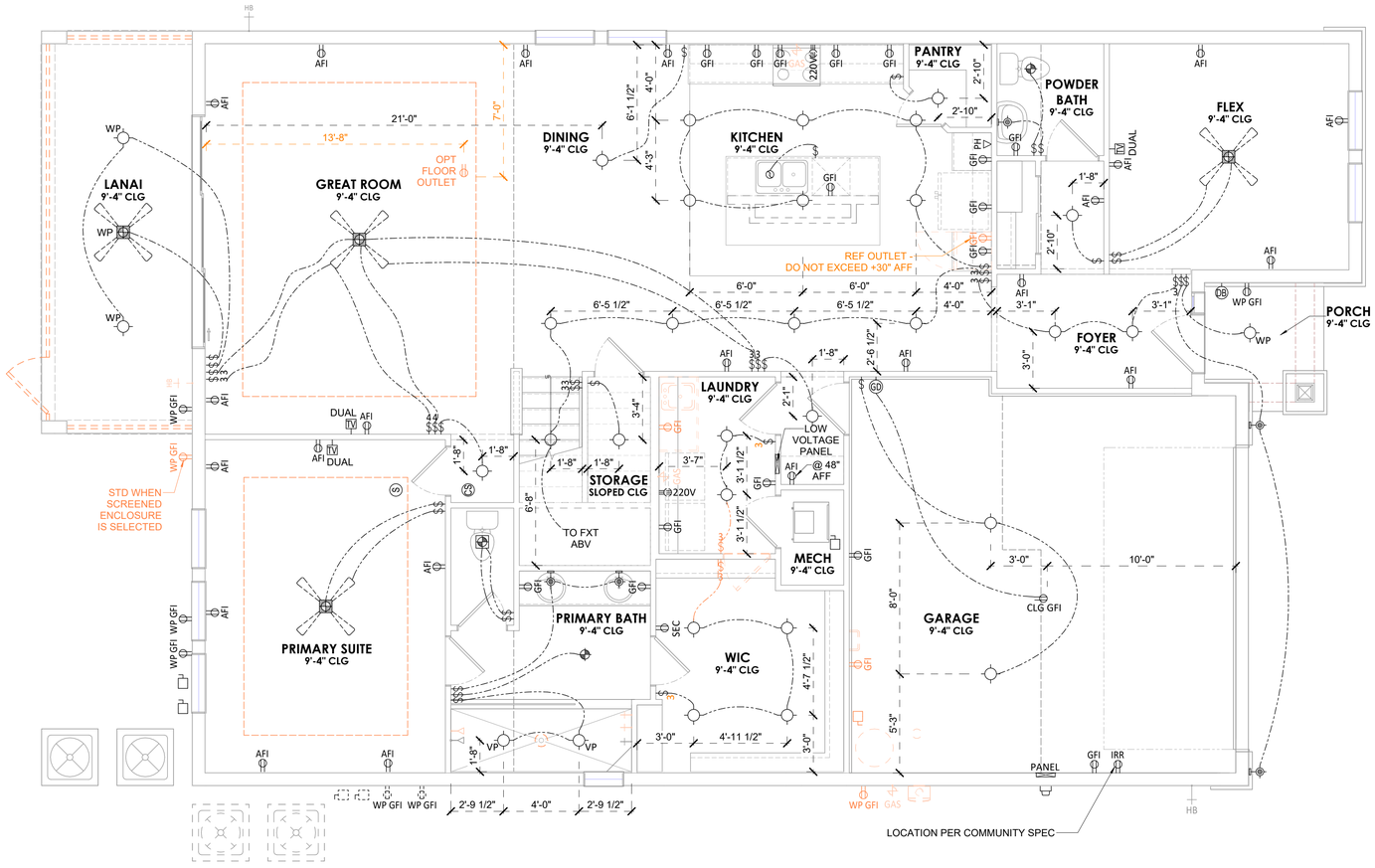

1st LEVEL ELECTRICAL PLAN - CRAFTSMAN A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	M/H	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET	QD	QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

WP = WEATHER PROOF | VP = VAPOR PROOF

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ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.013894

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E102

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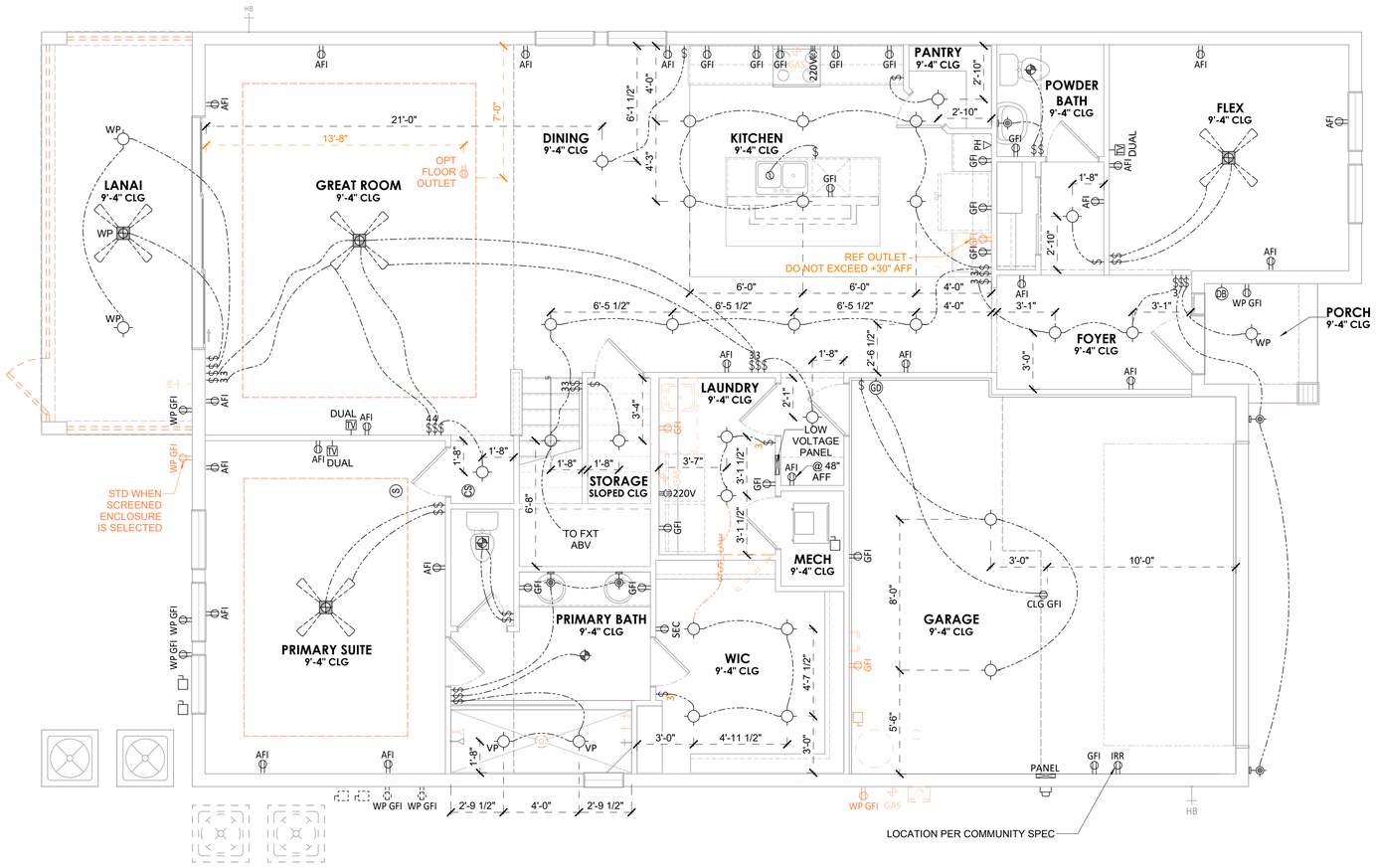

1st LEVEL ELECTRICAL PLAN - COASTAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	M/H	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET		QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

WP = WEATHER PROOF | VP = VAPOR PROOF

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ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.013894**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

E104

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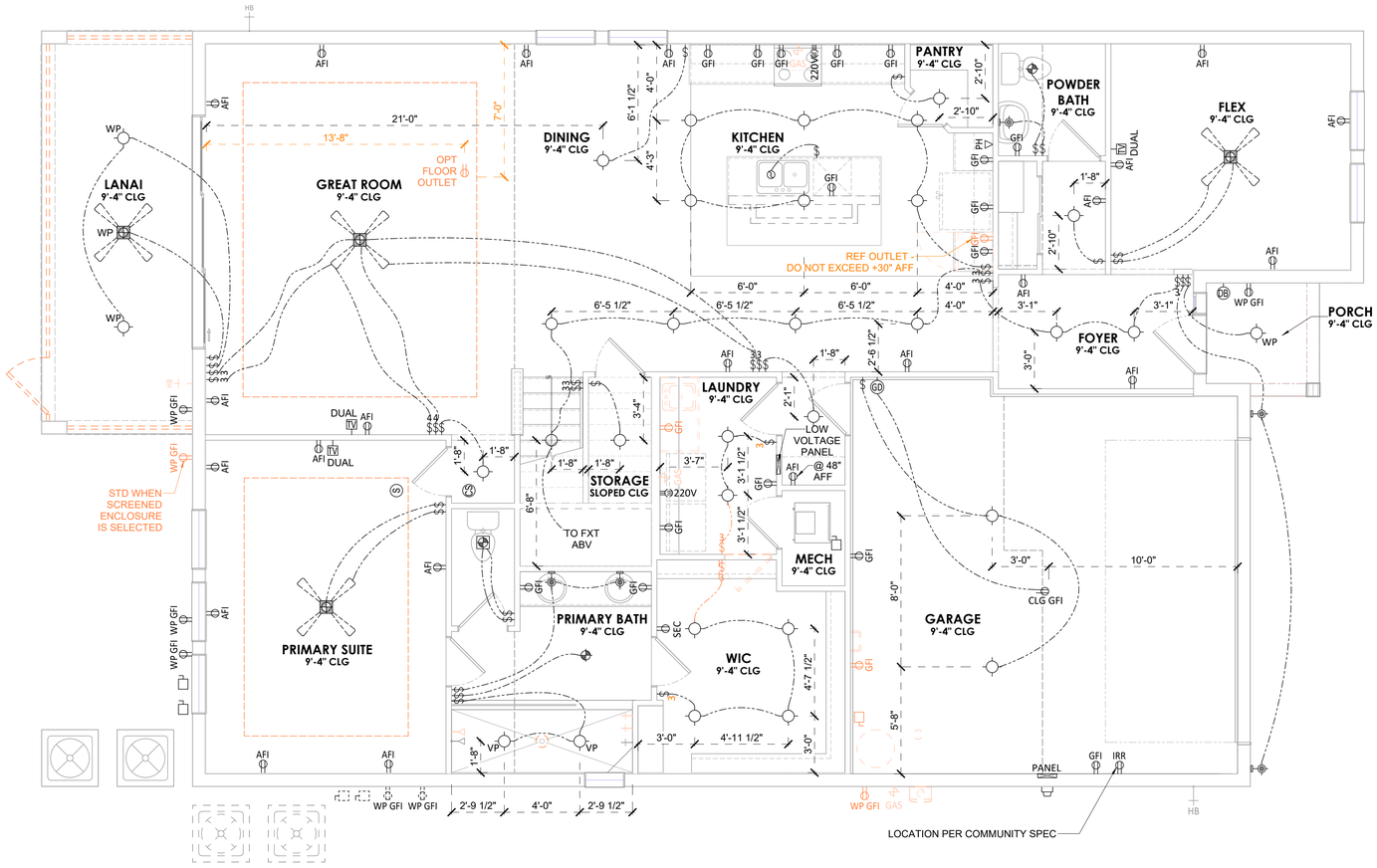

1st LEVEL ELECTRICAL PLAN - FARMHOUSE A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	M/H	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET	QD	QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

WP = WEATHER PROOF | VP = VAPOR PROOF

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ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.013894

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E106

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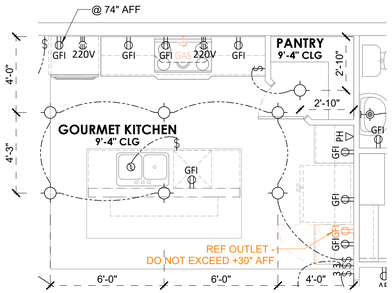
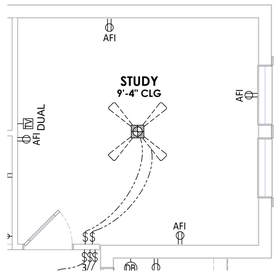


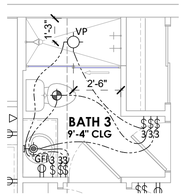
1st LEVEL ELECTRICAL PLAN - OPT GOURMET KITCHEN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



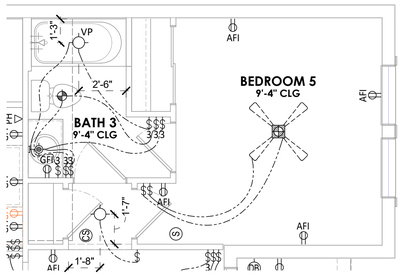
1st LEVEL ELECTRICAL PLAN - OPT STUDY

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



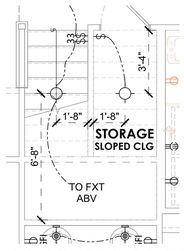
1st LEVEL ELECTRICAL PLAN - OPT BEDROOM 5/ BATH 3

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



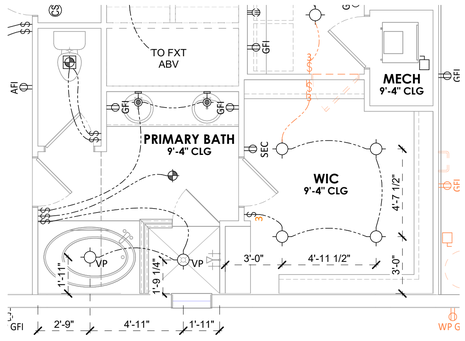
1st LEVEL ELECTRICAL PLAN - OPT BEDROOM 5/ BATH 3

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



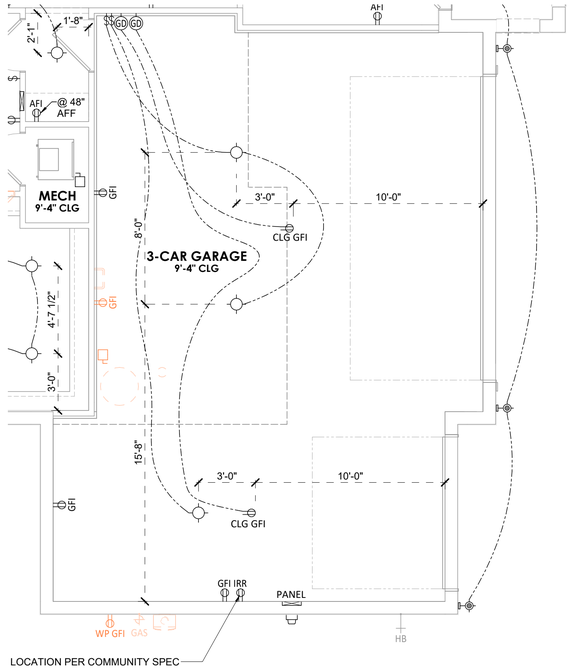
1st LEVEL ELECTRICAL PLAN - OPT OPEN STAIR RAIL

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT DELUXE PRIMARY BATH

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT 3-CAR GARAGE

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	M/H	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET		QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

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ROCKPORT

BASE PLAN

REGIONAL PLAN - CMU

50' REG

SUBDIVISON

PROJECT NO: 2024.013894

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E108

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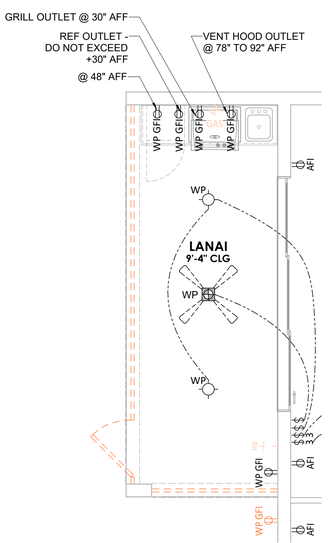
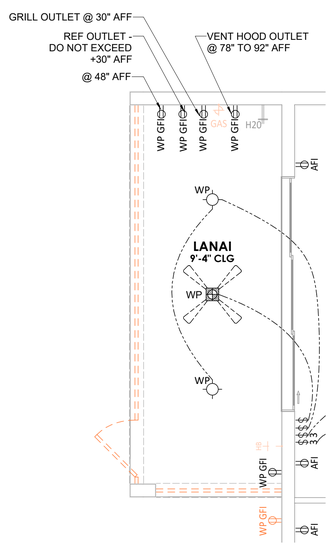


1st LEVEL ELECTRICAL PLAN - OPT OUTDOOR KITCHEN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT OUTDOOR KITCHEN ROUGH-IN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	M/H	MICROWAVE OUTLET
(S)	SMOKE DETECTOR	(D)	DIRECT WIRE (PER MFR SPECS)
(C)	CARBON MONOXIDE DETECTOR	(CS)	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET	J	QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

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ROCKPORT

BASE PLAN

REGIONAL PLAN - CMU

50' REG

SUBDIVISON

PROJECT NO: **2024.013894**

DRAWN: **MJR**

CHECKED: **CM**

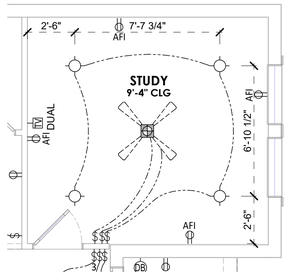
07-02-2025

REVISIONS:

No.	Description	Date

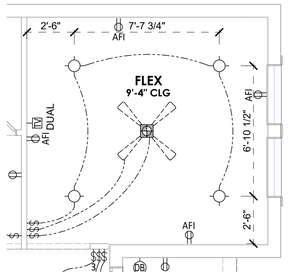
E109

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 754



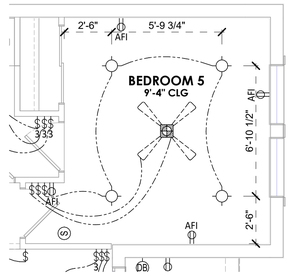
1st LEVEL ELECTRICAL PLAN - OPT STUDY LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



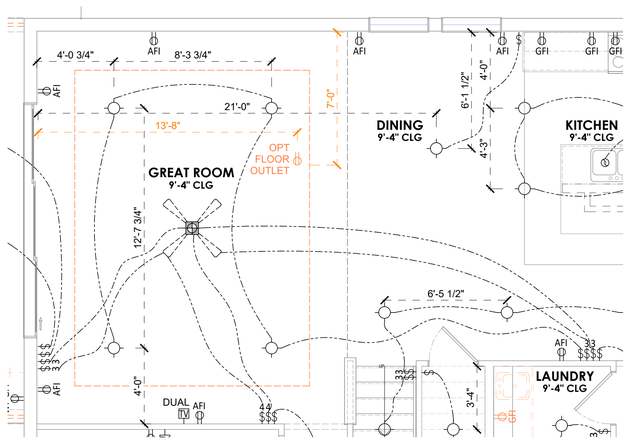
1st LEVEL ELECTRICAL PLAN - OPT FLEX LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



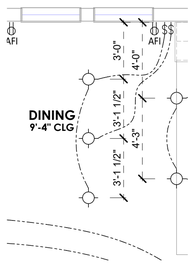
1st LEVEL ELECTRICAL PLAN - OPT BEDROOM 5 LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



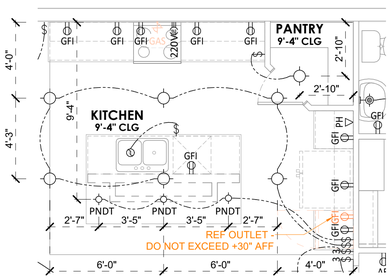
1st LEVEL ELECTRICAL PLAN - OPT GREAT ROOM LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



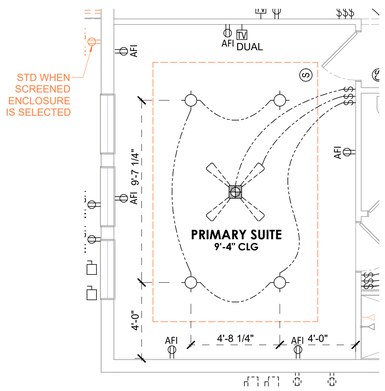
1st LEVEL ELECTRICAL PLAN - OPT DINING LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT PENDANT KITCHEN LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT PRIMARY SUITE LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	M/H	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET		QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

WP = WEATHER PROOF | VP = VAPOR PROOF

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taylor morrison

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ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.013894

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E110

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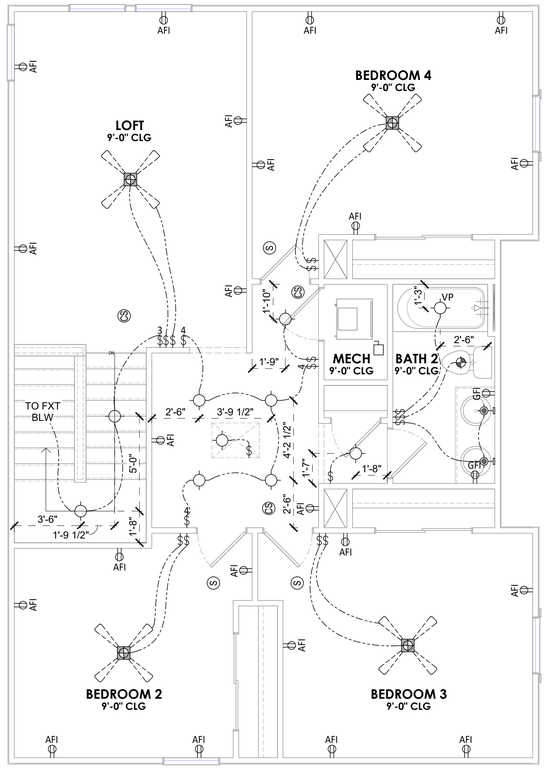

2nd LEVEL ELECTRICAL PLAN - TRADITIONAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	MW	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET	QD	QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

WP = WEATHER PROOF | VP = VAPOR PROOF

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904.821.5200

taylor morrison

ROCKPORT

BASE PLAN
REGIONAL PLAN - CMU
50' REG

SUBDIVISON

PROJECT NO: 2024.013894
DRAWN: MJR
CHECKED: CM

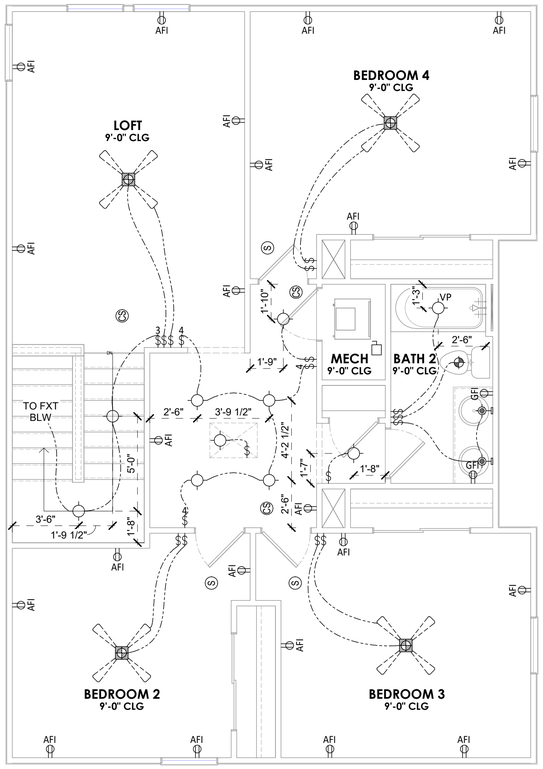
07-02-2025

REVISIONS:

No.	Description	Date

E111

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



2nd LEVEL ELECTRICAL PLAN - CRAFTSMAN A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	MW	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET	QD	QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

WP = WEATHER PROOF | VP = VAPOR PROOF

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904.821.5200

taylor morrison

ROCKPORT

BASE PLAN
REGIONAL PLAN - CMU
50' REG

SUBDIVISON

PROJECT NO: 2024.013894
DRAWN: MJR
CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E113

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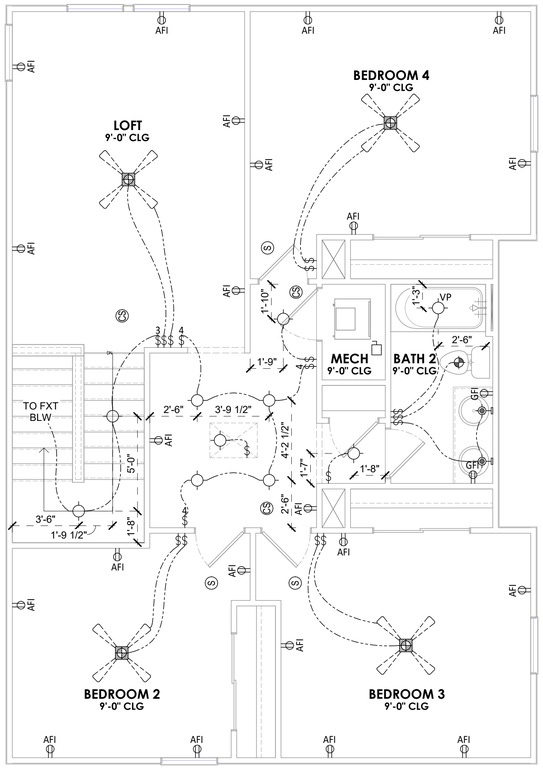

2nd LEVEL ELECTRICAL PLAN - COASTAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	MW	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET	QD	QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

WP = WEATHER PROOF | VP = VAPOR PROOF

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taylor morrison

ROCKPORT

BASE PLAN
REGIONAL PLAN - CMU
50' REG

SUBDIVISON

PROJECT NO: 2024.013894
DRAWN: MJR
CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E115

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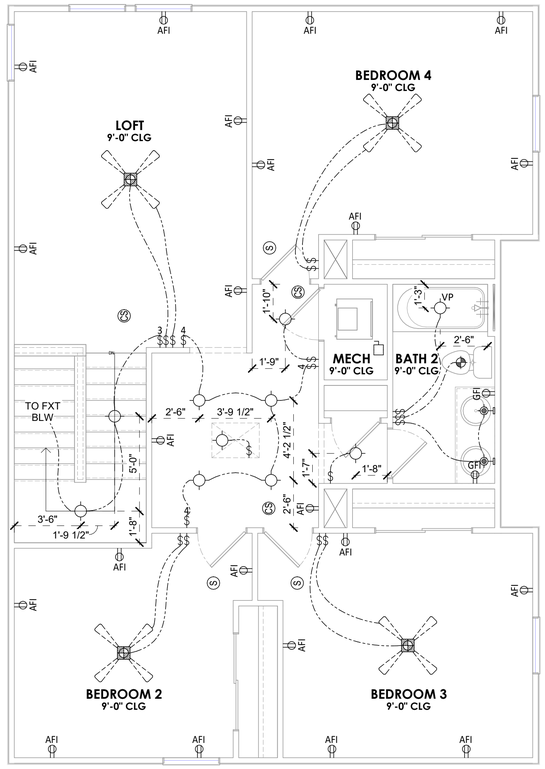

2nd LEVEL ELECTRICAL PLAN - FARMHOUSE A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	MW	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET	QD	QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

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taylor morrison

ROCKPORT

BASE PLAN
REGIONAL PLAN - CMU
50' REG

SUBDIVISON

PROJECT NO: 2024.013894
DRAWN: MJR
CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E117

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	MH	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET		QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

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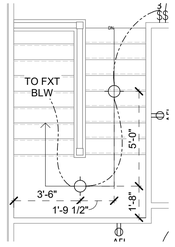
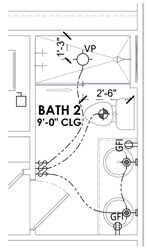


2nd LEVEL ELECTRICAL PLAN - OPT OPEN STAIR RAIL

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



2nd LEVEL ELECTRICAL PLAN - OPT SHOWER @ BATH 2

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

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ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.013894

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E119

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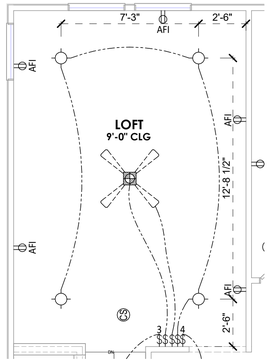
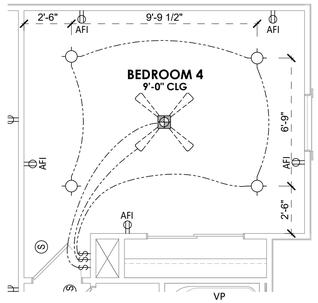


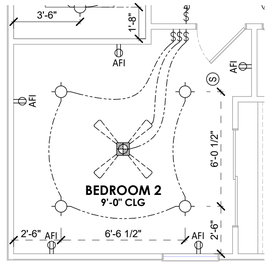
2nd LEVEL ELECTRICAL PLAN - OPT LOFT LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



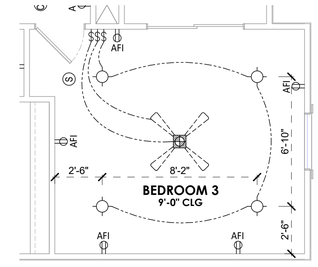
2nd LEVEL ELECTRICAL PLAN - OPT BEDROOM 4 LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



2nd LEVEL ELECTRICAL PLAN - OPT BEDROOM 2 LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



2nd LEVEL ELECTRICAL PLAN - OPT BEDROOM 3 LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	MW	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET		QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT		KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

WP = WEATHER PROOF | VP = VAPOR PROOF

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.013894

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E120

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DESIGN CRITERIA AND LOADS

Building Code
Florida Building and Residential Codes, 8th Edition (2023)

Code for Design Loads
ANSI/ASCE 7-22

ROOF LOADING .... C_d = 1.25
TOP CHORD LIVE LOAD .... 20 PSF
TOP CHORD DEAD LOAD .... 7 PSF
BOTTOM CHORD LIVE LOAD
ATTICS WITH LIMITED STORAGE .... 20 PSF
ATTICS WITHOUT STORAGE .... 10 PSF (NON-CONCURRENT)
BOTTOM CHORD DEAD LOAD .... 5 PSF

WIND LOADING[3] .... C_d = 1.60
ASCE 7, 3S GUST .... 150 MPH
EXPOSURE CATEGORY C
BUILDING CATEGORY II
ENCLOSURE CLASSIFICATION .... ENCLOSED
INTERNAL PRESSURE COEFF 0.18
C&C DESIGN PRESSURES .... (SEE TABLE 1)

OWT
FLOOR LOADING .... C_d = 1.00
TOP CHORD LIVE LOAD .... 40 PSF
TOP CHORD DEAD LOAD .... 10 PSF
BOTTOM CHORD LIVE LOAD .... 0 PSF
BOTTOM CHORD DEAD LOAD .... 5 PSF

SPECIAL FLOOR LOADING .... C_d = 1.00
GAME ROOM[2]/LOFT LIVE LOAD .... 60 PSF
BALCONY/DECK LIVE LOAD .... 40 PSF

DEFLECTION CRITERIA
ROOF TRUSSES .... LL / 240
TL / 180
TL MAX 1" UP TO 40' SPAN

FLOOR JOIST OR TRUSS .... LL / 360
TL / 240

BEAMS[1] .... LL / 360
TL / 240

NOTES:
1. PORCH BEAMS AND BEAMS SUPPORTING EXTERIOR WALL ABOVE SHALL NOT EXCEED 3/4" DEFLECTION
2. MAX 16" O.C. FLOOR TRUSS SPACING BELOW GAME ROOM/LOFT
3. ROOF TRUSS WIND DESIGN METHOD SHALL BE MWFRS (DIRECTIONAL -OR- ALL HEIGHT) C-C HYBRID

TABLE 1: COMPONENT AND CLADDING DESIGN PRESSURES

WINDOWS AND DOORS (NOTE 1)				
EFFECTIVE WIND AREA	ZONE DESIGNATION			
	IZ - Interior Zone (psf)		EZ - End Zone (psf)	
0 - 20 ft^2	+32.75	-35.52	+32.75	-43.85
21 - 50 ft^2	+31.17	-33.94	+31.17	-40.69
51 - 100 ft^2	+29.28	-32.05	+29.28	-36.91
101 - 200 ft^2	+27.82	-30.60	+27.82	-34.00

SOFFIT MAX PRESSURE (psf)	+32.75	-43.85
GARAGE DOOR WIDTH (NOTE 2)	PRESSURE (PSF)	
8 FT	+29.18/-36.72	
16 FT	+27.71/-32.13	
ROOFING	-85.85 PSF	

NOTES:
1. END ZONE DESIGNATIONS MAY BE TAKEN AS THE 1ST 4.0' AT ALL EXTERIOR CORNERS PER SECTION R301.2. END ZONES NOT APPLICABLE AT RE-ENTRANT CORNERS.
2. GARAGE DOOR HEIGHT MAY BE 6'-8" OR HIGHER
3. ROOFING PRODUCTS INCLUDE SHINGLES, UNDERLAYMENT AND VENTILATION

THIS STRUCTURE IS LOCATED IN THE WIND BORNE DEBRIS REGION AND HAS BEEN DESIGNED AS AN ENCLOSED STRUCTURE. AS SUCH, THE BUILDER MUST SUPPLY OPENING PROTECTION IN ACCORDANCE WITH SECTION 1609.1.2 AND/OR SECTION R301.2.1.2 AND LOCAL BUILDING JURISDICTION.

SHEET INDEX

ST-1 .... STRUCTURAL SPECIFICATIONS
ST-2 .... FOUNDATION PLAN
ST-2D .... FOUNDATION SECTIONS
ST-3 .... 1ST LEVEL STRUCTURAL FRAMING & MASONRY PLAN
ST-3A .... 1ST LEVEL FLOOR & ROOF FRAMING PLAN
ST-4 .... 2ND LEVEL STRUCTURAL FRAMING PLAN (IF APPLICABLE)
ST-4A .... 2ND LEVEL ROOF FRAMING PLAN (IF APPLICABLE)
ST-5 .... TYPICAL WALL SECTION SHEET
ST-6 .... SECTIONS AND DETAILS
ST-7 .... SECTIONS AND DETAILS

TABLE 2: WOOD STRUCTURAL PANEL SHEATHING REQUIREMENTS

NOTES 3,4

TYPICAL EXTERIOR WALL SHEATHING (NOTE 2)	STUCCO AND DIRECTLY ADHERED STONE (NOTE 6)	MIN 7/16" 24/16 SPAN RATED OSB OR PLYWOOD INSTALLED HORIZONTALLY W/ 8d COMMON: 6" O.C. EDGE AND FIELD. 2x4 BLOCKING IS RECOMMENDED AT UNSUPPORTED PANEL EDGES.
	ALL OTHER VENEER	MIN 7/16" 24/16 SPAN RATED OSB OR PLYWOOD INSTALLED VERTICALLY (BLOCKED PANEL EDGES REQUIRED) OR HORIZONTALLY (UNBLOCKED PANEL EDGES, UNO) W/ 8d COMMON: 6" O.C. EDGES AND FIELD
ROOF DECK SHEATHING (NOTE 1)	METAL ROOF	MIN 15/32" 32/16 SPAN RATED PLYWOOD INSTALLED WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS W/ RSRS-03 NAILS: 4" O.C. AT PANEL EDGES AND 6" O.C. IN THE FIELD (UNBLOCKED PANEL EDGES, UNO).
	SHINGLE ROOF	MIN 7/16" 24/16 SPAN RATED OSB OR PLYWOOD INSTALLED WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS W/ RSRS-01 NAILS: 6" O.C. AT PANEL EDGES, AND 6" O.C. IN THE FIELD (UNBLOCKED PANEL EDGES, UNO).
FLOOR DECK SHEATHING: (NOTE 5)		23/32" T&G OSB OR PLYWOOD W/ 10d COMMON: 6" O.C AT PANEL EDGES, 12" O.C. IN THE FIELD (UNBLOCKED PANEL EDGES, UNO).
PORCH CEILING BOARD SHEATHING:		MIN 3/8" OSB OR PLYWOOD OR CDX INSTALLED PERPENDICULAR TO SUPPORTS W/ 8d COMMON: 3" O.C. AT PANEL EDGES, 12" O.C. IN THE FIELD OR MIN 1/2" EXTERIOR GYPSUM CEILING BOARD, FASTEN w/ 5d x 1 5/8" COOLER NAIL OR NO.6 x 1 1/4" LONG SCREWS @ 4" O.C. EDGES, 8" O.C. FIELD (UNBLOCKED PANEL EDGES, UNO).

NOTES:
1. FOR SHEATHING THICKNESS GREATER THAN 15/32" CATEGORY, USE RSRS-03 NAILS.
2. COMMON NAILS IN WALL SHEATHING MAY BE SUBSTITUTED W/ 8d GALVANIZED BOX NAILS.
3. ZIP WALL SHEATHING IS AN ACCEPTABLE ALTERNATE FOR APA RATED WOOD STRUCTURAL PANEL.
4. ALL WOOD STRUCTURAL PANEL SHALL CONFORM TO THE MOST CURRENT APPLICABLE SPECIFICATION AND SUPPLEMENTS OF CURRENT APPROVED APA.MANF. SPECIFICATIONS.
5. FLOOR FASTENERS ARE MINIMUM REQUIRED FOR DIAPHRAGM DESIGN. FOR INCREASED FLOOR PERFORMANCE AND TO HELP REDUCE SQUEAKING, RSRS-01 NAILS OR 8d SCREW NAILS ARE RECOMMENDED.
6. 15/32" 32/16 SPAN RATED OSB OR PLYWOOD WITH BLOCKED PANEL EDGES IS AN APA RECOMMENDATION PER APA TECHNICAL BULLETIN Q370 WHEN STUCCO LATH IS ATTACHED DIRECTLY TO OSB OR PLYWOOD. SHOULD BUILDER SPECIFICATIONS ALLOW, MIN STRUCTURAL REQUIREMENTS ARE 7/16" 24/16 SPAN RATING INSTALLED HORIZONTALLY. INCLUDES FULL AND PARTIAL HEIGHT VENEER APPLICATIONS
7. ROOF DECK SHEATHING HAS BEEN ENGINEERED TO RESIST ASCE 7 WIND LOADS IN ACCORDANCE WITH FRC R301.2.1.1

TABLE 3: NAIL SIZE LEGEND

NOTES 1, 2, 3, 4

	DIAMETER	LENGTH
8d COMMON	0.131"	2-1/2"
RSRS-01	0.113"	2-3/8"
RSRS-03	0.131"	2-1/2"
10d x 1-1/2"	0.148"	1-1/2"
10d	0.131"	3"
10d COMMON	0.148"	3"
12d COMMON	0.148"	3-1/4"
16d SINKER	0.148"	3-1/4"
16d COMMON	0.162"	3-1/2"

NOTES:
1. INSTALL 10d NAILS UNLESS OTHERWISE SPECIFIED.
2. COMMON WIRE NAILS AND THREADED HARDENED STEEL NAILS SHALL CONFORM TO THE NOMINAL SIZES SPECIFIED IN ASTM F1667. NOMINAL DIAMETER SIZES APPLY TO FASTENERS BEFORE APPLICATION OF PROTECTIVE COATING.
3. WHEN A BORED HOLE IS REQUIRED TO PREVENT SPLITTING OF A WOOD DUE TO FASTENER PENETRATION, THE BORED HOLE SHALL NOT EXCEED 75% OF THE NAIL OR SPIKE DIAMETER.
4. THE NOMINAL DIAMETER AND LENGTH OF TYPICAL FASTENERS SPECIFIED FOR THIS PROJECT ARE AS LISTED IN TABLE 3.

TABLE 4: FASTENERS IN PRESSURE TREATED LUMBER

PRESERVATIVE	FASTENER TYPE
ACZA	STANDARD CARBON STEEL
SODIUM BORATE (NOTE 1)	STAINLESS CONNECTORS AND FASTENERS REQUIRED.
ALL OTHER PT (INCLUDING ACQ & MCQ)	CONNECTORS MUST HAVE Z-MAX, G120 OR TRIPLE ZINC COATED FINISH. ALL FASTENERS MUST BE HOT DIPPED GALVANIZED.

NOTES:
1. SILL PLATES W/ SODIUM BORATE TREATMENTS BEARING ON CONCRETE OVER VAPOR BARRIER ARE NOT DIRECTLY EXPOSED TO EARTH OR WEATHER AND HAVE BEEN PROVEN TO BE NON-CORROSIVE TO CARBON STEEL FASTENERS.

TABLE 5: EXTERIOR HEAD JAMB AND SILL FRAMING

ROUGH OPENING WIDTH	HEAD JAMB OR SILL SIZE	FASTENERS AT EACH END
50" OR LESS	(1) 2x4 OR (1) 2x6	(4) 10d TOE-NAILS
GREATER THAN 50" UP TO 76"	(2) 2x4 OR (1) 2x6	(6) 10d TOE-NAILS
GREATER THAN 76"	SEE FLOOR PLAN	SEE FLOOR PLAN

1. WINDOWS WITH INTERMEDIATE JACK STUDS MAY BE TREATED AS SEPARATE OPENINGS.
2. HEAD JAMB AND SILL OUTSIDE THE SCOPE OF THIS SCHEDULE HAVE BEEN ENGINEERED AS WIND-LOAD HEADER AND SILL. SEE PLAN.

PRE-ENGINEERED TRUSSES

1. NOTE : ROOF TRUSS TOP CHORDS SHALL HAVE A MINIMUM SPECIFIC GRAVITY OF 0.49 (SYP SPECIES OR BETTER)
2. ROOF OR FLOOR TRUSSES FABRICATED TO ACHIEVE THE ROOF PLANES DEPICTED ON THE ARCHITECTURAL PLANS SHALL BE DESIGNED UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER. ENGINEERING SHOP DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH ANSI/TPI AND SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION. DESIGN CRITERIA IS LOCATED ON SHEET ST-1 OF THE PLAN SET TEMPORARY BRACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LEFT IN PLACE AFTER CONSTRUCTION IS COMPLETE.
3. TRUSSES SHALL BE DESIGNED TO MATCH THE ORIENTATION, SPAN DIRECTION, SPACING, BEARING & LOCATION OF THE FRAMING PLAN SHOWN HERE.
4. THE TRUSS ENGINEER SHALL PROVIDE ALL TRUSS TO TRUSS CONNECTION DESIGN AND SPECIFICATIONS AND SUBMIT THEM UNDER SIGN AND SEAL WITH THE TRUSS SHOP DRAWINGS.
5. TRUSS UPLIFTS HAVE BEEN CALCULATED BY THE ENGINEER OF RECORD AND TAKEN INTO CONSIDERATION DURING THE DESIGN OF THE UPLIFT RESTRAINT SYSTEM FOR THIS STRUCTURE. AS SUCH, THE REPORTED UPLIFTS ON THE TRUSS SHOP DRAWINGS MAY BE DISREGARDED.

TABLE 6: METAL CONNECTOR SCHEDULE

NOTES 2, 3, 4

MITEK & SIMPSON CONNECTORS IN CORRESPONDING ROWS BELOW ARE EQUAL ALTERNATIVES AND MAY BE CONSIDERED INTERCHANGEABLE

SIMPSON	SIMPSON FASTENERS	MITEK	MITEK FASTENERS
DTT2Z (NOTE 2)	(8) 1/4 X 1 1/2" SDS SCREWS IN STUD 1/2" Ø X 4 1/2" EMBED EPOXY OR SCREW ANCHOR	DTB-TZ	(8) 1/4" x 1 1/2" WS15-GC WOOD SCREWS IN STUD 1/2 Ø x 4 1/2" EMBED EPOXY OR SCREW ANCHOR
HTT5 (NOTE 2)	(26) 0.162" x 2 1/2" IN STUD/BEAM/TRUSS 5/8" Ø x 6" EMBED ANCHOR IN CONCRETE	HTT45	(26) 0.162" x 2 1/2" IN STUD/BEAM/TRUSS 5/8" Ø x 6" EMBED ANCHOR IN CONCRETE
META16	(7) 10d x 1 1/2" IN TRUSS 4" WET EMBED IN GROUTED BLOCK WALL	HTA16-18	(7) 10d x 1 1/2" IN TRUSS 4" WET EMBED IN GROUTED BLOCK WALL
META20	(8) 10d x 1 1/2" IN TRUSS 4" WET EMBED IN GROUTED BLOCK WALL	HTA20-18	(9) 10d x 1 1/2" IN TRUSS 4" WET EMBED IN GROUTED BLOCK WALL
HU48, HUC48, HU28-2, HUC28-2	(14) 16d COMMON IN HEADER (6) 10d COMMON IN BEAM	HD48, HD48IF, HD28-2, HD28-2IF	(14) 16d COMMON IN HEADER (6) 10d COMMON IN BEAM
HU410, HUC410, HU210-2, HUC210-2	(18) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM	HD410, HD410IF, HD210-2, HD210-2IF	(18) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM
HUC212-2	(22) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM	HD212-2IF	(22) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM
HGA10KT	(4) 1/4" x 1 1/2" SDS SCREW IN TRUSS/RAFTER (4) 1/4" x 3" SDS SCREWS IN TOP PLATE	HGA10	(4) 1/4" x 1 1/2" WS15 SCREWS IN TRUSS/ RAFTER (4) 1/4" x 3" WS3 SCREWS IN TOP PLATE
HGAM10KT	(4) SDS 1/4" x 1 1/2" SCREWS IN TRUSS/RAFTER (4) 1/4" x 2 3/4" TITEN SCREWS IN MASONRY	HGAM10KT	(4) 1/4" x 1 1/2" WS15 SCREWS IN TRUSS/ RAFTER (4) 1/4" x 1 3/4" WEDGE BOLT OR EQUIVALENT IN MASONRY
HDQ8	(20) 1/4" x 3" SDS SCREWS IN STUD & 7/8" DIA. x 12" EMBED ANCHOR IN CONCRETE	UPHD8	(24) 1/4" x 3" WS3 SCREWS IN STUD & 7/8" DIA. x 12" EMBED ANCHOR IN CONCRETE

SIMPSON	SIMPSON FASTENERS	MITEK	MITEK FASTENERS
MSTA24	(9) 10d COMMON EACH END	MSTA24	(9) 10d COMMON EACH END
MSTA36	(13) 10d COMMON EACH END	MSTA36	(13) 10d COMMON EACH END
MSTAM36 (NOTE 7)	(7) 10d COMMON IN WOOD FRAMING (4) 1/4" x 2 1/4" TITEN SCREWS IN MASONRY	MSTAM36 (NOTE 7)	(7) 10d COMMON IN WOOD FRAMING (5) 1/4" x 2 1/4" TAPCON IN MASONRY
HTS20	(11) 10d x 1 1/2" IN TRUSS/RAFTER (11) 10d x 1 1/2" IN STUD	HTW20	(11) 10d x 1 1/2" IN TRUSS/RAFTER (11) 10d x 1 1/2" IN STUD
HTSM20	(10) 10d x 1 1/2" IN TRUSS/RAFTER (4) 1/4" x 2 1/4" TITEN IN MASONRY	HTWM20	(8) 10d x 1 1/2" IN TRUSS/RAFTER (4) 1/4" x 3" WEDGE BOLT OR EQUIVALENT IN STUD
LGT2	(16) 16d COMMON IN TRUSS/RAFTER (7) 1/4" x 2 1/4" TITEN SCREWS IN MASONRY	LUGT2	(16) 10d COMMON TO TRUSS/RAFTER (5) O" x 3" WEDGE BOLT OR EQUIVALENT
LGT3	(26) 16d SINKER IN WALL FRAMING (12) SDS 1/4" x 2 1/2" IN TRUSS	LUGT3	(28) 16d SINKER IN WALL FRAMING (12) WS25 1/4" x 2 1/2" IN TRUSS
SDWC15450, SDWC15600		NO MITEK EQUIVALENT	
MSTCM60	(26) 10d COMMON IN WOOD FRAMING (14) 1/4" x 2 1/4" TITEN SCREWS IN MASONRY	MSTCM60	(26) 10d COMMON IN WOOD FRAMING (14) 1/4" x 2 1/4" TAPCON IN MASONRY
ABU44 (NOTE 6)	(12) 16d COMMON NAILS 5/8" Ø x 7" EMBED EPOXY	PAU44	(12) 16d COMMON NAILS 5/8" Ø x 7" EMBED EPOXY
ABU66 (NOTE 6)	(12) 16d COMMON NAILS 5/8" Ø x 7" EMBED EPOXY	PAU66	(12) 16d COMMON NAILS 5/8" Ø x 7" EMBED EPOXY

NOTES:
1. SIMPSON ACRYLIC-TIE ADHESIVE OR EQUAL SHALL BE USED IN ALL DRILLED AND EPOXIED ANCHOR APPLICATIONS. ANCHOR BOLT, THREADED ROD, OR DOWELED REINFORCING STEEL MAY BE EMBEDDED TO THE SPECIFIED DEPTH, IN A HOLE AS SPECIFIED BY MANUFACTURER (TYPICALLY 1/16" TO 1/8" GREATER THAN SPECIFIED ANCHOR DIAMETER). ADHESIVE/EPOXY MUST FILL THE HOLE IN THE CONCRETE AND WOOD BOTTOM PLATE. MANUFACTURER'S SPECIFICATIONS MUST BE FOLLOWED FOR PROPER INSTALLATION.
2. REFER TO SIMPSON OR MITEK CATALOG FOR ADDITIONAL INSTALLATION INSTRUCTIONS.
3. IF CONNECTOR IS NOT LISTED ABOVE, CONTACT EOR FOR SPECIFIC FASTENING REQUIREMENTS.
4. POSITIVE PLACEMENT GUN NAILS, 2 1/2" LONG, WITH EQUIVALENT DIAMETER TO COMMON NAILS SPECIFIED ABOVE MAY BE USED FOR ABU POST BASE ANCHORS, CS16, AND MSTA FLAT STRAPS.
5. MASONRY APPLICATION REQUIRE EQUIVALENT NUMBER OF TITEN ANCHORS IN LIEU OF 16d NAILS TO HDR CONNECTION. CMU REQUIRES 1/4" Ø x 2 3/4" TITENS ILO 16d. CONCRETE REQUIRES EQUIVALENT NUMBER OF 1/4" Ø x 1 3/4" TITENS ILO 16d.
6. MASONRY SCREWS AT EXTERIOR CMU APPLICATIONS TO HAVE FLAT HEADS.

MASONRY NOTES

1. ALL MASONRY UNITS SHALL MEET ASTM C90 STANDARD WITH f'm= 2000PSI AND SHALL BE ERECTED IN RUNNING BOND WITH TYPE M OR S MORTAR OVER FULL BED.
2. SHOULD LIMITED AREAS OF STACK BOND MASONRY EXIST, EVERY OTHER COURSE SHALL BE EQUIPPED w/ 9 GAUGE LADDER TYPE HORIZONTAL JOINT REINFORCEMENT
3. ALL GROUT TO BE MIXED PER ASTM C476 STANDARDS AND INSTALLED TO COMPLY WITH FBC R606.3.5. f'c = 3,000 PSI.
4. VERTICAL WALL REINFORCING TO BE ASTM A615 GRADE 60 REBAR.
5. LAPS BETWEEN VERTICAL REINFORCING AND DOWELS TO BE 30".
6. VERTICAL REINFORCING TO HAVE 10" STANDARD HOOK INTO BOND BEAM. DOWEL TO HAVE 10" STANDARD HOOK INTO FOOTING
7. PRE-CAST MASONRY LINTELS: SEE "LINTEL SCHEDULE" ON STRUCTURAL PLAN SHEET.
8. PROVIDE MOISTURE BARRIER FOR ALL UNTREATED LUMBER IN CONTACT WITH MASONRY OR CONCRETE.

CONCRETE AND FOUNDATION NOTES

1. CONCRETE COMPRESSIVE STRENGTH FOR FOOTINGS= 2,500 PSI AT 28 DAYS (UNO).
2. CONCRETE COMPRESSIVE STRENGTH FOR SLAB = 2,500 PSI AT 28 DAYS (UNO).
3. ALL REINFORCING STEEL #3 AND BIGGER SHALL BE ASTM A615 GRADE 40 DEFORMED BARS (UNO).
4. ALL REINFORCING STEEL SHALL HAVE 90 DEGREE BEND AT CORNERS WITH A 24" LAP24" LONG #4 BAR IS RECOMMENDED TO BE INSTALLED AT ALL REENTRANT CORNERS.
5. FIBERMESH IS AN ACCEPTABLE ALTERNATIVE AND SHALL NOT REQUIRE WWF.FIBER LENGTHS SHALL BE 1/2" TO 2" IN LENGTH. DOSAGE AMOUNTS SHALL RANGE FROM 0.75 TO 1.5 POUNDS PER CUBIC YARD IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SYNTHETIC FIBERS SHALL COMPLY WITH ASTM C1116. THE MANUFACTURER OR SUPPLIER SHALL PROVIDE CERTIFICATION OF COMPLIANCE WHEN REQUESTED BY THE BUILDING OFFICIAL.
6. MASONRY STEMWALL AND MONOLITHIC FOOTING ARE INTERCHANGEABLE.
7. EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 PSF IN ACCORDANCE WITH TABLE R401.4.1, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
8. CONCRETE FLOOR SLABS ON GRADE SHALL BE INSTALLED OVER A MINIMUM 6 MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED 6" AND SEALED OVER CLEAN, COMPACTED EARTH OR FILL WITH CODE APPROVED PROVISIONS FOR PREVENTION OF SUBTERRANEAN TERMITES.
9. STEMWALLS OVER 4 COURSES TALL REQUIRE SPECIAL ATTENTION TO BRACING DURING CONSTRUCTION. CONTACT ENGINEER OF RECORD IF THIS CONDITION EXISTS.
10. TO CONTROL CRACKING, CUT 1" SAWCUTS IN THE SLAB IN A 15'x15' GRID WITHIN 12 HOURS OF CONCRETE PLACEMENT. CONTACT EOR FOR ALTERNATIVE METHODS.CONTROL JOINTS ARE NOT REQUIRED WHEN WWF OR FIBERMESH ARE INCLUDED WITH CONCRETE WORK.
11. DO NOT SCALE FOOTING DIMENSIONS AND LOCATIONS FROM THE FOUNDATION PLAN. DO NOT DETERMINE FOOTING LOCATION FROM ARCHITECTURAL PLANS OR FRAMING PLAN. IF FOOTING SIZE OR LOCATION IS NOT DETERMINATE FROM USE OF FOUNDATION PLAN ALONE, CONTACT THE ENGINEER OF RECORD.

LEGEND

OR	"OR" SHALL MEAN THAT EITHER OPTION PROVIDED IS AN EQUAL ALTERNATIVE FOR THE APPLICATION SHOWN
UNO	UNLESS NOTED OTHERWISE ON PLAN OR DETAIL
EOR	ENGINEER OF RECORD
EW	EACH WAY
OSB	ORIENTED STRAND BOARD
WSP	WOOD STRUCTURAL PANEL
SYP	SOUTHERN YELLOW PINE
SPF	SPRUCE-PINE-FUR
CONT	CONTINUOUS
O.C.	ON CENTER
LSL	1.55E TIMBERSTRAND LSL ENGINEERED LUMBER, 1 3/4" WIDE, UNO. (3 1/2" WIDE LSL BEAMS ARE EQUIVALENT TO 2-PLY 1 3/4" BEAM)
LVL	2.0E MICROLLAM LVL ENGINEERED LUMBER, 1 3/4" WIDE
PSL	2.0E PARALLAM PSL ENGINEERED LUMBER, 3 1/2" WIDE, UNO.
SYS 42	PROPERLY RATED OPEN WEB HEADER
OPT	OPTIONAL

HEADER FRAMING

1. ALL HEADER JACK AND KING STUDS SHALL BE FASTENED TO EACH OTHER WITH (2) ROWS 10d @ 8" O.C. STAGGERED.
2. ALL HEADERS TO BE FRAMED W/ NO.2 SYP
3. FASTEN ALL MULTI-PLY HEADERS TOGETHER WITH (2) ROWS 10d @ 8" O.C., STAGGERED ALONG EACH EDGE.
4. FASTEN ALL HEADERS TO KING STUDS WITH (3) 8d TOE NAILS
5. IF HEADER NOT SPECIFIED, CONTACT ENGINEER OF RECORD.
6. CRIPPLE BLOCKS BELOW LOAD-BEARING HEADERS MAY BE FRAMED AT 24" O.C.
7. IN ANY LOCATION WHERE A 2x_ BEAM OR HEADER IS PROVIDED, IT IS ACCEPTABLE TO USE AN ENGINEERED LVL BEAM OR HEADER OF EQUIVALENT SIZE.
8. NON BEARING HEADERS: DUE TO LIGHTLY LOADED CONDITIONS, 38" OR LESS CLEAR-OPENINGS IN AN EXTERIOR WALL DO NOT REQUIRE LOAD BEARING HEADER, SEE PLAN.

FRAMING NOTES

1. ALL LUMBER SPECIFIED ON DRAWINGS IS INTENDED FOR DRY USE ONLY, UNO. ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAILED BY OTHER.
2. ALL METAL CONNECTORS SPECIFIED ON PLAN ARE IN ADDITION TO FRAMING FASTENER REQUIREMENTS LISTED IN TABLE 2304.10.1
3. FASTEN ALL MULTI-PLY STUD COLUMNS AND CORNERS TOGETHER WITH (2) ROWS 10d @ 8" O.C. STAGGERED. UPPER LEVEL MULTI-PLY STUD GROUPS BELOW ALL GIRDER LOCATIONS TO BE CONTINUOUS THROUGH FLOOR SYSTEM TO FOUNDATION. (NOT REQUIRED BELOW HEADER JACK/KING STUD GROUPS)
4. FASTEN ALL STUDS TO BOTTOM AND TOP PLATES WITH (4) 8d TOE NAILS OR (2)16d COMMON END NAILS.
5. FASTEN ALL TRUSSES AND RAFTERS TO TOP PLATES WITH (3) 8d TOE NAILS.
6. ALL MULTI-PLY TRUSS GIRDERS AND BEAMS TO HAVE SOLID STUD GROUP BELOW MATCHING GIRDER OR BEAM THICKNESS AND MATCHING WALL STUD SPECIFICATIONS AS NOTED ON STRUCTURAL PLAN, UNO.
7. EXTERIOR WALL DESIGN ASSUMES CONTINUOUSLY SHEATHED WITH OSB OR PLYWOOD
8. EXTERIOR WALLS SHALL BE FRAMED W/ NO.2 SPF STUDS AND NO.2 SYP PLATES. INTERIOR LOAD-BEARING WALLS SHALL BE FRAMED W/ SPF STUD GRADE OR BETTER AND NO.2 SYP PLATES
9. NON-LOAD BEARING INTERIOR WALLS MAY BE FRAMED W/ 2x_ SPF @ MAX 24" O.C. OR METAL STUD FRAMING MAX 24" O.C. , EXCEPT WHERE WALLS SUPPORT TILE.

2024 V1.0
TM 150C CMU-WD

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ROCKPORT

BASE PLAN
50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.013894
DRAWN: ETC
CHECKED: DB

07-25-2025

REVISIONS:

No.	Description	Date

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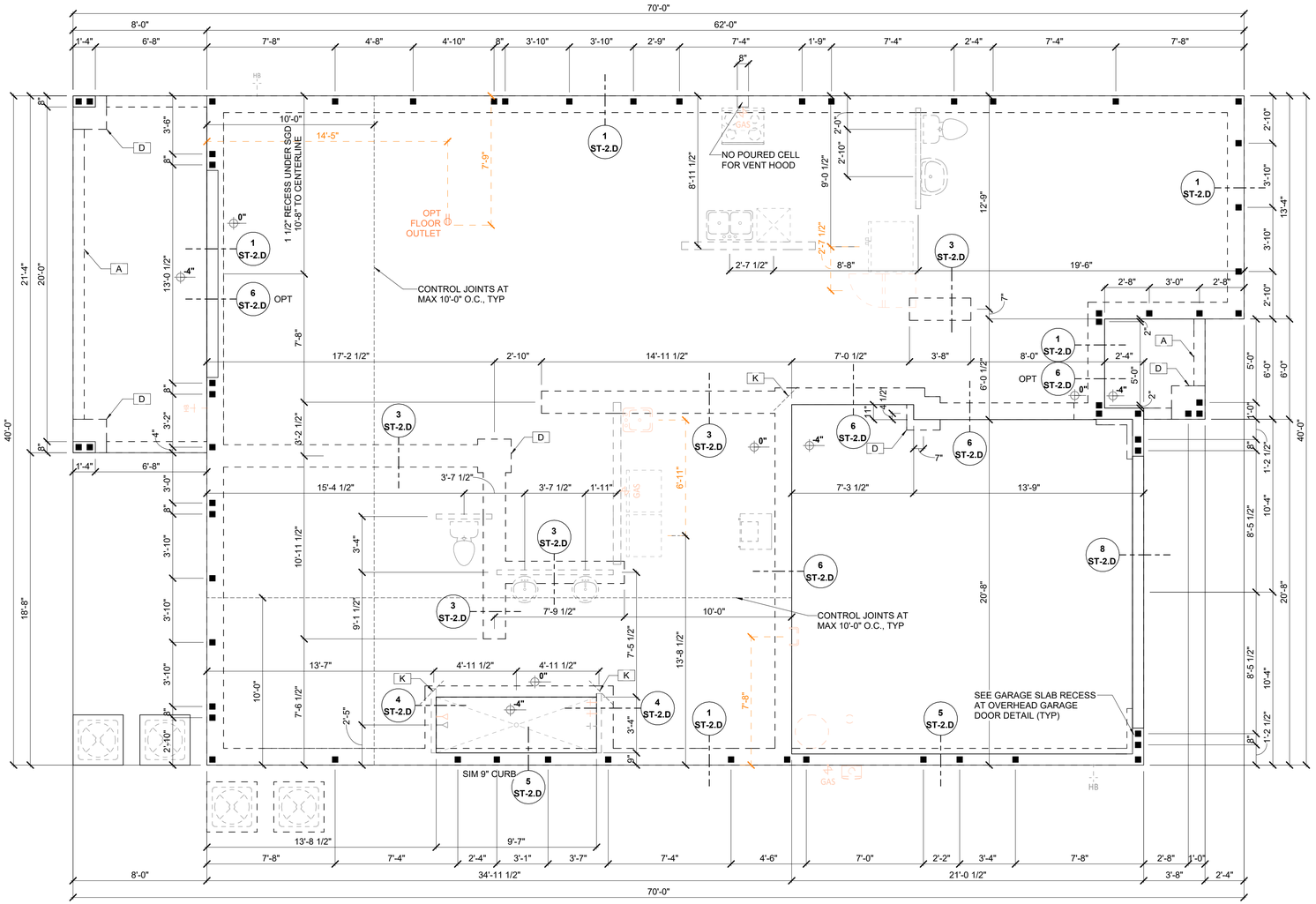
ST-1 (150C)

CMU/METAL CONNECTOR ENGINEERING



FOUNDATION PLAN - TRADITIONAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

2020 V1.0

GENERAL FOUNDATION NOTES:

- CONCRETE SLAB ON GRADE SHALL BE MINIMUM 3 1/2" THICK AND HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI UNO.
- EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 psf, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
- IF CONTRACTOR OR BUILDING OFFICIAL DETERMINES THAT THE SOIL IS NOT SUITABLE FOR 2,000 PSF BEARING CAPACITY, CONTACT EOR. ADDITIONAL FOUNDATION WORK MAY BE REQUIRED.
- SLIDING GLASS DOOR FRAMES MUST BE RECESSED INTO THE SLAB IN ACCORDANCE WITH THE BUILDING CODE. CONSULT ARCHITECTURAL PLANS FOR LOCATION OF SLIDING GLASS DOORS.
- MASONRY STEMWALL AND MONOLITHIC FOOTINGS ARE INTERCHANGEABLE. SEE SHEET ST-2D FOR INTERCHANGEABLE STEMWALL & MONOLITHIC SECTIONS (DETAILS 1/2 & 5/7).
- 24" LONG #4 BAR IS TO BE INSTALLED AT ALL RE-ENTRANT CORNERS, SEE "RE-ENTRANT CORNER DETAIL" ON SHEET ST-2D.

FOUNDATION KEYNOTES: DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

A	8"x8" DEEP THICKENED EDGE w/ (1) #4 CONT	B	12" DEEP FTG UNDER BOX COLUMN, FTG TO BE PROJECTED MIN 6" AS SHOWN
C	16"SQx12" DEEP FTG	D	24"SQx20" DEEP FTG w/ (3) #4 EW
E	30"SQx20" DEEP FTG w/ (4) #4 EW	F	36"SQx20" DEEP FTG w/ (4) #4 EW
G	48"SQx24" DEEP FTG w/ (5) #4 EW, T&B	H	#5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1
J	• SOLID FILL CMU PIER, MATCHING CMU COLUMN SIZE ABOVE • PROVIDE MIN (1) #5 FULL-HEIGHT, VERTICAL REINFORCEMENT TO BEND 90° @ BOTTOM & TIE INTO FOOTING REINFORCEMENT • CMU PIER ON 20" DEEP FTG W/ #4 @ 8" O.C. EW, FTG TO BE PROJECTED MINIMUM 6" LARGER THAN PIER ON ALL SIDES		
K	MIN 24" LONG #4 OR #5 BAR SET AT MID-DEPTH OF SLAB, TYP ALL RE-ENTRANT CORNERS		

CONTROL JOINT (CJ) NOTES:

1. TIMING
   - CUTS MUST BE MADE THE SAME DAY AS PLACEMENT, AS SOON AS THE CONCRETE HAS SET ENOUGH TO ALLOW SAWCUTS WITHOUT RAVELING THE COURSE AGGREGATE FROM THE CUT. MAKE THE CUT.
   - CUTS MADE THE NEXT DAY OR AT SUBSEQUENT TIMES DO NOT PROVIDE ADEQUATE PROTECTION AGAINST "RANDOM" CRACKING.
2. DEPTH

   THE CUT SHOULD BE AT LEAST 1" DEEP, BUT NOT MORE THAN 1 ¼" DEEP.
3. SEALING

   THE CUTS SHOULD BE SEALED WITH A SEMI-RIGID EPOXY OR ACRYLIC ADHESIVE SEALANT. BACKER ROD IS NOT REQUIRED.

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.013894

DRAWN: ETC

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-2 (150C)

CMU/METAL CONNECTOR ENGINEERING

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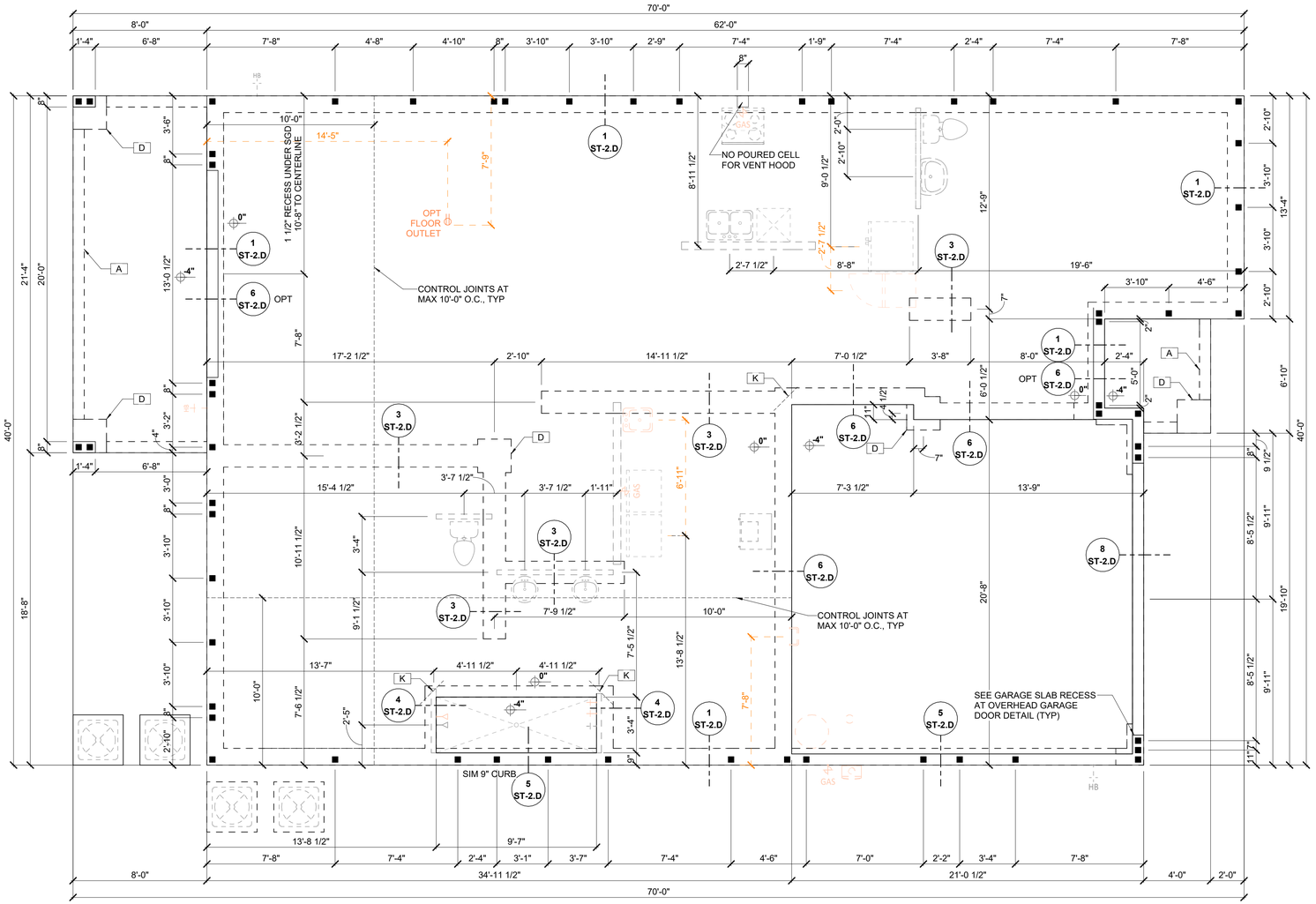

FOUNDATION PLAN - CRAFTSMAN A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

2020 V1.0

GENERAL FOUNDATION NOTES:

- CONCRETE SLAB ON GRADE SHALL BE MINIMUM 3 1/2" THICK AND HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI UNO.
- EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 psf, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
- IF CONTRACTOR OR BUILDING OFFICIAL DETERMINES THAT THE SOIL IS NOT SUITABLE FOR 2,000 PSF BEARING CAPACITY, CONTACT EOR. ADDITIONAL FOUNDATION WORK MAY BE REQUIRED.
- SLIDING GLASS DOOR FRAMES MUST BE RECESSED INTO THE SLAB IN ACCORDANCE WITH THE BUILDING CODE. CONSULT ARCHITECTURAL PLANS FOR LOCATION OF SLIDING GLASS DOORS.
- MASONRY STEMWALL AND MONOLITHIC FOOTINGS ARE INTERCHANGEABLE. SEE SHEET ST-2D FOR INTERCHANGEABLE STEMWALL & MONOLITHIC SECTIONS (DETAILS 1/2 & 5/7).
- 24" LONG #4 BAR IS TO BE INSTALLED AT ALL RE-ENTRANT CORNERS, SEE "RE-ENTRANT CORNER DETAIL" ON SHEET ST-2D.

FOUNDATION KEYNOTES: DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

A	8"x8" DEEP THICKENED EDGE w/ (1) #4 CONT	B	12" DEEP FTG UNDER BOX COLUMN, FTG TO BE PROJECTED MIN 6" AS SHOWN
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G	48"SQx24" DEEP FTG w/ (5) #4 EW, T&B	H	#5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1
J	• SOLID FILL CMU PIER, MATCHING CMU COLUMN SIZE ABOVE • PROVIDE MIN (1) #5 FULL-HEIGHT, VERTICAL REINFORCEMENT TO BEND 90° @ BOTTOM & TIE INTO FOOTING REINFORCEMENT • CMU PIER ON 20" DEEP FTG W/ #4 @ 8" O.C. EW, FTG TO BE PROJECTED MINIMUM 6" LARGER THAN PIER ON ALL SIDES		
K	MIN 24" LONG #4 OR #5 BAR SET AT MID-DEPTH OF SLAB, TYP ALL RE-ENTRANT CORNERS		

CONTROL JOINT (CJ) NOTES:

1. TIMING
   - CUTS MUST BE MADE THE SAME DAY AS PLACEMENT, AS SOON AS THE CONCRETE HAS SET ENOUGH TO ALLOW SAWCUTS WITHOUT RAVELING THE COURSE AGGREGATE FROM THE CUT. MAKE THE CUT.
   - CUTS MADE THE NEXT DAY OR AT SUBSEQUENT TIMES DO NOT PROVIDE ADEQUATE PROTECTION AGAINST "RANDOM" CRACKING.
2. DEPTH

   THE CUT SHOULD BE AT LEAST 1" DEEP, BUT NOT MORE THAN 1 ¼" DEEP.
3. SEALING

   THE CUTS SHOULD BE SEALED WITH A SEMI-RIGID EPOXY OR ACRYLIC ADHESIVE SEALANT. BACKER ROD IS NOT REQUIRED.

CMU/METAL CONNECTOR ENGINEERING

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ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.013894

DRAWN: ETC

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-2.2 (150C)

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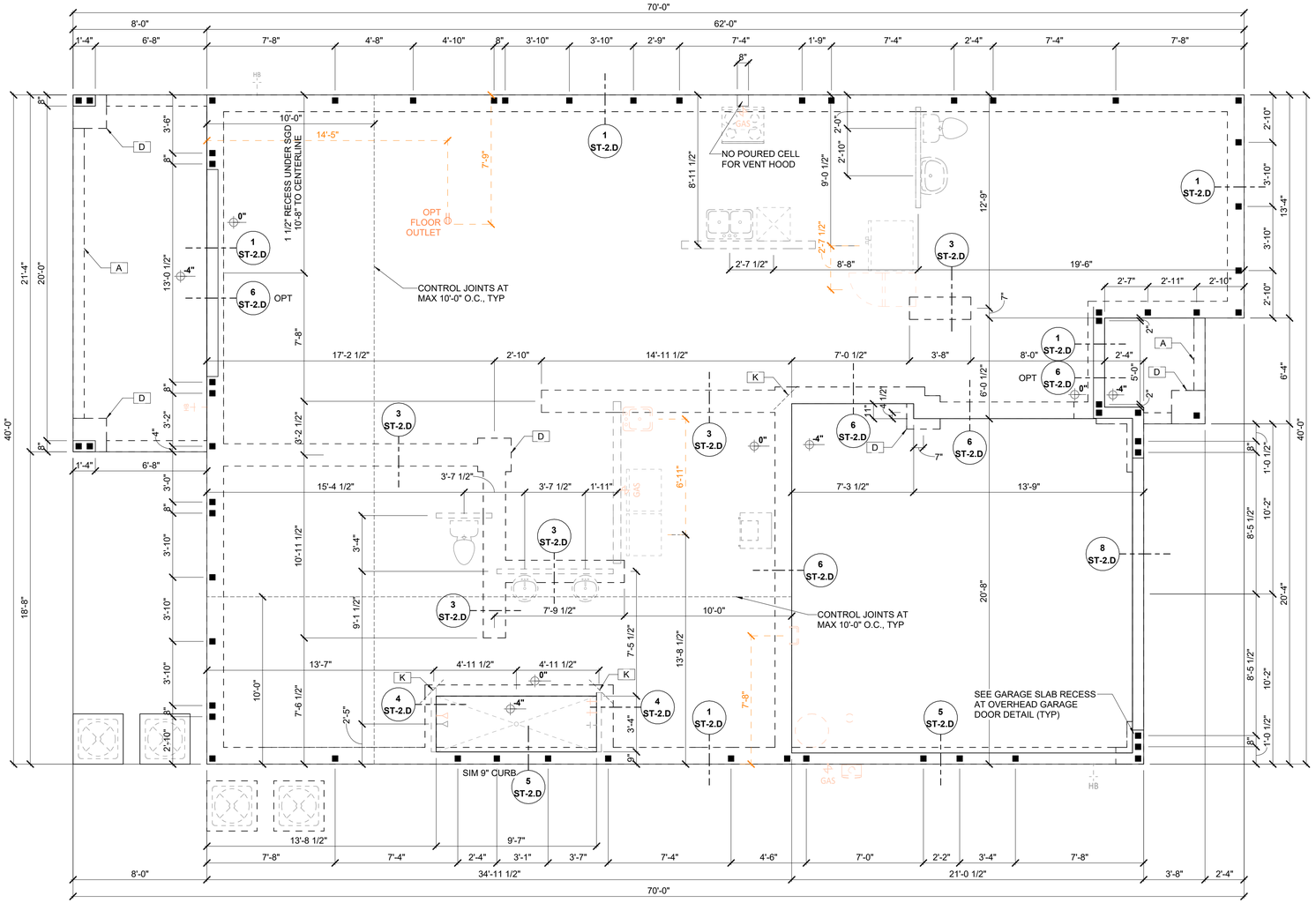

FOUNDATION PLAN - COASTAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

2020 V1.0

GENERAL FOUNDATION NOTES:

- CONCRETE SLAB ON GRADE SHALL BE MINIMUM 3 1/2" THICK AND HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI UNO.
- EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 psf, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
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- 24" LONG #4 BAR IS TO BE INSTALLED AT ALL RE-ENTRANT CORNERS, SEE "RE-ENTRANT CORNER DETAIL" ON SHEET ST-2D.

FOUNDATION KEYNOTES: DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

A	8"x8" DEEP THICKENED EDGE w/ (1) #4 CONT	B	12" DEEP FTG UNDER BOX COLUMN, FTG TO BE PROJECTED MIN 6" AS SHOWN
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G	48"SQx24" DEEP FTG w/ (5) #4 EW, T&B	H	#5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1
J	• SOLID FILL CMU PIER, MATCHING CMU COLUMN SIZE ABOVE • PROVIDE MIN (1) #5 FULL-HEIGHT, VERTICAL REINFORCEMENT TO BEND 90° @ BOTTOM & TIE INTO FOOTING REINFORCEMENT • CMU PIER ON 20" DEEP FTG W/ #4 @ 8" O.C. EW, FTG TO BE PROJECTED MINIMUM 6" LARGER THAN PIER ON ALL SIDES		
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CONTROL JOINT (CJ) NOTES:

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ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.013894**

DRAWN: **ETC**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-2.4 (150C)

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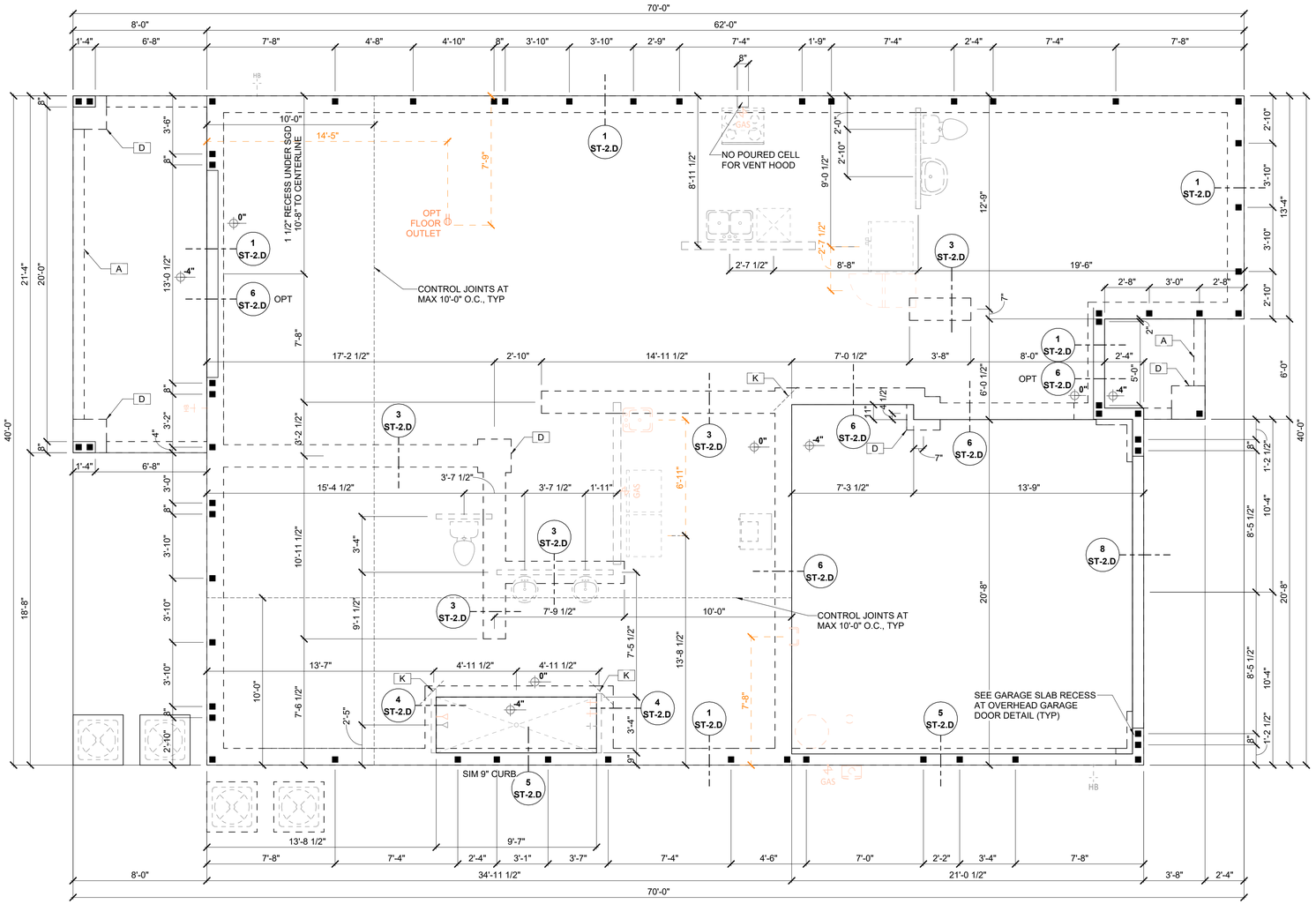

FOUNDATION PLAN - FARMHOUSE A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

2020 V1.0

GENERAL FOUNDATION NOTES:

- CONCRETE SLAB ON GRADE SHALL BE MINIMUM 3 1/2" THICK AND HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI UNO.
- EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 psf, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
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- 24" LONG #4 BAR IS TO BE INSTALLED AT ALL RE-ENTRANT CORNERS, SEE "RE-ENTRANT CORNER DETAIL" ON SHEET ST-2D.

FOUNDATION KEYNOTES: DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

A	8"x8" DEEP THICKENED EDGE w/ (1) #4 CONT	B	12" DEEP FTG UNDER BOX COLUMN, FTG TO BE PROJECTED MIN 6" AS SHOWN
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G	48"SQx24" DEEP FTG w/ (5) #4 EW, T&B	H	#5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1
J	• SOLID FILL CMU PIER, MATCHING CMU COLUMN SIZE ABOVE • PROVIDE MIN (1) #5 FULL-HEIGHT, VERTICAL REINFORCEMENT TO BEND 90° @ BOTTOM & TIE INTO FOOTING REINFORCEMENT • CMU PIER ON 20" DEEP FTG W/ #4 @ 8" O.C. EW, FTG TO BE PROJECTED MINIMUM 6" LARGER THAN PIER ON ALL SIDES		
K	MIN 24" LONG #4 OR #5 BAR SET AT MID-DEPTH OF SLAB, TYP ALL RE-ENTRANT CORNERS		

CONTROL JOINT (CJ) NOTES:

1. TIMING
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   - CUTS MADE THE NEXT DAY OR AT SUBSEQUENT TIMES DO NOT PROVIDE ADEQUATE PROTECTION AGAINST "RANDOM" CRACKING.
2. DEPTH

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3. SEALING

   THE CUTS SHOULD BE SEALED WITH A SEMI-RIGID EPOXY OR ACRYLIC ADHESIVE SEALANT. BACKER ROD IS NOT REQUIRED.

CMU/METAL CONNECTOR ENGINEERING

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ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.013894

DRAWN: ETC

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-2.6 (150C)

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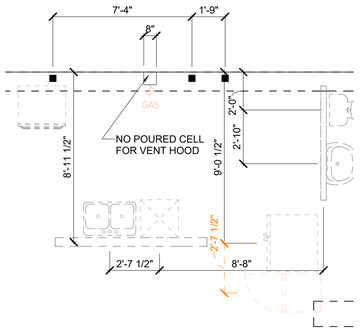
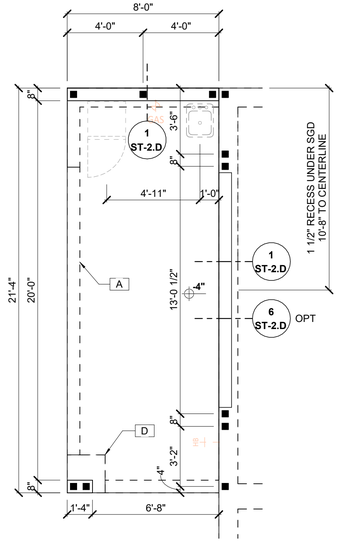


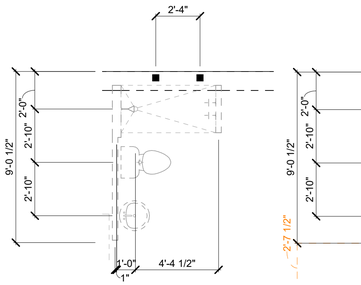
FOUNDATION PLAN - OPT GOURMET KITCHEN - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



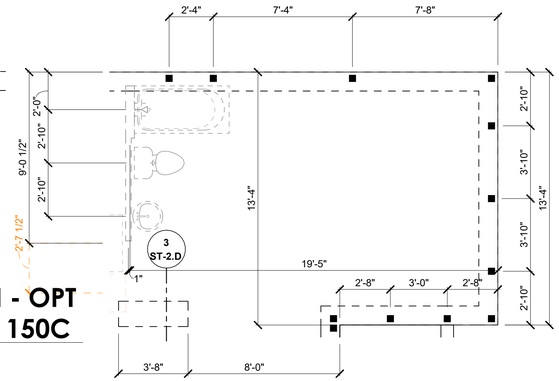
FOUNDATION PLAN - OPT OUTDOOR KITCHEN (SIM W/ ROUGH-IN) - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



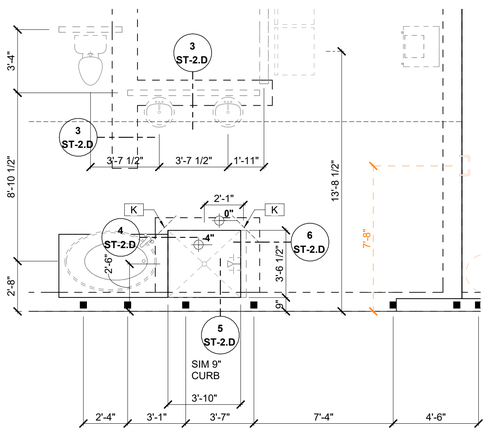
FOUNDATION PLAN - OPT SHOWER @ BATH 3- 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



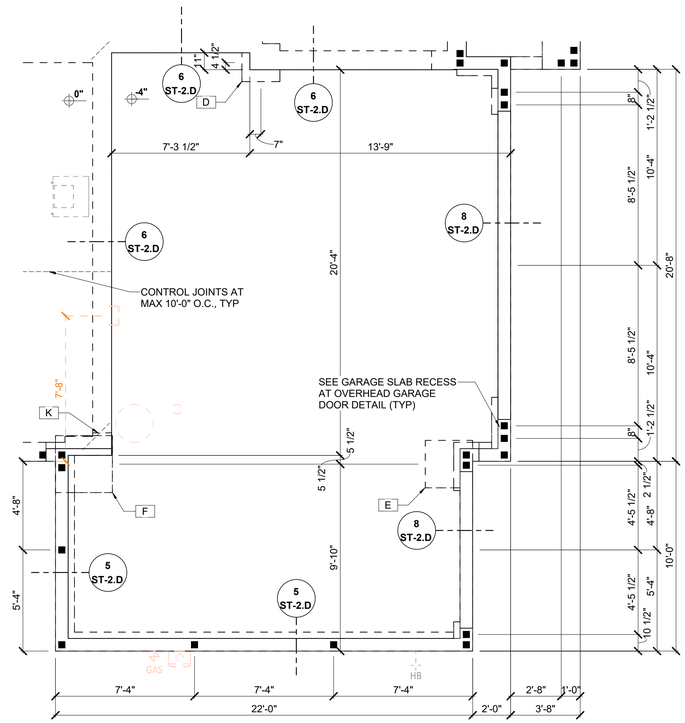
FOUNDATION PLAN - OPT BEDROOM 5/ BATH 3 - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FOUNDATION PLAN - OPT DELUXE PRIMARY BATH - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FOUNDATION PLAN - OPT 3-CAR GARAGE - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

2020 V1.0

GENERAL FOUNDATION NOTES:

- CONCRETE SLAB ON GRADE SHALL BE MINIMUM 3 1/2" THICK AND HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI UNO.
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- MASONRY STEMWALL AND MONOLITHIC FOOTINGS ARE INTERCHANGEABLE. SEE SHEET ST-2D FOR INTERCHANGEABLE STEMWALL & MONOLITHIC SECTIONS (DETAILS 1/2 & 5/7).
- 24" LONG #4 BAR IS TO BE INSTALLED AT ALL RE-ENTRANT CORNERS, SEE "RE-ENTRANT CORNER DETAIL" ON SHEET ST-2D.

FOUNDATION KEYNOTES: DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

A	8"x8" DEEP THICKENED EDGE w/ (1) #4 CONT	B	12" DEEP FTG UNDER BOX COLUMN, FTG TO BE PROJECTED MIN 6" AS SHOWN
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G	48"SQx24" DEEP FTG w/ (5) #4 EW, T&B	H	#5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1
J	• SOLID FILL CMU PIER, MATCHING CMU COLUMN SIZE ABOVE • PROVIDE MIN (1) #5 FULL-HEIGHT, VERTICAL REINFORCEMENT TO BEND 90° @ BOTTOM & TIE INTO FOOTING REINFORCEMENT • CMU PIER ON 20" DEEP FTG W/ #4 @ 8" O.C. EW, FTG TO BE PROJECTED MINIMUM 6" LARGER THAN PIER ON ALL SIDES		
K	MIN 24" LONG #4 OR #5 BAR SET AT MID-DEPTH OF SLAB, TYP ALL RE-ENTRANT CORNERS		

CONTROL JOINT (CJ) NOTES:

1. TIMING
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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.013894

DRAWN: ETC

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-2.8 (150C)

CMU/METAL CONNECTOR ENGINEERING

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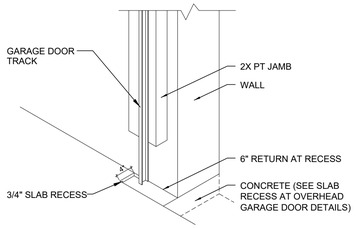
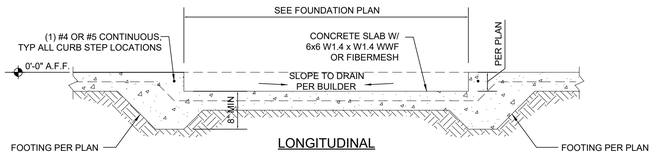
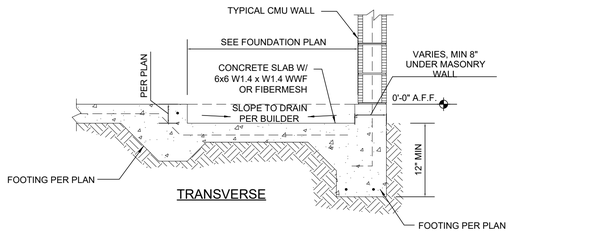


GARAGE SLAB RECESS AT OVERHEAD GARAGE DOOR DETAIL

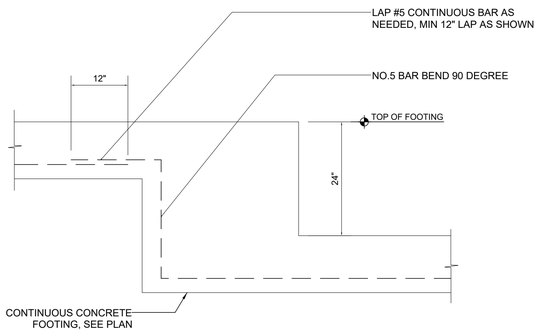


LONGITUDINAL

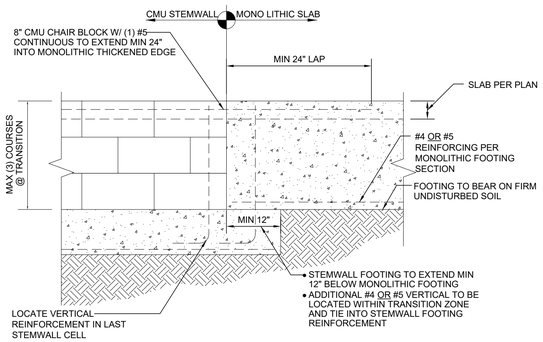


TRANSVERSE

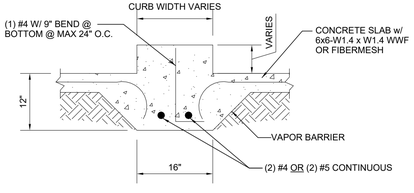
TYPICAL SHOWER RECESS DETAIL



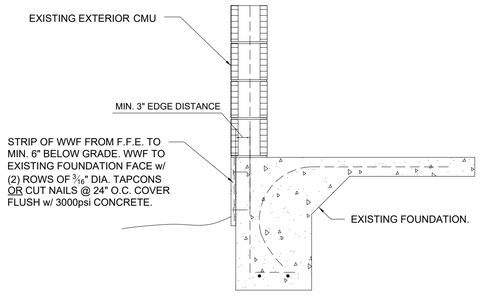
TYPICAL STEP IN FOOTING DETAIL



CMU STEMWALL TO MONOLITHIC TRANSITION DETAIL

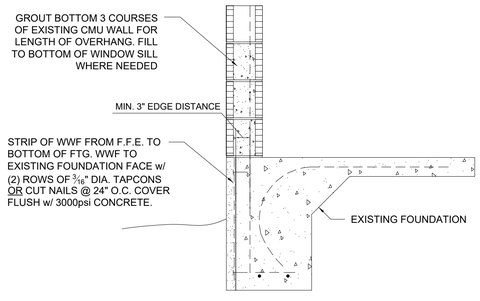


9 WALL CURB SECTION



8" CMU WALL OVERHANGS LESS THAN 1"

(THIS DETAIL IS A COSMETIC REPAIR AND IS RECOMMENDED BUT NOT REQUIRED)

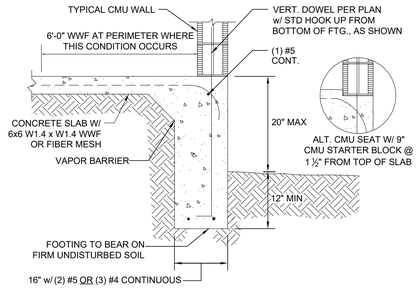


8" CMU WALL OVERHANGS 2.5" OR LESS

(THIS DETAIL IS A STRUCTURAL REPAIR AND IS REQUIRED)

NOTES:

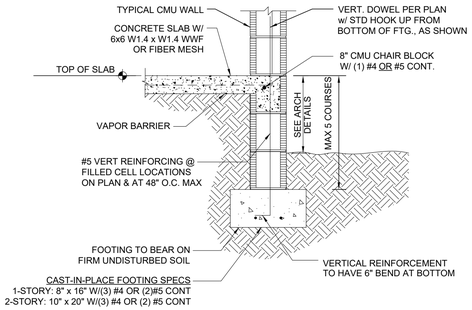
- IF EXISTING REBAR DOES NOT MEET 3" EDGE DISTANCE REQUIREMENT, REMOVE INSIDE FACE SHELL OF EXISTING CMU WALL AT ADJECENT CELL AND DRILL & EPOXY NEW FULL HT. VERTICAL #5 DOWEL W/ 12" EMBED INTO EXISTING FOUNDATION AND 4" EMBED INTO EXISTING BOND BEAM.
- IF MORE THAN (3) BARS DO NOT MEET THE REQUIRED 3" EDGE DISTANCE, CONTACT EOR.



1A MONOLITHIC FOOTING SECTION - 32" MAX DEPTH

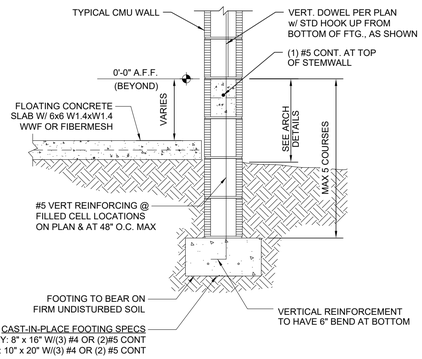
CONTACT EOR PRIOR TO CONSTRUCTION IF ANY OF THE FOLLOWING OCCUR:

- GROUND ADJACENT TO FTG SLOPES DOWN AND AWAY FROM STRUCTURE STEEPER THAN 1'-0" VERTICALLY PER 3'-0" HORIZONTALLY TO PREVENT EROSION OF SOIL.



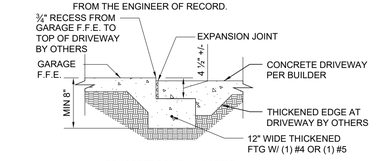
2 STEMWALL SECTION

- SPECIAL CARE SHOULD BE EXERCISED BY CONTRACTOR WHEN BACK FILLING BEHIND A STEM WALL, PARTICULARLY WHEN IT IS OVER 4 COURSES HIGH. SHOULD THIS CONDITION EXIST, RECOMMENDATIONS MAY BE OBTAINED FROM THE ENGINEER OF RECORD.

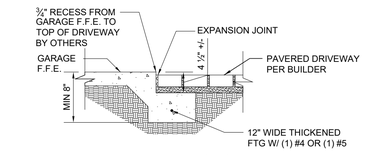


7 STEMWALL CURB SECTION

- SPECIAL CARE SHOULD BE EXERCISED BY CONTRACTOR WHEN BACK FILLING BEHIND A STEM WALL, PARTICULARLY WHEN IT IS OVER 4 COURSES HIGH. SHOULD THIS CONDITION EXIST, RECOMMENDATIONS MAY BE OBTAINED FROM THE ENGINEER OF RECORD.



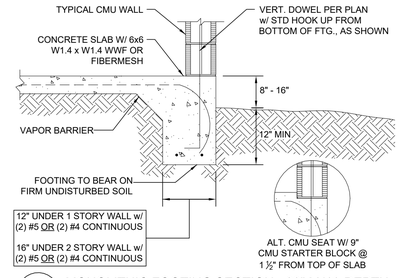
CONCRETE DRIVEWAY OPTION



PAVERED DRIVEWAY OPTION

8 GARAGE DOOR RECESS DETAIL

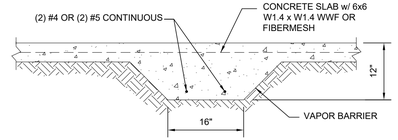
ONLY APPLICABLE AT GARAGE DOOR OPENING



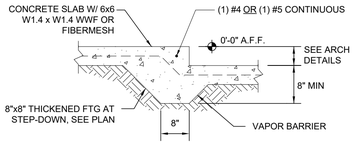
1 MONOLITHIC FOOTING SECTION - 28" MAX DEPTH

CONTACT EOR PRIOR TO CONSTRUCTION IF ANY OF THE FOLLOWING OCCUR:

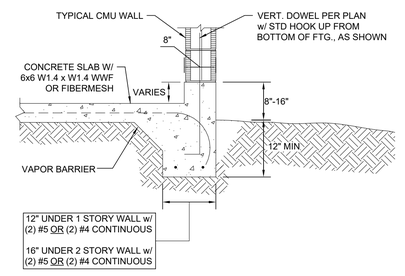
- GROUND ADJACENT TO FTG SLOPES DOWN AND AWAY FROM STRUCTURE STEEPER THAN 1'-0" VERTICALLY PER 3'-0" HORIZONTALLY TO PREVENT EROSION OF SOIL.



3 BEARING WALL FOOTING SECTION

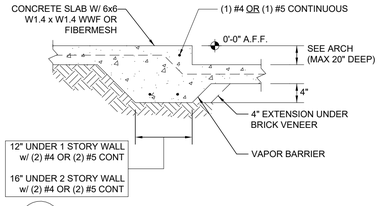


4 CURB STEP SECTION

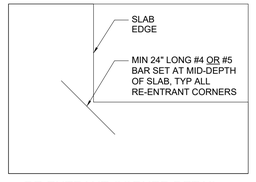


5 GARAGE EXT WALL CURB SECTION

CONTACT EOR PRIOR TO CONSTRUCTION IF ANY OF THE FOLLOWING OCCUR:
GROUND ADJACENT TO FTG SLOPES DOWN AND AWAY FROM STRUCTURE STEEPER THAN 1'-0" VERTICALLY PER 3'-0" HORIZONTALLY TO PREVENT EROSION OF SOIL.



6 BEARING CURB STEP SECTION



RE-ENTRANT CORNER DETAIL
(RECOMMENDED)
PLAN VIEW, DETAIL TYPICAL @ ALL RE-ENTRANT CORNERS

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0
TM CMU-WD
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ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.013894
DRAWN: ETC
CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-2.D

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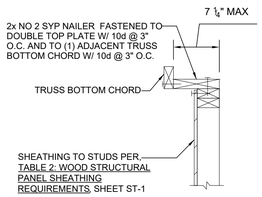
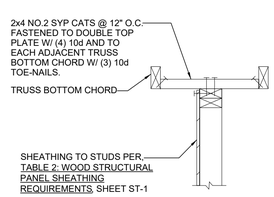
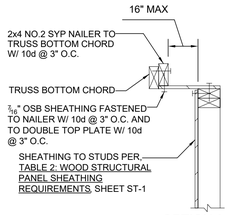


OPTION 1



OPTION 2



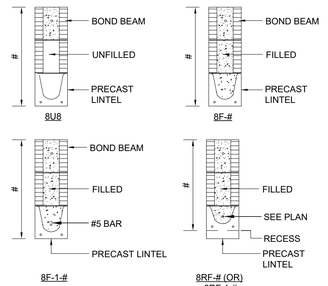
OPTION 3

INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
2. THIS INTERIOR SHEARWALL DETAIL IS INTENDED FOR USE IN AREAS WHERE THE SHEARWALL RUNS PARALLEL TO THE TRUSSES. THIS IS A PREFERRED ALTERNATIVE TO FRAMING ABOVE THE PLATE LINE TO THE ROOF DECK.

LINTEL SCHEDULE

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F-1-36	LENGTH PER PLAN
L-2	8F-16	LENGTH PER PLAN
L-3	8U8	LENGTH PER PLAN
L-4	8F-1-16	LENGTH PER PLAN



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

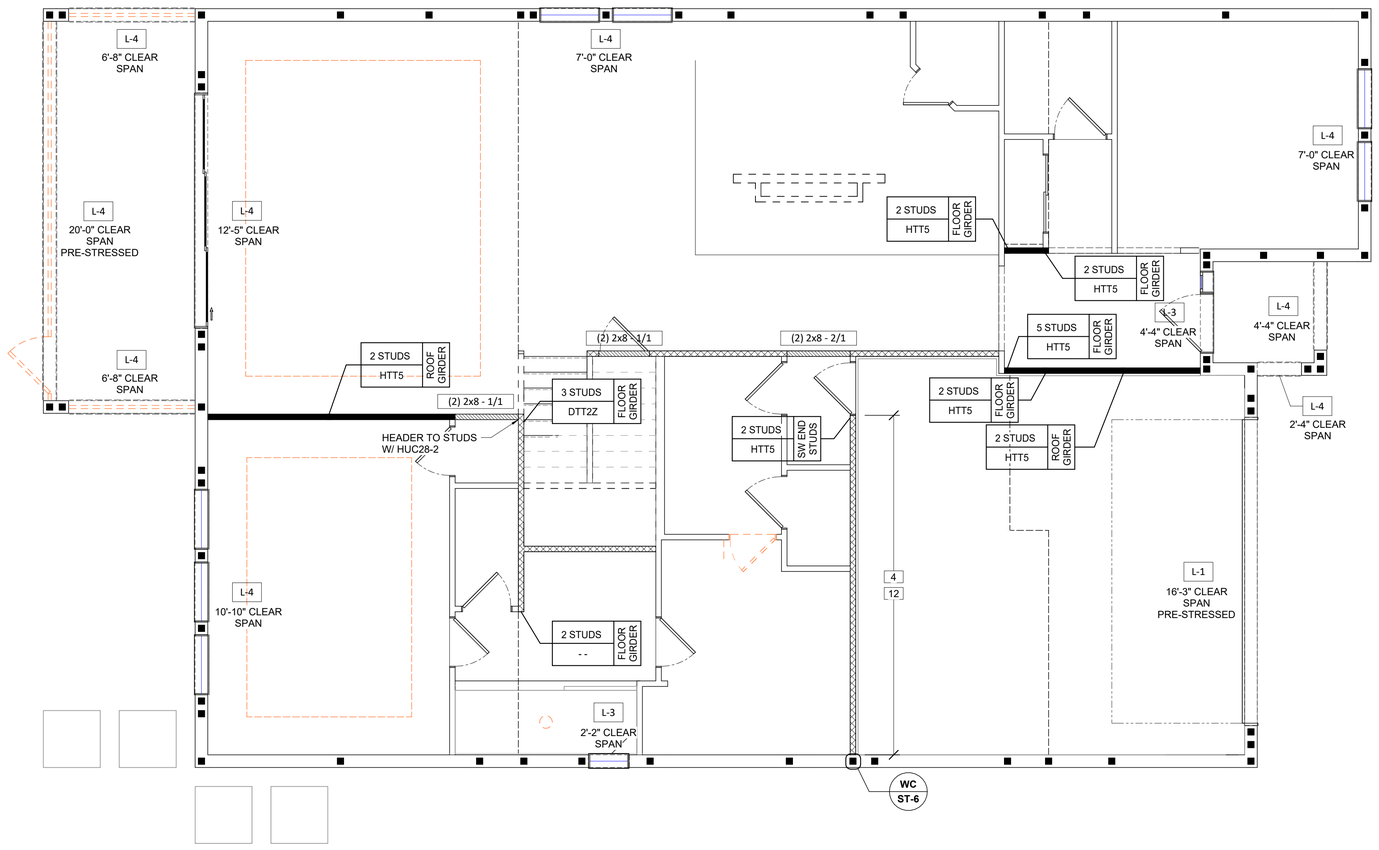
- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMPSON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
13. ANCHOR STRAPS DIRECTLY TO GIRDER/FLOOR TRUSS END VERTICALS BELOW



LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¼" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

2 STUDS / STRAP | TRUSS GIRDER

- NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
- ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN

BOTTOM OF STUD COLUMN CONNECTION
- 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
- 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

1 MSTA24 / 1 DTT2Z
- NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
- TYPE OF STRAP CONNECTING HEADER TO JACK STUD
- KING/JACK GROUP BOTTOM CONNECTION
  - 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
  - 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
- NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #
- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2
- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- DEPTH OF LOAD-BEARING #2 SYP HEADER
- NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ½" LSL- 1 / 2
- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
- DEPTH OF LOAD-BEARING EWP HEADER
- NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

1st LEVEL STRUCTURAL PLAN - TRADITIONAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

CMU/METAL CONNECTOR ENGINEERING

2021 V1.0-CMU

2024 V1.0-TM CMU

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APEX

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taylor morrison

ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.013894**

DRAWN: **ETC**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-3 (150C)

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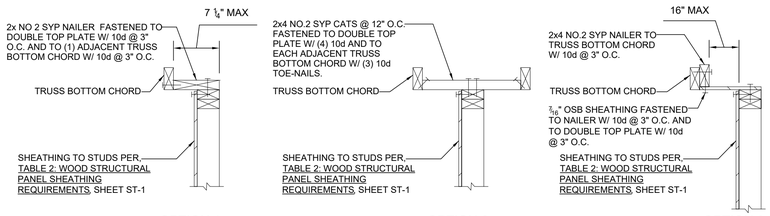

OPTION 1 OPTION 2 OPTION 3

INTERIOR SHEARWALL DETAIL

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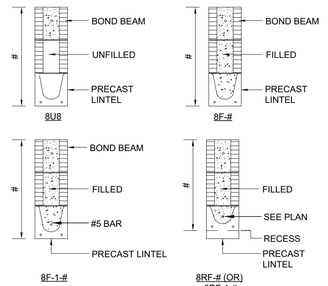

PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
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RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
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GENERAL MASONRY NOTES DC1

2021 V1.0-CMU

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- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

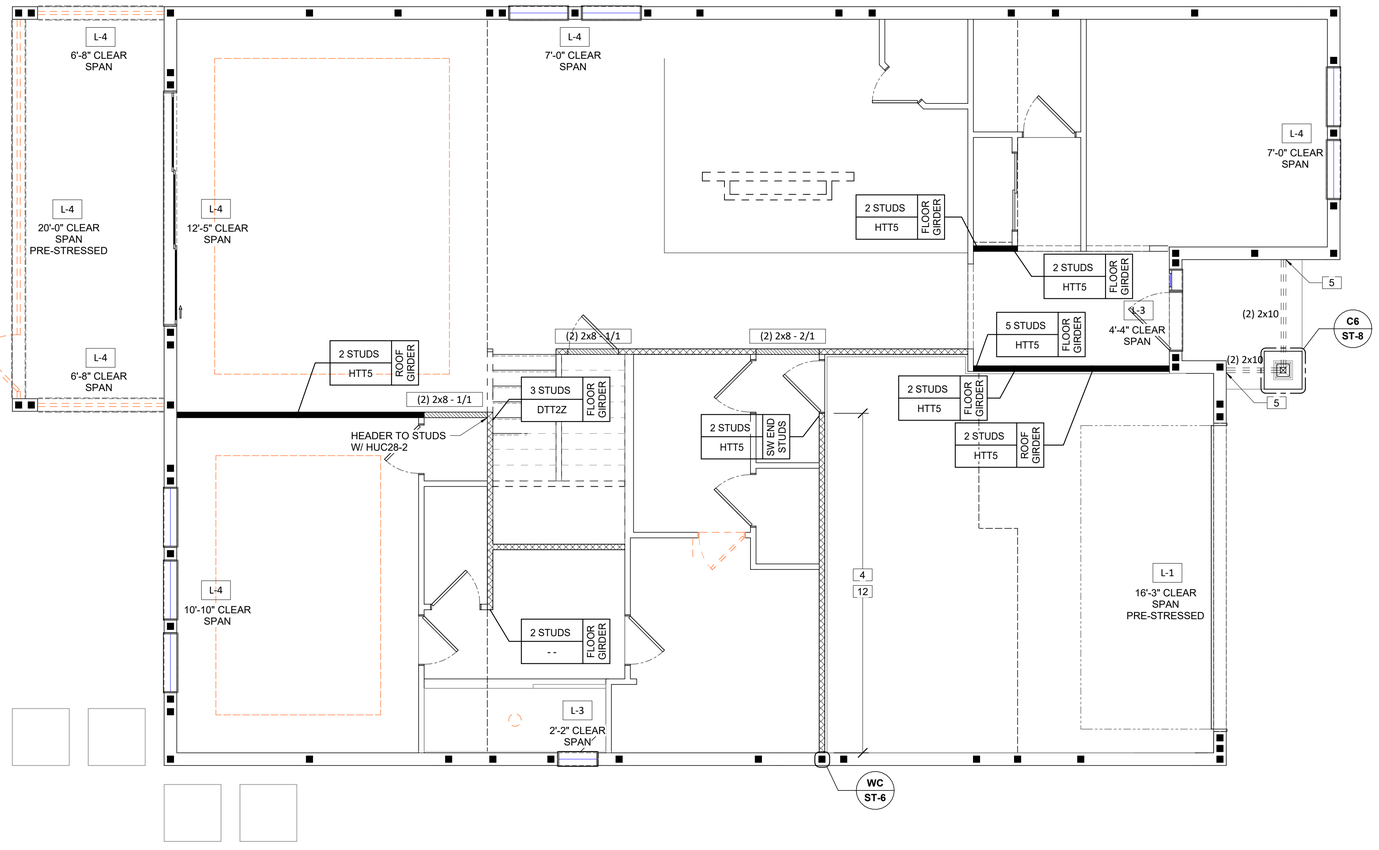
FRAMING KEY NOTES (CMU) DC1

2024 V1.0-TM CMU

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMPSON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
13. ANCHOR STRAPS DIRECTLY TO GIRDER/FLOOR TRUSS END VERTICALS BELOW



LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¼" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

2 STUDS / STRAP — TRUSS GIRDER

NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.

ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN

BOTTOM OF STUD COLUMN CONNECTION
- 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
- 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

1 MSTA24 / 1 DTT2Z

NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD

TYPE OF STRAP CONNECTING HEADER TO JACK STUD

KING/JACK GROUP BOTTOM CONNECTION
- 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
- 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #

NUMBER OF KING STUDS EACH SIDE OF OPENING

HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2

NUMBER OF KING STUDS EACH SIDE OF OPENING

NUMBER OF JACK STUDS EACH SIDE OF OPENING

DEPTH OF LOAD-BEARING #2 SYP HEADER

NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ½" LSL- 1 / 2

NUMBER OF KING STUDS EACH SIDE OF OPENING

NUMBER OF JACK STUDS EACH SIDE OF OPENING

HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)

DEPTH OF LOAD-BEARING EWP HEADER

NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

1st LEVEL STRUCTURAL PLAN - CRAFTSMAN A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

CMU/METAL CONNECTOR ENGINEERING

APEX

tds true design studios

9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

taylor morrison

ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.013894

DRAWN: ETC

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-3.2 (150C)

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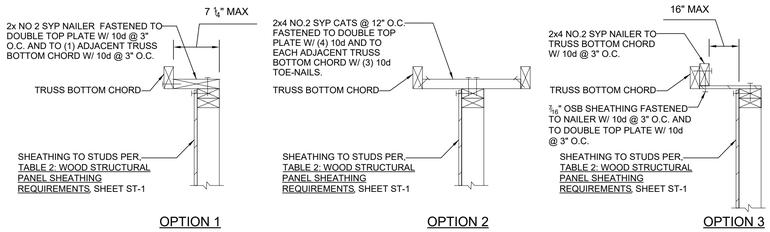


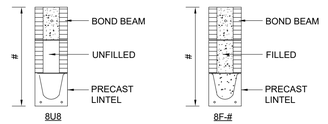
OPTION 1 OPTION 2 OPTION 3

INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
2. THIS INTERIOR SHEARWALL DETAIL IS INTENDED FOR USE IN AREAS WHERE THE SHEARWALL RUNS PARALLEL TO THE TRUSSES. THIS IS A PREFERRED ALTERNATIVE TO FRAMING ABOVE THE PLATE LINE TO THE ROOF DECK.

LINTEL SCHEDULE

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F-1-36	LENGTH PER PLAN
L-2	8F-16	LENGTH PER PLAN
L-3	8U8	LENGTH PER PLAN
L-4	8F-1-16	LENGTH PER PLAN



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

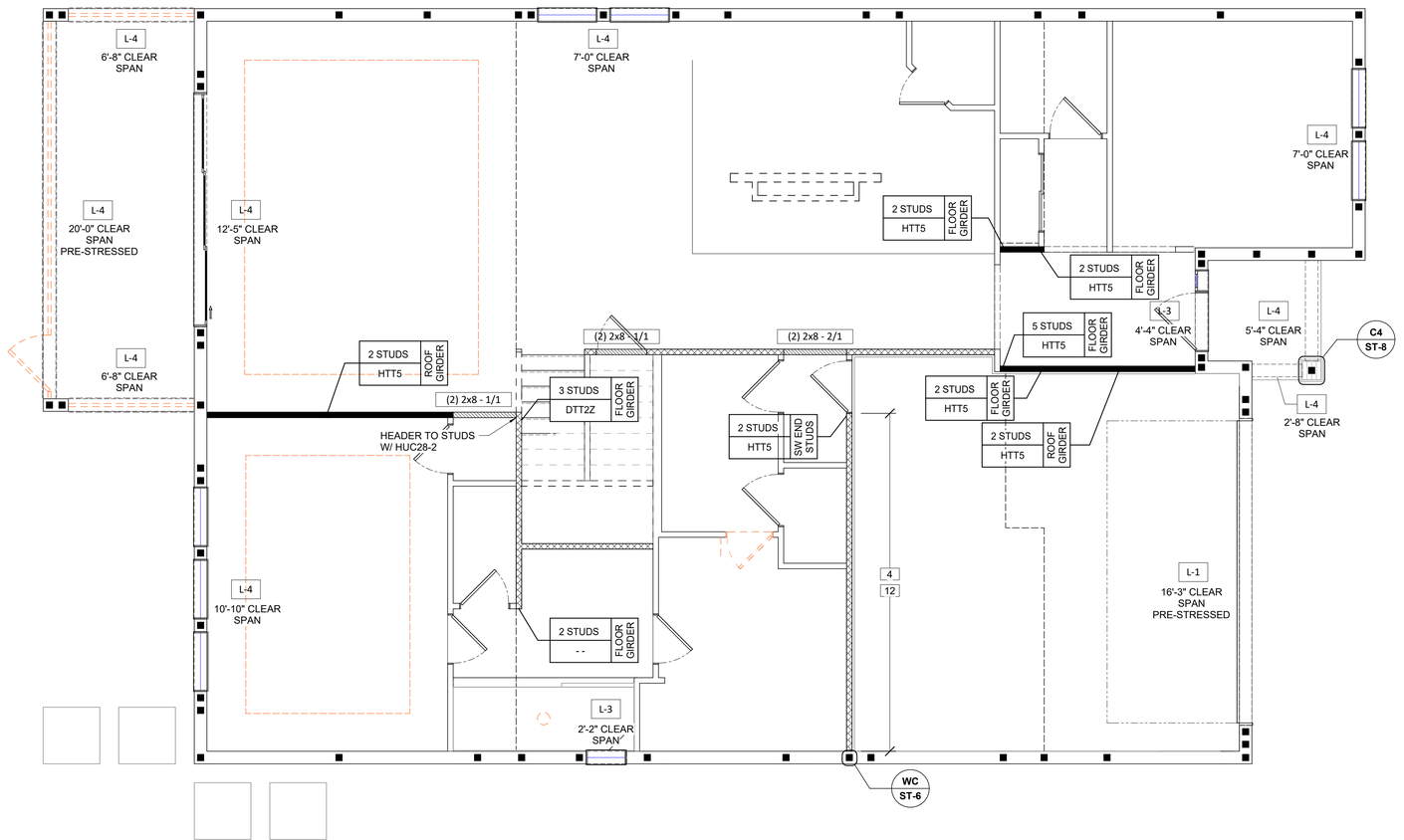
- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMPSON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
13. ANCHOR STRAPS DIRECTLY TO GIRDER/FLOOR TRUSS END VERTICALS BELOW



LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¼" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

2 STUDS / STRAP | TRUSS GIRDER

- NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
- ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN

BOTTOM OF STUD COLUMN CONNECTION
- 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
- 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

1 MSTA24 / 1 DTT2Z
- NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
- TYPE OF STRAP CONNECTING HEADER TO JACK STUD
- KING/JACK GROUP BOTTOM CONNECTION
  - 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
  - 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
- NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #
- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2
- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- DEPTH OF LOAD-BEARING #2 SYP HEADER
- NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ½" LSL- 1 / 2
- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
- DEPTH OF LOAD-BEARING EWP HEADER
- NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

1st LEVEL STRUCTURAL PLAN - COASTAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

CMU/METAL CONNECTOR ENGINEERING

2021 V1.0-CMU

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.013894**

DRAWN: **ETC**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-3.4 (150C)

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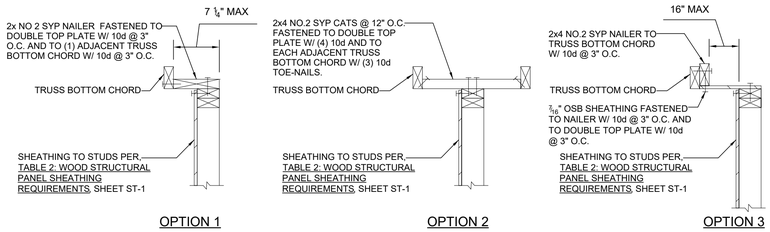

OPTION 1 OPTION 2 OPTION 3

INTERIOR SHEARWALL DETAIL

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LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
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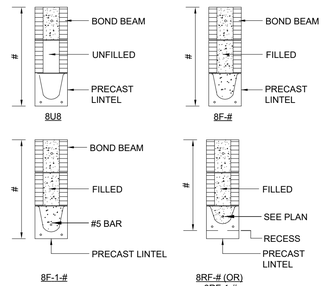
L-3	8U8	LENGTH PER PLAN
L-4	8F-1-16	LENGTH PER PLAN



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

GENERAL MASONRY NOTES DC1

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MASONRY LEGEND

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FRAMING KEY NOTES (CMU) DC1

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   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
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   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
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   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMPSON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
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11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
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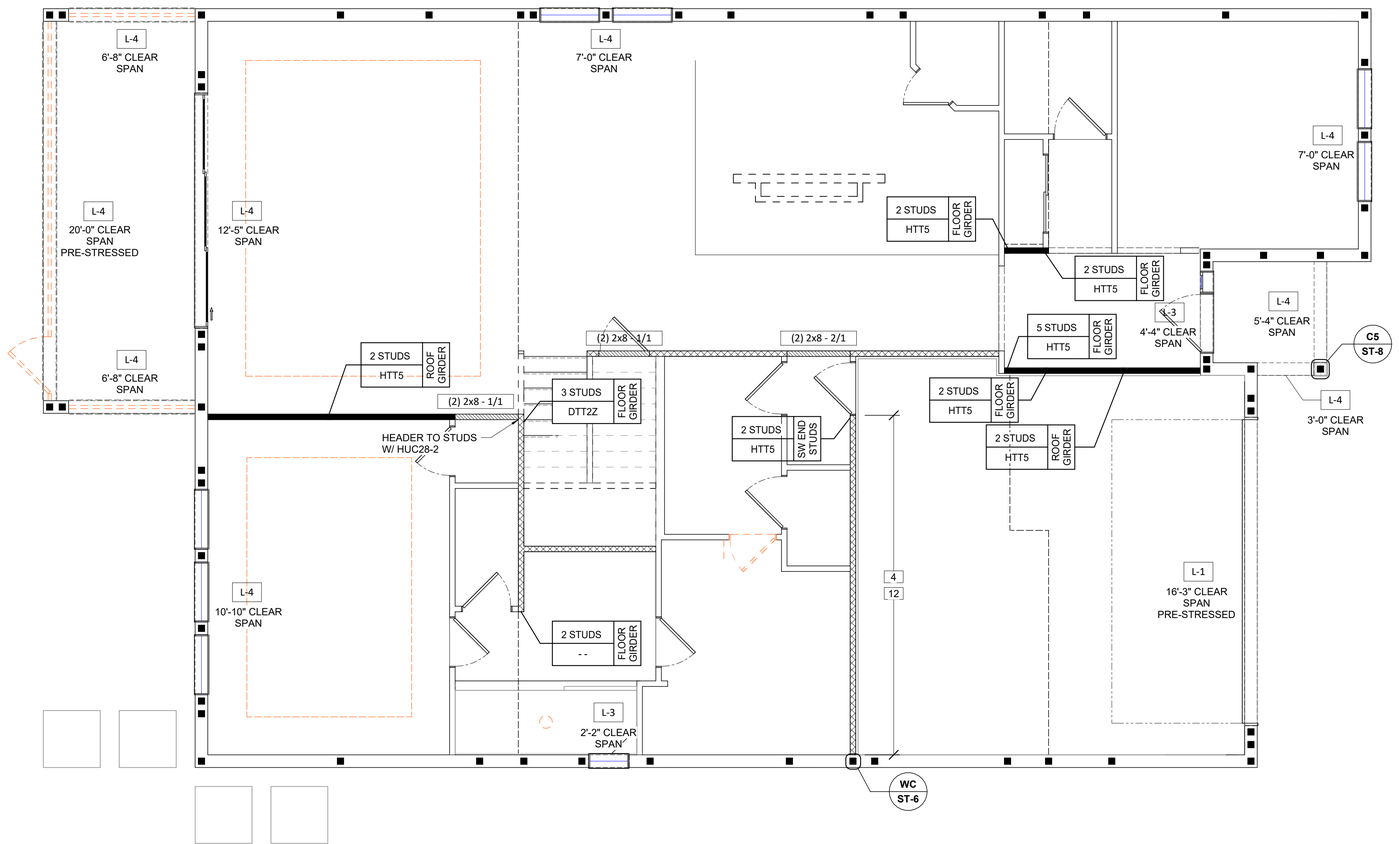
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
13. ANCHOR STRAPS DIRECTLY TO GIRDER/FLOOR TRUSS END VERTICALS BELOW



LEGEND

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- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

2 STUDS / STRAP | TRUSS GIRDER

- NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
- ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN

BOTTOM OF STUD COLUMN CONNECTION
- 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
- 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

1 MSTA24 / 1 DTT2Z
- NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
- TYPE OF STRAP CONNECTING HEADER TO JACK STUD
- KING/JACK GROUP BOTTOM CONNECTION
  - 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
  - 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
- NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #
- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2
- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- DEPTH OF LOAD-BEARING #2 SYP HEADER
- NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ½" LSL- 1 / 2
- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
- DEPTH OF LOAD-BEARING EWP HEADER
- NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

1st LEVEL STRUCTURAL PLAN - FARMHOUSE A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

CMU/METAL CONNECTOR ENGINEERING

2021 V1.0-CMU

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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904.821.5200
taylor morrison

ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.013894**

DRAWN: **ETC**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-3.6 (150C)

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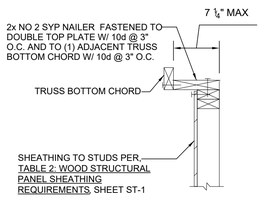
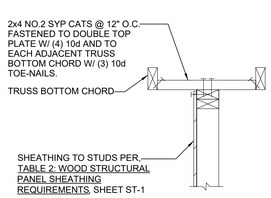


OPTION 1



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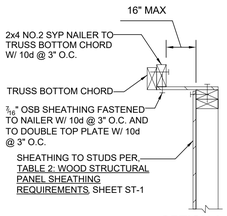
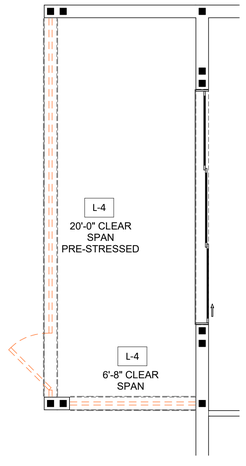


OPTION 3

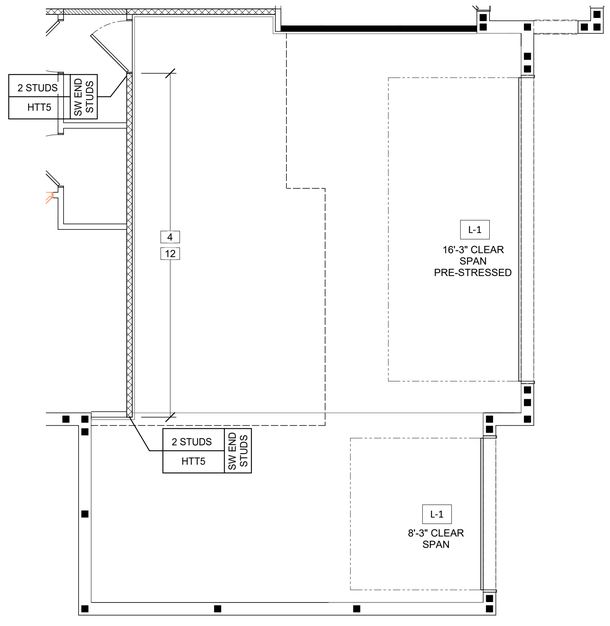
INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
2. THIS INTERIOR SHEARWALL DETAIL IS INTENDED FOR USE IN AREAS WHERE THE SHEARWALL RUNS PARALLEL TO THE TRUSSES. THIS IS A PREFERRED ALTERNATIVE TO FRAMING ABOVE THE PLATE LINE TO THE ROOF DECK.



1st LEVEL STRUCTURAL PLAN - OPT OUTDOOR KITCHEN (SIM W/ ROUGH-IN) - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

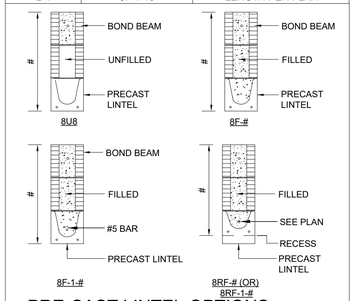


1st LEVEL STRUCTURAL PLAN - OPT 3-CAR GARAGE - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

LINTEL SCHEDULE

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F-1-36	LENGTH PER PLAN
L-2	8F-16	LENGTH PER PLAN
L-3	8U8	LENGTH PER PLAN
L-4	8F-1-16	LENGTH PER PLAN



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT = HEIGHT OF DOWEL = HEIGHT OF COLUMN

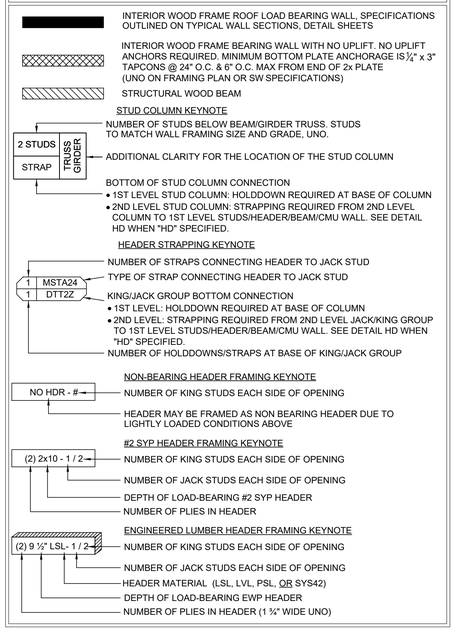
FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMSPON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
13. ANCHOR STRAPS DIRECTLY TO GIRDER/FLOOR TRUSS END VERTICALS BELOW

LEGEND



CMU/METAL CONNECTOR ENGINEERING

2021 V1.0-CMU

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.013894

DRAWN: ETC

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-3.8 (150C)

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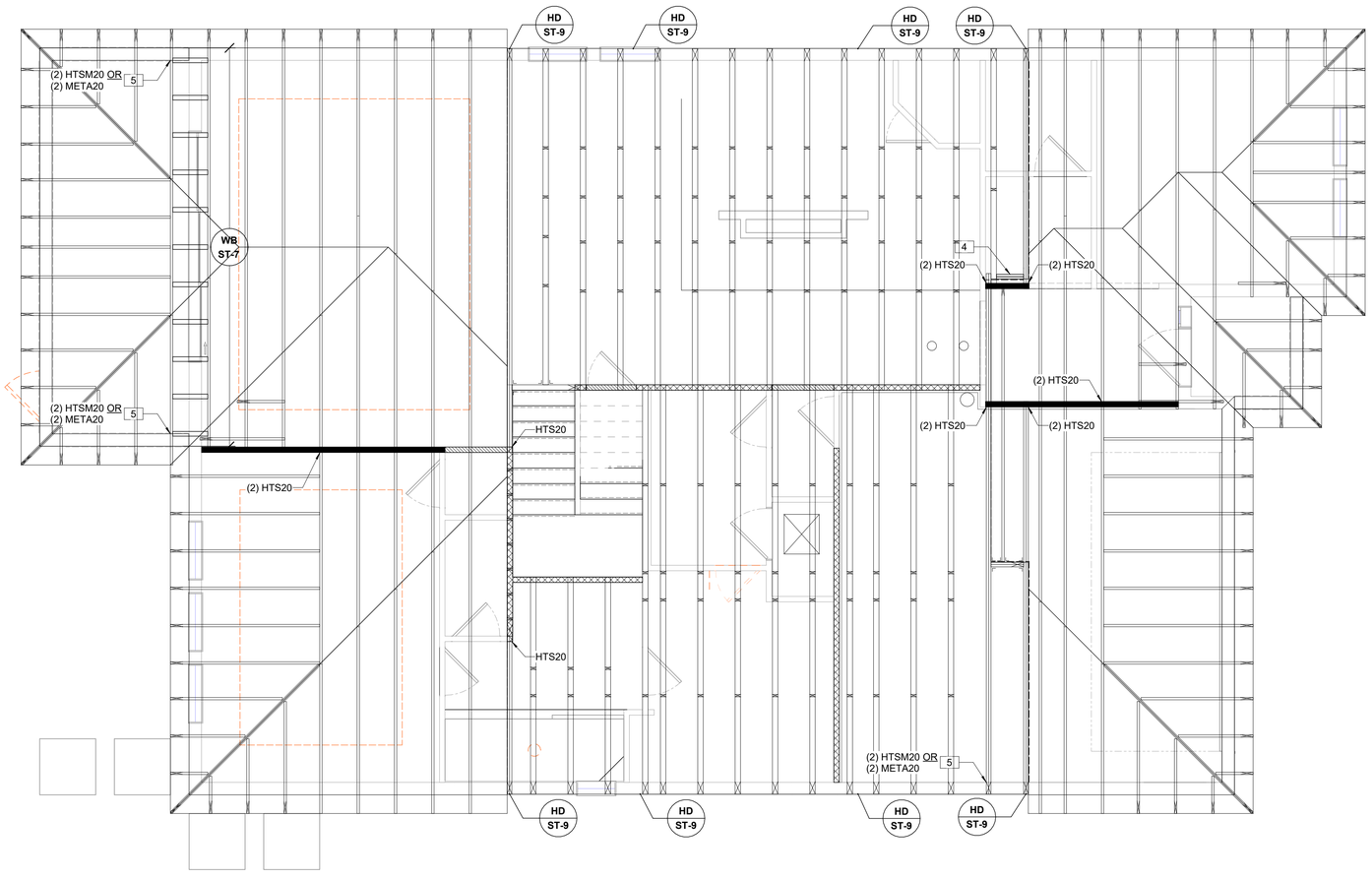

1st LEVEL FRAMING PLAN - TRADITIONAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING), OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS ¼" Ø @ 24" O.C. STAGGERED
PT 2x8.....(2) ROWS ¼" Ø @ 16" O.C. STAGGERED
PT 2x10.....(2) ROWS ¼" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS ¼" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSSOR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPSOR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

E.O.R. HAS REVIEWED AND APPROVED COMPONENT DESIGN REFERENCES LISTED BELOW FOR CONFORMITY WITH THE DESIGN CRITERIA OF THIS PLAN SET. APPROVAL IS ONLY FOR CONFORMANCE WITH DESIGN CONCEPT AND DOES NOT RELIEVE THE DELEGATED ENGINEER OF THE RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE SHOP DRAWINGS.

- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS: # XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.013894**

DRAWN: **ETC**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-3A (150C)

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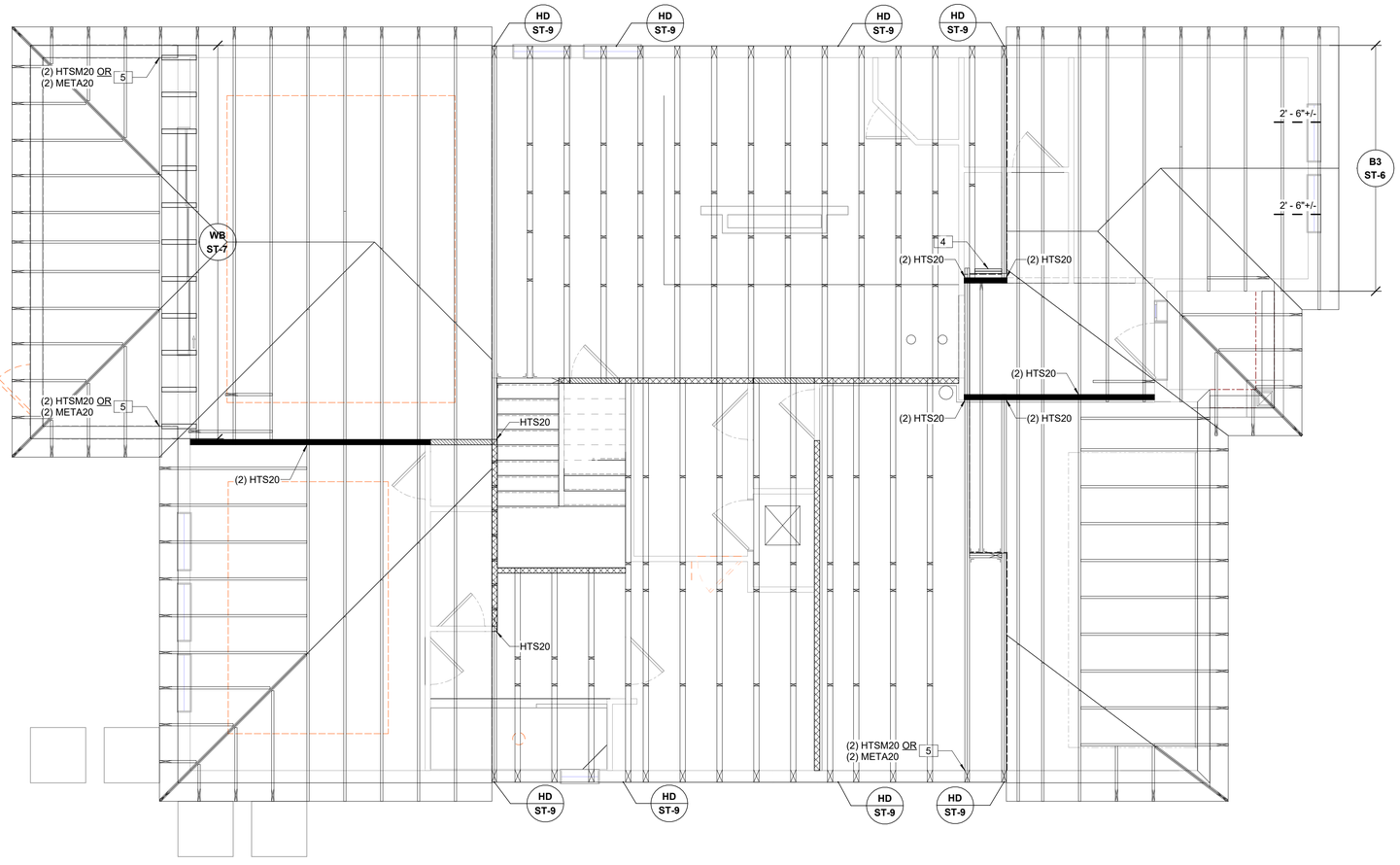

1st LEVEL FRAMING PLAN - CRAFTSMAN A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING), OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS ¼" Ø @ 24" O.C. STAGGERED
PT 2x8.....(2) ROWS ¼" Ø @ 16" O.C. STAGGERED
PT 2x10.....(2) ROWS ¼" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS ¼" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSSOR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPSOR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

E.O.R. HAS REVIEWED AND APPROVED COMPONENT DESIGN REFERENCES LISTED BELOW FOR CONFORMITY WITH THE DESIGN CRITERIA OF THIS PLAN SET. APPROVAL IS ONLY FOR CONFORMANCE WITH DESIGN CONCEPT AND DOES NOT RELIEVE THE DELEGATED ENGINEER OF THE RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE SHOP DRAWINGS.

- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS: # XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

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904.821.5200

taylor morrison

ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.013894**

DRAWN: **ETC**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-3A.2 (150C)

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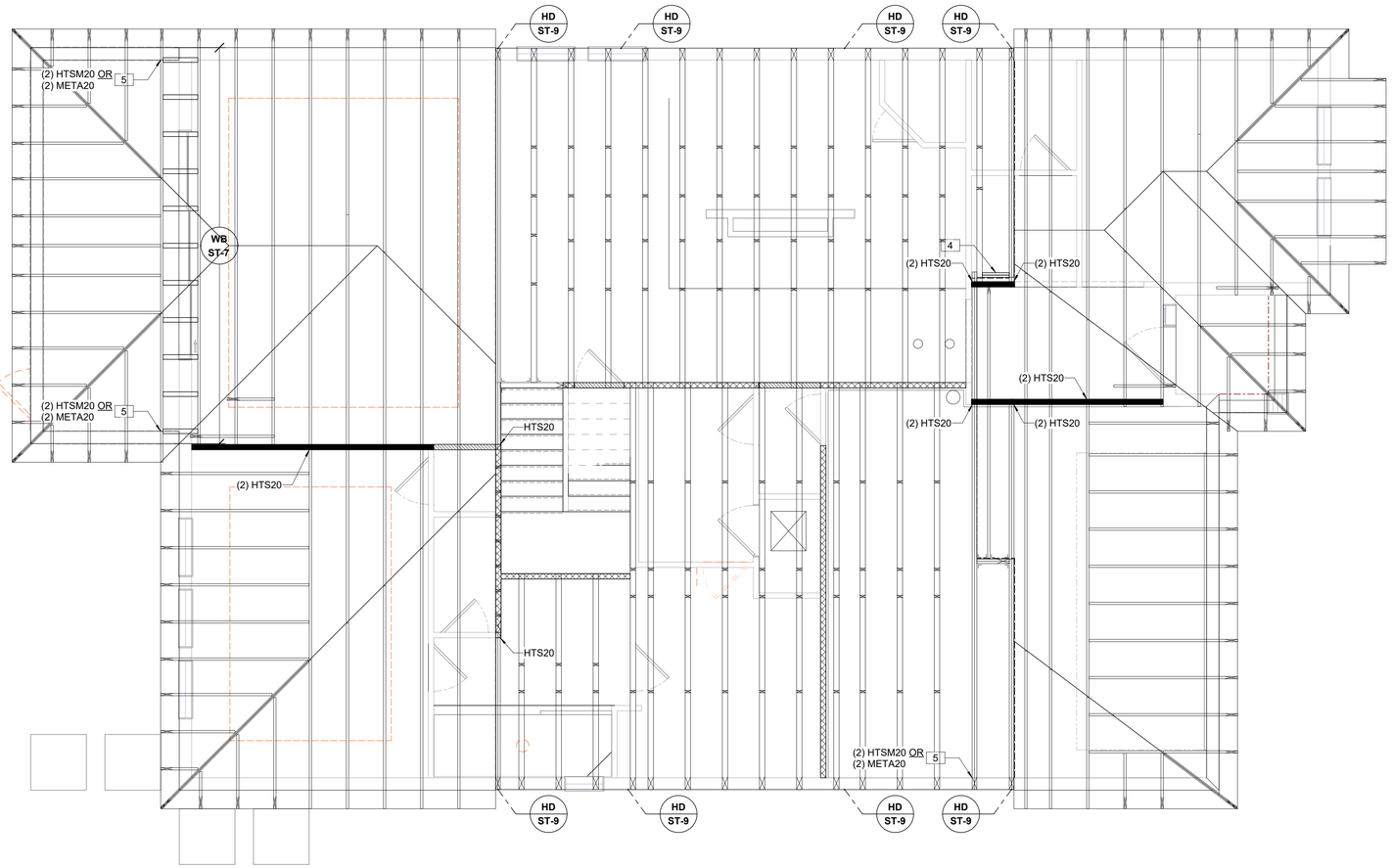

1st LEVEL FRAMING PLAN - COASTAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING), OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS ¼" Ø @ 24" O.C. STAGGERED
PT 2x8.....(2) ROWS ¼" Ø @ 16" O.C. STAGGERED
PT 2x10.....(2) ROWS ¼" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS ¼" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSSOR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPSOR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

E.O.R. HAS REVIEWED AND APPROVED COMPONENT DESIGN REFERENCES LISTED BELOW FOR CONFORMITY WITH THE DESIGN CRITERIA OF THIS PLAN SET. APPROVAL IS ONLY FOR CONFORMANCE WITH DESIGN CONCEPT AND DOES NOT RELIEVE THE DELEGATED ENGINEER OF THE RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE SHOP DRAWINGS.

- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS: # XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.013894**

DRAWN: **ETC**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-3A.4 (150C)

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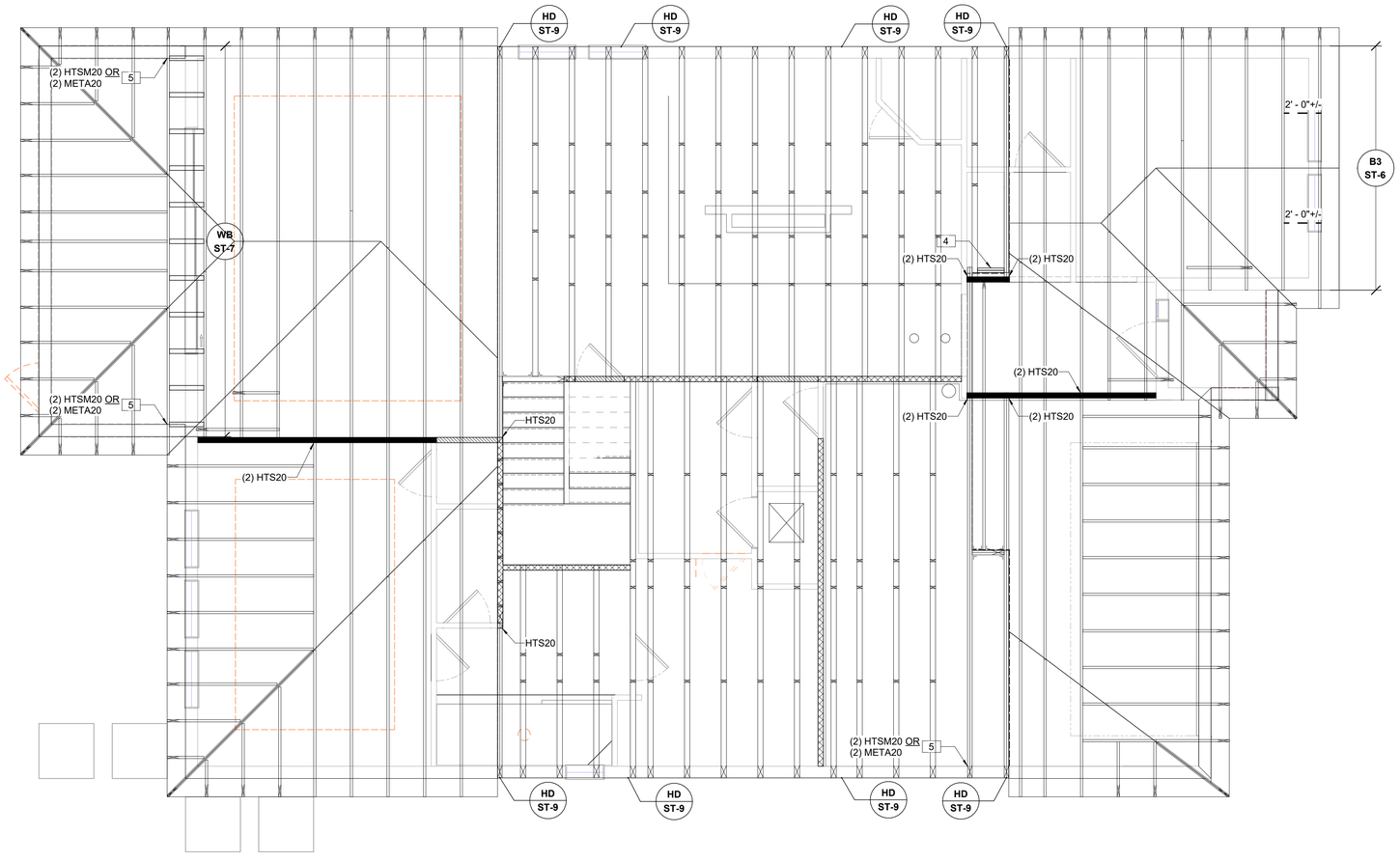

1st LEVEL FRAMING PLAN - FARMHOUSE A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING), OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
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2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS ¼" Ø @ 24" O.C. STAGGERED
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PT 2x10.....(2) ROWS ¼" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS ¼" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
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4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
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5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSSOR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPSOR (1) HM9 AT EACH TRUSS
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12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
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- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS: # XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.013894

DRAWN: ETC

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-3A.6
(150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7947

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION. SEE SHEET ST-5.
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OVERFRAMING NOTES

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RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
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20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

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   2x10.....(8) 12d COMMON
   2x12.....(10) 12d COMMON

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   PT 2x8.....(2) ROWS ¼" Ø @ 16" O.C. STAGGERED
   PT 2x10.....(2) ROWS ¼" Ø @ 8" O.C. STAGGERED
   PT 2x12.....(2) ROWS ¼" Ø @ 6" O.C. STAGGERED

   FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):
   2x6.....(3) 16d COMMON
   2x8.....(5) 16d COMMON
   2x10.....(7) 16d COMMON
   2x12.....(9) 16d COMMON

   FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):
   PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSS OR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPS OR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

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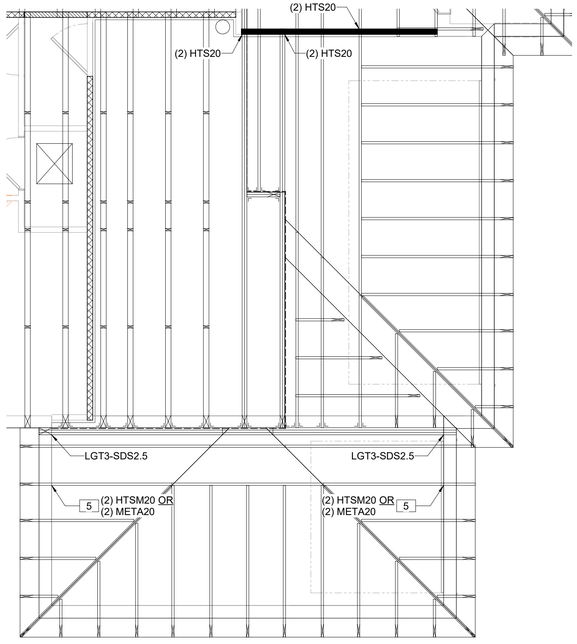
- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS: # XXXXXX, DATED XX-XX-XXXX



1st LEVEL FRAMING PLAN - OPT 3-CAR GARAGE - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.013894

DRAWN: ETC

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-3A.8 (150C)

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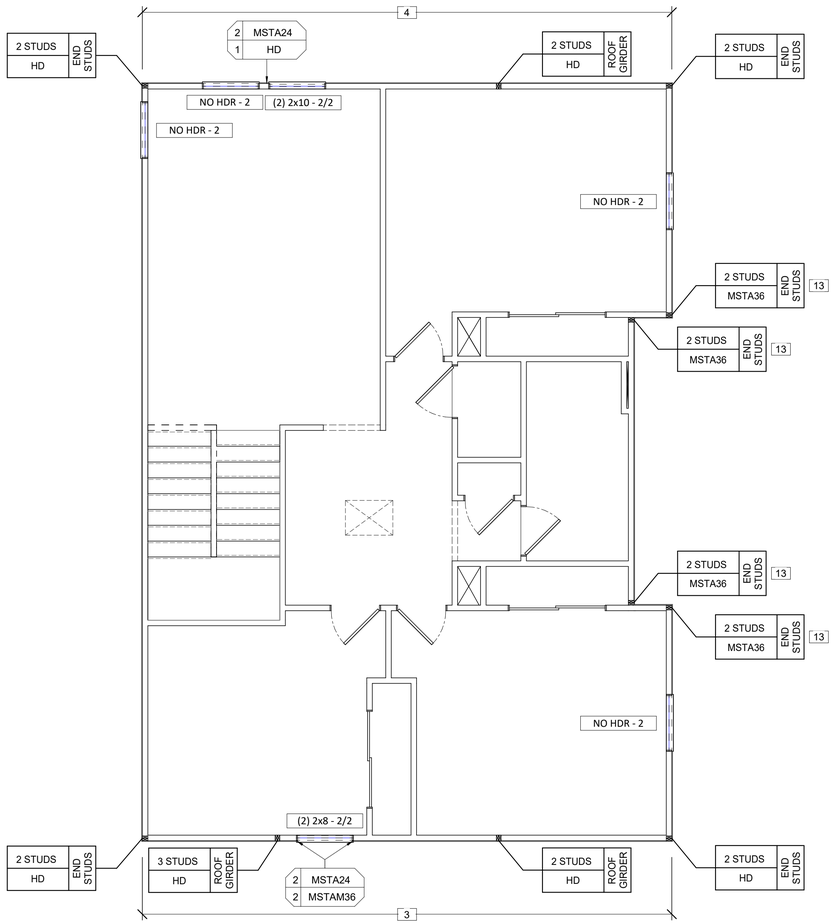


2nd LEVEL STRUCTURAL PLAN - TRADITONAL A & B - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

GENERAL MASONRY NOTES DC1

2021 V1.0-CMU

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

2024 V1.0-TM CMU

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMSPON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
13. ANCHOR STRAPS DIRECTLY TO GIRDER/FLOOR TRUSS END VERTICALS BELOW

LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL. SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¼" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

2 STUDS / STRAP / TRUSS GIRDER

- NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
- ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN
- BOTTOM OF STUD COLUMN CONNECTION
  • 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
  • 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

1 / 1 MSTA24 / DTT2Z

- NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
- TYPE OF STRAP CONNECTING HEADER TO JACK STUD
- KING/JACK GROUP BOTTOM CONNECTION
  • 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
  • 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
- NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- DEPTH OF LOAD-BEARING #2 SYP HEADER
- NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ½" LSL- 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
- DEPTH OF LOAD-BEARING EWP HEADER
- NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

CMU/METAL CONNECTOR ENGINEERING

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.013894**

DRAWN: **ETC**

CHECKED: **DB**

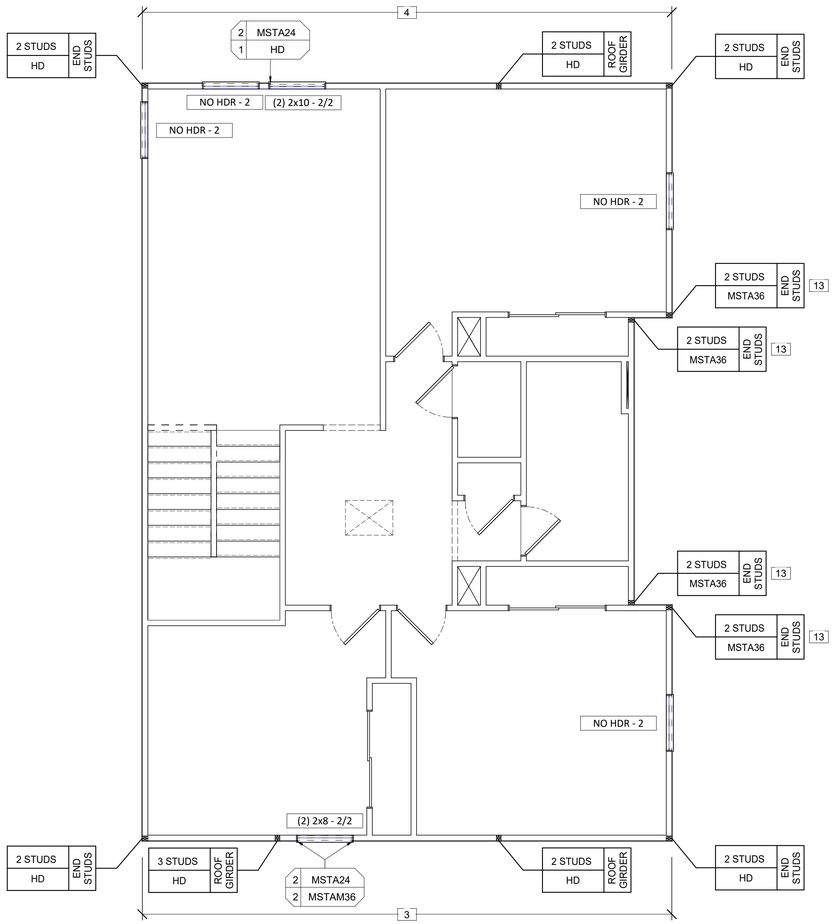
07-02-2025

REVISIONS:

No.	Description	Date

ST-4 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



2nd LEVEL STRUCTURAL PLAN - CRAFTSMAN A & B - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

GENERAL MASONRY NOTES DC1

2021 V1.0-CMU

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

2024 V1.0-TM CMU

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMSPON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
13. ANCHOR STRAPS DIRECTLY TO GIRDER/FLOOR TRUSS END VERTICALS BELOW

LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL. SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¼" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

2 STUDS / STRAP / TRUSS GIRDER

- NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
- ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN
- BOTTOM OF STUD COLUMN CONNECTION
  • 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
  • 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

1 MSTA24 / 1 DTT2Z

- NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
- TYPE OF STRAP CONNECTING HEADER TO JACK STUD
- KING/JACK GROUP BOTTOM CONNECTION
  • 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
  • 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
- NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- DEPTH OF LOAD-BEARING #2 SYP HEADER
- NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ½" LSL- 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
- DEPTH OF LOAD-BEARING EWP HEADER
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CMU/METAL CONNECTOR ENGINEERING

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.013894**

DRAWN: **ETC**

CHECKED: **DB**

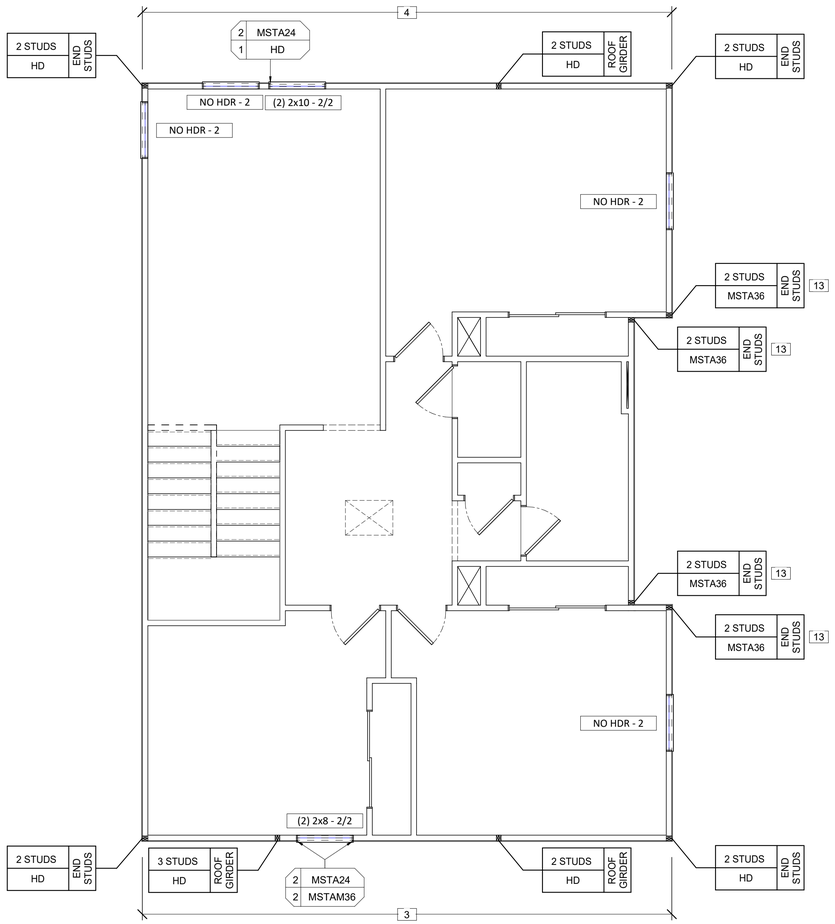
07-02-2025

REVISIONS:

No.	Description	Date

ST-4.1 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



2nd LEVEL STRUCTURAL PLAN - COASTAL A & B - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMSPON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
13. ANCHOR STRAPS DIRECTLY TO GIRDER/FLOOR TRUSS END VERTICALS BELOW

LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL. SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¼" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

2 STUDS / STRAP | TRUSS GIRDER

- NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
- ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN
- BOTTOM OF STUD COLUMN CONNECTION
  • 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
  • 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

1 MSTA24 / 1 DTT2Z

- NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
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- NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- DEPTH OF LOAD-BEARING #2 SYP HEADER
- NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ½" LSL- 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
- DEPTH OF LOAD-BEARING EWP HEADER
- NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

CMU/METAL CONNECTOR ENGINEERING

2021 V1.0-CMU

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.013894**

DRAWN: **ETC**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-4.2 (150C)

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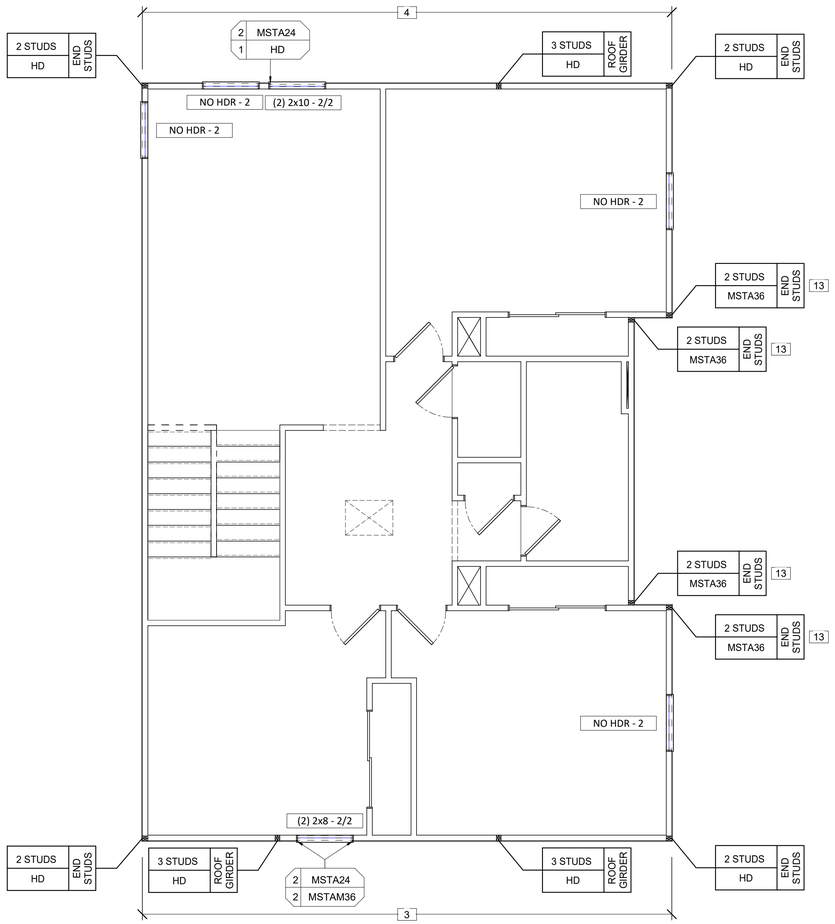

2nd LEVEL STRUCTURAL PLAN - FARMHOUSE A & B - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
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FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
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3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
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   • FASTEN BOTTOM PLATE TO:
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11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
13. ANCHOR STRAPS DIRECTLY TO GIRDER/FLOOR TRUSS END VERTICALS BELOW

LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL. SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¼" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
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STUD COLUMN KEYNOTE

2 STUDS / STRAP | TRUSS GIRDER

- NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
- ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN
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- NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- DEPTH OF LOAD-BEARING #2 SYP HEADER
- NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ½" LSL- 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
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- DEPTH OF LOAD-BEARING EWP HEADER
- NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

CMU/METAL CONNECTOR ENGINEERING

2021 V1.0-CMU

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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904.821.5200

taylor morrison

ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.013894**

DRAWN: **ETC**

CHECKED: **DB**

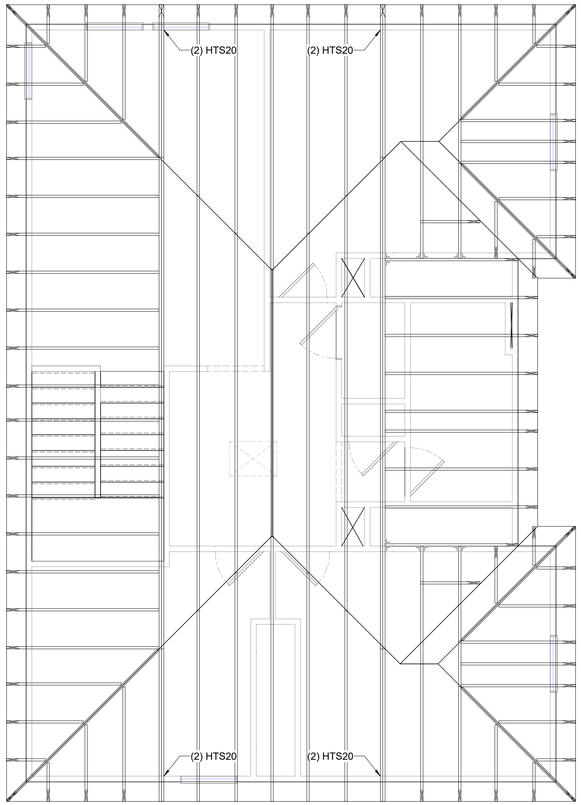
07-02-2025

REVISIONS:

No.	Description	Date

ST-4.3 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



2nd LEVEL FRAMING PLAN - TRADTIONAL A & B - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING), OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS ¼" Ø @ 24" O.C. STAGGERED
PT 2x8.....(2) ROWS ¼" Ø @ 16" O.C. STAGGERED
PT 2x10.....(2) ROWS ¼" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS ¼" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSS OR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPS OR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

E.O.R. HAS REVIEWED AND APPROVED COMPONENT DESIGN REFERENCES LISTED BELOW FOR CONFORMITY WITH THE DESIGN CRITERIA OF THIS PLAN SET. APPROVAL IS ONLY FOR CONFORMANCE WITH DESIGN CONCEPT AND DOES NOT RELIEVE THE DELEGATED ENGINEER OF THE RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE SHOP DRAWINGS.

- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS: # XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.013894**

DRAWN: **ETC**

CHECKED: **DB**

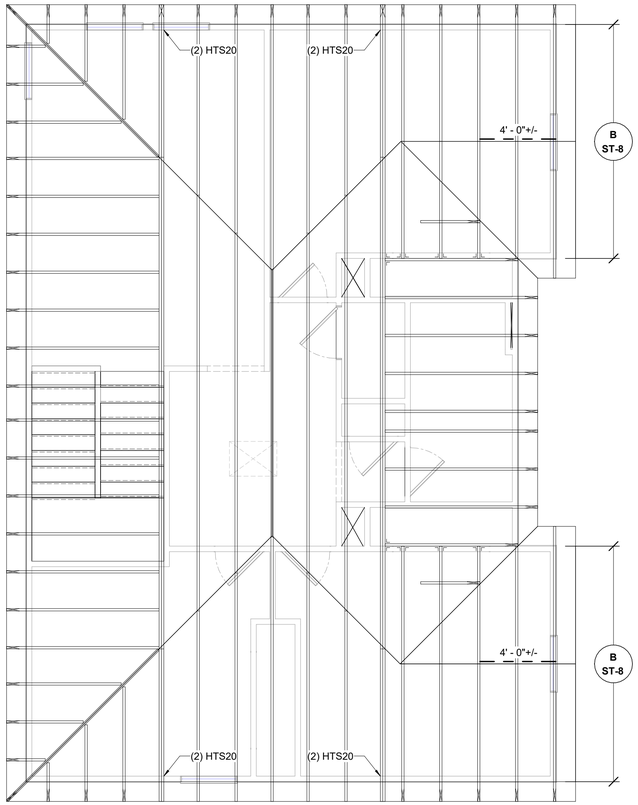
07-02-2025

REVISIONS:

No.	Description	Date

ST-4A (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



2nd LEVEL FRAMING PLAN - CRAFTSMAN A & B - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING) OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS ¼" Ø @ 24" O.C. STAGGERED
PT 2x8.....(2) ROWS ¼" Ø @ 16" O.C. STAGGERED
PT 2x10.....(2) ROWS ¼" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS ¼" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSS OR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPS OR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

E.O.R. HAS REVIEWED AND APPROVED COMPONENT DESIGN REFERENCES LISTED BELOW FOR CONFORMITY WITH THE DESIGN CRITERIA OF THIS PLAN SET. APPROVAL IS ONLY FOR CONFORMANCE WITH DESIGN CONCEPT AND DOES NOT RELIEVE THE DELEGATED ENGINEER OF THE RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE SHOP DRAWINGS.

• MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
• LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
• TRUSS SHOP DRAWINGS: # XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.013894**

DRAWN: **ETC**

CHECKED: **DB**

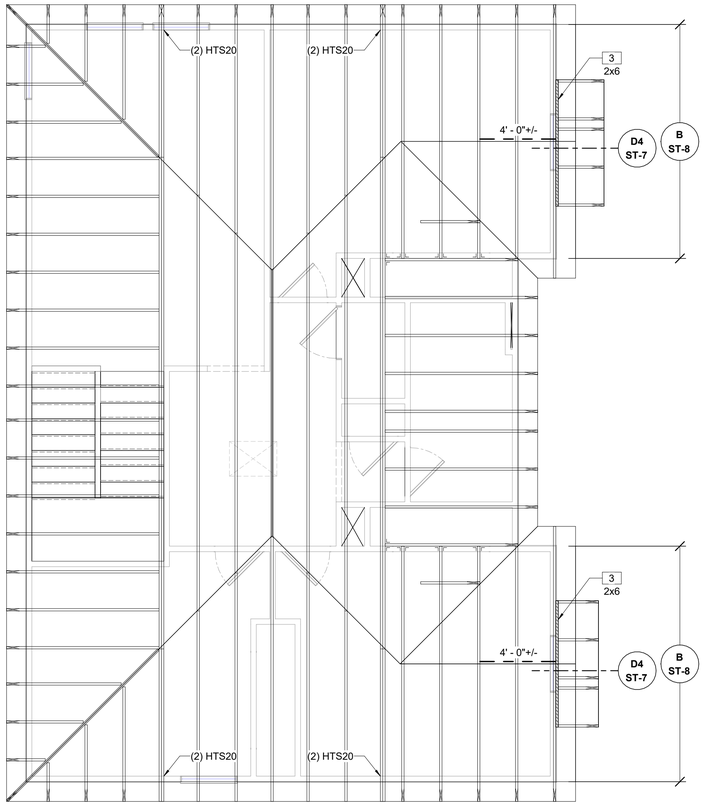
07-02-2025

REVISIONS:

No.	Description	Date

ST-4A.1 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



2nd LEVEL FRAMING PLAN - COASTAL A & B - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING), OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS ¼" Ø @ 24" O.C. STAGGERED
PT 2x8.....(2) ROWS ¼" Ø @ 16" O.C. STAGGERED
PT 2x10.....(2) ROWS ¼" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS ¼" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSSOR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPSOR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

E.O.R. HAS REVIEWED AND APPROVED COMPONENT DESIGN REFERENCES LISTED BELOW FOR CONFORMITY WITH THE DESIGN CRITERIA OF THIS PLAN SET. APPROVAL IS ONLY FOR CONFORMANCE WITH DESIGN CONCEPT AND DOES NOT RELIEVE THE DELEGATED ENGINEER OF THE RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE SHOP DRAWINGS.

- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS: # XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.013894**

DRAWN: **ETC**

CHECKED: **DB**

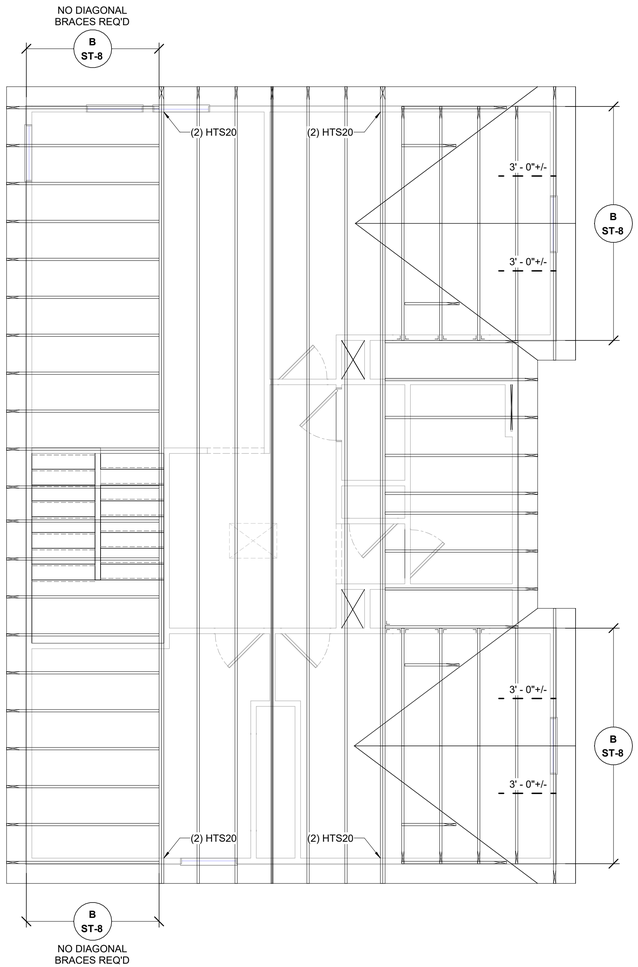
07-02-2025

REVISIONS:

No.	Description	Date

ST-4A.2 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



2nd LEVEL FRAMING PLAN - FARMHOUSE A & B - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING), OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS ¼" Ø @ 24" O.C. STAGGERED
PT 2x8.....(2) ROWS ¼" Ø @ 16" O.C. STAGGERED
PT 2x10.....(2) ROWS ¼" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS ¼" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSS OR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPS OR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

E.O.R. HAS REVIEWED AND APPROVED COMPONENT DESIGN REFERENCES LISTED BELOW FOR CONFORMITY WITH THE DESIGN CRITERIA OF THIS PLAN SET. APPROVAL IS ONLY FOR CONFORMANCE WITH DESIGN CONCEPT AND DOES NOT RELIEVE THE DELEGATED ENGINEER OF THE RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE SHOP DRAWINGS.

- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS: # XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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904.821.5200
taylor morrison

ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.013894**

DRAWN: **ETC**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-4A.3 (150C)

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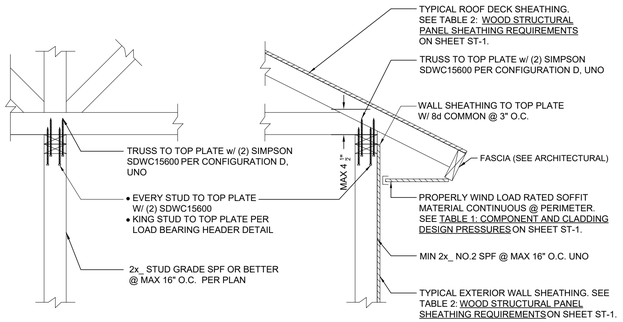
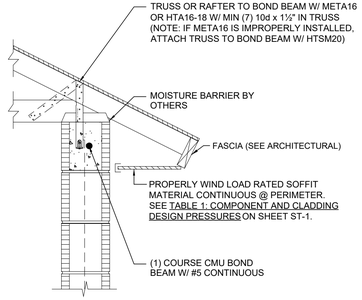
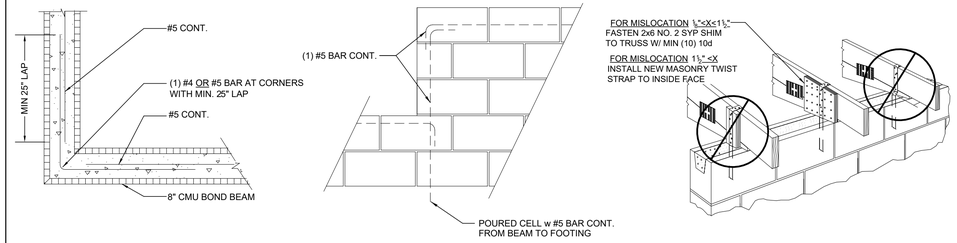


WALL SECTION AT ROOF
WOOD WALL CONDITION



WALL SECTION AT ROOF
CMU WALL CONDITION

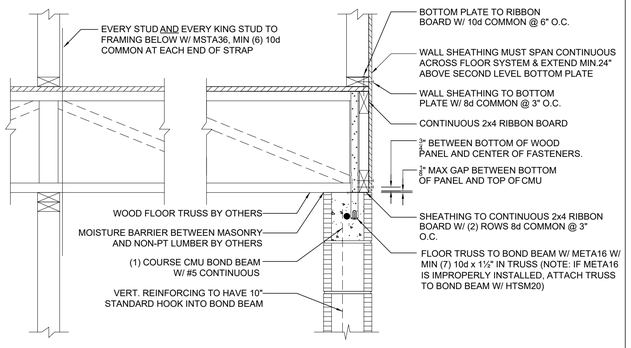


BOND BEAM REINFORCING AT CORNERS

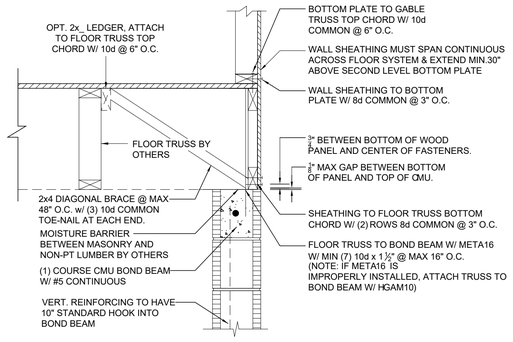
STEP DOWN TIE-BEAM

MISLOCATED TRUSS ANCHORS
BLOCKING NOT SHOWN FOR CLARITY

ALTERNATE WALL SECTIONS & TYPICAL DETAILS

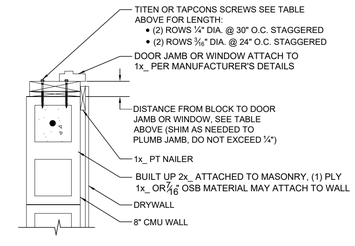


WALL SECTION AT FLOOR
PERPENDICULAR FLOOR TRUSS CONDITION

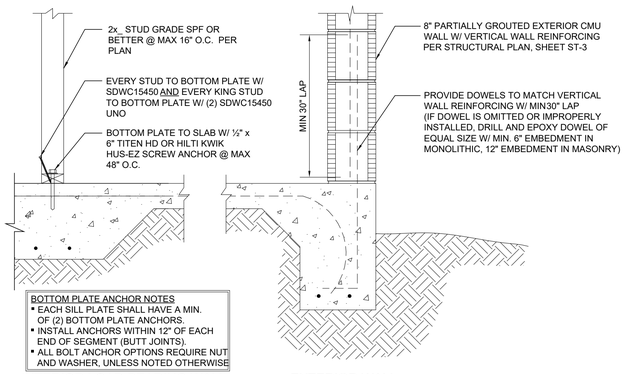


WALL SECTION AT FLOOR
PARALLEL FLOOR TRUSS CONDITION

DIST. FROM DOOR JAMB / WINDOW TO BLOCK	MIN. SCREW LENGTH	DIST. FROM DOOR JAMB / WINDOW TO BLOCK	MIN. SCREW LENGTH
¾" OR 1¼"	PER MANUF.	3"	5"
1½"	3¼"	3 1/16"	5"
1 15/16"	3¾"	3¾"	6"
2¼"	3¾"		



TYPICAL DOOR/WINDOW JAMB TO BLOCK
(TYPICAL FOR ALL MASONRY OPENINGS, UNO)

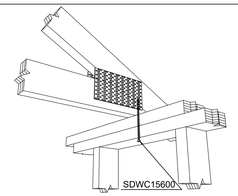


INTERIOR LOAD BEARING WALL

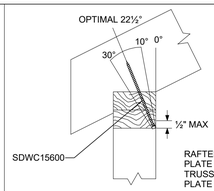
EXTERIOR WALL

WALL SECTION AT FOUNDATION

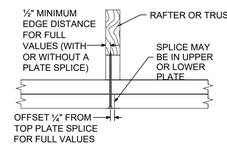
SDWC INSTALLATION SPECIFICATIONS, AS PROVIDED BY SCREW MANUFACTURER



1 STANDARD SDWC ROOF TO WALL INSTALLATION

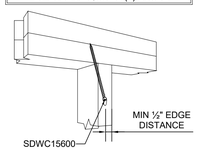


2a OPT. SDWC INSTALLATION RANGE

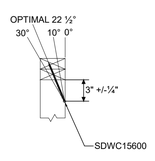


3 SDWC MIN. EDGE DISTANCE FOR TOP PLATE SPLICE (SIM FOR STUD TO TOP PLATE CONNECTION)

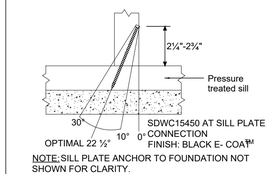
NOTE TO FRAMER
MAX (1) SDWC TO NARROW FACE OF EACH STUD, (2) SDWC TO NARROW FACE OF STUD REQUIRES (2) STUDS



4 OPT. SDWC STUD-TO-TOP PLATE CONNECTION THROUGH NARROW FACE

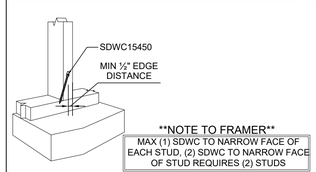


4a SDWC INSTALLATION RANGE AT NARROW FACE OF STUD



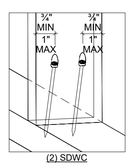
NOTE: SILL PLATE ANCHOR TO FOUNDATION NOT SHOWN FOR CLARITY.

11 SDWC STUD-TO-SILL PLATE CONNECTION



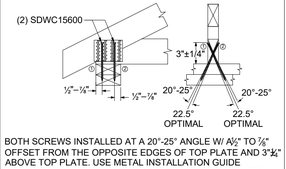
NOTE TO FRAMER
MAX (1) SDWC TO NARROW FACE OF EACH STUD, (2) SDWC TO NARROW FACE OF STUD REQUIRES (2) STUDS

12 OPT. SDWC STUD-TO-SILL PLATE CONNECTION THROUGH NARROW FACE AT FDN



NOTE: STUD-TO-BOTTOM PLATE SHOWN. ALL OTHER INSTALLATIONS SIMILAR.

13 SDWC EDGE DISTANCE AND SPACING INFORMATION



BOTH SCREWS INSTALLED AT A 20°-25° ANGLE W/ A½" TO ⅞" OFFSET FROM THE OPPOSITE EDGES OF TOP PLATE AND 3"±¼" ABOVE TOP PLATE. USE METAL INSTALLATION GUIDE INCLUDED IN SCREW KITS FOR OPTIMAL 22.5° INSTALLATION. TO PREDRILL THROUGH TRUSS PLATES, USE A⅜" DRILL BIT

D (2) SDWC15600 THROUGH TRUSS/RAFTER INTO DOUBLE TOP PLATE

GENERAL NOTES APPLICABLE TO WALL SECTIONS:
1. ALL LOAD BEARING TOP PLATES ARE TO BE BUILT WITH (2) 2x_ NO. 2 SYP FASTENED W/ (2) ROWS 10d @ 8" O.C. STAGGERED (UNO). MINIMUM 48" LAP W/ MINIMUM (2) 10d IN LAP. ADJUST TYPICAL NAIL SPACING AS NEEDED.
2. ALL EXTERIOR BOTTOM PLATES ARE TO BE 2x_ NO. 2 SYP PT.
3. ALL INTERIOR BOTTOM PLATES ARE TO BE 2x_ NO. 2 SYP PT.
4. FOUNDATION INFORMATION ON THIS PAGE IS FOR GRAPHICAL DEPICTION ONLY. REFER TO FOUNDATION PLAN AND SECTIONS FOR FOUNDATION INFORMATION.

CMU/METAL CONNECTOR ENGINEERING

2024.V1.0
TM 170C CMU.JWD
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ROCKPORT
BASE PLAN
50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.013894**
DRAWN: **ETC**
CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-5

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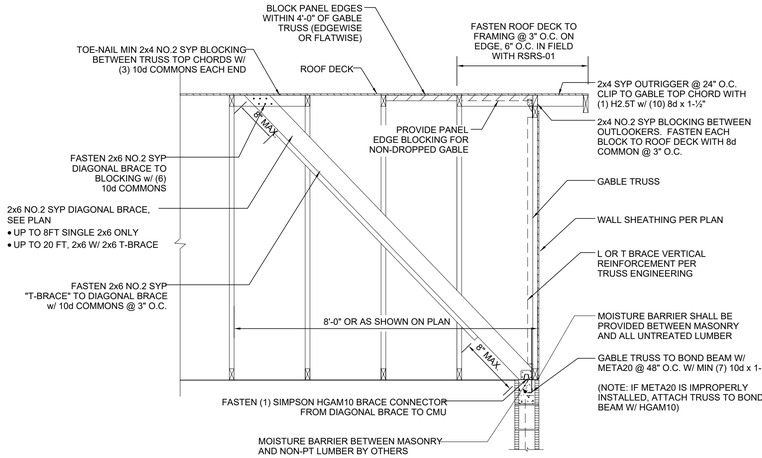
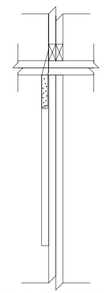


B3 GABLE ANGLE BRACING DETAIL (W/ HGAM10)

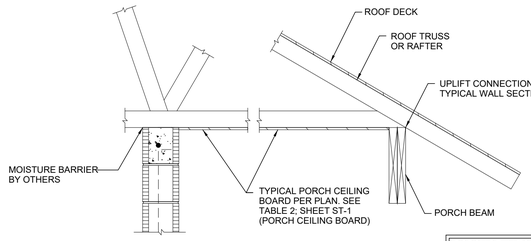
2021 V1.0

1) MAX. TRUSS SPACING = 24" O.C.
2) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR NON-DROPPED GABLE TRUSSES W/ 9" OR LESS OVERHANGS.



OPTIONAL STUD COLUMN SCAB FOR TRUSS STRAP

- MINIMUM 3'-0" SCAB w/ (2) ROWS OF 10d @ 6" O.C., MINIMUM (12) 10d
- SECOND SCAB MAY BE ADDED AS NEEDED TO OPPOSITE SIDE

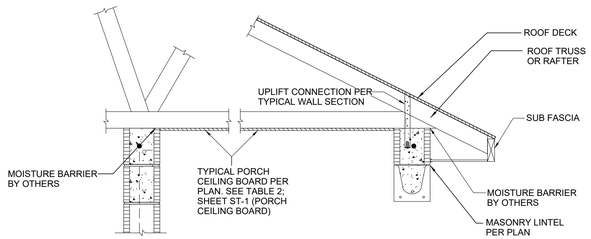


TYPICAL PORCH SHEATHING DETAIL

AT MASONRY EXTERIOR WALL

(THIS DETAIL IS REQUIRED AT ALL COVERED PORCHES UNLESS NOTED OTHERWISE)

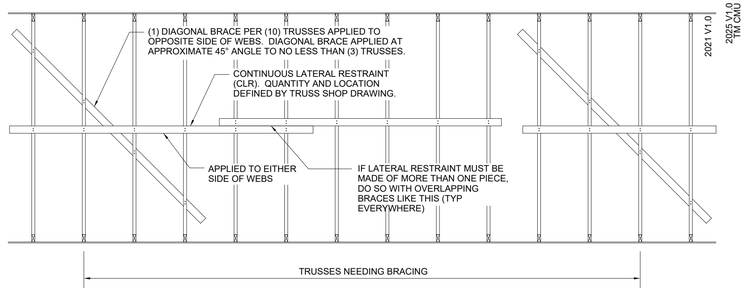
PORCH BEAM TO POST:
(1) MSTA24
POST TO SLAB:
ABU POST BASE ANCHOR OR DTT2Z
(UNLESS NOTED OTHERWISE)



TYPICAL PORCH SHEATHING DETAIL

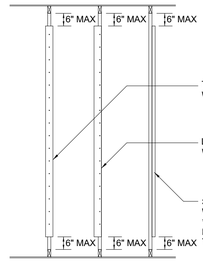
AT MASONRY EXTERIOR WALL

(THIS DETAIL IS REQUIRED AT ALL COVERED PORCHES UNLESS NOTED OTHERWISE)



LATERAL BRACING - MULTIPLE TRUSSES

1. ALL RESTRAINT LUMBER SHOWN SHALL BE 2x4 NO.3 SPF OR BETTER (UNO).
2. SHOULD A SCENARIO ARISE THAT DOES NOT RESEMBLE THOSE INDICATED ABOVE, IMMEDIATELY CONTACT THE ENGINEER OF RECORD FOR APPROPRIATE BRACING DETAILS.
3. BRACING LUMBER SHALL INTERSECT THE WEBS OF THE BRACED TRUSS AT LOCATIONS INDICATED AS NEEDING BRACING ON THE INDIVIDUAL TRUSS DETAILS PRODUCED BY THE TRUSS ENGINEER.
4. ALL FASTENERS SHOWN ARE .131" x 3" LONG (UNO).
5. DESIGNED PER BCSI-B3, MOST CURRENT EDITION.

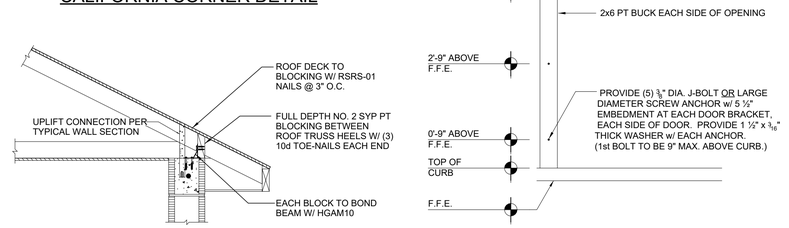


WEB BRACING DETAIL

CONTINUOUS LATERAL RESTRAINT WEB BRACE SUBSTITUTE			
WEB MEMBER SIZE	SPECIFIED CLR	ALTERNATE BRACING T OR L	SCAB
2x4 2x4	1 ROW 2 ROWS	2x4 2x6	(1)2x4 (2)2x4*
2x6 2x6	1 ROW 2 ROWS	2x4 2x6	(1)2x6 (2)2x4*
2x8 2x8	1 ROW 2 ROWS	2x6 2x6	(1)2x8 (2)2x6*

SINGLE TRUSS BRACING

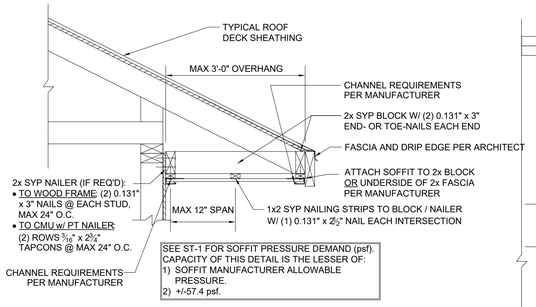
1. INDIVIDUAL WEB BRACING MAY BE USED WHEN CONTINUOUS LATERAL RESTRAINT (CLR) IS SPECIFIED ON A TRUSS DESIGN BUT AN ALTERNATIVE WEB BRACING METHOD IS DESIRED.
2. INDIVIDUAL WEB BRACING MAY CONSIST OF T-BRACING, L-BRACING, OR SCAB BRACING. REFER TO CHART AND DETAIL FOR MORE INFORMATION.
3. INDIVIDUAL WEB BRACING MATERIAL TO BE SAME SIZE, SPECIES, AND GRADE AS WEB TO BE BRACED.



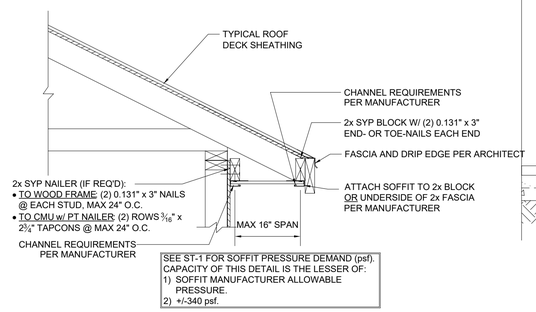
BP STRUCTURAL GABLE TRUSS BRACING DETAIL

2021 V1.0

1) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR 9" OR LESS OVERHANGS.



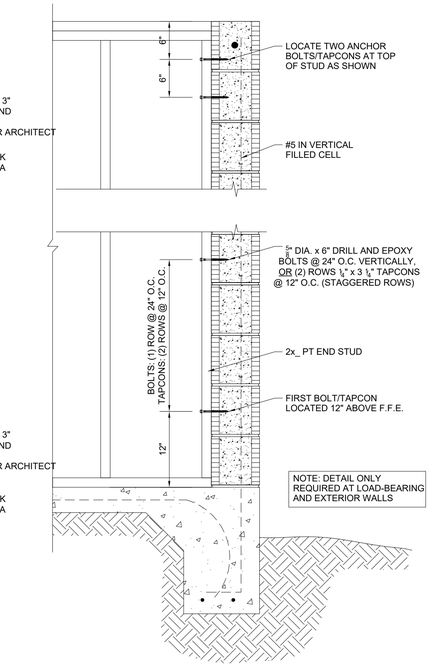
SOFFIT W/ MULTIPLE SPANS



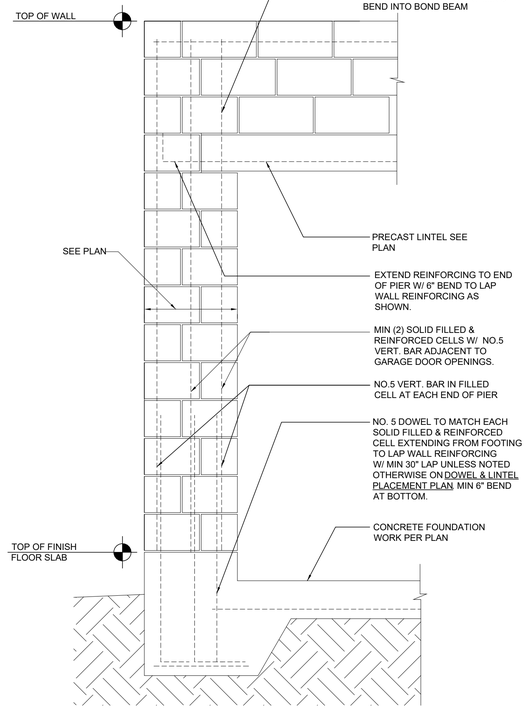
SOFFIT W/ SINGLE SPAN

SF SOFFIT DETAILS

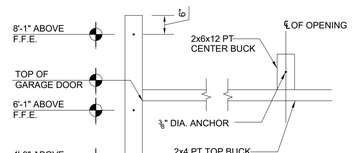
Soffit detail is intended to convey connections between members in the supporting structural frame, not the soffit connections to those members Product manufacturer and evaluating engineer retain responsibility for individual soffit products and their connection to supporting structural frame



WC WOOD TO CMU WALL CONNECTION



GARAGE SHEAR PIER



CALIFORNIA CORNER DETAIL

RB ROOF BLOCKING DETAIL

DETAIL ONLY REQUIRED WHERE SPECIFIED ON PLAN

GARAGE DOOR JAMB DETAIL

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ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.013894

DRAWN: ETC

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-6

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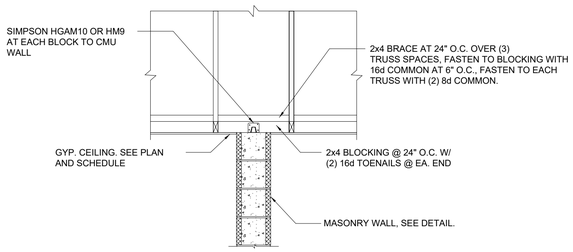
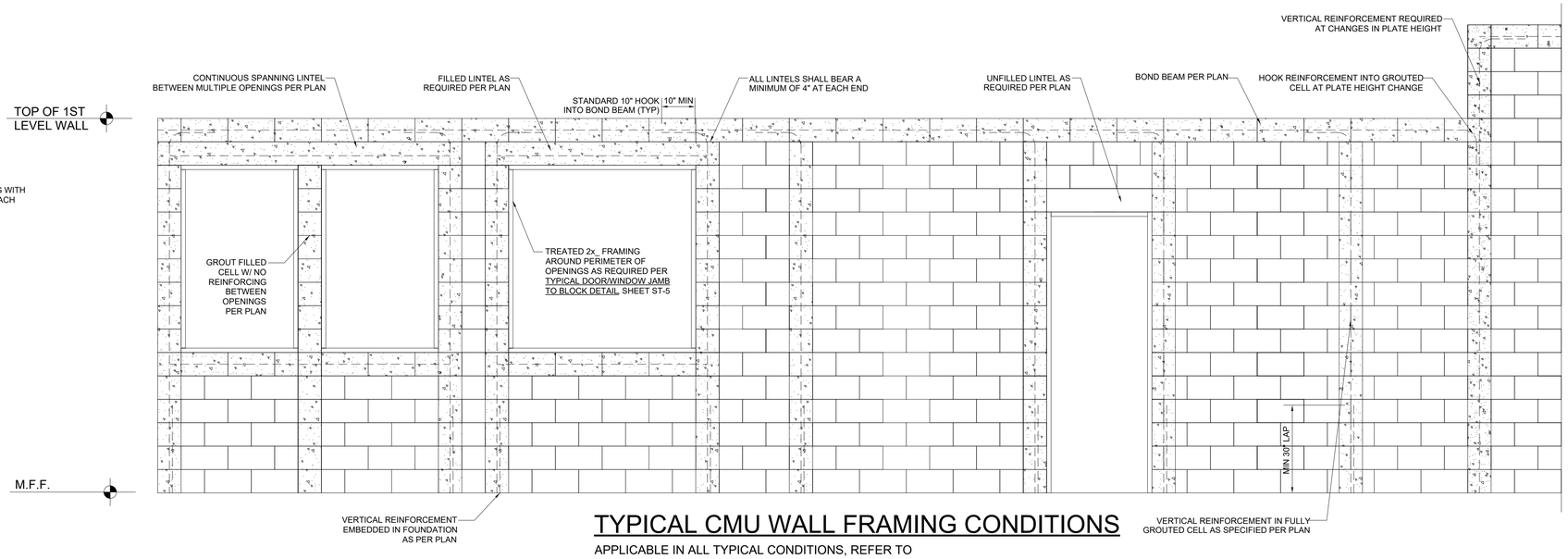
CMU/METAL CONNECTOR ENGINEERING

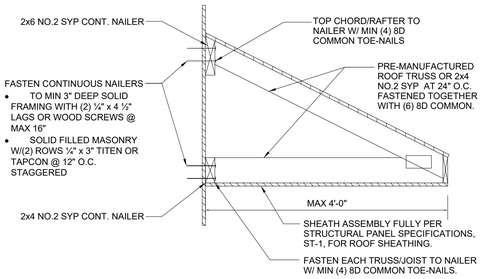


WB NON BEARING CMU WALL SHEAR CONNECTION

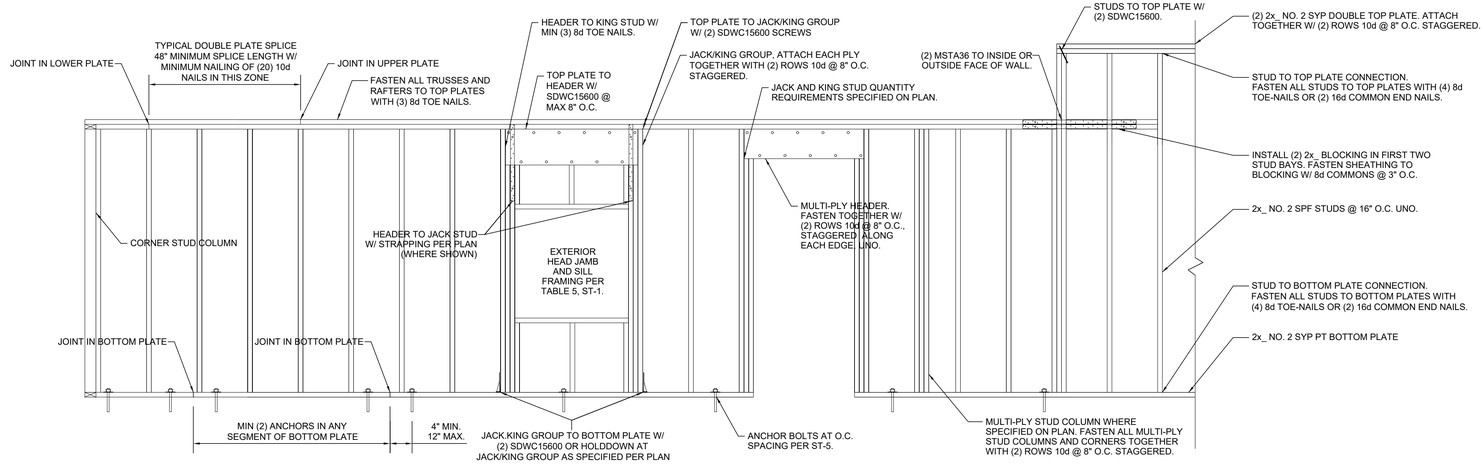


TYPICAL CMU WALL FRAMING CONDITIONS

APPLICABLE IN ALL TYPICAL CONDITIONS, REFER TO STRUCTURAL PLANS FOR ADDITIONAL REQUIREMENTS/DETAILING

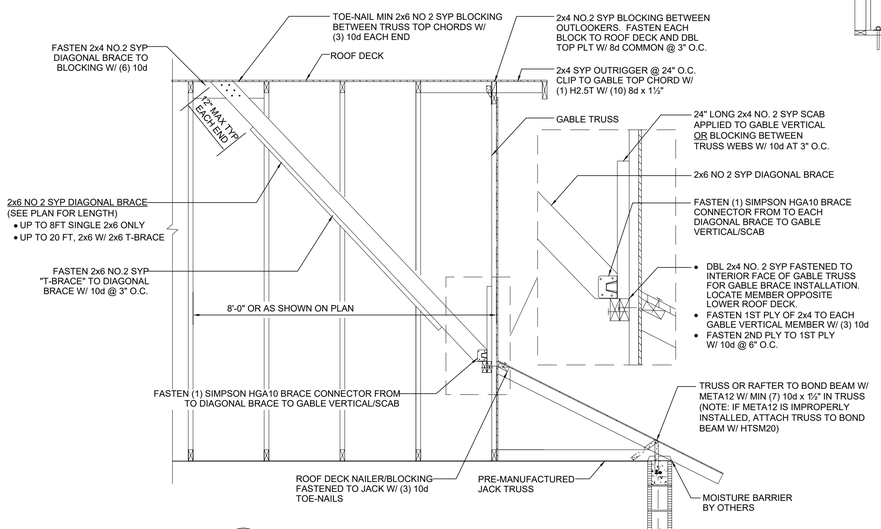


D4 SHED ROOF DETAIL



TYPICAL WOOD BEARING WALL FRAMING CONDITIONS

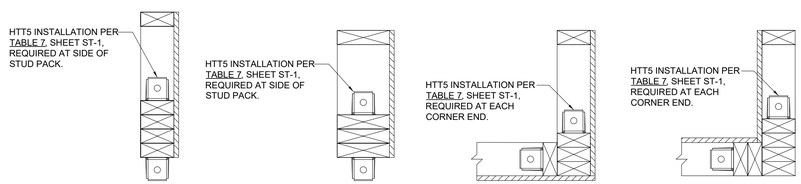
APPLICABLE IN ALL TYPICAL CONDITIONS, REFER TO STRUCTURAL PLANS FOR ADDITIONAL REQUIREMENTS/DETAILING



B5 GABLE ANGLE BRACING DETAIL AT JACK TRUSSES

2021 V1.0

1) MAX. TRUSS SPACING = 24" O.C.
2) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR NON-DROPPED GABLE TRUSSES W/ 9" OR LESS OVERHANGS.
3) L OR T BRACE VERTICAL REINFORCEMENT PER TRUSS ENGINEERING NOT SHOWN FOR CLARITY.



H1 DOUBLE HTT5 INSTALLATION OPTIONS

1) FASTEN ALL END STUDS TOGETHER W/ (2) ROWS OF 10d @ 8" O.C. STAGGERED
2) 2x6 WALLS MAY BE 3-PLY STUD PACKS ILO 4-PLY FOR 2x4 WALLS, EXCEPT AT CORNERS.
3) WHEN HTT5 IS INSTALLED AT CRIPPLE STUDS UNDER WINDOWS, FASTEN CRIPPLE TO 4-PLY STUD PACK W/ (2) ROWS OF ½" x 3" LONG SDS SCREWS @ 3" O.C. STAGGERED.
4) (1) HDQ8 MAY BE USED ILO (2) HTT5. SEE TABLE 7, SHEET ST-1 FOR SPECS.

CMU/METAL CONNECTOR ENGINEERING

2025 V1.0
TM CMU

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taylor morrison

ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.013894**

DRAWN: **ETC**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-7

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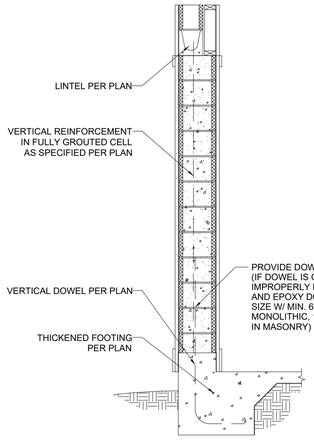
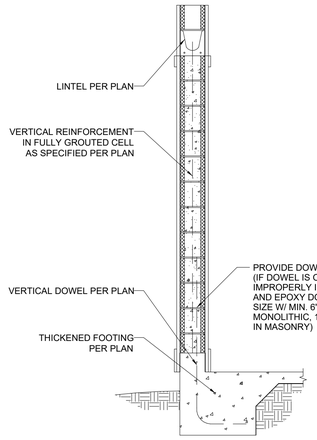
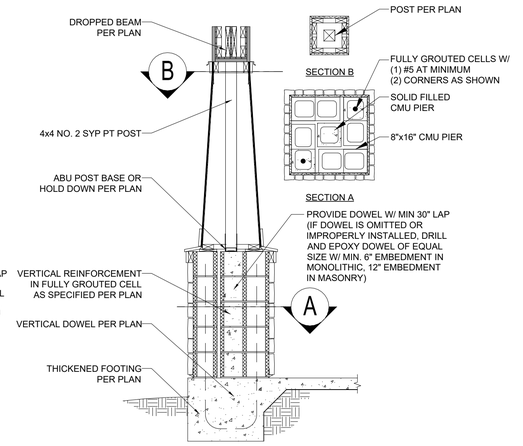


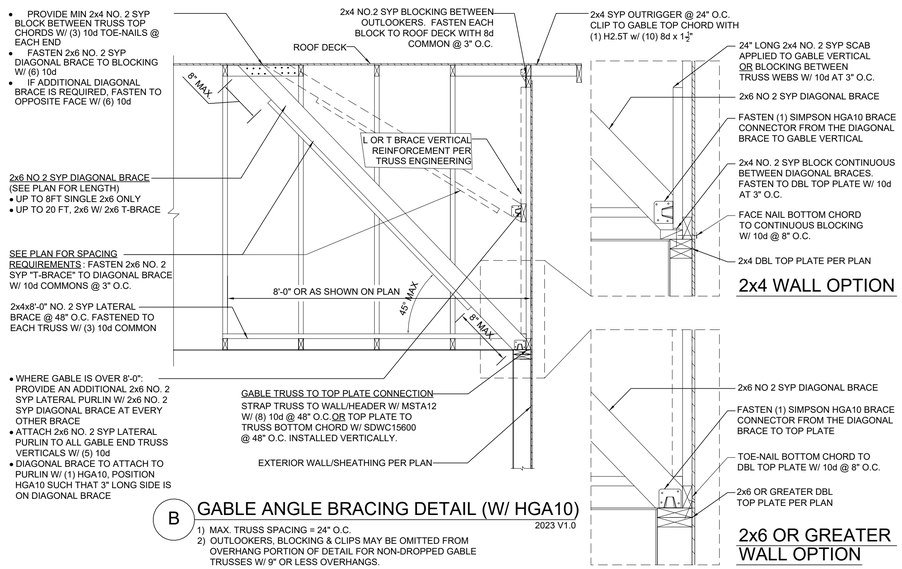
C4 12" SQUARE CMU COLUMN
REFER TO ARCHITECTURAL DETAILS FOR NON-STRUCTURAL ELEMENTS



C5 8" SQUARE CMU COLUMN
REFER TO ARCHITECTURAL DETAILS FOR NON-STRUCTURAL ELEMENTS



C6 TAPERED COLUMN CMU BASE
REFER TO ARCHITECTURAL DETAILS FOR NON-STRUCTURAL ELEMENTS



B GABLE ANGLE BRACING DETAIL (W/ HGA10)
2023 V1.0

1) MAX. TRUSS SPACING = 24" O.C.
2) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR NON-DROPPED GABLE TRUSSES W/ 9" OR LESS OVERHANGS.

CMU/METAL CONNECTOR ENGINEERING

2025 V1.0
TM CMU

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ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.013894

DRAWN: ETC

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

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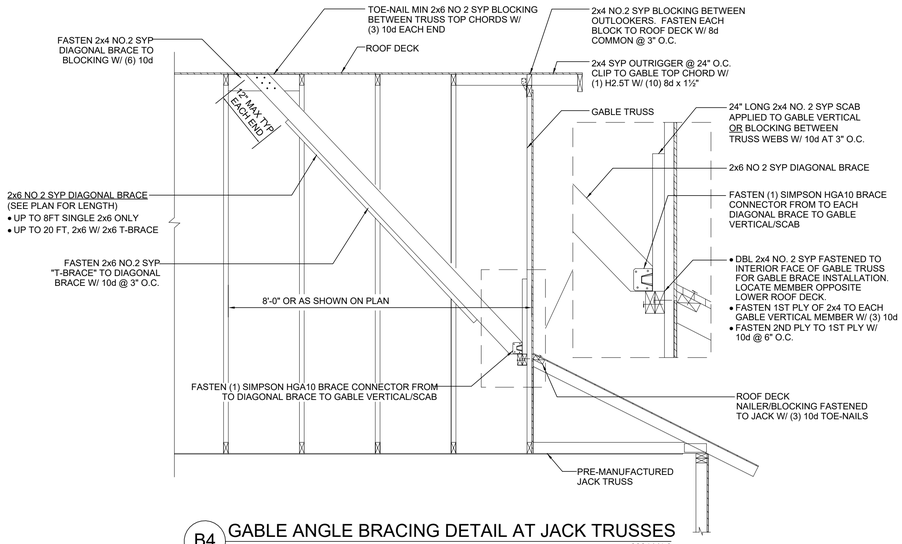
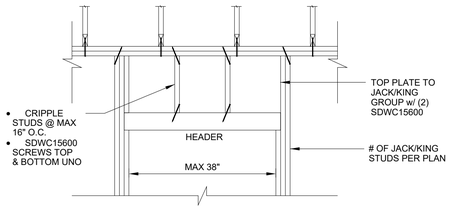


B4 GABLE ANGLE BRACING DETAIL AT JACK TRUSSES

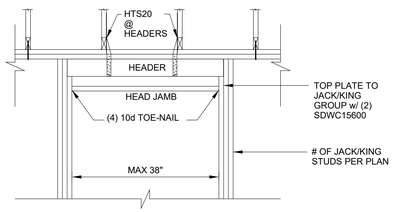
2021 V1.0

1) MAX. TRUSS SPACING = 24" O.C.
2) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR NON-DROPPED GABLE TRUSSES W/ 9" OR LESS OVERHANGS.
3) L OR T BRACE VERTICAL REINFORCEMENT PER TRUSS ENGINEERING NOT SHOWN FOR CLARITY.



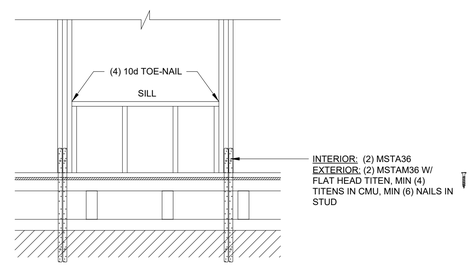
DROPPED HEADER CONDITION

UNDER COMMON ROOF TRUSSES PER PLAN
APPLICABLE UP TO 141C CONDITIONS



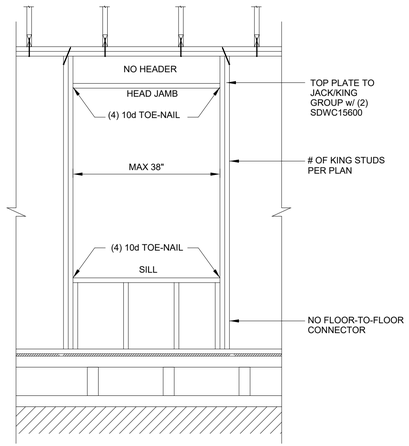
FLUSH HEADER CONDITION (RECOMMENDED)

UNDER COMMON ROOF TRUSSES PER PLAN
REQUIRED FOR 150C CONDITIONS AND GREATER



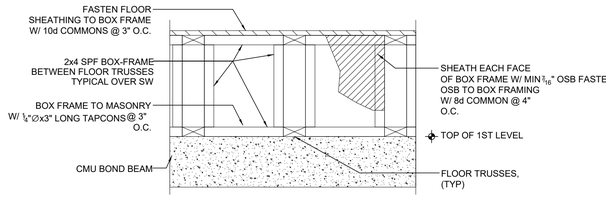
LOAD BEARING HEADER

UNDER COMMON ROOF TRUSSES PER PLAN



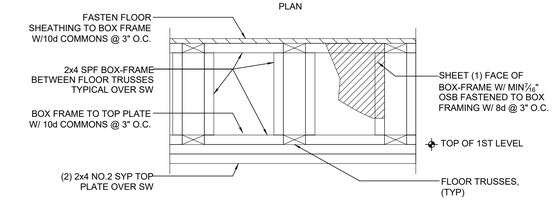
NONBEARING HEADER

UNDER JACK AND GABLE END TRUSSES PER PLAN



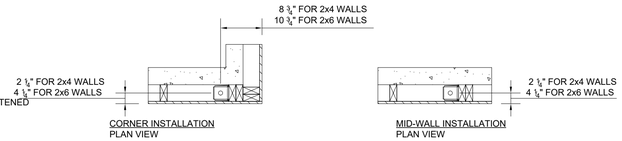
SHEAR PANEL

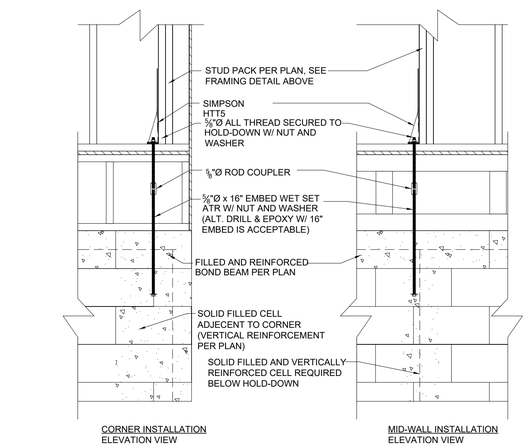
REQUIRED ONLY WHERE SPECIFIED ON FRAMING PLAN



SHEAR PANEL

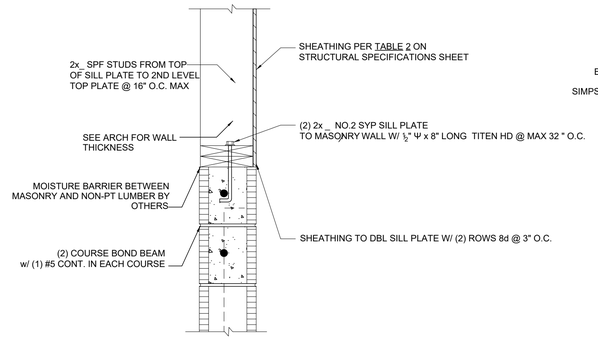
1. REQUIRED ONLY WHERE SPECIFIED ON FRAMING PLAN
2. PREMANUFACUTRED FLOOR PANEL WITH A SINGLE DIAGONAL WEB OR I-JOIST PANEL IS AN ACCEPTABLE ALTERNATE TO FIELD FRAMED SHEAR PANEL. OSB SHEATHING IS NOT REQUIRED ON PREMANUFACTURED PANELS.



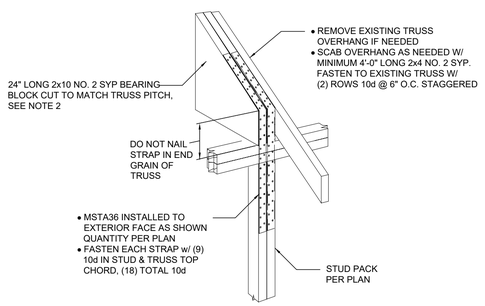


HD WOOD-TO-MASONRY HOLD-DOWN DETAIL

NOTE: HOLD DOWN AND ROD MAY BE REPLACED W/ MSTCM60

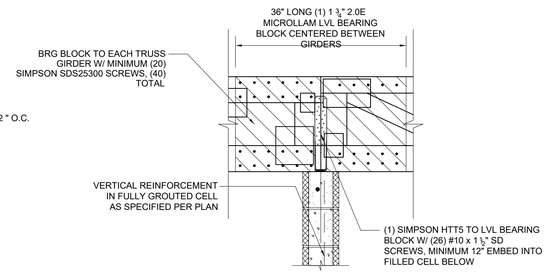


M3 MASONRY TO WOOD CONNECTION



STB STRAPPING DETAIL

NOTE: STRAP MAY BE INSTALLED OVER OSB



GC DBL GIRDER CONNECTION TO CMU DETAIL

NOTES:
•MINIMUM 1" EDGE DISTANCE FOR ALL SDS SCREWS
•MINIMUM 3" O.C. SPACING BETWEEN SCREWS

CMU/METAL CONNECTOR ENGINEERING

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10K CMU

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ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.013894**
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07-02-2025

REVISIONS:

No.	Description	Date

ST-9

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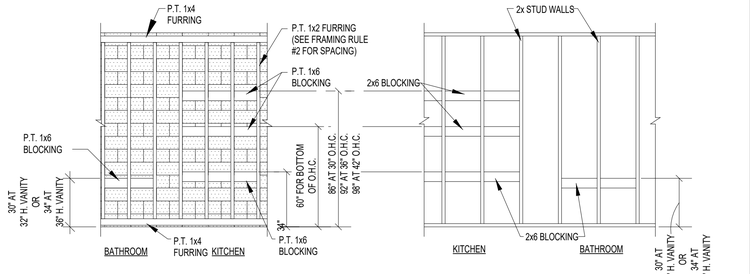
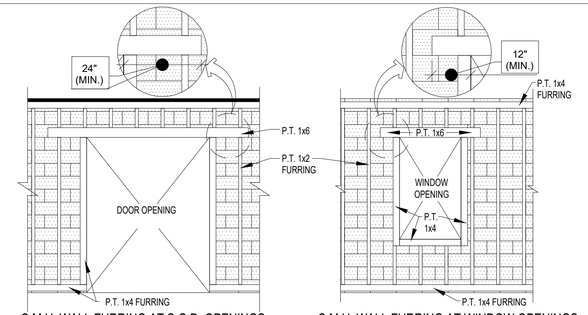
BLOCKING LOCATIONS FOR FRAMING AND C.M.U. WALLS



CABINET BLOCKING AT C.M.U.
SCALE N.T.S.

CABINET BLOCKING AT WOOD FRAME
SCALE N.T.S.

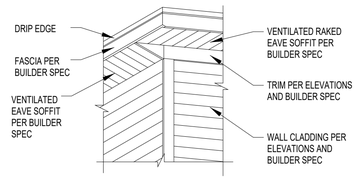
P.T. FURRING ON C.M.U. WALLS AND OPENINGS



C.M.U. WALL FURRING AT S.G.D. OPENINGS
SCALE N.T.S.

C.M.U. WALL FURRING AT WINDOW OPENINGS
SCALE N.T.S.

EAVE FRAMING DETAIL



TYPCAL RAKE AND SOFFIT EAVE DETAIL
SCALE N.T.S.

GENERAL FURRING NOTES

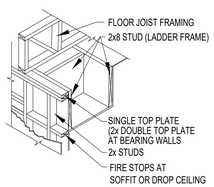
- FOR ALL STRUCTURAL INFORMATION PERTAINING TO PLANS REFER TO STRUCTURAL SHEETS.
- USE 2" "T" NAILS TO INSTALL FURRING STRIPS.
- NAIL P.T. 1x4 BOTTOM PLATE 3/4" OFF FLOOR.
- MINIMUM 1/2" SPACE BETWEEN NON-LOAD BEARING WALL TOP PLATE AND BOTTOM CHORD OF TRUSS.

FRAMING RULES

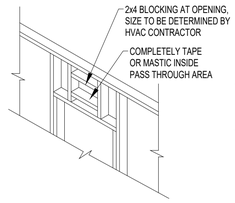
THESE "RULES" ARE TO BE READ AS CONSTRUCTION GUIDELINES FOR FRAMING CREWS. STRUCTURAL PAGES AND NOTES BY ARCHITECTS AND ENGINEERS SHALL CONTROL.

1. CMU FURRING STRIP (1x2 PT) WALLS - 24" OC. EXCEPT 16" OC AT:
   a. TILED (WET) WALLS
   b. CABINET WALLS
2. INTERIOR (NON-BEARING) WALLS - 1ST & 2ND FLOOR ARE SPF LUMBER. 24" OC. EXCEPT 16" OC AT:
   a. TILED (WET) WALLS
   b. CABINET WALLS
   c. LOW WALLS OVER STAIRS - 16" OC AND DOUBLE TOP PLATES
   d. SECOND FLOOR WALLS AT DOUBLE HEIGHT SPACES
3. SHEATHING - FLOOR, ROOF & WALL
   a. 1/8" GAPPING - "GRIP H CLIPS" - USED AT ALL ROOF & WALL & ROOF SHEATHING SEAMS.
6. ARCHES, DEADWOOD (DRYWALL BACKING), DROP CEILINGS, ETC. - 2x4 SPF
7. TUB DECKS - ¾" x 4' x 8' AC PINE PLY. SPF FRAMING MATERIAL. AIR BARRIER/SIX-SIDED ASSEMBLY WHERE REQUIRED.
8. ROOF & TRUSS
   a. SUB-FASCIA - 2x6 SPF LUMBER. (EXCEPTION: HOME -AT-LAST SERIES = 2x4 SPF)
   b. "CONTINUOUS BOTTOM CHORD BRACING" OR "RAT RUN" -2x4 SYP #2
   c. ALL OVERHANGS OVER 16", AND ALL LOAD BEARING ROOF FRAMING COMPONENTS (BRACING, VALLEY SET, DORMERS, ETC.) NEED TO BE SYP #2 PER DETAILS.
   d. SUPPLEMENTARY ROOF FRAMING (OVERHANGS, NON-BEARING KNEEWALLS, ETC.) 2x4 OR 2x6 SPF
   e. TEMPORARY TRUSS BRACING FOR (REMOVE AND RE-USE AS BLOCKING, DEADWOOD, ETC.) - 2X4 SPF. IF TEMP BRACING IS TO BE LEFT AS PERMANENT, THEN IT NEEDS TO BE SYP #2.
   f. TRUSS BRACING & ENGINEERING (CLR, T&H SCAB BRACING) - ALL2x4 SYP #2
12. FRAME DOWN PERIMETER TRAY CEILINGS (INTERIOR NON-STRUCTURAL) PERIMETER MEMBER SHALL BE SPF #2 WITH SIZE MATCHING DROP DOWN HEIGHT. ALL OTHER MEMBERS SHALL BE 2X4 SPF #2 WITH HORIZONTAL MEMBERS HAVING A MAX UNSUPPORTED SPAN OF 36". FOR LONGER SPANS, SEE DETAIL M/S3. THIS NOTE APPLIES WHERE SOME FIRST FLOOR CEILING TRAYS ARE DESIGNATED AS "DOWN FRAMED" ON THE FLOOR PLAN.

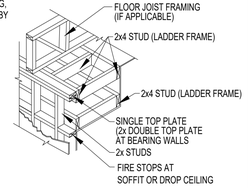
TYPICAL FRAMING DETAILS



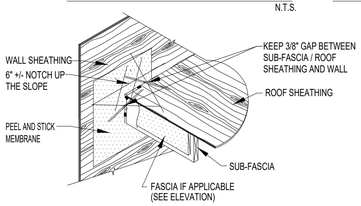
DOWN FRAMING AT TRAY CEILING W/ UPPER FLOOR ABOVE
N.T.S.



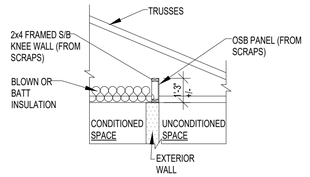
TRANSFER GRILL FRAMING ABOVE DOORS
N.T.S.



DOWN FRAMING AT SOFFITS AND CEILING AREAS
N.T.S.

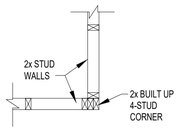


SUB- FASCIA AND ROOF SHEATHING TERMINATION AT VERTICAL WALLS
N.T.S.

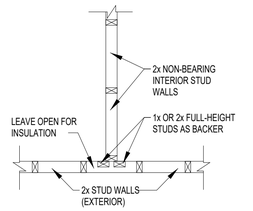


INSULATION DAM AT CONDITIONED TO UNCONDITIONED SPACE
N.T.S.

TYPICAL FRAMING CORNERS

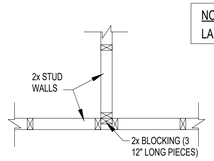


EXTERIOR CORNER
SCALE N.T.S.

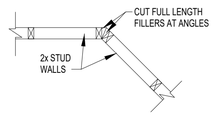


INTERIOR NON-BEARING WALL "T" INTERSECT W/ EXTERIOR BEARING WALLS
SCALE N.T.S.

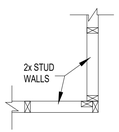
NOTE:
LADDER BLOCKING NOT PERMITTED AT PARTITIONS.



"T" WALL
SCALE N.T.S.



45° ANGLED WALLS
SCALE N.T.S.

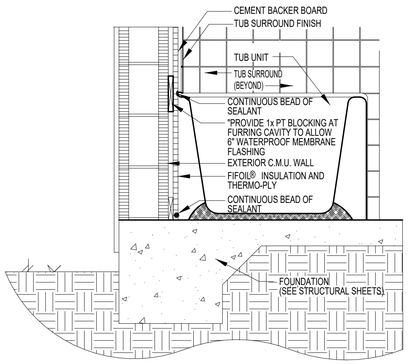


CORNER
SCALE N.T.S.

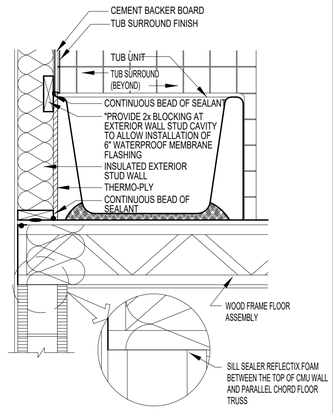
INTERIOR NON-BEARING WALL CONNECTIONS

AIR-BARRIER / SIX-SIDED ASSEMBLY AT TUB

SIX-SIDED SHOWER INSTALLATION SIMILAR

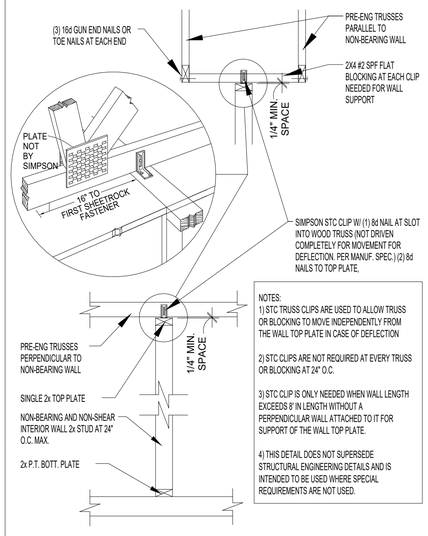


AIR-BARRIER ASSEMBLY AT C.M.U. WALL
N.T.S.



ASSEMBLY AT WOOD FRAMED EXTERIOR WALL
N.T.S.

STC CLIP DETAIL

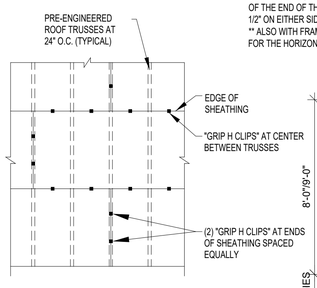


TYPICAL INTERIOR NON-BEARING WALL
N.T.S.

SHEATHING "GRIP H CLIP" LOCATIONS

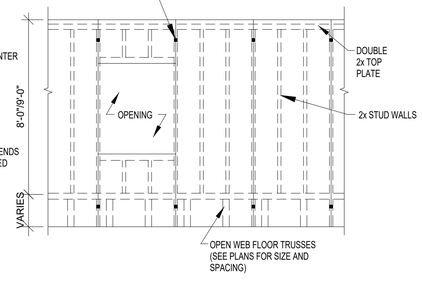
GENERAL NOTES

- FOR ALL STRUCTURAL INFORMATION PERTAINING TO SHEATHING PLACEMENT AND ATTACHMENT REFER TO STRUCTURAL SHEETS.
- INSTALL "TALLWALL" SHEETS "VERTICALLY" ORIENTED.



ROOF SHEATHING CLIP LOCATIONS
SCALE N.T.S.

SHEATHING SEAM:
FOR WALL SHEATHING, TO ASSURE THE NEEDED 1/8" SPACING AT PANELS ENDS & EDGES, USE "GRIP-H-CLIPS", INSTALL CLIP WITHIN THE TOP AND BOTTOM 1/4 OF THE SHEATHING, BUT NOT WITHIN 8" OF THE END OF THE SHEET, PROVIDED THAT THERE IS A NAIL SIZE NOTED PER PLAN. INSTALLED WITHIN 1/2" ON EITHER SIDE OF THE CLIP TO KEEP THE SHEATHING AS TIGHT AS POSSIBLE TO THE STUD.
** ALSO WITH FRAMED GABLES ADD "GRIP-H-CLIPS" MAXIMUM 48" O.C. WITH SAME NAILING GUIDELINES FOR THE HORIZONTAL & VERTICAL SEAMS.



EXTERIOR WALL SHEATHING SEAM LOCATIONS
SCALE N.T.S.

APEX
tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

taylor morrison

ROCKPORT
BASE PLAN
50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.013894
DRAWN: MJR
CHECKED: CM

07-02-2025

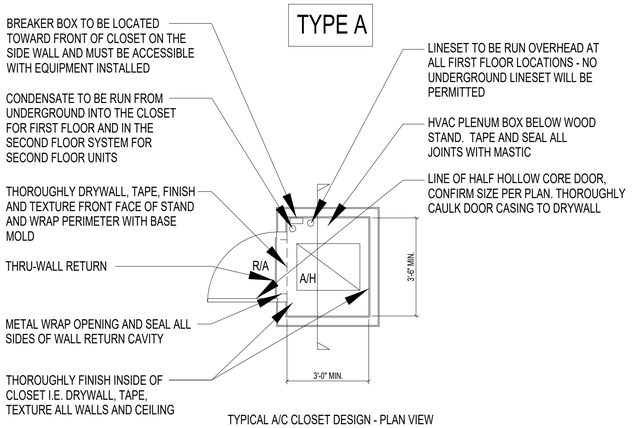
REVISIONS:

No.	Description	Date

TM - 1

APEX TECHNOLOGY" IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

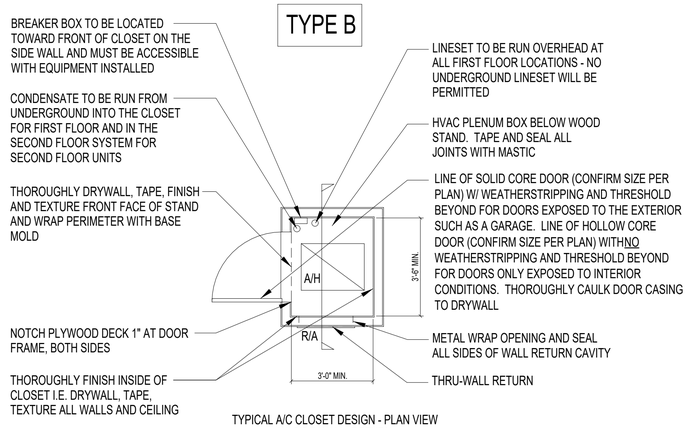
TYPE A



TYPICAL A/C CLOSET DESIGN - PLAN VIEW
W/ FRONT RETURN & CUT-DOWN DOOR

SCALE N.T.S.

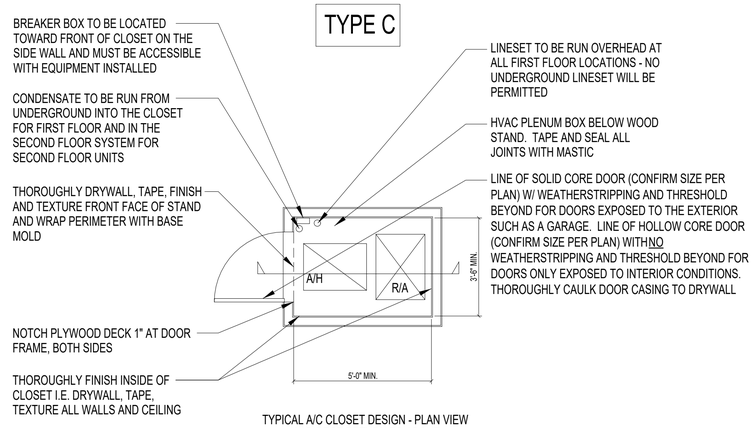
TYPE B



TYPICAL A/C CLOSET DESIGN - PLAN VIEW
W/ SIDE WALL RETURN

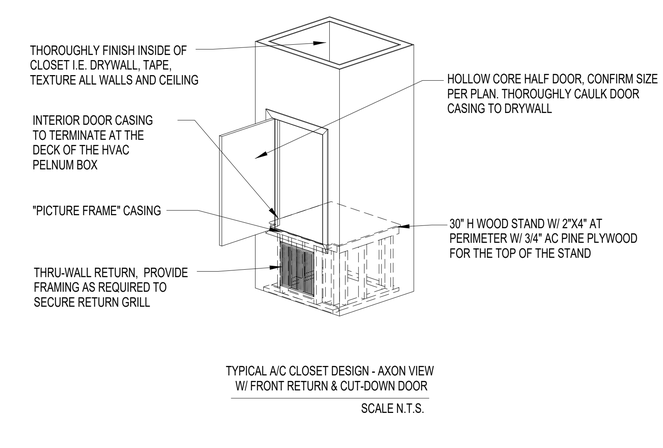
SCALE N.T.S.

TYPE C



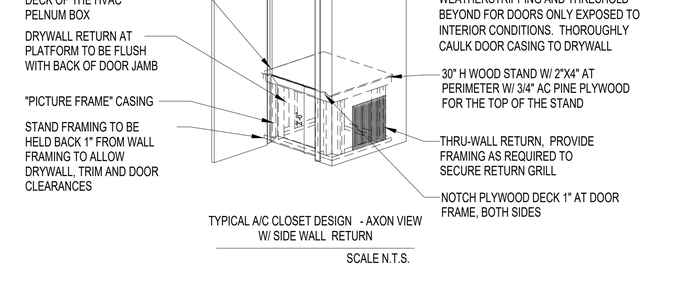
TYPICAL A/C CLOSET DESIGN - PLAN VIEW
W/ DIRECT RETURN TO ABOVE

SCALE N.T.S.



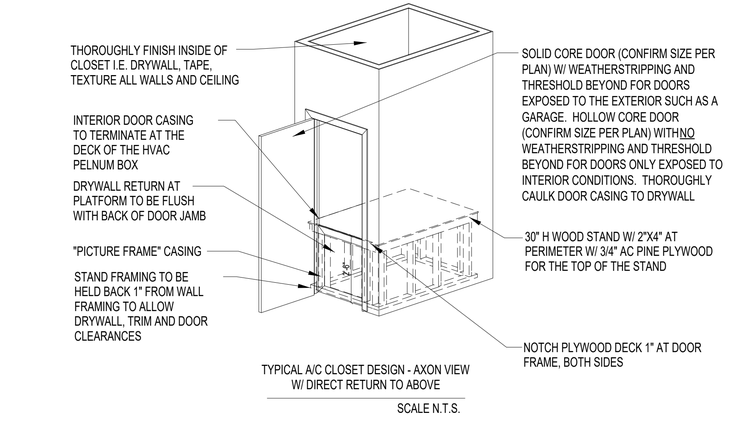
TYPICAL A/C CLOSET DESIGN
W/ FRONT RETURN & CUT-DOWN DOOR

SCALE N.T.S.



TYPICAL A/C CLOSET DESIGN
W/ SIDE WALL RETURN

SCALE N.T.S.



TYPICAL A/C CLOSET DESIGN
W/ DIRECT RETURN TO ABOVE

SCALE N.T.S.

TYPICAL A/C CLOSET DESIGN - AXON VIEW
W/ FRONT RETURN & CUT-DOWN DOOR

SCALE N.T.S.

TYPICAL A/C CLOSET DESIGN - AXON VIEW
W/ SIDE WALL RETURN

SCALE N.T.S.

TYPICAL A/C CLOSET DESIGN - AXON VIEW
W/ DIRECT RETURN TO ABOVE

SCALE N.T.S.

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904.821.5200
taylor morrison

ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.013894**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

TM - 2

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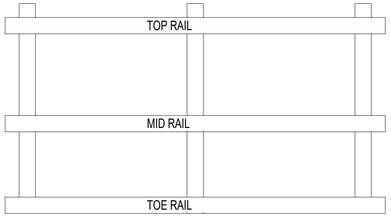
FRAME STAGE GUARD RAIL DETAILS

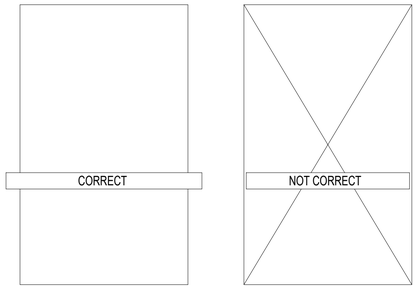
NOTES:
1. VERTICAL UPRIGHT POST CAN BE NO MORE THAN 8' APART O.C.
2. MID RAIL SET AT TOP EDGE 21" (±3")
3. TOP RAIL SET AT TOP EDGE 42" (±3")
4. TOE BOARD MUST BE MINIMUM OF 4" HIGH
5. HAND RAILS NO MORE THAN 37" NOR LESS THAN 30" AND MID RAIL REQUIRED OF WHEN NO WALL AT SIDES OF STARS (ALL RAILS MINIMUM 2x4 OR GREATER)



* DETAIL FOR MECHANICAL PLATFORMS, FRAMED FLOORS PRIOR TO EXTERIOR WALLS, AND FRONT PORCHES GREATER THAN 30" FROM GRADE

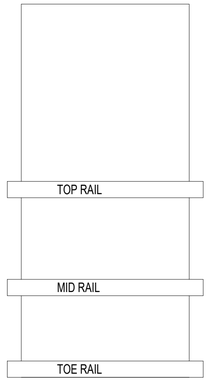
TYPICAL OPENING DETAILS

SCALE N.T.S.



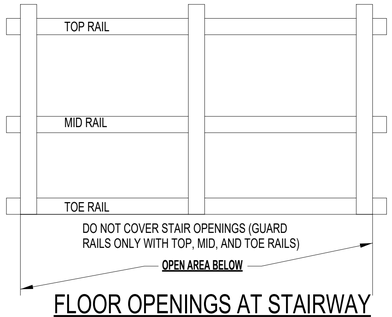
WINDOW OPENINGS

SCALE N.T.S.



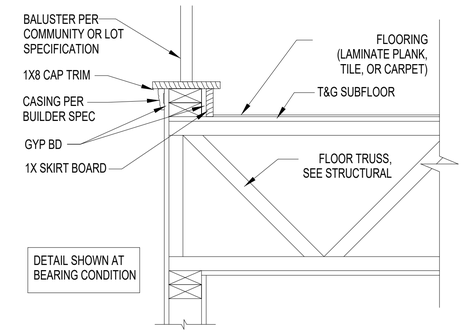
DOOR OPENINGS / ELEVATORS

SCALE N.T.S.



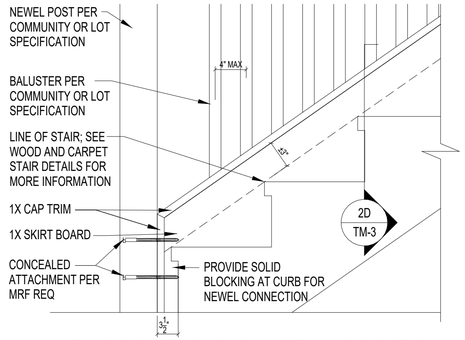
FLOOR OPENINGS AT STAIRWAY

SCALE N.T.S.



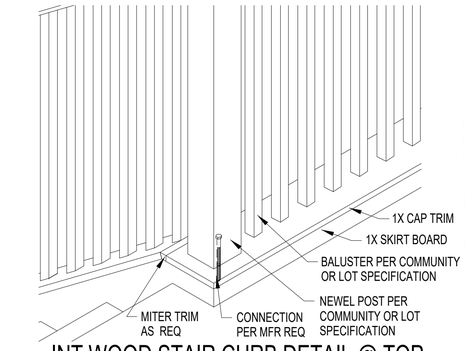
3D CURB DETAIL @ OPEN AREAS

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



3C INT WOOD STAIR CURB DETAIL @ BOTTOM

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



4B INT WOOD STAIR CURB DETAIL @ TOP

SCALE: NTS

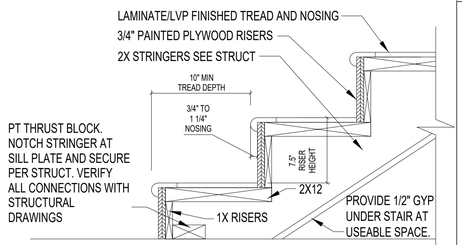
4A HALF WALL TRANSITION AT STAIRS

SCALE: NTS

TOP OF WALL CONDITION

2D INT WOOD STAIR CURB DETAIL

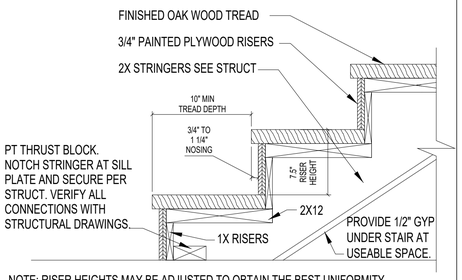
SCALE: 1 1/2" = 1'-0"



NOTE: RISER HEIGHTS MAY BE ADJUSTED TO OBTAIN THE BEST UNIFORMITY POSSIBLE IN A FLIGHT OF STAIRS, THE MAXIMUM VARIATION BETWEEN THE HIGHEST AND LOWEST RISERS IS LIMITED TO 3/8 INCH. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS

2C INT WOOD STAIR W LAMINATE / LVP @ SLAB

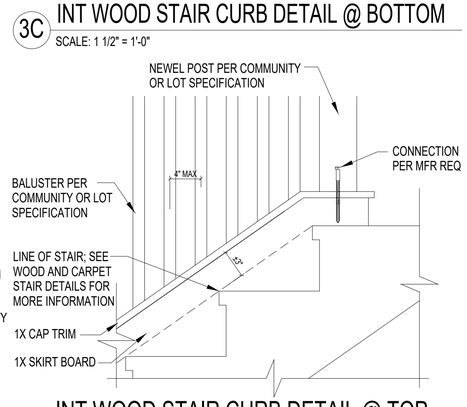
SCALE: 1 1/2" = 1'-0"



NOTE: RISER HEIGHTS MAY BE ADJUSTED TO OBTAIN THE BEST UNIFORMITY POSSIBLE IN A FLIGHT OF STAIRS, THE MAXIMUM VARIATION BETWEEN THE HIGHEST AND LOWEST RISERS IS LIMITED TO 3/8 INCH. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS

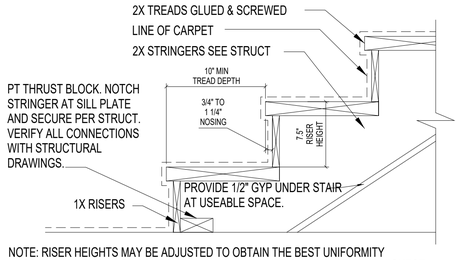
2B INT WOOD STAIR @ SLAB

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



3A HALF WALL AT STAIRS AND OPENINGS

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



NOTE: RISER HEIGHTS MAY BE ADJUSTED TO OBTAIN THE BEST UNIFORMITY POSSIBLE IN A FLIGHT OF STAIRS, THE MAXIMUM VARIATION BETWEEN THE HIGHEST AND LOWEST RISERS IS LIMITED TO 3/8 INCH. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS

2A INT WOOD STAIR W CARPET @ SLAB

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

STAIRWAY NOTES

PER FBCR R301.5
STAIR RAILING AND STAIR GUARD RAILING SHALL BE CONSTRUCTED TO WITHSTAND A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED AT ANY POINT AND ANY DIRECTION ALONG THE TOP OF THE RAIL.

GUARD IN-FILL COMPONENTS (ALL THOSE EXCEPT THE HANDRAIL), BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 SQUARE FOOT. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENT.

PER FBCR R311
STAIRWAYS SHALL MEET THE REQUIREMENTS OF FBCR R311.7 INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
- RISER HEIGHT SHALL BE NOT MORE THAN 7.75 INCHES
- TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES
- HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT AT A HEIGHT OF NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES

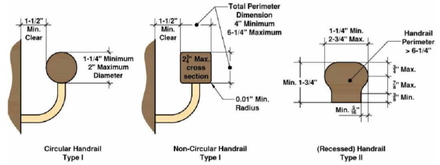
PER FBCR R312
ALL GUARDS SHALL BE MIN. 36" AFF AND SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.

HANDRAIL NOTES

PER R311.7.8.3 GRIP-SIZE
REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.

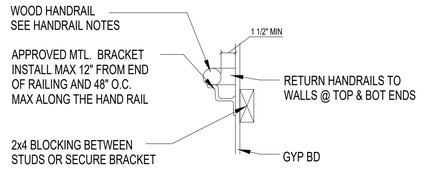
1. TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4 INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4 INCHES AND NOT GREATER THAN 6 1/4 INCHES WITH A CROSS SECTION OF DIMENSION OF NOT MORE THAN 2 1/4 INCHES. EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH.

2. TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4 INCHES (160 MM) SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF NOT LESS THAN 5/16 INCH WITHIN 7/8 INCH BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR NOT LESS THAN 3/8 INCH TO A LEVEL THAT IS NOT LESS THAN 1 3/4 INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE NOT LESS THAN 1 1/4 INCHES AND NOT MORE THAN 2 3/4 INCHES. EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH.



1A HANDRAIL DETAIL

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



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taylor morrison

ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.013894
DRAWN: MJR
CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

TM - 3

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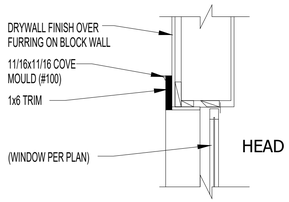
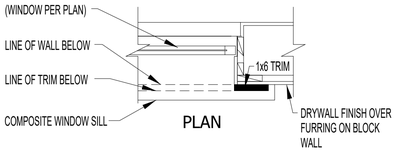
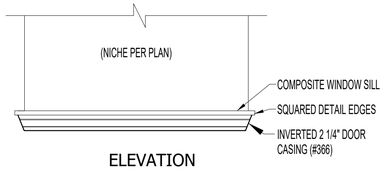




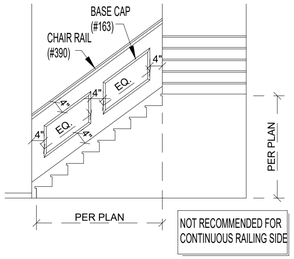
WINDOW STOOL W/ TRIM AND BEAD BD.

PLAN SPECIFIC PER PLAN SCALE: 1" = 1'-0"



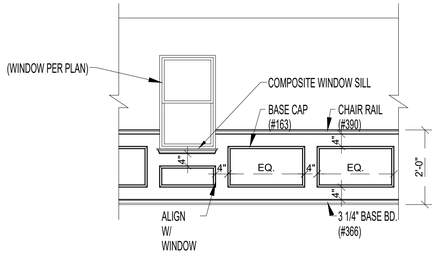
NICHE STOOL DETAIL

PLAN SPECIFIC PER PLAN SCALE: 1" = 1'-0"



WAINSCOT DETAILS AT STAIRS

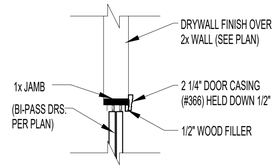
PLAN SPECIFIC PER PLAN SCALE: 1/4" = 1'-0"



WAINSCOT DETAILS

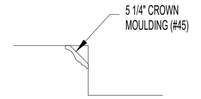
PLAN SPECIFIC PER PLAN SCALE: 1/4" = 1'-0"

* * * * * *
FLOORING / BASE BOARD NOTE:
WHEN TILE FLOOR IS SELECTED ONLY BASE BOARD IS INSTALLED.
WHEN WOOD FLOOR IS SELECTED BASE BOARD AND SHOE MOULD ARE INSTALLED.
* * * * * *



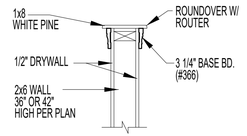
TYP. BI-PASS DRS. CASING DETAIL

SCALE: 1" = 1'-0"



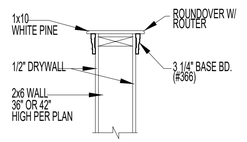
5 1/4" CROWN

SCALE: 1" = 1'-0"



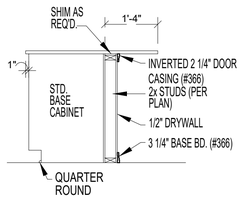
2x4 STAIR KNEE WALL CAP DETAIL

PLAN SPECIFIC PER PLAN SCALE: 1" = 1'-0"



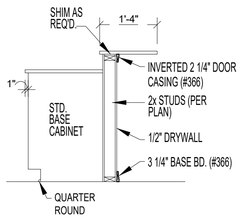
2x6 STAIR KNEE WALL CAP DETAIL

PLAN SPECIFIC PER PLAN SCALE: 1" = 1'-0"



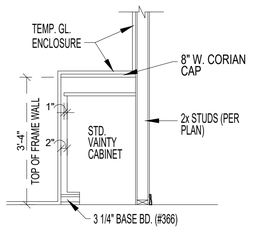
CALI. TOP

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



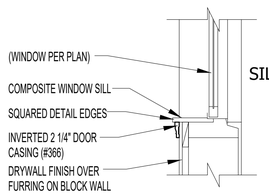
HIGH BAR TOP

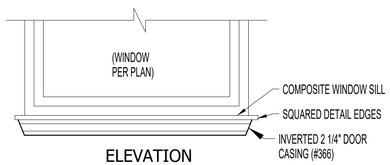
SCALE: 1/2" = 1'-0"



VANITY LOW WALL

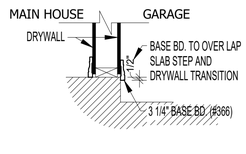
SCALE: 1/2" = 1'-0"





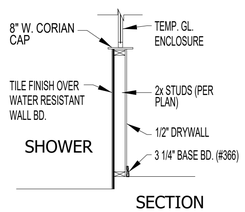
TYP. WINDOW STOOL DETAIL

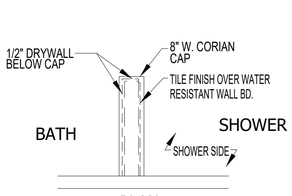
SCALE: 1" = 1'-0"



TYP. BASE BD. AT GARAGE / MAIN HOUSE

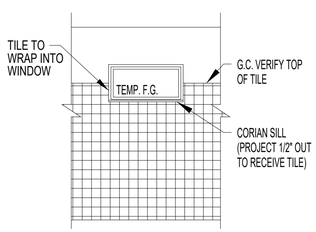
SCALE: 1" = 1'-0"





SHOWER LOW WALL

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



SHOWER WINDOW

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

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.013894**

DRAWN: **MJR**

CHECKED: **CM**

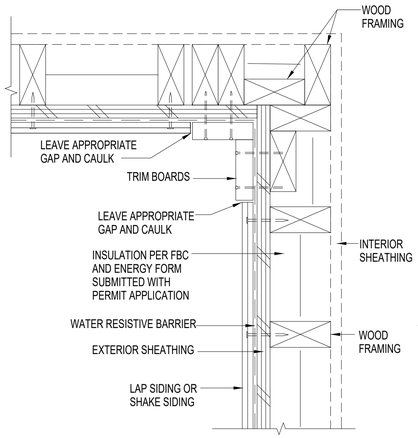
07-02-2025

REVISIONS:

No.	Description	Date

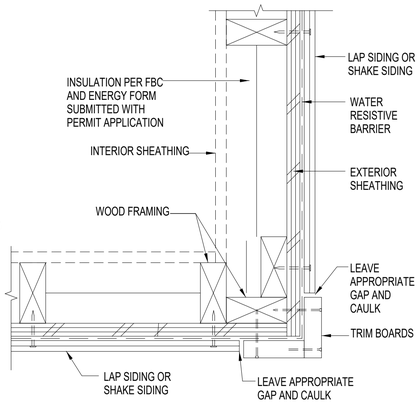
TM - 4

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



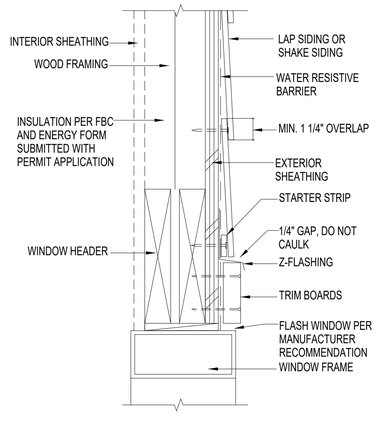
A INSIDE CORNER

SCALE: 3"=1'-0"



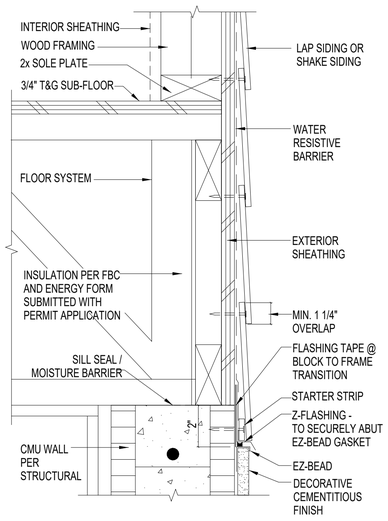
B OUTSIDE CORNER

SCALE: 3"=1'-0"



C WINDOW/DOOR HEAD

SCALE: 3"=1'-0"



MID-WALL DETAIL - SIDING / CEMENTITIOUS FINISH

SCALE: 3"=1'-0"

J

FLASHING REQUIREMENTS

R703.1 General. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.4.

R703.1.1 Water resistance. The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior cladding as required by Section R703.2 and a means of draining to the exterior water that penetrates the exterior cladding.

R703.2 Water-resistive barrier. One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D226 for Type 1 felt or other approved water-resistive barrier shall be applied over studs or sheathing of all exterior walls No. 15 asphalt felt shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches. Where joints occur, felt shall be lapped not less than 6 inches. Other approved materials shall be installed in accordance with the water-resistive barrier manufacturer's installation instructions. The No.15 asphalt felt or other approved water-resistive barrier material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1.

R703.7.3 Water-resistive barriers Water-resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall include a water-resistive vapor-permeable barrier with a performance at least equivalent to two layers of Grade D paper. The individual layers shall be installed independently such that each layer provides a separate continuous plane and any flashing (installed in accordance with Section R703.4) intended to drain to the water-resistive barrier is directed between the layers.

Exception: Where the water-resistive barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60-minute Grade D paper and is separated from the stucco by an intervening, substantially nonwater-absorbing layer or designed drainage space.

R703.4 Flashing. Approved metal flashing, vinyl flashing, self-adhered membranes and mechanically attached flexible flashing shall be applied shingle-fashion or in accordance with the manufacturer's instructions. Metal flashing shall be corrosion resistant. Fluid-applied membranes used as flashing shall be applied in accordance with the manufacturer's instructions. All flashing shall be applied in a manner to prevent the entry of water into the wall cavity or penetration of water to the building structural framing components.

Self-adhered membranes used as flashing shall comply with AAMA 711. All exterior fenestration products shall be sealed at the juncture with the building wall with a sealant complying with AAMA 800 or ASTM C920 Class 25 Grade NS or greater for proper joint expansion and contraction, ASTMC1281, AAMA 812, or other approved standard as appropriate for the type of sealant. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of the exterior wall finish. Approved flashings shall be installed at the following locations:

1.Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier complying with Section 703.2 for subsequent drainage. Mechanically attached flexible flashings shall comply with AAMA 712. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following:

1.1 The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing manufacturer's instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water resistive barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the head and sides.

1.2. In accordance with the flashing design or method of a registered design professional.

1.3. In accordance with other approved methods.

1.4. In accordance with FMA/AAMA 100, FMA/ AAMA 200, FMA/WDMA 250, FMA/AAMA/WDMA 300 or FMA/AAMA/WDMA 400.

2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.

3. Under and at the ends of masonry, wood or metal copings and sills.

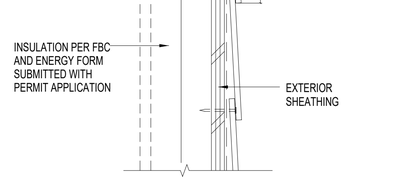
4. Continuously above all projecting wood trim.

5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.

6. At wall and roof intersections.

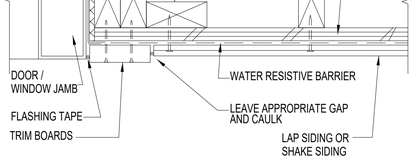
7. At built-in gutters.

THESE DETAILS ARE GENERIC AND MEANT TO SHOW GENERAL FLASHING AND WATERPROOFING METHODS TO BE USED.



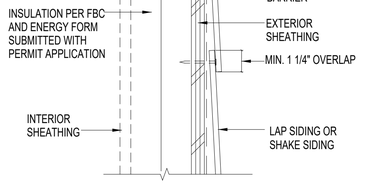
D HORIZONTAL LAP VIEW

SCALE: 3"=1'-0"



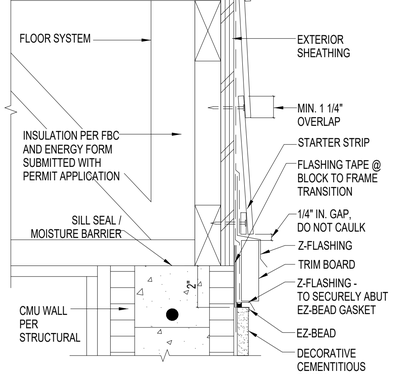
E DOOR / WINDOW JAMB

SCALE: 3"=1'-0"



F WINDOW SILL

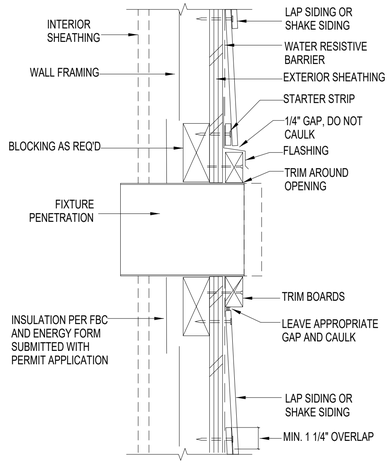
SCALE: 3"=1'-0"



MID-WALL DETAIL - SIDING WITH TRIM BOARD / CEMENTITIOUS FINISH

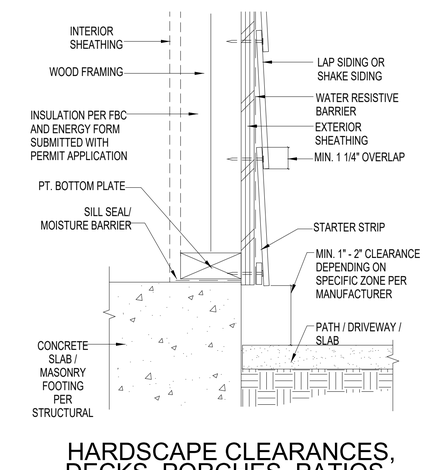
SCALE: 3"=1'-0"

K



G FIXTURE PENETRATION

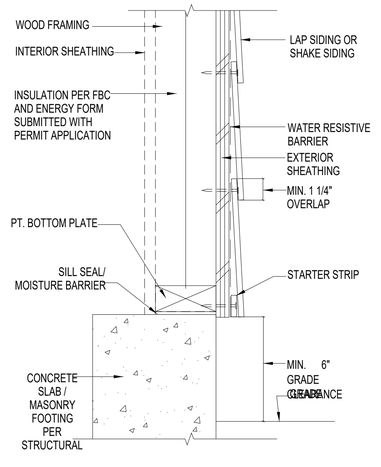
SCALE: 3"=1'-0"



HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.

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

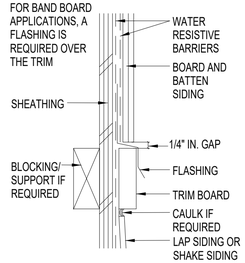
H



GRADE CLEARANCE

SCALE: 3"=1'-0"

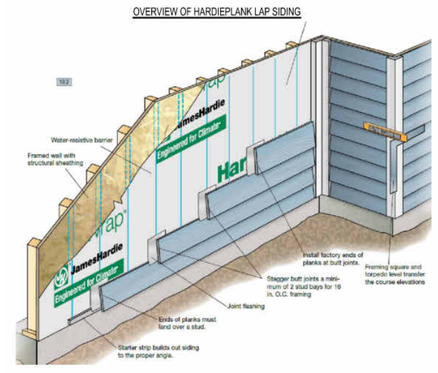
I



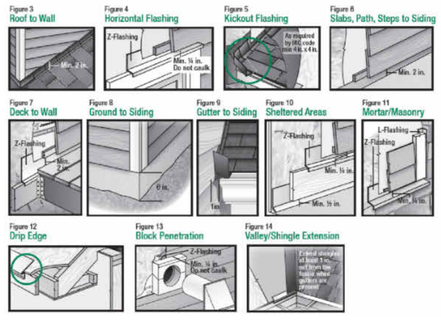
DETAIL AT BAND BOARD

SCALE: 3"=1'-0"

L



CLEARANCE AND FLASHING REQUIREMENTS



DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.013894

DRAWN: MJR

CHECKED: CM

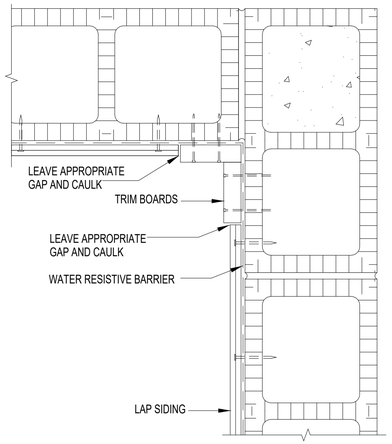
07-02-2025

REVISIONS:

No.	Description	Date

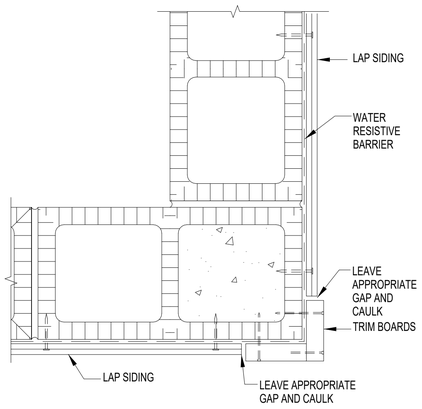
TM - 5

APEX TECHNOLOGY" IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY" INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



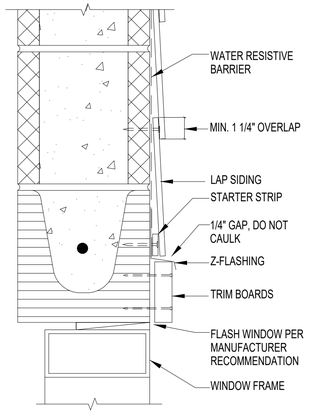
A INSIDE CORNER

SCALE: 3"=1'-0"



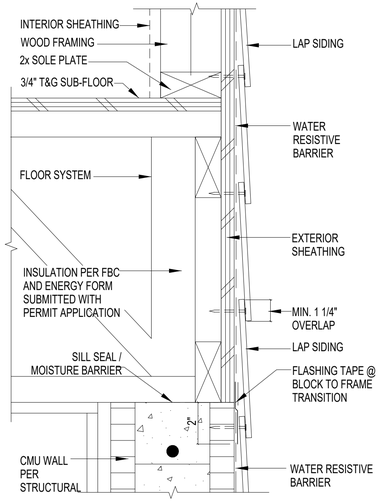
B OUTSIDE CORNER

SCALE: 3"=1'-0"



C WINDOW/DOOR HEAD

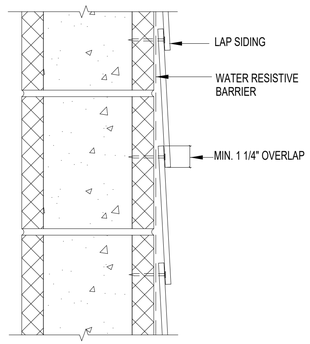
SCALE: 3"=1'-0"



MID-WALL DETAIL - SIDING / CEMENTITIOUS FINISH

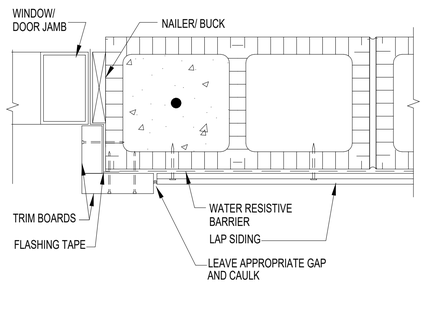
J

SCALE: 3"=1'-0"



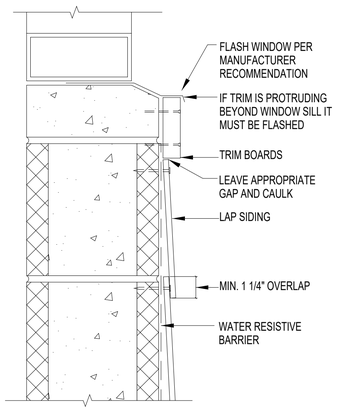
D HORIZONTAL LAP VIEW

SCALE: 3"=1'-0"



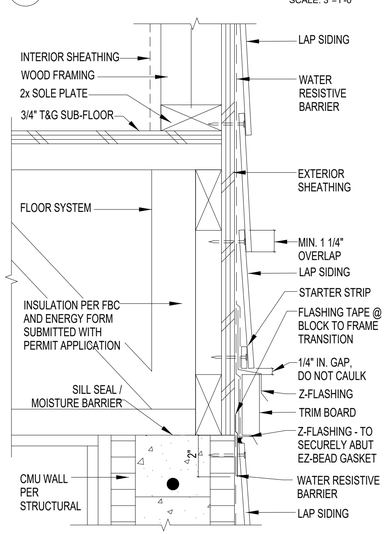
E DOOR / WINDOW JAMB

SCALE: 3"=1'-0"



F WINDOW SILL

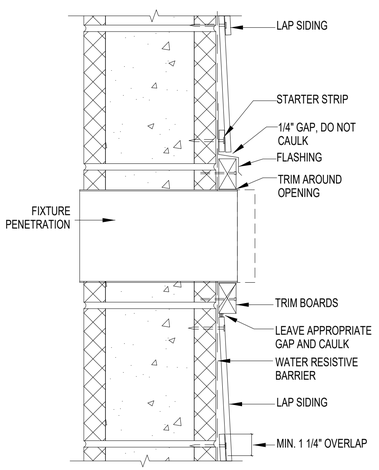
SCALE: 3"=1'-0"



MID-WALL DETAIL - SIDING WITH TRIM BOARD / CEMENTITIOUS FINISH

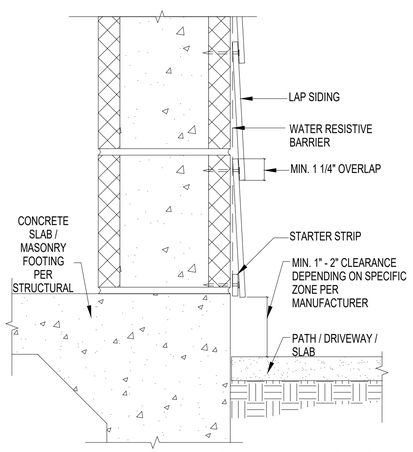
K

SCALE: 3"=1'-0"



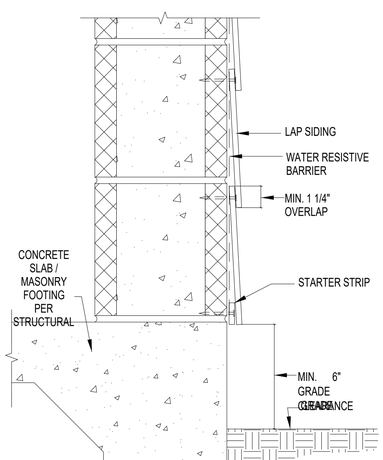
G FIXTURE PENETRATION

SCALE: 3"=1'-0"



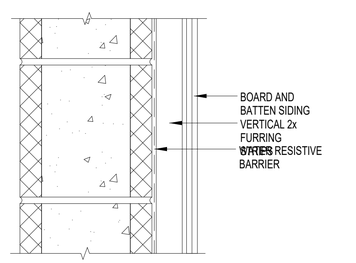
H HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.

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



I GRADE CLEARANCE

SCALE: 3"=1'-0"



L BOARD & BATTEN OVER CMU

SCALE: 3"=1'-0"

FLASHING REQUIREMENTS

R703.1 General. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.4.

R703.1.1 Water resistance. The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior cladding as required by Section R703.2 and a means of draining to the exterior water that penetrates the exterior cladding.

R703.2 Water-resistive barrier. One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D226 for Type 1 felt or other approved water-resistive barrier shall be applied over studs or sheathing of all exterior walls No. 15 asphalt felt shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches. Where joints occur, felt shall be lapped not less than 6 inches. Other approved materials shall be installed in accordance with the water-resistive barrier manufacturer's installation instructions. The No.15 asphalt felt or other approved water-resistive barrier material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1.

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Exception: Where the water-resistive barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60-minute Grade D paper and is separated from the stucco by an intervening, substantially nonwater-absorbing layer or designed drainage space.

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Self-adhered membranes used as flashing shall comply with AAMA 711. All exterior fenestration products shall be sealed at the juncture with the building wall with a sealant complying with AAMA 800 or ASTM C920 Class 25 Grade NS or greater for proper joint expansion and contraction, ASTMC1281, AAMA 812, or other approved standard as appropriate for the type of sealant. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of the exterior wall finish. Approved flashings shall be installed at the following locations:

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1.1 The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing manufacturer's instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water resistive barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the head and sides.

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1.3. In accordance with other approved methods.

1.4. In accordance with FMA/AAMA 100, FMA/ AAMA 200, FMA/WDMA 250, FMA/AAMA/ WDMA 300 or FMA/AAMA/WDMA 400.

2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.

3. Under and at the ends of masonry, wood or metal copings and sills.

4. Continuously above all projecting wood trim.

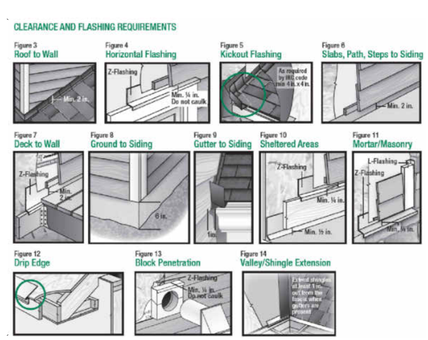
5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.

6. At wall and roof intersections.

7. At built-in gutters.

THESE DETAILS ARE GENERIC AND MEANT TO SHOW GENERAL FLASHING AND WATERPROOFING METHODS TO BE USED.

NOTE: OPTIONAL WEATHER BARRIER: LIQUID APPLIED WATER RESISTANT COATING - INSTALL PER MANUF. INSTRUCTIONS - WRAP ALL OPENINGS IN MASONRY EXTERIOR WALL AT HEAD, JAMB AND SILL.



TM-6-SIDING STANDARDS OVER BLOCK

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APEX
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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.013894

DRAWN: MJR

CHECKED: CM

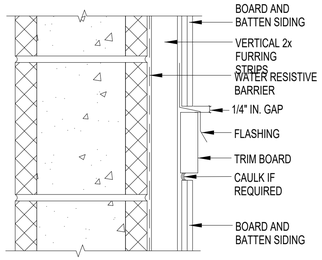
07-02-2025

REVISIONS:

No.	Description	Date

TM - 6

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



M HORIZ. BAND BETWEEN WALL & GABLE w/ B & B

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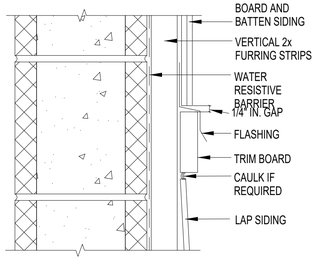

N BOARD & BATTEN TO LAP SIDING TRANSITION

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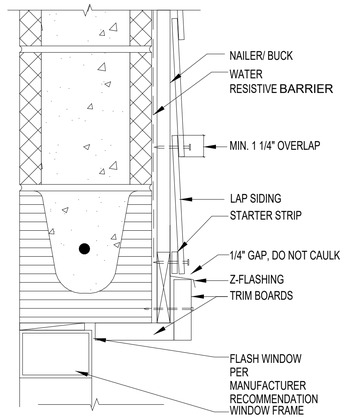

O WINDOW/DOOR HEAD

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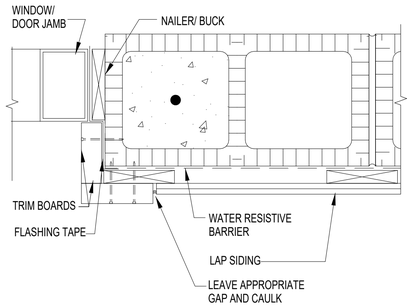

P DOOR / WINDOW JAMB

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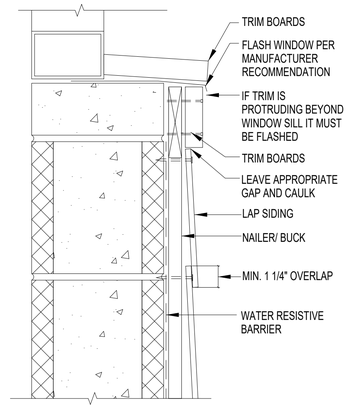

Q WINDOW SILL

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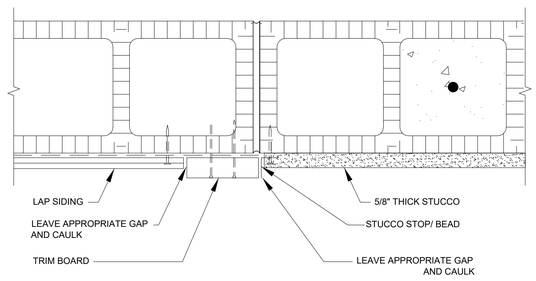

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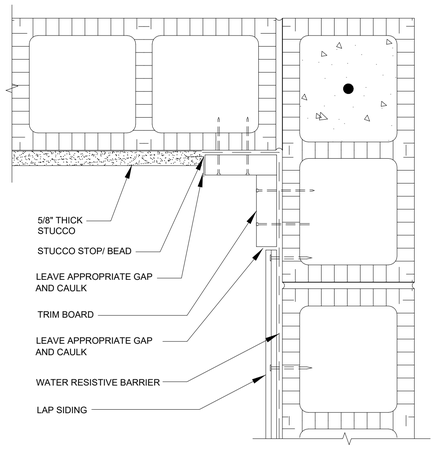
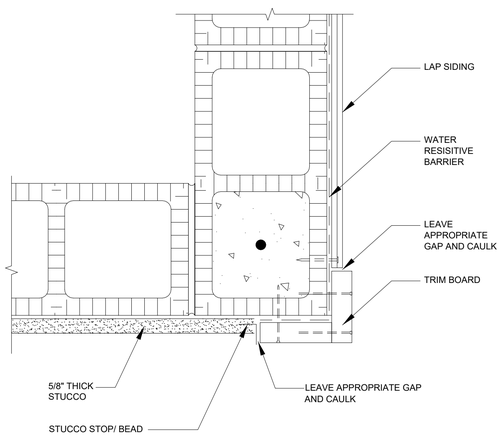


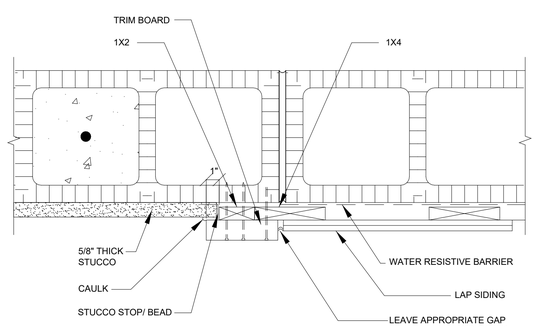
BB INSIDE CORNER

SCALE: 3"=1'-0"



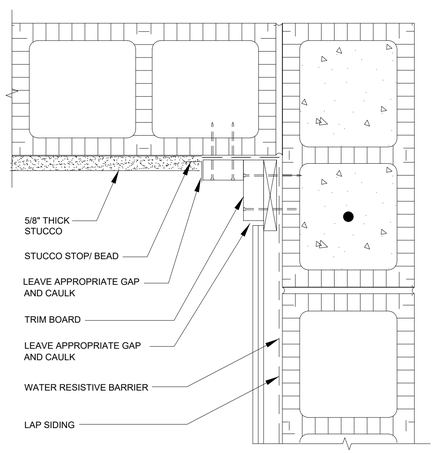
CC OUTSIDE CORNER

SCALE: 3"=1'-0"



DD FLUSH CONDITION (B&B)

SCALE: 3"=1'-0"



EE INSIDE CORNER (B&B)

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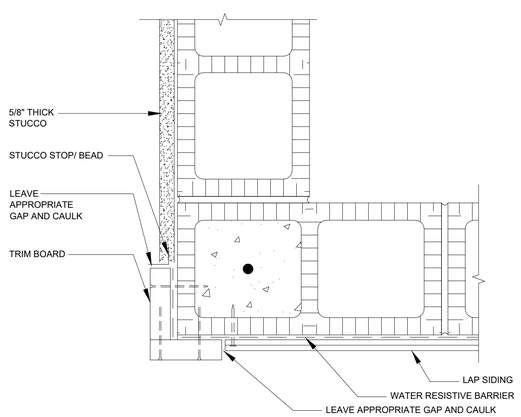

CC OUTSIDE CORNER (B&B)

SCALE: 3"=1'-0"

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APEX

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true design studios

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.013894

DRAWN: MJR

CHECKED: CM

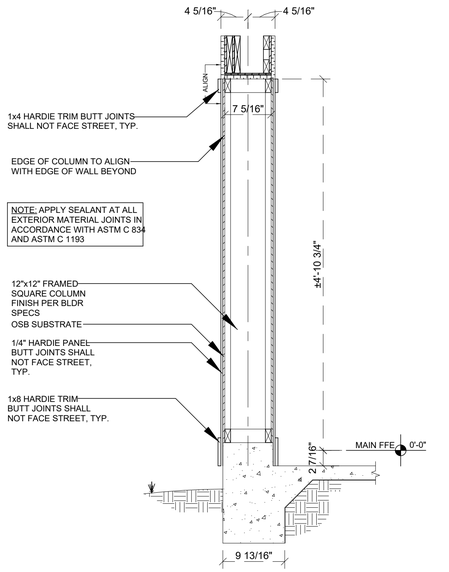
07-02-2025

REVISIONS:

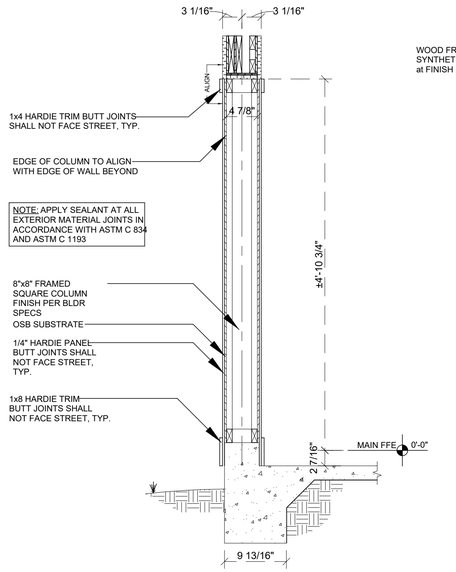
No.	Description	Date

TM - 7

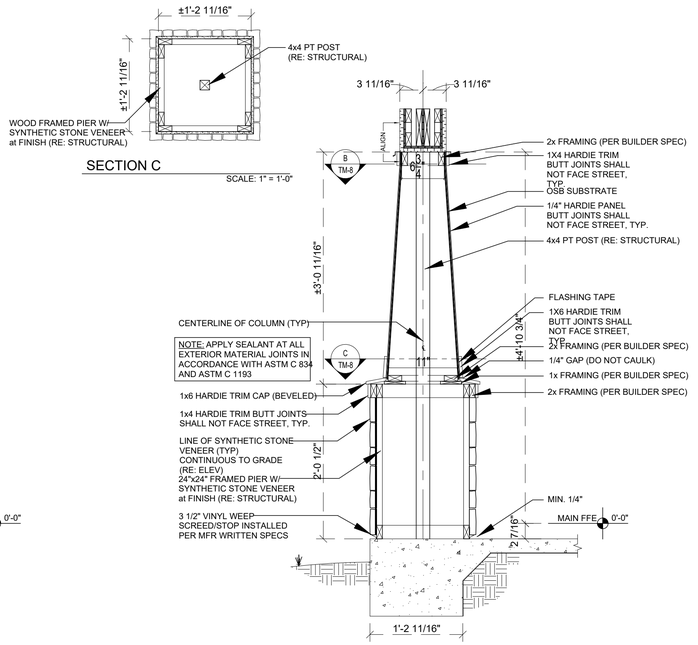
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7647



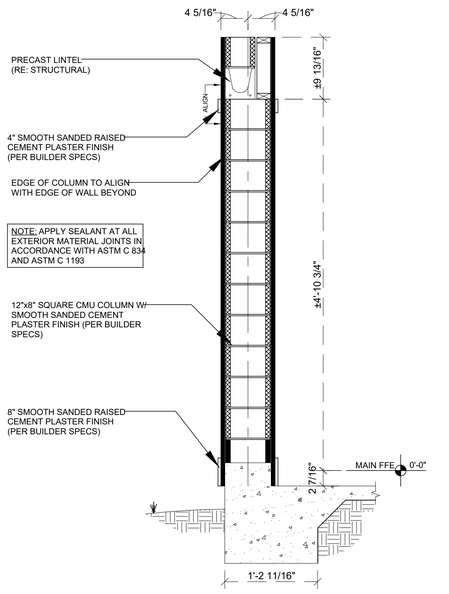
C1 12" FRAMED SQUARE COLUMN
©2024 TRUE DESIGN STUDIOS INC.
N.T.S.



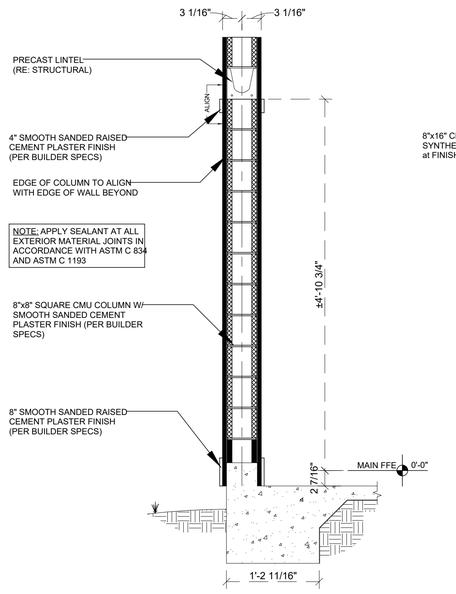
C2 8" FRAMED SQUARE COLUMN
©2024 TRUE DESIGN STUDIOS INC.
N.T.S.



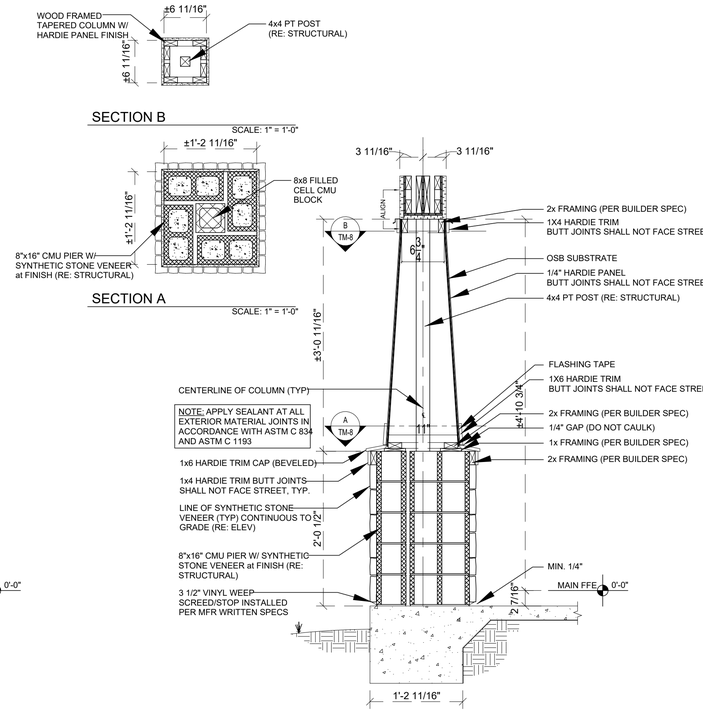
C3 TAPERED COLUMN OVER FRAMED BASE
©2024 TRUE DESIGN STUDIOS INC.
N.T.S.



C4 12" CMU SQUARE COLUMN
©2024 TRUE DESIGN STUDIOS INC.
N.T.S.



C5 8" CMU SQUARE COLUMN
©2024 TRUE DESIGN STUDIOS INC.
N.T.S.



C6 TAPERED COLUMN OVER MASONRY BASE
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N.T.S.

FLASHING REQUIREMENTS

R703.1 General. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.4.

R703.1.1 Water resistance. The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior cladding as required by Section R703.2 and a means of draining to the exterior water that penetrates the exterior cladding.

R703.2 Water-resistive barrier. One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D226 for Type 1 felt or other approved water-resistive barrier shall be applied over studs or sheathing of all exterior walls No. 15 asphalt felt shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches. Where joints occur, felt shall be lapped not less than 6 inches. Other approved materials shall be installed in accordance with the water-resistive barrier manufacturer's installation instructions. The No.15 asphalt felt or other approved water-resistive barrier material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1.

R703.7.3 Water-resistive barriers Water-resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall include a water-resistive vapor-permeable barrier with a performance at least equivalent to two layers of Grade D paper. The individual layers shall be installed independently such that each layer provides a separate continuous plane and any flashing (installed in accordance with Section R703.4) intended to drain to the water-resistive barrier is directed between the layers.

Exception: Where the water-resistive barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60-minute Grade D paper and is separated from the stucco by an intervening, substantially nonwater-absorbing layer or designed drainage space.

R703.4 Flashing. Approved metal flashing, vinyl flashing, self-adhered membranes and mechanically attached flexible flashing shall be applied shingle-fashion or in accordance with the manufacturer's instructions. Metal flashing shall be corrosion resistant. Fluid-applied membranes used as flashing shall be applied in accordance with the manufacturer's instructions. All flashing shall be applied in a manner to prevent the entry of water into the wall cavity or penetration of water to the building structural framing components.

Self-adhered membranes used as flashing shall comply with AAMA 711. All exterior fenestration products shall be sealed at the juncture with the building wall with a sealant complying with AAMA 800 or ASTM C920 Class 25 Grade NS or greater for proper joint expansion and contraction, ASTMC1281, AAMA 812, or other approved standard as appropriate for the type of sealant. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of the exterior wall finish. Approved flashings shall be installed at the following locations:

1.Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier complying with Section 703.2 for subsequent drainage. Mechanically attached flexible flashings shall comply with AAMA 712. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following:

1.1 The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing manufacturer's instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water resistive barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the head and sides.
1.2. In accordance with the flashing design or method of a registered design professional.
1.3. In accordance with other approved methods.
1.4. In accordance with FMA/AAMA 100, FMA/ AAMA 200, FMA/WDMA 250, FMA/AAMA/ WDMA 300 or FMA/AAMA/WDMA 400.

2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco' copings.

3. Under and at the ends of masonry, wood or metal copings and sills.

4. Continuously above all projecting wood trim.

5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.

6. At wall and roof intersections.

7. At built-in gutters.

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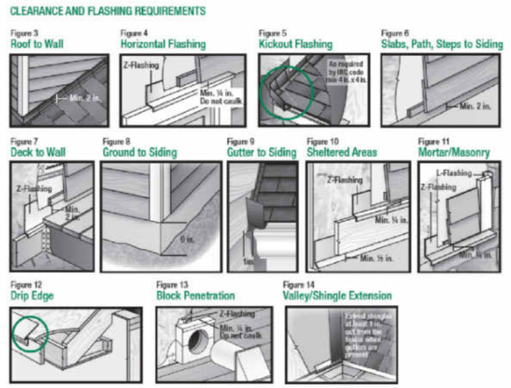

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APEX
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904.821.5200
taylor morrison

ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.013894**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

TM - 8

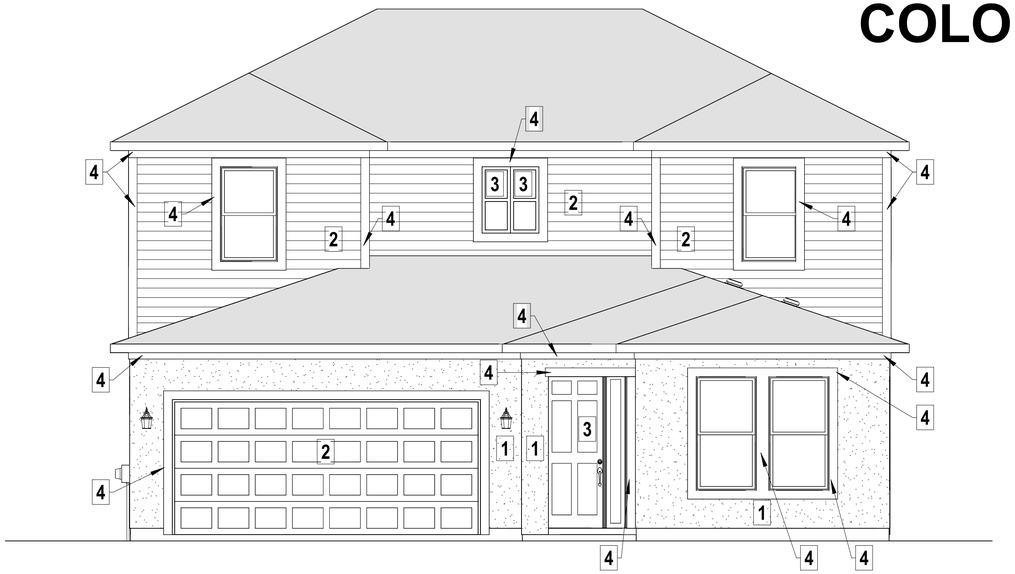
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

COLOR BLOCKING

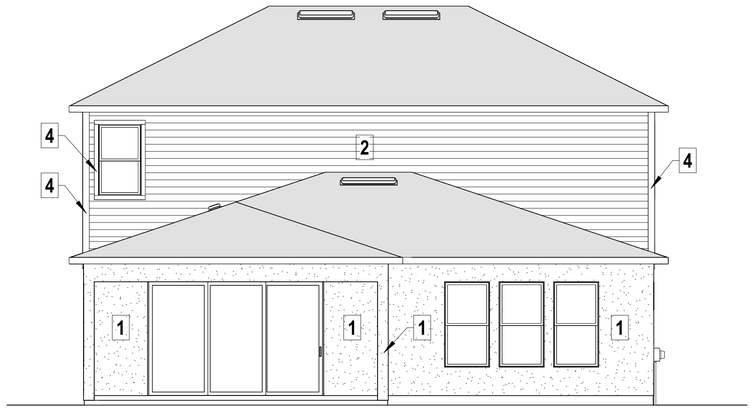
COLOR BLOCKING LEGEND	
1	BODY 1 (STUCCO)
2	BODY 2 (LAP SIDING)/ GARAGE
3	FRONT DOOR/ SHUTTERS
4	TRIM/ COLUMN/ TRELLIS/ BRACKETS

SHINGLE ROOF - COLOR: PER COLOR PALETTE

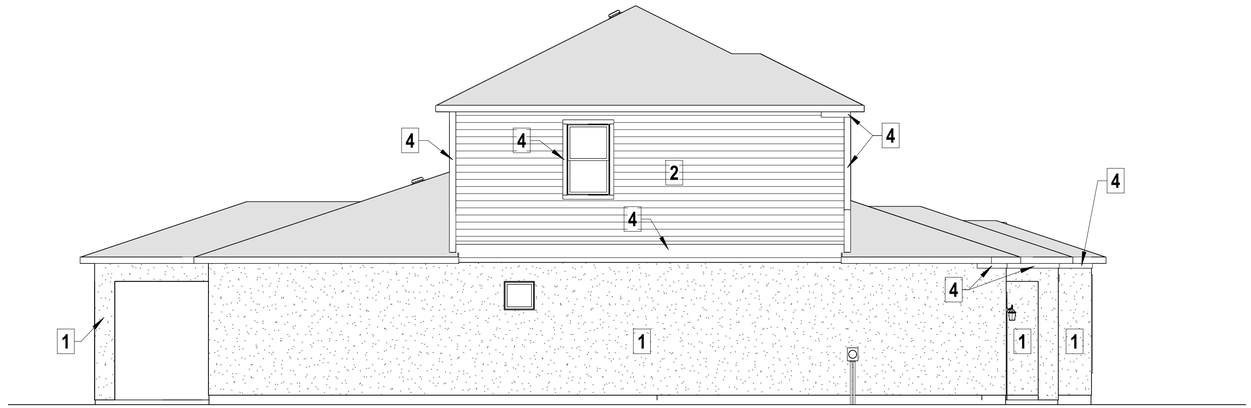
STONE - COLOR: PER COLOR PALETTE



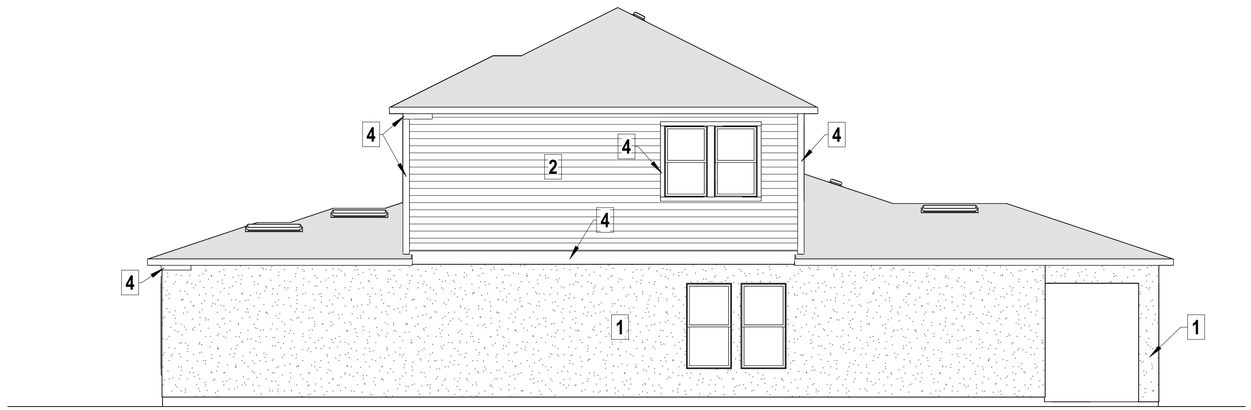
FRONT ELEVATION - TRADITIONAL A



REAR ELEVATION - TRADITIONAL A



LEFT ELEVATION - TRADITIONAL A



RIGHT ELEVATION - TRADITIONAL A

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.013894**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

CBTRA

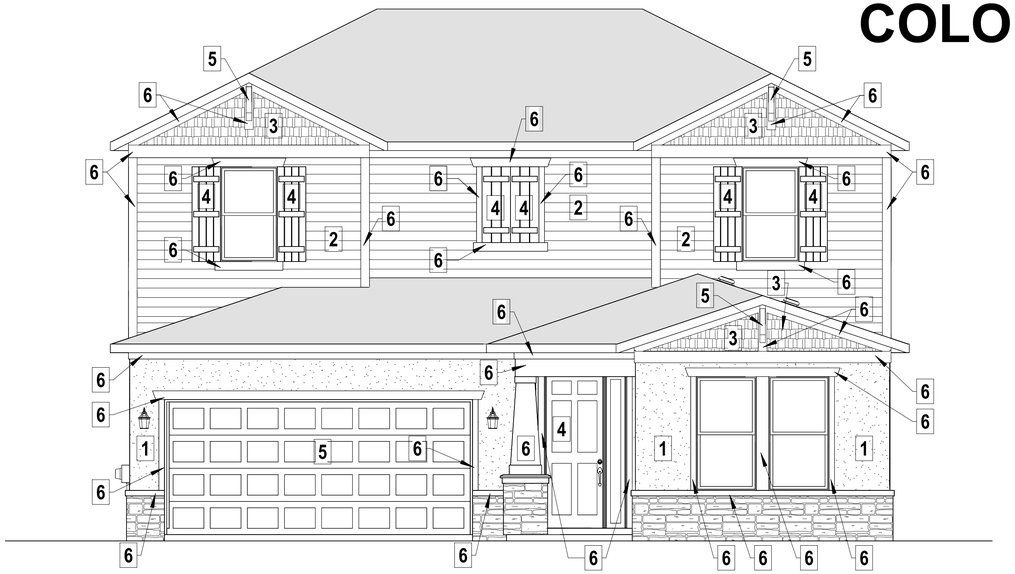
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7647

COLOR BLOCKING

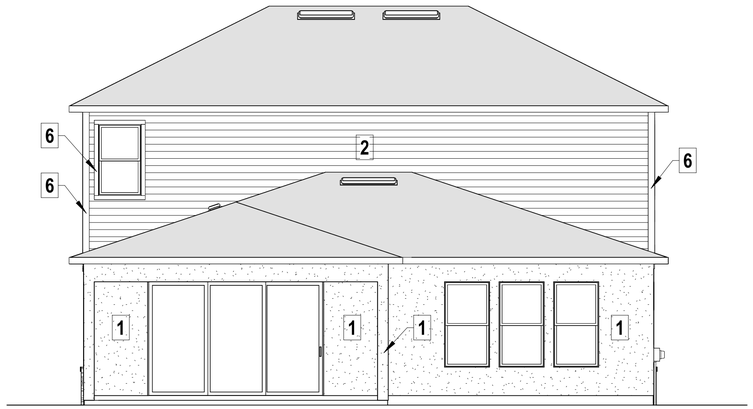
COLOR BLOCKING LEGEND	
1	BODY 1 (STUCCO)
2	BODY 2 (LAP SIDING)
3	BODY 3 (SHAKE)
4	FRONT DOOR/ SHUTTERS
5	GARAGE/ BRACKETS
6	TRIM/ COLUMN/ TRELLIS

SHINGLE ROOF - COLOR: PER COLOR PALETTE

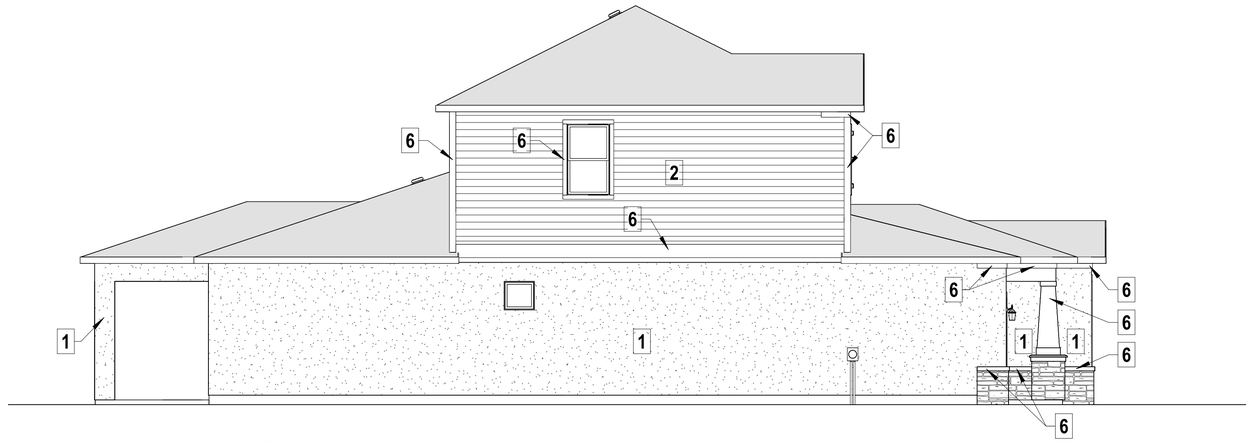
STONE - COLOR: PER COLOR PALETTE



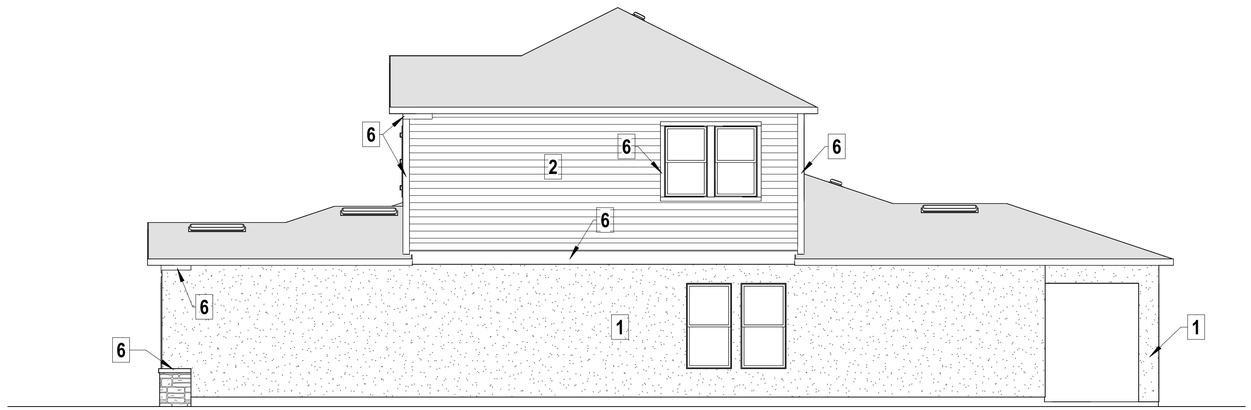
FRONT ELEVATION - CRAFTSMAN A



REAR ELEVATION - CRAFTSMAN A



LEFT ELEVATION - CRAFTSMAN A



RIGHT ELEVATION - CRAFTSMAN A

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APEX

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904.821.5200

taylor morrison

ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.013894**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

CBCRA

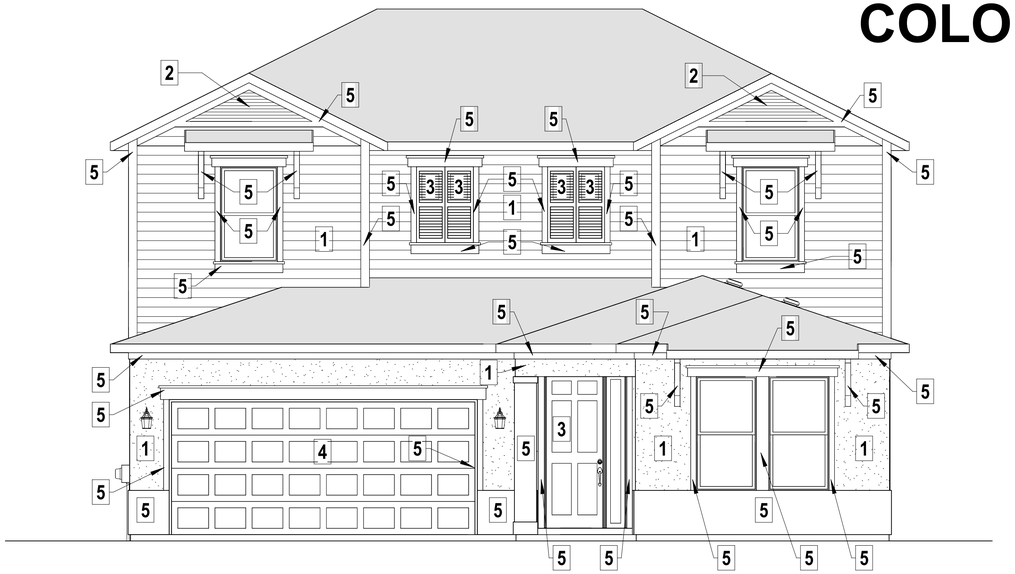
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7447

COLOR BLOCKING

COLOR BLOCKING LEGEND	
1	BODY 1 (1ST AND 2ND FLOOR)
2	BODY 2 (ACCENTS)
3	FRONT DOOR/ SHUTTERS
4	GARAGE
5	TRIM/ COLUMN/ BRACKETS

SHINGLE ROOF - COLOR: PER COLOR PALETTE

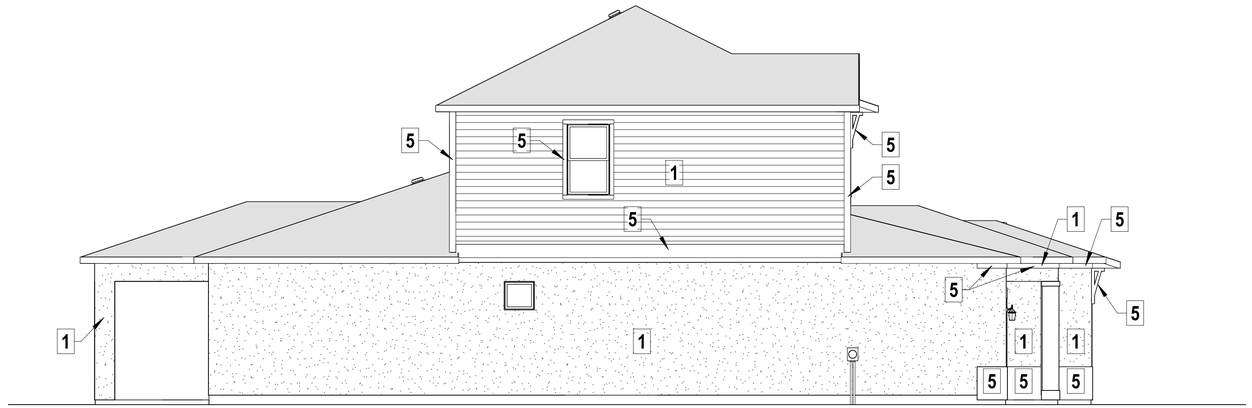
STONE - COLOR: PER COLOR PALETTE



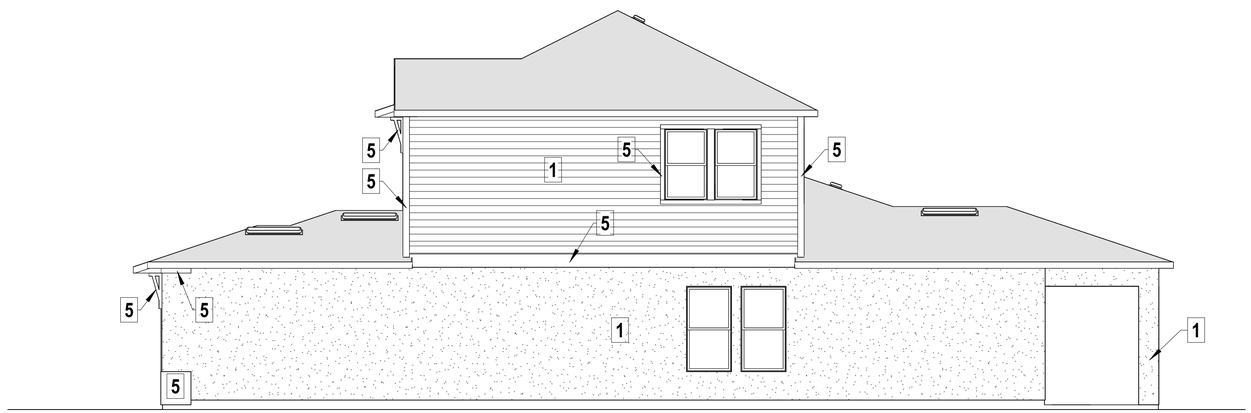
FRONT ELEVATION - COASTAL A



REAR ELEVATION - COASTAL A



LEFT ELEVATION - COASTAL A



RIGHT ELEVATION - COASTAL A

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ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

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CBCOA

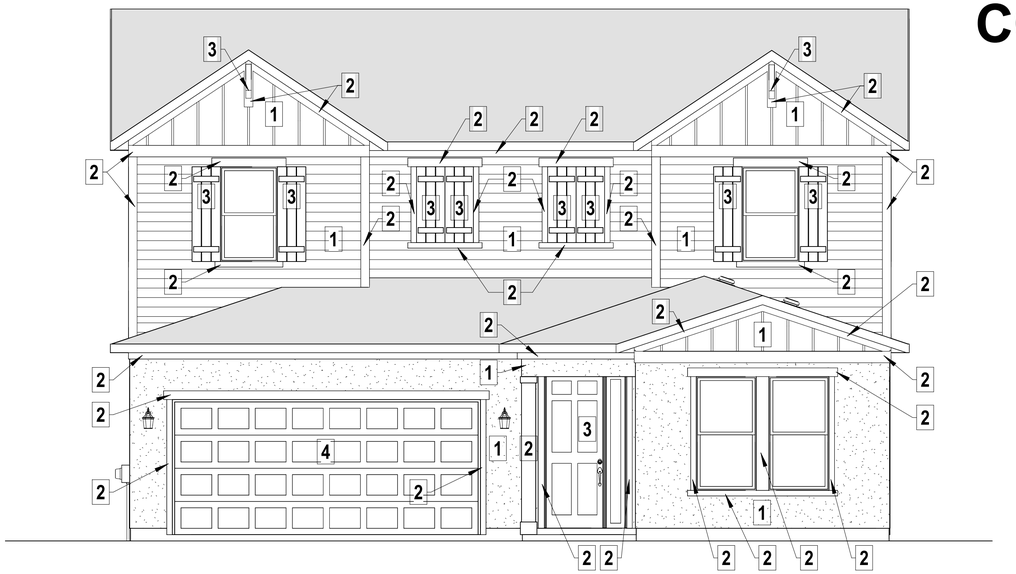
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7447

COLOR BLOCKING

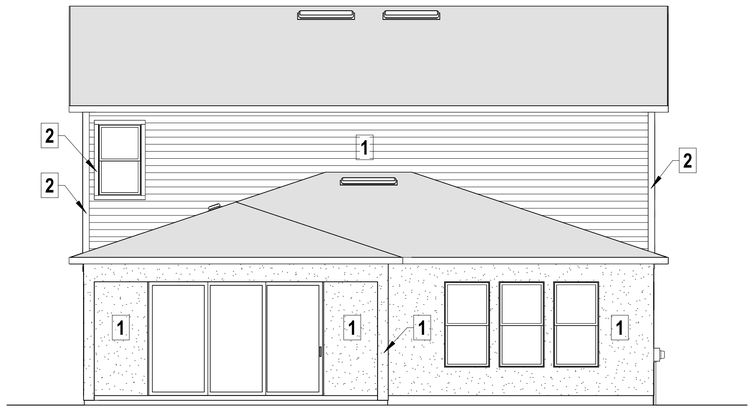
COLOR BLOCKING LEGEND	
1	BODY
2	TRIM/ COLUMN
3	FRONT DOOR/ SHUTTERS/ BRACKETS
4	GARAGE

SHINGLE ROOF - COLOR: PER COLOR PALETTE

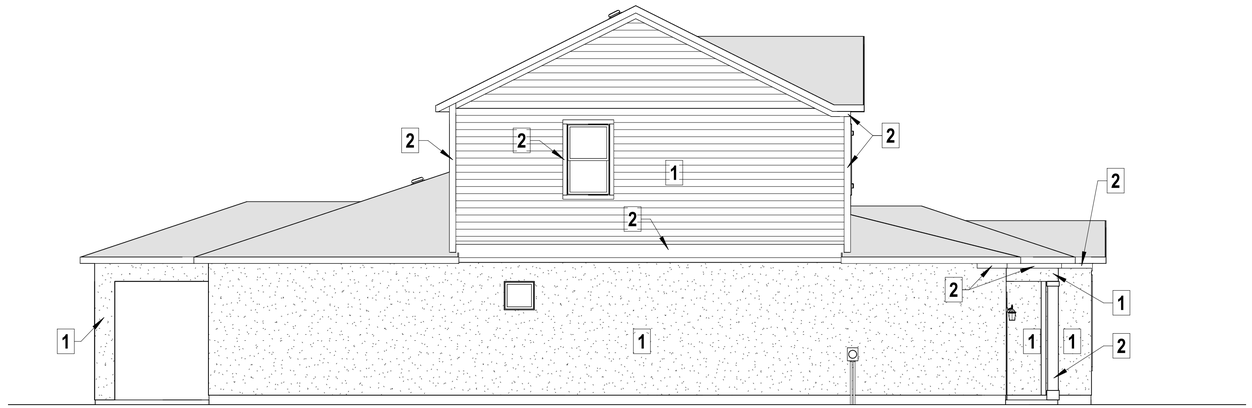
STONE - COLOR: PER COLOR PALETTE



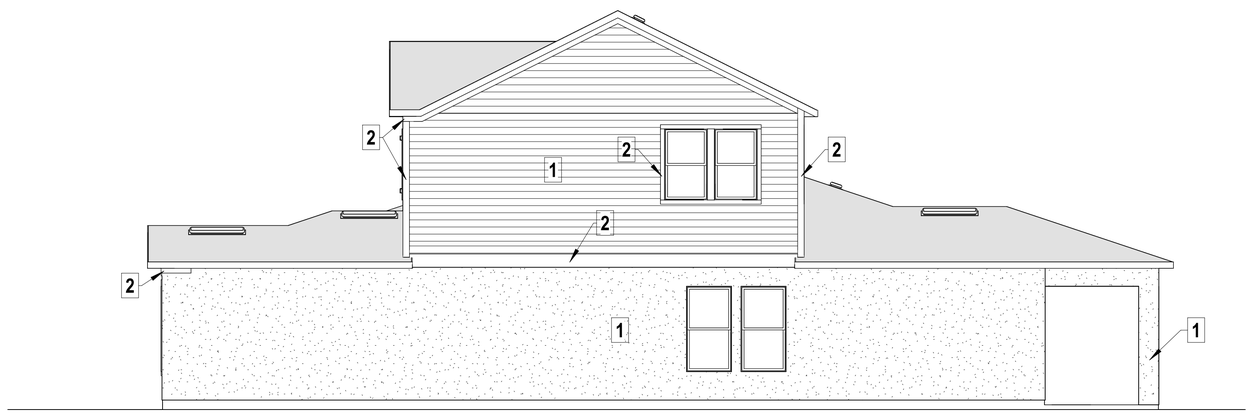
FRONT ELEVATION - FARMHOUSE A



REAR ELEVATION - FARMHOUSE A



LEFT ELEVATION - FARMHOUSE A



RIGHT ELEVATION - FARMHOUSE A

APEX

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taylor morrison

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ROCKPORT

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.013894**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

CBFHA

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7447

TAYLOR MORRISON

ATLANTIC, BASE PLAN
SUBDIVISON,
NON-PORCH ELEVATIONS (150C)

DRAWING INDEX

ARCHITECTURAL

SHEET NO.	SHEET NAME
A000	ARCHITECTURAL NOTES
A110	1st LEVEL FLOOR PLAN - TRADITIONAL A
A112	1st LEVEL FLOOR PLAN - CRAFTSMAN A
A114	1st LEVEL FLOOR PLAN - COASTAL A
A116	1st LEVEL FLOOR PLAN - FARMHOUSE A
A118	1st LEVEL FLOOR PLAN - PARTIALS
A200	ELEVATIONS - TRADITIONAL A
A202	ELEVATIONS - CRAFTSMAN A
A204	ELEVATIONS - COASTAL A
A206	ELEVATIONS - FARMHOUSE A
A209	ELEVATIONS - PARTIALS
A210	ELEVATIONS - PARTIALS
A211	ELEVATIONS - PARTIALS
A400	WALL SECTIONS
A500	DETAILS
A501	DETAILS
A502	DETAILS
A503	DETAILS

ELECTRICAL

SHEET NO.	SHEET NAME
E100	1st LEVEL ELECTRICAL PLAN - TRADITIONAL A
E108	1st LEVEL ELECTRICAL PLAN - PARTIALS
E102	1st LEVEL ELECTRICAL PLAN - CRAFTSMAN A
E104	1st LEVEL ELECTRICAL PLAN - COASTAL A
E106	1st LEVEL ELECTRICAL PLAN - FARMHOUSE A
E109	1st LEVEL ELECTRICAL PLAN - PARTIALS

STRUCTURAL

SHEET NO.	SHEET NAME
ST-1 (150C)	STRUCTURAL SPECIFICATIONS - 150C
ST-2 (150C)	FOUNDATION PLAN - TRADITIONAL A - 150C
ST-2.2 (150C)	FOUNDATION PLAN - CRAFTSMAN A - 150C
ST-2.4 (150C)	FOUNDATION PLAN - COASTAL A - 150C
ST-2.6 (150C)	FOUNDATION PLAN - FARMHOUSE A - 150C
ST-2.8 (150C)	FOUNDATION PLAN - PARTIALS - 150C
ST-2.D	FOUNDATION DETAILS
ST-3 (150C)	1st LEVEL STRUCTURAL PLAN - TRADTIONAL A - 150C
ST-3.2 (150C)	1st LEVEL STRUCTURAL PLAN - CRAFTSMAN A - 150C
ST-3.4 (150C)	1st LEVEL STRUCTURAL PLAN - COASTAL A - 150C
ST-3.6 (150C)	1st LEVEL STRUCTURAL PLAN - FARMHOUSE A - 150C
ST-3.8 (150C)	1st LEVEL STRUCTURAL PLAN - PARTIALS - 150C
ST-3A (150C)	1st LEVEL ROOF FRAMING PLAN - TRADTIONAL A - 150C
ST-3A.2 (150C)	1st LEVEL ROOF FRAMING PLAN - CRAFTSMAN A - 150C
ST-3A.4 (150C)	1st LEVEL ROOF FRAMING PLAN - COASTAL A - 150C
ST-3A.6 (150C)	1st LEVEL ROOF FRAMING PLAN - FARMHOUSE A - 150C
ST-3A.8 (150C)	1st LEVEL ROOF FRAMING PLAN - PARTIALS - 150C
ST-5	TYPICAL WALL SECTIONS
ST-6	SECTIONS AND DETAILS
ST-7	SECTIONS AND DETAILS
ST-8	SECTIONS AND DETAILS

TAYLOR MORRISON

SHEET NO.	SHEET NAME
TM - 1	FRAMING STANDARDS
TM - 2	HVAC STANDARDS
TM - 3	STAIR STANDARDS AND TEMPORARY GUARDS
TM - 4	TRIM STANDARDS
TM - 5	SIDING STANDARDS OVER FRAME
TM - 6	SIDING STANDARDS OVER BLOCK
TM - 7	SIDING STANDARDS OVER BLOCK CONT.
TM - 8	COLUMN MENU

COLOR BLOCKING

SHEET NO.	SHEET NAME
CBTRA	TRADITIONAL A ELEVATION - COLOR BLOCKING
CBCRA	CRAFTSMAN A ELEVATION - COLOR BLOCKING
CBCOA	COASTAL A ELEVATION - COLOR BLOCKING
CBFHA	FARMHOUSE A ELEVATION - COLOR BLOCKING

BUILDING CODE SUMMARY

THE PROJECT SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES
FL BUILDING CODE - RESIDENTIAL: 2023 FL BUILDING CODE - FUEL GAS: 2023
FL BUILDING CODE - PLUMBING: 2023 NATIONAL ELECTRIC CODE: 2020
FL BUILDING CODE - MECHANICAL: 2023 FL FIRE PREVENTION CODE: 2023
FL BUILDING CODE - ENERGY CONSERVATION: 2023

OCCUPANCY CLASSIFICATION: RESIDENTIAL CONSTRUCTION TYPE: VB

WIND ZONE: SEE ST-1 SPRINKLED: NO

ZONING CODE:
PROPOSED STRUCTURE COMPLIES WITH THE REQUIREMENTS OF CHAPTER 656, ZONING CODE FOR RESIDENTIAL DISTRICTS, INCL MAX BLDG HGT OF 35'

AREAS TR, FH - A

1st Floor	1750 SF
CONDITIONED AREA	1750 SF
Garage	447 SF
Porch	35 SF
Lanai	96 SF
UNCONDITIONED AREA	578 SF
TOTAL UNDER ROOF	2328 SF

*OPT 3-CAR GARAGE +675 SF

AREAS CR - A

1st Floor	1750 SF
CONDITIONED AREA	1750 SF
Garage	447 SF
Porch	65 SF
Lanai	96 SF
UNCONDITIONED AREA	608 SF
TOTAL UNDER ROOF	2358 SF

*OPT 3-CAR GARAGE +675 SF

AREAS CO - A

1st Floor	1750 SF
CONDITIONED AREA	1750 SF
Garage	447 SF
Porch	50 SF
Lanai	96 SF
UNCONDITIONED AREA	593 SF
TOTAL UNDER ROOF	2343 SF

*OPT 3-CAR GARAGE +675 SF

VOLUME - ALL A'S

1st Floor	16338 CF
Grand total	16338 CF

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

ATLANTIC
BASE PLAN
40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006803
DRAWN: MJR
CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

0000 (150C)

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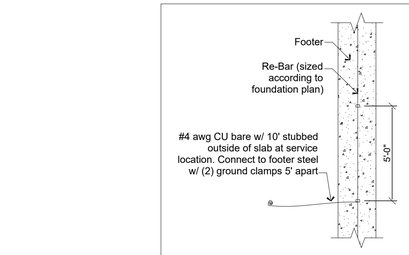
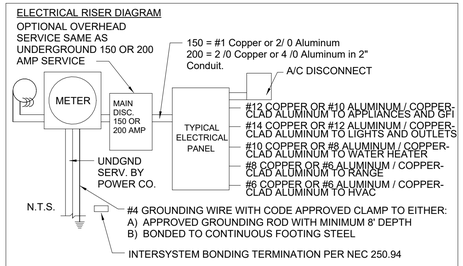


UFER GROUND DETAIL
N.T.S.

ELECTRICAL RISER DIAGRAM



NOTE:
ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY

GENERAL ELECTRICAL NOTES

ALL ELECTRICAL DESIGN AND WORK SHALL BE IN STRICT COMPLIANCE WITH THE 2020 NATIONAL ELECTRIC CODE

- CONTRACTOR RESPONSIBLE FOR ALL PANEL LOAD CALCULATIONS AND SHALL VERIFY IN ACCORDANCE WITH BUILDERS SPECIFICATIONS AND IN STRICT COMPLIANCE WITH NEC
- PER NEC SECTION 210.12(B) ALL 15A & 20A, 120V BRANCH CIRCUITS SUPPLYING OUTLETS REQUIRE AFCI PROTECTION
- CARBON MONOXIDE PROTECTION PER RESIDENTIAL CODE R315.1 TO BE INSTALLED WITHIN 10' OF EVERY SLEEPING ROOM
- ALL OUTLETS SHOULD BE AFCI PER NEC - U.N.O.
- ALL 125V SINGLE-PHASE 15A & 20A RECEPTACLES INSTALLED IN LOCATIONS SPECIFIED IN 210.8(A)(1) THROUGH (A)(10) SHALL HAVE GFCI PROTECTION FOR PERSONNEL IN ACCORDANCE WITH NEC 210.8(A)
- PER NEC SECTION 406.8(B)(I) 15A & 20A RECEPTACLES IN A WET LOCATION MUST BE WITHIN AN ENCLOSURE THAT IS WEATHERPROOF WHEN AN ATTACHMENT IS PLUGGED IN AN ALL NON-LOCKING RECEPTACLES SHALL BE LISTED AS WEATHER RESISTANT
- PER NEC SECTION 406.II IN DWELLING UNITS, ALL 15A & 20A, 15V RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT
- PER NEC SECTION 406.9(C) RECEPTACLES SHOULD NOT BE INSTALLED WITHIN A ZONE MEASURED 3FT HORIZONTALLY AND 8FT VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD.
- PER NEC SECTION 800.156 NO LESS THAN ONE COMMUNICATION OUTLET SHALL BE INSTALLED WITHIN EACH DWELLING UNIT
- PER NEC SECTION R314.3 AND R315.1 SMOKE DETECTORS TO BE INSTALLED INSIDE EACH SLEEPING AREA
- ALL SMOKE ALARMS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 217, PER RESIDENTIAL CODE 314.1. GC TO INSTALL; KIDDE MODEL # 14618A SMOKE ALARM, OR APPROVED EQUAL
- JUNCTION BOX AT WATER HEATER, RANGE AND/OR DRYER TO BE 220V IN NON GAS COMMUNITIES, AND 110V IN COMMUNITIES THAT HAVE GAS OPTIONS PROVIDE APPROPRIATE RECEPTACLE PER APPLIANCE
- ALL PERMANENTLY INSTALLED LUMINARIES, EXCLUDING THOSE IN KITCHEN APPLIANCES, SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS-PER-WATT OR SHALL UTILIZE LAMPS WITH AN EFFICACY OF NOT LESS THAN 65 LUMENS-PER-WATT PER R404.1.
- PER RESIDENTIAL CODE M1305.1 A LEVEL WORKING SPACE NOT LESS THAN 30" DEEP AND 30" WIDE SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE OF ANY APPLIANCE
- PER NEC SECTION R230.67 ALL SERVICES SUPPLYING DWELLING UNITS ARE REQUIRED TO BE PROVIDED WITH A TYPE 1 OR TYPE 2 SURGE-PROTECTIVE DEVICE.
- EACH DWELLING UNIT SHALL BE DESIGNED WITH PROVISION FOR FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT IN ACCORDANCE WITH RESIDENTIAL CODES RF103.1 AND RF103.3. CONTRACTOR RESPONSIBLE TO ADJUST PANEL/LOAD CALCULATIONS ACCORDINGLY.
- ALL 125V THROUGH 250V RECEPTACLES INSTALLED IN LOCATIONS SPECIFIED IN 210.8 (B)(1) THROUGH (B)(12) AND SUPPLIED BY SINGLE-PHASE BRANCH CIRCUITS RATED 150V OR LESS TO GROUND, 50A OR LESS, AND ALL RECEPTACLES SUPPLIED BY THREE-PHASE BRANCH CIRCUITS RATED 150V OR LESS TO GROUND, 100A OR LESS SHALL HAVE GFCI PROTECTION FOR PERSONNEL IN ACCORDANCE WITH NEC 210.8(B)
- FOR ONE AND TWO FAMILY DWELLING UNITS, ALL SERVICE CONDUCTORS SHALL TERMINATE IN DISCONNECTING MEANS HAVING A SHORT CIRCUIT CURRENT RATING EQUAL OR GREATER THAN THE AVAILABLE FAULT CURRENT, INSTALLED IN A READILY ACCESSIBLE OUTDOOR LOCATION IN ACCORDANCE WITH NEC 230.85

ABBREVIATIONS LEGEND

ABV	ABOVE
AC	AIR CONDITIONER
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLER UNIT
BLK	BLOCK
CABS	CABINETS
CLG	CEILING
CHR	CHAIR RAIL
COFF	COFFERED
COL	COLUMN
COND	CONDENSER
CRN	CROWN MOULDING
CVAC	CENTRAL VACUUM SYSTEM
DBL	DOUBLE
DIAG	DIAGONAL
DR	DOOR
DRY	DRYER
DW	DISHWASHER
EB	EYEBROW
FL	FLOOR LINE (MAT. CHANGE)
FLR	FLOOR
FP	FIREPLACE
FXD	FIXED
FXT	FIXTURE
GLS	GLASS
HB	HOSE BIB
KS	KNEE SPACE
LAV	LAVATORY
LT	LAUNDRY TUB
MRBL	MARBLE
MC	MEDICINE CABINET
MIR	MIRROR
MTL	METAL
OH	OVERHEAD
OPNG	OPENING
OPT	OPTIONAL
R & S	CLOTHES ROD and SHELF
REF	REFRIGERATOR
SD	SOAP DISH
SDLTS	SIDE LIGHTS
SGD	SLIDING GLASS DOOR
SH (2)	SHELVES (QUANTITY)
SHWR	SHOWER
TB	TOWEL BAR
TPH	TOILET PAPER HOLDER
T&S	TUB and SHOWER
TEMP	TEMPERED
TR	TRANSOM
VOL	VOLUME
WC	WATER CLOSET
WD	WOOD
WH	WATER HEATER
WNCT	WAINSCOT
WS	WATER SOFTENER
WASH	WASHER

ROOF NOTES

- INSTALL ROOF VENTING PER MFR WRITTEN INSTRUCTIONS PER RESIDENTIAL CODE R806
- ALL OVERHANG DIMENSIONS ARE TO EDGE OF RAFTER. REFERENCE WALL SECTIONS/DETAILS FOR ALL OVERHANGS NOT DIMENSIONED.
- ALL UNDERLAYMENT MUST BE INSTALLED IN COMPLIANCE WITH RESIDENTIAL CODE R905.1.1
- EACH 4' OFF RIDGE VENT REQUIRES (1) 46" x 3" CUT OUT IN ROOF SHEATHING PER MFR WRITTEN INSTRUCTIONS
- ROOF VENTING MUST MAINTAIN A MIN. DISTANCE OF 4'-0" FROM CENTERLINE OF SEPARATION WALL
- NO PENETRATIONS WITHIN 4'-0" OF RATED WALLS

ROOF VENT CALCULATION

FORMULA:

1 SQUARE INCH VENT FOR EVERY 300 SQUARE INCHES OF CEILING
*144 SQ. IN. = 1 SQ. FT.
BLDG. CEILING (SF) x 144 = BLDG (SQ. IN.)
BLDG. (SQ. IN.) / 300 = SQ. IN. OF VENT REQUIRED

PER NCSBC-R SECTION R806.2 - 40% MIN, BUT NOT MORE THAN 50% OF VENTILATION MUST BE PROVIDED BY VENTILATORS LOCATED A MINIMUM OF 3'-0" ABOVE THE EAVE OR CORNICE VENTS, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

BASIS OF CALCULATION: ("OR EQUAL" ACCEPTABLE)

(a) RIDGE VENTS - 105 SQ IN (NFVA) PER 4 LINEAL FT CALCULATED LINEAL FOOT OF SOFFIT VENT SHALL NOT INCLUDE NON-VENTED FIRE RATED SOFFIT LOCATED LESS THAN 5' FROM PROPERTY LINE

EXTERIOR ELEVATION GENERAL NOTES

- FRONT ELEVATIONS BANDING, MOLDING, COLUMNS AND TRIM SHALL RECEIVE A SAND FINISH. SEE ELEVATION FOR DEPTH OR RAISED BANDING
- SIDE AND REAR ELEVATIONS BANDING AROUND WINDOWS AND DOORS MAY BE OPTIONAL PER COMMUNITY SPECS - SEE COMMUNITY SPECIFICATIONS OR CONSULT THE CONSTRUCTION MANAGER. ALL BANDING SHALL RECEIVE A SAND FINISH
- ROOF COVERING SEE COMMUNITY SPECIFICATIONS OR CONSULT THE CONSTRUCTION MANAGER. SEE STRUCTURAL SHEETS FOR SHEATHING REQUIREMENTS
- FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, DECK AND WALL INTERSECTIONS, AT GUTTERS, AT ALL CHANGES IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS
- WINDOW PAN FLASHING SHALL BE IN ACCORDANCE WITH RESIDENTIAL CODE R703.4
- WALL HEIGHTS VERIFY ALL BEARING WALL HEIGHTS WITH FINAL TRUSS LAYOUTS
- LATH PER RESIDENTIAL CODE R703.7.1, LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 11/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 7/8-INCHLONG (22.2 MM), 16 GAGE STAPLES, SPACED NOT MORE THAN 6 INCHES (152 MM), OR AS OTHERWISE APPROVED
- PLASTER PER R703.7.2, PLASTERING WITH PORTLAND CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHERE APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHERE APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTANT WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R702.1(1). ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED. THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1(3)
- WEEP SCREED PER R703.7.2.1 A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 31/2 INCHES (89 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C926. THE WEEP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED
- WATER-RESISTIVE BARRIERS PER R703.7.3, WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.4) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS

GENERAL NOTES

- ALL CONSTRUCTION SHALL MEET THE LATEST EDITION OF CODES ADOPTED BY THE LOCAL GOVERNING AGENCIES
- PER RESIDENTIAL CODE R302.5 NO OPENINGS FROM A PRIVATE GARAGE ARE PERMITTED DIRECTLY INTO SLEEPING AREAS. ALL OPENINGS SHALL HAVE SOLID WOOD, INSULATED STEEL OR 20 MIN. FIRE RATED DOORS NOT LESS THAN 1-3/8 INCHES THICKNESS. ALL DUCTS IN THE GARAGE OR PENETRATING THE WALL OR CEILING SEPARATING THE GARAGE AND DWELLING SHALL BE CONSTRUCTED OF MIN. 26 GA. SHEET METAL, 1 INCH MINIMUM RIGID CLASS 0 OR 1 DUCT BOARD, OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE
- PER RESIDENTIAL CODE TABLE R302.6 GARAGE SHALL BE SEPARATED FROM RESIDENCE AND IT'S ATTIC W/ MIN. 1/2" GYP BOARD ATTACHED IN ACCORDANCE WITH TABLE R702.3.5. HABITABLE ROOMS SHALL BE SEPARATED FROM ROOM ABOVE W/ MIN 5/8" TYPE "X" GYP BOARD, WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY. ANY STRUCTURE SUPPORTING THE ASSEMBLY SHALL BE PROTECTED W/ MIN 1/2" GYP BOARD
- PER RESIDENTIAL CODE R309.1 GARAGE AND CARPORT FLOOR SURFACE AREAS USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARDS THE MAIN VEHICLE ENTRY DOORWAY
- PER RESIDENTIAL CODE R312.1 PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE FINISHED FLOOR OR GRADE SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT. PER RESIDENTIAL CODE R312.1.2 OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE FINISHED FLOOR OR GRADE SHALL HAVE GUARDS NOT LESS THAN 34" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS
- PER RESIDENTIAL CODE R312.1.3 REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4" OR MORE IN DIAMETER
- PER RESIDENTIAL CODE R308.4.5 GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING, FACING, OR ADJACENT TO HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE, SHALL BE CONSIDERED A HAZARDOUS LOCATION. G.C. TO VERIFY IF HOMEOWNER SELECTS ANY OF THESE ITEMS LISTED. IF ANY OF THESE ITEMS LISTED IS INSTALLED, SUCH GLAZING FACING THOSE ITEMS IS TO BE TEMPERED
- PER RESIDENTIAL CODE R312.2, PROVIDE WINDOW FALL PROTECTION IN ACCORDANCE WITH R312.2.1 AND R312.2.2
- GAS OPT. PER COMMUNITY. VERIFY WITH BLDR
- C.J. = RECOMMENDED MASONRY CONTROL JOINT LOCATION
- ALL FINISHES, MATERIALS, HOUSEWRAP, WINDOW AND DOOR FLASHING, TAPING AND SEALANTS TO BE INSTALLED PER BUILDER PROVIDED SPECIFICATIONS OR MFR WRITTEN INSTRUCTIONS
- ALL FINISH DETAILS & TYPICAL PLAN NOTES PROVIDED BY BUILDER IN ACCORDANCE WITH TYPICAL BUILDER SPECIFICATIONS
- REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ALL EXTERIOR WALL STUD SPECIES, SIZES AND SPACING

TERMITE SPECIFICATIONS

SECTION R318 PROTECTION AGAINST TERMITES

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE A PREVENTIVE TREATMENT TO NEW CONSTRUCTION (SEE SECTION 202, REGISTERED TERMITICIDE). UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

NOTE:
1. METHOD OF TREATMENT SHALL BE APPROVED BY THE GOVERNING JURISDICTION "LIQUID BORATE OR BORA-CARE" PRODUCT METHODS MUST BE DETERMINED AT PERMIT STAGE AND PRODUCT APPROVAL DATA MUST BE ON FILE WITH THE BUILDING DEPARTMENT.
2. PRESSURE TREATED LUMBER THAT HAS BEEN CUT OR DRILLED THAT EXPOSES UNTREATED PORTIONS OF WOOD ARE REQUIRED TO BE FIELD TREATED TO PREVENT INSECT INFESTATION.
3. OPTIONAL BORATE APPLIED TO ALL FRAME MEMBERS MIN. 24" AFF

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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taylor morrison

ATLANTIC

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006803
DRAWN: MJR
CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A000

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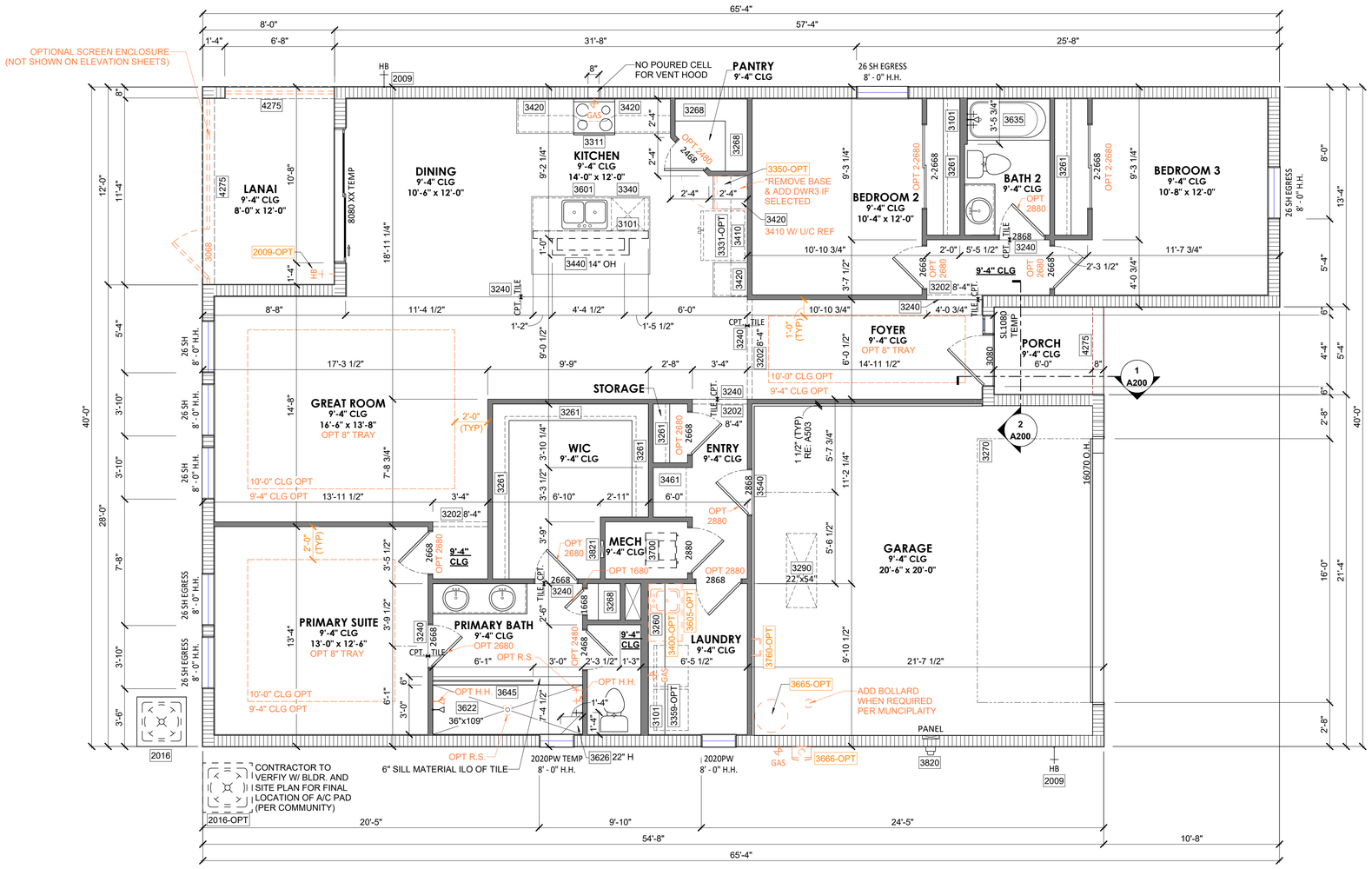

1st LEVEL FLOOR PLAN - TRADITIONAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

2009	HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2009-OPT	OPT HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2016	A/C PAD, 36"x 36" (U.N.O.)
2016-OPT	OPT A/C PAD, 36"x 36" (U.N.O.)
3101	2X6 WALL
3202	INTERIOR FLAT HEADER (H.H. AS NOTED)
3240	FLOOR LINE
3260	SINGLE SHELF
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3270	LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION
3290	ATTIC ACCESS - SIZE AS NOTED (PROVIDE 30" MIN. HEADROOM AT ALL ACCESS LOCATIONS)
3311	RANGE W/ MICROHOOD
3331-OPT	OPT REFRIGERATOR
3340	DISHWASHER
3350-OPT	OPT UNDER COUNTER REFRIGERATOR
3359-OPT	OPT WASHER AND DRYER (WASHER ALWAYS ON LEFT - DRYER ALWAYS ON RIGHT)
3400-OPT	OPT BASE CABINETS
3410	UPPER CABINETS
3420	BASE & UPPER CABINETS
3440	EXTEND 36" HIGH COUNTER OVER 2X4 KNEE WALL BELOW
3461	DROP ZONE
3540	DOOR IS 1 3/8" MIN. SOLID CORE -OR- 20 MIN. FIRE RATED
3601	SINK W/ GARBAGE DISPOSAL (SWITCH LOCATION PER BLDR SPECS)
3605-OPT	OPT LAV. SINK
3622	SHOWER RECESSED (PER BLDR SPECS)
3626	CORNER SHOWER SEAT
3635	TUB (5'-0" ROUGH OPENING)
3645	TEMPERED GLASS SHOWER ENCLOSURE
3665-OPT	OPT WATER HEATER - TANKED (PROVIDE MECH PROTECTION PER CODE)
3666-OPT	OPT WATER HEATER - TANKLESS (PROVIDE GAS & ELEC AS REQD)
3700	AHU
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE
3820	ELECTRICAL METER AND DISCONNECT (LOCATION PER BLDR SPECS)
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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904.821.5200
taylor morrison

ATLANTIC

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006803

DRAWN: MJR

CHECKED: CM

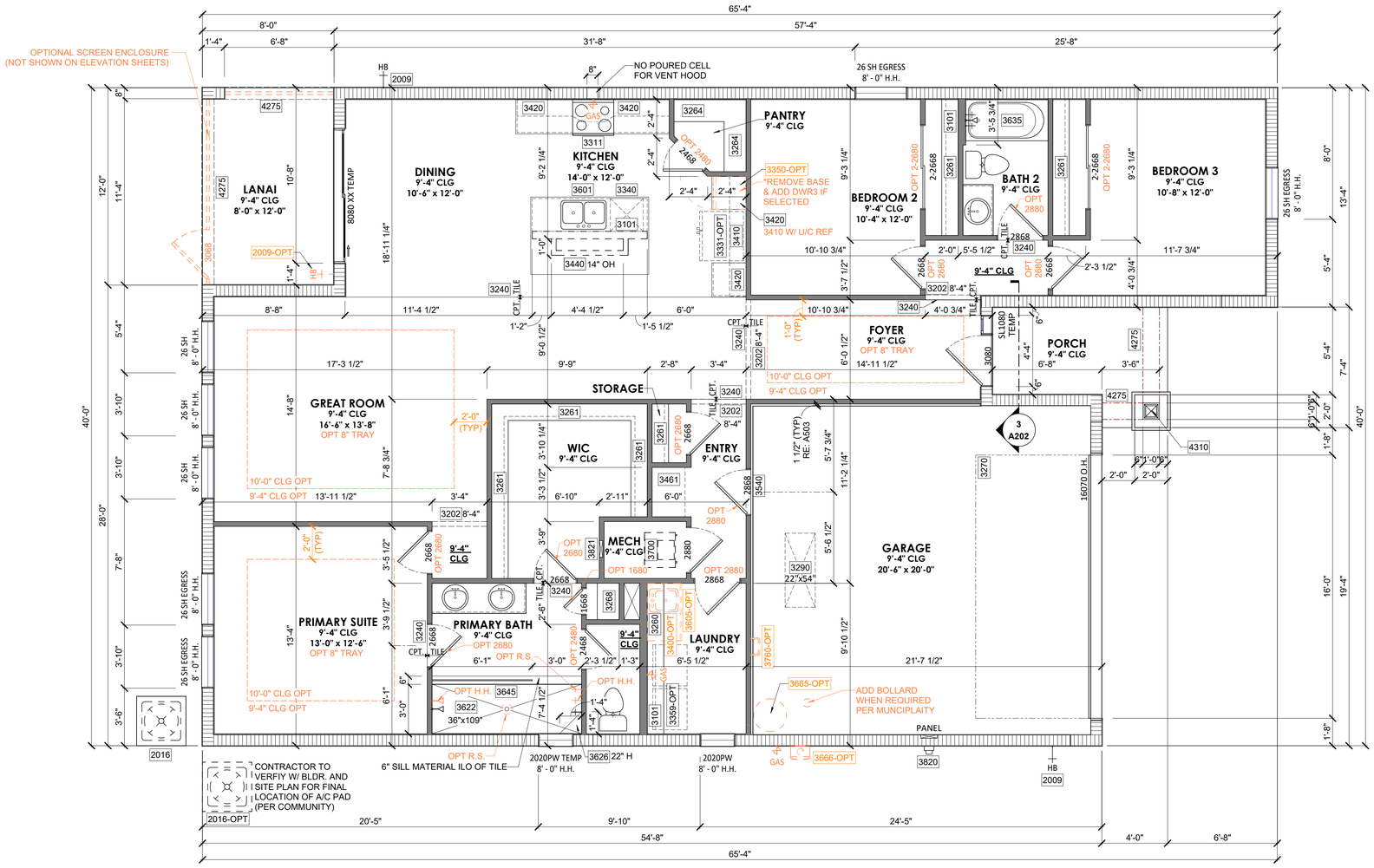
07-02-2025

REVISIONS:

No.	Description	Date

A110

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 754



1st LEVEL FLOOR PLAN - CRAFTSMAN A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

2009	HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2009-OPT	OPT HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2016	A/C PAD, 36"x 36" (U.N.O.)
2016-OPT	OPT A/C PAD, 36"x 36" (U.N.O.)
3101	2X6 WALL
3202	INTERIOR FLAT HEADER (H.H. AS NOTED)
3240	FLOOR LINE
3260	SINGLE SHELF
3261	SINGLE ROD & SHELF
3264	(5) SHELVES (PER BUILDER SPECS)
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3270	LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION
3290	ATTIC ACCESS - SIZE AS NOTED (PROVIDE 30" MIN. HEADROOM AT ALL ACCESS LOCATIONS)
3311	RANGE W/ MICROHOOD
3331-OPT	OPT REFRIGERATOR
3340	DISHWASHER
3350-OPT	OPT UNDER COUNTER REFRIGERATOR
3359-OPT	OPT WASHER AND DRYER (WASHER ALWAYS ON LEFT - DRYER ALWAYS ON RIGHT)
3400-OPT	OPT BASE CABINETS
3410	UPPER CABINETS
3420	BASE & UPPER CABINETS
3440	EXTEND 36" HIGH COUNTER OVER 2X4 KNEE WALL BELOW
3461	DROP ZONE
3540	DOOR IS 1 3/8" MIN. SOLID CORE -OR- 20 MIN. FIRE RATED
3601	SINK W/ GARBAGE DISPOSAL (SWITCH LOCATION PER BLDR SPECS)
3605-OPT	OPT LAV. SINK
3622	SHOWER RECESSED (PER BLDR SPECS)
3626	CORNER SHOWER SEAT
3635	TUB (5'-0" ROUGH OPENING)
3645	TEMPERED GLASS SHOWER ENCLOSURE
3665-OPT	OPT WATER HEATER - TANKED (PROVIDE MECH PROTECTION PER CODE)
3666-OPT	OPT WATER HEATER - TANKLESS (PROVIDE GAS & ELEC AS REQD)
3700	AHU
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE
3820	ELECTRICAL METER AND DISCONNECT (LOCATION PER BLDR SPECS)
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)
4310	TAPERED CRAFTSMAN COLUMN W/ CAP AND BASE (RE: STRUCTURAL FOR LOAD BEARING COLUMNS)

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ATLANTIC

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006803

DRAWN: MJR

CHECKED: CM

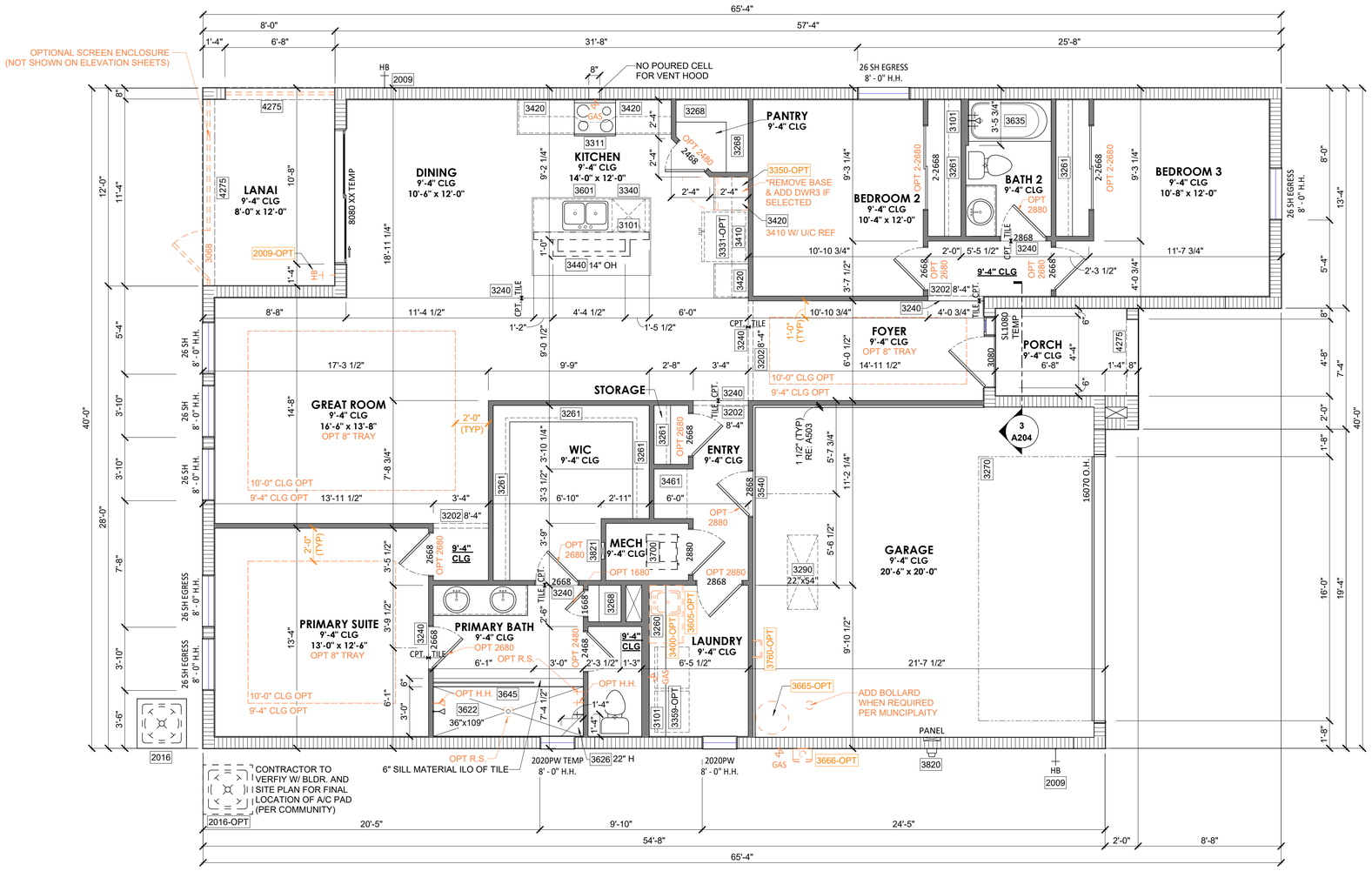
07-02-2025

REVISIONS:

No.	Description	Date

A112

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



1st LEVEL FLOOR PLAN - COASTAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

2009	HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2009-OPT	OPT HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2016	A/C PAD, 36"x 36" (U.N.O.)
2016-OPT	OPT A/C PAD, 36"x 36" (U.N.O.)
3101	2X6 WALL
3202	INTERIOR FLAT HEADER (H.H. AS NOTED)
3240	FLOOR LINE
3260	SINGLE SHELF
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3270	LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION
3290	ATTIC ACCESS - SIZE AS NOTED (PROVIDE 30" MIN. HEADROOM AT ALL ACCESS LOCATIONS)
3311	RANGE W/ MICROHOOD
3331-OPT	OPT REFRIGERATOR
3340	DISHWASHER
3350-OPT	OPT UNDER COUNTER REFRIGERATOR
3359-OPT	OPT WASHER AND DRYER (WASHER ALWAYS ON LEFT - DRYER ALWAYS ON RIGHT)
3400-OPT	OPT BASE CABINETS
3410	UPPER CABINETS
3420	BASE & UPPER CABINETS
3440	EXTEND 36" HIGH COUNTER OVER 2X4 KNEE WALL BELOW
3461	DROP ZONE
3540	DOOR IS 1 3/8" MIN. SOLID CORE -OR- 20 MIN. FIRE RATED
3601	SINK W/ GARBAGE DISPOSAL (SWITCH LOCATION PER BLDR SPECS)
3605-OPT	OPT LAV. SINK
3622	SHOWER RECESSED (PER BLDR SPECS)
3626	CORNER SHOWER SEAT
3635	TUB (5'-0" ROUGH OPENING)
3645	TEMPERED GLASS SHOWER ENCLOSURE
3665-OPT	OPT WATER HEATER - TANKED (PROVIDE MECH PROTECTION PER CODE)
3666-OPT	OPT WATER HEATER - TANKLESS (PROVIDE GAS & ELEC AS REQD)
3700	AHU
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE
3820	ELECTRICAL METER AND DISCONNECT (LOCATION PER BLDR SPECS)
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)

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ATLANTIC

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006803

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A114

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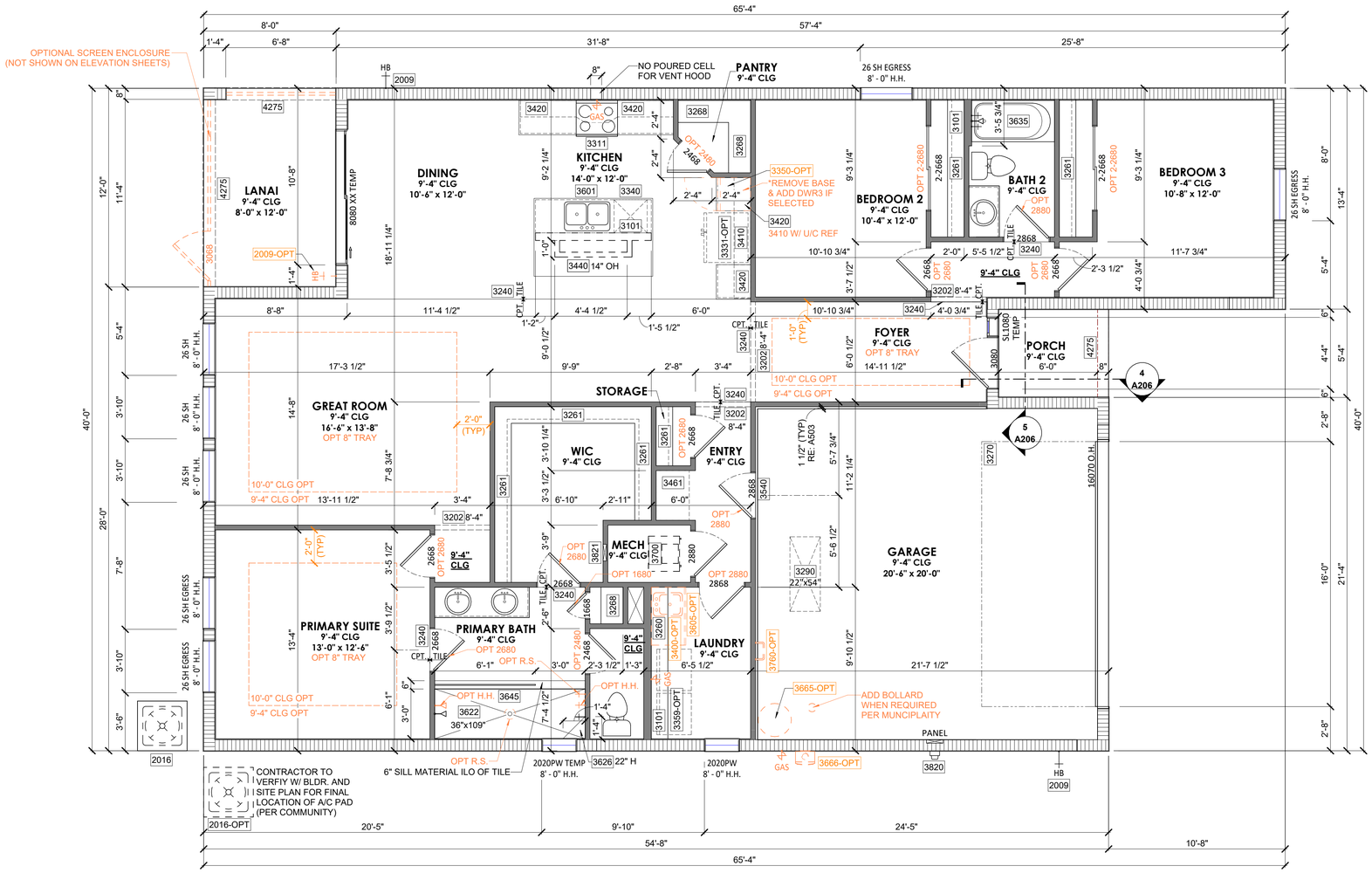

1st LEVEL FLOOR PLAN - FARMHOUSE A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

2009	HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2009-OPT	OPT HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2016	A/C PAD, 36"x 36" (U.N.O.)
2016-OPT	OPT A/C PAD, 36"x 36" (U.N.O.)
3101	2X6 WALL
3202	INTERIOR FLAT HEADER (H.H. AS NOTED)
3240	FLOOR LINE
3260	SINGLE SHELF
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3270	LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION
3290	ATTIC ACCESS - SIZE AS NOTED (PROVIDE 30" MIN. HEADROOM AT ALL ACCESS LOCATIONS)
3311	RANGE W/ MICROHOOD
3331-OPT	OPT REFRIGERATOR
3340	DISHWASHER
3350-OPT	OPT UNDER COUNTER REFRIGERATOR
3359-OPT	OPT WASHER AND DRYER (WASHER ALWAYS ON LEFT - DRYER ALWAYS ON RIGHT)
3400-OPT	OPT BASE CABINETS
3410	UPPER CABINETS
3420	BASE & UPPER CABINETS
3440	EXTEND 36" HIGH COUNTER OVER 2X4 KNEE WALL BELOW
3461	DROP ZONE
3540	DOOR IS 1 3/8" MIN. SOLID CORE -OR- 20 MIN. FIRE RATED
3601	SINK W/ GARBAGE DISPOSAL (SWITCH LOCATION PER BLDR SPECS)
3605-OPT	OPT LAV. SINK
3622	SHOWER RECESSED (PER BLDR SPECS)
3626	CORNER SHOWER SEAT
3635	TUB (5'-0" ROUGH OPENING)
3645	TEMPERED GLASS SHOWER ENCLOSURE
3665-OPT	OPT WATER HEATER - TANKED (PROVIDE MECH PROTECTION PER CODE)
3666-OPT	OPT WATER HEATER - TANKLESS (PROVIDE GAS & ELEC AS REQD)
3700	AHU
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE
3820	ELECTRICAL METER AND DISCONNECT (LOCATION PER BLDR SPECS)
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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ATLANTIC

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006803

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A116

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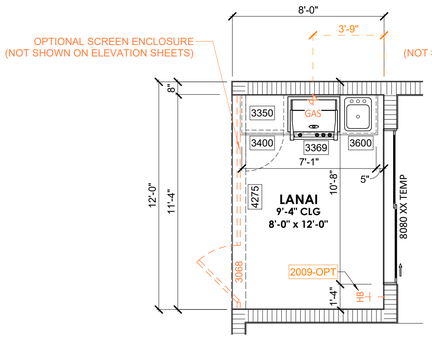
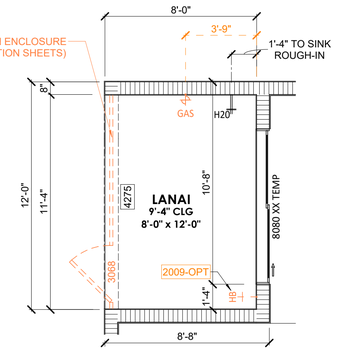


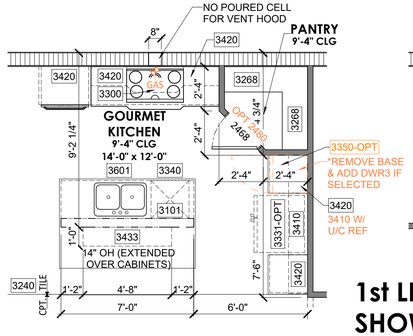
1st LEVEL FLOOR PLAN - OPT OUTDOOR KITCHEN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



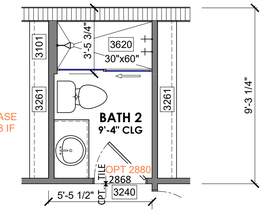
1st LEVEL FLOOR PLAN - OPT OUTDOOR KITCHEN ROUGH-IN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



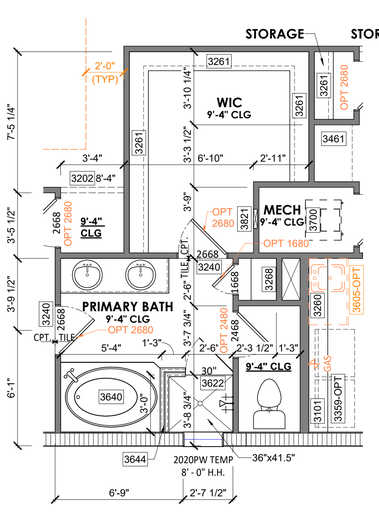
1st LEVEL FLOOR PLAN - OPT GOURMET KITCHEN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



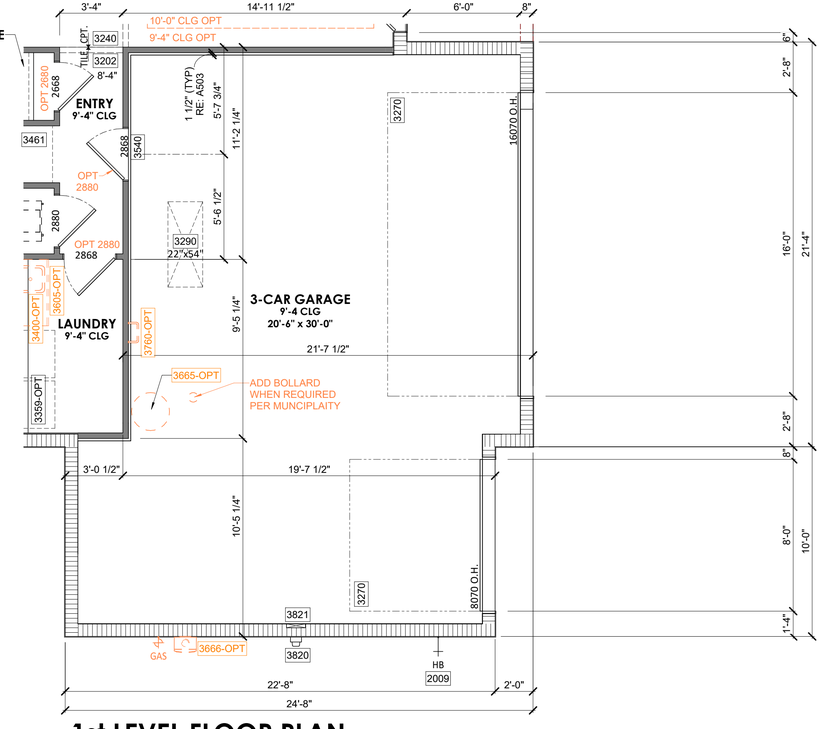
1st LEVEL FLOOR PLAN - OPT SHOWER @ BATH 2

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL FLOOR PLAN - OPT DELUXE PRIMARY BATH

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL FLOOR PLAN - OPT 3 CAR GARAGE

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

2009	HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2009-OPT	OPT HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
3101	2X6 WALL
3202	INTERIOR FLAT HEADER (H.H. AS NOTED)
3240	FLOOR LINE
3260	SINGLE SHELF
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3270	LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION
3290	ATTIC ACCESS - SIZE AS NOTED (PROVIDE 30" MIN. HEADROOM AT ALL ACCESS LOCATIONS)
3300	COOKTOP
3331-OPT	OPT REFRIGERATOR
3340	DISHWASHER
3350	UNDER COUNTER REFRIGERATOR
3350-OPT	OPT UNDER COUNTER REFRIGERATOR
3359-OPT	OPT WASHER AND DRYER (WASHER ALWAYS ON LEFT - DRYER ALWAYS ON RIGHT)
3369	30" GRILL
3400	BASE CABINETS
3400-OPT	OPT BASE CABINETS
3410	UPPER CABINETS
3420	BASE & UPPER CABINETS
3433	12" DEEP KITCHEN ISLAND CABINETS
3461	DROP ZONE
3540	DOOR IS 1 3/8" MIN. SOLID CORE -OR- 20 MIN. FIRE RATED
3600	SINK
3601	SINK W/ GARBAGE DISPOSAL (SWITCH LOCATION PER BLDR SPECS)
3605-OPT	OPT LAV. SINK
3620	SHOWER W/ PRE-FAB PAN (SIZE PER PLAN)
3622	SHOWER RECESSED (PER BLDR SPECS)
3640	DROP-IN TUB W/ DECK (PER BLDR SPECS)
3644	TEMPERED GLASS SHOWER ENCLOSURE ON 30" H 1/2 WALL W/ SLP TOP
3665-OPT	OPT WATER HEATER - TANKED (PROVIDE MECH PROTECTION PER CODE)
3666-OPT	OPT WATER HEATER - TANKLESS (PROVIDE GAS & ELEC AS REQD)
3700	AHU
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE
3820	ELECTRICAL METER AND DISCONNECT (LOCATION PER BLDR SPECS)
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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ATLANTIC

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006803

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A118

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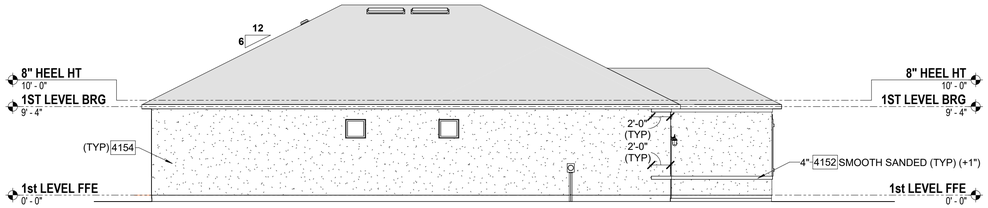
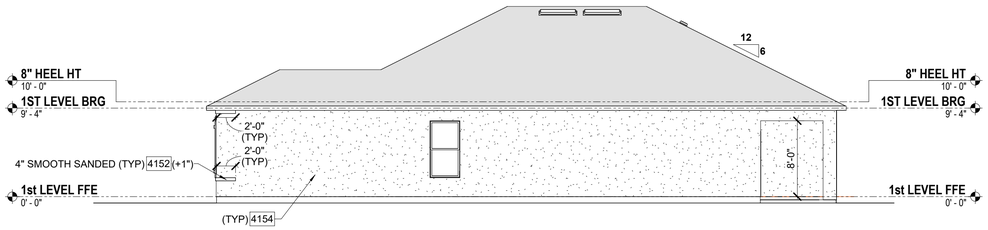


LEFT ELEVATION - TRADITIONAL A

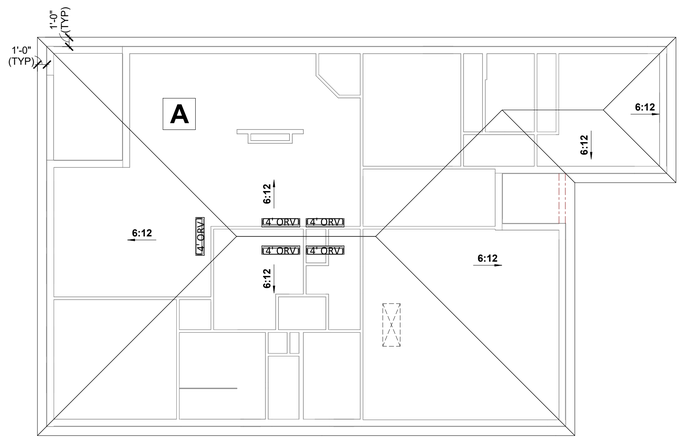
1/8" = 1'-0" WHEN PRINTED ON 22"x34"



RIGHT ELEVATION - TRADITIONAL A

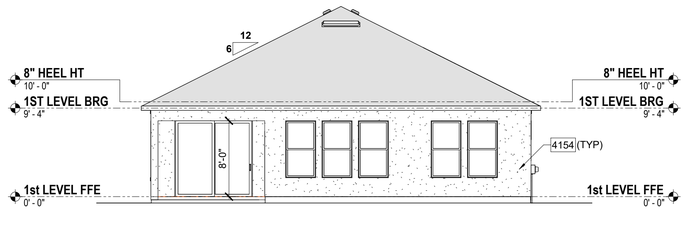
1/8" = 1'-0" WHEN PRINTED ON 22"x34"

UPPER ROOF VENT REQUIREMENTS - TRADITIONAL A
VENTILATION CALCULATIONS: ATTIC AREA = 2311 SQ. FT. / 300 = 7.70 SQ. FT. x 144 = 1110 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 444 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 5 TOTAL SOFFIT VENTILATION NEEDED 666 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT



ROOF PLAN - TRADITIONAL A

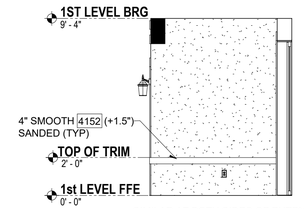
1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - TRADITIONAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

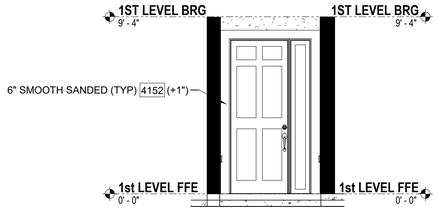
KEYNOTES	
3800	COACH LIGHTS (PER BLDR SPECS)
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4260	DECORATIVE SHUTTERS (SIZE AS NOTED)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)



SIMILAR AT BOTH SIDES OF ENTRY

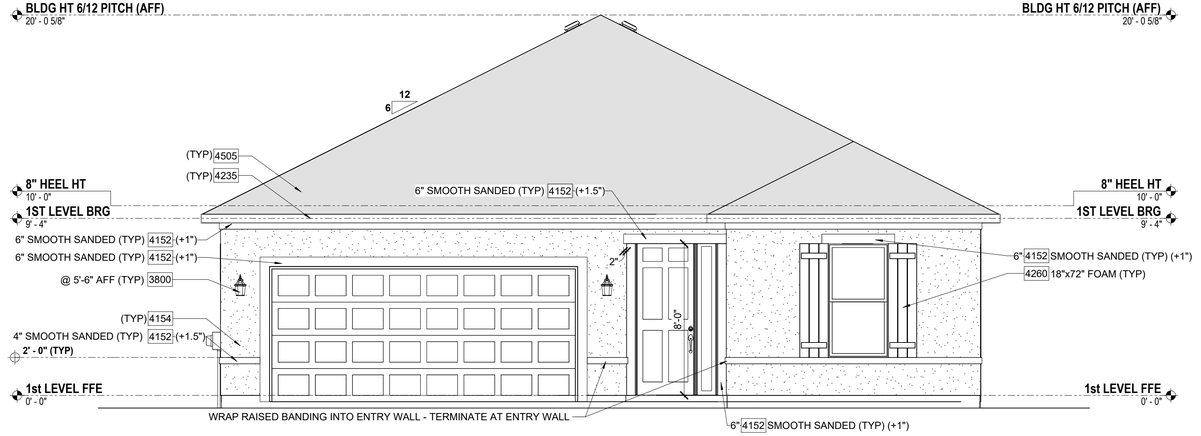
1 A200 **SIDE ENTRY VIEW**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



2 A200 **FRONT ENTRY VIEW**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FRONT ELEVATION - TRADITIONAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

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ATLANTIC

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006803**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

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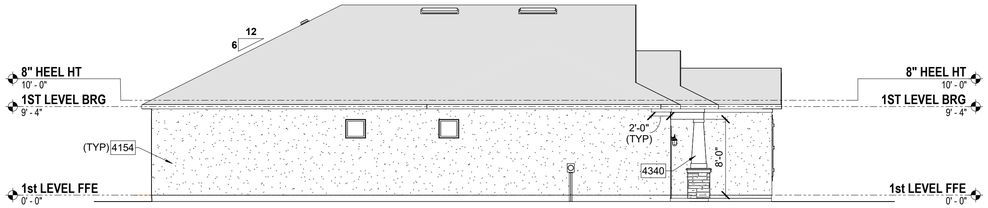
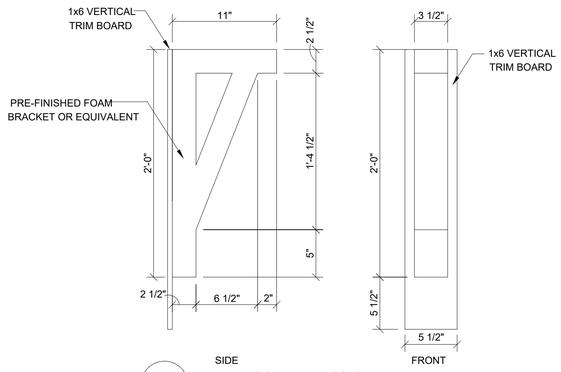
A200

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



LEFT ELEVATION - CRAFTSMAN A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

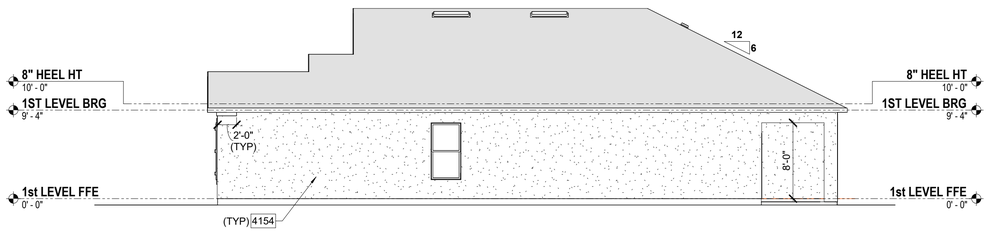


1 A202 — A-TYP-DECO-BKT-11X24X3.5

1 1/2" = 1'-0" WHEN PRINTED ON 22"x34"

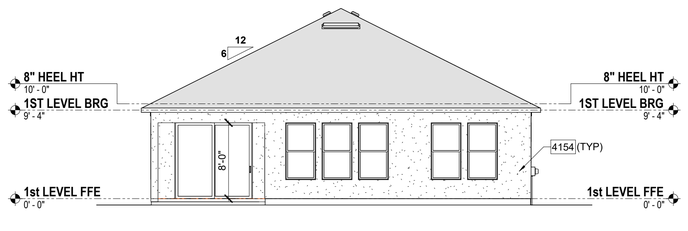
KEYNOTES

3800	COACH LIGHTS (PER BLDR SPECS)
4120	SHAKE SIDING
4133	SMOOTH PANEL SIDING
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4212	1x4 TRIM
4213	1x6 TRIM
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4250	DECORATIVE/ NON-OPERABLE VENT (SIZE AS NOTED)
4260	DECORATIVE SHUTTERS (SIZE AS NOTED)
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)



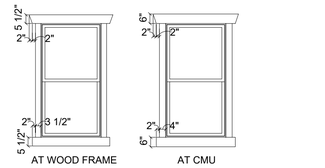
RIGHT ELEVATION - CRAFTSMAN A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



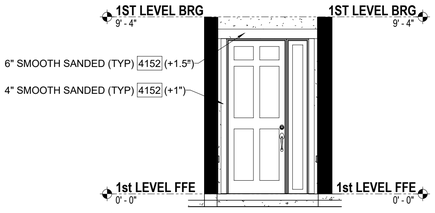
REAR ELEVATION - CRAFTSMAN A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



2 A202 — WINDOW TRIM

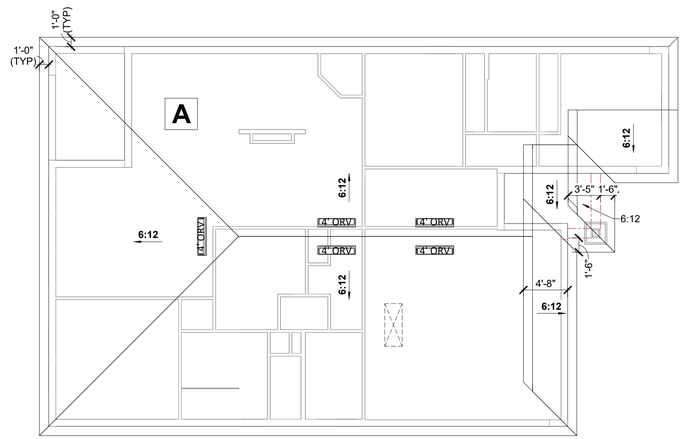
1/4" = 1'-0" WHEN PRINTED ON 22"x34"



3 A202 — FRONT ENTRY VIEW

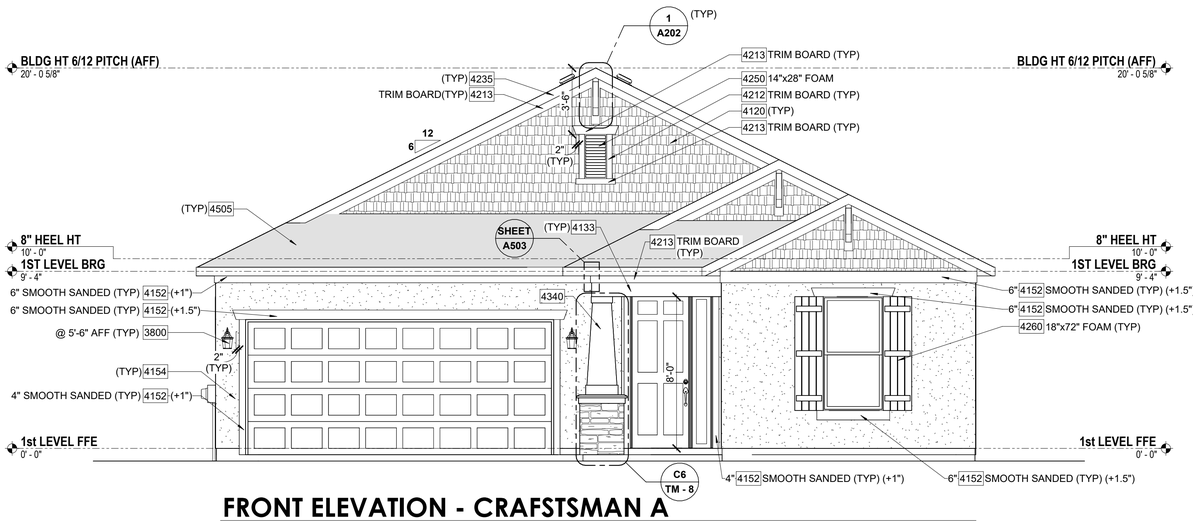
1/4" = 1'-0" WHEN PRINTED ON 22"x34"

UPPER ROOF VENT REQUIREMENTS - CRAFTSMAN A
VENTILATION CALCULATIONS: ATTIC AREA = 2327 SQ. FT. / 300 = 7.76 SQ. FT. x 144 = 1117 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 447 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 5 TOTAL SOFFIT VENTILATION NEEDED 670 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT



ROOF PLAN - CRAFTSMAN A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



FRONT ELEVATION - CRAFSTSMAN A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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taylor morrison

ATLANTIC

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006803

DRAWN: MJR

CHECKED: CM

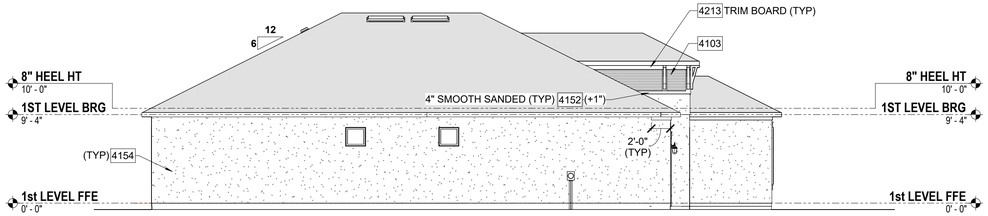
07-02-2025

REVISIONS:

No.	Description	Date

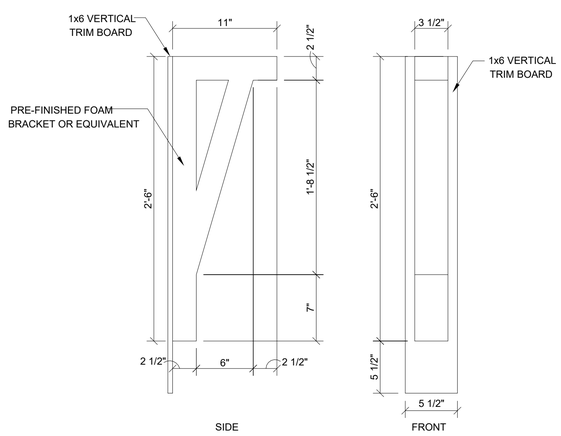
A202

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



LEFT ELEVATION - COASTAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

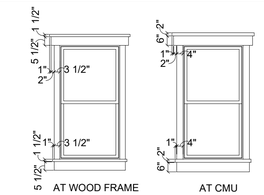


1 A204 **A-TYP-DECO-BKT-11-30-3.5**

1 1/2" = 1'-0" WHEN PRINTED ON 22"x34"

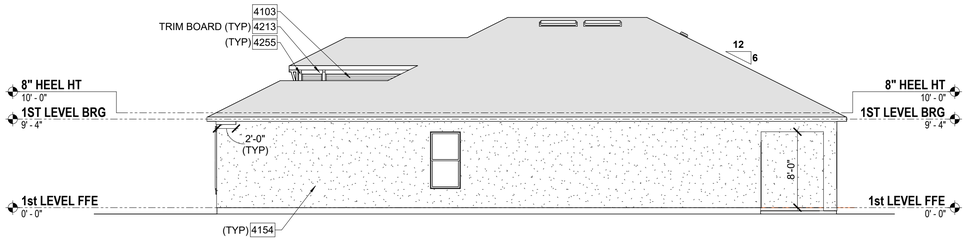
KEYNOTES

3800	COACH LIGHTS (PER BLDR SPECS)
4103	LAP SIDING, 2" EXPOSURE
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4212	1x4 TRIM
4213	1x6 TRIM
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4255	DECORATIVE BRACKET / CORBEL (PER BLDR SPEC)
4260	DECORATIVE SHUTTERS (SIZE AS NOTED)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)



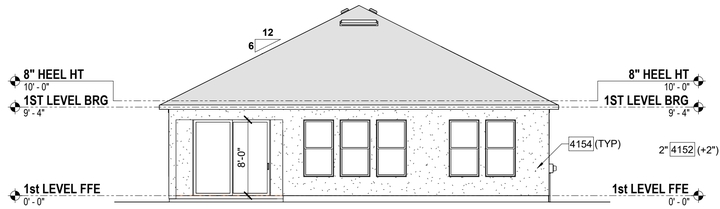
2 A204 **WINDOW TRIM**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



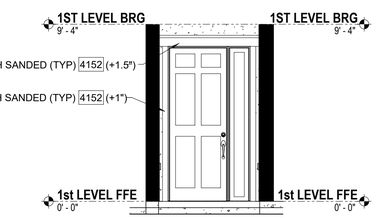
RIGHT ELEVATION - COASTAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - COASTAL A

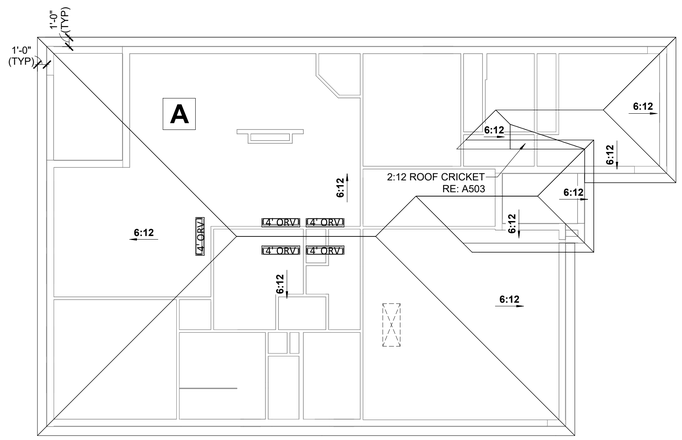
1/8" = 1'-0" WHEN PRINTED ON 22"x34"



3 A204 **FRONT ENTRY VIEW**

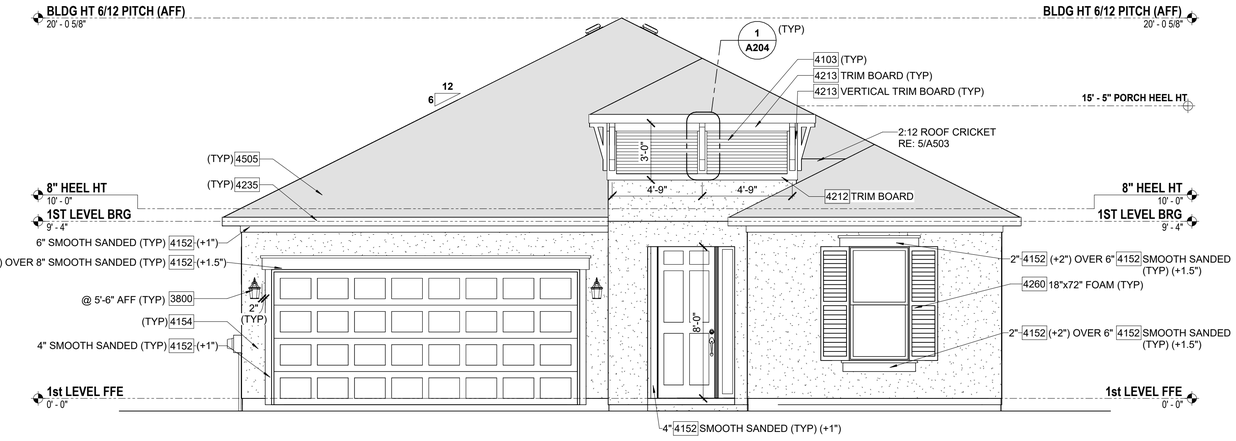
1/4" = 1'-0" WHEN PRINTED ON 22"x34"

UPPER ROOF VENT REQUIREMENTS - COASTAL A
VENTILATION CALCULATIONS: ATTIC AREA = 2331 SQ. FT. / 300 = 7.77 SQ. FT. x 144 = 1119 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 448 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 5 TOTAL SOFFIT VENTILATION NEEDED 671 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT



ROOF PLAN - COASTAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



FRONT ELEVATION - COASTAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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taylor morrison

ATLANTIC

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006803**

DRAWN: **MJR**

CHECKED: **CM**

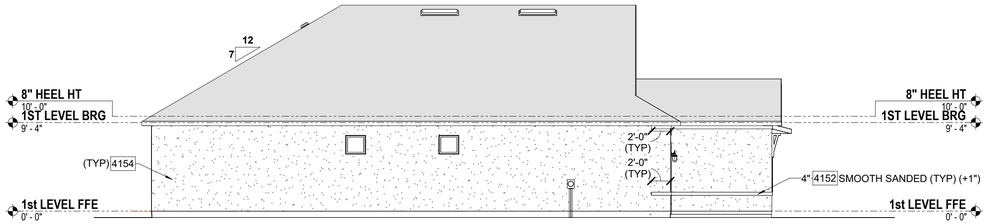
07-02-2025

REVISIONS:

No.	Description	Date

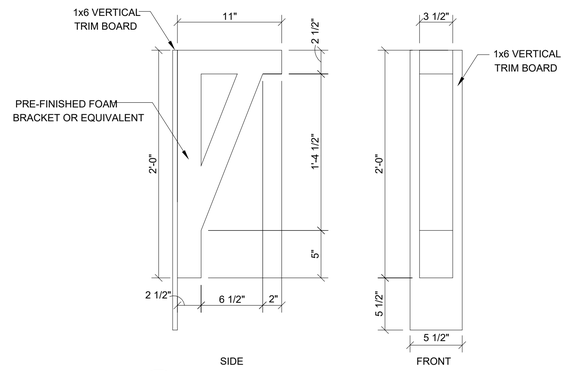
A204

APEX TECHNOLOGY" IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



LEFT ELEVATION - FARMHOUSE A

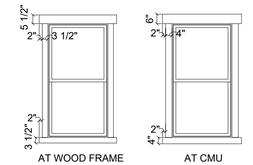
1/8" = 1'-0" WHEN PRINTED ON 22"x34"



1 / A206 A-TYP-DECO-BKT-11X24X3.5

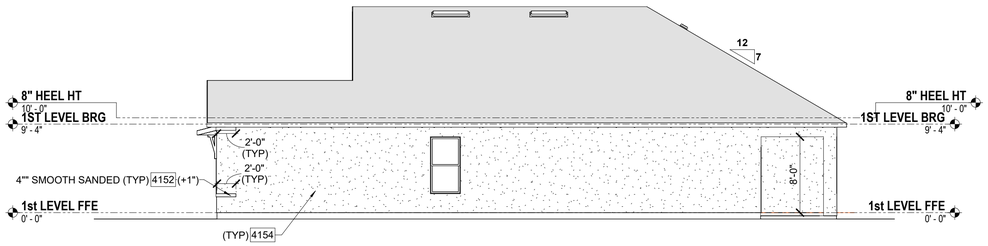
1 1/2" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES	
3800	COACH LIGHTS (PER BLDR SPECS)
4130	BOARD & BATTEN SIDING
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4212	1x4 TRIM
4213	1x6 TRIM
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4250	DECORATIVE/ NON-OPERABLE VENT (SIZE AS NOTED)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)



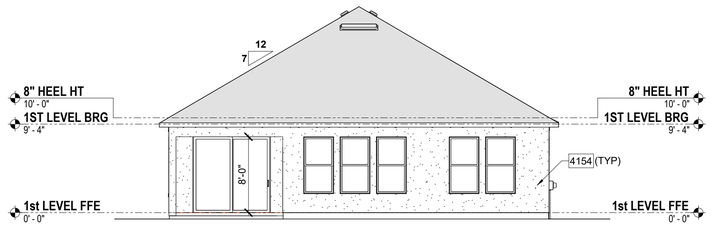
3 / A206 WINDOW TRIM

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



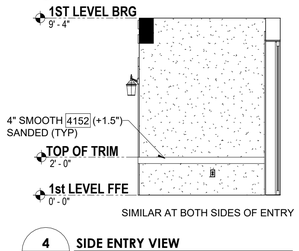
RIGHT ELEVATION - FARMHOUSE A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - FARMHOUSE A

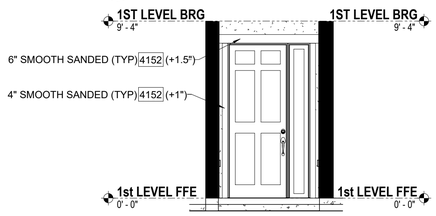
1/8" = 1'-0" WHEN PRINTED ON 22"x34"



SIMILAR AT BOTH SIDES OF ENTRY

4 / A206 SIDE ENTRY VIEW

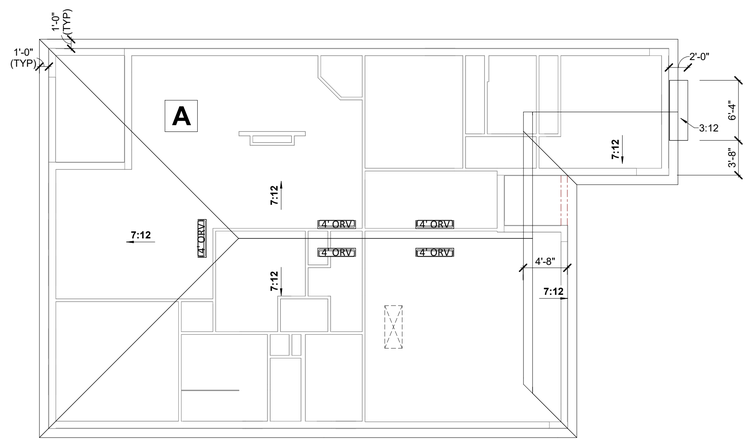
1/4" = 1'-0" WHEN PRINTED ON 22"x34"



5 / A206 FRONT ENTRY VIEW

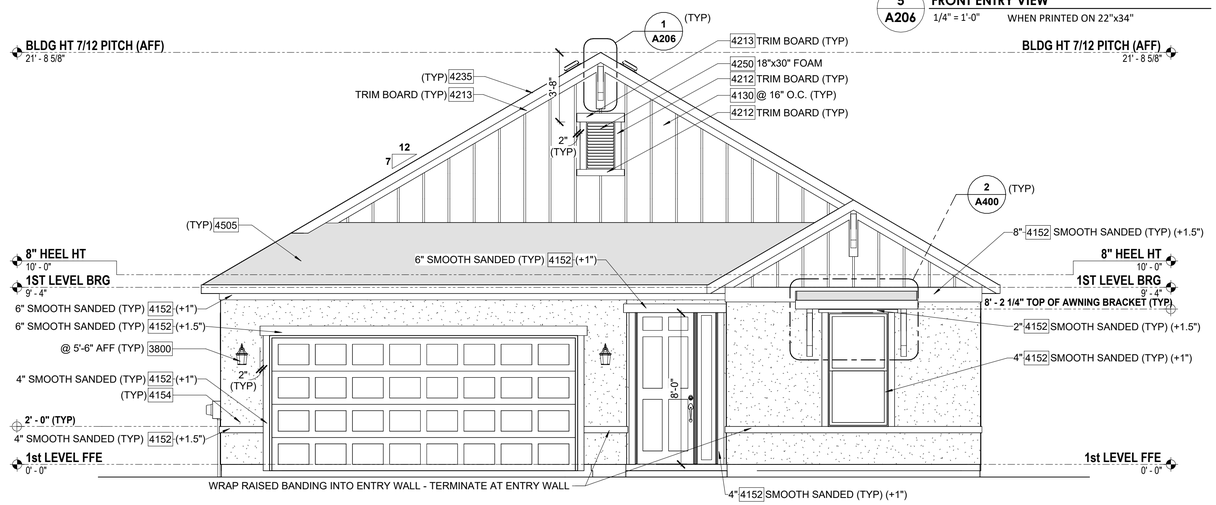
1/4" = 1'-0" WHEN PRINTED ON 22"x34"

UPPER ROOF VENT REQUIREMENTS - FARMHOUSE A
VENTILATION CALCULATIONS: ATTIC AREA = 2311 SQ. FT. / 300 = 7.70 SQ. FT. x 144 = 1110 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 444 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 5 TOTAL SOFFIT VENTILATION NEEDED 666 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT



ROOF PLAN - FARMHOUSE A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



FRONT ELEVATION - FARMHOUSE A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX

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ATLANTIC

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006803

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

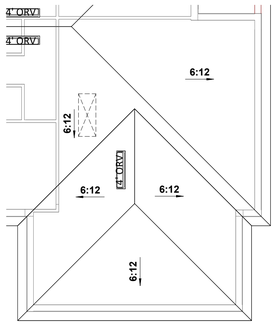
No.	Description	Date

A206

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7347

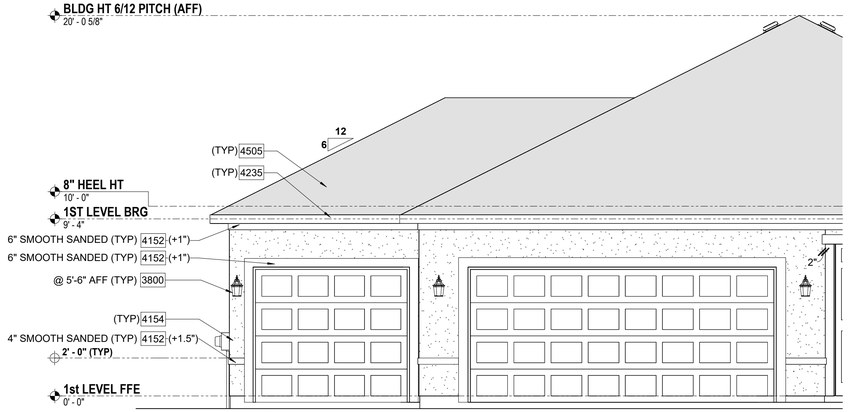
KEYNOTES

3800	COACH LIGHTS (PER BLDR SPECS)
4133	SMOOTH PANEL SIDING
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4212	1x4 TRIM
4213	1x6 TRIM
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4250	DECORATIVE/ NON-OPERABLE VENT (SIZE AS NOTED)
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)



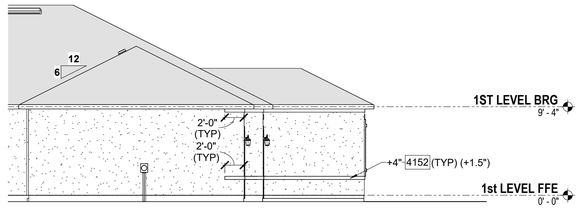
ROOF PLAN - OPT 3-CAR GARAGE - TRADITIONAL A (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



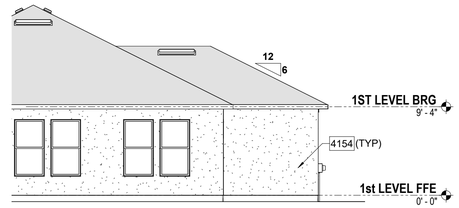
FRONT ELEVATION - OPT 3 CAR GARAGE - TRADITIONAL A (SIM W/ PORCH)

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



LEFT ELEVATION - OPT 3 CAR GARAGE - TRADITIONAL A (SIM W/ PORCH)

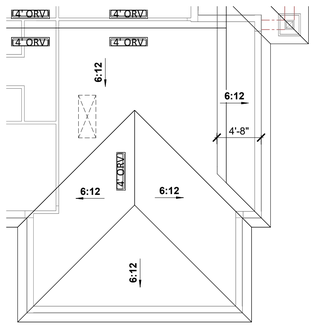
1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - OPT 3 CAR GARAGE - TRADITIONAL A (SIM W/ PORCH)

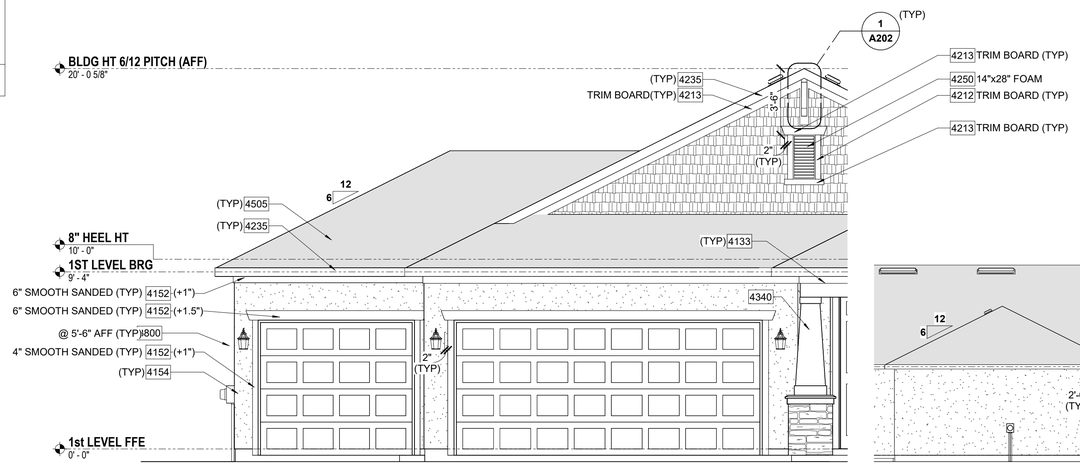
1/8" = 1'-0" WHEN PRINTED ON 22"x34"

UPPER ROOF VENT REQUIREMENTS - 3-CAR GARAGE
VENTILATION CALCULATIONS: ATTIC AREA = 220 SQ. FT. / 300 = 0.73 SQ. FT. x 144 = 106 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 43 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 1 TOTAL SOFFIT VENTILATION NEEDED 63 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT



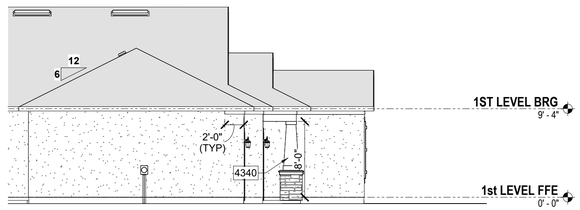
ROOF PLAN - OPT 3-CAR GARAGE - CRAFTSMAN A (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



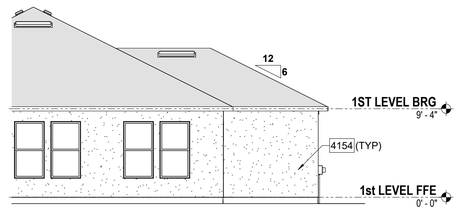
FRONT ELEVATION - OPT 3 CAR GARAGE - CRAFTSMAN A (SIM W/ PORCH)

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



LEFT ELEVATION - OPT 3 CAR GARAGE - CRAFTSMAN A (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - OPT 3 CAR GARAGE - CRAFTSMAN A (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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904.821.5200

taylor morrison

ATLANTIC

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006803

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

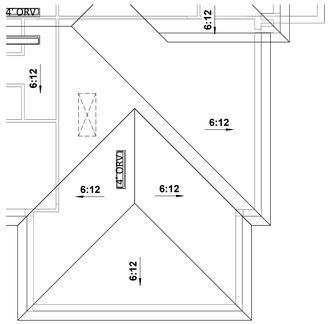
No.	Description	Date

A209

APEX TECHNOLOGY' IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

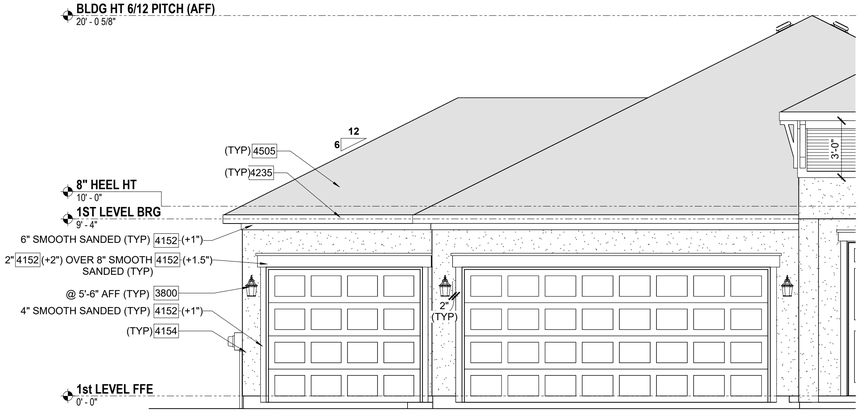
KEYNOTES

3800	COACH LIGHTS (PER BLDR SPECS)
4103	LAP SIDING, 2" EXPOSURE
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4212	1x4 TRIM
4213	1x6 TRIM
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4250	DECORATIVE/ NON-OPERABLE VENT (SIZE AS NOTED)
4255	DECORATIVE BRACKET / CORBEL (PER BLDR SPEC)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)



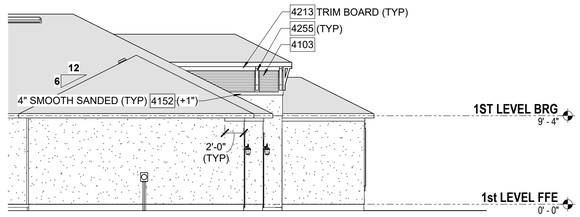
ROOF PLAN - OPT 3-CAR GARAGE - COASTAL A (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



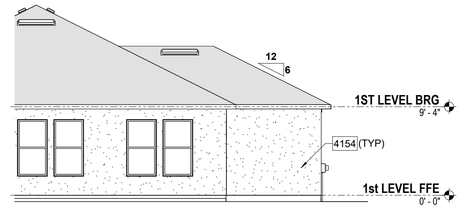
FRONT ELEVATION - OPT 3 CAR GARAGE - COASTAL A (SIM W/ PORCH)

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



LEFT ELEVATION - OPT 3 CAR GARAGE - COASTAL A (SIM W/ PORCH)

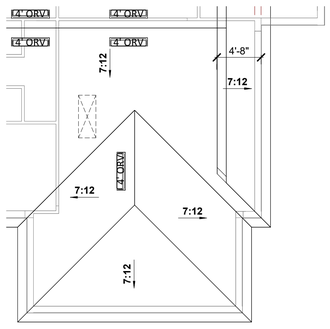
1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - OPT 3 CAR GARAGE - COASTAL A (SIM W/ PORCH)

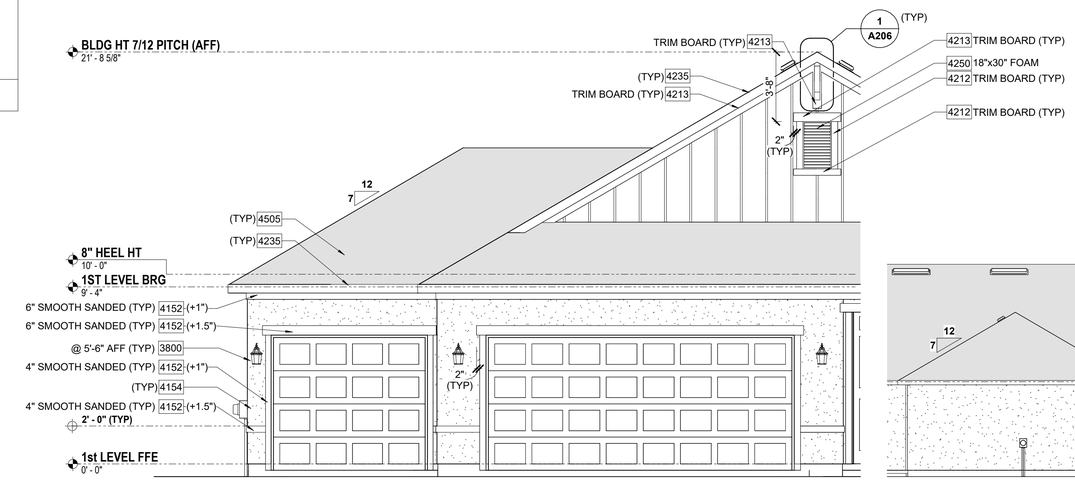
1/8" = 1'-0" WHEN PRINTED ON 22"x34"

UPPER ROOF VENT REQUIREMENTS - 3-CAR GARAGE
VENTILATION CALCULATIONS: ATTIC AREA = 220 SQ. FT. / 300 = 0.73 SQ. FT. x 144 = 106 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 43 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 1 TOTAL SOFFIT VENTILATION NEEDED 63 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT



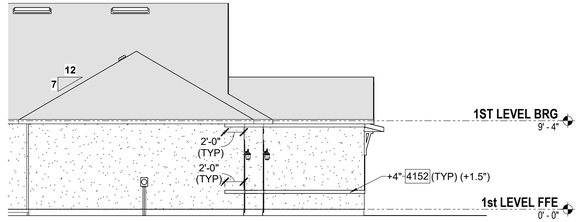
ROOF PLAN - OPT 3-CAR GARAGE - FARMHOUSE (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



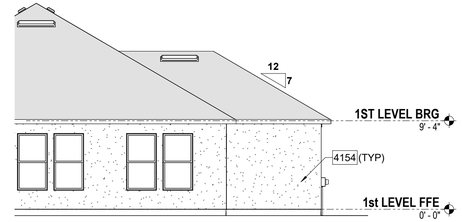
FRONT ELEVATION - OPT 3 CAR GARAGE - FARMHOUSE (SIM W/ PORCH)

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



LEFT ELEVATION - OPT 3 CAR GARAGE - FARMHOUSE (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - OPT 3 CAR GARAGE - FARMHOUSE ((SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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tds true design studios
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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

ATLANTIC

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006803

DRAWN: MJR

CHECKED: CM

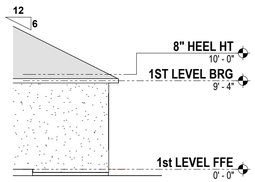
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

07-02-2025

REVISIONS:

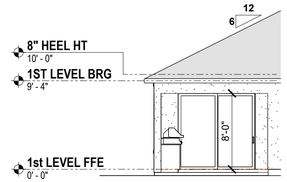
No.	Description	Date

A210



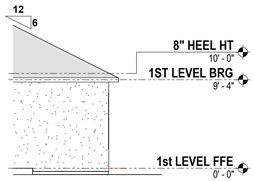
RIGHT ELEVATION - OPT OUTDOOR KITCHEN

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



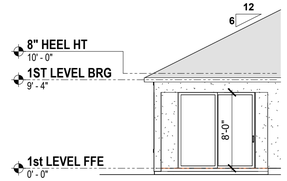
REAR ELEVATION - OPT OUTDOOR KITCHEN

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



RIGHT ELEVATION - OPT OUTDOOR KITCHEN ROUGH IN

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - OPT OUTDOOR KITCHEN ROUGH IN

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ATLANTIC

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006803

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

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A211

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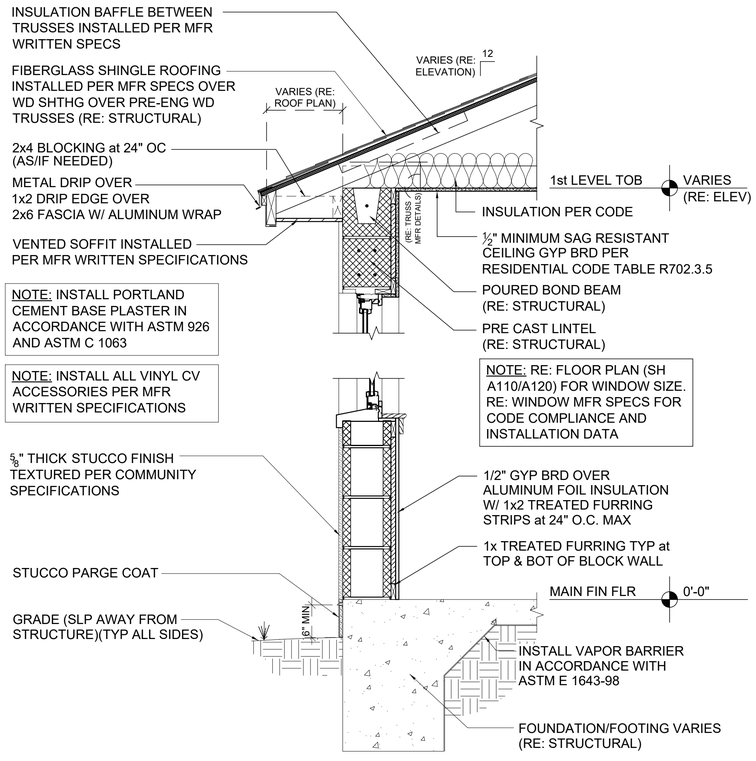
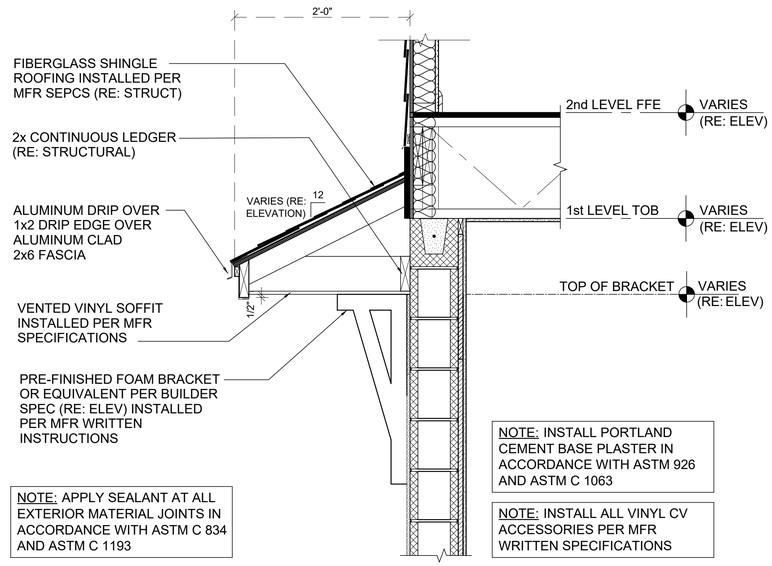


1 A400 TYP ONE-STORY WALL SECTION

SCALE: 1" = 1'-0"



2 A400 A-AWNING at CMU WOOD TRANSITION

1" = 1'-0" WHEN PRINTED ON 22"x34"

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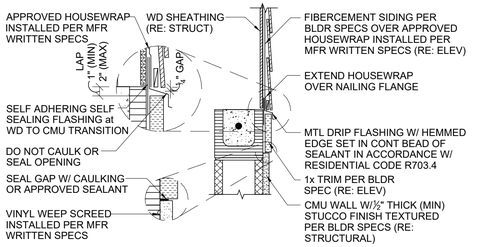
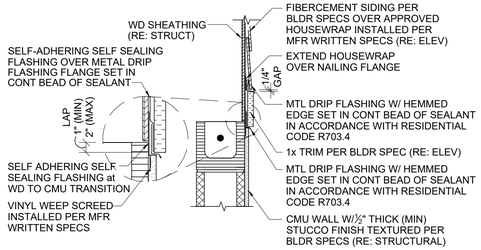


TRIM BAND BELOW TRANSITION

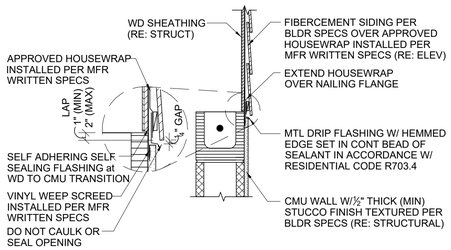


TRIM BAND ABOVE TRANSITION

NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM 926 AND ASTM C 1063

NOTE: APPLY SEALANT AT ALL EXTERIOR MATERIAL JOINTS IN ACCORDANCE WITH ASTM C 834 AND ASTM C 1193

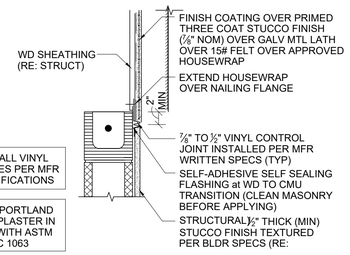


SIDING TO STUCCO

NO TRIM BAND

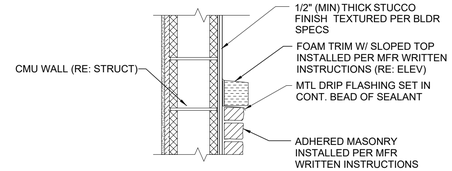
NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM 926 AND ASTM C 1063



STUCCO TO STUCCO

- DETAIL
- TYP HORIZONTAL MATERIAL TRANSITION - CMU TO WOOD FRAME NTS



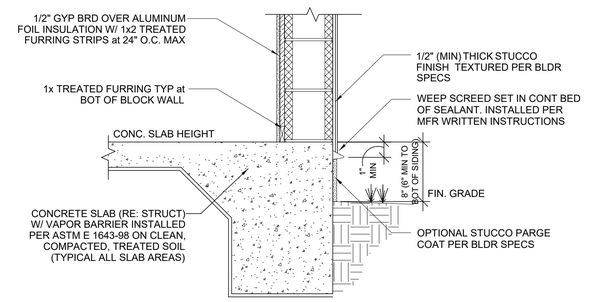
ADHERED STONE/BRICK

- DETAIL
- MATERIAL TRANSITIONS - CMU NTS

NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM C 926 AND ASTM C 1063

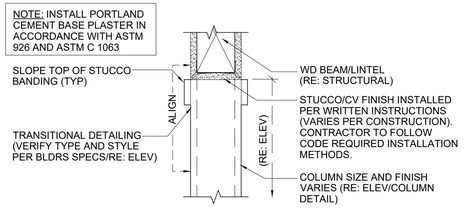
ADHERED STONE/BRICK



STUCCO

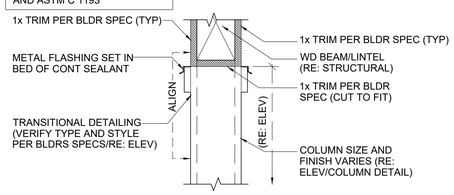
NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM 926 AND ASTM C 1063



- DETAIL
- TYP COLUMN FINISH - STUCCO NTS

NOTE: APPLY SEALANT AT ALL EXTERIOR MATERIAL JOINTS IN ACCORDANCE WITH ASTM C 834 AND ASTM C 1193

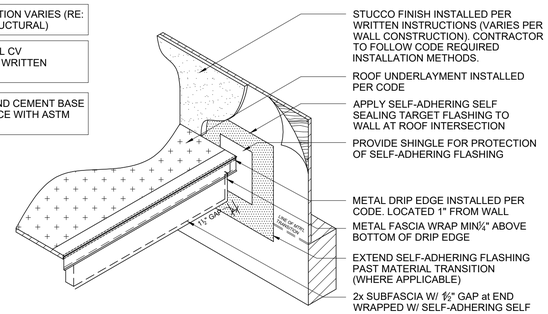


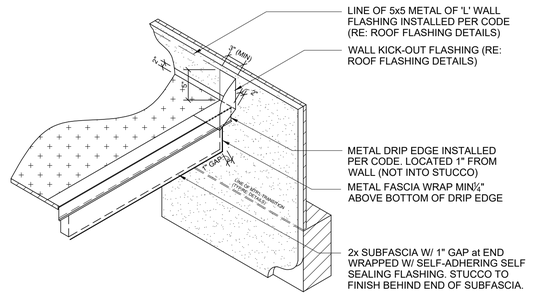
- DETAIL
- TYP COLUMN FINISH - TRIM NTS

NOTE: WALL CONSTRUCTION VARIES (RE: TYP WALL SECTION/STRUCTURAL)

NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM 926 AND ASTM C 1063





- DETAIL
- TYP SUB FASCIA at WALL INTERSECTION - STUCCO NTS

- DETAIL
- TYP WALL FLASHING at SILL - CMU NTS

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ATLANTIC

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006803

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

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A500

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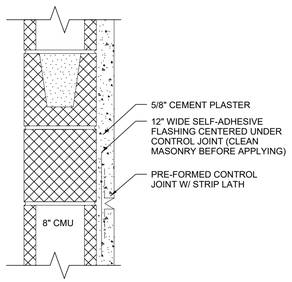
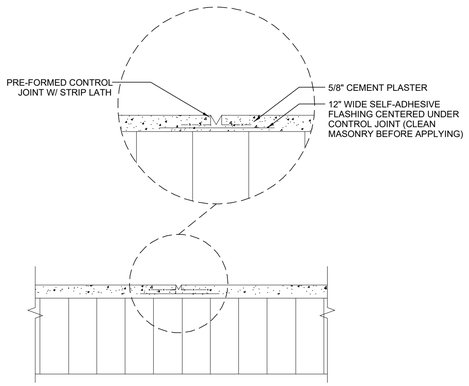


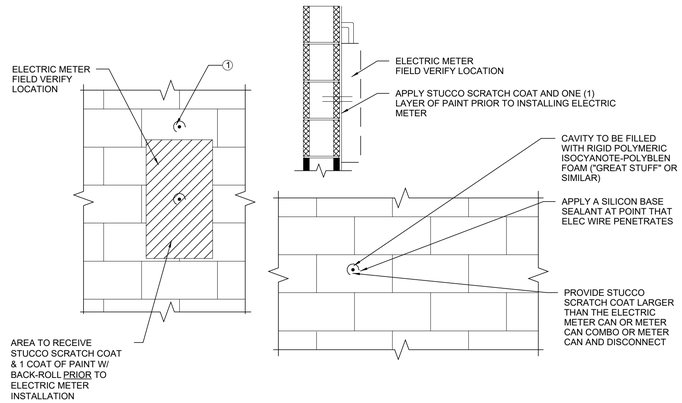
CONTROL JOINT - HORIZ - CMU

SCALE: N.T.S.



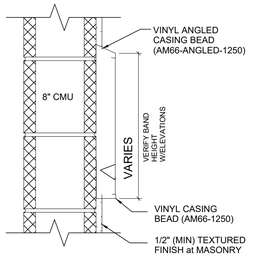
CONTROL JOINT - VERTICAL - CMU

SCALE: N.T.S.



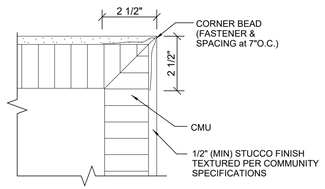
ELECTRICAL CONDUIT PENETRATION

SCALE: N.T.S.



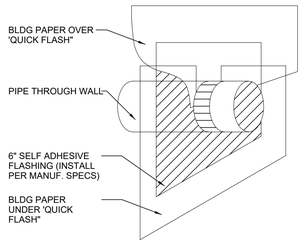
RAISED BAND at BLOCK

SCALE: N.T.S.



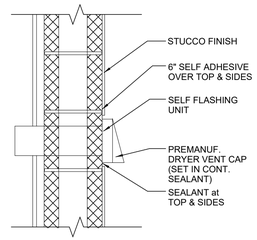
CORNER BEAD at BLOCK

SCALE: N.T.S.



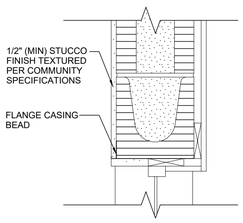
VENT PENATRATION

SCALE: N.T.S.



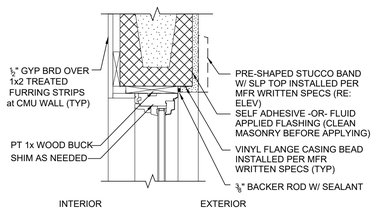
DRYER VENT (BLOCK)

SCALE: N.T.S.



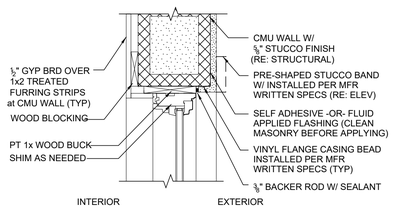
CASING BEAD at WN

SCALE: N.T.S.



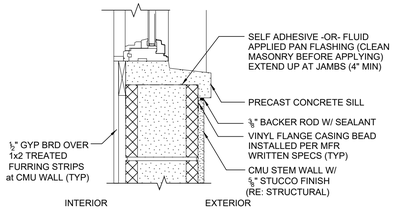
WINDOW HEAD at CMU

SCALE: 1½" = 1'-0"



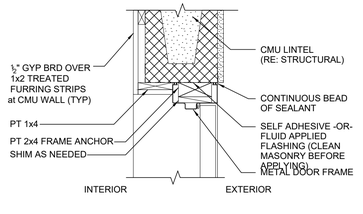
WINDOW JAMB at CMU

SCALE: 1½" = 1'-0"



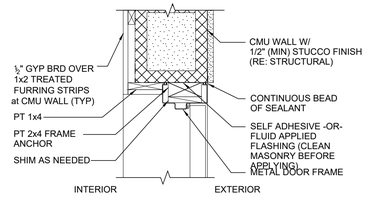
WINDOW SILL at CMU

SCALE: 1½" = 1'-0"



DOOR HEAD at CMU

SCALE: 1½" = 1'-0"



DOOR JAMB at CMU

SCALE: 1½" = 1'-0"

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ATLANTIC

BASE PLAN

GIONAL PLANS - CMU

40' RE

SUBDIVISON

PROJECT NO: **2024.006803**

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CHECKED: **CM**

07-02-2025

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A501

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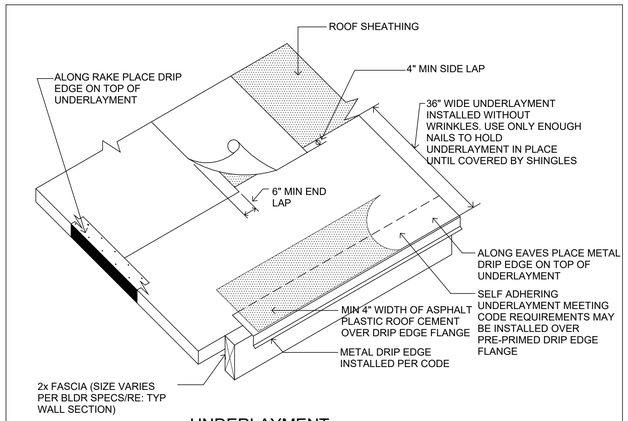
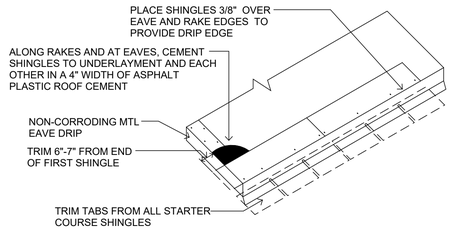


UNDERLAYMENT



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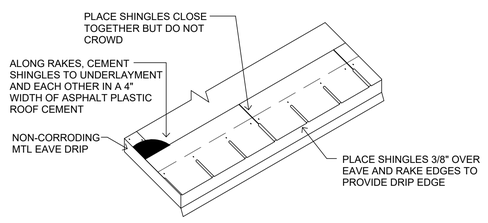

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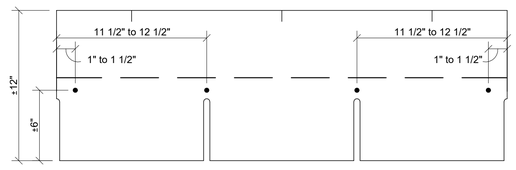
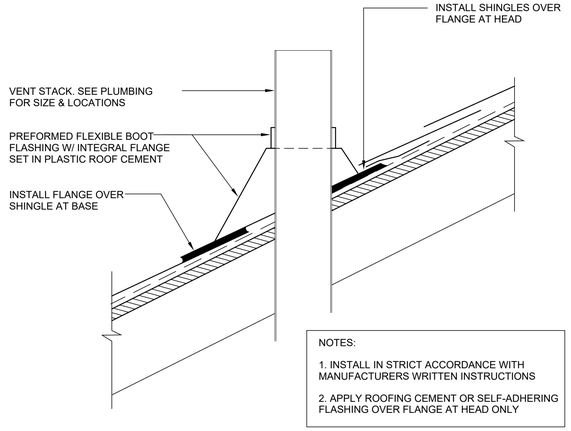


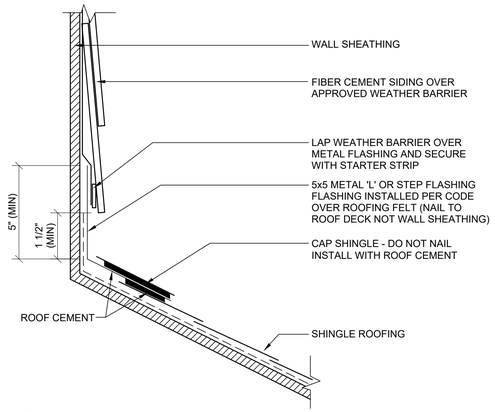
SHINGLE NAILING

ROOFING DETAILS N.T.S.

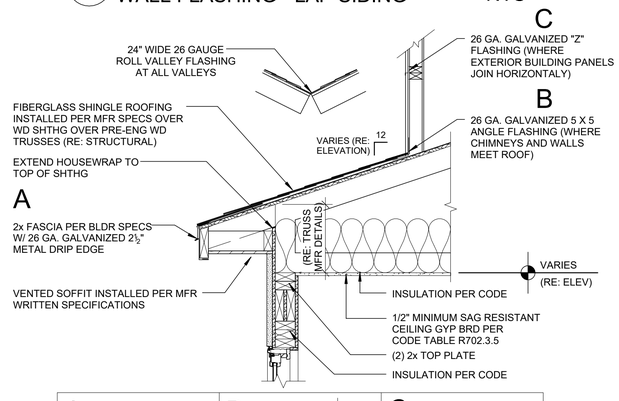
4:12 or GREATER SLOPE
NOTE: FOR SLOPES BELOW 4:12, ALL ROOFING UNDERLAYMENT SHALL BE SELF ADHERING SHEET MEMBRANE APPROVED BY THE SHINGLE MANUFACTURER FOR USE ON LOW SLOPE ROOFING PROJECTS.

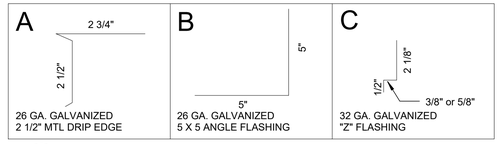


DETAIL VENT STACK FLASHING NTS



DETAIL WALL FLASHING - LAP SIDING NTS





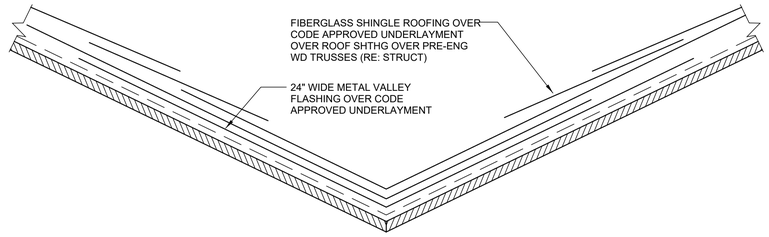
DETAIL TYPICAL ROOF FLASHING NTS

VALLEY SHINGLE INSTALLATION:
INSTALL SHINGLES USING 'CLOSED CUT' METHOD.

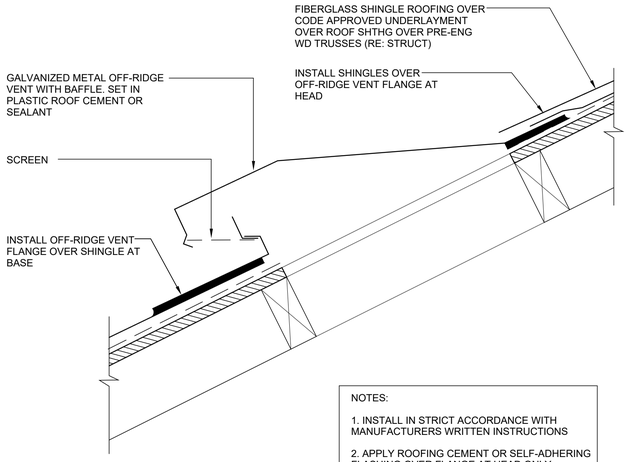
1. MARK SHINGLE CUT LINE 2"-3" FROM VALLEY CENTER LINE.

2. INSERT METAL SHEET BETWEEN SHINGLES FROM BOTH PLANES, TO ENSURE ONLY TOP SHINGLE IS CUT.

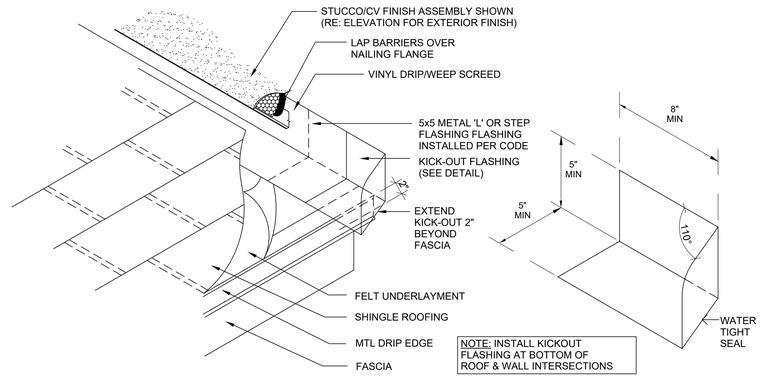
3. FINISH THE CUT EDGE WITH A DOUBLE BEAD OF ROOF CEMENT



DETAIL VALLEY FLASHING NTS



DETAIL OFF-RIDGE VENT NTS



DETAIL WALL/KICKOUT FLASHING (STUCCO) NTS

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BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006803
DRAWN: MJR
CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A502

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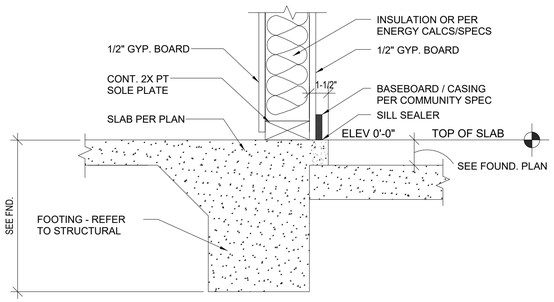
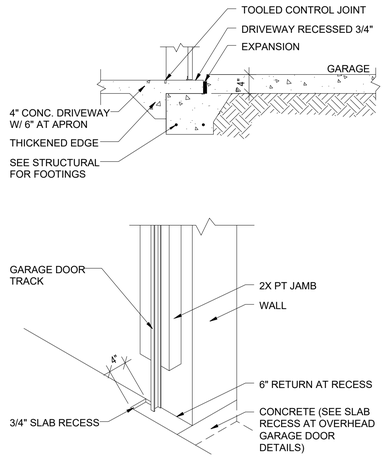


- DETAIL
- GARAGE WALL EXTENDED CURB DETAIL NTS



- DETAIL
- GARAGE SLAB RECESS AT OVERHEAD GARAGE DOOR NTS

TYPICAL WINDOW FLASHING

METHOD "A-1" (ASTM E 2112-01)

WINDOW INSTALLATION (METHOD A-1)

WEATHER RESITIVE BARRIER (WRB) APPLIED PRIOR TO THE WINDOW INSTALLATION. FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.

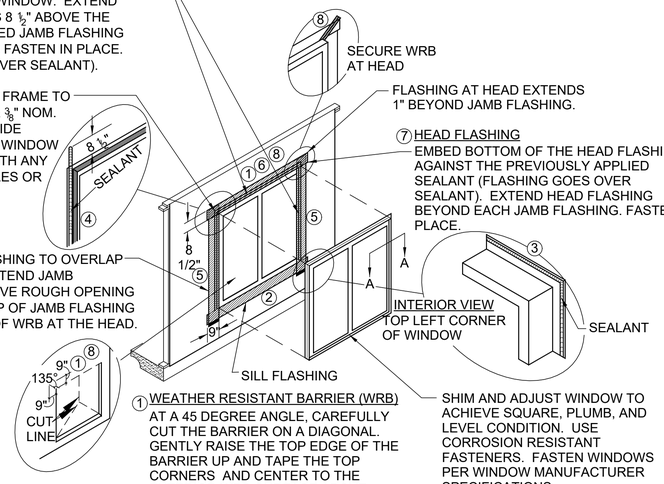
⑤ JAMB FLASHING

APPLY CONT. SEAL TO THE MOUNTING FLANGES AT THE TOP (HEAD) AND SIDES (JAMBS) OF WINDOW. EXTEND SEALANT AT JAMBS 8 ½" ABOVE THE R.O. AT HEAD. EMBED JAMB FLASHING INTO SEALANT AND FASTEN IN PLACE. (FLASHING GOES OVER SEALANT).

③ SEAL THE WINDOW FRAME TO OPENING. APPLY A ⅜" NOM. DIA. TO THE BACKSIDE (INTERIOR) OF THE WINDOW FLANGE, IN LINE WITH ANY PRE-PUNCHED HOLES OR SLOTS.

⑤ JAMB FLASHING

EXTEND JAMB FLASHING TO OVERLAP SILL FLASHING. EXTEND JAMB FLASHING 8 ½" ABOVE ROUGH OPENING AT HEAD. TUCK TOP OF JAMB FLASHING UNDER THE FLAP OF WRB AT THE HEAD. SEE DIAGRAM.



STEPS:

① IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING.

② APPLY SILL FLASHING

③ APPLY BEAD OF SEALANT AT BACK OF WINDOW FLANGE & SET WINDOW USING PAN HEAD SCREWS TO FACILITATE INSPECTION.

④ APPLY BEAD OF SEALANT AT SIDE JAMBS. EXTEND 8 ½"

⑤ APPLY JAMB FLASHING

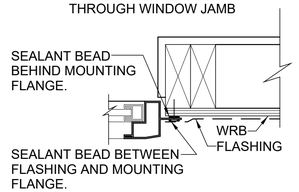
⑥ APPLY BEAD OF SEALANT AT HEAD

⑦ APPLY HEAD FLASHING

⑧ REMOVE PREVIOUSLY APPLIED TAPE, ALLOWING WRB TO LAY FLAT OVER HEAD FLASHING. APPLY NEW SHEATHING TAPE OVER DIAGONAL CUT - SEE DIAGRAM.

SECTION A

THROUGH WINDOW JAMB



NOTE:
1. WINDOW INSTALLATION AND FLASHING DETAILS ARE CONSISTENT WITH ASTM E 2112 METHOD A-1 EXCEPT SELF-ADHERING FLASHINGS ARE USED

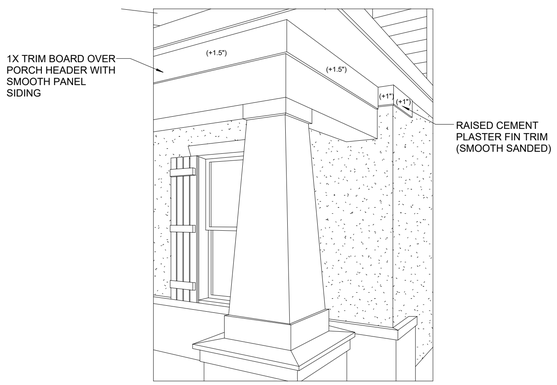
2. IT IS THE CONTRACTORS RESPONSIBILTY TO VERIFY THE COMPATIBILITY OF ALL PRODUCTS INCLUDING HOUSEWRAP, SEALANTS & SELF-ADHERING FLASHING MATERIALS USED DURING CONSTRUCTION

3. INSTALL ALL MATERIALS PER MANUFACTURERS WRITTEN SPECIFICATIONS

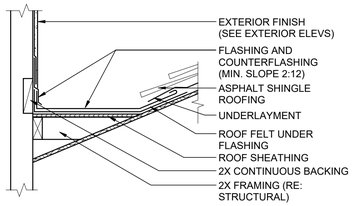
4. TYPICAL WINDOW & DOOR FLASHING INSTALLATION DETAILS PREPARED IN ACCORDANCE WITH RESIDENTIAL CODE APPROVED SPECIFICATIONS

WARNING: SEALANTS/FLASHINGS MAY REACT ADVERSELY IF NOT COMPATIBLE

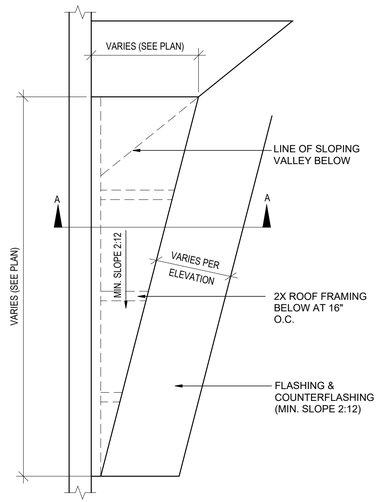
- DETAIL
- TYP WINDOW FLASHING - WOOD NTS



- DETAIL
- PORCH HEADER TRIM TRANSITION - CMU NTS



SECTION A



PLAN VIEW

- DETAIL
- ROOF CRICKET NTS

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ATLANTIC

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006803

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A503

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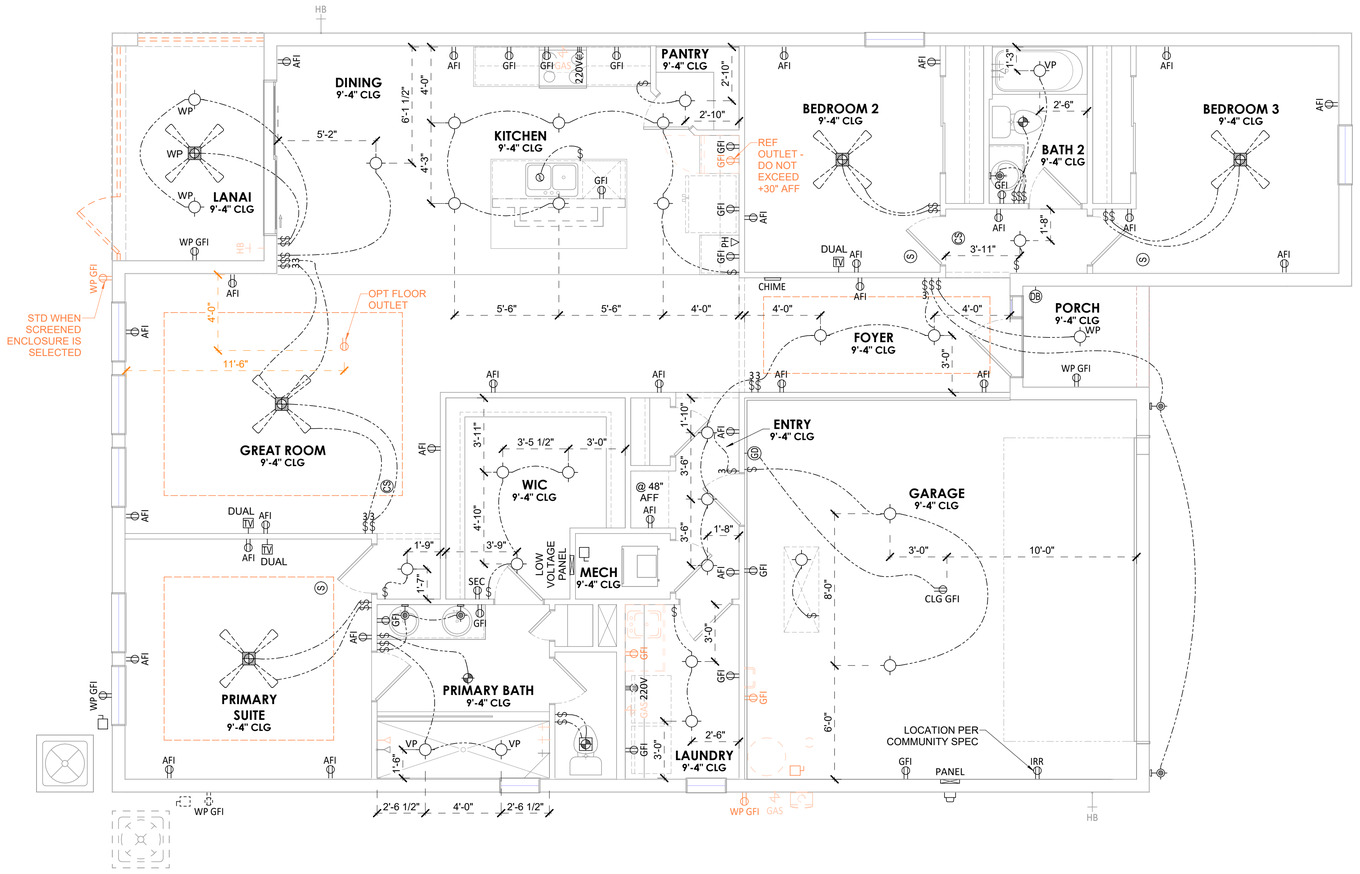

1st LEVEL ELECTRICAL PLAN - TRADITIONAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		GARAGE DOOR OPENER
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
	QUICK DISCONNECT	IRR	IRRIGATION OUTLET
S	SMOKE DETECTOR	JB	JUNCTION BOX
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	PH	TELEPHONE OUTLET
M	SERVICE METER		GARBAGE DISPOSAL
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
CASTER	CLOSET CASTER LIGHT		UNDER CABINET LIGHT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	MINI	MINIATURE PUCK LIGHT
	RECESSED LIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING, LOCATIONS, AND QUANTITIES TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

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BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

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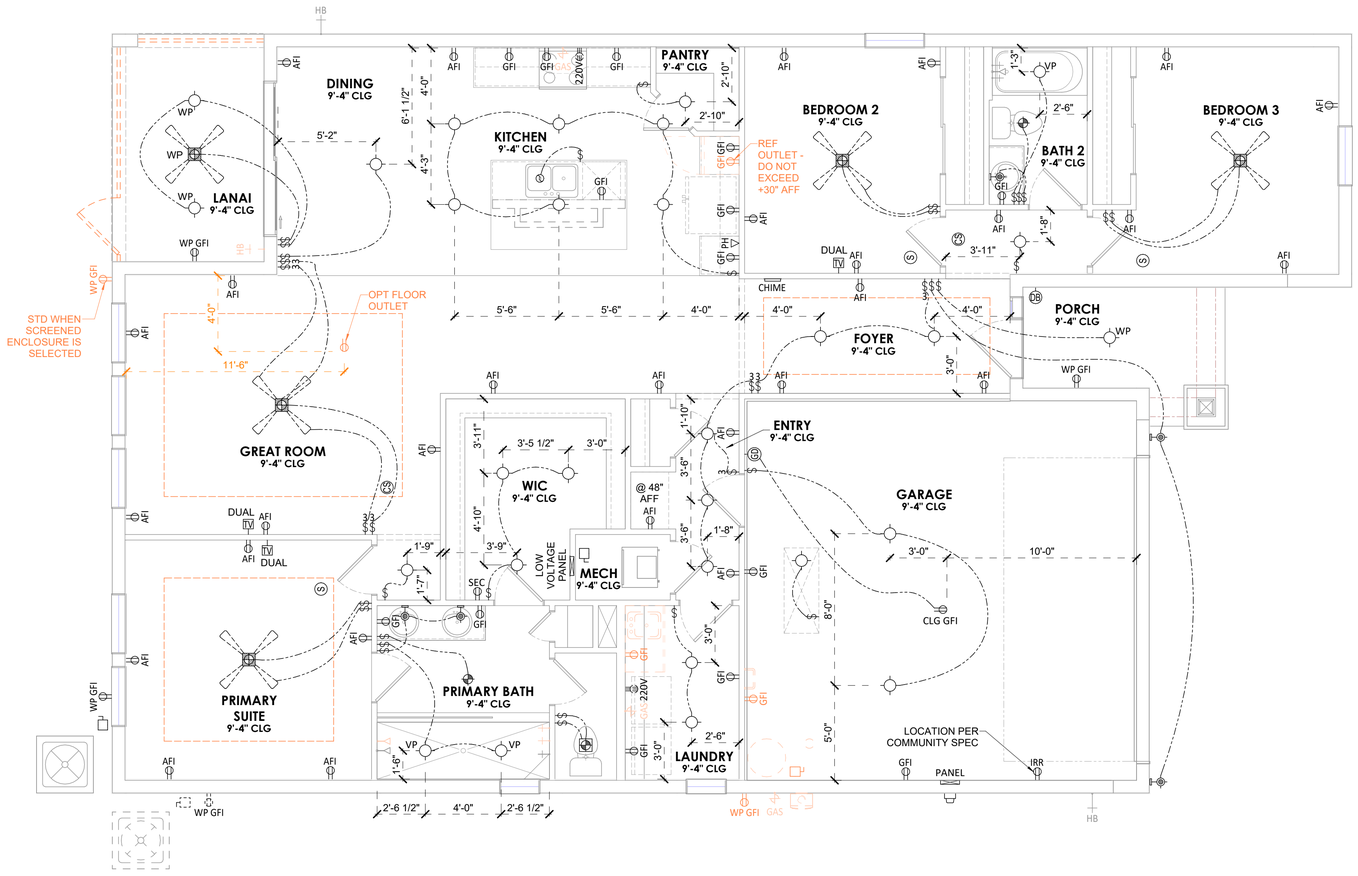

1st LEVEL ELECTRICAL PLAN - CRAFTSMAN A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

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$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		GARAGE DOOR OPENER
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
	QUICK DISCONNECT	IRR	IRRIGATION OUTLET
S	SMOKE DETECTOR	JB	JUNCTION BOX
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	PH	TELEPHONE OUTLET
M	SERVICE METER		GARBAGE DISPOSAL
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
CASTER	CLOSET CASTER LIGHT		UNDER CABINET LIGHT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	MINI	MINIATURE PUCK LIGHT
	RECESSED LIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

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BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006803

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CHECKED: CM

07-02-2025

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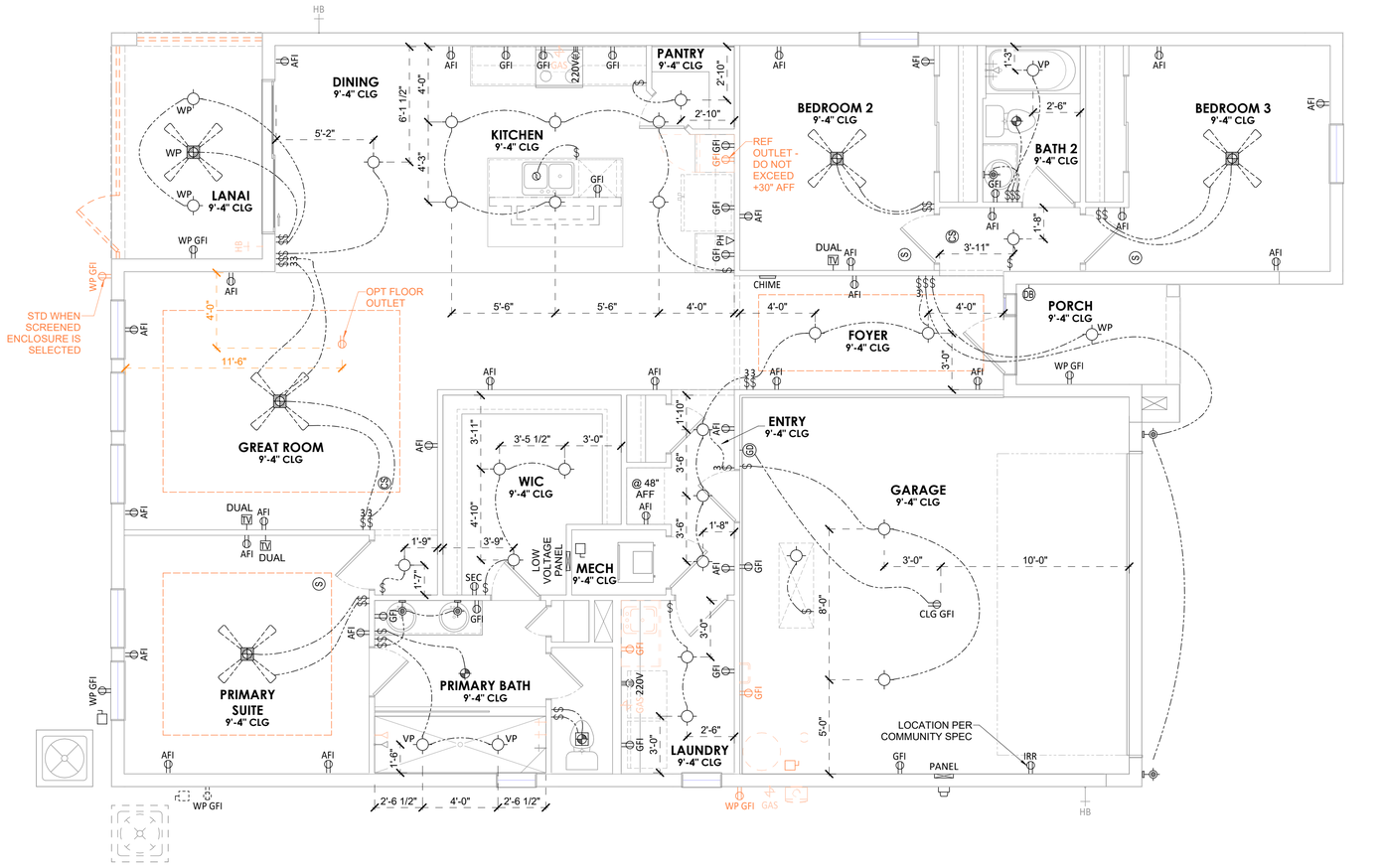

1st LEVEL ELECTRICAL PLAN - COASTAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		GARAGE DOOR OPENER
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
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ATLANTIC

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

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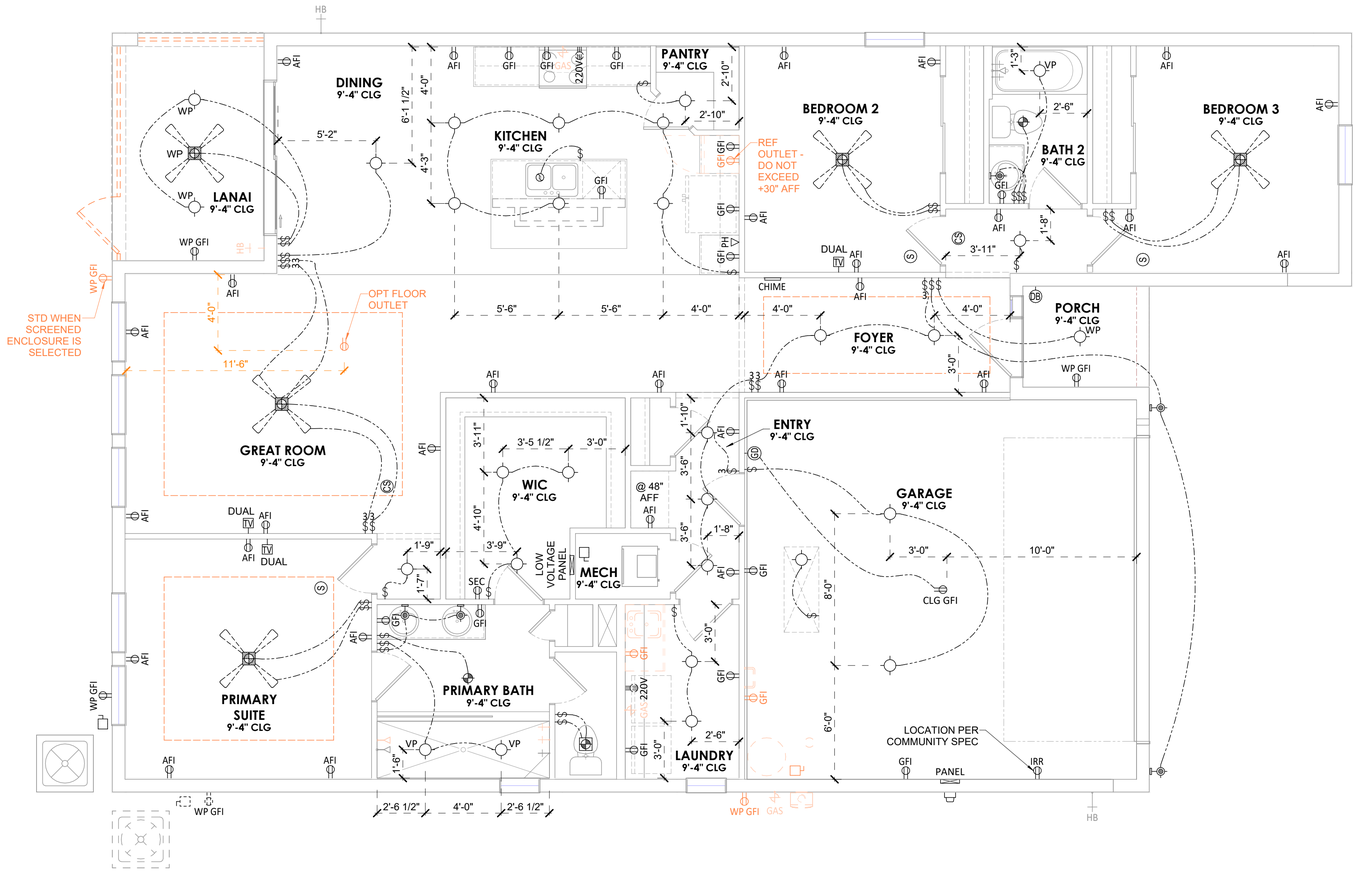

1st LEVEL ELECTRICAL PLAN - FARMHOUSE A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
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ATLANTIC

BASE PLAN

40' REGIONAL PLANS - CMU

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E106

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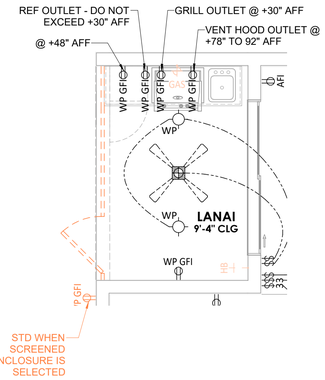
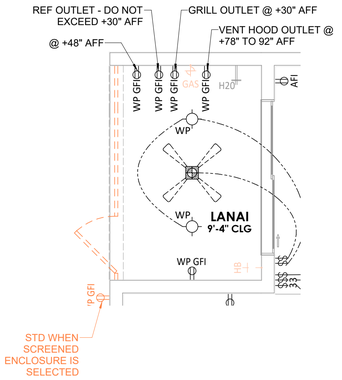


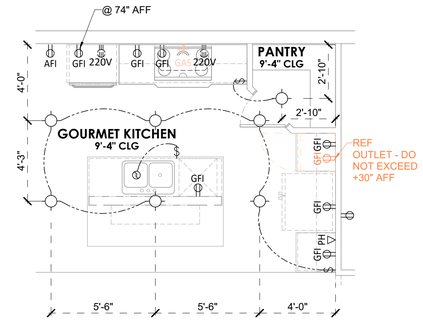
1st LEVEL ELECTRICAL PLAN - OPT OUTDOOR KITCHEN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



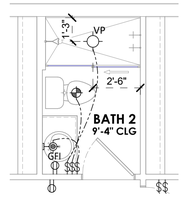
1st LEVEL ELECTRICAL PLAN - OPT OUTDOOR KITCHEN ROUGH IN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



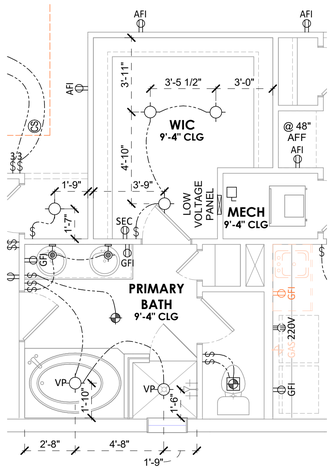
1st LEVEL ELECTRICAL PLAN - OPT GOURMET KITCHEN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



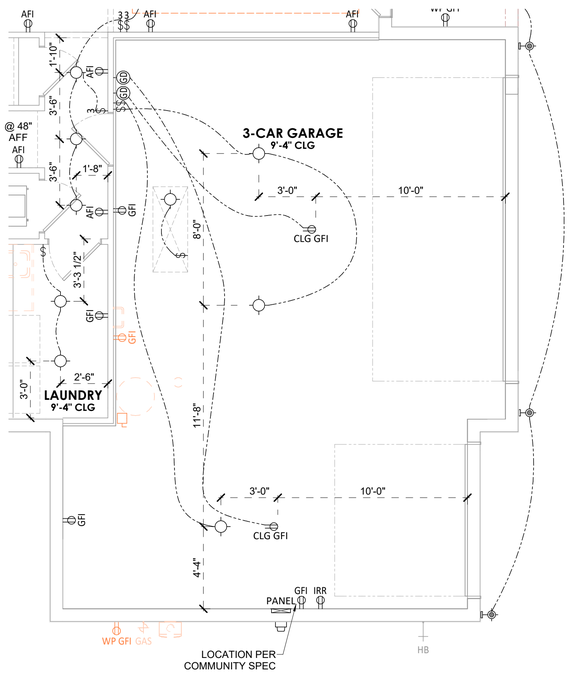
1st LEVEL ELECTRICAL PLAN - OPT SHOWER @ BATH 2

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT DELUXE PRIMARY BATH

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT 3-CAR GARAGE

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		GARAGE DOOR OPENER
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
	QUICK DISCONNECT	IRR	IRRIGATION OUTLET
S	SMOKE DETECTOR	JB	JUNCTION BOX
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	PH	TELEPHONE OUTLET
M	SERVICE METER		GARBAGE DISPOSAL
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
CASTER	CLOSET CASTER LIGHT		UNDER CABINET LIGHT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	MINI	MINIATURE PUCK LIGHT
	RECESSED LIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING, LOCATIONS, AND QUANTITIES TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

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904.821.5200
taylor morrison

ATLANTIC

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006803

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E108

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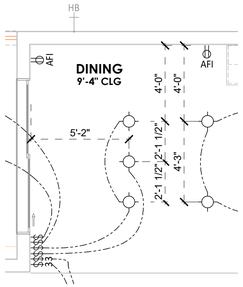
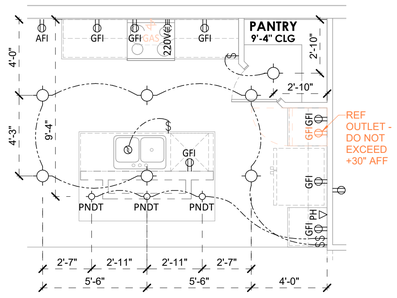


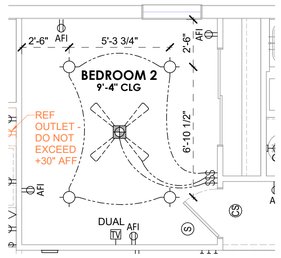
1st LEVEL ELECTRICAL PLAN - OPT DINING ROOM LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



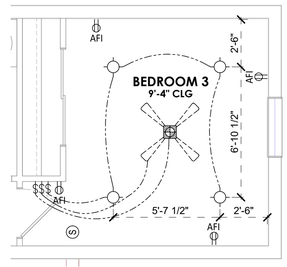
1st LEVEL ELECTRICAL PLAN - OPT PENDANT KITCHEN LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



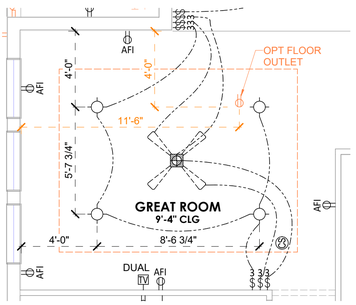
1st LEVEL ELECTRICAL PLAN - OPT BEDROOM 2 LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



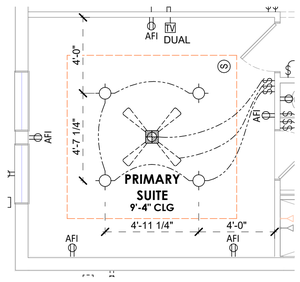
1st LEVEL ELECTRICAL PLAN - OPT BEDROOM 3 LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT GREAT ROOM LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT PRIMARY SUITE LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
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	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
	QUICK DISCONNECT	IRR	IRRIGATION OUTLET
S	SMOKE DETECTOR	JB	JUNCTION BOX
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	PH	TELEPHONE OUTLET
M	SERVICE METER		GARBAGE DISPOSAL
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
CASTER	CLOSET CASTER LIGHT		UNDER CABINET LIGHT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	MINI	MINIATURE PUCK LIGHT
	RECESSED LIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

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ATLANTIC

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006803

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

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APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

DESIGN CRITERIA AND LOADS

Building Code	
Florida Building and Residential Codes, 8th Edition (2023)	
Code for Design Loads	
ANSI/ASCE 7-22	
ROOF LOADING	C_S = 1.25
TOP CHORD LIVE LOAD	20 PSF
TOP CHORD DEAD LOAD	7 PSF
BOTTOM CHORD LIVE LOAD	
ATTICS WITH LIMITED STORAGE	20 PSF
ATTICS WITHOUT STORAGE	10 PSF (NON-CONCURRENT)
BOTTOM CHORD DEAD LOAD	5 PSF
WIND LOADING[2]	C_S = 1.60
ASCE 7, 3S GUST	150 MPH
EXPOSURE CATEGORY	C
BUILDING CATEGORY	II
ENCLOSURE CLASSIFICATION	ENCLOSED
INTERNAL PRESSURE COEFF	0.18
C&C DESIGN PRESSURES	(SEE TABLE 1)
[2]	
FLOOR LOADING	C_S = 1.00
TOP CHORD LIVE LOAD	40 PSF
TOP CHORD DEAD LOAD	10 PSF
BOTTOM CHORD LIVE LOAD	0 PSF
BOTTOM CHORD DEAD LOAD	5 PSF
SPECIAL FLOOR LOADING	C_S = 1.00
GAME ROOM^/LOFT LIVE LOAD	60 PSF
BALCONY/DECK LIVE LOAD	40 PSF
DEFLECTION CRITERIA	
ROOF TRUSSES	LL / 240 TL / 180 TL MAX 1" UP TO 40' SPAN
FLOOR JOIST OR TRUSS	LL / 360 TL / 240
BEAMS[1]	LL / 360 TL / 240

NOTES:
1. PORCH BEAMS AND BEAMS SUPPORTING EXTERIOR WALL ABOVE SHALL NOT EXCEED$^{3}/_{4}$" DEFLECTION
2. MAX 16" O.C. FLOOR TRUSS SPACING BELOW GAME ROOM/LOFT
3. ROOF TRUSS WIND DESIGN METHOD SHALL BE MWFRS (DIRECTIONAL -OR- ALL HEIGHT) C-C HYBRID

TABLE 1: COMPONENT AND CLADDING DESIGN PRESSURES

WINDOWS AND DOORS (NOTE 1)				
EFFECTIVE WIND AREA	ZONE DESIGNATION			
	IZ - Interior Zone (psf)		EZ - End Zone (psf)	
0 - 20 ft^2	+32.75	-35.52	+32.75	-43.85
21 - 50 ft^2	+31.17	-33.94	+31.17	-40.69
51 - 100 ft^2	+29.28	-32.05	+29.28	-36.91
101 - 200 ft^2	+27.82	-30.60	+27.82	-34.00

SOFFIT MAX PRESSURE (psf)	+32.75	-43.85
GARAGE DOOR WIDTH (NOTE 2)	PRESSURE (PSF)	
8 FT	+29.18/-36.72	
16 FT	+27.71/-32.13	
ROOFING	-85.85 PSF	

NOTES:
1. END ZONE DESIGNATIONS MAY BE TAKEN AS THE 1ST 4.0' AT ALL EXTERIOR CORNERS PER SECTION R301.2. END ZONES NOT APPLICABLE AT RE-ENTRANT CORNERS.
2. GARAGE DOOR HEIGHT MAY BE 6'-8" OR HIGHER
3. ROOFING PRODUCTS INCLUDE SHINGLES, UNDERLAYMENT AND VENTILATION

THIS STRUCTURE IS LOCATED IN THE WIND BORNE DEBRIS REGION AND HAS BEEN DESIGNED AS AN ENCLOSED STRUCTURE. AS SUCH, THE BUILDER MUST SUPPLY OPENING PROTECTION IN ACCORDANCE WITH SECTION 1609.1.2 AND/OR SECTION R301.2.1.2 AND LOCAL BUILDING JURISDICTION.

SHEET INDEX

ST-1..... STRUCTURAL SPECIFICATIONS
ST-2..... FOUNDATION PLAN
ST-2D..... FOUNDATION SECTIONS
ST-3..... 1ST LEVEL STRUCTURAL FRAMING & MASONRY PLAN
ST-3A..... 1ST LEVEL FLOOR & ROOF FRAMING PLAN
ST-4..... 2ND LEVEL STRUCTURAL FRAMING PLAN (IF APPLICABLE)
ST-4A..... 2ND LEVEL ROOF FRAMING PLAN (IF APPLICABLE)
ST-5..... TYPICAL WALL SECTION SHEET
ST-6..... SECTIONS AND DETAILS
ST-7..... SECTIONS AND DETAILS

TABLE 2: WOOD STRUCTURAL PANEL SHEATHING REQUIREMENTS

NOTES 3,4

TYPICAL EXTERIOR WALL SHEATHING (NOTE 2)	STUCCO AND DIRECTLY ADHERED STONE (NOTE 6)	MIN $^{7}/_{16}$" 24/16 SPAN RATED OSB OR PLYWOOD INSTALLED HORIZONTALLY W/ 8d COMMON: 6" O.C. EDGE AND FIELD. 2x4 BLOCKING IS RECOMMENDED AT UNSUPPORTED PANEL EDGES.
	ALL OTHER VENEER	MIN $^{7}/_{16}$" 24/16 SPAN RATED OSB OR PLYWOOD INSTALLED VERTICALLY (BLOCKED PANEL EDGES REQUIRED) OR HORIZONTALLY (UNBLOCKED PANEL EDGES, UNO) W/ 8d COMMON 6" O.C. EDGES AND FIELD
ROOF DECK SHEATHING (NOTE 1)	METAL ROOF	MIN $^{15}/_{32}$" 32/16 SPAN RATED PLYWOOD INSTALLED WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS W/ RSRS-03 NAILS: 4" O.C. AT PANEL EDGES AND 6" O.C. IN THE FIELD (UNBLOCKED PANEL EDGES, UNO).
	SHINGLE ROOF	MIN $^{7}/_{16}$" 24/16 SPAN RATED OSB OR PLYWOOD INSTALLED WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS W/ RSRS-01 NAILS: 6" O.C. AT PANEL EDGES, AND 6" O.C. IN THE FIELD (UNBLOCKED PANEL EDGES, UNO).
FLOOR DECK SHEATHING: (NOTE 5)		$^{23}/_{32}$" T&G OSB OR PLYWOOD W/ 10d COMMON: 6" O.C AT PANEL EDGES, 12" O.C. IN THE FIELD (UNBLOCKED PANEL EDGES, UNO).
PORCH CEILING BOARD SHEATHING:		MIN $^{3}/_{8}$" OSB OR PLYWOOD OR CDX INSTALLED PERPENDICULAR TO SUPPORTS W/ 8d COMMON NAILS: 3" O.C. AT PANEL EDGES, 12" O.C. IN THE FIELDOR MIN$^{1}/_{4}$" EXTERIOR GYPSUM CEILING BOARD, FASTEN w/ 5d x $^{15}/_{8}$" COOLER NAIL OR NO.6 x $^{1}/_{2}$" LONG SCREWS @ 4" O.C. EDGES, 8" O.C. FIELD (UNBLOCKED PANEL EDGES, UNO).

NOTES:
1. FOR SHEATHING THICKNESS GREATER THAN $^{15}/_{32}$" CATEGORY, USE RSRS-03 NAILS.
2. COMMON NAILS IN WALL SHEATHING MAY BE SUBSTITUTED W/ 8d GALVANIZED BOX NAILS.
3. ZIP WALL SHEATHING IS AN ACCEPTABLE ALTERNATE FOR APA RATED WOOD STRUCTURAL PANEL.
4. ALL WOOD STRUCTURAL PANEL SHALL CONFORM TO THE MOST CURRENT APPLICABLE SPECIFICATION AND SUPPLEMENTS OF CURRENT APPROVED APA MANF. SPECIFICATIONS.
5. FLOOR FASTENERS ARE MINIMUM REQUIRED FOR DIAPHRAGM DESIGN. FOR INCREASED FLOOR PERFORMANCE AND TOHELP REDUCE SQUEAKING, RSRS-01 NAILS OR 8d SCREW NAILS ARE RECOMMENDED.
6. $^{15}/_{32}$" 32/16 SPAN RATED OSB OR PLYWOOD WITH BLOCKED PANEL EDGES IS AN APA RECOMMENDATION PER APA TECHNICAL BULLETIN Q370 WHEN STUCCO LATH IS ATTACHED DIRECTLY TO OSB OR PLYWOOD. SHOULD BUILDER SPECIFICATIONS ALLOW, MIN STRUCTURAL REQUIREMENTS ARE$^{7}/_{16}$" 24/16 SPAN RATING INSTALLED HORIZONTALLY. INCLUDES FULL AND PARTIAL HEIGHT VENEER APPLICATIONS
7. ROOF DECK SHEATHING HAS BEEN ENGINEERED TO RESIST ASCE 7 WIND LOADS IN ACCORDANCE WITH FRC R301.2.1.1

TABLE 3: NAIL SIZE LEGEND

NOTES 1, 2, 3, 4

	DIAMETER	LENGTH
8d COMMON	0.131"	2-$^{1}/_{2}$"
RSRS-01	0.113"	2-$^{3}/_{8}$"
RSRS-03	0.131"	2-$^{1}/_{2}$"
10d x 1-$^{1}/_{2}$"	0.148"	1-$^{1}/_{2}$"
10d	0.131"	3"
10d COMMON	0.148"	3"
12d COMMON	0.148"	3-$^{1}/_{4}$"
16d SINKER	0.148"	3-$^{1}/_{4}$"
16d COMMON	0.162"	3-$^{1}/_{2}$"

NOTES:
1. INSTALL 10d NAILS UNLESS OTHERWISE SPECIFIED.
2. COMMON WIRE NAILS AND THREADED HARDENED STEEL NAILS SHALL CONFORM TO THE NOMINAL SIZES SPECIFIED IN ASTM F1667. NOMINAL DIAMETER SIZES APPLY TO FASTENERS BEFORE APPLICATION OF PROTECTIVE COATING.
3. WHEN A BORED HOLE IS REQUIRED TO PREVENT SPLITTING OF A WOOD DUE TO FASTENER PENETRATION, THE BORED HOLE SHALL NOT EXCEED 75% OF THE NAIL OR SPIKE DIAMETER.
4. THE NOMINAL DIAMETER AND LENGTH OF TYPICAL FASTENERS SPECIFIED FOR THIS PROJECT ARE AS LISTED IN TABLES.

TABLE 4: FASTENERS IN PRESSURE TREATED LUMBER

PRESERVATIVE	FASTENER TYPE
ACZA	STANDARD CARBON STEEL
SODIUM BORATE (NOTE 1)	STAINLESS CONNECTORS AND FASTENERS REQUIRED.
ALL OTHER PT (INCLUDING ACQ & MCQ)	CONNECTORS MUST HAVE Z-MAX, G190 OR TRIPLE ZINC COATED FINISH. ALL FASTENERS MUST BE HOT DIPPED GALVANIZED.

NOTES:
1. SILL PLATES W/ SODIUM BORATE TREATMENTS BEARING ON CONCRETE OVER VAPOR BARRIER ARE NOT DIRECTLY EXPOSED TO EARTH OR WEATHER AND HAVE BEEN PROVEN TO BE NON-CORROSIVE TO CARBON STEEL FASTENERS.

TABLE 5: EXTERIOR HEAD JAMB AND SILL FRAMING

ROUGH OPENING WIDTH	HEAD JAMB OR SILL SIZE	FASTENERS AT EACH END
50" OR LESS	(1) 2x4 OR (1) 2x6	(4) 10d TOE-NAILS
GREATER THAN 50" UP TO 76"	(2) 2x4 OR (1) 2x6	(6) 10d TOE-NAILS
GREATER THAN 76"	SEE FLOOR PLAN	SEE FLOOR PLAN

1. WINDOWS WITH INTERMEDIATE JACK STUDS MAY BE TREATED AS SEPARATE OPENINGS.
2. HEAD JAMB AND SILL OUTSIDE THE SCOPE OF THIS SCHEDULE HAVE BEEN ENGINEERED AS WIND-LOAD HEADER AND SILL. SEE PLAN.

PRE-ENGINEERED TRUSSES

1. NOTE : ROOF TRUSS TOP CHORDS SHALL HAVE A MINIMUM SPECIFIC GRAVITY OF 0.49 (SYP SPECIES OR BETTER)
2. ROOF OR FLOOR TRUSSES FABRICATED TO ACHIEVE THE ROOF PLANES DEPICTED ON THE ARCHITECTURAL PLANS SHALL BE DESIGNED UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER. ENGINEERING SHOP DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH ANSI/TPI AND SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION. DESIGN CRITERIA IS LOCATED ON SHEET ST-1 OF THE PLAN SETTEMPORARY BRACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LEFT IN PLACE AFTER CONSTRUCTION IS COMPLETE.
3. TRUSSES SHALL BE DESIGNED TO MATCH THE ORIENTATION, SPAN DIRECTION, SPACING, BEARING & LOCATION OF THE FRAMING PLAN SHOWN HERE.
4. THE TRUSS ENGINEER SHALL PROVIDE ALL TRUSS TO TRUSS CONNECTION DESIGN AND SPECIFICATIONS AND SUBMIT THEM UNDER SIGN AND SEAL WITH THE TRUSS SHOP DRAWINGS.
5. TRUSS UPLIFTS HAVE BEEN CALCULATED BY THE ENGINEER OF RECORD AND TAKEN INTO CONSIDERATION DURING THE DESIGN OF THE UPLIFT RESTRAINT SYSTEM FOR THIS STRUCTURE. AS SUCH, THE REPORTED UPLIFTS ON THE TRUSS SHOP DRAWINGS MAY BE DISREGARDED.

TABLE 6: METAL CONNECTOR SCHEDULE

NOTES 2, 3, 4

MITEK & SIMPSON CONNECTORS IN CORRESPONDING ROWS BELOW ARE EQUAL ALTERNATIVES AND MAY BE CONSIDERED INTERCHANGEABLE

SIMPSON	SIMPSON FASTENERS	MITEK	MITEK FASTENERS
DTT2Z (NOTE 2)	(8)¼ x 1 ½" SDS SCREWS IN STUD ½" Ø X 4 ½" EMBED EPOXY OR SCREW ANCHOR	DTB-TZ	(8)¼" x 1½" WS15-GC WOOD SCREWS IN STUD ½ Ø x 4½" EMBED EPOXY OR SCREW ANCHOR
HTT5 (NOTE 2)	(26) 0.162" x 2 ½" IN STUD/BEAM/TRUSS ⅝" Ø x 6" EMBED ANCHOR IN CONCRETE	HTT45	(26) 0.162" x 2 ½" IN STUD/BEAM/TRUSS ⅝" x 6" EMBED ANCHOR IN CONCRETE
META16	(7) 10d x 1 ½" IN TRUSS 4" WET EMBED IN GROUTED BLOCK WALL	HTA16-18	(7) 10d x 1 ½" IN TRUSS 4" WET EMBED IN GROUTED BLOCK WALL
META20	(8) 10d x 1 ½" IN TRUSS 4" WET EMBED IN GROUTED BLOCK WALL	HTA20-18	(9) 10d x 1 ½" IN TRUSS 4" WET EMBED IN GROUTED BLOCK WALL
HU48, HUC48, HU28-2, HUC28-2	(14) 16d COMMON IN HEADER (6) 10d COMMON IN BEAM	HD48, HD48IF, HD28-2, HD28-2IF	(14) 16d COMMON IN HEADER (6) 10d COMMON IN BEAM
HU410, HUC410, HU210-2, HUC210-2	(18) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM	HD410, HD410IF, HD210-2, HD210-2IF	(18) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM
HUC212-2	(22) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM	HD212-2IF	(22) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM
HGA10KT	(4)¼" x 1 ½" SDS SCREW IN TRUSS/RAFTER (4)¼" x 3" SDS SCREWS IN TOP PLATE	HGA10	(4) ¼" x 1½" WS15 SCREWS IN TRUSS/ RAFTER (4) ¼" x 3" WS3 SCREWS IN TOP PLATE
HGAM10KT	(4) SDS ¼" x 1 ½" SCREWS IN TRUSS/RAFTER (4) ¼" x 2½" TITEN SCREWS IN MASONRY	HGAM10KT	(4) ¼" x 1½" WS15 SCREWS IN TRUSS/ RAFTER (4) ¼" x 1¾" WEDGE BOLT OR EQUIVALENT IN MASONRY
HDQ8	(20) ⅛" x 3" SDS SCREWS IN STUD & ⅛" DIA. x 12" EMBED ANCHOR IN CONCRETE	UPHD8	(24) ⅛" x 3" WS3 SCREWS IN STUD & ⅛" DIA. x 12" EMBED ANCHOR IN CONCRETE

SIMPSON	SIMPSON FASTENERS	MITEK	MITEK FASTENERS
MSTA24	(9) 10d COMMON EACH END	MSTA24	(9) 10d COMMON EACH END
MSTA36	(13) 10d COMMON EACH END	MSTA36	(13) 10d COMMON EACH END
MSTAM36 (NOTE 7)	(7) 10d COMMON IN WOOD FRAMING (4) ¼" x 2 ½" TITEN SCREWS IN MASONRY	MSTAM36 (NOTE 7)	(7) 10d COMMON IN WOOD FRAMING (5) ¼" x 2 ½" TAPCON IN MASONRY
HTS20	(11) 10d x 1 ½" IN TRUSS/RAFTER (11) 10d x 1 ½" IN STUD	HTW20	(11) 10d x 1 ½" IN TRUSS/RAFTER (11) 10d x 1 ½" IN STUD
HTSM20	(10) 10d x 1 ½" IN TRUSS/RAFTER (4) ⅛" x 2 ½" TITEN IN MASONRY	HTWM20	(8) 10d x 1½" IN TRUSS/RAFTER (4) ¼" x 3" WEDGE BOLT OR EQUIVALENT IN STUD
LGT2	(16) 16d COMMON IN TRUSS/RAFTER (7) ¼" x 2 ½" TITEN SCREWS IN MASONRY	LUGT2	(16) 10d COMMON TO TRUSS/RAFTER (5) 0" x 3" WEDGE BOLT OR EQUIVALENT
LGT3	(26) 16d SINKER IN WALL FRAMING (12) SDS ¼" x 2 ½" IN TRUSS	LUGT3	(28) 16d SINKER IN WALL FRAMING (12) WS25 ¼" x 2 ½" IN TRUSS
SDWC15450, SDWC15600		NO MITEK EQUIVALENT	
MSTCM60	(26) 10d COMMON IN WOOD FRAMING (14) ¼" x 2 ¼" TITEN SCREWS IN MASONRY	MSTCM60	(26) 10d COMMON IN WOOD FRAMING (14) ¼" x 2 ¼" TAPCON IN MASONRY
ABU44 (NOTE 6)	(12) 16d COMMON NAILS ⅝" Ø x 7" EMBED EPOXY	PAU44	(12) 16d COMMON NAILS ⅝" Ø x 7" EMBED EPOXY
ABU66 (NOTE 6)	(12) 16d COMMON NAILS ⅝" Ø x 7" EMBED EPOXY	PAU66	(12) 16d COMMON NAILS ⅝" Ø x 7" EMBED EPOXY

NOTES:
1. SIMPSON ACRYLIC-TIE ADHESIVE OR EQUAL SHALL BE USED IN ALL DRILLED AND EPOXIED ANCHOR APPLICATIONS. ANCHOR BOLT, THREADED ROD, OR DOWELED REINFORCING STEEL MAY BE EMBEDDED TO THE SPECIFIED DEPTH, IN A HOLE AS SPECIFIED BY MANUFACTURER (TYPICALLY 1/16" TO 1/8" GREATER THAN SPECIFIED ANCHOR DIAMETER). ADHESIVE/EPOXY MUST FILL THE HOLE IN THE CONCRETE AND WOOD BOTTOM PLATE. MANUFACTURER'S SPECIFICATIONS MUST BE FOLLOWED FOR PROPER INSTALLATION.
2. REFER TO SIMPSON OR MITEK CATALOG FOR ADDITIONAL INSTALLATION INSTRUCTIONS.
3. IF CONNECTOR IS NOT LISTED ABOVE, CONTACT EOR FOR SPECIFIC FASTENING REQUIREMENTS.
4. POSITIVE PLACEMENT GUN NAILS, 2½" LONG, WITH EQUIVALENT DIAMETER TO COMMON NAILS SPECIFIED ABOVE MAY BE USED FOR ABU POST BASE ANCHORS, CS16, AND MSTA FLAT STRAPS.
5. MASONRY APPLICATION REQUIRE EQUIVALENT NUMBER OF TITEN ANCHORS IN LIEU OF 16d NAILS TO HDR CONNECTION. CMU REQUIRES ¼" Ø x 2 ¾" TITENS ILO 16d. CONCRETE REQUIRES EQUIVALENT NUMBER OF ¼" Ø x 1 ¾" TITENS ILO 16d.
6. MASONRY SCREWS AT EXTERIOR CMU APPLICATIONS TO HAVE FLAT HEADS.

MASONRY NOTES

1. ALL MASONRY UNITS SHALL MEET ASTM C90 STANDARD WITH f'm= 2000PSI AND SHALL BE ERECTED IN RUNNING BOND WITH TYPE M OR S MORTAR OVER FULL BED.
2. SHOULD LIMITED AREAS OF STACK BOND MASONRY EXIST, EVERY OTHER COURSE SHALL BE EQUIPPED w/ 9 GAUGE LADDER TYPE HORIZONTAL JOINT REINFORCEMENT
3. ALL GROUT TO BE MIXED PER ASTM C476 STANDARDS AND INSTALLED TO COMPLY WITH FBC R606.3.5. f'c = 3,000 PSI.
4. VERTICAL WALL REINFORCING TO BE ASTM A615 GRADE 60 REBAR.
5. LAPS BETWEEN VERTICAL REINFORCING AND DOWELS TO BE 30".
6. VERTICAL REINFORCING TO HAVE 10' STANDARD HOOK INTO BOND BEAM. DOWEL TO HAVE 10' STANDARD HOOK INTO FOOTING
7. PRE-CAST MASONRY LINTELS: SEE "LINTEL SCHEDULE" ON STRUCTURAL PLAN SHEET.
8. PROVIDE MOISTURE BARRIER FOR ALL UNTREATED LUMBER IN CONTACT WITH MASONRY OR CONCRETE.

CONCRETE AND FOUNDATION NOTES

1. CONCRETE COMPRESSIVE STRENGTH FOR FOOTINGS= 2,500 PSI AT 28 DAYS (UNO).
2. CONCRETE COMPRESSIVE STRENGTH FOR SLAB = 2,500 PSI AT 28 DAYS (UNO).
3. ALL REINFORCING STEEL #3 AND BIGGER SHALL BE ASTM A615 GRADE 40 DEFORMED BARS (UNO).
4. ALL REINFORCING STEEL SHALL HAVE 90 DEGREE BEND AT CORNERS WITH A 24" LAP24" LONG #4 BAR IS RECOMMENDED TO BE INSTALLED AT ALL REENTRANT CORNERS.
5. FIBERMESH IS AN ACCEPTABLE ALTERNATIVE AND SHALL NOT REQUIRE WWF.FIBER LENGTHS SHALL BE ½" TO 2" IN LENGTH. DOSAGE AMOUNTS SHALL RANGE FROM 0.75 TO 1.5 POUNDS PER CUBIC YARD IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SYNTHETIC FIBERS SHALL COMPLY WITH ASTM C1116. THE MANUFACTURER OR SUPPLIER SHALL PROVIDE CERTIFICATION OF COMPLIANCE WHEN REQUESTED BY THE BUILDING OFFICIAL.
6. MASONRY STEMWALL AND MONOLITHIC FOOTING ARE INTERCHANGEABLE.
7. EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 PSF IN ACCORDANCE WITH TABLE R401.4.1, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
8. CONCRETE FLOOR SLABS ON GRADE SHALL BE INSTALLED OVER A MINIMUM 6 MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED 6" AND SEALED OVER CLEAN, COMPACTED EARTH OR FILL WITH CODE APPROVED PROVISIONS FOR PREVENTION OF SUBTERRANEAN TERMITES.
9. STEMWALLS OVER 4 COURSES TALL REQUIRE SPECIAL ATTENTION TO BRACING DURING CONSTRUCTION. CONTACT ENGINEER OF RECORD IF THIS CONDITION EXISTS.
10. TO CONTROL CRACKING, CUT 1" SAWCUTS IN THE SLAB IN A 15'x15' GRID WITHIN 12 HOURS OF CONCRETE PLACEMENT. CONTACT EOR FOR ALTERNATIVE METHODS.CONTROL JOINTS ARE NOT REQUIRED WHEN WWF OR FIBERMESH ARE INCLUDED WITH CONCRETE WORK.
11. DO NOT SCALE FOOTING DIMENSIONS AND LOCATIONS FROM THE FOUNDATION PLAN. DO NOT DETERMINE FOOTING LOCATION FROM ARCHITECTURAL PLANS OR FRAMING PLAN. IF FOOTING SIZE OR LOCATION IS NOT DETERMINATE FROM USE OF FOUNDATION PLAN ALONE, CONTACT THE ENGINEER OF RECORD.

LEGEND

OR	"OR" SHALL MEAN THAT EITHER OPTION PROVIDED IS AN EQUAL ALTERNATIVE FOR THE APPLICATION SHOWN
UNO	UNLESS NOTED OTHERWISE ON PLAN OR DETAIL
EOR	ENGINEER OF RECORD
EW	EACH WAY
OSB	ORIENTED STRAND BOARD
WSP	WOOD STRUCTURAL PANEL
SYP	SOUTHERN YELLOW PINE
SPF	SPRUCE-PINE-FUR
CONT	CONTINUOUS
O.C.	ON CENTER
LSL	1.55E TIMBERSTRAND LSL ENGINEERED LUMBER, 1¾" WIDE, UNO. (3 ½" WIDE LSL BEAMS ARE EQUIVALENT TO 2-PLY 1¾" BEAM)
LVL	2.0E MICROLLAM LVL ENGINEERED LUMBER, 1¾" WIDE
PSL	2.0E PARALLAM PSL ENGINEERED LUMBER, 3 ½" WIDE, UNO.
SYS 42	PROPERLY RATED OPEN WEB HEADER
OPT	OPTIONAL

HEADER FRAMING

1. ALL HEADER JACK AND KING STUDS SHALL BE FASTENED TO EACH OTHER WITH (2) ROWS 10d @ 8" O.C. STAGGERED.
2. ALL HEADERS TO BE FRAMED W/ NO.2 SYP
3. FASTEN ALL MULTI-PLY HEADERS TOGETHER WITH (2) ROWS 10d @ 8" O.C., STAGGERED ALONG EACH EDGE.
4. FASTEN ALL HEADERS TO KING STUDS WITH (3) 8d TOE NAILS
5. IF HEADER NOT SPECIFIED, CONTACT ENGINEER OF RECORD.
6. CRIPPLE BLOCKS BELOW LOAD-BEARING HEADERS MAY BE FRAMED AT 24" O.C.
7. IN ANY LOCATION WHERE A 2x_ BEAM OR HEADER IS PROVIDED, IT IS ACCEPTABLE TO USE AN ENGINEERED LVL BEAM OR HEADER OF EQUIVALENT SIZE.
8. NON BEARING HEADERS DUE TO LIGHTLY LOADED CONDITIONS, 38" OR LESS CLEAR-OPENINGS IN AN EXTERIOR WALL DO NOT REQUIRE LOAD BEARING HEADER, SEE PLAN.

FRAMING NOTES

1. ALL LUMBER SPECIFIED ON DRAWINGS IS INTENDED FOR DRY USE ONLY, UNO. ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAILED BY OTHER.
2. ALL METAL CONNECTORS SPECIFIED ON PLAN ARE IN ADDITION TO FRAMING FASTENER REQUIREMENTS LISTED IN TABLE 2304.10.1
3. FASTEN ALL MULTI-PLY STUD COLUMNS AND CORNERS TOGETHER WITH (2) ROWS 10d @ 8" O.C. STAGGERED. UPPER LEVEL MULTI-PLY STUD GROUPS BELOW ALL GIRDER LOCATIONS TO BE CONTINUOUS THROUGH FLOOR SYSTEM TO FOUNDATION. (NOT REQUIRED BELOW HEADER JACK/KING STUD GROUPS)
4. FASTEN ALL STUDS TO BOTTOM AND TOP PLATES WITH (4) 8d TOE NAILS OR (2)16d COMMON END NAILS.
5. FASTEN ALL TRUSSES AND RAFTERS TO TOP PLATES WITH (3) 8d TOE NAILS.
6. ALL MULTI-PLY TRUSS GIRDERS AND BEAMS TO HAVE SOLID STUD GROUP BELOW MATCHING GIRDER OR BEAM THICKNESS AND MATCHING WALL STUD SPECIFICATIONS AS NOTED ON STRUCTURAL PLAN, UNO.
7. EXTERIOR WALL DESIGN ASSUMES CONTINUOUSLY SHEATHED WITH OSB OR PLYWOOD
8. EXTERIOR WALLS SHALL BE FRAMED W/ NO.2 SPF STUDS AND NO.2 SYP PLATES. INTERIOR LOAD-BEARING WALLS SHALL BE FRAMED W/ SPF STUD GRADE OR BETTER AND NO.2 SYP PLATES
9. NON-LOAD BEARING INTERIOR WALLS MAY BE FRAMED W/ 2x_ SPF @ MAX 24" O.C. OR METAL STUD FRAMING MAX 24" O.C. , EXCEPT WHERE WALLS SUPPORT TILE.

2024 V1.0
TM 150C CMU-WD

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taylor morrison

ATLANTIC
BASE PLAN
40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006803
DRAWN: WLT
CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-1 (150C)

CMU/METAL CONNECTOR ENGINEERING

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- 24" LONG #4 BAR IS TO BE INSTALLED AT ALL RE-ENTRANT CORNERS, SEE "RE-ENTRANT CORNER DETAIL" ON SHEET ST-2D.

FOUNDATION KEYNOTES: DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

A	8"x8" DEEP THICKENED EDGE w/ (1) #4 CONT	B	12" DEEP FTG UNDER BOX COLUMN, FTG TO BE PROJECTED MIN 6" AS SHOWN
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E	30"SQx20" DEEP FTG w/ (4) #4 EW	F	36"SQx20" DEEP FTG w/ (4) #4 EW
G	48"SQx24" DEEP FTG w/ (5) #4 EW, T&B	H	#5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1

J • SOLID FILL CMU PIER, MATCHING CMU COLUMN SIZE ABOVE
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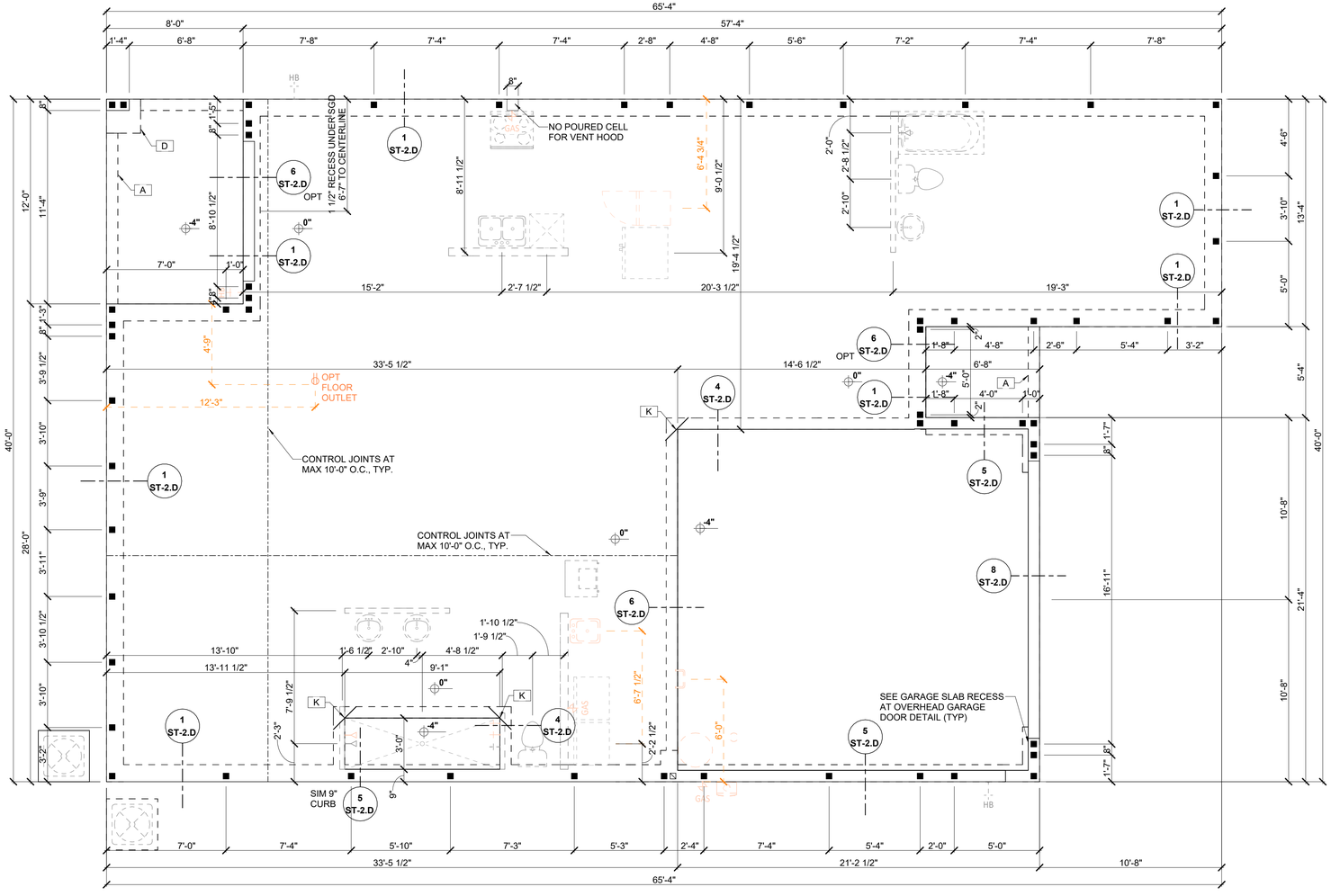

FOUNDATION PLAN - TRADITIONAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

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taylor morrison

ATLANTIC

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006803

DRAWN: WLT

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-2 (150C)

CMU/METAL CONNECTOR ENGINEERING

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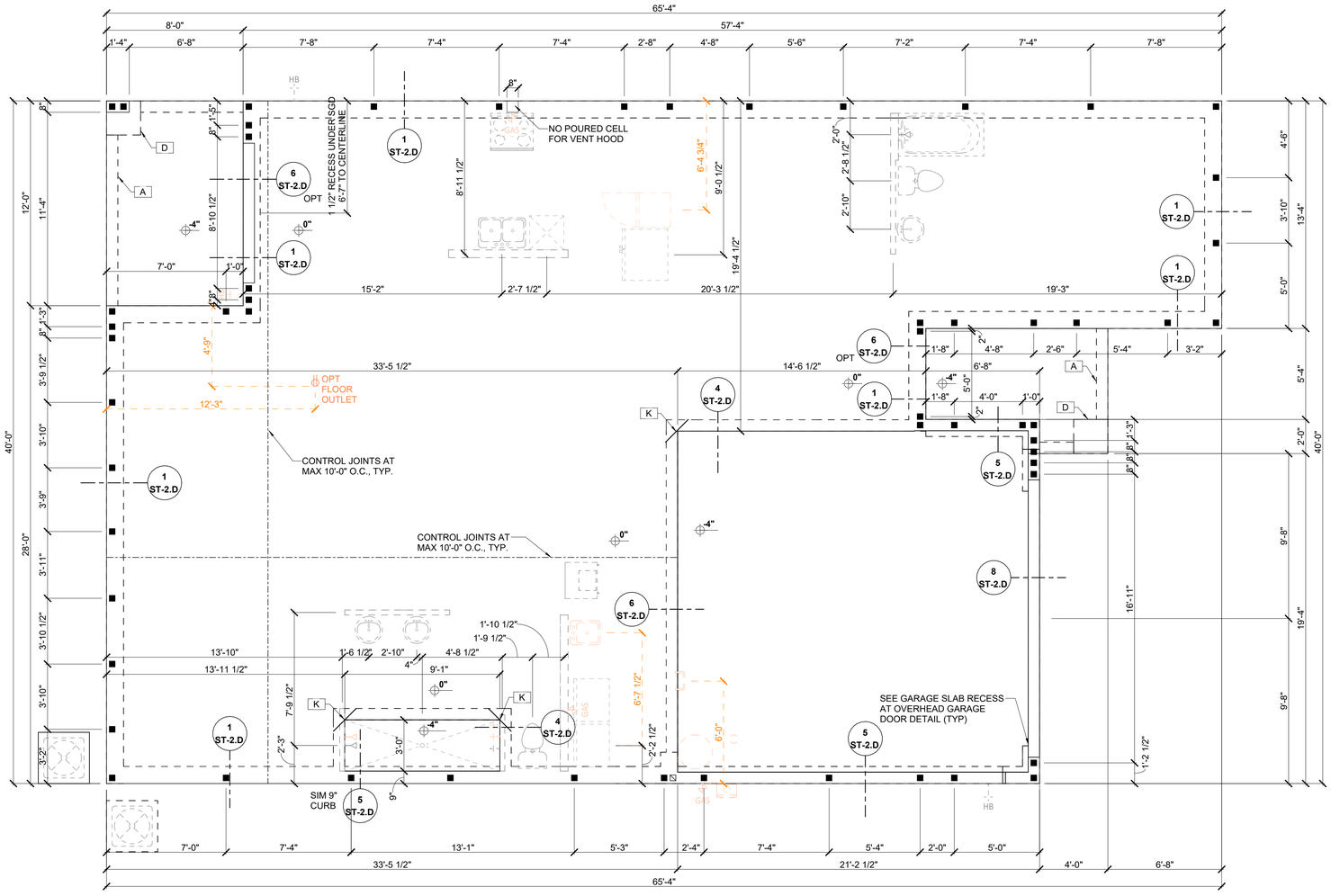

FOUNDATION PLAN - CRAFTSMAN A - 150C

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ATLANTIC

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006803

DRAWN: WLT

CHECKED: DB

07-02-2025

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ST-2.2 (150C)

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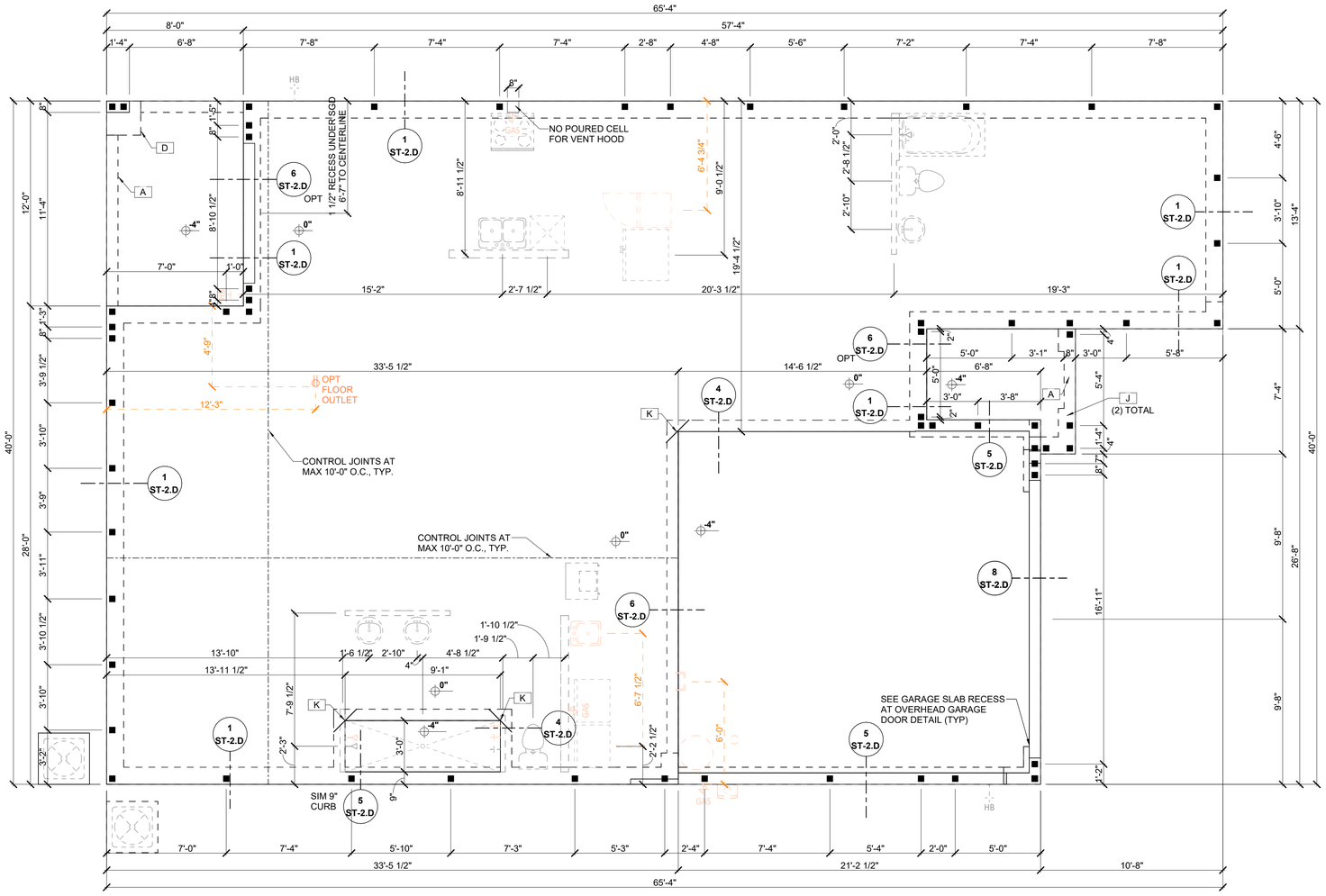

FOUNDATION PLAN - COASTAL A - 150C

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ATLANTIC

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

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REVISIONS:

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- EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 psf, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
- IF CONTRACTOR OR BUILDING OFFICIAL DETERMINES THAT THE SOIL IS NOT SUITABLE FOR 2,000 PSF BEARING CAPACITY, CONTACT EOR. ADDITIONAL FOUNDATION WORK MAY BE REQUIRED.
- SLIDING GLASS DOOR FRAMES MUST BE RECESSED INTO THE SLAB IN ACCORDANCE WITH THE BUILDING CODE. CONSULT ARCHITECTURAL PLANS FOR LOCATION OF SLIDING GLASS DOORS.
- MASONRY STEMWALL AND MONOLITHIC FOOTINGS ARE INTERCHANGEABLE. SEE SHEET ST-2D FOR INTERCHANGEABLE STEMWALL & MONOLITHIC SECTIONS (DETAILS 1/2 & 5/7).
- 24" LONG #4 BAR IS TO BE INSTALLED AT ALL RE-ENTRANT CORNERS, SEE "RE-ENTRANT CORNER DETAIL" ON SHEET ST-2D.

FOUNDATION KEYNOTES: DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

A	8"x8" DEEP THICKENED EDGE w/ (1) #4 CONT	B	12" DEEP FTG UNDER BOX COLUMN, FTG TO BE PROJECTED MIN 6" AS SHOWN
C	16"SQx12" DEEP FTG	D	24"SQx20" DEEP FTG w/ (3) #4 EW
E	30"SQx20" DEEP FTG w/ (4) #4 EW	F	36"SQx20" DEEP FTG w/ (4) #4 EW
G	48"SQx24" DEEP FTG w/ (5) #4 EW, T&B	H	#5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1

J • SOLID FILL CMU PIER, MATCHING CMU COLUMN SIZE ABOVE
• PROVIDE MIN (1) #5 FULL-HEIGHT, VERTICAL REINFORCEMENT TO BEND 90° @ BOTTOM & TIE INTO FOOTING REINFORCEMENT
• CMU PIER ON 20" DEEP FTG W/ #4 @ 8" O.C. EW, FTG TO BE PROJECTED MINIMUM 6" LARGER THAN PIER ON ALL SIDES

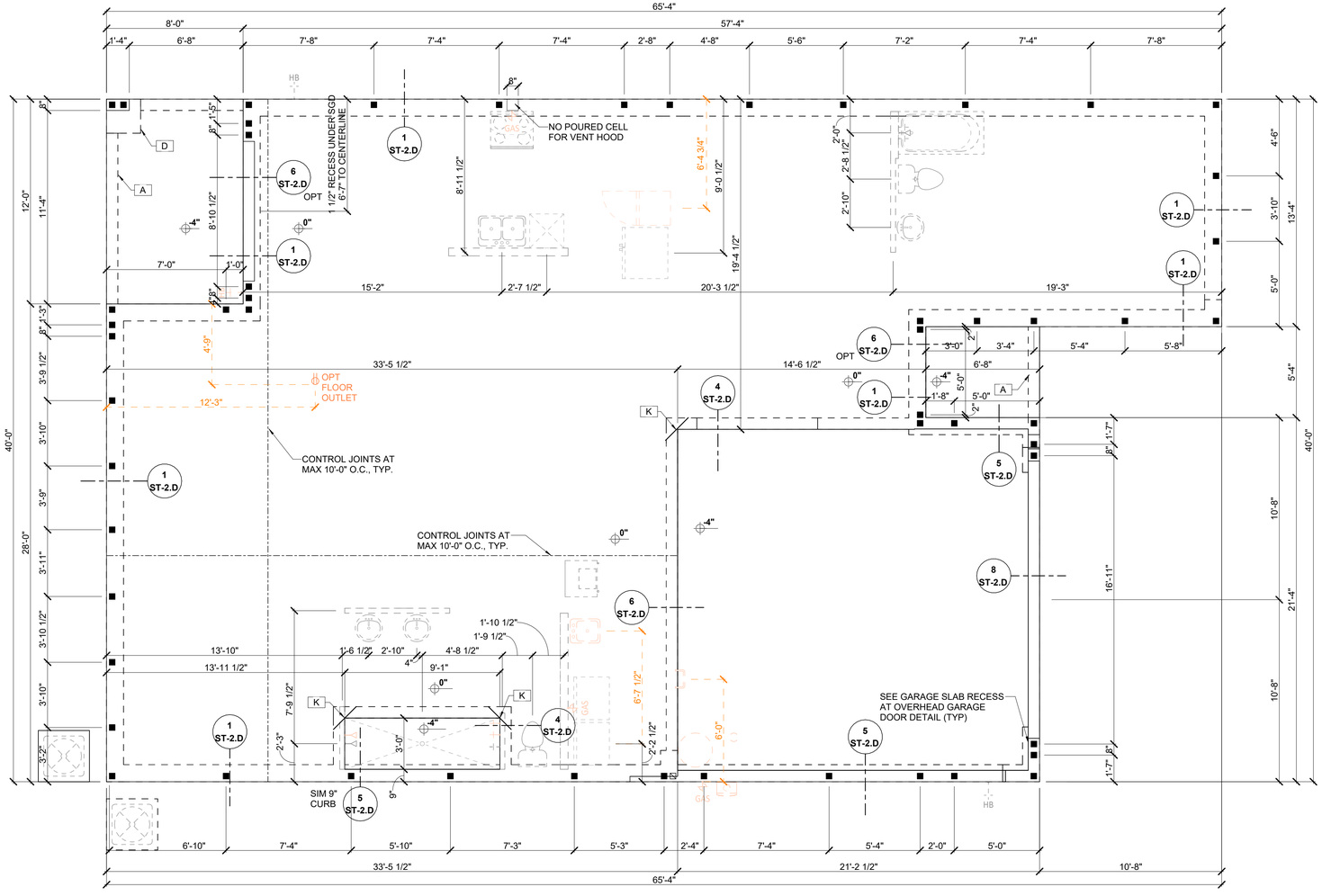
K MIN 24" LONG #4 OR #5 BAR SET AT MID-DEPTH OF SLAB, TYP ALL RE-ENTRANT CORNERS

CONTROL JOINT (CJ) NOTES:

1. TIMING
   - CUTS MUST BE MADE THE SAME DAY AS PLACEMENT. AS SOON AS THE CONCRETE HAS SET ENOUGH TO ALLOW SAWCUTS WITHOUT RAVELING THE COURSE AGGREGATE FROM THE CUT. MAKE THE CUT.
   - CUTS MADE THE NEXT DAY OR AT SUBSEQUENT TIMES DO NOT PROVIDE ADEQUATE PROTECTION AGAINST "RANDOM" CRACKING.
2. DEPTH

   THE CUT SHOULD BE AT LEAST 1" DEEP, BUT NOT MORE THAN 1 ¼" DEEP.
3. SEALING

   THE CUTS SHOULD BE SEALED WITH A SEMI-RIGID EPOXY OR ACRYLIC ADHESIVE SEALANT. BACKER ROD IS NOT REQUIRED.



FOUNDATION PLAN - FARMHOUSE A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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904.821.5200
taylor morrison

ATLANTIC

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006803

DRAWN: WLT

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-2.6 (150C)

CMU/METAL CONNECTOR ENGINEERING

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

GENERAL FOUNDATION NOTES:

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FOUNDATION KEYNOTES: DC1

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J	• SOLID FILL CMU PIER, MATCHING CMU COLUMN SIZE ABOVE • PROVIDE MIN (1) #5 FULL-HEIGHT, VERTICAL REINFORCEMENT TO BEND 90° @ BOTTOM & TIE INTO FOOTING REINFORCEMENT • CMU PIER ON 20" DEEP FTG W/ #4 @ 8" O.C. EW, FTG TO BE PROJECTED MINIMUM 6" LARGER THAN PIER ON ALL SIDES		
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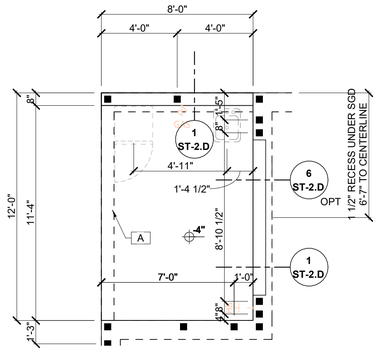
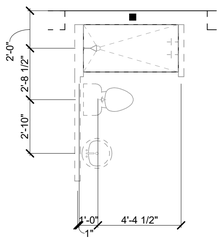


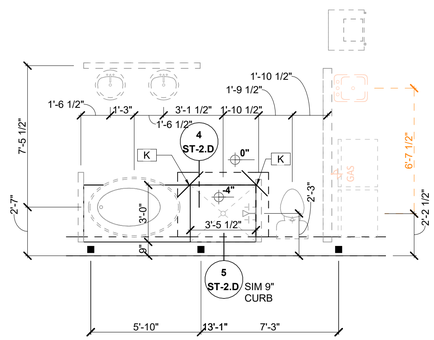
FOUNDATION PLAN - OPT OUTDOOR KITCHEN (SIM W/ ROUGH-IN) - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



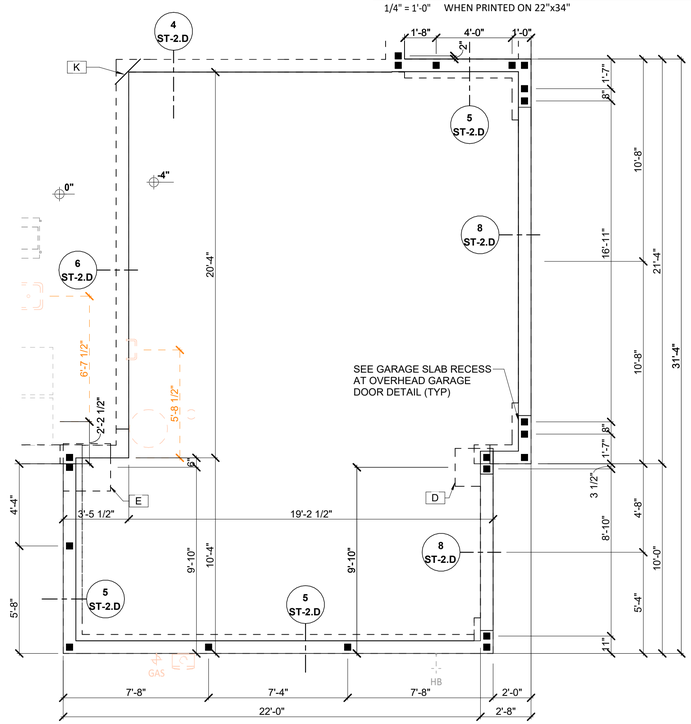
FOUNDATION PLAN - OPT SHOWER @ BATH 2 - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FOUNDATION PLAN - OPT DELUXE PRIMARY BATH - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FOUNDATION PLAN - OPT 3-CAR GARAGE - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

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ATLANTIC

BASE PLAN
40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006803
DRAWN: WLT
CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-2.8 (150C)

CMU/METAL CONNECTOR ENGINEERING

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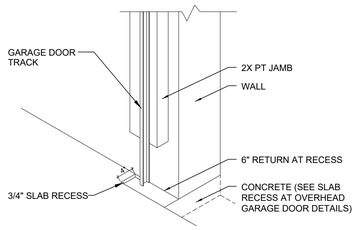
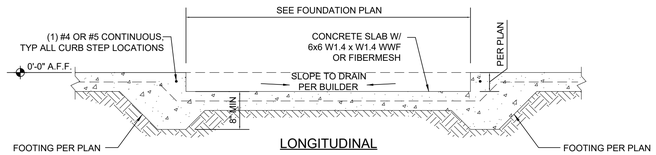
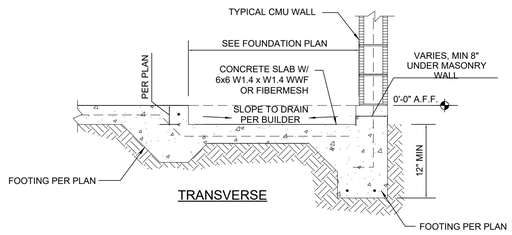


GARAGE SLAB RECESS AT OVERHEAD GARAGE DOOR DETAIL

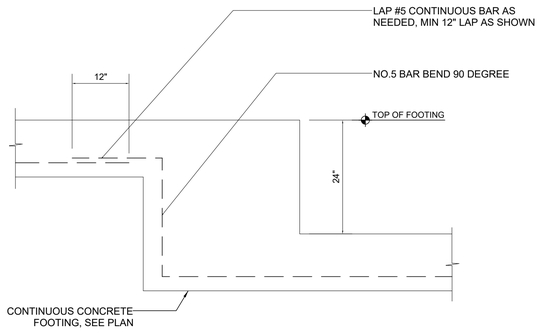


LONGITUDINAL

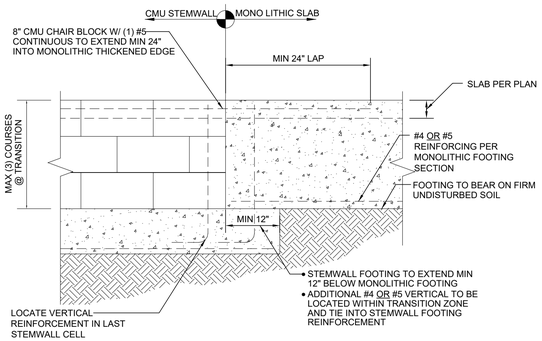


TRANSVERSE

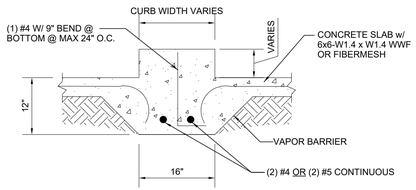
TYPICAL SHOWER RECESS DETAIL



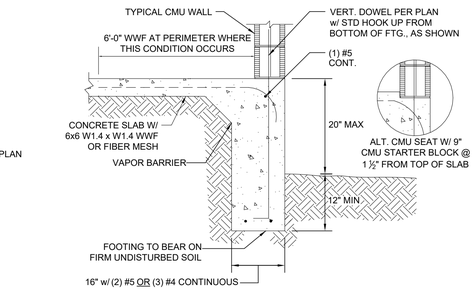
TYPICAL STEP IN FOOTING DETAIL



CMU STEMWALL TO MONOLITHIC TRANSITION DETAIL

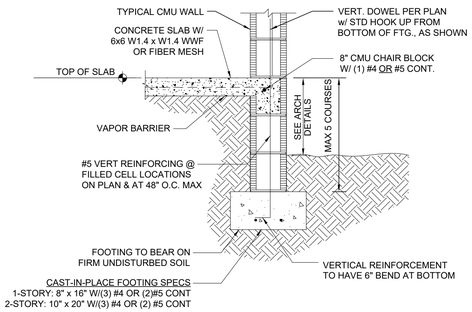


9 WALL CURB SECTION



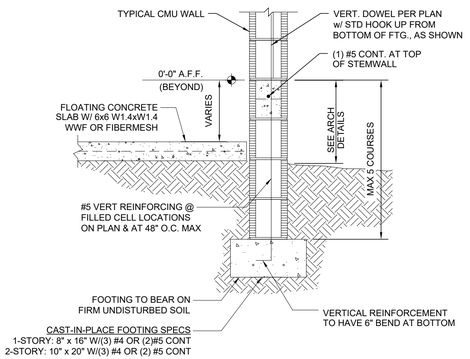
1A MONOLITHIC FOOTING SECTION - 32" MAX DEPTH

CONTACT EOR PRIOR TO CONSTRUCTION IF ANY OF THE FOLLOWING OCCUR:
- GROUND ADJACENT TO FTG SLOPES DOWN AND AWAY FROM STRUCTURE STEEPER THAN 1'-0" VERTICALLY PER 3'-0" HORIZONTALLY TO PREVENT EROSION OF SOIL.



2 STEMWALL SECTION

- SPECIAL CARE SHOULD BE EXERCISED BY CONTRACTOR WHEN BACK FILLING BEHIND A STEM WALL, PARTICULARLY WHEN IT IS OVER 4 COURSES HIGH. SHOULD THIS CONDITION EXIST, RECOMMENDATIONS MAY BE OBTAINED FROM THE ENGINEER OF RECORD.



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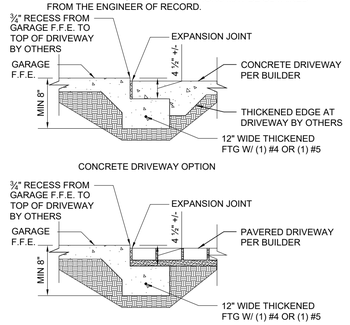
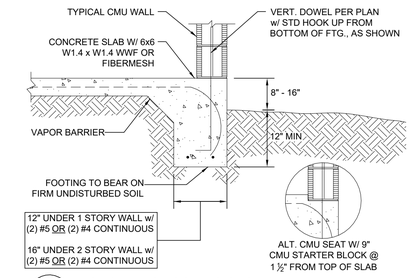


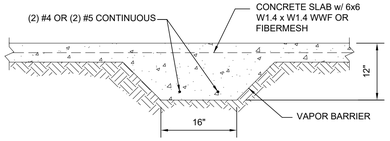
8 GARAGE DOOR RECESS DETAIL

ONLY APPLICABLE AT GARAGE DOOR OPENING

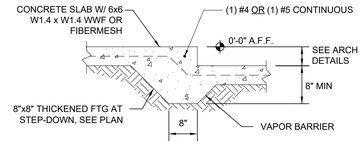


1 MONOLITHIC FOOTING SECTION - 28" MAX DEPTH

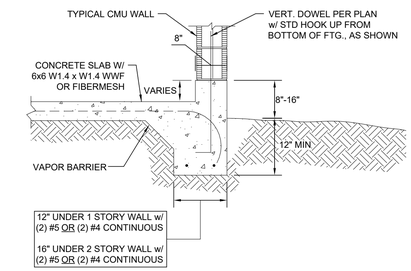
CONTACT EOR PRIOR TO CONSTRUCTION IF ANY OF THE FOLLOWING OCCUR:
- GROUND ADJACENT TO FTG SLOPES DOWN AND AWAY FROM STRUCTURE STEEPER THAN 1'-0" VERTICALLY PER 3'-0" HORIZONTALLY TO PREVENT EROSION OF SOIL.



3 BEARING WALL FOOTING SECTION

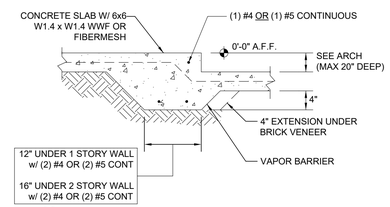


4 CURB STEP SECTION

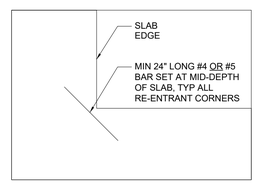


5 GARAGE EXT WALL CURB SECTION

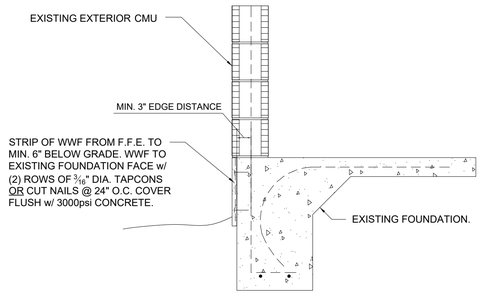
CONTACT EOR PRIOR TO CONSTRUCTION IF ANY OF THE FOLLOWING OCCUR:
GROUND ADJACENT TO FTG SLOPES DOWN AND AWAY FROM STRUCTURE STEEPER THAN 1'-0" VERTICALLY PER 3'-0" HORIZONTALLY TO PREVENT EROSION OF SOIL.



6 BEARING CURB STEP SECTION

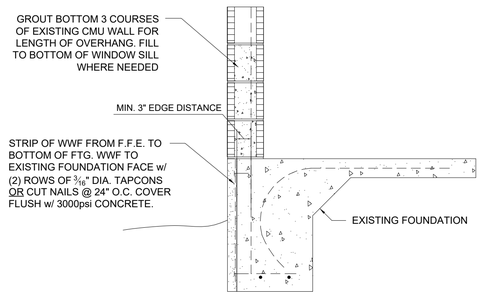


RE-ENTRANT CORNER DETAIL (RECOMMENDED)
PLAN VIEW, DETAIL TYPICAL @ ALL RE-ENTRANT CORNERS



8" CMU WALL OVERHANGS LESS THAN 1"

(THIS DETAIL IS A COSMETIC REPAIR AND IS RECOMMENDED BUT NOT REQUIRED)



8" CMU WALL OVERHANGS 2.5" OR LESS

(THIS DETAIL IS A STRUCTURAL REPAIR AND IS REQUIRED)

NOTES:
- IF EXISTING REBAR DOES NOT MEET 3" EDGE DISTANCE REQUIREMENT, REMOVE INSIDE FACE SHELL OF EXISTING CMU WALL AT ADJECENT CELL AND DRILL & EPOXY NEW FULL HT. VERTICAL #5 DOWEL W/ 12" EMBED INTO EXISTING FOUNDATION AND 4" EMBED INTO EXISTING BOND BEAM.
- IF MORE THAN (3) BARS DO NOT MEET THE REQUIRED 3" EDGE DISTANCE, CONTACT EOR.

CMU/METAL CONNECTOR ENGINEERING

2024.V1.0
TM CMU-WD

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ATLANTIC

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO:
2024.006803

DRAWN:
WLT

CHECKED:
DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-2.D

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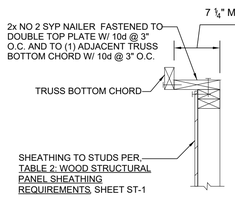
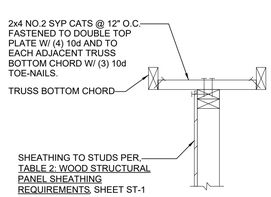
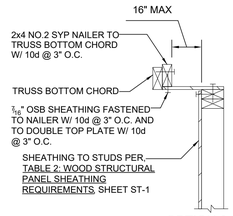


OPTION 1



OPTION 2



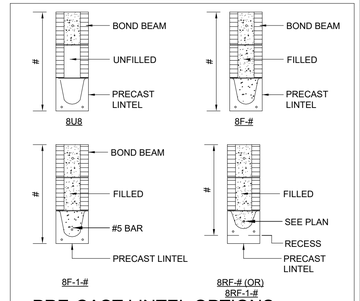
OPTION 3

INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
2. THIS INTERIOR SHEARWALL DETAIL IS INTENDED FOR USE IN AREAS WHERE THE SHEARWALL RUNS PARALLEL TO THE TRUSSES. THIS IS A PREFERRED ALTERNATIVE TO FRAMING ABOVE THE PLATE LINE TO THE ROOF DECK.

LINTEL SCHEDULE

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F-1-36	
L-2	8F-16	
L-3	8U8	
L-4	8F-1-16	



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

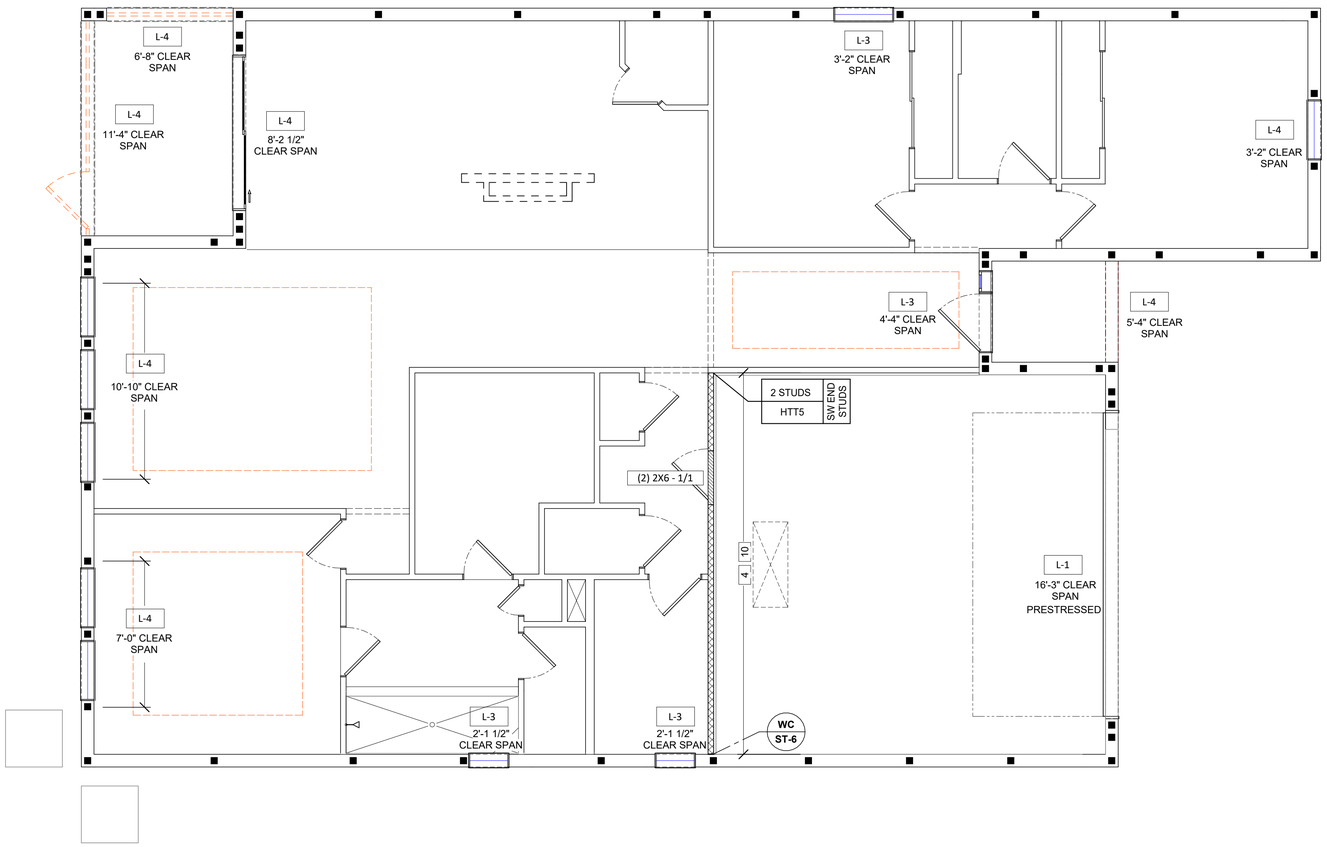
- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMPSON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.



LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¼" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.

2 STUDS | TRUSS GIRDER
STRAP

ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN

BOTTOM OF STUD COLUMN CONNECTION
- 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
- 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
TYPE OF STRAP CONNECTING HEADER TO JACK STUD
KING/JACK GROUP BOTTOM CONNECTION
- 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
- 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

1 | MSTA24
1 | DTT2Z

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #

NUMBER OF KING STUDS EACH SIDE OF OPENING
HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2

NUMBER OF KING STUDS EACH SIDE OF OPENING
NUMBER OF JACK STUDS EACH SIDE OF OPENING
DEPTH OF LOAD-BEARING #2 SYP HEADER
NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ½" LSL- 1 / 2

NUMBER OF KING STUDS EACH SIDE OF OPENING
NUMBER OF JACK STUDS EACH SIDE OF OPENING
HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
DEPTH OF LOAD-BEARING EWP HEADER
NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

1st LEVEL STRUCTURAL PLAN - TRADITIONAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

CMU/METAL CONNECTOR ENGINEERING

2021 V1.0-CMU
DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA
2024 V1.0-TM CMU

APEX
tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

ATLANTIC

BASE PLAN
40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006803
DRAWN: WLT
CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-3 (150C)

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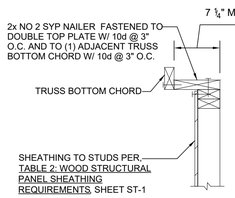
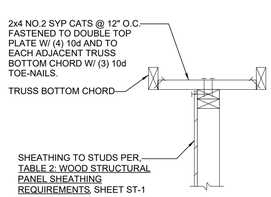


OPTION 1



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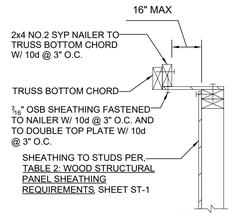


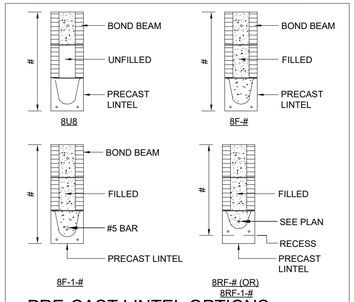
OPTION 3

INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
2. THIS INTERIOR SHEARWALL DETAIL IS INTENDED FOR USE IN AREAS WHERE THE SHEARWALL RUNS PARALLEL TO THE TRUSSES. THIS IS A PREFERRED ALTERNATIVE TO FRAMING ABOVE THE PLATE LINE TO THE ROOF DECK.

LINTEL SCHEDULE

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F-1-36	
L-2	8F-16	
L-3	8U8	
L-4	8F-1-16	



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
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5. • BEAM TO CMU WALL w/ SIMPSON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
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6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
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8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
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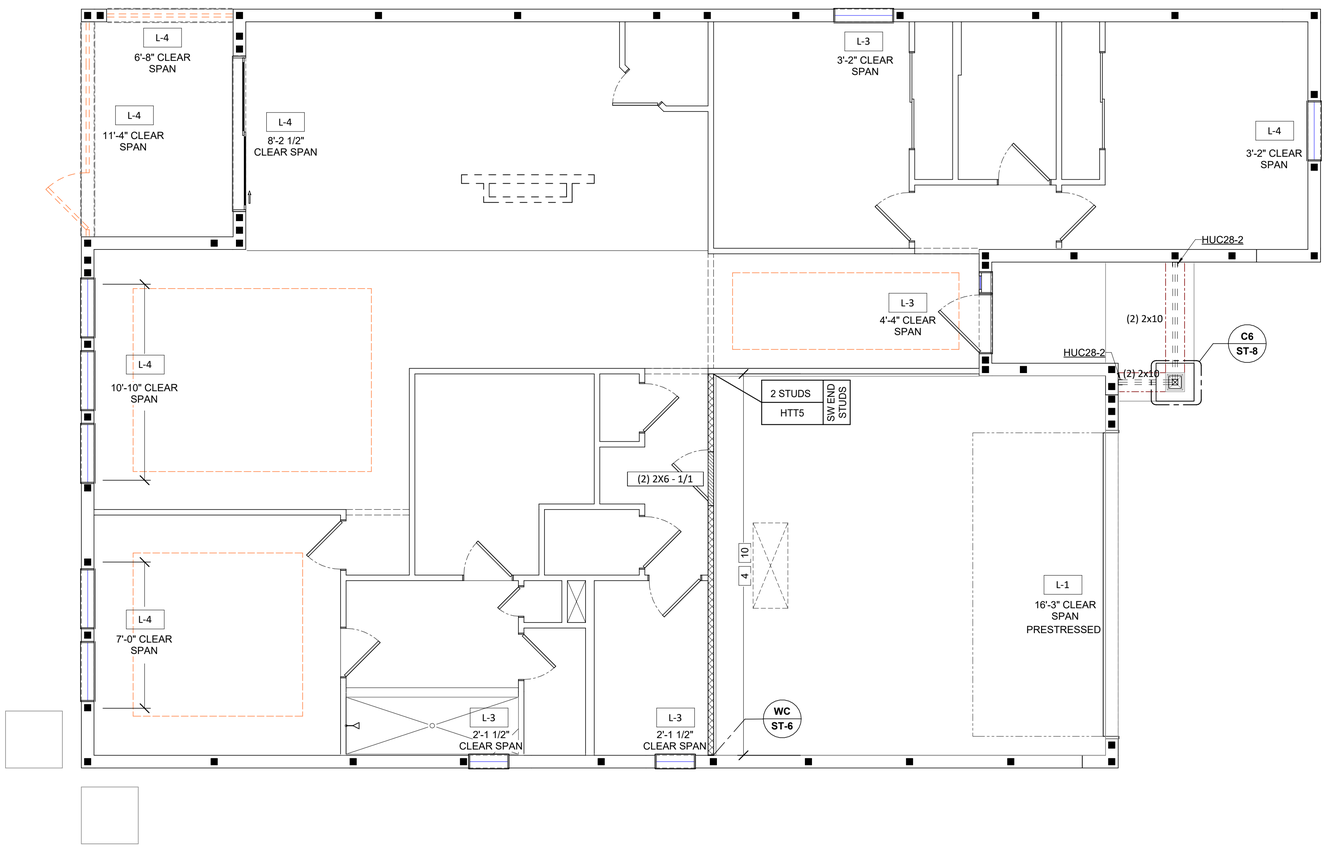
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.



LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¼" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.

2 STUDS | TRUSS GIRDER
STRAP

ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN

BOTTOM OF STUD COLUMN CONNECTION
- 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
- 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
1 MSTA24
1 DTT2Z
TYPE OF STRAP CONNECTING HEADER TO JACK STUD

KING/JACK GROUP BOTTOM CONNECTION
- 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
- 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #
NUMBER OF KING STUDS EACH SIDE OF OPENING

HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2
NUMBER OF KING STUDS EACH SIDE OF OPENING
NUMBER OF JACK STUDS EACH SIDE OF OPENING
DEPTH OF LOAD-BEARING #2 SYP HEADER
NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ½" LSL- 1 / 2
NUMBER OF KING STUDS EACH SIDE OF OPENING
NUMBER OF JACK STUDS EACH SIDE OF OPENING
HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
DEPTH OF LOAD-BEARING EWP HEADER
NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

1st LEVEL STRUCTURAL PLAN - CRAFTSMAN A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

CMU/METAL CONNECTOR ENGINEERING

2021 V1.0-CMU
2024 V1.0-TM CMU
DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"x17" MEDIA

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9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

ATLANTIC

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006803**

DRAWN: **WLT**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-3.2 (150C)

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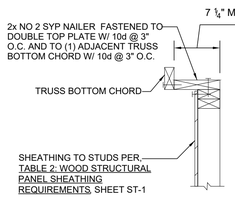

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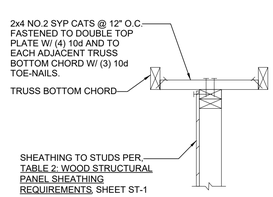

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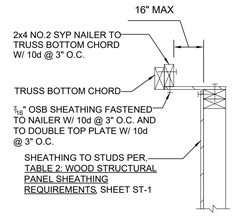

OPTION 3

INTERIOR SHEARWALL DETAIL

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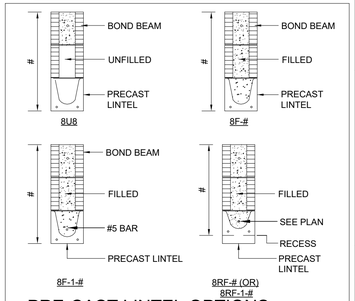
LINTEL SCHEDULE

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F-1-36	
L-2	8F-16	
L-3	8U8	
L-4	8F-1-16	



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

GENERAL MASONRY NOTES DC1

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- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

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- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

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2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
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   • FASTEN BOTTOM PLATE TO:
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10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
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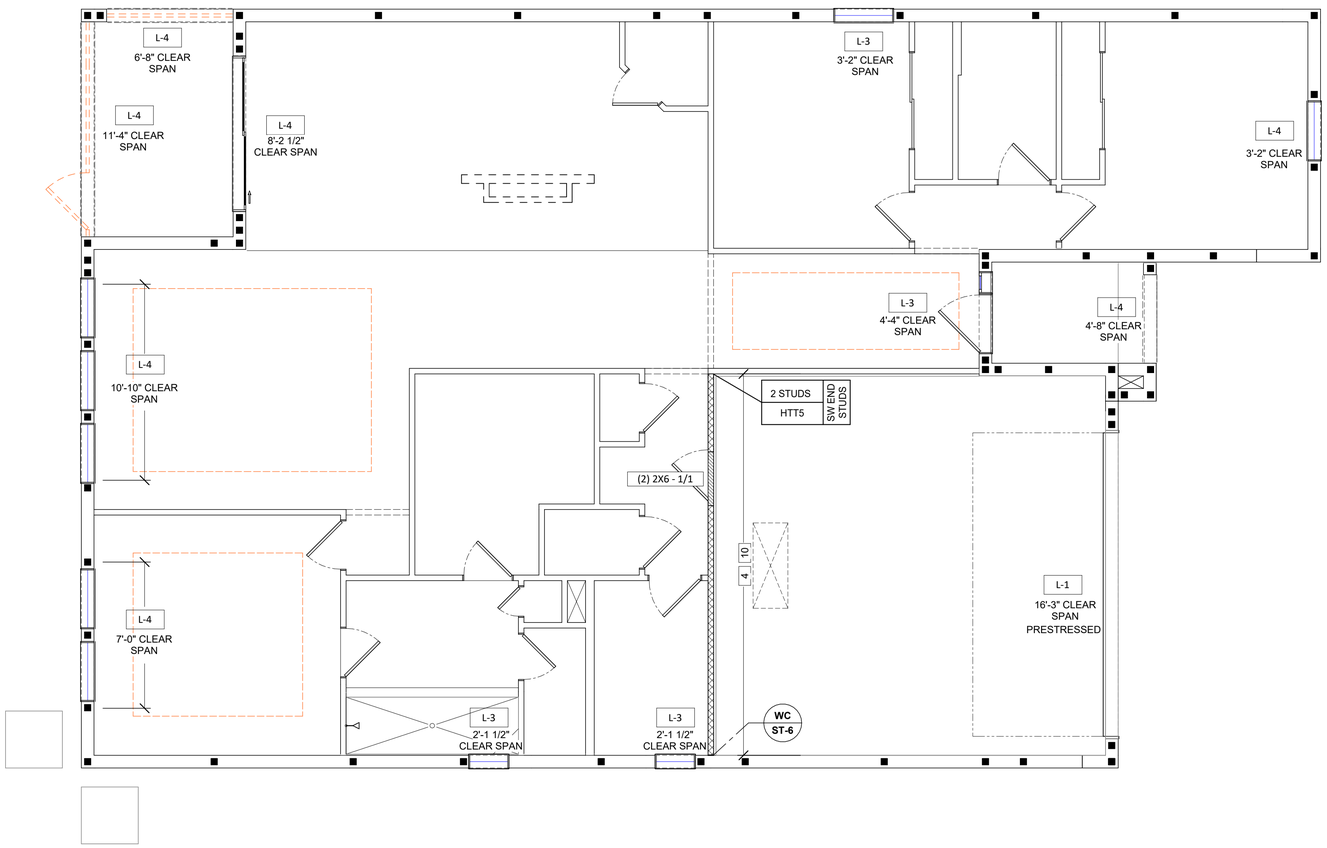
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.



LEGEND

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- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¼" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

2 STUDS / STRAP / TRUSS GIRDER

- NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
- ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN
- BOTTOM OF STUD COLUMN CONNECTION
  • 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
  • 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

1 MSTA24 / 1 DTT2Z

- NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
- TYPE OF STRAP CONNECTING HEADER TO JACK STUD
- KING/JACK GROUP BOTTOM CONNECTION
  • 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
  • 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
- NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- DEPTH OF LOAD-BEARING #2 SYP HEADER
- NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ½" LSL- 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
- DEPTH OF LOAD-BEARING EWP HEADER
- NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

1st LEVEL STRUCTURAL PLAN - COASTAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

CMU/METAL CONNECTOR ENGINEERING

2021 V1.0-CMU
2024 V1.0-TM CMU
DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"x17" MEDIA

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SUITE 100, JACKSONVILLE, FL 32211
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ATLANTIC

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006803
DRAWN: WLT
CHECKED: DB

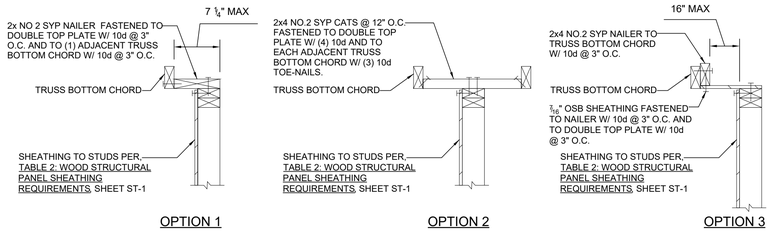
07-02-2025

REVISIONS:

No.	Description	Date

ST-3.4 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

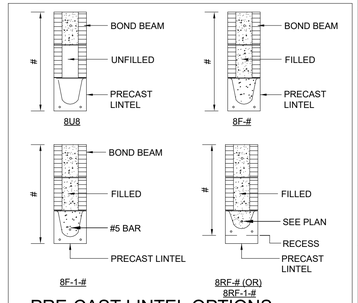


INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
2. THIS INTERIOR SHEARWALL DETAIL IS INTENDED FOR USE IN AREAS WHERE THE SHEARWALL RUNS PARALLEL TO THE TRUSSES. THIS IS A PREFERRED ALTERNATIVE TO FRAMING ABOVE THE PLATE LINE TO THE ROOF DECK.

LINTEL SCHEDULE

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F-1-36	
L-2	8F-16	
L-3	8U8	
L-4	8F-1-16	



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

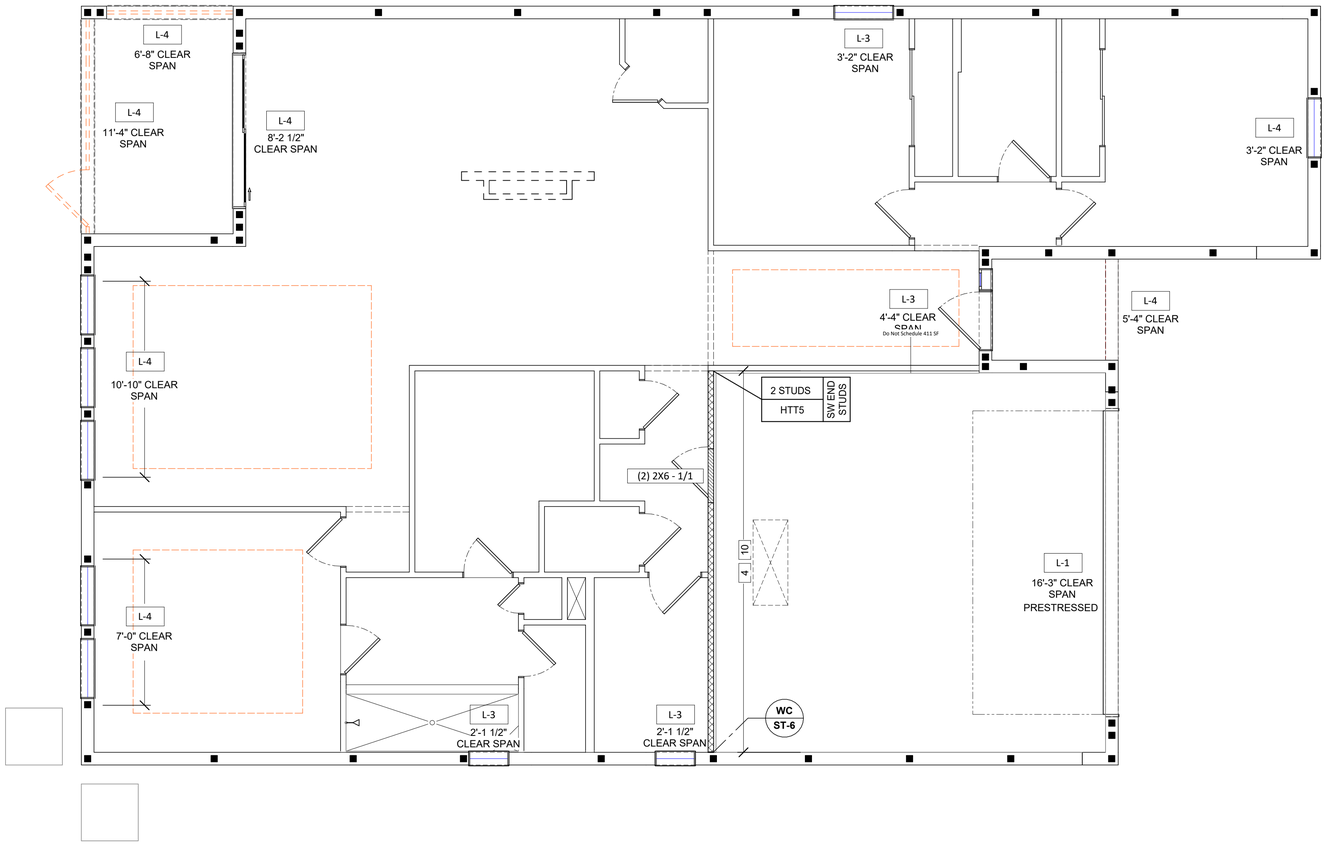
- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

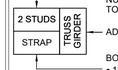
1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMPSON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.



LEGEND

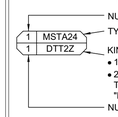
- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¾" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE



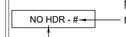
- NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
- ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN
- BOTTOM OF STUD COLUMN CONNECTION
  • 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
  • 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE



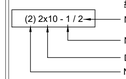
- NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
- TYPE OF STRAP CONNECTING HEADER TO JACK STUD
- KING/JACK GROUP BOTTOM CONNECTION
  • 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
  • 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
- NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE



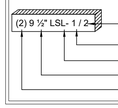
- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE



- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- DEPTH OF LOAD-BEARING #2 SYP HEADER
- NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE



- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
- DEPTH OF LOAD-BEARING EWP HEADER
- NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

1st LEVEL STRUCTURAL PLAN - FARMHOUSE A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

CMU/METAL CONNECTOR ENGINEERING

2021 V1.0-CMU
2024 V1.0-TM CMU
DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"x17" MEDIA

APEX
tds
true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

ATLANTIC

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SUBDIVISON

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REVISIONS:

No.	Description	Date

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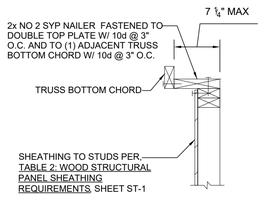
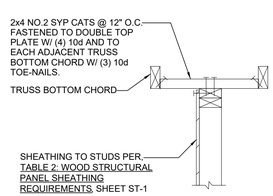
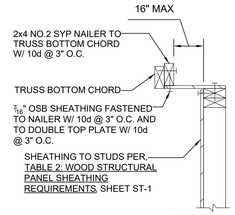


OPTION 1



OPTION 2



OPTION 3

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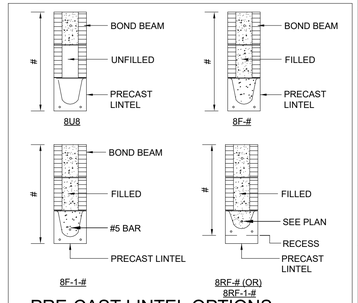

PRE-CAST LINTEL OPTIONS

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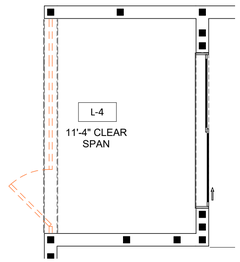
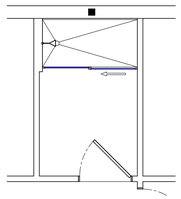


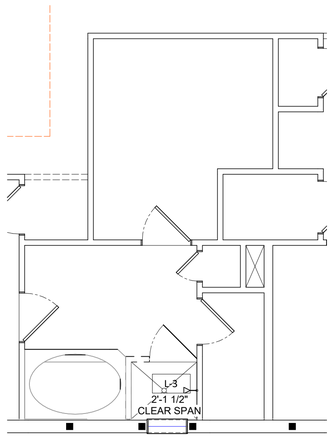
1st LEVEL STRUCTURAL PLAN - OPT OUTDOOR KITCHEN (SIM W/ ROUGH-IN) - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



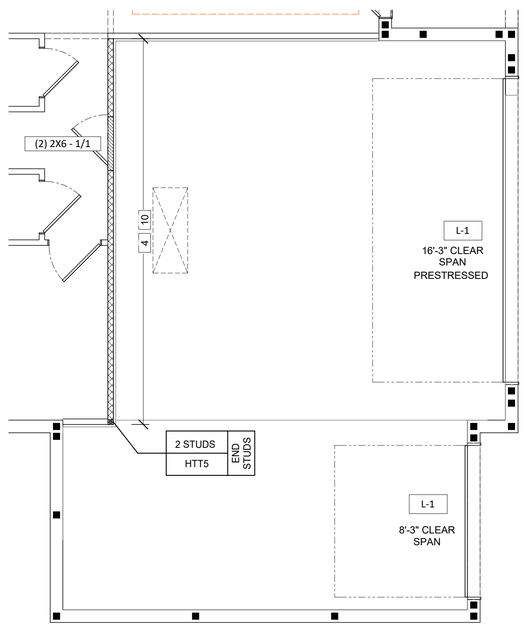
1st LEVEL STRUCTURAL PLAN - OPT SHOWER ILO TUB @ BATH 2 - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL STRUCTURAL PLAN - OPT DELUXE PRIMARY BATH - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



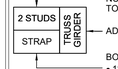
1st LEVEL STRUCTURAL PLAN - OPT 3-CAR GARAGE - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

LEGEND

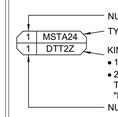
- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ½" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE



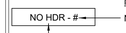
NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN
BOTTOM OF STUD COLUMN CONNECTION
• 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
• 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE



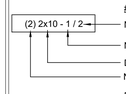
NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
TYPE OF STRAP CONNECTING HEADER TO JACK STUD
KING/JACK GROUP BOTTOM CONNECTION
• 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
• 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE



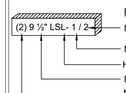
NUMBER OF KING STUDS EACH SIDE OF OPENING
HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE



NUMBER OF KING STUDS EACH SIDE OF OPENING
NUMBER OF JACK STUDS EACH SIDE OF OPENING
DEPTH OF LOAD-BEARING #2 SYP HEADER
NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE



NUMBER OF KING STUDS EACH SIDE OF OPENING
NUMBER OF JACK STUDS EACH SIDE OF OPENING
HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
DEPTH OF LOAD-BEARING EWP HEADER
NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

2021 V1.0-CMU
2024 V1.0-TM CMU
DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"x17" MEDIA

APEX
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ATLANTIC

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006803

DRAWN: WLT

CHECKED: DB

07-02-2025

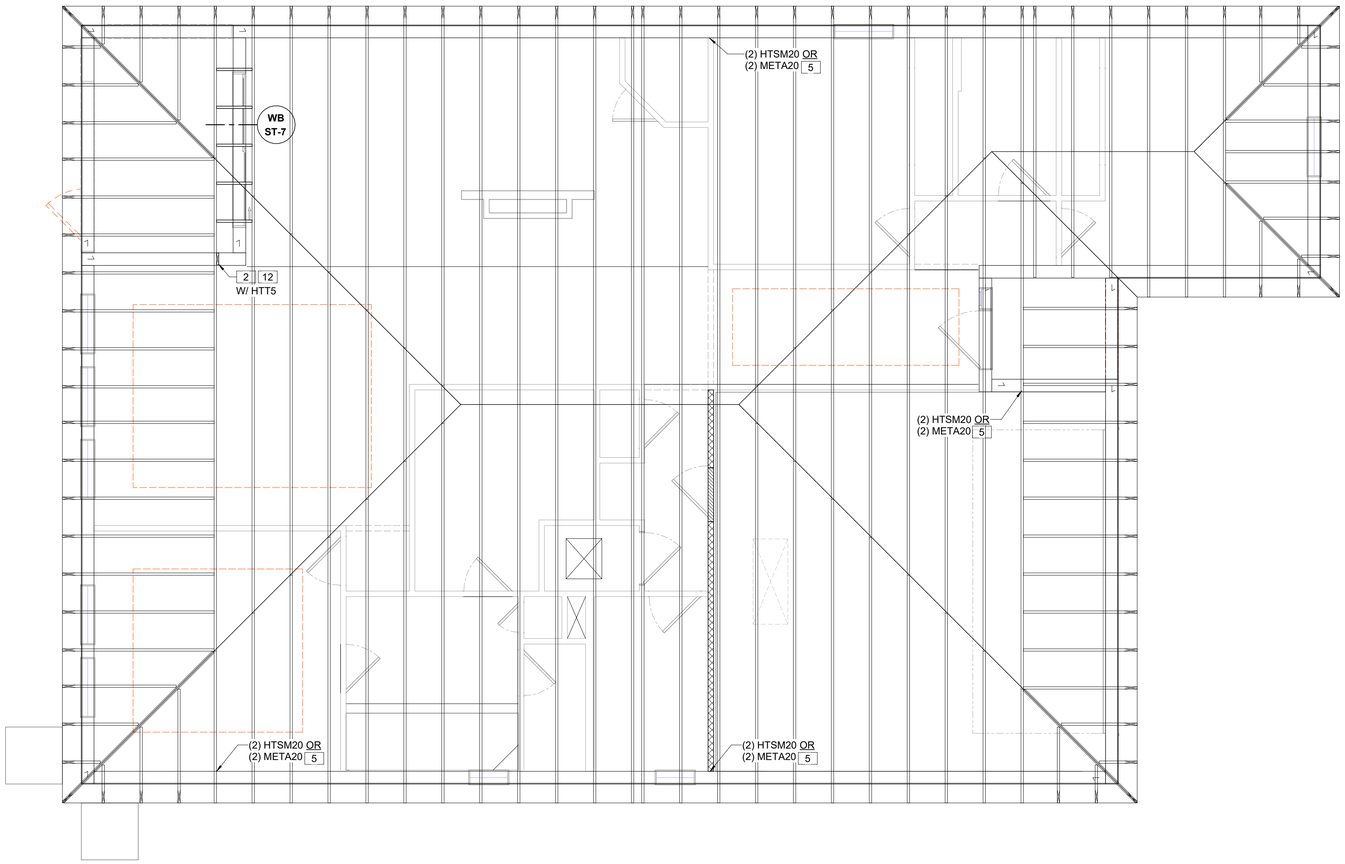
REVISIONS:

No.	Description	Date

ST-3.8 (150C)

CMU/METAL CONNECTOR ENGINEERING

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



1st LEVEL FRAMING PLAN - TRADITIONAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING), OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS ¼" Ø @ 24" O.C. STAGGERED
PT 2x8.....(2) ROWS ¼" Ø @ 16" O.C. STAGGERED
PT 2x10.....(2) ROWS ¼" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS ¼" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSSOR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPSOR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

E.O.R. HAS REVIEWED AND APPROVED COMPONENT DESIGN REFERENCES LISTED BELOW FOR CONFORMITY WITH THE DESIGN CRITERIA OF THIS PLAN SET. APPROVAL IS ONLY FOR CONFORMANCE WITH DESIGN CONCEPT AND DOES NOT RELIEVE THE DELEGATED ENGINEER OF THE RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE SHOP DRAWINGS.

- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS:# XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX

tds true design studios

9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

ATLANTIC

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006803**

DRAWN: **WLT**

CHECKED: **DB**

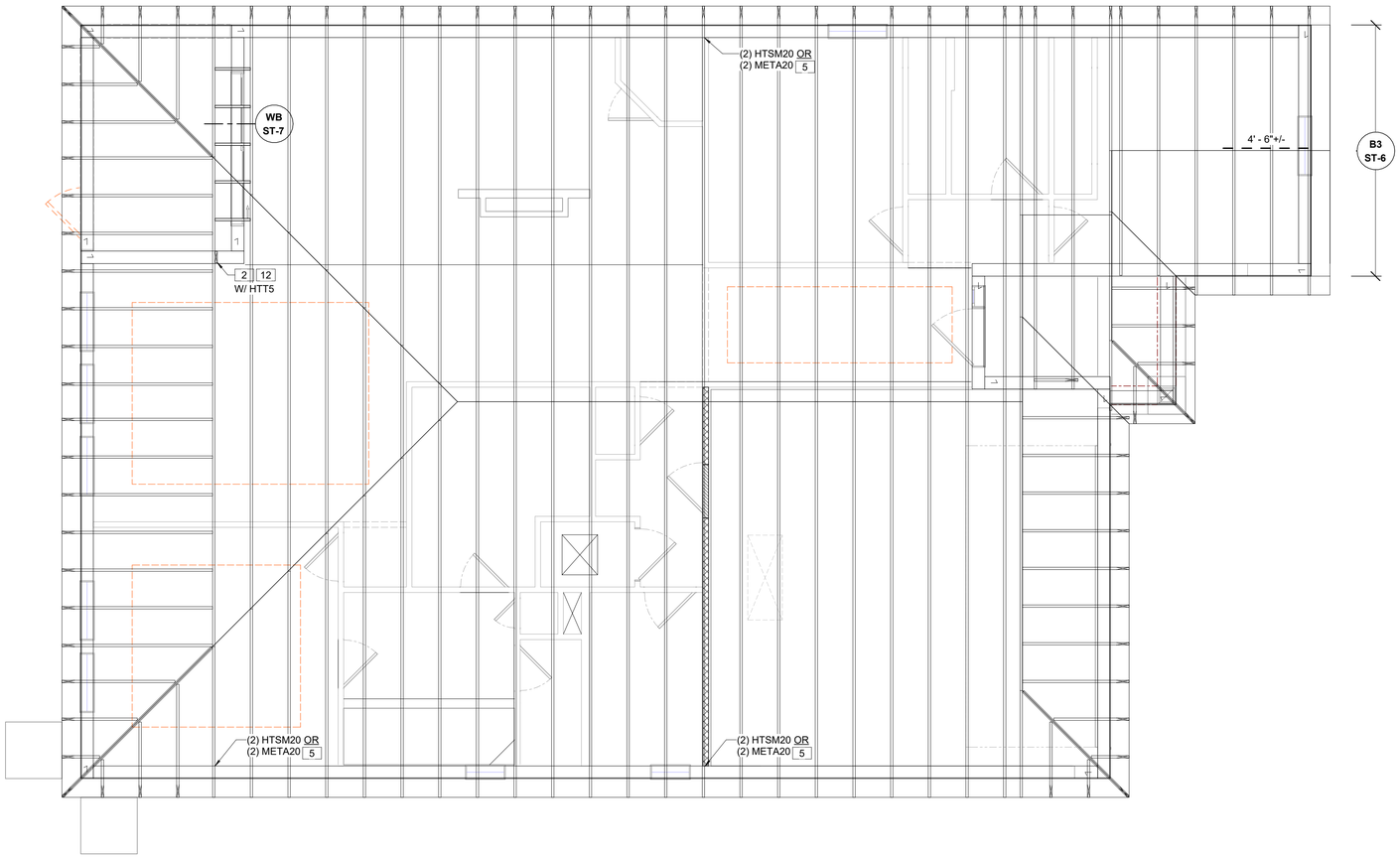
07-02-2025

REVISIONS:

No.	Description	Date

ST-3A (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



1st LEVEL FRAMING PLAN - CRAFTSMAN A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING), OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS ¼" Ø @ 24" O.C. STAGGERED
PT 2x8.....(2) ROWS ¼" Ø @ 16" O.C. STAGGERED
PT 2x10.....(2) ROWS ¼" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS ¼" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSSOR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPSOR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

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• MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
• LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
• TRUSS SHOP DRAWINGS:# XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

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APEX

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9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

ATLANTIC

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006803**

DRAWN: **WLT**

CHECKED: **DB**

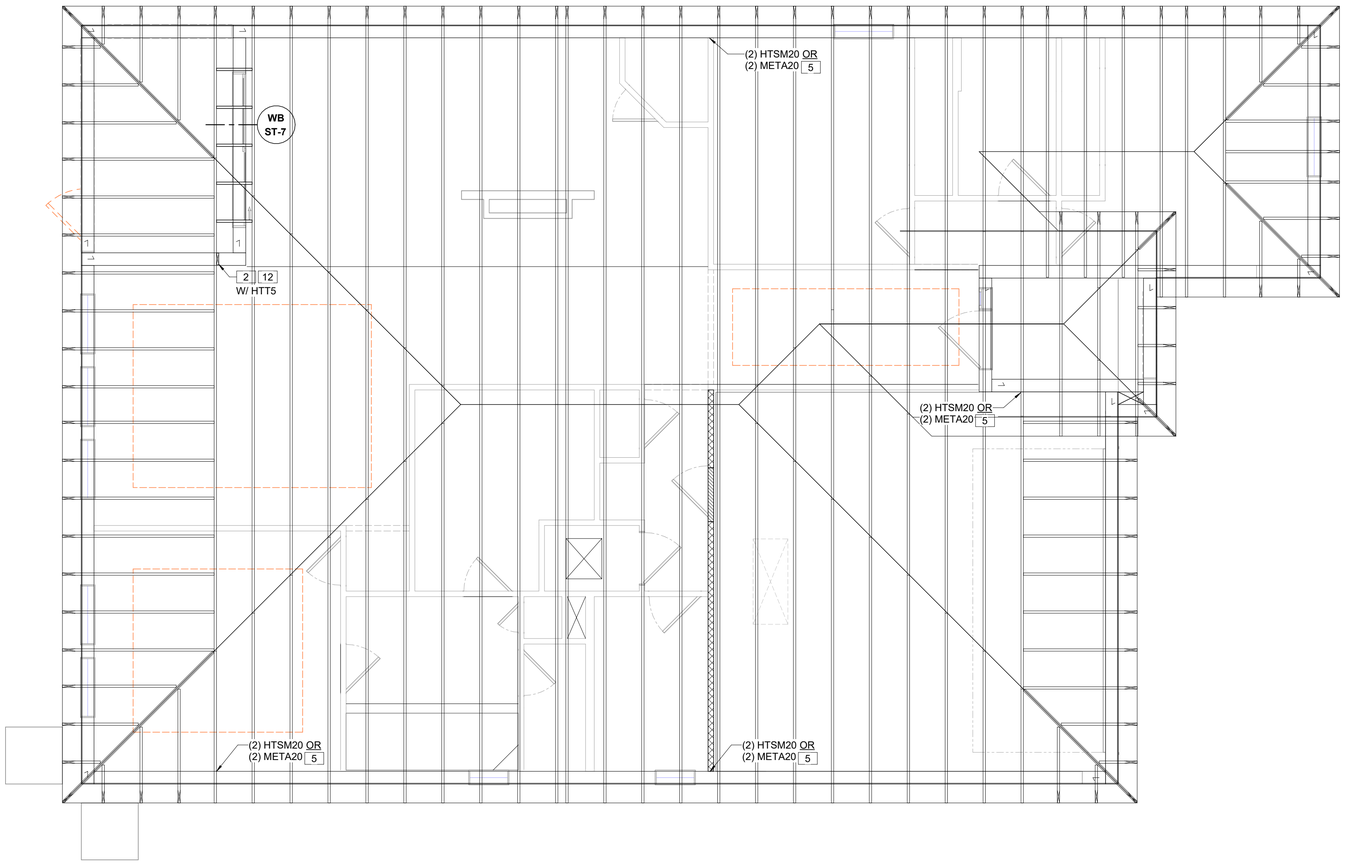
07-02-2025

REVISIONS:

No.	Description	Date

ST-3A.2 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



1st LEVEL FRAMING PLAN - COASTAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK

- BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
- ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES

- FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING), OR
- FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
- ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
- SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
- EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS ¼" Ø @ 24" O.C. STAGGERED
PT 2x8.....(2) ROWS ¼" Ø @ 16" O.C. STAGGERED
PT 2x10.....(2) ROWS ¼" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS ¼" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSSOR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
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11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
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SHOP DRAWING REVIEW NOTE

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- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS:# XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

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true design studios

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904.821.5200

taylor morrison

ATLANTIC

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006803**

DRAWN: **WLT**

CHECKED: **DB**

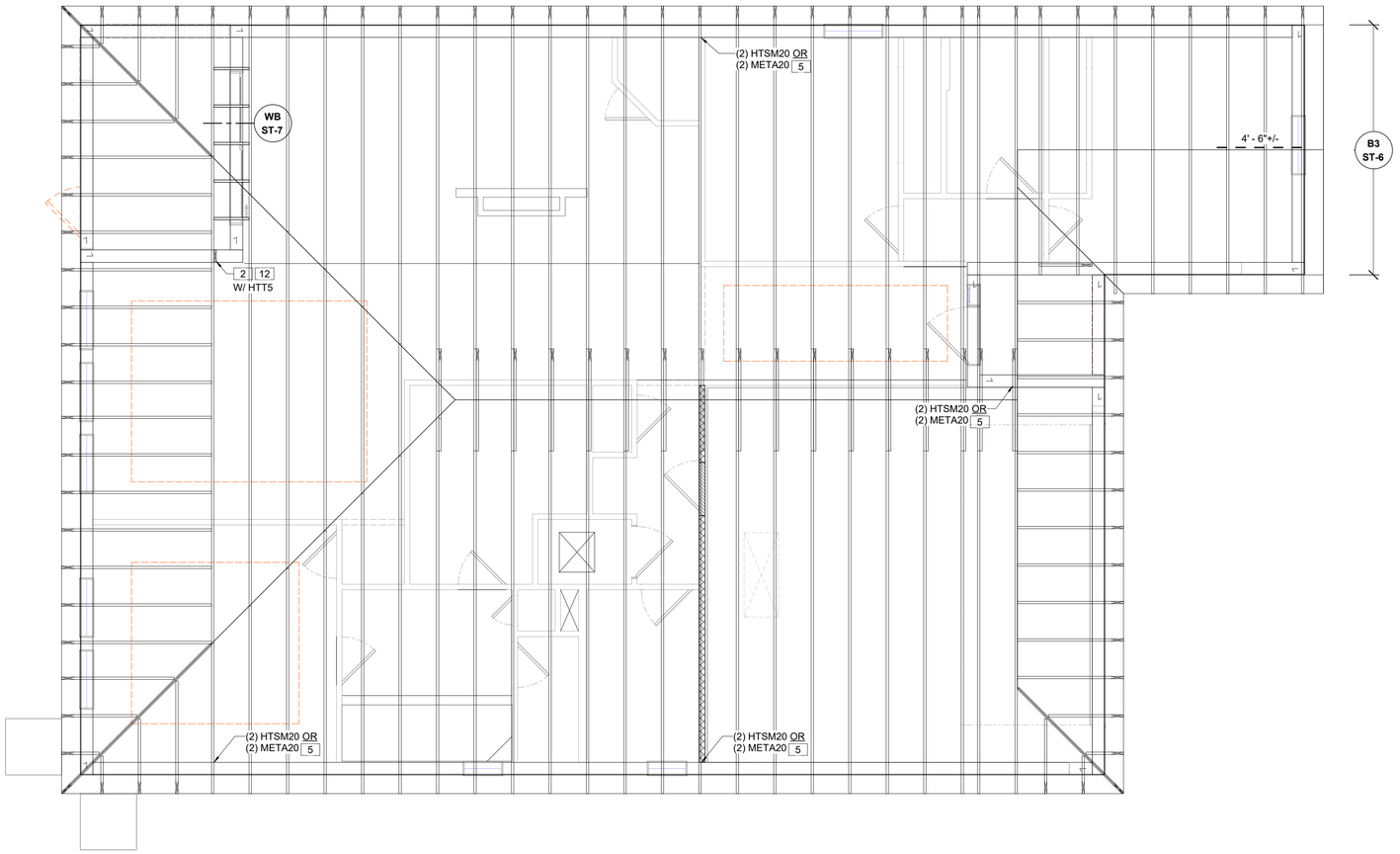
07-02-2025

REVISIONS:

No.	Description	Date

ST-3A.4 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



1st LEVEL FRAMING PLAN - FARMHOUSE A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

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OVERFRAMING NOTES

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- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
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12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
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20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
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TRUSS FRAMING KEY NOTES

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   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING), OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS ¼" Ø @ 24" O.C. STAGGERED
PT 2x8.....(2) ROWS ¼" Ø @ 16" O.C. STAGGERED
PT 2x10.....(2) ROWS ¼" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS ¼" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSSOR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPSOR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

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• MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
• LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
• TRUSS SHOP DRAWINGS:# XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

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ATLANTIC

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006803**

DRAWN: **WLT**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-3A.6 (150C)

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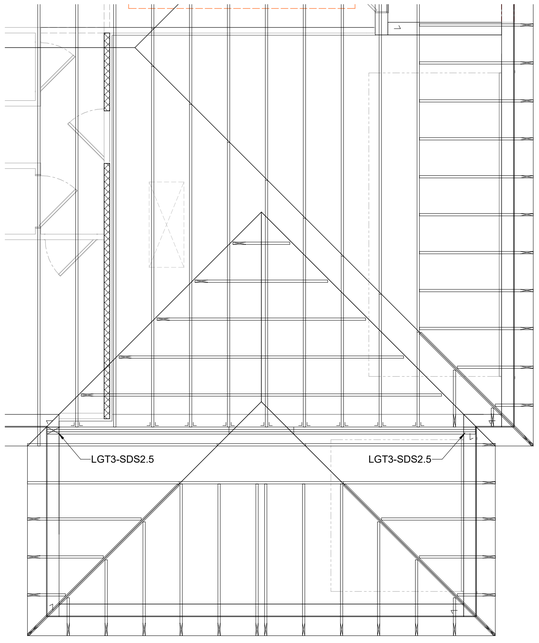

1st LEVEL FRAMING PLAN - OPT 3 CAR GARAGE - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING) OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

   ROOF FRAMING LEDGER TO WOOD:
   2x6.....(4) 12d COMMON
   2x8.....(6) 12d COMMON
   2x10.....(8) 12d COMMON
   2x12.....(10) 12d COMMON

   LEDGER TO CMU (W/ 3" TAPCON OR TITEN):
   PT 2x6.....(2) ROWS ¼" Ø @ 24" O.C. STAGGERED
   PT 2x8.....(2) ROWS ¼" Ø @ 16" O.C. STAGGERED
   PT 2x10.....(2) ROWS ¼" Ø @ 8" O.C. STAGGERED
   PT 2x12.....(2) ROWS ¼" Ø @ 6" O.C. STAGGERED

   FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):
   2x6.....(3) 16d COMMON
   2x8.....(5) 16d COMMON
   2x10.....(7) 16d COMMON
   2x12.....(9) 16d COMMON

   FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):
   PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSS OR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPS OR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

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- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS: # XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

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taylor morrison

ATLANTIC

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006803

DRAWN: WLT

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-3A.8
(150C)

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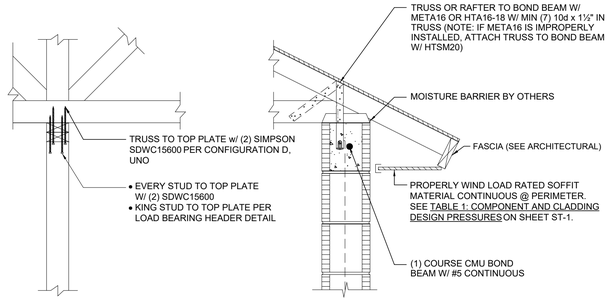
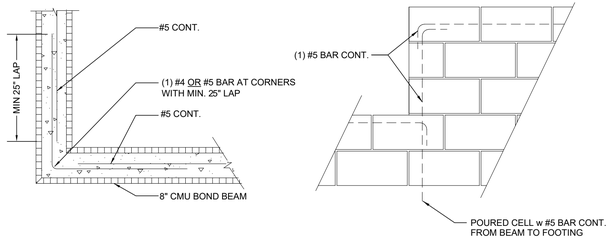


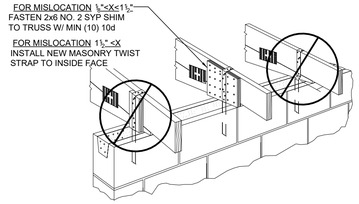
WALL SECTION AT ROOF
WOOD WALL CONDITION

WALL SECTION AT ROOF
CMU WALL CONDITION



BOND BEAM REINFORCING AT CORNERS

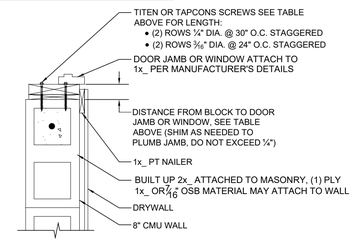
STEP DOWN TIE-BEAM



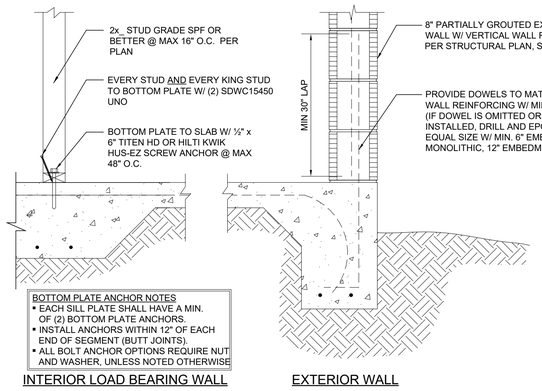
MISLOCATED TRUSS ANCHORS
BLOCKING NOT SHOWN FOR CLARITY

ALTERNATE WALL SECTIONS & TYPICAL DETAILS

DIST. FROM DOOR JAMB / WINDOW TO BLOCK	MIN. SCREW LENGTH	DIST. FROM DOOR JAMB / WINDOW TO BLOCK	MIN. SCREW LENGTH
⅜" OR 1¼"	PER MANUF.	3"	5"
1½"	3¼"	3 1/16"	5"
1 15/16"	3⅜"	3 3/4"	6"
2¼"	3⅜"		



TYPICAL DOOR/WINDOW JAMB TO BLOCK
(TYPICAL FOR ALL MASONRY OPENINGS, UNO)

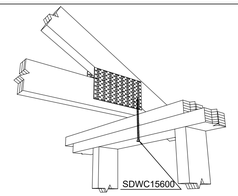


INTERIOR LOAD BEARING WALL

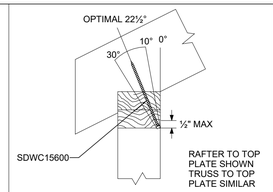
EXTERIOR WALL

WALL SECTION AT FOUNDATION

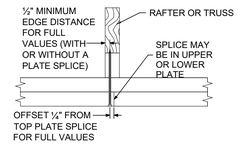
SDWC INSTALLATION SPECIFICATIONS, AS PROVIDED BY SCREW MANUFACTURER



1 STANDARD SDWC ROOF TO WALL INSTALLATION

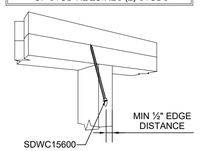


2a OPT. SDWC INSTALLATION RANGE

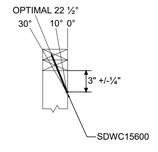


3 SDWC MIN. EDGE DISTANCE FOR TOP PLATE SPLICE (SIM FOR STUD TO TOP PLATE CONNECTION)

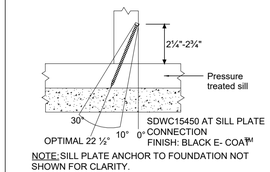
NOTE TO FRAMER
MAX (1) SDWC TO NARROW FACE OF EACH STUD, (2) SDWC TO NARROW FACE OF STUD REQUIRES (2) STUDS



4 OPT. SDWC STUD-TO-TOP PLATE CONNECTION THROUGH NARROW FACE



4a SDWC INSTALLATION RANGE AT NARROW FACE OF STUD



NOTE: SILL PLATE ANCHOR TO FOUNDATION NOT SHOWN FOR CLARITY.

11 SDWC STUD-TO-SILL PLATE CONNECTION

NOTE TO FRAMER
MAX (1) SDWC TO NARROW FACE OF EACH STUD, (2) SDWC TO NARROW FACE OF STUD REQUIRES (2) STUDS

12 OPT. SDWC STUD-TO-SILL PLATE CONNECTION THROUGH NARROW FACE AT FDN

NOTE: STUD-TO-BOTTOM PLATE SHOWN. ALL OTHER INSTALLATIONS SIMILAR.

13 SDWC EDGE DISTANCE AND SPACING INFORMATION

BOTH SCREWS INSTALLED AT A 20°-25° ANGLE W/ A½" TO ⅞" OFFSET FROM THE OPPOSITE EDGES OF TOP PLATE AND 3"±¼" ABOVE TOP PLATE. USE METAL INSTALLATION GUIDE INCLUDED IN SCREW KITS FOR OPTIMAL 22.5° INSTALLATION. TO PREDRILL THROUGH TRUSS PLATES, USE A⅛" DRILL BIT

D (2) SDWC15600 THROUGH TRUSS/RAFTER INTO DOUBLE TOP PLATE

GENERAL NOTES APPLICABLE TO WALL SECTIONS:

1. ALL LOAD BEARING TOP PLATES ARE TO BE BUILT WITH (2) 2x_ NO. 2 SYP FASTENED W/ (2) ROWS 10d @ 8" O.C. STAGGERED (UNO). MINIMUM 48" LAP W/ MINIMUM (2) 10d IN LAP. ADJUST TYPICAL NAIL SPACING AS NEEDED.
2. ALL EXTERIOR BOTTOM PLATES ARE TO BE 2x_ NO. 2 SYP PT.
3. ALL INTERIOR BOTTOM PLATES ARE TO BE 2x_ NO. 2 SYP PT.
4. FOUNDATION INFORMATION ON THIS PAGE IS FOR GRAPHICAL DEPICTION ONLY. REFER TO FOUNDATION PLAN AND SECTIONS FOR FOUNDATION INFORMATION.

2024.V1.0
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ATLANTIC

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006803
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CHECKED: DB

07-02-2025

REVISIONS:

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ST-5

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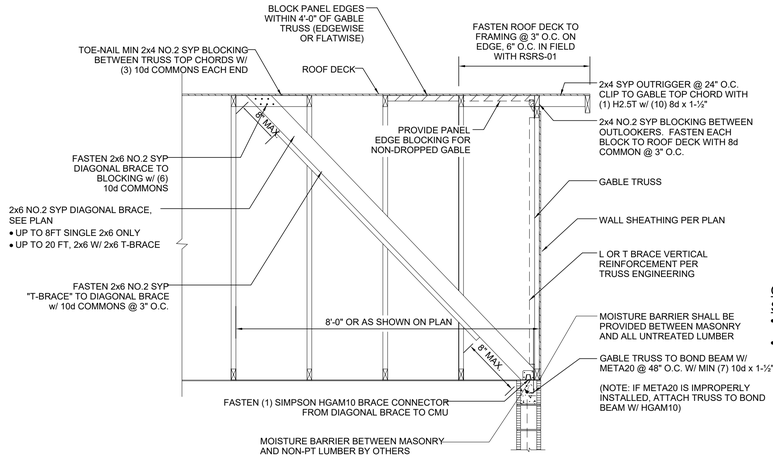
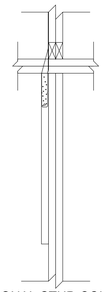


B3 GABLE ANGLE BRACING DETAIL (W/ HGAM10)

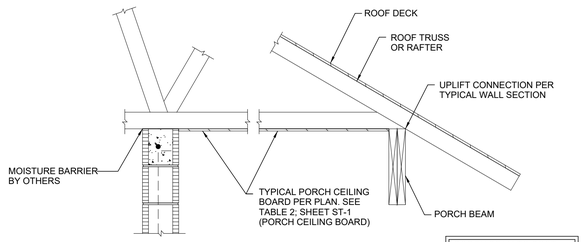
2021 V1.0

1) MAX. TRUSS SPACING = 24" O.C.
2) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR NON-DROPPED GABLE TRUSSES W/ 9" OR LESS OVERHANGS.



OPTIONAL STUD COLUMN SCAB FOR TRUSS STRAP

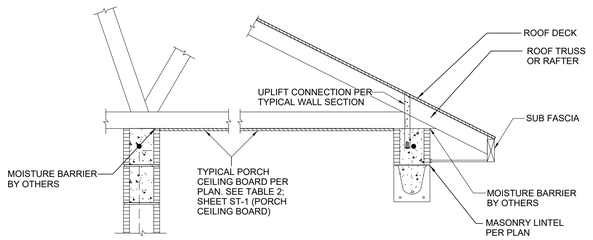
- MINIMUM 3'-0" SCAB w/ (2) ROWS OF 10d @ 6" O.C., MINIMUM (12) 10d
- SECOND SCAB MAY BE ADDED AS NEEDED TO OPPOSITE SIDE



TYPICAL PORCH SHEATHING DETAIL

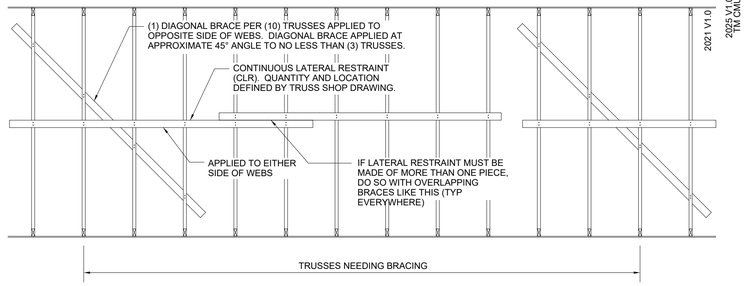
AT MASONRY EXTERIOR WALL
(THIS DETAIL IS REQUIRED AT ALL COVERED PORCHES UNLESS NOTED OTHERWISE)

PORCH BEAM TO POST:
(1) MSTA24
POST TO SLAB:
ABU POST BASE ANCHOR OR DTT2Z
(UNLESS NOTED OTHERWISE)



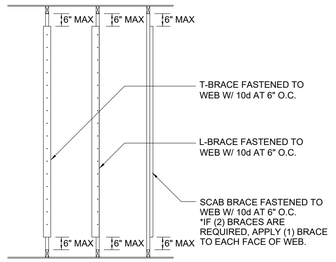
TYPICAL PORCH SHEATHING DETAIL

AT MASONRY EXTERIOR WALL
(THIS DETAIL IS REQUIRED AT ALL COVERED PORCHES UNLESS NOTED OTHERWISE)



LATERAL BRACING - MULTIPLE TRUSSES

1. ALL RESTRAINT LUMBER SHOWN SHALL BE 2x4 NO.3 SPF OR BETTER (UNO).
2. SHOULD A SCENARIO ARISE THAT DOES NOT RESEMBLE THOSE INDICATED ABOVE, IMMEDIATELY CONTACT THE ENGINEER OF RECORD FOR APPROPRIATE BRACING DETAILS.
3. BRACING LUMBER SHALL INTERSECT THE WEBS OF THE BRACED TRUSS AT LOCATIONS INDICATED AS NEEDING BRACING ON THE INDIVIDUAL TRUSS DETAILS PRODUCED BY THE TRUSS ENGINEER.
4. ALL FASTENERS SHOWN ARE .131" x 3" LONG (UNO).
5. DESIGNED PER BCSI-B3, MOST CURRENT EDITION.

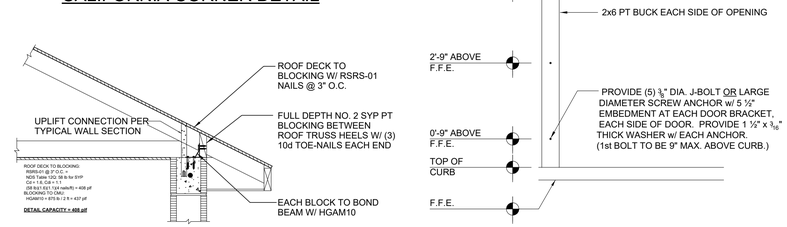


WEB BRACING DETAIL

CONTINUOUS LATERAL RESTRAINT WEB BRACE SUBSTITUTE			
WEB MEMBER SIZE	SPECIFIED CLR	ALTERNATE BRACING T OR L	SCAB
2x4 2x4	1 ROW 2 ROWS	2x4 2x6	(1)2x4 (2)2x4*
2x6 2x6	1 ROW 2 ROWS	2x4 2x6	(1)2x6 (2)2x4*
2x8 2x8	1 ROW 2 ROWS	2x6 2x6	(1)2x8 (2)2x6*

SINGLE TRUSS BRACING

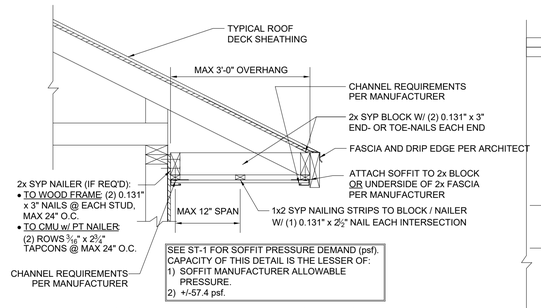
1. INDIVIDUAL WEB BRACING MAY BE USED WHEN CONTINUOUS LATERAL RESTRAINT (CLR) IS SPECIFIED ON A TRUSS DESIGN BUT AN ALTERNATIVE WEB BRACING METHOD IS DESIRED.
2. INDIVIDUAL WEB BRACING MAY CONSIST OF T-BRACING, L-BRACING, OR SCAB BRACING. REFER TO CHART AND DETAIL FOR MORE INFORMATION.
3. INDIVIDUAL WEB BRACING MATERIAL TO BE SAME SIZE, SPECIES, AND GRADE AS WEB TO BE BRACED.



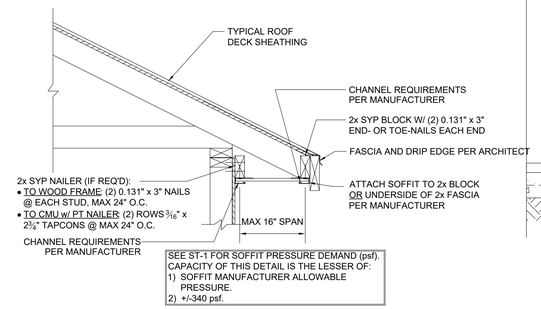
BP STRUCTURAL GABLE TRUSS BRACING DETAIL

2021 V1.0

1) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR 9" OR LESS OVERHANGS.



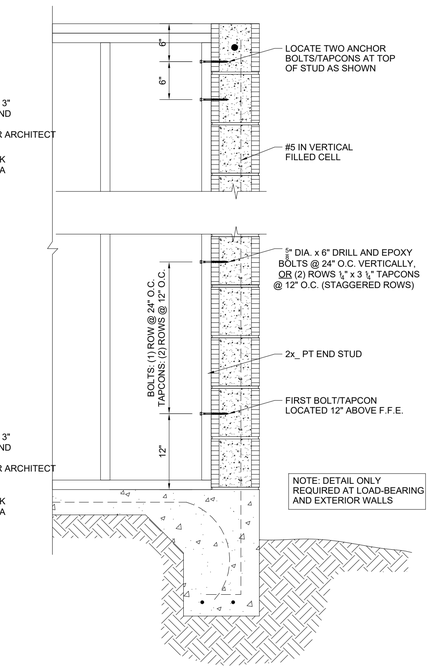
SOFFIT W/ MULTIPLE SPANS



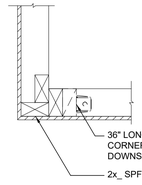
SOFFIT W/ SINGLE SPAN

SF SOFFIT DETAILS

Soffit detail is intended to convey connections between members in the supporting structural frame, not the soffit connections to those members Product manufacturer and evaluating engineer retain responsibility for individual soffit products and their connection to supporting structural frame



WC WOOD TO CMU WALL CONNECTION

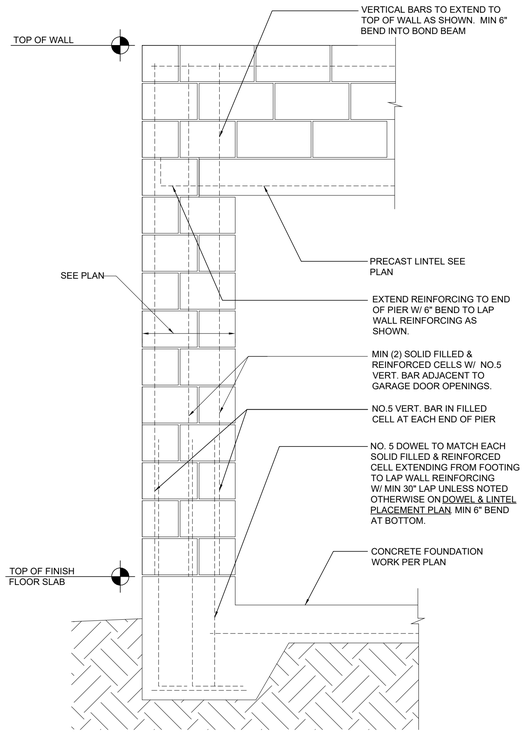


CALIFORNIA CORNER DETAIL

RB ROOF BLOCKING DETAIL

DETAIL ONLY REQUIRED WHERE SPECIFIED ON PLAN

GARAGE DOOR JAMB DETAIL



GARAGE SHEAR PIER

CMU/METAL CONNECTOR ENGINEERING

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ATLANTIC

BASE PLAN
40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006803
DRAWN: WLT
CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-6

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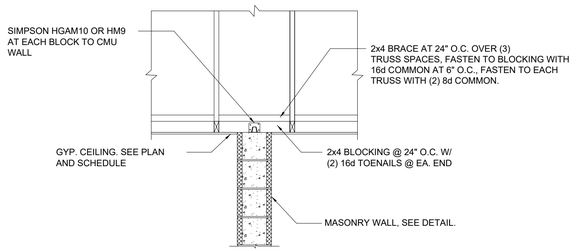
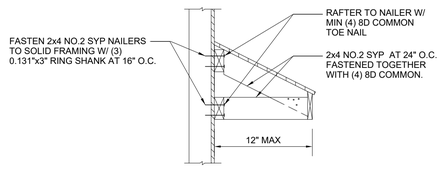
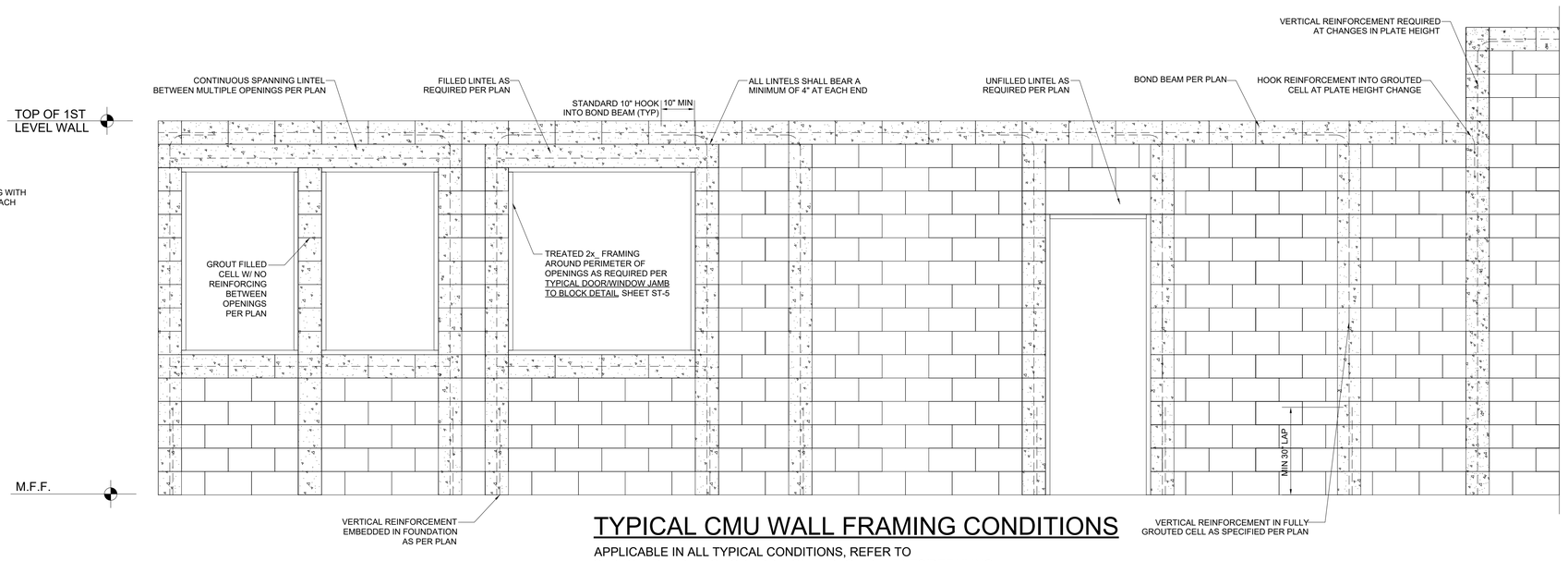


WB NON BEARING CMU WALL SHEAR CONNECTION

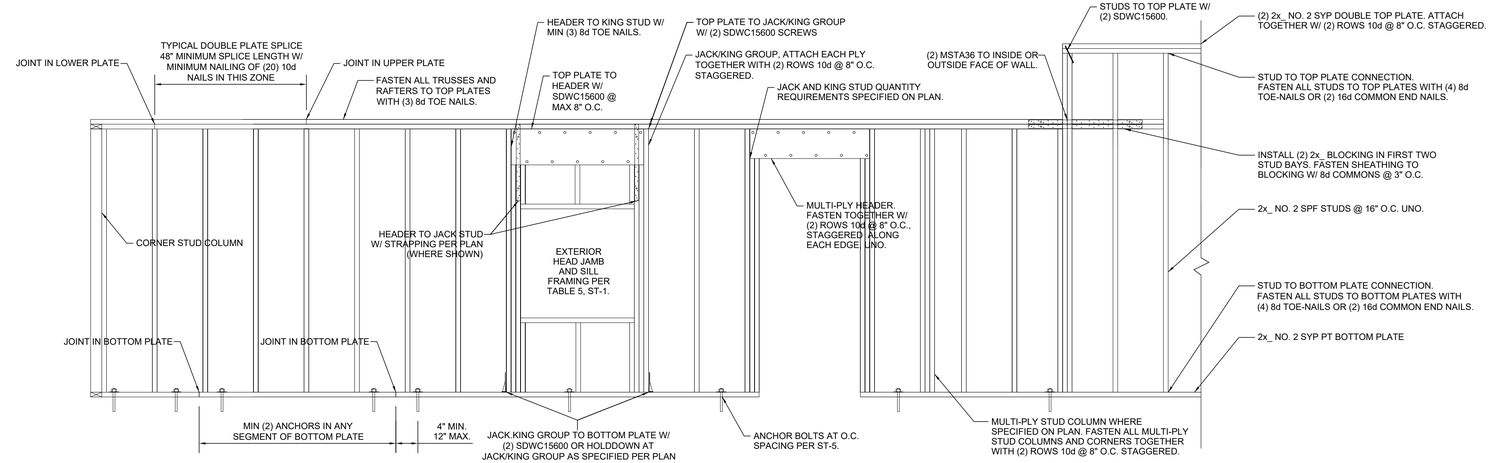


D1 SHED ROOF DETAIL



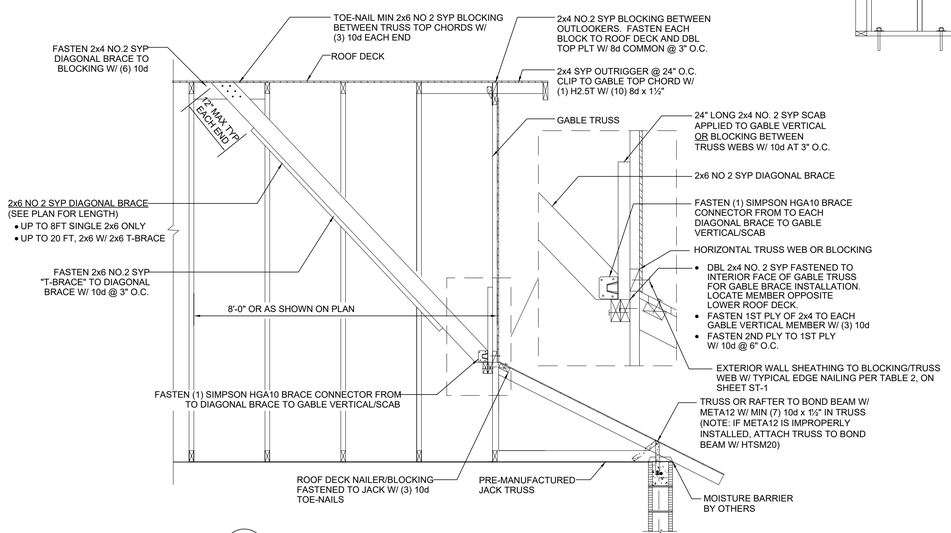
TYPICAL CMU WALL FRAMING CONDITIONS

APPLICABLE IN ALL TYPICAL CONDITIONS, REFER TO STRUCTURAL PLANS FOR ADDITIONAL REQUIREMENTS/DETAILING



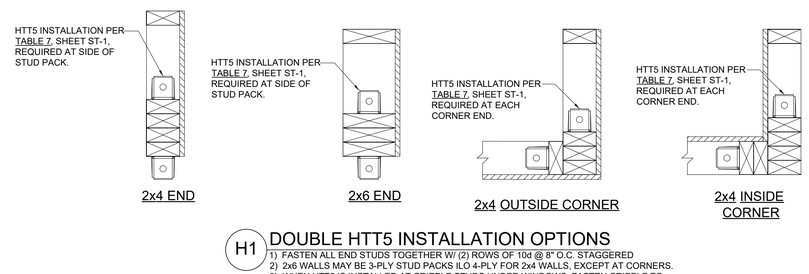
TYPICAL WOOD BEARING WALL FRAMING CONDITIONS

APPLICABLE IN ALL TYPICAL CONDITIONS, REFER TO STRUCTURAL PLANS FOR ADDITIONAL REQUIREMENTS/DETAILING



B5 GABLE ANGLE BRACING DETAIL AT JACK TRUSSES 2021 V1.0

1) MAX. TRUSS SPACING = 24" O.C.
2) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR NON-DROPPED GABLE TRUSSES W/ 9" OR LESS OVERHANGS.
3) L OR T BRACE VERTICAL REINFORCEMENT PER TRUSS ENGINEERING NOT SHOWN FOR CLARITY.



H1 DOUBLE HTT5 INSTALLATION OPTIONS

1) FASTEN ALL END STUDS TOGETHER W/ (2) ROWS OF 10d @ 8" O.C. STAGGERED
2) 2x6 WALLS MAY BE 3-PLY STUD PACKS ILO 4-PLY FOR 2x4 WALLS, EXCEPT AT CORNERS.
3) WHEN HTT5 IS INSTALLED AT CRIPPLE STUDS UNDER WINDOWS, FASTEN CRIPPLE TO 4-PLY STUD PACK W/ (2) ROWS OF 5/16" x 3" LONG SDS SCREWS @ 3" O.C. STAGGERED.
4) (1) HDQ8 MAY BE USED ILO (2) HTT5. SEE TABLE 7, SHEET ST-1 FOR SPECS.

CMU/METAL CONNECTOR ENGINEERING

2025 V1.0 TM CMU

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ATLANTIC

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006803

DRAWN: WLT

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-7

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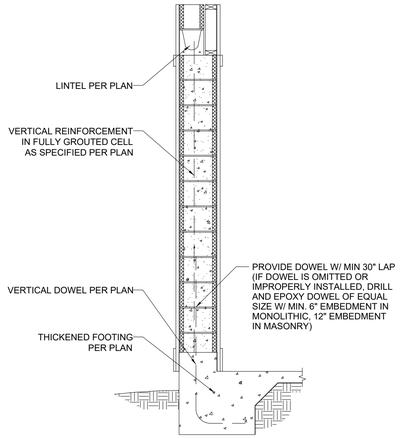
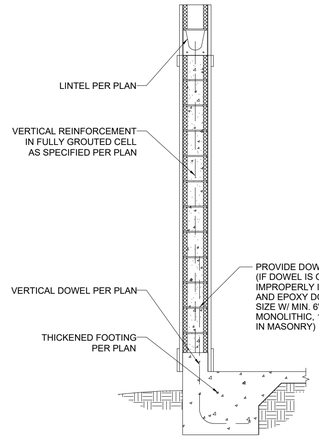
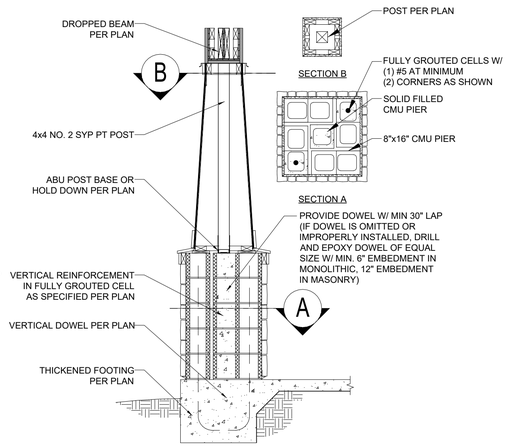


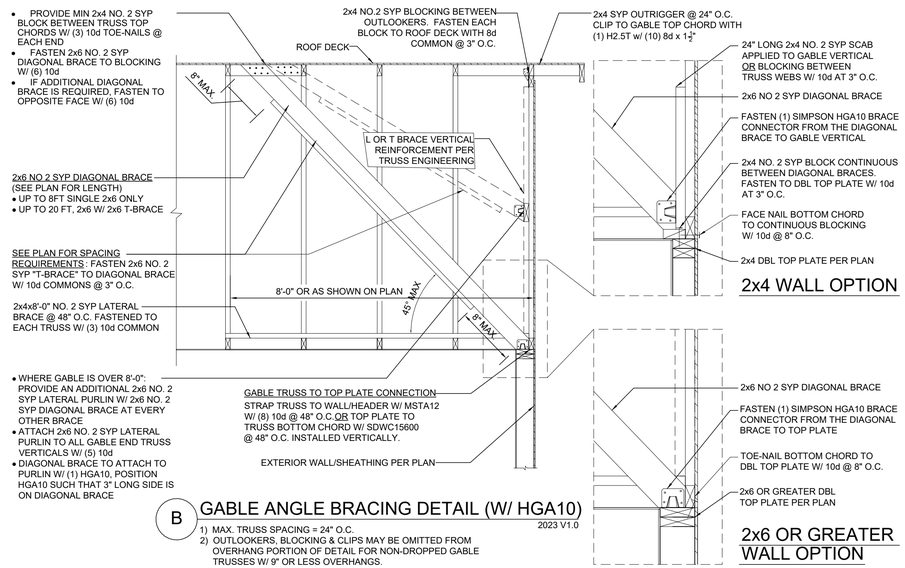
C4 12" SQUARE CMU COLUMN
REFER TO ARCHITECTURAL DETAILS FOR NON-STRUCTURAL ELEMENTS



C5 8" SQUARE CMU COLUMN
REFER TO ARCHITECTURAL DETAILS FOR NON-STRUCTURAL ELEMENTS



C6 TAPERED COLUMN CMU BASE
REFER TO ARCHITECTURAL DETAILS FOR NON-STRUCTURAL ELEMENTS



B GABLE ANGLE BRACING DETAIL (W/ HGA10)
2023 V1.0

1) MAX. TRUSS SPACING = 24" O.C.
2) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR NON-DROPPED GABLE TRUSSES W/ 9" OR LESS OVERHANGS.

2023 V1.0
NC CMU

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ATLANTIC

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006803
DRAWN: WLT
CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-8

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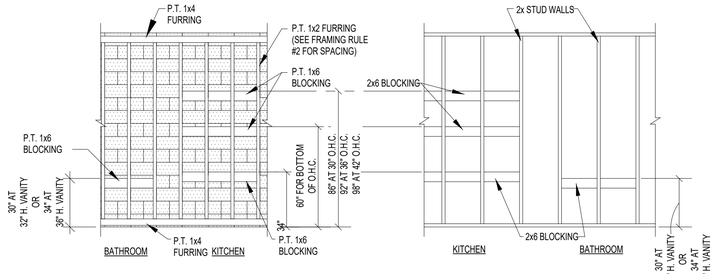
CMU/METAL CONNECTOR ENGINEERING

BLOCKING LOCATIONS FOR FRAMING AND C.M.U. WALLS



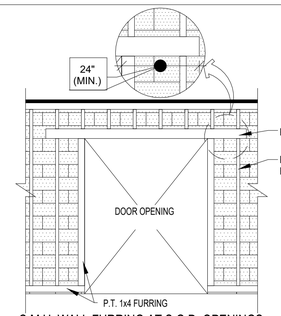
CABINET BLOCKING AT C.M.U.

SCALE N.T.S.

CABINET BLOCKING AT WOOD FRAME

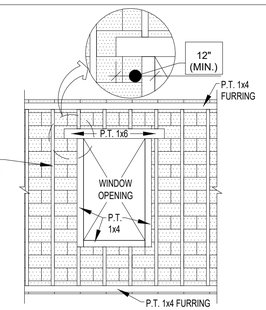
SCALE N.T.S.

P.T. FURRING ON C.M.U. WALLS AND OPENINGS



C.M.U. WALL FURRING AT S.G.D. OPENINGS

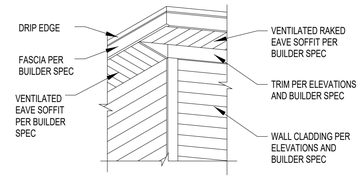
SCALE N.T.S.



C.M.U. WALL FURRING AT WINDOW OPENINGS

SCALE N.T.S.

EAVE FRAMING DETAIL



TYPCAL RAKE AND SOFFIT EAVE DETAIL

SCALE N.T.S.

GENERAL FURRING NOTES

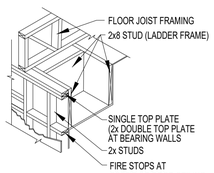
- FOR ALL STRUCTURAL INFORMATION PERTAINING TO PLANS REFER TO STRUCTURAL SHEETS.
- USE 2" "T" NAILS TO INSTALL FURRING STRIPS.
- NAIL P.T. 1x4 BOTTOM PLATE 3/4" OFF FLOOR.
- MINIMUM 1/2" SPACE BETWEEN NON-LOAD BEARING WALL TOP PLATE AND BOTTOM CHORD OF TRUSS.

FRAMING RULES

THESE "RULES" ARE TO BE READ AS CONSTRUCTION GUIDELINES FOR FRAMING CREWS. STRUCTURAL PAGES AND NOTES BY ARCHITECTS AND ENGINEERS SHALL CONTROL.

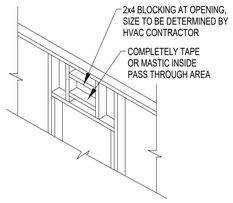
1. CMU FURRING STRIP (1x2 PT) WALLS - 24" OC. EXCEPT 16" OC AT:
   a. TILED (WET) WALLS
   b. CABINET WALLS
2. INTERIOR (NON-BEARING) WALLS - 1ST & 2ND FLOOR ARE SPF LUMBER. 24" OC. EXCEPT 16" OC AT:
   a. TILED (WET) WALLS
   b. CABINET WALLS
   c. LOW WALLS OVER STAIRS - 16" OC AND DOUBLE TOP PLATES
   d. SECOND FLOOR WALLS AT DOUBLE HEIGHT SPACES
3. SHEATHING - FLOOR, ROOF & WALL
   a. 1/8" GAPPING - "GRIP H CLIPS" - USED AT ALL ROOF & WALL & ROOF SHEATHING SEAMS.
6. ARCHES, DEADWOOD (DRYWALL BACKING), DROP CEILINGS, ETC. - 2x4 SPF
7. TUB DECKS - ¾" x 4' x 8' AC PINE PLY. SPF FRAMING MATERIAL. AIR BARRIER/SIX-SIDED ASSEMBLY WHERE REQUIRED.
8. ROOF & TRUSS
   a. SUB-FASCIA - 2x6 SPF LUMBER. (EXCEPTION: HOME -AT-LAST SERIES = 2x4 SPF)
   b. "CONTINUOUS BOTTOM CHORD BRACING" OR "RAT RUN" -2x4 SYP #2
   c. ALL OVERHANGS OVER 16", AND ALL LOAD BEARING ROOF FRAMING COMPONENTS (BRACING, VALLEY SET, DORMERS, ETC.) NEED TO BE SYP #2 PER DETAILS.
   d. SUPPLEMENTARY ROOF FRAMING (OVERHANGS, NON-BEARING KNEEWALLS, ETC.) 2x4 OR 2x6 SPF
   e. TEMPORARY TRUSS BRACING FOR (REMOVE AND RE-USE AS BLOCKING, DEADWOOD, ETC.) - 2X4 SPF. IF TEMP BRACING IS TO BE LEFT AS PERMANENT, THEN IT NEEDS TO BE SYP #2.
   f. TRUSS BRACING & ENGINEERING (CLR, T&H SCAB BRACING) - ALL2x4 SYP #2
12. FRAME DOWN PERIMETER TRAY CEILINGS (INTERIOR NON-STRUCTURAL) PERIMETER MEMBER SHALL BE SPF #2 WITH SIZE MATCHING DROP DOWN HEIGHT. ALL OTHER MEMBERS SHALL BE 2X4 SPF #2 WITH HORIZONTAL MEMBERS HAVING A MAX UNSUPPORTED SPAN OF 36". FOR LONGER SPANS, SEE DETAIL M/S3. THIS NOTE APPLIES WHERE SOME FIRST FLOOR CEILING TRAYS ARE DESIGNATED AS "DOWN FRAMED" ON THE FLOOR PLAN.

TYPICAL FRAMING DETAILS



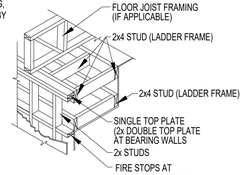
DOWN FRAMING AT TRAY CEILING W/ UPPER FLOOR ABOVE

N.T.S.



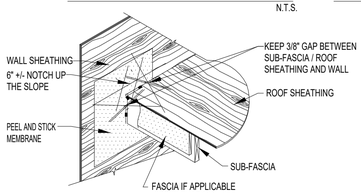
TRANSFER GRILL FRAMING ABOVE DOORS

N.T.S.



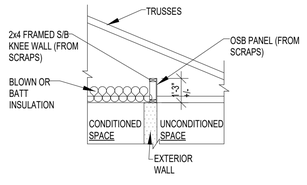
DOWN FRAMING AT SOFFITS AND CEILING AREAS

N.T.S.



SUB- FASCIA AND ROOF SHEATHING TERMINATION AT VERTICAL WALLS

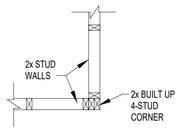
N.T.S.



INSULATION DAM AT CONDITIONED TO UNCONDITIONED SPACE

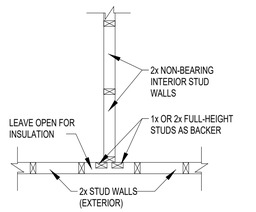
N.T.S.

TYPICAL FRAMING CORNERS



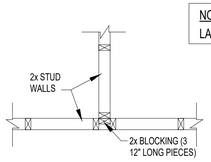
EXTERIOR CORNER

SCALE N.T.S.



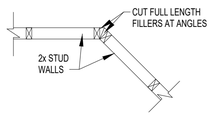
INTERIOR NON-BEARING WALL "T" INTERSECT W/ EXTERIOR BEARING WALLS

SCALE N.T.S.



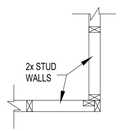
"T" WALL

SCALE N.T.S.



45° ANGLED WALLS

SCALE N.T.S.



CORNER

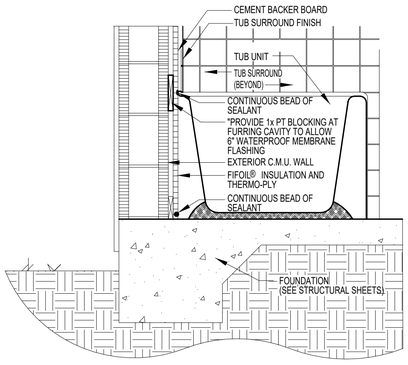
SCALE N.T.S.

NOTE:
LADDER BLOCKING NOT PERMITTED AT PARTITIONS.

INTERIOR NON-BEARING WALL CONNECTIONS

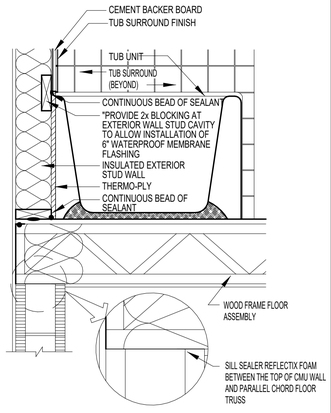
AIR-BARRIER / SIX-SIDED ASSEMBLY AT TUB

SIX-SIDED SHOWER INSTALLATION SIMILAR



AIR-BARRIER ASSEMBLY AT C.M.U. WALL

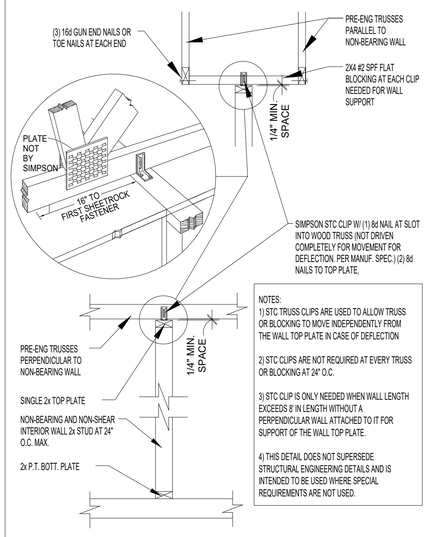
N.T.S.



ASSEMBLY AT WOOD FRAMED EXTERIOR WALL

N.T.S.

STC CLIP DETAIL



NOTES:
1) STC TRUSS CLIPS ARE USED TO ALLOW TRUSS OR BLOCKING TO MOVE INDEPENDENTLY FROM THE WALL TOP PLATE IN CASE OF DEFLECTION

2) STC CLIPS ARE NOT REQUIRED AT EVERY TRUSS OR BLOCKING AT 24" O.C.

3) STC CLIP IS ONLY NEEDED WHEN WALL LENGTH EXCEEDS 8' IN LENGTH WITHOUT A PERPENDICULAR WALL ATTACHED TO IT FOR SUPPORT OF THE WALL TOP PLATE.

4) THIS DETAIL DOES NOT SUPERSEDE STRUCTURAL ENGINEERING DETAILS AND IS INTENDED TO BE USED WHERE SPECIAL REQUIREMENTS ARE NOT USED.

TYPICAL INTERIOR NON-BEARING WALL

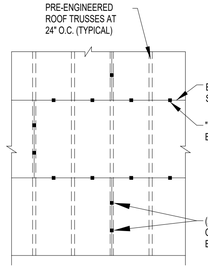
N.T.S.

SHEATHING "GRIP H CLIP" LOCATIONS

GENERAL NOTES

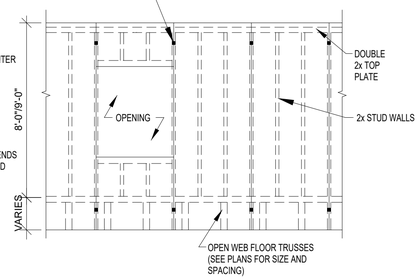
- FOR ALL STRUCTURAL INFORMATION PERTAINING TO SHEATHING PLACEMENT AND ATTACHMENT REFER TO STRUCTURAL SHEETS.
- INSTALL "TALLWALL" SHEETS "VERTICALLY" ORIENTED.

SHEATHING SEAM:
FOR WALL SHEATHING, TO ASSURE THE NEEDED 1/8" SPACING AT PANELS ENDS & EDGES, USE "GRIP-H-CLIPS", INSTALL CLIP WITHIN THE TOP AND BOTTOM 1/4 OF THE SHEATHING, BUT NOT WITHIN 8" OF THE END OF THE SHEET, PROVIDED THAT THERE IS A NAIL, SIZE NOTED PER PLAN, INSTALLED WITHIN 1/2" ON EITHER SIDE OF THE CLIP TO KEEP THE SHEATHING AS TIGHT AS POSSIBLE TO THE STUD.
** ALSO WITH FRAMED GABLES ADD "GRIP-H-CLIPS" MAXIMUM 48" O.C. WITH SAME NAILING GUIDELINES FOR THE HORIZONTAL & VERTICAL SEAMS.



ROOF SHEATHING CLIP LOCATIONS

SCALE N.T.S.



EXTERIOR WALL SHEATHING SEAM LOCATIONS

SCALE N.T.S.

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ATLANTIC

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006803

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

TM - 1

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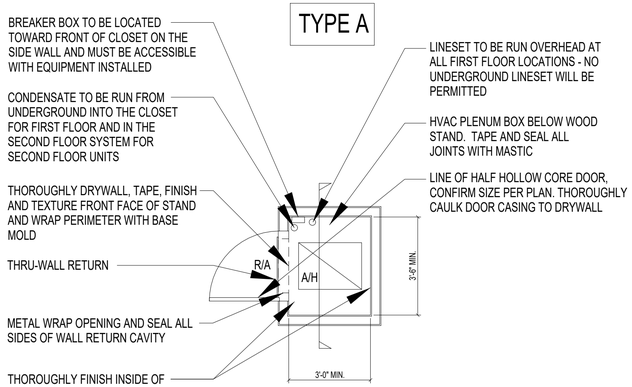
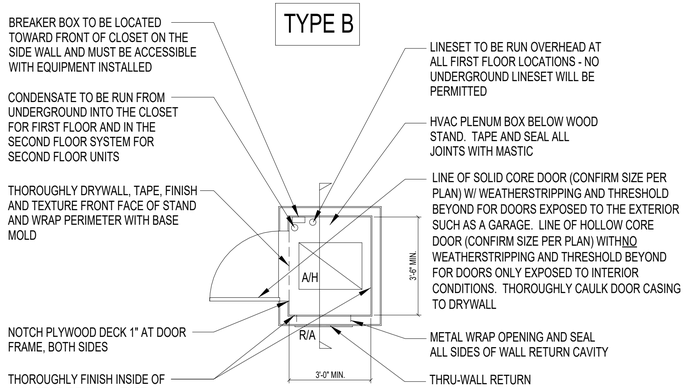
TYPE A



TYPICAL A/C CLOSET DESIGN - PLAN VIEW
W/ FRONT RETURN & CUT-DOWN DOOR

SCALE N.T.S.

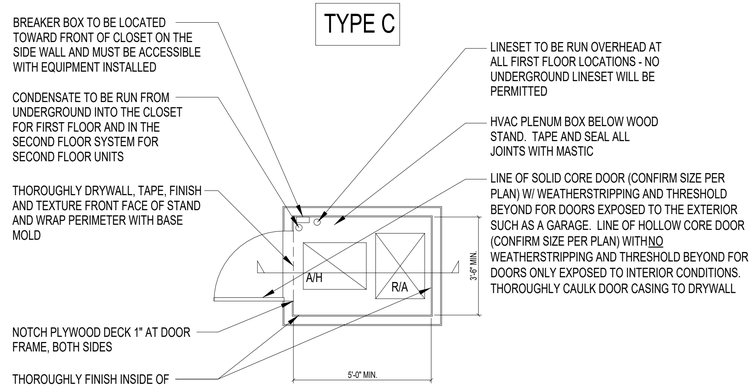
TYPE B



TYPICAL A/C CLOSET DESIGN - PLAN VIEW
W/ SIDE WALL RETURN

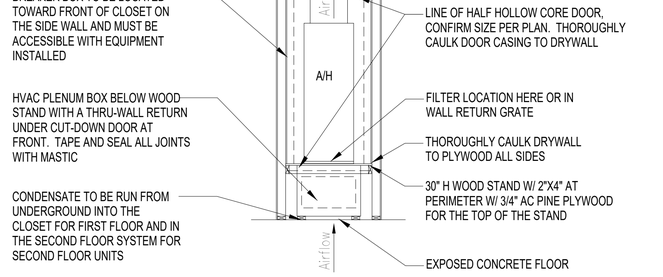
SCALE N.T.S.

TYPE C



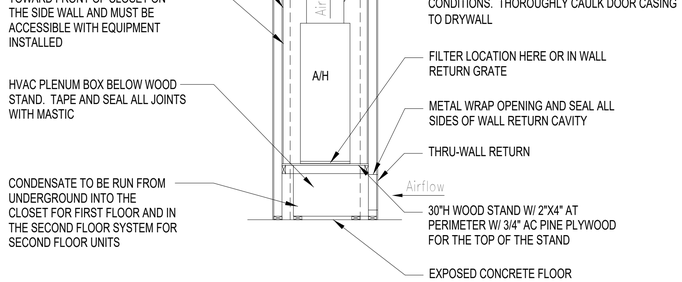
TYPICAL A/C CLOSET DESIGN - PLAN VIEW
W/ DIRECT RETURN TO ABOVE

SCALE N.T.S.



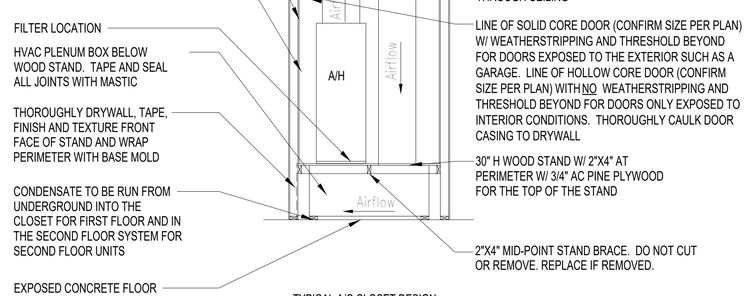
TYPICAL A/C CLOSET DESIGN
W/ FRONT RETURN & CUT-DOWN DOOR

SCALE N.T.S.



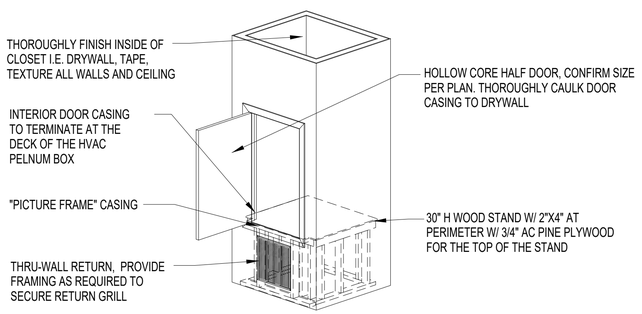
TYPICAL A/C CLOSET DESIGN
W/ SIDE WALL RETURN

SCALE N.T.S.



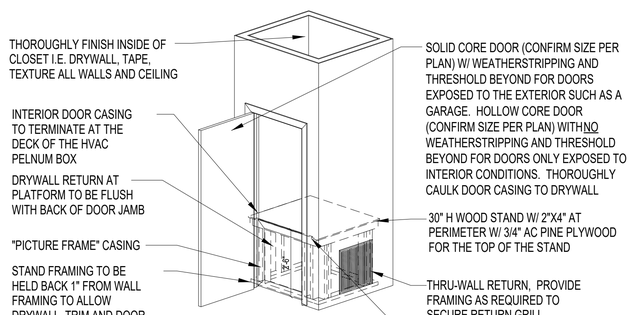
TYPICAL A/C CLOSET DESIGN
W/ DIRECT RETURN TO ABOVE

SCALE N.T.S.



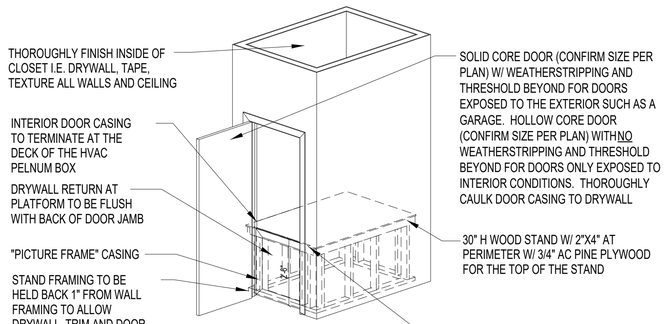
TYPICAL A/C CLOSET DESIGN - AXON VIEW
W/ FRONT RETURN & CUT-DOWN DOOR

SCALE N.T.S.



TYPICAL A/C CLOSET DESIGN - AXON VIEW
W/ SIDE WALL RETURN

SCALE N.T.S.



TYPICAL A/C CLOSET DESIGN - AXON VIEW
W/ DIRECT RETURN TO ABOVE

SCALE N.T.S.

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ATLANTIC

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006803

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

TM - 2

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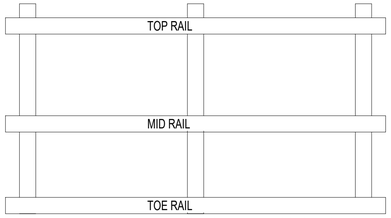
FRAME STAGE GUARD RAIL DETAILS

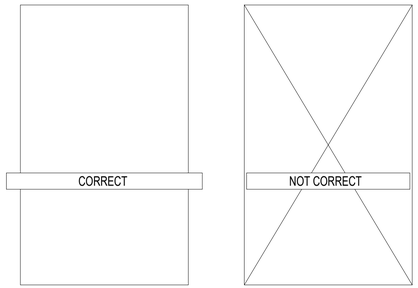
NOTES:
1. VERTICAL UPRIGHT POST CAN BE NO MORE THAN 8' APART O.C.
2. MID RAIL SET AT TOP EDGE 21" (±3")
3. TOP RAIL SET AT TOP EDGE 42" (±3")
4. TOE BOARD MUST BE MINIMUM OF 4" HIGH
5. HAND RAILS NO MORE THAN 37" NOR LESS THAN 30" AND MID RAIL REQUIRED OF WHEN NO WALL AT SIDES OF STARS (ALL RAILS MINIMUM 2x4 OR GREATER)



* DETAIL FOR MECHANICAL PLATFORMS, FRAMED FLOORS PRIOR TO EXTERIOR WALLS, AND FRONT PORCHES GREATER THAN 30" FROM GRADE

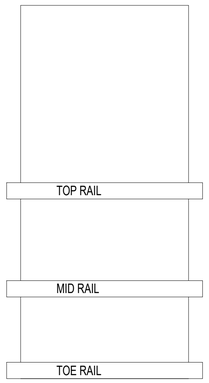
TYPICAL OPENING DETAILS

SCALE N.T.S.



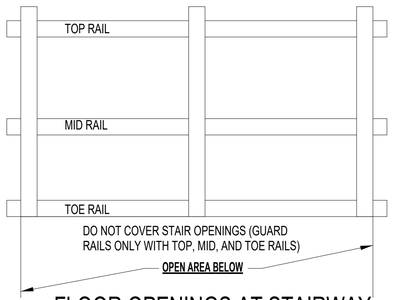
WINDOW OPENINGS

SCALE N.T.S.



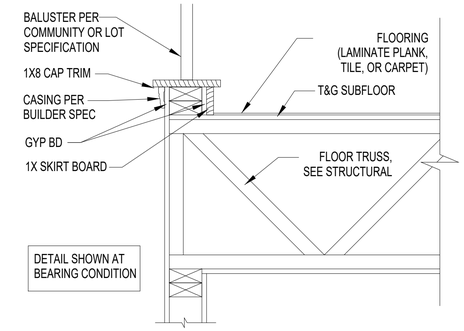
DOOR OPENINGS / ELEVATORS

SCALE N.T.S.



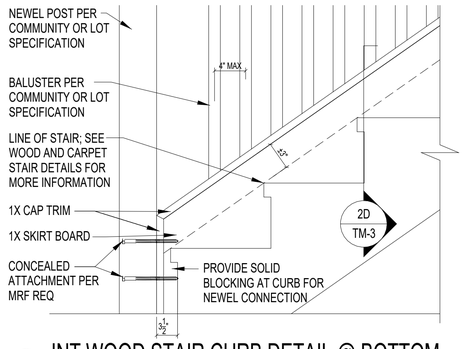
FLOOR OPENINGS AT STAIRWAY

SCALE N.T.S.



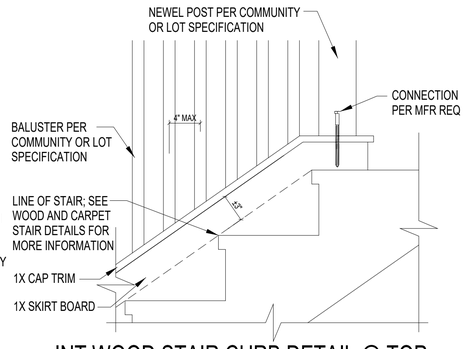
3D CURB DETAIL @ OPEN AREAS

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



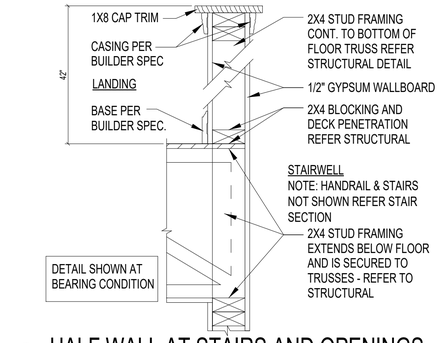
3C INT WOOD STAIR CURB DETAIL @ BOTTOM

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



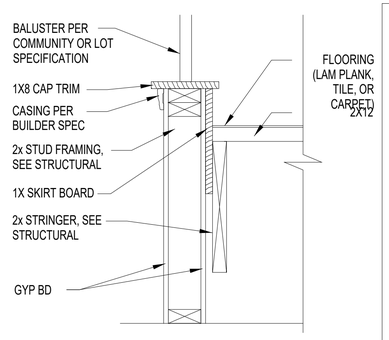
3B INT WOOD STAIR CURB DETAIL @ TOP

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



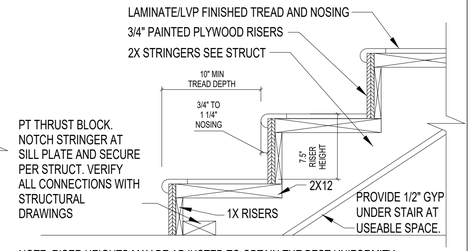
3A HALF WALL AT STAIRS AND OPENINGS

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



2D INT WOOD STAIR CURB DETAIL

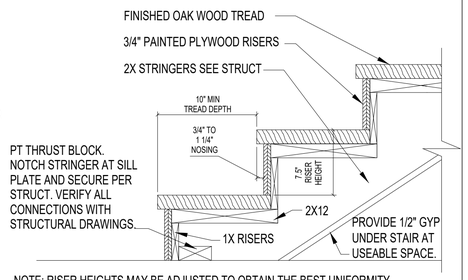
SCALE: 1 1/2" = 1'-0"



NOTE: RISER HEIGHTS MAY BE ADJUSTED TO OBTAIN THE BEST UNIFORMITY POSSIBLE IN A FLIGHT OF STAIRS, THE MAXIMUM VARIATION BETWEEN THE HIGHEST AND LOWEST RISERS IS LIMITED TO 3/8 INCH. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS

2C INT WOOD STAIR W LAMINATE / LVP @ SLAB

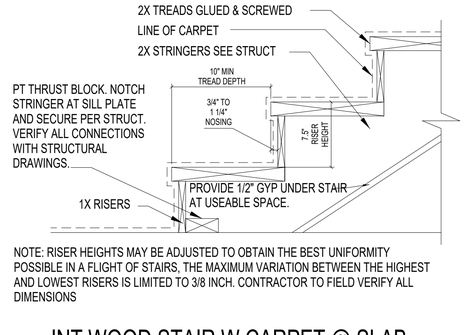
SCALE: 1 1/2" = 1'-0"



NOTE: RISER HEIGHTS MAY BE ADJUSTED TO OBTAIN THE BEST UNIFORMITY POSSIBLE IN A FLIGHT OF STAIRS, THE MAXIMUM VARIATION BETWEEN THE HIGHEST AND LOWEST RISERS IS LIMITED TO 3/8 INCH. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS

2B INT WOOD STAIR @ SLAB

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



NOTE: RISER HEIGHTS MAY BE ADJUSTED TO OBTAIN THE BEST UNIFORMITY POSSIBLE IN A FLIGHT OF STAIRS, THE MAXIMUM VARIATION BETWEEN THE HIGHEST AND LOWEST RISERS IS LIMITED TO 3/8 INCH. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS

2A INT WOOD STAIR W CARPET @ SLAB

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

STAIRWAY NOTES

PER FBCR R301.5
STAIR RAILING AND STAIR GUARD RAILING SHALL BE CONSTRUCTED TO WITHSTAND A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED AT ANY POINT AND ANY DIRECTION ALONG THE TOP OF THE RAIL.

GUARD IN-FILL COMPONENTS (ALL THOSE EXCEPT THE HANDRAIL), BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 SQUARE FOOT. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENT.

PER FBCR R311
STAIRWAYS SHALL MEET THE REQUIREMENTS OF FBCR R311.7 INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
- RISER HEIGHT SHALL BE NOT MORE THAN 7.75 INCHES
- TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES
- HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT AT A HEIGHT OF NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES

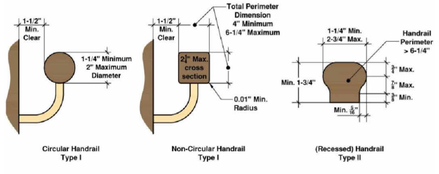
PER FBCR R312
ALL GUARDS SHALL BE MIN. 36" AFF AND SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.

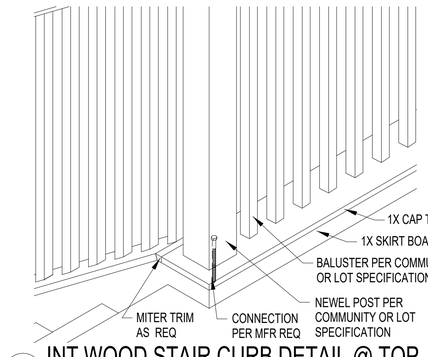
HANDRAIL NOTES

PER R311.7.8.3 GRIP-SIZE
REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.

1. TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4 INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4 INCHES AND NOT GREATER THAN 6 1/4 INCHES WITH A CROSS SECTION OF DIMENSION OF NOT MORE THAN 2 1/4 INCHES. EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH.

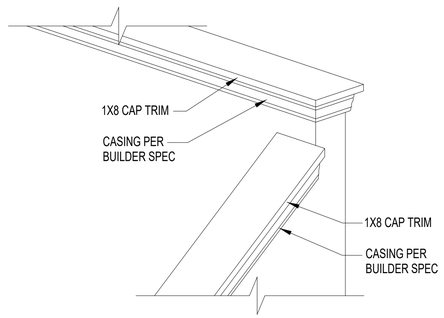
2. TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4 INCHES (160 MM) SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF NOT LESS THAN 5/16 INCH WITHIN 7/8 INCH BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR NOT LESS THAN 3/8 INCH TO A LEVEL THAT IS NOT LESS THAN 1 3/4 INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE NOT LESS THAN 1 1/4 INCHES AND NOT MORE THAN 2 3/4 INCHES. EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH.





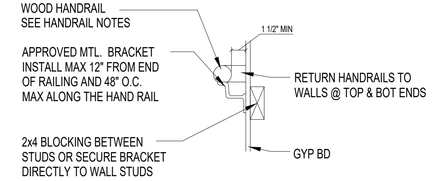
4B INT WOOD STAIR CURB DETAIL @ TOP

SCALE: NTS



4A HALF WALL TRANSITION AT STAIRS

SCALE: NTS TOP OF WALL CONDITION



1A HANDRAIL DETAIL

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

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taylor morrison

ATLANTIC

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006803

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

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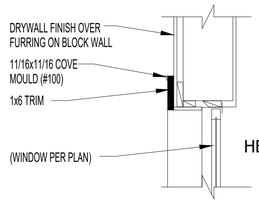
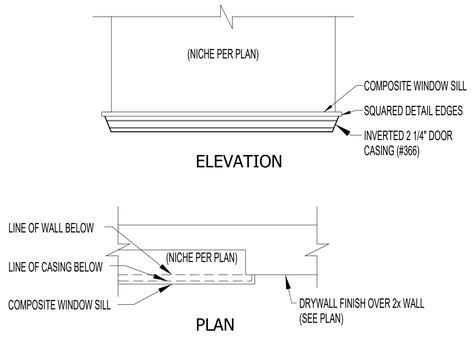


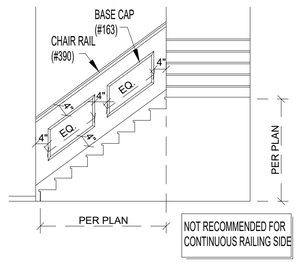
WINDOW STOOL W/ TRIM AND BEAD BD.

PLAN SPECIFIC PER PLAN SCALE: 1" = 1'-0"



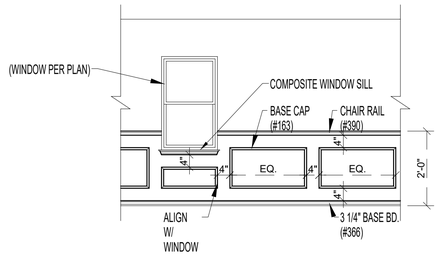
NICHE STOOL DETAIL

PLAN SPECIFIC PER PLAN SCALE: 1" = 1'-0"



WAINSCOT DETAILS AT STAIRS

PLAN SPECIFIC PER PLAN SCALE: 1/4" = 1'-0"



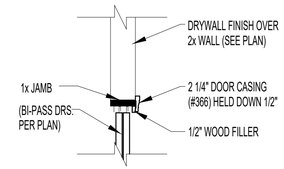
WAINSCOT DETAILS

PLAN SPECIFIC PER PLAN SCALE: 1/4" = 1'-0"

* * * * * *

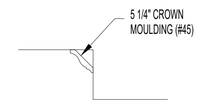
FLOORING / BASE BOARD NOTE:
WHEN TILE FLOOR IS SELECTED ONLY BASE BOARD IS INSTALLED.
WHEN WOOD FLOOR IS SELECTED BASE BOARD AND SHOE MOULD ARE INSTALLED.

* * * * * *



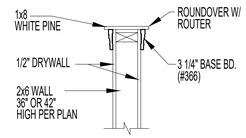
TYP. BI-PASS DRS. CASING DETAIL

SCALE: 1" = 1'-0"



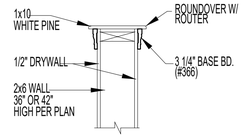
5 1/4" CROWN

SCALE: 1" = 1'-0"



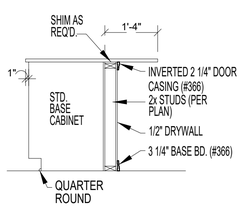
2x4 STAIR KNEE WALL CAP DETAIL

PLAN SPECIFIC PER PLAN SCALE: 1" = 1'-0"



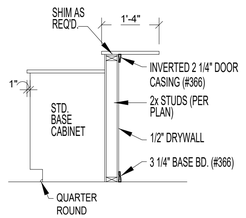
2x6 STAIR KNEE WALL CAP DETAIL

PLAN SPECIFIC PER PLAN SCALE: 1" = 1'-0"



CALI. TOP

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



HIGH BAR TOP

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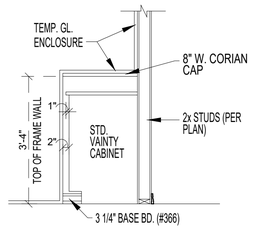
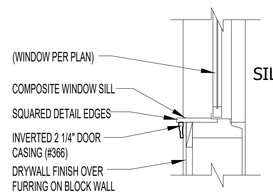
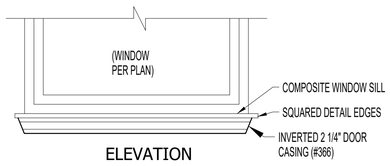
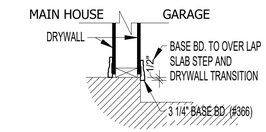


VANITY LOW WALL

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

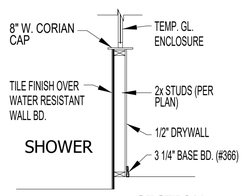


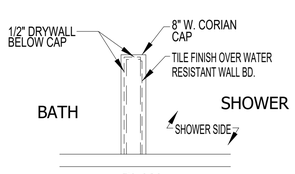




TYP. BASE BD. AT GARAGE / MAIN HOUSE

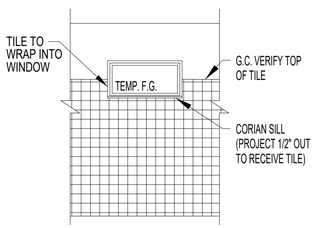
SCALE: 1" = 1'-0"





SHOWER LOW WALL

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



SHOWER WINDOW

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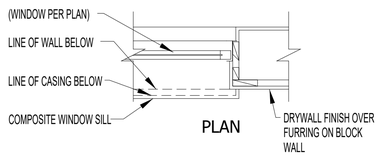

TYP. WINDOW STOOL DETAIL

SCALE: 1" = 1'-0"

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

ATLANTIC

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006803

DRAWN: MJR

CHECKED: CM

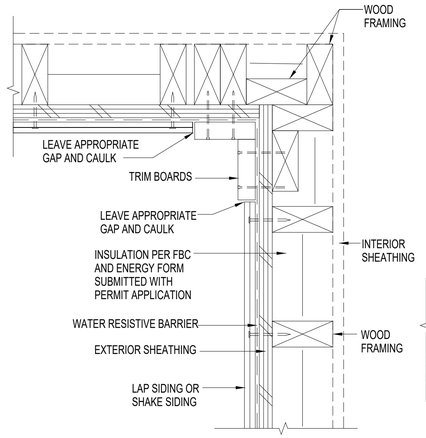
07-02-2025

REVISIONS:

No.	Description	Date

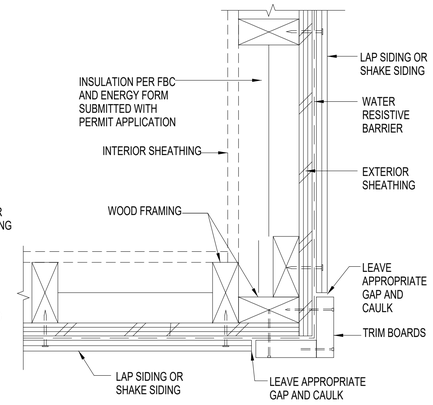
TM - 4

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



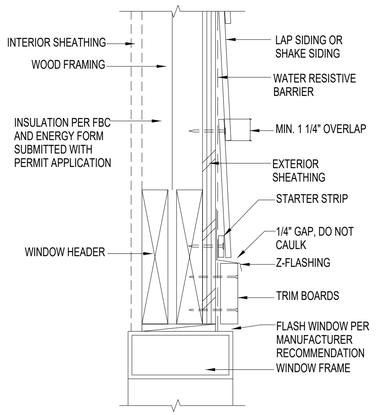
A INSIDE CORNER

SCALE: 3"=1'-0"



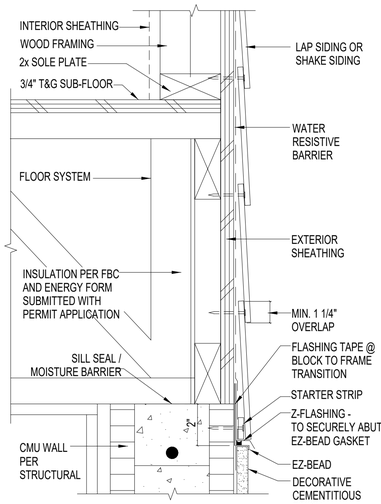
B OUTSIDE CORNER

SCALE: 3"=1'-0"



C WINDOW/DOOR HEAD

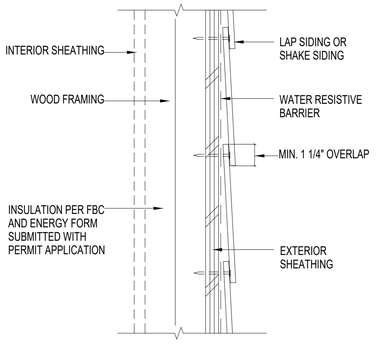
SCALE: 3"=1'-0"



MID-WALL DETAIL - SIDING / CEMENTITIOUS FINISH

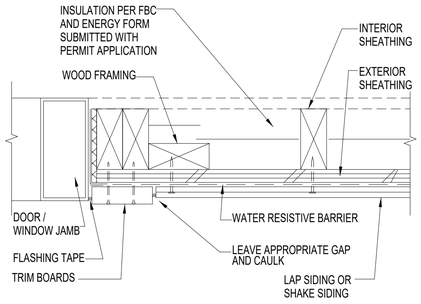
J

SCALE: 3"=1'-0"



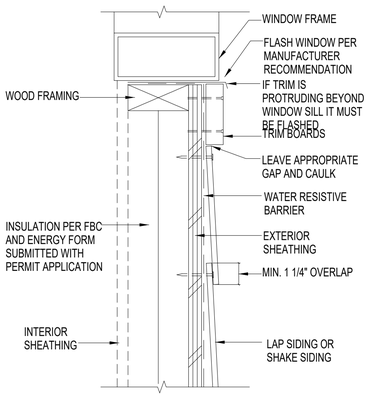
D HORIZONTAL LAP VIEW

SCALE: 3"=1'-0"



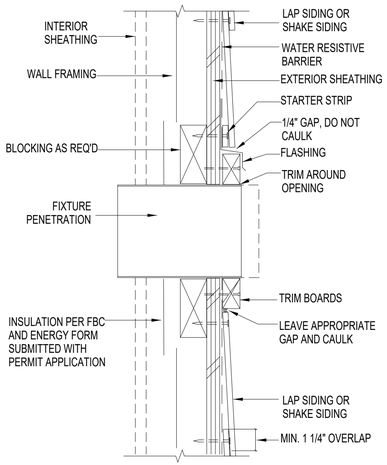
E DOOR / WINDOW JAMB

SCALE: 3"=1'-0"



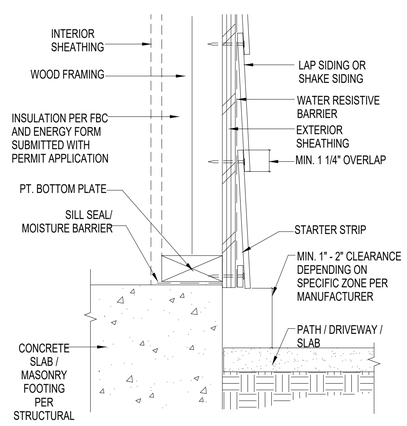
F WINDOW SILL

SCALE: 3"=1'-0"



G FIXTURE PENETRATION

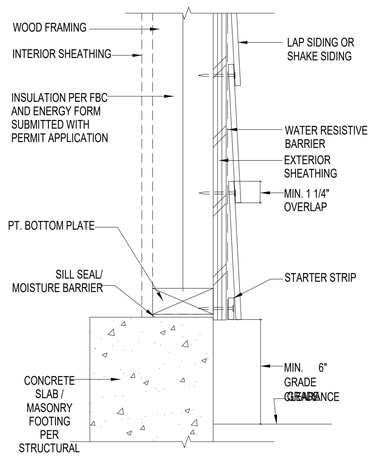
SCALE: 3"=1'-0"



HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.

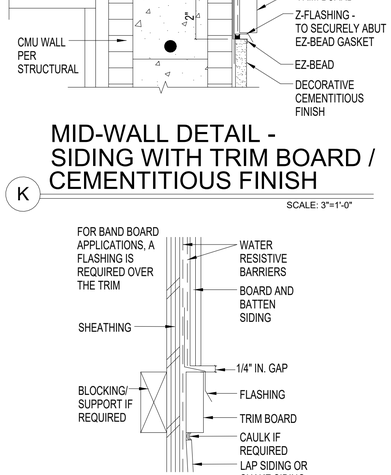
H

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



I GRADE CLEARANCE

SCALE: 3"=1'-0"



MID-WALL DETAIL - SIDING WITH TRIM BOARD / CEMENTITIOUS FINISH

K

SCALE: 3"=1'-0"

L DETAIL AT BAND BOARD

SCALE: 3"=1'-0"

FLASHING REQUIREMENTS

R703.1 General. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.4.

R703.1.1 Water resistance. The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior cladding as required by Section R703.2 and a means of draining to the exterior water that penetrates the exterior cladding.

R703.2 Water-resistive barrier. One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D226 for Type 1 felt or other approved water-resistive barrier shall be applied over studs or sheathing of all exterior walls No. 15 asphalt felt shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches. Where joints occur, felt shall be lapped not less than 6 inches. Other approved materials shall be installed in accordance with the water-resistive barrier manufacturer's installation instructions. The No.15 asphalt felt or other approved water-resistive barrier material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1.

R703.7.3 Water-resistive barriers Water-resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall include a water-resistive vapor-permeable barrier with a performance at least equivalent to two layers of Grade D paper. The individual layers shall be installed independently such that each layer provides a separate continuous plane and any flashing (installed in accordance with Section R703.4) intended to drain to the water-resistive barrier is directed between the layers.

Exception: Where the water-resistive barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60-minute Grade D paper and is separated from the stucco by an intervening, substantially nonwater-absorbing layer or designed drainage space.

R703.4 Flashing. Approved metal flashing, vinyl flashing, self-adhered membranes and mechanically attached flexible flashing shall be applied shingle-fashion or in accordance with the manufacturer's instructions. Metal flashing shall be corrosion resistant. Fluid-applied membranes used as flashing shall be applied in accordance with the manufacturer's instructions. All flashing shall be applied in a manner to prevent the entry of water into the wall cavity or penetration of water to the building structural framing components.

Self-adhered membranes used as flashing shall comply with AAMA 711. All exterior fenestration products shall be sealed at the juncture with the building wall with a sealant complying with AAMA 800 or ASTM C920 Class 25 Grade NS or greater for proper joint expansion and contraction, ASTMC1281, AAMA 812, or other approved standard as appropriate for the type of sealant. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of the exterior wall finish. Approved flashings shall be installed at the following locations:

1.Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier complying with Section 703.2 for subsequent drainage. Mechanically attached flexible flashings shall comply with AAMA 712. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following:

1.1 The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing manufacturer's instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water resistive barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the head and sides.

1.2. In accordance with the flashing design or method of a registered design professional.

1.3. In accordance with other approved methods.

1.4. In accordance with FMA/AAMA 100, FMA/ AAMA 200, FMA/WDMA 250, FMA/AAMA/WDMA 300 or FMA/AAMA/WDMA 400.

2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.

3. Under and at the ends of masonry, wood or metal copings and sills.

4. Continuously above all projecting wood trim.

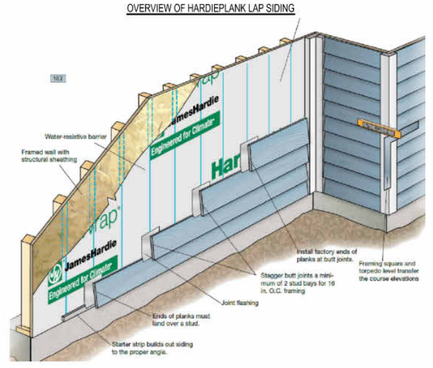
5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.

6. At wall and roof intersections.

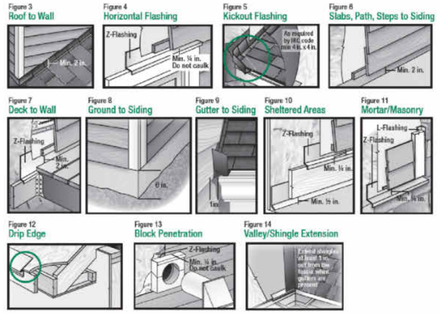
7. At built-in gutters.

THESE DETAILS ARE GENERIC AND MEANT TO SHOW GENERAL FLASHING AND WATERPROOFING METHODS TO BE USED.

OVERVIEW OF HARDIEPLANK LAP SIDING



CLEARANCE AND FLASHING REQUIREMENTS



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ATLANTIC

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006803

DRAWN: MJR

CHECKED: CM

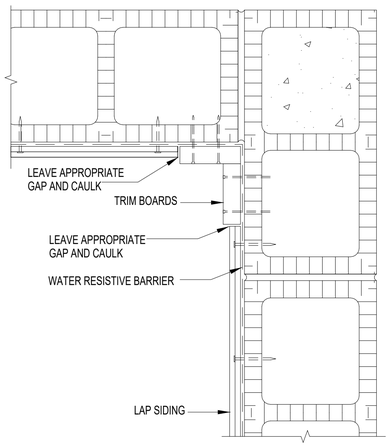
07-02-2025

REVISIONS:

No.	Description	Date

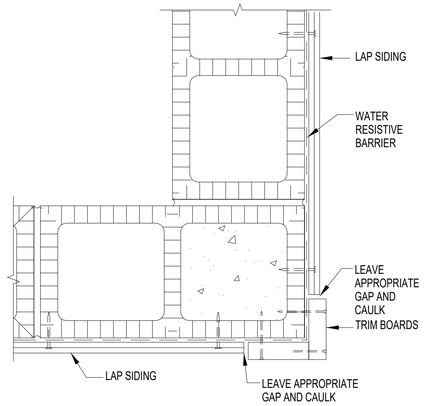
TM - 5

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7567



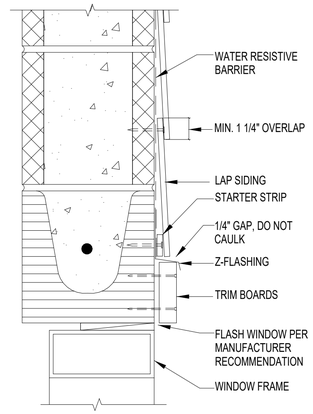
A INSIDE CORNER

SCALE: 3"=1'-0"



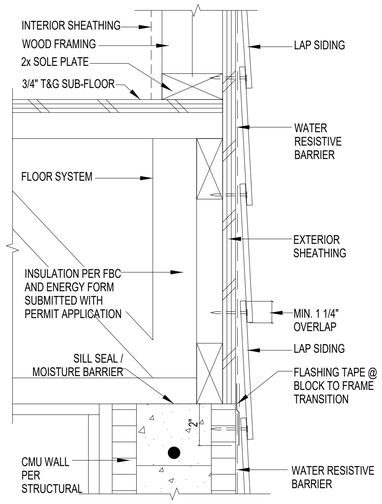
B OUTSIDE CORNER

SCALE: 3"=1'-0"



C WINDOW/DOOR HEAD

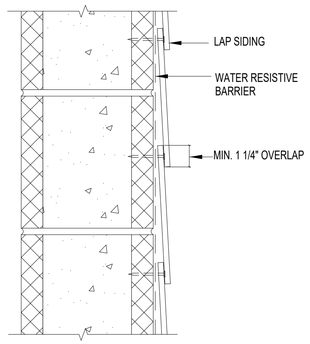
SCALE: 3"=1'-0"



MID-WALL DETAIL - SIDING / CEMENTITIOUS FINISH

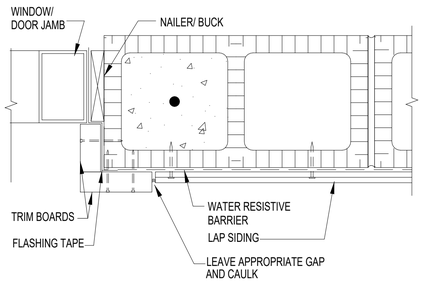
J

SCALE: 3"=1'-0"



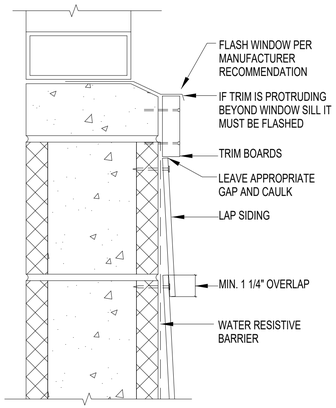
D HORIZONTAL LAP VIEW

SCALE: 3"=1'-0"



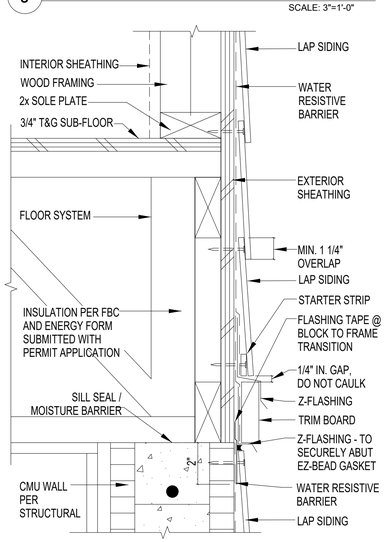
E DOOR / WINDOW JAMB

SCALE: 3"=1'-0"



F WINDOW SILL

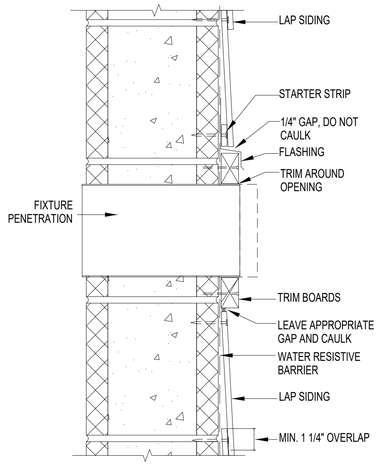
SCALE: 3"=1'-0"



MID-WALL DETAIL - SIDING WITH TRIM BOARD / CEMENTITIOUS FINISH

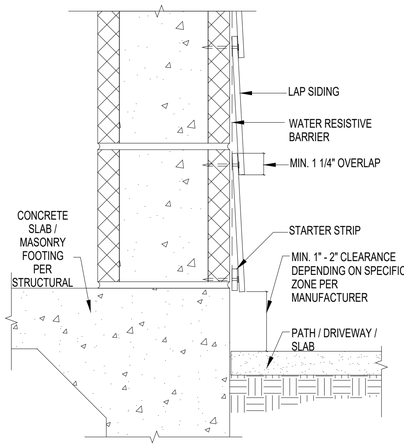
K

SCALE: 3"=1'-0"



G FIXTURE PENETRATION

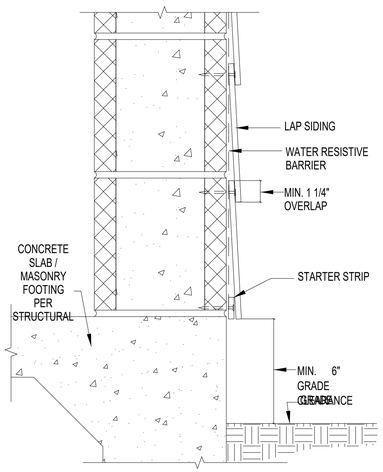
SCALE: 3"=1'-0"



HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.

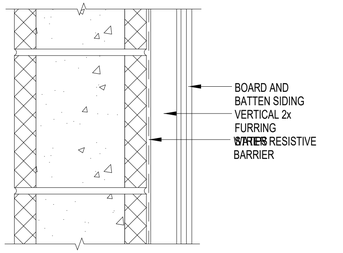
H

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



I GRADE CLEARANCE

SCALE: 3"=1'-0"



BOARD & BATTEN OVER CMU

L

SCALE: 3"=1'-0"

FLASHING REQUIREMENTS

R703.1 General. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.4.

R703.1.1 Water resistance. The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior cladding as required by Section R703.2 and a means of draining to the exterior water that penetrates the exterior cladding.

R703.2 Water-resistive barrier. One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D226 for Type 1 felt or other approved water-resistive barrier shall be applied over studs or sheathing of all exterior walls No. 15 asphalt felt shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches. Where joints occur, felt shall be lapped not less than 6 inches. Other approved materials shall be installed in accordance with the water-resistive barrier manufacturer's installation instructions. The No.15 asphalt felt or other approved water-resistive barrier material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1.

R703.7.3 Water-resistive barriers Water-resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall include a water-resistive vapor-permeable barrier with a performance at least equivalent to two layers of Grade D paper. The individual layers shall be installed independently such that each layer provides a separate continuous plane and any flashing (installed in accordance with Section R703.4) intended to drain to the water-resistive barrier is directed between the layers.

Exception: Where the water-resistive barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60-minute Grade D paper and is separated from the stucco by an intervening, substantially nonwater-absorbing layer or designed drainage space.

R703.4 Flashing. Approved metal flashing, vinyl flashing, self-adhered membranes and mechanically attached flexible flashing shall be applied shingle-fashion or in accordance with the manufacturer's instructions. Metal flashing shall be corrosion resistant. Fluid-applied membranes used as flashing shall be applied in accordance with the manufacturer's instructions. All flashing shall be applied in a manner to prevent the entry of water into the wall cavity or penetration of water to the building structural framing components.

Self-adhered membranes used as flashing shall comply with AAMA 711. All exterior fenestration products shall be sealed at the juncture with the building wall with a sealant complying with AAMA 800 or ASTM C920 Class 25 Grade NS or greater for proper joint expansion and contraction, ASTMC1281, AAMA 812, or other approved standard as appropriate for the type of sealant. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of the exterior wall finish. Approved flashings shall be installed at the following locations:

1.Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier complying with Section 703.2 for subsequent drainage. Mechanically attached flexible flashings shall comply with AAMA 712. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following:

1.1 The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing manufacturer's instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water resistive barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the head and sides.

1.2. In accordance with the flashing design or method of a registered design professional.

1.3. In accordance with other approved methods.

1.4. In accordance with FMA/AAMA 100, FMA/ AAMA 200, FMA/WDMA 250, FMA/AAMA/ WDMA 300 or FMA/AAMA/WDMA 400.

2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.

3. Under and at the ends of masonry, wood or metal copings and sills.

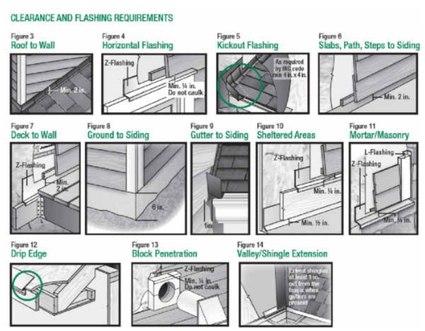
4. Continuously above all projecting wood trim.

5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.

6. At wall and roof intersections.

7. At built-in gutters.

THESE DETAILS ARE GENERIC AND MEANT TO SHOW GENERAL FLASHING AND WATERPROOFING METHODS TO BE USED.
NOTE: OPTIONAL WEATHER BARRIER: LIQUID APPLIED WATER RESISTANT COATING - INSTALL PER MANUF. INSTRUCTIONS - WRAP ALL OPENINGS IN MASONRY EXTERIOR WALL AT HEAD, JAMB AND SILL.



APEX

tds true design studios

9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

ATLANTIC

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006803

DRAWN: MJR

CHECKED: CM

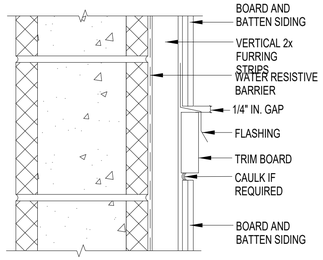
07-02-2025

REVISIONS:

No.	Description	Date

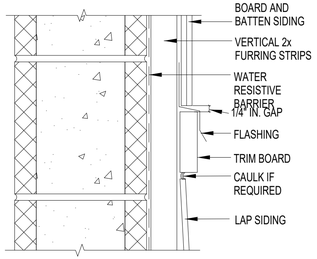
TM - 6

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



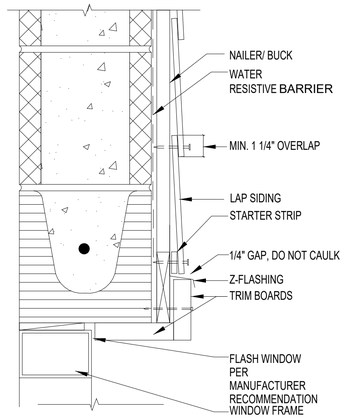
M HORIZ. BAND BETWEEN WALL & GABLE w/ B & B

SCALE: 3"=1'-0"



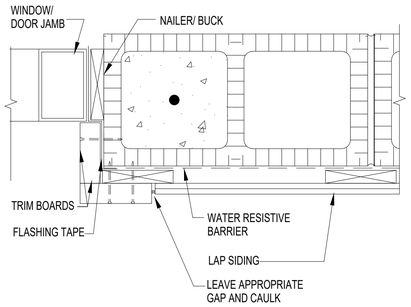
N BOARD & BATTEN TO LAP SIDING TRANSITION

SCALE: 3"=1'-0"



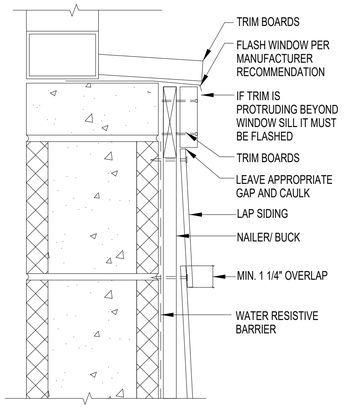
O WINDOW/DOOR HEAD

SCALE: 3"=1'-0"



P DOOR / WINDOW JAMB

SCALE: 3"=1'-0"



Q WINDOW SILL

SCALE: 3"=1'-0"

AA FLUSH CONDITION

SCALE: 3"=1'-0"

BB INSIDE CORNER

SCALE: 3"=1'-0"

CC OUTSIDE CORNER

SCALE: 3"=1'-0"

DD FLUSH CONDITION (B&B)

SCALE: 3"=1'-0"

EE INSIDE CORNER (B&B)

SCALE: 3"=1'-0"

CC OUTSIDE CORNER (B&B)

SCALE: 3"=1'-0"

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APEX

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9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

ATLANTIC

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006803

DRAWN: MJR

CHECKED: CM

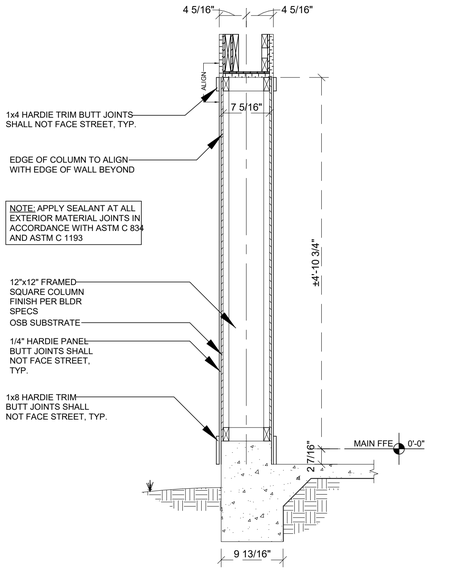
07-02-2025

REVISIONS:

No.	Description	Date

TM - 7

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7647



C1 12" FRAMED SQUARE COLUMN

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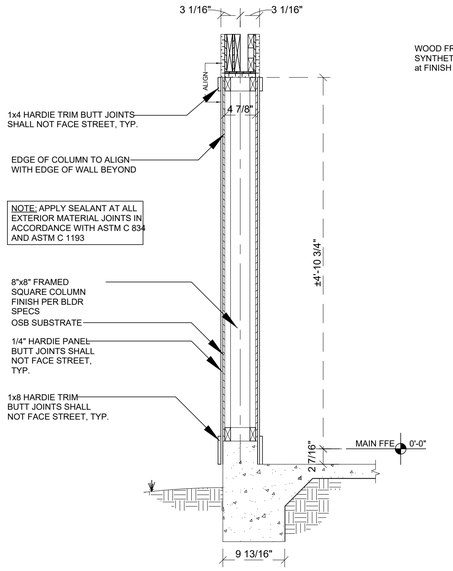
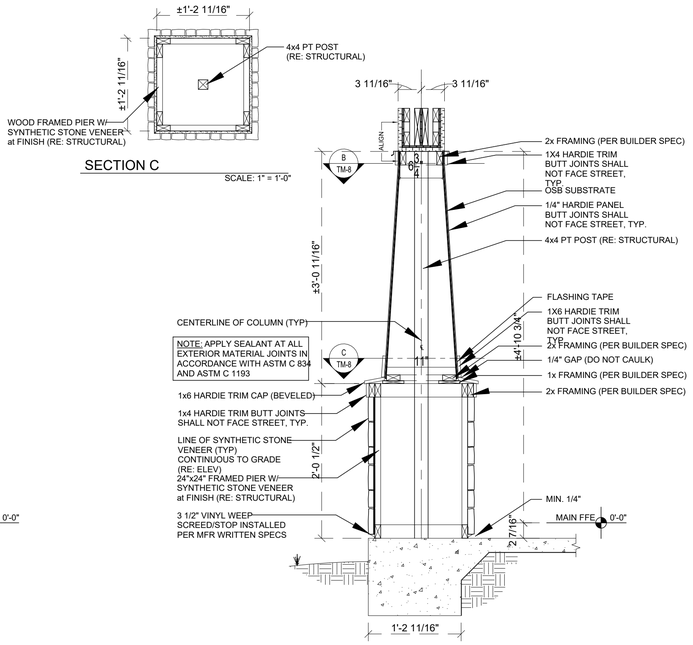
N.T.S.



C2 8" FRAMED SQUARE COLUMN

©2024 TRUE DESIGN STUDIOS INC.

N.T.S.



C3 TAPERED COLUMN OVER FRAMED BASE

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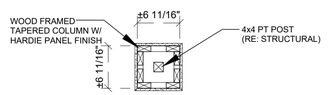
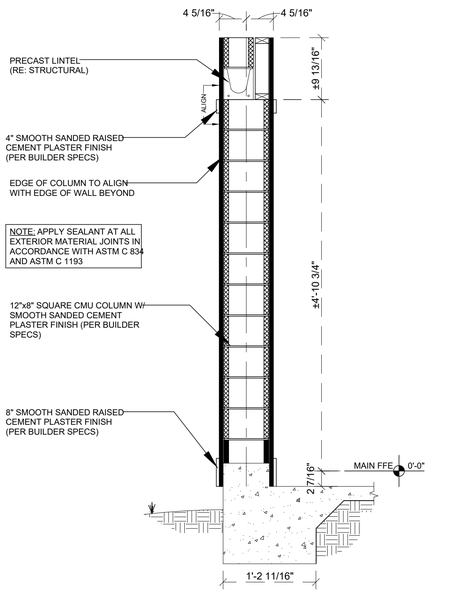
N.T.S.



SECTION B

SCALE: 1" = 1'-0"



C4 12" CMU SQUARE COLUMN

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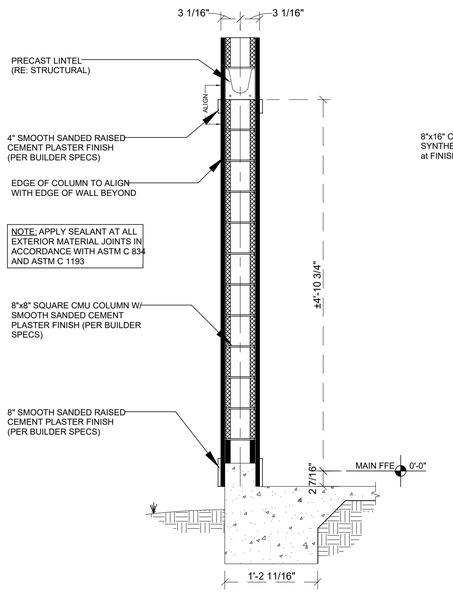
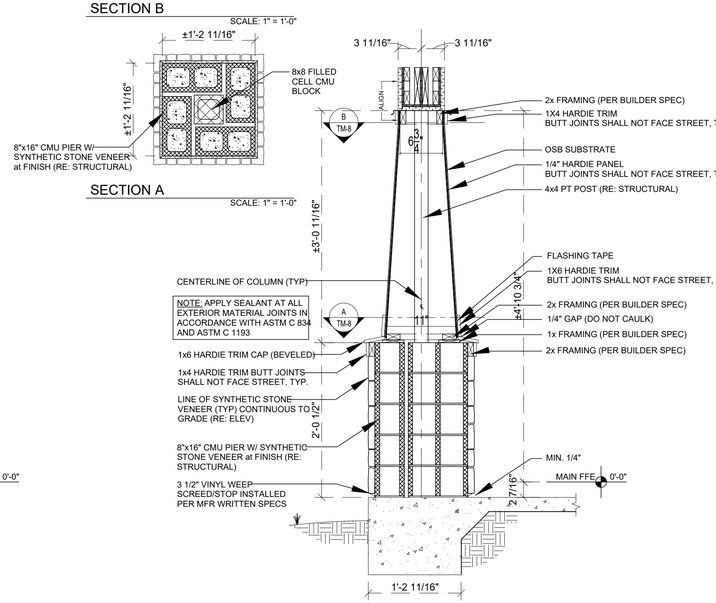
N.T.S.



C5 8" CMU SQUARE COLUMN

©2024 TRUE DESIGN STUDIOS INC.

N.T.S.



C6 TAPERED COLUMN OVER MASONRY BASE

©2024 TRUE DESIGN STUDIOS INC.

N.T.S.

FLASHING REQUIREMENTS

R703.1 General. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.4.

R703.1.1 Water resistance. The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior cladding as required by Section R703.2 and a means of draining to the exterior water that penetrates the exterior cladding.

R703.2 Water-resistive barrier. One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D226 for Type 1 felt or other approved water-resistive barrier shall be applied over studs or sheathing of all exterior walls No. 15 asphalt felt shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches. Where joints occur, felt shall be lapped not less than 6 inches. Other approved materials shall be installed in accordance with the water-resistive barrier manufacturer's installation instructions. The No.15 asphalt felt or other approved water-resistive barrier material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1.

R703.7.3 Water-resistive barriers Water-resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall include a water-resistive vapor-permeable barrier with a performance at least equivalent to two layers of Grade D paper. The individual layers shall be installed independently such that each layer provides a separate continuous plane and any flashing (installed in accordance with Section R703.4) intended to drain to the water-resistive barrier is directed between the layers.

Exception: Where the water-resistive barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60-minute Grade D paper and is separated from the stucco by an intervening, substantially nonwater-absorbing layer or designed drainage space.

R703.4 Flashing. Approved metal flashing, vinyl flashing, self-adhered membranes and mechanically attached flexible flashing shall be applied shingle-fashion or in accordance with the manufacturer's instructions. Metal flashing shall be corrosion resistant. Fluid-applied membranes used as flashing shall be applied in accordance with the manufacturer's instructions. All flashing shall be applied in a manner to prevent the entry of water into the wall cavity or penetration of water to the building structural framing components.

Self-adhered membranes used as flashing shall comply with AAMA 711. All exterior fenestration products shall be sealed at the juncture with the building wall with a sealant complying with AAMA 800 or ASTM C920 Class 25 Grade NS or greater for proper joint expansion and fluntraction, ASTMC1281, AAMA 812, or other approved standard as appropriate for the type of sealant. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of the exterior wall finish. Approved flashings shall be installed at the following locations:

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1.3. In accordance with other approved methods.
1.4. In accordance with FMA/AAMA 100, FMA/ AAMA 200, FMA/WDMA 250, FMA/AAMA/ WDMA 300 or FMA/AAMA/WDMA 400.

2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.

3. Under and at the ends of masonry, wood or metal copings and sills.

4. Continuously above all projecting wood trim.

5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.

6. At wall and roof intersections.

7. At built-in gutters.

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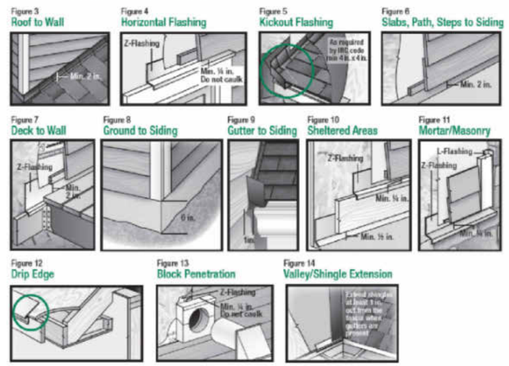
NOTE: OPTIONAL WEATHER BARRIER: LIQUID APPLIED WATER RESISTANT COATING - INSTALL PER MANUF. INSTRUCTIONS - WRAP ALL OPENINGS IN MASONRY EXTERIOR WALL AT HEAD, JAMB AND SILL

CLEARANCE AND FLASHING REQUIREMENTS



APEX

tds
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9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

taylor morrison

ATLANTIC

BASE PLAN
REGIONAL PLANS - CMU
40' REG

SUBDIVISON

PROJECT NO: 2024.006803
DRAWN: MJR
CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

TM - 8

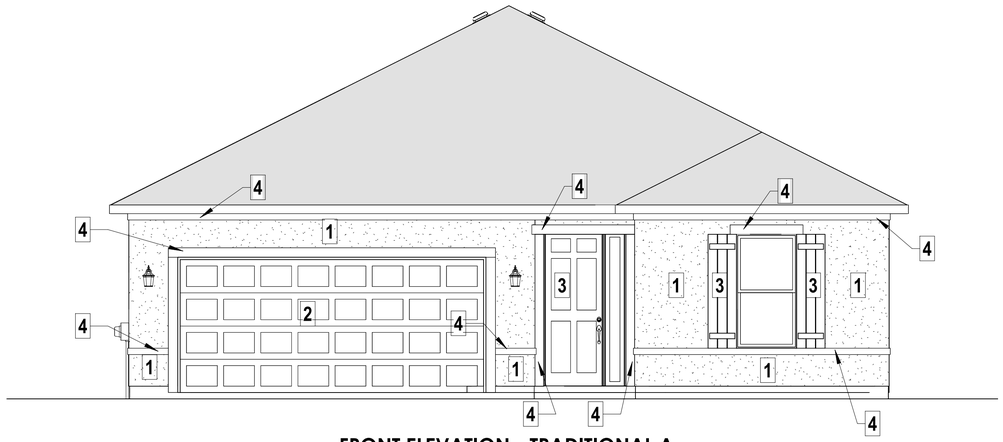
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7347

COLOR BLOCKING

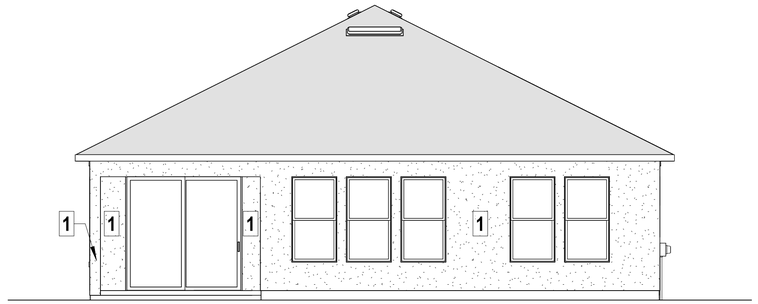
COLOR BLOCKING LEGEND	
1	BODY 1 (STUCCO)
2	BODY 2 (LAP SIDING)/ GARAGE
3	FRONT DOOR/ SHUTTERS
4	TRIM/ COLUMN/ TRELLIS/ BRACKETS

SHINGLE ROOF - COLOR: PER COLOR PALETTE

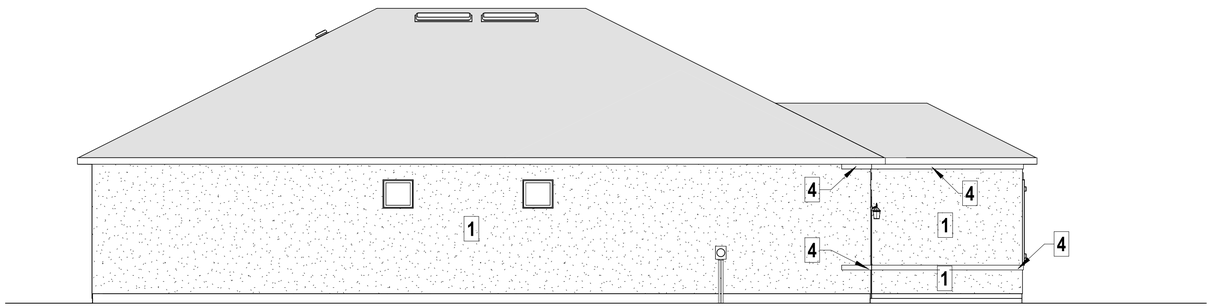
STONE - COLOR: PER COLOR PALETTE



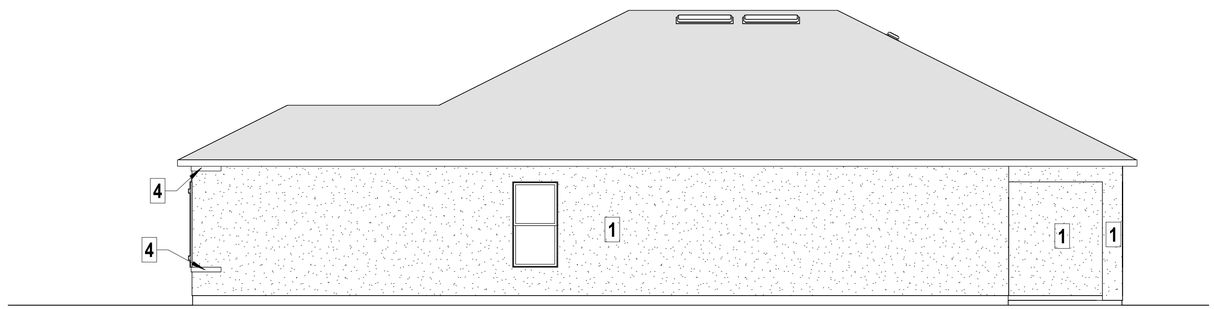
FRONT ELEVATION - TRADITIONAL A



REAR ELEVATION - TRADITIONAL A



LEFT ELEVATION - TRADITIONAL A



RIGHT ELEVATION - TRADITIONAL A

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX

tds
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9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

ATLANTIC

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006803**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

CBTRA

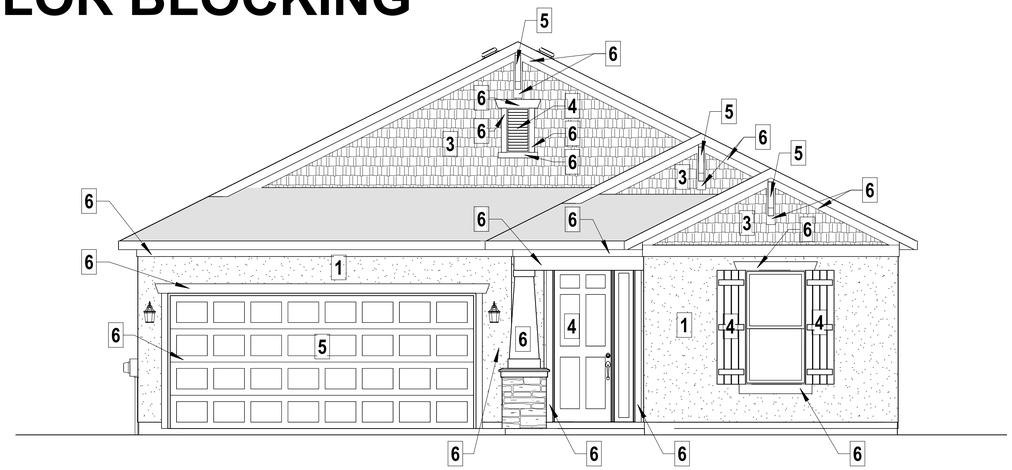
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

COLOR BLOCKING

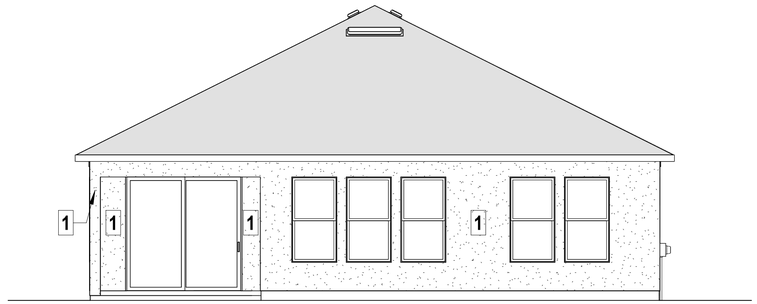
COLOR BLOCKING LEGEND	
1	BODY 1 (STUCCO)
2	BODY 2 (LAP SIDING)
3	BODY 3 (SHAKE)
4	FRONT DOOR/ SHUTTERS
5	GARAGE/ BRACKETS
6	TRIM/ COLUMN/ TRELLIS

SHINGLE ROOF - COLOR: PER COLOR PALETTE

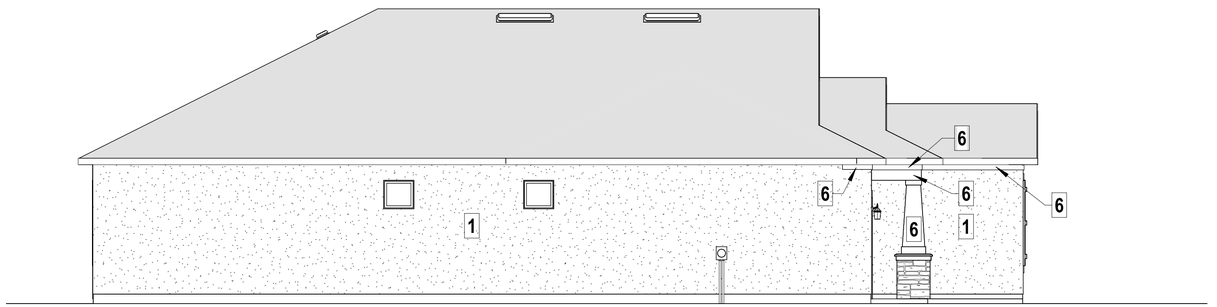
STONE - COLOR: PER COLOR PALETTE



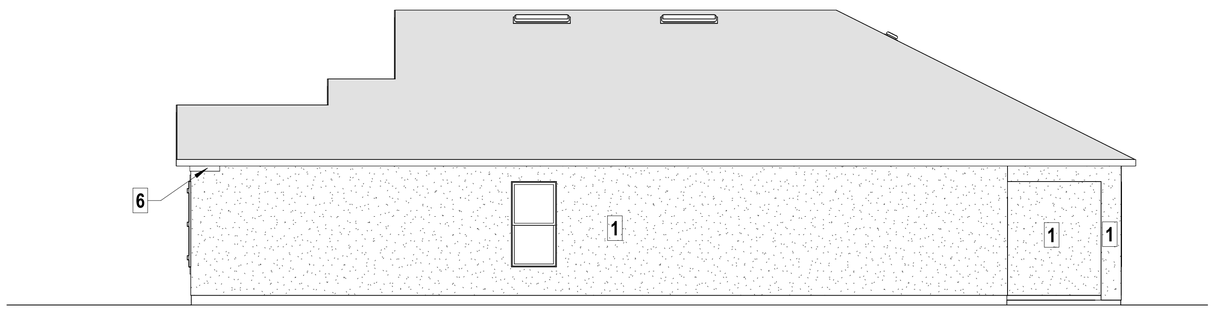
FRONT ELEVATION - CRAFTSMAN A



REAR ELEVATION - CRAFTSMAN A



LEFT ELEVATION - CRAFTSMAN A



RIGHT ELEVATION - CRAFTSMAN A

APEX

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SUITE 100, JACKSONVILLE, FL 32211
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ATLANTIC

BASE PLAN
40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006803**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

CBCRA

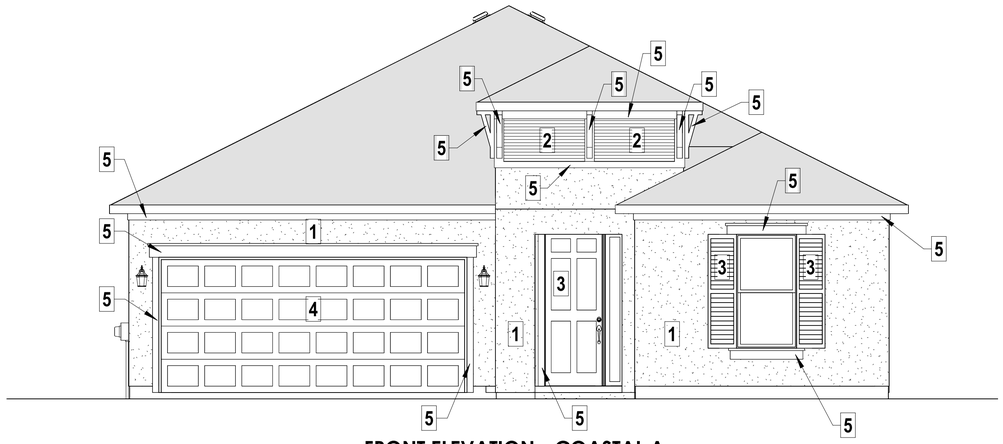
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

COLOR BLOCKING

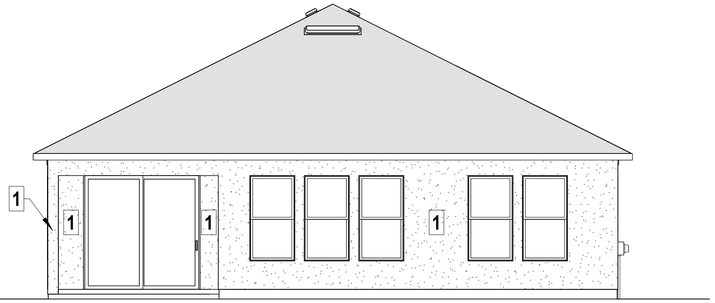
COLOR BLOCKING LEGEND	
1	BODY 1 (1ST AND 2ND FLOOR)
2	BODY 2 (ACCENTS)
3	FRONT DOOR/ SHUTTERS
4	GARAGE
5	TRIM/ COLUMN/ BRACKETS

SHINGLE ROOF - COLOR: PER COLOR PALETTE

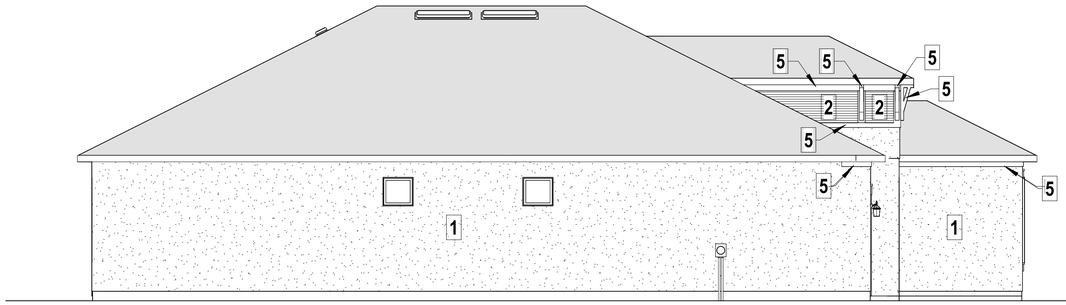
STONE - COLOR: PER COLOR PALETTE



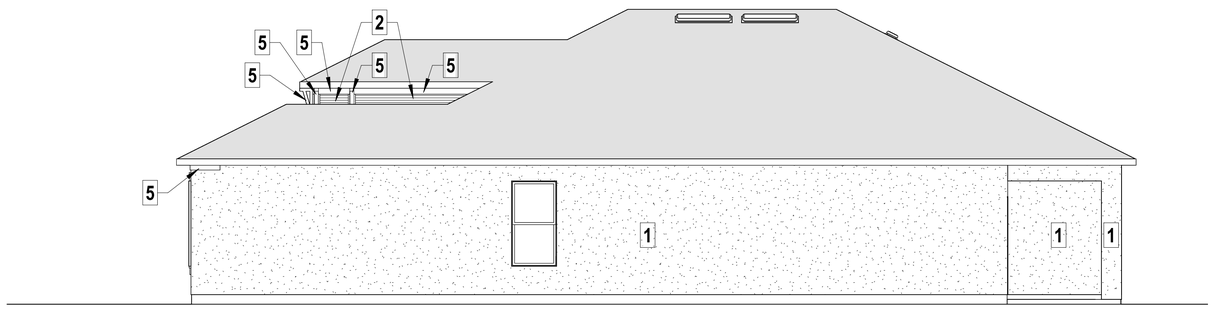
FRONT ELEVATION - COASTAL A



REAR ELEVATION - COASTAL A



LEFT ELEVATION - COASTAL A



RIGHT ELEVATION - COASTAL A

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX

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9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

ATLANTIC

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006803**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

CBCOA

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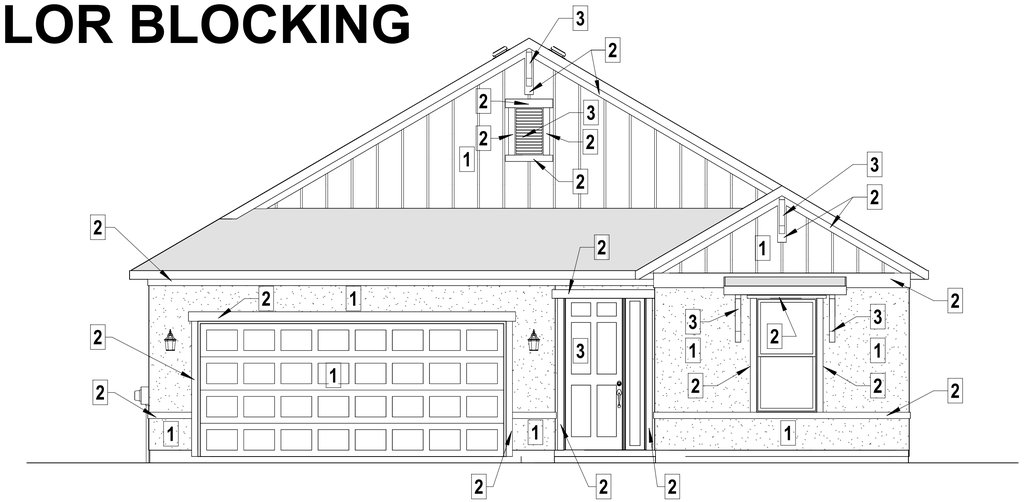
COLOR BLOCKING

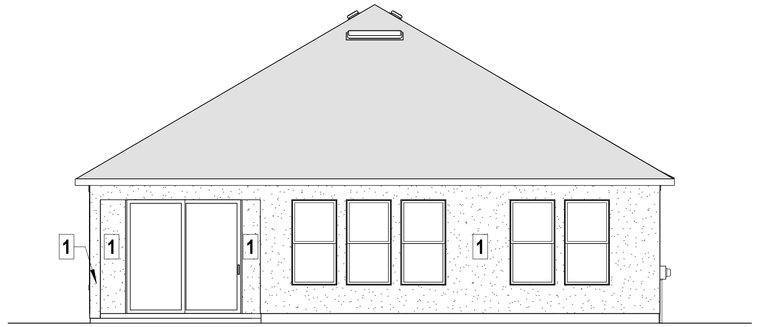
COLOR BLOCKING LEGEND	
1	BODY
2	TRIM/ COLUMN
3	FRONT DOOR/ SHUTTERS/ BRACKETS
4	GARAGE

SHINGLE ROOF - COLOR: PER COLOR PALETTE

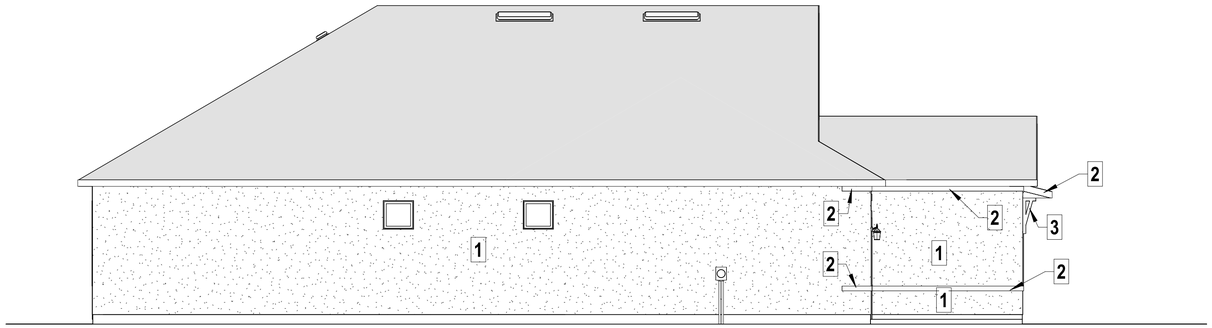
STONE - COLOR: PER COLOR PALETTE



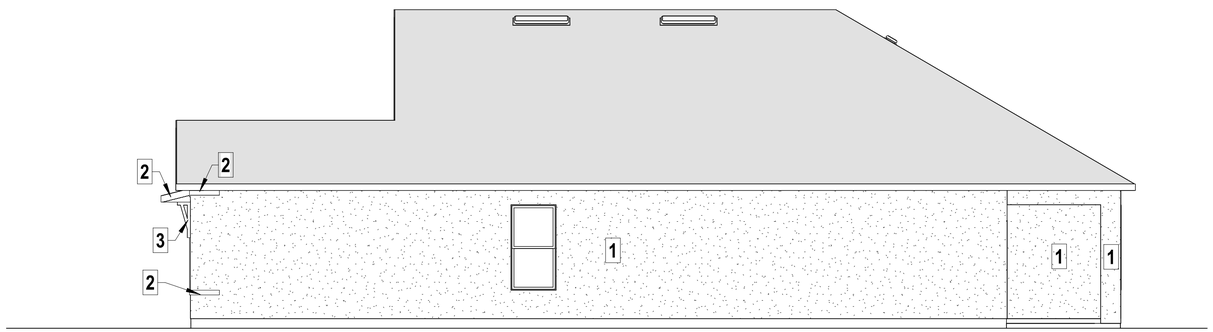
FRONT ELEVATION - FARMHOUSE A



REAR ELEVATION - FARMHOUSE A



LEFT ELEVATION - FARMHOUSE A



RIGHT ELEVATION - FARMHOUSE A

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taylor morrison

ATLANTIC

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006803**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

CBFHA

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TAYLOR MORRISON

BILOXI, BASE PLAN
SUBDIVISON,
NON-PORCH ELEVATIONS (150C)

DRAWING INDEX

ARCHITECTURAL

SHEET NO.	SHEET NAME
A000	ARCHITECTURAL NOTES
A110	1st LEVEL FLOOR PLAN - TRADITIONAL A
A112	1st LEVEL FLOOR PLAN - CRAFTSMAN A
A114	1st LEVEL FLOOR PLAN - COASTAL A
A116	1st LEVEL FLOOR PLAN - FARMHOUSE A
A118	1st LEVEL FLOOR PLAN - PARTIALS
A200	ELEVATIONS - TRADITIONAL A
A202	ELEVATIONS - CRAFTSMAN A
A204	ELEVATIONS - COASTAL A
A206	ELEVATIONS - FARMHOUSE A
A209	ELEVATIONS - PARTIALS
A210	ELEVATIONS - PARTIALS
A211	ELEVATIONS - PARTIALS
A212	ELEVATIONS - PARTIALS
A400	WALL SECTIONS
A500	DETAILS
A501	DETAILS
A502	DETAILS
A503	DETAILS

ELECTRICAL

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E100	1st LEVEL ELECTRICAL PLAN - TRADITIONAL A
E102	1st LEVEL ELECTRICAL PLAN - CRAFTSMAN A
E104	1st LEVEL ELECTRICAL PLAN - COASTAL A
E106	1st LEVEL ELECTRICAL PLAN - FARMHOUSE A
E108	1st LEVEL ELECTRICAL PLAN - PARTIALS
E109	1st LEVEL ELECTRICAL PLAN - PARTIALS

STRUCTURAL

SHEET NO.	SHEET NAME
ST-1 (150C)	STRUCTURAL SPECIFICATIONS - 150C
ST-2 (150C)	FOUNDATION PLAN - TRADITIONAL A - 150C
ST-2.2 (150C)	FOUNDATION PLAN - CRAFTSMAN A - 150C
ST-2.4 (150C)	FOUNDATION PLAN - COASTAL A - 150C
ST-2.6 (150C)	FOUNDATION PLAN - FARMHOUSE A - 150C
ST-2.8 (150C)	FOUNDATION PLAN - PARTIALS - 150C
ST-2.D	FOUNDATION DETAILS
ST-3 (150C)	1st LEVEL STRUCTURAL PLAN - TRADITONAL A - 150C
ST-3.2 (150C)	1st LEVEL STRUCTURAL PLAN - CRAFTSMAN A - 150C
ST-3.4 (150C)	1st LEVEL STRUCTURAL PLAN - COASTAL A - 150C
ST-3.6 (150C)	1st LEVEL STRUCTURAL PLAN - FARMHOUSE A - 150C
ST-3.8 (150C)	1st LEVEL STRUCTURAL PLAN - PARTIALS - 150C
ST-3A (150C)	1st LEVEL ROOF FRAMING PLAN - TRADITONAL A - 150C
ST-3A.2 (150C)	1st LEVEL ROOF FRAMING PLAN - CRAFTSMAN A - 150C
ST-3A.4 (150C)	1st LEVEL ROOF FRAMING PLAN - COASTAL A - 150C
ST-3A.6 (150C)	1st LEVEL ROOF FRAMING PLAN - FARMHOUSE A - 150C
ST-3A.8 (150C)	1st LEVEL ROOF FRAMING PLAN - PARTIALS - 150C
ST-5	TYPICAL WALL SECTIONS
ST-6	SECTIONS AND DETAILS
ST-7	SECTIONS AND DETAILS
ST-8	SECTIONS AND DETAILS

TAYLOR MORRISION

SHEET NO.	SHEET NAME
TM - 1	FRAMING STANDARDS
TM - 2	HAVAC STANDARDS
TM - 3	STAIR STANDARDS AND TEMPORARY GUARDS
TM - 4	TRIM STANDARDS
TM - 5	SIDING STANDARDS OVER FRAME
TM - 6	SIDING STANDARDS OVER BLOCK
TM - 7	SIDING STANDARDS OVER BLOCK CONT.
TM - 8	COLUMN MENU

COLOR BLOCKING

SHEET NO.	SHEET NAME
CBTRA	TRADITIONAL A ELEVATION - COLOR BLOCKING
CBCRA	CRAFTSMAN A ELEVATION - COLOR BLOCKING
CBCOA	COASTAL A ELEVATION - COLOR BLOCKING
CBFHA	FARMHOUSE A ELEVATION - COLOR BLOCKING

BUILDING CODE SUMMARY

THE PROJECT SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES
FL BUILDING CODE - RESIDENTIAL: 2023 FL BUILDING CODE - FUEL GAS: 2023
FL BUILDING CODE - PLUMBING: 2023 NATIONAL ELECTRIC CODE: 2020
FL BUILDING CODE - MECHANICAL: 2023 FL FIRE PREVENTION CODE: 2023
FL BUILDING CODE - ENERGY CONSERVATION: 2023

OCCUPANCY CLASSIFICATION: RESIDENTIAL CONSTRUCTION TYPE: VB

WIND ZONE: SEE ST-1 SPRINKLED: NO

ZONING CODE:
PROPOSED STRUCTURE COMPLIES WITH THE REQUIREMENTS OF CHAPTER 656, ZONING CODE FOR RESIDENTIAL DISTRICTS, INCL MAX BLDG HGT OF 35'

AREAS TR - A

1st Floor	1898 SF
CONDITIONED AREA	1898 SF
Garage	441 SF
Porch	42 SF
Lanai	112 SF
UNCONDITIONED AREA	595 SF
TOTAL UNDER ROOF	2493 SF

*OPT 3-CAR GARAGE +664 SF
*OPT EXTENDED LANAI +208 SF

AREAS CR, CO - A

1st Floor	1898 SF
CONDITIONED AREA	1898 SF
Garage	441 SF
Porch	32 SF
Lanai	112 SF
UNCONDITIONED AREA	585 SF
TOTAL UNDER ROOF	2483 SF

*OPT 3-CAR GARAGE +664 SF
*OPT EXTENDED LANAI +208 SF

AREAS FH - A

1st Floor	1898 SF
CONDITIONED AREA	1898 SF
Garage	441 SF
Porch	44 SF
Lanai	112 SF
UNCONDITIONED AREA	597 SF
TOTAL UNDER ROOF	2495 SF

*OPT 3-CAR GARAGE +664 SF
*OPT EXTENDED LANAI +208 SF

VOLUME - ALL A'S

1st Floor	17718 CF
Grand total	17718 CF

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taylor morrison

BILOXI
BASE PLAN
ONAL PLANS - CMU
40' REGI

SUBDIVISON

PROJECT NO: **2024.006823**
DRAWN: **MJR**
CHECKED: **CM**

07-02-2025

REVISIONS:

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0000 (150C)

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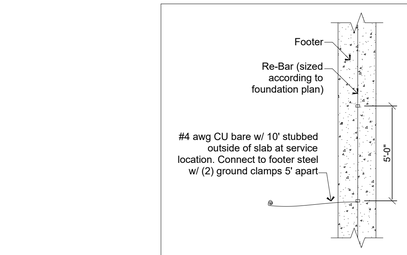
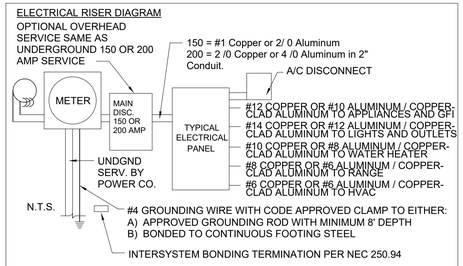


UFER GROUND DETAIL
N.T.S.

ELECTRICAL RISER DIAGRAM



NOTE:
ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY

GENERAL ELECTRICAL NOTES

ALL ELECTRICAL DESIGN AND WORK SHALL BE IN STRICT COMPLIANCE WITH THE 2020 NATIONAL ELECTRIC CODE

- CONTRACTOR RESPONSIBLE FOR ALL PANEL LOAD CALCULATIONS AND SHALL VERIFY IN ACCORDANCE WITH BUILDERS SPECIFICATIONS AND IN STRICT COMPLIANCE WITH NEC
- PER NEC SECTION 210.12(B) ALL 15A & 20A, 120V BRANCH CIRCUITS SUPPLYING OUTLETS REQUIRE AFCI PROTECTION
- CARBON MONOXIDE PROTECTION PER RESIDENTIAL CODE R315.1 TO BE INSTALLED WITHIN 10' OF EVERY SLEEPING ROOM
- ALL OUTLETS SHOULD BE AFCI PER NEC - U.N.O.
- ALL 125V SINGLE-PHASE 15A & 20A RECEPTACLES INSTALLED IN LOCATIONS SPECIFIED IN 210.8(A)(1) THROUGH (A)(10) SHALL HAVE GFCI PROTECTION FOR PERSONNEL IN ACCORDANCE WITH NEC 210.8(A)
- PER NEC SECTION 406.8(B)(I) 15A & 20A RECEPTACLES IN A WET LOCATION MUST BE WITHIN AN ENCLOSURE THAT IS WEATHERPROOF WHEN AN ATTACHMENT IS PLUGGED IN AN ALL NON-LOCKING RECEPTACLES SHALL BE LISTED AS WEATHER RESISTANT
- PER NEC SECTION 406.II IN DWELLING UNITS, ALL 15A & 20A, 15V RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT
- PER NEC SECTION 406.9(C) RECEPTACLES SHOULD NOT BE INSTALLED WITHIN A ZONE MEASURED 3FT HORIZONTALLY AND 8FT VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD.
- PER NEC SECTION 800.156 NO LESS THAN ONE COMMUNICATION OUTLET SHALL BE INSTALLED WITHIN EACH DWELLING UNIT
- PER NEC SECTION R314.3 AND R315.1 SMOKE DETECTORS TO BE INSTALLED INSIDE EACH SLEEPING AREA
- ALL SMOKE ALARMS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 217, PER RESIDENTIAL CODE 314.1. GC TO INSTALL; KIDDE MODEL # 14618A SMOKE ALARM, OR APPROVED EQUAL
- JUNCTION BOX AT WATER HEATER, RANGE AND/OR DRYER TO BE 220V IN NON GAS COMMUNITIES, AND 110V IN COMMUNITIES THAT HAVE GAS OPTIONS PROVIDE APPROPRIATE RECEPTACLE PER APPLIANCE
- ALL PERMANENTLY INSTALLED LUMINARIES, EXCLUDING THOSE IN KITCHEN APPLIANCES, SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS-PER-WATT OR SHALL UTILIZE LAMPS WITH AN EFFICACY OF NOT LESS THAN 65 LUMENS-PER-WATT PER R404.1.
- PER RESIDENTIAL CODE M1305.1 A LEVEL WORKING SPACE NOT LESS THAN 30" DEEP AND 30" WIDE SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE OF ANY APPLIANCE
- PER NEC SECTION R230.67 ALL SERVICES SUPPLYING DWELLING UNITS ARE REQUIRED TO BE PROVIDED WITH A TYPE 1 OR TYPE 2 SURGE-PROTECTIVE DEVICE.
- EACH DWELLING UNIT SHALL BE DESIGNED WITH PROVISION FOR FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT IN ACCORDANCE WITH RESIDENTIAL CODES RF103.1 AND RF103.3. CONTRACTOR RESPONSIBLE TO ADJUST PANEL/LOAD CALCULATIONS ACCORDINGLY.
- ALL 125V THROUGH 250V RECEPTACLES INSTALLED IN LOCATIONS SPECIFIED IN 210.8 (B)(1) THROUGH (B)(12) AND SUPPLIED BY SINGLE-PHASE BRANCH CIRCUITS RATED 150V OR LESS TO GROUND, 50A OR LESS, AND ALL RECEPTACLES SUPPLIED BY THREE-PHASE BRANCH CIRCUITS RATED 150V OR LESS TO GROUND, 100A OR LESS SHALL HAVE GFCI PROTECTION FOR PERSONNEL IN ACCORDANCE WITH NEC 210.8(B)
- FOR ONE AND TWO FAMILY DWELLING UNITS, ALL SERVICE CONDUCTORS SHALL TERMINATE IN DISCONNECTING MEANS HAVING A SHORT CIRCUIT CURRENT RATING EQUAL OR GREATER THAN THE AVAILABLE FAULT CURRENT, INSTALLED IN A READILY ACCESSIBLE OUTDOOR LOCATION IN ACCORDANCE WITH NEC 230.85

ABBREVIATIONS LEGEND

ABV	ABOVE
AC	AIR CONDITIONER
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLER UNIT
BLK	BLOCK
CABS	CABINETS
CLG	CEILING
CHR	CHAIR RAIL
COFF	COFFERED
COL	COLUMN
COND	CONDENSER
CRN	CROWN MOULDING
CVAC	CENTRAL VACUUM SYSTEM
DBL	DOUBLE
DIAG	DIAGONAL
DR	DOOR
DRY	DRYER
DW	DISHWASHER
EB	EYEBROW
FL	FLOOR LINE (MAT. CHANGE)
FLR	FLOOR
FP	FIREPLACE
FXD	FIXED
FXT	FIXTURE
GLS	GLASS
HB	HOSE BIB
KS	KNEE SPACE
LAV	LAVATORY
LT	LAUNDRY TUB
MRBL	MARBLE
MC	MEDICINE CABINET
MIR	MIRROR
MTL	METAL
OH	OVERHEAD
OPNG	OPENING
OPT	OPTIONAL
R & S	CLOTHES ROD and SHELF
REF	REFRIGERATOR
SD	SOAP DISH
SDLTS	SIDE LIGHTS
SGD	SLIDING GLASS DOOR
SH (2)	SHELVES (QUANTITY)
SHWR	SHOWER
TB	TOWEL BAR
TPH	TOILET PAPER HOLDER
T&S	TUB and SHOWER
TEMP	TEMPERED
TR	TRANSOM
VOL	VOLUME
WC	WATER CLOSET
WD	WOOD
WH	WATER HEATER
WNCT	WAINSCOT
WS	WATER SOFTENER
WASH	WASHER

ROOF NOTES

- INSTALL ROOF VENTING PER MFR WRITTEN INSTRUCTIONS PER RESIDENTIAL CODE R806
- ALL OVERHANG DIMENSIONS ARE TO EDGE OF RAFTER. REFERENCE WALL SECTIONS/DETAILS FOR ALL OVERHANGS NOT DIMENSIONED.
- ALL UNDERLAYMENT MUST BE INSTALLED IN COMPLIANCE WITH RESIDENTIAL CODE R905.1.1
- EACH 4' OFF RIDGE VENT REQUIRES (1) 46" x 3" CUT OUT IN ROOF SHEATHING PER MFR WRITTEN INSTRUCTIONS
- ROOF VENTING MUST MAINTAIN A MIN. DISTANCE OF 4'-0" FROM CENTERLINE OF SEPARATION WALL
- NO PENETRATIONS WITHIN 4'-0" OF RATED WALLS

ROOF VENT CALCULATION

FORMULA:

1 SQUARE INCH VENT FOR EVERY 300 SQUARE INCHES OF CEILING
*144 SQ. IN. = 1 SQ. FT.
BLDG. CEILING (SF) x 144 = BLDG (SQ. IN.)
BLDG. (SQ. IN.) / 300 = SQ. IN. OF VENT REQUIRED
SQ. IN. OF VENT REQUIRED / 2 = 50% AT HIGH AND 50% AT LOW.

PER RESIDENTIAL CODE SECTION R806.2: 40% MIN, BUT NOT MORE THAN 50% OF VENTILATION MUST BE PROVIDED BY VENTILATORS LOCATED NO MORE THAN 3'-0" BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE

BASIS OF CALCULATION: ("OR EQUAL" ACCEPTABLE)

(a) OFF RIDGE VENTS - STAMPCO W/ 36 SQ IN (NFVA) PER LINEAL FT

(b) SOFFIT VENTS - GP T3-1/3" FULL VENT PERFORATED W/ 9.19 SQ IN (NFVA) PER LINEAL FT

CALCULATED LINEAL FOOT OF SOFFIT VENT SHALL NOT INCLUDE NON-VENTED FIRE RATED SOFFIT LOCATED LESS THAN 5' FROM PROPERTY LINE

EXTERIOR ELEVATION GENERAL NOTES

- FRONT ELEVATIONS BANDING, MOLDING, COLUMNS AND TRIM SHALL RECEIVE A SAND FINISH. SEE ELEVATION FOR DEPTH OR RAISED BANDING
- SIDE AND REAR ELEVATIONS BANDING AROUND WINDOWS AND DOORS MAY BE OPTIONAL PER COMMUNITY SPECS - SEE COMMUNITY SPECIFICATIONS OR CONSULT THE CONSTRUCTION MANAGER. ALL BANDING SHALL RECEIVE A SAND FINISH
- ROOF COVERING SEE COMMUNITY SPECIFICATIONS OR CONSULT THE CONSTRUCTION MANAGER. SEE STRUCTURAL SHEETS FOR SHEATHING REQUIREMENTS
- FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, DECK AND WALL INTERSECTIONS, AT GUTTERS, AT ALL CHANGES IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS
- WINDOW PAN FLASHING SHALL BE IN ACCORDANCE WITH RESIDENTIAL CODE R703.4
- WALL HEIGHTS VERIFY ALL BEARING WALL HEIGHTS WITH FINAL TRUSS LAYOUTS
- LATH PER RESIDENTIAL CODE R703.7.1, LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 11/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 7/8-INCHLONG (22.2 MM), 16 GAGE STAPLES, SPACED NOT MORE THAN 6 INCHES (152 MM), OR AS OTHERWISE APPROVED
- PLASTER PER R703.7.2, PLASTERING WITH PORTLAND CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHERE APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHERE APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTANT WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R702.1(1). ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED. THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1(3)
- WEEP SCREED PER R703.7.2.1 A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 31/2 INCHES (89 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C926. THE WEEP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED
- WATER-RESISTIVE BARRIERS PER R703.7.3, WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.4) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS

GENERAL NOTES

- ALL CONSTRUCTION SHALL MEET THE LATEST EDITION OF CODES ADOPTED BY THE LOCAL GOVERNING AGENCIES
- PER RESIDENTIAL CODE R302.5 NO OPENINGS FROM A PRIVATE GARAGE ARE PERMITTED DIRECTLY INTO SLEEPING AREAS. ALL OPENINGS SHALL HAVE SOLID WOOD, INSULATED STEEL OR 20 MIN. FIRE RATED DOORS NOT LESS THAN 1-3/8 INCHES THICKNESS. ALL DUCTS IN THE GARAGE OR PENETRATING THE WALL OR CEILING SEPARATING THE GARAGE AND DWELLING SHALL BE CONSTRUCTED OF MIN. 26 GA. SHEET METAL, 1 INCH MINIMUM RIGID CLASS 0 OR 1 DUCT BOARD, OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE
- PER RESIDENTIAL CODE TABLE R302.6 GARAGE SHALL BE SEPARATED FROM RESIDENCE AND IT'S ATTIC W/ MIN. 1/2" GYP BOARD ATTACHED IN ACCORDANCE WITH TABLE R702.3.5. HABITABLE ROOMS SHALL BE SEPARATED FROM ROOM ABOVE W/ MIN 5/8" TYPE "X" GYP BOARD, WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY. ANY STRUCTURE SUPPORTING THE ASSEMBLY SHALL BE PROTECTED W/ MIN 1/2" GYP BOARD
- PER RESIDENTIAL CODE R309.1 GARAGE AND CARPORT FLOOR SURFACE AREAS USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARDS THE MAIN VEHICLE ENTRY DOORWAY
- PER RESIDENTIAL CODE R312.1 PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE FINISHED FLOOR OR GRADE SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT. PER RESIDENTIAL CODE R312.1.2 OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE FINISHED FLOOR OR GRADE SHALL HAVE GUARDS NOT LESS THAN 34" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS
- PER RESIDENTIAL CODE R312.1.3 REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4" OR MORE IN DIAMETER
- PER RESIDENTIAL CODE R308.4.5 GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING, FACING, OR ADJACENT TO HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE, SHALL BE CONSIDERED A HAZARDOUS LOCATION. G.C. TO VERIFY IF HOMEOWNER SELECTS ANY OF THESE ITEMS LISTED. IF ANY OF THESE ITEMS LISTED IS INSTALLED, SUCH GLAZING FACING THOSE ITEMS IS TO BE TEMPERED
- PER RESIDENTIAL CODE R312.2, PROVIDE WINDOW FALL PROTECTION IN ACCORDANCE WITH R312.2.1 AND R312.2.2
- GAS OPT. PER COMMUNITY. VERIFY WITH BLDR
- C.J. = RECOMMENDED MASONRY CONTROL JOINT LOCATION
- ALL FINISHES, MATERIALS, HOUSEWRAP, WINDOW AND DOOR FLASHING, TAPING AND SEALANTS TO BE INSTALLED PER BUILDER PROVIDED SPECIFICATIONS OR MFR WRITTEN INSTRUCTIONS
- ALL FINISH DETAILS & TYPICAL PLAN NOTES PROVIDED BY BUILDER IN ACCORDANCE WITH TYPICAL BUILDER SPECIFICATIONS
- REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ALL EXTERIOR WALL STUD SPECIES, SIZES AND SPACING

TERMITE SPECIFICATIONS

SECTION R318 PROTECTION AGAINST TERMITES

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE A PREVENTIVE TREATMENT TO NEW CONSTRUCTION (SEE SECTION 202, REGISTERED TERMITICIDE). UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

NOTE:
1. METHOD OF TREATMENT SHALL BE APPROVED BY THE GOVERNING JURISDICTION "LIQUID BORATE OR BORA-CARE" PRODUCT METHODS MUST BE DETERMINED AT PERMIT STAGE AND PRODUCT APPROVAL DATA MUST BE ON FILE WITH THE BUILDING DEPARTMENT.
2. PRESSURE TREATED LUMBER THAT HAS BEEN CUT OR DRILLED THAT EXPOSES UNTREATED PORTIONS OF WOOD ARE REQUIRED TO BE FIELD TREATED TO PREVENT INSECT INFESTATION.
3. OPTIONAL BORATE APPLIED TO ALL FRAME MEMBERS MIN. 24" AFF

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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BILOXI
BASE PLAN
40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006823
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A000

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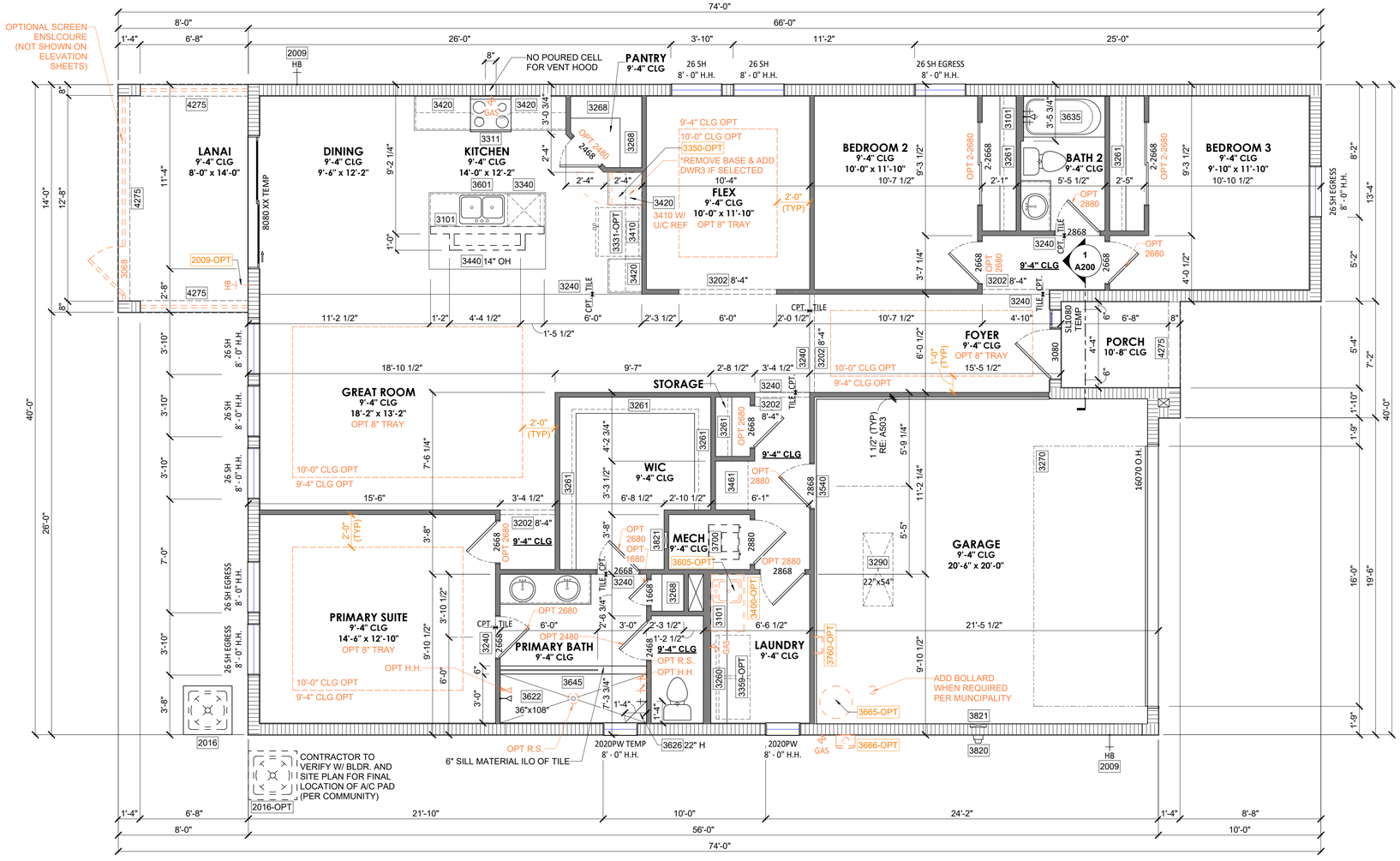

1st LEVEL FLOOR PLAN - TRADITIONAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

2009	HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2009-OPT	OPT HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2016	A/C PAD, 36"x 36" (U.N.O.)
2016-OPT	OPT A/C PAD, 36"x 36" (U.N.O.)
3101	2X6 WALL
3202	INTERIOR FLAT HEADER (H.H. AS NOTED)
3240	FLOOR LINE
3260	SINGLE SHELF
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3270	LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION
3290	ATTIC ACCESS - SIZE AS NOTED (PROVIDE 30" MIN. HEADROOM AT ALL ACCESS LOCATIONS)
3311	RANGE W/ MICROHOOD
3331-OPT	OPT REFRIGERATOR
3340	DISHWASHER
3350-OPT	OPT UNDER COUNTER REFRIGERATOR
3359-OPT	OPT WASHER AND DRYER (WASHER ALWAYS ON LEFT - DRYER ALWAYS ON RIGHT)
3400-OPT	OPT BASE CABINETS
3410	UPPER CABINETS
3420	BASE & UPPER CABINETS
3440	EXTEND 36" HIGH COUNTER OVER 2X4 KNEE WALL BELOW
3461	DROP ZONE
3540	DOOR IS 1 3/8" MIN. SOLID CORE -OR- 20 MIN. FIRE RATED
3601	SINK W/ GARBAGE DISPOSAL (SWITCH LOCATION PER BLDR SPECS)
3605-OPT	OPT LAV. SINK
3622	SHOWER RECESSED (PER BLDR SPECS)
3626	CORNER SHOWER SEAT
3635	TUB (5'-0" ROUGH OPENING)
3645	TEMPERED GLASS SHOWER ENCLOSURE
3665-OPT	OPT WATER HEATER - TANKED (PROVIDE MECH PROTECTION PER CODE)
3666-OPT	OPT WATER HEATER - TANKLESS (PROVIDE GAS & ELEC AS REQD)
3700	AHU
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE
3820	ELECTRICAL METER AND DISCONNECT (LOCATION PER BLDR SPECS)
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)

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904.821.5200
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BILOXI

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006823

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A110

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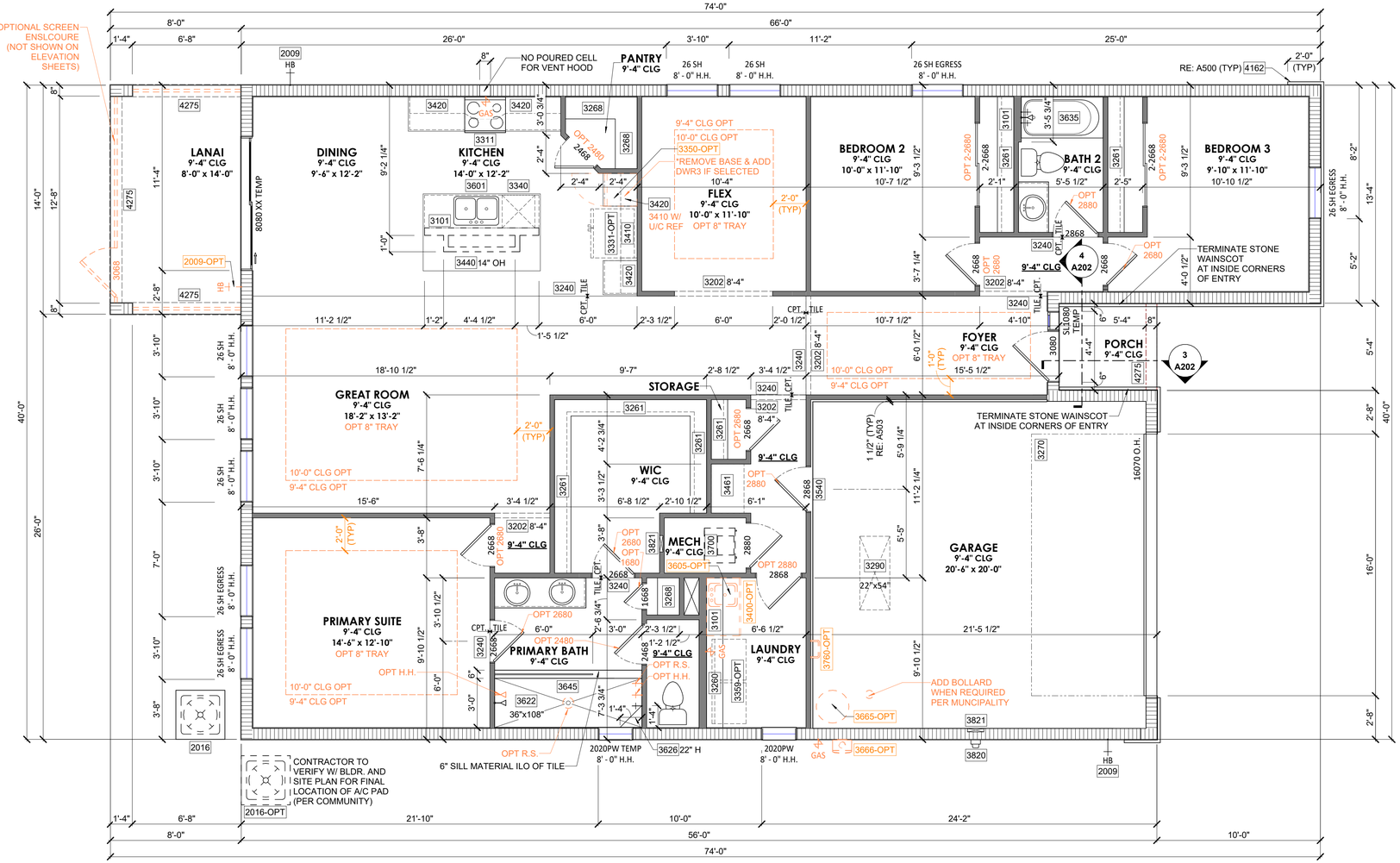

1st LEVEL FLOOR PLAN - CRAFTSMAN A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

2009	HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2009-OPT	OPT HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2016	A/C PAD, 36"x 36" (U.N.O.)
2016-OPT	OPT A/C PAD, 36"x 36" (U.N.O.)
3101	2X6 WALL
3202	INTERIOR FLAT HEADER (H.H. AS NOTED)
3240	FLOOR LINE
3260	SINGLE SHELF
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3270	LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION
3290	ATTIC ACCESS - SIZE AS NOTED (PROVIDE 30" MIN. HEADROOM AT ALL ACCESS LOCATIONS)
3311	RANGE W/ MICROHOOD
3331-OPT	OPT REFRIGERATOR
3340	DISHWASHER
3350-OPT	OPT UNDER COUNTER REFRIGERATOR
3359-OPT	OPT WASHER AND DRYER (WASHER ALWAYS ON LEFT - DRYER ALWAYS ON RIGHT)
3400-OPT	OPT BASE CABINETS
3410	UPPER CABINETS
3420	BASE & UPPER CABINETS
3440	EXTEND 36" HIGH COUNTER OVER 2X4 KNEE WALL BELOW
3461	DROP ZONE
3540	DOOR IS 1 3/8" MIN. SOLID CORE -OR- 20 MIN. FIRE RATED
3601	SINK W/ GARBAGE DISPOSAL (SWITCH LOCATION PER BLDR SPECS)
3605-OPT	OPT LAV. SINK
3622	SHOWER RECESSED (PER BLDR SPECS)
3626	CORNER SHOWER SEAT
3635	TUB (5'-0" ROUGH OPENING)
3645	TEMPERED GLASS SHOWER ENCLOSURE
3665-OPT	OPT WATER HEATER - TANKED (PROVIDE MECH PROTECTION PER CODE)
3666-OPT	OPT WATER HEATER - TANKLESS (PROVIDE GAS & ELEC AS REQD)
3700	AHU
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE
3820	ELECTRICAL METER AND DISCONNECT (LOCATION PER BLDR SPECS)
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4162	MFR. STONE VENEER
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)

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taylor morrison

BILOXI

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006823

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A112

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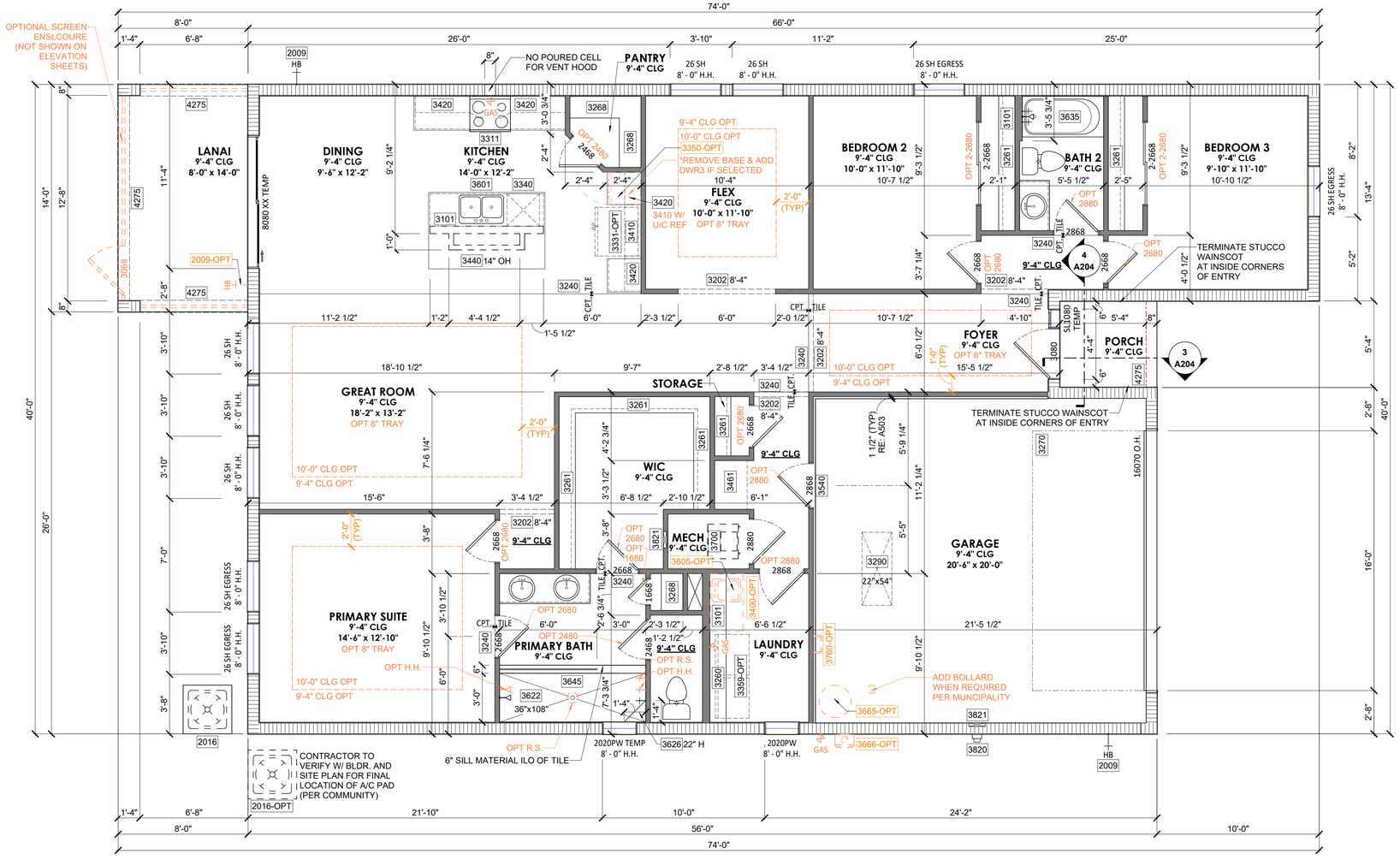

1st LEVEL FLOOR PLAN - COASTAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

2009	HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2009-OPT	OPT HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2016	A/C PAD, 36"x 36" (U.N.O.)
2016-OPT	OPT A/C PAD, 36"x 36" (U.N.O.)
3101	2X6 WALL
3202	INTERIOR FLAT HEADER (H.H. AS NOTED)
3240	FLOOR LINE
3260	SINGLE SHELF
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3270	LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION
3290	ATTIC ACCESS - SIZE AS NOTED (PROVIDE 30" MIN. HEADROOM AT ALL ACCESS LOCATIONS)
3311	RANGE W/ MICROHOOD
3331-OPT	OPT REFRIGERATOR
3340	DISHWASHER
3350-OPT	OPT UNDER COUNTER REFRIGERATOR
3359-OPT	OPT WASHER AND DRYER (WASHER ALWAYS ON LEFT - DRYER ALWAYS ON RIGHT)
3400-OPT	OPT BASE CABINETS
3410	UPPER CABINETS
3420	BASE & UPPER CABINETS
3440	EXTEND 36" HIGH COUNTER OVER 2X4 KNEE WALL BELOW
3461	DROP ZONE
3540	DOOR IS 1 3/8" MIN. SOLID CORE -OR- 20 MIN. FIRE RATED
3601	SINK W/ GARBAGE DISPOSAL (SWITCH LOCATION PER BLDR SPECS)
3605-OPT	OPT LAV. SINK
3622	SHOWER RECESSED (PER BLDR SPECS)
3626	CORNER SHOWER SEAT
3635	TUB (5'-0" ROUGH OPENING)
3645	TEMPERED GLASS SHOWER ENCLOSURE
3665-OPT	OPT WATER HEATER - TANKED (PROVIDE MECH PROTECTION PER CODE)
3666-OPT	OPT WATER HEATER - TANKLESS (PROVIDE GAS & ELEC AS REQD)
3700	AHU
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE
3820	ELECTRICAL METER AND DISCONNECT (LOCATION PER BLDR SPECS)
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)

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BILOXI

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006823

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A114

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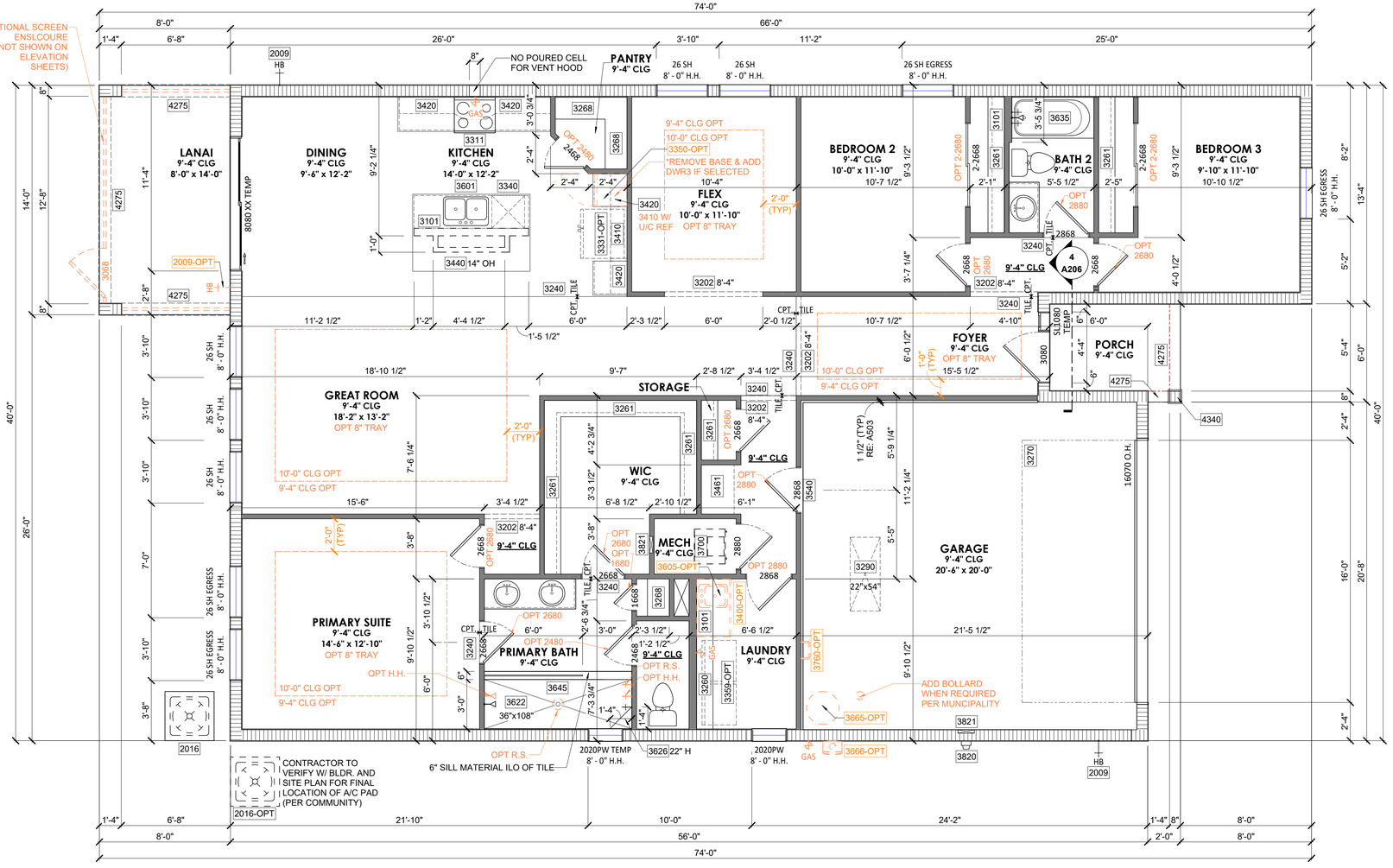

1st LEVEL FLOOR PLAN - FARMHOUSE A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

2009	HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2009-OPT	OPT HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2016	A/C PAD, 36"x 36" (U.N.O.)
2016-OPT	OPT A/C PAD, 36"x 36" (U.N.O.)
3101	2X6 WALL
3202	INTERIOR FLAT HEADER (H.H. AS NOTED)
3240	FLOOR LINE
3260	SINGLE SHELF
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3270	LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION
3290	ATTIC ACCESS - SIZE AS NOTED (PROVIDE 30" MIN. HEADROOM AT ALL ACCESS LOCATIONS)
3311	RANGE W/ MICROHOOD
3331-OPT	OPT REFRIGERATOR
3340	DISHWASHER
3350-OPT	OPT UNDER COUNTER REFRIGERATOR
3359-OPT	OPT WASHER AND DRYER (WASHER ALWAYS ON LEFT - DRYER ALWAYS ON RIGHT)
3400-OPT	OPT BASE CABINETS
3410	UPPER CABINETS
3420	BASE & UPPER CABINETS
3440	EXTEND 36" HIGH COUNTER OVER 2X4 KNEE WALL BELOW
3461	DROP ZONE
3540	DOOR IS 1 3/8" MIN. SOLID CORE -OR- 20 MIN. FIRE RATED
3601	SINK W/ GARBAGE DISPOSAL (SWITCH LOCATION PER BLDR SPECS)
3605-OPT	OPT LAV. SINK
3622	SHOWER RECESSED (PER BLDR SPECS)
3626	CORNER SHOWER SEAT
3635	TUB (5'-0" ROUGH OPENING)
3645	TEMPERED GLASS SHOWER ENCLOSURE
3665-OPT	OPT WATER HEATER - TANKED (PROVIDE MECH PROTECTION PER CODE)
3666-OPT	OPT WATER HEATER - TANKLESS (PROVIDE GAS & ELEC AS REQD)
3700	AHU
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE
3820	ELECTRICAL METER AND DISCONNECT (LOCATION PER BLDR SPECS)
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)

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BILOXI

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006823

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A116

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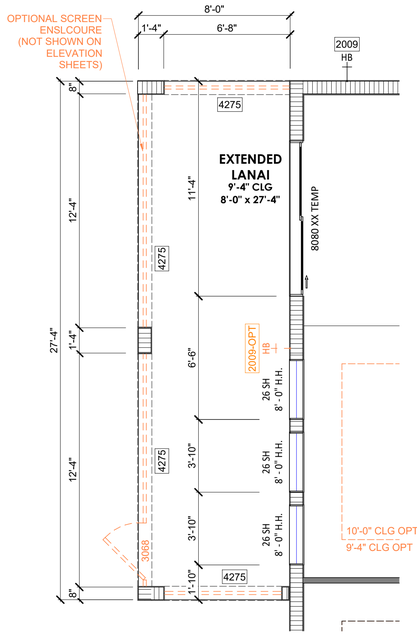
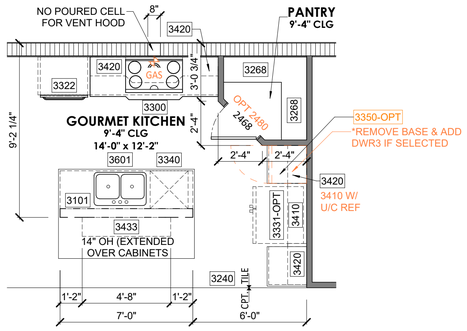


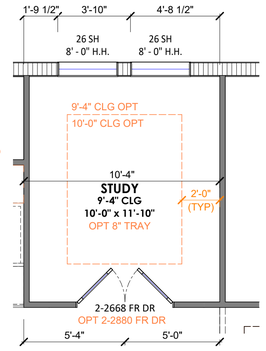
1st LEVEL FLOOR PLAN - OPT EXTENDED LANAI

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



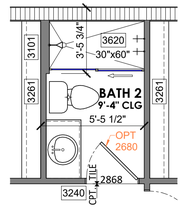
1st LEVEL FLOOR PLAN - OPT GOURMET KITCHEN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL FLOOR PLAN - OPT STUDY

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

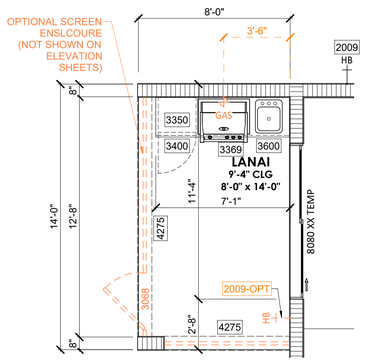


1st LEVEL FLOOR PLAN - OPT SHOWER @ BATH 2

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

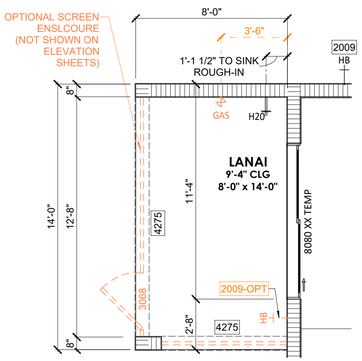
KEYNOTES

2009	HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2009-OPT	OPT HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
3101	2X6 WALL
3202	INTERIOR FLAT HEADER (H.H. AS NOTED)
3240	FLOOR LINE
3260	SINGLE SHELF
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3270	LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION
3290	ATTIC ACCESS - SIZE AS NOTED (PROVIDE 30" MIN. HEADROOM AT ALL ACCESS LOCATIONS)
3300	COOKTOP
3322	DOUBLE OVEN
3331-OPT	OPT REFRIGERATOR
3340	DISHWASHER
3350	UNDER COUNTER REFRIGERATOR
3350-OPT	OPT UNDER COUNTER REFRIGERATOR
3359-OPT	OPT WASHER AND DRYER (WASHER ALWAYS ON LEFT - DRYER ALWAYS ON RIGHT)
3369	30" GRILL
3400	BASE CABINETS
3400-OPT	OPT BASE CABINETS
3410	UPPER CABINETS
3420	BASE & UPPER CABINETS
3433	12" DEEP KITCHEN ISLAND CABINETS
3461	DROP ZONE
3540	DOOR IS 1 3/8" MIN. SOLID CORE -OR- 20 MIN. FIRE RATED
3600	SINK
3601	SINK W/ GARBAGE DISPOSAL (SWITCH LOCATION PER BLDR SPECS)
3605-OPT	OPT LAV. SINK
3620	SHOWER W/ PRE-FAB PAN (SIZE PER PLAN)
3622	SHOWER RECESSED (PER BLDR SPECS)
3640	DROP-IN TUB W/ DECK (PER BLDR SPECS)
3644	TEMPERED GLASS SHOWER ENCLOSURE ON 30" H 1/2 WALL W/ SLP TOP
3665-OPT	OPT WATER HEATER - TANKED (PROVIDE MECH PROTECTION PER CODE)
3666-OPT	OPT WATER HEATER - TANKLESS (PROVIDE GAS & ELEC AS REQD)
3700	AHU
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE
3820	ELECTRICAL METER AND DISCONNECT (LOCATION PER BLDR SPECS)
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)



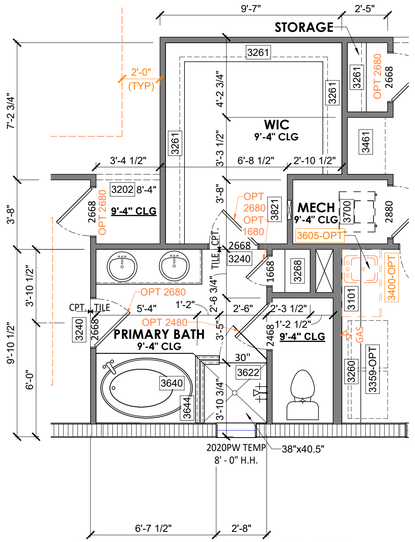
1st LEVEL FLOOR PLAN - OPT OUTDOOR KITCHEN (SIMILAR W/ EXT. LANAI)

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



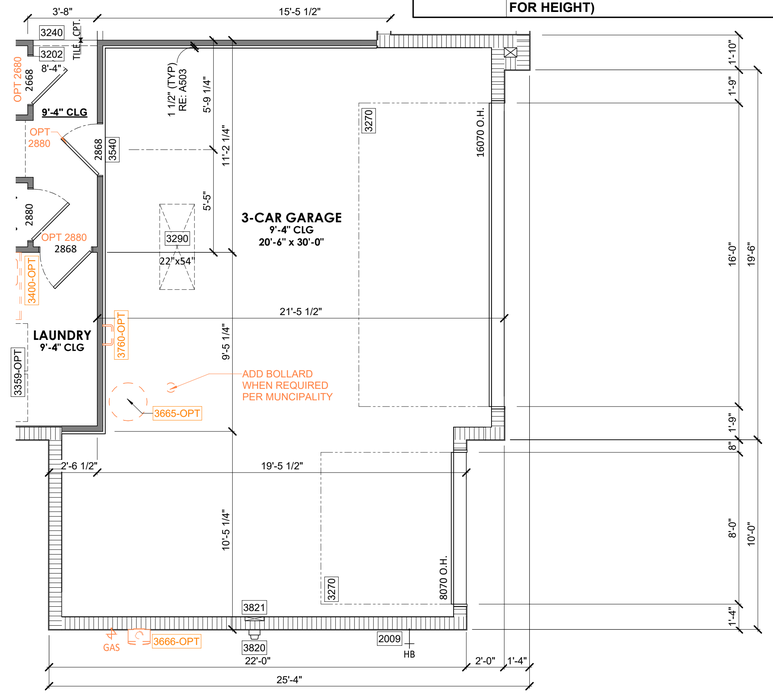
1st LEVEL FLOOR PLAN - OPT OUTDOOR KITCHEN ROUGH-IN (SIMILAR W/ EXT. LANAI)

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL FLOOR PLAN - OPT DELUXE PRIMARY BATH

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL FLOOR PLAN - OPT 3-CAR GARAGE

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

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BILOXI

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006823

DRAWN: MJR

CHECKED: CM

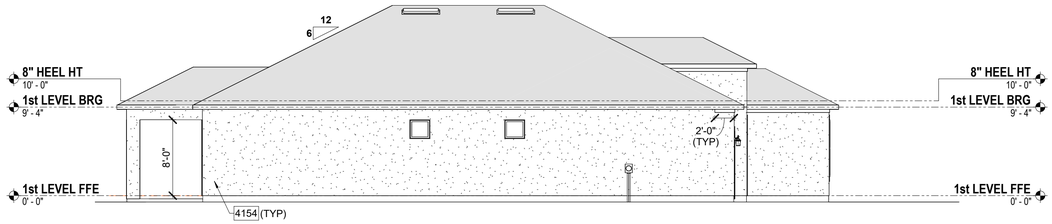
07-02-2025

REVISIONS:

No.	Description	Date

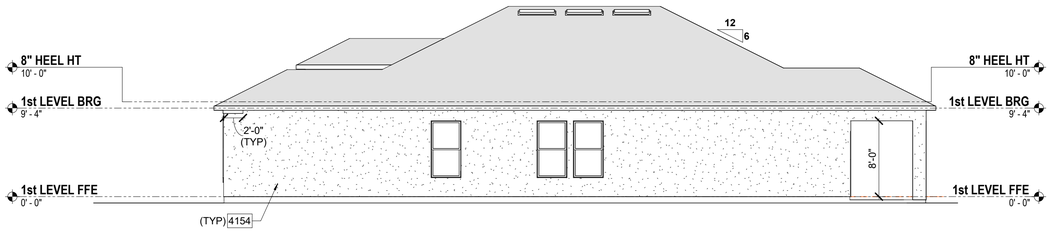
A118

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



LEFT ELEVATION - TRADITIONAL A

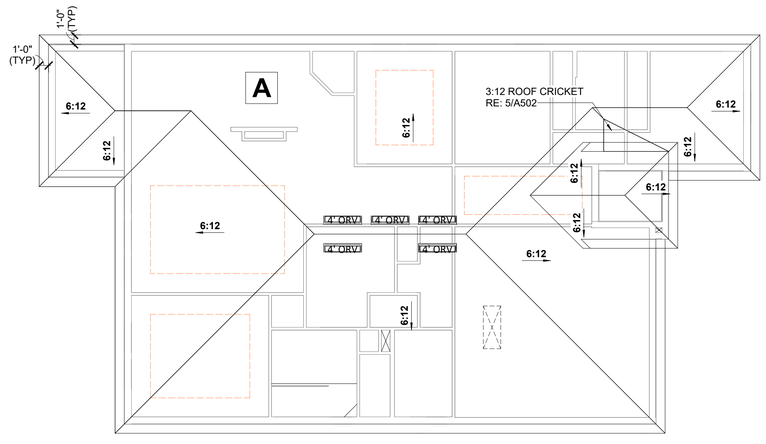
1/8" = 1'-0" WHEN PRINTED ON 22"x34"



RIGHT ELEVATION - TRADITIONAL A

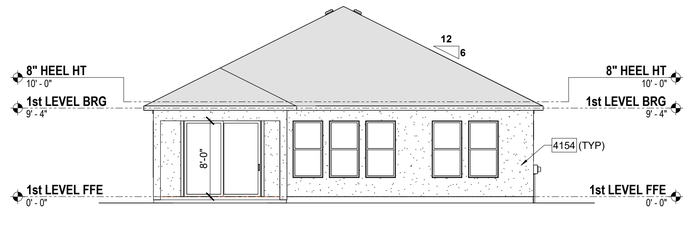
1/8" = 1'-0" WHEN PRINTED ON 22"x34"

UPPER ROOF VENT REQUIREMENTS - TRADITIONAL A
VENTILATION CALCULATIONS: ATTIC AREA = 2495 SQ. FT. / 300 = 8.32 SQ. FT. x 144 = 1198 SQ. FT.
GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 479 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 5 TOTAL SOFFIT VENTILATION NEEDED 719 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT



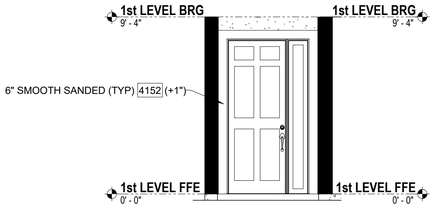
ROOF PLAN - TRADITIONAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



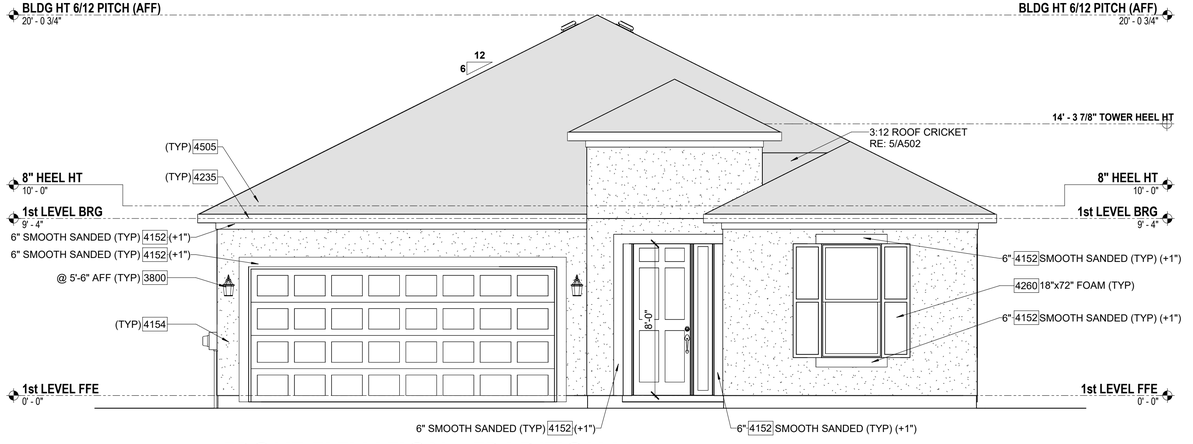
REAR ELEVATION - TRADITIONAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



1 / A200 FRONT ENTRY VIEW

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FRONT ELEVATION - TRADITIONAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

3800	COACH LIGHTS (PER BLDR SPECS)
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4260	DECORATIVE SHUTTERS (SIZE AS NOTED)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

BILOXI

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006823

DRAWN: MJR

CHECKED: CM

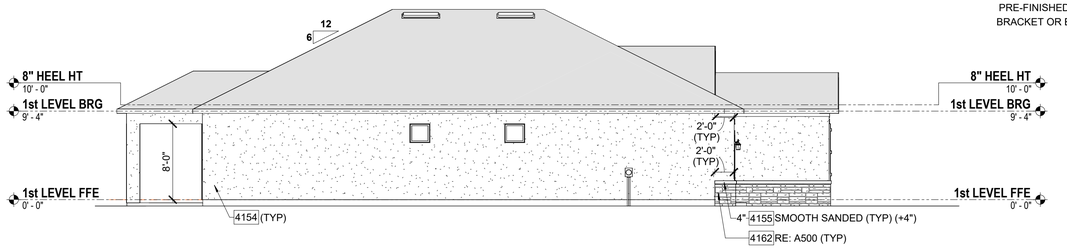
07-02-2025

REVISIONS:

No.	Description	Date

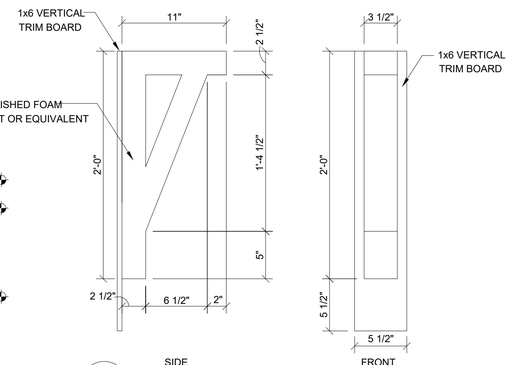
A200

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



LEFT ELEVATION - CRAFTSMAN A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

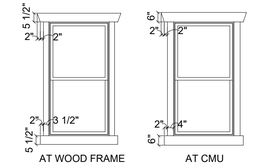


1 A202 **A-TYP-DECO-BKT-11X24X3.5**

1 1/2" = 1'-0" WHEN PRINTED ON 22"x34"

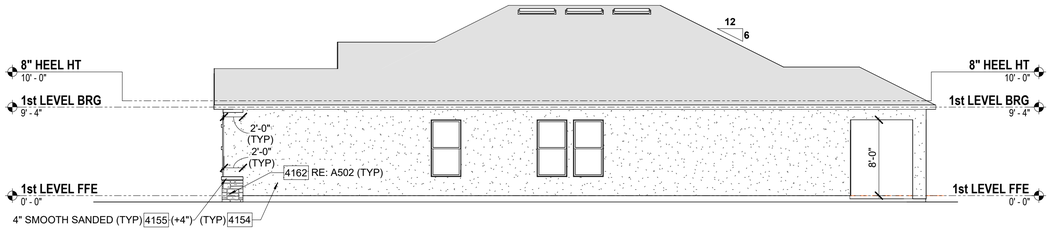
KEYNOTES

3800	COACH LIGHTS (PER BLDR SPECS)
4120	SHAKE SIDING
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4155	FOAM TRIM PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4162	MFR. STONE VENEER
4213	1x6 TRIM
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4260	DECORATIVE SHUTTERS (SIZE AS NOTED)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)



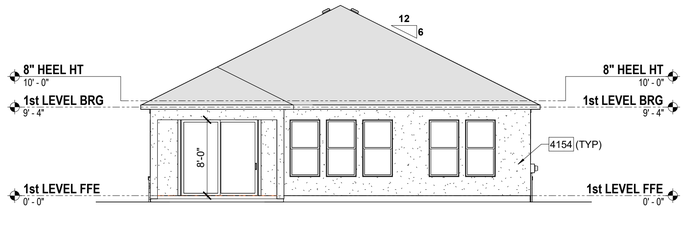
2 A202 **WINDOW TRIM**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



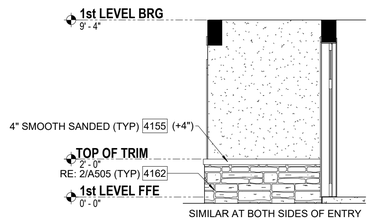
RIGHT ELEVATION - CRAFTSMAN A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



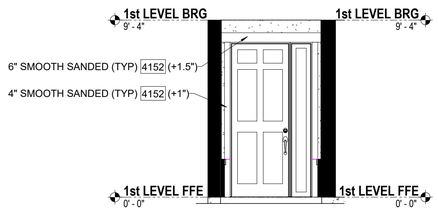
REAR ELEVATION - CRAFTSMAN A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



3 A202 **SIDE ENTRY VIEW**

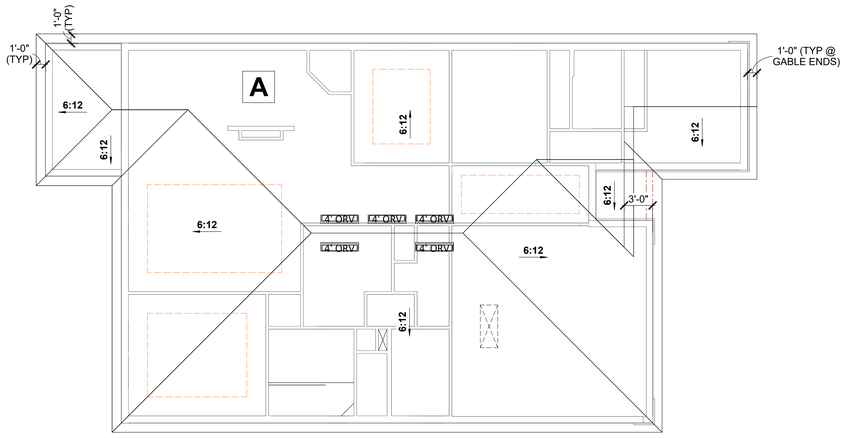
1/4" = 1'-0" WHEN PRINTED ON 22"x34"



4 A202 **FRONT ENTRY VIEW**

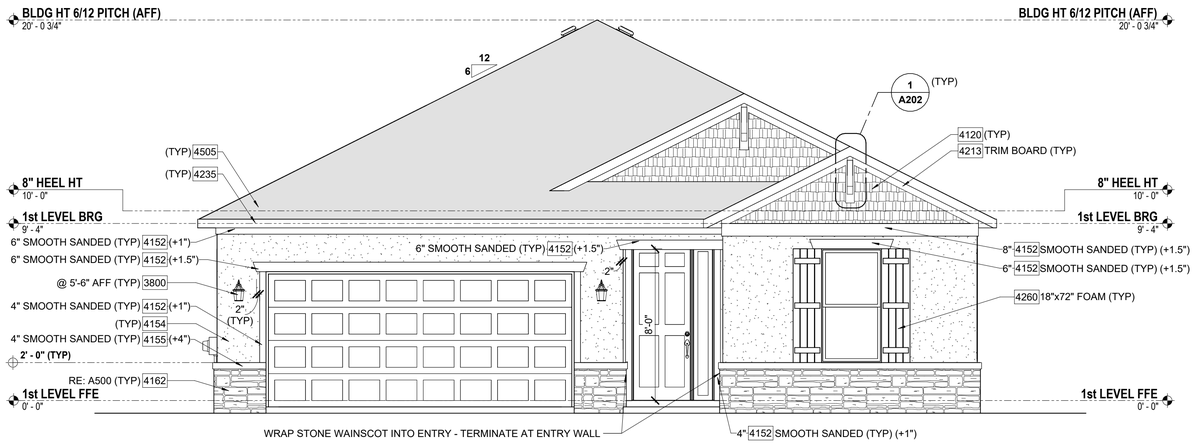
1/4" = 1'-0" WHEN PRINTED ON 22"x34"

UPPER ROOF VENT REQUIREMENTS - CRAFTSMAN A
VENTILATION CALCULATIONS: ATTIC AREA = 2486 SQ. FT. / 300 = 8.29 SQ. FT. x 144 = 1194 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 478 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 5 TOTAL SOFFIT VENTILATION NEEDED 716 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT



ROOF PLAN - CRAFTSMAN A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



FRONT ELEVATION - CRAFTSMAN A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX

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taylor morrison

BILOXI

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006823

DRAWN: MJR

CHECKED: CM

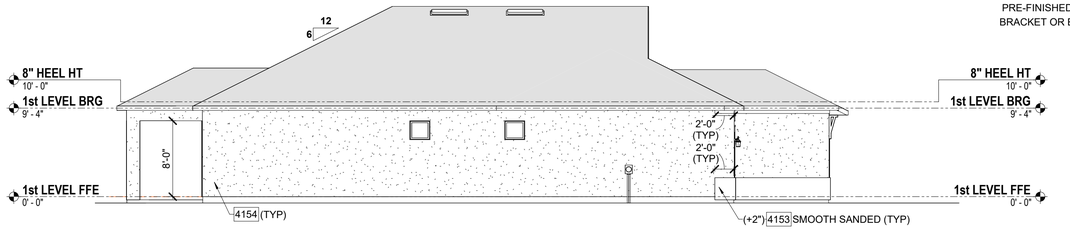
07-02-2025

REVISIONS:

No.	Description	Date

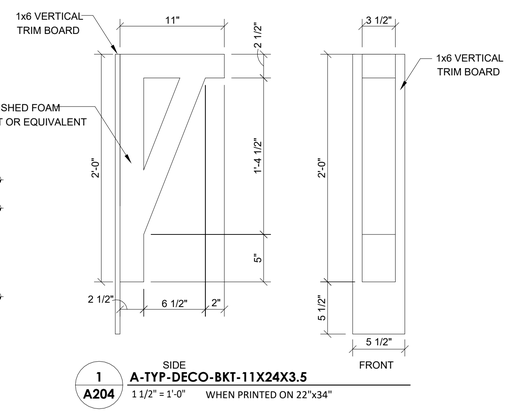
A202

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 754



LEFT ELEVATION - COASTAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

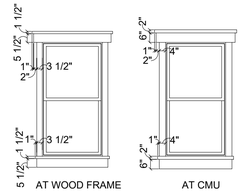


1 / A204 **A-TYP-DECO-BKT-11X24X3.5**

1 1/2" = 1'-0" WHEN PRINTED ON 22"x34"

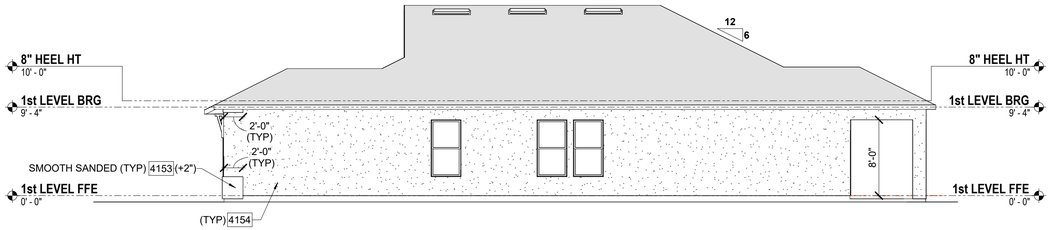
KEYNOTES

3800	COACH LIGHTS (PER BLDR SPECS)
4103	LAP SIDING, 2" EXPOSURE
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4153	CEMENT PLASTER FINISH WATER TABLE W/ SLOPED TOP (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4213	1x6 TRIM
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)



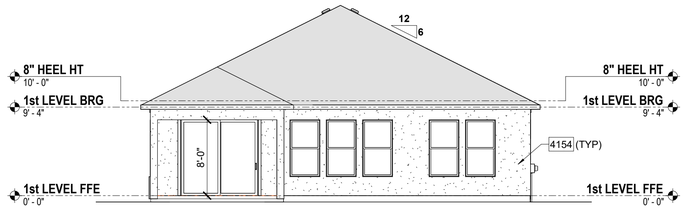
2 / A204 **WINDOW TRIM**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



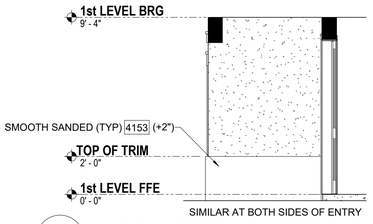
RIGHT ELEVATION - COASTAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



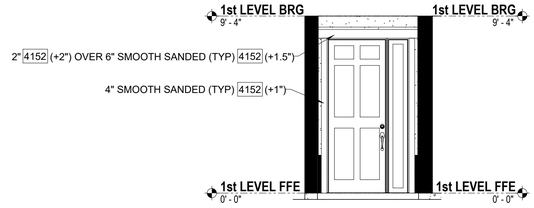
REAR ELEVATION - COASTAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



3 / A204 **SIDE ENTRY VIEW**

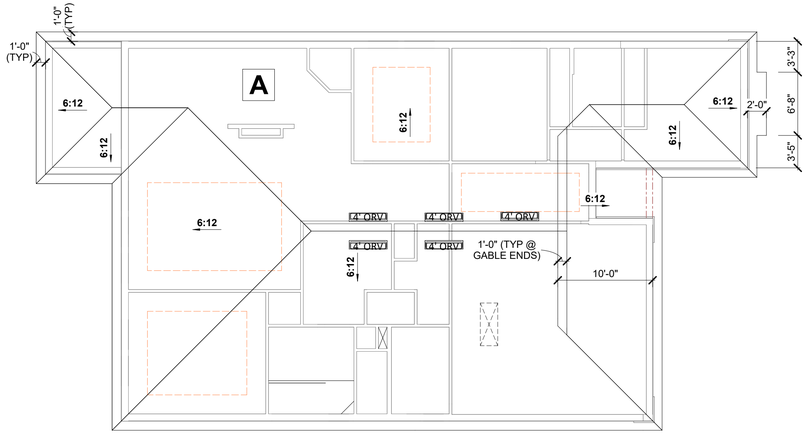
1/4" = 1'-0" WHEN PRINTED ON 22"x34"



4 / A204 **FRONT ENTRY VIEW**

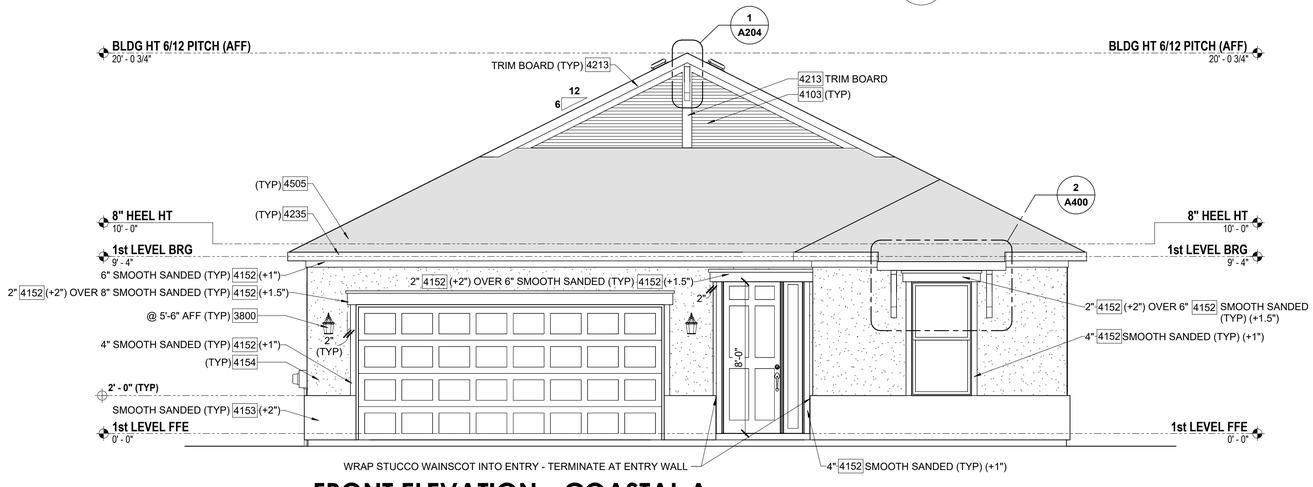
1/4" = 1'-0" WHEN PRINTED ON 22"x34"

UPPER ROOF VENT REQUIREMENTS - COASTAL A
VENTILATION CALCULATIONS: ATTIC AREA = 2675 SQ. FT. / 300 = 8.92 SQ. FT. x 144 = 1284 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 514 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 5 TOTAL SOFFIT VENTILATION NEEDED 770 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT



ROOF PLAN - COASTAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



FRONT ELEVATION - COASTAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX

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904.821.5200

taylor morrison

BILOXI

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006823**

DRAWN: **MJR**

CHECKED: **CM**

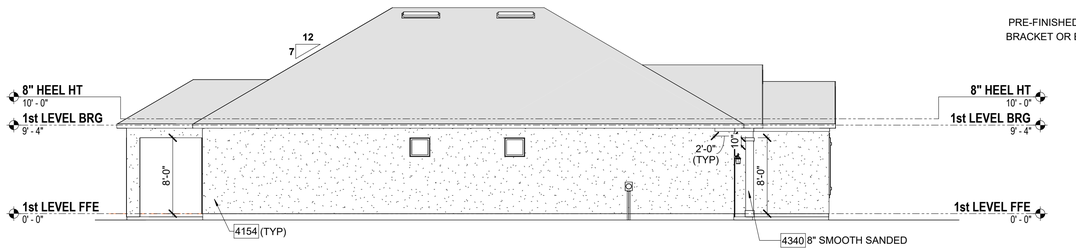
07-02-2025

REVISIONS:

No.	Description	Date

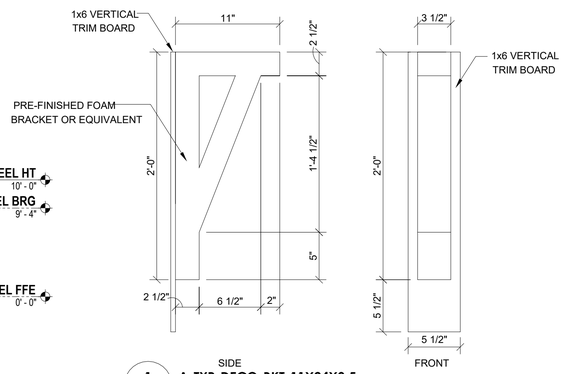
A204

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7347



LEFT ELEVATION - FARMHOUSE A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

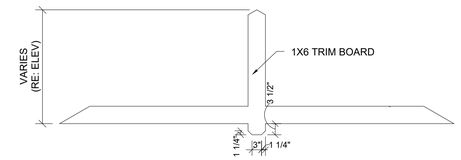


1 / A206 **A-TYP-DECO-BKT-11X24X3.5**

1 1/2" = 1'-0" WHEN PRINTED ON 22"x34"

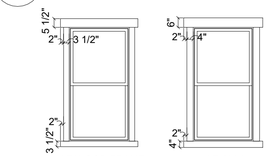
KEYNOTES

3800	COACH LIGHTS (PER BLDR SPECS)
4130	BOARD & BATTEN SIDING
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4213	1x6 TRIM
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4260	DECORATIVE SHUTTERS (SIZE AS NOTED)
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)



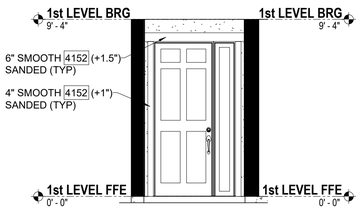
2 / A206 **A-TYP-DECO-PED-GBL**

1/2" = 1'-0" WHEN PRINTED ON 22"x34"



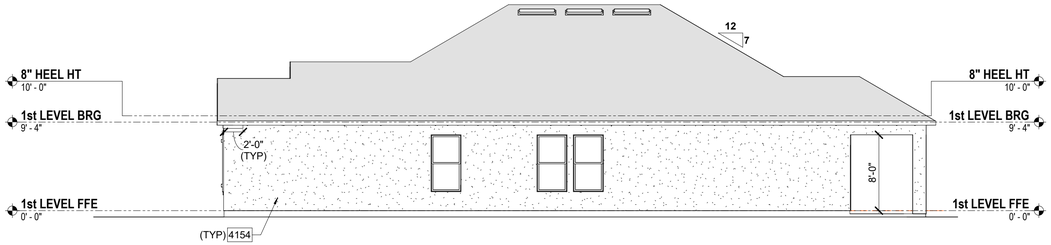
3 / A206 **WINDOW TRIM**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



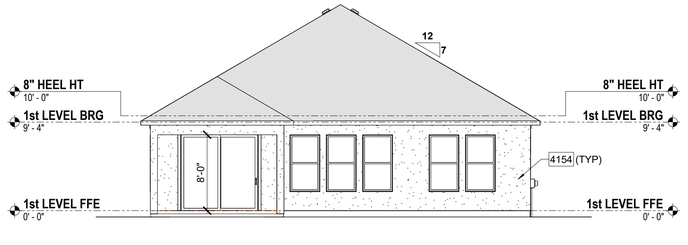
4 / A206 **FRONT ENTRY VIEW**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



RIGHT ELEVATION - FARMHOUSE A

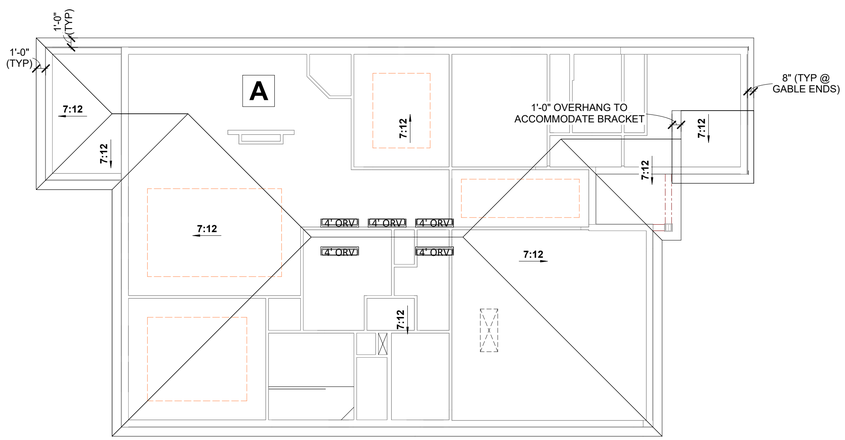
1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - FARMHOUSE A

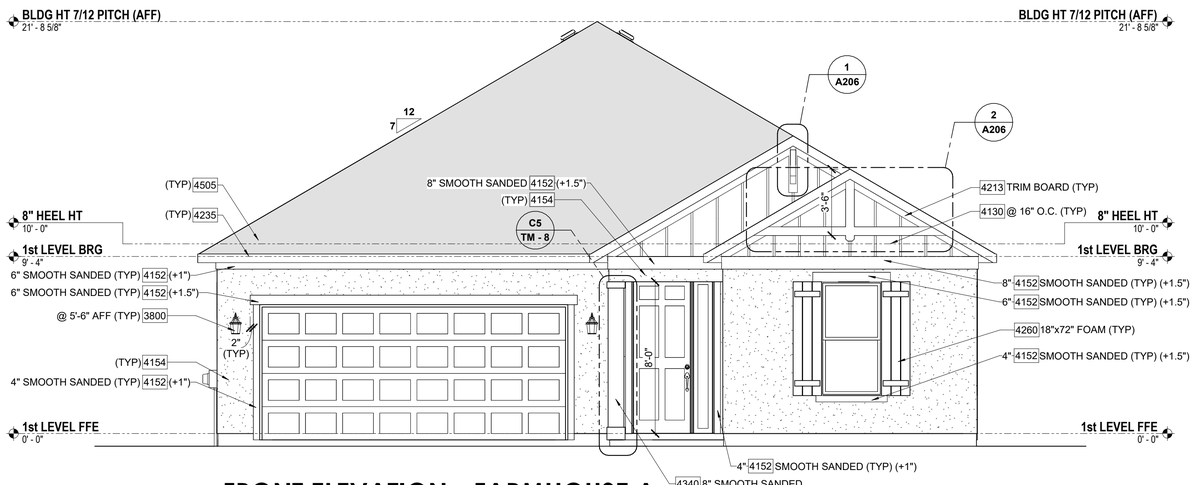
1/8" = 1'-0" WHEN PRINTED ON 22"x34"

UPPER ROOF VENT REQUIREMENTS - FARMHOUSE A
VENTILATION CALCULATIONS: ATTIC AREA = 2521 SQ. FT. / 300 = 8.40 SQ. FT. x 144 = 1210 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 484 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 5 TOTAL SOFFIT VENTILATION NEEDED 726 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT



ROOF PLAN - FARMHOUSE A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



FRONT ELEVATION - FARMHOUSE A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX

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taylor morrison

BILOXI

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006823

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

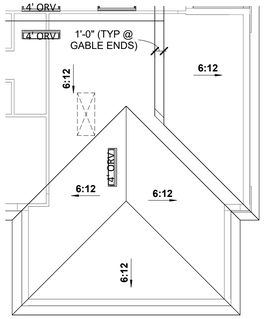
No.	Description	Date

A206

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

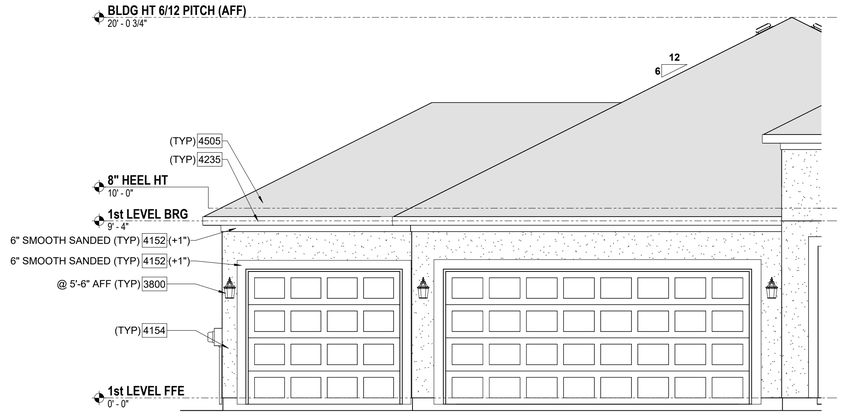
KEYNOTES

3800	COACH LIGHTS (PER BLDR SPECS)
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4155	FOAM TRIM PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4162	MFR. STONE VENEER
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)



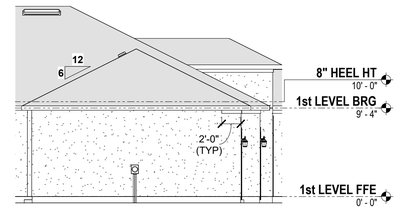
ROOF PLAN - OPT 3-CAR GARAGE - TRADITIONAL (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



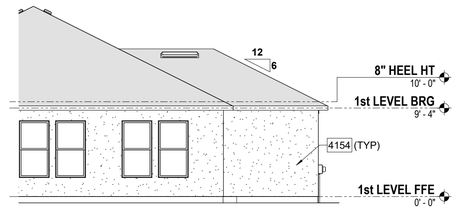
FRONT ELEVATION - OPT 3-CAR GARAGE - TRADITIONAL (SIM W/ PORCH)

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



LEFT ELEVATION - OPT 3-CAR GARAGE - TRADITIONAL (SIM W/ PORCH)

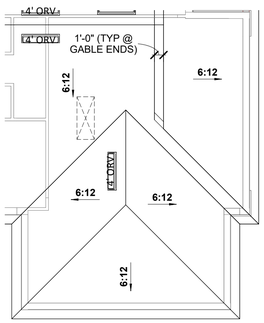
1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - OPT 3-CAR GARAGE - TRADITIONAL (SIM W/ PORCH)

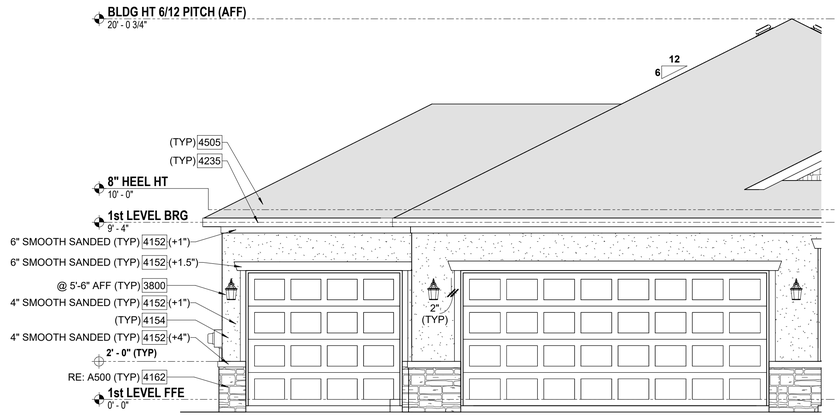
1/8" = 1'-0" WHEN PRINTED ON 22"x34"

UPPER ROOF VENT REQUIREMENTS - 3-CAR GARAGE
VENTILATION CALCULATIONS: ATTIC AREA = 220 SQ. FT. / 300 = 0.73 SQ. FT. x 144 = 106 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 43 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 1 TOTAL SOFFIT VENTILATION NEEDED 63 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT



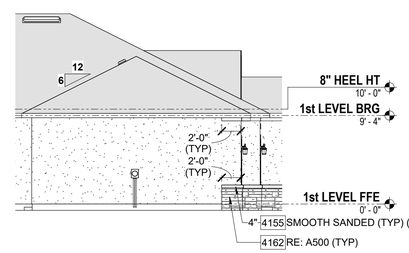
ROOF PLAN - OPT 3-CAR GARAGE - CRAFTSMAN (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



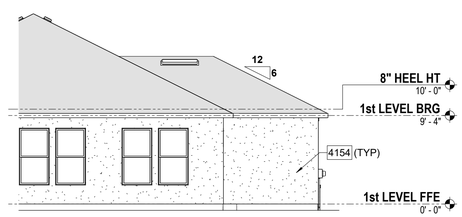
FRONT ELEVATION - OPT 3-CAR GARAGE - CRAFTSMAN (SIM W/ PORCH)

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



LEFT ELEVATION - OPT 3-CAR GARAGE - CRAFTSMAN (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - OPT 3-CAR GARAGE - CRAFTSMAN (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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taylor morrison

BILOXI

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006823

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

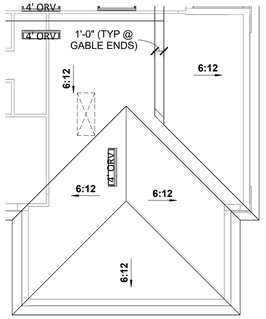
No.	Description	Date

A209

APEX TECHNOLOGY' IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

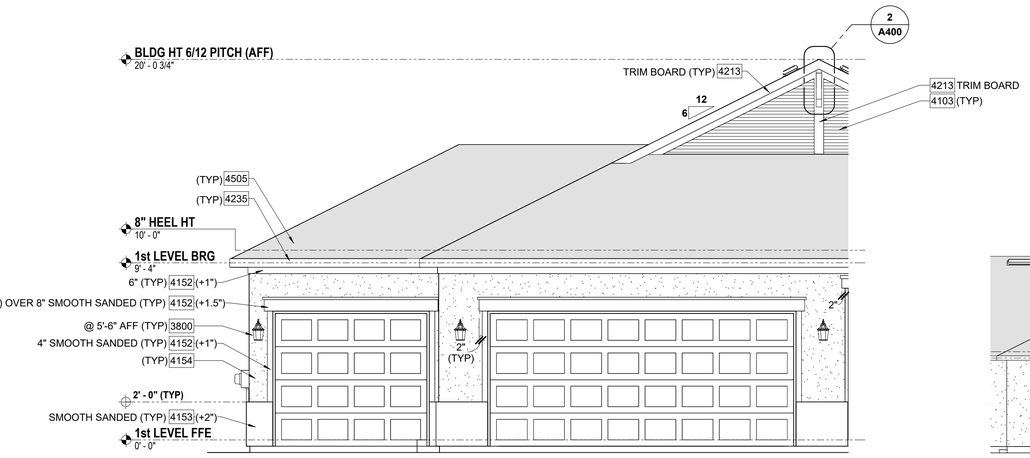
KEYNOTES

3800	COACH LIGHTS (PER BLDR SPECS)
4103	LAP SIDING, 2" EXPOSURE
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4153	CEMENT PLASTER FINISH WATER TABLE W/ SLOPED TOP (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4213	1x6 TRIM
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)



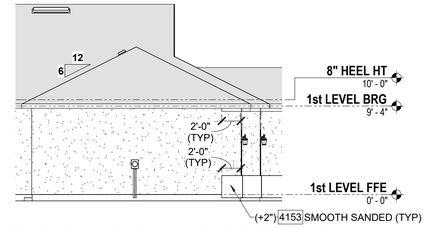
ROOF PLAN - OPT 3-CAR GARAGE - COASTAL (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



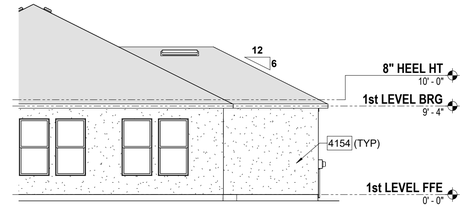
FRONT ELEVATION - OPT 3-CAR GARAGE - COATSAL (SIM W/ PORCH)

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



LEFT ELEVATION - OPT 3-CAR GARAGE - COASTAL (SIM W/ PORCH)

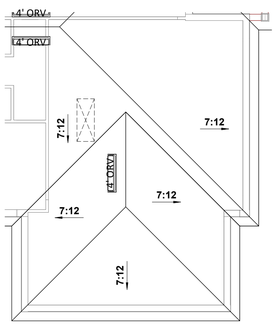
1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - OPT 3-CAR GARAGE - COASTAL (SIM W/ PORCH)

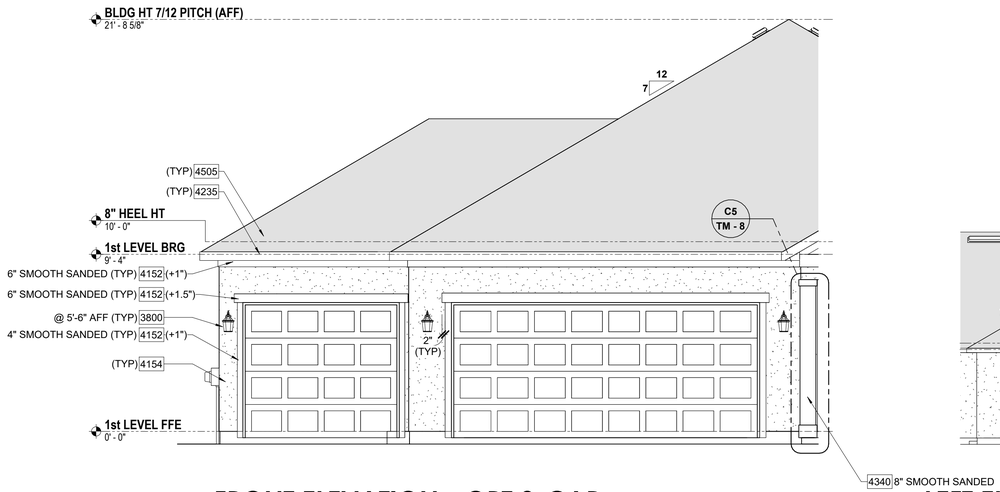
1/8" = 1'-0" WHEN PRINTED ON 22"x34"

UPPER ROOF VENT REQUIREMENTS - 3-CAR GARAGE
VENTILATION CALCULATIONS: ATTIC AREA = 220 SQ. FT. / 300 = 0.73 SQ. FT. x 144 = 106 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 43 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 1 TOTAL SOFFIT VENTILATION NEEDED 63 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT



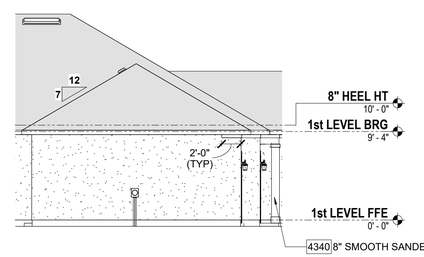
ROOF PLAN - OPT 3-CAR GARAGE - FARMHOUSE (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



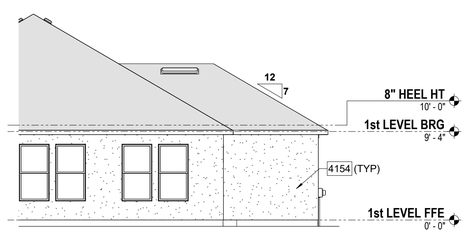
FRONT ELEVATION - OPT 3-CAR GARAGE - FARMHOUSE (SIM W/ PORCH)

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



LEFT ELEVATION - OPT 3-CAR GARAGE - FARMHOUSE (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - OPT 3-CAR GARAGE - FARMHOUSE (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

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BILOXI

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006823

DRAWN: MJR

CHECKED: CM

07-02-2025

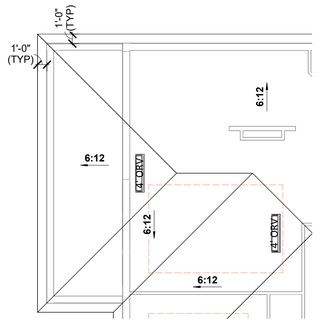
REVISIONS:

No.	Description	Date

A210

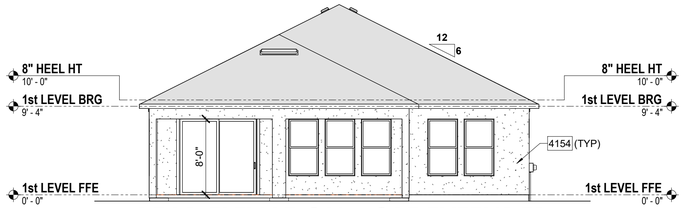
APEX TECHNOLOGY' IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

KEYNOTES	
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)



ROOF PLAN - OPT EXTENDED LANAI - TRADITIONAL (SIM W/ PORCH)

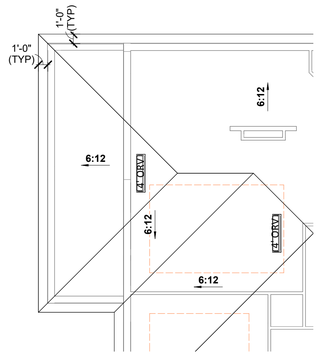
1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - OPT EXTENDED LANAI - TRADITIONAL (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

UPPER ROOF VENT REQUIREMENTS - EXT. LANAI
VENTILATION CALCULATIONS: ATTIC AREA = 208 SQ. FT. / 300 = 0.69 SQ. FT. x 144 = 100 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 40 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 1 TOTAL SOFFIT VENTILATION NEEDED 60 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT



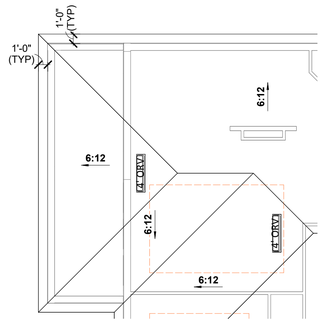
ROOF PLAN - OPT EXTENDED LANAI - COASTAL (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



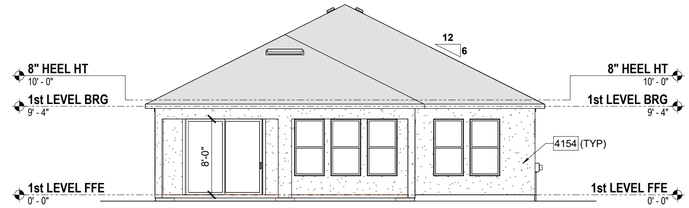
REAR ELEVATION - OPT EXTENDED LANAI - COASTAL (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



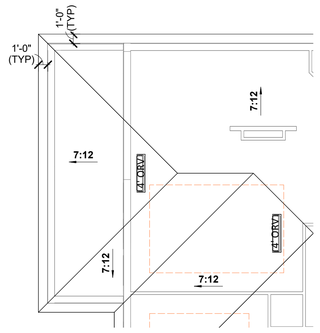
ROOF PLAN - OPT EXTENDED LANAI - CRAFTSMAN (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



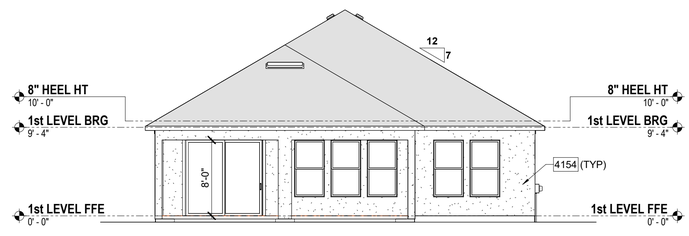
REAR ELEVATION - OPT EXTENDED LANAI - CRAFTSMAN (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



ROOF PLAN - OPT EXTENDED LANAI - FARMHOUSE (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - OPT EXTENDED LANAI - FARMHOUSE (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

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BILOXI

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006823

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

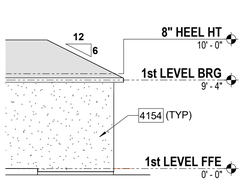
No.	Description	Date

A211

APEX TECHNOLOGY' IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

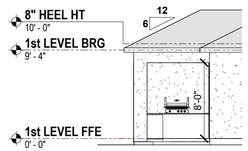
KEYNOTES

4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)



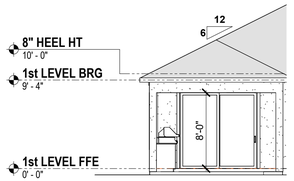
RIGHT ELEVATION - OPT OUTDOOR KITCHEN (SIM W/ EXT. LANAI)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



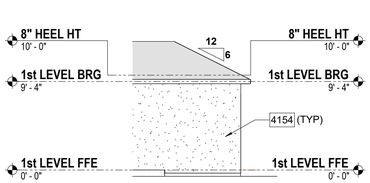
LEFT ELEVATION - OPT OUTDOOR KITCHEN (SIM W/ EXT. LANAI)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



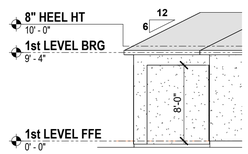
REAR ELEVATION - OPT OUTDOOR KITCHEN (SIM W/ EXT. LANAI)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



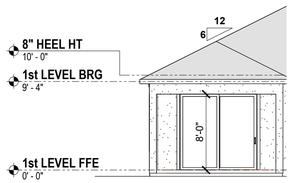
RIGHT ELEVATION - OPT OUTDOOR KITCHEN ROUGH-IN (SIM W/ EXT. LANAI)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



LEFT ELEVATION - OPT OUTDOOR KITCHEN ROUGH-IN (SIM W/ EXT. LANAI)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - OPT OUTDOOR KITCHEN ROUGH-IN (SIM W/ EXT. LANAI)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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BILOXI

40' REGIONAL PLANS - CMU BASE PLAN

SUBDIVISON

PROJECT NO: 2024.006823

DRAWN: MJR

CHECKED: CM

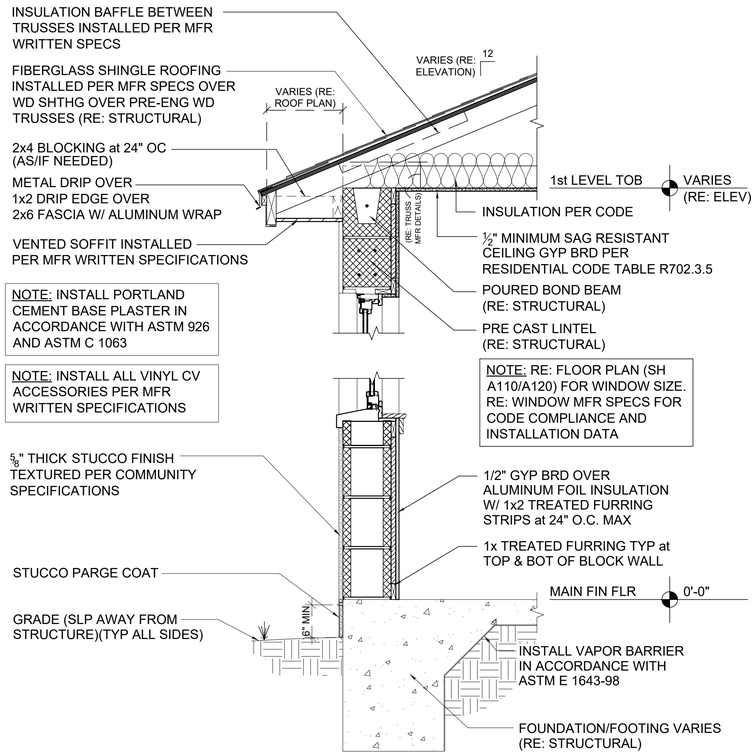
07-02-2025

REVISIONS:

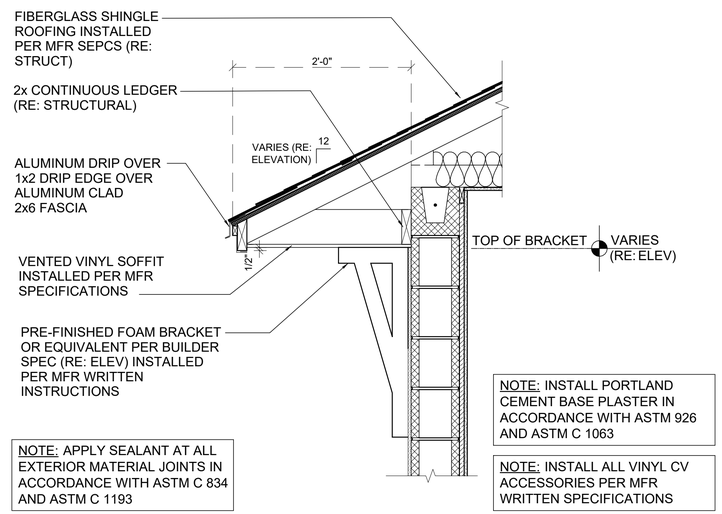
No.	Description	Date

A212

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



1 / A400 **TYP ONE-STORY WALL SECTION**
SCALE: 1" = 1'-0"



2 / A400 **A-AWNING at CMU WALL AND ROOF**
1" = 1'-0" WHEN PRINTED ON 22"x34"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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BILOXI

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006823
DRAWN: MJR
CHECKED: CM

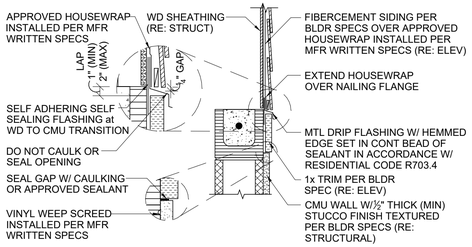
07-02-2025

REVISIONS:

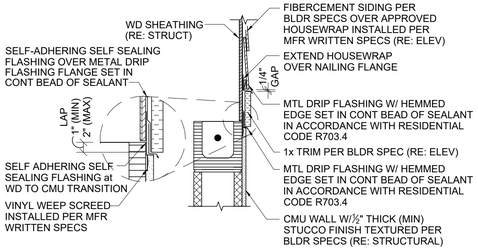
No.	Description	Date

A400

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7347



TRIM BAND BELOW TRANSITION

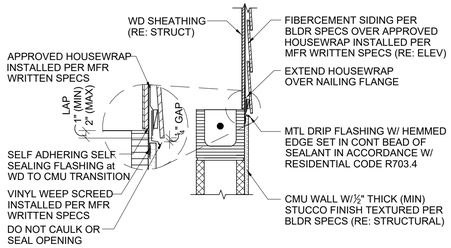


TRIM BAND ABOVE TRANSITION

NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM 926 AND ASTM C 1063

NOTE: APPLY SEALANT AT ALL EXTERIOR MATERIAL JOINTS IN ACCORDANCE WITH ASTM C 834 AND ASTM C 1193

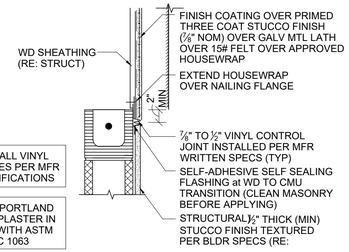


SIDING TO STUCCO

NO TRIM BAND

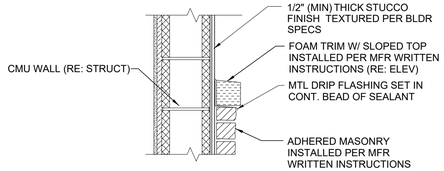
NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM 926 AND ASTM C 1063



STUCCO TO STUCCO

- DETAIL
- TYP HORIZONTAL MATERIAL TRANSITION - CMU TO WOOD FRAME NTS



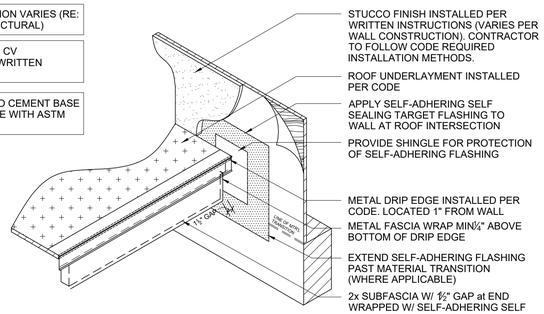
ADHERED STONE/BRICK

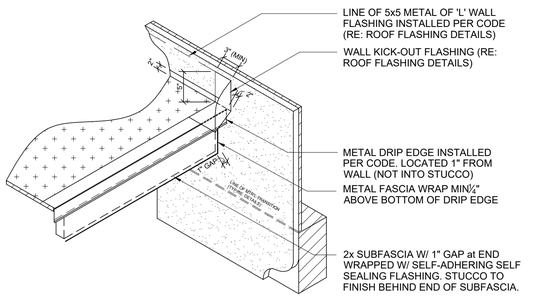
- DETAIL
- MATERIAL TRANSITIONS - CMU NTS

NOTE: WALL CONSTRUCTION VARIES (RE: TYP WALL SECTION/STRUCTURAL)

NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM 926 AND ASTM C 1063

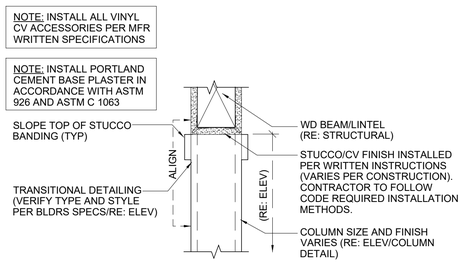




- DETAIL
- TYP SUB FASCIA at WALL INTERSECTION - STUCCO NTS

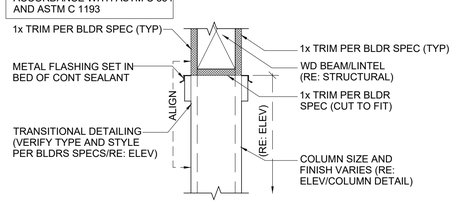
NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM 926 AND ASTM C 1063

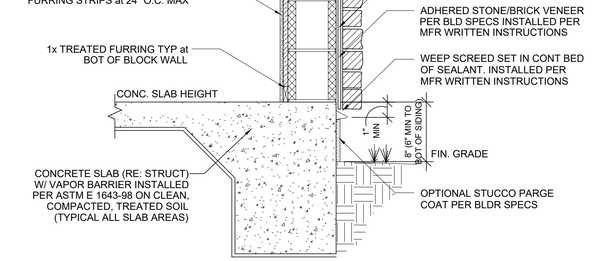


- DETAIL
- TYP COLUMN FINISH - STUCCO NTS

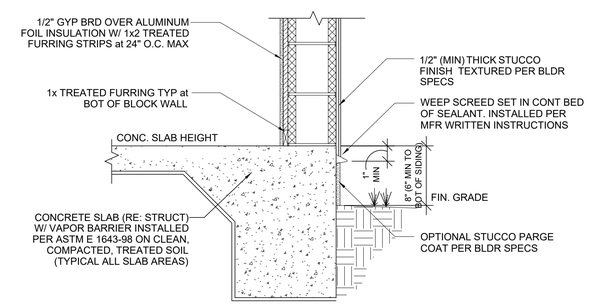
NOTE: APPLY SEALANT AT ALL EXTERIOR MATERIAL JOINTS IN ACCORDANCE WITH ASTM C 834 AND ASTM C 1193



- DETAIL
- TYP COLUMN FINISH - TRIM NTS



ADHERED STONE/BRICK



STUCCO

- DETAIL
- TYP WALL FLASHING at SILL - CMU NTS

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BILOXI

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006823

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A500

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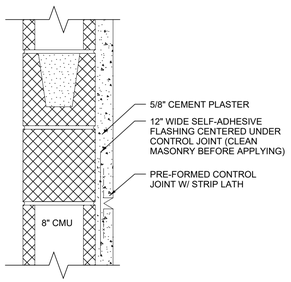
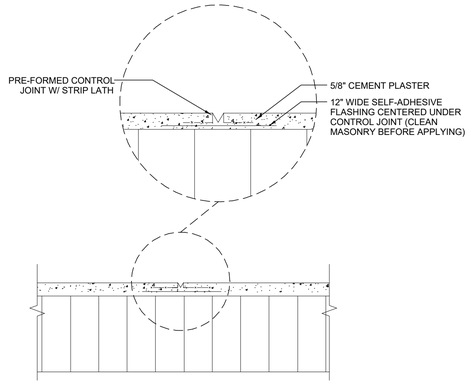


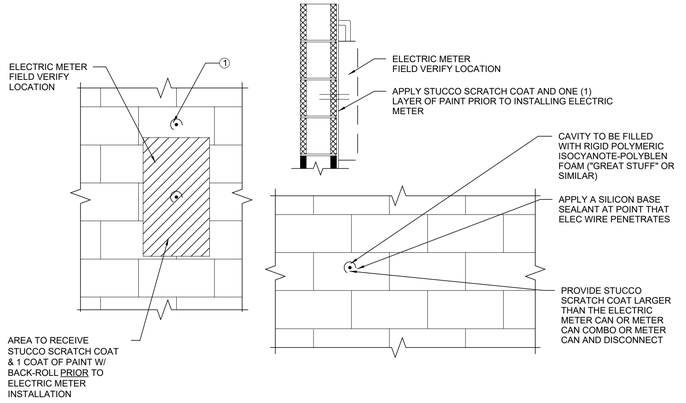
CONTROL JOINT - HORIZ - CMU

SCALE: N.T.S.



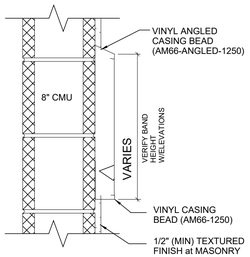
CONTROL JOINT - VERTICAL - CMU

SCALE: N.T.S.



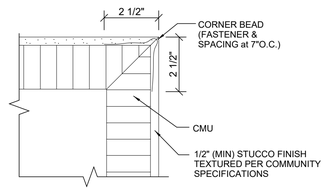
ELECTRICAL CONDUIT PENETRATION

SCALE: N.T.S.



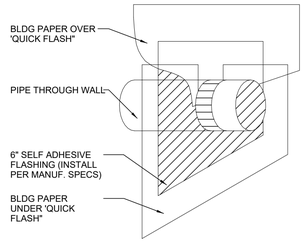
RAISED BAND at BLOCK

SCALE: N.T.S.



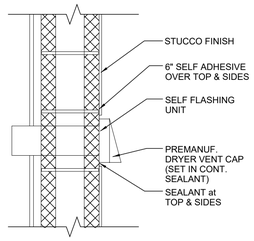
CORNER BEAD at BLOCK

SCALE: N.T.S.



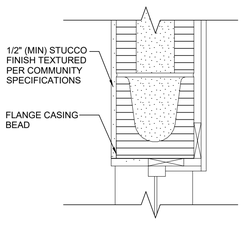
VENT PENATRATION

SCALE: N.T.S.



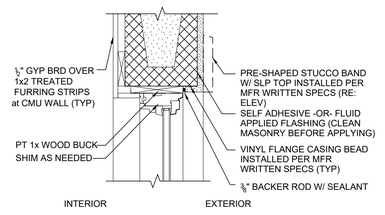
DRYER VENT (BLOCK)

SCALE: N.T.S.



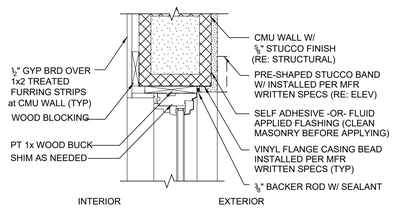
CASING BEAD at WN

SCALE: N.T.S.



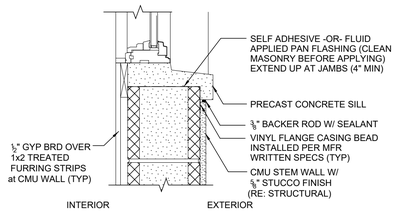
WINDOW HEAD at CMU

SCALE: 1½" = 1'-0"



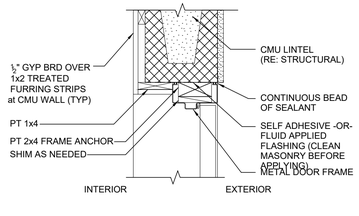
WINDOW JAMB at CMU

SCALE: 1½" = 1'-0"



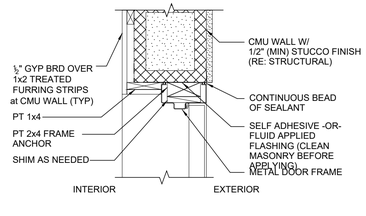
WINDOW SILL at CMU

SCALE: 1½" = 1'-0"



DOOR HEAD at CMU

SCALE: 1½" = 1'-0"



DOOR JAMB at CMU

SCALE: 1½" = 1'-0"

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BILOXI

40' REGI

BASE PLAN

ONAL PLANS - CMU

SUBDIVISON

PROJECT NO:
2024.006823

DRAWN:
MJR

CHECKED:
CM

07-02-2025

REVISIONS:

No.	Description	Date

A501

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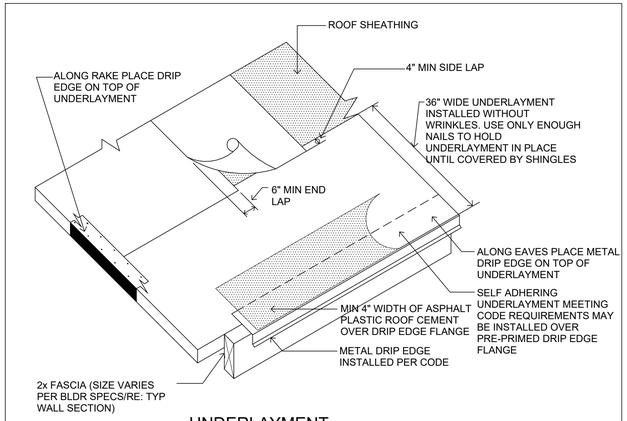
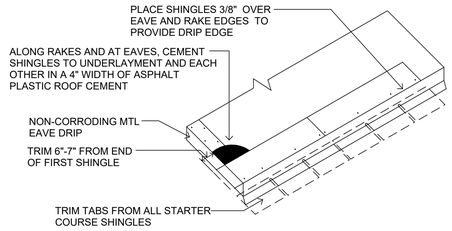
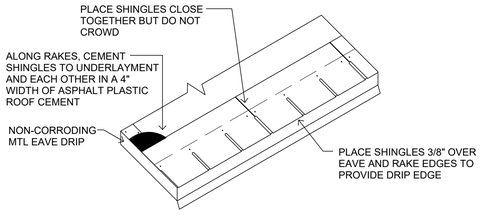


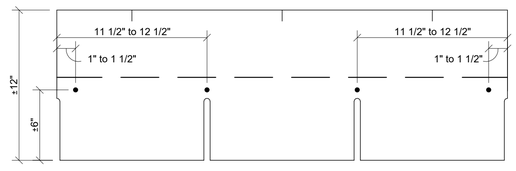
UNDERLAYMENT



STARTER COURSE



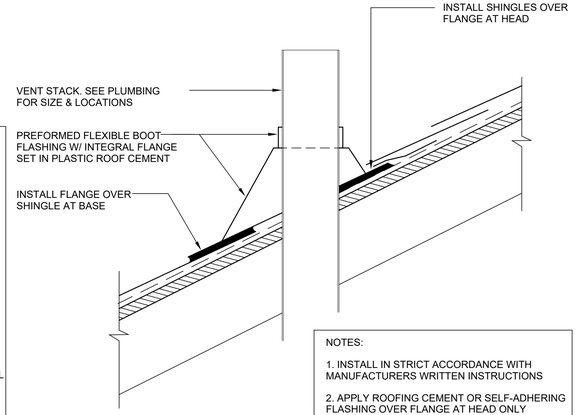
FIRST COURSE



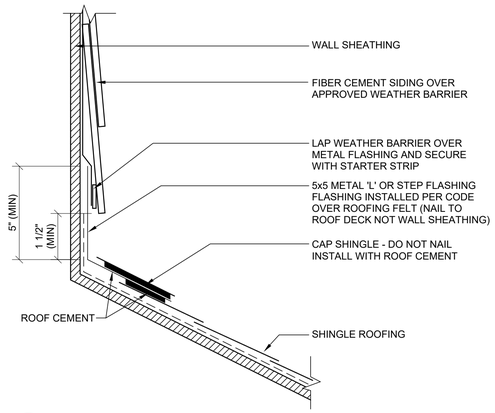
SHINGLE NAILING

- DETAIL - ROOFING DETAILS N.T.S.

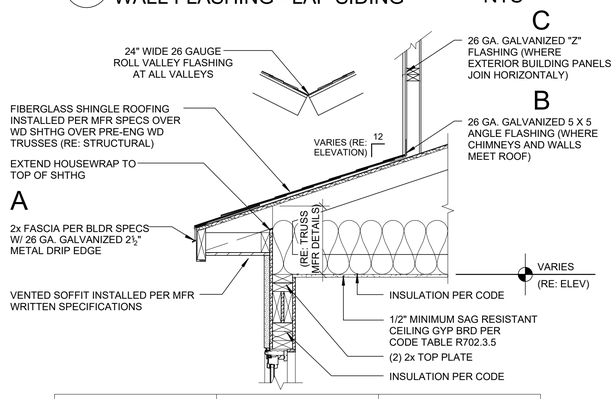
4:12 or GREATER SLOPE
NOTE: FOR SLOPES BELOW 4:12, ALL ROOFING UNDERLAYMENT SHALL BE SELF ADHERING SHEET MEMBRANE APPROVED BY THE SHINGLE MANUFACTURER FOR USE ON LOW SLOPE ROOFING PROJECTS.

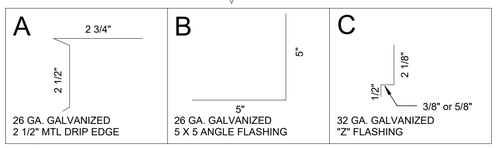


- DETAIL - VENT STACK FLASHING NTS



- DETAIL - WALL FLASHING - LAP SIDING NTS





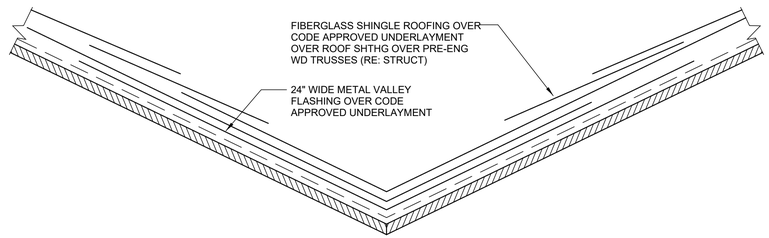
- DETAIL - TYPICAL ROOF FLASHING NTS

VALLEY SHINGLE INSTALLATION:
INSTALL SHINGLES USING 'CLOSED CUT' METHOD.

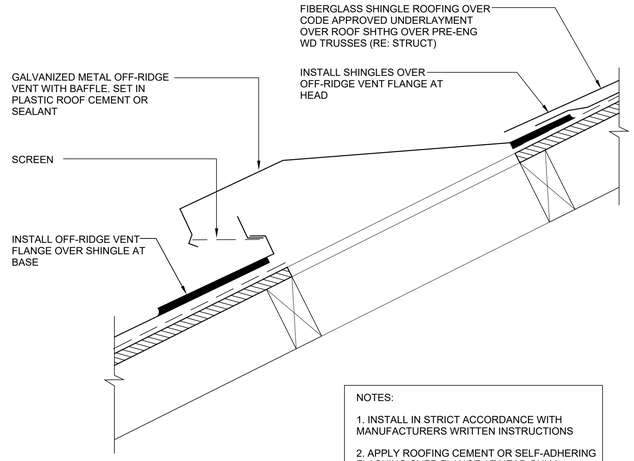
1. MARK SHINGLE CUT LINE 2"-3" FROM VALLEY CENTER LINE.

2. INSERT METAL SHEET BETWEEN SHINGLES FROM BOTH PLANES, TO ENSURE ONLY TOP SHINGLE IS CUT.

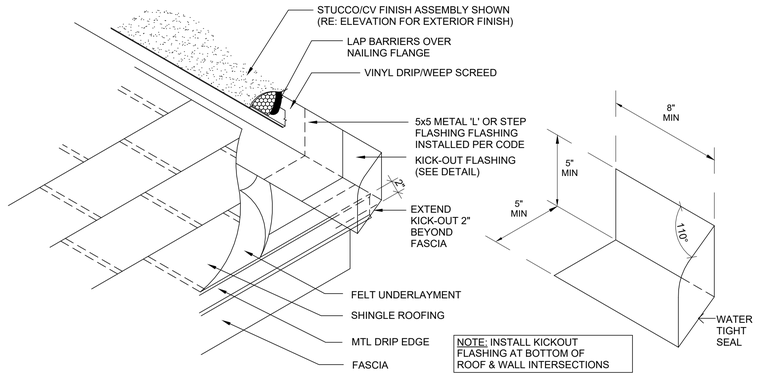
3. FINISH THE CUT EDGE WITH A DOUBLE BEAD OF ROOF CEMENT



- DETAIL - VALLEY FLASHING NTS



- DETAIL - OFF-RIDGE VENT NTS



- DETAIL - WALL/KICKOUT FLASHING (STUCCO) NTS

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BILOXI

BASE PLAN
40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006823
DRAWN: MJR
CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A502

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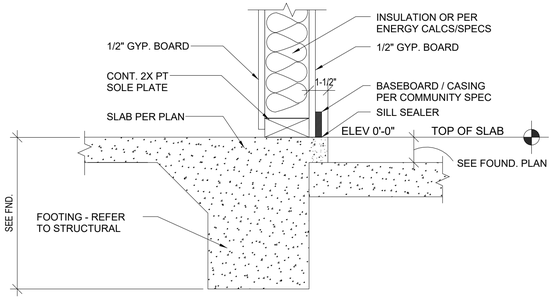
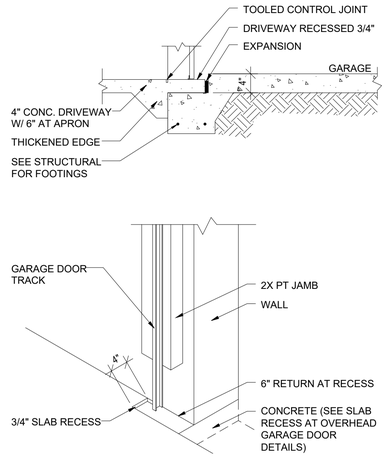
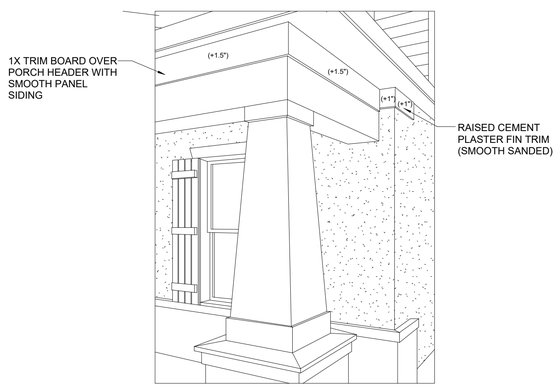


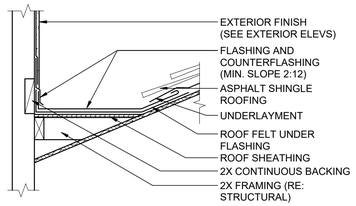
- DETAIL
- GARAGE WALL EXTENDED CURB DETAIL NTS



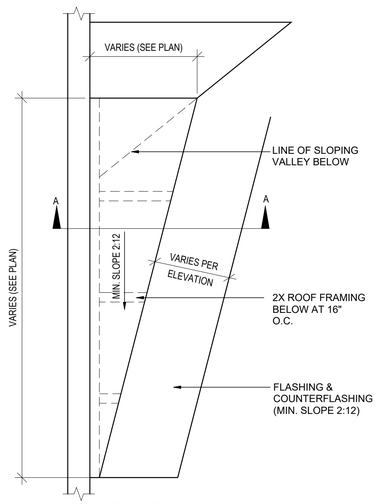
- DETAIL
- GARAGE SLAB RECESS AT OVERHEAD GARAGE DOOR NTS



- DETAIL
- PORCH HEADER TRIM TRANSITION - CMU NTS



SECTION A



PLAN VIEW

- DETAIL
- ROOF CRICKET NTS

TYPICAL WINDOW FLASHING

METHOD "A-1" (ASTM E 2112-01)

WINDOW INSTALLATION (METHOD A-1)

WEATHER RESITIVE BARRIER (WRB) APPLIED PRIOR TO THE WINDOW INSTALLATION. FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.

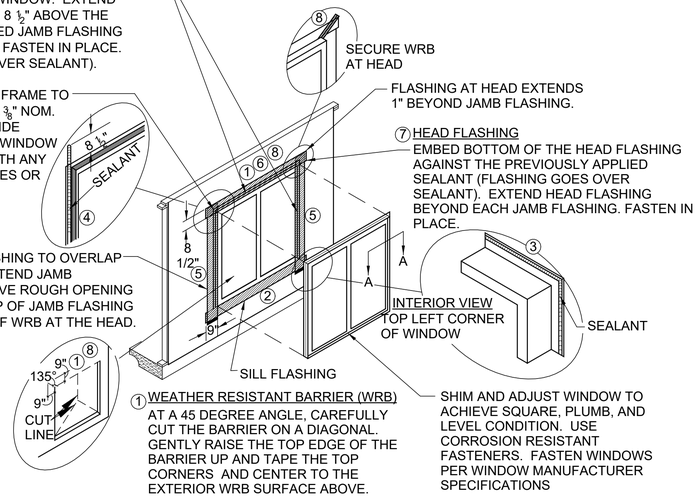
⑤ JAMB FLASHING

APPLY CONT. SEAL TO THE MOUNTING FLANGES AT THE TOP (HEAD) AND SIDES (JAMBS) OF WINDOW. EXTEND SEALANT AT JAMBS 8 ½" ABOVE THE R.O. AT HEAD. EMBED JAMB FLASHING INTO SEALANT AND FASTEN IN PLACE. (FLASHING GOES OVER SEALANT).

③ SEAL THE WINDOW FRAME TO OPENING. APPLY A ⅜" NOM. DIA. TO THE BACKSIDE (INTERIOR) OF THE WINDOW FLANGE, IN LINE WITH ANY PRE-PUNCHED HOLES OR SLOTS.

⑤ JAMB FLASHING

EXTEND JAMB FLASHING TO OVERLAP SILL FLASHING. EXTEND JAMB FLASHING 8 ½" ABOVE ROUGH OPENING AT HEAD. TUCK TOP OF JAMB FLASHING UNDER THE FLAP OF WRB AT THE HEAD. SEE DIAGRAM.



① WEATHER RESISTANT BARRIER (WRB)

AT A 45 DEGREE ANGLE, CAREFULLY CUT THE BARRIER ON A DIAGONAL. GENTLY RAISE THE TOP EDGE OF THE BARRIER UP AND TAPE THE TOP CORNERS AND CENTER TO THE EXTERIOR WRB SURFACE ABOVE.

STEPS:

① IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING.

② APPLY SILL FLASHING

③ APPLY BEAD OF SEALANT AT BACK OF WINDOW FLANGE & SET WINDOW USING PAN HEAD SCREWS TO FACILITATE INSPECTION.

④ APPLY BEAD OF SEALANT AT SIDE JAMBS. EXTEND 8 ½"

⑤ APPLY JAMB FLASHING

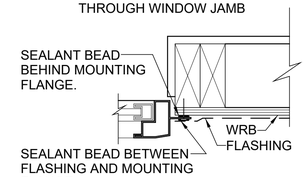
⑥ APPLY BEAD OF SEALANT AT HEAD

⑦ APPLY HEAD FLASHING

⑧ REMOVE PREVIOUSLY APPLIED TAPE, ALLOWING WRB TO LAY FLAT OVER HEAD FLASHING. APPLY NEW SHEATHING TAPE OVER DIAGONAL CUT - SEE DIAGRAM.

SECTION A

THROUGH WINDOW JAMB



NOTE:
1. WINDOW INSTALLATION AND FLASHING DETAILS ARE CONSISTENT WITH ASTM E 2112 METHOD A-1 EXCEPT SELF-ADHERING FLASHINGS ARE USED

2. IT IS THE CONTRACTORS RESPONSIBILTY TO VERIFY THE COMPATIBILITY OF ALL PRODUCTS INCLUDING HOUSEWRAP, SEALANTS & SELF-ADHERING FLASHING MATERIALS USED DURING CONSTRUCTION

3. INSTALL ALL MATERIALS PER MANUFACTURERS WRITTEN SPECIFICATIONS

4. TYPICAL WINDOW & DOOR FLASHING INSTALLATION DETAILS PREPARED IN ACCORDANCE WITH RESIDENTIAL CODE APPROVED SPECIFICATIONS

WARNING: SEALANTS/FLASHINGS MAY REACT ADVERSELY IF NOT COMPATIBLE

- DETAIL
- TYP WINDOW FLASHING - WOOD NTS

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BILOXI

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006823**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

A503

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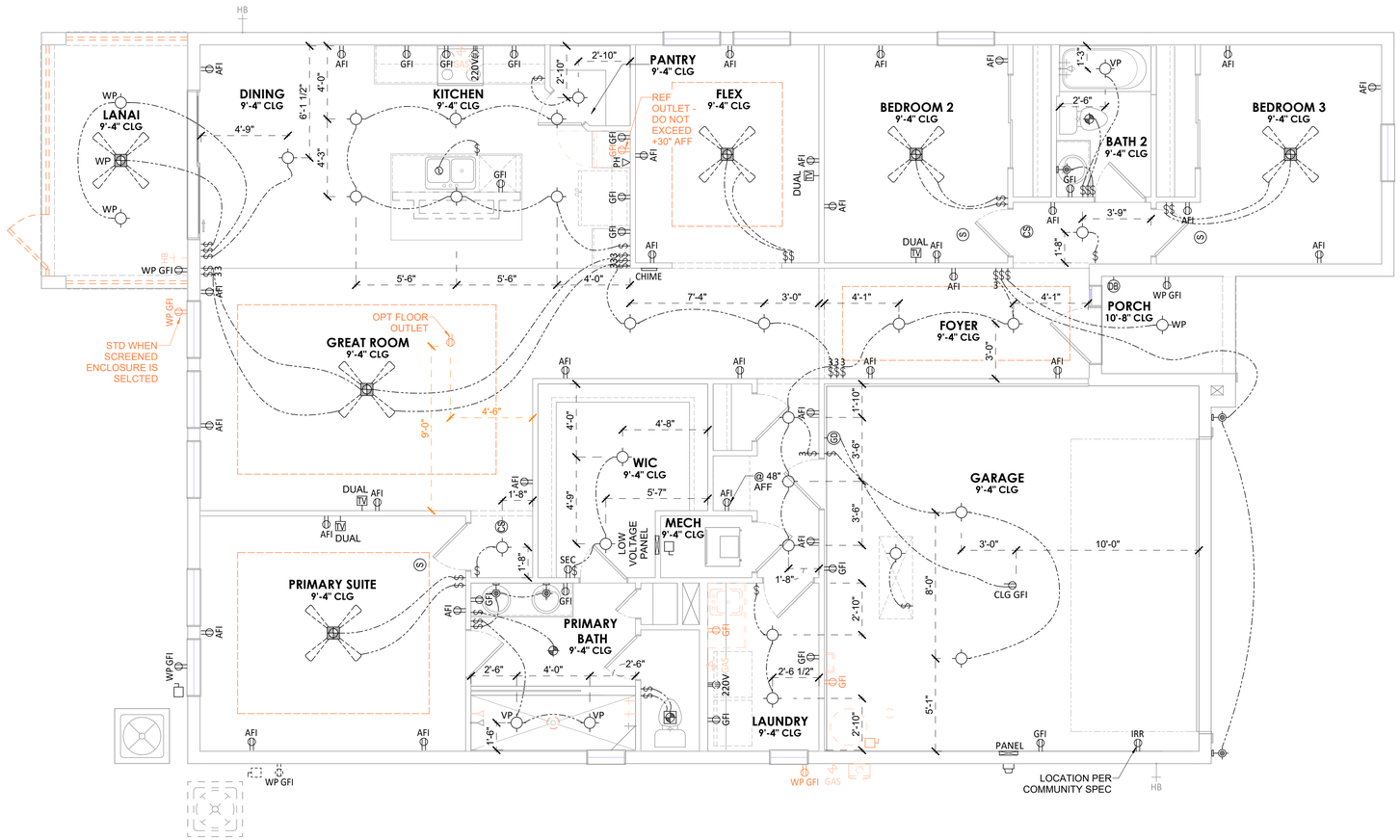

1st LEVEL ELECTRICAL PLAN - TRADITIONAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		GARAGE DOOR OPENER
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
	QUICK DISCONNECT	IRR	IRRIGATION OUTLET
S	SMOKE DETECTOR	JB	JUNCTION BOX
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	PH	TELEPHONE OUTLET
M	SERVICE METER		GARBAGE DISPOSAL
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
CASTER	CLOSET CASTER LIGHT		UNDER CABINET LIGHT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	MINI	MINIATURE PUCK LIGHT
	RECESSED LIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING, LOCATIONS, AND QUANTITIES TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

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40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006823

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E100

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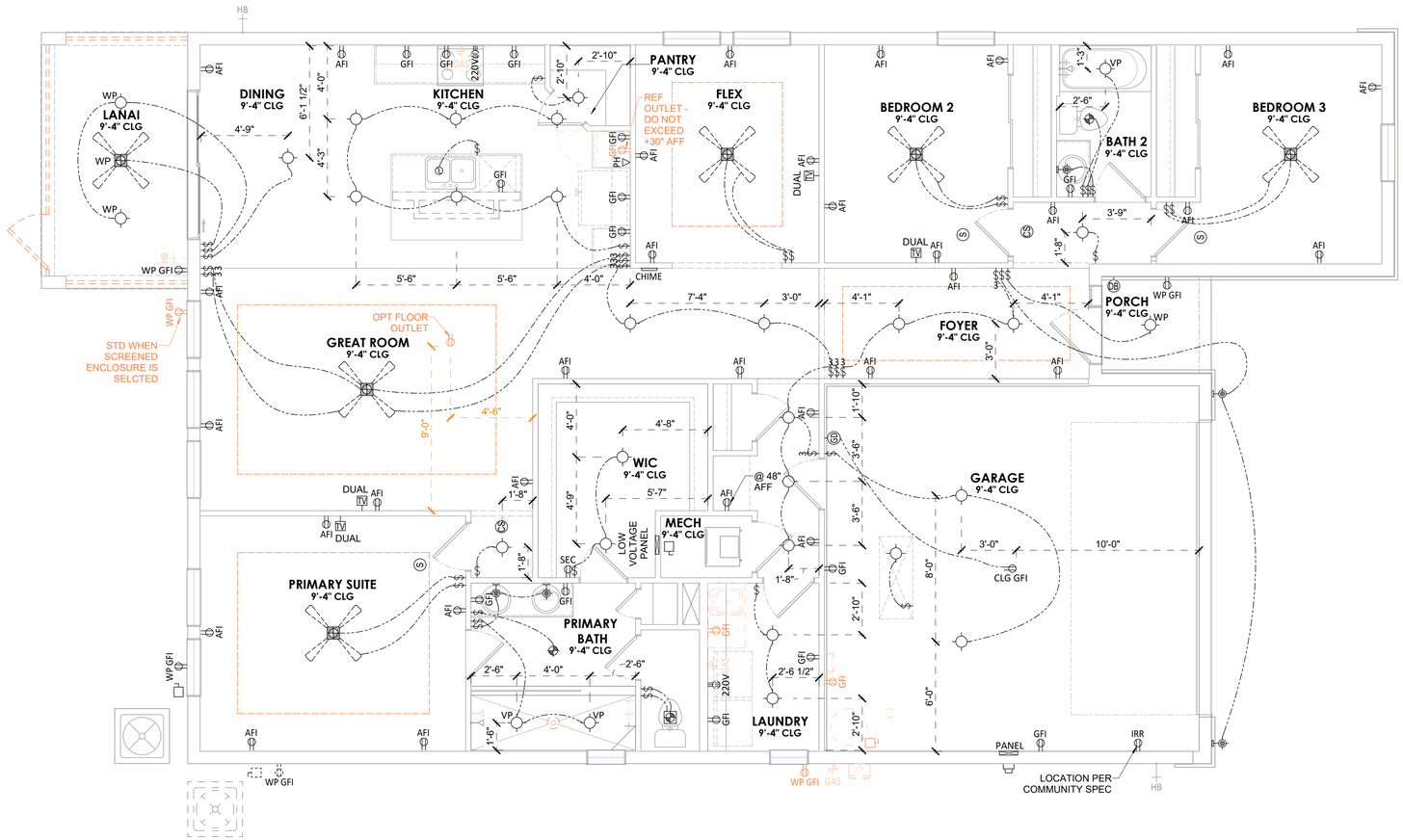

1st LEVEL ELECTRICAL PLAN - CRAFTSMAN A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		GARAGE DOOR OPENER
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
	QUICK DISCONNECT	IRR	IRRIGATION OUTLET
S	SMOKE DETECTOR	JB	JUNCTION BOX
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	PH	TELEPHONE OUTLET
M	SERVICE METER		GARBAGE DISPOSAL
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
CASTER	CLOSET CASTER LIGHT		UNDER CABINET LIGHT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	MINI	MINIATURE PUCK LIGHT
	RECESSED LIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING, LOCATIONS, AND QUANTITIES TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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904.821.5200
taylor morrison

BILOXI

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006823

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E102

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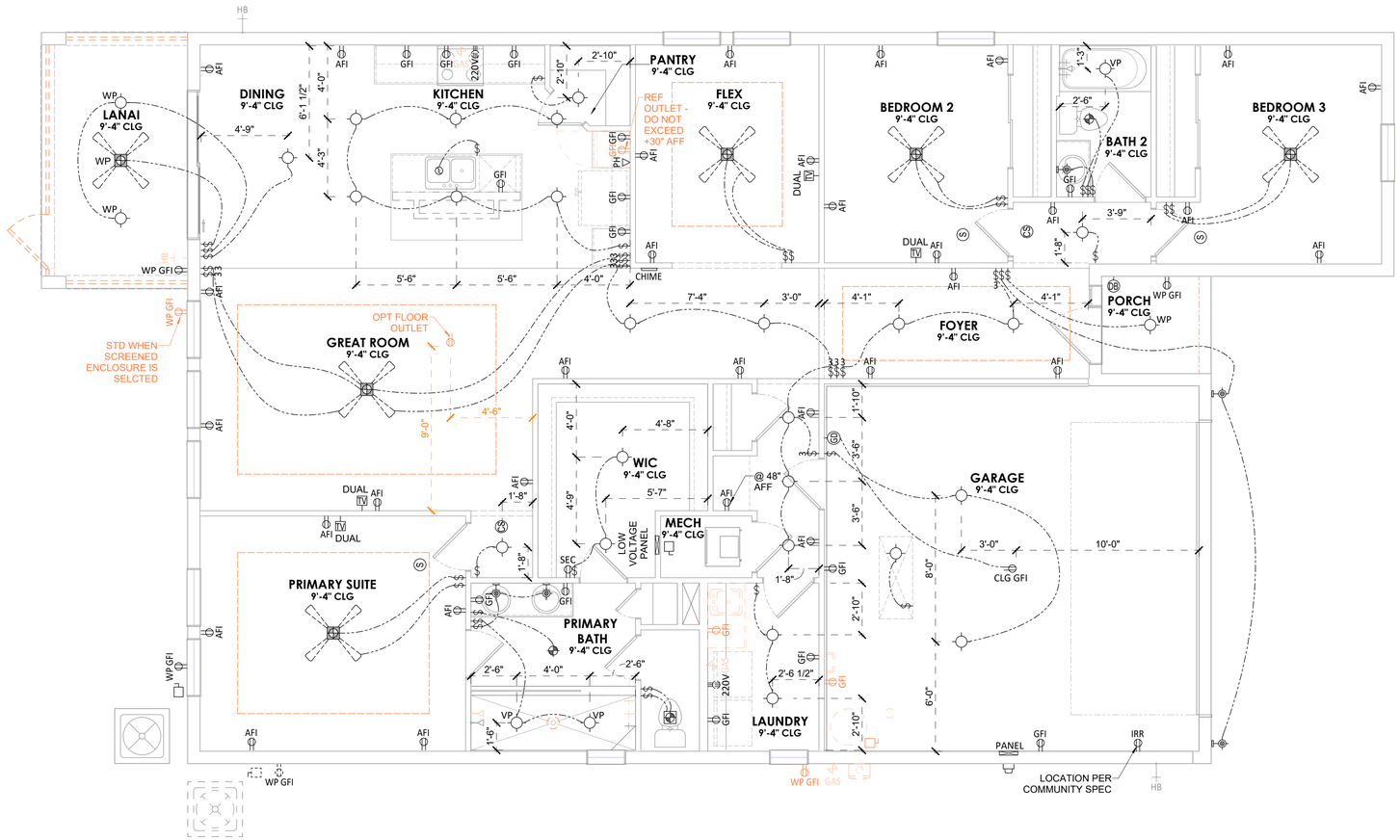

1st LEVEL ELECTRICAL PLAN - COASTAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		GARAGE DOOR OPENER
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
	QUICK DISCONNECT	IRR	IRRIGATION OUTLET
S	SMOKE DETECTOR	JB	JUNCTION BOX
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	PH	TELEPHONE OUTLET
M	SERVICE METER		GARBAGE DISPOSAL
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
CASTER	CLOSET CASTER LIGHT		UNDER CABINET LIGHT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	MINI	MINIATURE PUCK LIGHT
	RECESSED LIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

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taylor morrison

BILOXI

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006823

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E104

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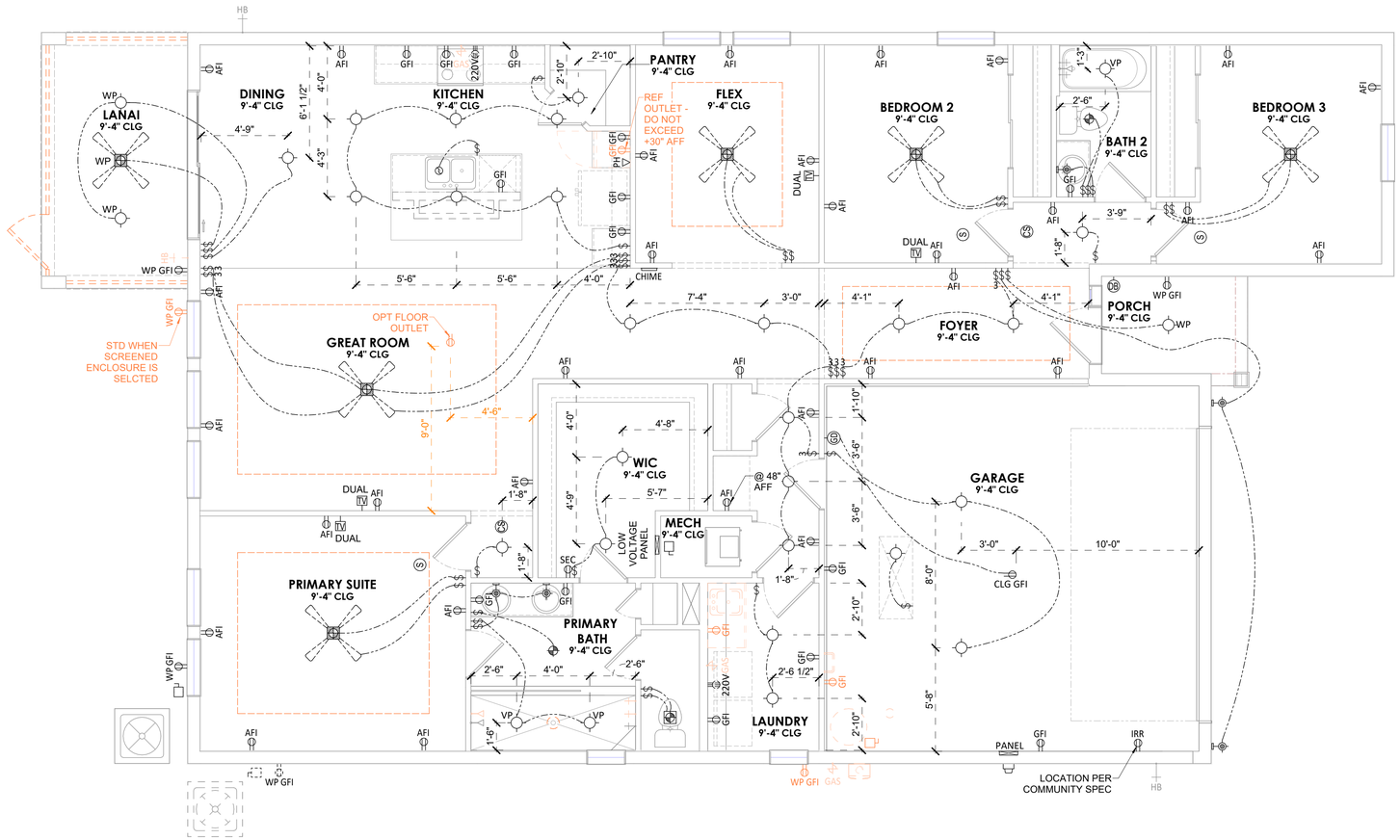

1st LEVEL ELECTRICAL PLAN - FARMHOUSE A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		GARAGE DOOR OPENER
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
	QUICK DISCONNECT	IRR	IRRIGATION OUTLET
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TV	TELEVISION OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	PH	TELEPHONE OUTLET
M	SERVICE METER		GARBAGE DISPOSAL
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
CASTER	CLOSET CASTER LIGHT		UNDER CABINET LIGHT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	MINI	MINIATURE PUCK LIGHT
	RECESSED LIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

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BILOXI

BASE PLAN
40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006823
DRAWN: MJR
CHECKED: CM

07-02-2025

REVISIONS:

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E106

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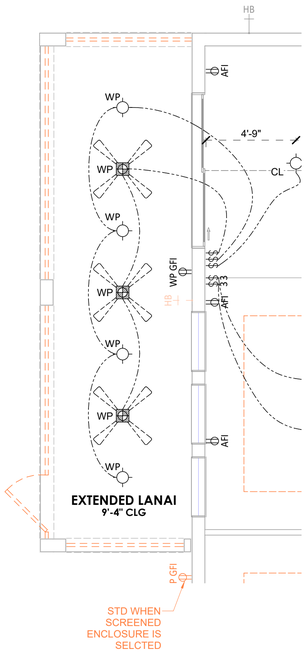
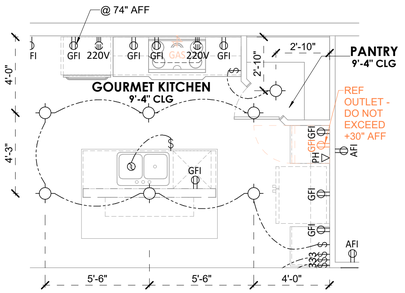


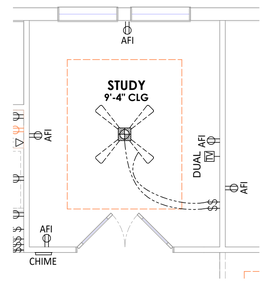
1st LEVEL ELECTRICAL PLAN - OPT EXTENDED LANAI

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



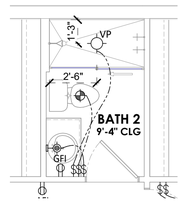
1st LEVEL ELECTRICAL PLAN - OPT GOURMET KITCHEN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



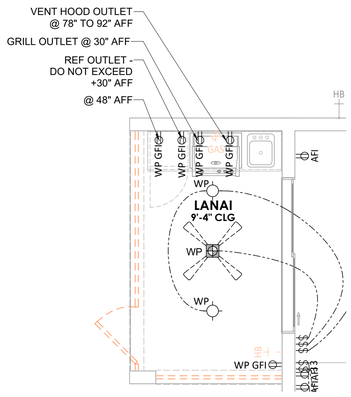
1st LEVEL ELECTRICAL PLAN - OPT STUDY

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



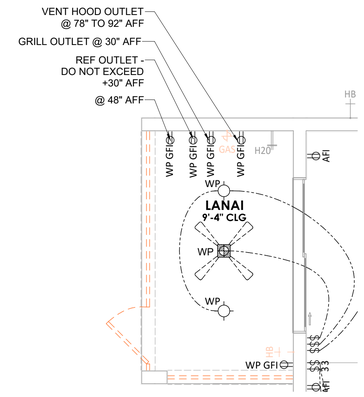
1st LEVEL ELECTRICAL PLAN - OPT SHOWER @ BATH 2

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



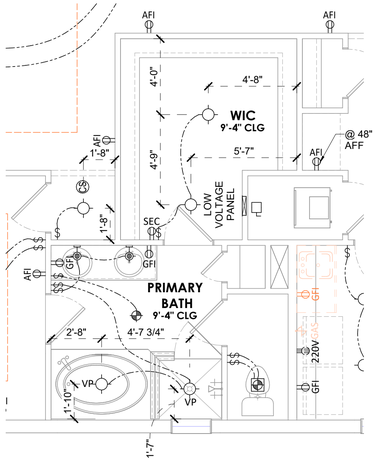
1st LEVEL ELECTRICAL PLAN - OPT OUTDOOR KITCHEN (SIM W/ EXT LANAI)

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



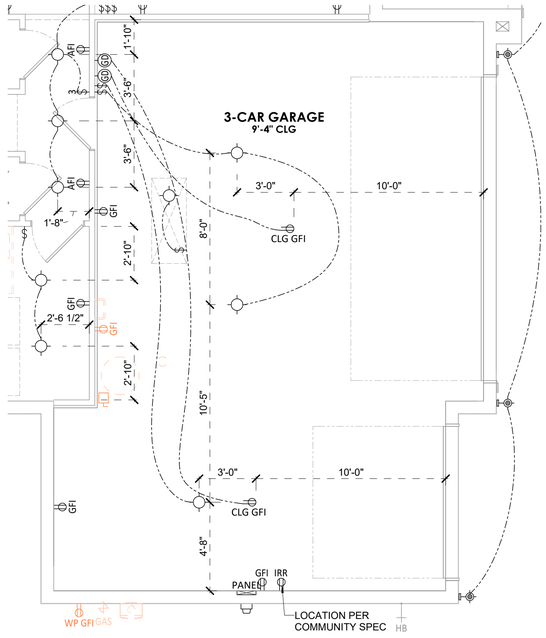
1st LEVEL ELECTRICAL PLAN - OPT OUTDOOR KITCHEN ROUGH-IN (SIM W/ EXT LANAI)

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT DELUXE PRIMARY BATH

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT 3-CAR GARAGE

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
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	DUPLEX OUTLET	CLG	CEILING OUTLET
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	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	MINI	MINIATURE PUCK LIGHT
	RECESSED LIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

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BILOXI

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006823

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E108

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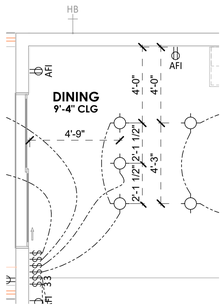
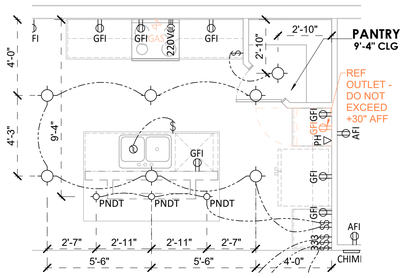


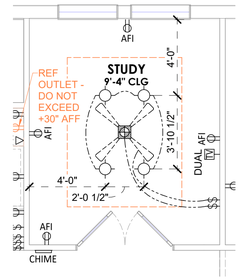
1st LEVEL ELECTRICAL PLAN - OPT DINING LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



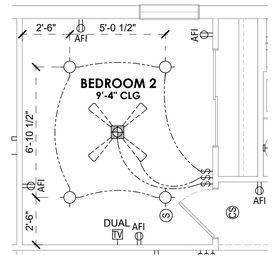
1st LEVEL ELECTRICAL PLAN - OPT PENDANT KITCHEN LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



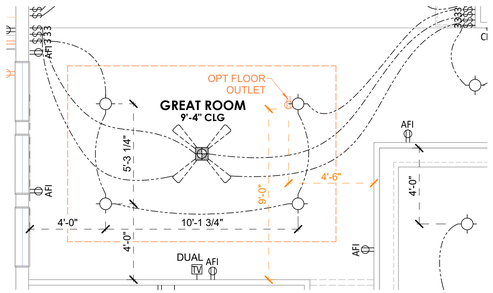
1st LEVEL ELECTRICAL PLAN - OPT STUDY LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



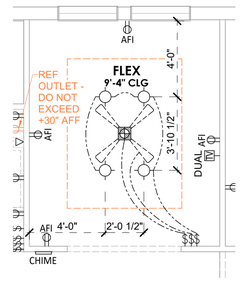
1st LEVEL ELECTRICAL PLAN - OPT BEDROOM 2 LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



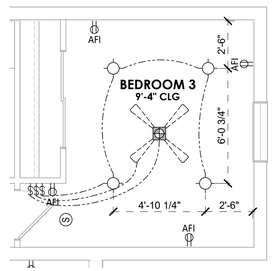
1st LEVEL ELECTRICAL PLAN - OPT GREAT ROOM LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



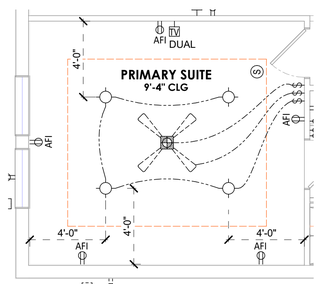
1st LEVEL ELECTRICAL PLAN - OPT FLEX LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT BEDROOM 3 LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT PRIMARY SUITE LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		GARAGE DOOR OPENER
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	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
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	STRIP LIGHT		STAIR LIGHT
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BILOXI

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006823

DRAWN: MJR

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07-02-2025

REVISIONS:

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E109

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

DESIGN CRITERIA AND LOADS

Building Code
Florida Building and Residential Codes, 8th Edition (2023)

Code for Design Loads
ANSI/ASCE 7-22

ROOF LOADING ..... C_p = 1.25
TOP CHORD LIVE LOAD ..... 20 PSF
TOP CHORD DEAD LOAD ..... 7 PSF
BOTTOM CHORD LIVE LOAD
ATTICS WITH LIMITED STORAGE ..... 20 PSF
ATTICS WITHOUT STORAGE ..... 10 PSF
(NON-CONCURRENT)
BOTTOM CHORD DEAD LOAD ..... 5 PSF

WIND LOADING[2] ..... C_p = 1.60
ASCE 7, 3S GUST ..... 150 MPH
EXPOSURE CATEGORY C
BUILDING CATEGORY II
ENCLOSURE CLASSIFICATION ..... ENCLOSED
INTERNAL PRESSURE COEFF 0.18
C&C DESIGN PRESSURES ..... (SEE TABLE 1)

OR

FLOOR LOADING ..... C_p = 1.00
TOP CHORD LIVE LOAD ..... 40 PSF
TOP CHORD DEAD LOAD ..... 10 PSF
BOTTOM CHORD LIVE LOAD ..... 0 PSF
BOTTOM CHORD DEAD LOAD ..... 5 PSF

SPECIAL FLOOR LOADING ..... C_p = 1.00
GAME ROOM/LOFT LIVE LOAD ..... 60 PSF
BALCONY/DECK LIVE LOAD ..... 40 PSF

DEFLECTION CRITERIA
ROOF TRUSSES ..... LL / 240
TL / 180
TL MAX 1" UP TO 40' SPAN
FLOOR JOIST OR TRUSS ..... LL / 360
TL / 240
BEAMS[1] ..... LL / 360
TL / 240

NOTES:
1. PORCH BEAMS AND BEAMS SUPPORTING EXTERIOR WALL ABOVE SHALL NOT EXCEED ½" DEFLECTION
2. MAX 16" O.C. FLOOR TRUSS SPACING BELOW GAME ROOM/LOFT
3. ROOF TRUSS WIND DESIGN METHOD SHALL BE MWFRS (DIRECTIONAL -OR- ALL HEIGHT) C-C HYBRID

TABLE 1: COMPONENT AND CLADDING DESIGN PRESSURES

WINDOWS AND DOORS (NOTE 1)				
EFFECTIVE WIND AREA	ZONE DESIGNATION			
	IZ - Interior Zone (psf)		EZ - End Zone (psf)	
0 - 20 ft²	+32.75	-35.52	+32.75	-43.85
21 - 50 ft²	+31.17	-33.94	+31.17	-40.69
51 - 100 ft²	+29.28	-32.05	+29.28	-36.91
101 - 200 ft²	+27.82	-30.60	+27.82	-34.00

SOFFIT MAX PRESSURE (psf)	+32.75 -43.85
GARAGE DOOR WIDTH (NOTE 2)	PRESSURE (PSF)
8 FT	+29.18/-36.72
16 FT	+27.71/-32.13
ROOFING	-85.85 PSF

NOTES:
1. END ZONE DESIGNATIONS MAY BE TAKEN AS THE 1ST 4.0' AT ALL EXTERIOR CORNERS PER SECTION R301.2. END ZONES NOT APPLICABLE AT RE-ENTRANT CORNERS.
2. GARAGE DOOR HEIGHT MAY BE 6'-8" OR HIGHER
3. ROOFING PRODUCTS INCLUDE SHINGLES, UNDERLAYMENT AND VENTILATION

THIS STRUCTURE IS LOCATED IN THE WIND BORNE DEBRIS REGION AND HAS BEEN DESIGNED AS AN ENCLOSED STRUCTURE. AS SUCH, THE BUILDER MUST SUPPLY OPENING PROTECTION IN ACCORDANCE WITH SECTION 1609.1.2 AND/OR SECTION R301.2.1.2 AND LOCAL BUILDING JURISDICTION.

SHEET INDEX

ST-1 ..... STRUCTURAL SPECIFICATIONS
ST-2 ..... FOUNDATION PLAN
ST-2D ..... FOUNDATION SECTIONS
ST-3 ..... 1ST LEVEL STRUCTURAL FRAMING & MASONRY PLAN
ST-3A ..... 1ST LEVEL FLOOR & ROOF FRAMING PLAN
ST-4 ..... 2ND LEVEL STRUCTURAL FRAMING PLAN (IF APPLICABLE)
ST-4A ..... 2ND LEVEL ROOF FRAMING PLAN (IF APPLICABLE)
ST-5 ..... TYPICAL WALL SECTION SHEET
ST-6 ..... SECTIONS AND DETAILS
ST-7 ..... SECTIONS AND DETAILS

TABLE 2: WOOD STRUCTURAL PANEL SHEATHING REQUIREMENTS

NOTES 3,4

TYPICAL EXTERIOR WALL SHEATHING (NOTE 2)	STUCCO AND DIRECTLY ADHERED STONE (NOTE 6)	MIN 7/16" 24/16 SPAN RATED OSB OR PLYWOOD INSTALLED HORIZONTALLY W/ 8d COMMON: 6" O.C. EDGE AND FIELD. 2x4 BLOCKING IS RECOMMENDED AT UNSUPPORTED PANEL EDGES.
	ALL OTHER VENEER	MIN 7/16" 24/16 SPAN RATED OSB OR PLYWOOD INSTALLED VERTICALLY (BLOCKED PANEL EDGES REQUIRED) OR HORIZONTALLY (UNBLOCKED PANEL EDGES, UNO) W/ 8d COMMON: 6" O.C. EDGES AND FIELD
ROOF DECK SHEATHING (NOTE 1)	METAL ROOF	MIN 15/32" 32/16 SPAN RATED PLYWOOD INSTALLED WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS W/ RSRS-03 NAILS: 4" O.C. AT PANEL EDGES AND 6" O.C. IN THE FIELD (UNBLOCKED PANEL EDGES, UNO).
	SHINGLE ROOF	MIN 7/16" 24/16 SPAN RATED OSB OR PLYWOOD INSTALLED WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS W/ RSRS-01 NAILS: 6" O.C. AT PANEL EDGES, AND 6" O.C. IN THE FIELD (UNBLOCKED PANEL EDGES, UNO).
FLOOR DECK SHEATHING: (NOTE 5)		23/32" T&G OSB OR PLYWOOD W/ 10d COMMON: 6" O.C AT PANEL EDGES, 12" O.C. IN THE FIELD (UNBLOCKED PANEL EDGES, UNO).
PORCH CEILING BOARD SHEATHING:		MIN 3/8" OSB OR PLYWOOD OR CDX INSTALLED PERPENDICULAR TO SUPPORTS W/ 8d COMMON: 3" O.C. AT PANEL EDGES, 12" O.C. IN THE FIELDOR MIN5/8" EXTERIOR GYPSUM CEILING BOARD, FASTEN w/ 5d x 15/8" COOLER NAIL OR NO.6 X 11/4" LONG SCREWS @ 4" O.C. EDGES, 8" O.C. FIELD (UNBLOCKED PANEL EDGES, UNO).

NOTES:
1. FOR SHEATHING THICKNESS GREATER THAN 15/32" CATEGORY, USE RSRS-03 NAILS.
2. COMMON NAILS IN WALL SHEATHING MAY BE SUBSTITUTED W/ 8d GALVANIZED BOX NAILS.
3. ZIP WALL SHEATHING IS AN ACCEPTABLE ALTERNATE FOR APA RATED WOOD STRUCTURAL PANEL.
4. ALL WOOD STRUCTURAL PANEL SHALL CONFORM TO THE MOST CURRENT APPLICABLE SPECIFICATION AND SUPPLEMENTS OF CURRENT APPROVED APA MANF. SPECIFICATIONS.
5. FLOOR FASTENERS ARE MINIMUM REQUIRED FOR DIAPHRAGM DESIGN. FOR INCREASED FLOOR PERFORMANCE AND TO HELP REDUCE SQUEAKING, RSRS-01 NAILS OR 8d SCREW NAILS ARE RECOMMENDED.
6. 15/32" 32/16 SPAN RATED OSB OR PLYWOOD WITH BLOCKED PANEL EDGES IS AN APA RECOMMENDATION PER APA TECHNICAL BULLETIN Q370 WHEN STUCCO LATH IS ATTACHED DIRECTLY TO OSB OR PLYWOOD. SHOULD BUILDER SPECIFICATIONS ALLOW, MIN STRUCTURAL REQUIREMENTS ARE 7/16" 24/16 SPAN RATING INSTALLED HORIZONTALLY. INCLUDES FULL AND PARTIAL HEIGHT VENEER APPLICATIONS
7. ROOF DECK SHEATHING HAS BEEN ENGINEERED TO RESIST ASCE 7 WIND LOADS IN ACCORDANCE WITH FRC R301.2.1.1

TABLE 3: NAIL SIZE LEGEND

NOTES 1, 2, 3, 4

	DIAMETER	LENGTH
8d COMMON	0.131"	2-1/2"
RSRS-01	0.113"	2-3/8"
RSRS-03	0.131"	2-1/2"
10d x 1-1/2"	0.148"	1-1/2"
10d	0.131"	3"
10d COMMON	0.148"	3"
12d COMMON	0.148"	3-1/2"
16d SINKER	0.148"	3-1/2"
16d COMMON	0.162"	3-1/2"

NOTES:
1. INSTALL 10d NAILS UNLESS OTHERWISE SPECIFIED.
2. COMMON WIRE NAILS AND THREADED HARDENED STEEL NAILS SHALL CONFORM TO THE NOMINAL SIZES SPECIFIED IN ASTM F1667. NOMINAL DIAMETER SIZES APPLY TO FASTENERS BEFORE APPLICATION OF PROTECTIVE COATING.
3. WHEN A BORED HOLE IS REQUIRED TO PREVENT SPLITTING OF A WOOD DUE TO FASTENER PENETRATION, THE BORED HOLE SHALL NOT EXCEED 75% OF THE NAIL OR SPIKE DIAMETER.
4. THE NOMINAL DIAMETER AND LENGTH OF TYPICAL FASTENERS SPECIFIED FOR THIS PROJECT ARE AS LISTED IN TABLE3.

TABLE 4: FASTENERS IN PRESSURE TREATED LUMBER

PRESERVATIVE	FASTENER TYPE
ACZA	STANDARD CARBON STEEL
SODIUM BORATE (NOTE 1)	STAINLESS CONNECTORS AND FASTENERS REQUIRED.
ALL OTHER PT (INCLUDING ACQ & MCQ)	CONNECTORS MUST HAVE Z-MAX, G120 OR TRIPLE ZINC COATED FINISH. ALL FASTENERS MUST BE HOT DIPPED GALVANIZED.

NOTES:
1. SILL PLATES W/ SODIUM BORATE TREATMENTS BEARING ON CONCRETE OVER VAPOR BARRIER ARE NOT DIRECTLY EXPOSED TO EARTH OR WEATHER AND HAVE BEEN PROVEN TO BE NON-CORROSIVE TO CARBON STEEL FASTENERS.

TABLE 5: EXTERIOR HEAD JAMB AND SILL FRAMING

ROUGH OPENING WIDTH	HEAD JAMB OR SILL SIZE	FASTENERS AT EACH END
50" OR LESS	(1) 2x4 OR (1) 2x6	(4) 10d TOE-NAILS
GREATER THAN 50" UP TO 76"	(2) 2x4 OR (1) 2x6	(6) 10d TOE-NAILS
GREATER THAN 76"	SEE FLOOR PLAN	SEE FLOOR PLAN

1. WINDOWS WITH INTERMEDIATE JACK STUDS MAY BE TREATED AS SEPARATE OPENINGS.
2. HEAD JAMB AND SILL OUTSIDE THE SCOPE OF THIS SCHEDULE HAVE BEEN ENGINEERED AS WIND-LOAD HEADER AND SILL. SEE PLAN

PRE-ENGINEERED TRUSSES

1. NOTE : ROOF TRUSS TOP CHORDS SHALL HAVE A MINIMUM SPECIFIC GRAVITY OF 0.49 (SYP SPECIES OR BETTER)
2. ROOF OR FLOOR TRUSSES FABRICATED TO ACHIEVE THE ROOF PLANES DEPICTED ON THE ARCHITECTURAL PLANS SHALL BE DESIGNED UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER. ENGINEERING SHOP DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH ANSI/TPI AND SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION. DESIGN CRITERIA IS LOCATED ON SHEET ST-1 OF THE PLAN SETTEMPORARY BRACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LEFT IN PLACE AFTER CONSTRUCTION IS COMPLETE.
3. TRUSSES SHALL BE DESIGNED TO MATCH THE ORIENTATION, SPAN DIRECTION, SPACING, BEARING & LOCATION OF THE FRAMING PLAN SHOWN HERE.
4. THE TRUSS ENGINEER SHALL PROVIDE ALL TRUSS TO TRUSS CONNECTION DESIGN AND SPECIFICATIONS AND SUBMIT THEM UNDER SIGN AND SEAL WITH THE TRUSS SHOP DRAWINGS.
5. TRUSS UPLIFTS HAVE BEEN CALCULATED BY THE ENGINEER OF RECORD AND TAKEN INTO CONSIDERATION DURING THE DESIGN OF THE UPLIFT RESTRAINT SYSTEM FOR THIS STRUCTURE. AS SUCH, THE REPORTED UPLIFTS ON THE TRUSS SHOP DRAWINGS MAY BE DISREGARDED.

TABLE 6: METAL CONNECTOR SCHEDULE

NOTES 2, 3, 4

MITEK & SIMPSON CONNECTORS IN CORRESPONDING ROWS BELOW ARE EQUAL ALTERNATIVES AND MAY BE CONSIDERED INTERCHANGEABLE

SIMPSON	SIMPSON FASTENERS	MITEK	MITEK FASTENERS
DTT2Z (NOTE 2)	(8)¼" x 1 ½" SDS SCREWS IN STUD ½" Ø X 4 ½" EMBED EPOXY OR SCREW ANCHOR	DTB-TZ	(8)¼" x 1½" WS15-GC WOOD SCREWS IN STUD ½ Ø x 4½" EMBED EPOXY OR SCREW ANCHOR
HTT5 (NOTE 2)	(26) 0.162" x 2 ½" IN STUD/BEAM/TRUSS ⅝" Ø x 6" EMBED ANCHOR IN CONCRETE	HTT45	(26) 0.162" x 2 ½" IN STUD/BEAM/TRUSS ⅝" Ø x 6" EMBED ANCHOR IN CONCRETE
META16	(7) 10d x 1 ½" IN TRUSS 4" WET EMBED IN GROUTED BLOCK WALL	HTA16-18	(7) 10d x 1 ½" IN TRUSS 4" WET EMBED IN GROUTED BLOCK WALL
META20	(8) 10d x 1 ½" IN TRUSS 4" WET EMBED IN GROUTED BLOCK WALL	HTA20-18	(9) 10d x 1 ½" IN TRUSS 4" WET EMBED IN GROUTED BLOCK WALL
HU48, HUC48, HU28-2, HUC28-2	(14) 16d COMMON IN HEADER (6) 10d COMMON IN BEAM	HD48, HD48IF, HD28-2, HD28-2IF	(14) 16d COMMON IN HEADER (6) 10d COMMON IN BEAM
HU410, HUC410, HU210-2, HUC210-2	(18) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM	HD410, HD410IF, HD210-2, HD210-2IF	(18) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM
HUC212-2	(22) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM	HD212-2IF	(22) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM
HGA10KT	(4)¼" x 1 ½" SDS SCREW IN TRUSS/RAFTER (4)¼" x 3" SDS SCREWS IN TOP PLATE	HGA10	(4) ¼" x 1½" WS15 SCREWS IN TRUSS/ RAFTER (4) ¼" x 3" WS3 SCREWS IN TOP PLATE
HGAM10KT	(4) SDS ¼" x 1 ½" SCREWS IN TRUSS/RAFTER (4) ¼" x 2¾" TITEN SCREWS IN MASONRY	HGAM10KT	(4) ¼" x 1½" WS15 SCREWS IN TRUSS/ RAFTER (4) ¼" x 1½" WEDGE BOLT OR EQUIVALENT IN MASONRY
HDQ8	(20) ⅛" x 3" SDS SCREWS IN STUD & ⅜" DIA. x 12" EMBED ANCHOR IN CONCRETE	UPHD8	(24) ⅛" x 3" WS3 SCREWS IN STUD & ⅜" DIA. x 12" EMBED ANCHOR IN CONCRETE

SIMPSON	SIMPSON FASTENERS	MITEK	MITEK FASTENERS
MSTA24	(9) 10d COMMON EACH END	MSTA24	(9) 10d COMMON EACH END
MSTA36	(13) 10d COMMON EACH END	MSTA36	(13) 10d COMMON EACH END
MSTAM36 (NOTE 7)	(7) 10d COMMON IN WOOD FRAMING (4) ¼" x 2 ¼" TITEN SCREWS IN MASONRY	MSTAM36 (NOTE 7)	(7) 10d COMMON IN WOOD FRAMING (5) ¼" x 2 ¼" TAPCON IN MASONRY
HTS20	(11) 10d x 1 ½" IN TRUSS/RAFTER (11) 10d x 1 ½" IN STUD	HTW20	(11) 10d x 1 ½" IN TRUSS/RAFTER (11) 10d x 1 ½" IN STUD
HTSM20	(10) 10d x 1 ½" IN TRUSS/RAFTER (4) ⅜" x 2 ½" TITEN IN MASONRY	HTWM20	(8) 10d x 1½" IN TRUSS/RAFTER (4) ¼" x 3" WEDGE BOLT OR EQUIVALENT IN STUD
LGT2	(16) 16d COMMON IN TRUSS/RAFTER (7) ¼" x 2 ½" TITEN SCREWS IN MASONRY	LUGT2	(16) 10d COMMON TO TRUSS/RAFTER (5) 0" x 3" WEDGE BOLT OR EQUIVALENT
LGT3	(26) 16d SINKER IN WALL FRAMING (12) SDS ¼" x 2 ½" IN TRUSS	LUGT3	(28) 16d SINKER IN WALL FRAMING (12) WS25 ¼" x 2 ½" IN TRUSS
SDWC15450, SDWC15600		NO MITEK EQUIVALENT	
MSTCM60	(26) 10d COMMON IN WOOD FRAMING (14) ¼" x 2 ¼" TITEN SCREWS IN MASONRY	MSTCM60	(26) 10d COMMON IN WOOD FRAMING (14) ¼" x 2 ¼" TAPCON IN MASONRY
ABU44 (NOTE 6)	(12) 16d COMMON NAILS ⅝" Ø x 7" EMBED EPOXY	PAU44	(12) 16d COMMON NAILS ⅝" Ø x 7" EMBED EPOXY
ABU66 (NOTE 6)	(12) 16d COMMON NAILS ⅝" Ø x 7" EMBED EPOXY	PAU66	(12) 16d COMMON NAILS ⅝" Ø x 7" EMBED EPOXY

NOTES:
1. SIMPSON ACRYLIC-TIE ADHESIVE OR EQUAL SHALL BE USED IN ALL DRILLED AND EPOXIED ANCHOR APPLICATIONS. ANCHOR BOLT, THREADED ROD, OR DOWELED REINFORCING STEEL MAY BE EMBEDDED TO THE SPECIFIED DEPTH, IN A HOLE AS SPECIFIED BY MANUFACTURER (TYPICALLY 1/16" TO 1/8" GREATER THAN SPECIFIED ANCHOR DIAMETER). ADHESIVE/EPOXY MUST FILL THE HOLE IN THE CONCRETE AND WOOD BOTTOM PLATE. MANUFACTURER'S SPECIFICATIONS MUST BE FOLLOWED FOR PROPER INSTALLATION.
2. REFER TO SIMPSON OR MITEK CATALOG FOR ADDITIONAL INSTALLATION INSTRUCTIONS.
3. IF CONNECTOR IS NOT LISTED ABOVE, CONTACT EOR FOR SPECIFIC FASTENING REQUIREMENTS.
4. POSITIVE PLACEMENT GUN NAILS, 2½" LONG, WITH EQUIVALENT DIAMETER TO COMMON NAILS SPECIFIED ABOVE MAY BE USED FOR ABU POST BASE ANCHORS, CS16, AND MSTA FLAT STRAPS.
5. MASONRY APPLICATION REQUIRE EQUIVALENT NUMBER OF TITEN ANCHORS IN LIEU OF 16d NAILS TO HDR CONNECTION. CMU REQUIRES ¼" Ø x 2 ¾" TITENS ILO 16d. CONCRETE REQUIRES EQUIVALENT NUMBER OF ¼" Ø x 1 ¾" TITENS ILO 16d.
6. MASONRY SCREWS AT EXTERIOR CMU APPLICATIONS TO HAVE FLAT HEADS.

MASONRY NOTES

1. ALL MASONRY UNITS SHALL MEET ASTM C90 STANDARD WITH f'm= 2000PSI AND SHALL BE ERECTED IN RUNNING BOND WITH TYPE M OR S MORTAR OVER FULL BED.
2. SHOULD LIMITED AREAS OF STACK BOND MASONRY EXIST, EVERY OTHER COURSE SHALL BE EQUIPPED w/ 9 GAUGE LADDER TYPE HORIZONTAL JOINT REINFORCEMENT
3. ALL GROUT TO BE MIXED PER ASTM C476 STANDARDS AND INSTALLED TO COMPLY WITH FBC R606.3.5. f'c = 3,000 PSI.
4. VERTICAL WALL REINFORCING TO BE ASTM A615 GRADE 60 REBAR.
5. LAPS BETWEEN VERTICAL REINFORCING AND DOWELS TO BE 30".
6. VERTICAL REINFORCING TO HAVE 10' STANDARD HOOK INTO BOND BEAM. DOWEL TO HAVE 10' STANDARD HOOK INTO FOOTING
7. PRE-CAST MASONRY LINTELS: SEE "LINTEL SCHEDULE" ON STRUCTURAL PLAN SHEET.
8. PROVIDE MOISTURE BARRIER FOR ALL UNTREATED LUMBER IN CONTACT WITH MASONRY OR CONCRETE.

CONCRETE AND FOUNDATION NOTES

1. CONCRETE COMPRESSIVE STRENGTH FOR FOOTINGS= 2,500 PSI AT 28 DAYS (UNO).
2. CONCRETE COMPRESSIVE STRENGTH FOR SLAB = 2,500 PSI AT 28 DAYS (UNO).
3. ALL REINFORCING STEEL #3 AND BIGGER SHALL BE ASTM A615 GRADE 40 DEFORMED BARS (UNO).
4. ALL REINFORCING STEEL SHALL HAVE 90 DEGREE BEND AT CORNERS WITH A 24" LAP24" LONG #4 BAR IS RECOMMENDED TO BE INSTALLED AT ALL REENTRANT CORNERS.
5. FIBERMESH IS AN ACCEPTABLE ALTERNATIVE AND SHALL NOT REQUIRE WWF. FIBER LENGTHS SHALL BE ½" TO 2" IN LENGTH. DOSAGE AMOUNTS SHALL RANGE FROM 0.75 TO 1.5 POUNDS PER CUBIC YARD IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SYNTHETIC FIBERS SHALL COMPLY WITH ASTM C1116. THE MANUFACTURER OR SUPPLIER SHALL PROVIDE CERTIFICATION OF COMPLIANCE WHEN REQUESTED BY THE BUILDING OFFICIAL.
6. MASONRY STEMWALL AND MONOLITHIC FOOTING ARE INTERCHANGEABLE.
7. EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 PSF IN ACCORDANCE WITH TABLE R401.4.1, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
8. CONCRETE FLOOR SLABS ON GRADE SHALL BE INSTALLED OVER A MINIMUM 6 MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED 6" AND SEALED OVER CLEAN, COMPACTED EARTH OR FILL WITH CODE APPROVED PROVISIONS FOR PREVENTION OF SUBTERRANEAN TERMITES.
9. STEMWALLS OVER 4 COURSES TALL REQUIRE SPECIAL ATTENTION TO BRACING DURING CONSTRUCTION. CONTACT ENGINEER OF RECORD IF THIS CONDITION EXISTS.
10. TO CONTROL CRACKING, CUT 1" SAWCUTS IN THE SLAB IN A 15'x15' GRID WITHIN 12 HOURS OF CONCRETE PLACEMENT. CONTACT EOR FOR ALTERNATIVE METHODS CONTROL JOINTS ARE NOT REQUIRED WHEN WWF OR FIBERMESH ARE INCLUDED WITH CONCRETE WORK.
11. DO NOT SCALE FOOTING DIMENSIONS AND LOCATIONS FROM THE FOUNDATION PLAN. DO NOT DETERMINE FOOTING LOCATION FROM ARCHITECTURAL PLANS OR FRAMING PLAN. IF FOOTING SIZE OR LOCATION IS NOT DETERMINATE FROM USE OF FOUNDATION PLAN ALONE, CONTACT THE ENGINEER OF RECORD.

LEGEND

OR	"OR" SHALL MEAN THAT EITHER OPTION PROVIDED IS AN EQUAL ALTERNATIVE FOR THE APPLICATION SHOWN
UNO	UNLESS NOTED OTHERWISE ON PLAN OR DETAIL
EOR	ENGINEER OF RECORD
EW	EACH WAY
OSB	ORIENTED STRAND BOARD
WSP	WOOD STRUCTURAL PANEL
SYP	SOUTHERN YELLOW PINE
SPF	SPRUCE-PINE-FUR
CONT	CONTINUOUS
O.C.	ON CENTER
LSL	1.55E TIMBERSTRAND LSL ENGINEERED LUMBER, 1¾" WIDE, UNO. (3 ½" WIDE LSL BEAMS ARE EQUIVALENT TO 2-PLY 1¾" BEAM)
LVL	2.0E MICRO=LAM LVL ENGINEERED LUMBER, 1¾" WIDE, UNO.
PSL	2.0E PARALLAM PSL ENGINEERED LUMBER, 3 ½" WIDE, UNO.
SYS 42	PROPERLY RATED OPEN WEB HEADER
OPT	OPTIONAL

HEADER FRAMING

1. ALL HEADER JACK AND KING STUDS SHALL BE FASTENED TO EACH OTHER WITH (2) ROWS 10d @ 8" O.C. STAGGERED.
2. ALL HEADERS TO BE FRAMED W/ NO.2 SYP
3. FASTEN ALL MULTI-PLY HEADERS TOGETHER WITH (2) ROWS 10d @ 8" O.C., STAGGERED ALONG EACH EDGE.
4. FASTEN ALL HEADERS TO KING STUDS WITH (3) 8d TOE NAILS
5. IF HEADER NOT SPECIFIED, CONTACT ENGINEER OF RECORD.
6. CRIPPLE BLOCKS BELOW LOAD-BEARING HEADERS MAY BE FRAMED AT 24" O.C.
7. IN ANY LOCATION WHERE A 2x_ BEAM OR HEADER IS PROVIDED, IT IS ACCEPTABLE TO USE AN ENGINEERED LVL BEAM OR HEADER OF EQUIVALENT SIZE.
8. NON BEARING HEADERS: DUE TO LIGHTLY LOADED CONDITIONS, 38" OR LESS CLEAR-OPENINGS IN AN EXTERIOR WALL DO NOT REQUIRE LOAD BEARING HEADER, SEE PLAN.

FRAMING NOTES

1. ALL LUMBER SPECIFIED ON DRAWINGS IS INTENDED FOR DRY USE ONLY, UNO. ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAILED BY OTHER.
2. ALL METAL CONNECTORS SPECIFIED ON PLAN ARE IN ADDITION TO FRAMING FASTENER REQUIREMENTS LISTED IN TABLE 2304.10.1
3. FASTEN ALL MULTI-PLY STUD COLUMNS AND CORNERS TOGETHER WITH (2) ROWS 10d @ 8" O.C. STAGGERED. UPPER LEVEL MULTI-PLY STUD GROUPS BELOW ALL GIRDER LOCATIONS TO BE CONTINUOUS THROUGH FLOOR SYSTEM TO FOUNDATION. (NOT REQUIRED BELOW HEADER JACK/KING STUD GROUPS)
4. FASTEN ALL STUDS TO BOTTOM AND TOP PLATES WITH (4) 8d TOE NAILS OR (2)16d COMMON END NAILS.
5. FASTEN ALL TRUSSES AND RAFTERS TO TOP PLATES WITH (3) 8d TOE NAILS.
6. ALL MULTI-PLY TRUSS GIRDERS AND BEAMS TO HAVE SOLID STUD GROUP BELOW MATCHING GIRDER OR BEAM THICKNESS AND MATCHING WALL STUD SPECIFICATIONS AS NOTED ON STRUCTURAL PLAN, UNO.
7. EXTERIOR WALL DESIGN ASSUMES CONTINUOUSLY SHEATHED WITH OSB OR PLYWOOD
8. EXTERIOR WALLS SHALL BE FRAMED W/ NO.2 SPF STUDS AND NO.2 SYP PLATES. INTERIOR LOAD-BEARING WALLS SHALL BE FRAMED W/ SPF STUD GRADE OR BETTER AND NO.2 SYP PLATES
9. NON-LOAD BEARING INTERIOR WALLS MAY BE FRAMED W/ 2x_ SPF @ MAX 24" O.C. OR METAL STUD FRAMING MAX 24" O.C. , EXCEPT WHERE WALLS SUPPORT TILE.

2024.V1.0
TM 150C CMU-WD

APEX
tds true design studios

9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

taylor morrison

BILOXI
BASE PLAN
40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006823**
DRAWN: **ETC**
CHECKED: **DB**

07-02-2025

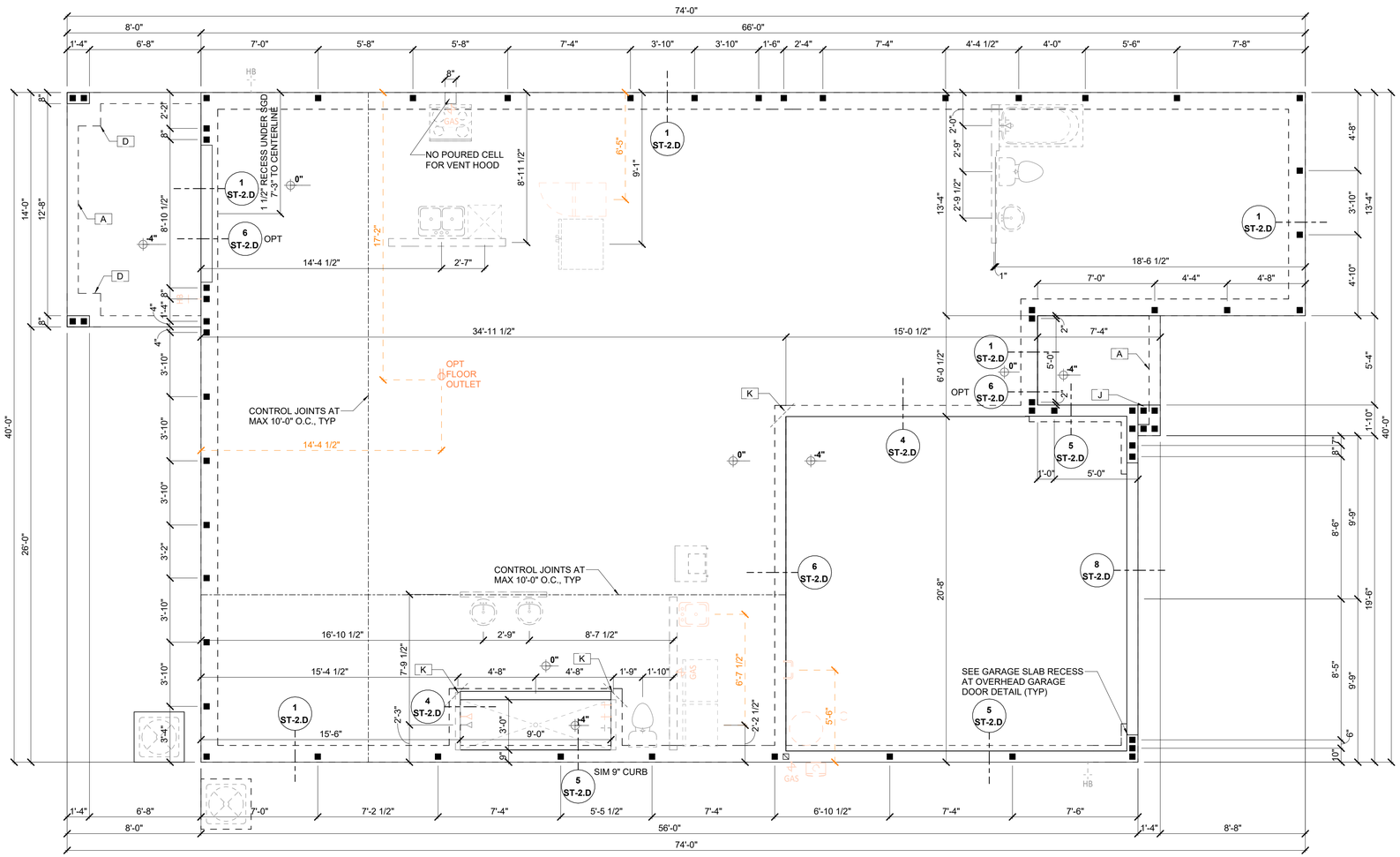
REVISIONS:

No.	Description	Date

ST-1 (150C)

CMU/METAL CONNECTOR ENGINEERING

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



FOUNDATION PLAN - TRADITIONAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

2020 V1.0

GENERAL FOUNDATION NOTES:

- CONCRETE SLAB ON GRADE SHALL BE MINIMUM 3 1/2" THICK AND HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI UNO.
- EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 psf, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
- IF CONTRACTOR OR BUILDING OFFICIAL DETERMINES THAT THE SOIL IS NOT SUITABLE FOR 2,000 PSF BEARING CAPACITY, CONTACT EOR. ADDITIONAL FOUNDATION WORK MAY BE REQUIRED.
- SLIDING GLASS DOOR FRAMES MUST BE RECESSED INTO THE SLAB IN ACCORDANCE WITH THE BUILDING CODE. CONSULT ARCHITECTURAL PLANS FOR LOCATION OF SLIDING GLASS DOORS.
- MASONRY STEMWALL AND MONOLITHIC FOOTINGS ARE INTERCHANGEABLE. SEE SHEET ST-2D FOR INTERCHANGEABLE STEMWALL & MONOLITHIC SECTIONS (DETAILS 1/2 & 5/7).
- 24" LONG #4 BAR IS TO BE INSTALLED AT ALL RE-ENTRANT CORNERS, SEE "RE-ENTRANT CORNER DETAIL" ON SHEET ST-2D.

FOUNDATION KEYNOTES: DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

A	8"x8" DEEP THICKENED EDGE w/ (1) #4 CONT	B	12" DEEP FTG UNDER BOX COLUMN, FTG TO BE PROJECTED MIN 6" AS SHOWN
C	16"SQx12" DEEP FTG	D	24"SQx20" DEEP FTG w/ (3) #4 EW
E	30"SQx20" DEEP FTG w/ (4) #4 EW	F	36"SQx20" DEEP FTG w/ (4) #4 EW
G	48"SQx24" DEEP FTG w/ (5) #4 EW, T&B	H	#5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1

J • SOLID FILL CMU PIER, MATCHING CMU COLUMN SIZE ABOVE
• PROVIDE MIN (1) #5 FULL-HEIGHT, VERTICAL REINFORCEMENT TO BEND 90° @ BOTTOM & TIE INTO FOOTING REINFORCEMENT
• CMU PIER ON 20" DEEP FTG W/ #4 @ 8" O.C. EW, FTG TO BE PROJECTED MINIMUM 6" LARGER THAN PIER ON ALL SIDES

K MIN 24" LONG #4 OR #5 BAR SET AT MID-DEPTH OF SLAB, TYP ALL RE-ENTRANT CORNERS

CONTROL JOINT (CJ) NOTES:

1. TIMING
   - CUTS MUST BE MADE THE SAME DAY AS PLACEMENT. AS SOON AS THE CONCRETE HAS SET ENOUGH TO ALLOW SAWCUTS WITHOUT RAVELING THE COURSE AGGREGATE FROM THE CUT, MAKE THE CUT.
   - CUTS MADE THE NEXT DAY OR AT SUBSEQUENT TIMES DO NOT PROVIDE ADEQUATE PROTECTION AGAINST "RANDOM" CRACKING.
2. DEPTH

   THE CUT SHOULD BE AT LEAST 1" DEEP, BUT NOT MORE THAN 1 ¼" DEEP.
3. SEALING

   THE CUTS SHOULD BE SEALED WITH A SEMI-RIGID EPOXY OR ACRYLIC ADHESIVE SEALANT. BACKER ROD IS NOT REQUIRED.

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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taylor morrison

BILOXI

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006823

DRAWN: ETC

CHECKED: DB

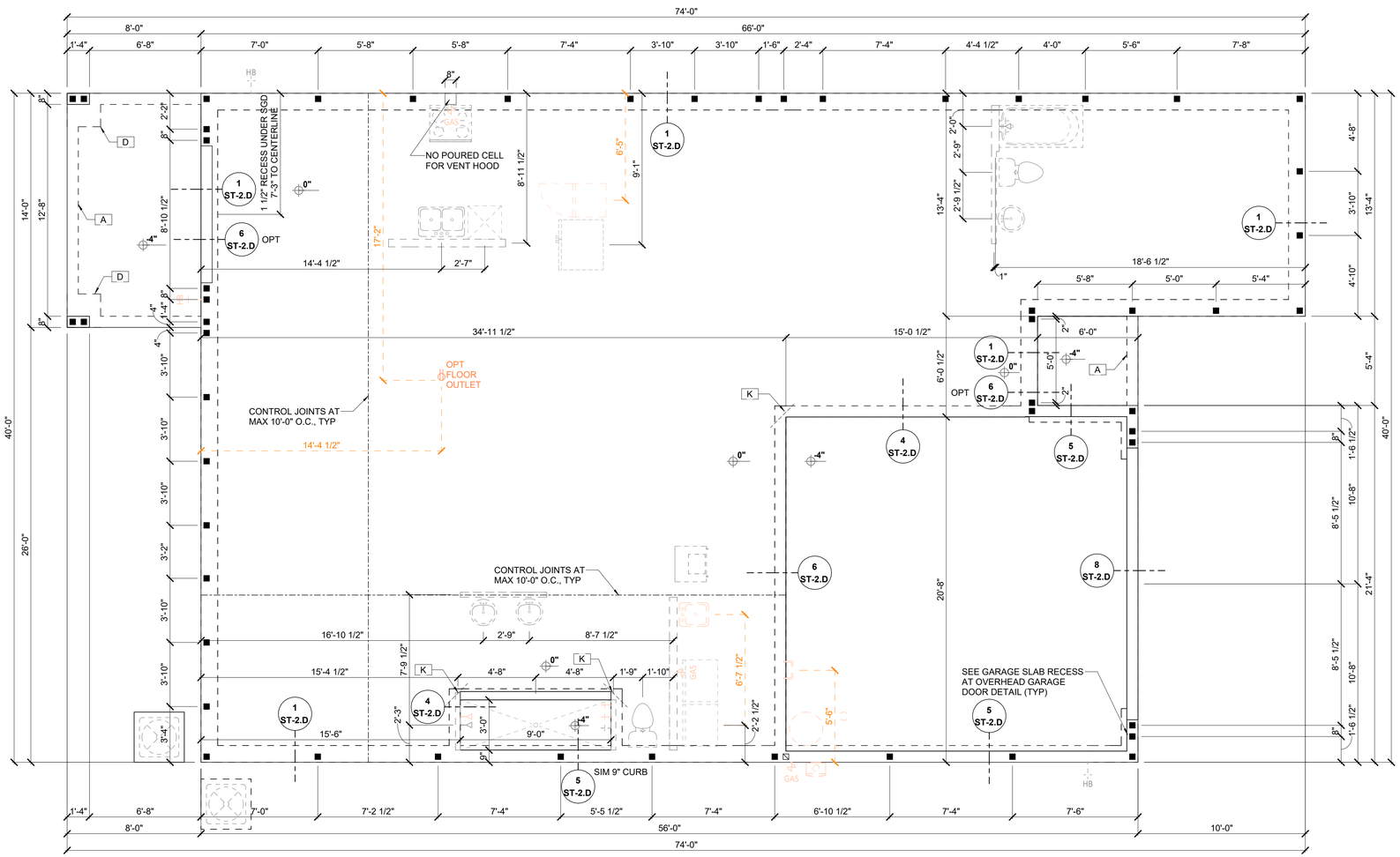
07-02-2025

REVISIONS:

No.	Description	Date

ST-2 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7947



FOUNDATION PLAN - CRAFTSMAN A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

2020 V1.0

GENERAL FOUNDATION NOTES:

- CONCRETE SLAB ON GRADE SHALL BE MINIMUM 3 1/2" THICK AND HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI UNO.
- EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 psf, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
- IF CONTRACTOR OR BUILDING OFFICIAL DETERMINES THAT THE SOIL IS NOT SUITABLE FOR 2,000 PSF BEARING CAPACITY, CONTACT EOR. ADDITIONAL FOUNDATION WORK MAY BE REQUIRED.
- SLIDING GLASS DOOR FRAMES MUST BE RECESSED INTO THE SLAB IN ACCORDANCE WITH THE BUILDING CODE. CONSULT ARCHITECTURAL PLANS FOR LOCATION OF SLIDING GLASS DOORS.
- MASONRY STEMWALL AND MONOLITHIC FOOTINGS ARE INTERCHANGEABLE. SEE SHEET ST-2D FOR INTERCHANGEABLE STEMWALL & MONOLITHIC SECTIONS (DETAILS 1/2 & 5/7).
- 24" LONG #4 BAR IS TO BE INSTALLED AT ALL RE-ENTRANT CORNERS, SEE "RE-ENTRANT CORNER DETAIL" ON SHEET ST-2D.

FOUNDATION KEYNOTES: DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

A	8"x8" DEEP THICKENED EDGE w/ (1) #4 CONT	B	12" DEEP FTG UNDER BOX COLUMN, FTG TO BE PROJECTED MIN 6" AS SHOWN
C	16"SQx12" DEEP FTG	D	24"SQx20" DEEP FTG w/ (3) #4 EW
E	30"SQx20" DEEP FTG w/ (4) #4 EW	F	36"SQx20" DEEP FTG w/ (4) #4 EW
G	48"SQx24" DEEP FTG w/ (5) #4 EW, T&B	H	#5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1
J	• SOLID FILL CMU PIER, MATCHING CMU COLUMN SIZE ABOVE • PROVIDE MIN (1) #5 FULL-HEIGHT, VERTICAL REINFORCEMENT TO BEND 90° @ BOTTOM & TIE INTO FOOTING REINFORCEMENT • CMU PIER ON 20" DEEP FTG W/ #4 @ 8" O.C. EW, FTG TO BE PROJECTED MINIMUM 6" LARGER THAN PIER ON ALL SIDES		
K	MIN 24" LONG #4 OR #5 BAR SET AT MID-DEPTH OF SLAB, TYP ALL RE-ENTRANT CORNERS		

CONTROL JOINT (CJ) NOTES:

1. TIMING
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   - CUTS MADE THE NEXT DAY OR AT SUBSEQUENT TIMES DO NOT PROVIDE ADEQUATE PROTECTION AGAINST "RANDOM" CRACKING.
2. DEPTH

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3. SEALING

   THE CUTS SHOULD BE SEALED WITH A SEMI-RIGID EPOXY OR ACRYLIC ADHESIVE SEALANT. BACKER ROD IS NOT REQUIRED.

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BILOXI

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006823

DRAWN: ETC

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-2.2 (150C)

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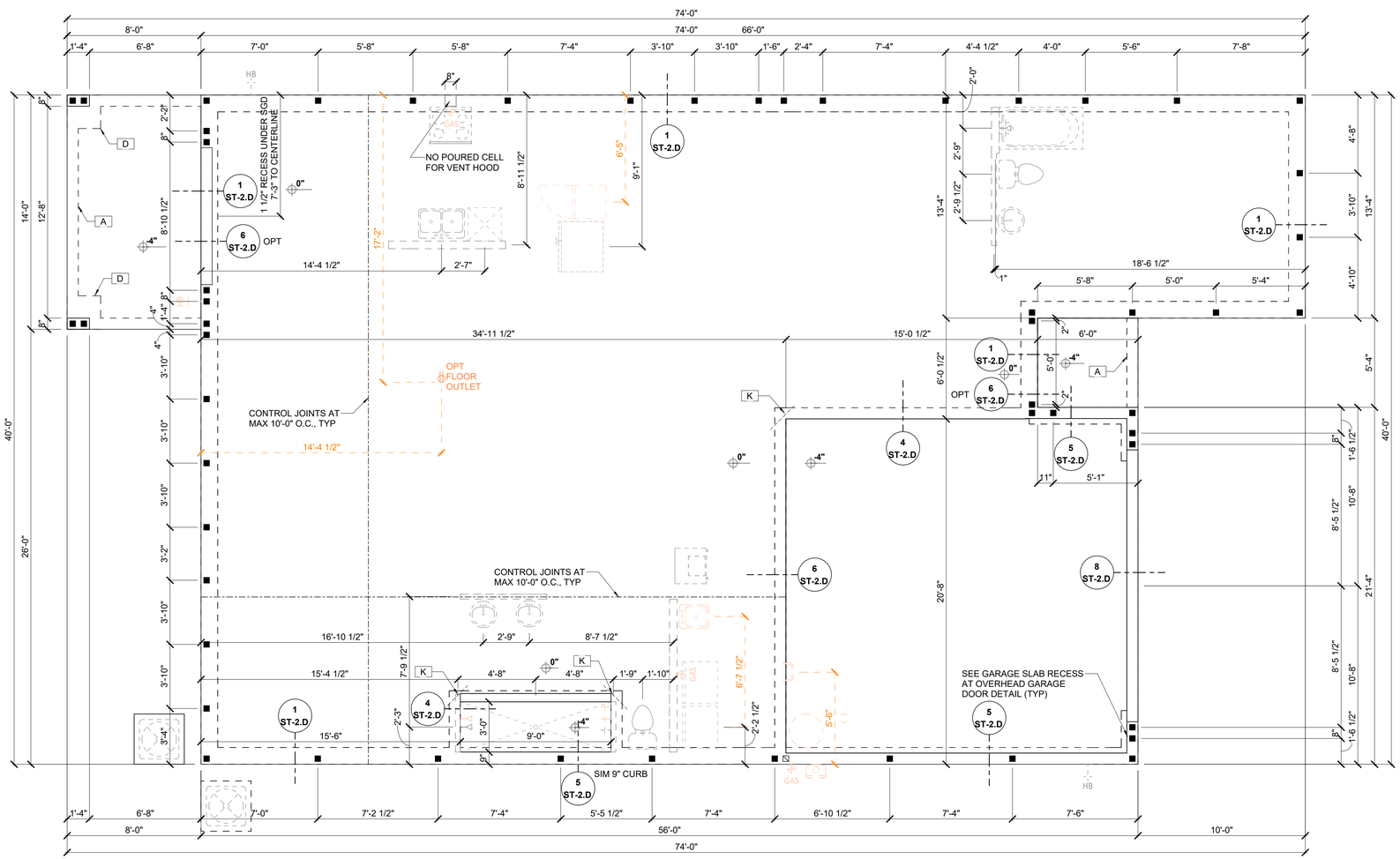
CMU/METAL CONNECTOR ENGINEERING



FOUNDATION PLAN - COASTAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

2020 V1.0

GENERAL FOUNDATION NOTES:

- CONCRETE SLAB ON GRADE SHALL BE MINIMUM 3 1/2" THICK AND HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI UNO.
- EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 psf, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
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- SLIDING GLASS DOOR FRAMES MUST BE RECESSED INTO THE SLAB IN ACCORDANCE WITH THE BUILDING CODE. CONSULT ARCHITECTURAL PLANS FOR LOCATION OF SLIDING GLASS DOORS.
- MASONRY STEMWALL AND MONOLITHIC FOOTINGS ARE INTERCHANGEABLE. SEE SHEET ST-2D FOR INTERCHANGEABLE STEMWALL & MONOLITHIC SECTIONS (DETAILS 1/2 & 5/7).
- 24" LONG #4 BAR IS TO BE INSTALLED AT ALL RE-ENTRANT CORNERS, SEE "RE-ENTRANT CORNER DETAIL" ON SHEET ST-2D.

FOUNDATION KEYNOTES: DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

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G	48"SQx24" DEEP FTG w/ (5) #4 EW, T&B	H	#5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1
J	• SOLID FILL CMU PIER, MATCHING CMU COLUMN SIZE ABOVE • PROVIDE MIN (1) #5 FULL-HEIGHT, VERTICAL REINFORCEMENT TO BEND 90° @ BOTTOM & TIE INTO FOOTING REINFORCEMENT • CMU PIER ON 20" DEEP FTG W/ #4 @ 8" O.C. EW, FTG TO BE PROJECTED MINIMUM 6" LARGER THAN PIER ON ALL SIDES		
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2. DEPTH

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BILOXI

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006823**

DRAWN: **ETC**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-2.4 (150C)

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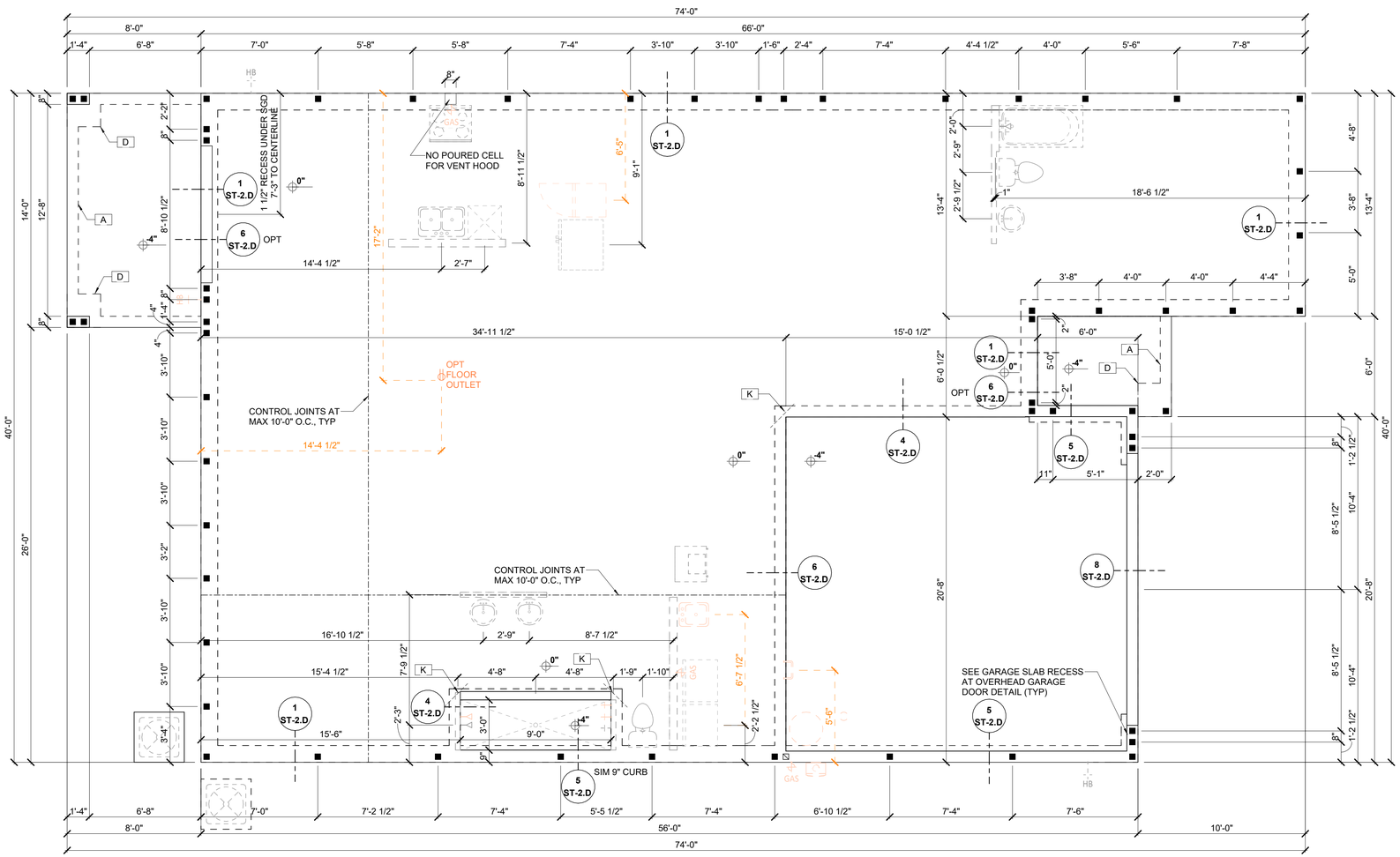

FOUNDATION PLAN - FARMHOUSE A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

2020 V1.0

GENERAL FOUNDATION NOTES:

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FOUNDATION KEYNOTES: DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

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G	48"SQx24" DEEP FTG w/ (5) #4 EW, T&B	H	#5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1
J	• SOLID FILL CMU PIER, MATCHING CMU COLUMN SIZE ABOVE • PROVIDE MIN (1) #5 FULL-HEIGHT, VERTICAL REINFORCEMENT TO BEND 90° @ BOTTOM & TIE INTO FOOTING REINFORCEMENT • CMU PIER ON 20" DEEP FTG W/ #4 @ 8" O.C. EW, FTG TO BE PROJECTED MINIMUM 6" LARGER THAN PIER ON ALL SIDES		
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BILOXI

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006823**

DRAWN: **ETC**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-2.6 (150C)

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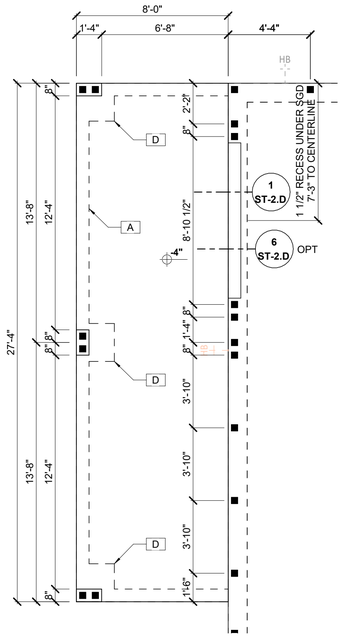
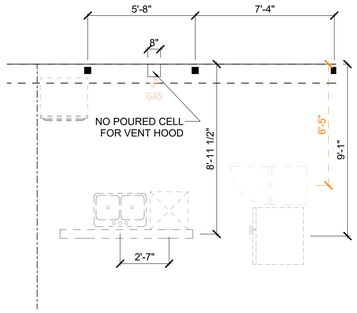


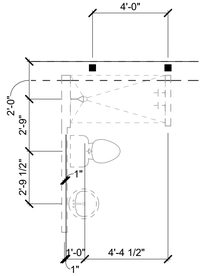
FOUNDATION PLAN - OPT EXTENDED LANAI - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



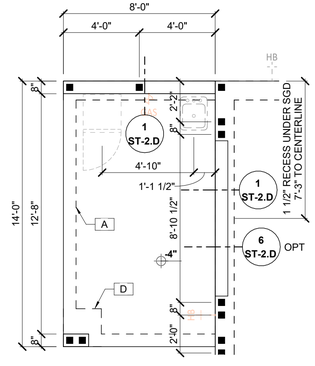
FOUNDATION PLAN - OPT GOURMET KITCHEN - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



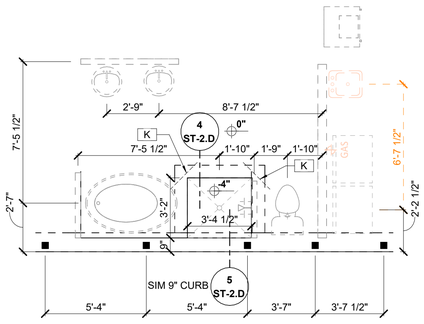
FOUNDATION PLAN - OPT SHOWER @ BATH 2 - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



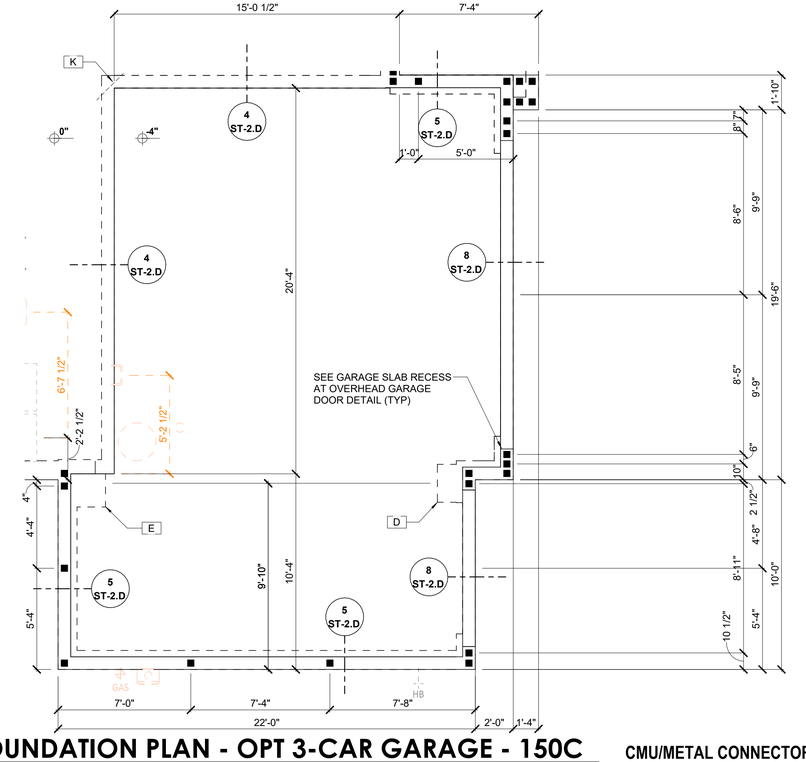
FOUNDATION PLAN - OPT OUTDOOR KITCHEN (SIM W/ EXT LANAI & ROUGH-IN) - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FOUNDATION PLAN - OPT DELUXE PRIMARY BATH - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FOUNDATION PLAN - OPT 3-CAR GARAGE - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

2020 V1.0

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FOUNDATION KEYNOTES: DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

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G	48"SQx24" DEEP FTG w/ (5) #4 EW, T&B	H	#5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1
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CMU/METAL CONNECTOR ENGINEERING

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BILOXI

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006823

DRAWN: ETC

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-2.8 (150C)

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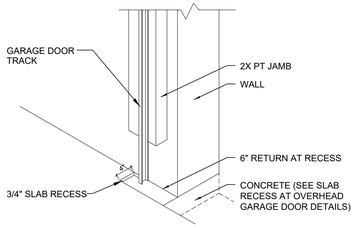
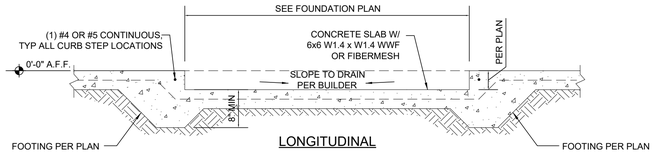
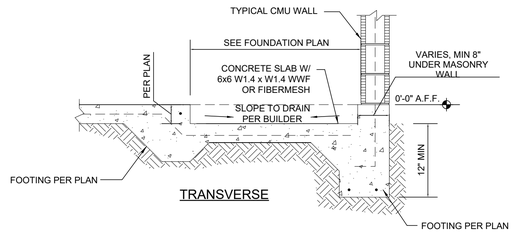


GARAGE SLAB RECESS AT OVERHEAD GARAGE DOOR DETAIL

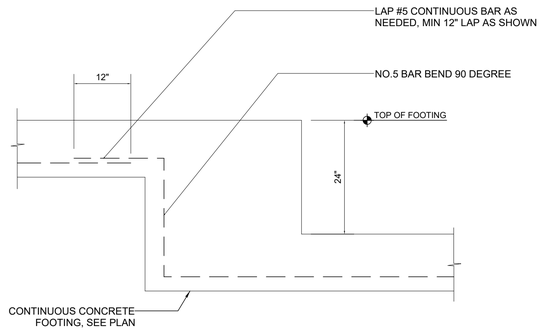


LONGITUDINAL

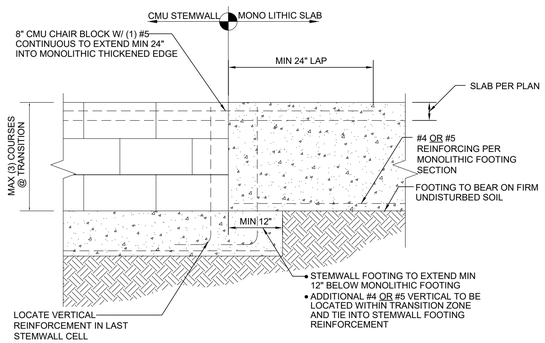


TRANSVERSE

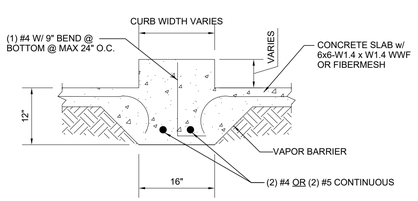
TYPICAL SHOWER RECESS DETAIL



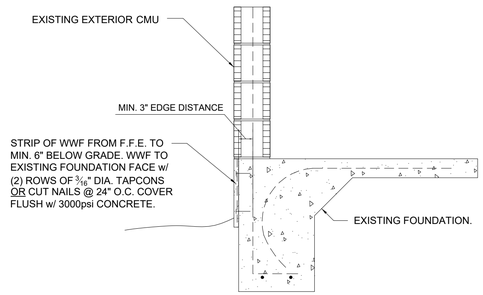
TYPICAL STEP IN FOOTING DETAIL



CMU STEMWALL TO MONOLITHIC TRANSITION DETAIL

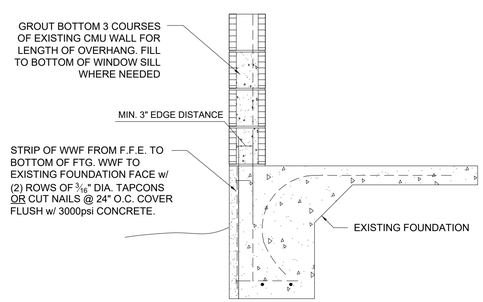


9 WALL CURB SECTION



8" CMU WALL OVERHANGS LESS THAN 1"

(THIS DETAIL IS A COSMETIC REPAIR AND IS RECOMMENDED BUT NOT REQUIRED)

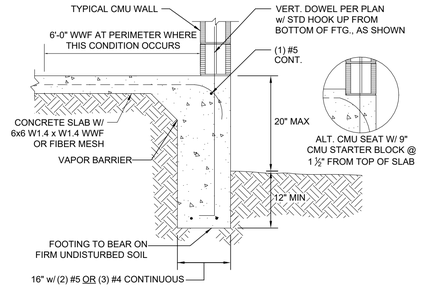


8" CMU WALL OVERHANGS 2.5" OR LESS

(THIS DETAIL IS A STRUCTURAL REPAIR AND IS REQUIRED)

NOTES:

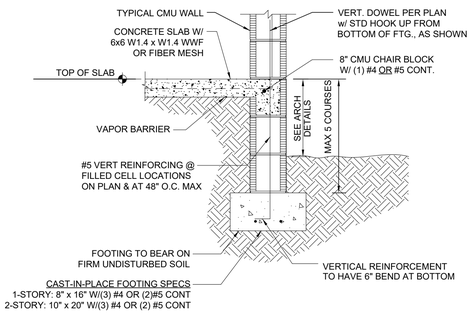
- IF EXISTING REBAR DOES NOT MEET 3" EDGE DISTANCE REQUIREMENT, REMOVE INSIDE FACE SHELL OF EXISTING CMU WALL AT ADJECENT CELL AND DRILL & EPOXY NEW FULL HT. VERTICAL #5 DOWEL W/ 12" EMBED INTO EXISTING FOUNDATION AND 4" EMBED INTO EXISTING BOND BEAM.
- IF MORE THAN (3) BARS DO NOT MEET THE REQUIRED 3" EDGE DISTANCE, CONTACT EOR.



1A MONOLITHIC FOOTING SECTION - 32" MAX DEPTH

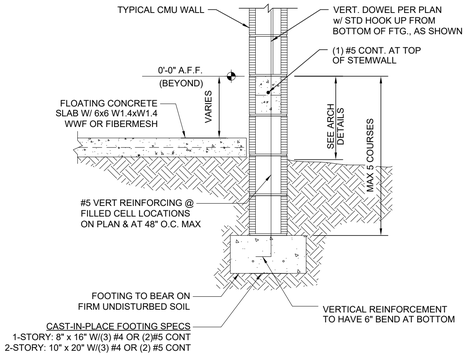
CONTACT EOR PRIOR TO CONSTRUCTION IF ANY OF THE FOLLOWING OCCUR:

- GROUND ADJACENT TO FTG SLOPES DOWN AND AWAY FROM STRUCTURE STEEPER THAN 1'-0" VERTICALLY PER 3'-0" HORIZONTALLY TO PREVENT EROSION OF SOIL.



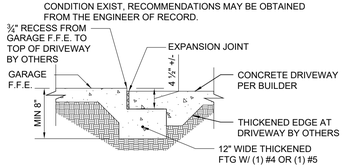
2 STEMWALL SECTION

- SPECIAL CARE SHOULD BE EXERCISED BY CONTRACTOR WHEN BACK FILLING BEHIND A STEM WALL, PARTICULARLY WHEN IT IS OVER 4 COURSES HIGH. SHOULD THIS CONDITION EXIST, RECOMMENDATIONS MAY BE OBTAINED FROM THE ENGINEER OF RECORD.

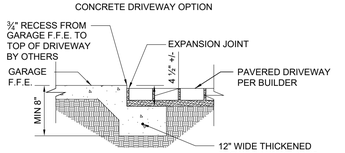


7 STEMWALL CURB SECTION

- SPECIAL CARE SHOULD BE EXERCISED BY CONTRACTOR WHEN BACK FILLING BEHIND A STEM WALL, PARTICULARLY WHEN IT IS OVER 4 COURSES HIGH. SHOULD THIS CONDITION EXIST, RECOMMENDATIONS MAY BE OBTAINED FROM THE ENGINEER OF RECORD.



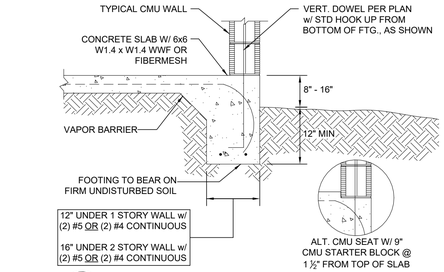
CONCRETE DRIVEWAY OPTION



PAVERED DRIVEWAY OPTION

8 GARAGE DOOR RECESS DETAIL

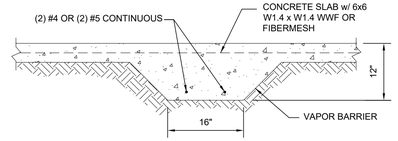
ONLY APPLICABLE AT GARAGE DOOR OPENING



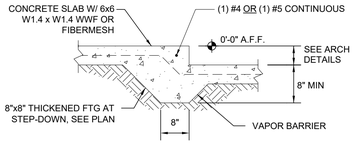
1 MONOLITHIC FOOTING SECTION - 28" MAX DEPTH

CONTACT EOR PRIOR TO CONSTRUCTION IF ANY OF THE FOLLOWING OCCUR:

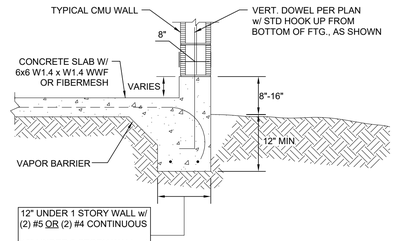
- GROUND ADJACENT TO FTG SLOPES DOWN AND AWAY FROM STRUCTURE STEEPER THAN 1'-0" VERTICALLY PER 3'-0" HORIZONTALLY TO PREVENT EROSION OF SOIL.



3 BEARING WALL FOOTING SECTION

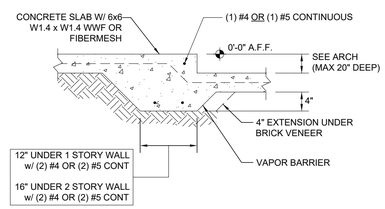


4 CURB STEP SECTION

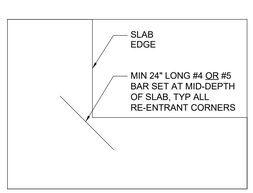


5 GARAGE EXT WALL CURB SECTION

CONTACT EOR PRIOR TO CONSTRUCTION IF ANY OF THE FOLLOWING OCCUR:
GROUND ADJACENT TO FTG SLOPES DOWN AND AWAY FROM STRUCTURE STEEPER THAN 1'-0" VERTICALLY PER 3'-0" HORIZONTALLY TO PREVENT EROSION OF SOIL.



6 BEARING CURB STEP SECTION



RE-ENTRANT CORNER DETAIL
(RECOMMENDED)
PLAN VIEW, DETAIL TYPICAL @ ALL RE-ENTRANT CORNERS

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0
TM CMU-WD
DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
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true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

BILOXI

BASE PLAN
40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006823**
DRAWN: **ETC**
CHECKED: **DB**

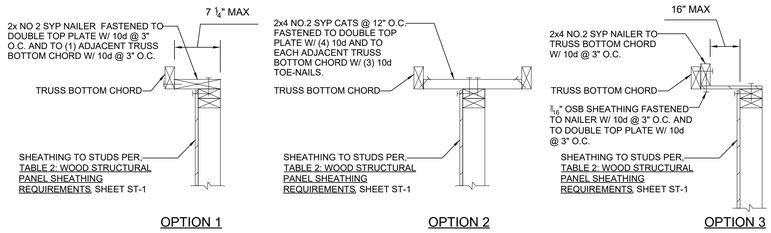
07-02-2025

REVISIONS:

No.	Description	Date

ST-2.D

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

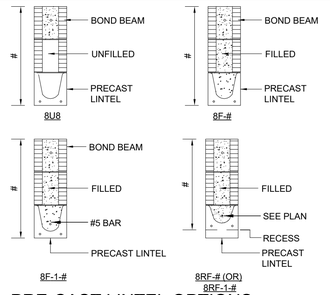


INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
2. THIS INTERIOR SHEARWALL DETAIL IS INTENDED FOR USE IN AREAS WHERE THE SHEARWALL RUNS PARALLEL TO THE TRUSSES. THIS IS A PREFERRED ALTERNATIVE TO FRAMING ABOVE THE PLATE LINE TO THE ROOF DECK.

LINTEL SCHEDULE

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F-1-36	LENGTH PER PLAN
L-2	8F-16	LENGTH PER PLAN
L-3	8U8	LENGTH PER PLAN
L-4	8F-1-16	LENGTH PER PLAN



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

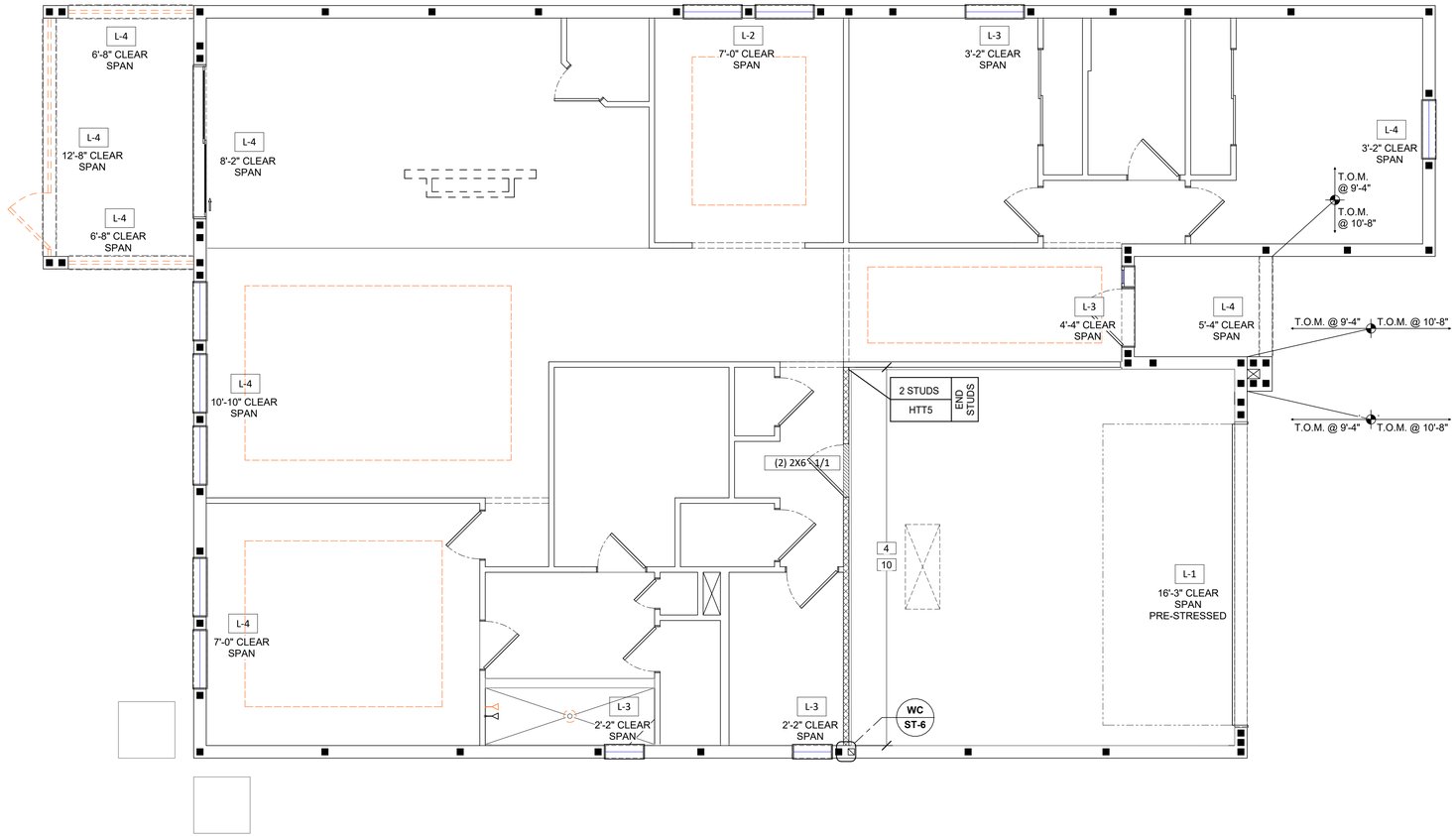
- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

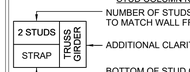
1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMPSON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.



LEGEND

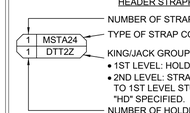
- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¼" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE



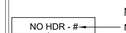
NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN
BOTTOM OF STUD COLUMN CONNECTION
• 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
• 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE



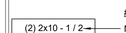
NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
TYPE OF STRAP CONNECTING HEADER TO JACK STUD
KING/JACK GROUP BOTTOM CONNECTION
• 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
• 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE



NUMBER OF KING STUDS EACH SIDE OF OPENING
HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE



NUMBER OF KING STUDS EACH SIDE OF OPENING
NUMBER OF JACK STUDS EACH SIDE OF OPENING
DEPTH OF LOAD-BEARING #2 SYP HEADER
NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE



NUMBER OF KING STUDS EACH SIDE OF OPENING
NUMBER OF JACK STUDS EACH SIDE OF OPENING
HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
DEPTH OF LOAD-BEARING EWP HEADER
NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

1st LEVEL STRUCTURAL PLAN - TRADITIONAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

APEX
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9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA
2021 V1.0-CMU
2024 V1.0-TM CMU

BILOXI

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006823**

DRAWN: **ETC**

CHECKED: **DB**

07-02-2025

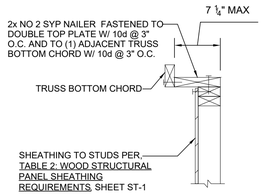
REVISIONS:

No.	Description	Date

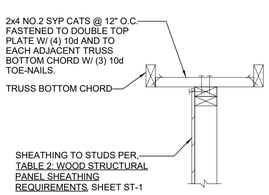
ST-3 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

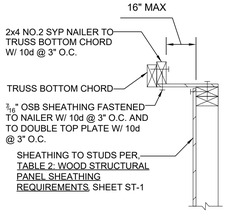
CMU/METAL CONNECTOR ENGINEERING



OPTION 1



OPTION 2



OPTION 3

INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
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LINTEL SCHEDULE

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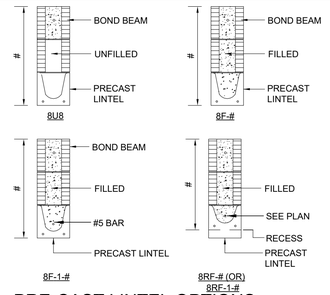
L-2	8F-16	LENGTH PER PLAN
L-3	8U8	LENGTH PER PLAN
L-4	8F-1-16	LENGTH PER PLAN



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
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- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
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- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
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MASONRY LEGEND

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- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
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FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

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   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
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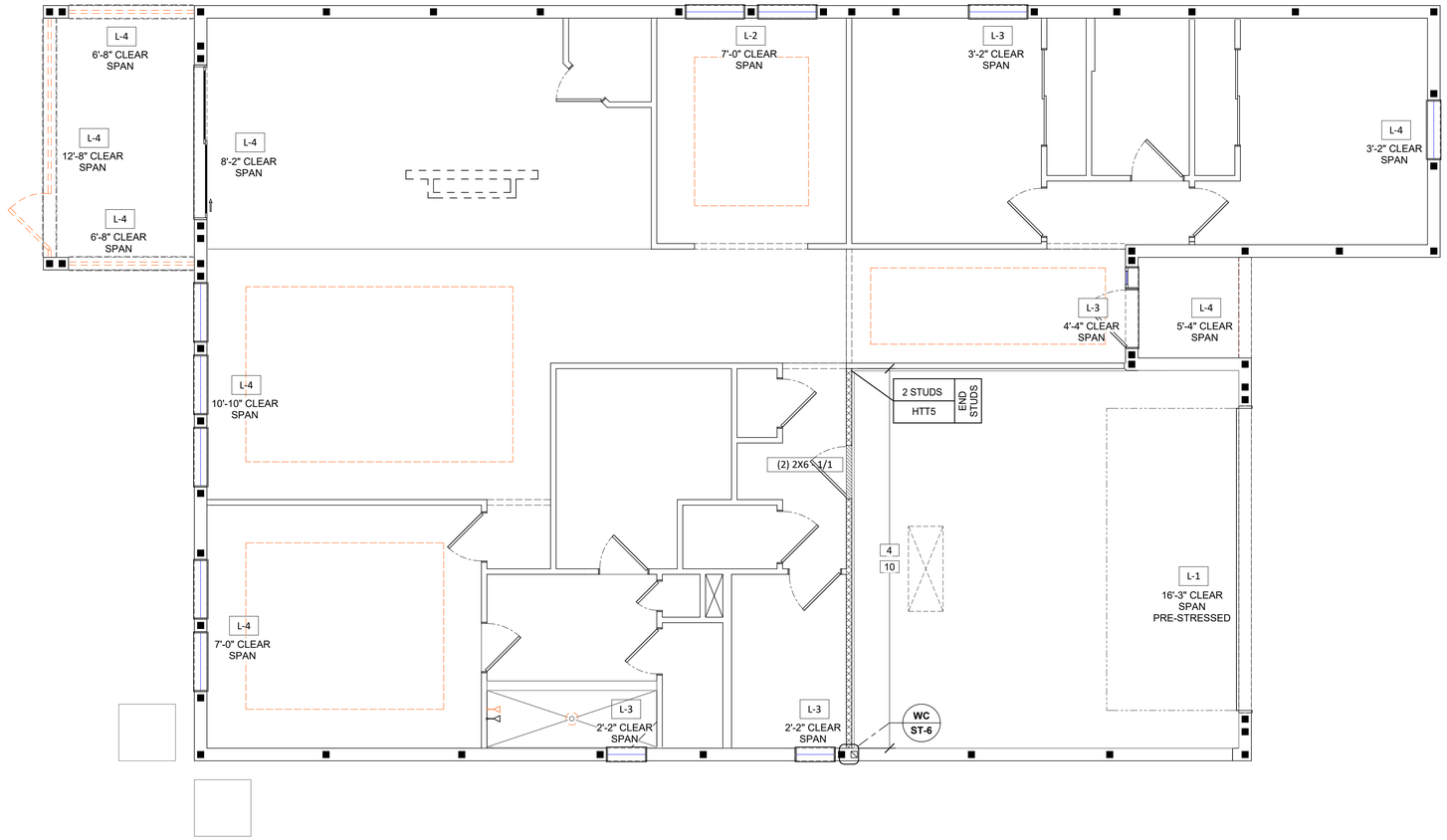
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMPSON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.



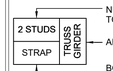
1st LEVEL STRUCTURAL PLAN - CRAFTSMAN A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

LEGEND

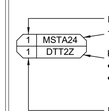
- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¼" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE



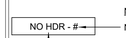
NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN
BOTTOM OF STUD COLUMN CONNECTION
• 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
• 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE



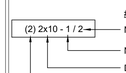
NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
TYPE OF STRAP CONNECTING HEADER TO JACK STUD
KING/JACK GROUP BOTTOM CONNECTION
• 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
• 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE



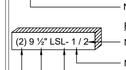
NUMBER OF KING STUDS EACH SIDE OF OPENING
HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE



NUMBER OF KING STUDS EACH SIDE OF OPENING
NUMBER OF JACK STUDS EACH SIDE OF OPENING
DEPTH OF LOAD-BEARING #2 SYP HEADER
NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE



NUMBER OF KING STUDS EACH SIDE OF OPENING
NUMBER OF JACK STUDS EACH SIDE OF OPENING
HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
DEPTH OF LOAD-BEARING EWP HEADER
NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

2021 V1.0-CMU

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

BILOXI

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006823

DRAWN: ETC

CHECKED: DB

07-02-2025

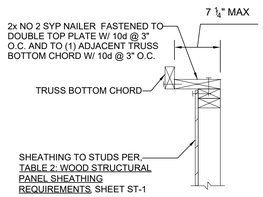
REVISIONS:

No.	Description	Date

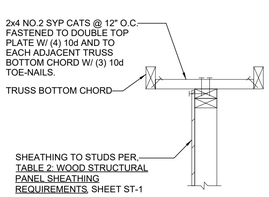
ST-3.2 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

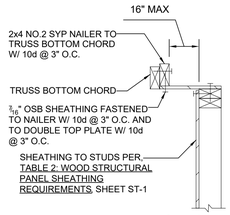
CMU/METAL CONNECTOR ENGINEERING



OPTION 1



OPTION 2



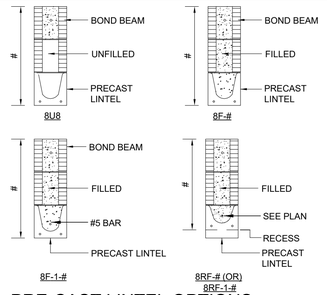
OPTION 3

INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
2. THIS INTERIOR SHEARWALL DETAIL IS INTENDED FOR USE IN AREAS WHERE THE SHEARWALL RUNS PARALLEL TO THE TRUSSES. THIS IS A PREFERRED ALTERNATIVE TO FRAMING ABOVE THE PLATE LINE TO THE ROOF DECK.

LINTEL SCHEDULE

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F-1-36	LENGTH PER PLAN
L-2	8F-16	LENGTH PER PLAN
L-3	8U8	LENGTH PER PLAN
L-4	8F-1-16	LENGTH PER PLAN



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

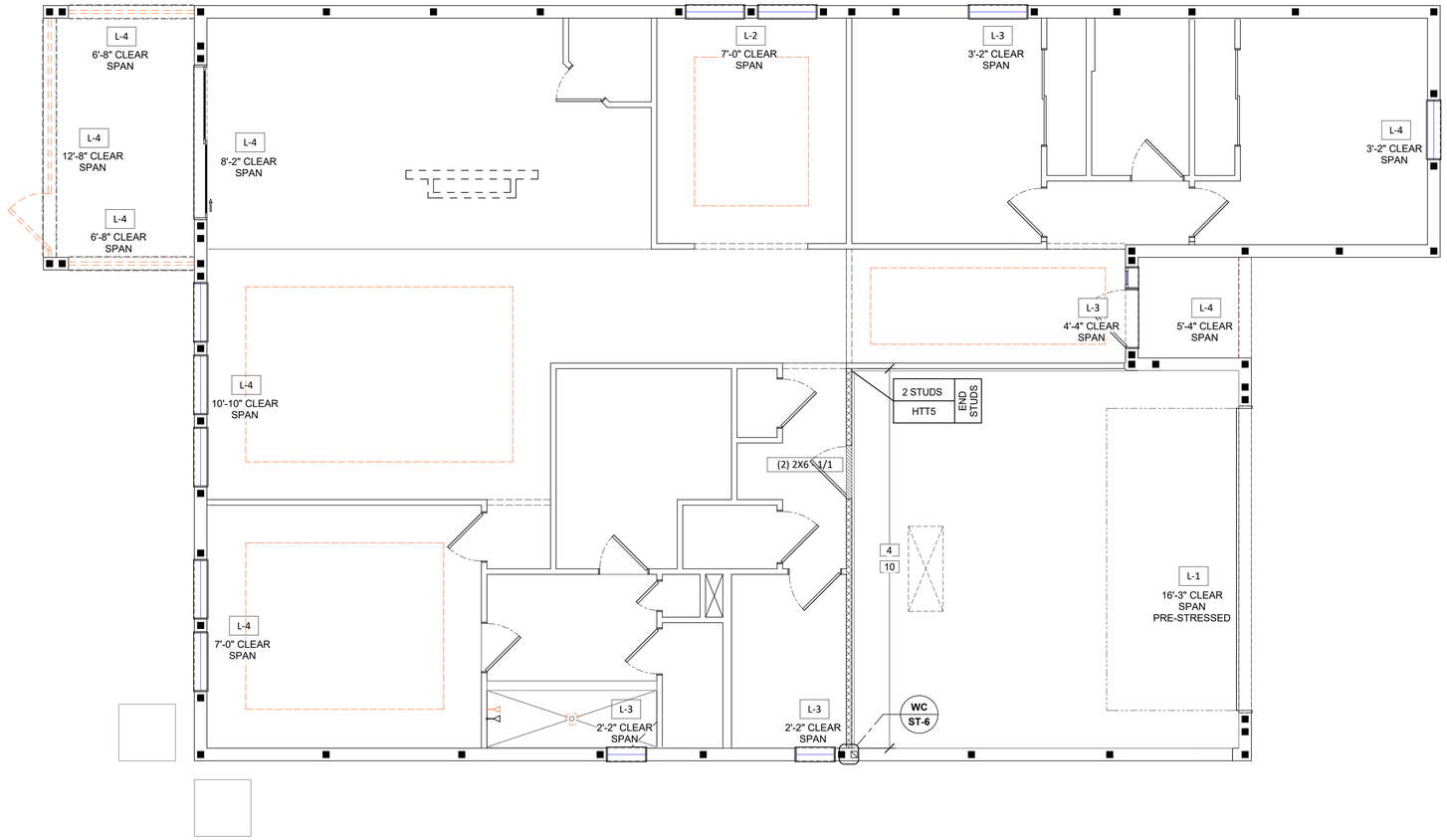
- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMPSON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.



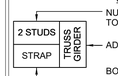
1st LEVEL STRUCTURAL PLAN - COASTAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

LEGEND

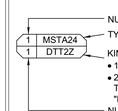
- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¼" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE



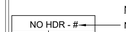
NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN
BOTTOM OF STUD COLUMN CONNECTION
• 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
• 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE



NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
TYPE OF STRAP CONNECTING HEADER TO JACK STUD
KING/JACK GROUP BOTTOM CONNECTION
• 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
• 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE



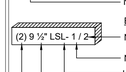
NUMBER OF KING STUDS EACH SIDE OF OPENING
HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE



NUMBER OF KING STUDS EACH SIDE OF OPENING
NUMBER OF JACK STUDS EACH SIDE OF OPENING
DEPTH OF LOAD-BEARING #2 SYP HEADER
NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE



NUMBER OF KING STUDS EACH SIDE OF OPENING
NUMBER OF JACK STUDS EACH SIDE OF OPENING
HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
DEPTH OF LOAD-BEARING EWP HEADER
NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

2021 V1.0-CMU

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

BILOXI

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006823

DRAWN: ETC

CHECKED: DB

07-02-2025

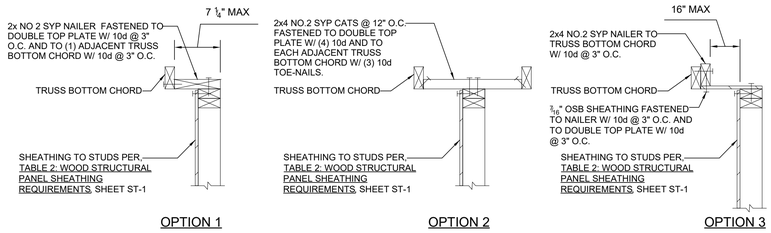
REVISIONS:

No.	Description	Date

ST-3.4 (150C)

CMU/METAL CONNECTOR ENGINEERING

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



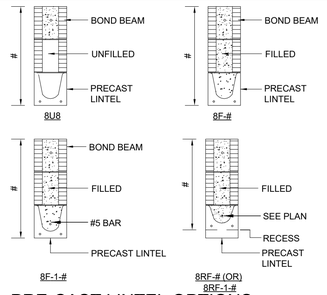
OPTION 1 OPTION 2 OPTION 3

INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
2. THIS INTERIOR SHEARWALL DETAIL IS INTENDED FOR USE IN AREAS WHERE THE SHEARWALL RUNS PARALLEL TO THE TRUSSES. THIS IS A PREFERRED ALTERNATIVE TO FRAMING ABOVE THE PLATE LINE TO THE ROOF DECK.

LINTEL SCHEDULE

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F-1-36	LENGTH PER PLAN
L-2	8F-16	LENGTH PER PLAN
L-3	8U8	LENGTH PER PLAN
L-4	8F-1-16	LENGTH PER PLAN



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

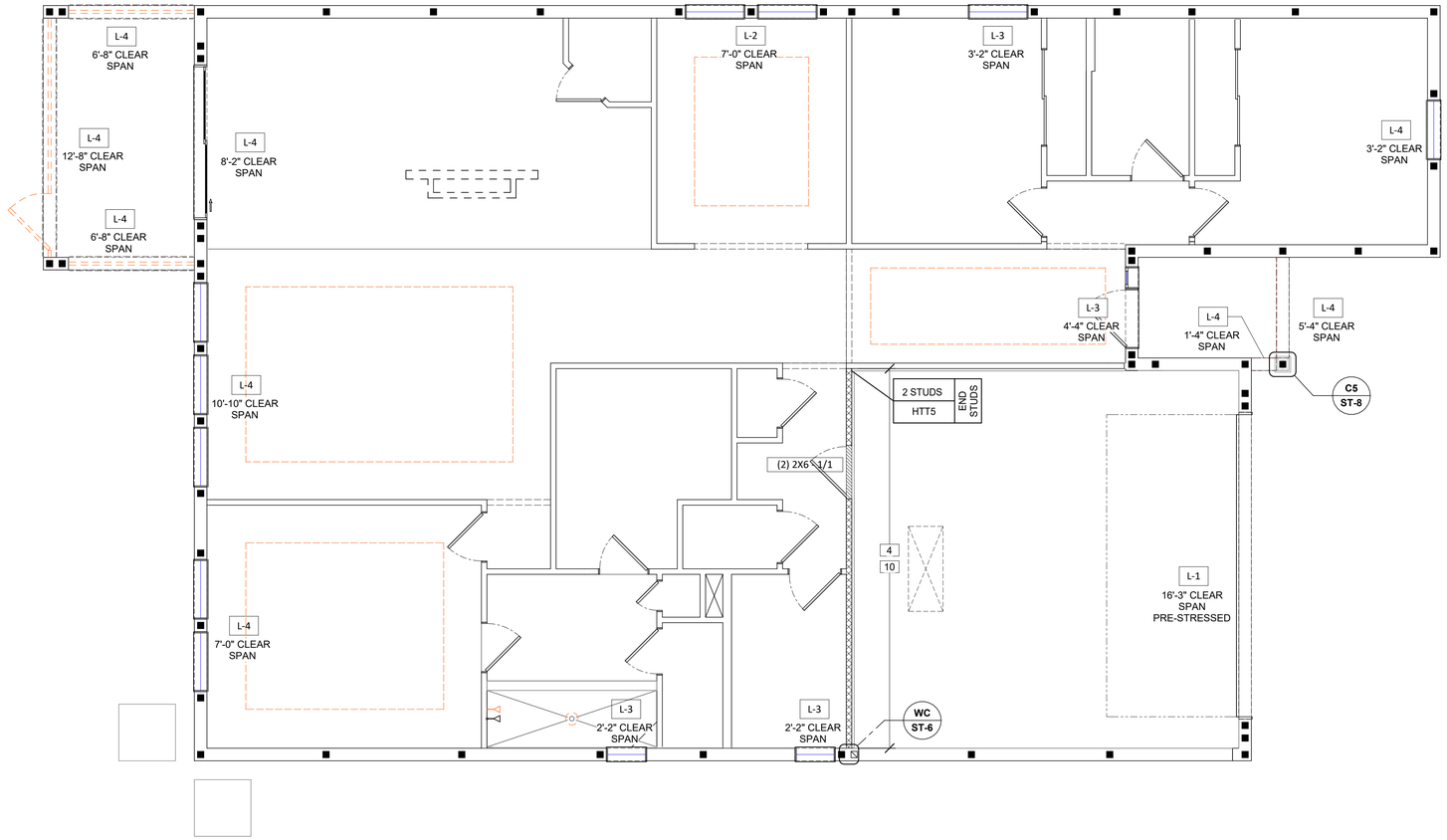
- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMPSON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.



1st LEVEL STRUCTURAL PLAN - FARMHOUSE A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¼" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

2 STUDS / STRAP | TRUSS GIRDER

NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.

ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN

BOTTOM OF STUD COLUMN CONNECTION
- 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
- 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

1 MSTA24 / 1 DTT2Z

NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD

TYPE OF STRAP CONNECTING HEADER TO JACK STUD

KING/JACK GROUP BOTTOM CONNECTION
- 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
- 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #

NUMBER OF KING STUDS EACH SIDE OF OPENING

HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2

NUMBER OF KING STUDS EACH SIDE OF OPENING

NUMBER OF JACK STUDS EACH SIDE OF OPENING

DEPTH OF LOAD-BEARING #2 SYP HEADER

NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ½" LSL- 1 / 2

NUMBER OF KING STUDS EACH SIDE OF OPENING

NUMBER OF JACK STUDS EACH SIDE OF OPENING

HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)

DEPTH OF LOAD-BEARING EWP HEADER

NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA
2021 V1.0-CMU
2024 V1.0-TM CMU

APEX
tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

BILOXI

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006823**

DRAWN: **ETC**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-3.6 (150C)

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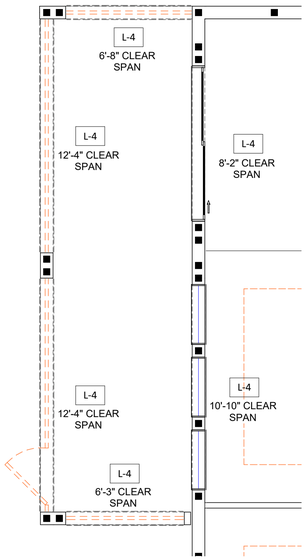
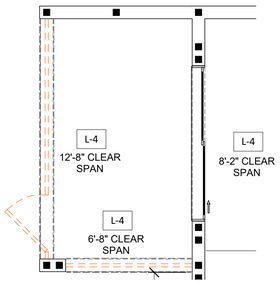
CMU/METAL CONNECTOR ENGINEERING



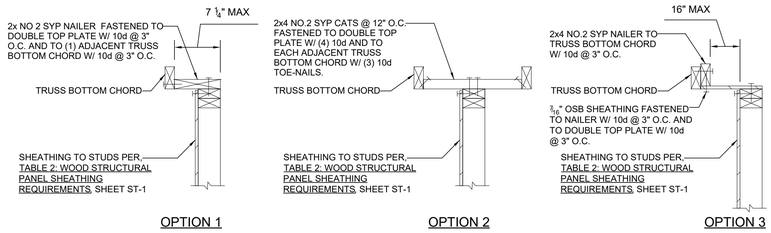
1st LEVEL STRUCTURAL PLAN - OPT EXTENDED LANAI - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL STRUCTURAL PLAN - OPT OUTDOOR KITCHEN (SIM W/ EXT LANAI & ROUGH-IN) - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

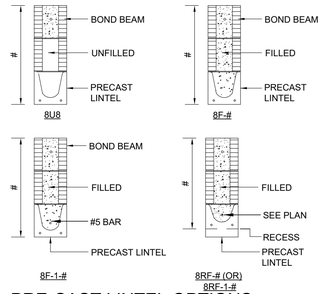


INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
2. THIS INTERIOR SHEARWALL DETAIL IS INTENDED FOR USE IN AREAS WHERE THE SHEARWALL RUNS PARALLEL TO THE TRUSSES. THIS IS A PREFERRED ALTERNATIVE TO FRAMING ABOVE THE PLATE LINE TO THE ROOF DECK.

LINTEL SCHEDULE

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F-1-36	LENGTH PER PLAN
L-2	8F-16	LENGTH PER PLAN
L-3	8U8	LENGTH PER PLAN
L-4	8F-1-16	LENGTH PER PLAN



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

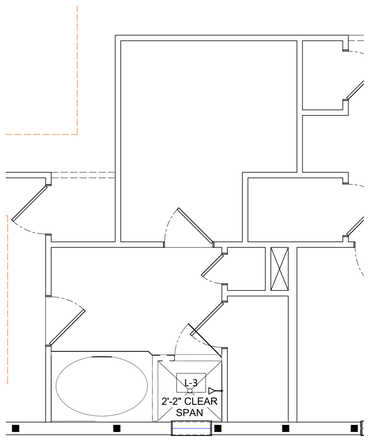
- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

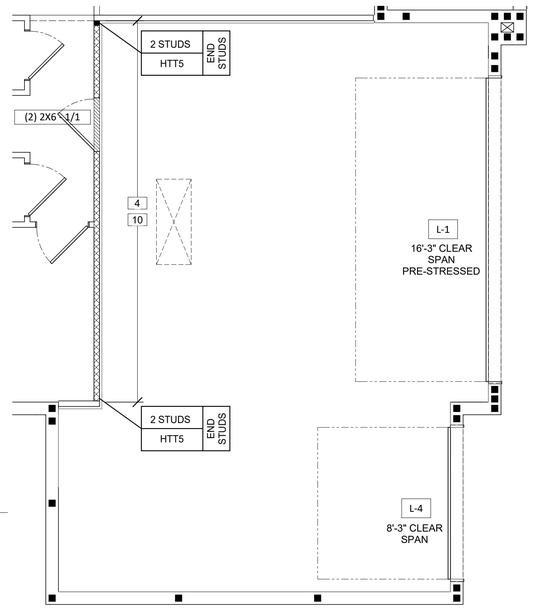
(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMPSON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.



1st LEVEL STRUCTURAL PLAN - OPT DELUXE PRIMARY BATH - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL STRUCTURAL PLAN - OPT 3-CAR GARAGE - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¾" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

2 STUDS / STRAP / TRUSS GIRDER

- NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
- ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN
- BOTTOM OF STUD COLUMN CONNECTION
  - 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
  - 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

1 MSTA24 / 1 DTT2Z

- NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
- TYPE OF STRAP CONNECTING HEADER TO JACK STUD
- KING/JACK GROUP BOTTOM CONNECTION
  - 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
  - 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
- NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- DEPTH OF LOAD-BEARING #2 SYP HEADER
- NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ½" LSL- 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
- DEPTH OF LOAD-BEARING EWP HEADER
- NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

CMU/METAL CONNECTOR ENGINEERING

2021 V1.0-CMU

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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taylor morrison

BILOXI

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006823

DRAWN: ETC

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-3.8 (150C)

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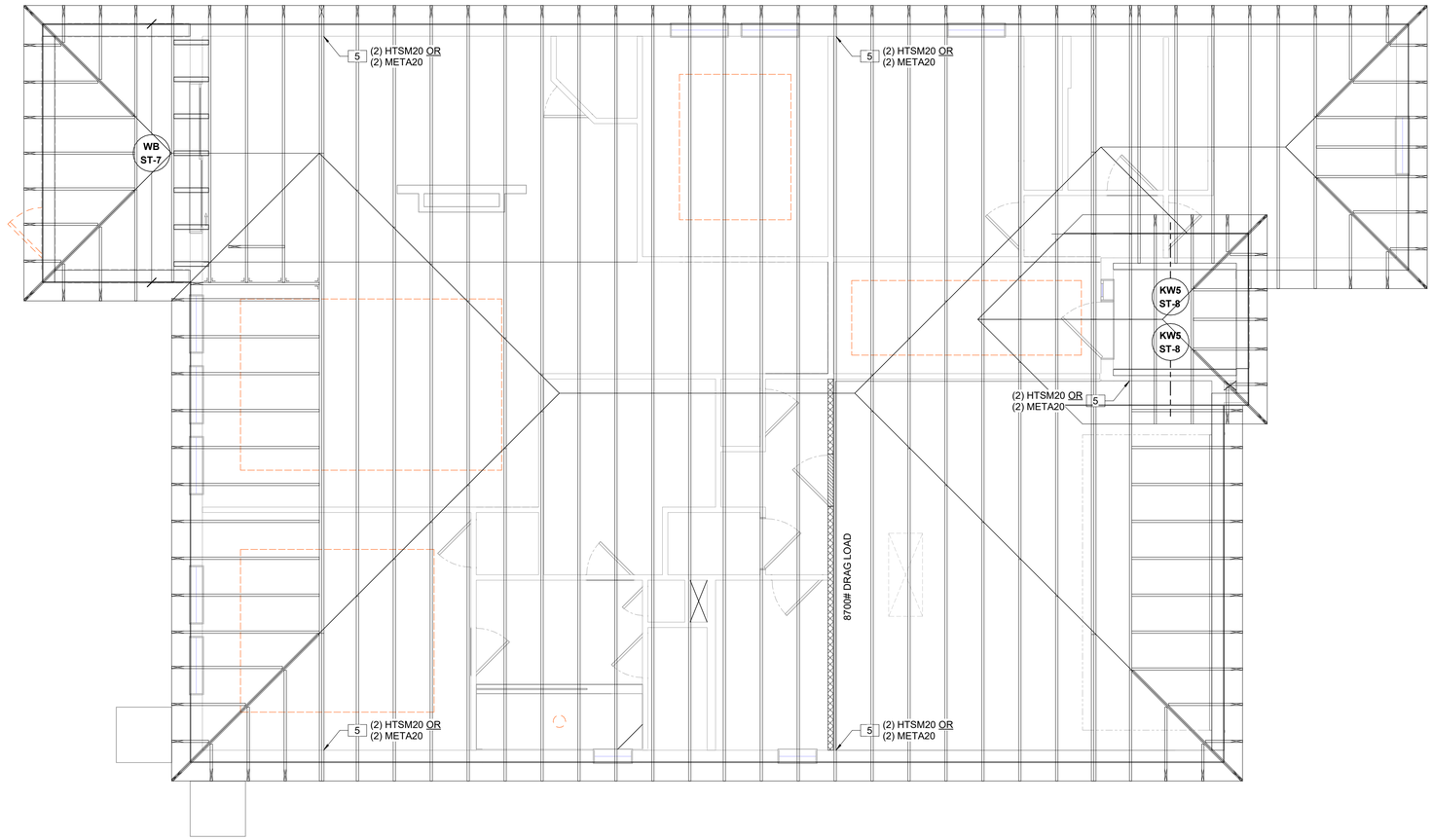

1st LEVEL FRAMING PLAN - TRADITIONAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

SHOP DRAWING REVIEW NOTE

E.O.R. HAS REVIEWED AND APPROVED COMPONENT DESIGN REFERENCES LISTED BELOW FOR CONFORMITY WITH THE DESIGN CRITERIA OF THIS PLAN SET. APPROVAL IS ONLY FOR CONFORMANCE WITH DESIGN CONCEPT AND DOES NOT RELIEVE THE DELEGATED ENGINEER OF THE RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE SHOP DRAWINGS.

- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS:# XXXXXX, DATED XX-XX-XXXX

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING), OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

   ROOF FRAMING LEDGER TO WOOD:
   2x6.....(4) 12d COMMON
   2x8.....(6) 12d COMMON
   2x10.....(8) 12d COMMON
   2x12.....(10) 12d COMMON

   LEDGER TO CMU (W/ 3" TAPCON OR TITEN):
   PT 2x6.....(2) ROWS ¼" Ø @ 24" O.C. STAGGERED
   PT 2x8.....(2) ROWS ¼" Ø @ 16" O.C. STAGGERED
   PT 2x10.....(2) ROWS ¼" Ø @ 8" O.C. STAGGERED
   PT 2x12.....(2) ROWS ¼" Ø @ 6" O.C. STAGGERED

   FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):
   2x6.....(3) 16d COMMON
   2x8.....(5) 16d COMMON
   2x10.....(7) 16d COMMON
   2x12.....(9) 16d COMMON

   FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):
   PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSS OR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPS OR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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taylor morrison

BILOXI

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006823**

DRAWN: **ETC**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-3A (150C)

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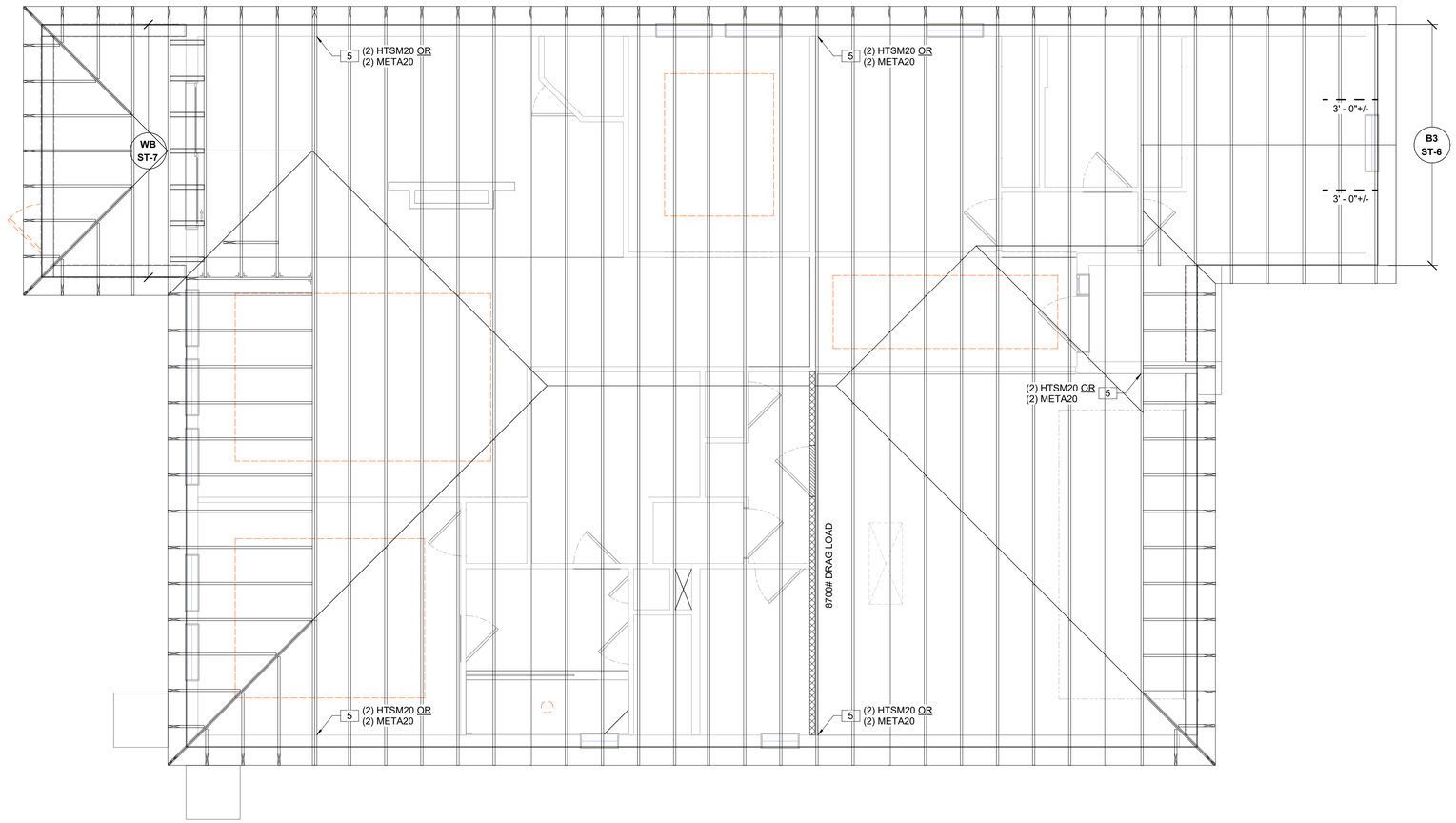
CMU/METAL CONNECTOR ENGINEERING



1st LEVEL FRAMING PLAN - CRAFTSMAN A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

SHOP DRAWING REVIEW NOTE

E.O.R. HAS REVIEWED AND APPROVED COMPONENT DESIGN REFERENCES LISTED BELOW FOR CONFORMITY WITH THE DESIGN CRITERIA OF THIS PLAN SET. APPROVAL IS ONLY FOR CONFORMANCE WITH DESIGN CONCEPT AND DOES NOT RELIEVE THE DELEGATED ENGINEER OF THE RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE SHOP DRAWINGS.

- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS:# XXXXXX, DATED XX-XX-XXXX

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING), OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

   ROOF FRAMING LEDGER TO WOOD:
   - 2x6.....(4) 12d COMMON
   - 2x8.....(6) 12d COMMON
   - 2x10.....(8) 12d COMMON
   - 2x12.....(10) 12d COMMON

   LEDGER TO CMU (W/ 3" TAPCON OR TITEN):
   - PT 2x6.....(2) ROWS ⅛" Ø @ 24" O.C. STAGGERED
   - PT 2x8.....(2) ROWS ⅛" Ø @ 16" O.C. STAGGERED
   - PT 2x10.....(2) ROWS ⅛" Ø @ 8" O.C. STAGGERED
   - PT 2x12.....(2) ROWS ⅛" Ø @ 6" O.C. STAGGERED

   FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):
   - 2x6.....(3) 16d COMMON
   - 2x8.....(5) 16d COMMON
   - 2x10.....(7) 16d COMMON
   - 2x12.....(9) 16d COMMON

   FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):
   - PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
   - PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
   - PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
   - PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSS OR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPS OR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS W/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX

tds true design studios

9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

BILOXI

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006823**

DRAWN: **ETC**

CHECKED: **DB**

07-02-2025

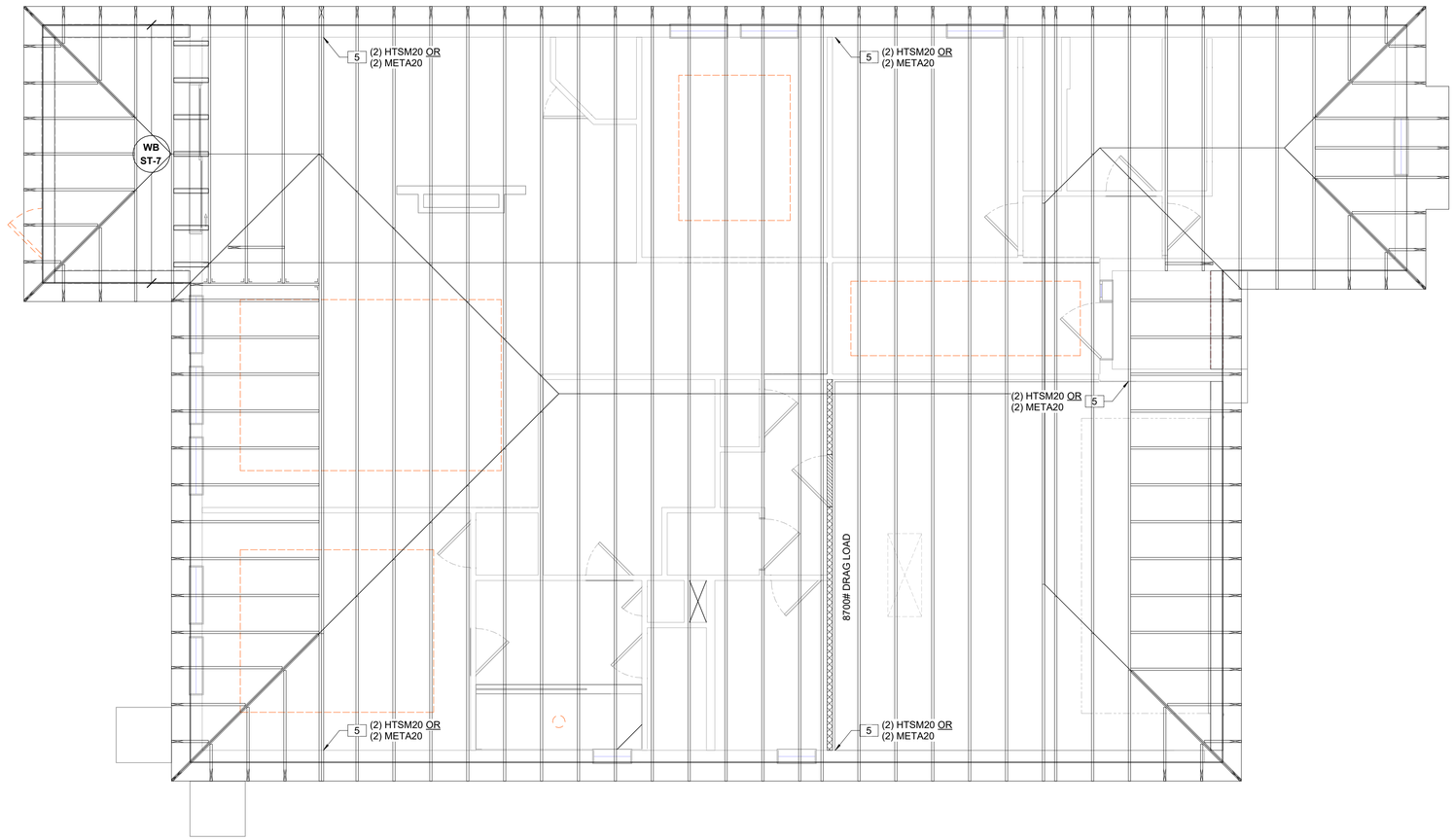
REVISIONS:

No.	Description	Date

ST-3A.2 (150C)

APEX TECHNOLOGY' IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

CMU/METAL CONNECTOR ENGINEERING



1st LEVEL FRAMING PLAN - COASTAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

SHOP DRAWING REVIEW NOTE

E.O.R. HAS REVIEWED AND APPROVED COMPONENT DESIGN REFERENCES LISTED BELOW FOR CONFORMITY WITH THE DESIGN CRITERIA OF THIS PLAN SET. APPROVAL IS ONLY FOR CONFORMANCE WITH DESIGN CONCEPT AND DOES NOT RELIEVE THE DELEGATED ENGINEER OF THE RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE SHOP DRAWINGS.

- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS:# XXXXXX, DATED XX-XX-XXXX

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING), OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

   ROOF FRAMING LEDGER TO WOOD:
   - 2x6.....(4) 12d COMMON
   - 2x8.....(6) 12d COMMON
   - 2x10.....(8) 12d COMMON
   - 2x12.....(10) 12d COMMON

   LEDGER TO CMU (W/ 3" TAPCON OR TITEN):
   - PT 2x6.....(2) ROWS ¼" Ø @ 24" O.C. STAGGERED
   - PT 2x8.....(2) ROWS ¼" Ø @ 16" O.C. STAGGERED
   - PT 2x10.....(2) ROWS ¼" Ø @ 8" O.C. STAGGERED
   - PT 2x12.....(2) ROWS ¼" Ø @ 6" O.C. STAGGERED

   FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):
   - 2x6.....(3) 16d COMMON
   - 2x8.....(5) 16d COMMON
   - 2x10.....(7) 16d COMMON
   - 2x12.....(9) 16d COMMON

   FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):
   - PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
   - PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
   - PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
   - PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSS OR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPS OR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

2024 V1.0-TM CMU

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904.821.5200

taylor morrison

BILOXI

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006823**

DRAWN: **ETC**

CHECKED: **DB**

07-02-2025

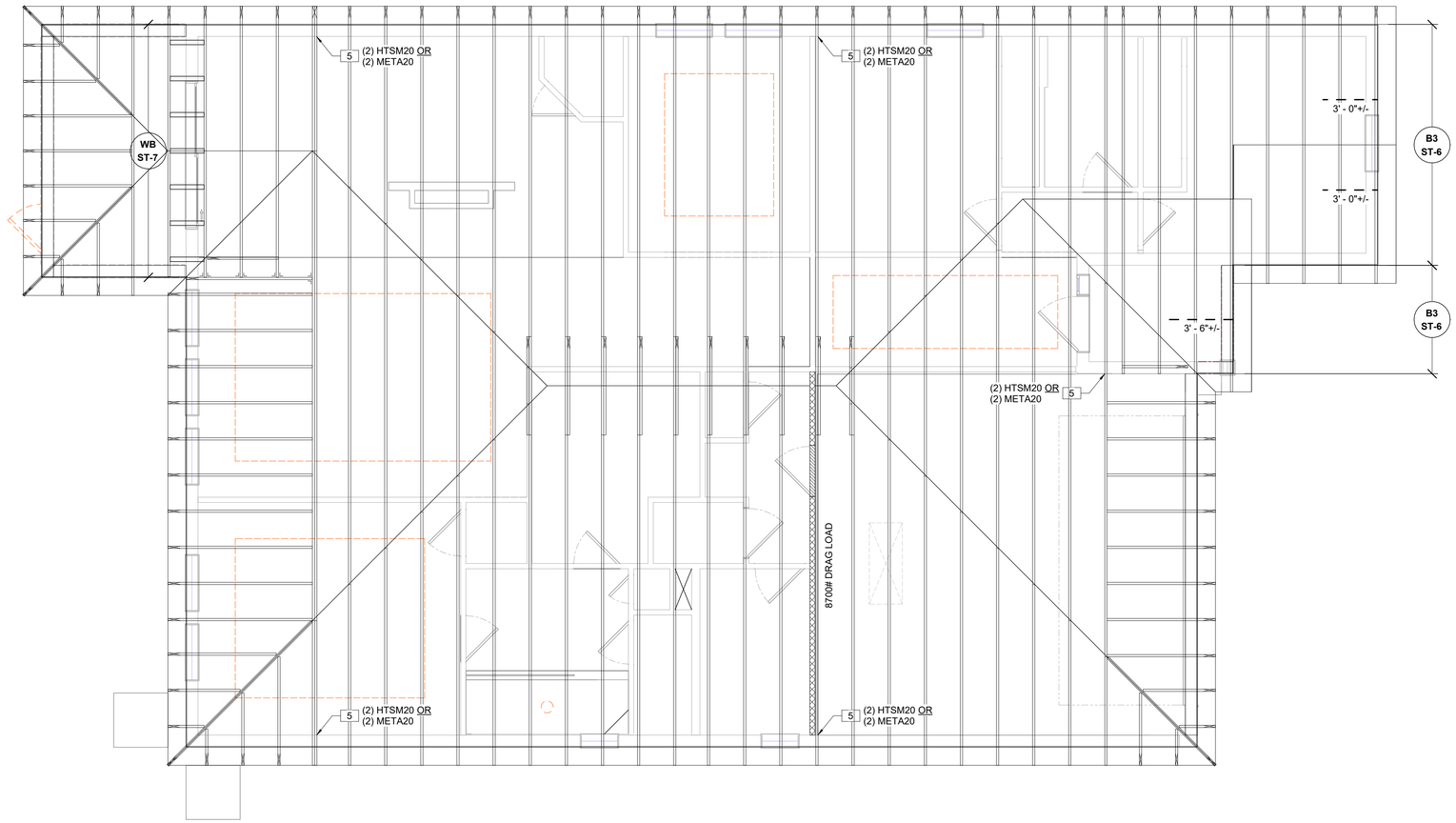
REVISIONS:

No.	Description	Date

ST-3A.4 (150C)

APEX TECHNOLOGY' IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

CMU/METAL CONNECTOR ENGINEERING



1st LEVEL FRAMING PLAN - FARMHOUSE A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

SHOP DRAWING REVIEW NOTE

E.O.R. HAS REVIEWED AND APPROVED COMPONENT DESIGN REFERENCES LISTED BELOW FOR CONFORMITY WITH THE DESIGN CRITERIA OF THIS PLAN SET. APPROVAL IS ONLY FOR CONFORMANCE WITH DESIGN CONCEPT AND DOES NOT RELIEVE THE DELEGATED ENGINEER OF THE RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE SHOP DRAWINGS.

- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS:# XXXXXX, DATED XX-XX-XXXX

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING) OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

   ROOF FRAMING LEDGER TO WOOD:
   2x6.....(4) 12d COMMON
   2x8.....(6) 12d COMMON
   2x10.....(8) 12d COMMON
   2x12.....(10) 12d COMMON

   LEDGER TO CMU (W/ 3" TAPCON OR TITEN):
   PT 2x6.....(2) ROWS ½" Ø @ 24" O.C. STAGGERED
   PT 2x8.....(2) ROWS ¾" Ø @ 16" O.C. STAGGERED
   PT 2x10.....(2) ROWS ¾" Ø @ 8" O.C. STAGGERED
   PT 2x12.....(2) ROWS ¾" Ø @ 6" O.C. STAGGERED

   FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):
   2x6.....(3) 16d COMMON
   2x8.....(5) 16d COMMON
   2x10.....(7) 16d COMMON
   2x12.....(9) 16d COMMON

   FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):
   PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSS OR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPS OR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

2024 V1.0-TM CMU

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

BILOXI

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006823

DRAWN: ETC

CHECKED: DB

07-02-2025

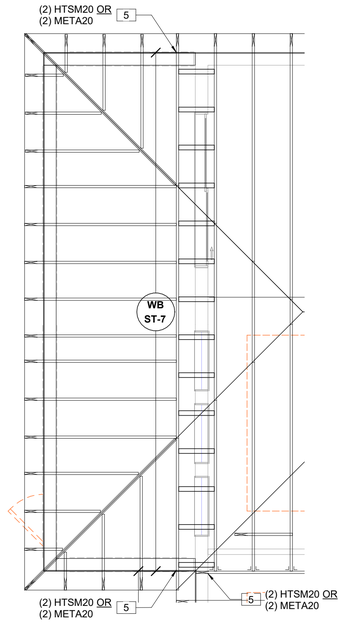
REVISIONS:

No.	Description	Date

ST-3A.6 (150C)

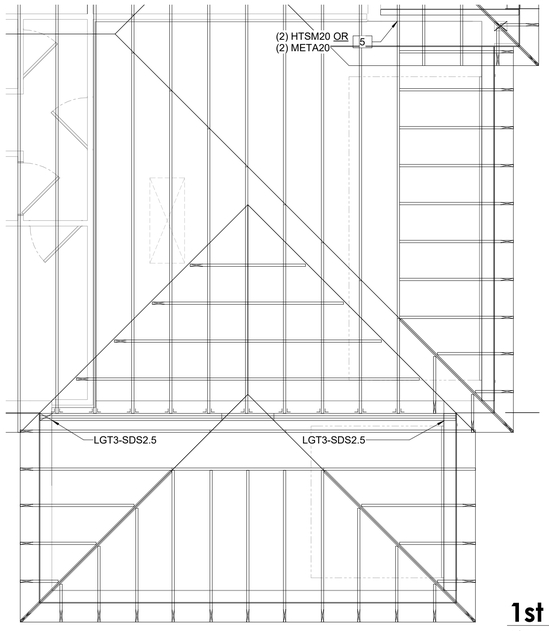
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

CMU/METAL CONNECTOR ENGINEERING



1st LEVEL FRAMING PLAN - OPT EXTENDED LANAI

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL FRAMING PLAN - OPT 3-CAR GARAGE - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

SHOP DRAWING REVIEW NOTE

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- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS:# XXXXXX, DATED XX-XX-XXXX

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING), OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

   ROOF FRAMING LEDGER TO WOOD:
   2x6.....(4) 12d COMMON
   2x8.....(6) 12d COMMON
   2x10.....(8) 12d COMMON
   2x12.....(10) 12d COMMON

   LEDGER TO CMU (W/ 3" TAPCON OR TITEN):
   PT 2x6.....(2) ROWS ¼" Ø @ 24" O.C. STAGGERED
   PT 2x8.....(2) ROWS ¼" Ø @ 16" O.C. STAGGERED
   PT 2x10.....(2) ROWS ¼" Ø @ 8" O.C. STAGGERED
   PT 2x12.....(2) ROWS ¼" Ø @ 6" O.C. STAGGERED

   FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):
   2x6.....(3) 16d COMMON
   2x8.....(5) 16d COMMON
   2x10.....(7) 16d COMMON
   2x12.....(9) 16d COMMON

   FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):
   PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSS OR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPS OR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

2024 V1.0-TM CMU

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904.821.5200
taylor morrison

BILOXI

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006823**

DRAWN: **ETC**

CHECKED: **DB**

07-02-2025

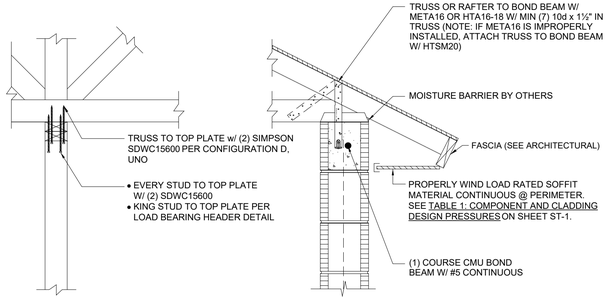
REVISIONS:

No.	Description	Date

ST-3A.8 (150C)

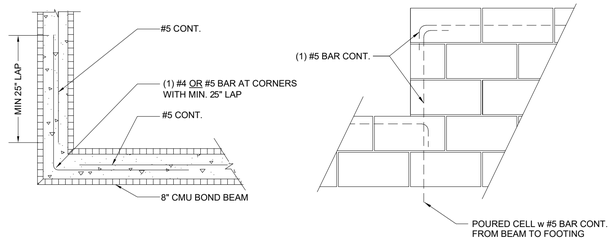
CMU/METAL CONNECTOR ENGINEERING

APEX TECHNOLOGY" IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



WALL SECTION AT ROOF
WOOD WALL CONDITION

WALL SECTION AT ROOF
CMU WALL CONDITION



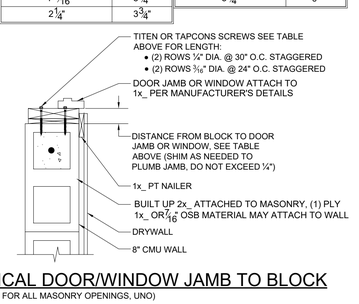
BOND BEAM REINFORCING AT CORNERS

STEP DOWN TIE-BEAM

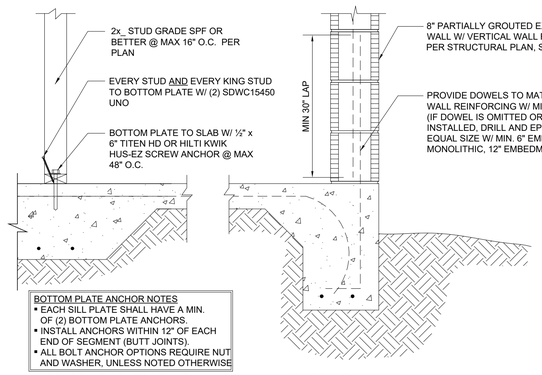
MISLOCATED TRUSS ANCHORS
BLOCKING NOT SHOWN FOR CLARITY

ALTERNATE WALL SECTIONS & TYPICAL DETAILS

DIST. FROM DOOR JAMB / WINDOW TO BLOCK	MIN. SCREW LENGTH	DIST. FROM DOOR JAMB / WINDOW TO BLOCK	MIN. SCREW LENGTH
¾" OR 1¼"	PER MANUF.	3"	5"
1½"	3¼"	3 13/16"	5"
1 15/16"	3¾"	3¾"	6"
2¼"	3¾"		



TYPICAL DOOR/WINDOW JAMB TO BLOCK
(TYPICAL FOR ALL MASONRY OPENINGS, UNO)



BOTTOM PLATE ANCHOR NOTES
- EACH SILL PLATE SHALL HAVE A MIN. OF (2) BOTTOM PLATE ANCHORS.
- INSTALL ANCHORS WITHIN 12" OF EACH END OF SEGMENT (BUTT JOINTS).
- ALL BOLT ANCHOR OPTIONS REQUIRE NUT AND WASHER, UNLESS NOTED OTHERWISE

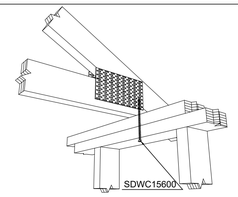
INTERIOR LOAD BEARING WALL

EXTERIOR WALL

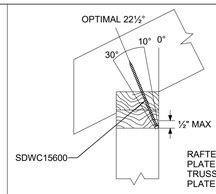
WALL SECTION AT FOUNDATION

GENERAL NOTES APPLICABLE TO WALL SECTIONS:
1. ALL LOAD BEARING TOP PLATES ARE TO BE BUILT WITH (2) 2x_ NO. 2 SYP FASTENED W/ (2) ROWS 10d @ 8" O.C. STAGGERED (UNO). MINIMUM 48" LAP W/ MINIMUM (2) 10d IN LAP. ADJUST TYPICAL NAIL SPACING AS NEEDED.
2. ALL EXTERIOR BOTTOM PLATES ARE TO BE 2x_ NO. 2 SYP PT.
3. ALL INTERIOR BOTTOM PLATES ARE TO BE 2x_ NO. 2 SYP PT.
4. FOUNDATION INFORMATION ON THIS PAGE IS FOR GRAPHICAL DEPICTION ONLY. REFER TO FOUNDATION PLAN AND SECTIONS FOR FOUNDATION INFORMATION.

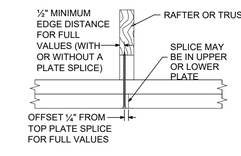
SDWC INSTALLATION SPECIFICATIONS, AS PROVIDED BY SCREW MANUFACTURER



1 | STANDARD SDWC ROOF TO WALL INSTALLATION

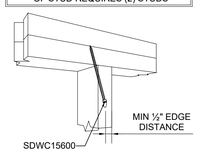


2a | OPT. SDWC INSTALLATION RANGE

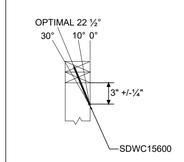


3 | SDWC MIN. EDGE DISTANCE FOR TOP PLATE SPLICE (SIM FOR STUD TO TOP PLATE CONNECTION)

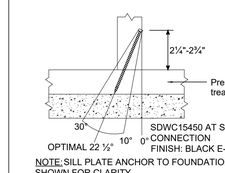
NOTE TO FRAMER
MAX (1) SDWC TO NARROW FACE OF EACH STUD, (2) SDWC TO NARROW FACE OF STUD REQUIRES (2) STUDS



4 | OPT. SDWC STUD-TO-TOP PLATE CONNECTION THROUGH NARROW FACE



4a | SDWC INSTALLATION RANGE AT NARROW FACE OF STUD



NOTE: SILL PLATE ANCHOR TO FOUNDATION NOT SHOWN FOR CLARITY.

11 | SDWC STUD-TO-SILL PLATE CONNECTION

NOTE TO FRAMER
MAX (1) SDWC TO NARROW FACE OF EACH STUD, (2) SDWC TO NARROW FACE OF STUD REQUIRES (2) STUDS

12 | OPT. SDWC STUD-TO-SILL PLATE CONNECTION THROUGH NARROW FACE AT FDN

NOTE: STUD-TO-BOTTOM PLATE SHOWN. ALL OTHER INSTALLATIONS SIMILAR.

13 | SDWC EDGE DISTANCE AND SPACING INFORMATION

BOTH SCREWS INSTALLED AT A 20°-25° ANGLE W/ A½" TO ⅞" OFFSET FROM THE OPPOSITE EDGES OF TOP PLATE AND 3"±¼" ABOVE TOP PLATE. USE METAL INSTALLATION GUIDE INCLUDED IN SCREW KITS FOR OPTIMAL 22.5° INSTALLATION. TO PREDRILL THROUGH TRUSS PLATES, USE A5/16" DRILL BIT

D | (2) SDWC15600 THROUGH TRUSS/RAFTER INTO DOUBLE TOP PLATE

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0
TM 170-2024-MD

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APEX

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SUITE 100, JACKSONVILLE, FL 32211
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taylor morrison

BILOXI

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006823**

DRAWN: **ETC**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-5

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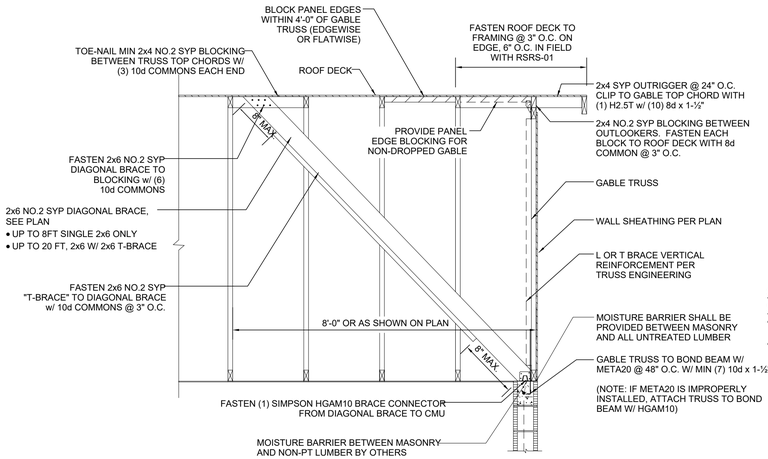


B3 GABLE ANGLE BRACING DETAIL (W/ HGAM10)

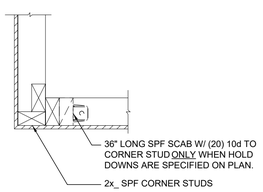
2021 V1.0

1) MAX. TRUSS SPACING = 24" O.C.
2) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR NON-DROPPED GABLE TRUSSES W/ 9" OR LESS OVERHANGS.

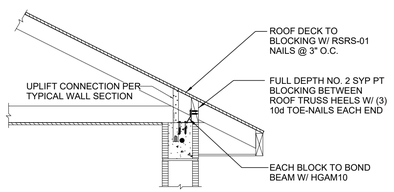
BP STRUCTURAL GABLE TRUSS BRACING DETAIL

2021 V1.0

1) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR 9" OR LESS OVERHANGS.

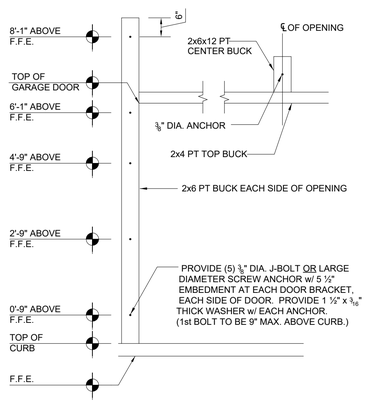


CALIFORNIA CORNER DETAIL

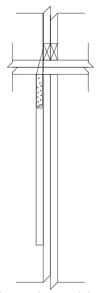


RB ROOF BLOCKING DETAIL

DETAIL ONLY REQUIRED WHERE SPECIFIED ON PLAN

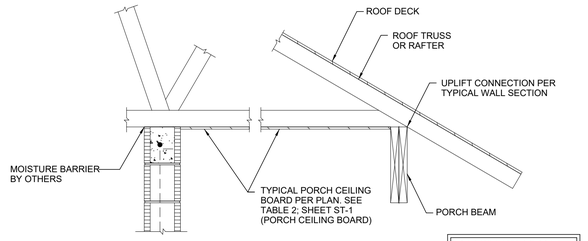


GARAGE DOOR JAMB DETAIL



OPTIONAL STUD COLUMN SCAB FOR TRUSS STRAP

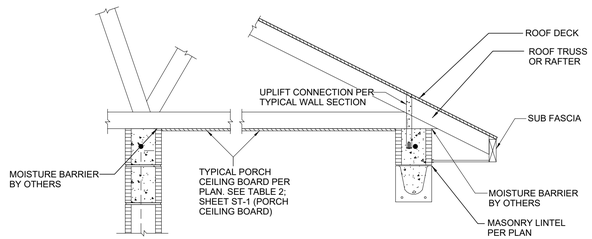
- MINIMUM 3'-0" SCAB w/ (2) ROWS OF 10d @ 6" O.C., MINIMUM (12) 10d
- SECOND SCAB MAY BE ADDED AS NEEDED TO OPPOSITE SIDE



TYPICAL PORCH SHEATHING DETAIL

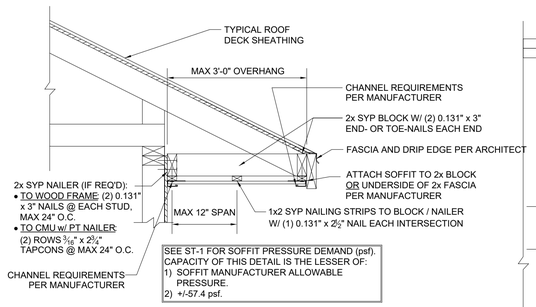
AT MASONRY EXTERIOR WALL
(THIS DETAIL IS REQUIRED AT ALL COVERED PORCHES UNLESS NOTED OTHERWISE)

PORCH BEAM TO POST:
(1) MSTA24
POST TO SLAB:
ABU POST BASE ANCHOR OR DTT2Z
(UNLESS NOTED OTHERWISE)

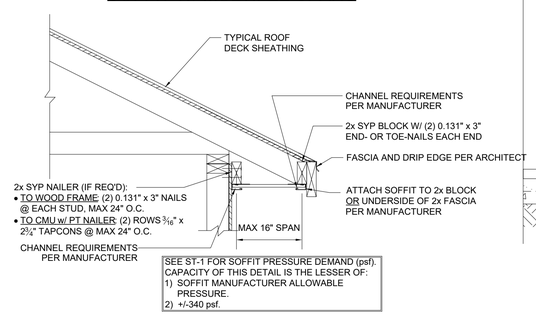


TYPICAL PORCH SHEATHING DETAIL

AT MASONRY EXTERIOR WALL
(THIS DETAIL IS REQUIRED AT ALL COVERED PORCHES UNLESS NOTED OTHERWISE)



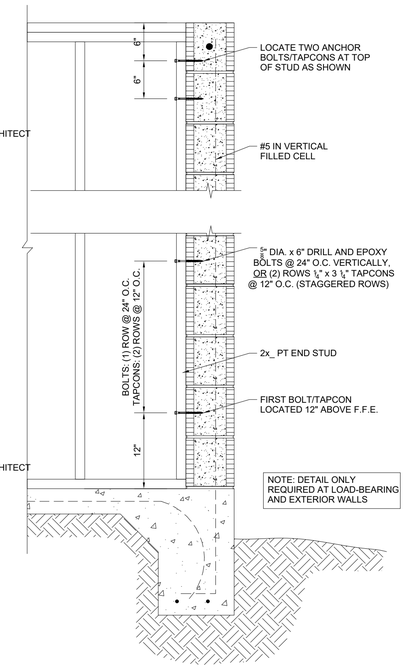
SOFFIT W/ MULTIPLE SPANS



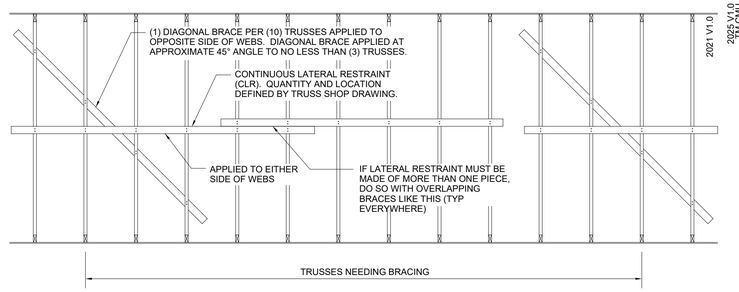
SOFFIT W/ SINGLE SPAN

SF SOFFIT DETAILS

Soffit detail is intended to convey connections between members in the supporting structural frame, not the soffit connections to those members Product manufacturer and evaluating engineer retain responsibility for individual soffit products and their connection to supporting structural frame



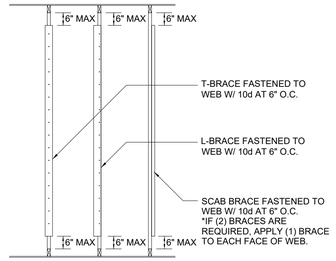
WC WOOD TO CMU WALL CONNECTION



2021 V1.0
TPI 1-2014
DOL=1.33

LATERAL BRACING - MULTIPLE TRUSSES

1. ALL RESTRAINT LUMBER SHOWN SHALL BE 2x4 NO.3 SPF OR BETTER (UNO).
2. SHOULD A SCENARIO ARISE THAT DOES NOT RESEMBLE THOSE INDICATED ABOVE, IMMEDIATELY CONTACT THE ENGINEER OF RECORD FOR APPROPRIATE BRACING DETAILS.
3. BRACING LUMBER SHALL INTERSECT THE WEBS OF THE BRACED TRUSS AT LOCATIONS INDICATED AS NEEDING BRACING ON THE INDIVIDUAL TRUSS DETAILS PRODUCED BY THE TRUSS ENGINEER.
4. ALL FASTENERS SHOWN ARE .131" x 3" LONG (UNO).
5. DESIGNED PER BCSI-B3, MOST CURRENT EDITION.



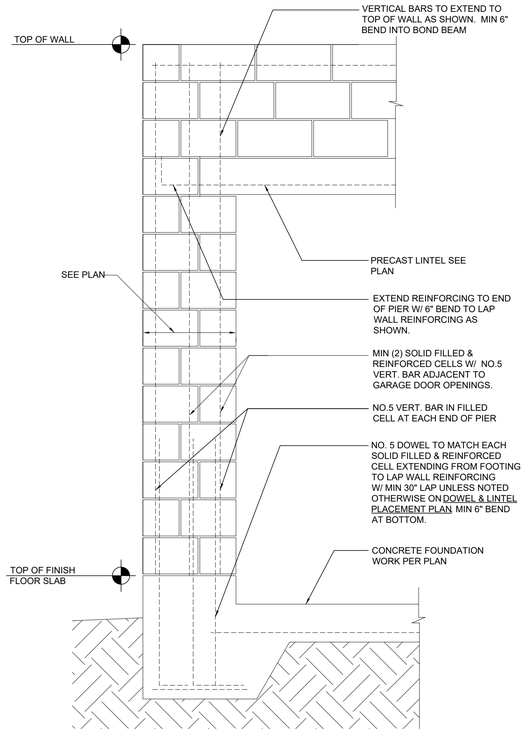
WEB BRACING DETAIL

CONTINUOUS LATERAL RESTRAINT WEB BRACE SUBSTITUTE

WEB MEMBER SIZE	SPECIFIED CLR	ALTERNATE BRACING T OR L	ALTERNATE BRACING SCAB
2x4 2x4	1 ROW 2 ROWS	2x4 2x6	(1)2x4 (2)2x4*
2x6 2x6	1 ROW 2 ROWS	2x4 2x6	(1)2x6 (2)2x4*
2x8 2x8	1 ROW 2 ROWS	2x6 2x6	(1)2x8 (2)2x6*

SINGLE TRUSS BRACING

1. INDIVIDUAL WEB BRACING MAY BE USED WHEN CONTINUOUS LATERAL RESTRAINT (CLR) IS SPECIFIED ON A TRUSS DESIGN BUT AN ALTERNATIVE WEB BRACING METHOD IS DESIRED.
2. INDIVIDUAL WEB BRACING MAY CONSIST OF T-BRACING, L-BRACING, OR SCAB BRACING. REFER TO CHART AND DETAIL FOR MORE INFORMATION.
3. INDIVIDUAL WEB BRACING MATERIAL TO BE SAME SIZE, SPECIES, AND GRADE AS WEB TO BE BRACED.



GARAGE SHEAR PIER

CMU/METAL CONNECTOR ENGINEERING

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APEX
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BILOXI

BASE PLAN
40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006823
DRAWN: ETC
CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-6

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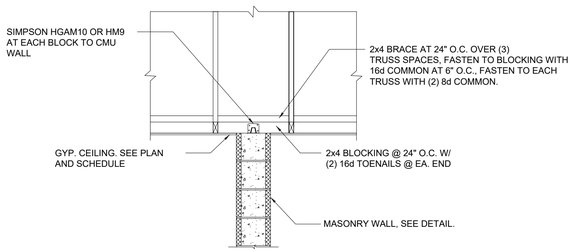
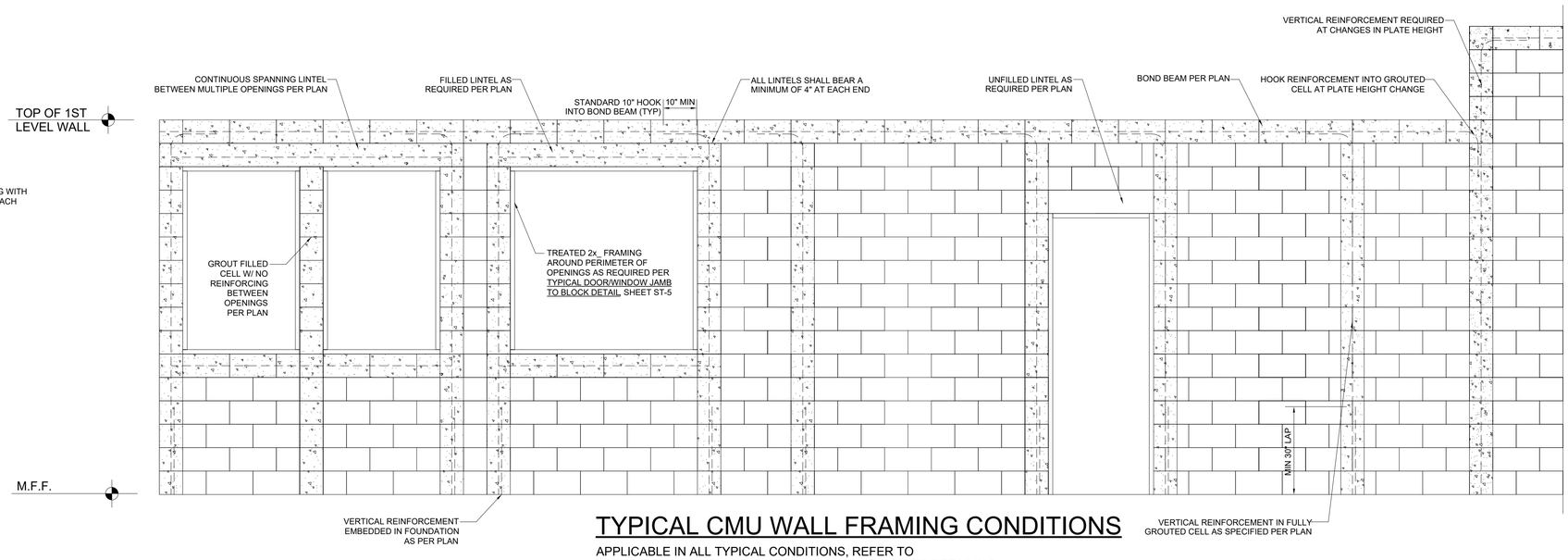
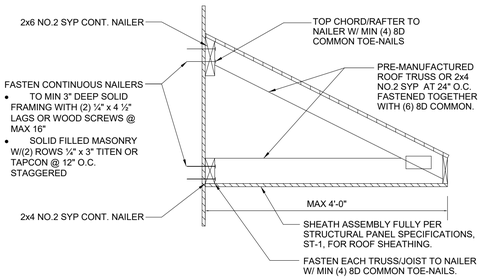


WB NON BEARING CMU WALL SHEAR CONNECTION

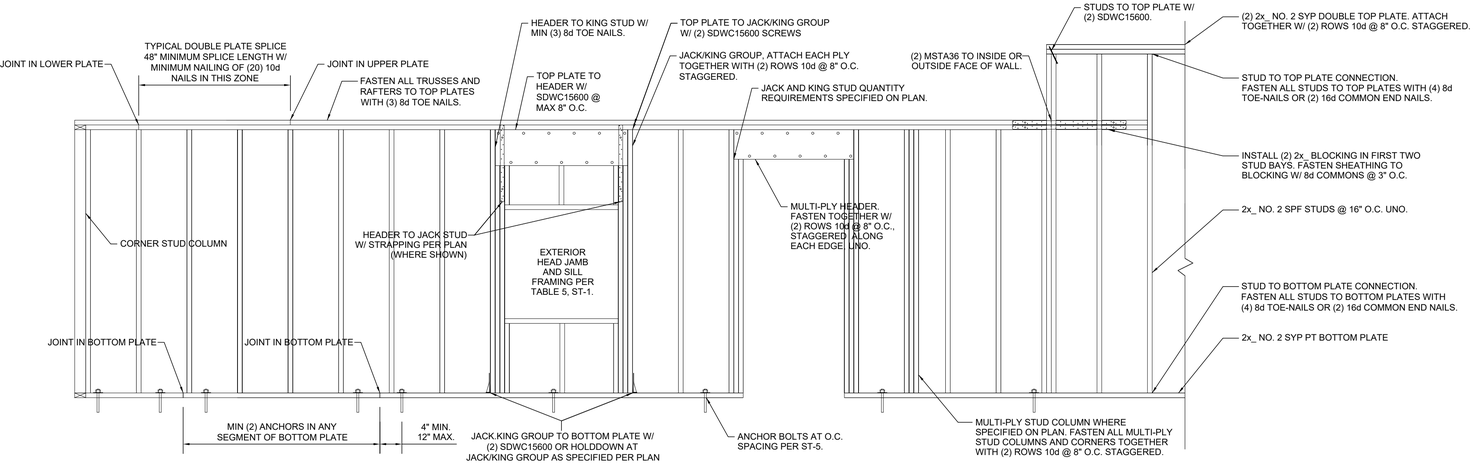


TYPICAL CMU WALL FRAMING CONDITIONS

APPLICABLE IN ALL TYPICAL CONDITIONS, REFER TO STRUCTURAL PLANS FOR ADDITIONAL REQUIREMENTS/DETAILING

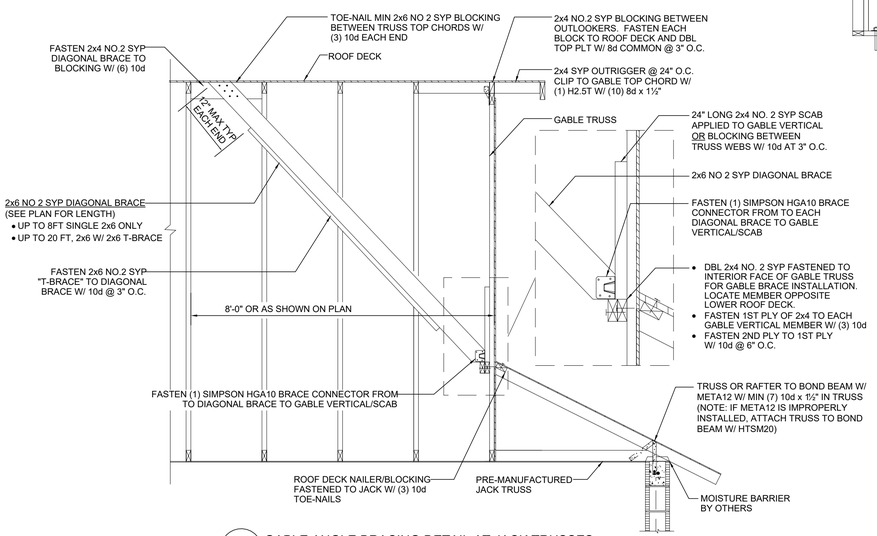


D4 SHED ROOF DETAIL



TYPICAL WOOD BEARING WALL FRAMING CONDITIONS

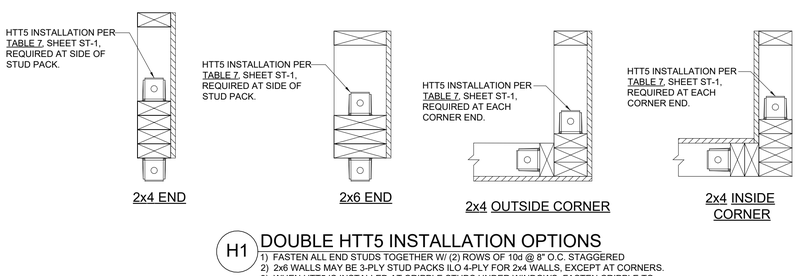
APPLICABLE IN ALL TYPICAL CONDITIONS, REFER TO STRUCTURAL PLANS FOR ADDITIONAL REQUIREMENTS/DETAILING



B5 GABLE ANGLE BRACING DETAIL AT JACK TRUSSES

2021 V1.0

1) MAX. TRUSS SPACING = 24" O.C.
2) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR NON-DROPPED GABLE TRUSSES W/ 9" OR LESS OVERHANGS.
3) L OR T BRACE VERTICAL REINFORCEMENT PER TRUSS ENGINEERING NOT SHOWN FOR CLARITY.



H1 DOUBLE HTT5 INSTALLATION OPTIONS

1) FASTEN ALL END STUDS TOGETHER W/ (2) ROWS OF 10d @ 8" O.C. STAGGERED
2) 2x6 WALLS MAY BE 3-PLY STUD PACKS ILO 4-PLY FOR 2x4 WALLS, EXCEPT AT CORNERS.
3) WHEN HTT5 IS INSTALLED AT CRIPPLE STUDS UNDER WINDOWS, FASTEN CRIPPLE TO 4-PLY STUD PACK W/ (2) ROWS OF¼" x 3" LONG SDS SCREWS @ 3" O.C. STAGGERED.
4) (1) HDQ8 MAY BE USED ILO (2) HTT5. SEE TABLE 7, SHEET ST-1 FOR SPECS.

CMU/METAL CONNECTOR ENGINEERING

2025 V1.0
TDS CMU

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APEX

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taylor morrison

BILOXI

BASE PLAN
40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006823**
DRAWN: **ETC**
CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-7

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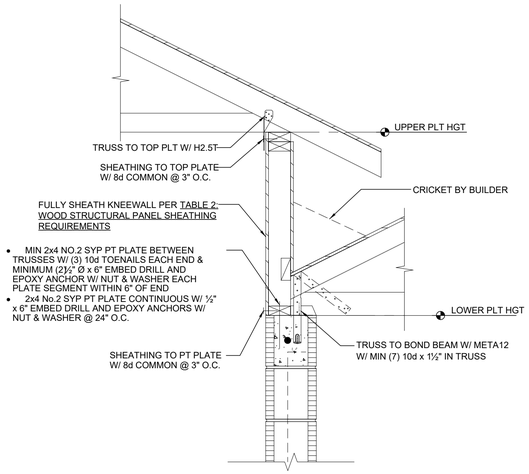
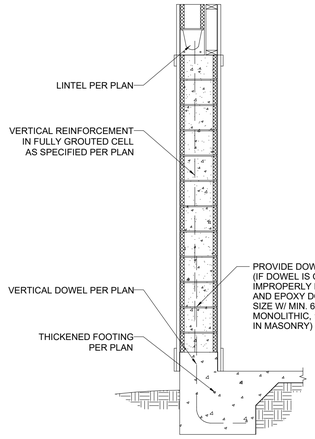
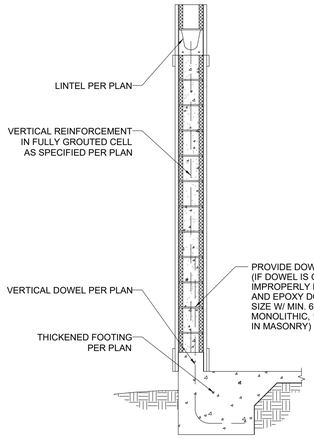


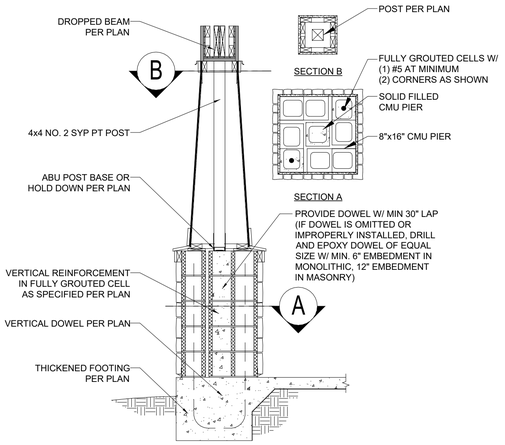
KW5 WOOD KNEEWALL OVER MASONRY



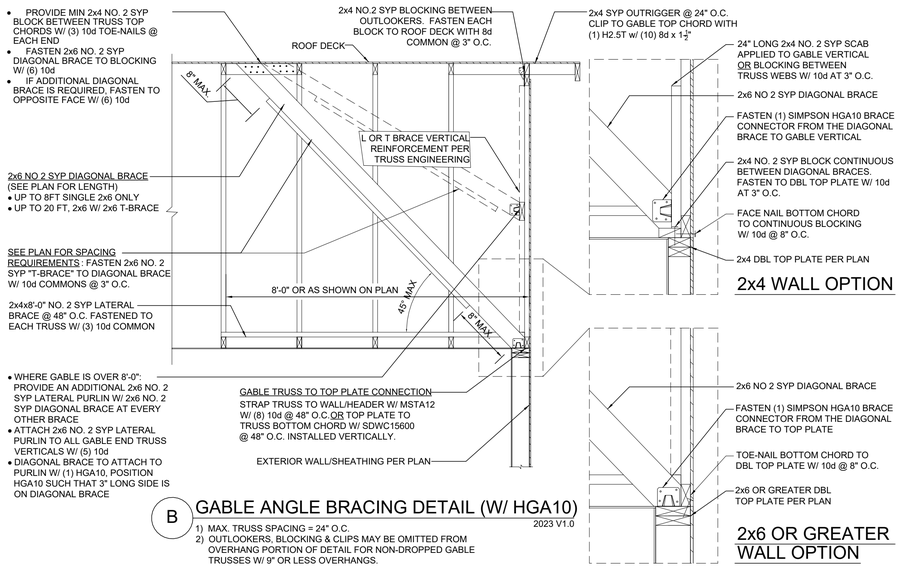
C4 12" SQUARE CMU COLUMN
REFER TO ARCHITECTURAL DETAILS FOR NON-STRUCTURAL ELEMENTS



C5 8" SQUARE CMU COLUMN
REFER TO ARCHITECTURAL DETAILS FOR NON-STRUCTURAL ELEMENTS



C6 TAPERED COLUMN CMU BASE
REFER TO ARCHITECTURAL DETAILS FOR NON-STRUCTURAL ELEMENTS



B GABLE ANGLE BRACING DETAIL (W/ HGA10)
2023 V1.0

1) MAX. TRUSS SPACING = 24" O.C.
2) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR NON-DROPPED GABLE TRUSSES W/ 9" OR LESS OVERHANGS.

2025 V1.0
TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX

tds
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9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

BILOXI

BASE PLAN
40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006823**
DRAWN: **ETC**
CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-8

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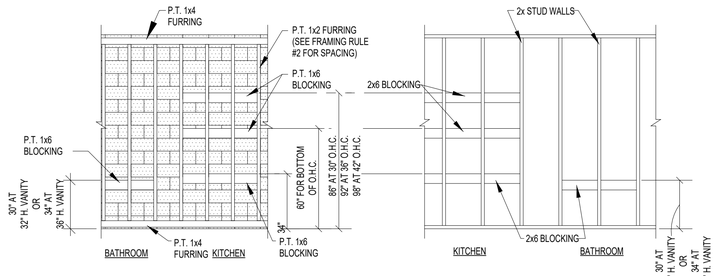
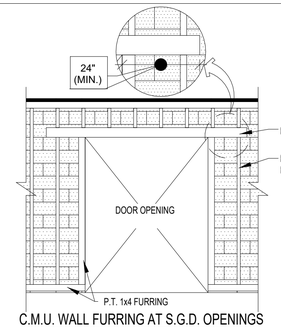
BLOCKING LOCATIONS FOR FRAMING AND C.M.U. WALLS



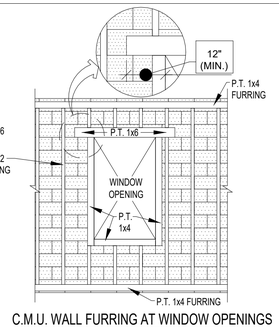
CABINET BLOCKING AT C.M.U.
SCALE N.T.S.

CABINET BLOCKING AT WOOD FRAME
SCALE N.T.S.

P.T. FURRING ON C.M.U. WALLS AND OPENINGS

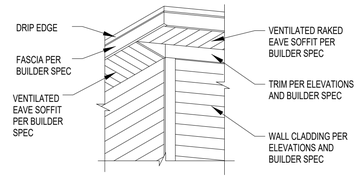


C.M.U. WALL FURRING AT S.G.D. OPENINGS
SCALE N.T.S.



C.M.U. WALL FURRING AT WINDOW OPENINGS
SCALE N.T.S.

EAVE FRAMING DETAIL



TYPCAL RAKE AND SOFFIT EAVE DETAIL
SCALE N.T.S.

GENERAL FURRING NOTES

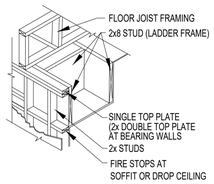
- FOR ALL STRUCTURAL INFORMATION PERTAINING TO PLANS REFER TO STRUCTURAL SHEETS.
- USE 2" "T" NAILS TO INSTALL FURRING STRIPS.
- NAIL P.T. 1x4 BOTTOM PLATE 3/4" OFF FLOOR.
- MINIMUM 1/2" SPACE BETWEEN NON-LOAD BEARING WALL TOP PLATE AND BOTTOM CHORD OF TRUSS.

FRAMING RULES

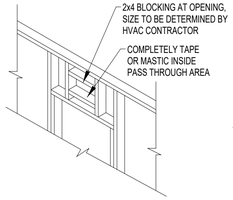
THESE "RULES" ARE TO BE READ AS CONSTRUCTION GUIDELINES FOR FRAMING CREWS. STRUCTURAL PAGES AND NOTES BY ARCHITECTS AND ENGINEERS SHALL CONTROL.

1. CMU FURRING STRIP (1x2 PT) WALLS - 24" OC. EXCEPT 16" OC AT:
   a. TILED (WET) WALLS
   b. CABINET WALLS
2. INTERIOR (NON-BEARING) WALLS - 1ST & 2ND FLOOR ARE SPF LUMBER. 24" OC. EXCEPT 16" OC AT:
   a. TILED (WET) WALLS
   b. CABINET WALLS
   c. LOW WALLS OVER STAIRS - 16" OC AND DOUBLE TOP PLATES
   d. SECOND FLOOR WALLS AT DOUBLE HEIGHT SPACES
3. SHEATHING - FLOOR, ROOF & WALL
   a. 1/8" GAPPING - "GRIP H CLIPS" - USED AT ALL ROOF & WALL & ROOF SHEATHING SEAMS.
6. ARCHES, DEADWOOD (DRYWALL BACKING), DROP CEILINGS, ETC. - 2x4 SPF
7. TUB DECKS - ¾" x 4' x 8' AC PINE PLY. SPF FRAMING MATERIAL. AIR BARRIER/SIX-SIDED ASSEMBLY WHERE REQUIRED.
8. ROOF & TRUSS
   a. SUB-FASCIA - 2x6 SPF LUMBER. (EXCEPTION: HOME -AT-LAST SERIES = 2x4 SPF)
   b. "CONTINUOUS BOTTOM CHORD BRACING" OR "RAT RUN" -2x4 SYP #2
   c. ALL OVERHANGS OVER 16", AND ALL LOAD BEARING ROOF FRAMING COMPONENTS (BRACING, VALLEY SET, DORMERS, ETC.) NEED TO BE SYP #2 PER DETAILS.
   d. SUPPLEMENTARY ROOF FRAMING (OVERHANGS, NON-BEARING KNEEWALLS, ETC.) 2x4 OR 2x6 SPF
   e. TEMPORARY TRUSS BRACING FOR (REMOVE AND RE-USE AS BLOCKING, DEADWOOD, ETC.) - 2X4 SPF. IF TEMP BRACING IS TO BE LEFT AS PERMANENT, THEN IT NEEDS TO BE SYP #2.
   f. TRUSS BRACING & ENGINEERING (CLR, T&H SCAB BRACING) - ALL2x4 SYP #2
12. FRAME DOWN PERIMETER TRAY CEILINGS (INTERIOR NON-STRUCTURAL) PERIMETER MEMBER SHALL BE SPF #2 WITH SIZE MATCHING DROP DOWN HEIGHT. ALL OTHER MEMBERS SHALL BE 2X4 SPF #2 WITH HORIZONTAL MEMBERS HAVING A MAX UNSUPPORTED SPAN OF 36". FOR LONGER SPANS, SEE DETAIL M/S3. THIS NOTE APPLIES WHERE SOME FIRST FLOOR CEILING TRAYS ARE DESIGNATED AS "DOWN FRAMED" ON THE FLOOR PLAN.

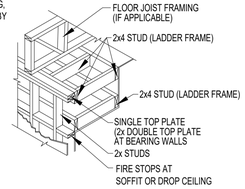
TYPICAL FRAMING DETAILS



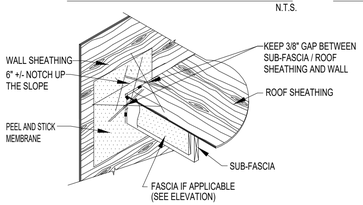
DOWN FRAMING AT TRAY CEILING W/ UPPER FLOOR ABOVE
N.T.S.



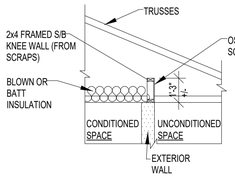
TRANSFER GRILL FRAMING ABOVE DOORS
N.T.S.



DOWN FRAMING AT SOFFITS AND CEILING AREAS
N.T.S.

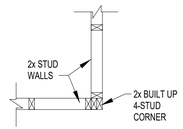


SUB- FASCIA AND ROOF SHEATHING TERMINATION AT VERTICAL WALLS
N.T.S.

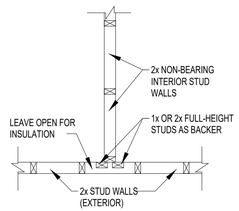


INSULATION DAM AT CONDITIONED TO UNCONDITIONED SPACE
N.T.S.

TYPICAL FRAMING CORNERS

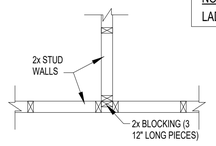


EXTERIOR CORNER
SCALE N.T.S.

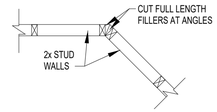


INTERIOR NON-BEARING WALL "T" INTERSECT W/ EXTERIOR BEARING WALLS
SCALE N.T.S.

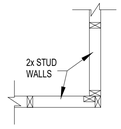
NOTE:
LADDER BLOCKING NOT PERMITTED AT PARTITIONS.



"T" WALL
SCALE N.T.S.



45° ANGLED WALLS
SCALE N.T.S.

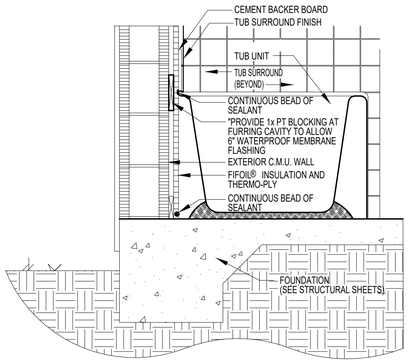


CORNER
SCALE N.T.S.

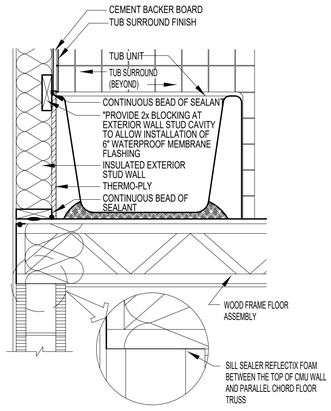
INTERIOR NON-BEARING WALL CONNECTIONS

AIR-BARRIER / SIX-SIDED ASSEMBLY AT TUB

SIX-SIDED SHOWER INSTALLATION SIMILAR

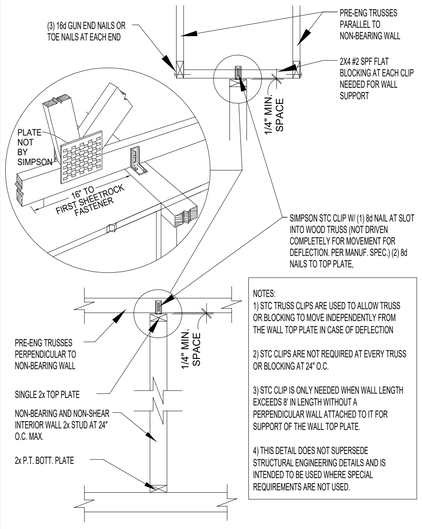


AIR-BARRIER ASSEMBLY AT C.M.U. WALL
N.T.S.



ASSEMBLY AT WOOD FRAMED EXTERIOR WALL
N.T.S.

STC CLIP DETAIL



NOTES:
1) STC TRUSS CLIPS ARE USED TO ALLOW TRUSS OR BLOCKING TO MOVE INDEPENDENTLY FROM THE WALL TOP PLATE IN CASE OF DEFLECTION

2) STC CLIPS ARE NOT REQUIRED AT EVERY TRUSS OR BLOCKING AT 24" O.C.

3) STC CLIP IS ONLY NEEDED WHEN WALL LENGTH EXCEEDS 8' IN LENGTH WITHOUT A PERPENDICULAR WALL ATTACHED TO IT FOR SUPPORT OF THE WALL TOP PLATE.

4) THIS DETAIL DOES NOT SUPERSEDE STRUCTURAL ENGINEERING DETAILS AND IS INTENDED TO BE USED WHERE SPECIAL REQUIREMENTS ARE NOT USED.

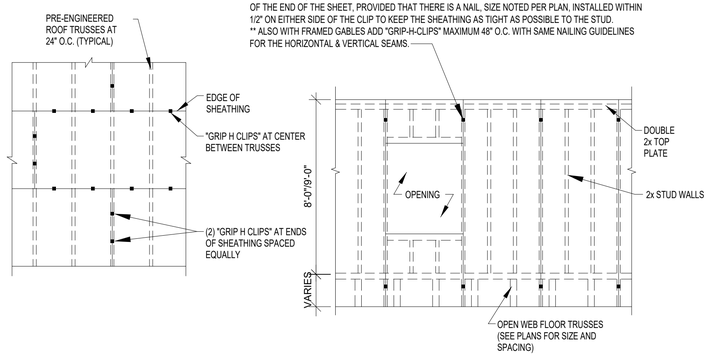
TYPICAL INTERIOR NON-BEARING WALL
N.T.S.

SHEATHING "GRIP H CLIP" LOCATIONS

GENERAL NOTES

- FOR ALL STRUCTURAL INFORMATION PERTAINING TO SHEATHING PLACEMENT AND ATTACHMENT REFER TO STRUCTURAL SHEETS.
- INSTALL "TALLWALL" SHEETS "VERTICALLY" ORIENTED.

SHEATHING SEAM:
FOR WALL SHEATHING, TO ASSURE THE NEEDED 1/8" SPACING AT PANELS ENDS & EDGES, USE "GRIP-H-CLIPS", INSTALL CLIP WITHIN THE TOP AND BOTTOM 1/4 OF THE SHEATHING, BUT NOT WITHIN 8" OF THE END OF THE SHEET, PROVIDED THAT THERE IS A NAIL, SIZE NOTED PER PLAN, INSTALLED WITHIN 1/2" ON EITHER SIDE OF THE CLIP TO KEEP THE SHEATHING AS TIGHT AS POSSIBLE TO THE STUD.
** ALSO WITH FRAMED GABLES ADD "GRIP-H-CLIPS" MAXIMUM 48" O.C. WITH SAME NAILING GUIDELINES FOR THE HORIZONTAL & VERTICAL SEAMS.



ROOF SHEATHING CLIP LOCATIONS
SCALE N.T.S.

EXTERIOR WALL SHEATHING SEAM LOCATIONS
SCALE N.T.S.

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taylor morrison

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BILOXI

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006823

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

TM - 1

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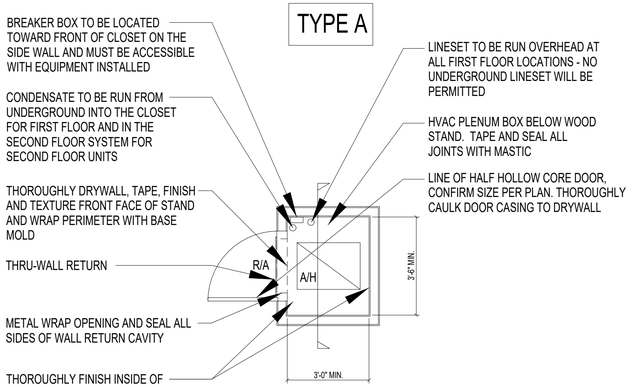
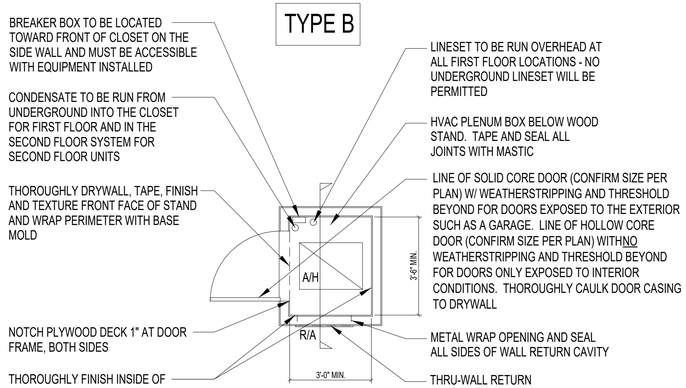
TYPE A



TYPICAL A/C CLOSET DESIGN - PLAN VIEW
W/ FRONT RETURN & CUT-DOWN DOOR

SCALE N.T.S.

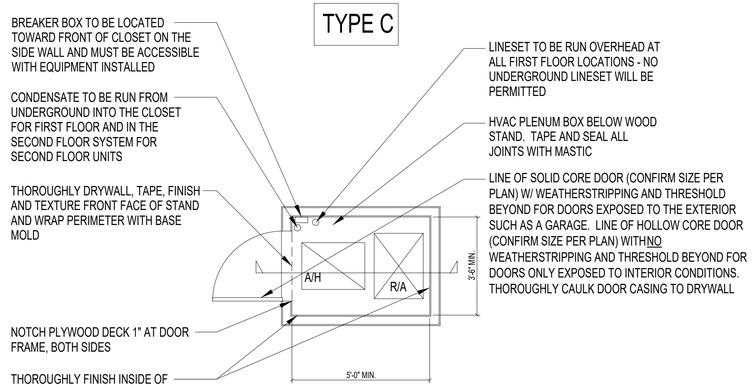
TYPE B



TYPICAL A/C CLOSET DESIGN - PLAN VIEW
W/ SIDE WALL RETURN

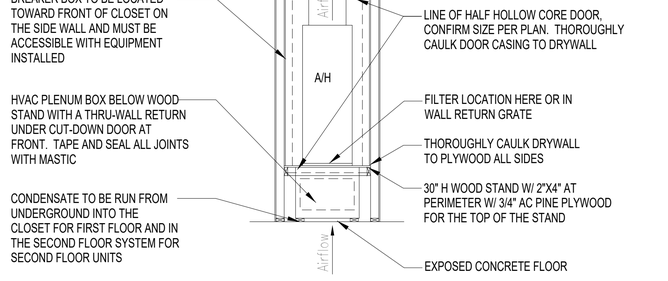
SCALE N.T.S.

TYPE C



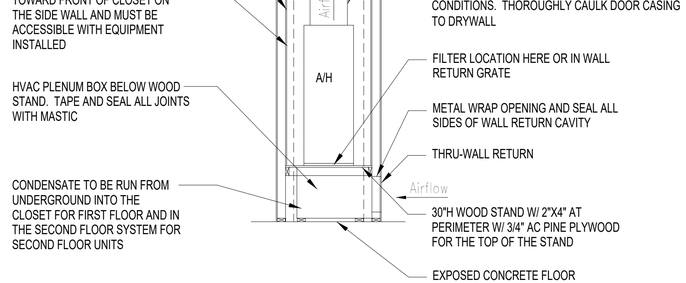
TYPICAL A/C CLOSET DESIGN - PLAN VIEW
W/ DIRECT RETURN TO ABOVE

SCALE N.T.S.



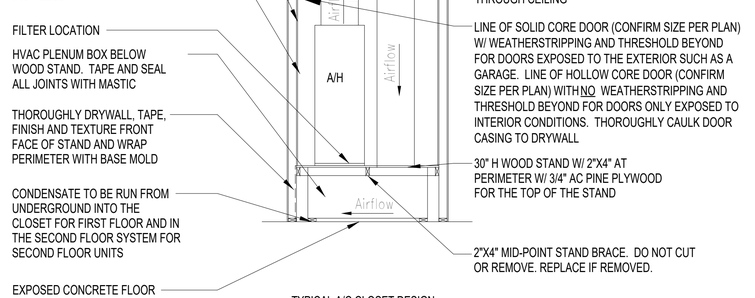
TYPICAL A/C CLOSET DESIGN
W/ FRONT RETURN & CUT-DOWN DOOR

SCALE N.T.S.



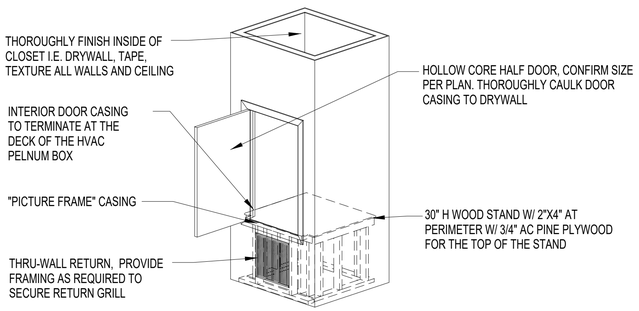
TYPICAL A/C CLOSET DESIGN
W/ SIDE WALL RETURN

SCALE N.T.S.



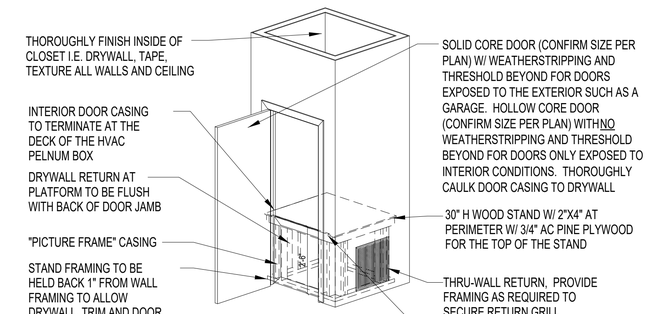
TYPICAL A/C CLOSET DESIGN
W/ DIRECT RETURN TO ABOVE

SCALE N.T.S.



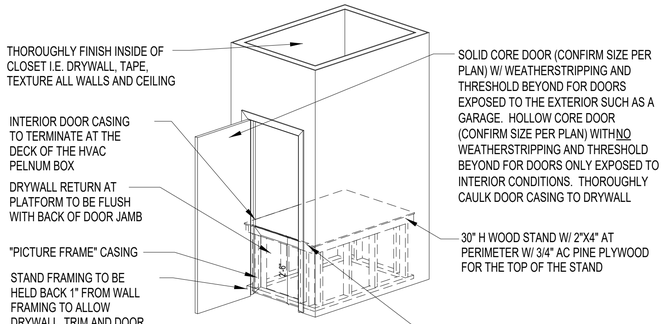
TYPICAL A/C CLOSET DESIGN - AXON VIEW
W/ FRONT RETURN & CUT-DOWN DOOR

SCALE N.T.S.



TYPICAL A/C CLOSET DESIGN - AXON VIEW
W/ SIDE WALL RETURN

SCALE N.T.S.



TYPICAL A/C CLOSET DESIGN - AXON VIEW
W/ DIRECT RETURN TO ABOVE

SCALE N.T.S.

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taylor morrison

BILOXI

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

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CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

TM - 2

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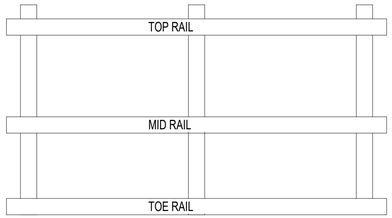
FRAME STAGE GUARD RAIL DETAILS

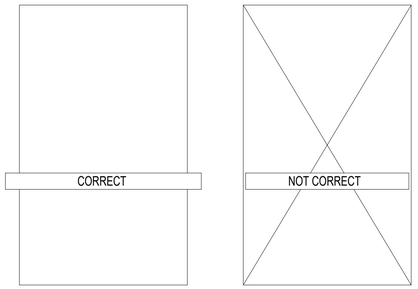
NOTES:
1. VERTICAL UPRIGHT POST CAN BE NO MORE THAN 8' APART O.C.
2. MID RAIL SET AT TOP EDGE 21" (±3")
3. TOP RAIL SET AT TOP EDGE 42" (±3")
4. TOE BOARD MUST BE MINIMUM OF 4" HIGH
5. HAND RAILS NO MORE THAN 37" NOR LESS THAN 30" AND MID RAIL REQUIRED OF WHEN NO WALL AT SIDES OF STARS (ALL RAILS MINIMUM 2x4 OR GREATER)



* DETAIL FOR MECHANICAL PLATFORMS, FRAMED FLOORS PRIOR TO EXTERIOR WALLS, AND FRONT PORCHES GREATER THAN 30" FROM GRADE

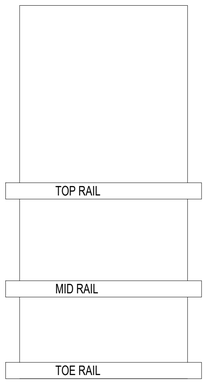
TYPICAL OPENING DETAILS

SCALE N.T.S.



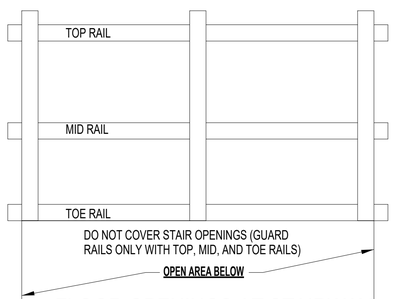
WINDOW OPENINGS

SCALE N.T.S.



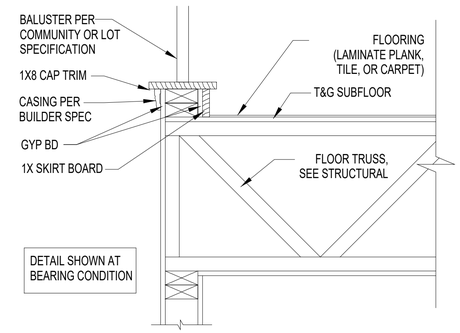
DOOR OPENINGS / ELEVATORS

SCALE N.T.S.



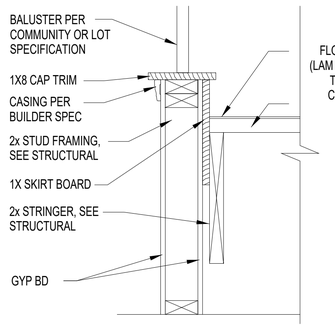
FLOOR OPENINGS AT STAIRWAY

SCALE N.T.S.



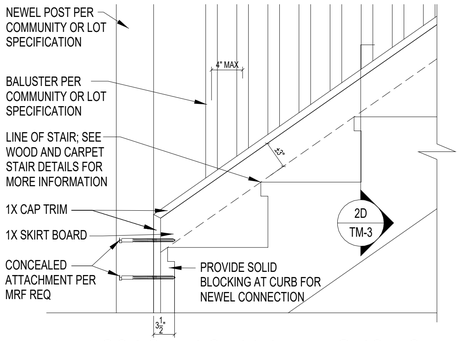
3D CURB DETAIL @ OPEN AREAS

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



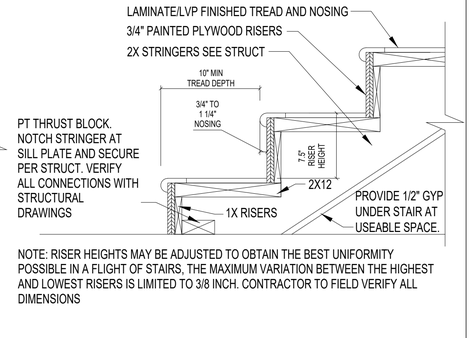
2D INT WOOD STAIR CURB DETAIL

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



3C INT WOOD STAIR CURB DETAIL @ BOTTOM

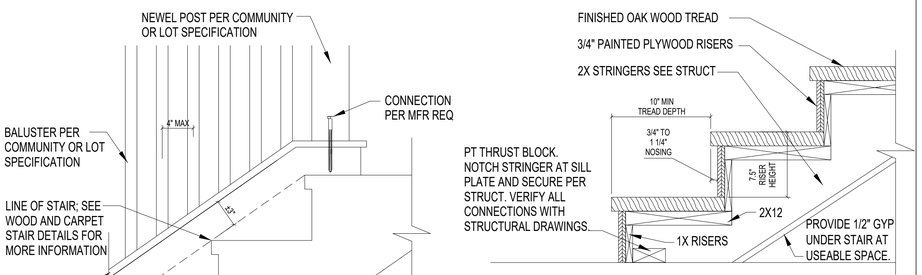
SCALE: 1 1/2" = 1'-0"



NOTE: RISER HEIGHTS MAY BE ADJUSTED TO OBTAIN THE BEST UNIFORMITY POSSIBLE IN A FLIGHT OF STAIRS, THE MAXIMUM VARIATION BETWEEN THE HIGHEST AND LOWEST RISERS IS LIMITED TO 3/8 INCH. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS

2C INT WOOD STAIR W LAMINATE / LVP @ SLAB

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



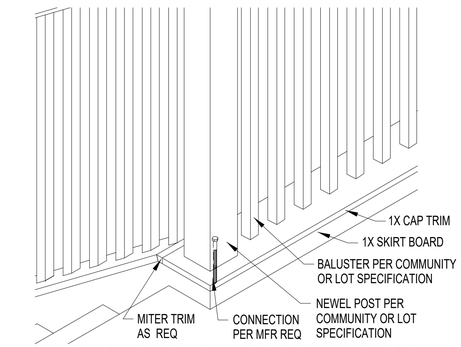
3B INT WOOD STAIR CURB DETAIL @ TOP

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

NOTE: RISER HEIGHTS MAY BE ADJUSTED TO OBTAIN THE BEST UNIFORMITY POSSIBLE IN A FLIGHT OF STAIRS, THE MAXIMUM VARIATION BETWEEN THE HIGHEST AND LOWEST RISERS IS LIMITED TO 3/8 INCH. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS

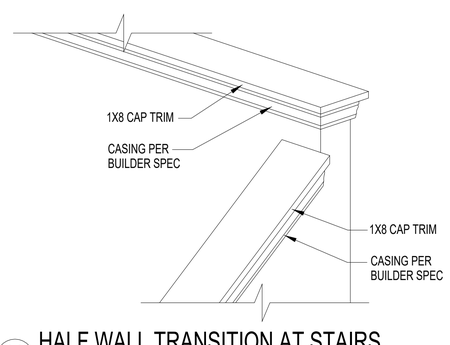
2B INT WOOD STAIR @ SLAB

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



4B INT WOOD STAIR CURB DETAIL @ TOP

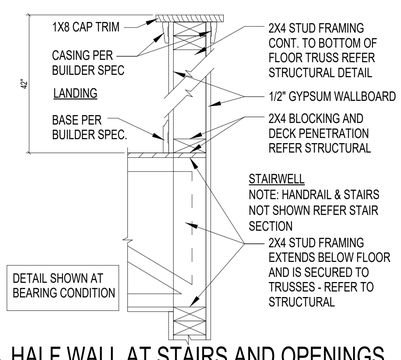
SCALE: NTS



TOP OF WALL CONDITION

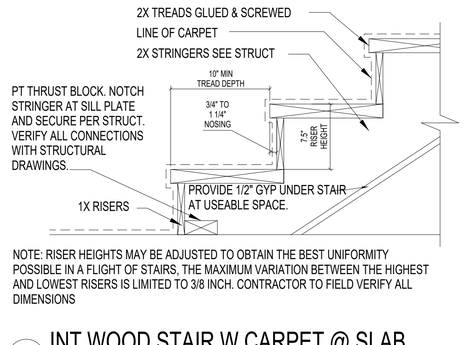
4A HALF WALL TRANSITION AT STAIRS

SCALE: NTS



3A HALF WALL AT STAIRS AND OPENINGS

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



NOTE: RISER HEIGHTS MAY BE ADJUSTED TO OBTAIN THE BEST UNIFORMITY POSSIBLE IN A FLIGHT OF STAIRS, THE MAXIMUM VARIATION BETWEEN THE HIGHEST AND LOWEST RISERS IS LIMITED TO 3/8 INCH. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS

2A INT WOOD STAIR W CARPET @ SLAB

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

STAIRWAY NOTES

PER FBCR R301.5
STAIR RAILING AND STAIR GUARD RAILING SHALL BE CONSTRUCTED TO WITHSTAND A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED AT ANY POINT AND ANY DIRECTION ALONG THE TOP OF THE RAIL.

GUARD IN-FILL COMPONENTS (ALL THOSE EXCEPT THE HANDRAIL), BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 SQUARE FOOT. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENT.

PER FBCR R311
STAIRWAYS SHALL MEET THE REQUIREMENTS OF FBCR R311.7 INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
- RISER HEIGHT SHALL BE NOT MORE THAN 7.75 INCHES
- TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES
- HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT AT A HEIGHT OF NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES

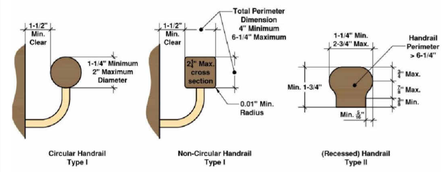
PER FBCR R312
ALL GUARDS SHALL BE MIN. 36" AFF AND SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.

HANDRAIL NOTES

PER R311.7.8.3 GRIP-SIZE
REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.

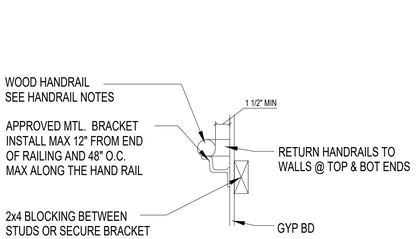
1. TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4 INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4 INCHES AND NOT GREATER THAN 6 1/4 INCHES WITH A CROSS SECTION OF DIMENSION OF NOT MORE THAN 2 1/4 INCHES. EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH.

2. TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4 INCHES (160 MM) SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF NOT LESS THAN 5/16 INCH WITHIN 7/8 INCH BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR NOT LESS THAN 3/8 INCH TO A LEVEL THAT IS NOT LESS THAN 1 3/4 INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE NOT LESS THAN 1 1/4 INCHES AND NOT MORE THAN 2 3/4 INCHES. EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH.



1A HANDRAIL DETAIL

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



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BILOXI

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006823

DRAWN: MJR

CHECKED: CM

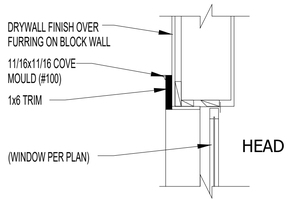
07-02-2025

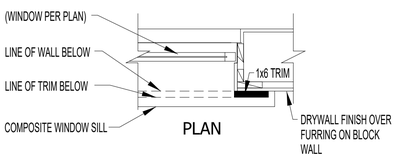
REVISIONS:

No.	Description	Date

TM - 3

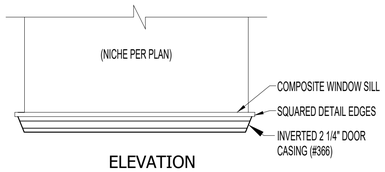
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547





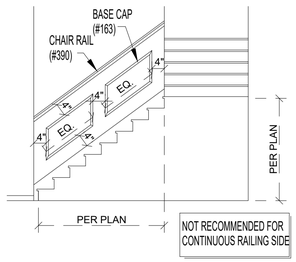
WINDOW STOOL W/ TRIM AND BEAD BD.

PLAN SPECIFIC PER PLAN SCALE: 1" = 1'-0"



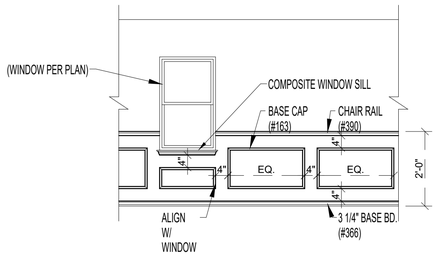
NICHE STOOL DETAIL

PLAN SPECIFIC PER PLAN SCALE: 1" = 1'-0"



WAINSCOT DETAILS AT STAIRS

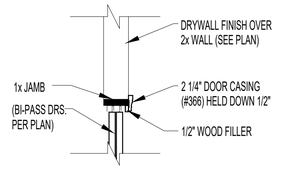
PLAN SPECIFIC PER PLAN SCALE: 1/4" = 1'-0"



WAINSCOT DETAILS

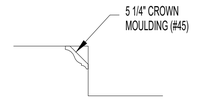
PLAN SPECIFIC PER PLAN SCALE: 1/4" = 1'-0"

* * * * * *
FLOORING / BASE BOARD NOTE:
WHEN TILE FLOOR IS SELECTED ONLY BASE BOARD IS INSTALLED.
WHEN WOOD FLOOR IS SELECTED BASE BOARD AND SHOE MOULD ARE INSTALLED.
* * * * * *



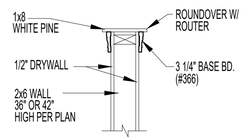
TYP. BI-PASS DRS. CASING DETAIL

SCALE: 1" = 1'-0"



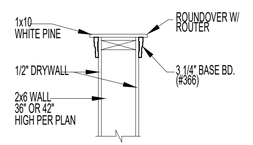
5 1/4" CROWN

SCALE: 1" = 1'-0"



2x4 STAIR KNEE WALL CAP DETAIL

PLAN SPECIFIC PER PLAN SCALE: 1" = 1'-0"



2x6 STAIR KNEE WALL CAP DETAIL

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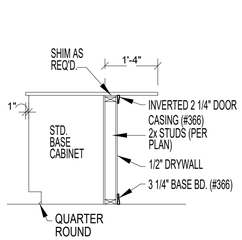
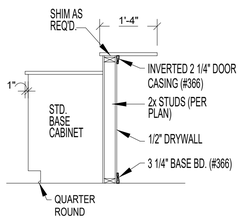


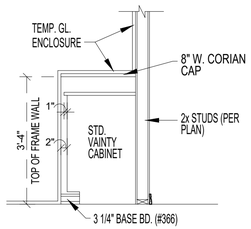
CALI. TOP

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



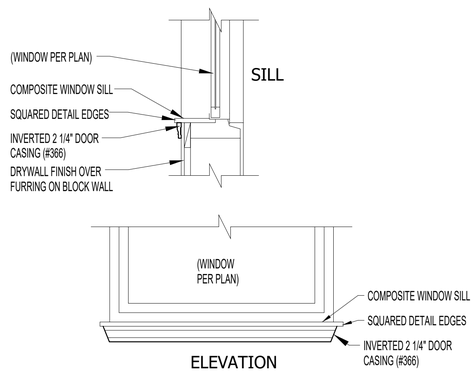
HIGH BAR TOP

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



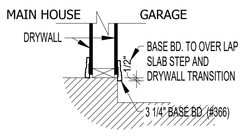
VANITY LOW WALL

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



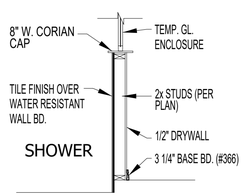
TYP. WINDOW STOOL DETAIL

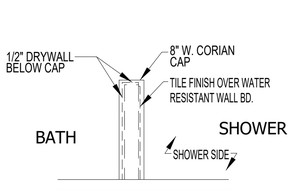
SCALE: 1" = 1'-0"



TYP. BASE BD. AT GARAGE / MAIN HOUSE

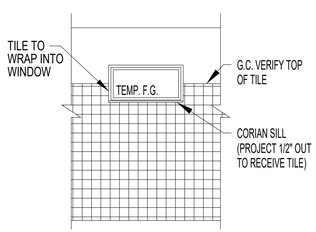
SCALE: 1" = 1'-0"





SHOWER LOW WALL

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



SHOWER WINDOW

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

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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BILOXI

BASE PLAN
40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006823
DRAWN: MJR
CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

TM - 4

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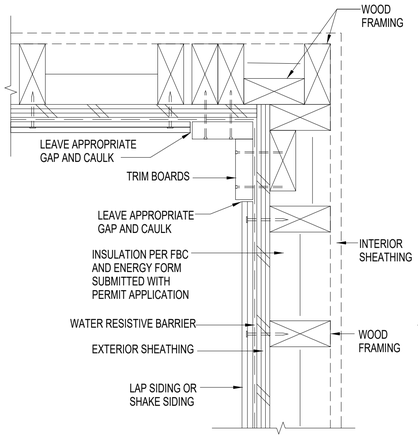
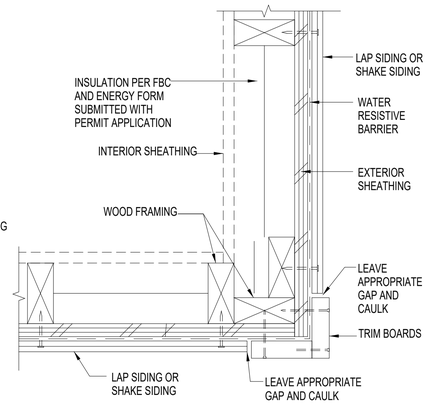


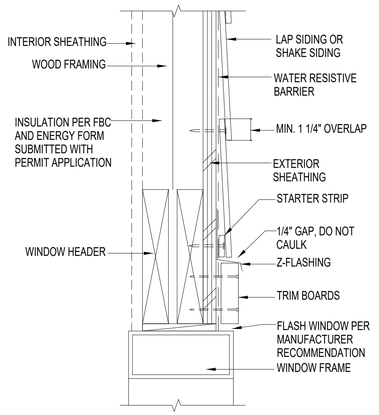
A INSIDE CORNER

SCALE: 3"=1'-0"



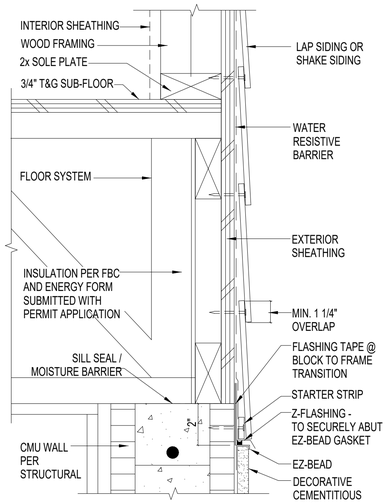
B OUTSIDE CORNER

SCALE: 3"=1'-0"



C WINDOW/DOOR HEAD

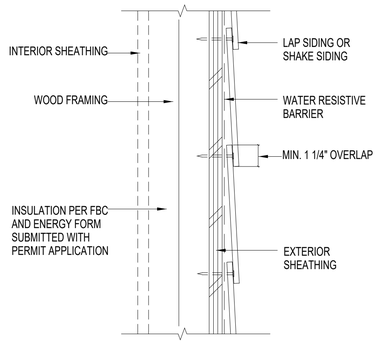
SCALE: 3"=1'-0"



MID-WALL DETAIL - SIDING / CEMENTITIOUS FINISH

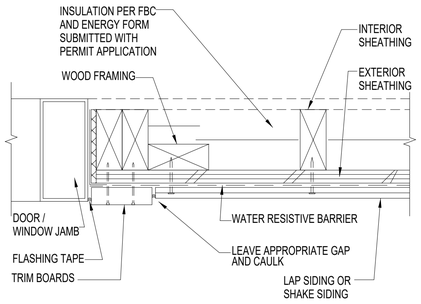
J

SCALE: 3"=1'-0"



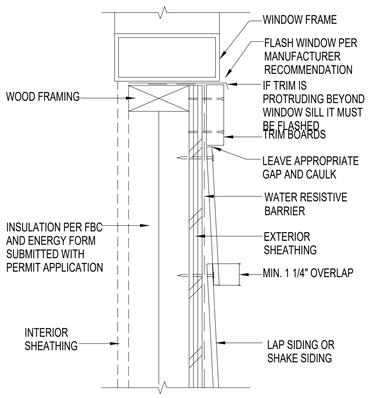
D HORIZONTAL LAP VIEW

SCALE: 3"=1'-0"



E DOOR / WINDOW JAMB

SCALE: 3"=1'-0"



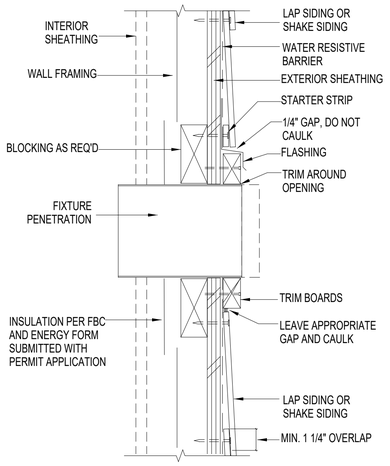
F WINDOW SILL

SCALE: 3"=1'-0"

MID-WALL DETAIL - SIDING WITH TRIM BOARD / CEMENTITIOUS FINISH

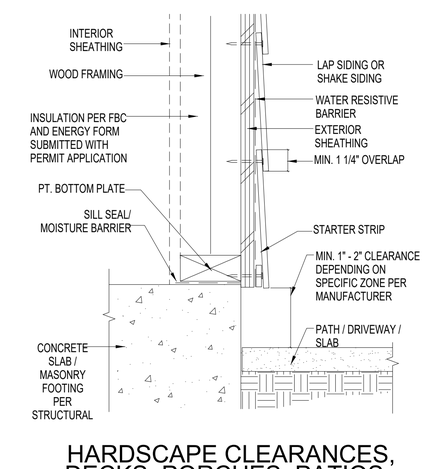
K

SCALE: 3"=1'-0"



G FIXTURE PENETRATION

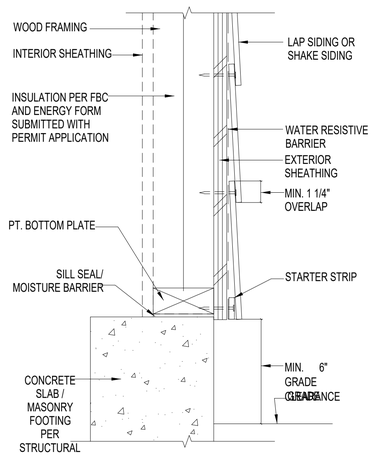
SCALE: 3"=1'-0"



HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.

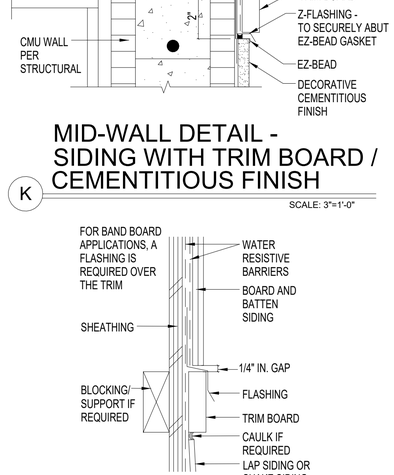
H

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



I GRADE CLEARANCE

SCALE: 3"=1'-0"



DETAIL AT BAND BOARD

L

SCALE: 3"=1'-0"

FLASHING REQUIREMENTS

R703.1 General. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.4.

R703.1.1 Water resistance. The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior cladding as required by Section R703.2 and a means of draining to the exterior water that penetrates the exterior cladding.

R703.2 Water-resistive barrier. One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D226 for Type 1 felt or other approved water-resistive barrier shall be applied over studs or sheathing of all exterior walls No. 15 asphalt felt shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches. Where joints occur, felt shall be lapped not less than 6 inches. Other approved materials shall be installed in accordance with the water-resistive barrier manufacturer's installation instructions. The No.15 asphalt felt or other approved water-resistive barrier material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1.

R703.7.3 Water-resistive barriers Water-resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall include a water-resistive vapor-permeable barrier with a performance at least equivalent to two layers of Grade D paper. The individual layers shall be installed independently such that each layer provides a separate continuous plane and any flashing (installed in accordance with Section R703.4) intended to drain to the water-resistive barrier is directed between the layers.

Exception: Where the water-resistive barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60-minute Grade D paper and is separated from the stucco by an intervening, substantially nonwater-absorbing layer or designed drainage space.

R703.4 Flashing. Approved metal flashing, vinyl flashing, self-adhered membranes and mechanically attached flexible flashing shall be applied shingle-fashion or in accordance with the manufacturer's instructions. Metal flashing shall be corrosion resistant. Fluid-applied membranes used as flashing shall be applied in accordance with the manufacturer's instructions. All flashing shall be applied in a manner to prevent the entry of water into the wall cavity or penetration of water to the building structural framing components.

Self-adhered membranes used as flashing shall comply with AAMA 711. All exterior fenestration products shall be sealed at the juncture with the building wall with a sealant complying with AAMA 800 or ASTM C920 Class 25 Grade NS or greater for proper joint expansion and contraction, ASTMC1281, AAMA 812, or other approved standard as appropriate for the type of sealant. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of the exterior wall finish. Approved flashings shall be installed at the following locations:

1.Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier complying with Section 703.2 for subsequent drainage. Mechanically attached flexible flashings shall comply with AAMA 712. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following:

1.1 The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing manufacturer's instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water resistive barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the head and sides.

1.2. In accordance with the flashing design or method of a registered design professional.

1.3. In accordance with other approved methods.

1.4. In accordance with FMA/AAMA 100, FMA/ AAMA 200, FMA/WDMA 250, FMA/AAMA/WDMA 300 or FMA/AAMA/WDMA 400.

2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.

3. Under and at the ends of masonry, wood or metal copings and sills.

4. Continuously above all projecting wood trim.

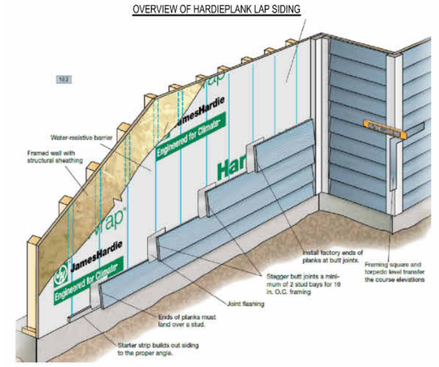
5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.

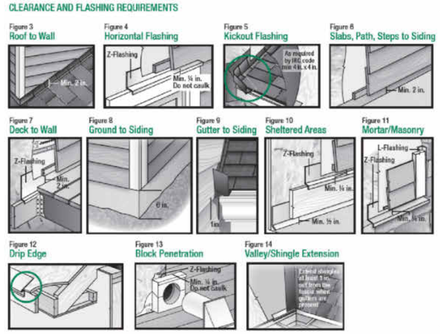
6. At wall and roof intersections.

7. At built-in gutters.

THESE DETAILS ARE GENERIC AND MEANT TO SHOW GENERAL FLASHING AND WATERPROOFING METHODS TO BE USED.

OVERVIEW OF HARDIEPLANK LAP SIDING





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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

BILOXI

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006823

DRAWN: MJR

CHECKED: CM

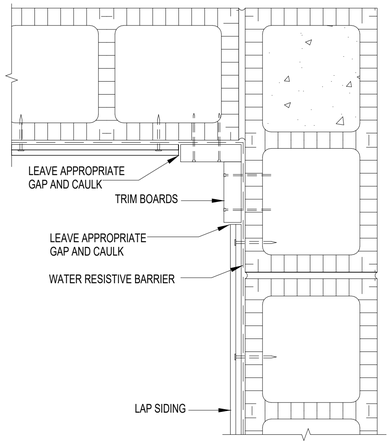
07-02-2025

REVISIONS:

No.	Description	Date

TM - 5

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



A INSIDE CORNER

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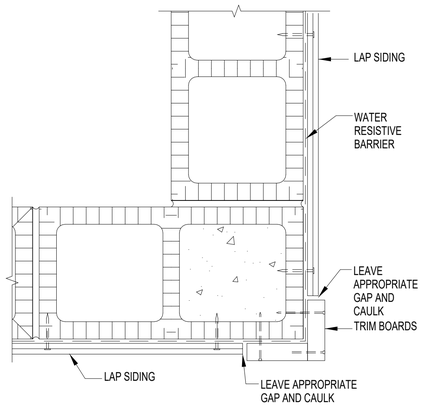
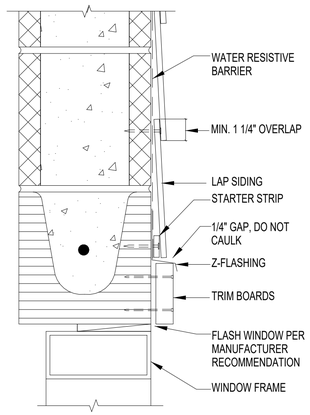


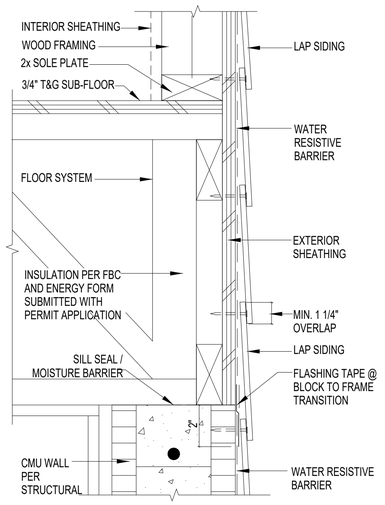
B OUTSIDE CORNER

SCALE: 3"=1'-0"



C WINDOW/DOOR HEAD

SCALE: 3"=1'-0"



MID-WALL DETAIL - SIDING / CEMENTITIOUS FINISH

J

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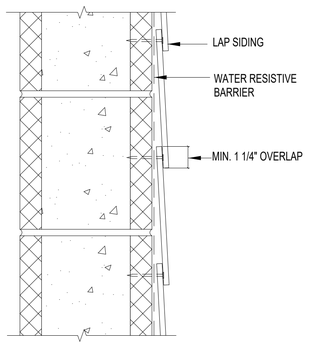
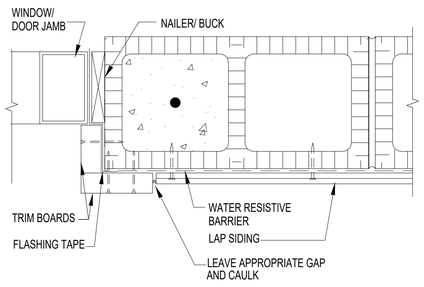


D HORIZONTAL LAP VIEW

SCALE: 3"=1'-0"



E DOOR / WINDOW JAMB

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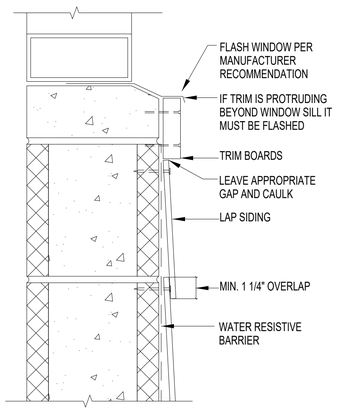

F WINDOW SILL

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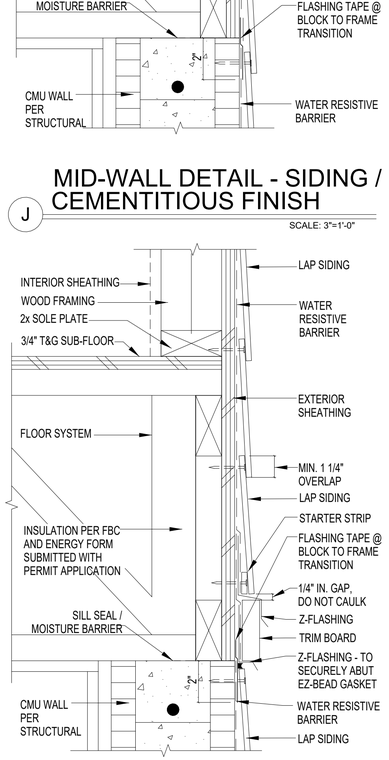

MID-WALL DETAIL - SIDING WITH TRIM BOARD / CEMENTITIOUS FINISH

K

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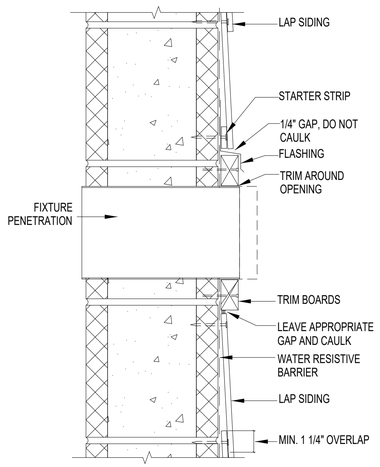

G FIXTURE PENETRATION

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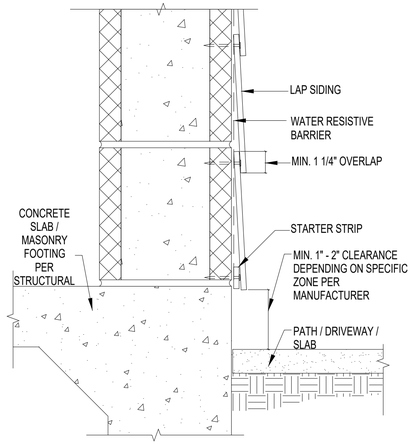
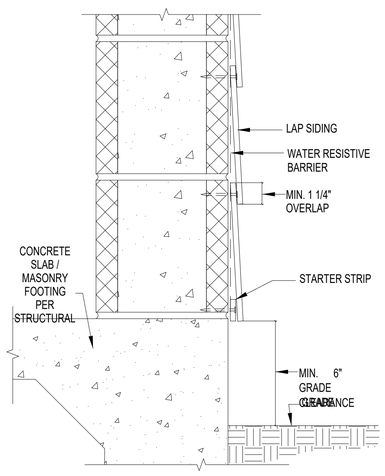


HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.

H

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



I GRADE CLEARANCE

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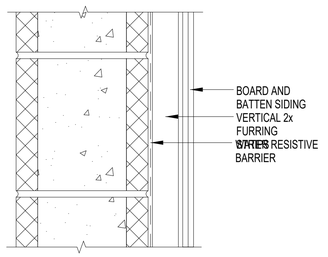

BOARD & BATTEN OVER CMU

L

SCALE: 3"=1'-0"

FLASHING REQUIREMENTS

R703.1 General. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.4.

R703.1.1 Water resistance. The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior cladding as required by Section R703.2 and a means of draining to the exterior water that penetrates the exterior cladding.

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R703.7.3 Water-resistive barriers Water-resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall include a water-resistive vapor-permeable barrier with a performance at least equivalent to two layers of Grade D paper. The individual layers shall be installed independently such that each layer provides a separate continuous plane and any flashing (installed in accordance with Section R703.4) intended to drain to the water-resistive barrier is directed between the layers.

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R703.4 Flashing. Approved metal flashing, vinyl flashing, self-adhered membranes and mechanically attached flexible flashing shall be applied shingle-fashion or in accordance with the manufacturer's instructions. Metal flashing shall be corrosion resistant. Fluid-applied membranes used as flashing shall be applied in accordance with the manufacturer's instructions. All flashing shall be applied in a manner to prevent the entry of water into the wall cavity or penetration of water to the building structural framing components.

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3. Under and at the ends of masonry, wood or metal copings and sills.

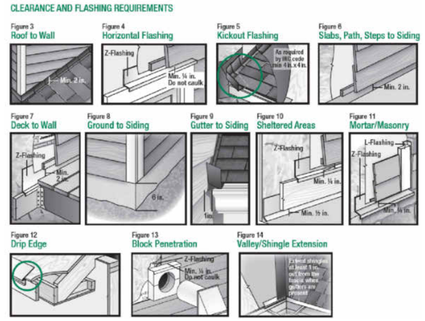
4. Continuously above all projecting wood trim.

5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.

6. At wall and roof intersections.

7. At built-in gutters.

THESE DETAILS ARE GENERIC AND MEANT TO SHOW GENERAL FLASHING AND WATERPROOFING METHODS TO BE USED.
NOTE: OPTIONAL WEATHER BARRIER: LIQUID APPLIED WATER RESISTANT COATING - INSTALL PER MANUF. INSTRUCTIONS - WRAP ALL OPENINGS IN MASONRY EXTERIOR WALL AT HEAD, JAMB AND SILL.



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APEX

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taylor morrison

BILOXI

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006823

DRAWN: MJR

CHECKED: CM

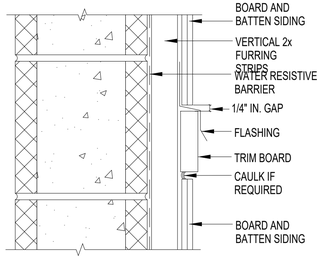
07-02-2025

REVISIONS:

No.	Description	Date

TM - 6

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



M HORIZ. BAND BETWEEN WALL & GABLE w/ B & B

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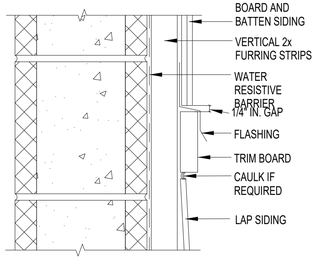

N BOARD & BATTEN TO LAP SIDING TRANSITION

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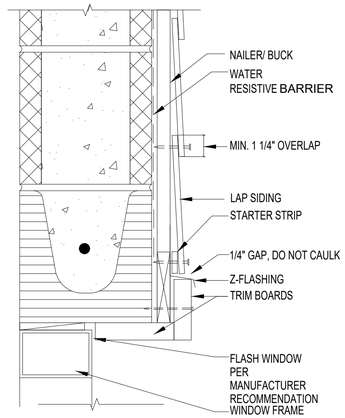
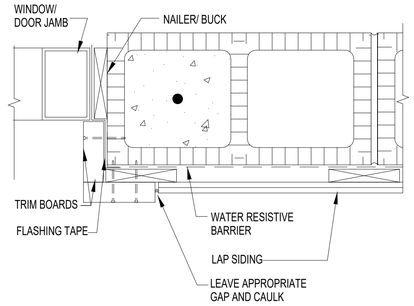


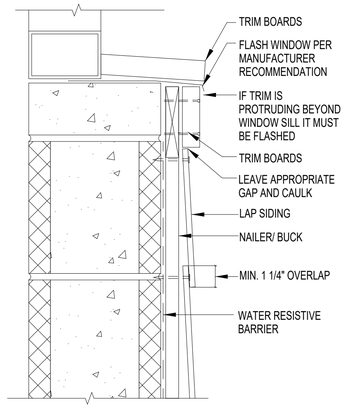
O WINDOW/DOOR HEAD

SCALE: 3"=1'-0"



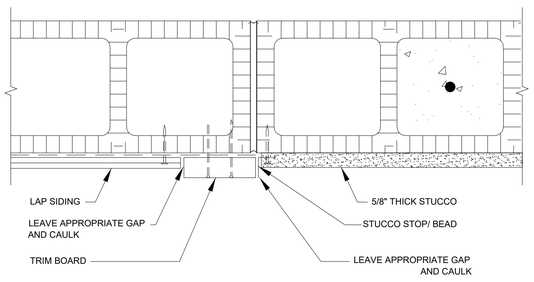
P DOOR / WINDOW JAMB

SCALE: 3"=1'-0"



Q WINDOW SILL

SCALE: 3"=1'-0"



AA FLUSH CONDITION

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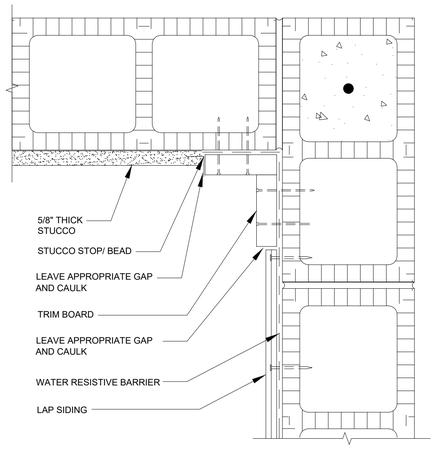

BB INSIDE CORNER

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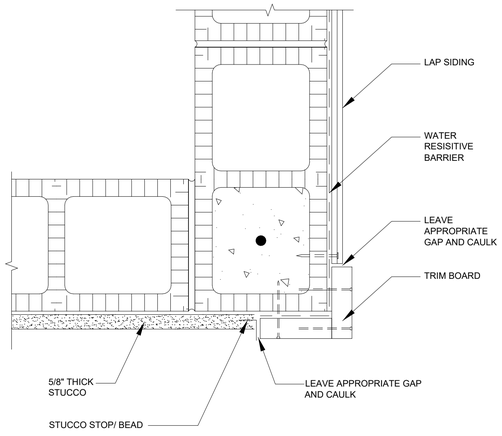

CC OUTSIDE CORNER

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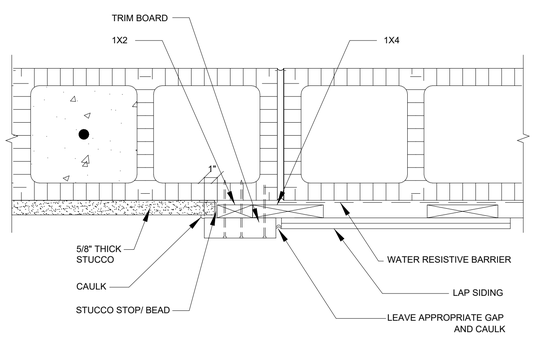

DD FLUSH CONDITION (B&B)

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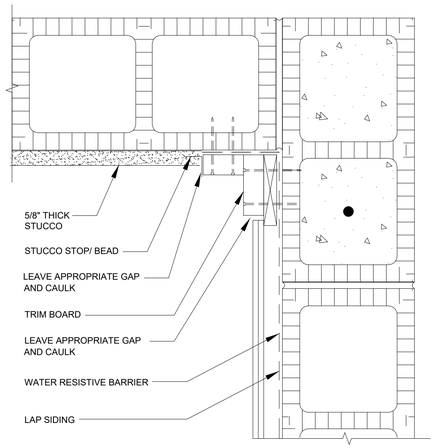

EE INSIDE CORNER (B&B)

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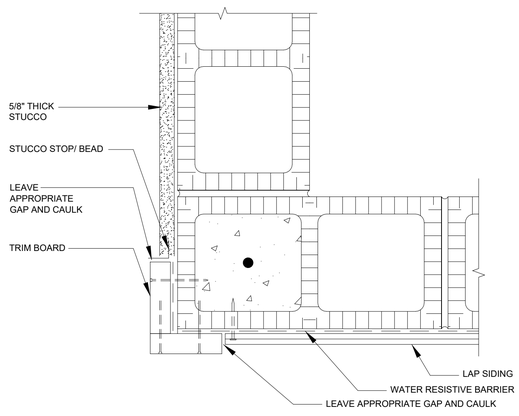

CC OUTSIDE CORNER (B&B)

SCALE: 3"=1'-0"

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904.821.5200
taylor morrison

BILOXI

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006823**

DRAWN: **MJR**

CHECKED: **CM**

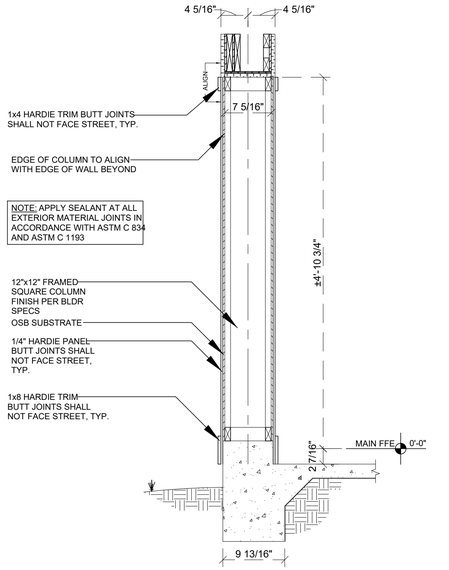
07-02-2025

REVISIONS:

No.	Description	Date

TM - 7

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



C1 12" FRAMED SQUARE COLUMN
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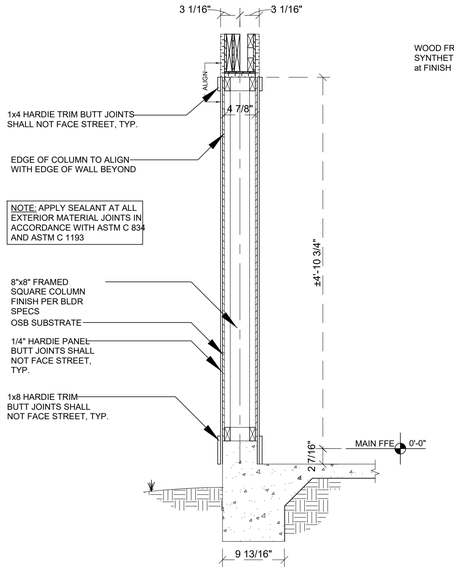

C2 8" FRAMED SQUARE COLUMN
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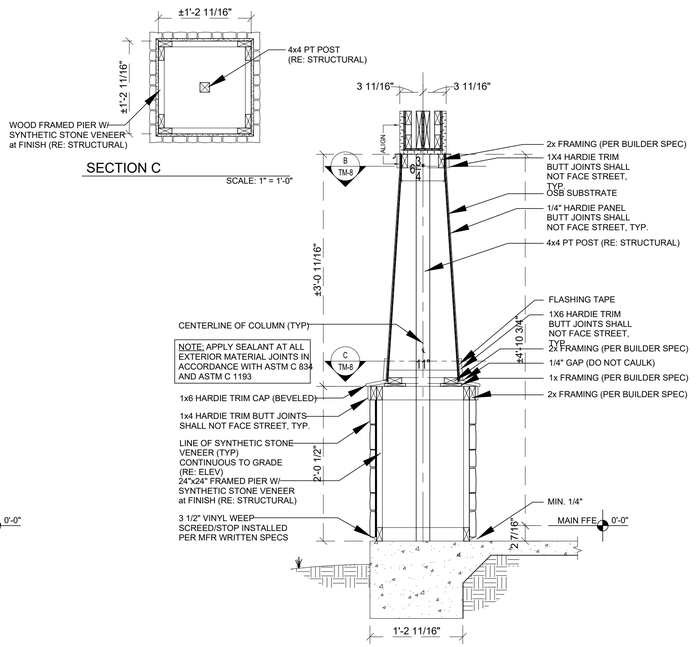
N.T.S.



C3 TAPERED COLUMN OVER FRAMED BASE
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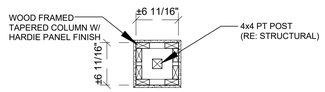
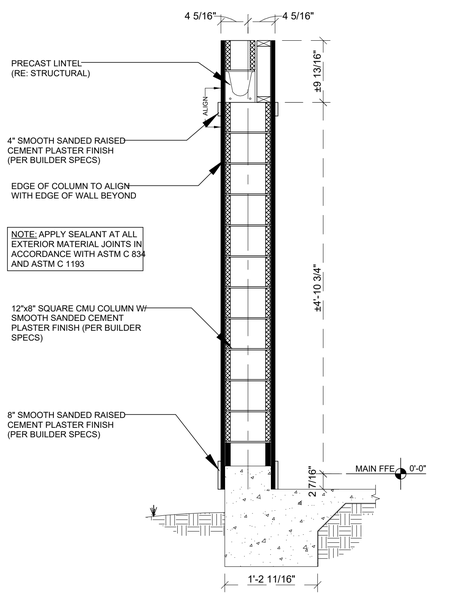
N.T.S.



SECTION B



C4 12" CMU SQUARE COLUMN
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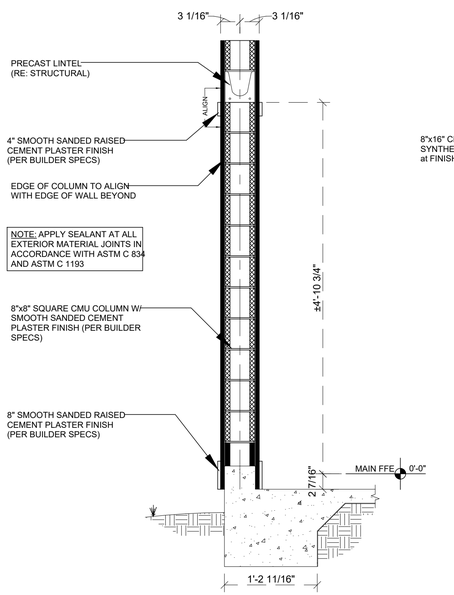

C5 8" CMU SQUARE COLUMN
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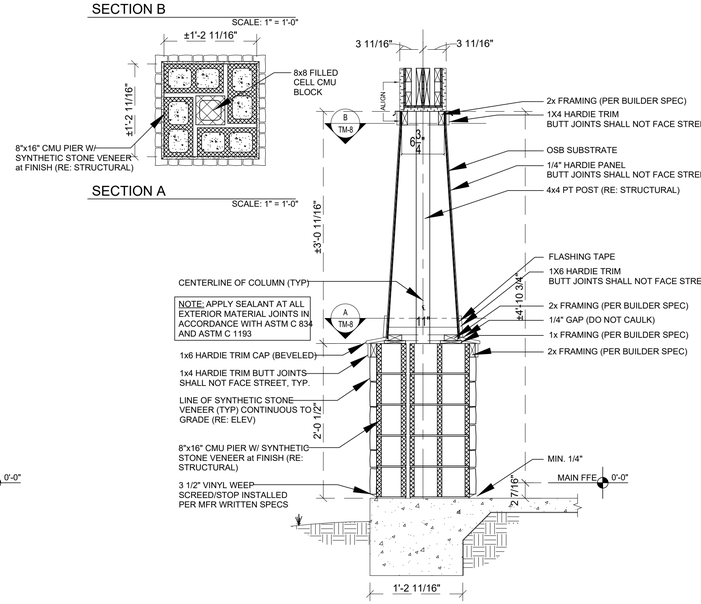

C6 TAPERED COLUMN OVER MASONRY BASE
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FLASHING REQUIREMENTS

R703.1 General. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.4.

R703.1.1 Water resistance. The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior cladding as required by Section R703.2 and a means of draining to the exterior water that penetrates the exterior cladding.

R703.2 Water-resistive barrier. One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D226 for Type 1 felt or other approved water-resistive barrier shall be applied over studs or sheathing of all exterior walls No. 15 asphalt felt shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches. Where joints occur, felt shall be lapped not less than 6 inches. Other approved materials shall be installed in accordance with the water-resistive barrier manufacturer's installation instructions. The No.15 asphalt felt or other approved water-resistive barrier material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1.

R703.7.3 Water-resistive barriers Water-resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall include a water-resistive vapor-permeable barrier with a performance at least equivalent to two layers of Grade D paper. The individual layers shall be installed independently such that each layer provides a separate continuous plane and any flashing (installed in accordance with Section R703.4) intended to drain to the water-resistive barrier is directed between the layers.

Exception: Where the water-resistive barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60-minute Grade D paper and is separated from the stucco by an intervening, substantially nonwater-absorbing layer or designed drainage space.

R703.4 Flashing. Approved metal flashing, vinyl flashing, self-adhered membranes and mechanically attached flexible flashing shall be applied shingle-fashion or in accordance with the manufacturer's instructions. Metal flashing shall be corrosion resistant. Fluid-applied membranes used as flashing shall be applied in accordance with the manufacturer's instructions. All flashing shall be applied in a manner to prevent the entry of water into the wall cavity or penetration of water to the building structural framing components.

Self-adhered membranes used as flashing shall comply with AAMA 711. All exterior fenestration products shall be sealed at the juncture with the building wall with a sealant complying with AAMA 800 or ASTM C920 Class 25 Grade NS or greater for proper joint expansion and contraction, ASTMC1281, AAMA 812, or other approved standard as appropriate for the type of sealant. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of the exterior wall finish. Approved flashings shall be installed at the following locations:

1.Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier complying with Section 703.2 for subsequent drainage. Mechanically attached flexible flashings shall comply with AAMA 712. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following:

1.1 The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing manufacturer's instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water resistive barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the head and sides.
1.2. In accordance with the flashing design or method of a registered design professional.
1.3. In accordance with other approved methods.
1.4. In accordance with FMA/AAMA 100, FMA/ AAMA 200, FMA/WDMA 250, FMA/AAMA/ WDMA 300 or FMA/AAMA/WDMA 400.

2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.

3. Under and at the ends of masonry, wood or metal copings and sills.

4. Continuously above all projecting wood trim.

5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.

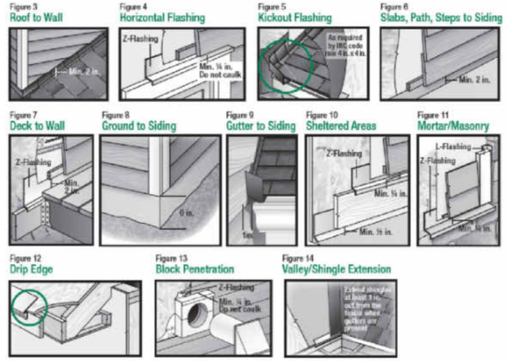
6. At wall and roof intersections.

7. At built-in gutters.

THESE DETAILS ARE GENERIC AND MEANT TO SHOW GENERAL FLASHING AND WATERPROOFING METHODS TO BE USED.

NOTE: OPTIONAL WEATHER BARRIER: LIQUID APPLIED WATER RESISTANT COATING - INSTALL PER MANUF. INSTRUCTIONS - WRAP ALL OPENINGS IN MASONRY EXTERIOR WALL AT HEAD, JAMB AND SILL

CLEARANCE AND FLASHING REQUIREMENTS



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9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

BILOXI

BASE PLAN
REGIONAL PLANS - CMU
40' REG

SUBDIVISON

PROJECT NO: **2024.006823**
DRAWN: **MJR**
CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

TM - 8

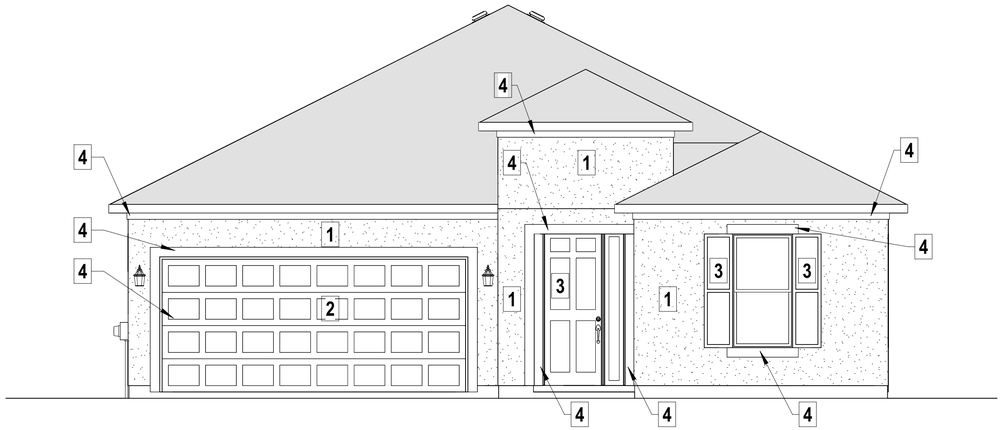
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

COLOR BLOCKING

COLOR BLOCKING LEGEND	
1	BODY 1 (STUCCO)
2	BODY 2 (LAP SIDING)/ GARAGE
3	FRONT DOOR/ SHUTTERS
4	TRIM/ COLUMN/ TRELLIS/ BRACKETS

SHINGLE ROOF - COLOR: PER COLOR PALETTE

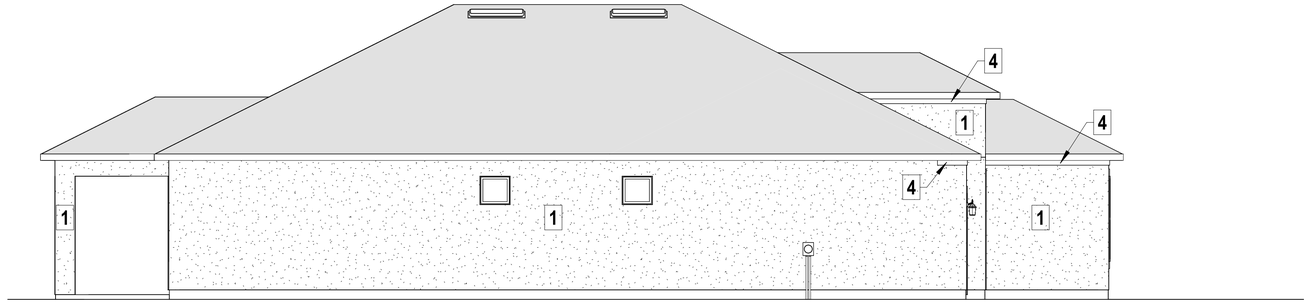
STONE - COLOR: PER COLOR PALETTE



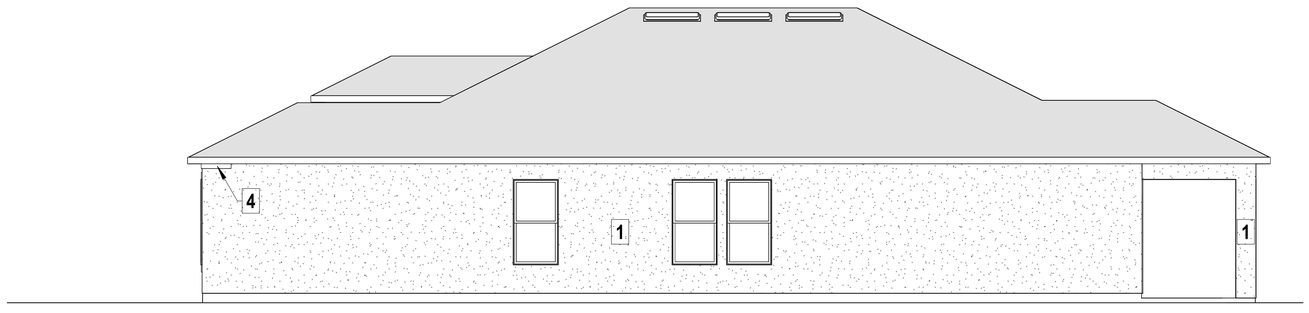
FRONT ELEVATION - TRADITIONAL A



REAR ELEVATION - TRADITIONAL A



LEFT ELEVATION - TRADITIONAL A



RIGHT ELEVATION - TRADITIONAL A

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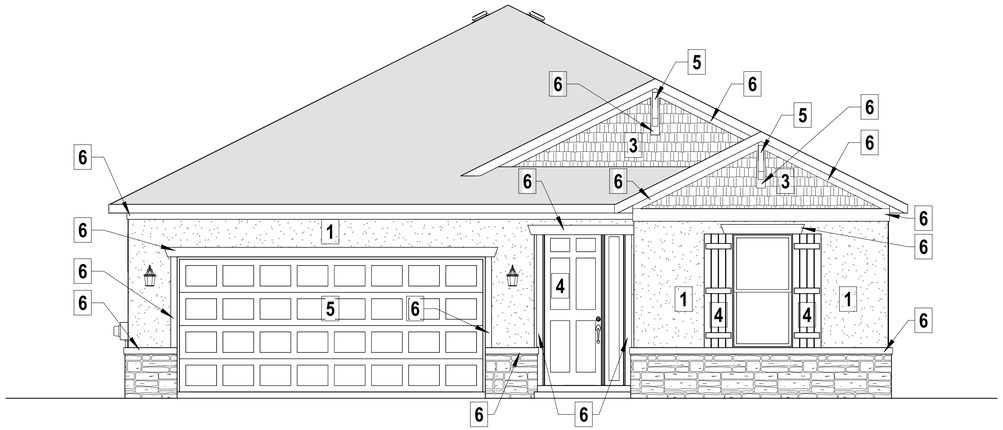
COLOR BLOCKING

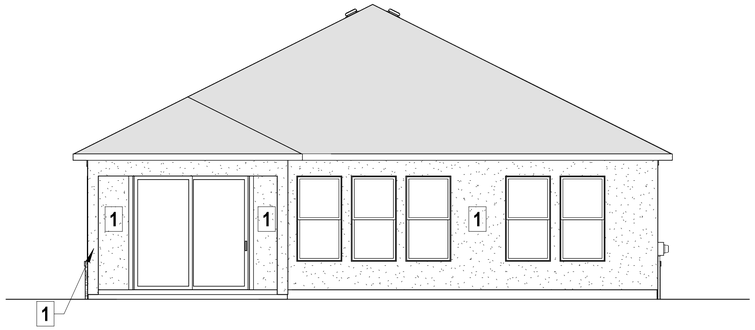
COLOR BLOCKING LEGEND	
1	BODY 1 (STUCCO)
2	BODY 2 (LAP SIDING)
3	BODY 3 (SHAKE)
4	FRONT DOOR/ SHUTTERS
5	GARAGE/ BRACKETS
6	TRIM/ COLUMN/ TRELLIS

SHINGLE ROOF - COLOR: PER COLOR PALETTE

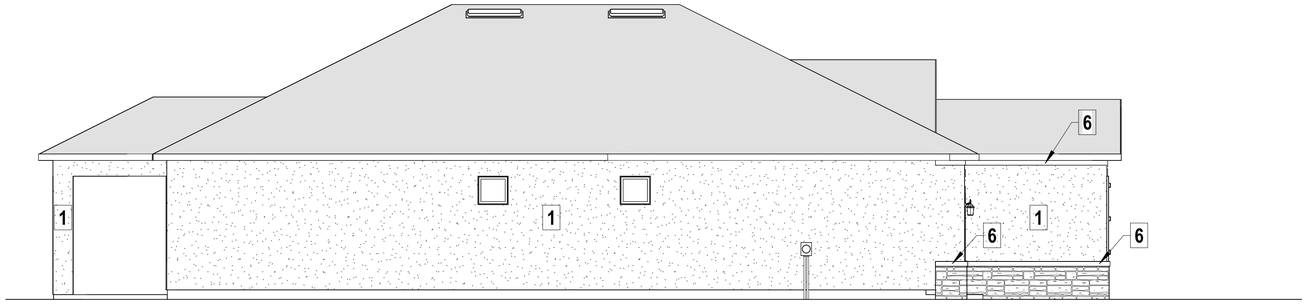
STONE - COLOR: PER COLOR PALETTE



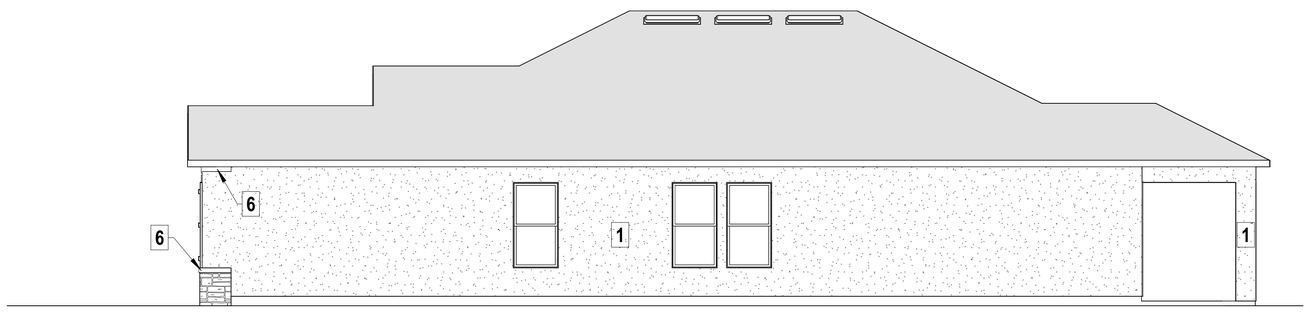
FRONT ELEVATION - CRAFTSMAN A



REAR ELEVATION - CRAFTSMAN A



LEFT ELEVATION - CRAFTSMAN A



RIGHT ELEVATION - CRAFTSMAN A

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904.821.5200

taylor morrison

BILOXI

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006823**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

CBCRA

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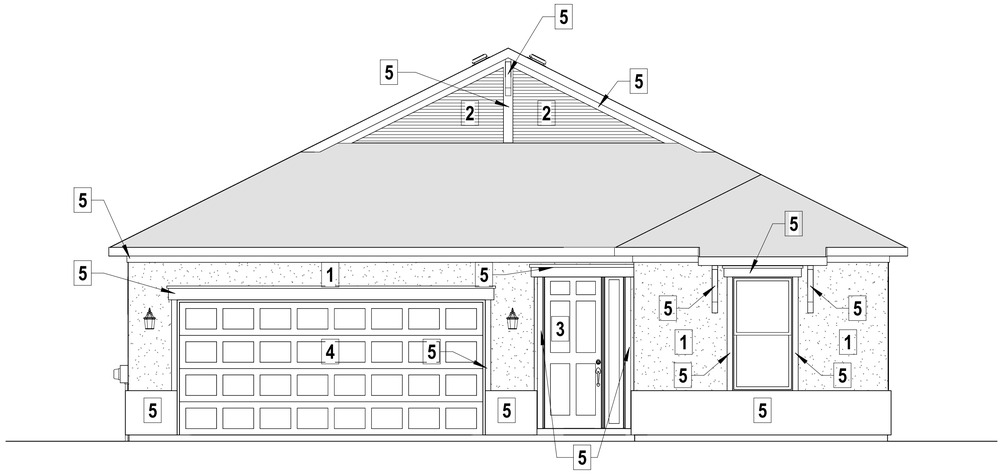
COLOR BLOCKING

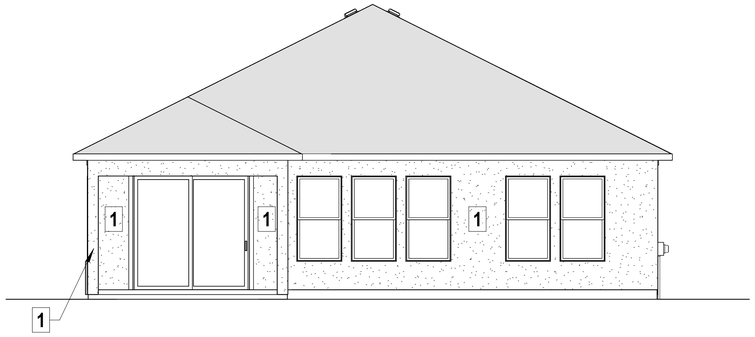
COLOR BLOCKING LEGEND	
1	BODY 1 (1ST AND 2ND FLOOR)
2	BODY 2 (ACCENTS)
3	FRONT DOOR/ SHUTTERS
4	GARAGE
5	TRIM/ COLUMN/ BRACKETS

SHINGLE ROOF - COLOR: PER COLOR PALETTE

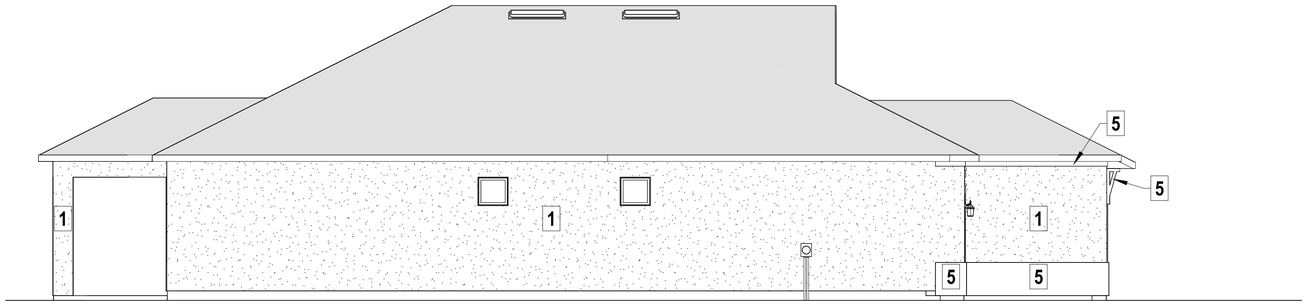
STONE - COLOR: PER COLOR PALETTE



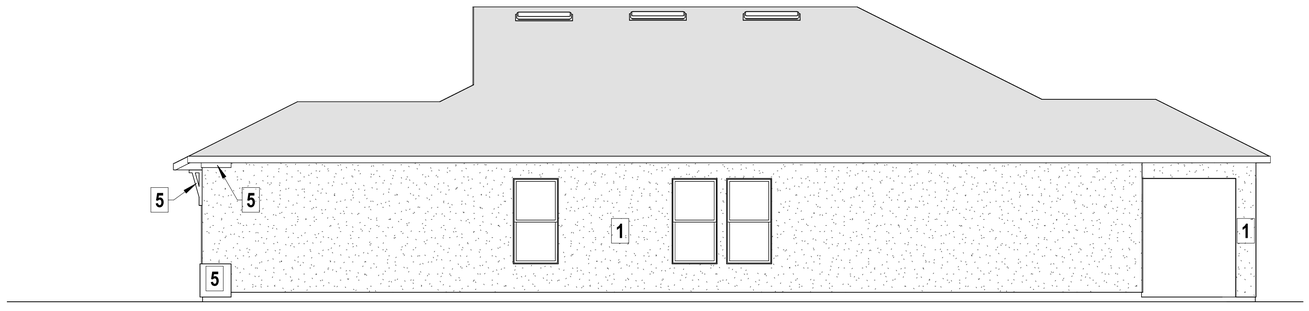
FRONT ELEVATION - COAST A



REAR ELEVATION - COASTAL A



LEFT ELEVATION - COASTAL A



RIGHT ELEVATION - COASTAL A

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BILOXI

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006823

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

CBCOA

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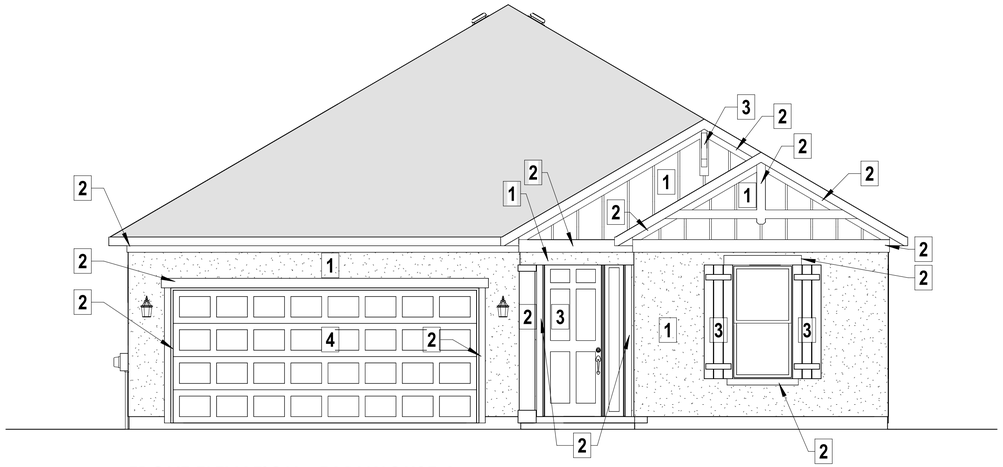
COLOR BLOCKING

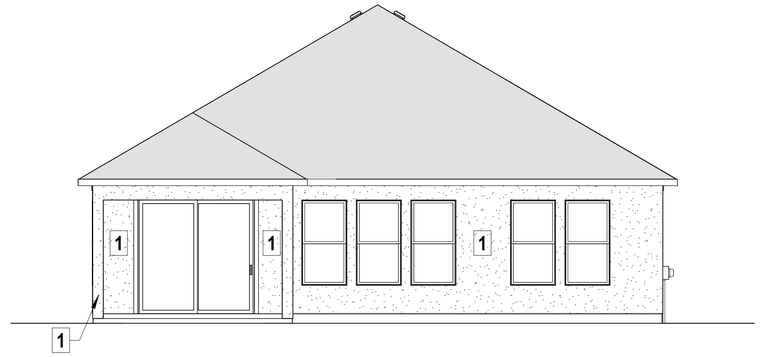
COLOR BLOCKING LEGEND	
1	BODY
2	TRIM/ COLUMN
3	FRONT DOOR/ SHUTTERS/ BRACKETS
4	GARAGE

SHINGLE ROOF - COLOR: PER COLOR PALETTE

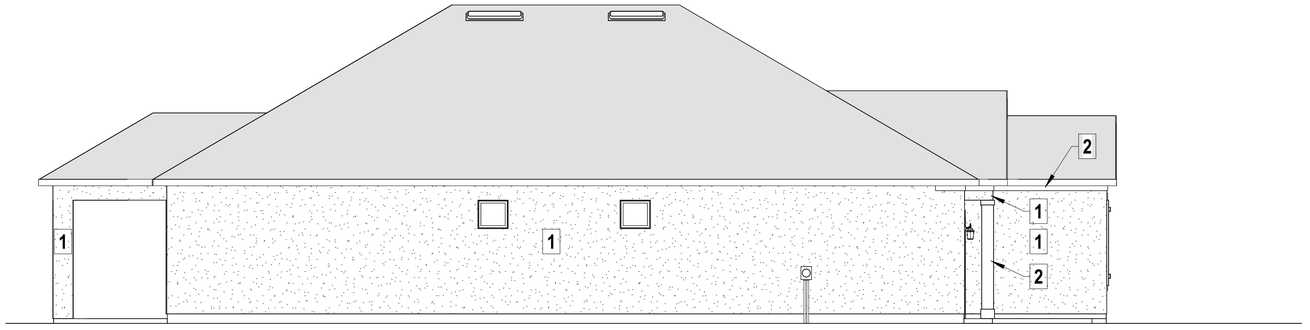
STONE - COLOR: PER COLOR PALETTE



FRONT ELEVATION - FARMHOUSE A



REAR ELEVATION - FARMHOUSE A



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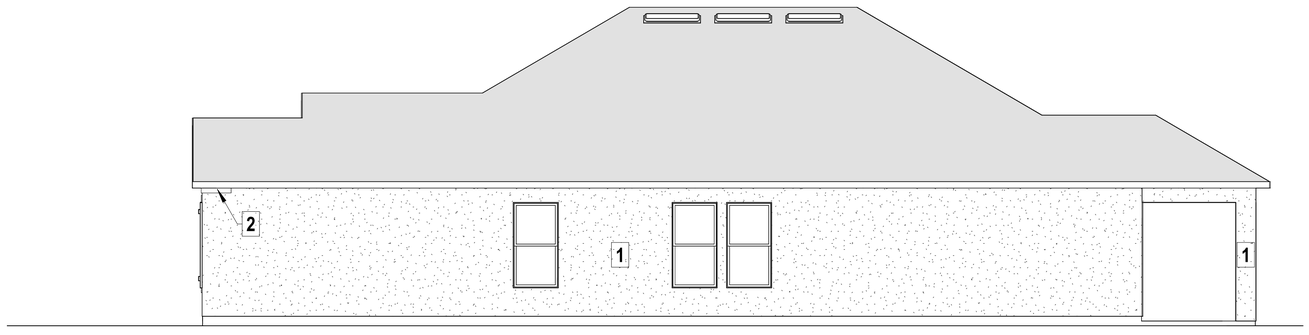

RIGHT ELEVATION - FARMHOUSE A

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BILOXI

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006823**

DRAWN: **MJR**

CHECKED: **CM**

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TAYLOR MORRISON

CARLSBAD, BASE PLAN
SUBDIVISON,
NON-PORCH ELEVATIONS (150C)

DRAWING INDEX

ARCHITECTURAL

SHEET NO.	SHEET NAME
A000	ARCHITECTURAL NOTES
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A112	1st LEVEL FLOOR PLAN - CRAFTSMAN A
A114	1st LEVEL FLOOR PLAN - COASTAL A
A116	1st LEVEL FLOOR PLAN - FARMHOUSE A
A118	1st LEVEL FLOOR PLAN - PARTIALS
A200	ELEVATIONS - TRADITIONAL A
A202	ELEVATIONS - CRAFTSMAN A
A204	ELEVATIONS - COASTAL A
A206	ELEVATIONS - FARMHOUSE A
A209	ELEVATIONS - PARTIALS
A210	ELEVATIONS - PARTIALS
A211	ELEVATIONS - PARTIALS
A400	WALL SECTIONS
A500	DETAILS
A501	DETAILS
A502	DETAILS
A503	DETAILS

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E102	1st LEVEL ELECTRICAL PLAN - CRAFTSMAN A
E104	1st LEVEL ELECTRICAL PLAN - COASTAL A
E106	1st LEVEL ELECTRICAL PLAN - FARMHOUSE A
E108	1st LEVEL ELECTRICAL PLAN - PARTIALS
E109	1st LEVEL ELECTRICAL PLAN - PARTIALS

STRUCTURAL

SHEET NO.	SHEET NAME
ST-1 (150C)	STRUCTURAL SPECIFICATIONS - 150C
ST-2 (150C)	FOUNDATION PLAN - TRADITIONAL A - 150C
ST-2.2 (150C)	FOUNDATION PLAN - CRAFTSMAN A - 150C
ST-2.4 (150C)	FOUNDATION PLAN - COASTAL A - 150C
ST-2.6 (150C)	FOUNDATION PLAN - FARMHOUSE A - 150C
ST-2.8 (150C)	FOUNDATION PLAN - PARTIALS - 150C
ST-2.D	FOUNDATION DETAILS
ST-3 (150C)	1st LEVEL STRUCTURAL PLAN - TRADITIONAL A - 150C
ST-3.2 (150C)	1st LEVEL STRUCTURAL PLAN - CRAFTSMAN A - 150C
ST-3.4 (150C)	1st LEVEL STRUCTURAL PLAN - COASTAL A - 150C
ST-3.6 (150C)	1st LEVEL STRUCTURAL PLAN - FARMHOUSE A - 150C
ST-3.8 (150C)	1st LEVEL STRUCTURAL PLAN - PARTIALS - 150C
ST-3A (150C)	1st LEVEL ROOF FRAMING PLAN - TRADITIONAL A - 150C
ST-3A.2 (150C)	1st LEVEL ROOF FRAMING PLAN - CRAFTSMAN A - 150C
ST-3A.4 (150C)	1st LEVEL ROOF FRAMING PLAN - COASTAL A - 150C
ST-3A.6 (150C)	1st LEVEL ROOF FRAMING PLAN - FARMHOUSE A - 150C
ST-3A.8 (150C)	1st LEVEL ROOF FRAMING PLAN - PARTIALS - 150C
ST-5	TYPICAL WALL SECTIONS
ST-6	SECTIONS AND DETAILS
ST-7	SECTIONS AND DETAILS
ST-8	SECTIONS AND DETAILS

TAYLOR MORRISION

SHEET NO.	SHEET NAME
TM - 1	FRAMING STANDARDS
TM - 2	HVAC STANDARDS
TM - 3	STAIR STANDARDA AND TEMPORARY GUATDS
TM - 4	TRIM STANDARDS
TM - 5	SIDING STANDARDS OVER FRAME
TM - 6	SIDING STANDARDS OVER BLOCK
TM - 7	SIDING STANDARDS OVER BLOCK CONT.
TM - 8	COLUMN MENU

COLOR BLOCKING

SHEET NO.	SHEET NAME
CBTRA	TRADTIONAL A ELEVATION - COLOR BLOCKING
CBCOA	COASTAL A ELEAVTION - COLOR BLOCKING
CBCRA	CRAFTSMAN A ELEVATION - COLOR BLOCKING
CBFHA	FARMHOUSE A ELEVATION - COLOR BLOCKING

BUILDING CODE SUMMARY

THE PROJECT SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES
FL BUILDING CODE - RESIDENTIAL: 2023 FL BUILDING CODE - FUEL GAS: 2023
FL BUILDING CODE - PLUMBING: 2023 NATIONAL ELECTRIC CODE: 2020
FL BUILDING CODE - MECHANICAL: 2023 FL FIRE PREVENTION CODE: 2023
FL BUILDING CODE - ENERGY CONSERVATION: 2023

OCCUPANCY CLASSIFICATION: RESIDENTIAL CONSTRUCTION TYPE: VB

WIND ZONE: SEE ST-1 SPRINKLED: NO

ZONING CODE:
PROPOSED STRUCTURE COMPLIES WITH THE REQUIREMENTS OF CHAPTER 656,
ZONING CODE FOR RESIDENTIAL DISTRICTS, INCL MAX BLDG HGT OF 35'

AREAS TR, CR - A

1st Floor	2115 SF
CONDITIONED AREA	2115 SF
Garage	437 SF
Porch	32 SF
Lanai	136 SF
UNCONDITIONED AREA	605 SF
TOTAL UNDER ROOF	2720 SF

*OPT 3-CAR GARAGE +658 SF

AREAS CO - A

1st Floor	2115 SF
CONDITIONED AREA	2115 SF
Garage	437 SF
Porch	70 SF
Lanai	136 SF
UNCONDITIONED AREA	643 SF
TOTAL UNDER ROOF	2758 SF

*OPT 3-CAR GARAGE +658 SF

AREAS FH - A

1st Floor	2115 SF
CONDITIONED AREA	2115 SF
Garage	437 SF
Porch	68 SF
Lanai	136 SF
UNCONDITIONED AREA	641 SF
TOTAL UNDER ROOF	2756 SF

*OPT 3-CAR GARAGE +658 SF

VOLUME - ALL A'S

1st Floor	19740 CF
Grand total	19740 CF

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CARLSBAD
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40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006824**
DRAWN: **MJR**
CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

0000 (150C)

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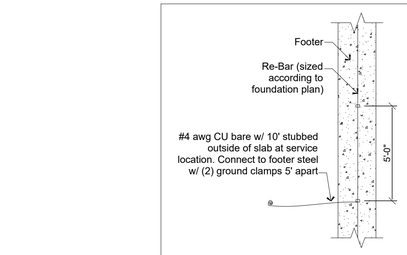
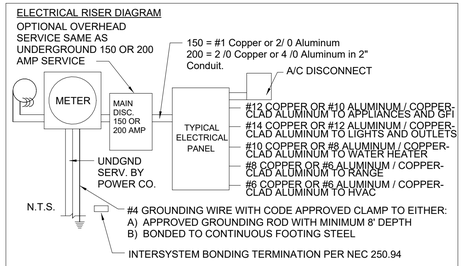


UFER GROUND DETAIL
N.T.S.

ELECTRICAL RISER DIAGRAM



NOTE:
ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY

GENERAL ELECTRICAL NOTES

ALL ELECTRICAL DESIGN AND WORK SHALL BE IN STRICT COMPLIANCE WITH THE 2020 NATIONAL ELECTRIC CODE

- CONTRACTOR RESPONSIBLE FOR ALL PANEL LOAD CALCULATIONS AND SHALL VERIFY IN ACCORDANCE WITH BUILDERS SPECIFICATIONS AND IN STRICT COMPLIANCE WITH NEC
- PER NEC SECTION 210.12(B) ALL 15A & 20A, 120V BRANCH CIRCUITS SUPPLYING OUTLETS REQUIRE AFCI PROTECTION
- CARBON MONOXIDE PROTECTION PER RESIDENTIAL CODE R315.1 TO BE INSTALLED WITHIN 10' OF EVERY SLEEPING ROOM
- ALL OUTLETS SHOULD BE AFCI PER NEC - U.N.O.
- ALL 125V SINGLE-PHASE 15A & 20A RECEPTACLES INSTALLED IN LOCATIONS SPECIFIED IN 210.8(A)(1) THROUGH (A)(10) SHALL HAVE GFCI PROTECTION FOR PERSONNEL IN ACCORDANCE WITH NEC 210.8(A)
- PER NEC SECTION 406.8(B)(I) 15A & 20A RECEPTACLES IN A WET LOCATION MUST BE WITHIN AN ENCLOSURE THAT IS WEATHERPROOF WHEN AN ATTACHMENT IS PLUGGED IN AN ALL NON-LOCKING RECEPTACLES SHALL BE LISTED AS WEATHER RESISTANT
- PER NEC SECTION 406.II IN DWELLING UNITS, ALL 15A & 20A, 15V RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT
- PER NEC SECTION 406.9(C) RECEPTACLES SHOULD NOT BE INSTALLED WITHIN A ZONE MEASURED 3FT HORIZONTALLY AND 8FT VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD.
- PER NEC SECTION 800.156 NO LESS THAN ONE COMMUNICATION OUTLET SHALL BE INSTALLED WITHIN EACH DWELLING UNIT
- PER NEC SECTION R314.3 AND R315.1 SMOKE DETECTORS TO BE INSTALLED INSIDE EACH SLEEPING AREA
- ALL SMOKE ALARMS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 217, PER RESIDENTIAL CODE 314.1. GC TO INSTALL; KIDDE MODEL # 14618A SMOKE ALARM, OR APPROVED EQUAL
- JUNCTION BOX AT WATER HEATER, RANGE AND/OR DRYER TO BE 220V IN NON GAS COMMUNITIES, AND 110V IN COMMUNITIES THAT HAVE GAS OPTIONS PROVIDE APPROPRIATE RECEPTACLE PER APPLIANCE
- ALL PERMANENTLY INSTALLED LUMINARIES, EXCLUDING THOSE IN KITCHEN APPLIANCES, SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS-PER-WATT OR SHALL UTILIZE LAMPS WITH AN EFFICACY OF NOT LESS THAN 65 LUMENS-PER-WATT PER R404.1.
- PER RESIDENTIAL CODE M1305.1 A LEVEL WORKING SPACE NOT LESS THAN 30" DEEP AND 30" WIDE SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE OF ANY APPLIANCE
- PER NEC SECTION R230.67 ALL SERVICES SUPPLYING DWELLING UNITS ARE REQUIRED TO BE PROVIDED WITH A TYPE 1 OR TYPE 2 SURGE-PROTECTIVE DEVICE.
- EACH DWELLING UNIT SHALL BE DESIGNED WITH PROVISION FOR FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT IN ACCORDANCE WITH RESIDENTIAL CODES RF103.1 AND RF103.3. CONTRACTOR RESPONSIBLE TO ADJUST PANEL/LOAD CALCULATIONS ACCORDINGLY.
- ALL 125V THROUGH 250V RECEPTACLES INSTALLED IN LOCATIONS SPECIFIED IN 210.8 (B)(1) THROUGH (B)(12) AND SUPPLIED BY SINGLE-PHASE BRANCH CIRCUITS RATED 150V OR LESS TO GROUND, 50A OR LESS, AND ALL RECEPTACLES SUPPLIED BY THREE-PHASE BRANCH CIRCUTS RATED 150V OR LESS TO GROUND, 100A OR LESS SHALL HAVE GFCI PROTECTION FOR PERSONNEL IN ACCORDANCE WITH NEC 210.8(B)
- FOR ONE AND TWO FAMILY DWELLING UNITS, ALL SERVICE CONDUCTORS SHALL TERMINATE IN DISCONNECTING MEANS HAVING A SHORT CIRCUIT CURRENT RATING EQUAL OR GREATER THAN THE AVAILABLE FAULT CURRENT, INSTALLED IN A READILY ACCESSIBLE OUTDOOR LOCATION IN ACCORDANCE WITH NEC 230.85

ABBREVIATIONS LEGEND

ABV	ABOVE
AC	AIR CONDITIONER
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLER UNIT
BLK	BLOCK
CABS	CABINETS
CLG	CEILING
CHR	CHAIR RAIL
COFF	COFFERED
COL	COLUMN
COND	CONDENSER
CRN	CROWN MOULDING
CVAC	CENTRAL VACUUM SYSTEM
DBL	DOUBLE
DIAG	DIAGONAL
DR	DOOR
DRY	DRYER
DW	DISHWASHER
EB	EYEBROW
FL	FLOOR LINE (MAT. CHANGE)
FLR	FLOOR
FP	FIREPLACE
FXD	FIXED
FXT	FIXTURE
GLS	GLASS
HB	HOSE BIB
KS	KNEE SPACE
LAV	LAVATORY
LT	LAUNDRY TUB
MRBL	MARBLE
MC	MEDICINE CABINET
MIR	MIRROR
MTL	METAL
OH	OVERHEAD
OPNG	OPENING
OPT	OPTIONAL
R & S	CLOTHES ROD and SHELF
REF	REFRIGERATOR
SD	SOAP DISH
SDLTS	SIDE LIGHTS
SGD	SLIDING GLASS DOOR
SH (2)	SHELVES (QUANTITY)
SHWR	SHOWER
TB	TOWEL BAR
TPH	TOILET PAPER HOLDER
T&S	TUB and SHOWER
TEMP	TEMPERED
TR	TRANSOM
VOL	VOLUME
WC	WATER CLOSET
WD	WOOD
WH	WATER HEATER
WNCT	WAINSCOT
WS	WATER SOFTENER
WASH	WASHER

ROOF NOTES

- INSTALL ROOF VENTING PER MFR WRITTEN INSTRUCTIONS PER RESIDENTIAL CODE R806
- ALL OVERHANG DIMENSIONS ARE TO EDGE OF RAFTER. REFERENCE WALL SECTIONS/DETAILS FOR ALL OVERHANGS NOT DIMENSIONED.
- ALL UNDERLAYMENT MUST BE INSTALLED IN COMPLIANCE WITH RESIDENTIAL CODE R905.1.1
- EACH 4' OFF RIDGE VENT REQUIRES (1) 46" x 3" CUT OUT IN ROOF SHEATHING PER MFR WRITTEN INSTRUCTIONS
- ROOF VENTING MUST MAINTAIN A MIN. DISTANCE OF 4'-0" FROM CENTERLINE OF SEPARATION WALL
- NO PENETRATIONS WITHIN 4'-0" OF RATED WALLS

ROOF VENT CALCULATION

FORMULA:

1 SQUARE INCH VENT FOR EVERY 300 SQUARE INCHES OF CEILING
*144 SQ. IN. = 1 SQ. FT.
BLDG. CEILING (SF) x 144 = BLDG (SQ. IN.)
BLDG. (SQ. IN.) / 300 = SQ. IN. OF VENT REQUIRED

PER NCSBC-R SECTION R806.2 - 40% MIN, BUT NOT MORE THAN 50% OF VENTILATION MUST BE PROVIDED BY VENTILATORS LOCATED A MINIMUM OF 3'-0" ABOVE THE EAVE OR CORNICE VENTS, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

BASIS OF CALCULATION: ("OR EQUAL" ACCEPTABLE)

(a) RIDGE VENTS - 105 SQ IN (NFVA) PER 4 LINEAL FT CALCULATED LINEAL FOOT OF SOFFIT VENT SHALL NOT INCLUDE NON-VENTED FIRE RATED SOFFIT LOCATED LESS THAN 5' FROM PROPERTY LINE

EXTERIOR ELEVATION GENERAL NOTES

- FRONT ELEVATIONS BANDING, MOLDING, COLUMNS AND TRIM SHALL RECEIVE A SAND FINISH. SEE ELEVATION FOR DEPTH OR RAISED BANDING
- SIDE AND REAR ELEVATIONS BANDING AROUND WINDOWS AND DOORS MAY BE OPTIONAL PER COMMUNITY SPECS - SEE COMMUNITY SPECIFICATIONS OR CONSULT THE CONSTRUCTION MANAGER. ALL BANDING SHALL RECEIVE A SAND FINISH
- ROOF COVERING SEE COMMUNITY SPECIFICATIONS OR CONSULT THE CONSTRUCTION MANAGER. SEE STRUCTURAL SHEETS FOR SHEATHING REQUIREMENTS
- FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, DECK AND WALL INTERSECTIONS, AT GUTTERS, AT ALL CHANGES IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS
- WINDOW PAN FLASHING SHALL BE IN ACCORDANCE WITH RESIDENTIAL CODE R703.4
- WALL HEIGHTS VERIFY ALL BEARING WALL HEIGHTS WITH FINAL TRUSS LAYOUTS
- LATH PER RESIDENTIAL CODE R703.7.1, LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 11/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 7/8-INCHLONG (22.2 MM), 16 GAGE STAPLES, SPACED NOT MORE THAN 6 INCHES (152 MM), OR AS OTHERWISE APPROVED
- PLASTER PER R703.7.2, PLASTERING WITH PORTLAND CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHERE APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHERE APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTANT WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R702.1(1). ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED. THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1(3)
- WEEP SCREED PER R703.7.2.1 A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 31/2 INCHES (89 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C926. THE WEEP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED
- WATER-RESISTIVE BARRIERS PER R703.7.3, WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.4) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS

GENERAL NOTES

- ALL CONSTRUCTION SHALL MEET THE LATEST EDITION OF CODES ADOPTED BY THE LOCAL GOVERNING AGENCIES
- PER RESIDENTIAL CODE R302.5 NO OPENINGS FROM A PRIVATE GARAGE ARE PERMITTED DIRECTLY INTO SLEEPING AREAS. ALL OPENINGS SHALL HAVE SOLID WOOD, INSULATED STEEL OR 20 MIN. FIRE RATED DOORS NOT LESS THAN 1-3/8 INCHES THICKNESS. ALL DUCTS IN THE GARAGE OR PENETRATING THE WALL OR CEILING SEPARATING THE GARAGE AND DWELLING SHALL BE CONSTRUCTED OF MIN. 26 GA. SHEET METAL, 1 INCH MINIMUM RIGID CLASS 0 OR 1 DUCT BOARD, OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE
- PER RESIDENTIAL CODE TABLE R302.6 GARAGE SHALL BE SEPARATED FROM RESIDENCE AND IT'S ATTIC W/ MIN. 1/2" GYP BOARD ATTACHED IN ACCORDANCE WITH TABLE R702.3.5. HABITABLE ROOMS SHALL BE SEPARATED FROM ROOM ABOVE W/ MIN 5/8" TYPE "X" GYP BOARD, WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY. ANY STRUCTURE SUPPORTING THE ASSEMBLY SHALL BE PROTECTED W/ MIN 1/2" GYP BOARD
- PER RESIDENTIAL CODE R309.1 GARAGE AND CARPORT FLOOR SURFACE AREAS USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARDS THE MAIN VEHICLE ENTRY DOORWAY
- PER RESIDENTIAL CODE R312.1 PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE FINISHED FLOOR OR GRADE SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT. PER RESIDENTIAL CODE R312.1.2 OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE FINISHED FLOOR OR GRADE SHALL HAVE GUARDS NOT LESS THAN 34" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS
- PER RESIDENTIAL CODE R312.1.3 REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4" OR MORE IN DIAMETER
- PER RESIDENTIAL CODE R308.4.5 GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING, FACING, OR ADJACENT TO HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE, SHALL BE CONSIDERED A HAZARDOUS LOCATION. G.C. TO VERIFY IF HOMEOWNER SELECTS ANY OF THESE ITEMS LISTED. IF ANY OF THESE ITEMS LISTED IS INSTALLED, SUCH GLAZING FACING THOSE ITEMS IS TO BE TEMPERED
- PER RESIDENTIAL CODE R312.2, PROVIDE WINDOW FALL PROTECTION IN ACCORDANCE WITH R312.2.1 AND R312.2.2
- GAS OPT. PER COMMUNITY. VERIFY WITH BLDR
- C.J. = RECOMMENDED MASONRY CONTROL JOINT LOCATION
- ALL FINISHES, MATERIALS, HOUSEWRAP, WINDOW AND DOOR FLASHING, TAPING AND SEALANTS TO BE INSTALLED PER BUILDER PROVIDED SPECIFICATIONS OR MFR WRITTEN INSTRUCTIONS
- ALL FINISH DETAILS & TYPICAL PLAN NOTES PROVIDED BY BUILDER IN ACCORDANCE WITH TYPICAL BUILDER SPECIFICATIONS
- REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ALL EXTERIOR WALL STUD SPECIES, SIZES AND SPACING

TERMITE SPECIFICATIONS

SECTION R318 PROTECTION AGAINST TERMITES

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE A PREVENTIVE TREATMENT TO NEW CONSTRUCTION (SEE SECTION 202, REGISTERED TERMITICIDE). UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

NOTE:
1. METHOD OF TREATMENT SHALL BE APPROVED BY THE GOVERNING JURISDICTION "LIQUID BORATE OR BORA-CARE" PRODUCT METHODS MUST BE DETERMINED AT PERMIT STAGE AND PRODUCT APPROVAL DATA MUST BE ON FILE WITH THE BUILDING DEPARTMENT.
2. PRESSURE TREATED LUMBER THAT HAS BEEN CUT OR DRILLED THAT EXPOSES UNTREATED PORTIONS OF WOOD ARE REQUIRED TO BE FIELD TREATED TO PREVENT INSECT INFESTATION.
3. OPTIONAL BORATE APPLIED TO ALL FRAME MEMBERS MIN. 24" AFF

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CARLSBAD
BASE PLAN
40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006824
DRAWN: MJR
CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

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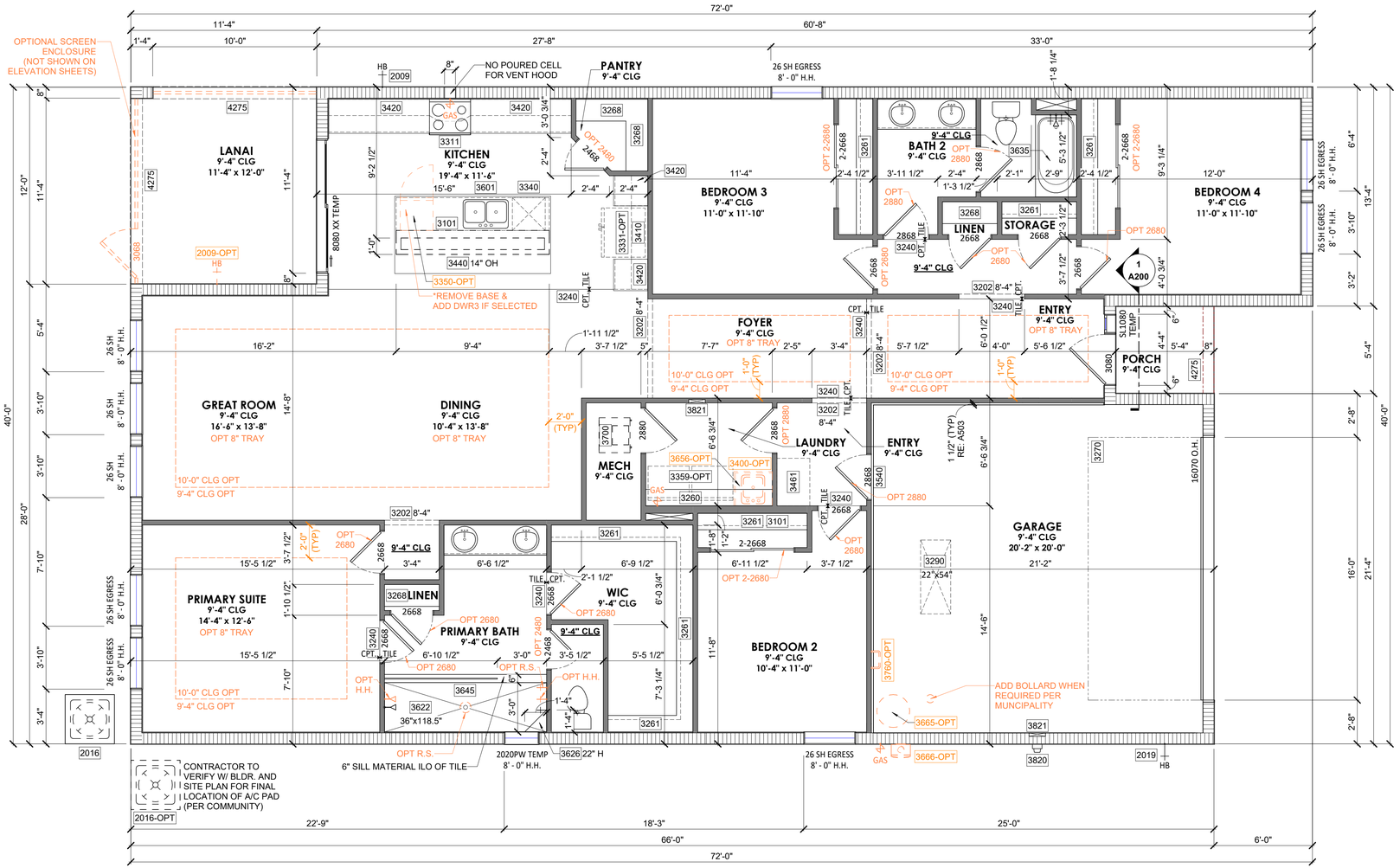

1st LEVEL FLOOR PLAN - TRADITIONAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

2009	HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2009-OPT	OPT HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2016	A/C PAD, 36"x 36" (U.N.O.)
2016-OPT	OPT A/C PAD, 36"x 36" (U.N.O.)
2019	36" x 36" x 4" CONCRETE PAD AT SERVICE DOOR
3101	2X6 WALL
3202	INTERIOR FLAT HEADER (H.H. AS NOTED)
3240	FLOOR LINE
3260	SINGLE SHELF
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3270	LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION
3290	ATTIC ACCESS - SIZE AS NOTED (PROVIDE 30" MIN. HEADROOM AT ALL ACCESS LOCATIONS)
3311	RANGE W/ MICROHOOD
3331-OPT	OPT REFRIGERATOR
3340	DISHWASHER
3350-OPT	OPT UNDER COUNTER REFRIGERATOR
3359-OPT	OPT WASHER AND DRYER (WASHER ALWAYS ON LEFT - DRYER ALWAYS ON RIGHT)
3400-OPT	OPT BASE CABINETS
3410	UPPER CABINETS
3420	BASE & UPPER CABINETS
3440	EXTEND 36" HIGH COUNTER OVER 2X4 KNEE WALL BELOW
3461	DROP ZONE
3540	DOOR IS 1 3/8" MIN. SOLID CORE -OR- 20 MIN. FIRE RATED
3601	SINK W/ GARBAGE DISPOSAL (SWITCH LOCATION PER BLDR SPECS)
3622	SHOWER RECESSED (PER BLDR SPECS)
3626	CORNER SHOWER SEAT
3635	TUB (5'-0" ROUGH OPENING)
3645	TEMPERED GLASS SHOWER ENCLOSURE
3656-OPT	OPT LAUNDRY SINK
3665-OPT	OPT WATER HEATER - TANKED (PROVIDE MECH PROTECTION PER CODE)
3666-OPT	OPT WATER HEATER - TANKLESS (PROVIDE GAS & ELEC AS REQD)
3700	AHU
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE
3820	ELECTRICAL METER AND DISCONNECT (LOCATION PER BLDR SPECS)
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)

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CARLSBAD

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006824

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

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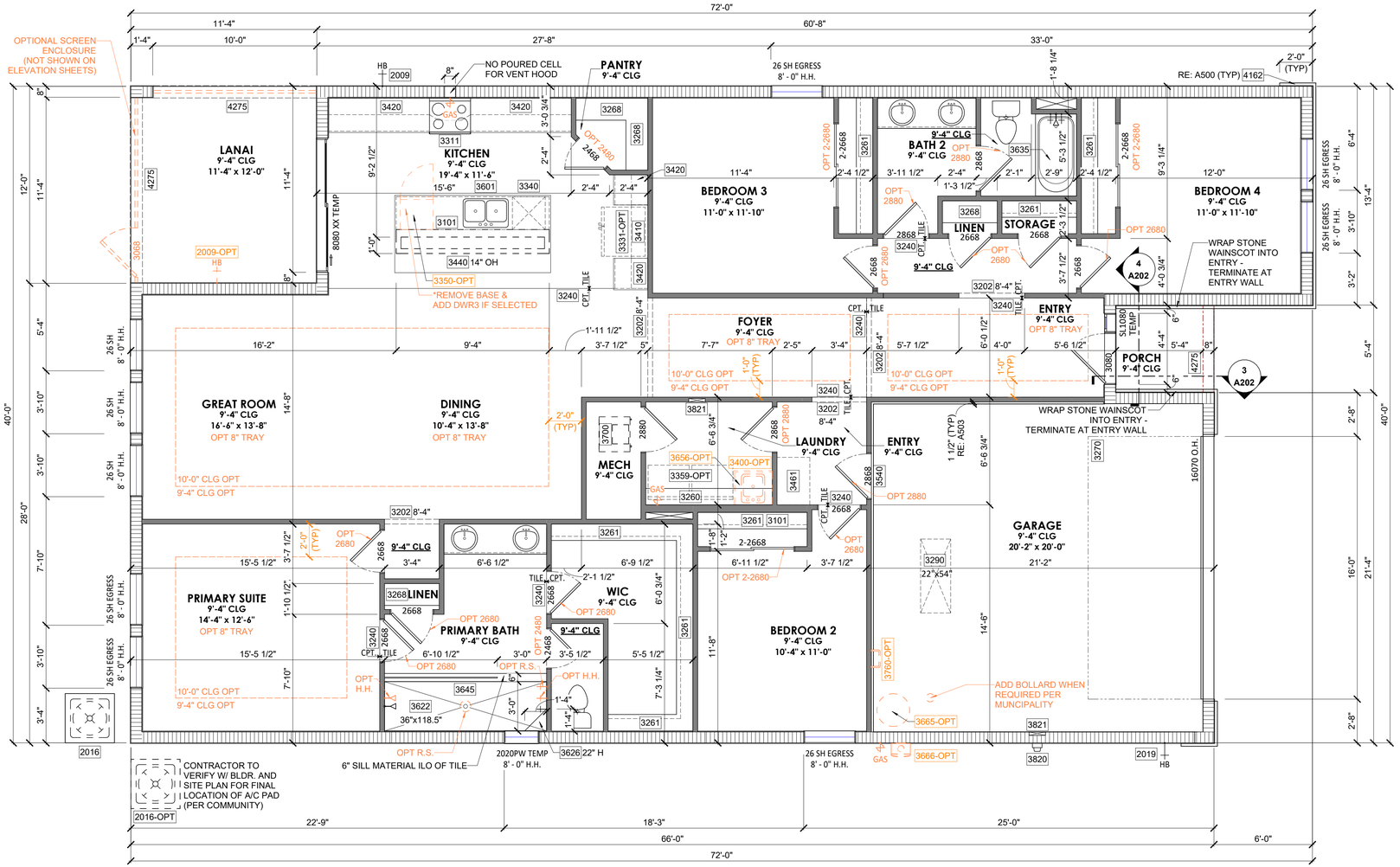

1st LEVEL FLOOR PLAN - CRAFTSMAN A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

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3665-OPT	OPT WATER HEATER - TANKED (PROVIDE MECH PROTECTION PER CODE)
3666-OPT	OPT WATER HEATER - TANKLESS (PROVIDE GAS & ELEC AS REQD)
3700	AHU
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE
3820	ELECTRICAL METER AND DISCONNECT (LOCATION PER BLDR SPECS)
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4162	MFR. STONE VENEER
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)

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BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006824

DRAWN: MJR

CHECKED: CM

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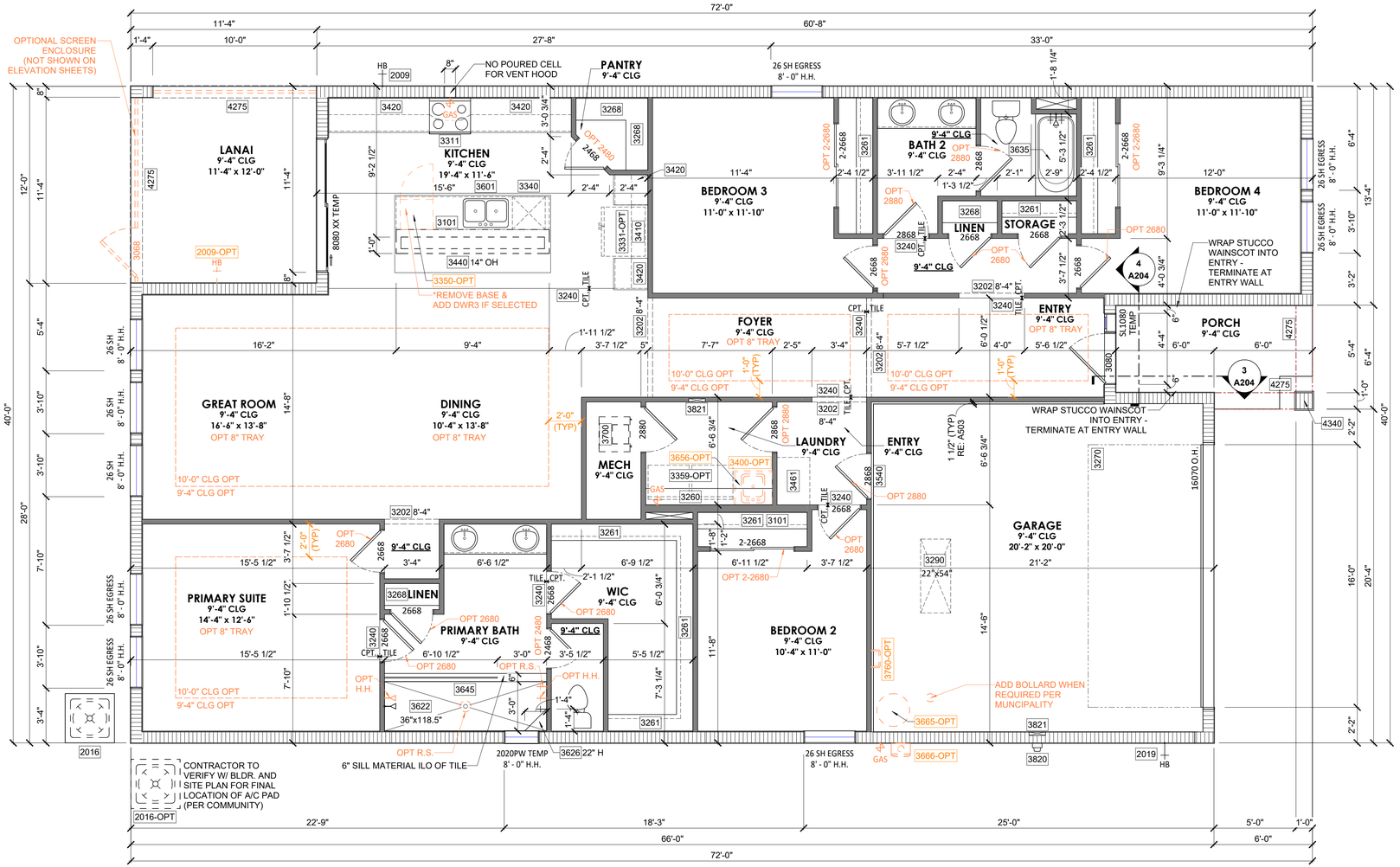

1st LEVEL FLOOR PLAN - COASTAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

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3700	AHU
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE
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3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)

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CARLSBAD

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

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A114

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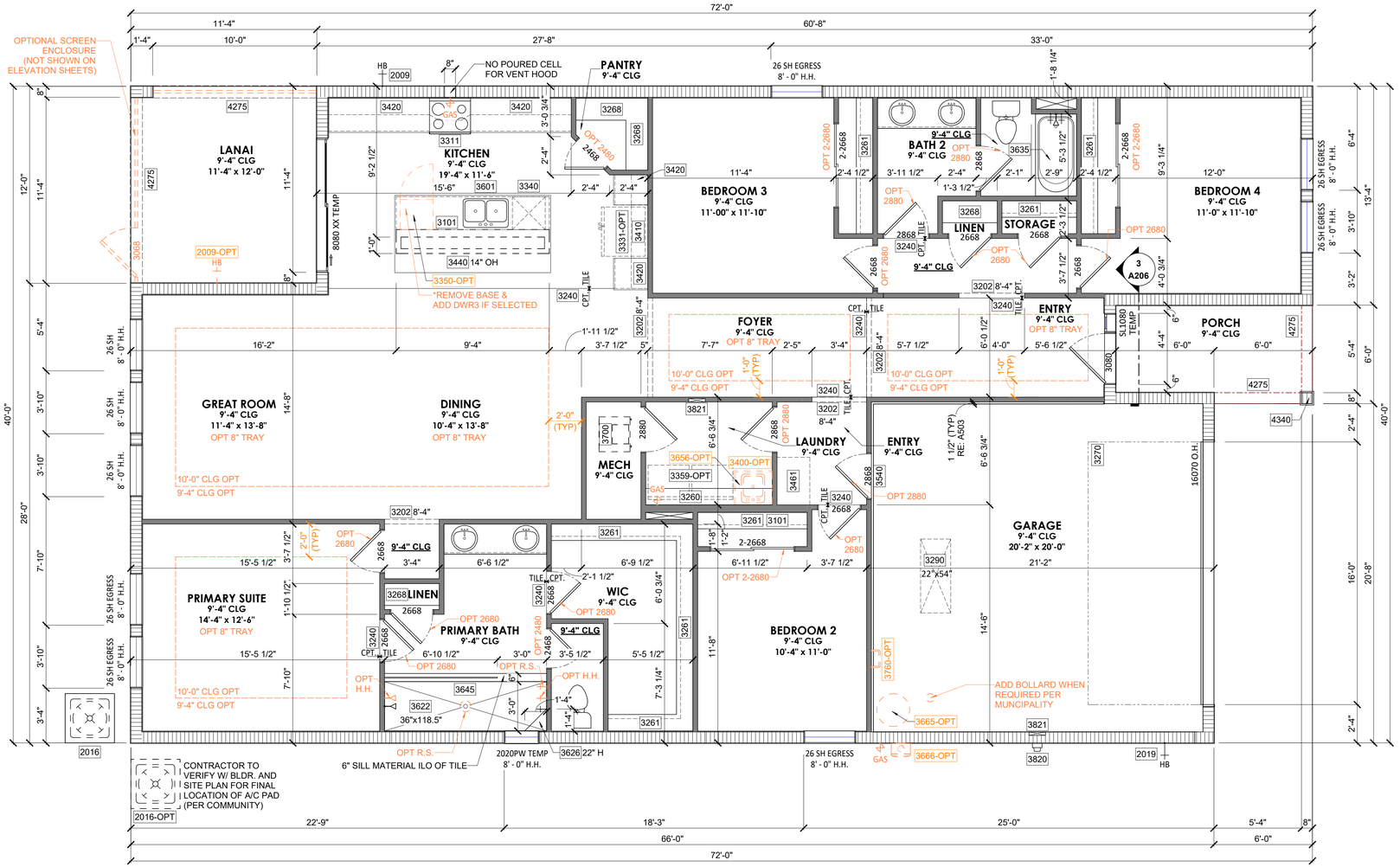

1st LEVEL FLOOR PLAN - FARMHOUSE A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

2009	HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2009-OPT	OPT HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2016	A/C PAD, 36"x 36" (U.N.O.)
2016-OPT	OPT A/C PAD, 36"x 36" (U.N.O.)
2019	36" x 36" x 4" CONCRETE PAD AT SERVICE DOOR
3101	2X6 WALL
3202	INTERIOR FLAT HEADER (H.H. AS NOTED)
3240	FLOOR LINE
3260	SINGLE SHELF
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3270	LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION
3290	ATTIC ACCESS - SIZE AS NOTED (PROVIDE 30" MIN. HEADROOM AT ALL ACCESS LOCATIONS)
3311	RANGE W/ MICROHOOD
3331-OPT	OPT REFRIGERATOR
3340	DISHWASHER
3350-OPT	OPT UNDER COUNTER REFRIGERATOR
3359-OPT	OPT WASHER AND DRYER (WASHER ALWAYS ON LEFT - DRYER ALWAYS ON RIGHT)
3400-OPT	OPT BASE CABINETS
3410	UPPER CABINETS
3420	BASE & UPPER CABINETS
3440	EXTEND 36" HIGH COUNTER OVER 2X4 KNEE WALL BELOW
3461	DROP ZONE
3540	DOOR IS 1 3/8" MIN. SOLID CORE -OR- 20 MIN. FIRE RATED
3601	SINK W/ GARBAGE DISPOSAL (SWITCH LOCATION PER BLDR SPECS)
3622	SHOWER RECESSED (PER BLDR SPECS)
3626	CORNER SHOWER SEAT
3635	TUB (5'-0" ROUGH OPENING)
3645	TEMPERED GLASS SHOWER ENCLOSURE
3656-OPT	OPT LAUNDRY SINK
3665-OPT	OPT WATER HEATER - TANKED (PROVIDE MECH PROTECTION PER CODE)
3666-OPT	OPT WATER HEATER - TANKLESS (PROVIDE GAS & ELEC AS REQD)
3700	AHU
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE
3820	ELECTRICAL METER AND DISCONNECT (LOCATION PER BLDR SPECS)
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
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CARLSBAD

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006824

DRAWN: MJR

CHECKED: CM

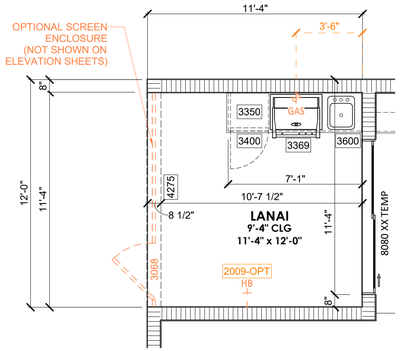
07-02-2025

REVISIONS:

No.	Description	Date

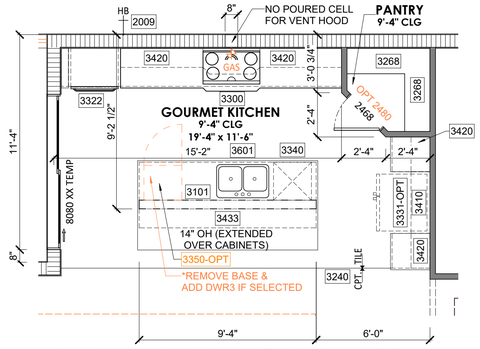
A116

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7347



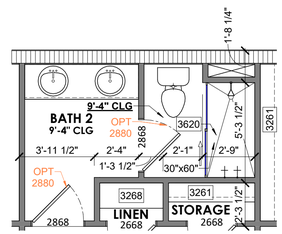
1st LEVEL FLOOR PLAN - OPT OUTDOOR KTICHEN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



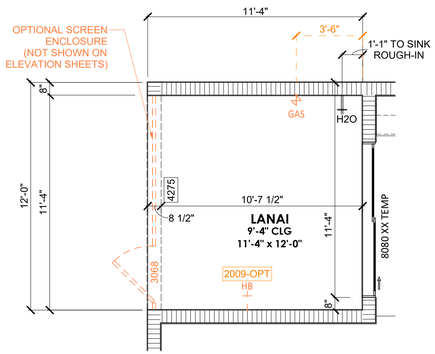
1st LEVEL FLOOR PLAN - OPT GOURMET KITCHEN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



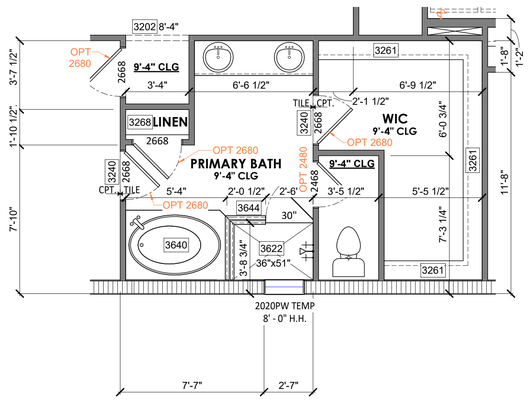
1st LEVEL FLOOR PLAN - OPT SHOWER @ BATH 2

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



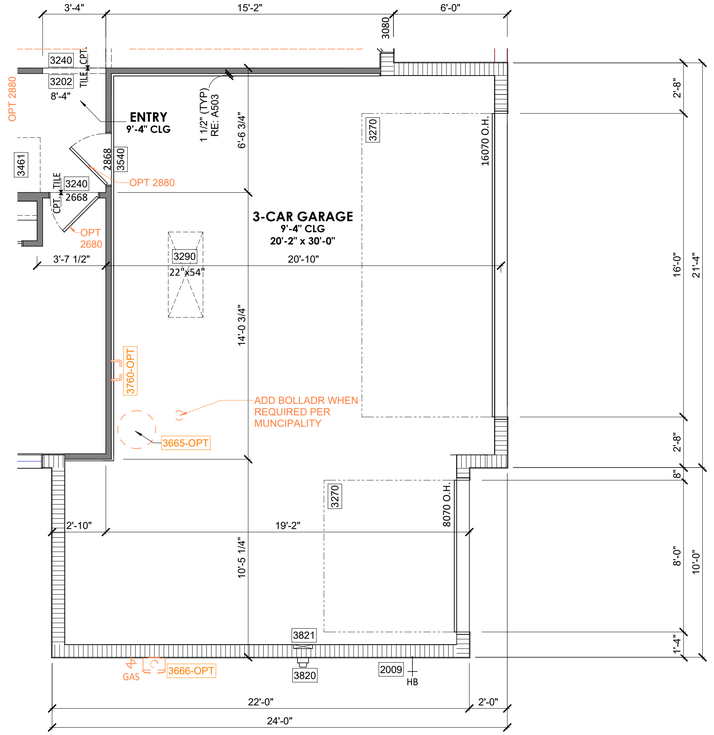
1st LEVEL FLOOR PLAN - OPT OUTDOOR KTICHEN ROUGH-IN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL FLOOR PLAN - OPT DELUXE PRIMARY BATH

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL FLOOR PLAN - OPT 3-CAR GARAGE

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

2009	HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2009-OPT	OPT HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
3101	2X6 WALL
3202	INTERIOR FLAT HEADER (H.H. AS NOTED)
3240	FLOOR LINE
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3270	LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION
3290	ATTIC ACCESS - SIZE AS NOTED (PROVIDE 30" MIN. HEADROOM AT ALL ACCESS LOCATIONS)
3300	COOKTOP
3322	DOUBLE OVEN
3331-OPT	OPT REFRIGERATOR
3340	DISHWASHER
3350	UNDER COUNTER REFRIGERATOR
3350-OPT	OPT UNDER COUNTER REFRIGERATOR
3369	30" GRILL
3400	BASE CABINETS
3410	UPPER CABINETS
3420	BASE & UPPER CABINETS
3433	12" DEEP KITCHEN ISLAND CABINETS
3461	DROP ZONE
3540	DOOR IS 1 3/8" MIN. SOLID CORE -OR- 20 MIN. FIRE RATED
3600	SINK
3601	SINK W/ GARBAGE DISPOSAL (SWITCH LOCATION PER BLDR SPECS)
3620	SHOWER W/ PRE-FAB PAN (SIZE PER PLAN)
3622	SHOWER RECESSED (PER BLDR SPECS)
3640	DROP-IN TUB W/ DECK (PER BLDR SPECS)
3644	TEMPERED GLASS SHOWER ENCLOSURE ON 30" H 1/2 WALL W/ SLP TOP
3665-OPT	OPT WATER HEATER - TANKED (PROVIDE MECH PROTECTION PER CODE)
3666-OPT	OPT WATER HEATER - TANKLESS (PROVIDE GAS & ELEC AS REQD)
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE
3820	ELECTRICAL METER AND DISCONNECT (LOCATION PER BLDR SPECS)
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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taylor morrison

CARLSBAD

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006824

DRAWN: MJR

CHECKED: CM

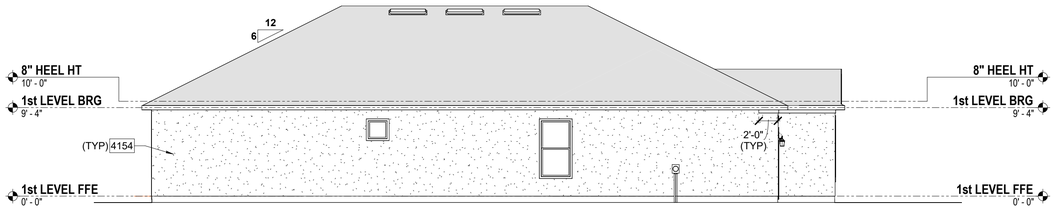
07-02-2025

REVISIONS:

No.	Description	Date

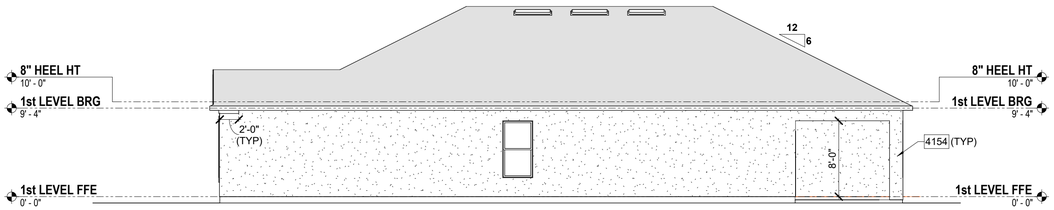
A118

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



LEFT ELEVATION - TRADITIONAL A

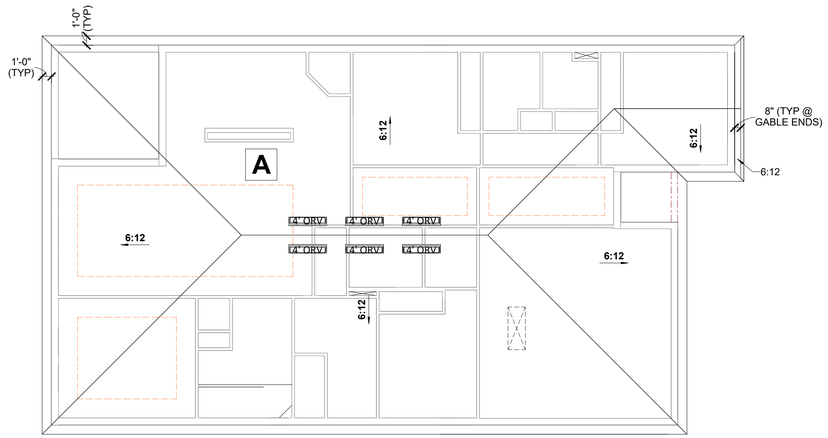
1/8" = 1'-0" WHEN PRINTED ON 22"x34"



RIGHT ELEVATION - TRADITIONAL A

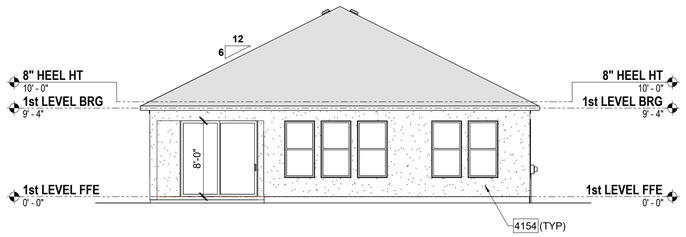
1/8" = 1'-0" WHEN PRINTED ON 22"x34"

UPPER ROOF VENT REQUIREMENTS - TRADITIONAL A
VENTILATION CALCULATIONS: ATTIC AREA = 2720 SQ. FT. / 300 = 9.07 SQ. FT. x 144 = 1306 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 523 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 5 TOTAL SOFFIT VENTILATION NEEDED 783 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT



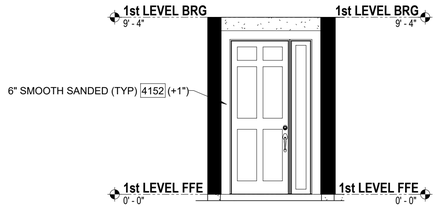
ROOF PLAN - TRADITIONAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



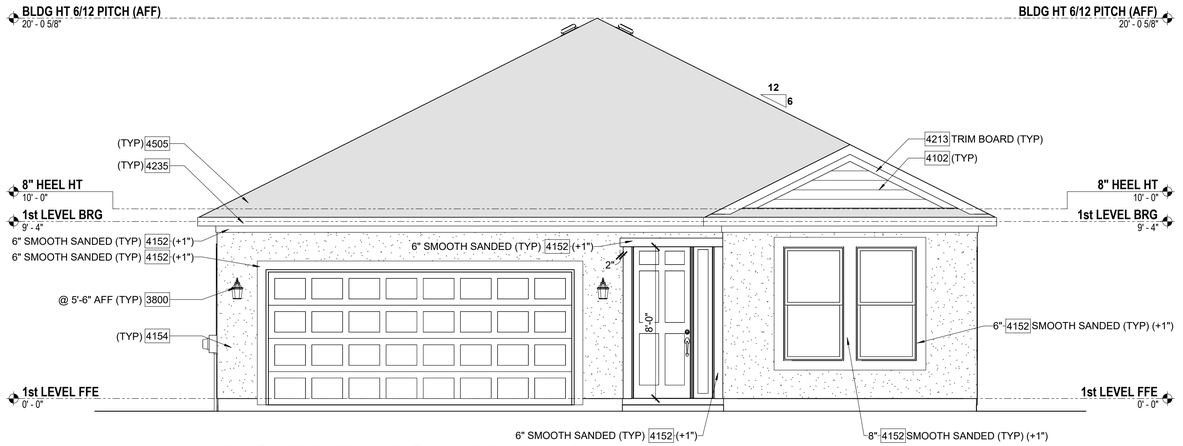
REAR ELEVATION - TRADITIONAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



1 A200 **FRONT ENTRY VIEW**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FRONT ELEVATION - TRADITIONAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES	
3800	COACH LIGHTS (PER BLDR SPECS)
4102	LAP SIDING, 6" EXPOSURE
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4213	1x6 TRIM
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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CARLSBAD

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006824

DRAWN: MJR

CHECKED: CM

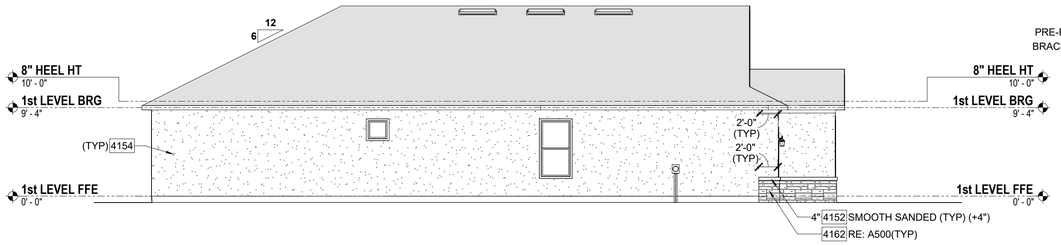
07-02-2025

REVISIONS:

No.	Description	Date

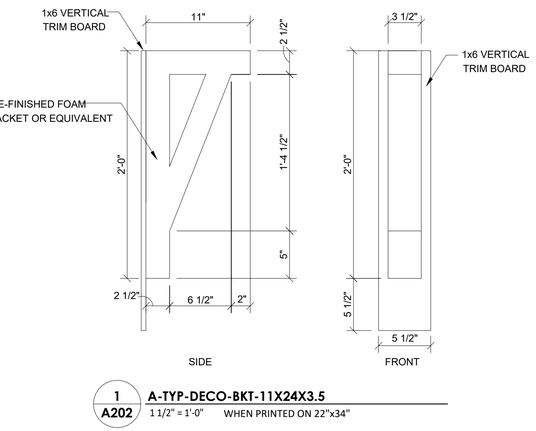
A200

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



LEFT ELEVATION - CRAFTSMAN A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

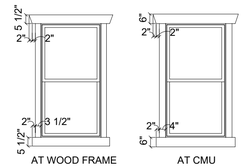


1 A202 **A-TYP-DECO-BKT-11X24X3.5**

1 1/2" = 1'-0" WHEN PRINTED ON 22"x34"

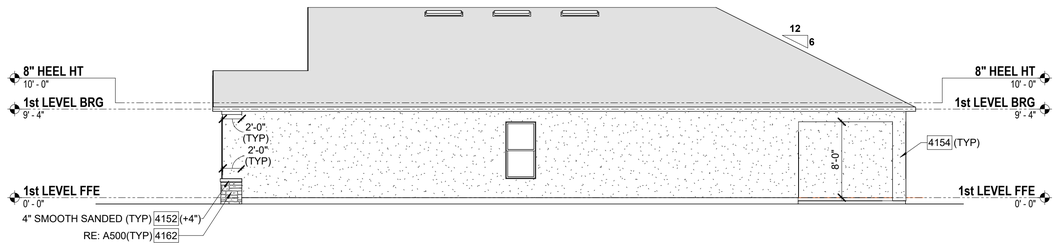
KEYNOTES

3800	COACH LIGHTS (PER BLDR SPECS)
4120	SHAKE SIDING
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4155	FOAM TRIM PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4162	MFR. STONE VENEER
4212	1x4 TRIM
4213	1x6 TRIM
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4250	DECORATIVE/ NON-OPERABLE VENT (SIZE AS NOTED)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)



2 A202 **WINDOW TRIM**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



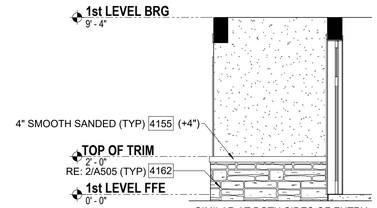
RIGHT ELEVATION - CRAFTSMAN A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



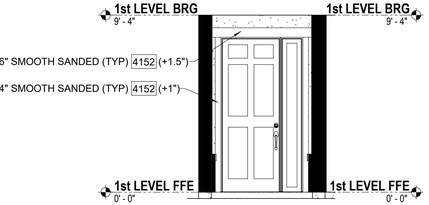
REAR ELEVATION - CRAFTSMAN A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



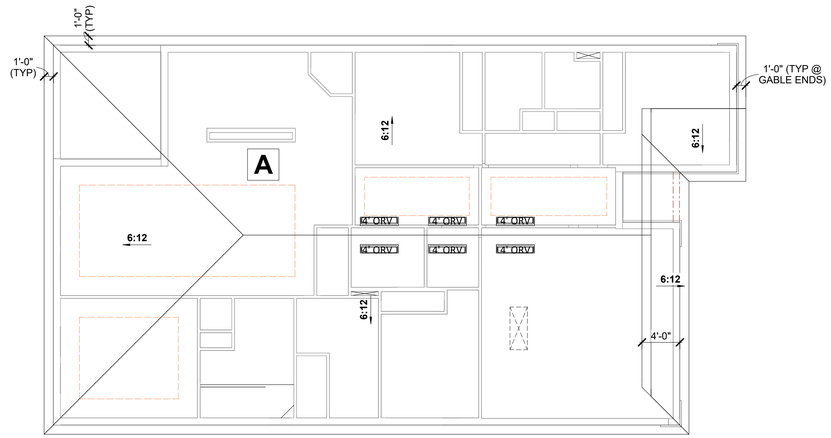
3 A202 **SIDE ENTRY VIEW**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



4 A202 **FRONT ENTRY VIEW**

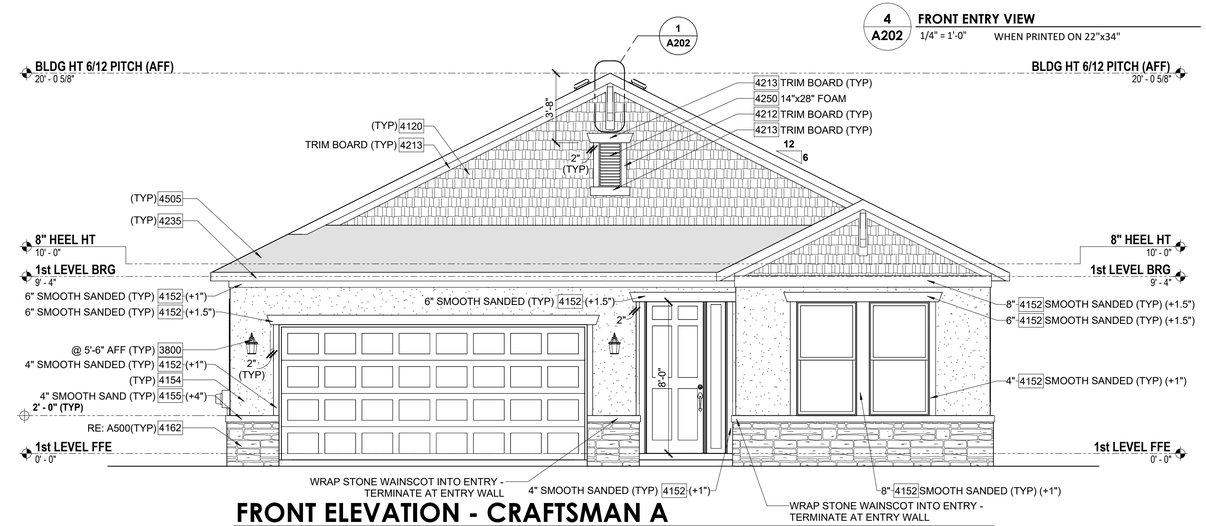
1/4" = 1'-0" WHEN PRINTED ON 22"x34"



ROOF PLAN - CRAFTSMAN A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

UPPER ROOF VENT REQUIREMENTS - CRAFTSMAN A
VENTILATION CALCULATIONS: ATTIC AREA = 2720 SQ. FT. / 300 = 9.07 SQ. FT. x 144 = 1306 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 523 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 5 TOTAL SOFFIT VENTILATION NEEDED 783 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT



FRONT ELEVATION - CRAFTSMAN A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

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CARLSBAD

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006824

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A202

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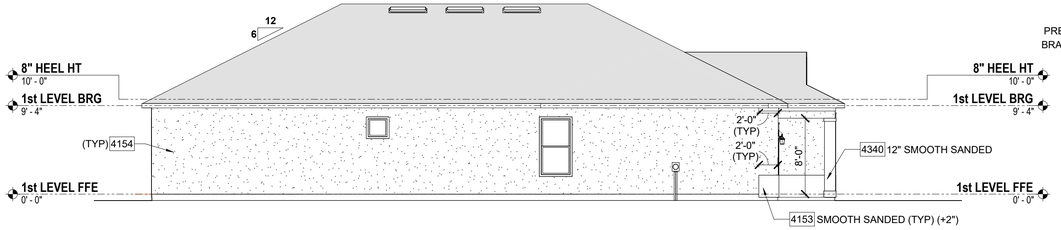
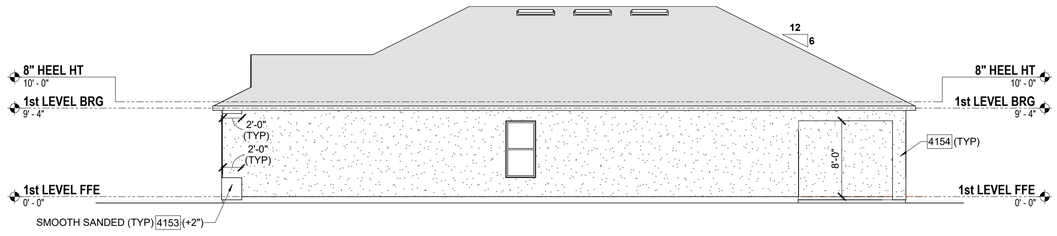


LEFT ELEVATION - COASTAL A

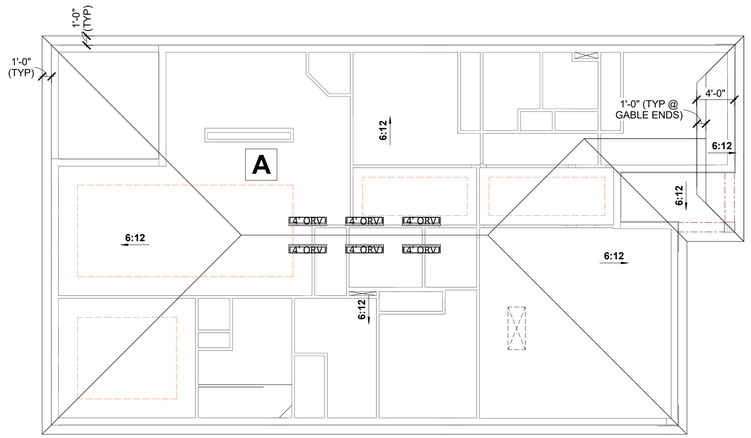
1/8" = 1'-0" WHEN PRINTED ON 22"x34"



RIGHT ELEVATION - COASTAL A

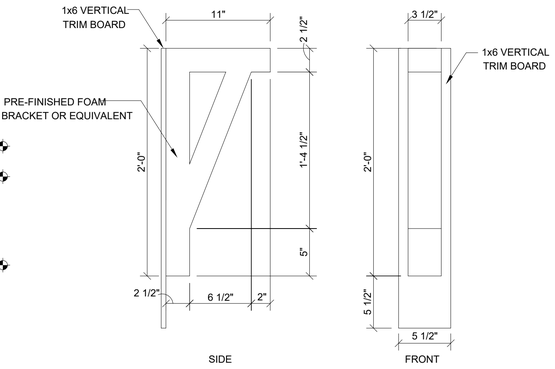
1/8" = 1'-0" WHEN PRINTED ON 22"x34"

UPPER ROOF VENT REQUIREMENTS - COASTAL A
VENTILATION CALCULATIONS: ATTIC AREA = 2758 SQ. FT. / 300 = 9.19 SQ. FT. x 144 = 1324 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 530 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 6 TOTAL SOFFIT VENTILATION NEEDED 794 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT



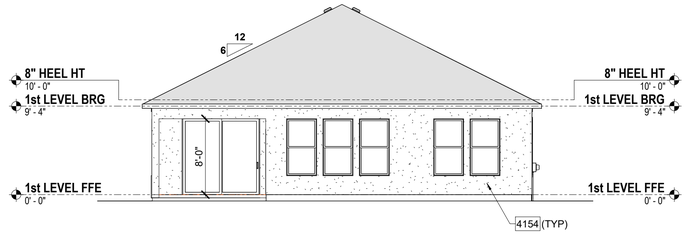
ROOF PLAN - COASTAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



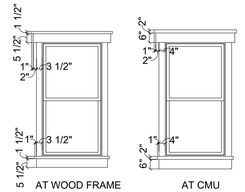
1 A204 **A-TYP-DECO-BKT-11X24X3.5**

1 1/2" = 1'-0" WHEN PRINTED ON 22"x34"



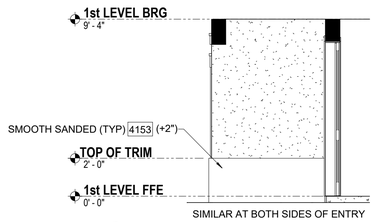
REAR ELEVATION - COASTAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



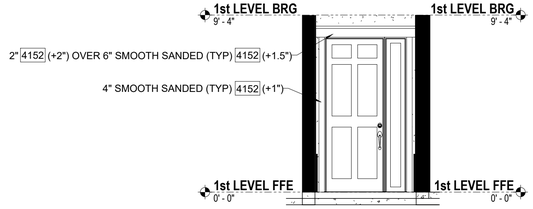
2 A204 **WINDOW TRIM**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



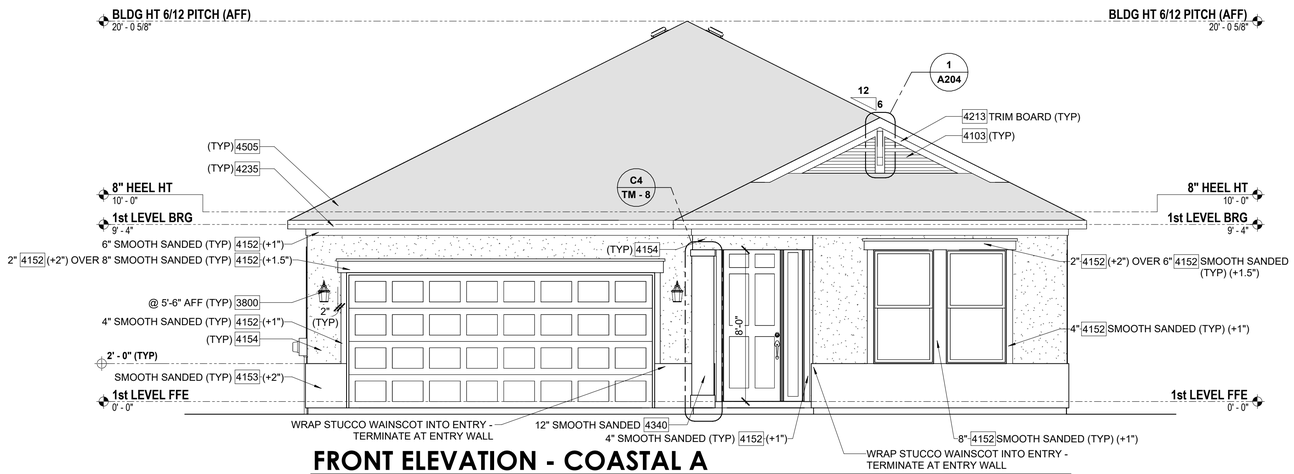
3 A204 **SIDE ENTRY VIEW**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



4 A204 **FRONT ENTRY VIEW**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FRONT ELEVATION - COASTAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

3800	COACH LIGHTS (PER BLDR SPECS)
4103	LAP SIDING, 2" EXPOSURE
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4153	CEMENT PLASTER FINISH WATER TABLE W/ SLOPED TOP (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4213	1x6 TRIM
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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CARLSBAD

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006824

DRAWN: MJR

CHECKED: CM

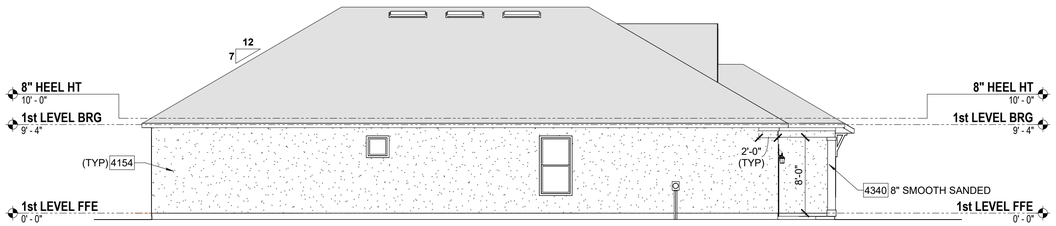
07-02-2025

REVISIONS:

No.	Description	Date

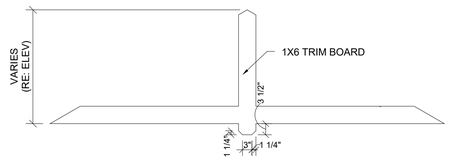
A204

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



LEFT ELEVATION - FARMHOUSE A

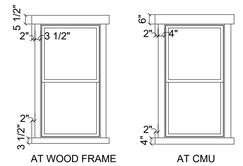
1/8" = 1'-0" WHEN PRINTED ON 22"x34"

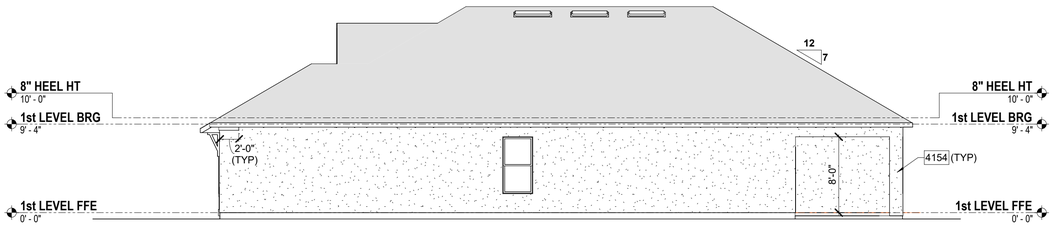


1 A206 A-TYP-DECO-PED-GBL

1/2" = 1'-0" WHEN PRINTED ON 22"x34"

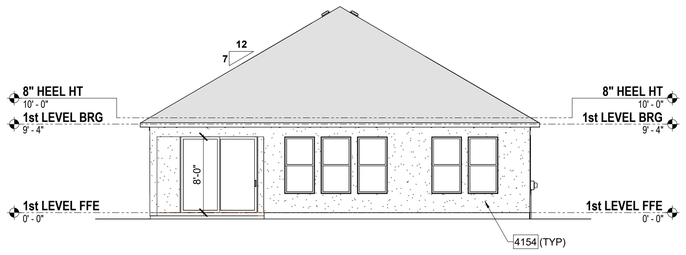
KEYNOTES	
3800	COACH LIGHTS (PER BLDR SPECS)
4130	BOARD & BATTEN SIDING
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4213	1x6 TRIM
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)





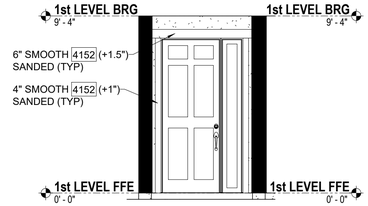
RIGHT ELEVATION - FARMHOUSE A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - FARMHOUSE A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



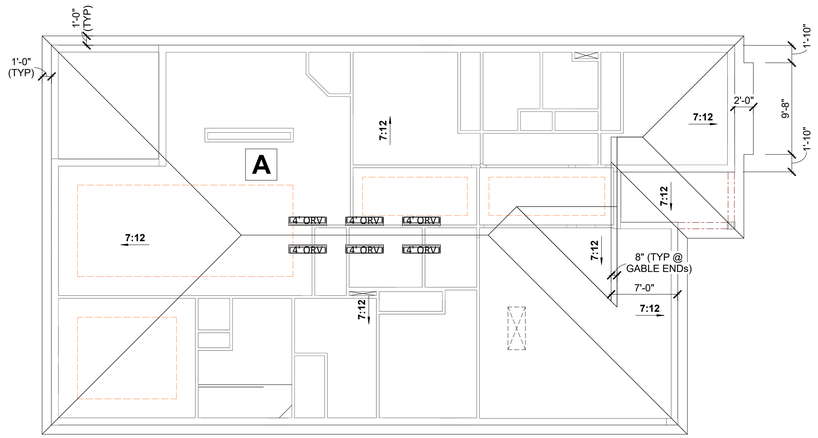
2 A206 WINDOW TRIM

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

3 A206 FRONT ENTRY VIEW

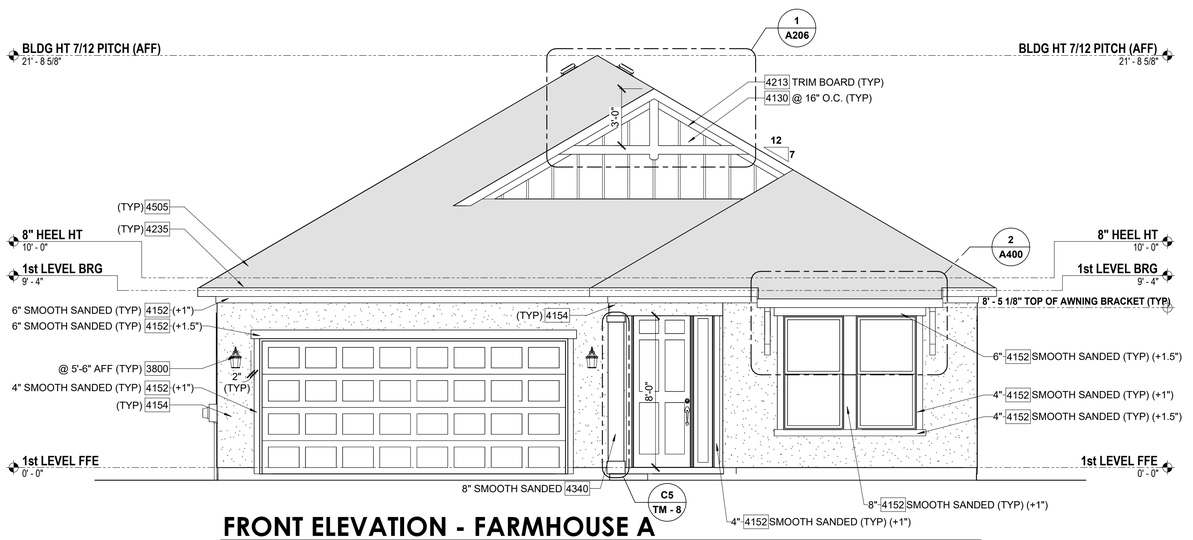
1/4" = 1'-0" WHEN PRINTED ON 22"x34"

UPPER ROOF VENT REQUIREMENTS - FARMHOUSE A
VENTILATION CALCULATIONS: ATTIC AREA = 2756 SQ. FT. / 300 = 9.19 SQ. FT. x 144 = 1323 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 530 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 6 TOTAL SOFFIT VENTILATION NEEDED 793 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT



ROOF PLAN - FARMHOUSE A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



FRONT ELEVATION - FARMHOUSE A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

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CARLSBAD

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006824

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

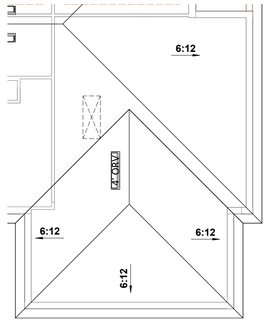
No.	Description	Date

A206

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

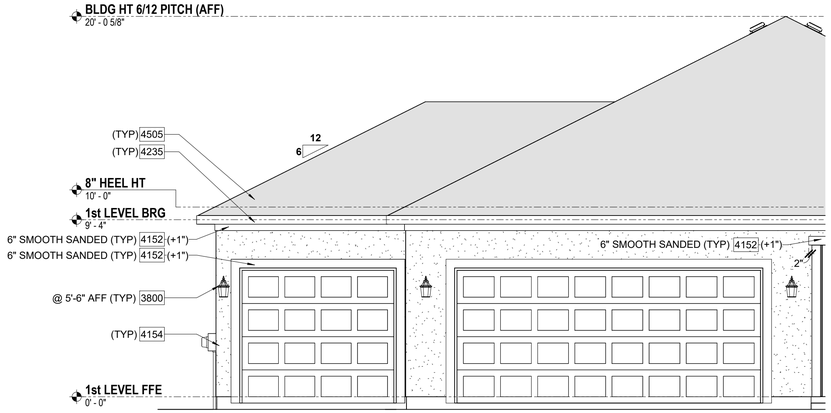
KEYNOTES

3800	COACH LIGHTS (PER BLDR SPECS)
4120	SHAKE SIDING
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4162	MFR. STONE VENEER
4212	1x4 TRIM
4213	1x6 TRIM
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4250	DECORATIVE/ NON-OPERABLE VENT (SIZE AS NOTED)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)



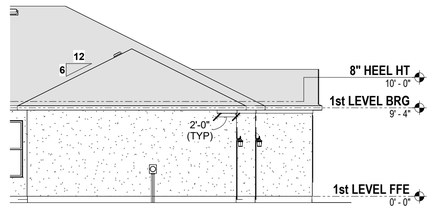
ROOF PLAN - OPT 3-CAR GARAGE - TRADITIONAL (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



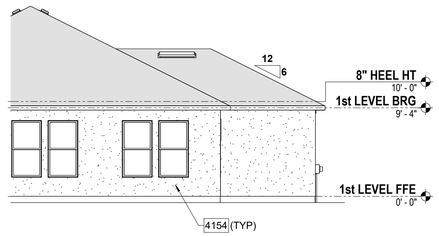
FRONT ELEVATION - OPT 3-CAR GARAGE - TRADITIONAL (SIM W/ PORCH)

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



LEFT ELEVATION - OPT 3-CAR GARAGE - TRADITIONAL (SIM W/ PORCH)

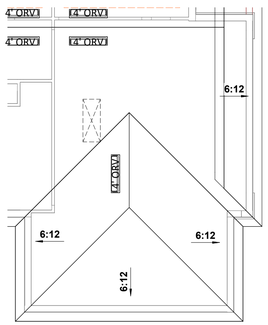
1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - OPT 3-CAR GARAGE - TRADITIONAL (SIM W/ PORCH)

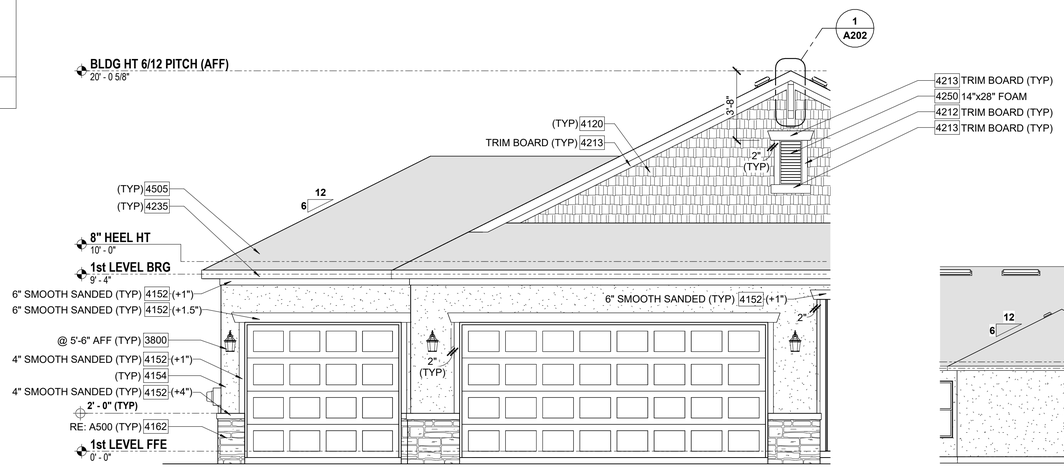
1/8" = 1'-0" WHEN PRINTED ON 22"x34"

UPPER ROOF VENT REQUIREMENTS - 3-CAR GARAGE
VENTILATION CALCULATIONS: ATTIC AREA = 220 SQ. FT. / 300 = 0.73 SQ. FT. x 144 = 106 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 43 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 1 TOTAL SOFFIT VENTILATION NEEDED 63 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT



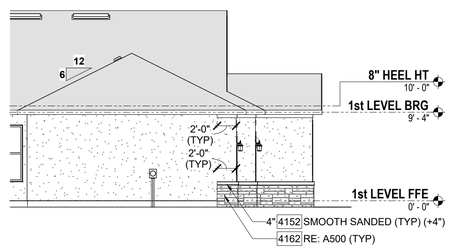
ROOF PLAN - OPT 3-CAR GARAGE - CRAFTSMAN (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



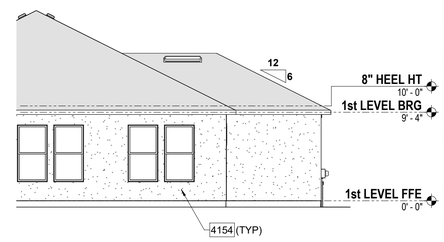
FRONT ELEVATION - OPT 3-CAR GARAGE - CRAFTSMAN (SIM W/ PORCH)

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



LEFT ELEVATION - OPT 3-CAR GARAGE - CRAFTSMAN (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - OPT 3-CAR GARAGE - CRAFTSMAN (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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CARLSBAD

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006824

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

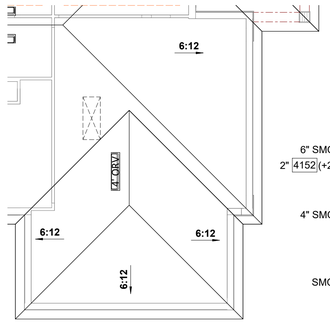
No.	Description	Date

A209

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

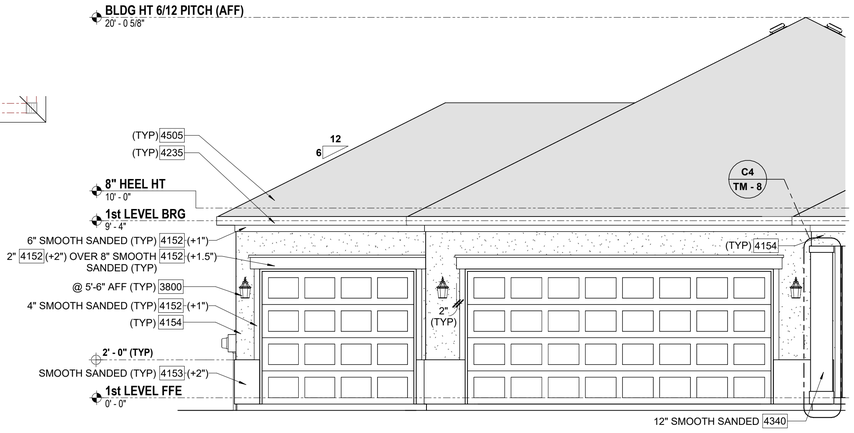
KEYNOTES

3800	COACH LIGHTS (PER BLDR SPECS)
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4153	CEMENT PLASTER FINISH WATER TABLE W/ SLOPED TOP (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)



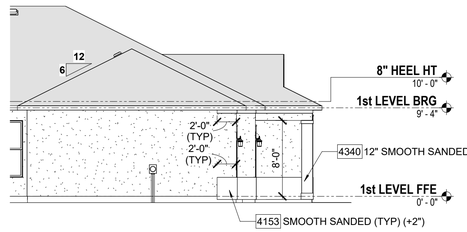
ROOF PLAN - OPT 3-CAR GARAGE - COASTAL (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



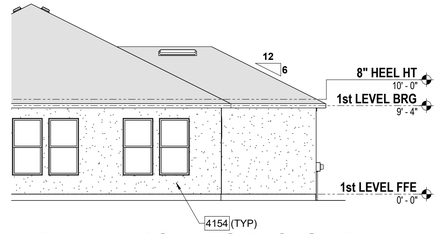
FRONT ELEVATION - OPT 3-CAR GARAGE - COASTAL (SIM W/ PORCH)

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



LEFT ELEVATION - OPT 3-CAR GARAGE - COASTAL (SIM W/ PORCH)

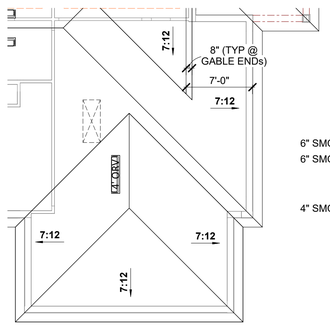
1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - OPT 3-CAR GARAGE - COASTAL (SIM W/ PORCH)

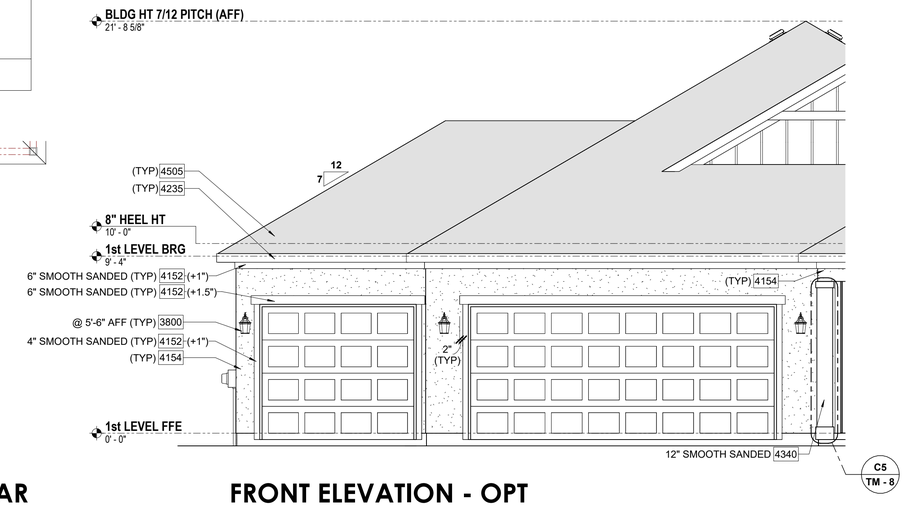
1/8" = 1'-0" WHEN PRINTED ON 22"x34"

UPPER ROOF VENT REQUIREMENTS - 3-CAR GARAGE
VENTILATION CALCULATIONS: ATTIC AREA = 220 SQ. FT. / 300 = 0.73 SQ. FT. x 144 = 106 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 43 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 1 TOTAL SOFFIT VENTILATION NEEDED 63 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT



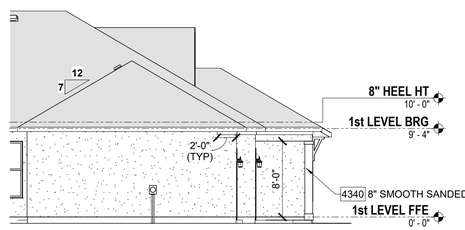
ROOF PLAN - OPT - 3-CAR GARAGE - FARMHOUSE (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



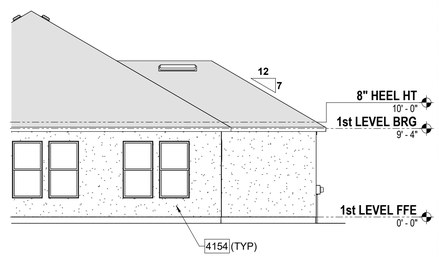
FRONT ELEVATION - OPT 3-CAR GARAGE - FARMHOUSE (SIM W/ PORCH)

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



LEFT ELEVATION - OPT 3-CAR GARAGE - FARMHOUSE (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - OPT 3-CAR GARAGE - FARMHOUSE (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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CARLSBAD

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006824

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

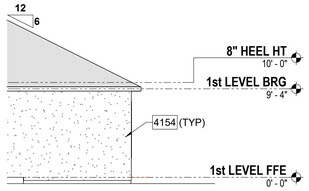
No.	Description	Date

A210

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

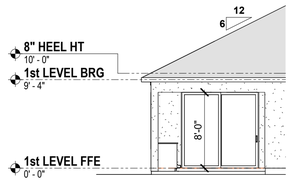
KEYNOTES

4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)



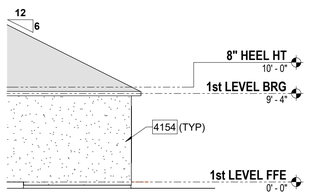
RIGHT ELEVATION - OPT OUTDOOR KITCHEN

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



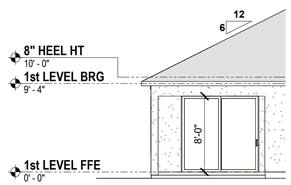
REAR ELEVATION - OPT OUTDOOR KITCHEN

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



RIGHT ELEVATION - OPT OUTDOOR KITCHEN ROUG-IN

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - OPT OUTDOOR KITCHEN ROUGH-IN

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

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CARLSBAD

BASE PLAN
40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO:
2024.006824

DRAWN:
MJR

CHECKED:
CM

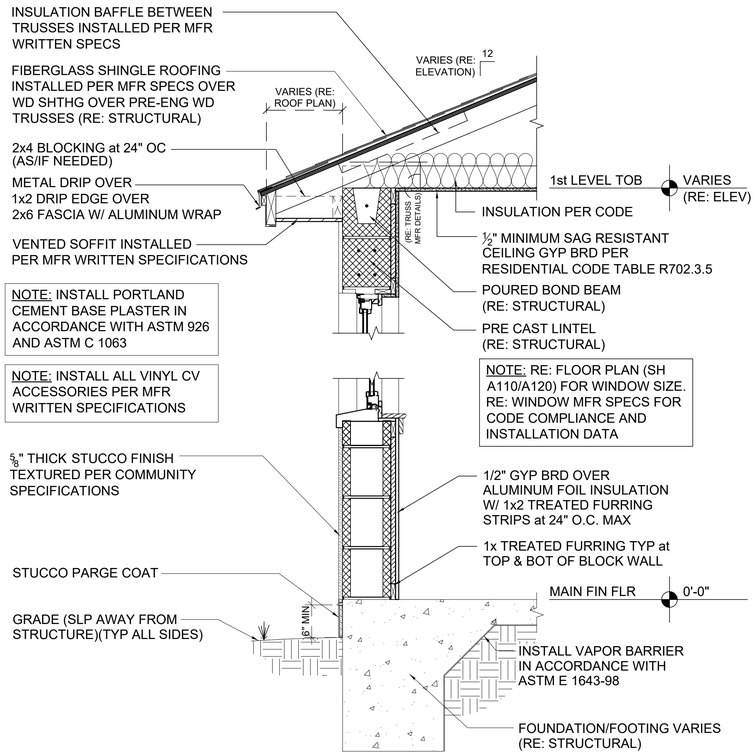
07-02-2025

REVISIONS:

No.	Description	Date

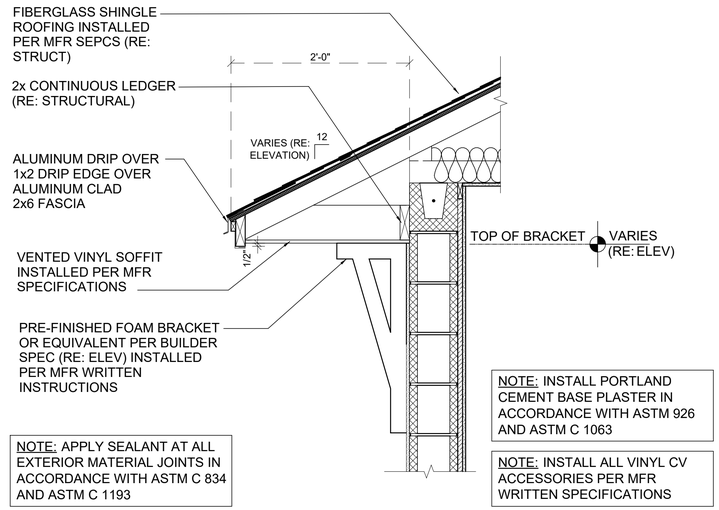
A211

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



1 A400 **TYP ONE-STORY WALL SECTION**

SCALE: 1" = 1'-0"



2 A400 **A-AWNING at CMU WALL AND ROOF**

1" = 1'-0" WHEN PRINTED ON 22"x34"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006824**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

A400

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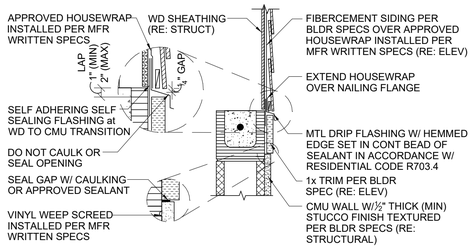
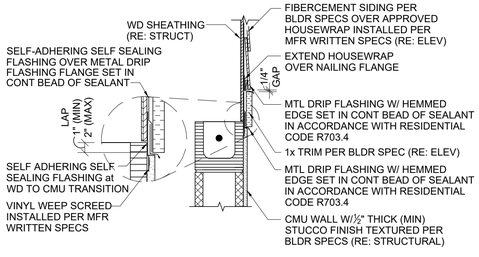


TRIM BAND BELOW TRANSITION

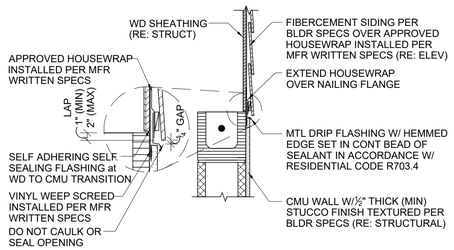


TRIM BAND ABOVE TRANSITION

NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM 926 AND ASTM C 1063

NOTE: APPLY SEALANT AT ALL EXTERIOR MATERIAL JOINTS IN ACCORDANCE WITH ASTM C 834 AND ASTM C 1193

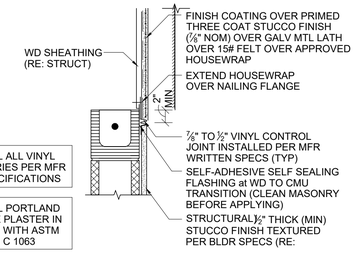


SIDING TO STUCCO

NO TRIM BAND

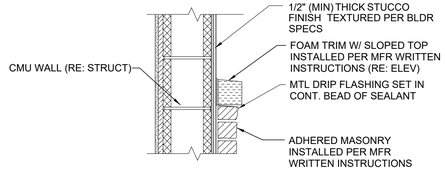
NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM 926 AND ASTM C 1063



STUCCO TO STUCCO

- DETAIL
- TYP HORIZONTAL MATERIAL TRANSITION - CMU TO WOOD FRAME NTS



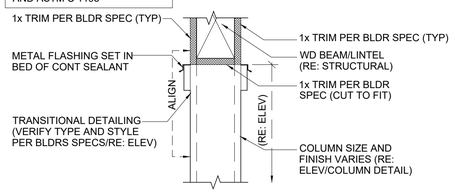
ADHERED STONE/BRICK

- DETAIL
- MATERIAL TRANSITIONS - CMU NTS

NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM 926 AND ASTM C 1063

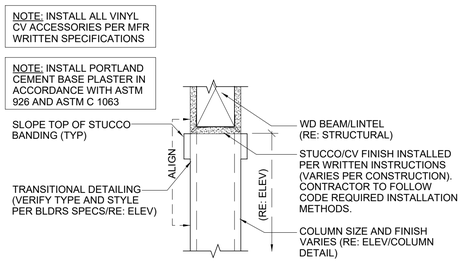
NOTE: APPLY SEALANT AT ALL EXTERIOR MATERIAL JOINTS IN ACCORDANCE WITH ASTM C 834 AND ASTM C 1193



- DETAIL
- TYP COLUMN FINISH - TRIM NTS

NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM 926 AND ASTM C 1063

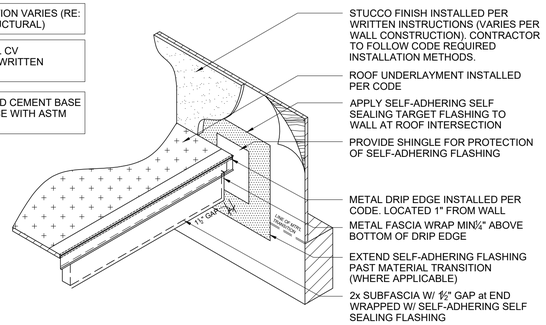


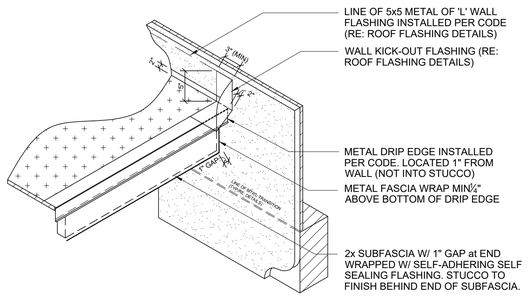
- DETAIL
- TYP COLUMN FINISH - STUCCO NTS

NOTE: WALL CONSTRUCTION VARIES (RE: TYP WALL SECTION/STRUCTURAL)

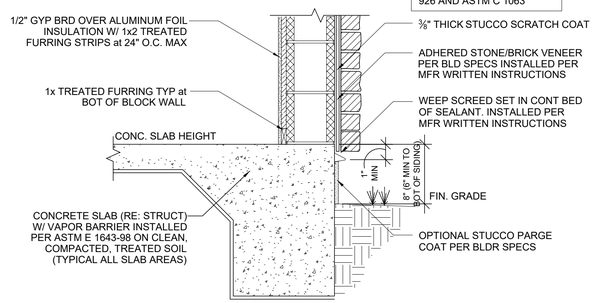
NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM 926 AND ASTM C 1063

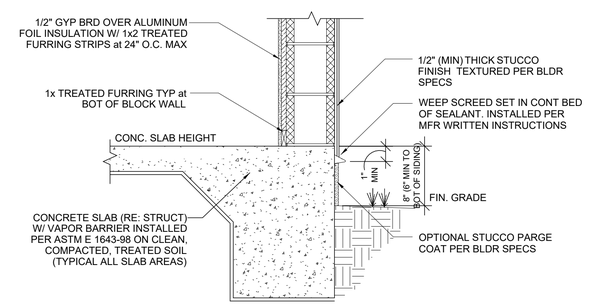




- DETAIL
- TYP SUB FASCIA at WALL INTERSECTION - STUCCO NTS



ADHERED STONE/BRICK



STUCCO

- DETAIL
- TYP WALL FLASHING at SILL - CMU NTS

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BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006824**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

A500

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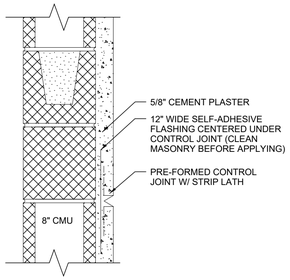
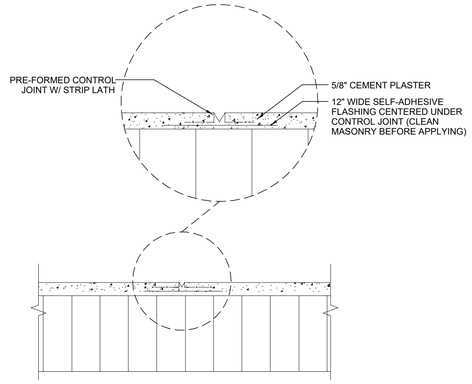


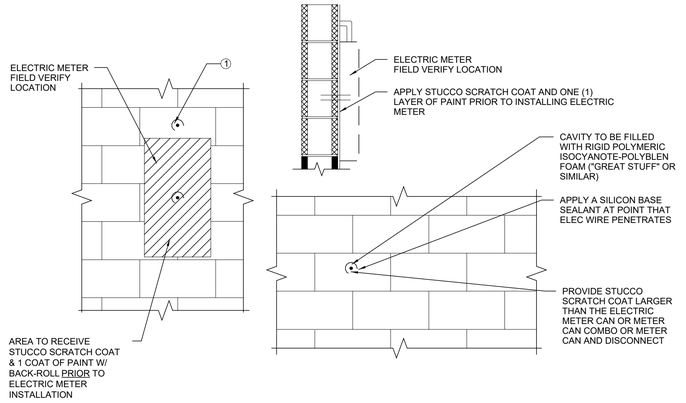
CONTROL JOINT - HORIZ - CMU

SCALE: N.T.S.



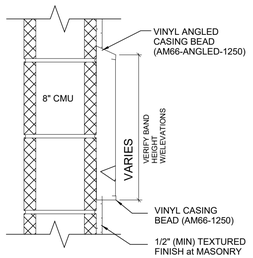
CONTROL JOINT - VERTICAL - CMU

SCALE: N.T.S.



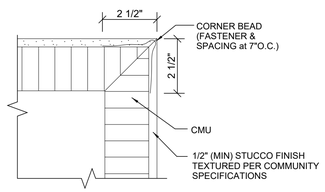
ELECTRICAL CONDUIT PENETRATION

SCALE: N.T.S.



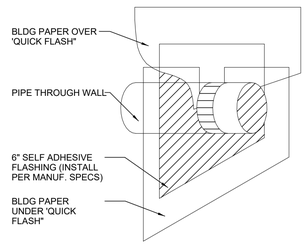
RAISED BAND at BLOCK

SCALE: N.T.S.



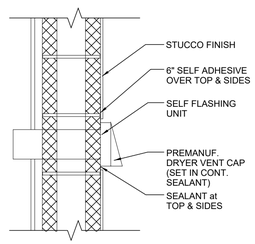
CORNER BEAD at BLOCK

SCALE: N.T.S.



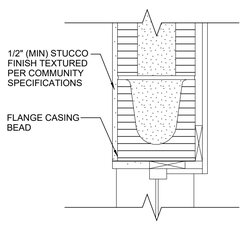
VENT PENATRATION

SCALE: N.T.S.



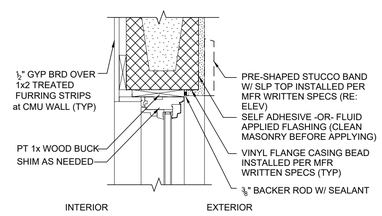
DRYER VENT (BLOCK)

SCALE: N.T.S.



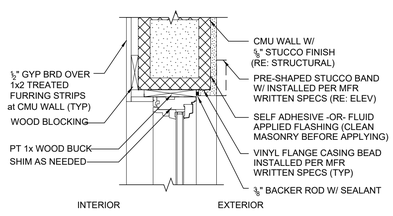
CASING BEAD at WN

SCALE: N.T.S.



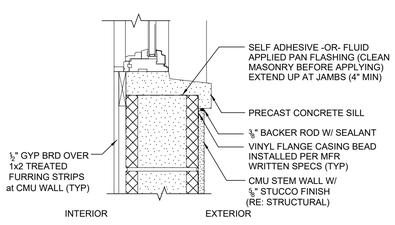
WINDOW HEAD at CMU

SCALE: 1½" = 1'-0"



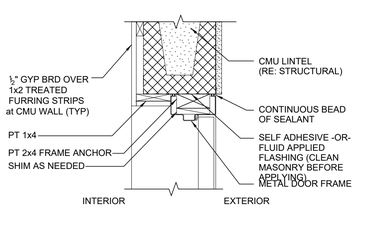
WINDOW JAMB at CMU

SCALE: 1½" = 1'-0"



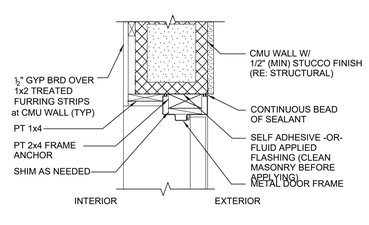
WINDOW SILL at CMU

SCALE: 1½" = 1'-0"



DOOR HEAD at CMU

SCALE: 1½" = 1'-0"



DOOR JAMB at CMU

SCALE: 1½" = 1'-0"

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BASE PLUS

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006824

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A501

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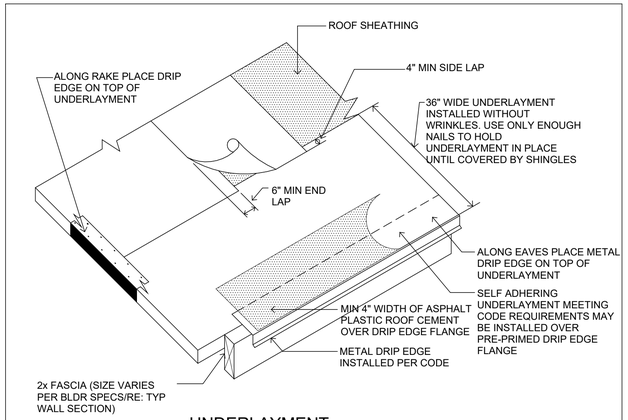
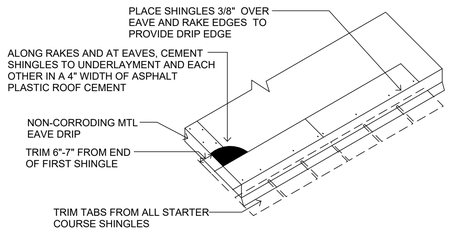
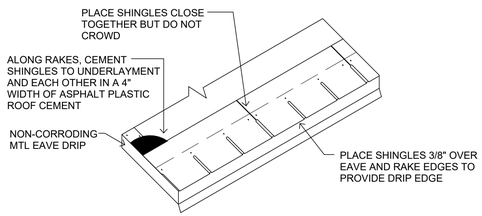


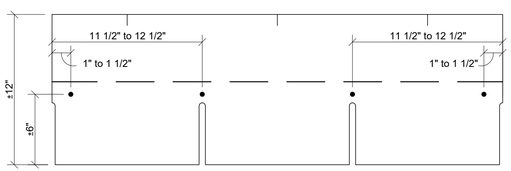
UNDERLAYMENT



STARTER COURSE



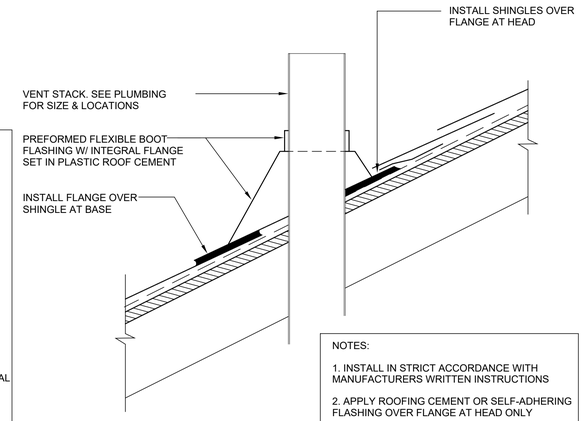
FIRST COURSE



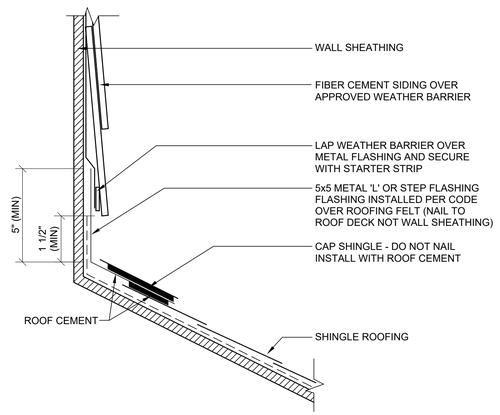
SHINGLE NAILING

- - ROOFING DETAILS N.T.S.

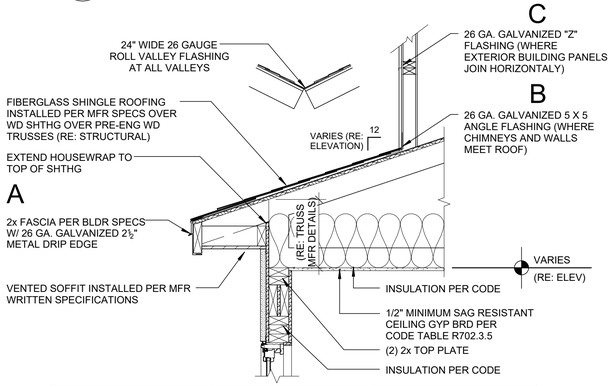
4:12 or GREATER SLOPE
NOTE: FOR SLOPES BELOW 4:12, ALL ROOFING UNDERLAYMENT SHALL BE SELF ADHERING SHEET MEMBRANE APPROVED BY THE SHINGLE MANUFACTURER FOR USE ON LOW SLOPE ROOFING PROJECTS.



- - DETAIL
- - VENT STACK FLASHING NTS



- - DETAIL
- - WALL FLASHING - LAP SIDING NTS

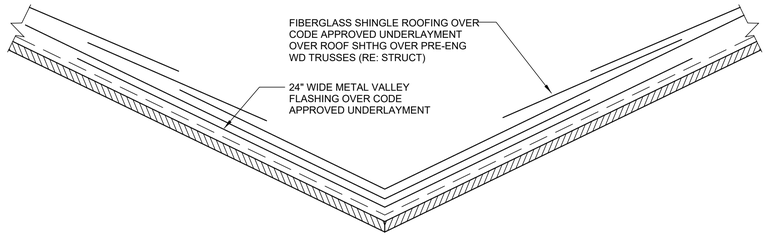


A	B	C
2 3/4", 2 1/2"	5", 5"	2 1/8", 1/2", 3/8" or 5/8"
26 GA. GALVANIZED 2 1/2" MTL DRIP EDGE	26 GA. GALVANIZED 5 X 5 ANGLE FLASHING	32 GA. GALVANIZED "Z" FLASHING

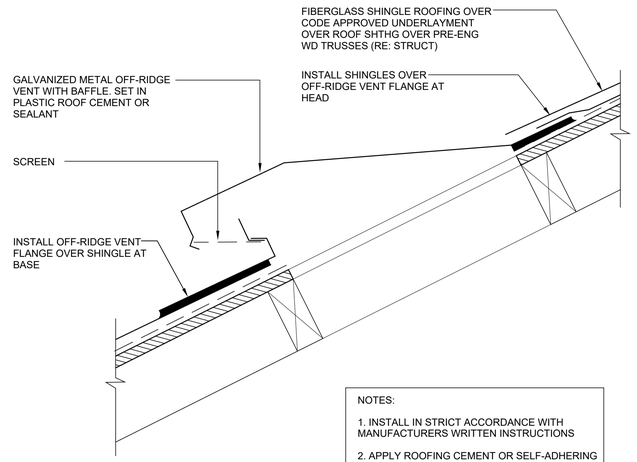
- - DETAIL
- - TYPICAL ROOF FLASHING NTS

VALLEY SHINGLE INSTALLATION:
INSTALL SHINGLES USING 'CLOSED CUT' METHOD.

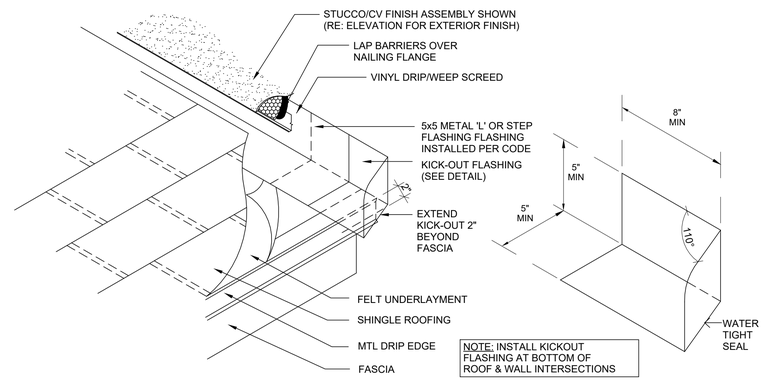
1. MARK SHINGLE CUT LINE 2"-3" FROM VALLEY CENTER LINE.
2. INSERT METAL SHEET BETWEEN SHINGLES FROM BOTH PLANES, TO ENSURE ONLY TOP SHINGLE IS CUT.
3. FINISH THE CUT EDGE WITH A DOUBLE BEAD OF ROOF CEMENT



- - DETAIL
- - VALLEY FLASHING NTS



- - DETAIL
- - OFF-RIDGE VENT NTS



- - DETAIL
- - WALL/KICKOUT FLASHING (STUCCO) NTS

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BASE PLAN
40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006824
DRAWN: MJR
CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A502

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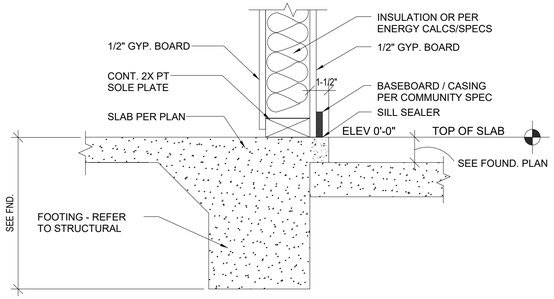
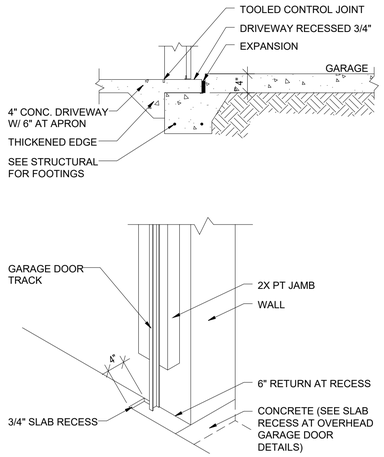


- DETAIL
- GARAGE WALL EXTENDED CURB DETAIL NTS



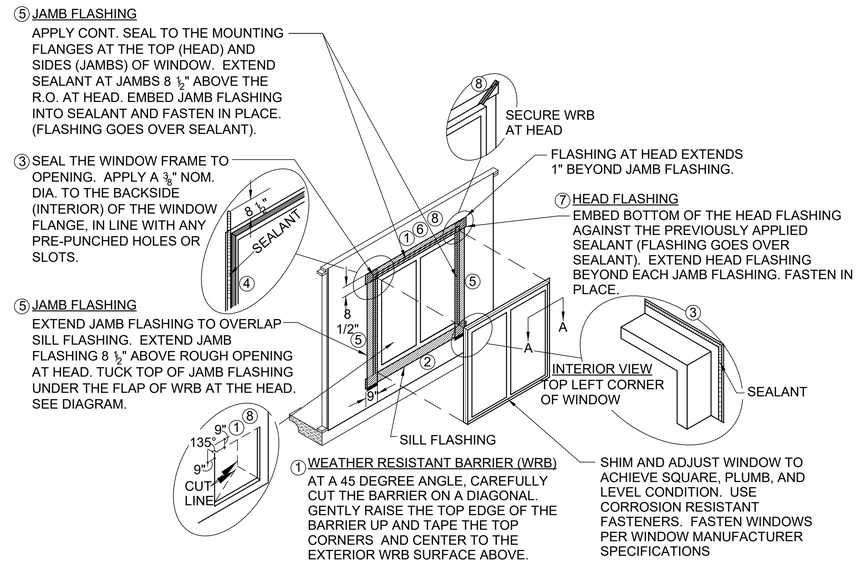
- DETAIL
- GARAGE SLAB RECESS AT OVERHEAD GARAGE DOOR NTS

TYPICAL WINDOW FLASHING

METHOD "A-1" (ASTM E 2112-01)

WINDOW INSTALLATION (METHOD A-1)

WEATHER RESITIVE BARRIER (WRB) APPLIED PRIOR TO THE WINDOW INSTALLATION. FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.



STEPS:

① IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING.

② APPLY SILL FLASHING

③ APPLY BEAD OF SEALANT AT BACK OF WINDOW FLANGE & SET WINDOW USING PAN HEAD SCREWS TO FACILITATE INSPECTION.

④ APPLY BEAD OF SEALANT AT SIDE JAMBS. EXTEND 8 ½"

⑤ APPLY JAMB FLASHING

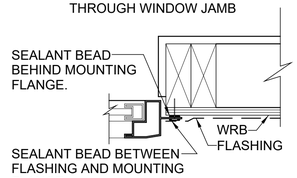
⑥ APPLY BEAD OF SEALANT AT HEAD

⑦ APPLY HEAD FLASHING

⑧ REMOVE PREVIOUSLY APPLIED TAPE, ALLOWING WRB TO LAY FLAT OVER HEAD FLASHING. APPLY NEW SHEATHING TAPE OVER DIAGONAL CUT - SEE DIAGRAM.

SECTION A

THROUGH WINDOW JAMB



NOTE:
1. WINDOW INSTALLATION AND FLASHING DETAILS ARE CONSISTENT WITH ASTM E 2112 METHOD A-1 EXCEPT SELF-ADHERING FLASHINGS ARE USED

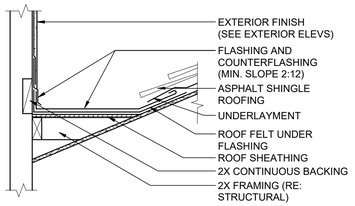
2. IT IS THE CONTRACTORS RESPONSIBILTY TO VERIFY THE COMPATIBILITY OF ALL PRODUCTS INCLUDING HOUSEWRAP, SEALANTS & SELF-ADHERING FLASHING MATERIALS USED DURING CONSTRUCTION

3. INSTALL ALL MATERIALS PER MANUFACTURERS WRITTEN SPECIFICATIONS

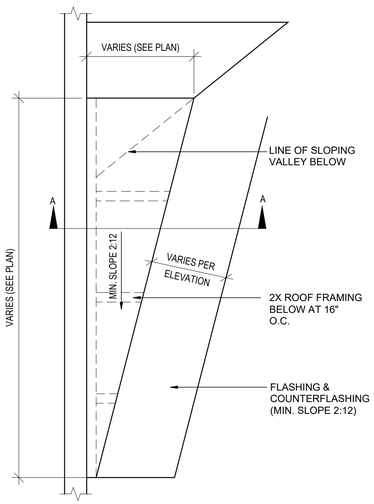
4. TYPICAL WINDOW & DOOR FLASHING INSTALLATION DETAILS PREPARED IN ACCORDANCE WITH RESIDENTIAL CODE APPROVED SPECIFICATIONS

WARNING: SEALANTS/FLASHINGS MAY REACT ADVERSELY IF NOT COMPATIBLE

- DETAIL
- TYP WINDOW FLASHING - WOOD NTS

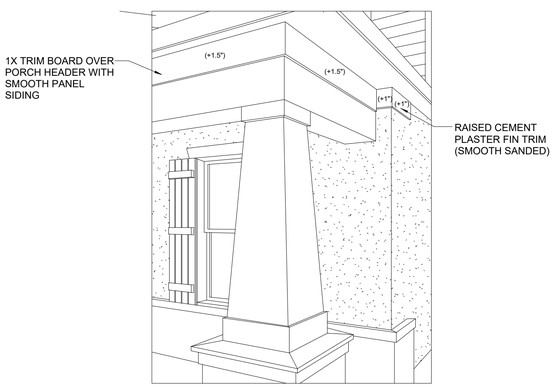


SECTION A



PLAN VIEW

- DETAIL
- ROOF CRICKET NTS



- DETAIL
- PORCH HEADER TRIM TRANSITION - CMU NTS

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BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006824**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

A503

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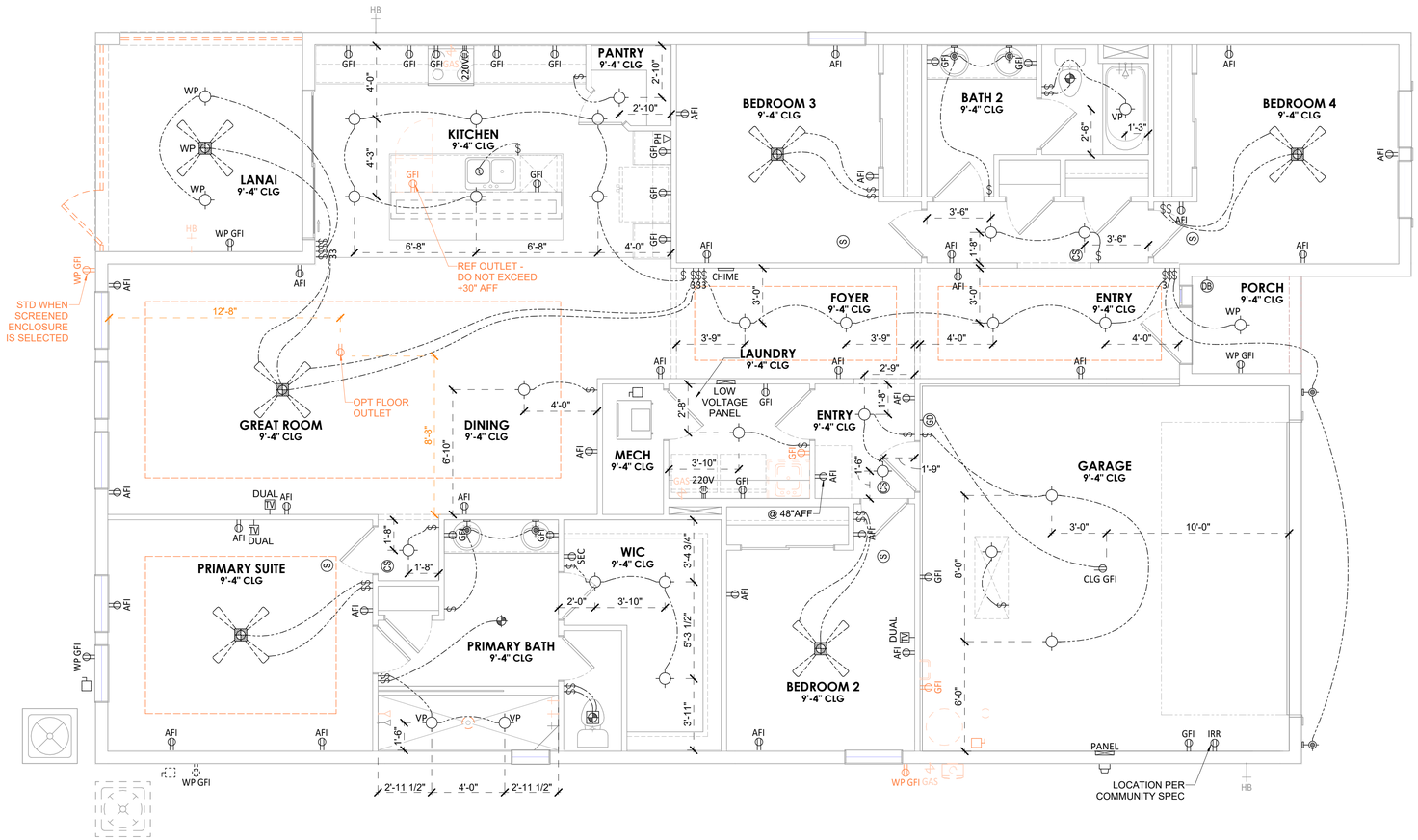

1st LEVEL ELECTRICAL PLAN - TRADITIONAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	MW	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET		QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

WP = WEATHER PROOF | VP = VAPOR PROOF

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CARLSBAD

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006824

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E100

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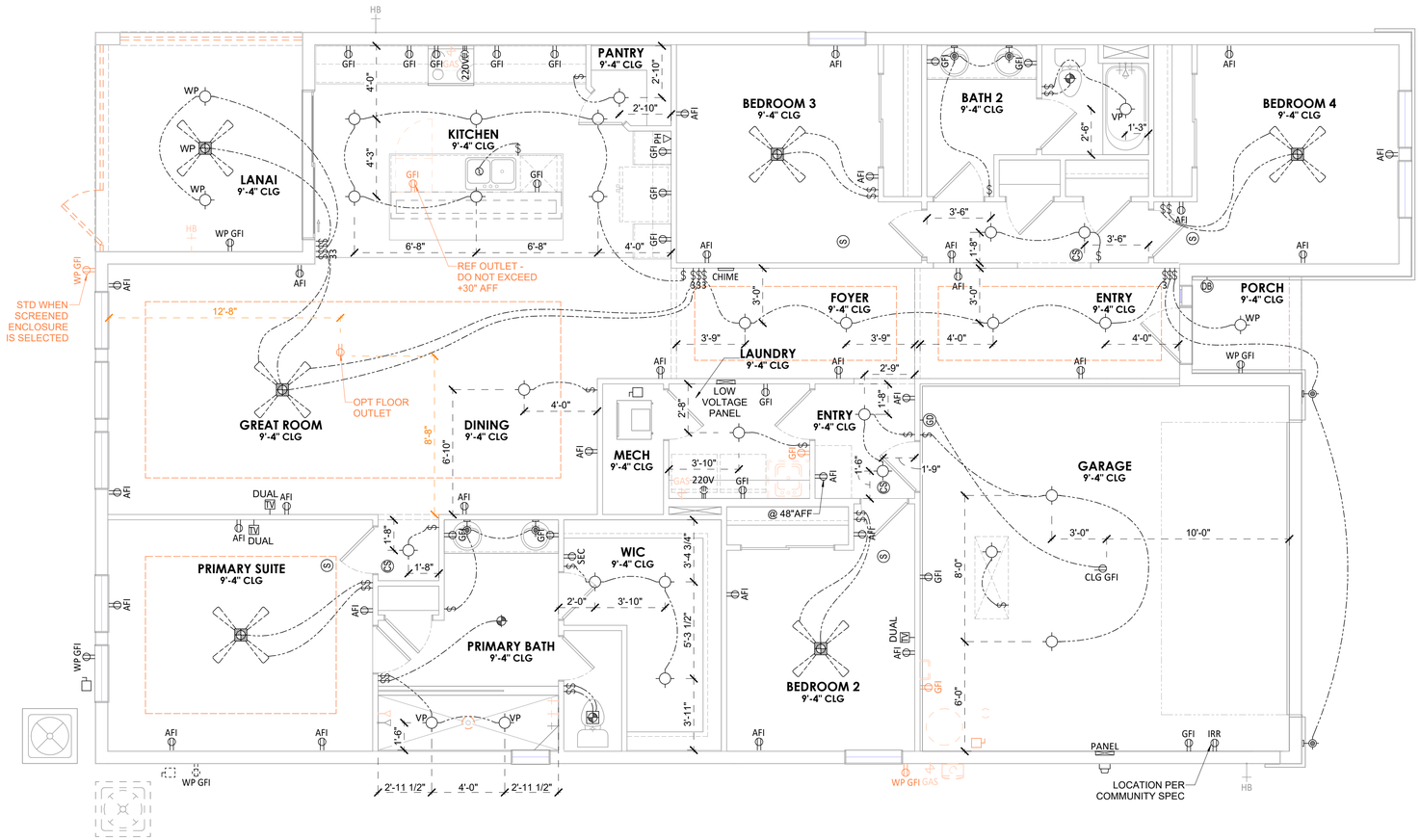

1st LEVEL ELECTRICAL PLAN - CRAFTSMAN A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	M/H	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET		QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

WP = WEATHER PROOF | VP = VAPOR PROOF

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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taylor morrison

CARLSBAD

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006824

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E102

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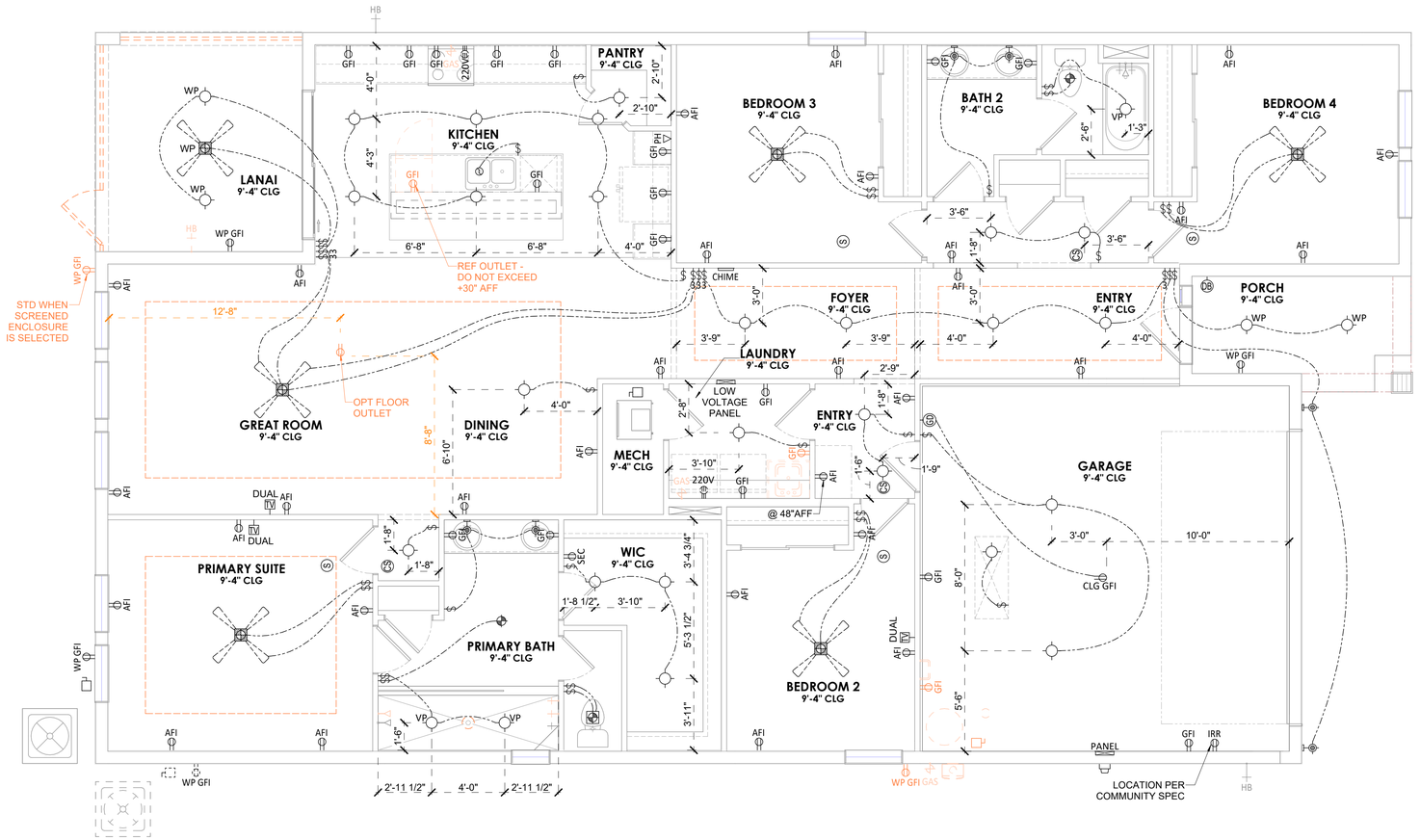

1st LEVEL ELECTRICAL PLAN - COASTAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	M/H	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET		QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

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BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006824

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E104

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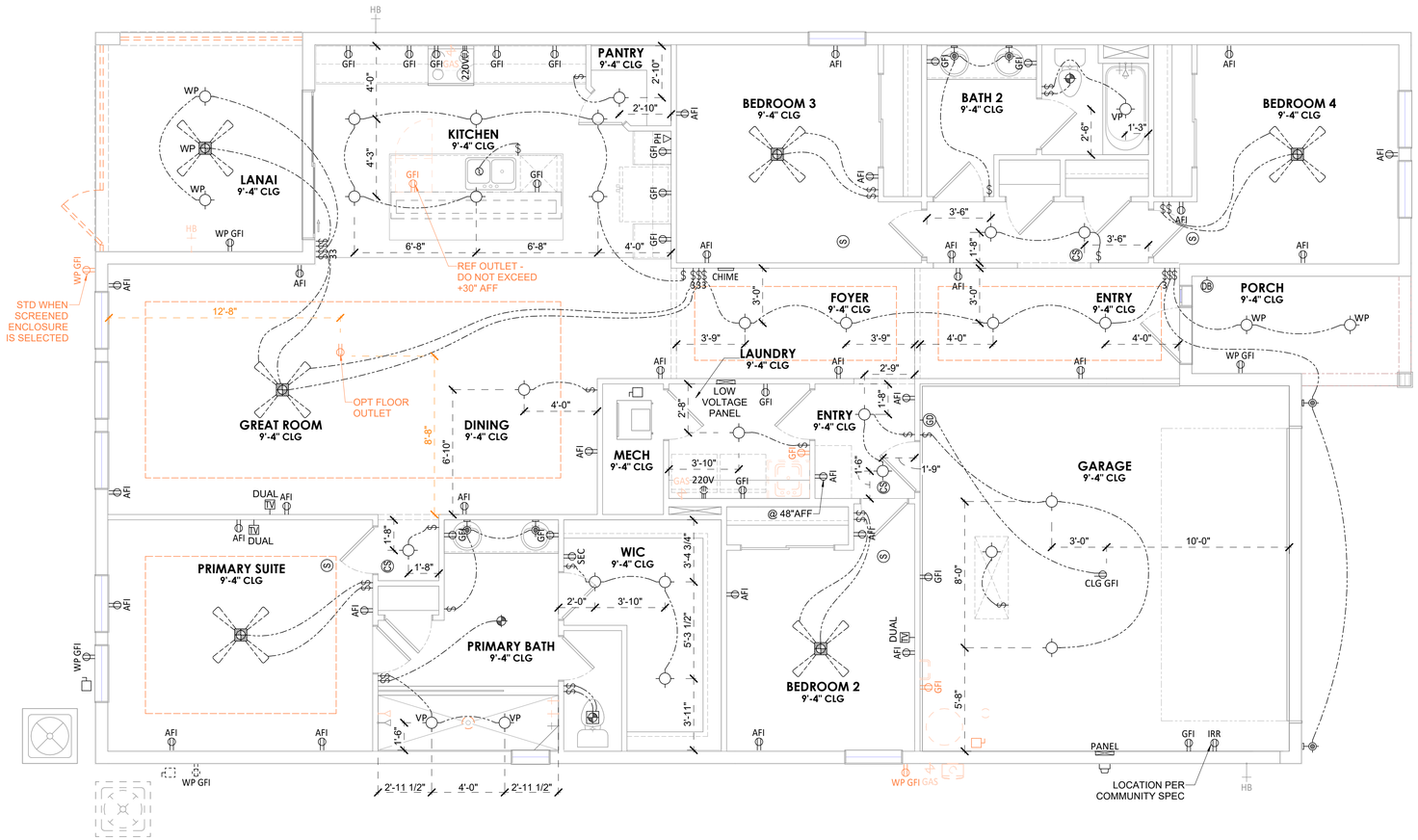

1st LEVEL ELECTRICAL PLAN - FARMHOUSE A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
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	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
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C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
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PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
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	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
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BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006824

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E106

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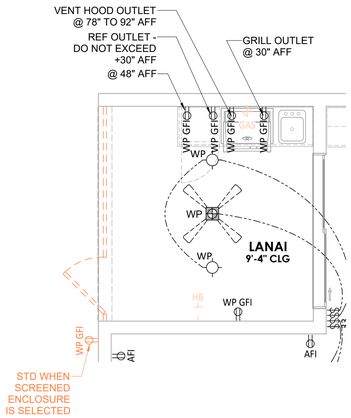
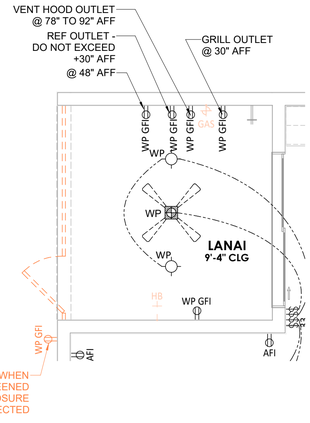


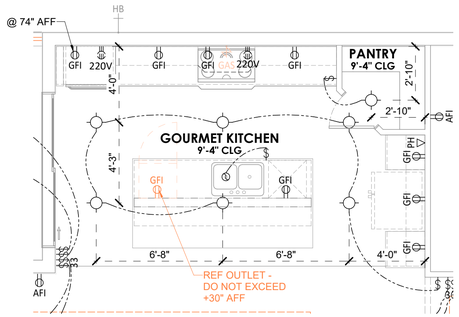
1st LEVEL ELECTRICAL PLAN - OPT OUTDOOR KITCHEN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



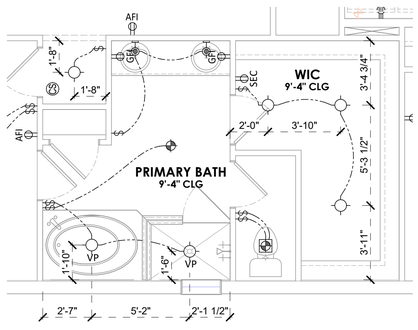
1st LEVEL ELECTRICAL PLAN - OPT OUTDOOR KITCHEN ROUGH IN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



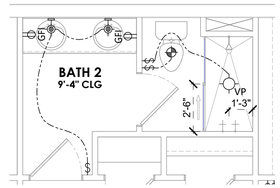
1st LEVEL ELECTRICAL PLAN - OPT GOURMET KITCHEN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



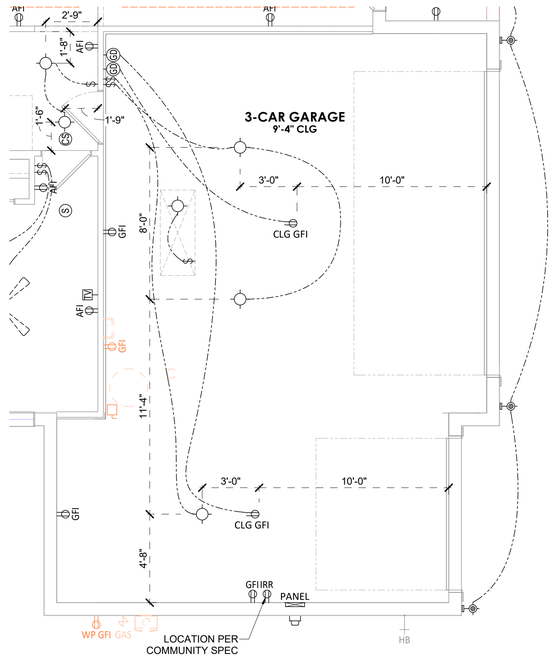
1st LEVEL ELECTRICAL PLAN - OPT DELUXE PRIMARY BATH

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT SHOWER @ BATH 2

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT 3-CAR GARAGE

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	MW	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET	DC	QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

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BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006824

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E108

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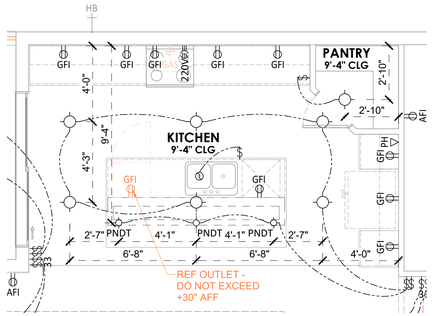
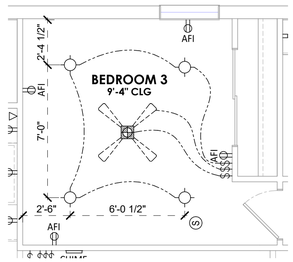


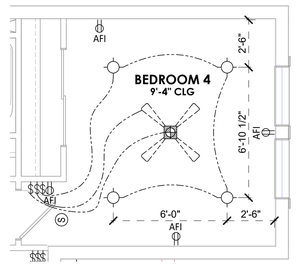
1st LEVEL ELECTRICAL PLAN - OPT PENDANT KITCHEN LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



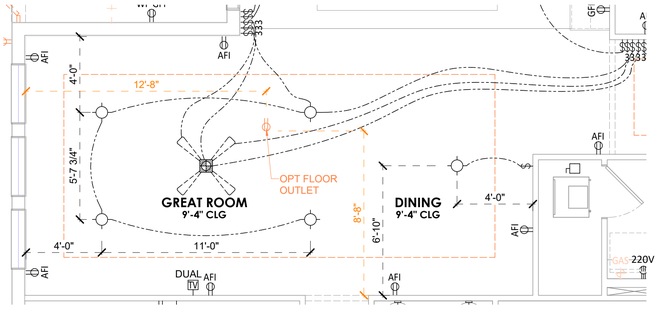
1st LEVEL ELECTRICAL PLAN - OPT BEDROOM 3 LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



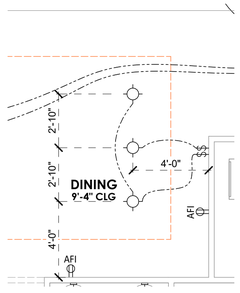
1st LEVEL ELECTRICAL PLAN - OPT BEDROOM 4 LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



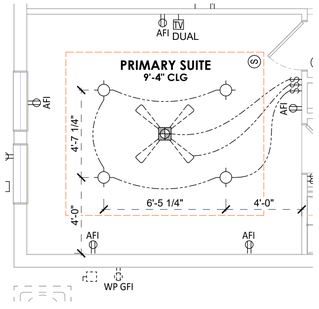
1st LEVEL ELECTRICAL PLAN - OPT GREAT ROOM LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



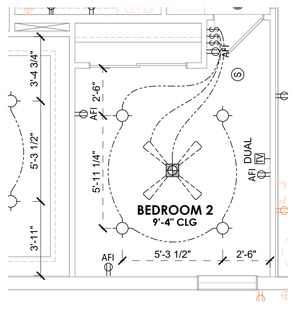
1st LEVEL ELECTRICAL PLAN - OPT DINING LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT PRIMARY SUITE LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT BEDROOM 2 LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	MW	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET	QD	QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

WP = WEATHER PROOF | VP = VAPOR PROOF

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
tds
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taylor morrison

CARLSBAD

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006824

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E109

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

DESIGN CRITERIA AND LOADS

Building Code
Florida Building and Residential Codes, 8th Edition (2023)

Code for Design Loads
ANSI/ASCE 7-22

ROOF LOADING ..... C_g = 1.25
TOP CHORD LIVE LOAD..... 20 PSF
TOP CHORD DEAD LOAD..... 7 PSF
BOTTOM CHORD LIVE LOAD
ATTICS WITH LIMITED STORAGE..... 20 PSF
ATTICS WITHOUT STORAGE..... 10 PSF
(NON-CONCURRENT)
BOTTOM CHORD DEAD LOAD..... 5 PSF

WIND LOADING[1] ..... C_g = 1.60
ASCE 7, 3S GUST..... 150 MPH
EXPOSURE CATEGORY..... C
BUILDING CATEGORY..... II
ENCLOSURE CLASSIFICATION..... ENCLOSED
INTERNAL PRESSURE COEFF..... 0.18
C&C DESIGN PRESSURES..... (SEE TABLE 1)

OR

FLOOR LOADING..... C_g = 1.00
TOP CHORD LIVE LOAD..... 40 PSF
TOP CHORD DEAD LOAD..... 10 PSF
BOTTOM CHORD LIVE LOAD..... 0 PSF
BOTTOM CHORD DEAD LOAD..... 5 PSF

SPECIAL FLOOR LOADING..... C_g = 1.00
GAME ROOM/LOFT LIVE LOAD..... 60 PSF
BALCONY/DECK LIVE LOAD..... 40 PSF

DEFLECTION CRITERIA
ROOF TRUSSES..... LL / 240
TL / 180
TL MAX 1" UP TO 40' SPAN
FLOOR JOIST OR TRUSS..... LL / 360
TL / 240
BEAMS[1]..... LL / 360
TL / 240

NOTES:
1. PORCH BEAMS AND BEAMS SUPPORTING EXTERIOR WALL ABOVE SHALL NOT EXCEED ¾" DEFLECTION
2. MAX. 16" O.C. FLOOR TRUSS SPACING BELOW GAME ROOM/LOFT
3. ROOF TRUSS WIND DESIGN METHOD SHALL BE MWFRS (DIRECTIONAL -OR- ALL HEIGHT) C-C HYBRID

TABLE 1: COMPONENT AND CLADDING DESIGN PRESSURES

WINDOWS AND DOORS (NOTE 1)

EFFECTIVE WIND AREA	ZONE DESIGNATION			
	IZ - Interior Zone (psf)		EZ - End Zone (psf)	
0 - 20 ft²	+32.75	-35.52	+32.75	-43.85
21 - 50 ft²	+31.17	-33.94	+31.17	-40.69
51 - 100 ft²	+29.28	-32.05	+29.28	-36.91
101 - 200 ft²	+27.82	-30.60	+27.82	-34.00

SOFFIT MAX PRESSURE (psf)	+32.75	-43.85
GARAGE DOOR WIDTH (NOTE 2)	PRESSURE (PSF)	
8 FT	+29.18/-36.72	
16 FT	+27.71/-32.13	
ROOFING	-85.85 PSF	

NOTES:
1. END ZONE DESIGNATIONS MAY BE TAKEN AS THE 1ST 4.0' AT ALL EXTERIOR CORNERS PER SECTION R301.2. END ZONES NOT APPLICABLE AT RE-ENTRANT CORNERS.
2. GARAGE DOOR HEIGHT MAY BE 6'-8" OR HIGHER
3. ROOFING PRODUCTS INCLUDE SHINGLES, UNDERLAYMENT AND VENTILATION

THIS STRUCTURE IS LOCATED IN THE WIND BORNE DEBRIS REGION AND HAS BEEN DESIGNED AS AN ENCLOSED STRUCTURE. AS SUCH, THE BUILDER MUST SUPPLY OPENING PROTECTION IN ACCORDANCE WITH SECTION 1609.1.2 AND/OR SECTION R301.2.1.2 AND LOCAL BUILDING JURISDICTION.

SHEET INDEX

ST-1..... STRUCTURAL SPECIFICATIONS
ST-2..... FOUNDATION PLAN
ST-2D..... FOUNDATION SECTIONS
ST-3..... 1ST LEVEL STRUCTURAL FRAMING & MASONRY PLAN
ST-3A..... 1ST LEVEL FLOOR & ROOF FRAMING PLAN
ST-4..... 2ND LEVEL STRUCTURAL FRAMING PLAN (IF APPLICABLE)
ST-4A..... 2ND LEVEL ROOF FRAMING PLAN (IF APPLICABLE)
ST-5..... TYPICAL WALL SECTION SHEET
ST-6..... SECTIONS AND DETAILS
ST-7..... SECTIONS AND DETAILS

TABLE 2: WOOD STRUCTURAL PANEL SHEATHING REQUIREMENTS

NOTES 3,4

TYPICAL EXTERIOR WALL SHEATHING (NOTE 2)	STUCCO AND DIRECTLY ADHERED STONE (NOTE 6)	MIN 7/16" 24/16 SPAN RATED OSB OR PLYWOOD INSTALLED HORIZONTALLY W/ 8d COMMON; 6" O.C. EDGE AND FIELD. 2x4 BLOCKING IS RECOMMENDED AT UNSUPPORTED PANEL EDGES.
	ALL OTHER VENEER	MIN 7/16" 24/16 SPAN RATED OSB OR PLYWOOD INSTALLED VERTICALLY (BLOCKED PANEL EDGES REQUIRED) OR HORIZONTALLY (UNBLOCKED PANEL EDGES, UNO) W/ 8d COMMON; 6" O.C. EDGES AND FIELD
ROOF DECK SHEATHING (NOTE 1)	METAL ROOF	MIN 15/32" 32/16 SPAN RATED PLYWOOD INSTALLED WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS W/ RSRS-03 NAILS: 4" O.C. AT PANEL EDGES AND 6" O.C. IN THE FIELD (UNBLOCKED PANEL EDGES, UNO).
	SHINGLE ROOF	MIN 7/16" 24/16 SPAN RATED OSB OR PLYWOOD INSTALLED WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS W/ RSRS-01 NAILS: 6" O.C. AT PANEL EDGES, AND 6" O.C. IN THE FIELD (UNBLOCKED PANEL EDGES, UNO).
FLOOR DECK SHEATHING: (NOTE 5)		23/32" T&G OSB OR PLYWOOD W/ COMMON: 6" O.C AT PANEL EDGES, 12" O.C. IN THE FIELD (UNBLOCKED PANEL EDGES, UNO).
PORCH CEILING BOARD SHEATHING:		MIN 3/8" OSB OR PLYWOOD OR CDX INSTALLED PERPENDICULAR TO SUPPORTS W/ 8d COMMON: 3" O.C. AT PANEL EDGES, 12" O.C. IN THE FIELDOR MIN½" EXTERIOR GYPSUM CEILING BOARD, FASTEN w/ 5d x 15/8" COOLER NAIL OR NO.6 x 1¼" LONG SCREWS @ 4" O.C. EDGES, 8" O.C. FIELD (UNBLOCKED PANEL EDGES, UNO).

NOTES:
1. FOR SHEATHING THICKNESS GREATER THAN 15/32" CATEGORY, USE RSRS-03 NAILS.
2. COMMON NAILS IN WALL SHEATHING MAY BE SUBSTITUTED W/ 8d GALVANIZED BOX NAILS.
3. ZIP WALL SHEATHING IS AN ACCEPTABLE ALTERNATE FOR APA RATED WOOD STRUCTURAL PANEL.
4. ALL WOOD STRUCTURAL PANEL SHALL CONFORM TO THE MOST CURRENT APPLICABLE SPECIFICATION AND SUPPLEMENTS OF CURRENT APPROVED APA.MANF. SPECIFICATIONS.
5. FLOOR FASTENERS ARE MINIMUM REQUIRED FOR DIAPHRAGM DESIGN. FOR INCREASED FLOOR PERFORMANCE AND TOHELP REDUCE SQUEAKING, RSRS-01 NAILS OR 8d SCREW NAILS ARE RECOMMENDED.
6. 15/32" 32/16 SPAN RATED OSB OR PLYWOOD WITH BLOCKED PANEL EDGES IS AN APA RECOMMENDATION PER APA TECHNICAL BULLETIN Q370 WHEN STUCCO LATH IS ATTACHED DIRECTLY TO OSB OR PLYWOOD. SHOULD BUILDER SPECIFICATIONS ALLOW, MIN STRUCTURAL REQUIREMENTS ARE7/16" 24/16 SPAN RATING INSTALLED HORIZONTALLY. INCLUDES FULL AND PARTIAL HEIGHT VENEER APPLICATIONS
7. ROOF DECK SHEATHING HAS BEEN ENGINEERED TO RESIST ASCE 7 WIND LOADS IN ACCORDANCE WITH FRC R301.2.1.1

TABLE 3: NAIL SIZE LEGEND

NOTES 1, 2, 3, 4

	DIAMETER	LENGTH
8d COMMON	0.131"	2-½"
RSRS-01	0.113"	2-⅜"
RSRS-03	0.131"	2-½"
10d x 1-½"	0.148"	1-½"
10d	0.131"	3"
10d COMMON	0.148"	3"
12d COMMON	0.148"	3-¼"
16d SINKER	0.148"	3-¼"
16d COMMON	0.162"	3-½"

NOTES:
1. INSTALL 10d NAILS UNLESS OTHERWISE SPECIFIED.
2. COMMON WIRE NAILS AND THREADED HARDENED STEEL NAILS SHALL CONFORM TO THE NOMINAL SIZES SPECIFIED IN ASTM F1667. NOMINAL DIAMETER SIZES APPLY TO FASTENERS BEFORE APPLICATION OF PROTECTIVE COATING.
3. WHEN A BORED HOLE IS REQUIRED TO PREVENT SPLITTING OF A WOOD DUE TO FASTENER PENETRATION, THE BORED HOLE SHALL NOT EXCEED 75% OF THE NAIL OR SPIKE DIAMETER.
4. THE NOMINAL DIAMETER AND LENGTH OF TYPICAL FASTENERS SPECIFIED FOR THIS PROJECT ARE AS LISTED IN TABLE3.

TABLE 4: FASTENERS IN PRESSURE TREATED LUMBER

PRESERVATIVE	FASTENER TYPE
ACZA	STANDARD CARBON STEEL
SODIUM BORATE (NOTE 1)	STAINLESS CONNECTORS AND FASTENERS REQUIRED.
ALL OTHER PT (INCLUDING ACQ & MCQ)	CONNECTORS MUST HAVE Z-MAX, G120 OR TRIPLE ZINC COATED FINISH. ALL FASTENERS MUST BE HOT DIPPED GALVANIZED.

NOTES:
1. SILL PLATES W/ SODIUM BORATE TREATMENTS BEARING ON CONCRETE OVER VAPOR BARRIER ARE NOT DIRECTLY EXPOSED TO EARTH OR WEATHER AND HAVE BEEN PROVEN TO BE NON-CORROSIVE TO CARBON STEEL FASTENERS.

TABLE 5: EXTERIOR HEAD JAMB AND SILL FRAMING

ROUGH OPENING WIDTH	HEAD JAMB OR SILL SIZE	FASTENERS AT EACH END
50" OR LESS	(1) 2x4 OR (1) 2x6	(4) 10d TOE-NAILS
GREATER THAN 50" UP TO 76"	(2) 2x4 OR (1) 2x6	(6) 10d TOE-NAILS
GREATER THAN 76"	SEE FLOOR PLAN	SEE FLOOR PLAN

1. WINDOWS WITH INTERMEDIATE JACK STUDS MAY BE TREATED AS SEPARATE OPENINGS.
2. HEAD JAMB AND SILL OUTSIDE THE SCOPE OF THIS SCHEDULE HAVE BEEN ENGINEERED AS WIND-LOAD HEADER AND SILL. SEE PLAN.

PRE-ENGINEERED TRUSSES

1. NOTE : ROOF TRUSS TOP CHORDS SHALL HAVE A MINIMUM SPECIFIC GRAVITY OF 0.49 (SYP SPECIES OR BETTER)
2. ROOF OR FLOOR TRUSSES FABRICATED TO ACHIEVE THE ROOF PLANES DEPICTED ON THE ARCHITECTURAL PLANS SHALL BE DESIGNED UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER. ENGINEERING SHOP DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH ANSI/TPI AND SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION. DESIGN CRITERIA IS LOCATED ON SHEET ST-1 OF THE PLAN SETTEMPORARY BRACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LEFT IN PLACE AFTER CONSTRUCTION IS COMPLETE.
3. TRUSSES SHALL BE DESIGNED TO MATCH THE ORIENTATION, SPAN DIRECTION, SPACING, BEARING & LOCATION OF THE FRAMING PLAN SHOWN HERE.
4. THE TRUSS ENGINEER SHALL PROVIDE ALL TRUSS TO TRUSS CONNECTION DESIGN AND SPECIFICATIONS AND SUBMIT THEM UNDER SIGN AND SEAL WITH THE TRUSS SHOP DRAWINGS.
5. TRUSS UPLIFTS HAVE BEEN CALCULATED BY THE ENGINEER OF RECORD AND TAKEN INTO CONSIDERATION DURING THE DESIGN OF THE UPLIFT RESTRAINT SYSTEM FOR THIS STRUCTURE. AS SUCH, THE REPORTED UPLIFTS ON THE TRUSS SHOP DRAWINGS MAY BE DISREGARDED.

TABLE 6: METAL CONNECTOR SCHEDULE

NOTES 2, 3, 4

MITEK & SIMPSON CONNECTORS IN CORRESPONDING ROWS BELOW ARE EQUAL ALTERNATIVES AND MAY BE CONSIDERED INTERCHANGEABLE

SIMPSON	SIMPSON FASTENERS	MITEK	MITEK FASTENERS
DTT2Z (NOTE 2)	(8)¼" X 1 ½" SDS SCREWS IN STUD ½" Ø X 4 ½" EMBED EPOXY OR SCREW ANCHOR	DTB-TZ	(8)¼" x 1½" WS15-GC WOOD SCREWS IN STUD ½ Ø x 4½" EMBED EPOXY OR SCREW ANCHOR
HTT5 (NOTE 2)	(26) 0.162" x 2 ½" IN STUD/BEAM/TRUSS ⅝" Ø x 6" EMBED ANCHOR IN CONCRETE	HTT45	(26) 0.162" x 2 ½" IN STUD/BEAM/TRUSS ⅝" Ø x 6" EMBED ANCHOR IN CONCRETE
META16	(7) 10d x 1 ½" IN TRUSS 4" WET EMBED IN GROUTED BLOCK WALL	HTA16-18	(7) 10d x 1 ½" IN TRUSS 4" WET EMBED IN GROUTED BLOCK WALL
META20	(8) 10d x 1 ½" IN TRUSS 4" WET EMBED IN GROUTED BLOCK WALL	HTA20-18	(9) 10d x 1 ½" IN TRUSS 4" WET EMBED IN GROUTED BLOCK WALL
HU48, HUC48, HU28-2, HUC28-2	(14) 16d COMMON IN HEADER (6) 10d COMMON IN BEAM	HD48, HD48IF, HD28-2, HD28-2IF	(14) 16d COMMON IN HEADER (6) 10d COMMON IN BEAM
HU410, HUC410, HU210-2, HUC210-2	(18) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM	HD410, HD410IF, HD210-2, HD210-2IF	(18) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM
HUC212-2	(22) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM	HD212-2IF	(22) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM
HGA10KT	(4)¼" x 1 ½" SDS SCREW IN TRUSS/RAFTER (4)¼" x 3" SDS SCREWS IN TOP PLATE	HGA10	(4) ¼" x 1½" WS15 SCREWS IN TRUSS/ RAFTER (4) ¼" x 3" WS3 SCREWS IN TOP PLATE
HGAM10KT	(4) SDS ¼" x 1 ½" SCREWS IN TRUSS/RAFTER (4) ¼" x 2½" TITEN SCREWS IN MASONRY	HGAM10KT	(4) ¼" x 1½" WS15 SCREWS IN TRUSS/ RAFTER (4) ¼" x 1½" WEDGE BOLT OR EQUIVALENT IN MASONRY
HDQ8	(20) ¼" x 3" SDS SCREWS IN STUD & ¼" DIA. x 12" EMBED ANCHOR IN CONCRETE	UPHD8	(24) ¼" x 3" WS3 SCREWS IN STUD & ¾" DIA. x 12" EMBED ANCHOR IN CONCRETE

SIMPSON	SIMPSON FASTENERS	MITEK	MITEK FASTENERS
MSTA24	(9) 10d COMMON EACH END	MSTA24	(9) 10d COMMON EACH END
MSTA36	(13) 10d COMMON EACH END	MSTA36	(13) 10d COMMON EACH END
MSTAM36 (NOTE 7)	(7) 10d COMMON IN WOOD FRAMING (4) ¼" x 2 ½" TITEN SCREWS IN MASONRY	MSTAM36 (NOTE 7)	(7) 10d COMMON IN WOOD FRAMING (5) ¼" x 2 ½" TAPCON IN MASONRY
HTS20	(11) 10d x 1 ½" IN TRUSS/RAFTER (11) 10d x 1 ½" IN STUD	HTW20	(11) 10d x 1 ½" IN TRUSS/RAFTER (11) 10d x 1 ½" IN STUD
HTSM20	(10) 10d x 1 ½" IN TRUSS/RAFTER (4) ¼" x 2 ½" TITEN IN MASONRY	HTWM20	(8) 10d x 1½" IN TRUSS/RAFTER (4) ¼" x 3" WEDGE BOLT OR EQUIVALENT IN STUD
LGT2	(16) 16d COMMON IN TRUSS/RAFTER (7) ¼" x 2 ½" TITEN SCREWS IN MASONRY	LUGT2	(16) 10d COMMON TO TRUSS/RAFTER (5) D" x 3" WEDGE BOLT OR EQUIVALENT
LGT3	(26) 16d SINKER IN WALL FRAMING (12) SDS ¼" x 2 ½" IN TRUSS	LUGT3	(28) 16d SINKER IN WALL FRAMING (12) WS25 ¼" x 2 ½" IN TRUSS
SDWC15450, SDWC15600		NO MITEK EQUIVALENT	
MSTCM60	(26) 10d COMMON IN WOOD FRAMING (14) ¼" x 2 ½" TAPCON IN MASONRY	MSTCM60	(26) 10d COMMON IN WOOD FRAMING (14) ¼" x 2 ½" TAPCON IN MASONRY
ABU44 (NOTE 6)	(12) 16d COMMON NAILS ⅝" Ø x 7" EMBED EPOXY	PAU44	(12) 16d COMMON NAILS ⅝" Ø x 7" EMBED EPOXY
ABU66 (NOTE 6)	(12) 16d COMMON NAILS ⅝" Ø x 7" EMBED EPOXY	PAU66	(12) 16d COMMON NAILS ⅝" Ø x 7" EMBED EPOXY

NOTES:
1. SIMPSON ACRYLIC-TIE ADHESIVE OR EQUAL SHALL BE USED IN ALL DRILLED AND EPOXIED ANCHOR APPLICATIONS. ANCHOR BOLT, THREADED ROD, OR DOWELED REINFORCING STEEL MAY BE EMBEDDED TO THE SPECIFIED DEPTH, IN A HOLE AS SPECIFIED BY MANUFACTURER (TYPICALLY 1/16" TO 1/8" GREATER THAN SPECIFIED ANCHOR DIAMETER). ADHESIVE/EPOXY MUST FILL THE HOLE IN THE CONCRETE AND WOOD BOTTOM PLATE. MANUFACTURER'S SPECIFICATIONS MUST BE FOLLOWED FOR PROPER INSTALLATION.
2. REFER TO SIMPSON OR MITEK CATALOG FOR ADDITIONAL INSTALLATION INSTRUCTIONS.
3. IF CONNECTOR IS NOT LISTED ABOVE, CONTACT EOR FOR SPECIFIC FASTENING REQUIREMENTS.
4. POSITIVE PLACEMENT GUN NAILS, 2½" LONG, WITH EQUIVALENT DIAMETER TO COMMON NAILS SPECIFIED ABOVE MAY BE USED FOR ABU POST BASE ANCHORS, CS16, AND MSTA FLAT STRAPS.
5. MASONRY APPLICATION REQUIRE EQUIVALENT NUMBER OF TITEN ANCHORS IN LIEU OF 16d NAILS TO HDR CONNECTION. CMU REQUIRES ½" Ø x 2 ½" TITENS ILO 16d. CONCRETE REQUIRES EQUIVALENT NUMBER OF ½" Ø x 1 ¾" TITENS ILO 16d.
6. MASONRY SCREWS AT EXTERIOR CMU APPLICATIONS TO HAVE FLAT HEADS.

MASONRY NOTES

1. ALL MASONRY UNITS SHALL MEET ASTM C90 STANDARD WITH f'm= 2000PSI AND SHALL BE ERECTED IN RUNNING BOND WITH TYPE M OR S MORTAR OVER FULL BED.
2. SHOULD LIMITED AREAS OF STACK BOND MASONRY EXIST, EVERY OTHER COURSE SHALL BE EQUIPPED w/ 9 GAUGE LADDER TYPE HORIZONTAL JOINT REINFORCEMENT
3. ALL GROUT TO BE MIXED PER ASTM C476 STANDARDS AND INSTALLED TO COMPLY WITH FBC R606.3.5. f'c = 3,000 PSI.
4. VERTICAL WALL REINFORCING TO BE ASTM A615 GRADE 60 REBAR.
5. LAPS BETWEEN VERTITICAL REINFORCING AND DOWELS TO BE 30".
6. VERTICAL REINFORCING TO HAVE 10' STANDARD HOOK INTO BOND BEAM. DOWEL TO HAVE 10' STANDARD HOOK INTO FOOTING
7. PRE-CAST MASONRY LINTELS: SEE "LINTEL SCHEDULE" ON STRUCTURAL PLAN SHEET.
8. PROVIDE MOISTURE BARRIER FOR ALL UNTREATED LUMBER IN CONTACT WITH MASONRY OR CONCRETE.

CONCRETE AND FOUNDATION NOTES

1. CONCRETE COMPRESSIVE STRENGTH FOR FOOTINGS= 2,500 PSI AT 28 DAYS (UNO).
2. CONCRETE COMPRESSIVE STRENGTH FOR SLAB = 2,500 PSI AT 28 DAYS (UNO).
3. ALL REINFORCING STEEL #3 AND BIGGER SHALL BE ASTM A615 GRADE 40 DEFORMED BARS (UNO).
4. ALL REINFORCING STEEL SHALL HAVE 90 DEGREE BEND AT CORNERS WITH A 24" LAP24" LONG #4 BAR IS RECOMMENDED TO BE INSTALLED AT ALL REENTRANT CORNERS.
5. FIBERMESH IS AN ACCEPTABLE ALTERNATIVE AND SHALL NOT REQUIRE WWF.FIBER LENGTHS SHALL BE ½" TO 2" IN LENGTH. DOSAGE AMOUNTS SHALL RANGE FROM 0.75 TO 1.5 POUNDS PER CUBIC YARD IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SYNTHETIC FIBERS SHALL COMPLY WITH ASTM C1116. THE MANUFACTURER OR SUPPLIER SHALL PROVIDE CERTIFICATION OF COMPLIANCE WHEN REQUESTED BY THE BUILDING OFFICIAL.
6. MASONRY STEMWALL AND MONOLITHIC FOOTING ARE INTERCHANGEABLE.
7. EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 PSF IN ACCORDANCE WITH TABLE R401.4.1, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
8. CONCRETE FLOOR SLABS ON GRADE SHALL BE INSTALLED OVER A MINIMUM 6 MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED 6" AND SEALED OVER CLEAN, COMPACTED EARTH OR FILL WITH CODE APPROVED PROVISIONS FOR PREVENTION OF SUBTERRANEAN TERMITES.
9. STEMWALLS OVER 4 COURSES TALL REQUIRE SPECIAL ATTENTION TO BRACING DURING CONSTRUCTION. CONTACT ENGINEER OF RECORD IF THIS CONDITION EXISTS.
10. TO CONTROL CRACKING, CUT 1" SAWCUTS IN THE SLAB IN A 15'x15' GRID WITHIN 12 HOURS OF CONCRETE PLACEMENT. CONTACT EOR FOR ALTERNATIVE METHODS.CONTROL JOINTS ARE NOT REQUIRED WHEN WWF OR FIBERMESH ARE INCLUDED WITH CONCRETE WORK.
11. DO NOT SCALE FOOTING DIMENSIONS AND LOCATIONS FROM THE FOUNDATION PLAN. DO NOT DETERMINE FOOTING LOCATION FROM ARCHITECTURAL PLANS OR FRAMING PLAN. IF FOOTING SIZE OR LOCATION IS NOT DETERMINATE FROM USE OF FOUNDATION PLAN ALONE, CONTACT THE ENGINEER OF RECORD.

LEGEND

OR	"OR" SHALL MEAN THAT EITHER OPTION PROVIDED IS AN EQUAL ALTERNATIVE FOR THE APPLICATION SHOWN
UNO	UNLESS NOTED OTHERWISE ON PLAN OR DETAIL
EOR	ENGINEER OF RECORD
EW	EACH WAY
OSB	ORIENTED STRAND BOARD
WSP	WOOD STRUCTURAL PANEL
SYP	SOUTHERN YELLOW PINE
SPF	SPRUCE-PINE-FUR
CONT	CONTINUOUS
O.C.	ON CENTER
LSL	1.55E TIMBERSTRAND LSL ENGINEERED LUMBER, 1¾" WIDE, UNO. (3 ½" WIDE LSL BEAMS ARE EQUIVALENT TO 2-PLY 1½" BEAM)
LVL	2.0E MICROLLAM LVL ENGINEERED LUMBER, 1¾" WIDE
PSL	2.0E PARALLAM PSL ENGINEERED LUMBER, 3 ½" WIDE, UNO.
SYS 42	PROPERLY RATED OPEN WEB HEADER
OPT	OPTIONAL

HEADER FRAMING

1. ALL HEADER JACK AND KING STUDS SHALL BE FASTENED TO EACH OTHER WITH (2) ROWS 10d @ 8" O.C. STAGGERED.
2. ALL HEADERS TO BE FRAMED W/ NO.2 SYP
3. FASTEN ALL MULTI-PLY HEADERS TOGETHER WITH (2) ROWS 10d @ 8" O.C., STAGGERED ALONG EACH EDGE.
4. FASTEN ALL HEADERS TO KING STUDS WITH (3) 8d TOE NAILS
5. IF HEADER NOT SPECIFIED, CONTACT ENGINEER OF RECORD.
6. CRIPPLE BLOCKS BELOW LOAD-BEARING HEADERS MAY BE FRAMED AT 24" O.C.
7. IN ANY LOCATION WHERE A 2x_ BEAM OR HEADER IS PROVIDED, IT IS ACCEPTABLE TO USE AN ENGINEERED LVL BEAM OR HEADER OF EQUIVALENT SIZE.
8. NON BEARING HEADERS: DUE TO LIGHTLY LOADED CONDITIONS, 38" OR LESS CLEAR-OPENINGS IN AN EXTERIOR WALL DO NOT REQUIRE LOAD BEARING HEADER, SEE PLAN.

FRAMING NOTES

1. ALL LUMBER SPECIFIED ON DRAWINGS IS INTENDED FOR DRY USE ONLY, UNO. ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAILED BY OTHER.
2. ALL METAL CONNECTORS SPECIFIED ON PLAN ARE IN ADDITION TO FRAMING FASTENER REQUIREMENTS LISTED IN TABLE 2304.10.1
3. FASTEN ALL MULTI-PLY STUD COLUMNS AND CORNERS TOGETHER WITH (2) ROWS 10d @ 8" O.C. STAGGERED. UPPER LEVEL MULTI-PLY STUD GROUPS BELOW ALL GIRDER LOCATIONS TO BE CONTINUOUS THROUGH FLOOR SYSTEM TO FOUNDATION. (NOT REQUIRED BELOW HEADER JACK/KING STUD GROUPS)
4. FASTEN ALL STUDS TO BOTTOM AND TOP PLATES WITH (4) 8d TOE NAILS OR (2)16d COMMON END NAILS.
5. FASTEN ALL TRUSSES AND RAFTERS TO TOP PLATES WITH (3) 8d TOE NAILS.
6. ALL MULTI-PLY TRUSS GIRDERS AND BEAMS TO HAVE SOLID STUD GROUP BELOW MATCHING GIRDER OR BEAM THICKNESS AND MATCHING WALL STUD SPECIFICATIONS AS NOTED ON STRUCTURAL PLAN, UNO.
7. EXTERIOR WALL DESIGN ASSUMES CONTINUOUSLY SHEATHED WITH OSB OR PLYWOOD
8. EXTERIOR WALLS SHALL BE FRAMED W/ NO.2 SPF STUDS AND NO.2 SYP PLATES. INTERIOR LOAD-BEARING WALLS SHALL BE FRAMED W/ SPF STUD GRADE OR BETTER AND NO.2 SYP PLATES
9. NON-LOAD BEARING INTERIOR WALLS MAY BE FRAMED W/ 2x_ SPF @ MAX 24" O.C. OR METAL STUD FRAMING MAX 24" O.C. , EXCEPT WHERE WALLS SUPPORT TILE.

2024 V1.0
TM-150C CMU-WD

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CARLSBAD

BASE PLAN
40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006824
DRAWN: ETC
CHECKED: DB

07-25-2025

REVISIONS:

No.	Description	Date

ST-1 (150C)

CMU/METAL CONNECTOR ENGINEERING

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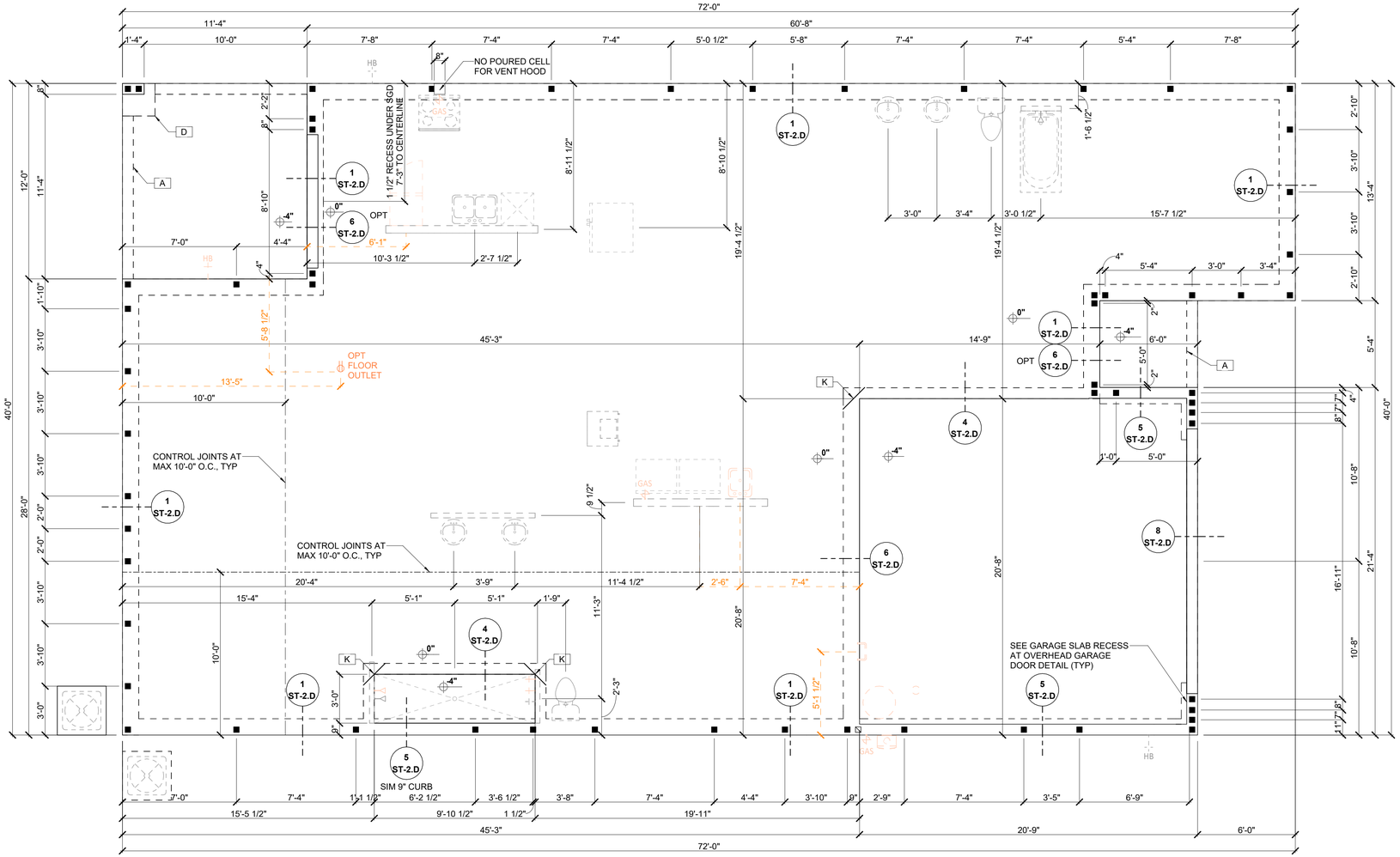

FOUNDATION PLAN - TRADITIONAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

2020 V1.0

GENERAL FOUNDATION NOTES:

- CONCRETE SLAB ON GRADE SHALL BE MINIMUM 3 1/2" THICK AND HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI UNO.
- EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 psf, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
- IF CONTRACTOR OR BUILDING OFFICIAL DETERMINES THAT THE SOIL IS NOT SUITABLE FOR 2,000 PSF BEARING CAPACITY, CONTACT EOR. ADDITIONAL FOUNDATION WORK MAY BE REQUIRED.
- SLIDING GLASS DOOR FRAMES MUST BE RECESSED INTO THE SLAB IN ACCORDANCE WITH THE BUILDING CODE. CONSULT ARCHITECTURAL PLANS FOR LOCATION OF SLIDING GLASS DOORS.
- MASONRY STEMWALL AND MONOLITHIC FOOTINGS ARE INTERCHANGEABLE. SEE SHEET ST-2D FOR INTERCHANGEABLE STEMWALL & MONOLITHIC SECTIONS (DETAILS 1/2 & 5/7).
- 24" LONG #4 BAR IS TO BE INSTALLED AT ALL RE-ENTRANT CORNERS, SEE "RE-ENTRANT CORNER DETAIL" ON SHEET ST-2D.

FOUNDATION KEYNOTES: DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

A	8"x8" DEEP THICKENED EDGE w/ (1) #4 CONT	B	12" DEEP FTG UNDER BOX COLUMN, FTG TO BE PROJECTED MIN 6" AS SHOWN
C	16"SQx12" DEEP FTG	D	24"SQx20" DEEP FTG w/ (3) #4 EW
E	30"SQx20" DEEP FTG w/ (4) #4 EW	F	36"SQx20" DEEP FTG w/ (4) #4 EW
G	48"SQx24" DEEP FTG w/ (5) #4 EW, T&B	H	#5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1
J	• SOLID FILL CMU PIER, MATCHING CMU COLUMN SIZE ABOVE • PROVIDE MIN (1) #5 FULL-HEIGHT, VERTICAL REINFORCEMENT TO BEND 90° @ BOTTOM & TIE INTO FOOTING REINFORCEMENT • CMU PIER ON 20" DEEP FTG W/ #4 @ 8" O.C. EW, FTG TO BE PROJECTED MINIMUM 6" LARGER THAN PIER ON ALL SIDES		
K	MIN 24" LONG #4 OR #5 BAR SET AT MID-DEPTH OF SLAB, TYP ALL RE-ENTRANT CORNERS		

CONTROL JOINT (CJ) NOTES:

1. TIMING
   - CUTS MUST BE MADE THE SAME DAY AS PLACEMENT. AS SOON AS THE CONCRETE HAS SET ENOUGH TO ALLOW SAWCUTS WITHOUT RAVELING THE COURSE AGGREGATE FROM THE CUT, MAKE THE CUT.
   - CUTS MADE THE NEXT DAY OR AT SUBSEQUENT TIMES DO NOT PROVIDE ADEQUATE PROTECTION AGAINST "RANDOM" CRACKING.
2. DEPTH

   THE CUT SHOULD BE AT LEAST 1" DEEP, BUT NOT MORE THAN 1 ¼" DEEP.
3. SEALING

   THE CUTS SHOULD BE SEALED WITH A SEMI-RIGID EPOXY OR ACRYLIC ADHESIVE SEALANT. BACKER ROD IS NOT REQUIRED.

CMU/METAL CONNECTOR ENGINEERING

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taylor morrison

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CARLSBAD

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006824

DRAWN: ETC

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-2 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

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FOUNDATION KEYNOTES: DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

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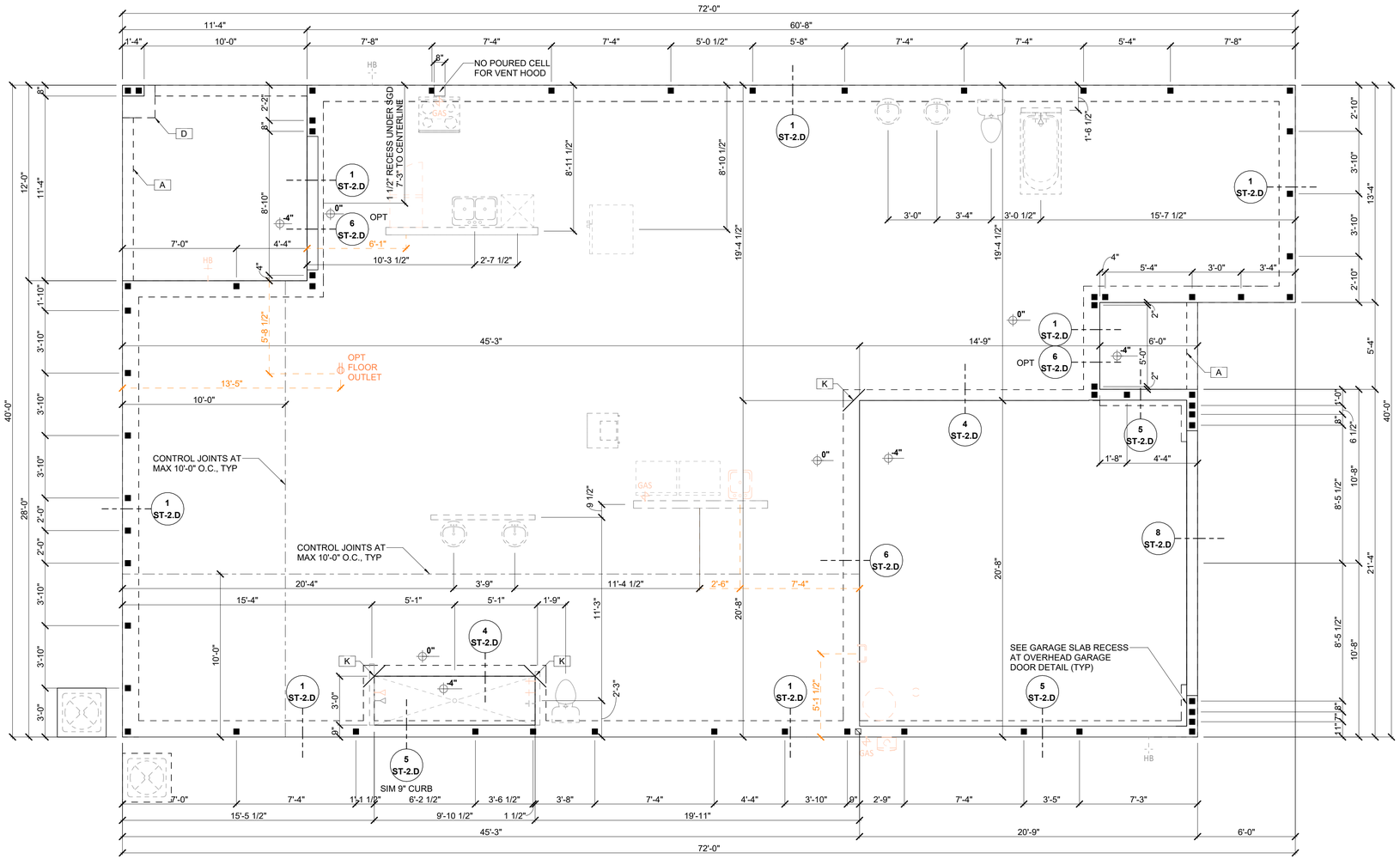

FOUNDATION PLAN - CRAFTSMAN A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

CMU/METAL CONNECTOR ENGINEERING

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CARLSBAD

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006824

DRAWN: ETC

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-2.2 (150C)

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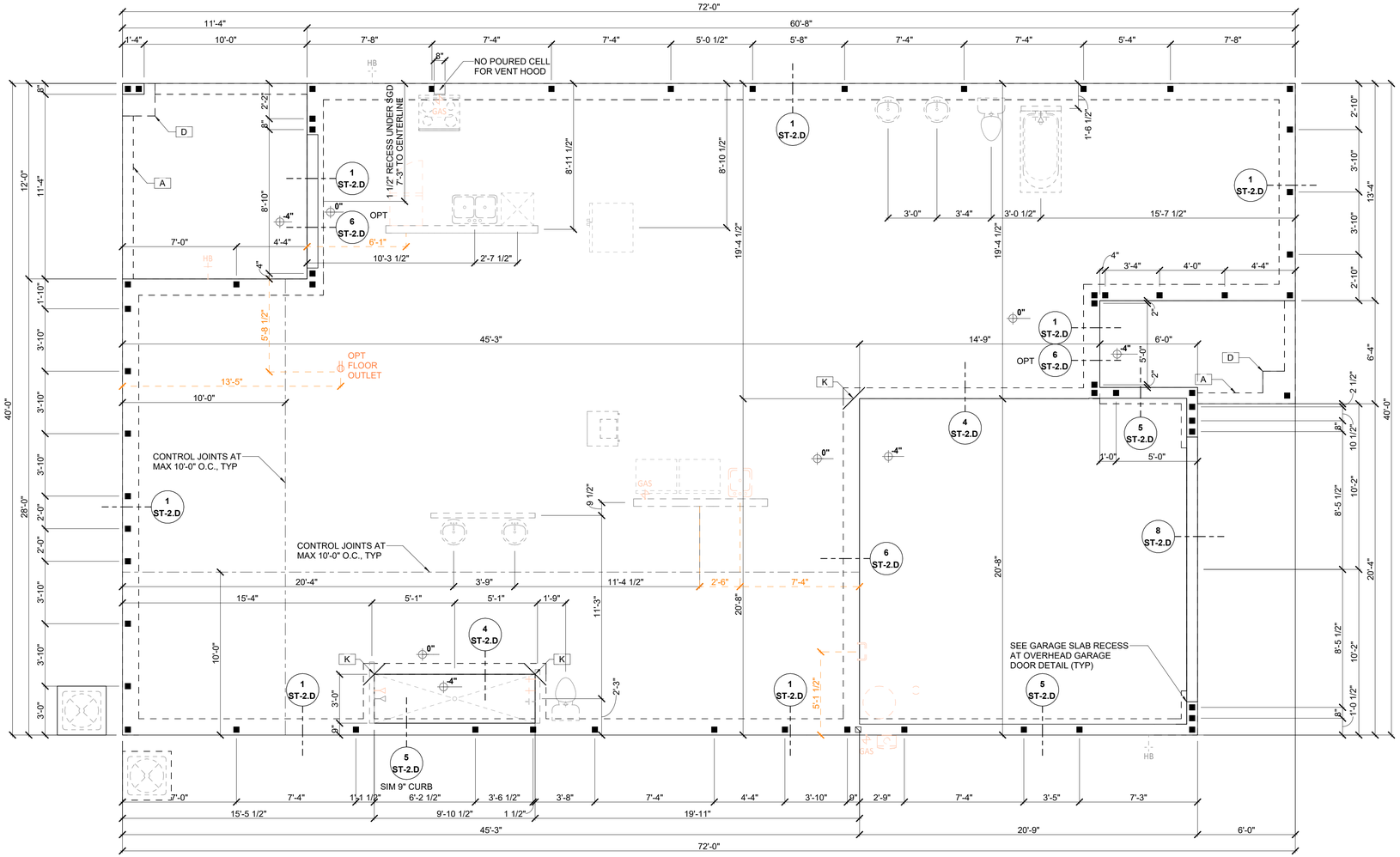

FOUNDATION PLAN - COASTAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

2020 V1.0

GENERAL FOUNDATION NOTES:

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- 24" LONG #4 BAR IS TO BE INSTALLED AT ALL RE-ENTRANT CORNERS, SEE "RE-ENTRANT CORNER DETAIL" ON SHEET ST-2D.

FOUNDATION KEYNOTES: DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

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G	48"SQx24" DEEP FTG w/ (5) #4 EW, T&B	H	#5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1

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• PROVIDE MIN (1) #5 FULL-HEIGHT, VERTICAL REINFORCEMENT TO BEND 90° @ BOTTOM & TIE INTO FOOTING REINFORCEMENT
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2. DEPTH

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3. SEALING

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CMU/METAL CONNECTOR ENGINEERING

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CARLSBAD

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006824
DRAWN: ETC
CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-2.4 (150C)

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FOUNDATION KEYNOTES: DC1

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G	48"SQx24" DEEP FTG w/ (5) #4 EW, T&B	H	#5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1
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K	MIN 24" LONG #4 OR #5 BAR SET AT MID-DEPTH OF SLAB, TYP ALL RE-ENTRANT CORNERS		

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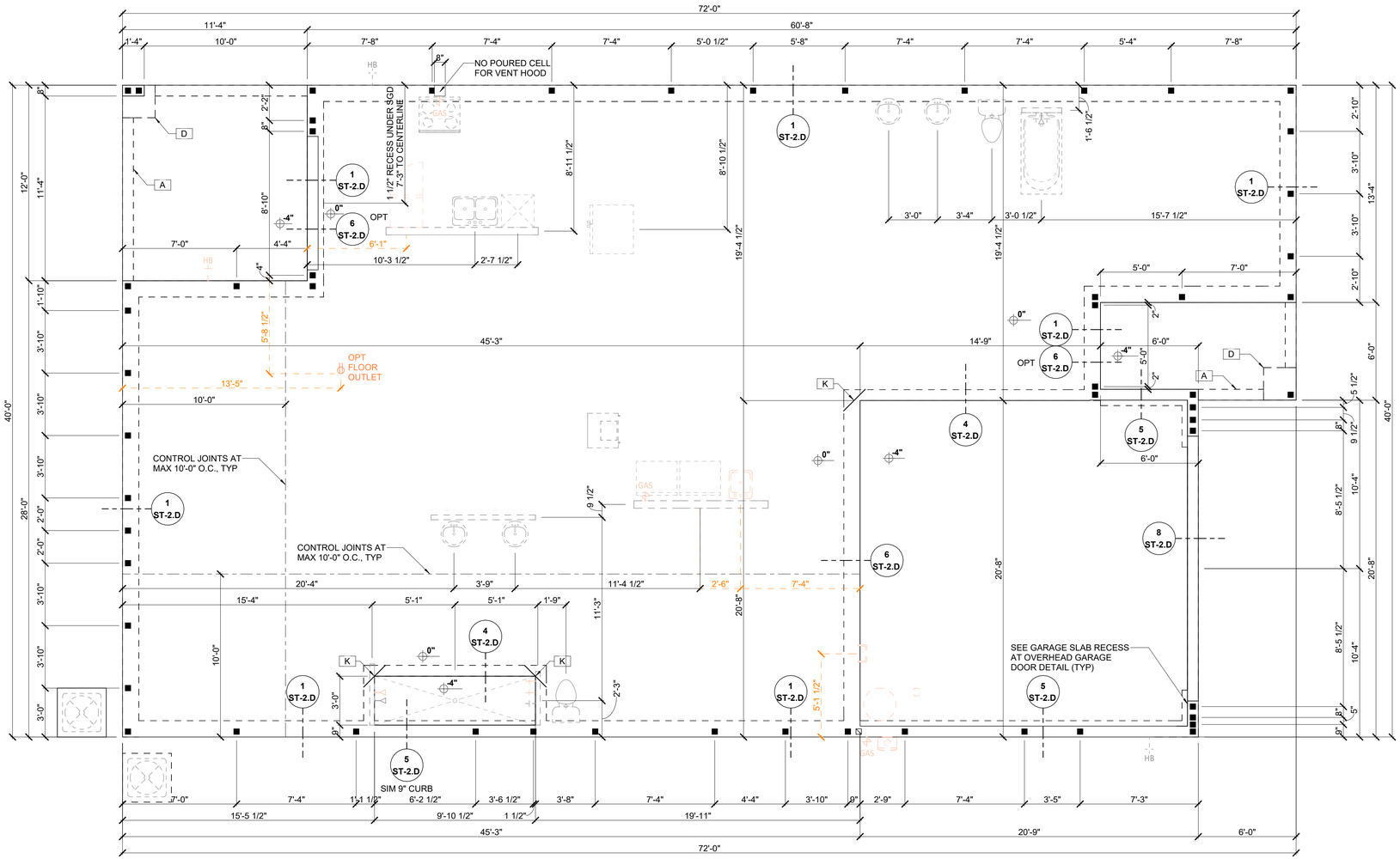

FOUNDATION PLAN - FARMHOUSE A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

CMU/METAL CONNECTOR ENGINEERING

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CARLSBAD

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006824

DRAWN: ETC

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-2.6 (150C)

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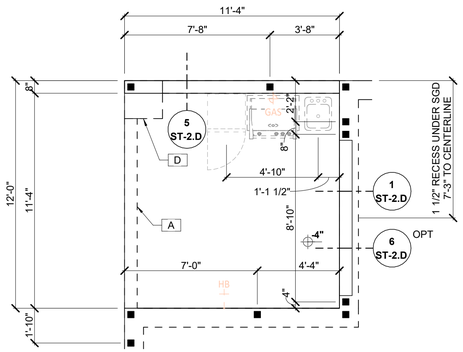
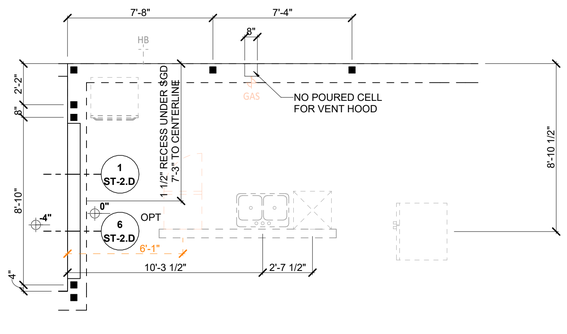


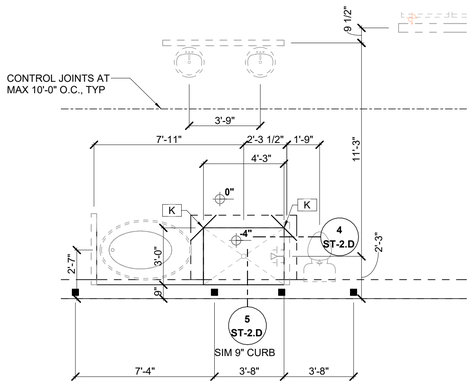
FOUNDATION PLAN - OPT OUTDOOR KITCHEN (SIM W/ ROUGH-IN) - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



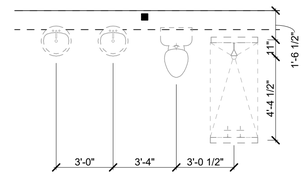
FOUNDATION PLAN - OPT GOURMET KITCHEN - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



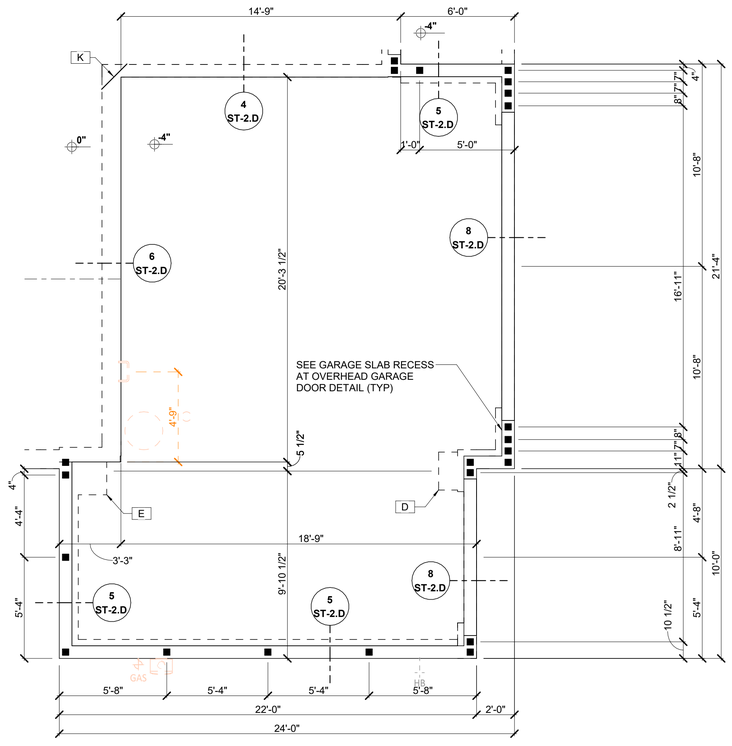
FOUNDATION PLAN - OPT DELUXE PRIMARY BATH - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FOUNDATION PLAN - OPT SHOWER @ BATH 2 - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FOUNDATION PLAN - OPT 3-CAR GARAGE - 150C

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2020 V1.0

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FOUNDATION KEYNOTES: DC1

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K	MIN 24" LONG #4 OR #5 BAR SET AT MID-DEPTH OF SLAB, TYP ALL RE-ENTRANT CORNERS		

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2. DEPTH

   THE CUT SHOULD BE AT LEAST 1" DEEP, BUT NOT MORE THAN 1 ¼" DEEP.
3. SEALING

   THE CUTS SHOULD BE SEALED WITH A SEMI-RIGID EPOXY OR ACRYLIC ADHESIVE SEALANT. BACKER ROD IS NOT REQUIRED.

CMU/METAL CONNECTOR ENGINEERING

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

CARLSBAD

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006824

DRAWN: ETC

CHECKED: DB

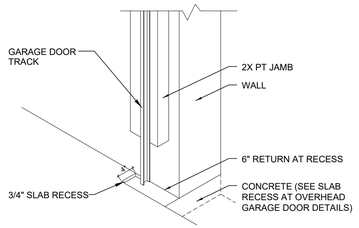
07-02-2025

REVISIONS:

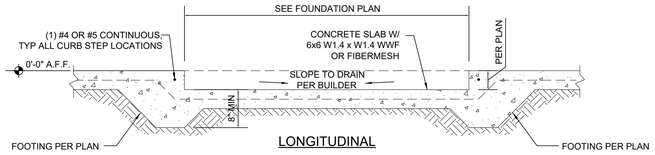
No.	Description	Date

ST-2.8 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



GARAGE SLAB RECESS AT OVERHEAD GARAGE DOOR DETAIL



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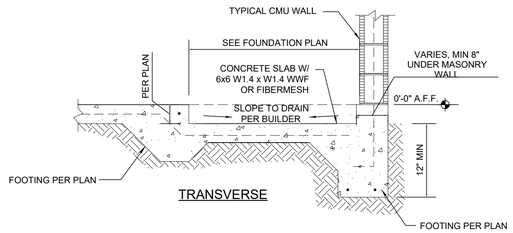
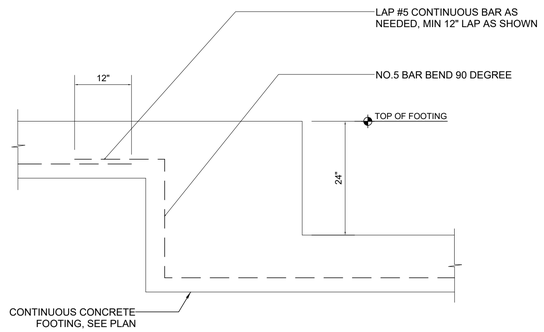
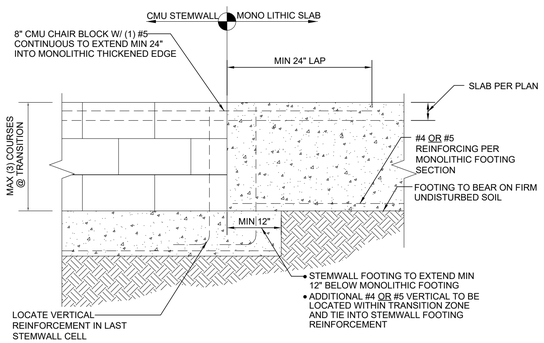


TRANSVERSE

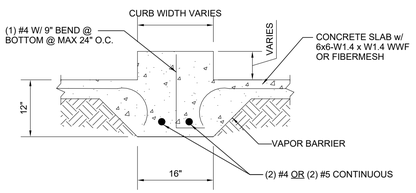
TYPICAL SHOWER RECESS DETAIL



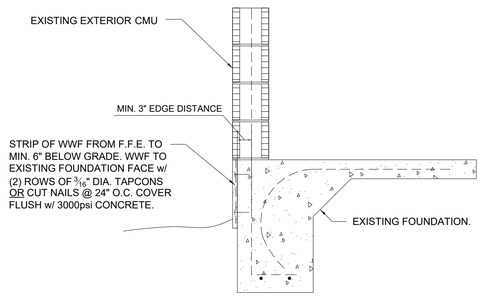
TYPICAL STEP IN FOOTING DETAIL



CMU STEMWALL TO MONOLITHIC TRANSITION DETAIL

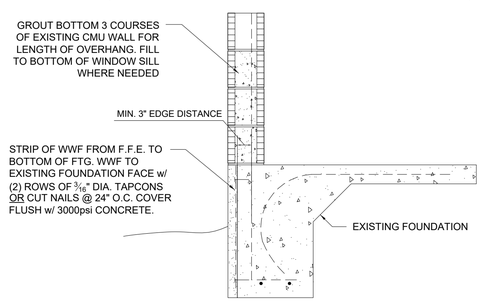


9 WALL CURB SECTION



8" CMU WALL OVERHANGS LESS THAN 1"

(THIS DETAIL IS A COSMETIC REPAIR AND IS RECOMMENDED BUT NOT REQUIRED)

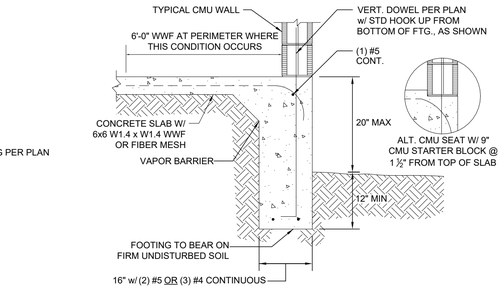


8" CMU WALL OVERHANGS 2.5" OR LESS

(THIS DETAIL IS A STRUCTURAL REPAIR AND IS REQUIRED)

NOTES:

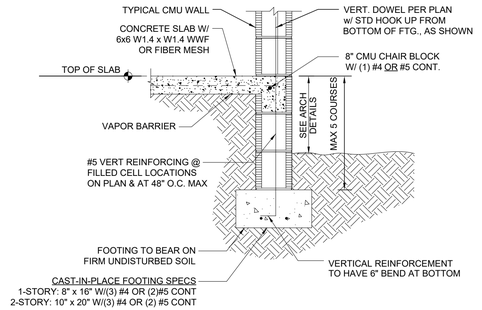
- IF EXISTING REBAR DOES NOT MEET 3" EDGE DISTANCE REQUIREMENT, REMOVE INSIDE FACE SHELL OF EXISTING CMU WALL AT ADJECENT CELL AND DRILL & EPOXY NEW FULL HT. VERTICAL #5 DOWEL W/ 12" EMBED INTO EXISTING FOUNDATION AND 4" EMBED INTO EXISTING BOND BEAM.
- IF MORE THAN (3) BARS DO NOT MEET THE REQUIRED 3" EDGE DISTANCE, CONTACT EOR.



1A MONOLITHIC FOOTING SECTION - 32" MAX DEPTH

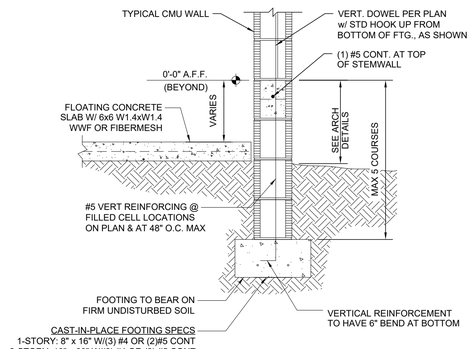
CONTACT EOR PRIOR TO CONSTRUCTION IF ANY OF THE FOLLOWING OCCUR:

- GROUND ADJACENT TO FTG SLOPES DOWN AND AWAY FROM STRUCTURE STEEPER THAN 1'-0" VERTICALLY PER 3'-0" HORIZONTALLY TO PREVENT EROSION OF SOIL.



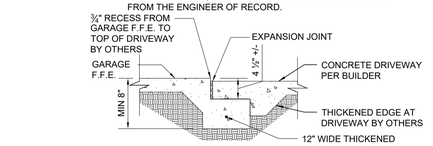
2 STEMWALL SECTION

- SPECIAL CARE SHOULD BE EXERCISED BY CONTRACTOR WHEN BACK FILLING BEHIND A STEM WALL, PARTICULARLY WHEN IT IS OVER 4 COURSES HIGH. SHOULD THIS CONDITION EXIST, RECOMMENDATIONS MAY BE OBTAINED FROM THE ENGINEER OF RECORD.

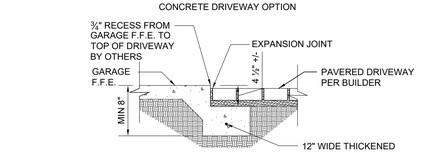


7 STEMWALL CURB SECTION

- SPECIAL CARE SHOULD BE EXERCISED BY CONTRACTOR WHEN BACK FILLING BEHIND A STEM WALL, PARTICULARLY WHEN IT IS OVER 4 COURSES HIGH. SHOULD THIS CONDITION EXIST, RECOMMENDATIONS MAY BE OBTAINED FROM THE ENGINEER OF RECORD.



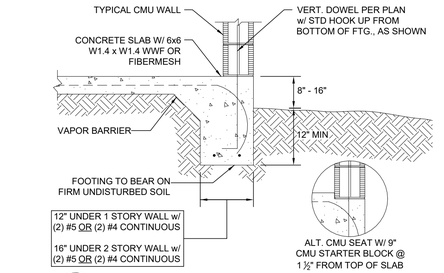
CONCRETE DRIVEWAY OPTION



PAVERED DRIVEWAY OPTION

8 GARAGE DOOR RECESS DETAIL

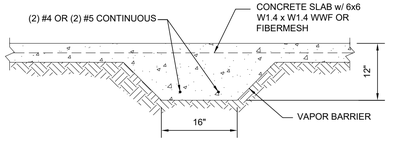
ONLY APPLICABLE AT GARAGE DOOR OPENING



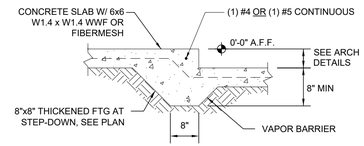
1 MONOLITHIC FOOTING SECTION - 28" MAX DEPTH

CONTACT EOR PRIOR TO CONSTRUCTION IF ANY OF THE FOLLOWING OCCUR:

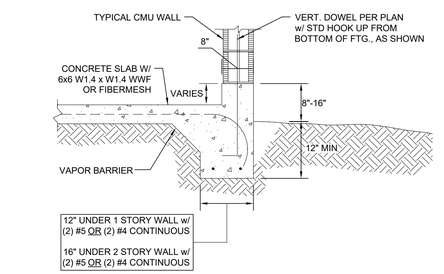
- GROUND ADJACENT TO FTG SLOPES DOWN AND AWAY FROM STRUCTURE STEEPER THAN 1'-0" VERTICALLY PER 3'-0" HORIZONTALLY TO PREVENT EROSION OF SOIL.



3 BEARING WALL FOOTING SECTION

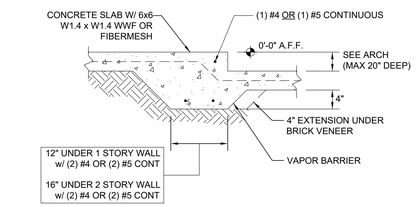


4 CURB STEP SECTION

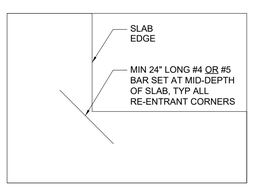


5 GARAGE EXT WALL CURB SECTION

CONTACT EOR PRIOR TO CONSTRUCTION IF ANY OF THE FOLLOWING OCCUR:
GROUND ADJACENT TO FTG SLOPES DOWN AND AWAY FROM STRUCTURE STEEPER THAN 1'-0" VERTICALLY PER 3'-0" HORIZONTALLY TO PREVENT EROSION OF SOIL.



6 BEARING CURB STEP SECTION



RE-ENTRANT CORNER DETAIL
(RECOMMENDED)
PLAN VIEW, DETAIL TYPICAL @ ALL RE-ENTRANT CORNERS

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0
TM CMU HD
DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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CARLSBAD

BASE PLAN
40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.006824**
DRAWN: **ETC**
CHECKED: **DB**

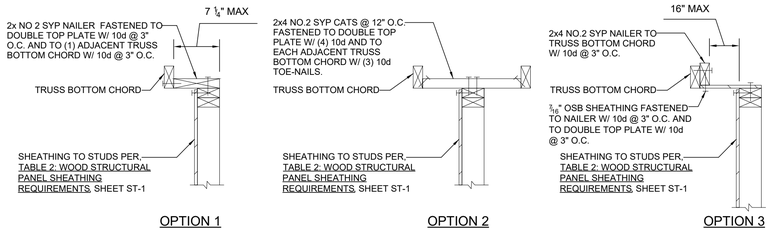
07-02-2025

REVISIONS:

No.	Description	Date

ST-2.D

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

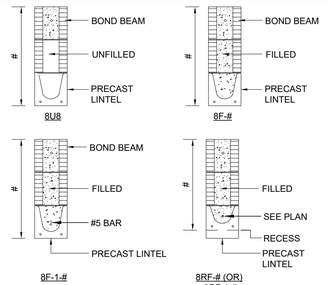


INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
2. THIS INTERIOR SHEARWALL DETAIL IS INTENDED FOR USE IN AREAS WHERE THE SHEARWALL RUNS PARALLEL TO THE TRUSSES. THIS IS A PREFERRED ALTERNATIVE TO FRAMING ABOVE THE PLATE LINE TO THE ROOF DECK.

LINTEL SCHEDULE

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F-1-36	LENGTH PER PLAN
L-2	8F-16	LENGTH PER PLAN
L-3	8U8	LENGTH PER PLAN
L-4	8F-1-16	LENGTH PER PLAN



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMPSON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.

LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¼" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

2 STUDS | TRUSS GIRDER
STRAP

- NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
- ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN
- BOTTOM OF STUD COLUMN CONNECTION
  • 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
  • 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

1 | MSTA24
1 | DTT2Z

- NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
- TYPE OF STRAP CONNECTING HEADER TO JACK STUD
- KING/JACK GROUP BOTTOM CONNECTION
  • 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
  • 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
- NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #→

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

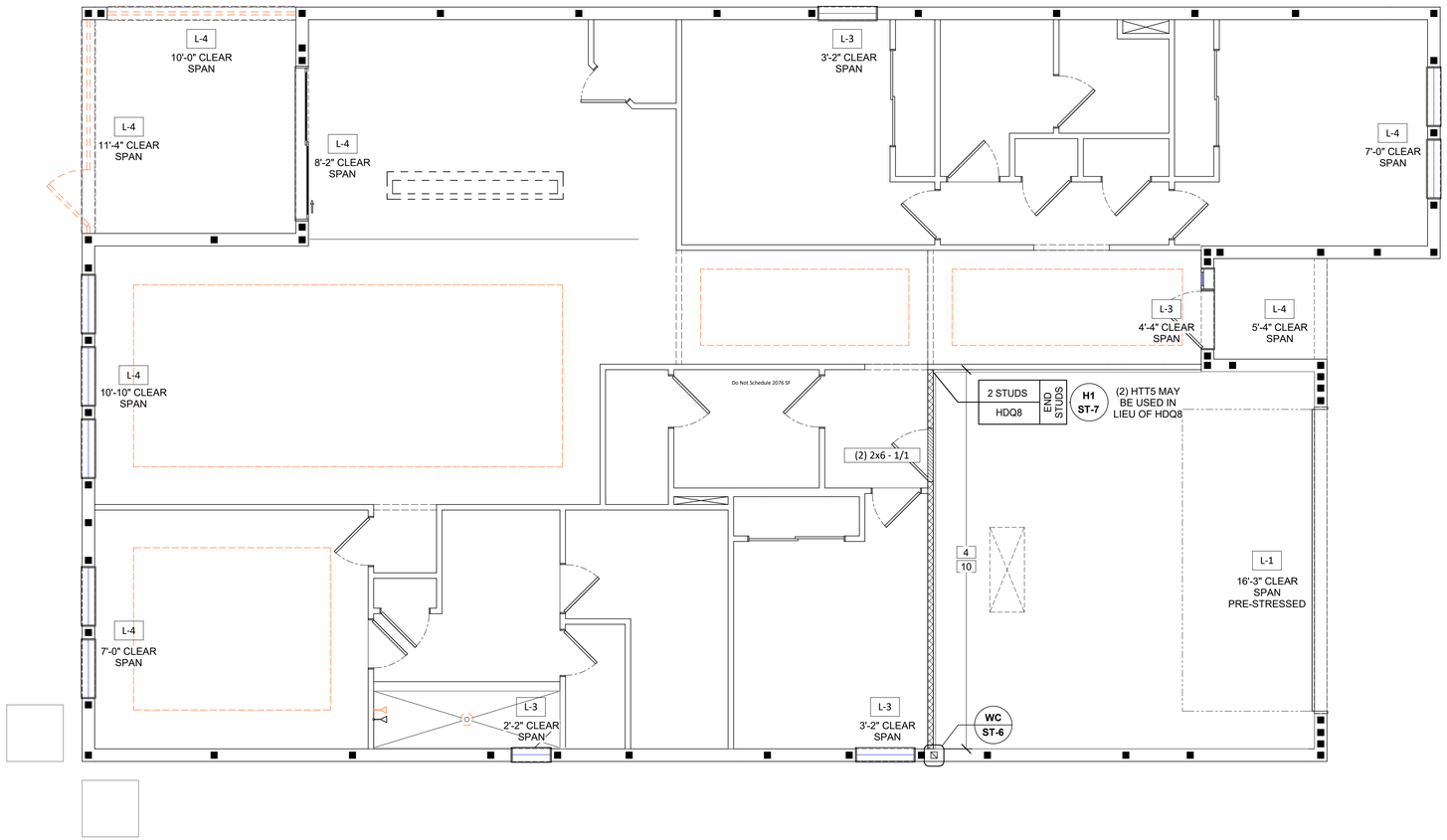
(2) 2x10 - 1 / 2→

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- DEPTH OF LOAD-BEARING #2 SYP HEADER
- NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ½" LSL- 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
- DEPTH OF LOAD-BEARING EWP HEADER
- NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)



1st LEVEL STRUCTURAL PLAN - TRADITIONAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

2021 V1.0-CMU

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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CARLSBAD

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006824**

DRAWN: **ETC**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-3 (150C)

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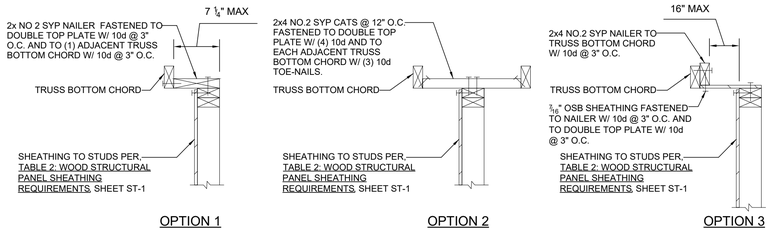
CMU/METAL CONNECTOR ENGINEERING



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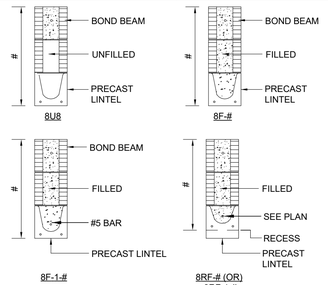

PRE-CAST LINTEL OPTIONS

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F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
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- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
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FRAMING KEY NOTES (CMU) DC1

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(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

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3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMPSON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.

LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¼" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

2 STUDS | TRUSS GIRDER
STRAP

- NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
- ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN

BOTTOM OF STUD COLUMN CONNECTION
- 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
- 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

1 MSTA24
1 DTT2Z

- NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
- TYPE OF STRAP CONNECTING HEADER TO JACK STUD
- KING/JACK GROUP BOTTOM CONNECTION
  - 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
  - 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
- NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #→

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

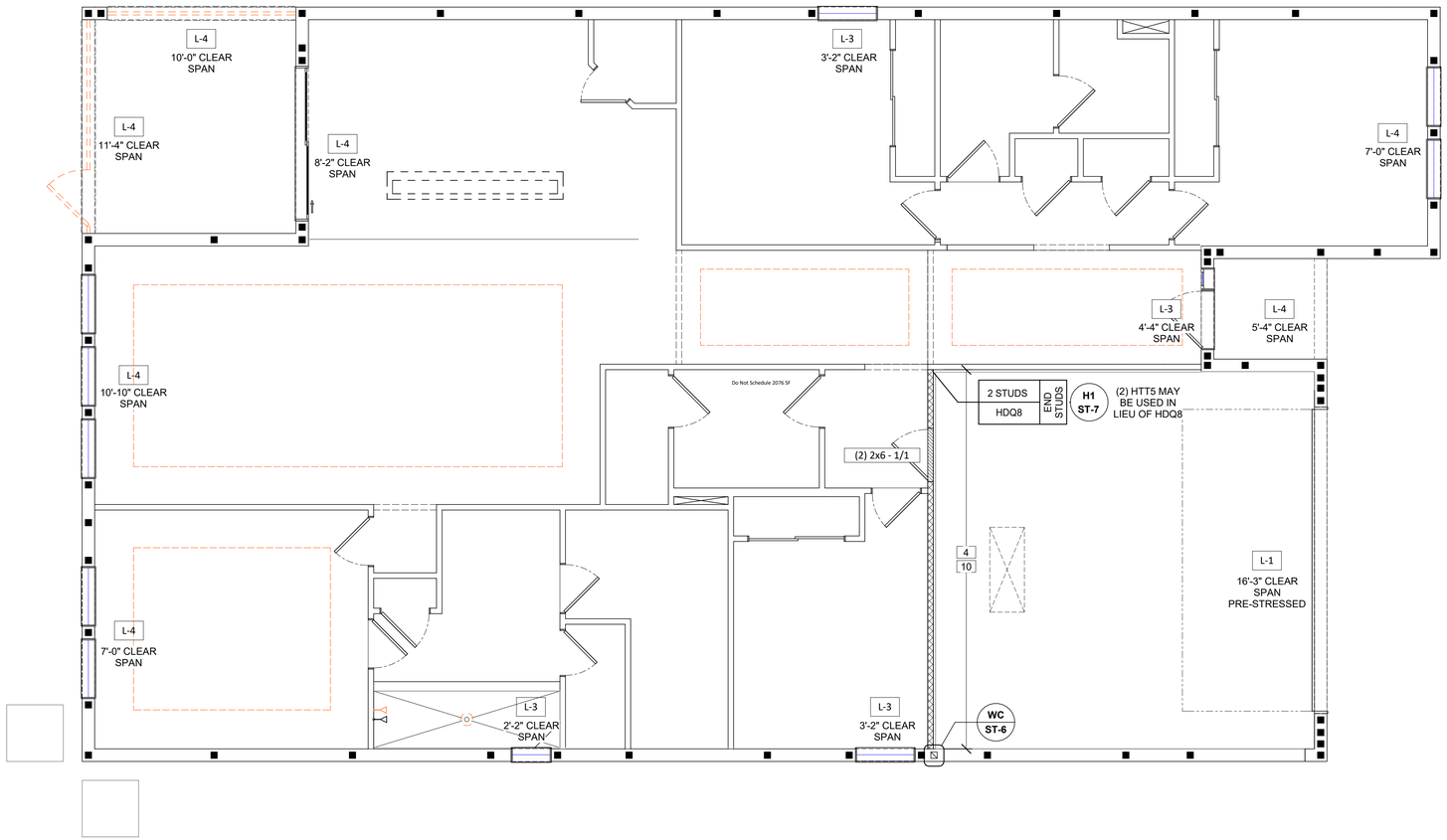
(2) 2x10 - 1 / 2→

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- DEPTH OF LOAD-BEARING #2 SYP HEADER
- NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ½" LSL- 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
- DEPTH OF LOAD-BEARING EWP HEADER
- NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)



1st LEVEL STRUCTURAL PLAN - CRAFTSMAN A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

CMU/METAL CONNECTOR ENGINEERING

2021 V1.0-CMU

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX

tds true design studios

9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

CARLSBAD

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006824**

DRAWN: **ETC**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-3.2 (150C)

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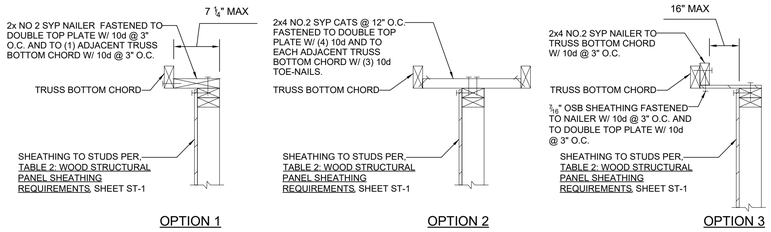


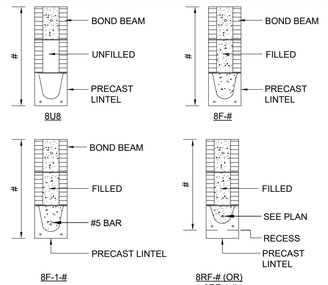
OPTION 1 OPTION 2 OPTION 3

INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
2. THIS INTERIOR SHEARWALL DETAIL IS INTENDED FOR USE IN AREAS WHERE THE SHEARWALL RUNS PARALLEL TO THE TRUSSES. THIS IS A PREFERRED ALTERNATIVE TO FRAMING ABOVE THE PLATE LINE TO THE ROOF DECK.

LINTEL SCHEDULE

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F-1-36	LENGTH PER PLAN
L-2	8F-16	LENGTH PER PLAN
L-3	8U8	LENGTH PER PLAN
L-4	8F-1-16	LENGTH PER PLAN



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

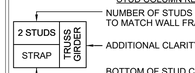
(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMPSON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.

LEGEND

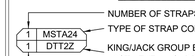
- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¼" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE



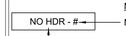
NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN
BOTTOM OF STUD COLUMN CONNECTION
• 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
• 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE



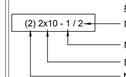
NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
TYPE OF STRAP CONNECTING HEADER TO JACK STUD
KING/JACK GROUP BOTTOM CONNECTION
• 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
• 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE



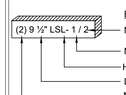
NUMBER OF KING STUDS EACH SIDE OF OPENING
HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

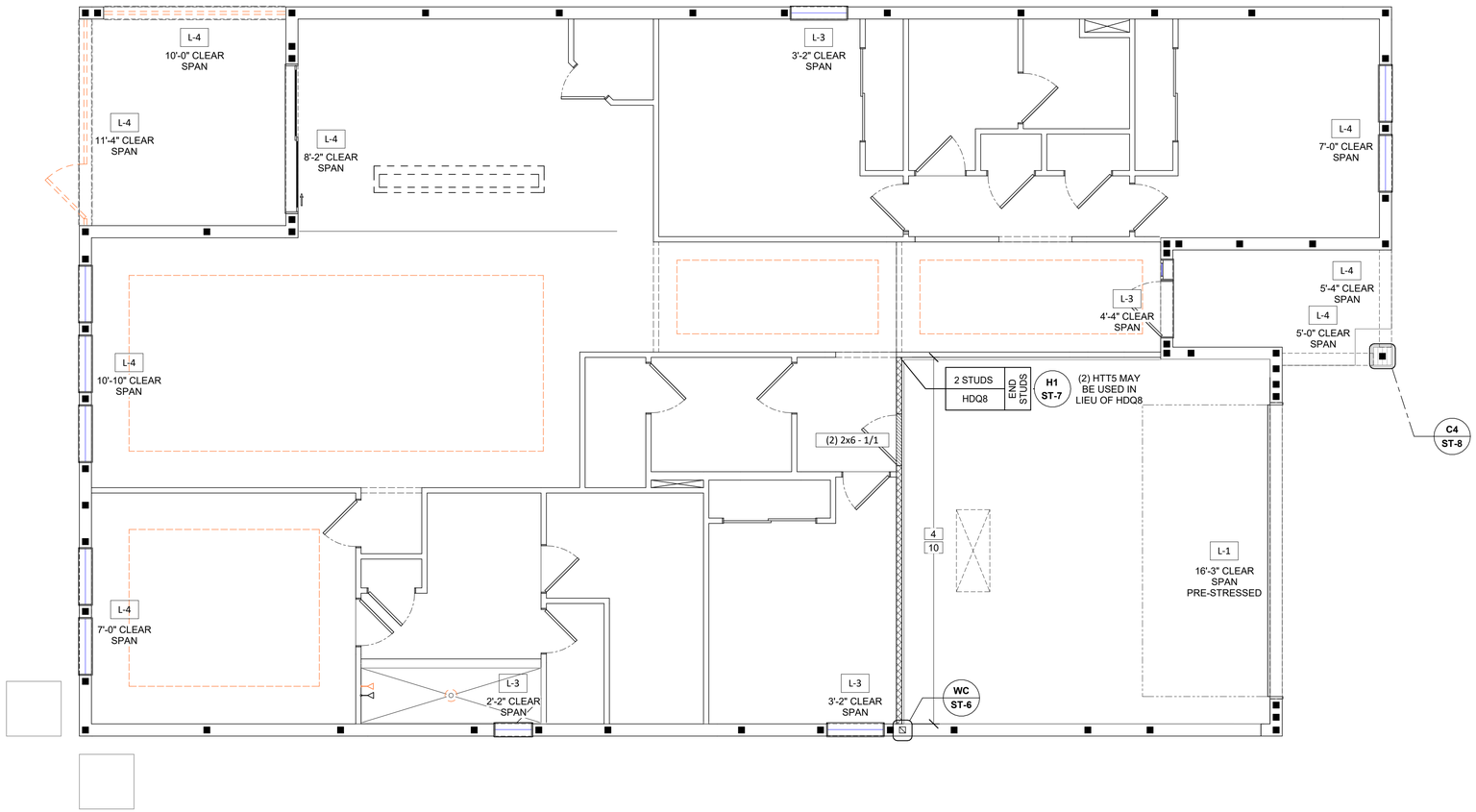


NUMBER OF KING STUDS EACH SIDE OF OPENING
NUMBER OF JACK STUDS EACH SIDE OF OPENING
DEPTH OF LOAD-BEARING #2 SYP HEADER
NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE



NUMBER OF KING STUDS EACH SIDE OF OPENING
NUMBER OF JACK STUDS EACH SIDE OF OPENING
HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
DEPTH OF LOAD-BEARING EWP HEADER
NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)



1st LEVEL STRUCTURAL PLAN - COASTAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

CMU/METAL CONNECTOR ENGINEERING

2021 V1.0-CMU

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

CARLSBAD

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006824

DRAWN: ETC

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-3.4 (150C)

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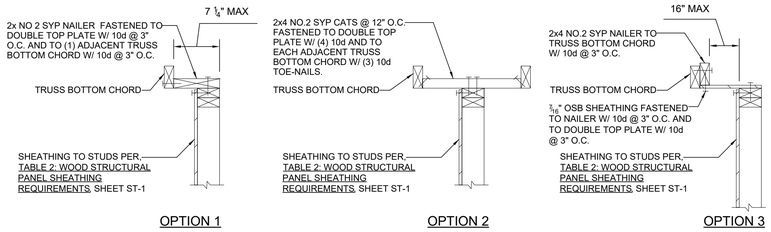


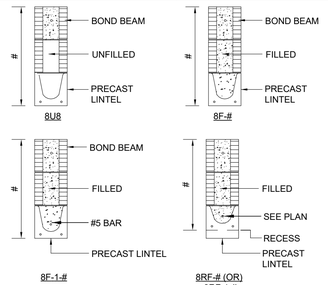
OPTION 1 OPTION 2 OPTION 3

INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
2. THIS INTERIOR SHEARWALL DETAIL IS INTENDED FOR USE IN AREAS WHERE THE SHEARWALL RUNS PARALLEL TO THE TRUSSES. THIS IS A PREFERRED ALTERNATIVE TO FRAMING ABOVE THE PLATE LINE TO THE ROOF DECK.

LINTEL SCHEDULE

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F-1-36	LENGTH PER PLAN
L-2	8F-16	LENGTH PER PLAN
L-3	8U8	LENGTH PER PLAN
L-4	8F-1-16	LENGTH PER PLAN



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
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   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMPSON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
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6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
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7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL½" FOR SHEATHING TO BE CONTINUOUS
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11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
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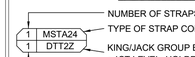
- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¼" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE



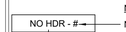
NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN
BOTTOM OF STUD COLUMN CONNECTION
• 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
• 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE



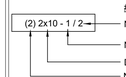
NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
TYPE OF STRAP CONNECTING HEADER TO JACK STUD
KING/JACK GROUP BOTTOM CONNECTION
• 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
• 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE



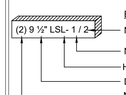
NUMBER OF KING STUDS EACH SIDE OF OPENING
HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

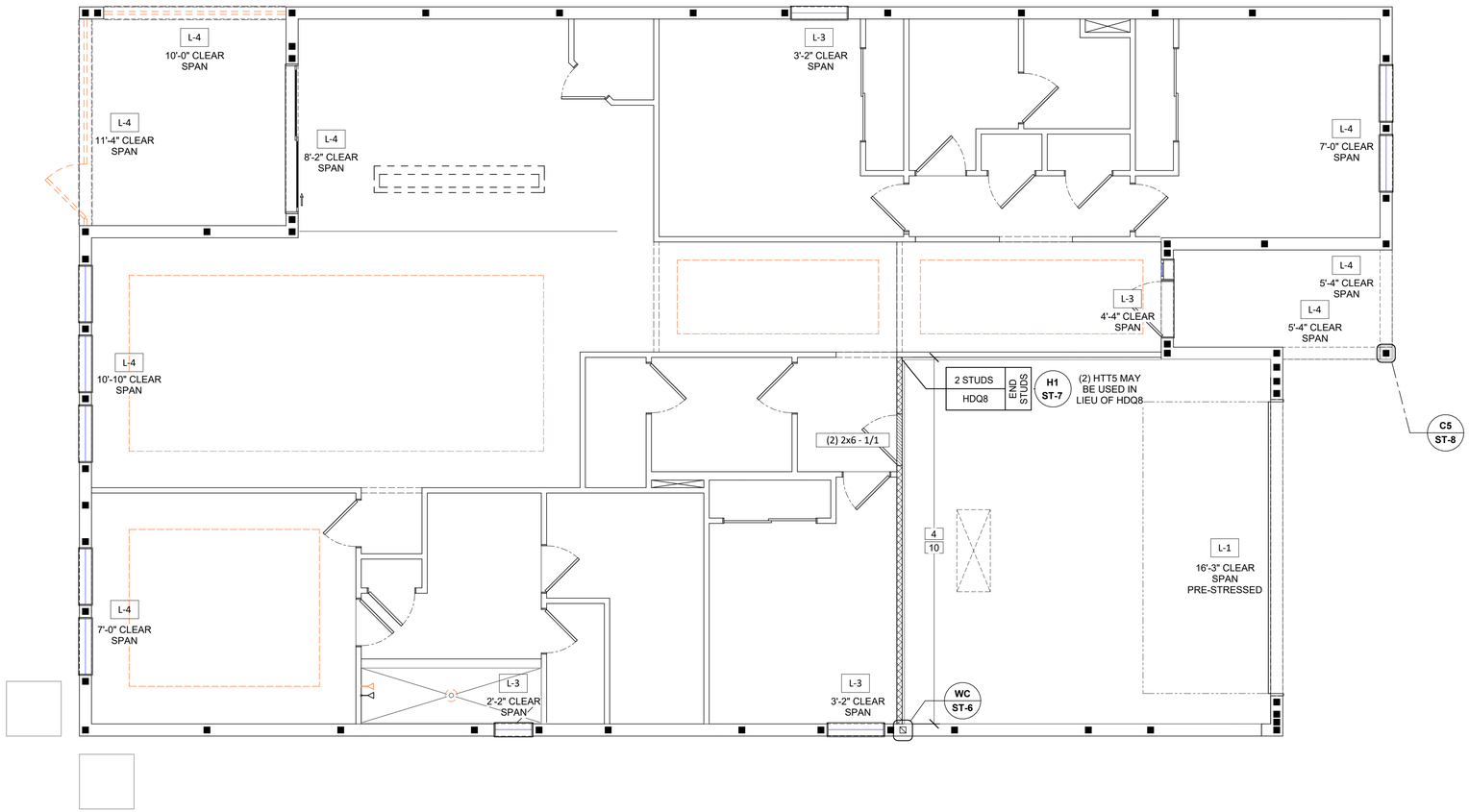


NUMBER OF KING STUDS EACH SIDE OF OPENING
NUMBER OF JACK STUDS EACH SIDE OF OPENING
DEPTH OF LOAD-BEARING #2 SYP HEADER
NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE



NUMBER OF KING STUDS EACH SIDE OF OPENING
NUMBER OF JACK STUDS EACH SIDE OF OPENING
HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
DEPTH OF LOAD-BEARING EWP HEADER
NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)



1st LEVEL STRUCTURAL PLAN - FARMHOUSE A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

CMU/METAL CONNECTOR ENGINEERING

2021 V1.0-CMU

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

CARLSBAD

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006824

DRAWN: ETC

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-3.6 (150C)

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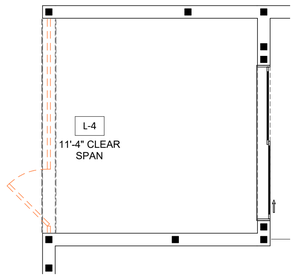
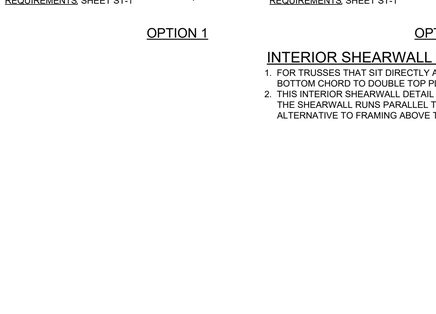


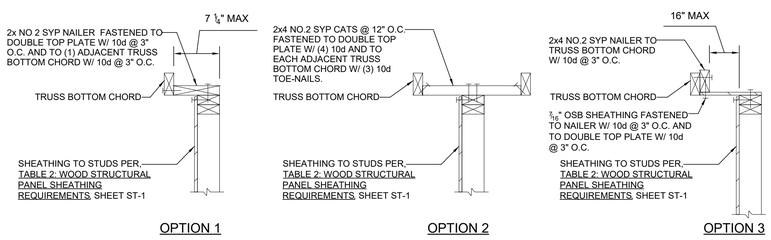
1st LEVEL STRUCTURAL PLAN - OPT OUTDOOR KITCHEN (SIM W/ ROUGH-IN) - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



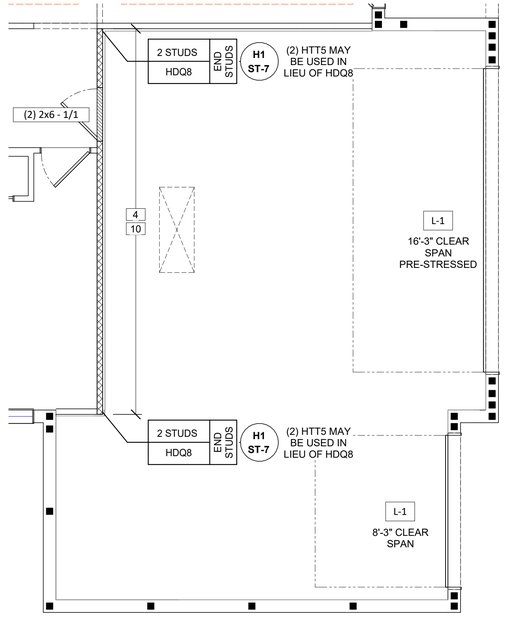
1st LEVEL STRUCTURAL PLAN - OPT DELUXE PRIMARY BATH - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
2. THIS INTERIOR SHEARWALL DETAIL IS INTENDED FOR USE IN AREAS WHERE THE SHEARWALL RUNS PARALLEL TO THE TRUSSES. THIS IS A PREFERRED ALTERNATIVE TO FRAMING ABOVE THE PLATE LINE TO THE ROOF DECK.

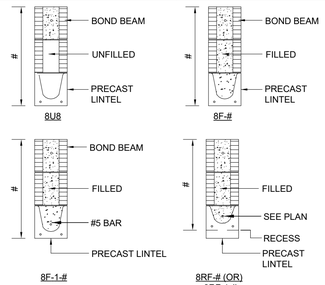


1st LEVEL STRUCTURAL PLAN - OPT 3-CAR GARAGE - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

LINTEL SCHEDULE

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F-1-36	LENGTH PER PLAN
L-2	8F-16	LENGTH PER PLAN
L-3	8U8	LENGTH PER PLAN
L-4	8F-1-16	LENGTH PER PLAN



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

GENERAL MASONRY NOTES DC1

2021 V1.0-CMU

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

2024 V1.0-TM CMU

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMSPON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.

LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ½" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

2 STUDS / STRAP / TRUSS GIRDER

- NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
- ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN
- BOTTOM OF STUD COLUMN CONNECTION
  • 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
  • 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

4 / 1 MSTA24 / 1 DTT2Z

- NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
- TYPE OF STRAP CONNECTING HEADER TO JACK STUD
- KING/JACK GROUP BOTTOM CONNECTION
  • 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
  • 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
- NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- DEPTH OF LOAD-BEARING #2 SYP HEADER
- NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ½" LSL- 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
- DEPTH OF LOAD-BEARING EWP HEADER
- NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

CMU/METAL CONNECTOR ENGINEERING

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tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
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taylor morrison

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CARLSBAD

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006824

DRAWN: ETC

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-3.8 (150C)

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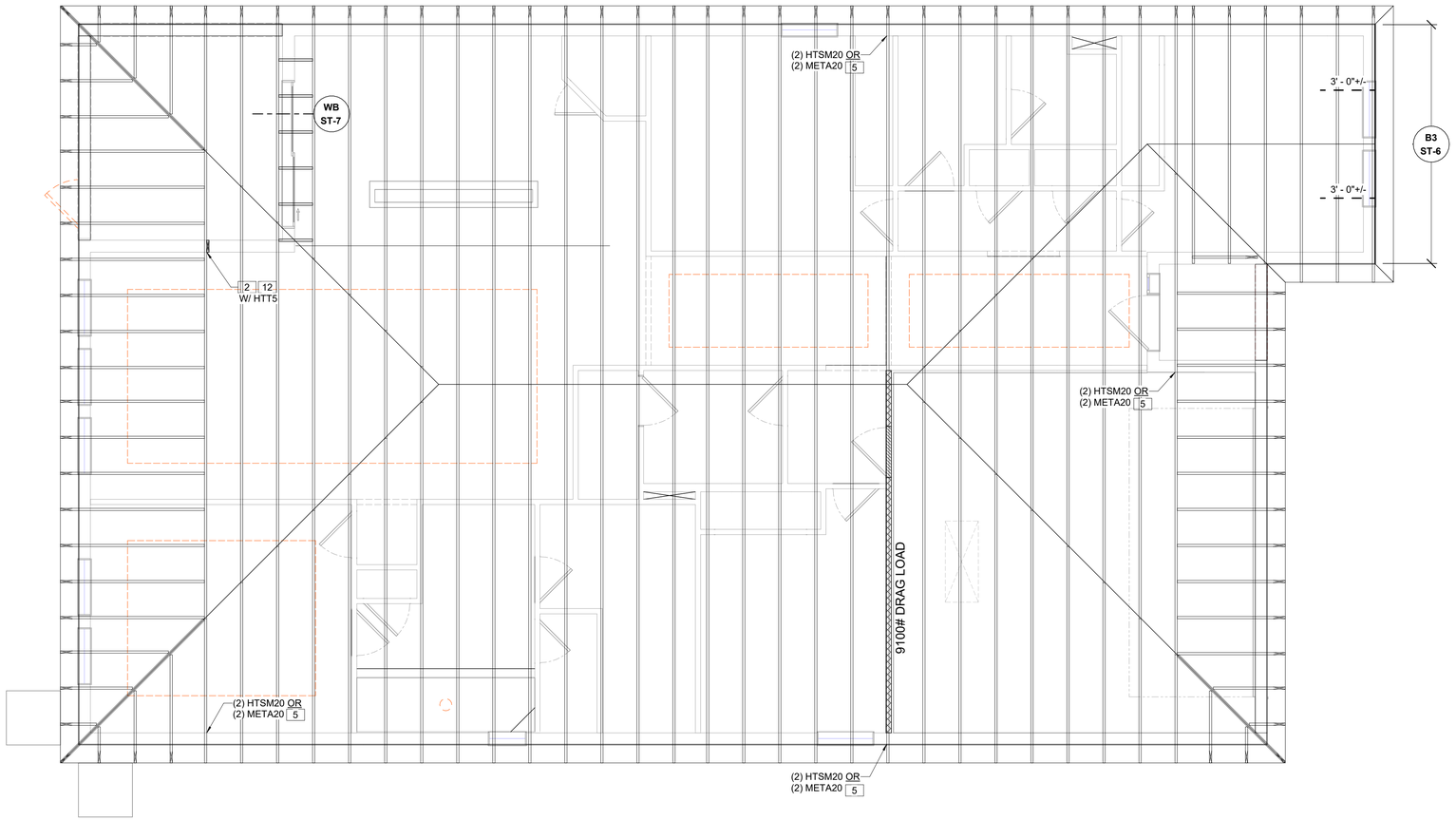

1st LEVEL FRAMING PLAN - TRADITIONAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING), OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

   ROOF FRAMING LEDGER TO WOOD:

   2x6.....(4) 12d COMMON
   2x8.....(6) 12d COMMON
   2x10.....(8) 12d COMMON
   2x12.....(10) 12d COMMON

   LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

   PT 2x6.....(2) ROWS ¼" Ø @ 24" O.C. STAGGERED
   PT 2x8.....(2) ROWS ¼" Ø @ 16" O.C. STAGGERED
   PT 2x10.....(2) ROWS ¼" Ø @ 8" O.C. STAGGERED
   PT 2x12.....(2) ROWS ¼" Ø @ 6" O.C. STAGGERED

   FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

   2x6.....(3) 16d COMMON
   2x8.....(5) 16d COMMON
   2x10.....(7) 16d COMMON
   2x12.....(9) 16d COMMON

   FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

   PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSSOR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPSOR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

E.O.R. HAS REVIEWED AND APPROVED COMPONENT DESIGN REFERENCES LISTED BELOW FOR CONFORMITY WITH THE DESIGN CRITERIA OF THIS PLAN SET. APPROVAL IS ONLY FOR CONFORMANCE WITH DESIGN CONCEPT AND DOES NOT RELIEVE THE DELEGATED ENGINEER OF THE RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE SHOP DRAWINGS.

- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS:# XXXXXX, DATED XX-XX-XXXX

2024 V1.0-TM CMU

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taylor morrison

CARLSBAD

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006824

DRAWN: ETC

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-3A (150C)

CMU/METAL CONNECTOR ENGINEERING

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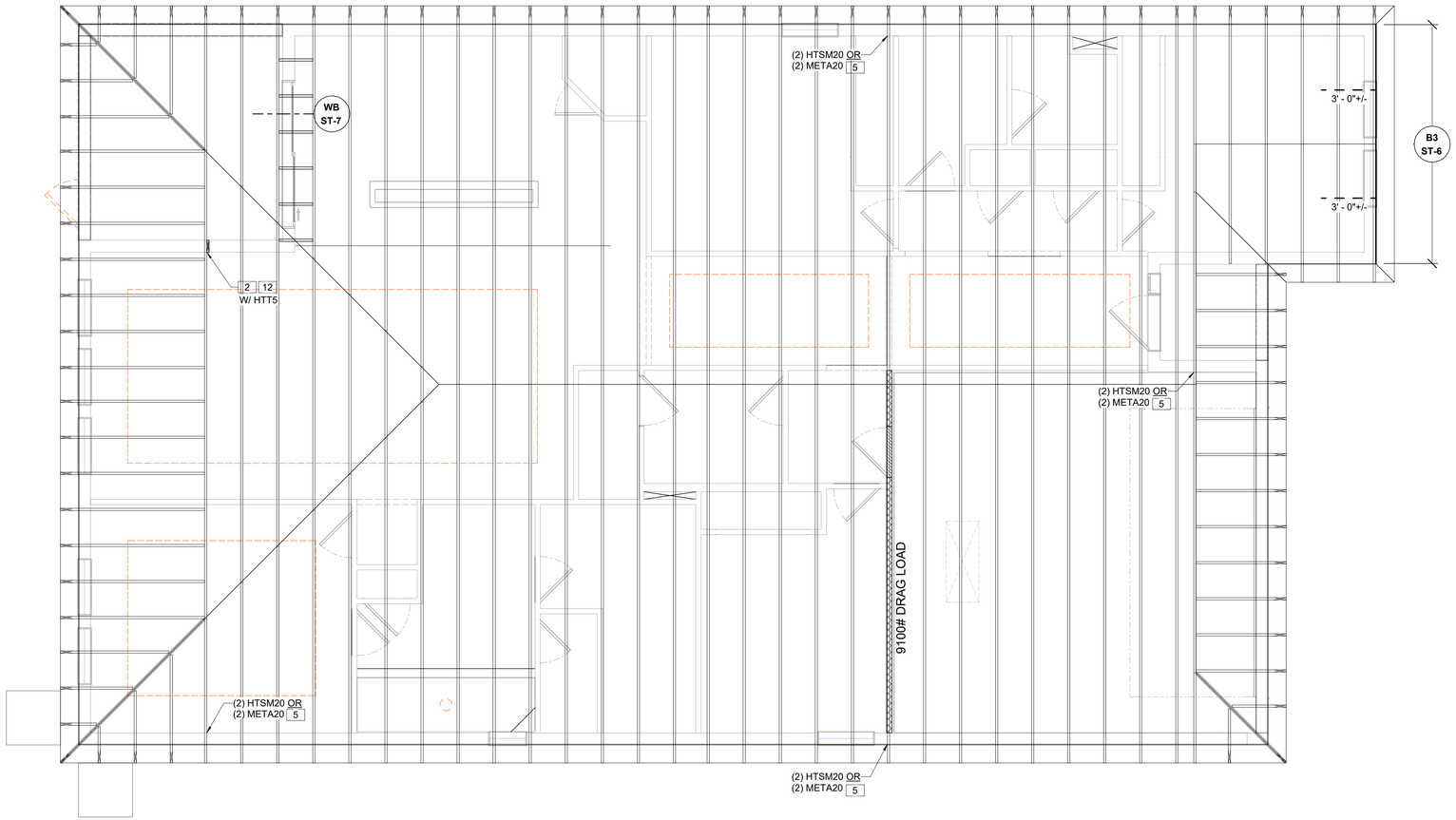

1st LEVEL FRAMING PLAN - CRAFTSMAN A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING), OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS ¼" Ø @ 24" O.C. STAGGERED
PT 2x8.....(2) ROWS ¼" Ø @ 16" O.C. STAGGERED
PT 2x10.....(2) ROWS ¼" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS ¼" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSSOR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPSOR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

E.O.R. HAS REVIEWED AND APPROVED COMPONENT DESIGN REFERENCES LISTED BELOW FOR CONFORMITY WITH THE DESIGN CRITERIA OF THIS PLAN SET. APPROVAL IS ONLY FOR CONFORMANCE WITH DESIGN CONCEPT AND DOES NOT RELIEVE THE DELEGATED ENGINEER OF THE RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE SHOP DRAWINGS.

- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS: # XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

CARLSBAD

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006824**

DRAWN: **ETC**

CHECKED: **DB**

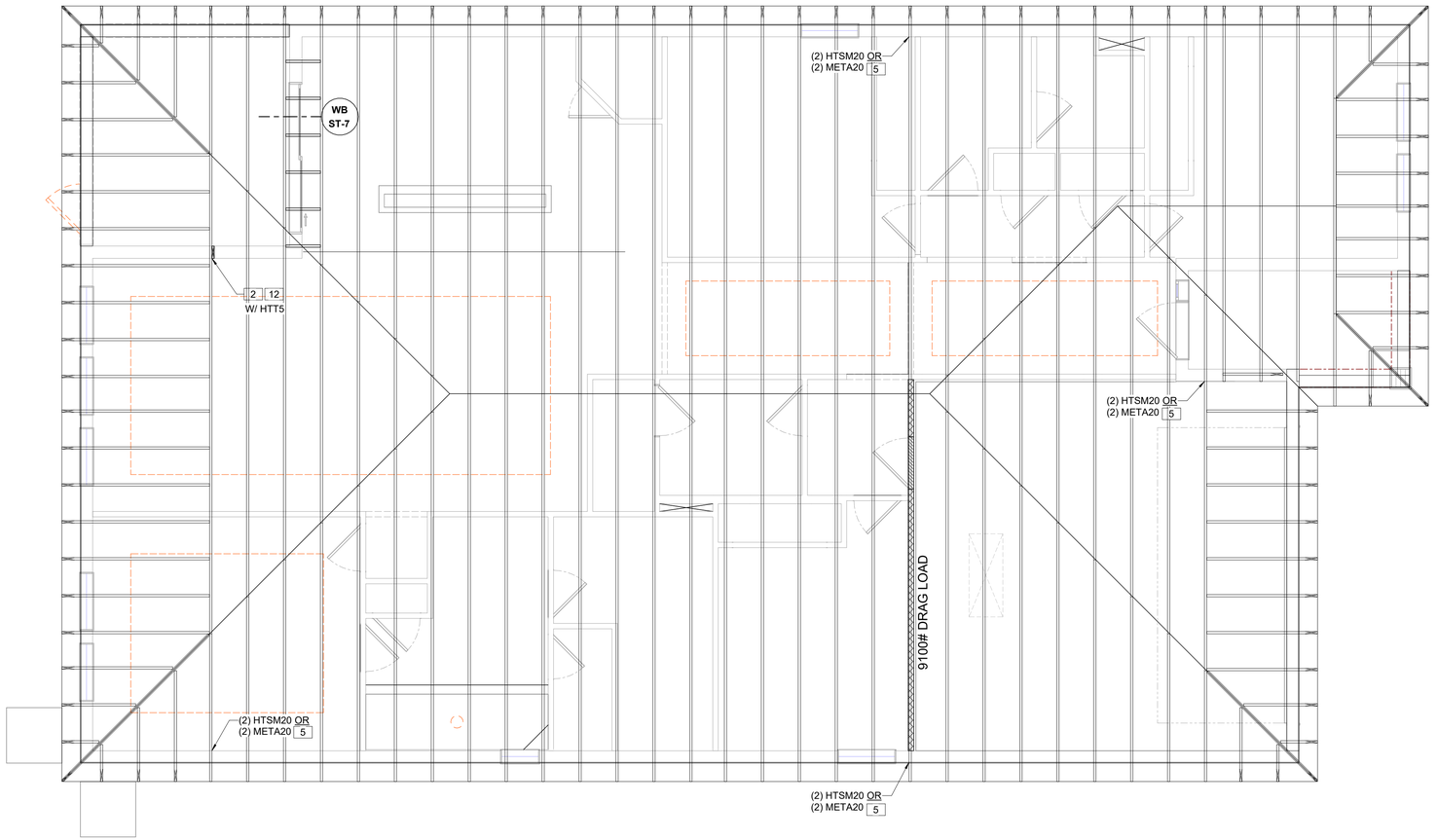
07-02-2025

REVISIONS:

No.	Description	Date

ST-3A.2 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



1st LEVEL FRAMING PLAN - COASTAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK

- BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
- ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES

- FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING) OR
- FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
- ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
- SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
- EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS ¼" Ø @ 24" O.C. STAGGERED
PT 2x8.....(2) ROWS ¼" Ø @ 16" O.C. STAGGERED
PT 2x10.....(2) ROWS ¼" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS ¼" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSSOR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPSOR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

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- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS: # XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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904.821.5200
taylor morrison

CARLSBAD

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006824**

DRAWN: **ETC**

CHECKED: **DB**

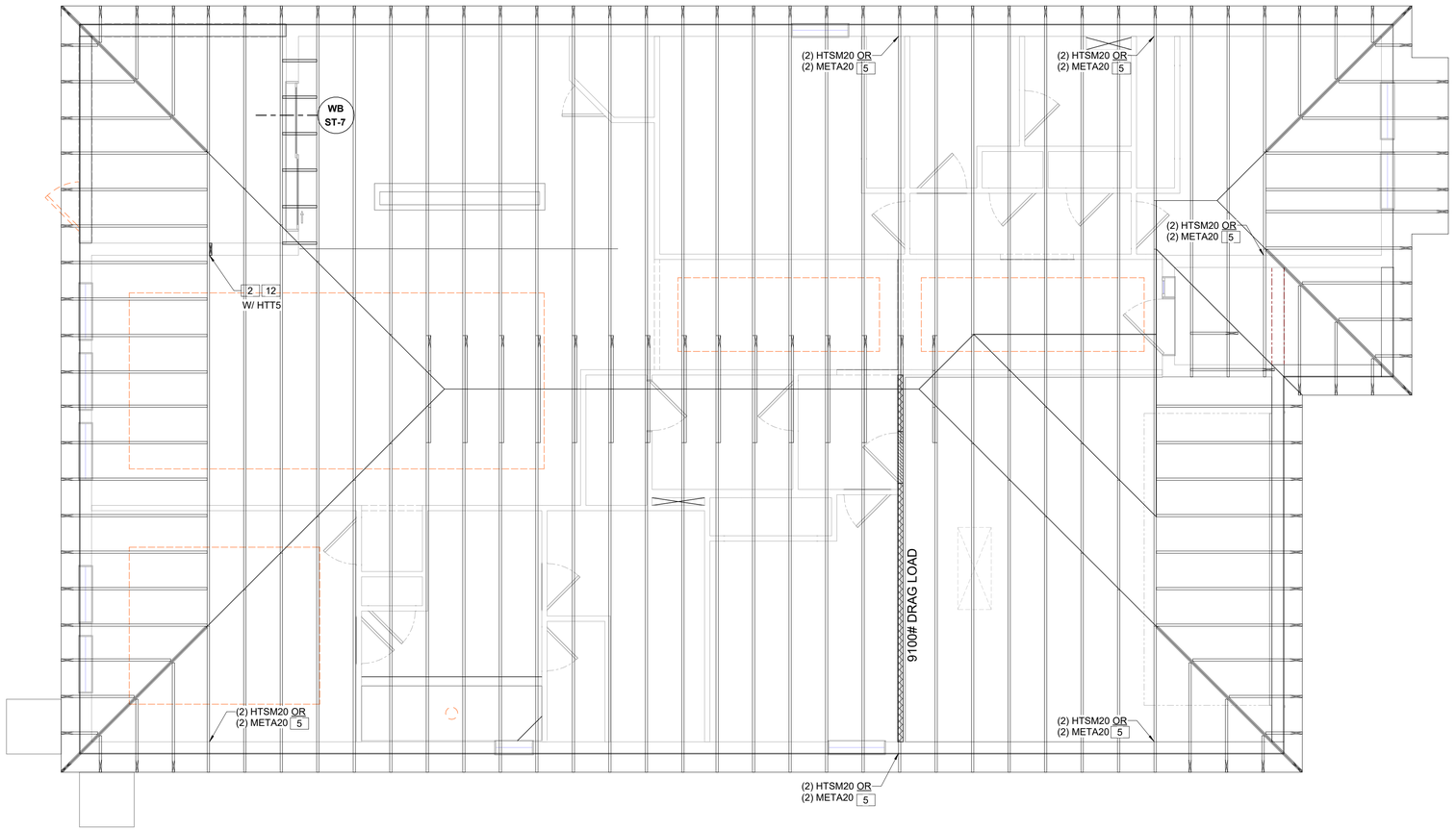
07-02-2025

REVISIONS:

No.	Description	Date

ST-3A.4 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



1st LEVEL FRAMING PLAN - FARMHOUSE A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING), OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

   ROOF FRAMING LEDGER TO WOOD:

   2x6.....(4) 12d COMMON
   2x8.....(6) 12d COMMON
   2x10.....(8) 12d COMMON
   2x12.....(10) 12d COMMON

   LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

   PT 2x6.....(2) ROWS ¼" Ø @ 24" O.C. STAGGERED
   PT 2x8.....(2) ROWS ¼" Ø @ 16" O.C. STAGGERED
   PT 2x10.....(2) ROWS ¼" Ø @ 8" O.C. STAGGERED
   PT 2x12.....(2) ROWS ¼" Ø @ 6" O.C. STAGGERED

   FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

   2x6.....(3) 16d COMMON
   2x8.....(5) 16d COMMON
   2x10.....(7) 16d COMMON
   2x12.....(9) 16d COMMON

   FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

   PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSSOR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPSOR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

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- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS: # XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

CARLSBAD

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006824**

DRAWN: **ETC**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-3A.6 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING) OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS ¼" Ø @ 24" O.C. STAGGERED
PT 2x8.....(2) ROWS ¼" Ø @ 16" O.C. STAGGERED
PT 2x10.....(2) ROWS ¼" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS ¼" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSS OR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPS OR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
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    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

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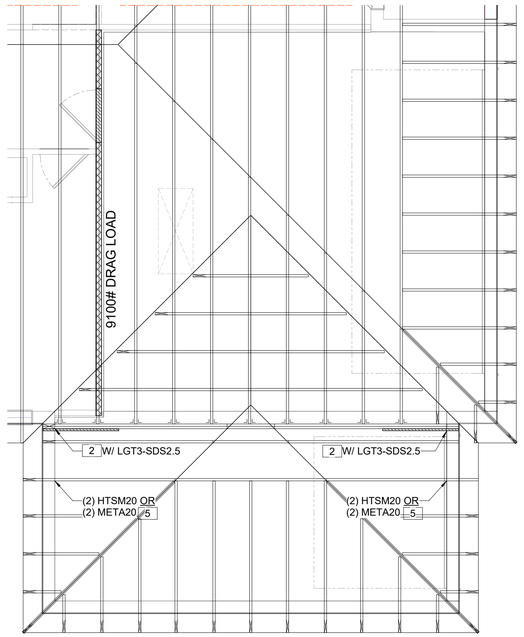
• MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
• LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
• TRUSS SHOP DRAWINGS: # XXXXXX, DATED XX-XX-XXXX



1st LEVEL FRAMING PLAN - OPT 3-CAR GARAGE - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

CARLSBAD

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006824**

DRAWN: **ETC**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-3A.8 (150C)

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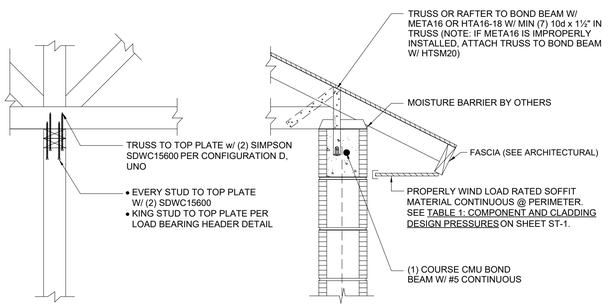
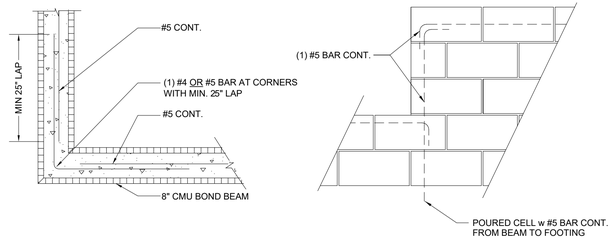


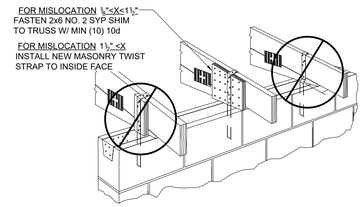
WALL SECTION AT ROOF
WOOD WALL CONDITION

WALL SECTION AT ROOF
CMU WALL CONDITION



BOND BEAM REINFORCING AT CORNERS

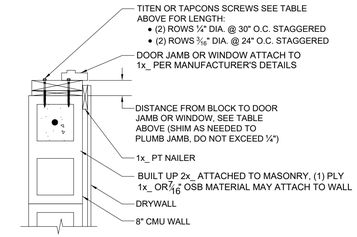
STEP DOWN TIE-BEAM



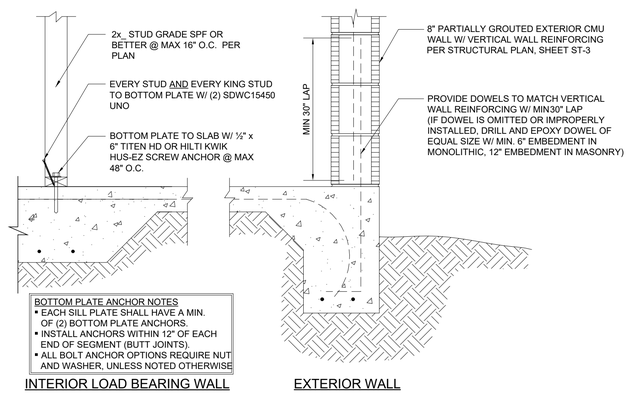
MISLOCATED TRUSS ANCHORS
BLOCKING NOT SHOWN FOR CLARITY

ALTERNATE WALL SECTIONS & TYPICAL DETAILS

DIST. FROM DOOR JAMB / WINDOW TO BLOCK	MIN. SCREW LENGTH	DIST. FROM DOOR JAMB / WINDOW TO BLOCK	MIN. SCREW LENGTH
¾" OR 1¼"	PER MANUF.	3"	5"
1½"	3¼"	3 7/16"	5"
1 15/16"	3¾"	3 ¾"	6"
2¼"	3¾"		



TYPICAL DOOR/WINDOW JAMB TO BLOCK
(TYPICAL FOR ALL MASONRY OPENINGS, UNO)

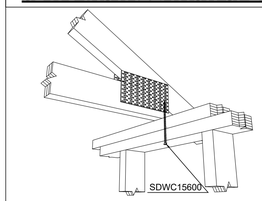


INTERIOR LOAD BEARING WALL

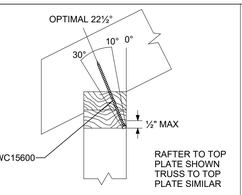
EXTERIOR WALL

WALL SECTION AT FOUNDATION

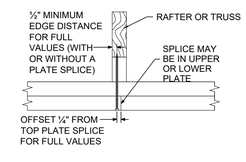
SDWC INSTALLATION SPECIFICATIONS, AS PROVIDED BY SCREW MANUFACTURER



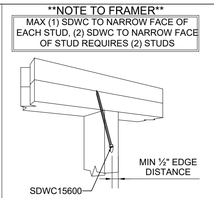
1 STANDARD SDWC ROOF TO WALL INSTALLATION



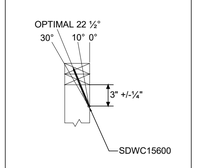
2a OPT. SDWC INSTALLATION RANGE



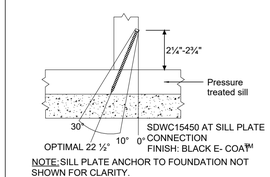
3 SDWC MIN. EDGE DISTANCE FOR TOP PLATE SPLICE (SIM FOR STUD TO TOP PLATE CONNECTION)



4 OPT. SDWC STUD-TO-TOP PLATE CONNECTION THROUGH NARROW FACE



4a SDWC INSTALLATION RANGE AT NARROW FACE OF STUD



NOTE: SILL PLATE ANCHOR TO FOUNDATION NOT SHOWN FOR CLARITY.

11 SDWC STUD-TO-SILL PLATE CONNECTION

12 OPT. SDWC STUD-TO-SILL PLATE CONNECTION THROUGH NARROW FACE AT FDN

NOTE: STUD-TO-BOTTOM PLATE SHOWN. ALL OTHER INSTALLATIONS SIMILAR.

13 SDWC EDGE DISTANCE AND SPACING INFORMATION

BOTH SCREWS INSTALLED AT A 20°-25° ANGLE W/ A½" TO ⅞" OFFSET FROM THE OPPOSITE EDGES OF TOP PLATE AND 3"±¼" ABOVE TOP PLATE. USE METAL INSTALLATION GUIDE INCLUDED IN SCREW KITS FOR OPTIMAL 22.5° INSTALLATION. TO PREDRILL THROUGH TRUSS PLATES, USE A¼" DRILL BIT

D (2) SDWC15600 THROUGH TRUSS/RAFTER INTO DOUBLE TOP PLATE

GENERAL NOTES APPLICABLE TO WALL SECTIONS:
1. ALL LOAD BEARING TOP PLATES ARE TO BE BUILT WITH (2) 2x_ NO. 2 SYP FASTENED W/ (2) ROWS 10d @ 8" O.C. STAGGERED (UNO). MINIMUM 48" LAP W/ MINIMUM (2) 10d IN LAP. ADJUST TYPICAL NAIL SPACING AS NEEDED.
2. ALL EXTERIOR BOTTOM PLATES ARE TO BE 2x_ NO. 2 SYP PT.
3. ALL INTERIOR BOTTOM PLATES ARE TO BE 2x_ NO. 2 SYP PT.
4. FOUNDATION INFORMATION ON THIS PAGE IS FOR GRAPHICAL DEPICTION ONLY. REFER TO FOUNDATION PLAN AND SECTIONS FOR FOUNDATION INFORMATION.

2024 V1.0
TM 1700 CMU-WD

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CARLSBAD
BASE PLAN
40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006824
DRAWN: ETC
CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

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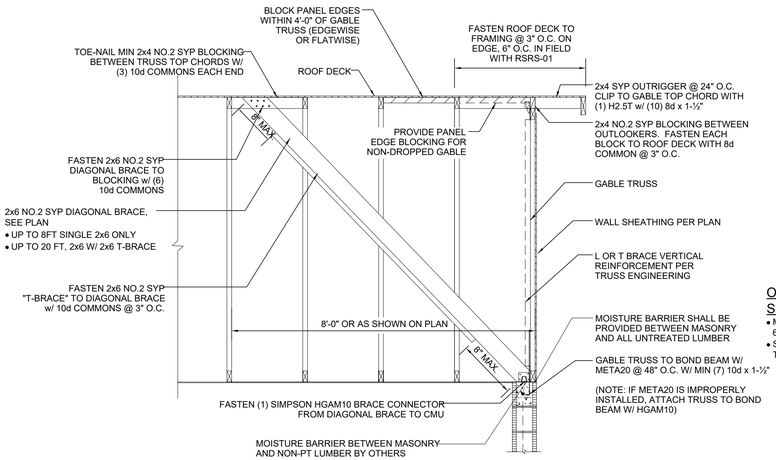
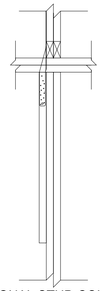
CMU/METAL CONNECTOR ENGINEERING



B3 GABLE ANGLE BRACING DETAIL (W/ HGAM10)

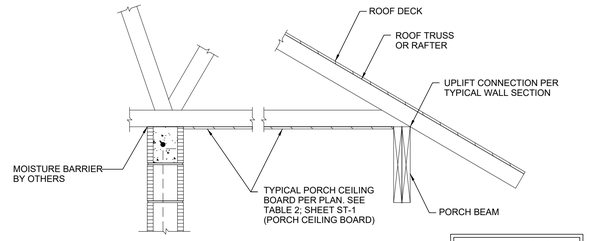
2021 V1.0

1) MAX. TRUSS SPACING = 24" O.C.
2) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR NON-DROPPED GABLE TRUSSES W/ 9" OR LESS OVERHANGS.



OPTIONAL STUD COLUMN SCAB FOR TRUSS STRAP

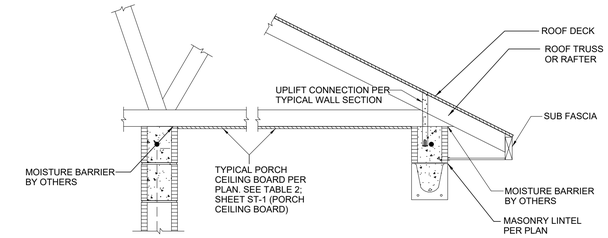
- MINIMUM 3'-0" SCAB w/ (2) ROWS OF 10d @ 6" O.C., MINIMUM (12) 10d
- SECOND SCAB MAY BE ADDED AS NEEDED TO OPPOSITE SIDE



TYPICAL PORCH SHEATHING DETAIL

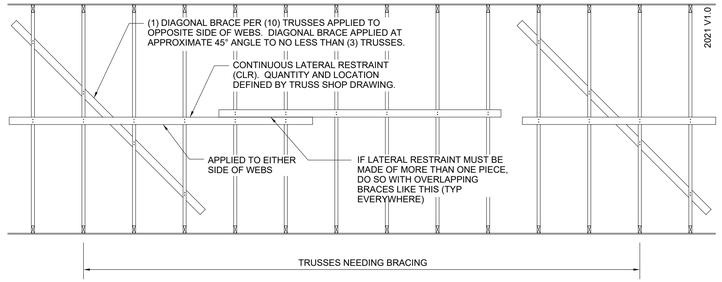
AT MASONRY EXTERIOR WALL
(THIS DETAIL IS REQUIRED AT ALL COVERED PORCHES UNLESS NOTED OTHERWISE)

PORCH BEAM TO POST:
(1) MSTA24
POST TO SLAB:
ABU POST BASE ANCHOR OR DTT2Z
(UNLESS NOTED OTHERWISE)



TYPICAL PORCH SHEATHING DETAIL

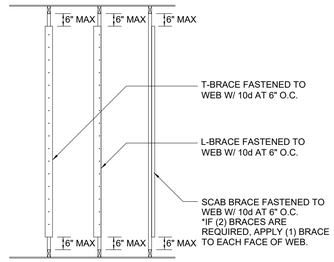
AT MASONRY EXTERIOR WALL
(THIS DETAIL IS REQUIRED AT ALL COVERED PORCHES UNLESS NOTED OTHERWISE)



2021 V1.0
2025 V1.0 TM CMU

LATERAL BRACING - MULTIPLE TRUSSES

1. ALL RESTRAINT LUMBER SHOWN SHALL BE 2x4 NO.3 SPF OR BETTER (UNO).
2. SHOULD A SCENARIO ARISE THAT DOES NOT RESEMBLE THOSE INDICATED ABOVE, IMMEDIATELY CONTACT THE ENGINEER OF RECORD FOR APPROPRIATE BRACING DETAILS.
3. BRACING LUMBER SHALL INTERSECT THE WEBS OF THE BRACED TRUSS AT LOCATIONS INDICATED AS NEEDING BRACING ON THE INDIVIDUAL TRUSS DETAILS PRODUCED BY THE TRUSS ENGINEER.
4. ALL FASTENERS SHOWN ARE .131" x 3" LONG (UNO).
5. DESIGNED PER BCSI-B3, MOST CURRENT EDITION.

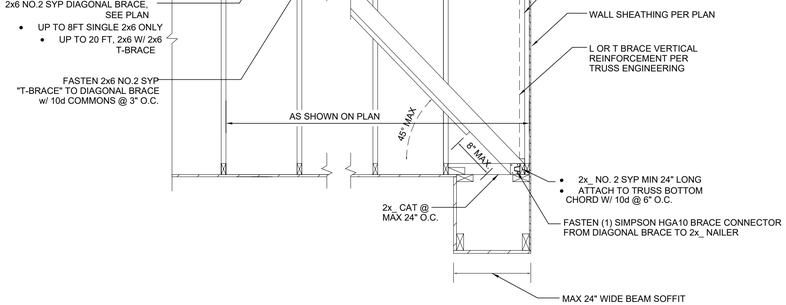


WEB BRACING DETAIL

CONTINUOUS LATERAL RESTRAINT WEB BRACE SUBSTITUTE			
WEB MEMBER SIZE	SPECIFIED CLR	ALTERNATE BRACING T OR L	SCAB
2x4 2x4	1 ROW 2 ROWS	2x4 2x6	(1)2x4 (2)2x4*
2x6 2x6	1 ROW 2 ROWS	2x4 2x6	(1)2x6 (2)2x4*
2x8 2x8	1 ROW 2 ROWS	2x6 2x6	(1)2x8 (2)2x6*

SINGLE TRUSS BRACING

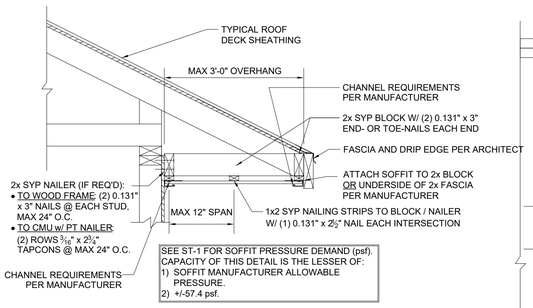
1. INDIVIDUAL WEB BRACING MAY BE USED WHEN CONTINUOUS LATERAL RESTRAINT (CLR) IS SPECIFIED ON A TRUSS DESIGN BUT AN ALTERNATIVE WEB BRACING METHOD IS DESIRED.
2. INDIVIDUAL WEB BRACING MAY CONSIST OF T-BRACING, L-BRACING, OR SCAB BRACING. REFER TO CHART AND DETAIL FOR MORE INFORMATION.
3. INDIVIDUAL WEB BRACING MATERIAL TO BE SAME SIZE, SPECIES, AND GRADE AS WEB TO BE BRACED.



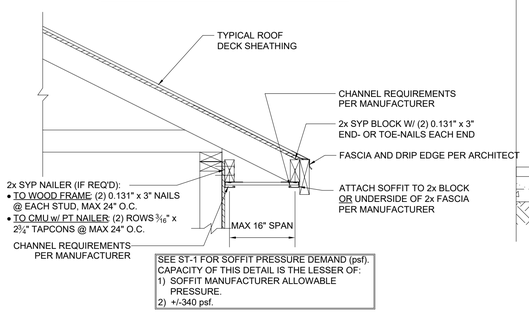
BP STRUCTURAL GABLE TRUSS BRACING DETAIL

2021 V1.0

1) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR 9" OR LESS OVERHANGS.



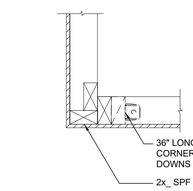
SOFFIT W/ MULTIPLE SPANS



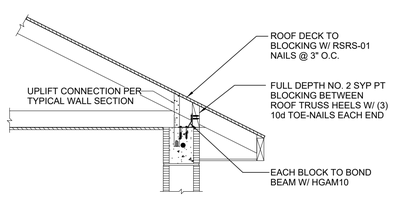
SOFFIT W/ SINGLE SPAN

SF SOFFIT DETAILS

Soffit detail is intended to convey connections between members in the supporting structural frame, not the soffit connections to those members Product manufacturer and evaluating engineer retain responsibility for individual soffit products and their connection to supporting structural frame

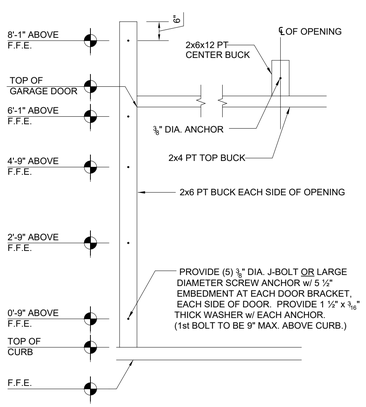


CALIFORNIA CORNER DETAIL

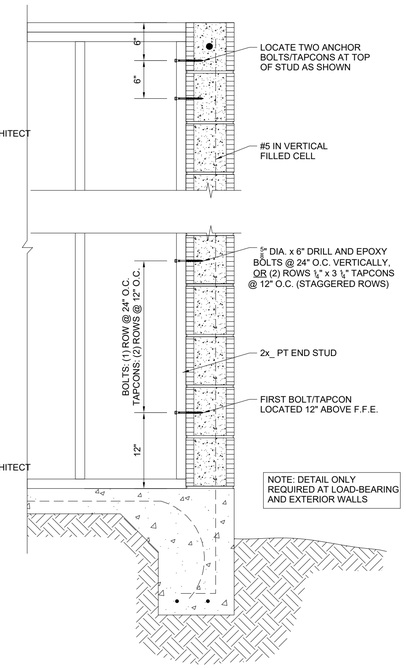


RB ROOF BLOCKING DETAIL

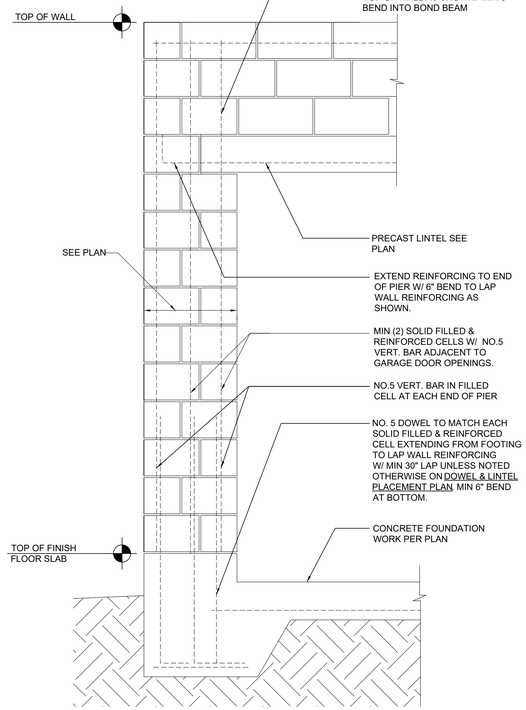
DETAIL ONLY REQUIRED WHERE SPECIFIED ON PLAN



GARAGE DOOR JAMB DETAIL



WC WOOD TO CMU WALL CONNECTION



GARAGE SHEAR PIER

CMU/METAL CONNECTOR ENGINEERING

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CARLSBAD

BASE PLAN
40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006824
DRAWN: ETC
CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

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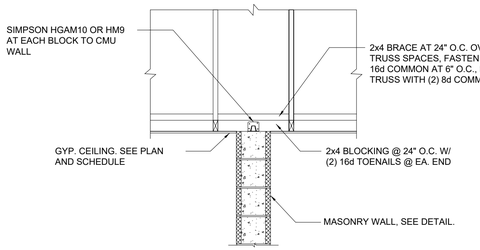
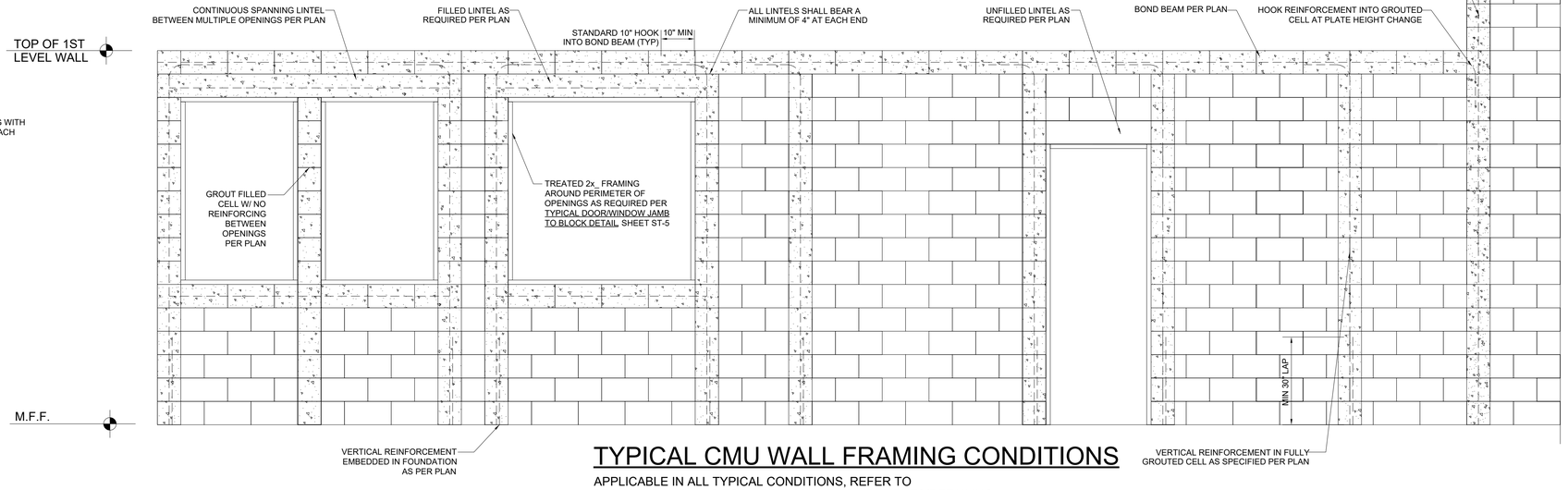
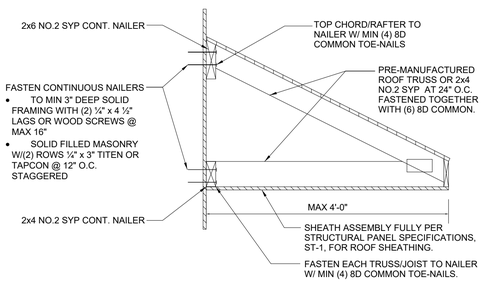


WB NON BEARING CMU WALL SHEAR CONNECTION

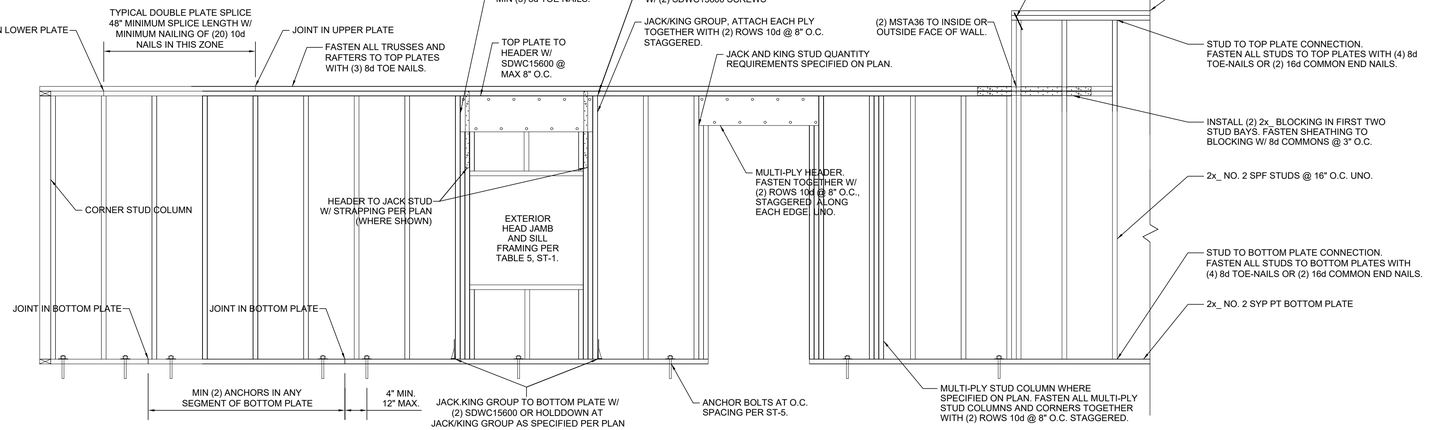


TYPICAL CMU WALL FRAMING CONDITIONS

APPLICABLE IN ALL TYPICAL CONDITIONS, REFER TO STRUCTURAL PLANS FOR ADDITIONAL REQUIREMENTS/DETAILING

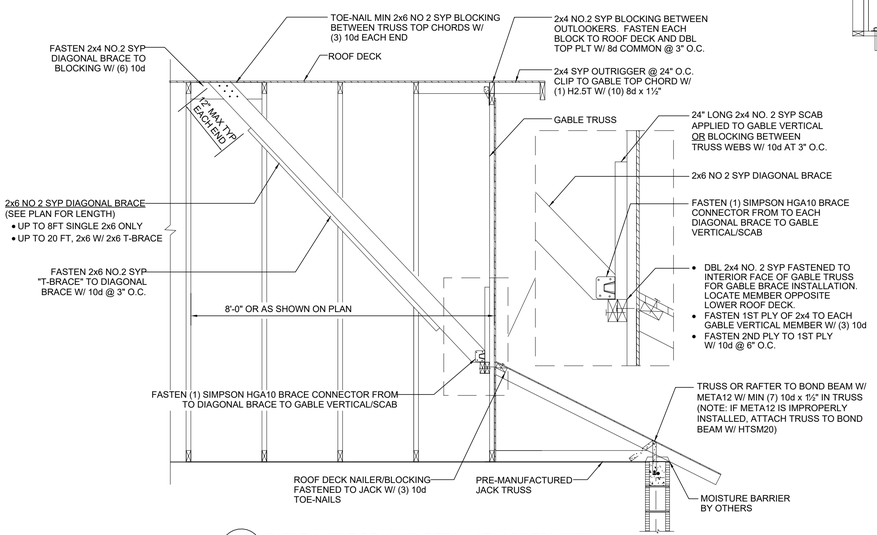


D4 SHED ROOF DETAIL



TYPICAL WOOD BEARING WALL FRAMING CONDITIONS

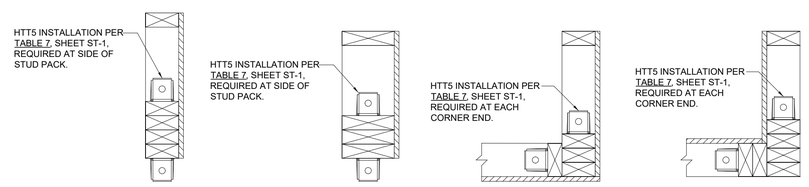
APPLICABLE IN ALL TYPICAL CONDITIONS, REFER TO STRUCTURAL PLANS FOR ADDITIONAL REQUIREMENTS/DETAILING



B5 GABLE ANGLE BRACING DETAIL AT JACK TRUSSES

2021 V1.0

1) MAX. TRUSS SPACING = 24" O.C.
2) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR NON-DROPPED GABLE TRUSSES W/ 9" OR LESS OVERHANGS.
3) L OR T BRACE VERTICAL REINFORCEMENT PER TRUSS ENGINEERING NOT SHOWN FOR CLARITY.



H1 DOUBLE HTT5 INSTALLATION OPTIONS

1) FASTEN ALL END STUDS TOGETHER W/ (2) ROWS OF 10d @ 8" O.C. STAGGERED
2) 2x6 WALLS MAY BE 3-PLY STUD PACKS ILO 4-PLY FOR 2x4 WALLS, EXCEPT AT CORNERS.
3) WHEN HTT5 IS INSTALLED AT CRIPPLE STUDS UNDER WINDOWS. FASTEN CRIPPLE TO 4-PLY STUD PACK W/ (2) ROWS OF¼" x 3" LONG SDS SCREWS @ 3" O.C. STAGGERED.
4) (1) HDQ8 MAY BE USED ILO (2) HTT5. SEE TABLE 7, SHEET ST-1 FOR SPECS.

CMU/METAL CONNECTOR ENGINEERING

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BASE PLAN
40' REGIONAL PLAN

SUBDIVISON

PROJECT NO: **2024.006824**
DRAWN: **ETC**
CHECKED: **DB**

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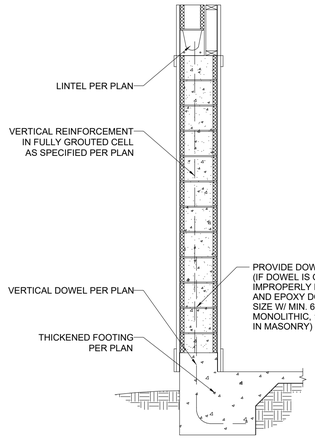
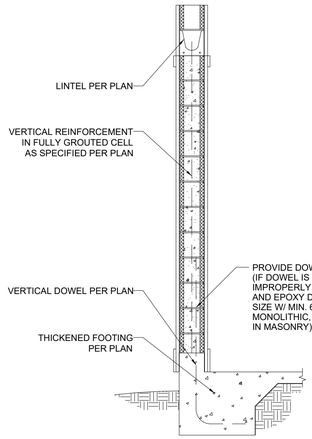
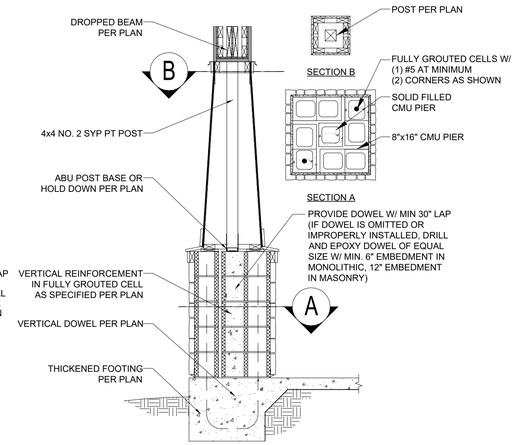


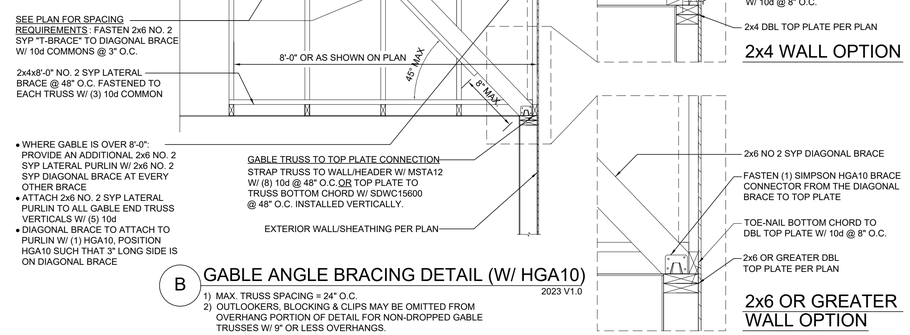
C4 12" SQUARE CMU COLUMN
REFER TO ARCHITECTURAL DETAILS FOR NON-STRUCTURAL ELEMENTS



C5 8" SQUARE CMU COLUMN
REFER TO ARCHITECTURAL DETAILS FOR NON-STRUCTURAL ELEMENTS



C6 TAPERED COLUMN CMU BASE
REFER TO ARCHITECTURAL DETAILS FOR NON-STRUCTURAL ELEMENTS



B GABLE ANGLE BRACING DETAIL (W/ HGA10)
2023 V1.0

1) MAX. TRUSS SPACING = 24" O.C.
2) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR NON-DROPPED GABLE TRUSSES W/ 9" OR LESS OVERHANGS.

CMU/METAL CONNECTOR ENGINEERING

2025 V1.0
TAY CMU

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BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

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CHECKED: DB

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REVISIONS:

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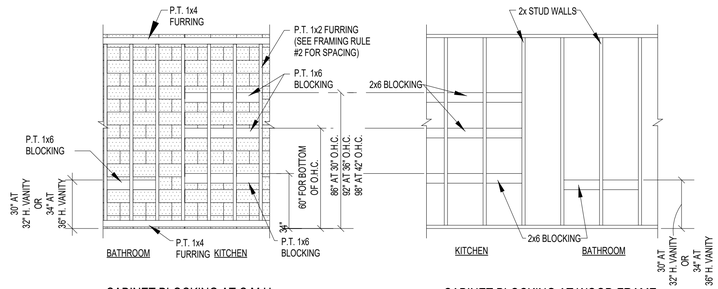
BLOCKING LOCATIONS FOR FRAMING AND C.M.U. WALLS



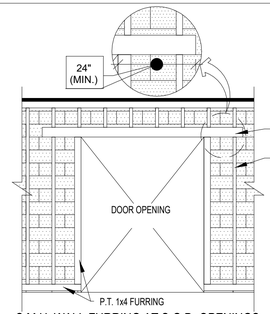
CABINET BLOCKING AT C.M.U.

SCALE N.T.S.

CABINET BLOCKING AT WOOD FRAME

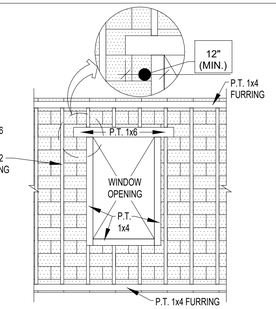
SCALE N.T.S.

P.T. FURRING ON C.M.U. WALLS AND OPENINGS



C.M.U. WALL FURRING AT S.G.D. OPENINGS

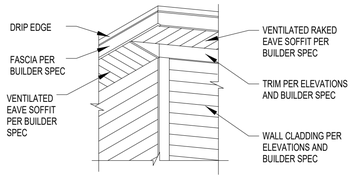
SCALE N.T.S.



C.M.U. WALL FURRING AT WINDOW OPENINGS

SCALE N.T.S.

EAVE FRAMING DETAIL



TYPCAL RAKE AND SOFFIT EAVE DETAIL

SCALE N.T.S.

GENERAL FURRING NOTES

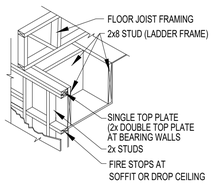
- FOR ALL STRUCTURAL INFORMATION PERTAINING TO PLANS REFER TO STRUCTURAL SHEETS.
- USE 2" "T" NAILS TO INSTALL FURRING STRIPS.
- NAIL P.T. 1x4 BOTTOM PLATE 3/4" OFF FLOOR.
- MINIMUM 1/2" SPACE BETWEEN NON-LOAD BEARING WALL TOP PLATE AND BOTTOM CHORD OF TRUSS.

FRAMING RULES

THESE "RULES" ARE TO BE READ AS CONSTRUCTION GUIDELINES FOR FRAMING CREWS. STRUCTURAL PAGES AND NOTES BY ARCHITECTS AND ENGINEERS SHALL CONTROL.

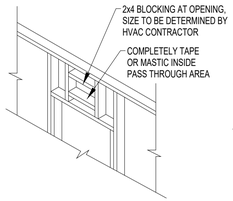
1. CMU FURRING STRIP (1x2 PT) WALLS - 24" OC. EXCEPT 16" OC AT:
   a. TILED (WET) WALLS
   b. CABINET WALLS
2. INTERIOR (NON-BEARING) WALLS - 1ST & 2ND FLOOR ARE SPF LUMBER. 24" OC. EXCEPT 16" OC AT:
   a. TILED (WET) WALLS
   b. CABINET WALLS
   c. LOW WALLS OVER STAIRS - 16" OC AND DOUBLE TOP PLATES
   d. SECOND FLOOR WALLS AT DOUBLE HEIGHT SPACES
3. SHEATHING - FLOOR, ROOF & WALL
   a. 1/8" GAPPING - "GRIP H CLIPS" - USED AT ALL ROOF & WALL & ROOF SHEATHING SEAMS.
6. ARCHES, DEADWOOD (DRYWALL BACKING), DROP CEILINGS, ETC. - 2x4 SPF
7. TUB DECKS - ¾" x 4' x 8' AC PINE PLY. SPF FRAMING MATERIAL. AIR BARRIER/SIX-SIDED ASSEMBLY WHERE REQUIRED.
8. ROOF & TRUSS
   a. SUB-FASCIA - 2x6 SPF LUMBER. (EXCEPTION: HOME -AT-LAST SERIES = 2x4 SPF)
   b. "CONTINUOUS BOTTOM CHORD BRACING" OR "RAT RUN" -2x4 SYP #2
   c. ALL OVERHANGS OVER 16", AND ALL LOAD BEARING ROOF FRAMING COMPONENTS (BRACING, VALLEY SET, DORMERS, ETC.) NEED TO BE SYP #2 PER DETAILS.
   d. SUPPLEMENTARY ROOF FRAMING (OVERHANGS, NON-BEARING KNEEWALLS, ETC.) 2x4 OR 2x6 SPF
   e. TEMPORARY TRUSS BRACING FOR (REMOVE AND RE-USE AS BLOCKING, DEADWOOD, ETC.) - 2X4 SPF. IF TEMP BRACING IS TO BE LEFT AS PERMANENT, THEN IT NEEDS TO BE SYP #2.
   f. TRUSS BRACING & ENGINEERING (CLR, T&H SCAB BRACING) - ALL2x4 SYP #2
12. FRAME DOWN PERIMETER TRAY CEILINGS (INTERIOR NON-STRUCTURAL) PERIMETER MEMBER SHALL BE SPF #2 WITH SIZE MATCHING DROP DOWN HEIGHT. ALL OTHER MEMBERS SHALL BE 2X4 SPF #2 WITH HORIZONTAL MEMBERS HAVING A MAX UNSUPPORTED SPAN OF 36". FOR LONGER SPANS, SEE DETAIL M/S3. THIS NOTE APPLIES WHERE SOME FIRST FLOOR CEILING TRAYS ARE DESIGNATED AS "DOWN FRAMED" ON THE FLOOR PLAN.

TYPICAL FRAMING DETAILS



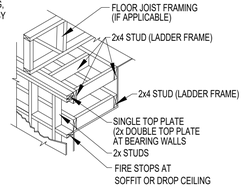
DOWN FRAMING AT TRAY CEILING W/ UPPER FLOOR ABOVE

N.T.S.



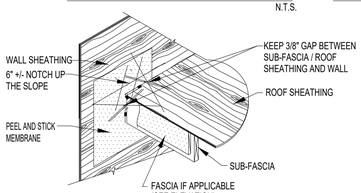
TRANSFER GRILL FRAMING ABOVE DOORS

N.T.S.



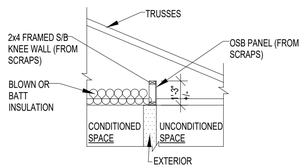
DOWN FRAMING AT SOFFITS AND CEILING AREAS

N.T.S.



SUB- FASCIA AND ROOF SHEATHING TERMINATION AT VERTICAL WALLS

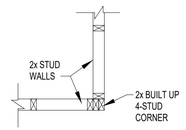
N.T.S.



INSULATION DAM AT CONDITIONED TO UNCONDITIONED SPACE

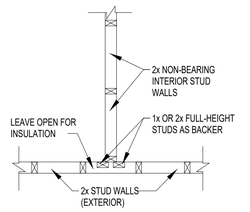
N.T.S.

TYPICAL FRAMING CORNERS



EXTERIOR CORNER

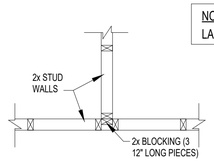
SCALE N.T.S.



INTERIOR NON-BEARING WALL "T" INTERSECT W/ EXTERIOR BEARING WALLS

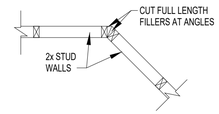
SCALE N.T.S.

NOTE:
LADDER BLOCKING NOT PERMITTED AT PARTITIONS.



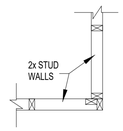
"T" WALL

SCALE N.T.S.



45° ANGLED WALLS

SCALE N.T.S.



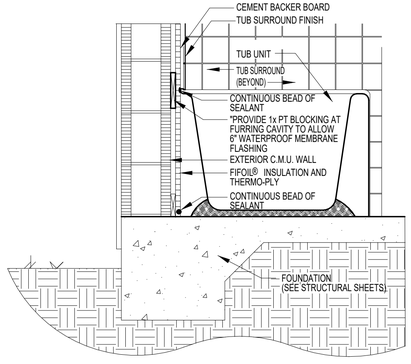
CORNER

SCALE N.T.S.

INTERIOR NON-BEARING WALL CONNECTIONS

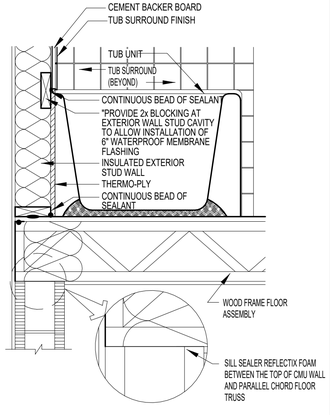
AIR-BARRIER / SIX-SIDED ASSEMBLY AT TUB

SIX-SIDED SHOWER INSTALLATION SIMILAR



AIR-BARRIER ASSEMBLY AT C.M.U. WALL

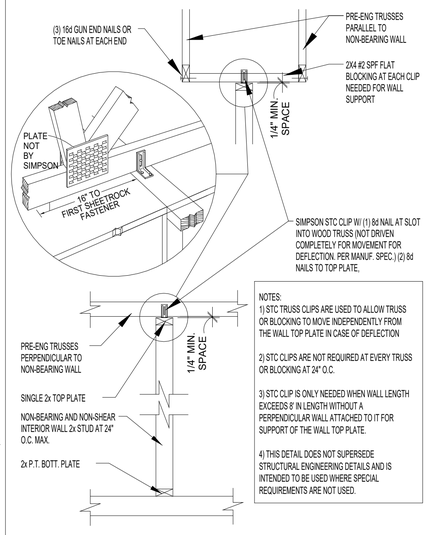
N.T.S.



ASSEMBLY AT WOOD FRAMED EXTERIOR WALL

N.T.S.

STC CLIP DETAIL



NOTES:
1) STC TRUSS CLIPS ARE USED TO ALLOW TRUSS OR BLOCKING TO MOVE INDEPENDENTLY FROM THE WALL TOP PLATE IN CASE OF DEFLECTION

2) STC CLIPS ARE NOT REQUIRED AT EVERY TRUSS OR BLOCKING AT 24" O.C.

3) STC CLIP IS ONLY NEEDED WHEN WALL LENGTH EXCEEDS 8' IN LENGTH WITHOUT A PERPENDICULAR WALL ATTACHED TO IT FOR SUPPORT OF THE WALL TOP PLATE.

4) THIS DETAIL DOES NOT SUPERSEDE STRUCTURAL ENGINEERING DETAILS AND IS INTENDED TO BE USED WHERE SPECIAL REQUIREMENTS ARE NOT USED.

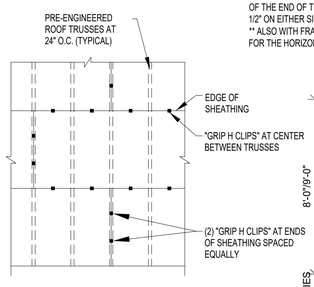
TYPICAL INTERIOR NON-BEARING WALL

N.T.S.

SHEATHING "GRIP H CLIP" LOCATIONS

GENERAL NOTES

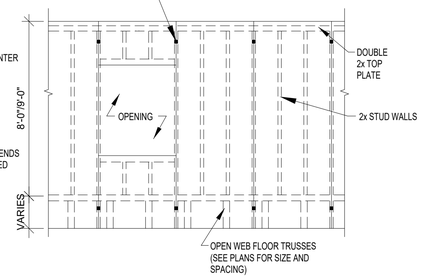
- FOR ALL STRUCTURAL INFORMATION PERTAINING TO SHEATHING PLACEMENT AND ATTACHMENT REFER TO STRUCTURAL SHEETS.
- INSTALL "TALLWALL" SHEETS "VERTICALLY" ORIENTED.



ROOF SHEATHING CLIP LOCATIONS

SCALE N.T.S.

SHEATHING SEAM:
FOR WALL SHEATHING, TO ASSURE THE NEEDED 1/8" SPACING AT PANELS ENDS & EDGES, USE "GRIP-H-CLIPS", INSTALL CLIP WITHIN THE TOP AND BOTTOM 1/4 OF THE SHEATHING, BUT NOT WITHIN 8" OF THE END OF THE SHEET, PROVIDED THAT THERE IS A NAIL, SIZE NOTED PER PLAN, INSTALLED WITHIN 1/2" ON EITHER SIDE OF THE CLIP TO KEEP THE SHEATHING AS TIGHT AS POSSIBLE TO THE STUD.
** ALSO WITH FRAMED GABLES ADD "GRIP-H-CLIPS" MAXIMUM 48" O.C. WITH SAME NAILING GUIDELINES FOR THE HORIZONTAL & VERTICAL SEAMS.



EXTERIOR WALL SHEATHING SEAM LOCATIONS

SCALE N.T.S.

APEX
tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

CARLSBAD

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006824

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

TM - 1

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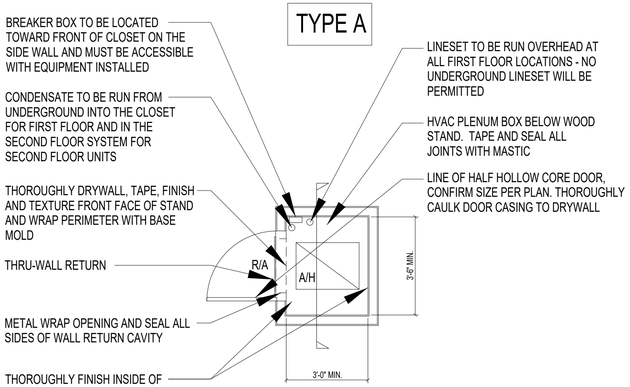
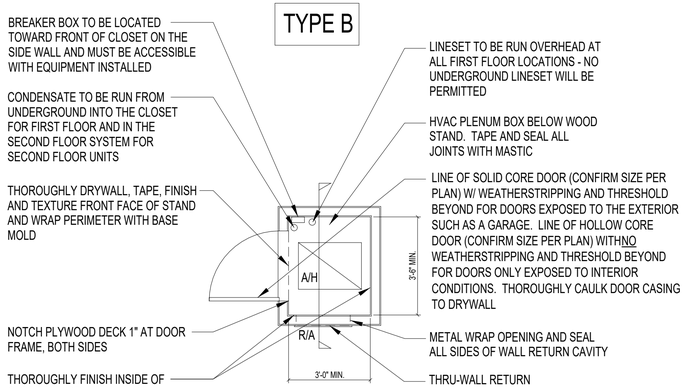
TYPE A



TYPICAL A/C CLOSET DESIGN - PLAN VIEW
W/ FRONT RETURN & CUT-DOWN DOOR

SCALE N.T.S.

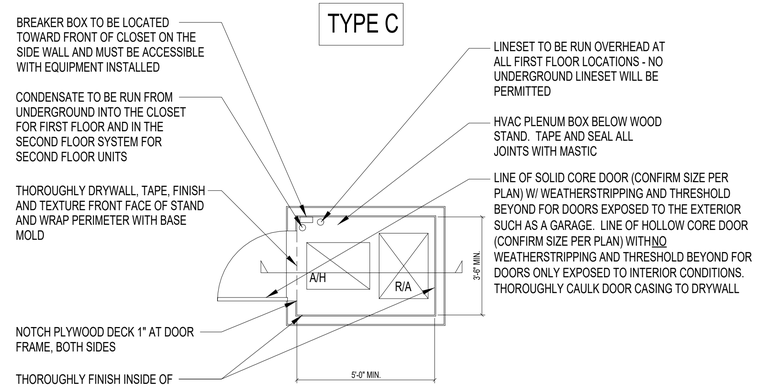
TYPE B



TYPICAL A/C CLOSET DESIGN - PLAN VIEW
W/ SIDE WALL RETURN

SCALE N.T.S.

TYPE C



TYPICAL A/C CLOSET DESIGN - PLAN VIEW
W/ DIRECT RETURN TO ABOVE

SCALE N.T.S.

TYPICAL A/C CLOSET DESIGN
W/ FRONT RETURN & CUT-DOWN DOOR

SCALE N.T.S.

TYPICAL A/C CLOSET DESIGN
W/ SIDE WALL RETURN

SCALE N.T.S.

TYPICAL A/C CLOSET DESIGN
W/ DIRECT RETURN TO ABOVE

SCALE N.T.S.

TYPICAL A/C CLOSET DESIGN - AXON VIEW
W/ FRONT RETURN & CUT-DOWN DOOR

SCALE N.T.S.

TYPICAL A/C CLOSET DESIGN - AXON VIEW
W/ SIDE WALL RETURN

SCALE N.T.S.

TYPICAL A/C CLOSET DESIGN - AXON VIEW
W/ DIRECT RETURN TO ABOVE

SCALE N.T.S.

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APEX

tds
true design studios

9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

CARLSBAD

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006824

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

TM - 2

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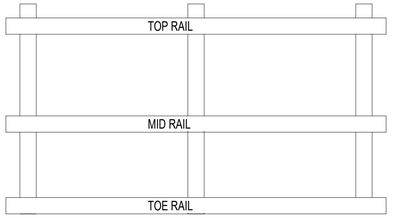
FRAME STAGE GUARD RAIL DETAILS

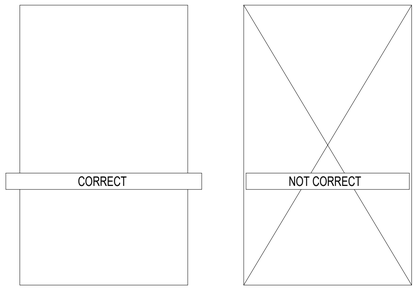
NOTES:
1. VERTICAL UPRIGHT POST CAN BE NO MORE THAN 8' APART O.C.
2. MID RAIL SET AT TOP EDGE 21" (±3")
3. TOP RAIL SET AT TOP EDGE 42" (±3")
4. TOE BOARD MUST BE MINIMUM OF 4" HIGH
5. HAND RAILS NO MORE THAN 37" NOR LESS THAN 30" AND MID RAIL REQUIRED OF WHEN NO WALL AT SIDES OF STARS (ALL RAILS MINIMUM 2x4 OR GREATER)



* DETAIL FOR MECHANICAL PLATFORMS, FRAMED FLOORS PRIOR TO EXTERIOR WALLS, AND FRONT PORCHES GREATER THAN 30" FROM GRADE

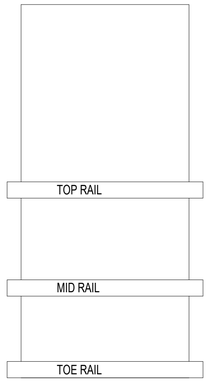
TYPICAL OPENING DETAILS

SCALE N.T.S.



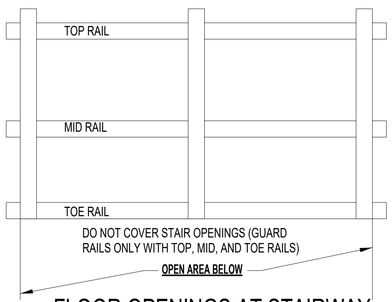
WINDOW OPENINGS

SCALE N.T.S.



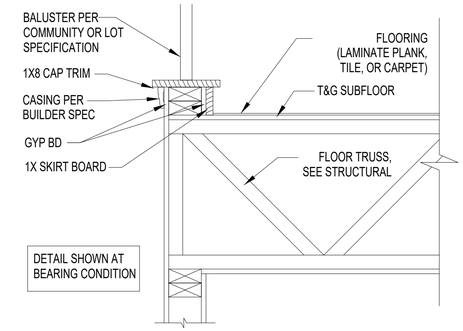
DOOR OPENINGS / ELEVATORS

SCALE N.T.S.



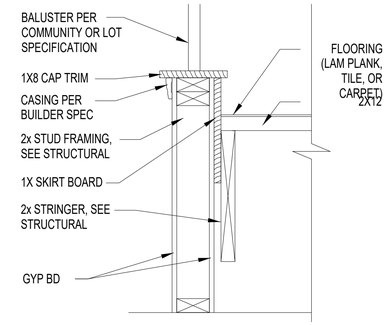
FLOOR OPENINGS AT STAIRWAY

SCALE N.T.S.



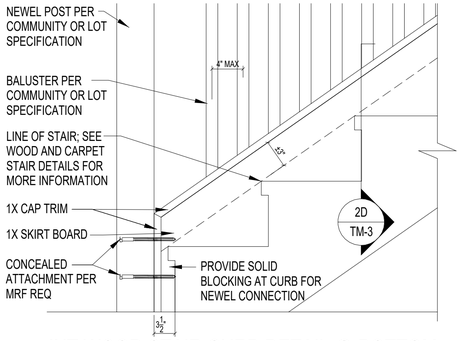
3D CURB DETAIL @ OPEN AREAS

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



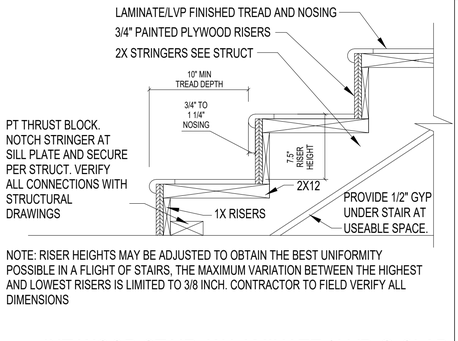
2D INT WOOD STAIR CURB DETAIL

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



3C INT WOOD STAIR CURB DETAIL @ BOTTOM

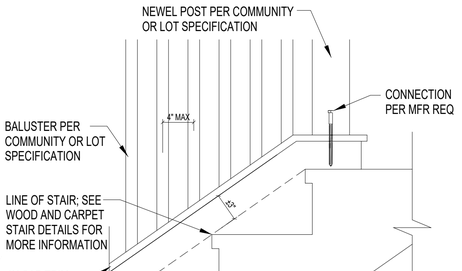
SCALE: 1 1/2" = 1'-0"



NOTE: RISER HEIGHTS MAY BE ADJUSTED TO OBTAIN THE BEST UNIFORMITY POSSIBLE IN A FLIGHT OF STAIRS, THE MAXIMUM VARIATION BETWEEN THE HIGHEST AND LOWEST RISERS IS LIMITED TO 3/8 INCH. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS

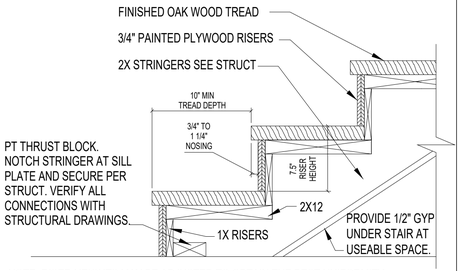
2C INT WOOD STAIR W LAMINATE / LVP @ SLAB

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



3B INT WOOD STAIR CURB DETAIL @ TOP

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



NOTE: RISER HEIGHTS MAY BE ADJUSTED TO OBTAIN THE BEST UNIFORMITY POSSIBLE IN A FLIGHT OF STAIRS, THE MAXIMUM VARIATION BETWEEN THE HIGHEST AND LOWEST RISERS IS LIMITED TO 3/8 INCH. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS

2B INT WOOD STAIR @ SLAB

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

STAIRWAY NOTES

PER FBCR R301.5
STAIR RAILING AND STAIR GUARD RAILING SHALL BE CONSTRUCTED TO WITHSTAND A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED AT ANY POINT AND ANY DIRECTION ALONG THE TOP OF THE RAIL.

GUARD IN-FILL COMPONENTS (ALL THOSE EXCEPT THE HANDRAIL), BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 SQUARE FOOT. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENT.

PER FBCR R311
STAIRWAYS SHALL MEET THE REQUIREMENTS OF FBCR R311.7 INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
- RISER HEIGHT SHALL BE NOT MORE THAN 7.75 INCHES
- TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES
- HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT AT A HEIGHT OF NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES

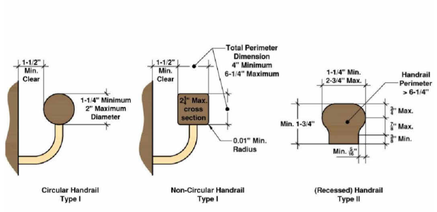
PER FBCR R312
ALL GUARDS SHALL BE MIN. 36" AFF AND SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.

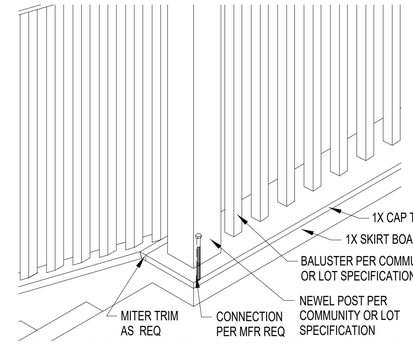
HANDRAIL NOTES

PER R311.7.8.3 GRIP-SIZE
REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.

1. TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4 INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4 INCHES AND NOT GREATER THAN 6 1/4 INCHES WITH A CROSS SECTION OF DIMENSION OF NOT MORE THAN 2 1/4 INCHES. EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH.

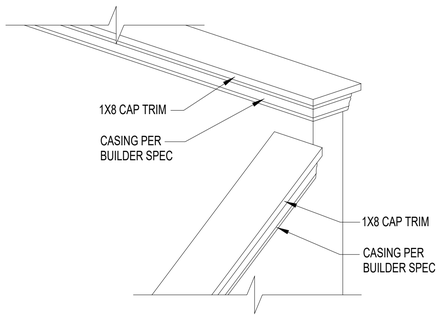
2. TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4 INCHES (160 MM) SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF NOT LESS THAN 5/16 INCH WITHIN 7/8 INCH BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR NOT LESS THAN 3/8 INCH TO A LEVEL THAT IS NOT LESS THAN 1 3/4 INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE NOT LESS THAN 1 1/4 INCHES AND NOT MORE THAN 2 3/4 INCHES. EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH.





4B INT WOOD STAIR CURB DETAIL @ TOP

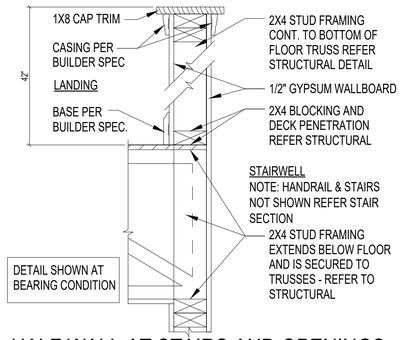
SCALE: NTS



4A HALF WALL TRANSITION AT STAIRS

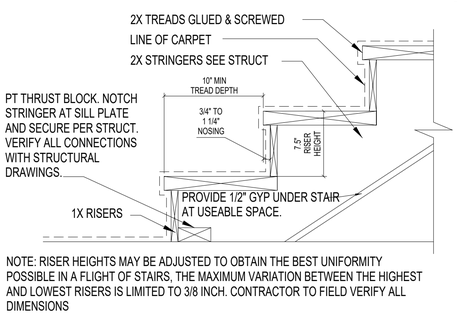
SCALE: NTS

TOP OF WALL CONDITION



3A HALF WALL AT STAIRS AND OPENINGS

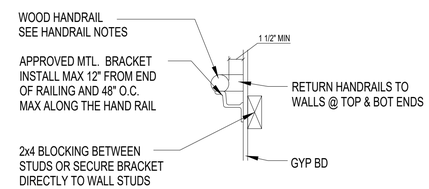
SCALE: 1 1/2" = 1'-0"



NOTE: RISER HEIGHTS MAY BE ADJUSTED TO OBTAIN THE BEST UNIFORMITY POSSIBLE IN A FLIGHT OF STAIRS, THE MAXIMUM VARIATION BETWEEN THE HIGHEST AND LOWEST RISERS IS LIMITED TO 3/8 INCH. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS

2A INT WOOD STAIR W CARPET @ SLAB

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



1A HANDRAIL DETAIL

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

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

CARLSBAD
BASE PLAN
40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006824
DRAWN: MJR
CHECKED: CM

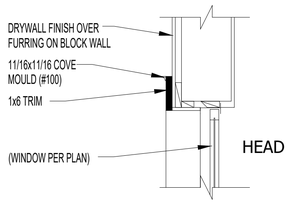
07-02-2025

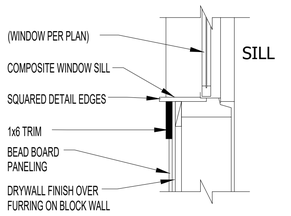
REVISIONS:

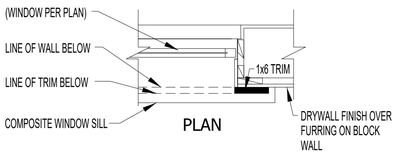
No.	Description	Date

TM - 3

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

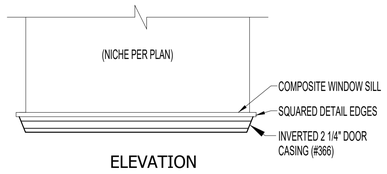


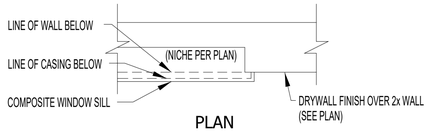




WINDOW STOOL W/ TRIM AND BEAD BD.

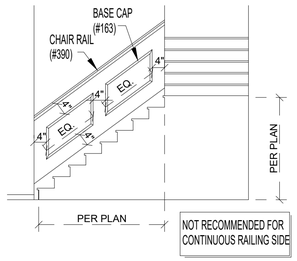
PLAN SPECIFIC PER PLAN SCALE: 1" = 1'-0"





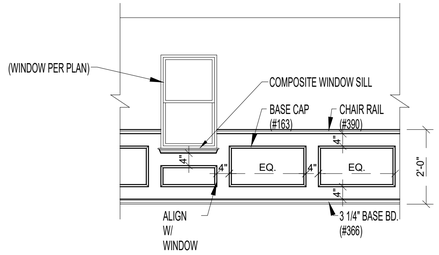
NICHE STOOL DETAIL

PLAN SPECIFIC PER PLAN SCALE: 1" = 1'-0"



WAINSCOT DETAILS AT STAIRS

PLAN SPECIFIC PER PLAN SCALE: 1/4" = 1'-0"



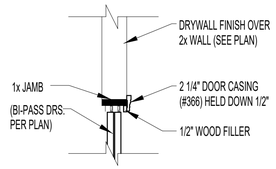
WAINSCOT DETAILS

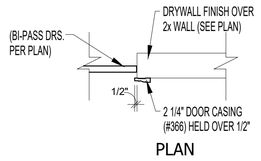
PLAN SPECIFIC PER PLAN SCALE: 1/4" = 1'-0"

* * * * * *

FLOORING / BASE BOARD NOTE:
WHEN TILE FLOOR IS SELECTED ONLY BASE BOARD IS INSTALLED.
WHEN WOOD FLOOR IS SELECTED BASE BOARD AND SHOE MOULD ARE INSTALLED.

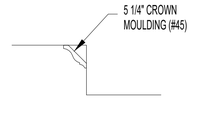
* * * * * *





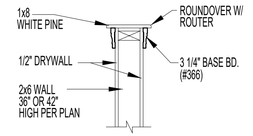
TYP. BI-PASS DRS. CASING DETAIL

SCALE: 1" = 1'-0"



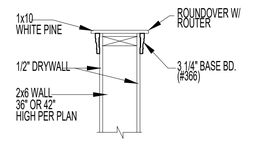
5 1/4" CROWN

SCALE: 1" = 1'-0"



2x4 STAIR KNEE WALL CAP DETAIL

PLAN SPECIFIC PER PLAN SCALE: 1" = 1'-0"



2x6 STAIR KNEE WALL CAP DETAIL

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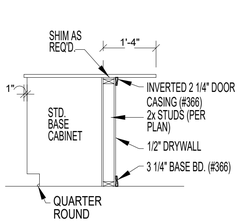
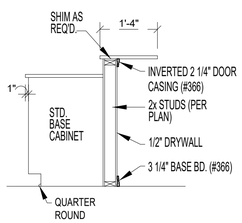


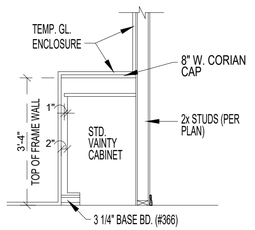
CALI. TOP

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



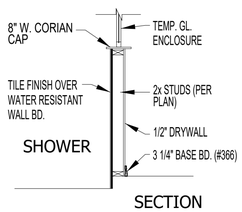
HIGH BAR TOP

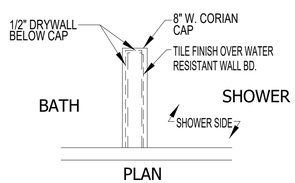
SCALE: 1/2" = 1'-0"



VANITY LOW WALL

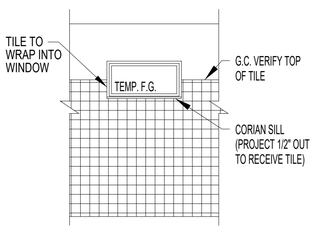
SCALE: 1/2" = 1'-0"





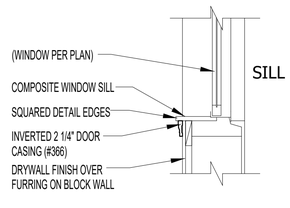
SHOWER LOW WALL

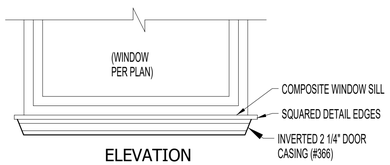
SCALE: 1/2" = 1'-0"

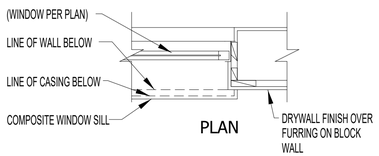


SHOWER WINDOW

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

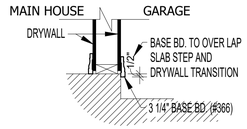






TYP. WINDOW STOOL DETAIL

SCALE: 1" = 1'-0"



TYP. BASE BD. AT GARAGE / MAIN HOUSE

SCALE: 1" = 1'-0"

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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taylor morrison

CARLSBAD

BASE PLAN
40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006824**
DRAWN: **MJR**
CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

TM - 4

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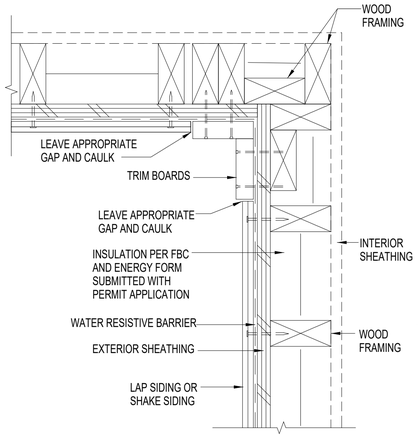
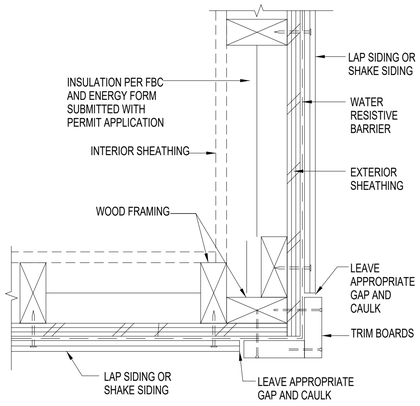


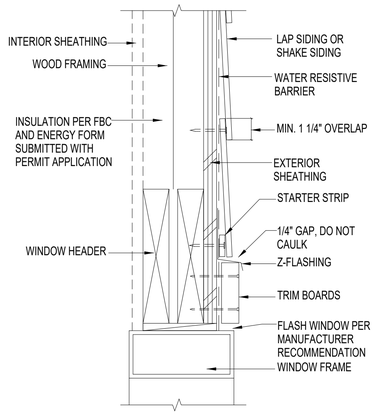
A INSIDE CORNER

SCALE: 3"=1'-0"



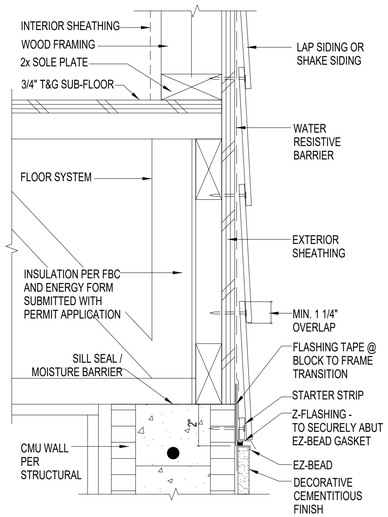
B OUTSIDE CORNER

SCALE: 3"=1'-0"



C WINDOW/DOOR HEAD

SCALE: 3"=1'-0"



MID-WALL DETAIL - SIDING / CEMENTITIOUS FINISH

J

SCALE: 3"=1'-0"

FLASHING REQUIREMENTS

R703.1 General. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.4.

R703.1.1 Water resistance. The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior cladding as required by Section R703.2 and a means of draining to the exterior water that penetrates the exterior cladding.

R703.2 Water-resistive barrier. One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D226 for Type 1 felt or other approved water-resistive barrier shall be applied over studs or sheathing of all exterior walls No. 15 asphalt felt shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches. Where joints occur, felt shall be lapped not less than 6 inches. Other approved materials shall be installed in accordance with the water-resistive barrier manufacturer's installation instructions. The No.15 asphalt felt or other approved water-resistive barrier material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1.

R703.7.3 Water-resistive barriers Water-resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall include a water-resistive vapor-permeable barrier with a performance at least equivalent to two layers of Grade D paper. The individual layers shall be installed independently such that each layer provides a separate continuous plane and any flashing (installed in accordance with Section R703.4) intended to drain to the water-resistive barrier is directed between the layers.

Exception: Where the water-resistive barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60-minute Grade D paper and is separated from the stucco by an intervening, substantially nonwater-absorbing layer or designed drainage space.

R703.4 Flashing. Approved metal flashing, vinyl flashing, self-adhered membranes and mechanically attached flexible flashing shall be applied shingle-fashion or in accordance with the manufacturer's instructions. Metal flashing shall be corrosion resistant. Fluid-applied membranes used as flashing shall be applied in accordance with the manufacturer's instructions. All flashing shall be applied in a manner to prevent the entry of water into the wall cavity or penetration of water to the building structural framing components.

Self-adhered membranes used as flashing shall comply with AAMA 711. All exterior fenestration products shall be sealed at the juncture with the building wall with a sealant complying with AAMA 800 or ASTM C920 Class 25 Grade NS or greater for proper joint expansion and contraction, ASTMC1281, AAMA 812, or other approved standard as appropriate for the type of sealant. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of the exterior wall finish. Approved flashings shall be installed at the following locations:

1.Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier complying with Section 703.2 for subsequent drainage. Mechanically attached flexible flashings shall comply with AAMA 712. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following:

1.1 The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing manufacturer's instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water resistive barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the head and sides.

1.2. In accordance with the flashing design or method of a registered design professional.

1.3. In accordance with other approved methods.

1.4. In accordance with FMA/AAMA 100, FMA/ AAMA 200, FMA/WDMA 250, FMA/AAMA/WDMA 300 or FMA/AAMA/WDMA 400.

2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.

3. Under and at the ends of masonry, wood or metal copings and sills.

4. Continuously above all projecting wood trim.

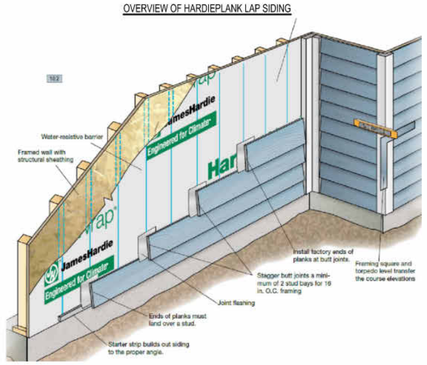
5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.

6. At wall and roof intersections.

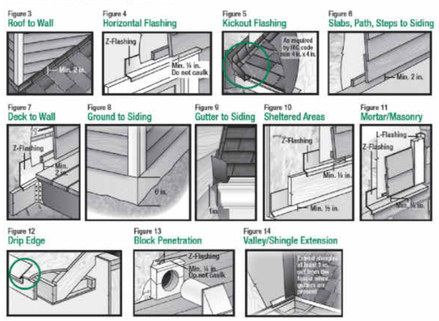
7. At built-in gutters.

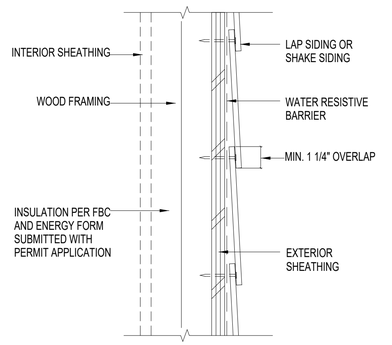
THESE DETAILS ARE GENERIC AND MEANT TO SHOW GENERAL FLASHING AND WATERPROOFING METHODS TO BE USED.

OVERVIEW OF HARDIEPLANK LAP SIDING



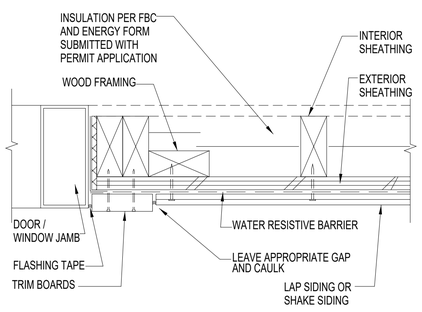
CLEARANCE AND FLASHING REQUIREMENTS





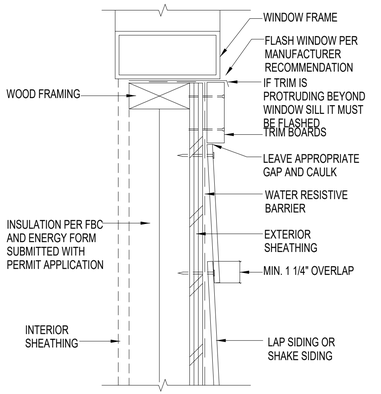
D HORIZONTAL LAP VIEW

SCALE: 3"=1'-0"



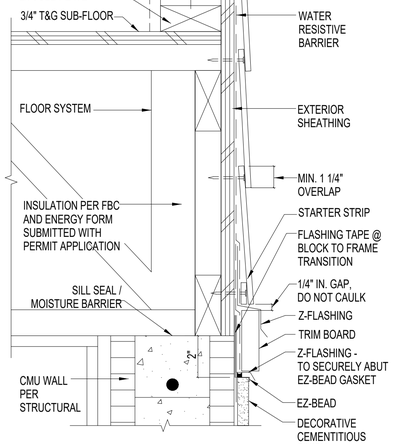
E DOOR / WINDOW JAMB

SCALE: 3"=1'-0"



F WINDOW SILL

SCALE: 3"=1'-0"



MID-WALL DETAIL - SIDING WITH TRIM BOARD / CEMENTITIOUS FINISH

K

SCALE: 3"=1'-0"

G FIXTURE PENETRATION

SCALE: 3"=1'-0"

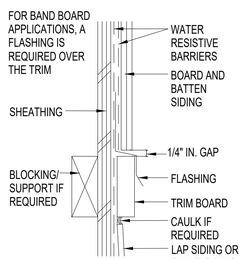
HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.

H

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

I GRADE CLEARANCE

SCALE: 3"=1'-0"



L DETAIL AT BAND BOARD

SCALE: 3"=1'-0"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

CARLSBAD

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006824

DRAWN: MJR

CHECKED: CM

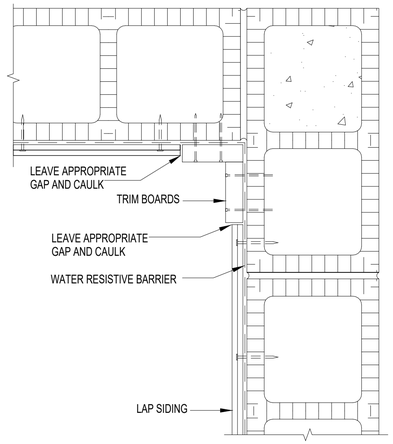
07-02-2025

REVISIONS:

No.	Description	Date

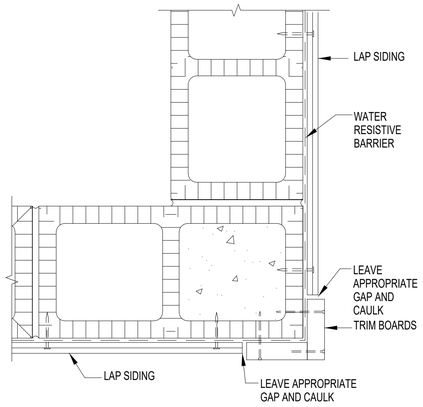
TM - 5

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



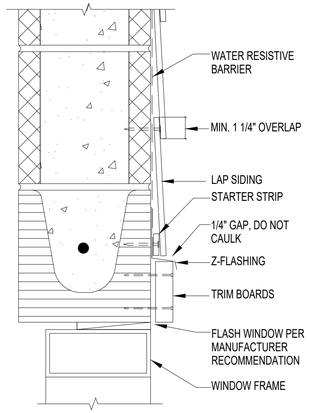
A INSIDE CORNER

SCALE: 3"=1'-0"



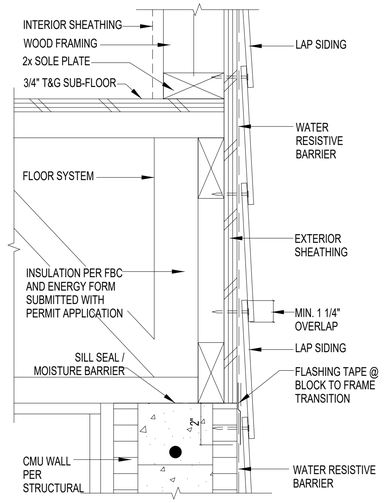
B OUTSIDE CORNER

SCALE: 3"=1'-0"



C WINDOW/DOOR HEAD

SCALE: 3"=1'-0"



J MID-WALL DETAIL - SIDING / CEMENTITIOUS FINISH

SCALE: 3"=1'-0"

FLASHING REQUIREMENTS

R703.1 General. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.4.

R703.1.1 Water resistance. The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior cladding as required by Section R703.2 and a means of draining to the exterior water that penetrates the exterior cladding.

R703.2 Water-resistive barrier. One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D226 for Type 1 felt or other approved water-resistive barrier shall be applied over studs or sheathing of all exterior walls No. 15 asphalt felt shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches. Where joints occur, felt shall be lapped not less than 6 inches. Other approved materials shall be installed in accordance with the water-resistive barrier manufacturer's installation instructions. The No.15 asphalt felt or other approved water-resistive barrier material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1.

R703.7.3 Water-resistive barriers Water-resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall include a water-resistive vapor-permeable barrier with a performance at least equivalent to two layers of Grade D paper. The individual layers shall be installed independently such that each layer provides a separate continuous plane and any flashing (installed in accordance with Section R703.4) intended to drain to the water-resistive barrier is directed between the layers.

Exception: Where the water-resistive barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60-minute Grade D paper and is separated from the stucco by an intervening, substantially nonwater-absorbing layer or designed drainage space.

R703.4 Flashing. Approved metal flashing, vinyl flashing, self-adhered membranes and mechanically attached flexible flashing shall be applied shingle-fashion or in accordance with the manufacturer's instructions. Metal flashing shall be corrosion resistant. Fluid-applied membranes used as flashing shall be applied in accordance with the manufacturer's instructions. All flashing shall be applied in a manner to prevent the entry of water into the wall cavity or penetration of water to the building structural framing components.

Self-adhered membranes used as flashing shall comply with AAMA 711. All exterior fenestration products shall be sealed at the juncture with the building wall with a sealant complying with AAMA 800 or ASTM C920 Class 25 Grade NS or greater for proper joint expansion and contraction, ASTMC1281, AAMA 812, or other approved standard as appropriate for the type of sealant. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of the exterior wall finish. Approved flashings shall be installed at the following locations:

1.Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier complying with Section 703.2 for subsequent drainage. Mechanically attached flexible flashings shall comply with AAMA 712. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following:

1.1 The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing manufacturer's instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water resistive barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the head and sides.

1.2. In accordance with the flashing design or method of a registered design professional.

1.3. In accordance with other approved methods.

1.4. In accordance with FMA/AAMA 100, FMA/ AAMA 200, FMA/WDMA 250, FMA/AAMA/ WDMA 300 or FMA/AAMA/WDMA 400.

2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.

3. Under and at the ends of masonry, wood or metal copings and sills.

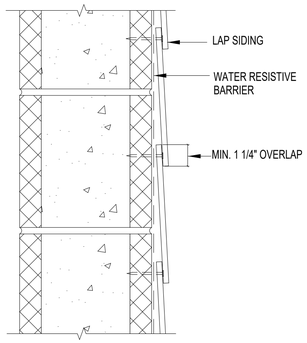
4. Continuously above all projecting wood trim.

5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.

6. At wall and roof intersections.

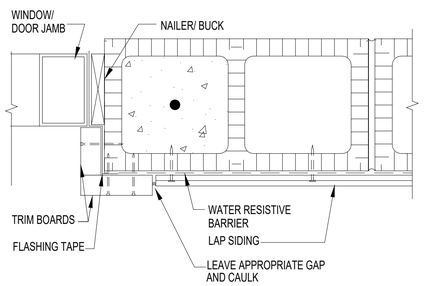
7. At built-in gutters.

THESE DETAILS ARE GENERIC AND MEANT TO SHOW GENERAL FLASHING AND WATERPROOFING METHODS TO BE USED.
NOTE: OPTIONAL WEATHER BARRIER: LIQUID APPLIED WATER RESISTANT COATING - INSTALL PER MANUF. INSTRUCTIONS - WRAP ALL OPENINGS IN MASONRY EXTERIOR WALL AT HEAD, JAMB AND SILL.



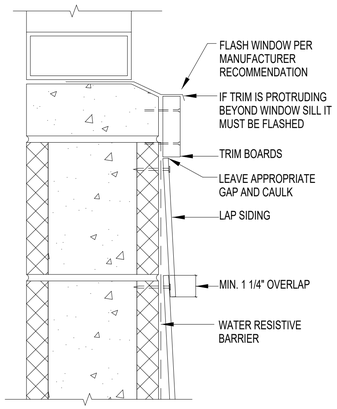
D HORIZONTAL LAP VIEW

SCALE: 3"=1'-0"



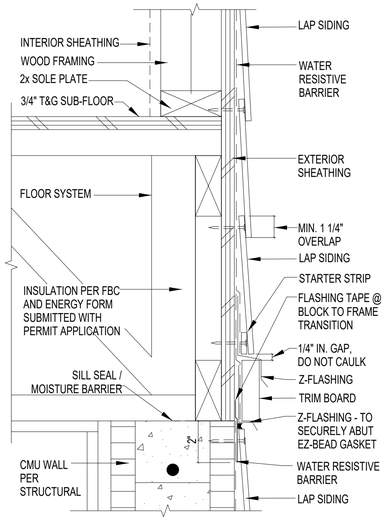
E DOOR / WINDOW JAMB

SCALE: 3"=1'-0"



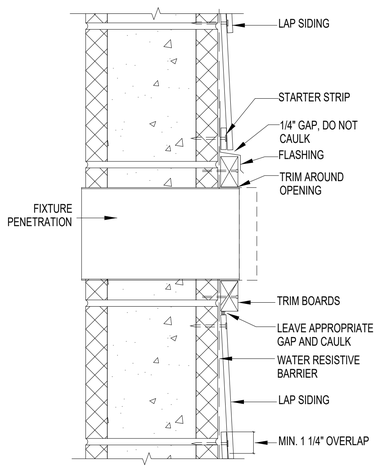
F WINDOW SILL

SCALE: 3"=1'-0"



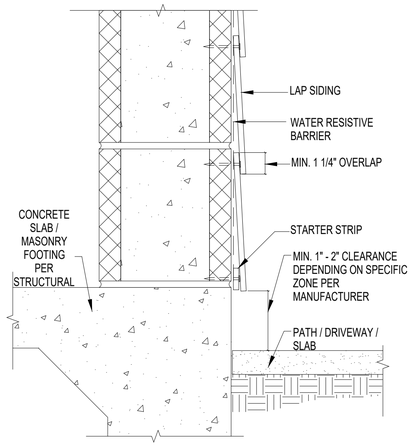
K MID-WALL DETAIL - SIDING WITH TRIM BOARD / CEMENTITIOUS FINISH

SCALE: 3"=1'-0"



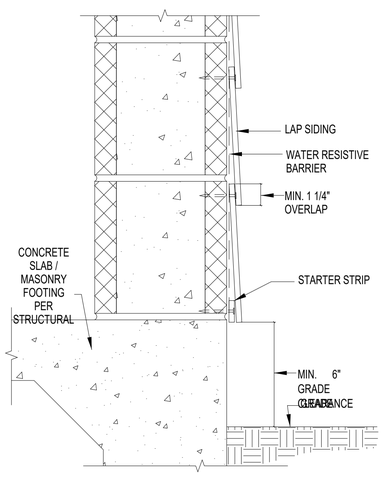
G FIXTURE PENETRATION

SCALE: 3"=1'-0"



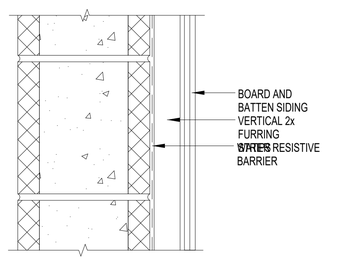
H HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.

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



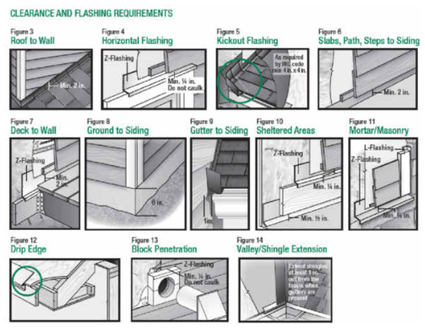
I GRADE CLEARANCE

SCALE: 3"=1'-0"



L BOARD & BATTEN OVER CMU

SCALE: 3"=1'-0"



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APEX

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taylor morrison

CARLSBAD

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006824

DRAWN: MJR

CHECKED: CM

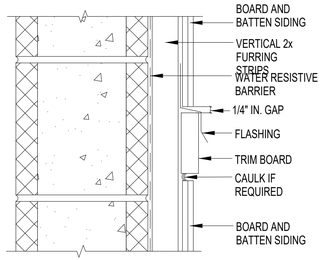
07-02-2025

REVISIONS:

No.	Description	Date

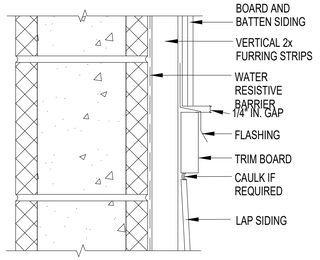
TM - 6

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



M HORIZ. BAND BETWEEN WALL & GABLE w/ B & B

SCALE: 3"=1'-0"



N BOARD & BATTEN TO LAP SIDING TRANSITION

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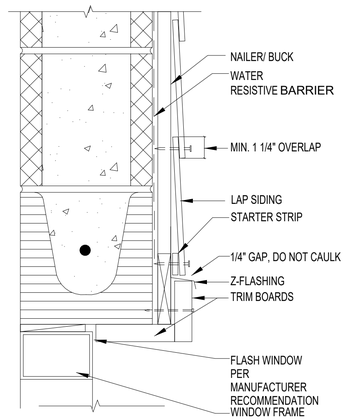
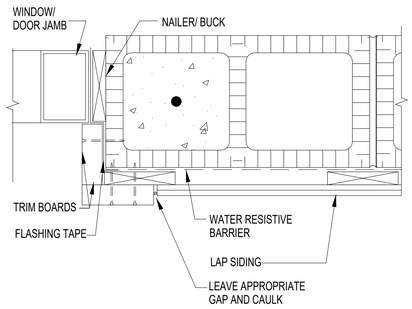


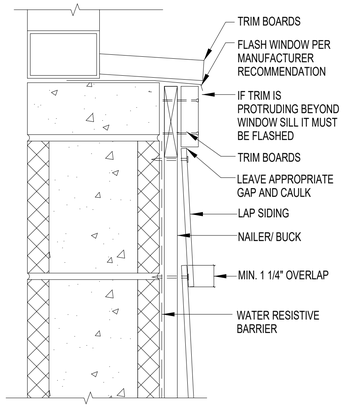
O WINDOW/DOOR HEAD

SCALE: 3"=1'-0"



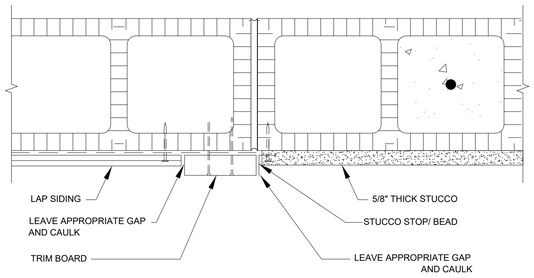
P DOOR / WINDOW JAMB

SCALE: 3"=1'-0"



Q WINDOW SILL

SCALE: 3"=1'-0"



AA FLUSH CONDITION

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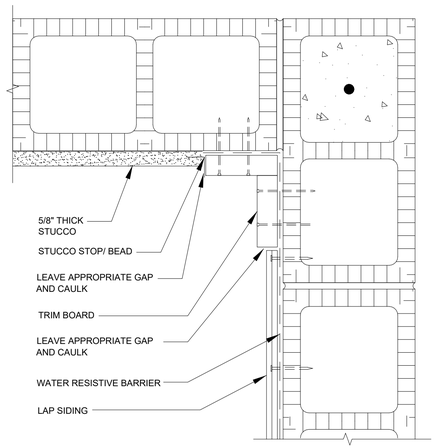
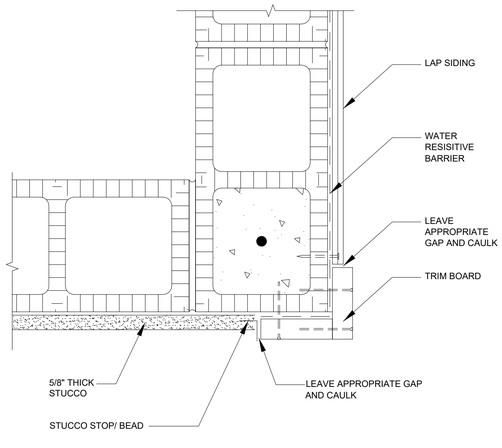


BB INSIDE CORNER

SCALE: 3"=1'-0"



CC OUTSIDE CORNER

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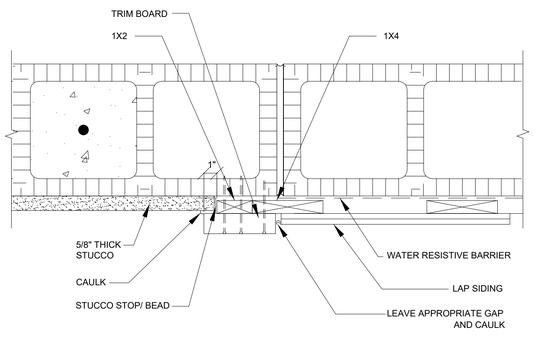
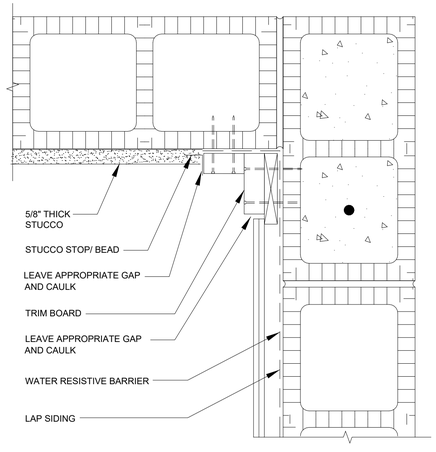


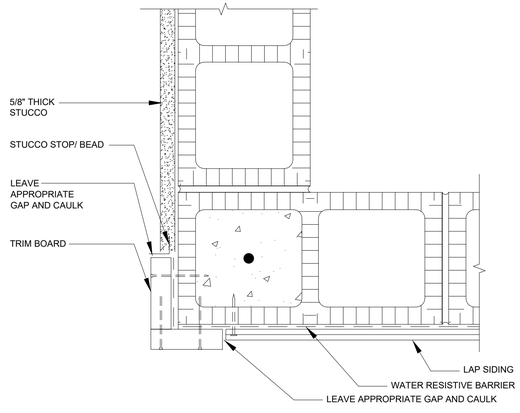
DD FLUSH CONDITION (B&B)

SCALE: 3"=1'-0"



EE INSIDE CORNER (B&B)

SCALE: 3"=1'-0"



CC OUTSIDE CORNER (B&B)

SCALE: 3"=1'-0"

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taylor morrison

CARLSBAD

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006824

DRAWN: MJR

CHECKED: CM

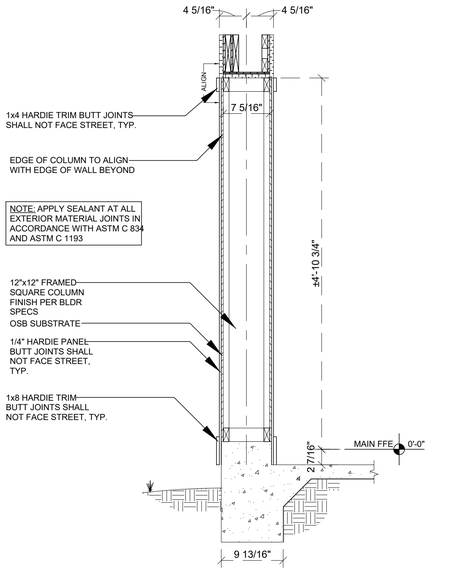
07-02-2025

REVISIONS:

No.	Description	Date

TM - 7

APEX TECHNOLOGY' IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



C1 12" FRAMED SQUARE COLUMN

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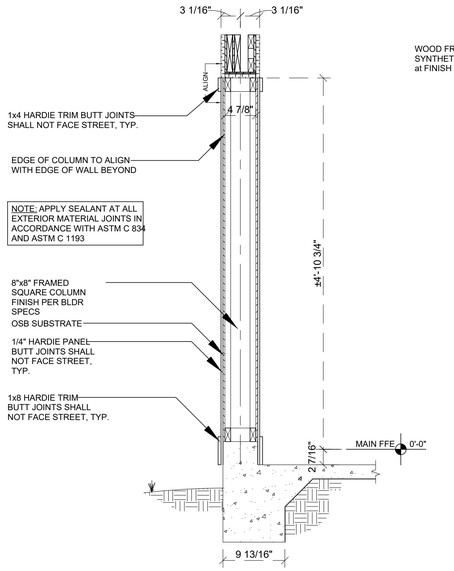

C2 8" FRAMED SQUARE COLUMN

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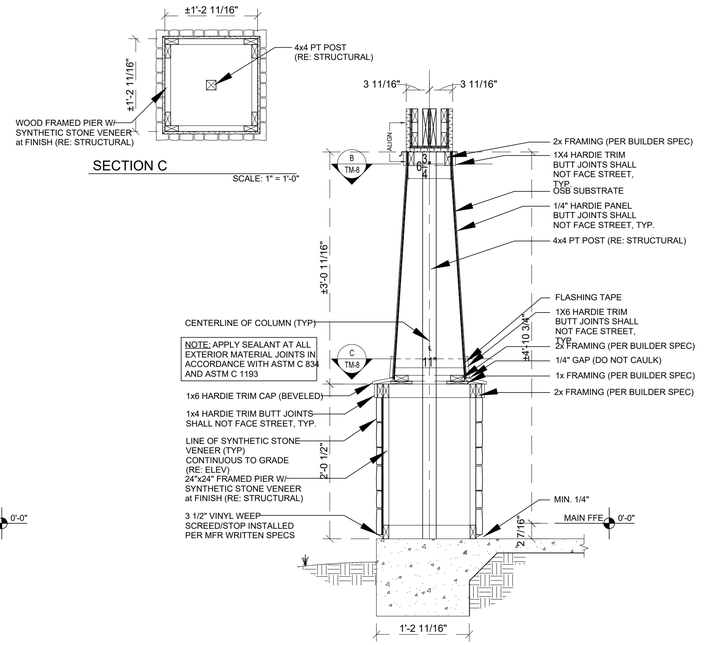

C3 TAPERED COLUMN OVER FRAMED BASE

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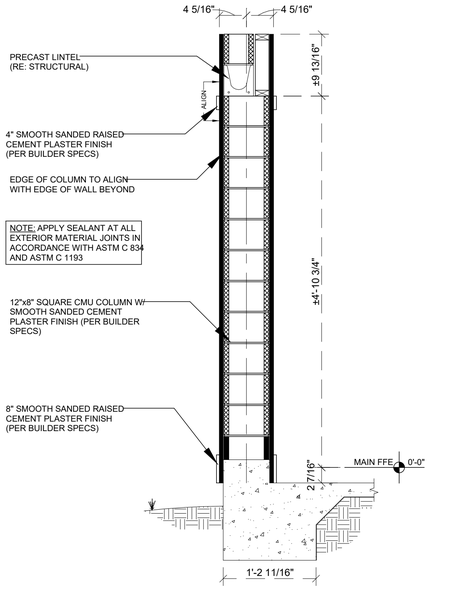

C4 12" CMU SQUARE COLUMN

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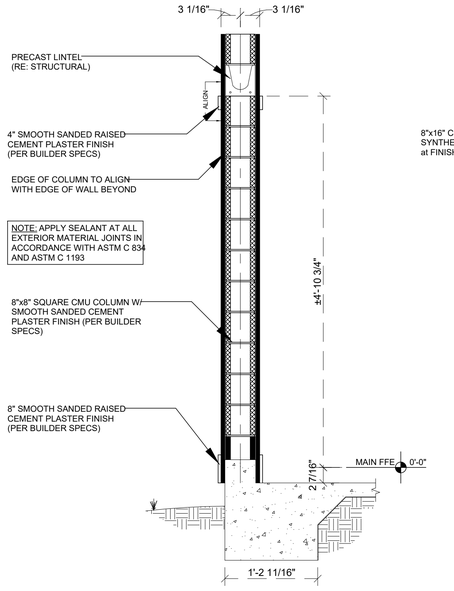

C5 8" CMU SQUARE COLUMN

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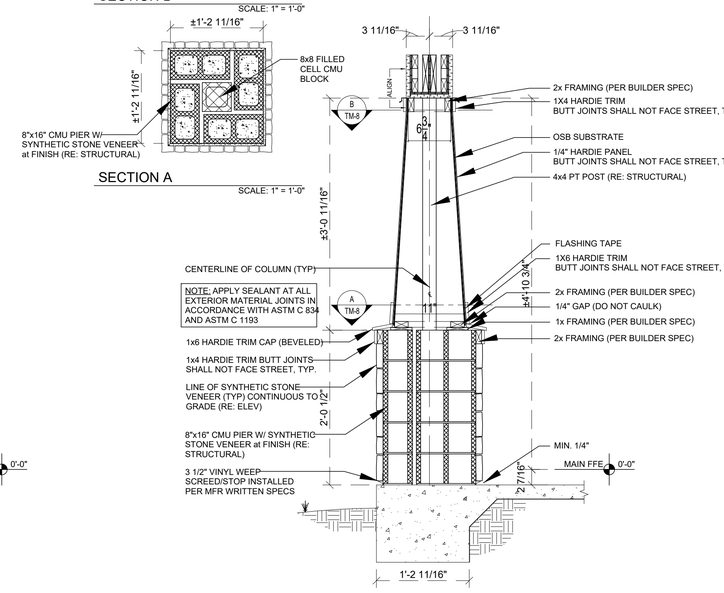

C6 TAPERED COLUMN OVER MASONRY BASE

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FLASHING REQUIREMENTS

R703.1 General. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.4.

R703.1.1 Water resistance. The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior cladding as required by Section R703.2 and a means of draining to the exterior water that penetrates the exterior cladding.

R703.2 Water-resistive barrier. One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D226 for Type 1 felt or other approved water-resistive barrier shall be applied over studs or sheathing of all exterior walls No. 15 asphalt felt shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches. Where joints occur, felt shall be lapped not less than 6 inches. Other approved materials shall be installed in accordance with the water-resistive barrier manufacturer's installation instructions. The No.15 asphalt felt or other approved water-resistive barrier material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1.

R703.7.3 Water-resistive barriers Water-resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall include a water-resistive vapor-permeable barrier with a performance at least equivalent to two layers of Grade D paper. The individual layers shall be installed independently such that each layer provides a separate continuous plane and any flashing (installed in accordance with Section R703.4) intended to drain to the water-resistive barrier is directed between the layers.

Exception: Where the water-resistive barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60-minute Grade D paper and is separated from the stucco by an intervening, substantially nonwater-absorbing layer or designed drainage space.

R703.4 Flashing. Approved metal flashing, vinyl flashing, self-adhered membranes and mechanically attached flexible flashing shall be applied shingle-fashion or in accordance with the manufacturer's instructions. Metal flashing shall be corrosion resistant. Fluid-applied membranes used as flashing shall be applied in accordance with the manufacturer's instructions. All flashing shall be applied in a manner to prevent the entry of water into the wall cavity or penetration of water to the building structural framing components.

Self-adhered membranes used as flashing shall comply with AAMA 711. All exterior fenestration products shall be sealed at the juncture with the building wall with a sealant complying with AAMA 800 or ASTM C920 Class 25 Grade NS or greater for proper joint expansion and contraction, ASTMC1281, AAMA 812, or other approved standard as appropriate for the type of sealant. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of the exterior wall finish. Approved flashings shall be installed at the following locations:

1.Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier complying with Section 703.2 for subsequent drainage. Mechanically attached flexible flashings shall comply with AAMA 712. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following:

1.1 The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing manufacturer's instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water resistive barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the head and sides.
1.2. In accordance with the flashing design or method of a registered design professional.
1.3. In accordance with other approved methods.
1.4. In accordance with FMA/AAMA 100, FMA/ AAMA 200, FMA/WDMA 250, FMA/AAMA/ WDMA 300 or FMA/AAMA/WDMA 400.

2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.

3. Under and at the ends of masonry, wood or metal copings and sills.

4. Continuously above all projecting wood trim.

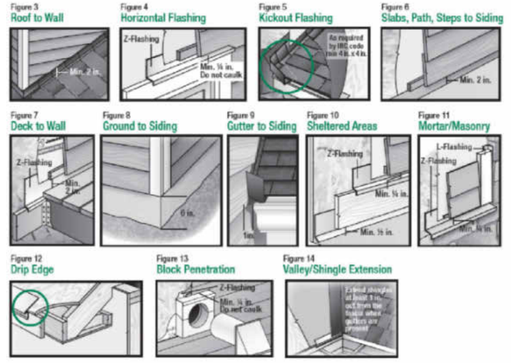
5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.

6. At wall and roof intersections.

7. At built-in gutters.

THESE DETAILS ARE GENERIC AND MEANT TO SHOW GENERAL FLASHING AND WATERPROOFING METHODS TO BE USED.
NOTE: OPTIONAL WEATHER BARRIER: LIQUID APPLIED WATER RESISTANT COATING - INSTALL PER MANUF. INSTRUCTIONS - WRAP ALL OPENINGS IN MASONRY EXTERIOR WALL AT HEAD, JAMB AND SILL

CLEARANCE AND FLASHING REQUIREMENTS



APEX
tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

CARLSBAD

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006824**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

TM - 8

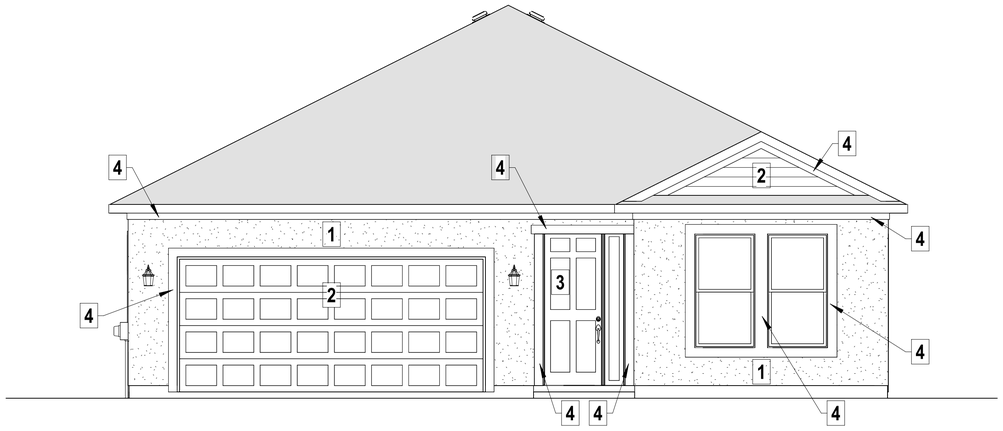
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

COLOR BLOCKING

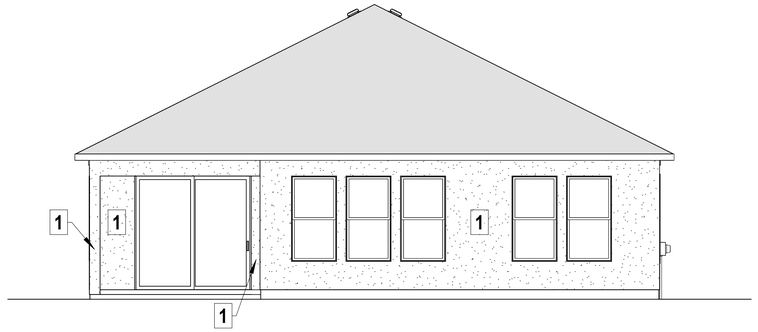
COLOR BLOCKING LEGEND	
1	BODY 1 (STUCCO)
2	BODY 2 (LAP SIDING)/ GARAGE
3	FRONT DOOR/ SHUTTERS
4	TRIM/ COLUMN/ TRELLIS/ BRACKETS

SHINGLE ROOF - COLOR: PER COLOR PALETTE

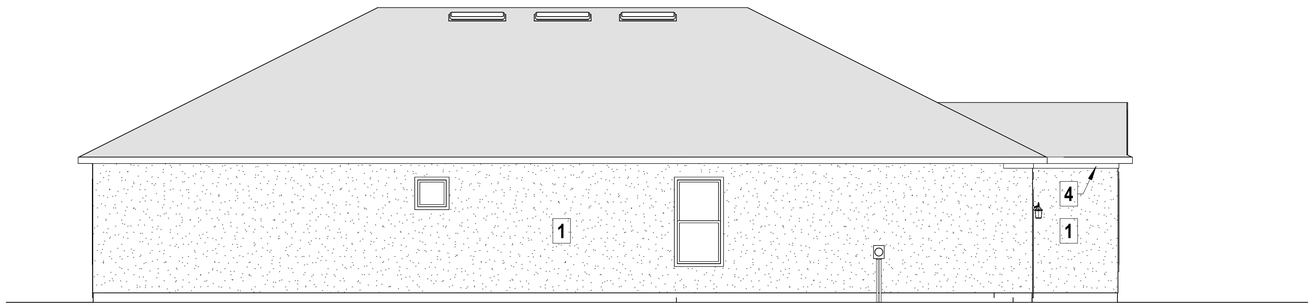
STONE - COLOR: PER COLOR PALETTE



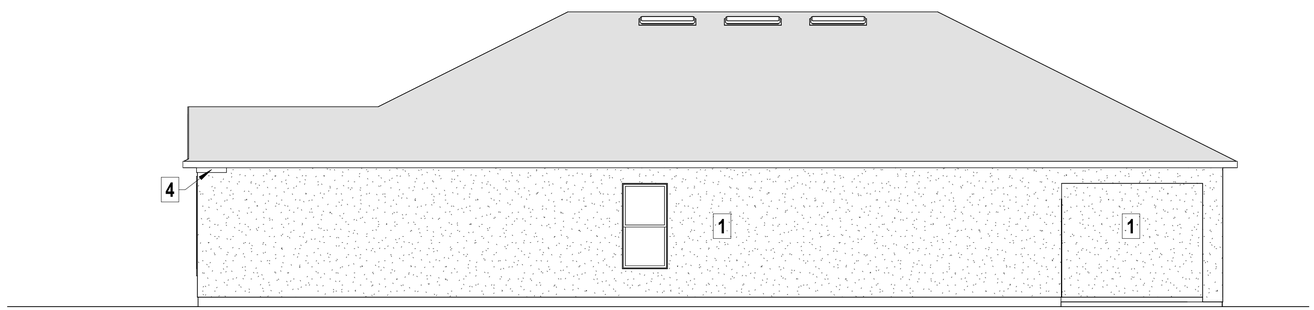
FRONT ELEVATION - TRADITIONAL A



REAR ELEVATION - TRADITIONAL A



LEFT ELEVATION - TRADITIONAL A



RIGHT ELEVATION - TRADITIONAL A - CB

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

CARLSBAD

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006824**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

CBTRA

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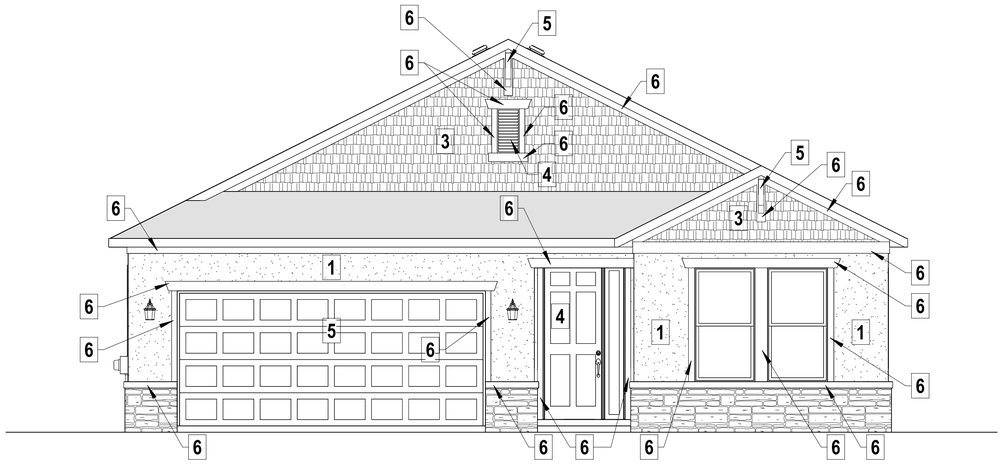
COLOR BLOCKING

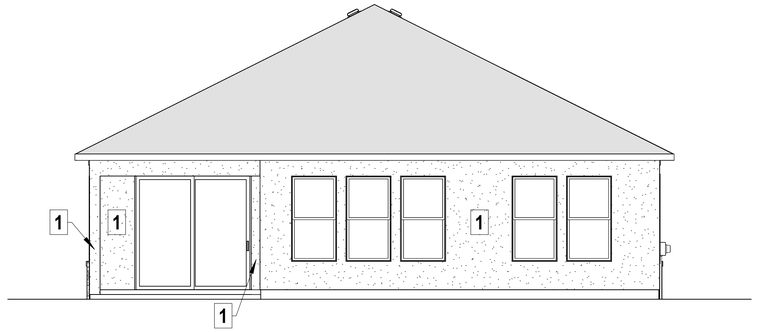
COLOR BLOCKING LEGEND	
1	BODY 1 (STUCCO)
2	BODY 2 (LAP SIDING)
3	BODY 3 (SHAKE)
4	FRONT DOOR/ SHUTTERS
5	GARAGE/ BRACKETS
6	TRIM/ COLUMN/ TRELLIS

SHINGLE ROOF - COLOR: PER COLOR PALETTE

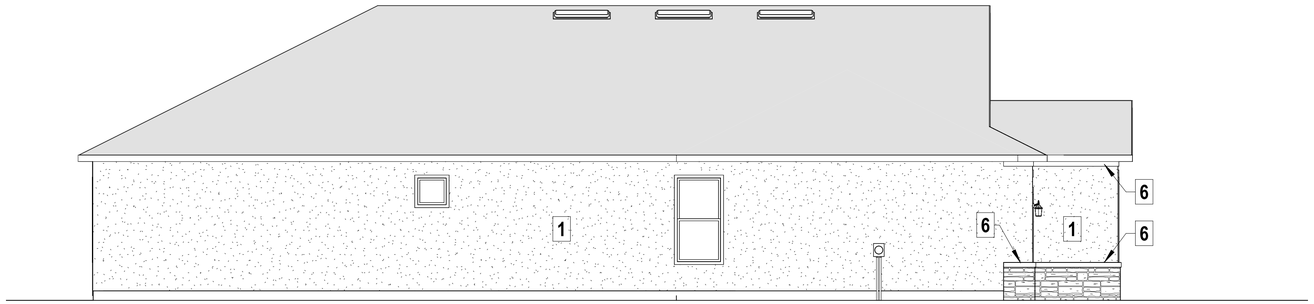
STONE - COLOR: PER COLOR PALETTE



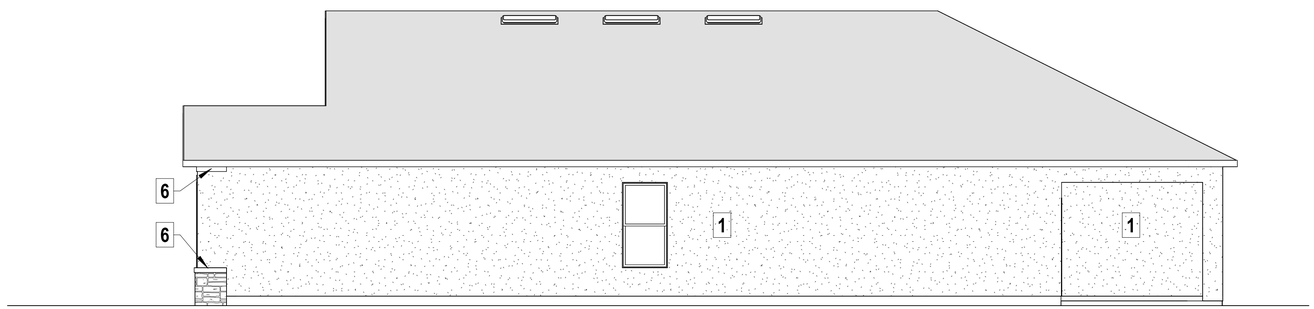
FRONT ELEVATION - CRAFTSMAN A



REAR ELEVATION - CRAFTSMAN A



LEFT ELEVATION - CRAFTSMAN A



RIGHT ELEVATION - CRAFTSMAN A

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

CARLSBAD

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO:
2024.006824

DRAWN:
MJR

CHECKED:
CM

07-02-2025

REVISIONS:

No.	Description	Date

CBCRA

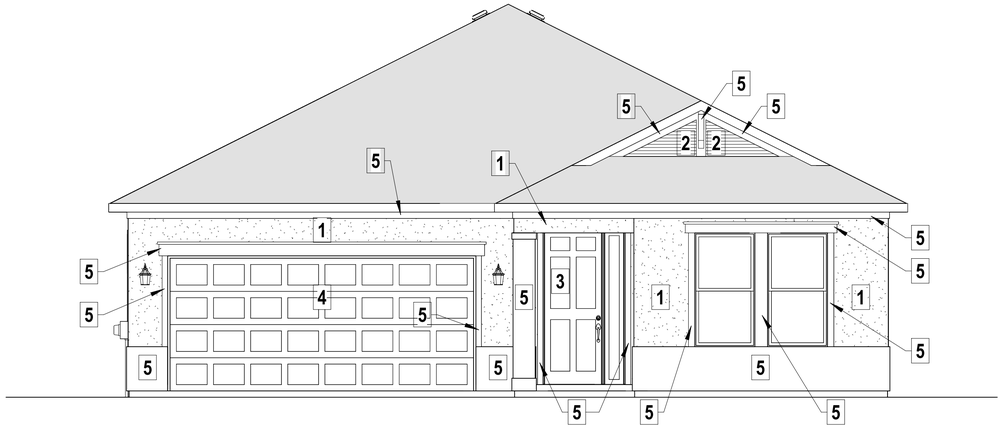
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

COLOR BLOCKING

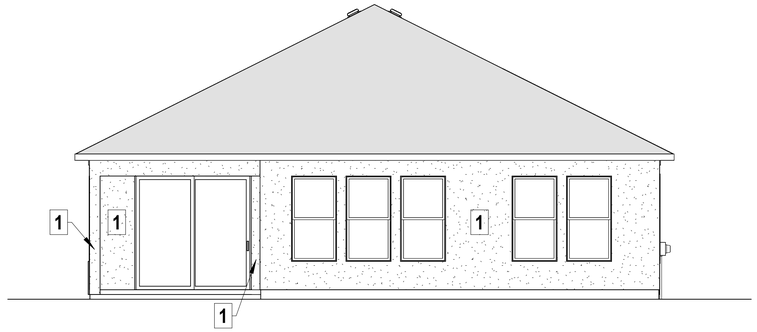
COLOR BLOCKING LEGEND	
1	BODY 1 (1ST AND 2ND FLOOR)
2	BODY 2 (ACCENTS)
3	FRONT DOOR/ SHUTTERS
4	GARAGE
5	TRIM/ COLUMN/ BRACKETS

SHINGLE ROOF - COLOR: PER COLOR PALETTE

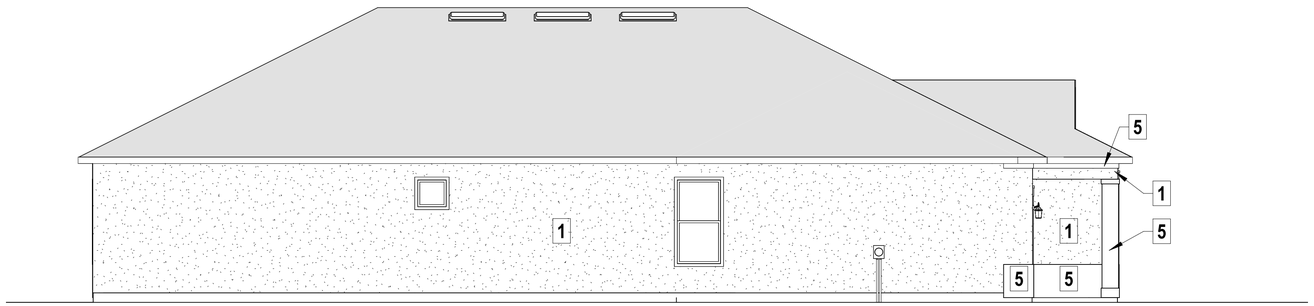
STONE - COLOR: PER COLOR PALETTE



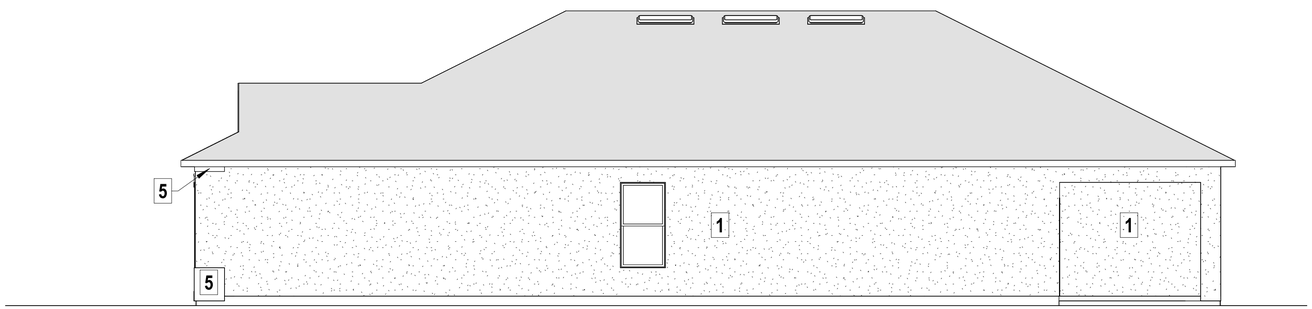
FRONT ELEVATION - COASTAL A



REAR ELEVATION - COASTAL A



LEFT ELEVATION - COASTAL A



RIGHT ELEVATION - COASTAL A

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

CARLSBAD

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO:
2024.006824

DRAWN:
MJR

CHECKED:
CM

07-02-2025

REVISIONS:

No.	Description	Date

CBCOA

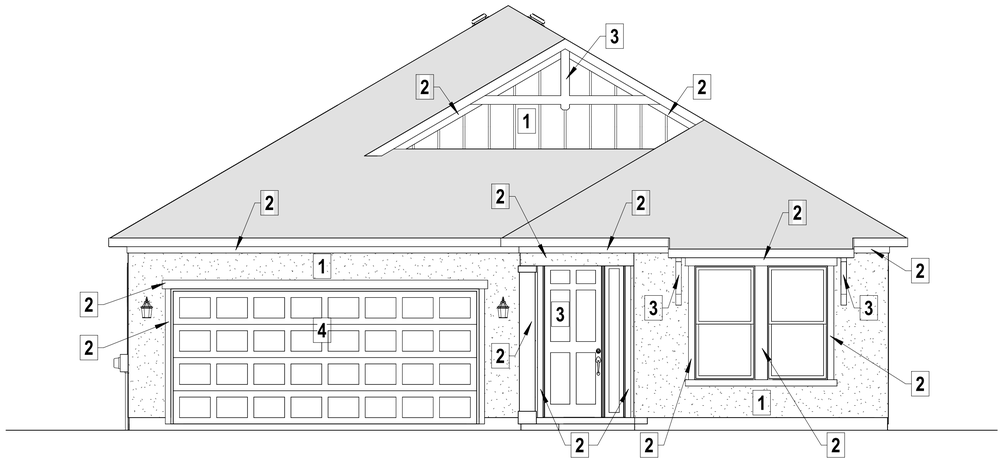
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

COLOR BLOCKING

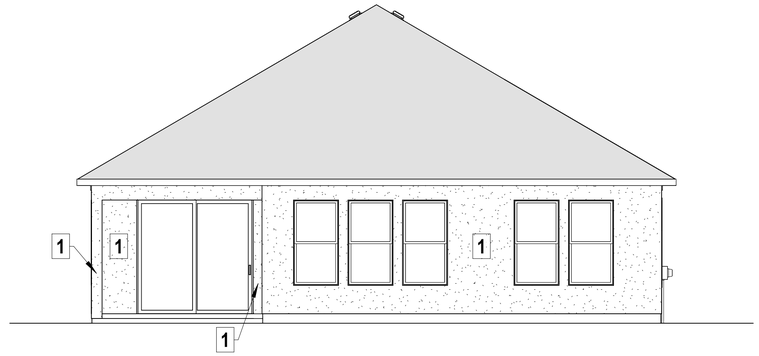
COLOR BLOCKING LEGEND	
1	BODY
2	TRIM/ COLUMN
3	FRONT DOOR/ SHUTTERS/ BRACKETS
4	GARAGE

SHINGLE ROOF - COLOR: PER COLOR PALETTE

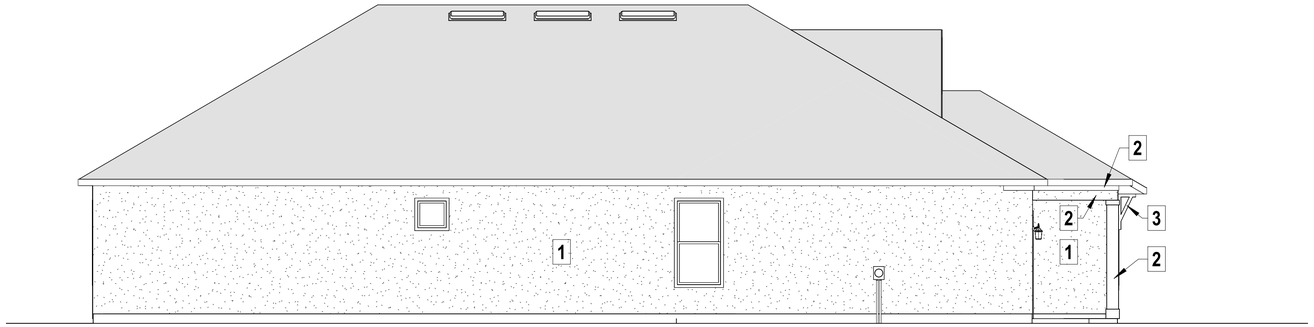
STONE - COLOR: PER COLOR PALETTE



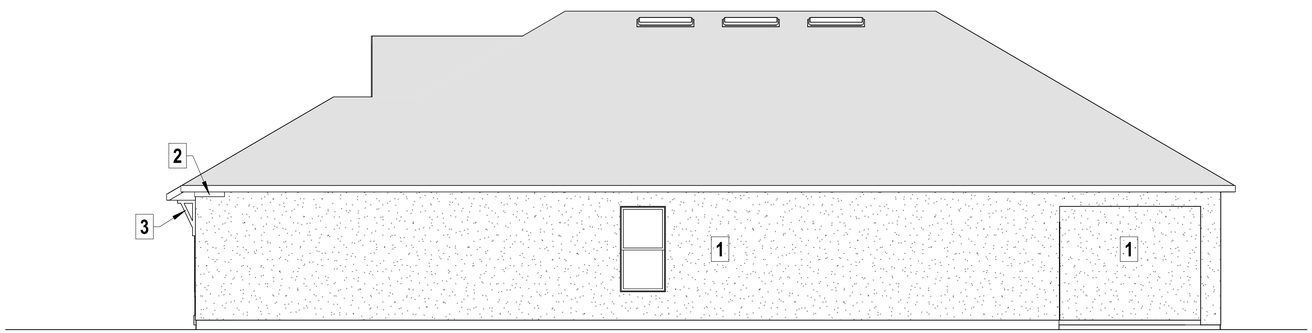
FRONT ELEVATION - FARMHOUSE A



REAR ELEVATION - FARMHOUSE A



LEFT ELEVATION - FARMHOUSE A



RIGHT ELEVATION - FARMHOUSE A

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CARLSBAD

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO:
2024.006824

DRAWN:
MJR

CHECKED:
CM

07-02-2025

REVISIONS:

No.	Description	Date

CBFHA

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TAYLOR MORRISON

LONGBOAT, BASE PLAN
SUBDIVISON,
NON-PORCH ELEVATIONS (150C)

DRAWING INDEX

ARCHITECTURAL

SHEET NO.	SHEET NAME
A000	ARCHITECTURAL NOTES
A110	1st LEVEL FLOOR PLAN - TRADITIONAL A
A112	1st LEVEL FLOOR PLAN - CRAFTSMAN A
A114	1st LEVEL FLOOR PLAN - COASTAL A
A116	1st LEVEL FLOOR PLAN - FARMHOUSE A
A118	1st LEVEL FLOOR PLAN - PARTIALS
A200	ELEVATIONS - TRADITIONAL A
A202	ELEVATIONS - CRAFTSMAN A
A204	ELEVATIONS - COASTAL A
A206	ELEVATIONS - FARMHOUSE A
A209	ELEVATIONS - PARTIALS
A210	ELEVATIONS - PARTIALS
A211	ELEVATIONS - PARTIALS
A400	WALL SECTIONS
A500	DETAILS
A501	DETAILS
A502	DETAILS
A503	DETAILS

ELECTRICAL

SHEET NO.	SHEET NAME
E100	1st LEVEL ELECTRICAL PLAN - TRADITIONAL A
E102	1st LEVEL ELECTRICAL PLAN - CRAFTSMAN A
E104	1st LEVEL ELECTRICAL PLAN - COASTAL A
E106	1st LEVEL ELECTRICAL PLAN - FARMHOUSE A
E108	1st LEVEL ELECTRICAL PLAN - PARTIALS
E109	1st LEVEL ELECTRICAL PLAN - PARTIALS

STRUCTURAL

SHEET NO.	SHEET NAME
ST-1 (150C)	STRUCTURAL SPECIFICATIONS - 150C
ST-2 (150C)	FOUNDATION PLAN - TRADITIONAL A - 150C
ST-2.2 (150C)	FOUNDATION PLAN - CRAFTSMAN A - 150C
ST-2.4 (150C)	FOUNDATION PLAN - COASTAL A - 150C
ST-2.6 (150C)	FOUNDATON PLAN - FARMHOUSE A - 150C
ST-2.8 (150C)	FOUNDATION PLAN - PARTIALS - 150C
ST-2.D	FOUNDATION DETAILS
ST-3 (150C)	1st LEVEL STRUCTURAL PLAN - TRADITIONAL A - 150C
ST-3.2 (150C)	1st LEVEL STRUCTURAL PLAN - CRAFTSMAN A - 150C
ST-3.4 (150C)	1st LEVEL STRUCTURAL PLAN - COASTAL A - 150C
ST-3.6 (150C)	1st LEVEL STRUCTURAL PLAN - FARMHOUSE A - 150C
ST-3.8 (150C)	1st LEVEL STRUCTURAL PLAN - PARTIALS - 150C
ST-3A (150C)	1st LEVEL ROOF FRAMING PLAN - TRADITIONAL A - 150C
ST-3A.2 (150C)	1st LEVEL ROOF FRAMING PLAN - CRAFTSMAN A - 150C
ST-3A.4 (150C)	1st LEVEL ROOF FRAMING PLAN - COASTAL A - 150C
ST-3A.6 (150C)	1st LEVEL ROOF FRAMING PLAN - FARMHOUSE A - 150C
ST-3A.8 (150C)	1st LEVEL ROOF FRAMING PLAN - PARTIALS - 150C
ST-5	TYPICAL WALL SECTIONS
ST-6	SECTIONS AND DETAILS
ST-7	SECTIONS AND DETAILS
ST-8	SECTIONS AND DETAILS

TAYLOR MORRISION

SHEET NO.	SHEET NAME
TM - 1	FRAMING STANDARDS
TM - 2	HVAC STANDARDS
TM - 3	STAIR STANDARDS AND TEMPORARY GUARDS
TM - 4	TRIM STANDARDS
TM - 5	SIDING STANDARDS OVER FRAME
TM - 6	SIDING STANDARDS OVER BLOCK
TM - 7	SIDING STANDARDS OVER BLOCK CONT.
TM - 8	COLMUN MENU

COLOR BLOCKING

SHEET NO.	SHEET NAME
CBTRA	TRADITIONAL A ELEVATION - COLOR BLOCKING
CBCRA	CRAFTSMAN A ELEVATION - COLOR BLOCKING
CBCOA	COASTAL A ELEVATION - COLOR BLOCKING
CBFHA	FARMHOUSE A ELEVATION - COLOR BLOCKING

BUILDING CODE SUMMARY

THE PROJECT SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES
FL BUILDING CODE - RESIDENTIAL: 2023 — FL BUILDING CODE - FUEL GAS: 2023
FL BUILDING CODE - PLUMBING: 2023 — NATIONAL ELECTRIC CODE: 2020
FL BUILDING CODE - MECHANICAL: 2023 — FL FIRE PREVENTION CODE: 2023
FL BUILDING CODE - ENERGY CONSERVATION: 2023

OCCUPANCY CLASSIFICATION: RESIDENTIAL — CONSTRUCTION TYPE: VB

WIND ZONE: SEE ST-1 — SPRINKLED: NO

ZONING CODE:
PROPOSED STRUCTURE COMPLIES WITH THE REQUIREMENTS OF CHAPTER 656, ZONING CODE FOR RESIDENTIAL DISTRICTS, INCL MAX BLDG HGT OF 35'

AREAS - TR, FH - A

1st Floor	2395 SF
CONDITIONED AREA	2395 SF
Garage	443 SF
Entry	50 SF
Lanai	171 SF
UNCONDITIONED AREA	664 SF
TOTAL UNDER ROOF	3059 SF

*OPT 3-CAR GARAGE +660 SF

AREAS - CR, CO - A

1st Floor	2395 SF
CONDITIONED AREA	2395 SF
Garage	443 SF
Entry	32 SF
Lanai	171 SF
UNCONDITIONED AREA	646 SF
TOTAL UNDER ROOF	3041 SF

*OPT 3-CAR GARAGE +660 SF

VOLUME - ALL A'S

1st Floor	22352 CF
Grand total	22352 CF

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LONGBOAT
BASE PLAN
40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006825**
DRAWN: **MJR**
CHECKED: **CM**

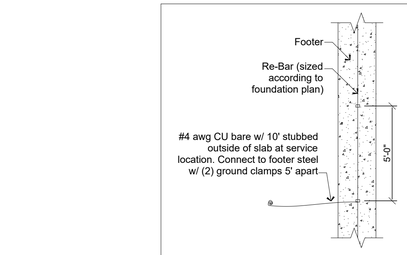
07-02-2025

REVISIONS:

No.	Description	Date

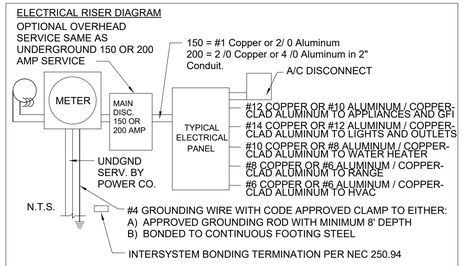
0000 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 754



UFER GROUND DETAIL
N.T.S.

ELECTRICAL RISER DIAGRAM



NOTE:
ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY

GENERAL ELECTRICAL NOTES

ALL ELECTRICAL DESIGN AND WORK SHALL BE IN STRICT COMPLIANCE WITH THE 2020 NATIONAL ELECTRIC CODE

- CONTRACTOR RESPONSIBLE FOR ALL PANEL LOAD CALCULATIONS AND SHALL VERIFY IN ACCORDANCE WITH BUILDERS SPECIFICATIONS AND IN STRICT COMPLIANCE WITH NEC
- PER NEC SECTION 210.12(B) ALL 15A & 20A, 120V BRANCH CIRCUITS SUPPLYING OUTLETS REQUIRE AFCI PROTECTION
- CARBON MONOXIDE PROTECTION PER RESIDENTIAL CODE R315.1 TO BE INSTALLED WITHIN 10' OF EVERY SLEEPING ROOM
- ALL OUTLETS SHOULD BE AFCI PER NEC - U.N.O.
- ALL 125V SINGLE-PHASE 15A & 20A RECEPTACLES INSTALLED IN LOCATIONS SPECIFIED IN 210.8(A)(1) THROUGH (A)(10) SHALL HAVE GFCI PROTECTION FOR PERSONNEL IN ACCORDANCE WITH NEC 210.8(A)
- PER NEC SECTION 406.8(B)(I) 15A & 20A RECEPTACLES IN A WET LOCATION MUST BE WITHIN AN ENCLOSURE THAT IS WEATHERPROOF WHEN AN ATTACHMENT IS PLUGGED IN AN ALL NON-LOCKING RECEPTACLES SHALL BE LISTED AS WEATHER RESISTANT
- PER NEC SECTION 406.II IN DWELLING UNITS, ALL 15A & 20A, 15V RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT
- PER NEC SECTION 406.9(C) RECEPTACLES SHOULD NOT BE INSTALLED WITHIN A ZONE MEASURED 3FT HORIZONTALLY AND 8FT VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD.
- PER NEC SECTION 800.156 NO LESS THAN ONE COMMUNICATION OUTLET SHALL BE INSTALLED WITHIN EACH DWELLING UNIT
- PER NEC SECTION R314.3 AND R315.1 SMOKE DETECTORS TO BE INSTALLED INSIDE EACH SLEEPING AREA
- ALL SMOKE ALARMS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 217, PER RESIDENTIAL CODE 314.1. GC TO INSTALL; KIDDE MODEL # 14618A SMOKE ALARM, OR APPROVED EQUAL
- JUNCTION BOX AT WATER HEATER, RANGE AND/OR DRYER TO BE 220V IN NON GAS COMMUNITIES, AND 110V IN COMMUNITIES THAT HAVE GAS OPTIONS PROVIDE APPROPRIATE RECEPTACLE PER APPLIANCE
- ALL PERMANENTLY INSTALLED LUMINARIES, EXCLUDING THOSE IN KITCHEN APPLIANCES, SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS-PER-WATT OR SHALL UTILIZE LAMPS WITH AN EFFICACY OF NOT LESS THAN 65 LUMENS-PER-WATT PER R404.1.
- PER RESIDENTIAL CODE M1305.1 A LEVEL WORKING SPACE NOT LESS THAN 30" DEEP AND 30" WIDE SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE OF ANY APPLIANCE
- PER NEC SECTION R230.67 ALL SERVICES SUPPLYING DWELLING UNITS ARE REQUIRED TO BE PROVIDED WITH A TYPE 1 OR TYPE 2 SURGE-PROTECTIVE DEVICE.
- EACH DWELLING UNIT SHALL BE DESIGNED WITH PROVISION FOR FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT IN ACCORDANCE WITH RESIDENTIAL CODES RF103.1 AND RF103.3. CONTRACTOR RESPONSIBLE TO ADJUST PANEL/LOAD CALCULATIONS ACCORDINGLY.
- ALL 125V THROUGH 250V RECEPTACLES INSTALLED IN LOCATIONS SPECIFIED IN 210.8 (B)(1) THROUGH (B)(12) AND SUPPLIED BY SINGLE-PHASE BRANCH CIRCUITS RATED 150V OR LESS TO GROUND, 50A OR LESS, AND ALL RECEPTACLES SUPPLIED BY THREE-PHASE BRANCH CIRCUITS RATED 150V OR LESS TO GROUND, 100A OR LESS SHALL HAVE GFCI PROTECTION FOR PERSONNEL IN ACCORDANCE WITH NEC 210.8(B)
- FOR ONE AND TWO FAMILY DWELLING UNITS, ALL SERVICE CONDUCTORS SHALL TERMINATE IN DISCONNECTING MEANS HAVING A SHORT CIRCUIT CURRENT RATING EQUAL OR GREATER THAN THE AVAILABLE FAULT CURRENT, INSTALLED IN A READILY ACCESSIBLE OUTDOOR LOCATION IN ACCORDANCE WITH NEC 230.85

ABBREVIATIONS LEGEND

ABV	ABOVE
AC	AIR CONDITIONER
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLER UNIT
BLK	BLOCK
CABS	CABINETS
CLG	CEILING
CHR	CHAIR RAIL
COFF	COFFERED
COL	COLUMN
COND	CONDENSER
CRN	CROWN MOULDING
CVAC	CENTRAL VACUUM SYSTEM
DBL	DOUBLE
DIAG	DIAGONAL
DR	DOOR
DRY	DRYER
DW	DISHWASHER
EB	EYEBROW
FL	FLOOR LINE (MAT. CHANGE)
FLR	FLOOR
FP	FIREPLACE
FXD	FIXED
FXT	FIXTURE
GLS	GLASS
HB	HOSE BIB
KS	KNEE SPACE
LAV	LAVATORY
LT	LAUNDRY TUB
MRBL	MARBLE
MC	MEDICINE CABINET
MIR	MIRROR
MTL	METAL
OH	OVERHEAD
OPNG	OPENING
OPT	OPTIONAL
R & S	CLOTHES ROD and SHELF
REF	REFRIGERATOR
SD	SOAP DISH
SDLTS	SIDE LIGHTS
SGD	SLIDING GLASS DOOR
SH (2)	SHELVES (QUANTITY)
SHWR	SHOWER
TB	TOWEL BAR
TPH	TOILET PAPER HOLDER
T&S	TUB and SHOWER
TEMP	TEMPERED
TR	TRANSOM
VOL	VOLUME
WC	WATER CLOSET
WD	WOOD
WH	WATER HEATER
WNCT	WAINSCOT
WS	WATER SOFTENER
WASH	WASHER

ROOF NOTES

- INSTALL ROOF VENTING PER MFR WRITTEN INSTRUCTIONS PER RESIDENTIAL CODE R806
- ALL OVERHANG DIMENSIONS ARE TO EDGE OF RAFTER. REFERENCE WALL SECTIONS/DETAILS FOR ALL OVERHANGS NOT DIMENSIONED.
- ALL UNDERLAYMENT MUST BE INSTALLED IN COMPLIANCE WITH RESIDENTIAL CODE R905.1.1
- EACH 4' OFF RIDGE VENT REQUIRES (1) 46" x 3" CUT OUT IN ROOF SHEATHING PER MFR WRITTEN INSTRUCTIONS
- ROOF VENTING MUST MAINTAIN A MIN. DISTANCE OF 4'-0" FROM CENTERLINE OF SEPARATION WALL
- NO PENETRATIONS WITHIN 4'-0" OF RATED WALLS

ROOF VENT CALCULATION

FORMULA:

1 SQUARE INCH VENT FOR EVERY 300 SQUARE INCHES OF CEILING
*144 SQ. IN. = 1 SQ. FT.
BLDG. CEILING (SF) x 144 = BLDG (SQ. IN.)
BLDG. (SQ. IN.) / 300 = SQ. IN. OF VENT REQUIRED

PER NCSBC-R SECTION R806.2 - 40% MIN, BUT NOT MORE THAN 50% OF VENTILATION MUST BE PROVIDED BY VENTILATORS LOCATED A MINIMUM OF 3'-0" ABOVE THE EAVE OR CORNICE VENTS, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

BASIS OF CALCULATION: ("OR EQUAL" ACCEPTABLE)

(a) RIDGE VENTS - 105 SQ IN (NFVA) PER 4 LINEAL FT CALCULATED LINEAL FOOT OF SOFFIT VENT SHALL NOT INCLUDE NON-VENTED FIRE RATED SOFFIT LOCATED LESS THAN 5' FROM PROPERTY LINE

EXTERIOR ELEVATION GENERAL NOTES

- FRONT ELEVATIONS BANDING, MOLDING, COLUMNS AND TRIM SHALL RECEIVE A SAND FINISH. SEE ELEVATION FOR DEPTH OR RAISED BANDING
- SIDE AND REAR ELEVATIONS BANDING AROUND WINDOWS AND DOORS MAY BE OPTIONAL PER COMMUNITY SPECS - SEE COMMUNITY SPECIFICATIONS OR CONSULT THE CONSTRUCTION MANAGER. ALL BANDING SHALL RECEIVE A SAND FINISH
- ROOF COVERING SEE COMMUNITY SPECIFICATIONS OR CONSULT THE CONSTRUCTION MANAGER. SEE STRUCTURAL SHEETS FOR SHEATHING REQUIREMENTS
- FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, DECK AND WALL INTERSECTIONS, AT GUTTERS, AT ALL CHANGES IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS
- WINDOW PAN FLASHING SHALL BE IN ACCORDANCE WITH RESIDENTIAL CODE R703.4
- WALL HEIGHTS VERIFY ALL BEARING WALL HEIGHTS WITH FINAL TRUSS LAYOUTS
- LATH PER RESIDENTIAL CODE R703.7.1, LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 11/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 7/8-INCHLONG (22.2 MM), 16 GAGE STAPLES, SPACED NOT MORE THAN 6 INCHES (152 MM), OR AS OTHERWISE APPROVED
- PLASTER PER R703.7.2, PLASTERING WITH PORTLAND CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHERE APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHERE APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTANT WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R702.1(1). ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED. THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1(3)
- WEEP SCREED PER R703.7.2.1 A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 31/2 INCHES (89 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C926. THE WEEP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED
- WATER-RESISTIVE BARRIERS PER R703.7.3, WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.4) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS

GENERAL NOTES

- ALL CONSTRUCTION SHALL MEET THE LATEST EDITION OF CODES ADOPTED BY THE LOCAL GOVERNING AGENCIES
- PER RESIDENTIAL CODE R302.5 NO OPENINGS FROM A PRIVATE GARAGE ARE PERMITTED DIRECTLY INTO SLEEPING AREAS. ALL OPENINGS SHALL HAVE SOLID WOOD, INSULATED STEEL OR 20 MIN. FIRE RATED DOORS NOT LESS THAN 1-3/8 INCHES THICKNESS. ALL DUCTS IN THE GARAGE OR PENETRATING THE WALL OR CEILING SEPARATING THE GARAGE AND DWELLING SHALL BE CONSTRUCTED OF MIN. 26 GA. SHEET METAL, 1 INCH MINIMUM RIGID CLASS 0 OR 1 DUCT BOARD, OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE
- PER RESIDENTIAL CODE TABLE R302.6 GARAGE SHALL BE SEPARATED FROM RESIDENCE AND IT'S ATTIC W/ MIN. 1/2" GYP BOARD ATTACHED IN ACCORDANCE WITH TABLE R702.3.5. HABITABLE ROOMS SHALL BE SEPARATED FROM ROOM ABOVE W/ MIN 5/8" TYPE "X" GYP BOARD, WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY. ANY STRUCTURE SUPPORTING THE ASSEMBLY SHALL BE PROTECTED W/ MIN 1/2" GYP BOARD
- PER RESIDENTIAL CODE R309.1 GARAGE AND CARPORT FLOOR SURFACE AREAS USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARDS THE MAIN VEHICLE ENTRY DOORWAY
- PER RESIDENTIAL CODE R312.1 PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE FINISHED FLOOR OR GRADE SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT. PER RESIDENTIAL CODE R312.1.2 OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE FINISHED FLOOR OR GRADE SHALL HAVE GUARDS NOT LESS THAN 34" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS
- PER RESIDENTIAL CODE R312.1.3 REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4" OR MORE IN DIAMETER
- PER RESIDENTIAL CODE R308.4.5 GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING, FACING, OR ADJACENT TO HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE, SHALL BE CONSIDERED A HAZARDOUS LOCATION. G.C. TO VERIFY IF HOMEOWNER SELECTS ANY OF THESE ITEMS LISTED. IF ANY OF THESE ITEMS LISTED IS INSTALLED, SUCH GLAZING FACING THOSE ITEMS IS TO BE TEMPERED
- PER RESIDENTIAL CODE R312.2, PROVIDE WINDOW FALL PROTECTION IN ACCORDANCE WITH R312.2.1 AND R312.2.2
- GAS OPT. PER COMMUNITY. VERIFY WITH BLDR
- C.J. = RECOMMENDED MASONRY CONTROL JOINT LOCATION
- ALL FINISHES, MATERIALS, HOUSEWRAP, WINDOW AND DOOR FLASHING, TAPING AND SEALANTS TO BE INSTALLED PER BUILDER PROVIDED SPECIFICATIONS OR MFR WRITTEN INSTRUCTIONS
- ALL FINISH DETAILS & TYPICAL PLAN NOTES PROVIDED BY BUILDER IN ACCORDANCE WITH TYPICAL BUILDER SPECIFICATIONS
- REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ALL EXTERIOR WALL STUD SPECIES, SIZES AND SPACING

TERMITE SPECIFICATIONS

SECTION R318 PROTECTION AGAINST TERMITES

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE A PREVENTIVE TREATMENT TO NEW CONSTRUCTION (SEE SECTION 202, REGISTERED TERMITICIDE). UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

NOTE:
1. METHOD OF TREATMENT SHALL BE APPROVED BY THE GOVERNING JURISDICTION "LIQUID BORATE OR BORA-CARE" PRODUCT METHODS MUST BE DETERMINED AT PERMIT STAGE AND PRODUCT APPROVAL DATA MUST BE ON FILE WITH THE BUILDING DEPARTMENT.
2. PRESSURE TREATED LUMBER THAT HAS BEEN CUT OR DRILLED THAT EXPOSES UNTREATED PORTIONS OF WOOD ARE REQUIRED TO BE FIELD TREATED TO PREVENT INSECT INFESTATION.
3. OPTIONAL BORATE APPLIED TO ALL FRAME MEMBERS MIN. 24" AFF

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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LONGBOAT

BASE PLAN
40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006825
DRAWN: MJR
CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A000

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

KEYNOTES

2009	HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2009-OPT	OPT HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2016	A/C PAD, 36"x 36" (U.N.O.)
2016-OPT	OPT A/C PAD, 36"x 36" (U.N.O.)
3101	2X6 WALL
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3340	DISHWASHER
3350-OPT	OPT UNDER COUNTER REFRIGERATOR
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3400-OPT	OPT BASE CABINETS
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3420	BASE & UPPER CABINETS

KEYNOTES

3440	EXTEND 36" HIGH COUNTER OVER 2X4 KNEE WALL BELOW
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3700	AHU
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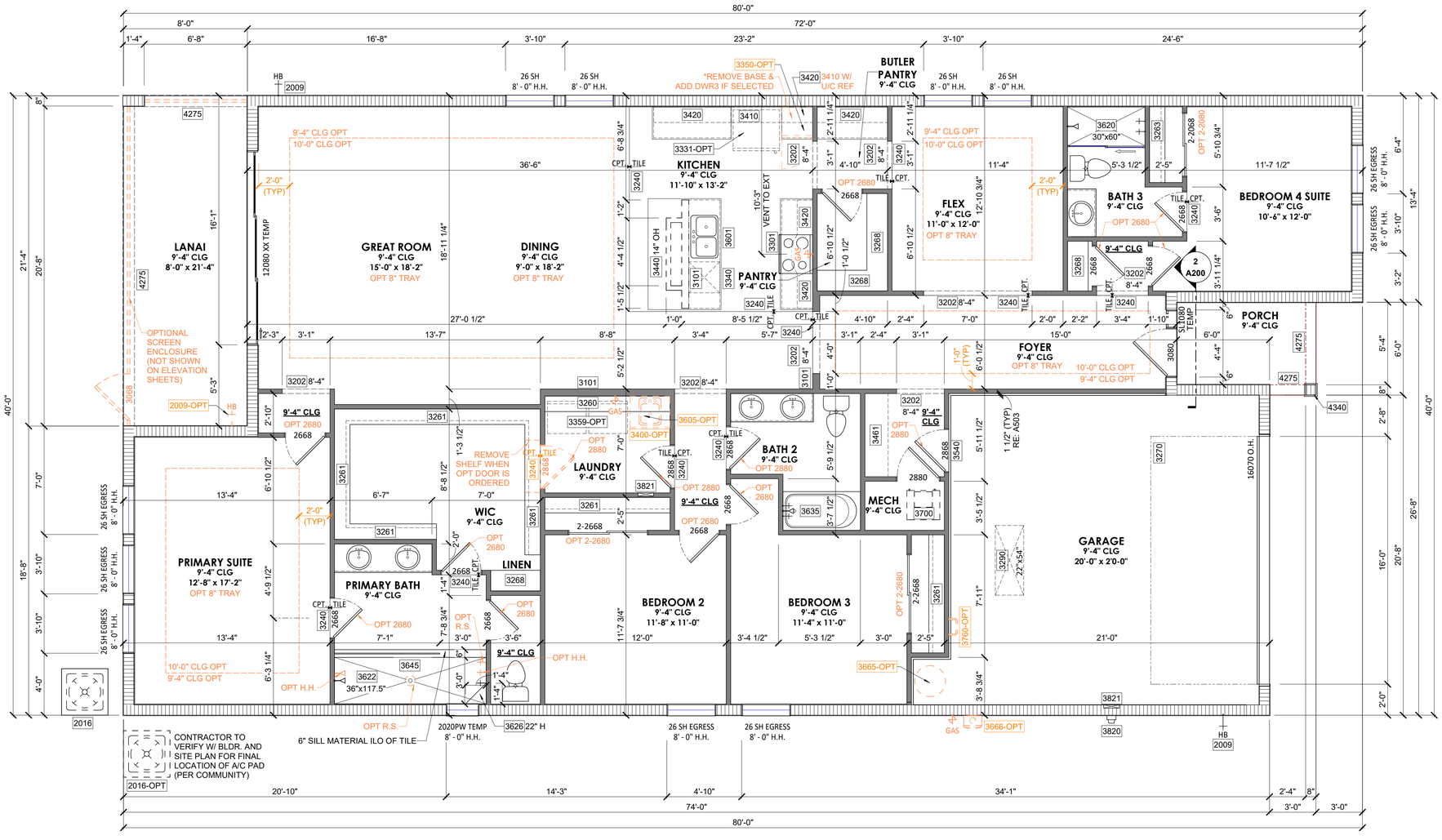
3820	ELECTRICAL METER AND DISCONNECT (LOCATION PER BLDR SPECS)
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)



1st LEVEL FLOOR PLAN - TRADITIONAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

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LONGBOAT

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006825

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A110

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7567

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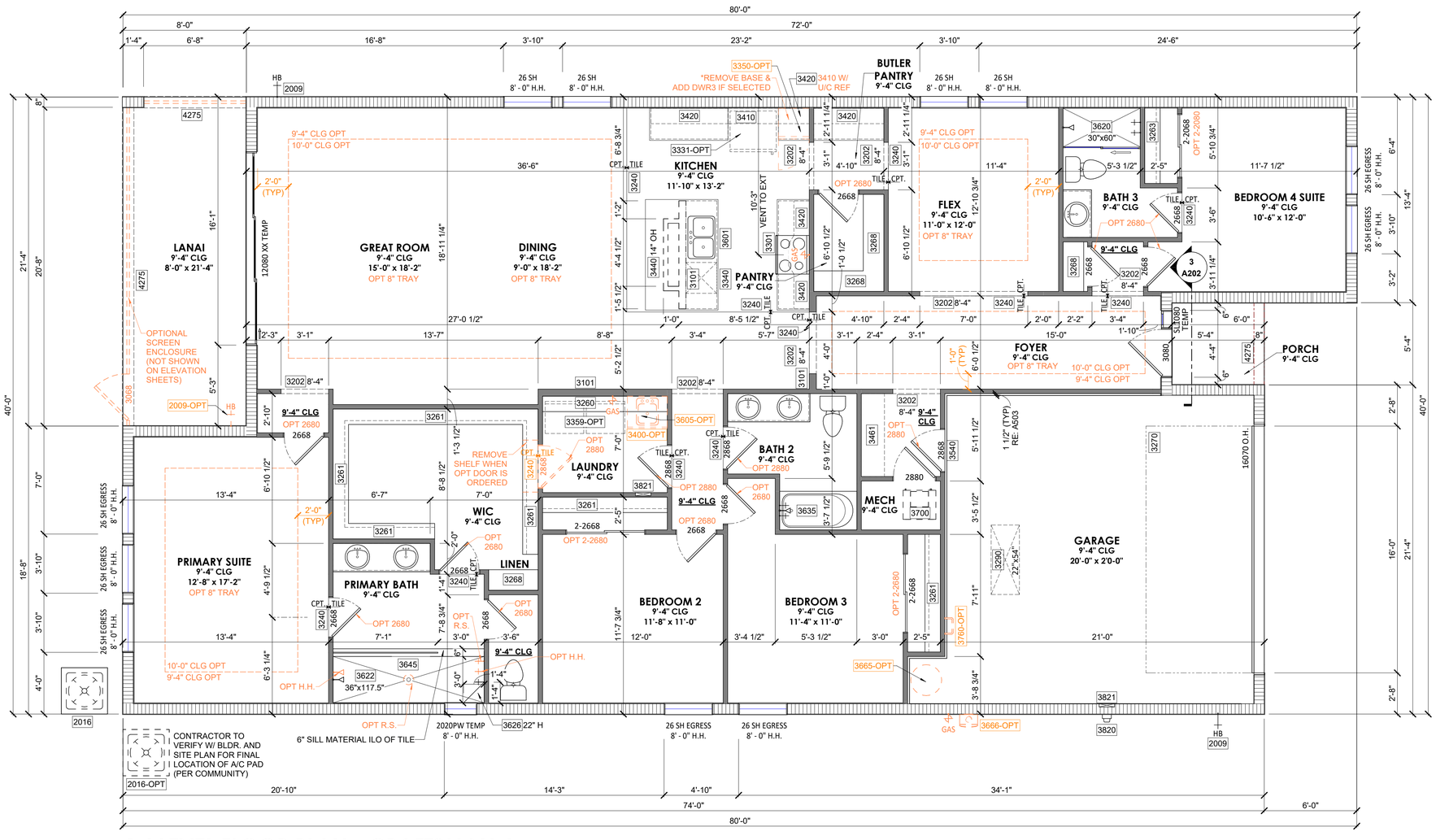

1st LEVEL FLOOR PLAN - CRAFTSMAN A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

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LONGBOAT

BASE PLAN
40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006825
DRAWN: MJR
CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A112

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

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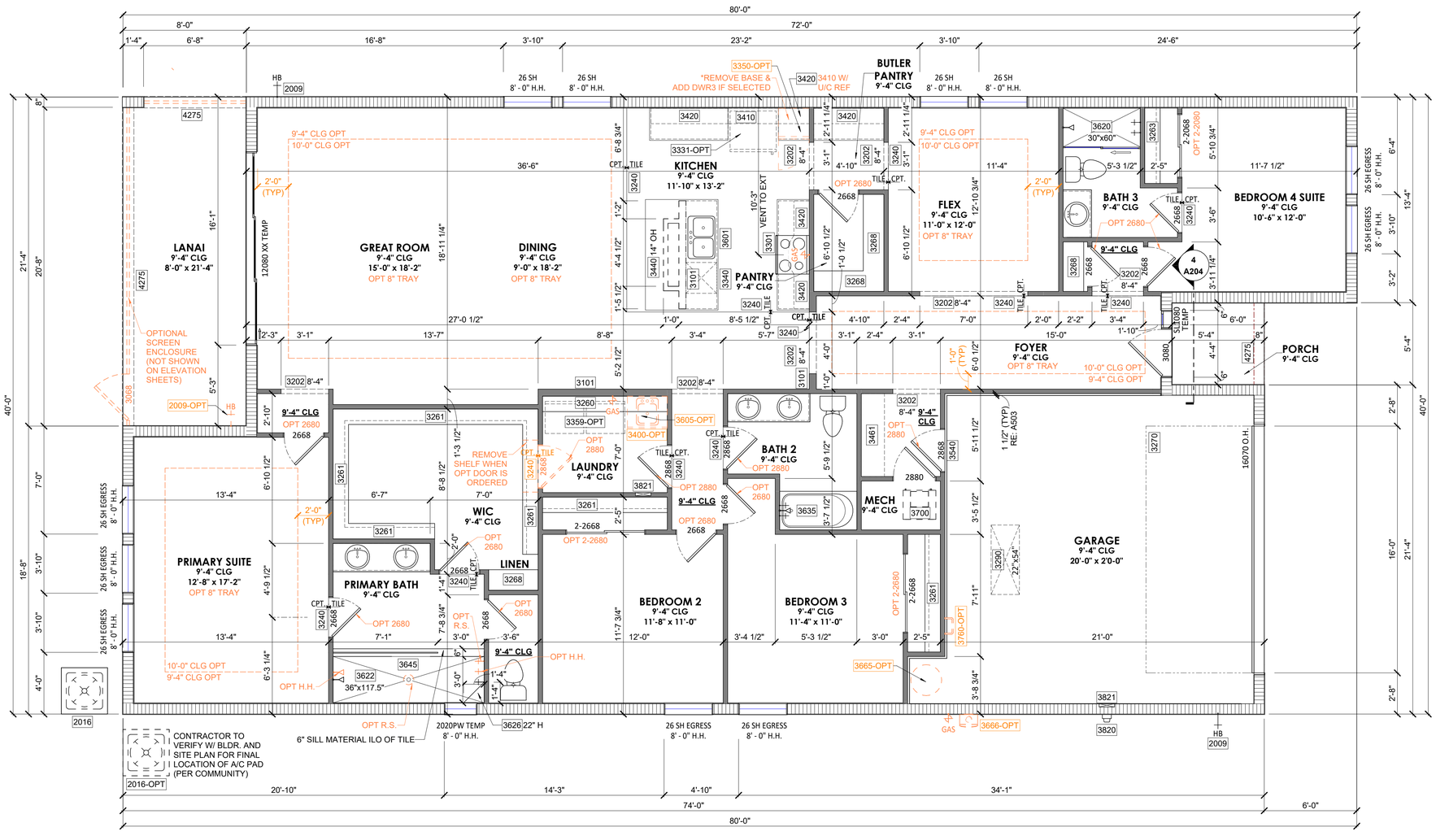

1st LEVEL FLOOR PLAN - COASTAL A

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LONGBOAT

BASE PLAN
40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006825
DRAWN: MJR
CHECKED: CM

07-02-2025

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No.	Description	Date

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APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7567

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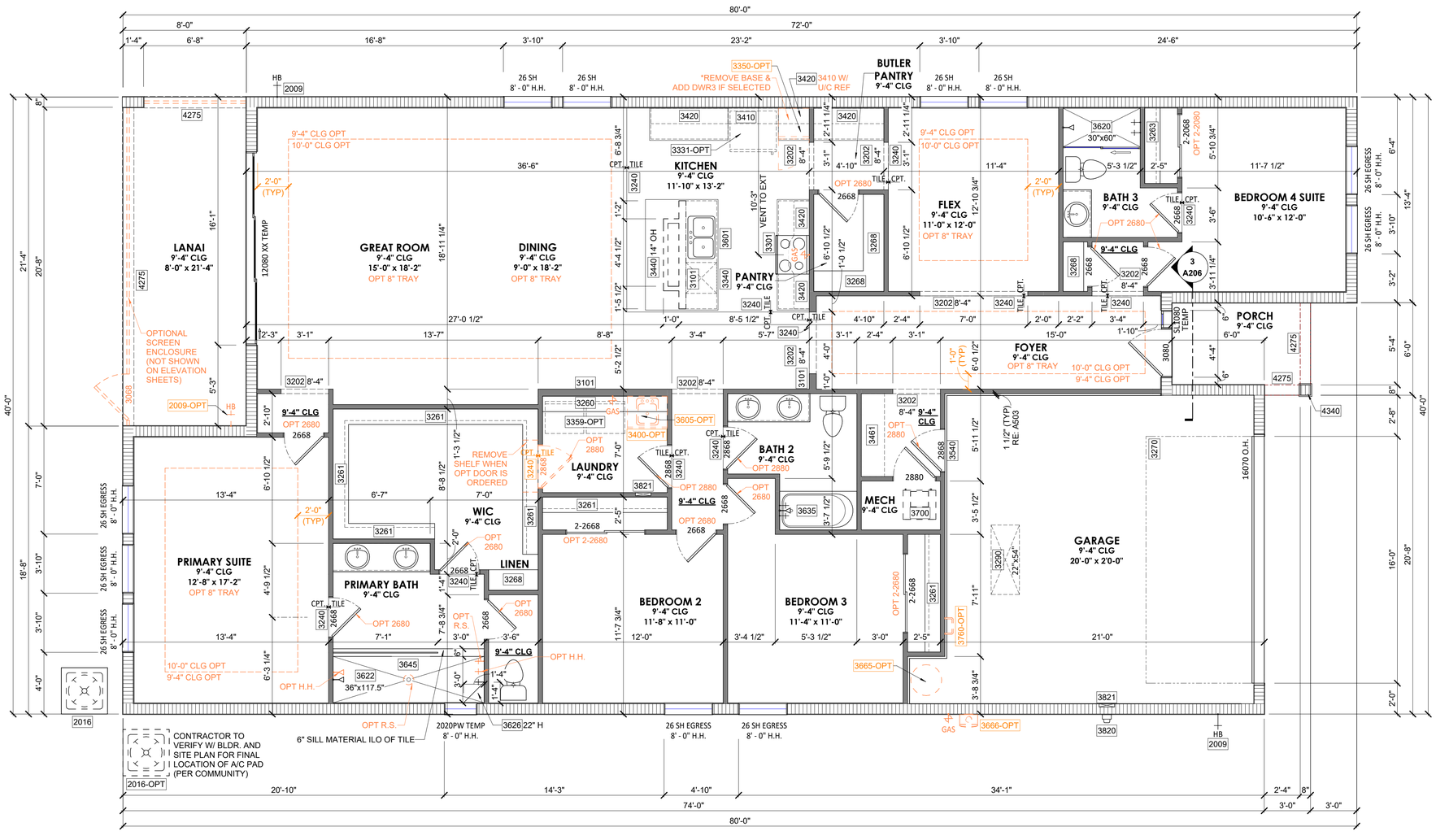
3645	TEMPERED GLASS SHOWER ENCLOSURE
3665-OPT	OPT WATER HEATER - TANKED (PROVIDE MECH PROTECTION PER CODE)
3666-OPT	OPT WATER HEATER - TANKLESS (PROVIDE GAS & ELEC AS REQD)
3700	AHU
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE
3820	ELECTRICAL METER AND DISCONNECT (LOCATION PER BLDR SPECS)
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)



1st LEVEL FLOOR PLAN - FARMHOUSE A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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904.821.5200
taylor morrison

LONGBOAT

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006825

DRAWN: MJR

CHECKED: CM

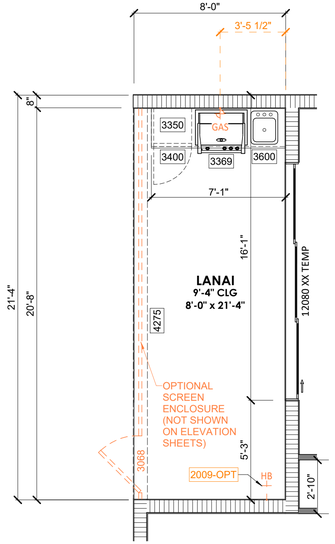
07-02-2025

REVISIONS:

No.	Description	Date

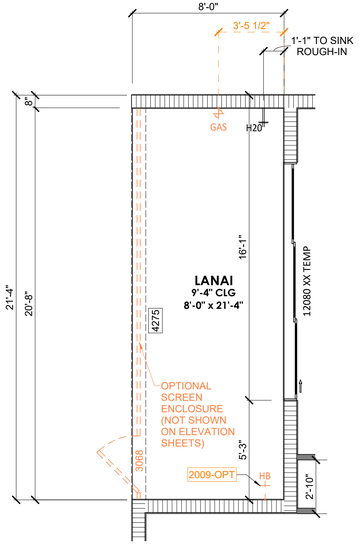
A116

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7567



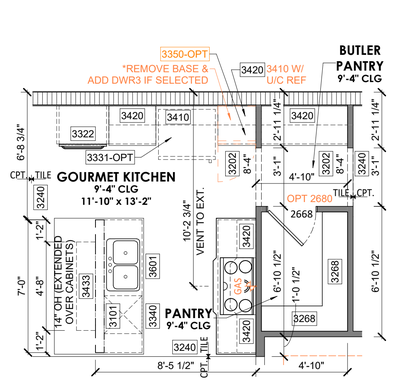
1st LEVEL FLOOR PLAN - OPT OUTDOOR KITCHEN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL FLOOR PLAN - OPT OUTDOOR KITCHEN ROUGH IN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL FLOOR PLAN - OPT GOURMET KITCHEN

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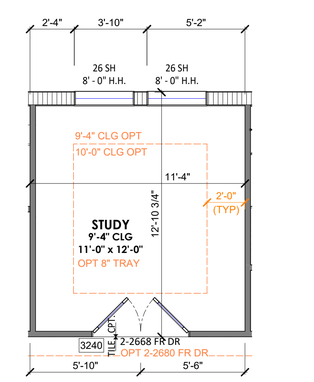
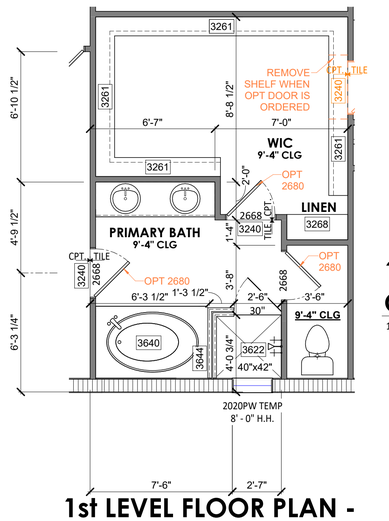


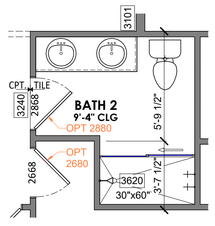
1st LEVEL FLOOR PLAN - OPT STUDY

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



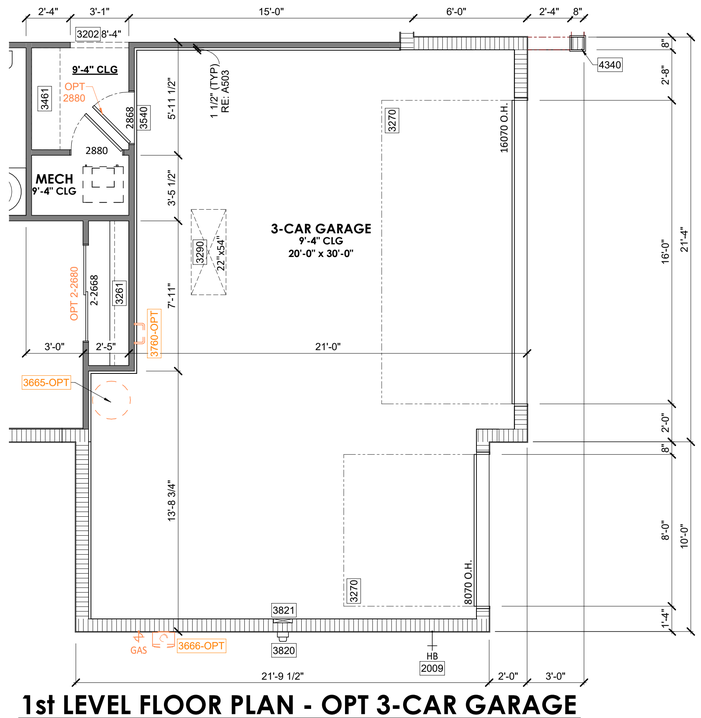
1st LEVEL FLOOR PLAN - OPT DELUXE PRIMARY BATH

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL FLOOR PLAN - OPT SHOWER @ BATH 2

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL FLOOR PLAN - OPT 3-CAR GARAGE

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

2009	HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2009-OPT	OPT HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
3101	2X6 WALL
3202	INTERIOR FLAT HEADER (H.H. AS NOTED)
3240	FLOOR LINE
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3270	LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION
3290	ATTIC ACCESS - SIZE AS NOTED (PROVIDE 30" MIN. HEADROOM AT ALL ACCESS LOCATIONS)
3322	DOUBLE OVEN
3331-OPT	OPT REFRIGERATOR
3340	DISHWASHER
3350	UNDER COUNTER REFRIGERATOR
3350-OPT	OPT UNDER COUNTER REFRIGERATOR
3369	30" GRILL
3400	BASE CABINETS
3410	UPPER CABINETS
3420	BASE & UPPER CABINETS
3433	12" DEEP KITCHEN ISLAND CABINETS
3461	DROP ZONE
3540	DOOR IS 1 3/8" MIN. SOLID CORE -OR- 20 MIN. FIRE RATED
3600	SINK
3601	SINK W/ GARBAGE DISPOSAL (SWITCH LOCATION PER BLDR SPECS)
3620	SHOWER W/ PRE-FAB PAN (SIZE PER PLAN)
3622	SHOWER RECESSED (PER BLDR SPECS)
3640	DROP-IN TUB W/ DECK (PER BLDR SPECS)
3644	TEMPERED GLASS SHOWER ENCLOSURE ON 30" H 1/2 WALL W/ SLP TOP
3665-OPT	OPT WATER HEATER - TANKED (PROVIDE MECH PROTECTION PER CODE)
3666-OPT	OPT WATER HEATER - TANKLESS (PROVIDE GAS & ELEC AS REQD)
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE
3820	ELECTRICAL METER AND DISCONNECT (LOCATION PER BLDR SPECS)
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)

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LONGBOAT

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006825

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A118

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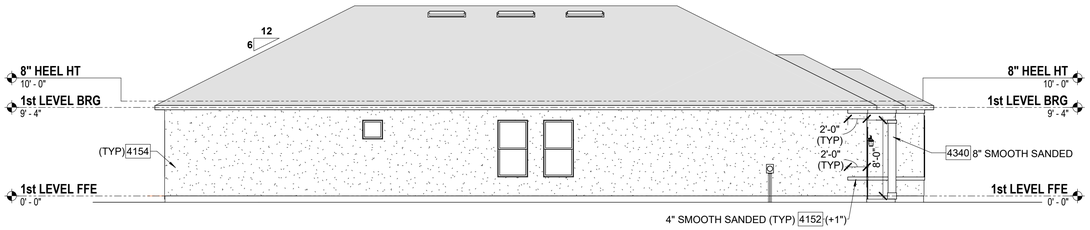
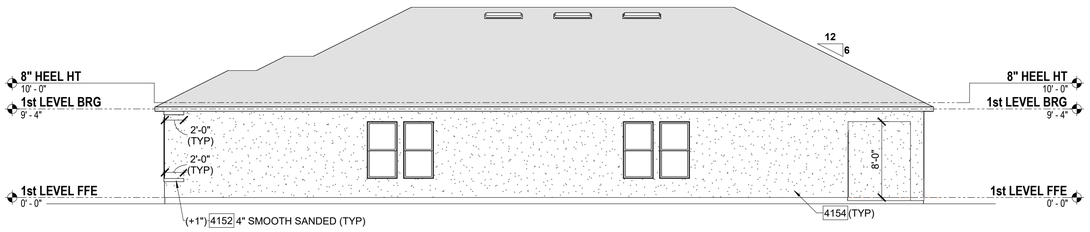


LEFT ELEVATION - TRADITIONAL A

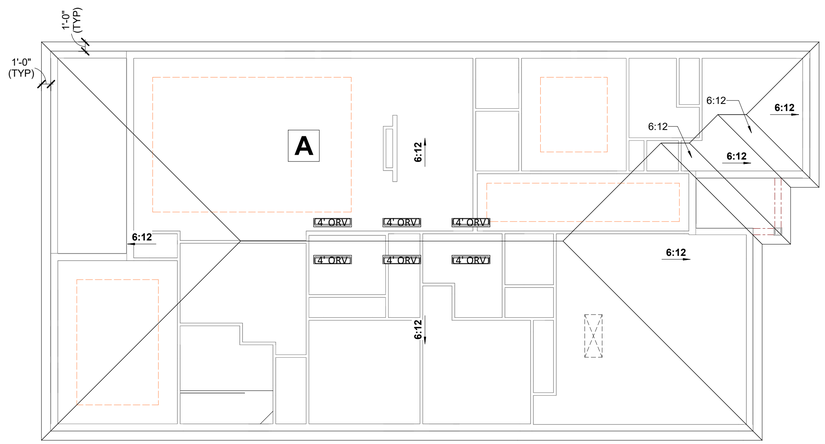
1/8" = 1'-0" WHEN PRINTED ON 22"x34"



RIGHT ELEVATION - TRADITIONAL A

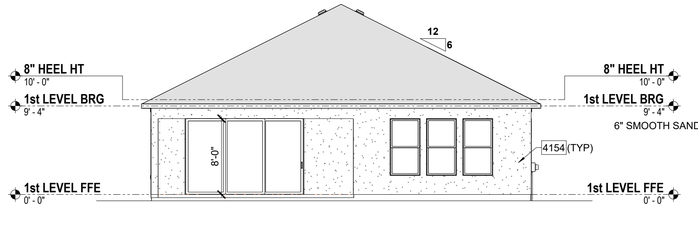
1/8" = 1'-0" WHEN PRINTED ON 22"x34"

UPPER ROOF VENT REQUIREMENTS - TRADITIONAL A
VENTILATION CALCULATIONS: ATTIC AREA = 3058 SQ. FT. / 300 = 10.19 SQ. FT. x 144 = 1468 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 588 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 6 TOTAL SOFFIT VENTILATION NEEDED 880 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT



ROOF PLAN - TRADITIONAL A

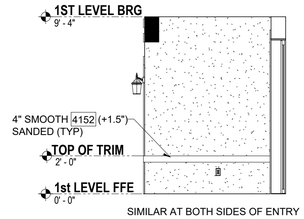
1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - TRADITIONAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

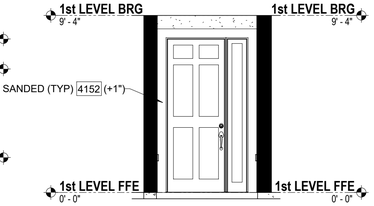
KEYNOTES	
3800	COACH LIGHTS (PER BLDR SPECS)
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)



SIMILAR AT BOTH SIDES OF ENTRY

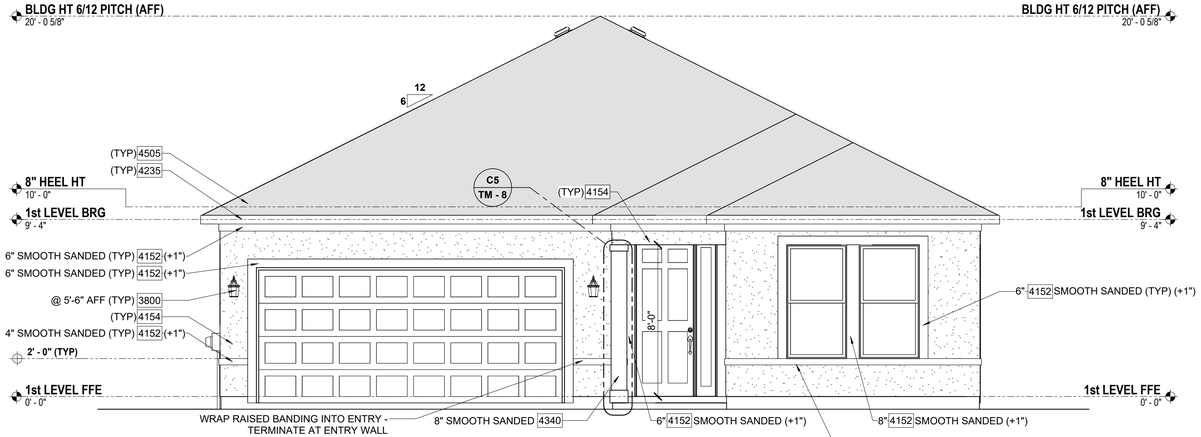
1 A200 **FRONT ENTRY VIEW**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



2 A200 **FRONT ENTRY VIEW**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FRONT ELEVATION - TRADITIONAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

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904.821.5200
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LONGBOAT

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006825

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A200

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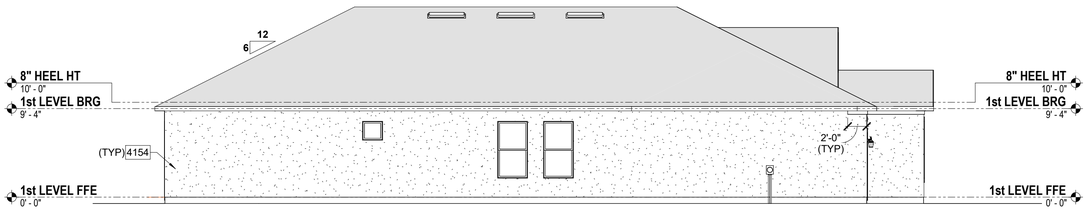
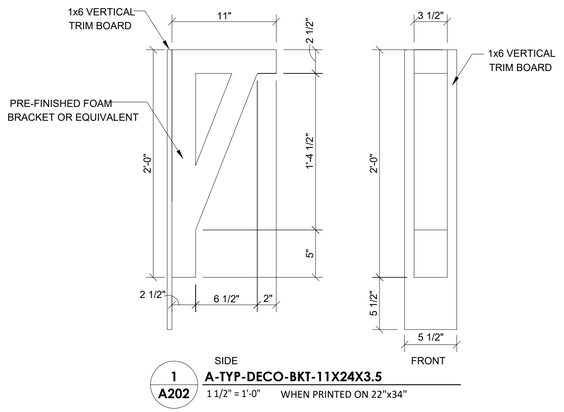


LEFT ELEVATION - CRAFTSMAN A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

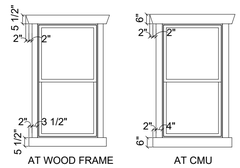


1 / A202 **A-TYP-DECO-BKT-11X24X3.5**

1 1/2" = 1'-0" WHEN PRINTED ON 22"x34"

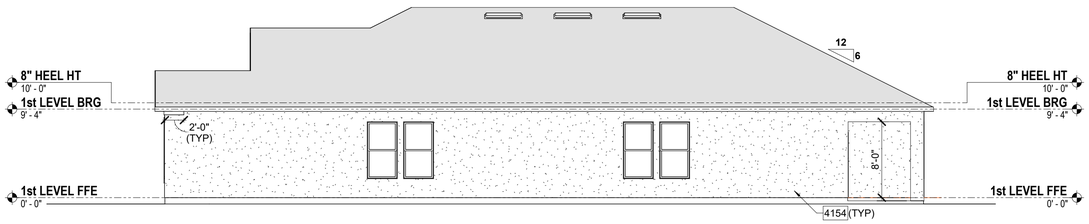
KEYNOTES

3800	COACH LIGHTS (PER BLDR SPECS)
4120	SHAKE SIDING
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4213	1x6 TRIM
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)



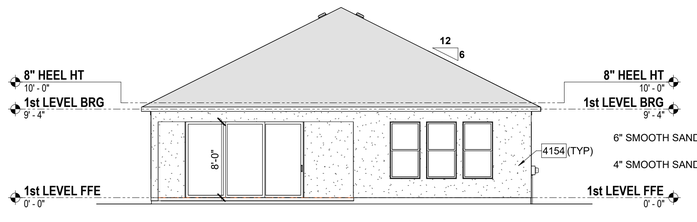
2 / A202 **WINDOW TRIM**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



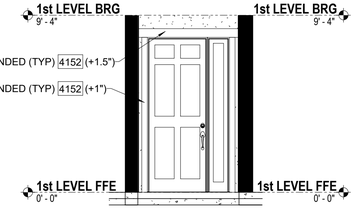
RIGHT ELEVATION - CRAFTSMAN A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - CRAFTSMAN A

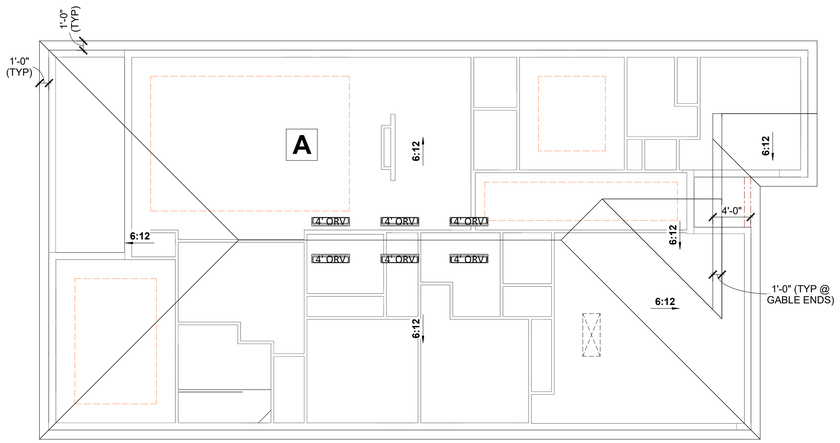
1/8" = 1'-0" WHEN PRINTED ON 22"x34"



3 / A202 **FRONT ENTRY VIEW**

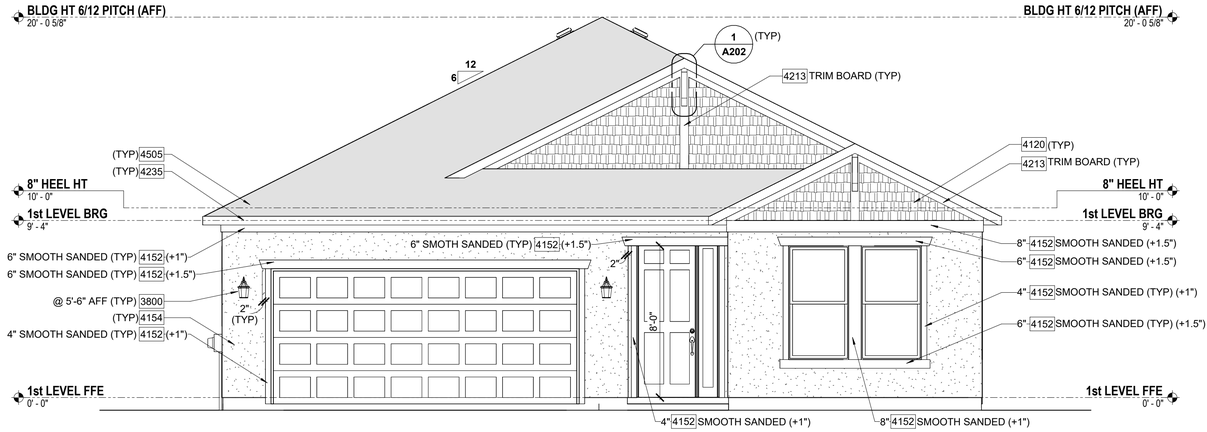
1/4" = 1'-0" WHEN PRINTED ON 22"x34"

UPPER ROOF VENT REQUIREMENTS - CRAFTSMAN A
VENTILATION CALCULATIONS: ATTIC AREA = 3040 SQ. FT. / 300 = 10.13 SQ. FT. x 144 = 1460 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 584 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 6 TOTAL SOFFIT VENTILATION NEEDED 876 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT



ROOF PLAN - CRAFTSMAN A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



FRONT ELEVATION - CRAFTSMAN A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

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LONGBOAT

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006825

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A202

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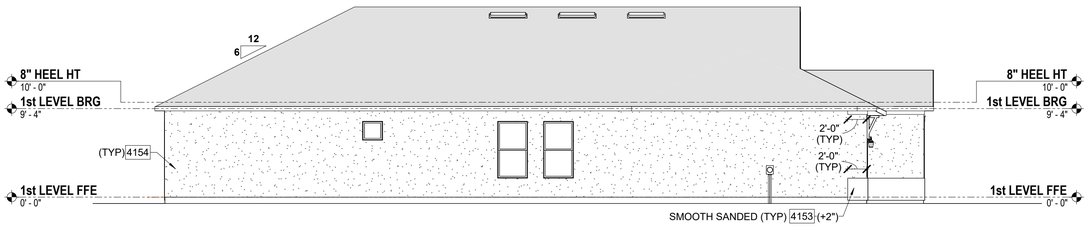
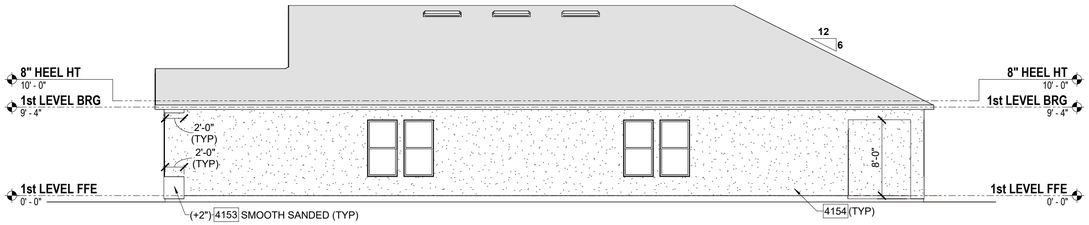


LEFT ELEVATION - COASTAL A

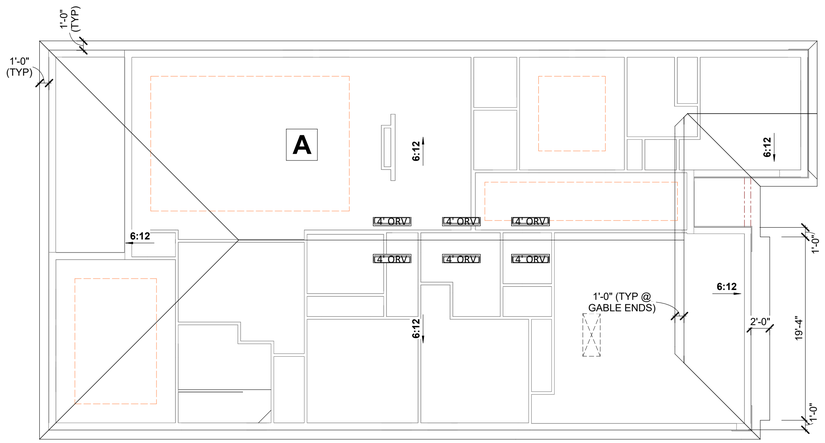
1/8" = 1'-0" WHEN PRINTED ON 22"x34"



RIGHT ELEVATION - COASTAL A

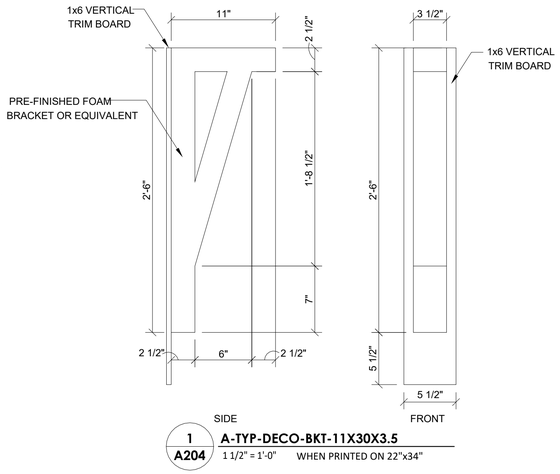
1/8" = 1'-0" WHEN PRINTED ON 22"x34"

UPPER ROOF VENT REQUIREMENTS - COASTAL A
VENTILATION CALCULATIONS: ATTIC AREA = 3040 SQ. FT. / 300 = 10.13 SQ. FT. x 144 = 1460 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 584 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 6 TOTAL SOFFIT VENTILATION NEEDED 876 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT



ROOF PLAN - COASTAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

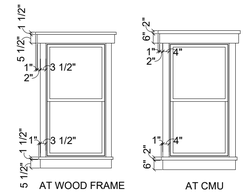


1 A204 A-TYP-DECO-BKT-11X30X3.5

1 1/2" = 1'-0" WHEN PRINTED ON 22"x34"

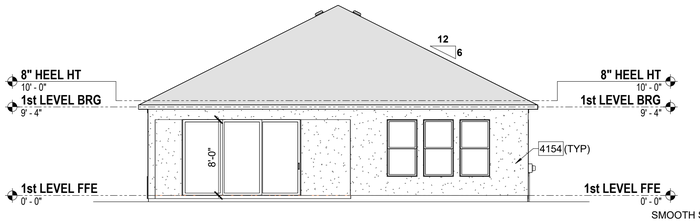
KEYNOTES

3800	COACH LIGHTS (PER BLDR SPECS)
4103	LAP SIDING, 2" EXPOSURE
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4153	CEMENT PLASTER FINISH WATER TABLE W/ SLOPED TOP (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4213	1x6 TRIM
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)



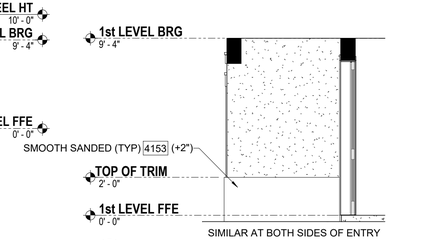
2 A204 WINDOW TRIM

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



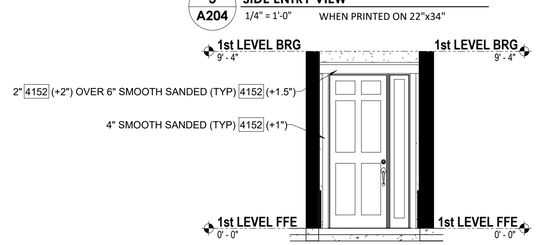
REAR ELEVATION - COASTAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



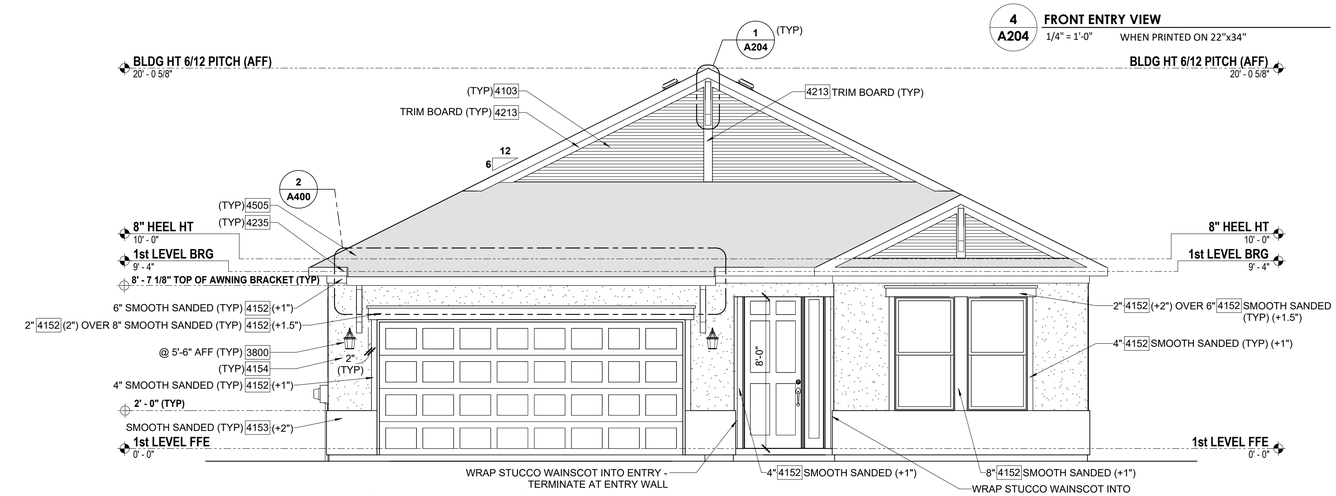
3 A204 SIDE ENTRY VIEW

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



4 A204 FRONT ENTRY VIEW

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FRONT ELEVATION - COASTAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX

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904.821.5200

taylor morrison

LONGBOAT

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006825

DRAWN: MJR

CHECKED: CM

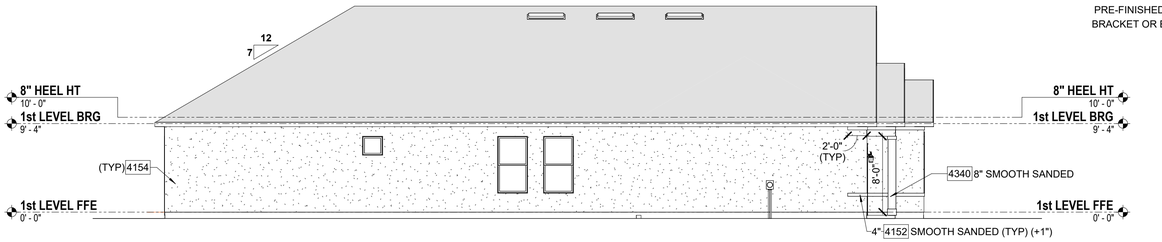
07-02-2025

REVISIONS:

No.	Description	Date

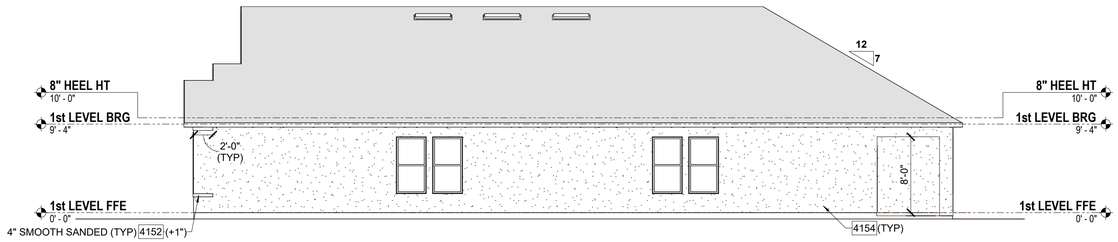
A204

APEX TECHNOLOGY" IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



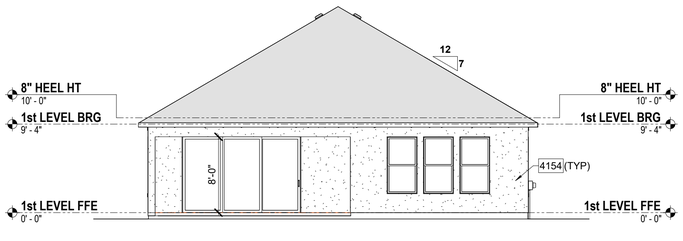
LEFT ELEVATION - FARMHOUSE A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



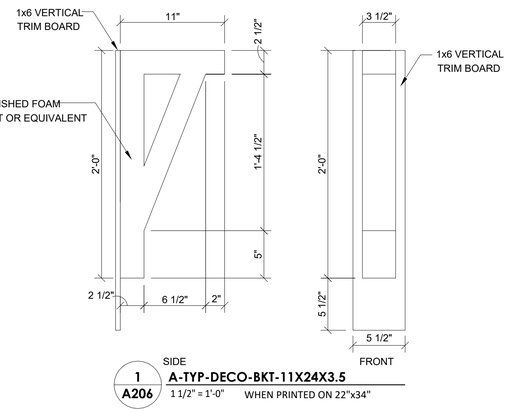
RIGHT ELEVATION - FARMHOUSE A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - FARMHOUSE A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

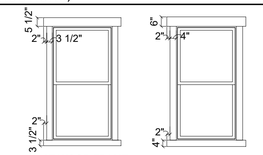


1 A206 **A-TYP-DECO-BKT-11X24X3.5**

1 1/2" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

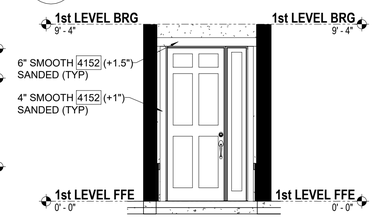
3800	COACH LIGHTS (PER BLDR SPECS)
4130	BOARD & BATTEN SIDING
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4212	1x4 TRIM
4213	1x6 TRIM
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4250	DECORATIVE/ NON-OPERABLE VENT (SIZE AS NOTED)
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)



AT WOOD FRAME AT CMU

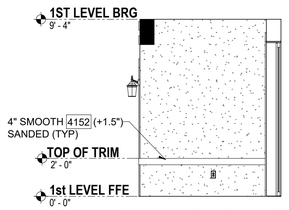
2 A206 **WINDOW TRIM**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



3 A206 **FRONT ENTRY VIEW**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

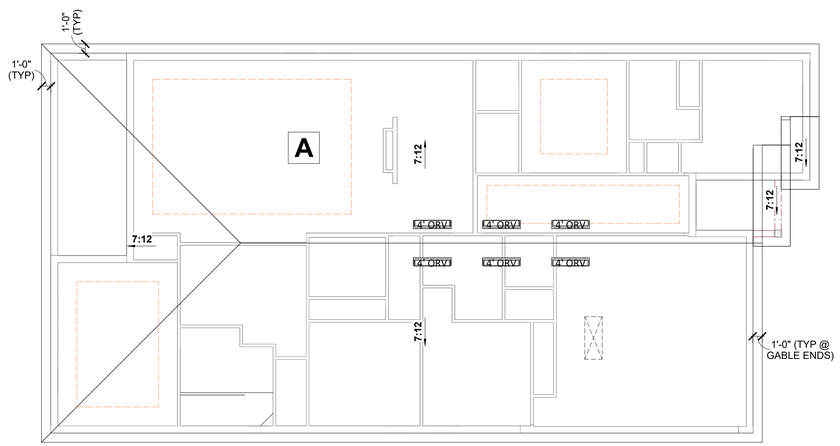


SIMILAR AT BOTH SIDES OF ENTRY

4 A206 **SIDE ENTRY VIEW**

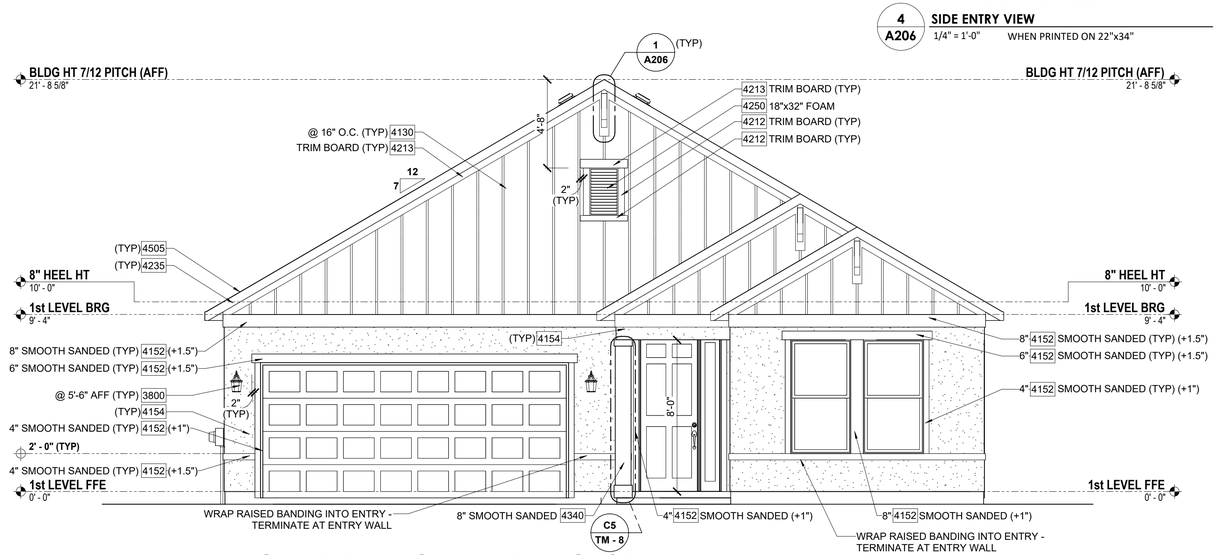
1/4" = 1'-0" WHEN PRINTED ON 22"x34"

UPPER ROOF VENT REQUIREMENTS - FARMHOUSE A
VENTILATION CALCULATIONS: ATTIC AREA = 3058 SQ. FT. / 300 = 10.19 SQ. FT. x 144 = 1468 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 588 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 6 TOTAL SOFFIT VENTILATION NEEDED 880 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT



ROOF PLAN - FARMHOUSE A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



FRONT ELEVATION - FARMHOUSE A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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taylor morrison

LONGBOAT

BASE PLAN
40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006825
DRAWN: MJR
CHECKED: CM

07-02-2025

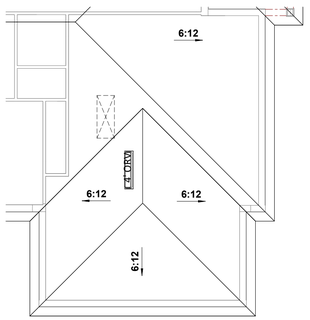
REVISIONS:

No.	Description	Date

A206

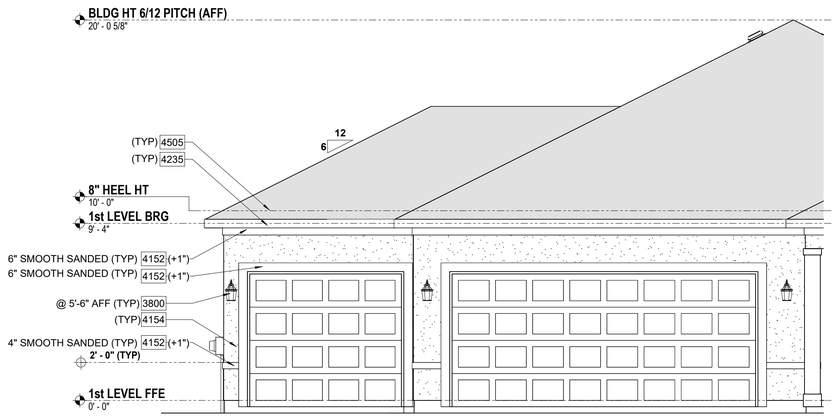
APEX TECHNOLOGY" IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

KEYNOTES	
3800	COACH LIGHTS (PER BLDR SPECS)
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)



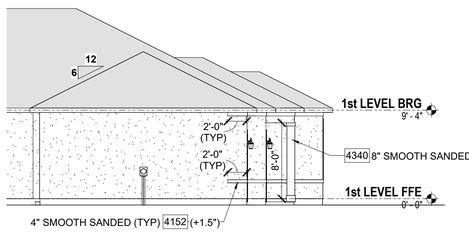
ROOF PLAN - OPT 3 CAR GARAGE - TRADITIONAL A (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



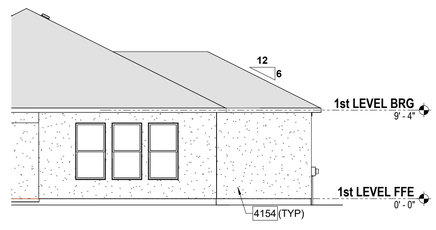
FRONT ELEVATION - OPT 3 CAR GARAGE - TRADITIONAL A (SIME W/ PORCH)

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



LEFT ELEVATION - OPT 3 CAR GARAGE - TRADITIONAL A (SIME W/ PORCH)

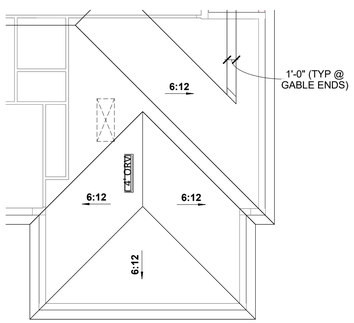
1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - OPT 3 CAR GARAGE - TRADITIONAL A (SIME W/ PORCH)

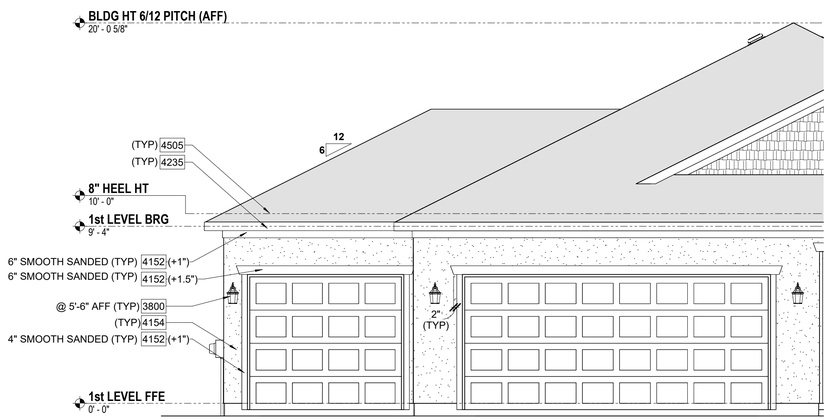
1/8" = 1'-0" WHEN PRINTED ON 22"x34"

UPPER ROOF VENT REQUIREMENTS - 3-CAR GARAGE
VENTILATION CALCULATIONS: ATTIC AREA = 220 SQ. FT. / 300 = 0.73 SQ. FT. x 144 = 106 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 43 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 1 TOTAL SOFFIT VENTILATION NEEDED 63 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT



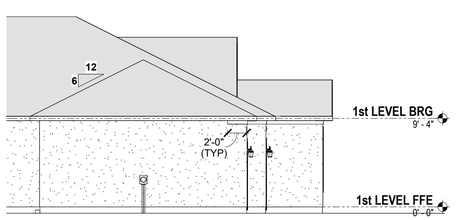
ROOF PLAN - OPT 3 CAR GARAGE - CRAFTSMAN A (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



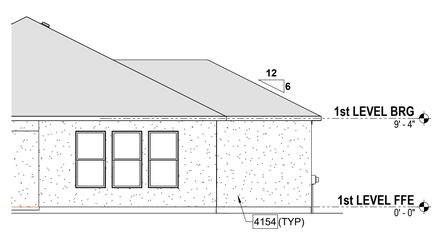
FRONT ELEVATION - OPT 3 CAR GARAGE - CRAFTSMAN A (SIME W/ PORCH)

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



LEFT ELEVATION - OPT 3 CAR GARAGE - CRAFTSMAN A (SIME W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - OPT 3 CAR GARAGE - CRAFTSMAN A (SIME W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

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LONGBOAT

BASE PLAN
40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006825
DRAWN: MJR
CHECKED: CM

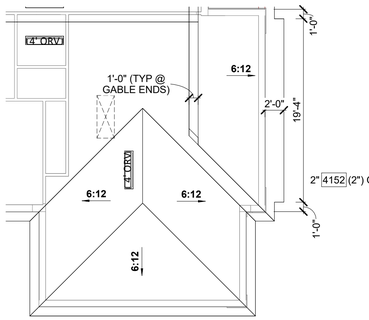
07-02-2025

REVISIONS:

No.	Description	Date

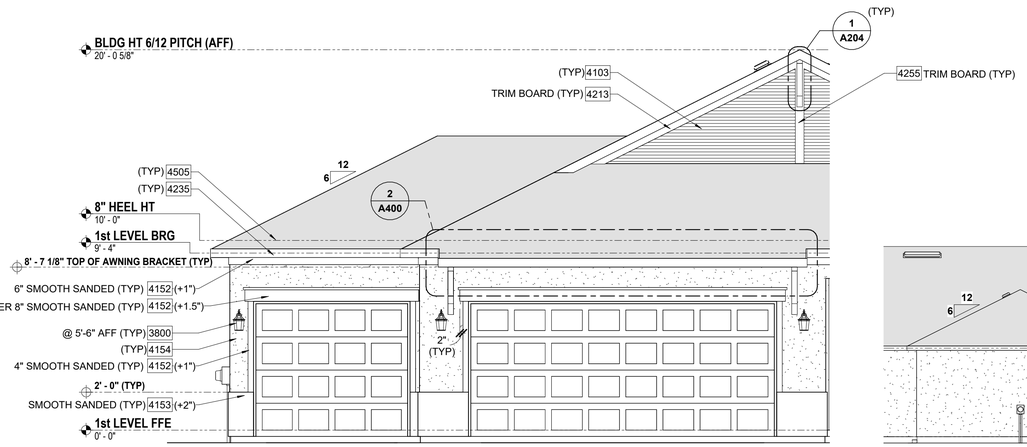
A209

APEX TECHNOLOGY" IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



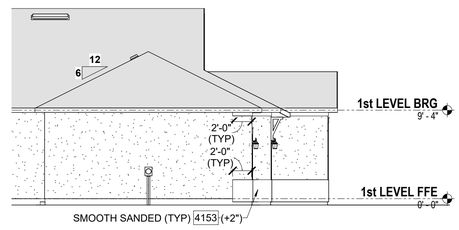
ROOF PLAN - OPT 3 CAR GARAGE - COASTAL A (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



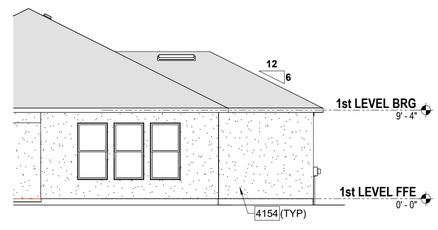
FRONT ELEVATION - OPT 3 CAR GARAGE - COASTAL A (SIME W/ PORCH)

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



LEFT ELEVATION - OPT 3 CAR GARAGE - COASTAL A (SIME W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

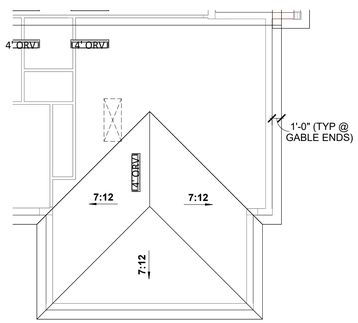


REAR ELEVATION - OPT 3 CAR GARAGE - COASTAL A (SIME W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

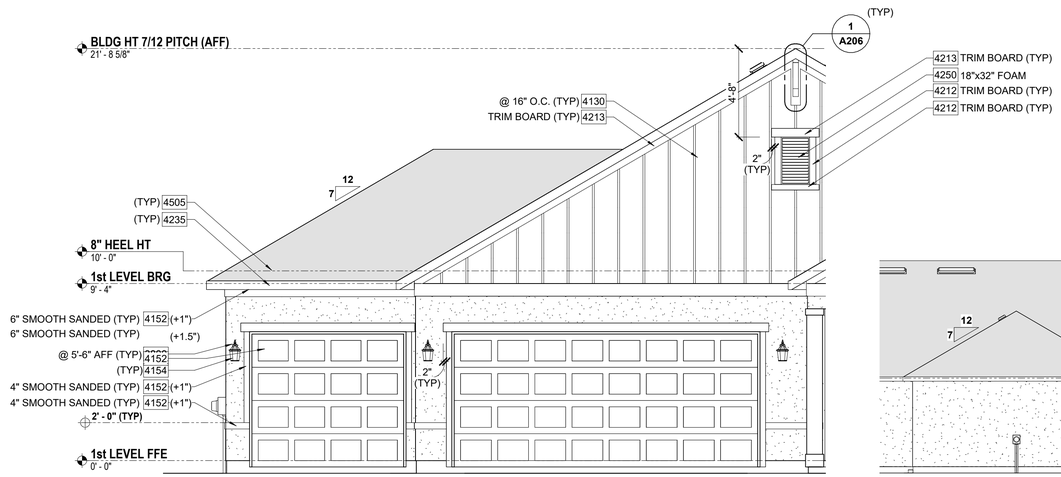
KEYNOTES	
3800	COACH LIGHTS (PER BLDR SPECS)
4103	LAP SIDING, 2" EXPOSURE
4130	BOARD & BATTEN SIDING
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4153	CEMENT PLASTER FINISH WATER TABLE W/ SLOPED TOP (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4212	1x4 TRIM
4213	1x6 TRIM
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4250	DECORATIVE/ NON-OPERABLE VENT (SIZE AS NOTED)
4255	DECORATIVE BRACKET / CORBEL (PER BLDR SPEC)
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)

UPPER ROOF VENT REQUIREMENTS - 3-CAR GARAGE
VENTILATION CALCULATIONS: ATTIC AREA = 220 SQ. FT. / 300 = 0.73 SQ. FT. x 144 = 106 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 43 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 1 TOTAL SOFFIT VENTILATION NEEDED 63 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT



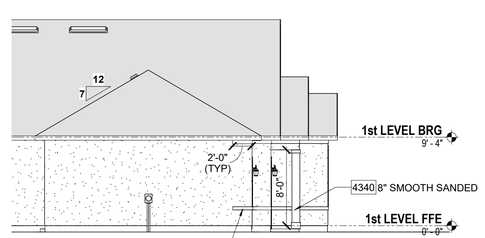
ROOF PLAN - OPT 3 CAR GARAGE - FARMHOUSE A (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



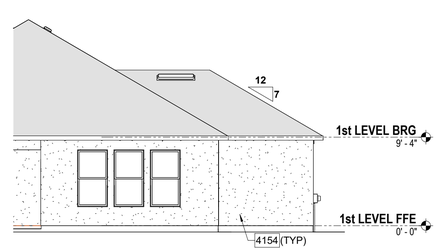
REAR ELEVATION - OPT 3 CAR GARAGE - FARMHOUSE A (SIME W/ PORCH)

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



LEFT ELEVATION - OPT 3 CAR GARAGE - FARMHOUSE A (SIME W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - OPT 3 CAR GARAGE - FARMHOUSE A (SIME W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

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taylor morrison

LONGBOAT
BASE PLAN
40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006825
DRAWN: MJR
CHECKED: CM

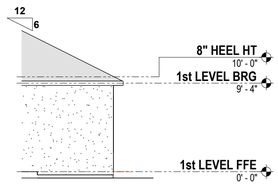
07-02-2025

REVISIONS:

No.	Description	Date

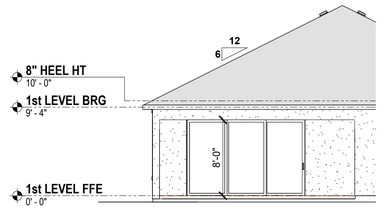
A210

APEX TECHNOLOGY" IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 754



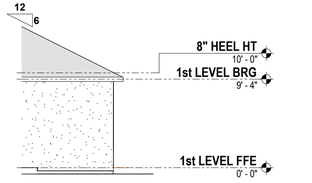
RIGHT ELEVATION - OPT OUTDOOR KITCHEN ROUGH-IN

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



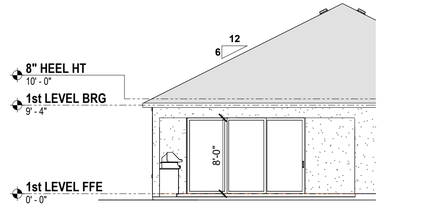
REAR ELEVATION - OPT OUTDOOR KITCHEN ROUGH-IN

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



RIGHT ELEVATION - OPT OUTDOOR KITCHEN

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - OPT OUTDOOR KITCHEN

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LONGBOAT

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO:
2024.006825

DRAWN:
MJR

CHECKED:
CM

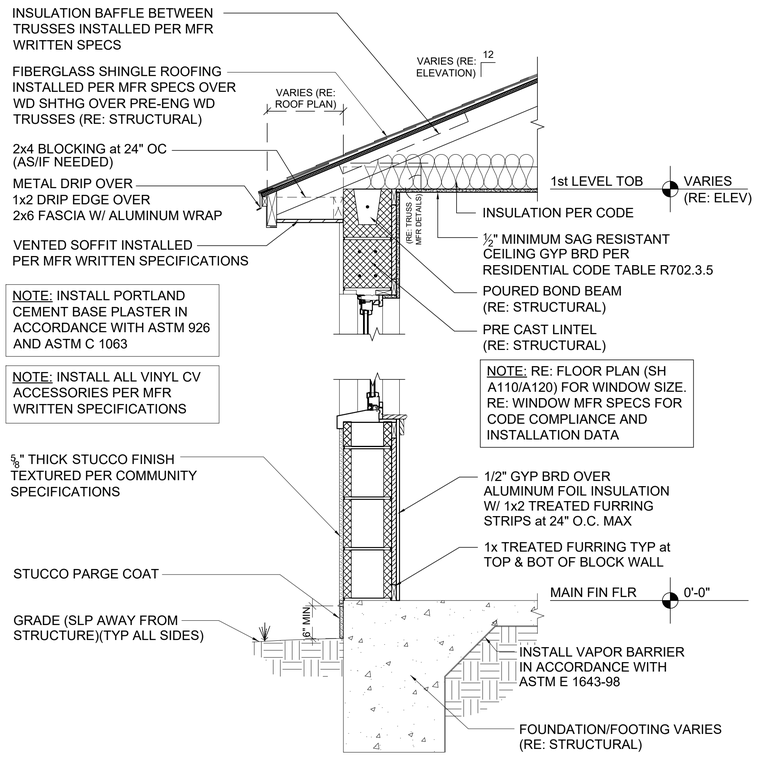
07-02-2025

REVISIONS:

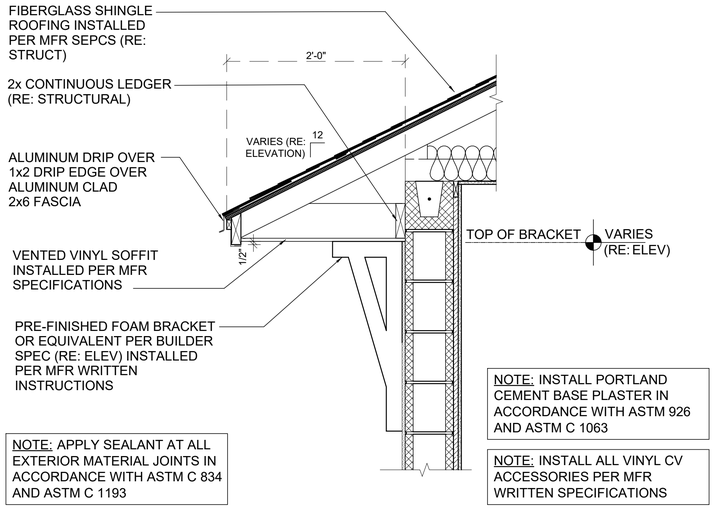
No.	Description	Date

A211

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY "JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



1 A400 **TYP ONE-STORY WALL SECTION**
SCALE: 1" = 1'-0"



2 A400 **A-AWNING at CMU WALL AND ROOF**
1" = 1'-0" WHEN PRINTED ON 22"x34"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
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9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

LONGBOAT

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006825**
DRAWN: **MJR**
CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

A400

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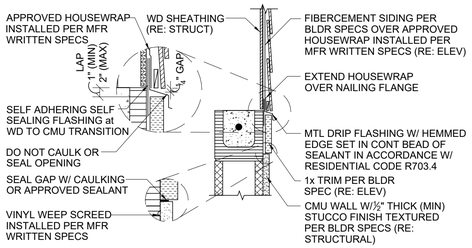
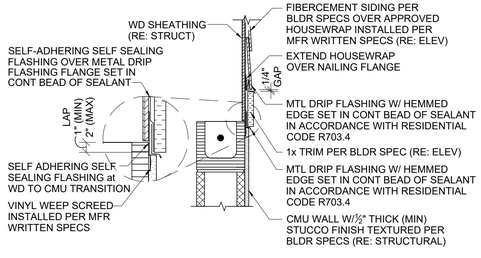


TRIM BAND BELOW TRANSITION

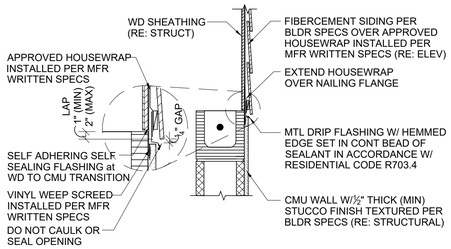


TRIM BAND ABOVE TRANSITION

NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM 926 AND ASTM C 1063

NOTE: APPLY SEALANT AT ALL EXTERIOR MATERIAL JOINTS IN ACCORDANCE WITH ASTM C 834 AND ASTM C 1193

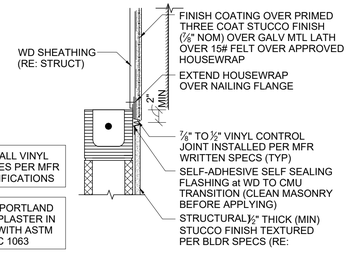


NO TRIM BAND

SIDING TO STUCCO

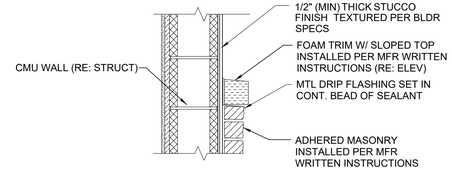
NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM 926 AND ASTM C 1063



STUCCO TO STUCCO

DETAIL
TYP HORIZONTAL MATERIAL TRANSITION - CMU TO WOOD FRAME NTS

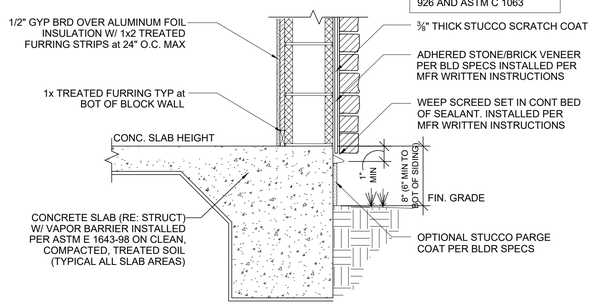


ADHERED STONE/BRICK

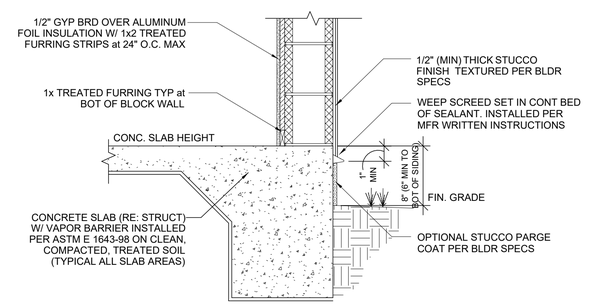
DETAIL
MATERIAL TRANSITIONS - CMU NTS

NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM C 926 AND ASTM C 1063



ADHERED STONE/BRICK

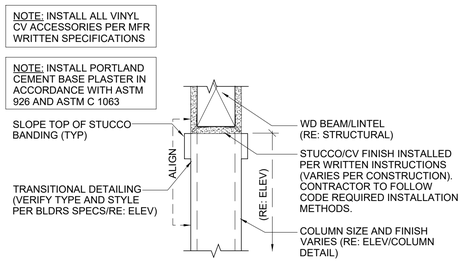


STUCCO

DETAIL
TYP WALL FLASHING at SILL - CMU NTS

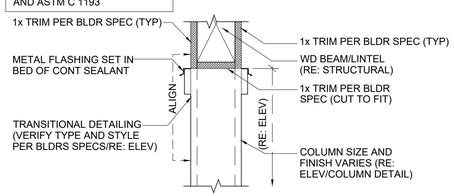
NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM C 926 AND ASTM C 1063



DETAIL
TYP COLUMN FINISH - STUCCO NTS

NOTE: APPLY SEALANT AT ALL EXTERIOR MATERIAL JOINTS IN ACCORDANCE WITH ASTM C 834 AND ASTM C 1193

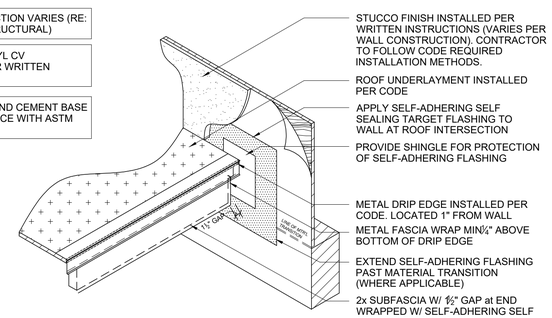


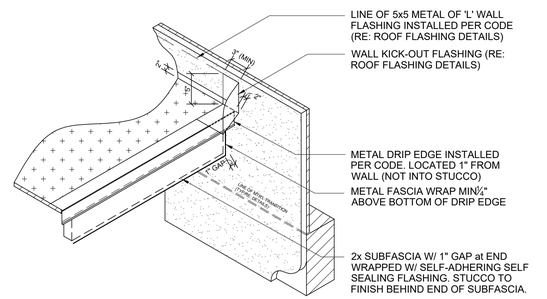
DETAIL
TYP COLUMN FINISH - TRIM NTS

NOTE: WALL CONSTRUCTION VARIES (RE: TYP WALL SECTION/STRUCTURAL)

NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM 926 AND ASTM C 1063





DETAIL
TYP SUB FASCIA at WALL INTERSECTION - STUCCO NTS

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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40' REGIONAL PLANS - CMU

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PROJECT NO: 2024.006825
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07-02-2025

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A500

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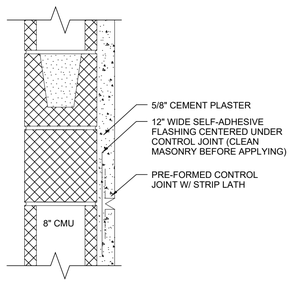
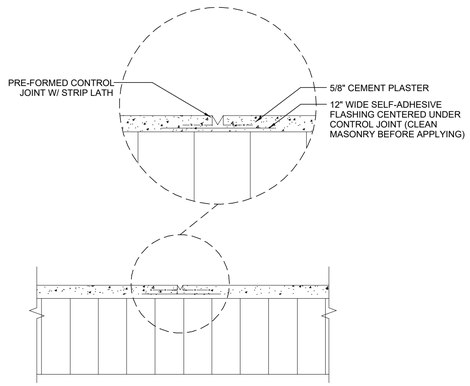


CONTROL JOINT - HORIZ - CMU

SCALE: N.T.S.



CONTROL JOINT - VERTICAL - CMU

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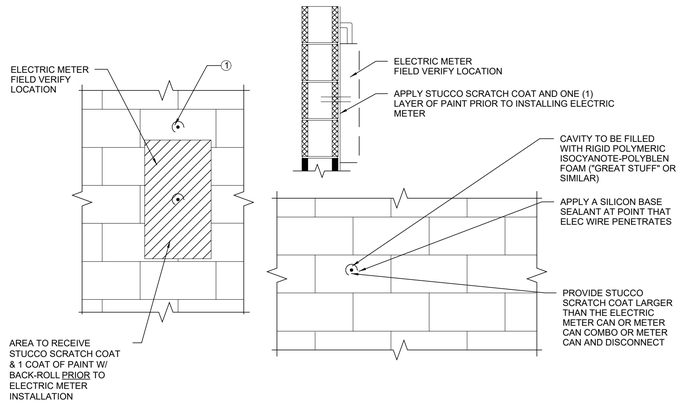
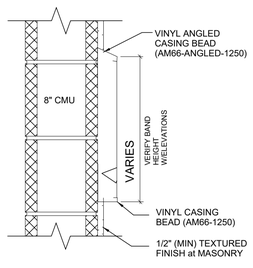


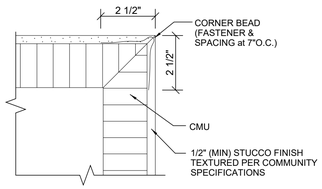
ELECTRICAL CONDUIT PENETRATION

SCALE: N.T.S.



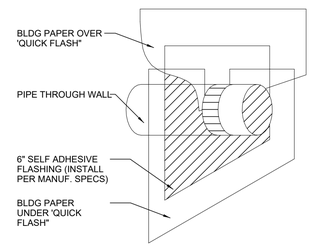
RAISED BAND at BLOCK

SCALE: N.T.S.



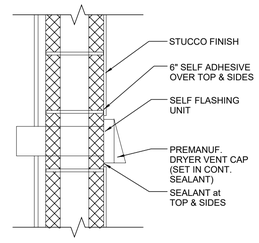
CORNER BEAD at BLOCK

SCALE: N.T.S.



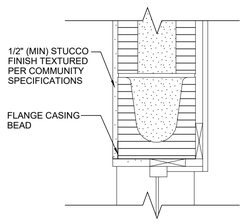
VENT PENATRATION

SCALE: N.T.S.



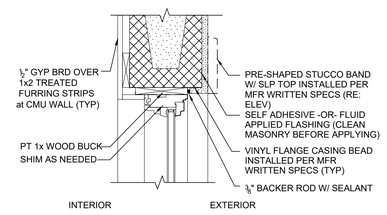
DRYER VENT (BLOCK)

SCALE: N.T.S.



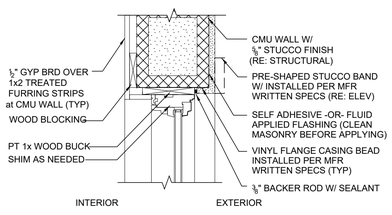
CASING BEAD at WN

SCALE: N.T.S.



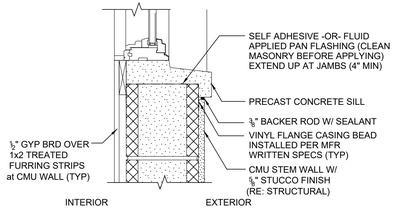
WINDOW HEAD at CMU

SCALE: 1 ½" = 1'-0"



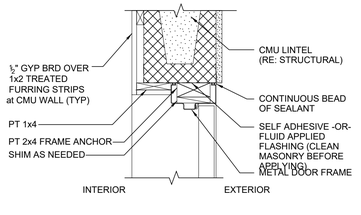
WINDOW JAMB at CMU

SCALE: 1 ½" = 1'-0"



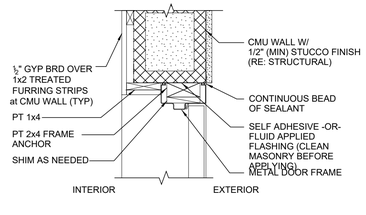
WINDOW SILL at CMU

SCALE: 1 ½" = 1'-0"



DOOR HEAD at CMU

SCALE: 1 ½" = 1'-0"



DOOR JAMB at CMU

SCALE: 1 ½" = 1'-0"

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40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006825**

DRAWN: **MJR**

CHECKED: **CM**

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A501

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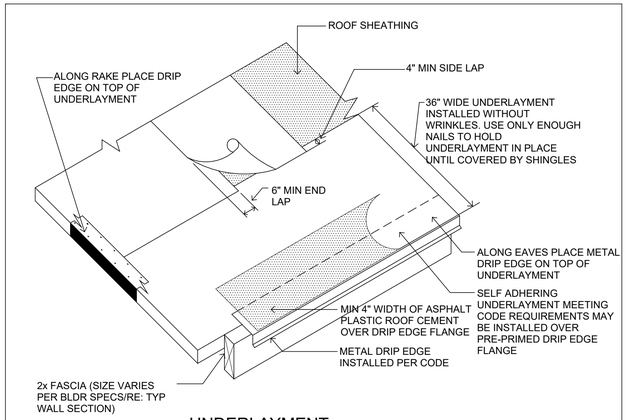
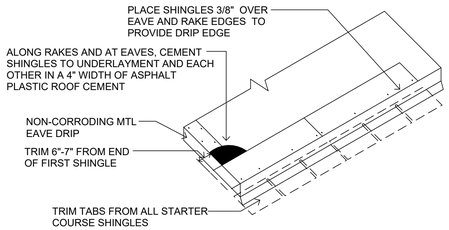


UNDERLAYMENT



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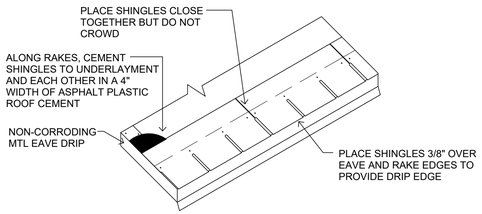

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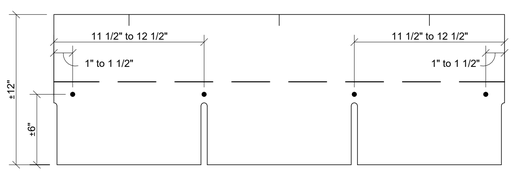
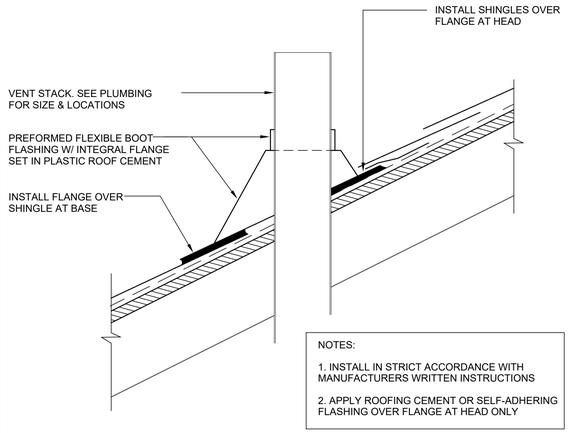


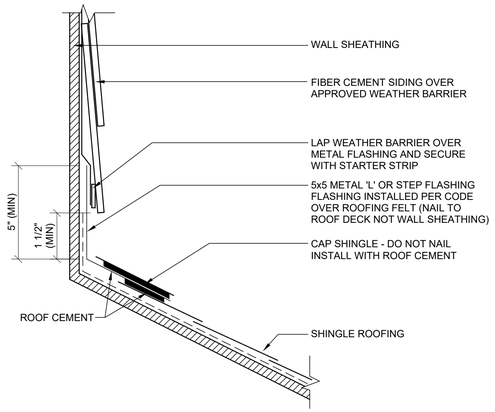
SHINGLE NAILING

ROOFING DETAILS N.T.S.

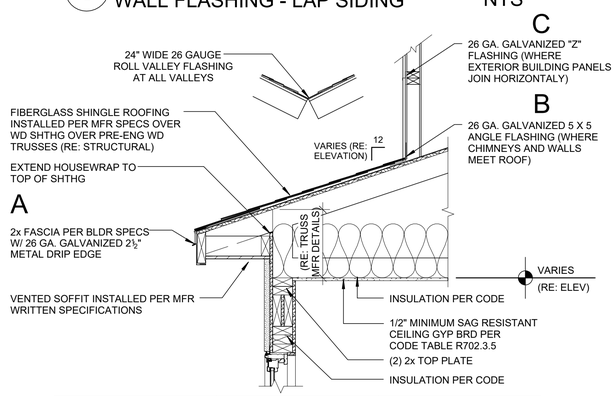
4:12 or GREATER SLOPE
NOTE: FOR SLOPES BELOW 4:12, ALL ROOFING UNDERLAYMENT SHALL BE SELF ADHERING SHEET MEMBRANE APPROVED BY THE SHINGLE MANUFACTURER FOR USE ON LOW SLOPE ROOFING PROJECTS.



DETAIL VENT STACK FLASHING NTS



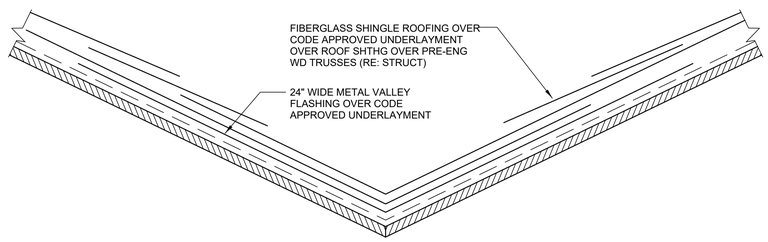
DETAIL WALL FLASHING - LAP SIDING NTS



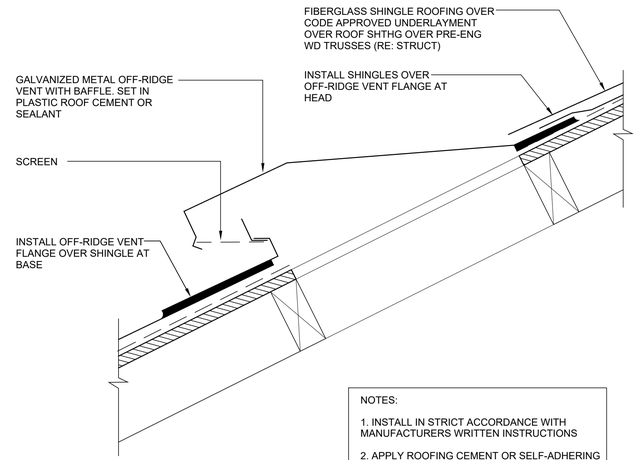
DETAIL TYPICAL ROOF FLASHING NTS

VALLEY SHINGLE INSTALLATION:
INSTALL SHINGLES USING 'CLOSED CUT' METHOD.

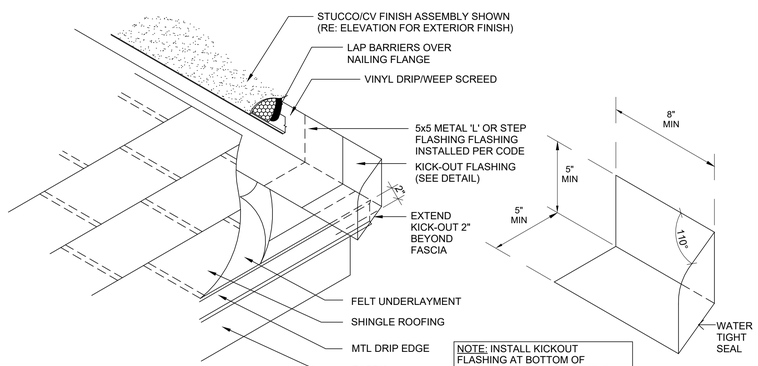
1. MARK SHINGLE CUT LINE 2"-3" FROM VALLEY CENTER LINE.
2. INSERT METAL SHEET BETWEEN SHINGLES FROM BOTH PLANES, TO ENSURE ONLY TOP SHINGLE IS CUT.
3. FINISH THE CUT EDGE WITH A DOUBLE BEAD OF ROOF CEMENT



DETAIL VALLEY FLASHING NTS



DETAIL OFF-RIDGE VENT NTS



DETAIL WALL/KICKOUT FLASHING (STUCCO) NTS

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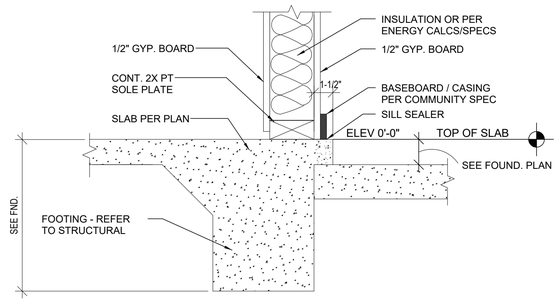
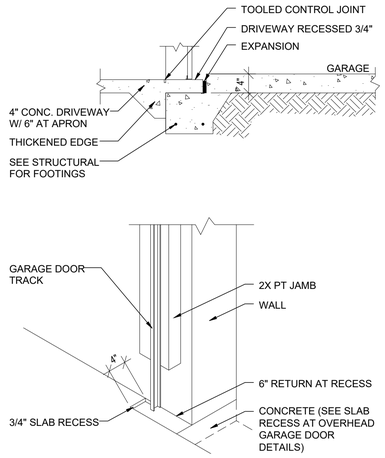
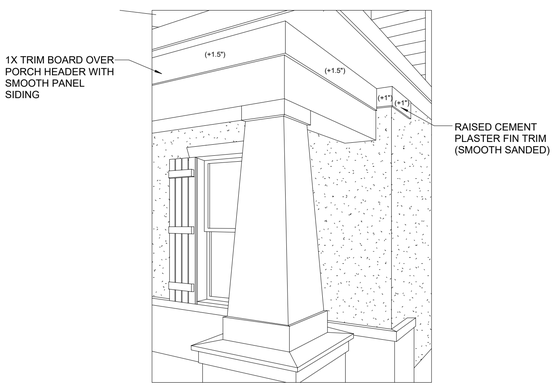


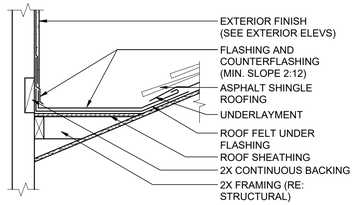
DETAIL
GARAGE WALL EXTENDED CURB DETAIL NTS



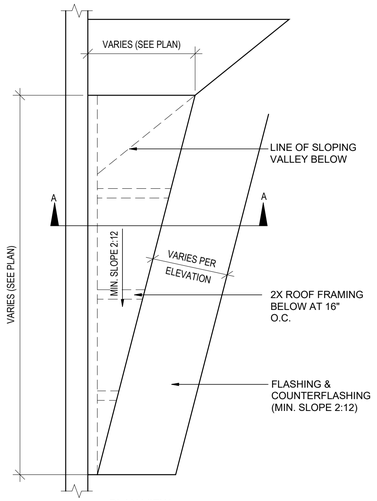
DETAIL
GARAGE SLAB RECESS AT OVERHEAD GARAGE DOOR NTS



DETAIL
PORCH HEADER TRIM TRANSITION - CMU NTS



SECTION A



PLAN VIEW

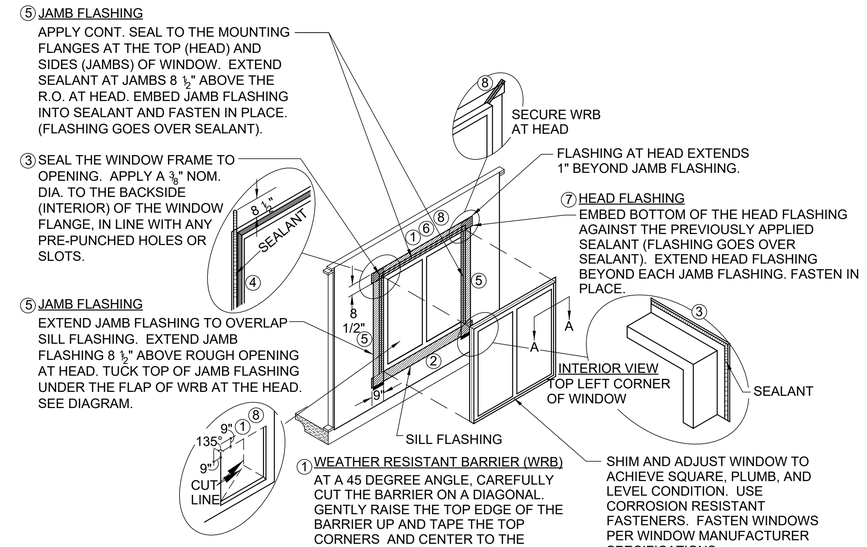
DETAIL
ROOF CRICKET NTS

TYPICAL WINDOW FLASHING

METHOD "A-1" (ASTM E 2112-01)

WINDOW INSTALLATION (METHOD A-1)

WEATHER RESITIVE BARRIER (WRB) APPLIED PRIOR TO THE WINDOW INSTALLATION. FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.

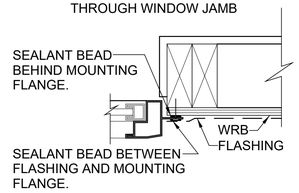


STEPS:

1. IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING.
2. APPLY SILL FLASHING
3. APPLY BEAD OF SEALANT AT BACK OF WINDOW FLANGE & SET WINDOW USING PAN HEAD SCREWS TO FACILITATE INSPECTION.
4. APPLY BEAD OF SEALANT AT SIDE JAMBS. EXTEND 8 ½"
5. APPLY JAMB FLASHING
6. APPLY BEAD OF SEALANT AT HEAD
7. APPLY HEAD FLASHING
8. REMOVE PREVIOUSLY APPLIED TAPE, ALLOWING WRB TO LAY FLAT OVER HEAD FLASHING. APPLY NEW SHEATHING TAPE OVER DIAGONAL CUT - SEE DIAGRAM.

SECTION A

THROUGH WINDOW JAMB



NOTE:
1. WINDOW INSTALLATION AND FLASHING DETAILS ARE CONSISTENT WITH ASTM E 2112 METHOD A-1 EXCEPT SELF-ADHERING FLASHINGS ARE USED

2. IT IS THE CONTRACTORS RESPONSIBILTY TO VERIFY THE COMPATIBILITY OF ALL PRODUCTS INCLUDING HOUSEWRAP, SEALANTS & SELF-ADHERING FLASHING MATERIALS USED DURING CONSTRUCTION

3. INSTALL ALL MATERIALS PER MANUFACTURERS WRITTEN SPECIFICATIONS

4. TYPICAL WINDOW & DOOR FLASHING INSTALLATION DETAILS PREPARED IN ACCORDANCE WITH RESIDENTIAL CODE APPROVED SPECIFICATIONS

WARNING: SEALANTS/FLASHINGS MAY REACT ADVERSELY IF NOT COMPATIBLE

DETAIL
TYP WINDOW FLASHING - WOOD NTS

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LONGBOAT

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006825
DRAWN: MJR
CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A503

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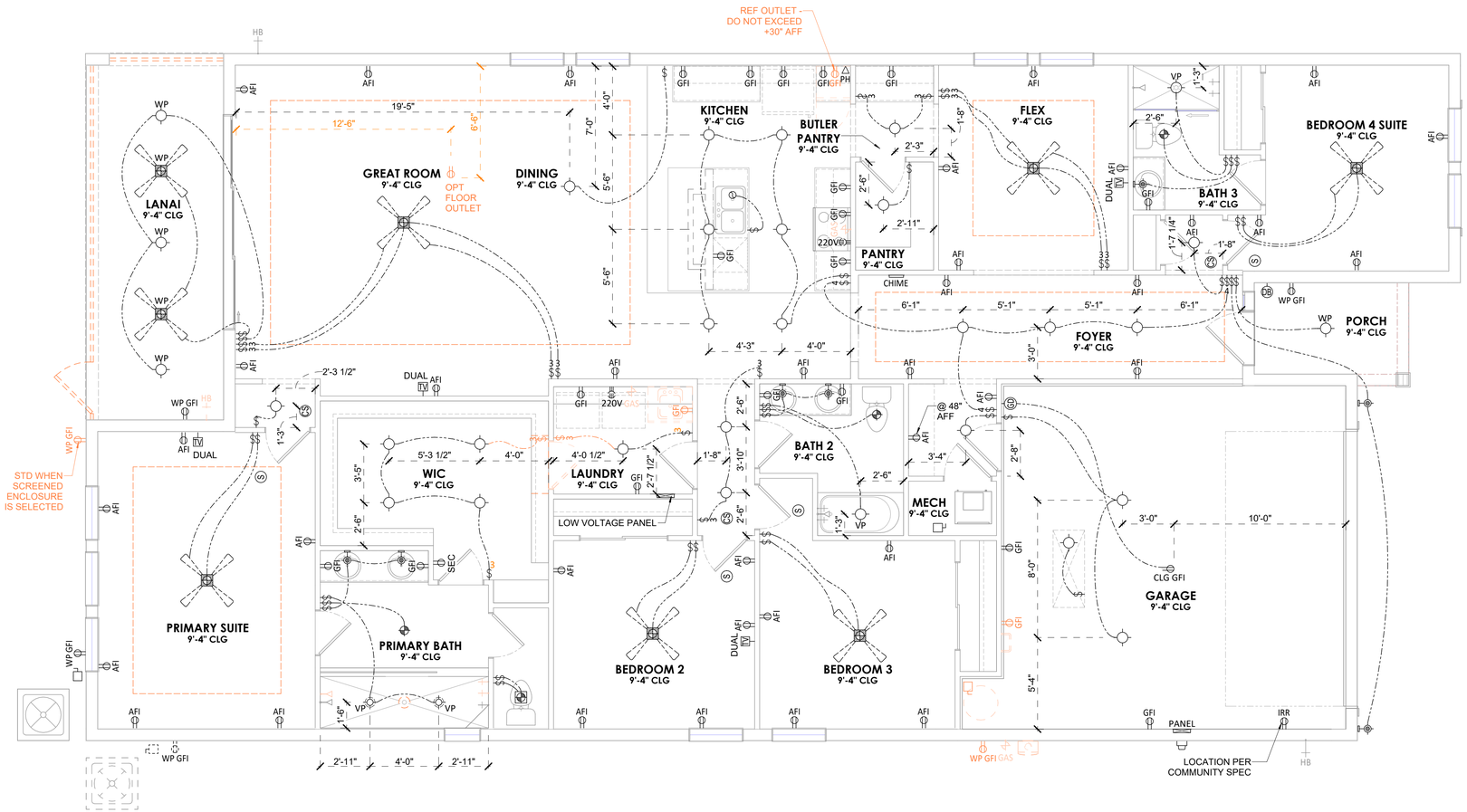

1st LEVEL ELECTRICAL PLAN - TRADITIONAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	MW	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET		QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

WP = WEATHER PROOF | VP = VAPOR PROOF

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LONGBOAT

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006825

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E100

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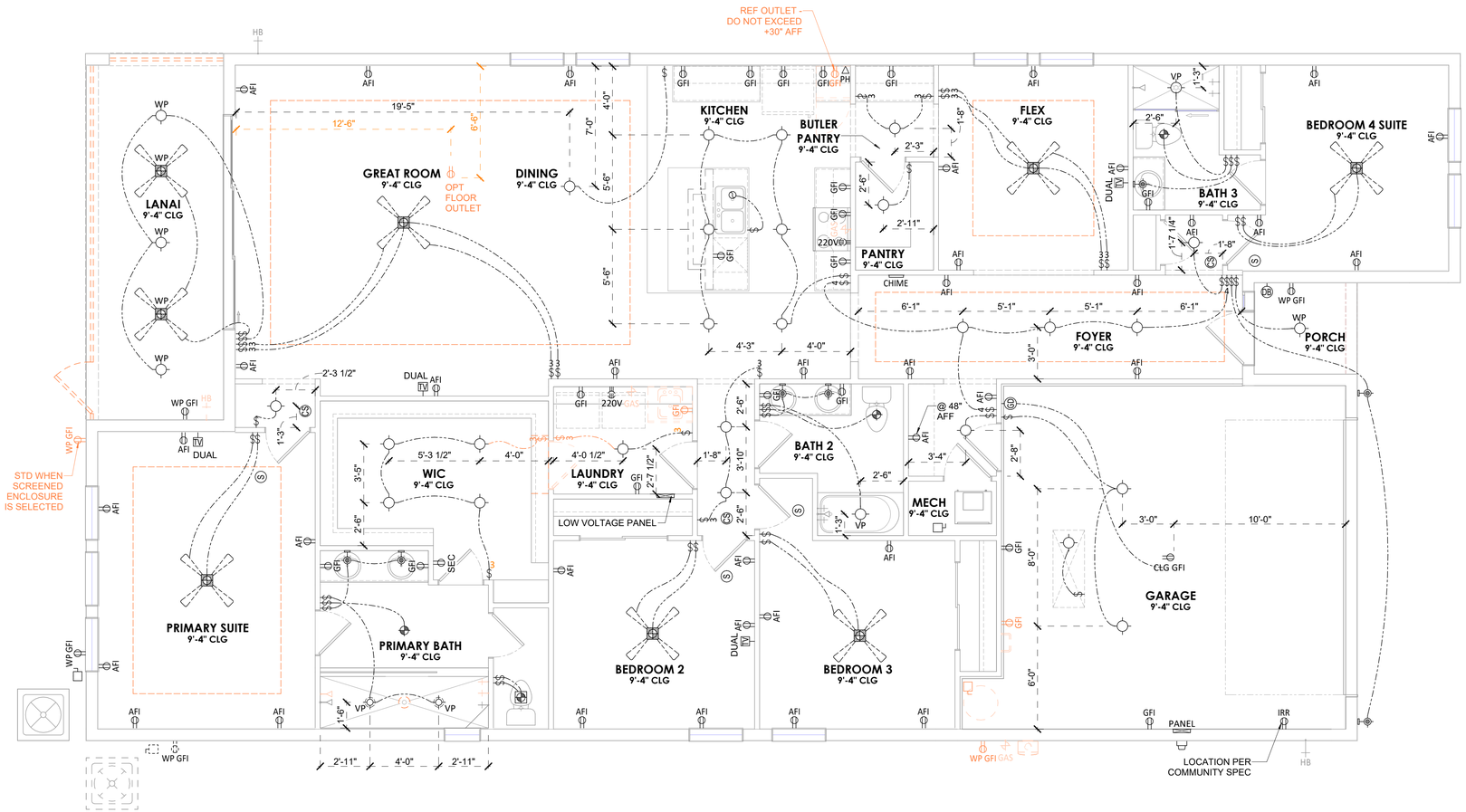

1st LEVEL ELECTRICAL PLAN - COASTAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	MW	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET		QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

WP = WEATHER PROOF | VP = VAPOR PROOF

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LONGBOAT

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006825

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E104

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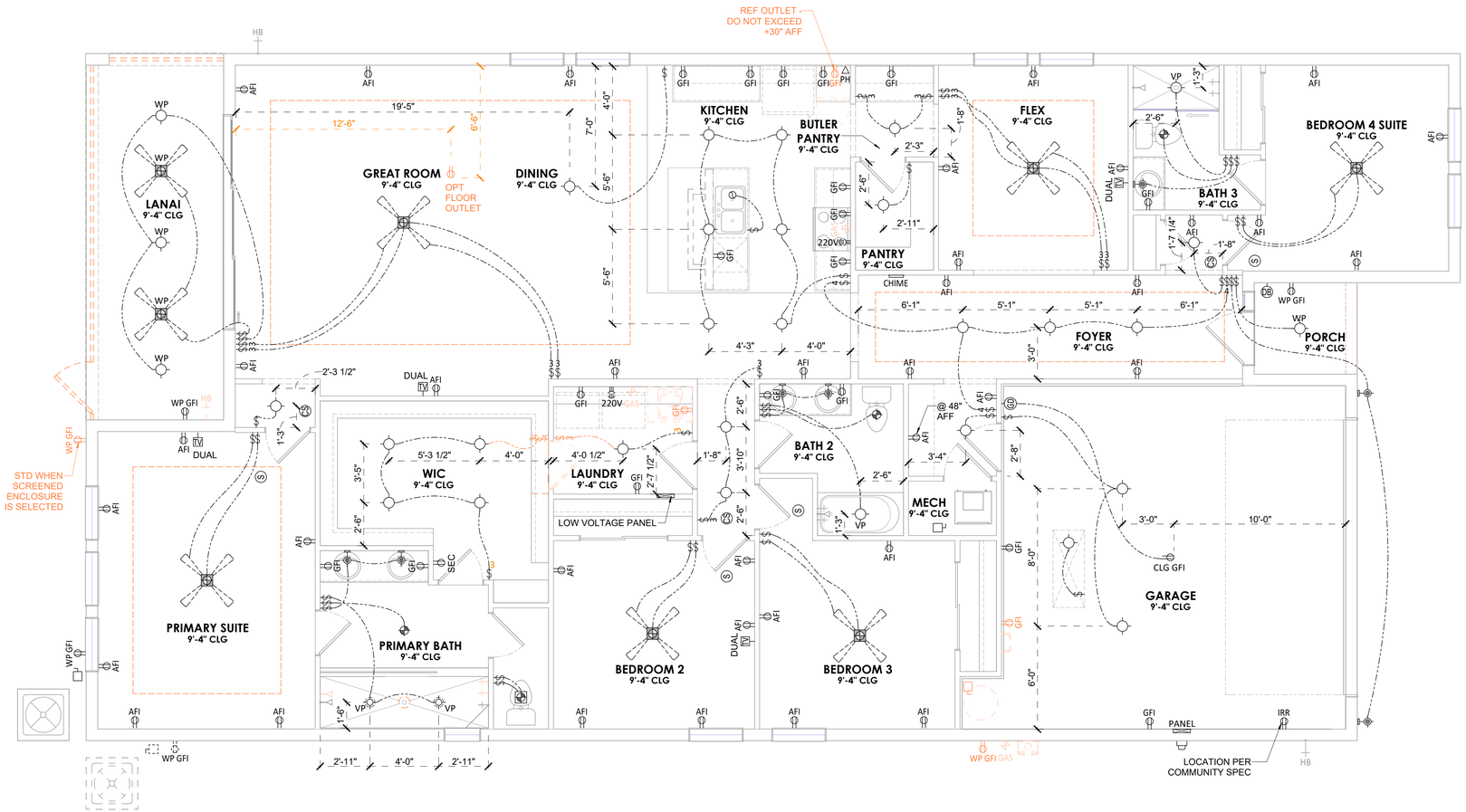

1st LEVEL ELECTRICAL PLAN - CRAFTSMAN A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	M/H	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET		QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

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LONGBOAT

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006825

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E102

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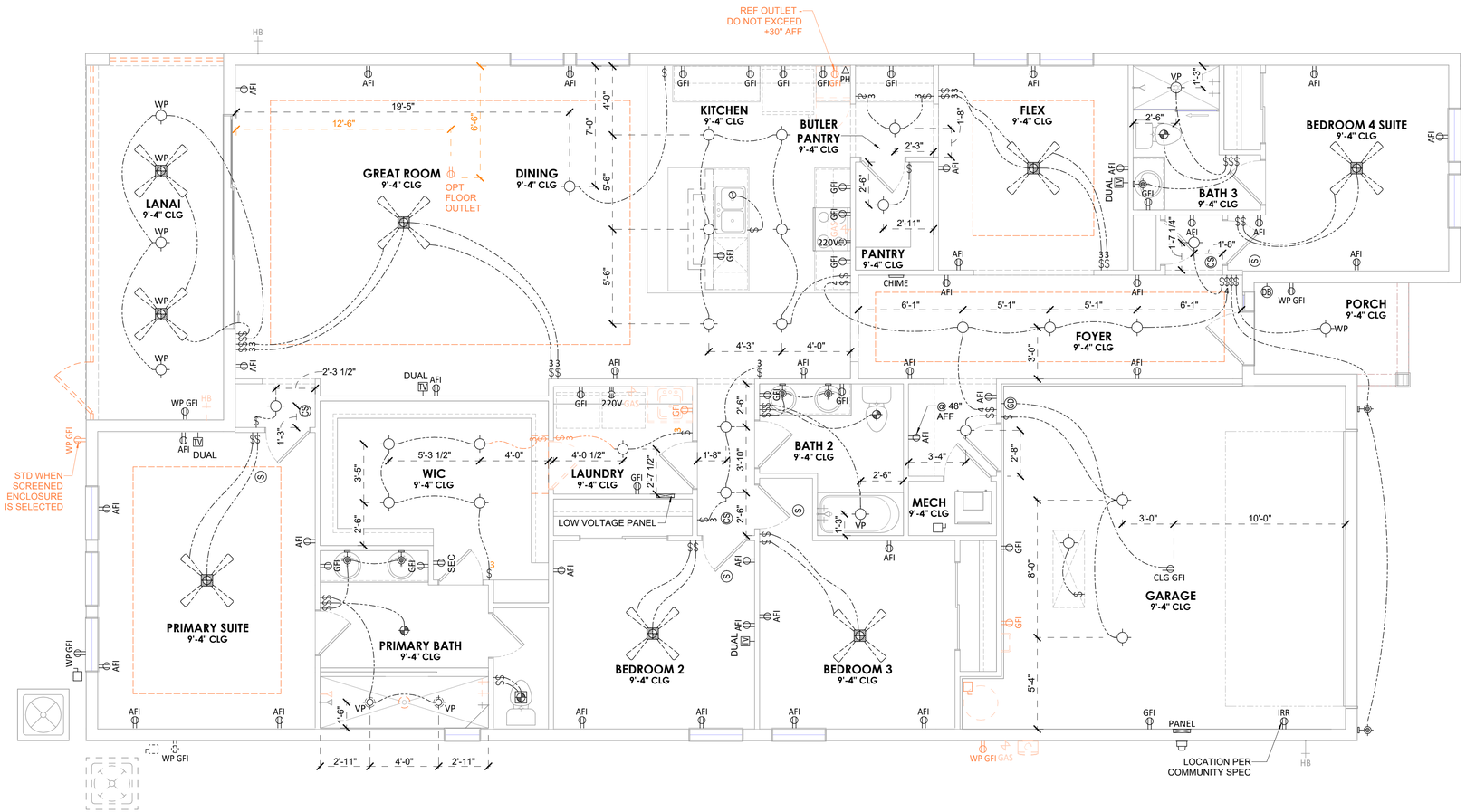

1st LEVEL ELECTRICAL PLAN - FARMHOUSE A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	MW	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET		QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

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LONGBOAT

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006825

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E106

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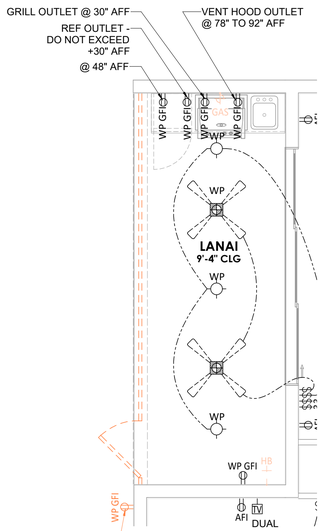
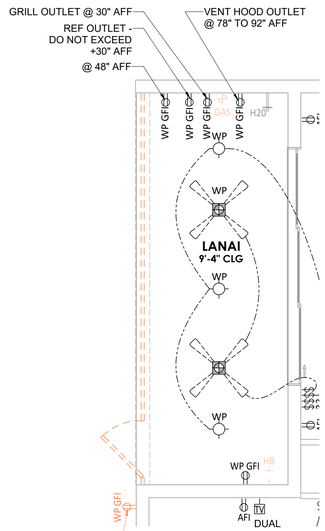


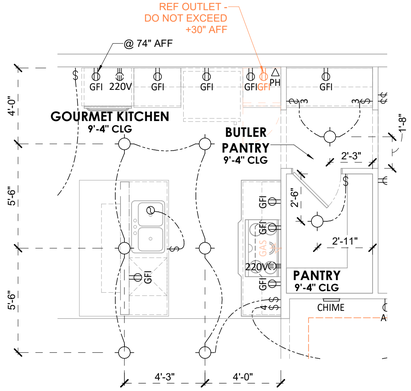
1st LEVEL ELECTRICAL PLAN - OPT OUTDOOR KITCHEN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



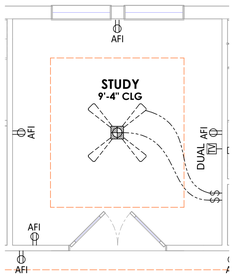
1st LEVEL ELECTRICAL PLAN -OPT OUTDOOR KITCHEN ROUGH-IN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



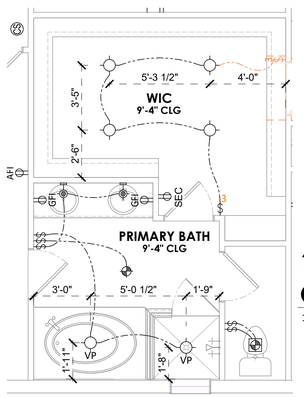
1st LEVEL ELECTRICAL PLAN - OPT GOURMET KITCHEN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



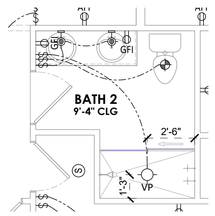
1st LEVEL ELECTRICAL PLAN - OPT STUDY

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



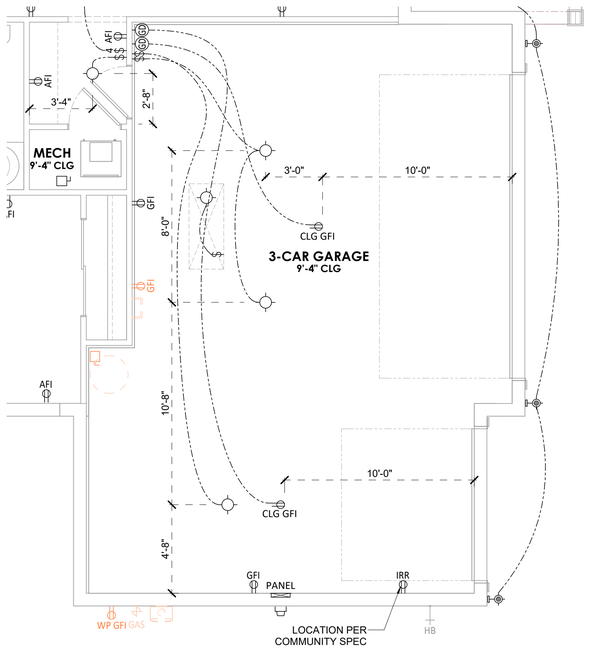
1st LEVEL ELECTRICAL PLAN - OPT DELUXE PRIMARY BATH

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT SHOWER @ BATH 2

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT 3-CAR GARAGE

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	MH	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET	QD	QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

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LONGBOAT

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006825

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E108

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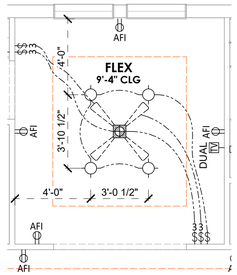
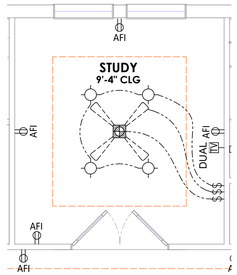


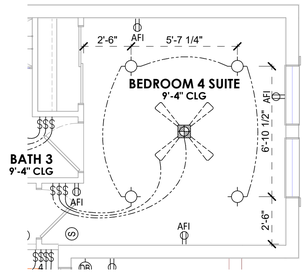
1st LEVEL ELECTRICAL PLAN - OPT FLEX LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



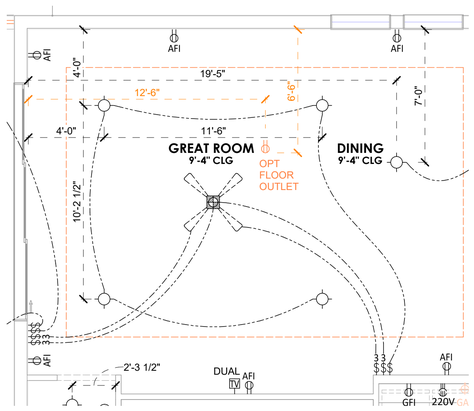
1st LEVEL ELECTRICAL PLAN - OPT STUDY LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



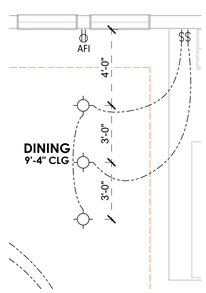
1st LEVEL ELECTRICAL PLAN - OPT BEDROOM 4 SUITE LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



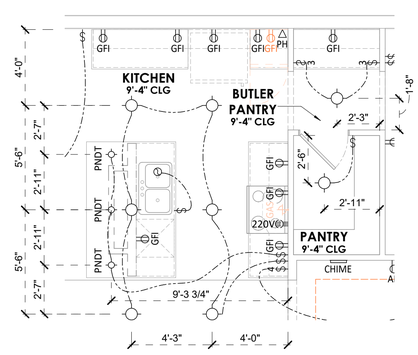
1st LEVEL ELECTRICAL PLAN - OPT GREAT ROOM LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



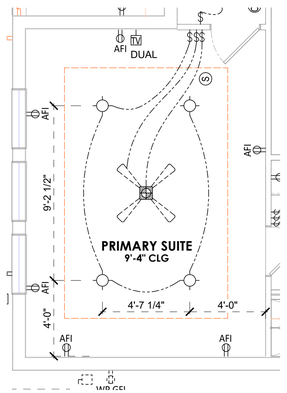
1st LEVEL ELECTRICAL PLAN - OPT DINING LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



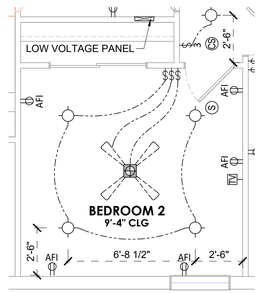
1st LEVEL ELECTRICAL PLAN - OPT PENDANT KITCHEN LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



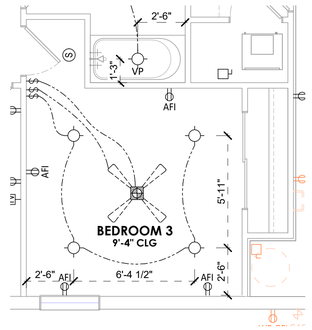
1st LEVEL ELECTRICAL PLAN - OPT PRIMARY BEDROOM LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT BEDROOM 2 LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT BEDROOM 3 LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	M/H	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET		QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

WP = WEATHER PROOF | VP = VAPOR PROOF

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
tds
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9000 REGENCY SQUARE BLVD.
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LONGBOAT

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006825

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E109

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

DESIGN CRITERIA AND LOADS

Building Code
Florida Building and Residential Codes, 8th Edition (2023)

Code for Design Loads
ANSI/ASCE 7-22

ROOF LOADING ..... C_p = 1.25
TOP CHORD LIVE LOAD ..... 20 PSF
TOP CHORD DEAD LOAD ..... 7 PSF
BOTTOM CHORD LIVE LOAD
ATTICS WITH LIMITED STORAGE ..... 20 PSF
ATTICS WITHOUT STORAGE ..... 10 PSF
(NON-CONCURRENT)
BOTTOM CHORD DEAD LOAD ..... 5 PSF

WIND LOADING[2] ..... C_p = 1.60
ASCE 7, 3S GUST ..... 150 MPH
EXPOSURE CATEGORY C
BUILDING CATEGORY II
ENCLOSURE CLASSIFICATION ..... ENCLOSED
INTERNAL PRESSURE COEFF 0.18
C&C DESIGN PRESSURES ..... (SEE TABLE 1)

DEC

FLOOR LOADING ..... C_p = 1.00
TOP CHORD LIVE LOAD ..... 40 PSF
TOP CHORD DEAD LOAD ..... 10 PSF
BOTTOM CHORD LIVE LOAD ..... 0 PSF
BOTTOM CHORD DEAD LOAD ..... 5 PSF

SPECIAL FLOOR LOADING ..... C_p = 1.00
GAME ROOM/LOFT LIVE LOAD ..... 60 PSF
BALCONY/DECK LIVE LOAD ..... 40 PSF

DEFLECTION CRITERIA
ROOF TRUSSES ..... LL / 240
TL / 180
TL MAX 1" UP TO 40' SPAN
FLOOR JOIST OR TRUSS ..... LL / 360
TL / 240
BEAMS[1] ..... LL / 360
TL / 240

NOTES:
1. PORCH BEAMS AND BEAMS SUPPORTING EXTERIOR WALL ABOVE SHALL NOT EXCEED½" DEFLECTION
2. MAX 16" O.C. FLOOR TRUSS SPACING BELOW GAME ROOM/LOFT
3. ROOF TRUSS WIND DESIGN METHOD SHALL BE MWFRS (DIRECTIONAL -OR- ALL HEIGHT) C-C HYBRID

TABLE 1: COMPONENT AND CLADDING DESIGN PRESSURES

WINDOWS AND DOORS (NOTE 1)				
EFFECTIVE WIND AREA	ZONE DESIGNATION			
	IZ - Interior Zone (psf)		EZ - End Zone (psf)	
0 - 20 ft²	+32.75	-35.52	+32.75	-43.85
21 - 50 ft²	+31.17	-33.94	+31.17	-40.69
51 - 100 ft²	+29.28	-32.05	+29.28	-36.91
101 - 200 ft²	+27.82	-30.60	+27.82	-34.00

SOFFIT MAX PRESSURE (psf)	+32.75	-43.85
GARAGE DOOR WIDTH (NOTE 2)	PRESSURE (PSF)	
8 FT	+29.18/-36.72	
16 FT	+27.71/-32.13	
ROOFING	-85.85 PSF	

NOTES:
1. END ZONE DESIGNATIONS MAY BE TAKEN AS THE 1ST 4.0' AT ALL EXTERIOR CORNERS PER SECTION R301.2. END ZONES NOT APPLICABLE AT RE-ENTRANT CORNERS.
2. GARAGE DOOR HEIGHT MAY BE 6'-8" OR HIGHER
3. ROOFING PRODUCTS INCLUDE SHINGLES, UNDERLAYMENT AND VENTILATION

THIS STRUCTURE IS LOCATED IN THE WIND BORNE DEBRIS REGION AND HAS BEEN DESIGNED AS AN ENCLOSED STRUCTURE. AS SUCH, THE BUILDER MUST SUPPLY OPENING PROTECTION IN ACCORDANCE WITH SECTION 1609.1.2 AND/OR SECTION R301.2.1.2 AND LOCAL BUILDING JURISDICTION.

SHEET INDEX

ST-1 ..... STRUCTURAL SPECIFICATIONS
ST-2 ..... FOUNDATION PLAN
ST-2D ..... FOUNDATION SECTIONS
ST-3 ..... 1ST LEVEL STRUCTURAL FRAMING & MASONRY PLAN
ST-3A ..... 1ST LEVEL FLOOR & ROOF FRAMING PLAN
ST-4 ..... 2ND LEVEL STRUCTURAL FRAMING PLAN (IF APPLICABLE)
ST-4A ..... 2ND LEVEL ROOF FRAMING PLAN (IF APPLICABLE)
ST-5 ..... TYPICAL WALL SECTION SHEET
ST-6 ..... SECTIONS AND DETAILS
ST-7 ..... SECTIONS AND DETAILS

TABLE 2: WOOD STRUCTURAL PANEL SHEATHING REQUIREMENTS

NOTES 3,4

TYPICAL EXTERIOR WALL SHEATHING (NOTE 2)	STUCCO AND DIRECTLY ADHERED STONE (NOTE 6)	MIN 7/16" 24/16 SPAN RATED OSB OR PLYWOOD INSTALLED HORIZONTALLY W/ 8d COMMON: 6" O.C. EDGE AND FIELD. 2x4 BLOCKING IS RECOMMENDED AT UNSUPPORTED PANEL EDGES.
	ALL OTHER VENEER	MIN 7/16" 24/16 SPAN RATED OSB OR PLYWOOD INSTALLED VERTICALLY (BLOCKED PANEL EDGES REQUIRED) OR HORIZONTALLY (UNBLOCKED PANEL EDGES, UNO) W/ 8d COMMON: 6" O.C. EDGES AND FIELD
ROOF DECK SHEATHING (NOTE 1)	METAL ROOF	MIN 15/32" 32/16 SPAN RATED PLYWOOD INSTALLED WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS W/ RSRS-03 NAILS: 4" O.C. AT PANEL EDGES AND 6" O.C. IN THE FIELD (UNBLOCKED PANEL EDGES, UNO).
	SHINGLE ROOF	MIN 7/16" 24/16 SPAN RATED OSB OR PLYWOOD INSTALLED WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS W/ RSRS-01 NAILS: 6" O.C. AT PANEL EDGES, AND 6" O.C. IN THE FIELD (UNBLOCKED PANEL EDGES, UNO).
FLOOR DECK SHEATHING: (NOTE 5)		23/32" T&G OSB OR PLYWOOD W/ 10d COMMON: 6" O.C AT PANEL EDGES, 12" O.C. IN THE FIELD (UNBLOCKED PANEL EDGES, UNO).
PORCH CEILING BOARD SHEATHING:		MIN 3/8" OSB OR PLYWOOD OR CDX INSTALLED PERPENDICULAR TO SUPPORTS W/ 8d COMMON: 3" O.C. AT PANEL EDGES, 12" O.C. IN THE FIELDOR MIN5/8" EXTERIOR GYPSUM CEILING BOARD, FASTEN w/ 5d x 15/8" COOLER NAIL OR NO.6 X 11/4" LONG SCREWS @ 4" O.C. EDGES, 8" O.C. FIELD (UNBLOCKED PANEL EDGES, UNO).

NOTES:
1. FOR SHEATHING THICKNESS GREATER THAN 15/32" CATEGORY, USE RSRS-03 NAILS.
2. COMMON NAILS IN WALL SHEATHING MAY BE SUBSTITUTED W/ 8d GALVANIZED BOX NAILS.
3. ZIP WALL SHEATHING IS AN ACCEPTABLE ALTERNATE FOR APA RATED WOOD STRUCTURAL PANEL.
4. ALL WOOD STRUCTURAL PANEL SHALL CONFORM TO THE MOST CURRENT APPLICABLE SPECIFICATION AND SUPPLEMENTS OF CURRENT APPROVED APA MANF. SPECIFICATIONS.
5. FLOOR FASTENERS ARE MINIMUM REQUIRED FOR DIAPHRAGM DESIGN. FOR INCREASED FLOOR PERFORMANCE AND TOHELP REDUCE SQUEAKING, RSRS-01 NAILS OR 8d SCREW NAILS ARE RECOMMENDED.
6. 15/32" 32/16 SPAN RATED OSB OR PLYWOOD WITH BLOCKED PANEL EDGES IS AN APA RECOMMENDATION PER APA TECHNICAL BULLETIN Q370 WHEN STUCCO LATH IS ATTACHED DIRECTLY TO OSB OR PLYWOOD. SHOULD BUILDER SPECIFICATIONS ALLOW, MIN STRUCTURAL REQUIREMENTS ARE7/16" 24/16 SPAN RATING INSTALLED HORIZONTALLY. INCLUDES FULL AND PARTIAL HEIGHT VENEER APPLICATIONS
7. ROOF DECK SHEATHING HAS BEEN ENGINEERED TO RESIST SASCE 7 WIND LOADS IN ACCORDANCE WITH FRC R301.2.1.1

TABLE 3: NAIL SIZE LEGEND

NOTES 1, 2, 3, 4

	DIAMETER	LENGTH
8d COMMON	0.131"	2-1/2"
RSRS-01	0.113"	2-3/8"
RSRS-03	0.131"	2-1/2"
10d x 1-1/2"	0.148"	1-1/2"
10d	0.131"	3"
10d COMMON	0.148"	3"
12d COMMON	0.148"	3-1/4"
16d SINKER	0.148"	3-1/4"
16d COMMON	0.162"	3-1/2"

NOTES:
1. INSTALL 10d NAILS UNLESS OTHERWISE SPECIFIED.
2. COMMON WIRE NAILS AND THREADED HARDENED STEEL NAILS SHALL CONFORM TO THE NOMINAL SIZES SPECIFIED IN ASTM F1667. NOMINAL DIAMETER SIZES APPLY TO FASTENERS BEFORE APPLICATION OF PROTECTIVE COATING.
3. WHEN A BORED HOLE IS REQUIRED TO PREVENT SPLITTING OF A WOOD DUE TO FASTENER PENETRATION, THE BORED HOLE SHALL NOT EXCEED 75% OF THE NAIL OR SPIKE DIAMETER.
4. THE NOMINAL DIAMETER AND LENGTH OF TYPICAL FASTENERS SPECIFIED FOR THIS PROJECT ARE AS LISTED IN TABLE3.

TABLE 4: FASTENERS IN PRESSURE TREATED LUMBER

PRESERVATIVE	FASTENER TYPE
ACZA	STANDARD CARBON STEEL
SODIUM BORATE (NOTE 1)	STAINLESS CONNECTORS AND FASTENERS REQUIRED.
ALL OTHER PT (INCLUDING ACQ & MCQ)	CONNECTORS MUST HAVE Z-MAX, G120 OR TRIPLE ZINC COATED FINISH. ALL FASTENERS MUST BE HOT DIPPED GALVANIZED.

NOTES:
1. SILL PLATES W/ SODIUM BORATE TREATMENTS BEARING ON CONCRETE OVER VAPOR BARRIER ARE NOT DIRECTLY EXPOSED TO EARTH OR WEATHER AND HAVE BEEN PROVEN TO BE NON-CORROSIVE TO CARBON STEEL FASTENERS.

TABLE 5: EXTERIOR HEAD JAMB AND SILL FRAMING

ROUGH OPENING WIDTH	HEAD JAMB OR SILL SIZE	FASTENERS AT EACH END
50" OR LESS	(1) 2x4 OR (1) 2x6	(4) 10d TOE-NAILS
GREATER THAN 50" UP TO 76"	(2) 2x4 OR (1) 2x6	(6) 10d TOE-NAILS
GREATER THAN 76"	SEE FLOOR PLAN	SEE FLOOR PLAN

1. WINDOWS WITH INTERMEDIATE JACK STUDS MAY BE TREATED AS SEPARATE OPENINGS.
2. HEAD JAMB AND SILL OUTSIDE THE SCOPE OF THIS SCHEDULE HAVE BEEN ENGINEERED AS WIND-LOAD HEADER AND SILL. SEE PLAN.

PRE-ENGINEERED TRUSSES

1. NOTE : ROOF TRUSS TOP CHORDS SHALL HAVE A MINIMUM SPECIFIC GRAVITY OF 0.49 (SYP SPECIES OR BETTER)
2. ROOF OR FLOOR TRUSSES FABRICATED TO ACHIEVE THE ROOF PLANES DEPICTED ON THE ARCHITECTURAL PLANS SHALL BE DESIGNED UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER. ENGINEERING SHOP DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH ANSI/TPI AND SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION. DESIGN CRITERIA IS LOCATED ON SHEET ST-1 OF THE PLAN SETTEMPORARY BRACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LEFT IN PLACE AFTER CONSTRUCTION IS COMPLETE.
3. TRUSSES SHALL BE DESIGNED TO MATCH THE ORIENTATION, SPAN DIRECTION, SPACING, BEARING & LOCATION OF THE FRAMING PLAN SHOWN HERE.
4. THE TRUSS ENGINEER SHALL PROVIDE ALL TRUSS TO TRUSS CONNECTION DESIGN AND SPECIFICATIONS AND SUBMIT THEM UNDER SIGN AND SEAL WITH THE TRUSS SHOP DRAWINGS.
5. TRUSS UPLIFTS HAVE BEEN CALCULATED BY THE ENGINEER OF RECORD AND TAKEN INTO CONSIDERATION DURING THE DESIGN OF THE UPLIFT RESTRAINT SYSTEM FOR THIS STRUCTURE. AS SUCH, THE REPORTED UPLIFTS ON THE TRUSS SHOP DRAWINGS MAY BE DISREGARDED.

TABLE 6: METAL CONNECTOR SCHEDULE

NOTES 2, 3, 4

MITEK & SIMPSON CONNECTORS IN CORRESPONDING ROWS BELOW ARE EQUAL ALTERNATIVES AND MAY BE CONSIDERED INTERCHANGEABLE

SIMPSON	SIMPSON FASTENERS	MITEK	MITEK FASTENERS
DTT2Z (NOTE 2)	(8)¼" X 1 ½" SDS SCREWS IN STUD ½" Ø X 4 ½" EMBED EPOXY OR SCREW ANCHOR	DTB-TZ	(8)¼" x 1½" WS15-GC WOOD SCREWS IN STUD ½ Ø x 4½" EMBED EPOXY OR SCREW ANCHOR
HTT5 (NOTE 2)	(26) 0.162" x 2 ½" IN STUD/BEAM/TRUSS ⅝" Ø x 6" EMBED ANCHOR IN CONCRETE	HTT45	(26) 0.162" x 2 ½" IN STUD/BEAM/TRUSS ⅝" Ø x 6" EMBED ANCHOR IN CONCRETE
META16	(7) 10d x 1 ½" IN TRUSS 4" WET EMBED IN GROUTED BLOCK WALL	HTA16-18	(7) 10d x 1 ½" IN TRUSS 4" WET EMBED IN GROUTED BLOCK WALL
META20	(8) 10d x 1 ½" IN TRUSS 4" WET EMBED IN GROUTED BLOCK WALL	HTA20-18	(9) 10d x 1 ½" IN TRUSS 4" WET EMBED IN GROUTED BLOCK WALL
HU48, HUC48, HU28-2, HUC28-2	(14) 16d COMMON IN HEADER (6) 10d COMMON IN BEAM	HD48, HD48IF, HD28-2, HD28-2IF	(14) 16d COMMON IN HEADER (6) 10d COMMON IN BEAM
HU410, HUC410, HU210-2, HUC210-2	(18) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM	HD410, HD410IF, HD210-2, HD210-2IF	(18) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM
HUC212-2	(22) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM	HD212-2IF	(22) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM
HGA10KT	(4)¼" x 1 ½" SDS SCREW IN TRUSS/RAFTER (4)¼" x 3" SDS SCREWS IN TOP PLATE	HGA10	(4) ¼" x 1½" WS15 SCREWS IN TRUSS/ RAFTER (4) ¼" x 3" WS3 SCREWS IN TOP PLATE
HGAM10KT	(4) SDS ¼" x 1 ½" SCREWS IN TRUSS/RAFTER (4) ¼" x 2¾" TITEN SCREWS IN MASONRY	HGAM10KT	(4) ¼" x 1½" WS15 SCREWS IN TRUSS/ RAFTER (4) ¼" x 1½" WEDGE BOLT OR EQUIVALENT IN MASONRY
HDQ8	(20) ⅛" x 3" SDS SCREWS IN STUD & ⅛" DIA. x 12" EMBED ANCHOR IN CONCRETE	UPHD8	(24) ⅛" x 3" WS3 SCREWS IN STUD & ⅛" DIA. x 12" EMBED ANCHOR IN CONCRETE

SIMPSON	SIMPSON FASTENERS	MITEK	MITEK FASTENERS
MSTA24	(9) 10d COMMON EACH END	MSTA24	(9) 10d COMMON EACH END
MSTA36	(13) 10d COMMON EACH END	MSTA36	(13) 10d COMMON EACH END
MSTAM36 (NOTE 7)	(7) 10d COMMON IN WOOD FRAMING (4) ¼" x 2 ¼" TITEN SCREWS IN MASONRY	MSTAM36 (NOTE 7)	(7) 10d COMMON IN WOOD FRAMING (5) ¼" x 2 ¼" TAPCON IN MASONRY
HTS20	(11) 10d x 1 ½" IN TRUSS/RAFTER (11) 10d x 1 ½" IN STUD	HTW20	(11) 10d x 1 ½" IN TRUSS/RAFTER (11) 10d x 1 ½" IN STUD
HTSM20	(10) 10d x 1 ½" IN TRUSS/RAFTER (4) ⅞" x 2 ½" TITEN IN MASONRY	HTWM20	(8) 10d x 1½" IN TRUSS/RAFTER (4) ¼" x 3" WEDGE BOLT OR EQUIVALENT IN STUD
LGT2	(16) 16d COMMON IN TRUSS/RAFTER (7) ¼" x 2 ½" TITEN SCREWS IN MASONRY	LUGT2	(16) 10d COMMON TO TRUSS/RAFTER (5) 0" x 3" WEDGE BOLT OR EQUIVALENT
LGT3	(26) 16d SINKER IN WALL FRAMING (12) SDS ¼" x 2 ½" IN TRUSS	LUGT3	(28) 16d SINKER IN WALL FRAMING (12) WS25 ¼" x 2 ½" IN TRUSS
SDWC15450, SDWC15600		NO MITEK EQUIVALENT	
MSTCM60	(26) 10d COMMON IN WOOD FRAMING (14) ¼" x 2 ¼" TITEN SCREWS IN MASONRY	MSTCM60	(26) 10d COMMON IN WOOD FRAMING (14) ¼" x 2 ¼" TAPCON IN MASONRY
ABU44 (NOTE 6)	(12) 16d COMMON NAILS ⅜" Ø x 7" EMBED EPOXY	PAU44	(12) 16d COMMON NAILS ⅜" Ø x 7" EMBED EPOXY
ABU66 (NOTE 6)	(12) 16d COMMON NAILS ⅜" Ø x 7" EMBED EPOXY	PAU66	(12) 16d COMMON NAILS ⅜" Ø x 7" EMBED EPOXY

NOTES:
1. SIMPSON ACRYLIC-TIE ADHESIVE OR EQUAL SHALL BE USED IN ALL DRILLED AND EPOXIED ANCHOR APPLICATIONS. ANCHOR BOLT, THREADED ROD, OR DOWELED REINFORCING STEEL MAY BE EMBEDDED TO THE SPECIFIED DEPTH, IN A HOLE AS SPECIFIED BY MANUFACTURER (TYPICALLY 1/16" TO 1/8" GREATER THAN SPECIFIED ANCHOR DIAMETER). ADHESIVE/EPOXY MUST FILL THE HOLE IN THE CONCRETE AND WOOD BOTTOM PLATE. MANUFACTURER'S SPECIFICATIONS MUST BE FOLLOWED FOR PROPER INSTALLATION.
2. REFER TO SIMPSON OR MITEK CATALOG FOR ADDITIONAL INSTALLATION INSTRUCTIONS.
3. IF CONNECTOR IS NOT LISTED ABOVE, CONTACT EOR FOR SPECIFIC FASTENING REQUIREMENTS.
4. POSITIVE PLACEMENT GUN NAILS, 2½" LONG, WITH EQUIVALENT DIAMETER TO COMMON NAILS SPECIFIED ABOVE MAY BE USED FOR ABU POST BASE ANCHORS, CS16, AND MSTA FLAT STRAPS.
5. MASONRY APPLICATION REQUIRE EQUIVALENT NUMBER OF TITEN ANCHORS IN LIEU OF 16d NAILS TO HDR CONNECTION. CMU REQUIRES ¼" Ø x 2 ¾" TITENS ILO 16d. CONCRETE REQUIRES EQUIVALENT NUMBER OF ¼" Ø x 1 ¾" TITENS ILO 16d.
6. MASONRY SCREWS AT EXTERIOR CMU APPLICATIONS TO HAVE FLAT HEADS.

MASONRY NOTES

1. ALL MASONRY UNITS SHALL MEET ASTM C90 STANDARD WITH f'm= 2000PSI AND SHALL BE ERECTED IN RUNNING BOND WITH TYPE M OR S MORTAR OVER FULL BED.
2. SHOULD LIMITED AREAS OF STACK BOND MASONRY EXIST, EVERY OTHER COURSE SHALL BE EQUIPPED w/ 9 GAUGE LADDER TYPE HORIZONTAL JOINT REINFORCEMENT
3. ALL GROUT TO BE MIXED PER ASTM C476 STANDARDS AND INSTALLED TO COMPLY WITH FBC R606.3.5. f'c = 3,000 PSI.
4. VERTICAL WALL REINFORCING TO BE ASTM A615 GRADE 60 REBAR.
5. LAPS BETWEEN VERTICAL REINFORCING AND DOWELS TO BE 30".
6. VERTICAL REINFORCING TO HAVE 10' STANDARD HOOK INTO BOND BEAM. DOWEL TO HAVE 10' STANDARD HOOK INTO FOOTING
7. PRE-CAST MASONRY LINTELS: SEE "LINTEL SCHEDULE" ON STRUCTURAL PLAN SHEET.
8. PROVIDE MOISTURE BARRIER FOR ALL UNTREATED LUMBER IN CONTACT WITH MASONRY OR CONCRETE.

CONCRETE AND FOUNDATION NOTES

1. CONCRETE COMPRESSIVE STRENGTH FOR FOOTINGS= 2,500 PSI AT 28 DAYS (UNO).
2. CONCRETE COMPRESSIVE STRENGTH FOR SLAB = 2,500 PSI AT 28 DAYS (UNO).
3. ALL REINFORCING STEEL #3 AND BIGGER SHALL BE ASTM A615 GRADE 40 DEFORMED BARS (UNO).
4. ALL REINFORCING STEEL SHALL HAVE 90 DEGREE BEND AT CORNERS WITH A 24" LAP24" LONG #4 BAR IS RECOMMENDED TO BE INSTALLED AT ALL REENTRANT CORNERS.
5. FIBERMESH IS AN ACCEPTABLE ALTERNATIVE AND SHALL NOT REQUIRE WWF. FIBER LENGTHS SHALL BE ½" TO 2" IN LENGTH. DOSAGE AMOUNTS SHALL RANGE FROM 0.75 TO 1.5 POUNDS PER CUBIC YARD IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SYNTHETIC FIBERS SHALL COMPLY WITH ASTM C1116. THE MANUFACTURER OR SUPPLIER SHALL PROVIDE CERTIFICATION OF COMPLIANCE WHEN REQUESTED BY THE BUILDING OFFICIAL.
6. MASONRY STEMWALL AND MONOLITHIC FOOTING ARE INTERCHANGEABLE.
7. EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 PSF IN ACCORDANCE WITH TABLE R401.4.1, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
8. CONCRETE FLOOR SLABS ON GRADE SHALL BE INSTALLED OVER A MINIMUM 6 MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED 6" AND SEALED OVER CLEAN, COMPACTED EARTH OR FILL WITH CODE APPROVED PROVISIONS FOR PREVENTION OF SUBTERRANEAN TERMITES.
9. STEMWALLS OVER 4 COURSES TALL REQUIRE SPECIAL ATTENTION TO BRACING DURING CONSTRUCTION. CONTACT ENGINEER OF RECORD IF THIS CONDITION EXISTS.
10. TO CONTROL CRACKING, CUT 1" SAWCUTS IN THE SLAB IN A 15'x15' GRID WITHIN 12 HOURS OF CONCRETE PLACEMENT. CONTACT EOR FOR ALTERNATIVE METHODS.CONTROL JOINTS ARE NOT REQUIRED WHEN WWF OR FIBERMESH ARE INCLUDED WITH CONCRETE WORK.
11. DO NOT SCALE FOOTING DIMENSIONS AND LOCATIONS FROM THE FOUNDATION PLAN. DO NOT DETERMINE FOOTING LOCATION FROM ARCHITECTURAL PLANS OR FRAMING PLAN. IF FOOTING SIZE OR LOCATION IS NOT DETERMINATE FROM USE OF FOUNDATION PLAN ALONE, CONTACT THE ENGINEER OF RECORD.

LEGEND

OR	"OR" SHALL MEAN THAT EITHER OPTION PROVIDED IS AN EQUAL ALTERNATIVE FOR THE APPLICATION SHOWN
UNO	UNLESS NOTED OTHERWISE ON PLAN OR DETAIL
EOR	ENGINEER OF RECORD
EW	EACH WAY
OSB	ORIENTED STRAND BOARD
WSP	WOOD STRUCTURAL PANEL
SYP	SOUTHERN YELLOW PINE
SPF	SPRUCE-PINE-FUR
CONT	CONTINUOUS
O.C.	ON CENTER
LSL	1.55E TIMBERSTRAND LSL ENGINEERED LUMBER, 1¼" WIDE, UNO. (3 ½" WIDE LSL BEAMS ARE EQUIVALENT TO 2-PLY 1¼" BEAM)
LVL	2.0E MICRO=LAM LVL ENGINEERED LUMBER, 1¾" WIDE, UNO.
PSL	2.0E PARALLAM PSL ENGINEERED LUMBER, 3 ½" WIDE, UNO.
SYS 42	PROPERLY RATED OPEN WEB HEADER
OPT	OPTIONAL

HEADER FRAMING

1. ALL HEADER JACK AND KING STUDS SHALL BE FASTENED TO EACH OTHER WITH (2) ROWS 10d @ 8" O.C. STAGGERED.
2. ALL HEADERS TO BE FRAMED W/ NO.2 SYP
3. FASTEN ALL MULTI-PLY HEADERS TOGETHER WITH (2) ROWS 10d @ 8" O.C., STAGGERED ALONG EACH EDGE.
4. FASTEN ALL HEADERS TO KING STUDS WITH (3) 8d TOE NAILS
5. IF HEADER NOT SPECIFIED, CONTACT ENGINEER OF RECORD.
6. CRIPPLE BLOCKS BELOW LOAD-BEARING HEADERS MAY BE FRAMED AT 24" O.C.
7. IN ANY LOCATION WHERE A 2x_ BEAM OR HEADER IS PROVIDED, IT IS ACCEPTABLE TO USE AN ENGINEERED LVL BEAM OR HEADER OF EQUIVALENT SIZE.
8. NON BEARING HEADERS: DUE TO LIGHTLY LOADED CONDITIONS, 38" OR LESS CLEAR-OPENINGS IN AN EXTERIOR WALL DO NOT REQUIRE LOAD BEARING HEADER, SEE PLAN.

FRAMING NOTES

1. ALL LUMBER SPECIFIED ON DRAWINGS IS INTENDED FOR DRY USE ONLY, UNO. ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAILED BY OTHER.
2. ALL METAL CONNECTORS SPECIFIED ON PLAN ARE IN ADDITION TO FRAMING FASTENER REQUIREMENTS LISTED IN TABLE 2304.10.1
3. FASTEN ALL MULTI-PLY STUD COLUMNS AND CORNERS TOGETHER WITH (2) ROWS 10d @ 8" O.C. STAGGERED. UPPER LEVEL MULTI-PLY STUD GROUPS BELOW ALL GIRDER LOCATIONS TO BE CONTINUOUS THROUGH FLOOR SYSTEM TO FOUNDATION. (NOT REQUIRED BELOW HEADER JACK/KING STUD GROUPS)
4. FASTEN ALL STUDS TO BOTTOM AND TOP PLATES WITH (4) 8d TOE NAILS OR (2)16d COMMON END NAILS.
5. FASTEN ALL TRUSSES AND RAFTERS TO TOP PLATES WITH (3) 8d TOE NAILS.
6. ALL MULTI-PLY TRUSS GIRDERS AND BEAMS TO HAVE SOLID STUD GROUP BELOW MATCHING GIRDER OR BEAM THICKNESS AND MATCHING WALL STUD SPECIFICATIONS AS NOTED ON STRUCTURAL PLAN, UNO.
7. EXTERIOR WALL DESIGN ASSUMES CONTINUOUSLY SHEATHED WITH OSB OR PLYWOOD
8. EXTERIOR WALLS SHALL BE FRAMED W/ NO.2 SPF STUDS AND NO.2 SYP PLATES. INTERIOR LOAD-BEARING WALLS SHALL BE FRAMED W/ SPF STUD GRADE OR BETTER AND NO.2 SYP PLATES
9. NON-LOAD BEARING INTERIOR WALLS MAY BE FRAMED W/ 2x_ SPF @ MAX 24" O.C. OR METAL STUD FRAMING MAX 24" O.C. , EXCEPT WHERE WALLS SUPPORT TILE.

2024.V1.0
TM 150C CMU-WD

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taylor morrison

LONGBOAT

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006825
DRAWN: WLT
CHECKED: DB

07-25-2025

REVISIONS:

No.	Description	Date

ST-1 (150C)

CMU/METAL CONNECTOR ENGINEERING

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7567

2020 V1.0

GENERAL FOUNDATION NOTES:

- CONCRETE SLAB ON GRADE SHALL BE MINIMUM 3 1/2" THICK AND HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI UNO.
- EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 psf, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
- IF CONTRACTOR OR BUILDING OFFICIAL DETERMINES THAT THE SOIL IS NOT SUITABLE FOR 2,000 PSF BEARING CAPACITY, CONTACT EOR. ADDITIONAL FOUNDATION WORK MAY BE REQUIRED.
- SLIDING GLASS DOOR FRAMES MUST BE RECESSED INTO THE SLAB IN ACCORDANCE WITH THE BUILDING CODE. CONSULT ARCHITECTURAL PLANS FOR LOCATION OF SLIDING GLASS DOORS.
- MASONRY STEMWALL AND MONOLITHIC FOOTINGS ARE INTERCHANGEABLE. SEE SHEET ST-2D FOR INTERCHANGEABLE STEMWALL & MONOLITHIC SECTIONS (DETAILS 1/2 & 5/7).
- 24" LONG #4 BAR IS TO BE INSTALLED AT ALL RE-ENTRANT CORNERS, SEE "RE-ENTRANT CORNER DETAIL" ON SHEET ST-2D.

FOUNDATION KEYNOTES: DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

A	8"x8" DEEP THICKENED EDGE w/ (1) #4 CONT	B	12" DEEP FTG UNDER BOX COLUMN, FTG TO BE PROJECTED MIN 6" AS SHOWN
C	16"SQx12" DEEP FTG	D	24"SQx20" DEEP FTG w/ (3) #4 EW
E	30"SQx20" DEEP FTG w/ (4) #4 EW	F	36"SQx20" DEEP FTG w/ (4) #4 EW
G	48"SQx24" DEEP FTG w/ (5) #4 EW, T&B	H	#5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1

J • SOLID FILL CMU PIER, MATCHING CMU COLUMN SIZE ABOVE
• PROVIDE MIN (1) #5 FULL-HEIGHT, VERTICAL REINFORCEMENT TO BEND 90° @ BOTTOM & TIE INTO FOOTING REINFORCEMENT
• CMU PIER ON 20" DEEP FTG W/ #4 @ 8" O.C. EW, FTG TO BE PROJECTED MINIMUM 6" LARGER THAN PIER ON ALL SIDES

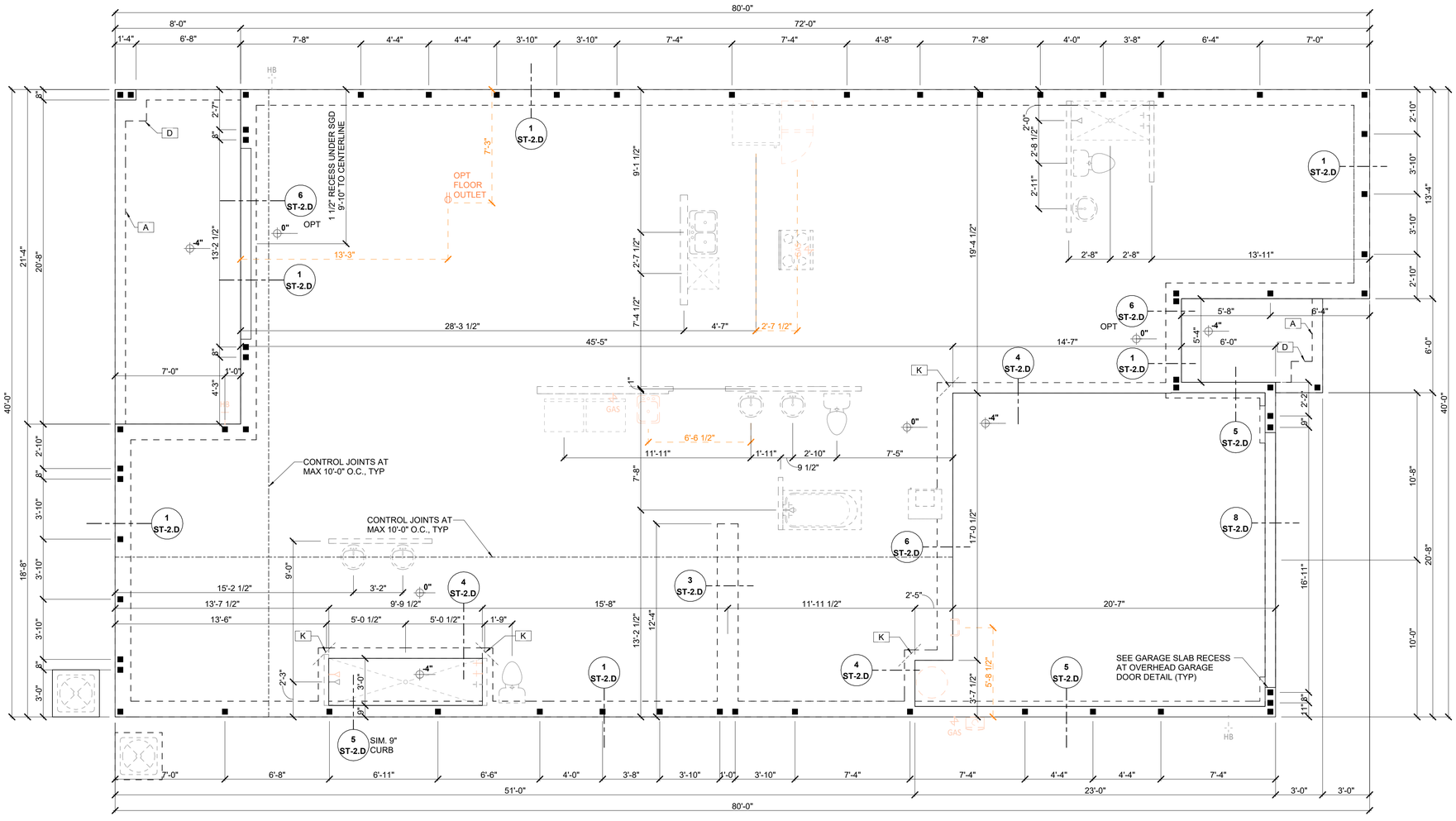
K MIN 24" LONG #4 OR #5 BAR SET AT MID-DEPTH OF SLAB, TYP ALL RE-ENTRANT CORNERS

CONTROL JOINT (CJ) NOTES:

1. TIMING
   - CUTS MUST BE MADE THE SAME DAY AS PLACEMENT. AS SOON AS THE CONCRETE HAS SET ENOUGH TO ALLOW SAWCUTS WITHOUT RAVELING THE COURSE AGGREGATE FROM THE CUT, MAKE THE CUT.
   - CUTS MADE THE NEXT DAY OR AT SUBSEQUENT TIMES DO NOT PROVIDE ADEQUATE PROTECTION AGAINST "RANDOM" CRACKING.
2. DEPTH

   THE CUT SHOULD BE AT LEAST 1" DEEP, BUT NOT MORE THAN 1 ¼" DEEP.
3. SEALING

   THE CUTS SHOULD BE SEALED WITH A SEMI-RIGID EPOXY OR ACRYLIC ADHESIVE SEALANT. BACKER ROD IS NOT REQUIRED.



FOUNDATION PLAN - TRADITIONAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

CMU/METAL CONNECTOR ENGINEERING

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LONGBOAT

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006825

DRAWN: WLT

CHECKED: DB

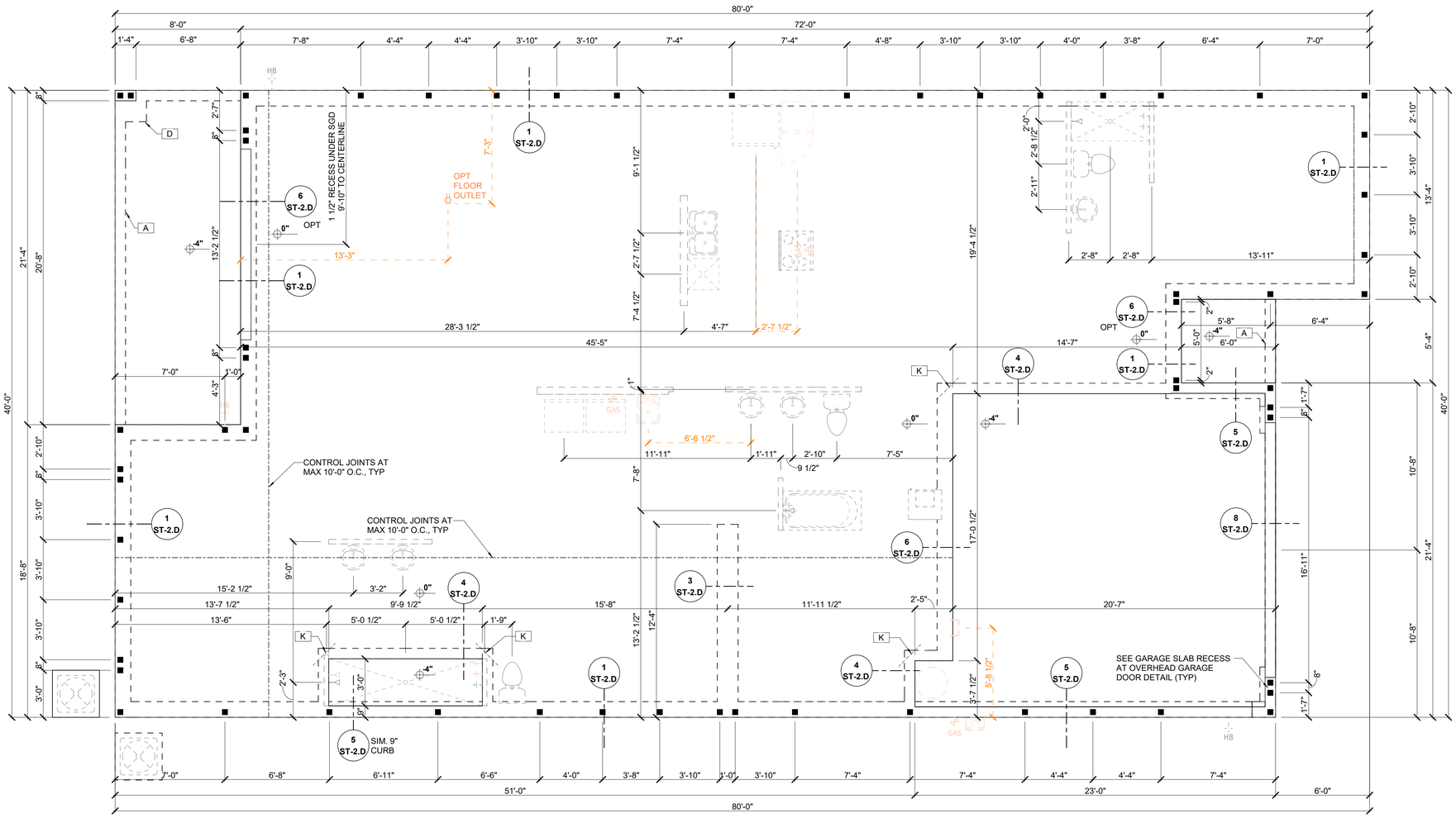
07-02-2025

REVISIONS:

No.	Description	Date

ST-2 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



FOUNDATION PLAN - CRAFTSMAN A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

2020 V1.0

GENERAL FOUNDATION NOTES:

- CONCRETE SLAB ON GRADE SHALL BE MINIMUM 3 1/2" THICK AND HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI UNO.
- EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 psf, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
- IF CONTRACTOR OR BUILDING OFFICIAL DETERMINES THAT THE SOIL IS NOT SUITABLE FOR 2,000 PSF BEARING CAPACITY, CONTACT EOR. ADDITIONAL FOUNDATION WORK MAY BE REQUIRED.
- SLIDING GLASS DOOR FRAMES MUST BE RECESSED INTO THE SLAB IN ACCORDANCE WITH THE BUILDING CODE. CONSULT ARCHITECTURAL PLANS FOR LOCATION OF SLIDING GLASS DOORS.
- MASONRY STEMWALL AND MONOLITHIC FOOTINGS ARE INTERCHANGEABLE. SEE SHEET ST-2D FOR INTERCHANGEABLE STEMWALL & MONOLITHIC SECTIONS (DETAILS 1/2 & 5/7).
- 24" LONG #4 BAR IS TO BE INSTALLED AT ALL RE-ENTRANT CORNERS, SEE "RE-ENTRANT CORNER DETAIL" ON SHEET ST-2D.

FOUNDATION KEYNOTES: DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

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C	16"SQx12" DEEP FTG	D	24"SQx20" DEEP FTG w/ (3) #4 EW
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G	48"SQx24" DEEP FTG w/ (5) #4 EW, T&B	H	#5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1

J • SOLID FILL CMU PIER, MATCHING CMU COLUMN SIZE ABOVE
• PROVIDE MIN (1) #5 FULL-HEIGHT, VERTICAL REINFORCEMENT TO BEND 90° @ BOTTOM & TIE INTO FOOTING REINFORCEMENT
• CMU PIER ON 20" DEEP FTG W/ #4 @ 8" O.C. EW, FTG TO BE PROJECTED MINIMUM 6" LARGER THAN PIER ON ALL SIDES

K MIN 24" LONG #4 OR #5 BAR SET AT MID-DEPTH OF SLAB, TYP ALL RE-ENTRANT CORNERS

CONTROL JOINT (CJ) NOTES:

1. TIMING
   - CUTS MUST BE MADE THE SAME DAY AS PLACEMENT. AS SOON AS THE CONCRETE HAS SET ENOUGH TO ALLOW SAWCUTS WITHOUT RAVELING THE COURSE AGGREGATE FROM THE CUT, MAKE THE CUT.
   - CUTS MADE THE NEXT DAY OR AT SUBSEQUENT TIMES DO NOT PROVIDE ADEQUATE PROTECTION AGAINST "RANDOM" CRACKING.
2. DEPTH

   THE CUT SHOULD BE AT LEAST 1" DEEP, BUT NOT MORE THAN 1 ¼" DEEP.
3. SEALING

   THE CUTS SHOULD BE SEALED WITH A SEMI-RIGID EPOXY OR ACRYLIC ADHESIVE SEALANT. BACKER ROD IS NOT REQUIRED.

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LONGBOAT

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006825

DRAWN: WLT

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-2.2 (150C)

CMU/METAL CONNECTOR ENGINEERING

APEX TECHNOLOGY" IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

2020 V1.0

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FOUNDATION KEYNOTES: DC1

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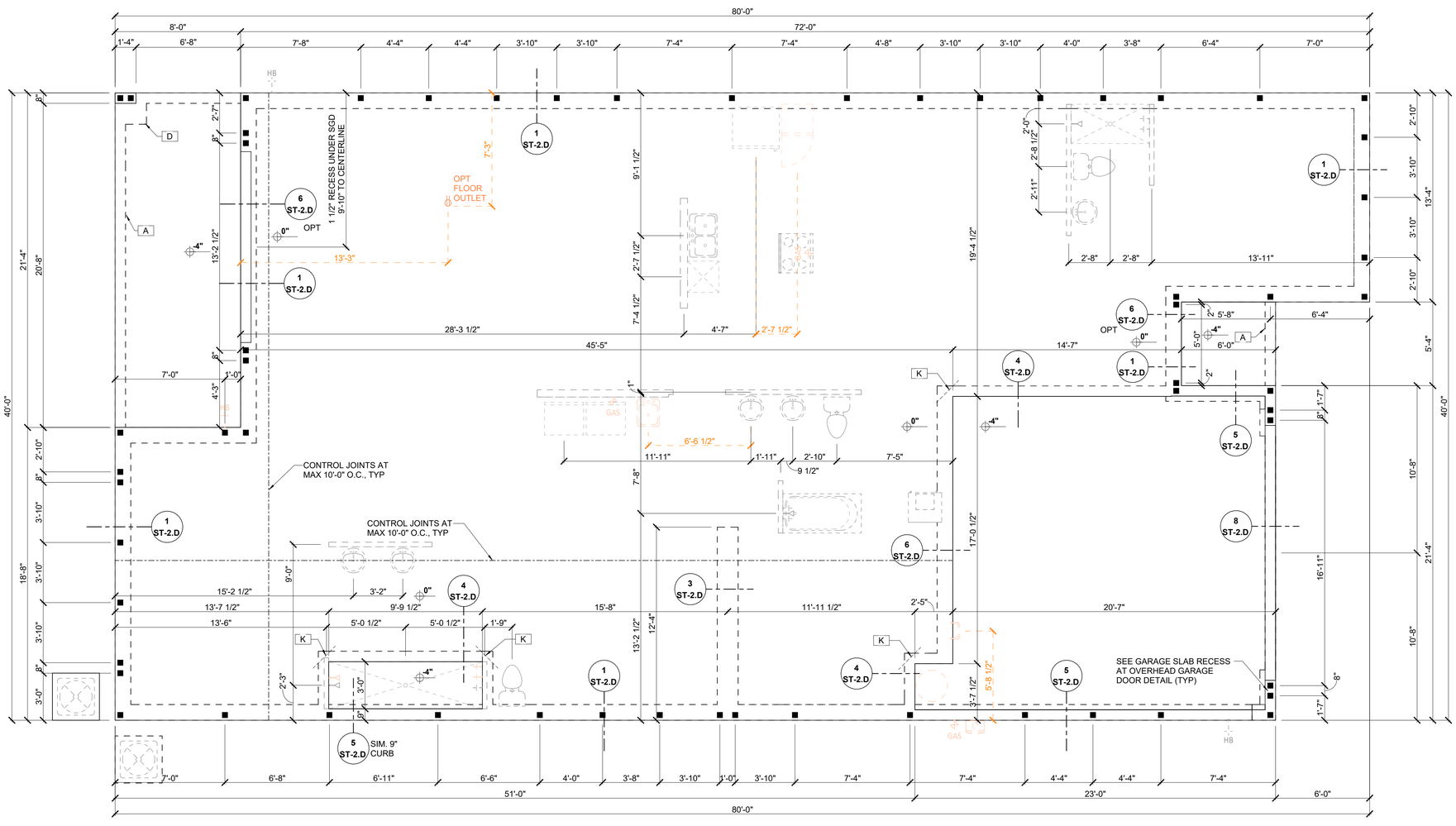

FOUNDATION PLAN - COASTAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

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904.821.5200

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LONGBOAT

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006825

DRAWN: WLT

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-2.4 (150C)

CMU/METAL CONNECTOR ENGINEERING

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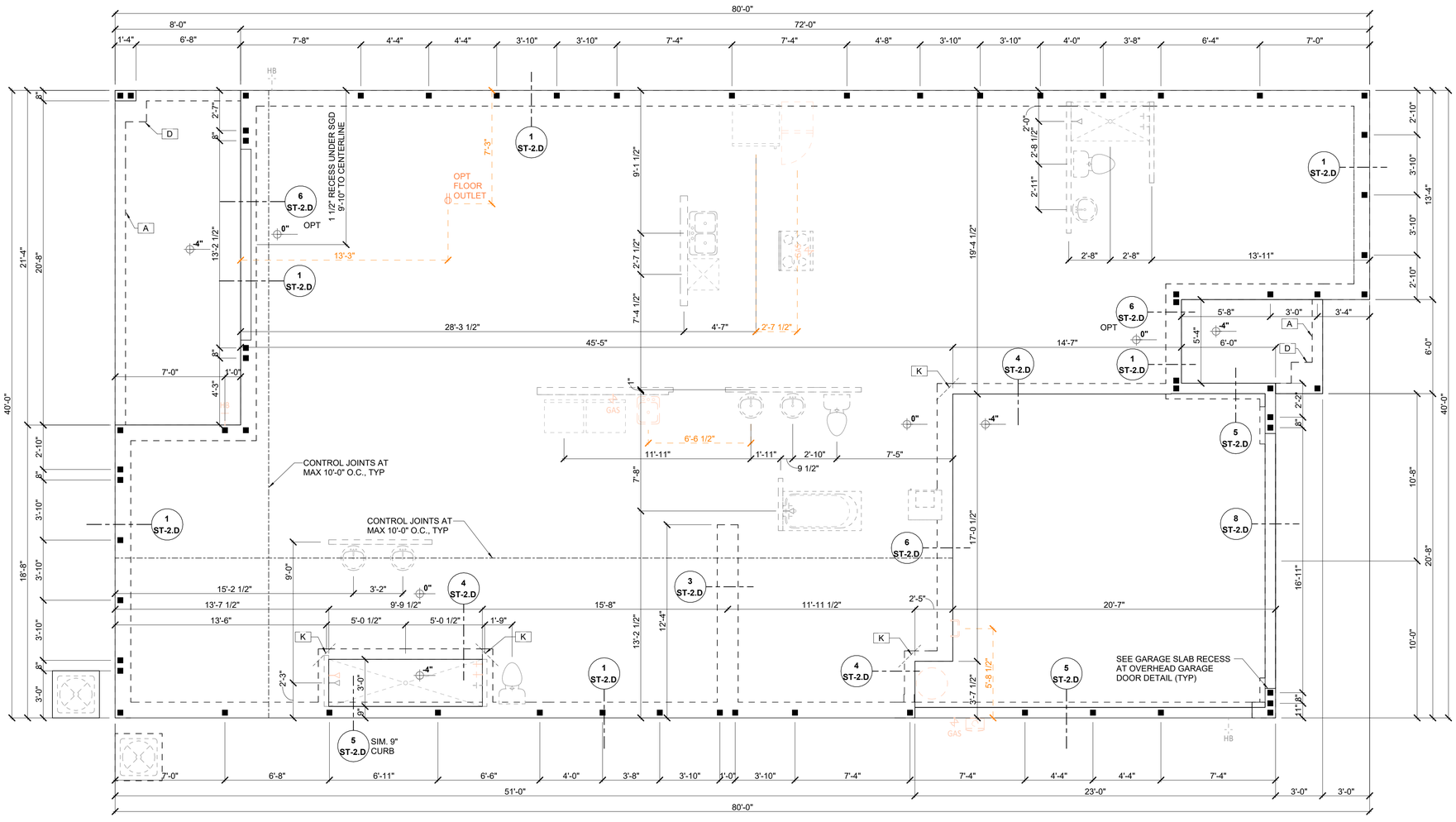

FOUNDATION PLAN - FARMHOUSE A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

2020 V1.0

GENERAL FOUNDATION NOTES:

- CONCRETE SLAB ON GRADE SHALL BE MINIMUM 3 1/2" THICK AND HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI UNO.
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- MASONRY STEMWALL AND MONOLITHIC FOOTINGS ARE INTERCHANGEABLE. SEE SHEET ST-2D FOR INTERCHANGEABLE STEMWALL & MONOLITHIC SECTIONS (DETAILS 1/2 & 5/7).
- 24" LONG #4 BAR IS TO BE INSTALLED AT ALL RE-ENTRANT CORNERS, SEE "RE-ENTRANT CORNER DETAIL" ON SHEET ST-2D.

FOUNDATION KEYNOTES: DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

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G	48"SQx24" DEEP FTG w/ (5) #4 EW, T&B	H	#5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1

J • SOLID FILL CMU PIER, MATCHING CMU COLUMN SIZE ABOVE
• PROVIDE MIN (1) #5 FULL-HEIGHT, VERTICAL REINFORCEMENT TO BEND 90° @ BOTTOM & TIE INTO FOOTING REINFORCEMENT
• CMU PIER ON 20" DEEP FTG W/ #4 @ 8" O.C. EW, FTG TO BE PROJECTED MINIMUM 6" LARGER THAN PIER ON ALL SIDES

K MIN 24" LONG #4 OR #5 BAR SET AT MID-DEPTH OF SLAB, TYP ALL RE-ENTRANT CORNERS

CONTROL JOINT (CJ) NOTES:

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2. DEPTH

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CMU/METAL CONNECTOR ENGINEERING

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LONGBOAT

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006825

DRAWN: WLT

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-2.6 (150C)

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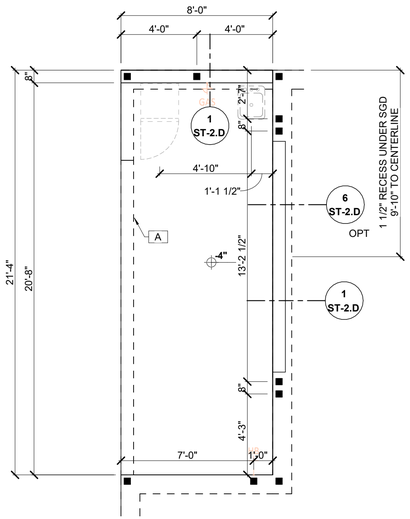
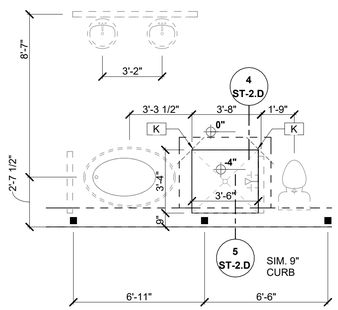


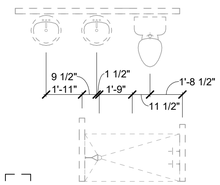
FOUNDATION PLAN - OPT OUTDOOR KITCHEN (SIM W/ ROUGH-IN) - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



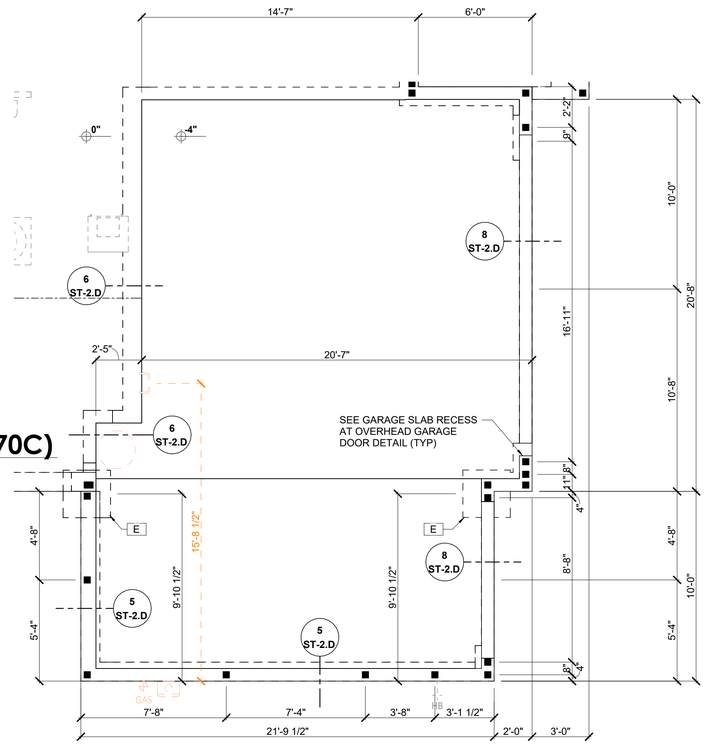
FOUNDATION PLAN - OPT DELUXE PRIMARY BATH - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FOUNDATION PLAN - OPT SHOWER @ BATH 2 (170C)

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FOUNDATION PLAN - OPT 3-CAR GARAGE - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

2020 V1.0

GENERAL FOUNDATION NOTES:

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- 24" LONG #4 BAR IS TO BE INSTALLED AT ALL RE-ENTRANT CORNERS, SEE "RE-ENTRANT CORNER DETAIL" ON SHEET ST-2D.

FOUNDATION KEYNOTES: DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

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G	48"SQx24" DEEP FTG w/ (5) #4 EW, T&B	H	#5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1
J	• SOLID FILL CMU PIER, MATCHING CMU COLUMN SIZE ABOVE • PROVIDE MIN (1) #5 FULL-HEIGHT, VERTICAL REINFORCEMENT TO BEND 90° @ BOTTOM & TIE INTO FOOTING REINFORCEMENT • CMU PIER ON 20" DEEP FTG W/ #4 @ 8" O.C. EW, FTG TO BE PROJECTED MINIMUM 6" LARGER THAN PIER ON ALL SIDES		
K	MIN 24" LONG #4 OR #5 BAR SET AT MID-DEPTH OF SLAB, TYP ALL RE-ENTRANT CORNERS		

CONTROL JOINT (CJ) NOTES:

1. TIMING
   - CUTS MUST BE MADE THE SAME DAY AS PLACEMENT. AS SOON AS THE CONCRETE HAS SET ENOUGH TO ALLOW SAWCUTS WITHOUT RAVELING THE COURSE AGGREGATE FROM THE CUT, MAKE THE CUT.
   - CUTS MADE THE NEXT DAY OR AT SUBSEQUENT TIMES DO NOT PROVIDE ADEQUATE PROTECTION AGAINST "RANDOM" CRACKING.
2. DEPTH

   THE CUT SHOULD BE AT LEAST 1" DEEP, BUT NOT MORE THAN 1 ¼" DEEP.
3. SEALING

   THE CUTS SHOULD BE SEALED WITH A SEMI-RIGID EPOXY OR ACRYLIC ADHESIVE SEALANT. BACKER ROD IS NOT REQUIRED.

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tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

LONGBOAT

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006825

DRAWN: WLT

CHECKED: DB

07-02-2025

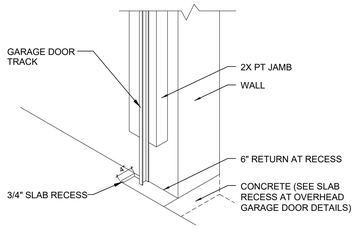
REVISIONS:

No.	Description	Date

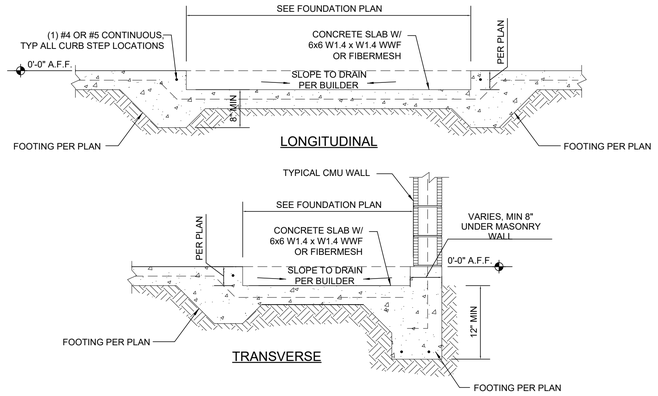
ST-2.8 (150C)

CMU/METAL CONNECTOR ENGINEERING

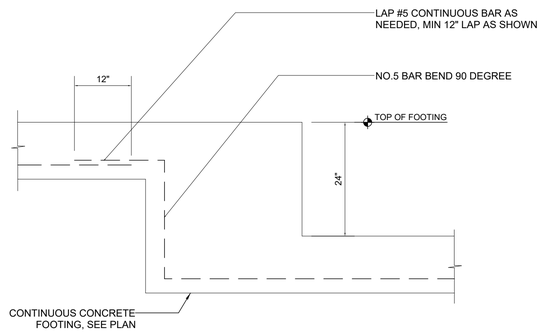
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7447



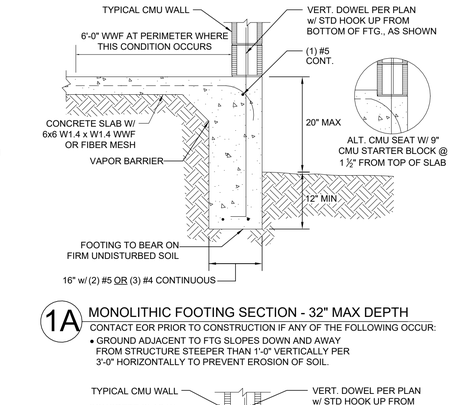
GARAGE SLAB RECESS AT OVERHEAD GARAGE DOOR DETAIL



TYPICAL SHOWER RECESS DETAIL

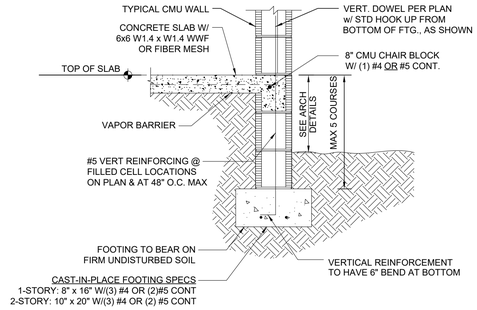


TYPICAL STEP IN FOOTING DETAIL



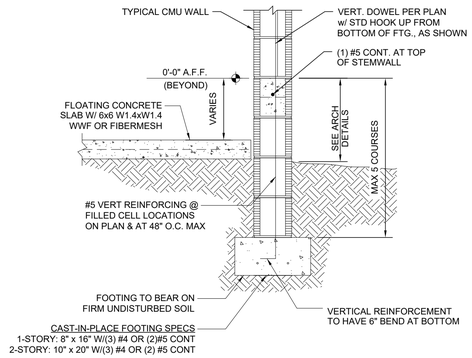
1A MONOLITHIC FOOTING SECTION - 32" MAX DEPTH

CONTACT EOR PRIOR TO CONSTRUCTION IF ANY OF THE FOLLOWING OCCUR:
- GROUND ADJACENT TO FTG SLOPES DOWN AND AWAY FROM STRUCTURE STEEPER THAN 1'-0" VERTICALLY PER 3'-0" HORIZONTALLY TO PREVENT EROSION OF SOIL.



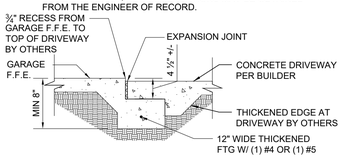
2 STEMWALL SECTION

- SPECIAL CARE SHOULD BE EXERCISED BY CONTRACTOR WHEN BACK FILLING BEHIND A STEM WALL, PARTICULARLY WHEN IT IS OVER 4 COURSES HIGH. SHOULD THIS CONDITION EXIST, RECOMMENDATIONS MAY BE OBTAINED FROM THE ENGINEER OF RECORD.

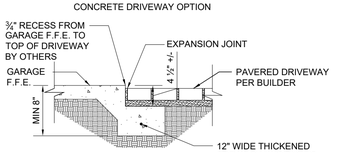


7 STEMWALL CURB SECTION

- SPECIAL CARE SHOULD BE EXERCISED BY CONTRACTOR WHEN BACK FILLING BEHIND A STEM WALL, PARTICULARLY WHEN IT IS OVER 4 COURSES HIGH. SHOULD THIS CONDITION EXIST, RECOMMENDATIONS MAY BE OBTAINED FROM THE ENGINEER OF RECORD.



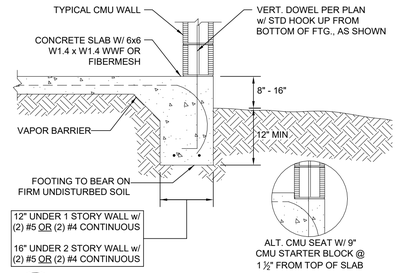
CONCRETE DRIVEWAY OPTION



PAVERED DRIVEWAY OPTION

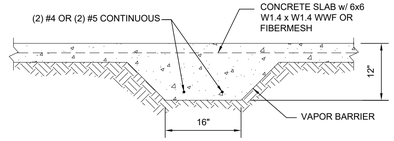
8 GARAGE DOOR RECESS DETAIL

ONLY APPLICABLE AT GARAGE DOOR OPENING

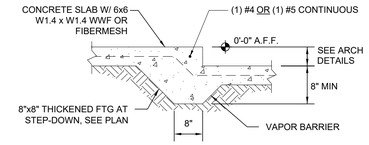


1 MONOLITHIC FOOTING SECTION - 28" MAX DEPTH

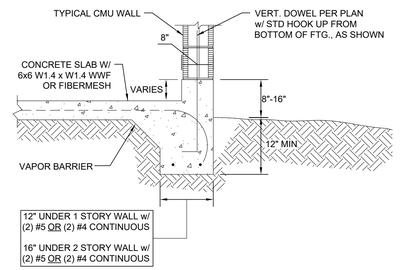
CONTACT EOR PRIOR TO CONSTRUCTION IF ANY OF THE FOLLOWING OCCUR:
- GROUND ADJACENT TO FTG SLOPES DOWN AND AWAY FROM STRUCTURE STEEPER THAN 1'-0" VERTICALLY PER 3'-0" HORIZONTALLY TO PREVENT EROSION OF SOIL.



3 BEARING WALL FOOTING SECTION

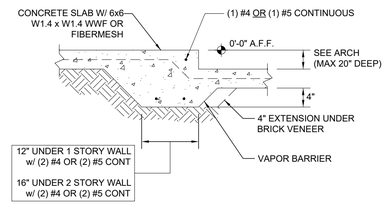


4 CURB STEP SECTION

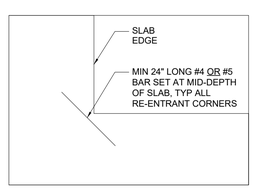


5 GARAGE EXT WALL CURB SECTION

CONTACT EOR PRIOR TO CONSTRUCTION IF ANY OF THE FOLLOWING OCCUR:
GROUND ADJACENT TO FTG SLOPES DOWN AND AWAY FROM STRUCTURE STEEPER THAN 1'-0" VERTICALLY PER 3'-0" HORIZONTALLY TO PREVENT EROSION OF SOIL.

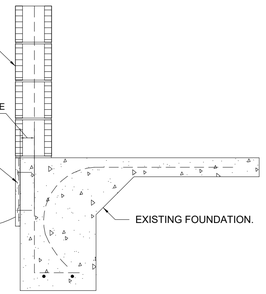


6 BEARING CURB STEP SECTION



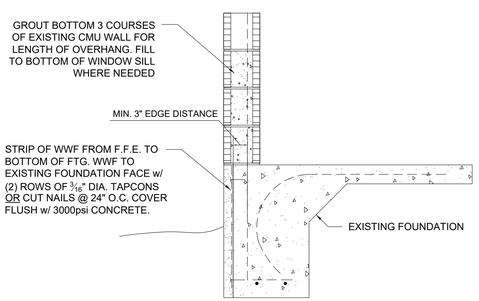
RE-ENTRANT CORNER DETAIL (RECOMMENDED)

PLAN VIEW, DETAIL TYPICAL @ ALL RE-ENTRANT CORNERS



8" CMU WALL OVERHANGS LESS THAN 1"

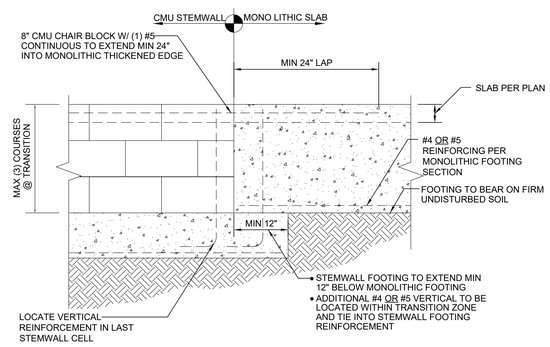
(THIS DETAIL IS A COSMETIC REPAIR AND IS RECOMMENDED BUT NOT REQUIRED)



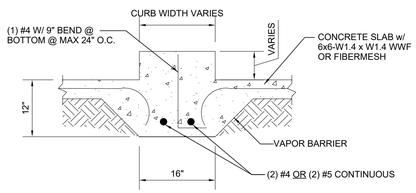
8" CMU WALL OVERHANGS 2.5" OR LESS

(THIS DETAIL IS A STRUCTURAL REPAIR AND IS REQUIRED)

NOTES:
- IF EXISTING REBAR DOES NOT MEET 3" EDGE DISTANCE REQUIREMENT, REMOVE INSIDE FACE SHELL OF EXISTING CMU WALL AT ADJECENT CELL AND DRILL & EPOXY NEW FULL HT. VERTICAL #5 DOWEL W/ 12" EMBED INTO EXISTING FOUNDATION AND 4" EMBED INTO EXISTING BOND BEAM.
- IF MORE THAN (3) BARS DO NOT MEET THE REQUIRED 3" EDGE DISTANCE, CONTACT EOR.



CMU STEMWALL TO MONOLITHIC TRANSITION DETAIL



9 WALL CURB SECTION

TYPICAL STEP IN FOOTING DETAIL

NOTES:
- IF EXISTING REBAR DOES NOT MEET 3" EDGE DISTANCE REQUIREMENT, REMOVE INSIDE FACE SHELL OF EXISTING CMU WALL AT ADJECENT CELL AND DRILL & EPOXY NEW FULL HT. VERTICAL #5 DOWEL W/ 12" EMBED INTO EXISTING FOUNDATION AND 4" EMBED INTO EXISTING BOND BEAM.
- IF MORE THAN (3) BARS DO NOT MEET THE REQUIRED 3" EDGE DISTANCE, CONTACT EOR.

8" CMU WALL OVERHANGS 2.5" OR LESS

(THIS DETAIL IS A STRUCTURAL REPAIR AND IS REQUIRED)

8" CMU WALL OVERHANGS LESS THAN 1"

(THIS DETAIL IS A COSMETIC REPAIR AND IS RECOMMENDED BUT NOT REQUIRED)

CMU/METAL CONNECTOR ENGINEERING

2024.LV1.0
TM.CM.LV1.0
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LONGBOAT

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006825**

DRAWN: **WLT**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-2.D

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GENERAL MASONRY NOTES DC1

2021 V1.0-CMU

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

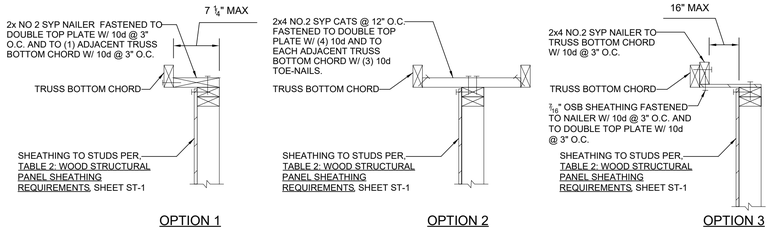
FRAMING KEY NOTES (CMU) DC1

2024 V1.0-TM CMU

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMPSON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.



INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
2. THIS INTERIOR SHEARWALL DETAIL IS INTENDED FOR USE IN AREAS WHERE THE SHEARWALL RUNS PARALLEL TO THE TRUSSES. THIS IS A PREFERRED ALTERNATIVE TO FRAMING ABOVE THE PLATE LINE TO THE ROOF DECK.

LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¾" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

- NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
- ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN

2 STUDS | TRUSS GIRDER | STRAP

- BOTTOM OF STUD COLUMN CONNECTION
  - 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
  - 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

- NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
- TYPE OF STRAP CONNECTING HEADER TO JACK STUD

1 | MSTA24
1 | DTT2Z

- KING/JACK GROUP BOTTOM CONNECTION
  - 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
  - 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
- NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

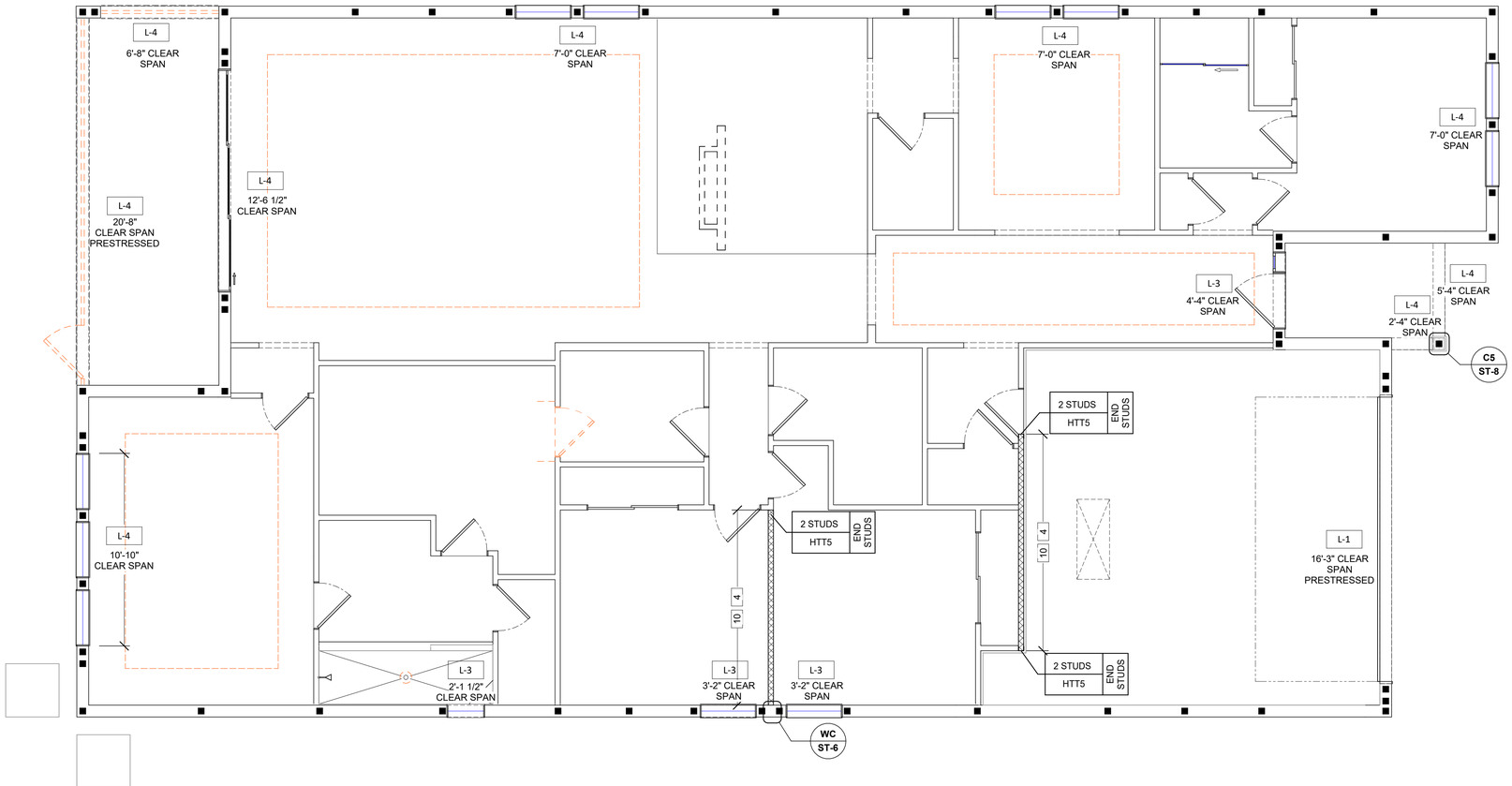
(2) 2x10 - 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- DEPTH OF LOAD-BEARING #2 SYP HEADER
- NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ½" LSL- 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
- DEPTH OF LOAD-BEARING EWP HEADER
- NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

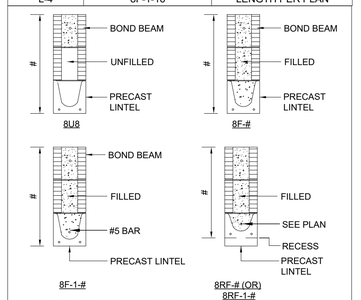


1st LEVEL STRUCTURAL PLAN - TRADITIONAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

LINTEL SCHEDULE

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F-1-36	LENGTH PER PLAN
L-2	8F-16	LENGTH PER PLAN
L-3	8U8	LENGTH PER PLAN
L-4	8F-1-16	LENGTH PER PLAN



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

CMU/METAL CONNECTOR ENGINEERING

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taylor morrison

LONGBOAT

BASE PLAN
40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006825
DRAWN: WLT
CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-3 (150C)

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- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
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FRAMING KEY NOTES (CMU) DC1

2024 V1.0-TM CMU

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

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2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
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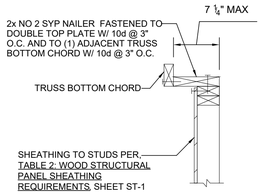
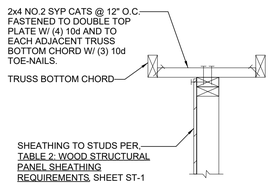
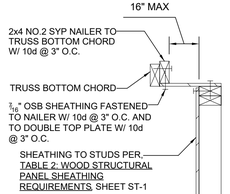
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.



OPTION 1



OPTION 2



OPTION 3

INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
2. THIS INTERIOR SHEARWALL DETAIL IS INTENDED FOR USE IN AREAS WHERE THE SHEARWALL RUNS PARALLEL TO THE TRUSSES. THIS IS A PREFERRED ALTERNATIVE TO FRAMING ABOVE THE PLATE LINE TO THE ROOF DECK.

LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¾" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

2 STUDS / STRAP / TRUSS GIRDER

- NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
- ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN
- BOTTOM OF STUD COLUMN CONNECTION
- 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
- 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

1 MSTA24 / 1 DTT2Z

- NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
- TYPE OF STRAP CONNECTING HEADER TO JACK STUD
- KING/JACK GROUP BOTTOM CONNECTION
- 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
- 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
- NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

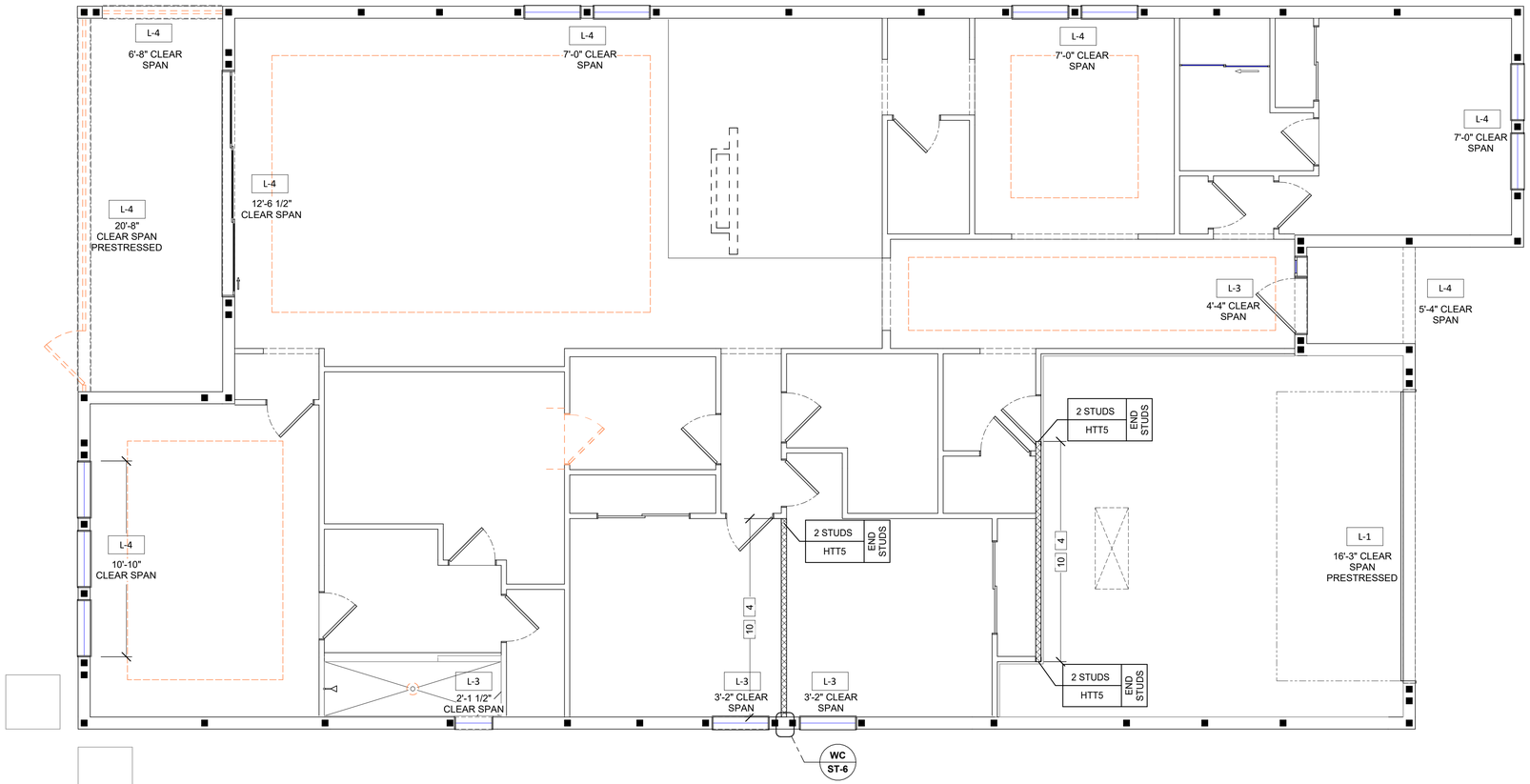
(2) 2x10 - 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- DEPTH OF LOAD-BEARING #2 SYP HEADER
- NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ½" LSL- 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
- DEPTH OF LOAD-BEARING EWP HEADER
- NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

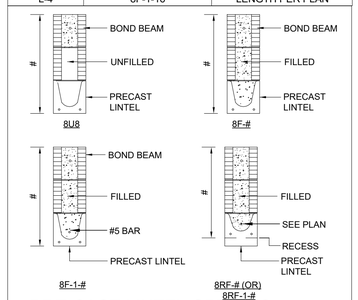


1st LEVEL STRUCTURAL PLAN - CRAFTSMAN A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

LINTEL SCHEDULE

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F-1-36	LENGTH PER PLAN
L-2	8F-16	LENGTH PER PLAN
L-3	8U8	LENGTH PER PLAN
L-4	8F-1-16	LENGTH PER PLAN



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

CMU/METAL CONNECTOR ENGINEERING

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX

tds true design studios

9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

LONGBOAT

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006825

DRAWN: WLT

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-3.2 (150C)

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GENERAL MASONRY NOTES DC1

2021 V1.0-CMU

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

2024 V1.0-TM CMU

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
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   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMPSON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
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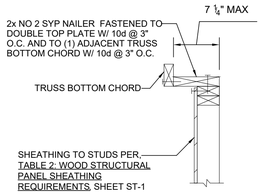
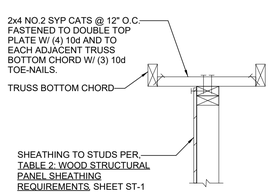
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.



OPTION 1



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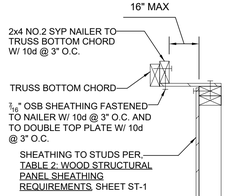

OPTION 3

INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
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LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¾" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

2 STUDS / STRAP / TRUSS GIRDER

- NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
- ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN
- BOTTOM OF STUD COLUMN CONNECTION
  - 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
  - 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

1 MSTA24 / 1 DTT2Z

- NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
- TYPE OF STRAP CONNECTING HEADER TO JACK STUD
- KING/JACK GROUP BOTTOM CONNECTION
  - 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
  - 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
- NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

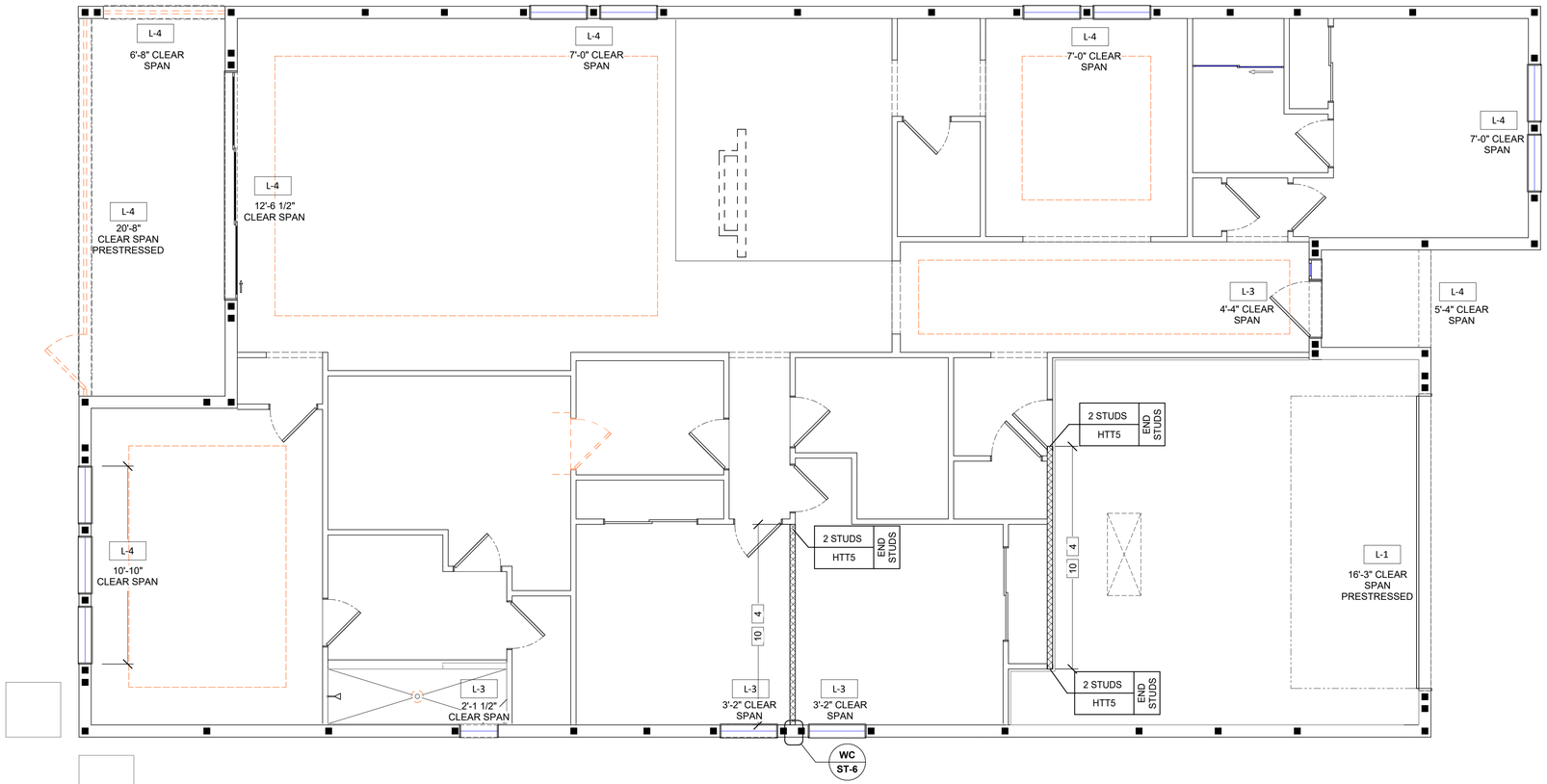
(2) 2x10 - 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- DEPTH OF LOAD-BEARING #2 SYP HEADER
- NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ½" LSL- 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
- DEPTH OF LOAD-BEARING EWP HEADER
- NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

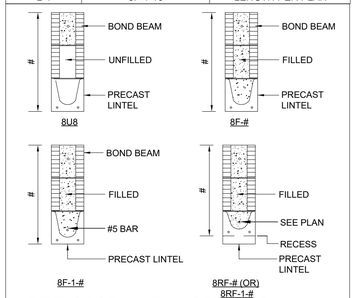


1st LEVEL STRUCTURAL PLAN - COASTAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

LINTEL SCHEDULE

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F-1-36	LENGTH PER PLAN
L-2	8F-16	LENGTH PER PLAN
L-3	8U8	LENGTH PER PLAN
L-4	8F-1-16	LENGTH PER PLAN



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

CMU/METAL CONNECTOR ENGINEERING

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

LONGBOAT

BASE PLAN
40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006825
DRAWN: WLT
CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-3.4 (150C)

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GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
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- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

2021 V1.0-CMU

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMPSON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
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11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
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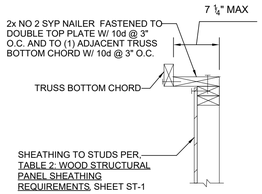
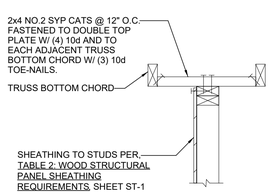
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.

2024 V1.0-TM CMU



OPTION 1



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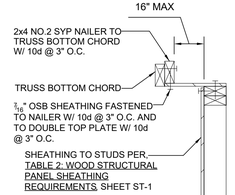

OPTION 3

INTERIOR SHEARWALL DETAIL

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LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¾" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

- NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
- ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN

2 STUDS | TRUSS GIRDER | STRAP

- BOTTOM OF STUD COLUMN CONNECTION
  - 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
  - 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

- NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
- TYPE OF STRAP CONNECTING HEADER TO JACK STUD

1 | MSTA24
1 | DTT2Z

- KING/JACK GROUP BOTTOM CONNECTION
  - 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
  - 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
- NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

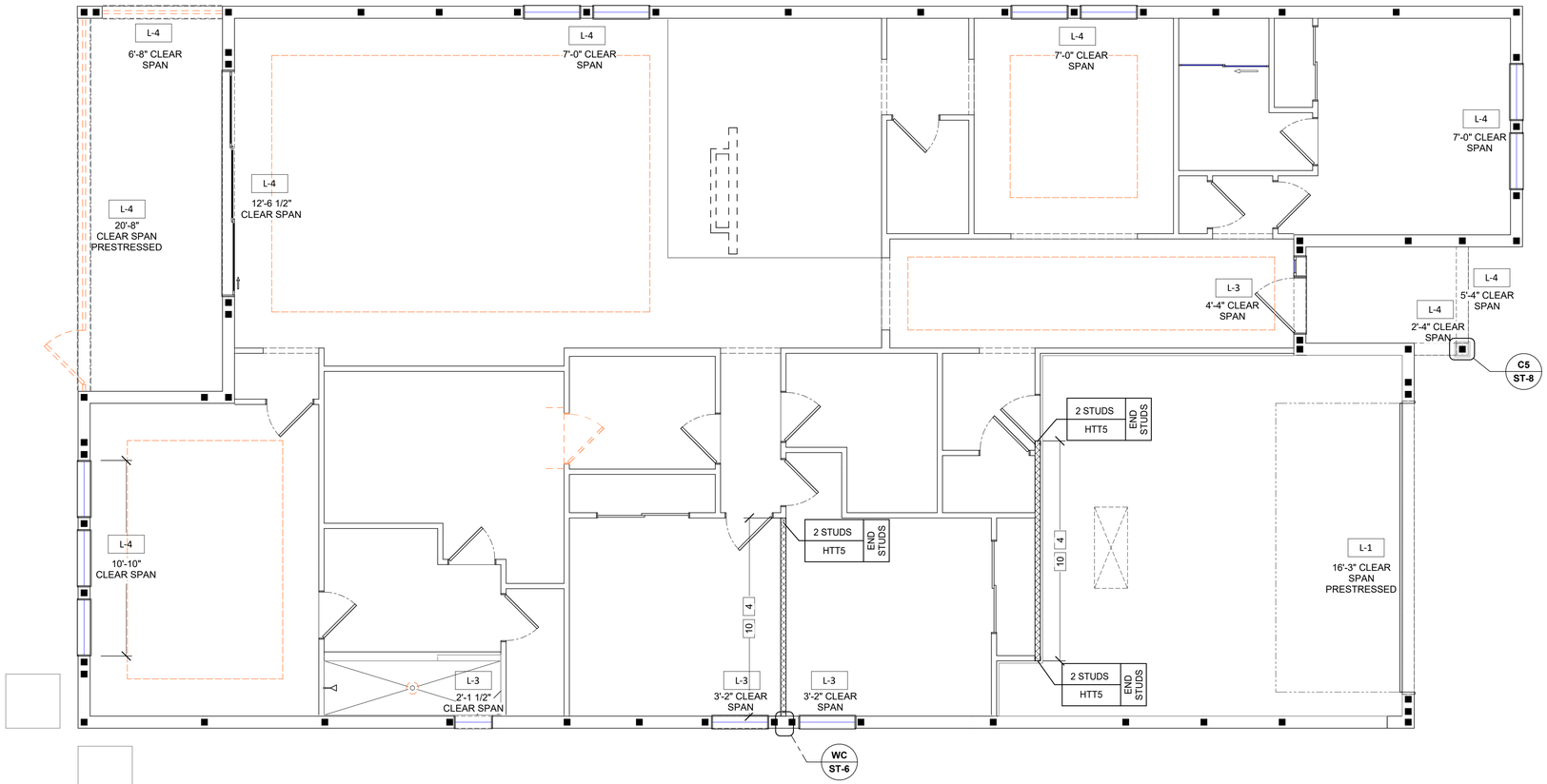
(2) 2x10 - 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- DEPTH OF LOAD-BEARING #2 SYP HEADER
- NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ½" LSL- 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
- DEPTH OF LOAD-BEARING EWP HEADER
- NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

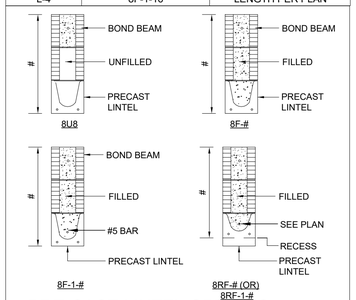


1st LEVEL STRUCTURAL PLAN - FARMHOUSE A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

LINTEL SCHEDULE

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F-1-36	LENGTH PER PLAN
L-2	8F-16	LENGTH PER PLAN
L-3	8U8	LENGTH PER PLAN
L-4	8F-1-16	LENGTH PER PLAN



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

CMU/METAL CONNECTOR ENGINEERING

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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904.821.5200

taylor morrison

LONGBOAT

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006825

DRAWN: WLT

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-3.6 (150C)

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GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

2021 V1.0-CMU

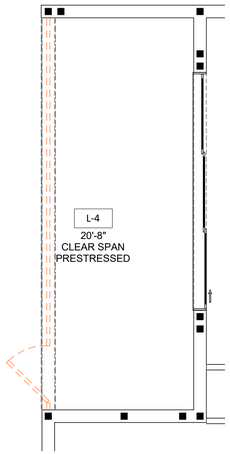
FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

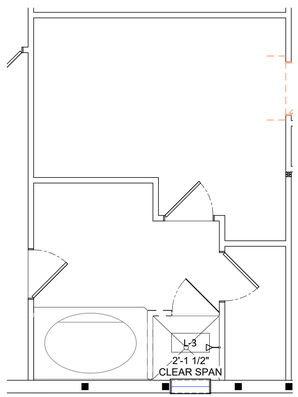
1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMSPON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.

2024 V1.0-TM CMU



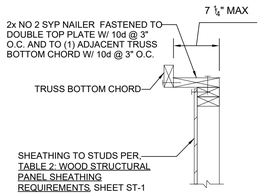
1st LEVEL STRUCTURAL PLAN - OPT OUTDOOR KITCHEN (SIM W/ ROUGH-IN) - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

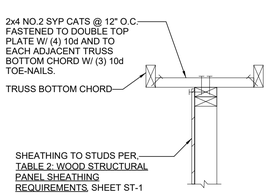


1st LEVEL STRUCTURAL PLAN - OPT DELUXE PRIMARY BATH -150C

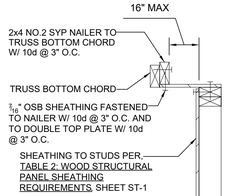
1/4" = 1'-0" WHEN PRINTED ON 22"x34"



OPTION 1



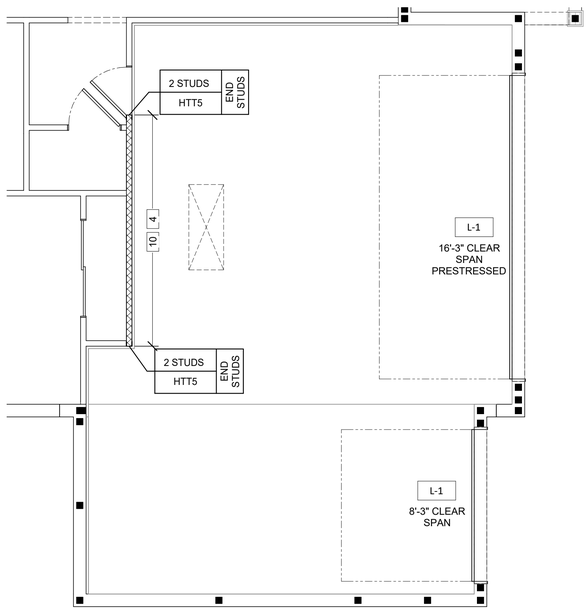
OPTION 2



OPTION 3

INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
2. THIS INTERIOR SHEARWALL DETAIL IS INTENDED FOR USE IN AREAS WHERE THE SHEARWALL RUNS PARALLEL TO THE TRUSSES. THIS IS A PREFERRED ALTERNATIVE TO FRAMING ABOVE THE PLATE LINE TO THE ROOF DECK.



1st LEVEL STRUCTURAL PLAN - OPT 3 CAR GARAGE - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¾" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

2 STUDS / STRAP / TRUSS GIRDER

- NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
- ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN
- BOTTOM OF STUD COLUMN CONNECTION
  - 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
  - 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

1 MSTA24 / 1 DTT2Z

- NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
- TYPE OF STRAP CONNECTING HEADER TO JACK STUD
- KING/JACK GROUP BOTTOM CONNECTION
  - 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
  - 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
- NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- DEPTH OF LOAD-BEARING #2 SYP HEADER
- NUMBER OF PLIES IN HEADER

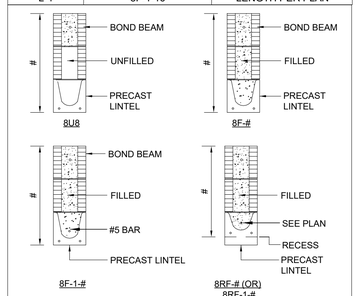
ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ½" LSL- 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
- DEPTH OF LOAD-BEARING EWP HEADER
- NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

LINTEL SCHEDULE

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F-1-36	LENGTH PER PLAN
L-2	8F-16	LENGTH PER PLAN
L-3	8U8	LENGTH PER PLAN
L-4	8F-1-16	LENGTH PER PLAN



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

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taylor morrison

LONGBOAT

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006825

DRAWN: WLT

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-3.8 (150C)

CMU/METAL CONNECTOR ENGINEERING

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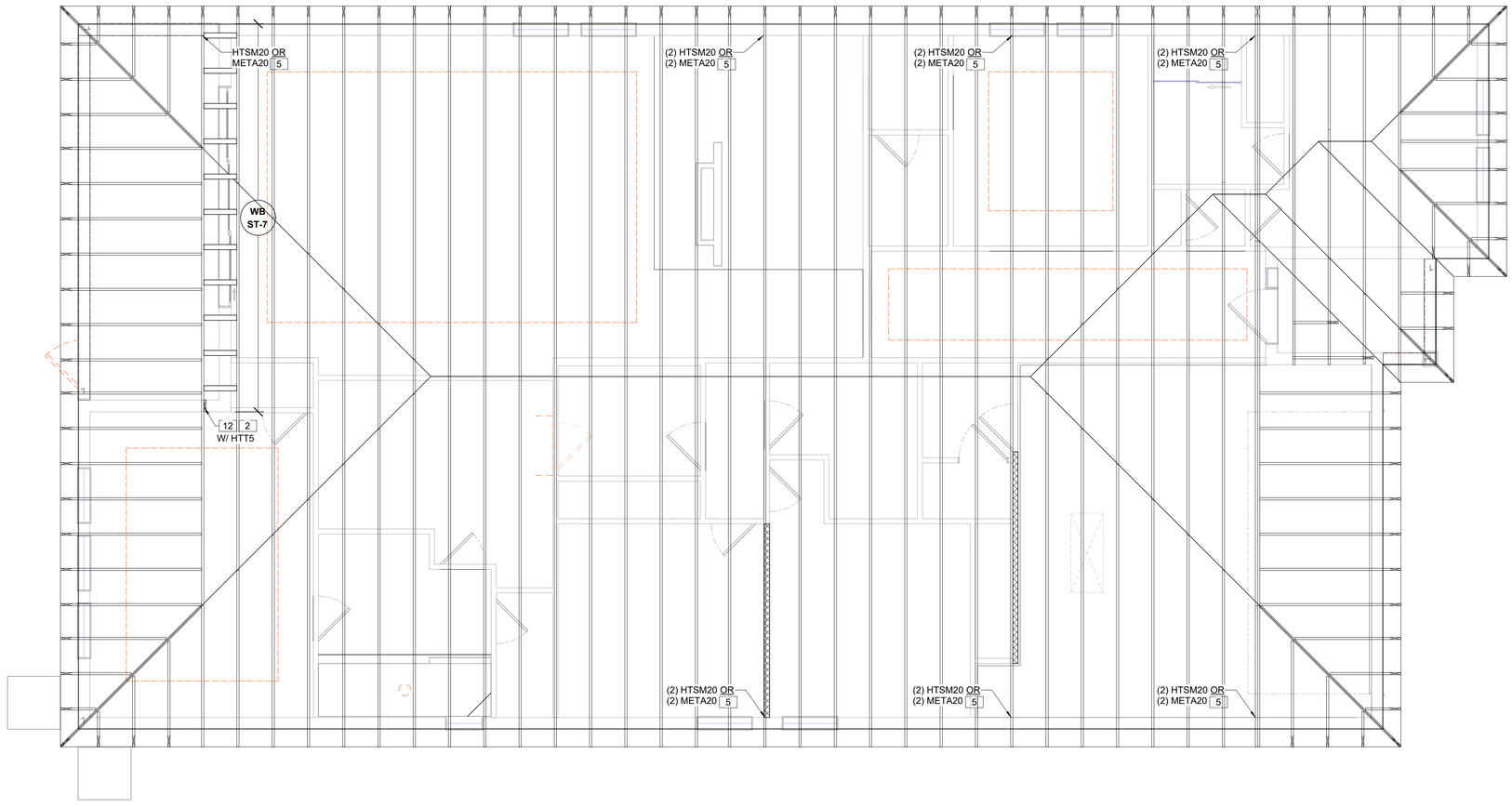

1st LEVEL FRAMING PLAN - TRADITIONAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING), OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS ½" Ø @ 24" O.C. STAGGERED
PT 2x8.....(2) ROWS ½" Ø @ 16" O.C. STAGGERED
PT 2x10.....(2) ROWS ½" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS ½" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSS OR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPS OR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

E.O.R. HAS REVIEWED AND APPROVED COMPONENT DESIGN REFERENCES LISTED BELOW FOR CONFORMITY WITH THE DESIGN CRITERIA OF THIS PLAN SET. APPROVAL IS ONLY FOR CONFORMANCE WITH DESIGN CONCEPT AND DOES NOT RELIEVE THE DELEGATED ENGINEER OF THE RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE SHOP DRAWINGS.

• MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
• LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
• TRUSS SHOP DRAWINGS:# XXXXXX, DATED XX-XX-XXXX

2024 V1.0-TM CMU

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904.821.5200

taylor morrison

LONGBOAT

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006825

DRAWN: WLT

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-3A (150C)

CMU/METAL CONNECTOR ENGINEERING

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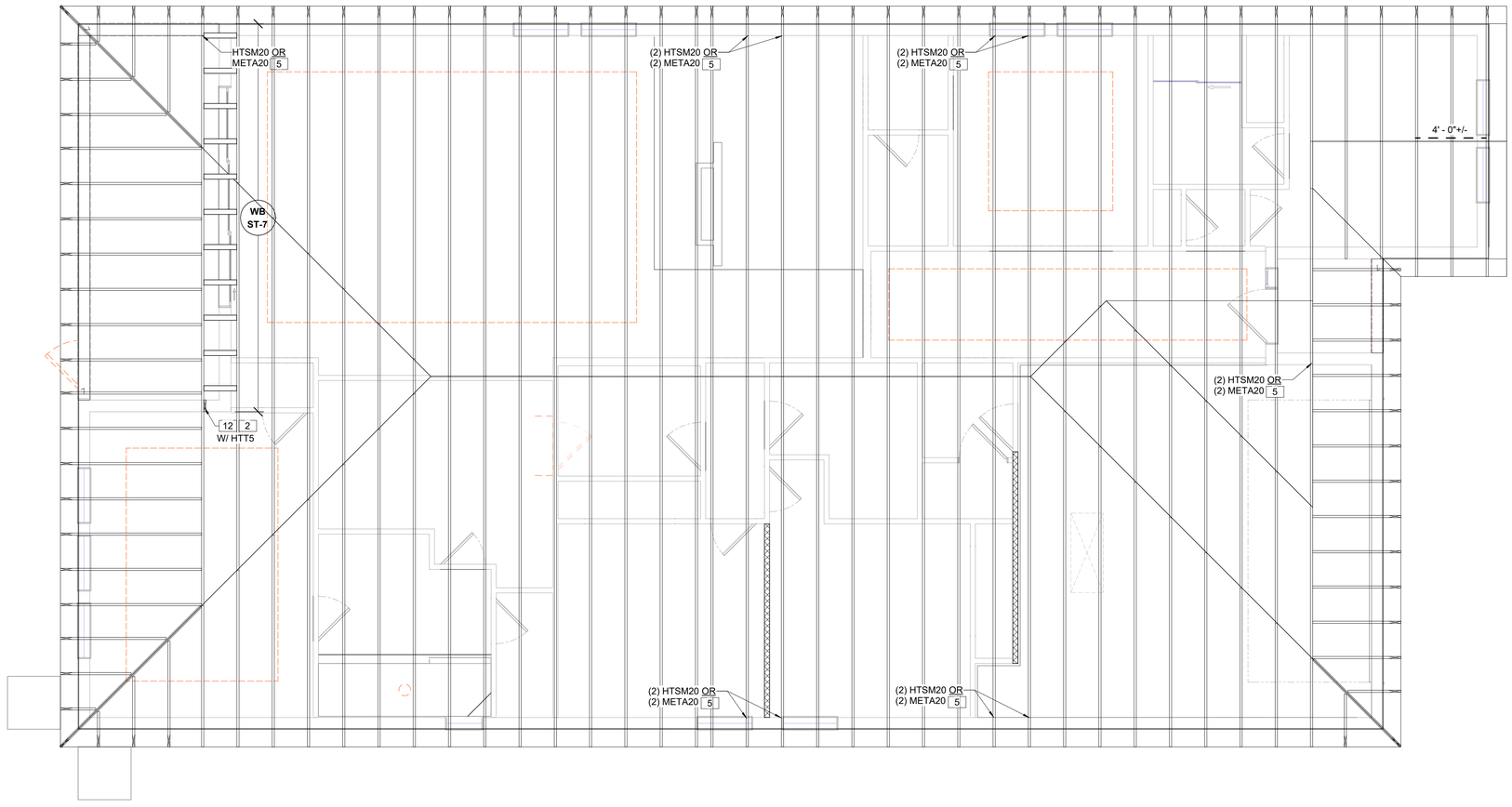

1st LEVEL FRAMING PLAN - CRAFTSMAN A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING), OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS ⅛" Ø @ 24" O.C. STAGGERED
PT 2x8.....(2) ROWS ⅛" Ø @ 16" O.C. STAGGERED
PT 2x10.....(2) ROWS ⅛" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS ⅛" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSS OR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPS OR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

E.O.R. HAS REVIEWED AND APPROVED COMPONENT DESIGN REFERENCES LISTED BELOW FOR CONFORMITY WITH THE DESIGN CRITERIA OF THIS PLAN SET. APPROVAL IS ONLY FOR CONFORMANCE WITH DESIGN CONCEPT AND DOES NOT RELIEVE THE DELEGATED ENGINEER OF THE RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE SHOP DRAWINGS.

- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS:# XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

LONGBOAT

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006825

DRAWN: WLT

CHECKED: DB

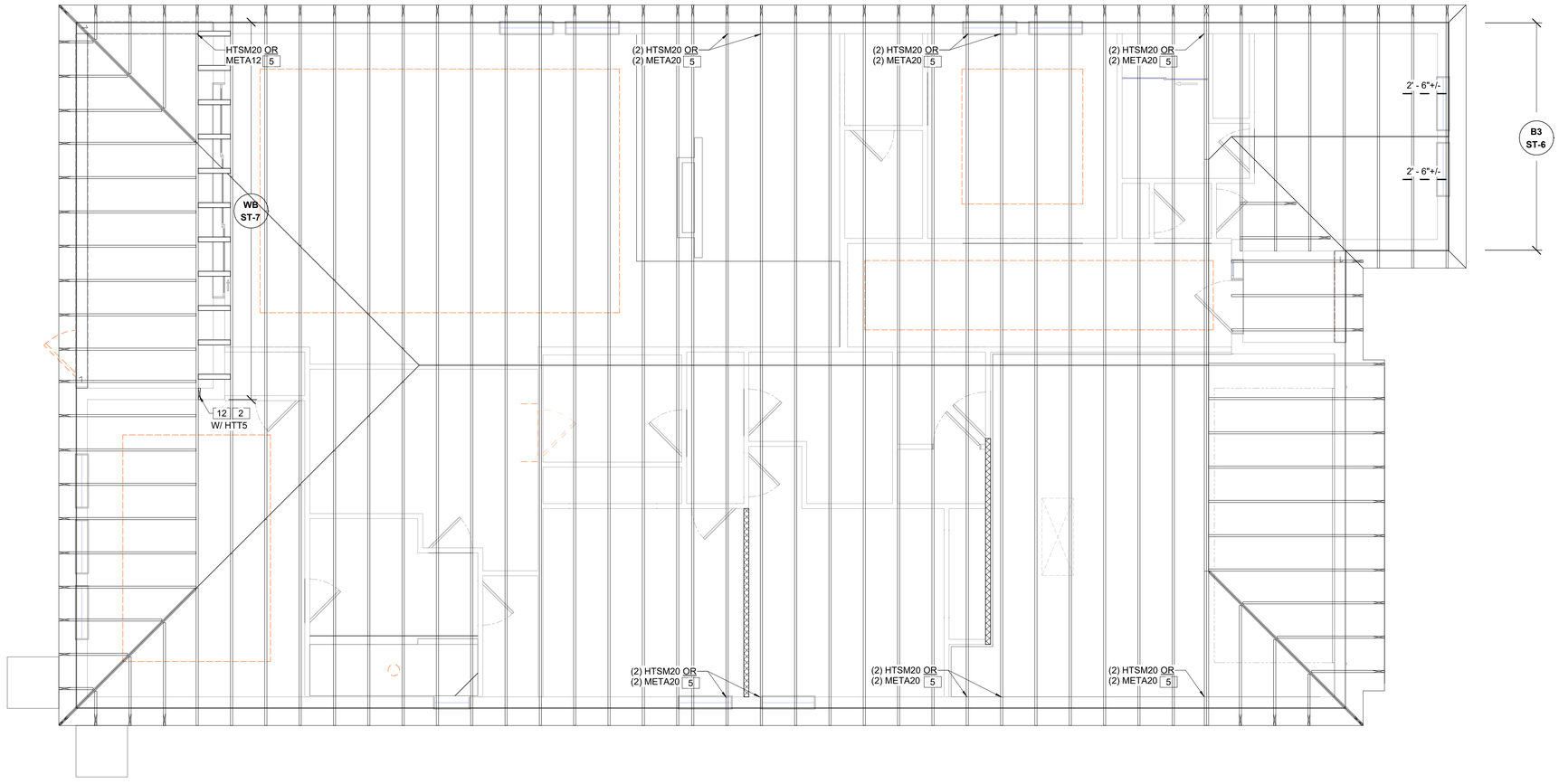
07-02-2025

REVISIONS:

No.	Description	Date

ST-3A.2 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY: JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



1st LEVEL FRAMING PLAN - COASTAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING), OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS ⅛" Ø @ 24" O.C. STAGGERED
PT 2x8.....(2) ROWS ⅛" Ø @ 16" O.C. STAGGERED
PT 2x10.....(2) ROWS ⅛" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS ⅛" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSS OR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPS OR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

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- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS:# XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

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taylor morrison

LONGBOAT

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006825

DRAWN: WLT

CHECKED: DB

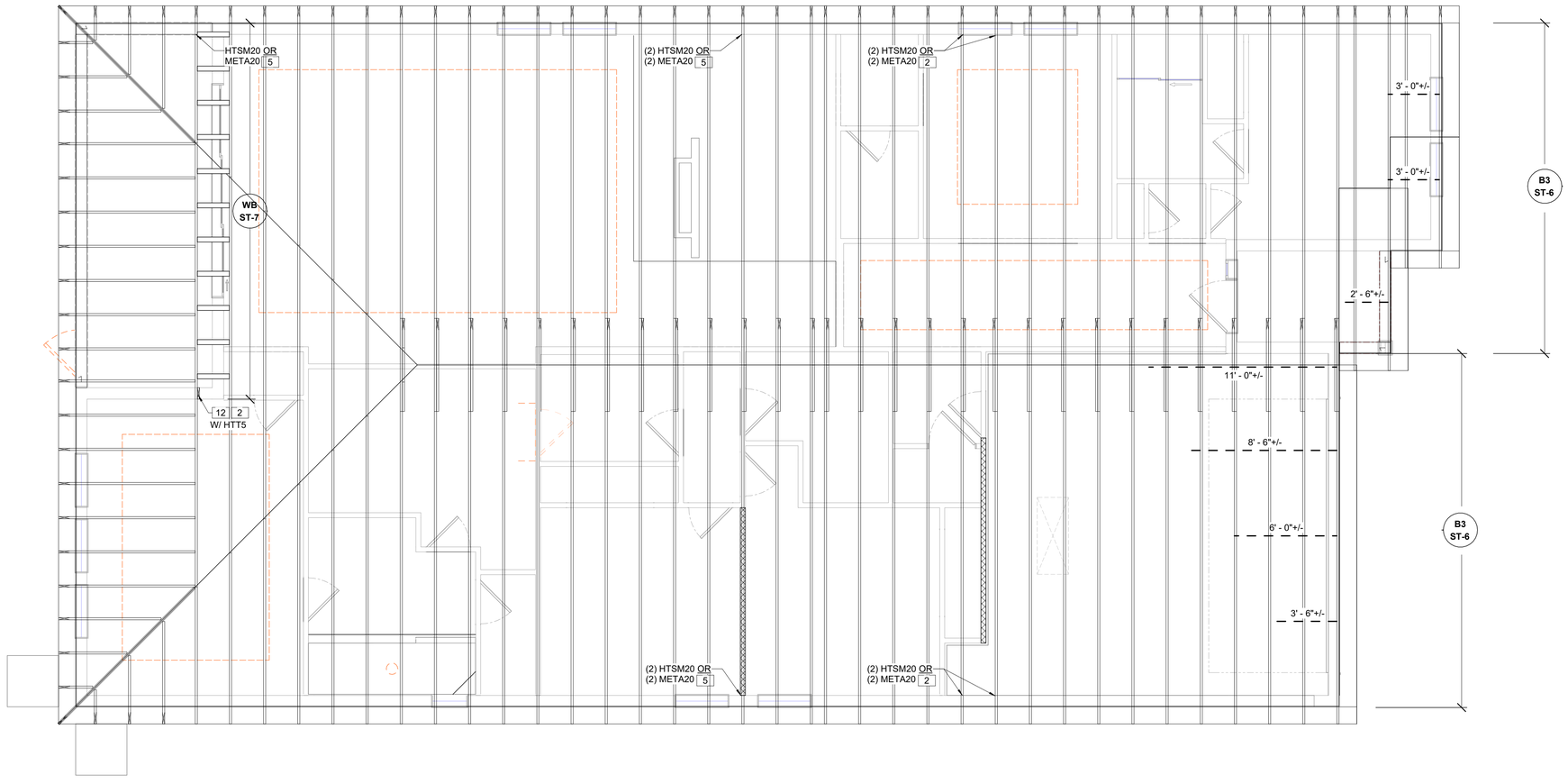
07-02-2025

REVISIONS:

No.	Description	Date

ST-3A.4 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



1st LEVEL FRAMING PLAN - FARMHOUSE A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING), OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS ⅛" Ø @ 24" O.C. STAGGERED
PT 2x8.....(2) ROWS ⅛" Ø @ 16" O.C. STAGGERED
PT 2x10.....(2) ROWS ⅛" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS ⅛" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSS OR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPS OR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

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- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS:# XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

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904.821.5200

taylor morrison

LONGBOAT

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006825

DRAWN: WLT

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-3A.6 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING), OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS ¼" Ø @ 24" O.C. STAGGERED
PT 2x8.....(2) ROWS ¼" Ø @ 16" O.C. STAGGERED
PT 2x10.....(2) ROWS ¼" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS ¼" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSS OR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPS OR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

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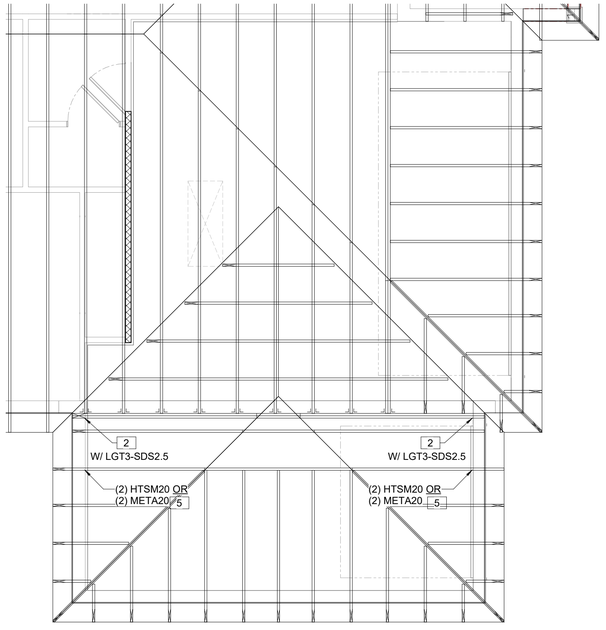
- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS:# XXXXXX, DATED XX-XX-XXXX



1st LEVEL FRAMING PLAN - OPT 3 CAR GARAGE - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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904.821.5200

taylor morrison

LONGBOAT

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006825

DRAWN: WLT

CHECKED: DB

07-02-2025

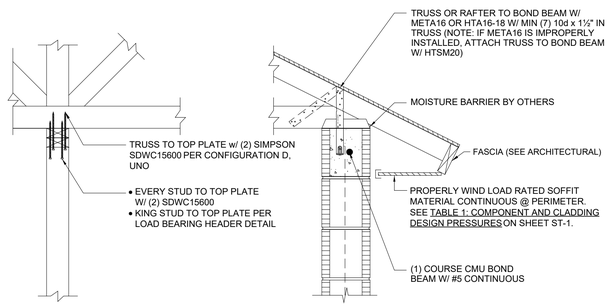
REVISIONS:

No.	Description	Date

ST-3A.8 (150C)

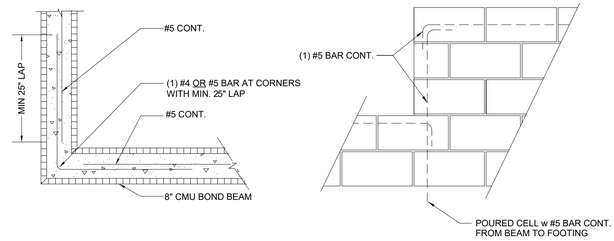
CMU/METAL CONNECTOR ENGINEERING

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



WALL SECTION AT ROOF
WOOD WALL CONDITION

WALL SECTION AT ROOF
CMU WALL CONDITION



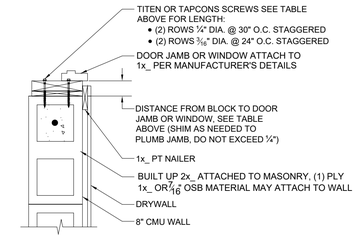
BOND BEAM REINFORCING AT CORNERS

STEP DOWN TIE-BEAM

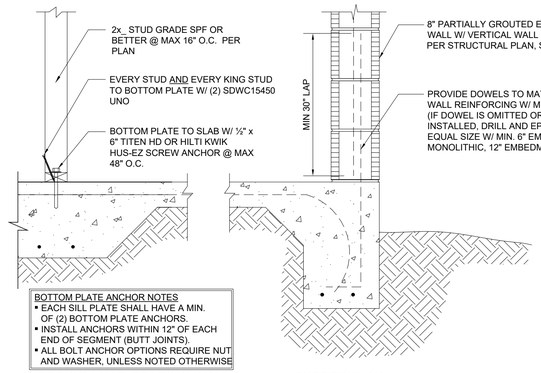
MISLOCATED TRUSS ANCHORS
BLOCKING NOT SHOWN FOR CLARITY

ALTERNATE WALL SECTIONS & TYPICAL DETAILS

DIST. FROM DOOR JAMB / WINDOW TO BLOCK	MIN. SCREW LENGTH	DIST. FROM DOOR JAMB / WINDOW TO BLOCK	MIN. SCREW LENGTH
¾" OR 1¼"	PER MANUF.	3"	5"
1½"	3¼"	3 5/16"	5"
1 15/16"	3¾"	3¾"	6"
2¼"	3¾"		



TYPICAL DOOR/WINDOW JAMB TO BLOCK
(TYPICAL FOR ALL MASONRY OPENINGS, UNO)

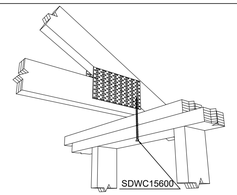


INTERIOR LOAD BEARING WALL

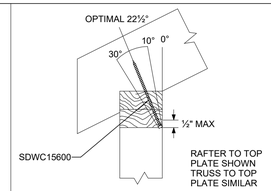
EXTERIOR WALL

WALL SECTION AT FOUNDATION

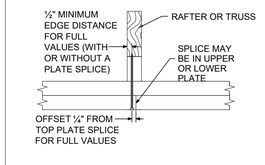
SDWC INSTALLATION SPECIFICATIONS, AS PROVIDED BY SCREW MANUFACTURER



1 STANDARD SDWC ROOF TO WALL INSTALLATION

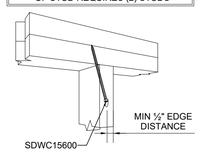


2a OPT. SDWC INSTALLATION RANGE

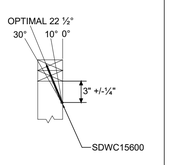


3 SDWC MIN. EDGE DISTANCE FOR TOP PLATE SPLICE (SIM FOR STUD TO TOP PLATE CONNECTION)

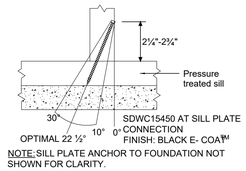
NOTE TO FRAMER
MAX (1) SDWC TO NARROW FACE OF EACH STUD, (2) SDWC TO NARROW FACE OF STUD REQUIRES (2) STUDS



4 OPT. SDWC STUD-TO-TOP PLATE CONNECTION THROUGH NARROW FACE

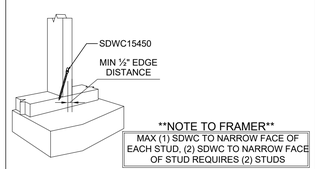


4a SDWC INSTALLATION RANGE AT NARROW FACE OF STUD



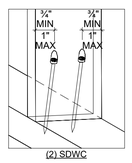
NOTE: SILL PLATE ANCHOR TO FOUNDATION NOT SHOWN FOR CLARITY.

11 SDWC STUD-TO-SILL PLATE CONNECTION



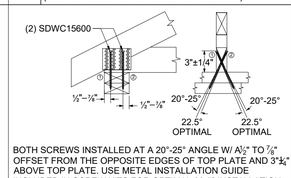
NOTE TO FRAMER
MAX (1) SDWC TO NARROW FACE OF EACH STUD, (2) SDWC TO NARROW FACE OF STUD REQUIRES (2) STUDS

12 OPT. SDWC STUD-TO-SILL PLATE CONNECTION THROUGH NARROW FACE AT FDN



NOTE: STUD-TO-BOTTOM PLATE SHOWN. ALL OTHER INSTALLATIONS SIMILAR.

13 SDWC EDGE DISTANCE AND SPACING INFORMATION



BOTH SCREWS INSTALLED AT A 20°-25° ANGLE W/ A⅛" TO ⅞" OFFSET FROM THE OPPOSITE EDGES OF TOP PLATE AND 3"±¼" ABOVE TOP PLATE. USE METAL INSTALLATION GUIDE INCLUDED IN SCREW KITS FOR OPTIMAL 22.5° INSTALLATION. TO PREDRILL THROUGH TRUSS PLATES, USE A⅛" DRILL BIT

D (2) SDWC15600 THROUGH TRUSS/RAFTER INTO DOUBLE TOP PLATE

GENERAL NOTES APPLICABLE TO WALL SECTIONS:

1. ALL LOAD BEARING TOP PLATES ARE TO BE BUILT WITH (2) 2x_ NO. 2 SYP FASTENED W/ (2) ROWS 10d @ 8" O.C. STAGGERED (UNO). MINIMUM 48" LAP W/ MINIMUM (2) 10d IN LAP. ADJUST TYPICAL NAIL SPACING AS NEEDED.
2. ALL EXTERIOR BOTTOM PLATES ARE TO BE 2x_ NO. 2 SYP PT.
3. ALL INTERIOR BOTTOM PLATES ARE TO BE 2x_ NO. 2 SYP PT.
4. FOUNDATION INFORMATION ON THIS PAGE IS FOR GRAPHICAL DEPICTION ONLY. REFER TO FOUNDATION PLAN AND SECTIONS FOR FOUNDATION INFORMATION.

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0
TM 170C CMU-JWD

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taylor morrison

LONGBOAT
BASE PLAN
40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006825
DRAWN: WLT
CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-5

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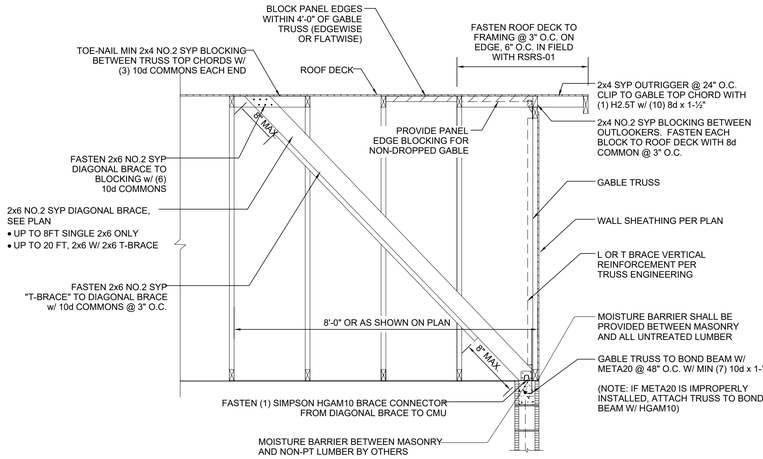
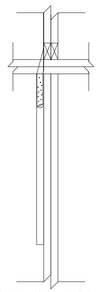


B3 GABLE ANGLE BRACING DETAIL (W/ HGAM10)

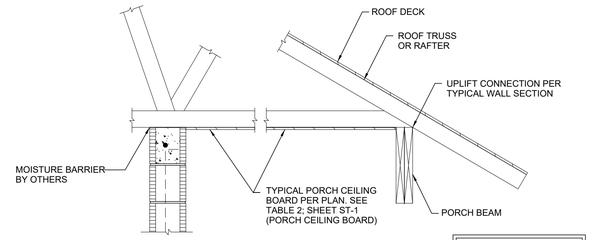
2021 V1.0

1) MAX. TRUSS SPACING = 24" O.C.
2) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR NON-DROPPED GABLE TRUSSES W/ 9" OR LESS OVERHANGS.



OPTIONAL STUD COLUMN SCAB FOR TRUSS STRAP

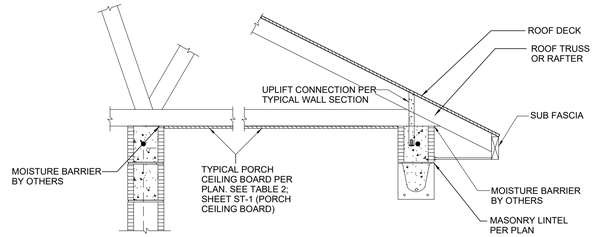
- MINIMUM 3'-0" SCAB w/ (2) ROWS OF 10d @ 6" O.C., MINIMUM (12) 10d
- SECOND SCAB MAY BE ADDED AS NEEDED TO OPPOSITE SIDE



TYPICAL PORCH SHEATHING DETAIL

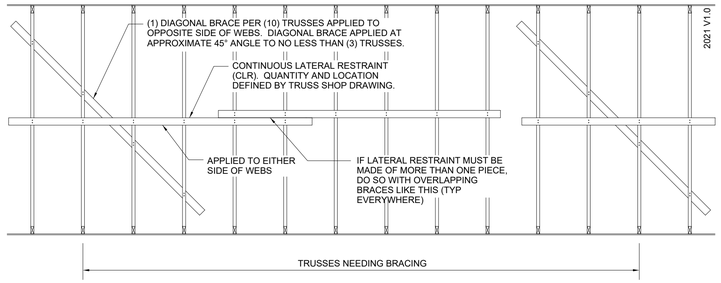
AT MASONRY EXTERIOR WALL
(THIS DETAIL IS REQUIRED AT ALL COVERED PORCHES UNLESS NOTED OTHERWISE)

PORCH BEAM TO POST:
(1) MSTA24
POST TO SLAB:
ABU POST BASE ANCHOR OR DTT2Z
(UNLESS NOTED OTHERWISE)



TYPICAL PORCH SHEATHING DETAIL

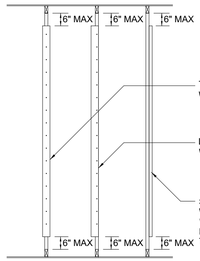
AT MASONRY EXTERIOR WALL
(THIS DETAIL IS REQUIRED AT ALL COVERED PORCHES UNLESS NOTED OTHERWISE)



2021 V1.0
2025 V1.0
TW/ CMO

LATERAL BRACING - MULTIPLE TRUSSES

1. ALL RESTRAINT LUMBER SHOWN SHALL BE 2x4 NO.3 SPF OR BETTER (UNO).
2. SHOULD A SCENARIO ARISE THAT DOES NOT RESEMBLE THOSE INDICATED ABOVE, IMMEDIATELY CONTACT THE ENGINEER OF RECORD FOR APPROPRIATE BRACING DETAILS.
3. BRACING LUMBER SHALL INTERSECT THE WEBS OF THE BRACED TRUSS AT LOCATIONS INDICATED AS NEEDING BRACING ON THE INDIVIDUAL TRUSS DETAILS PRODUCED BY THE TRUSS ENGINEER.
4. ALL FASTENERS SHOWN ARE .131" x 3" LONG (UNO).
5. DESIGNED PER BCSI-B3, MOST CURRENT EDITION.

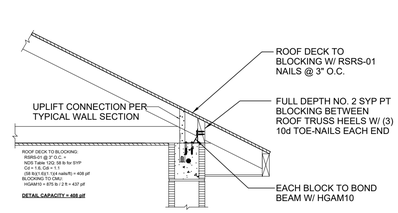


CONTINUOUS LATERAL RESTRAINT WEB BRACE SUBSTITUTE			
WEB MEMBER SIZE	SPECIFIED CLR	ALTERNATE BRACING T OR L	SCAB
2x4 2x4	1 ROW 2 ROWS	2x4 2x6	(1)2x4 (2)2x4*
2x6 2x6	1 ROW 2 ROWS	2x4 2x6	(1)2x6 (2)2x4*
2x8 2x8	1 ROW 2 ROWS	2x6 2x6	(1)2x8 (2)2x6*

SINGLE TRUSS BRACING

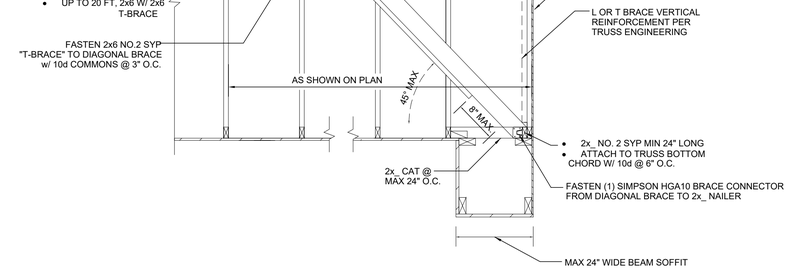
1. INDIVIDUAL WEB BRACING MAY BE USED WHEN CONTINUOUS LATERAL RESTRAINT (CLR) IS SPECIFIED ON A TRUSS DESIGN BUT AN ALTERNATIVE WEB BRACING METHOD IS DESIRED.
2. INDIVIDUAL WEB BRACING MAY CONSIST OF T-BRACING, L-BRACING, OR SCAB BRACING. REFER TO CHART AND DETAIL FOR MORE INFORMATION.
3. INDIVIDUAL WEB BRACING MATERIAL TO BE SAME SIZE, SPECIES, AND GRADE AS WEB TO BE BRACED.

WEB BRACING DETAIL



RB ROOF BLOCKING DETAIL

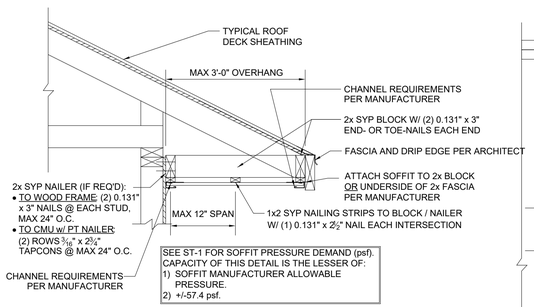
DETAIL ONLY REQUIRED WHERE SPECIFIED ON PLAN



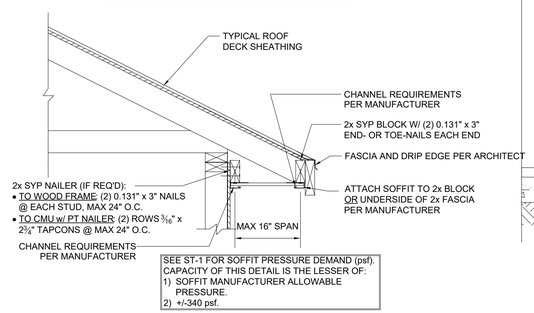
BP STRUCTURAL GABLE TRUSS BRACING DETAIL

2021 V1.0

1) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR 9" OR LESS OVERHANGS.



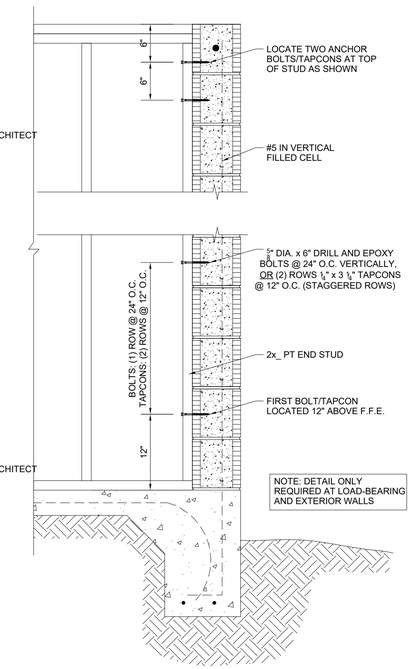
SOFFIT W/ MULTIPLE SPANS



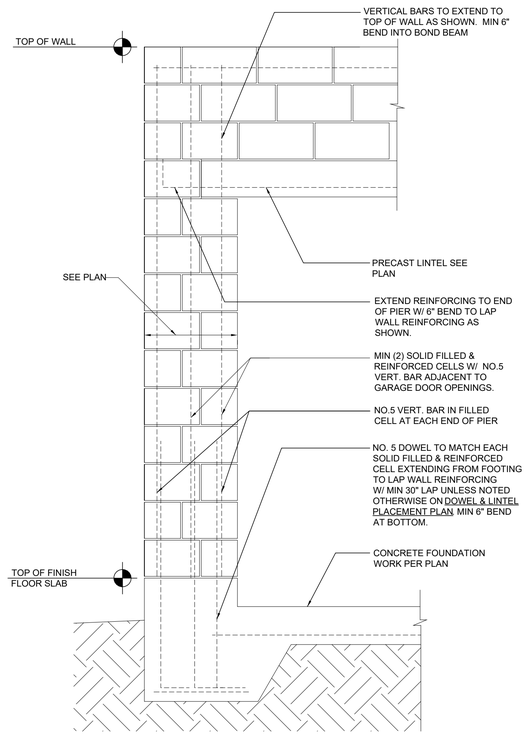
SOFFIT W/ SINGLE SPAN

SF SOFFIT DETAILS

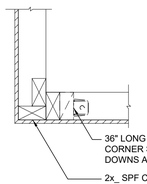
Soffit detail is intended to convey connections between members in the supporting structural frame, not the soffit connections to those members Product manufacturer and evaluating engineer retain responsibility for individual soffit products and their connection to supporting structural frame



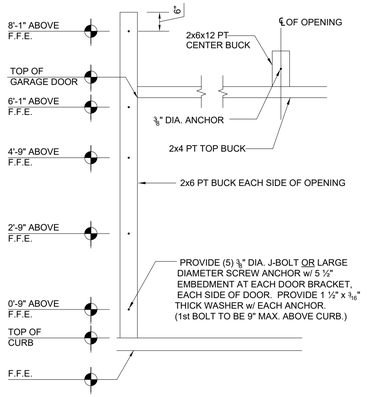
WC WOOD TO CMU WALL CONNECTION



GARAGE SHEAR PIER



CALIFORNIA CORNER DETAIL



GARAGE DOOR JAMB DETAIL

CMU/METAL CONNECTOR ENGINEERING

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taylor morrison

LONGBOAT

BASE PLAN
40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006825
DRAWN: WLT
CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-6

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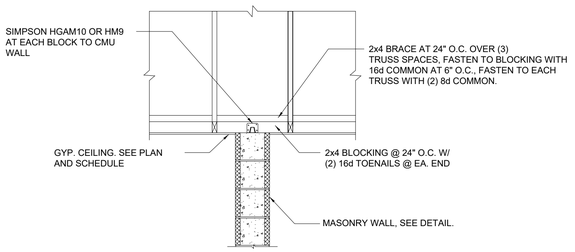
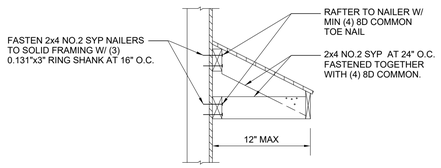
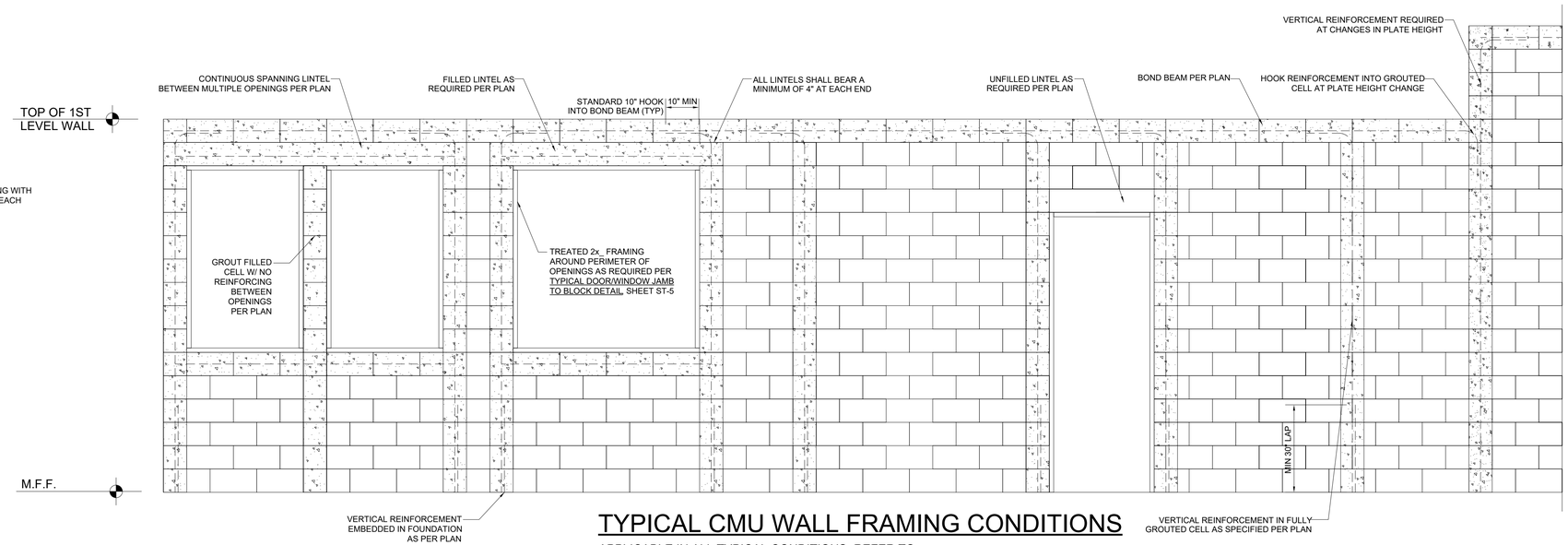


WB NON BEARING CMU WALL SHEAR CONNECTION

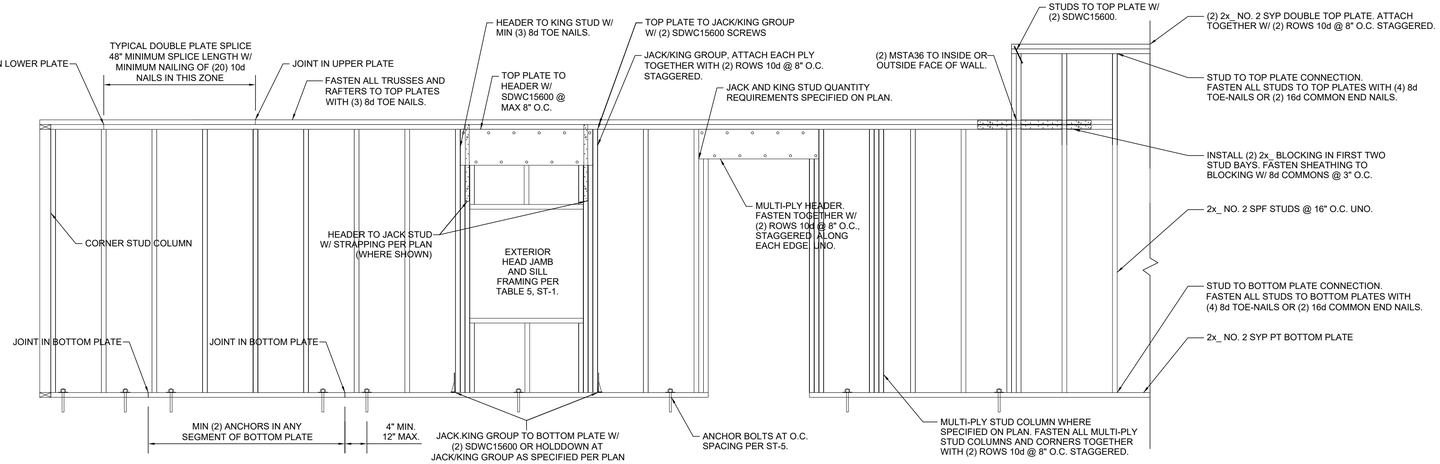


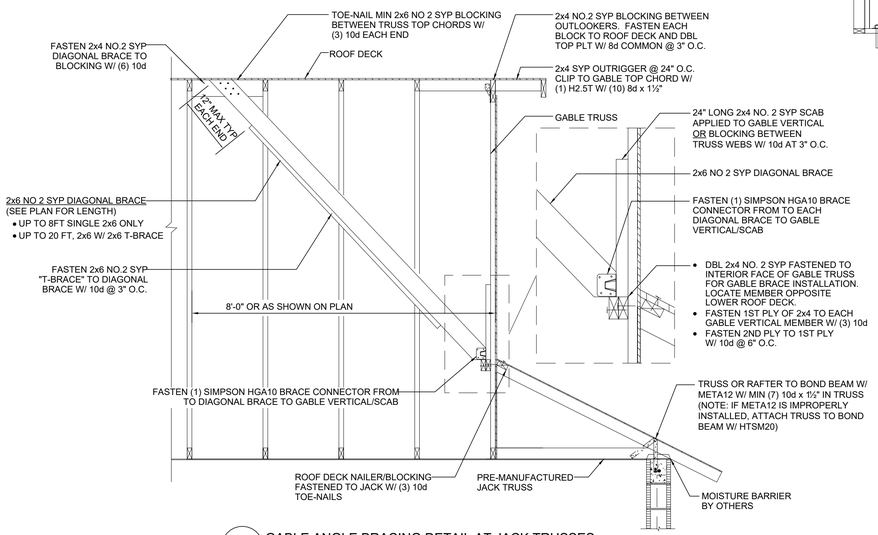
D1 SHED ROOF DETAIL



TYPICAL CMU WALL FRAMING CONDITIONS

APPLICABLE IN ALL TYPICAL CONDITIONS, REFER TO STRUCTURAL PLANS FOR ADDITIONAL REQUIREMENTS/DETAILING





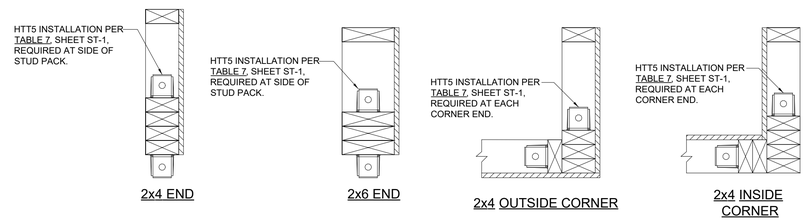
B5 GABLE ANGLE BRACING DETAIL AT JACK TRUSSES

2021 V1.0

1) MAX. TRUSS SPACING = 24" O.C.
2) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR NON-DROPPED GABLE TRUSSES W/ 9" OR LESS OVERHANGS.
3) L OR T BRACE VERTICAL REINFORCEMENT PER TRUSS ENGINEERING NOT SHOWN FOR CLARITY.

TYPICAL WOOD BEARING WALL FRAMING CONDITIONS

APPLICABLE IN ALL TYPICAL CONDITIONS, REFER TO STRUCTURAL PLANS FOR ADDITIONAL REQUIREMENTS/DETAILING



H1 DOUBLE HTT5 INSTALLATION OPTIONS

1) FASTEN ALL END STUDS TOGETHER W/ (2) ROWS OF 10d @ 8" O.C. STAGGERED
2) 2x6 WALLS MAY BE 3-PLY STUD PACKS ILO 4-PLY FOR 2x4 WALLS, EXCEPT AT CORNERS.
3) WHEN HTT5 IS INSTALLED AT CRIPPLE STUDS UNDER WINDOWS. FASTEN CRIPPLE TO 4-PLY STUD PACK W/ (2) ROWS OF ⅝" x 3" LONG SDS SCREWS @ 3" O.C. STAGGERED.
4) (1) HDG8 MAY BE USED ILO (2) HTT5. SEE TABLE 7, SHEET ST-1 FOR SPECS.

CMU/METAL CONNECTOR ENGINEERING

2025 V1.0
TM CMU

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APEX

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LONGBOAT

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006825

DRAWN: WLT

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-7

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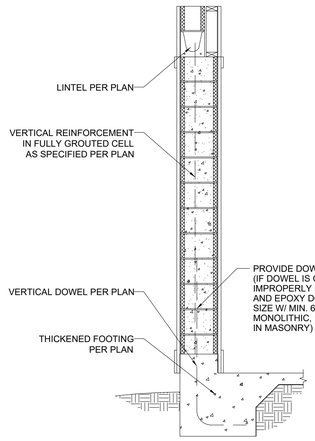
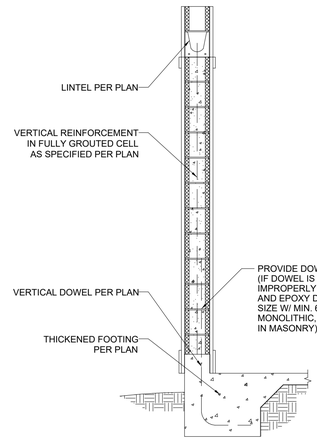
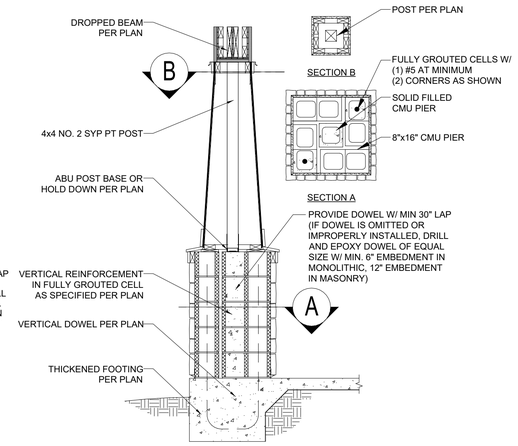


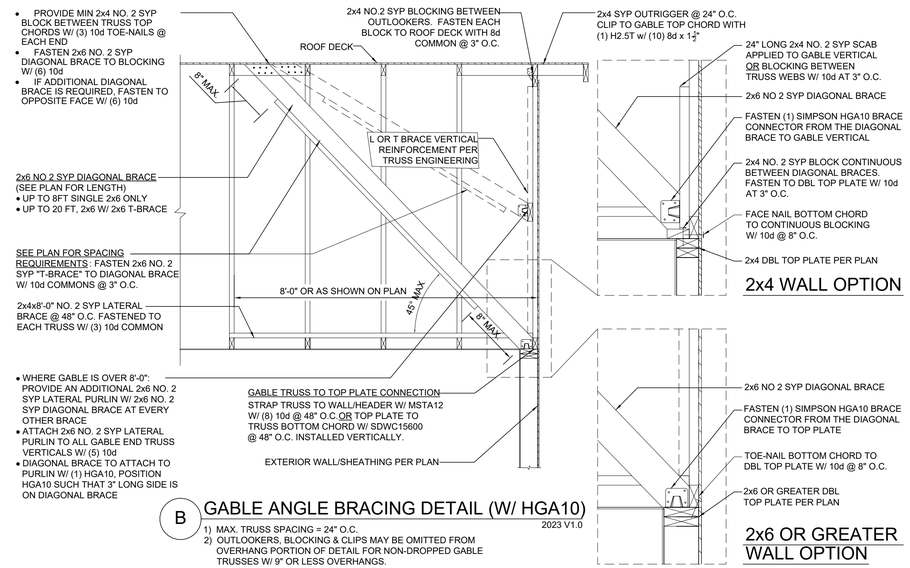
C4 12" SQUARE CMU COLUMN
REFER TO ARCHITECTURAL DETAILS FOR NON-STRUCTURAL ELEMENTS



C5 8" SQUARE CMU COLUMN
REFER TO ARCHITECTURAL DETAILS FOR NON-STRUCTURAL ELEMENTS



C6 TAPERED COLUMN CMU BASE
REFER TO ARCHITECTURAL DETAILS FOR NON-STRUCTURAL ELEMENTS



B GABLE ANGLE BRACING DETAIL (W/ HGA10)
2023 V1.0

1) MAX. TRUSS SPACING = 24" O.C.
2) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR NON-DROPPED GABLE TRUSSES W/ 9" OR LESS OVERHANGS.

CMU/METAL CONNECTOR ENGINEERING

2025 V1.0
1M CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

LONGBOAT

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006825
DRAWN: WLT
CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-8

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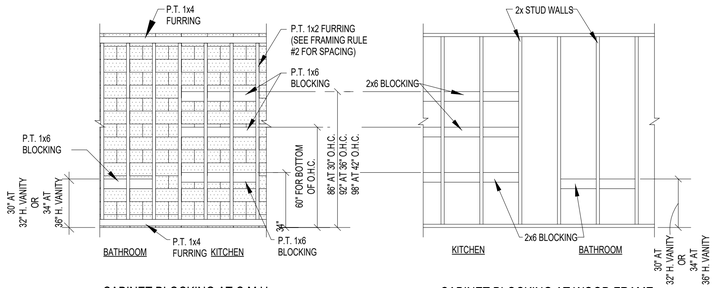
BLOCKING LOCATIONS FOR FRAMING AND C.M.U. WALLS



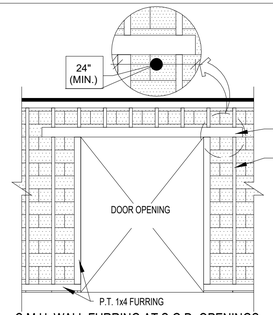
CABINET BLOCKING AT C.M.U.

SCALE N.T.S.

CABINET BLOCKING AT WOOD FRAME

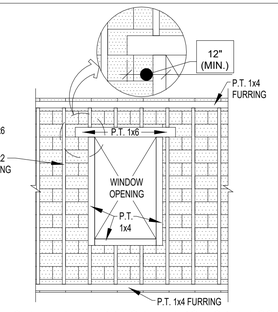
SCALE N.T.S.

P.T. FURRING ON C.M.U. WALLS AND OPENINGS



C.M.U. WALL FURRING AT S.G.D. OPENINGS

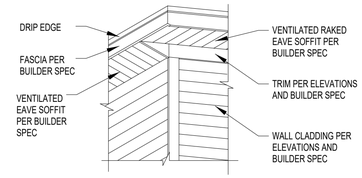
SCALE N.T.S.



C.M.U. WALL FURRING AT WINDOW OPENINGS

SCALE N.T.S.

EAVE FRAMING DETAIL



TYPCAL RAKE AND SOFFIT EAVE DETAIL

SCALE N.T.S.

GENERAL FURRING NOTES

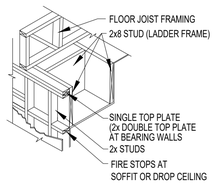
- FOR ALL STRUCTURAL INFORMATION PERTAINING TO PLANS REFER TO STRUCTURAL SHEETS.
- USE 2" "T" NAILS TO INSTALL FURRING STRIPS.
- NAIL P.T. 1x4 BOTTOM PLATE 3/4" OFF FLOOR.
- MINIMUM 1/2" SPACE BETWEEN NON-LOAD BEARING WALL TOP PLATE AND BOTTOM CHORD OF TRUSS.

FRAMING RULES

THESE "RULES" ARE TO BE READ AS CONSTRUCTION GUIDELINES FOR FRAMING CREWS. STRUCTURAL PAGES AND NOTES BY ARCHITECTS AND ENGINEERS SHALL CONTROL.

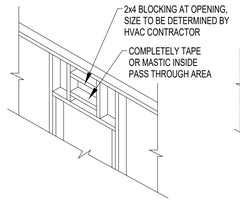
1. CMU FURRING STRIP (1x2 PT) WALLS - 24" OC. EXCEPT 16" OC AT:
   a. TILED (WET) WALLS
   b. CABINET WALLS
2. INTERIOR (NON-BEARING) WALLS - 1ST & 2ND FLOOR ARE SPF LUMBER. 24" OC. EXCEPT 16" OC AT:
   a. TILED (WET) WALLS
   b. CABINET WALLS
   c. LOW WALLS OVER STAIRS - 16" OC AND DOUBLE TOP PLATES
   d. SECOND FLOOR WALLS AT DOUBLE HEIGHT SPACES
3. SHEATHING - FLOOR, ROOF & WALL
   a. 1/8" GAPPING - "GRIP H CLIPS" - USED AT ALL ROOF & WALL & ROOF SHEATHING SEAMS.
6. ARCHES, DEADWOOD (DRYWALL BACKING), DROP CEILINGS, ETC. - 2x4 SPF
7. TUB DECKS - ¾" x 4' x 8' AC PINE PLY. SPF FRAMING MATERIAL. AIR BARRIER/SIX-SIDED ASSEMBLY WHERE REQUIRED.
8. ROOF & TRUSS
   a. SUB-FASCIA - 2x6 SPF LUMBER. (EXCEPTION: HOME -AT-LAST SERIES = 2x4 SPF)
   b. "CONTINUOUS BOTTOM CHORD BRACING" OR "RAT RUN" -2x4 SYP #2
   c. ALL OVERHANGS OVER 16", AND ALL LOAD BEARING ROOF FRAMING COMPONENTS (BRACING, VALLEY SET, DORMERS, ETC.) NEED TO BE SYP #2 PER DETAILS.
   d. SUPPLEMENTARY ROOF FRAMING (OVERHANGS, NON-BEARING KNEEWALLS, ETC.) 2x4 OR 2x6 SPF
   e. TEMPORARY TRUSS BRACING FOR (REMOVE AND RE-USE AS BLOCKING, DEADWOOD, ETC.) - 2X4 SPF. IF TEMP BRACING IS TO BE LEFT AS PERMANENT, THEN IT NEEDS TO BE SYP #2.
   f. TRUSS BRACING & ENGINEERING (CLR, T&H SCAB BRACING) - ALL2x4 SYP #2
12. FRAME DOWN PERIMETER TRAY CEILINGS (INTERIOR NON-STRUCTURAL) PERIMETER MEMBER SHALL BE SPF #2 WITH SIZE MATCHING DROP DOWN HEIGHT. ALL OTHER MEMBERS SHALL BE 2X4 SPF #2 WITH HORIZONTAL MEMBERS HAVING A MAX UNSUPPORTED SPAN OF 36". FOR LONGER SPANS, SEE DETAIL M/S3. THIS NOTE APPLIES WHERE SOME FIRST FLOOR CEILING TRAYS ARE DESIGNATED AS "DOWN FRAMED" ON THE FLOOR PLAN.

TYPICAL FRAMING DETAILS



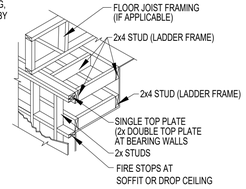
DOWN FRAMING AT TRAY CEILING W/ UPPER FLOOR ABOVE

N.T.S.



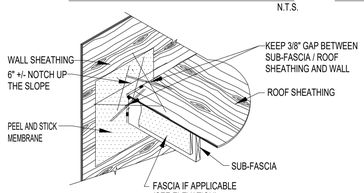
TRANSFER GRILL FRAMING ABOVE DOORS

N.T.S.



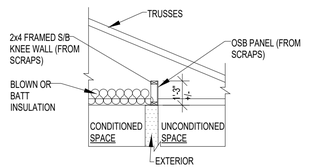
DOWN FRAMING AT SOFFITS AND CEILING AREAS

N.T.S.



SUB- FASCIA AND ROOF SHEATHING TERMINATION AT VERTICAL WALLS

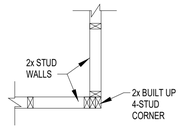
N.T.S.



INSULATION DAM AT CONDITIONED TO UNCONDITIONED SPACE

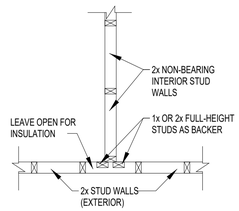
N.T.S.

TYPICAL FRAMING CORNERS



EXTERIOR CORNER

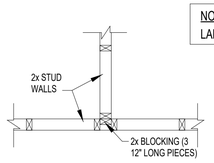
SCALE N.T.S.



INTERIOR NON-BEARING WALL "T" INTERSECT W/ EXTERIOR BEARING WALLS

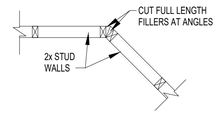
SCALE N.T.S.

NOTE:
LADDER BLOCKING NOT PERMITTED AT PARTITIONS.



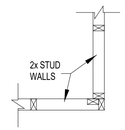
"T" WALL

SCALE N.T.S.



45° ANGLED WALLS

SCALE N.T.S.



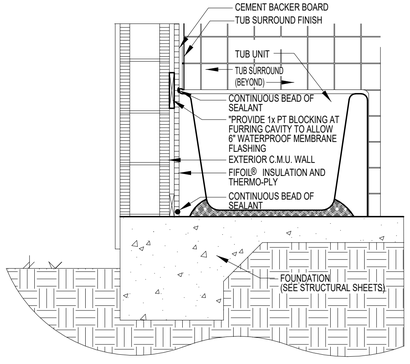
CORNER

SCALE N.T.S.

INTERIOR NON-BEARING WALL CONNECTIONS

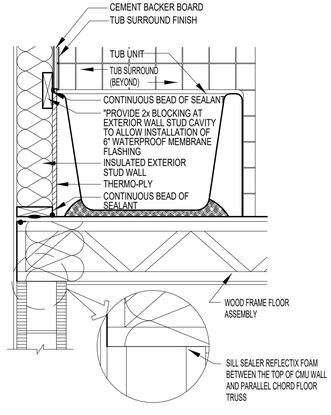
AIR-BARRIER / SIX-SIDED ASSEMBLY AT TUB

SIX-SIDED SHOWER INSTALLATION SIMILAR



AIR-BARRIER ASSEMBLY AT C.M.U. WALL

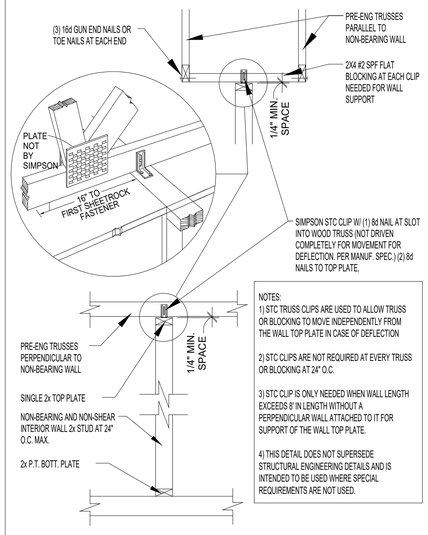
N.T.S.



ASSEMBLY AT WOOD FRAMED EXTERIOR WALL

N.T.S.

STC CLIP DETAIL



NOTES:
1) STC TRUSS CLIPS ARE USED TO ALLOW TRUSS OR BLOCKING TO MOVE INDEPENDENTLY FROM THE WALL TOP PLATE IN CASE OF DEFLECTION

2) STC CLIPS ARE NOT REQUIRED AT EVERY TRUSS OR BLOCKING AT 24" O.C.

3) STC CLIP IS ONLY NEEDED WHEN WALL LENGTH EXCEEDS 8' IN LENGTH WITHOUT A PERPENDICULAR WALL ATTACHED TO IT FOR SUPPORT OF THE WALL TOP PLATE.

4) THIS DETAIL DOES NOT SUPERSEDE STRUCTURAL ENGINEERING DETAILS AND IS INTENDED TO BE USED WHERE SPECIAL REQUIREMENTS ARE NOT USED.

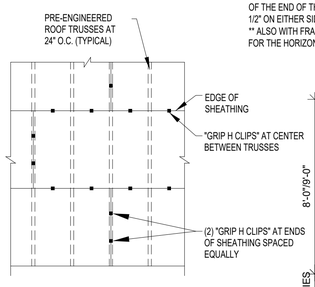
TYPICAL INTERIOR NON-BEARING WALL

N.T.S.

SHEATHING "GRIP H CLIP" LOCATIONS

GENERAL NOTES

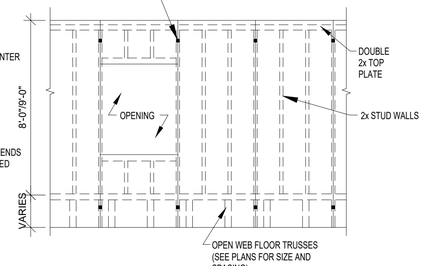
- FOR ALL STRUCTURAL INFORMATION PERTAINING TO SHEATHING PLACEMENT AND ATTACHMENT REFER TO STRUCTURAL SHEETS.
- INSTALL "TALLWALL" SHEETS "VERTICALLY" ORIENTED.



ROOF SHEATHING CLIP LOCATIONS

SCALE N.T.S.

SHEATHING SEAM:
FOR WALL SHEATHING, TO ASSURE THE NEEDED 1/8" SPACING AT PANELS ENDS & EDGES, USE "GRIP-H-CLIPS", INSTALL CLIP WITHIN THE TOP AND BOTTOM 1/4 OF THE SHEATHING, BUT NOT WITHIN 8" OF THE END OF THE SHEET, PROVIDED THAT THERE IS A NAIL, SIZE NOTED PER PLAN, INSTALLED WITHIN 1/2" ON EITHER SIDE OF THE CLIP TO KEEP THE SHEATHING AS TIGHT AS POSSIBLE TO THE STUD.
** ALSO WITH FRAMED GABLES ADD "GRIP-H-CLIPS" MAXIMUM 48" O.C. WITH SAME NAILING GUIDELINES FOR THE HORIZONTAL & VERTICAL SEAMS.



EXTERIOR WALL SHEATHING SEAM LOCATIONS

SCALE N.T.S.

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LONGBOAT

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006825

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

TM - 1

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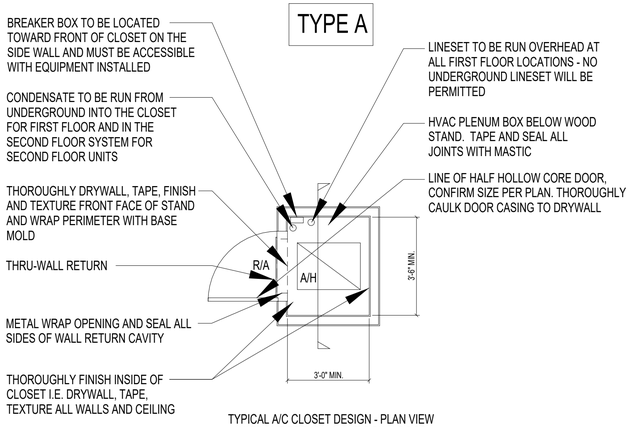
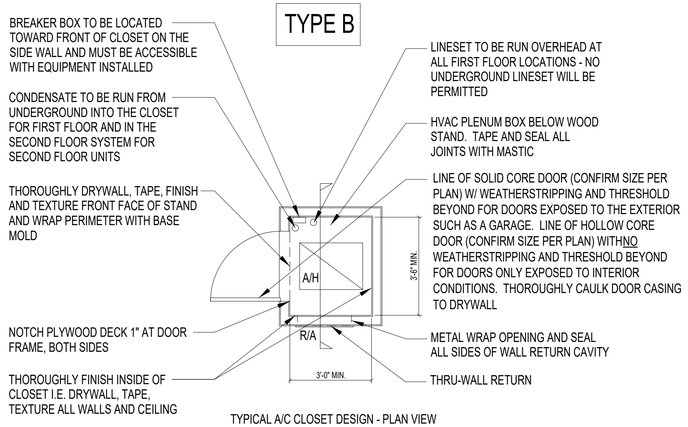
TYPE A



TYPICAL A/C CLOSET DESIGN - PLAN VIEW
W/ FRONT RETURN & CUT-DOWN DOOR

SCALE N.T.S.

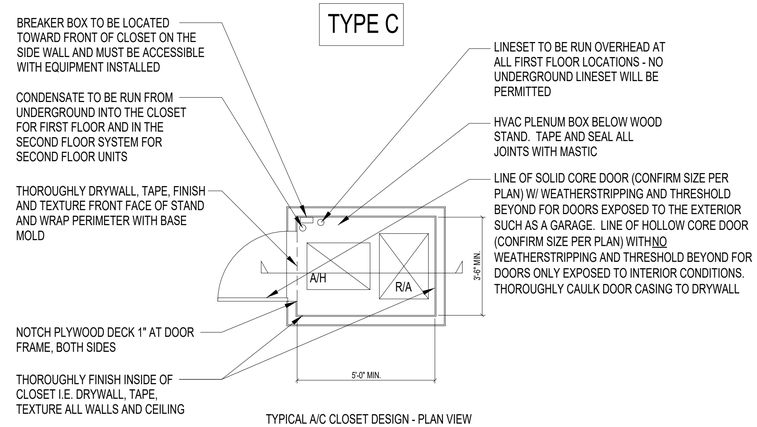
TYPE B



TYPICAL A/C CLOSET DESIGN - PLAN VIEW
W/ SIDE WALL RETURN

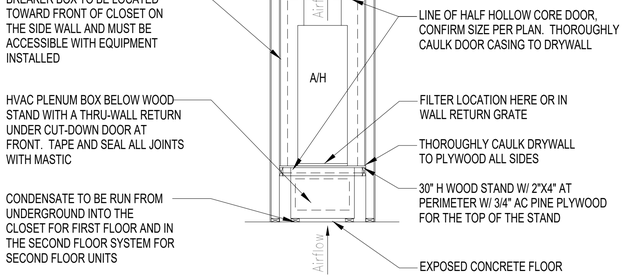
SCALE N.T.S.

TYPE C



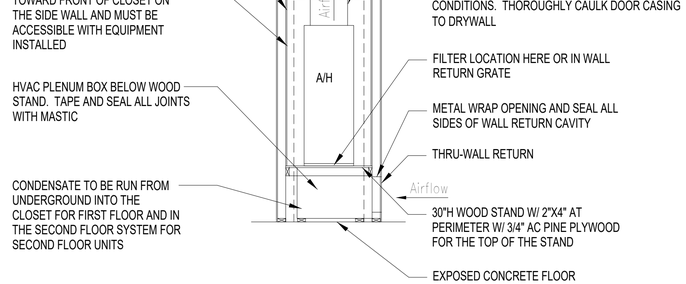
TYPICAL A/C CLOSET DESIGN - PLAN VIEW
W/ DIRECT RETURN TO ABOVE

SCALE N.T.S.



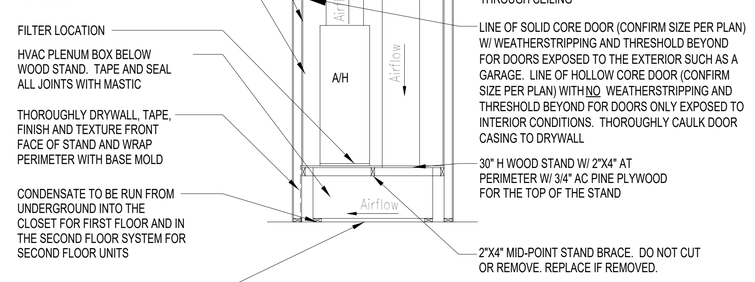
TYPICAL A/C CLOSET DESIGN
W/ FRONT RETURN & CUT-DOWN DOOR

SCALE N.T.S.



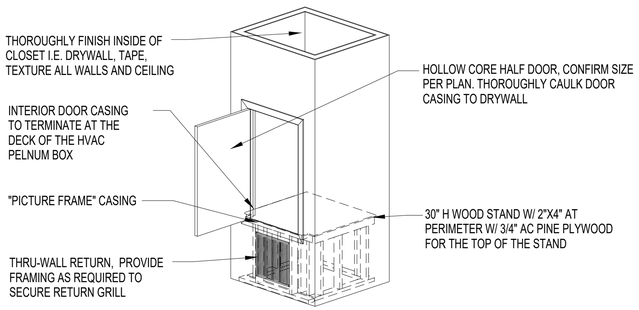
TYPICAL A/C CLOSET DESIGN
W/ SIDE WALL RETURN

SCALE N.T.S.



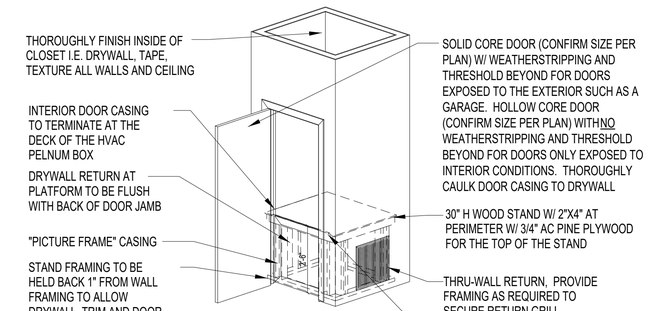
TYPICAL A/C CLOSET DESIGN
W/ DIRECT RETURN TO ABOVE

SCALE N.T.S.



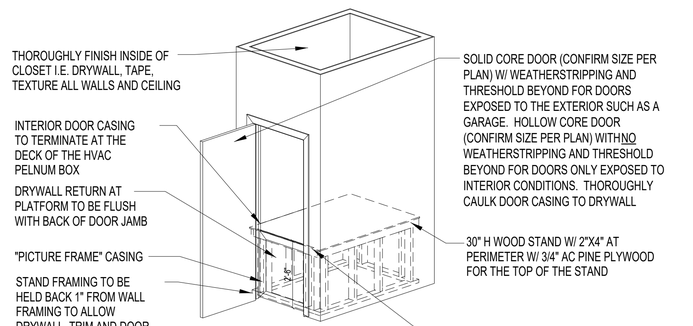
TYPICAL A/C CLOSET DESIGN - AXON VIEW
W/ FRONT RETURN & CUT-DOWN DOOR

SCALE N.T.S.



TYPICAL A/C CLOSET DESIGN - AXON VIEW
W/ SIDE WALL RETURN

SCALE N.T.S.



TYPICAL A/C CLOSET DESIGN - AXON VIEW
W/ DIRECT RETURN TO ABOVE

SCALE N.T.S.

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

LONGBOAT

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006825**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

TM - 2

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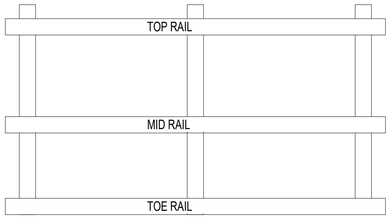
FRAME STAGE GUARD RAIL DETAILS

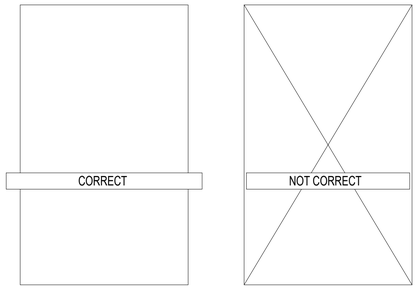
NOTES:
1. VERTICAL UPRIGHT POST CAN BE NO MORE THAN 8' APART O.C.
2. MID RAIL SET AT TOP EDGE 21" (±3")
3. TOP RAIL SET AT TOP EDGE 42" (±3")
4. TOE BOARD MUST BE MINIMUM OF 4" HIGH
5. HAND RAILS NO MORE THAN 37" NOR LESS THAN 30" AND MID RAIL REQUIRED OF WHEN NO WALL AT SIDES OF STARS (ALL RAILS MINIMUM 2x4 OR GREATER)



* DETAIL FOR MECHANICAL PLATFORMS, FRAMED FLOORS PRIOR TO EXTERIOR WALLS, AND FRONT PORCHES GREATER THAN 30" FROM GRADE

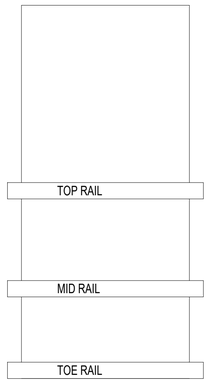
TYPICAL OPENING DETAILS

SCALE N.T.S.



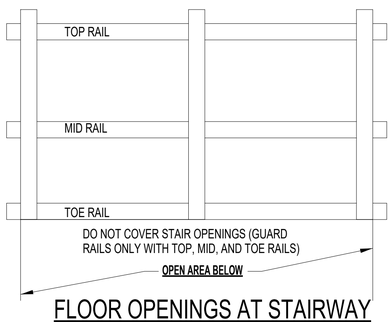
WINDOW OPENINGS

SCALE N.T.S.



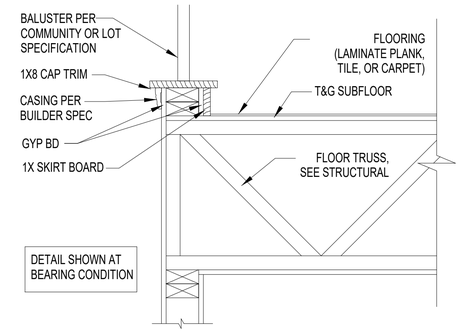
DOOR OPENINGS / ELEVATORS

SCALE N.T.S.



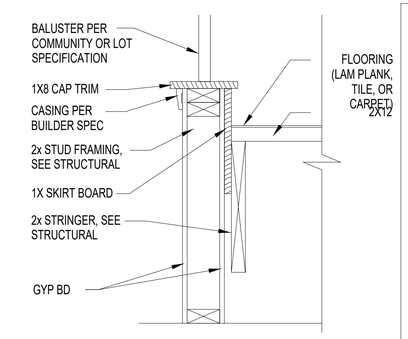
FLOOR OPENINGS AT STAIRWAY

SCALE N.T.S.



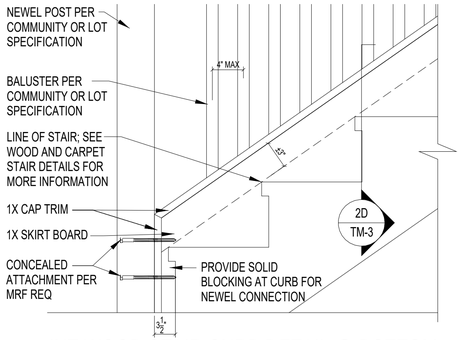
3D CURB DETAIL @ OPEN AREAS

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



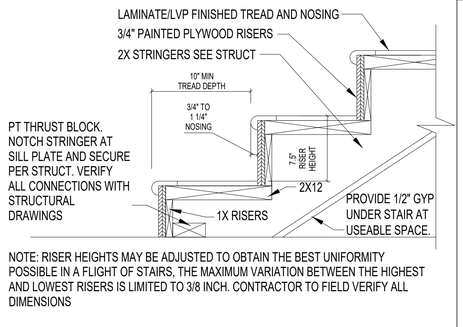
2D INT WOOD STAIR CURB DETAIL

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



3C INT WOOD STAIR CURB DETAIL @ BOTTOM

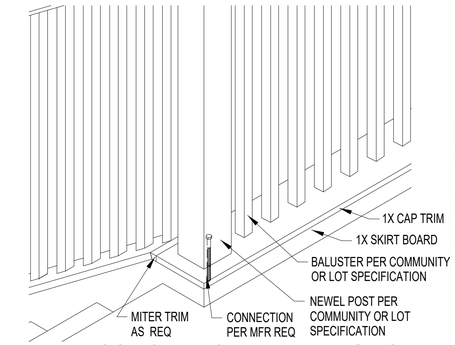
SCALE: 1 1/2" = 1'-0"



NOTE: RISER HEIGHTS MAY BE ADJUSTED TO OBTAIN THE BEST UNIFORMITY POSSIBLE IN A FLIGHT OF STAIRS, THE MAXIMUM VARIATION BETWEEN THE HIGHEST AND LOWEST RISERS IS LIMITED TO 3/8 INCH. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS

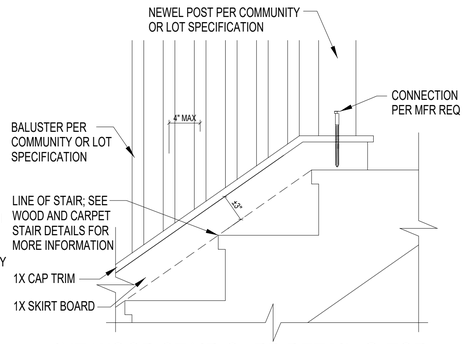
2C INT WOOD STAIR W LAMINATE / LVP @ SLAB

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



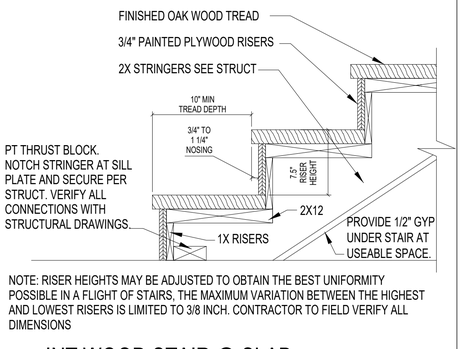
4B INT WOOD STAIR CURB DETAIL @ TOP

SCALE: NTS



3B INT WOOD STAIR CURB DETAIL @ TOP

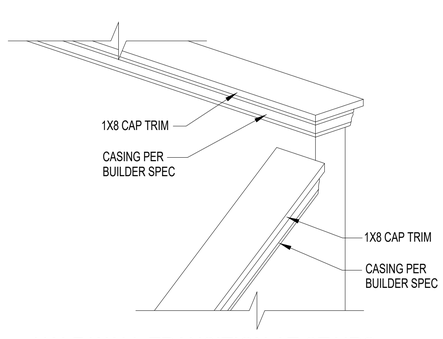
SCALE: 1 1/2" = 1'-0"



NOTE: RISER HEIGHTS MAY BE ADJUSTED TO OBTAIN THE BEST UNIFORMITY POSSIBLE IN A FLIGHT OF STAIRS, THE MAXIMUM VARIATION BETWEEN THE HIGHEST AND LOWEST RISERS IS LIMITED TO 3/8 INCH. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS

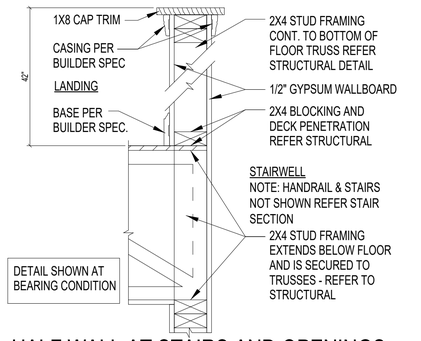
2B INT WOOD STAIR @ SLAB

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



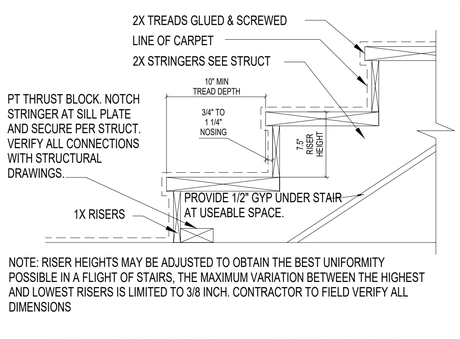
4A HALF WALL TRANSITION AT STAIRS

SCALE: NTS TOP OF WALL CONDITION



3A HALF WALL AT STAIRS AND OPENINGS

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



NOTE: RISER HEIGHTS MAY BE ADJUSTED TO OBTAIN THE BEST UNIFORMITY POSSIBLE IN A FLIGHT OF STAIRS, THE MAXIMUM VARIATION BETWEEN THE HIGHEST AND LOWEST RISERS IS LIMITED TO 3/8 INCH. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS

2A INT WOOD STAIR W CARPET @ SLAB

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

STAIRWAY NOTES

PER FBCR R301.5
STAIR RAILING AND STAIR GUARD RAILING SHALL BE CONSTRUCTED TO WITHSTAND A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED AT ANY POINT AND ANY DIRECTION ALONG THE TOP OF THE RAIL.

GUARD IN-FILL COMPONENTS (ALL THOSE EXCEPT THE HANDRAIL), BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 SQUARE FOOT. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENT.

PER FBCR R311
STAIRWAYS SHALL MEET THE REQUIREMENTS OF FBCR R311.7 INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
- RISER HEIGHT SHALL BE NOT MORE THAN 7.75 INCHES
- TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES
- HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT AT A HEIGHT OF NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES

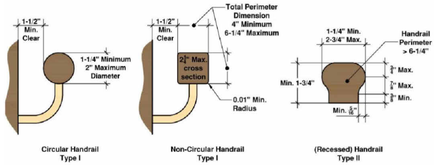
PER FBCR R312
ALL GUARDS SHALL BE MIN. 36" AFF AND SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.

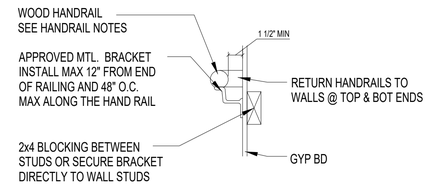
HANDRAIL NOTES

PER R311.7.8.3 GRIP-SIZE
REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.

1. TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4 INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4 INCHES AND NOT GREATER THAN 6 1/4 INCHES WITH A CROSS SECTION OF DIMENSION OF NOT MORE THAN 2 1/4 INCHES. EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH.

2. TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4 INCHES (160 MM) SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF NOT LESS THAN 5/16 INCH WITHIN 7/8 INCH BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR NOT LESS THAN 3/8 INCH TO A LEVEL THAT IS NOT LESS THAN 1 3/4 INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE NOT LESS THAN 1 1/4 INCHES AND NOT MORE THAN 2 3/4 INCHES. EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH.





1A HANDRAIL DETAIL

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

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904.821.5200

taylor morrison

LONGBOAT

BASE PLAN
40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006825
DRAWN: MJR
CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

TM - 3

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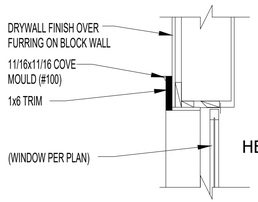
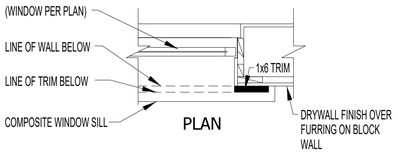
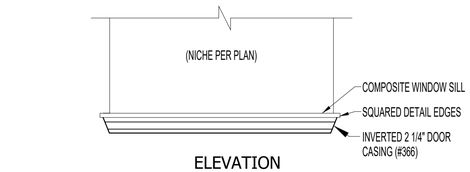




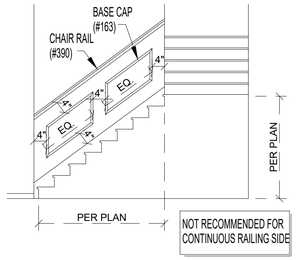
WINDOW STOOL W/ TRIM AND BEAD BD.

PLAN SPECIFIC PER PLAN SCALE: 1" = 1'-0"



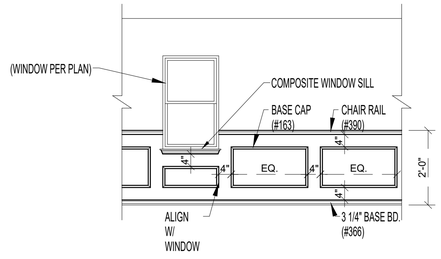
NICHE STOOL DETAIL

PLAN SPECIFIC PER PLAN SCALE: 1" = 1'-0"



WAINSCOT DETAILS AT STAIRS

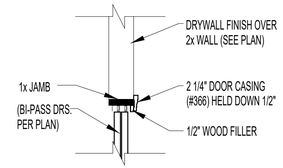
PLAN SPECIFIC PER PLAN SCALE: 1/4" = 1'-0"

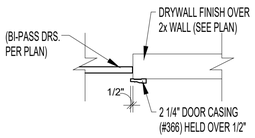


WAINSCOT DETAILS

PLAN SPECIFIC PER PLAN SCALE: 1/4" = 1'-0"

* * * * * *
FLOORING / BASE BOARD NOTE:
WHEN TILE FLOOR IS SELECTED ONLY BASE BOARD IS INSTALLED.
WHEN WOOD FLOOR IS SELECTED BASE BOARD AND SHOE MOULD ARE INSTALLED.
* * * * * *





TYP. BI-PASS DRS. CASING DETAIL

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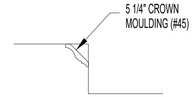
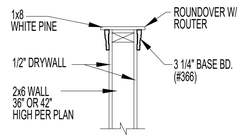


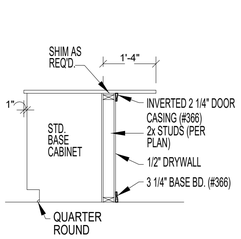
5 1/4" CROWN

SCALE: 1" = 1'-0"



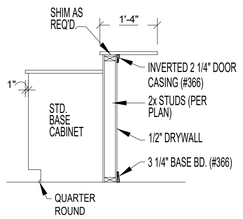
2x4 STAIR KNEE WALL CAP DETAIL

PLAN SPECIFIC PER PLAN SCALE: 1" = 1'-0"



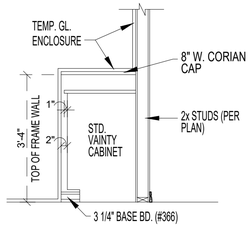
CALI. TOP

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



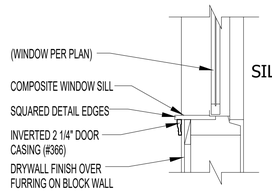
HIGH BAR TOP

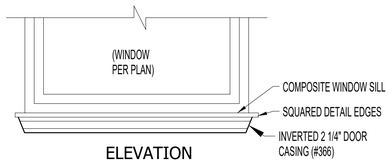
SCALE: 1/2" = 1'-0"

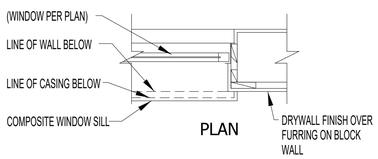


VANITY LOW WALL

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

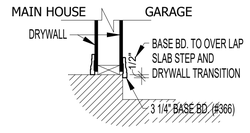






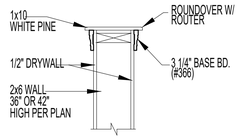
TYP. WINDOW STOOL DETAIL

SCALE: 1" = 1'-0"



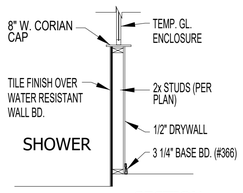
TYP. BASE BD. AT GARAGE / MAIN HOUSE

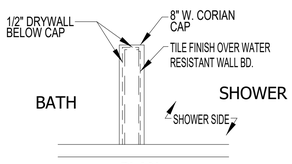
SCALE: 1" = 1'-0"



2x6 STAIR KNEE WALL CAP DETAIL

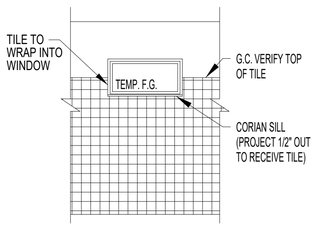
PLAN SPECIFIC PER PLAN SCALE: 1" = 1'-0"





SHOWER LOW WALL

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



SHOWER WINDOW

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

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

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LONGBOAT

BASE PLAN
40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006825
DRAWN: MJR
CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

TM - 4

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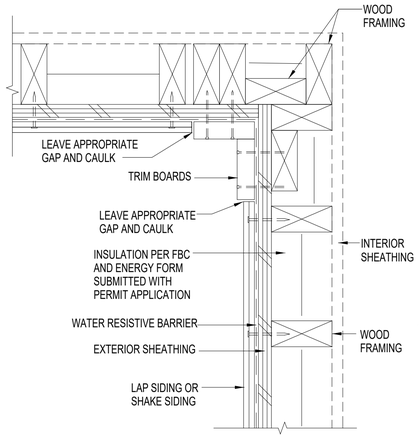
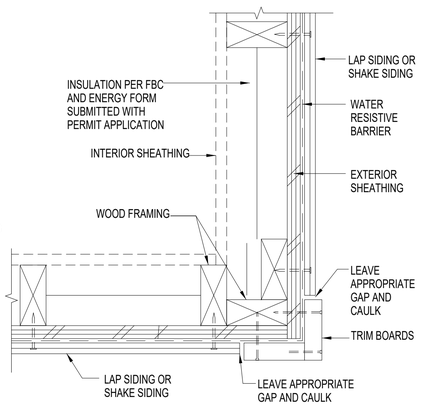


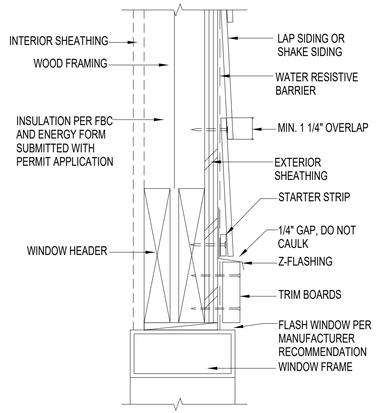
A INSIDE CORNER

SCALE: 3"=1'-0"



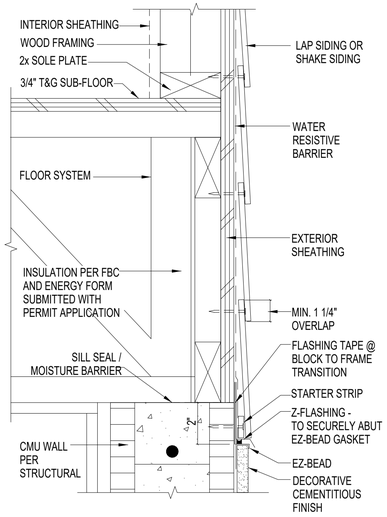
B OUTSIDE CORNER

SCALE: 3"=1'-0"



C WINDOW/DOOR HEAD

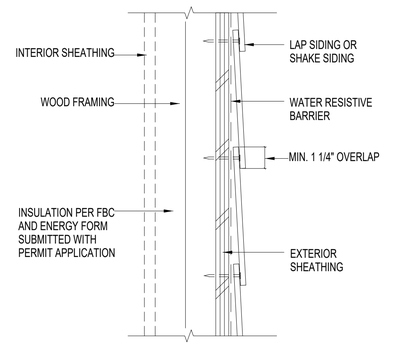
SCALE: 3"=1'-0"



MID-WALL DETAIL - SIDING / CEMENTITIOUS FINISH

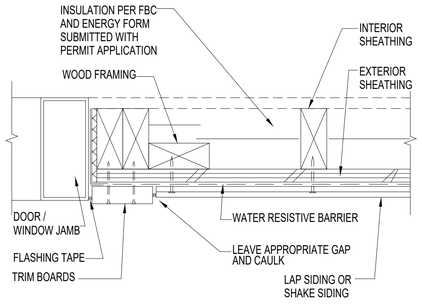
J

SCALE: 3"=1'-0"



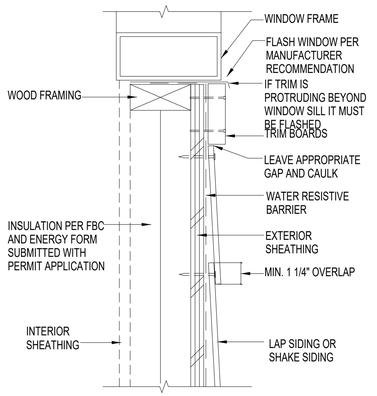
D HORIZONTAL LAP VIEW

SCALE: 3"=1'-0"



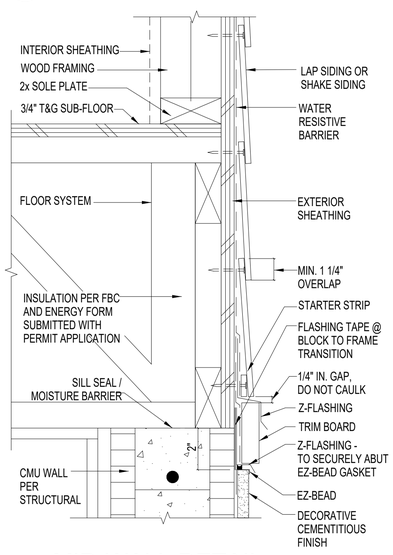
E DOOR / WINDOW JAMB

SCALE: 3"=1'-0"



F WINDOW SILL

SCALE: 3"=1'-0"



MID-WALL DETAIL - SIDING WITH TRIM BOARD / CEMENTITIOUS FINISH

K

SCALE: 3"=1'-0"

G FIXTURE PENETRATION

SCALE: 3"=1'-0"

HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.

H

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

I GRADE CLEARANCE

SCALE: 3"=1'-0"

L DETAIL AT BAND BOARD

SCALE: 3"=1'-0"

FLASHING REQUIREMENTS

R703.1 General. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.4.

R703.1.1 Water resistance. The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior cladding as required by Section R703.2 and a means of draining to the exterior water that penetrates the exterior cladding.

R703.2 Water-resistive barrier. One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D226 for Type 1 felt or other approved water-resistive barrier shall be applied over studs or sheathing of all exterior walls No. 15 asphalt felt shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches. Where joints occur, felt shall be lapped not less than 6 inches. Other approved materials shall be installed in accordance with the water-resistive barrier manufacturer's installation instructions. The No.15 asphalt felt or other approved water-resistive barrier material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1.

R703.7.3 Water-resistive barriers Water-resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall include a water-resistive vapor-permeable barrier with a performance at least equivalent to two layers of Grade D paper. The individual layers shall be installed independently such that each layer provides a separate continuous plane and any flashing (installed in accordance with Section R703.4) intended to drain to the water-resistive barrier is directed between the layers.

Exception: Where the water-resistive barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60-minute Grade D paper and is separated from the stucco by an intervening, substantially nonwater-absorbing layer or designed drainage space.

R703.4 Flashing. Approved metal flashing, vinyl flashing, self-adhered membranes and mechanically attached flexible flashing shall be applied shingle-fashion or in accordance with the manufacturer's instructions. Metal flashing shall be corrosion resistant. Fluid-applied membranes used as flashing shall be applied in accordance with the manufacturer's instructions. All flashing shall be applied in a manner to prevent the entry of water into the wall cavity or penetration of water to the building structural framing components.

Self-adhered membranes used as flashing shall comply with AAMA 711. All exterior fenestration products shall be sealed at the juncture with the building wall with a sealant complying with AAMA 800 or ASTM C920 Class 25 Grade NS or greater for proper joint expansion and contraction, ASTMC1281, AAMA 812, or other approved standard as appropriate for the type of sealant. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of the exterior wall finish. Approved flashings shall be installed at the following locations:

1.Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier complying with Section 703.2 for subsequent drainage. Mechanically attached flexible flashings shall comply with AAMA 712. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following:

1.1 The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing manufacturer's instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water resistive barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the head and sides.

1.2. In accordance with the flashing design or method of a registered design professional.

1.3. In accordance with other approved methods.

1.4. In accordance with FMA/AAMA 100, FMA/ AAMA 200, FMA/WDMA 250, FMA/AAMA/WDMA 300 or FMA/AAMA/WDMA 400.

2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.

3. Under and at the ends of masonry, wood or metal copings and sills.

4. Continuously above all projecting wood trim.

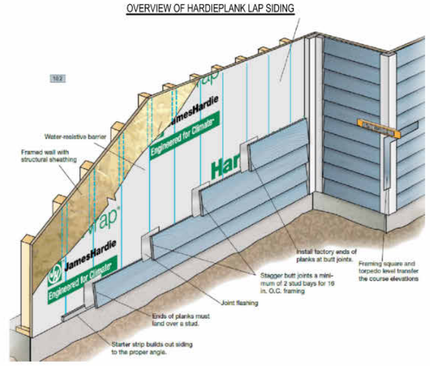
5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.

6. At wall and roof intersections.

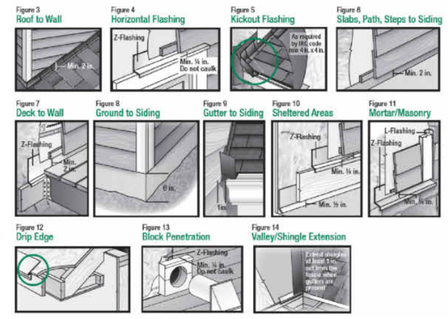
7. At built-in gutters.

THESE DETAILS ARE GENERIC AND MEANT TO SHOW GENERAL FLASHING AND WATERPROOFING METHODS TO BE USED.

OVERVIEW OF HARDIEPLANK LAP SIDING



CLEARANCE AND FLASHING REQUIREMENTS



APEX
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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

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taylor morrison

LONGBOAT

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006825

DRAWN: MJR

CHECKED: CM

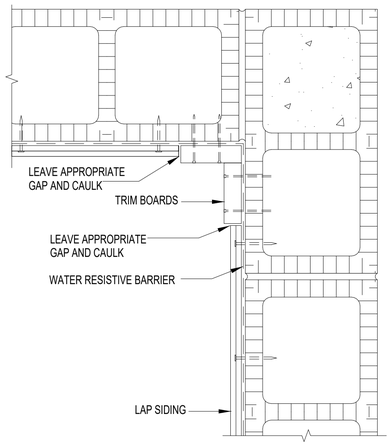
07-02-2025

REVISIONS:

No.	Description	Date

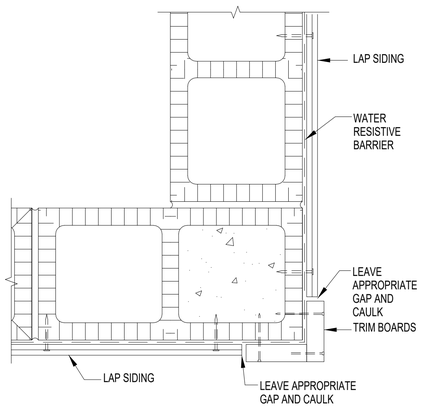
TM - 5

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



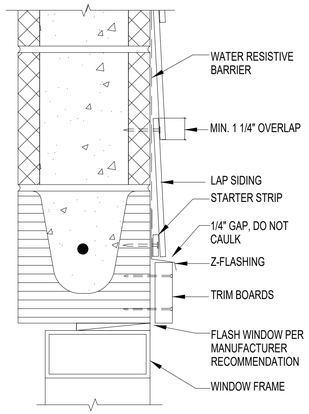
A INSIDE CORNER

SCALE: 3"=1'-0"



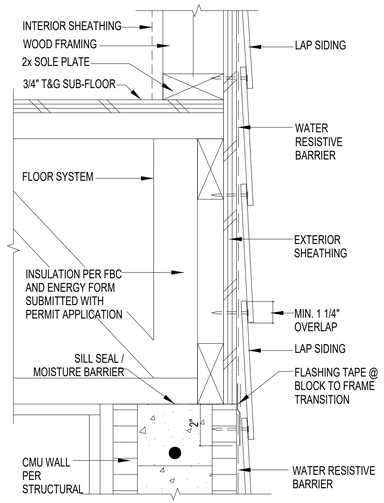
B OUTSIDE CORNER

SCALE: 3"=1'-0"



C WINDOW/DOOR HEAD

SCALE: 3"=1'-0"



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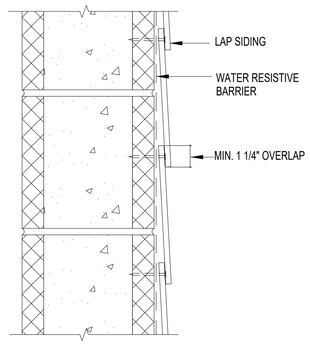
6. At wall and roof intersections.

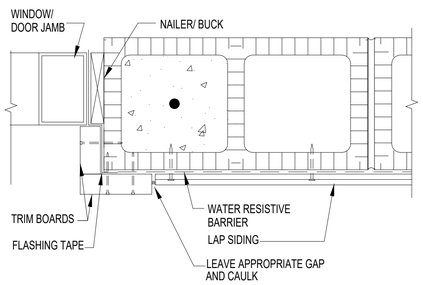
7. At built-in gutters.

THESE DETAILS ARE GENERIC AND MEANT TO SHOW GENERAL FLASHING AND WATERPROOFING METHODS TO BE USED.
NOTE: OPTIONAL WEATHER BARRIER: LIQUID APPLIED WATER RESISTANT COATING - INSTALL PER MANUF. INSTRUCTIONS - WRAP ALL OPENINGS IN MASONRY EXTERIOR WALL AT HEAD, JAMB AND SILL.



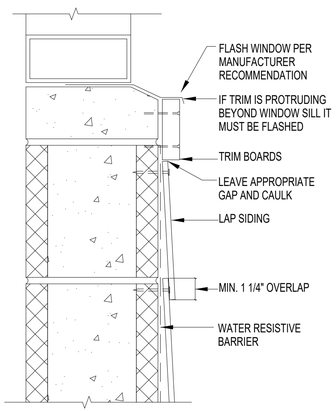
D HORIZONTAL LAP VIEW

SCALE: 3"=1'-0"



E DOOR / WINDOW JAMB

SCALE: 3"=1'-0"



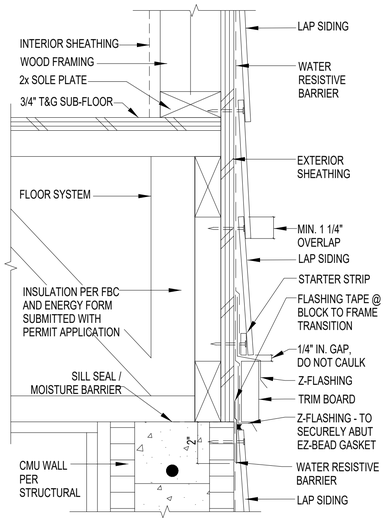
F WINDOW SILL

SCALE: 3"=1'-0"

MID-WALL DETAIL - SIDING / CEMENTITIOUS FINISH

J

SCALE: 3"=1'-0"



MID-WALL DETAIL - SIDING WITH TRIM BOARD / CEMENTITIOUS FINISH

K

SCALE: 3"=1'-0"

G FIXTURE PENETRATION

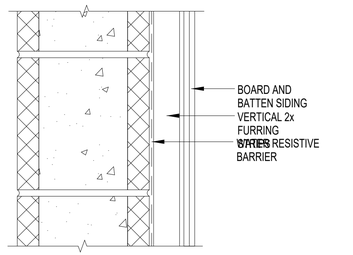
SCALE: 3"=1'-0"

H HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.

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

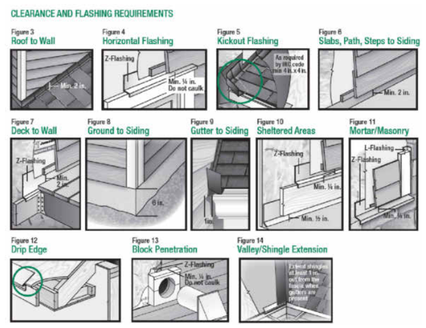
I GRADE CLEARANCE

SCALE: 3"=1'-0"



L BOARD & BATTEN OVER CMU

SCALE: 3"=1'-0"



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904.821.5200

taylor morrison

LONGBOAT

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006825

DRAWN: MJR

CHECKED: CM

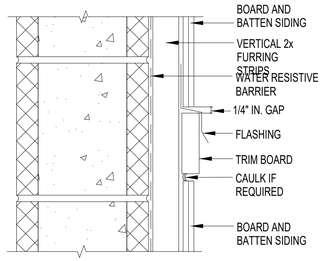
07-02-2025

REVISIONS:

No.	Description	Date

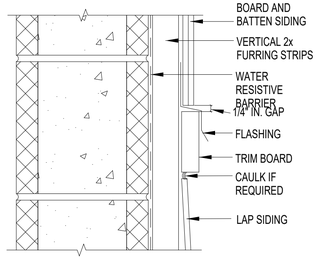
TM - 6

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



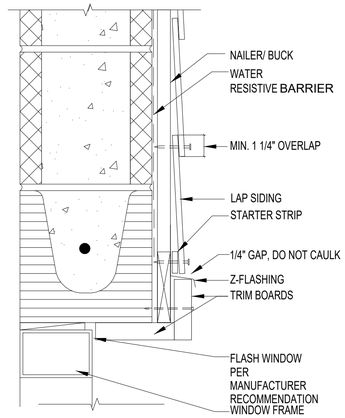
M HORIZ. BAND BETWEEN WALL & GABLE w/ B & B

SCALE: 3"=1'-0"



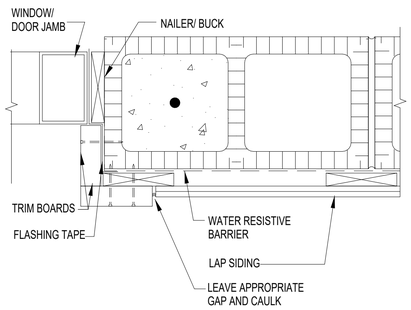
N BOARD & BATTEN TO LAP SIDING TRANSITION

SCALE: 3"=1'-0"



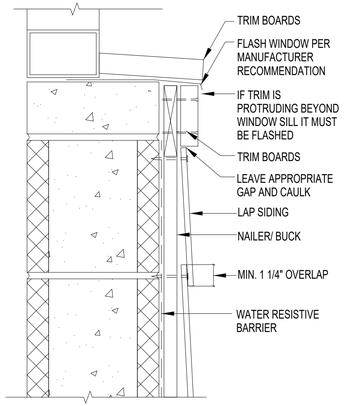
O WINDOW/DOOR HEAD

SCALE: 3"=1'-0"



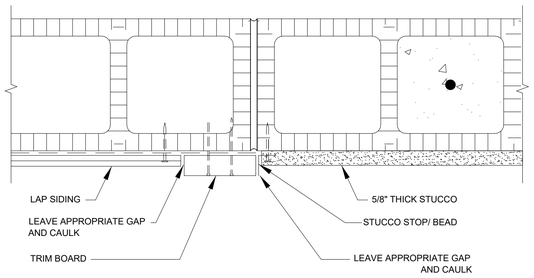
P DOOR / WINDOW JAMB

SCALE: 3"=1'-0"



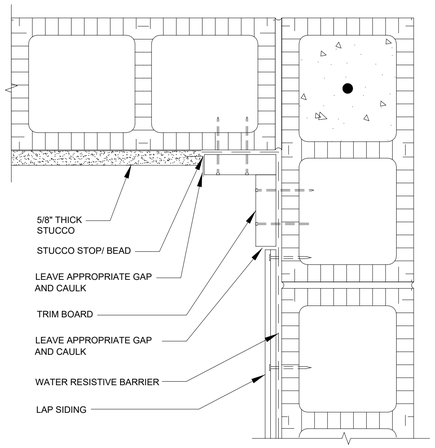
Q WINDOW SILL

SCALE: 3"=1'-0"



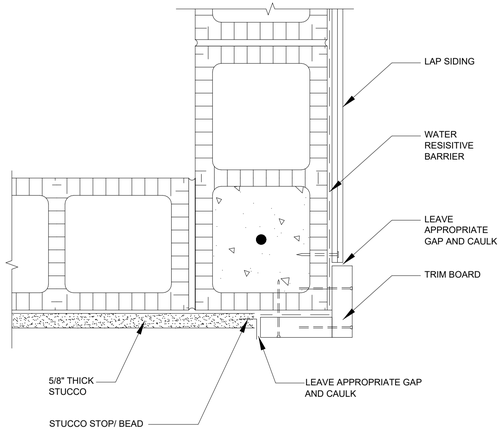
AA FLUSH CONDITION

SCALE: 3"=1'-0"



BB INSIDE CORNER

SCALE: 3"=1'-0"



CC OUTSIDE CORNER

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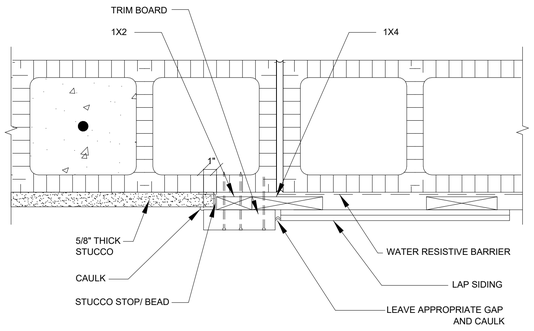
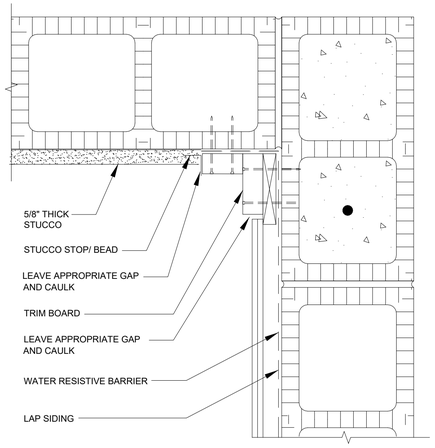


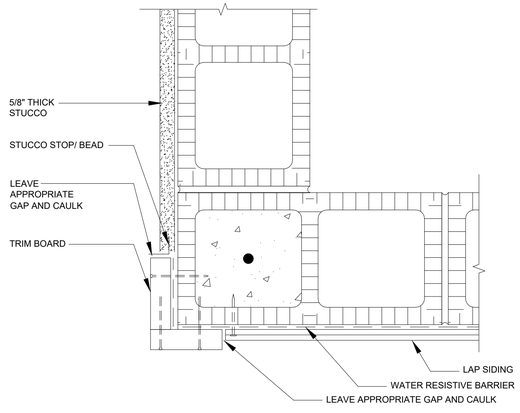
DD FLUSH CONDITION (B&B)

SCALE: 3"=1'-0"



EE INSIDE CORNER (B&B)

SCALE: 3"=1'-0"



CC OUTSIDE CORNER (B&B)

SCALE: 3"=1'-0"

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taylor morrison

LONGBOAT

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: 2024.006825

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

TM - 7

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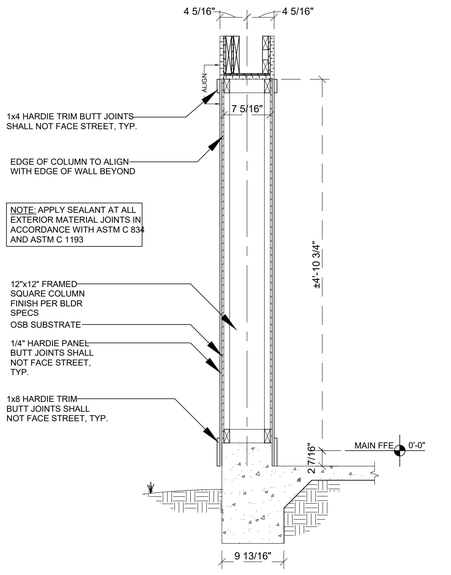

C1 12" FRAMED SQUARE COLUMN

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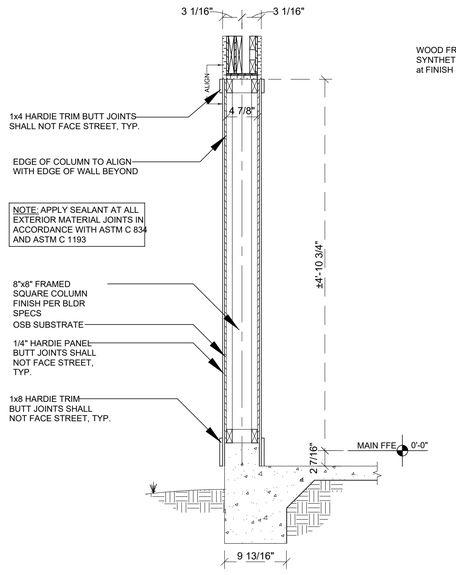
N.T.S.



C2 8" FRAMED SQUARE COLUMN

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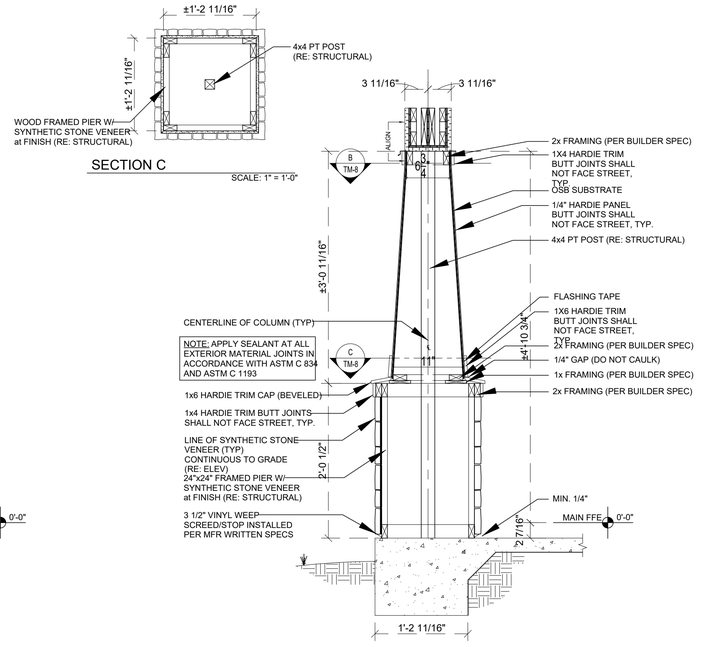
N.T.S.



C3 TAPERED COLUMN OVER FRAMED BASE

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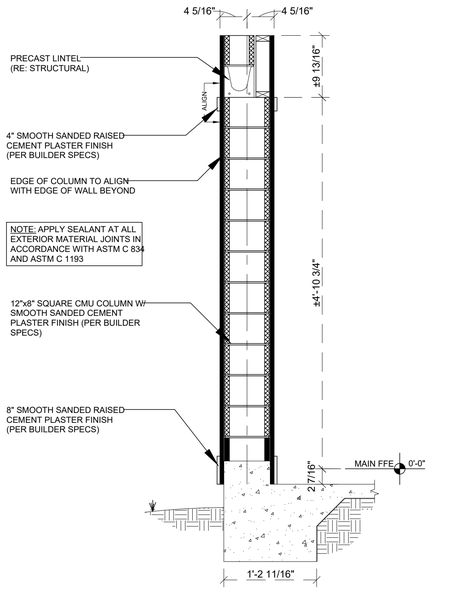
N.T.S.



C4 12" CMU SQUARE COLUMN

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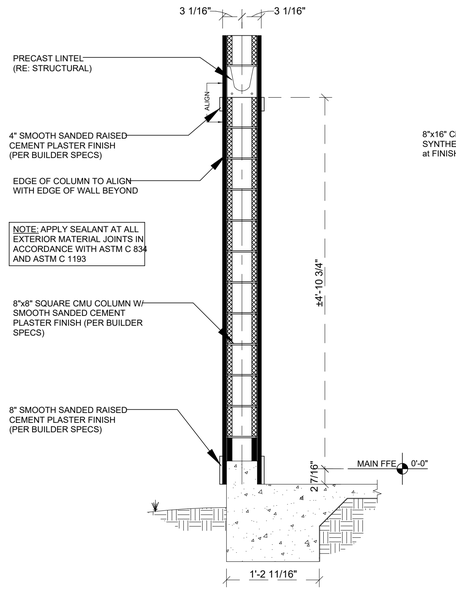

C5 8" CMU SQUARE COLUMN

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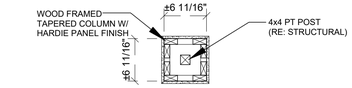
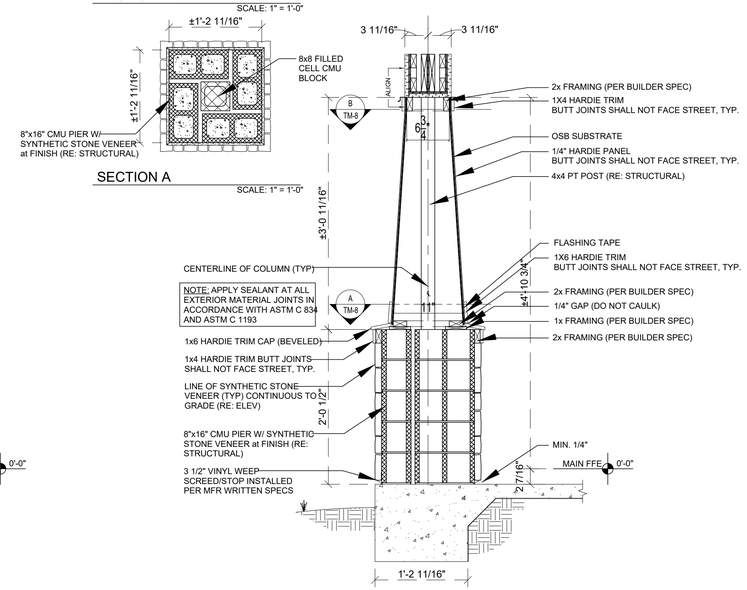
N.T.S.



SECTION B

SCALE: 1" = 1'-0"



SECTION A

SCALE: 1" = 1'-0"

C6 TAPERED COLUMN OVER MASONRY BASE

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N.T.S.

FLASHING REQUIREMENTS

R703.1 General. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.4.

R703.1.1 Water resistance. The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior cladding as required by Section R703.2 and a means of draining to the exterior water that penetrates the exterior cladding.

R703.2 Water-resistive barrier. One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D226 for Type 1 felt or other approved water-resistive barrier shall be applied over studs or sheathing of all exterior walls No. 15 asphalt felt shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches. Where joints occur, felt shall be lapped not less than 6 inches. Other approved materials shall be installed in accordance with the water-resistive barrier manufacturer's installation instructions. The No.15 asphalt felt or other approved water-resistive barrier material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1.

R703.7.3 Water-resistive barriers Water-resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall include a water-resistive vapor-permeable barrier with a performance at least equivalent to two layers of Grade D paper. The individual layers shall be installed independently such that each layer provides a separate continuous plane and any flashing (installed in accordance with Section R703.4) intended to drain to the water-resistive barrier is directed between the layers.

Exception: Where the water-resistive barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60-minute Grade D paper and is separated from the stucco by an intervening, substantially nonwater-absorbing layer or designed drainage space.

R703.4 Flashing. Approved metal flashing, vinyl flashing, self-adhered membranes and mechanically attached flexible flashing shall be applied shingle-fashion or in accordance with the manufacturer's instructions. Metal flashing shall be corrosion resistant. Fluid-applied membranes used as flashing shall be applied in accordance with the manufacturer's instructions. All flashing shall be applied in a manner to prevent the entry of water into the wall cavity or penetration of water to the building structural framing components.

Self-adhered membranes used as flashing shall comply with AAMA 711. All exterior fenestration products shall be sealed at the juncture with the building wall with a sealant complying with AAMA 800 or ASTM C920 Class 25 Grade NS or greater for proper joint expansion and contraction, ASTMC1281, AAMA 812, or other approved standard as appropriate for the type of sealant. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of the exterior wall finish. Approved flashings shall be installed at the following locations:

1.Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier complying with Section 703.2 for subsequent drainage. Mechanically attached flexible flashings shall comply with AAMA 712. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following:

1.1 The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing manufacturer's instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water resistive barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the head and sides.
1.2. In accordance with the flashing design or method of a registered design professional.
1.3. In accordance with other approved methods.
1.4. In accordance with FMA/AAMA 100, FMA/ AAMA 200, FMA/WDMA 250, FMA/AAMA/ WDMA 300 or FMA/AAMA/WDMA 400.

2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.

3. Under and at the ends of masonry, wood or metal copings and sills.

4. Continuously above all projecting wood trim.

5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.

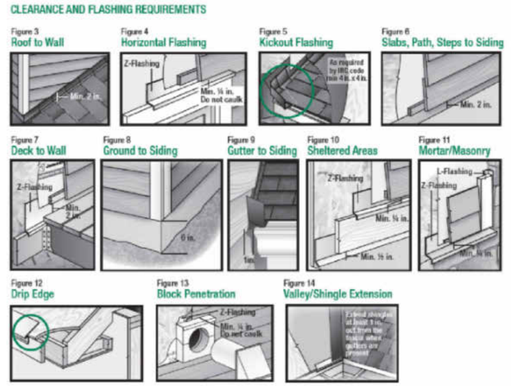
6. At wall and roof intersections.

7. At built-in gutters.

THESE DETAILS ARE GENERIC AND MEANT TO SHOW GENERAL FLASHING AND WATERPROOFING METHODS TO BE USED.

NOTE: OPTIONAL WEATHER BARRIER: LIQUID APPLIED WATER RESISTANT COATING - INSTALL PER MANUF. INSTRUCTIONS - WRAP ALL OPENINGS IN MASONRY EXTERIOR WALL AT HEAD, JAMB AND SILL

CLEARANCE AND FLASHING REQUIREMENTS



APEX

tds
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9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

taylor morrison

LONGBOAT

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO: **2024.006825**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

TM - 8

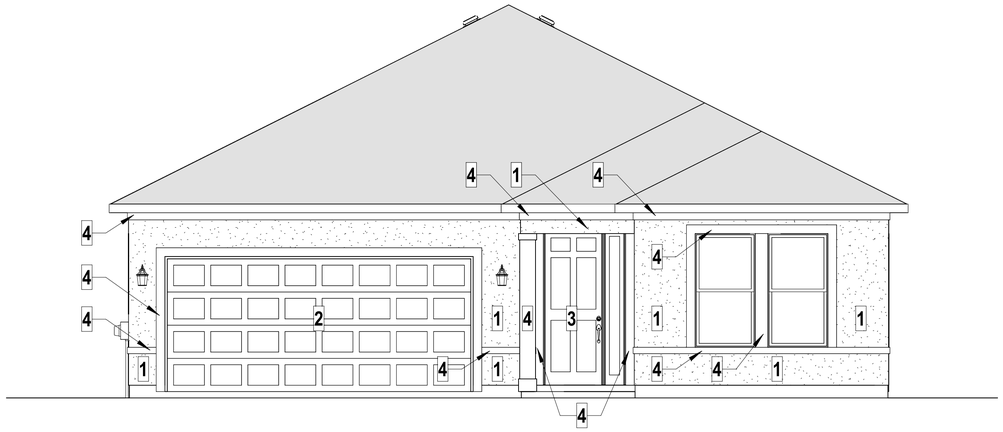
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

COLOR BLOCKING

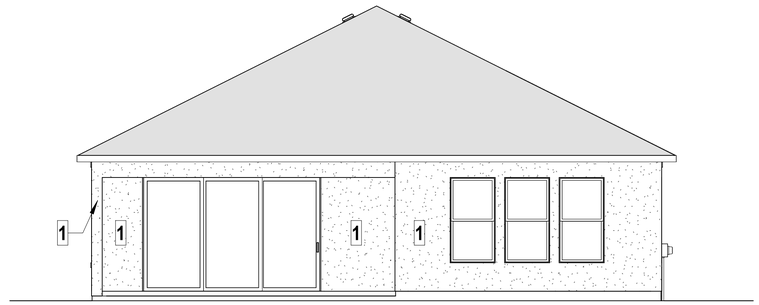
COLOR BLOCKING LEGEND	
1	BODY 1 (STUCCO)
2	BODY 2 (LAP SIDING)/ GARAGE
3	FRONT DOOR/ SHUTTERS
4	TRIM/ COLUMN/ TRELLIS/ BRACKETS

SHINGLE ROOF - COLOR: PER COLOR PALETTE

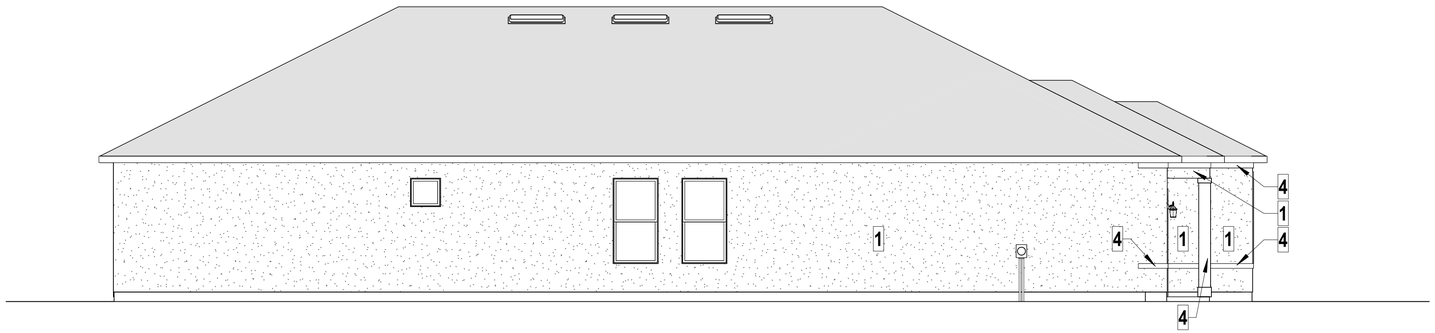
STONE - COLOR: PER COLOR PALETTE



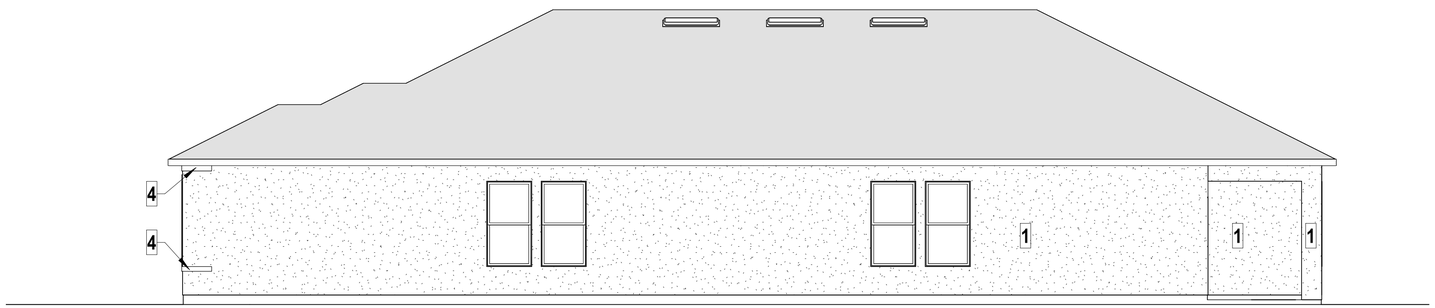
FRONT ELEVATION - TRADITIONAL A



REAR ELEVATION - TRADITIONAL A



LEFT ELEVATION - TRADITIONAL A



RIGHT ELEVATION - TRADITIONAL A

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taylor morrison

LONGBOAT

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

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CBTRA

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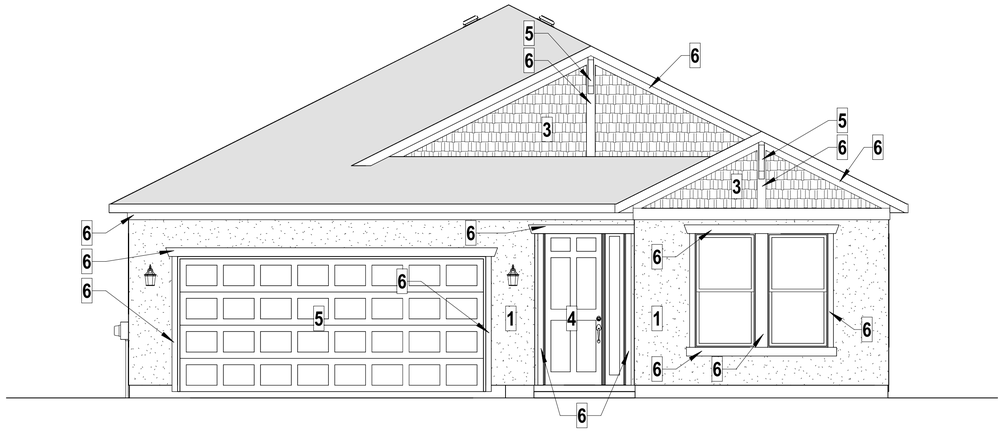
COLOR BLOCKING

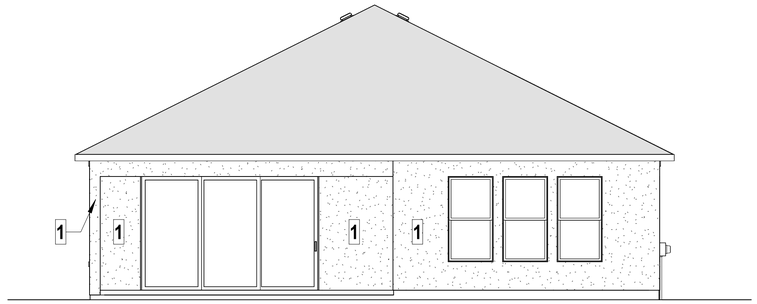
COLOR BLOCKING LEGEND	
1	BODY 1 (STUCCO)
2	BODY 2 (LAP SIDING)
3	BODY 3 (SHAKE)
4	FRONT DOOR/ SHUTTERS
5	GARAGE/ BRACKETS
6	TRIM/ COLUMN/ TRELLIS

SHINGLE ROOF - COLOR: PER COLOR PALETTE

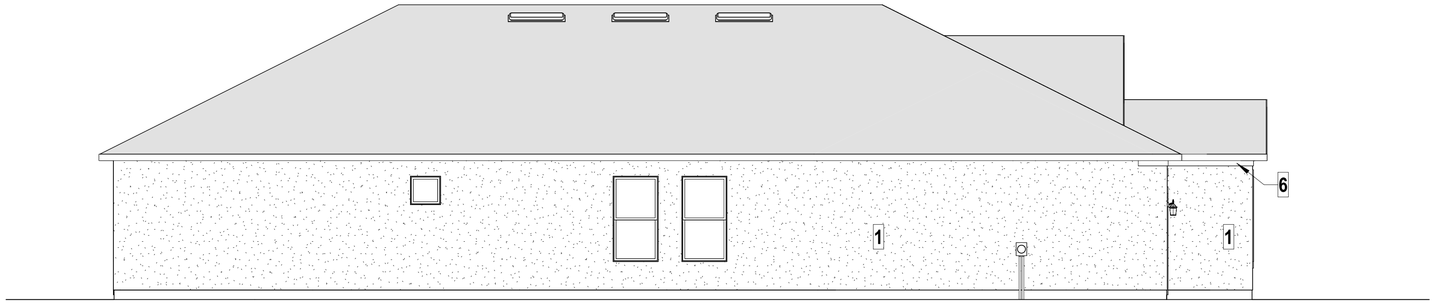
STONE - COLOR: PER COLOR PALETTE



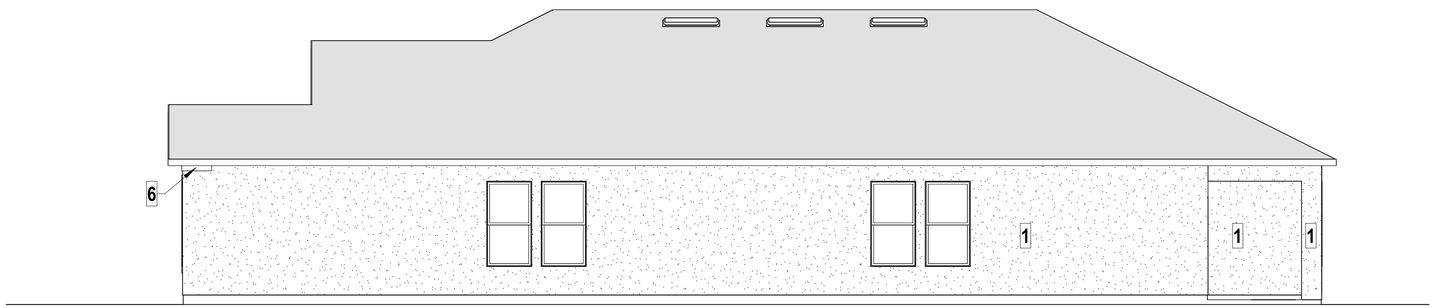
FRONT ELEVATION - CRAFTSMAN A



REAR ELEVATION - CRAFTSMAN A



LEFT ELEVATION - CRAFTSMAN A



RIGHT ELEVATION - CRAFTSMAN A

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LONGBOAT

BASE PLAN

40' REGIONAL PLANS - CMU

SUBDIVISON

PROJECT NO:
2024.006825

DRAWN:
MJR

CHECKED:
CM

07-02-2025

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CBCRA

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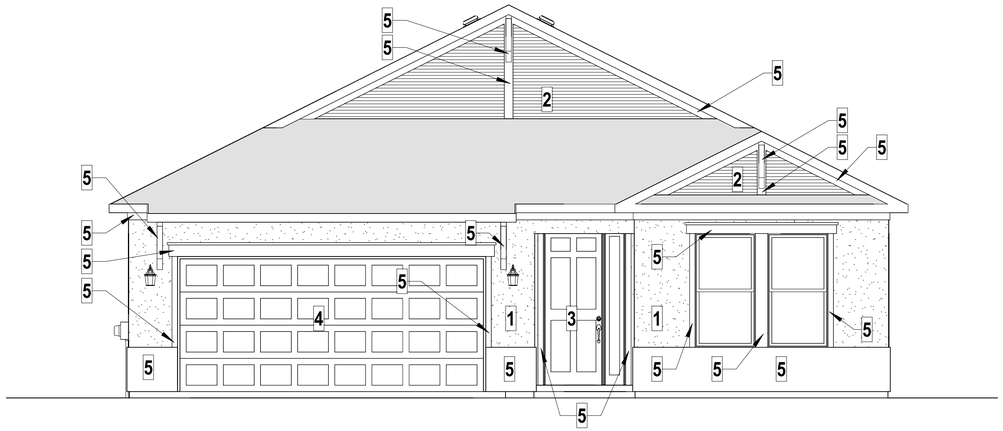
COLOR BLOCKING

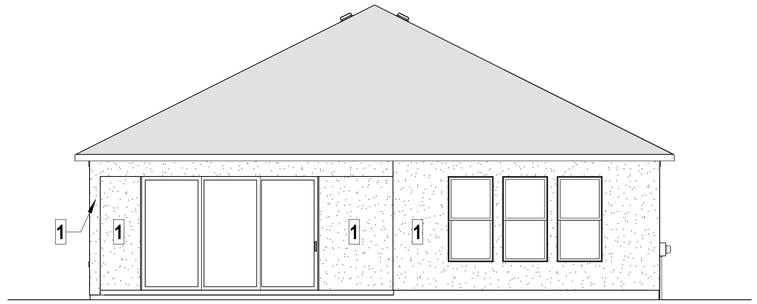
COLOR BLOCKING LEGEND	
1	BODY 1 (1ST AND 2ND FLOOR)
2	BODY 2 (ACCENTS)
3	FRONT DOOR/ SHUTTERS
4	GARAGE
5	TRIM/ COLUMN/ BRACKETS

SHINGLE ROOF - COLOR: PER COLOR PALETTE

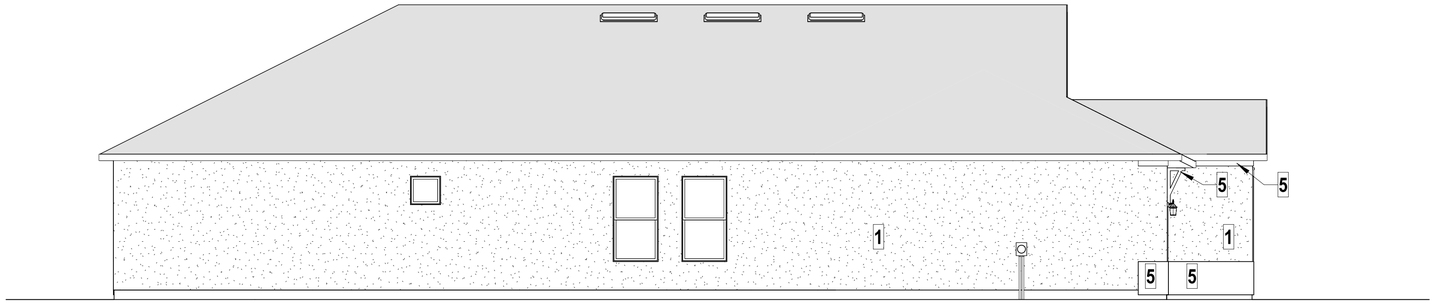
STONE - COLOR: PER COLOR PALETTE



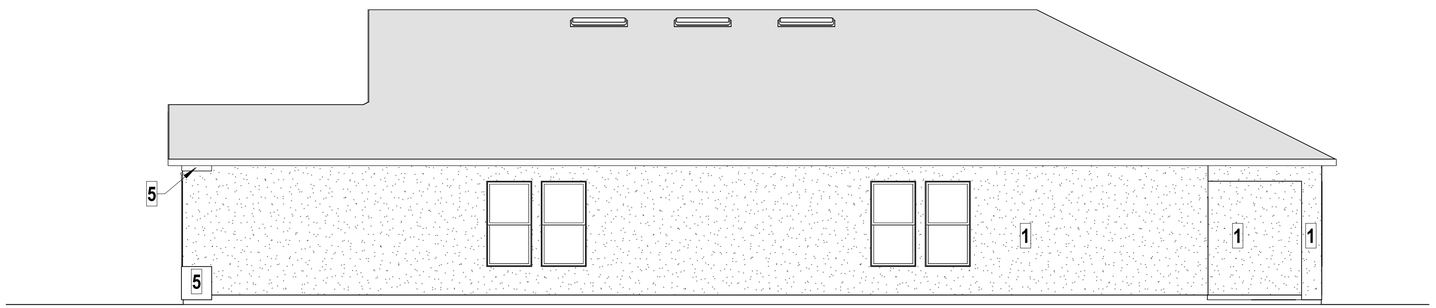
FRONT ELEVATION - COASTAL A



REAR ELEVATION - COASTAL A



LEFT ELEVATION - COASTAL A



RIGHT ELEVATION - COASTAL A

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MJR

CHECKED:
CM

07-02-2025

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CBCOA

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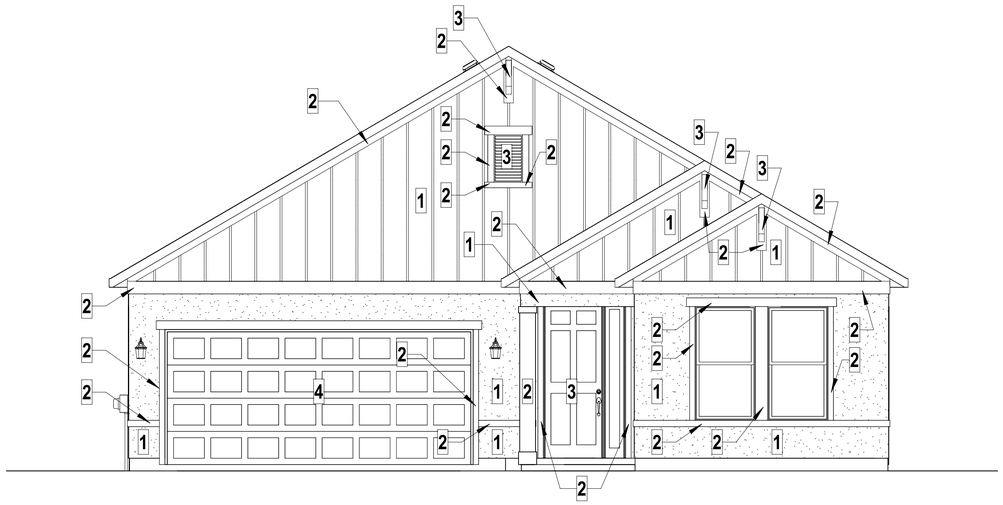
COLOR BLOCKING

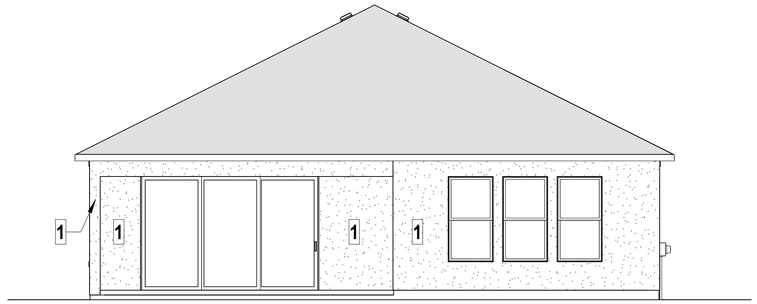
COLOR BLOCKING LEGEND	
1	BODY
2	TRIM/ COLUMN
3	FRONT DOOR/ SHUTTERS/ BRACKETS
4	GARAGE

SHINGLE ROOF - COLOR: PER COLOR PALETTE

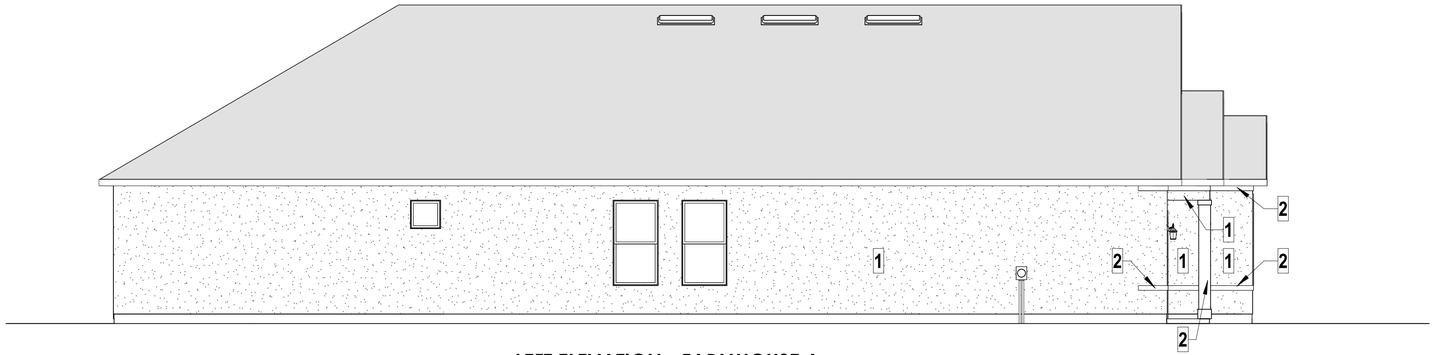
STONE - COLOR: PER COLOR PALETTE



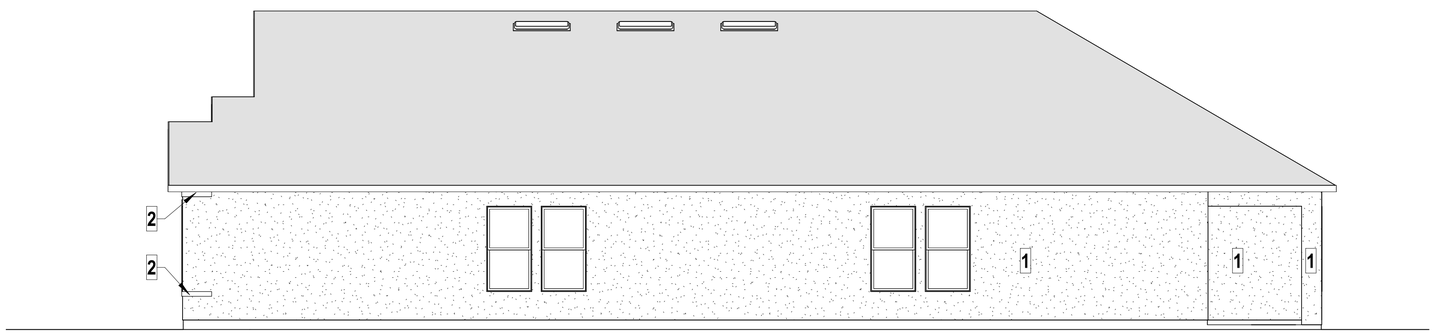
FRONT ELEVATION - FARMHOUSE A



REAR ELEVATION - FARMHOUSE A



LEFT ELEVATION - FARMHOUSE A



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LONGBOAT

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40' REGIONAL PLANS - CMU

SUBDIVISON

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TAYLOR MORRISON

MONTEREY, BASE PLAN
SUBDIVISON,
NON-PORCH ELEVATIONS (150C)

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A116	1st LEVEL FLOOR PLAN - FARMHOUSE A
A118	1st LEVEL FLOOR PLAN - PARTIALS
A119	1st LEVEL FLOOR PLAN - PARTIALS
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A122	2nd LEVEL FLOOR PLAN - CRAFTSMAN A
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A209	ELEVATIONS - PARTIALS
A210	ELEVATIONS - PARTIALS
A211	ELEVATIONS - PARTIALS
A400	WALL SECTIONS
A500	DETAILS
A501	DETAILS
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A503	DETAILS

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E109	1st LEVEL ELECTRICAL PLAN - PARTIALS
E110	1st LEVEL ELECTRICAL PLAN - PARTIALS
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ST-3.4 (150C)	1st LEVEL STRUCTURAL PLAN - COASTAL A - 150C
ST-3.6 (150C)	1st LEVEL STRUCTURAL PLAN - FARMHOUSE A - 150C
ST-3.8 (150C)	1st LEVEL STRUCTURAL PLAN - PARTIALS - 150C
ST-3A (150C)	1st LEVEL ROOF FRAMING PLAN - TRADITIONAL A - 150C
ST-3A.2 (150C)	1st LEVEL ROOF FRAMING PLAN - CRAFTSMAN A - 150C
ST-3A.4 (150C)	1st LEVEL ROOF FRAMING PLAN - COASTAL A - 150C
ST-3A.6 (150C)	1st LEVEL ROOF FRAMING PLAN - FARMHOUSE A - 150C
ST-3A.8 (150C)	1st LEVEL ROOF FRAMING PLAN - PARTIALS - 150C
ST-4 (150C)	2nd LEVEL STRUCTURAL PLAN - TRADITIONAL A & B - 150C
ST-4.1 (150C)	2nd LEVEL STRUCTURAL PLAN - CRAFTSMAN A & B - 150C
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ST-4.3 (150C)	2nd LEVEL STRUCTURAL PLAN - FARMHOUSE A & B - 150C
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ST-4A.1 (150C)	2nd LEVEL ROOF FRAMING PLAN - CRAFTSMAN A & B - 150C
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ST-6	SECTIONS AND DETAILS
ST-7	SECTIONS AND DETAILS
ST-8	SECTIONS AND DETAILS
ST-9	SECTIONS AND DETAILS

TAYLOR MORRISION

SHEET NO.	SHEET NAME
TM - 1	FRAMING STANDARDS
TM - 2	HVAC STANDARDS
TM - 3	STAIR STANDARDS AND TEMPORARY GUARDS
TM - 4	TRIM STANDARDS
TM - 5	SIDING STANDARDS OVER FRAME
TM - 6	SIDING STANDARDS OVER BLOCK
TM - 7	SIDING STANDARDS OVER BLOCK CONT.
TM - 8	COLUMN MENU

COLOR BLOCKING

SHEET NO.	SHEET NAME
CBTRA	TRADITIONAL A ELEVATION - COLOR BLOCKING
CBCRA	CRAFTSMAN A ELEVATION - COLOR BLOCKING
CBCOA	COASTAL A ELEVATION - COLOR BLOCKING
CBFHA	FARMHOUSE A ELEVATION - COLOR BLOCKING

BUILDING CODE SUMMARY

THE PROJECT SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES
FL BUILDING CODE - RESIDENTIAL: 2023 FL BUILDING CODE - FUEL GAS: 2023
FL BUILDING CODE - PLUMBING: 2023 NATIONAL ELECTRIC CODE: 2020
FL BUILDING CODE - MECHANICAL: 2023 FL FIRE PREVENTION CODE: 2023
FL BUILDING CODE - ENERGY CONSERVATION: 2023

OCCUPANCY CLASSIFICATION: RESIDENTIAL CONSTRUCTION TYPE: VB

WIND ZONE: SEE ST-1 SPRINKLED: NO

ZONING CODE:
PROPOSED STRUCTURE COMPLIES WITH THE REQUIREMENTS OF CHAPTER 656, ZONING CODE FOR RESIDENTIAL DISTRICTS, INCL MAX BLDG HGT OF 35'

AREAS TR, CR, CO, FH - A

1st Floor	1433 SF
2nd Floor	1478 SF
CONDITIONED AREA	2911 SF
Garage	439 SF
Porch	21 SF
Lanai	171 SF
UNCONDITIONED AREA	631 SF
TOTAL UNDER ROOF	3542 SF

*OPT 3-CAR GARAGE +666 SF

VOLUME - ALL A'S

1st Floor	13372 CF
2nd Floor	13439 CF
Grand total	26811 CF

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MONTEREY
BASE PLAN
40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.006826**
DRAWN: **MJR**
CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

0000 (150C)

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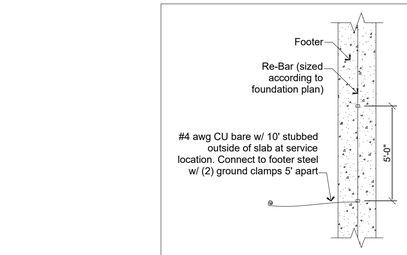
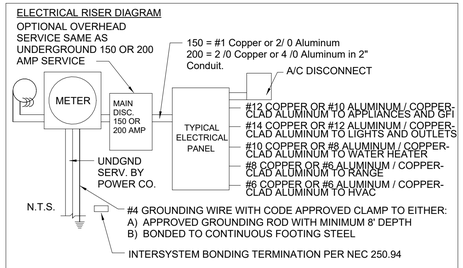


UFER GROUND DETAIL
N.T.S.

ELECTRICAL RISER DIAGRAM



NOTE:
ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY

GENERAL ELECTRICAL NOTES

ALL ELECTRICAL DESIGN AND WORK SHALL BE IN STRICT COMPLIANCE WITH THE 2020 NATIONAL ELECTRIC CODE

- CONTRACTOR RESPONSIBLE FOR ALL PANEL LOAD CALCULATIONS AND SHALL VERIFY IN ACCORDANCE WITH BUILDERS SPECIFICATIONS AND IN STRICT COMPLIANCE WITH NEC
- PER NEC SECTION 210.12(B) ALL 15A & 20A, 120V BRANCH CIRCUITS SUPPLYING OUTLETS REQUIRE AFCI PROTECTION
- CARBON MONOXIDE PROTECTION PER RESIDENTIAL CODE R315.1 TO BE INSTALLED WITHIN 10' OF EVERY SLEEPING ROOM
- ALL OUTLETS SHOULD BE AFCI PER NEC - U.N.O.
- ALL 125V SINGLE-PHASE 15A & 20A RECEPTACLES INSTALLED IN LOCATIONS SPECIFIED IN 210.8(A)(1) THROUGH (A)(10) SHALL HAVE GFCI PROTECTION FOR PERSONNEL IN ACCORDANCE WITH NEC 210.8(A)
- PER NEC SECTION 406.8(B)(I) 15A & 20A RECEPTACLES IN A WET LOCATION MUST BE WITHIN AN ENCLOSURE THAT IS WEATHERPROOF WHEN AN ATTACHMENT IS PLUGGED IN AN ALL NON-LOCKING RECEPTACLES SHALL BE LISTED AS WEATHER RESISTANT
- PER NEC SECTION 406.II IN DWELLING UNITS, ALL 15A & 20A, 15V RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT
- PER NEC SECTION 406.9(C) RECEPTACLES SHOULD NOT BE INSTALLED WITHIN A ZONE MEASURED 3FT HORIZONTALLY AND 8FT VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD.
- PER NEC SECTION 800.156 NO LESS THAN ONE COMMUNICATION OUTLET SHALL BE INSTALLED WITHIN EACH DWELLING UNIT
- PER NEC SECTION R314.3 AND R315.1 SMOKE DETECTORS TO BE INSTALLED INSIDE EACH SLEEPING AREA
- ALL SMOKE ALARMS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 217, PER RESIDENTIAL CODE 314.1. GC TO INSTALL; KIDDE MODEL # 14618A SMOKE ALARM, OR APPROVED EQUAL
- JUNCTION BOX AT WATER HEATER, RANGE AND/OR DRYER TO BE 220V IN NON GAS COMMUNITIES, AND 110V IN COMMUNITIES THAT HAVE GAS OPTIONS PROVIDE APPROPRIATE RECEPTACLE PER APPLIANCE
- ALL PERMANENTLY INSTALLED LUMINARIES, EXCLUDING THOSE IN KITCHEN APPLIANCES, SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS-PER-WATT OR SHALL UTILIZE LAMPS WITH AN EFFICACY OF NOT LESS THAN 65 LUMENS-PER-WATT PER R404.1.
- PER RESIDENTIAL CODE M1305.1 A LEVEL WORKING SPACE NOT LESS THAN 30" DEEP AND 30" WIDE SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE OF ANY APPLIANCE
- PER NEC SECTION R230.67 ALL SERVICES SUPPLYING DWELLING UNITS ARE REQUIRED TO BE PROVIDED WITH A TYPE 1 OR TYPE 2 SURGE-PROTECTIVE DEVICE.
- EACH DWELLING UNIT SHALL BE DESIGNED WITH PROVISION FOR FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT IN ACCORDANCE WITH RESIDENTIAL CODES RF103.1 AND RF103.3. CONTRACTOR RESPONSIBLE TO ADJUST PANEL/LOAD CALCULATIONS ACCORDINGLY.
- ALL 125V THROUGH 250V RECEPTACLES INSTALLED IN LOCATIONS SPECIFIED IN 210.8 (B)(1) THROUGH (B)(12) AND SUPPLIED BY SINGLE-PHASE BRANCH CIRCUITS RATED 150V OR LESS TO GROUND, 50A OR LESS, AND ALL RECEPTACLES SUPPLIED BY THREE-PHASE BRANCH CIRCUITS RATED 150V OR LESS TO GROUND, 100A OR LESS SHALL HAVE GFCI PROTECTION FOR PERSONNEL IN ACCORDANCE WITH NEC 210.8(B)
- FOR ONE AND TWO FAMILY DWELLING UNITS, ALL SERVICE CONDUCTORS SHALL TERMINATE IN DISCONNECTING MEANS HAVING A SHORT CIRCUIT CURRENT RATING EQUAL OR GREATER THAN THE AVAILABLE FAULT CURRENT, INSTALLED IN A READILY ACCESSIBLE OUTDOOR LOCATION IN ACCORDANCE WITH NEC 230.85

ABBREVIATIONS LEGEND

ABV	ABOVE
AC	AIR CONDITIONER
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLER UNIT
BLK	BLOCK
CABS	CABINETS
CLG	CEILING
CHR	CHAIR RAIL
COFF	COFFERED
COL	COLUMN
COND	CONDENSER
CRN	CROWN MOULDING
CVAC	CENTRAL VACUUM SYSTEM
DBL	DOUBLE
DIAG	DIAGONAL
DR	DOOR
DRY	DRYER
DW	DISHWASHER
EB	EYEBROW
FL	FLOOR LINE (MAT. CHANGE)
FLR	FLOOR
FP	FIREPLACE
FXD	FIXED
FXT	FIXTURE
GLS	GLASS
HB	HOSE BIB
KS	KNEE SPACE
LAV	LAVATORY
LT	LAUNDRY TUB
MRBL	MARBLE
MC	MEDICINE CABINET
MIR	MIRROR
MTL	METAL
OH	OVERHEAD
OPNG	OPENING
OPT	OPTIONAL
R & S	CLOTHES ROD and SHELF
REF	REFRIGERATOR
SD	SOAP DISH
SDLTS	SIDE LIGHTS
SGD	SLIDING GLASS DOOR
SH (2)	SHELVES (QUANTITY)
SHWR	SHOWER
TB	TOWEL BAR
TPH	TOILET PAPER HOLDER
T&S	TUB and SHOWER
TEMP	TEMPERED
TR	TRANSOM
VOL	VOLUME
WC	WATER CLOSET
WD	WOOD
WH	WATER HEATER
WNCT	WAINSCOT
WS	WATER SOFTENER
WASH	WASHER

*STAIR NOTES:
ACTUAL DIMENSIONS WILL VARY DEPENDING ON FIELD CONDITIONS, FLOOR COVERINGS, AND/OR VARIANCES IN CONSTRUCTION MATERIAL. ACTUAL CONSTRUCTION MUST COMPLY
W/ R311.7 OF THE RESIDENTIAL CODE.
MAXIMUM RISER HEIGHT: 7-3/4"
MINIMUM TREAD DEPTH: 10" (NOT INCLUDING NOSING)
MAXIMUM TREAD DEPTH: 12" (INCLUDING NOSING)
MAXIMUM RISER HEIGHT VARIATION: 3/8" (ENTIRE FLIGHT)
MINIMUM STAIR WIDTH: 36"
MINIMUM HEADROOM CLEARANCE: 6'-8" (ABOVE NOSING)

*HANDRAIL NOTES:
ACTUAL CONSTRUCTION MUST COMPLY W/ R311.7.8 OF THE RESIDENTIAL CODE.
HANDRAILS SHALL NOT BE LESS THAN 34" OR MORE THAN 38" IN HEIGHT ABOVE THE STAIR NOSING.
HANDRAILS SHALL BE CONTINUOUS PER FLIGHT OF STAIRS.
HANDRAILS SHALL BE 1 1/2" CLEAR OF ALL ADJACENT FINISH
MATERIALS AND ENDS SHALL RETURN TO WALL OR TERMINATE
IN NEWEL POSTS OR SAFE TERMINALS.
HANDRAILS SHALL BE 1 1/4"-2" IN CROSS SECTIONAL DIMENSION, OR APPROVED EQUIVALENT, AND EDGES SHALL HAVE A MIN. RADIUS OF 0.01".
HANDRAIL CONSTRUCTION SHALL BE ABLE TO RESIST A LOAD OF 200 LBS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP RAIL.

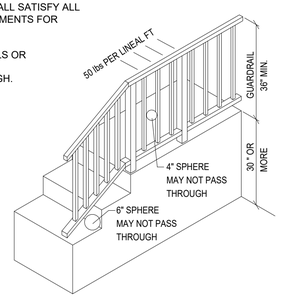
STAIR AND RAILING SUPPLIER INSTALLER SHALL SATISFY ALL BUILDING DEPARTMENT APPROVAL REQUIREMENTS FOR THE PRODUCTS THEY PROVIDE OR INSTALL.

OPEN RAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH.

THE GUARDRAIL CONSTRUCTION SHALL BE ABLE TO RESIST A LOAD OF 50 LBS PER LINEAL FOOT APPLIED HORIZONTALLY ALONG THE TOP RAIL. PER RESIDENTIAL CODE 1607.9.1 & ASCE 7 SECTION 4.5.1.

GUARDRAILS SHALL NOT BE LESS THAN 36" IN HEIGHT.

THE TRIANGULAR OPENINGS AT STAIR TREAD, RISER, & BOTTOM SHALL BE SUCH THAT A 6" DIAMETER SPHERE CANNOT PASS THROUGH.



TYP STAIR DETAIL
N.T.S.

ROOF NOTES

- INSTALL ROOF VENTING PER MFR WRITTEN INSTRUCTIONS PER RESIDENTIAL CODE R806
- ALL OVERHANG DIMENSIONS ARE TO EDGE OF RAFTER. REFERENCE WALL SECTIONS/DETAILS FOR ALL OVERHANGS NOT DIMENSIONED.
- ALL UNDERLAYMENT MUST BE INSTALLED IN COMPLIANCE WITH RESIDENTIAL CODE R905.1.1
- EACH 4' OFF RIDGE VENT REQUIRES (1) 46" x 3" CUT OUT IN ROOF SHEATHING PER MFR WRITTEN INSTRUCTIONS
- ROOF VENTING MUST MAINTAIN A MIN. DISTANCE OF 4'-0" FROM CENTERLINE OF SEPARATION WALL
- NO PENETRATIONS WITHIN 4'-0" OF RATED WALLS

ROOF VENT CALCULATION

FORMULA:

1 SQUARE INCH VENT FOR EVERY 300 SQUARE INCHES OF CEILING
*144 SQ. IN. = 1 SQ. FT.
BLDG. CEILING (SF) x 144 = BLDG (SQ. IN.)
BLDG. (SQ. IN.) / 300 = SQ. IN. OF VENT REQUIRED

PER NCSBC-R SECTION R806.2 - 40% MIN, BUT NOT MORE THAN 50% OF VENTILATION MUST BE PROVIDED BY VENTILATORS LOCATED A MINIMUM OF 3'-0" ABOVE THE EAVE OR CORNICE VENTS, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

BASIS OF CALCULATION: ("OR EQUAL" ACCEPTABLE)

(a) RIDGE VENTS - 105 SQ IN (NFVA) PER 4 LINEAL FT CALCULATED LINEAL FOOT OF SOFFIT VENT SHALL NOT INCLUDE NON-VENTED FIRE RATED SOFFIT LOCATED LESS THAN 5' FROM PROPERTY LINE

EXTERIOR ELEVATION GENERAL NOTES

- FRONT ELEVATIONS BANDING, MOLDING, COLUMNS AND TRIM SHALL RECEIVE A SAND FINISH. SEE ELEVATION FOR DEPTH OR RAISED BANDING
- SIDE AND REAR ELEVATIONS BANDING AROUND WINDOWS AND DOORS MAY BE OPTIONAL PER COMMUNITY SPECS - SEE COMMUNITY SPECIFICATIONS OR CONSULT THE CONSTRUCTION MANAGER. ALL BANDING SHALL RECEIVE A SAND FINISH
- ROOF COVERING SEE COMMUNITY SPECIFICATIONS OR CONSULT THE CONSTRUCTION MANAGER. SEE STRUCTURAL SHEETS FOR SHEATHING REQUIREMENTS
- FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, DECK AND WALL INTERSECTIONS, AT GUTTERS, AT ALL CHANGES IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS
- WINDOW PAN FLASHING SHALL BE IN ACCORDANCE WITH RESIDENTIAL CODE R703.4
- WALL HEIGHTS VERIFY ALL BEARING WALL HEIGHTS WITH FINAL TRUSS LAYOUTS
- LATH PER RESIDENTIAL CODE R703.7.1, LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 11/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 7/8-INCHLONG (22.2 MM), 16 GAGE STAPLES. SPACED NOT MORE THAN 6 INCHES (152 MM), OR AS OTHERWISE APPROVED
- PLASTER PER R703.7.2, PLASTERING WITH PORTLAND CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHERE APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHERE APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTANT WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R702.1(1). ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED. THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1(3)
- WEEP SCREED PER R703.7.2.1 A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 31/2 INCHES (89 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C926. THE WEEP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED
- WATER-RESISTIVE BARRIERS PER R703.7.3, WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.4) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS

STAIR NOTES

1. EQUAL RISERS NOT TO EXCEED 7 3/4" EQUAL TREADS AT 10" W/ 1" NOSING EA (TOTAL TREAD DEPTH TO BE 11" MIN)
2. TREADS SHALL BE 2x12's GLUED AND NAILED, (RIPPED DOWN AS REQUIRED)
3. RISERS SHALL BE 1x8's GLUED AND NAILED (RIPPED DOWN AS REQUIRED)
4. LANDINGS SHALL BE CONSTRUCTED OF 2x8's @16" OC AND DECKED W/ 3/4" T&G PLYWOOD, GLUED AND NAILED
5. STRINGERS SHALL BE 2x12's EQUALLY SPACED (TYP)
6. WINDER TREADS SHALL COMPLY WITH RESIDENTIAL CODE R311.7.5.1 INCLUDING MINIMUM 6" TREAD DEPTH

GENERAL NOTES

- ALL CONSTRUCTION SHALL MEET THE LATEST EDITION OF CODES ADOPTED BY THE LOCAL GOVERNING AGENCIES
- PER RESIDENTIAL CODE R302.5 NO OPENINGS FROM A PRIVATE GARAGE ARE PERMITTED DIRECTLY INTO SLEEPING AREAS. ALL OPENINGS SHALL HAVE SOLID WOOD, INSULATED STEEL OR 20 MIN. FIRE RATED DOORS NOT LESS THAN 1-3/8 INCHES THICKNESS. ALL DUCTS IN THE GARAGE OR PENETRATING THE WALL OR CEILING SEPARATING THE GARAGE AND DWELLING SHALL BE CONSTRUCTED OF MIN. 26 GA. SHEET METAL, 1 INCH MINIMUM RIGID CLASS 0 OR 1 DUCT BOARD, OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE
- PER RESIDENTIAL CODE TABLE R302.6 GARAGE SHALL BE SEPARATED FROM RESIDENCE AND IT'S ATTIC W/ MIN. 1/2" GYP BOARD ATTACHED IN ACCORDANCE WITH TABLE R702.3.5. HABITABLE ROOMS SHALL BE SEPARATED FROM ROOM ABOVE W/ MIN 5/8" TYPE "X" GYP BOARD, WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY. ANY STRUCTURE SUPPORTING THE ASSEMBLY SHALL BE PROTECTED W/ MIN 1/2" GYP BOARD
- PER RESIDENTIAL CODE R309.1 GARAGE AND CARPORT FLOOR SURFACE AREAS USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARDS THE MAIN VEHICLE ENTRY DOORWAY
- PER RESIDENTIAL CODE R312.1 PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE FINISHED FLOOR OR GRADE SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT. PER RESIDENTIAL CODE R312.1.2 OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE FINISHED FLOOR OR GRADE SHALL HAVE GUARDS NOT LESS THAN 34" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS
- PER RESIDENTIAL CODE R312.1.3 REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4" OR MORE IN DIAMETER
- PER RESIDENTIAL CODE R308.4.5 GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING, FACING, OR ADJACENT TO HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE, SHALL BE CONSIDERED A HAZARDOUS LOCATION. G.C. TO VERIFY IF HOMEOWNER SELECTS ANY OF THESE ITEMS LISTED. IF ANY OF THESE ITEMS LISTED IS INSTALLED, SUCH GLAZING FACING THOSE ITEMS IS TO BE TEMPERED
- PER RESIDENTIAL CODE R312.2, PROVIDE WINDOW FALL PROTECTION IN ACCORDANCE WITH R312.2.1 AND R312.2.2
- GAS OPT. PER COMMUNITY. VERIFY WITH BLDR
- C.J. = RECOMMENDED MASONRY CONTROL JOINT LOCATION
- ALL FINISHES, MATERIALS, HOUSEWRAP, WINDOW AND DOOR FLASHING, TAPING AND SEALANTS TO BE INSTALLED PER BUILDER PROVIDED SPECIFICATIONS OR MFR WRITTEN INSTRUCTIONS
- ALL FINISH DETAILS & TYPICAL PLAN NOTES PROVIDED BY BUILDER IN ACCORDANCE WITH TYPICAL BUILDER SPECIFICATIONS
- REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ALL EXTERIOR WALL STUD SPECIES, SIZES AND SPACING

TERMITE SPECIFICATIONS

SECTION R318 PROTECTION AGAINST TERMITES

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE A PREVENTIVE TREATMENT TO NEW CONSTRUCTION (SEE SECTION 202, REGISTERED TERMITICIDE). UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

NOTE:
1. METHOD OF TREATMENT SHALL BE APPROVED BY THE GOVERNING JURISDICTION "LIQUID BORATE OR BORA-CARE" PRODUCT METHODS MUST BE DETERMINED AT PERMIT STAGE AND PRODUCT APPROVAL DATA MUST BE ON FILE WITH THE BUILDING DEPARTMENT.
2. PRESSURE TREATED LUMBER THAT HAS BEEN CUT OR DRILLED THAT EXPOSES UNTREATED PORTIONS OF WOOD ARE REQUIRED TO BE FIELD TREATED TO PREVENT INSECT INFESTATION.
3. OPTIONAL BORATE APPLIED TO ALL FRAME MEMBERS MIN. 24" AFF

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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904.821.5200
taylor morrison

MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826
DRAWN: MJR
CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

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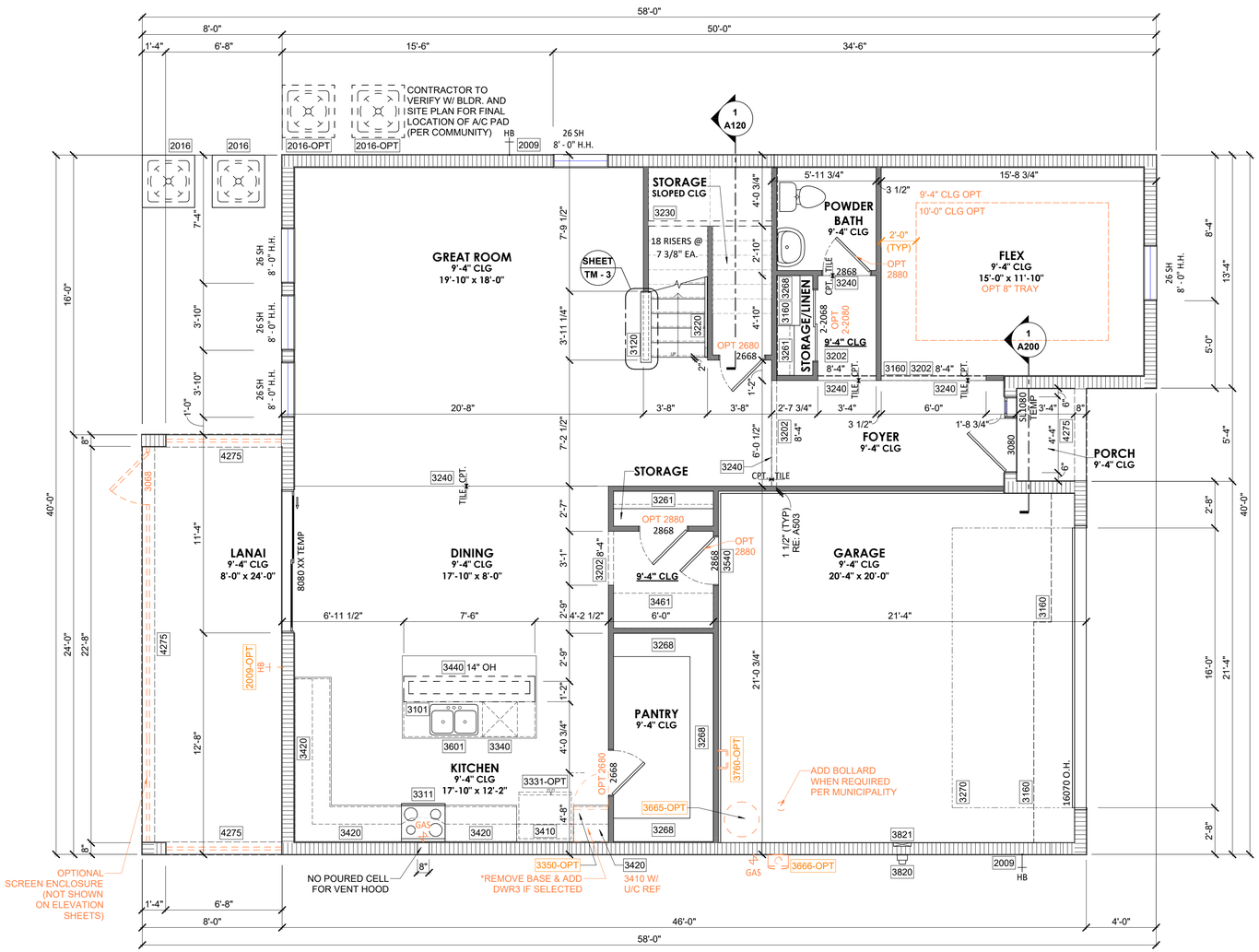

1st LEVEL FLOOR PLAN - TRADITIONAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

2009	HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2009-OPT	OPT HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2016	A/C PAD, 36"x 36" (U.N.O.)
2016-OPT	OPT A/C PAD, 36"x 36" (U.N.O.)
3101	2X6 WALL
3120	42" HIGH HALF WALL W/ CAP
3160	LINE OF FRAMING ABOVE
3202	INTERIOR FLAT HEADER (H.H. AS NOTED)
3220	36" HIGH WALL MOUNTED HANDRAIL
3230	KNEE WALL AT SLOPED CLG - MIN. 5'-0" CLG HT STND (MIN. 6'-8" CLG HT IF SLOPED ABOVE STAIRS)
3240	FLOOR LINE
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3270	LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION
3311	RANGE W/ MICROHOOD
3331-OPT	OPT REFRIGERATOR
3340	DISHWASHER
3350-OPT	OPT UNDER COUNTER REFRIGERATOR
3410	UPPER CABINETS
3420	BASE & UPPER CABINETS
3440	EXTEND 36" HIGH COUNTER OVER 2X4 KNEE WALL BELOW
3461	DROP ZONE
3540	DOOR IS 1 3/8" MIN. SOLID CORE -OR- 20 MIN. FIRE RATED
3601	SINK W/ GARBAGE DISPOSAL (SWITCH LOCATION PER BLDR SPECS)
3665-OPT	OPT WATER HEATER - TANKED (PROVIDE MECH PROTECTION PER CODE)
3666-OPT	OPT WATER HEATER - TANKLESS (PROVIDE GAS & ELEC AS REQD)
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE
3820	ELECTRICAL METER AND DISCONNECT (LOCATION PER BLDR SPECS)
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)

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tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A110

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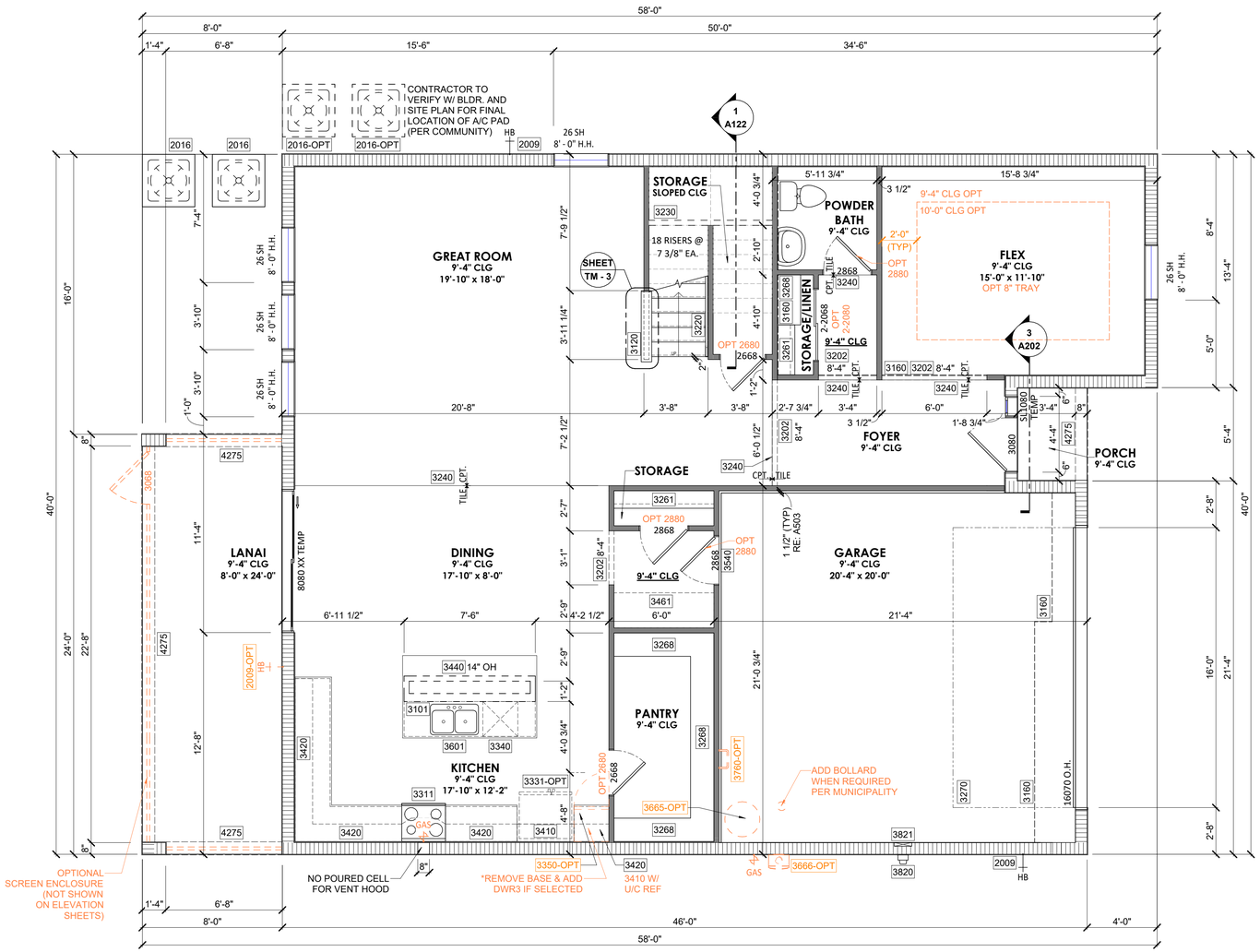

1st LEVEL FLOOR PLAN - CRAFTSMAN A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

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3666-OPT	OPT WATER HEATER - TANKLESS (PROVIDE GAS & ELEC AS REQD)
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE
3820	ELECTRICAL METER AND DISCONNECT (LOCATION PER BLDR SPECS)
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A112

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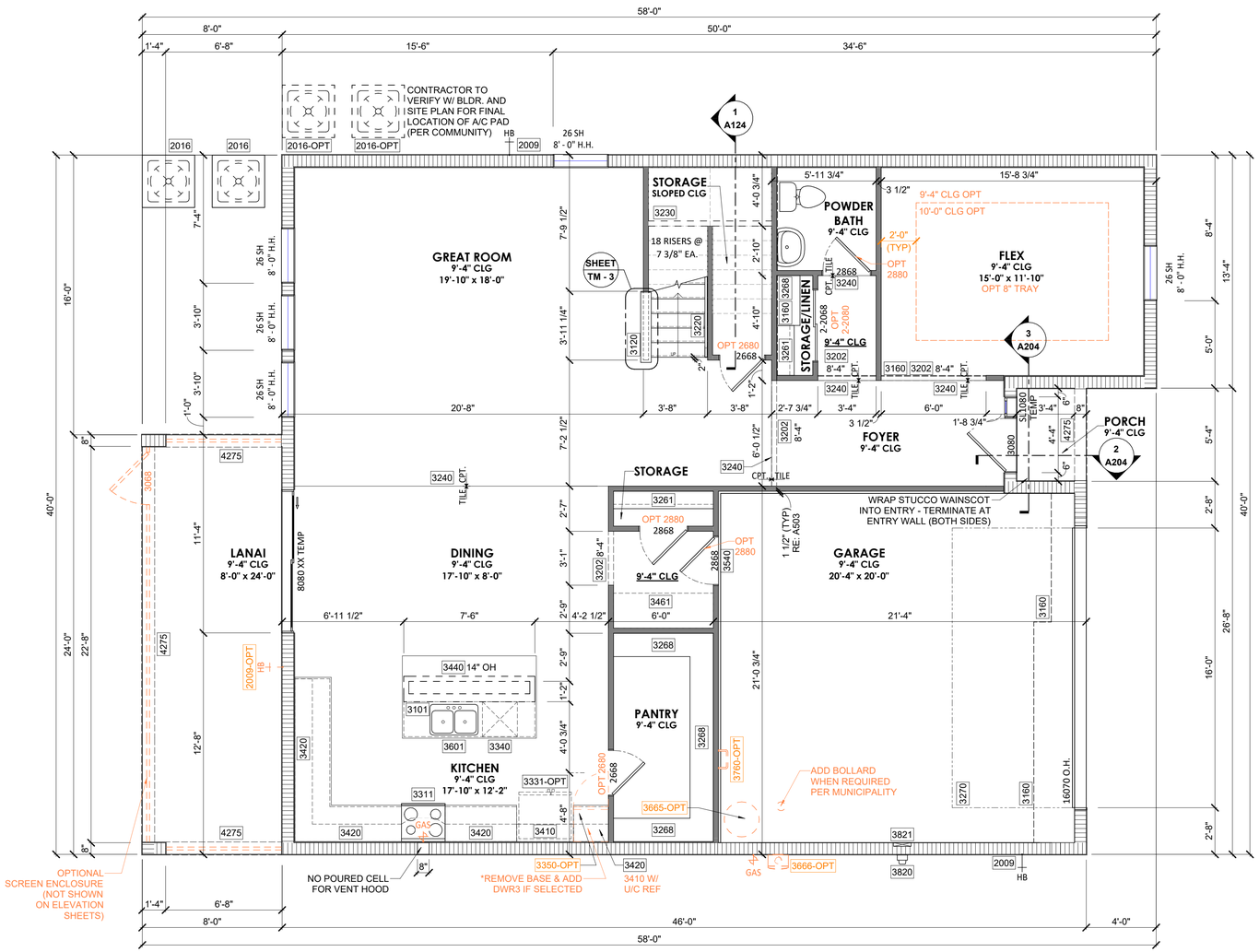

1st LEVEL FLOOR PLAN - COASTAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

2009	HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2009-OPT	OPT HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2016	A/C PAD, 36"x 36" (U.N.O.)
2016-OPT	OPT A/C PAD, 36"x 36" (U.N.O.)
3101	2X6 WALL
3120	42" HIGH HALF WALL W/ CAP
3160	LINE OF FRAMING ABOVE
3202	INTERIOR FLAT HEADER (H.H. AS NOTED)
3220	36" HIGH WALL MOUNTED HANDRAIL
3230	KNEE WALL AT SLOPED CLG - MIN. 5'-0" CLG HT STND (MIN. 6'-8" CLG HT IF SLOPED ABOVE STAIRS)
3240	FLOOR LINE
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3270	LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION
3311	RANGE W/ MICROHOOD
3331-OPT	OPT REFRIGERATOR
3340	DISHWASHER
3350-OPT	OPT UNDER COUNTER REFRIGERATOR
3410	UPPER CABINETS
3420	BASE & UPPER CABINETS
3440	EXTEND 36" HIGH COUNTER OVER 2X4 KNEE WALL BELOW
3461	DROP ZONE
3540	DOOR IS 1 3/8" MIN. SOLID CORE -OR- 20 MIN. FIRE RATED
3601	SINK W/ GARBAGE DISPOSAL (SWITCH LOCATION PER BLDR SPECS)
3665-OPT	OPT WATER HEATER - TANKED (PROVIDE MECH PROTECTION PER CODE)
3666-OPT	OPT WATER HEATER - TANKLESS (PROVIDE GAS & ELEC AS REQD)
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE
3820	ELECTRICAL METER AND DISCONNECT (LOCATION PER BLDR SPECS)
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826

DRAWN: MJR

CHECKED: CM

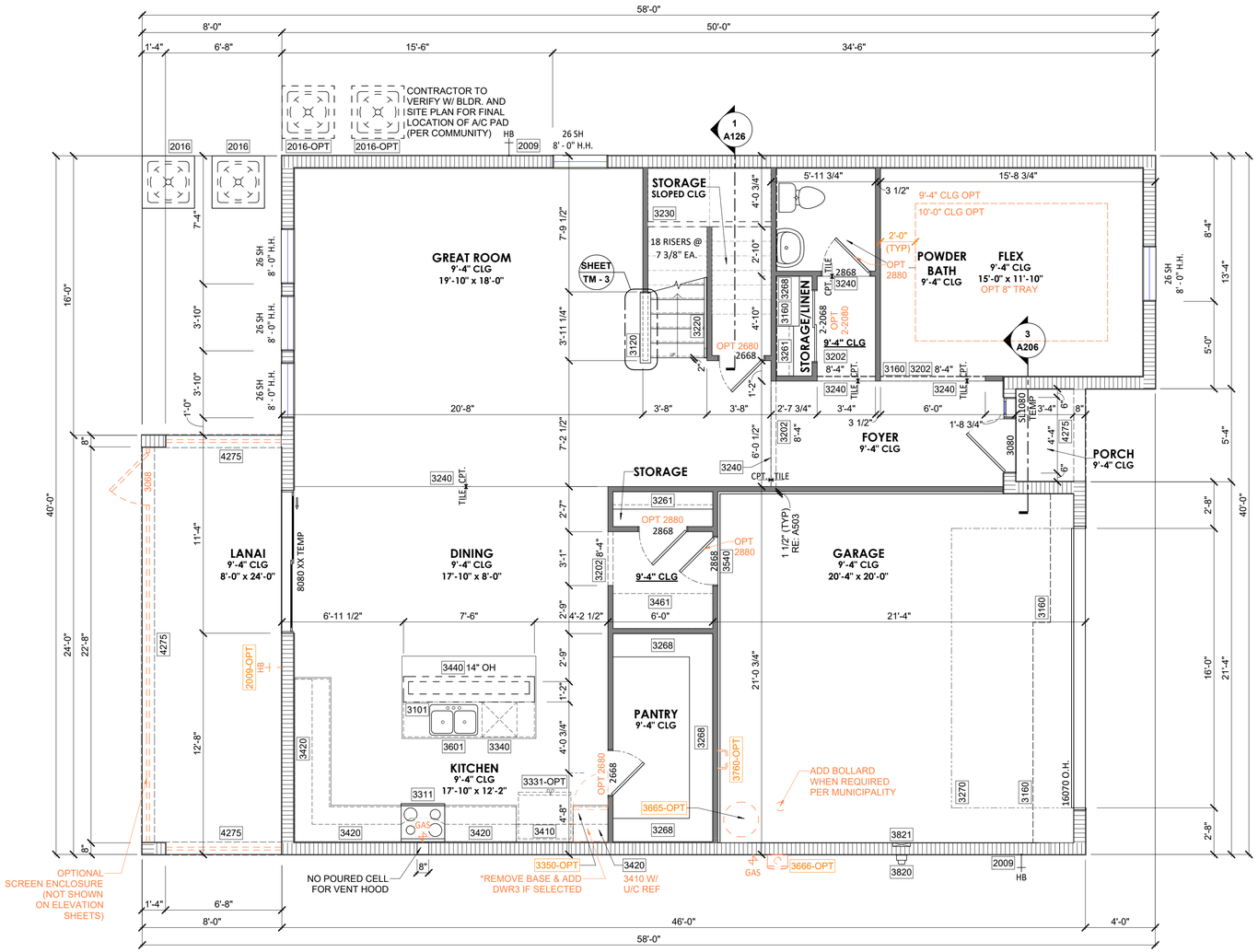
07-02-2025

REVISIONS:

No.	Description	Date

A114

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



1st LEVEL FLOOR PLAN - FARMHOUSE A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

2009	HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2009-OPT	OPT HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2016	A/C PAD, 36"x 36" (U.N.O.)
2016-OPT	OPT A/C PAD, 36"x 36" (U.N.O.)
3101	2X6 WALL
3120	42" HIGH HALF WALL W/ CAP
3160	LINE OF FRAMING ABOVE
3202	INTERIOR FLAT HEADER (H.H. AS NOTED)
3220	36" HIGH WALL MOUNTED HANDRAIL
3230	KNEE WALL AT SLOPED CLG - MIN. 5'-0" CLG HT STND (MIN. 6'-8" CLG HT IF SLOPED ABOVE STAIRS)
3240	FLOOR LINE
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3270	LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION
3311	RANGE W/ MICROHOOD
3331-OPT	OPT REFRIGERATOR
3340	DISHWASHER
3350-OPT	OPT UNDER COUNTER REFRIGERATOR
3410	UPPER CABINETS
3420	BASE & UPPER CABINETS
3440	EXTEND 36" HIGH COUNTER OVER 2X4 KNEE WALL BELOW
3461	DROP ZONE
3540	DOOR IS 1 3/8" MIN. SOLID CORE -OR- 20 MIN. FIRE RATED
3601	SINK W/ GARBAGE DISPOSAL (SWITCH LOCATION PER BLDR SPECS)
3665-OPT	OPT WATER HEATER - TANKED (PROVIDE MECH PROTECTION PER CODE)
3666-OPT	OPT WATER HEATER - TANKLESS (PROVIDE GAS & ELEC AS REQD)
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE
3820	ELECTRICAL METER AND DISCONNECT (LOCATION PER BLDR SPECS)
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)

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DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826

DRAWN: MJR

CHECKED: CM

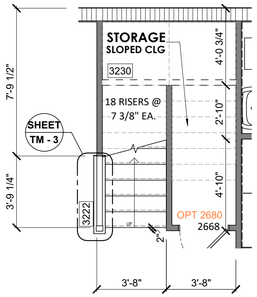
07-02-2025

REVISIONS:

No.	Description	Date

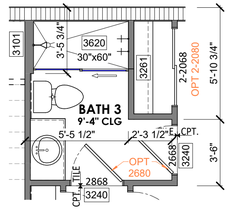
A116

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



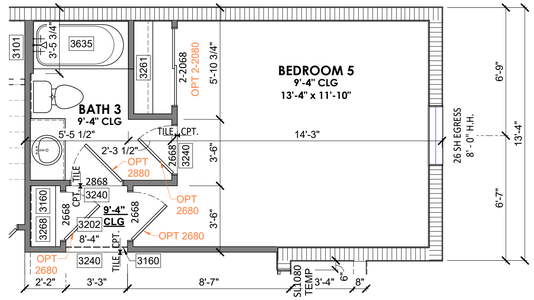
1st LEVEL FLOOR PLAN - OPT OPEN STAIR RAIL

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



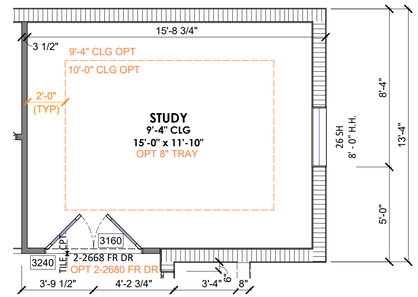
1st LEVEL FLOOR PLAN - OPT SHOWER @ BATH 3

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



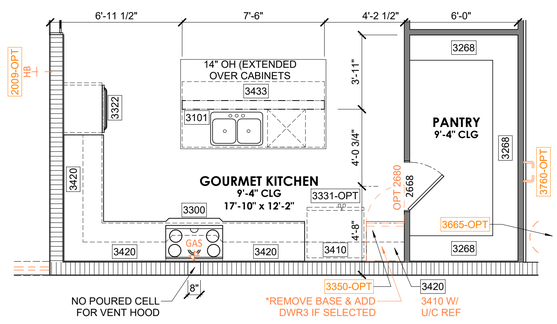
1st LEVEL FLOOR PLAN - OPT BEDROOM 5/ BATH 3

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



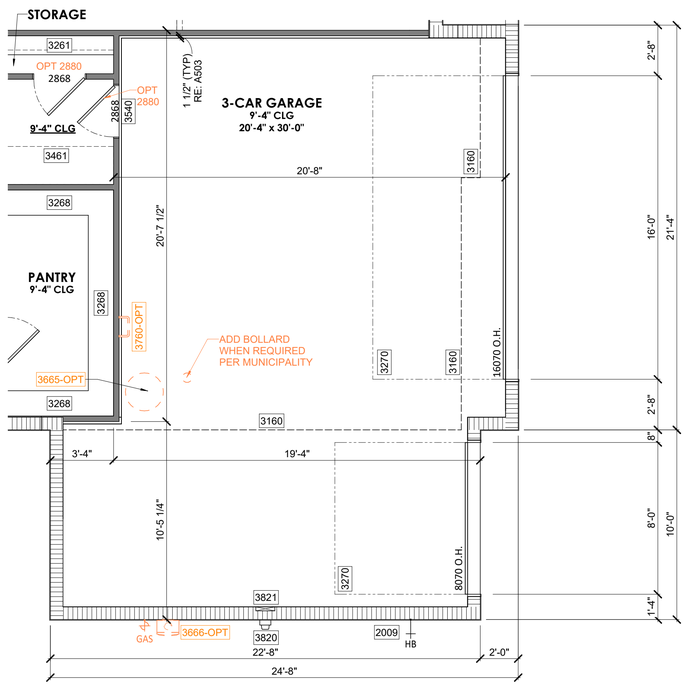
1st LEVEL FLOOR PLAN - OPT STUDY

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL FLOOR PLAN - OPT GOURMET KITCHEN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL FLOOR PLAN - OPT 3-CAR GARAGE

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES	
2009	HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2009-OPT	OPT HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
3101	2X6 WALL
3160	LINE OF FRAMING ABOVE
3202	INTERIOR FLAT HEADER (H.H. AS NOTED)
3222	36" HIGH OPEN STAIR RAILING SYSTEM (ON PEANUT WALL PER BLDR SPECS)
3230	KNEE WALL AT SLOPED CLG - MIN. 5'-0" CLG HT STND (MIN. 6'-8" CLG HT IF SLOPED ABOVE STAIRS)
3240	FLOOR LINE
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3270	LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION
3300	COOKTOP
3322	DOUBLE OVEN
3331-OPT	OPT REFRIGERATOR
3350-OPT	OPT UNDER COUNTER REFRIGERATOR
3410	UPPER CABINETS
3420	BASE & UPPER CABINETS
3433	12" DEEP KITCHEN ISLAND CABINETS
3461	DROP ZONE
3540	DOOR IS 1 3/8" MIN. SOLID CORE -OR- 20 MIN. FIRE RATED
3620	SHOWER W/ PRE-FAB PAN (SIZE PER PLAN)
3635	TUB (5'-0" ROUGH OPENING)
3665-OPT	OPT WATER HEATER - TANKED (PROVIDE MECH PROTECTION PER CODE)
3666-OPT	OPT WATER HEATER - TANKLESS (PROVIDE GAS & ELEC AS REQD)
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE
3820	ELECTRICAL METER AND DISCONNECT (LOCATION PER BLDR SPECS)
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)

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BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

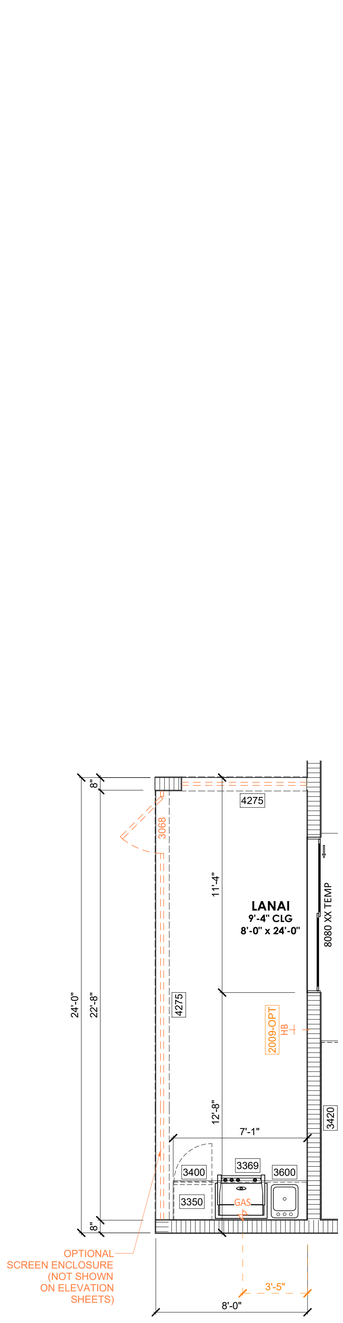
No.	Description	Date

A118

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7647

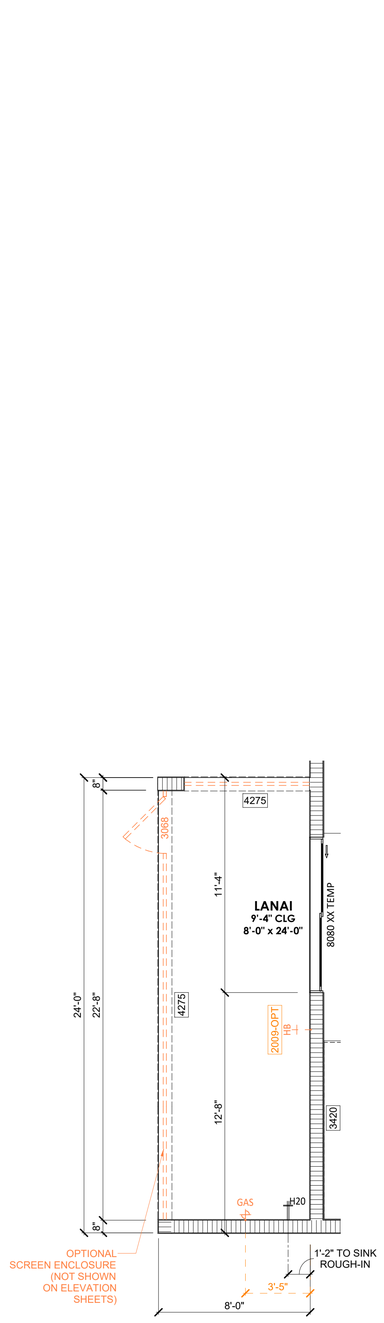
KEYNOTES

2009-OPT	OPT HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
3350	UNDER COUNTER REFRIGERATOR
3369	30" GRILL
3400	BASE CABINETS
3420	BASE & UPPER CABINETS
3600	SINK
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)



1st LEVEL FLOOR PLAN - OPT OUTDOOR KITCHEN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL FLOOR PLAN - OPT OUTDOOR KITCHEN ROUGH-IN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

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BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826

DRAWN: MJR

CHECKED: CM

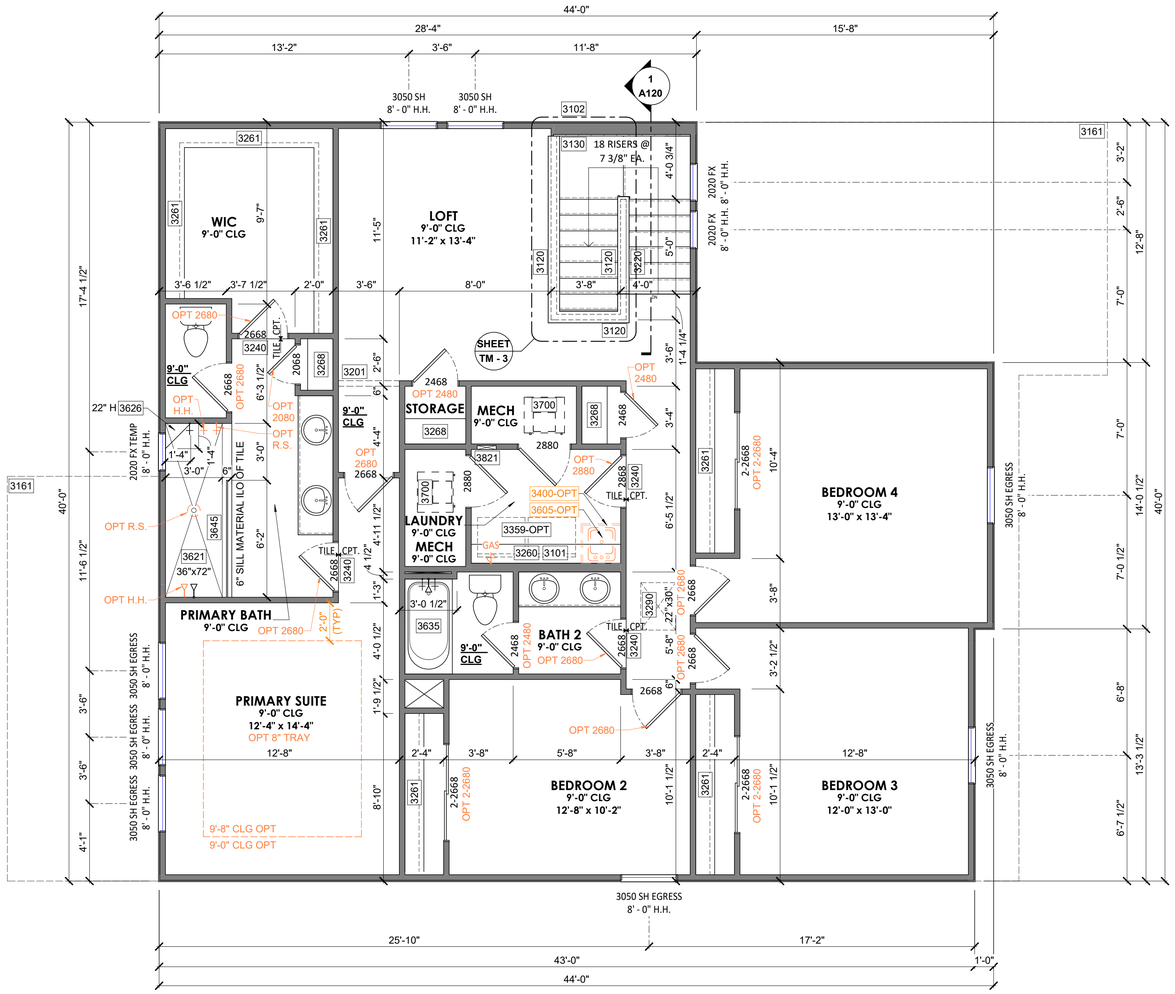
07-02-2025

REVISIONS:

No.	Description	Date

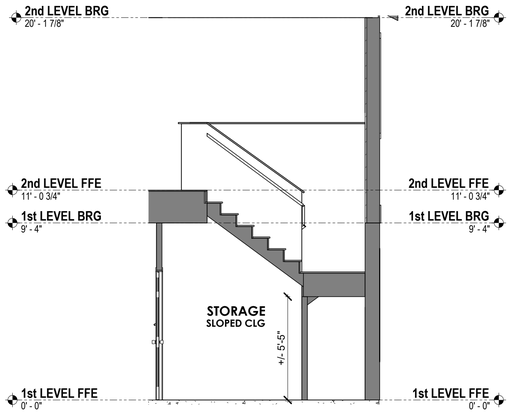
A119

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



2nd LEVEL FLOOR PLAN - TRADITIONAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1 A120 STAIR SECTION

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

3101	2X6 WALL
3102	2X8 WALL
3120	42" HIGH HALF WALL W/ CAP
3130	PROVIDE FURRING AS NEEDED
3161	LINE OF FRAMING BELOW
3201	INTERIOR FLAT HEADER at 8'-0" U.N.O.
3220	36" HIGH WALL MOUNTED HANDRAIL
3240	FLOOR LINE
3260	SINGLE SHELF
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3290	ATTIC ACCESS - SIZE AS NOTED (PROVIDE 30" MIN. HEADROOM AT ALL ACCESS LOCATIONS)
3359-OPT	OPT WASHER AND DRYER (WASHER ALWAYS ON LEFT - DRYER ALWAYS ON RIGHT)
3400-OPT	OPT BASE CABINETS
3605-OPT	OPT LAV. SINK
3621	SHOWER W/ CURB (SIZE PER PLAN)
3626	CORNER SHOWER SEAT
3635	TUB (5'-0" ROUGH OPENING)
3645	TEMPERED GLASS SHOWER ENCLOSURE
3700	AHU
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)

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BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826

DRAWN: MJR

CHECKED: CM

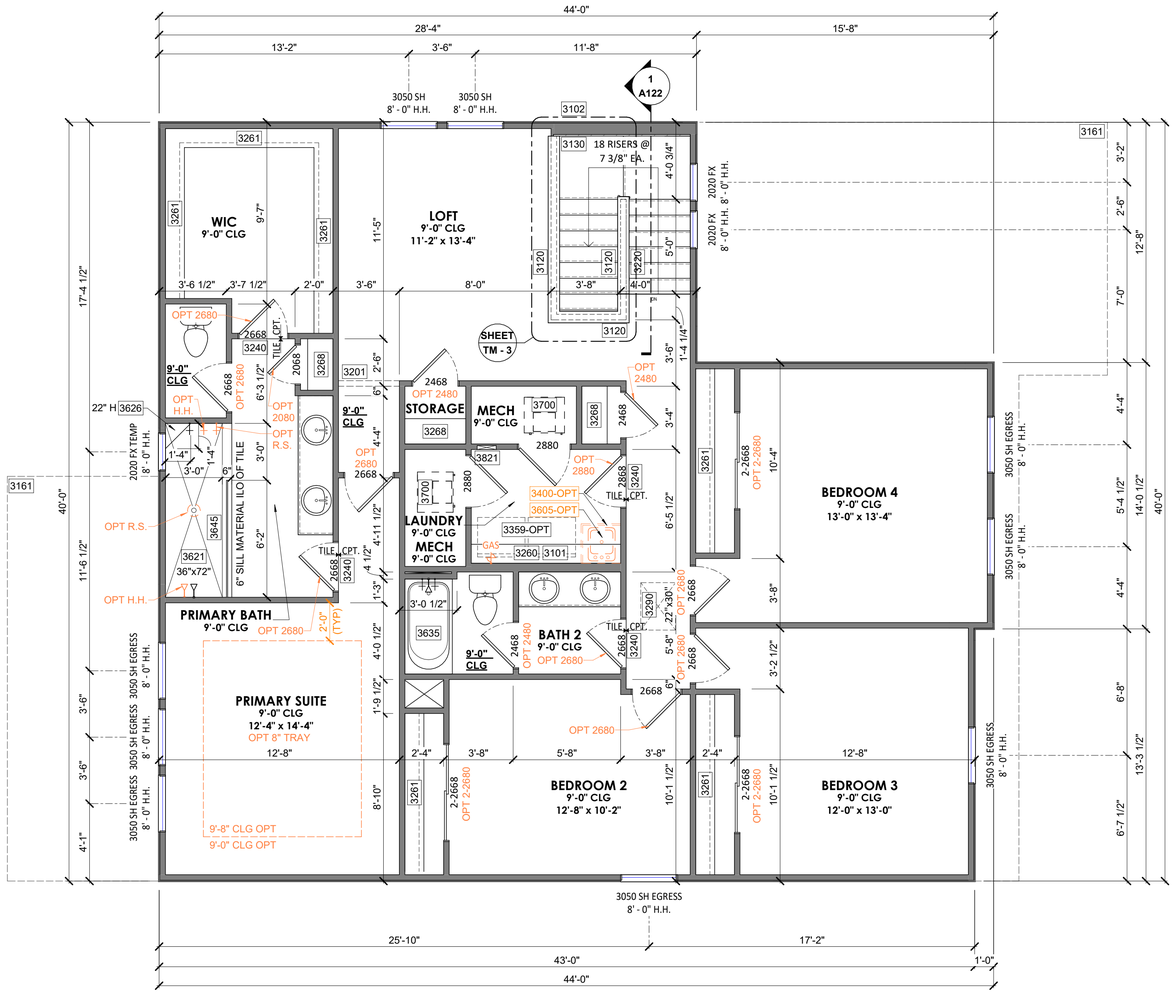
07-02-2025

REVISIONS:

No.	Description	Date

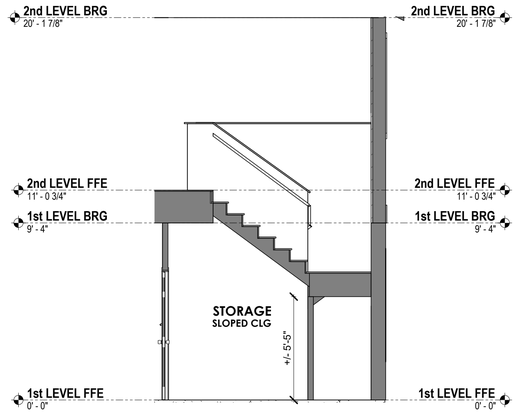
A120

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



2nd LEVEL FLOOR PLAN - CRAFTSMAN A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1 A122 STAIR SECTION

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

3101	2X6 WALL
3102	2X8 WALL
3120	42" HIGH HALF WALL W/ CAP
3130	PROVIDE FURRING AS NEEDED
3161	LINE OF FRAMING BELOW
3201	INTERIOR FLAT HEADER at 8'-0" U.N.O.
3220	36" HIGH WALL MOUNTED HANDRAIL
3240	FLOOR LINE
3260	SINGLE SHELF
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3290	ATTIC ACCESS - SIZE AS NOTED (PROVIDE 30" MIN. HEADROOM AT ALL ACCESS LOCATIONS)
3359-OPT	OPT WASHER AND DRYER (WASHER ALWAYS ON LEFT - DRYER ALWAYS ON RIGHT)
3400-OPT	OPT BASE CABINETS
3605-OPT	OPT LAV. SINK
3621	SHOWER W/ CURB (SIZE PER PLAN)
3626	CORNER SHOWER SEAT
3635	TUB (5'-0" ROUGH OPENING)
3645	TEMPERED GLASS SHOWER ENCLOSURE
3700	AHU
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826

DRAWN: MJR

CHECKED: CM

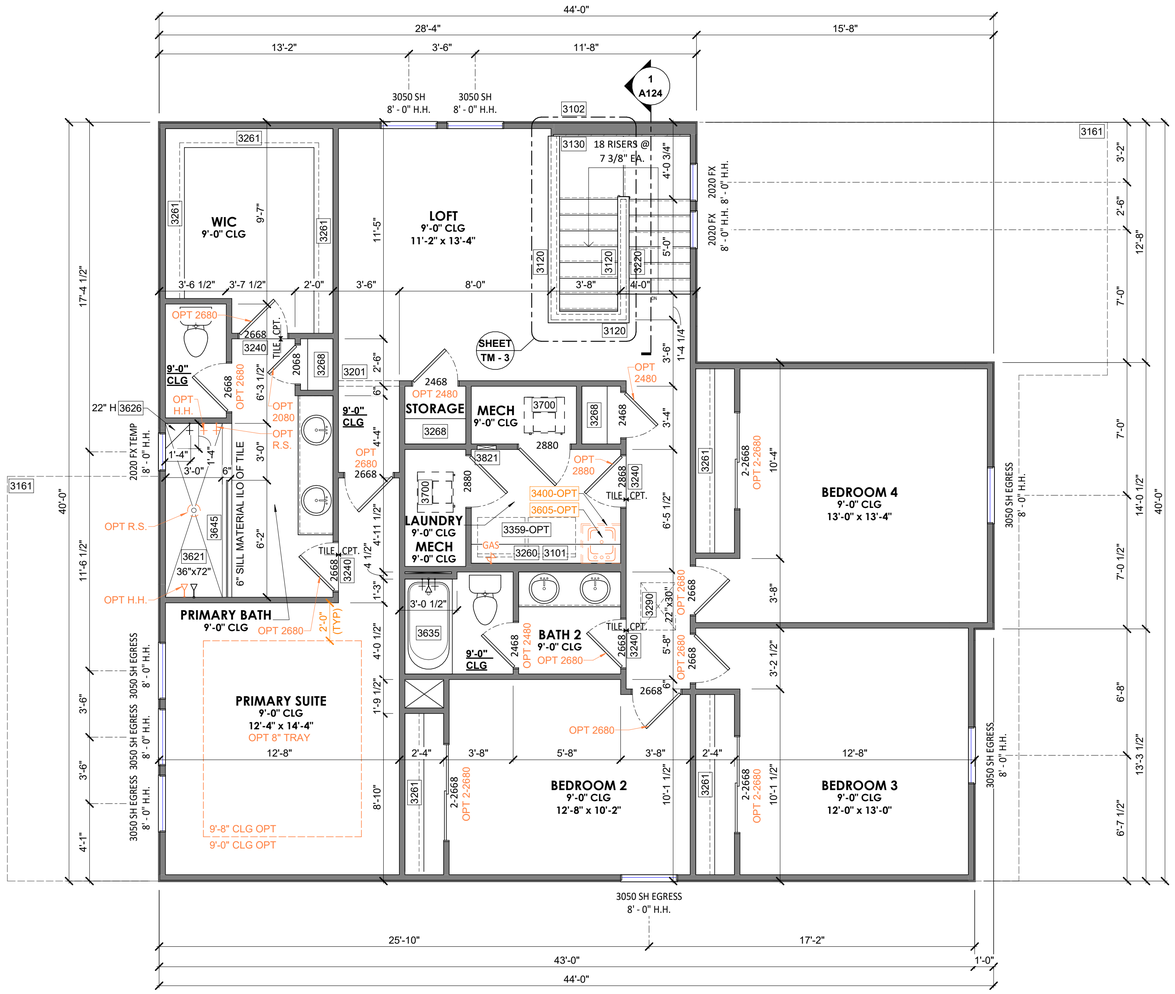
07-02-2025

REVISIONS:

No.	Description	Date

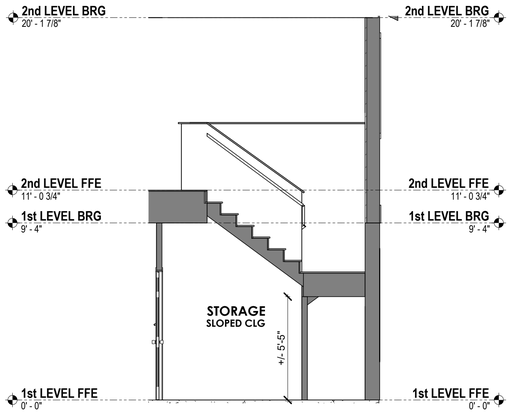
A122

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



2nd LEVEL FLOOR PLAN - COASTAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1 A124 STAIR SECTION

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

3101	2X6 WALL
3102	2X8 WALL
3120	42" HIGH HALF WALL W/ CAP
3130	PROVIDE FURRING AS NEEDED
3161	LINE OF FRAMING BELOW
3201	INTERIOR FLAT HEADER at 8'-0" U.N.O.
3220	36" HIGH WALL MOUNTED HANDRAIL
3240	FLOOR LINE
3260	SINGLE SHELF
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3290	ATTIC ACCESS - SIZE AS NOTED (PROVIDE 30" MIN. HEADROOM AT ALL ACCESS LOCATIONS)
3359-OPT	OPT WASHER AND DRYER (WASHER ALWAYS ON LEFT - DRYER ALWAYS ON RIGHT)
3400-OPT	OPT BASE CABINETS
3605-OPT	OPT LAV. SINK
3621	SHOWER W/ CURB (SIZE PER PLAN)
3626	CORNER SHOWER SEAT
3635	TUB (5'-0" ROUGH OPENING)
3645	TEMPERED GLASS SHOWER ENCLOSURE
3700	AHU
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826

DRAWN: MJR

CHECKED: CM

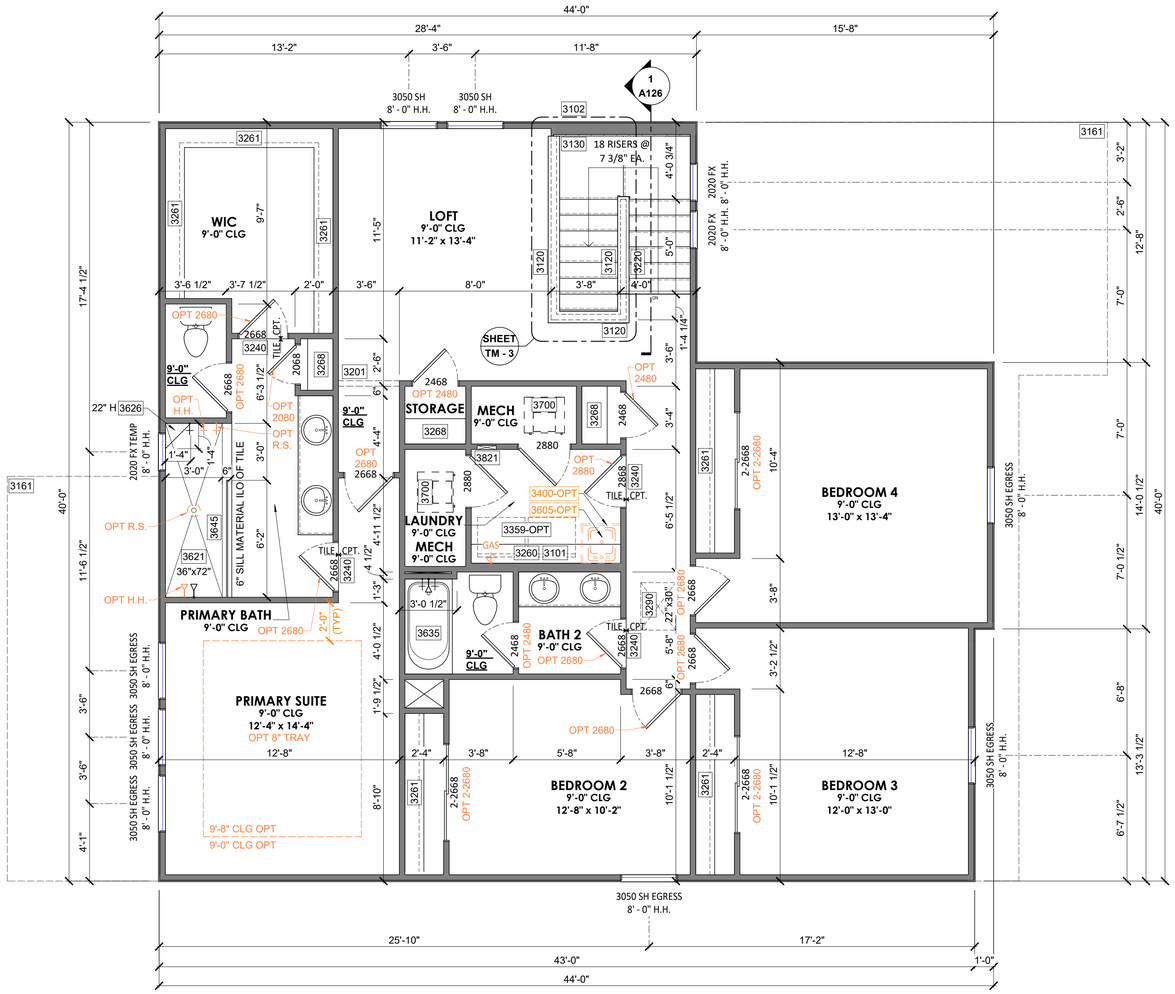
07-02-2025

REVISIONS:

No.	Description	Date

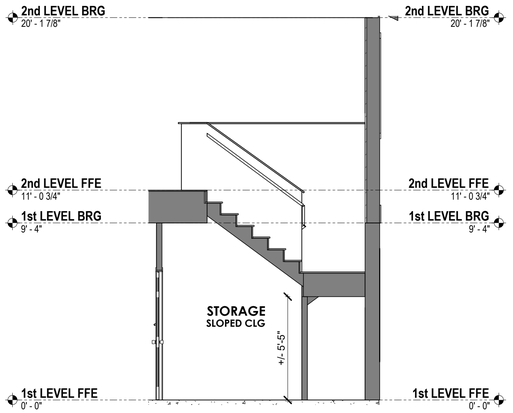
A124

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



2nd LEVEL FLOOR PLAN - FARMHOUSE A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1 A126 STAIR SECTION

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

3101	2X6 WALL
3102	2X8 WALL
3120	42" HIGH HALF WALL W/ CAP
3130	PROVIDE FURRING AS NEEDED
3161	LINE OF FRAMING BELOW
3201	INTERIOR FLAT HEADER at 8'-0" U.N.O.
3220	36" HIGH WALL MOUNTED HANDRAIL
3240	FLOOR LINE
3260	SINGLE SHELF
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3290	ATTIC ACCESS - SIZE AS NOTED (PROVIDE 30" MIN. HEADROOM AT ALL ACCESS LOCATIONS)
3359-OPT	OPT WASHER AND DRYER (WASHER ALWAYS ON LEFT - DRYER ALWAYS ON RIGHT)
3400-OPT	OPT BASE CABINETS
3605-OPT	OPT LAV. SINK
3621	SHOWER W/ CURB (SIZE PER PLAN)
3626	CORNER SHOWER SEAT
3635	TUB (5'-0" ROUGH OPENING)
3645	TEMPERED GLASS SHOWER ENCLOSURE
3700	AHU
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A126

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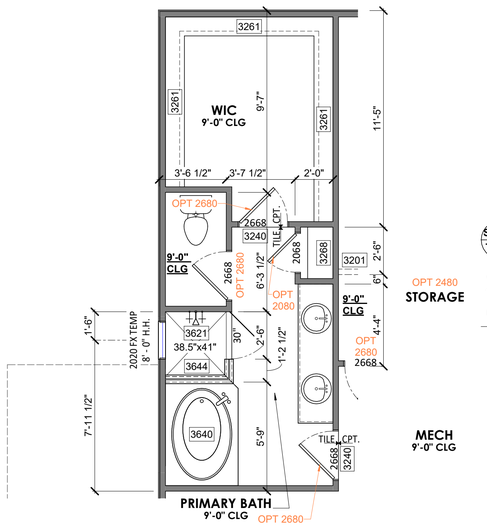
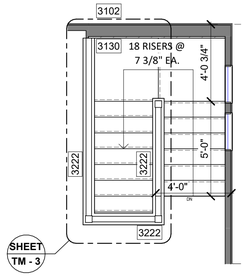


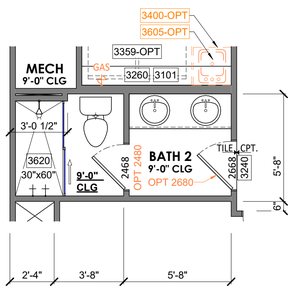
2nd LEVEL FLOOR PLAN - OPT DELUXE PRIMARY BATH

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



2nd LEVEL FLOOR PLAN - OPT OPEN STAIR RAIL

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



2nd LEVEL FLOOR PLAN - OPT SHOWER @ BATH 2

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

3101	2X6 WALL
3102	2X8 WALL
3130	PROVIDE FURRING AS NEEDED
3201	INTERIOR FLAT HEADER at 8'-0" U.N.O.
3222	36" HIGH OPEN STAIR RAILING SYSTEM (ON PEANUT WALL PER BLDR SPECS)
3240	FLOOR LINE
3260	SINGLE SHELF
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3359-OPT	OPT WASHER AND DRYER (WASHER ALWAYS ON LEFT - DRYER ALWAYS ON RIGHT)
3400-OPT	OPT BASE CABINETS
3605-OPT	OPT LAV. SINK
3620	SHOWER W/ PRE-FAB PAN (SIZE PER PLAN)
3621	SHOWER W/ CURB (SIZE PER PLAN)
3640	DROP-IN TUB W/ DECK (PER BLDR SPECS)
3644	TEMPERED GLASS SHOWER ENCLOSURE ON 30" H 1/2 WALL W/ SLP TOP

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO:
2024.006826

DRAWN:
MJR

CHECKED:
CM

07-02-2025

REVISIONS:

No.	Description	Date

A128

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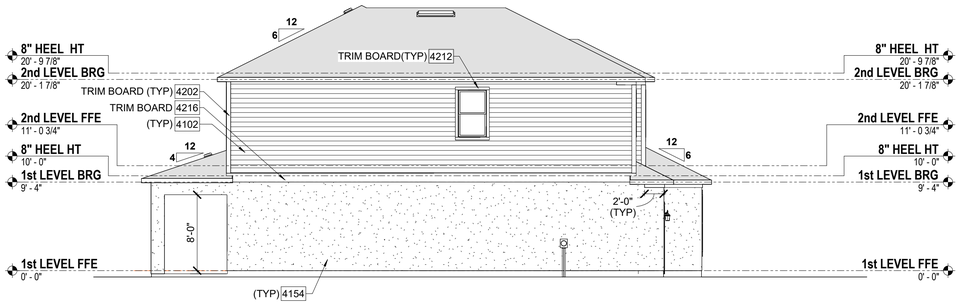
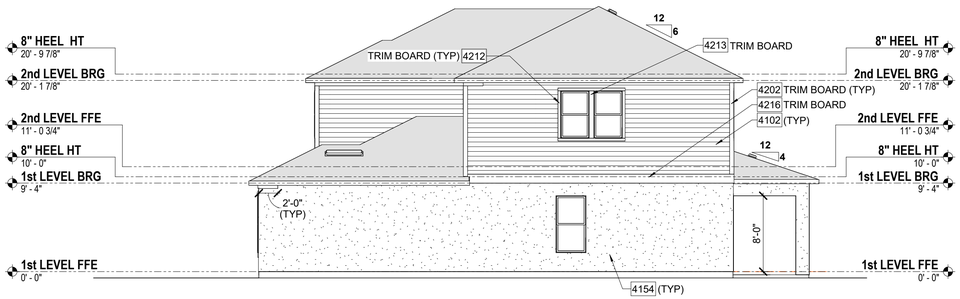


LEFT ELEVATION - TRADITIONAL A

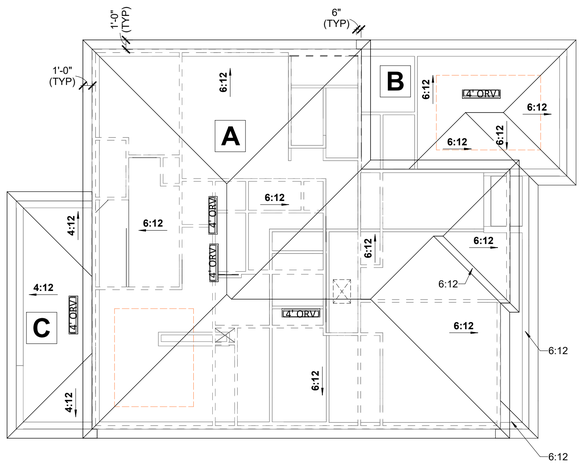
1/8" = 1'-0" WHEN PRINTED ON 22"x34"



RIGHT ELEVATION - TRADITIONAL A

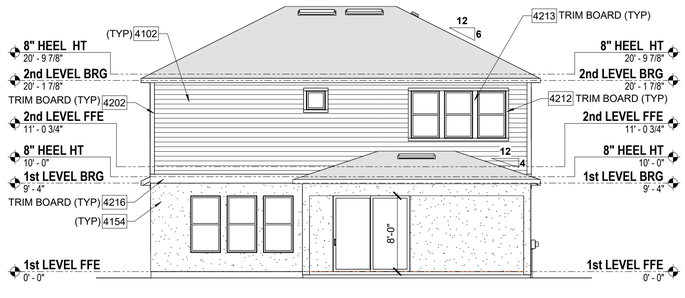
1/8" = 1'-0" WHEN PRINTED ON 22"x34"

(A) UPPER ROOF VENT REQUIREMENTS - TRADITIONAL A	(B) LOWER FRONT ROOF VENT REQUIREMENTS - TRADITIONAL A	(C) LOWER REAR ROOF VENT REQUIREMENTS - TRADITIONAL A
VENTILATION CALCULATIONS: ATTIC AREA = 1548 SQ. FT. / 300 = 5.16 SQ. FT. x 144 = 743 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 298 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 3 TOTAL SOFFIT VENTILATION NEEDED 445 SQ. IN.	VENTILATION CALCULATIONS: ATTIC AREA = 327 SQ. FT. / 300 = 1.09 SQ. FT. x 144 = 157 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 63 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 1 TOTAL SOFFIT VENTILATION NEEDED 94 SQ. IN.	VENTILATION CALCULATIONS: ATTIC AREA = 171 SQ. FT. / 300 = 0.57 SQ. FT. x 144 = 82 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 33 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 1 TOTAL SOFFIT VENTILATION NEEDED 49 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING: *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT		



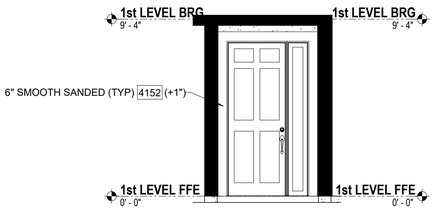
ROOF PLAN - TRADITIONAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



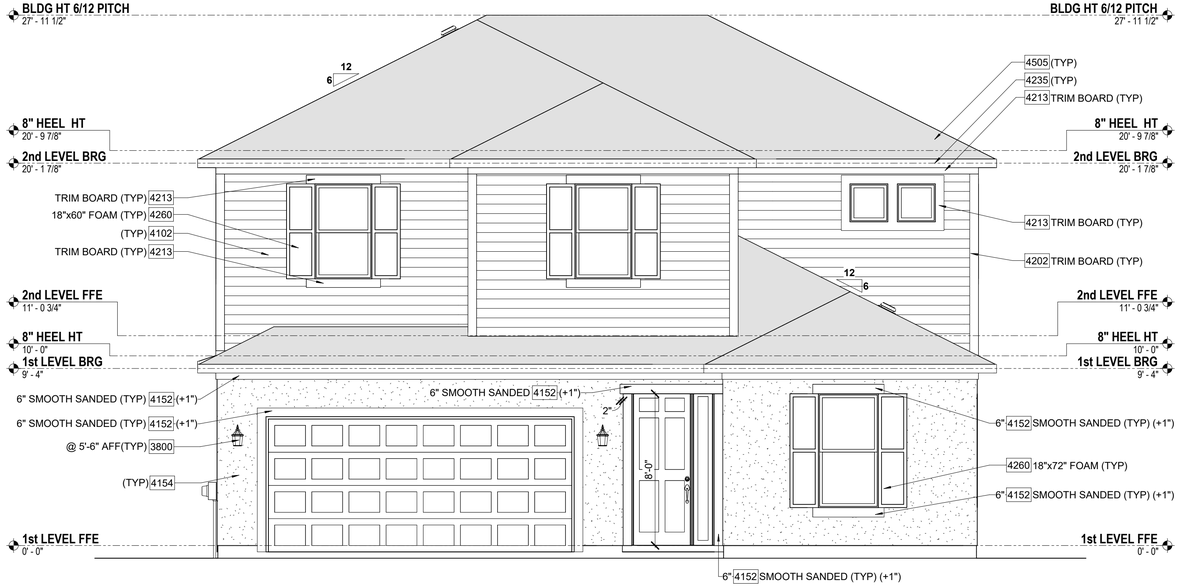
REAR ELEVATION - TRADITIONAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



1 A200 **FRONT ENTRY VIEW**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FRONT ELEVATION - TRADITIONAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

3800	COACH LIGHTS (PER BLDR SPECS)
4102	LAP SIDING, 6" EXPOSURE
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4202	1x6 CORNER TRIM
4212	1x4 TRIM
4213	1x6 TRIM
4216	1x12 TRIM
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4260	DECORATIVE SHUTTERS (SIZE AS NOTED)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)

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MONTEREY

BASE PLAN
40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826
DRAWN: MJR
CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A200

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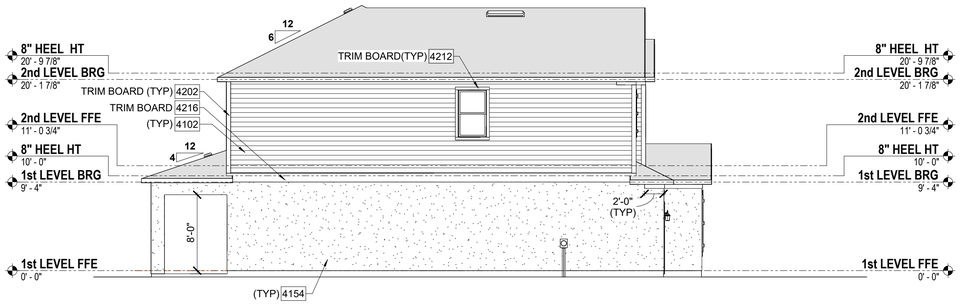
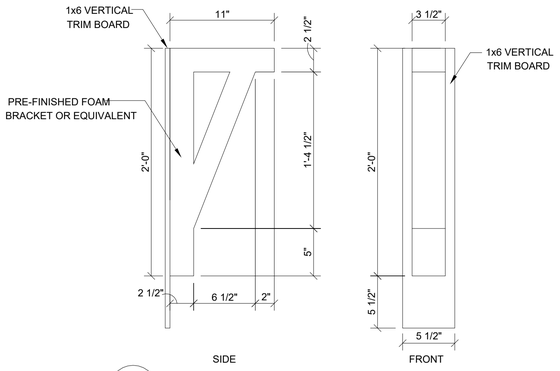


LEFT ELEVATION - CRAFTSMAN A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

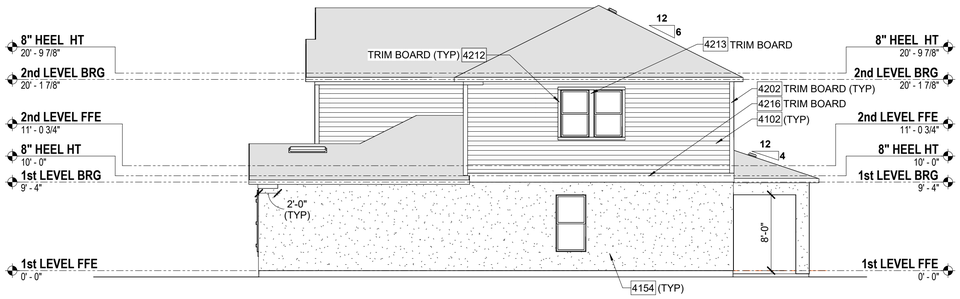


1 / A202 **A-TYP-DECO-BKT-11X24X3.5**

1 1/2" = 1'-0" WHEN PRINTED ON 22"x34"

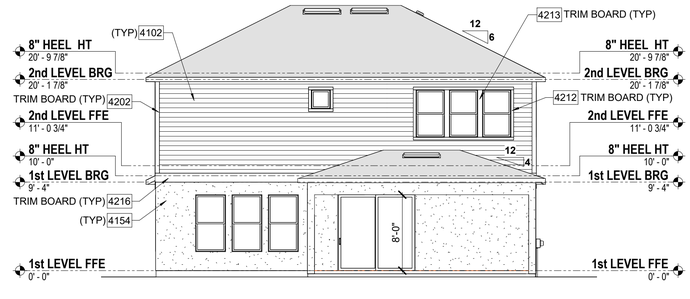
KEYNOTES

3800	COACH LIGHTS (PER BLDR SPECS)
4102	LAP SIDING, 6" EXPOSURE
4120	SHAKE SIDING
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4202	1x6 CORNER TRIM
4212	1x4 TRIM
4213	1x6 TRIM
4214	1x8 TRIM
4216	1x12 TRIM
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4260	DECORATIVE SHUTTERS (SIZE AS NOTED)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)



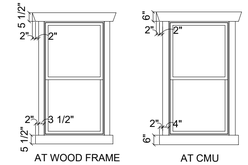
RIGHT ELEVATION - CRAFTSMAN A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



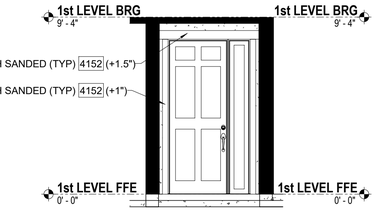
REAR ELEVATION - CRAFTSMAN A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



2 / A202 **WINDOW TRIM**

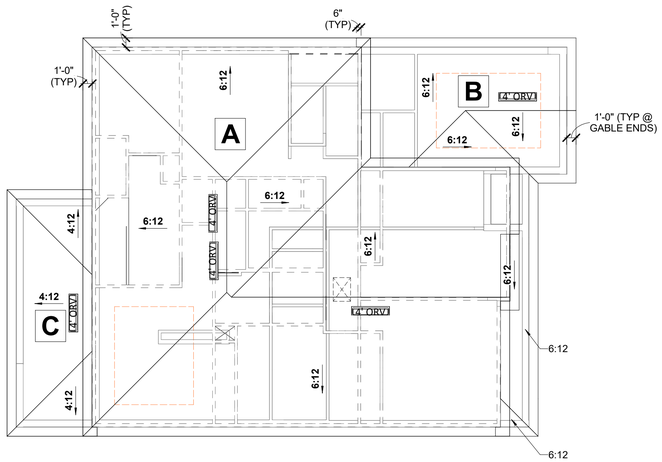
1/4" = 1'-0" WHEN PRINTED ON 22"x34"



3 / A202 **FRONT ENTRY VIEW**

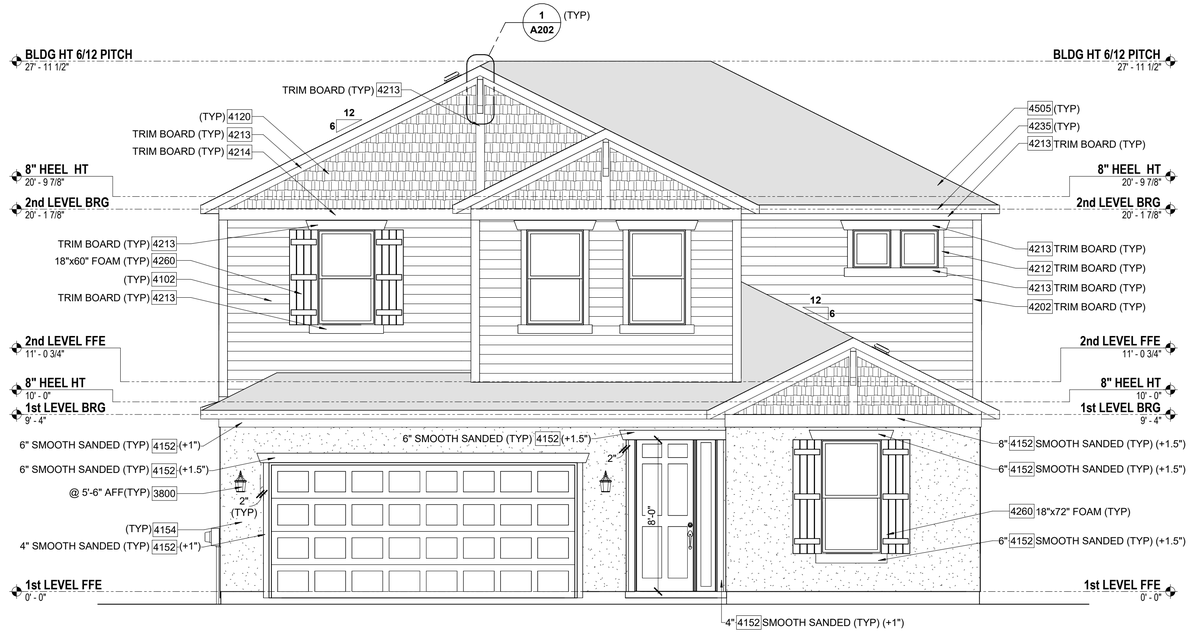
1/4" = 1'-0" WHEN PRINTED ON 22"x34"

(A) UPPER ROOF VENT REQUIREMENTS - CRAFTSMAN A	(B) LOWER FRONT ROOF VENT REQUIREMENTS - CRAFTSMAN A	(C) LOWER REAR ROOF VENT REQUIREMENTS - CRAFTSMAN A
VENTILATION CALCULATIONS: ATTIC AREA = 1548 SQ. FT. / 300 = 5.16 SQ. FT. x 144 = 743 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 298 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 3 **SOFAU** VENTILATION NEEDED 445 SQ. IN.	VENTILATION CALCULATIONS: ATTIC AREA = 327 SQ. FT. / 300 = 1.09 SQ. FT. x 144 = 157 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 63 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 1 TOTAL SOFFIT VENTILATION NEEDED 94 SQ. IN.	VENTILATION CALCULATIONS: ATTIC AREA = 171 SQ. FT. / 300 = 0.57 SQ. FT. x 144 = 82 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 33 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 1 TOTAL SOFFIT VENTILATION NEEDED 49 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING: *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT		



ROOF PLAN - CRAFTSMAN A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



FRONT ELEVATION - CRAFTSMAN A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

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MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A202

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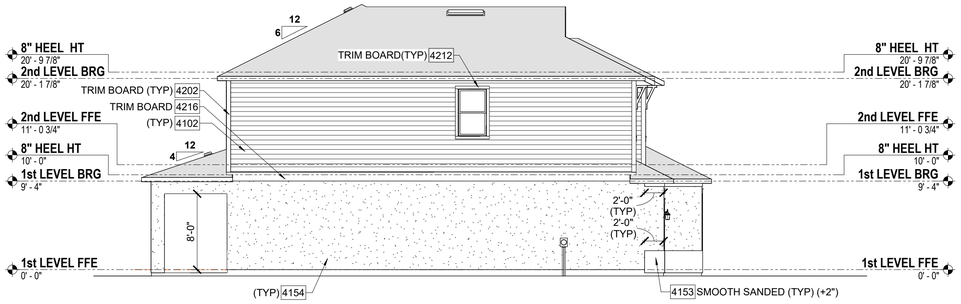
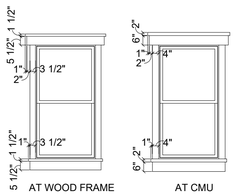


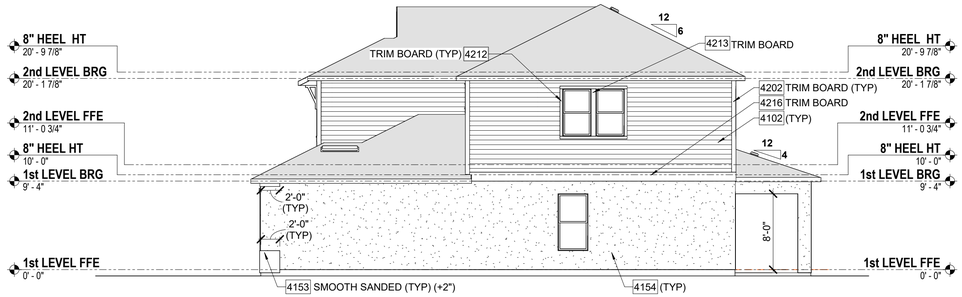
LEFT ELEVATION - COASTAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



1 / A204 **WINDOW TRIM**

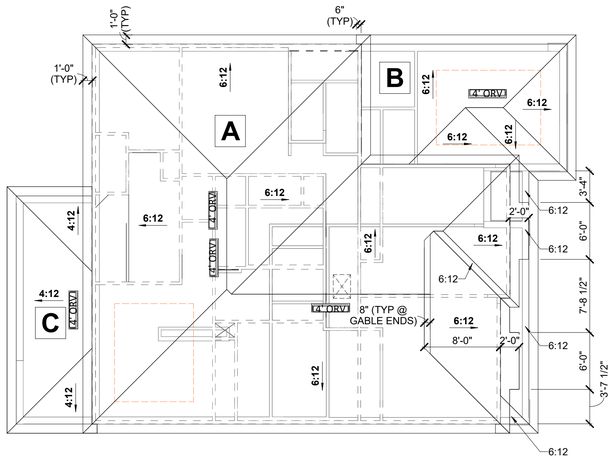
1/4" = 1'-0" WHEN PRINTED ON 22"x34"



RIGHT ELEVATION - COASTAL A

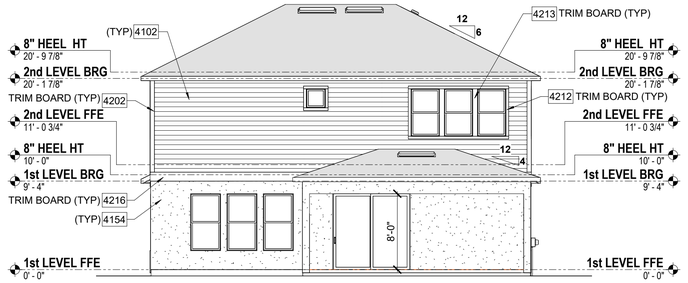
1/8" = 1'-0" WHEN PRINTED ON 22"x34"

(A) UPPER ROOF VENT REQUIREMENTS - COASTAL A	(B) LOWER FRONT ROOF VENT REQUIREMENTS - COASTAL A	(C) LOWER REAR ROOF VENT REQUIREMENTS - COASTAL A
VENTILATION CALCULATIONS: ATTIC AREA = 1548 SQ. FT. / 300 = 5.16 SQ. FT. x 144 = 743 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 298 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 3 TOTAL SOFFIT VENTILATION NEEDED 445 SQ. IN.	VENTILATION CALCULATIONS: ATTIC AREA = 334 SQ. FT. / 300 = 1.11 SQ. FT. x 144 = 160 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 65 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 1 TOTAL SOFFIT VENTILATION NEEDED 95 SQ. IN.	VENTILATION CALCULATIONS: ATTIC AREA = 171 SQ. FT. / 300 = 0.57 SQ. FT. x 144 = 82 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 33 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 1 TOTAL SOFFIT VENTILATION NEEDED 49 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING: *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT		



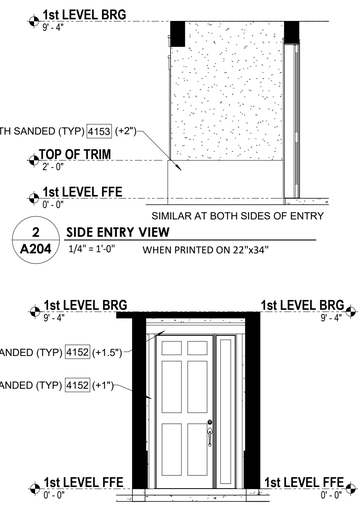
ROOF PLAN - COASTAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - COASTAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

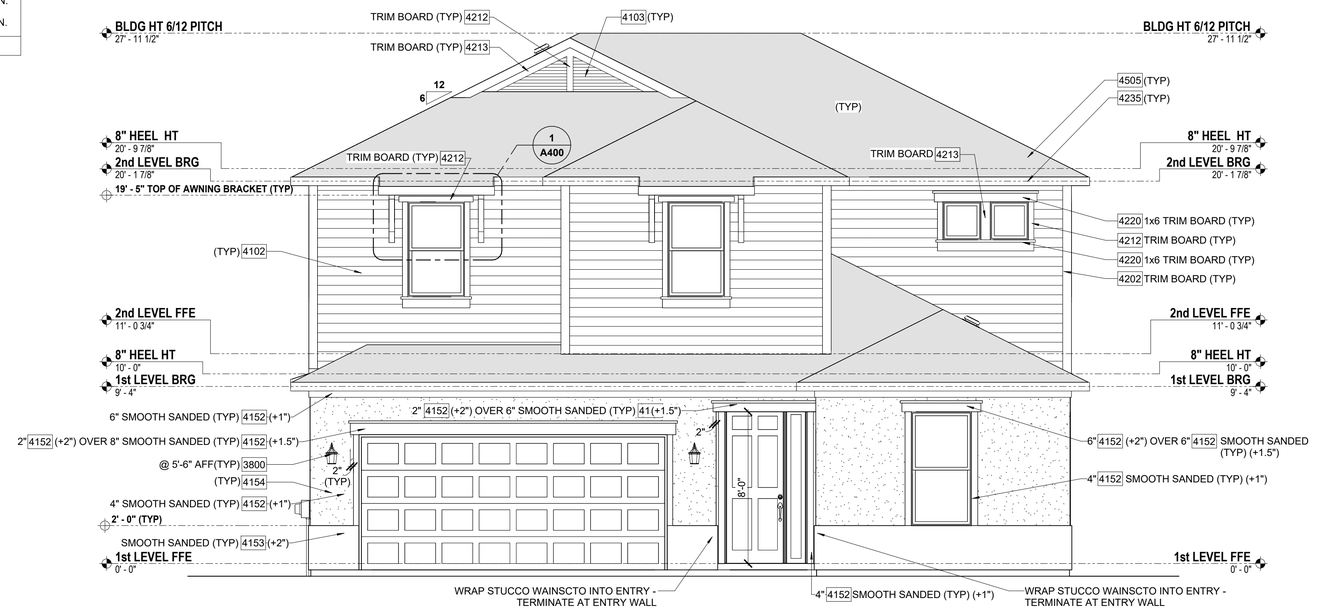


2 / A204 **SIDE ENTRY VIEW**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

3 / A204 **FRONT ENTRY VIEW**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FRONT ELEVATION - COASTAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

3800	COACH LIGHTS (PER BLDR SPECS)
4102	LAP SIDING, 6" EXPOSURE
4103	LAP SIDING, 2" EXPOSURE
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4153	CEMENT PLASTER FINISH WATER TABLE W/ SLOPED TOP (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4202	1x6 CORNER TRIM
4212	1x4 TRIM
4213	1x6 TRIM
4216	1x12 TRIM
4220	2x2 TRIM OVER 1X TRIM (SIZE AS NOTED)
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A204

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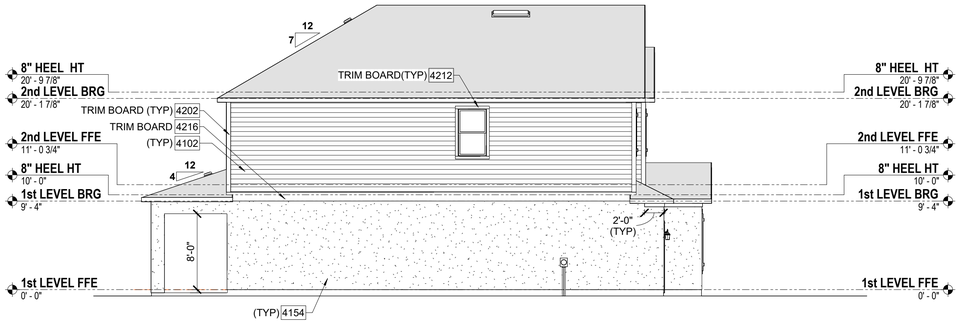
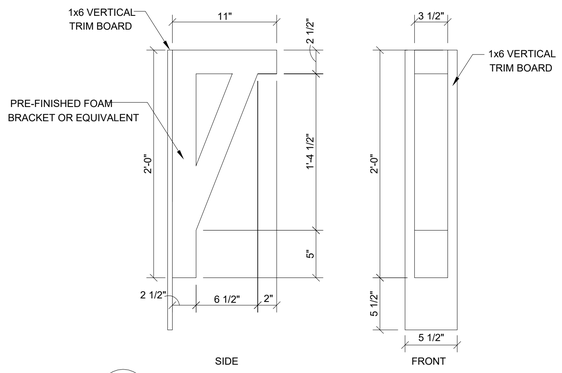


LEFT ELEVATION - FARMHOUSE A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



1 / A206 **A-TYP-DECO-BKT-11X24X3.5**

1 1/2" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

3800	COACH LIGHTS (PER BLDR SPECS)
4102	LAP SIDING, 6" EXPOSURE
4130	BOARD & BATTEN SIDING
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4202	1x6 CORNER TRIM
4212	1x4 TRIM
4213	1x6 TRIM
4214	1x8 TRIM
4216	1x12 TRIM
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4260	DECORATIVE SHUTTERS (SIZE AS NOTED)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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904.821.5200

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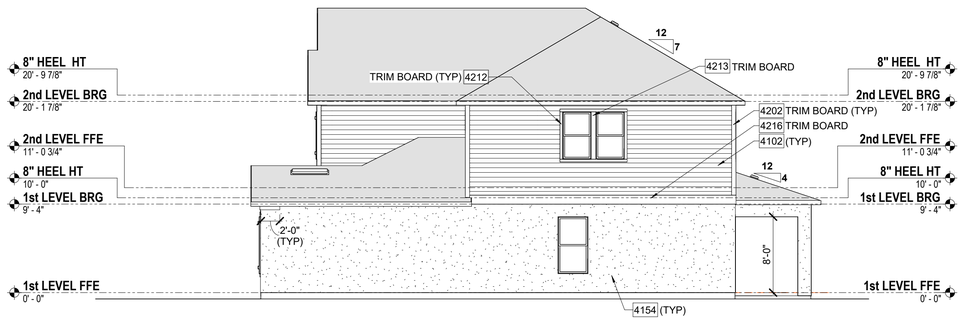
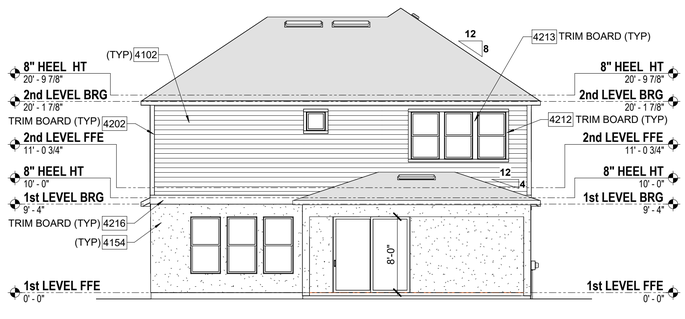


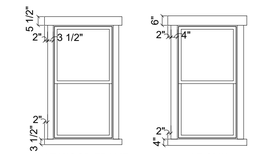
RIGHT ELEVATION - FARMHOUSE A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



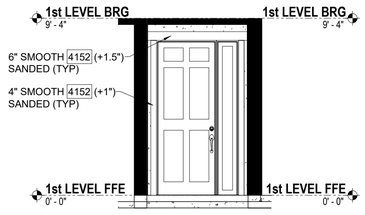
REAR ELEVATION - FARMHOUSE A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



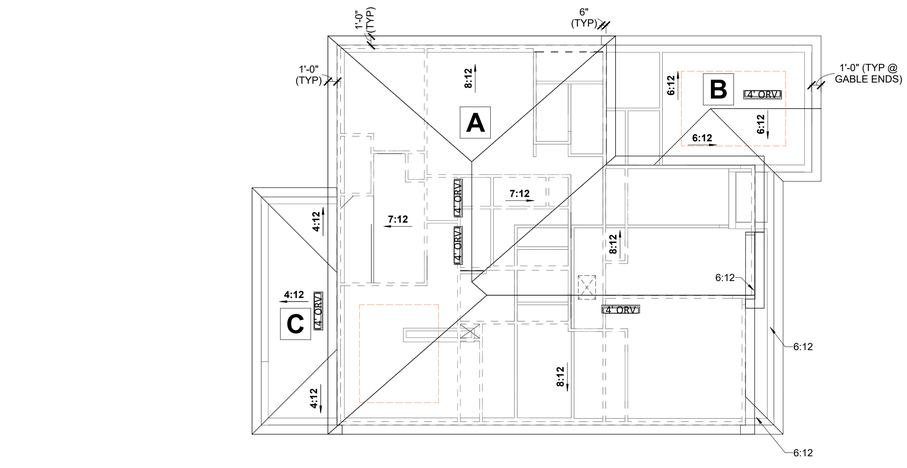
2 / A206 **WINDOW TRIM**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



3 / A206 **FRONT ENTRY VIEW**

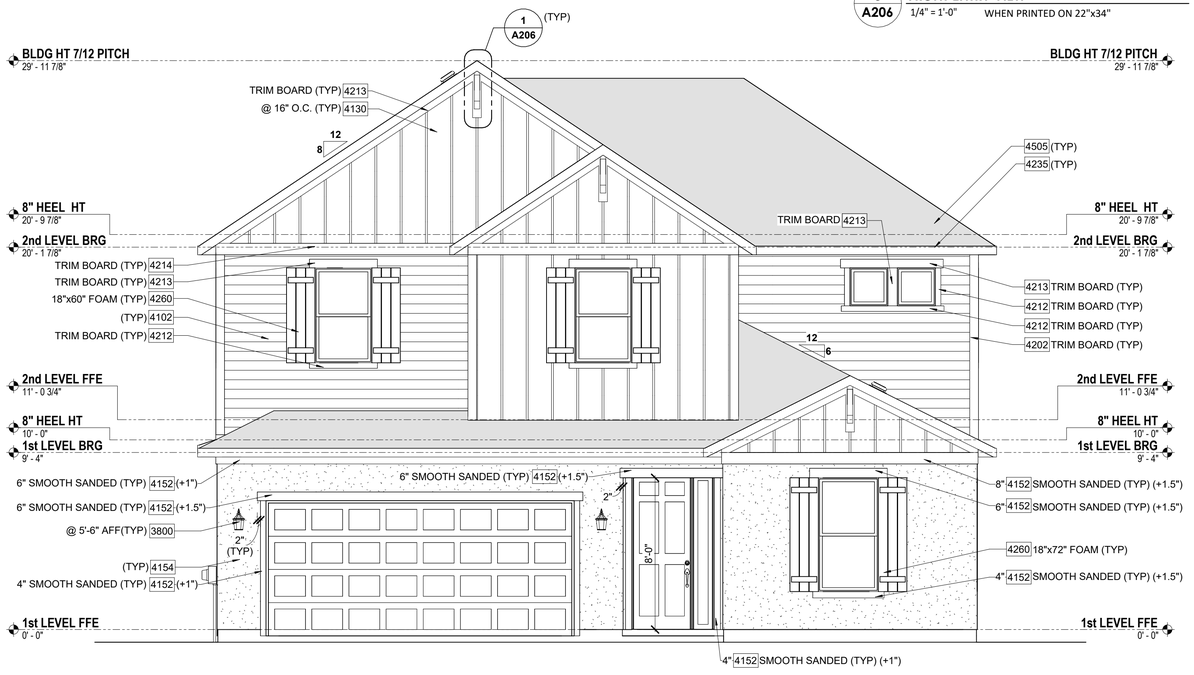
1/4" = 1'-0" WHEN PRINTED ON 22"x34"



ROOF PLAN - FARMHOUSE A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

(A) UPPER ROOF VENT REQUIREMENTS - FARMHOUSE A	(B) LOWER FRONT ROOF VENT REQUIREMENTS - FARMHOUSE A	(C) LOWER REAR ROOF VENT REQUIREMENTS - FARMHOUSE A
VENTILATION CALCULATIONS: ATTIC AREA = 1548 SQ. FT. / 300 = 5.16 SQ. FT. x 144 = 743 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 298 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 3 TOTAL SOFFIT VENTILATION NEEDED 445 SQ. IN.	VENTILATION CALCULATIONS: ATTIC AREA = 327 SQ. FT. / 300 = 1.09 SQ. FT. x 144 = 157 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 63 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 1 TOTAL SOFFIT VENTILATION NEEDED 94 SQ. IN.	VENTILATION CALCULATIONS: ATTIC AREA = 171 SQ. FT. / 300 = 0.57 SQ. FT. x 144 = 82 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 33 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 1 TOTAL SOFFIT VENTILATION NEEDED 49 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING: *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT		



FRONT ELEVATION - FARMHOUSE A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.006826**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

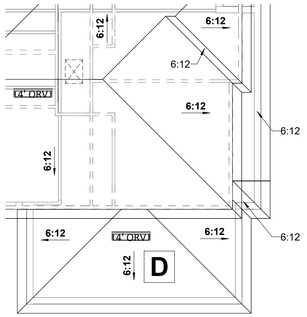
No.	Description	Date

A206

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

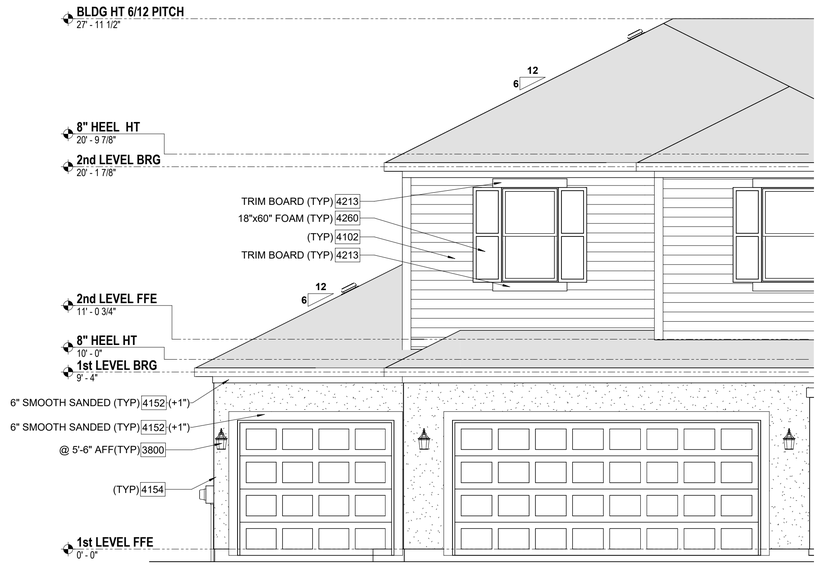
KEYNOTES

3800	COACH LIGHTS (PER BLDR SPECS)
4102	LAP SIDING, 6" EXPOSURE
4120	SHAKE SIDING
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4212	1x4 TRIM
4213	1x6 TRIM
4214	1x8 TRIM
4260	DECORATIVE SHUTTERS (SIZE AS NOTED)



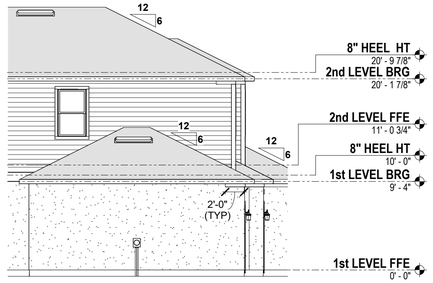
ROOF PLAN - OPT 3-CAR GARAGE - TRADITIONAL (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



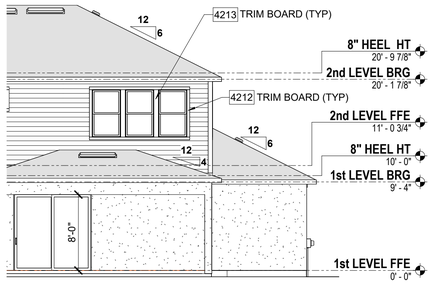
FRONT ELEVATION - OPT 3-CAR GARAGE - TRADITIONAL (SIM W/ PORCH)

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



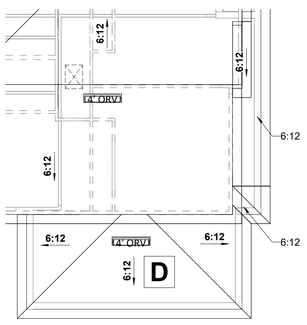
LEFT ELEVATION - OPT 3-CAR GARAGE - TRADITIONAL (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - OPT 3-CAR GARAGE - TRADITIONAL (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



ROOF PLAN - OPT 3-CAR GARAGE - CRAFTSMAN (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

UPPER ROOF VENT REQUIREMENTS - 3-CAR GARAGE

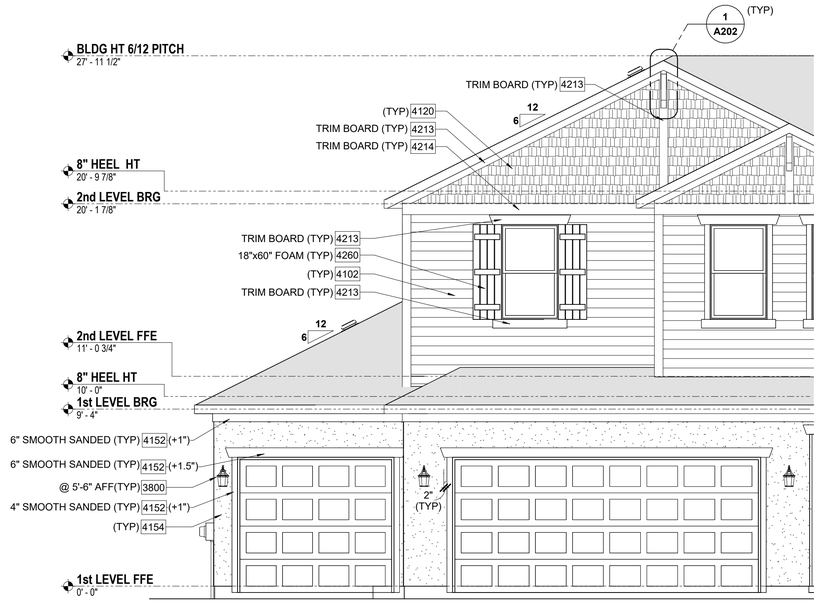
VENTILATION CALCULATIONS:

ATTIC AREA = 220 SQ. FT. / 300 = 0.73 SQ. FT.
x 144 = 106 SQ. FT.

GREATER THAN 40% LESS THAN 50%

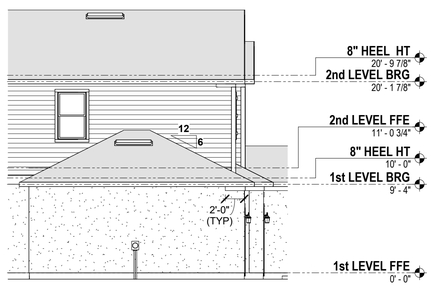
3 FT. FROM RIDGE ON ROOF VENTS = 43 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 63 SQ. IN.

VENT CALCULATIONS BASED ON THE FOLLOWING
*105 SQ. IN. PER 4 FOOT OFF RIDGE VENT



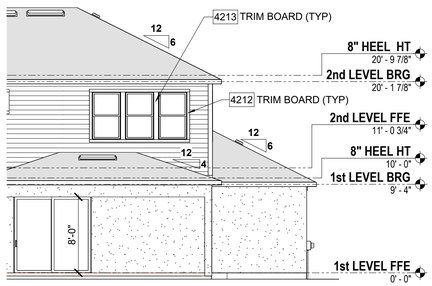
FRONT ELEVATION - OPT 3-CAR GARAGE - CRAFTSMAN (SIM W/ PORCH)

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



LEFT ELEVATION - OPT 3-CAR GARAGE - CRAFTSMAN (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - OPT 3-CAR GARAGE - CRAFTSMAN (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

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MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

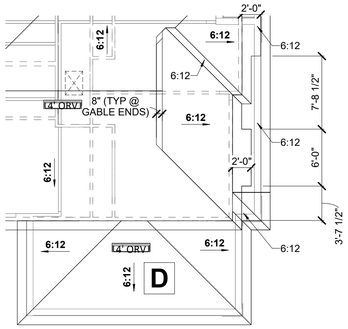
No.	Description	Date

A209

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

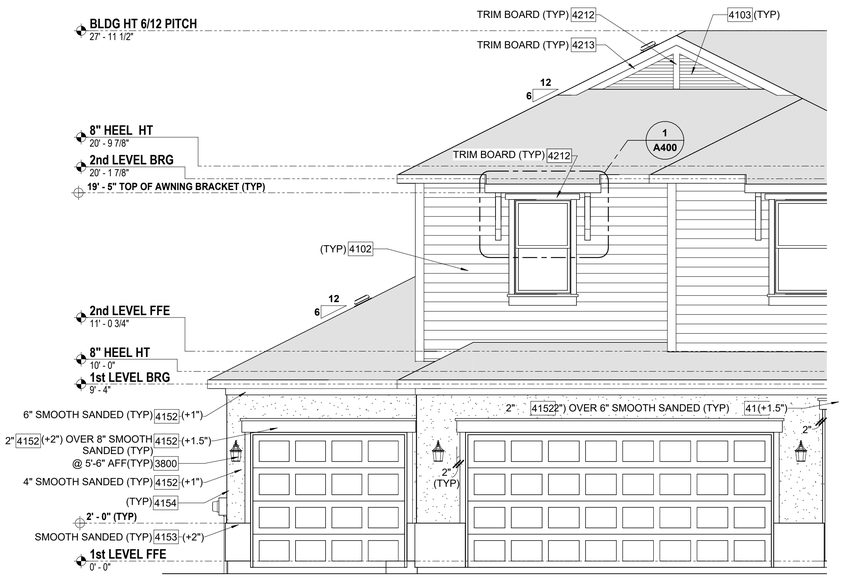
KEYNOTES

3800	COACH LIGHTS (PER BLDR SPECS)
4102	LAP SIDING, 6" EXPOSURE
4103	LAP SIDING, 2" EXPOSURE
4130	BOARD & BATTEN SIDING
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4153	CEMENT PLASTER FINISH WATER TABLE W/ SLOPED TOP (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4212	1x4 TRIM
4213	1x6 TRIM
4214	1x8 TRIM
4260	DECORATIVE SHUTTERS (SIZE AS NOTED)



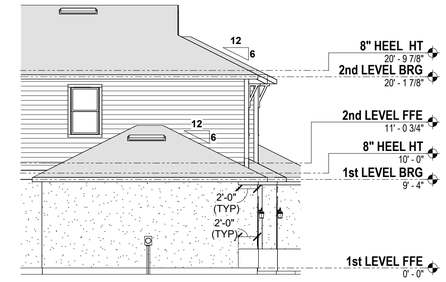
ROOF PLAN - OPT 3-CAR GARAGE - COASTAL (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



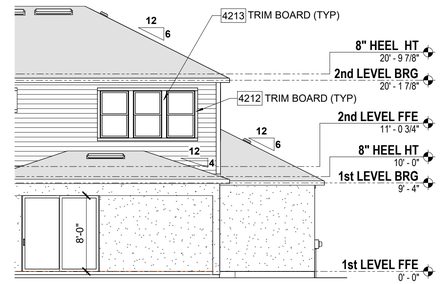
FRONT ELEVATION - OPT 3-CAR GARAGE - COASTAL (SIM W/ PORCH)

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



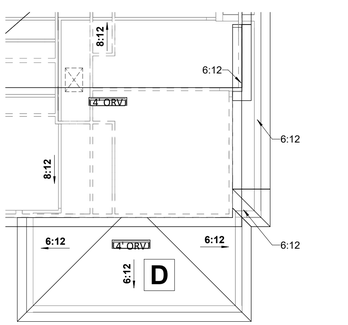
LEFT ELEVATION - OPT 3-CAR GARAGE - COASTAL (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - OPT 3-CAR GARAGE - COASTAL (SIM W/ PORCH)

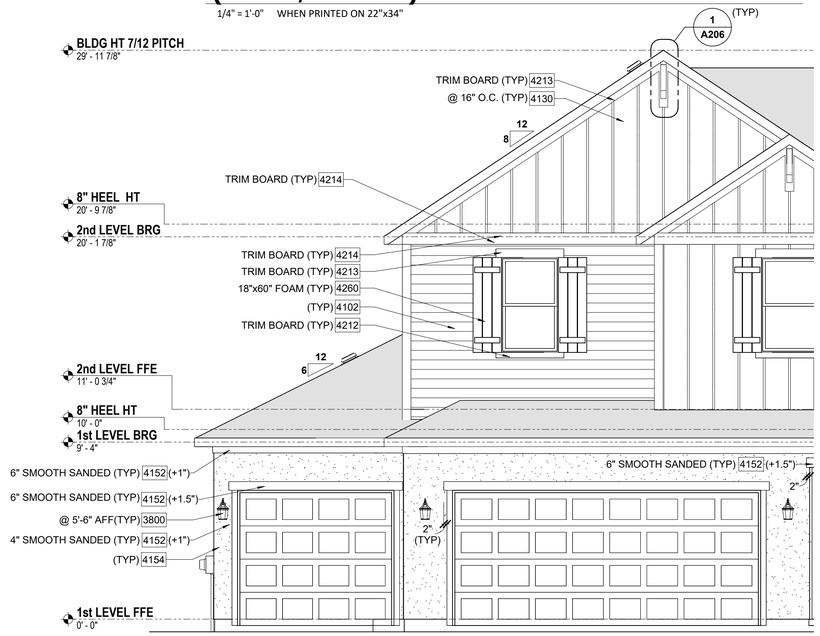
1/8" = 1'-0" WHEN PRINTED ON 22"x34"



UPPER ROOF VENT REQUIREMENTS - 3-CAR GARAGE
VENTILATION CALCULATIONS: ATTIC AREA = 220 SQ. FT. / 300 = 0.73 SQ. FT. x 144 = 106 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 43 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 1 TOTAL SOFFIT VENTILATION NEEDED 63 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT

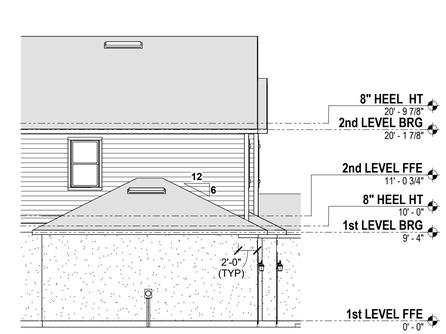
ROOF PLAN - OPT 3-CAR GARAGE - FARMHOUSE (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



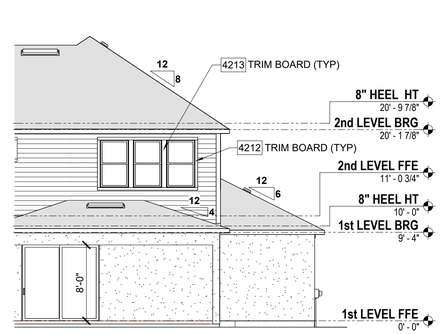
FRONT ELEVATION - OPT 3-CAR GARAGE - FARMHOUSE (SIM W/ PORCH)

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



LEFT ELEVATION - OPT 3-CAR GARAGE - FARMHOUSE (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - OPT 3-CAR GARAGE - FARMHOUSE (SIM W/ PORCH)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

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904.821.5200
taylor morrison

MONTEREY

BASE PLAN
40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826
DRAWN: MJR
CHECKED: CM

07-02-2025

REVISIONS:

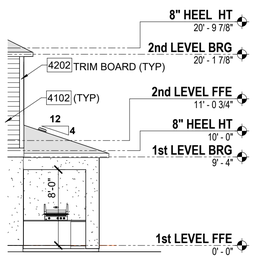
No.	Description	Date

A210

APEX TECHNOLOGY" IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

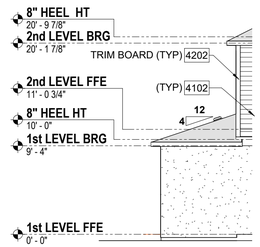
KEYNOTES

4102	LAP SIDING, 6" EXPOSURE
4202	1x6 CORNER TRIM
4212	1x4 TRIM
4213	1x6 TRIM



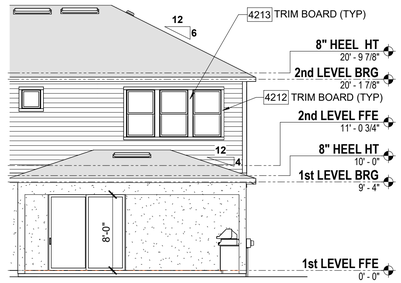
RIGHT ELEVATION - OPT OUTDOOR KITCHEN

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



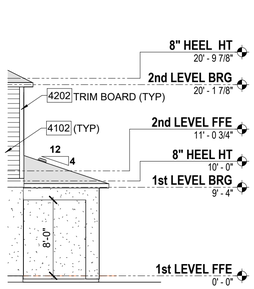
LEFT ELEVATION - OPT OUTDOOR KITCHEN

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



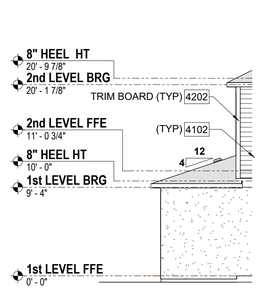
REAR ELEVATION - OPT OUTDOOR KITCHEN

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



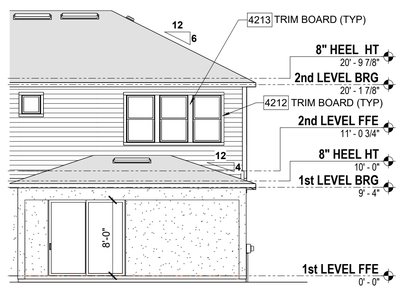
RIGHT ELEVATION - OPT OUTDOOR KITCHEN ROUGH-IN

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



LEFT ELEVATION - OPT OUTDOOR KITCHEN ROUGH-IN

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - OPT OUTDOOR KITCHEN ROUGH-IN

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO:
2024.006826

DRAWN:
MJR

CHECKED:
CM

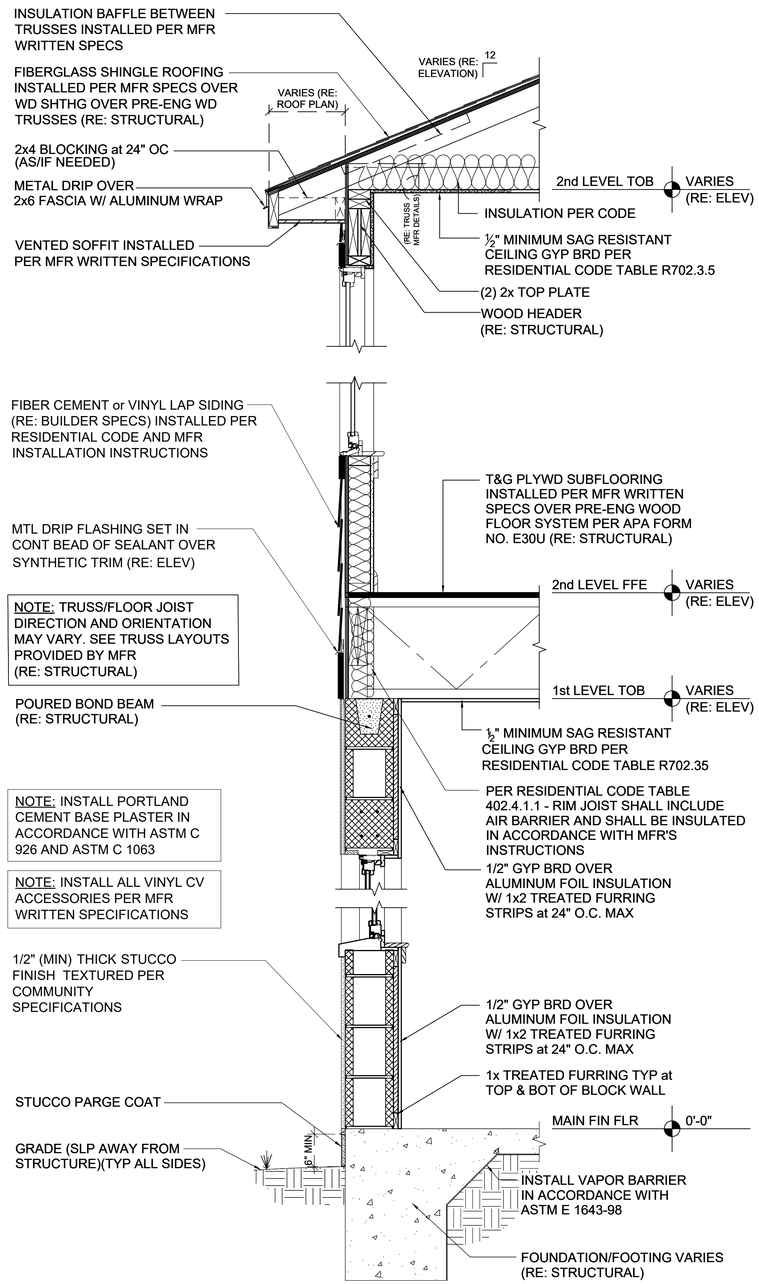
07-02-2025

REVISIONS:

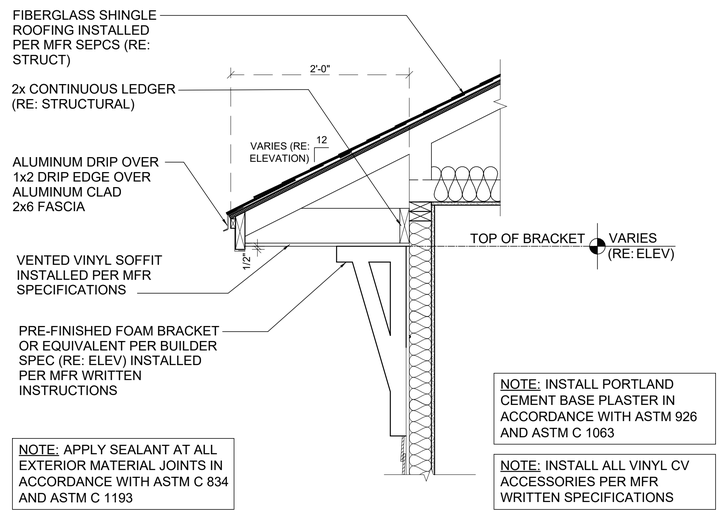
No.	Description	Date

A211

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



2 A400 **TYP TWO-STORY WALL SECTION**
SCALE: 1" = 1'-0"



1 A400 **A-AWNING AT WOOD WALL AND ROOF**
1" = 1'-0" WHEN PRINTED ON 22"x34"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
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MONTEREY
BASE PLAN
40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.006826**
DRAWN: **MJR**
CHECKED: **CM**

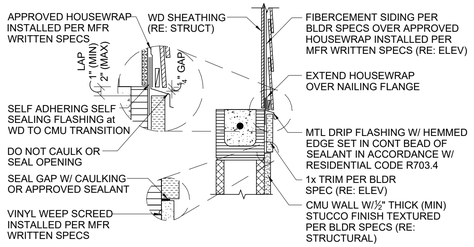
07-02-2025

REVISIONS:

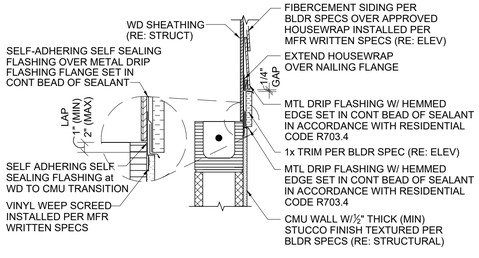
No.	Description	Date

A400

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



TRIM BAND BELOW TRANSITION

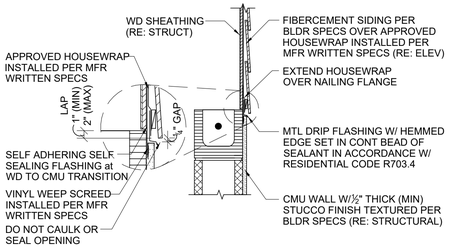


TRIM BAND ABOVE TRANSITION

NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM 926 AND ASTM C 1063

NOTE: APPLY SEALANT AT ALL EXTERIOR MATERIAL JOINTS IN ACCORDANCE WITH ASTM C 834 AND ASTM C 1193

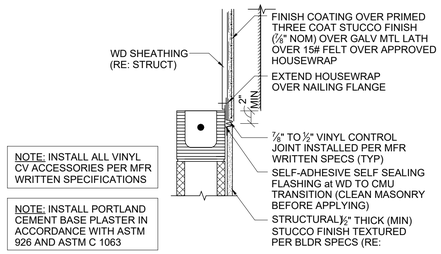


SIDING TO STUCCO

NO TRIM BAND

NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM 926 AND ASTM C 1063

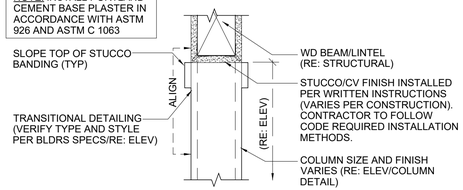


STUCCO TO STUCCO

- DETAIL
- TYP HORIZONTAL MATERIAL TRANSITION - CMU TO WOOD FRAME NTS

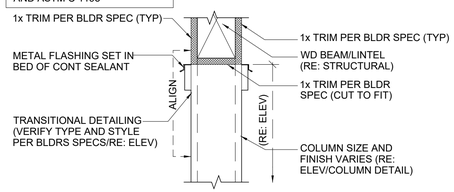
NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM 926 AND ASTM C 1063



- DETAIL
- TYP COLUMN FINISH - STUCCO NTS

NOTE: APPLY SEALANT AT ALL EXTERIOR MATERIAL JOINTS IN ACCORDANCE WITH ASTM C 834 AND ASTM C 1193

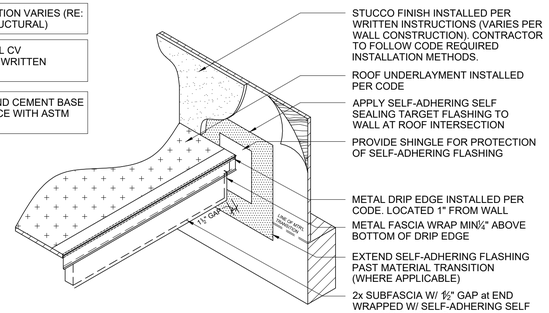


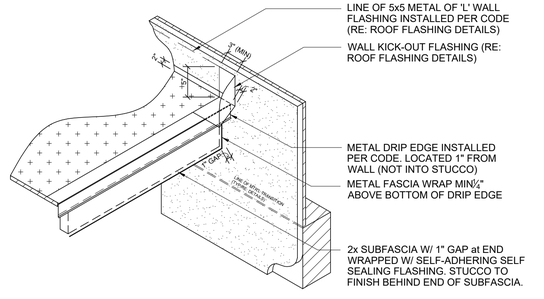
- DETAIL
- TYP COLUMN FINISH - TRIM NTS

NOTE: WALL CONSTRUCTION VARIES (RE: TYP WALL SECTION/STRUCTURAL)

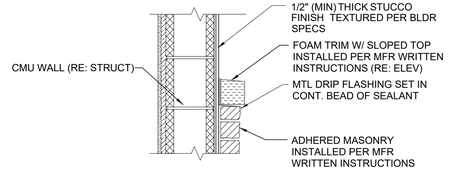
NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM 926 AND ASTM C 1063





- DETAIL
- TYP SUB FASCIA at WALL INTERSECTION - STUCCO NTS

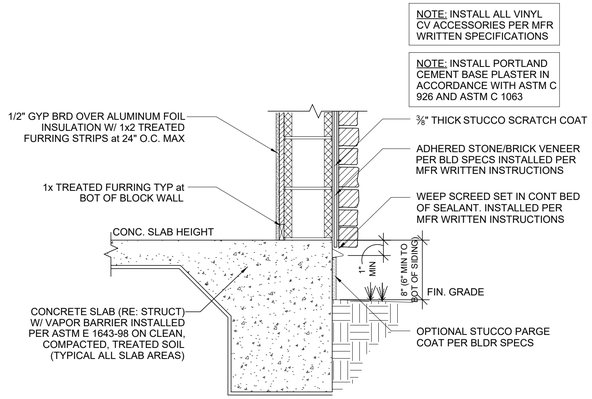


ADHERED STONE/BRICK

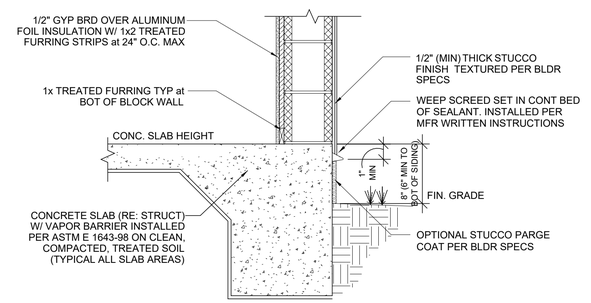
- DETAIL
- MATERIAL TRANSITIONS - CMU NTS

NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM C 926 AND ASTM C 1063



ADHERED STONE/BRICK



STUCCO

- DETAIL
- TYP WALL FLASHING at SILL - CMU NTS

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904.821.5200
taylor morrison

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A500

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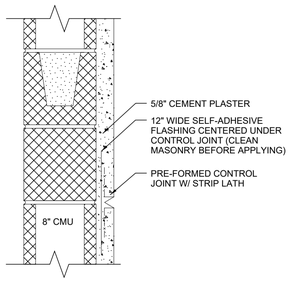
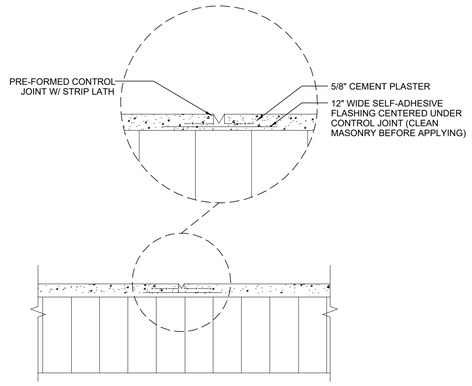


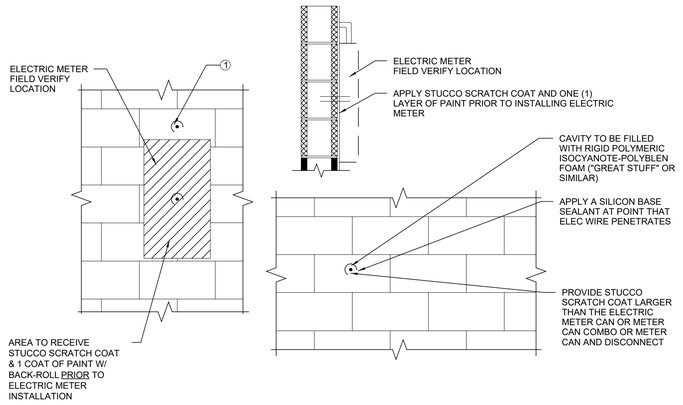
CONTROL JOINT - HORIZ - CMU

SCALE: N.T.S.



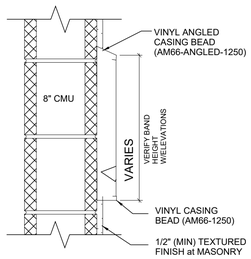
CONTROL JOINT - VERTICAL - CMU

SCALE: N.T.S.



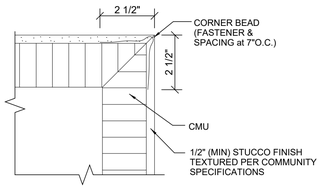
ELECTRICAL CONDUIT PENETRATION

SCALE: N.T.S.



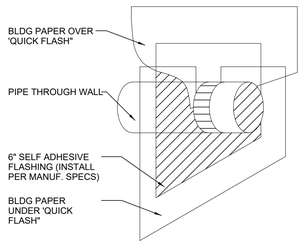
RAISED BAND at BLOCK

SCALE: N.T.S.



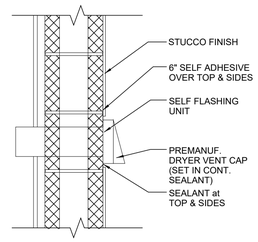
CORNER BEAD at BLOCK

SCALE: N.T.S.



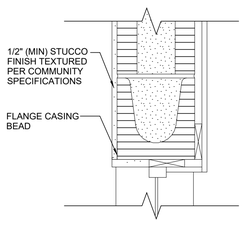
VENT PENATRATION

SCALE: N.T.S.



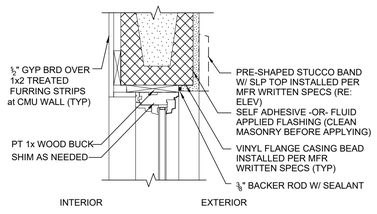
DRYER VENT (BLOCK)

SCALE: N.T.S.



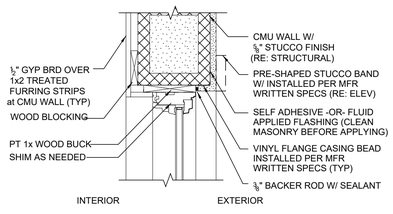
CASING BEAD at WN

SCALE: N.T.S.



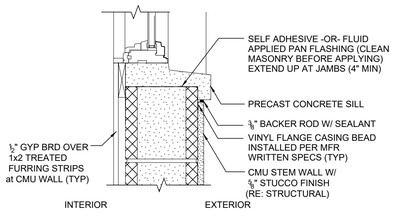
WINDOW HEAD at CMU

SCALE: 1 ½" = 1'-0"



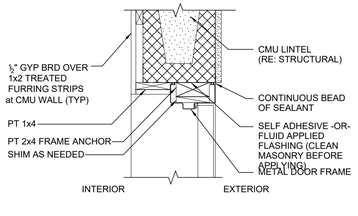
WINDOW JAMB at CMU

SCALE: 1 ½" = 1'-0"



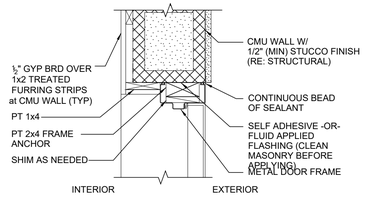
WINDOW SILL at CMU

SCALE: 1 ½" = 1'-0"



DOOR HEAD at CMU

SCALE: 1 ½" = 1'-0"



DOOR JAMB at CMU

SCALE: 1 ½" = 1'-0"

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904.821.5200

taylor morrison

MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.006826**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

A501

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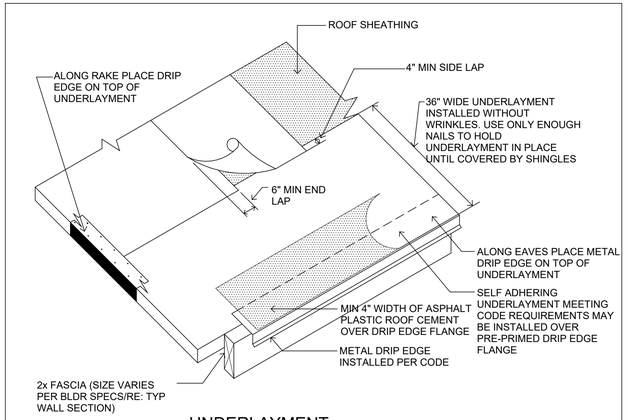
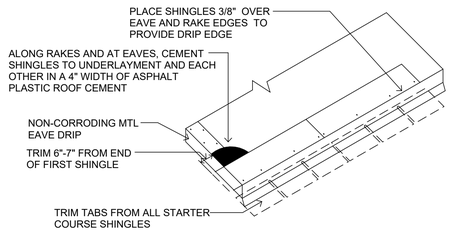
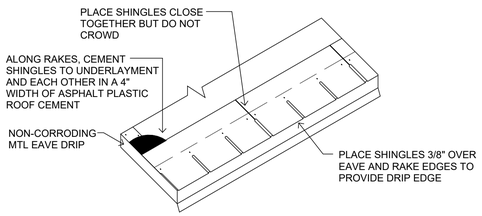


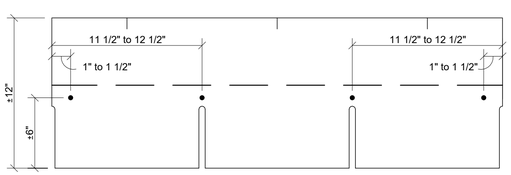
UNDERLAYMENT



STARTER COURSE



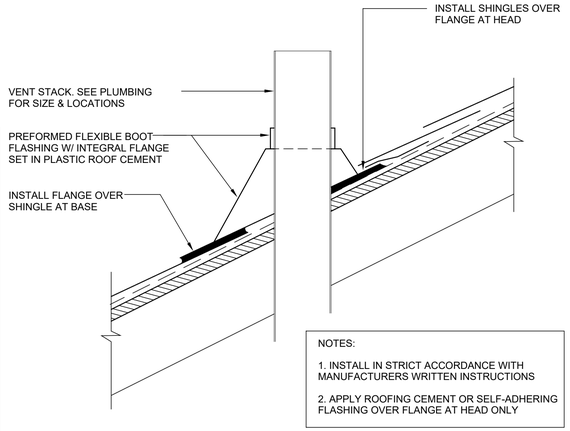
FIRST COURSE



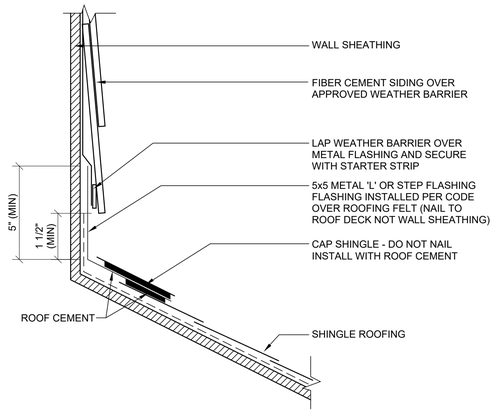
SHINGLE NAILING

ROOFING DETAILS — N.T.S.

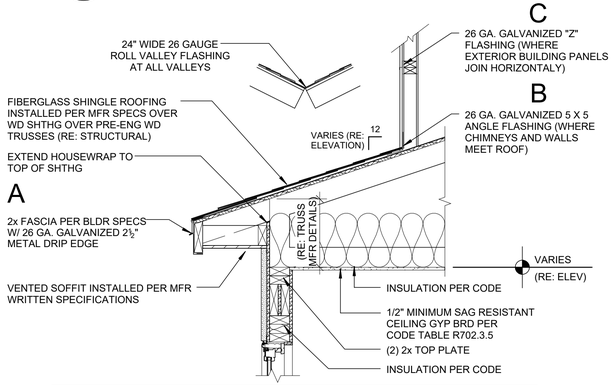
4:12 or GREATER SLOPE
NOTE: FOR SLOPES BELOW 4:12, ALL ROOFING UNDERLAYMENT SHALL BE SELF ADHERING SHEET MEMBRANE APPROVED BY THE SHINGLE MANUFACTURER FOR USE ON LOW SLOPE ROOFING PROJECTS.

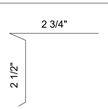
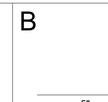
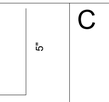


DETAIL VENT STACK FLASHING — NTS



DETAIL WALL FLASHING - LAP SIDING — NTS

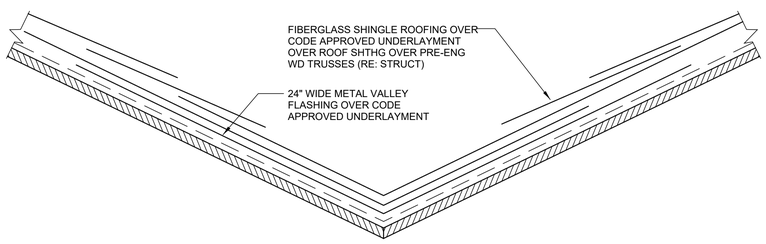


A	B	C
		
2 3/4" 2 1/2"	5" 5"	2 1/8" 1/2" 3/8" or 5/8"
26 GA. GALVANIZED 2 1/2" MTL DRIP EDGE	26 GA. GALVANIZED 5 X 5 ANGLE FLASHING	32 GA. GALVANIZED "Z" FLASHING

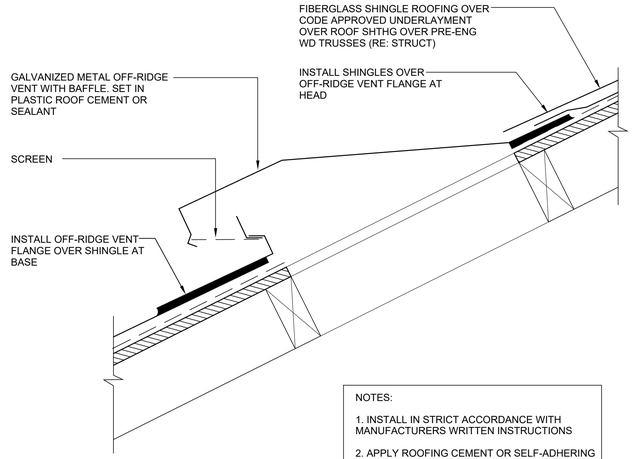
DETAIL TYPICAL ROOF FLASHING — NTS

VALLEY SHINGLE INSTALLATION:
INSTALL SHINGLES USING 'CLOSED CUT' METHOD.

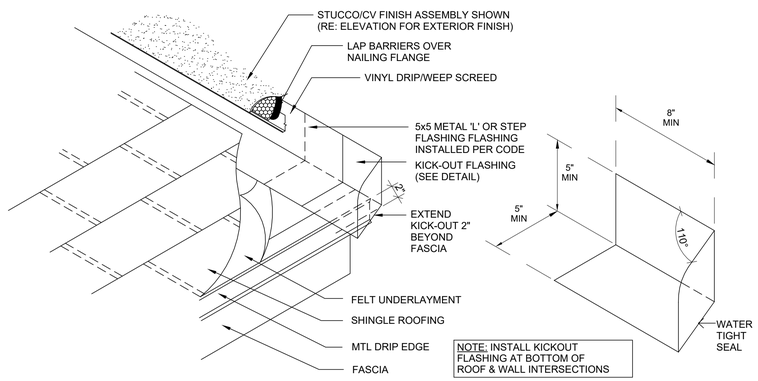
1. MARK SHINGLE CUT LINE 2"-3" FROM VALLEY CENTER LINE.
2. INSERT METAL SHEET BETWEEN SHINGLES FROM BOTH PLANES, TO ENSURE ONLY TOP SHINGLE IS CUT.
3. FINISH THE CUT EDGE WITH A DOUBLE BEAD OF ROOF CEMENT



DETAIL VALLEY FLASHING — NTS



DETAIL OFF-RIDGE VENT — NTS



DETAIL WALL/KICKOUT FLASHING (STUCCO) — NTS

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904.821.5200
taylor morrison

MONTEREY

BASE PLAN
40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826
DRAWN: MJR
CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A502

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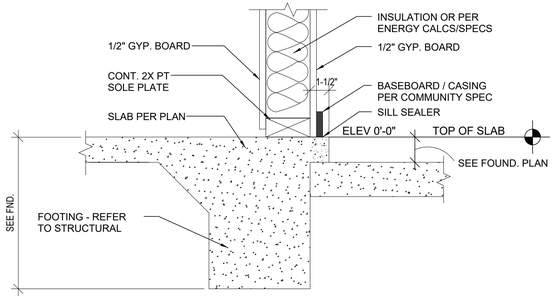
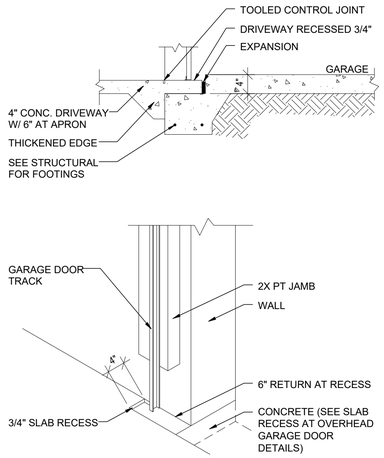
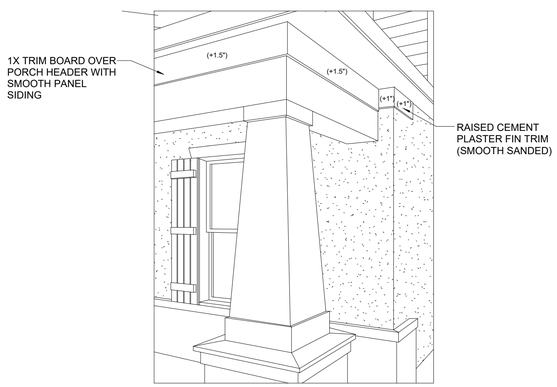


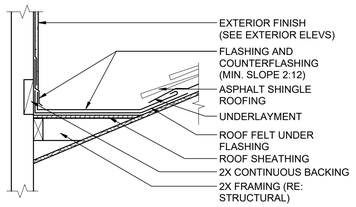
- DETAIL
- GARAGE WALL EXTENDED CURB DETAIL NTS



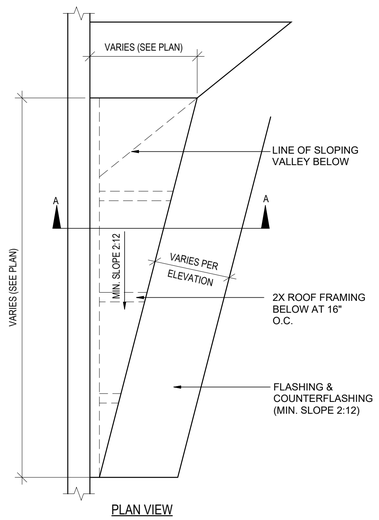
- DETAIL
- GARAGE SLAB RECESS AT OVERHEAD GARAGE DOOR NTS



- DETAIL
- PORCH HEADER TRIM TRANSITION - CMU NTS



SECTION A



PLAN VIEW

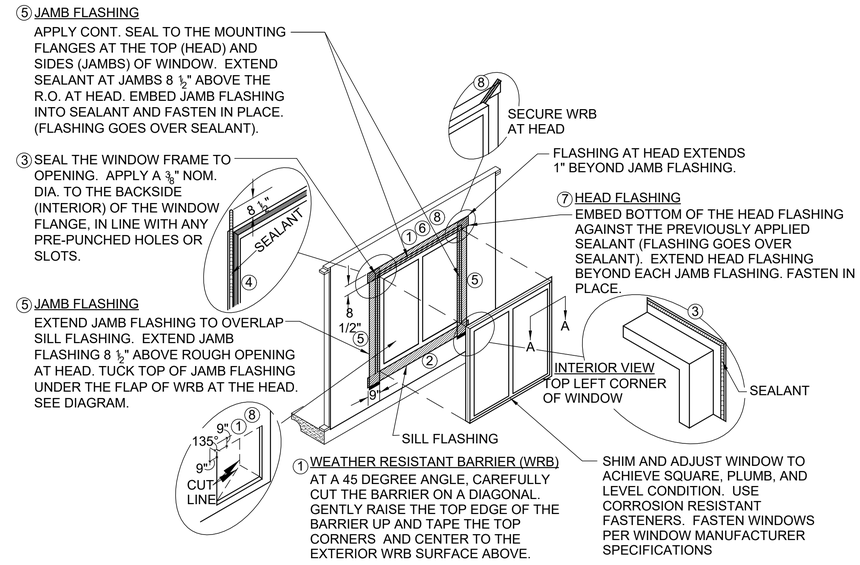
- DETAIL
- ROOF CRICKET NTS

TYPICAL WINDOW FLASHING

METHOD "A-1" (ASTM E 2112-01)

WINDOW INSTALLATION (METHOD A-1)

WEATHER RESITIVE BARRIER (WRB) APPLIED PRIOR TO THE WINDOW INSTALLATION. FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.



STEPS:

① IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING.

② APPLY SILL FLASHING

③ APPLY BEAD OF SEALANT AT BACK OF WINDOW FLANGE & SET WINDOW USING PAN HEAD SCREWS TO FACILITATE INSPECTION.

④ APPLY BEAD OF SEALANT AT SIDE JAMBS. EXTEND 8 ½"

⑤ APPLY JAMB FLASHING

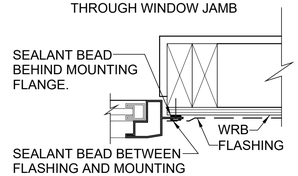
⑥ APPLY BEAD OF SEALANT AT HEAD

⑦ APPLY HEAD FLASHING

⑧ REMOVE PREVIOUSLY APPLIED TAPE, ALLOWING WRB TO LAY FLAT OVER HEAD FLASHING. APPLY NEW SHEATHING TAPE OVER DIAGONAL CUT - SEE DIAGRAM.

SECTION A

THROUGH WINDOW JAMB



NOTE:
1. WINDOW INSTALLATION AND FLASHING DETAILS ARE CONSISTENT WITH ASTM E 2112 METHOD A-1 EXCEPT SELF-ADHERING FLASHINGS ARE USED

2. IT IS THE CONTRACTORS RESPONSIBILTY TO VERIFY THE COMPATIBILITY OF ALL PRODUCTS INCLUDING HOUSEWRAP, SEALANTS & SELF-ADHERING FLASHING MATERIALS USED DURING CONSTRUCTION

3. INSTALL ALL MATERIALS PER MANUFACTURERS WRITTEN SPECIFICATIONS

4. TYPICAL WINDOW & DOOR FLASHING INSTALLATION DETAILS PREPARED IN ACCORDANCE WITH RESIDENTIAL CODE APPROVED SPECIFICATIONS

WARNING: SEALANTS/FLASHINGS MAY REACT ADVERSELY IF NOT COMPATIBLE

- DETAIL
- TYP WINDOW FLASHING - WOOD NTS

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MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.006826**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

A503

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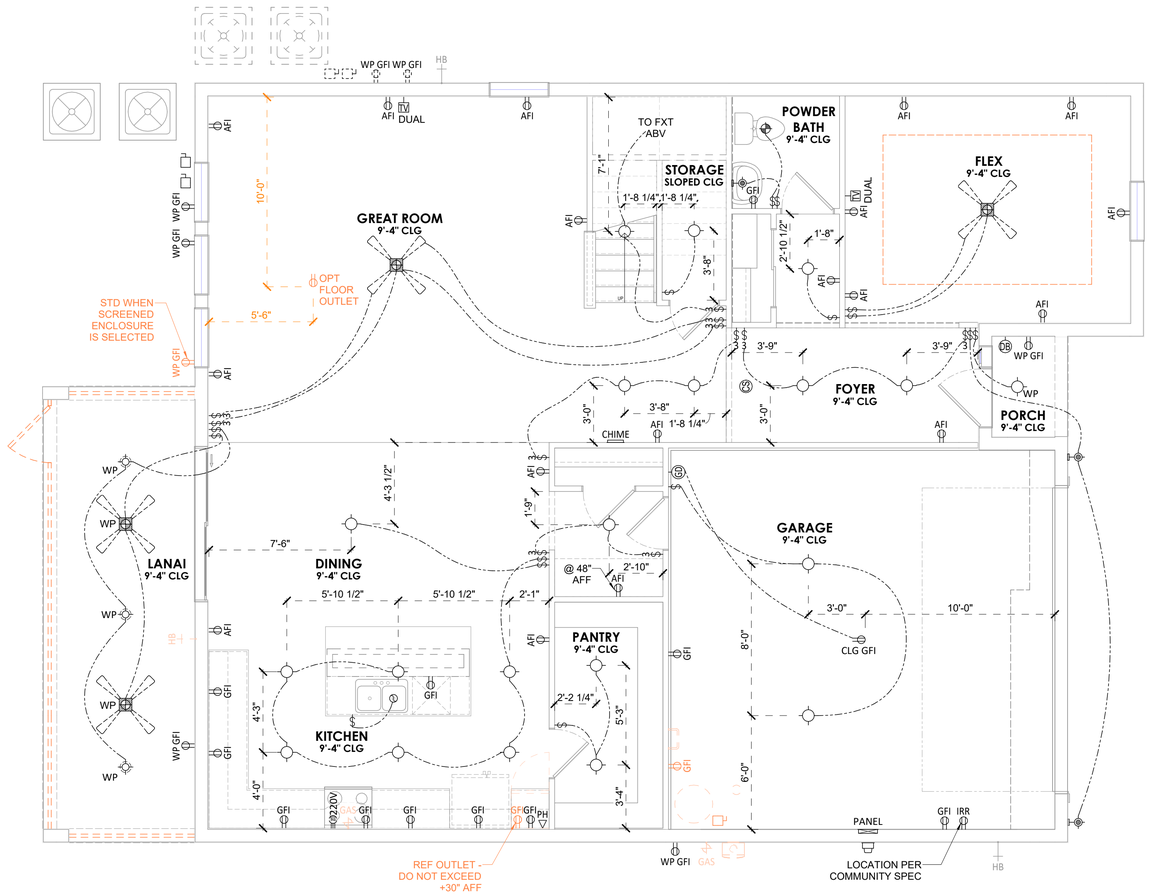

1st LEVEL ELECTRICAL PLAN - TRADITIONAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	M/H	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET	QD	QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

WP = WEATHER PROOF | VP = VAPOR PROOF

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MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.006826**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

E100

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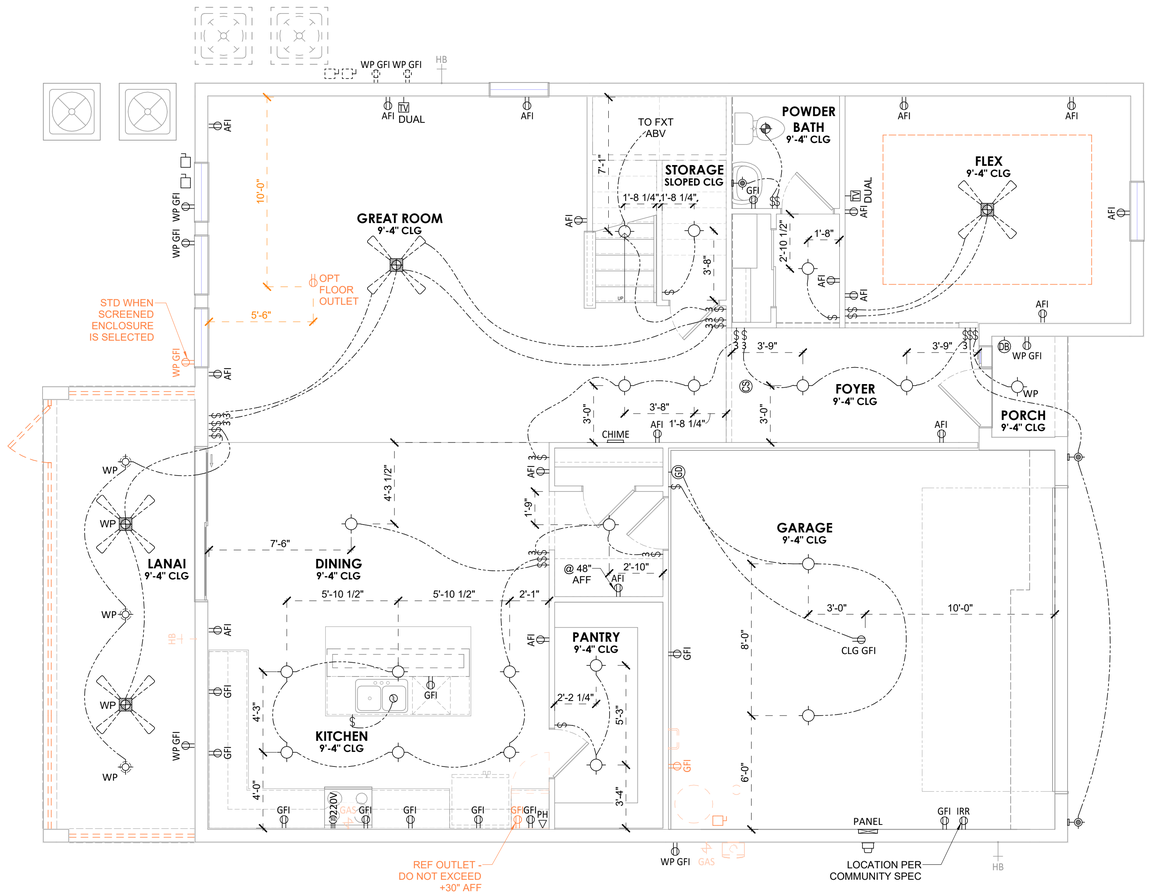

1st LEVEL ELECTRICAL PLAN - CRAFTSMAN A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	M/H	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET	J	QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

WP = WEATHER PROOF | VP = VAPOR PROOF

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MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.006826**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

E102

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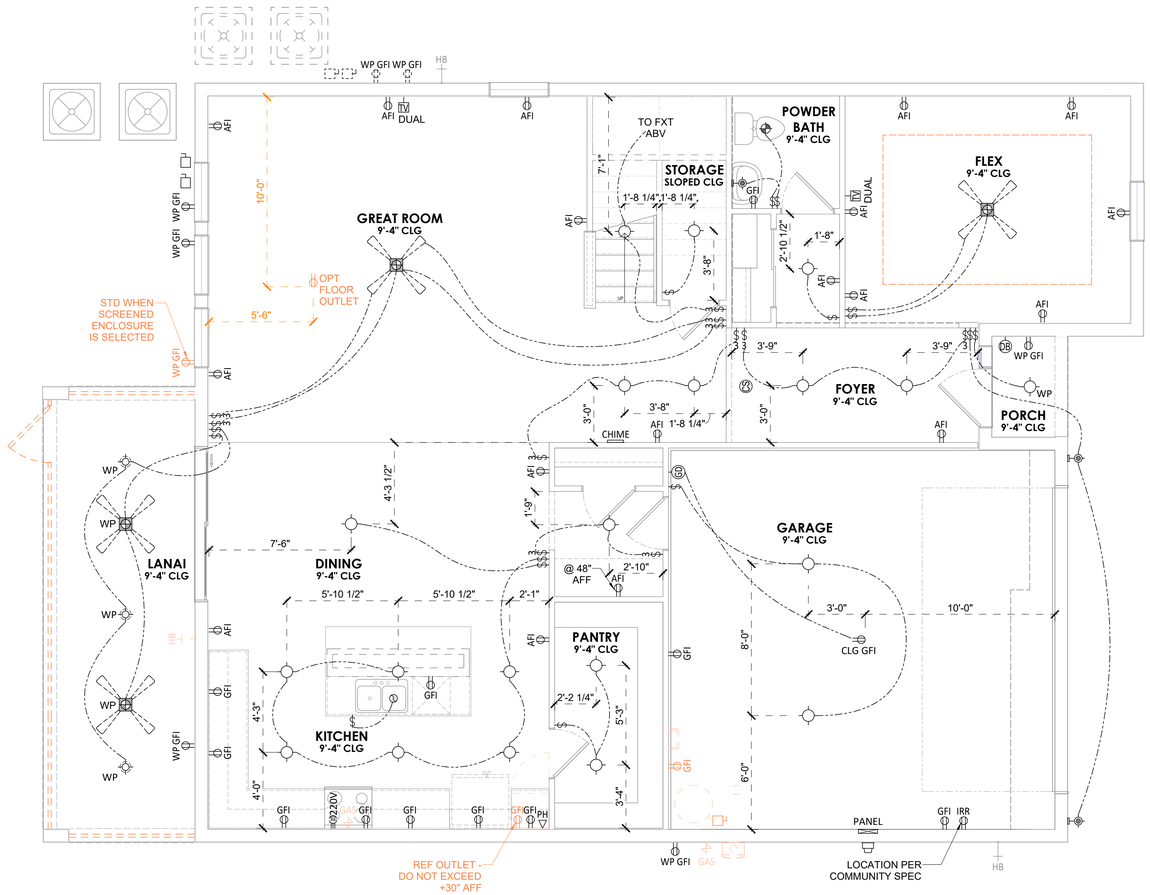

1st LEVEL ELECTRICAL PLAN - COASTAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
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S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET	QD	QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

WP = WEATHER PROOF | VP = VAPOR PROOF

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BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.006826**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

E104

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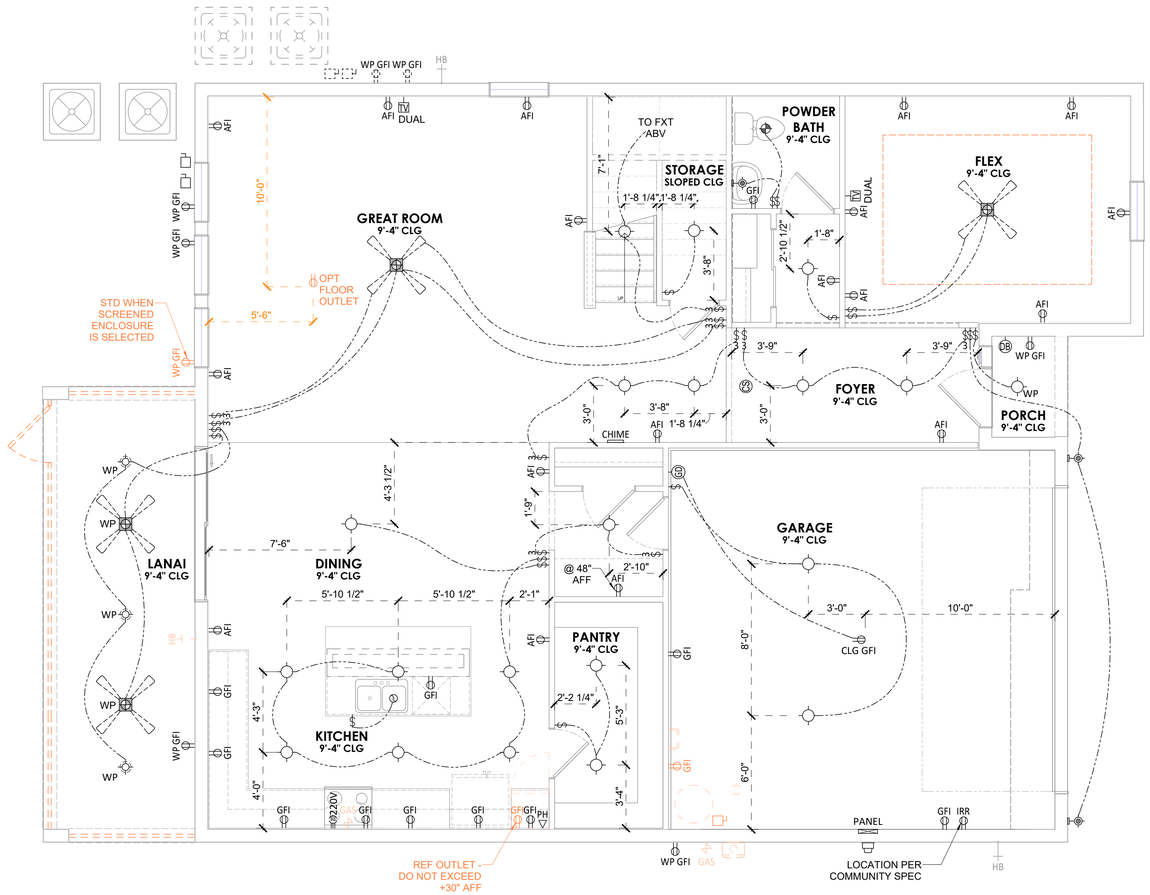

1st LEVEL ELECTRICAL PLAN - FARMHOUSE A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	MW	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET	QD	QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

WP = WEATHER PROOF | VP = VAPOR PROOF

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BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.006826**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

E106

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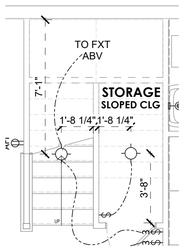
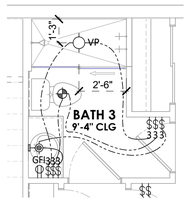


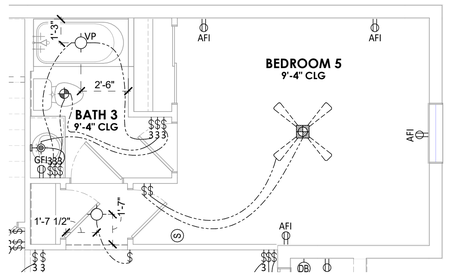
1st LEVEL ELECTRICAL PLAN - OPT OPEN STAIR RAIL

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



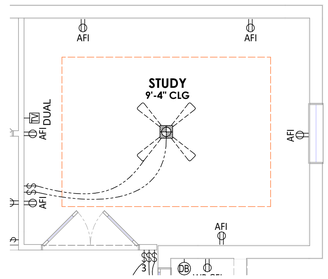
1st LEVEL ELECTRICAL PLAN - OPT SHOWER @ BATH 3

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



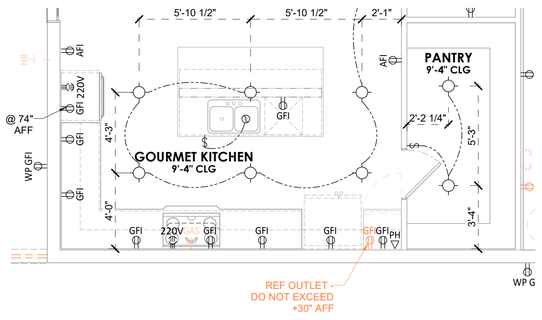
1st LEVEL ELECTRICAL PLAN - OPT BEDROOM 5/ BATH 3

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



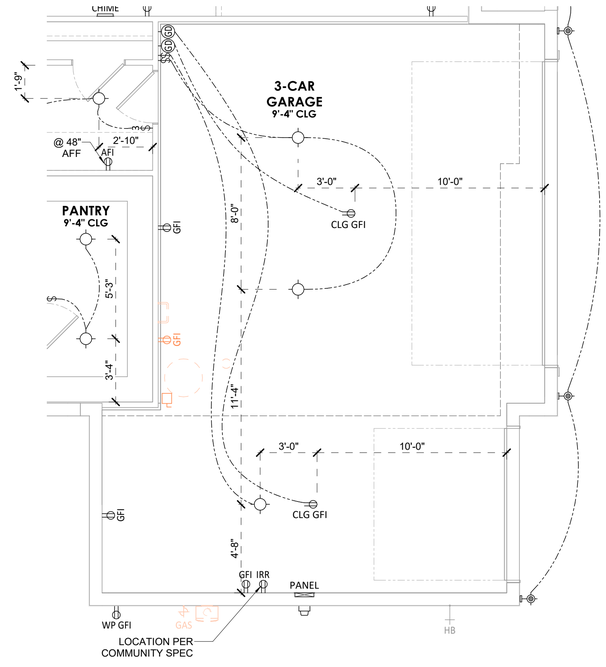
1st LEVEL ELECTRICAL PLAN - OPT STUDY

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT GOURMET KITCHEN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT 3-CAR GARAGE

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	MW	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET	QD	QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

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BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E108

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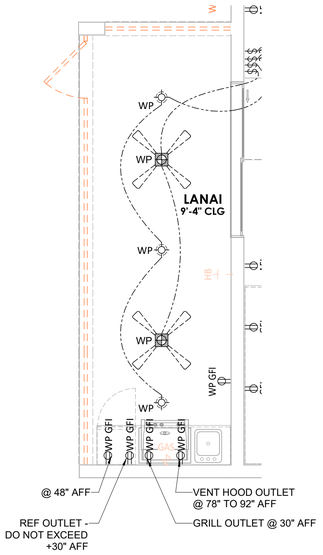
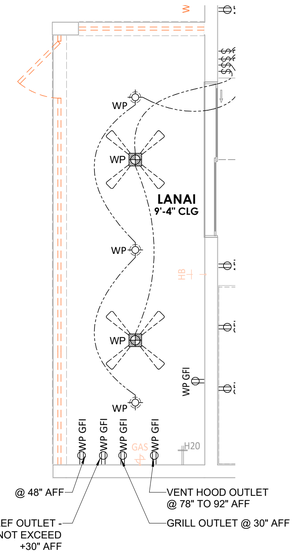


1st LEVEL ELECTRICAL PLAN - OPT OUTDOOR KITCHEN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT OUTDOOR KITCHEN ROUGH-IN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	MW	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET		QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
P	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

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BASE PLAN

40' REGIONAL PLAN - CMU

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E109

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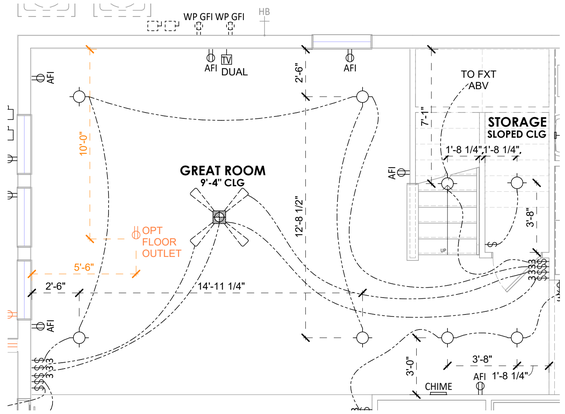
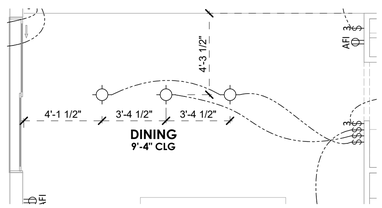


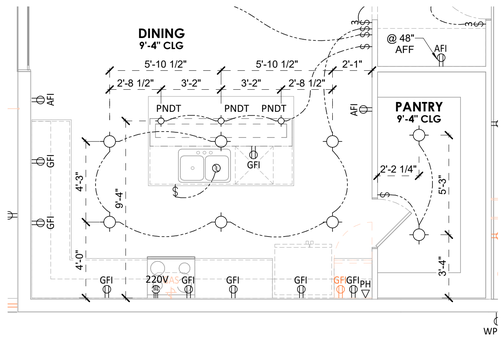
1st LEVEL ELECTRICAL PLAN - OPT GREAT ROOM LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



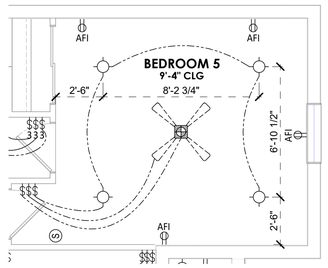
1st LEVEL ELECTRICAL PLAN - OPT DINING LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



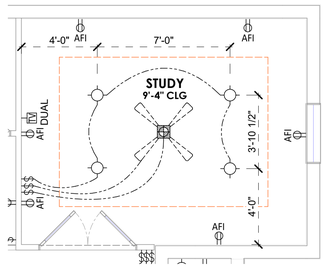
1st LEVEL ELECTRICAL PLAN - OPT PENDANT KITCHEN LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



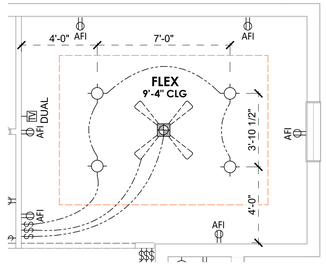
1st LEVEL ELECTRICAL PLAN - OPT BEDROOM 5 LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT STUDY LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT FLEX LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	M/H	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET	DISC	QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

WP = WEATHER PROOF | VP = VAPOR PROOF

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taylor morrison

MONTEREY

BASE PLAN
REGIONAL PLAN - CMU
40' REG

SUBDIVISON

PROJECT NO: 2024.006826
DRAWN: MJR
CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E110

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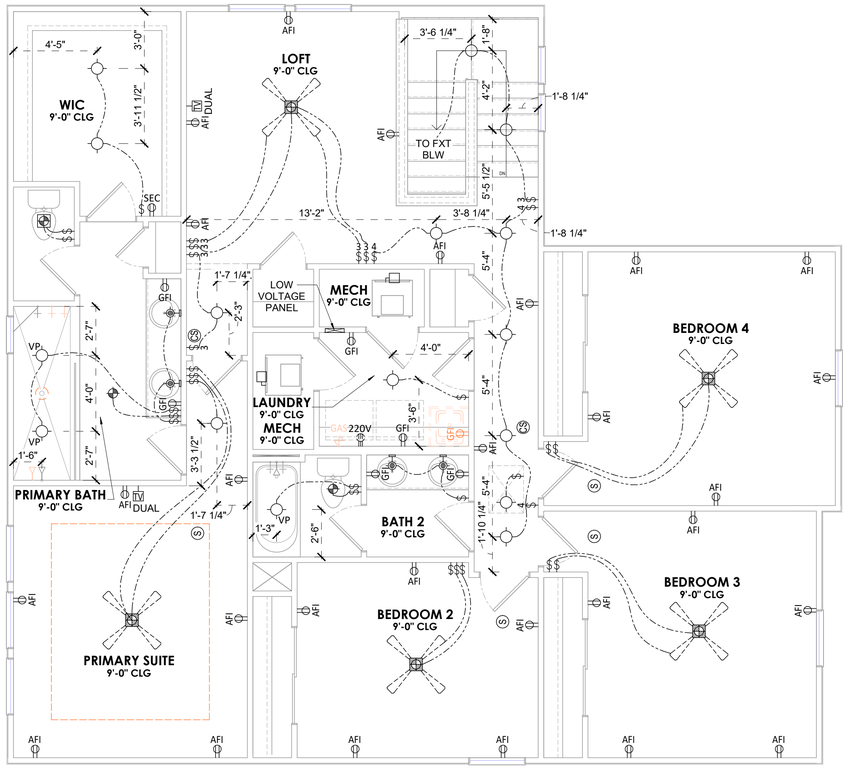

2nd LEVEL ELECTRICAL PLAN - TRADITIONAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	M/H	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET	QD	QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

WP = WEATHER PROOF | VP = VAPOR PROOF

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BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E111

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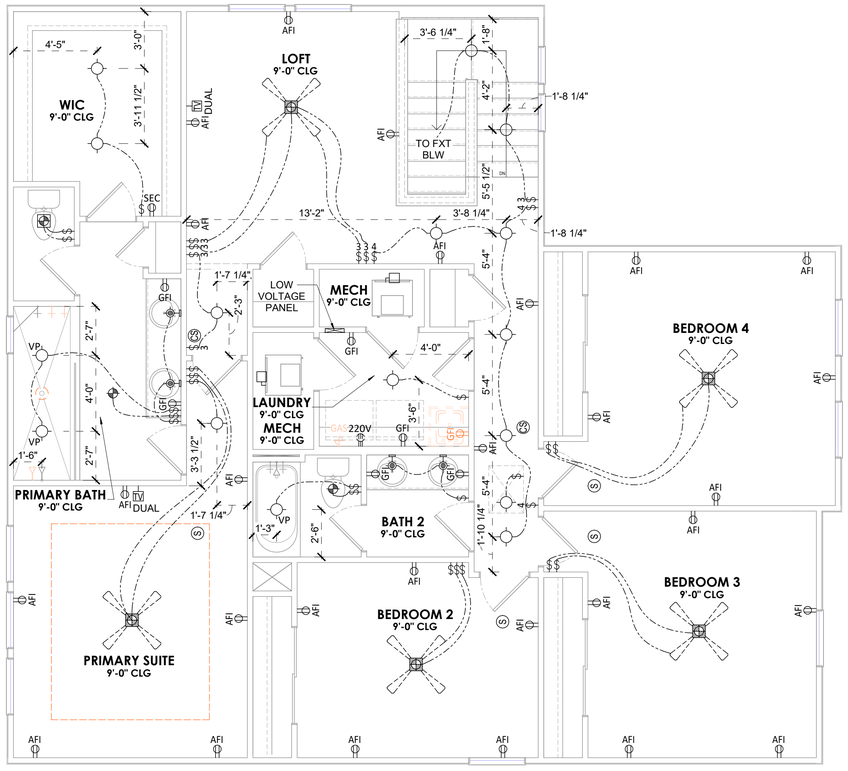

2nd LEVEL ELECTRICAL PLAN - CRAFTSMAN A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND			
$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	MW	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET	QD	QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN
ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE			
WP = WEATHER PROOF		VP = VAPOR PROOF	

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MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E113

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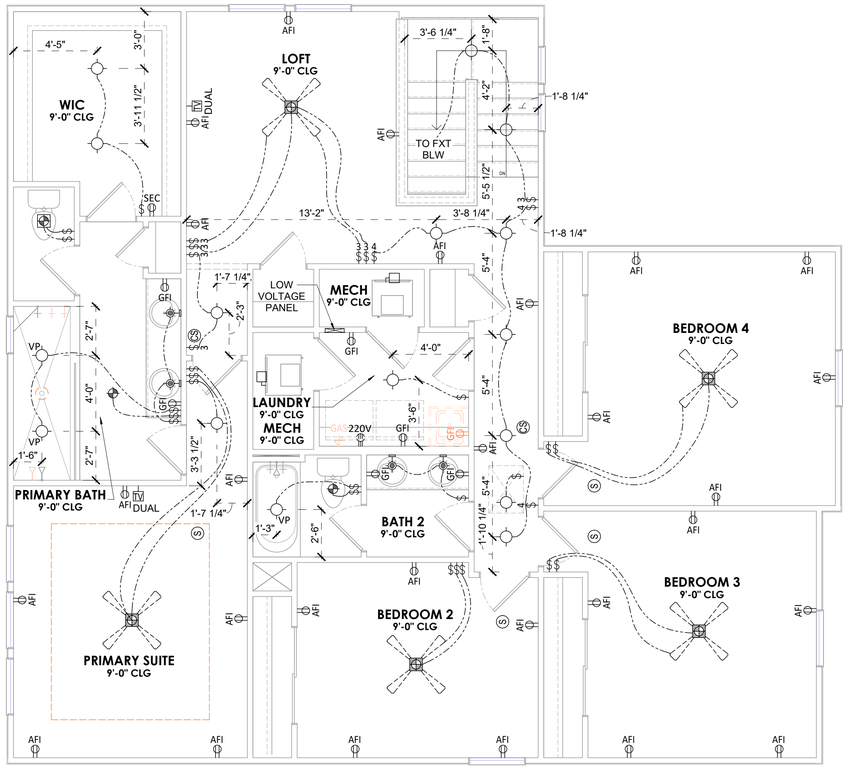

2nd LEVEL ELECTRICAL PLAN - COASTAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	MW	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
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PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

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BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E115

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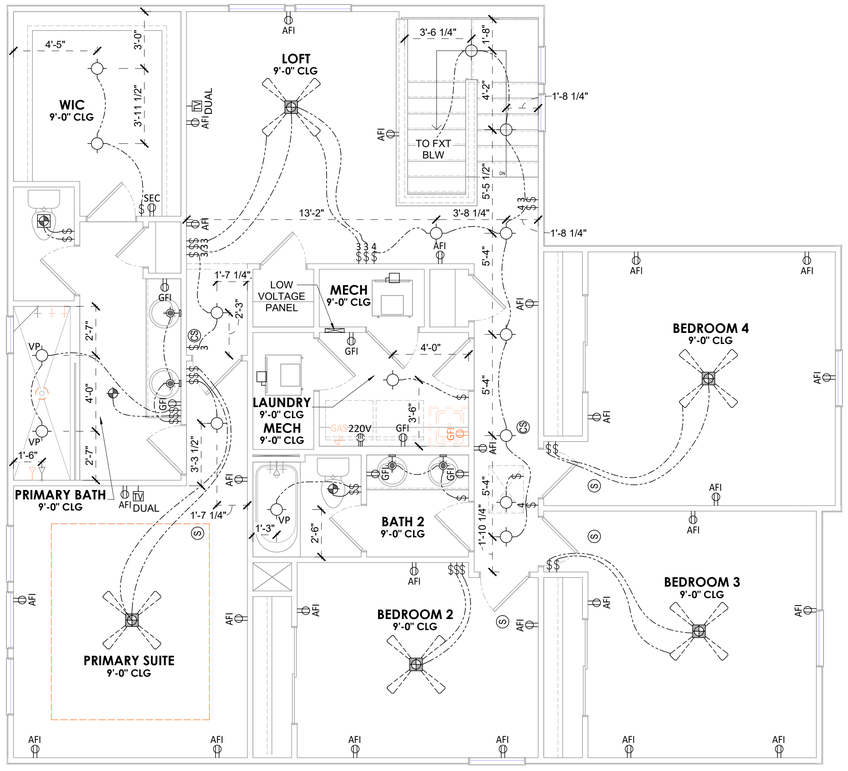

2nd LEVEL ELECTRICAL PLAN - FARMHOUSE A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	M/H	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET	QD	QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

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BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826

DRAWN: MJR

CHECKED: CM

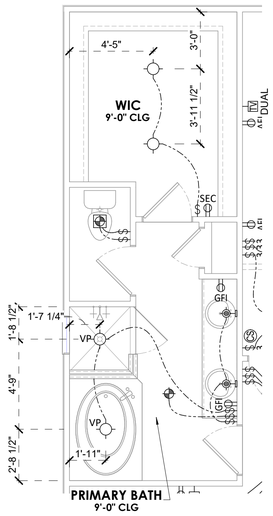
07-02-2025

REVISIONS:

No.	Description	Date

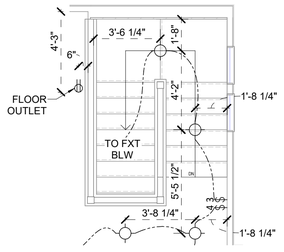
E117

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7567



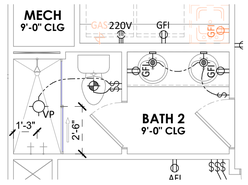
2nd LEVEL ELECTRICAL PLAN - OPT DELUXE PRIMARY BATH

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



2nd LEVEL ELECTRICAL PLAN - OPT OPEN STAIR RAIL

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



2nd LEVEL ELECTRICAL PLAN - OPT SHOWER @ BATH 2

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	MW	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET		QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT		KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

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BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826

DRAWN: MJR

CHECKED: CM

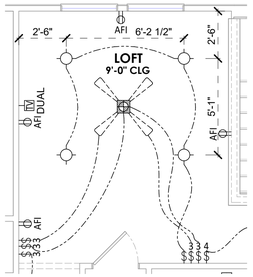
07-02-2025

REVISIONS:

No.	Description	Date

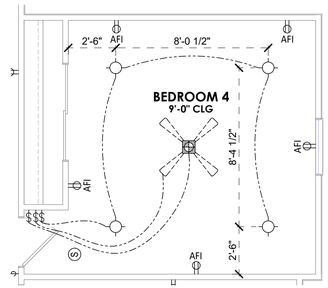
E119

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



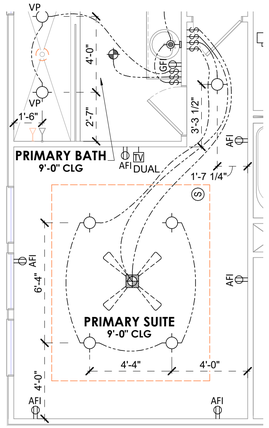
2nd LEVEL ELECTRICAL PLAN - OPT LOFT LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



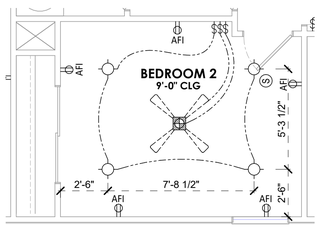
2nd LEVEL ELECTRICAL PLAN - OPT BEDROOM 4 LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



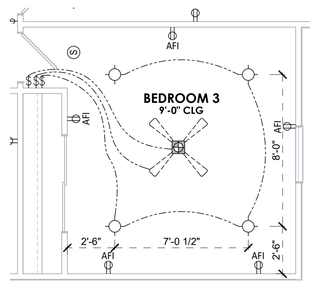
2nd LEVEL ELECTRICAL PLAN - OPT PRIMARY SUITE LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



2nd LEVEL ELECTRICAL PLAN - OPT BEDROOM 2 LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



2nd LEVEL ELECTRICAL PLAN - OPT BEDROOM 3 LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	MW	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET		QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

WP = WEATHER PROOF | VP = VAPOR PROOF

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
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MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E120

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

DESIGN CRITERIA AND LOADS

Building Code
Florida Building and Residential Codes, 8th Edition (2023)

Code for Design Loads
ANSI/ASCE 7-22

ROOF LOADING ..... C_S = 1.25
TOP CHORD LIVE LOAD ..... 20 PSF
TOP CHORD DEAD LOAD ..... 7 PSF
BOTTOM CHORD LIVE LOAD
ATTICS WITH LIMITED STORAGE ..... 20 PSF
ATTICS WITHOUT STORAGE ..... 10 PSF
(NON-CONCURRENT)
BOTTOM CHORD DEAD LOAD ..... 5 PSF

WIND LOADING[2] ..... C_c = 1.60
ASCE 7, 3S GUST ..... 150 MPH
EXPOSURE CATEGORY C
BUILDING CATEGORY II
ENCLOSURE CLASSIFICATION ..... ENCLOSED
INTERNAL PRESSURE COEFF 0.18
C&C DESIGN PRESSURES ..... (SEE TABLE 1)

DIST

FLOOR LOADING ..... C_S = 1.00
TOP CHORD LIVE LOAD ..... 40 PSF
TOP CHORD DEAD LOAD ..... 10 PSF
BOTTOM CHORD LIVE LOAD ..... 0 PSF
BOTTOM CHORD DEAD LOAD ..... 5 PSF

SPECIAL FLOOR LOADING ..... C_S = 1.00
GAME ROOM/LOFT LIVE LOAD ..... 60 PSF
BALCONY/DECK LIVE LOAD ..... 40 PSF

DEFLECTION CRITERIA
ROOF TRUSSES ..... LL / 240
TL / 180
TL MAX 1" UP TO 40' SPAN
FLOOR JOIST OR TRUSS ..... LL / 360
TL / 240
BEAMS[1] ..... LL / 360
TL / 240

NOTES:
1. PORCH BEAMS AND BEAMS SUPPORTING EXTERIOR WALL ABOVE SHALL NOT EXCEED½" DEFLECTION
2. MAX 16" O.C. FLOOR TRUSS SPACING BELOW GAME ROOM/LOFT
3. ROOF TRUSS WIND DESIGN METHOD SHALL BE MWFRS (DIRECTIONAL -OR- ALL HEIGHT) C-C HYBRID

TABLE 1: COMPONENT AND CLADDING DESIGN PRESSURES

WINDOWS AND DOORS (NOTE 1)

EFFECTIVE WIND AREA	ZONE DESIGNATION			
	IZ - Interior Zone (psf)		EZ - End Zone (psf)	
0 - 20 ft²	+32.75	-35.52	+32.75	-43.85
21 - 50 ft²	+31.17	-33.94	+31.17	-40.69
51 - 100 ft²	+29.28	-32.05	+29.28	-36.91
101 - 200 ft²	+27.82	-30.60	+27.82	-34.00

SOFFIT MAX PRESSURE (psf)	+32.75	-43.85
GARAGE DOOR WIDTH (NOTE 2)	PRESSURE (PSF)	
8 FT	+29.18/-36.72	
16 FT	+27.71/-32.13	
ROOFING	-85.85 PSF	

NOTES:
1. END ZONE DESIGNATIONS MAY BE TAKEN AS THE 1ST 4.0' AT ALL EXTERIOR CORNERS PER SECTION R301.2. END ZONES NOT APPLICABLE AT RE-ENTRANT CORNERS.
2. GARAGE DOOR HEIGHT MAY BE 6'-8" OR HIGHER
3. ROOFING PRODUCTS INCLUDE SHINGLES, UNDERLAYMENT AND VENTILATION

THIS STRUCTURE IS LOCATED IN THE WIND BORNE DEBRIS REGION AND HAS BEEN DESIGNED AS AN ENCLOSED STRUCTURE. AS SUCH, THE BUILDER MUST SUPPLY OPENING PROTECTION IN ACCORDANCE WITH SECTION 1609.1.2 AND/OR SECTION R301.2.1.2 AND LOCAL BUILDING JURISDICTION.

SHEET INDEX

ST-1 ..... STRUCTURAL SPECIFICATIONS
ST-2 ..... FOUNDATION PLAN
ST-2D ..... FOUNDATION SECTIONS
ST-3 ..... 1ST LEVEL STRUCTURAL FRAMING & MASONRY PLAN
ST-3A ..... 1ST LEVEL FLOOR & ROOF FRAMING PLAN
ST-4 ..... 2ND LEVEL STRUCTURAL FRAMING PLAN (IF APPLICABLE)
ST-4A ..... 2ND LEVEL ROOF FRAMING PLAN (IF APPLICABLE)
ST-5 ..... TYPICAL WALL SECTION SHEET
ST-6 ..... SECTIONS AND DETAILS
ST-7 ..... SECTIONS AND DETAILS

TABLE 2: WOOD STRUCTURAL PANEL SHEATHING REQUIREMENTS

NOTES 3,4

TYPICAL EXTERIOR WALL SHEATHING (NOTE 2)	STUCCO AND DIRECTLY ADHERED STONE (NOTE 6)	MIN 7/16" 24/16 SPAN RATED OSB OR PLYWOOD INSTALLED HORIZONTALLY W/ 8d COMMON: 6" O.C. EDGE AND FIELD. 2x4 BLOCKING IS RECOMMENDED AT UNSUPPORTED PANEL EDGES.
	ALL OTHER VENEER	MIN 7/16" 24/16 SPAN RATED OSB OR PLYWOOD INSTALLED VERTICALLY (BLOCKED PANEL EDGES REQUIRED) OR HORIZONTALLY (UNBLOCKED PANEL EDGES, UNO) W/ 8d COMMON: 6" O.C. EDGES AND FIELD
ROOF DECK SHEATHING (NOTE 1)	METAL ROOF	MIN 15/32" 32/16 SPAN RATED PLYWOOD INSTALLED WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS W/ RSRS-03 NAILS: 4" O.C. AT PANEL EDGES AND 6" O.C. IN THE FIELD (UNBLOCKED PANEL EDGES, UNO).
	SHINGLE ROOF	MIN 7/16" 24/16 SPAN RATED OSB OR PLYWOOD INSTALLED WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS W/ RSRS-01 NAILS: 6" O.C. AT PANEL EDGES, AND 6" O.C. IN THE FIELD (UNBLOCKED PANEL EDGES, UNO).
FLOOR DECK SHEATHING: (NOTE 5)		23/32" T&G OSB OR PLYWOOD W/ 10d COMMON: 6" O.C AT PANEL EDGES, 12" O.C. IN THE FIELD (UNBLOCKED PANEL EDGES, UNO).
PORCH CEILING BOARD SHEATHING:		MIN 3/8" OSB OR PLYWOOD OR CDX INSTALLED PERPENDICULAR TO SUPPORTS W/ 8d COMMON: 3" O.C. AT PANEL EDGES, 12" O.C. IN THE FIELDOR MIN6" EXTERIOR GYPSUM CEILING BOARD, FASTEN w/ 5d x 15/8" COOLER NAIL OR NO.6 x 1½" LONG SCREWS @ 4" O.C. EDGES, 8" O.C. FIELD (UNBLOCKED PANEL EDGES, UNO).

NOTES:
1. FOR SHEATHING THICKNESS GREATER THAN 15/32" CATEGORY, USE RSRS-03 NAILS.
2. COMMON NAILS IN WALL SHEATHING MAY BE SUBSTITUTED W/ 8d GALVANIZED BOX NAILS.
3. ZIP WALL SHEATHING IS AN ACCEPTABLE ALTERNATE FOR APA RATED WOOD STRUCTURAL PANEL.
4. ALL WOOD STRUCTURAL PANEL SHALL CONFORM TO THE MOST CURRENT APPLICABLE SPECIFICATION AND SUPPLEMENTS OF CURRENT APPROVED APA MANF. SPECIFICATIONS.
5. FLOOR FASTENERS ARE MINIMUM REQUIRED FOR DIAPHRAGM DESIGN. FOR INCREASED FLOOR PERFORMANCE AND TOHELP REDUCE SQUEAKING, RSRS-01 NAILS OR 8d SCREW NAILS ARE RECOMMENDED.
6. 15/32" 32/16 SPAN RATED OSB OR PLYWOOD WITH BLOCKED PANEL EDGES IS AN APA RECOMMENDATION PER APA TECHNICAL BULLETIN Q370 WHEN STUCCO LATH IS ATTACHED DIRECTLY TO OSB OR PLYWOOD. SHOULD BUILDER SPECIFICATIONS ALLOW, MIN STRUCTURAL REQUIREMENTS ARE7/16" 24/16 SPAN RATING INSTALLED HORIZONTALLY. INCLUDES FULL AND PARTIAL HEIGHT VENEER APPLICATIONS
7. ROOF DECK SHEATHING HAS BEEN ENGINEERED TO RESIST ASCE 7 WIND LOADS IN ACCORDANCE WITH FRC R301.2.1.1

TABLE 3: NAIL SIZE LEGEND

NOTES 1, 2, 3, 4

	DIAMETER	LENGTH
8d COMMON	0.131"	2-½"
RSRS-01	0.113"	2-3/8"
RSRS-03	0.131"	2-½"
10d x 1-½"	0.148"	1-½"
10d	0.131"	3"
10d COMMON	0.148"	3"
12d COMMON	0.148"	3-¼"
16d SINKER	0.148"	3-¼"
16d COMMON	0.162"	3-½"

NOTES:
1. INSTALL 10d NAILS UNLESS OTHERWISE SPECIFIED.
2. COMMON WIRE NAILS AND THREADED HARDENED STEEL NAILS SHALL CONFORM TO THE NOMINAL SIZES SPECIFIED IN ASTM F1667. NOMINAL DIAMETER SIZES APPLY TO FASTENERS BEFORE APPLICATION OF PROTECTIVE COATING.
3. WHEN A BORED HOLE IS REQUIRED TO PREVENT SPLITTING OF A WOOD DUE TO FASTENER PENETRATION, THE BORED HOLE SHALL NOT EXCEED 75% OF THE NAIL OR SPIKE DIAMETER.
4. THE NOMINAL DIAMETER AND LENGTH OF TYPICAL FASTENERS SPECIFIED FOR THIS PROJECT ARE AS LISTED IN TABLE3.

TABLE 4: FASTENERS IN PRESSURE TREATED LUMBER

PRESERVATIVE	FASTENER TYPE
ACZA	STANDARD CARBON STEEL
SODIUM BORATE (NOTE 1)	STAINLESS CONNECTORS AND FASTENERS REQUIRED.
ALL OTHER PT (INCLUDING ACQ & MCQ)	CONNECTORS MUST HAVE Z-MAX, G120 OR TRIPLE ZINC COATED FINISH. ALL FASTENERS MUST BE HOT DIPPED GALVANIZED.

NOTES:
1. SILL PLATES W/ SODIUM BORATE TREATMENTS BEARING ON CONCRETE OVER VAPOR BARRIER ARE NOT DIRECTLY EXPOSED TO EARTH OR WEATHER AND HAVE BEEN PROVEN TO BE NON-CORROSIVE TO CARBON STEEL FASTENERS.

TABLE 5: EXTERIOR HEAD JAMB AND SILL FRAMING

ROUGH OPENING WIDTH	HEAD JAMB OR SILL SIZE	FASTENERS AT EACH END
50" OR LESS	(1) 2x4 OR (1) 2x6	(4) 10d TOE-NAILS
GREATER THAN 50" UP TO 76"	(2) 2x4 OR (1) 2x6	(6) 10d TOE-NAILS
GREATER THAN 76"	SEE FLOOR PLAN	SEE FLOOR PLAN

1. WINDOWS WITH INTERMEDIATE JACK STUDS MAY BE TREATED AS SEPARATE OPENINGS.
2. HEAD JAMB AND SILL OUTSIDE THE SCOPE OF THIS SCHEDULE HAVE BEEN ENGINEERED AS WIND-LOAD HEADER AND SILL. SEE PLAN.

PRE-ENGINEERED TRUSSES

1. NOTE : ROOF TRUSS TOP CHORDS SHALL HAVE A MINIMUM SPECIFIC GRAVITY OF 0.49 (SYP SPECIES OR BETTER)
2. ROOF OR FLOOR TRUSSES FABRICATED TO ACHIEVE THE ROOF PLANES DEPICTED ON THE ARCHITECTURAL PLANS SHALL BE DESIGNED UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER. ENGINEERING SHOP DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH ANSI/TPI AND SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION. DESIGN CRITERIA IS LOCATED ON SHEET ST-1 OF THE PLAN SETTEMPORARY BRACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LEFT IN PLACE AFTER CONSTRUCTION IS COMPLETE.
3. TRUSSES SHALL BE DESIGNED TO MATCH THE ORIENTATION, SPAN DIRECTION, SPACING, BEARING & LOCATION OF THE FRAMING PLAN SHOWN HERE.
4. THE TRUSS ENGINEER SHALL PROVIDE ALL TRUSS TO TRUSS CONNECTION DESIGN AND SPECIFICATIONS AND SUBMIT THEM UNDER SIGN AND SEAL WITH THE TRUSS SHOP DRAWINGS.
5. TRUSS UPLIFTS HAVE BEEN CALCULATED BY THE ENGINEER OF RECORD AND TAKEN INTO CONSIDERATION DURING THE DESIGN OF THE UPLIFT RESTRAINT SYSTEM FOR THIS STRUCTURE. AS SUCH, THE REPORTED UPLIFTS ON THE TRUSS SHOP DRAWINGS MAY BE DISREGARDED.

TABLE 6: METAL CONNECTOR SCHEDULE

NOTES 2, 3, 4

MITEK & SIMPSON CONNECTORS IN CORRESPONDING ROWS BELOW ARE EQUAL ALTERNATIVES AND MAY BE CONSIDERED INTERCHANGEABLE

SIMPSON	SIMPSON FASTENERS	MITEK	MITEK FASTENERS
DTT2Z (NOTE 2)	(8)¼ X 1 ½" SDS SCREWS IN STUD ½" Ø X 4 ½" EMBED EPOXY OR SCREW ANCHOR	DTB-TZ	(8)¼" x 1½" WS15-GC WOOD SCREWS IN STUD ½ Ø x 4½" EMBED EPOXY OR SCREW ANCHOR
HTT5 (NOTE 2)	(26) 0.162" x 2 ½" IN STUD/BEAM/TRUSS ⅝" Ø x 6" EMBED ANCHOR IN CONCRETE	HTT45	(26) 0.162" x 2 ½" IN STUD/BEAM/TRUSS ⅝" Ø x 6" EMBED ANCHOR IN CONCRETE
META16	(7) 10d x 1 ½" IN TRUSS 4" WET EMBED IN GROUTED BLOCK WALL	HTA16-18	(7) 10d x 1 ½" IN TRUSS 4" WET EMBED IN GROUTED BLOCK WALL
META20	(8) 10d x 1 ½" IN TRUSS 4" WET EMBED IN GROUTED BLOCK WALL	HTA20-18	(9) 10d x 1 ½" IN TRUSS 4" WET EMBED IN GROUTED BLOCK WALL
HU48, HUC48, HU28-2, HUC28-2	(14) 16d COMMON IN HEADER (6) 10d COMMON IN BEAM	HD48, HD48IF, HD28-2, HD28-2IF	(14) 16d COMMON IN HEADER (6) 10d COMMON IN BEAM
HU410, HUC410, HU210-2, HUC210-2	(18) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM	HD410, HD410IF, HD210-2, HD210-2IF	(18) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM
HUC212-2	(22) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM	HD212-2IF	(22) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM
HGA10KT	(4)¼" x 1 ½" SDS SCREW IN TRUSS/RAFTER (4)¼" x 3" SDS SCREWS IN TOP PLATE	HGA10	(4) ¼" x 1½" WS15 SCREWS IN TRUSS/ RAFTER (4) ¼" x 3" WS3 SCREWS IN TOP PLATE
HGAM10KT	(4) SDS ¼" x 1 ½" SCREWS IN TRUSS/RAFTER (4) ¼" x 2¾" TITEN SCREWS IN MASONRY	HGAM10KT	(4) ¼" x 1½" WS15 SCREWS IN TRUSS/ RAFTER (4) ¼" x 1½" WEDGE BOLT OR EQUIVALENT IN MASONRY
HDQ8	(20) ⅛" x 3" SDS SCREWS IN STUD & ⅛" DIA. x 12" EMBED ANCHOR IN CONCRETE	UPHD8	(24) ⅛" x 3" WS3 SCREWS IN STUD & ⅛" DIA. x 12" EMBED ANCHOR IN CONCRETE

SIMPSON	SIMPSON FASTENERS	MITEK	MITEK FASTENERS
MSTA24	(9) 10d COMMON EACH END	MSTA24	(9) 10d COMMON EACH END
MSTA36	(13) 10d COMMON EACH END	MSTA36	(13) 10d COMMON EACH END
MSTAM36 (NOTE 7)	(7) 10d COMMON IN WOOD FRAMING (4) ¼" x 2 ½" TITEN SCREWS IN MASONRY	MSTAM36 (NOTE 7)	(7) 10d COMMON IN WOOD FRAMING (5) ¼" x 2 ½" TAPCON IN MASONRY
HTS20	(11) 10d x 1 ½" IN TRUSS/RAFTER (11) 10d x 1 ½" IN STUD	HTW20	(11) 10d x 1 ½" IN TRUSS/RAFTER (11) 10d x 1 ½" IN STUD
HTSM20	(10) 10d x 1 ½" IN TRUSS/RAFTER (4) ⅜" x 2 ½" TITEN IN MASONRY	HTWM20	(8) 10d x 1½" IN TRUSS/RAFTER (4) ¼" x 3" WEDGE BOLT OR EQUIVALENT IN STUD
LGT2	(16) 16d COMMON IN TRUSS/RAFTER (7) ¼" x 2 ½" TITEN SCREWS IN MASONRY	LUGT2	(16) 10d COMMON TO TRUSS/RAFTER (5) 0" x 3" WEDGE BOLT OR EQUIVALENT
LGT3	(26) 16d SINKER IN WALL FRAMING (12) SDS ¼" x 2 ½" IN TRUSS	LUGT3	(28) 16d SINKER IN WALL FRAMING (12) WS25 ¼" x 2 ½" IN TRUSS
SDWC15450, SDWC15600		NO MITEK EQUIVALENT	
MSTCM60	(26) 10d COMMON IN WOOD FRAMING (14) ¼" x 2 ½" TITEN SCREWS IN MASONRY	MSTCM60	(26) 10d COMMON IN WOOD FRAMING (14) ¼" x 2 ½" TAPCON IN MASONRY
ABU44 (NOTE 6)	(12) 16d COMMON NAILS ⅝" Ø x 7" EMBED EPOXY	PAU44	(12) 16d COMMON NAILS ⅝" Ø x 7" EMBED EPOXY
ABU66 (NOTE 6)	(12) 16d COMMON NAILS ⅝" Ø x 7" EMBED EPOXY	PAU66	(12) 16d COMMON NAILS ⅝" Ø x 7" EMBED EPOXY

NOTES:
1. SIMPSON ACRYLIC-TIE ADHESIVE OR EQUAL SHALL BE USED IN ALL DRILLED AND EPOXIED ANCHOR APPLICATIONS. ANCHOR BOLT, THREADED ROD, OR DOWELED REINFORCING STEEL MAY BE EMBEDDED TO THE SPECIFIED DEPTH, IN A HOLE AS SPECIFIED BY MANUFACTURER (TYPICALLY 1/16" TO 1/8" GREATER THAN SPECIFIED ANCHOR DIAMETER). ADHESIVE/EPOXY MUST FILL THE HOLE IN THE CONCRETE AND WOOD BOTTOM PLATE. MANUFACTURER'S SPECIFICATIONS MUST BE FOLLOWED FOR PROPER INSTALLATION.
2. REFER TO SIMPSON OR MITEK CATALOG FOR ADDITIONAL INSTALLATION INSTRUCTIONS.
3. IF CONNECTOR IS NOT LISTED ABOVE, CONTACT EOR FOR SPECIFIC FASTENING REQUIREMENTS.
4. POSITIVE PLACEMENT GUN NAILS, 2½" LONG, WITH EQUIVALENT DIAMETER TO COMMON NAILS SPECIFIED ABOVE MAY BE USED FOR ABU POST BASE ANCHORS, CS16, AND MSTA FLAT STRAPS.
5. MASONRY APPLICATION REQUIRE EQUIVALENT NUMBER OF TITEN ANCHORS IN LIEU OF 16d NAILS TO HDR CONNECTION. CMU REQUIRES ¼" Ø x 2 ¾" TITENS ILO 16d. CONCRETE REQUIRES EQUIVALENT NUMBER OF ¼" Ø x 1 ¾" TITENS ILO 16d.
6. MASONRY SCREWS AT EXTERIOR CMU APPLICATIONS TO HAVE FLAT HEADS.

MASONRY NOTES

1. ALL MASONRY UNITS SHALL MEET ASTM C90 STANDARD WITH f'm= 2000PSI AND SHALL BE ERECTED IN RUNNING BOND WITH TYPE M OR S MORTAR OVER FULL BED.
2. SHOULD LIMITED AREAS OF STACK BOND MASONRY EXIST, EVERY OTHER COURSE SHALL BE EQUIPPED w/ 9 GAUGE LADDER TYPE HORIZONTAL JOINT REINFORCEMENT
3. ALL GROUT TO BE MIXED PER ASTM C476 STANDARDS AND INSTALLED TO COMPLY WITH FBC R606.3.5. f'c = 3,000 PSI.
4. VERTICAL WALL REINFORCING TO BE ASTM A615 GRADE 60 REBAR.
5. LAPS BETWEEN VERTICAL REINFORCING AND DOWELS TO BE 30".
6. VERTICAL REINFORCING TO HAVE 10' STANDARD HOOK INTO BOND BEAM. DOWEL TO HAVE 10' STANDARD HOOK INTO FOOTING
7. PRE-CAST MASONRY LINTELS: SEE "LINTEL SCHEDULE" ON STRUCTURAL PLAN SHEET.
8. PROVIDE MOISTURE BARRIER FOR ALL UNTREATED LUMBER IN CONTACT WITH MASONRY OR CONCRETE.

CONCRETE AND FOUNDATION NOTES

1. CONCRETE COMPRESSIVE STRENGTH FOR FOOTINGS= 2,500 PSI AT 28 DAYS (UNO).
2. CONCRETE COMPRESSIVE STRENGTH FOR SLAB = 2,500 PSI AT 28 DAYS (UNO).
3. ALL REINFORCING STEEL #3 AND BIGGER SHALL BE ASTM A615 GRADE 40 DEFORMED BARS (UNO).
4. ALL REINFORCING STEEL SHALL HAVE 90 DEGREE BEND AT CORNERS WITH A 24" LAP24" LONG #4 BAR IS RECOMMENDED TO BE INSTALLED AT ALL REENTRANT CORNERS.
5. FIBERMESH IS AN ACCEPTABLE ALTERNATIVE AND SHALL NOT REQUIRE WWF.FIBER LENGTHS SHALL BE ½" TO 2" IN LENGTH. DOSAGE AMOUNTS SHALL RANGE FROM 0.75 TO 1.5 POUNDS PER CUBIC YARD IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SYNTHETIC FIBERS SHALL COMPLY WITH ASTM C1116. THE MANUFACTURER OR SUPPLIER SHALL PROVIDE CERTIFICATION OF COMPLIANCE WHEN REQUESTED BY THE BUILDING OFFICIAL.
6. MASONRY STEMWALL AND MONOLITHIC FOOTING ARE INTERCHANGEABLE.
7. EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 PSF IN ACCORDANCE WITH TABLE R401.4.1, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
8. CONCRETE FLOOR SLABS ON GRADE SHALL BE INSTALLED OVER A MINIMUM 6 MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED 6" AND SEALED OVER CLEAN, COMPACTED EARTH OR FILL WITH CODE APPROVED PROVISIONS FOR PREVENTION OF SUBTERRANEAN TERMITES.
9. STEMWALLS OVER 4 COURSES TALL REQUIRE SPECIAL ATTENTION TO BRACING DURING CONSTRUCTION. CONTACT ENGINEER OF RECORD IF THIS CONDITION EXISTS.
10. TO CONTROL CRACKING, CUT 1" SAWCUTS IN THE SLAB IN A 15'x15' GRID WITHIN 12 HOURS OF CONCRETE PLACEMENT. CONTACT EOR FOR ALTERNATIVE METHODS.CONTROL JOINTS ARE NOT REQUIRED WHEN WWF OR FIBERMESH ARE INCLUDED WITH CONCRETE WORK.
11. DO NOT SCALE FOOTING DIMENSIONS AND LOCATIONS FROM THE FOUNDATION PLAN. DO NOT DETERMINE FOOTING LOCATION FROM ARCHITECTURAL PLANS OR FRAMING PLAN. IF FOOTING SIZE OR LOCATION IS NOT DETERMINATE FROM USE OF FOUNDATION PLAN ALONE, CONTACT THE ENGINEER OF RECORD.

LEGEND

OR	"OR" SHALL MEAN THAT EITHER OPTION PROVIDED IS AN EQUAL ALTERNATIVE FOR THE APPLICATION SHOWN
UNO	UNLESS NOTED OTHERWISE ON PLAN OR DETAIL
EOR	ENGINEER OF RECORD
EW	EACH WAY
OSB	ORIENTED STRAND BOARD
WSP	WOOD STRUCTURAL PANEL
SYP	SOUTHERN YELLOW PINE
SPF	SPRUCE-PINE-FUR
CONT	CONTINUOUS
O.C.	ON CENTER
LSL	1.55E TIMBERSTRAND LSL ENGINEERED LUMBER, 1¼" WIDE, UNO. (3 ½" WIDE LSL BEAMS ARE EQUIVALENT TO 2-PLY 1¼" BEAM)
LVL	2.0E MICROLLAM LVL ENGINEERED LUMBER, 1¾" WIDE
PSL	2.0E PARALLAM PSL ENGINEERED LUMBER, 3 ½" WIDE, UNO.
SYS 42	PROPERLY RATED OPEN WEB HEADER
OPT	OPTIONAL

HEADER FRAMING

1. ALL HEADER JACK AND KING STUDS SHALL BE FASTENED TO EACH OTHER WITH (2) ROWS 10d @ 8" O.C. STAGGERED.
2. ALL HEADERS TO BE FRAMED W/ NO.2 SYP
3. FASTEN ALL MULTI-PLY HEADERS TOGETHER WITH (2) ROWS 10d @ 8" O.C., STAGGERED ALONG EACH EDGE.
4. FASTEN ALL HEADERS TO KING STUDS WITH (3) 8d TOE NAILS
5. IF HEADER NOT SPECIFIED, CONTACT ENGINEER OF RECORD.
6. CRIPPLE BLOCKS BELOW LOAD-BEARING HEADERS MAY BE FRAMED AT 24" O.C.
7. IN ANY LOCATION WHERE A 2x_ BEAM OR HEADER IS PROVIDED, IT IS ACCEPTABLE TO USE AN ENGINEERED LVL BEAM OR HEADER OF EQUIVALENT SIZE.
8. NON BEARING HEADERS: DUE TO LIGHTLY LOADED CONDITIONS, 38" OR LESS CLEAR-OPENINGS IN AN EXTERIOR WALL DO NOT REQUIRE LOAD BEARING HEADER, SEE PLAN.

FRAMING NOTES

1. ALL LUMBER SPECIFIED ON DRAWINGS IS INTENDED FOR DRY USE ONLY, UNO. ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAILED BY OTHER.
2. ALL METAL CONNECTORS SPECIFIED ON PLAN ARE IN ADDITION TO FRAMING FASTENER REQUIREMENTS LISTED IN TABLE 2304.10.1
3. FASTEN ALL MULTI-PLY STUD COLUMNS AND CORNERS TOGETHER WITH (2) ROWS 10d @ 8" O.C. STAGGERED. UPPER LEVEL MULTI-PLY STUD GROUPS BELOW ALL GIRDER LOCATIONS TO BE CONTINUOUS THROUGH FLOOR SYSTEM TO FOUNDATION. (NOT REQUIRED BELOW HEADER JACK/KING STUD GROUPS)
4. FASTEN ALL STUDS TO BOTTOM AND TOP PLATES WITH (4) 8d TOE NAILS OR (2)16d COMMON END NAILS.
5. FASTEN ALL TRUSSES AND RAFTERS TO TOP PLATES WITH (3) 8d TOE NAILS.
6. ALL MULTI-PLY TRUSS GIRDERS AND BEAMS TO HAVE SOLID STUD GROUP BELOW MATCHING GIRDER OR BEAM THICKNESS AND MATCHING WALL STUD SPECIFICATIONS AS NOTED ON STRUCTURAL PLAN, UNO.
7. EXTERIOR WALL DESIGN ASSUMES CONTINUOUSLY SHEATHED WITH OSB OR PLYWOOD
8. EXTERIOR WALLS SHALL BE FRAMED W/ NO.2 SPF STUDS AND NO.2 SYP PLATES. INTERIOR LOAD-BEARING WALLS SHALL BE FRAMED W/ SPF STUD GRADE OR BETTER AND NO.2 SYP PLATES
9. NON-LOAD BEARING INTERIOR WALLS MAY BE FRAMED W/ 2x_ SPF @ MAX 24" O.C. OR METAL STUD FRAMING MAX 24" O.C. , EXCEPT WHERE WALLS SUPPORT TILE.

2024.V1.0
TM 150C CMU-WD

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taylor morrison

MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826
DRAWN: LDG
CHECKED: DB

07-25-2025

REVISIONS:

No.	Description	Date

ST-1 (150C)

CMU/METAL CONNECTOR ENGINEERING

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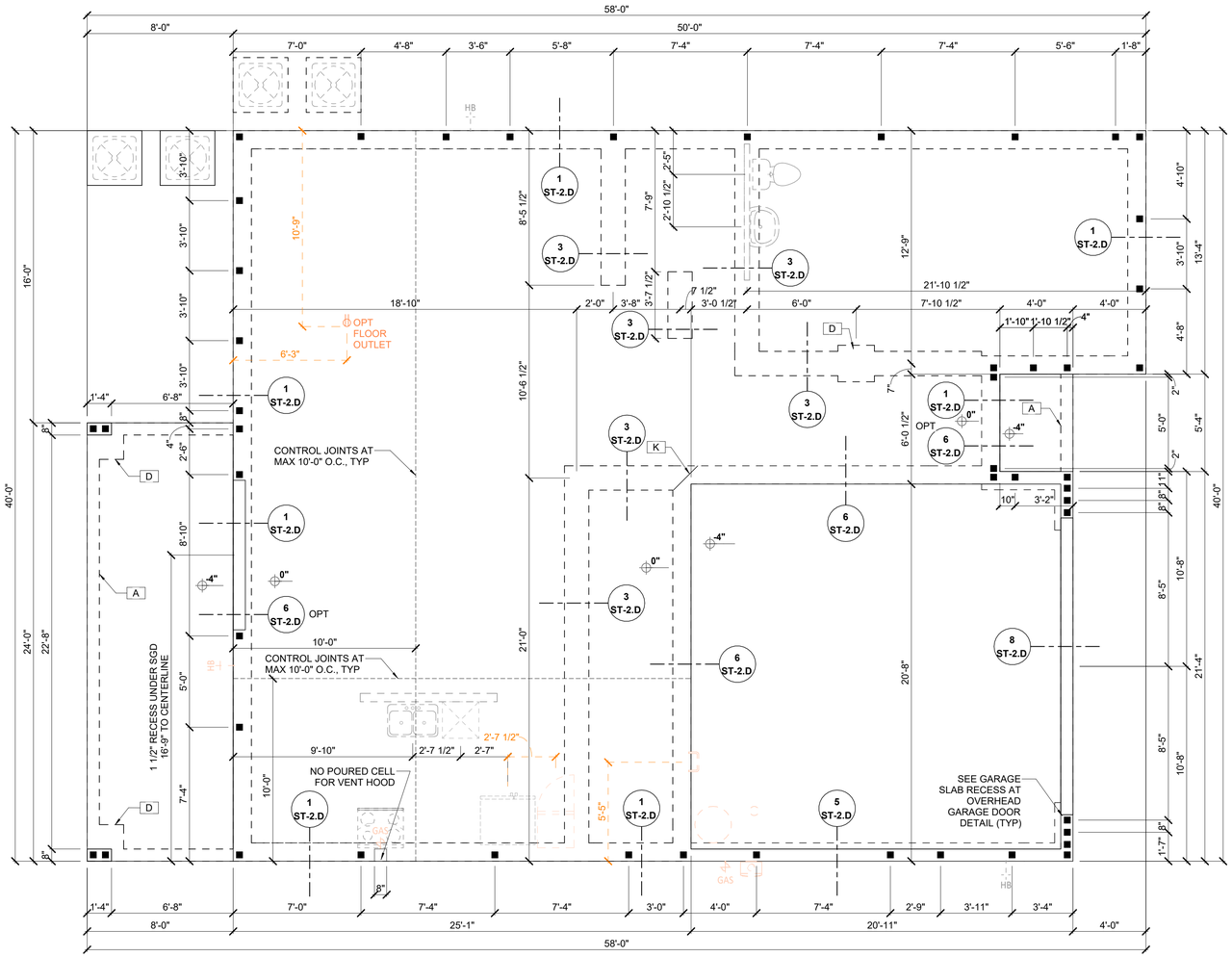

FOUNDATION PLAN - TRADITIONAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

2020 V1.0

GENERAL FOUNDATION NOTES:

- CONCRETE SLAB ON GRADE SHALL BE MINIMUM 3 1/2" THICK AND HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI UNO.
- EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 psf, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
- IF CONTRACTOR OR BUILDING OFFICIAL DETERMINES THAT THE SOIL IS NOT SUITABLE FOR 2,000 PSF BEARING CAPACITY, CONTACT EOR. ADDITIONAL FOUNDATION WORK MAY BE REQUIRED.
- SLIDING GLASS DOOR FRAMES MUST BE RECESSED INTO THE SLAB IN ACCORDANCE WITH THE BUILDING CODE. CONSULT ARCHITECTURAL PLANS FOR LOCATION OF SLIDING GLASS DOORS.
- MASONRY STEMWALL AND MONOLITHIC FOOTINGS ARE INTERCHANGEABLE. SEE SHEET ST-2D FOR INTERCHANGEABLE STEMWALL & MONOLITHIC SECTIONS (DETAILS 1/2 & 5/7).
- 24" LONG #4 BAR IS TO BE INSTALLED AT ALL RE-ENTRANT CORNERS, SEE "RE-ENTRANT CORNER DETAIL" ON SHEET ST-2D.

FOUNDATION KEYNOTES:DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

A	8"x8" DEEP THICKENED EDGE w/ (1) #4 CONT	B	12" DEEP FTG UNDER BOX COLUMN, FTG TO BE PROJECTED MIN 6" AS SHOWN
C	16"SQx12" DEEP FTG	D	24"SQx20" DEEP FTG w/ (3) #4 EW
E	30"SQx20" DEEP FTG w/ (4) #4 EW	F	36"SQx20" DEEP FTG w/ (4) #4 EW
G	48"SQx24" DEEP FTG w/ (5) #4 EW, T&B	H	#5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1
J	• SOLID FILL CMU PIER, MATCHING CMU COLUMN SIZE ABOVE • PROVIDE MIN (1) #5 FULL-HEIGHT, VERTICAL REINFORCEMENT TO BEND 90° @ BOTTOM & TIE INTO FOOTING REINFORCEMENT • CMU PIER ON 20" DEEP FTG W/ #4 @ 8" O.C. EW, FTG TO BE PROJECTED MINIMUM 6" LARGER THAN PIER ON ALL SIDES		
K	MIN 24" LONG #4 OR #5 BAR SET AT MID-DEPTH OF SLAB, TYP ALL RE-ENTRANT CORNERS		

CONTROL JOINT (CJ) NOTES:

1. TIMING
   - CUTS MUST BE MADE THE SAME DAY AS PLACEMENT, AS SOON AS THE CONCRETE HAS SET ENOUGH TO ALLOW SAWCUTS WITHOUT RAVELING THE COURSE AGGREGATE FROM THE CUT, MAKE THE CUT.
   - CUTS MADE THE NEXT DAY OR AT SUBSEQUENT TIMES DO NOT PROVIDE ADEQUATE PROTECTION AGAINST "RANDOM" CRACKING.
2. DEPTH

   THE CUT SHOULD BE AT LEAST 1" DEEP, BUT NOT MORE THAN 1 ¼" DEEP.
3. SEALING

   THE CUTS SHOULD BE SEALED WITH A SEMI-RIGID EPOXY OR ACRYLIC ADHESIVE SEALANT. BACKER ROD IS NOT REQUIRED.

CMU/METAL CONNECTOR ENGINEERING

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taylor morrison

MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826

DRAWN: LDG

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-2 (150C)

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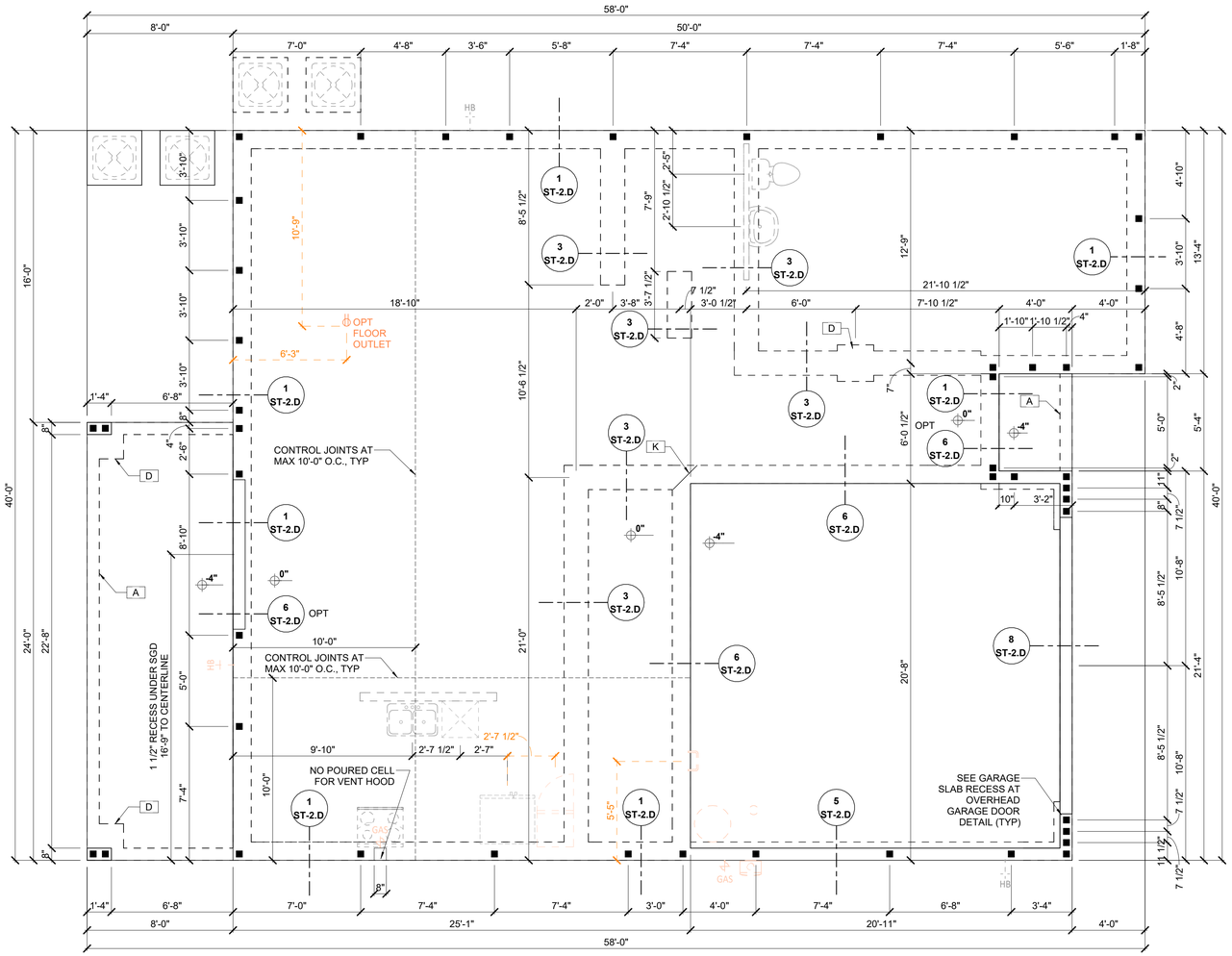

FOUNDATION PLAN - CRAFTSMAN A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

2020 V1.0

GENERAL FOUNDATION NOTES:

- CONCRETE SLAB ON GRADE SHALL BE MINIMUM 3 1/2" THICK AND HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI UNO.
- EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 psf, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
- IF CONTRACTOR OR BUILDING OFFICIAL DETERMINES THAT THE SOIL IS NOT SUITABLE FOR 2,000 PSF BEARING CAPACITY, CONTACT EOR. ADDITIONAL FOUNDATION WORK MAY BE REQUIRED.
- SLIDING GLASS DOOR FRAMES MUST BE RECESSED INTO THE SLAB IN ACCORDANCE WITH THE BUILDING CODE. CONSULT ARCHITECTURAL PLANS FOR LOCATION OF SLIDING GLASS DOORS.
- MASONRY STEMWALL AND MONOLITHIC FOOTINGS ARE INTERCHANGEABLE. SEE SHEET ST-2D FOR INTERCHANGEABLE STEMWALL & MONOLITHIC SECTIONS (DETAILS 1/2 & 5/7).
- 24" LONG #4 BAR IS TO BE INSTALLED AT ALL RE-ENTRANT CORNERS, SEE "RE-ENTRANT CORNER DETAIL" ON SHEET ST-2D.

FOUNDATION KEYNOTES: DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

A	8"x8" DEEP THICKENED EDGE w/ (1) #4 CONT	B	12" DEEP FTG UNDER BOX COLUMN, FTG TO BE PROJECTED MIN 6" AS SHOWN
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E	30"SQx20" DEEP FTG w/ (4) #4 EW	F	36"SQx20" DEEP FTG w/ (4) #4 EW
G	48"SQx24" DEEP FTG w/ (5) #4 EW, T&B	H	#5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1
J	• SOLID FILL CMU PIER, MATCHING CMU COLUMN SIZE ABOVE • PROVIDE MIN (1) #5 FULL-HEIGHT, VERTICAL REINFORCEMENT TO BEND 90° @ BOTTOM & TIE INTO FOOTING REINFORCEMENT • CMU PIER ON 20" DEEP FTG W/ #4 @ 8" O.C. EW, FTG TO BE PROJECTED MINIMUM 6" LARGER THAN PIER ON ALL SIDES		
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CONTROL JOINT (CJ) NOTES:

1. TIMING
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   - CUTS MADE THE NEXT DAY OR AT SUBSEQUENT TIMES DO NOT PROVIDE ADEQUATE PROTECTION AGAINST "RANDOM" CRACKING.
2. DEPTH

   THE CUT SHOULD BE AT LEAST 1" DEEP, BUT NOT MORE THAN 1 ¼" DEEP.
3. SEALING

   THE CUTS SHOULD BE SEALED WITH A SEMI-RIGID EPOXY OR ACRYLIC ADHESIVE SEALANT. BACKER ROD IS NOT REQUIRED.

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MONTEREY

BASE PLAN
40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826
DRAWN: LDG
CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-2.2 (150C)

CMU/METAL CONNECTOR ENGINEERING

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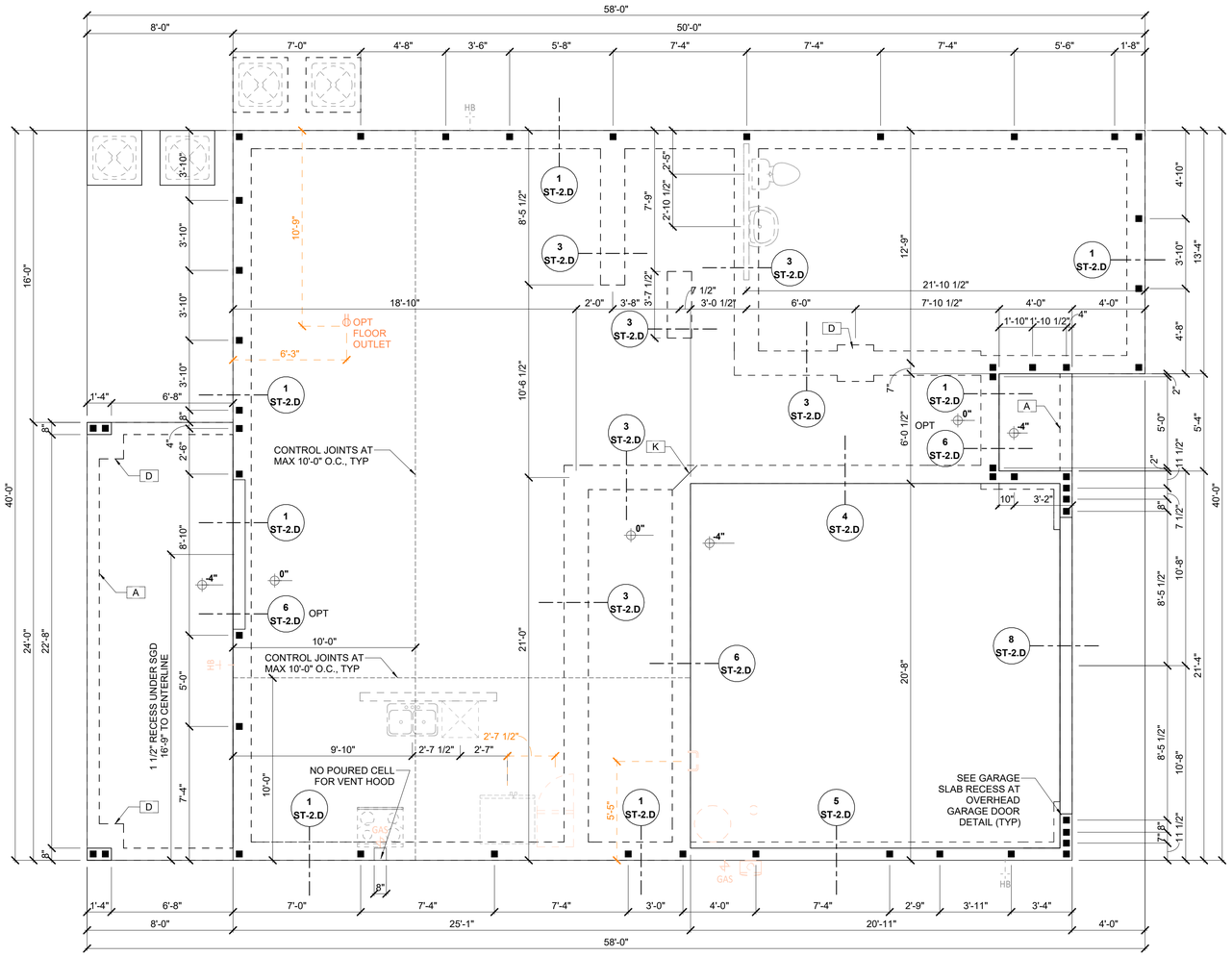

FOUNDATION PLAN - COASTAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

2020 V1.0

GENERAL FOUNDATION NOTES:

- CONCRETE SLAB ON GRADE SHALL BE MINIMUM 3 1/2" THICK AND HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI UNO.
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- 24" LONG #4 BAR IS TO BE INSTALLED AT ALL RE-ENTRANT CORNERS, SEE "RE-ENTRANT CORNER DETAIL" ON SHEET ST-2D.

FOUNDATION KEYNOTES: DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

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G	48"SQx24" DEEP FTG w/ (5) #4 EW, T&B	H	#5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1

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CMU/METAL CONNECTOR ENGINEERING

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MONTEREY

BASE PLAN
40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826
DRAWN: LDG
CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-2.4 (150C)

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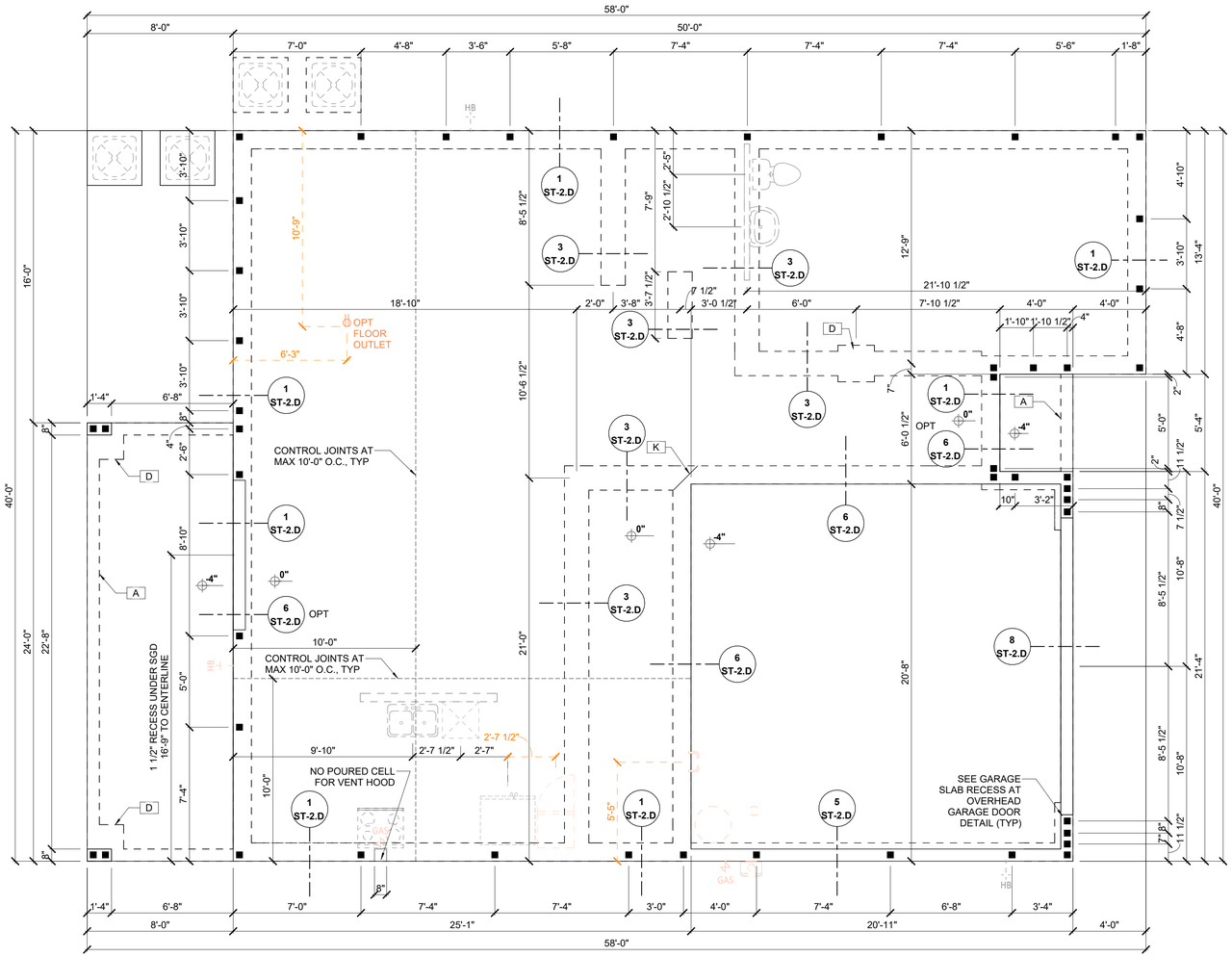

FOUNDATION PLAN - FARMHOUSE A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

2020 V1.0

GENERAL FOUNDATION NOTES:

- CONCRETE SLAB ON GRADE SHALL BE MINIMUM 3 1/2" THICK AND HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI UNO.
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FOUNDATION KEYNOTES: DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

A	8"x8" DEEP THICKENED EDGE w/ (1) #4 CONT	B	12" DEEP FTG UNDER BOX COLUMN, FTG TO BE PROJECTED MIN 6" AS SHOWN
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G	48"SQx24" DEEP FTG w/ (5) #4 EW, T&B	H	#5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1
J	• SOLID FILL CMU PIER, MATCHING CMU COLUMN SIZE ABOVE • PROVIDE MIN (1) #5 FULL-HEIGHT, VERTICAL REINFORCEMENT TO BEND 90° @ BOTTOM & TIE INTO FOOTING REINFORCEMENT • CMU PIER ON 20" DEEP FTG W/ #4 @ 8" O.C. EW, FTG TO BE PROJECTED MINIMUM 6" LARGER THAN PIER ON ALL SIDES		
K	MIN 24" LONG #4 OR #5 BAR SET AT MID-DEPTH OF SLAB, TYP ALL RE-ENTRANT CORNERS		

CONTROL JOINT (CJ) NOTES:

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MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826

DRAWN: LDG

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-2.6 (150C)

CMU/METAL CONNECTOR ENGINEERING

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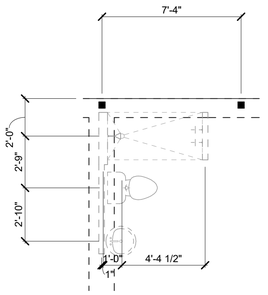
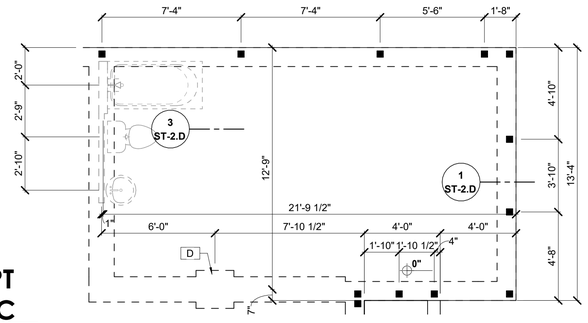


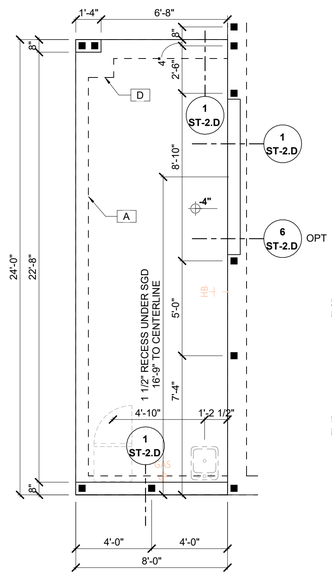
FOUNDATION PLAN - OPT SHOWER @ BATH 3 - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



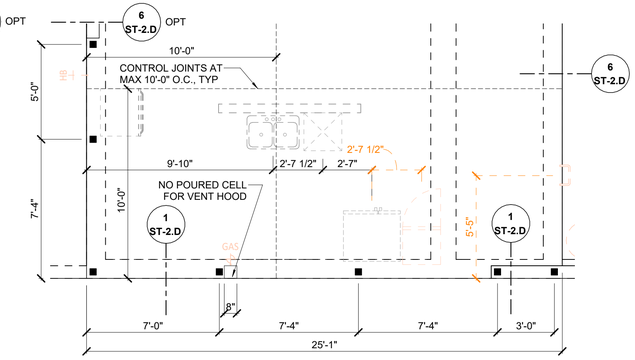
FOUNDATION PLAN - OPT BEDROOM 5/ BATH 3 - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



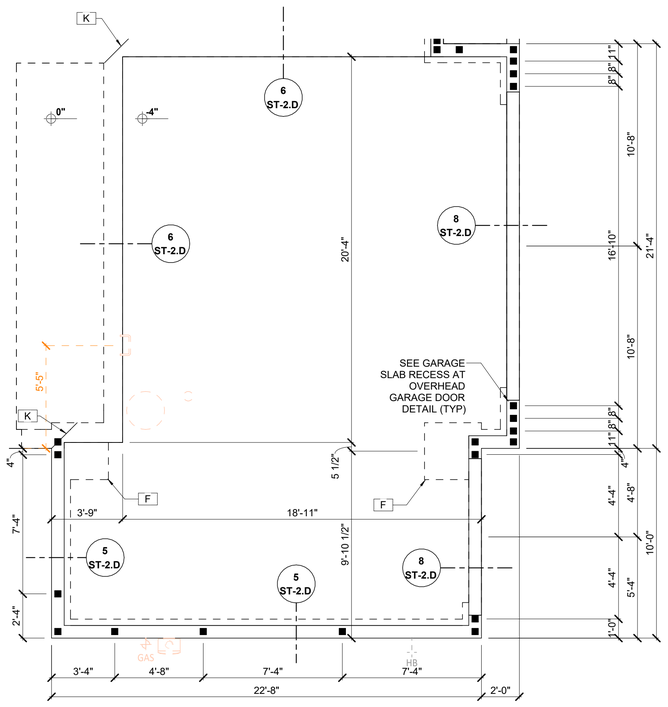
FOUNDATION PLAN - OPT OUTDOOR KITCHEN (SIM W/ ROUGH-IN) - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FOUNDATION PLAN - OPT GOURMET KITCHEN - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FOUNDATION PLAN - OPT 3-CAR GARAGE - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

2020 V1.0

GENERAL FOUNDATION NOTES:

- CONCRETE SLAB ON GRADE SHALL BE MINIMUM 3 1/2" THICK AND HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI UNO.
- EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 psf, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
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- 24" LONG #4 BAR IS TO BE INSTALLED AT ALL RE-ENTRANT CORNERS, SEE "RE-ENTRANT CORNER DETAIL" ON SHEET ST-2D.

FOUNDATION KEYNOTES: DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

A	8"x8" DEEP THICKENED EDGE w/ (1) #4 CONT	B	12" DEEP FTG UNDER BOX COLUMN, FTG TO BE PROJECTED MIN 6" AS SHOWN
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G	48"SQx24" DEEP FTG w/ (5) #4 EW, T&B	H	#5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1

J
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- PROVIDE MIN (1) #5 FULL-HEIGHT, VERTICAL REINFORCEMENT TO BEND 90° @ BOTTOM & TIE INTO FOOTING REINFORCEMENT
- CMU PIER ON 20" DEEP FTG W/ #4 @ 8" O.C. EW, FTG TO BE PROJECTED MINIMUM 6" LARGER THAN PIER ON ALL SIDES

K MIN 24" LONG #4 OR #5 BAR SET AT MID-DEPTH OF SLAB, TYP ALL RE-ENTRANT CORNERS

CONTROL JOINT (CJ) NOTES:

1. TIMING
   - CUTS MUST BE MADE THE SAME DAY AS PLACEMENT, AS SOON AS THE CONCRETE HAS SET ENOUGH TO ALLOW SAWCUTS WITHOUT RAVELING THE COURSE AGGREGATE FROM THE CUT, MAKE THE CUT.
   - CUTS MADE THE NEXT DAY OR AT SUBSEQUENT TIMES DO NOT PROVIDE ADEQUATE PROTECTION AGAINST "RANDOM" CRACKING.
2. DEPTH

   THE CUT SHOULD BE AT LEAST 1" DEEP, BUT NOT MORE THAN 1 ¼" DEEP.
3. SEALING

   THE CUTS SHOULD BE SEALED WITH A SEMI-RIGID EPOXY OR ACRYLIC ADHESIVE SEALANT. BACKER ROD IS NOT REQUIRED.

CMU/METAL CONNECTOR ENGINEERING

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826

DRAWN: LDG

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-2.8 (150C)

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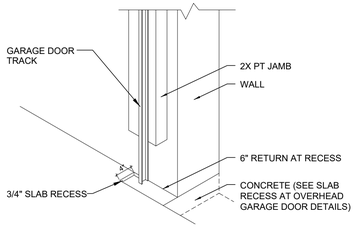
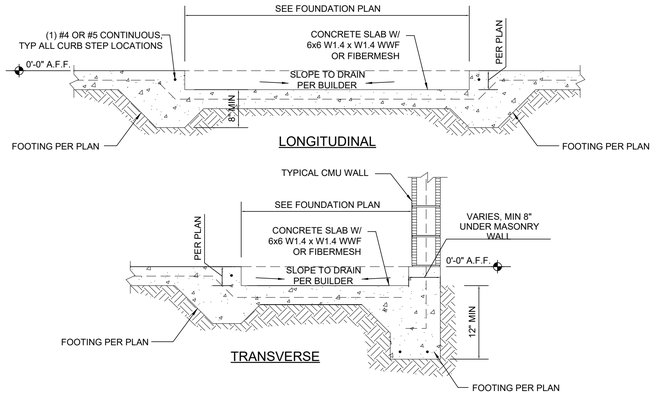
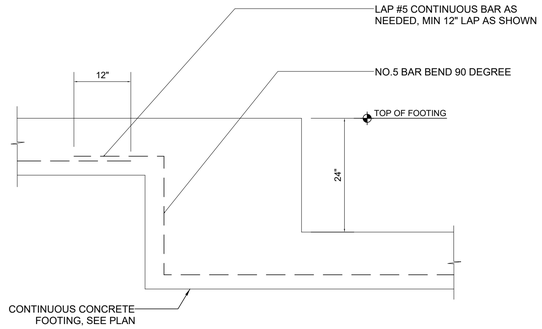
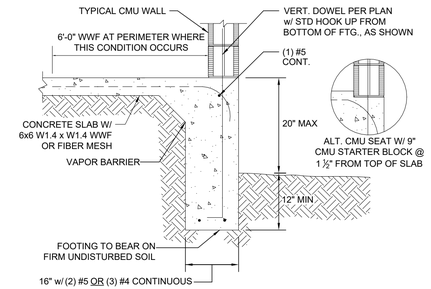


GARAGE SLAB RECESS AT OVERHEAD GARAGE DOOR DETAIL



TYPICAL SHOWER RECESS DETAIL

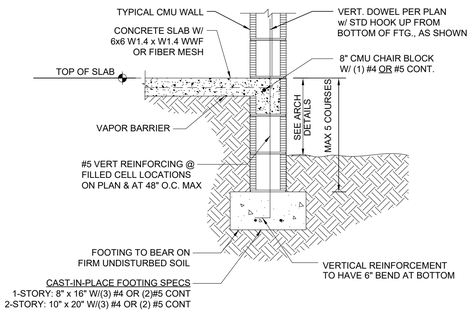




1A MONOLITHIC FOOTING SECTION - 32" MAX DEPTH

CONTACT EOR PRIOR TO CONSTRUCTION IF ANY OF THE FOLLOWING OCCUR:

- GROUND ADJACENT TO FTG SLOPES DOWN AND AWAY FROM STRUCTURE STEEPER THAN 1'-0" VERTICALLY PER 3'-0" HORIZONTALLY TO PREVENT EROSION OF SOIL.

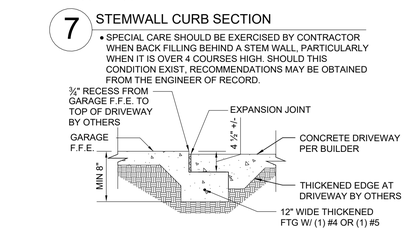


2 STEMWALL SECTION

- SPECIAL CARE SHOULD BE EXERCISED BY CONTRACTOR WHEN BACK FILLING BEHIND A STEM WALL, PARTICULARLY WHEN IT IS OVER 4 COURSES HIGH. SHOULD THIS CONDITION EXIST, RECOMMENDATIONS MAY BE OBTAINED FROM THE ENGINEER OF RECORD.

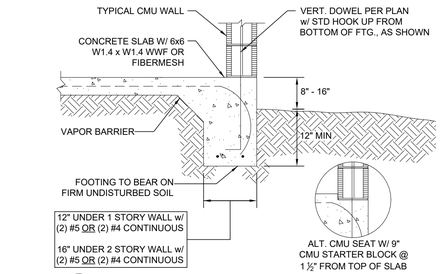
7 STEMWALL CURB SECTION

- SPECIAL CARE SHOULD BE EXERCISED BY CONTRACTOR WHEN BACK FILLING BEHIND A STEM WALL, PARTICULARLY WHEN IT IS OVER 4 COURSES HIGH. SHOULD THIS CONDITION EXIST, RECOMMENDATIONS MAY BE OBTAINED FROM THE ENGINEER OF RECORD.



8 GARAGE DOOR RECESS DETAIL

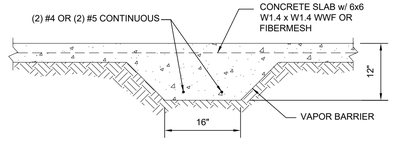
ONLY APPLICABLE AT GARAGE DOOR OPENING



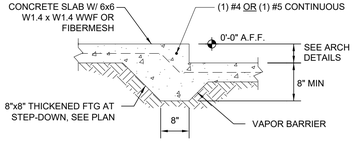
1 MONOLITHIC FOOTING SECTION - 28" MAX DEPTH

CONTACT EOR PRIOR TO CONSTRUCTION IF ANY OF THE FOLLOWING OCCUR:

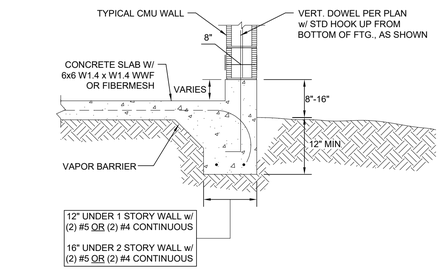
- GROUND ADJACENT TO FTG SLOPES DOWN AND AWAY FROM STRUCTURE STEEPER THAN 1'-0" VERTICALLY PER 3'-0" HORIZONTALLY TO PREVENT EROSION OF SOIL.



3 BEARING WALL FOOTING SECTION



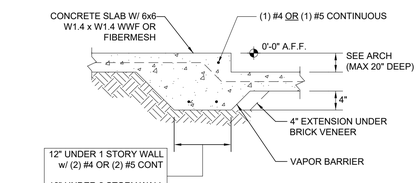
4 CURB STEP SECTION



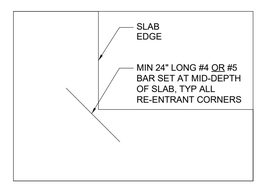
5 GARAGE EXT WALL CURB SECTION

CONTACT EOR PRIOR TO CONSTRUCTION IF ANY OF THE FOLLOWING OCCUR:

GROUND ADJACENT TO FTG SLOPES DOWN AND AWAY FROM STRUCTURE STEEPER THAN 1'-0" VERTICALLY PER 3'-0" HORIZONTALLY TO PREVENT EROSION OF SOIL.

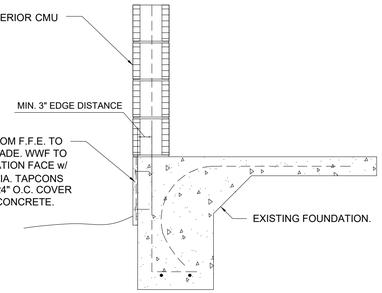


6 BEARING CURB STEP SECTION



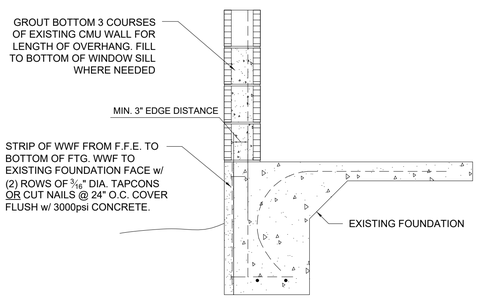
RE-ENTRANT CORNER DETAIL (RECOMMENDED)

PLAN VIEW, DETAIL TYPICAL @ ALL RE-ENTRANT CORNERS



8" CMU WALL OVERHANGS LESS THAN 1"

(THIS DETAIL IS A COSMETIC REPAIR AND IS RECOMMENDED BUT NOT REQUIRED)



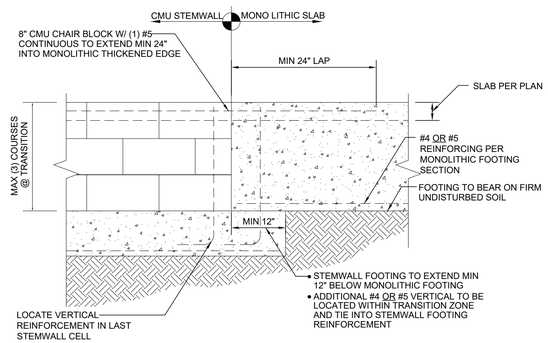
8" CMU WALL OVERHANGS 2.5" OR LESS

(THIS DETAIL IS A STRUCTURAL REPAIR AND IS REQUIRED)

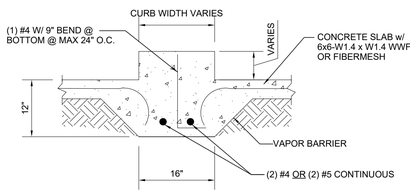
NOTES:

- IF EXISTING REBAR DOES NOT MEET 3" EDGE DISTANCE REQUIREMENT, REMOVE INSIDE FACE SHELL OF EXISTING CMU WALL AT ADJECENT CELL AND DRILL & EPOXY NEW FULL HT. VERTICAL #5 DOWEL W/ 12" EMBED INTO EXISTING FOUNDATION AND 4" EMBED INTO EXISTING BOND BEAM.
- IF MORE THAN (3) BARS DO NOT MEET THE REQUIRED 3" EDGE DISTANCE, CONTACT EOR.

TYPICAL STEP IN FOOTING DETAIL



CMU STEMWALL TO MONOLITHIC TRANSITION DETAIL



9 WALL CURB SECTION

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0
TM CMU-WD
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MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.006826**

DRAWN: **LDG**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-2.D

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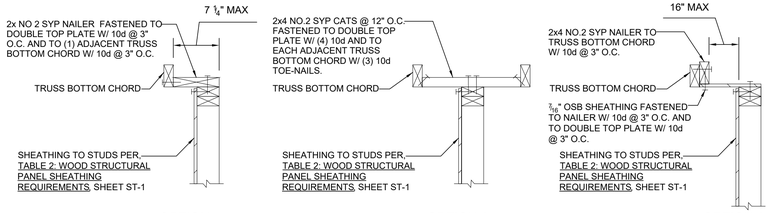
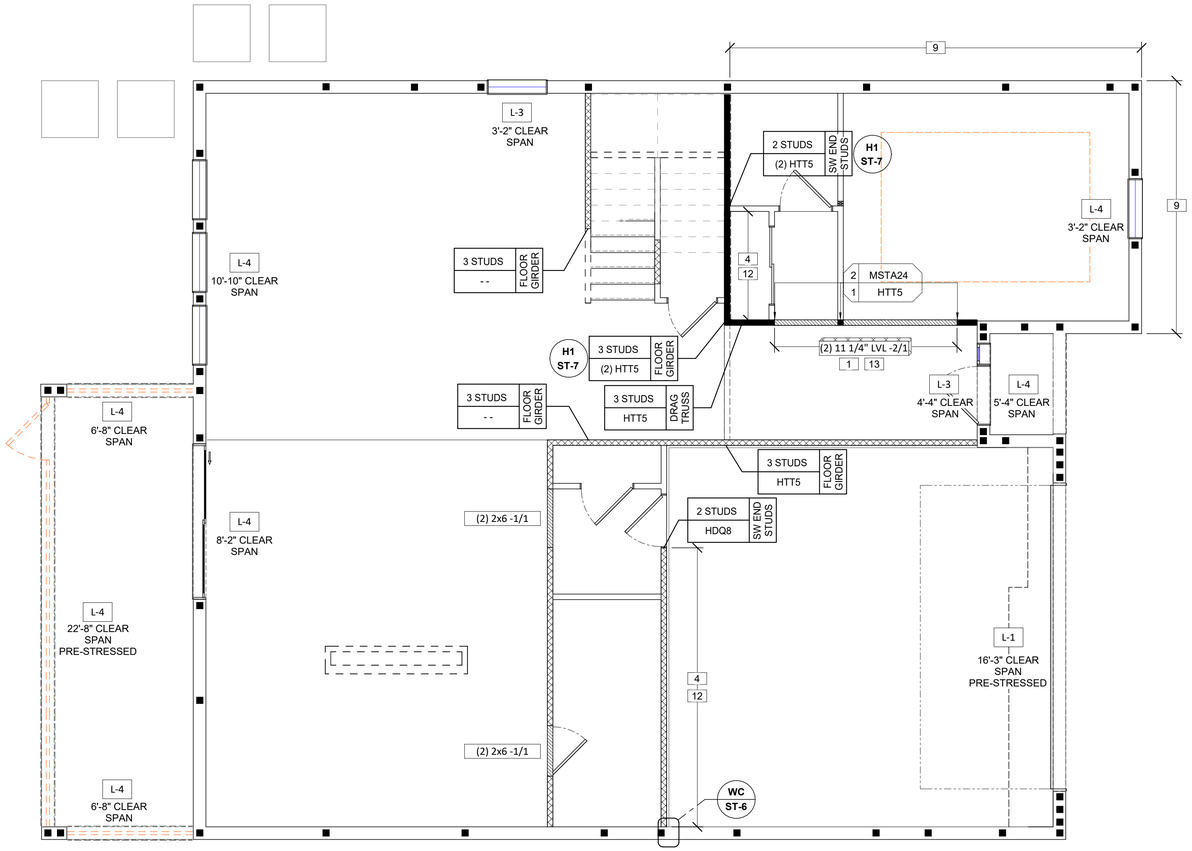


INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
2. THIS INTERIOR SHEARWALL DETAIL IS INTENDED FOR USE IN AREAS WHERE THE SHEARWALL RUNS PARALLEL TO THE TRUSSES. THIS IS A PREFERRED ALTERNATIVE TO FRAMING ABOVE THE PLATE LINE TO THE ROOF DECK.

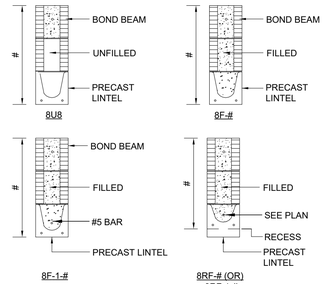


1st LEVEL STRUCTURAL PLAN - TRADITIONAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

LINTEL SCHEDULE

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F-1-36	
L-2	8F-16	
L-3	8U8	
L-4	8F-1-16	



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMSPON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
13. TOP OF HEADER TO BE FLUSH W/ TOP OF WALL FOR HEADER FIT. FASTEN EACH PLY TOGETHER W/ (2) ROW 10d @ 6" O.C., STAGGER ROWS IN EACH PLY

LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL. SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ½" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

2 STUDS / STRAP | TRUSS GIRDER

- NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
- ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN
- BOTTOM OF STUD COLUMN CONNECTION
  • 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
  • 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

1 MSTA24 / 1 DTT2Z

- NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
- TYPE OF STRAP CONNECTING HEADER TO JACK STUD
- KING/JACK GROUP BOTTOM CONNECTION
  • 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
  • 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
- NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- DEPTH OF LOAD-BEARING #2 SYP HEADER
- NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ¼" LSL- 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
- DEPTH OF LOAD-BEARING EWP HEADER
- NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

CMU/METAL CONNECTOR ENGINEERING

2021 V1.0-CMU

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826

DRAWN: LDG

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-3 (150C)

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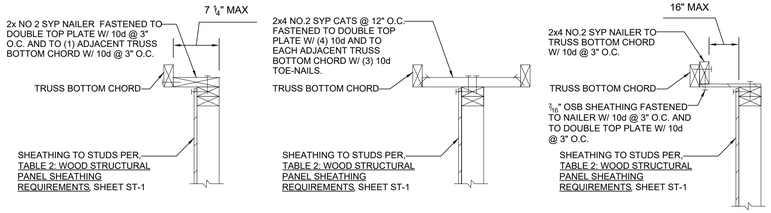

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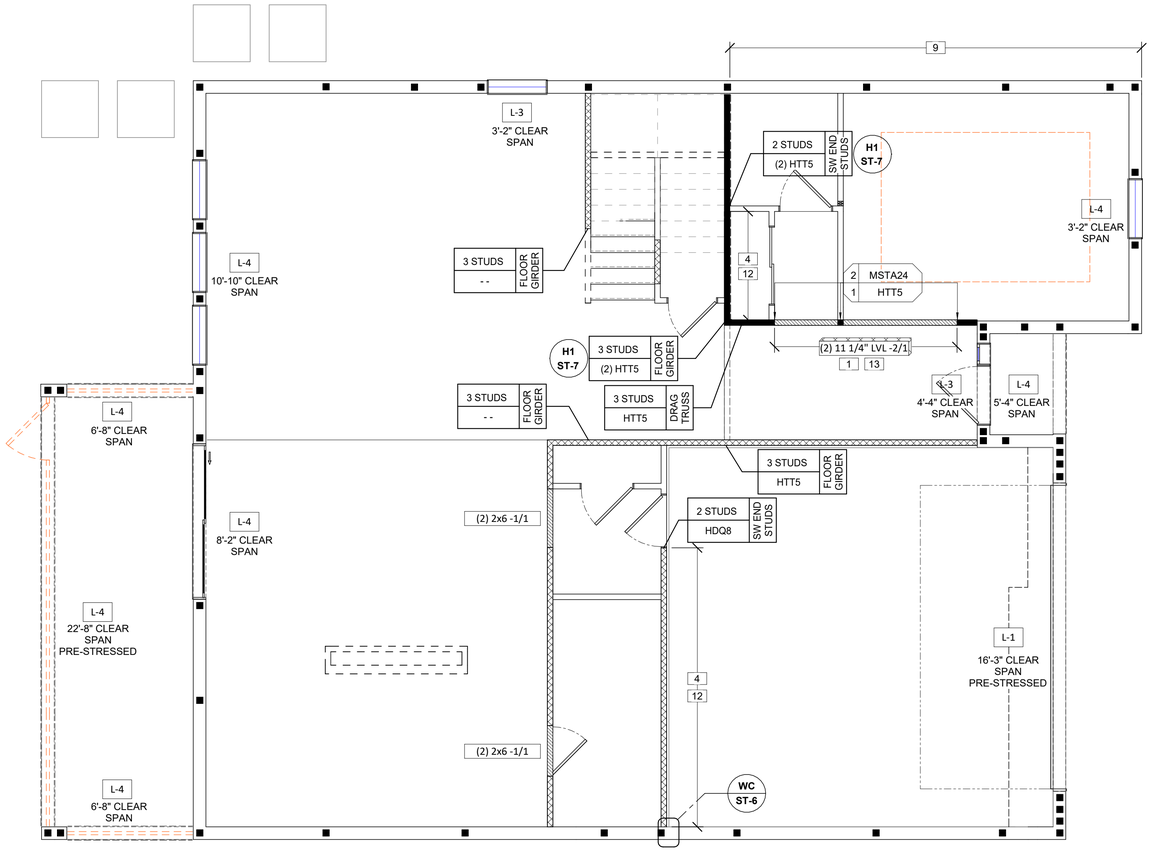
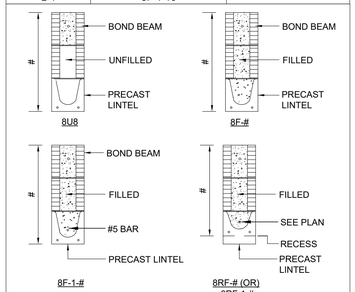


1st LEVEL STRUCTURAL PLAN - CRAFTSMAN A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

LINTEL SCHEDULE

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F-1-36	
L-2	8F-16	
L-3	8U8	
L-4	8F-1-16	



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

GENERAL MASONRY NOTES DC1

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- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

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FRAMING KEY NOTES (CMU) DC1

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(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

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   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMSPON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
13. TOP OF HEADER TO BE FLUSH W/ TOP OF WALL FOR HEADER FIT. FASTEN EACH PLY TOGETHER W/ (2) ROW 10d @ 6" O.C., STAGGER ROWS IN EACH PLY

LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL. SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ½" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

2 STUDS / STRAP | TRUSS GIRDER

- NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
- ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN
- BOTTOM OF STUD COLUMN CONNECTION
  • 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
  • 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

1 MSTA24 / 1 DTT2Z

- NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
- TYPE OF STRAP CONNECTING HEADER TO JACK STUD
- KING/JACK GROUP BOTTOM CONNECTION
  • 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
  • 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
- NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- DEPTH OF LOAD-BEARING #2 SYP HEADER
- NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ¼" LSL- 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
- DEPTH OF LOAD-BEARING EWP HEADER
- NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

CMU/METAL CONNECTOR ENGINEERING

2021 V1.0-CMU

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX

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9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826

DRAWN: LDG

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-3.2 (150C)

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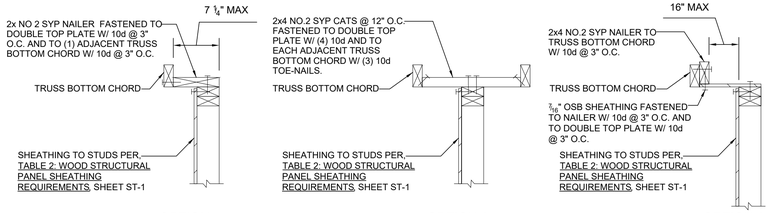
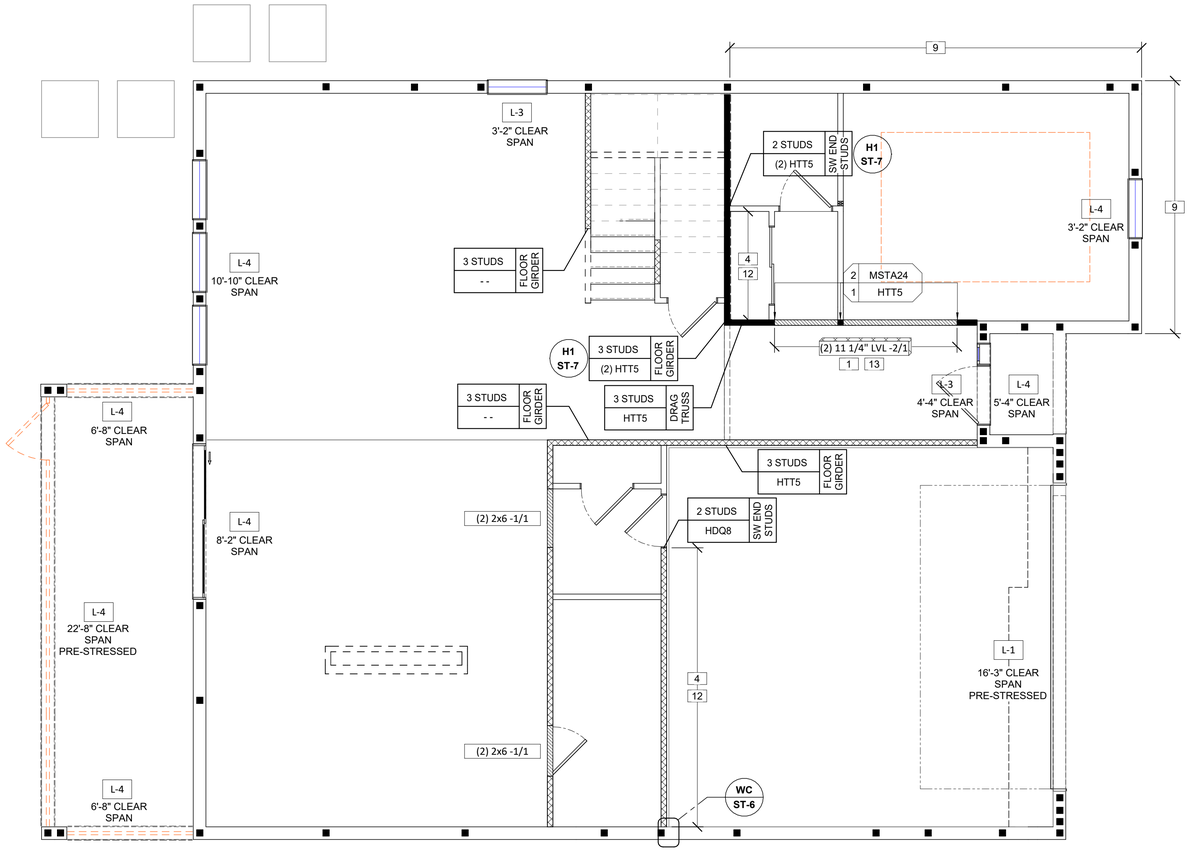


INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
2. THIS INTERIOR SHEARWALL DETAIL IS INTENDED FOR USE IN AREAS WHERE THE SHEARWALL RUNS PARALLEL TO THE TRUSSES. THIS IS A PREFERRED ALTERNATIVE TO FRAMING ABOVE THE PLATE LINE TO THE ROOF DECK.

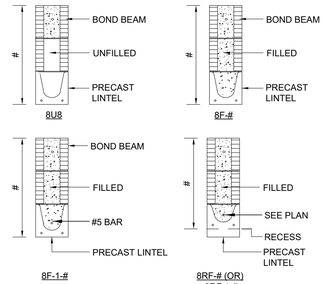


1st LEVEL STRUCTURAL PLAN - COASTAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

LINTEL SCHEDULE

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F-1-36	
L-2	8F-16	
L-3	8U8	
L-4	8F-1-16	



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMSPON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
13. TOP OF HEADER TO BE FLUSH W/ TOP OF WALL FOR HEADER FIT. FASTEN EACH PLY TOGETHER W/ (2) ROW 10d @ 6" O.C., STAGGER ROWS IN EACH PLY

LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL. SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ½" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

2 STUDS / STRAP / TRUSS GIRDER

- NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
- ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN
- BOTTOM OF STUD COLUMN CONNECTION
  • 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
  • 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

1 MSTA24 / 1 DTT2Z

- NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
- TYPE OF STRAP CONNECTING HEADER TO JACK STUD
- KING/JACK GROUP BOTTOM CONNECTION
  • 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
  • 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
- NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- DEPTH OF LOAD-BEARING #2 SYP HEADER
- NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ¼" LSL- 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
- DEPTH OF LOAD-BEARING EWP HEADER
- NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

CMU/METAL CONNECTOR ENGINEERING

2021 V1.0-CMU

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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904.821.5200

taylor morrison

MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826

DRAWN: LDG

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-3.4 (150C)

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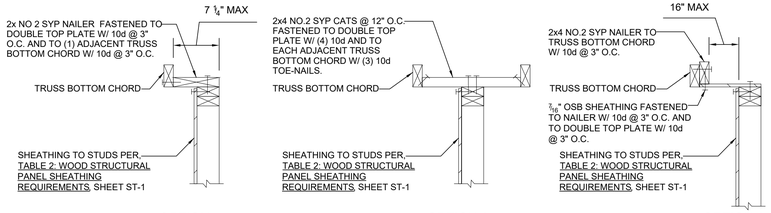
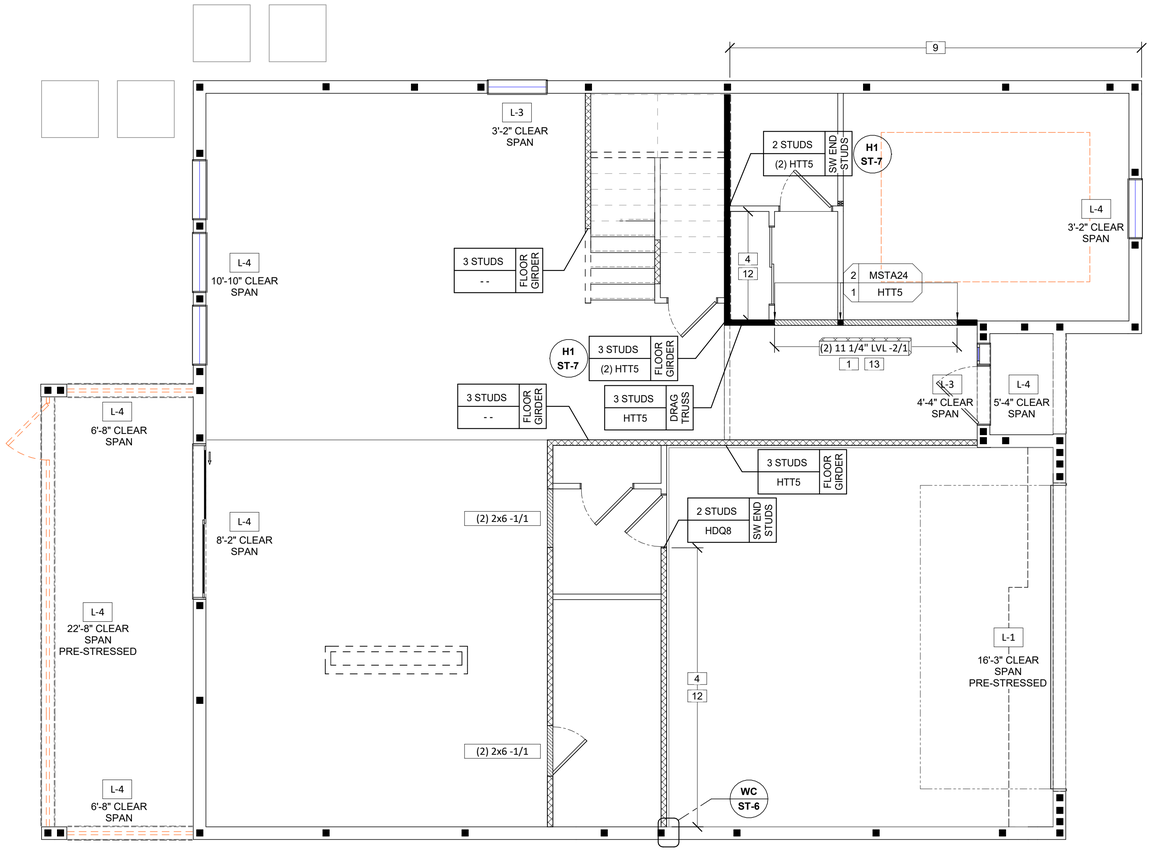


INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
2. THIS INTERIOR SHEARWALL DETAIL IS INTENDED FOR USE IN AREAS WHERE THE SHEARWALL RUNS PARALLEL TO THE TRUSSES. THIS IS A PREFERRED ALTERNATIVE TO FRAMING ABOVE THE PLATE LINE TO THE ROOF DECK.

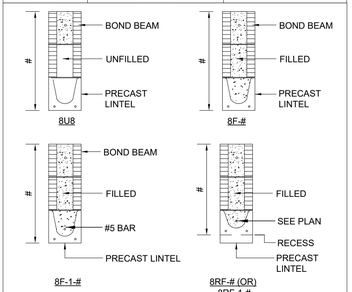


1st LEVEL STRUCTURAL PLAN - FARMHOUSE A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

LINTEL SCHEDULE

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F-1-36	
L-2	8F-16	
L-3	8U8	
L-4	8F-1-16	



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMSPON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
13. TOP OF HEADER TO BE FLUSH W/ TOP OF WALL FOR HEADER FIT. FASTEN EACH PLY TOGETHER W/ (2) ROW 10d @ 6" O.C., STAGGER ROWS IN EACH PLY

LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL. SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ½" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

2 STUDS / STRAP | TRUSS GIRDER

- NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
- ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN
- BOTTOM OF STUD COLUMN CONNECTION
  • 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
  • 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

1 MSTA24 / 1 DTT2Z

- NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
- TYPE OF STRAP CONNECTING HEADER TO JACK STUD
- KING/JACK GROUP BOTTOM CONNECTION
  • 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
  • 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
- NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- DEPTH OF LOAD-BEARING #2 SYP HEADER
- NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ¼" LSL- 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
- DEPTH OF LOAD-BEARING EWP HEADER
- NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

CMU/METAL CONNECTOR ENGINEERING

2021 V1.0-CMU

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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taylor morrison

MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826

DRAWN: LDG

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-3.6 (150C)

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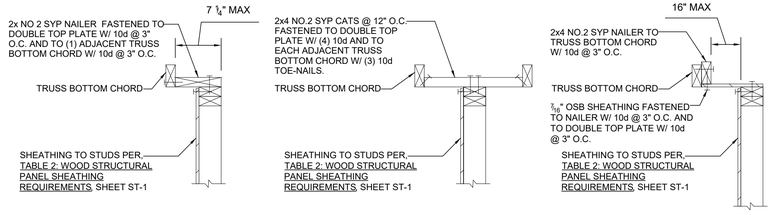
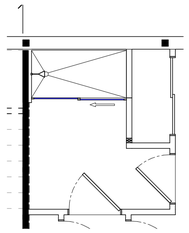


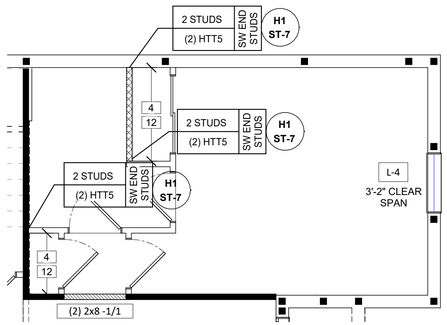
INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
2. THIS INTERIOR SHEARWALL DETAIL IS INTENDED FOR USE IN AREAS WHERE THE SHEARWALL RUNS PARALLEL TO THE TRUSSES. THIS IS A PREFERRED ALTERNATIVE TO FRAMING ABOVE THE PLATE LINE TO THE ROOF DECK.



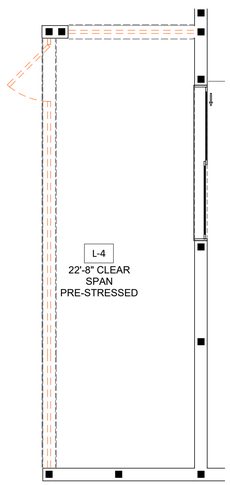
1st LEVEL STRUCTURAL PLAN - OPT SHOWER @ BATH 3 - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



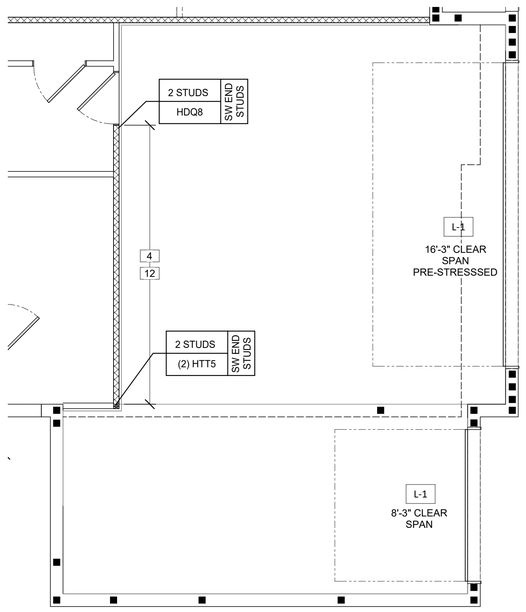
1st LEVEL STRUCTURAL PLAN - OPT BED 5/BATH 3 - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL STRUCTURAL PLAN - OPT OUTDOOR KITCHEN (SIM W/ ROUGH-IN) - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

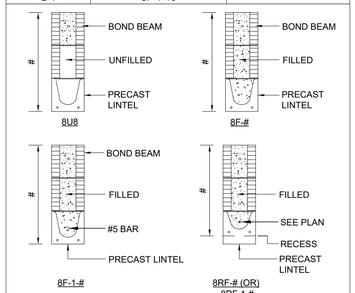


1st LEVEL STRUCTURAL PLAN - OPT 3-CAR GARAGE - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

LINTEL SCHEDULE

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F-1-36	
L-2	8F-16	
L-3	8U8	
L-4	8F-1-16	



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMSPON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
13. TOP OF HEADER TO BE FLUSH W/ TOP OF WALL FOR HEADER FIT. FASTEN EACH PLY TOGETHER W/ (2) ROW 10d @ 6" O.C., STAGGER ROWS IN EACH PLY

LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL. SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ½" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

2 STUDS / STRAP | TRUSS GIRDER

- NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
- ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN
- BOTTOM OF STUD COLUMN CONNECTION
  • 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
  • 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

1 MSTA24 / 1 DTT2Z

- NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
- TYPE OF STRAP CONNECTING HEADER TO JACK STUD
- KING/JACK GROUP BOTTOM CONNECTION
  • 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
  • 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
- NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- DEPTH OF LOAD-BEARING #2 SYP HEADER
- NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ¼" LSL- 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
- DEPTH OF LOAD-BEARING EWP HEADER
- NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

CMU/METAL CONNECTOR ENGINEERING

2021 V1.0-CMU

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826

DRAWN: LDG

CHECKED: DB

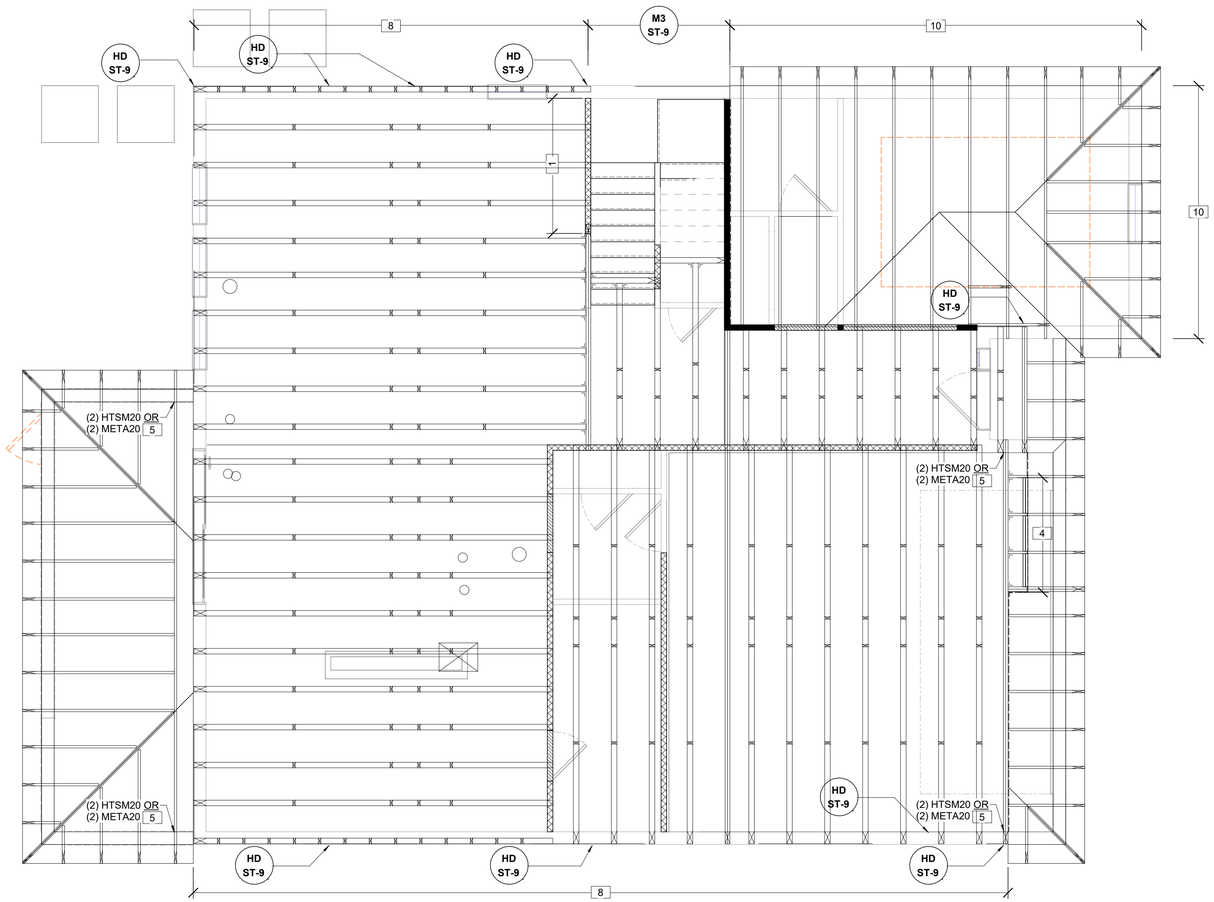
07-02-2025

REVISIONS:

No.	Description	Date

ST-3.8 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



1st LEVEL FRAMING PLAN - TRADITIONAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING) OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS ¼" Ø @ 24" O.C. STAGGERED
PT 2x8.....(2) ROWS ¼" Ø @ 16" O.C. STAGGERED
PT 2x10.....(2) ROWS ¼" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS ¼" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSS OR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPS OR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

E.O.R. HAS REVIEWED AND APPROVED COMPONENT DESIGN REFERENCES LISTED BELOW FOR CONFORMITY WITH THE DESIGN CRITERIA OF THIS PLAN SET. APPROVAL IS ONLY FOR CONFORMANCE WITH DESIGN CONCEPT AND DOES NOT RELIEVE THE DELEGATED ENGINEER OF THE RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE SHOP DRAWINGS.

• MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
• LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
• TRUSS SHOP DRAWINGS: # XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.006826**

DRAWN: **LDG**

CHECKED: **DB**

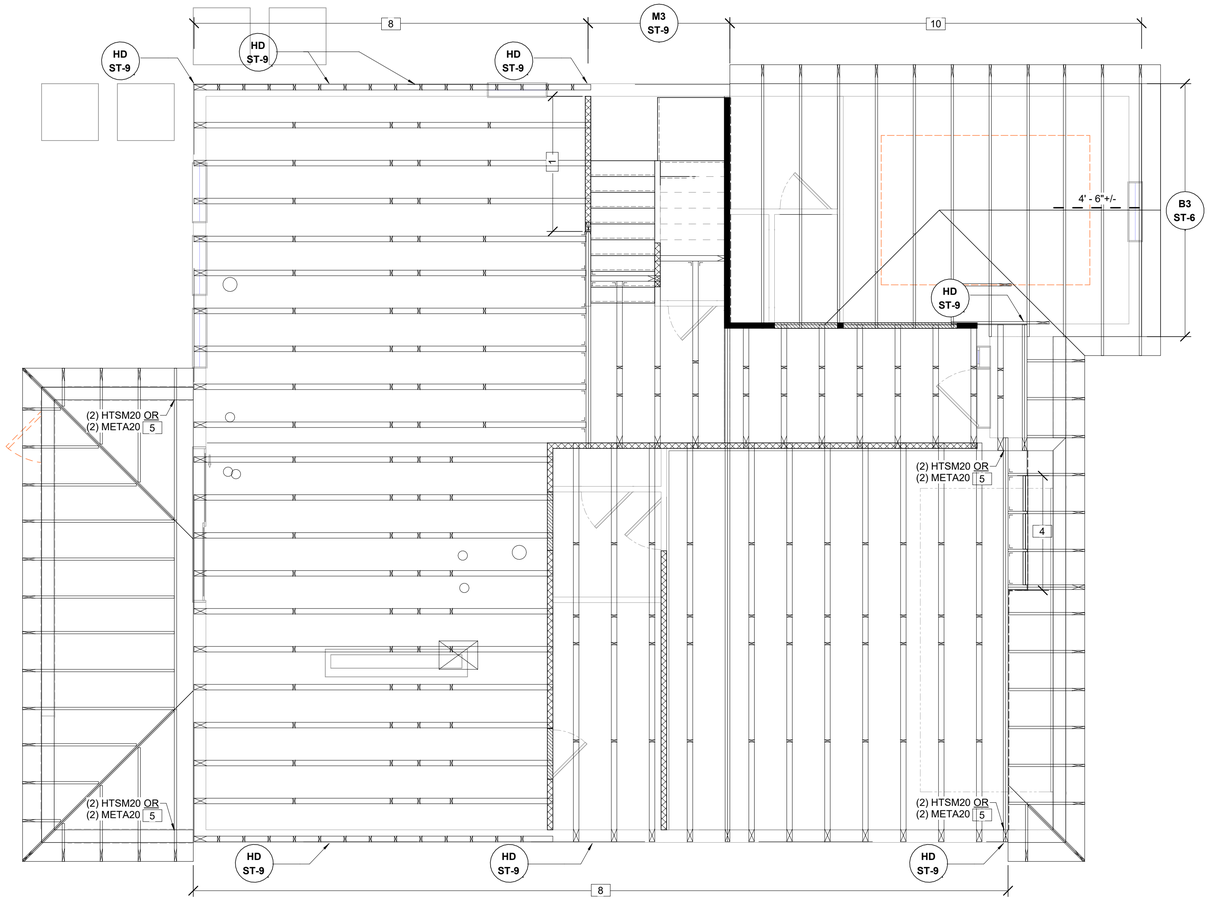
07-02-2025

REVISIONS:

No.	Description	Date

ST-3A (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



1st LEVEL FRAMING PLAN - CRAFTSMAN A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING) OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS ¼" Ø @ 24" O.C. STAGGERED
PT 2x8.....(2) ROWS ¼" Ø @ 16" O.C. STAGGERED
PT 2x10.....(2) ROWS ¼" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS ¼" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSS OR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPS OR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

E.O.R. HAS REVIEWED AND APPROVED COMPONENT DESIGN REFERENCES LISTED BELOW FOR CONFORMITY WITH THE DESIGN CRITERIA OF THIS PLAN SET. APPROVAL IS ONLY FOR CONFORMANCE WITH DESIGN CONCEPT AND DOES NOT RELIEVE THE DELEGATED ENGINEER OF THE RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE SHOP DRAWINGS.

• MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
• LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
• TRUSS SHOP DRAWINGS:# XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU
DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826
DRAWN: LDG
CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-3A.2 (150C)

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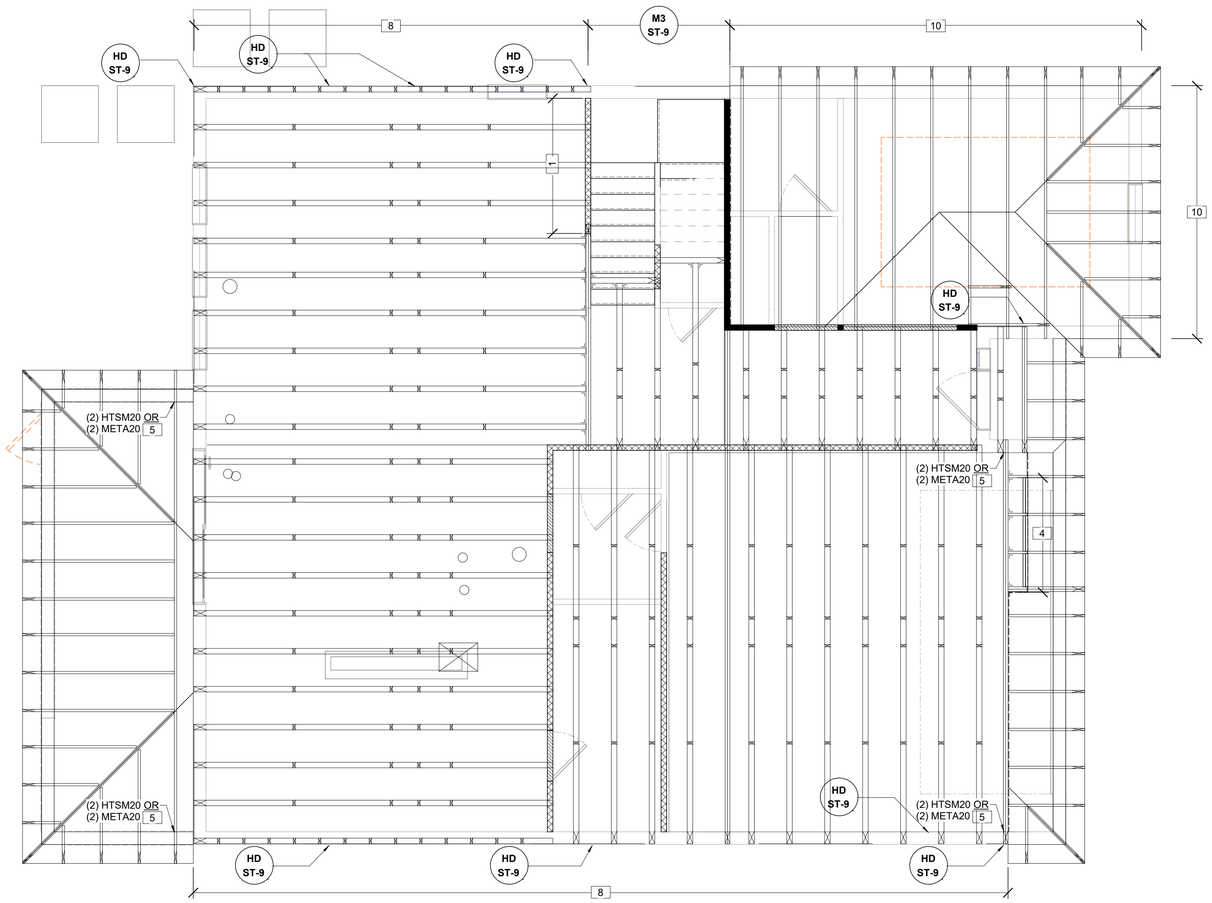


1st LEVEL FRAMING PLAN - COASTAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING) OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

   ROOF FRAMING LEDGER TO WOOD:

   2x6.....(4) 12d COMMON
   2x8.....(6) 12d COMMON
   2x10.....(8) 12d COMMON
   2x12.....(10) 12d COMMON

   LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

   PT 2x6.....(2) ROWS ¼" Ø @ 24" O.C. STAGGERED
   PT 2x8.....(2) ROWS ¼" Ø @ 16" O.C. STAGGERED
   PT 2x10.....(2) ROWS ¼" Ø @ 8" O.C. STAGGERED
   PT 2x12.....(2) ROWS ¼" Ø @ 6" O.C. STAGGERED

   FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

   2x6.....(3) 16d COMMON
   2x8.....(5) 16d COMMON
   2x10.....(7) 16d COMMON
   2x12.....(9) 16d COMMON

   FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

   PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSS OR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPS OR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

E.O.R. HAS REVIEWED AND APPROVED COMPONENT DESIGN REFERENCES LISTED BELOW FOR CONFORMITY WITH THE DESIGN CRITERIA OF THIS PLAN SET. APPROVAL IS ONLY FOR CONFORMANCE WITH DESIGN CONCEPT AND DOES NOT RELIEVE THE DELEGATED ENGINEER OF THE RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE SHOP DRAWINGS.

• MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
• LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
• TRUSS SHOP DRAWINGS:# XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU
DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826
DRAWN: LDG
CHECKED: DB

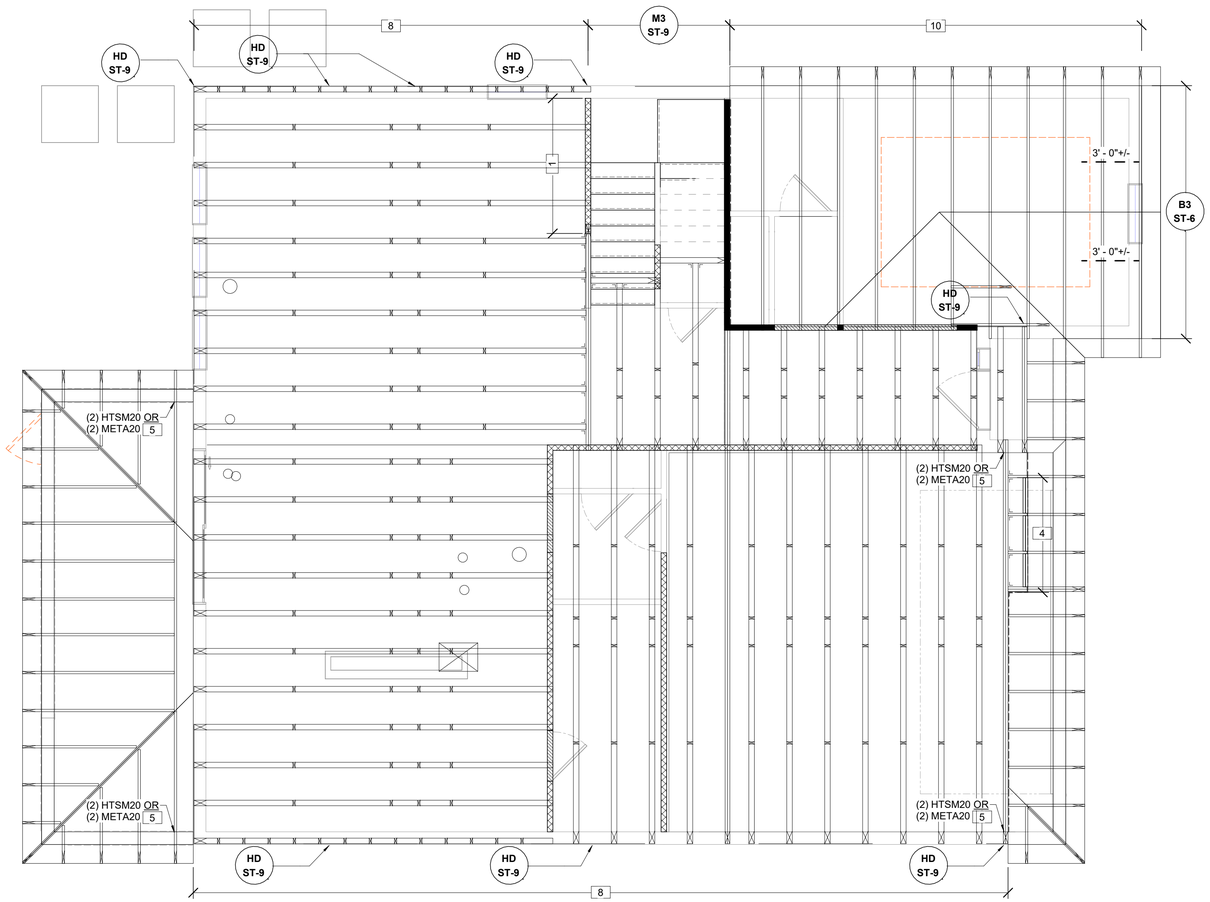
07-02-2025

REVISIONS:

No.	Description	Date

ST-3A.4 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



1st LEVEL FRAMING PLAN - FARMHOUSE A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING) OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS ¼" Ø @ 24" O.C. STAGGERED
PT 2x8.....(2) ROWS ¼" Ø @ 16" O.C. STAGGERED
PT 2x10.....(2) ROWS ¼" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS ¼" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSS OR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPS OR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

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• MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
• LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
• TRUSS SHOP DRAWINGS:# XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU
DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826
DRAWN: LDG
CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-3A.6 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING) OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS ½" Ø @ 24" O.C. STAGGERED
PT 2x8.....(2) ROWS ½" Ø @ 16" O.C. STAGGERED
PT 2x10.....(2) ROWS ½" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS ½" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSSOR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPSOR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

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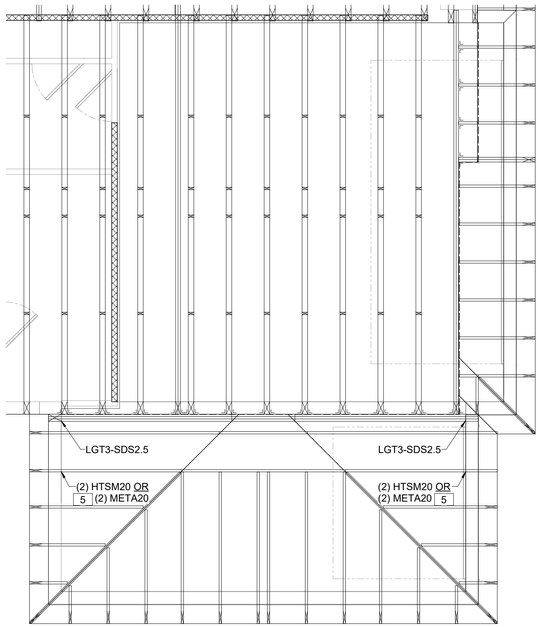
• MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
• LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
• TRUSS SHOP DRAWINGS: # XXXXXX, DATED XX-XX-XXXX



1st LEVEL FRAMING PLAN - OPT 3-CAR GARAGE - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX

tds true design studios

9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826

DRAWN: LDG

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-3A.8 (150C)

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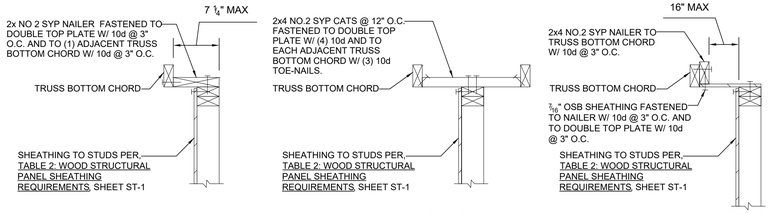
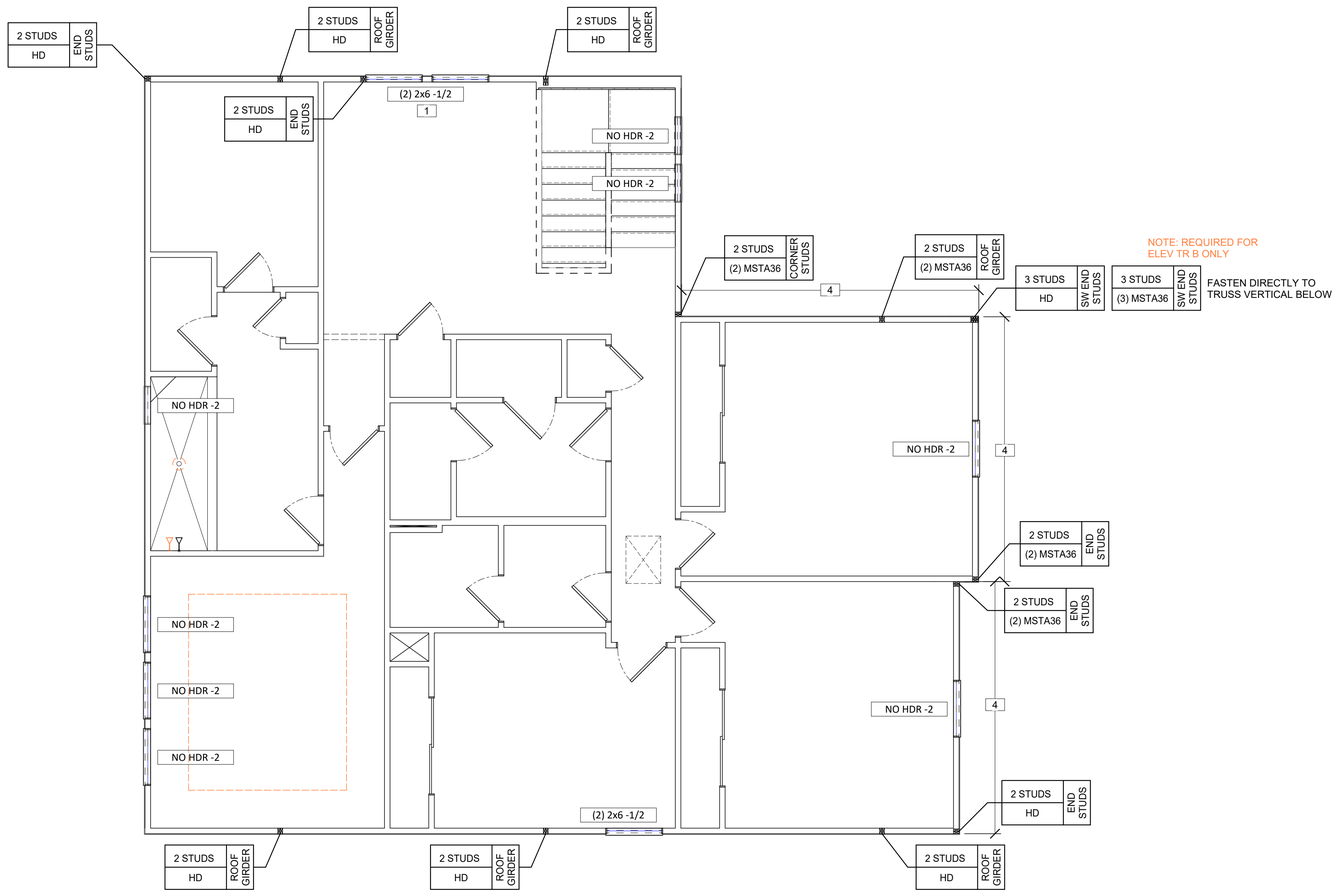


INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
2. THIS INTERIOR SHEARWALL DETAIL IS INTENDED FOR USE IN AREAS WHERE THE SHEARWALL RUNS PARALLEL TO THE TRUSSES. THIS IS A PREFERRED ALTERNATIVE TO FRAMING ABOVE THE PLATE LINE TO THE ROOF DECK.



2nd LEVEL STRUCTURAL PLAN - TRADITIONAL A & B W/ PORCH - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 5'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMSPON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
13. TOP OF HEADER TO BE FLUSH W/ TOP OF WALL FOR HEADER FIT. FASTEN EACH PLY TOGETHER W/ (2) ROW 10d @ 6" O.C., STAGGER ROWS IN EACH PLY
14. HORIZONTAL BLOCKING & STRAPPING IS REQUIRED FULL LENGTH OF SWB - BLOCKING & STRAPPING TO MATCH ELEVATION OF WINDOW/DOOR AT TOP & BOTTOM SILL. SEE "SWB" DETAIL, DETAIL SHEET

LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL. SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ½" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

2 STUDS / STRAP — TRUSS GIRDER

- NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
- ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN
- BOTTOM OF STUD COLUMN CONNECTION
  • 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
  • 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

1 MSTA24 / 1 DTT2Z

- NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
- TYPE OF STRAP CONNECTING HEADER TO JACK STUD
- KING/JACK GROUP BOTTOM CONNECTION
  • 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
  • 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
- NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- DEPTH OF LOAD-BEARING #2 SYP HEADER
- NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ¼" LSL- 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
- DEPTH OF LOAD-BEARING EWP HEADER
- NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

CMU/METAL CONNECTOR ENGINEERING

2021 V1.0-CMU

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826

DRAWN: LDG

CHECKED: DB

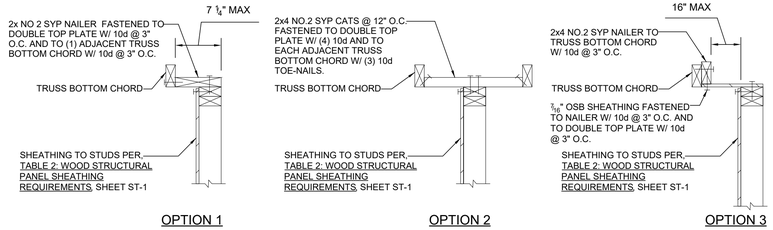
07-02-2025

REVISIONS:

No.	Description	Date

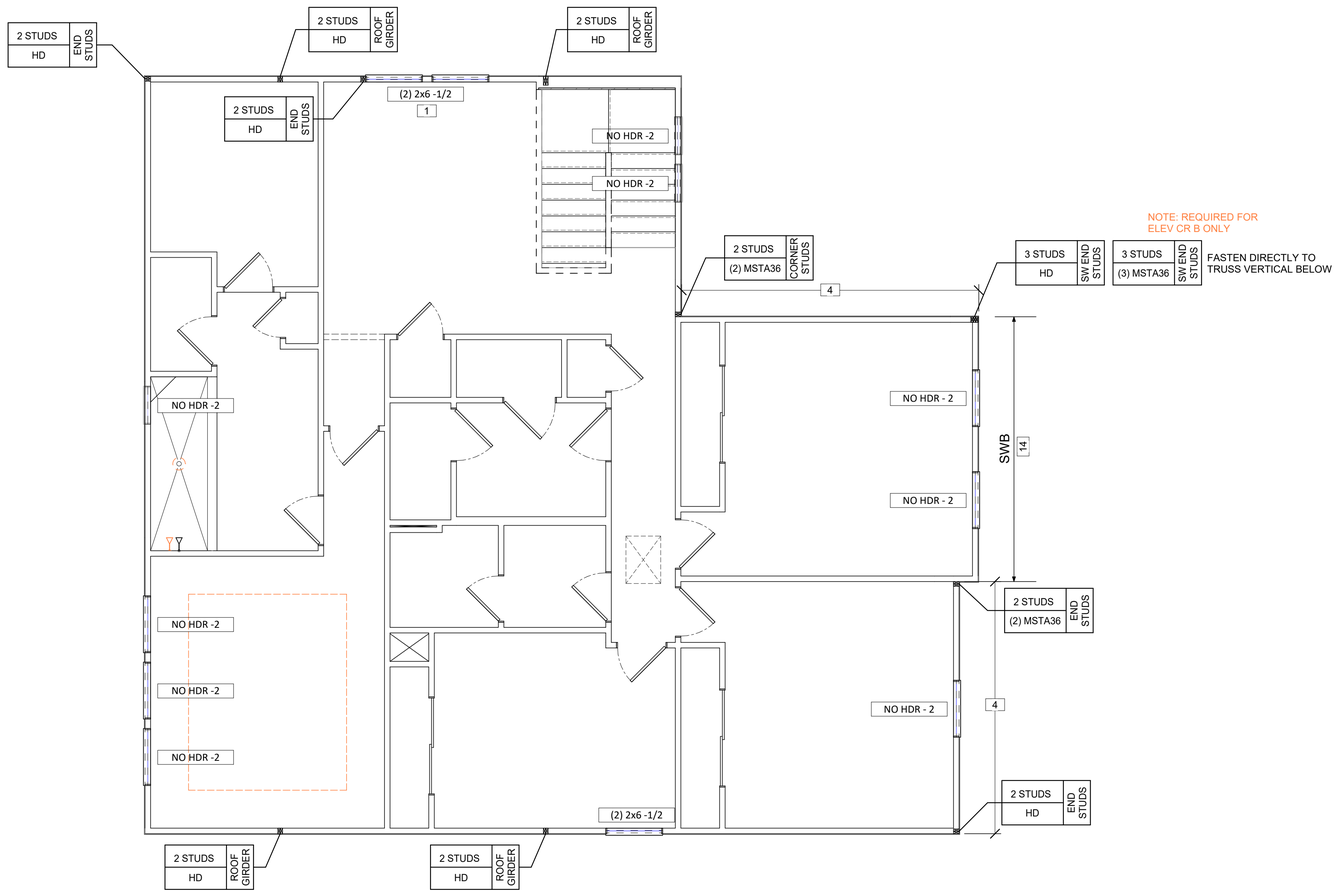
ST-4 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7347



INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
2. THIS INTERIOR SHEARWALL DETAIL IS INTENDED FOR USE IN AREAS WHERE THE SHEARWALL RUNS PARALLEL TO THE TRUSSES. THIS IS A PREFERRED ALTERNATIVE TO FRAMING ABOVE THE PLATE LINE TO THE ROOF DECK.



2nd LEVEL STRUCTURAL PLAN - CRAFTSMAN A & B W/ PORCH - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 5'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMSPON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
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7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
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LEGEND

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- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

2 STUDS / STRAP — TRUSS GIRDER

- NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
- ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN
- BOTTOM OF STUD COLUMN CONNECTION
  • 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
  • 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

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- NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
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- NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- DEPTH OF LOAD-BEARING #2 SYP HEADER
- NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ⅞" LSL- 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
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- NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

CMU/METAL CONNECTOR ENGINEERING

2021 V1.0-CMU

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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taylor morrison

MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826

DRAWN: LDG

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-4.1 (150C)

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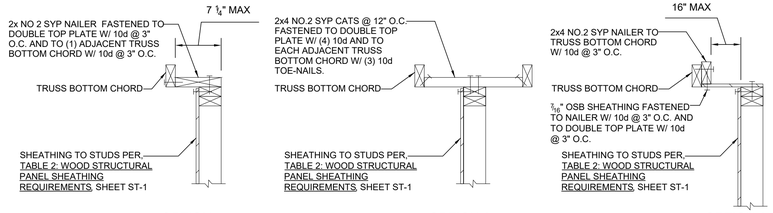

INTERIOR SHEARWALL DETAIL

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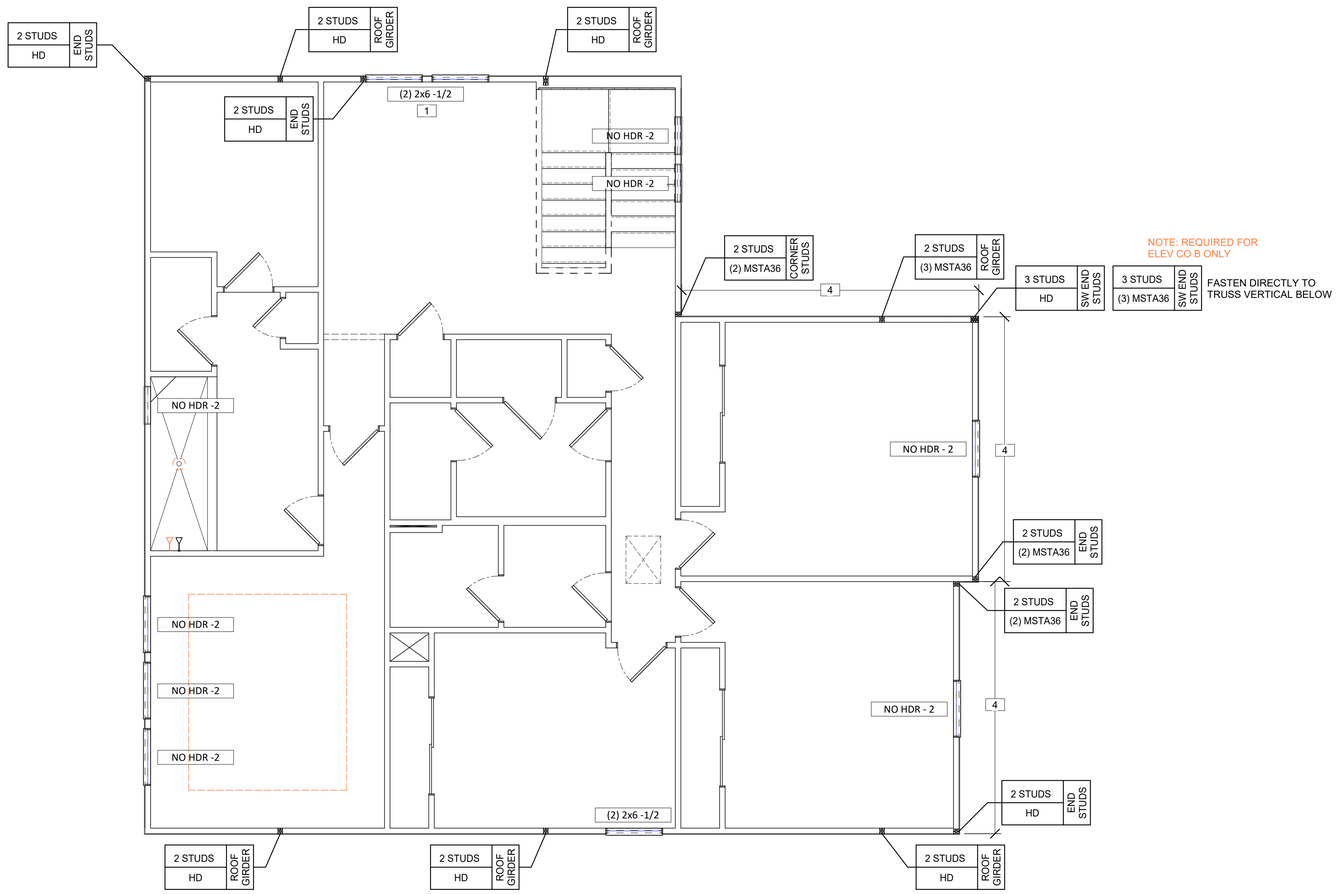

2nd LEVEL STRUCTURAL PLAN - COASTAL A & B W/ PORCH - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
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- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
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- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
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MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

- INDICATES GROUT FILLED CELL WITH NO REINFORCING
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- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
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    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
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LEGEND

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STUD COLUMN KEYNOTE

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NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #

- NUMBER OF KING STUDS EACH SIDE OF OPENING
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#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2

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- NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ⅞" LSL- 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
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- DEPTH OF LOAD-BEARING EWP HEADER
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CMU/METAL CONNECTOR ENGINEERING

2021 V1.0-CMU

2024 V1.0-TM CMU

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904.821.5200
taylor morrison

MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826

DRAWN: LDG

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-4.2 (150C)

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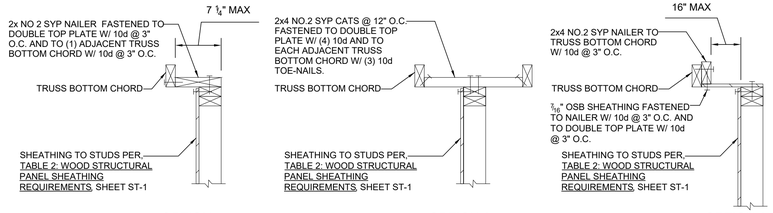

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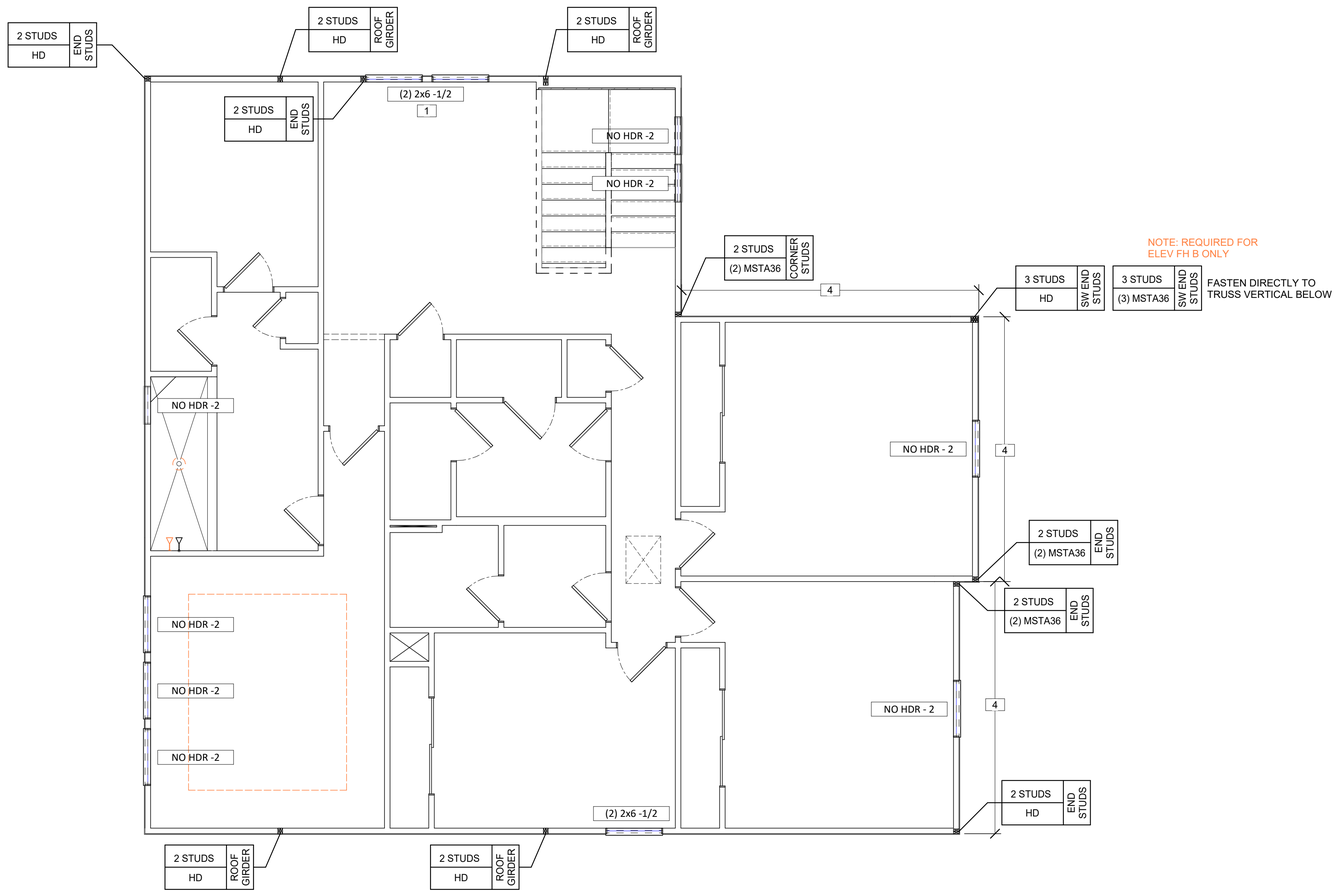

2nd LEVEL STRUCTURAL PLAN - FARMHOUSE A & B W/ PORCH - 150C

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MASONRY LEGEND

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4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMSPON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
13. TOP OF HEADER TO BE FLUSH W/ TOP OF WALL FOR HEADER FIT. FASTEN EACH PLY TOGETHER W/ (2) ROW 10d @ 6" O.C., STAGGER ROWS IN EACH PLY
14. HORIZONTAL BLOCKING & STRAPPING IS REQUIRED FULL LENGTH OF SWB - BLOCKING & STRAPPING TO MATCH ELEVATION OF WINDOW/DOOR AT TOP & BOTTOM SILL. SEE "SWB" DETAIL, DETAIL SHEET

LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL. SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ½" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

2 STUDS / STRAP — TRUSS GIRDER

- NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
- ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN
- BOTTOM OF STUD COLUMN CONNECTION
  • 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
  • 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

1 MSTA24 / 1 DTT2Z

- NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
- TYPE OF STRAP CONNECTING HEADER TO JACK STUD
- KING/JACK GROUP BOTTOM CONNECTION
  • 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
  • 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
- NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- DEPTH OF LOAD-BEARING #2 SYP HEADER
- NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ¼" LSL- 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
- DEPTH OF LOAD-BEARING EWP HEADER
- NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

CMU/METAL CONNECTOR ENGINEERING

2021 V1.0-CMU

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826

DRAWN: LDG

CHECKED: DB

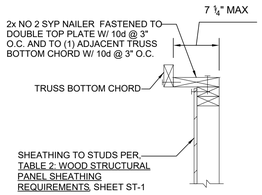
07-02-2025

REVISIONS:

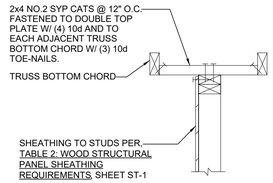
No.	Description	Date

ST-4.3 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7347



OPTION 1



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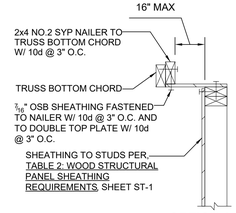


OPTION 3

INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
2. THIS INTERIOR SHEARWALL DETAIL IS INTENDED FOR USE IN AREAS WHERE THE SHEARWALL RUNS PARALLEL TO THE TRUSSES. THIS IS A PREFERRED ALTERNATIVE TO FRAMING ABOVE THE PLATE LINE TO THE ROOF DECK.



2nd LEVEL STRUCTURAL PLAN - OPT DELUXE PRIMARY BATH - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 5'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

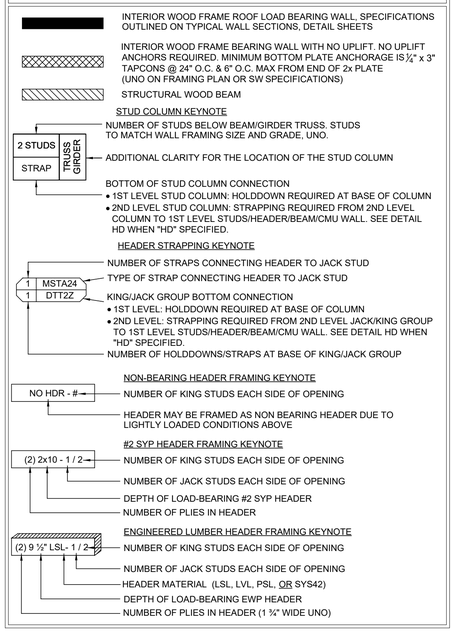
FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMSPON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
13. TOP OF HEADER TO BE FLUSH W/ TOP OF WALL FOR HEADER FIT. FASTEN EACH PLY TOGETHER W/ (2) ROW 10d @ 6" O.C., STAGGER ROWS IN EACH PLY
14. HORIZONTAL BLOCKING & STRAPPING IS REQUIRED FULL LENGTH OF SWB - BLOCKING & STRAPPING TO MATCH ELEVATION OF WINDOW/DOOR AT TOP & BOTTOM SILL. SEE "SWB" DETAIL, DETAIL SHEET

LEGEND



CMU/METAL CONNECTOR ENGINEERING

2021 V1.0-CMU

2024 V1.0-TM CMU

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taylor morrison

MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.006826**

DRAWN: **LDG**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-4.4 (150C)

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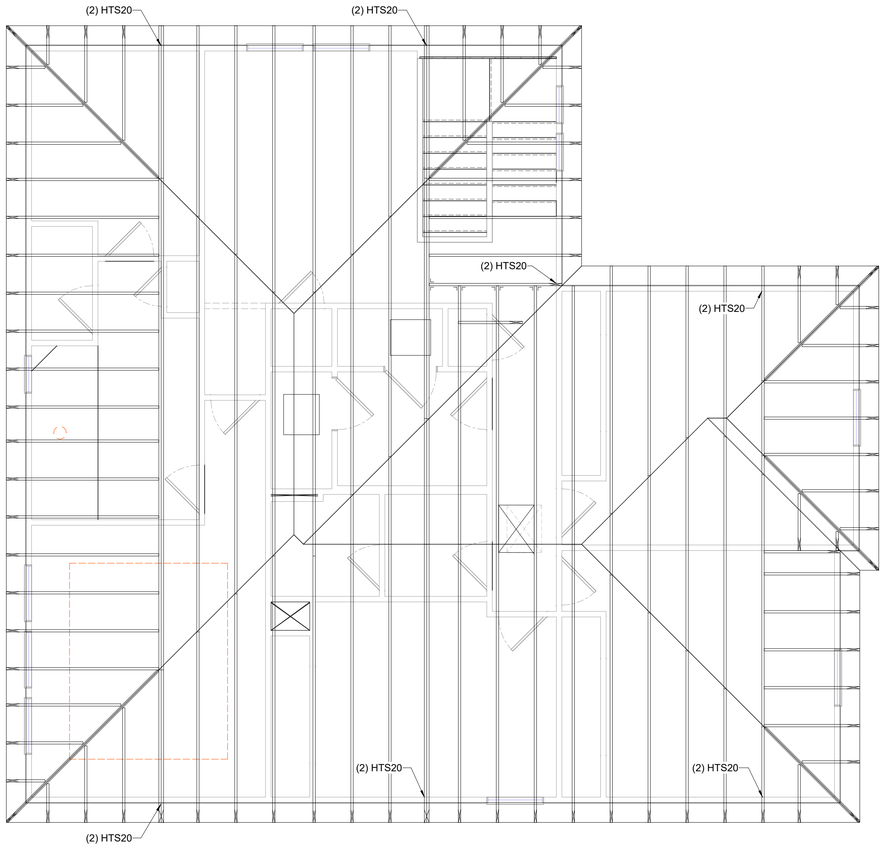

2nd LEVEL FRAMING PLAN - TRADITIONAL A & B W/ PORCH - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING). OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS ¼" Ø @ 24" O.C. STAGGERED
PT 2x8.....(2) ROWS ¼" Ø @ 16" O.C. STAGGERED
PT 2x10.....(2) ROWS ¼" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS ¼" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSS OR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPS OR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

E.O.R. HAS REVIEWED AND APPROVED COMPONENT DESIGN REFERENCES LISTED BELOW FOR CONFORMITY WITH THE DESIGN CRITERIA OF THIS PLAN SET. APPROVAL IS ONLY FOR CONFORMANCE WITH DESIGN CONCEPT AND DOES NOT RELIEVE THE DELEGATED ENGINEER OF THE RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE SHOP DRAWINGS.

- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS: # XXXXXX, DATED XX-XX-XXXX

2024 V1.0-TM CMU

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904.821.5200

taylor morrison

MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826

DRAWN: LDG

CHECKED: DB

07-02-2025

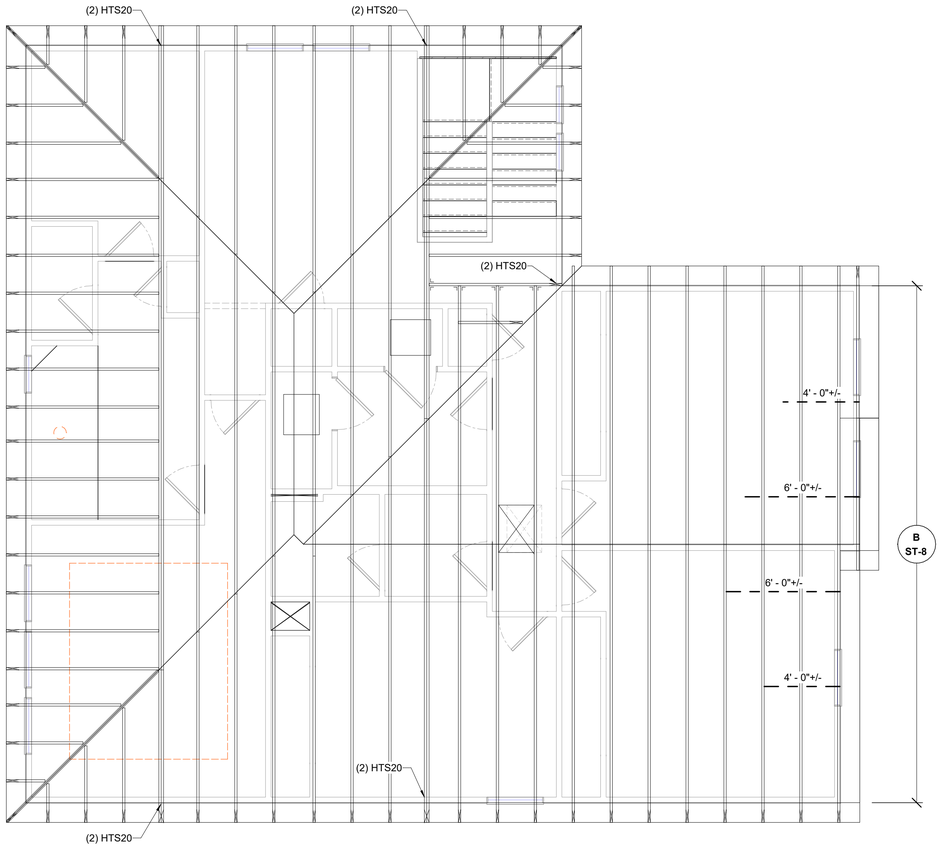
REVISIONS:

No.	Description	Date

ST-4A (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

CMU/METAL CONNECTOR ENGINEERING



2nd LEVEL FRAMING PLAN - CRAFTSMAN A & B W/ PORCH - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING). OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS ½" Ø @ 24" O.C. STAGGERED
PT 2x8.....(2) ROWS ½" Ø @ 16" O.C. STAGGERED
PT 2x10.....(2) ROWS ½" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS ½" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSSOR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPSOR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

E.O.R. HAS REVIEWED AND APPROVED COMPONENT DESIGN REFERENCES LISTED BELOW FOR CONFORMITY WITH THE DESIGN CRITERIA OF THIS PLAN SET. APPROVAL IS ONLY FOR CONFORMANCE WITH DESIGN CONCEPT AND DOES NOT RELIEVE THE DELEGATED ENGINEER OF THE RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE SHOP DRAWINGS.

- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS: # XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.006826**

DRAWN: **LDG**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-4A.1
(150C)

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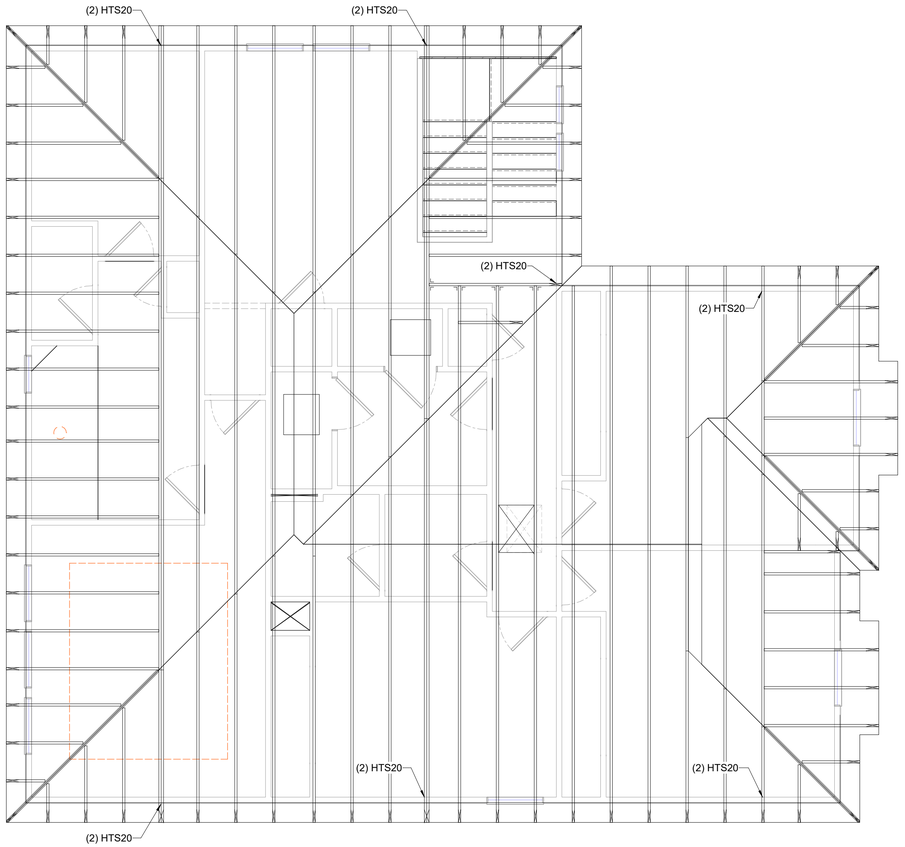

2nd LEVEL FRAMING PLAN - COASTAL A & B W/ PORCH - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING).OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS¼" Ø @ 24" O.C. STAGGERED
PT 2x8.....(2) ROWS¼" Ø @ 16" O.C. STAGGERED
PT 2x10.....(2) ROWS¼" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS¼" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSSOR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPSOR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
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    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

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- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS:# XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

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taylor morrison

MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.006826**

DRAWN: **LDG**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-4A.2 (150C)

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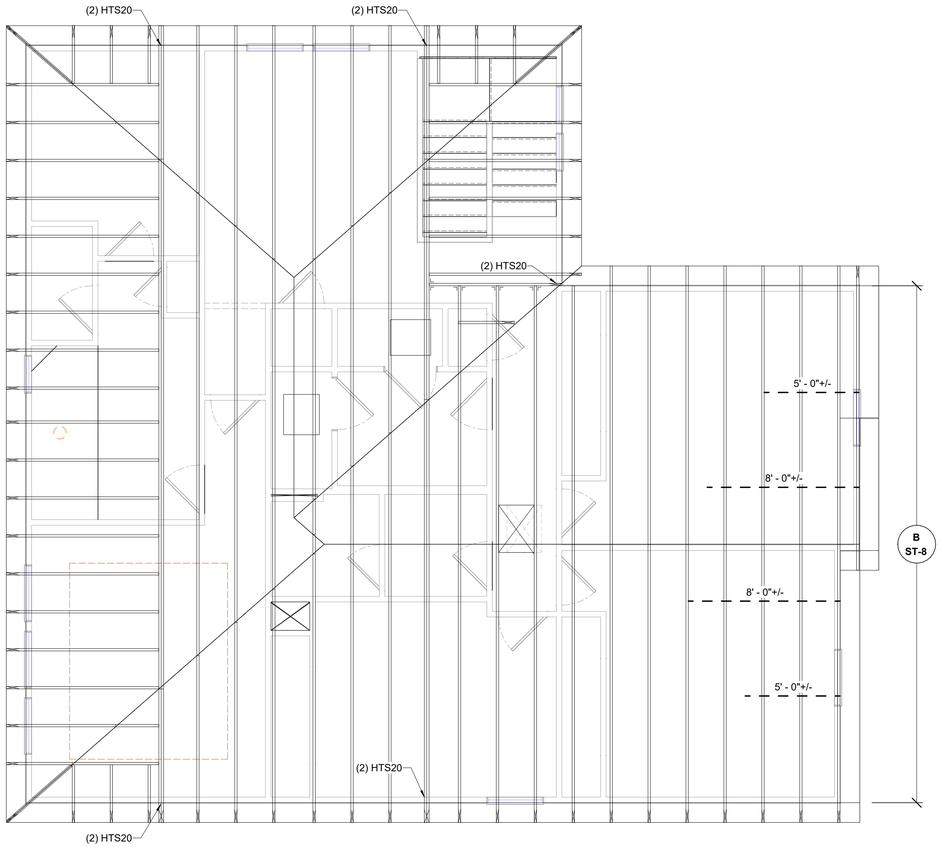

2nd LEVEL FRAMING PLAN - FARMHOUSE A & B W/ PORCH - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

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- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
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OVERFRAMING NOTES

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O.C. SPACING	LUMBER SIZE			
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20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

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2. TYPICAL BEARING BLOCK
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   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
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PT 2x10.....(2) ROWS ¼" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS ¼" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
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- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS: # XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

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taylor morrison

MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.006826**

DRAWN: **LDG**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-4A.3 (150C)

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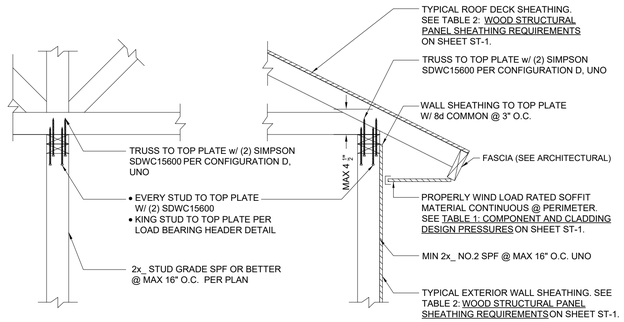
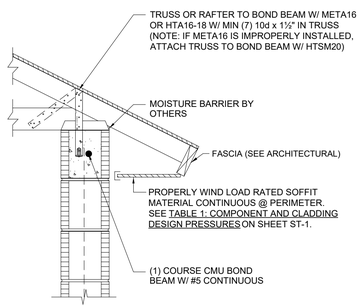
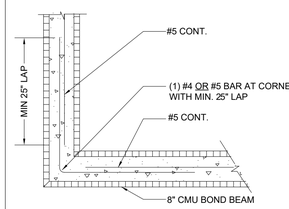


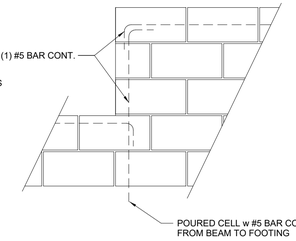
WALL SECTION AT ROOF
WOOD WALL CONDITION



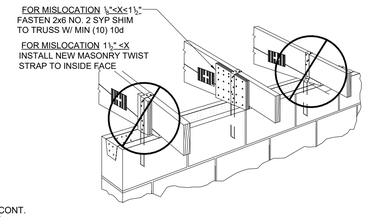
WALL SECTION AT ROOF
CMU WALL CONDITION



BOND BEAM REINFORCING AT CORNERS

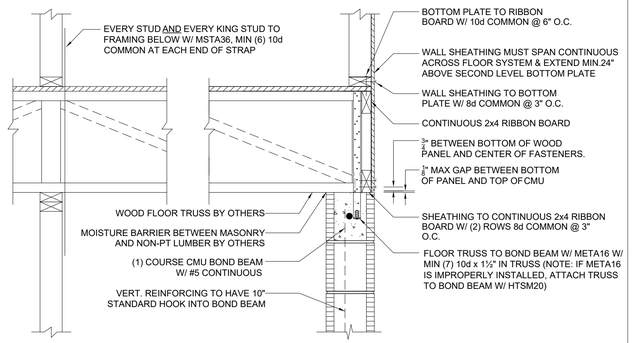


STEP DOWN TIE-BEAM

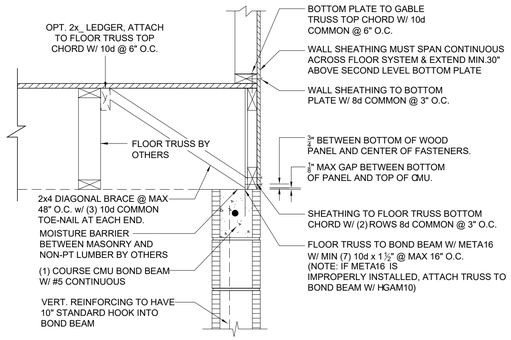


MISLOCATED TRUSS ANCHORS
BLOCKING NOT SHOWN FOR CLARITY

ALTERNATE WALL SECTIONS & TYPICAL DETAILS

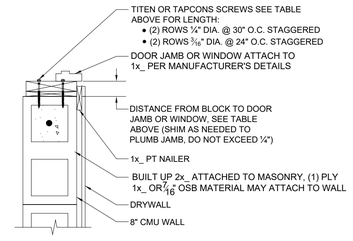


WALL SECTION AT FLOOR
PERPENDICULAR FLOOR TRUSS CONDITION

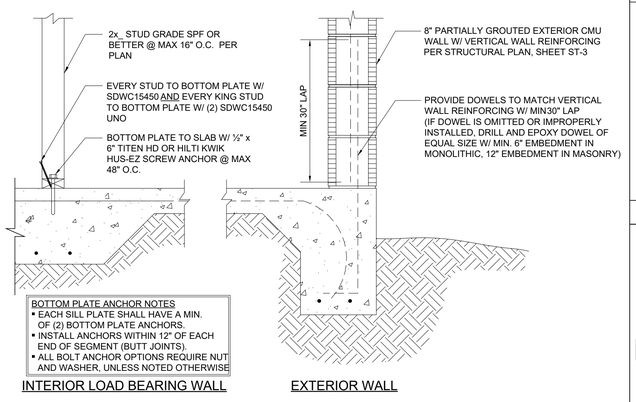


WALL SECTION AT FLOOR
PARALLEL FLOOR TRUSS CONDITION

DIST. FROM DOOR JAMB / WINDOW TO BLOCK	MIN. SCREW LENGTH	DIST. FROM DOOR JAMB / WINDOW TO BLOCK	MIN. SCREW LENGTH
3/4" OR 1¼"	PER MANUF.	3"	5"
1½"	3¼"	3 7/16"	5"
1 15/16"	3 3/4"	3 3/4"	6"
2¼"	3 3/4"		



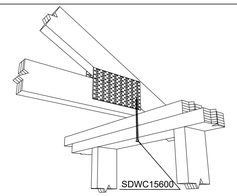
TYPICAL DOOR/WINDOW JAMB TO BLOCK
(TYPICAL FOR ALL MASONRY OPENINGS, UNO)



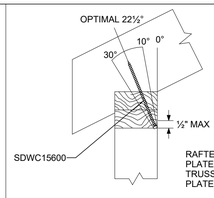
INTERIOR LOAD BEARING WALL EXTERIOR WALL

WALL SECTION AT FOUNDATION

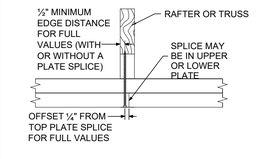
SDWC INSTALLATION SPECIFICATIONS, AS PROVIDED BY SCREW MANUFACTURER



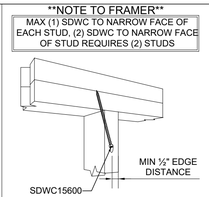
1 STANDARD SDWC ROOF TO WALL INSTALLATION



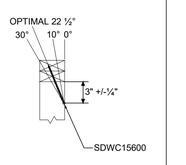
2a OPT. SDWC INSTALLATION RANGE



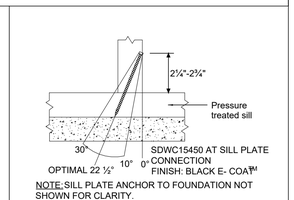
3 SDWC MIN. EDGE DISTANCE FOR TOP PLATE SPLICE (SIM FOR STUD TO TOP PLATE CONNECTION)



4 OPT. SDWC STUD-TO-TOP PLATE CONNECTION THROUGH NARROW FACE

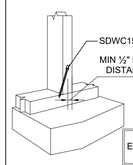


4a SDWC INSTALLATION RANGE AT NARROW FACE OF STUD

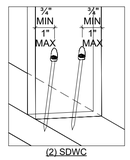


NOTE: SILL PLATE ANCHOR TO FOUNDATION NOT SHOWN FOR CLARITY.

11 SDWC STUD-TO-SILL PLATE CONNECTION

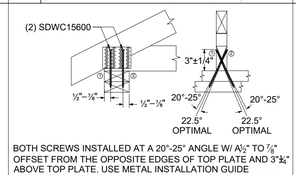


12 OPT. SDWC STUD-TO-SILL PLATE CONNECTION THROUGH NARROW FACE AT FDN



NOTE: STUD-TO-BOTTOM PLATE SHOWN. ALL OTHER INSTALLATIONS SIMILAR.

13 SDWC EDGE DISTANCE AND SPACING INFORMATION



BOTH SCREWS INSTALLED AT A 20°-25° ANGLE W/ A½" TO ⅞" OFFSET FROM THE OPPOSITE EDGES OF TOP PLATE AND 3"±¼" ABOVE TOP PLATE. USE METAL INSTALLATION GUIDE INCLUDED IN SCREW KITS FOR OPTIMAL 22.5° INSTALLATION. TO PREDRILL THROUGH TRUSS PLATES, USE A⅛" DRILL BIT

D (2) SDWC15600 THROUGH TRUSS/RAFTER INTO DOUBLE TOP PLATE

GENERAL NOTES APPLICABLE TO WALL SECTIONS:
1. ALL LOAD BEARING TOP PLATES ARE TO BE BUILT WITH (2) 2x_ NO. 2 SYP FASTENED W/ (2) ROWS 10d @ 8" O.C. STAGGERED (UNO). MINIMUM 48" LAP W/ MINIMUM (2) 10d IN LAP. ADJUST TYPICAL NAIL SPACING AS NEEDED.
2. ALL EXTERIOR BOTTOM PLATES ARE TO BE 2x_ NO. 2 SYP PT.
3. ALL INTERIOR BOTTOM PLATES ARE TO BE 2x_ NO. 2 SYP PT.
4. FOUNDATION INFORMATION ON THIS PAGE IS FOR GRAPHICAL DEPICTION ONLY. REFER TO FOUNDATION PLAN AND SECTIONS FOR FOUNDATION INFORMATION.

2024.V1.0
TM.170C.CMU-WD

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MONTEREY
BASE PLAN
40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826
DRAWN: LDG
CHECKED: DB

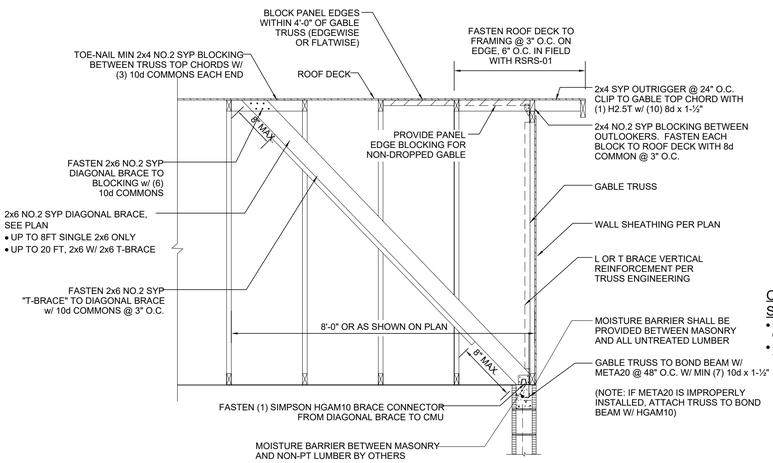
07-02-2025

REVISIONS:

No.	Description	Date

ST-5

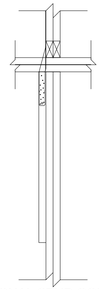
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



B3 GABLE ANGLE BRACING DETAIL (W/ HGAM10)

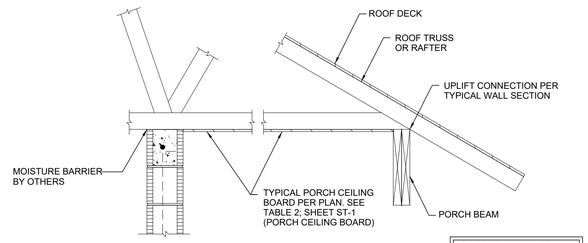
2021 V1.0

1) MAX. TRUSS SPACING = 24" O.C.
2) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR NON-DROPPED GABLE TRUSSES W/ 9" OR LESS OVERHANGS.



OPTIONAL STUD COLUMN SCAB FOR TRUSS STRAP

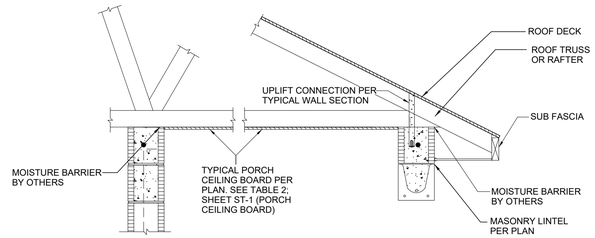
- MINIMUM 3'-0" SCAB w/ (2) ROWS OF 10d @ 6" O.C., MINIMUM (12) 10d
- SECOND SCAB MAY BE ADDED AS NEEDED TO OPPOSITE SIDE



TYPICAL PORCH SHEATHING DETAIL

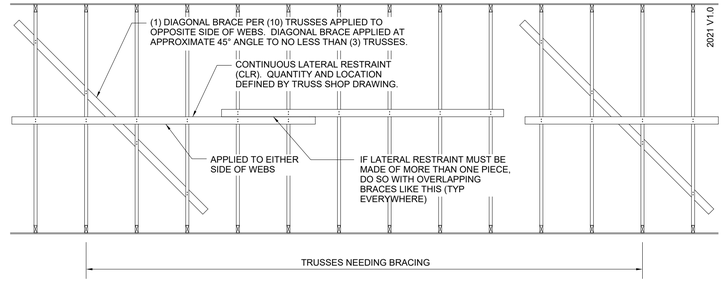
AT MASONRY EXTERIOR WALL
(THIS DETAIL IS REQUIRED AT ALL COVERED PORCHES UNLESS NOTED OTHERWISE)

PORCH BEAM TO POST:
(1) MSTA24
POST TO SLAB:
ABU POST BASE ANCHOR OR DTT2Z
(UNLESS NOTED OTHERWISE)



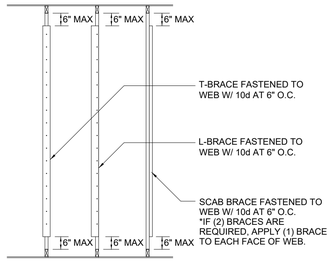
TYPICAL PORCH SHEATHING DETAIL

AT MASONRY EXTERIOR WALL
(THIS DETAIL IS REQUIRED AT ALL COVERED PORCHES UNLESS NOTED OTHERWISE)



LATERAL BRACING - MULTIPLE TRUSSES

1. ALL RESTRAINT LUMBER SHOWN SHALL BE 2x4 NO.3 SPF OR BETTER (UNO).
2. SHOULD A SCENARIO ARISE THAT DOES NOT RESEMBLE THOSE INDICATED ABOVE, IMMEDIATELY CONTACT THE ENGINEER OF RECORD FOR APPROPRIATE BRACING DETAILS.
3. BRACING LUMBER SHALL INTERSECT THE WEBS OF THE BRACED TRUSS AT LOCATIONS INDICATED AS NEEDING BRACING ON THE INDIVIDUAL TRUSS DETAILS PRODUCED BY THE TRUSS ENGINEER.
4. ALL FASTENERS SHOWN ARE .131" x 3" LONG (UNO).
5. DESIGNED PER BCSI-B3, MOST CURRENT EDITION.

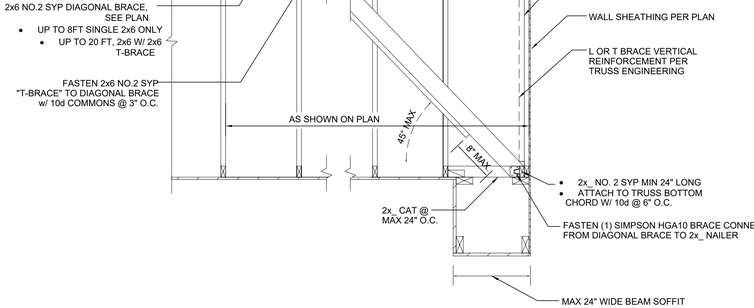


WEB BRACING DETAIL

CONTINUOUS LATERAL RESTRAINT WEB BRACE SUBSTITUTE			
WEB MEMBER SIZE	SPECIFIED CLR	ALTERNATE BRACING T OR L	SCAB
2x4 2x4	1 ROW 2 ROWS	2x4 2x6	(1)2x4 (2)2x4*
2x6 2x6	1 ROW 2 ROWS	2x4 2x6	(1)2x6 (2)2x4*
2x8 2x8	1 ROW 2 ROWS	2x6 2x6	(1)2x8 (2)2x6*

SINGLE TRUSS BRACING

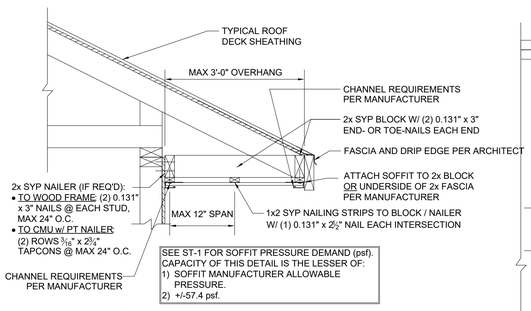
1. INDIVIDUAL WEB BRACING MAY BE USED WHEN CONTINUOUS LATERAL RESTRAINT (CLR) IS SPECIFIED ON A TRUSS DESIGN BUT AN ALTERNATIVE WEB BRACING METHOD IS DESIRED.
2. INDIVIDUAL WEB BRACING MAY CONSIST OF T-BRACING, L-BRACING, OR SCAB BRACING. REFER TO CHART AND DETAIL FOR MORE INFORMATION.
3. INDIVIDUAL WEB BRACING MATERIAL TO BE SAME SIZE, SPECIES, AND GRADE AS WEB TO BE BRACED.



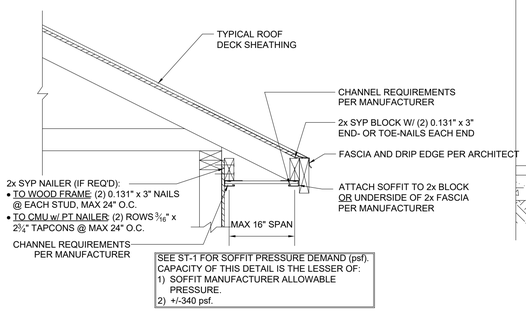
BP STRUCTURAL GABLE TRUSS BRACING DETAIL

2021 V1.0

1) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR 9" OR LESS OVERHANGS.



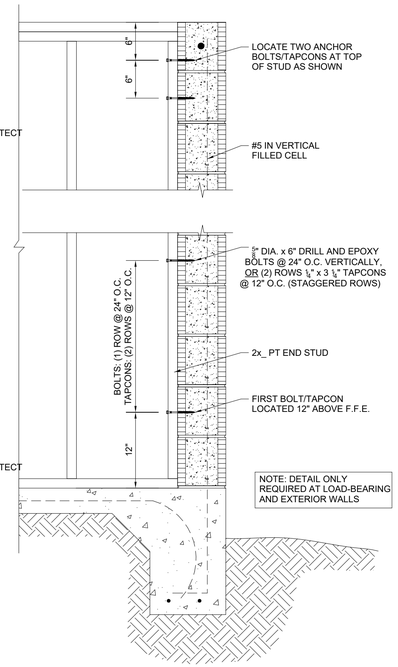
SOFFIT W/ MULTIPLE SPANS



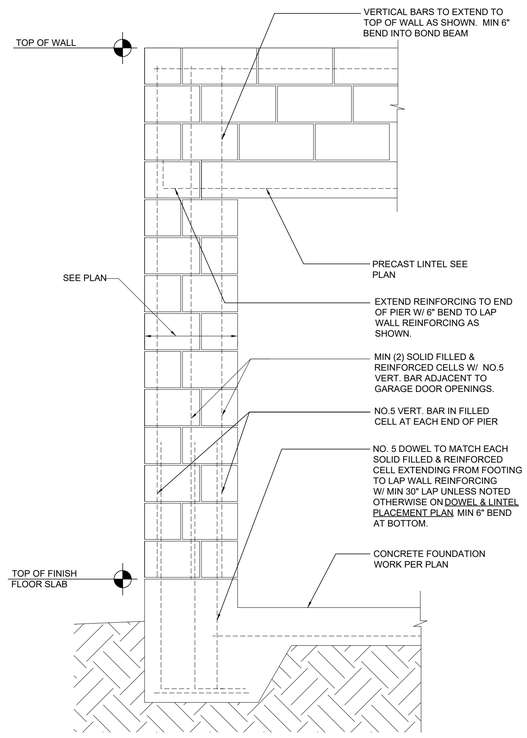
SOFFIT W/ SINGLE SPAN

SF SOFFIT DETAILS

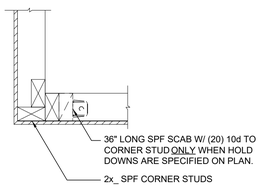
Soffit detail is intended to convey connections between members in the supporting structural frame, not the soffit connections to those members Product manufacturer and evaluating engineer retain responsibility for individual soffit products and their connection to supporting structural frame



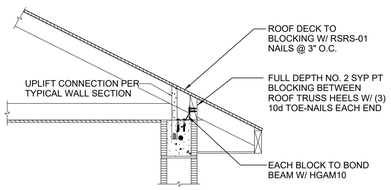
WC WOOD TO CMU WALL CONNECTION



GARAGE SHEAR PIER

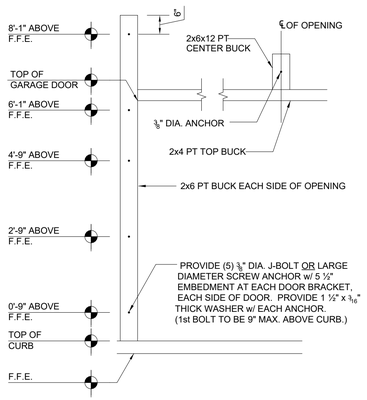


CALIFORNIA CORNER DETAIL



RB ROOF BLOCKING DETAIL

DETAIL ONLY REQUIRED WHERE SPECIFIED ON PLAN



GARAGE DOOR JAMB DETAIL

CMU/METAL CONNECTOR ENGINEERING

2021 V1.0
2024 IRC & IBC
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MONTEREY

BASE PLAN
40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.006826**
DRAWN: **LDG**
CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-6

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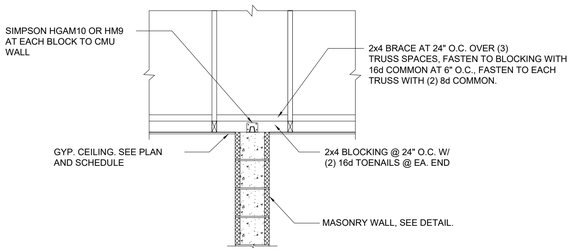
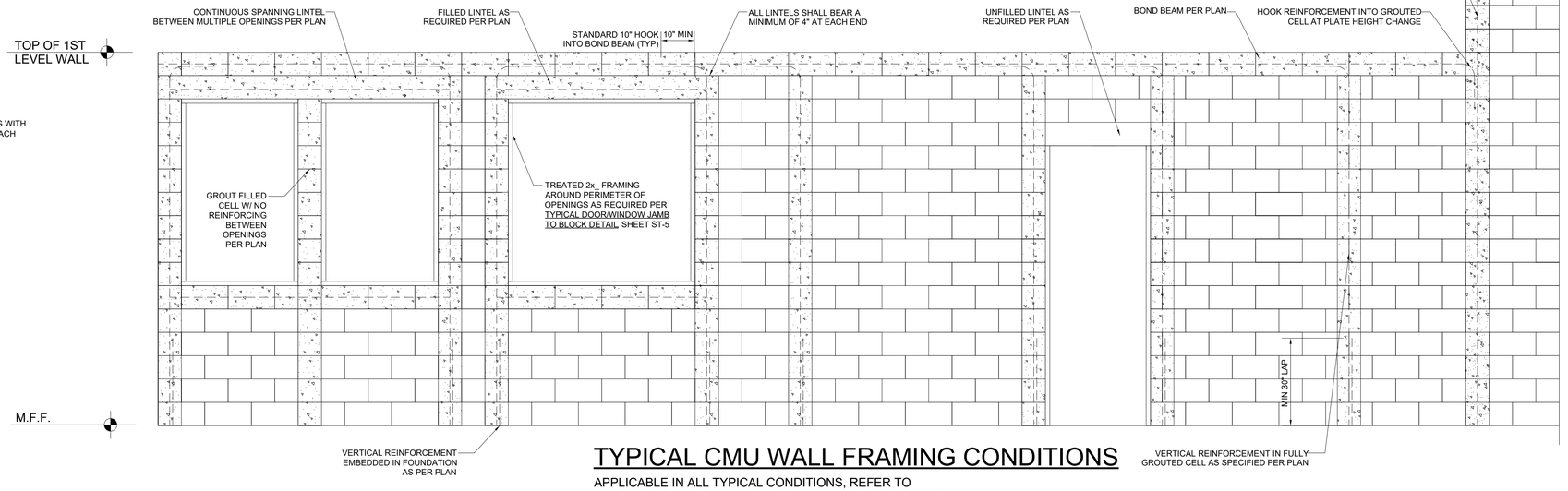
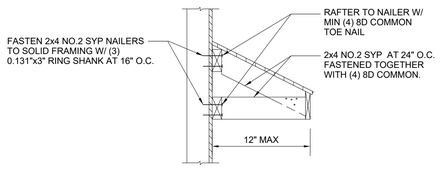


WB NON BEARING CMU WALL SHEAR CONNECTION

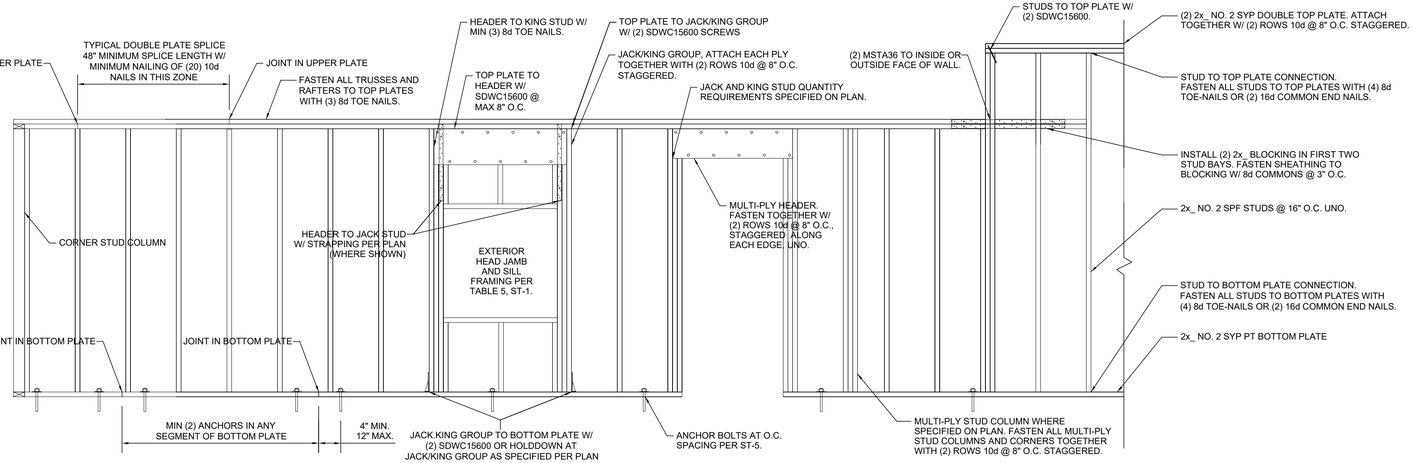


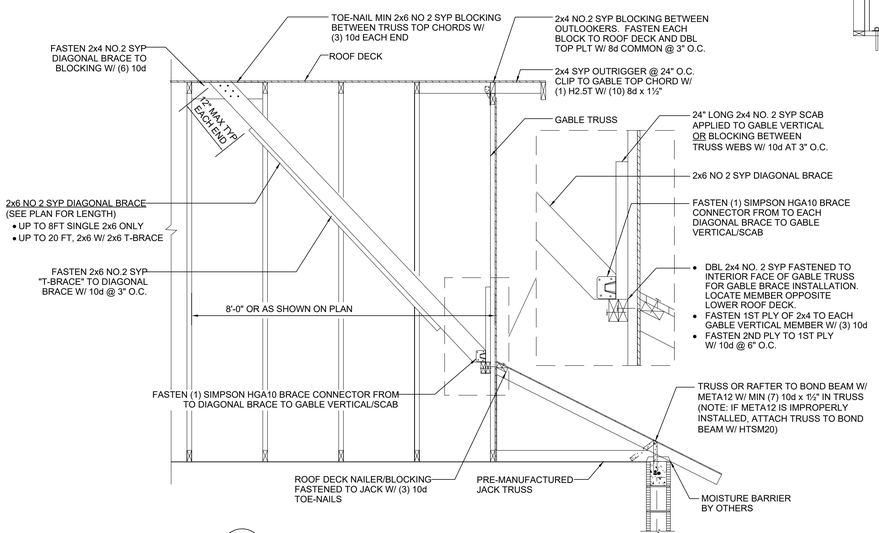
TYPICAL CMU WALL FRAMING CONDITIONS

APPLICABLE IN ALL TYPICAL CONDITIONS, REFER TO STRUCTURAL PLANS FOR ADDITIONAL REQUIREMENTS/DETAILING



D1 SHED ROOF DETAIL





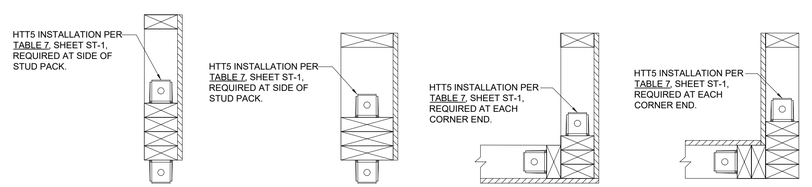
B5 GABLE ANGLE BRACING DETAIL AT JACK TRUSSES

2021 V1.0

1) MAX. TRUSS SPACING = 24" O.C.
2) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR NON-DROPPED GABLE TRUSSES W/ 9" OR LESS OVERHANGS.
3) L OR T BRACE VERTICAL REINFORCEMENT PER TRUSS ENGINEERING NOT SHOWN FOR CLARITY.

TYPICAL WOOD BEARING WALL FRAMING CONDITIONS

APPLICABLE IN ALL TYPICAL CONDITIONS, REFER TO STRUCTURAL PLANS FOR ADDITIONAL REQUIREMENTS/DETAILING



H1 DOUBLE HTT5 INSTALLATION OPTIONS

1) FASTEN ALL END STUDS TOGETHER W/ (2) ROWS OF 10d @ 8" O.C. STAGGERED
2) 2x6 WALLS MAY BE 3-PLY STUD PACKS ILO 4-PLY FOR 2x4 WALLS, EXCEPT AT CORNERS.
3) WHEN HTT5 IS INSTALLED AT CRIPPLE STUDS UNDER WINDOWS, FASTEN CRIPPLE TO 4-PLY STUD PACK W/ (2) ROWS OF ½" x 3" LONG SDS SCREWS @ 3" O.C. STAGGERED.
4) (1) HDQ8 MAY BE USED ILO (2) HTT5. SEE TABLE 7, SHEET ST-1 FOR SPECS.

CMU/METAL CONNECTOR ENGINEERING

2025 V1.0
TM CMU

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MONTEREY

BASE PLAN
40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826
DRAWN: LDG
CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-7

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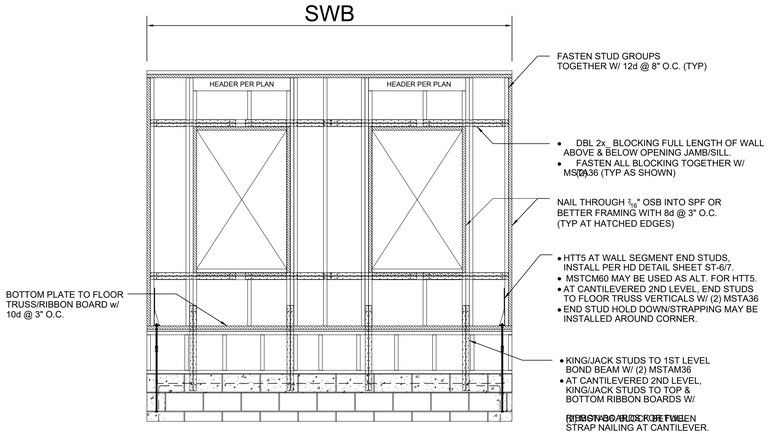
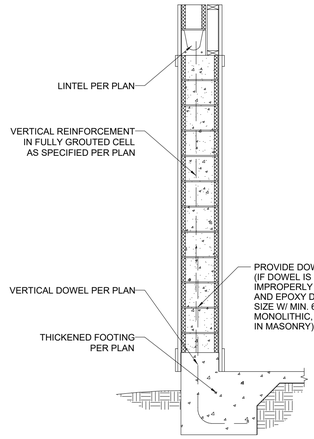
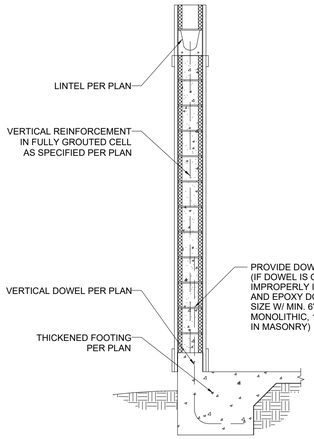


SWB-SPECIAL SHEARWALL DETAIL

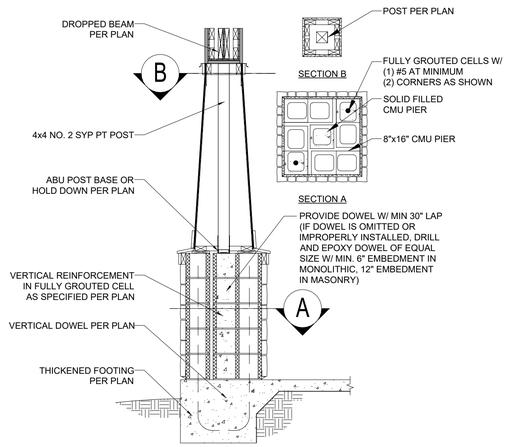
- SHEATH ONLY ONE FACE OF WALL, UNO
- THIS DETAIL MAY BE USED AT CANTILEVERED 2ND LEVEL. SEE DETAIL NOTES FOR ALTERNATIVES



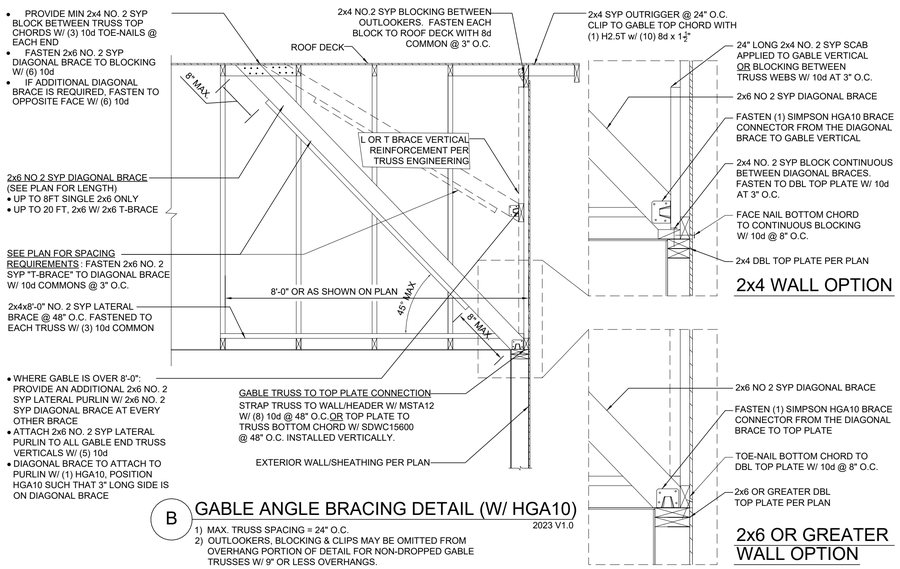
C4 12" SQUARE CMU COLUMN
REFER TO ARCHITECTURAL DETAILS FOR NON-STRUCTURAL ELEMENTS



C5 8" SQUARE CMU COLUMN
REFER TO ARCHITECTURAL DETAILS FOR NON-STRUCTURAL ELEMENTS



C6 TAPERED COLUMN CMU BASE
REFER TO ARCHITECTURAL DETAILS FOR NON-STRUCTURAL ELEMENTS



B GABLE ANGLE BRACING DETAIL (W/ HGA10)
2023 V1.0

1) MAX. TRUSS SPACING = 24" O.C.
2) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR NON-DROPPED GABLE TRUSSES W/ 9" OR LESS OVERHANGS.

CMU/METAL CONNECTOR ENGINEERING

2025 V1.0
TM/ CMU

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BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826
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CHECKED: DB

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REVISIONS:

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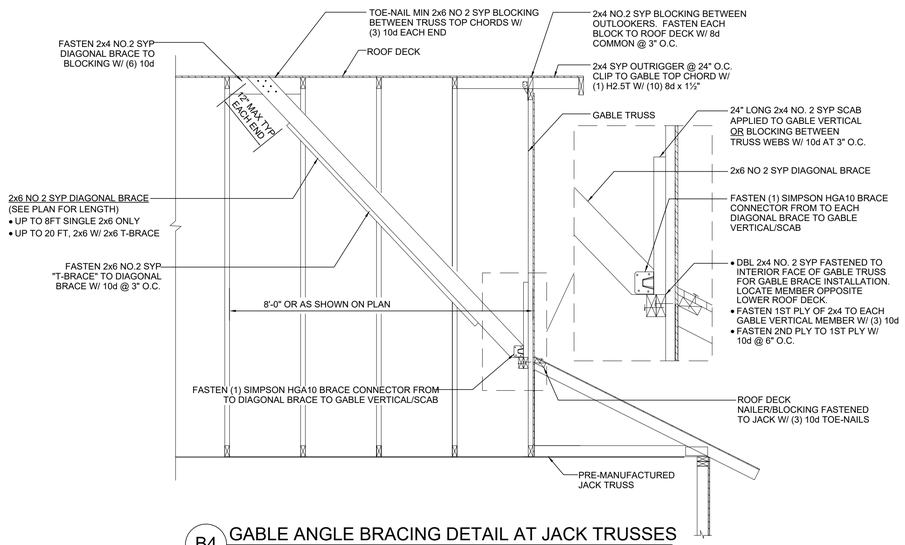
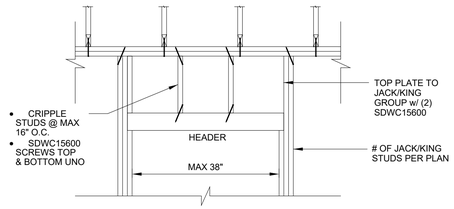


B4 GABLE ANGLE BRACING DETAIL AT JACK TRUSSES

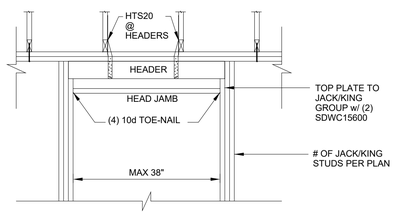
2021 V1.0

1) MAX. TRUSS SPACING = 24" O.C.
2) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR NON-DROPPED GABLE TRUSSES W/ 9" OR LESS OVERHANGS.
3) L OR T BRACE VERTICAL REINFORCEMENT PER TRUSS ENGINEERING NOT SHOWN FOR CLARITY.



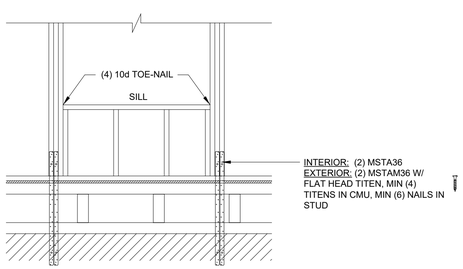
DROPPED HEADER CONDITION

UNDER COMMON ROOF TRUSSES PER PLAN
APPLICABLE UP TO 141C CONDITIONS



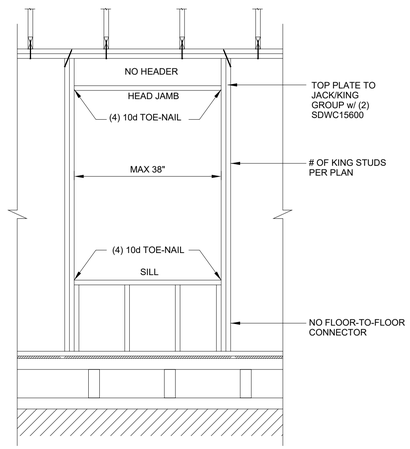
FLUSH HEADER CONDITION (RECOMMENDED)

UNDER COMMON ROOF TRUSSES PER PLAN
REQUIRED FOR 150C CONDITIONS AND GREATER



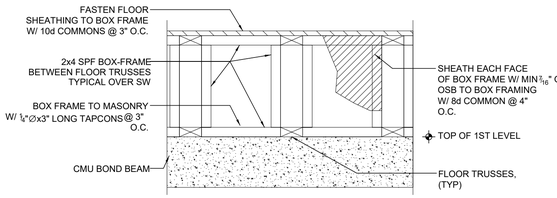
LOAD BEARING HEADER

UNDER COMMON ROOF TRUSSES PER PLAN



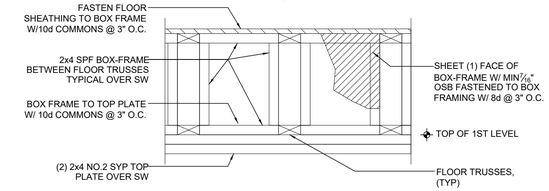
NONBEARING HEADER

UNDER JACK AND GABLE END TRUSSES PER PLAN



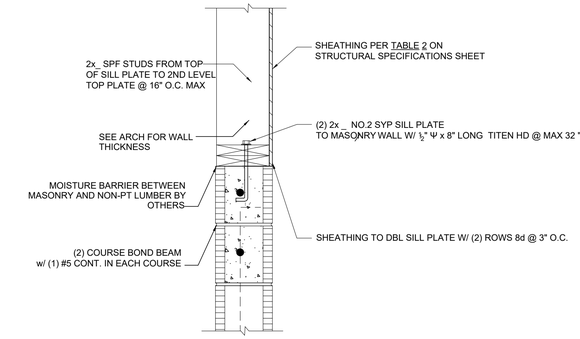
SHEAR PANEL

REQUIRED ONLY WHERE SPECIFIED ON FRAMING PLAN



SHEAR PANEL

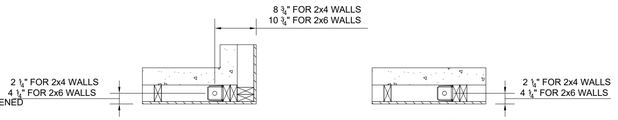
1. REQUIRED ONLY WHERE SPECIFIED ON FRAMING PLAN
2. PREMANUFACUTRED FLOOR PANEL WITH A SINGLE DIAGONAL WEBOR I-JOIST PANEL IS AN ACCEPTABLE ALTERNATE TO FIELD FRAMED SHEAR PANEL. OSB SHEATHING IS NOT REQUIRED ON PREMANUFACTURED PANELS.

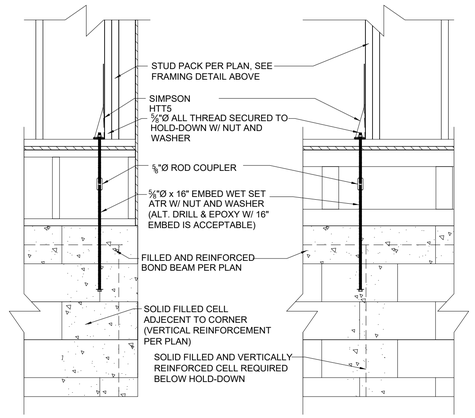


M3 MASONRY TO WOOD CONNECTION

STB STRAPPING DETAIL

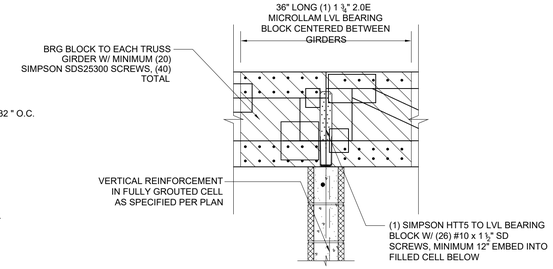
NOTE: STRAP MAY BE INSTALLED OVER OSB





HD WOOD-TO-MASONRY HOLD-DOWN DETAIL

NOTE: HOLD DOWN AND ROD MAY BE REPLACED W/ MSTCM60



GC DBL GIRDER CONNECTION TO CMU DETAIL

NOTES:
•MINIMUM 1" EDGE DISTANCE FOR ALL SDS SCREWS
•MINIMUM 3" O.C. SPACING BETWEEN SCREWS

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taylor morrison

MONTEREY

BASE PLAN
40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826
DRAWN: LDG
CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-9

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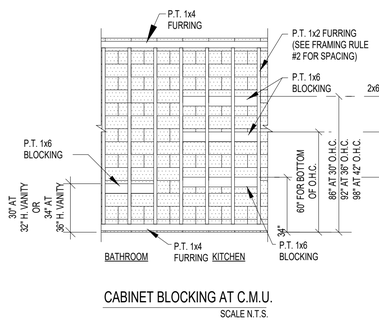
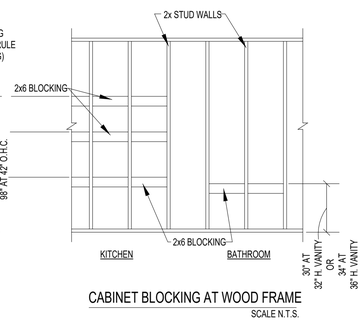
CMU/METAL CONNECTOR ENGINEERING

BLOCKING LOCATIONS FOR FRAMING AND C.M.U. WALLS



CABINET BLOCKING AT C.M.U.

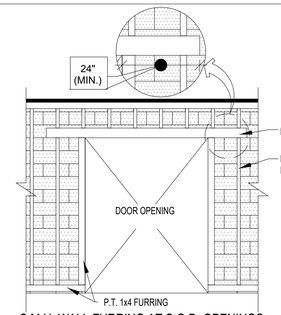
SCALE N.T.S.



CABINET BLOCKING AT WOOD FRAME

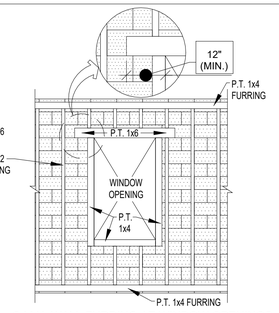
SCALE N.T.S.

P.T. FURRING ON C.M.U. WALLS AND OPENINGS



C.M.U. WALL FURRING AT S.G.D. OPENINGS

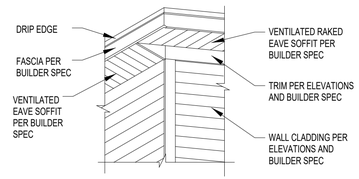
SCALE N.T.S.



C.M.U. WALL FURRING AT WINDOW OPENINGS

SCALE N.T.S.

EAVE FRAMING DETAIL



TYPCAL RAKE AND SOFFIT EAVE DETAIL

SCALE N.T.S.

GENERAL FURRING NOTES

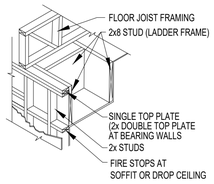
- FOR ALL STRUCTURAL INFORMATION PERTAINING TO PLANS REFER TO STRUCTURAL SHEETS.
- USE 2" "T" NAILS TO INSTALL FURRING STRIPS.
- NAIL P.T. 1x4 BOTTOM PLATE 3/4" OFF FLOOR.
- MINIMUM 1/2" SPACE BETWEEN NON-LOAD BEARING WALL TOP PLATE AND BOTTOM CHORD OF TRUSS.

FRAMING RULES

THESE "RULES" ARE TO BE READ AS CONSTRUCTION GUIDELINES FOR FRAMING CREWS. STRUCTURAL PAGES AND NOTES BY ARCHITECTS AND ENGINEERS SHALL CONTROL.

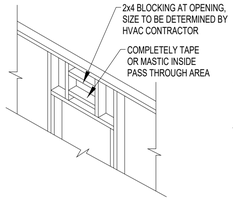
1. CMU FURRING STRIP (1x2 PT) WALLS - 24" OC. EXCEPT 16" OC AT:
   a. TILED (WET) WALLS
   b. CABINET WALLS
2. INTERIOR (NON-BEARING) WALLS - 1ST & 2ND FLOOR ARE SPF LUMBER. 24" OC. EXCEPT 16" OC AT:
   a. TILED (WET) WALLS
   b. CABINET WALLS
   c. LOW WALLS OVER STAIRS - 16" OC AND DOUBLE TOP PLATES
   d. SECOND FLOOR WALLS AT DOUBLE HEIGHT SPACES
3. SHEATHING - FLOOR, ROOF & WALL
   a. 1/8" GAPPING - "GRIP H CLIPS" - USED AT ALL ROOF & WALL & ROOF SHEATHING SEAMS.
6. ARCHES, DEADWOOD (DRYWALL BACKING), DROP CEILINGS, ETC. - 2x4 SPF
7. TUB DECKS - ¾" x 4' x 8' AC PINE PLY. SPF FRAMING MATERIAL. AIR BARRIER/SIX-SIDED ASSEMBLY WHERE REQUIRED.
8. ROOF & TRUSS
   a. SUB-FASCIA - 2x6 SPF LUMBER. (EXCEPTION: HOME -AT-LAST SERIES = 2x4 SPF)
   b. "CONTINUOUS BOTTOM CHORD BRACING" OR "RAT RUN" -2x4 SYP #2
   c. ALL OVERHANGS OVER 16", AND ALL LOAD BEARING ROOF FRAMING COMPONENTS (BRACING, VALLEY SET, DORMERS, ETC.) NEED TO BE SYP #2 PER DETAILS.
   d. SUPPLEMENTARY ROOF FRAMING (OVERHANGS, NON-BEARING KNEEWALLS, ETC.) 2x4 OR 2x6 SPF
   e. TEMPORARY TRUSS BRACING FOR (REMOVE AND RE-USE AS BLOCKING, DEADWOOD, ETC.) - 2X4 SPF. IF TEMP BRACING IS TO BE LEFT AS PERMANENT, THEN IT NEEDS TO BE SYP #2.
   f. TRUSS BRACING & ENGINEERING (CLR, T&H SCAB BRACING) - ALL2x4 SYP #2
12. FRAME DOWN PERIMETER TRAY CEILINGS (INTERIOR NON-STRUCTURAL) PERIMETER MEMBER SHALL BE SPF #2 WITH SIZE MATCHING DROP DOWN HEIGHT. ALL OTHER MEMBERS SHALL BE 2X4 SPF #2 WITH HORIZONTAL MEMBERS HAVING A MAX UNSUPPORTED SPAN OF 36". FOR LONGER SPANS, SEE DETAIL M/S3. THIS NOTE APPLIES WHERE SOME FIRST FLOOR CEILING TRAYS ARE DESIGNATED AS "DOWN FRAMED" ON THE FLOOR PLAN.

TYPICAL FRAMING DETAILS



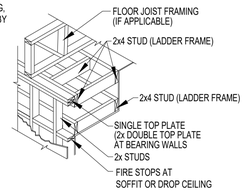
DOWN FRAMING AT TRAY CEILING W/ UPPER FLOOR ABOVE

N.T.S.



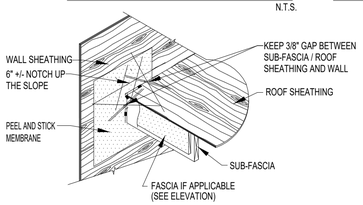
TRANSFER GRILL FRAMING ABOVE DOORS

N.T.S.



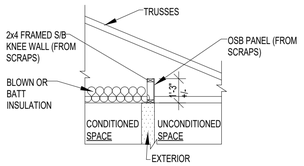
DOWN FRAMING AT SOFFITS AND CEILING AREAS

N.T.S.



SUB- FASCIA AND ROOF SHEATHING TERMINATION AT VERTICAL WALLS

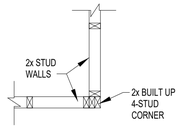
N.T.S.



INSULATION DAM AT CONDITIONED TO UNCONDITIONED SPACE

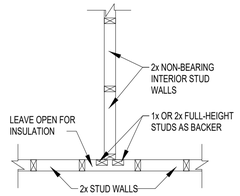
N.T.S.

TYPICAL FRAMING CORNERS



EXTERIOR CORNER

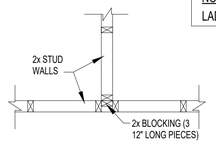
SCALE N.T.S.



INTERIOR NON-BEARING WALL "T" INTERSECT W/ EXTERIOR BEARING WALLS

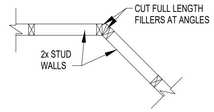
SCALE N.T.S.

NOTE:
LADDER BLOCKING NOT PERMITTED AT PARTITIONS.



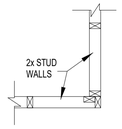
"T" WALL

SCALE N.T.S.



45° ANGLED WALLS

SCALE N.T.S.



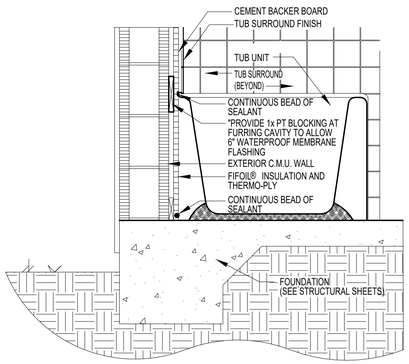
CORNER

SCALE N.T.S.

INTERIOR NON-BEARING WALL CONNECTIONS

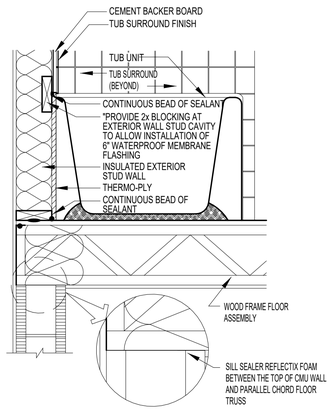
AIR-BARRIER / SIX-SIDED ASSEMBLY AT TUB

SIX-SIDED SHOWER INSTALLATION SIMILAR



AIR-BARRIER ASSEMBLY AT C.M.U. WALL

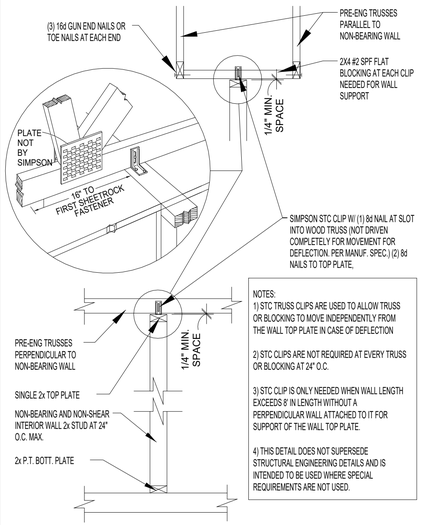
N.T.S.



ASSEMBLY AT WOOD FRAMED EXTERIOR WALL

N.T.S.

STC CLIP DETAIL



NOTES:
1) STC TRUSS CLIPS ARE USED TO ALLOW TRUSS OR BLOCKING TO MOVE INDEPENDENTLY FROM THE WALL TOP PLATE IN CASE OF DEFLECTION

2) STC CLIPS ARE NOT REQUIRED AT EVERY TRUSS OR BLOCKING AT 24" O.C.

3) STC CLIP IS ONLY NEEDED WHEN WALL LENGTH EXCEEDS 8' IN LENGTH WITHOUT A PERPENDICULAR WALL ATTACHED TO IT FOR SUPPORT OF THE WALL TOP PLATE.

4) THIS DETAIL DOES NOT SUPERSEDE STRUCTURAL ENGINEERING DETAILS AND IS INTENDED TO BE USED WHERE SPECIAL REQUIREMENTS ARE NOT USED.

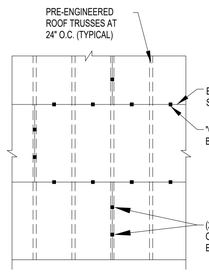
TYPICAL INTERIOR NON-BEARING WALL

N.T.S.

SHEATHING "GRIP H CLIP" LOCATIONS

GENERAL NOTES

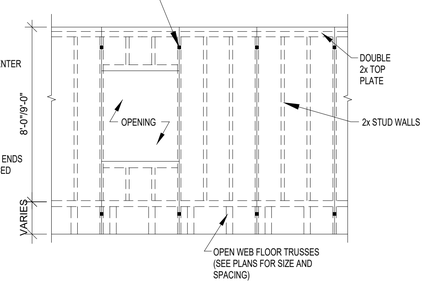
- FOR ALL STRUCTURAL INFORMATION PERTAINING TO SHEATHING PLACEMENT AND ATTACHMENT REFER TO STRUCTURAL SHEETS.
- INSTALL "TALLWALL" SHEETS "VERTICALLY" ORIENTED.



ROOF SHEATHING CLIP LOCATIONS

SCALE N.T.S.

SHEATHING SEAM:
FOR WALL SHEATHING, TO ASSURE THE NEEDED 1/8" SPACING AT PANELS ENDS & EDGES, USE "GRIP-H-CLIPS", INSTALL CLIP WITHIN THE TOP AND BOTTOM 1/4 OF THE SHEATHING, BUT NOT WITHIN 8" OF THE END OF THE SHEET, PROVIDED THAT THERE IS A NAIL, SIZE NOTED PER PLAN, INSTALLED WITHIN 1/2" ON EITHER SIDE OF THE CLIP TO KEEP THE SHEATHING AS TIGHT AS POSSIBLE TO THE STUD.
** ALSO WITH FRAMED GABLES ADD "GRIP-H-CLIPS" MAXIMUM 48" O.C. WITH SAME NAILING GUIDELINES FOR THE HORIZONTAL & VERTICAL SEAMS.



EXTERIOR WALL SHEATHING SEAM LOCATIONS

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MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.006826**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

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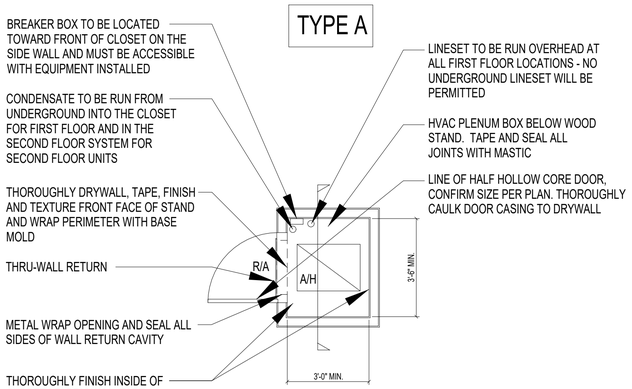
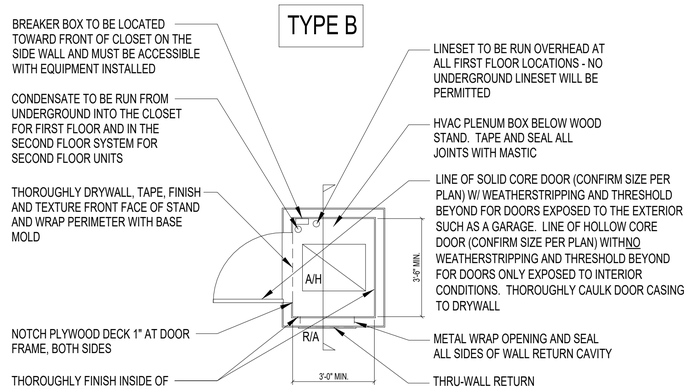


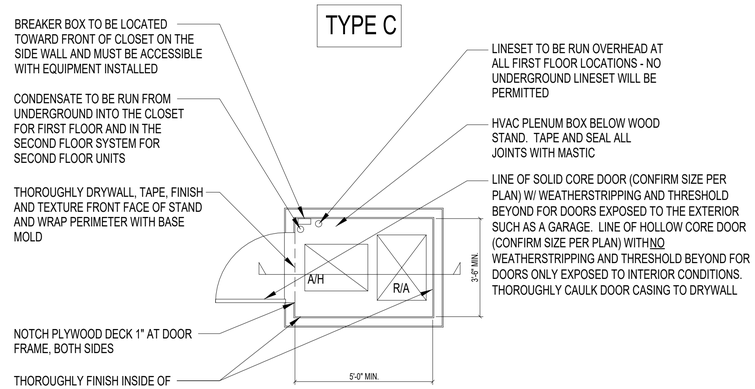
TYPICAL A/C CLOSET DESIGN - PLAN VIEW
W/ FRONT RETURN & CUT-DOWN DOOR

SCALE N.T.S.



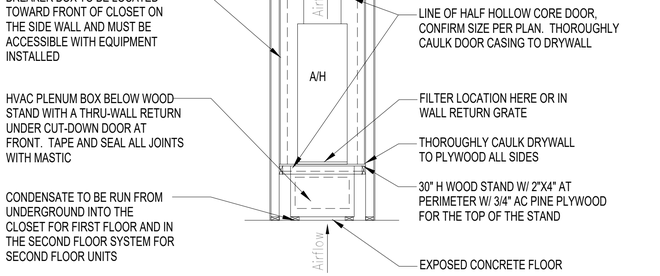
TYPICAL A/C CLOSET DESIGN - PLAN VIEW
W/ SIDE WALL RETURN

SCALE N.T.S.



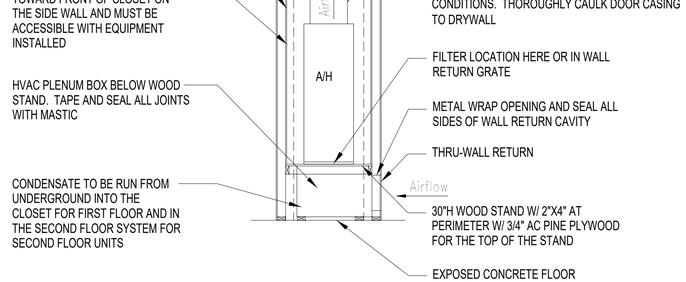
TYPICAL A/C CLOSET DESIGN - PLAN VIEW
W/ DIRECT RETURN TO ABOVE

SCALE N.T.S.



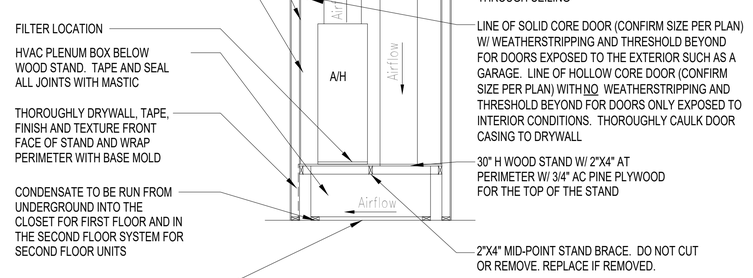
TYPICAL A/C CLOSET DESIGN
W/ FRONT RETURN & CUT-DOWN DOOR

SCALE N.T.S.



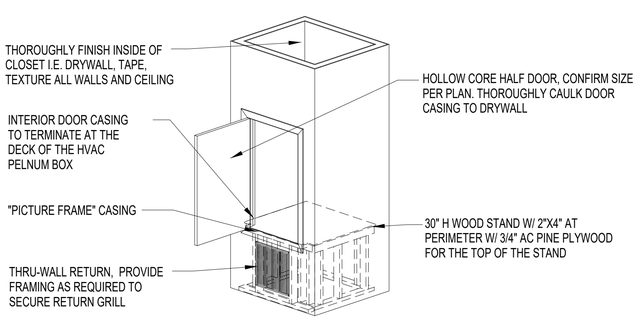
TYPICAL A/C CLOSET DESIGN
W/ SIDE WALL RETURN

SCALE N.T.S.



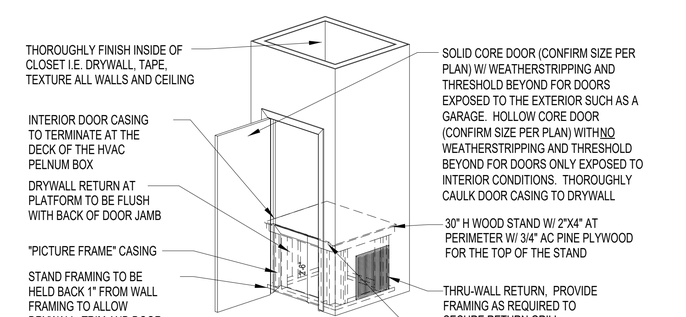
TYPICAL A/C CLOSET DESIGN
W/ DIRECT RETURN TO ABOVE

SCALE N.T.S.



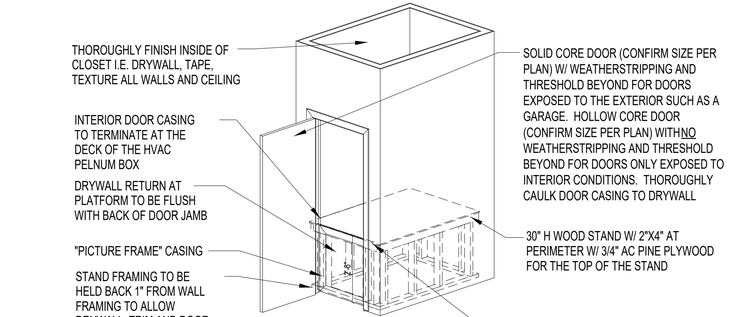
TYPICAL A/C CLOSET DESIGN - AXON VIEW
W/ FRONT RETURN & CUT-DOWN DOOR

SCALE N.T.S.



TYPICAL A/C CLOSET DESIGN - AXON VIEW
W/ SIDE WALL RETURN

SCALE N.T.S.



TYPICAL A/C CLOSET DESIGN - AXON VIEW
W/ DIRECT RETURN TO ABOVE

SCALE N.T.S.

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taylor morrison

MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.006826**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

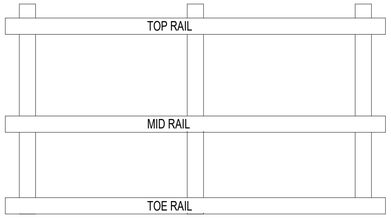
No.	Description	Date

TM - 2

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

FRAME STAGE GUARD RAIL DETAILS

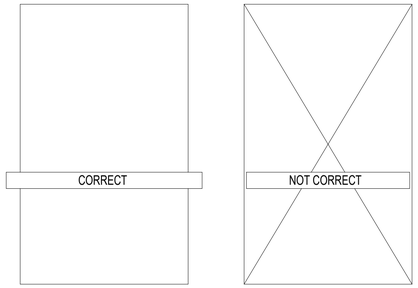
NOTES:
1. VERTICAL UPRIGHT POST CAN BE NO MORE THAN 8' APART O.C.
2. MID RAIL SET AT TOP EDGE 21" (±3")
3. TOP RAIL SET AT TOP EDGE 42" (±3")
4. TOE BOARD MUST BE MINIMUM OF 4" HIGH
5. HAND RAILS NO MORE THAN 37" NOR LESS THAN 30" AND MID RAIL REQUIRED OF WHEN NO WALL AT SIDES OF STARS (ALL RAILS MINIMUM 2x4 OR GREATER)



* DETAIL FOR MECHANICAL PLATFORMS, FRAMED FLOORS PRIOR TO EXTERIOR WALLS, AND FRONT PORCHES GREATER THAN 30" FROM GRADE

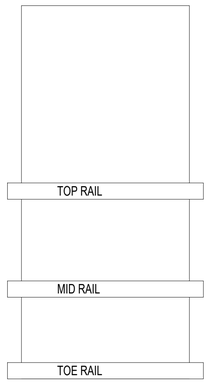
TYPICAL OPENING DETAILS

SCALE N.T.S.



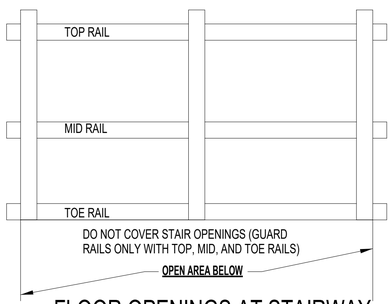
WINDOW OPENINGS

SCALE N.T.S.



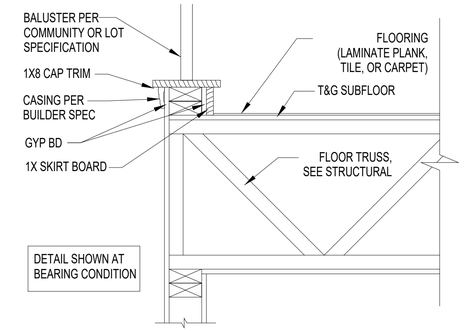
DOOR OPENINGS / ELEVATORS

SCALE N.T.S.



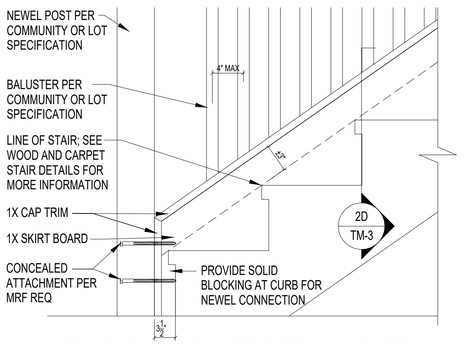
FLOOR OPENINGS AT STAIRWAY

SCALE N.T.S.



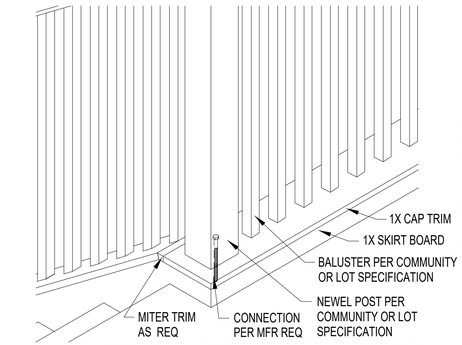
3D CURB DETAIL @ OPEN AREAS

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



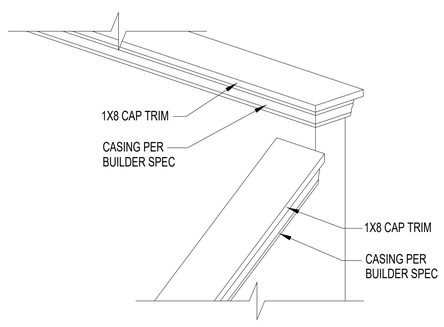
3C INT WOOD STAIR CURB DETAIL @ BOTTOM

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



4B INT WOOD STAIR CURB DETAIL @ TOP

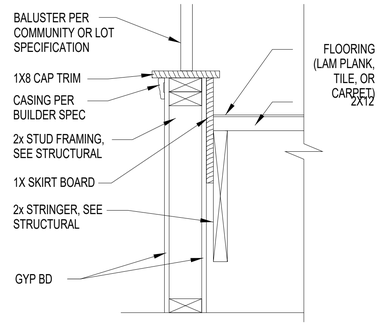
SCALE: NTS



4A HALF WALL TRANSITION AT STAIRS

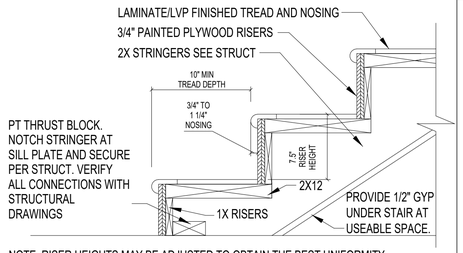
SCALE: NTS

TOP OF WALL CONDITION



2D INT WOOD STAIR CURB DETAIL

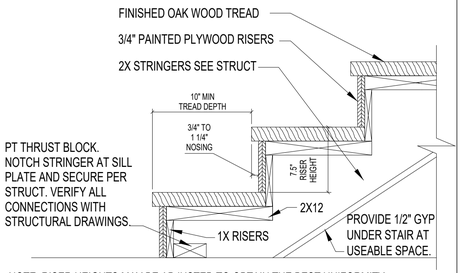
SCALE: 1 1/2" = 1'-0"



NOTE: RISER HEIGHTS MAY BE ADJUSTED TO OBTAIN THE BEST UNIFORMITY POSSIBLE IN A FLIGHT OF STAIRS, THE MAXIMUM VARIATION BETWEEN THE HIGHEST AND LOWEST RISERS IS LIMITED TO 3/8 INCH. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS

2C INT WOOD STAIR W LAMINATE / LVP @ SLAB

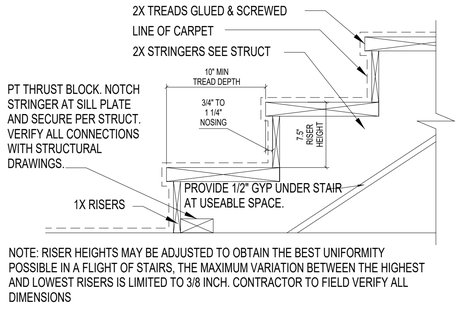
SCALE: 1 1/2" = 1'-0"



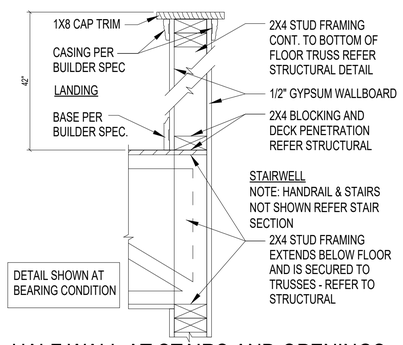
NOTE: RISER HEIGHTS MAY BE ADJUSTED TO OBTAIN THE BEST UNIFORMITY POSSIBLE IN A FLIGHT OF STAIRS, THE MAXIMUM VARIATION BETWEEN THE HIGHEST AND LOWEST RISERS IS LIMITED TO 3/8 INCH. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS

2B INT WOOD STAIR @ SLAB

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



NOTE: RISER HEIGHTS MAY BE ADJUSTED TO OBTAIN THE BEST UNIFORMITY POSSIBLE IN A FLIGHT OF STAIRS, THE MAXIMUM VARIATION BETWEEN THE HIGHEST AND LOWEST RISERS IS LIMITED TO 3/8 INCH. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS



3A HALF WALL AT STAIRS AND OPENINGS

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

2A INT WOOD STAIR W CARPET @ SLAB

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

STAIRWAY NOTES

PER FBCR R301.5
STAIR RAILING AND STAIR GUARD RAILING SHALL BE CONSTRUCTED TO WITHSTAND A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED AT ANY POINT AND ANY DIRECTION ALONG THE TOP OF THE RAIL.

GUARD IN-FILL COMPONENTS (ALL THOSE EXCEPT THE HANDRAIL), BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 SQUARE FOOT. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENT.

PER FBCR R311
STAIRWAYS SHALL MEET THE REQUIREMENTS OF FBCR R311.7 INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
- RISER HEIGHT SHALL BE NOT MORE THAN 7.75 INCHES
- TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES
- HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT AT A HEIGHT OF NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES

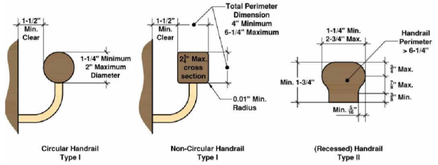
PER FBCR R312
ALL GUARDS SHALL BE MIN. 36" AFF AND SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.

HANDRAIL NOTES

PER R311.7.8.3 GRIP-SIZE
REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.

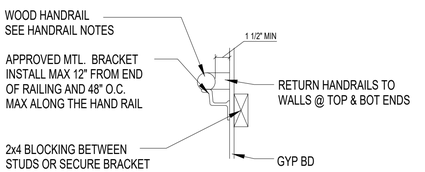
1. TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4 INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4 INCHES AND NOT GREATER THAN 6 1/4 INCHES WITH A CROSS SECTION OF DIMENSION OF NOT MORE THAN 2 1/4 INCHES. EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH.

2. TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4 INCHES (160 MM) SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF NOT LESS THAN 5/16 INCH WITHIN 7/8 INCH BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR NOT LESS THAN 3/8 INCH TO A LEVEL THAT IS NOT LESS THAN 1 3/4 INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE NOT LESS THAN 1 1/4 INCHES AND NOT MORE THAN 2 3/4 INCHES. EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH.



1A HANDRAIL DETAIL

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



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904.821.5200

taylor morrison

MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

TM - 3

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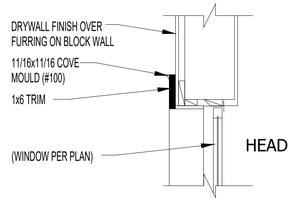
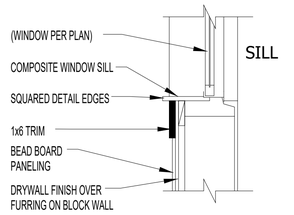
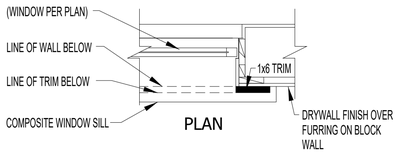
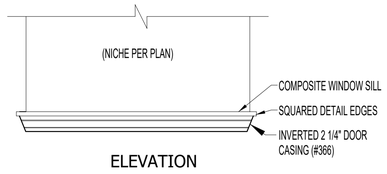


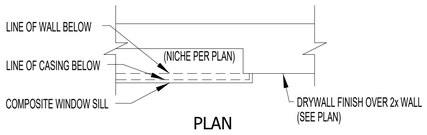




WINDOW STOOL W/ TRIM AND BEAD BD.

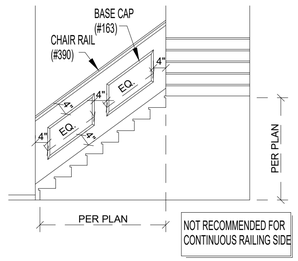
PLAN SPECIFIC PER PLAN SCALE: 1" = 1'-0"





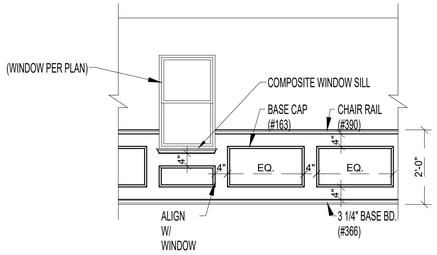
NICHE STOOL DETAIL

PLAN SPECIFIC PER PLAN SCALE: 1" = 1'-0"



WAINSCOT DETAILS AT STAIRS

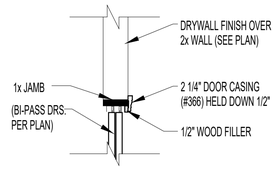
PLAN SPECIFIC PER PLAN SCALE: 1/4" = 1'-0"

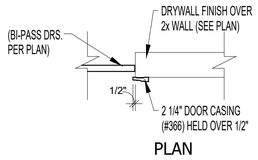


WAINSCOT DETAILS

PLAN SPECIFIC PER PLAN SCALE: 1/4" = 1'-0"

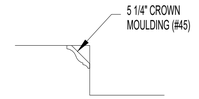
* * * * * *
FLOORING / BASE BOARD NOTE:
WHEN TILE FLOOR IS SELECTED ONLY BASE BOARD IS INSTALLED.
WHEN WOOD FLOOR IS SELECTED BASE BOARD AND SHOE MOULD ARE INSTALLED.
* * * * * *





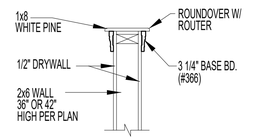
TYP. BI-PASS DRS. CASING DETAIL

SCALE: 1" = 1'-0"



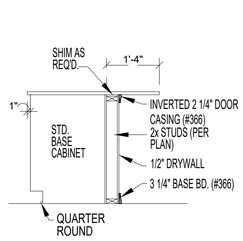
5 1/4" CROWN

SCALE: 1" = 1'-0"



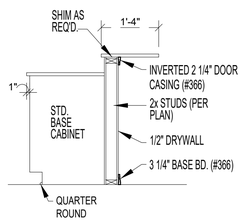
2x4 STAIR KNEE WALL CAP DETAIL

PLAN SPECIFIC PER PLAN SCALE: 1" = 1'-0"



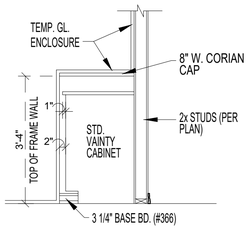
CALI. TOP

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



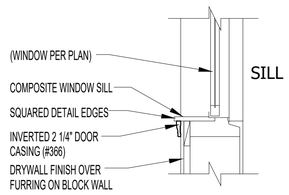
HIGH BAR TOP

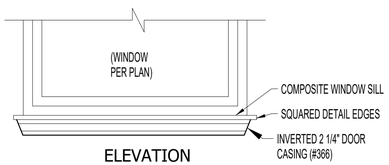
SCALE: 1/2" = 1'-0"

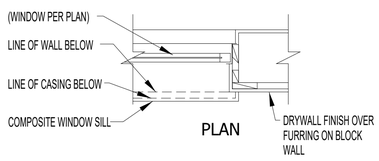


VANITY LOW WALL

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

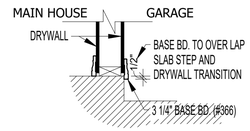






TYP. WINDOW STOOL DETAIL

SCALE: 1" = 1'-0"



TYP. BASE BD. AT GARAGE / MAIN HOUSE

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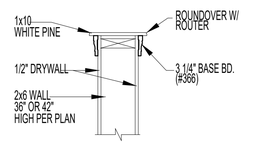
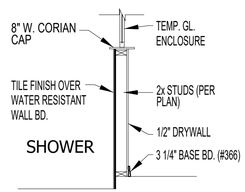
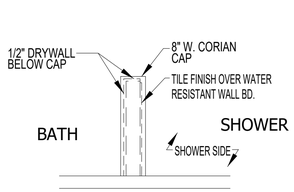


2x6 STAIR KNEE WALL CAP DETAIL

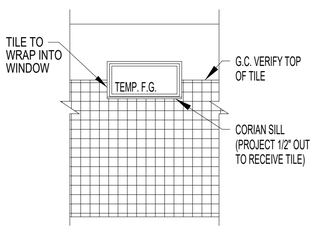
PLAN SPECIFIC PER PLAN SCALE: 1" = 1'-0"





SHOWER LOW WALL

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



SHOWER WINDOW

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

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MONTEREY
BASE PLAN
40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826
DRAWN: MJR
CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

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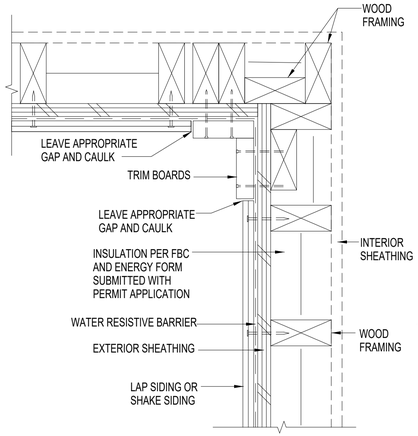

A INSIDE CORNER

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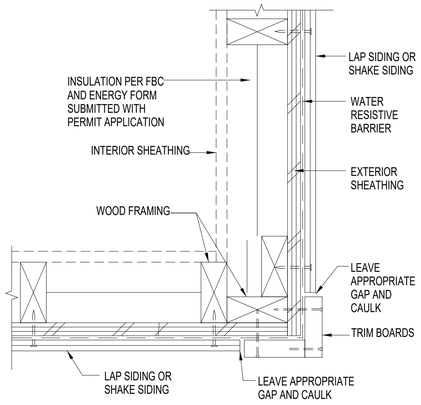
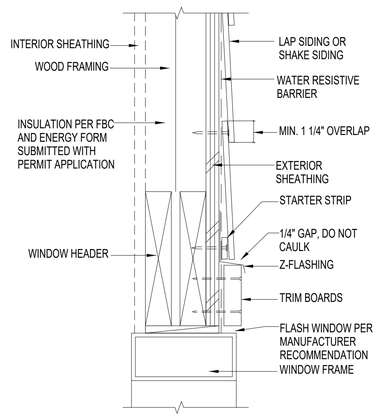


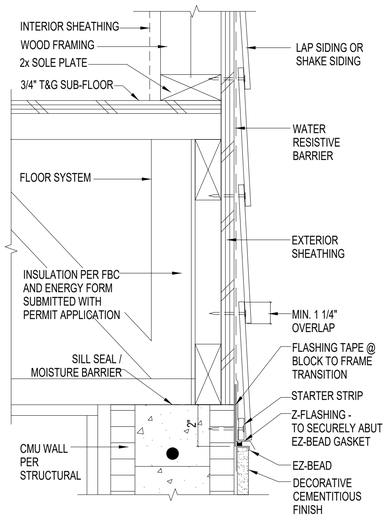
B OUTSIDE CORNER

SCALE: 3"=1'-0"



C WINDOW/DOOR HEAD

SCALE: 3"=1'-0"



FLASHING REQUIREMENTS

R703.1 General. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.4.

R703.1.1 Water resistance. The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior cladding as required by Section R703.2 and a means of draining to the exterior water that penetrates the exterior cladding.

R703.2 Water-resistive barrier. One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D226 for Type 1 felt or other approved water-resistive barrier shall be applied over studs or sheathing of all exterior walls No. 15 asphalt felt shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches. Where joints occur, felt shall be lapped not less than 6 inches. Other approved materials shall be installed in accordance with the water-resistive barrier manufacturer's installation instructions. The No.15 asphalt felt or other approved water-resistive barrier material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1.

R703.7.3 Water-resistive barriers Water-resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall include a water-resistive vapor-permeable barrier with a performance at least equivalent to two layers of Grade D paper. The individual layers shall be installed independently such that each layer provides a separate continuous plane and any flashing (installed in accordance with Section R703.4) intended to drain to the water-resistive barrier is directed between the layers.

Exception: Where the water-resistive barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60-minute Grade D paper and is separated from the stucco by an intervening, substantially nonwater-absorbing layer or designed drainage space.

R703.4 Flashing. Approved metal flashing, vinyl flashing, self-adhered membranes and mechanically attached flexible flashing shall be applied shingle-fashion or in accordance with the manufacturer's instructions. Metal flashing shall be corrosion resistant. Fluid-applied membranes used as flashing shall be applied in accordance with the manufacturer's instructions. All flashing shall be applied in a manner to prevent the entry of water into the wall cavity or penetration of water to the building structural framing components.

Self-adhered membranes used as flashing shall comply with AAMA 711. All exterior fenestration products shall be sealed at the juncture with the building wall with a sealant complying with AAMA 800 or ASTM C920 Class 25 Grade NS or greater for proper joint expansion and contraction, ASTMC1281, AAMA 812, or other approved standard as appropriate for the type of sealant. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of the exterior wall finish. Approved flashings shall be installed at the following locations:

1.Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier complying with Section 703.2 for subsequent drainage. Mechanically attached flexible flashings shall comply with AAMA 712. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following:

1.1 The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing manufacturer's instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water resistive barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the head and sides.

1.2. In accordance with the flashing design or method of a registered design professional.

1.3. In accordance with other approved methods.

1.4. In accordance with FMA/AAMA 100, FMA/ AAMA 200, FMA/WDMA 250, FMA/AAMA/WDMA 300 or FMA/AAMA/WDMA 400.

2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.

3. Under and at the ends of masonry, wood or metal copings and sills.

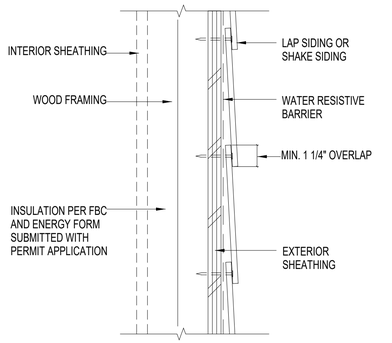
4. Continuously above all projecting wood trim.

5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.

6. At wall and roof intersections.

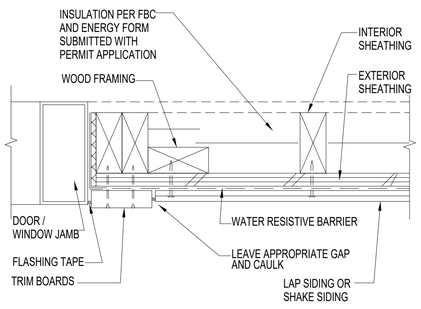
7. At built-in gutters.

THESE DETAILS ARE GENERIC AND MEANT TO SHOW GENERAL FLASHING AND WATERPROOFING METHODS TO BE USED.



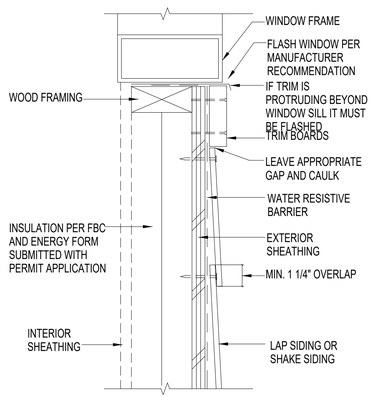
D HORIZONTAL LAP VIEW

SCALE: 3"=1'-0"



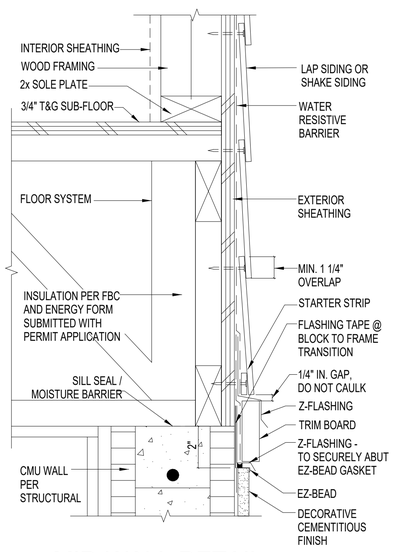
E DOOR / WINDOW JAMB

SCALE: 3"=1'-0"



F WINDOW SILL

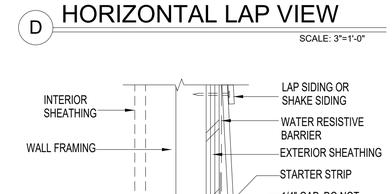
SCALE: 3"=1'-0"



MID-WALL DETAIL - SIDING / CEMENTITIOUS FINISH

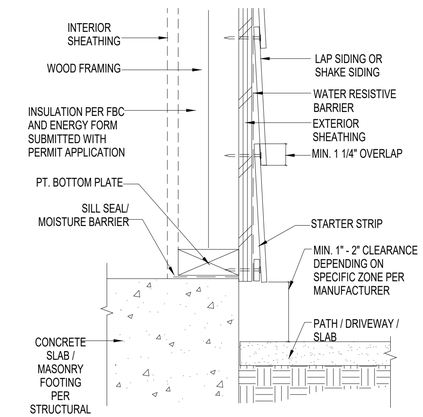
J

SCALE: 3"=1'-0"



G FIXTURE PENETRATION

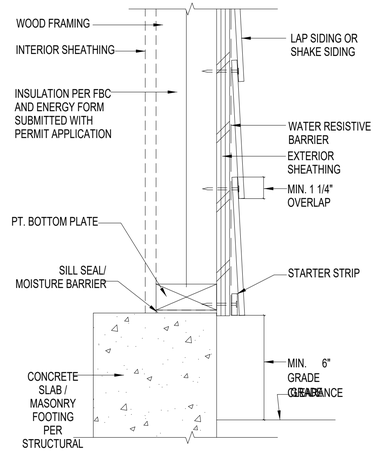
SCALE: 3"=1'-0"



HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.

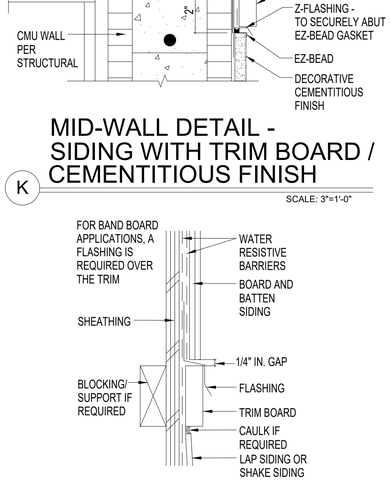
H

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



I GRADE CLEARANCE

SCALE: 3"=1'-0"



MID-WALL DETAIL - SIDING WITH TRIM BOARD / CEMENTITIOUS FINISH

K

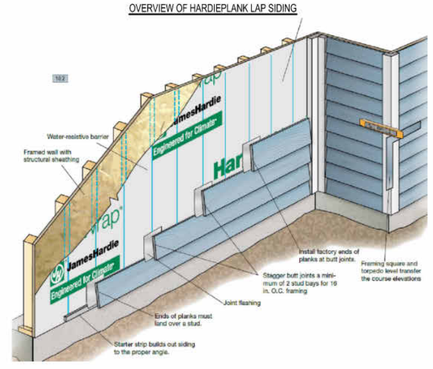
SCALE: 3"=1'-0"

DETAIL AT BAND BOARD

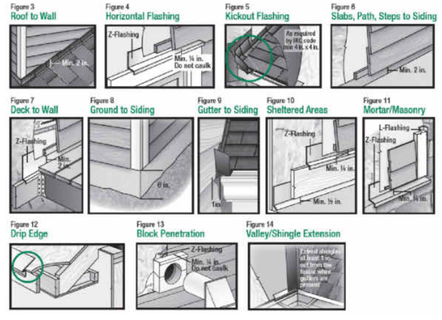
L

SCALE: 3"=1'-0"

OVERVIEW OF HARDIEPLANK LAP SIDING



CLEARANCE AND FLASHING REQUIREMENTS



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APEX

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true design studios

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826

DRAWN: MJR

CHECKED: CM

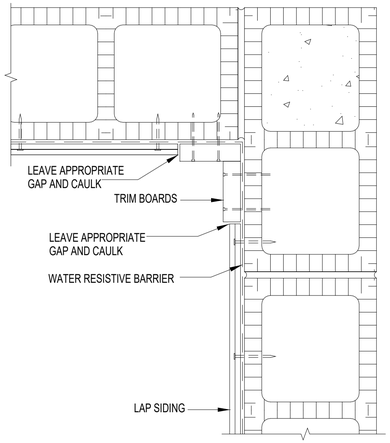
07-02-2025

REVISIONS:

No.	Description	Date

TM - 5

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



A INSIDE CORNER

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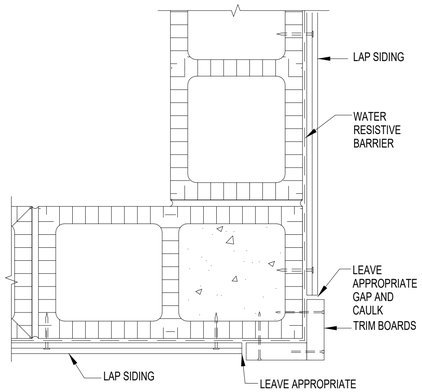
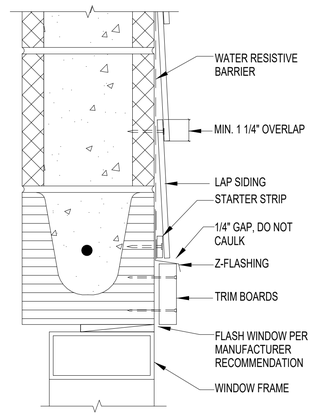


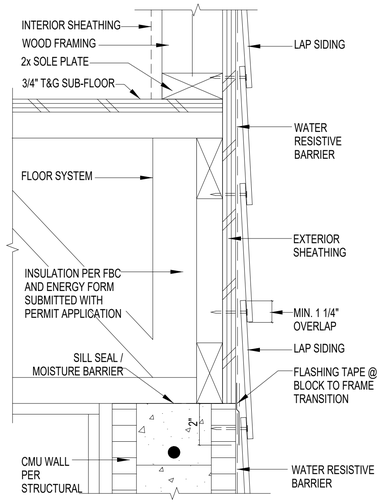
B OUTSIDE CORNER

SCALE: 3"=1'-0"



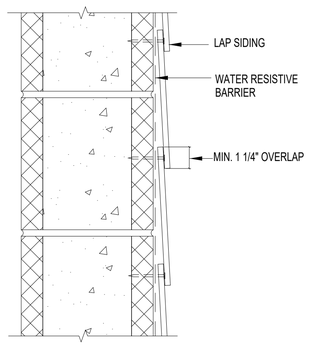
C WINDOW/DOOR HEAD

SCALE: 3"=1'-0"



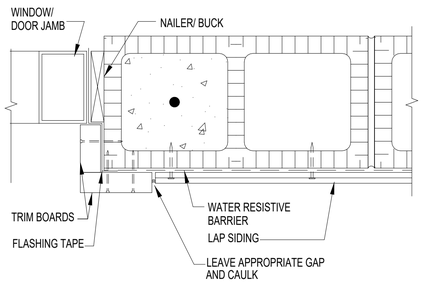
MID-WALL DETAIL - SIDING / CEMENTITIOUS FINISH

SCALE: 3"=1'-0"



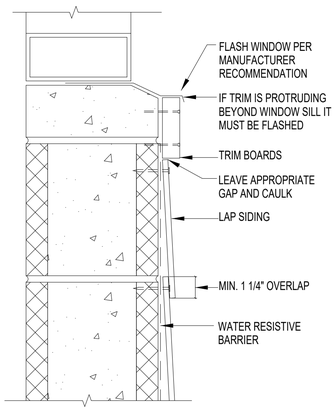
D HORIZONTAL LAP VIEW

SCALE: 3"=1'-0"



E DOOR / WINDOW JAMB

SCALE: 3"=1'-0"



F WINDOW SILL

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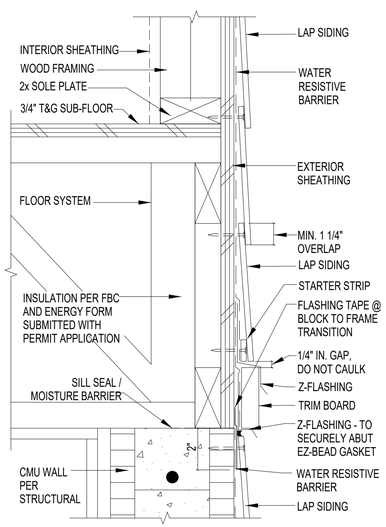

MID-WALL DETAIL - SIDING WITH TRIM BOARD / CEMENTITIOUS FINISH

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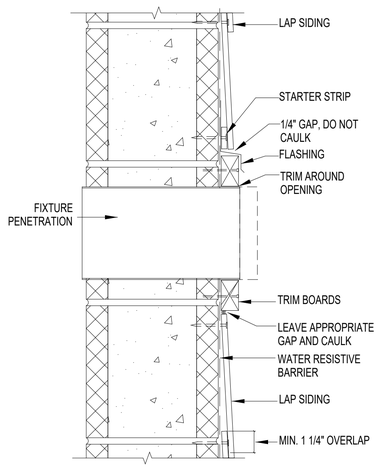

G FIXTURE PENETRATION

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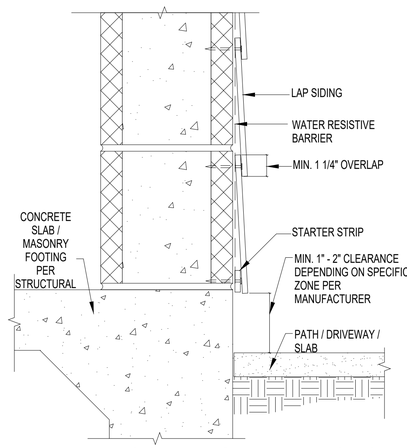
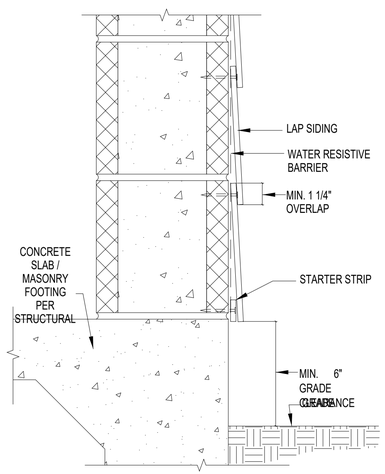


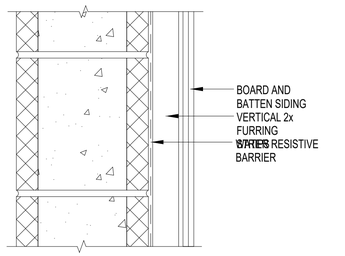
HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.

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



I GRADE CLEARANCE

SCALE: 3"=1'-0"



BOARD & BATTEN OVER CMU

SCALE: 3"=1'-0"

FLASHING REQUIREMENTS

R703.1 General. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.4.

R703.1.1 Water resistance. The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior cladding as required by Section R703.2 and a means of draining to the exterior water that penetrates the exterior cladding.

R703.2 Water-resistive barrier. One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D226 for Type 1 felt or other approved water-resistive barrier shall be applied over studs or sheathing of all exterior walls No. 15 asphalt felt shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches. Where joints occur, felt shall be lapped not less than 6 inches. Other approved materials shall be installed in accordance with the water-resistive barrier manufacturer's installation instructions. The No.15 asphalt felt or other approved water-resistive barrier material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1.

R703.7.3 Water-resistive barriers Water-resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall include a water-resistive vapor-permeable barrier with a performance at least equivalent to two layers of Grade D paper. The individual layers shall be installed independently such that each layer provides a separate continuous plane and any flashing (installed in accordance with Section R703.4) intended to drain to the water-resistive barrier is directed between the layers.

Exception: Where the water-resistive barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60-minute Grade D paper and is separated from the stucco by an intervening, substantially nonwater-absorbing layer or designed drainage space.

R703.4 Flashing. Approved metal flashing, vinyl flashing, self-adhered membranes and mechanically attached flexible flashing shall be applied shingle-fashion or in accordance with the manufacturer's instructions. Metal flashing shall be corrosion resistant. Fluid-applied membranes used as flashing shall be applied in accordance with the manufacturer's instructions. All flashing shall be applied in a manner to prevent the entry of water into the wall cavity or penetration of water to the building structural framing components.

Self-adhered membranes used as flashing shall comply with AAMA 711. All exterior fenestration products shall be sealed at the juncture with the building wall with a sealant complying with AAMA 800 or ASTM C920 Class 25 Grade NS or greater for proper joint expansion and contraction, ASTMC1281, AAMA 812, or other approved standard as appropriate for the type of sealant. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of the exterior wall finish. Approved flashings shall be installed at the following locations:

1.Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier complying with Section 703.2 for subsequent drainage. Mechanically attached flexible flashings shall comply with AAMA 712. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following:

1.1 The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing manufacturer's instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water resistive barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the head and sides.

1.2. In accordance with the flashing design or method of a registered design professional.

1.3. In accordance with other approved methods.

1.4. In accordance with FMA/AAMA 100, FMA/ AAMA 200, FMA/WDMA 250, FMA/AAMA/ WDMA 300 or FMA/AAMA/WDMA 400.

2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.

3. Under and at the ends of masonry, wood or metal copings and sills.

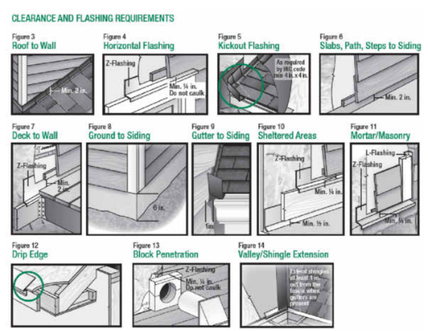
4. Continuously above all projecting wood trim.

5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.

6. At wall and roof intersections.

7. At built-in gutters.

THESE DETAILS ARE GENERIC AND MEANT TO SHOW GENERAL FLASHING AND WATERPROOFING METHODS TO BE USED.
NOTE: OPTIONAL WEATHER BARRIER: LIQUID APPLIED WATER RESISTANT COATING - INSTALL PER MANUF. INSTRUCTIONS - WRAP ALL OPENINGS IN MASONRY EXTERIOR WALL AT HEAD, JAMB AND SILL.



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904.821.5200

taylor morrison

MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826

DRAWN: MJR

CHECKED: CM

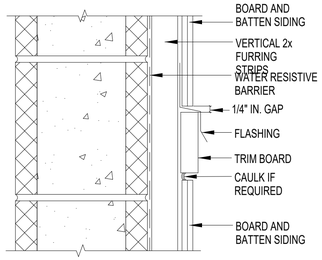
07-02-2025

REVISIONS:

No.	Description	Date

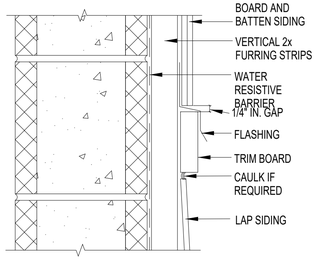
TM - 6

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7567



M HORIZ. BAND BETWEEN WALL & GABLE w/ B & B

SCALE: 3"=1'-0"



N BOARD & BATTEN TO LAP SIDING TRANSITION

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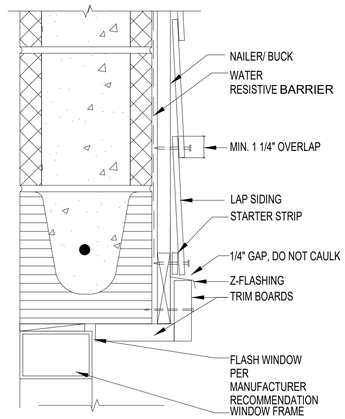
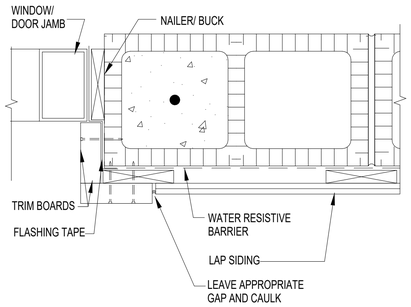


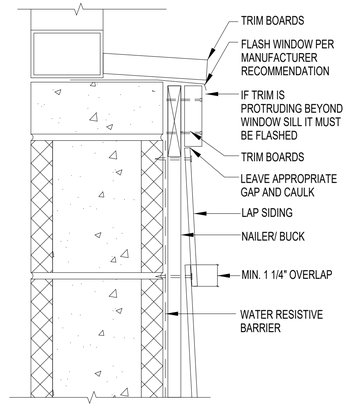
O WINDOW/DOOR HEAD

SCALE: 3"=1'-0"



P DOOR / WINDOW JAMB

SCALE: 3"=1'-0"



Q WINDOW SILL

SCALE: 3"=1'-0"

AA FLUSH CONDITION

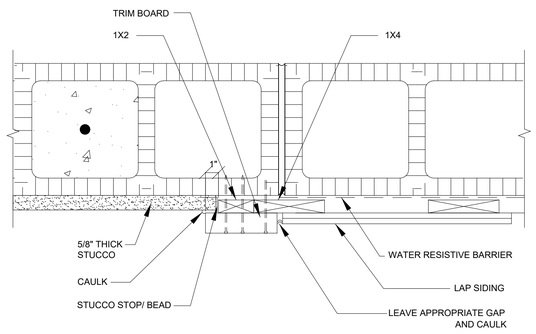
SCALE: 3"=1'-0"

BB INSIDE CORNER

SCALE: 3"=1'-0"

CC OUTSIDE CORNER

SCALE: 3"=1'-0"



DD FLUSH CONDITION (B&B)

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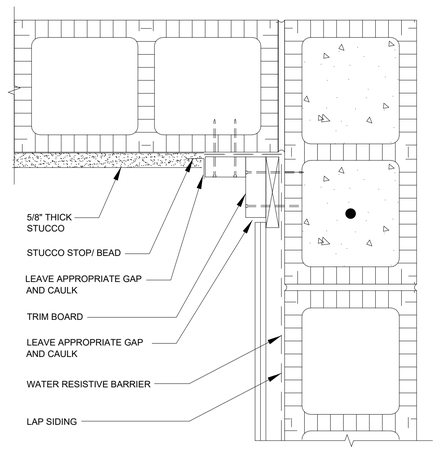
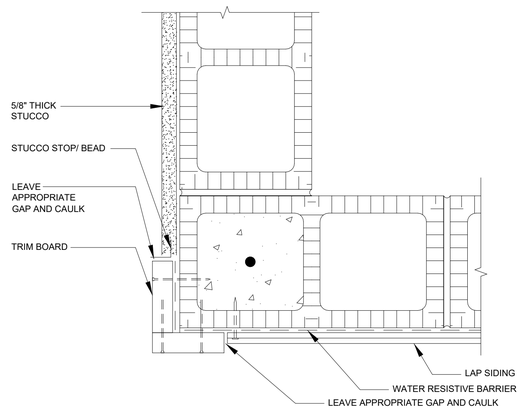


EE INSIDE CORNER (B&B)

SCALE: 3"=1'-0"



CC OUTSIDE CORNER (B&B)

SCALE: 3"=1'-0"

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826

DRAWN: MJR

CHECKED: CM

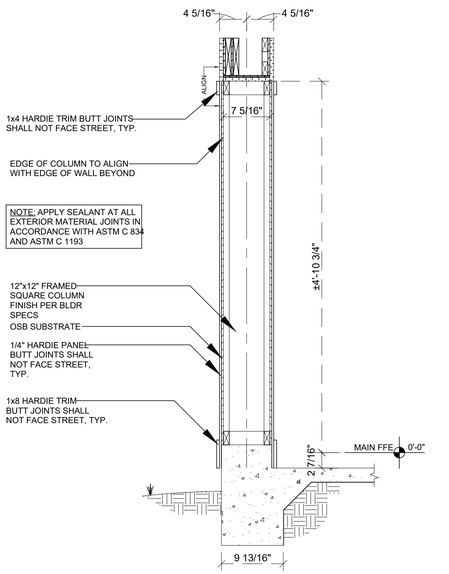
07-02-2025

REVISIONS:

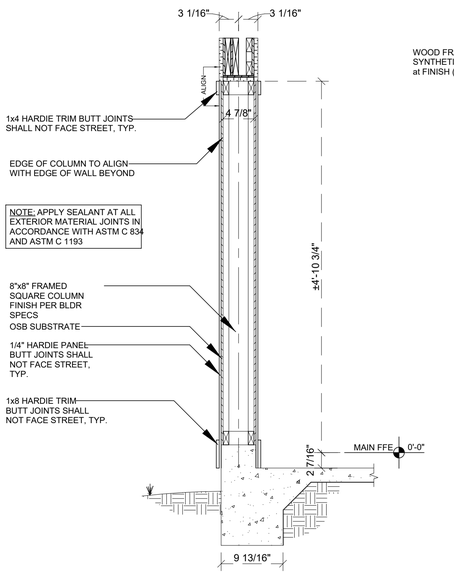
No.	Description	Date

TM - 7

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7647



C1 12" FRAMED SQUARE COLUMN
©2024 TRUE DESIGN STUDIOS INC.
N.T.S.



C2 8" FRAMED SQUARE COLUMN
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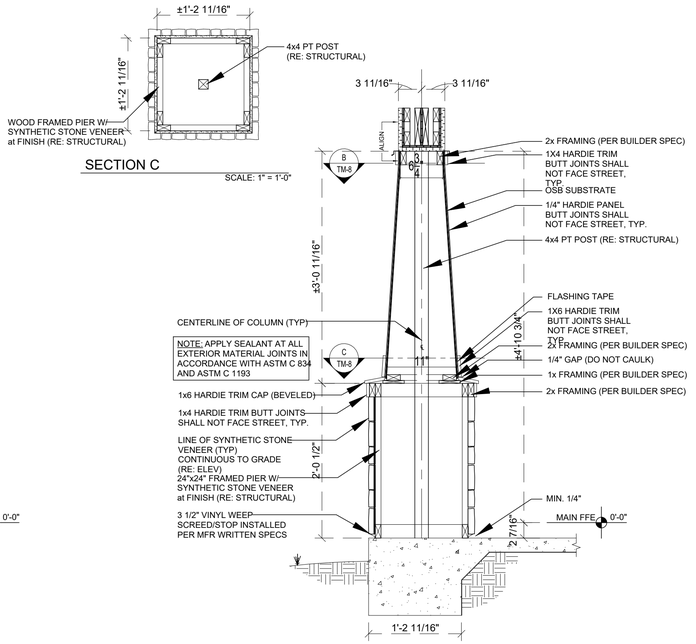

C3 TAPERED COLUMN OVER FRAMED BASE
©2024 TRUE DESIGN STUDIOS INC.
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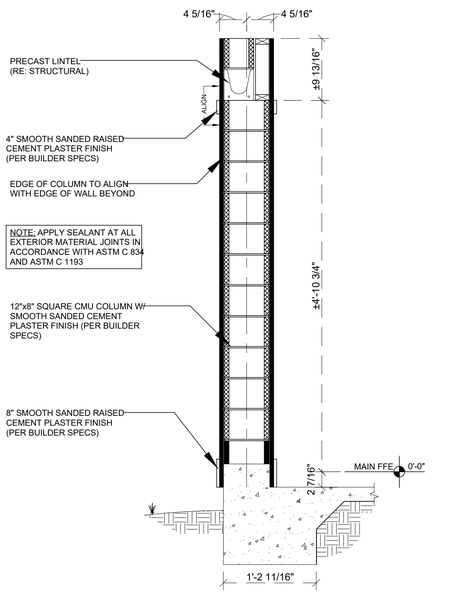
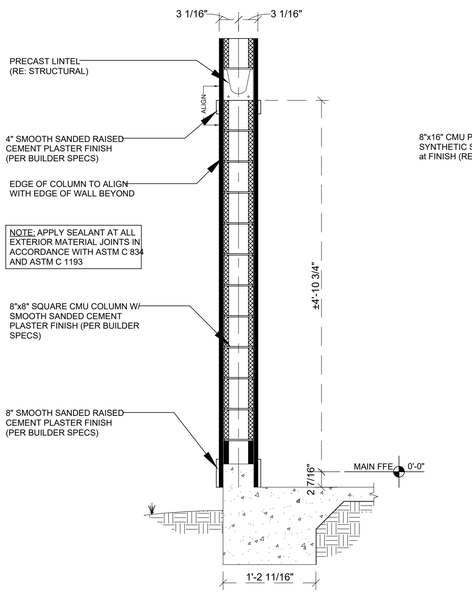
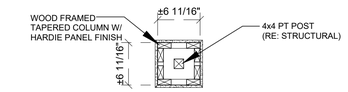
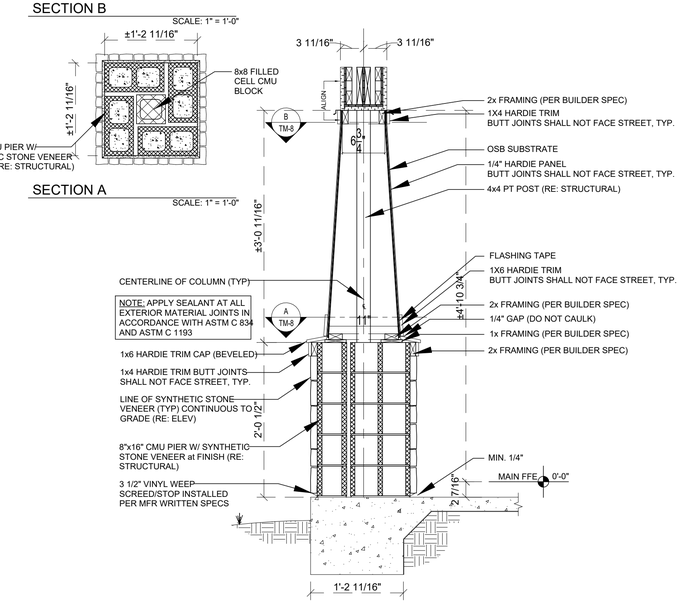


C4 12" CMU SQUARE COLUMN
©2024 TRUE DESIGN STUDIOS INC.
N.T.S.



C5 8" CMU SQUARE COLUMN
©2024 TRUE DESIGN STUDIOS INC.
N.T.S.





C6 TAPERED COLUMN OVER MASONRY BASE
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N.T.S.

FLASHING REQUIREMENTS

R703.1 General. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.4.

R703.1.1 Water resistance. The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior cladding as required by Section R703.2 and a means of draining to the exterior water that penetrates the exterior cladding.

R703.2 Water-resistive barrier. One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D226 for Type 1 felt or other approved water-resistive barrier shall be applied over studs or sheathing of all exterior walls No. 15 asphalt felt shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches. Where joints occur, felt shall be lapped not less than 6 inches. Other approved materials shall be installed in accordance with the water-resistive barrier manufacturer's installation instructions, The No.15 asphalt felt or other approved water-resistive barrier material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1.

R703.7.3 Water-resistive barriers Water-resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall include a water-resistive vapor-permeable barrier with a performance at least equivalent to two layers of Grade D paper. The individual layers shall be installed independently such that each layer provides a separate continuous plane and any flashing (installed in accordance with Section R703.4) intended to drain to the water-resistive barrier is directed between the layers.

Exception: Where the water-resistive barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60-minute Grade D paper and is separated from the stucco by an intervening, substantially nonwater-absorbing layer or designed drainage space.

R703.4 Flashing. Approved metal flashing, vinyl flashing, self-adhered membranes and mechanically attached flexible flashing shall be applied shingle-fashion or in accordance with the manufacturer's instructions. Metal flashing shall be corrosion resistant. Fluid-applied membranes used as flashing shall be applied in accordance with the manufacturer's instructions. All flashing shall be applied in a manner to prevent the entry of water into the wall cavity or penetration of water to the building structural framing components.

Self-adhered membranes used as flashing shall comply with AAMA 711. All exterior fenestration products shall be sealed at the juncture with the building wall with a sealant complying with AAMA 800 or ASTM C920 Class 25 Grade NS or greater for proper joint expansion and contraction, ASTMC1281, AAMA 812, or other approved standard as appropriate for the type of sealant. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of the exterior wall finish. Approved flashings shall be installed at the following locations:

1.Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier complying with Section 703.2 for subsequent drainage. Mechanically attached flexible flashings shall comply with AAMA 712. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following:

1.1 The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing manufacturer's instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water resistive barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the head and sides.
1.2. In accordance with the flashing design or method of a registered design professional.
1.3. In accordance with other approved methods.
1.4. In accordance with FMA/AAMA 100, FMA/ AAMA 200, FMA/WDMA 250, FMA/AAMA/ WDMA 300 or FMA/AAMA/WDMA 400.

2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.

3. Under and at the ends of masonry, wood or metal copings and sills.

4. Continuously above all projecting wood trim.

5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.

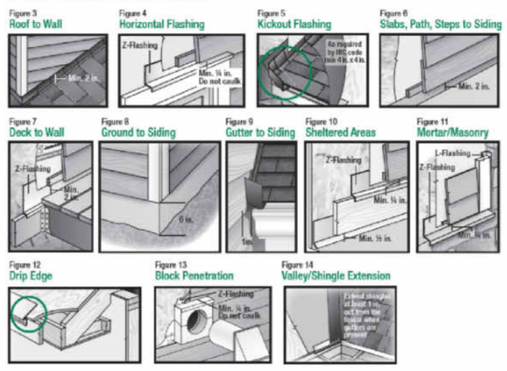
6. At wall and roof intersections.

7. At built-in gutters.

THESE DETAILS ARE GENERIC AND MEANT TO SHOW GENERAL FLASHING AND WATERPROOFING METHODS TO BE USED.

NOTE: OPTIONAL WEATHER BARRIER: LIQUID APPLIED WATER RESISTANT COATING - INSTALL PER MANUF. INSTRUCTIONS - WRAP ALL OPENINGS IN MASONRY EXTERIOR WALL AT HEAD, JAMB AND SILL

CLEARANCE AND FLASHING REQUIREMENTS



APEX
tds
true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

MONTEREY

BASE PLAN
40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.006826**
DRAWN: **MJR**
CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

TM - 8

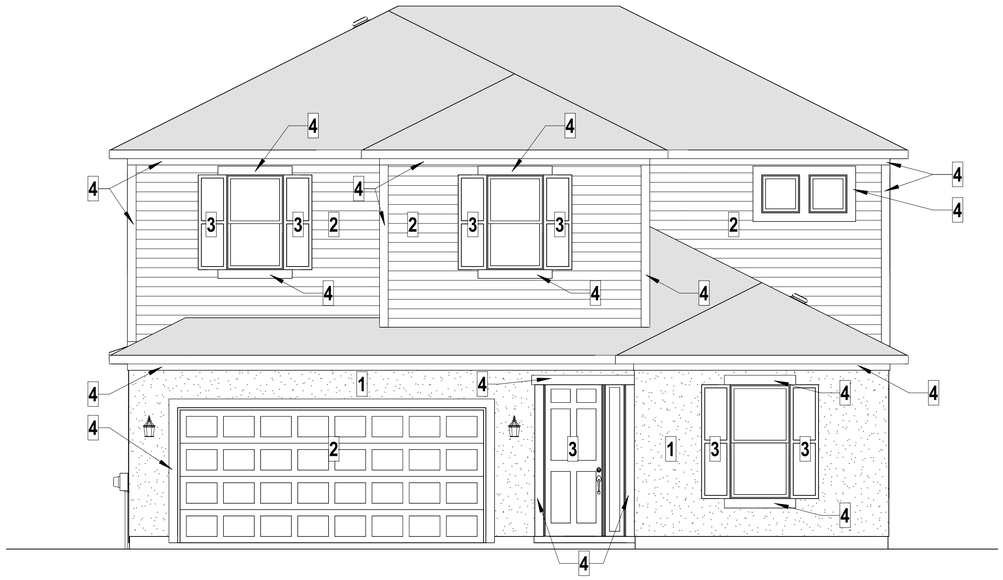
APEX TECHNOLOGY" IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 754"

COLOR BLOCKING

COLOR BLOCKING LEGEND	
1	BODY 1 (STUCCO)
2	BODY 2 (LAP SIDING)/ GARAGE
3	FRONT DOOR/ SHUTTERS
4	TRIM/ COLUMN/ TRELLIS/ BRACKETS

SHINGLE ROOF - COLOR: PER COLOR PALETTE

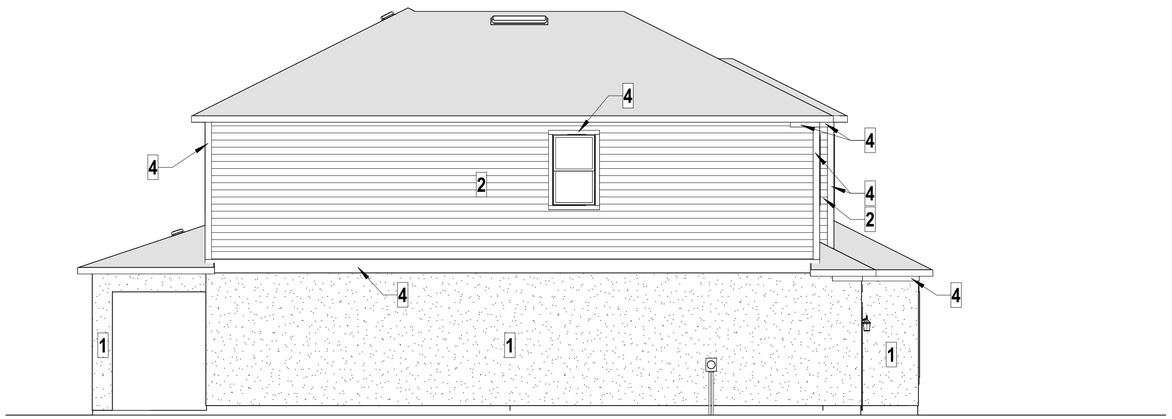
STONE - COLOR: PER COLOR PALETTE



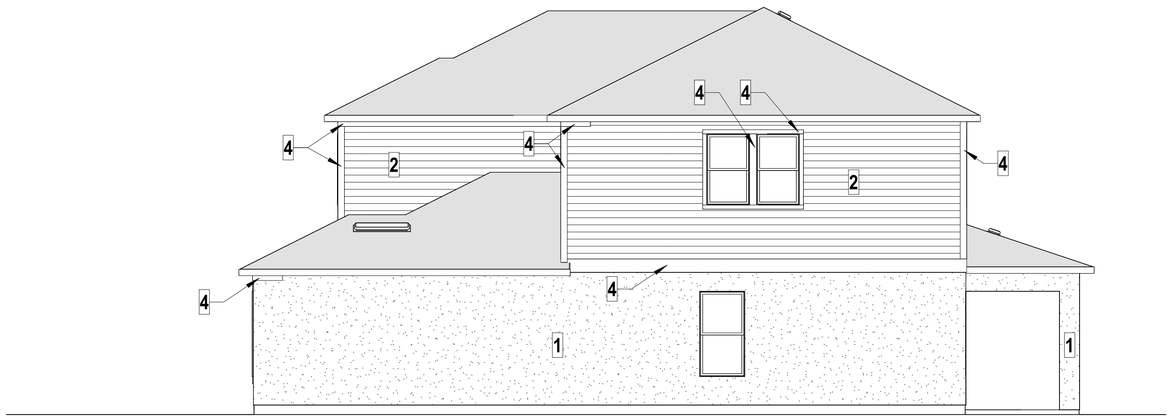
FRONT ELEVATION - TRADITIONAL A



FRONT ELEVATION - TRADITIONAL A



FRONT ELEVATION - TRADITIONAL A



FRONT ELEVATION - TRADITIONAL A

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MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.006826**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

CBTRA

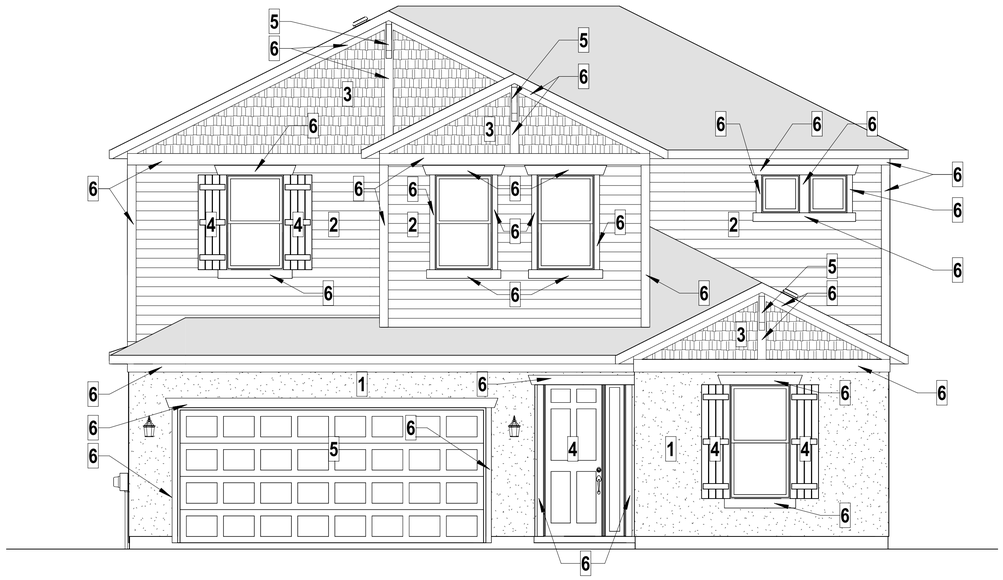
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

COLOR BLOCKING

COLOR BLOCKING LEGEND	
1	BODY 1 (STUCCO)
2	BODY 2 (LAP SIDING)
3	BODY 3 (SHAKE)
4	FRONT DOOR/ SHUTTERS
5	GARAGE/ BRACKETS
6	TRIM/ COLUMN/ TRELLIS

SHINGLE ROOF - COLOR: PER COLOR PALETTE

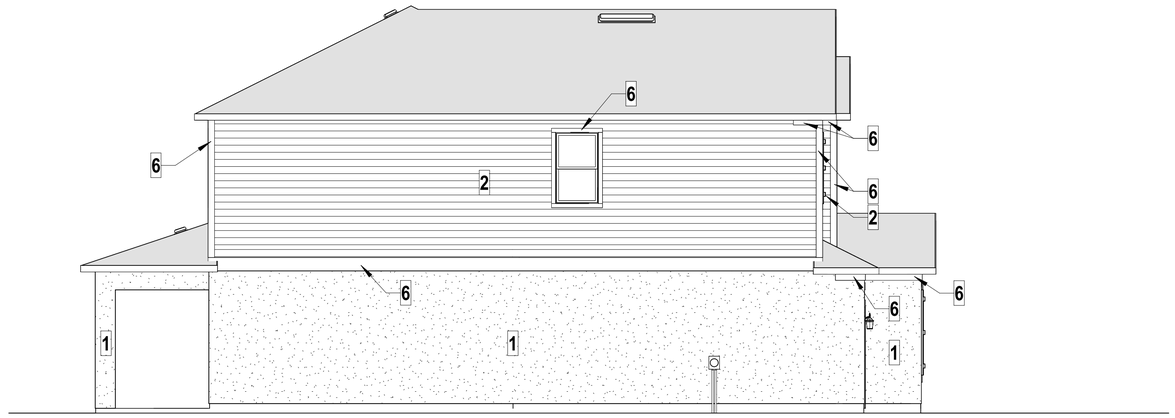
STONE - COLOR: PER COLOR PALETTE



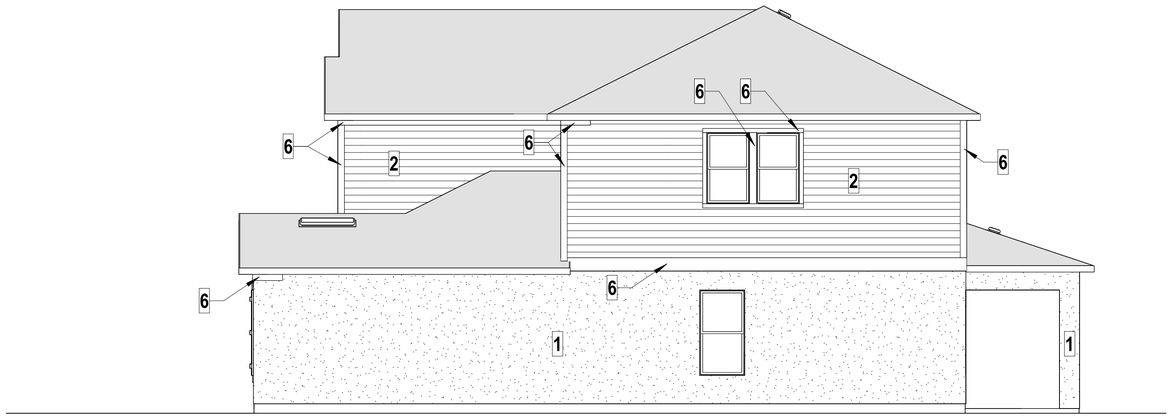
FRONT ELEVATION - CRAFTSMAN A



FRONT ELEVATION - CRAFTSMAN A



FRONT ELEVATION - CRAFTSMAN A



FRONT ELEVATION - CRAFTSMAN A

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MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.006826**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

CBCRA

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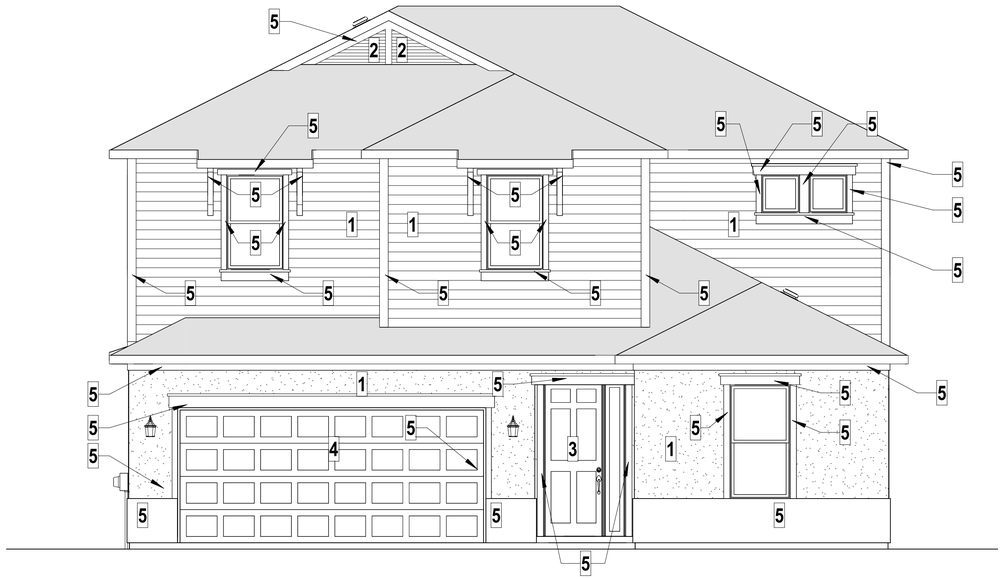
COLOR BLOCKING

COLOR BLOCKING LEGEND	
1	BODY 1 (1ST AND 2ND FLOOR)
2	BODY 2 (ACCENTS)
3	FRONT DOOR/ SHUTTERS
4	GARAGE
5	TRIM/ COLUMN/ BRACKETS

SHINGLE ROOF - COLOR: PER COLOR PALETTE

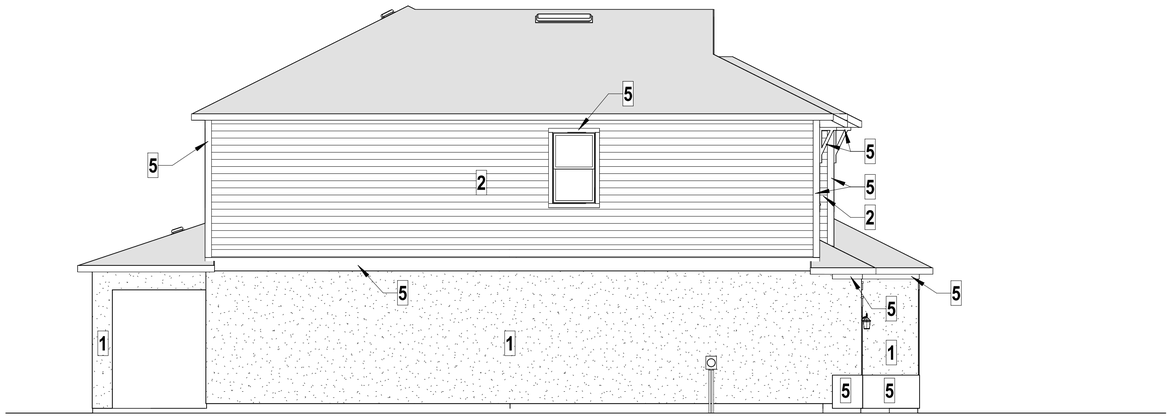
STONE - COLOR: PER COLOR PALETTE



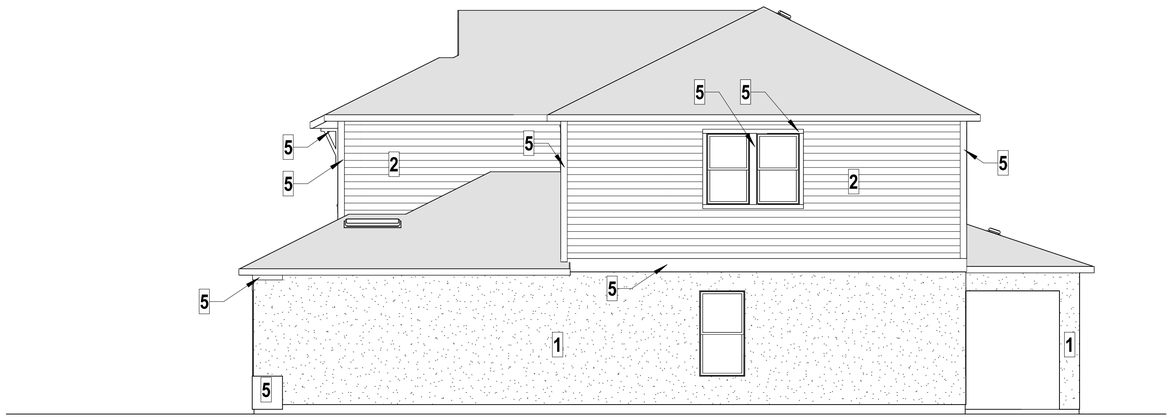
FRONT ELEVATION - COASTAL A



FRONT ELEVATION - COASTAL A



FRONT ELEVATION - COASTAL A



FRONT ELEVATION - COASTAL A

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MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2024.006826

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

CBCOA

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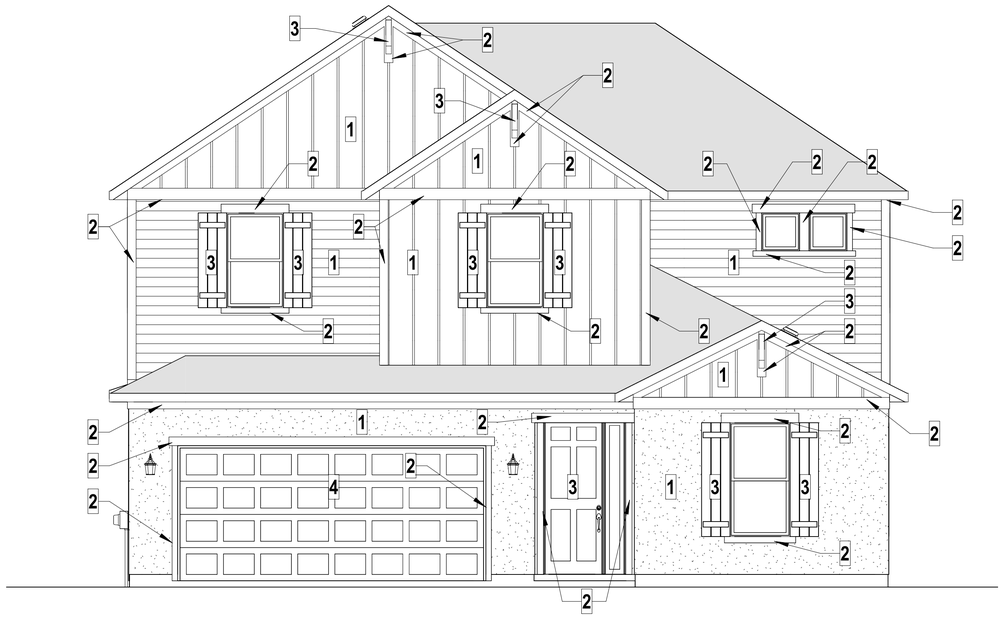
COLOR BLOCKING

COLOR BLOCKING LEGEND	
1	BODY
2	TRIM/ COLUMN
3	FRONT DOOR/ SHUTTERS/ BRACKETS
4	GARAGE

SHINGLE ROOF - COLOR: PER COLOR PALETTE

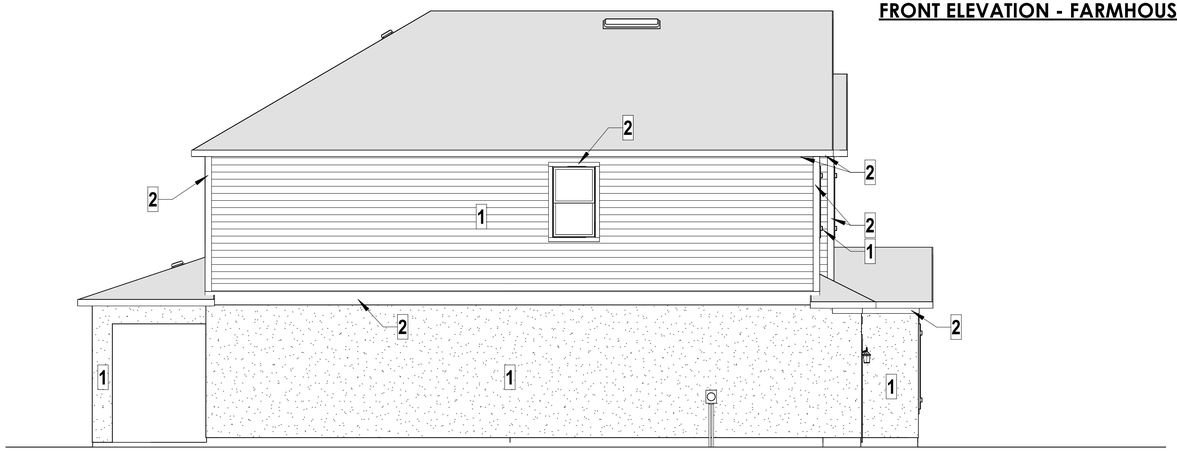
STONE - COLOR: PER COLOR PALETTE



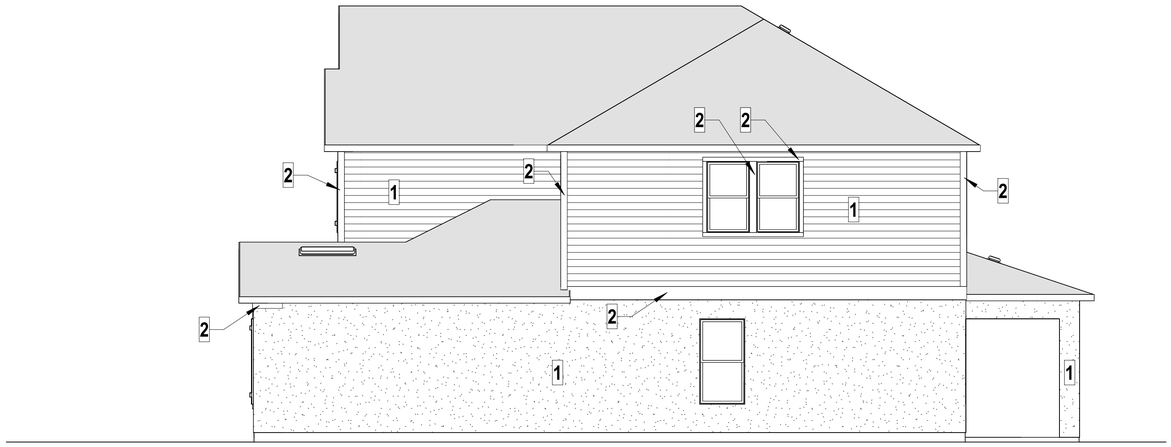
FRONT ELEVATION - FARMHOUSE A



FRONT ELEVATION - FARMHOUSE A



FRONT ELEVATION - FARMHOUSE A



FRONT ELEVATION - FARMHOUSE A

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MONTEREY

BASE PLAN

40' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2024.006826**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

CBFHA

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TAYLOR MORRISON

ASTORIA, BASE PLAN
SUBDIVISON,
NON-PORCH ELEVATIONS (150C)

DRAWING INDEX

ARCHITECTURAL

SHEET NO.	SHEET NAME
A000	ARCHITECTURAL NOTES
A110	1st LEVEL FLOOR PLAN - TRADITIONAL A
A112	1st LEVEL FLOOR PLAN - CRAFTSMAN A
A114	1st LEVEL FLOOR PLAN - COASTAL A
A116	1st LEVEL FLOOR PLAN - FARMHOUSE A
A118	1st LEVEL FLOOR PLAN - PARTIALS
A200	ELEVATIONS - TRADITIONAL A
A202	ELEVATIONS - CRAFTSMAN A
A204	ELEVATIONS - COASTAL A
A206	ELEVATIONS - FARMHOUSE A
A209	ELEVATIONS - PARTIALS
A400	WALL SECTIONS
A500	DETAILS
A501	DETAILS
A502	DETAILS
A503	DETAILS

ELECTRICAL

SHEET NO.	SHEET NAME
E100	1st LEVEL ELECTRICAL PLAN - TRADITIONAL A
E102	1st LEVEL ELECTRICAL PLAN - CRAFTSMAN A
E104	1st LEVEL ELECTRICAL PLAN - COASTAL A
E106	1st LEVEL ELECTRICAL PLAN - FARMHOUSE A
E108	1st LEVEL ELECTRICAL PLAN - PARTIALS
E109	1st LEVEL ELECTRICAL PLAN - PARTIALS

STRUCTURAL

SHEET NO.	SHEET NAME
ST-1 (150C)	STRUCTURAL SPECIFICATIONS - 150C
ST-2 (150C)	FOUNDATION PLAN - TRADITIONAL A - 150C
ST-2.2 (150C)	FOUNDATION PLAN - CRAFTSMAN A - 150C
ST-2.4 (150C)	FOUNDATION PLAN - COASTAL A - 150C
ST-2.6 (150C)	FOUNDATION PLAN - FARMHOUSE A - 150C
ST-2.8 (150C)	FOUNDATION PLAN - PARTIALS - 150C
ST-2.D	FOUNDATION DETAILS
ST-3 (150C)	1st LEVEL STRUCTURAL PLAN - TRADITIONAL A - 150C
ST-3.2 (150C)	1st LEVEL STRUCTURAL PLAN - CRAFTSMAN A - 150C
ST-3.4 (150C)	1st LEVEL STRUCTURAL PLAN - COASTAL A - 150C
ST-3.6 (150C)	1st LEVEL STRUCTURAL PLAN - FARMHOUSE A - 150C
ST-3.8 (150C)	1st LEVEL STRUCTURAL PLAN - PARTIALS - 150C
ST-3A (150C)	1st LEVEL ROOF FRAMING PLAN - TRADITIONAL A - 150C
ST-3A.2 (150C)	1st LEVEL ROOF FRAMING PLAN - CRAFTSMAN A - 150C
ST-3A.4 (150C)	1st LEVEL ROOF FRAMING PLAN - COASTAL A - 150C
ST-3A.6 (150C)	1st LEVEL ROOF FRAMING PLAN - FARMHOUSE A - 150C
ST-5	TYPICAL WALL SECTIONS
ST-6	SECTIONS AND DETAILS
ST-7	SECTIONS AND DETAILS
ST-8	SECTIONS AND DETAILS

TAYLOR MORRISON

SHEET NO.	SHEET NAME
TM - 1	FRAMING STANARDS
TM - 2	HVAC STANARDS
TM - 3	STAIR STANDARDS AND TEMPORARY GUARDS
TM - 4	TRIM STANARDS
TM - 5	SIDING STANDARDS OVER FRAME
TM - 6	SIDING STANDARDS OVER BLOCK
TM - 7	SIDING STANDARDS OVER BLOCK CONT.
TM - 8	COLUMN MENU

COLOR BLOCKING

SHEET NO.	SHEET NAME
CBTRA	TRADITIONAL A ELEVATIONS - COLOR BLOCKING
CBCRA	CRAFTSMAN A ELEVATIONS - COLOR BLOCKING
CBCOA	COASTAL A ELEVATIONS - COLOR BLOCKING
CBFHA	FARMHOUSE A ELEVATIONS - COLOR BLOCKING

BUILDING CODE SUMMARY

THE PROJECT SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES
FL BUILDING CODE - RESIDENTIAL: 2023 FL BUILDING CODE - FUEL GAS: 2023
FL BUILDING CODE - PLUMBING: 2023 NATIONAL ELECTRIC CODE: 2020
FL BUILDING CODE - MECHANICAL: 2023 FL FIRE PREVENTION CODE: 2023
FL BUILDING CODE - ENERGY CONSERVATION: 2023

OCCUPANCY CLASSIFICATION: RESIDENTIAL CONSTRUCTION TYPE: VB

WIND ZONE: SEE ST-1 SPRINKLED: NO

ZONING CODE:
PROPOSED STRUCTURE COMPLIES WITH THE REQUIREMENTS OF CHAPTER 656, ZONING CODE FOR RESIDENTIAL DISTRICTS, INCL MAX BLDG HGT OF 35'

AREAS TR, CR, CO FH - A

1st Floor	2420 SF
CONDITIONED AREA	2420 SF
Garage	641 SF
Porch	27 SF
Lanai	200 SF
UNCONDITIONED AREA	868 SF
TOTAL UNDER ROOF	3288 SF

VOLUME - ALL A'S

1st Floor	22588 CF
Grand total	22588 CF

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APEX
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9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

50' RE

SUBDIVISON

PROJECT NO: 2025.003023
DRAWN: MJR
CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

0000 (150C)

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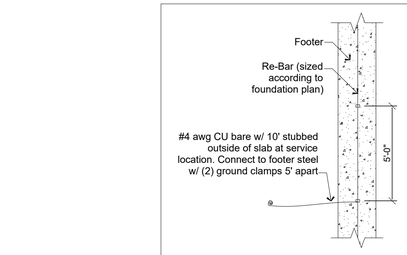
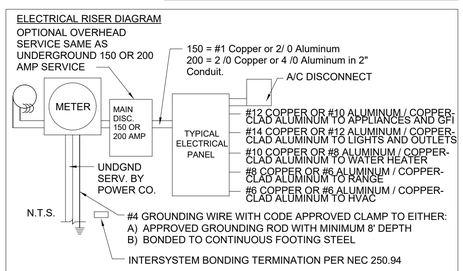


UFER GROUND DETAIL
N.T.S.

ELECTRICAL RISER DIAGRAM



NOTE:
ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY

GENERAL ELECTRICAL NOTES

ALL ELECTRICAL DESIGN AND WORK SHALL BE IN STRICT COMPLIANCE WITH THE 2020 NATIONAL ELECTRIC CODE

- CONTRACTOR RESPONSIBLE FOR ALL PANEL LOAD CALCULATIONS AND SHALL VERIFY IN ACCORDANCE WITH BUILDERS SPECIFICATIONS AND IN STRICT COMPLIANCE WITH NEC
- PER NEC SECTION 210.12(B) ALL 15A & 20A, 120V BRANCH CIRCUITS SUPPLYING OUTLETS REQUIRE AFCI PROTECTION
- CARBON MONOXIDE PROTECTION PER RESIDENTIAL CODE R315.1 TO BE INSTALLED WITHIN 10' OF EVERY SLEEPING ROOM
- ALL OUTLETS SHOULD BE AFCI PER NEC - U.N.O.
- ALL 125V SINGLE-PHASE 15A & 20A RECEPTACLES INSTALLED IN LOCATIONS SPECIFIED IN 210.8(A)(1) THROUGH (A)(10) SHALL HAVE GFCI PROTECTION FOR PERSONNEL IN ACCORDANCE WITH NEC 210.8(A)
- PER NEC SECTION 406.8(B)(I) 15A & 20A RECEPTACLES IN A WET LOCATION MUST BE WITHIN AN ENCLOSURE THAT IS WEATHERPROOF WHEN AN ATTACHMENT IS PLUGGED IN AN ALL NON-LOCKING RECEPTACLES SHALL BE LISTED AS WEATHER RESISTANT
- PER NEC SECTION 406.II IN DWELLING UNITS, ALL 15A & 20A, 15V RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT
- PER NEC SECTION 406.9(C) RECEPTACLES SHOULD NOT BE INSTALLED WITHIN A ZONE MEASURED 3FT HORIZONTALLY AND 8FT VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD.
- PER NEC SECTION 800.156 NO LESS THAN ONE COMMUNICATION OUTLET SHALL BE INSTALLED WITHIN EACH DWELLING UNIT
- PER NEC SECTION R314.3 AND R315.1 SMOKE DETECTORS TO BE INSTALLED INSIDE EACH SLEEPING AREA
- ALL SMOKE ALARMS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 217, PER RESIDENTIAL CODE 314.1. GC TO INSTALL; KIDDE MODEL # 14618A SMOKE ALARM, OR APPROVED EQUAL
- JUNCTION BOX AT WATER HEATER, RANGE AND/OR DRYER TO BE 220V IN NON GAS COMMUNITIES, AND 110V IN COMMUNITIES THAT HAVE GAS OPTIONS PROVIDE APPROPRIATE RECEPTACLE PER APPLIANCE
- ALL PERMANENTLY INSTALLED LUMINARIES, EXCLUDING THOSE IN KITCHEN APPLIANCES, SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS-PER-WATT OR SHALL UTILIZE LAMPS WITH AN EFFICACY OF NOT LESS THAN 65 LUMENS-PER-WATT PER R404.1.
- PER RESIDENTIAL CODE M1305.1 A LEVEL WORKING SPACE NOT LESS THAN 30" DEEP AND 30" WIDE SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE OF ANY APPLIANCE
- PER NEC SECTION R230.67 ALL SERVICES SUPPLYING DWELLING UNITS ARE REQUIRED TO BE PROVIDED WITH A TYPE 1 OR TYPE 2 SURGE-PROTECTIVE DEVICE.
- EACH DWELLING UNIT SHALL BE DESIGNED WITH PROVISION FOR FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT IN ACCORDANCE WITH RESIDENTIAL CODES RF103.1 AND RF103.3. CONTRACTOR RESPONSIBLE TO ADJUST PANEL/LOAD CALCULATIONS ACCORDINGLY.
- ALL 125V THROUGH 250V RECEPTACLES INSTALLED IN LOCATIONS SPECIFIED IN 210.8 (B)(1) THROUGH (B)(12) AND SUPPLIED BY SINGLE-PHASE BRANCH CIRCUITS RATED 150V OR LESS TO GROUND, 50A OR LESS, AND ALL RECEPTACLES SUPPLIED BY THREE-PHASE BRANCH CIRCUTS RATED 150V OR LESS TO GROUND, 100A OR LESS SHALL HAVE GFCI PROTECTION FOR PERSONNEL IN ACCORDANCE WITH NEC 210.8(B)
- FOR ONE AND TWO FAMILY DWELLING UNITS, ALL SERVICE CONDUCTORS SHALL TERMINATE IN DISCONNECTING MEANS HAVING A SHORT CIRCUIT CURRENT RATING EQUAL OR GREATER THAN THE AVAILABLE FAULT CURRENT, INSTALLED IN A READILY ACCESSIBLE OUTDOOR LOCATION IN ACCORDANCE WITH NEC 230.85

ABBREVIATIONS LEGEND

ABV	ABOVE
AC	AIR CONDITIONER
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLER UNIT
BLK	BLOCK
CABS	CABINETS
CLG	CEILING
CHR	CHAIR RAIL
COFF	COFFERED
COL	COLUMN
COND	CONDENSER
CRN	CROWN MOULDING
CVAC	CENTRAL VACUUM SYSTEM
DBL	DOUBLE
DIAG	DIAGONAL
DR	DOOR
DRY	DRYER
DW	DISHWASHER
EB	EYEBROW
FL	FLOOR LINE (MAT. CHANGE)
FLR	FLOOR
FP	FIREPLACE
FXD	FIXED
FXT	FIXTURE
GLS	GLASS
HB	HOSE BIB
KS	KNEE SPACE
LAV	LAVATORY
LT	LAUNDRY TUB
MRBL	MARBLE
MC	MEDICINE CABINET
MIR	MIRROR
MTL	METAL
OH	OVERHEAD
OPNG	OPENING
OPT	OPTIONAL
R & S	CLOTHES ROD and SHELF
REF	REFRIGERATOR
SD	SOAP DISH
SDLTS	SIDE LIGHTS
SGD	SLIDING GLASS DOOR
SH (2)	SHELVES (QUANTITY)
SHWR	SHOWER
TB	TOWEL BAR
TPH	TOILET PAPER HOLDER
T&S	TUB and SHOWER
TEMP	TEMPERED
TR	TRANSOM
VOL	VOLUME
WC	WATER CLOSET
WD	WOOD
WH	WATER HEATER
WNCT	WAINSCOT
WS	WATER SOFTENER
WASH	WASHER

ROOF NOTES

- INSTALL ROOF VENTING PER MFR WRITTEN INSTRUCTIONS PER RESIDENTIAL CODE R806
- ALL OVERHANG DIMENSIONS ARE TO EDGE OF RAFTER. REFERENCE WALL SECTIONS/DETAILS FOR ALL OVERHANGS NOT DIMENSIONED.
- ALL UNDERLAYMENT MUST BE INSTALLED IN COMPLIANCE WITH RESIDENTIAL CODE R905.1.1
- EACH 4' OFF RIDGE VENT REQUIRES (1) 46" x 3" CUT OUT IN ROOF SHEATHING PER MFR WRITTEN INSTRUCTIONS
- ROOF VENTING MUST MAINTAIN A MIN. DISTANCE OF 4'-0" FROM CENTERLINE OF SEPARATION WALL
- NO PENETRATIONS WITHIN 4'-0" OF RATED WALLS

ROOF VENT CALCULATION

FORMULA:

1 SQUARE INCH VENT FOR EVERY 300 SQUARE INCHES OF CEILING
*144 SQ. IN. = 1 SQ. FT.
BLDG. CEILING (SF) x 144 = BLDG (SQ. IN.)
BLDG. (SQ. IN.) / 300 = SQ. IN. OF VENT REQUIRED

PER NCSBC-R SECTION R806.2 - 40% MIN, BUT NOT MORE THAN 50% OF VENTILATION MUST BE PROVIDED BY VENTILATORS LOCATED A MINIMUM OF 3'-0" ABOVE THE EAVE OR CORNICE VENTS, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

BASIS OF CALCULATION: ("OR EQUAL" ACCEPTABLE)

(a) RIDGE VENTS - 105 SQ IN (NFVA) PER 4 LINEAL FT CALCULATED LINEAL FOOT OF SOFFIT VENT SHALL NOT INCLUDE NON-VENTED FIRE RATED SOFFIT LOCATED LESS THAN 5' FROM PROPERTY LINE

EXTERIOR ELEVATION GENERAL NOTES

- FRONT ELEVATIONS BANDING, MOLDING, COLUMNS AND TRIM SHALL RECEIVE A SAND FINISH. SEE ELEVATION FOR DEPTH OR RAISED BANDING
- SIDE AND REAR ELEVATIONS BANDING AROUND WINDOWS AND DOORS MAY BE OPTIONAL PER COMMUNITY SPECS - SEE COMMUNITY SPECIFICATIONS OR CONSULT THE CONSTRUCTION MANAGER. ALL BANDING SHALL RECEIVE A SAND FINISH
- ROOF COVERING SEE COMMUNITY SPECIFICATIONS OR CONSULT THE CONSTRUCTION MANAGER. SEE STRUCTURAL SHEETS FOR SHEATHING REQUIREMENTS
- FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, DECK AND WALL INTERSECTIONS, AT GUTTERS, AT ALL CHANGES IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS
- WINDOW PAN FLASHING SHALL BE IN ACCORDANCE WITH RESIDENTIAL CODE R703.4
- WALL HEIGHTS VERIFY ALL BEARING WALL HEIGHTS WITH FINAL TRUSS LAYOUTS
- LATH PER RESIDENTIAL CODE R703.7.1, LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 11/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 7/8-INCHLONG (22.2 MM), 16 GAGE STAPLES, SPACED NOT MORE THAN 6 INCHES (152 MM), OR AS OTHERWISE APPROVED
- PLASTER PER R703.7.2, PLASTERING WITH PORTLAND CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHERE APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHERE APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTANT WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R702.1(1). ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED. THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1(3)
- WEEP SCREED PER R703.7.2.1 A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 31/2 INCHES (89 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C926. THE WEEP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED
- WATER-RESISTIVE BARRIERS PER R703.7.3, WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.4) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS

GENERAL NOTES

- ALL CONSTRUCTION SHALL MEET THE LATEST EDITION OF CODES ADOPTED BY THE LOCAL GOVERNING AGENCIES
- PER RESIDENTIAL CODE R302.5 NO OPENINGS FROM A PRIVATE GARAGE ARE PERMITTED DIRECTLY INTO SLEEPING AREAS. ALL OPENINGS SHALL HAVE SOLID WOOD, INSULATED STEEL OR 20 MIN. FIRE RATED DOORS NOT LESS THAN 1-3/8 INCHES THICKNESS. ALL DUCTS IN THE GARAGE OR PENETRATING THE WALL OR CEILING SEPARATING THE GARAGE AND DWELLING SHALL BE CONSTRUCTED OF MIN. 26 GA. SHEET METAL, 1 INCH MINIMUM RIGID CLASS 0 OR 1 DUCT BOARD, OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE
- PER RESIDENTIAL CODE TABLE R302.6 GARAGE SHALL BE SEPARATED FROM RESIDENCE AND IT'S ATTIC W/ MIN. 1/2" GYP BOARD ATTACHED IN ACCORDANCE WITH TABLE R702.3.5. HABITABLE ROOMS SHALL BE SEPARATED FROM ROOM ABOVE W/ MIN 5/8" TYPE "X" GYP BOARD, WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY. ANY STRUCTURE SUPPORTING THE ASSEMBLY SHALL BE PROTECTED W/ MIN 1/2" GYP BOARD
- PER RESIDENTIAL CODE R309.1 GARAGE AND CARPORT FLOOR SURFACE AREAS USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARDS THE MAIN VEHICLE ENTRY DOORWAY
- PER RESIDENTIAL CODE R312.1 PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE FINISHED FLOOR OR GRADE SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT. PER RESIDENTIAL CODE R312.1.2 OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE FINISHED FLOOR OR GRADE SHALL HAVE GUARDS NOT LESS THAN 34" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS
- PER RESIDENTIAL CODE R312.1.3 REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4" OR MORE IN DIAMETER
- PER RESIDENTIAL CODE R308.4.5 GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING, FACING, OR ADJACENT TO HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE, SHALL BE CONSIDERED A HAZARDOUS LOCATION. G.C. TO VERIFY IF HOMEOWNER SELECTS ANY OF THESE ITEMS LISTED. IF ANY OF THESE ITEMS LISTED IS INSTALLED, SUCH GLAZING FACING THOSE ITEMS IS TO BE TEMPERED
- PER RESIDENTIAL CODE R312.2, PROVIDE WINDOW FALL PROTECTION IN ACCORDANCE WITH R312.2.1 AND R312.2.2
- GAS OPT. PER COMMUNITY. VERIFY WITH BLDR
- C.J. = RECOMMENDED MASONRY CONTROL JOINT LOCATION
- ALL FINISHES, MATERIALS, HOUSEWRAP, WINDOW AND DOOR FLASHING, TAPING AND SEALANTS TO BE INSTALLED PER BUILDER PROVIDED SPECIFICATIONS OR MFR WRITTEN INSTRUCTIONS
- ALL FINISH DETAILS & TYPICAL PLAN NOTES PROVIDED BY BUILDER IN ACCORDANCE WITH TYPICAL BUILDER SPECIFICATIONS
- REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ALL EXTERIOR WALL STUD SPECIES, SIZES AND SPACING

TERMITE SPECIFICATIONS

SECTION R318 PROTECTION AGAINST TERMITES

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE A PREVENTIVE TREATMENT TO NEW CONSTRUCTION (SEE SECTION 202, REGISTERED TERMITICIDE). UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

NOTE:
1. METHOD OF TREATMENT SHALL BE APPROVED BY THE GOVERNING JURISDICTION "LIQUID BORATE OR BORA-CARE" PRODUCT METHODS MUST BE DETERMINED AT PERMIT STAGE AND PRODUCT APPROVAL DATA MUST BE ON FILE WITH THE BUILDING DEPARTMENT.
2. PRESSURE TREATED LUMBER THAT HAS BEEN CUT OR DRILLED THAT EXPOSES UNTREATED PORTIONS OF WOOD ARE REQUIRED TO BE FIELD TREATED TO PREVENT INSECT INFESTATION.
3. OPTIONAL BORATE APPLIED TO ALL FRAME MEMBERS MIN. 24" AFF

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003023
DRAWN: MJR
CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A000

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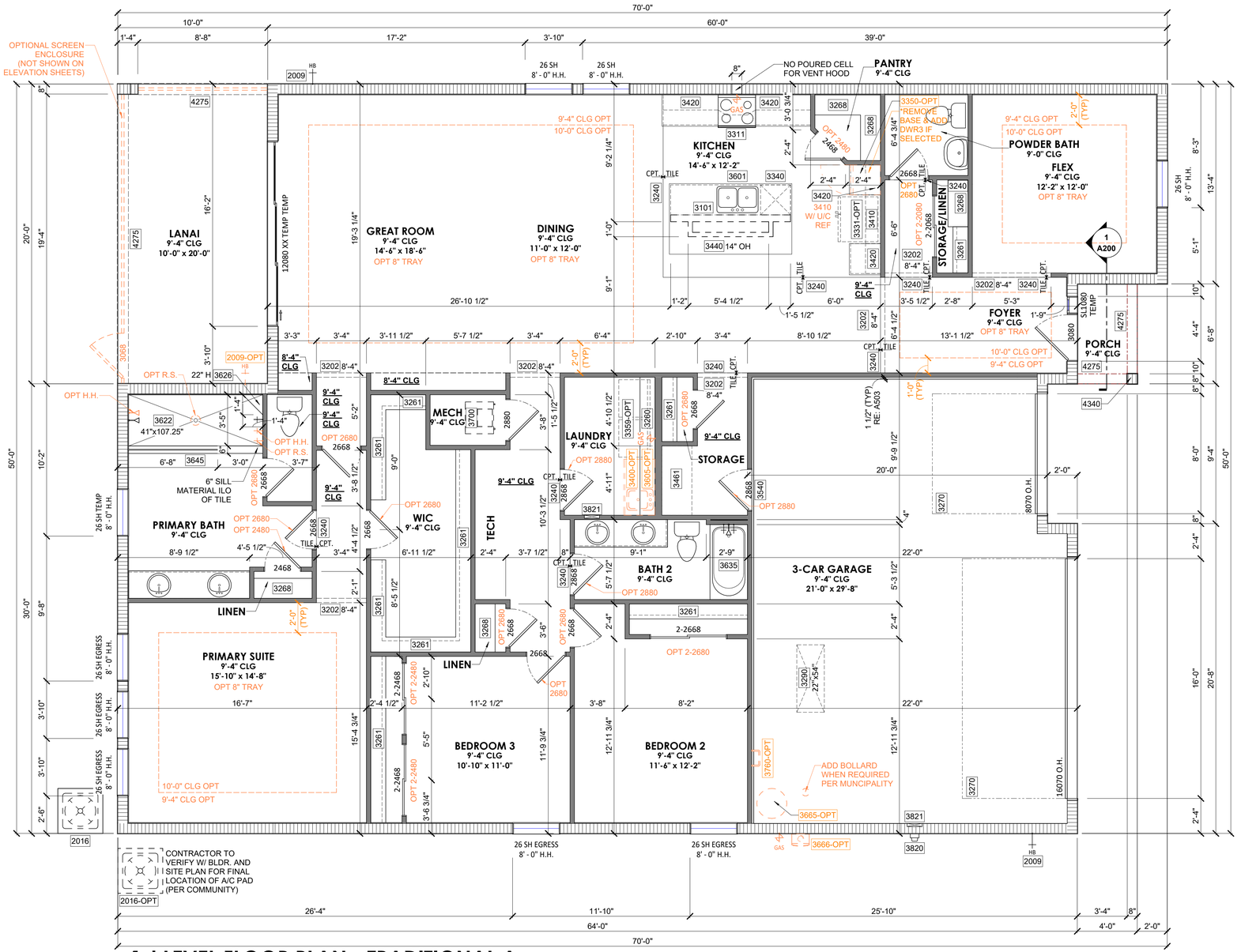

1st LEVEL FLOOR PLAN - TRADITIONAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

2009	HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2009-OPT	OPT HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2016	A/C PAD, 36"x 36" (U.N.O.)
2016-OPT	OPT A/C PAD, 36"x 36" (U.N.O.)
3101	2X6 WALL
3202	INTERIOR FLAT HEADER (H.H. AS NOTED)
3240	FLOOR LINE
3260	SINGLE SHELF
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3270	LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION
3290	ATTIC ACCESS - SIZE AS NOTED (PROVIDE 30" MIN. HEADROOM AT ALL ACCESS LOCATIONS)
3311	RANGE W/ MICROHOOD
3331-OPT	OPT REFRIGERATOR
3340	DISHWASHER
3350-OPT	OPT UNDER COUNTER REFRIGERATOR
3359-OPT	OPT WASHER AND DRYER (WASHER ALWAYS ON LEFT - DRYER ALWAYS ON RIGHT)
3400-OPT	OPT BASE CABINETS
3410	UPPER CABINETS
3420	BASE & UPPER CABINETS
3440	EXTEND 36" HIGH COUNTER OVER 2X4 KNEE WALL BELOW
3461	DROP ZONE
3540	DOOR IS 1 3/8" MIN. SOLID CORE -OR- 20 MIN. FIRE RATED
3601	SINK W/ GARBAGE DISPOSAL (SWITCH LOCATION PER BLDR SPECS)
3605-OPT	OPT LAV. SINK
3622	SHOWER RECESSED (PER BLDR SPECS)
3626	CORNER SHOWER SEAT
3635	TUB (5'-0" ROUGH OPENING)
3645	TEMPERED GLASS SHOWER ENCLOSURE
3665-OPT	OPT WATER HEATER - TANKED (PROVIDE MECH PROTECTION PER CODE)
3666-OPT	OPT WATER HEATER - TANKLESS (PROVIDE GAS & ELEC AS REQD)
3700	AHU
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE
3820	ELECTRICAL METER AND DISCONNECT (LOCATION PER BLDR SPECS)
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)

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ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003023

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

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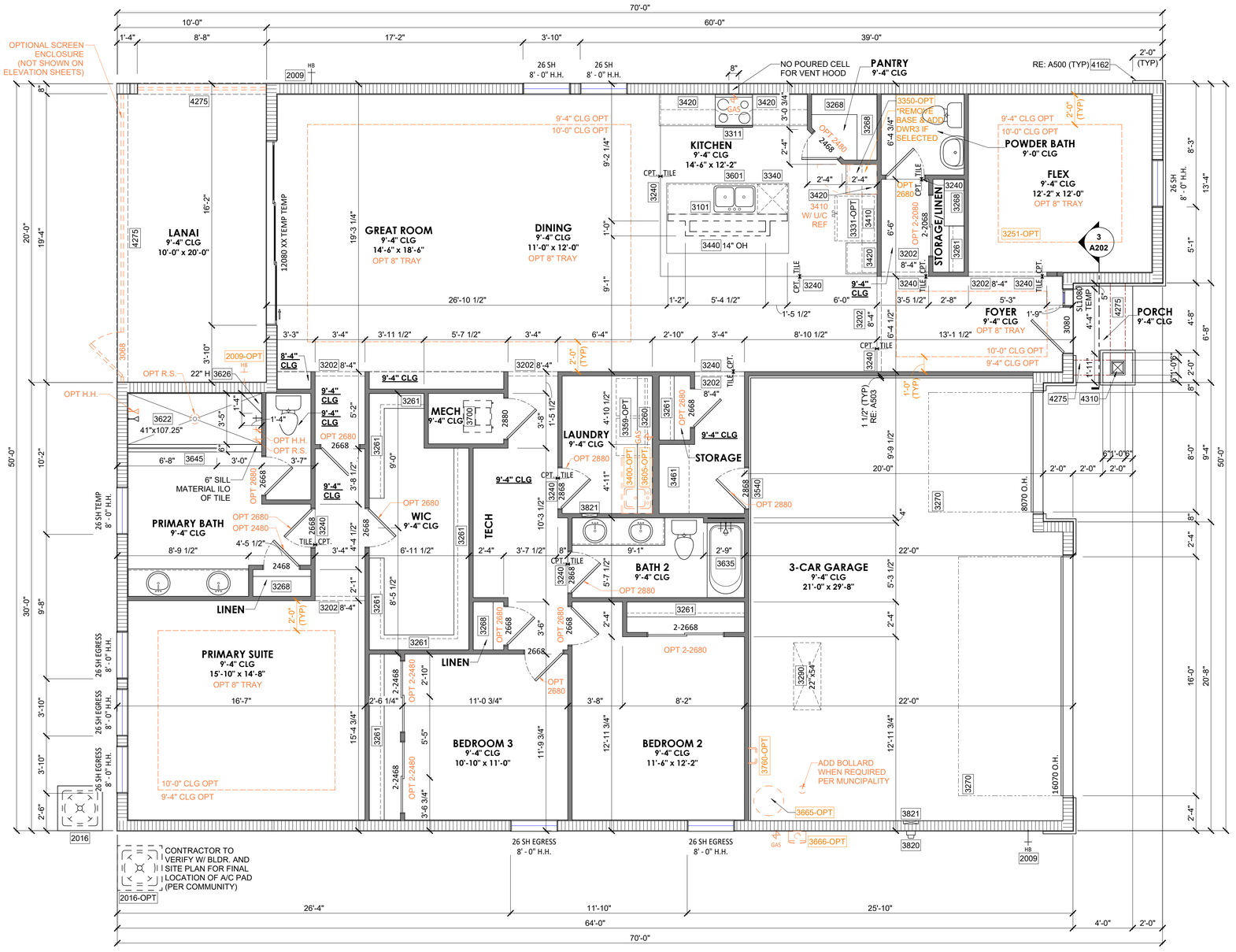

1st LEVEL FLOOR PLAN - CRAFTSMAN A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

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3251-OPT	OPT TRAY CEILING
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3270	LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION
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3331-OPT	OPT REFRIGERATOR
3340	DISHWASHER
3350-OPT	OPT UNDER COUNTER REFRIGERATOR
3359-OPT	OPT WASHER AND DRYER (WASHER ALWAYS ON LEFT - DRYER ALWAYS ON RIGHT)
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3666-OPT	OPT WATER HEATER - TANKLESS (PROVIDE GAS & ELEC AS REQD)
3700	AHU
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE
3820	ELECTRICAL METER AND DISCONNECT (LOCATION PER BLDR SPECS)
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4162	MFR. STONE VENEER
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)
4310	TAPERED CRAFTSMAN COLUMN W/ CAP AND BASE (RE: STRUCTURAL FOR LOAD BEARING COLUMNS)

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taylor morrison

ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003023

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

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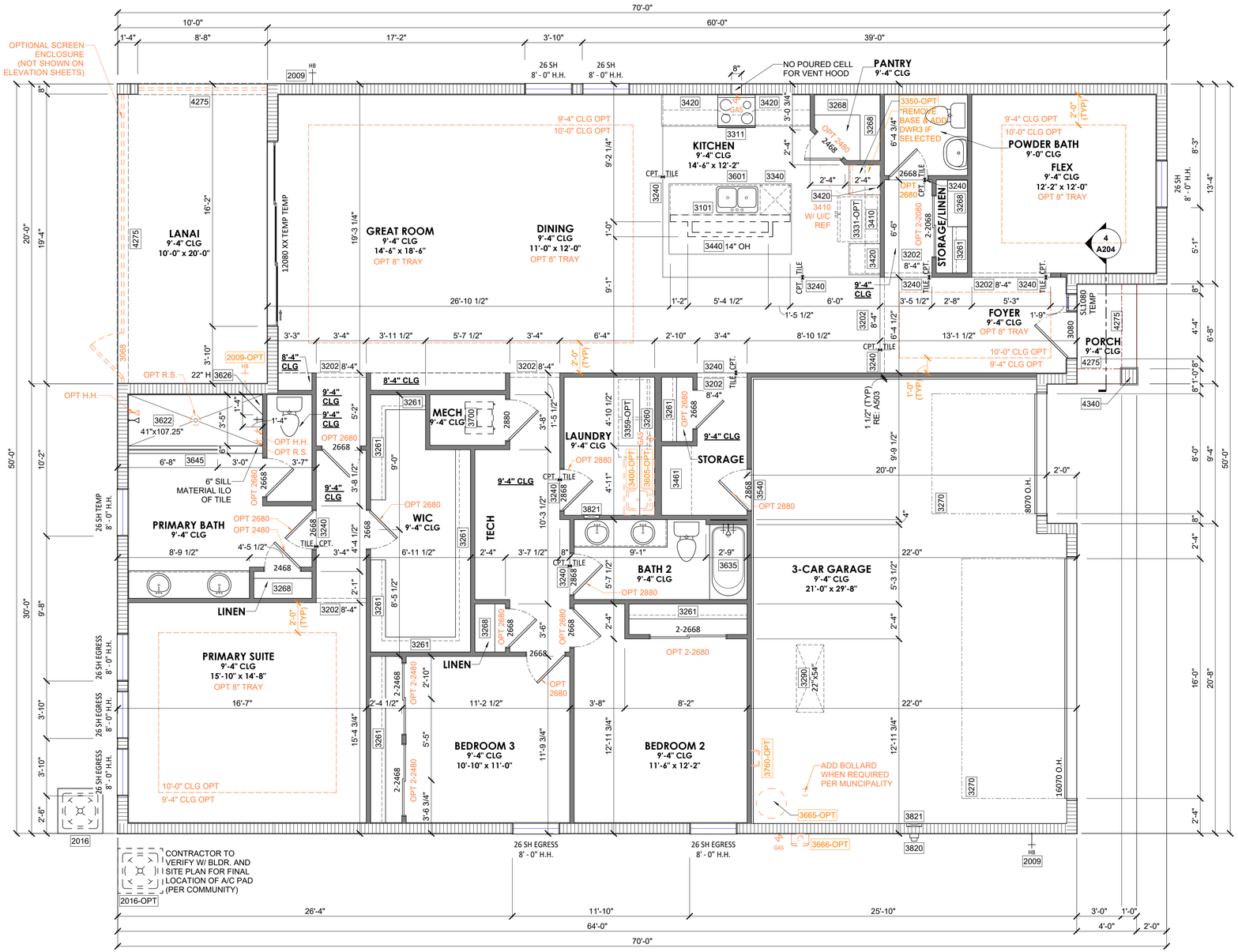

1st LEVEL FLOOR PLAN - COASTAL A

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3645	TEMPERED GLASS SHOWER ENCLOSURE
3665-OPT	OPT WATER HEATER - TANKED (PROVIDE MECH PROTECTION PER CODE)
3666-OPT	OPT WATER HEATER - TANKLESS (PROVIDE GAS & ELEC AS REQD)
3700	AHU
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE
3820	ELECTRICAL METER AND DISCONNECT (LOCATION PER BLDR SPECS)
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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904.821.5200
taylor morrison

ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003023

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A114

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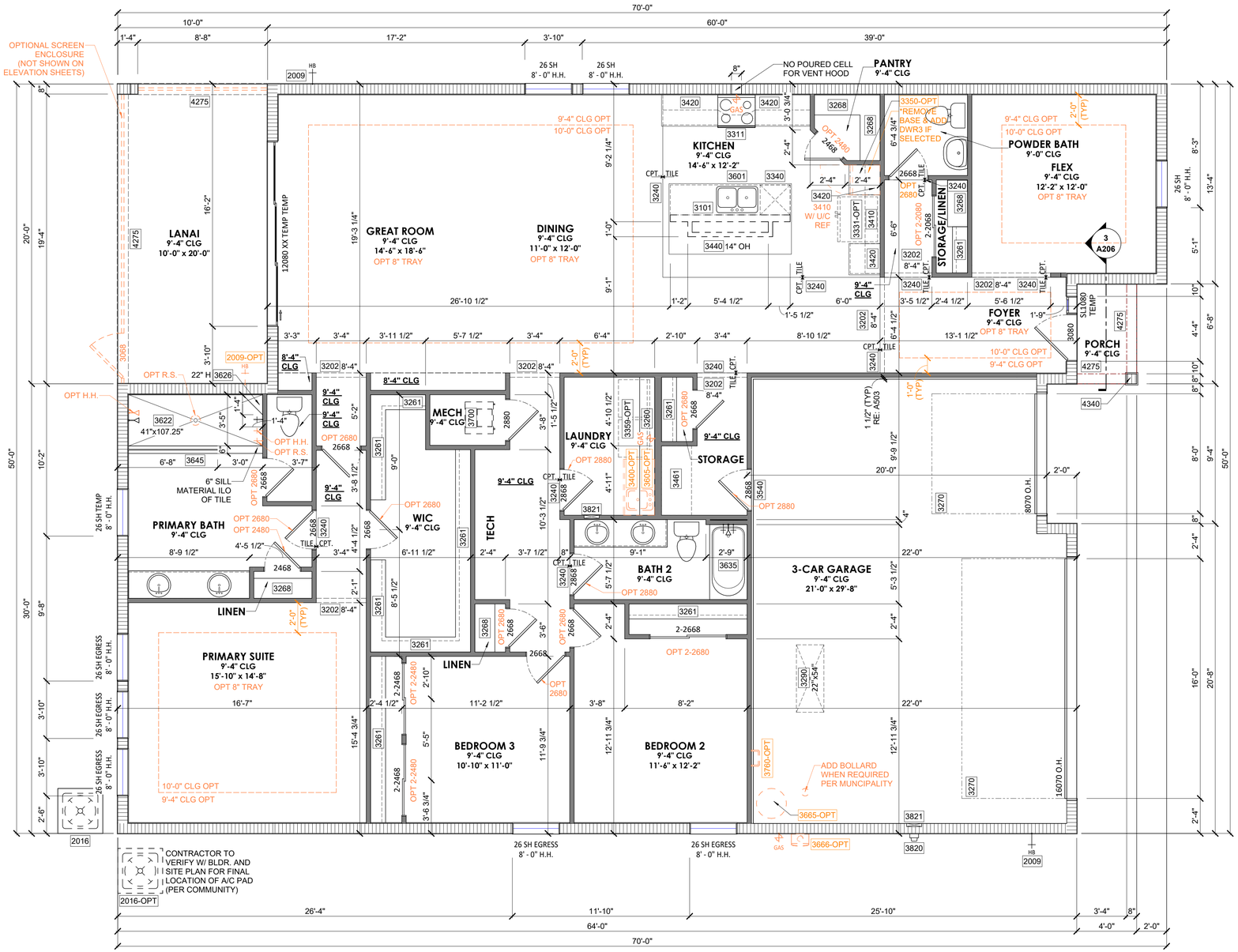

1st LEVEL FLOOR PLAN - FARMHOUSE A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

2009	HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2009-OPT	OPT HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2016	A/C PAD, 36"x 36" (U.N.O.)
2016-OPT	OPT A/C PAD, 36"x 36" (U.N.O.)
3101	2X6 WALL
3202	INTERIOR FLAT HEADER (H.H. AS NOTED)
3240	FLOOR LINE
3260	SINGLE SHELF
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3270	LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION
3290	ATTIC ACCESS - SIZE AS NOTED (PROVIDE 30" MIN. HEADROOM AT ALL ACCESS LOCATIONS)
3311	RANGE W/ MICROHOOD
3331-OPT	OPT REFRIGERATOR
3340	DISHWASHER
3350-OPT	OPT UNDER COUNTER REFRIGERATOR
3359-OPT	OPT WASHER AND DRYER (WASHER ALWAYS ON LEFT - DRYER ALWAYS ON RIGHT)
3400-OPT	OPT BASE CABINETS
3410	UPPER CABINETS
3420	BASE & UPPER CABINETS
3440	EXTEND 36" HIGH COUNTER OVER 2X4 KNEE WALL BELOW
3461	DROP ZONE
3540	DOOR IS 1 3/8" MIN. SOLID CORE -OR- 20 MIN. FIRE RATED
3601	SINK W/ GARBAGE DISPOSAL (SWITCH LOCATION PER BLDR SPECS)
3605-OPT	OPT LAV. SINK
3622	SHOWER RECESSED (PER BLDR SPECS)
3626	CORNER SHOWER SEAT
3635	TUB (5'-0" ROUGH OPENING)
3645	TEMPERED GLASS SHOWER ENCLOSURE
3665-OPT	OPT WATER HEATER - TANKED (PROVIDE MECH PROTECTION PER CODE)
3666-OPT	OPT WATER HEATER - TANKLESS (PROVIDE GAS & ELEC AS REQD)
3700	AHU
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE
3820	ELECTRICAL METER AND DISCONNECT (LOCATION PER BLDR SPECS)
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)

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ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003023

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A116

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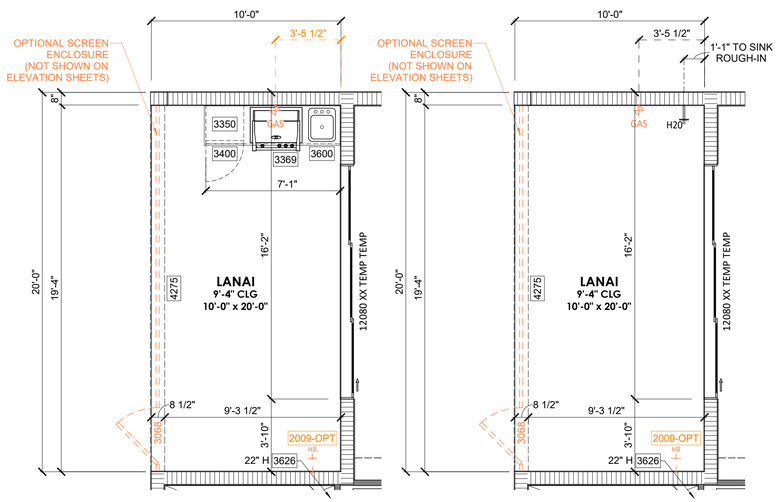
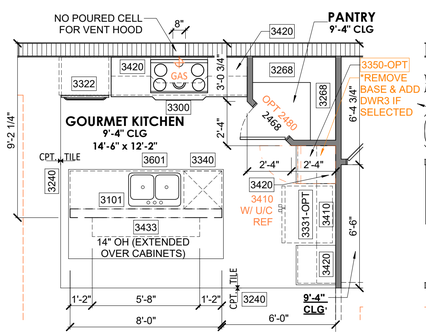


1st LEVEL FLOOR PLAN - OPT

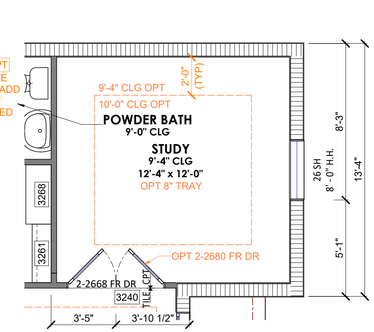
1st LEVEL FLOOR PLAN - OPT OUTDOOR KITCHEN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



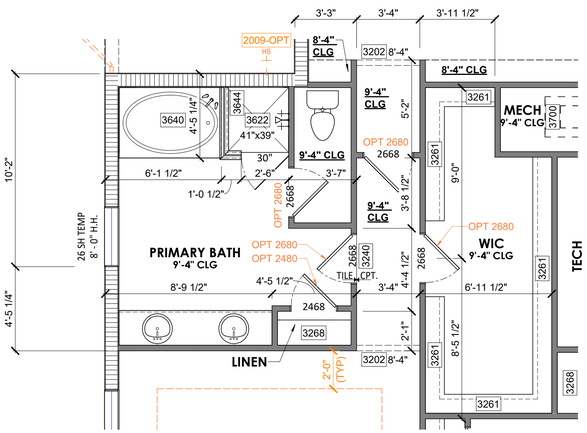
1st LEVEL FLOOR PLAN - OPT GOURMET KITCHEN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



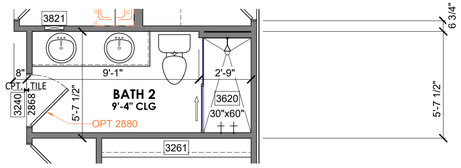
1st LEVEL FLOOR PLAN - OPT STUDY

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL FLOOR PLAN - OPT DELUXE PRIMARY BATH

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL FLOOR PLAN - OPT SHOWER @ BATH 2

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

2009-OPT	OPT HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
3101	2X6 WALL
3202	INTERIOR FLAT HEADER (H.H. AS NOTED)
3240	FLOOR LINE
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3300	COOKTOP
3322	DOUBLE OVEN
3331-OPT	OPT REFRIGERATOR
3340	DISHWASHER
3350	UNDER COUNTER REFRIGERATOR
3350-OPT	OPT UNDER COUNTER REFRIGERATOR
3369	30" GRILL
3400	BASE CABINETS
3410	UPPER CABINETS
3420	BASE & UPPER CABINETS
3433	12" DEEP KITCHEN ISLAND CABINETS
3600	SINK
3601	SINK W/ GARBAGE DISPOSAL (SWITCH LOCATION PER BLDR SPECS)
3620	SHOWER W/ PRE-FAB PAN (SIZE PER PLAN)
3622	SHOWER RECESSED (PER BLDR SPECS)
3626	CORNER SHOWER SEAT
3640	DROP-IN TUB W/ DECK (PER BLDR SPECS)
3644	TEMPERED GLASS SHOWER ENCLOSURE ON 30" H 1/2 WALL W/ SLP TOP
3700	AHU
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)

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ASTORIA

BASE PLAN

REGIONAL PLAN - CMU

50' R

SUBDIVISON

PROJECT NO: 2025.003023

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A118

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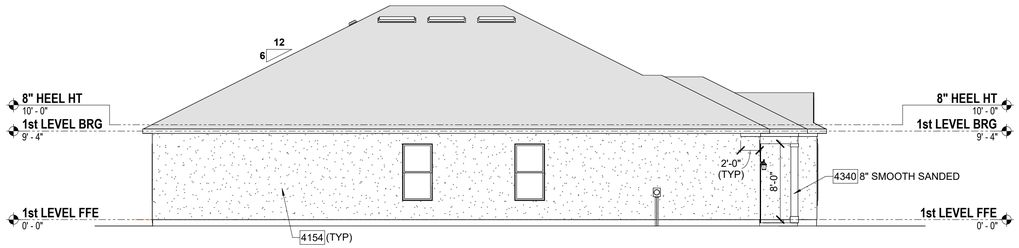
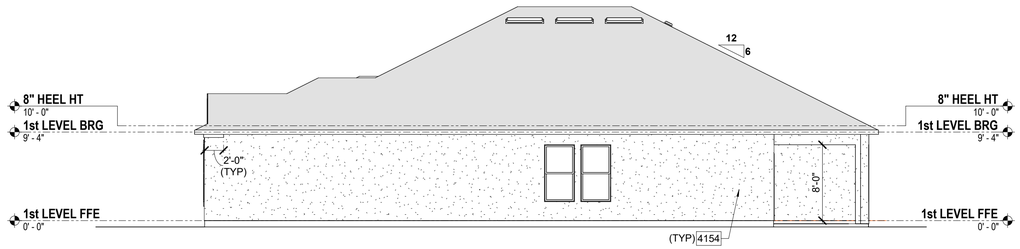


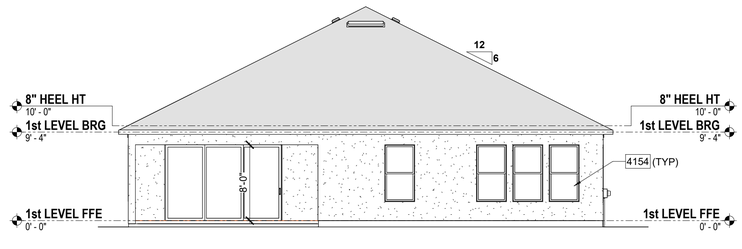
LEFT ELEVATION - TRADITIONAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



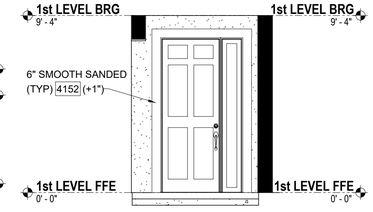
RIGHT ELEVATION - TRADITIONAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - TRADITIONAL A

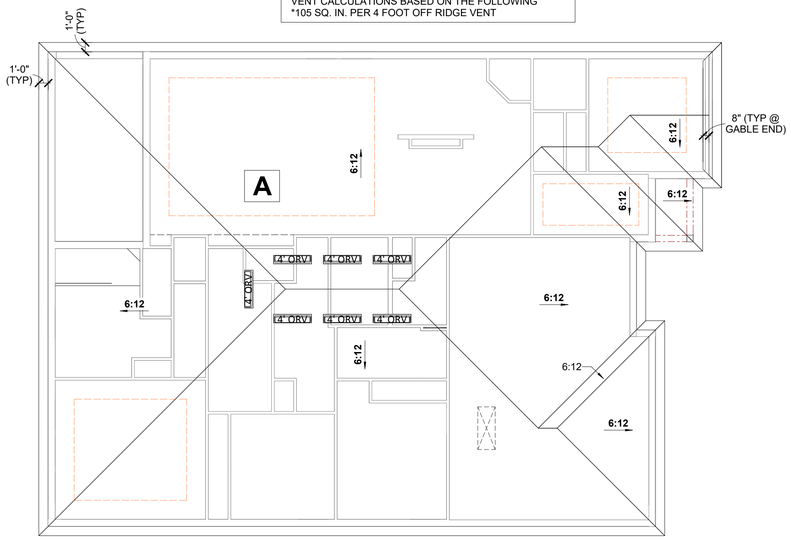
1/8" = 1'-0" WHEN PRINTED ON 22"x34"



1 A200 **FRONT ENTRY VIEW**

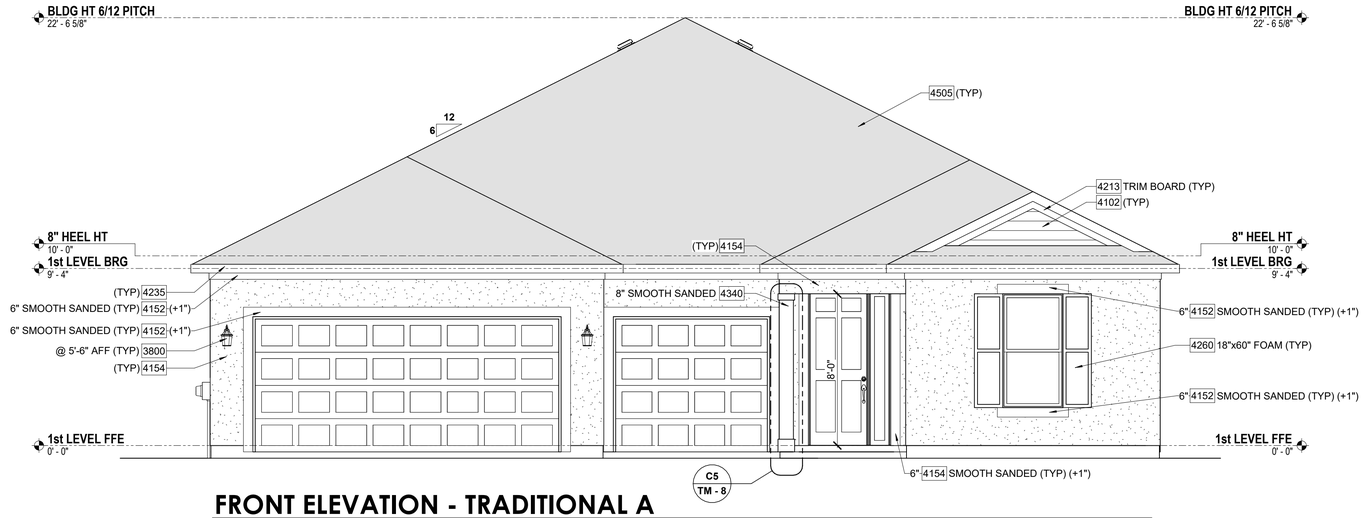
1/4" = 1'-0" WHEN PRINTED ON 22"x34"

UPPER ROOF VENT REQUIREMENTS - TRADITIONAL A
VENTILATION CALCULATIONS: ATTIC AREA = 3294 SQ. FT. / 300 = 10.98 SQ. FT. x 144 = 1582 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 633 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 7 TOTAL SOFFIT VENTILATION NEEDED 911 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT



ROOF PLAN - TRADITIONAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



FRONT ELEVATION - TRADITIONAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

3800	COACH LIGHTS (PER BLDR SPECS)
4102	LAP SIDING, 6" EXPOSURE
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4213	1x6 TRIM
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4260	DECORATIVE SHUTTERS (SIZE AS NOTED)
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)

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ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003023

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A200

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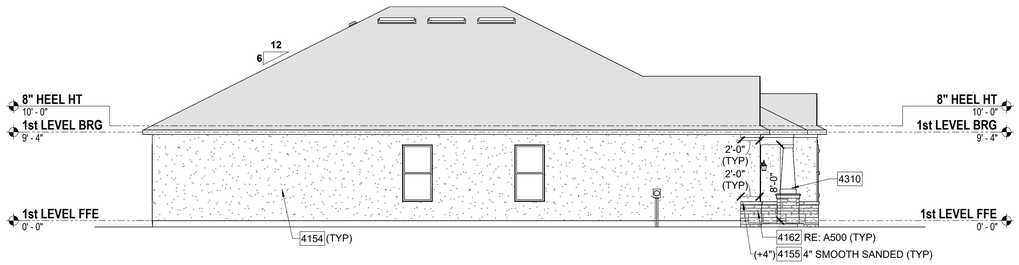
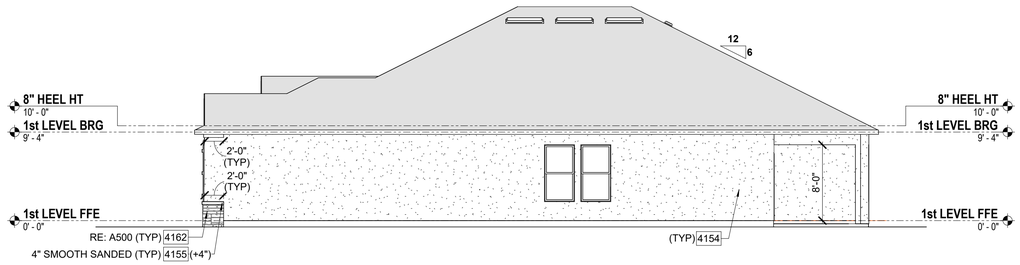


LEFT ELEVATION - CRAFTSMAN A

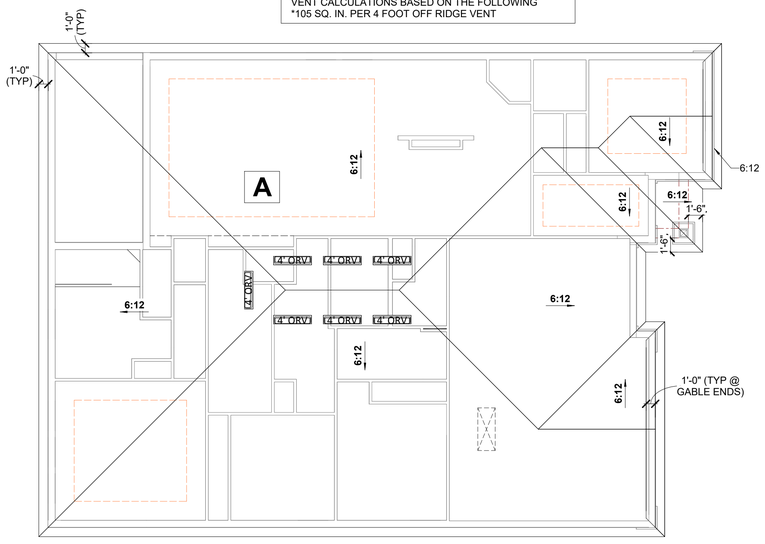
1/8" = 1'-0" WHEN PRINTED ON 22"x34"



RIGHT ELEVATION - CRAFTSMAN A

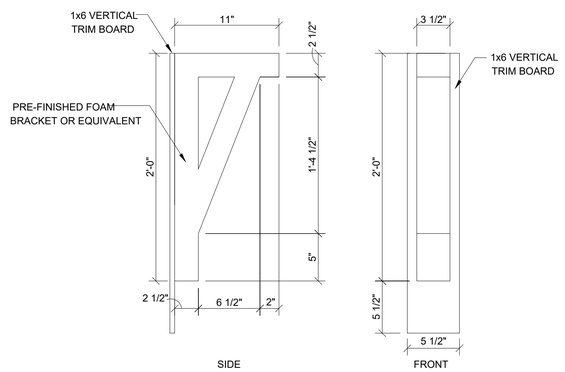
1/8" = 1'-0" WHEN PRINTED ON 22"x34"

UPPER ROOF VENT REQUIREMENTS - CRAFTSMAN A
VENTILATION CALCULATIONS: ATTIC AREA = 3294 SQ. FT. / 300 = 10.98 SQ. FT. x 144 = 1582 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 633 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 7 TOTAL SOFFIT VENTILATION NEEDED 911 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT



ROOF PLAN - CRAFTSMAN A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



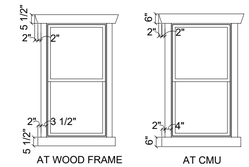
1 A202 **A-TYP-DECO-BKT-11X24X3.5**

1 1/2" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES	
3800	COACH LIGHTS (PER BLDR SPECS)
4120	SHAKE SIDING
4133	SMOOTH PANEL SIDING
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4155	FOAM TRIM PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4162	MFR. STONE VENEER
4213	1x6 TRIM
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4260	DECORATIVE SHUTTERS (SIZE AS NOTED)
4310	TAPERED CRAFTSMAN COLUMN W/ CAP AND BASE (RE: STRUCTURAL FOR LOAD BEARING COLUMNS)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)

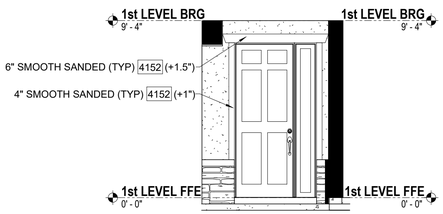
REAR ELEVATION - CRAFTSMAN A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



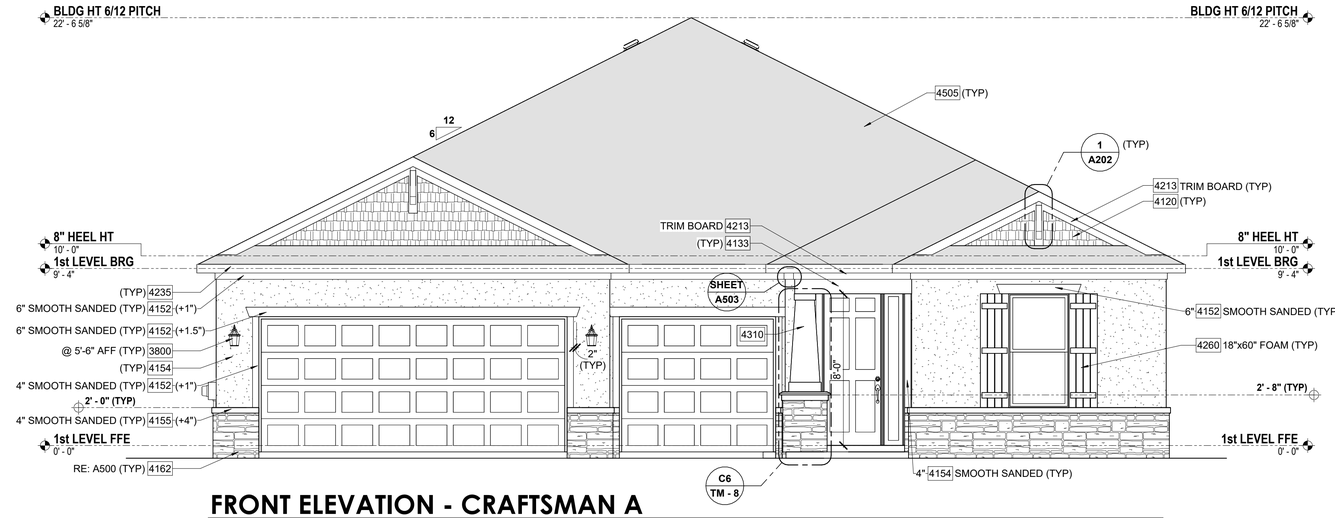
2 A202 **WINDOW TRIM**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



3 A202 **FRONT ENTRY VIEW**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FRONT ELEVATION - CRAFTSMAN A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

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ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003023

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A202

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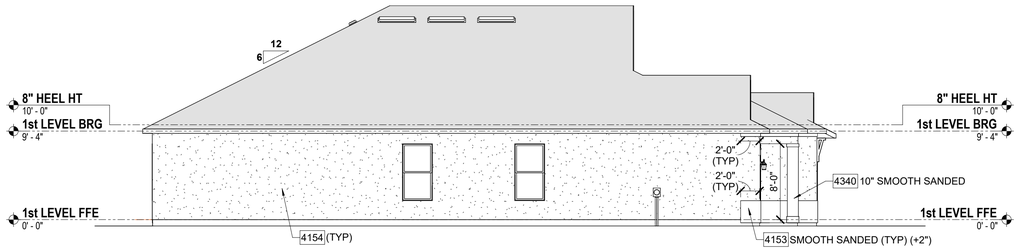
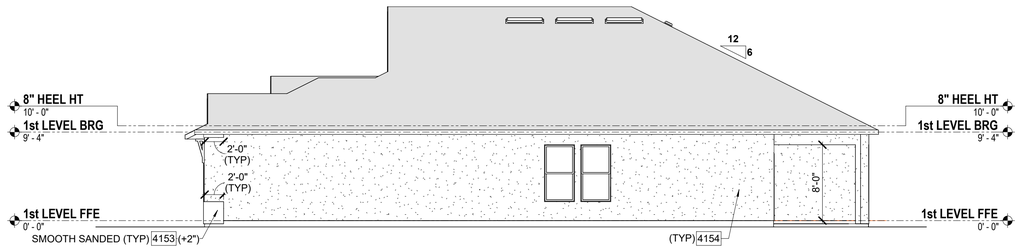


LEFT ELEVATION - COASTAL A

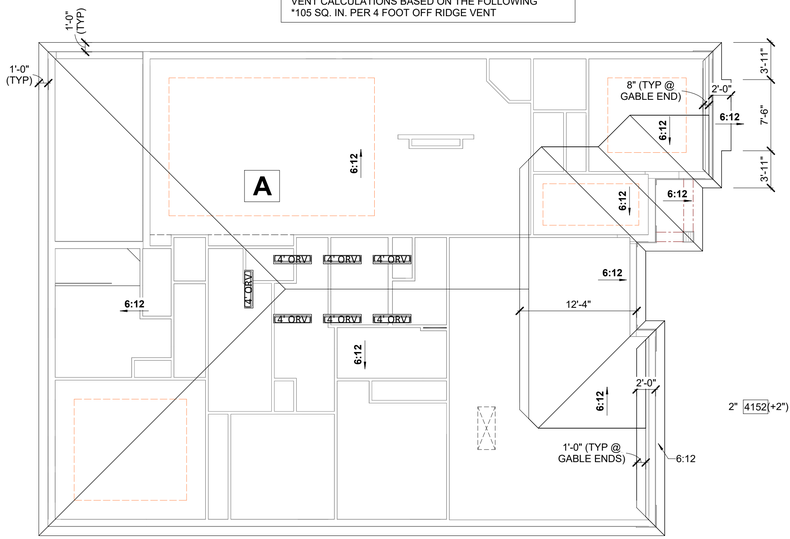
1/8" = 1'-0" WHEN PRINTED ON 22"x34"



RIGHT ELEVATION - COASTAL A

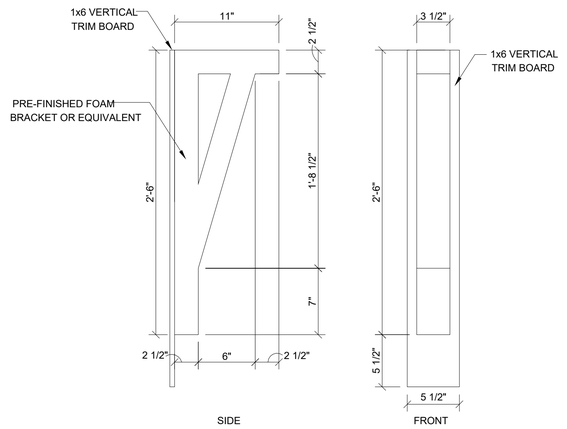
1/8" = 1'-0" WHEN PRINTED ON 22"x34"

UPPER ROOF VENT REQUIREMENTS - COASTAL A
VENTILATION CALCULATIONS: ATTIC AREA = 3294 SQ. FT. / 300 = 10.98 SQ. FT. x 144 = 1582 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 633 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 7 TOTAL SOFFIT VENTILATION NEEDED 911 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT



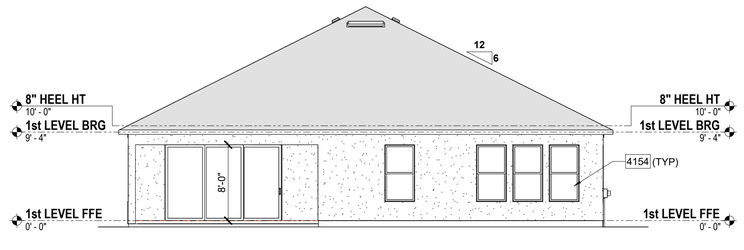
ROOF PLAN - COASTAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



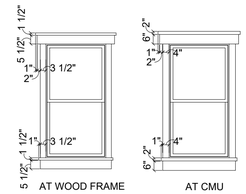
1 A204 **A-TYP-DECO-BKT-11X30X3.5**

1 1/2" = 1'-0" WHEN PRINTED ON 22"x34"



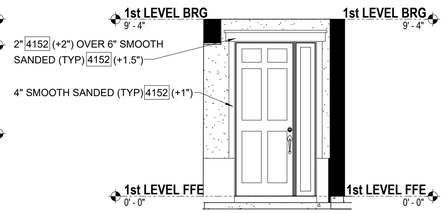
REAR ELEVATION - COASTAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



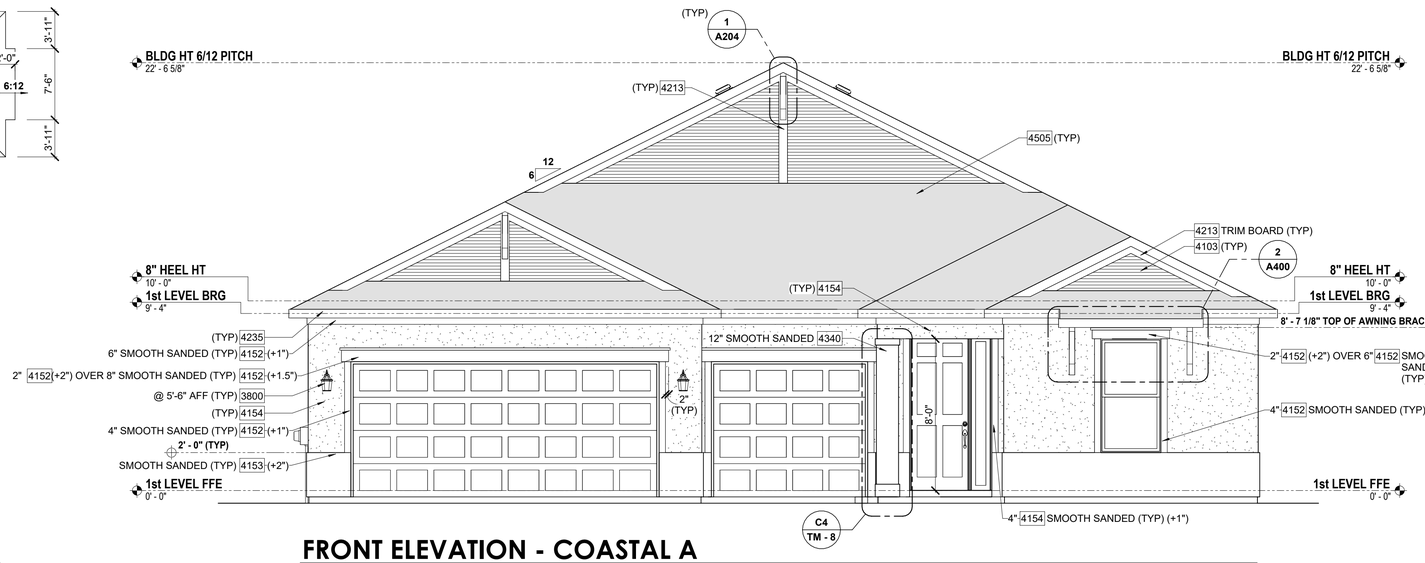
2 A204 **WINDOW TRIM**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



4 A204 **FRONT ENTRY VIEW**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FRONT ELEVATION - COASTAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

3800	COACH LIGHTS (PER BLDR SPECS)
4103	LAP SIDING, 2" EXPOSURE
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4153	CEMENT PLASTER FINISH WATER TABLE W/ SLOPED TOP (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4213	1x6 TRIM
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003023

DRAWN: MJR

CHECKED: CM

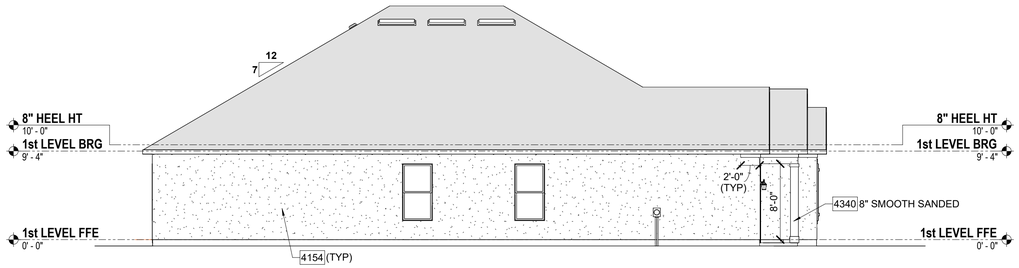
07-02-2025

REVISIONS:

No.	Description	Date

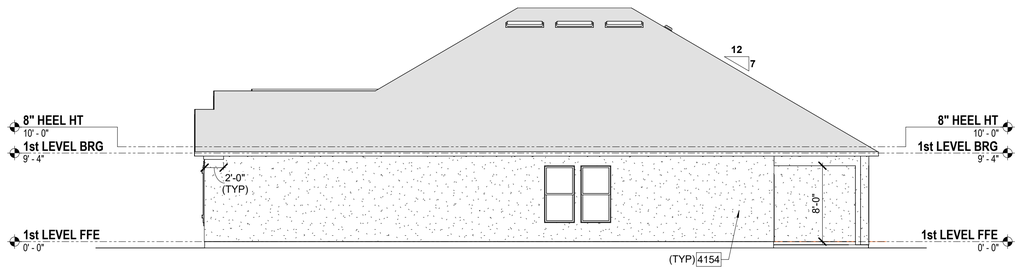
A204

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



LEFT ELEVATION - FARMHOUSE A

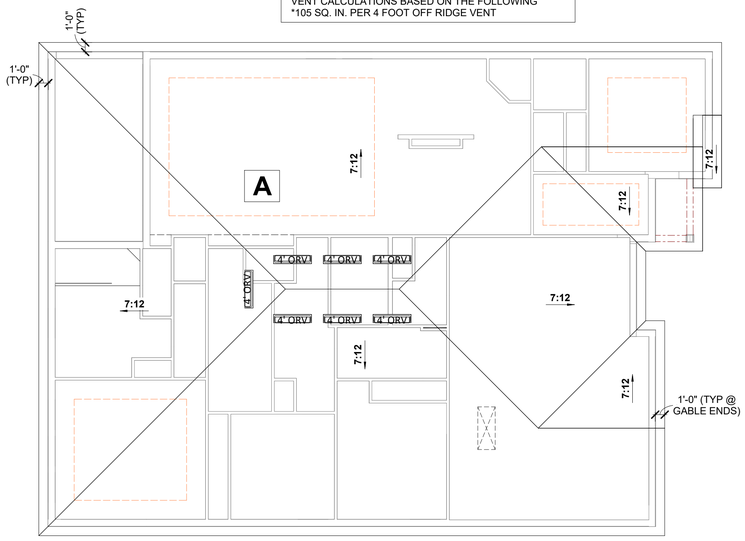
1/8" = 1'-0" WHEN PRINTED ON 22"x34"



RIGHT ELEVATION - FARMHOUSE A

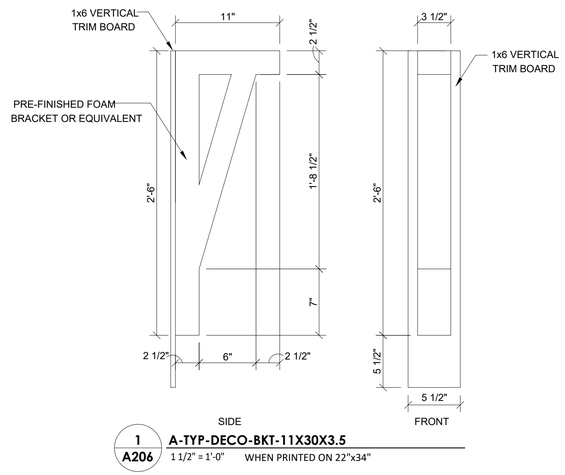
1/8" = 1'-0" WHEN PRINTED ON 22"x34"

UPPER ROOF VENT REQUIREMENTS - FARMHOUSE A
VENTILATION CALCULATIONS: ATTIC AREA = 3294 SQ. FT. / 300 = 10.98 SQ. FT. x 144 = 1582 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 633 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 7 TOTAL SOFFIT VENTILATION NEEDED 911 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT



ROOF PLAN - FARMHOUSE A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

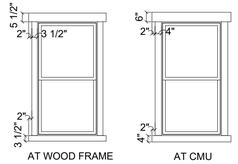


1 / A206 **A-TYP-DECO-BKT-11X30X3.5**

1 1/2" = 1'-0" WHEN PRINTED ON 22"x34"

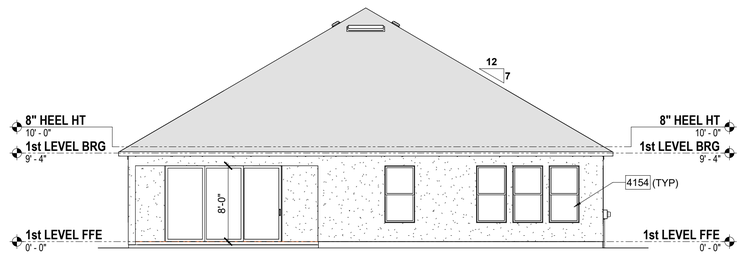
KEYNOTES

3800	COACH LIGHTS (PER BLDR SPECS)
4130	BOARD & BATTEN SIDING
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4213	1x6 TRIM
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4260	DECORATIVE SHUTTERS (SIZE AS NOTED)
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)



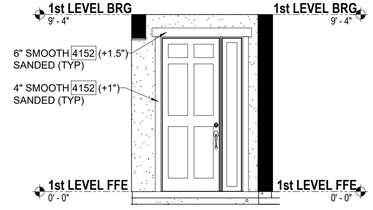
2 / A206 **WINDOW TRIM**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



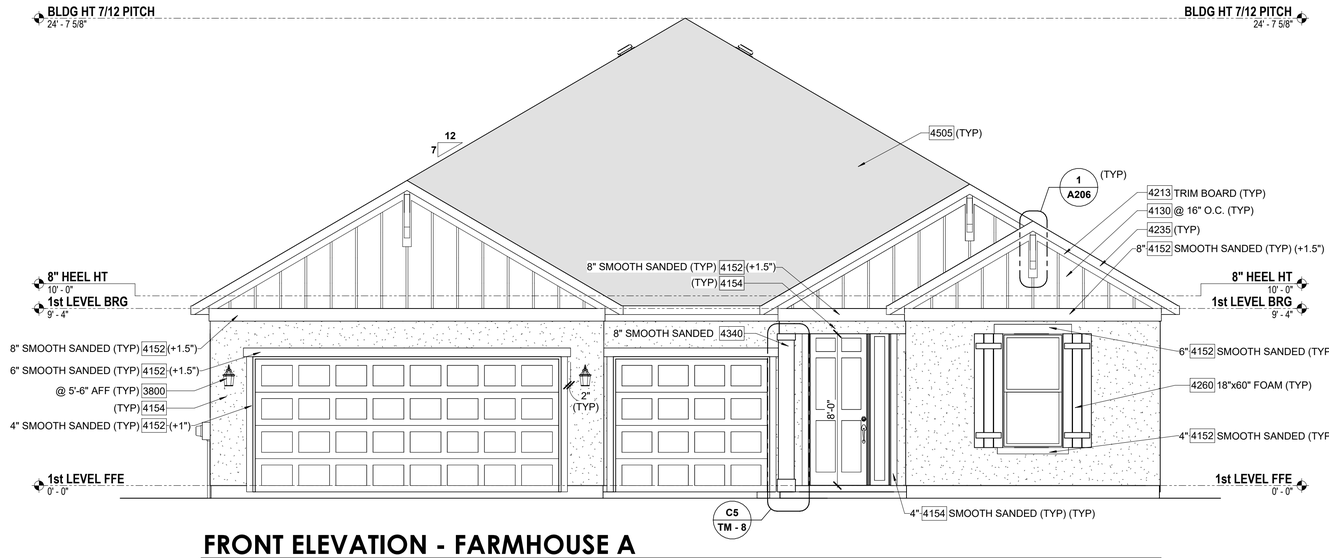
REAR ELEVATION - FARMHOUSE A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



3 / A206 **FRONT ENTRY VIEW**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FRONT ELEVATION - FARMHOUSE A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX

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9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003023**

DRAWN: **MJR**

CHECKED: **CM**

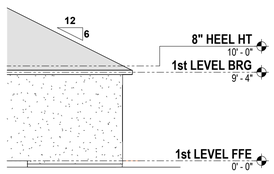
07-02-2025

REVISIONS:

No.	Description	Date

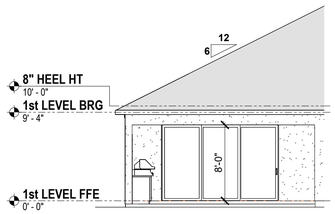
A206

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



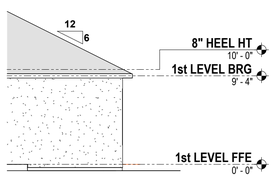
RIGHT ELEVATION - OPT OUTDOOR KITCHEN

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



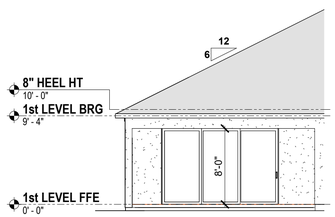
REAR ELEVATION - OPT OUTDOOR KITCHEN

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



RIGHT ELEVATION - OPT OUTDOOR KITCHEN ROUGH-IN

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - OPT OUTDOOR KITCHEN ROUGH-IN

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

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APEX

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

ASTORIA

50' RE

BASE PLAN

GIONAL PLAN - CMU

SUBDIVISON

PROJECT NO:
2025.003023

DRAWN:
MJR

CHECKED:
CM

07-02-2025

REVISIONS:

No.	Description	Date

A209

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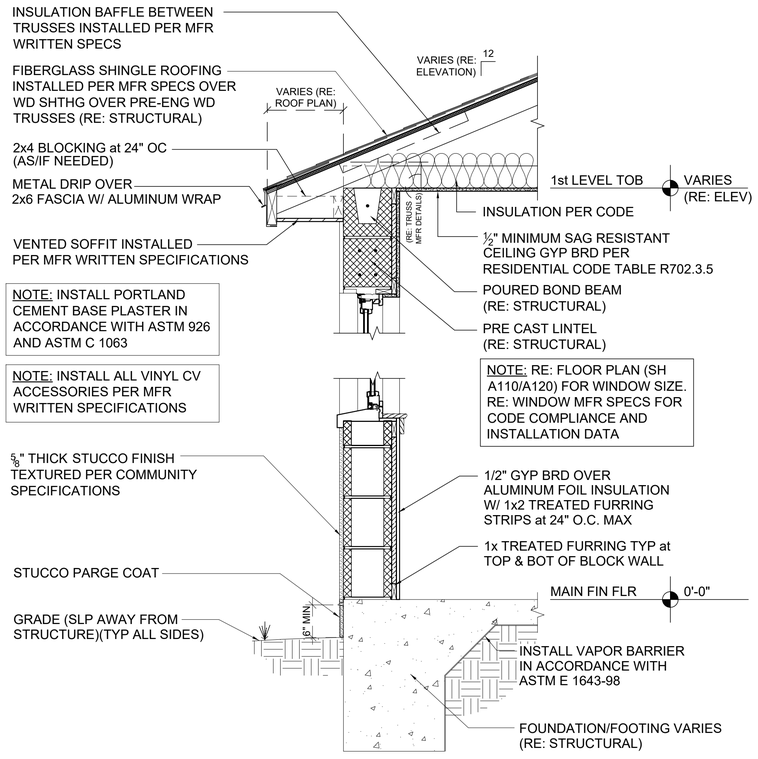
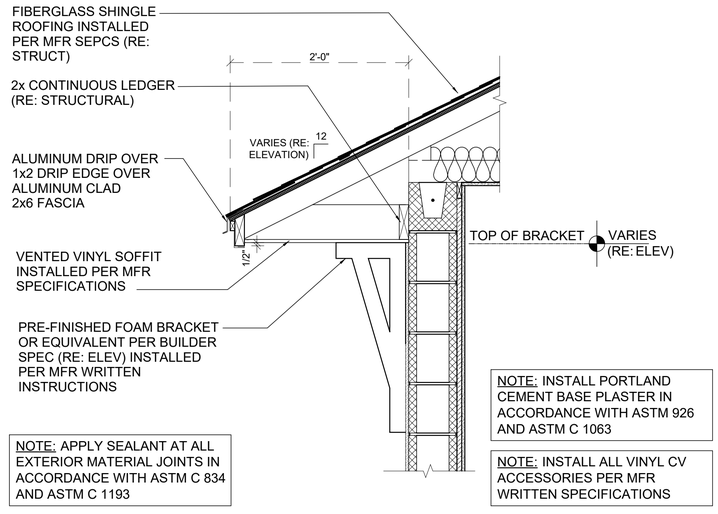


1 A400 **TYP ONE-STORY WALL SECTION**

SCALE: 1" = 1'-0"



2 A400 **A-AWNING at CMU WALL AND ROOF**

1" = 1'-0" WHEN PRINTED ON 22"x34"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX

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9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003023**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

A400

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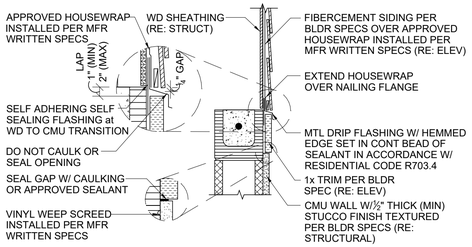
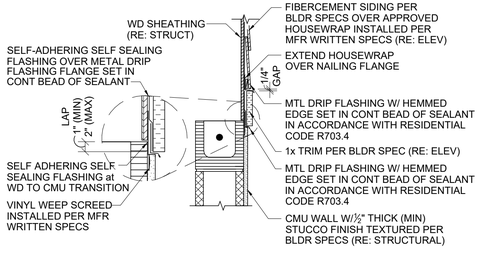


TRIM BAND BELOW TRANSITION

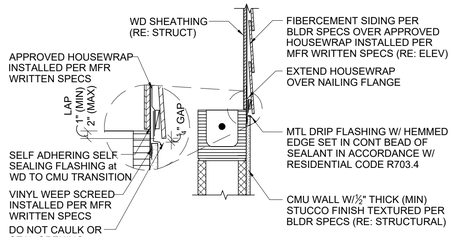


TRIM BAND ABOVE TRANSITION

NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM 926 AND ASTM C 1063

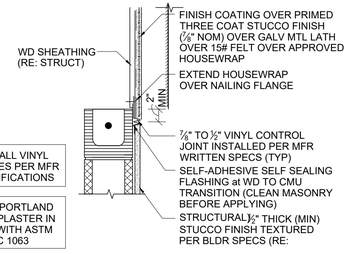
NOTE: APPLY SEALANT AT ALL EXTERIOR MATERIAL JOINTS IN ACCORDANCE WITH ASTM C 834 AND ASTM C 1193



NO TRIM BAND

NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM 926 AND ASTM C 1063



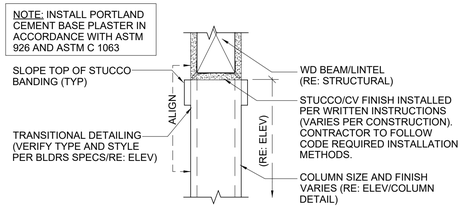
STUCCO TO STUCCO

SIDING TO STUCCO

- / - DETAIL
TYP HORIZONTAL MATERIAL TRANSITION - CMU TO WOOD FRAME NTS

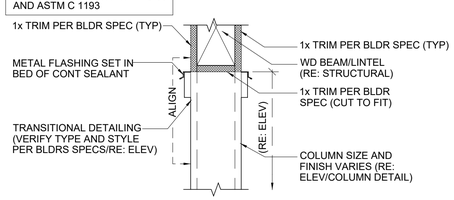
NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM C 834 AND ASTM C 1063



- / - DETAIL
TYP COLUMN FINISH - STUCCO NTS

NOTE: APPLY SEALANT AT ALL EXTERIOR MATERIAL JOINTS IN ACCORDANCE WITH ASTM C 834 AND ASTM C 1193

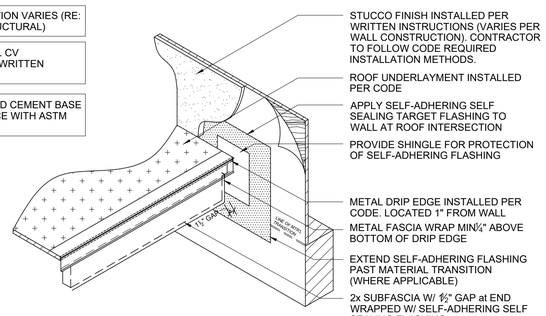


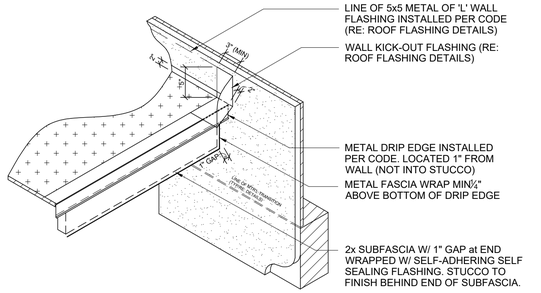
- / - DETAIL
TYP COLUMN FINISH - TRIM NTS

NOTE: WALL CONSTRUCTION VARIES (RE: TYP WALL SECTION/STRUCTURAL)

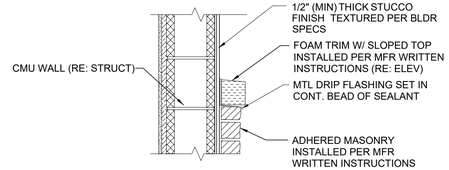
NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM 926 AND ASTM C 1063





- / - DETAIL
TYP SUB FASCIA at WALL INTERSECTION - STUCCO NTS

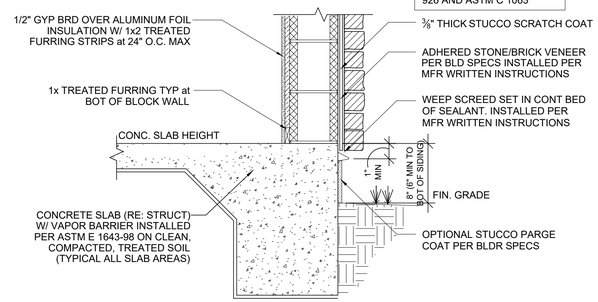


ADHERED STONE/BRICK

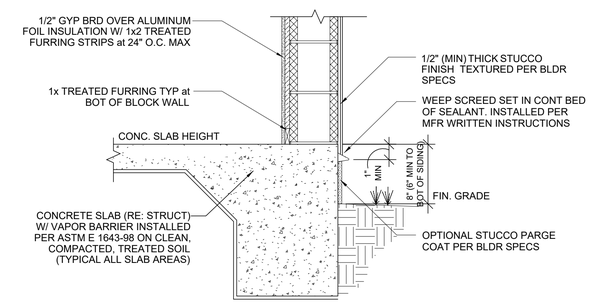
- / - DETAIL
MATERIAL TRANSITIONS - CMU NTS

NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM C 926 AND ASTM C 1063



ADHERED STONE/BRICK



STUCCO

- / - DETAIL
TYP WALL FLASHING at SILL - CMU NTS

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003023

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A500

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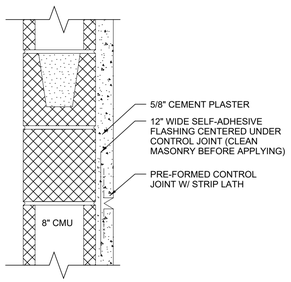
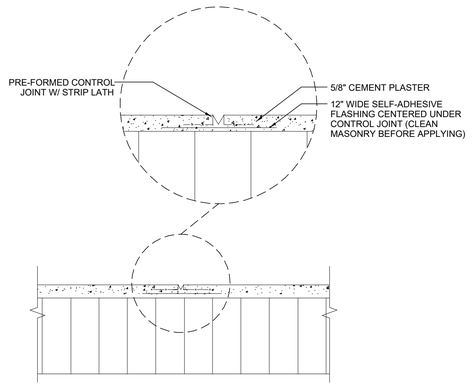


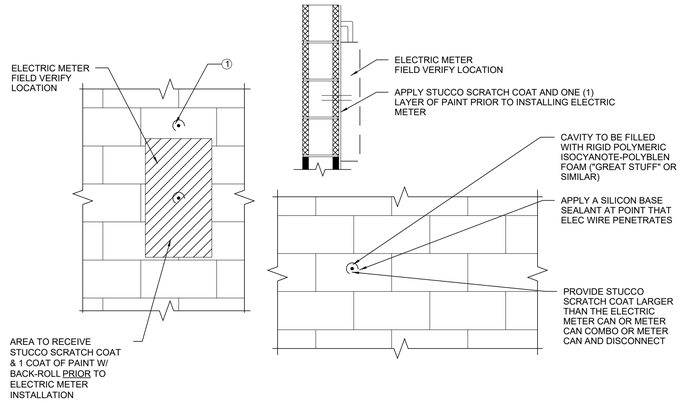
CONTROL JOINT - HORIZ - CMU

SCALE: N.T.S.



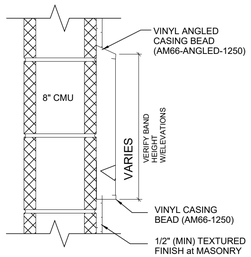
CONTROL JOINT - VERTICAL - CMU

SCALE: N.T.S.



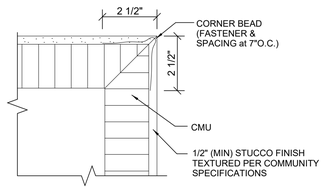
ELECTRICAL CONDUIT PENETRATION

SCALE: N.T.S.



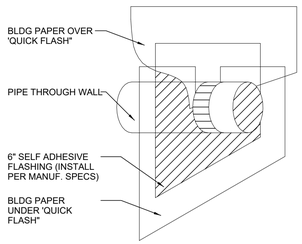
RAISED BAND at BLOCK

SCALE: N.T.S.



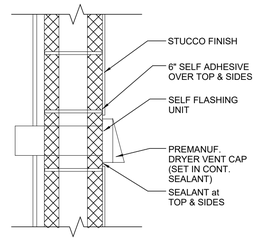
CORNER BEAD at BLOCK

SCALE: N.T.S.



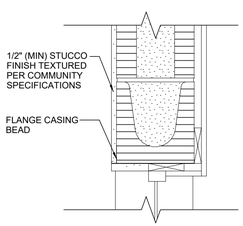
VENT PENATRATION

SCALE: N.T.S.



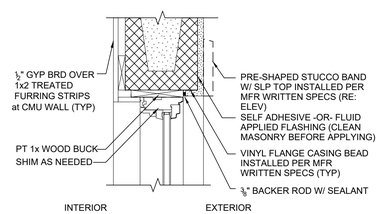
DRYER VENT (BLOCK)

SCALE: N.T.S.



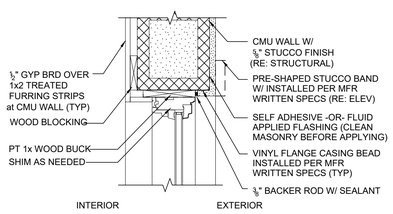
CASING BEAD at WN

SCALE: N.T.S.



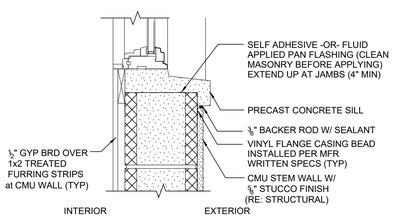
WINDOW HEAD at CMU

SCALE: 1 ½" = 1'-0"



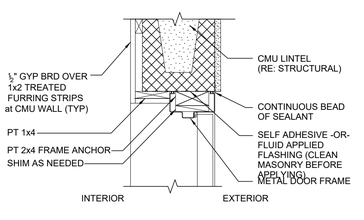
WINDOW JAMB at CMU

SCALE: 1 ½" = 1'-0"



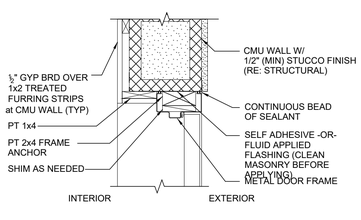
WINDOW SILL at CMU

SCALE: 1 ½" = 1'-0"



DOOR HEAD at CMU

SCALE: 1 ½" = 1'-0"



DOOR JAMB at CMU

SCALE: 1 ½" = 1'-0"

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BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003023

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A501

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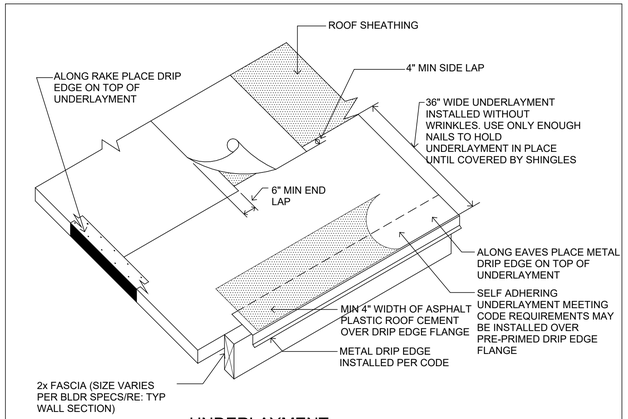
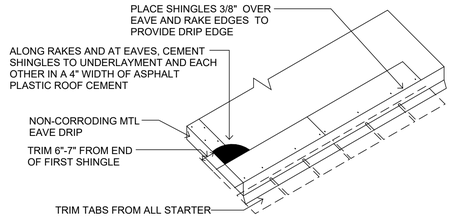
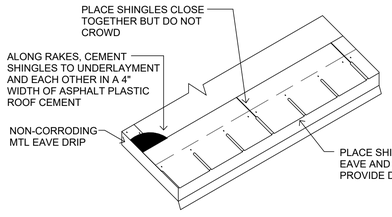


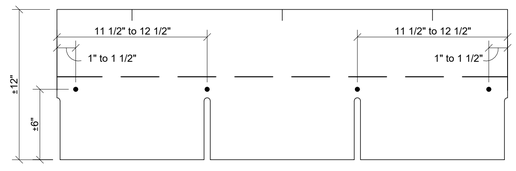
UNDERLAYMENT



STARTER COURSE



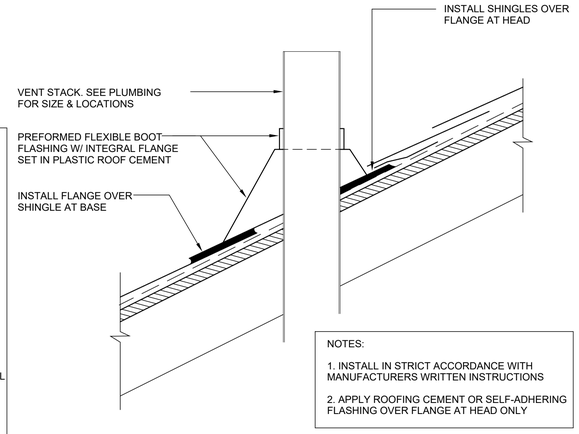
FIRST COURSE



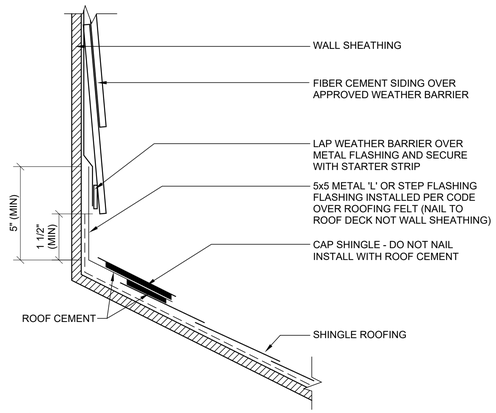
SHINGLE NAILING

- - ROOFING DETAILS N.T.S.

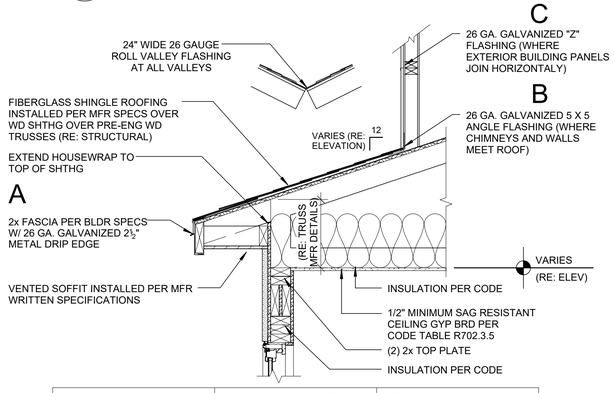
4:12 or GREATER SLOPE
NOTE: FOR SLOPES BELOW 4:12, ALL ROOFING UNDERLAYMENT SHALL BE SELF ADHERING SHEET MEMBRANE APPROVED BY THE SHINGLE MANUFACTURER FOR USE ON LOW SLOPE ROOFING PROJECTS.

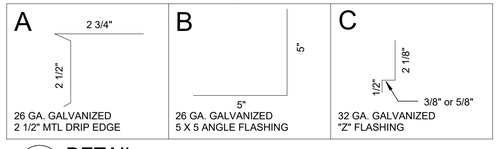


- - DETAIL
- - VENT STACK FLASHING NTS



- - DETAIL
- - WALL FLASHING - LAP SIDING NTS





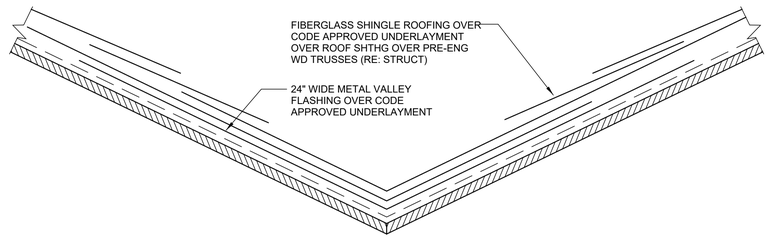
- - DETAIL
- - TYPICAL ROOF FLASHING NTS

VALLEY SHINGLE INSTALLATION:
INSTALL SHINGLES USING 'CLOSED CUT' METHOD.

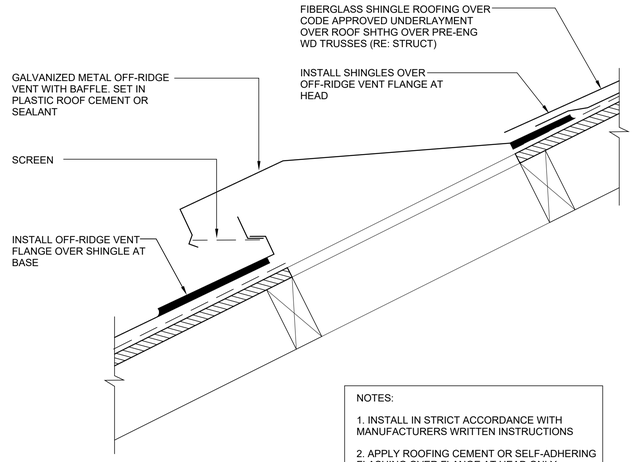
1. MARK SHINGLE CUT LINE 2"-3" FROM VALLEY CENTER LINE.

2. INSERT METAL SHEET BETWEEN SHINGLES FROM BOTH PLANES, TO ENSURE ONLY TOP SHINGLE IS CUT.

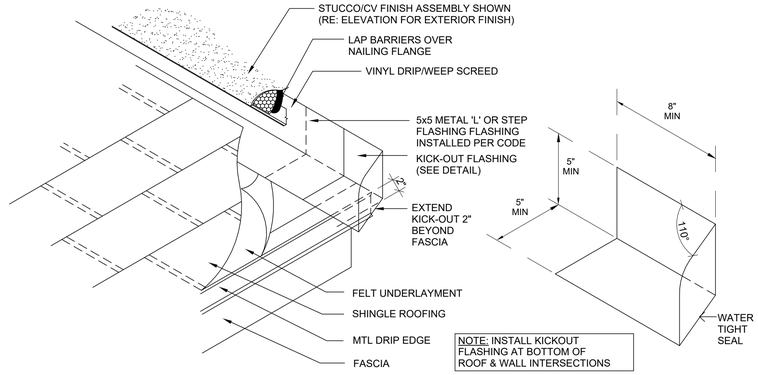
3. FINISH THE CUT EDGE WITH A DOUBLE BEAD OF ROOF CEMENT



- - DETAIL
- - VALLEY FLASHING NTS



- - DETAIL
- - OFF-RIDGE VENT NTS



- - DETAIL
- - WALL/KICKOUT FLASHING (STUCCO) NTS

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ASTORIA

BASE PLAN
REGIONAL PLAN - CMU
50' REG

SUBDIVISON

PROJECT NO: 2025.003023
DRAWN: MJR
CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A502

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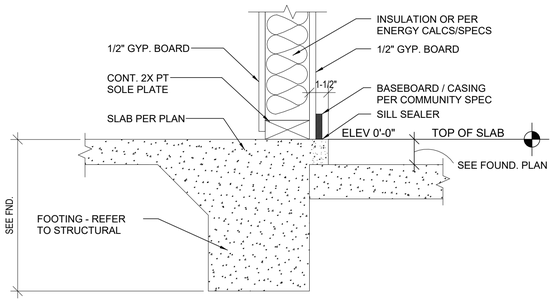
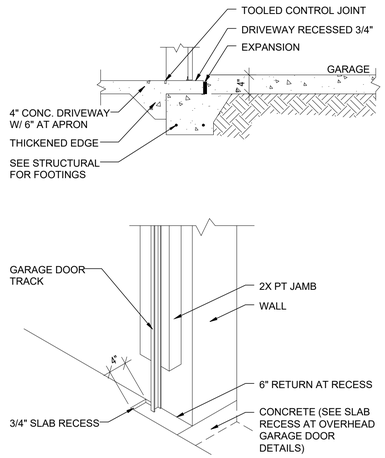


- DETAIL
- GARAGE WALL EXTENDED CURB DETAIL NTS



- DETAIL
- GARAGE SLAB RECESS AT OVERHEAD GARAGE DOOR NTS

TYPICAL WINDOW FLASHING

METHOD "A-1" (ASTM E 2112-01)

WINDOW INSTALLATION (METHOD A-1)

WEATHER RESITIVE BARRIER (WRB) APPLIED PRIOR TO THE WINDOW INSTALLATION. FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.

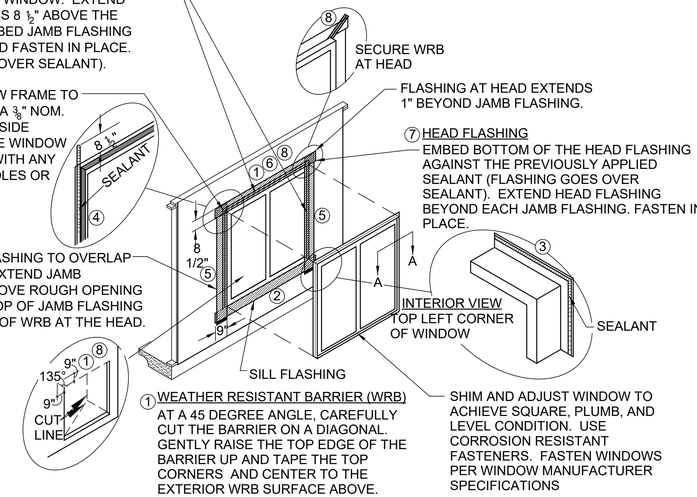
⑤ JAMB FLASHING

APPLY CONT. SEAL TO THE MOUNTING FLANGES AT THE TOP (HEAD) AND SIDES (JAMBS) OF WINDOW. EXTEND SEALANT AT JAMBS 8 ½" ABOVE THE R.O. AT HEAD. EMBED JAMB FLASHING INTO SEALANT AND FASTEN IN PLACE. (FLASHING GOES OVER SEALANT).

③ SEAL THE WINDOW FRAME TO OPENING. APPLY A ⅜" NOM. DIA. TO THE BACKSIDE (INTERIOR) OF THE WINDOW FLANGE, IN LINE WITH ANY PRE-PUNCHED HOLES OR SLOTS.

⑤ JAMB FLASHING

EXTEND JAMB FLASHING TO OVERLAP SILL FLASHING. EXTEND JAMB FLASHING 8 ½" ABOVE ROUGH OPENING AT HEAD. TUCK TOP OF JAMB FLASHING UNDER THE FLAP OF WRB AT THE HEAD. SEE DIAGRAM.



① WEATHER RESISTANT BARRIER (WRB)

AT A 45 DEGREE ANGLE, CAREFULLY CUT THE BARRIER ON A DIAGONAL. GENTLY RAISE THE TOP EDGE OF THE BARRIER UP AND TAPE THE TOP CORNERS AND CENTER TO THE EXTERIOR WRB SURFACE ABOVE.

STEPS:

① IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING.

② APPLY SILL FLASHING

③ APPLY BEAD OF SEALANT AT BACK OF WINDOW FLANGE & SET WINDOW USING PAN HEAD SCREWS TO FACILITATE INSPECTION.

④ APPLY BEAD OF SEALANT AT SIDE JAMBS. EXTEND 8 ½"

⑤ APPLY JAMB FLASHING

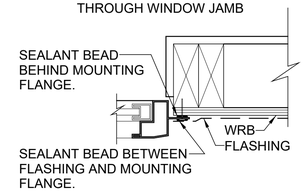
⑥ APPLY BEAD OF SEALANT AT HEAD

⑦ APPLY HEAD FLASHING

⑧ REMOVE PREVIOUSLY APPLIED TAPE, ALLOWING WRB TO LAY FLAT OVER HEAD FLASHING. APPLY NEW SHEATHING TAPE OVER DIAGONAL CUT - SEE DIAGRAM.

SECTION A

THROUGH WINDOW JAMB

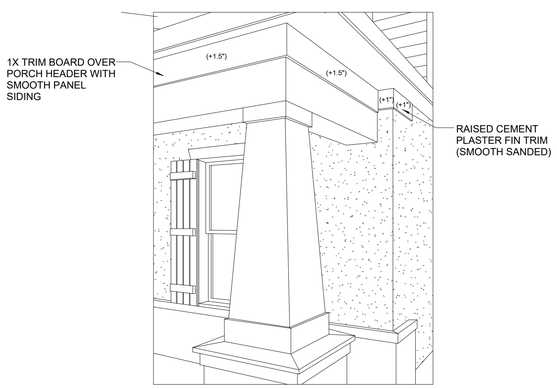


NOTE:

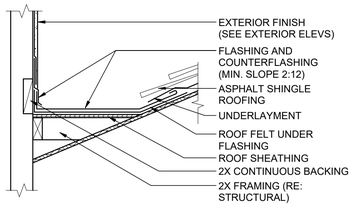
1. WINDOW INSTALLATION AND FLASHING DETAILS ARE CONSISTENT WITH ASTM E 2112 METHOD A-1 EXCEPT SELF-ADHERING FLASHINGS ARE USED
2. IT IS THE CONTRACTORS RESPONSIBILTY TO VERIFY THE COMPATIBILITY OF ALL PRODUCTS INCLUDING HOUSEWRAP, SEALANTS & SELF-ADHERING FLASHING MATERIALS USED DURING CONSTRUCTION
3. INSTALL ALL MATERIALS PER MANUFACTURERS WRITTEN SPECIFICATIONS
4. TYPICAL WINDOW & DOOR FLASHING INSTALLATION DETAILS PREPARED IN ACCORDANCE WITH RESIDENTIAL CODE APPROVED SPECIFICATIONS

WARNING: SEALANTS/FLASHINGS MAY REACT ADVERSELY IF NOT COMPATIBLE

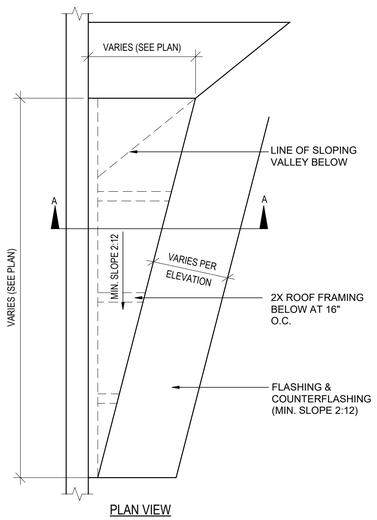
- DETAIL
- TYP WINDOW FLASHING - WOOD NTS



- DETAIL
- PORCH HEADER TRIM TRANSITION - CMU NTS



SECTION A



PLAN VIEW

- DETAIL
- ROOF CRICKET NTS

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ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003023**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

A503

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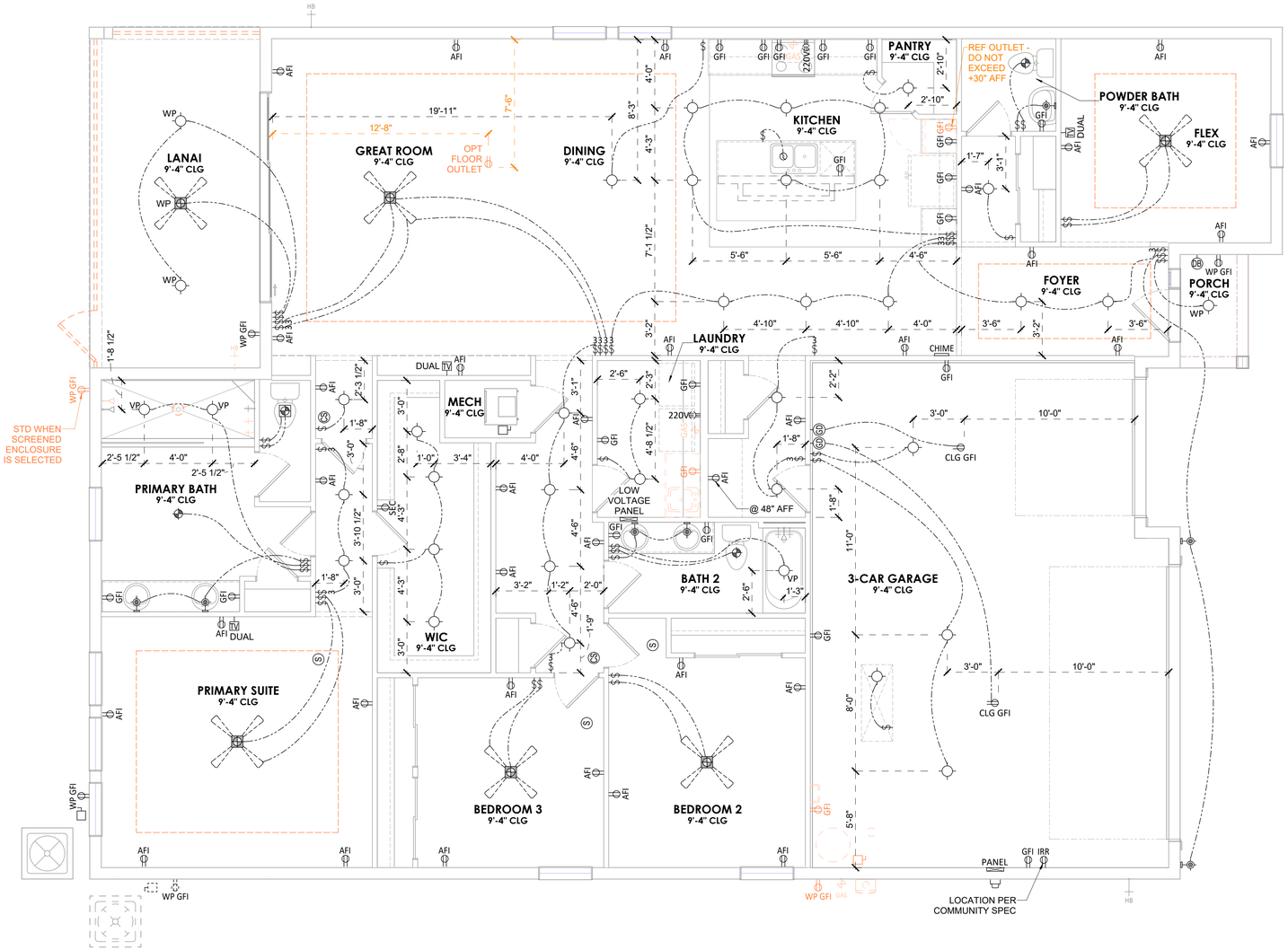

1st LEVEL ELECTRICAL PLAN - TRADITIONAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	MW	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET	QD	QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

WP = WEATHER PROOF | VP = VAPOR PROOF

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ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003023

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E100

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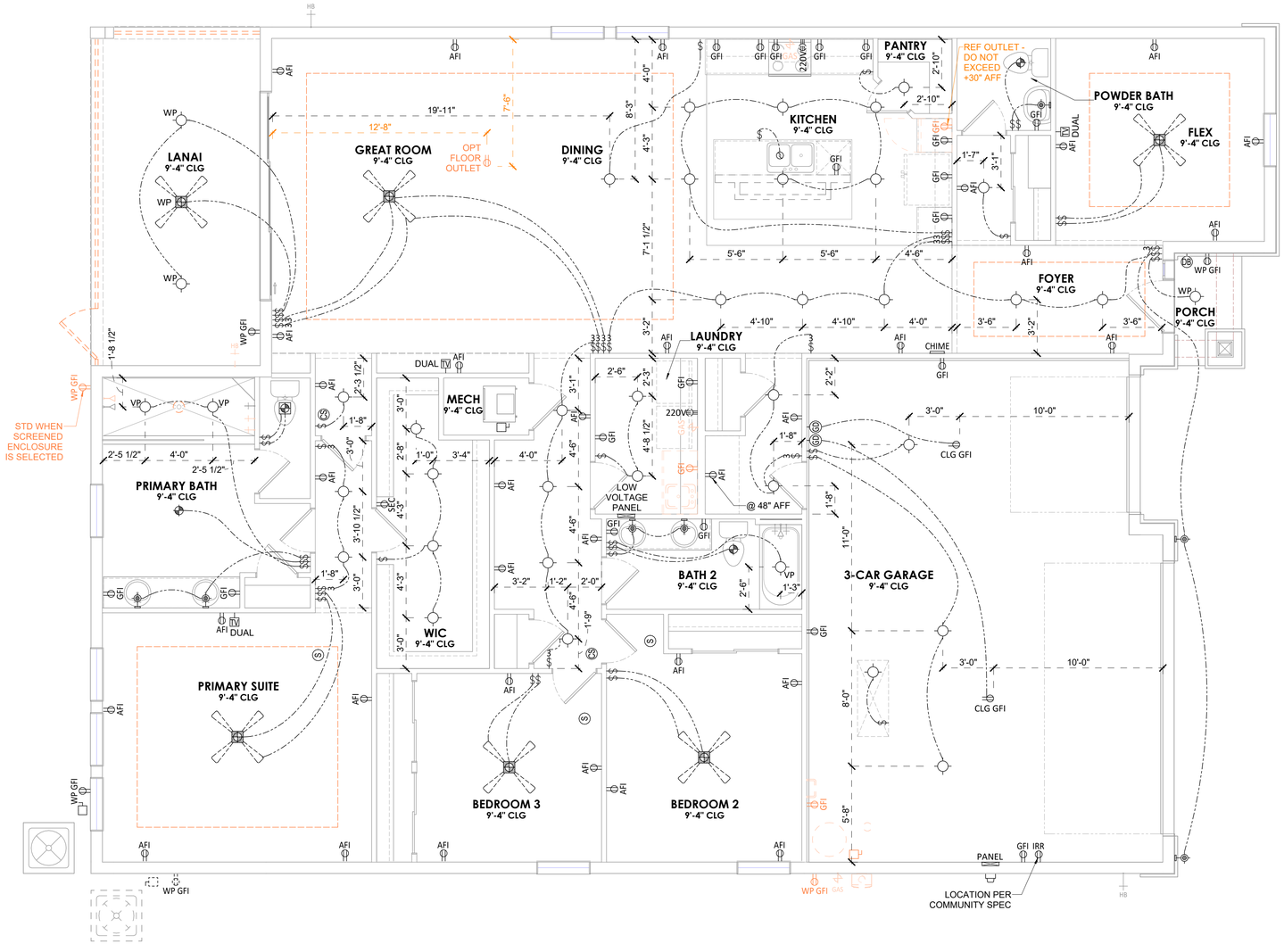

1st LEVEL ELECTRICAL PLAN - CRAFTSMAN A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	MW	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET	QD	QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

WP = WEATHER PROOF | VP = VAPOR PROOF

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ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003023

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E102

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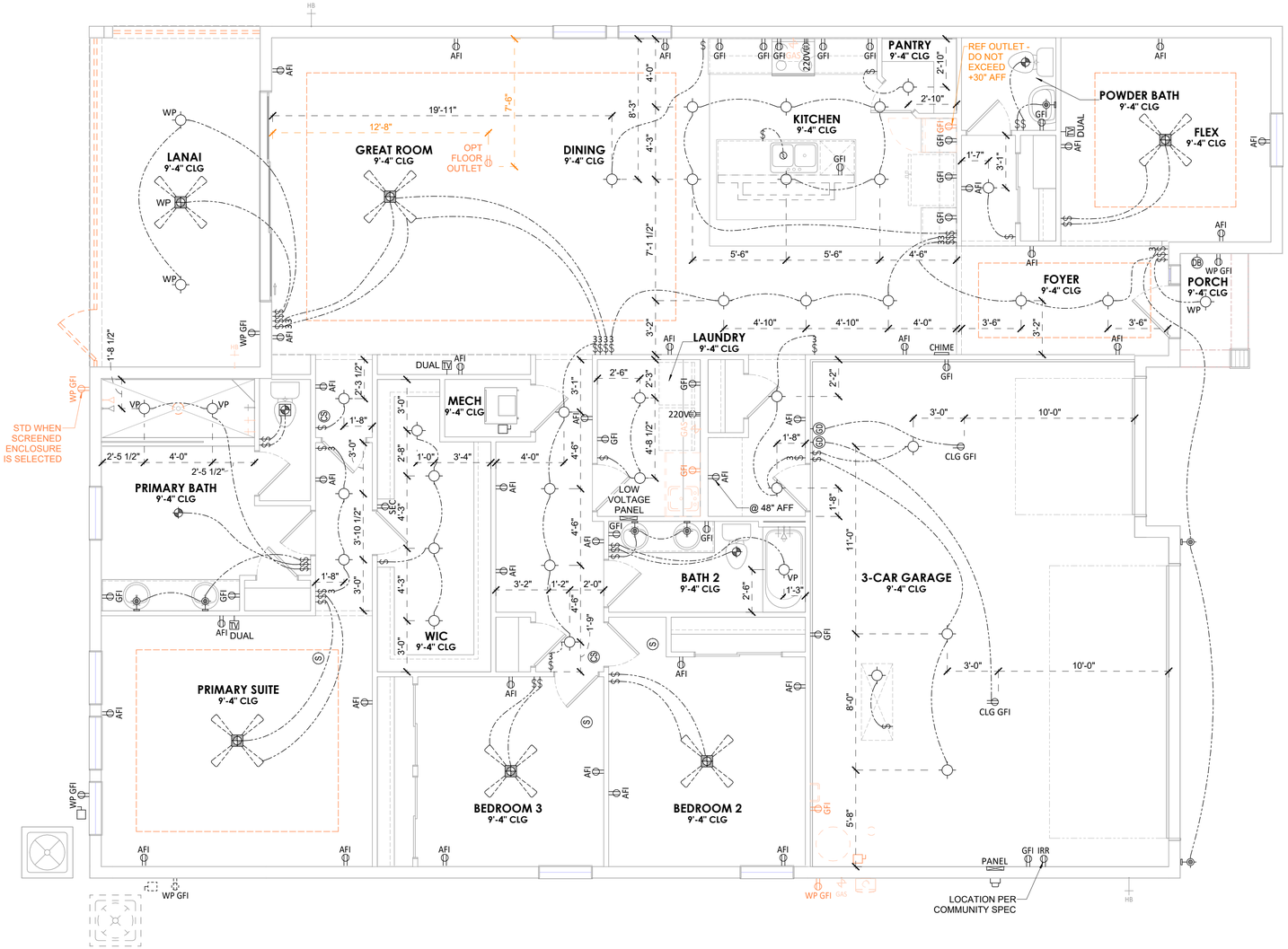

1st LEVEL ELECTRICAL PLAN - COASTAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	MW	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET	QD	QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
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	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

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ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003023

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E104

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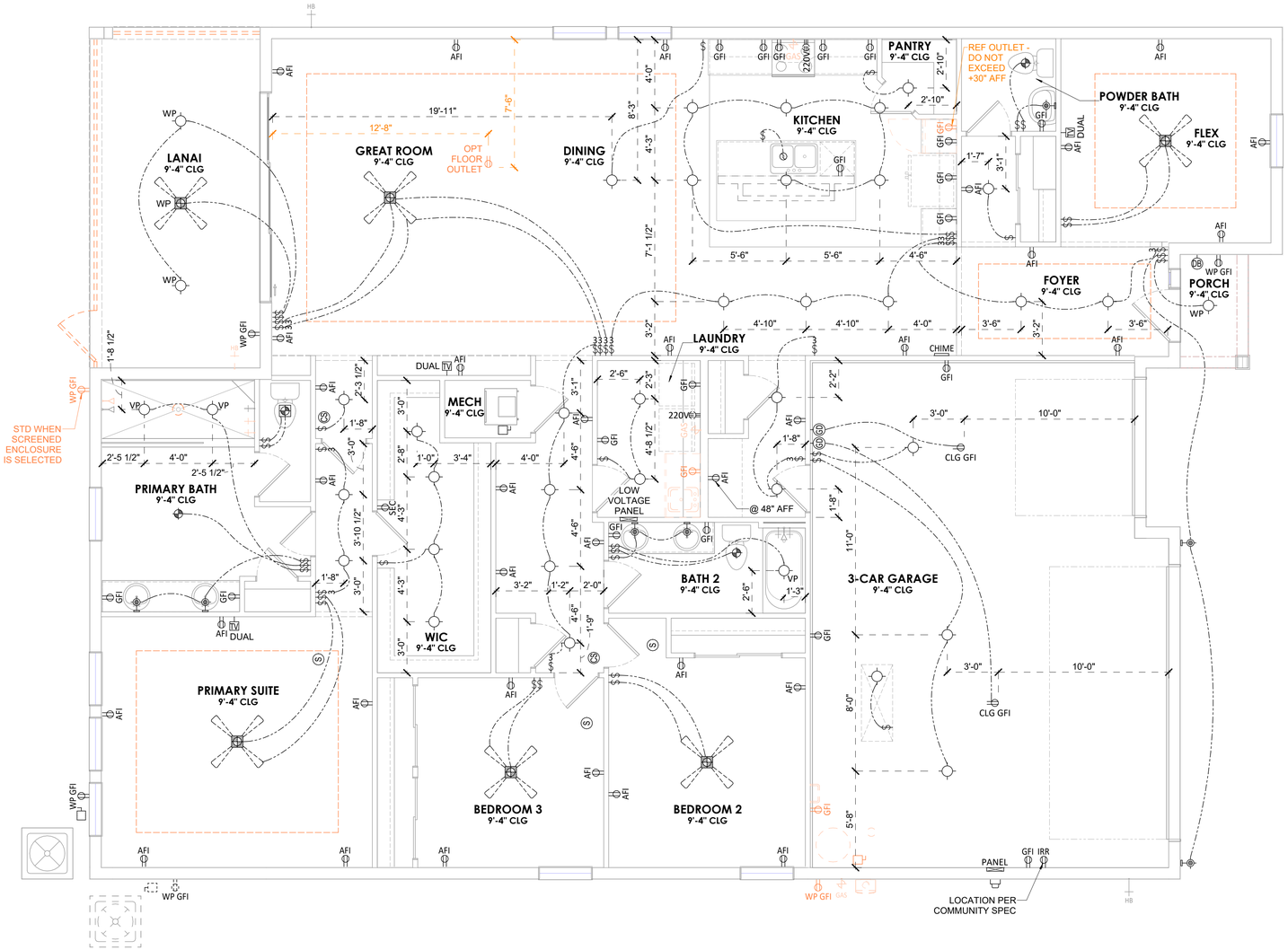

1st LEVEL ELECTRICAL PLAN - FARMHOUSE A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	MW	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET	QD	QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

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ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003023

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E106

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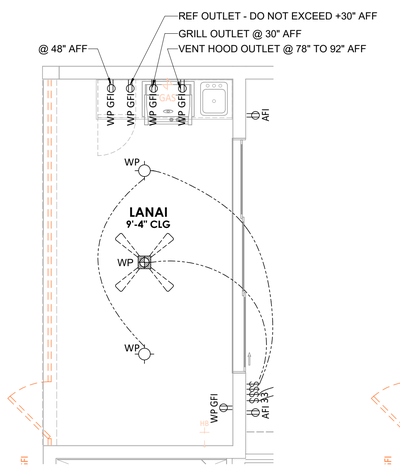
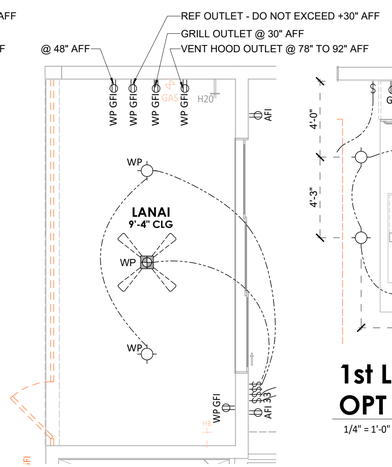
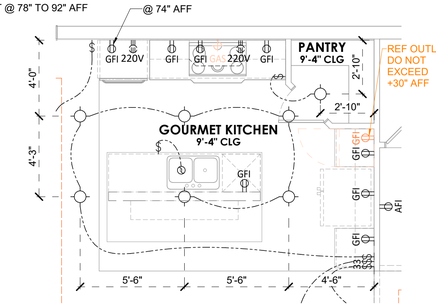




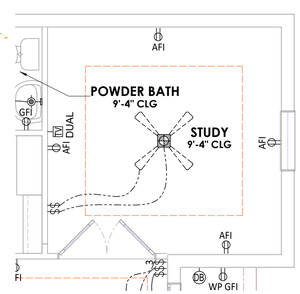
1st LEVEL ELECTRICAL PLAN - OPT OUTDOOR KITCHEN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT GOURMET KTICHEN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

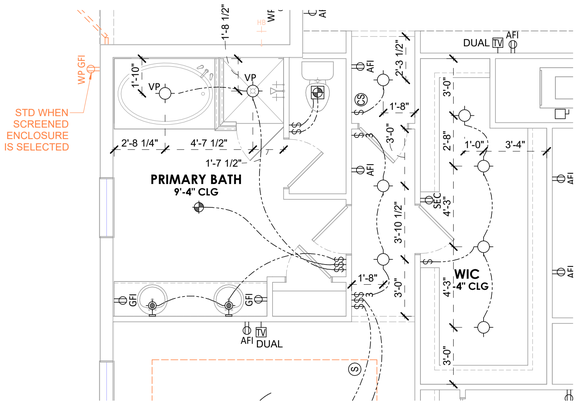


1st LEVEL ELECTRICAL PLAN - OPT STUDY

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

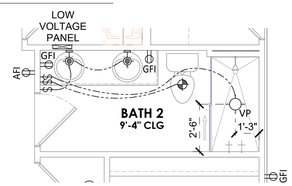
1st LEVEL ELECTRICAL PLAN - OPT OUTDOOR KITCHEN ROUGH-IN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT DELUXE PRIMARY BATH

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT SHOWER @ BATH 2

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	M/H	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET		QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

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ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003023

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E108

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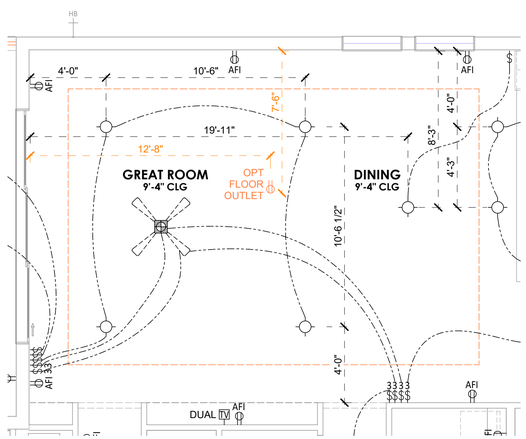


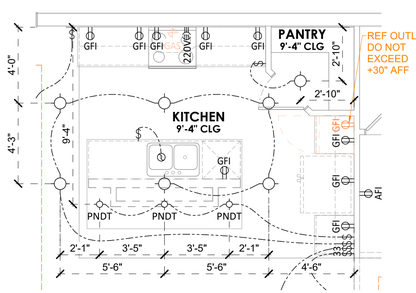
1st LEVEL ELECTRICAL PLAN - OPT GREAT ROOM LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



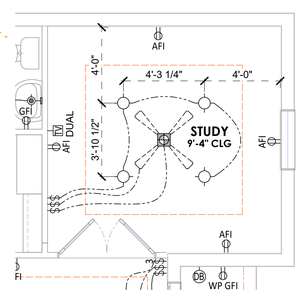
1st LEVEL ELECTRICAL PLAN - OPT DINING LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



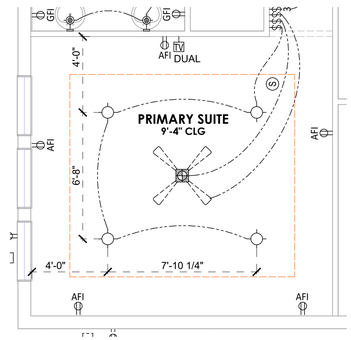
1st LEVEL ELECTRICAL PLAN - OPT PENDANT KITCHEN LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



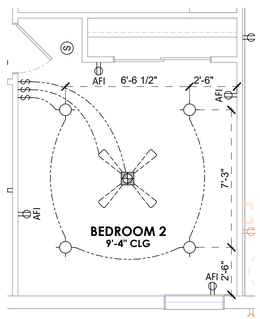
1st LEVEL ELECTRICAL PLAN - OPT STUDY LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



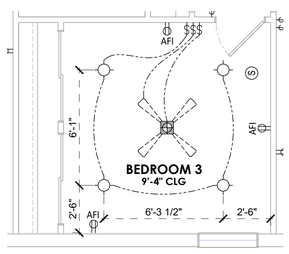
1st LEVEL ELECTRICAL PLAN - OPT PRIMARY SUITE LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



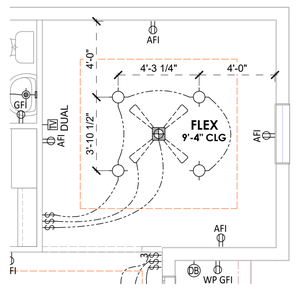
1st LEVEL ELECTRICAL PLAN - OPT BEDROOM 2 LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT BEDROOM 3 LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT FLEX LIGHTS

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ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	M/H	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET		QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
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	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

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ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003023

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E109

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DESIGN CRITERIA AND LOADS

Building Code
Florida Building and Residential Codes, 8th Edition (2023)

Code for Design Loads
ANSI/ASCE 7-22

ROOF LOADING ..... C_p = 1.25
TOP CHORD LIVE LOAD ..... 20 PSF
TOP CHORD DEAD LOAD ..... 7 PSF
BOTTOM CHORD LIVE LOAD
ATTICS WITH LIMITED STORAGE ..... 20 PSF
ATTICS WITHOUT STORAGE ..... 10 PSF
(NON-CONCURRENT)
BOTTOM CHORD DEAD LOAD ..... 5 PSF

WIND LOADING[2] ..... C_p = 1.60
ASCE 7, 3S GUST ..... 150 MPH
EXPOSURE CATEGORY C
BUILDING CATEGORY II
ENCLOSURE CLASSIFICATION ..... ENCLOSED
INTERNAL PRESSURE COEFF 0.18
C&C DESIGN PRESSURES ..... (SEE TABLE 1)

DECK

FLOOR LOADING ..... C_p = 1.00
TOP CHORD LIVE LOAD ..... 40 PSF
TOP CHORD DEAD LOAD ..... 10 PSF
BOTTOM CHORD LIVE LOAD ..... 0 PSF
BOTTOM CHORD DEAD LOAD ..... 5 PSF

SPECIAL FLOOR LOADING ..... C_p = 1.00
GAME ROOM/LOFT LIVE LOAD ..... 60 PSF
BALCONY/DECK LIVE LOAD ..... 40 PSF

DEFLECTION CRITERIA
ROOF TRUSSES ..... LL / 240
TL / 180
TL MAX 1" UP TO 40' SPAN
FLOOR JOIST OR TRUSS ..... LL / 360
TL / 240
BEAMS[1] ..... LL / 360
TL / 240

NOTES:
1. PORCH BEAMS AND BEAMS SUPPORTING EXTERIOR WALL ABOVE SHALL NOT EXCEED½" DEFLECTION
2. MAX 16" O.C. FLOOR TRUSS SPACING BELOW GAME ROOM/LOFT
3. ROOF TRUSS WIND DESIGN METHOD SHALL BE MWFRS (DIRECTIONAL -OR- ALL HEIGHT) C-C HYBRID

TABLE 1: COMPONENT AND CLADDING DESIGN PRESSURES

WINDOWS AND DOORS (NOTE 1)				
EFFECTIVE WIND AREA	ZONE DESIGNATION			
	IZ - Interior Zone (psf)		EZ - End Zone (psf)	
0 - 20 ft²	+32.75	-35.52	+32.75	-43.85
21 - 50 ft²	+31.17	-33.94	+31.17	-40.69
51 - 100 ft²	+29.28	-32.05	+29.28	-36.91
101 - 200 ft²	+27.82	-30.60	+27.82	-34.00

SOFFIT MAX PRESSURE (psf)	+32.75	-43.85
GARAGE DOOR WIDTH (NOTE 2)	PRESSURE (PSF)	
8 FT	+29.18/-36.72	
16 FT	+27.71/-32.13	
ROOFING	-85.85 PSF	

NOTES:
1. END ZONE DESIGNATIONS MAY BE TAKEN AS THE 1ST 4.0' AT ALL EXTERIOR CORNERS PER SECTION R301.2. END ZONES NOT APPLICABLE AT RE-ENTRANT CORNERS.
2. GARAGE DOOR HEIGHT MAY BE 6'-8" OR HIGHER
3. ROOFING PRODUCTS INCLUDE SHINGLES, UNDERLAYMENT AND VENTILATION

THIS STRUCTURE IS LOCATED IN THE WIND BORNE DEBRIS REGION AND HAS BEEN DESIGNED AS AN ENCLOSED STRUCTURE. AS SUCH, THE BUILDER MUST SUPPLY OPENING PROTECTION IN ACCORDANCE WITH SECTION 1609.1.2 AND/OR SECTION R301.2.1.2 AND LOCAL BUILDING JURISDICTION.

SHEET INDEX

ST-1 ..... STRUCTURAL SPECIFICATIONS
ST-2 ..... FOUNDATION PLAN
ST-2D ..... FOUNDATION SECTIONS
ST-3 ..... 1ST LEVEL STRUCTURAL FRAMING & MASONRY PLAN
ST-3A ..... 1ST LEVEL FLOOR & ROOF FRAMING PLAN
ST-4 ..... 2ND LEVEL STRUCTURAL FRAMING PLAN (IF APPLICABLE)
ST-4A ..... 2ND LEVEL ROOF FRAMING PLAN (IF APPLICABLE)
ST-5 ..... TYPICAL WALL SECTION SHEET
ST-6 ..... SECTIONS AND DETAILS
ST-7 ..... SECTIONS AND DETAILS

TABLE 2: WOOD STRUCTURAL PANEL SHEATHING REQUIREMENTS

NOTES 3,4

TYPICAL EXTERIOR WALL SHEATHING (NOTE 2)	STUCCO AND DIRECTLY ADHERED STONE (NOTE 6)	MIN 7/16" 24/16 SPAN RATED OSB OR PLYWOOD INSTALLED HORIZONTALLY W/ 8d COMMON: 6" O.C. EDGE AND FIELD. 2x4 BLOCKING IS RECOMMENDED AT UNSUPPORTED PANEL EDGES.
	ALL OTHER VENEER	MIN 7/16" 24/16 SPAN RATED OSB OR PLYWOOD INSTALLED VERTICALLY (BLOCKED PANEL EDGES REQUIRED) OR HORIZONTALLY (UNBLOCKED PANEL EDGES, UNO) W/ 8d COMMON: 6" O.C. EDGES AND FIELD
ROOF DECK SHEATHING (NOTE 1)	METAL ROOF	MIN 15/32" 32/16 SPAN RATED PLYWOOD INSTALLED WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS W/ RSRS-03 NAILS: 4" O.C. AT PANEL EDGES AND 6" O.C. IN THE FIELD (UNBLOCKED PANEL EDGES, UNO).
	SHINGLE ROOF	MIN 7/16" 24/16 SPAN RATED OSB OR PLYWOOD INSTALLED WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS W/ RSRS-01 NAILS: 6" O.C. AT PANEL EDGES, AND 6" O.C. IN THE FIELD (UNBLOCKED PANEL EDGES, UNO).
FLOOR DECK SHEATHING: (NOTE 5)		23/32" T&G OSB OR PLYWOOD W/ 10d COMMON: 6" O.C AT PANEL EDGES, 12" O.C. IN THE FIELD (UNBLOCKED PANEL EDGES, UNO).
PORCH CEILING BOARD SHEATHING:		MIN 3/8" OSB OR PLYWOOD OR CDX INSTALLED PERPENDICULAR TO SUPPORTS W/ 8d COMMON: 3" O.C. AT PANEL EDGES, 12" O.C. IN THE FIELDOR MIN5/8" EXTERIOR GYPSUM CEILING BOARD, FASTEN w/ 5d x 15/8" COOLER NAIL OR NO.6 X 11/2" LONG SCREWS @ 4" O.C. EDGES, 8" O.C. FIELD (UNBLOCKED PANEL EDGES, UNO).

NOTES:
1. FOR SHEATHING THICKNESS GREATER THAN 15/32" CATEGORY, USE RSRS-03 NAILS.
2. COMMON NAILS IN WALL SHEATHING MAY BE SUBSTITUTED W/ 8d GALVANIZED BOX NAILS.
3. ZIP WALL SHEATHING IS AN ACCEPTABLE ALTERNATE FOR APA RATED WOOD STRUCTURAL PANEL.
4. ALL WOOD STRUCTURAL PANEL SHALL CONFORM TO THE MOST CURRENT APPLICABLE SPECIFICATION AND SUPPLEMENTS OF CURRENT APPROVED APA MANF. SPECIFICATIONS.
5. FLOOR FASTENERS ARE MINIMUM REQUIRED FOR DIAPHRAGM DESIGN. FOR INCREASED FLOOR PERFORMANCE AND TOHELP REDUCE SQUEAKING, RSRS-01 NAILS OR 8d SCREW NAILS ARE RECOMMENDED.
6. 15/32" 32/16 SPAN RATED OSB OR PLYWOOD WITH BLOCKED PANEL EDGES IS AN APA RECOMMENDATION PER APA TECHNICAL BULLETIN Q370 WHEN STUCCO LATH IS ATTACHED DIRECTLY TO OSB OR PLYWOOD. SHOULD BUILDER SPECIFICATIONS ALLOW, MIN STRUCTURAL REQUIREMENTS ARE7/16" 24/16 SPAN RATING INSTALLED HORIZONTALLY. INCLUDES FULL AND PARTIAL HEIGHT VENEER APPLICATIONS
7. ROOF DECK SHEATHING HAS BEEN ENGINEERED TO RESIST SACE 7 WIND LOADS IN ACCORDANCE WITH FRC R301.2.1.1

TABLE 3: NAIL SIZE LEGEND

NOTES 1, 2, 3, 4

	DIAMETER	LENGTH
8d COMMON	0.131"	2-1/2"
RSRS-01	0.113"	2-3/8"
RSRS-03	0.131"	2-1/2"
10d x 1-1/2"	0.148"	1-1/2"
10d	0.131"	3"
10d COMMON	0.148"	3"
12d COMMON	0.148"	3-1/4"
16d SINKER	0.148"	3-1/4"
16d COMMON	0.162"	3-1/2"

NOTES:
1. INSTALL 10d NAILS UNLESS OTHERWISE SPECIFIED.
2. COMMON WIRE NAILS AND THREADED HARDENED STEEL NAILS SHALL CONFORM TO THE NOMINAL SIZES SPECIFIED IN ASTM F1667. NOMINAL DIAMETER SIZES APPLY TO FASTENERS BEFORE APPLICATION OF PROTECTIVE COATING.
3. WHEN A BORED HOLE IS REQUIRED TO PREVENT SPLITTING OF A WOOD DUE TO FASTENER PENETRATION, THE BORED HOLE SHALL NOT EXCEED 75% OF THE NAIL OR SPIKE DIAMETER.
4. THE NOMINAL DIAMETER AND LENGTH OF TYPICAL FASTENERS SPECIFIED FOR THIS PROJECT ARE AS LISTED IN TABLE3.

TABLE 4: FASTENERS IN PRESSURE TREATED LUMBER

PRESERVATIVE	FASTENER TYPE
ACZA	STANDARD CARBON STEEL
SODIUM BORATE (NOTE 1)	STAINLESS CONNECTORS AND FASTENERS REQUIRED.
ALL OTHER PT (INCLUDING ACQ & MCQ)	CONNECTORS MUST HAVE Z-MAX, G120 OR TRIPLE ZINC COATED FINISH. ALL FASTENERS MUST BE HOT DIPPED GALVANIZED.

NOTES:
1. SILL PLATES W/ SODIUM BORATE TREATMENTS BEARING ON CONCRETE OVER VAPOR BARRIER ARE NOT DIRECTLY EXPOSED TO EARTH OR WEATHER AND HAVE BEEN PROVEN TO BE NON-CORROSIVE TO CARBON STEEL FASTENERS.

TABLE 5: EXTERIOR HEAD JAMB AND SILL FRAMING

ROUGH OPENING WIDTH	HEAD JAMB OR SILL SIZE	FASTENERS AT EACH END
50" OR LESS	(1) 2x4 OR (1) 2x6	(4) 10d TOE-NAILS
GREATER THAN 50" UP TO 76"	(2) 2x4 OR (1) 2x6	(6) 10d TOE-NAILS
GREATER THAN 76"	SEE FLOOR PLAN	SEE FLOOR PLAN

1. WINDOWS WITH INTERMEDIATE JACK STUDS MAY BE TREATED AS SEPARATE OPENINGS.
2. HEAD JAMB AND SILL OUTSIDE THE SCOPE OF THIS SCHEDULE HAVE BEEN ENGINEERED AS WIND-LOAD HEADER AND SILL. SEE PLAN.

PRE-ENGINEERED TRUSSES

1. NOTE : ROOF TRUSS TOP CHORDS SHALL HAVE A MINIMUM SPECIFIC GRAVITY OF 0.49 (SYP SPECIES OR BETTER)
2. ROOF OR FLOOR TRUSSES FABRICATED TO ACHIEVE THE ROOF PLANES DEPICTED ON THE ARCHITECTURAL PLANS SHALL BE DESIGNED UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER. ENGINEERING SHOP DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH ANSI/TPI AND SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION. DESIGN CRITERIA IS LOCATED ON SHEET ST-1 OF THE PLAN SETTEMPORARY BRACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LEFT IN PLACE AFTER CONSTRUCTION IS COMPLETE.
3. TRUSSES SHALL BE DESIGNED TO MATCH THE ORIENTATION, SPAN DIRECTION, SPACING, BEARING & LOCATION OF THE FRAMING PLAN SHOWN HERE.
4. THE TRUSS ENGINEER SHALL PROVIDE ALL TRUSS TO TRUSS CONNECTION DESIGN AND SPECIFICATIONS AND SUBMIT THEM UNDER SIGN AND SEAL WITH THE TRUSS SHOP DRAWINGS.
5. TRUSS UPLIFTS HAVE BEEN CALCULATED BY THE ENGINEER OF RECORD AND TAKEN INTO CONSIDERATION DURING THE DESIGN OF THE UPLIFT RESTRAINT SYSTEM FOR THIS STRUCTURE. AS SUCH, THE REPORTED UPLIFTS ON THE TRUSS SHOP DRAWINGS MAY BE DISREGARDED.

TABLE 6: METAL CONNECTOR SCHEDULE

NOTES 2, 3, 4

MITEK & SIMPSON CONNECTORS IN CORRESPONDING ROWS BELOW ARE EQUAL ALTERNATIVES AND MAY BE CONSIDERED INTERCHANGEABLE

SIMPSON	SIMPSON FASTENERS	MITEK	MITEK FASTENERS
DTT2Z (NOTE 2)	(8)¼" X 1 ½" SDS SCREWS IN STUD ½" Ø X 4 ½" EMBED EPOXY OR SCREW ANCHOR	DTB-TZ	(8)¼" x 1½" WS15-GC WOOD SCREWS IN STUD ½ Ø x 4½" EMBED EPOXY OR SCREW ANCHOR
HTT5 (NOTE 2)	(26) 0.162" x 2 ½" IN STUD/BEAM/TRUSS ⅝" Ø x 6" EMBED ANCHOR IN CONCRETE	HTT45	(26) 0.162" x 2 ½" IN STUD/BEAM/TRUSS ⅝" Ø x 6" EMBED ANCHOR IN CONCRETE
META16	(7) 10d x 1 ½" IN TRUSS 4" WET EMBED IN GROUTED BLOCK WALL	HTA16-18	(7) 10d x 1 ½" IN TRUSS 4" WET EMBED IN GROUTED BLOCK WALL
META20	(8) 10d x 1 ½" IN TRUSS 4" WET EMBED IN GROUTED BLOCK WALL	HTA20-18	(9) 10d x 1 ½" IN TRUSS 4" WET EMBED IN GROUTED BLOCK WALL
HU48, HUC48, HU28-2, HUC28-2	(14) 16d COMMON IN HEADER (6) 10d COMMON IN BEAM	HD48, HD48IF, HD28-2, HD28-2IF	(14) 16d COMMON IN HEADER (6) 10d COMMON IN BEAM
HU410, HUC410, HU210-2, HUC210-2	(18) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM	HD410, HD410IF, HD210-2, HD210-2IF	(18) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM
HUC212-2	(22) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM	HD212-2IF	(22) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM
HGA10KT	(4)¼" x 1 ½" SDS SCREW IN TRUSS/RAFTER (4)¼" x 3" SDS SCREWS IN TOP PLATE	HGA10	(4) ¼" x 1½" WS15 SCREWS IN TRUSS/ RAFTER (4) ¼" x 3" WS3 SCREWS IN TOP PLATE
HGAM10KT	(4) SDS ¼" x 1 ½" SCREWS IN TRUSS/RAFTER (4) ¼" x 2¾" TITEN SCREWS IN MASONRY	HGAM10KT	(4) ¼" x 1½" WS15 SCREWS IN TRUSS/ RAFTER (4) ¼" x 1½" WEDGE BOLT OR EQUIVALENT IN MASONRY
HDQ8	(20) ⅛" x 3" SDS SCREWS IN STUD & ⅞" DIA. x 12" EMBED ANCHOR IN CONCRETE	UPHD8	(24) ⅛" x 3" WS3 SCREWS IN STUD & ⅞" DIA. x 12" EMBED ANCHOR IN CONCRETE

SIMPSON	SIMPSON FASTENERS	MITEK	MITEK FASTENERS
MSTA24	(9) 10d COMMON EACH END	MSTA24	(9) 10d COMMON EACH END
MSTA36	(13) 10d COMMON EACH END	MSTA36	(13) 10d COMMON EACH END
MSTAM36 (NOTE 7)	(7) 10d COMMON IN WOOD FRAMING (4) ¼" x 2 ¼" TITEN SCREWS IN MASONRY	MSTAM36 (NOTE 7)	(7) 10d COMMON IN WOOD FRAMING (5) ¼" x 2 ¼" TAPCON IN MASONRY
HTS20	(11) 10d x 1 ½" IN TRUSS/RAFTER (11) 10d x 1 ½" IN STUD	HTW20	(11) 10d x 1 ½" IN TRUSS/RAFTER (11) 10d x 1 ½" IN STUD
HTSM20	(10) 10d x 1 ½" IN TRUSS/RAFTER (4) ⅞" x 2 ½" TITEN IN MASONRY	HTWM20	(8) 10d x 1½" IN TRUSS/RAFTER (4) ¼" x 3" WEDGE BOLT OR EQUIVALENT IN STUD
LGT2	(16) 16d COMMON IN TRUSS/RAFTER (7) ¼" x 2 ½" TITEN SCREWS IN MASONRY	LUGT2	(16) 10d COMMON TO TRUSS/RAFTER (5) 0" x 3" WEDGE BOLT OR EQUIVALENT
LGT3	(26) 16d SINKER IN WALL FRAMING (12) SDS ¼" x 2 ½" IN TRUSS	LUGT3	(28) 16d SINKER IN WALL FRAMING (12) WS25 ¼" x 2 ½" IN TRUSS
SDWC15450, SDWC15600		NO MITEK EQUIVALENT	
MSTCM60	(26) 10d COMMON IN WOOD FRAMING (14) ½" x 2 ¼" TITEN SCREWS IN MASONRY	MSTCM60	(26) 10d COMMON IN WOOD FRAMING (14) ¼" x 2 ¼" TAPCON IN MASONRY
ABU44 (NOTE 6)	(12) 16d COMMON NAILS ⅝" Ø x 7" EMBED EPOXY	PAU44	(12) 16d COMMON NAILS ⅝" Ø x 7" EMBED EPOXY
ABU66 (NOTE 6)	(12) 16d COMMON NAILS ⅝" Ø x 7" EMBED EPOXY	PAU66	(12) 16d COMMON NAILS ⅝" Ø x 7" EMBED EPOXY

NOTES:
1. SIMPSON ACRYLIC-TIE ADHESIVE OR EQUAL SHALL BE USED IN ALL DRILLED AND EPOXIED ANCHOR APPLICATIONS. ANCHOR BOLT, THREADED ROD, OR DOWELED REINFORCING STEEL MAY BE EMBEDDED TO THE SPECIFIED DEPTH, IN A HOLE AS SPECIFIED BY MANUFACTURER (TYPICALLY 1/16" TO 1/8" GREATER THAN SPECIFIED ANCHOR DIAMETER). ADHESIVE/EPOXY MUST FILL THE HOLE IN THE CONCRETE AND WOOD BOTTOM PLATE. MANUFACTURER'S SPECIFICATIONS MUST BE FOLLOWED FOR PROPER INSTALLATION.
2. REFER TO SIMPSON OR MITEK CATALOG FOR ADDITIONAL INSTALLATION INSTRUCTIONS.
3. IF CONNECTOR IS NOT LISTED ABOVE, CONTACT EOR FOR SPECIFIC FASTENING REQUIREMENTS.
4. POSITIVE PLACEMENT GUN NAILS, 2½" LONG, WITH EQUIVALENT DIAMETER TO COMMON NAILS SPECIFIED ABOVE MAY BE USED FOR ABU POST BASE ANCHORS, CS16, AND MSTA FLAT STRAPS.
5. MASONRY APPLICATION REQUIRE EQUIVALENT NUMBER OF TITEN ANCHORS IN LIEU OF 16d NAILS TO HDR CONNECTION. CMU REQUIRES ¼" Ø x 2 ¾" TITENS ILO 16d. CONCRETE REQUIRES EQUIVALENT NUMBER OF ¼" Ø x 1 ¾" TITENS ILO 16d.
6. MASONRY SCREWS AT EXTERIOR CMU APPLICATIONS TO HAVE FLAT HEADS.

MASONRY NOTES

1. ALL MASONRY UNITS SHALL MEET ASTM C90 STANDARD WITH f'm= 2000PSI AND SHALL BE ERECTED IN RUNNING BOND WITH TYPE M OR S MORTAR OVER FULL BED.
2. SHOULD LIMITED AREAS OF STACK BOND MASONRY EXIST, EVERY OTHER COURSE SHALL BE EQUIPPED w/ 9 GAUGE LADDER TYPE HORIZONTAL JOINT REINFORCEMENT
3. ALL GROUT TO BE MIXED PER ASTM C476 STANDARDS AND INSTALLED TO COMPLY WITH FBC R606.3.5. f'c = 3,000 PSI.
4. VERTICAL WALL REINFORCING TO BE ASTM A615 GRADE 60 REBAR.
5. LAPS BETWEEN VERTICAL REINFORCING AND DOWELS TO BE 30".
6. VERTICAL REINFORCING TO HAVE 10' STANDARD HOOK INTO BOND BEAM. DOWEL TO HAVE 10' STANDARD HOOK INTO FOOTING
7. PRE-CAST MASONRY LINTELS: SEE "LINTEL SCHEDULE" ON STRUCTURAL PLAN SHEET.
8. PROVIDE MOISTURE BARRIER FOR ALL UNTREATED LUMBER IN CONTACT WITH MASONRY OR CONCRETE.

CONCRETE AND FOUNDATION NOTES

1. CONCRETE COMPRESSIVE STRENGTH FOR FOOTINGS= 2,500 PSI AT 28 DAYS (UNO).
2. CONCRETE COMPRESSIVE STRENGTH FOR SLAB = 2,500 PSI AT 28 DAYS (UNO).
3. ALL REINFORCING STEEL #3 AND BIGGER SHALL BE ASTM A615 GRADE 40 DEFORMED BARS (UNO).
4. ALL REINFORCING STEEL SHALL HAVE 90 DEGREE BEND AT CORNERS WITH A 24" LAP24" LONG #4 BAR IS RECOMMENDED TO BE INSTALLED AT ALL REENTRANT CORNERS.
5. FIBERMESH IS AN ACCEPTABLE ALTERNATIVE AND SHALL NOT REQUIRE WWF. FIBER LENGTHS SHALL BE ½" TO 2" IN LENGTH. DOSAGE AMOUNTS SHALL RANGE FROM 0.75 TO 1.5 POUNDS PER CUBIC YARD IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SYNTHETIC FIBERS SHALL COMPLY WITH ASTM C1116. THE MANUFACTURER OR SUPPLIER SHALL PROVIDE CERTIFICATION OF COMPLIANCE WHEN REQUESTED BY THE BUILDING OFFICIAL.
6. MASONRY STEMWALL AND MONOLITHIC FOOTING ARE INTERCHANGEABLE.
7. EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 PSF IN ACCORDANCE WITH TABLE R401.4.1, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
8. CONCRETE FLOOR SLABS ON GRADE SHALL BE INSTALLED OVER A MINIMUM 6 MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED 6" AND SEALED OVER CLEAN, COMPACTED EARTH OR FILL WITH CODE APPROVED PROVISIONS FOR PREVENTION OF SUBTERRANEAN TERMITES.
9. STEMWALLS OVER 4 COURSES TALL REQUIRE SPECIAL ATTENTION TO BRACING DURING CONSTRUCTION. CONTACT ENGINEER OF RECORD IF THIS CONDITION EXISTS.
10. TO CONTROL CRACKING, CUT 1" SAWCUTS IN THE SLAB IN A 15'x15' GRID WITHIN 12 HOURS OF CONCRETE PLACEMENT. CONTACT EOR FOR ALTERNATIVE METHODS.CONTROL JOINTS ARE NOT REQUIRED WHEN WWF OR FIBERMESH ARE INCLUDED WITH CONCRETE WORK.
11. DO NOT SCALE FOOTING DIMENSIONS AND LOCATIONS FROM THE FOUNDATION PLAN. DO NOT DETERMINE FOOTING LOCATION FROM ARCHITECTURAL PLANS OR FRAMING PLAN. IF FOOTING SIZE OR LOCATION IS NOT DETERMINATE FROM USE OF FOUNDATION PLAN ALONE, CONTACT THE ENGINEER OF RECORD.

LEGEND

OR	"OR" SHALL MEAN THAT EITHER OPTION PROVIDED IS AN EQUAL ALTERNATIVE FOR THE APPLICATION SHOWN
UNO	UNLESS NOTED OTHERWISE ON PLAN OR DETAIL
EOR	ENGINEER OF RECORD
EW	EACH WAY
OSB	ORIENTED STRAND BOARD
WSP	WOOD STRUCTURAL PANEL
SYP	SOUTHERN YELLOW PINE
SPF	SPRUCE-PINE-FUR
CONT	CONTINUOUS
O.C.	ON CENTER
LSL	1.55E TIMBERSTRAND LSL ENGINEERED LUMBER, 1¼" WIDE, UNO. (3 ½" WIDE LSL BEAMS ARE EQUIVALENT TO 2-PLY 1¼" BEAM)
LVL	2.0E MICRO=LAM LVL ENGINEERED LUMBER, 1¾" WIDE, UNO.
PSL	2.0E PARALLAM PSL ENGINEERED LUMBER, 3 ½" WIDE, UNO.
SYS 42	PROPERLY RATED OPEN WEB HEADER
OPT	OPTIONAL

HEADER FRAMING

1. ALL HEADER JACK AND KING STUDS SHALL BE FASTENED TO EACH OTHER WITH (2) ROWS 10d @ 8" O.C. STAGGERED.
2. ALL HEADERS TO BE FRAMED W/ NO.2 SYP
3. FASTEN ALL MULTI-PLY HEADERS TOGETHER WITH (2) ROWS 10d @ 8" O.C., STAGGERED ALONG EACH EDGE.
4. FASTEN ALL HEADERS TO KING STUDS WITH (3) 8d TOE NAILS
5. IF HEADER NOT SPECIFIED, CONTACT ENGINEER OF RECORD.
6. CRIPPLE BLOCKS BELOW LOAD-BEARING HEADERS MAY BE FRAMED AT 24" O.C.
7. IN ANY LOCATION WHERE A 2x_ BEAM OR HEADER IS PROVIDED, IT IS ACCEPTABLE TO USE AN ENGINEERED LVL BEAM OR HEADER OF EQUIVALENT SIZE.
8. NON BEARING HEADERS: DUE TO LIGHTLY LOADED CONDITIONS, 38" OR LESS CLEAR-OPENINGS IN AN EXTERIOR WALL DO NOT REQUIRE LOAD BEARING HEADER, SEE PLAN.

FRAMING NOTES

1. ALL LUMBER SPECIFIED ON DRAWINGS IS INTENDED FOR DRY USE ONLY, UNO. ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAILED BY OTHER.
2. ALL METAL CONNECTORS SPECIFIED ON PLAN ARE IN ADDITION TO FRAMING FASTENER REQUIREMENTS LISTED IN TABLE 2304.10.1
3. FASTEN ALL MULTI-PLY STUD COLUMNS AND CORNERS TOGETHER WITH (2) ROWS 10d @ 8" O.C. STAGGERED. UPPER LEVEL MULTI-PLY STUD GROUPS BELOW ALL GIRDER LOCATIONS TO BE CONTINUOUS THROUGH FLOOR SYSTEM TO FOUNDATION. (NOT REQUIRED BELOW HEADER JACKING STUD GROUPS)
4. FASTEN ALL STUDS TO BOTTOM AND TOP PLATES WITH (4) 8d TOE NAILS OR (2)16d COMMON END NAILS.
5. FASTEN ALL TRUSSES AND RAFTERS TO TOP PLATES WITH (3) 8d TOE NAILS.
6. ALL MULTI-PLY TRUSS GIRDERS AND BEAMS TO HAVE SOLID STUD GROUP BELOW MATCHING GIRDER OR BEAM THICKNESS AND MATCHING WALL STUD SPECIFICATIONS AS NOTED ON STRUCTURAL PLAN, UNO.
7. EXTERIOR WALL DESIGN ASSUMES CONTINUOUSLY SHEATHED WITH OSB OR PLYWOOD
8. EXTERIOR WALLS SHALL BE FRAMED W/ NO.2 SPF STUDS AND NO.2 SYP PLATES. INTERIOR LOAD-BEARING WALLS SHALL BE FRAMED W/ SPF STUD GRADE OR BETTER AND NO.2 SYP PLATES
9. NON-LOAD BEARING INTERIOR WALLS MAY BE FRAMED W/ 2x_ SPF @ MAX 24" O.C. OR METAL STUD FRAMING MAX 24" O.C. , EXCEPT WHERE WALLS SUPPORT TILE.

2024.V1.0
TM 150C CMU-WD

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ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003023
DRAWN: WLT
CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-1 (150C)

CMU/METAL CONNECTOR ENGINEERING

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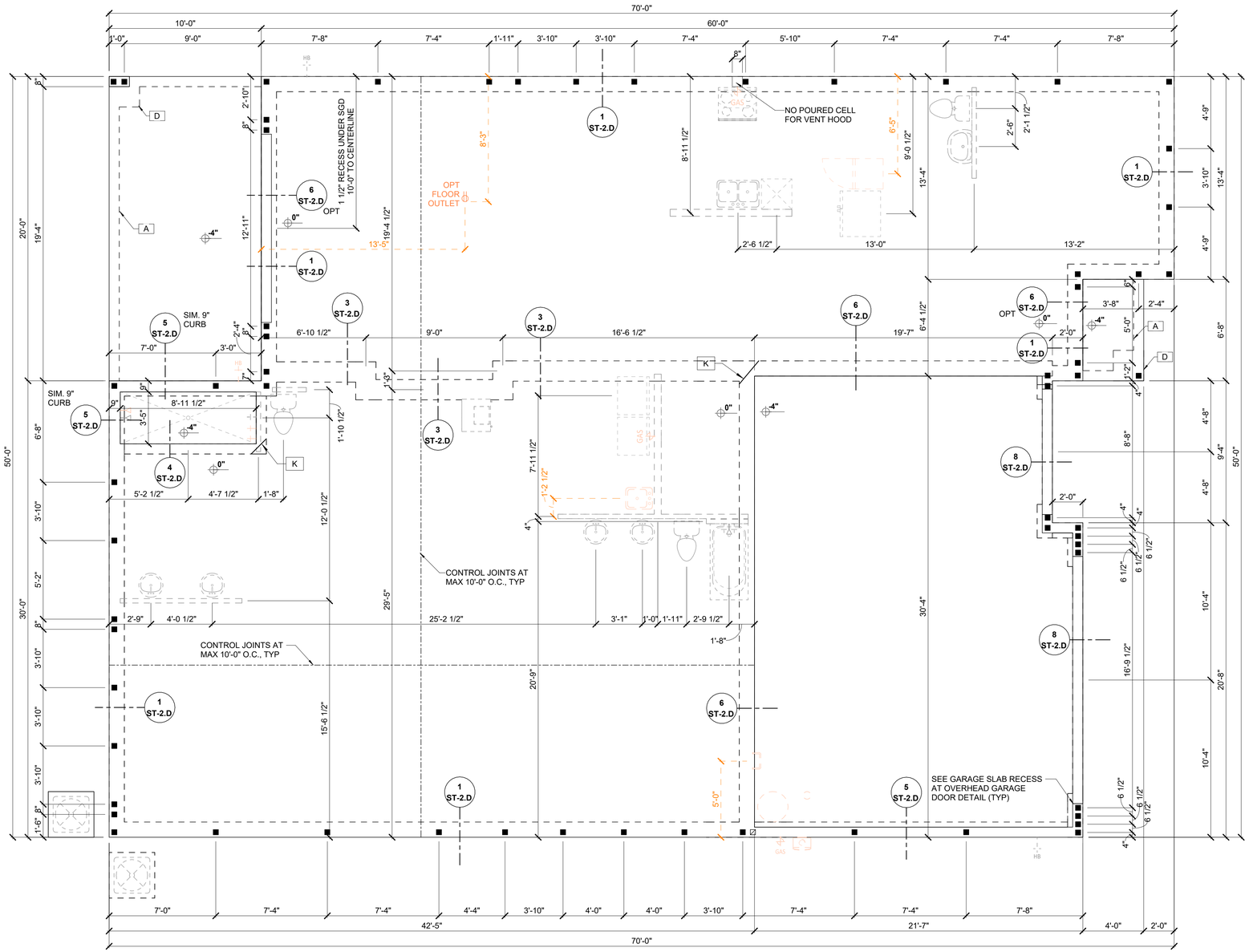

FOUNDATION PLAN - TRADITIONAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

2020 V1.0

GENERAL FOUNDATION NOTES:

- CONCRETE SLAB ON GRADE SHALL BE MINIMUM 3 1/2" THICK AND HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI UNO.
- EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 psf, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
- IF CONTRACTOR OR BUILDING OFFICIAL DETERMINES THAT THE SOIL IS NOT SUITABLE FOR 2,000 PSF BEARING CAPACITY, CONTACT EOR. ADDITIONAL FOUNDATION WORK MAY BE REQUIRED.
- SLIDING GLASS DOOR FRAMES MUST BE RECESSED INTO THE SLAB IN ACCORDANCE WITH THE BUILDING CODE. CONSULT ARCHITECTURAL PLANS FOR LOCATION OF SLIDING GLASS DOORS.
- MASONRY STEMWALL AND MONOLITHIC FOOTINGS ARE INTERCHANGEABLE. SEE SHEET ST-2D FOR INTERCHANGEABLE STEMWALL & MONOLITHIC SECTIONS (DETAILS 1/2 & 5/7).
- 24" LONG #4 BAR IS TO BE INSTALLED AT ALL RE-ENTRANT CORNERS, SEE "RE-ENTRANT CORNER DETAIL" ON SHEET ST-2D.

FOUNDATION KEYNOTES: DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

A	8"x8" DEEP THICKENED EDGE w/ (1) #4 CONT	B	12" DEEP FTG UNDER BOX COLUMN, FTG TO BE PROJECTED MIN 6" AS SHOWN
C	16"SQx12" DEEP FTG	D	24"SQx20" DEEP FTG w/ (3) #4 EW
E	30"SQx20" DEEP FTG w/ (4) #4 EW	F	36"SQx20" DEEP FTG w/ (4) #4 EW
G	48"SQx24" DEEP FTG w/ (5) #4 EW, T&B	H	#5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1
J	• SOLID FILL CMU PIER, MATCHING CMU COLUMN SIZE ABOVE • PROVIDE MIN (1) #5 FULL-HEIGHT, VERTICAL REINFORCEMENT TO BEND 90° @ BOTTOM & TIE INTO FOOTING REINFORCEMENT • CMU PIER ON 20" DEEP FTG W/ #4 @ 8" O.C. EW, FTG TO BE PROJECTED MINIMUM 6" LARGER THAN PIER ON ALL SIDES		
K	MIN 24" LONG #4 OR #5 BAR SET AT MID-DEPTH OF SLAB, TYP ALL RE-ENTRANT CORNERS		

CONTROL JOINT (CJ) NOTES:

1. TIMING
   - CUTS MUST BE MADE THE SAME DAY AS PLACEMENT. AS SOON AS THE CONCRETE HAS SET ENOUGH TO ALLOW SAWCUTS WITHOUT RAVELING THE COURSE AGGREGATE FROM THE CUT, MAKE THE CUT.
   - CUTS MADE THE NEXT DAY OR AT SUBSEQUENT TIMES DO NOT PROVIDE ADEQUATE PROTECTION AGAINST "RANDOM" CRACKING.
2. DEPTH

   THE CUT SHOULD BE AT LEAST 1" DEEP, BUT NOT MORE THAN 1 ¼" DEEP.
3. SEALING

   THE CUTS SHOULD BE SEALED WITH A SEMI-RIGID EPOXY OR ACRYLIC ADHESIVE SEALANT. BACKER ROD IS NOT REQUIRED.

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ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003023**

DRAWN: **WLT**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-2 (150C)

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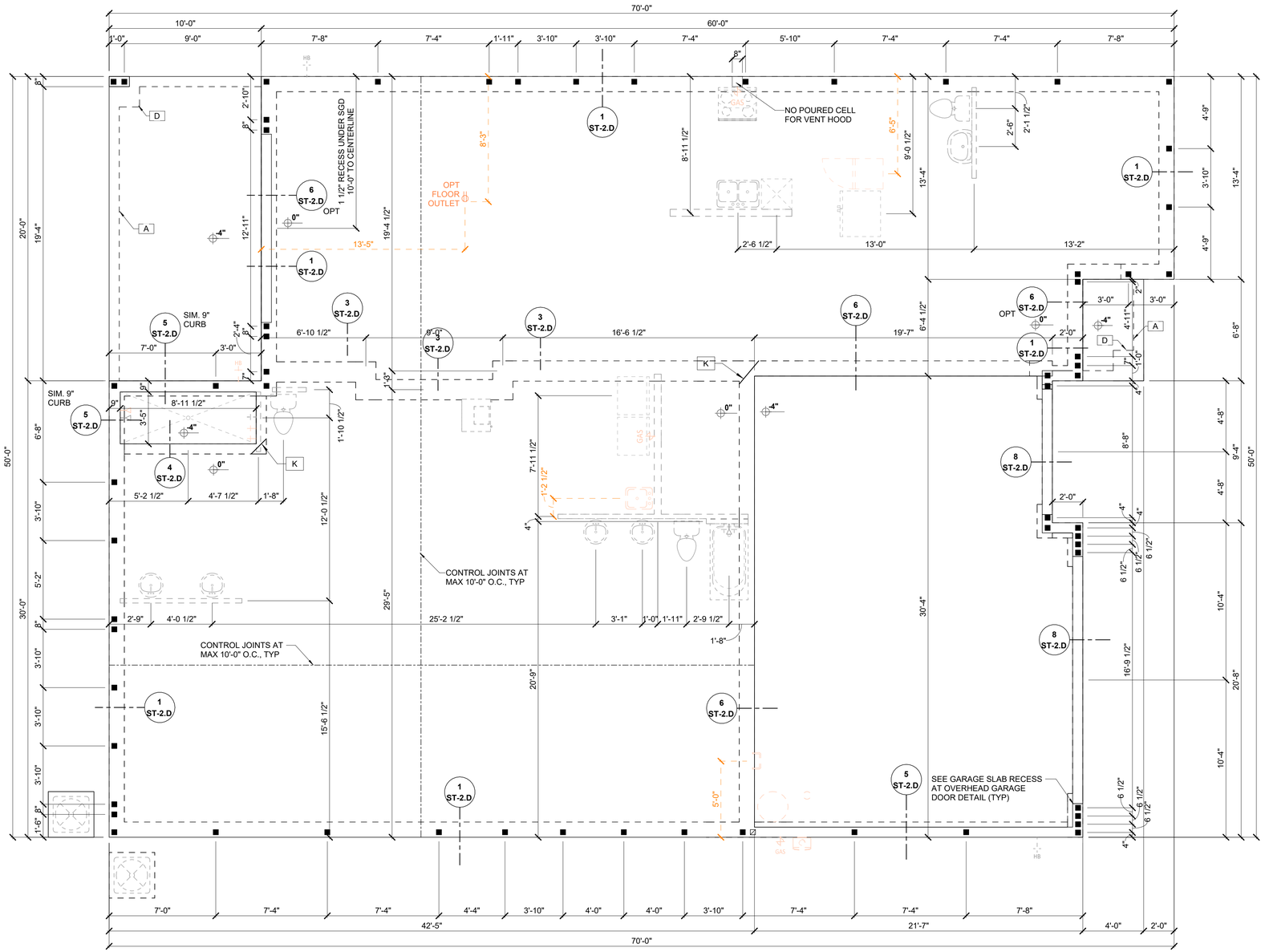

FOUNDATION PLAN - CRAFTSMAN A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

2020 V1.0

GENERAL FOUNDATION NOTES:

- CONCRETE SLAB ON GRADE SHALL BE MINIMUM 3 1/2" THICK AND HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI UNO.
- EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 psf, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
- IF CONTRACTOR OR BUILDING OFFICIAL DETERMINES THAT THE SOIL IS NOT SUITABLE FOR 2,000 PSF BEARING CAPACITY, CONTACT EOR. ADDITIONAL FOUNDATION WORK MAY BE REQUIRED.
- SLIDING GLASS DOOR FRAMES MUST BE RECESSED INTO THE SLAB IN ACCORDANCE WITH THE BUILDING CODE. CONSULT ARCHITECTURAL PLANS FOR LOCATION OF SLIDING GLASS DOORS.
- MASONRY STEMWALL AND MONOLITHIC FOOTINGS ARE INTERCHANGEABLE. SEE SHEET ST-2D FOR INTERCHANGEABLE STEMWALL & MONOLITHIC SECTIONS (DETAILS 1/2 & 5/7).
- 24" LONG #4 BAR IS TO BE INSTALLED AT ALL RE-ENTRANT CORNERS, SEE "RE-ENTRANT CORNER DETAIL" ON SHEET ST-2D.

FOUNDATION KEYNOTES: DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

A	8"x8" DEEP THICKENED EDGE w/ (1) #4 CONT	B	12" DEEP FTG UNDER BOX COLUMN, FTG TO BE PROJECTED MIN 6" AS SHOWN
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G	48"SQx24" DEEP FTG w/ (5) #4 EW, T&B	H	#5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1

J • SOLID FILL CMU PIER, MATCHING CMU COLUMN SIZE ABOVE • PROVIDE MIN (1) #5 FULL-HEIGHT, VERTICAL REINFORCEMENT TO BEND 90° @ BOTTOM & TIE INTO FOOTING REINFORCEMENT • CMU PIER ON 20" DEEP FTG W/ #4 @ 8" O.C. EW, FTG TO BE PROJECTED MINIMUM 6" LARGER THAN PIER ON ALL SIDES

K MIN 24" LONG #4 OR #5 BAR SET AT MID-DEPTH OF SLAB, TYP ALL RE-ENTRANT CORNERS

CONTROL JOINT (CJ) NOTES:

1. TIMING
   - CUTS MUST BE MADE THE SAME DAY AS PLACEMENT. AS SOON AS THE CONCRETE HAS SET ENOUGH TO ALLOW SAWCUTS WITHOUT RAVELING THE COURSE AGGREGATE FROM THE CUT, MAKE THE CUT.
   - CUTS MADE THE NEXT DAY OR AT SUBSEQUENT TIMES DO NOT PROVIDE ADEQUATE PROTECTION AGAINST "RANDOM" CRACKING.
2. DEPTH

   THE CUT SHOULD BE AT LEAST 1" DEEP, BUT NOT MORE THAN 1 ¼" DEEP.
3. SEALING

   THE CUTS SHOULD BE SEALED WITH A SEMI-RIGID EPOXY OR ACRYLIC ADHESIVE SEALANT. BACKER ROD IS NOT REQUIRED.

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ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003023**

DRAWN: **WLT**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-2.2 (150C)

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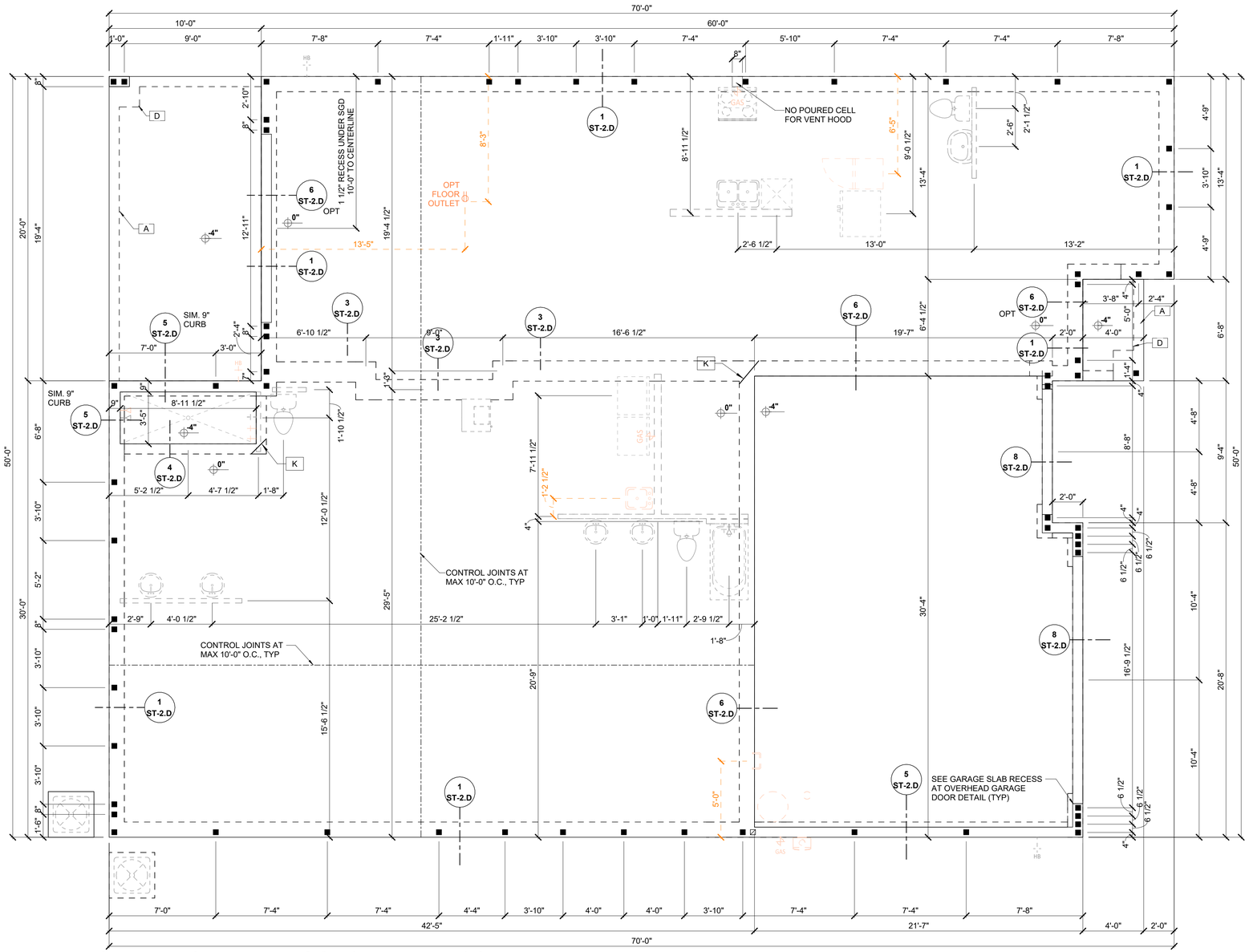
CMU/METAL CONNECTOR ENGINEERING



FOUNDATION PLAN - COASTAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

2020 V1.0

GENERAL FOUNDATION NOTES:

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- EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 psf, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
- IF CONTRACTOR OR BUILDING OFFICIAL DETERMINES THAT THE SOIL IS NOT SUITABLE FOR 2,000 PSF BEARING CAPACITY, CONTACT EOR. ADDITIONAL FOUNDATION WORK MAY BE REQUIRED.
- SLIDING GLASS DOOR FRAMES MUST BE RECESSED INTO THE SLAB IN ACCORDANCE WITH THE BUILDING CODE. CONSULT ARCHITECTURAL PLANS FOR LOCATION OF SLIDING GLASS DOORS.
- MASONRY STEMWALL AND MONOLITHIC FOOTINGS ARE INTERCHANGEABLE. SEE SHEET ST-2D FOR INTERCHANGEABLE STEMWALL & MONOLITHIC SECTIONS (DETAILS 1/2 & 5/7).
- 24" LONG #4 BAR IS TO BE INSTALLED AT ALL RE-ENTRANT CORNERS, SEE "RE-ENTRANT CORNER DETAIL" ON SHEET ST-2D.

FOUNDATION KEYNOTES: DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

A	8"x8" DEEP THICKENED EDGE w/ (1) #4 CONT	B	12" DEEP FTG UNDER BOX COLUMN, FTG TO BE PROJECTED MIN 6" AS SHOWN
C	16"SQx12" DEEP FTG	D	24"SQx20" DEEP FTG w/ (3) #4 EW
E	30"SQx20" DEEP FTG w/ (4) #4 EW	F	36"SQx20" DEEP FTG w/ (4) #4 EW
G	48"SQx24" DEEP FTG w/ (5) #4 EW, T&B	H	#5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1

J • SOLID FILL CMU PIER, MATCHING CMU COLUMN SIZE ABOVE
• PROVIDE MIN (1) #5 FULL-HEIGHT, VERTICAL REINFORCEMENT TO BEND 90° @ BOTTOM & TIE INTO FOOTING REINFORCEMENT
• CMU PIER ON 20" DEEP FTG W/ #4 @ 8" O.C. EW, FTG TO BE PROJECTED MINIMUM 6" LARGER THAN PIER ON ALL SIDES

K MIN 24" LONG #4 OR #5 BAR SET AT MID-DEPTH OF SLAB, TYP ALL RE-ENTRANT CORNERS

CONTROL JOINT (CJ) NOTES:

1. TIMING
   - CUTS MUST BE MADE THE SAME DAY AS PLACEMENT. AS SOON AS THE CONCRETE HAS SET ENOUGH TO ALLOW SAWCUTS WITHOUT RAVELING THE COURSE AGGREGATE FROM THE CUT, MAKE THE CUT.
   - CUTS MADE THE NEXT DAY OR AT SUBSEQUENT TIMES DO NOT PROVIDE ADEQUATE PROTECTION AGAINST "RANDOM" CRACKING.
2. DEPTH

   THE CUT SHOULD BE AT LEAST 1" DEEP, BUT NOT MORE THAN 1 ¼" DEEP.
3. SEALING

   THE CUTS SHOULD BE SEALED WITH A SEMI-RIGID EPOXY OR ACRYLIC ADHESIVE SEALANT. BACKER ROD IS NOT REQUIRED.

CMU/METAL CONNECTOR ENGINEERING

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003023

DRAWN: WLT

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-2.4 (150C)

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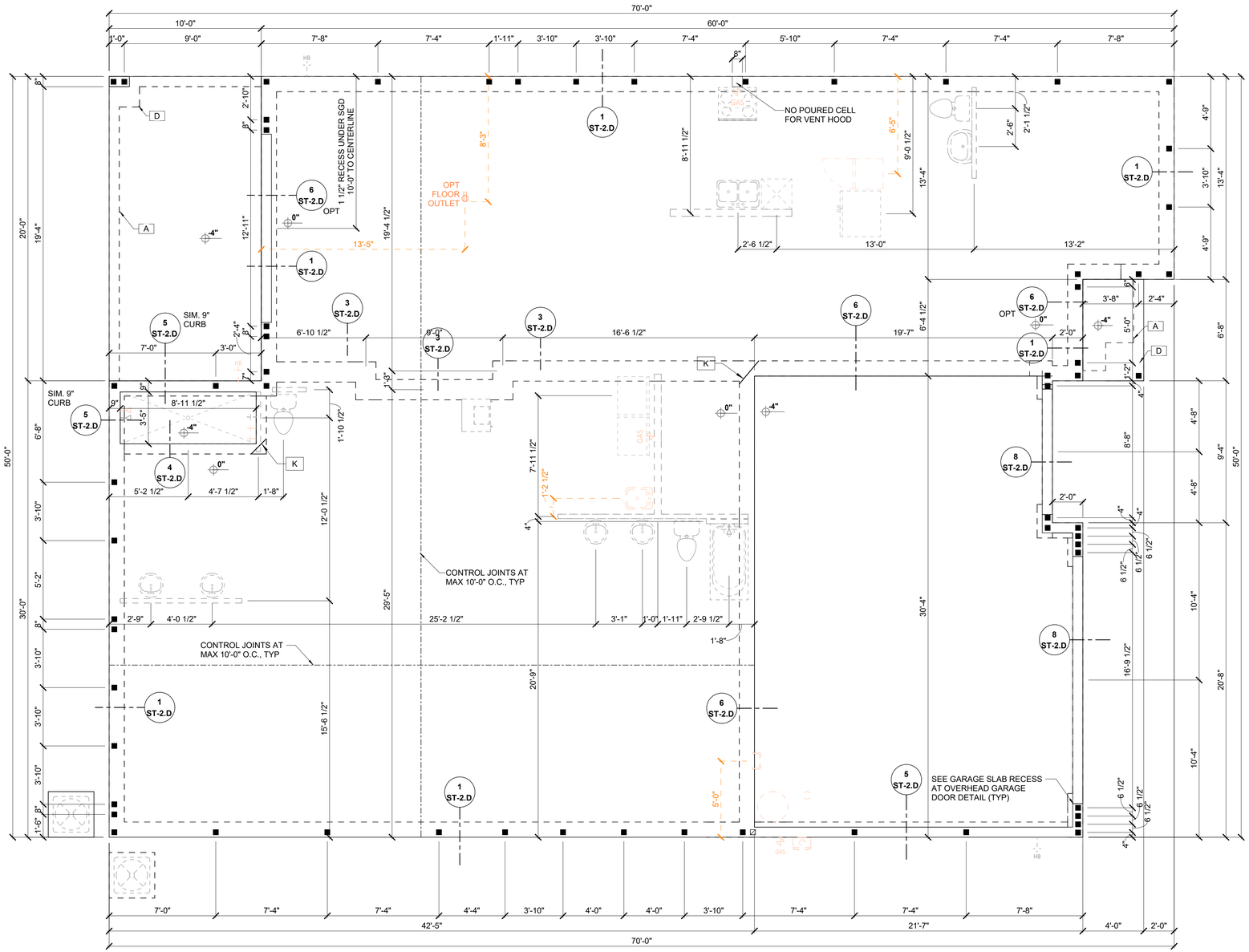

FOUNDATION PLAN - FARMHOUSE A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

2020 V1.0

GENERAL FOUNDATION NOTES:

- CONCRETE SLAB ON GRADE SHALL BE MINIMUM 3 1/2" THICK AND HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI UNO.
- EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 psf, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
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FOUNDATION KEYNOTES: DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

A	8"x8" DEEP THICKENED EDGE w/ (1) #4 CONT	B	12" DEEP FTG UNDER BOX COLUMN, FTG TO BE PROJECTED MIN 6" AS SHOWN
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G	48"SQx24" DEEP FTG w/ (5) #4 EW, T&B	H	#5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1

J • SOLID FILL CMU PIER, MATCHING CMU COLUMN SIZE ABOVE • PROVIDE MIN (1) #5 FULL-HEIGHT, VERTICAL REINFORCEMENT TO BEND 90° @ BOTTOM & TIE INTO FOOTING REINFORCEMENT • CMU PIER ON 20" DEEP FTG W/ #4 @ 8" O.C. EW, FTG TO BE PROJECTED MINIMUM 6" LARGER THAN PIER ON ALL SIDES

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taylor morrison

ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003023

DRAWN: WLT

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-2.6 (150C)

CMU/METAL CONNECTOR ENGINEERING

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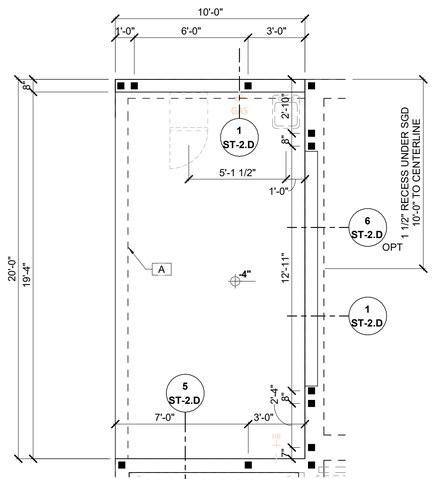
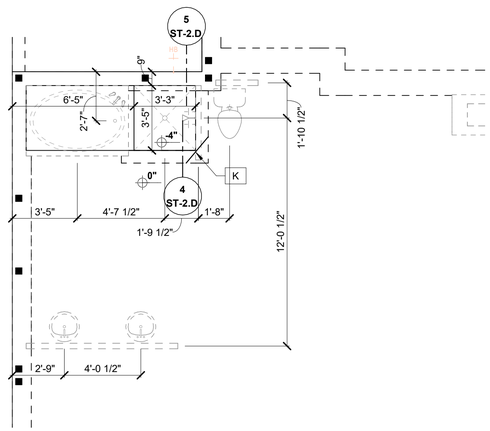


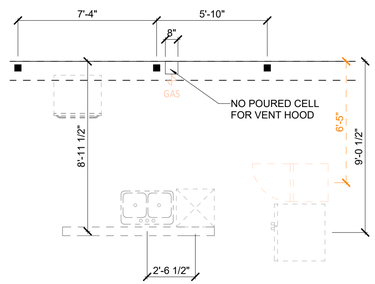
FOUNDATION PLAN - OPT
OUTDOOR KITCHEN (SIM W/ ROUGH-IN) - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



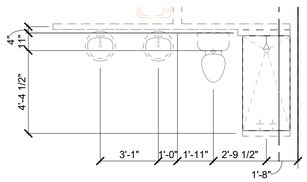
FOUNDATION PLAN - OPT
DELUXE PRIMARY BATH - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FOUNDATION PLAN - OPT
GOURMET KITCHEN - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FOUNDATION PLAN - OPT
SHOWER @ BATH 2 - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

2020 V1.0

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J
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taylor morrison

ASTORIA
BASE PLAN
50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003023
DRAWN: WLT
CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-2.8 (150C)

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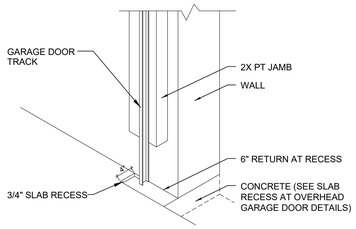
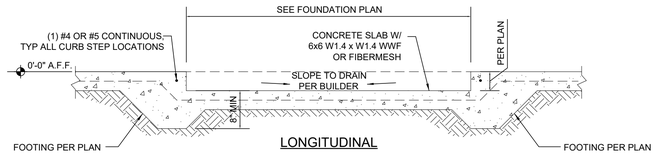
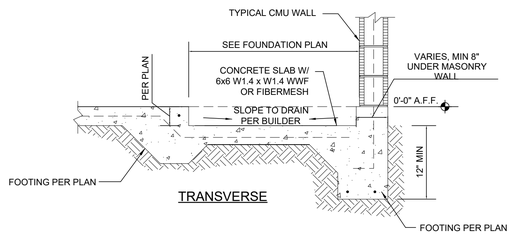


GARAGE SLAB RECESS AT OVERHEAD GARAGE DOOR DETAIL

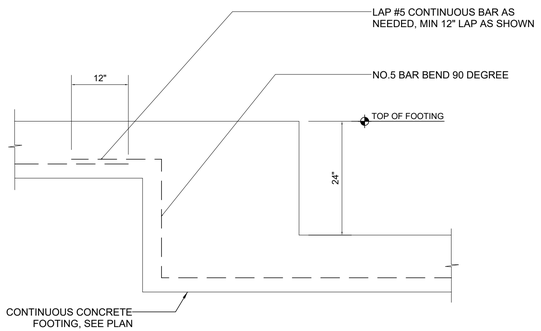


LONGITUDINAL

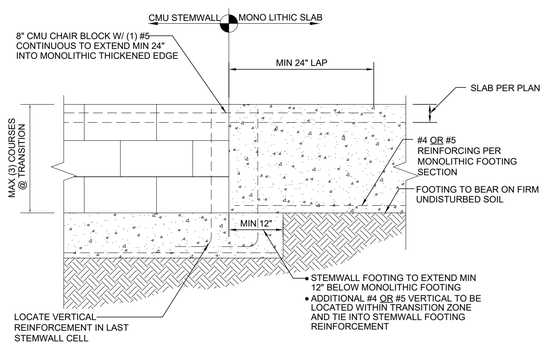


TRANSVERSE

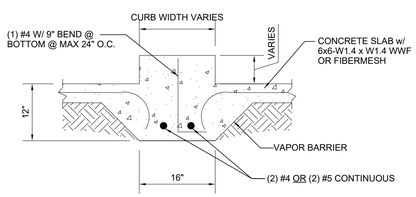
TYPICAL SHOWER RECESS DETAIL



TYPICAL STEP IN FOOTING DETAIL



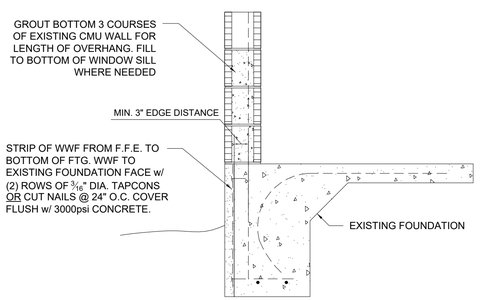
CMU STEMWALL TO MONOLITHIC TRANSITION DETAIL



9 WALL CURB SECTION

8" CMU WALL OVERHANGS LESS THAN 1"

(THIS DETAIL IS A COSMETIC REPAIR AND IS RECOMMENDED BUT NOT REQUIRED)

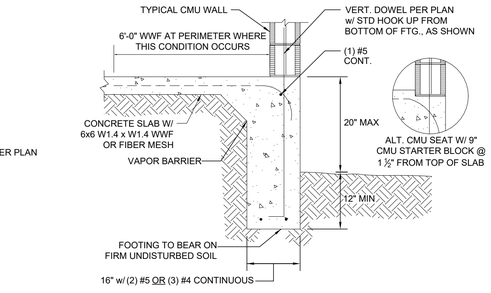


8" CMU WALL OVERHANGS 2.5" OR LESS

(THIS DETAIL IS A STRUCTURAL REPAIR AND IS REQUIRED)

NOTES:

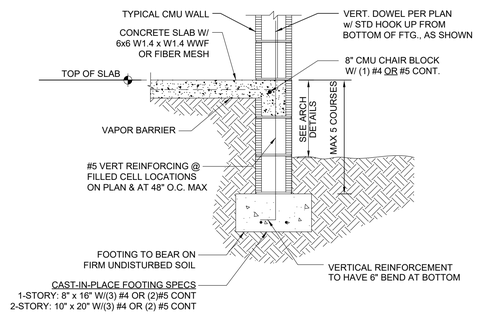
- IF EXISTING REBAR DOES NOT MEET 3" EDGE DISTANCE REQUIREMENT, REMOVE INSIDE FACE SHELL OF EXISTING CMU WALL AT ADJECENT CELL AND DRILL & EPOXY NEW FULL HT. VERTICAL #5 DOWEL W/ 12" EMBED INTO EXISTING FOUNDATION AND 4" EMBED INTO EXISTING BOND BEAM.
- IF MORE THAN (3) BARS DO NOT MEET THE REQUIRED 3" EDGE DISTANCE, CONTACT EOR.



1A MONOLITHIC FOOTING SECTION - 32" MAX DEPTH

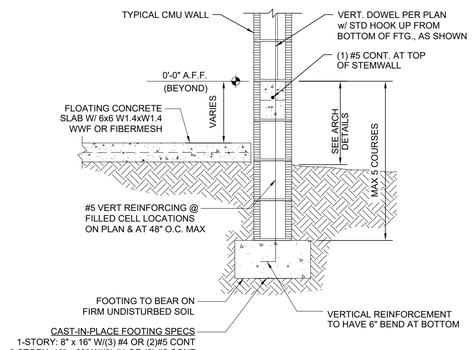
CONTACT EOR PRIOR TO CONSTRUCTION IF ANY OF THE FOLLOWING OCCUR:

- GROUND ADJACENT TO FTG SLOPES DOWN AND AWAY FROM STRUCTURE STEEPER THAN 1'-0" VERTICALLY PER 3'-0" HORIZONTALLY TO PREVENT EROSION OF SOIL.



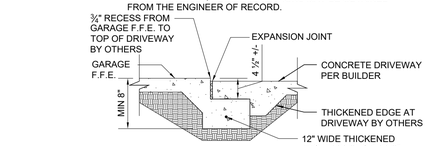
2 STEMWALL SECTION

- SPECIAL CARE SHOULD BE EXERCISED BY CONTRACTOR WHEN BACK FILLING BEHIND A STEM WALL, PARTICULARLY WHEN IT IS OVER 4 COURSES HIGH. SHOULD THIS CONDITION EXIST, RECOMMENDATIONS MAY BE OBTAINED FROM THE ENGINEER OF RECORD.

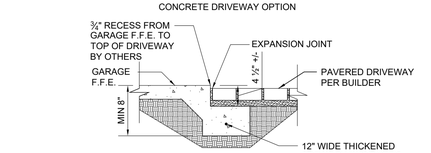


7 STEMWALL CURB SECTION

- SPECIAL CARE SHOULD BE EXERCISED BY CONTRACTOR WHEN BACK FILLING BEHIND A STEM WALL, PARTICULARLY WHEN IT IS OVER 4 COURSES HIGH. SHOULD THIS CONDITION EXIST, RECOMMENDATIONS MAY BE OBTAINED FROM THE ENGINEER OF RECORD.



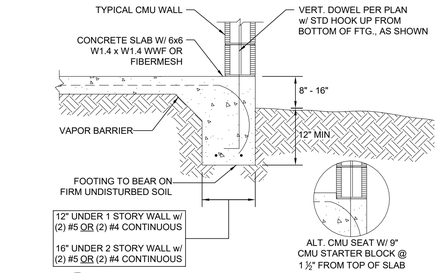
CONCRETE DRIVEWAY OPTION



PAVERED DRIVEWAY OPTION

8 GARAGE DOOR RECESS DETAIL

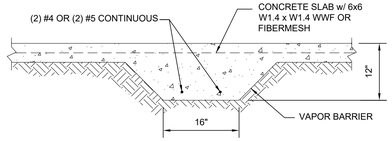
ONLY APPLICABLE AT GARAGE DOOR OPENING



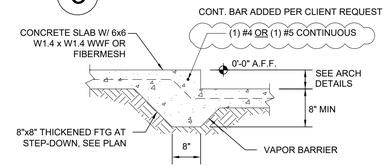
1 MONOLITHIC FOOTING SECTION - 28" MAX DEPTH

CONTACT EOR PRIOR TO CONSTRUCTION IF ANY OF THE FOLLOWING OCCUR:

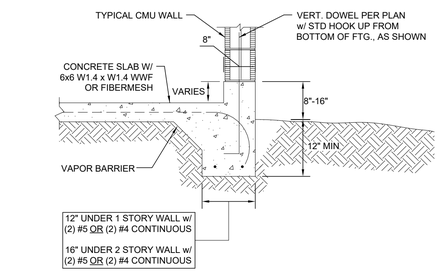
- GROUND ADJACENT TO FTG SLOPES DOWN AND AWAY FROM STRUCTURE STEEPER THAN 1'-0" VERTICALLY PER 3'-0" HORIZONTALLY TO PREVENT EROSION OF SOIL.



3 BEARING WALL FOOTING SECTION

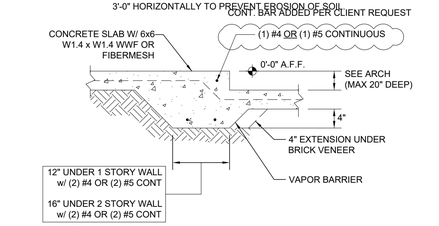


4 CURB STEP SECTION

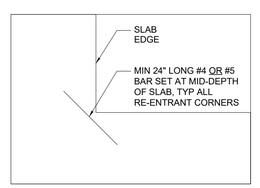


5 GARAGE EXT WALL CURB SECTION

CONTACT EOR PRIOR TO CONSTRUCTION IF ANY OF THE FOLLOWING OCCUR:
GROUND ADJACENT TO FTG SLOPES DOWN AND AWAY FROM STRUCTURE STEEPER THAN 1'-0" VERTICALLY PER 3'-0" HORIZONTALLY TO PREVENT EROSION OF SOIL



6 BEARING CURB STEP SECTION



RE-ENTRANT CORNER DETAIL (RECOMMENDED)

PLAN VIEW, DETAIL TYPICAL @ ALL RE-ENTRANT CORNERS

CMU/METAL CONNECTOR ENGINEERING

2024 LV1.0
TM CM LV1.0
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ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003023**

DRAWN: **WLT**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-2.D

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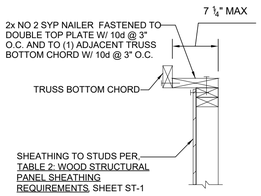
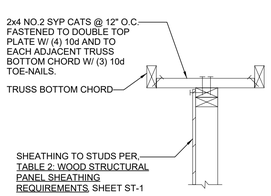


OPTION 1



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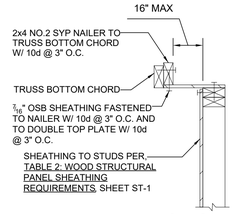


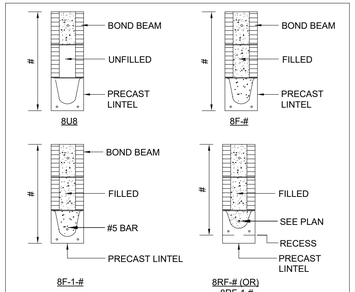
OPTION 3

INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
2. THIS INTERIOR SHEARWALL DETAIL IS INTENDED FOR USE IN AREAS WHERE THE SHEARWALL RUNS PARALLEL TO THE TRUSSES. THIS IS A PREFERRED ALTERNATIVE TO FRAMING ABOVE THE PLATE LINE TO THE ROOF DECK.

LINTEL SCHEDULE

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F-1-36	LENGTH PER PLAN
L-2	8F-16	LENGTH PER PLAN
L-3	8U8	LENGTH PER PLAN
L-4	8F-1-16	LENGTH PER PLAN



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

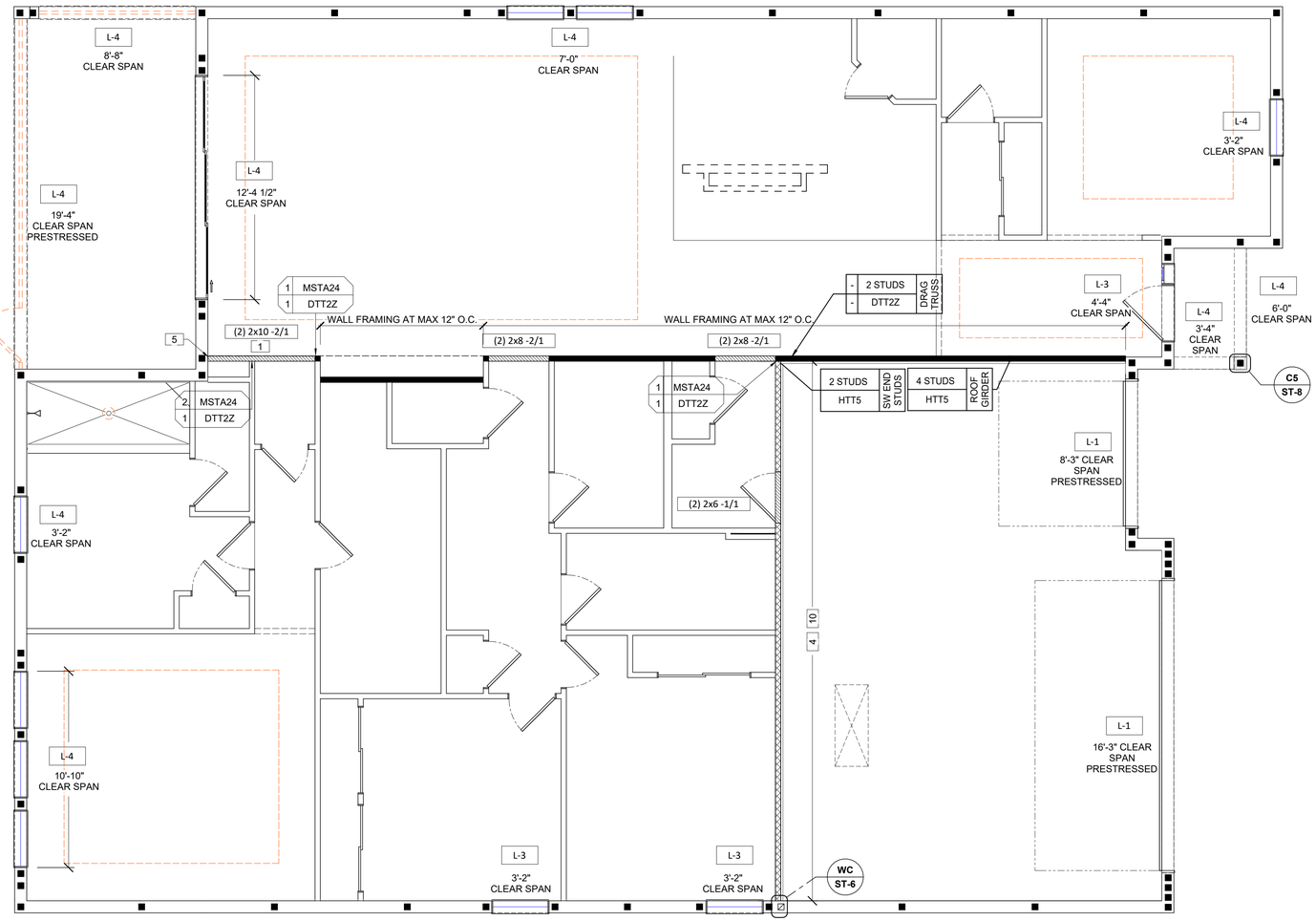
- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMSPON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.



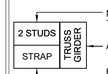
1st LEVEL STRUCTURAL PLAN - TRADITIONAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¼" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

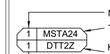


NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.

ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN

BOTTOM OF STUD COLUMN CONNECTION
- 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
- 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE



NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD

TYPE OF STRAP CONNECTING HEADER TO JACK STUD

KING/JACK GROUP BOTTOM CONNECTION
- 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
- 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

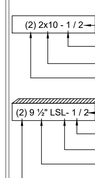
NON-BEARING HEADER FRAMING KEYNOTE



NUMBER OF KING STUDS EACH SIDE OF OPENING

HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE



NUMBER OF KING STUDS EACH SIDE OF OPENING

NUMBER OF JACK STUDS EACH SIDE OF OPENING

DEPTH OF LOAD-BEARING #2 SYP HEADER

NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

NUMBER OF KING STUDS EACH SIDE OF OPENING

NUMBER OF JACK STUDS EACH SIDE OF OPENING

HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)

DEPTH OF LOAD-BEARING EWP HEADER

NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

CMU/METAL CONNECTOR ENGINEERING

2021 V1.0-CMU
2024 V1.0-TM CMU
DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003023

DRAWN: WLT

CHECKED: DB

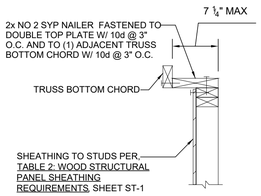
07-02-2025

REVISIONS:

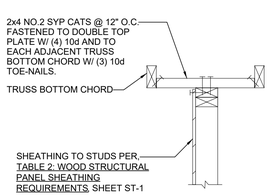
No.	Description	Date

ST-3 (150C)

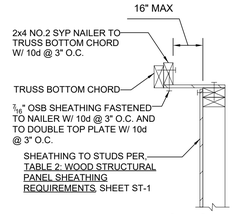
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



OPTION 1



OPTION 2



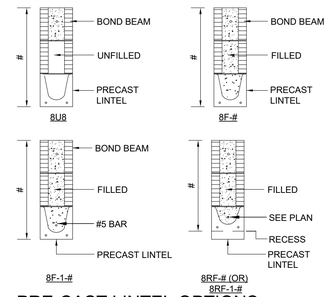
OPTION 3

INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
2. THIS INTERIOR SHEARWALL DETAIL IS INTENDED FOR USE IN AREAS WHERE THE SHEARWALL RUNS PARALLEL TO THE TRUSSES. THIS IS A PREFERRED ALTERNATIVE TO FRAMING ABOVE THE PLATE LINE TO THE ROOF DECK.

LINTEL SCHEDULE

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F-1-36	LENGTH PER PLAN
L-2	8F-16	LENGTH PER PLAN
L-3	8U8	LENGTH PER PLAN
L-4	8F-1-16	LENGTH PER PLAN



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMSPON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL 1½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.

LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¼" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.

2 STUDS / STRAP / TRUSS GIRDER — ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN

BOTTOM OF STUD COLUMN CONNECTION
- 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
- 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

1 MSTA24 / 1 DTT2Z
- NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
- TYPE OF STRAP CONNECTING HEADER TO JACK STUD
- KING/JACK GROUP BOTTOM CONNECTION
  - 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
  - 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
- NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

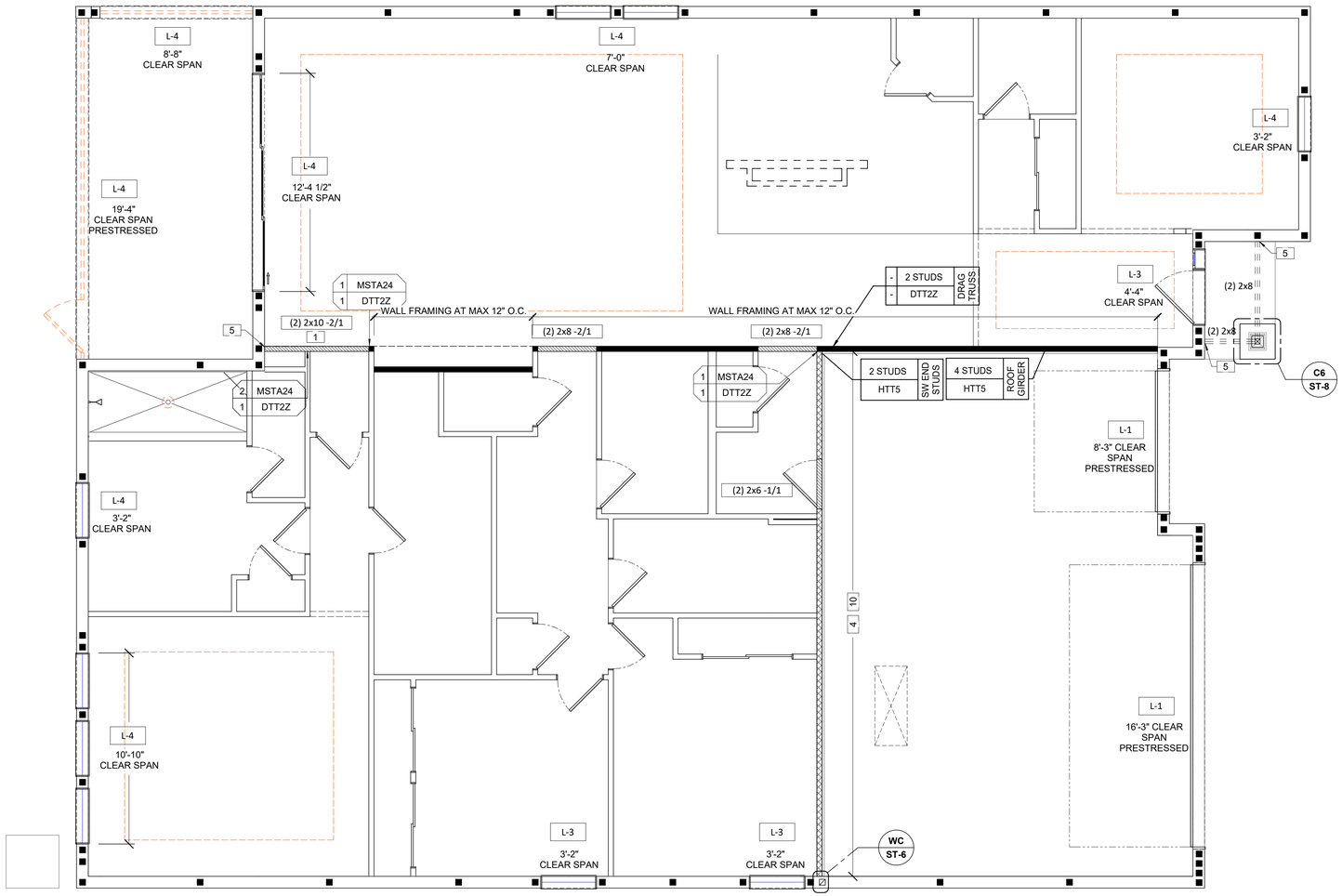
NO HDR - #
- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2
- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- DEPTH OF LOAD-BEARING #2 SYP HEADER
- NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ½" LSL- 1 / 2
- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
- DEPTH OF LOAD-BEARING EWP HEADER
- NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)



1st LEVEL STRUCTURAL PLAN - CRAFTSMAN A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

CMU/METAL CONNECTOR ENGINEERING

2021 V1.0-CMU
2024 V1.0-TM CMU
DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003023**

DRAWN: **WLT**

CHECKED: **DB**

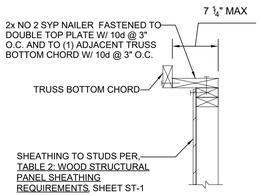
07-02-2025

REVISIONS:

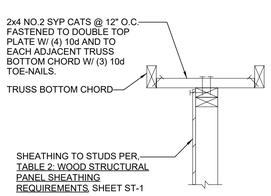
No.	Description	Date

ST-3.2 (150C)

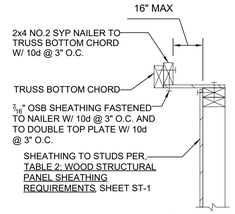
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7347



OPTION 1



OPTION 2



OPTION 3

INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
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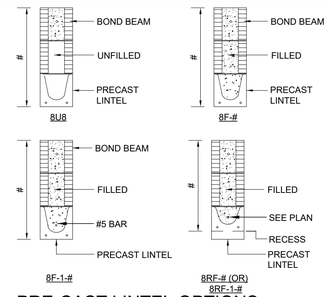
LINTEL SCHEDULE

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F-1-36	LENGTH PER PLAN
L-2	8F-16	LENGTH PER PLAN
L-3	8U8	LENGTH PER PLAN
L-4	8F-1-16	LENGTH PER PLAN



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
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- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

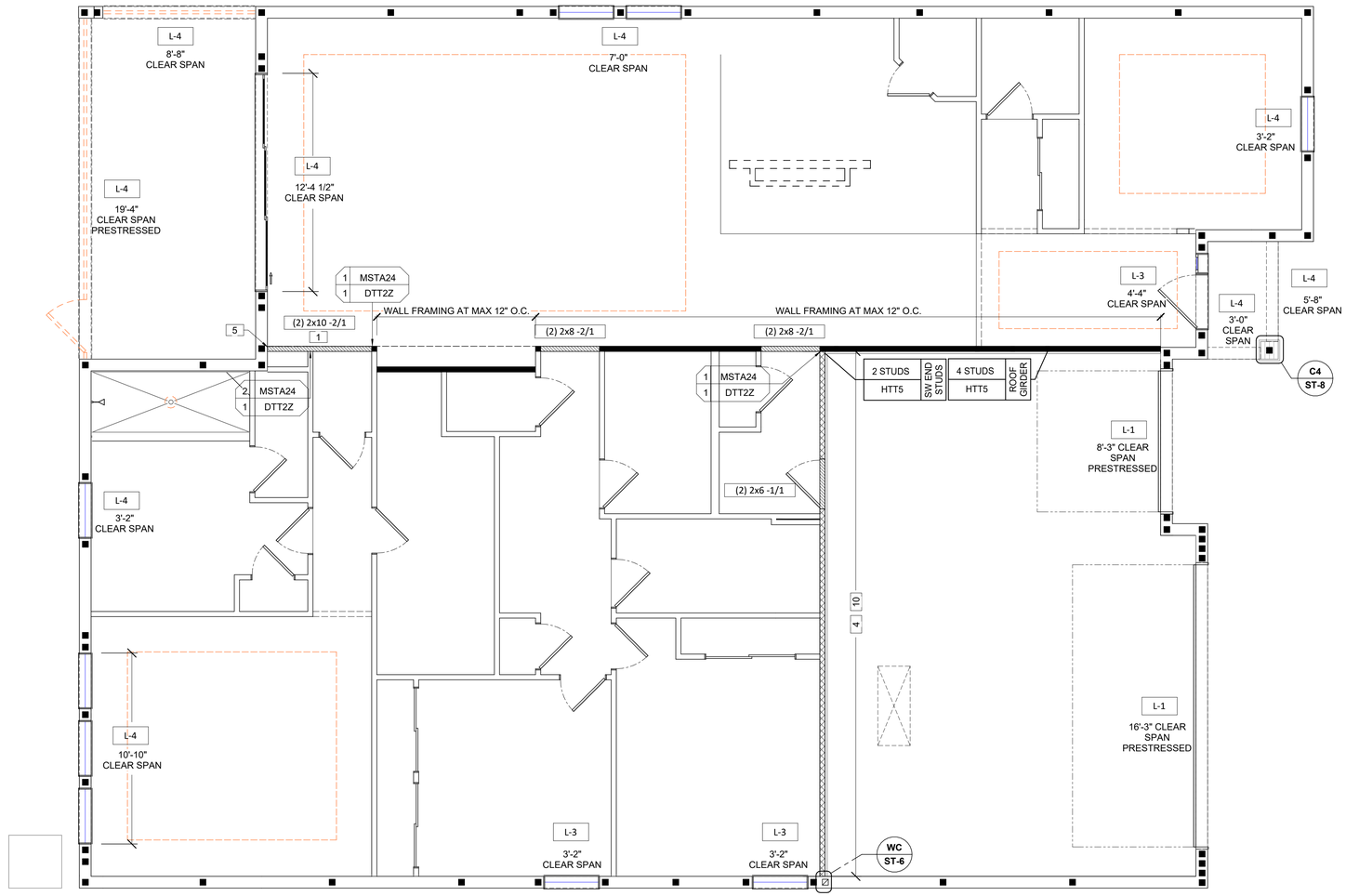
- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMSPON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.



LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¼" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.

2 STUDS / STRAP — TRUSS GIRDER

ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN

BOTTOM OF STUD COLUMN CONNECTION
- 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
- 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

1 MSTA24 / 1 DTT2Z

NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD

TYPE OF STRAP CONNECTING HEADER TO JACK STUD

KING/JACK GROUP BOTTOM CONNECTION
- 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
- 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #

NUMBER OF KING STUDS EACH SIDE OF OPENING

HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2

NUMBER OF KING STUDS EACH SIDE OF OPENING

NUMBER OF JACK STUDS EACH SIDE OF OPENING

DEPTH OF LOAD-BEARING #2 SYP HEADER

NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ½" LSL- 1 / 2

NUMBER OF KING STUDS EACH SIDE OF OPENING

NUMBER OF JACK STUDS EACH SIDE OF OPENING

HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)

DEPTH OF LOAD-BEARING EWP HEADER

NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

1st LEVEL STRUCTURAL PLAN - COASTAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

CMU/METAL CONNECTOR ENGINEERING

2021 V1.0-CMU
2024 V1.0-TM CMU
DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003023**

DRAWN: **WLT**

CHECKED: **DB**

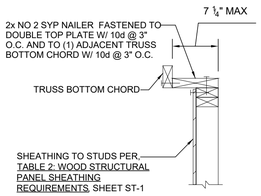
07-02-2025

REVISIONS:

No.	Description	Date

ST-3.4 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7347



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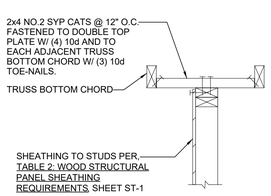

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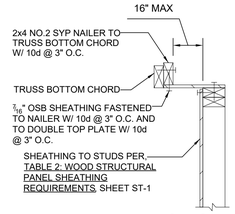


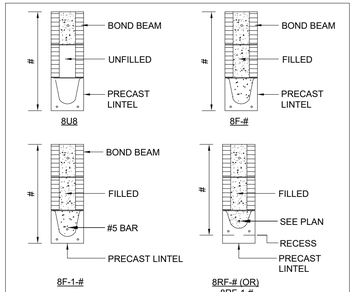
OPTION 3

INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
2. THIS INTERIOR SHEARWALL DETAIL IS INTENDED FOR USE IN AREAS WHERE THE SHEARWALL RUNS PARALLEL TO THE TRUSSES. THIS IS A PREFERRED ALTERNATIVE TO FRAMING ABOVE THE PLATE LINE TO THE ROOF DECK.

LINTEL SCHEDULE

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F-1-36	LENGTH PER PLAN
L-2	8F-16	LENGTH PER PLAN
L-3	8U8	LENGTH PER PLAN
L-4	8F-1-16	LENGTH PER PLAN



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

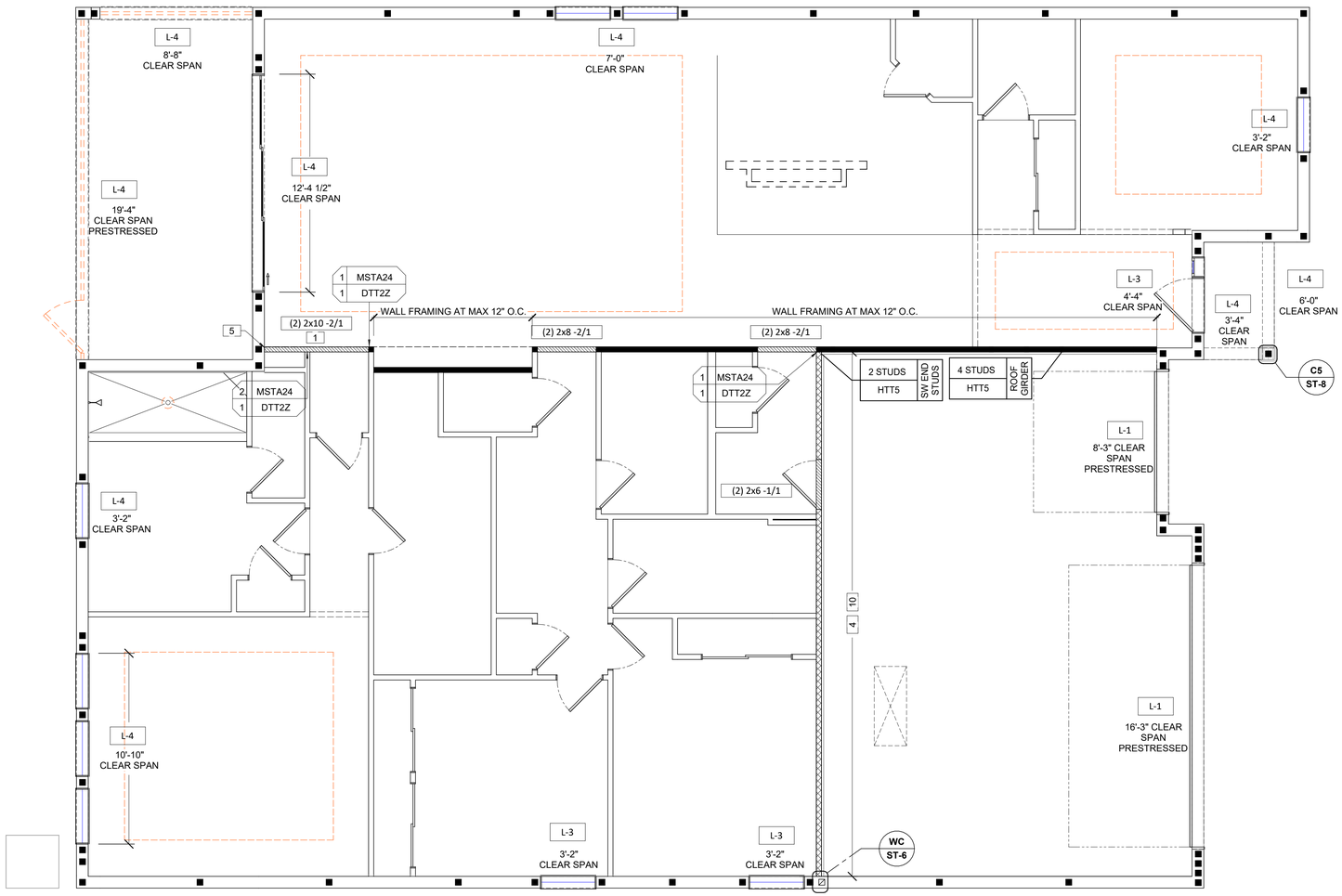
- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMSPON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.



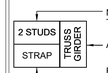
1st LEVEL STRUCTURAL PLAN - FARMHOUSE A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¼" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

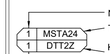


NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.

ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN

BOTTOM OF STUD COLUMN CONNECTION
- 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
- 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE



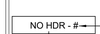
NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD

TYPE OF STRAP CONNECTING HEADER TO JACK STUD

KING/JACK GROUP BOTTOM CONNECTION
- 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
- 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

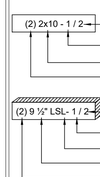
NON-BEARING HEADER FRAMING KEYNOTE



NUMBER OF KING STUDS EACH SIDE OF OPENING

HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE



NUMBER OF KING STUDS EACH SIDE OF OPENING

NUMBER OF JACK STUDS EACH SIDE OF OPENING

DEPTH OF LOAD-BEARING #2 SYP HEADER

NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

NUMBER OF KING STUDS EACH SIDE OF OPENING

NUMBER OF JACK STUDS EACH SIDE OF OPENING

HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)

DEPTH OF LOAD-BEARING EWP HEADER

NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

APEX
tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

2021 V1.0-CMU
2024 V1.0-TM CMU
DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003023

DRAWN: WLT

CHECKED: DB

07-02-2025

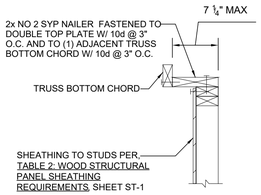
REVISIONS:

No.	Description	Date

ST-3.6 (150C)

CMU/METAL CONNECTOR ENGINEERING

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



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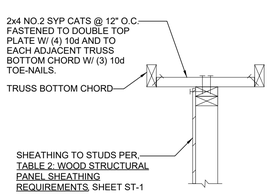

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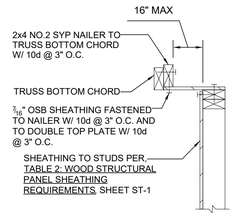


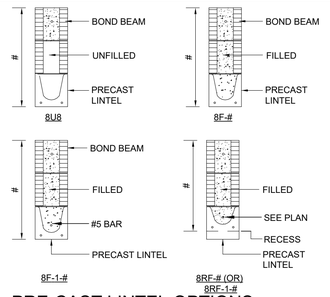
OPTION 3

INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
2. THIS INTERIOR SHEARWALL DETAIL IS INTENDED FOR USE IN AREAS WHERE THE SHEARWALL RUNS PARALLEL TO THE TRUSSES. THIS IS A PREFERRED ALTERNATIVE TO FRAMING ABOVE THE PLATE LINE TO THE ROOF DECK.

LINTEL SCHEDULE

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F-1-36	LENGTH PER PLAN
L-2	8F-16	LENGTH PER PLAN
L-3	8U8	LENGTH PER PLAN
L-4	8F-1-16	LENGTH PER PLAN



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMSPON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.

LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¼" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

2 STUDS | TRUSS GIRDER / STRAP

- NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
- ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN
- BOTTOM OF STUD COLUMN CONNECTION
  • 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
  • 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

1 MSTA24 / 1 DTT2Z

- NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
- TYPE OF STRAP CONNECTING HEADER TO JACK STUD
- KING/JACK GROUP BOTTOM CONNECTION
  • 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
  • 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
- NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

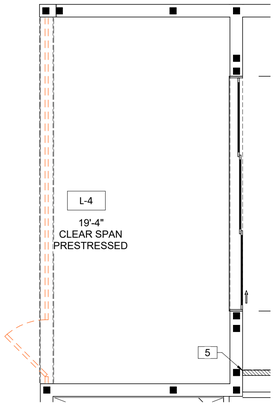
(2) 2x10 - 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- DEPTH OF LOAD-BEARING #2 SYP HEADER
- NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

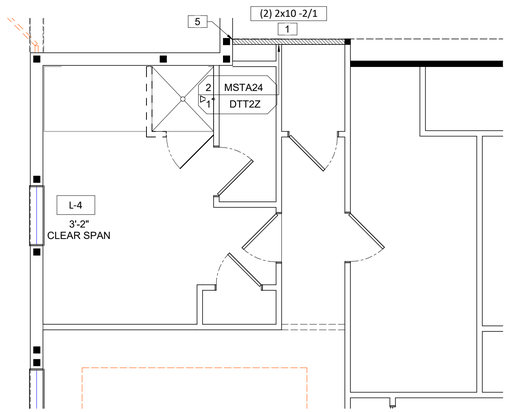
(2) 9 ½" LSL- 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
- DEPTH OF LOAD-BEARING EWP HEADER
- NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)



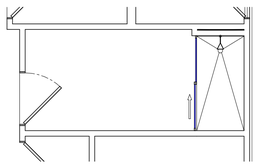
1st LEVEL STRUCTURAL PLAN - OPT OUTDOOR KITCHEN (SIM W/ ROUGH-IN) - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL STRUCTURAL PLAN - OPT DELUXE PRIMARY BATH - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL STRUCTURAL PLAN - OPT SHOWER @ BATH 2 - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

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9000 REGENCY SQUARE BLVD.
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904.821.5200
taylor morrison

2021 V1.0-CMU
2024 V1.0-TM CMU
DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

ASTORIA

BASE PLAN
50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003023
DRAWN: WLT
CHECKED: DB

07-02-2025

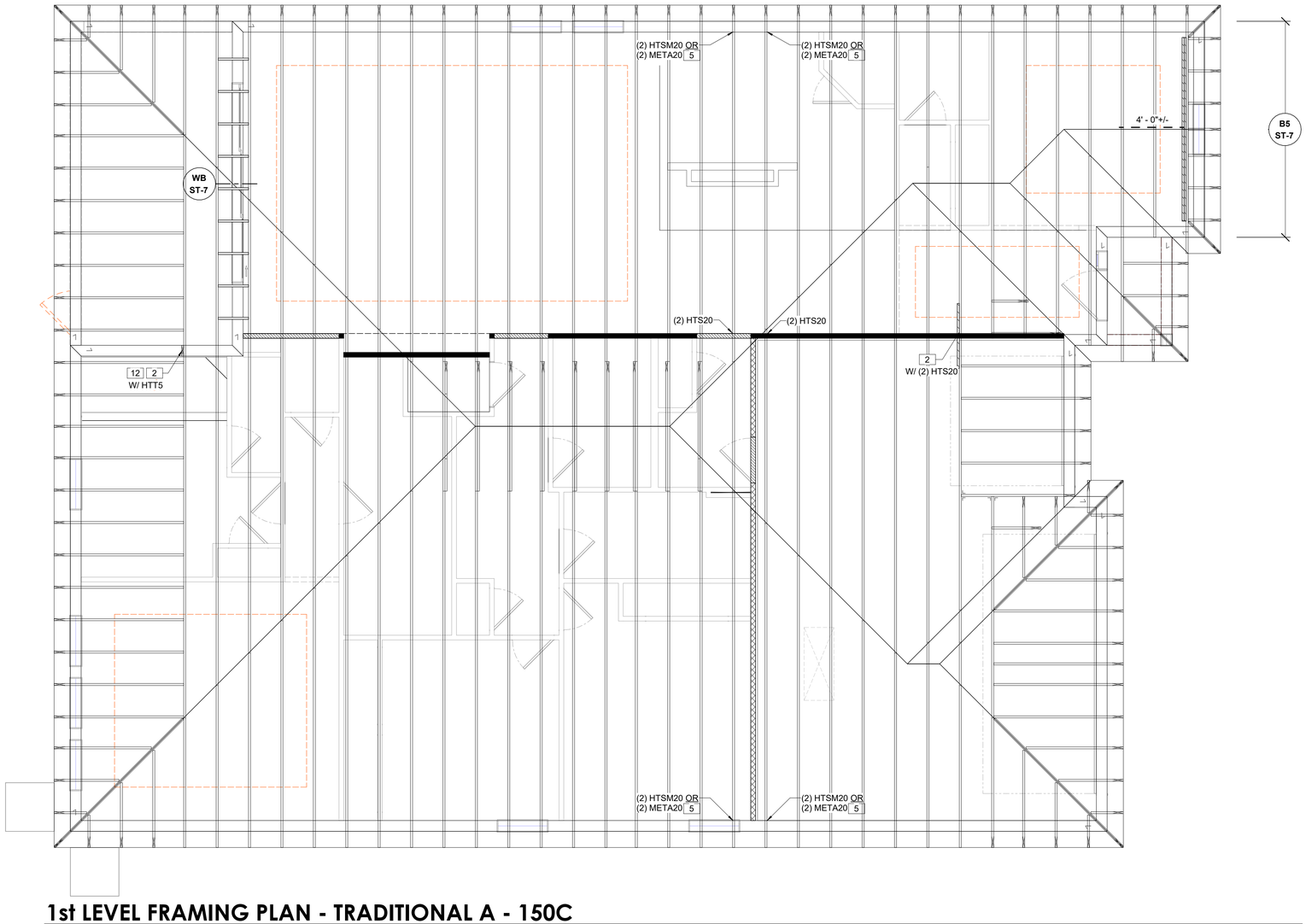
REVISIONS:

No.	Description	Date

ST-3.8 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

CMU/METAL CONNECTOR ENGINEERING



1st LEVEL FRAMING PLAN - TRADITIONAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP. MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING) OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS ¼" Ø @ 24" O.C. STAGGERED
PT 2x8.....(2) ROWS ¼" Ø @ 16" O.C. STAGGERED
PT 2x10.....(2) ROWS ¼" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS ¼" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSSOR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPSOR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

E.O.R. HAS REVIEWED AND APPROVED COMPONENT DESIGN REFERENCES LISTED BELOW FOR CONFORMITY WITH THE DESIGN CRITERIA OF THIS PLAN SET. APPROVAL IS ONLY FOR CONFORMANCE WITH DESIGN CONCEPT AND DOES NOT RELIEVE THE DELEGATED ENGINEER OF THE RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE SHOP DRAWINGS.

- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS:# XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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taylor morrison

ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003023

DRAWN: WLT

CHECKED: DB

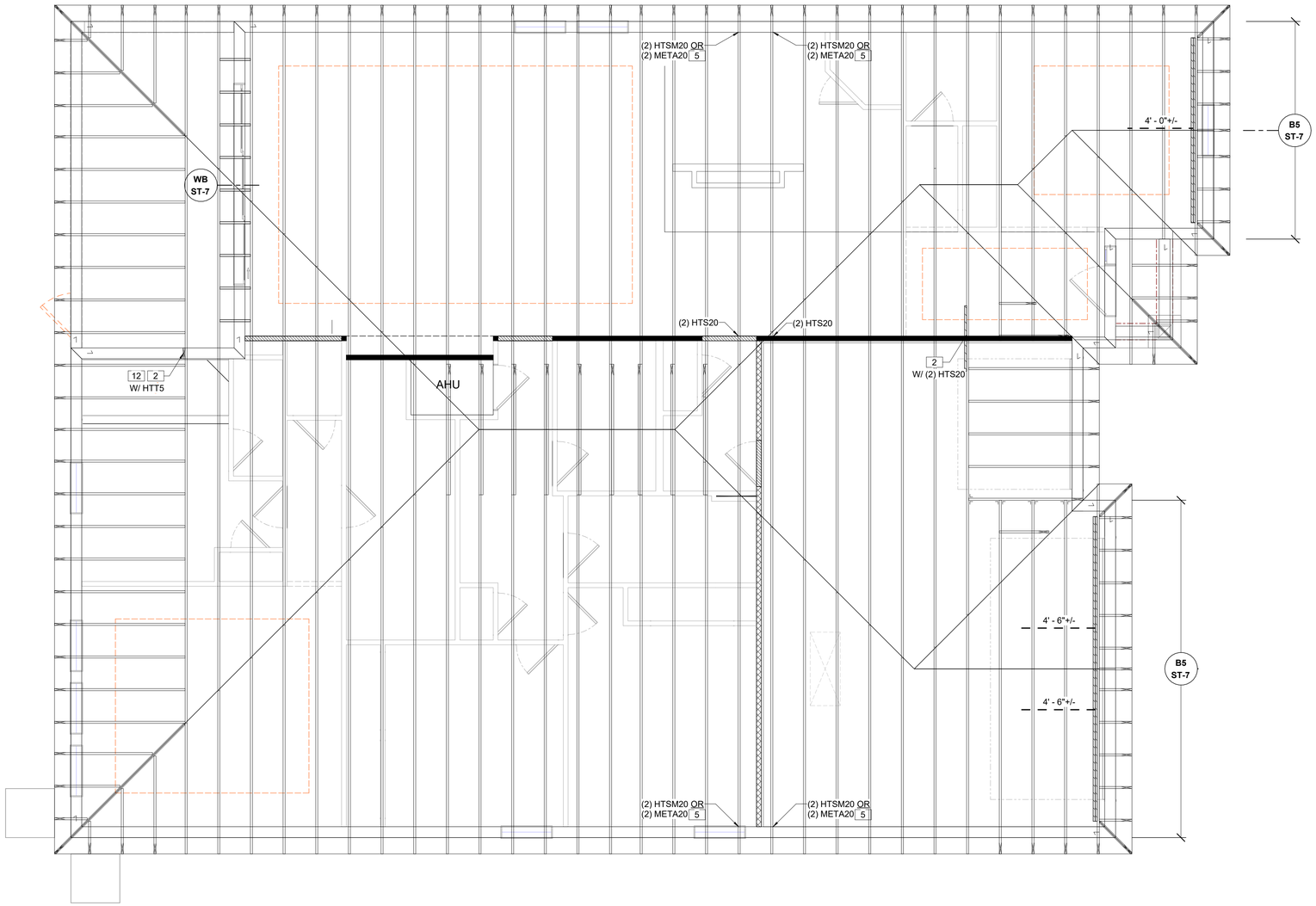
07-02-2025

REVISIONS:

No.	Description	Date

ST-3A (150C)

APEX TECHNOLOGY" IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



1st LEVEL FRAMING PLAN - CRAFTSMAN A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"
20 L.L./15 D.L. #2 SYP				

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"
10 L.L./5 D.L. #2 SYP				

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP. MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING) OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS ¼" Ø @ 24" O.C. STAGGERED
PT 2x8.....(2) ROWS ¼" Ø @ 16" O.C. STAGGERED
PT 2x10.....(2) ROWS ¼" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS ¼" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSS OR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPS OR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

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- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS:# XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

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904.821.5200

taylor morrison

ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003023**

DRAWN: **WLT**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-3A.2 (150C)

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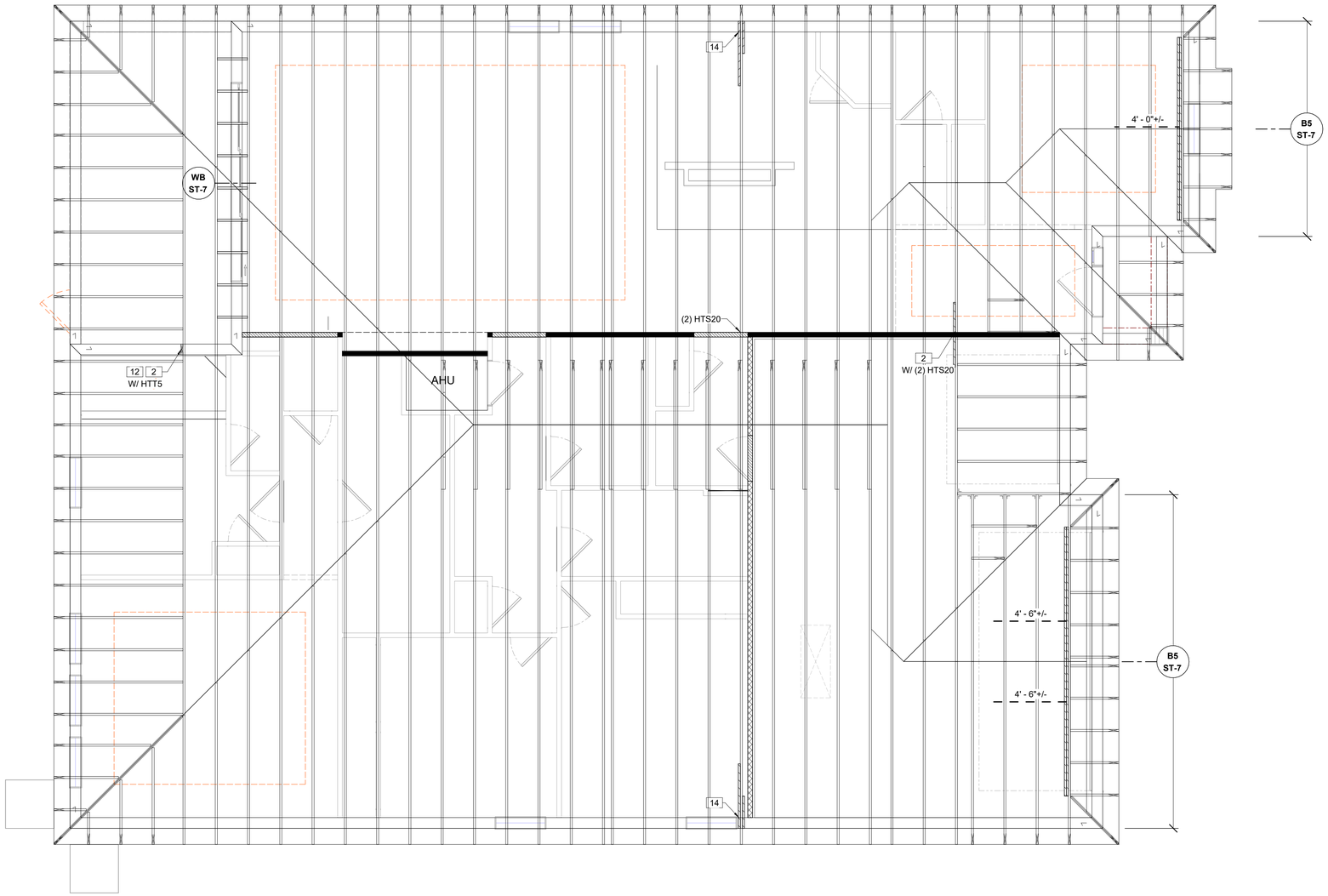

1st LEVEL FRAMING PLAN - COASTAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP. MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING) OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS ¼" Ø @ 24" O.C. STAGGERED
PT 2x8.....(2) ROWS ¼" Ø @ 16" O.C. STAGGERED
PT 2x10.....(2) ROWS ¼" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS ¼" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSSOR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPSOR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

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- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS:# XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003023**

DRAWN: **WLT**

CHECKED: **DB**

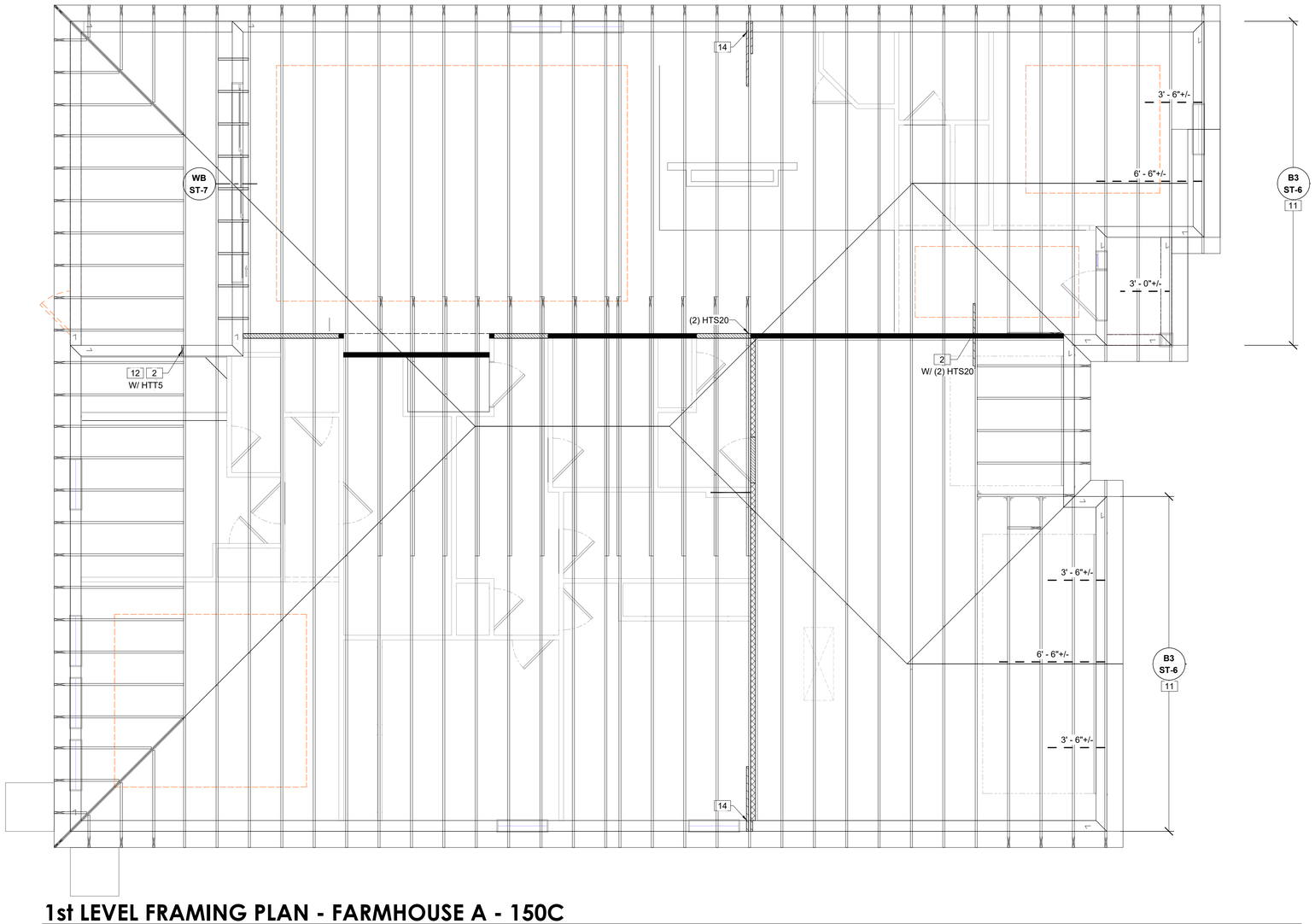
07-02-2025

REVISIONS:

No.	Description	Date

ST-3A.4 (150C)

APEX TECHNOLOGY" IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



1st LEVEL FRAMING PLAN - FARMHOUSE A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP. MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING) OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

   ROOF FRAMING LEDGER TO WOOD:
   2x6.....(4) 12d COMMON
   2x8.....(6) 12d COMMON
   2x10.....(8) 12d COMMON
   2x12.....(10) 12d COMMON

   LEDGER TO CMU (W/ 3" TAPCON OR TITEN):
   PT 2x6.....(2) ROWS ¼" Ø @ 24" O.C. STAGGERED
   PT 2x8.....(2) ROWS ¼" Ø @ 16" O.C. STAGGERED
   PT 2x10.....(2) ROWS ¼" Ø @ 8" O.C. STAGGERED
   PT 2x12.....(2) ROWS ¼" Ø @ 6" O.C. STAGGERED

   FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):
   2x6.....(3) 16d COMMON
   2x8.....(5) 16d COMMON
   2x10.....(7) 16d COMMON
   2x12.....(9) 16d COMMON

   FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):
   PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSSOR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPSOR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

E.O.R. HAS REVIEWED AND APPROVED COMPONENT DESIGN REFERENCES LISTED BELOW FOR CONFORMITY WITH THE DESIGN CRITERIA OF THIS PLAN SET. APPROVAL IS ONLY FOR CONFORMANCE WITH DESIGN CONCEPT AND DOES NOT RELIEVE THE DELEGATED ENGINEER OF THE RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE SHOP DRAWINGS.

- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS:# XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX

tds true design studios

9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003023**

DRAWN: **WLT**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-3A.6 (150C)

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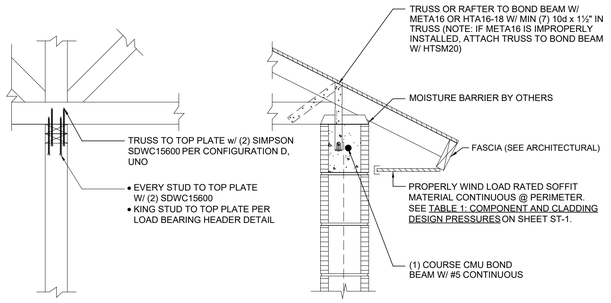
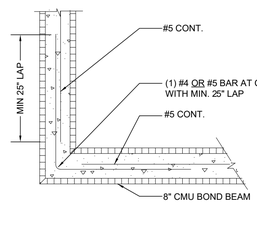
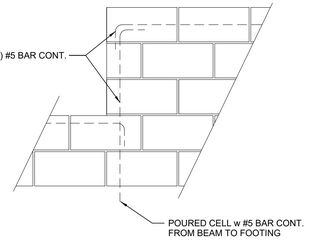


WALL SECTION AT ROOF
WOOD WALL CONDITION

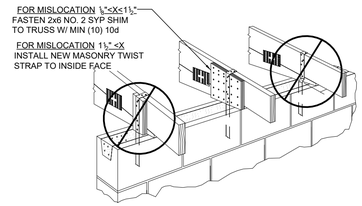
WALL SECTION AT ROOF
CMU WALL CONDITION



BOND BEAM REINFORCING AT CORNERS



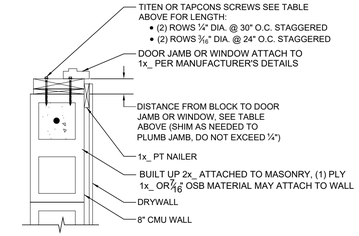
STEP DOWN TIE-BEAM



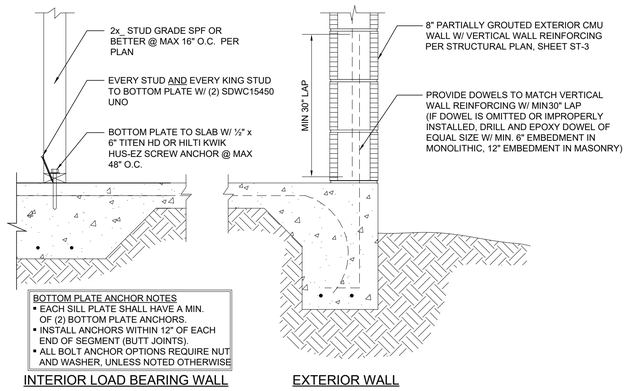
MISLOCATED TRUSS ANCHORS
BLOCKING NOT SHOWN FOR CLARITY

ALTERNATE WALL SECTIONS & TYPICAL DETAILS

DIST. FROM DOOR JAMB / WINDOW TO BLOCK	MIN. SCREW LENGTH	DIST. FROM DOOR JAMB / WINDOW TO BLOCK	MIN. SCREW LENGTH
3/4" OR 1 1/4"	PER MANUF.	3"	5"
1 1/2"	3 3/4"	3 1/16"	5"
1 15/16"	3 3/4"	3 3/4"	6"
2 1/4"	3 3/4"		



TYPICAL DOOR/WINDOW JAMB TO BLOCK
(TYPICAL FOR ALL MASONRY OPENINGS, UNO)

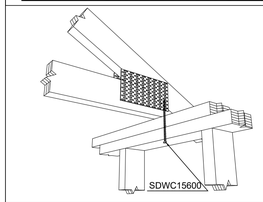


INTERIOR LOAD BEARING WALL

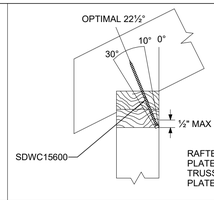
EXTERIOR WALL

WALL SECTION AT FOUNDATION

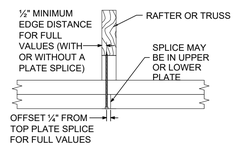
SDWC INSTALLATION SPECIFICATIONS, AS PROVIDED BY SCREW MANUFACTURER



1 STANDARD SDWC ROOF TO WALL INSTALLATION

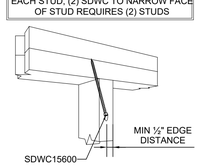


2a OPT. SDWC INSTALLATION RANGE

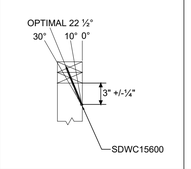


3 SDWC MIN. EDGE DISTANCE FOR TOP PLATE SPLICE (SIM FOR STUD TO TOP PLATE CONNECTION)

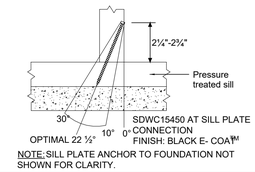
NOTE TO FRAMER
MAX (1) SDWC TO NARROW FACE OF EACH STUD, (2) SDWC TO NARROW FACE OF STUD REQUIRES (2) STUDS



4 OPT. SDWC STUD-TO-TOP PLATE CONNECTION THROUGH NARROW FACE

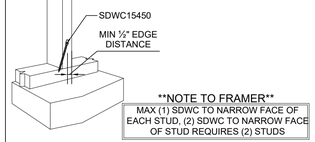


4a SDWC INSTALLATION RANGE AT NARROW FACE OF STUD



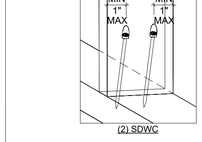
NOTE: SILL PLATE ANCHOR TO FOUNDATION NOT SHOWN FOR CLARITY.

11 SDWC STUD-TO-SILL PLATE CONNECTION



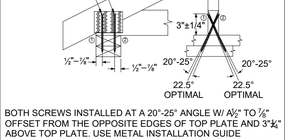
NOTE TO FRAMER
MAX (1) SDWC TO NARROW FACE OF EACH STUD, (2) SDWC TO NARROW FACE OF STUD REQUIRES (2) STUDS

12 OPT. SDWC STUD-TO-SILL PLATE CONNECTION THROUGH NARROW FACE AT FDN



NOTE: STUD-TO-BOTTOM PLATE SHOWN. ALL OTHER INSTALLATIONS SIMILAR.

13 SDWC EDGE DISTANCE AND SPACING INFORMATION



BOTH SCREWS INSTALLED AT A 20°-25° ANGLE W/ A ½" TO ⅞" OFFSET FROM THE OPPOSITE EDGES OF TOP PLATE AND 3"±¼" ABOVE TOP PLATE. USE METAL INSTALLATION GUIDE INCLUDED IN SCREW KITS FOR OPTIMAL 22.5° INSTALLATION. TO PREDRILL THROUGH TRUSS PLATES, USE A 9/64" DRILL BIT

D (2) SDWC15600 THROUGH TRUSS/RAFTER INTO DOUBLE TOP PLATE

GENERAL NOTES APPLICABLE TO WALL SECTIONS:

1. ALL LOAD BEARING TOP PLATES ARE TO BE BUILT WITH (2) 2x_ NO. 2 SYP FASTENED W/ (2) ROWS 10d @ 8" O.C. STAGGERED (UNO). MINIMUM 48" LAP W/ MINIMUM (2) 10d IN LAP. ADJUST TYPICAL NAIL SPACING AS NEEDED.
2. ALL EXTERIOR BOTTOM PLATES ARE TO BE 2x_ NO. 2 SYP PT.
3. ALL INTERIOR BOTTOM PLATES ARE TO BE 2x_ NO. 2 SYP PT.
4. FOUNDATION INFORMATION ON THIS PAGE IS FOR GRAPHICAL DEPICTION ONLY. REFER TO FOUNDATION PLAN AND SECTIONS FOR FOUNDATION INFORMATION.

2024.V1.0
TM 1700 CMU-WD

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APEX
tds
true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

ASTORIA
BASE PLAN
50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003023
DRAWN: WLT
CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-5

CMU/METAL CONNECTOR ENGINEERING

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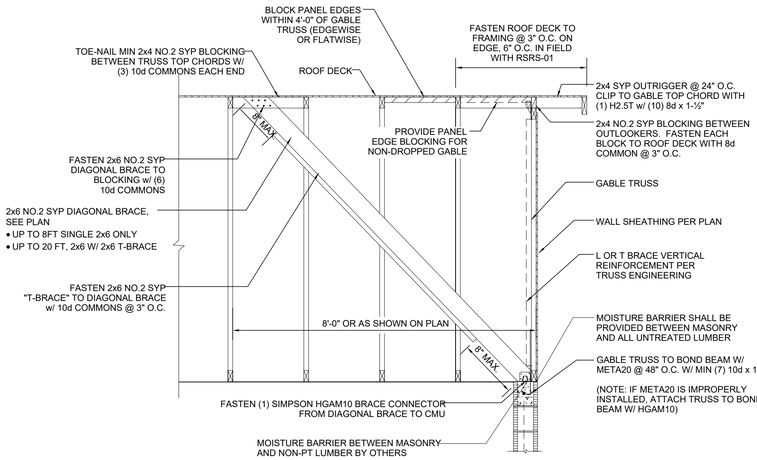
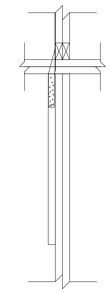


B3 GABLE ANGLE BRACING DETAIL (W/ HGAM10)

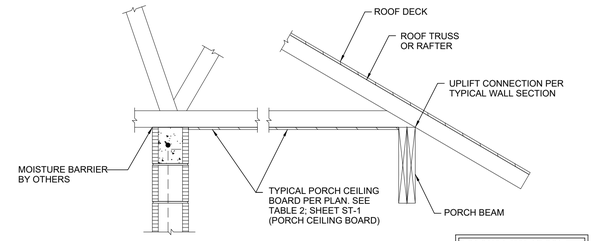
2021 V1.0

1) MAX. TRUSS SPACING = 24" O.C.
2) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR NON-DROPPED GABLE TRUSSES W/ 9" OR LESS OVERHANGS.



OPTIONAL STUD COLUMN SCAB FOR TRUSS STRAP

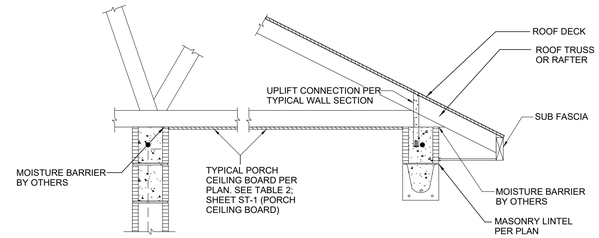
- MINIMUM 3'-0" SCAB w/ (2) ROWS OF 10d @ 6" O.C., MINIMUM (12) 10d
- SECOND SCAB MAY BE ADDED AS NEEDED TO OPPOSITE SIDE



TYPICAL PORCH SHEATHING DETAIL

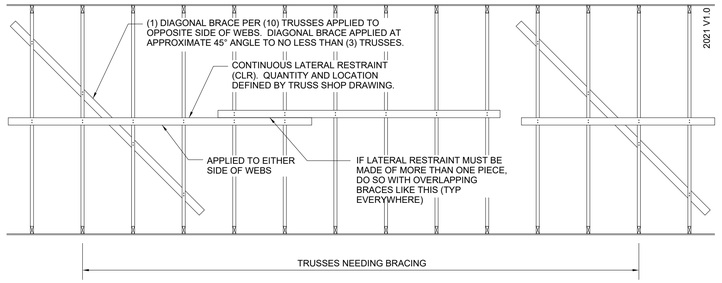
AT MASONRY EXTERIOR WALL
(THIS DETAIL IS REQUIRED AT ALL COVERED PORCHES UNLESS NOTED OTHERWISE)

PORCH BEAM TO POST:
(1) MSTA24
POST TO SLAB:
ABU POST BASE ANCHOR OR DTT2Z
(UNLESS NOTED OTHERWISE)



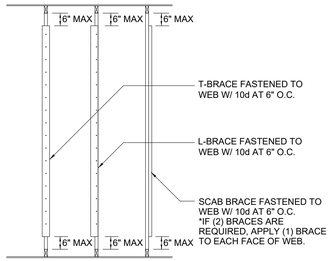
TYPICAL PORCH SHEATHING DETAIL

AT MASONRY EXTERIOR WALL
(THIS DETAIL IS REQUIRED AT ALL COVERED PORCHES UNLESS NOTED OTHERWISE)



LATERAL BRACING - MULTIPLE TRUSSES

1. ALL RESTRAINT LUMBER SHOWN SHALL BE 2x4 NO.3 SPF OR BETTER (UNO).
2. SHOULD A SCENARIO ARISE THAT DOES NOT RESEMBLE THOSE INDICATED ABOVE, IMMEDIATELY CONTACT THE ENGINEER OF RECORD FOR APPROPRIATE BRACING DETAILS.
3. BRACING LUMBER SHALL INTERSECT THE WEBS OF THE BRACED TRUSS AT LOCATIONS INDICATED AS NEEDING BRACING ON THE INDIVIDUAL TRUSS DETAILS PRODUCED BY THE TRUSS ENGINEER.
4. ALL FASTENERS SHOWN ARE .131" x 3" LONG (UNO).
5. DESIGNED PER BCSI-B3, MOST CURRENT EDITION.

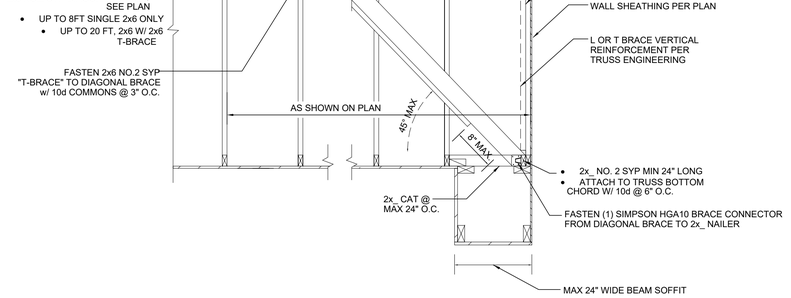


WEB BRACING DETAIL

CONTINUOUS LATERAL RESTRAINT WEB BRACE SUBSTITUTE			
WEB MEMBER SIZE	SPECIFIED CLR	ALTERNATE BRACING T OR L	ALTERNATE BRACING SCAB
2x4 2x4	1 ROW 2 ROWS	2x4 2x6	(1)2x4 (2)2x4*
2x6 2x6	1 ROW 2 ROWS	2x4 2x6	(1)2x6 (2)2x4*
2x8 2x8	1 ROW 2 ROWS	2x6 2x6	(1)2x8 (2)2x6*

SINGLE TRUSS BRACING

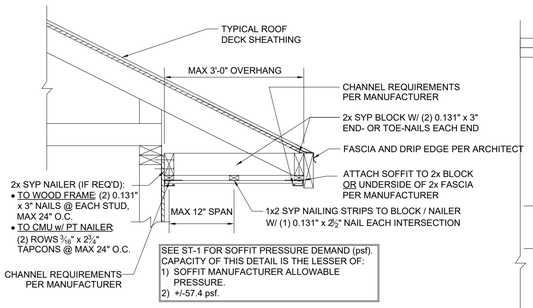
1. INDIVIDUAL WEB BRACING MAY BE USED WHEN CONTINUOUS LATERAL RESTRAINT (CLR) IS SPECIFIED ON A TRUSS DESIGN BUT AN ALTERNATIVE WEB BRACING METHOD IS DESIRED.
2. INDIVIDUAL WEB BRACING MAY CONSIST OF T-BRACING, L-BRACING, OR SCAB BRACING. REFER TO CHART AND DETAIL FOR MORE INFORMATION.
3. INDIVIDUAL WEB BRACING MATERIAL TO BE SAME SIZE, SPECIES, AND GRADE AS WEB TO BE BRACED.



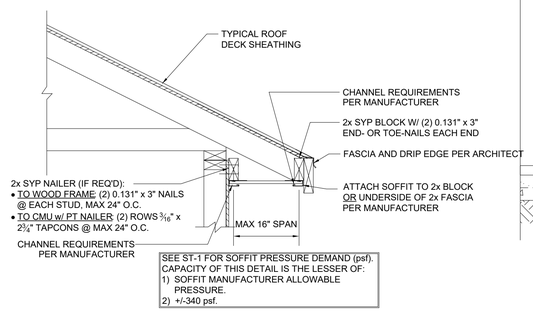
BP STRUCTURAL GABLE TRUSS BRACING DETAIL

2021 V1.0

1) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR 9" OR LESS OVERHANGS.



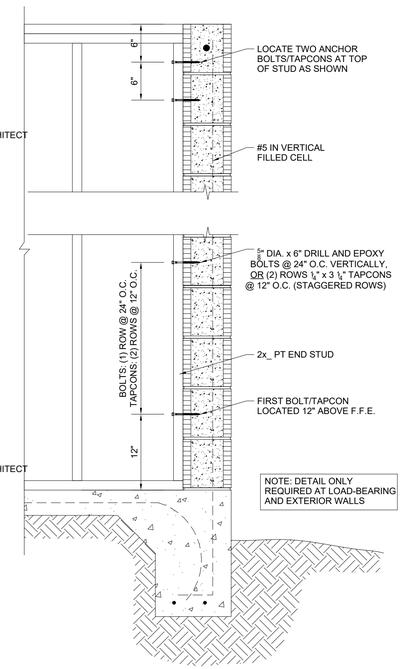
SOFFIT W/ MULTIPLE SPANS



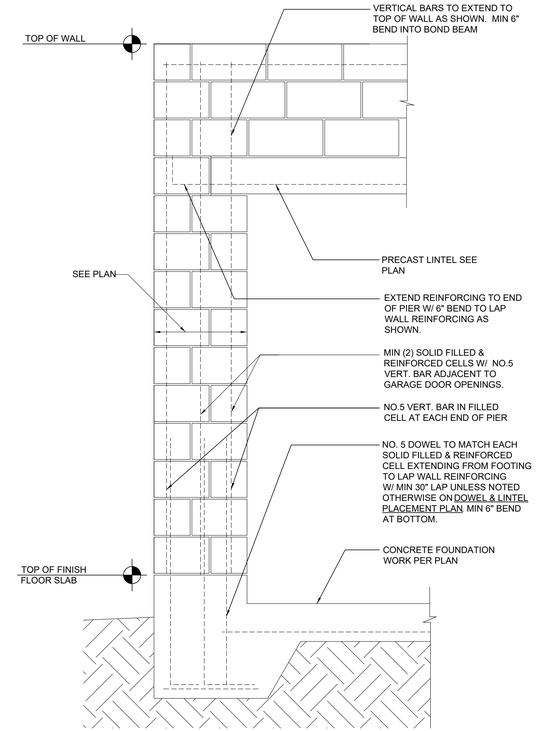
SOFFIT W/ SINGLE SPAN

SF SOFFIT DETAILS

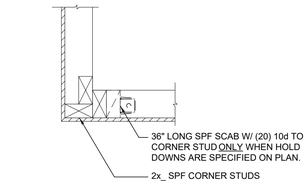
Soffit detail is intended to convey connections between members in the supporting structural frame, not the soffit connections to those members Product manufacturer and evaluating engineer retain responsibility for individual soffit products and their connection to supporting structural frame



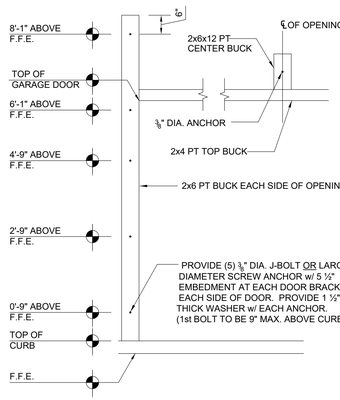
WC WOOD TO CMU WALL CONNECTION



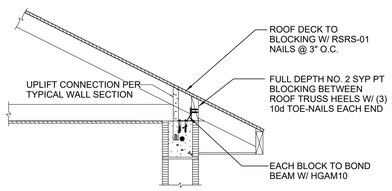
GARAGE SHEAR PIER



CALIFORNIA CORNER DETAIL



GARAGE DOOR JAMB DETAIL



RB ROOF BLOCKING DETAIL

DETAIL ONLY REQUIRED WHERE SPECIFIED ON PLAN

CMU/METAL CONNECTOR ENGINEERING

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ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003023
DRAWN: WLT
CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-6

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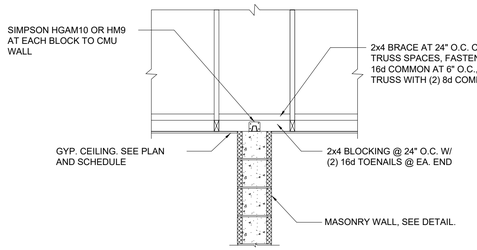
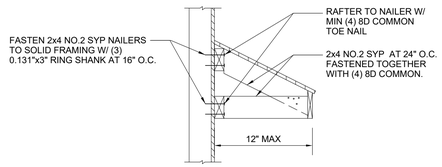
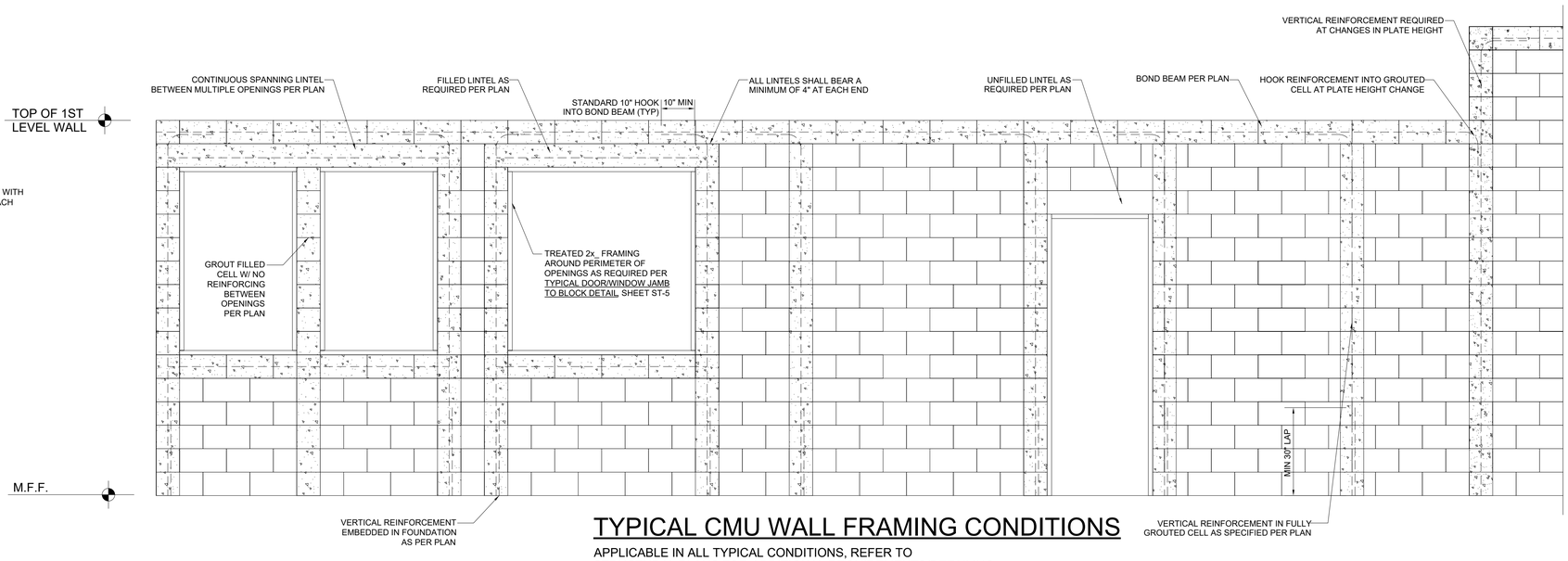


WB NON BEARING CMU WALL SHEAR CONNECTION

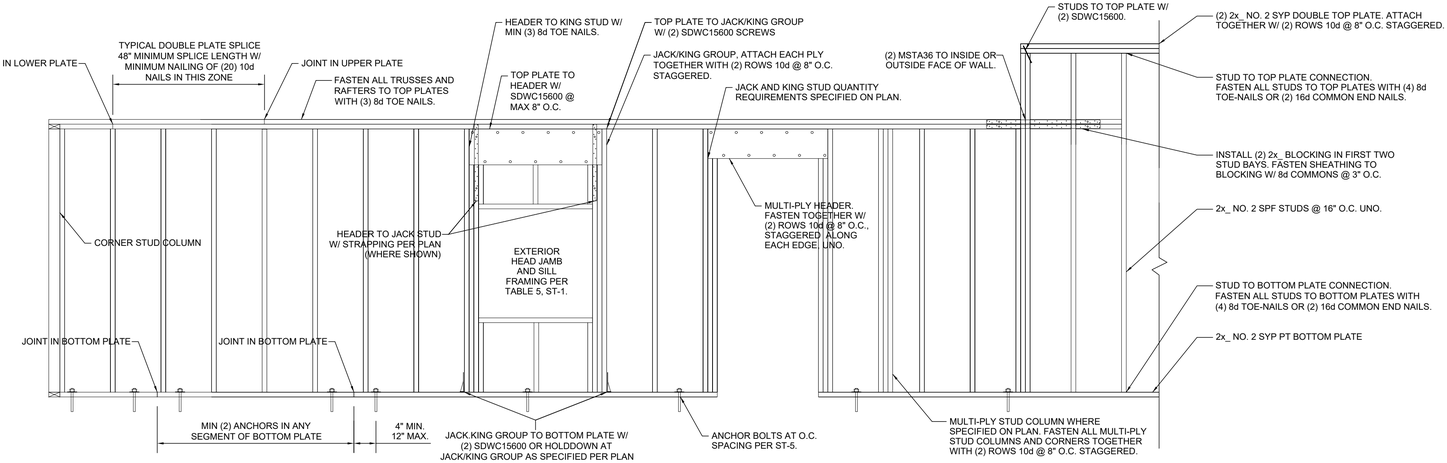


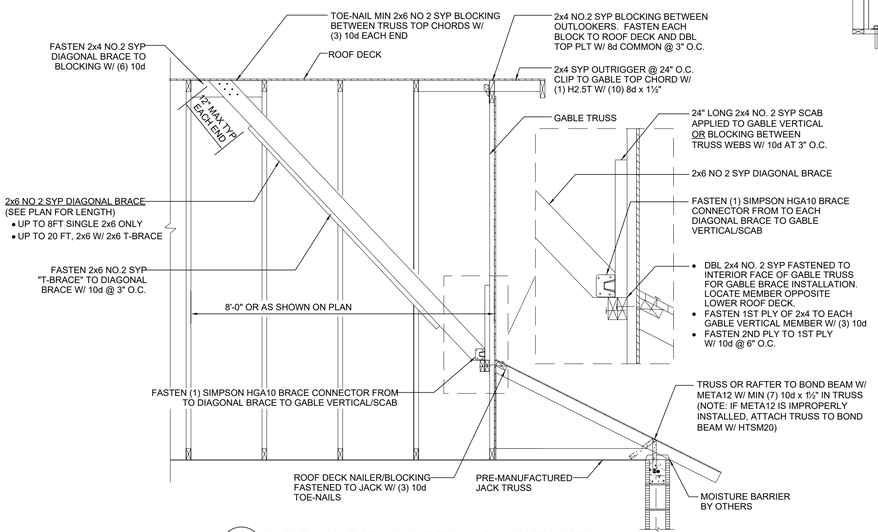
D1 SHED ROOF DETAIL



TYPICAL CMU WALL FRAMING CONDITIONS

APPLICABLE IN ALL TYPICAL CONDITIONS, REFER TO STRUCTURAL PLANS FOR ADDITIONAL REQUIREMENTS/DETAILING





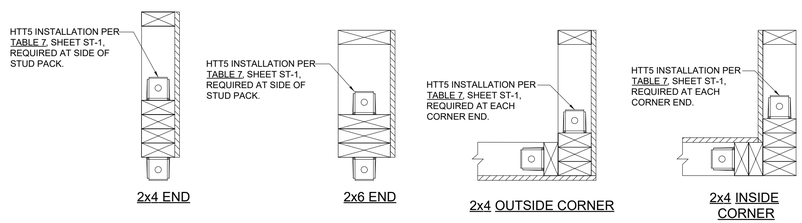
B5 GABLE ANGLE BRACING DETAIL AT JACK TRUSSES

2021 V1.0

1) MAX. TRUSS SPACING = 24" O.C.
2) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR NON-DROPPED GABLE TRUSSES W/ 9" OR LESS OVERHANGS.
3) L OR T BRACE VERTICAL REINFORCEMENT PER TRUSS ENGINEERING NOT SHOWN FOR CLARITY.

TYPICAL WOOD BEARING WALL FRAMING CONDITIONS

APPLICABLE IN ALL TYPICAL CONDITIONS, REFER TO STRUCTURAL PLANS FOR ADDITIONAL REQUIREMENTS/DETAILING



H1 DOUBLE HTT5 INSTALLATION OPTIONS

1) FASTEN ALL END STUDS TOGETHER W/ (2) ROWS OF 10d @ 8" O.C. STAGGERED
2) 2x6 WALLS MAY BE 3-PLY STUD PACKS ILO 4-PLY FOR 2x4 WALLS, EXCEPT AT CORNERS.
3) WHEN HTT5 IS INSTALLED AT CRIPPLE STUDS UNDER WINDOWS. FASTEN CRIPPLE TO 4-PLY STUD PACK W/ (2) ROWS OF¼" x 3" LONG SDS SCREWS @ 3" O.C. STAGGERED.
4) (1) HDQ8 MAY BE USED ILO (2) HTT5. SEE TABLE 7, SHEET ST-1 FOR SPECS.

CMU/METAL CONNECTOR ENGINEERING

2025 V1.0
TM/ CMU

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ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003023**

DRAWN: **WLT**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

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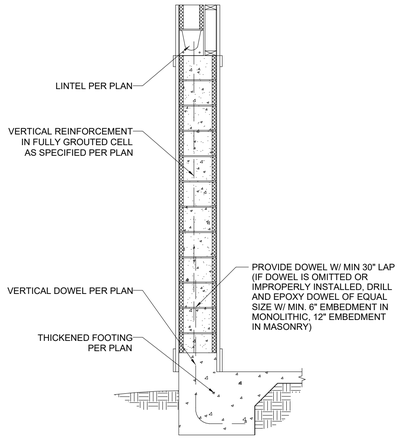
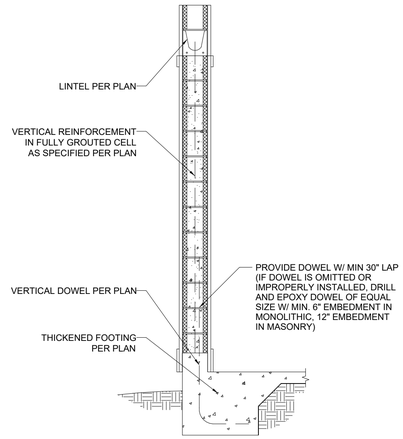
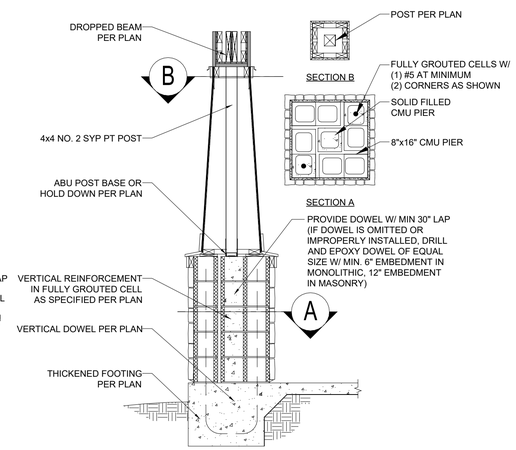


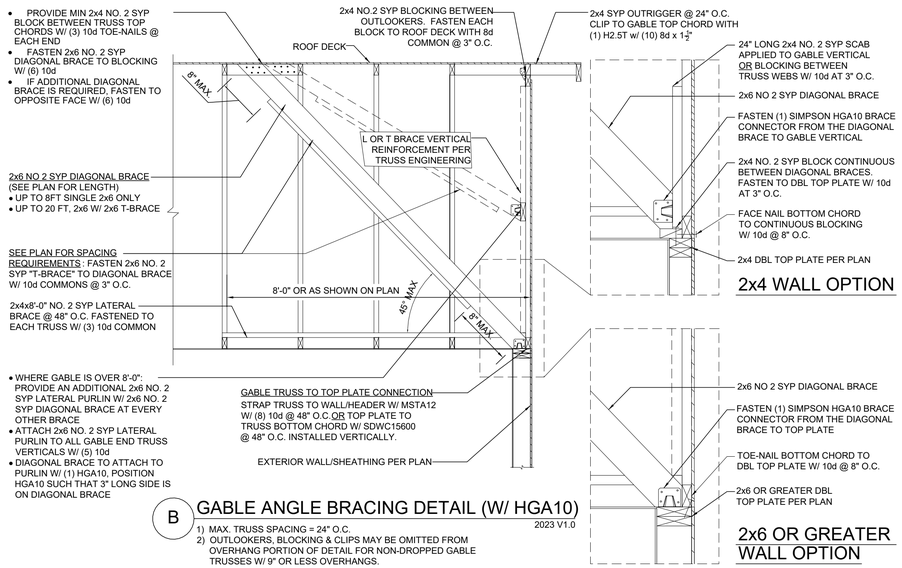
C4 12" SQUARE CMU COLUMN
REFER TO ARCHITECTURAL DETAILS FOR NON-STRUCTURAL ELEMENTS



C5 8" SQUARE CMU COLUMN
REFER TO ARCHITECTURAL DETAILS FOR NON-STRUCTURAL ELEMENTS



C6 TAPERED COLUMN CMU BASE
REFER TO ARCHITECTURAL DETAILS FOR NON-STRUCTURAL ELEMENTS



B GABLE ANGLE BRACING DETAIL (W/ HGA10)
2023 V1.0

1) MAX. TRUSS SPACING = 24" O.C.
2) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR NON-DROPPED GABLE TRUSSES W/ 9" OR LESS OVERHANGS.

2025 V1.0
TM CMU

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ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003023
DRAWN: WLT
CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-8

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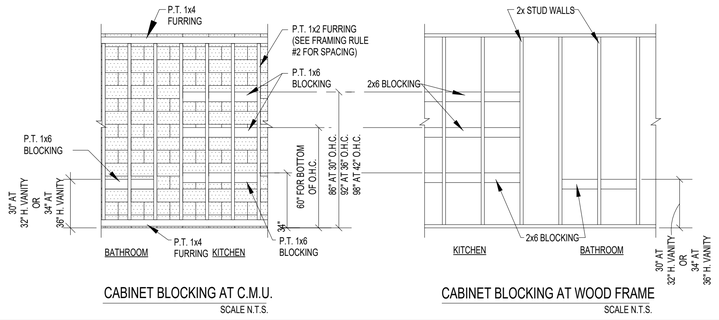
BLOCKING LOCATIONS FOR FRAMING AND C.M.U. WALLS



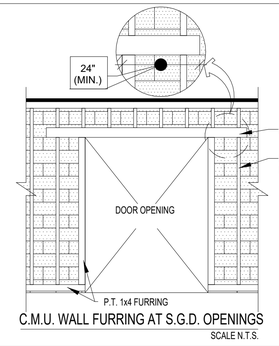
CABINET BLOCKING AT C.M.U.

SCALE N.T.S.

CABINET BLOCKING AT WOOD FRAME

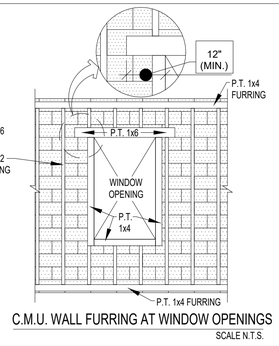
SCALE N.T.S.

P.T. FURRING ON C.M.U. WALLS AND OPENINGS



C.M.U. WALL FURRING AT S.G.D. OPENINGS

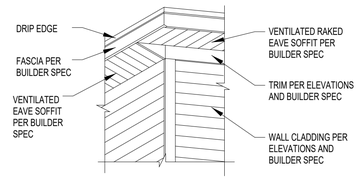
SCALE N.T.S.



C.M.U. WALL FURRING AT WINDOW OPENINGS

SCALE N.T.S.

EAVE FRAMING DETAIL



TYPCAL RAKE AND SOFFIT EAVE DETAIL

SCALE N.T.S.

GENERAL FURRING NOTES

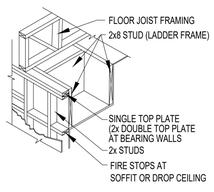
- FOR ALL STRUCTURAL INFORMATION PERTAINING TO PLANS REFER TO STRUCTURAL SHEETS.
- USE 2" "T" NAILS TO INSTALL FURRING STRIPS.
- NAIL P.T. 1x4 BOTTOM PLATE 3/4" OFF FLOOR.
- MINIMUM 1/2" SPACE BETWEEN NON-LOAD BEARING WALL TOP PLATE AND BOTTOM CHORD OF TRUSS.

FRAMING RULES

THESE "RULES" ARE TO BE READ AS CONSTRUCTION GUIDELINES FOR FRAMING CREWS. STRUCTURAL PAGES AND NOTES BY ARCHITECTS AND ENGINEERS SHALL CONTROL.

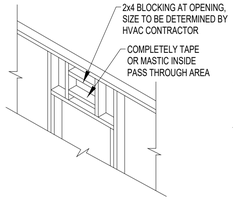
1. CMU FURRING STRIP (1x2 PT) WALLS - 24" OC. EXCEPT 16" OC AT:
   a. TILED (WET) WALLS
   b. CABINET WALLS
2. INTERIOR (NON-BEARING) WALLS - 1ST & 2ND FLOOR ARE SPF LUMBER. 24" OC. EXCEPT 16" OC AT:
   a. TILED (WET) WALLS
   b. CABINET WALLS
   c. LOW WALLS OVER STAIRS - 16" OC AND DOUBLE TOP PLATES
   d. SECOND FLOOR WALLS AT DOUBLE HEIGHT SPACES
3. SHEATHING - FLOOR, ROOF & WALL
   a. 1/8" GAPPING - "GRIP H CLIPS" - USED AT ALL ROOF & WALL & ROOF SHEATHING SEAMS.
6. ARCHES, DEADWOOD (DRYWALL BACKING), DROP CEILINGS, ETC. - 2x4 SPF
7. TUB DECKS - ¾" x 4' x 8' AC PINE PLY. SPF FRAMING MATERIAL. AIR BARRIER/SIX-SIDED ASSEMBLY WHERE REQUIRED.
8. ROOF & TRUSS
   a. SUB-FASCIA - 2x6 SPF LUMBER. (EXCEPTION: HOME -AT-LAST SERIES = 2x4 SPF)
   b. "CONTINUOUS BOTTOM CHORD BRACING" OR "RAT RUN" -2x4 SYP #2
   c. ALL OVERHANGS OVER 16", AND ALL LOAD BEARING ROOF FRAMING COMPONENTS (BRACING, VALLEY SET, DORMERS, ETC.) NEED TO BE SYP #2 PER DETAILS.
   d. SUPPLEMENTARY ROOF FRAMING (OVERHANGS, NON-BEARING KNEEWALLS, ETC.) 2x4 OR 2x6 SPF
   e. TEMPORARY TRUSS BRACING FOR (REMOVE AND RE-USE AS BLOCKING, DEADWOOD, ETC.) - 2X4 SPF. IF TEMP BRACING IS TO BE LEFT AS PERMANENT, THEN IT NEEDS TO BE SYP #2.
   f. TRUSS BRACING & ENGINEERING (CLR, T&H SCAB BRACING) - ALL2x4 SYP #2
12. FRAME DOWN PERIMETER TRAY CEILINGS (INTERIOR NON-STRUCTURAL) PERIMETER MEMBER SHALL BE SPF #2 WITH SIZE MATCHING DROP DOWN HEIGHT. ALL OTHER MEMBERS SHALL BE 2X4 SPF #2 WITH HORIZONTAL MEMBERS HAVING A MAX UNSUPPORTED SPAN OF 36". FOR LONGER SPANS, SEE DETAIL M/S3. THIS NOTE APPLIES WHERE SOME FIRST FLOOR CEILING TRAYS ARE DESIGNATED AS "DOWN FRAMED" ON THE FLOOR PLAN.

TYPICAL FRAMING DETAILS



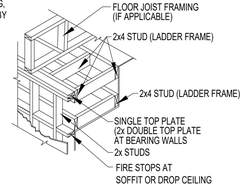
DOWN FRAMING AT TRAY CEILING W/ UPPER FLOOR ABOVE

N.T.S.



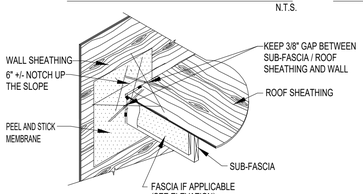
TRANSFER GRILL FRAMING ABOVE DOORS

N.T.S.



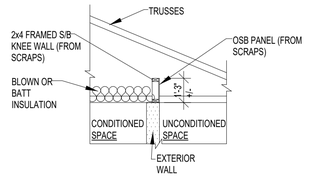
DOWN FRAMING AT SOFFITS AND CEILING AREAS

N.T.S.



SUB- FASCIA AND ROOF SHEATHING TERMINATION AT VERTICAL WALLS

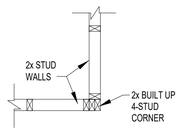
N.T.S.



INSULATION DAM AT CONDITIONED TO UNCONDITIONED SPACE

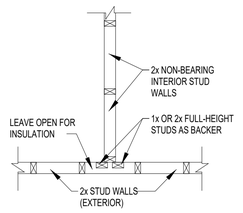
N.T.S.

TYPICAL FRAMING CORNERS



EXTERIOR CORNER

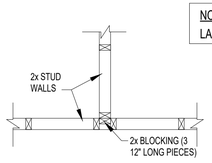
SCALE N.T.S.



INTERIOR NON-BEARING WALL "T" INTERSECT W/ EXTERIOR BEARING WALLS

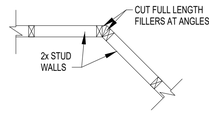
SCALE N.T.S.

NOTE:
LADDER BLOCKING NOT PERMITTED AT PARTITIONS.



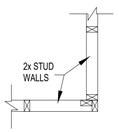
"T" WALL

SCALE N.T.S.



45° ANGLED WALLS

SCALE N.T.S.



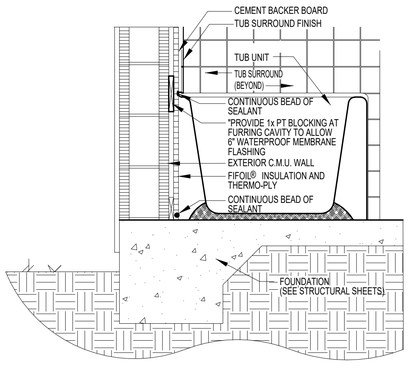
CORNER

SCALE N.T.S.

INTERIOR NON-BEARING WALL CONNECTIONS

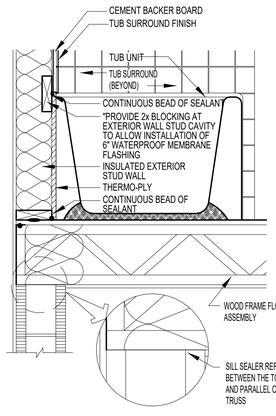
AIR-BARRIER / SIX-SIDED ASSEMBLY AT TUB

SIX-SIDED SHOWER INSTALLATION SIMILAR



AIR-BARRIER ASSEMBLY AT C.M.U. WALL

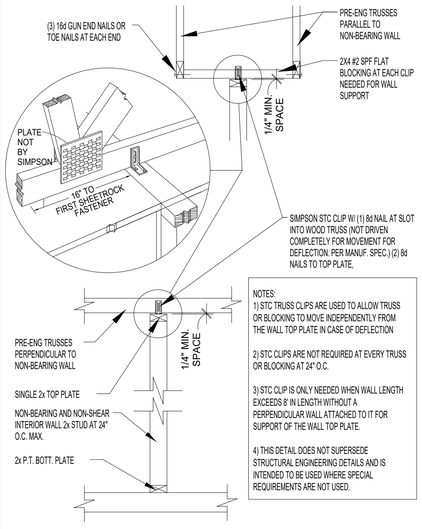
N.T.S.



ASSEMBLY AT WOOD FRAMED EXTERIOR WALL

N.T.S.

STC CLIP DETAIL



NOTES:
1) STC TRUSS CLIPS ARE USED TO ALLOW TRUSS OR BLOCKING TO MOVE INDEPENDENTLY FROM THE WALL TOP PLATE IN CASE OF DEFLECTION

2) STC CLIPS ARE NOT REQUIRED AT EVERY TRUSS OR BLOCKING AT 24" O.C.

3) STC CLIP IS ONLY NEEDED WHEN WALL LENGTH EXCEEDS 8' IN LENGTH WITHOUT A PERPENDICULAR WALL ATTACHED TO IT FOR SUPPORT OF THE WALL TOP PLATE.

4) THIS DETAIL DOES NOT SUPERSEDE STRUCTURAL ENGINEERING DETAILS AND IS INTENDED TO BE USED WHERE SPECIAL REQUIREMENTS ARE NOT USED.

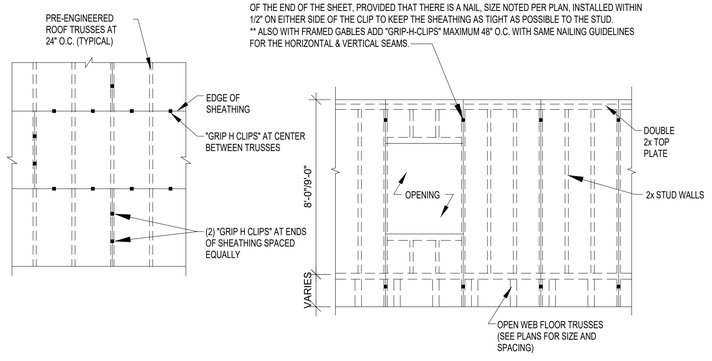
TYPICAL INTERIOR NON-BEARING WALL

N.T.S.

SHEATHING "GRIP H CLIP" LOCATIONS

GENERAL NOTES

- FOR ALL STRUCTURAL INFORMATION PERTAINING TO SHEATHING PLACEMENT AND ATTACHMENT REFER TO STRUCTURAL SHEETS.
- INSTALL "TALLWALL" SHEETS "VERTICALLY" ORIENTED.



ROOF SHEATHING CLIP LOCATIONS

SCALE N.T.S.

EXTERIOR WALL SHEATHING SEAM LOCATIONS

SCALE N.T.S.

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ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003023

DRAWN: MJR

CHECKED: CM

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REVISIONS:

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TM - 1

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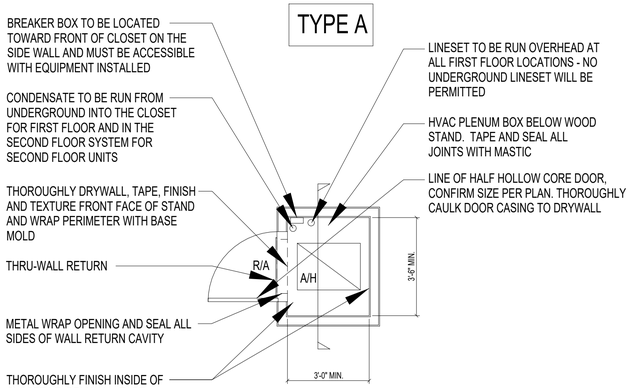
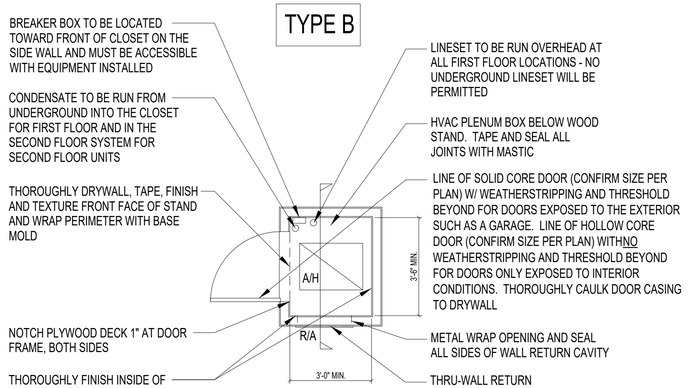


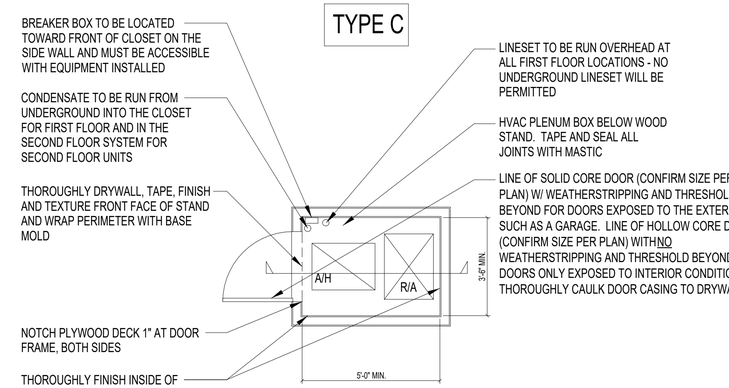
TYPICAL A/C CLOSET DESIGN - PLAN VIEW
W/ FRONT RETURN & CUT-DOWN DOOR

SCALE N.T.S.



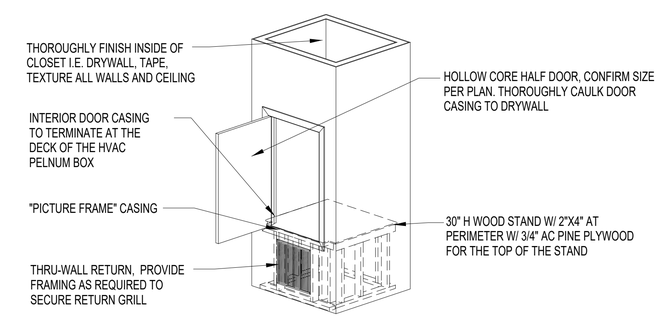
TYPICAL A/C CLOSET DESIGN - PLAN VIEW
W/ SIDE WALL RETURN

SCALE N.T.S.



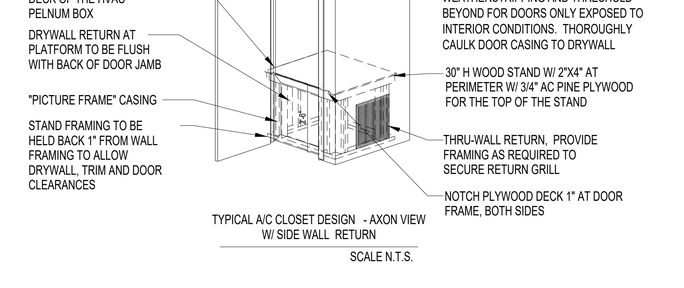
TYPICAL A/C CLOSET DESIGN - PLAN VIEW
W/ DIRECT RETURN TO ABOVE

SCALE N.T.S.



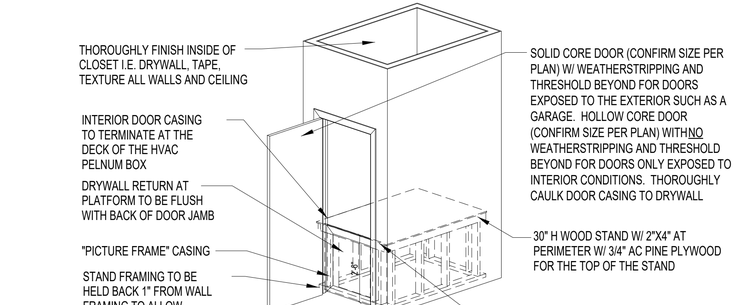
TYPICAL A/C CLOSET DESIGN
W/ FRONT RETURN & CUT-DOWN DOOR

SCALE N.T.S.



TYPICAL A/C CLOSET DESIGN
W/ SIDE WALL RETURN

SCALE N.T.S.



TYPICAL A/C CLOSET DESIGN
W/ DIRECT RETURN TO ABOVE

SCALE N.T.S.

TYPICAL A/C CLOSET DESIGN - AXON VIEW
W/ FRONT RETURN & CUT-DOWN DOOR

SCALE N.T.S.

TYPICAL A/C CLOSET DESIGN - AXON VIEW
W/ SIDE WALL RETURN

SCALE N.T.S.

TYPICAL A/C CLOSET DESIGN - AXON VIEW
W/ DIRECT RETURN TO ABOVE

SCALE N.T.S.

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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904.821.5200
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ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003023

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

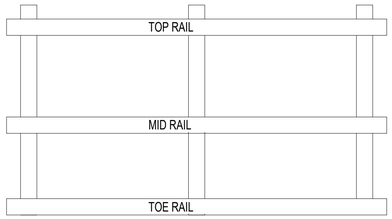
No.	Description	Date

TM - 2

APEX TECHNOLOGY" IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

FRAME STAGE GUARD RAIL DETAILS

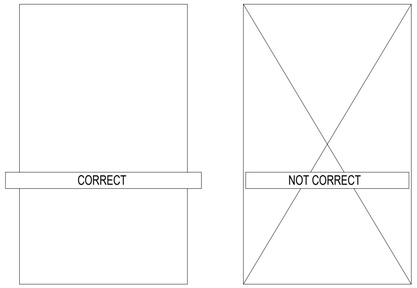
NOTES:
1. VERTICAL UPRIGHT POST CAN BE NO MORE THAN 8' APART O.C.
2. MID RAIL SET AT TOP EDGE 21" (±3")
3. TOP RAIL SET AT TOP EDGE 42" (±3")
4. TOE BOARD MUST BE MINIMUM OF 4" HIGH
5. HAND RAILS NO MORE THAN 37" NOR LESS THAN 30" AND MID RAIL REQUIRED OF WHEN NO WALL AT SIDES OF STARS (ALL RAILS MINIMUM 2x4 OR GREATER)



* DETAIL FOR MECHANICAL PLATFORMS, FRAMED FLOORS PRIOR TO EXTERIOR WALLS, AND FRONT PORCHES GREATER THAN 30" FROM GRADE

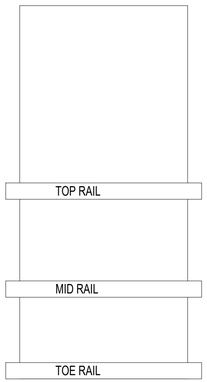
TYPICAL OPENING DETAILS

SCALE N.T.S.



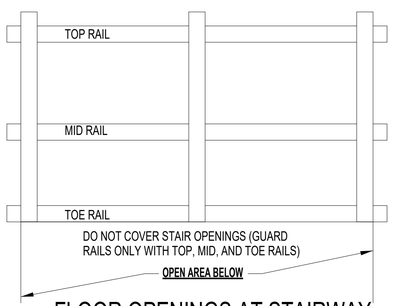
WINDOW OPENINGS

SCALE N.T.S.



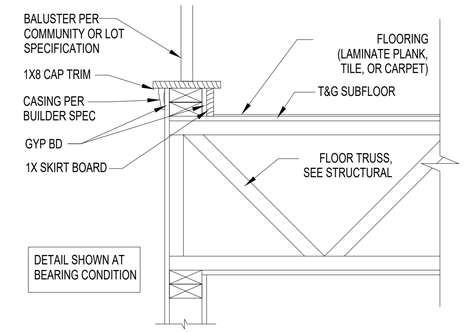
DOOR OPENINGS / ELEVATORS

SCALE N.T.S.



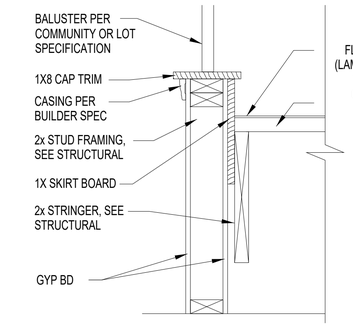
FLOOR OPENINGS AT STAIRWAY

SCALE N.T.S.



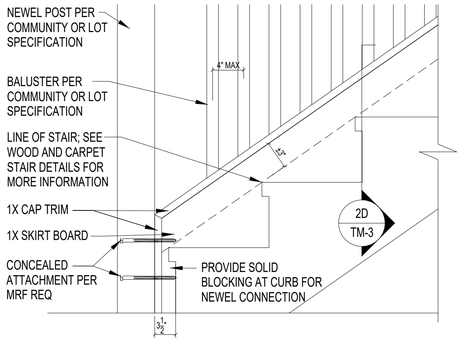
3D CURB DETAIL @ OPEN AREAS

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



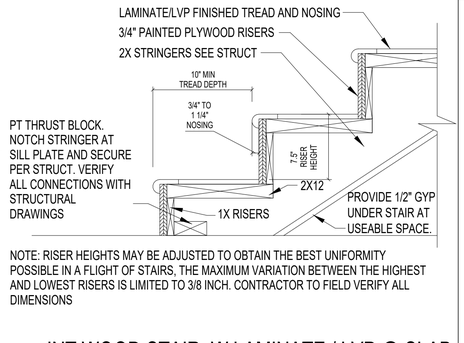
2D INT WOOD STAIR CURB DETAIL

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



3C INT WOOD STAIR CURB DETAIL @ BOTTOM

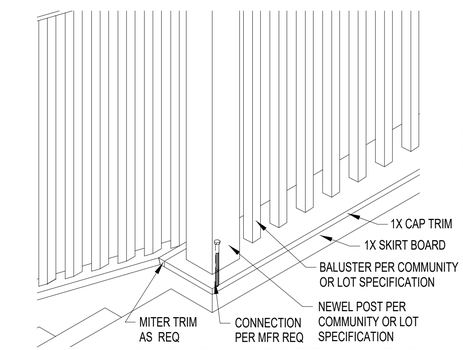
SCALE: 1 1/2" = 1'-0"



NOTE: RISER HEIGHTS MAY BE ADJUSTED TO OBTAIN THE BEST UNIFORMITY POSSIBLE IN A FLIGHT OF STAIRS, THE MAXIMUM VARIATION BETWEEN THE HIGHEST AND LOWEST RISERS IS LIMITED TO 3/8 INCH. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS

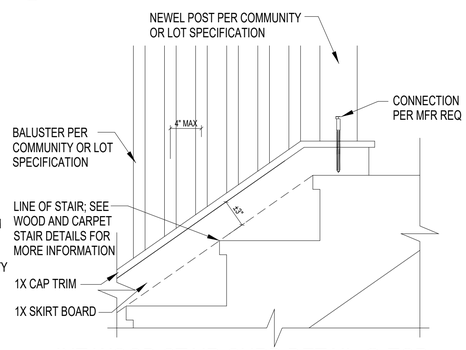
2C INT WOOD STAIR W LAMINATE / LVP @ SLAB

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



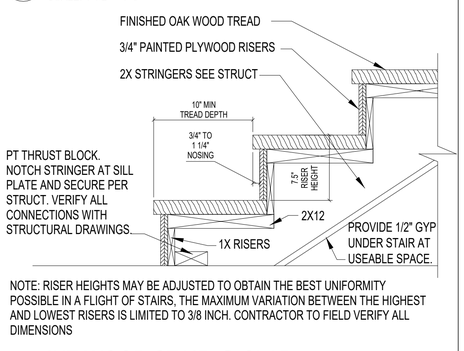
4B INT WOOD STAIR CURB DETAIL @ TOP

SCALE: NTS



3B INT WOOD STAIR CURB DETAIL @ TOP

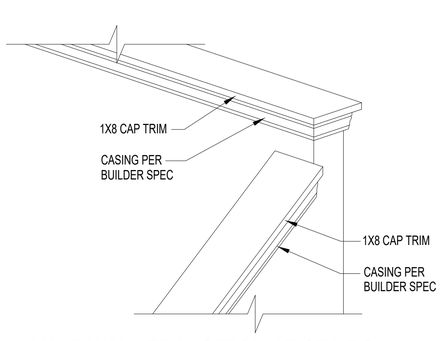
SCALE: 1 1/2" = 1'-0"



NOTE: RISER HEIGHTS MAY BE ADJUSTED TO OBTAIN THE BEST UNIFORMITY POSSIBLE IN A FLIGHT OF STAIRS, THE MAXIMUM VARIATION BETWEEN THE HIGHEST AND LOWEST RISERS IS LIMITED TO 3/8 INCH. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS

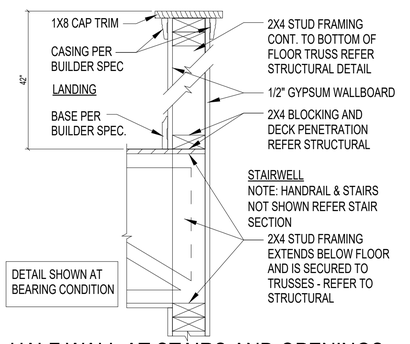
2B INT WOOD STAIR @ SLAB

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



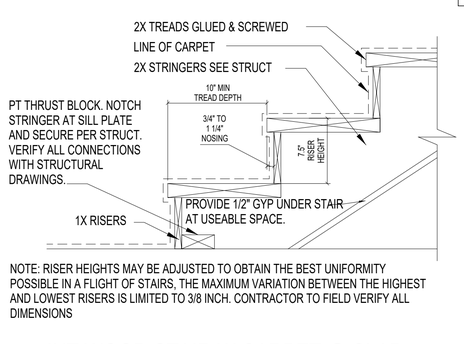
4A HALF WALL TRANSITION AT STAIRS

SCALE: NTS TOP OF WALL CONDITION



3A HALF WALL AT STAIRS AND OPENINGS

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



NOTE: RISER HEIGHTS MAY BE ADJUSTED TO OBTAIN THE BEST UNIFORMITY POSSIBLE IN A FLIGHT OF STAIRS, THE MAXIMUM VARIATION BETWEEN THE HIGHEST AND LOWEST RISERS IS LIMITED TO 3/8 INCH. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS

2A INT WOOD STAIR W CARPET @ SLAB

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

STAIRWAY NOTES

PER FBCR R301.5
STAIR RAILING AND STAIR GUARD RAILING SHALL BE CONSTRUCTED TO WITHSTAND A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED AT ANY POINT AND ANY DIRECTION ALONG THE TOP OF THE RAIL.

GUARD IN-FILL COMPONENTS (ALL THOSE EXCEPT THE HANDRAIL), BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 SQUARE FOOT. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENT.

PER FBCR R311
STAIRWAYS SHALL MEET THE REQUIREMENTS OF FBCR R311.7 INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
- RISER HEIGHT SHALL BE NOT MORE THAN 7.75 INCHES
- TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES
- HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT AT A HEIGHT OF NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES

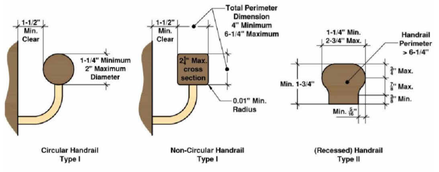
PER FBCR R312
ALL GUARDS SHALL BE MIN. 36" AFF AND SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.

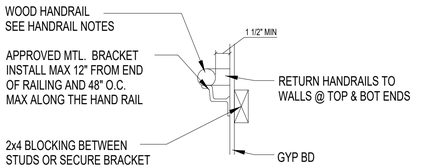
HANDRAIL NOTES

PER R311.7.8.3 GRIP-SIZE
REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.

1. TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4 INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4 INCHES AND NOT GREATER THAN 6 1/4 INCHES WITH A CROSS SECTION OF DIMENSION OF NOT MORE THAN 2 1/4 INCHES. EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH.

2. TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4 INCHES (160 MM) SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF NOT LESS THAN 5/16 INCH WITHIN 7/8 INCH BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR NOT LESS THAN 3/8 INCH TO A LEVEL THAT IS NOT LESS THAN 1 3/4 INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE NOT LESS THAN 1 1/4 INCHES AND NOT MORE THAN 2 3/4 INCHES. EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH.





1A HANDRAIL DETAIL

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

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taylor morrison

ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003023**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

TM - 3

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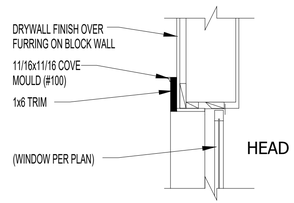
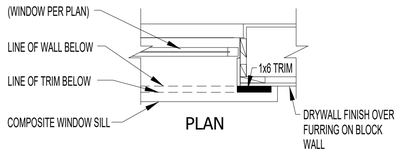
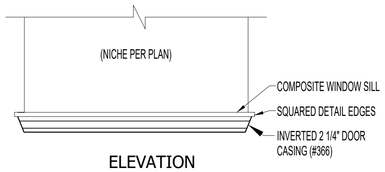
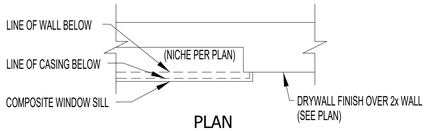




WINDOW STOOL W/ TRIM AND BEAD BD.

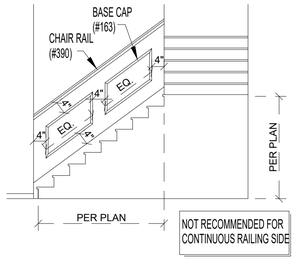
PLAN SPECIFIC PER PLAN SCALE: 1" = 1'-0"





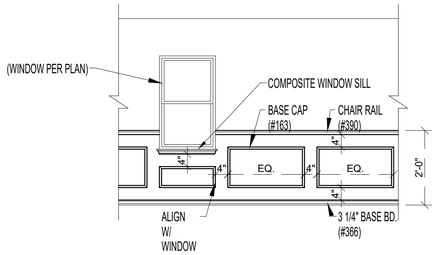
NICHE STOOL DETAIL

PLAN SPECIFIC PER PLAN SCALE: 1" = 1'-0"



WAINSCOT DETAILS AT STAIRS

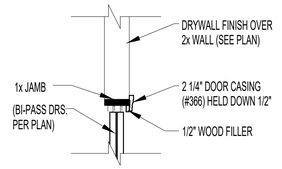
PLAN SPECIFIC PER PLAN SCALE: 1/4" = 1'-0"

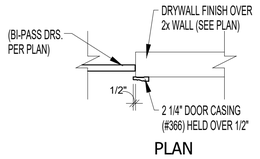


WAINSCOT DETAILS

PLAN SPECIFIC PER PLAN SCALE: 1/4" = 1'-0"

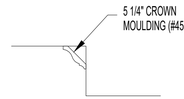
FLOORING / BASE BOARD NOTE:
WHEN TILE FLOOR IS SELECTED ONLY BASE BOARD IS INSTALLED.
WHEN WOOD FLOOR IS SELECTED BASE BOARD AND SHOE MOULD ARE INSTALLED.





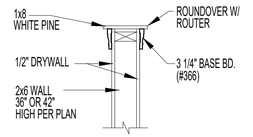
TYP. BI-PASS DRS. CASING DETAIL

SCALE: 1" = 1'-0"



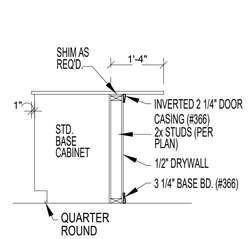
5 1/4" CROWN

SCALE: 1" = 1'-0"



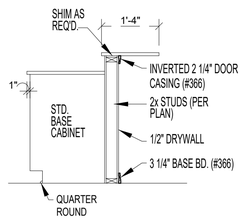
2x4 STAIR KNEE WALL CAP DETAIL

PLAN SPECIFIC PER PLAN SCALE: 1" = 1'-0"



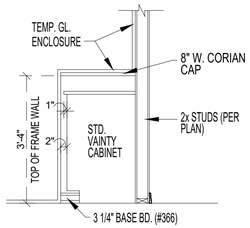
CALI. TOP

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



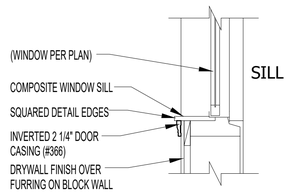
HIGH BAR TOP

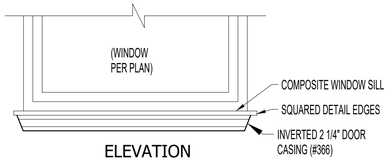
SCALE: 1/2" = 1'-0"

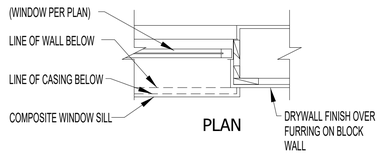


VANITY LOW WALL

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

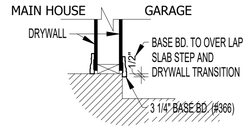






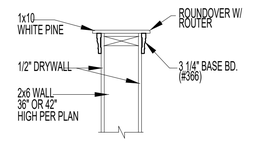
TYP. WINDOW STOOL DETAIL

SCALE: 1" = 1'-0"



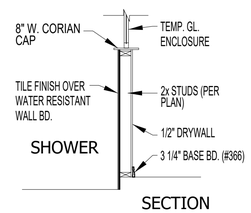
TYP. BASE BD. AT GARAGE / MAIN HOUSE

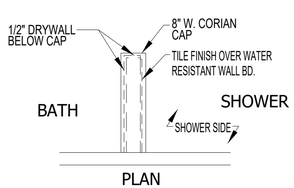
SCALE: 1" = 1'-0"



2x6 STAIR KNEE WALL CAP DETAIL

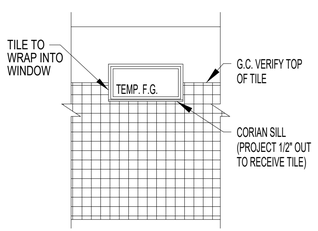
PLAN SPECIFIC PER PLAN SCALE: 1" = 1'-0"





SHOWER LOW WALL

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



SHOWER WINDOW

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

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

ASTORIA

BASE PLAN
50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003023
DRAWN: MJR
CHECKED: CM

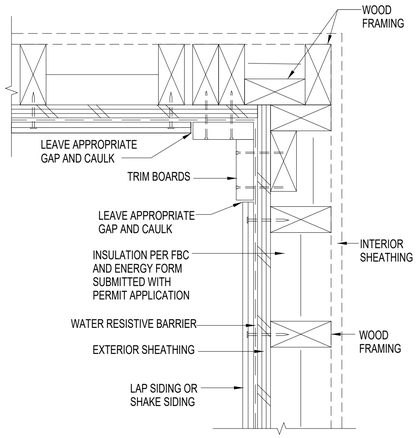
07-02-2025

REVISIONS:

No.	Description	Date

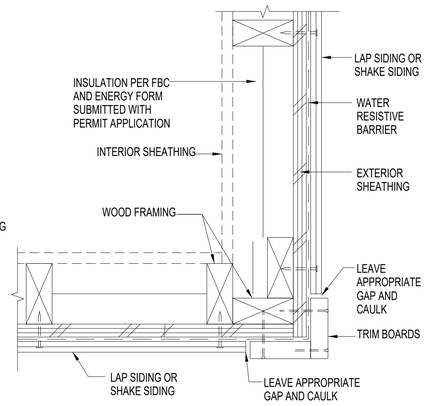
TM - 4

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 754



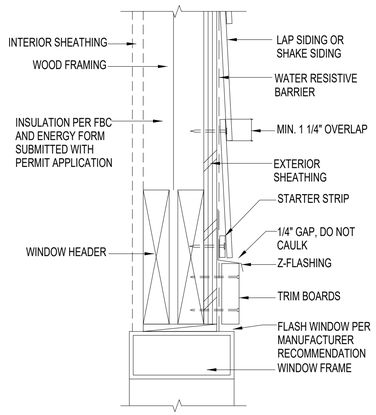
A INSIDE CORNER

SCALE: 3"=1'-0"



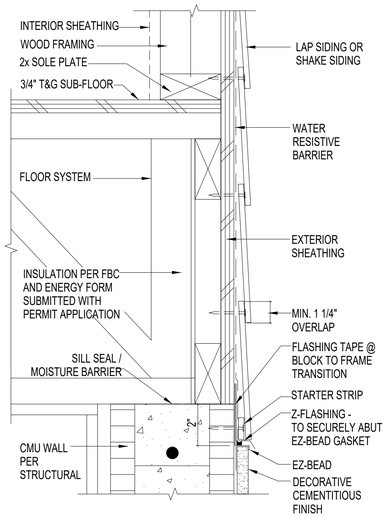
B OUTSIDE CORNER

SCALE: 3"=1'-0"



C WINDOW/DOOR HEAD

SCALE: 3"=1'-0"



MID-WALL DETAIL - SIDING / CEMENTITIOUS FINISH

J

SCALE: 3"=1'-0"

FLASHING REQUIREMENTS

R703.1 General. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.4.

R703.1.1 Water resistance. The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior cladding as required by Section R703.2 and a means of draining to the exterior water that penetrates the exterior cladding.

R703.2 Water-resistive barrier. One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D226 for Type 1 felt or other approved water-resistive barrier shall be applied over studs or sheathing of all exterior walls No. 15 asphalt felt shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches. Where joints occur, felt shall be lapped not less than 6 inches. Other approved materials shall be installed in accordance with the water-resistive barrier manufacturer's installation instructions. The No.15 asphalt felt or other approved water-resistive barrier material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1.

R703.7.3 Water-resistive barriers Water-resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall include a water-resistive vapor-permeable barrier with a performance at least equivalent to two layers of Grade D paper. The individual layers shall be installed independently such that each layer provides a separate continuous plane and any flashing (installed in accordance with Section R703.4) intended to drain to the water-resistive barrier is directed between the layers.

Exception: Where the water-resistive barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60-minute Grade D paper and is separated from the stucco by an intervening, substantially nonwater-absorbing layer or designed drainage space.

R703.4 Flashing. Approved metal flashing, vinyl flashing, self-adhered membranes and mechanically attached flexible flashing shall be applied shingle-fashion or in accordance with the manufacturer's instructions. Metal flashing shall be corrosion resistant. Fluid-applied membranes used as flashing shall be applied in accordance with the manufacturer's instructions. All flashing shall be applied in a manner to prevent the entry of water into the wall cavity or penetration of water to the building structural framing components.

Self-adhered membranes used as flashing shall comply with AAMA 711. All exterior fenestration products shall be sealed at the juncture with the building wall with a sealant complying with AAMA 800 or ASTM C920 Class 25 Grade NS or greater for proper joint expansion and contraction, ASTMC1281, AAMA 812, or other approved standard as appropriate for the type of sealant. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of the exterior wall finish. Approved flashings shall be installed at the following locations:

1.Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier complying with Section 703.2 for subsequent drainage. Mechanically attached flexible flashings shall comply with AAMA 712. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following:

1.1 The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing manufacturer's instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water resistive barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the head and sides.

1.2. In accordance with the flashing design or method of a registered design professional.

1.3. In accordance with other approved methods.

1.4. In accordance with FMA/AAMA 100, FMA/ AAMA 200, FMA/WDMA 250, FMA/AAMA/WDMA 300 or FMA/AAMA/WDMA 400.

2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.

3. Under and at the ends of masonry, wood or metal copings and sills.

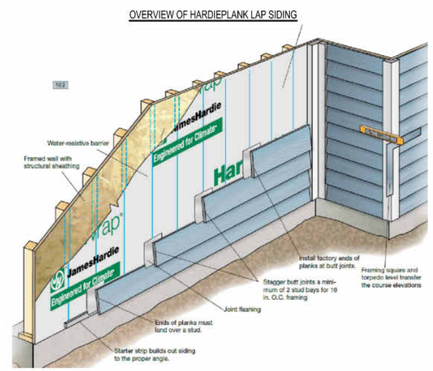
4. Continuously above all projecting wood trim.

5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.

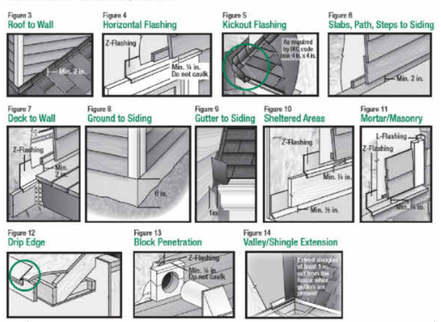
6. At wall and roof intersections.

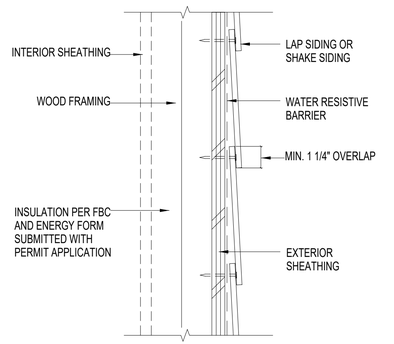
7. At built-in gutters.

THESE DETAILS ARE GENERIC AND MEANT TO SHOW GENERAL FLASHING AND WATERPROOFING METHODS TO BE USED.



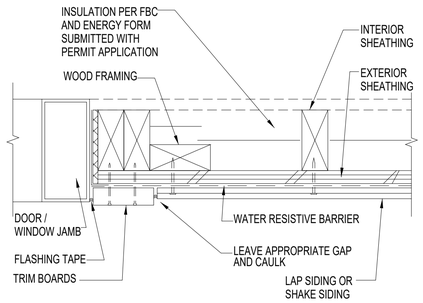
CLEARANCE AND FLASHING REQUIREMENTS





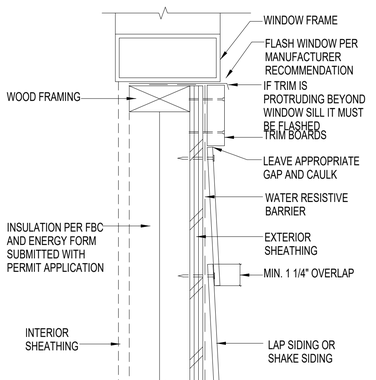
D HORIZONTAL LAP VIEW

SCALE: 3"=1'-0"



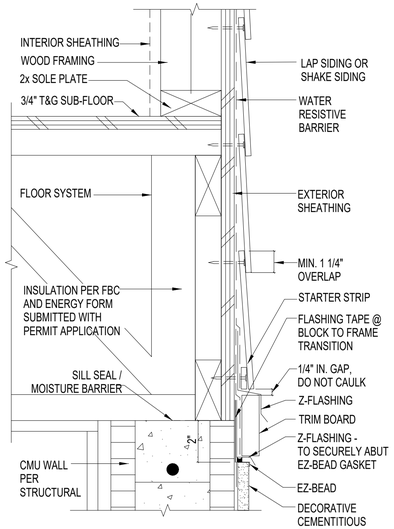
E DOOR / WINDOW JAMB

SCALE: 3"=1'-0"



F WINDOW SILL

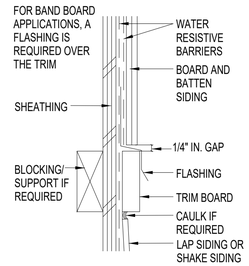
SCALE: 3"=1'-0"



MID-WALL DETAIL - SIDING WITH TRIM BOARD / CEMENTITIOUS FINISH

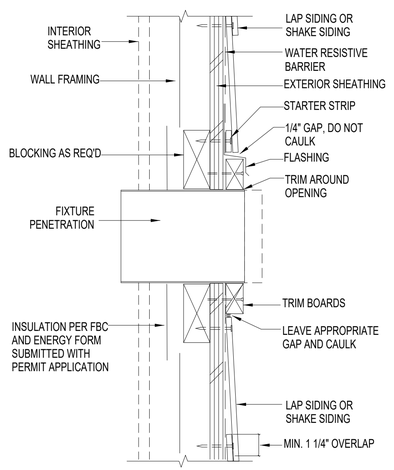
K

SCALE: 3"=1'-0"



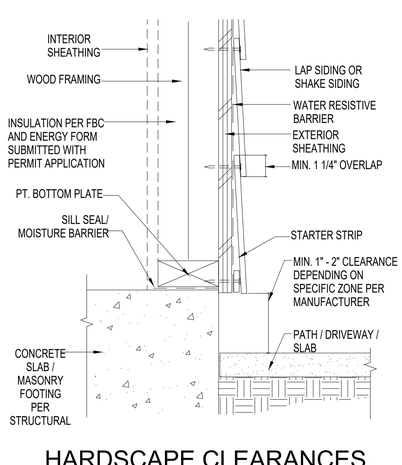
L DETAIL AT BAND BOARD

SCALE: 3"=1'-0"



G FIXTURE PENETRATION

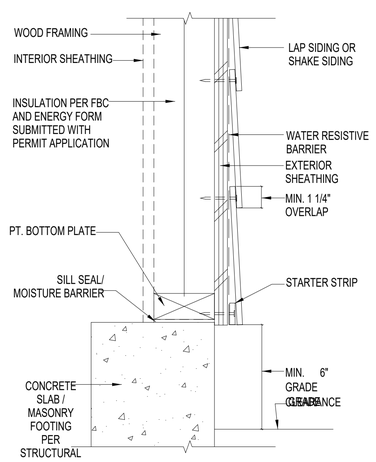
SCALE: 3"=1'-0"



HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.

H

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



I GRADE CLEARANCE

SCALE: 3"=1'-0"

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taylor morrison

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ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003023

DRAWN: MJR

CHECKED: CM

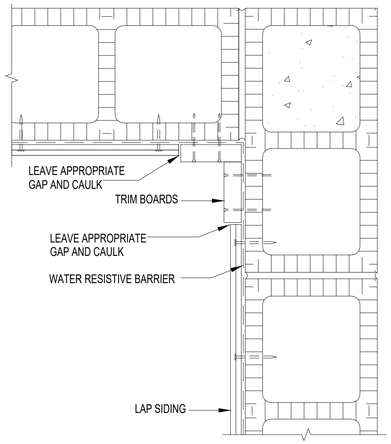
07-02-2025

REVISIONS:

No.	Description	Date

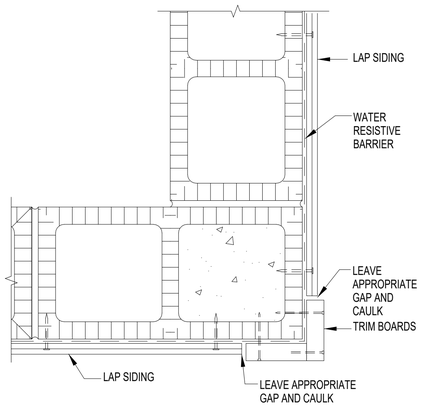
TM - 5

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



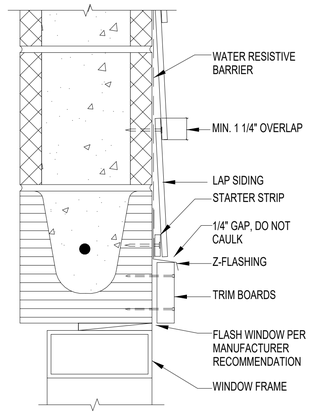
A INSIDE CORNER

SCALE: 3"=1'-0"



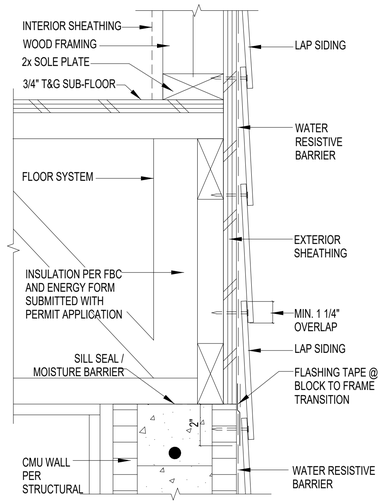
B OUTSIDE CORNER

SCALE: 3"=1'-0"



C WINDOW/DOOR HEAD

SCALE: 3"=1'-0"



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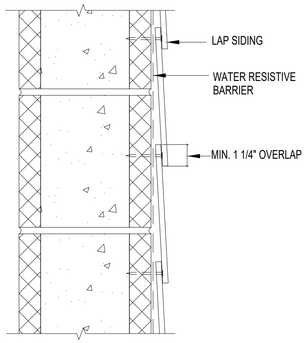
6. At wall and roof intersections.

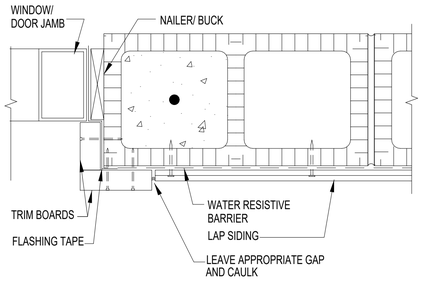
7. At built-in gutters.

THESE DETAILS ARE GENERIC AND MEANT TO SHOW GENERAL FLASHING AND WATERPROOFING METHODS TO BE USED.
NOTE: OPTIONAL WEATHER BARRIER: LIQUID APPLIED WATER RESISTANT COATING - INSTALL PER MANUF. INSTRUCTIONS - WRAP ALL OPENINGS IN MASONRY EXTERIOR WALL AT HEAD, JAMB AND SILL.



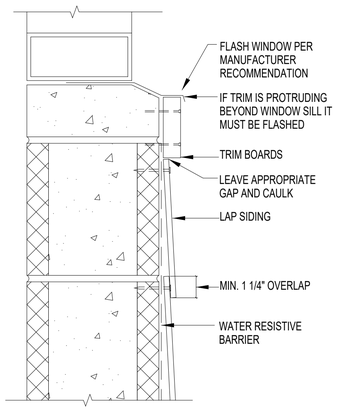
D HORIZONTAL LAP VIEW

SCALE: 3"=1'-0"



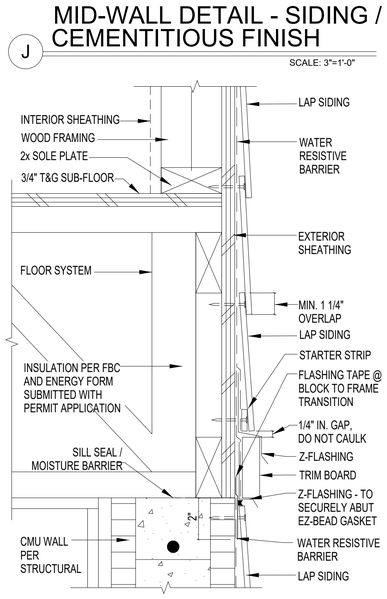
E DOOR / WINDOW JAMB

SCALE: 3"=1'-0"



F WINDOW SILL

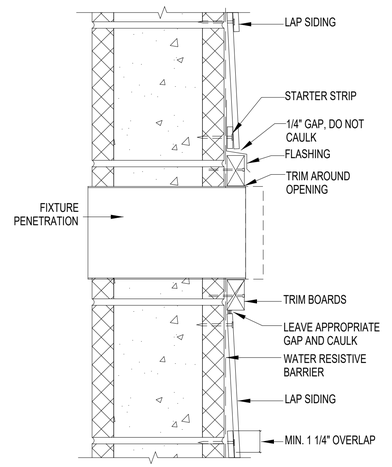
SCALE: 3"=1'-0"



MID-WALL DETAIL - SIDING / CEMENTITIOUS FINISH

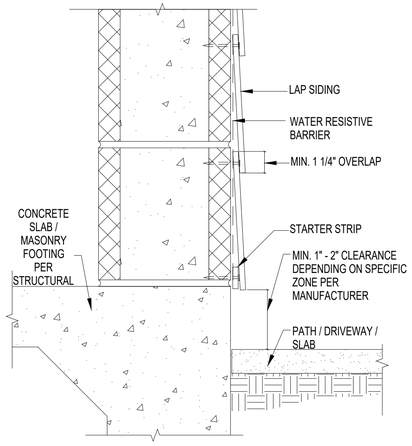
J

SCALE: 3"=1'-0"



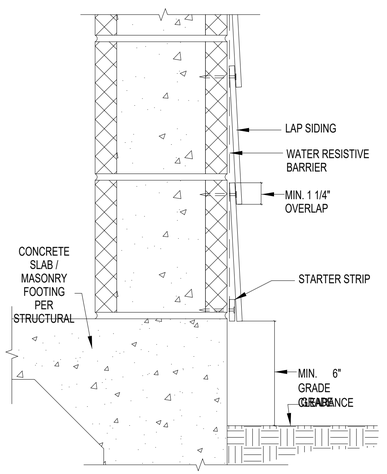
G FIXTURE PENETRATION

SCALE: 3"=1'-0"



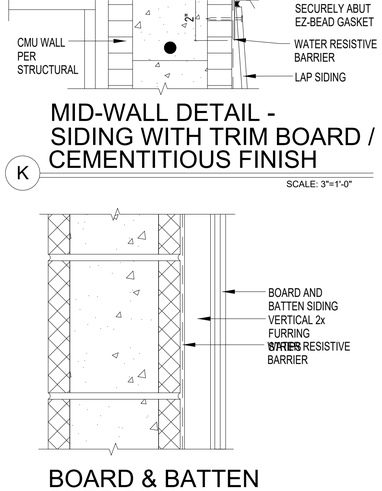
H HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.

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



I GRADE CLEARANCE

SCALE: 3"=1'-0"



MID-WALL DETAIL - SIDING WITH TRIM BOARD / CEMENTITIOUS FINISH

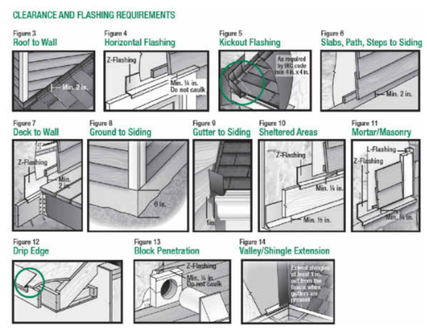
K

SCALE: 3"=1'-0"

BOARD & BATTEN OVER CMU

L

SCALE: 3"=1'-0"



DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
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9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003023

DRAWN: MJR

CHECKED: CM

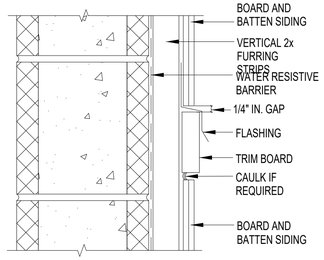
07-02-2025

REVISIONS:

No.	Description	Date

TM - 6

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



M HORIZ. BAND BETWEEN WALL & GABLE w/ B & B

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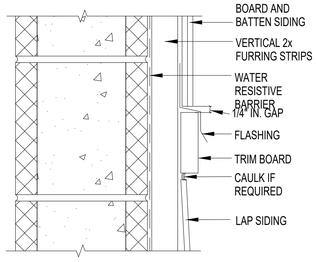

N BOARD & BATTEN TO LAP SIDING TRANSITION

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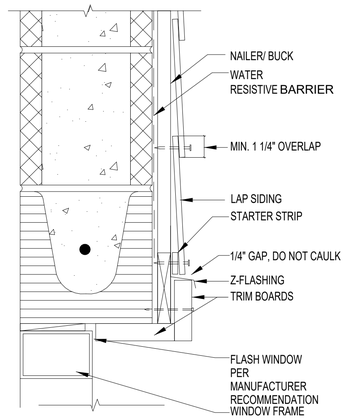

O WINDOW/DOOR HEAD

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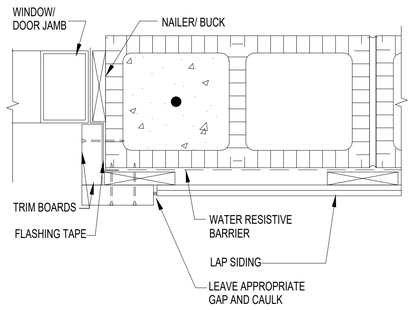

P DOOR / WINDOW JAMB

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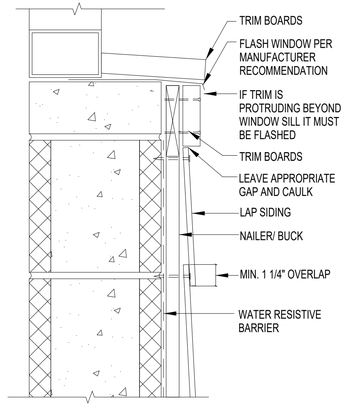


Q WINDOW SILL

SCALE: 3"=1'-0"

AA FLUSH CONDITION

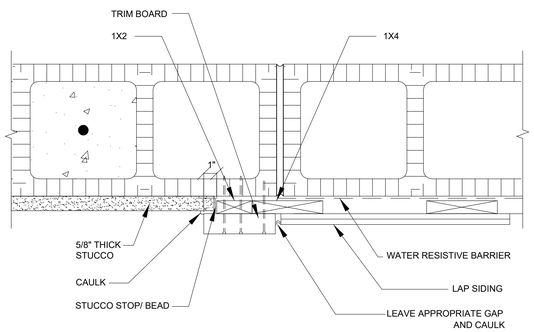
SCALE: 3"=1'-0"

BB INSIDE CORNER

SCALE: 3"=1'-0"

CC OUTSIDE CORNER

SCALE: 3"=1'-0"



DD FLUSH CONDITION (B&B)

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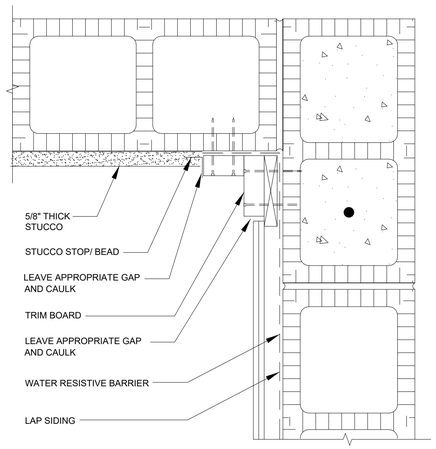
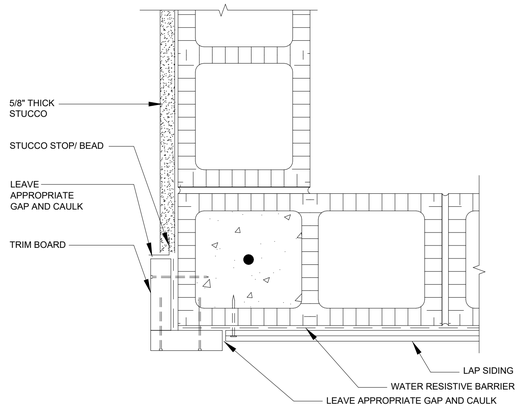


EE INSIDE CORNER (B&B)

SCALE: 3"=1'-0"



CC OUTSIDE CORNER (B&B)

SCALE: 3"=1'-0"

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APEX

tds
true design studios

9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003023

DRAWN: MJR

CHECKED: CM

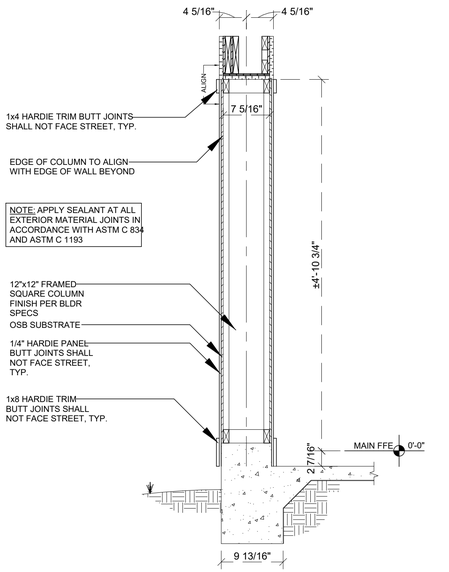
07-02-2025

REVISIONS:

No.	Description	Date

TM - 7

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



C1 12" FRAMED SQUARE COLUMN

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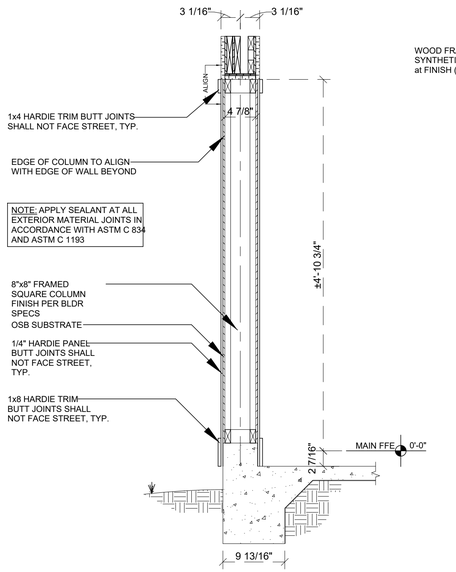
N.T.S.



C2 8" FRAMED SQUARE COLUMN

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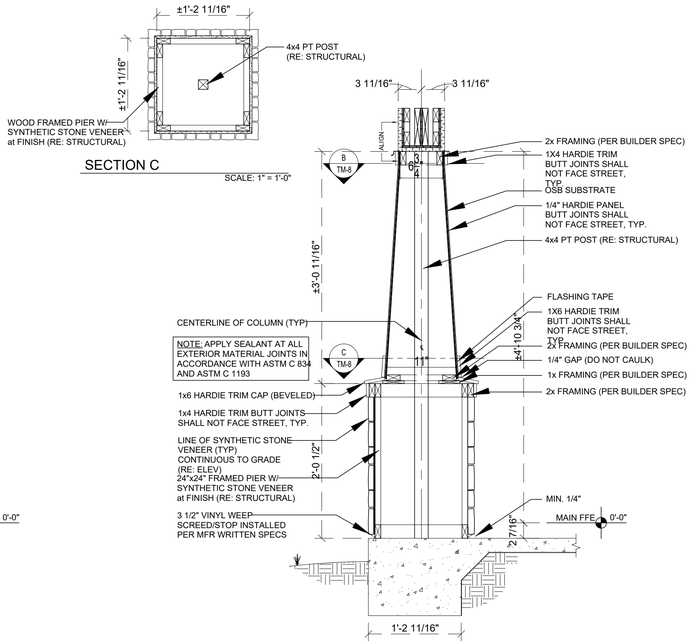
N.T.S.



C3 TAPERED COLUMN OVER FRAMED BASE

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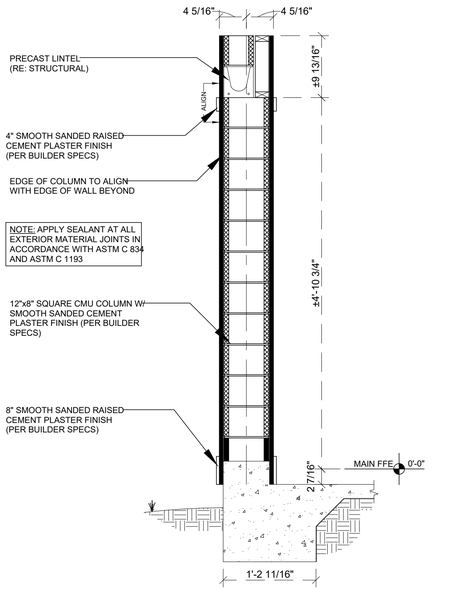
N.T.S.



C4 12" CMU SQUARE COLUMN

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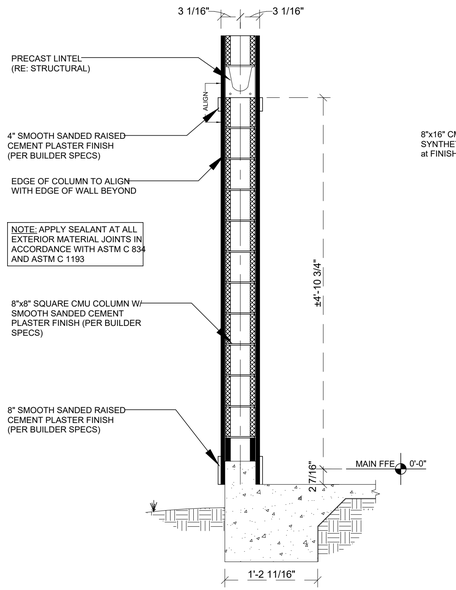
N.T.S.



C5 8" CMU SQUARE COLUMN

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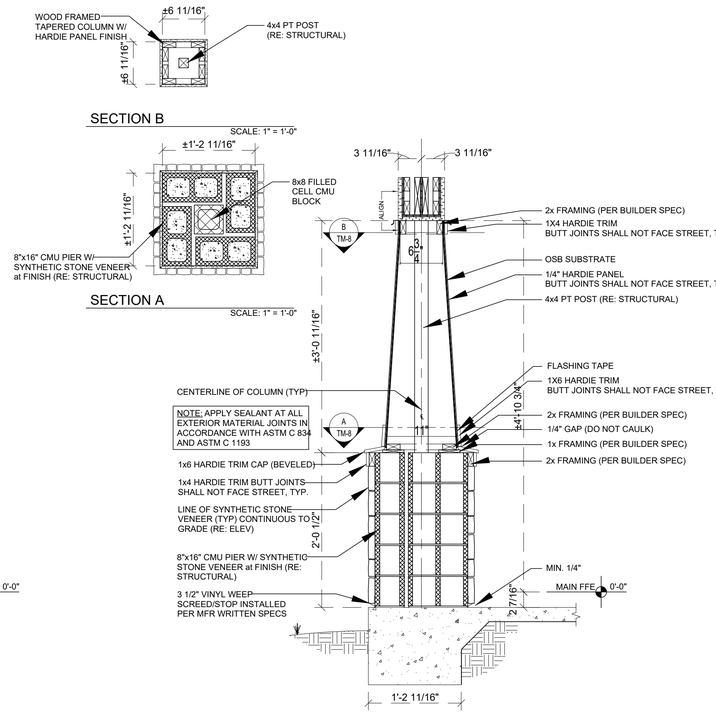
N.T.S.



C6 TAPERED COLUMN OVER MASONRY BASE

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N.T.S.

FLASHING REQUIREMENTS

R703.1 General. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.4.

R703.1.1 Water resistance. The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior cladding as required by Section R703.2 and a means of draining to the exterior water that penetrates the exterior cladding.

R703.2 Water-resistive barrier. One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D226 for Type 1 felt or other approved water-resistive barrier shall be applied over studs or sheathing of all exterior walls No. 15 asphalt felt shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches. Where joints occur, felt shall be lapped not less than 6 inches. Other approved materials shall be installed in accordance with the water-resistive barrier manufacturer's installation instructions. The No.15 asphalt felt or other approved water-resistive barrier material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1.

R703.7.3 Water-resistive barriers Water-resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall include a water-resistive vapor-permeable barrier with a performance at least equivalent to two layers of Grade D paper. The individual layers shall be installed independently such that each layer provides a separate continuous plane and any flashing (installed in accordance with Section R703.4) intended to drain to the water-resistive barrier is directed between the layers.

Exception: Where the water-resistive barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60-minute Grade D paper and is separated from the stucco by an intervening, substantially nonwater-absorbing layer or designed drainage space.

R703.4 Flashing. Approved metal flashing, vinyl flashing, self-adhered membranes and mechanically attached flexible flashing shall be applied shingle-fashion or in accordance with the manufacturer's instructions. Metal flashing shall be corrosion resistant. Fluid-applied membranes used as flashing shall be applied in accordance with the manufacturer's instructions. All flashing shall be applied in a manner to prevent the entry of water into the wall cavity or penetration of water to the building structural framing components.

Self-adhered membranes used as flashing shall comply with AAMA 711. All exterior fenestration products shall be sealed at the juncture with the building wall with a sealant complying with AAMA 800 or ASTM C920 Class 25 Grade NS or greater for proper joint expansion and contraction, ASTMC1281, AAMA 812, or other approved standard as appropriate for the type of sealant. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of the exterior wall finish. Approved flashings shall be installed at the following locations:

1.Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier complying with Section 703.2 for subsequent drainage. Mechanically attached flexible flashings shall comply with AAMA 712. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following:

1.1 The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing manufacturer's instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water resistive barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the head and sides.
1.2. In accordance with the flashing design or method of a registered design professional.
1.3. In accordance with other approved methods.
1.4. In accordance with FMA/AAMA 100, FMA/ AAMA 200, FMA/WDMA 250, FMA/AAMA/ WDMA 300 or FMA/AAMA/WDMA 400.

2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco˙copings.

3. Under and at the ends of masonry, wood or metal copings and sills.

4. Continuously above all projecting wood trim.

5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.

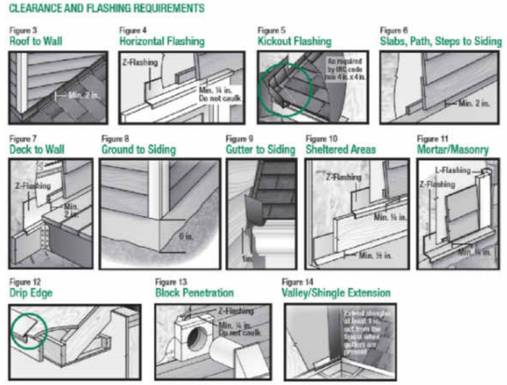
6. At wall and roof intersections.

7. At built-in gutters.

THESE DETAILS ARE GENERIC AND MEANT TO SHOW GENERAL FLASHING AND WATERPROOFING METHODS TO BE USED.

NOTE: OPTIONAL WEATHER BARRIER: LIQUID APPLIED WATER RESISTANT COATING - INSTALL PER MANUF. INSTRUCTIONS - WRAP ALL OPENINGS IN MASONRY EXTERIOR WALL AT HEAD, JAMB AND SILL

CLEARANCE AND FLASHING REQUIREMENTS



APEX
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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

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taylor morrison

ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003023**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

TM - 8

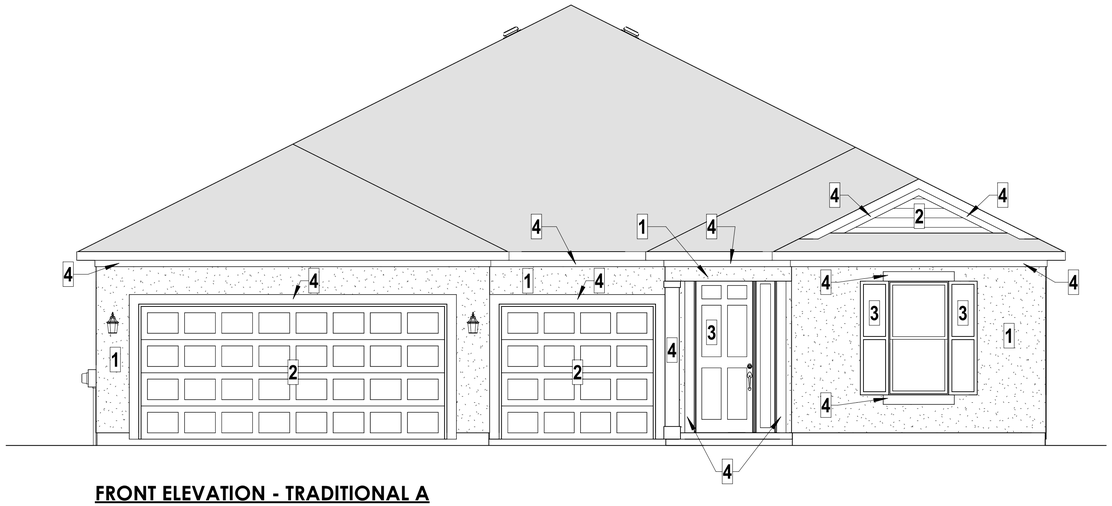
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7647

COLOR BLOCKING

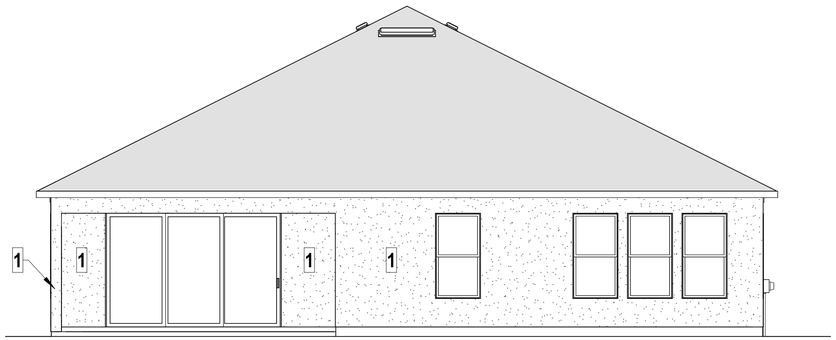
COLOR BLOCKING LEGEND	
1	BODY 1 (STUCCO)
2	BODY 2 (LAP SIDING)/ GARAGE
3	FRONT DOOR/ SHUTTERS
4	TRIM/ COLUMN/ TRELLIS/ BRACKETS

SHINGLE ROOF - COLOR: PER COLOR PALETTE

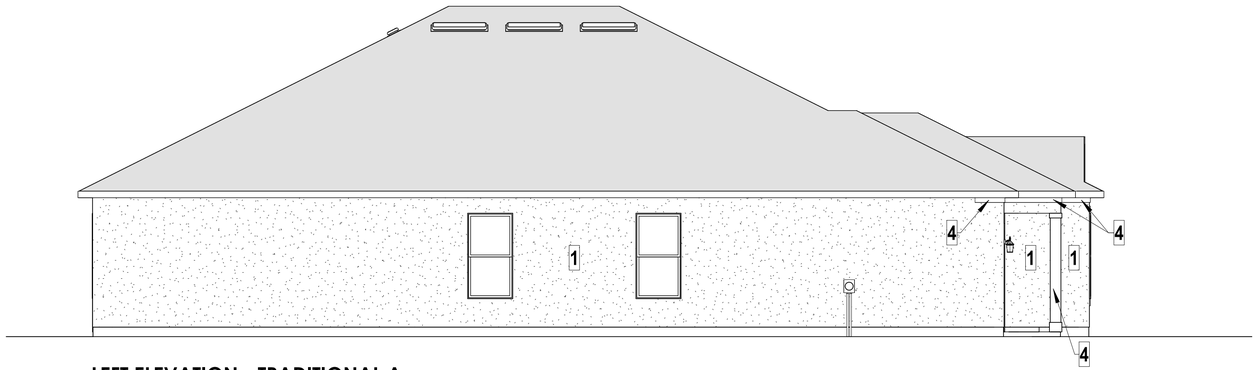
STONE - COLOR: PER COLOR PALETTE



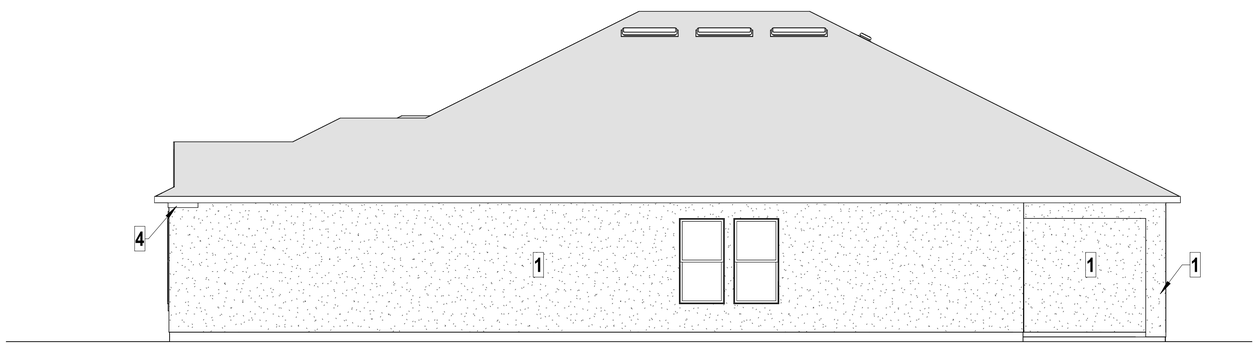
FRONT ELEVATION - TRADITIONAL A



REAR ELEVATION - TRADITIONAL A



LEFT ELEVATION - TRADITIONAL A



RIGHT ELEVATION - TRADITIONAL A

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003023**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

CBTRA

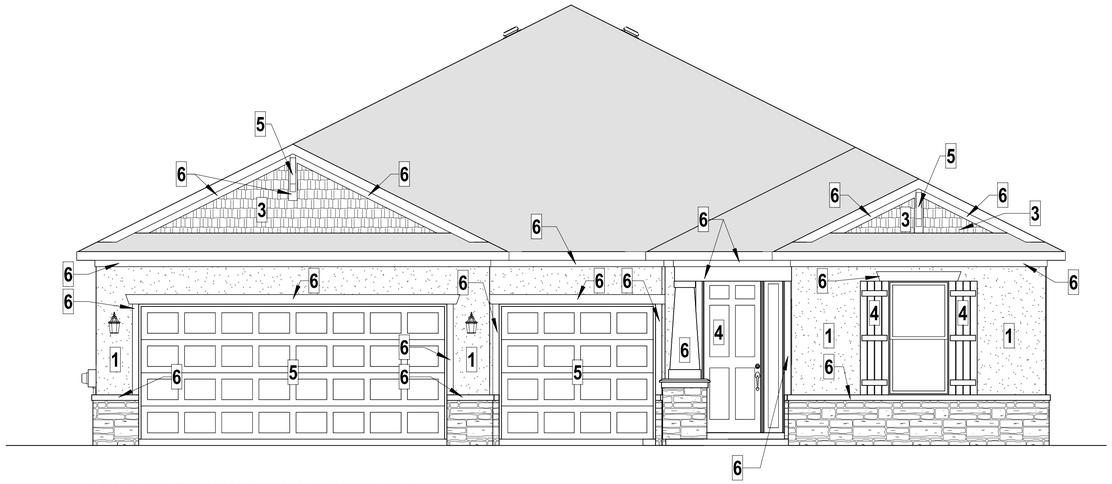
APEX TECHNOLOGY" IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

COLOR BLOCKING

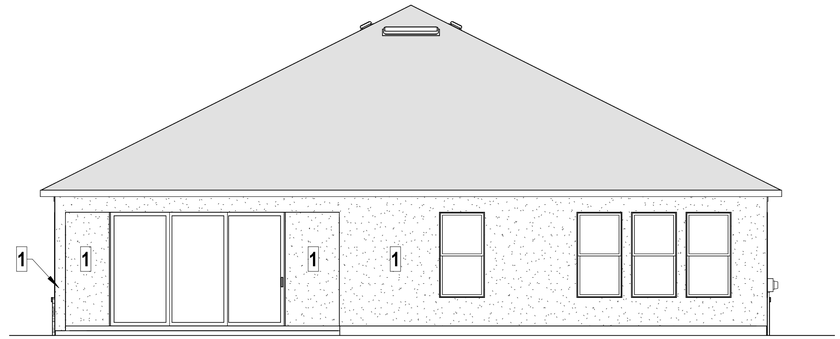
COLOR BLOCKING LEGEND	
1	BODY 1 (STUCCO)
2	BODY 2 (LAP SIDING)
3	BODY 3 (SHAKE)
4	FRONT DOOR/ SHUTTERS
5	GARAGE/ BRACKETS
6	TRIM/ COLUMN/ TRELLIS

SHINGLE ROOF - COLOR: PER COLOR PALETTE

STONE - COLOR: PER COLOR PALETTE



FRONT ELEVATION - CRAFTSMAN A



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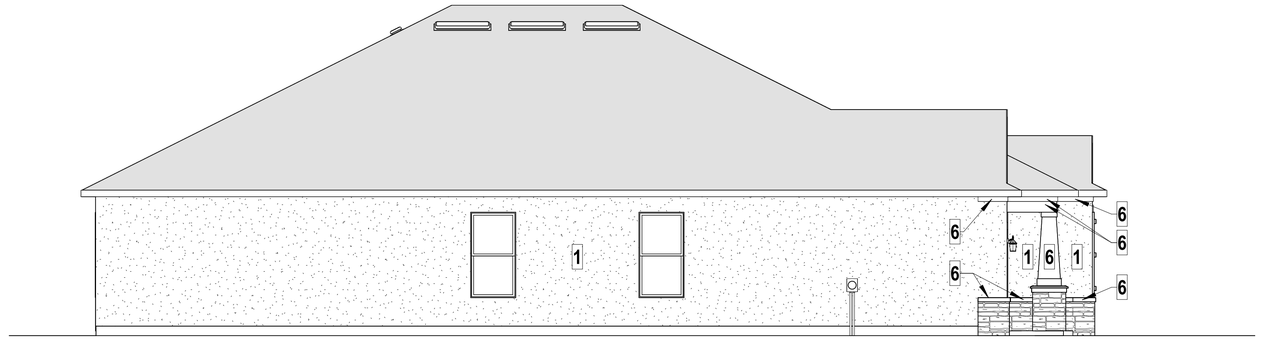
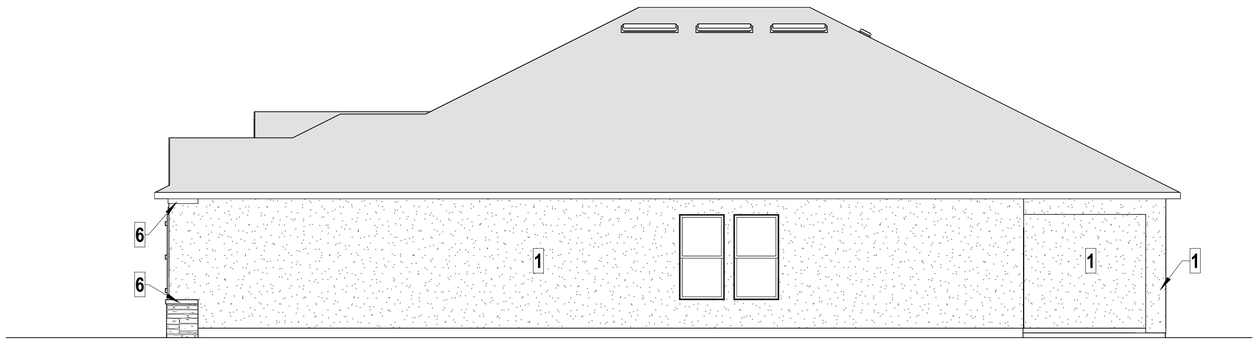


LEFT ELEVATION - CRAFTSMAN A



RIGHT ELEVATION - CRAFTSMAN A

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taylor morrison

ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003023**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

CBCRA

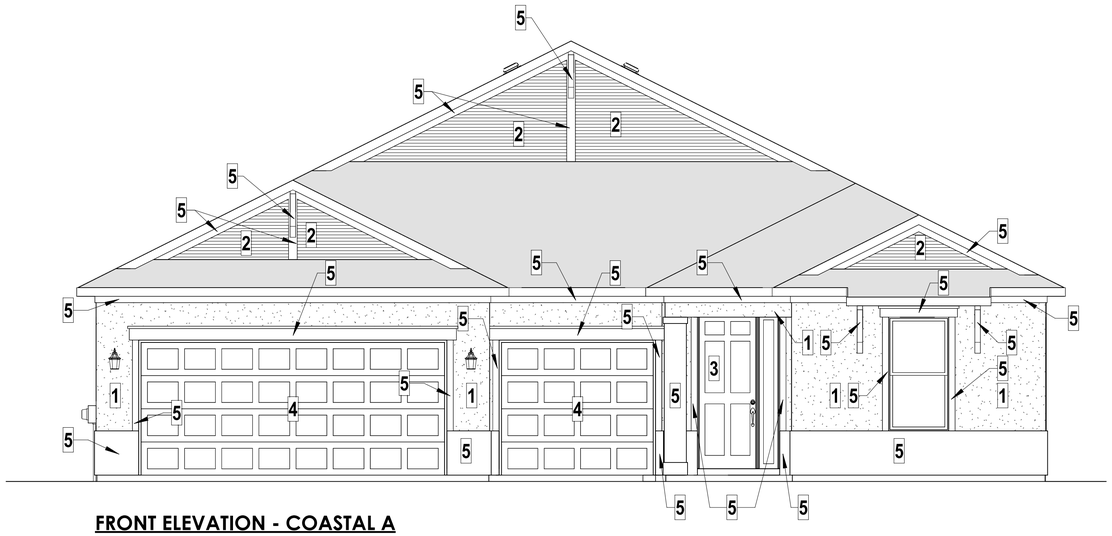
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

COLOR BLOCKING

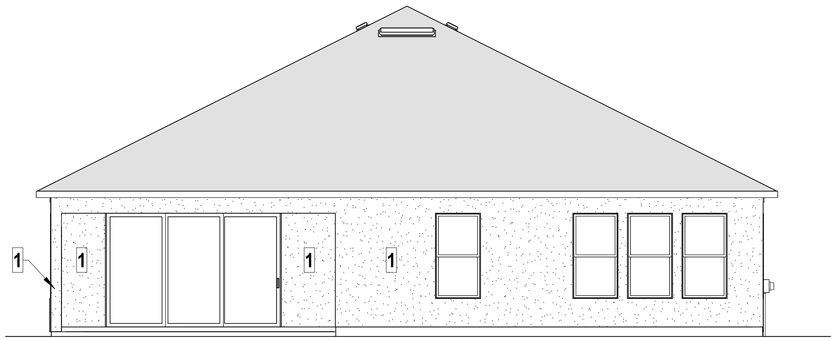
COLOR BLOCKING LEGEND	
1	BODY 1 (1ST AND 2ND FLOOR)
2	BODY 2 (ACCENTS)
3	FRONT DOOR/ SHUTTERS
4	GARAGE
5	TRIM/ COLUMN/ BRACKETS

SHINGLE ROOF - COLOR: PER COLOR PALETTE

STONE - COLOR: PER COLOR PALETTE



FRONT ELEVATION - COASTAL A



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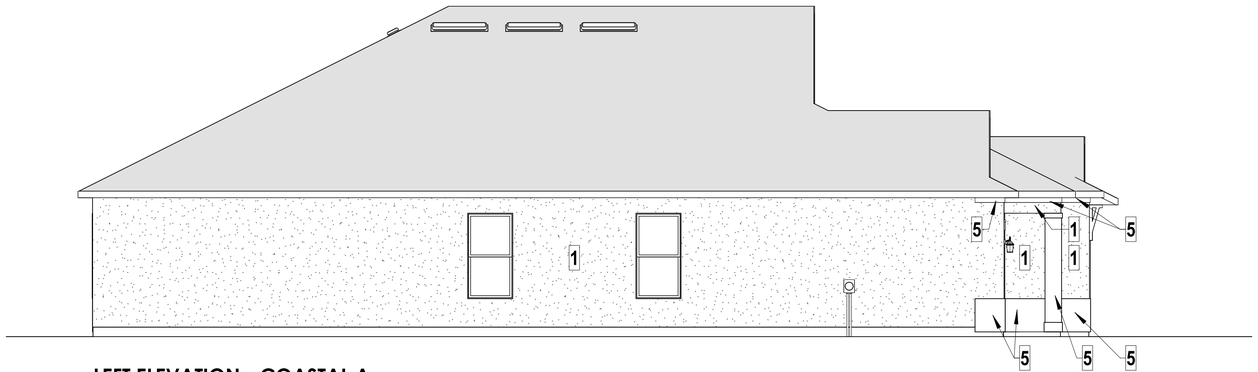
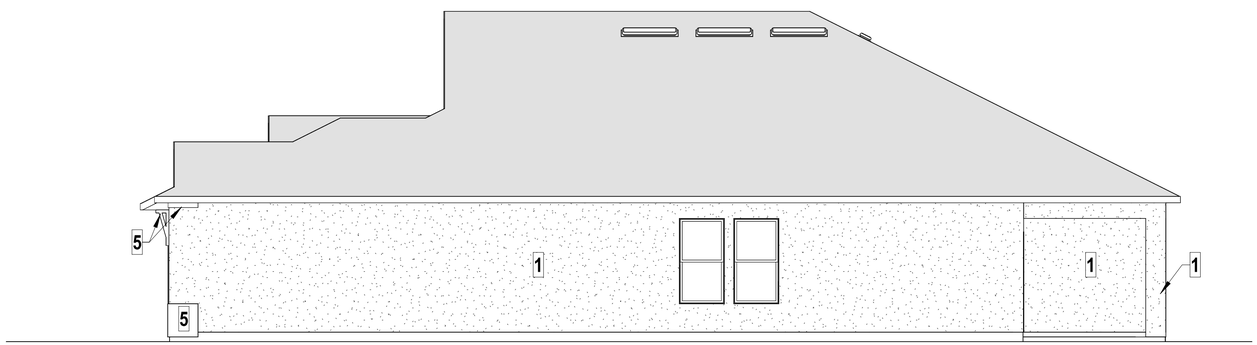


LEFT ELEVATION - COASTAL A



RIGHT ELEVATION - COASTAL A

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904.821.5200

taylor morrison

ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003023**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

CBCOA

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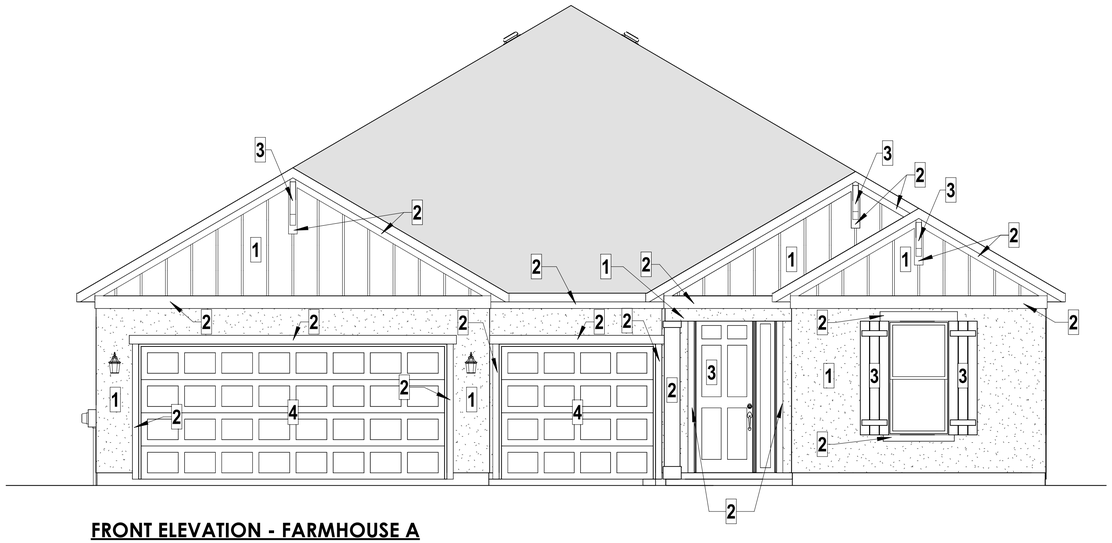
COLOR BLOCKING

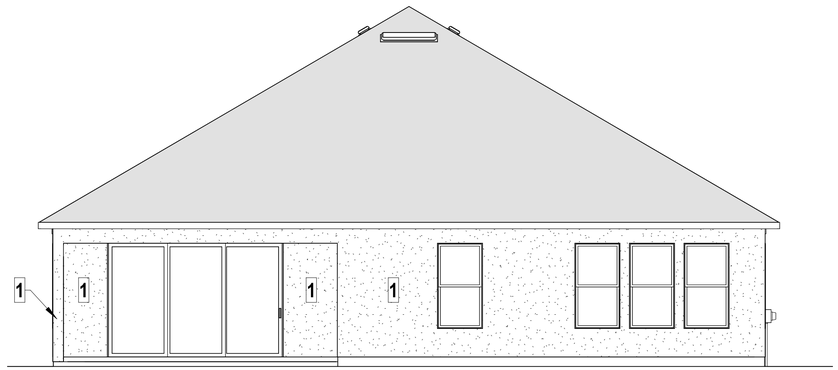
COLOR BLOCKING LEGEND	
1	BODY
2	TRIM/ COLUMN
3	FRONT DOOR/ SHUTTERS/ BRACKETS
4	GARAGE

SHINGLE ROOF - COLOR: PER COLOR PALETTE

STONE - COLOR: PER COLOR PALETTE



FRONT ELEVATION - FARMHOUSE A



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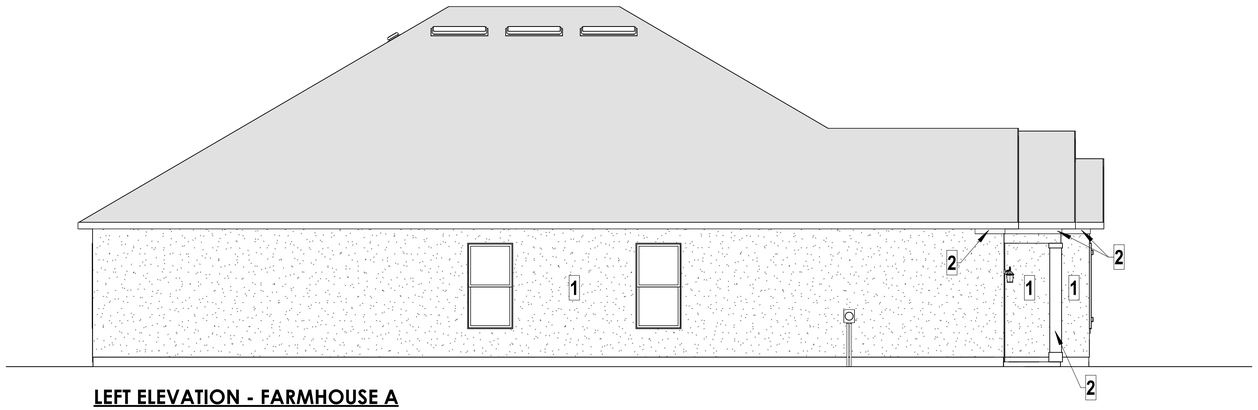

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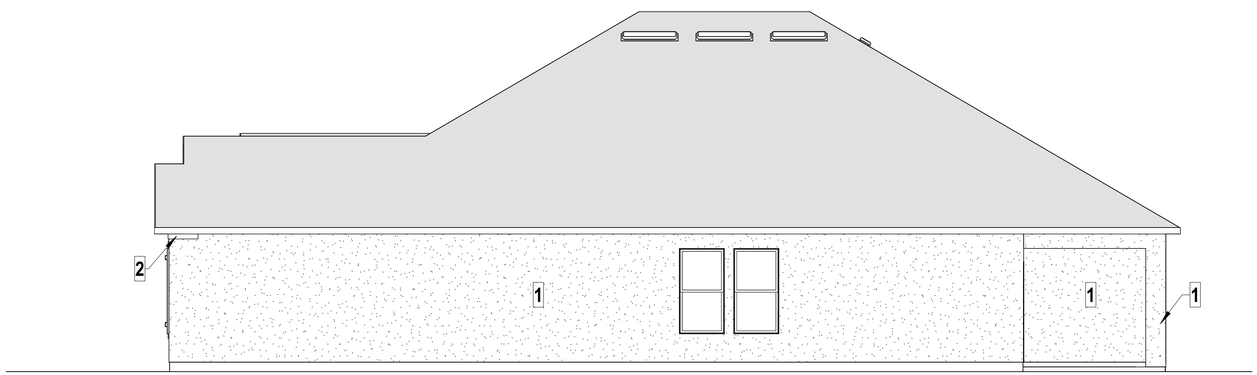

RIGHT ELEVATION - FARMHOUSE A

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ASTORIA

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003023**

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CHECKED: **CM**

07-02-2025

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No.	Description	Date

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APEX TECHNOLOGY' IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

TAYLOR MORRISON

BAINBRIDGE, BASE PLAN
SUBDIVISON,
NON-PORCH ELEVATIONS (150C)

DRAWING INDEX

ARCHITECTURAL

SHEET NO.	SHEET NAME
A000	ARCHITECTURAL NOTES
A110	1st LEVEL FLOOR PLAN - TRADITIONAL A
A112	1st LEVEL FLOOR PLAN - CRAFTSMAN A
A114	1st LEVEL FLOOR PLAN - COASTAL A
A116	1st LEVEL FLOOR PLAN - FARMHOUSE A
A118	1st LEVEL FLOOR PLAN - PARTIALS
A200	ELEVATIONS - TRADITIONAL A
A202	ELEVATIONS - CRAFTSMAN A
A204	ELEVATIONS - COASTAL A
A206	ELEVATIONS - FARMHOUSE A
A209	ELEVATIONS - PARTIALS
A400	WALL SECTIONS
A500	DETAILS
A501	DETAILS
A502	DETAILS
A503	DETAILS

ELECTRICAL

SHEET NO.	SHEET NAME
E100	1st LEVEL ELECTRICAL PLAN - TRADITIONAL A
E102	1st LEVEL ELECTRICAL PLAN - CRAFTSMAN A
E104	1st LEVEL ELECTRICAL PLAN - COASTAL A
E106	1st LEVEL ELECTRICAL PLAN - FARMHOUSE A
E108	1st LEVEL ELECTRICAL PLAN - PARTIALS
E109	1st LEVEL ELECTRICAL PLAN - PARTIALS

STRUCTURAL

SHEET NO.	SHEET NAME
ST-1 (150C)	STRUCTURAL SPECIFICATIONS - 150C
ST-2 (150C)	FOUNDATION PLAN - TRADITIONAL A - 150C
ST-2.2 (150C)	FOUNDATION PLAN - CRAFTSMAN A - 150C
ST-2.4 (150C)	FOUNDATION PLAN - COASTAL A - 150C
ST-2.6 (150C)	FOUNDATION PLAN - FARMHOUSE A - 150C
ST-2.8 (150C)	FOUNDATION PLAN - PARTIALS - 150C
ST-2.D	FOUNDATION DETAILS
ST-3 (150C)	1st LEVEL STRUCTURAL PLAN - TRADITIONAL A - 150C
ST-3.2 (150C)	1st LEVEL STRUCTURAL PLAN - CRAFTSMAN A - 150C
ST-3.4 (150C)	1st LEVEL STRUCTURAL PLAN - COASTAL A - 150C
ST-3.6 (150C)	1st LEVEL STRUCTURAL PLAN - FARMHOUSE A - 150C
ST-3A (150C)	1st LEVEL ROOF FRAMING PLAN - TRADITIONAL A - 150C
ST-3A.2 (150C)	1st LEVEL ROOF FRAMING PLAN - CRAFTSMAN A - 150C
ST-3A.4 (150C)	1st LEVEL ROOF FRAMING PLAN - COASTAL A - 150C
ST-3A.6 (150C)	1st LEVEL ROOF FRAMING PLAN - FARMHOUSE A - 150C
ST-5	TYPICAL WALL SECTIONS
ST-6	SECTIONS AND DETAILS
ST-7	SECTIONS AND DETAILS
ST-8	SECTIONS AND DETAILS

TAYLOR MORRISON

SHEET NO.	SHEET NAME
TM - 1	FRAMING STANDARDS
TM - 2	HVAC STANDARDS
TM - 3	STAIR STANDARDS AND TEMPORARY GUARDS
TM - 4	TRIM STANDARDS
TM - 5	SIDING STANDARDS OVER FRAME
TM - 6	SIDING STANDARDS OVER BLOCK
TM - 7	SIDING STANDARDS OVER BLOCK CONT.
TM - 8	COLUMN MENU

COLOR BLOCKING

SHEET NO.	SHEET NAME
CBTRA	TRADITIONAL A ELEVATION - COLOR BLOCKING
CBCRA	CRAFTSMAN A ELEVATION - COLOR BLOCKING
CBCRH	CRAFTSMAN B ELEVATION - COLOR BLOCKING
CBCOA	COASTAL A ELEVATION - COLOR BLOCKING
CBFHA	FARMHOUSE A ELEVATION - COLOR BLOCKING

BUILDING CODE SUMMARY

THE PROJECT SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES
FL BUILDING CODE - RESIDENTIAL: 2023 FL BUILDING CODE - FUEL GAS: 2023
FL BUILDING CODE - PLUMBING: 2023 NATIONAL ELECTRIC CODE: 2020
FL BUILDING CODE - MECHANICAL: 2023 FL FIRE PREVENTION CODE: 2023
FL BUILDING CODE - ENERGY CONSERVATION: 2023

OCCUPANCY CLASSIFICATION: RESIDENTIAL CONSTRUCTION TYPE: VB

WIND ZONE: SEE ST-1 SPRINKLED: NO

ZONING CODE:
PROPOSED STRUCTURE COMPLIES WITH THE REQUIREMENTS OF CHAPTER 656, ZONING CODE FOR RESIDENTIAL DISTRICTS, INCL MAX BLDG HGT OF 35'

AREAS TR, CO, FH - A

1st Floor	2681 SF
CONDITIONED AREA	2681 SF
Garage	634 SF
Porch	24 SF
Lanai	212 SF
UNCONDITIONED AREA	870 SF
TOTAL UNDER ROOF	3551 SF

AREAS CR - A

1st Floor	2681 SF
CONDITIONED AREA	2681 SF
Garage	634 SF
Porch	27 SF
Lanai	212 SF
UNCONDITIONED AREA	873 SF
TOTAL UNDER ROOF	3554 SF

VOLUME - ALL A'S

1st Floor	25020 CF
Grand total	25020 CF

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SUITE 100, JACKSONVILLE, FL 32211
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taylor morrison

BAINBRIDGE
BASE PLAN
50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO:
2025.003025
DRAWN:
MJR
CHECKED:
CM

07-02-2025

REVISIONS:

No.	Description	Date

0000 (150C)

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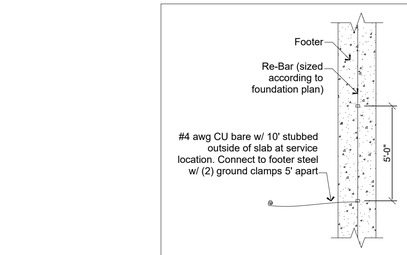
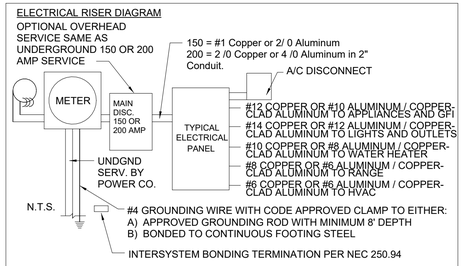


UFER GROUND DETAIL
N.T.S.

ELECTRICAL RISER DIAGRAM



NOTE:
ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY

GENERAL ELECTRICAL NOTES

ALL ELECTRICAL DESIGN AND WORK SHALL BE IN STRICT COMPLIANCE WITH THE 2020 NATIONAL ELECTRIC CODE

- CONTRACTOR RESPONSIBLE FOR ALL PANEL LOAD CALCULATIONS AND SHALL VERIFY IN ACCORDANCE WITH BUILDERS SPECIFICATIONS AND IN STRICT COMPLIANCE WITH NEC
- PER NEC SECTION 210.12(B) ALL 15A & 20A, 120V BRANCH CIRCUITS SUPPLYING OUTLETS REQUIRE AFCI PROTECTION
- CARBON MONOXIDE PROTECTION PER RESIDENTIAL CODE R315.1 TO BE INSTALLED WITHIN 10' OF EVERY SLEEPING ROOM
- ALL OUTLETS SHOULD BE AFCI PER NEC - U.N.O.
- ALL 125V SINGLE-PHASE 15A & 20A RECEPTACLES INSTALLED IN LOCATIONS SPECIFIED IN 210.8(A)(1) THROUGH (A)(10) SHALL HAVE GFCI PROTECTION FOR PERSONNEL IN ACCORDANCE WITH NEC 210.8(A)
- PER NEC SECTION 406.8(B)(I) 15A & 20A RECEPTACLES IN A WET LOCATION MUST BE WITHIN AN ENCLOSURE THAT IS WEATHERPROOF WHEN AN ATTACHMENT IS PLUGGED IN AN ALL NON-LOCKING RECEPTACLES SHALL BE LISTED AS WEATHER RESISTANT
- PER NEC SECTION 406.II IN DWELLING UNITS, ALL 15A & 20A, 15V RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT
- PER NEC SECTION 406.9(C) RECEPTACLES SHOULD NOT BE INSTALLED WITHIN A ZONE MEASURED 3FT HORIZONTALLY AND 8FT VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD.
- PER NEC SECTION 800.156 NO LESS THAN ONE COMMUNICATION OUTLET SHALL BE INSTALLED WITHIN EACH DWELLING UNIT
- PER NEC SECTION R314.3 AND R315.1 SMOKE DETECTORS TO BE INSTALLED INSIDE EACH SLEEPING AREA
- ALL SMOKE ALARMS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 217, PER RESIDENTIAL CODE 314.1. GC TO INSTALL; KIDDE MODEL # 14618A SMOKE ALARM, OR APPROVED EQUAL
- JUNCTION BOX AT WATER HEATER, RANGE AND/OR DRYER TO BE 220V IN NON GAS COMMUNITIES, AND 110V IN COMMUNITIES THAT HAVE GAS OPTIONS PROVIDE APPROPRIATE RECEPTACLE PER APPLIANCE
- ALL PERMANENTLY INSTALLED LUMINARIES, EXCLUDING THOSE IN KITCHEN APPLIANCES, SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS-PER-WATT OR SHALL UTILIZE LAMPS WITH AN EFFICACY OF NOT LESS THAN 65 LUMENS-PER-WATT PER R404.1.
- PER RESIDENTIAL CODE M1305.1 A LEVEL WORKING SPACE NOT LESS THAN 30" DEEP AND 30" WIDE SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE OF ANY APPLIANCE
- PER NEC SECTION R230.67 ALL SERVICES SUPPLYING DWELLING UNITS ARE REQUIRED TO BE PROVIDED WITH A TYPE 1 OR TYPE 2 SURGE-PROTECTIVE DEVICE.
- EACH DWELLING UNIT SHALL BE DESIGNED WITH PROVISION FOR FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT IN ACCORDANCE WITH RESIDENTIAL CODES RF103.1 AND RF103.3. CONTRACTOR RESPONSIBLE TO ADJUST PANEL/LOAD CALCULATIONS ACCORDINGLY.
- ALL 125V THROUGH 250V RECEPTACLES INSTALLED IN LOCATIONS SPECIFIED IN 210.8 (B)(1) THROUGH (B)(12) AND SUPPLIED BY SINGLE-PHASE BRANCH CIRCUITS RATED 150V OR LESS TO GROUND, 50A OR LESS, AND ALL RECEPTACLES SUPPLIED BY THREE-PHASE BRANCH CIRCUITS RATED 150V OR LESS TO GROUND, 100A OR LESS SHALL HAVE GFCI PROTECTION FOR PERSONNEL IN ACCORDANCE WITH NEC 210.8(B)
- FOR ONE AND TWO FAMILY DWELLING UNITS, ALL SERVICE CONDUCTORS SHALL TERMINATE IN DISCONNECTING MEANS HAVING A SHORT CIRCUIT CURRENT RATING EQUAL OR GREATER THAN THE AVAILABLE FAULT CURRENT, INSTALLED IN A READILY ACCESSIBLE OUTDOOR LOCATION IN ACCORDANCE WITH NEC 230.85

ABBREVIATIONS LEGEND

ABV	ABOVE
AC	AIR CONDITIONER
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLER UNIT
BLK	BLOCK
CABS	CABINETS
CLG	CEILING
CHR	CHAIR RAIL
COFF	COFFERED
COL	COLUMN
COND	CONDENSER
CRN	CROWN MOULDING
CVAC	CENTRAL VACUUM SYSTEM
DBL	DOUBLE
DIAG	DIAGONAL
DR	DOOR
DRY	DRYER
DW	DISHWASHER
EB	EYEBROW
FL	FLOOR LINE (MAT. CHANGE)
FLR	FLOOR
FP	FIREPLACE
FXD	FIXED
FXT	FIXTURE
GLS	GLASS
HB	HOSE BIB
KS	KNEE SPACE
LAV	LAVATORY
LT	LAUNDRY TUB
MRBL	MARBLE
MC	MEDICINE CABINET
MIR	MIRROR
MTL	METAL
OH	OVERHEAD
OPNG	OPENING
OPT	OPTIONAL
R & S	CLOTHES ROD and SHELF
REF	REFRIGERATOR
SD	SOAP DISH
SDLTS	SIDE LIGHTS
SGD	SLIDING GLASS DOOR
SH (2)	SHELVES (QUANTITY)
SHWR	SHOWER
TB	TOWEL BAR
TPH	TOILET PAPER HOLDER
T&S	TUB and SHOWER
TEMP	TEMPERED
TR	TRANSOM
VOL	VOLUME
WC	WATER CLOSET
WD	WOOD
WH	WATER HEATER
WNCT	WAINSCOT
WS	WATER SOFTENER
WASH	WASHER

ROOF NOTES

- INSTALL ROOF VENTING PER MFR WRITTEN INSTRUCTIONS PER RESIDENTIAL CODE R806
- ALL OVERHANG DIMENSIONS ARE TO EDGE OF RAFTER. REFERENCE WALL SECTIONS/DETAILS FOR ALL OVERHANGS NOT DIMENSIONED.
- ALL UNDERLAYMENT MUST BE INSTALLED IN COMPLIANCE WITH RESIDENTIAL CODE R905.1.1
- EACH 4' OFF RIDGE VENT REQUIRES (1) 46" x 3" CUT OUT IN ROOF SHEATHING PER MFR WRITTEN INSTRUCTIONS
- ROOF VENTING MUST MAINTAIN A MIN. DISTANCE OF 4'-0" FROM CENTERLINE OF SEPARATION WALL
- NO PENETRATIONS WITHIN 4'-0" OF RATED WALLS

ROOF VENT CALCULATION

FORMULA:

1 SQUARE INCH VENT FOR EVERY 300 SQUARE INCHES OF CEILING
*144 SQ. IN. = 1 SQ. FT.
BLDG. CEILING (SF) x 144 = BLDG (SQ. IN.)
BLDG. (SQ. IN.) / 300 = SQ. IN. OF VENT REQUIRED
SQ. IN. OF VENT REQUIRED / 2 = 50% AT HIGH AND 50% AT LOW.

PER RESIDENTIAL CODE SECTION R806.2: 40% MIN, BUT NOT MORE THAN 50% OF VENTILATION MUST BE PROVIDED BY VENTILATORS LOCATED NO MORE THAN 3'-0" BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE

BASIS OF CALCULATION: ("OR EQUAL" ACCEPTABLE)

(a) OFF RIDGE VENTS - STAMPCO W/ 36 SQ IN (NFVA) PER LINEAL FT

(b) SOFFIT VENTS - GP T3-1/3" FULL VENT PERFORATED W/ 9.19 SQ IN (NFVA) PER LINEAL FT

CALCULATED LINEAL FOOT OF SOFFIT VENT SHALL NOT INCLUDE NON-VENTED FIRE RATED SOFFIT LOCATED LESS THAN 5' FROM PROPERTY LINE

EXTERIOR ELEVATION GENERAL NOTES

- FRONT ELEVATIONS BANDING, MOLDING, COLUMNS AND TRIM SHALL RECEIVE A SAND FINISH. SEE ELEVATION FOR DEPTH OR RAISED BANDING
- SIDE AND REAR ELEVATIONS BANDING AROUND WINDOWS AND DOORS MAY BE OPTIONAL PER COMMUNITY SPECS - SEE COMMUNITY SPECIFICATIONS OR CONSULT THE CONSTRUCTION MANAGER. ALL BANDING SHALL RECEIVE A SAND FINISH
- ROOF COVERING SEE COMMUNITY SPECIFICATIONS OR CONSULT THE CONSTRUCTION MANAGER. SEE STRUCTURAL SHEETS FOR SHEATHING REQUIREMENTS
- FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, DECK AND WALL INTERSECTIONS, AT GUTTERS, AT ALL CHANGES IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS
- WINDOW PAN FLASHING SHALL BE IN ACCORDANCE WITH RESIDENTIAL CODE R703.4
- WALL HEIGHTS VERIFY ALL BEARING WALL HEIGHTS WITH FINAL TRUSS LAYOUTS
- LATH PER RESIDENTIAL CODE R703.7.1, LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 11/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 7/8-INCHLONG (22.2 MM), 16 GAGE STAPLES, SPACED NOT MORE THAN 6 INCHES (152 MM), OR AS OTHERWISE APPROVED
- PLASTER PER R703.7.2, PLASTERING WITH PORTLAND CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHERE APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHERE APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTANT WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R702.1(1). ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED. THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1(3)
- WEEP SCREED PER R703.7.2.1 A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 31/2 INCHES (89 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C926. THE WEEP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED
- WATER-RESISTIVE BARRIERS PER R703.7.3, WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.4) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS

GENERAL NOTES

- ALL CONSTRUCTION SHALL MEET THE LATEST EDITION OF CODES ADOPTED BY THE LOCAL GOVERNING AGENCIES
- PER RESIDENTIAL CODE R302.5 NO OPENINGS FROM A PRIVATE GARAGE ARE PERMITTED DIRECTLY INTO SLEEPING AREAS. ALL OPENINGS SHALL HAVE SOLID WOOD, INSULATED STEEL OR 20 MIN. FIRE RATED DOORS NOT LESS THAN 1-3/8 INCHES THICKNESS. ALL DUCTS IN THE GARAGE OR PENETRATING THE WALL OR CEILING SEPARATING THE GARAGE AND DWELLING SHALL BE CONSTRUCTED OF MIN. 26 GA. SHEET METAL, 1 INCH MINIMUM RIGID CLASS 0 OR 1 DUCT BOARD, OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE
- PER RESIDENTIAL CODE TABLE R302.6 GARAGE SHALL BE SEPARATED FROM RESIDENCE AND IT'S ATTIC W/ MIN. 1/2" GYP BOARD ATTACHED IN ACCORDANCE WITH TABLE R702.3.5. HABITABLE ROOMS SHALL BE SEPARATED FROM ROOM ABOVE W/ MIN 5/8" TYPE "X" GYP BOARD, WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY. ANY STRUCTURE SUPPORTING THE ASSEMBLY SHALL BE PROTECTED W/ MIN 1/2" GYP BOARD
- PER RESIDENTIAL CODE R309.1 GARAGE AND CARPORT FLOOR SURFACE AREAS USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARDS THE MAIN VEHICLE ENTRY DOORWAY
- PER RESIDENTIAL CODE R312.1 PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE FINISHED FLOOR OR GRADE SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT. PER RESIDENTIAL CODE R312.1.2 OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE FINISHED FLOOR OR GRADE SHALL HAVE GUARDS NOT LESS THAN 34" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS
- PER RESIDENTIAL CODE R312.1.3 REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4" OR MORE IN DIAMETER
- PER RESIDENTIAL CODE R308.4.5 GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING, FACING, OR ADJACENT TO HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE, SHALL BE CONSIDERED A HAZARDOUS LOCATION. G.C. TO VERIFY IF HOMEOWNER SELECTS ANY OF THESE ITEMS LISTED. IF ANY OF THESE ITEMS LISTED IS INSTALLED, SUCH GLAZING FACING THOSE ITEMS IS TO BE TEMPERED
- PER RESIDENTIAL CODE R312.2, PROVIDE WINDOW FALL PROTECTION IN ACCORDANCE WITH R312.2.1 AND R312.2.2
- GAS OPT. PER COMMUNITY. VERIFY WITH BLDR
- C.J. = RECOMMENDED MASONRY CONTROL JOINT LOCATION
- ALL FINISHES, MATERIALS, HOUSEWRAP, WINDOW AND DOOR FLASHING, TAPING AND SEALANTS TO BE INSTALLED PER BUILDER PROVIDED SPECIFICATIONS OR MFR WRITTEN INSTRUCTIONS
- ALL FINISH DETAILS & TYPICAL PLAN NOTES PROVIDED BY BUILDER IN ACCORDANCE WITH TYPICAL BUILDER SPECIFICATIONS
- REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ALL EXTERIOR WALL STUD SPECIES, SIZES AND SPACING

TERMITE SPECIFICATIONS

SECTION R318 PROTECTION AGAINST TERMITES

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE A PREVENTIVE TREATMENT TO NEW CONSTRUCTION (SEE SECTION 202, REGISTERED TERMITICIDE). UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

NOTE:
1. METHOD OF TREATMENT SHALL BE APPROVED BY THE GOVERNING JURISDICTION "LIQUID BORATE OR BORA-CARE" PRODUCT METHODS MUST BE DETERMINED AT PERMIT STAGE AND PRODUCT APPROVAL DATA MUST BE ON FILE WITH THE BUILDING DEPARTMENT.
2. PRESSURE TREATED LUMBER THAT HAS BEEN CUT OR DRILLED THAT EXPOSES UNTREATED PORTIONS OF WOOD ARE REQUIRED TO BE FIELD TREATED TO PREVENT INSECT INFESTATION.
3. OPTIONAL BORATE APPLIED TO ALL FRAME MEMBERS MIN. 24" AFF

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BAINBRIDGE

BASE PLAN
50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003025
DRAWN: MJR
CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

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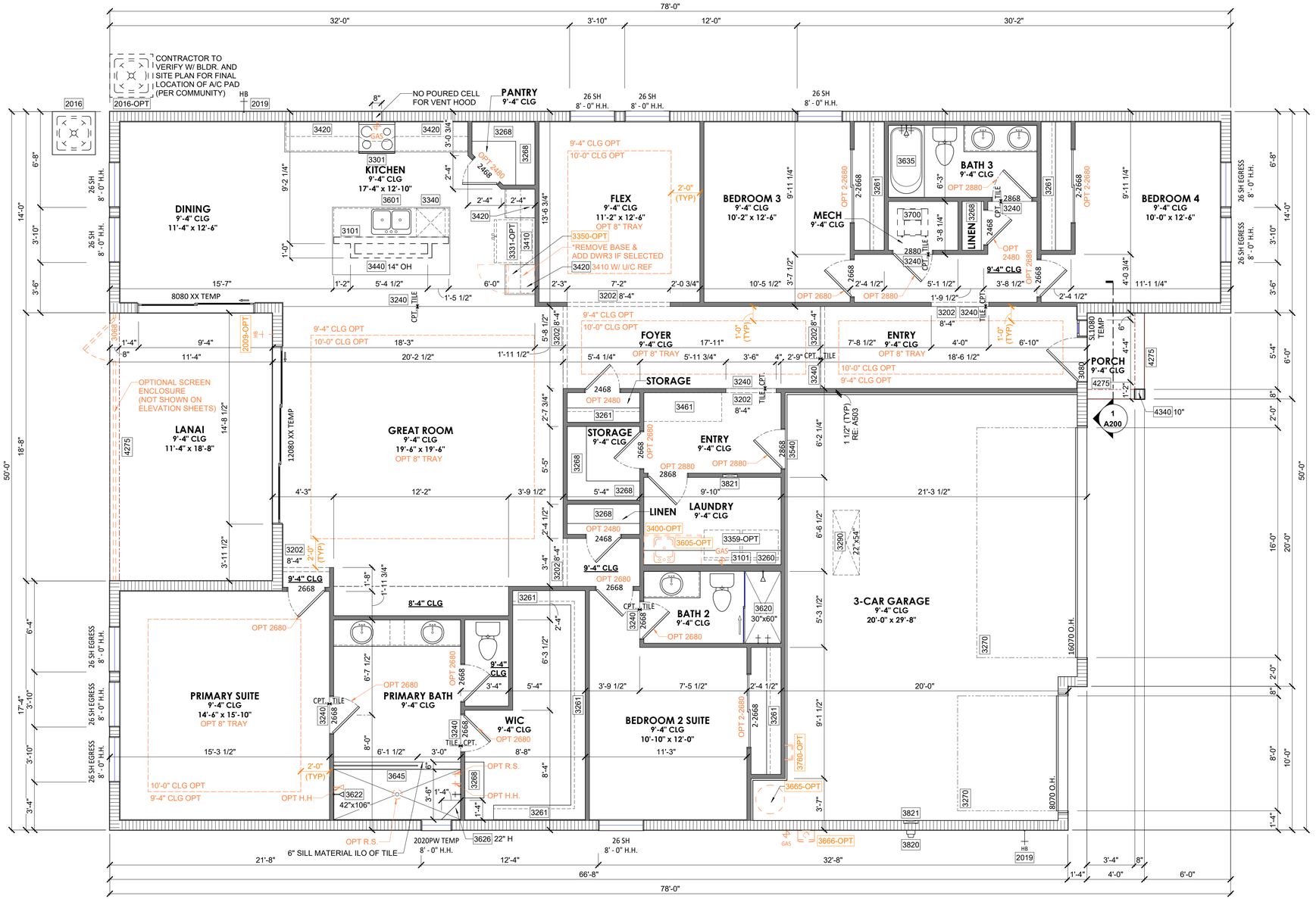

1st LEVEL FLOOR PLAN - TRADITIONAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

2009-OPT	OPT HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2016	A/C PAD, 36"x 36" (U.N.O.)
2016-OPT	OPT A/C PAD, 36"x 36" (U.N.O.)
2019	36" x 36" x 4" CONCRETE PAD AT SERVICE DOOR
3101	2X6 WALL
3202	INTERIOR FLAT HEADER (H.H. AS NOTED)
3240	FLOOR LINE
3260	SINGLE SHELF
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3270	LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION
3290	ATTIC ACCESS - SIZE AS NOTED (PROVIDE 30" MIN. HEADROOM AT ALL ACCESS LOCATIONS)
3301	RANGE
3331-OPT	OPT REFRIGERATOR
3340	DISHWASHER
3350-OPT	OPT UNDER COUNTER REFRIGERATOR
3359-OPT	OPT WASHER AND DRYER (WASHER ALWAYS ON LEFT - DRYER ALWAYS ON RIGHT)
3400-OPT	OPT BASE CABINETS
3410	UPPER CABINETS
3420	BASE & UPPER CABINETS
3440	EXTEND 36" HIGH COUNTER OVER 2X4 KNEE WALL BELOW
3461	DROP ZONE
3540	DOOR IS 1 3/8" MIN. SOLID CORE -OR- 20 MIN. FIRE RATED
3601	SINK W/ GARBAGE DISPOSAL (SWITCH LOCATION PER BLDR SPECS)
3605-OPT	OPT LAV. SINK
3620	SHOWER W/ PRE-FAB PAN (SIZE PER PLAN)
3622	SHOWER RECESSED (PER BLDR SPECS)
3626	CORNER SHOWER SEAT
3635	TUB (5'-0" ROUGH OPENING)
3645	TEMPERED GLASS SHOWER ENCLOSURE
3665-OPT	OPT WATER HEATER - TANKED (PROVIDE MECH PROTECTION PER CODE)
3666-OPT	OPT WATER HEATER - TANKLESS (PROVIDE GAS & ELEC AS REQD)
3700	AHU
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE
3820	ELECTRICAL METER AND DISCONNECT (LOCATION PER BLDR SPECS)
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)

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BAINBRIDGE

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003025

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A110

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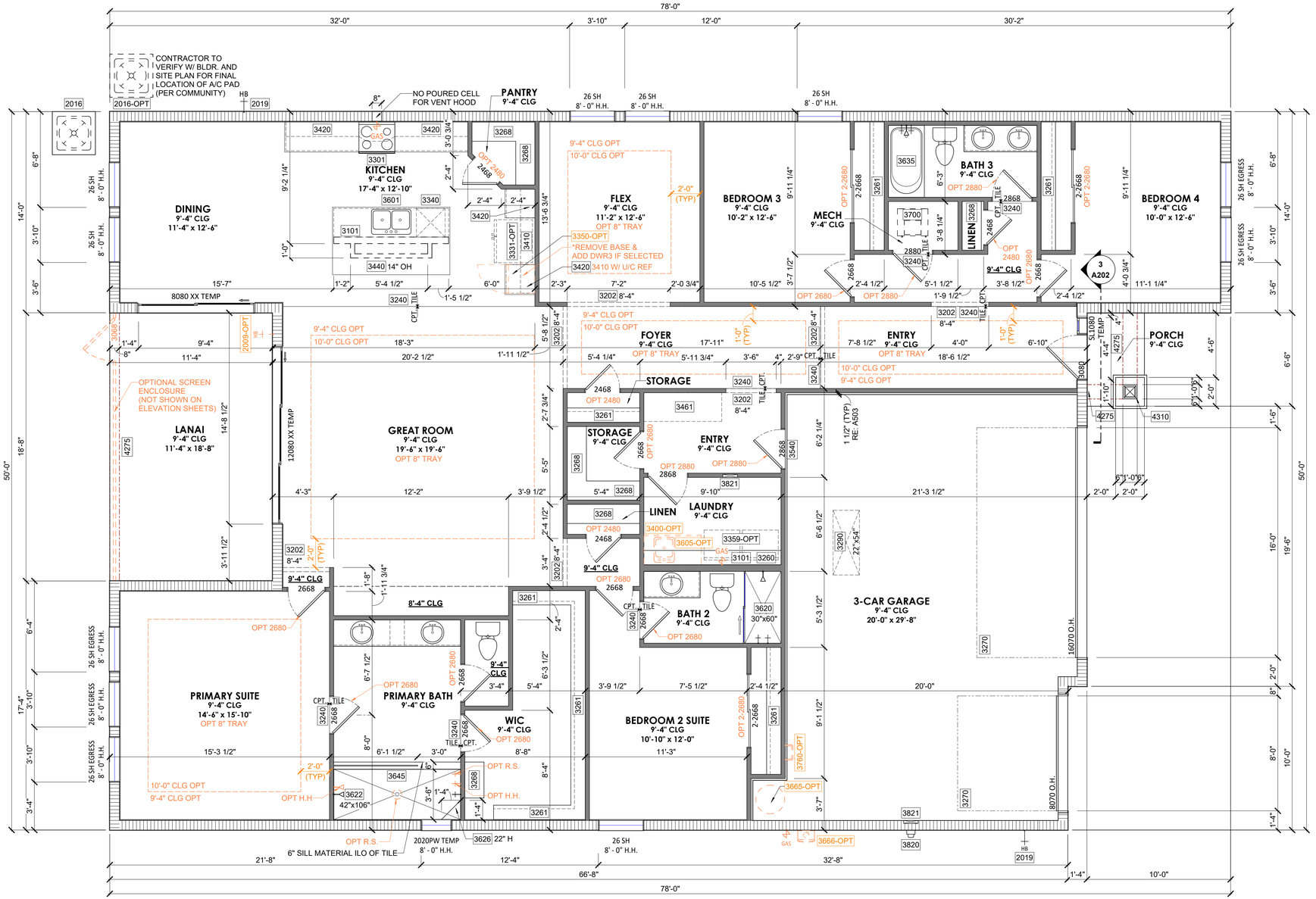

1st LEVEL FLOOR PLAN - CRAFTSMAN A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

2009-OPT	OPT HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2016	A/C PAD, 36"x 36" (U.N.O.)
2016-OPT	OPT A/C PAD, 36"x 36" (U.N.O.)
2019	36" x 36" x 4" CONCRETE PAD AT SERVICE DOOR
3101	2X6 WALL
3202	INTERIOR FLAT HEADER (H.H. AS NOTED)
3240	FLOOR LINE
3260	SINGLE SHELF
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3270	LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION
3290	ATTIC ACCESS - SIZE AS NOTED (PROVIDE 30" MIN. HEADROOM AT ALL ACCESS LOCATIONS)
3301	RANGE
3331-OPT	OPT REFRIGERATOR
3340	DISHWASHER
3350-OPT	OPT UNDER COUNTER REFRIGERATOR
3359-OPT	OPT WASHER AND DRYER (WASHER ALWAYS ON LEFT - DRYER ALWAYS ON RIGHT)
3400-OPT	OPT BASE CABINETS
3410	UPPER CABINETS
3420	BASE & UPPER CABINETS
3440	EXTEND 36" HIGH COUNTER OVER 2X4 KNEE WALL BELOW
3461	DROP ZONE
3540	DOOR IS 1 3/8" MIN. SOLID CORE -OR- 20 MIN. FIRE RATED
3601	SINK W/ GARBAGE DISPOSAL (SWITCH LOCATION PER BLDR SPECS)
3605-OPT	OPT LAV. SINK
3620	SHOWER W/ PRE-FAB PAN (SIZE PER PLAN)
3622	SHOWER RECESSED (PER BLDR SPECS)
3626	CORNER SHOWER SEAT
3635	TUB (5'-0" ROUGH OPENING)
3645	TEMPERED GLASS SHOWER ENCLOSURE
3665-OPT	OPT WATER HEATER - TANKED (PROVIDE MECH PROTECTION PER CODE)
3666-OPT	OPT WATER HEATER - TANKLESS (PROVIDE GAS & ELEC AS REQD)
3700	AHU
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE
3820	ELECTRICAL METER AND DISCONNECT (LOCATION PER BLDR SPECS)
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)
4310	TAPERED CRAFTSMAN COLUMN W/ CAP AND BASE (RE: STRUCTURAL FOR LOAD BEARING COLUMNS)

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BAINBRIDGE

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003025

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A112

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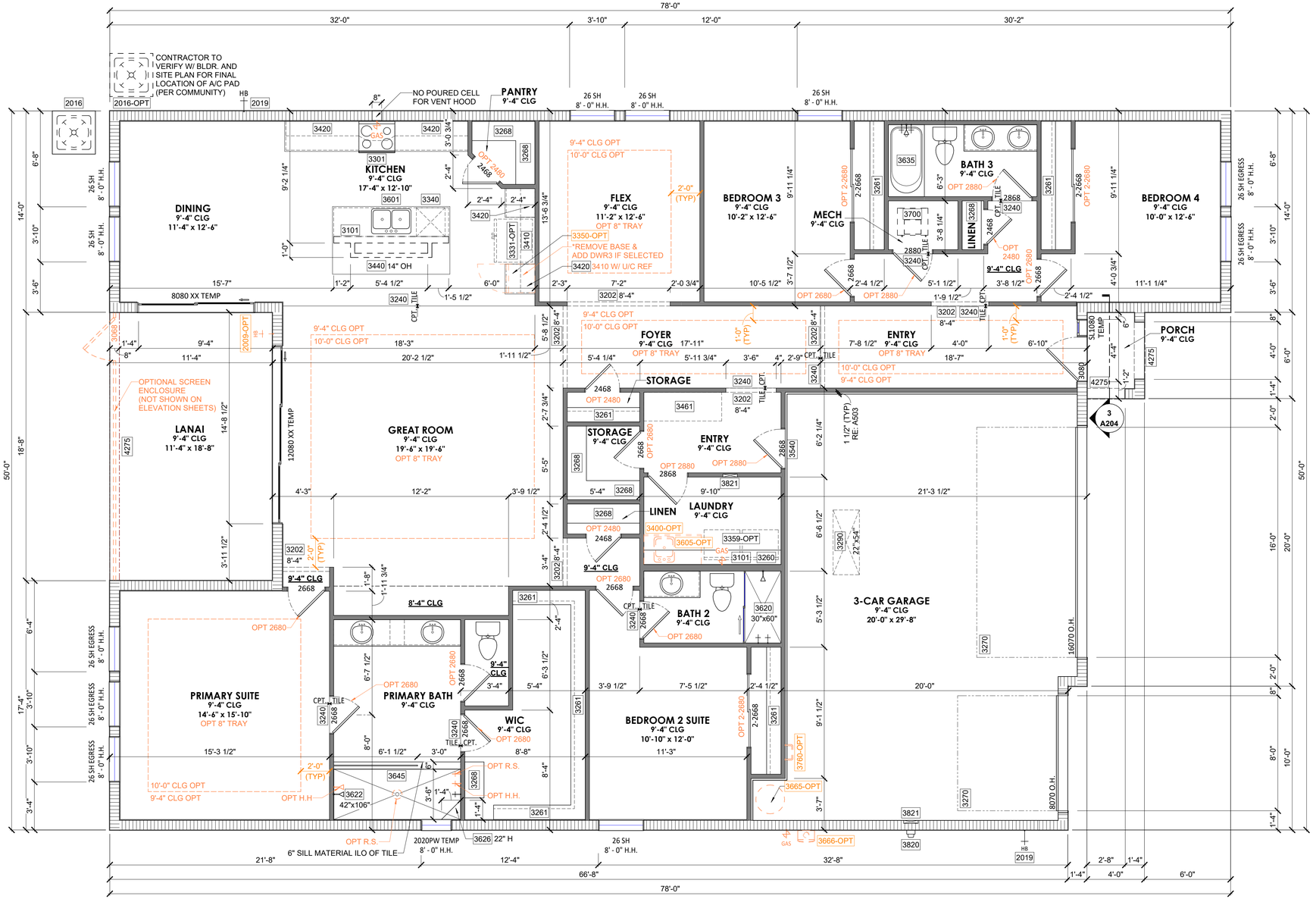

1st LEVEL FLOOR PLAN - COASTAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

2009-OPT	OPT HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2016	A/C PAD, 36"x 36" (U.N.O.)
2016-OPT	OPT A/C PAD, 36"x 36" (U.N.O.)
2019	36" x 36" x 4" CONCRETE PAD AT SERVICE DOOR
3101	2X6 WALL
3202	INTERIOR FLAT HEADER (H.H. AS NOTED)
3240	FLOOR LINE
3260	SINGLE SHELF
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3270	LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION
3290	ATTIC ACCESS - SIZE AS NOTED (PROVIDE 30" MIN. HEADROOM AT ALL ACCESS LOCATIONS)
3301	RANGE
3331-OPT	OPT REFRIGERATOR
3340	DISHWASHER
3350-OPT	OPT UNDER COUNTER REFRIGERATOR
3359-OPT	OPT WASHER AND DRYER (WASHER ALWAYS ON LEFT - DRYER ALWAYS ON RIGHT)
3400-OPT	OPT BASE CABINETS
3410	UPPER CABINETS
3420	BASE & UPPER CABINETS
3440	EXTEND 36" HIGH COUNTER OVER 2X4 KNEE WALL BELOW
3461	DROP ZONE
3540	DOOR IS 1 3/8" MIN. SOLID CORE -OR- 20 MIN. FIRE RATED
3601	SINK W/ GARBAGE DISPOSAL (SWITCH LOCATION PER BLDR SPECS)
3605-OPT	OPT LAV. SINK
3620	SHOWER W/ PRE-FAB PAN (SIZE PER PLAN)
3622	SHOWER RECESSED (PER BLDR SPECS)
3626	CORNER SHOWER SEAT
3635	TUB (5'-0" ROUGH OPENING)
3645	TEMPERED GLASS SHOWER ENCLOSURE
3665-OPT	OPT WATER HEATER - TANKED (PROVIDE MECH PROTECTION PER CODE)
3666-OPT	OPT WATER HEATER - TANKLESS (PROVIDE GAS & ELEC AS REQD)
3700	AHU
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE
3820	ELECTRICAL METER AND DISCONNECT (LOCATION PER BLDR SPECS)
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)

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BAINBRIDGE

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003025

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

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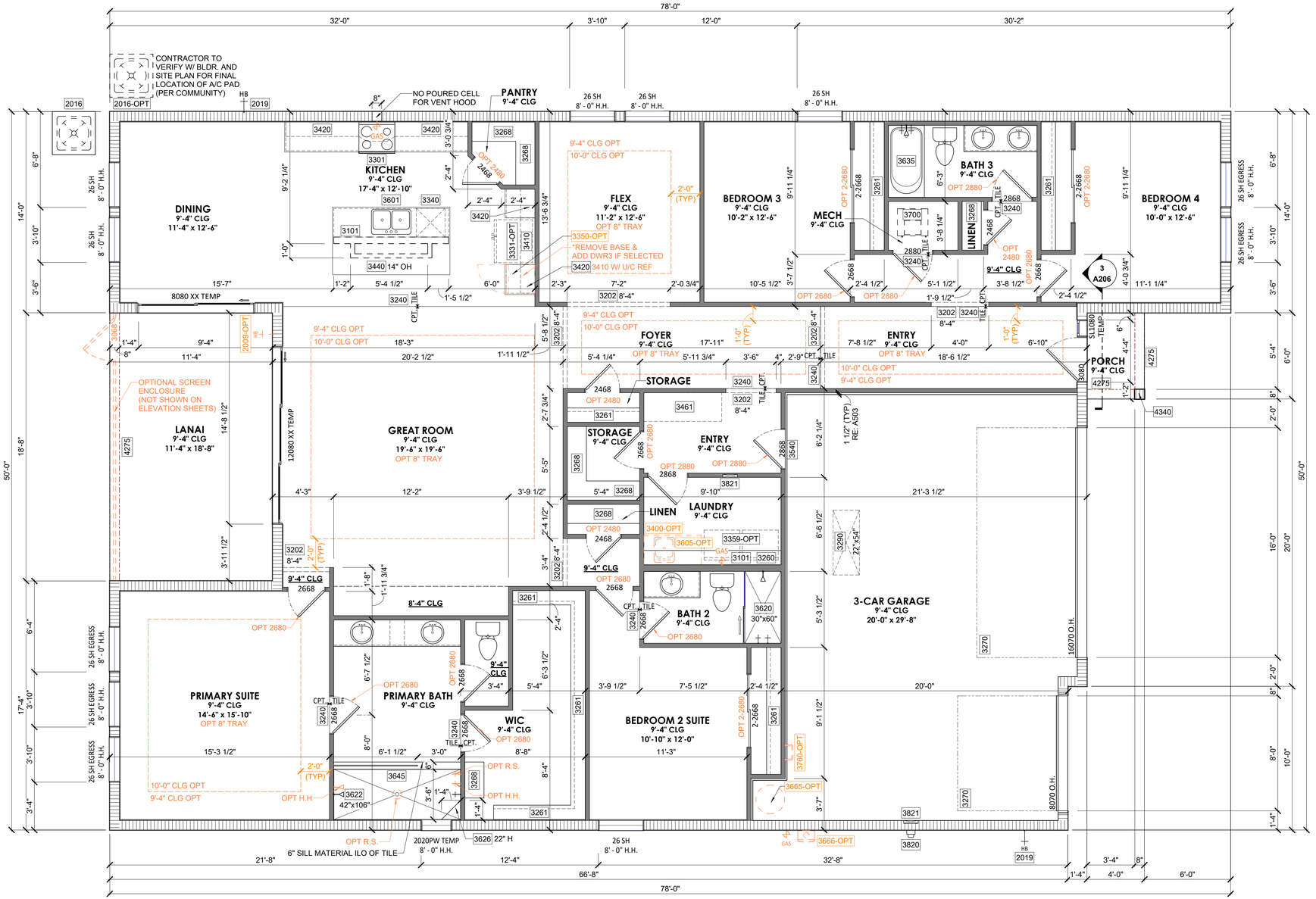

1st LEVEL FLOOR PLAN - FARMHOUSE A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

2009-OPT	OPT HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2016	A/C PAD, 36"x 36" (U.N.O.)
2016-OPT	OPT A/C PAD, 36"x 36" (U.N.O.)
2019	36" x 36" x 4" CONCRETE PAD AT SERVICE DOOR
3101	2X6 WALL
3202	INTERIOR FLAT HEADER (H.H. AS NOTED)
3240	FLOOR LINE
3260	SINGLE SHELF
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3270	LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION
3290	ATTIC ACCESS - SIZE AS NOTED (PROVIDE 30" MIN. HEADROOM AT ALL ACCESS LOCATIONS)
3301	RANGE
3331-OPT	OPT REFRIGERATOR
3340	DISHWASHER
3350-OPT	OPT UNDER COUNTER REFRIGERATOR
3359-OPT	OPT WASHER AND DRYER (WASHER ALWAYS ON LEFT - DRYER ALWAYS ON RIGHT)
3400-OPT	OPT BASE CABINETS
3410	UPPER CABINETS
3420	BASE & UPPER CABINETS
3440	EXTEND 36" HIGH COUNTER OVER 2X4 KNEE WALL BELOW
3461	DROP ZONE
3540	DOOR IS 1 3/8" MIN. SOLID CORE -OR- 20 MIN. FIRE RATED
3601	SINK W/ GARBAGE DISPOSAL (SWITCH LOCATION PER BLDR SPECS)
3605-OPT	OPT LAV. SINK
3620	SHOWER W/ PRE-FAB PAN (SIZE PER PLAN)
3622	SHOWER RECESSED (PER BLDR SPECS)
3626	CORNER SHOWER SEAT
3635	TUB (5'-0" ROUGH OPENING)
3645	TEMPERED GLASS SHOWER ENCLOSURE
3665-OPT	OPT WATER HEATER - TANKED (PROVIDE MECH PROTECTION PER CODE)
3666-OPT	OPT WATER HEATER - TANKLESS (PROVIDE GAS & ELEC AS REQD)
3700	AHU
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE
3820	ELECTRICAL METER AND DISCONNECT (LOCATION PER BLDR SPECS)
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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BAINBRIDGE

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003025

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A116

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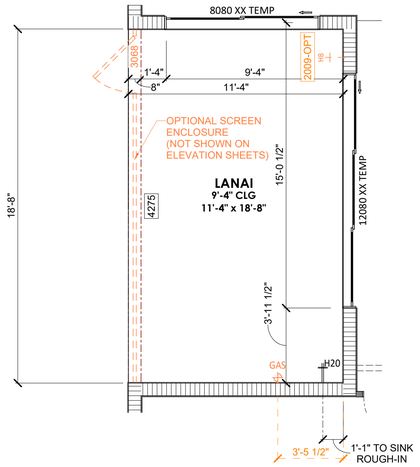
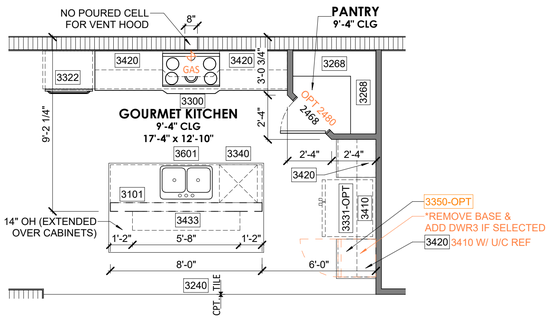


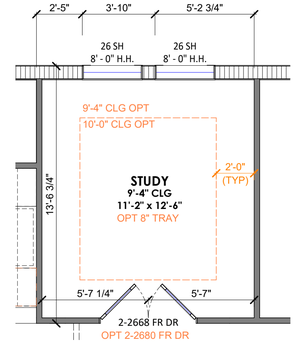
1st LEVEL FLOOR PLAN - OPT OUTDOOR KITCHEN ROUGH-IN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



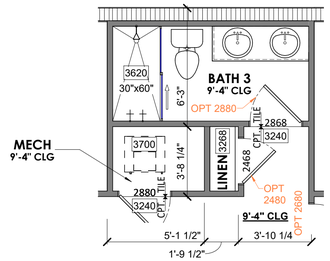
1st LEVEL FLOOR PLAN - OPT GOURMET KITCHEN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



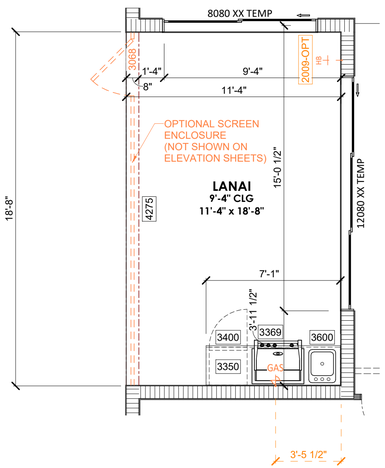
1st LEVEL FLOOR PLAN - OPT STUDY

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



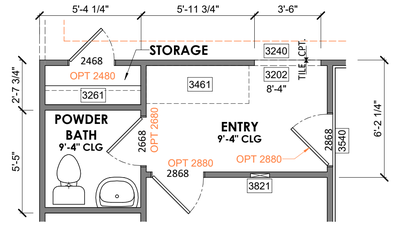
1st LEVEL FLOOR PLAN - OPT SHOWER @ BATH 3

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



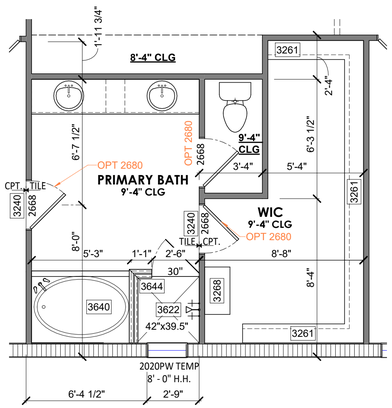
1st LEVEL FLOOR PLAN - OPT OUTDOOR KITCHEN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL FLOOR PLAN - OPT POWDER BATH

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL FLOOR PLAN - OPT DELUXE PRIMARY BATH

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

2009-OPT	OPT HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
3101	2X6 WALL
3202	INTERIOR FLAT HEADER (H.H. AS NOTED)
3240	FLOOR LINE
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3300	COOKTOP
3322	DOUBLE OVEN
3331-OPT	OPT REFRIGERATOR
3340	DISHWASHER
3350	UNDER COUNTER REFRIGERATOR
3350-OPT	OPT UNDER COUNTER REFRIGERATOR
3369	30" GRILL
3400	BASE CABINETS
3410	UPPER CABINETS
3420	BASE & UPPER CABINETS
3433	12" DEEP KITCHEN ISLAND CABINETS
3461	DROP ZONE
3540	DOOR IS 1 3/8" MIN. SOLID CORE -OR- 20 MIN. FIRE RATED
3600	SINK
3601	SINK W/ GARBAGE DISPOSAL (SWITCH LOCATION PER BLDR SPECS)
3620	SHOWER W/ PRE-FAB PAN (SIZE PER PLAN)
3622	SHOWER RECESSED (PER BLDR SPECS)
3640	DROP-IN TUB W/ DECK (PER BLDR SPECS)
3644	TEMPERED GLASS SHOWER ENCLOSURE ON 30" H 1/2 WALL W/ SLP TOP
3700	AHU
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)

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BAINBRIDGE

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003025

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A118

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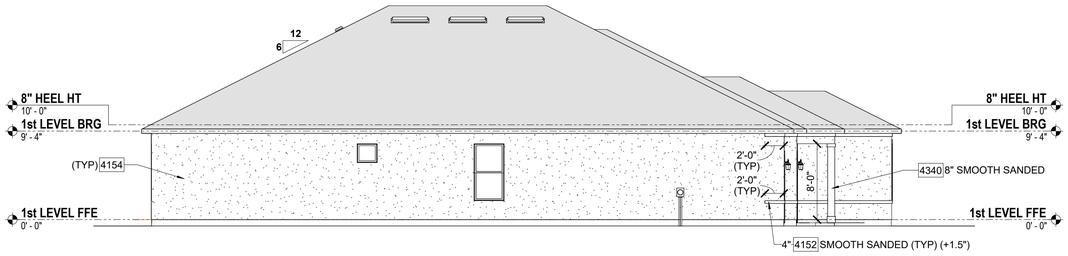
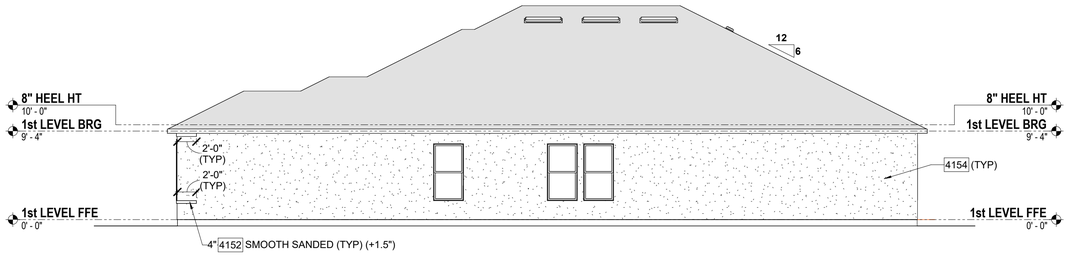


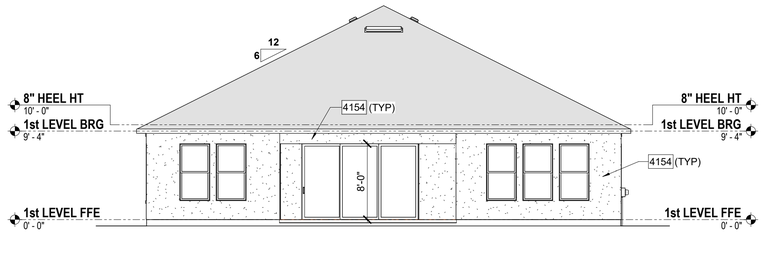
LEFT ELEVATION - TRADITIONAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



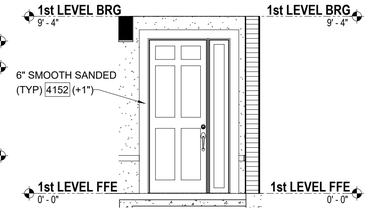
RIGHT ELEVATION - TRADITIONAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - TRADITIONAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



1 A200 A-TYP-DECO-BKT-11X30X3.5

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

UPPER ROOF VENT REQUIREMENTS - TRADITIONAL A

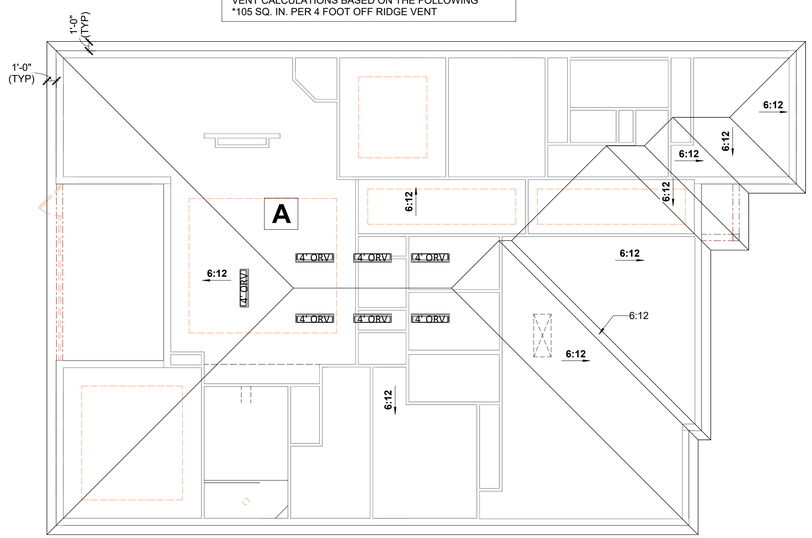
VENTILATION CALCULATIONS:

ATTIC AREA = 3547 SQ. FT. / 300 = 11.83 SQ. FT.
x 144 = 1703 SQ. FT.

GREATER THAN 40% LESS THAN 50%

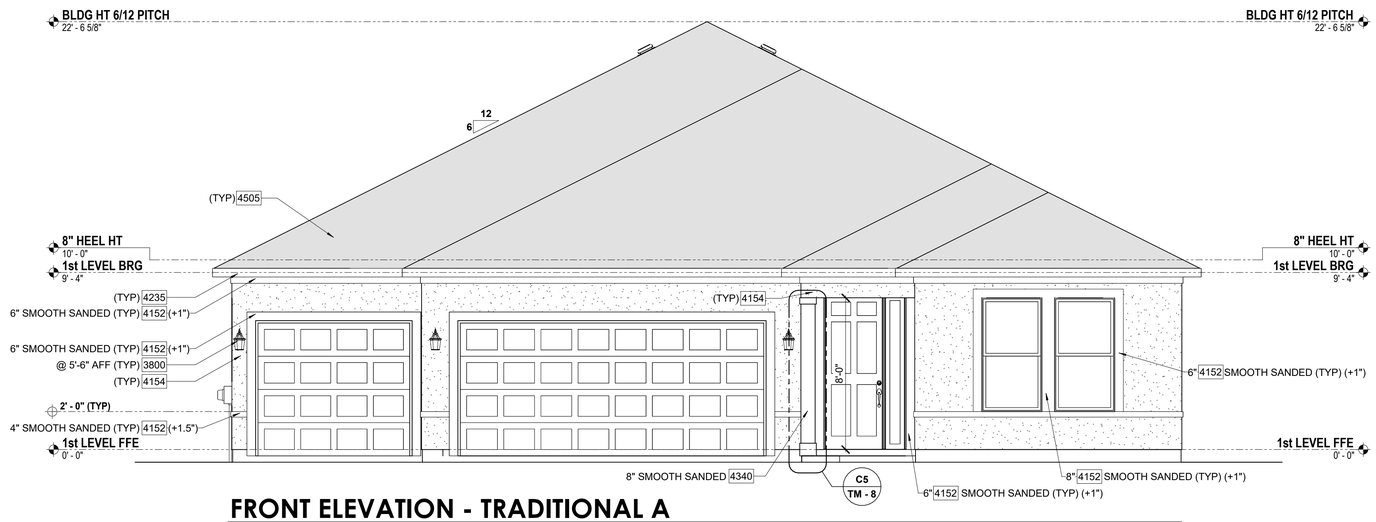
3 FT. FROM RIDGE ON ROOF VENTS = 681 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 7
TOTAL SOFFIT VENTILATION NEEDED 1022 SQ. IN.

VENT CALCULATIONS BASED ON THE FOLLOWING
*105 SQ. IN. PER 4 FOOT OFF RIDGE VENT



ROOF PLAN - TRADITIONAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



FRONT ELEVATION - TRADITIONAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

3800	COACH LIGHTS (PER BLDR SPECS)
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)

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BAINBRIDGE

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003025

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A200

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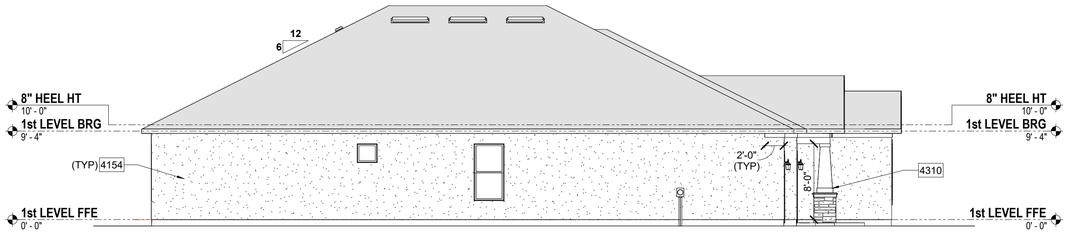
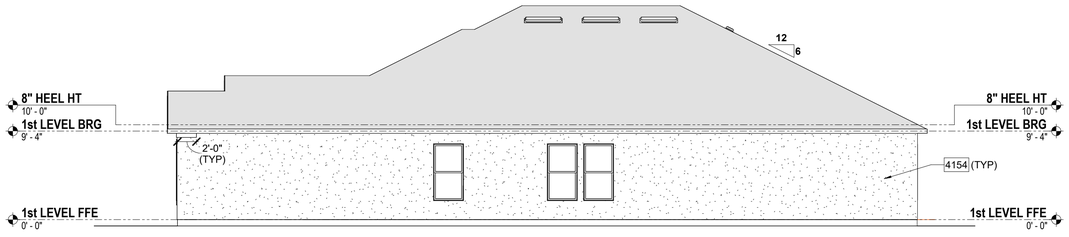


LEFT ELEVATION - CRAFTSMAN A

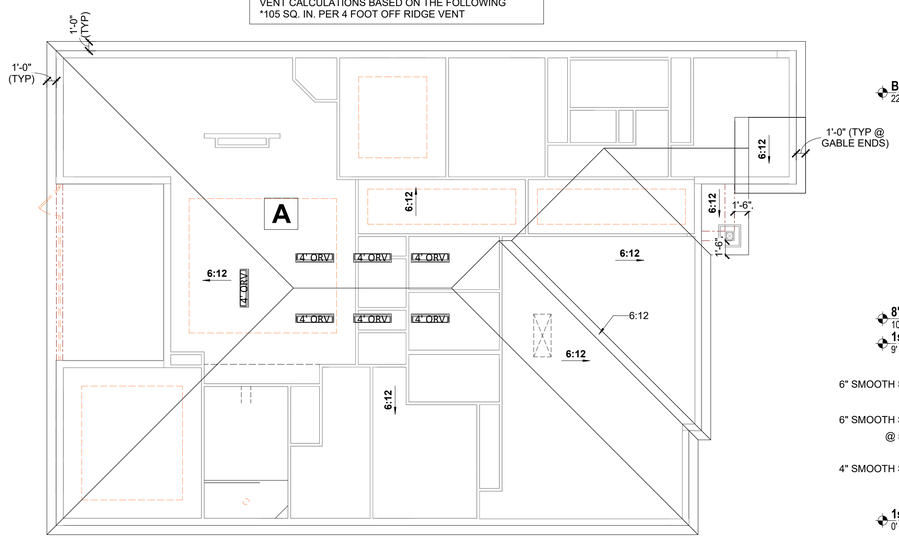
1/8" = 1'-0" WHEN PRINTED ON 22"x34"



RIGHT ELEVATION - CRAFTSMAN A

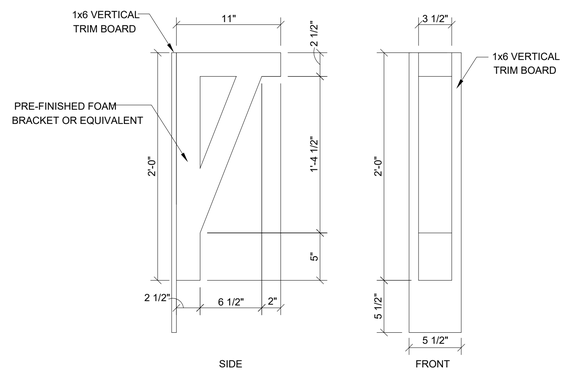
1/8" = 1'-0" WHEN PRINTED ON 22"x34"

UPPER ROOF VENT REQUIREMENTS - CRAFTSMAN A
VENTILATION CALCULATIONS: ATTIC AREA = 3547 SQ. FT. / 300 = 11.83 SQ. FT. x 144 = 1703 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 681 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 7 TOTAL SOFFIT VENTILATION NEEDED 1022 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT



ROOF PLAN - CRAFTSMAN A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

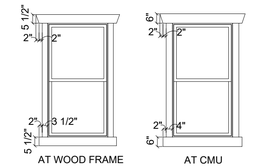


1 / A202 **A-TYP-DECO-BKT-11X24X3.5**

1 1/2" = 1'-0" WHEN PRINTED ON 22"x34"

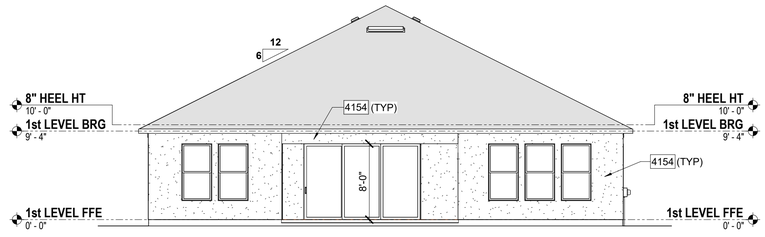
KEYNOTES

3800	COACH LIGHTS (PER BLDR SPECS)
4120	SHAKE SIDING
4133	SMOOTH PANEL SIDING
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4213	1x6 TRIM
4214	1x8 TRIM
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4310	TAPERED CRAFTSMAN COLUMN W/ CAP AND BASE (RE: STRUCTURAL FOR LOAD BEARING COLUMNS)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)



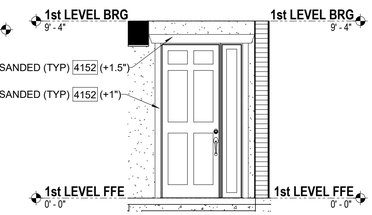
2 / A202 **WINDOW TRIM**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



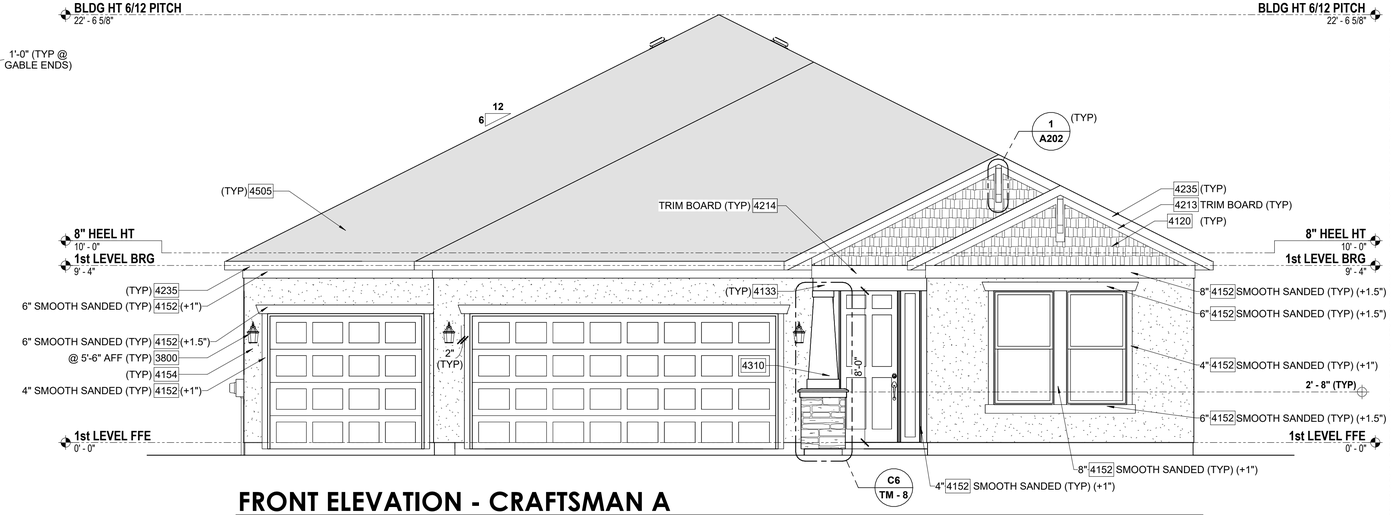
REAR ELEVATION - CRAFTSMAN A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



3 / A202 **A-TYP-DECO-BKT-11X24X3.5**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FRONT ELEVATION - CRAFTSMAN A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

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904.821.5200
taylor morrison

BAINBRIDGE

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003025

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A202

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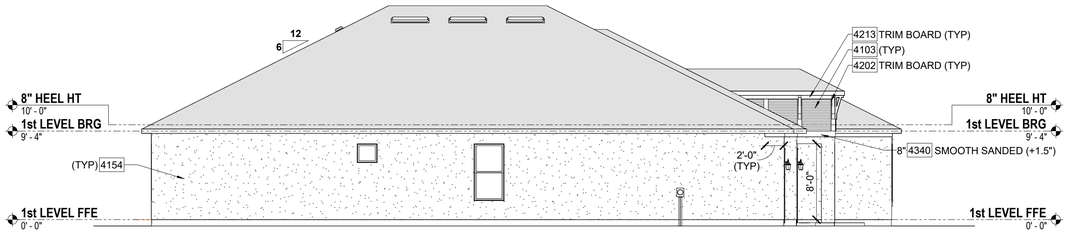
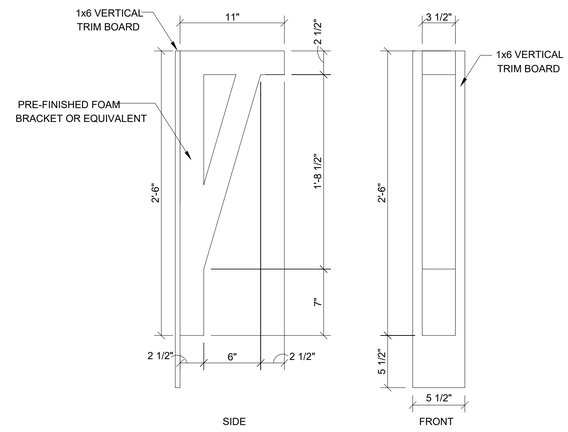


LEFT ELEVATION - COASTAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

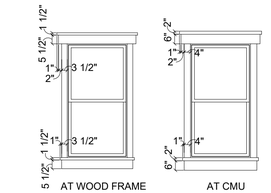


1 / A204 **A-TYP-DECO-BKT-11X30X3.5**

1 1/2" = 1'-0" WHEN PRINTED ON 22"x34"

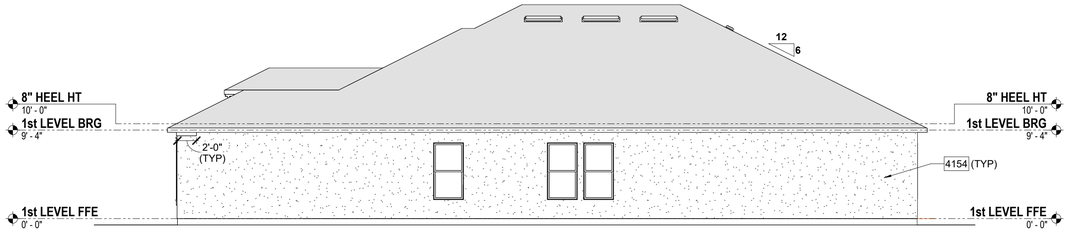
KEYNOTES

3800	COACH LIGHTS (PER BLDR SPECS)
4103	LAP SIDING, 2" EXPOSURE
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4202	1x6 CORNER TRIM
4213	1x6 TRIM
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)



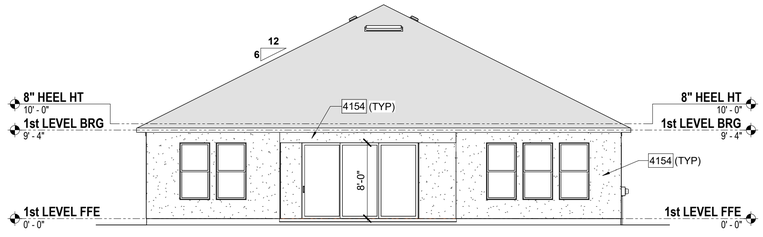
2 / A204 **WINDOW TRIM**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



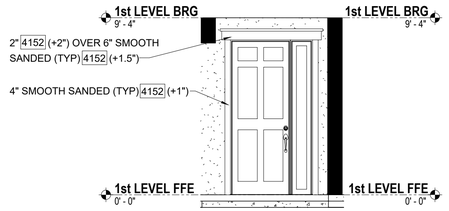
RIGHT ELEVATION - COASTAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



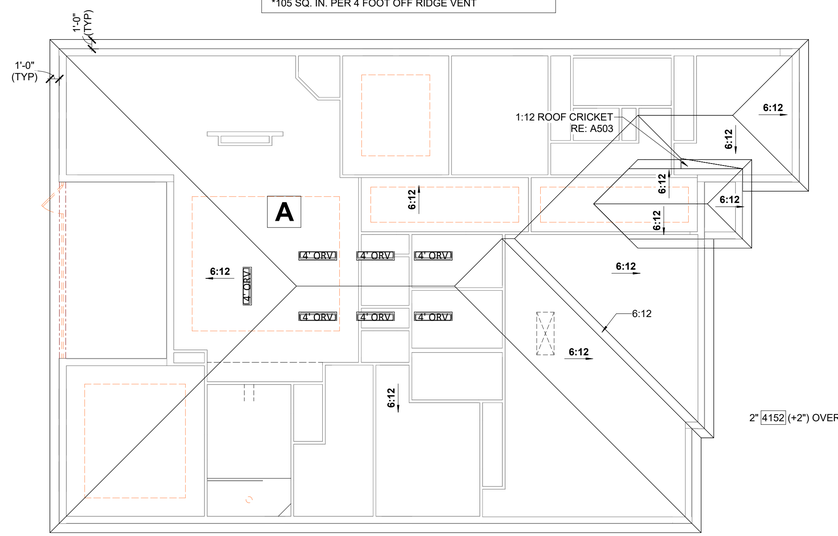
REAR ELEVATION - COASTAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



3 / A204 **A-TYP-DECO-BKT-11X30X3.5**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



ROOF PLAN - COASTAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

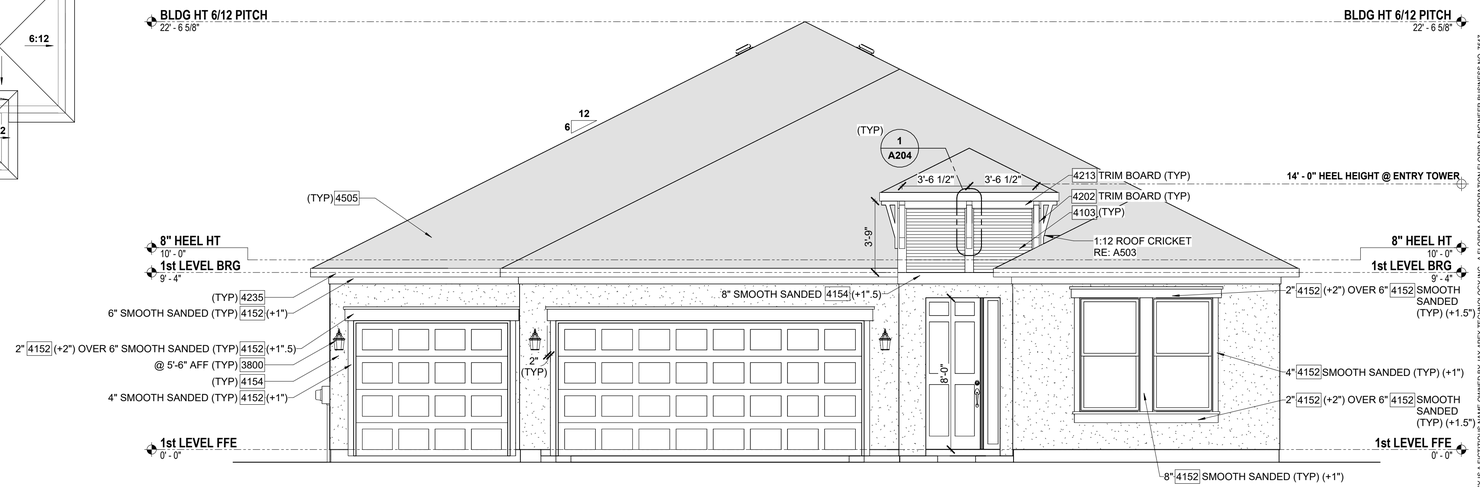
UPPER ROOF VENT REQUIREMENTS - COASTAL A

VENTILATION CALCULATIONS:

ATTIC AREA = 3547 SQ. FT. / 300 = 11.83 SQ. FT.
x 144 = 1703 SQ. FT.

GREATER THAN 40% LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 681 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 7
TOTAL SOFFIT VENTILATION NEEDED 1022 SQ. IN.

VENT CALCULATIONS BASED ON THE FOLLOWING
*105 SQ. IN. PER 4 FOOT OFF RIDGE VENT



FRONT ELEVATION - COASTAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

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taylor morrison

BAINBRIDGE

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003025**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

A204

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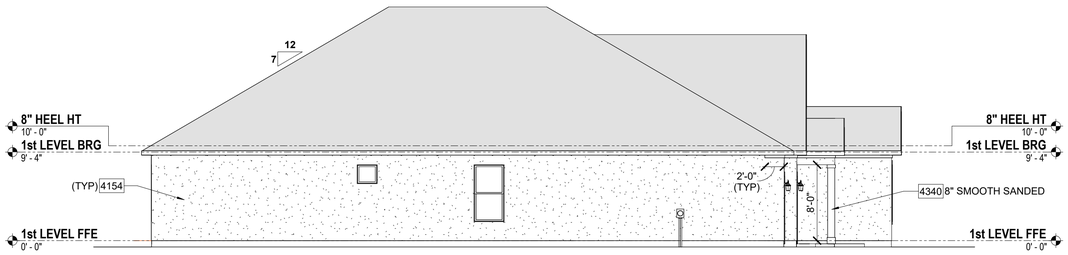
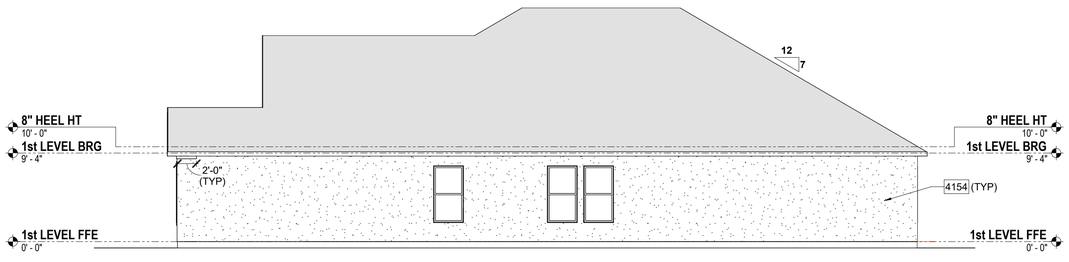


LEFT ELEVATION - FARMHOUSE A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



RIGHT ELEVATION - FARMHOUSE A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

UPPER ROOF VENT REQUIREMENTS - FARMHOUSE A

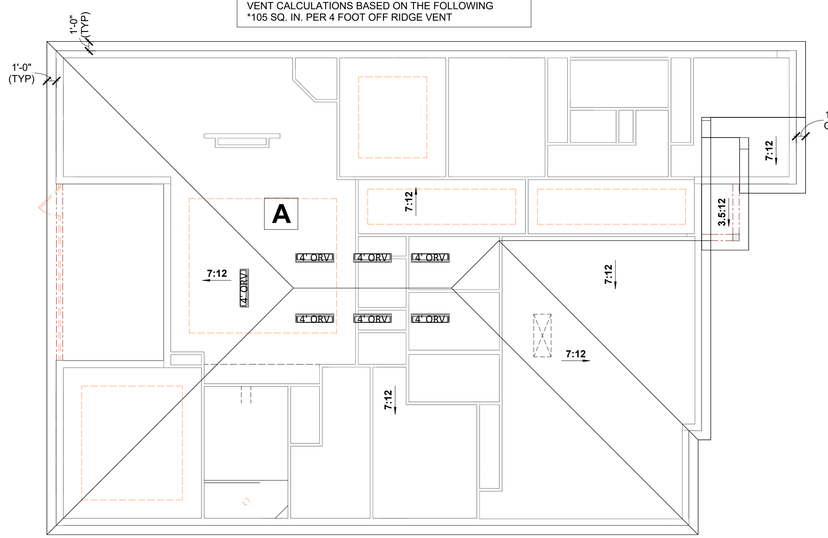
VENTILATION CALCULATIONS:

ATTIC AREA = 3547 SQ. FT. / 300 = 11.83 SQ. FT.
x 144 = 1703 SQ. FT.

GREATER THAN 40% LESS THAN 50%

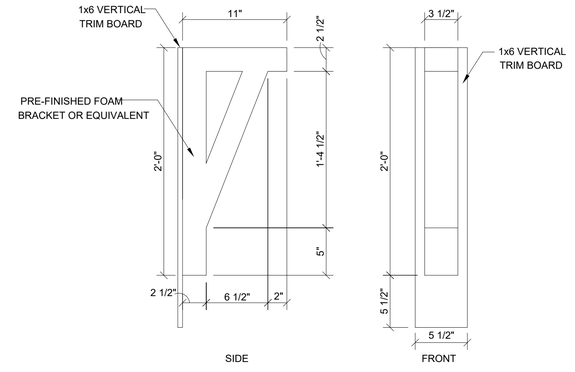
3 FT. FROM RIDGE ON ROOF VENTS = 681 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 7
TOTAL SOFFIT VENTILATION NEEDED 1022 SQ. IN.

VENT CALCULATIONS BASED ON THE FOLLOWING
*105 SQ. IN. PER 4 FOOT OFF RIDGE VENT



ROOF PLAN - FARMHOUSE A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

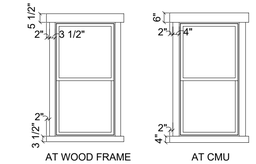


1 A206 **A-TYP-DECO-BKT-11X24X3.5**

1 1/2" = 1'-0" WHEN PRINTED ON 22"x34"

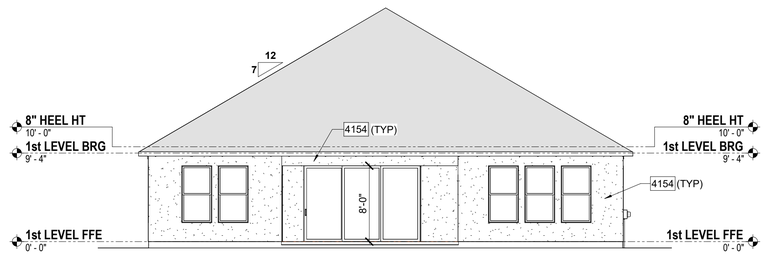
KEYNOTES

3800	COACH LIGHTS (PER BLDR SPECS)
4130	BOARD & BATTEN SIDING
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4212	1x4 TRIM
4213	1x6 TRIM
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4250	DECORATIVE/ NON-OPERABLE VENT (SIZE AS NOTED)
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)



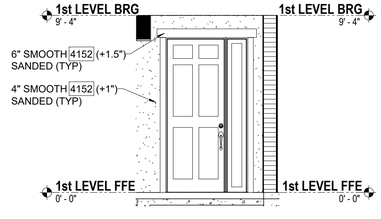
2 A206 **WINDOW TRIM**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



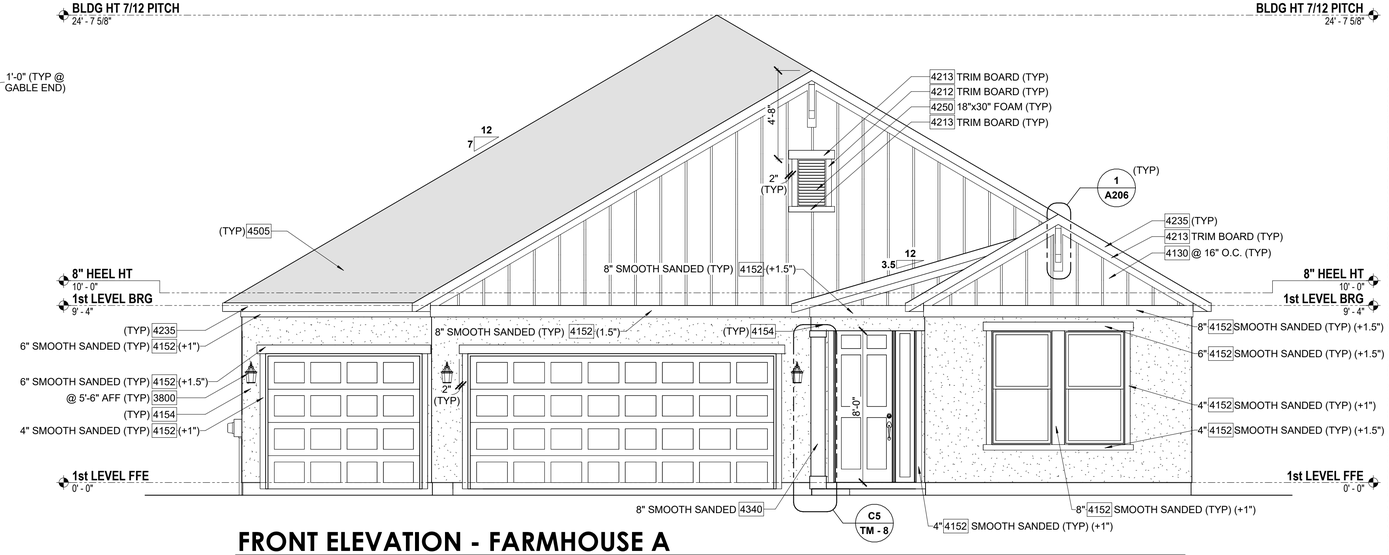
REAR ELEVATION - FARMHOUSE A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



3 A206 **A-TYP-DECO-BKT-11X24X3.5**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FRONT ELEVATION - FARMHOUSE A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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904.821.5200
taylor morrison

BAINBRIDGE

BASE PLAN
50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003025
DRAWN: MJR
CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A206

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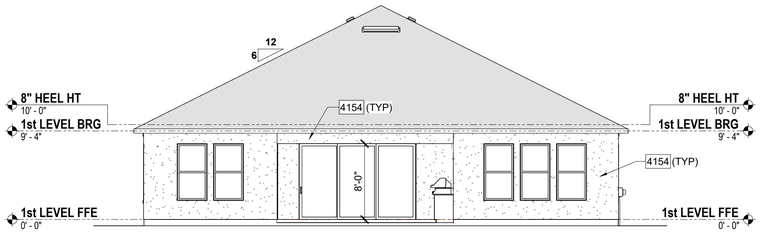
KEYNOTES

4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)



REAR ELEVATION - OPT OUTDOOR KITCHEN

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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BAINBRIDGE

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO:
2025.003025

DRAWN:
MJR

CHECKED:
CM

07-02-2025

REVISIONS:

No.	Description	Date

A209

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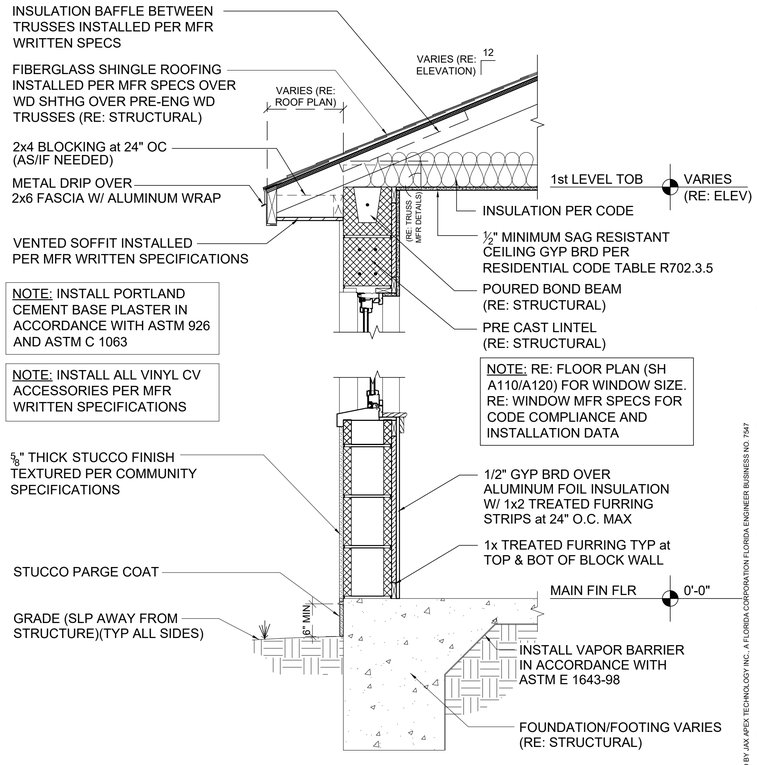

1 / A400 TYP ONE-STORY WALL SECTION

SCALE: 1" = 1'-0"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003025

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A400

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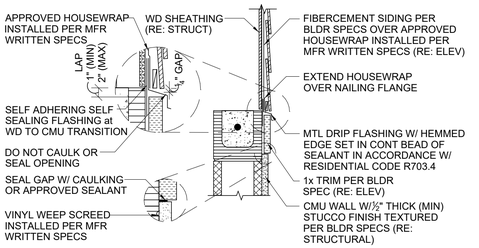
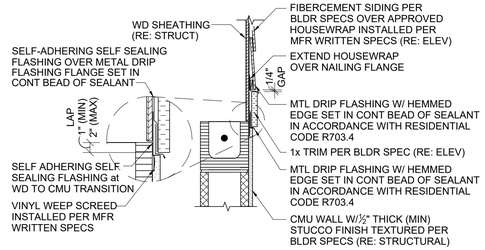


TRIM BAND BELOW TRANSITION

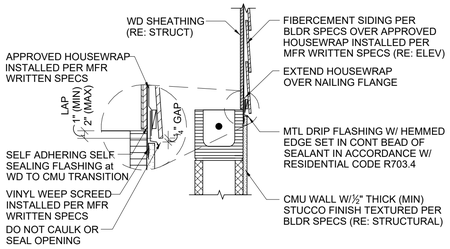


TRIM BAND ABOVE TRANSITION

NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM 926 AND ASTM C 1063

NOTE: APPLY SEALANT AT ALL EXTERIOR MATERIAL JOINTS IN ACCORDANCE WITH ASTM C 834 AND ASTM C 1193

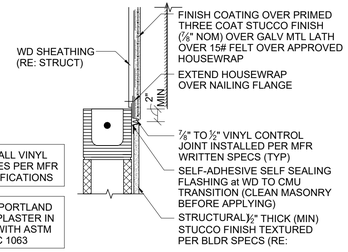


SIDING TO STUCCO

NO TRIM BAND

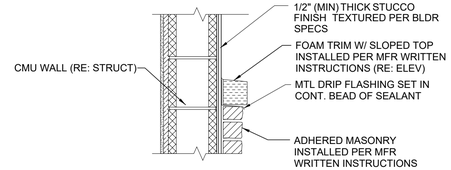
NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM 926 AND ASTM C 1063



STUCCO TO STUCCO

- DETAIL
- TYP HORIZONTAL MATERIAL TRANSITION - CMU TO WOOD FRAME NTS



ADHERED STONE/BRICK

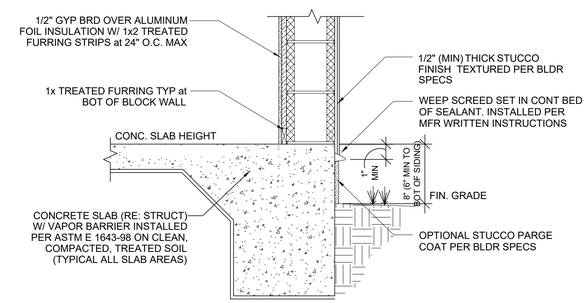
- DETAIL
- MATERIAL TRANSITIONS - CMU NTS

NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM C 926 AND ASTM C 1063

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM C 926 AND ASTM C 1063

ADHERED STONE/BRICK

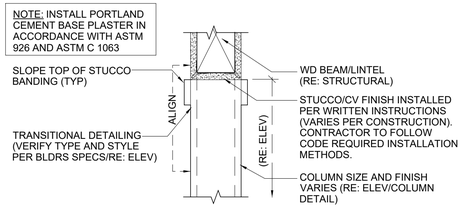


STUCCO

- DETAIL
- TYP WALL FLASHING at SILL - CMU NTS

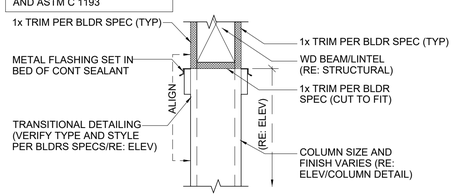
NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM 926 AND ASTM C 1063



- DETAIL
- TYP COLUMN FINISH - STUCCO NTS

NOTE: APPLY SEALANT AT ALL EXTERIOR MATERIAL JOINTS IN ACCORDANCE WITH ASTM C 834 AND ASTM C 1193

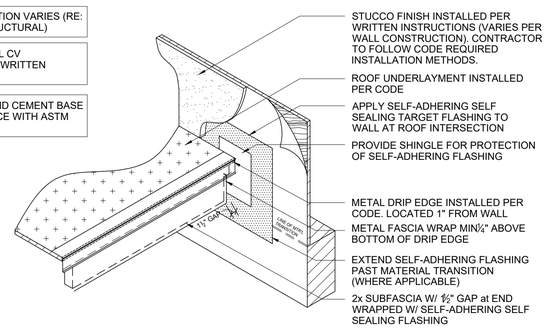


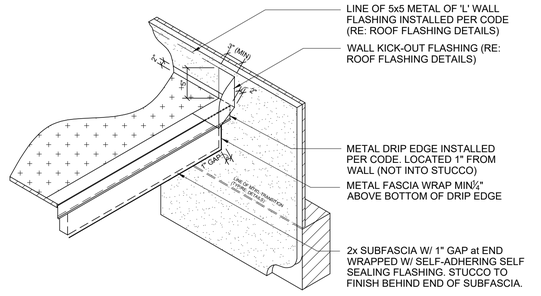
- DETAIL
- TYP COLUMN FINISH - TRIM NTS

NOTE: WALL CONSTRUCTION VARIES (RE: TYP WALL SECTION/STRUCTURAL)

NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM 926 AND ASTM C 1063





- DETAIL
- TYP SUB FASCIA at WALL INTERSECTION - STUCCO NTS

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BAINBRIDGE

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003025

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A500

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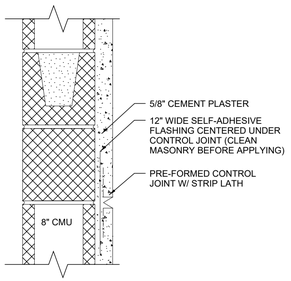
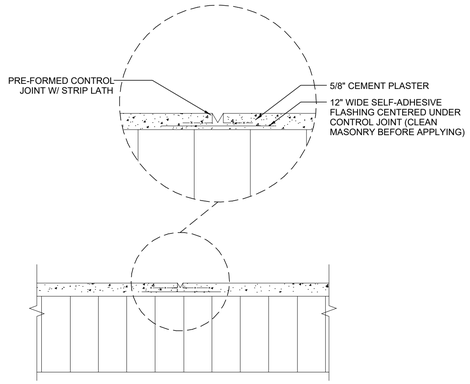


CONTROL JOINT - HORIZ - CMU

SCALE: N.T.S.



CONTROL JOINT - VERTICAL - CMU

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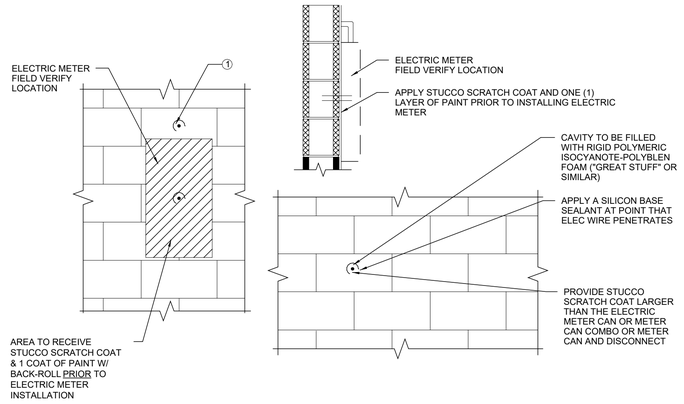
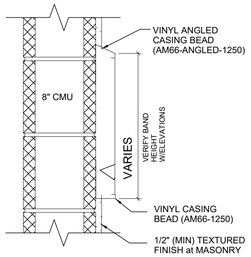


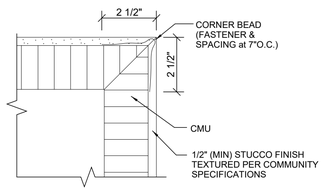
ELECTRICAL CONDUIT PENETRATION

SCALE: N.T.S.



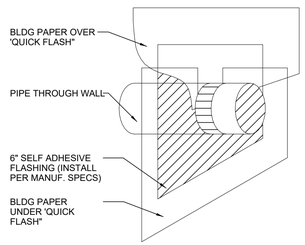
RAISED BAND at BLOCK

SCALE: N.T.S.



CORNER BEAD at BLOCK

SCALE: N.T.S.



VENT PENATRATION

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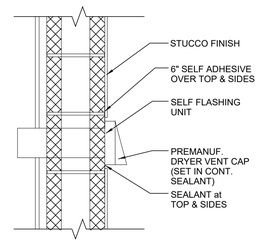
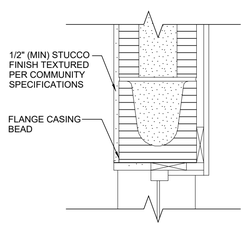


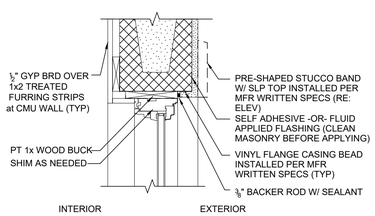
DRYER VENT (BLOCK)

SCALE: N.T.S.



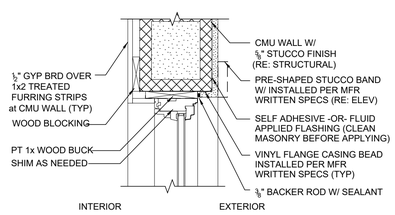
CASING BEAD at WN

SCALE: N.T.S.



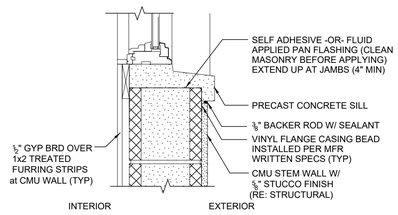
WINDOW HEAD at CMU

SCALE: 1 ½" = 1'-0"



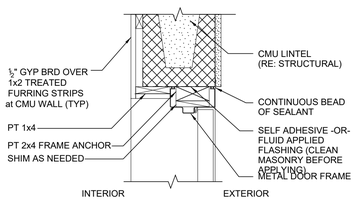
WINDOW JAMB at CMU

SCALE: 1 ½" = 1'-0"



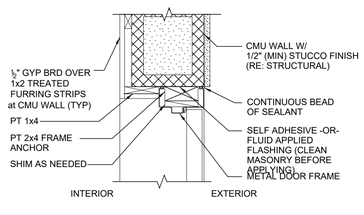
WINDOW SILL at CMU

SCALE: 1 ½" = 1'-0"



DOOR HEAD at CMU

SCALE: 1 ½" = 1'-0"



DOOR JAMB at CMU

SCALE: 1 ½" = 1'-0"

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BAINBRIDGE

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003025

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A501

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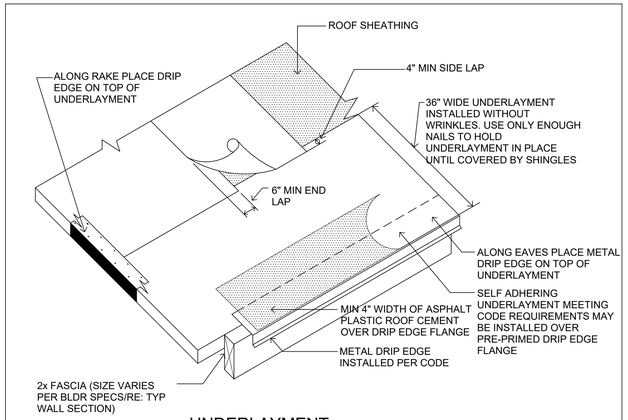
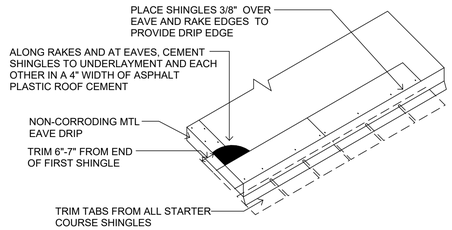
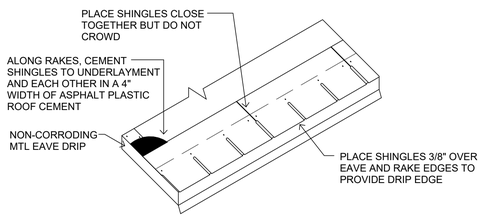


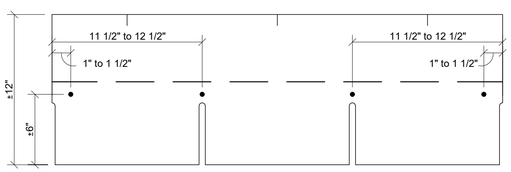
UNDERLAYMENT



STARTER COURSE



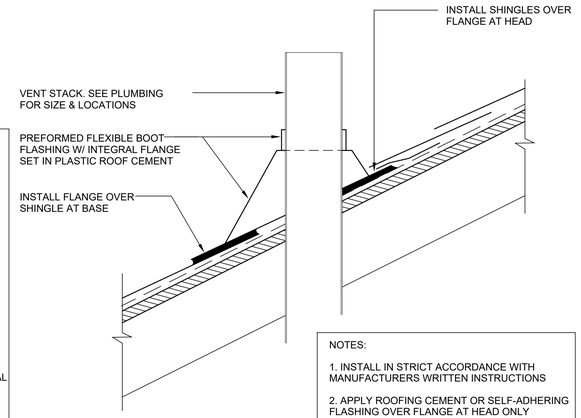
FIRST COURSE



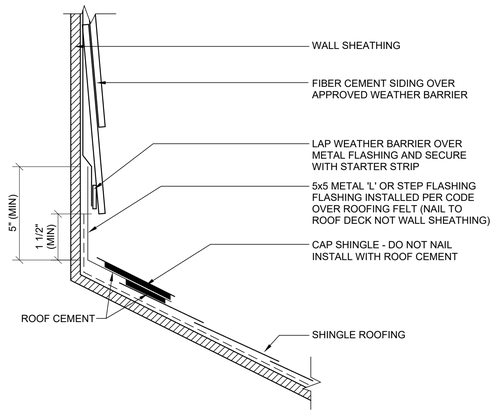
SHINGLE NAILING

ROOFING DETAILS — N.T.S.

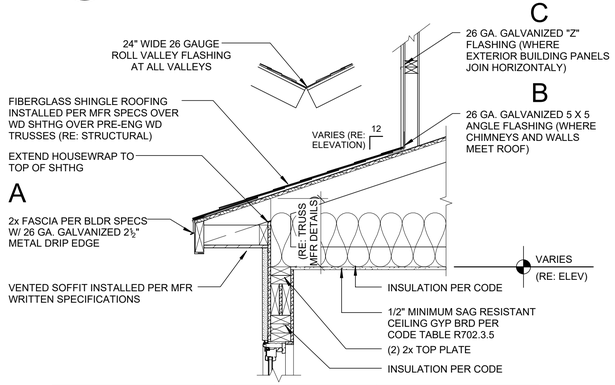
4:12 or GREATER SLOPE
NOTE: FOR SLOPES BELOW 4:12, ALL ROOFING UNDERLAYMENT SHALL BE SELF ADHERING SHEET MEMBRANE APPROVED BY THE SHINGLE MANUFACTURER FOR USE ON LOW SLOPE ROOFING PROJECTS.



DETAIL — VENT STACK FLASHING — NTS



DETAIL — WALL FLASHING - LAP SIDING — NTS



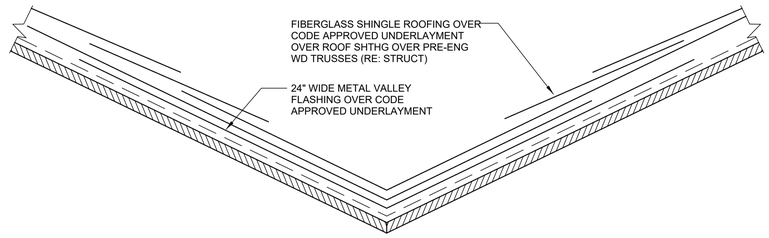
DETAIL — TYPICAL ROOF FLASHING — NTS

VALLEY SHINGLE INSTALLATION:
INSTALL SHINGLES USING 'CLOSED CUT' METHOD.

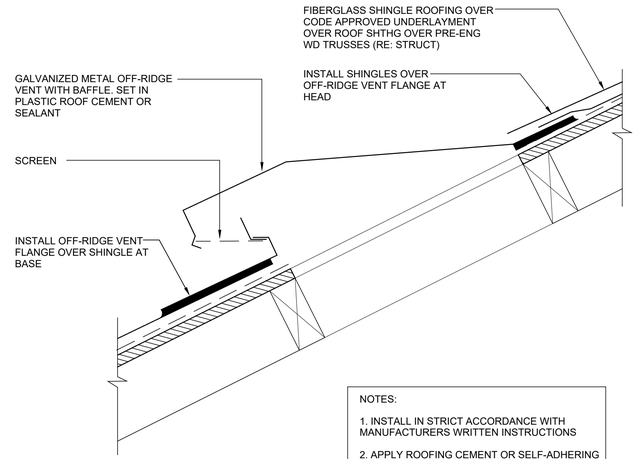
1. MARK SHINGLE CUT LINE 2"-3" FROM VALLEY CENTER LINE.

2. INSERT METAL SHEET BETWEEN SHINGLES FROM BOTH PLANES, TO ENSURE ONLY TOP SHINGLE IS CUT.

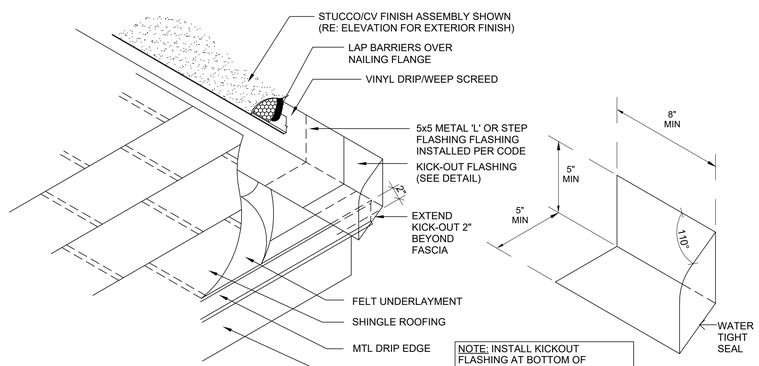
3. FINISH THE CUT EDGE WITH A DOUBLE BEAD OF ROOF CEMENT



DETAIL — VALLEY FLASHING — NTS



DETAIL — OFF-RIDGE VENT — NTS



DETAIL — WALL/KICKOUT FLASHING (STUCCO) — NTS

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BAINBRIDGE

BASE PLAN
50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003025
DRAWN: MJR
CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A502

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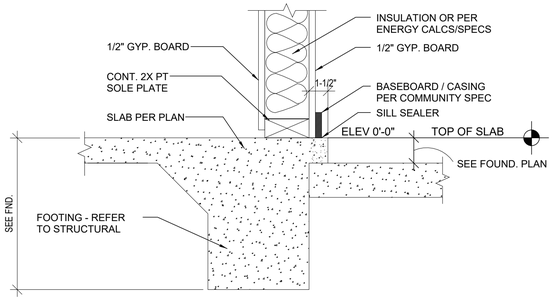
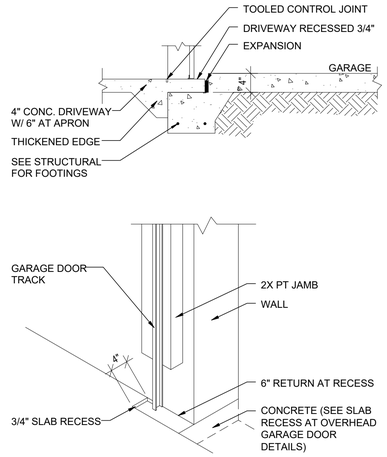
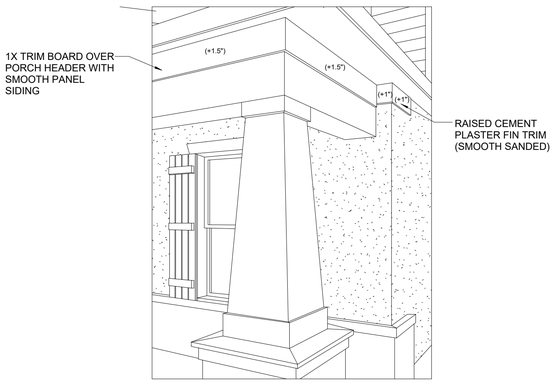


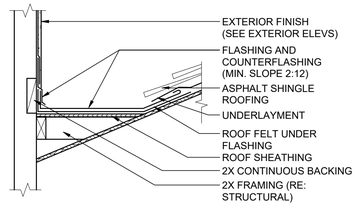
- DETAIL
- GARAGE WALL EXTENDED CURB DETAIL NTS



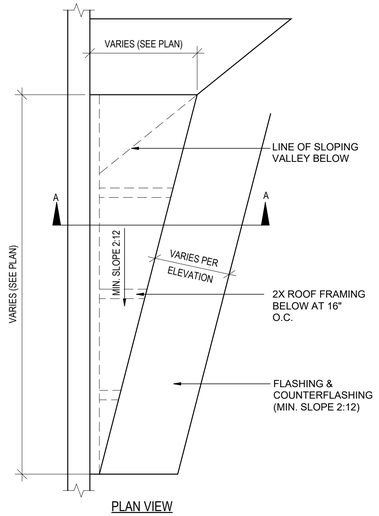
- DETAIL
- GARAGE SLAB RECESS AT OVERHEAD GARAGE DOOR NTS



- DETAIL
- PORCH HEADER TRIM TRANSITION - CMU NTS



SECTION A



PLAN VIEW

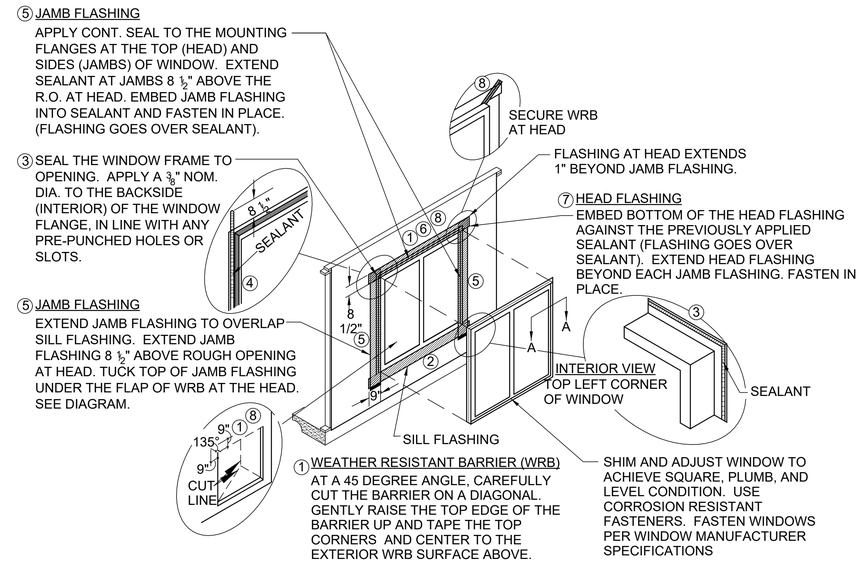
- DETAIL
- ROOF CRICKET NTS

TYPICAL WINDOW FLASHING

METHOD "A-1" (ASTM E 2112-01)

WINDOW INSTALLATION (METHOD A-1)

WEATHER RESITIVE BARRIER (WRB) APPLIED PRIOR TO THE WINDOW INSTALLATION. FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.



STEPS:

① IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING.

② APPLY SILL FLASHING

③ APPLY BEAD OF SEALANT AT BACK OF WINDOW FLANGE & SET WINDOW USING PAN HEAD SCREWS TO FACILITATE INSPECTION.

④ APPLY BEAD OF SEALANT AT SIDE JAMBS. EXTEND 8 ½"

⑤ APPLY JAMB FLASHING

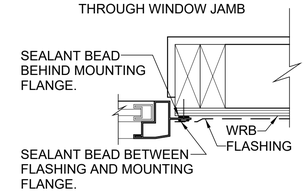
⑥ APPLY BEAD OF SEALANT AT HEAD

⑦ APPLY HEAD FLASHING

⑧ REMOVE PREVIOUSLY APPLIED TAPE, ALLOWING WRB TO LAY FLAT OVER HEAD FLASHING. APPLY NEW SHEATHING TAPE OVER DIAGONAL CUT - SEE DIAGRAM.

SECTION A

THROUGH WINDOW JAMB



NOTE:
1. WINDOW INSTALLATION AND FLASHING DETAILS ARE CONSISTENT WITH ASTM E 2112 METHOD A-1 EXCEPT SELF-ADHERING FLASHINGS ARE USED

2. IT IS THE CONTRACTORS RESPONSIBILTY TO VERIFY THE COMPATIBILITY OF ALL PRODUCTS INCLUDING HOUSEWRAP, SEALANTS & SELF-ADHERING FLASHING MATERIALS USED DURING CONSTRUCTION

3. INSTALL ALL MATERIALS PER MANUFACTURERS WRITTEN SPECIFICATIONS

4. TYPICAL WINDOW & DOOR FLASHING INSTALLATION DETAILS PREPARED IN ACCORDANCE WITH RESIDENTIAL CODE APPROVED SPECIFICATIONS

WARNING: SEALANTS/FLASHINGS MAY REACT ADVERSELY IF NOT COMPATIBLE

- DETAIL
- TYP WINDOW FLASHING - WOOD NTS

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BAINBRIDGE

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003025**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

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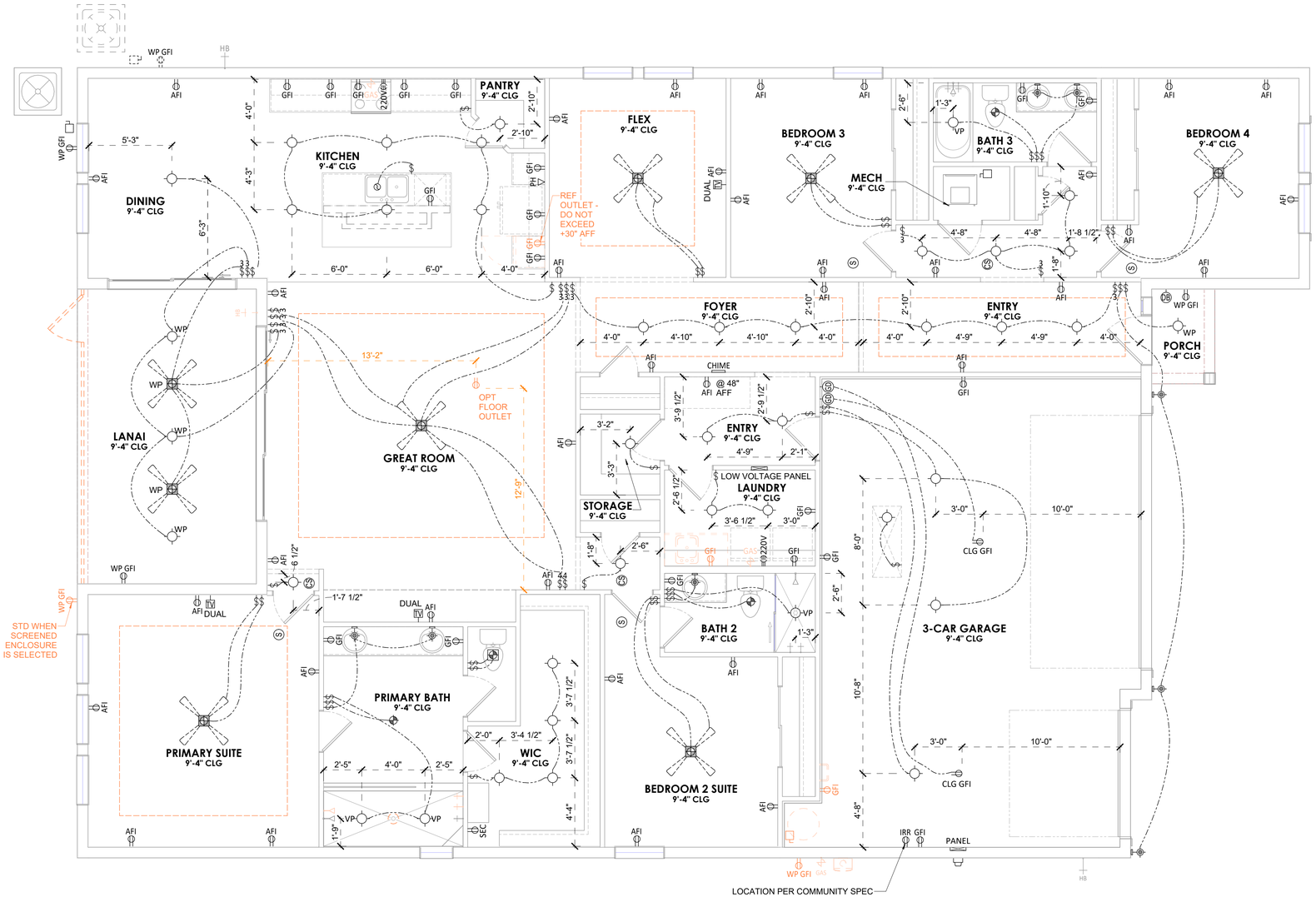

1st LEVEL ELECTRICAL PLAN - TRADITIONAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	M/H	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET		QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

WP = WEATHER PROOF | VP = VAPOR PROOF

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BAINBRIDGE

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003025

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

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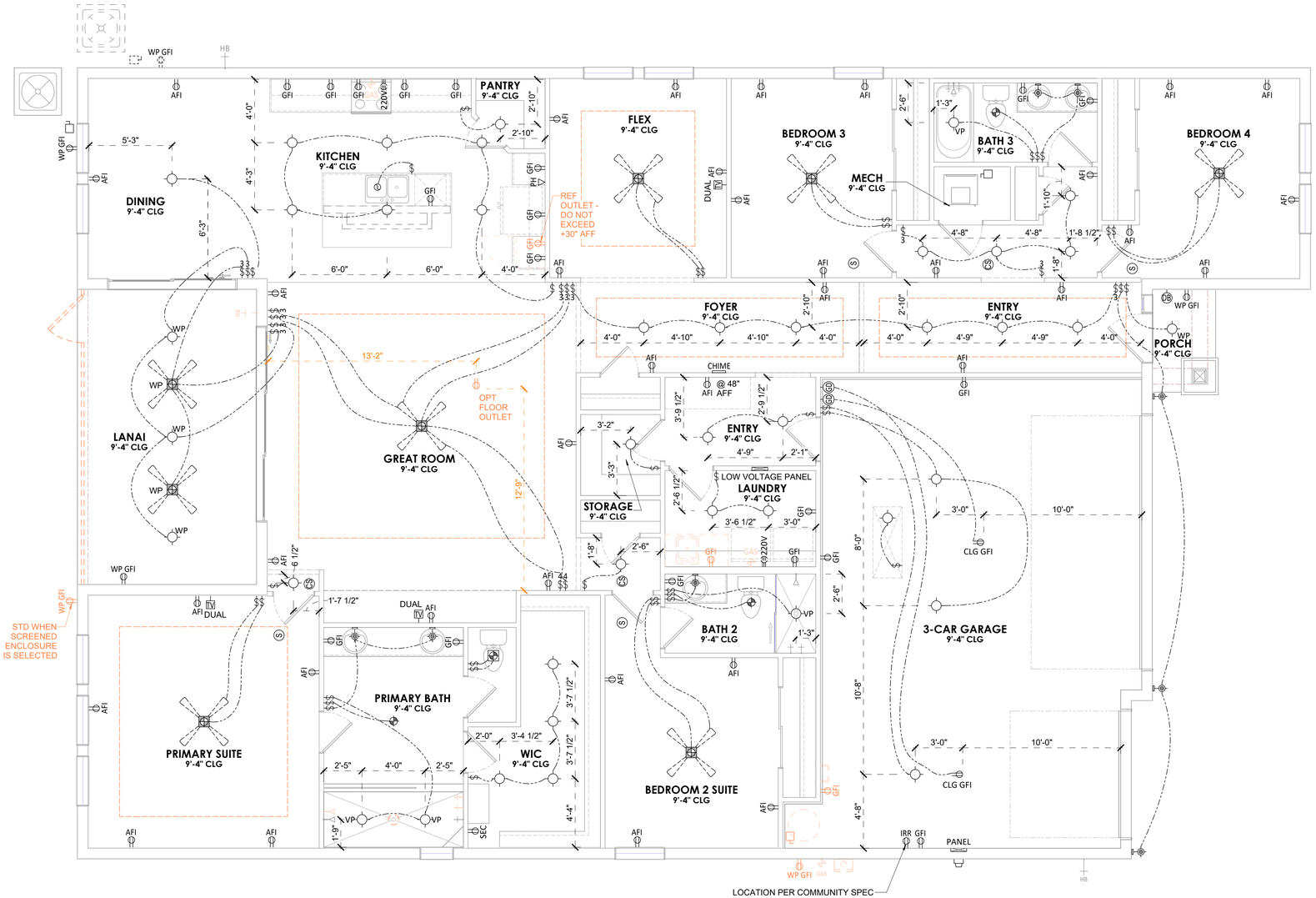

1st LEVEL ELECTRICAL PLAN - CRAFTSMAN A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
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$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	MW	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET	QD	QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

WP = WEATHER PROOF | VP = VAPOR PROOF

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BAINBRIDGE

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003025

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

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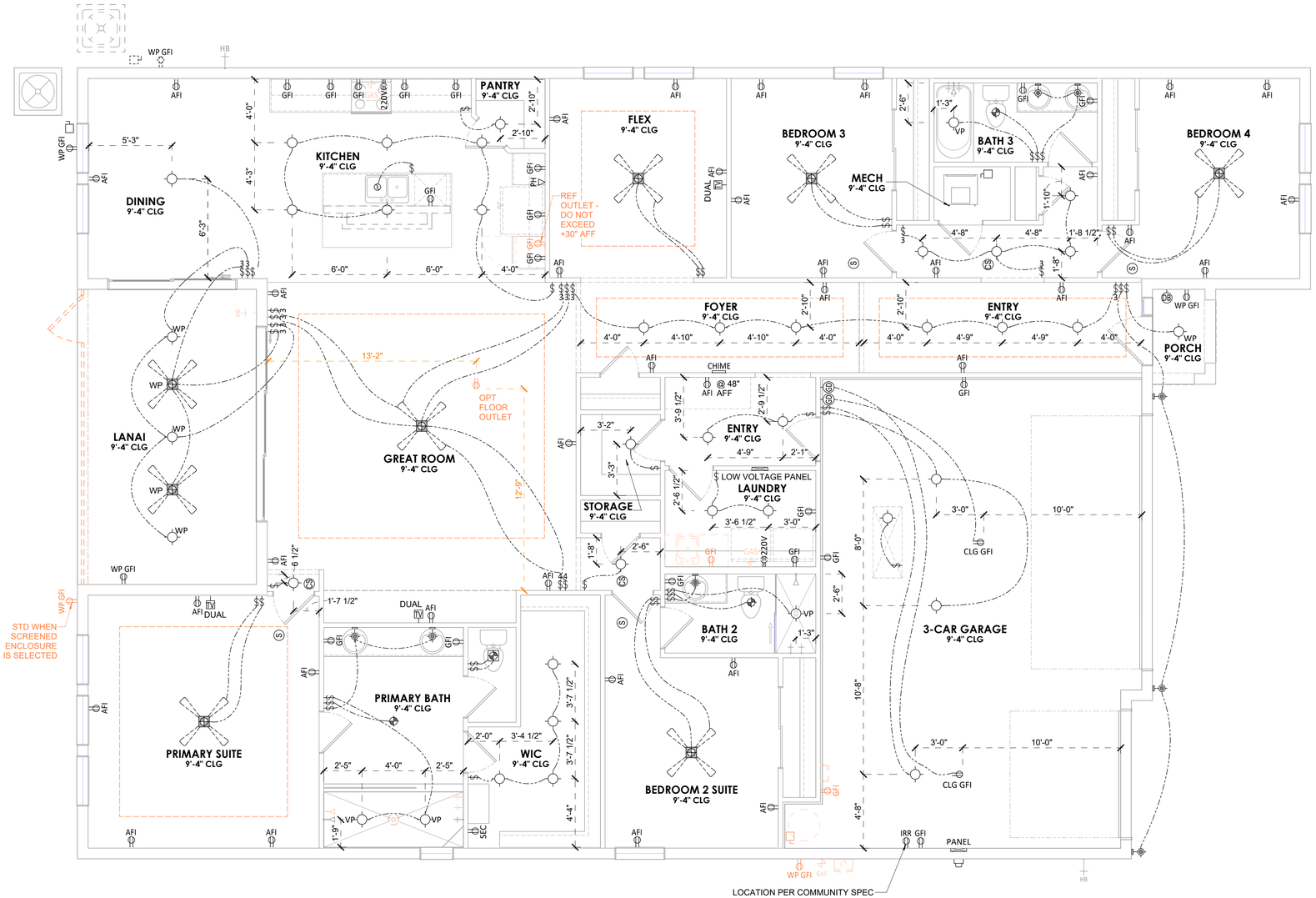

1st LEVEL ELECTRICAL PLAN - COASTAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	MW	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET	QD	QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

WP = WEATHER PROOF | VP = VAPOR PROOF

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BAINBRIDGE

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003025

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E104

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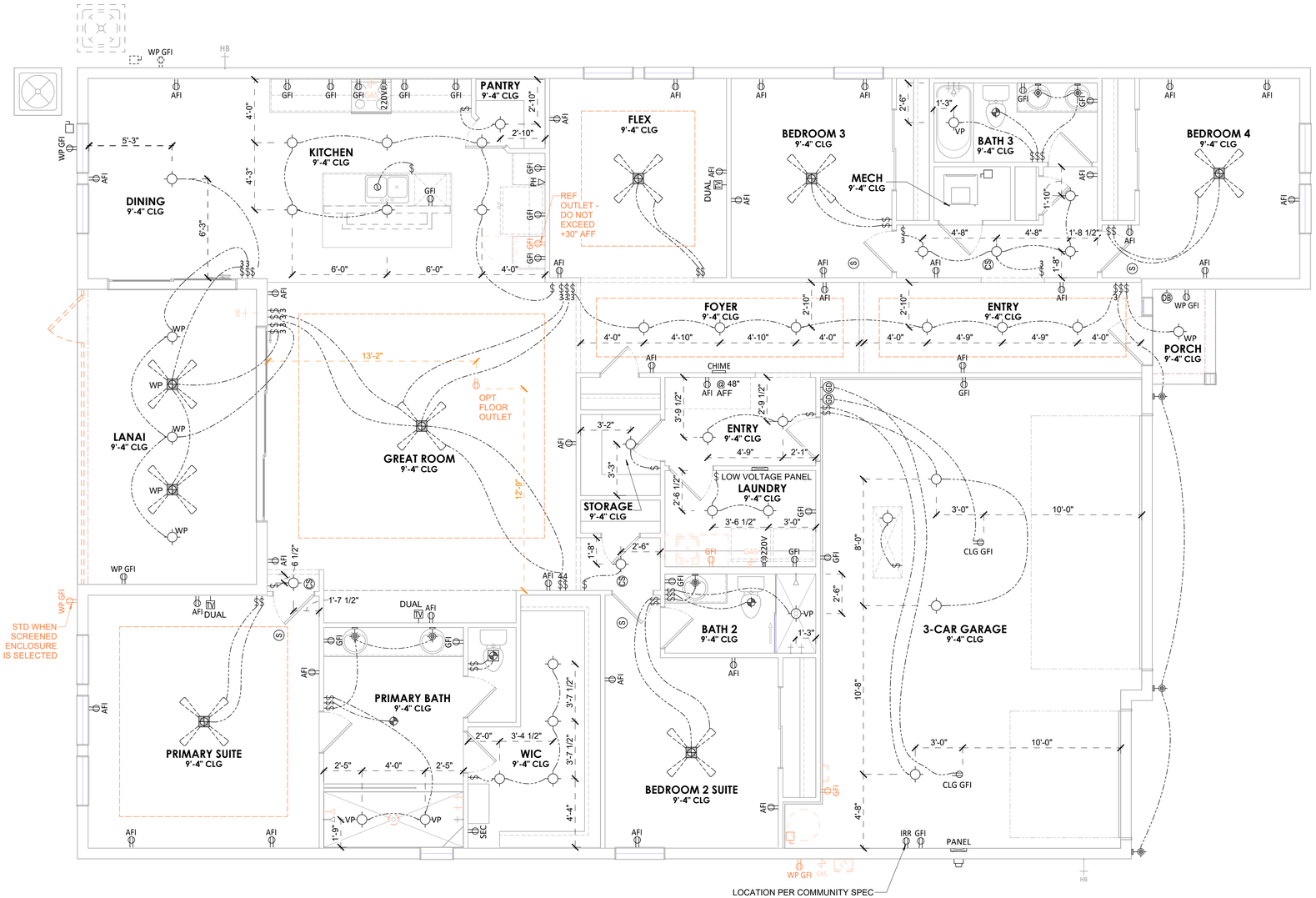

1st LEVEL ELECTRICAL PLAN - FARMHOUSE A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	M/H	MICROWAVE OUTLET
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TV	TELEVISION OUTLET		QUICK DISCONNECT
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PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

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BAINBRIDGE

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003025

DRAWN: MJR

CHECKED: CM

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REVISIONS:

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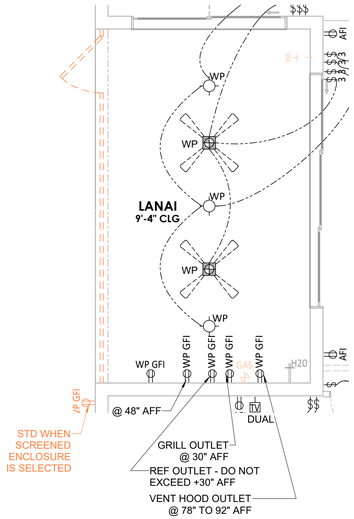
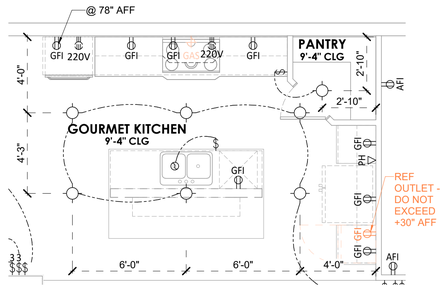


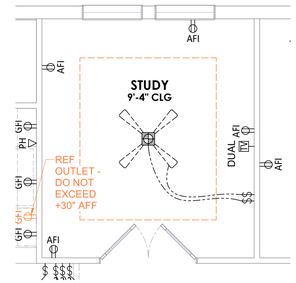
1st LEVEL ELECTRICAL PLAN - OPT OUTDOOR KITCHEN ROUGH-IN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



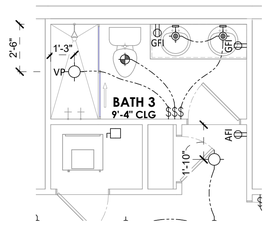
1st LEVEL ELECTRICAL PLAN - OPT GOURMET KITCHEN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



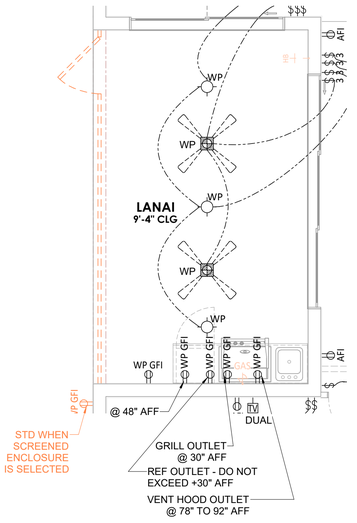
1st LEVEL ELECTRICAL PLAN - OPT STUDY

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



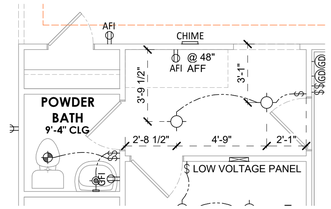
1st LEVEL ELECTRICAL PLAN - OPT SHOWER @ BATH 3

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



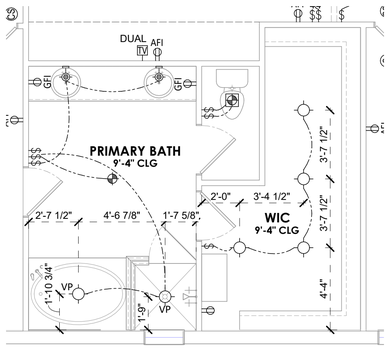
1st LEVEL ELECTRICAL PLAN - OPT OUTDOOR KITCHEN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT POWDER BATH

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT DELUXE PRIMARY BATH

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
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$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
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PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
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	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
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BAINBRIDGE

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003025

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

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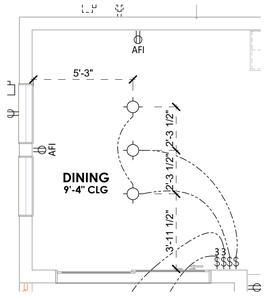
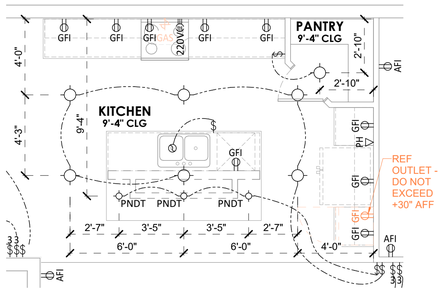


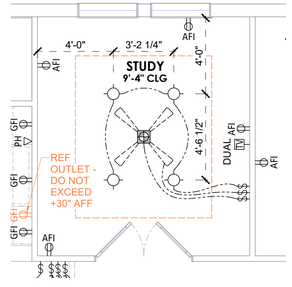
1st LEVEL ELECTRICAL PLAN - OPT DINING LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



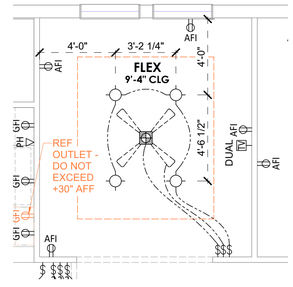
1st LEVEL ELECTRICAL PLAN - OPT PENDANT KITCHEN LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT STUDY LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT FLEX LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	M/H	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET		QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

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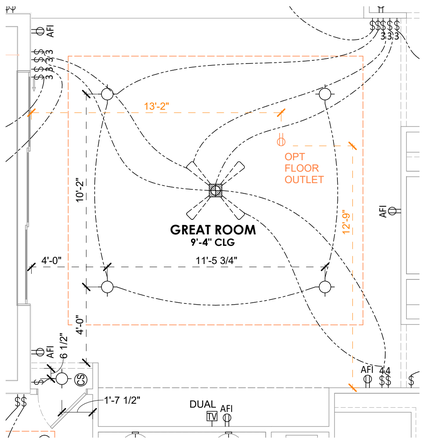
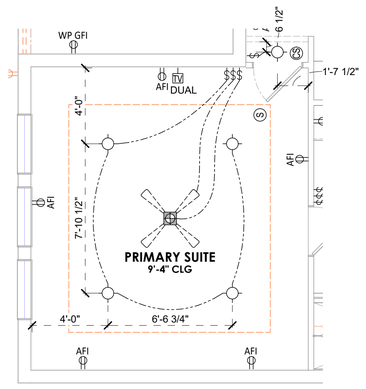


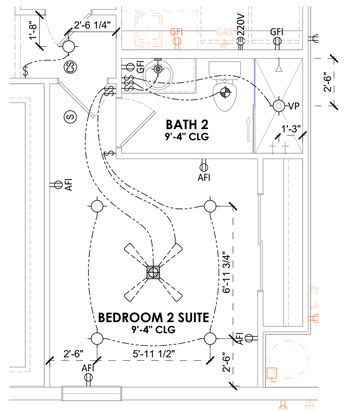
1st LEVEL ELECTRICAL PLAN - OPT GREAT ROOM LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



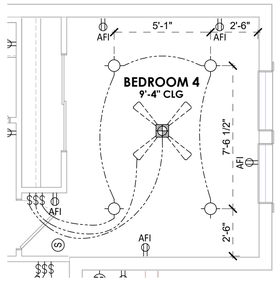
1st LEVEL ELECTRICAL PLAN - OPT PRIMARY SUITE LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



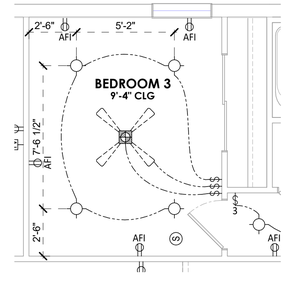
1st LEVEL ELECTRICAL PLAN - OPT BEDROOM 2 SUITE LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT BEDROOM 4 LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT BEDROOM 3 LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

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BAINBRIDGE

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003025

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E109

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

DESIGN CRITERIA AND LOADS

Building Code	
Florida Building and Residential Codes, 8th Edition (2023)	
Code for Design Loads	
ANSI/ASCE 7-22	
ROOF LOADING	C_q = 1.25
TOP CHORD LIVE LOAD	20 PSF
TOP CHORD DEAD LOAD	7 PSF
BOTTOM CHORD LIVE LOAD	
ATTICS WITH LIMITED STORAGE	20 PSF
ATTICS WITHOUT STORAGE	10 PSF (NON-CONCURRENT)
BOTTOM CHORD DEAD LOAD	5 PSF
WIND LOADING*	C_q = 1.60
ASCE 7, 3S GUST	150 MPH
EXPOSURE CATEGORY	C
BUILDING CATEGORY	II
ENCLOSURE CLASSIFICATION	ENCLOSED
INTERNAL PRESSURE COEFF	0.18
C&C DESIGN PRESSURES	(SEE TABLE 1)
DIRT FLOOR LOADING	C_q = 1.00
TOP CHORD LIVE LOAD	40 PSF
TOP CHORD DEAD LOAD	10 PSF
BOTTOM CHORD LIVE LOAD	0 PSF
BOTTOM CHORD DEAD LOAD	5 PSF
SPECIAL FLOOR LOADING	C_q = 1.00
GAME ROOM/LOFT LIVE LOAD	60 PSF
BALCONY/DECK LIVE LOAD	40 PSF
DEFLECTION CRITERIA	
ROOF TRUSSES	LL / 240 TL / 180 TL MAX 1" UP TO 40' SPAN
FLOOR JOIST OR TRUSS	LL / 360 TL / 240
BEAMS[1]	LL / 360 TL / 240

NOTES:
1. PORCH BEAMS AND BEAMS SUPPORTING EXTERIOR WALL ABOVE SHALL NOT EXCEED½" DEFLECTION
2. MAX 16" O.C. FLOOR TRUSS SPACING BELOW GAME ROOM/LOFT
3. ROOF TRUSS WIND DESIGN METHOD SHALL BE MWFRS (DIRECTIONAL -OR- ALL HEIGHT) C-C HYBRID

TABLE 1: COMPONENT AND CLADDING DESIGN PRESSURES

WINDOWS AND DOORS (NOTE 1)				
EFFECTIVE WIND AREA	ZONE DESIGNATION			
	IZ - Interior Zone (psf)		EZ - End Zone (psf)	
0 - 20 ft²	+32.75	-35.52	+32.75	-43.85
21 - 50 ft²	+31.17	-33.94	+31.17	-40.69
51 - 100 ft²	+29.28	-32.05	+29.28	-36.91
101 - 200 ft²	+27.82	-30.60	+27.82	-34.00

SOFFIT MAX PRESSURE (psf)	+32.75 -43.85
GARAGE DOOR WIDTH (NOTE 2)	PRESSURE (PSF)
8 FT	+29.18/-36.72
16 FT	+27.71/-32.13
ROOFING	-85.85 PSF

NOTES:
1. END ZONE DESIGNATIONS MAY BE TAKEN AS THE 1ST 4.0' AT ALL EXTERIOR CORNERS PER SECTION R301.2. END ZONES NOT APPLICABLE AT RE-ENTRANT CORNERS.
2. GARAGE DOOR HEIGHT MAY BE 6'-8" OR HIGHER
3. ROOFING PRODUCTS INCLUDE SHINGLES, UNDERLAYMENT AND VENTILATION

THIS STRUCTURE IS LOCATED IN THE WIND BORNE DEBRIS REGION AND HAS BEEN DESIGNED AS AN ENCLOSED STRUCTURE. AS SUCH, THE BUILDER MUST SUPPLY OPENING PROTECTION IN ACCORDANCE WITH SECTION 1609.1.2 AND/OR SECTION R301.2.1.2 AND LOCAL BUILDING JURISDICTION.

SHEET INDEX

ST-1..... STRUCTURAL SPECIFICATIONS
ST-2..... FOUNDATION PLAN
ST-2D..... FOUNDATION SECTIONS
ST-3..... 1ST LEVEL STRUCTURAL FRAMING & MASONRY PLAN
ST-3A..... 1ST LEVEL FLOOR & ROOF FRAMING PLAN
ST-4..... 2ND LEVEL STRUCTURAL FRAMING PLAN (IF APPLICABLE)
ST-4A..... 2ND LEVEL ROOF FRAMING PLAN (IF APPLICABLE)
ST-5..... TYPICAL WALL SECTION SHEET
ST-6..... SECTIONS AND DETAILS
ST-7..... SECTIONS AND DETAILS

TABLE 2: WOOD STRUCTURAL PANEL SHEATHING REQUIREMENTS

NOTES 3,4

TYPICAL EXTERIOR WALL SHEATHING (NOTE 2)	STUCCO AND DIRECTLY ADHERED STONE (NOTE 6)	MIN 7/16" 24/16 SPAN RATED OSB OR PLYWOOD INSTALLED HORIZONTALLY W/ 8d COMMON: 6" O.C. EDGE AND FIELD. 2x4 BLOCKING IS RECOMMENDED AT UNSUPPORTED PANEL EDGES.
	ALL OTHER VENEER	MIN 7/16" 24/16 SPAN RATED OSB OR PLYWOOD INSTALLED VERTICALLY (BLOCKED PANEL EDGES REQUIRED) OR HORIZONTALLY (UNBLOCKED PANEL EDGES, UNO) W/ 8d COMMON: 6" O.C. EDGES AND FIELD
ROOF DECK SHEATHING (NOTE 1)	METAL ROOF	MIN 15/32" 32/16 SPAN RATED PLYWOOD INSTALLED WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS W/ RSRS-03 NAILS: 4" O.C. AT PANEL EDGES AND 6" O.C. IN THE FIELD (UNBLOCKED PANEL EDGES, UNO).
	SHINGLE ROOF	MIN 7/16" 24/16 SPAN RATED OSB OR PLYWOOD INSTALLED WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS W/ RSRS-01 NAILS: 6" O.C. AT PANEL EDGES, AND 6" O.C. IN THE FIELD (UNBLOCKED PANEL EDGES, UNO).
FLOOR DECK SHEATHING: (NOTE 5)		23/32" T&G OSB OR PLYWOOD W/ 10d COMMON: 6" O.C AT PANEL EDGES, 12" O.C. IN THE FIELD (UNBLOCKED PANEL EDGES, UNO).
PORCH CEILING BOARD SHEATHING:		MIN 3/8" OSB OR PLYWOOD OR CDX INSTALLED PERPENDICULAR TO SUPPORTS W/ 8d COMMON: 3" O.C. AT PANEL EDGES, 12" O.C. IN THE FIELDOR MIN¼" EXTERIOR GYPSUM CEILING BOARD, FASTEN w/ 6d x 1½" COOLER NAIL OR NO.6 x 1½" LONG SCREWS @ 4" O.C. EDGES, 8" O.C. FIELD (UNBLOCKED PANEL EDGES, UNO).

NOTES:
1. FOR SHEATHING THICKNESS GREATER THAN 15/32" CATEGORY, USE RSRS-03 NAILS.
2. COMMON NAILS IN WALL SHEATHING MAY BE SUBSTITUTED W/ 8d GALVANIZED BOX NAILS.
3. ZIP WALL SHEATHING IS AN ACCEPTABLE ALTERNATE FOR APA RATED WOOD STRUCTURAL PANEL.
4. ALL WOOD STRUCTURAL PANEL SHALL CONFORM TO THE MOST CURRENT APPLICABLE SPECIFICATION AND SUPPLEMENTS OF CURRENT APPROVED APA.MANF. SPECIFICATIONS.
5. FLOOR FASTENERS ARE MINIMUM REQUIRED FOR DIAPHRAGM DESIGN. FOR INCREASED FLOOR PERFORMANCE AND TOHELP REDUCE SQUEAKING, RSRS-01 NAILS OR 8d SCREW NAILS ARE RECOMMENDED.
6. 15/32" 32/16 SPAN RATED OSB OR PLYWOOD WITH BLOCKED PANEL EDGES IS AN APA RECOMMENDATION PER APA TECHNICAL BULLETIN Q370 WHEN STUCCO LATH IS ATTACHED DIRECTLY TO OSB OR PLYWOOD. SHOULD BUILDER SPECIFICATIONS ALLOW, MIN STRUCTURAL REQUIREMENTS ARE7/16" 24/16 SPAN RATING INSTALLED HORIZONTALLY. INCLUDES FULL AND PARTIAL HEIGHT VENEER APPLICATIONS
7. ROOF DECK SHEATHING HAS BEEN ENGINEERED TO RESIST ASCE 7 WIND LOADS IN ACCORDANCE WITH FRC R301.2.1.1

TABLE 3: NAIL SIZE LEGEND

NOTES 1, 2, 3, 4

	DIAMETER	LENGTH
8d COMMON	0.131"	2-½"
RSRS-01	0.113"	2-⅜"
RSRS-03	0.131"	2-½"
10d x 1-½"	0.148"	1-½"
10d	0.131"	3"
10d COMMON	0.148"	3"
12d COMMON	0.148"	3-¼"
16d SINKER	0.148"	3-¼"
16d COMMON	0.162"	3-½"

NOTES:
1. INSTALL 10d NAILS UNLESS OTHERWISE SPECIFIED.
2. COMMON WIRE NAILS AND THREADED HARDENED STEEL NAILS SHALL CONFORM TO THE NOMINAL SIZES SPECIFIED IN ASTM F1667. NOMINAL DIAMETER SIZES APPLY TO FASTENERS BEFORE APPLICATION OF PROTECTIVE COATING.
3. WHEN A BORED HOLE IS REQUIRED TO PREVENT SPLITTING OF A WOOD DUE TO FASTENER PENETRATION, THE BORED HOLE SHALL NOT EXCEED 75% OF THE NAIL OR SPIKE DIAMETER.
4. THE NOMINAL DIAMETER AND LENGTH OF TYPICAL FASTENERS SPECIFIED FOR THIS PROJECT ARE AS LISTED IN TABLE3.

TABLE 4: FASTENERS IN PRESSURE TREATED LUMBER

PRESERVATIVE	FASTENER TYPE
ACZA	STANDARD CARBON STEEL
SODIUM BORATE (NOTE 1)	STAINLESS CONNECTORS AND FASTENERS REQUIRED.
ALL OTHER PT (INCLUDING ACQ & MCQ)	CONNECTORS MUST HAVE Z-MAX, G120 OR TRIPLE ZINC COATED FINISH. ALL FASTENERS MUST BE HOT DIPPED GALVANIZED.

NOTES:
1. SILL PLATES W/ SODIUM BORATE TREATMENTS BEARING ON CONCRETE OVER VAPOR BARRIER ARE NOT DIRECTLY EXPOSED TO EARTH OR WEATHER AND HAVE BEEN PROVEN TO BE NON-CORROSIVE TO CARBON STEEL FASTENERS.

TABLE 5: EXTERIOR HEAD JAMB AND SILL FRAMING

ROUGH OPENING WIDTH	HEAD JAMB OR SILL SIZE	FASTENERS AT EACH END
50" OR LESS	(1) 2x4 OR (1) 2x6	(4) 10d TOE-NAILS
GREATER THAN 50" UP TO 76"	(2) 2x4 OR (1) 2x6	(6) 10d TOE-NAILS
GREATER THAN 76"	SEE FLOOR PLAN	SEE FLOOR PLAN

1. WINDOWS WITH INTERMEDIATE JACK STUDS MAY BE TREATED AS SEPARATE OPENINGS.
2. HEAD JAMB AND SILL OUTSIDE THE SCOPE OF THIS SCHEDULE HAVE BEEN ENGINEERED AS WIND-LOAD HEADER AND SILL. SEE PLAN.

PRE-ENGINEERED TRUSSES

1. NOTE : ROOF TRUSS TOP CHORDS SHALL HAVE A MINIMUM SPECIFIC GRAVITY OF 0.49 (SYP SPECIES OR BETTER)
2. ROOF OR FLOOR TRUSSES FABRICATED TO ACHIEVE THE ROOF PLANES DEPICTED ON THE ARCHITECTURAL PLANS SHALL BE DESIGNED UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER. ENGINEERING SHOP DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH ANSI/TPI AND SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION. DESIGN CRITERIA IS LOCATED ON SHEET ST-1 OF THE PLAN SETTEMPORARY BRACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LEFT IN PLACE AFTER CONSTRUCTION IS COMPLETE.
3. TRUSSES SHALL BE DESIGNED TO MATCH THE ORIENTATION, SPAN DIRECTION, SPACING, BEARING & LOCATION OF THE FRAMING PLAN SHOWN HERE.
4. THE TRUSS ENGINEER SHALL PROVIDE ALL TRUSS TO TRUSS CONNECTION DESIGN AND SPECIFICATIONS AND SUBMIT THEM UNDER SIGN AND SEAL WITH THE TRUSS SHOP DRAWINGS.
5. TRUSS UPLIFTS HAVE BEEN CALCULATED BY THE ENGINEER OF RECORD AND TAKEN INTO CONSIDERATION DURING THE DESIGN OF THE UPLIFT RESTRAINT SYSTEM FOR THIS STRUCTURE. AS SUCH, THE REPORTED UPLIFTS ON THE TRUSS SHOP DRAWINGS MAY BE DISREGARDED.

TABLE 6: METAL CONNECTOR SCHEDULE

NOTES 2, 3, 4

MITEK & SIMPSON CONNECTORS IN CORRESPONDING ROWS BELOW ARE EQUAL ALTERNATIVES AND MAY BE CONSIDERED INTERCHANGEABLE

SIMPSON	SIMPSON FASTENERS	MITEK	MITEK FASTENERS
DTT2Z (NOTE 2)	(8)¼" X 1 ½" SDS SCREWS IN STUD ½" Ø X 4 ½" EMBED EPOXY OR SCREW ANCHOR	DTB-TZ	(8)¼" x 1½" WS15-GC WOOD SCREWS IN STUD ½ Ø x 4½" EMBED EPOXY OR SCREW ANCHOR
HTT5 (NOTE 2)	(26) 0.162" x 2 ½" IN STUD/BEAM/TRUSS ⅝" Ø x 6" EMBED ANCHOR IN CONCRETE	HTT45	(26) 0.162" x 2 ½" IN STUD/BEAM/TRUSS ⅝" Ø x 6" EMBED ANCHOR IN CONCRETE
META16	(7) 10d x 1 ½" IN TRUSS 4" WET EMBED IN GROUTED BLOCK WALL	HTA16-18	(7) 10d x 1 ½" IN TRUSS 4" WET EMBED IN GROUTED BLOCK WALL
META20	(8) 10d x 1 ½" IN TRUSS 4" WET EMBED IN GROUTED BLOCK WALL	HTA20-18	(9) 10d x 1 ½" IN TRUSS 4" WET EMBED IN GROUTED BLOCK WALL
HU48, HUC48, HU28-2, HUC28-2	(14) 16d COMMON IN HEADER (6) 10d COMMON IN BEAM	HD48, HD48IF, HD28-2, HD28-2IF	(14) 16d COMMON IN HEADER (6) 10d COMMON IN BEAM
HU410, HUC410, HU210-2, HUC210-2	(18) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM	HD410, HD410IF, HD210-2, HD210-2IF	(18) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM
HUC212-2	(22) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM	HD212-2IF	(22) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM
HGA10KT	(4)¼" x 1 ½" SDS SCREW IN TRUSS/RAFTER (4)¼" x 3" SDS SCREWS IN TOP PLATE	HGA10	(4) ¼" x 1½" WS15 SCREWS IN TRUSS/ RAFTER (4) ¼" x 3" WS3 SCREWS IN TOP PLATE
HGAM10KT	(4) SDS ¼" x 1 ½" SCREWS IN TRUSS/RAFTER (4) ¼" x 2½" TITEN SCREWS IN MASONRY	HGAM10KT	(4) ¼" x 1½" WS15 SCREWS IN TRUSS/ RAFTER (4) ¼" x 1½" WEDGE BOLT OR EQUIVALENT IN MASONRY
HDQ8	(20) ⅛" x 3" SDS SCREWS IN STUD & ⅞" DIA. x 12" EMBED ANCHOR IN CONCRETE	UPHD8	(24) ⅛" x 3" WS3 SCREWS IN STUD & ⅞" DIA. x 12" EMBED ANCHOR IN CONCRETE

SIMPSON	SIMPSON FASTENERS	MITEK	MITEK FASTENERS
MSTA24	(9) 10d COMMON EACH END	MSTA24	(9) 10d COMMON EACH END
MSTA36	(13) 10d COMMON EACH END	MSTA36	(13) 10d COMMON EACH END
MSTAM36 (NOTE 7)	(7) 10d COMMON IN WOOD FRAMING (4) ¼" x 2 ¼" TITEN SCREWS IN MASONRY	MSTAM36 (NOTE 7)	(7) 10d COMMON IN WOOD FRAMING (5) ¼" x 2 ½" TAPCON IN MASONRY
HTS20	(11) 10d x 1 ½" IN TRUSS/RAFTER (11) 10d x 1 ½" IN STUD	HTW20	(11) 10d x 1 ½" IN TRUSS/RAFTER (11) 10d x 1 ½" IN STUD
HTSM20	(10) 10d x 1 ½" IN TRUSS/RAFTER (4) ¼" x 2 ½" TITEN IN MASONRY	HTWM20	(8) 10d x 1½" IN TRUSS/RAFTER (4) ¼" x 3" WEDGE BOLT OR EQUIVALENT IN STUD
LGT2	(16) 16d COMMON IN TRUSS/RAFTER (7) ¼" x 2 ¼" TITEN SCREWS IN MASONRY	LUGT2	(16) 10d COMMON TO TRUSS/RAFTER (5) O" x 3" WEDGE BOLT OR EQUIVALENT
LGT3	(26) 16d SINKER IN WALL FRAMING (12) SDS ¼" x 2 ½" IN TRUSS	LUGT3	(28) 16d SINKER IN WALL FRAMING (12) WS25 ¼" x 2 ½" IN TRUSS
SDWC15450, SDWC15600		NO MITEK EQUIVALENT	
MSTCM60	(26) 10d COMMON IN WOOD FRAMING (14) ¼" x 2 ¼" TITEN SCREWS IN MASONRY	MSTCM60	(26) 10d COMMON IN WOOD FRAMING (14) ¼" x 2 ¼" TAPCON IN MASONRY
ABU44 (NOTE 6)	(12) 16d COMMON NAILS ⅝" Ø x 7" EMBED EPOXY	PAU44	(12) 16d COMMON NAILS ⅝" Ø x 7" EMBED EPOXY
ABU66 (NOTE 6)	(12) 16d COMMON NAILS ⅝" Ø x 7" EMBED EPOXY	PAU66	(12) 16d COMMON NAILS ⅝" Ø x 7" EMBED EPOXY

NOTES:
1. SIMPSON ACRYLIC-TIE ADHESIVE OR EQUAL SHALL BE USED IN ALL DRILLED AND EPOXIED ANCHOR APPLICATIONS. ANCHOR BOLT, THREADED ROD, OR DOWELED REINFORCING STEEL MAY BE EMBEDDED TO THE SPECIFIED DEPTH, IN A HOLE AS SPECIFIED BY MANUFACTURER (TYPICALLY 1/16" TO 1/8" GREATER THAN SPECIFIED ANCHOR DIAMETER). ADHESIVE/EPOXY MUST FILL THE HOLE IN THE CONCRETE AND WOOD BOTTOM PLATE. MANUFACTURER'S SPECIFICATIONS MUST BE FOLLOWED FOR PROPER INSTALLATION.
2. REFER TO SIMPSON OR MITEK CATALOG FOR ADDITIONAL INSTALLATION INSTRUCTIONS.
3. IF CONNECTOR IS NOT LISTED ABOVE, CONTACT EOR FOR SPECIFIC FASTENING REQUIREMENTS.
4. POSITIVE PLACEMENT GUN NAILS, 2½" LONG, WITH EQUIVALENT DIAMETER TO COMMON NAILS SPECIFIED ABOVE MAY BE USED FOR ABU POST BASE ANCHORS, CS16, AND MSTA FLAT STRAPS.
5. MASONRY APPLICATION REQUIRE EQUIVALENT NUMBER OF TITEN ANCHORS IN LIEU OF 16d NAILS TO HDR CONNECTION. CMU REQUIRES ¼" Ø x 2 ¾" TITENS ILO 16d. CONCRETE REQUIRES EQUIVALENT NUMBER OF ¼" Ø x 1 ¾" TITENS ILO 16d.
6. MASONRY SCREWS AT EXTERIOR CMU APPLICATIONS TO HAVE FLAT HEADS.

MASONRY NOTES

1. ALL MASONRY UNITS SHALL MEET ASTM C90 STANDARD WITH f'm= 2000PSI AND SHALL BE ERECTED IN RUNNING BOND WITH TYPE M OR S MORTAR OVER FULL BED.
2. SHOULD LIMITED AREAS OF STACK BOND MASONRY EXIST, EVERY OTHER COURSE SHALL BE EQUIPPED w/ 9 GAUGE LADDER TYPE HORIZONTAL JOINT REINFORCEMENT
3. ALL GROUT TO BE MIXED PER ASTM C476 STANDARDS AND INSTALLED TO COMPLY WITH FBC R606.3.5. f'c = 3,000 PSI.
4. VERTICAL WALL REINFORCING TO BE ASTM A615 GRADE 60 REBAR.
5. LAPS BETWEEN VERTICAL REINFORCING AND DOWELS TO BE 30".
6. VERTICAL REINFORCING TO HAVE 10' STANDARD HOOK INTO BOND BEAM. DOWEL TO HAVE 10' STANDARD HOOK INTO FOOTING
7. PRE-CAST MASONRY LINTELS: SEE "LINTEL SCHEDULE" ON STRUCTURAL PLAN SHEET.
8. PROVIDE MOISTURE BARRIER FOR ALL UNTREATED LUMBER IN CONTACT WITH MASONRY OR CONCRETE.

CONCRETE AND FOUNDATION NOTES

1. CONCRETE COMPRESSIVE STRENGTH FOR FOOTINGS= 2,500 PSI AT 28 DAYS (UNO).
2. CONCRETE COMPRESSIVE STRENGTH FOR SLAB = 2,500 PSI AT 28 DAYS (UNO).
3. ALL REINFORCING STEEL #3 AND BIGGER SHALL BE ASTM A615 GRADE 40 DEFORMED BARS (UNO).
4. ALL REINFORCING STEEL SHALL HAVE 90 DEGREE BEND AT CORNERS WITH A 24" LAP24" LONG #4 BAR IS RECOMMENDED TO BE INSTALLED AT ALL REENTRANT CORNERS.
5. FIBERMESH IS AN ACCEPTABLE ALTERNATIVE AND SHALL NOT REQUIRE WWF.FIBER LENGTHS SHALL BE ½" TO 2" IN LENGTH. DOSAGE AMOUNTS SHALL RANGE FROM 0.75 TO 1.5 POUNDS PER CUBIC YARD IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SYNTHETIC FIBERS SHALL COMPLY WITH ASTM C1116. THE MANUFACTURER OR SUPPLIER SHALL PROVIDE CERTIFICATION OF COMPLIANCE WHEN REQUESTED BY THE BUILDING OFFICIAL.
6. MASONRY STEMWALL AND MONOLITHIC FOOTING ARE INTERCHANGEABLE.
7. EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 PSF IN ACCORDANCE WITH TABLE R401.4.1, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
8. CONCRETE FLOOR SLABS ON GRADE SHALL BE INSTALLED OVER A MINIMUM 6 MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED 6" AND SEALED OVER CLEAN, COMPACTED EARTH OR FILL WITH CODE APPROVED PROVISIONS FOR PREVENTION OF SUBTERRANEAN TERMITES.
9. STEMWALLS OVER 4 COURSES TALL REQUIRE SPECIAL ATTENTION TO BRACING DURING CONSTRUCTION. CONTACT ENGINEER OF RECORD IF THIS CONDITION EXISTS.
10. TO CONTROL CRACKING, CUT 1" SAWCUTS IN THE SLAB IN A 15'x15' GRID WITHIN 12 HOURS OF CONCRETE PLACEMENT. CONTACT EOR FOR ALTERNATIVE METHODS.CONTROL JOINTS ARE NOT REQUIRED WHEN WWF OR FIBERMESH ARE INCLUDED WITH CONCRETE WORK.
11. DO NOT SCALE FOOTING DIMENSIONS AND LOCATIONS FROM THE FOUNDATION PLAN. DO NOT DETERMINE FOOTING LOCATION FROM ARCHITECTURAL PLANS OR FRAMING PLAN. IF FOOTING SIZE OR LOCATION IS NOT DETERMINATE FROM USE OF FOUNDATION PLAN ALONE, CONTACT THE ENGINEER OF RECORD.

LEGEND

OR	"OR" SHALL MEAN THAT EITHER OPTION PROVIDED IS AN EQUAL ALTERNATIVE FOR THE APPLICATION SHOWN
UNO	UNLESS NOTED OTHERWISE ON PLAN OR DETAIL
EOR	ENGINEER OF RECORD
EW	EACH WAY
OSB	ORIENTED STRAND BOARD
WSP	WOOD STRUCTURAL PANEL
SYP	SOUTHERN YELLOW PINE
SPF	SPRUCE-PINE-FUR
CONT	CONTINUOUS
O.C.	ON CENTER
LSL	1.55E TIMBERSTRAND LSL ENGINEERED LUMBER. 1¾" WIDE, UNO. (3 ½" WIDE LSL BEAMS ARE EQUIVALENT TO 2-PLY 1¾" BEAM)
LVL	2.0E MICROLLAM LVL ENGINEERED LUMBER, 1¾" WIDE
PSL	2.0E PARALLAM PSL ENGINEERED LUMBER, 3 ½" WIDE, UNO.
SYS 42	PROPERLY RATED OPEN WEB HEADER
OPT	OPTIONAL

HEADER FRAMING

1. ALL HEADER JACK AND KING STUDS SHALL BE FASTENED TO EACH OTHER WITH (2) ROWS 10d @ 8" O.C. STAGGERED.
2. ALL HEADERS TO BE FRAMED W/ NO.2 SYP
3. FASTEN ALL MULTI-PLY HEADERS TOGETHER WITH (2) ROWS 10d @ 8" O.C., STAGGERED ALONG EACH EDGE.
4. FASTEN ALL HEADERS TO KING STUDS WITH (3) 8d TOE NAILS
5. IF HEADER NOT SPECIFIED, CONTACT ENGINEER OF RECORD.
6. CRIPPLE BLOCKS BELOW LOAD-BEARING HEADERS MAY BE FRAMED AT 24" O.C.
7. IN ANY LOCATION WHERE A 2x_ BEAM OR HEADER IS PROVIDED, IT IS ACCEPTABLE TO USE AN ENGINEERED LVL BEAM OR HEADER OF EQUIVALENT SIZE.
8. NON BEARING HEADERS: DUE TO LIGHTLY LOADED CONDITIONS, 38" OR LESS CLEAR-OPENINGS IN AN EXTERIOR WALL DO NOT REQUIRE LOAD BEARING HEADER, SEE PLAN.

FRAMING NOTES

1. ALL LUMBER SPECIFIED ON DRAWINGS IS INTENDED FOR DRY USE ONLY, UNO. ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAILED BY OTHER.
2. ALL METAL CONNECTORS SPECIFIED ON PLAN ARE IN ADDITION TO FRAMING FASTENER REQUIREMENTS LISTED IN TABLE 2304.10.1
3. FASTEN ALL MULTI-PLY STUD COLUMNS AND CORNERS TOGETHER WITH (2) ROWS 10d @ 8" O.C. STAGGERED. UPPER LEVEL MULTI-PLY STUD GROUPS BELOW ALL GIRDER LOCATIONS TO BE CONTINUOUS THROUGH FLOOR SYSTEM TO FOUNDATION. (NOT REQUIRED BELOW HEADER JACK/KING STUD GROUPS)
4. FASTEN ALL STUDS TO BOTTOM AND TOP PLATES WITH (4) 8d TOE NAILS OR (2)16d COMMON END NAILS.
5. FASTEN ALL TRUSSES AND RAFTERS TO TOP PLATES WITH (3) 8d TOE NAILS.
6. ALL MULTI-PLY TRUSS GIRDERS AND BEAMS TO HAVE SOLID STUD GROUP BELOW MATCHING GIRDER OR BEAM THICKNESS AND MATCHING WALL STUD SPECIFICATIONS AS NOTED ON STRUCTURAL PLAN, UNO.
7. EXTERIOR WALL DESIGN ASSUMES CONTINUOUSLY SHEATHED WITH OSB OR PLYWOOD
8. EXTERIOR WALLS SHALL BE FRAMED W/ NO.2 SPF STUDS AND NO.2 SYP PLATES. INTERIOR LOAD-BEARING WALLS SHALL BE FRAMED W/ SPF STUD GRADE OR BETTER AND NO.2 SYP PLATES
9. NON-LOAD BEARING INTERIOR WALLS MAY BE FRAMED W/ 2x_ SPF @ MAX 24" O.C. OR METAL STUD FRAMING MAX 24" O.C. , EXCEPT WHERE WALLS SUPPORT TILE.

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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BAINBRIDGE

BASE PLAN

REGIONAL PLAN - CMU

50' REGIONAL

SUBDIVISON

PROJECT NO: **2025.003025**

DRAWN: **ETC**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-1 (150C)

CMU/METAL CONNECTOR ENGINEERING

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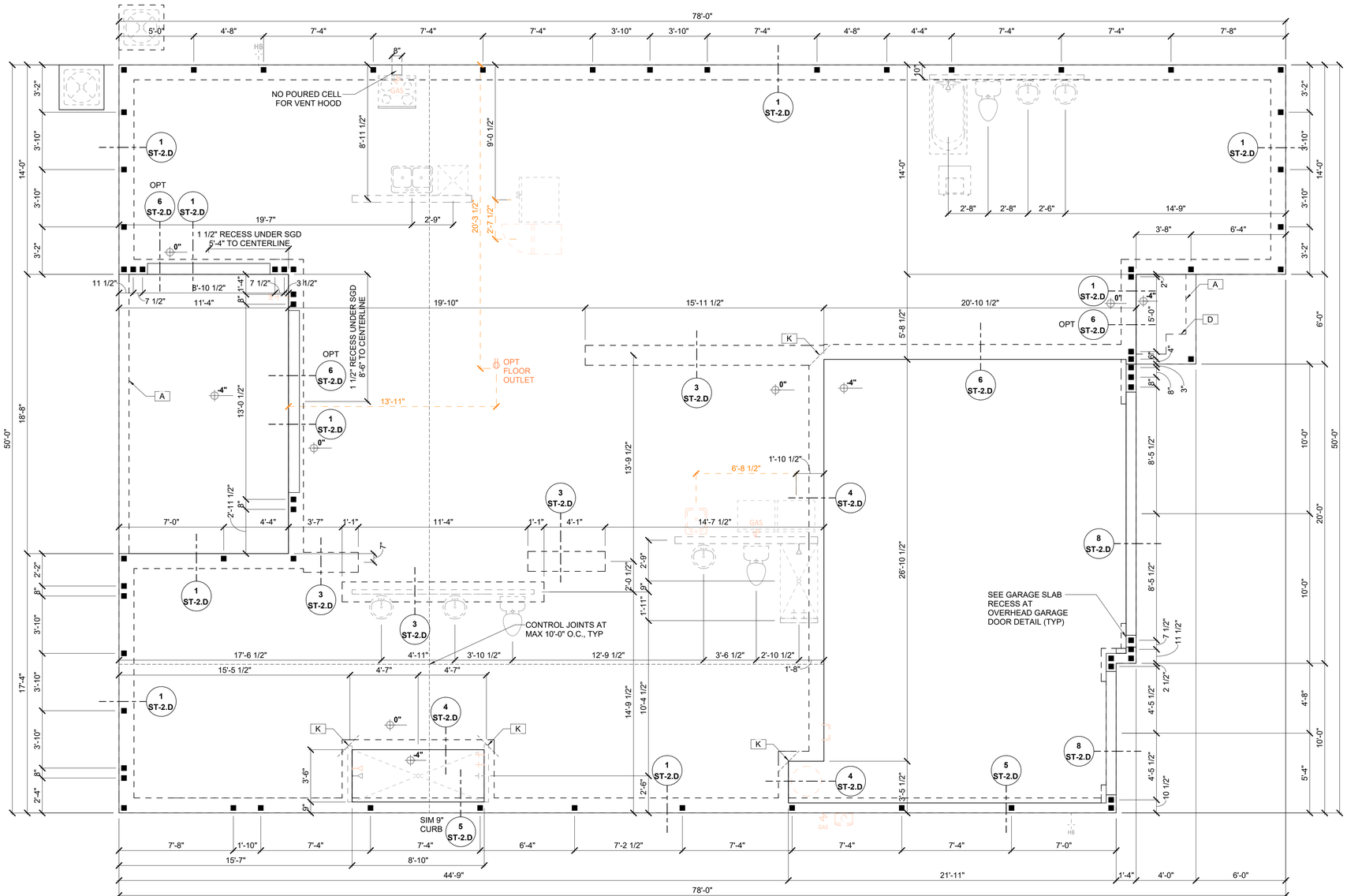

FOUNDATION PLAN - TRADITIONAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

2020 V1.0

GENERAL FOUNDATION NOTES:

- CONCRETE SLAB ON GRADE SHALL BE MINIMUM 3 1/2" THICK AND HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI UNO.
- EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 psf, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
- IF CONTRACTOR OR BUILDING OFFICIAL DETERMINES THAT THE SOIL IS NOT SUITABLE FOR 2,000 PSF BEARING CAPACITY, CONTACT EOR. ADDITIONAL FOUNDATION WORK MAY BE REQUIRED.
- SLIDING GLASS DOOR FRAMES MUST BE RECESSED INTO THE SLAB IN ACCORDANCE WITH THE BUILDING CODE. CONSULT ARCHITECTURAL PLANS FOR LOCATION OF SLIDING GLASS DOORS.
- MASONRY STEMWALL AND MONOLITHIC FOOTINGS ARE INTERCHANGEABLE. SEE SHEET ST-2D FOR INTERCHANGEABLE STEMWALL & MONOLITHIC SECTIONS (DETAILS 1/2 & 5/7).
- 24" LONG #4 BAR IS TO BE INSTALLED AT ALL RE-ENTRANT CORNERS, SEE "RE-ENTRANT CORNER DETAIL" ON SHEET ST-2D.

FOUNDATION KEYNOTES: DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

A	8"x8" DEEP THICKENED EDGE w/ (1) #4 CONT	B	12" DEEP FTG UNDER BOX COLUMN, FTG TO BE PROJECTED MIN 6" AS SHOWN
C	16"SQx12" DEEP FTG	D	24"SQx20" DEEP FTG w/ (3) #4 EW
E	30"SQx20" DEEP FTG w/ (4) #4 EW	F	36"SQx20" DEEP FTG w/ (4) #4 EW
G	48"SQx24" DEEP FTG w/ (5) #4 EW, T&B	H	#5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1

J • SOLID FILL CMU PIER, MATCHING CMU COLUMN SIZE ABOVE
• PROVIDE MIN (1) #5 FULL-HEIGHT, VERTICAL REINFORCEMENT TO BEND 90° @ BOTTOM & TIE INTO FOOTING REINFORCEMENT
• CMU PIER ON 20" DEEP FTG W/ #4 @ 8" O.C. EW, FTG TO BE PROJECTED MINIMUM 6" LARGER THAN PIER ON ALL SIDES

K MIN 24" LONG #4 OR #5 BAR SET AT MID-DEPTH OF SLAB, TYP ALL RE-ENTRANT CORNERS

CONTROL JOINT (CJ) NOTES:

1. TIMING
   - CUTS MUST BE MADE THE SAME DAY AS PLACEMENT. AS SOON AS THE CONCRETE HAS SET ENOUGH TO ALLOW SAWCUTS WITHOUT RAVELING THE COURSE AGGREGATE FROM THE CUT, MAKE THE CUT.
   - CUTS MADE THE NEXT DAY OR AT SUBSEQUENT TIMES DO NOT PROVIDE ADEQUATE PROTECTION AGAINST "RANDOM" CRACKING.
2. DEPTH

   THE CUT SHOULD BE AT LEAST 1" DEEP, BUT NOT MORE THAN 1 ¼" DEEP.
3. SEALING

   THE CUTS SHOULD BE SEALED WITH A SEMI-RIGID EPOXY OR ACRYLIC ADHESIVE SEALANT. BACKER ROD IS NOT REQUIRED.

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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BAINBRIDGE

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003025

DRAWN: ETC

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-2 (150C)

CMU/METAL CONNECTOR ENGINEERING

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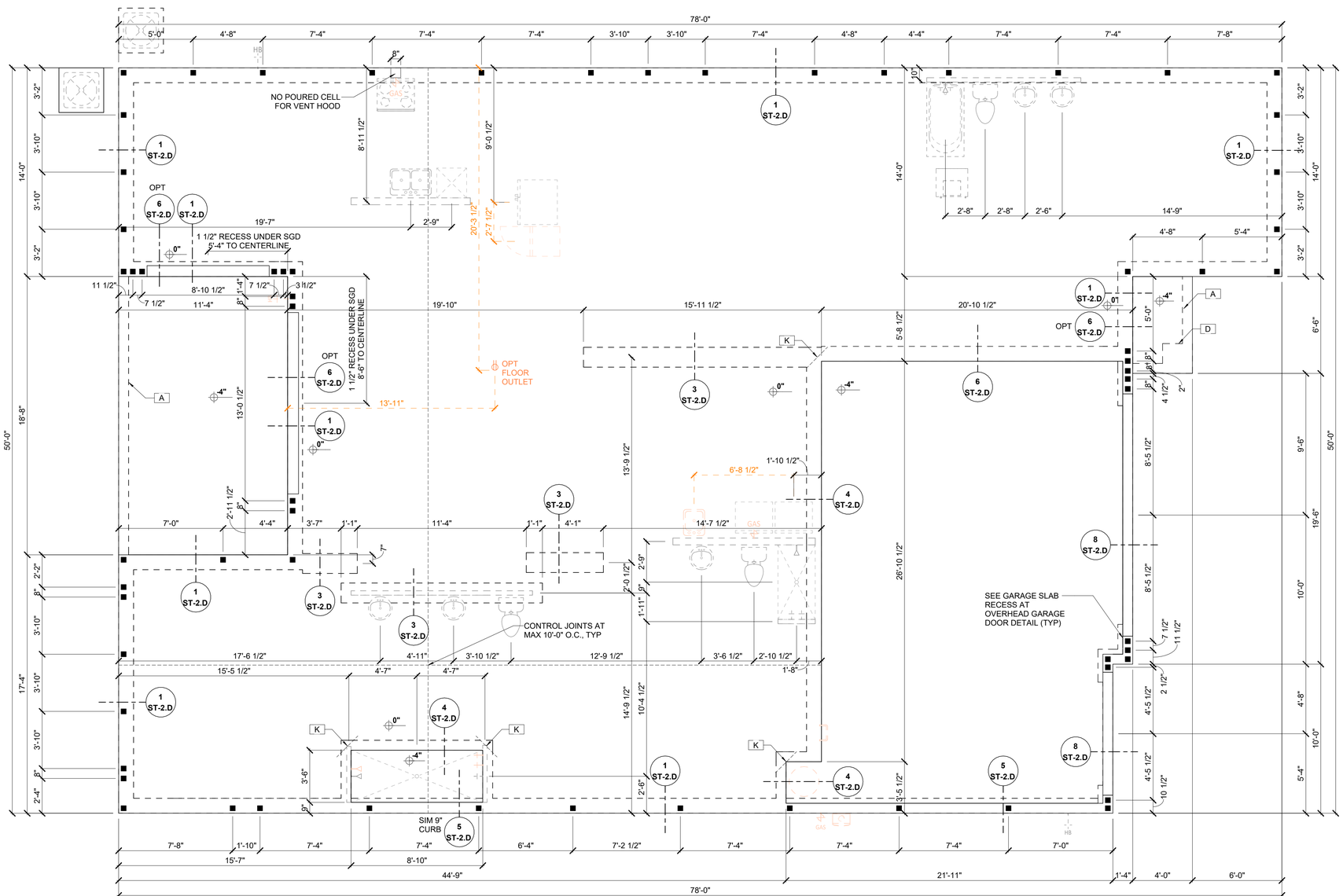

FOUNDATION PLAN - CRAFTSMAN A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

2020 V1.0

GENERAL FOUNDATION NOTES:

- CONCRETE SLAB ON GRADE SHALL BE MINIMUM 3 1/2" THICK AND HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI UNO.
- EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 psf, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
- IF CONTRACTOR OR BUILDING OFFICIAL DETERMINES THAT THE SOIL IS NOT SUITABLE FOR 2,000 PSF BEARING CAPACITY, CONTACT EOR. ADDITIONAL FOUNDATION WORK MAY BE REQUIRED.
- SLIDING GLASS DOOR FRAMES MUST BE RECESSED INTO THE SLAB IN ACCORDANCE WITH THE BUILDING CODE. CONSULT ARCHITECTURAL PLANS FOR LOCATION OF SLIDING GLASS DOORS.
- MASONRY STEMWALL AND MONOLITHIC FOOTINGS ARE INTERCHANGEABLE. SEE SHEET ST-2D FOR INTERCHANGEABLE STEMWALL & MONOLITHIC SECTIONS (DETAILS 1/2 & 5/7).
- 24" LONG #4 BAR IS TO BE INSTALLED AT ALL RE-ENTRANT CORNERS, SEE "RE-ENTRANT CORNER DETAIL" ON SHEET ST-2D.

FOUNDATION KEYNOTES: DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

A	8"x8" DEEP THICKENED EDGE w/ (1) #4 CONT	B	12" DEEP FTG UNDER BOX COLUMN, FTG TO BE PROJECTED MIN 6" AS SHOWN
C	16"SQx12" DEEP FTG	D	24"SQx20" DEEP FTG w/ (3) #4 EW
E	30"SQx20" DEEP FTG w/ (4) #4 EW	F	36"SQx20" DEEP FTG w/ (4) #4 EW
G	48"SQx24" DEEP FTG w/ (5) #4 EW, T&B	H	#5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1
J	• SOLID FILL CMU PIER, MATCHING CMU COLUMN SIZE ABOVE • PROVIDE MIN (1) #5 FULL-HEIGHT, VERTICAL REINFORCEMENT TO BEND 90° @ BOTTOM & TIE INTO FOOTING REINFORCEMENT • CMU PIER ON 20" DEEP FTG W/ #4 @ 8" O.C. EW, FTG TO BE PROJECTED MINIMUM 6" LARGER THAN PIER ON ALL SIDES		
K	MIN 24" LONG #4 OR #5 BAR SET AT MID-DEPTH OF SLAB, TYP ALL RE-ENTRANT CORNERS		

CONTROL JOINT (CJ) NOTES:

1. TIMING
   - CUTS MUST BE MADE THE SAME DAY AS PLACEMENT. AS SOON AS THE CONCRETE HAS SET ENOUGH TO ALLOW SAWCUTS WITHOUT RAVELING THE COURSE AGGREGATE FROM THE CUT, MAKE THE CUT.
   - CUTS MADE THE NEXT DAY OR AT SUBSEQUENT TIMES DO NOT PROVIDE ADEQUATE PROTECTION AGAINST "RANDOM" CRACKING.
2. DEPTH

   THE CUT SHOULD BE AT LEAST 1" DEEP, BUT NOT MORE THAN 1 ¼" DEEP.
3. SEALING

   THE CUTS SHOULD BE SEALED WITH A SEMI-RIGID EPOXY OR ACRYLIC ADHESIVE SEALANT. BACKER ROD IS NOT REQUIRED.

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

BAINBRIDGE

BASE PLAN
50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003025
DRAWN: ETC
CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-2.2 (150C)

CMU/METAL CONNECTOR ENGINEERING

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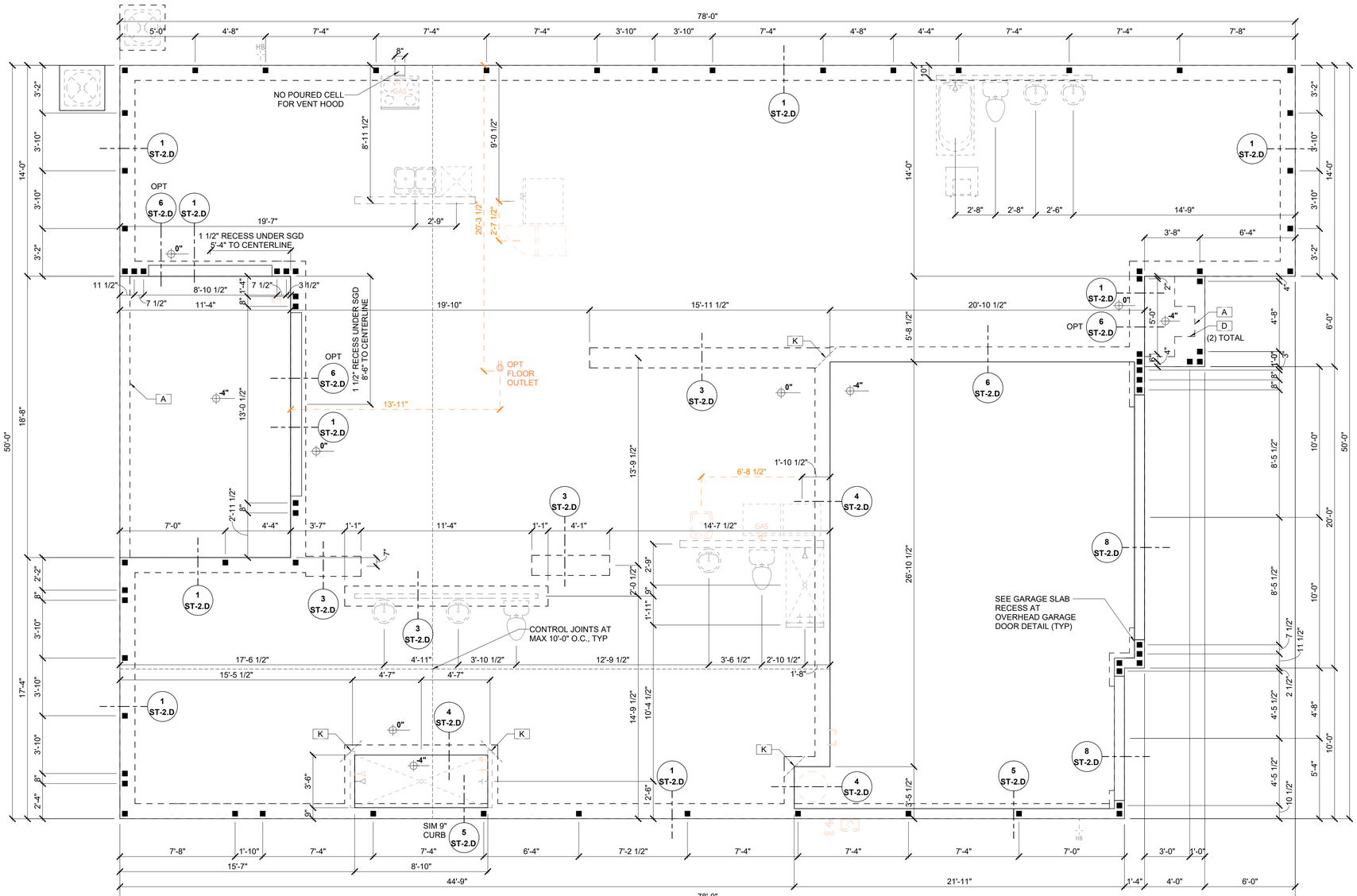

FOUNDATION PLAN - COASTAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

2020 V1.0

GENERAL FOUNDATION NOTES:

- CONCRETE SLAB ON GRADE SHALL BE MINIMUM 3 1/2" THICK AND HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI UNO.
- EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 psf, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
- IF CONTRACTOR OR BUILDING OFFICIAL DETERMINES THAT THE SOIL IS NOT SUITABLE FOR 2,000 PSF BEARING CAPACITY, CONTACT EOR. ADDITIONAL FOUNDATION WORK MAY BE REQUIRED.
- SLIDING GLASS DOOR FRAMES MUST BE RECESSED INTO THE SLAB IN ACCORDANCE WITH THE BUILDING CODE. CONSULT ARCHITECTURAL PLANS FOR LOCATION OF SLIDING GLASS DOORS.
- MASONRY STEMWALL AND MONOLITHIC FOOTINGS ARE INTERCHANGEABLE. SEE SHEET ST-2D FOR INTERCHANGEABLE STEMWALL & MONOLITHIC SECTIONS (DETAILS 1/2 & 5/7).
- 24" LONG #4 BAR IS TO BE INSTALLED AT ALL RE-ENTRANT CORNERS, SEE "RE-ENTRANT CORNER DETAIL" ON SHEET ST-2D.

FOUNDATION KEYNOTES: DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

A	8"x8" DEEP THICKENED EDGE w/ (1) #4 CONT	B	12" DEEP FTG UNDER BOX COLUMN, FTG TO BE PROJECTED MIN 6" AS SHOWN
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G	48"SQx24" DEEP FTG w/ (5) #4 EW, T&B	H	#5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1
J	• SOLID FILL CMU PIER, MATCHING CMU COLUMN SIZE ABOVE • PROVIDE MIN (1) #5 FULL-HEIGHT, VERTICAL REINFORCEMENT TO BEND 90° @ BOTTOM & TIE INTO FOOTING REINFORCEMENT • CMU PIER ON 20" DEEP FTG W/ #4 @ 8" O.C. EW, FTG TO BE PROJECTED MINIMUM 6" LARGER THAN PIER ON ALL SIDES		
K	MIN 24" LONG #4 OR #5 BAR SET AT MID-DEPTH OF SLAB, TYP ALL RE-ENTRANT CORNERS		

CONTROL JOINT (CJ) NOTES:

1. TIMING
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   - CUTS MADE THE NEXT DAY OR AT SUBSEQUENT TIMES DO NOT PROVIDE ADEQUATE PROTECTION AGAINST "RANDOM" CRACKING.
2. DEPTH

   THE CUT SHOULD BE AT LEAST 1" DEEP, BUT NOT MORE THAN 1 ¼" DEEP.
3. SEALING

   THE CUTS SHOULD BE SEALED WITH A SEMI-RIGID EPOXY OR ACRYLIC ADHESIVE SEALANT. BACKER ROD IS NOT REQUIRED.

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904.821.5200
taylor morrison

BAINBRIDGE

BASE PLAN
50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003025
DRAWN: ETC
CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-2.4 (150C)

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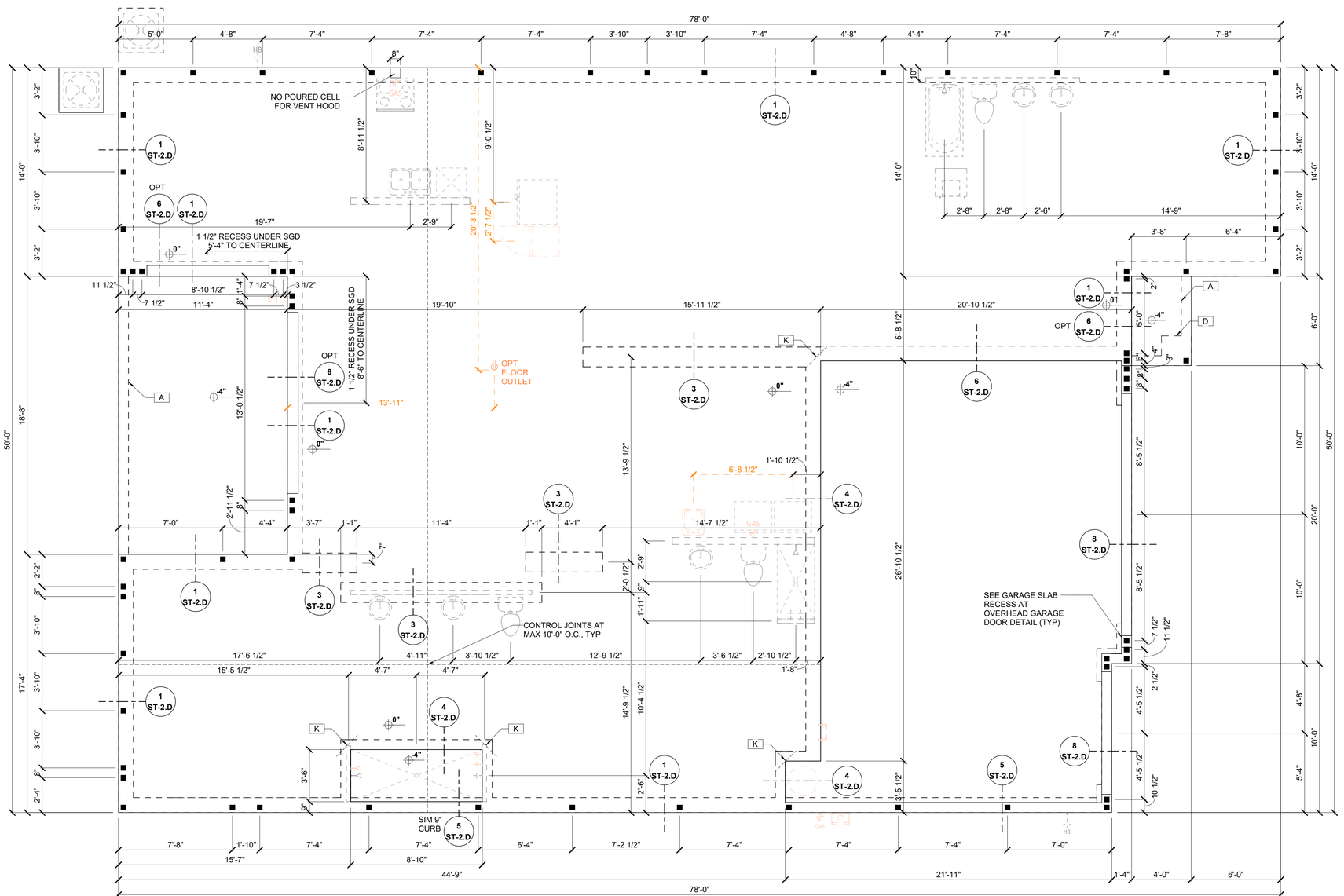
CMU/METAL CONNECTOR ENGINEERING



FOUNDATION PLAN - FARMHOUSE A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

2020 V1.0

GENERAL FOUNDATION NOTES:

- CONCRETE SLAB ON GRADE SHALL BE MINIMUM 3 1/2" THICK AND HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI UNO.
- EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 psf, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
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- 24" LONG #4 BAR IS TO BE INSTALLED AT ALL RE-ENTRANT CORNERS, SEE "RE-ENTRANT CORNER DETAIL" ON SHEET ST-2D.

FOUNDATION KEYNOTES: DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

A	8"x8" DEEP THICKENED EDGE w/ (1) #4 CONT	B	12" DEEP FTG UNDER BOX COLUMN, FTG TO BE PROJECTED MIN 6" AS SHOWN
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G	48"SQx24" DEEP FTG w/ (5) #4 EW, T&B	H	#5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1
J	• SOLID FILL CMU PIER, MATCHING CMU COLUMN SIZE ABOVE • PROVIDE MIN (1) #5 FULL-HEIGHT, VERTICAL REINFORCEMENT TO BEND 90° @ BOTTOM & TIE INTO FOOTING REINFORCEMENT • CMU PIER ON 20" DEEP FTG W/ #4 @ 8" O.C. EW, FTG TO BE PROJECTED MINIMUM 6" LARGER THAN PIER ON ALL SIDES		
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BAINBRIDGE

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003025

DRAWN: ETC

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-2.6 (150C)

CMU/METAL CONNECTOR ENGINEERING

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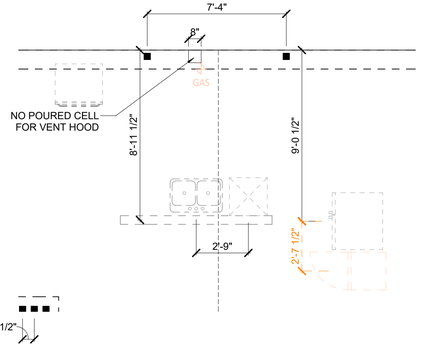
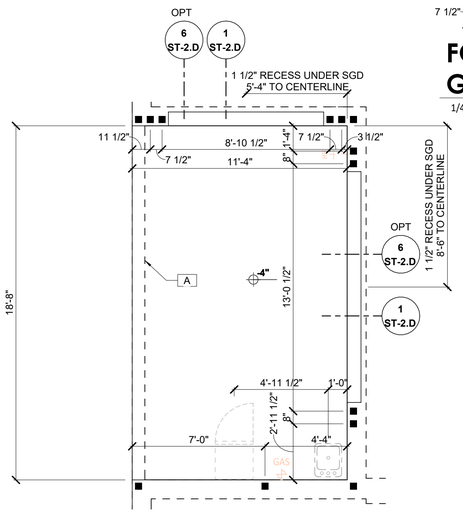


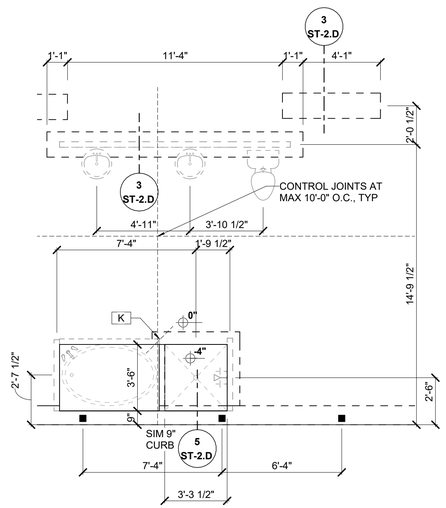
FOUNDATION PLAN - OPT GOURMET KITCHEN - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FOUNDATION PLAN - OPT OUTDOOR KITCHEN - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

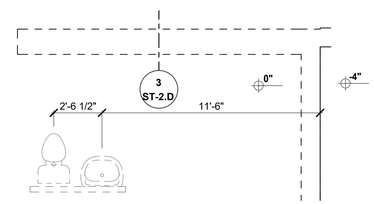


FOUNDATION PLAN - OPT DELUXE PRIMARY BATH - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

FOUNDATION PLAN - OPT SHOWER @ BATH 3 - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FOUNDATION PLAN - OPT POWDER BATH - 150C

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2020 V1.0

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FOUNDATION KEYNOTES: DC1

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2. DEPTH

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3. SEALING

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BAINBRIDGE

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003025

DRAWN: ETC

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-2.8 (150C)

CMU/METAL CONNECTOR ENGINEERING

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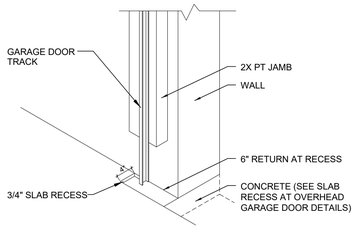
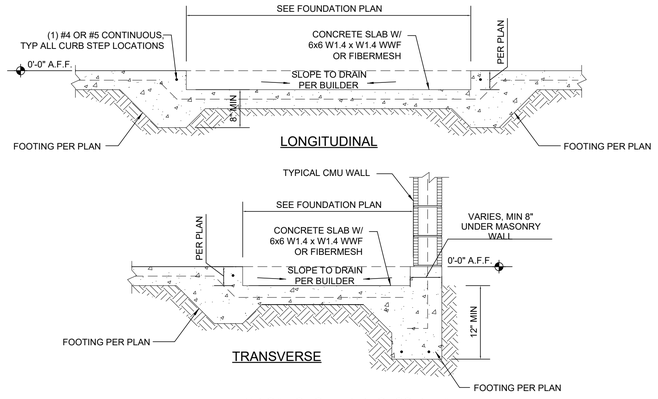
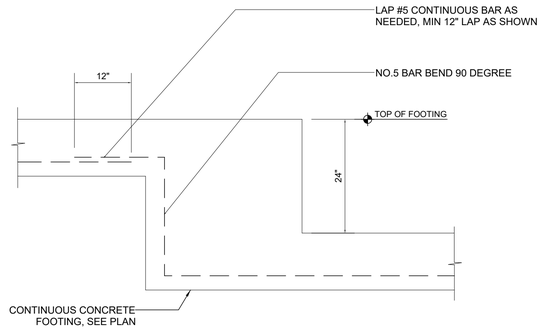
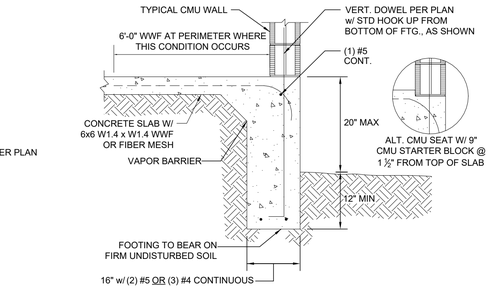


GARAGE SLAB RECESS AT OVERHEAD GARAGE DOOR DETAIL



TYPICAL SHOWER RECESS DETAIL

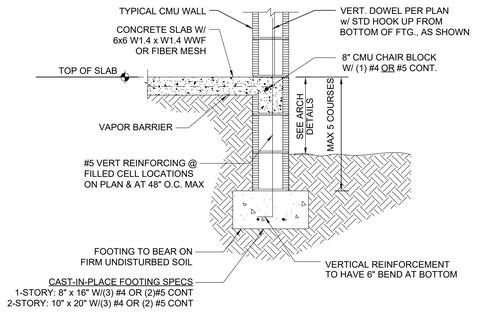




1A MONOLITHIC FOOTING SECTION - 32" MAX DEPTH

CONTACT EOR PRIOR TO CONSTRUCTION IF ANY OF THE FOLLOWING OCCUR:

- GROUND ADJACENT TO FTG SLOPES DOWN AND AWAY FROM STRUCTURE STEEPER THAN 1'-0" VERTICALLY PER 3'-0" HORIZONTALLY TO PREVENT EROSION OF SOIL.

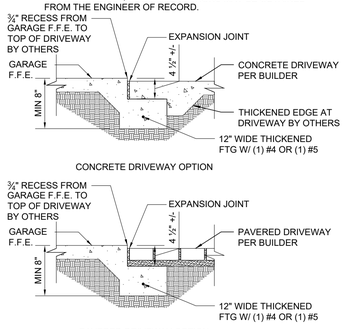


2 STEMWALL SECTION

- SPECIAL CARE SHOULD BE EXERCISED BY CONTRACTOR WHEN BACK FILLING BEHIND A STEM WALL, PARTICULARLY WHEN IT IS OVER 4 COURSES HIGH. SHOULD THIS CONDITION EXIST, RECOMMENDATIONS MAY BE OBTAINED FROM THE ENGINEER OF RECORD.

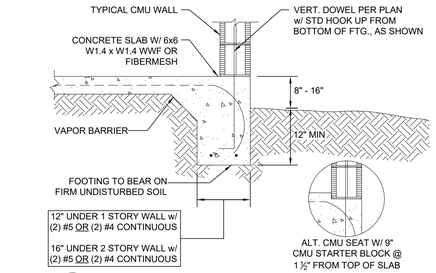
7 STEMWALL CURB SECTION

- SPECIAL CARE SHOULD BE EXERCISED BY CONTRACTOR WHEN BACK FILLING BEHIND A STEM WALL, PARTICULARLY WHEN IT IS OVER 4 COURSES HIGH. SHOULD THIS CONDITION EXIST, RECOMMENDATIONS MAY BE OBTAINED FROM THE ENGINEER OF RECORD.



8 GARAGE DOOR RECESS DETAIL

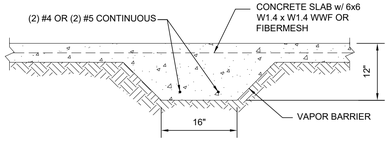
ONLY APPLICABLE AT GARAGE DOOR OPENING



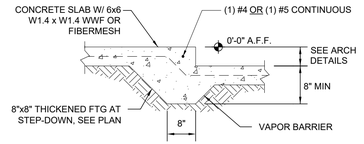
1 MONOLITHIC FOOTING SECTION - 28" MAX DEPTH

CONTACT EOR PRIOR TO CONSTRUCTION IF ANY OF THE FOLLOWING OCCUR:

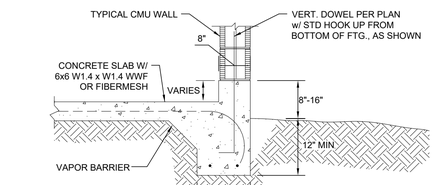
- GROUND ADJACENT TO FTG SLOPES DOWN AND AWAY FROM STRUCTURE STEEPER THAN 1'-0" VERTICALLY PER 3'-0" HORIZONTALLY TO PREVENT EROSION OF SOIL.



3 BEARING WALL FOOTING SECTION



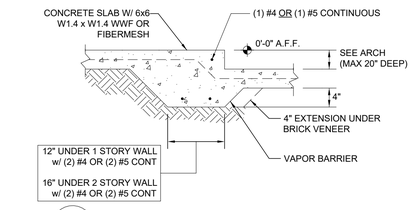
4 CURB STEP SECTION



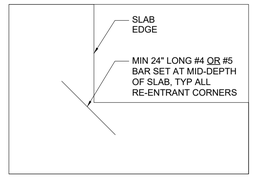
5 GARAGE EXT WALL CURB SECTION

CONTACT EOR PRIOR TO CONSTRUCTION IF ANY OF THE FOLLOWING OCCUR:

GROUND ADJACENT TO FTG SLOPES DOWN AND AWAY FROM STRUCTURE STEEPER THAN 1'-0" VERTICALLY PER 3'-0" HORIZONTALLY TO PREVENT EROSION OF SOIL.

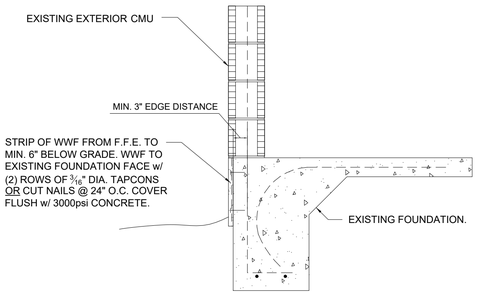


6 BEARING CURB STEP SECTION



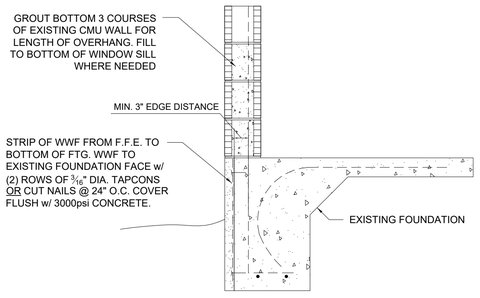
RE-ENTRANT CORNER DETAIL (RECOMMENDED)

PLAN VIEW, DETAIL TYPICAL @ ALL RE-ENTRANT CORNERS



8" CMU WALL OVERHANGS LESS THAN 1"

(THIS DETAIL IS A COSMETIC REPAIR AND IS RECOMMENDED BUT NOT REQUIRED)



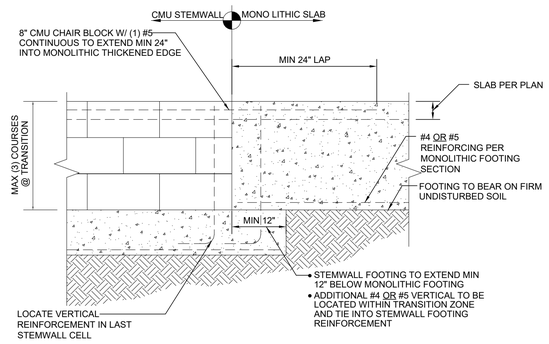
8" CMU WALL OVERHANGS 2.5" OR LESS

(THIS DETAIL IS A STRUCTURAL REPAIR AND IS REQUIRED)

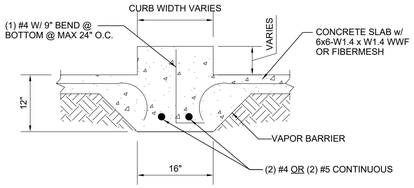
NOTES:

- IF EXISTING REBAR DOES NOT MEET 3" EDGE DISTANCE REQUIREMENT, REMOVE INSIDE FACE SHELL OF EXISTING CMU WALL AT ADJECENT CELL AND DRILL & EPOXY NEW FULL HT. VERTICAL #5 DOWEL W/ 12" EMBED INTO EXISTING FOUNDATION AND 4" EMBED INTO EXISTING BOND BEAM.
- IF MORE THAN (3) BARS DO NOT MEET THE REQUIRED 3" EDGE DISTANCE, CONTACT EOR.

TYPICAL STEP IN FOOTING DETAIL



CMU STEMWALL TO MONOLITHIC TRANSITION DETAIL



9 WALL CURB SECTION

2024 I.V.O
TM CRAWFORD
DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
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true design studios
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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

BAINBRIDGE

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003025

DRAWN: ETC

CHECKED: DB

07-02-2025

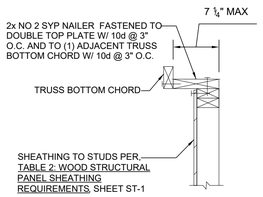
REVISIONS:

No.	Description	Date

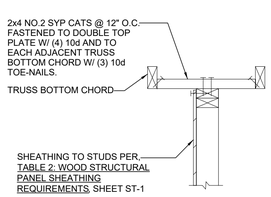
ST-2.D

CMU/METAL CONNECTOR ENGINEERING

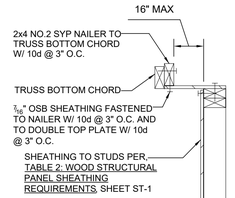
APEX TECHNOLOGY" IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



OPTION 1



OPTION 2



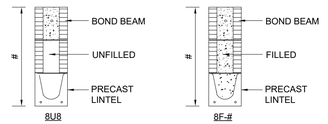
OPTION 3

INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
2. THIS INTERIOR SHEARWALL DETAIL IS INTENDED FOR USE IN AREAS WHERE THE SHEARWALL RUNS PARALLEL TO THE TRUSSES. THIS IS A PREFERRED ALTERNATIVE TO FRAMING ABOVE THE PLATE LINE TO THE ROOF DECK.

LINTEL SCHEDULE

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F-1-36	LENGTH PER PLAN
L-2	8F-16	LENGTH PER PLAN
L-3	8U8	LENGTH PER PLAN
L-4	8F-1-16	LENGTH PER PLAN



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

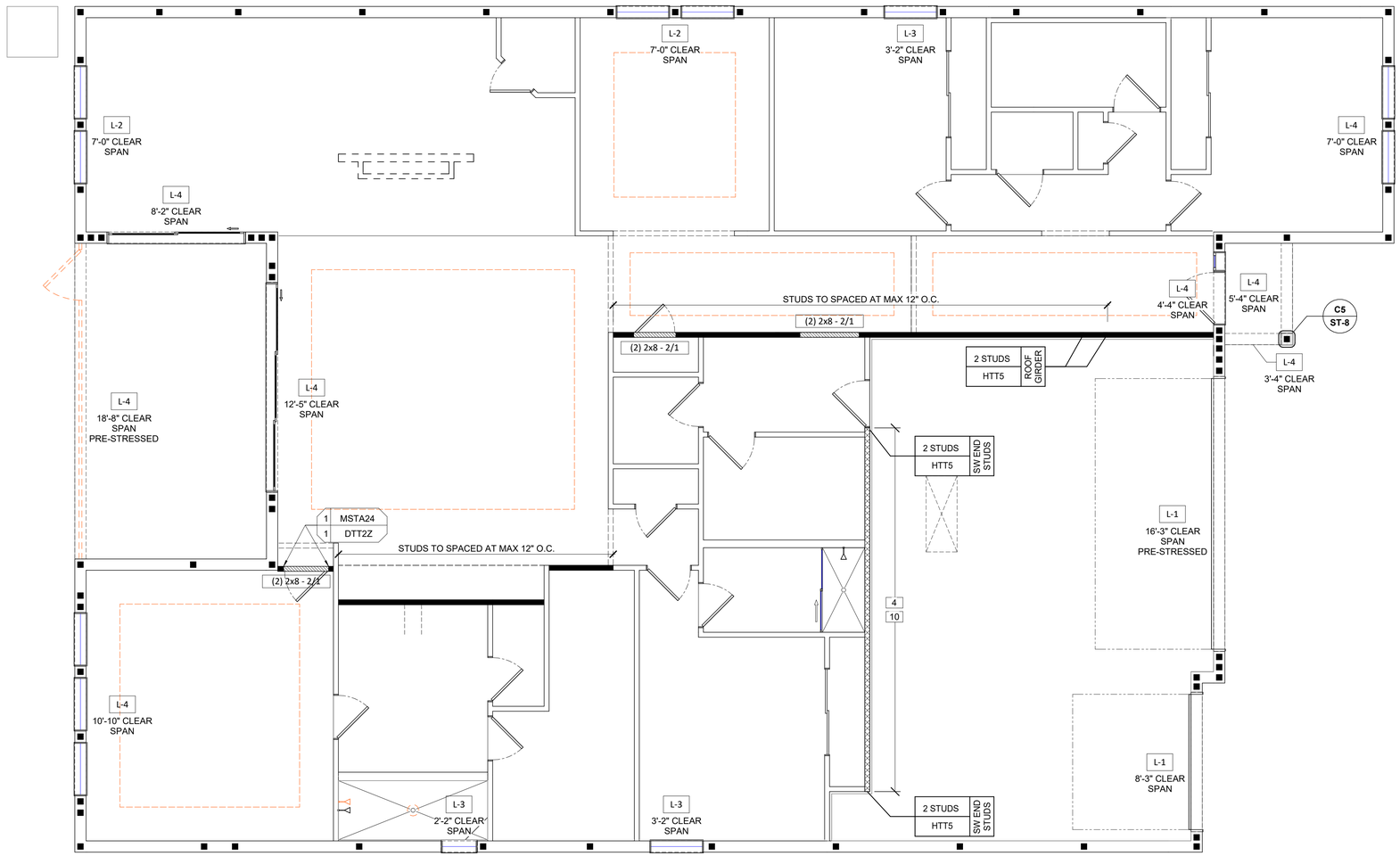
- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT = HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMSPON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.



LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¼" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

2 STUDS / STRAP | TRUSS GIRDER

NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN
BOTTOM OF STUD COLUMN CONNECTION
• 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
• 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

1 MSTA24 / 1 DTT2Z

NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
TYPE OF STRAP CONNECTING HEADER TO JACK STUD
KING/JACK GROUP BOTTOM CONNECTION
• 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
• 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #

NUMBER OF KING STUDS EACH SIDE OF OPENING
HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2

NUMBER OF KING STUDS EACH SIDE OF OPENING
NUMBER OF JACK STUDS EACH SIDE OF OPENING
DEPTH OF LOAD-BEARING #2 SYP HEADER
NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ½" LSL- 1 / 2

NUMBER OF KING STUDS EACH SIDE OF OPENING
NUMBER OF JACK STUDS EACH SIDE OF OPENING
HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
DEPTH OF LOAD-BEARING EWP HEADER
NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

1st LEVEL STRUCTURAL PLAN - TRADITIONAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

CMU/METAL CONNECTOR ENGINEERING

2021 V1.0-CMU

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

BAINBRIDGE

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003025**

DRAWN: **ETC**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-3 (150C)

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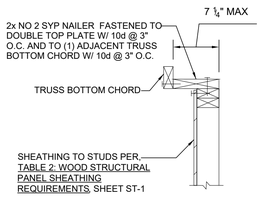
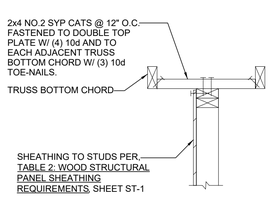
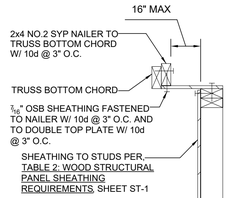


OPTION 1



OPTION 2



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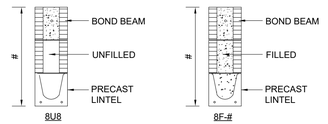

PRE-CAST LINTEL OPTIONS

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FRAMING KEY NOTES (CMU) DC1

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10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
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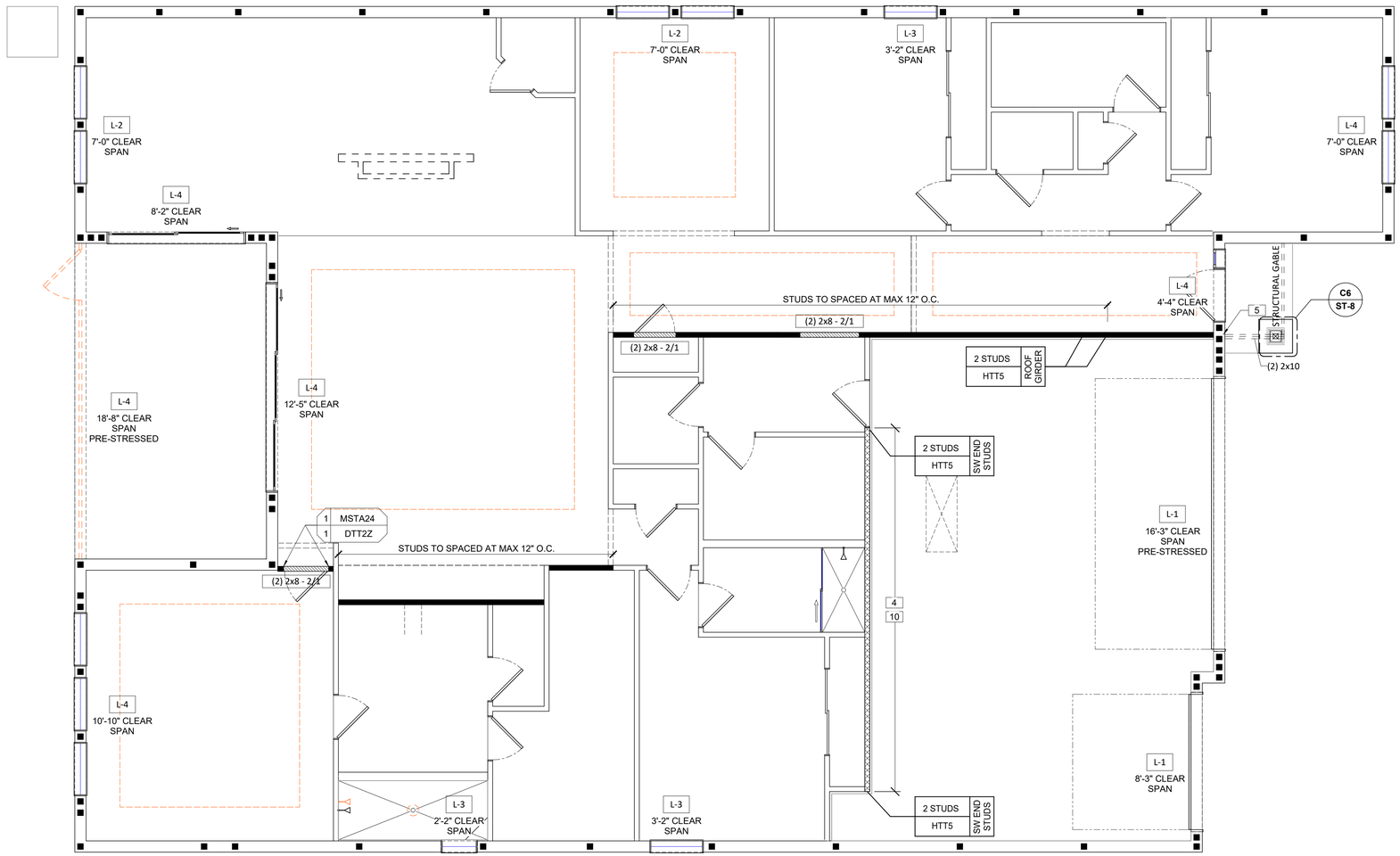
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.



LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¼" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.

2 STUDS / STRAP | TRUSS GIRDER — ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN

BOTTOM OF STUD COLUMN CONNECTION
- 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
- 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

1 MSTA24 / 1 DTT2Z
- NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
- TYPE OF STRAP CONNECTING HEADER TO JACK STUD
- KING/JACK GROUP BOTTOM CONNECTION
  - 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
  - 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
- NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #
- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2
- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- DEPTH OF LOAD-BEARING #2 SYP HEADER
- NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ½" LSL- 1 / 2
- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
- DEPTH OF LOAD-BEARING EWP HEADER
- NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

1st LEVEL STRUCTURAL PLAN - CRAFTSMAN A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

CMU/METAL CONNECTOR ENGINEERING

2021 V1.0-CMU

2024 V1.0-TM CMU

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APEX

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taylor morrison

BAINBRIDGE

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003025**

DRAWN: **ETC**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-3.2 (150C)

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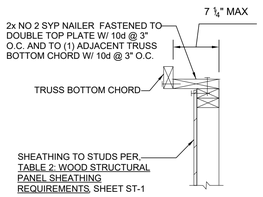
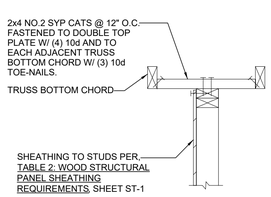
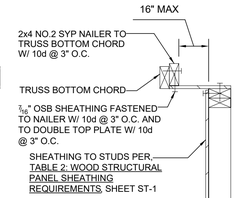


OPTION 1



OPTION 2



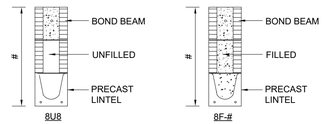
OPTION 3

INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
2. THIS INTERIOR SHEARWALL DETAIL IS INTENDED FOR USE IN AREAS WHERE THE SHEARWALL RUNS PARALLEL TO THE TRUSSES. THIS IS A PREFERRED ALTERNATIVE TO FRAMING ABOVE THE PLATE LINE TO THE ROOF DECK.

LINTEL SCHEDULE

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F-1-36	LENGTH PER PLAN
L-2	8F-16	LENGTH PER PLAN
L-3	8U8	LENGTH PER PLAN
L-4	8F-1-16	LENGTH PER PLAN



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

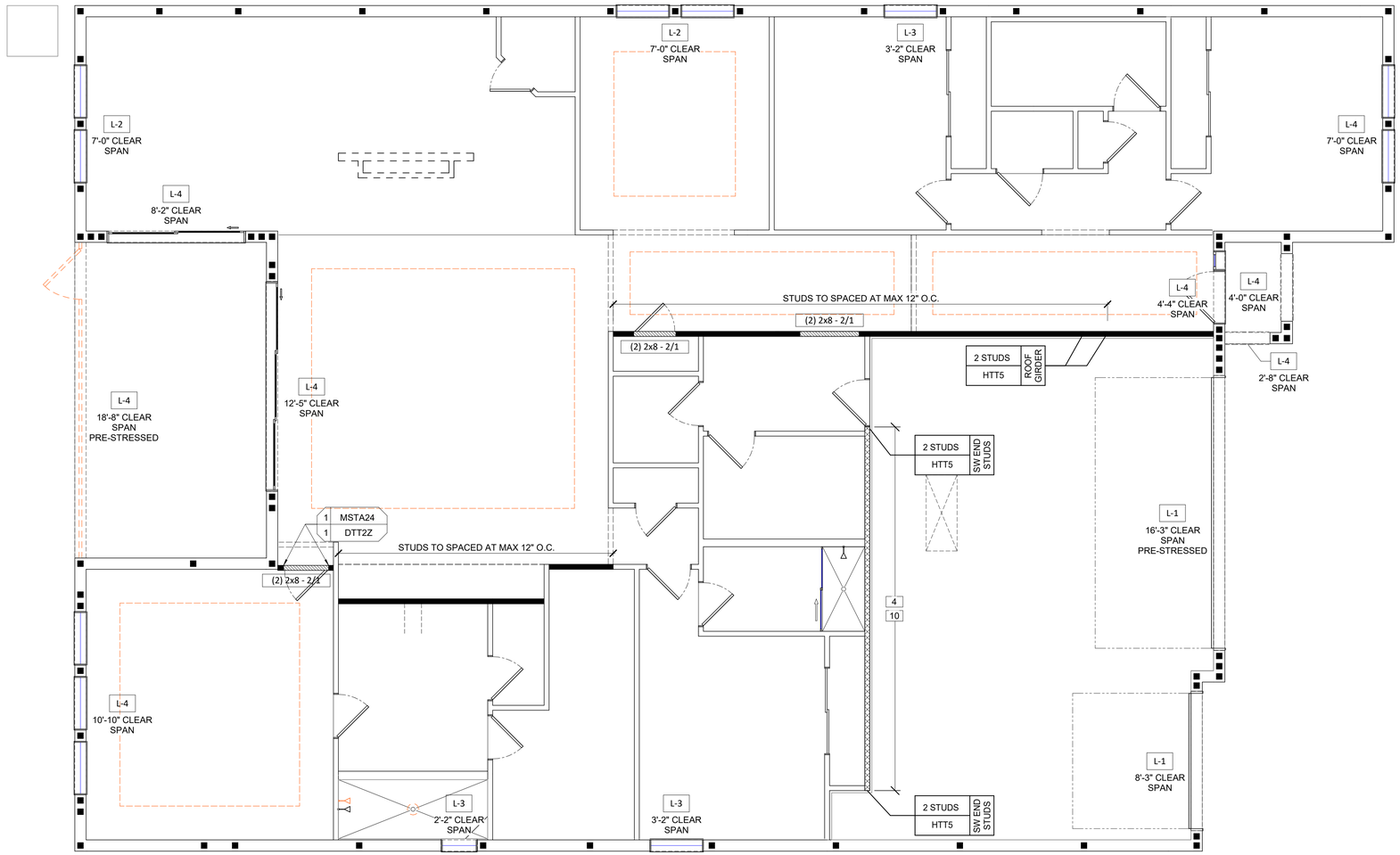
- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMSPON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.



LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¼" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

2 STUDS / STRAP | TRUSS GIRDER

NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN
BOTTOM OF STUD COLUMN CONNECTION
• 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
• 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

1 MSTA24 / 1 DTT2Z

NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
TYPE OF STRAP CONNECTING HEADER TO JACK STUD
KING/JACK GROUP BOTTOM CONNECTION
• 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
• 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #
NUMBER OF KING STUDS EACH SIDE OF OPENING
HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2
NUMBER OF KING STUDS EACH SIDE OF OPENING
NUMBER OF JACK STUDS EACH SIDE OF OPENING
DEPTH OF LOAD-BEARING #2 SYP HEADER
NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ½" LSL- 1 / 2
NUMBER OF KING STUDS EACH SIDE OF OPENING
NUMBER OF JACK STUDS EACH SIDE OF OPENING
HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
DEPTH OF LOAD-BEARING EWP HEADER
NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

1st LEVEL STRUCTURAL PLAN - COASTAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

CMU/METAL CONNECTOR ENGINEERING

2021 V1.0-CMU

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX

tds true design studios

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

BAINBRIDGE

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003025**

DRAWN: **ETC**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-3.4 (150C)

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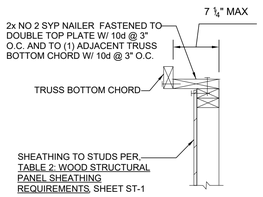
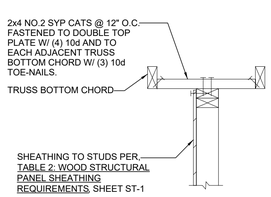
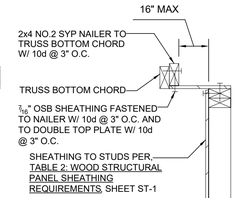


OPTION 1



OPTION 2



OPTION 3

INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
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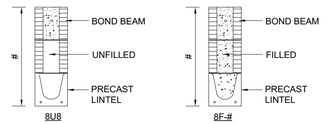
LINTEL SCHEDULE

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F-1-36	LENGTH PER PLAN
L-2	8F-16	LENGTH PER PLAN
L-3	8U8	LENGTH PER PLAN
L-4	8F-1-16	LENGTH PER PLAN



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

GENERAL MASONRY NOTES DC1

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- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
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MASONRY LEGEND

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- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
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- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT = HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
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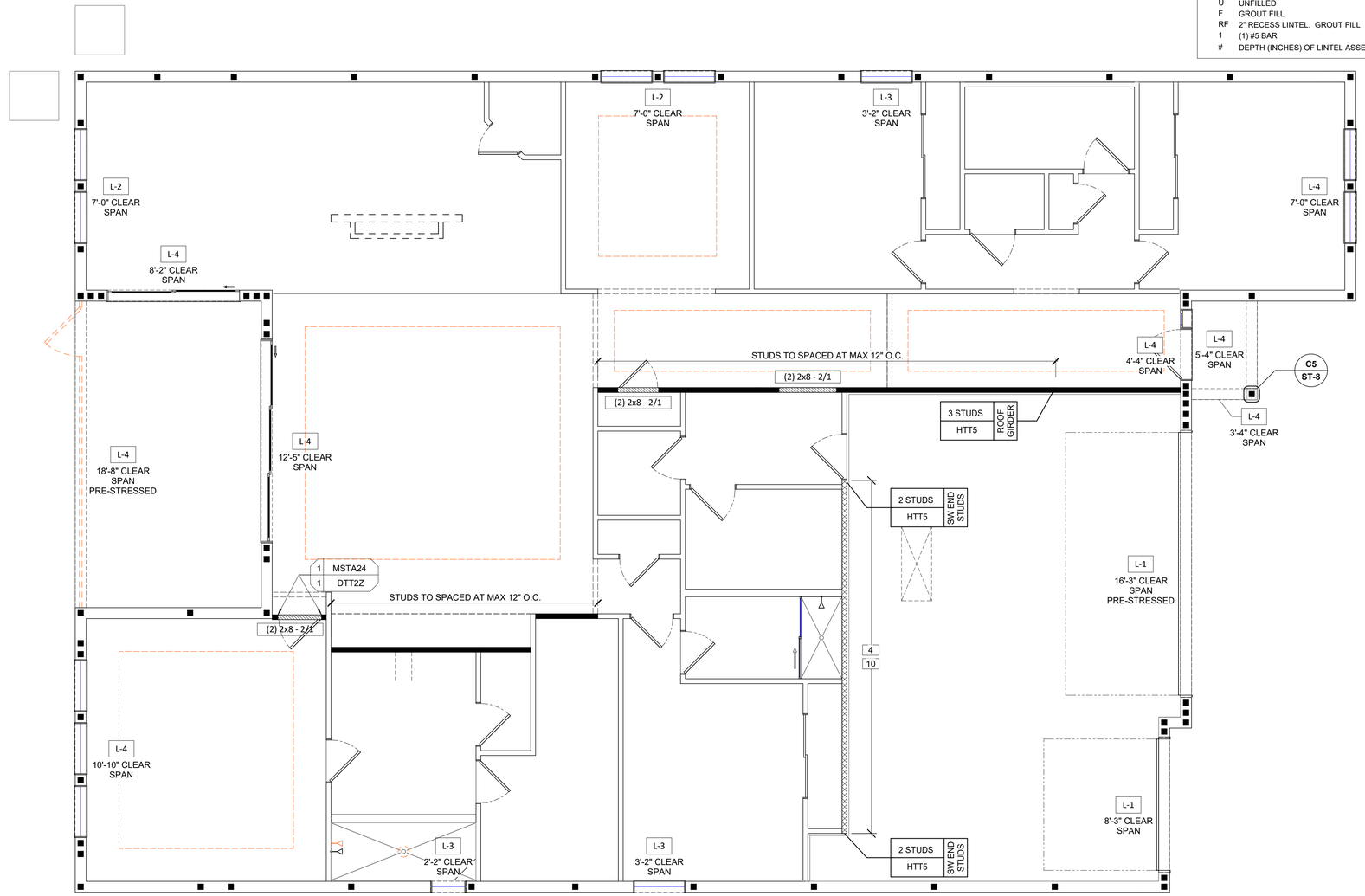
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMSPON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.



LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¼" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

2 STUDS / STRAP | TRUSS GIRDER

NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN

BOTTOM OF STUD COLUMN CONNECTION
- 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
- 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

1 MSTA24 / 1 DTT2Z

NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
TYPE OF STRAP CONNECTING HEADER TO JACK STUD
KING/JACK GROUP BOTTOM CONNECTION
- 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
- 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #

NUMBER OF KING STUDS EACH SIDE OF OPENING
HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2

NUMBER OF KING STUDS EACH SIDE OF OPENING
NUMBER OF JACK STUDS EACH SIDE OF OPENING
DEPTH OF LOAD-BEARING #2 SYP HEADER
NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ½" LSL- 1 / 2

NUMBER OF KING STUDS EACH SIDE OF OPENING
NUMBER OF JACK STUDS EACH SIDE OF OPENING
HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
DEPTH OF LOAD-BEARING EWP HEADER
NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

1st LEVEL STRUCTURAL PLAN - FARMHOUSE A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

CMU/METAL CONNECTOR ENGINEERING

2021 V1.0-CMU

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

BAINBRIDGE

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003025**

DRAWN: **ETC**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-3.6 (150C)

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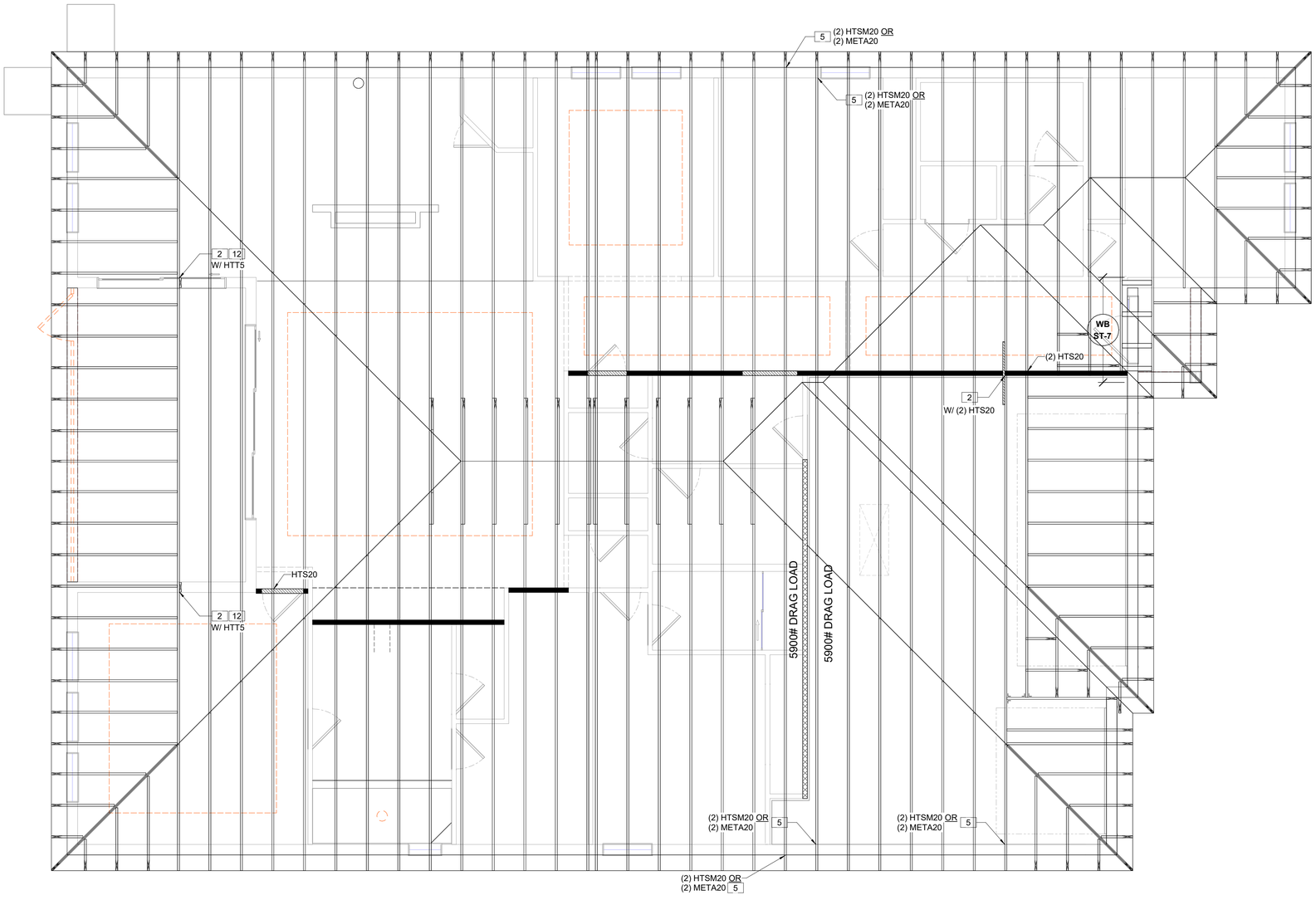

1st LEVEL FRAMING PLAN - TRADITIONAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING), OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS ¼" Ø @ 24" O.C. STAGGERED
PT 2x8.....(2) ROWS ¼" Ø @ 16" O.C. STAGGERED
PT 2x10.....(2) ROWS ¼" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS ¼" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSSOR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPSOR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

E.O.R. HAS REVIEWED AND APPROVED COMPONENT DESIGN REFERENCES LISTED BELOW FOR CONFORMITY WITH THE DESIGN CRITERIA OF THIS PLAN SET. APPROVAL IS ONLY FOR CONFORMANCE WITH DESIGN CONCEPT AND DOES NOT RELIEVE THE DELEGATED ENGINEER OF THE RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE SHOP DRAWINGS.

- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS:# XXXXXX, DATED XX-XX-XXXX

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

BAINBRIDGE

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003025

DRAWN: ETC

CHECKED: DB

07-02-2025

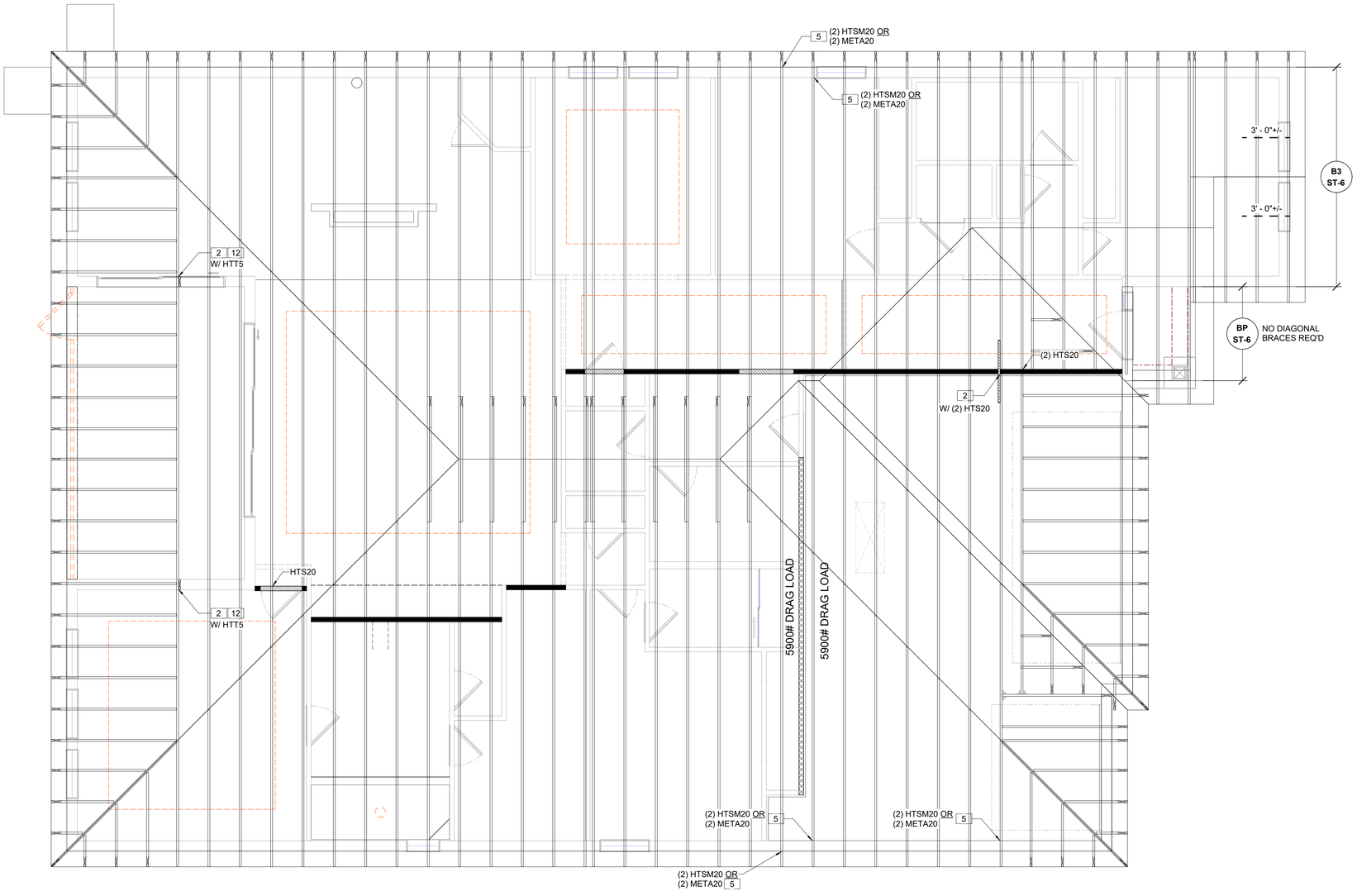
REVISIONS:

No.	Description	Date

ST-3A (150C)

CMU/METAL CONNECTOR ENGINEERING

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7947



1st LEVEL FRAMING PLAN - CRAFTSMAN A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING), OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS ¼" Ø @ 24" O.C. STAGGERED
PT 2x8.....(2) ROWS ¼" Ø @ 16" O.C. STAGGERED
PT 2x10.....(2) ROWS ¼" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS ¼" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSSOR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPSOR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

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- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS:# XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

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BAINBRIDGE

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003025

DRAWN: ETC

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-3A.2 (150C)

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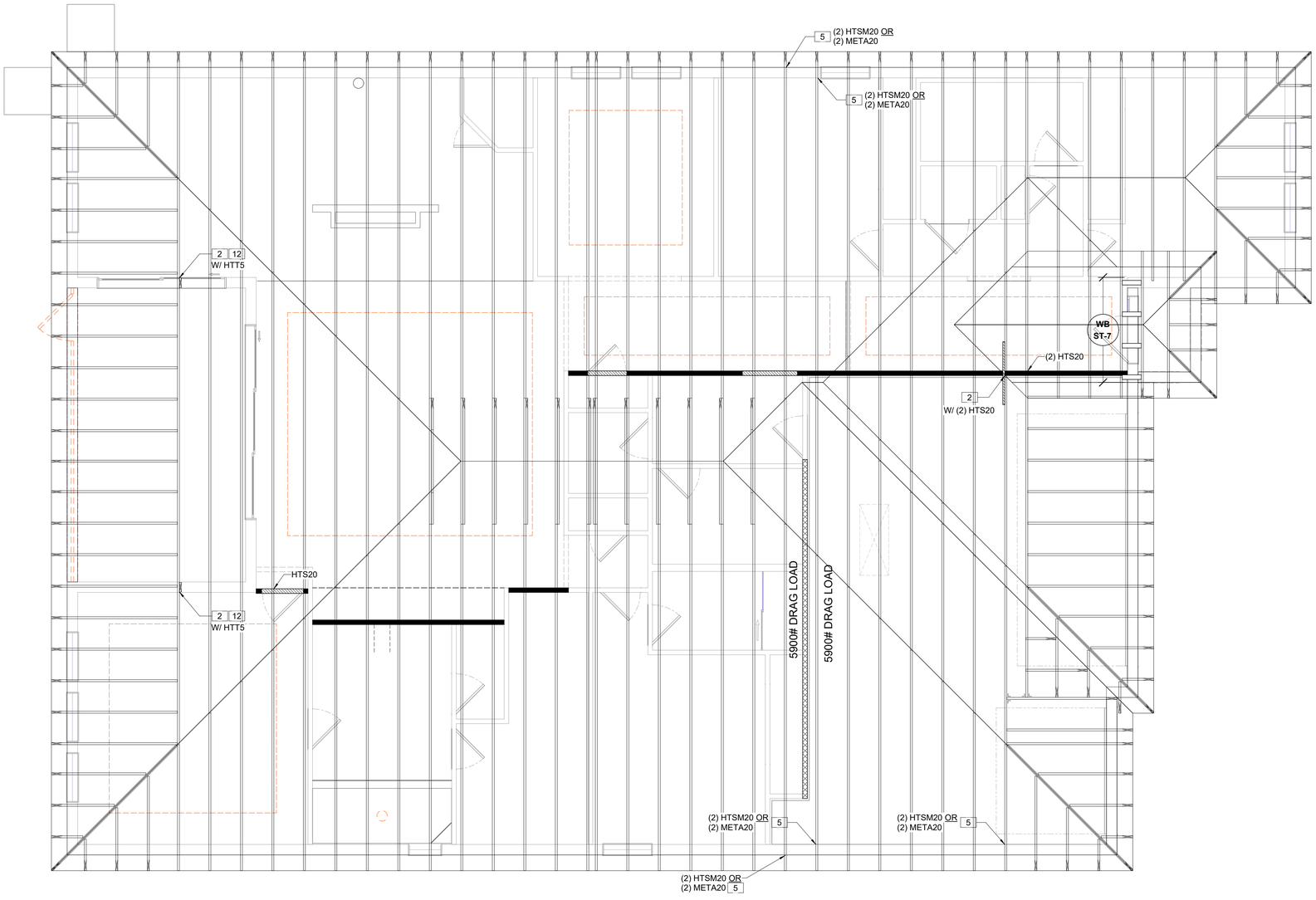

1st LEVEL FRAMING PLAN - COASTAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

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- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
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OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
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- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING), OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
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   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

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2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

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PT 2x6.....(2) ROWS ¼" Ø @ 24" O.C. STAGGERED
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PT 2x10.....(2) ROWS ¼" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS ¼" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSSOR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
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12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
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SHOP DRAWING REVIEW NOTE

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- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS:# XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

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904.821.5200

taylor morrison

BAINBRIDGE

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003025

DRAWN: ETC

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-3A.4 (150C)

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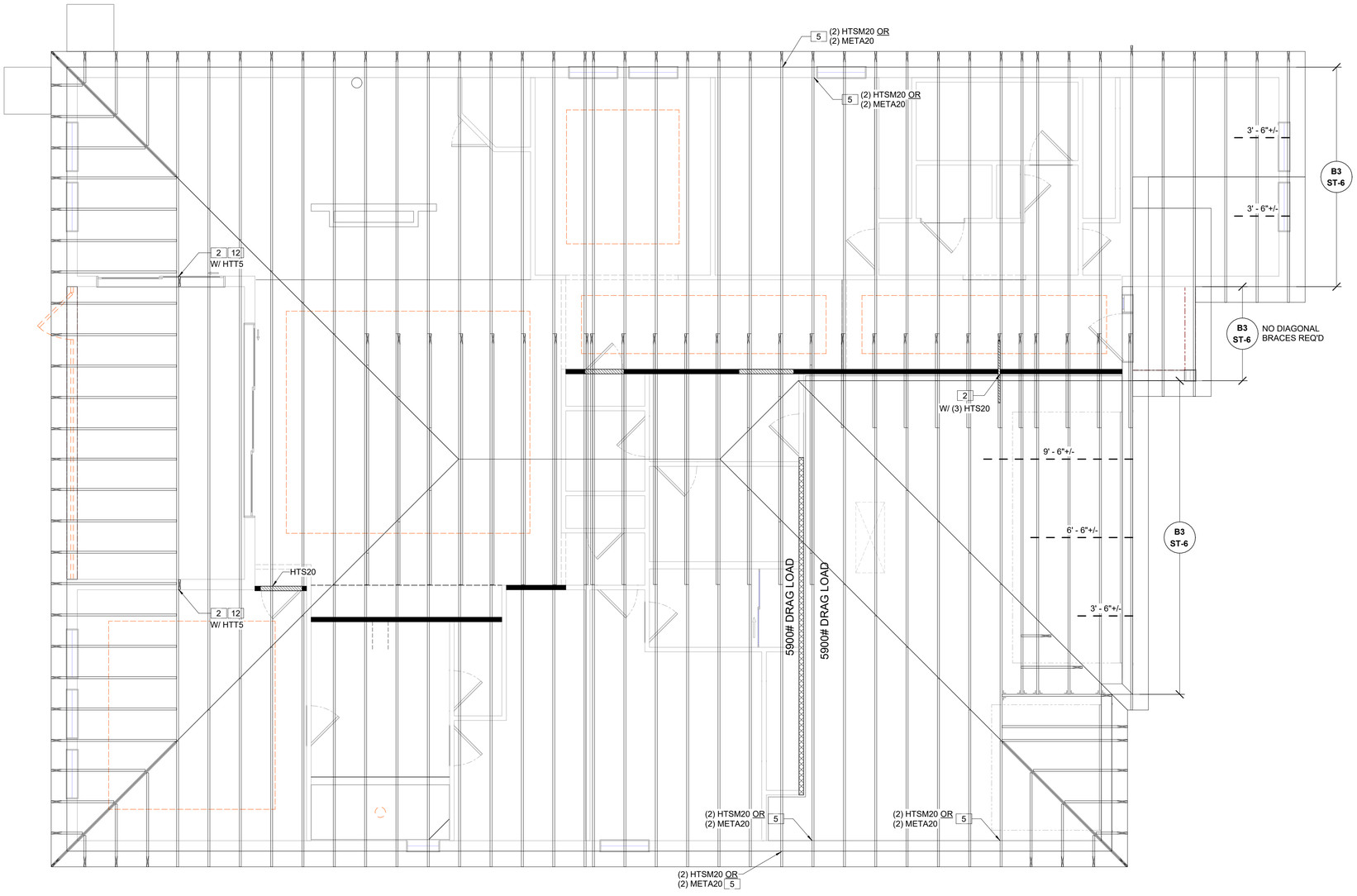

1st LEVEL FRAMING PLAN - FARMHOUSE A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

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OVERFRAMING NOTES

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- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
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16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

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   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
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PT 2x12.....(2) ROWS ¼" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
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12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
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SHOP DRAWING REVIEW NOTE

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- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS:# XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

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APEX

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904.821.5200

taylor morrison

BAINBRIDGE

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003025**

DRAWN: **ETC**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-3A.6 (150C)

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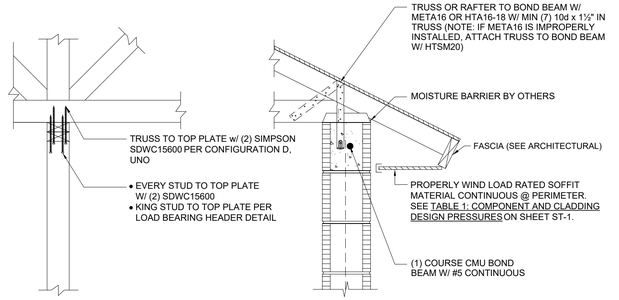
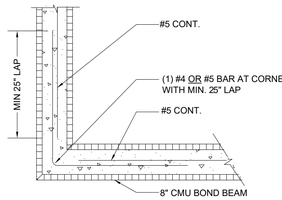
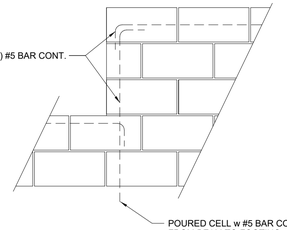


WALL SECTION AT ROOF
WOOD WALL CONDITION

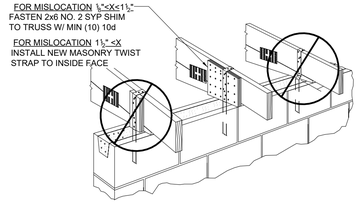
WALL SECTION AT ROOF
CMU WALL CONDITION



BOND BEAM REINFORCING AT CORNERS



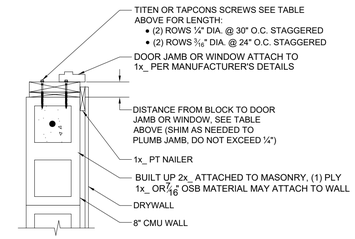
STEP DOWN TIE-BEAM



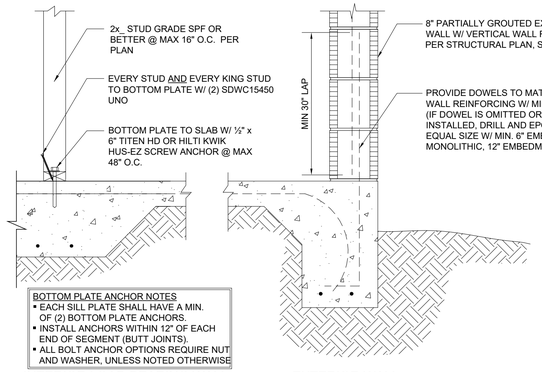
MISLOCATED TRUSS ANCHORS
BLOCKING NOT SHOWN FOR CLARITY

ALTERNATE WALL SECTIONS & TYPICAL DETAILS

DIST. FROM DOOR JAMB / WINDOW TO BLOCK	MIN. SCREW LENGTH	DIST. FROM DOOR JAMB / WINDOW TO BLOCK	MIN. SCREW LENGTH
¾" OR 1¼"	PER MANUF.	3"	5"
1½"	3¼"	3 7/16"	5"
1 15/16"	3 3/4"	3 3/4"	6"
2¼"	3¾"		



TYPICAL DOOR/WINDOW JAMB TO BLOCK
(TYPICAL FOR ALL MASONRY OPENINGS, UNO)

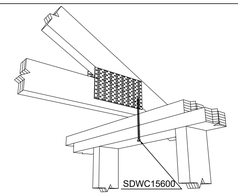


INTERIOR LOAD BEARING WALL

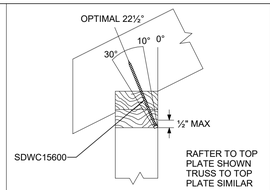
EXTERIOR WALL

WALL SECTION AT FOUNDATION

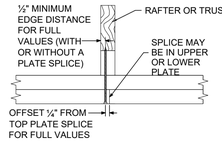
SDWC INSTALLATION SPECIFICATIONS, AS PROVIDED BY SCREW MANUFACTURER



1 STANDARD SDWC ROOF TO WALL INSTALLATION

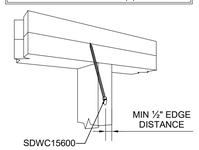


2a OPT. SDWC INSTALLATION RANGE

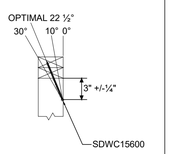


3 SDWC MIN. EDGE DISTANCE FOR TOP PLATE SPLICE (SIM FOR STUD TO TOP PLATE CONNECTION)

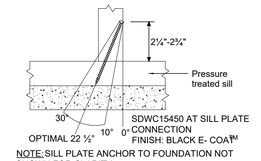
NOTE TO FRAMER
MAX (1) SDWC TO NARROW FACE OF EACH STUD, (2) SDWC TO NARROW FACE OF STUD REQUIRES (2) STUDS



4 OPT. SDWC STUD-TO-TOP PLATE CONNECTION THROUGH NARROW FACE



4a SDWC INSTALLATION RANGE AT NARROW FACE OF STUD



NOTE: SILL PLATE ANCHOR TO FOUNDATION NOT SHOWN FOR CLARITY.

11 SDWC STUD-TO-SILL PLATE CONNECTION

NOTE TO FRAMER
MAX (1) SDWC TO NARROW FACE OF EACH STUD, (2) SDWC TO NARROW FACE OF STUD REQUIRES (2) STUDS

12 OPT. SDWC STUD-TO-SILL PLATE CONNECTION THROUGH NARROW FACE AT FDN

NOTE: STUD-TO-BOTTOM PLATE SHOWN. ALL OTHER INSTALLATIONS SIMILAR.

13 SDWC EDGE DISTANCE AND SPACING INFORMATION

BOTH SCREWS INSTALLED AT A 20°-25° ANGLE W/ A½" TO ⅞" OFFSET FROM THE OPPOSITE EDGES OF TOP PLATE AND 3"±¼" ABOVE TOP PLATE. USE METAL INSTALLATION GUIDE INCLUDED IN SCREW KITS FOR OPTIMAL 22.5° INSTALLATION. TO PREDRILL THROUGH TRUSS PLATES, USE A⅛" DRILL BIT

D (2) SDWC15600 THROUGH TRUSS/RAFTER INTO DOUBLE TOP PLATE

GENERAL NOTES APPLICABLE TO WALL SECTIONS:

1. ALL LOAD BEARING TOP PLATES ARE TO BE BUILT WITH (2) 2x_ NO. 2 SYP FASTENED W/ (2) ROWS 10d @ 8" O.C. STAGGERED (UNO). MINIMUM 48" LAP W/ MINIMUM (2) 10d IN LAP. ADJUST TYPICAL NAIL SPACING AS NEEDED.
2. ALL EXTERIOR BOTTOM PLATES ARE TO BE 2x_ NO. 2 SYP PT.
3. ALL INTERIOR BOTTOM PLATES ARE TO BE 2x_ NO. 2 SYP PT.
4. FOUNDATION INFORMATION ON THIS PAGE IS FOR GRAPHICAL DEPICTION ONLY. REFER TO FOUNDATION PLAN AND SECTIONS FOR FOUNDATION INFORMATION.

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0
TM 1700 CRM.JWD

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BAINBRIDGE

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003025
DRAWN: ETC
CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-5

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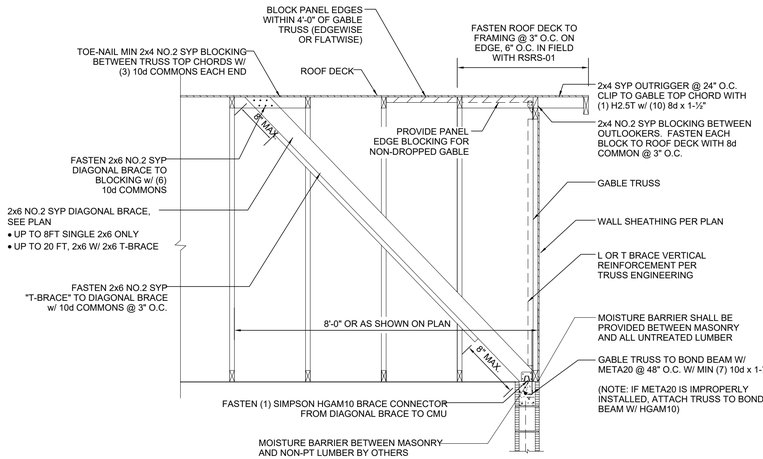
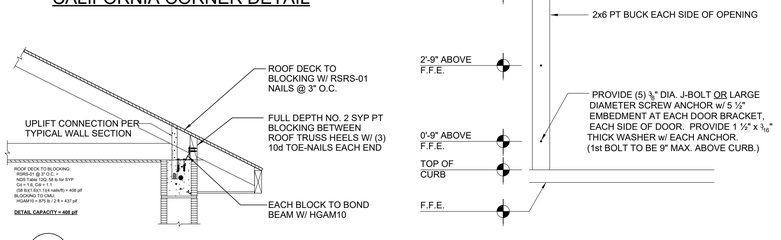


B3 GABLE ANGLE BRACING DETAIL (W/ HGAM10)

2021 V1.0

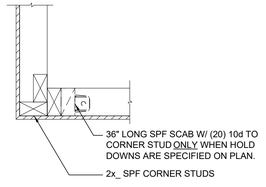
1) MAX. TRUSS SPACING = 24" O.C.
2) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR NON-DROPPED GABLE TRUSSES W/ 9" OR LESS OVERHANGS.



BP STRUCTURAL GABLE TRUSS BRACING DETAIL

2021 V1.0

1) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR 9" OR LESS OVERHANGS.

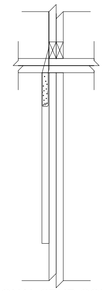


CALIFORNIA CORNER DETAIL

RB ROOF BLOCKING DETAIL

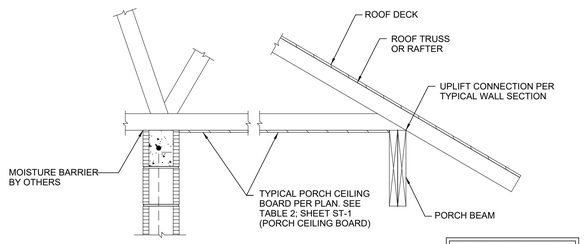
DETAIL ONLY REQUIRED WHERE SPECIFIED ON PLAN

GARAGE DOOR JAMB DETAIL



OPTIONAL STUD COLUMN SCAB FOR TRUSS STRAP

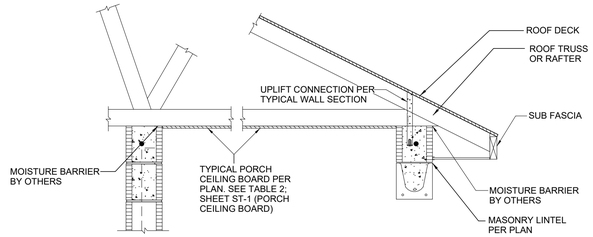
- MINIMUM 3'-0" SCAB w/ (2) ROWS OF 10d @ 6" O.C., MINIMUM (12) 10d
- SECOND SCAB MAY BE ADDED AS NEEDED TO OPPOSITE SIDE



TYPICAL PORCH SHEATHING DETAIL

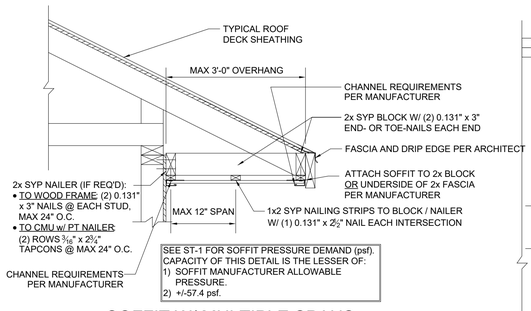
AT MASONRY EXTERIOR WALL
(THIS DETAIL IS REQUIRED AT ALL COVERED PORCHES UNLESS NOTED OTHERWISE)

PORCH BEAM TO POST:
(1) MSTA24
POST TO SLAB:
ABU POST BASE ANCHOR OR DTT2Z
(UNLESS NOTED OTHERWISE)



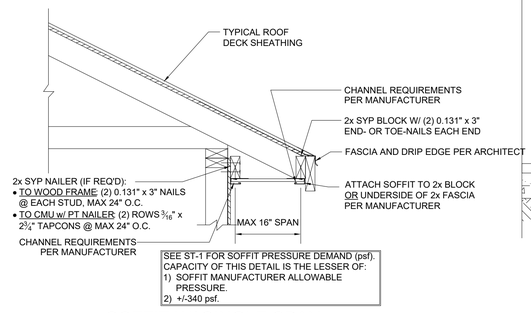
TYPICAL PORCH SHEATHING DETAIL

AT MASONRY EXTERIOR WALL
(THIS DETAIL IS REQUIRED AT ALL COVERED PORCHES UNLESS NOTED OTHERWISE)



SEE ST-1 FOR SOFFIT PRESSURE DEMAND (psf). CAPACITY OF THIS DETAIL IS THE LESSER OF:
1) SOFFIT MANUFACTURER ALLOWABLE PRESSURE.
2) +/-57.4 psf.

SOFFIT W/ MULTIPLE SPANS

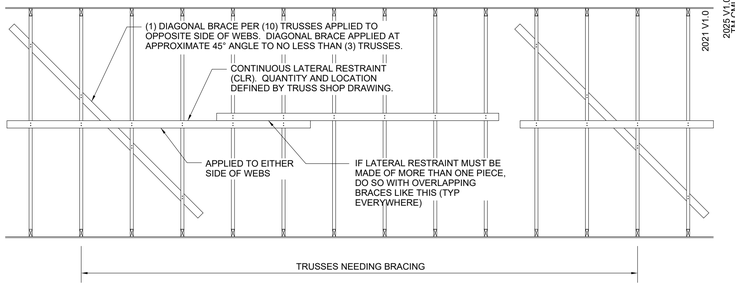


SEE ST-1 FOR SOFFIT PRESSURE DEMAND (psf). CAPACITY OF THIS DETAIL IS THE LESSER OF:
1) SOFFIT MANUFACTURER ALLOWABLE PRESSURE.
2) +/-340 psf.

SOFFIT W/ SINGLE SPAN

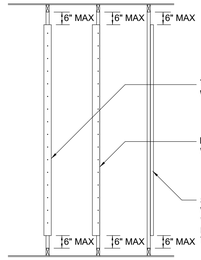
SF SOFFIT DETAILS

Soffit detail is intended to convey connections between members in the supporting structural frame, not the soffit connections to those members Product manufacturer and evaluating engineer retain responsibility for individual soffit products and their connection to supporting structural frame



LATERAL BRACING - MULTIPLE TRUSSES

1. ALL RESTRAINT LUMBER SHOWN SHALL BE 2x4 NO.3 SPF OR BETTER (UNO).
2. SHOULD A SCENARIO ARISE THAT DOES NOT RESEMBLE THOSE INDICATED ABOVE, IMMEDIATELY CONTACT THE ENGINEER OF RECORD FOR APPROPRIATE BRACING DETAILS.
3. BRACING LUMBER SHALL INTERSECT THE WEBS OF THE BRACED TRUSS AT LOCATIONS INDICATED AS NEEDING BRACING ON THE INDIVIDUAL TRUSS DETAILS PRODUCED BY THE TRUSS ENGINEER.
4. ALL FASTENERS SHOWN ARE .131" x 3" LONG (UNO).
5. DESIGNED PER BCSI-B3, MOST CURRENT EDITION.

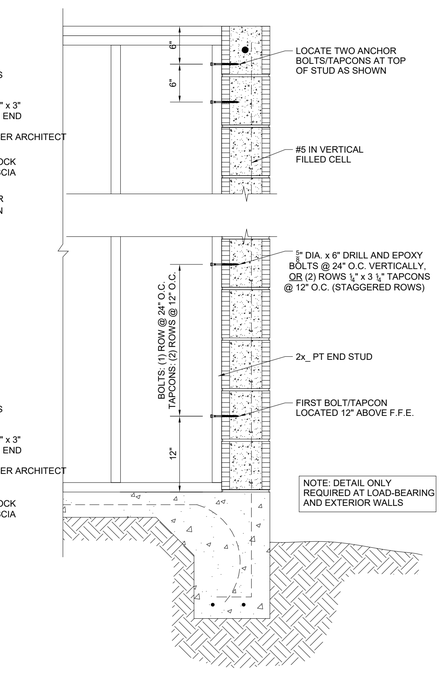


CONTINUOUS LATERAL RESTRAINT WEB BRACE SUBSTITUTE			
WEB MEMBER SIZE	SPECIFIED CLR	ALTERNATE BRACING T OR L	SCAB
2x4 2x4	1 ROW 2 ROWS	2x4 2x6	(1)2x4 (2)2x4*
2x6 2x6	1 ROW 2 ROWS	2x4 2x6	(1)2x6 (2)2x4*
2x8 2x8	1 ROW 2 ROWS	2x6 2x6	(1)2x8 (2)2x6*

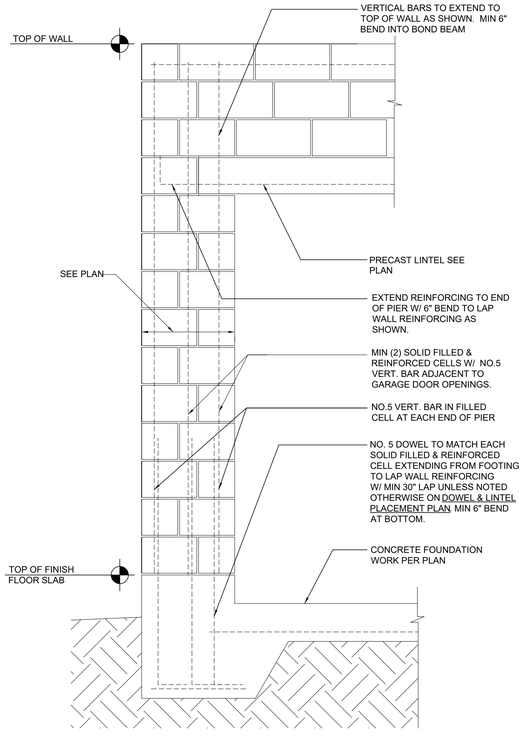
SINGLE TRUSS BRACING

1. INDIVIDUAL WEB BRACING MAY BE USED WHEN CONTINUOUS LATERAL RESTRAINT (CLR) IS SPECIFIED ON A TRUSS DESIGN BUT AN ALTERNATIVE WEB BRACING METHOD IS DESIRED.
2. INDIVIDUAL WEB BRACING MAY CONSIST OF T-BRACING, L-BRACING, OR SCAB BRACING. REFER TO CHART AND DETAIL FOR MORE INFORMATION.
3. INDIVIDUAL WEB BRACING MATERIAL TO BE SAME SIZE, SPECIES, AND GRADE AS WEB TO BE BRACED.

WEB BRACING DETAIL



WC WOOD TO CMU WALL CONNECTION



GARAGE SHEAR PIER

CMU/METAL CONNECTOR ENGINEERING

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BAINBRIDGE

BASE PLAN
50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003025
DRAWN: ETC
CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-6

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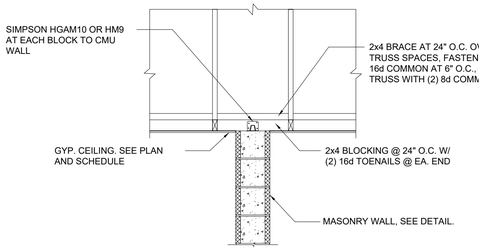
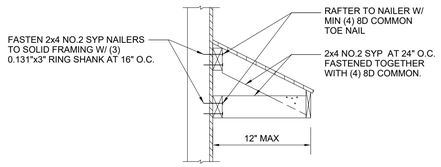
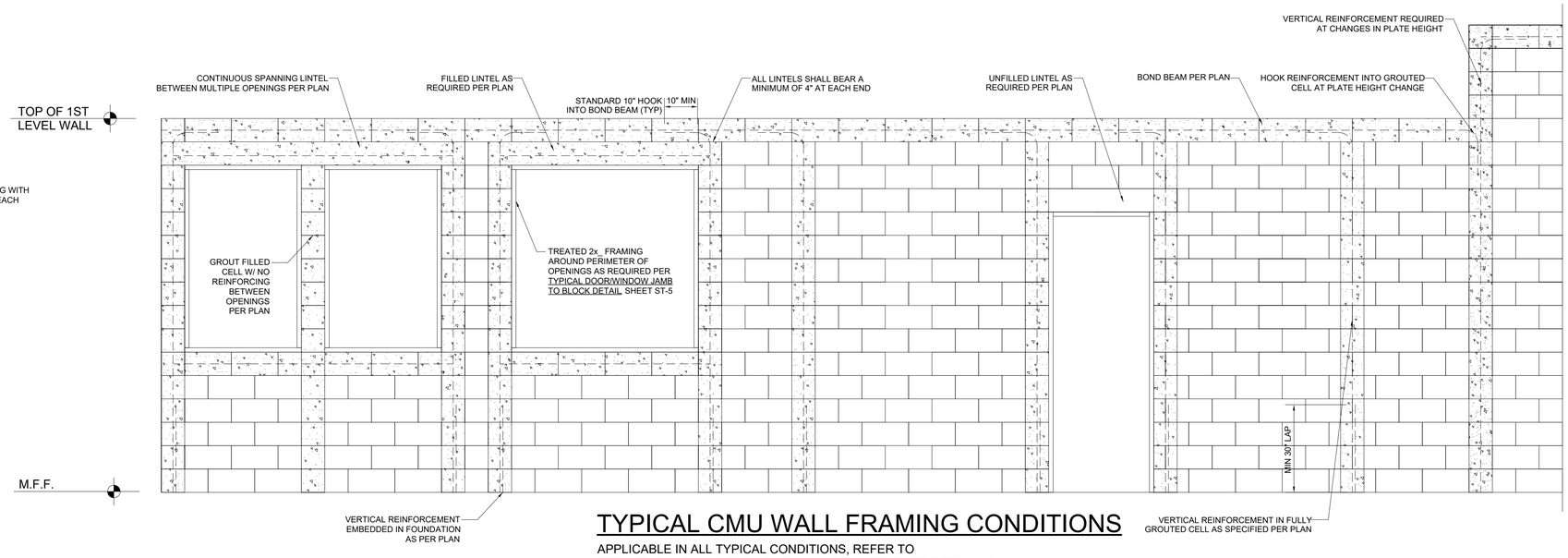


WB NON BEARING CMU WALL SHEAR CONNECTION

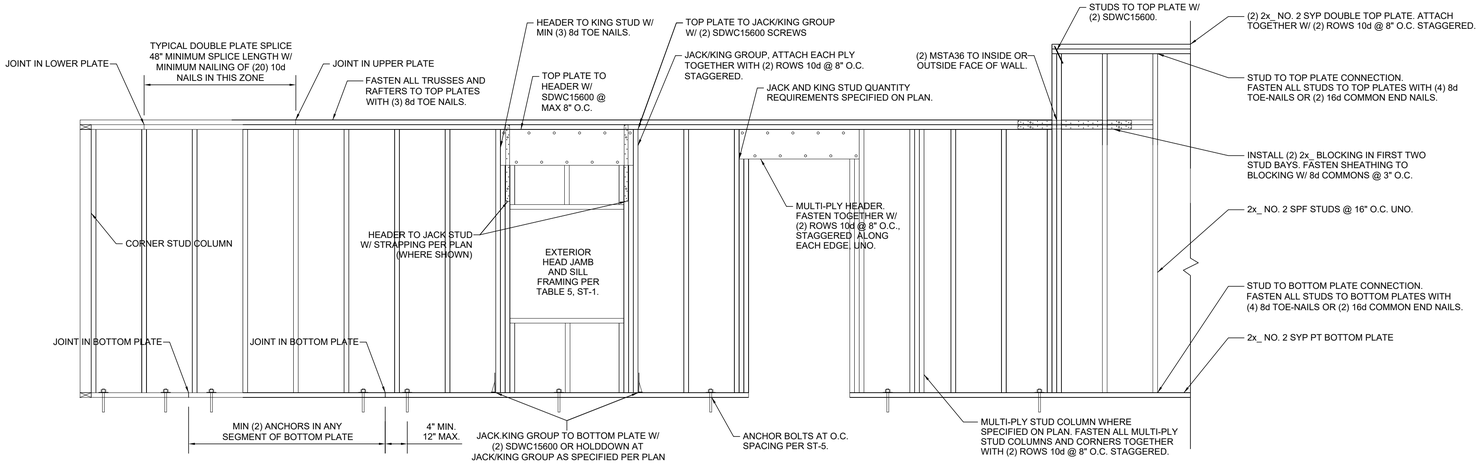


D1 SHED ROOF DETAIL



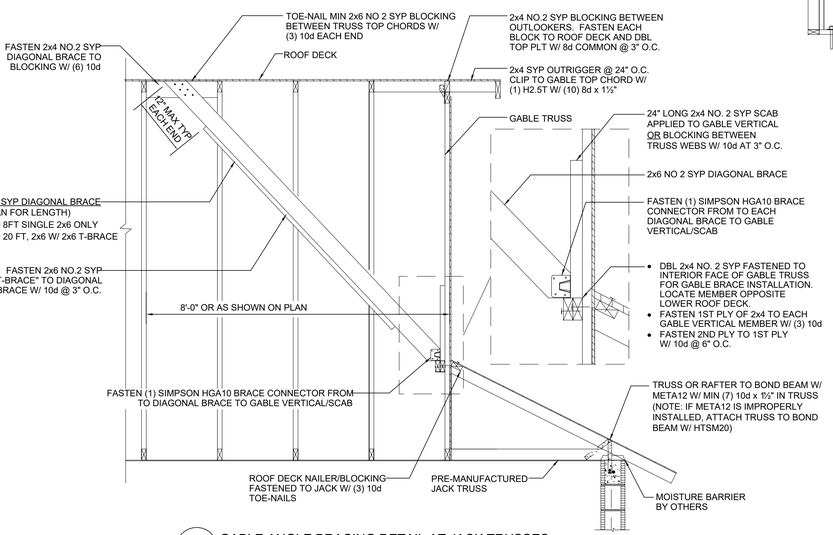
TYPICAL CMU WALL FRAMING CONDITIONS

APPLICABLE IN ALL TYPICAL CONDITIONS, REFER TO STRUCTURAL PLANS FOR ADDITIONAL REQUIREMENTS/DETAILING



TYPICAL WOOD BEARING WALL FRAMING CONDITIONS

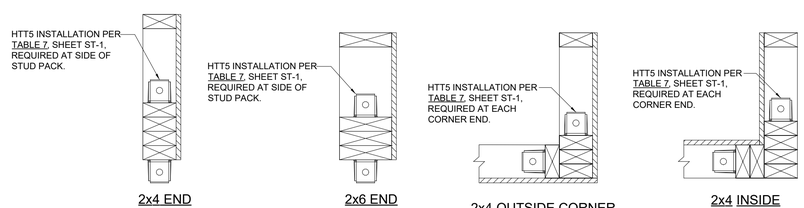
APPLICABLE IN ALL TYPICAL CONDITIONS, REFER TO STRUCTURAL PLANS FOR ADDITIONAL REQUIREMENTS/DETAILING



B5 GABLE ANGLE BRACING DETAIL AT JACK TRUSSES

2021 V1.0

1) MAX. TRUSS SPACING = 24" O.C.
2) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR NON-DROPPED GABLE TRUSSES W/ 9" OR LESS OVERHANGS.
3) L OR T BRACE VERTICAL REINFORCEMENT PER TRUSS ENGINEERING NOT SHOWN FOR CLARITY.



H1 DOUBLE HTT5 INSTALLATION OPTIONS

1) FASTEN ALL END STUDS TOGETHER W/ (2) ROWS OF 10d @ 8" O.C. STAGGERED
2) 2x6 WALLS MAY BE 3-PLY STUD PACKS ILO 4-PLY FOR 2x4 WALLS, EXCEPT AT CORNERS.
3) WHEN HTT5 IS INSTALLED AT CRIPPLE STUDS UNDER WINDOWS. FASTEN CRIPPLE TO 4-PLY STUD PACK W/ (2) ROWS OF¼" x 3" LONG SDS SCREWS @ 3" O.C. STAGGERED.
4) (1) HDQ8 MAY BE USED ILO (2) HTT5. SEE TABLE 7, SHEET ST-1 FOR SPECS.

CMU/METAL CONNECTOR ENGINEERING

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BAINBRIDGE

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003025

DRAWN: ETC

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

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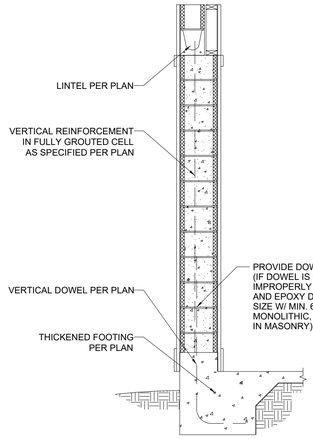
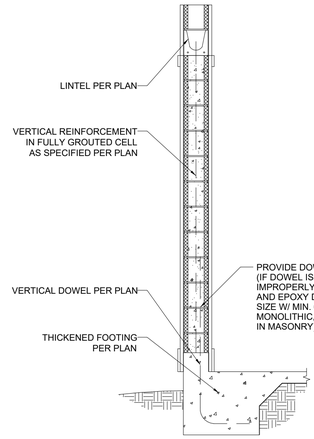
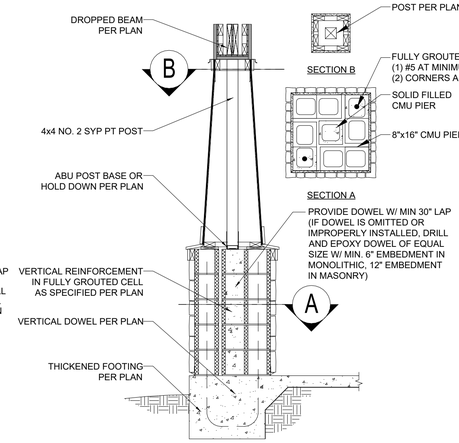


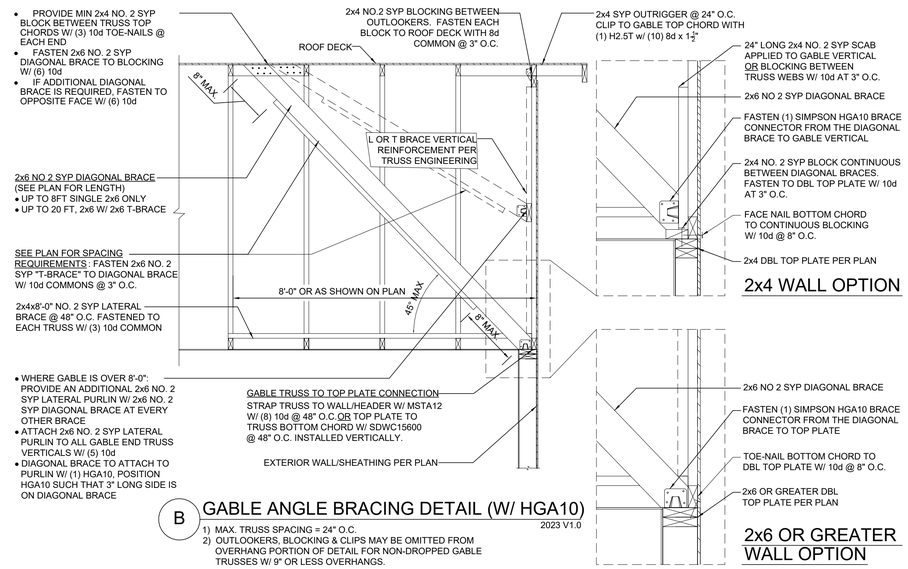
C4 12" SQUARE CMU COLUMN
REFER TO ARCHITECTURAL DETAILS FOR NON-STRUCTURAL ELEMENTS



C5 8" SQUARE CMU COLUMN
REFER TO ARCHITECTURAL DETAILS FOR NON-STRUCTURAL ELEMENTS



C6 TAPERED COLUMN CMU BASE
REFER TO ARCHITECTURAL DETAILS FOR NON-STRUCTURAL ELEMENTS



B GABLE ANGLE BRACING DETAIL (W/ HGA10)
2023 V1.0

1) MAX. TRUSS SPACING = 24" O.C.
2) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR NON-DROPPED GABLE TRUSSES W/ 9" OR LESS OVERHANGS.

CMU/METAL CONNECTOR ENGINEERING

2025 V1.0
TM CMU

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BAINBRIDGE

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003025
DRAWN: ETC
CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

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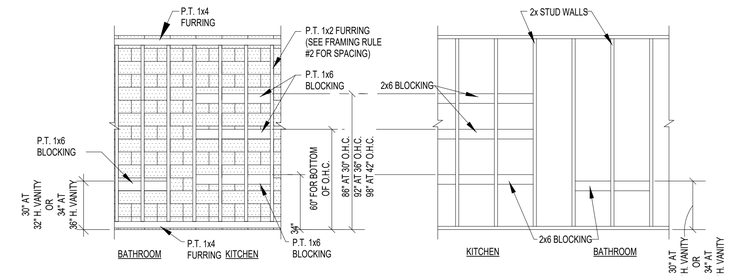
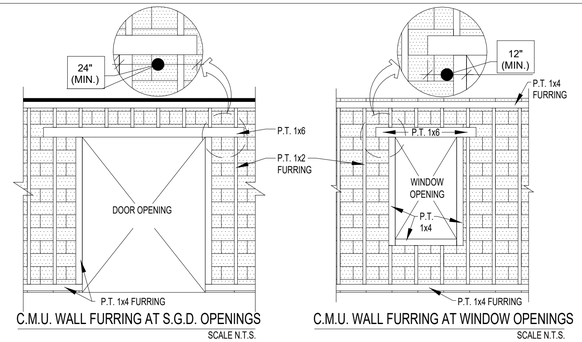
BLOCKING LOCATIONS FOR FRAMING AND C.M.U. WALLS



CABINET BLOCKING AT C.M.U.
SCALE N.T.S.

CABINET BLOCKING AT WOOD FRAME
SCALE N.T.S.

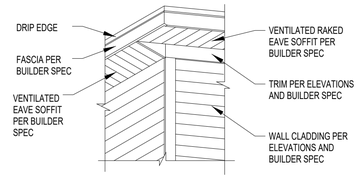
P.T. FURRING ON C.M.U. WALLS AND OPENINGS



C.M.U. WALL FURRING AT S.G.D. OPENINGS
SCALE N.T.S.

C.M.U. WALL FURRING AT WINDOW OPENINGS
SCALE N.T.S.

EAVE FRAMING DETAIL



TYPCAL RAKE AND SOFFIT EAVE DETAIL
SCALE N.T.S.

GENERAL FURRING NOTES

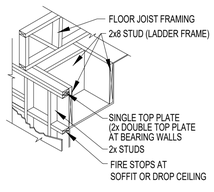
- FOR ALL STRUCTURAL INFORMATION PERTAINING TO PLANS REFER TO STRUCTURAL SHEETS.
- USE 2" "T" NAILS TO INSTALL FURRING STRIPS.
- NAIL P.T. 1x4 BOTTOM PLATE 3/4" OFF FLOOR.
- MINIMUM 1/2" SPACE BETWEEN NON-LOAD BEARING WALL TOP PLATE AND BOTTOM CHORD OF TRUSS.

FRAMING RULES

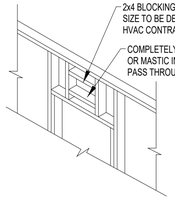
THESE "RULES" ARE TO BE READ AS CONSTRUCTION GUIDELINES FOR FRAMING CREWS. STRUCTURAL PAGES AND NOTES BY ARCHITECTS AND ENGINEERS SHALL CONTROL.

1. CMU FURRING STRIP (1x2 PT) WALLS - 24" OC. EXCEPT 16" OC AT:
   a. TILED (WET) WALLS
   b. CABINET WALLS
2. INTERIOR (NON-BEARING) WALLS - 1ST & 2ND FLOOR ARE SPF LUMBER. 24" OC. EXCEPT 16" OC AT:
   a. TILED (WET) WALLS
   b. CABINET WALLS
   c. LOW WALLS OVER STAIRS - 16" OC AND DOUBLE TOP PLATES
   d. SECOND FLOOR WALLS AT DOUBLE HEIGHT SPACES
3. SHEATHING - FLOOR, ROOF & WALL
   a. 1/8" GAPPING - "GRIP H CLIPS" - USED AT ALL ROOF & WALL & ROOF SHEATHING SEAMS.
6. ARCHES, DEADWOOD (DRYWALL BACKING), DROP CEILINGS, ETC. - 2x4 SPF
7. TUB DECKS - ¾" x 4' x 8' AC PINE PLY. SPF FRAMING MATERIAL. AIR BARRIER/SIX-SIDED ASSEMBLY WHERE REQUIRED.
8. ROOF & TRUSS
   a. SUB-FASCIA - 2x6 SPF LUMBER. (EXCEPTION: HOME -AT-LAST SERIES = 2x4 SPF)
   b. "CONTINUOUS BOTTOM CHORD BRACING" OR "RAT RUN" -2x4 SYP #2
   c. ALL OVERHANGS OVER 16", AND ALL LOAD BEARING ROOF FRAMING COMPONENTS (BRACING, VALLEY SET, DORMERS, ETC.) NEED TO BE SYP #2 PER DETAILS.
   d. SUPPLEMENTARY ROOF FRAMING (OVERHANGS, NON-BEARING KNEEWALLS, ETC.) 2x4 OR 2x6 SPF
   e. TEMPORARY TRUSS BRACING FOR (REMOVE AND RE-USE AS BLOCKING, DEADWOOD, ETC.) - 2X4 SPF. IF TEMP BRACING IS TO BE LEFT AS PERMANENT, THEN IT NEEDS TO BE SYP #2.
   f. TRUSS BRACING & ENGINEERING (CLR, T&H SCAB BRACING) - ALL2x4 SYP #2
12. FRAME DOWN PERIMETER TRAY CEILINGS (INTERIOR NON-STRUCTURAL) PERIMETER MEMBER SHALL BE SPF #2 WITH SIZE MATCHING DROP DOWN HEIGHT. ALL OTHER MEMBERS SHALL BE 2X4 SPF #2 WITH HORIZONTAL MEMBERS HAVING A MAX UNSUPPORTED SPAN OF 36". FOR LONGER SPANS, SEE DETAIL M/S3. THIS NOTE APPLIES WHERE SOME FIRST FLOOR CEILING TRAYS ARE DESIGNATED AS "DOWN FRAMED" ON THE FLOOR PLAN.

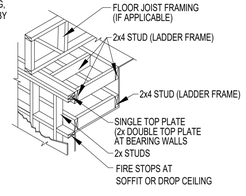
TYPICAL FRAMING DETAILS



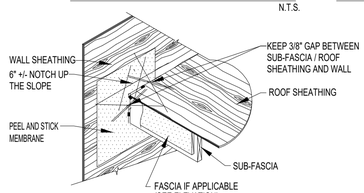
DOWN FRAMING AT TRAY CEILING W/ UPPER FLOOR ABOVE
N.T.S.



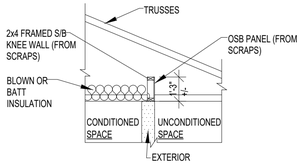
TRANSFER GRILL FRAMING ABOVE DOORS
N.T.S.



DOWN FRAMING AT SOFFITS AND CEILING AREAS
N.T.S.

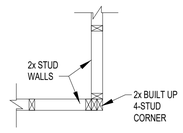


SUB- FASCIA AND ROOF SHEATHING TERMINATION AT VERTICAL WALLS
N.T.S.

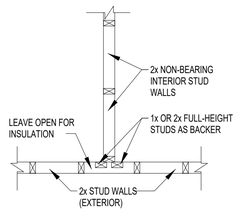


INSULATION DAM AT CONDITIONED TO UNCONDITIONED SPACE
N.T.S.

TYPICAL FRAMING CORNERS

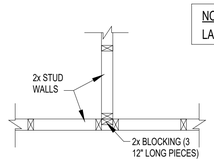


EXTERIOR CORNER
SCALE N.T.S.

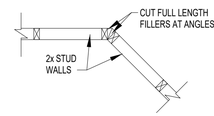


INTERIOR NON-BEARING WALL "T" INTERSECT W/ EXTERIOR BEARING WALLS
SCALE N.T.S.

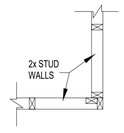
NOTE:
LADDER BLOCKING NOT PERMITTED AT PARTITIONS.



"T" WALL
SCALE N.T.S.



45° ANGLED WALLS
SCALE N.T.S.

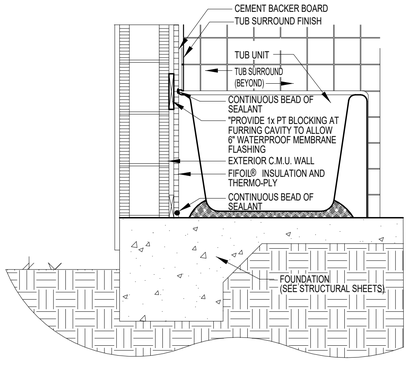


CORNER
SCALE N.T.S.

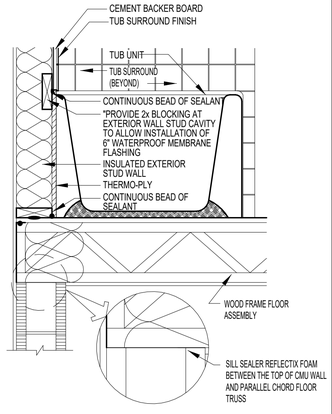
INTERIOR NON-BEARING WALL CONNECTIONS

AIR-BARRIER / SIX-SIDED ASSEMBLY AT TUB

SIX-SIDED SHOWER INSTALLATION SIMILAR

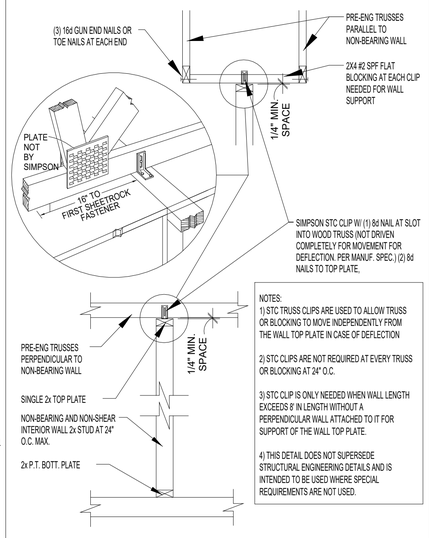


AIR-BARRIER ASSEMBLY AT C.M.U. WALL
N.T.S.



ASSEMBLY AT WOOD FRAMED EXTERIOR WALL
N.T.S.

STC CLIP DETAIL

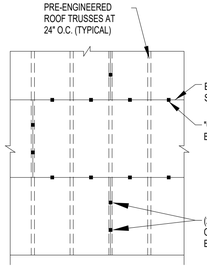


TYPICAL INTERIOR NON-BEARING WALL
N.T.S.

SHEATHING "GRIP H CLIP" LOCATIONS

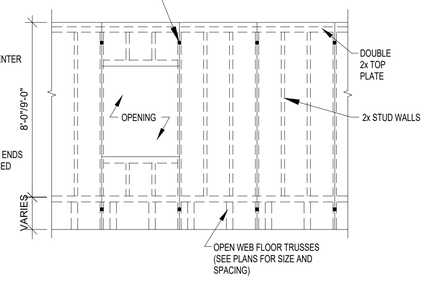
GENERAL NOTES

- FOR ALL STRUCTURAL INFORMATION PERTAINING TO SHEATHING PLACEMENT AND ATTACHMENT REFER TO STRUCTURAL SHEETS.
- INSTALL "TALLWALL" SHEETS "VERTICALLY" ORIENTED.



ROOF SHEATHING CLIP LOCATIONS
SCALE N.T.S.

SHEATHING SEAM:
FOR WALL SHEATHING, TO ASSURE THE NEEDED 1/8" SPACING AT PANELS ENDS & EDGES, USE "GRIP-H-CLIPS", INSTALL CLIP WITHIN THE TOP AND BOTTOM 1/4 OF THE SHEATHING, BUT NOT WITHIN 8" OF THE END OF THE SHEET, PROVIDED THAT THERE IS A NAIL, SIZE NOTED PER PLAN, INSTALLED WITHIN 1/2" ON EITHER SIDE OF THE CLIP TO KEEP THE SHEATHING AS TIGHT AS POSSIBLE TO THE STUD.
** ALSO WITH FRAMED GABLES ADD "GRIP-H-CLIPS" MAXIMUM 48" O.C. WITH SAME NAILING GUIDELINES FOR THE HORIZONTAL & VERTICAL SEAMS.



EXTERIOR WALL SHEATHING SEAM LOCATIONS
SCALE N.T.S.

APEX

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904.821.5200

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taylor morrison

BAINBRIDGE

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003025

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

TM - 1

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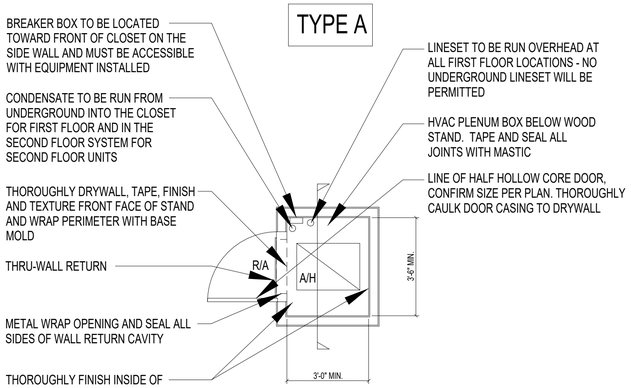
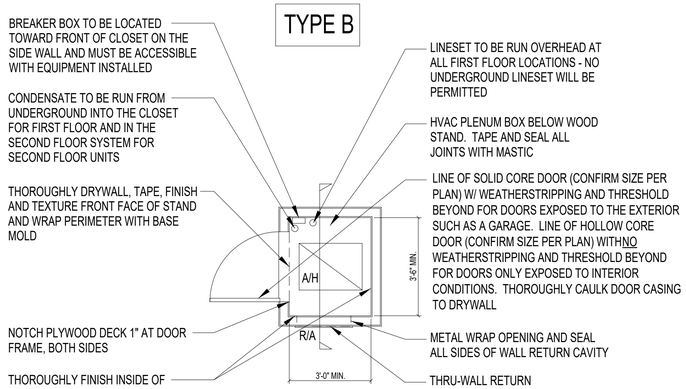
TYPE A



TYPICAL A/C CLOSET DESIGN - PLAN VIEW
W/ FRONT RETURN & CUT-DOWN DOOR

SCALE N.T.S.

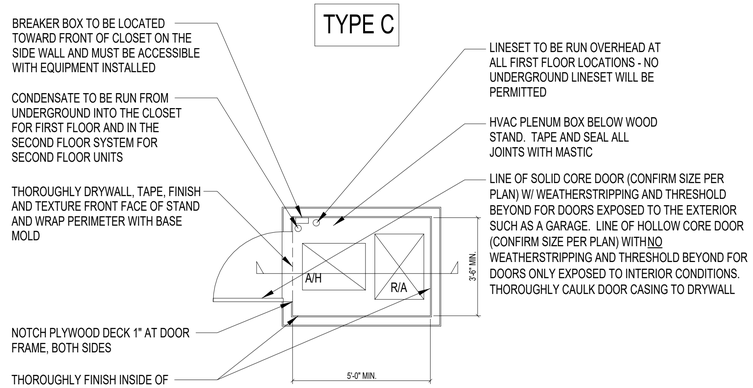
TYPE B



TYPICAL A/C CLOSET DESIGN - PLAN VIEW
W/ SIDE WALL RETURN

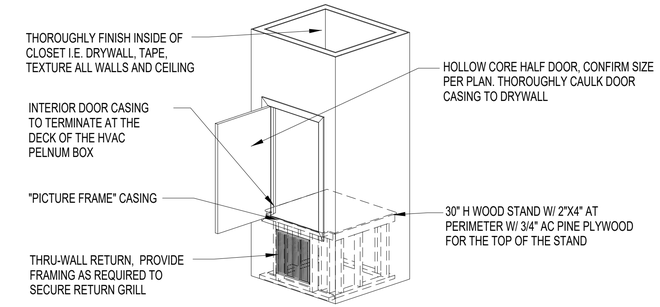
SCALE N.T.S.

TYPE C



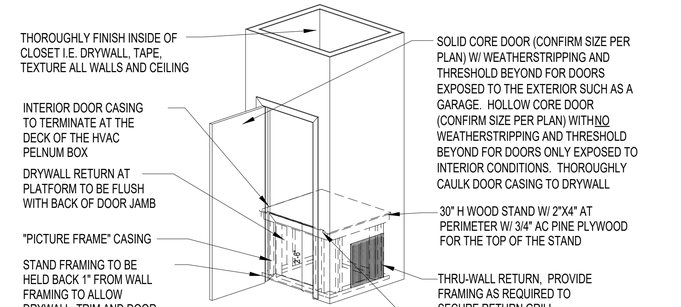
TYPICAL A/C CLOSET DESIGN - PLAN VIEW
W/ DIRECT RETURN TO ABOVE

SCALE N.T.S.



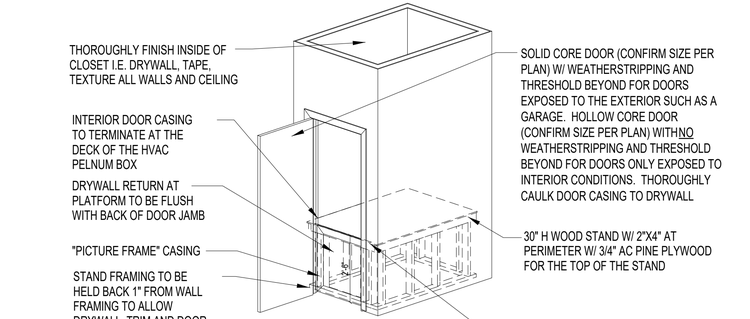
TYPICAL A/C CLOSET DESIGN
W/ FRONT RETURN & CUT-DOWN DOOR

SCALE N.T.S.



TYPICAL A/C CLOSET DESIGN
W/ SIDE WALL RETURN

SCALE N.T.S.



TYPICAL A/C CLOSET DESIGN
W/ DIRECT RETURN TO ABOVE

SCALE N.T.S.

TYPICAL A/C CLOSET DESIGN - AXON VIEW
W/ FRONT RETURN & CUT-DOWN DOOR

SCALE N.T.S.

TYPICAL A/C CLOSET DESIGN - AXON VIEW
W/ SIDE WALL RETURN

SCALE N.T.S.

TYPICAL A/C CLOSET DESIGN - AXON VIEW
W/ DIRECT RETURN TO ABOVE

SCALE N.T.S.

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
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904.821.5200
taylor morrison

BAINBRIDGE

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003025

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

TM - 2

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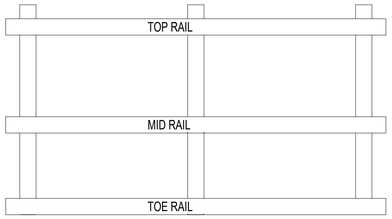
FRAME STAGE GUARD RAIL DETAILS

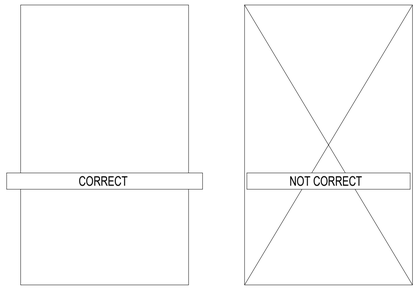
NOTES:
1. VERTICAL UPRIGHT POST CAN BE NO MORE THAN 8' APART O.C.
2. MID RAIL SET AT TOP EDGE 21" (±3")
3. TOP RAIL SET AT TOP EDGE 42" (±3")
4. TOE BOARD MUST BE MINIMUM OF 4" HIGH
5. HAND RAILS NO MORE THAN 37" NOR LESS THAN 30" AND MID RAIL REQUIRED OF WHEN NO WALL AT SIDES OF STARS (ALL RAILS MINIMUM 2x4 OR GREATER)



* DETAIL FOR MECHANICAL PLATFORMS, FRAMED FLOORS PRIOR TO EXTERIOR WALLS, AND FRONT PORCHES GREATER THAN 30" FROM GRADE

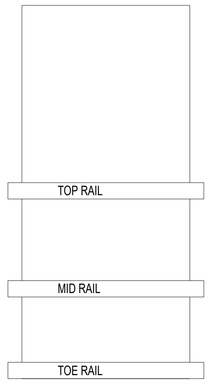
TYPICAL OPENING DETAILS

SCALE N.T.S.



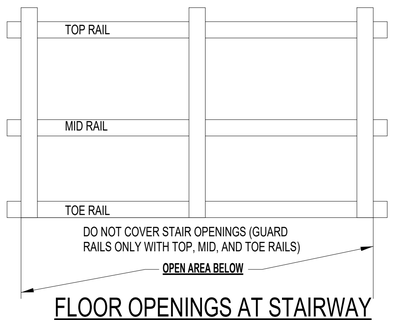
WINDOW OPENINGS

SCALE N.T.S.



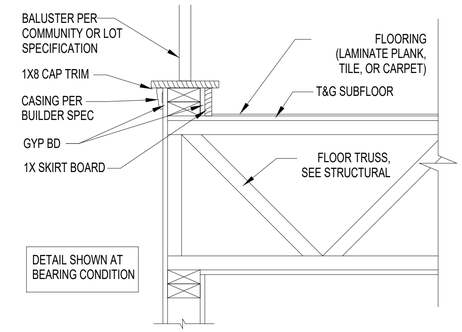
DOOR OPENINGS / ELEVATORS

SCALE N.T.S.



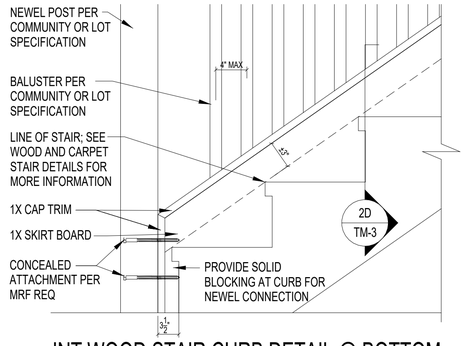
FLOOR OPENINGS AT STAIRWAY

SCALE N.T.S.



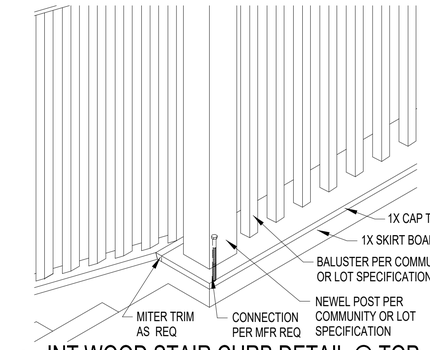
3D CURB DETAIL @ OPEN AREAS

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



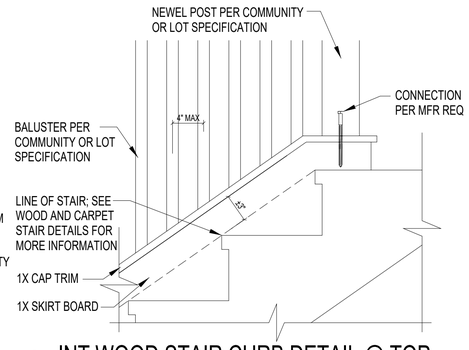
3C INT WOOD STAIR CURB DETAIL @ BOTTOM

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



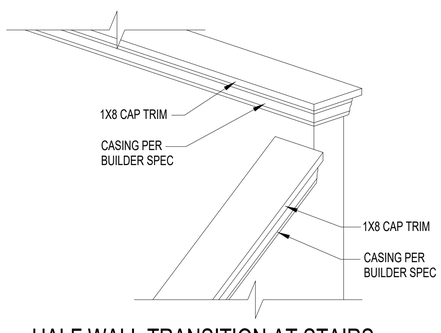
4B INT WOOD STAIR CURB DETAIL @ TOP

SCALE: NTS



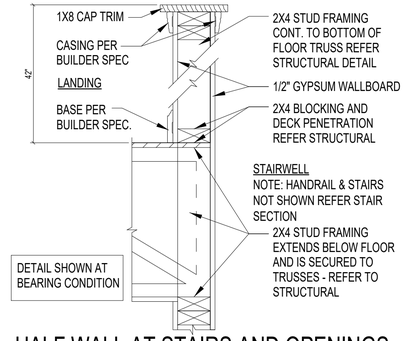
3B INT WOOD STAIR CURB DETAIL @ TOP

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



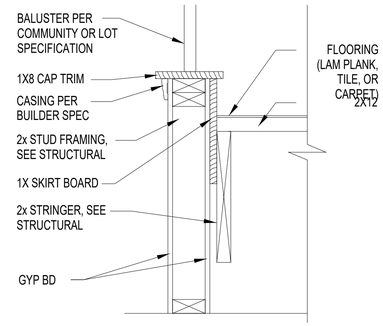
4A HALF WALL TRANSITION AT STAIRS

SCALE: NTS TOP OF WALL CONDITION



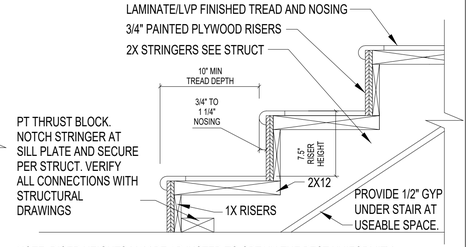
3A HALF WALL AT STAIRS AND OPENINGS

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



2D INT WOOD STAIR CURB DETAIL

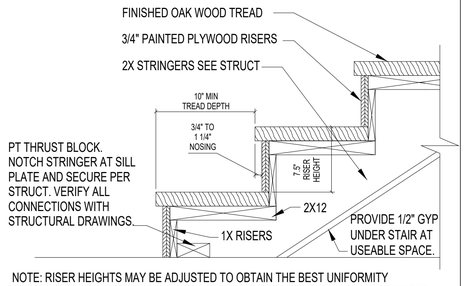
SCALE: 1 1/2" = 1'-0"



NOTE: RISER HEIGHTS MAY BE ADJUSTED TO OBTAIN THE BEST UNIFORMITY POSSIBLE IN A FLIGHT OF STAIRS, THE MAXIMUM VARIATION BETWEEN THE HIGHEST AND LOWEST RISERS IS LIMITED TO 3/8 INCH. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS

2C INT WOOD STAIR W LAMINATE / LVP @ SLAB

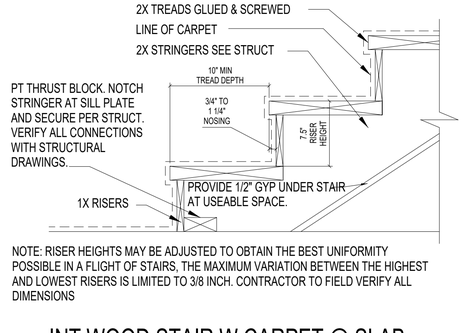
SCALE: 1 1/2" = 1'-0"



NOTE: RISER HEIGHTS MAY BE ADJUSTED TO OBTAIN THE BEST UNIFORMITY POSSIBLE IN A FLIGHT OF STAIRS, THE MAXIMUM VARIATION BETWEEN THE HIGHEST AND LOWEST RISERS IS LIMITED TO 3/8 INCH. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS

2B INT WOOD STAIR @ SLAB

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



NOTE: RISER HEIGHTS MAY BE ADJUSTED TO OBTAIN THE BEST UNIFORMITY POSSIBLE IN A FLIGHT OF STAIRS, THE MAXIMUM VARIATION BETWEEN THE HIGHEST AND LOWEST RISERS IS LIMITED TO 3/8 INCH. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS

2A INT WOOD STAIR W CARPET @ SLAB

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

STAIRWAY NOTES

PER FBCR R301.5
STAIR RAILING AND STAIR GUARD RAILING SHALL BE CONSTRUCTED TO WITHSTAND A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED AT ANY POINT AND ANY DIRECTION ALONG THE TOP OF THE RAIL.

GUARD IN-FILL COMPONENTS (ALL THOSE EXCEPT THE HANDRAIL), BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 SQUARE FOOT. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENT.

PER FBCR R311
STAIRWAYS SHALL MEET THE REQUIREMENTS OF FBCR R311.7 INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
- RISER HEIGHT SHALL BE NOT MORE THAN 7.75 INCHES
- TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES
- HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT AT A HEIGHT OF NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES

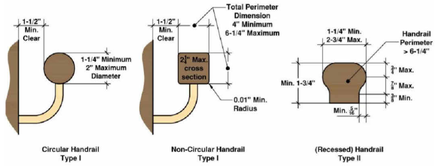
PER FBCR R312
ALL GUARDS SHALL BE MIN. 36" AFF AND SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.

HANDRAIL NOTES

PER R311.7.8.3 GRIP-SIZE
REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.

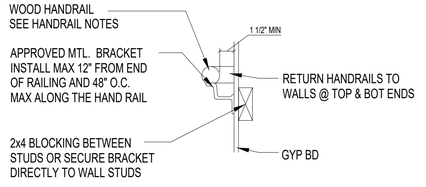
1. TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4 INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4 INCHES AND NOT GREATER THAN 6 1/4 INCHES WITH A CROSS SECTION OF DIMENSION OF NOT MORE THAN 2 1/4 INCHES. EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH.

2. TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4 INCHES (160 MM) SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF NOT LESS THAN 5/16 INCH WITHIN 7/8 INCH BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR NOT LESS THAN 3/8 INCH TO A LEVEL THAT IS NOT LESS THAN 1 3/4 INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE NOT LESS THAN 1 1/4 INCHES AND NOT MORE THAN 2 3/4 INCHES. EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH.



1A HANDRAIL DETAIL

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



DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

BAINBRIDGE

BASE PLAN
50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003025
DRAWN: MJR
CHECKED: CM

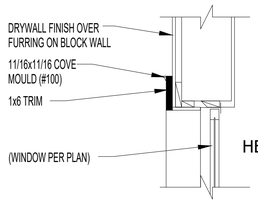
07-02-2025

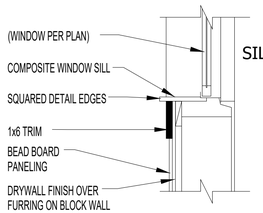
REVISIONS:

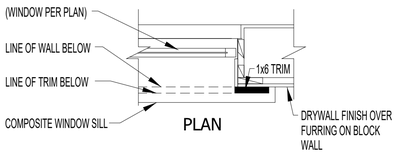
No.	Description	Date

TM - 3

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7567

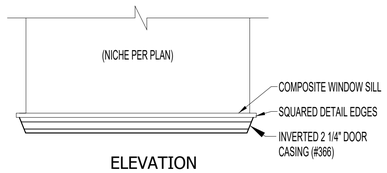


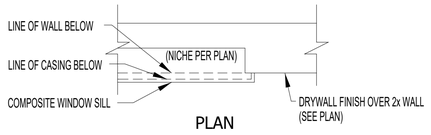




WINDOW STOOL W/ TRIM AND BEAD BD.

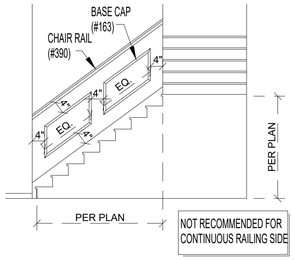
PLAN SPECIFIC PER PLAN SCALE: 1" = 1'-0"





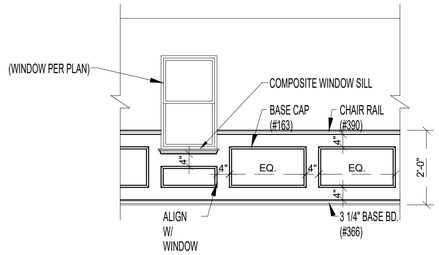
NICHE STOOL DETAIL

PLAN SPECIFIC PER PLAN SCALE: 1" = 1'-0"



WAINSCOT DETAILS AT STAIRS

PLAN SPECIFIC PER PLAN SCALE: 1/4" = 1'-0"



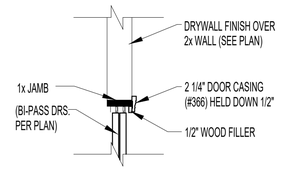
WAINSCOT DETAILS

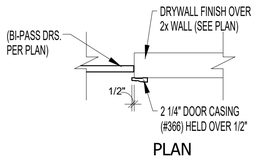
PLAN SPECIFIC PER PLAN SCALE: 1/4" = 1'-0"

* * * * * *

FLOORING / BASE BOARD NOTE:
WHEN TILE FLOOR IS SELECTED ONLY BASE BOARD IS INSTALLED.
WHEN WOOD FLOOR IS SELECTED BASE BOARD AND SHOE MOULD ARE INSTALLED.

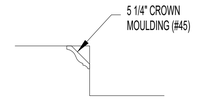
* * * * * *





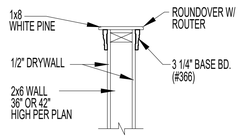
TYP. BI-PASS DRS. CASING DETAIL

SCALE: 1" = 1'-0"



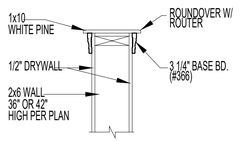
5 1/4" CROWN

SCALE: 1" = 1'-0"



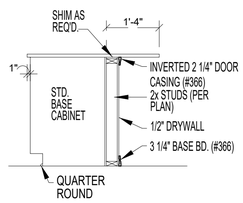
2x4 STAIR KNEE WALL CAP DETAIL

PLAN SPECIFIC PER PLAN SCALE: 1" = 1'-0"



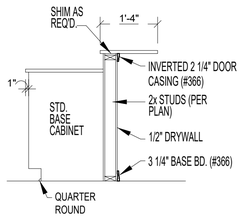
2x6 STAIR KNEE WALL CAP DETAIL

PLAN SPECIFIC PER PLAN SCALE: 1" = 1'-0"



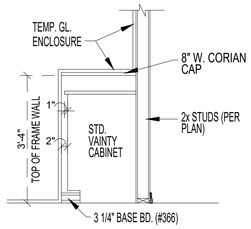
CALI. TOP

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



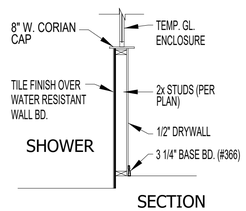
HIGH BAR TOP

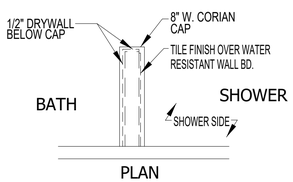
SCALE: 1/2" = 1'-0"



VANITY LOW WALL

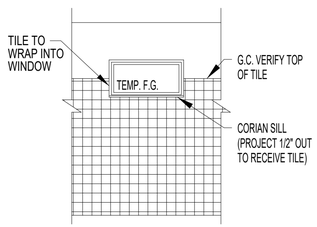
SCALE: 1/2" = 1'-0"





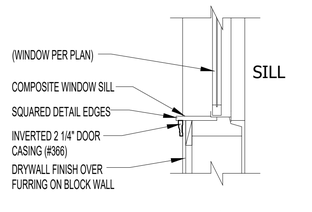
SHOWER LOW WALL

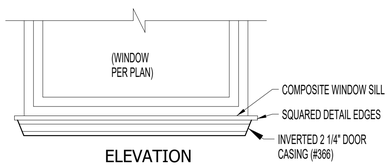
SCALE: 1/2" = 1'-0"

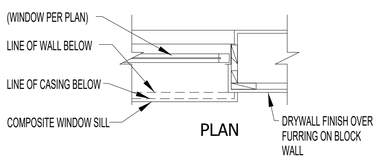


SHOWER WINDOW

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

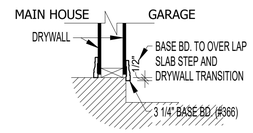






TYP. WINDOW STOOL DETAIL

SCALE: 1" = 1'-0"



TYP. BASE BD. AT GARAGE / MAIN HOUSE

SCALE: 1" = 1'-0"

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

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BAINBRIDGE

BASE PLAN
50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003025
DRAWN: MJR
CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

TM - 4

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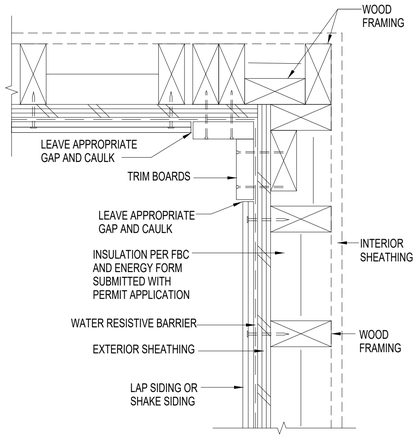
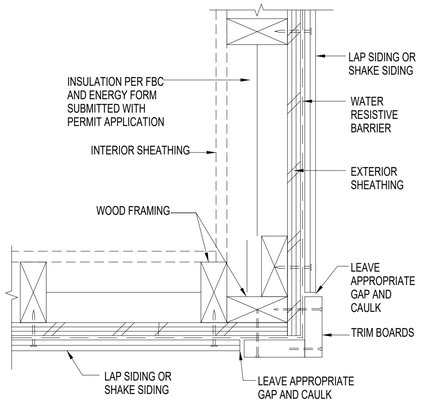


A INSIDE CORNER

SCALE: 3"=1'-0"



B OUTSIDE CORNER

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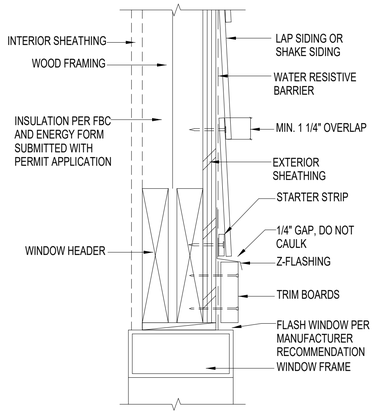
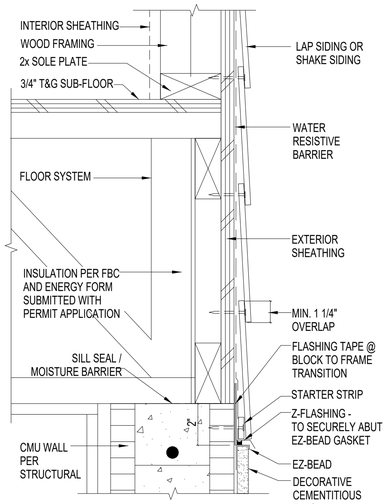


C WINDOW/DOOR HEAD

SCALE: 3"=1'-0"



MID-WALL DETAIL - SIDING / CEMENTITIOUS FINISH

J

SCALE: 3"=1'-0"

FLASHING REQUIREMENTS

R703.1 General. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.4.

R703.1.1 Water resistance. The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior cladding as required by Section R703.2 and a means of draining to the exterior water that penetrates the exterior cladding.

R703.2 Water-resistive barrier. One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D226 for Type 1 felt or other approved water-resistive barrier shall be applied over studs or sheathing of all exterior walls No. 15 asphalt felt shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches. Where joints occur, felt shall be lapped not less than 6 inches. Other approved materials shall be installed in accordance with the water-resistive barrier manufacturer's installation instructions. The No.15 asphalt felt or other approved water-resistive barrier material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1.

R703.7.3 Water-resistive barriers Water-resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall include a water-resistive vapor-permeable barrier with a performance at least equivalent to two layers of Grade D paper. The individual layers shall be installed independently such that each layer provides a separate continuous plane and any flashing (installed in accordance with Section R703.4) intended to drain to the water-resistive barrier is directed between the layers.

Exception: Where the water-resistive barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60-minute Grade D paper and is separated from the stucco by an intervening, substantially nonwater-absorbing layer or designed drainage space.

R703.4 Flashing. Approved metal flashing, vinyl flashing, self-adhered membranes and mechanically attached flexible flashing shall be applied shingle-fashion or in accordance with the manufacturer's instructions. Metal flashing shall be corrosion resistant. Fluid-applied membranes used as flashing shall be applied in accordance with the manufacturer's instructions. All flashing shall be applied in a manner to prevent the entry of water into the wall cavity or penetration of water to the building structural framing components.

Self-adhered membranes used as flashing shall comply with AAMA 711. All exterior fenestration products shall be sealed at the juncture with the building wall with a sealant complying with AAMA 800 or ASTM C920 Class 25 Grade NS or greater for proper joint expansion and contraction, ASTMC1281, AAMA 812, or other approved standard as appropriate for the type of sealant. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of the exterior wall finish. Approved flashings shall be installed at the following locations:

1.Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier complying with Section 703.2 for subsequent drainage. Mechanically attached flexible flashings shall comply with AAMA 712. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following:

1.1 The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing manufacturer's instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water resistive barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the head and sides.

1.2. In accordance with the flashing design or method of a registered design professional.

1.3. In accordance with other approved methods.

1.4. In accordance with FMA/AAMA 100, FMA/ AAMA 200, FMA/WDMA 250, FMA/AAMA/WDMA 300 or FMA/AAMA/WDMA 400.

2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.

3. Under and at the ends of masonry, wood or metal copings and sills.

4. Continuously above all projecting wood trim.

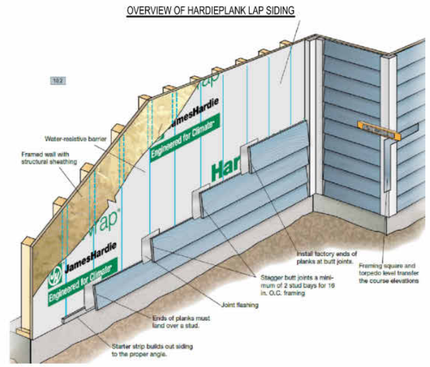
5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.

6. At wall and roof intersections.

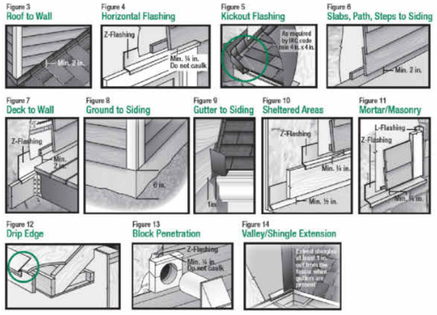
7. At built-in gutters.

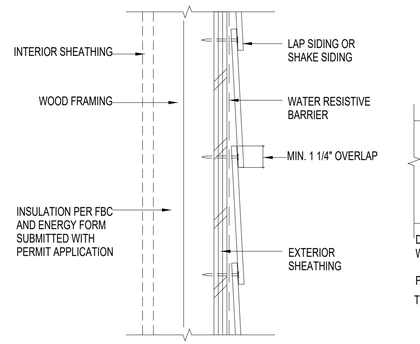
THESE DETAILS ARE GENERIC AND MEANT TO SHOW GENERAL FLASHING AND WATERPROOFING METHODS TO BE USED.

OVERVIEW OF HARDIEPLANK LAP SIDING



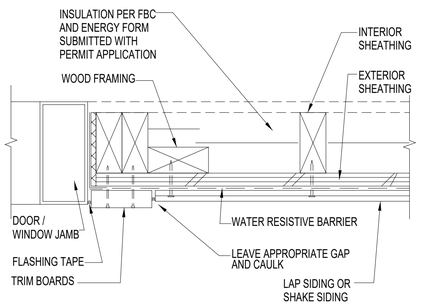
CLEARANCE AND FLASHING REQUIREMENTS





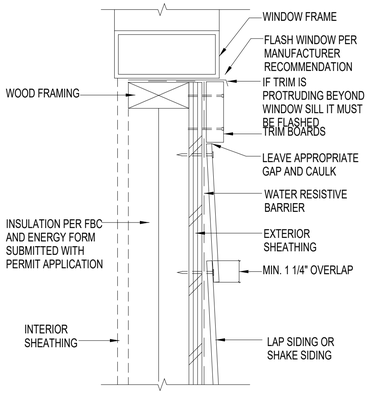
D HORIZONTAL LAP VIEW

SCALE: 3"=1'-0"



E DOOR / WINDOW JAMB

SCALE: 3"=1'-0"



F WINDOW SILL

SCALE: 3"=1'-0"

MID-WALL DETAIL - SIDING WITH TRIM BOARD / CEMENTITIOUS FINISH

K

SCALE: 3"=1'-0"

G FIXTURE PENETRATION

SCALE: 3"=1'-0"

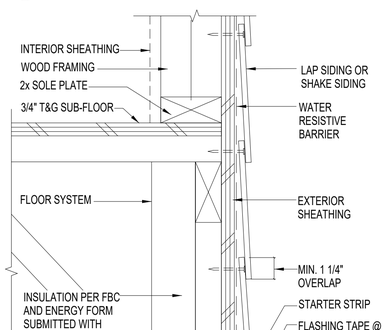
HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.

H

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

I GRADE CLEARANCE

SCALE: 3"=1'-0"



L DETAIL AT BAND BOARD

SCALE: 3"=1'-0"

APEX

tds
true design studios

9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

taylor morrison

BAINBRIDGE

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003025

DRAWN: MJR

CHECKED: CM

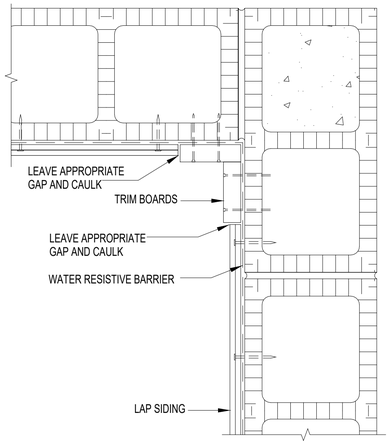
07-02-2025

REVISIONS:

No.	Description	Date

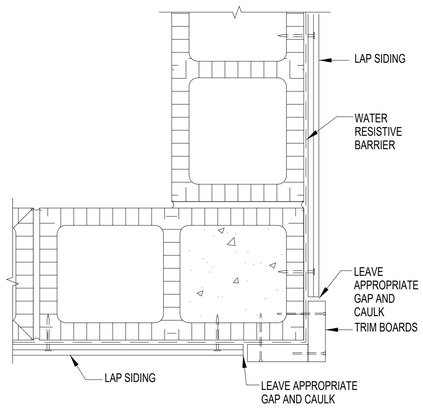
TM - 5

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



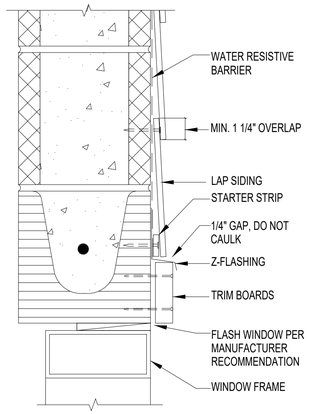
A INSIDE CORNER

SCALE: 3"=1'-0"



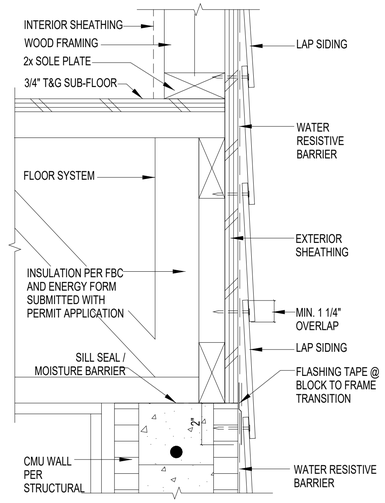
B OUTSIDE CORNER

SCALE: 3"=1'-0"



C WINDOW/DOOR HEAD

SCALE: 3"=1'-0"



FLASHING REQUIREMENTS

R703.1 General. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.4.

R703.1.1 Water resistance. The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior cladding as required by Section R703.2 and a means of draining to the exterior water that penetrates the exterior cladding.

R703.2 Water-resistive barrier. One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D226 for Type 1 felt or other approved water-resistive barrier shall be applied over studs or sheathing of all exterior walls No. 15 asphalt felt shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches. Where joints occur, felt shall be lapped not less than 6 inches. Other approved materials shall be installed in accordance with the water-resistive barrier manufacturer's installation instructions. The No.15 asphalt felt or other approved water-resistive barrier material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1.

R703.7.3 Water-resistive barriers Water-resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall include a water-resistive vapor-permeable barrier with a performance at least equivalent to two layers of Grade D paper. The individual layers shall be installed independently such that each layer provides a separate continuous plane and any flashing (installed in accordance with Section R703.4) intended to drain to the water-resistive barrier is directed between the layers.

Exception: Where the water-resistive barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60-minute Grade D paper and is separated from the stucco by an intervening, substantially nonwater-absorbing layer or designed drainage space.

R703.4 Flashing. Approved metal flashing, vinyl flashing, self-adhered membranes and mechanically attached flexible flashing shall be applied shingle-fashion or in accordance with the manufacturer's instructions. Metal flashing shall be corrosion resistant. Fluid-applied membranes used as flashing shall be applied in accordance with the manufacturer's instructions. All flashing shall be applied in a manner to prevent the entry of water into the wall cavity or penetration of water to the building structural framing components.

Self-adhered membranes used as flashing shall comply with AAMA 711. All exterior fenestration products shall be sealed at the juncture with the building wall with a sealant complying with AAMA 800 or ASTM C920 Class 25 Grade NS or greater for proper joint expansion and contraction, ASTMC1281, AAMA 812, or other approved standard as appropriate for the type of sealant. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of the exterior wall finish. Approved flashings shall be installed at the following locations:

1.Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier complying with Section 703.2 for subsequent drainage. Mechanically attached flexible flashings shall comply with AAMA 712. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following:

1.1 The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing manufacturer's instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water resistive barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the head and sides.

1.2. In accordance with the flashing design or method of a registered design professional.

1.3. In accordance with other approved methods.

1.4. In accordance with FMA/AAMA 100, FMA/ AAMA 200, FMA/WDMA 250, FMA/AAMA/ WDMA 300 or FMA/AAMA/WDMA 400.

2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.

3. Under and at the ends of masonry, wood or metal copings and sills.

4. Continuously above all projecting wood trim.

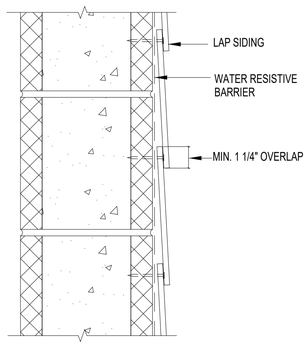
5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.

6. At wall and roof intersections.

7. At built-in gutters.

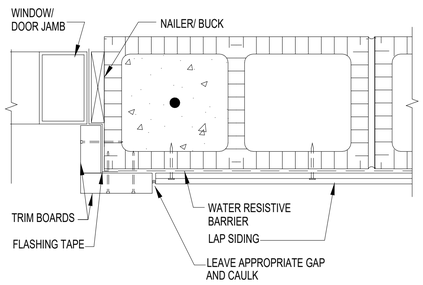
THESE DETAILS ARE GENERIC AND MEANT TO SHOW GENERAL FLASHING AND WATERPROOFING METHODS TO BE USED.

NOTE: OPTIONAL WEATHER BARRIER: LIQUID APPLIED WATER RESISTANT COATING - INSTALL PER MANUF. INSTRUCTIONS - WRAP ALL OPENINGS IN MASONRY EXTERIOR WALL AT HEAD, JAMB AND SILL.



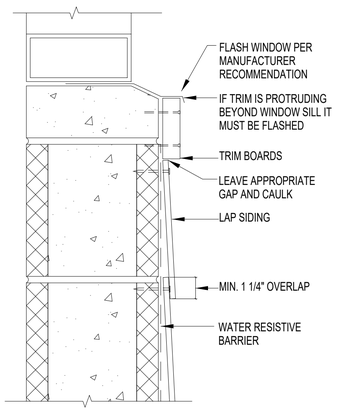
D HORIZONTAL LAP VIEW

SCALE: 3"=1'-0"



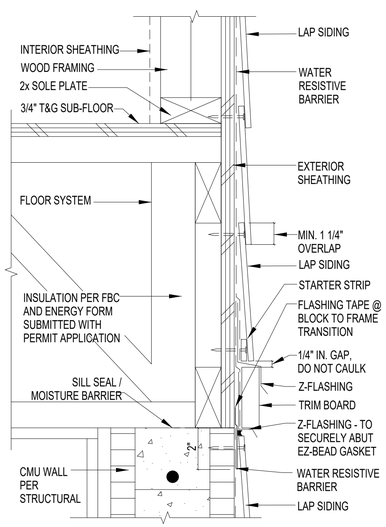
E DOOR / WINDOW JAMB

SCALE: 3"=1'-0"



F WINDOW SILL

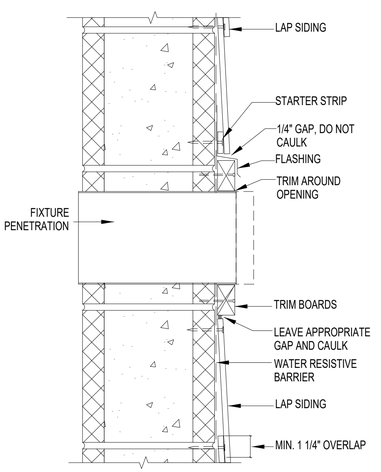
SCALE: 3"=1'-0"



MID-WALL DETAIL - SIDING / CEMENTITIOUS FINISH

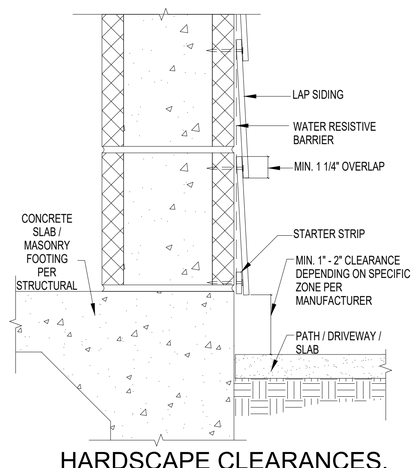
J

SCALE: 3"=1'-0"



G FIXTURE PENETRATION

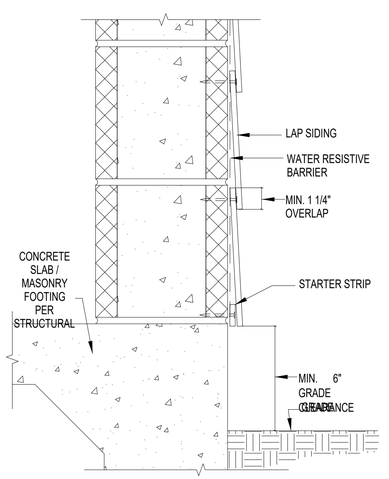
SCALE: 3"=1'-0"



HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.

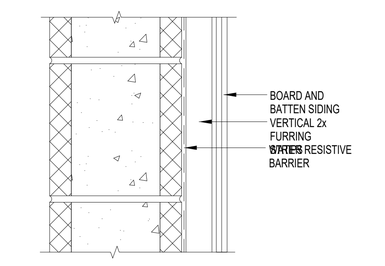
H

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



I GRADE CLEARANCE

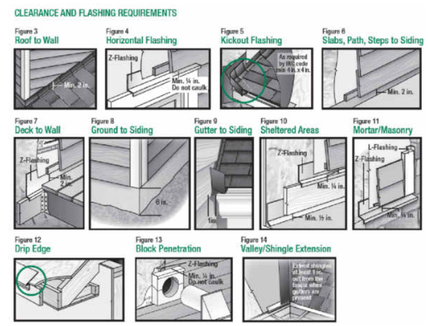
SCALE: 3"=1'-0"



BOARD & BATTEN OVER CMU

L

SCALE: 3"=1'-0"



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APEX

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9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

BAINBRIDGE

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003025

DRAWN: MJR

CHECKED: CM

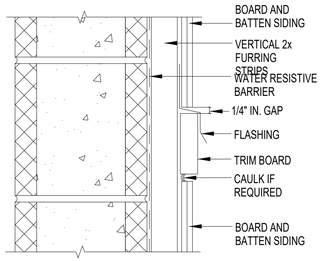
07-02-2025

REVISIONS:

No.	Description	Date

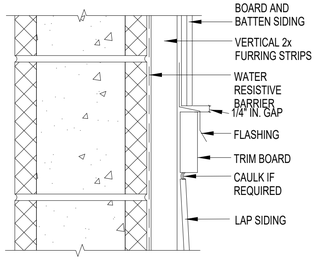
TM - 6

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



M HORIZ. BAND BETWEEN WALL & GABLE w/ B & B

SCALE: 3"=1'-0"



N BOARD & BATTEN TO LAP SIDING TRANSITION

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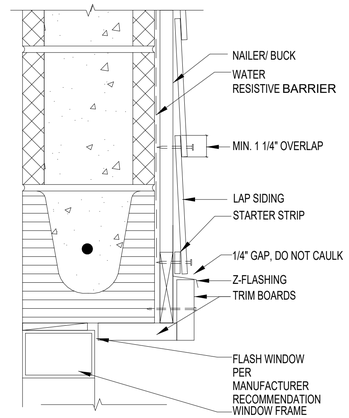
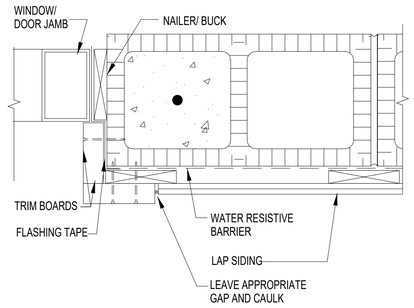


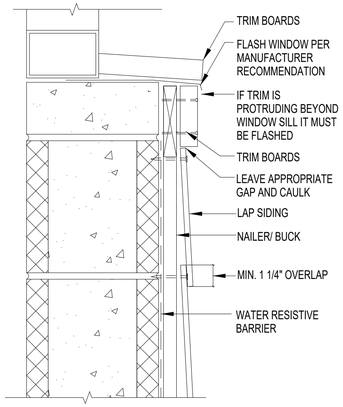
O WINDOW/DOOR HEAD

SCALE: 3"=1'-0"



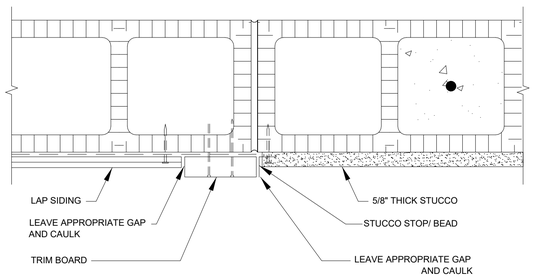
P DOOR / WINDOW JAMB

SCALE: 3"=1'-0"



Q WINDOW SILL

SCALE: 3"=1'-0"



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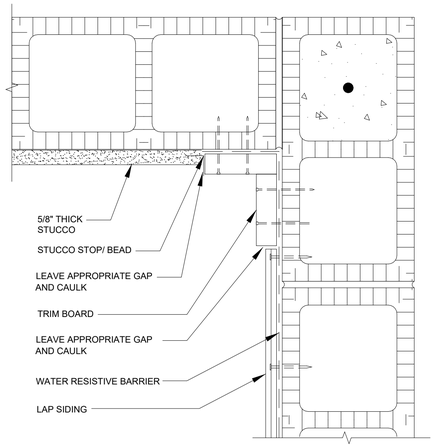

BB INSIDE CORNER

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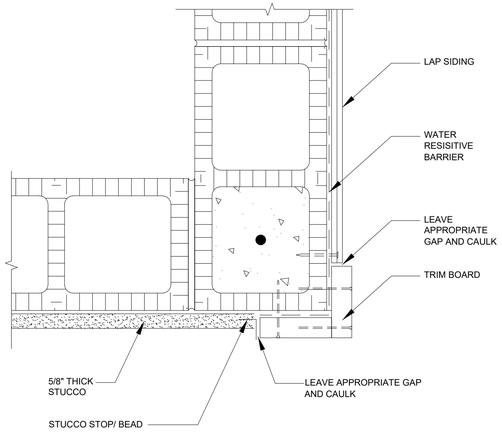

CC OUTSIDE CORNER

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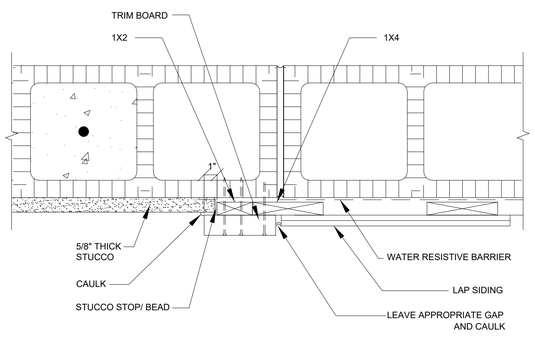
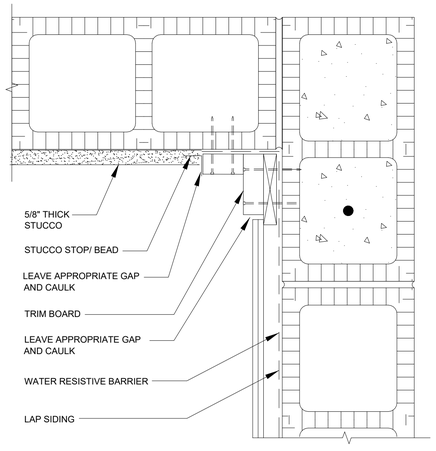


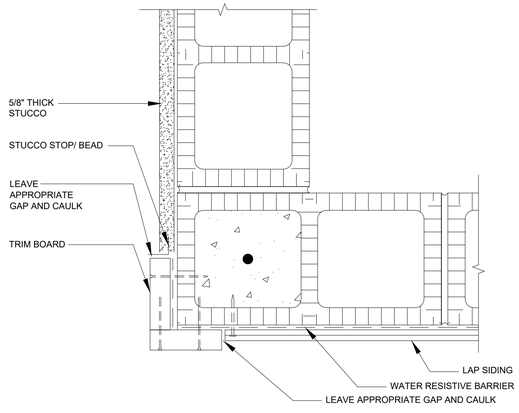
DD FLUSH CONDITION (B&B)

SCALE: 3"=1'-0"



EE INSIDE CORNER (B&B)

SCALE: 3"=1'-0"



CC OUTSIDE CORNER (B&B)

SCALE: 3"=1'-0"

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APEX

tds
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9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

BAINBRIDGE

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003025

DRAWN: MJR

CHECKED: CM

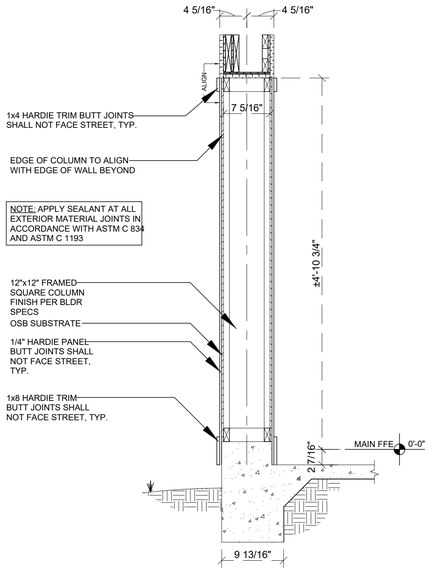
07-02-2025

REVISIONS:

No.	Description	Date

TM - 7

APEX TECHNOLOGY" IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



C1 12" FRAMED SQUARE COLUMN
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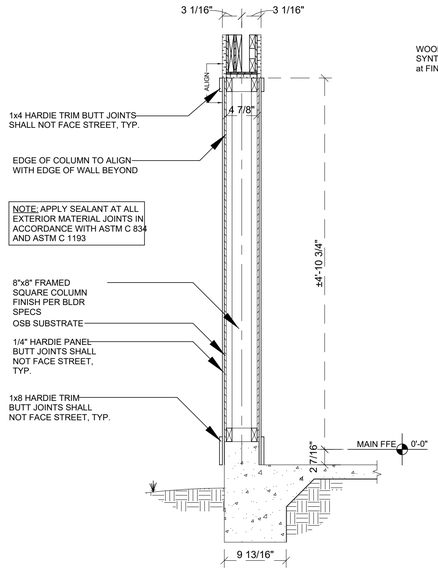
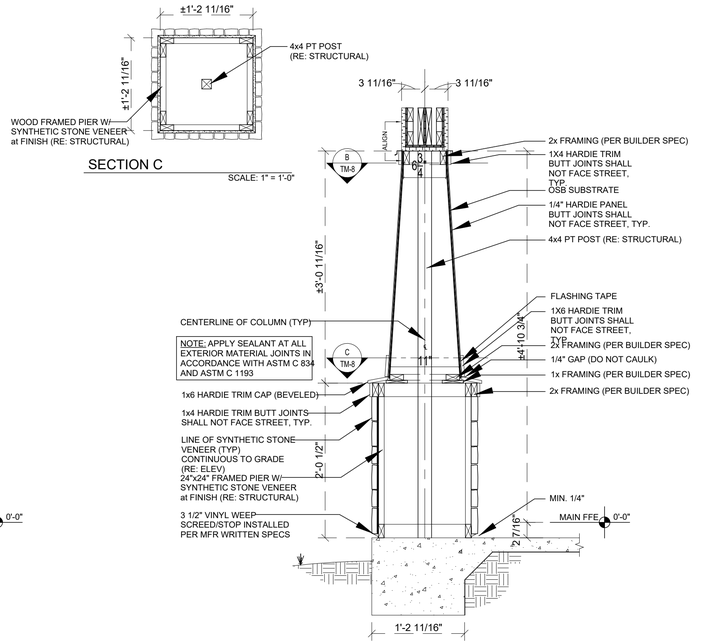
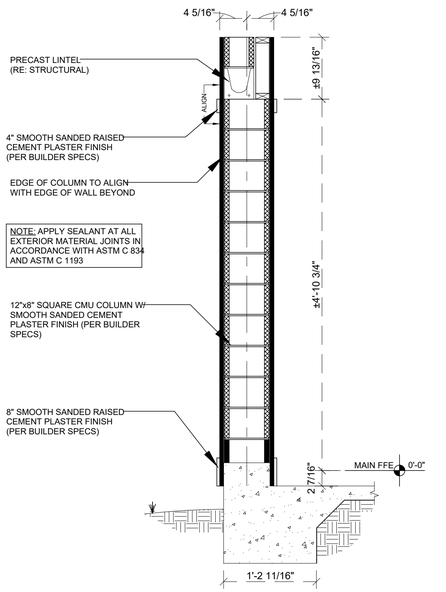


C2 8" FRAMED SQUARE COLUMN
©2024 TRUE DESIGN STUDIOS INC. N.T.S.



C3 TAPERED COLUMN OVER FRAMED BASE
©2024 TRUE DESIGN STUDIOS INC. N.T.S.



C4 12" CMU SQUARE COLUMN
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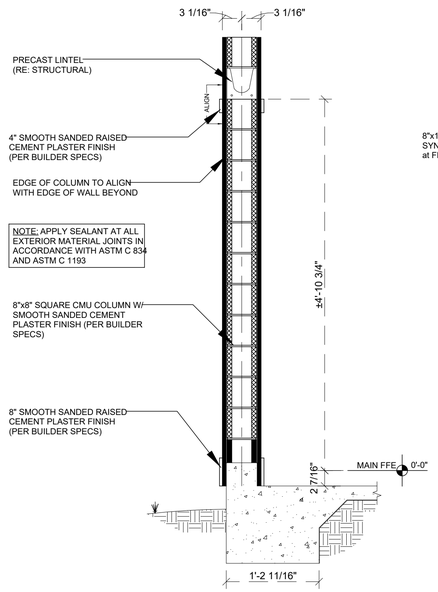

C5 8" CMU SQUARE COLUMN
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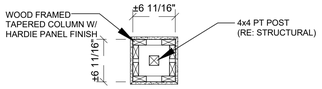

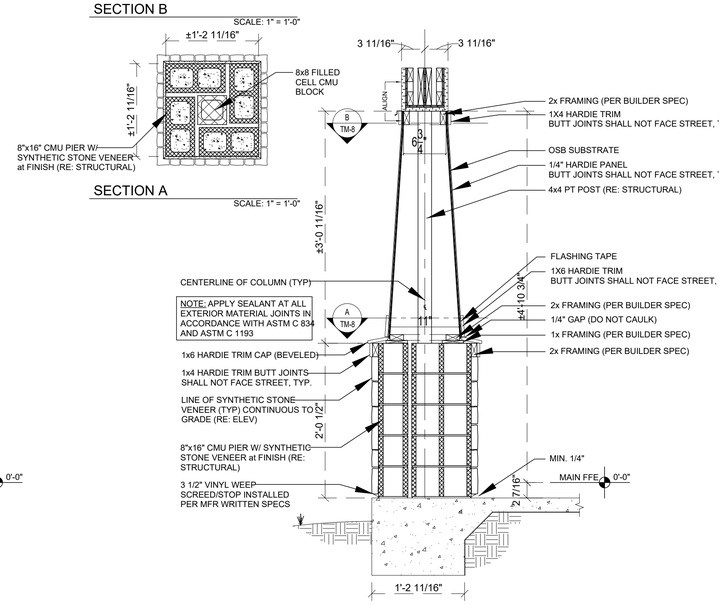

C6 TAPERED COLUMN OVER MASONRY BASE
©2024 TRUE DESIGN STUDIOS INC. N.T.S.

FLASHING REQUIREMENTS

R703.1 General. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.4.

R703.1.1 Water resistance. The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior cladding as required by Section R703.2 and a means of draining to the exterior water that penetrates the exterior cladding.

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Exception: Where the water-resistive barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60-minute Grade D paper and is separated from the stucco by an intervening, substantially nonwater-absorbing layer or designed drainage space.

R703.4 Flashing. Approved metal flashing, vinyl flashing, self-adhered membranes and mechanically attached flexible flashing shall be applied shingle-fashion or in accordance with the manufacturer's instructions. Metal flashing shall be corrosion resistant. Fluid-applied membranes used as flashing shall be applied in accordance with the manufacturer's instructions. All flashing shall be applied in a manner to prevent the entry of water into the wall cavity or penetration of water to the building structural framing components.

Self-adhered membranes used as flashing shall comply with AAMA 711. All exterior fenestration products shall be sealed at the juncture with the building wall with a sealant complying with AAMA 800 or ASTM C920 Class 25 Grade NS or greater for proper joint expansion and contraction, ASTMC1281, AAMA 812, or other approved standard as appropriate for the type of sealant. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of the exterior wall finish. Approved flashings shall be installed at the following locations:

1.Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier complying with Section 703.2 for subsequent drainage. Mechanically attached flexible flashings shall comply with AAMA 712. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following:

1.1 The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing manufacturer's instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water resistive barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the head and sides.
1.2. In accordance with the flashing design or method of a registered design professional.
1.3. In accordance with other approved methods.
1.4. In accordance with FMA/AAMA 100, FMA/ AAMA 200, FMA/WDMA 250, FMA/AAMA/ WDMA 300 or FMA/AAMA/WDMA 400.

2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.

3. Under and at the ends of masonry, wood or metal copings and sills.

4. Continuously above all projecting wood trim.

5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.

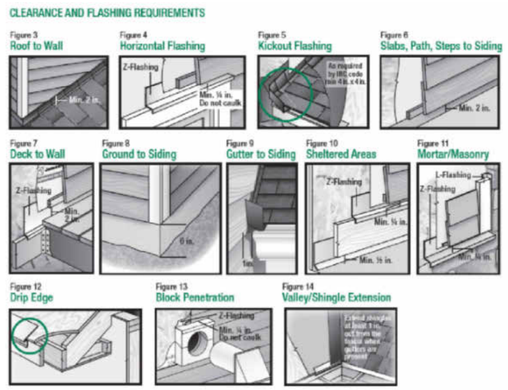
6. At wall and roof intersections.

7. At built-in gutters.

THESE DETAILS ARE GENERIC AND MEANT TO SHOW GENERAL FLASHING AND WATERPROOFING METHODS TO BE USED.

NOTE: OPTIONAL WEATHER BARRIER: LIQUID APPLIED WATER RESISTANT COATING - INSTALL PER MANUF. INSTRUCTIONS - WRAP ALL OPENINGS IN MASONRY EXTERIOR WALL AT HEAD, JAMB AND SILL

CLEARANCE AND FLASHING REQUIREMENTS



DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

BAINBRIDGE

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003025**
DRAWN: **MJR**
CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

TM - 8

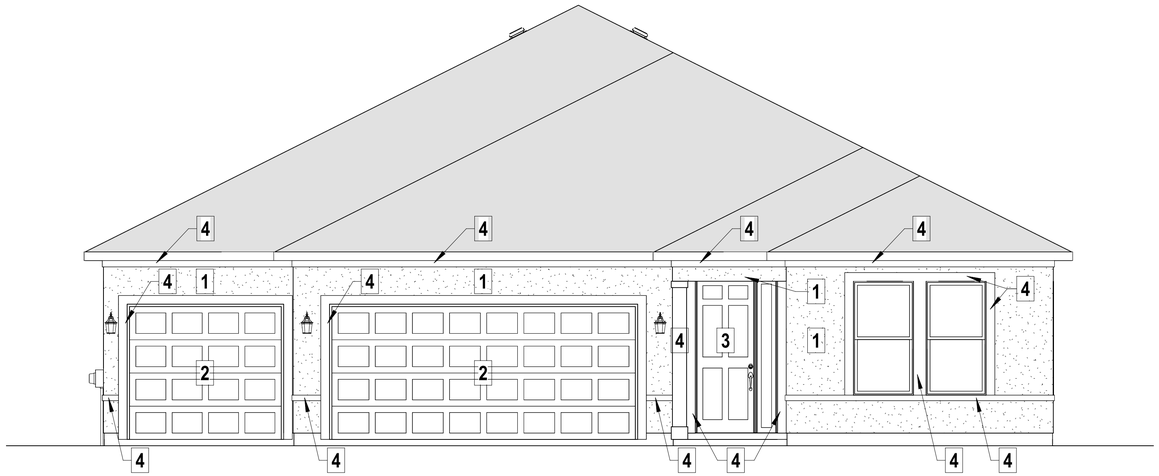
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

COLOR BLOCKING

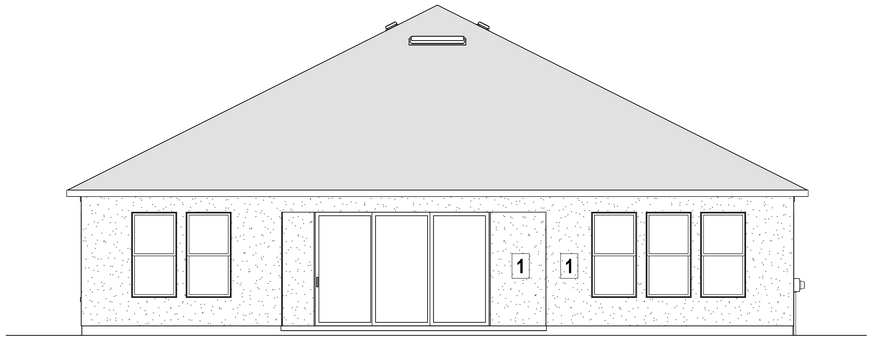
COLOR BLOCKING LEGEND	
1	BODY 1 (STUCCO)
2	BODY 2 (LAP SIDING)/ GARAGE
3	FRONT DOOR/ SHUTTERS
4	TRIM/ COLUMN/ TRELLIS/ BRACKETS

SHINGLE ROOF - COLOR: PER COLOR PALETTE

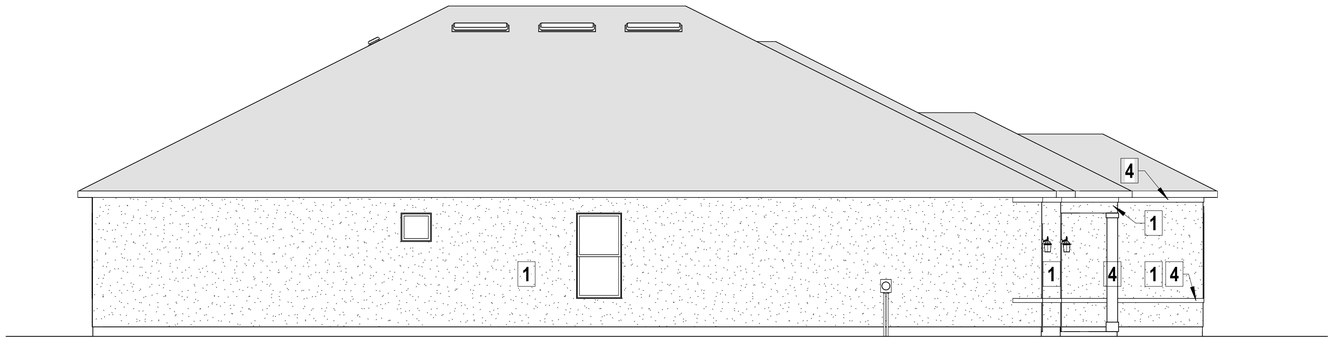
STONE - COLOR: PER COLOR PALETTE



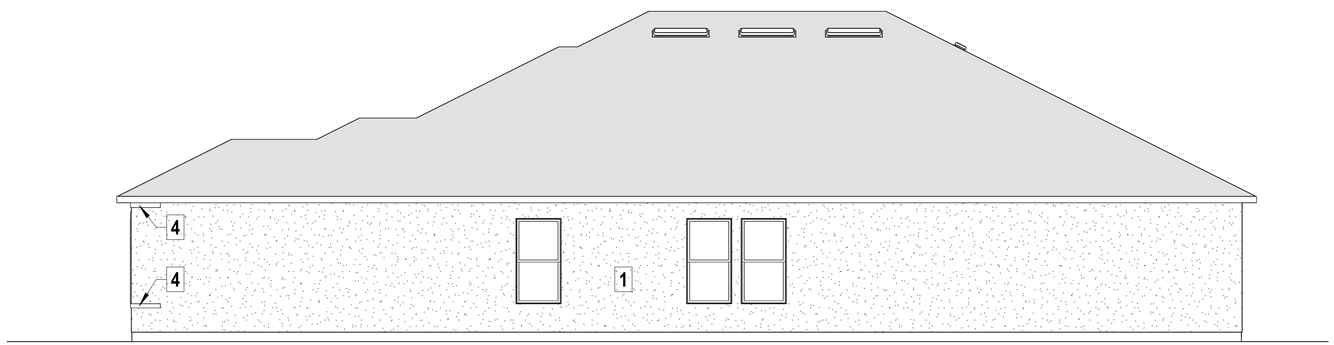
FRONT ELEVATION - TRADITIONAL A



REAR ELEVATION - TRADITIONAL A



LEFT ELEVATION - TRADITIONAL A



RIGHT ELEVATION - TRADITIONAL A

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

BAINBRIDGE

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO:
2025.003025

DRAWN:
MJR

CHECKED:
CM

07-02-2025

REVISIONS:

No.	Description	Date

CBTRA

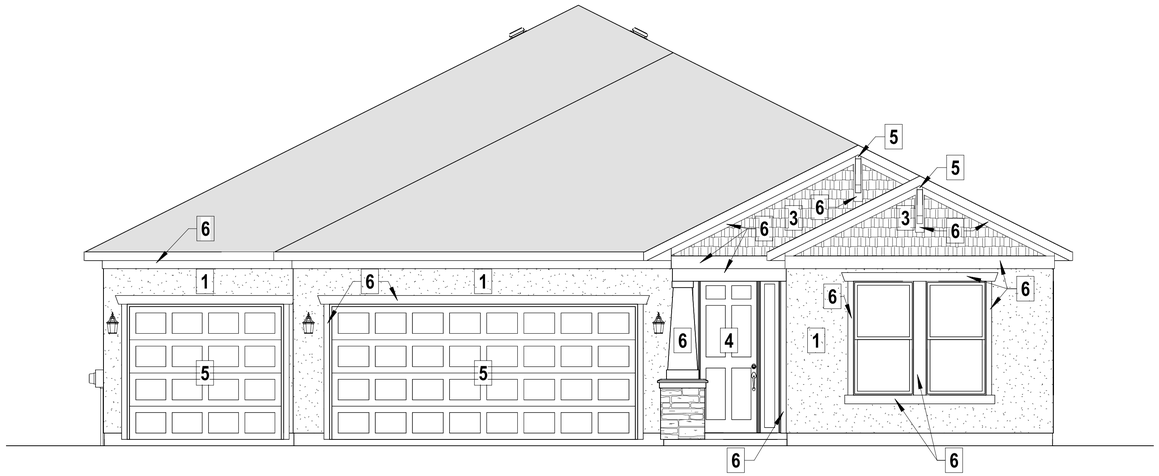
APEX TECHNOLOGY" IS A FICTITIOUS NAME OWNED BY "JAX APEX TECHNOLOGY" INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

COLOR BLOCKING

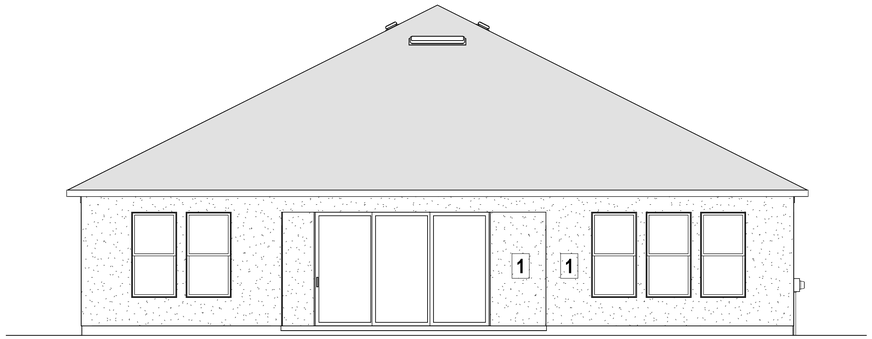
COLOR BLOCKING LEGEND	
1	BODY 1 (STUCCO)
2	BODY 2 (LAP SIDING)
3	BODY 3 (SHAKE)
4	FRONT DOOR/ SHUTTERS
5	GARAGE/ BRACKETS
6	TRIM/ COLUMN/ TRELLIS

SHINGLE ROOF - COLOR: PER COLOR PALETTE

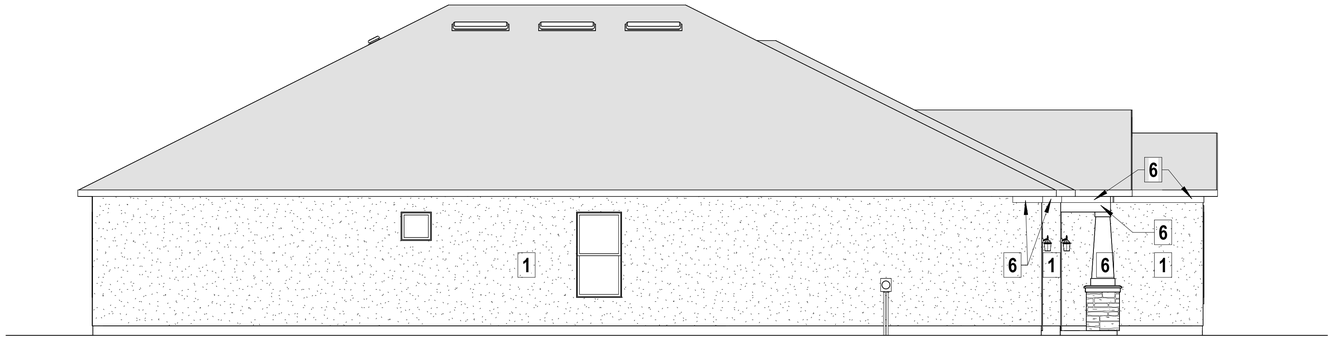
STONE - COLOR: PER COLOR PALETTE



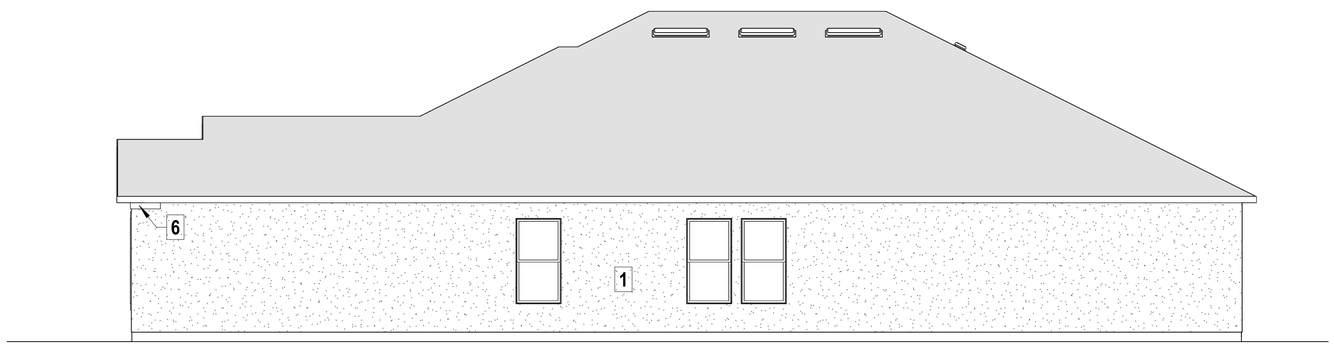
FRONT ELEVATION - CRAFTSMAN A



REAR ELEVATION - CRAFTSMAN A



LEFT ELEVATION - CRAFTSMAN A



RIGHT ELEVATION - CRAFTSMAN A

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

BAINBRIDGE

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO:
2025.003025

DRAWN:
MJR

CHECKED:
CM

07-02-2025

REVISIONS:

No.	Description	Date

CBCRA

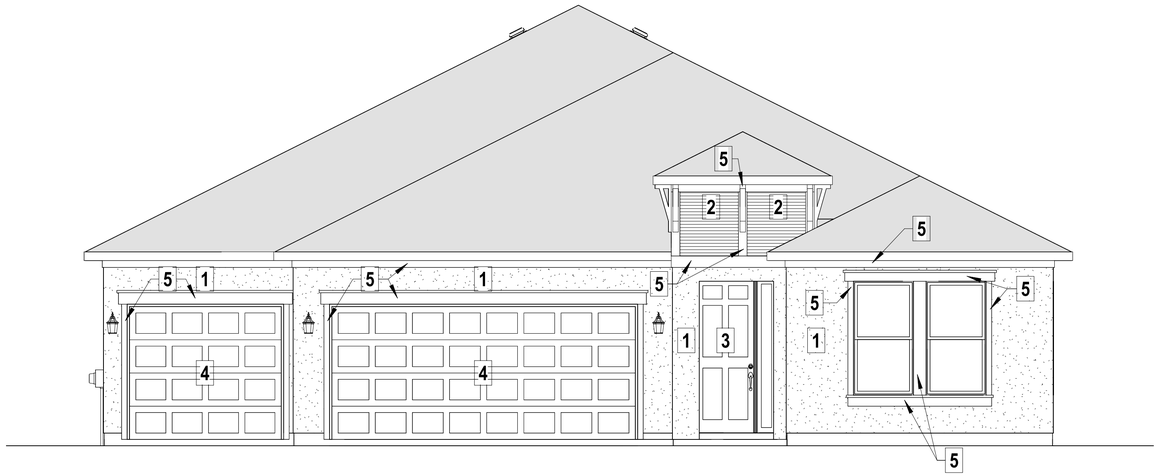
APEX TECHNOLOGY' IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

COLOR BLOCKING

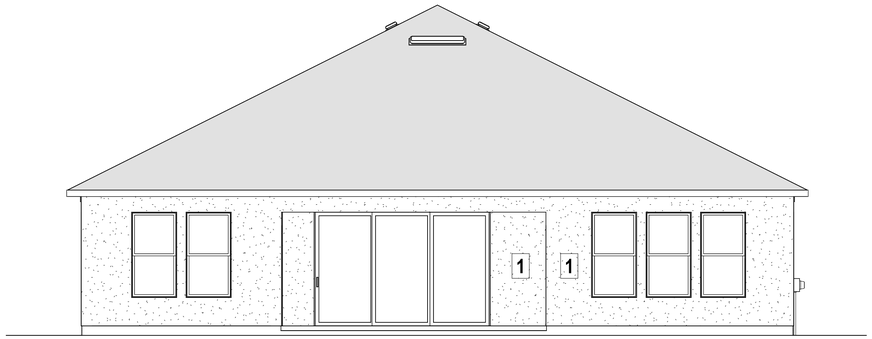
COLOR BLOCKING LEGEND	
1	BODY 1 (1ST AND 2ND FLOOR)
2	BODY 2 (ACCENTS)
3	FRONT DOOR/ SHUTTERS
4	GARAGE
5	TRIM/ COLUMN/ BRACKETS

SHINGLE ROOF - COLOR: PER COLOR PALETTE

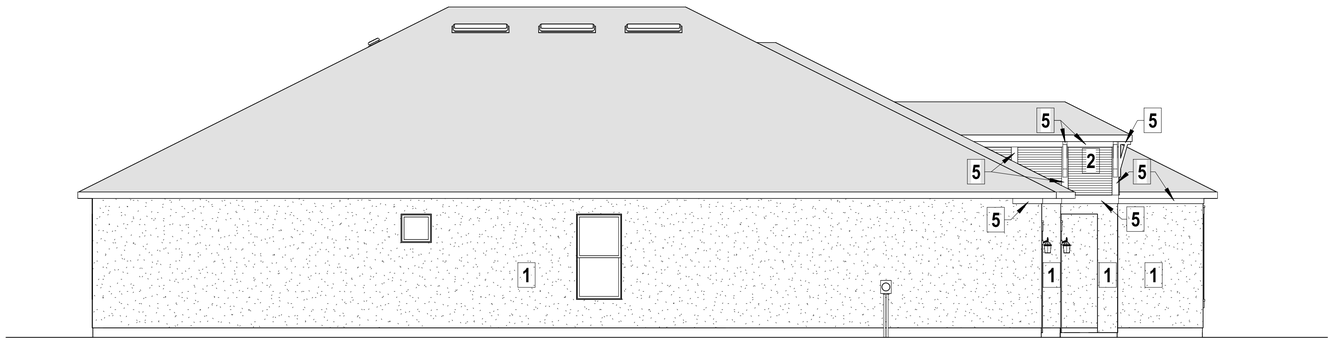
STONE - COLOR: PER COLOR PALETTE



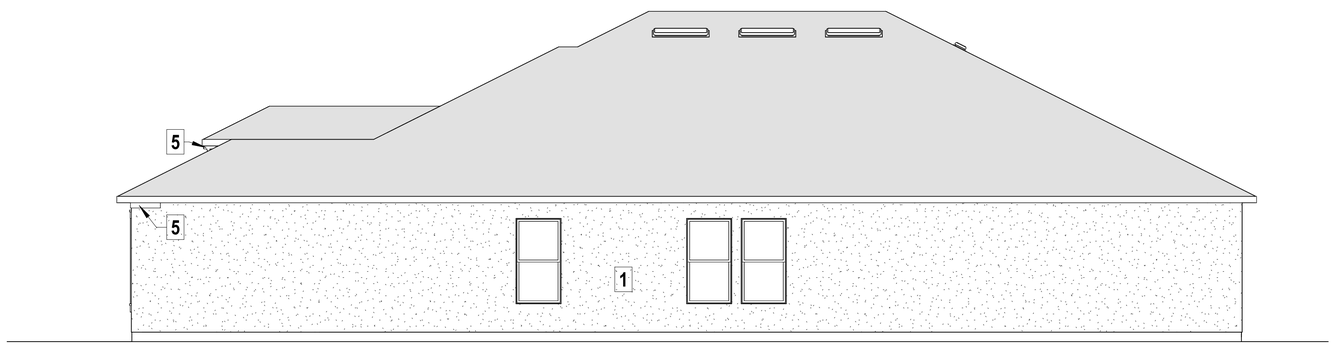
FRONT ELEVATION - COASTAL A



REAR ELEVATION - COASTAL A



LEFT ELEVATION - COASTAL A



RIGHT ELEVATION - COASTAL A

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

BAINBRIDGE

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO:
2025.003025

DRAWN:
MJR

CHECKED:
CM

07-02-2025

REVISIONS:

No.	Description	Date

CBCOA

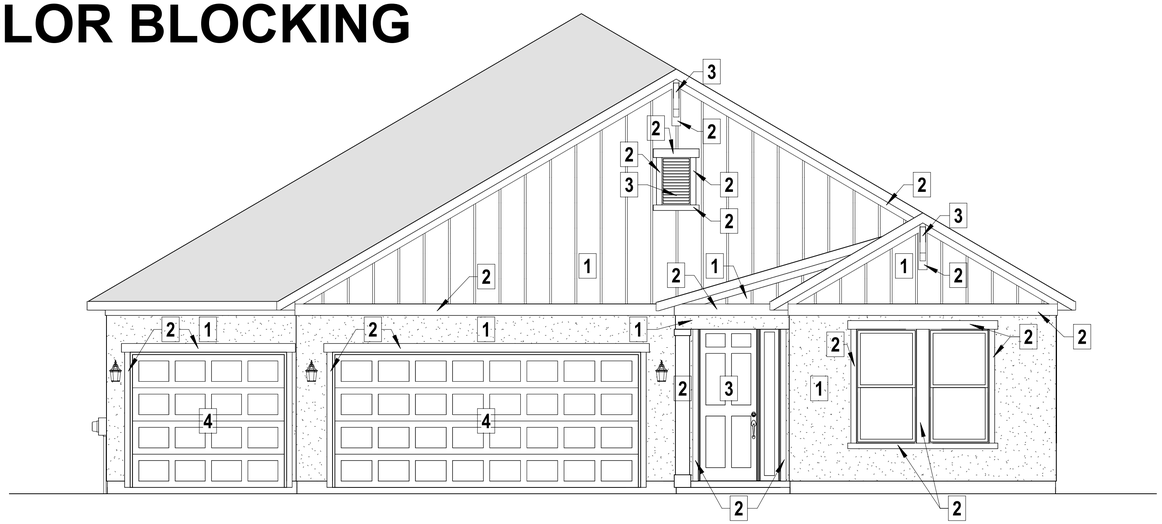
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7647

COLOR BLOCKING

COLOR BLOCKING LEGEND	
1	BODY
2	TRIM/ COLUMN
3	FRONT DOOR/ SHUTTERS/ BRACKETS
4	GARAGE

SHINGLE ROOF - COLOR: PER COLOR PALETTE

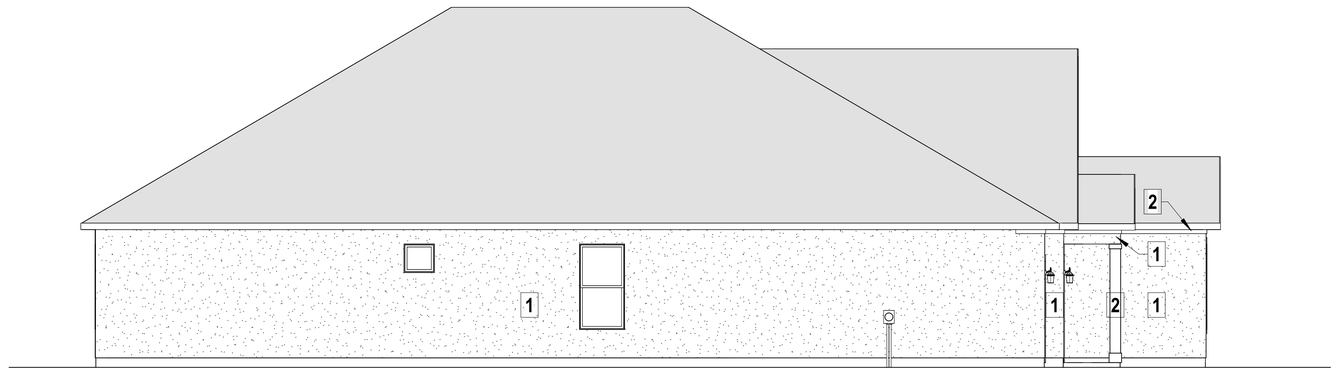
STONE - COLOR: PER COLOR PALETTE



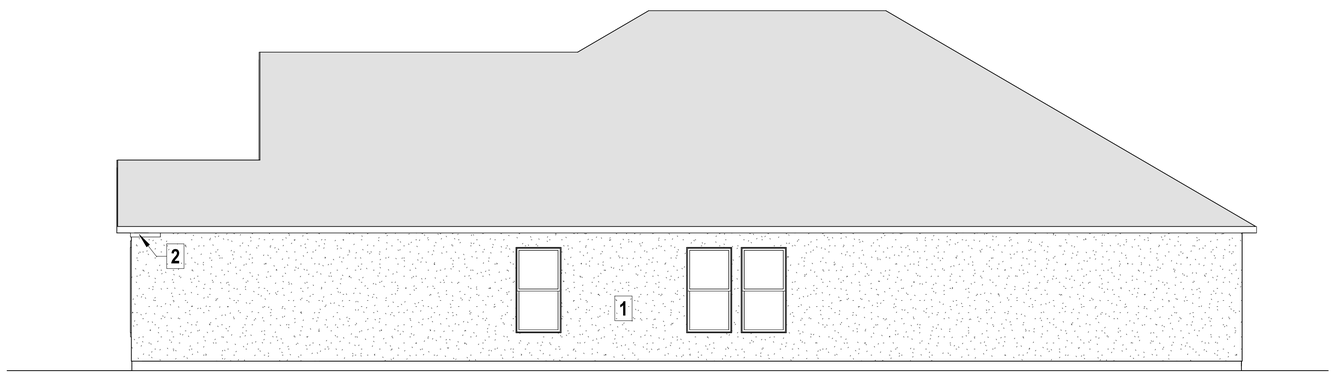
FRONT ELEVATION - FARMHOUSE A



REAR ELEVATION - FARMHOUSE A



LEFT ELEVATION - FARMHOUSE A



RIGHT ELEVATION - FARMHOUSE A

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

BAINBRIDGE

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO:
2025.003025

DRAWN:
MJR

CHECKED:
CM

07-02-2025

REVISIONS:

No.	Description	Date

CBFHA

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

TAYLOR MORRISON

BRADLEY, BASE PLAN
SUBDIVISON,
NON-PORCH ELEVATIONS (150C)

DRAWING INDEX

ARCHITECTURAL

SHEET NO.	SHEET NAME
A000	ARCHITECTURAL NOTES
A110	1st LEVEL FLOOR PLAN - TRADITIONAL A
A112	1st LEVEL FLOOR PLAN - CRAFTSMAN A
A114	1st LEVEL FLOOR PLAN - COASTAL A
A116	1st LEVEL FLOOR PLAN - FARMHOUSE A
A118	1st LEVEL FLOOR PLAN - PARTIALS
A200	ELEVATIONS - TRADITIONAL A
A202	ELEVATIONS - CRAFTSMAN A
A204	ELEVATIONS - COASTAL A
A206	ELEVATIONS - FARMHOUSE A
A209	ELEVATIONS - PARTIALS
A400	WALL SECTIONS
A500	DETAILS
A501	DETAILS
A502	DETAILS
A503	DETAILS

ELECTRICAL

SHEET NO.	SHEET NAME
E100	1st LEVEL ELECTRICAL PLAN - TRADITIONAL A
E102	1st LEVEL ELECTRICAL PLAN - CRAFTSMAN A
E104	1st LEVEL ELECTRICAL PLAN - COASTAL A
E106	1st LEVEL ELECTRICAL PLAN - FARMHOUSE A
E108	1st LEVEL ELECTRICAL PLAN - PARTIALS
E109	1st LEVEL ELECTRICAL PLAN - PARTIALS

STRUCTURAL

SHEET NO.	SHEET NAME
ST-1 (150C)	STRUCTURAL SPECIFICATIONS - 150C
ST-2 (150C)	FOUNDATION PLAN - TRADITIONAL A - 150C
ST-2.2 (150C)	FOUNDATION PLAN - CRAFTSMAN A - 150C
ST-2.4 (150C)	FOUNDATION PLAN - COASTAL A - 150C
ST-2.6 (150C)	FOUNDATION PLAN - FARMHOUSE A - 150C
ST-2.8 (150C)	FOUNDATION PLAN - PARTIALS - 150C
ST-2.D	FOUNDATION DETAILS
ST-3 (150C)	1st LEVEL STRUCTURAL PLAN - TRADITIONAL A - 150C
ST-3.2 (150C)	1st LEVEL STRUCTURAL PLAN - CRAFTSMAN A - 150C
ST-3.4 (150C)	1st LEVEL STRUCTURAL PLAN - COASTAL A - 150C
ST-3.6 (150C)	1st LEVEL STRUCTURAL PLAN - FARMHOUSE A - 150C
ST-3.8 (150C)	1st LEVEL STRUCTURAL PLAN - PARTIALS - 150C
ST-3A (150C)	1st LEVEL ROOF FRAMING PLAN - TRADITIONAL A - 150C
ST-3A.2 (150C)	1st LEVEL ROOF FRAMING PLAN - CRAFTSMAN A - 150C
ST-3A.4 (150C)	1st LEVEL ROOF FRAMING PLAN - COASTAL A - 150C
ST-3A.6 (150C)	1st LEVEL ROOF FRAMING PLAN - FARMHOUSE A - 150C
ST-5	TYPICAL WALL SECTIONS
ST-6	SECTIONS AND DETAILS
ST-7	SECTIONS AND DETAILS
ST-8	SECTIONS AND DETAILS

TAYLOR MORRISON

SHEET NO.	SHEET NAME
TM - 1	FRAMING STANDARDS
TM - 2	HVAC STANARDS
TM - 3	STAIR STANDARDS AND TEMPORARY GUARDS
TM - 4	TRIM STANDARDS
TM - 5	SIDING STANDARDS OVER FRAME
TM - 6	SIDING STANDARDS OVER BLOCK
TM - 7	SIDING STANDARDS OVER BLOCK CONT.
TM - 8	COLUMN MENU

COLOR BLOCKING

SHEET NO.	SHEET NAME
CBTRA	TRADITIONAL A ELEVATIONS - COLOR BLOCKING
CBCRA	CRAFTSMAN A ELEVATIONS - COLOR BLOCKING
CBCOA	COASTAL A ELEVATIONS - COLOR BLOCKING
CBFHA	FARMHOUSE A ELEVATIONS - COLOR BLOCKING

BUILDING CODE SUMMARY

THE PROJECT SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES
FL BUILDING CODE - RESIDENTIAL: 2023 FL BUILDING CODE - FUEL GAS: 2023
FL BUILDING CODE - PLUMBING: 2023 NATIONAL ELECTRIC CODE: 2020
FL BUILDING CODE - MECHANICAL: 2023 FL FIRE PREVENTION CODE: 2023
FL BUILDING CODE - ENERGY CONSERVATION: 2023

OCCUPANCY CLASSIFICATION: RESIDENTIAL CONSTRUCTION TYPE: VB

WIND ZONE: SEE ST-1 SPRINKLED: NO

ZONING CODE:
PROPOSED STRUCTURE COMPLIES WITH THE REQUIREMENTS OF CHAPTER 656,
ZONING CODE FOR RESIDENTIAL DISTRICTS, INCL MAX BLDG HGT OF 35'

AREAS TR, FH - A

1st Floor	2970 SF
CONDITIONED AREA	2970 SF
Garage	647 SF
Porch	27 SF
Lanai	249 SF
UNCONDITIONED AREA	923 SF
TOTAL UNDER ROOF	3893 SF

AREAS CR, CO - A

1st Floor	2970 SF
CONDITIONED AREA	2970 SF
Garage	647 SF
Porch	40 SF
Lanai	249 SF
UNCONDITIONED AREA	936 SF
TOTAL UNDER ROOF	3906 SF

VOLUME - ALL A'S

1st Floor	27717 CF
Grand total	27717 CF

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904.821.5200
taylor morrison

BRADLEY
BASE PLAN
50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003028**
DRAWN: **MJR**
CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

0000 (150C)

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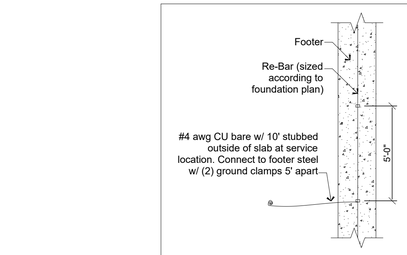
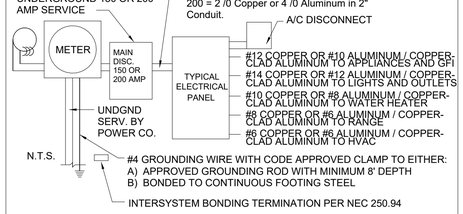


UFER GROUND DETAIL
N.T.S.

ELECTRICAL RISER DIAGRAM



NOTE:
ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY

GENERAL ELECTRICAL NOTES

ALL ELECTRICAL DESIGN AND WORK SHALL BE IN STRICT COMPLIANCE WITH THE 2020 NATIONAL ELECTRIC CODE

- CONTRACTOR RESPONSIBLE FOR ALL PANEL LOAD CALCULATIONS AND SHALL VERIFY IN ACCORDANCE WITH BUILDERS SPECIFICATIONS AND IN STRICT COMPLIANCE WITH NEC
- PER NEC SECTION 210.12(B) ALL 15A & 20A, 120V BRANCH CIRCUITS SUPPLYING OUTLETS REQUIRE AFCI PROTECTION
- CARBON MONOXIDE PROTECTION PER RESIDENTIAL CODE R315.1 TO BE INSTALLED WITHIN 10' OF EVERY SLEEPING ROOM
- ALL OUTLETS SHOULD BE AFCI PER NEC - U.N.O.
- ALL 125V SINGLE-PHASE 15A & 20A RECEPTACLES INSTALLED IN LOCATIONS SPECIFIED IN 210.8(A)(1) THROUGH (A)(10) SHALL HAVE GFCI PROTECTION FOR PERSONNEL IN ACCORDANCE WITH NEC 210.8(A)
- PER NEC SECTION 406.8(B)(I) 15A & 20A RECEPTACLES IN A WET LOCATION MUST BE WITHIN AN ENCLOSURE THAT IS WEATHERPROOF WHEN AN ATTACHMENT IS PLUGGED IN AN ALL NON-LOCKING RECEPTACLES SHALL BE LISTED AS WEATHER RESISTANT
- PER NEC SECTION 406.II IN DWELLING UNITS, ALL 15A & 20A, 15V RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT
- PER NEC SECTION 406.9(C) RECEPTACLES SHOULD NOT BE INSTALLED WITHIN A ZONE MEASURED 3FT HORIZONTALLY AND 8FT VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD.
- PER NEC SECTION 800.156 NO LESS THAN ONE COMMUNICATION OUTLET SHALL BE INSTALLED WITHIN EACH DWELLING UNIT
- PER NEC SECTION R314.3 AND R315.1 SMOKE DETECTORS TO BE INSTALLED INSIDE EACH SLEEPING AREA
- ALL SMOKE ALARMS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 217, PER RESIDENTIAL CODE 314.1. GC TO INSTALL; KIDDE MODEL # 14618A SMOKE ALARM, OR APPROVED EQUAL
- JUNCTION BOX AT WATER HEATER, RANGE AND/OR DRYER TO BE 220V IN NON GAS COMMUNITIES, AND 110V IN COMMUNITIES THAT HAVE GAS OPTIONS PROVIDE APPROPRIATE RECEPTACLE PER APPLIANCE
- ALL PERMANENTLY INSTALLED LUMINARIES, EXCLUDING THOSE IN KITCHEN APPLIANCES, SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS-PER-WATT OR SHALL UTILIZE LAMPS WITH AN EFFICACY OF NOT LESS THAN 65 LUMENS-PER-WATT PER R404.1.
- PER RESIDENTIAL CODE M1305.1 A LEVEL WORKING SPACE NOT LESS THAN 30" DEEP AND 30" WIDE SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE OF ANY APPLIANCE
- PER NEC SECTION R230.67 ALL SERVICES SUPPLYING DWELLING UNITS ARE REQUIRED TO BE PROVIDED WITH A TYPE 1 OR TYPE 2 SURGE-PROTECTIVE DEVICE.
- EACH DWELLING UNIT SHALL BE DESIGNED WITH PROVISION FOR FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT IN ACCORDANCE WITH RESIDENTIAL CODES RF103.1 AND RF103.3. CONTRACTOR RESPONSIBLE TO ADJUST PANEL/LOAD CALCULATIONS ACCORDINGLY.
- ALL 125V THROUGH 250V RECEPTACLES INSTALLED IN LOCATIONS SPECIFIED IN 210.8 (B)(1) THROUGH (B)(12) AND SUPPLIED BY SINGLE-PHASE BRANCH CIRCUITS RATED 150V OR LESS TO GROUND, 50A OR LESS, AND ALL RECEPTACLES SUPPLIED BY THREE-PHASE BRANCH CIRCUTS RATED 150V OR LESS TO GROUND, 100A OR LESS SHALL HAVE GFCI PROTECTION FOR PERSONNEL IN ACCORDANCE WITH NEC 210.8(B)
- FOR ONE AND TWO FAMILY DWELLING UNITS, ALL SERVICE CONDUCTORS SHALL TERMINATE IN DISCONNECTING MEANS HAVING A SHORT CIRCUIT CURRENT RATING EQUAL OR GREATER THAN THE AVAILABLE FAULT CURRENT, INSTALLED IN A READILY ACCESSIBLE OUTDOOR LOCATION IN ACCORDANCE WITH NEC 230.85

ABBREVIATIONS LEGEND

ABV	ABOVE
AC	AIR CONDITIONER
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLER UNIT
BLK	BLOCK
CABS	CABINETS
CLG	CEILING
CHR	CHAIR RAIL
COFF	COFFERED
COL	COLUMN
COND	CONDENSER
CRN	CROWN MOULDING
CVAC	CENTRAL VACUUM SYSTEM
DBL	DOUBLE
DIAG	DIAGONAL
DR	DOOR
DRY	DRYER
DW	DISHWASHER
EB	EYEBROW
FL	FLOOR LINE (MAT. CHANGE)
FLR	FLOOR
FP	FIREPLACE
FXD	FIXED
FXT	FIXTURE
GLS	GLASS
HB	HOSE BIB
KS	KNEE SPACE
LAV	LAVATORY
LT	LAUNDRY TUB
MRBL	MARBLE
MC	MEDICINE CABINET
MIR	MIRROR
MTL	METAL
OH	OVERHEAD
OPNG	OPENING
OPT	OPTIONAL
R & S	CLOTHES ROD and SHELF
REF	REFRIGERATOR
SD	SOAP DISH
SDLTS	SIDE LIGHTS
SGD	SLIDING GLASS DOOR
SH (2)	SHELVES (QUANTITY)
SHWR	SHOWER
TB	TOWEL BAR
TPH	TOILET PAPER HOLDER
T&S	TUB and SHOWER
TEMP	TEMPERED
TR	TRANSOM
VOL	VOLUME
WC	WATER CLOSET
WD	WOOD
WH	WATER HEATER
WNCT	WAINSCOT
WS	WATER SOFTENER
WASH	WASHER

ROOF NOTES

- INSTALL ROOF VENTING PER MFR WRITTEN INSTRUCTIONS PER RESIDENTIAL CODE R806
- ALL OVERHANG DIMENSIONS ARE TO EDGE OF RAFTER. REFERENCE WALL SECTIONS/DETAILS FOR ALL OVERHANGS NOT DIMENSIONED.
- ALL UNDERLAYMENT MUST BE INSTALLED IN COMPLIANCE WITH RESIDENTIAL CODE R905.1.1
- EACH 4' OFF RIDGE VENT REQUIRES (1) 46" x 3" CUT OUT IN ROOF SHEATHING PER MFR WRITTEN INSTRUCTIONS
- ROOF VENTING MUST MAINTAIN A MIN. DISTANCE OF 4'-0" FROM CENTERLINE OF SEPARATION WALL
- NO PENETRATIONS WITHIN 4'-0" OF RATED WALLS

ROOF VENT CALCULATION

FORMULA:

1 SQUARE INCH VENT FOR EVERY 300 SQUARE INCHES OF CEILING
*144 SQ. IN. = 1 SQ. FT.
BLDG. CEILING (SF) x 144 = BLDG (SQ. IN.)
BLDG. (SQ. IN.) / 300 = SQ. IN. OF VENT REQUIRED
SQ. IN. OF VENT REQUIRED / 2 = 50% AT HIGH AND 50% AT LOW.

PER RESIDENTIAL CODE SECTION R806.2: 40% MIN, BUT NOT MORE THAN 50% OF VENTILATION MUST BE PROVIDED BY VENTILATORS LOCATED NO MORE THAN 3'-0" BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE

BASIS OF CALCULATION: ("OR EQUAL" ACCEPTABLE)

(a) OFF RIDGE VENTS - STAMPCO W/ 36 SQ IN (NFVA) PER LINEAL FT

(b) SOFFIT VENTS - GP T3-1/3" FULL VENT PERFORATED W/ 9.19 SQ IN (NFVA) PER LINEAL FT

CALCULATED LINEAL FOOT OF SOFFIT VENT SHALL NOT INCLUDE NON-VENTED FIRE RATED SOFFIT LOCATED LESS THAN 5' FROM PROPERTY LINE

EXTERIOR ELEVATION GENERAL NOTES

- FRONT ELEVATIONS BANDING, MOLDING, COLUMNS AND TRIM SHALL RECEIVE A SAND FINISH. SEE ELEVATION FOR DEPTH OR RAISED BANDING
- SIDE AND REAR ELEVATIONS BANDING AROUND WINDOWS AND DOORS MAY BE OPTIONAL PER COMMUNITY SPECS - SEE COMMUNITY SPECIFICATIONS OR CONSULT THE CONSTRUCTION MANAGER. ALL BANDING SHALL RECEIVE A SAND FINISH
- ROOF COVERING SEE COMMUNITY SPECIFICATIONS OR CONSULT THE CONSTRUCTION MANAGER. SEE STRUCTURAL SHEETS FOR SHEATHING REQUIREMENTS
- FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, DECK AND WALL INTERSECTIONS, AT GUTTERS, AT ALL CHANGES IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS
- WINDOW PAN FLASHING SHALL BE IN ACCORDANCE WITH RESIDENTIAL CODE R703.4
- WALL HEIGHTS VERIFY ALL BEARING WALL HEIGHTS WITH FINAL TRUSS LAYOUTS
- LATH PER RESIDENTIAL CODE R703.7.1, LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 11/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 7/8-INCHLONG (22.2 MM), 16 GAGE STAPLES, SPACED NOT MORE THAN 6 INCHES (152 MM), OR AS OTHERWISE APPROVED
- PLASTER PER R703.7.2, PLASTERING WITH PORTLAND CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHERE APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHERE APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTANT WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R702.1(1). ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED. THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1(3)
- WEEP SCREED PER R703.7.2.1 A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 31/2 INCHES (89 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C926. THE WEEP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED
- WATER-RESISTIVE BARRIERS PER R703.7.3, WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.4) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS

GENERAL NOTES

- ALL CONSTRUCTION SHALL MEET THE LATEST EDITION OF CODES ADOPTED BY THE LOCAL GOVERNING AGENCIES
- PER RESIDENTIAL CODE R302.5 NO OPENINGS FROM A PRIVATE GARAGE ARE PERMITTED DIRECTLY INTO SLEEPING AREAS. ALL OPENINGS SHALL HAVE SOLID WOOD, INSULATED STEEL OR 20 MIN. FIRE RATED DOORS NOT LESS THAN 1-3/8 INCHES THICKNESS. ALL DUCTS IN THE GARAGE OR PENETRATING THE WALL OR CEILING SEPARATING THE GARAGE AND DWELLING SHALL BE CONSTRUCTED OF MIN. 26 GA. SHEET METAL, 1 INCH MINIMUM RIGID CLASS 0 OR 1 DUCT BOARD, OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE
- PER RESIDENTIAL CODE TABLE R302.6 GARAGE SHALL BE SEPARATED FROM RESIDENCE AND IT'S ATTIC W/ MIN. 1/2" GYP BOARD ATTACHED IN ACCORDANCE WITH TABLE R702.3.5. HABITABLE ROOMS SHALL BE SEPARATED FROM ROOM ABOVE W/ MIN 5/8" TYPE "X" GYP BOARD, WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY. ANY STRUCTURE SUPPORTING THE ASSEMBLY SHALL BE PROTECTED W/ MIN 1/2" GYP BOARD
- PER RESIDENTIAL CODE R309.1 GARAGE AND CARPORT FLOOR SURFACE AREAS USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARDS THE MAIN VEHICLE ENTRY DOORWAY
- PER RESIDENTIAL CODE R312.1 PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE FINISHED FLOOR OR GRADE SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT. PER RESIDENTIAL CODE R312.1.2 OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE FINISHED FLOOR OR GRADE SHALL HAVE GUARDS NOT LESS THAN 34" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS
- PER RESIDENTIAL CODE R312.1.3 REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4" OR MORE IN DIAMETER
- PER RESIDENTIAL CODE R308.4.5 GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING, FACING, OR ADJACENT TO HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE, SHALL BE CONSIDERED A HAZARDOUS LOCATION. G.C. TO VERIFY IF HOMEOWNER SELECTS ANY OF THESE ITEMS LISTED. IF ANY OF THESE ITEMS LISTED IS INSTALLED, SUCH GLAZING FACING THOSE ITEMS IS TO BE TEMPERED
- PER RESIDENTIAL CODE R312.2, PROVIDE WINDOW FALL PROTECTION IN ACCORDANCE WITH R312.2.1 AND R312.2.2
- GAS OPT. PER COMMUNITY. VERIFY WITH BLDR
- C.J. = RECOMMENDED MASONRY CONTROL JOINT LOCATION
- ALL FINISHES, MATERIALS, HOUSEWRAP, WINDOW AND DOOR FLASHING, TAPING AND SEALANTS TO BE INSTALLED PER BUILDER PROVIDED SPECIFICATIONS OR MFR WRITTEN INSTRUCTIONS
- ALL FINISH DETAILS & TYPICAL PLAN NOTES PROVIDED BY BUILDER IN ACCORDANCE WITH TYPICAL BUILDER SPECIFICATIONS
- REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ALL EXTERIOR WALL STUD SPECIES, SIZES AND SPACING

TERMITE SPECIFICATIONS

SECTION R318 PROTECTION AGAINST TERMITES

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE A PREVENTIVE TREATMENT TO NEW CONSTRUCTION (SEE SECTION 202, REGISTERED TERMITICIDE). UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

NOTE:
1. METHOD OF TREATMENT SHALL BE APPROVED BY THE GOVERNING JURISDICTION "LIQUID BORATE OR BORA-CARE" PRODUCT METHODS MUST BE DETERMINED AT PERMIT STAGE AND PRODUCT APPROVAL DATA MUST BE ON FILE WITH THE BUILDING DEPARTMENT.
2. PRESSURE TREATED LUMBER THAT HAS BEEN CUT OR DRILLED THAT EXPOSES UNTREATED PORTIONS OF WOOD ARE REQUIRED TO BE FIELD TREATED TO PREVENT INSECT INFESTATION.
3. OPTIONAL BORATE APPLIED TO ALL FRAME MEMBERS MIN. 24" AFF

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taylor morrison

BRADLEY
BASE PLAN
50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003028**
DRAWN: **MJR**
CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

A000

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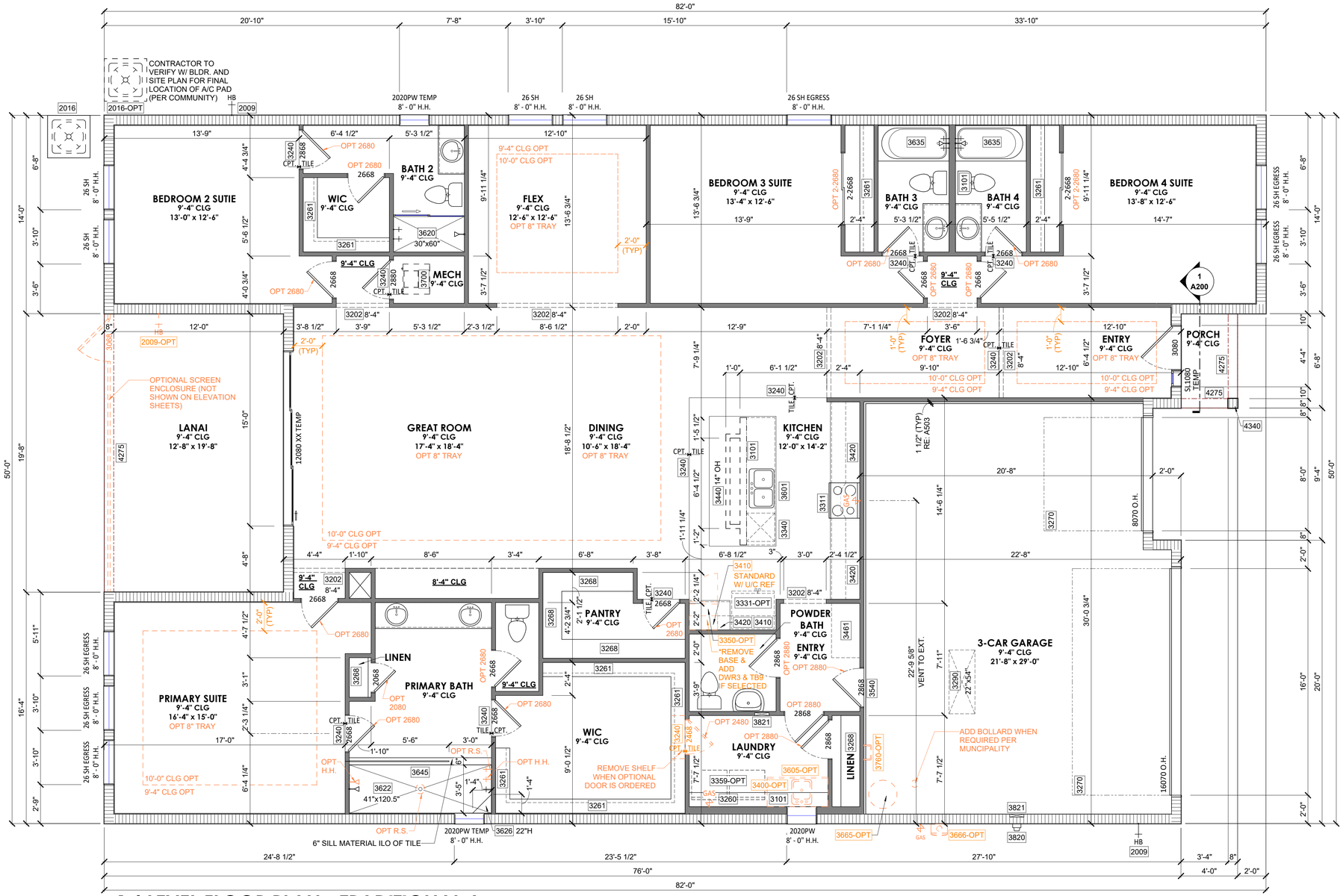

1st LEVEL FLOOR PLAN - TRADITIONAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

2009	HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2009-OPT	OPT HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2016	A/C PAD, 36"x 36" (U.N.O.)
2016-OPT	OPT A/C PAD, 36"x 36" (U.N.O.)
3101	2X6 WALL
3202	INTERIOR FLAT HEADER (H.H. AS NOTED)
3240	FLOOR LINE
3260	SINGLE SHELF
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3270	LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION
3290	ATTIC ACCESS - SIZE AS NOTED (PROVIDE 30" MIN. HEADROOM AT ALL ACCESS LOCATIONS)
3311	RANGE W/ MICROHOOD
3331-OPT	OPT REFRIGERATOR
3340	DISHWASHER
3350-OPT	OPT UNDER COUNTER REFRIGERATOR
3359-OPT	OPT WASHER AND DRYER (WASHER ALWAYS ON LEFT - DRYER ALWAYS ON RIGHT)
3400-OPT	OPT BASE CABINETS
3410	UPPER CABINETS
3420	BASE & UPPER CABINETS
3440	EXTEND 36" HIGH COUNTER OVER 2X4 KNEE WALL BELOW
3461	DROP ZONE
3540	DOOR IS 1 3/8" MIN. SOLID CORE -OR- 20 MIN. FIRE RATED
3601	SINK W/ GARBAGE DISPOSAL (SWITCH LOCATION PER BLDR SPECS)
3605-OPT	OPT LAV. SINK
3620	SHOWER W/ PRE-FAB PAN (SIZE PER PLAN)
3622	SHOWER RECESSED (PER BLDR SPECS)
3626	CORNER SHOWER SEAT
3635	TUB (5'-0" ROUGH OPENING)
3645	TEMPERED GLASS SHOWER ENCLOSURE
3665-OPT	OPT WATER HEATER - TANKED (PROVIDE MECH PROTECTION PER CODE)
3666-OPT	OPT WATER HEATER - TANKLESS (PROVIDE GAS & ELEC AS REQD)
3700	AHU
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE
3820	ELECTRICAL METER AND DISCONNECT (LOCATION PER BLDR SPECS)
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)

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taylor morrison

BRADLEY

BASE PLAN
REGIONAL PLAN - CMU
50' REG

SUBDIVISON

PROJECT NO: 2025.003028
DRAWN: MJR
CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A110

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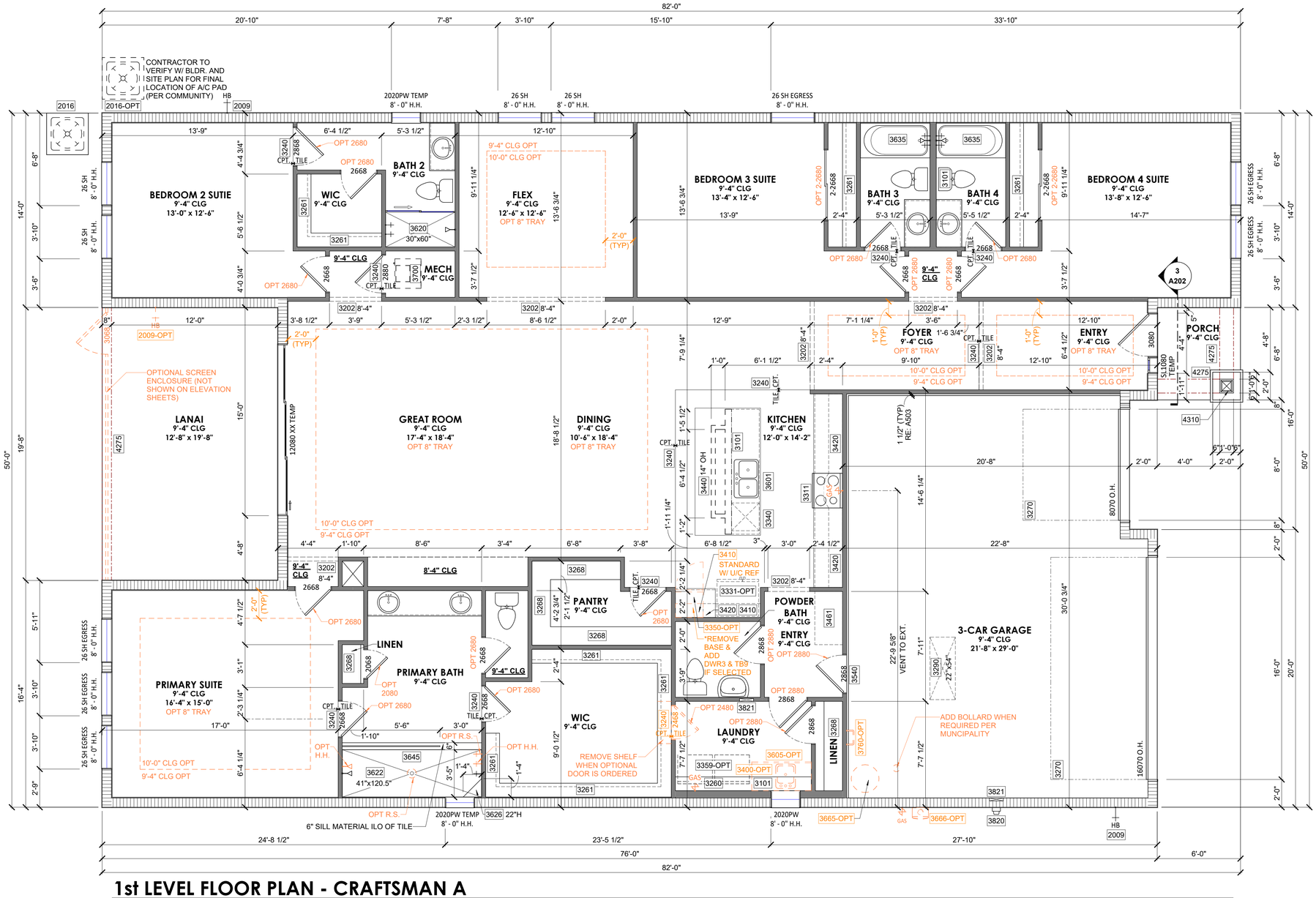

1st LEVEL FLOOR PLAN - CRAFTSMAN A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

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3665-OPT	OPT WATER HEATER - TANKED (PROVIDE MECH PROTECTION PER CODE)
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3700	AHU
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE
3820	ELECTRICAL METER AND DISCONNECT (LOCATION PER BLDR SPECS)
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)
4310	TAPERED CRAFTSMAN COLUMN W/ CAP AND BASE (RE: STRUCTURAL FOR LOAD BEARING COLUMNS)

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BRADLEY

BASE PLAN
REGIONAL PLAN - CMU
50' REG

SUBDIVISON

PROJECT NO: 2025.003028
DRAWN: MJR
CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A112

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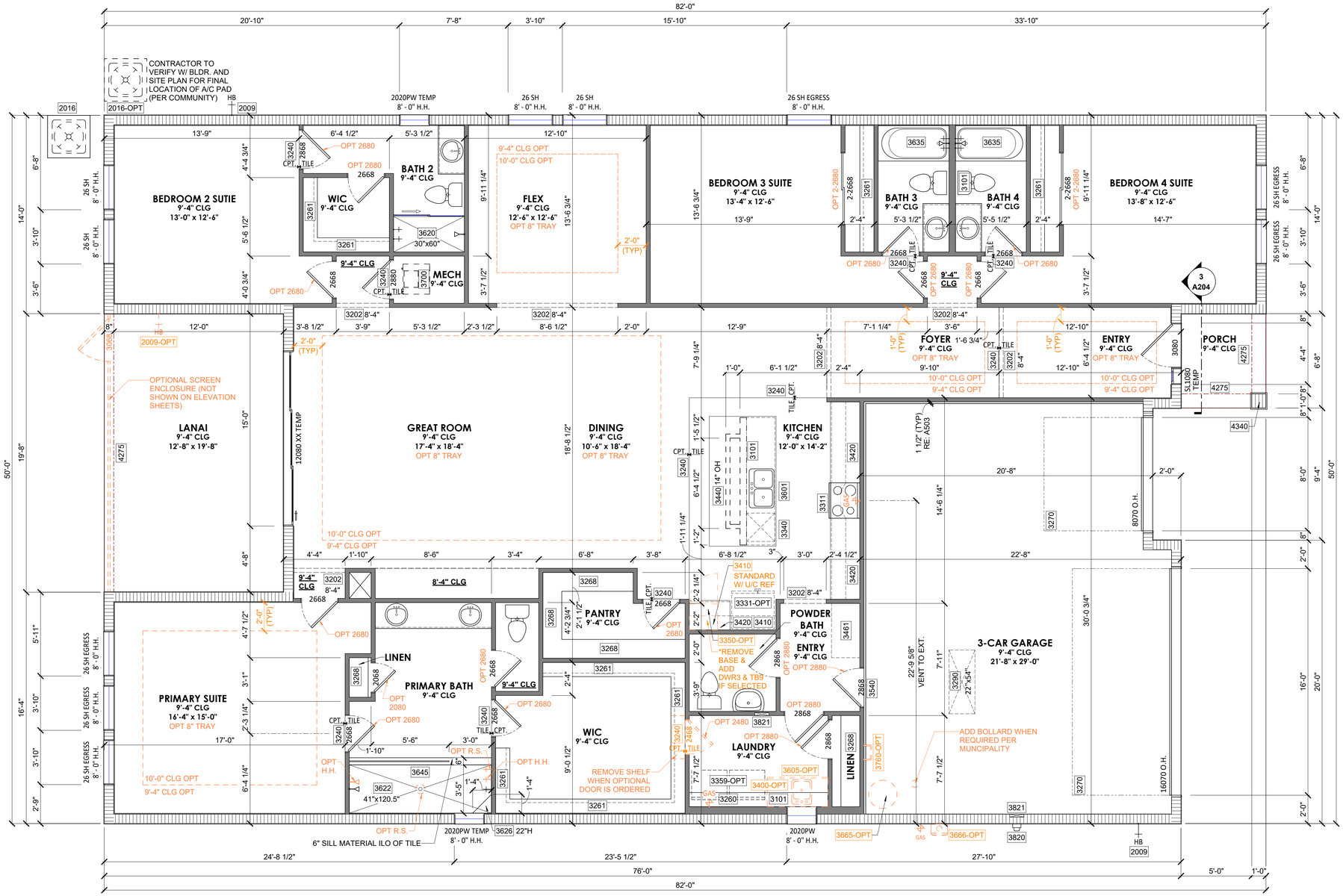

1st LEVEL FLOOR PLAN - COASTAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

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BRADLEY

BASE PLAN
REGIONAL PLAN - CMU
50' REG

SUBDIVISON

PROJECT NO: 2025.003028
DRAWN: MJR
CHECKED: CM

07-02-2025

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No.	Description	Date

A114

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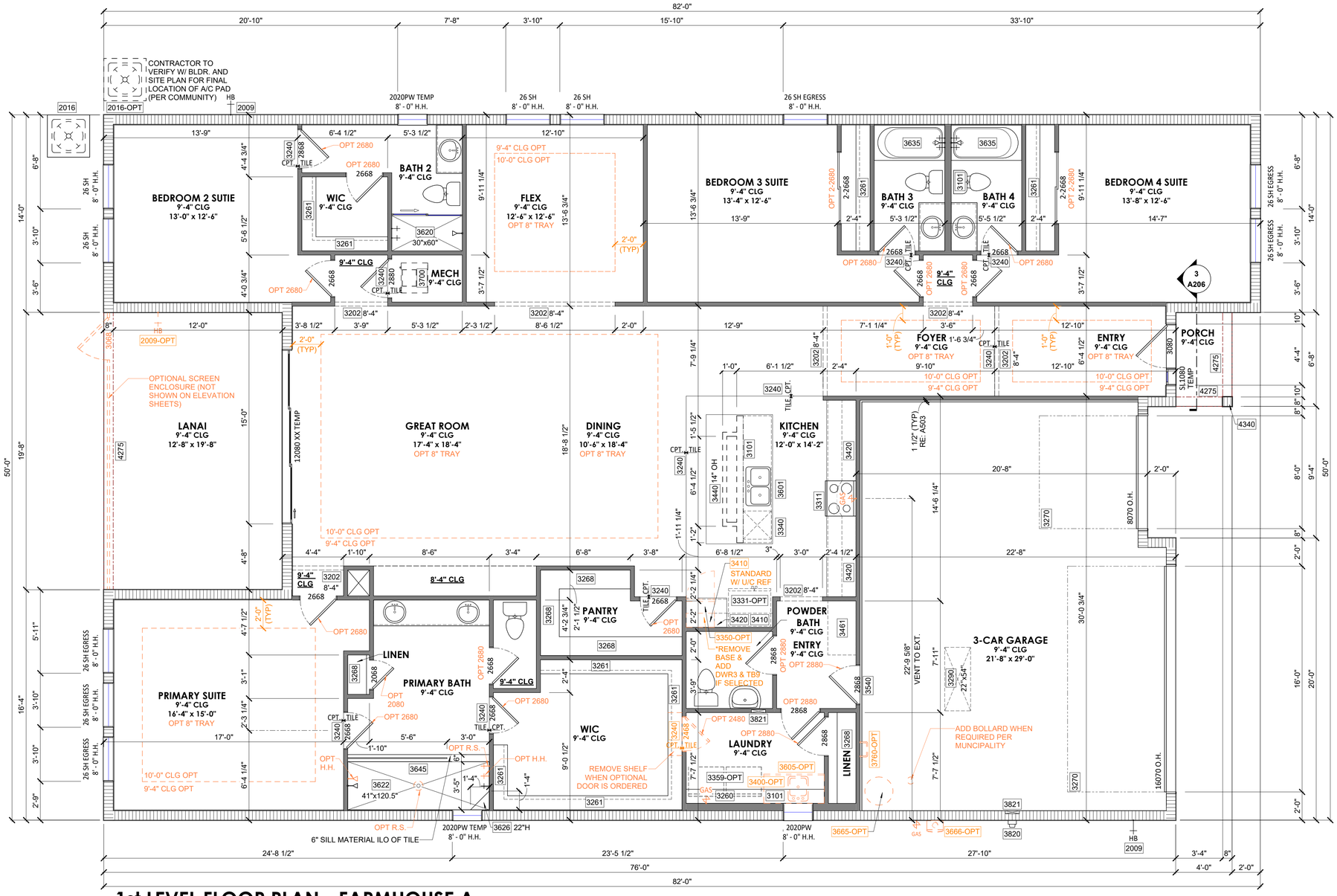

1st LEVEL FLOOR PLAN - FARMHOUSE A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

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BRADLEY

BASE PLAN
REGIONAL PLAN - CMU
50' REG

SUBDIVISON

PROJECT NO: 2025.003028
DRAWN: MJR
CHECKED: CM

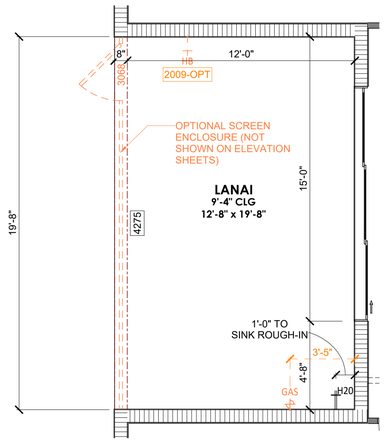
07-02-2025

REVISIONS:

No.	Description	Date

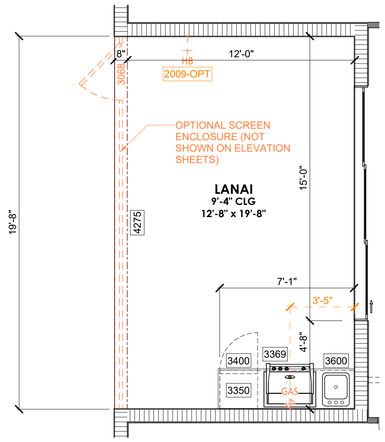
A116

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



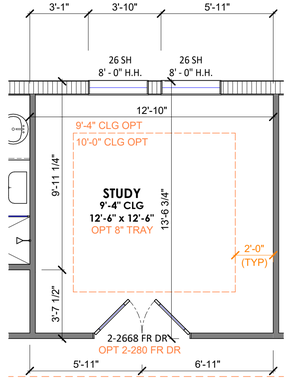
1st LEVEL FLOOR PLAN - OPT OUTDOOR KITCHEN ROUGH-IN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



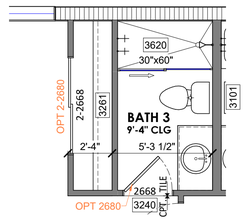
1st LEVEL FLOOR PLAN - OPT OUTDOOR KITCHEN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



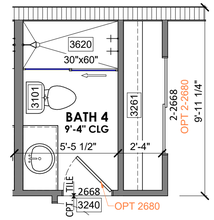
1st LEVEL FLOOR PLAN - OPT STUDY

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



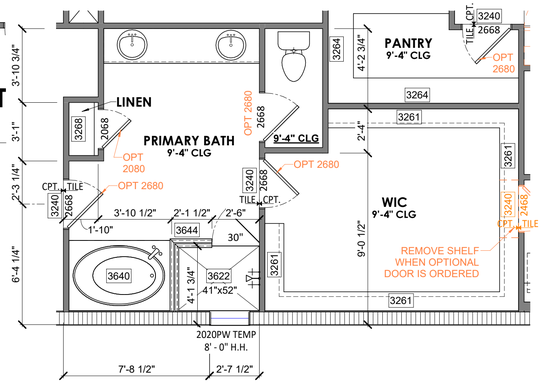
1st LEVEL FLOOR PLAN - OPT SHOWER @ BATH 3

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



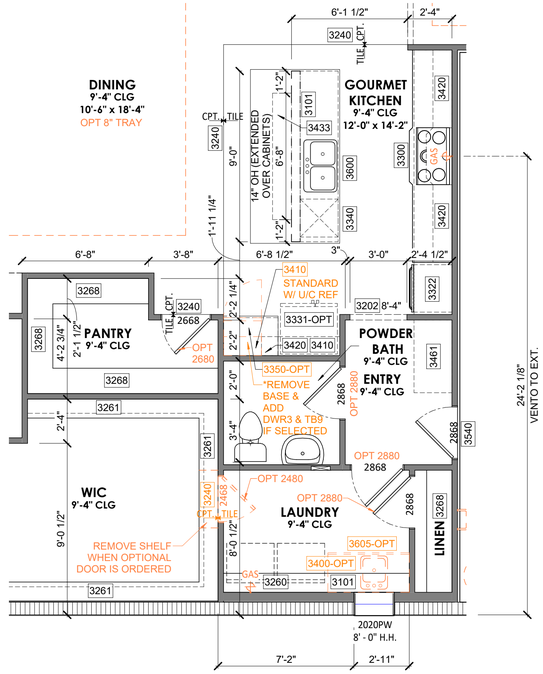
1st LEVEL FLOOR PLAN - OPT SHOWER @ BATH 4

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL FLOOR PLAN - OPT DELUXE PRIMARY BATH

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL FLOOR PLAN - OPT GORMET KITCHEN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

2009-OPT	OPT HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
3101	2X6 WALL
3202	INTERIOR FLAT HEADER (H.H. AS NOTED)
3240	FLOOR LINE
3260	SINGLE SHELF
3261	SINGLE ROD & SHELF
3264	(5) SHELVES (PER BUILDER SPECS)
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3300	COOKTOP
3322	DOUBLE OVEN
3331-OPT	OPT REFRIGERATOR
3340	DISHWASHER
3350	UNDER COUNTER REFRIGERATOR
3350-OPT	OPT UNDER COUNTER REFRIGERATOR
3369	30" GRILL
3400	BASE CABINETS
3400-OPT	OPT BASE CABINETS
3410	UPPER CABINETS
3420	BASE & UPPER CABINETS
3433	12" DEEP KITCHEN ISLAND CABINETS
3461	DROP ZONE
3540	DOOR IS 1 3/8" MIN. SOLID CORE -OR- 20 MIN. FIRE RATED
3600	SINK
3605-OPT	OPT LAV. SINK
3620	SHOWER W/ PRE-FAB PAN (SIZE PER PLAN)
3622	SHOWER RECESSED (PER BLDR SPECS)
3640	DROP-IN TUB W/ DECK (PER BLDR SPECS)
3644	TEMPERED GLASS SHOWER ENCLOSURE ON 30" H 1/2 WALL W/ SLP TOP
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX

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904.821.5200

taylor morrison

BRADLEY

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003028

DRAWN: MJR

CHECKED: CM

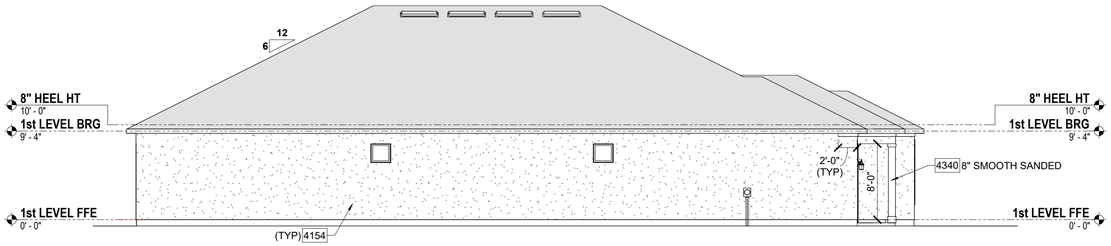
07-02-2025

REVISIONS:

No.	Description	Date

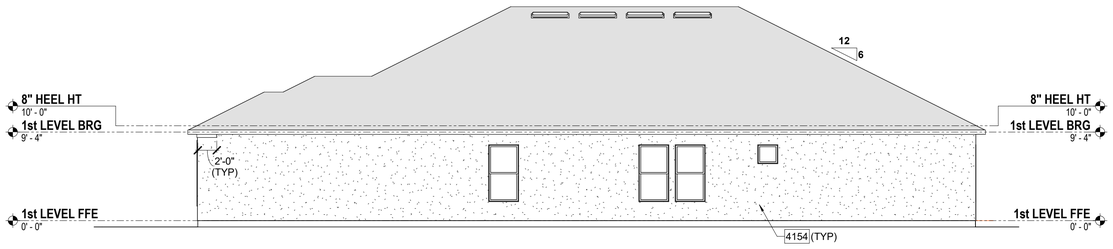
A118

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



LEFT ELEVATION - TRADITIONAL A

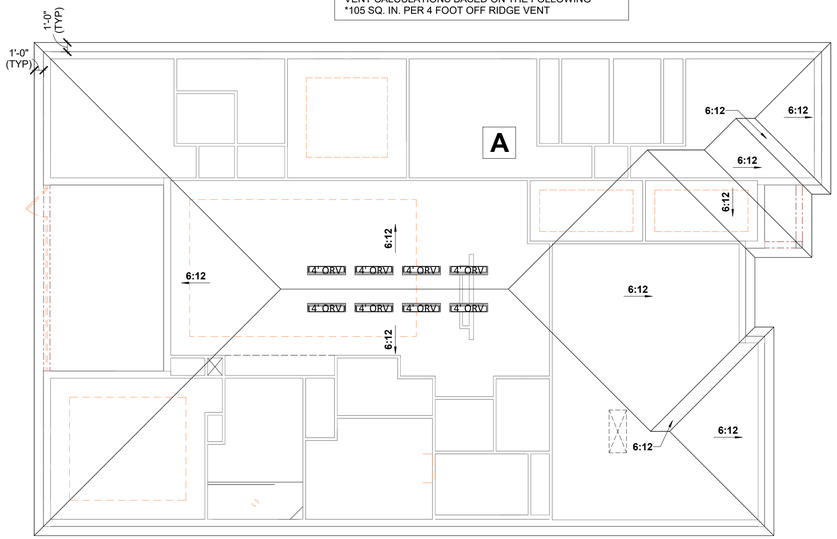
1/8" = 1'-0" WHEN PRINTED ON 22"x34"



RIGHT ELEVATION - TRADITIONAL A

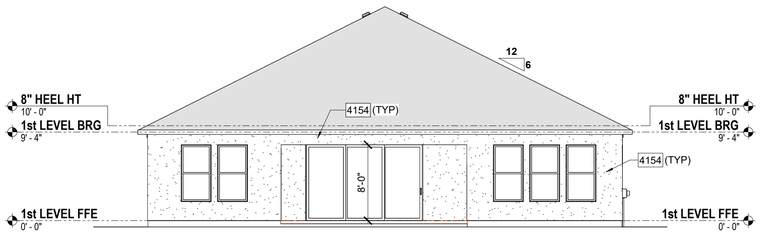
1/8" = 1'-0" WHEN PRINTED ON 22"x34"

UPPER ROOF VENT REQUIREMENTS - TRADITIONAL A
VENTILATION CALCULATIONS: ATTIC AREA = 3898 SQ. FT. / 300 = 12.99 SQ. FT. x 144 = 1872 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 749 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 8 TOTAL SOFFIT VENTILATION NEEDED 1123 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT



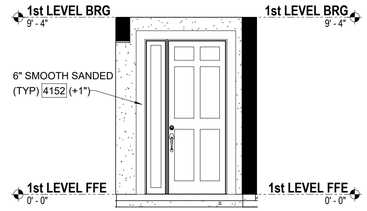
ROOF PLAN - TRADITIONAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



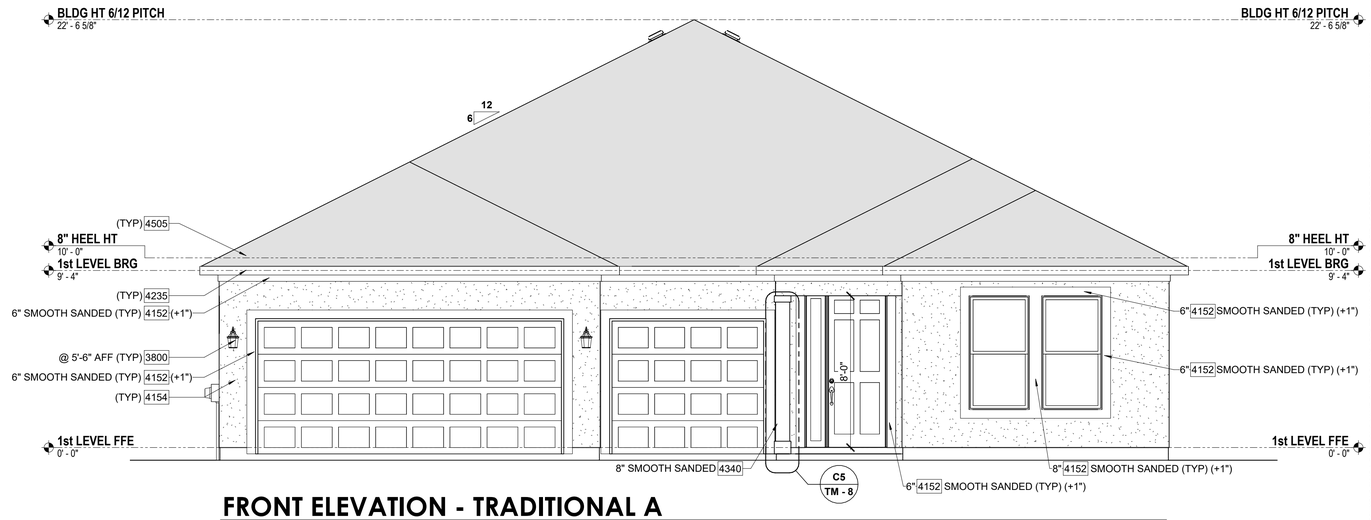
REAR ELEVATION - TRADITIONAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



1 A200 **FRONT ENTRY VIEW**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FRONT ELEVATION - TRADITIONAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

3800	COACH LIGHTS (PER BLDR SPECS)
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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904.821.5200
taylor morrison

BRADLEY

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003028

DRAWN: MJR

CHECKED: CM

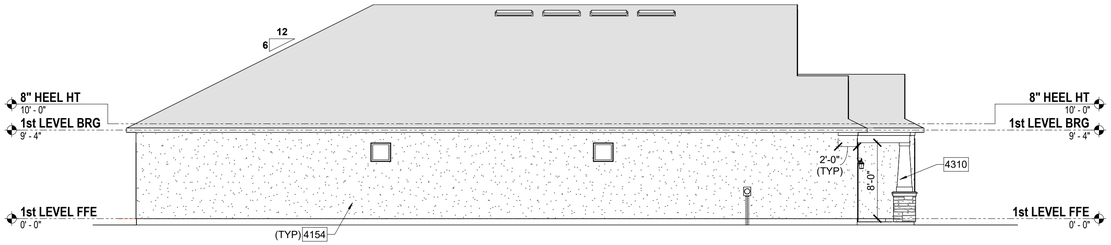
07-02-2025

REVISIONS:

No.	Description	Date

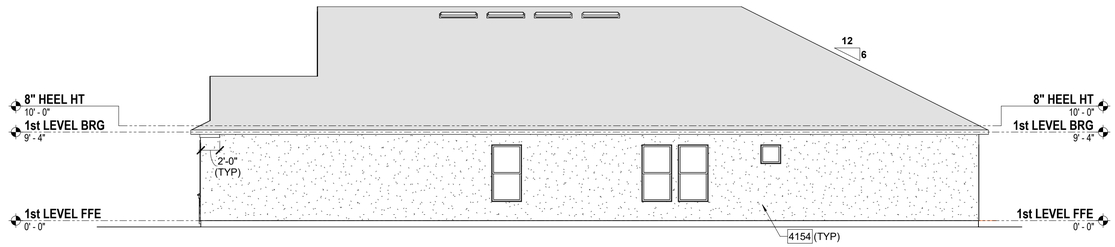
A200

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



LEFT ELEVATION - CRAFTSMAN A

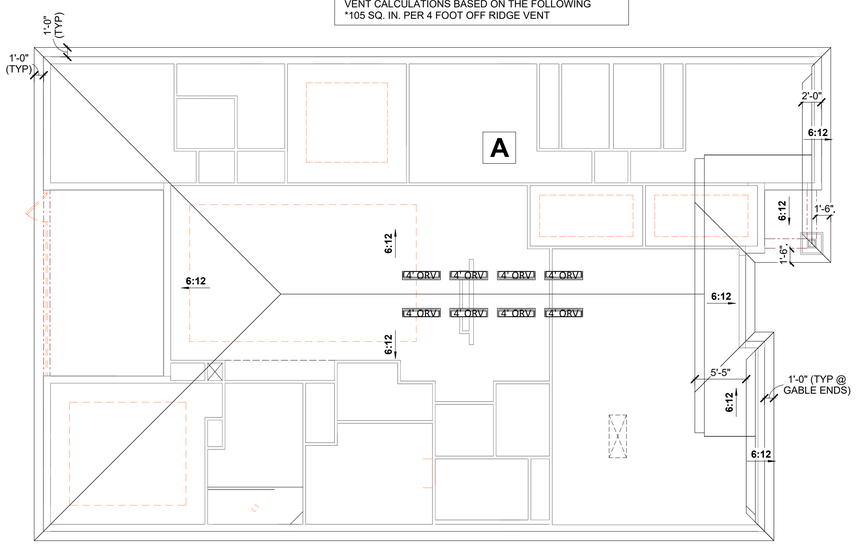
1/8" = 1'-0" WHEN PRINTED ON 22"x34"



RIGHT ELEVATION - CRAFTSMAN A

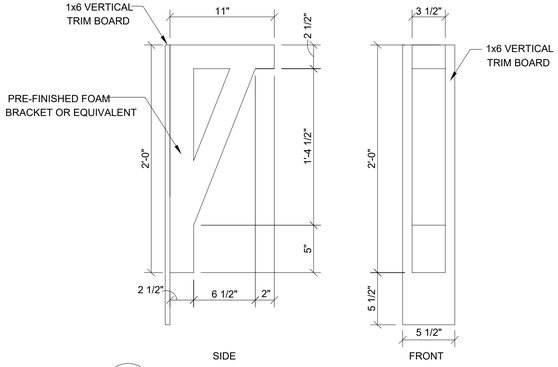
1/8" = 1'-0" WHEN PRINTED ON 22"x34"

UPPER ROOF VENT REQUIREMENTS - CRAFTSMAN A
VENTILATION CALCULATIONS: ATTIC AREA = 3908 SQ. FT. / 300 = 13.03 SQ. FT. x 144 = 1876 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 751 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 8 TOTAL SOFFIT VENTILATION NEEDED 1125 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT



ROOF PLAN - CRAFTSMAN A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

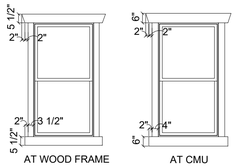


1 A202 **A-TYP-DECO-BKT-11X24X3.5**

1 1/2" = 1'-0" WHEN PRINTED ON 22"x34"

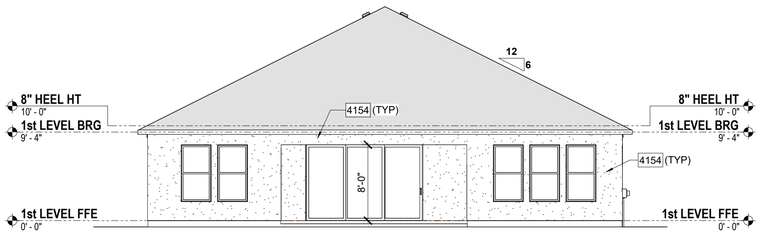
KEYNOTES

3800	COACH LIGHTS (PER BLDR SPECS)
4120	SHAKE SIDING
4133	SMOOTH PANEL SIDING
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4212	1x4 TRIM
4213	1x6 TRIM
4214	1x8 TRIM
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4250	DECORATIVE/ NON-OPERABLE VENT (SIZE AS NOTED)
4310	TAPERED CRAFTSMAN COLUMN W/ CAP AND BASE (RE: STRUCTURAL FOR LOAD BEARING COLUMNS)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)



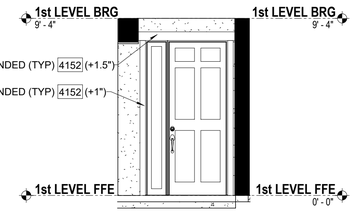
2 A202 **WINDOW TRIM**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



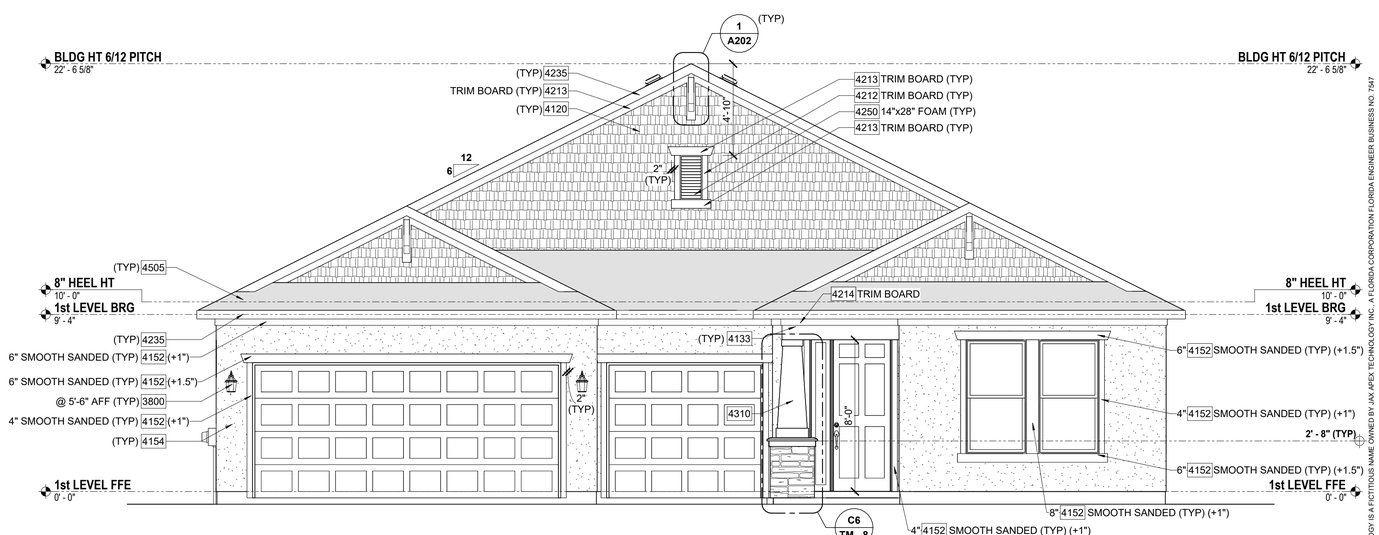
REAR ELEVATION - CRAFTSMAN A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



3 A202 **FRONT ENTRY VIEW**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FRONT ELEVATION - CRAFTSMAN A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
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taylor morrison

BRADLEY

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003028

DRAWN: MJR

CHECKED: CM

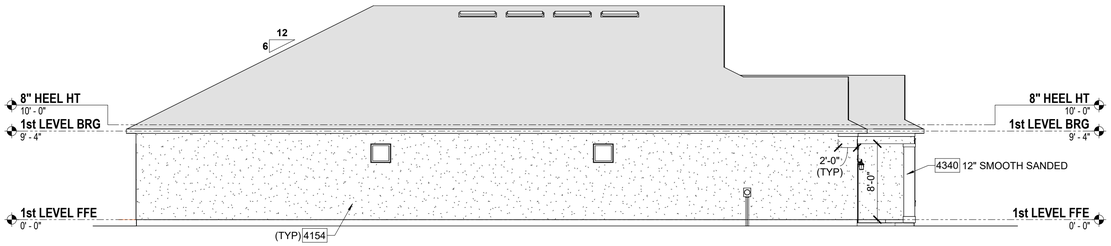
07-02-2025

REVISIONS:

No.	Description	Date

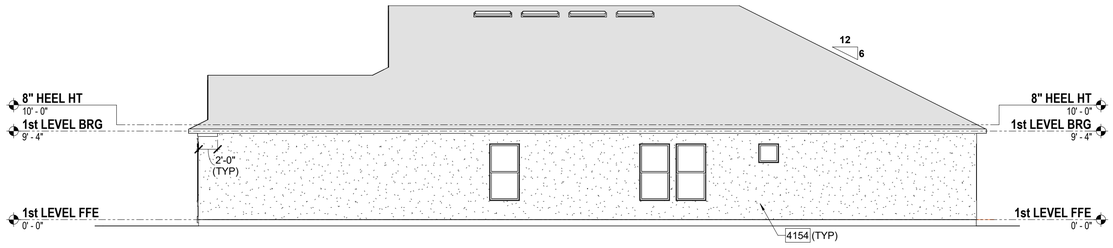
A202

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



LEFT ELEVATION - COASTAL A

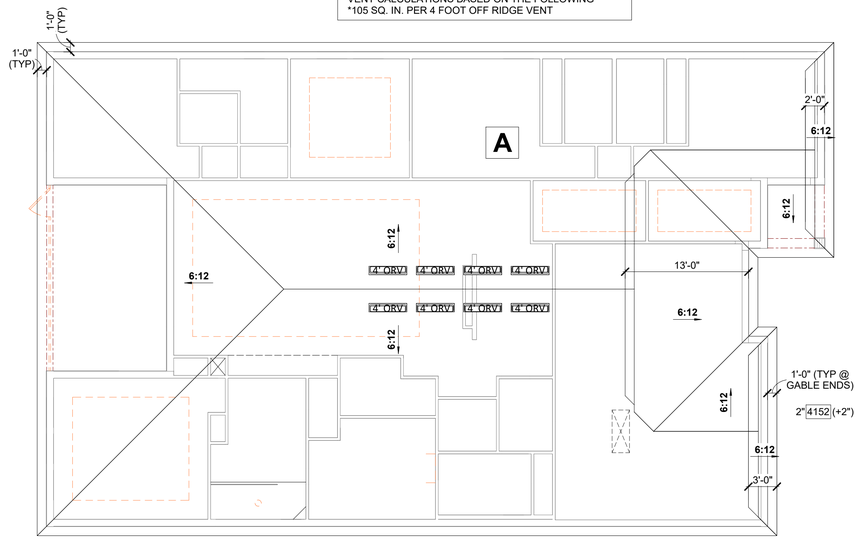
1/8" = 1'-0" WHEN PRINTED ON 22"x34"



RIGHT ELEVATION - COASTAL A

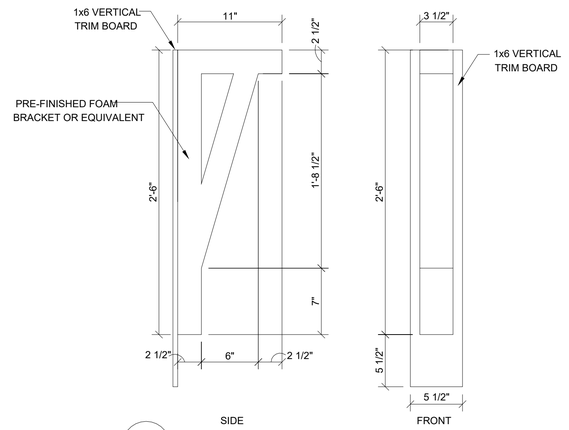
1/8" = 1'-0" WHEN PRINTED ON 22"x34"

UPPER ROOF VENT REQUIREMENTS - COASTAL A
VENTILATION CALCULATIONS: ATTIC AREA = 3912 SQ. FT. / 300 = 13.04 SQ. FT. x 144 = 1878 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 752 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 8 TOTAL SOFFIT VENTILATION NEEDED 1126 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT



ROOF PLAN - COASTAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

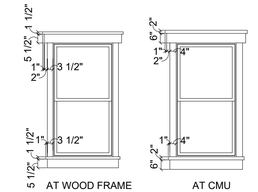


1 / A204 **A-TYP-DECO-BKT-11X30X3.5**

1 1/2" = 1'-0" WHEN PRINTED ON 22"x34"

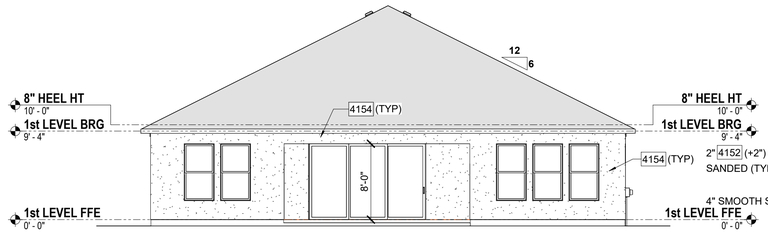
KEYNOTES

3800	COACH LIGHTS (PER BLDR SPECS)
4103	LAP SIDING, 2" EXPOSURE
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4213	1x6 TRIM
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)



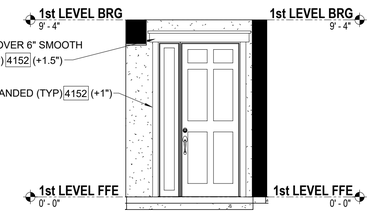
2 / A204 **WINDOW TRIM**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



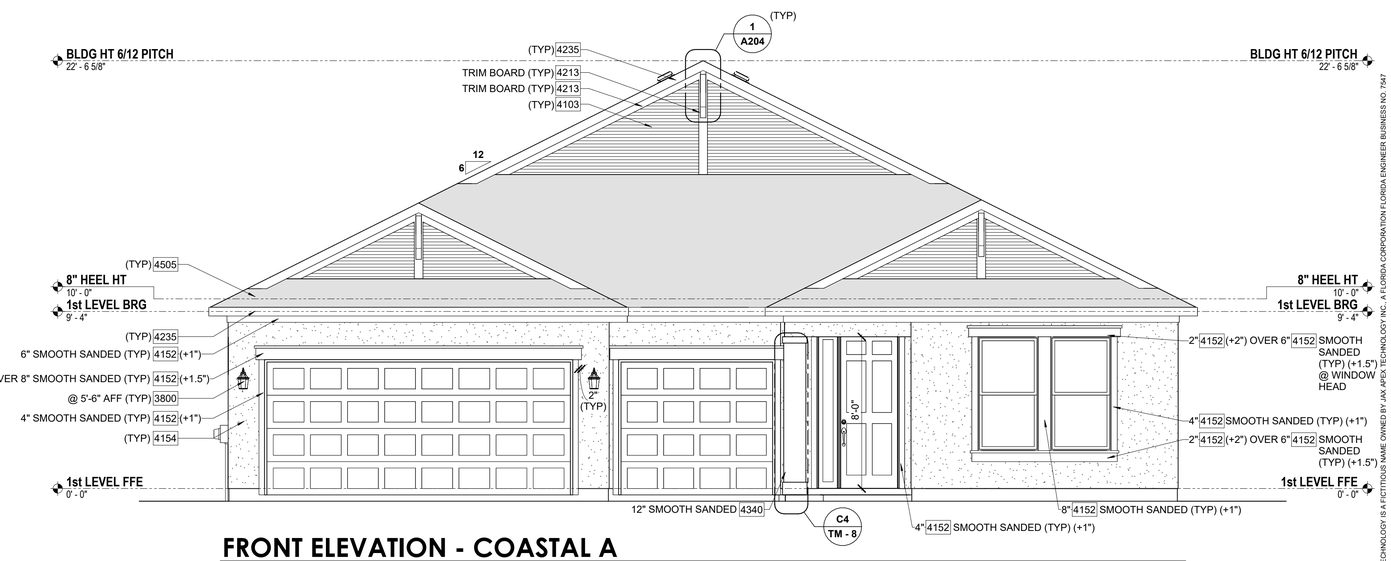
REAR ELEVATION - COASTAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



3 / A204 **FRONT ENTRY VIEW**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FRONT ELEVATION - COASTAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
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904.821.5200
taylor morrison

BRADLEY

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003028**

DRAWN: **MJR**

CHECKED: **CM**

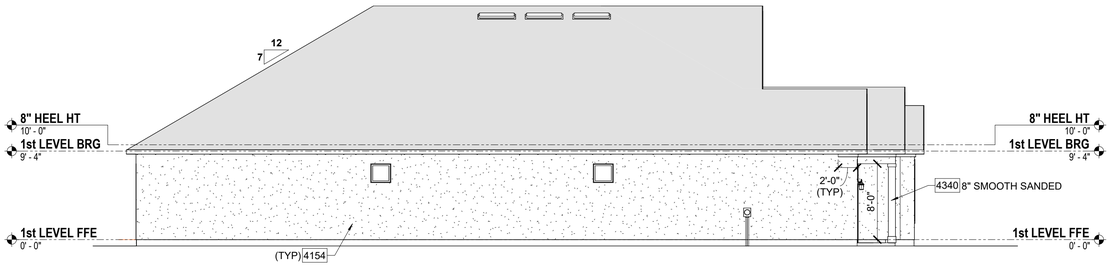
07-02-2025

REVISIONS:

No.	Description	Date

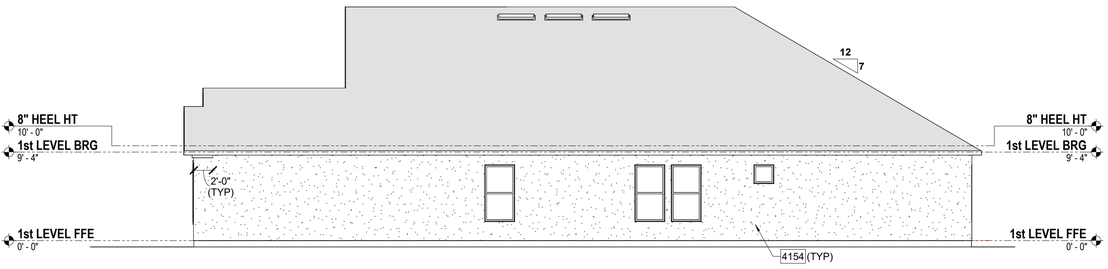
A204

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX IPDM TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



LEFT ELEVATION - FARMHOUSE A

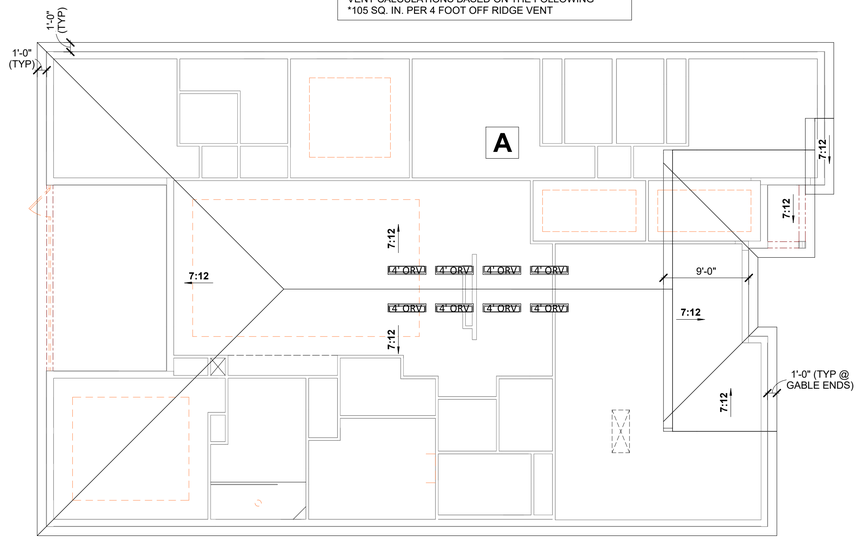
1/8" = 1'-0" WHEN PRINTED ON 22"x34"



RIGHT ELEVATION - FARMHOUSE A

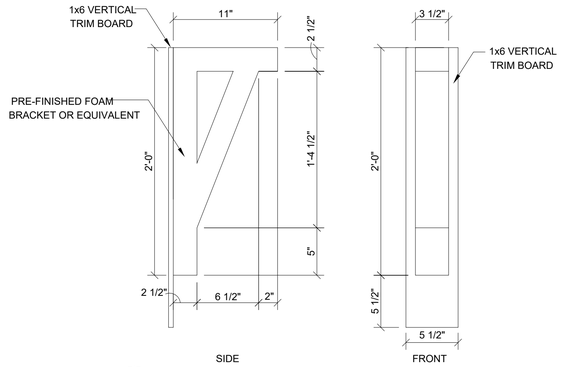
1/8" = 1'-0" WHEN PRINTED ON 22"x34"

UPPER ROOF VENT REQUIREMENTS - FARMHOUSE A
VENTILATION CALCULATIONS: ATTIC AREA = 3898 SQ. FT. / 300 = 12.99 SQ. FT. x 144 = 1871 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 749 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 7 TOTAL SOFFIT VENTILATION NEEDED 1122 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT



ROOF PLAN - FARMHOUSE A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

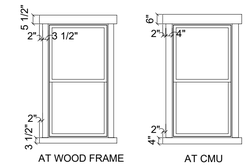


1 A206 **A-TYP-DECO-BKT-11X24X3.5**

1 1/2" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

3800	COACH LIGHTS (PER BLDR SPECS)
4130	BOARD & BATTEN SIDING
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4212	1x4 TRIM
4213	1x6 TRIM
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4250	DECORATIVE/ NON-OPERABLE VENT (SIZE AS NOTED)
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)



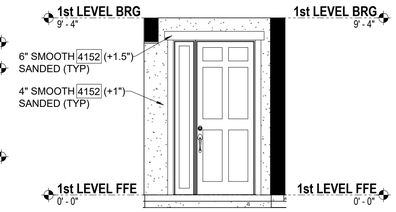


REAR ELEVATION - FARMHOUSE A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

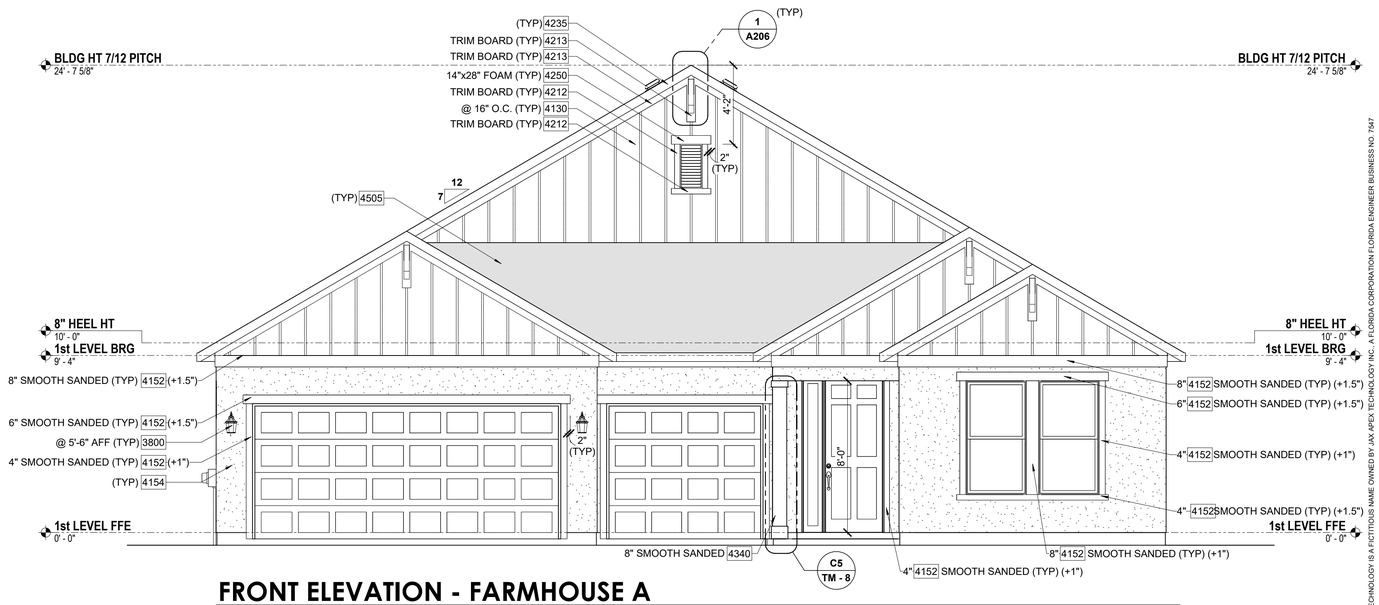
2 A206 **WINDOW TRIM**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



3 A206 **FRONT ENTRY VIEW**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FRONT ELEVATION - FARMHOUSE A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
tds
true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

BRADLEY

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003028**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

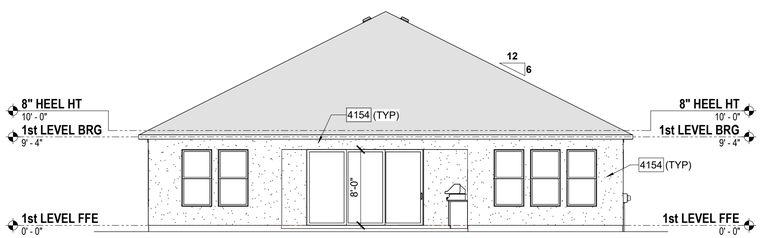
No.	Description	Date

A206

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

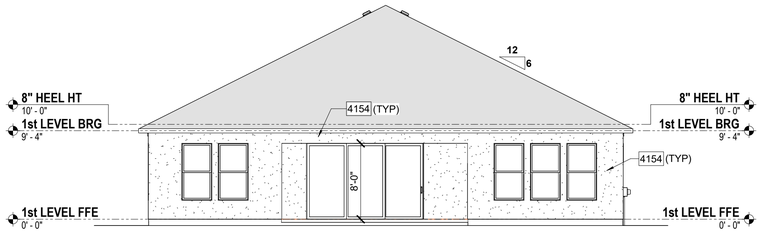
KEYNOTES

4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)



REAR ELEVATION - OPT OUTDOOR KITCHEN

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - OPT OUTDOOR KITCHEN ROUGH-IN

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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904.821.5200

taylor morrison

BRADLEY

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO:
2025.003028

DRAWN:
MJR

CHECKED:
CM

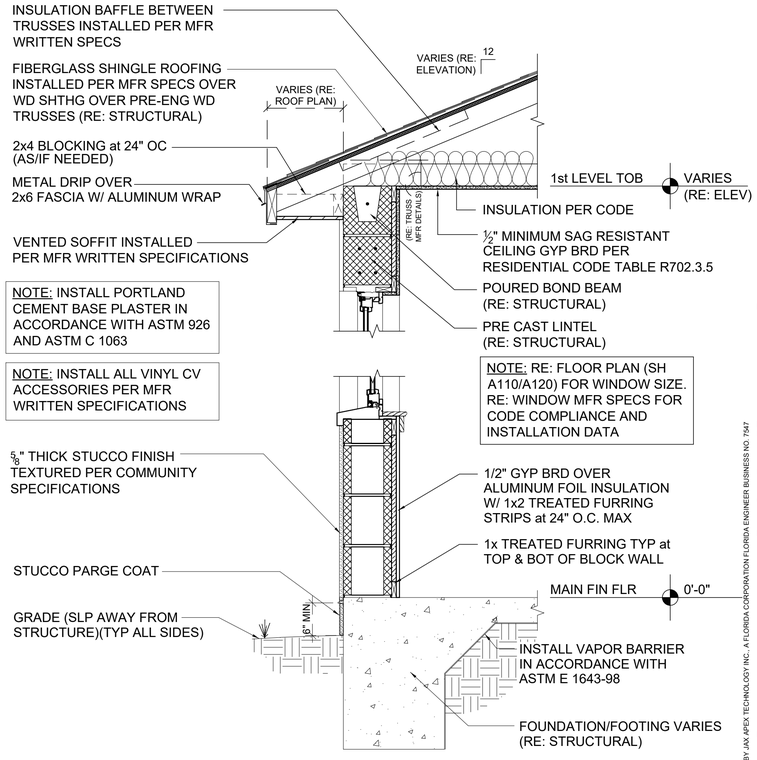
07-02-2025

REVISIONS:

No.	Description	Date

A209

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7947



1 / A400 TYP ONE-STORY WALL SECTION

SCALE: 1" = 1'-0"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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904.821.5200

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BRADLEY

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003028

DRAWN: MJR

CHECKED: CM

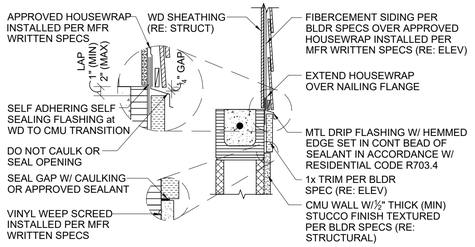
07-02-2025

REVISIONS:

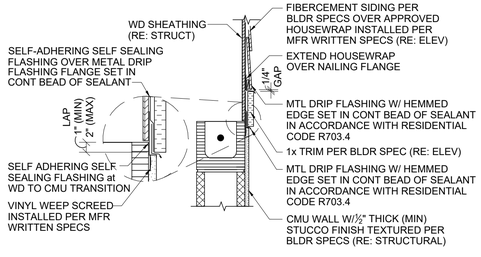
No.	Description	Date

A400

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



TRIM BAND BELOW TRANSITION

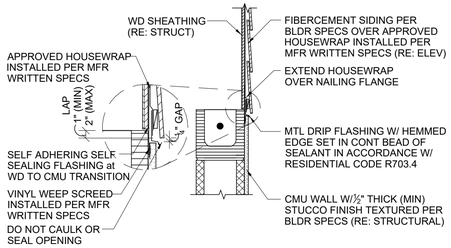


TRIM BAND ABOVE TRANSITION

NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM 926 AND ASTM C 1063

NOTE: APPLY SEALANT AT ALL EXTERIOR MATERIAL JOINTS IN ACCORDANCE WITH ASTM C 834 AND ASTM C 1193

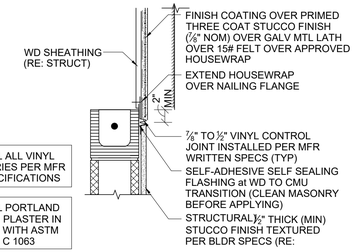


SIDING TO STUCCO

NO TRIM BAND

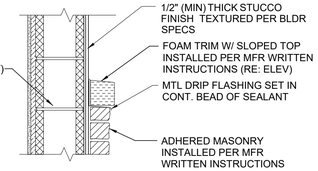
NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM 926 AND ASTM C 1063



STUCCO TO STUCCO

- DETAIL
- TYP HORIZONTAL MATERIAL TRANSITION - CMU TO WOOD FRAME NTS

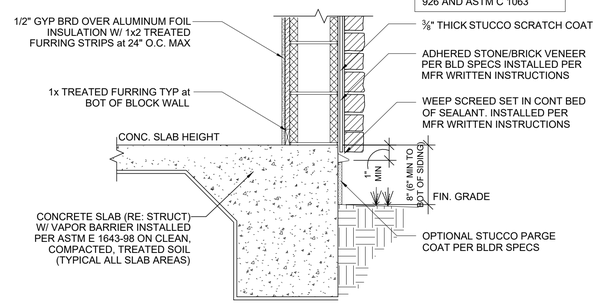


ADHERED STONE/BRICK

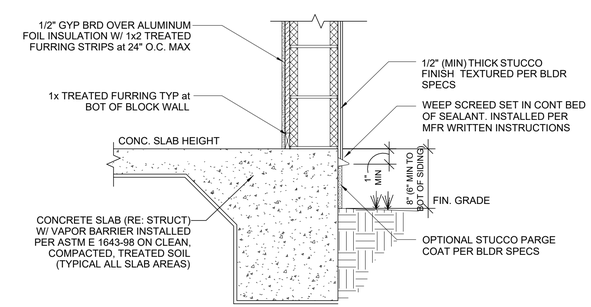
- DETAIL
- MATERIAL TRANSITIONS - CMU NTS

NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM C 926 AND ASTM C 1063



ADHERED STONE/BRICK

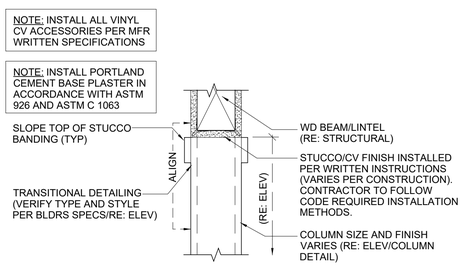


STUCCO

- DETAIL
- TYP WALL FLASHING at SILL - CMU NTS

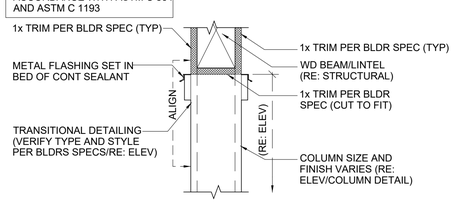
NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM C 926 AND ASTM C 1063



- DETAIL
- TYP COLUMN FINISH - STUCCO NTS

NOTE: APPLY SEALANT AT ALL EXTERIOR MATERIAL JOINTS IN ACCORDANCE WITH ASTM C 834 AND ASTM C 1193

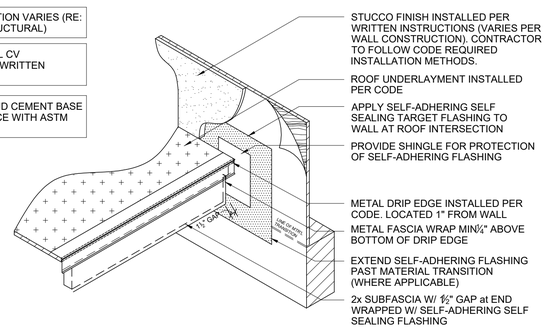


- DETAIL
- TYP COLUMN FINISH - TRIM NTS

NOTE: WALL CONSTRUCTION VARIES (RE: TYP WALL SECTION/STRUCTURAL)

NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM 926 AND ASTM C 1063



- DETAIL
- TYP SUB FASCIA at WALL INTERSECTION - STUCCO NTS

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904.821.5200
taylor morrison

BRADLEY

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003028

DRAWN: MJR

CHECKED: CM

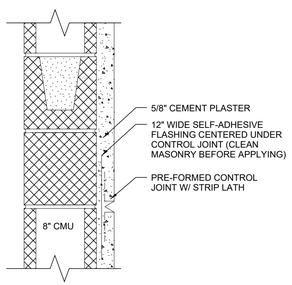
07-02-2025

REVISIONS:

No.	Description	Date

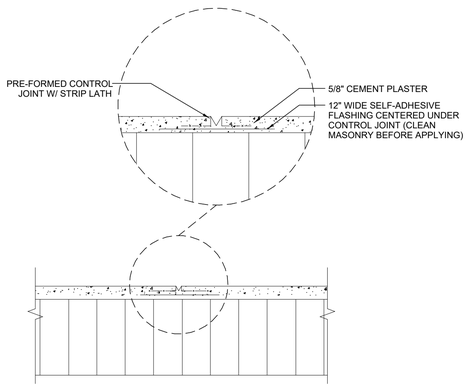
A500

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7347



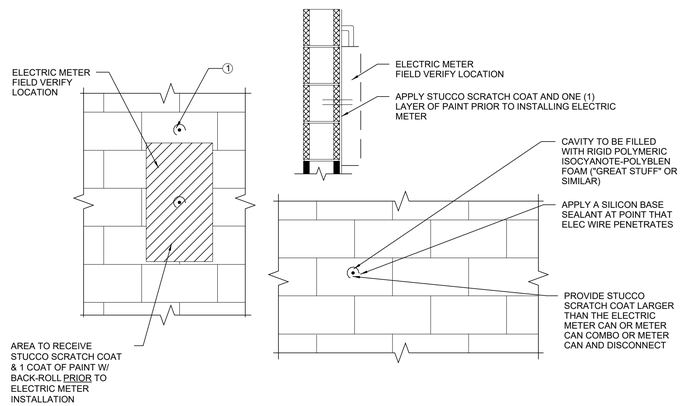
CONTROL JOINT - HORIZ - CMU

SCALE: N.T.S.



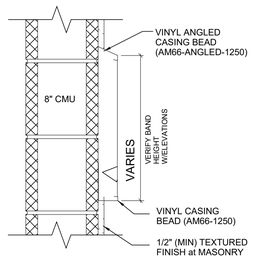
CONTROL JOINT - VERTICAL - CMU

SCALE: N.T.S.



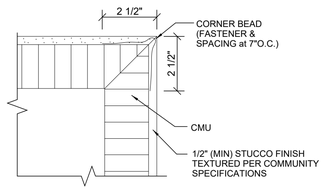
ELECTRICAL CONDUIT PENETRATION

SCALE: N.T.S.



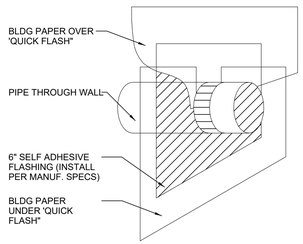
RAISED BAND at BLOCK

SCALE: N.T.S.



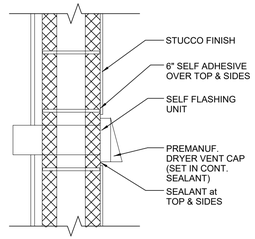
CORNER BEAD at BLOCK

SCALE: N.T.S.



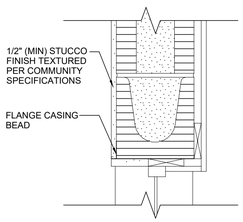
VENT PENATRATION

SCALE: N.T.S.



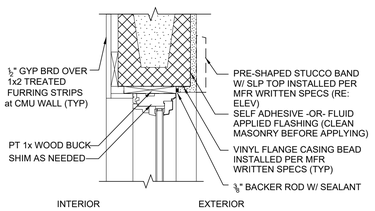
DRYER VENT (BLOCK)

SCALE: N.T.S.



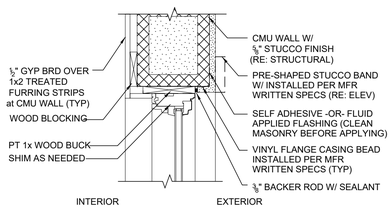
CASING BEAD at WN

SCALE: N.T.S.



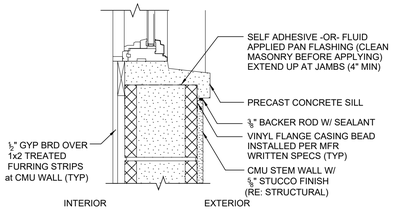
WINDOW HEAD at CMU

SCALE: 1½" = 1'-0"



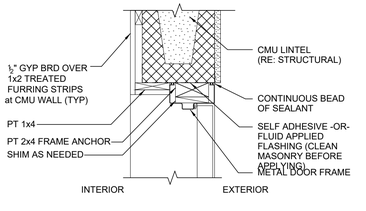
WINDOW JAMB at CMU

SCALE: 1½" = 1'-0"



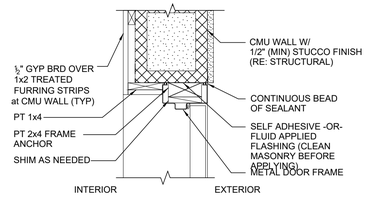
WINDOW SILL at CMU

SCALE: 1½" = 1'-0"



DOOR HEAD at CMU

SCALE: 1½" = 1'-0"



DOOR JAMB at CMU

SCALE: 1½" = 1'-0"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX

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904.821.5200

taylor morrison

BRADLEY

BASE PLAN

REGIONAL PLAN - CMU

50' R

SUBDIVISON

PROJECT NO:
2025.003028

DRAWN:
MJR

CHECKED:
CM

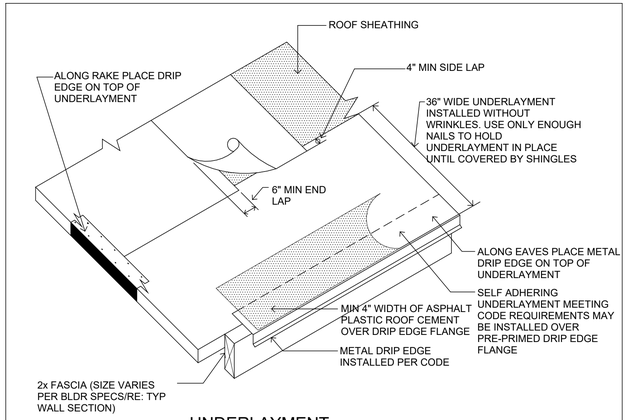
07-02-2025

REVISIONS:

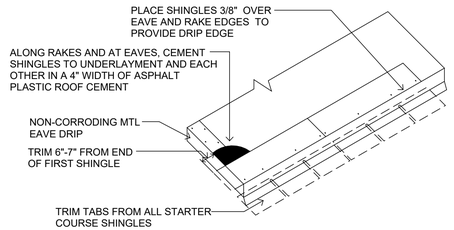
No.	Description	Date

A501

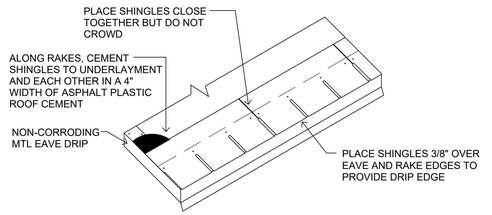
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7047



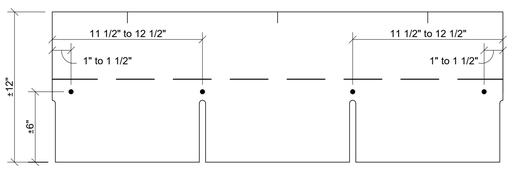
UNDERLAYMENT



STARTER COURSE



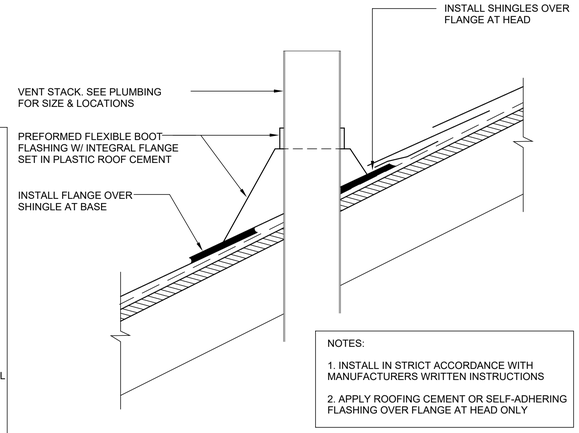
FIRST COURSE



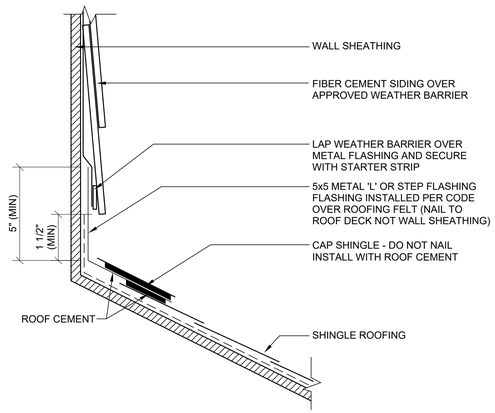
SHINGLE NAILING

ROOFING DETAILS N.T.S.

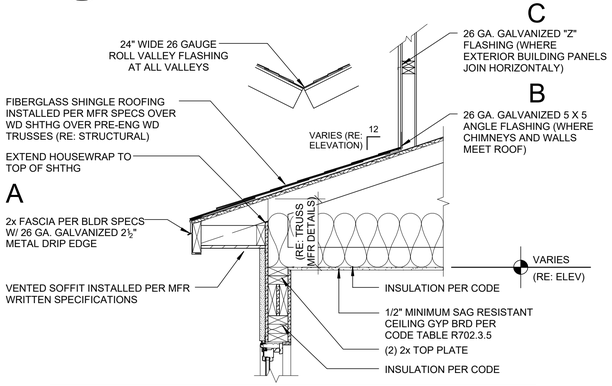
4:12 or GREATER SLOPE
NOTE: FOR SLOPES BELOW 4:12, ALL ROOFING UNDERLAYMENT SHALL BE SELF ADHERING SHEET MEMBRANE APPROVED BY THE SHINGLE MANUFACTURER FOR USE ON LOW SLOPE ROOFING PROJECTS.

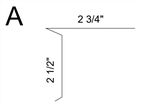
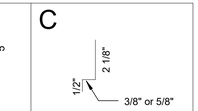


DETAIL VENT STACK FLASHING NTS



DETAIL WALL FLASHING - LAP SIDING NTS

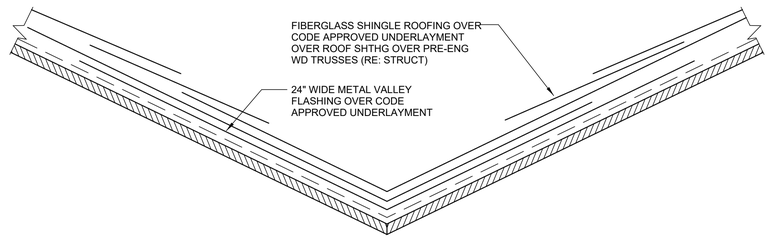


A	B	C
		
2 3/4" 2 1/2"	5" 5"	2 1/8" 1/2" 3/8" or 5/8"
26 GA. GALVANIZED 2 1/2" MTL DRIP EDGE	26 GA. GALVANIZED 5 X 5 ANGLE FLASHING	32 GA. GALVANIZED "Z" FLASHING

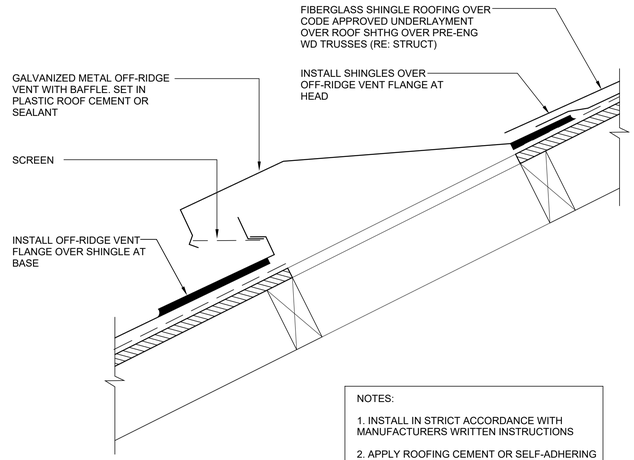
DETAIL TYPICAL ROOF FLASHING NTS

VALLEY SHINGLE INSTALLATION:
INSTALL SHINGLES USING 'CLOSED CUT' METHOD.

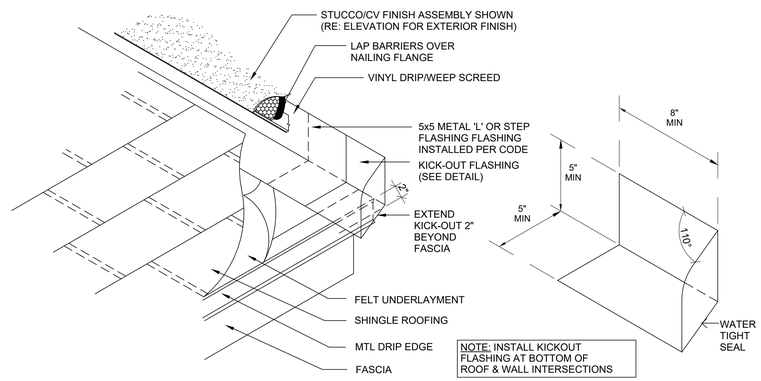
1. MARK SHINGLE CUT LINE 2"-3" FROM VALLEY CENTER LINE.
2. INSERT METAL SHEET BETWEEN SHINGLES FROM BOTH PLANES, TO ENSURE ONLY TOP SHINGLE IS CUT.
3. FINISH THE CUT EDGE WITH A DOUBLE BEAD OF ROOF CEMENT



DETAIL VALLEY FLASHING NTS



DETAIL OFF-RIDGE VENT NTS



DETAIL WALL/KICKOUT FLASHING (STUCCO) NTS

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BRADLEY

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003028
DRAWN: MJR
CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A502

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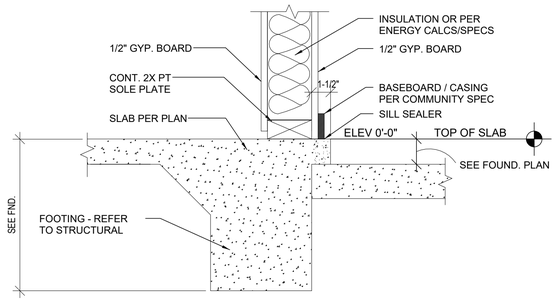
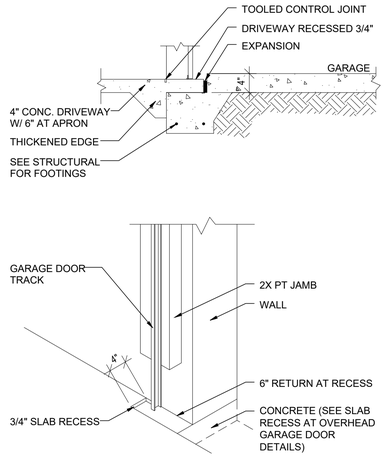
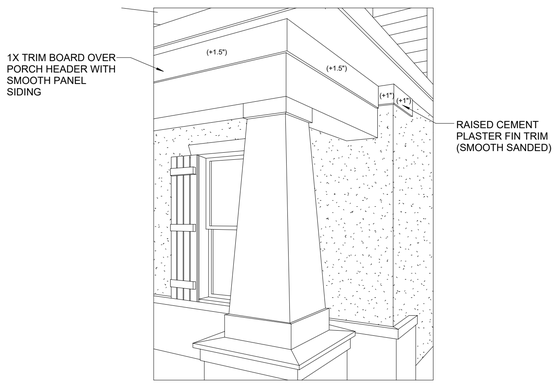


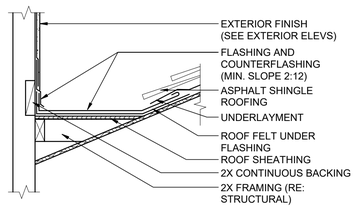
- DETAIL
- GARAGE WALL EXTENDED CURB DETAIL NTS



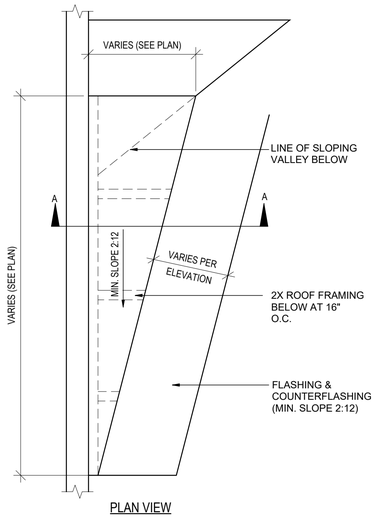
- DETAIL
- GARAGE SLAB RECESS AT OVERHEAD GARAGE DOOR NTS



- DETAIL
- PORCH HEADER TRIM TRANSITION - CMU NTS



SECTION A



PLAN VIEW

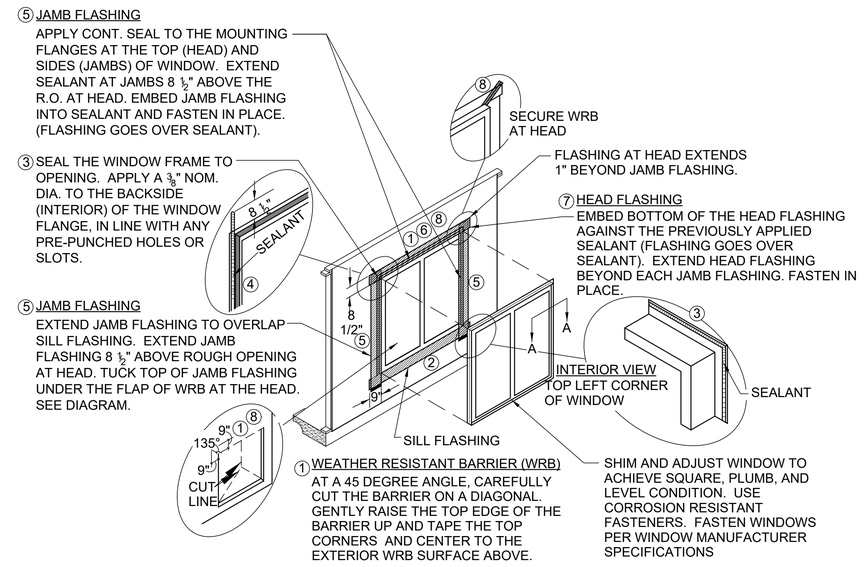
- DETAIL
- ROOF CRICKET NTS

TYPICAL WINDOW FLASHING

METHOD "A-1" (ASTM E 2112-01)

WINDOW INSTALLATION (METHOD A-1)

WEATHER RESITIVE BARRIER (WRB) APPLIED PRIOR TO THE WINDOW INSTALLATION. FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.



STEPS:

① IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING.

② APPLY SILL FLASHING

③ APPLY BEAD OF SEALANT AT BACK OF WINDOW FLANGE & SET WINDOW USING PAN HEAD SCREWS TO FACILITATE INSPECTION.

④ APPLY BEAD OF SEALANT AT SIDE JAMBS. EXTEND 8 ½"

⑤ APPLY JAMB FLASHING

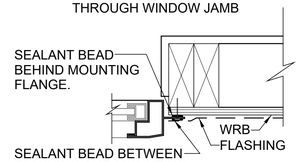
⑥ APPLY BEAD OF SEALANT AT HEAD

⑦ APPLY HEAD FLASHING

⑧ REMOVE PREVIOUSLY APPLIED TAPE, ALLOWING WRB TO LAY FLAT OVER HEAD FLASHING. APPLY NEW SHEATHING TAPE OVER DIAGONAL CUT - SEE DIAGRAM.

SECTION A

THROUGH WINDOW JAMB



NOTE:
1. WINDOW INSTALLATION AND FLASHING DETAILS ARE CONSISTENT WITH ASTM E 2112 METHOD A-1 EXCEPT SELF-ADHERING FLASHINGS ARE USED

2. IT IS THE CONTRACTORS RESPONSIBILTY TO VERIFY THE COMPATIBILITY OF ALL PRODUCTS INCLUDING HOUSEWRAP, SEALANTS & SELF-ADHERING FLASHING MATERIALS USED DURING CONSTRUCTION

3. INSTALL ALL MATERIALS PER MANUFACTURERS WRITTEN SPECIFICATIONS

4. TYPICAL WINDOW & DOOR FLASHING INSTALLATION DETAILS PREPARED IN ACCORDANCE WITH RESIDENTIAL CODE APPROVED SPECIFICATIONS

WARNING: SEALANTS/FLASHINGS MAY REACT ADVERSELY IF NOT COMPATIBLE

- DETAIL
- TYP WINDOW FLASHING - WOOD NTS

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BRADLEY

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003028**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

A503

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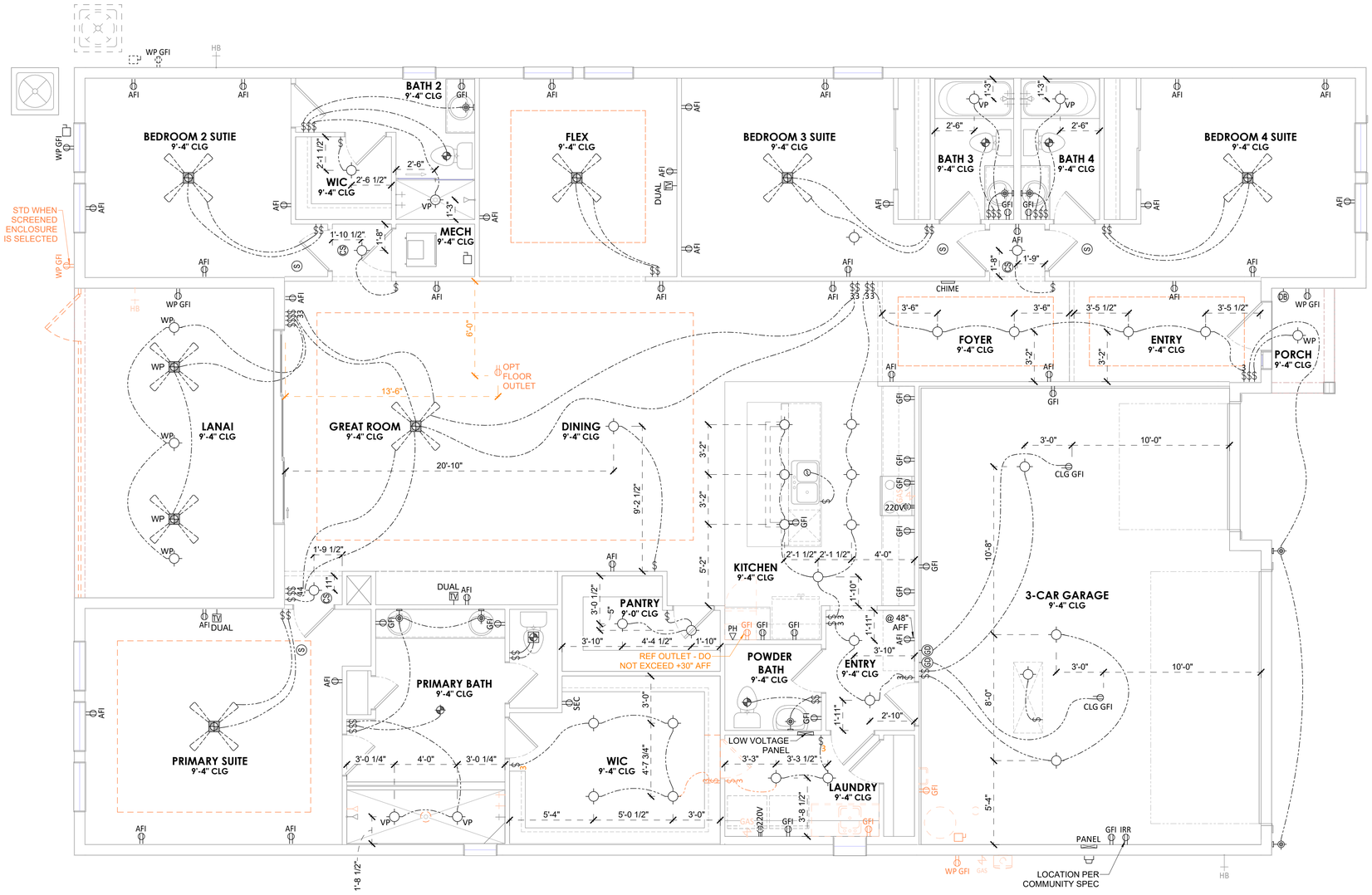

1st LEVEL ELECTRICAL PLAN - TRADITIONAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	MW	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET	QD	QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

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BRADLEY

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003028

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E100

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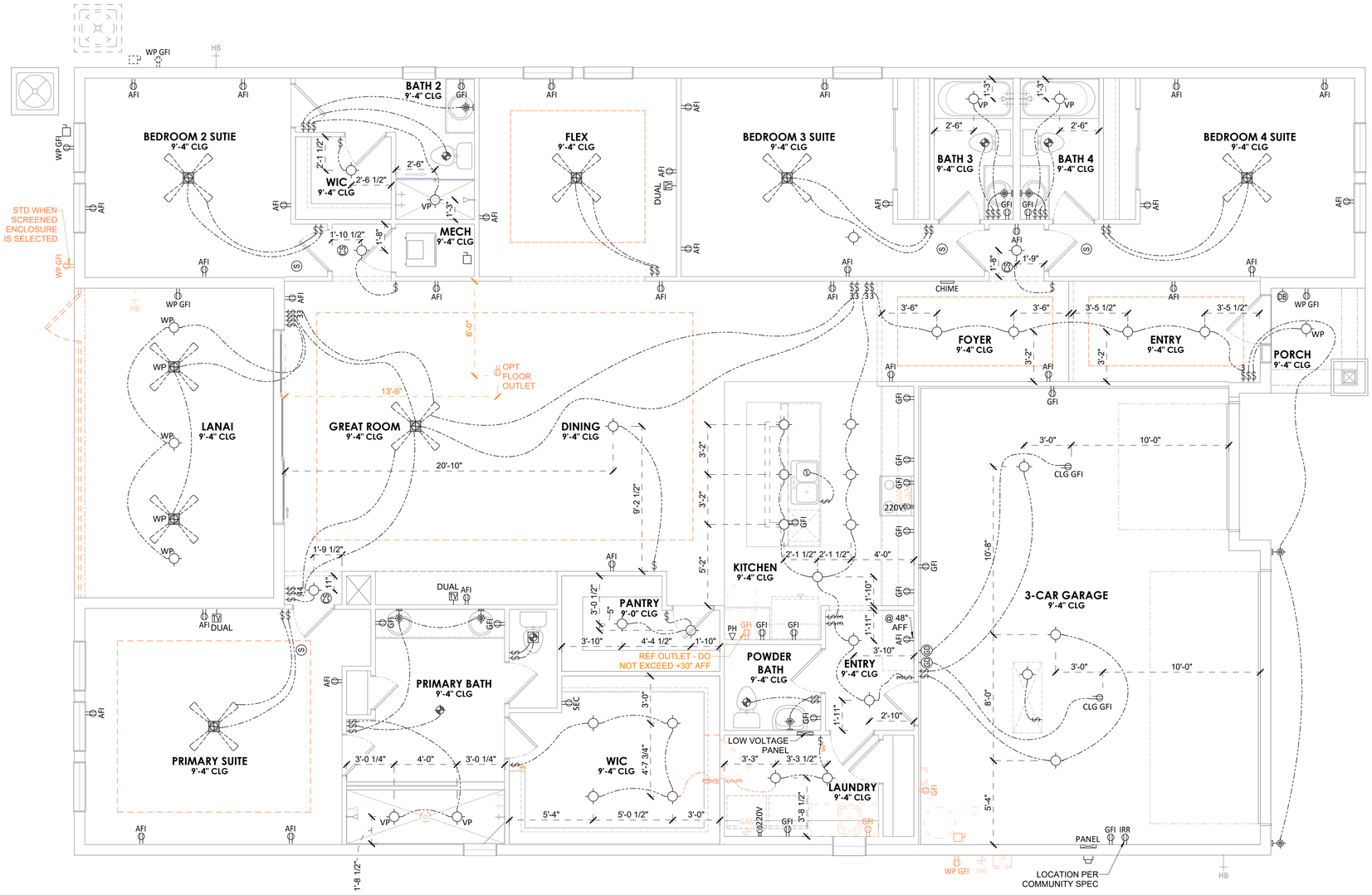

1st LEVEL ELECTRICAL PLAN - CRAFTSMAN A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	MW	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET	QD	QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

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BRADLEY

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003028

DRAWN: MJR

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REVISIONS:

No.	Description	Date

E102

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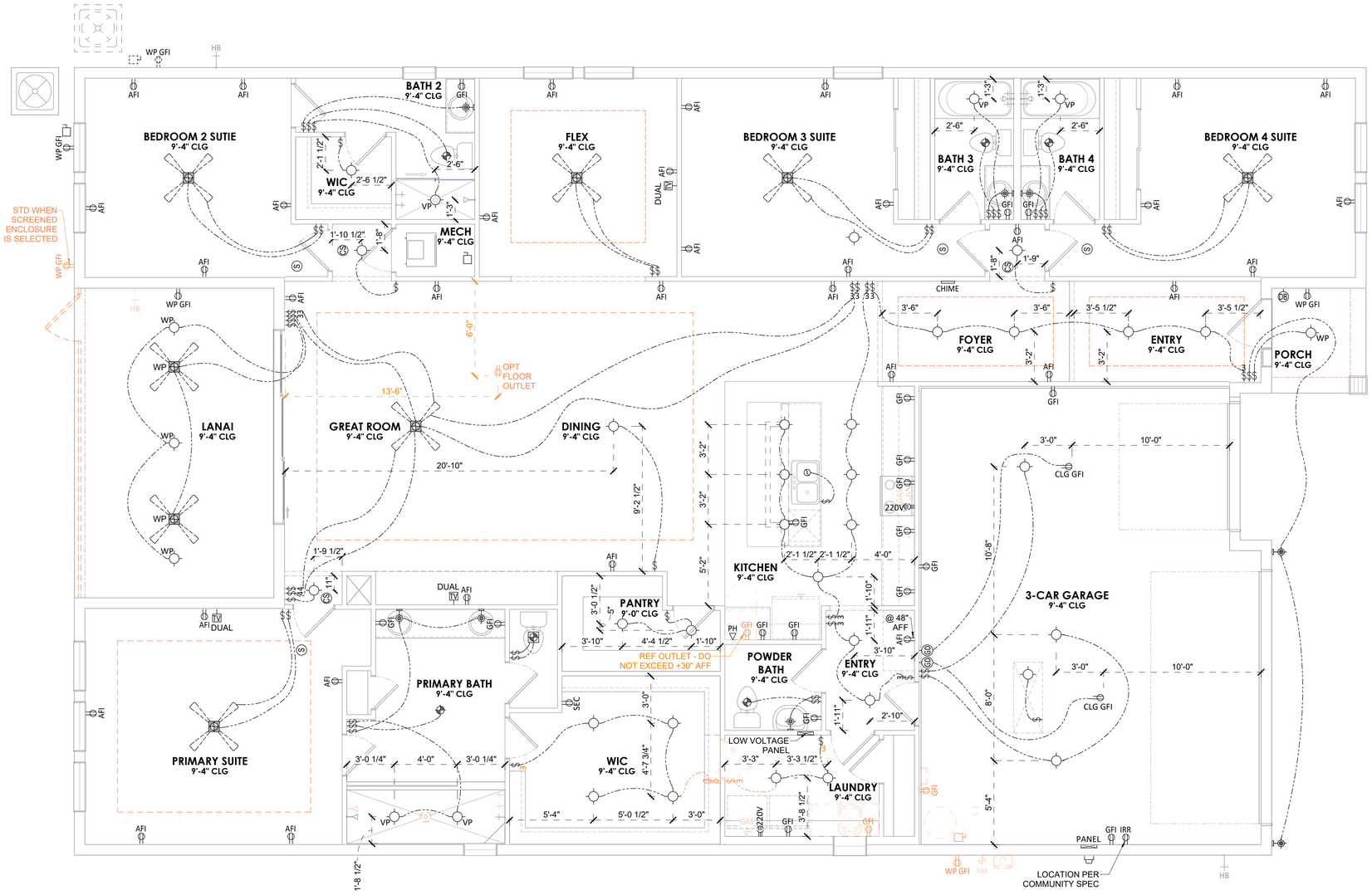

1st LEVEL ELECTRICAL PLAN - COASTAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
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PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
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	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
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BRADLEY

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

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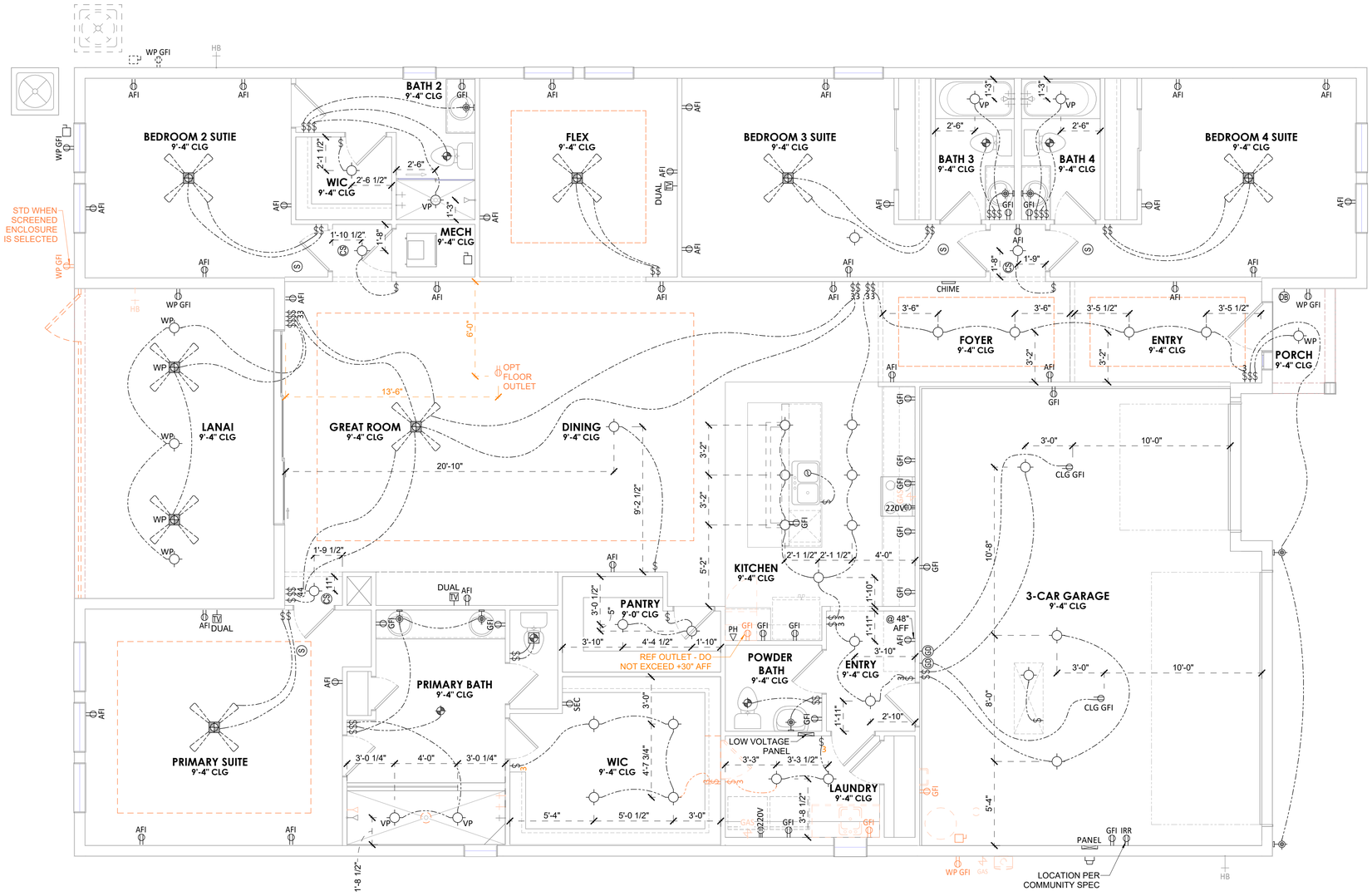

1st LEVEL ELECTRICAL PLAN - FARMHOUSE A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
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	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
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	GARBAGE DISPOSAL		UNDER CABINET LIGHT
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	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
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	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

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BRADLEY

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003028

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CHECKED: CM

07-02-2025

REVISIONS:

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E106

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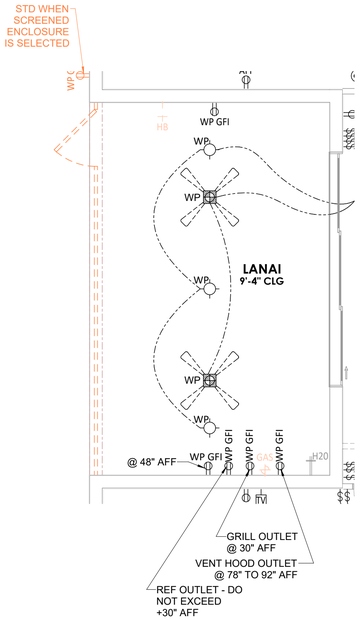
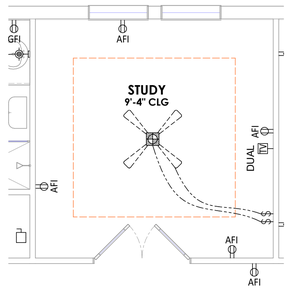


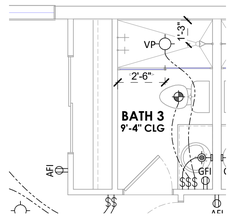
1st LEVEL ELECTRICAL PLAN - OPT OUTDOOR KITCHEN ROUGH-IN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



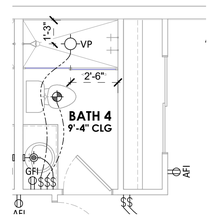
1st LEVEL ELECTRICAL PLAN - OPT STUDY

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



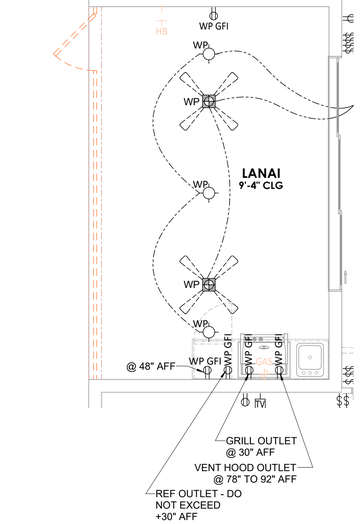
1st LEVEL ELECTRICAL PLAN - OPT SHOWER @ BATH 3

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



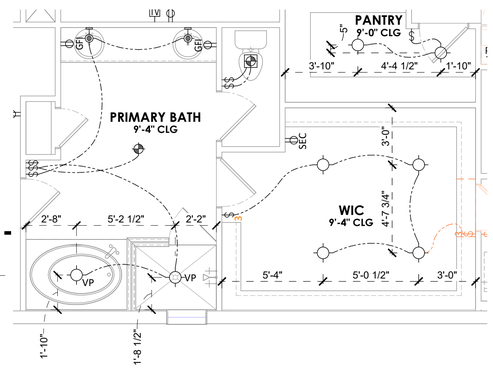
1st LEVEL ELECTRICAL PLAN - OPT SHOWER @ BATH 4

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



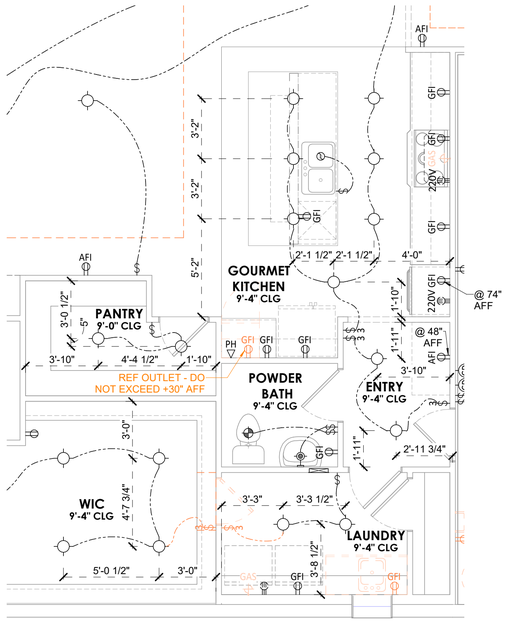
1st LEVEL ELECTRICAL PLAN - OPT OUTDOOR KITCHEN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT DELUXE PRIMARY BATH

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT GOURMET KITCHEN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	M/H	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET	J	QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

WP = WEATHER PROOF | VP = VAPOR PROOF

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BRADLEY

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003028

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E108

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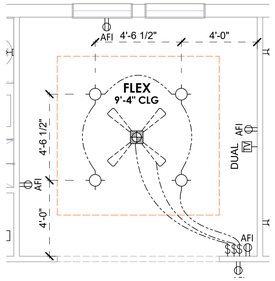
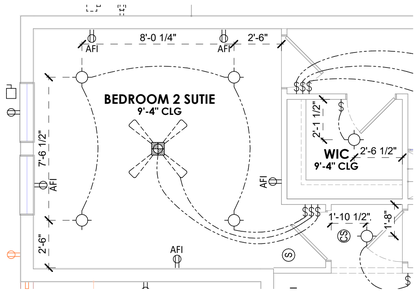


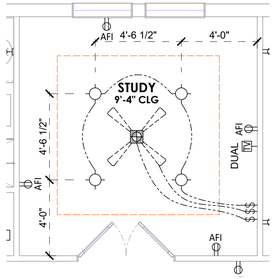
1st LEVEL ELECTRICAL PLAN - OPT FLEX LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



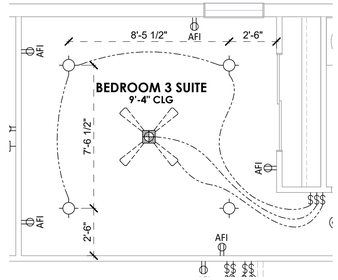
1st LEVEL ELECTRICAL PLAN - OPT BEDROOM 2 SUITE LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



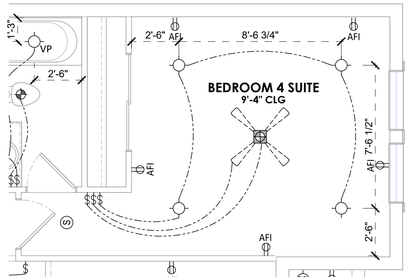
1st LEVEL ELECTRICAL PLAN - OPT STUDY LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT BEDROOM 3 SUITE LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT BEDROOM 4 SUITE LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND			
$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
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S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET		QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
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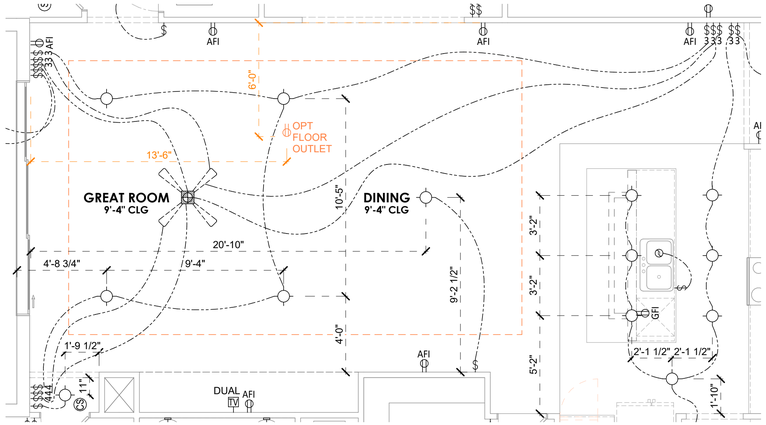
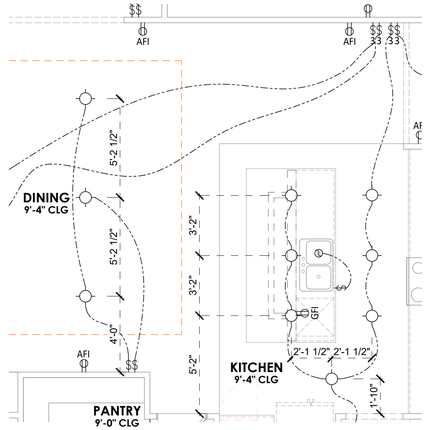
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN
ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE			
WP = WEATHER PROOF		VP = VAPOR PROOF	



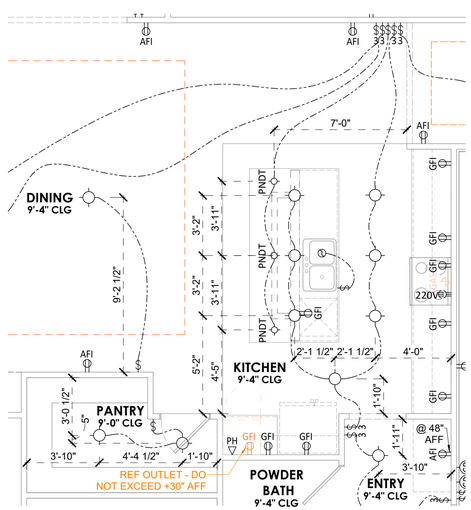
1st LEVEL ELECTRICAL PLAN - OPT GREAT ROOM LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



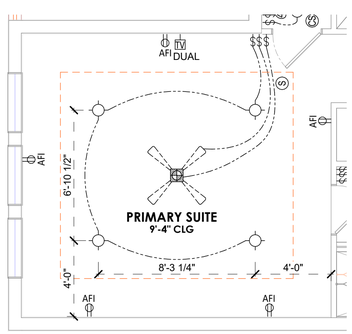
1st LEVEL ELECTRICAL PLAN - OPT DINING LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT PENDANT KITCHEN LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT PRIMARY SUITE LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

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BRADLEY

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003028

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

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DESIGN CRITERIA AND LOADS

Building Code
Florida Building and Residential Codes, 8th Edition (2023)

Code for Design Loads
ANSI/ASCE 7-22

ROOF LOADING ..... C_S = 1.25
TOP CHORD LIVE LOAD ..... 20 PSF
TOP CHORD DEAD LOAD ..... 7 PSF
BOTTOM CHORD LIVE LOAD
ATTICS WITH LIMITED STORAGE ..... 20 PSF
ATTICS WITHOUT STORAGE ..... 10 PSF
(NON-CONCURRENT)
BOTTOM CHORD DEAD LOAD ..... 5 PSF

WIND LOADING[2] ..... C_S = 1.60
ASCE 7, 3S GUST ..... 150 MPH
EXPOSURE CATEGORY C
BUILDING CATEGORY II
ENCLOSURE CLASSIFICATION ..... ENCLOSED
INTERNAL PRESSURE COEFF 0.18
C&C DESIGN PRESSURES ..... (SEE TABLE 1)

OR

FLOOR LOADING ..... C_S = 1.00
TOP CHORD LIVE LOAD ..... 40 PSF
TOP CHORD DEAD LOAD ..... 10 PSF
BOTTOM CHORD LIVE LOAD ..... 0 PSF
BOTTOM CHORD DEAD LOAD ..... 5 PSF

SPECIAL FLOOR LOADING ..... C_S = 1.00
GAME ROOM/LOFT LIVE LOAD ..... 60 PSF
BALCONY/DECK LIVE LOAD ..... 40 PSF

DEFLECTION CRITERIA
ROOF TRUSSES ..... LL / 240
TL / 180
TL MAX 1" UP TO 40' SPAN
FLOOR JOIST OR TRUSS ..... LL / 360
TL / 240
BEAMS[1] ..... LL / 360
TL / 240

NOTES:
1. PORCH BEAMS AND BEAMS SUPPORTING EXTERIOR WALL ABOVE SHALL NOT EXCEED½" DEFLECTION
2. MAX 16" O.C. FLOOR TRUSS SPACING BELOW GAME ROOM/LOFT
3. ROOF TRUSS WIND DESIGN METHOD SHALL BE MWFRS (DIRECTIONAL -OR- ALL HEIGHT) C-C HYBRID

TABLE 1: COMPONENT AND CLADDING DESIGN PRESSURES

WINDOWS AND DOORS (NOTE 1)				
EFFECTIVE WIND AREA	ZONE DESIGNATION			
	IZ - Interior Zone (psf)		EZ - End Zone (psf)	
0 - 20 ft²	+32.75	-35.52	+32.75	-43.85
21 - 50 ft²	+31.17	-33.94	+31.17	-40.69
51 - 100 ft²	+29.28	-32.05	+29.28	-36.91
101 - 200 ft²	+27.82	-30.60	+27.82	-34.00

SOFFIT MAX PRESSURE (psf)	+32.75	-43.85
GARAGE DOOR WIDTH (NOTE 2)	PRESSURE (PSF)	
8 FT	+29.18/-36.72	
16 FT	+27.71/-32.13	
ROOFING	-85.85 PSF	

NOTES:
1. END ZONE DESIGNATIONS MAY BE TAKEN AS THE 1ST 4.0' AT ALL EXTERIOR CORNERS PER SECTION R301.2. END ZONES NOT APPLICABLE AT RE-ENTRANT CORNERS.
2. GARAGE DOOR HEIGHT MAY BE 6'-8" OR HIGHER
3. ROOFING PRODUCTS INCLUDE SHINGLES, UNDERLAYMENT AND VENTILATION

THIS STRUCTURE IS LOCATED IN THE WIND BORNE DEBRIS REGION AND HAS BEEN DESIGNED AS AN ENCLOSED STRUCTURE. AS SUCH, THE BUILDER MUST SUPPLY OPENING PROTECTION IN ACCORDANCE WITH SECTION 1609.1.2 AND/OR SECTION R301.2.1.2 AND LOCAL BUILDING JURISDICTION.

SHEET INDEX

ST-1 ..... STRUCTURAL SPECIFICATIONS
ST-2 ..... FOUNDATION PLAN
ST-2D ..... FOUNDATION SECTIONS
ST-3 ..... 1ST LEVEL STRUCTURAL FRAMING & MASONRY PLAN
ST-3A ..... 1ST LEVEL FLOOR & ROOF FRAMING PLAN
ST-4 ..... 2ND LEVEL STRUCTURAL FRAMING PLAN (IF APPLICABLE)
ST-4A ..... 2ND LEVEL ROOF FRAMING PLAN (IF APPLICABLE)
ST-5 ..... TYPICAL WALL SECTION SHEET
ST-6 ..... SECTIONS AND DETAILS
ST-7 ..... SECTIONS AND DETAILS

TABLE 2: WOOD STRUCTURAL PANEL SHEATHING REQUIREMENTS

NOTES 3,4

TYPICAL EXTERIOR WALL SHEATHING (NOTE 2)	STUCCO AND DIRECTLY ADHERED STONE (NOTE 6)	MIN 7/16" 24/16 SPAN RATED OSB OR PLYWOOD INSTALLED HORIZONTALLY W/ 8d COMMON: 6" O.C. EDGE AND FIELD. 2x4 BLOCKING IS RECOMMENDED AT UNSUPPORTED PANEL EDGES.
	ALL OTHER VENEER	MIN 7/16" 24/16 SPAN RATED OSB OR PLYWOOD INSTALLED VERTICALLY (BLOCKED PANEL EDGES REQUIRED) OR HORIZONTALLY (UNBLOCKED PANEL EDGES, UNO) W/ 8d COMMON: 6" O.C. EDGES AND FIELD
ROOF DECK SHEATHING (NOTE 1)	METAL ROOF	MIN 15/32" 32/16 SPAN RATED PLYWOOD INSTALLED WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS W/ RSRS-03 NAILS: 4" O.C. AT PANEL EDGES AND 6" O.C. IN THE FIELD (UNBLOCKED PANEL EDGES, UNO).
	SHINGLE ROOF	MIN 7/16" 24/16 SPAN RATED OSB OR PLYWOOD INSTALLED WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS W/ RSRS-01 NAILS: 6" O.C. AT PANEL EDGES, AND 6" O.C. IN THE FIELD (UNBLOCKED PANEL EDGES, UNO).
FLOOR DECK SHEATHING: (NOTE 5)		23/32" T&G OSB OR PLYWOOD W/ 10d COMMON: 6" O.C AT PANEL EDGES, 12" O.C. IN THE FIELD (UNBLOCKED PANEL EDGES, UNO).
PORCH CEILING BOARD SHEATHING:		MIN 3/8" OSB OR PLYWOOD OR CDX INSTALLED PERPENDICULAR TO SUPPORTS W/ 8d COMMON: 3" O.C. AT PANEL EDGES, 12" O.C. IN THE FIELDOR MIN5/8" EXTERIOR GYPSUM CEILING BOARD, FASTEN w/ 5d x 15/8" COOLER NAIL OR NO.6 X 11/2" LONG SCREWS @ 4" O.C. EDGES, 8" O.C. FIELD (UNBLOCKED PANEL EDGES, UNO).

NOTES:
1. FOR SHEATHING THICKNESS GREATER THAN 15/32" CATEGORY, USE RSRS-03 NAILS.
2. COMMON NAILS IN WALL SHEATHING MAY BE SUBSTITUTED W/ 8d GALVANIZED BOX NAILS.
3. ZIP WALL SHEATHING IS AN ACCEPTABLE ALTERNATE FOR APA RATED WOOD STRUCTURAL PANEL.
4. ALL WOOD STRUCTURAL PANEL SHALL CONFORM TO THE MOST CURRENT APPLICABLE SPECIFICATION AND SUPPLEMENTS OF CURRENT APPROVED APA MANF. SPECIFICATIONS.
5. FLOOR FASTENERS ARE MINIMUM REQUIRED FOR DIAPHRAGM DESIGN. FOR INCREASED FLOOR PERFORMANCE AND TOHELP REDUCE SQUEAKING, RSRS-01 NAILS OR 8d SCREW NAILS ARE RECOMMENDED.
6. 15/32" 32/16 SPAN RATED OSB OR PLYWOOD WITH BLOCKED PANEL EDGES IS AN APA RECOMMENDATION PER APA TECHNICAL BULLETIN Q370 WHEN STUCCO LATH IS ATTACHED DIRECTLY TO OSB OR PLYWOOD. SHOULD BUILDER SPECIFICATIONS ALLOW, MIN STRUCTURAL REQUIREMENTS ARE7/16" 24/16 SPAN RATING INSTALLED HORIZONTALLY. INCLUDES FULL AND PARTIAL HEIGHT VENEER APPLICATIONS
7. ROOF DECK SHEATHING HAS BEEN ENGINEERED TO RESIST SASCE 7 WIND LOADS IN ACCORDANCE WITH FRC R301.2.1.1

TABLE 3: NAIL SIZE LEGEND

NOTES 1, 2, 3, 4

	DIAMETER	LENGTH
8d COMMON	0.131"	2-1/2"
RSRS-01	0.113"	2-3/8"
RSRS-03	0.131"	2-1/2"
10d x 1-1/2"	0.148"	1-1/2"
10d	0.131"	3"
10d COMMON	0.148"	3"
12d COMMON	0.148"	3-1/4"
16d SINKER	0.148"	3-1/4"
16d COMMON	0.162"	3-1/2"

NOTES:
1. INSTALL 10d NAILS UNLESS OTHERWISE SPECIFIED.
2. COMMON WIRE NAILS AND THREADED HARDENED STEEL NAILS SHALL CONFORM TO THE NOMINAL SIZES SPECIFIED IN ASTM F1667. NOMINAL DIAMETER SIZES APPLY TO FASTENERS BEFORE APPLICATION OF PROTECTIVE COATING.
3. WHEN A BORED HOLE IS REQUIRED TO PREVENT SPLITTING OF A WOOD DUE TO FASTENER PENETRATION, THE BORED HOLE SHALL NOT EXCEED 75% OF THE NAIL OR SPIKE DIAMETER.
4. THE NOMINAL DIAMETER AND LENGTH OF TYPICAL FASTENERS SPECIFIED FOR THIS PROJECT ARE AS LISTED IN TABLE3.

TABLE 4: FASTENERS IN PRESSURE TREATED LUMBER

PRESERVATIVE	FASTENER TYPE
ACZA	STANDARD CARBON STEEL
SODIUM BORATE (NOTE 1)	STAINLESS CONNECTORS AND FASTENERS REQUIRED.
ALL OTHER PT (INCLUDING ACQ & MCQ)	CONNECTORS MUST HAVE Z-MAX, G120 OR TRIPLE ZINC COATED FINISH. ALL FASTENERS MUST BE HOT DIPPED GALVANIZED.

NOTES:
1. SILL PLATES W/ SODIUM BORATE TREATMENTS BEARING ON CONCRETE OVER VAPOR BARRIER ARE NOT DIRECTLY EXPOSED TO EARTH OR WEATHER AND HAVE BEEN PROVEN TO BE NON-CORROSIVE TO CARBON STEEL FASTENERS.

TABLE 5: EXTERIOR HEAD JAMB AND SILL FRAMING

ROUGH OPENING WIDTH	HEAD JAMB OR SILL SIZE	FASTENERS AT EACH END
50" OR LESS	(1) 2x4 OR (1) 2x6	(4) 10d TOE-NAILS
GREATER THAN 50" UP TO 76"	(2) 2x4 OR (1) 2x6	(6) 10d TOE-NAILS
GREATER THAN 76"	SEE FLOOR PLAN	SEE FLOOR PLAN

1. WINDOWS WITH INTERMEDIATE JACK STUDS MAY BE TREATED AS SEPARATE OPENINGS.
2. HEAD JAMB AND SILL OUTSIDE THE SCOPE OF THIS SCHEDULE HAVE BEEN ENGINEERED AS WIND-LOAD HEADER AND SILL. SEE PLAN.

PRE-ENGINEERED TRUSSES

1. NOTE : ROOF TRUSS TOP CHORDS SHALL HAVE A MINIMUM SPECIFIC GRAVITY OF 0.49 (SYP SPECIES OR BETTER)
2. ROOF OR FLOOR TRUSSES FABRICATED TO ACHIEVE THE ROOF PLANES DEPICTED ON THE ARCHITECTURAL PLANS SHALL BE DESIGNED UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER. ENGINEERING SHOP DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH ANSI/TPI AND SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION. DESIGN CRITERIA IS LOCATED ON SHEET ST-1 OF THE PLAN SETTEMPORARY BRACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LEFT IN PLACE AFTER CONSTRUCTION IS COMPLETE.
3. TRUSSES SHALL BE DESIGNED TO MATCH THE ORIENTATION, SPAN DIRECTION, SPACING, BEARING & LOCATION OF THE FRAMING PLAN SHOWN HERE.
4. THE TRUSS ENGINEER SHALL PROVIDE ALL TRUSS TO TRUSS CONNECTION DESIGN AND SPECIFICATIONS AND SUBMIT THEM UNDER SIGN AND SEAL WITH THE TRUSS SHOP DRAWINGS.
5. TRUSS UPLIFTS HAVE BEEN CALCULATED BY THE ENGINEER OF RECORD AND TAKEN INTO CONSIDERATION DURING THE DESIGN OF THE UPLIFT RESTRAINT SYSTEM FOR THIS STRUCTURE. AS SUCH, THE REPORTED UPLIFTS ON THE TRUSS SHOP DRAWINGS MAY BE DISREGARDED.

TABLE 6: METAL CONNECTOR SCHEDULE

NOTES 2, 3, 4

MITEK & SIMPSON CONNECTORS IN CORRESPONDING ROWS BELOW ARE EQUAL ALTERNATIVES AND MAY BE CONSIDERED INTERCHANGEABLE

SIMPSON	SIMPSON FASTENERS	MITEK	MITEK FASTENERS
DTT2Z (NOTE 2)	(8)1¼ X 1 ½" SDS SCREWS IN STUD ½" Ø X 4 ½" EMBED EPOXY OR SCREW ANCHOR	DTB-TZ	(8)¼" x 1½" WS15-GC WOOD SCREWS IN STUD ½ Ø x 4½" EMBED EPOXY OR SCREW ANCHOR
HTT5 (NOTE 2)	(26) 0.162" x 2 ½" IN STUD/BEAM/TRUSS ⅝" Ø x 6" EMBED ANCHOR IN CONCRETE	HTT45	(26) 0.162" x 2 ½" IN STUD/BEAM/TRUSS ⅝" Ø x 6" EMBED ANCHOR IN CONCRETE
META16	(7) 10d x 1 ½" IN TRUSS 4" WET EMBED IN GROUTED BLOCK WALL	HTA16-18	(7) 10d x 1 ½" IN TRUSS 4" WET EMBED IN GROUTED BLOCK WALL
META20	(8) 10d x 1 ½" IN TRUSS 4" WET EMBED IN GROUTED BLOCK WALL	HTA20-18	(9) 10d x 1 ½" IN TRUSS 4" WET EMBED IN GROUTED BLOCK WALL
HU48, HUC48, HU28-2, HUC28-2	(14) 16d COMMON IN HEADER (6) 10d COMMON IN BEAM	HD48, HD48IF, HD48-2, HD28-2IF	(14) 16d COMMON IN HEADER (6) 10d COMMON IN BEAM
HU410, HUC410, HU210-2, HUC210-2	(18) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM	HD410, HD410IF, HD210-2, HD210-2IF	(18) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM
HUC212-2	(22) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM	HD212-2IF	(22) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM
HGA10KT	(4)¼" x 1 ½" SDS SCREW IN TRUSS/RAFTER (4)¼" x 3" SDS SCREWS IN TOP PLATE	HGA10	(4) ¼" x 1½" WS15 SCREWS IN TRUSS/ RAFTER (4) ¼" x 3" WS3 SCREWS IN TOP PLATE
HGAM10KT	(4) SDS ¼" x 1 ½" SCREWS IN TRUSS/RAFTER (4) ¼" x 2¾" TITEN SCREWS IN MASONRY	HGAM10KT	(4) ¼" x 1½" WS15 SCREWS IN TRUSS/ RAFTER (4) ¼" x 1¾" WEDGE BOLT OR EQUIVALENT IN MASONRY
HDQ8	(20) ⅛" x 3" SDS SCREWS IN STUD & ⅛" DIA. x 12" EMBED ANCHOR IN CONCRETE	UPHD8	(24) ⅛" x 3" WS3 SCREWS IN STUD & ⅛" DIA. x 12" EMBED ANCHOR IN CONCRETE

SIMPSON	SIMPSON FASTENERS	MITEK	MITEK FASTENERS
MSTA24	(9) 10d COMMON EACH END	MSTA24	(9) 10d COMMON EACH END
MSTA36	(13) 10d COMMON EACH END	MSTA36	(13) 10d COMMON EACH END
MSTAM36 (NOTE 7)	(7) 10d COMMON IN WOOD FRAMING (4) ¼" x 2 ¼" TITEN SCREWS IN MASONRY	MSTAM36 (NOTE 7)	(7) 10d COMMON IN WOOD FRAMING (5) ¼" x 2 ¼" TAPCON IN MASONRY
HTS20	(11) 10d x 1 ½" IN TRUSS/RAFTER (11) 10d x 1 ½" IN STUD	HTW20	(11) 10d x 1 ½" IN TRUSS/RAFTER (11) 10d x 1 ½" IN STUD
HTSM20	(10) 10d x 1 ½" IN TRUSS/RAFTER (4) ⅞" x 2 ½" TITEN IN MASONRY	HTWM20	(8) 10d x 1½" IN TRUSS/RAFTER (4) ¼" x 3" WEDGE BOLT OR EQUIVALENT IN STUD
LGT2	(16) 16d COMMON IN TRUSS/RAFTER (7) ¼" x 2 ½" TITEN SCREWS IN MASONRY	LUGT2	(16) 10d COMMON TO TRUSS/RAFTER (5) 0" x 3" WEDGE BOLT OR EQUIVALENT
LGT3	(26) 16d SINKER IN WALL FRAMING (12) SDS ¼" x 2 ½" IN TRUSS	LUGT3	(28) 16d SINKER IN WALL FRAMING (12) WS25 ¼" x 2 ½" IN TRUSS
SDWC15450, SDWC15600		NO MITEK EQUIVALENT	
MSTCM60	(26) 10d COMMON IN WOOD FRAMING (14) ¼" x 2 ¼" TITEN SCREWS IN MASONRY	MSTCM60	(26) 10d COMMON IN WOOD FRAMING (14) ¼" x 2 ¼" TAPCON IN MASONRY
ABU44 (NOTE 6)	(12) 16d COMMON NAILS ⅝" Ø x 7" EMBED EPOXY	PAU44	(12) 16d COMMON NAILS ⅝" Ø x 7" EMBED EPOXY
ABU66 (NOTE 6)	(12) 16d COMMON NAILS ⅝" Ø x 7" EMBED EPOXY	PAU66	(12) 16d COMMON NAILS ⅝" Ø x 7" EMBED EPOXY

NOTES:
1. SIMPSON ACRYLIC-TIE ADHESIVE OR EQUAL SHALL BE USED IN ALL DRILLED AND EPOXIED ANCHOR APPLICATIONS. ANCHOR BOLT, THREADED ROD, OR DOWELED REINFORCING STEEL MAY BE EMBEDDED TO THE SPECIFIED DEPTH, IN A HOLE AS SPECIFIED BY MANUFACTURER (TYPICALLY 1/16" TO 1/8" GREATER THAN SPECIFIED ANCHOR DIAMETER). ADHESIVE/EPOXY MUST FILL THE HOLE IN THE CONCRETE AND WOOD BOTTOM PLATE. MANUFACTURER'S SPECIFICATIONS MUST BE FOLLOWED FOR PROPER INSTALLATION.
2. REFER TO SIMPSON OR MITEK CATALOG FOR ADDITIONAL INSTALLATION INSTRUCTIONS.
3. IF CONNECTOR IS NOT LISTED ABOVE, CONTACT EOR FOR SPECIFIC FASTENING REQUIREMENTS.
4. POSITIVE PLACEMENT GUN NAILS, 2½" LONG, WITH EQUIVALENT DIAMETER TO COMMON NAILS SPECIFIED ABOVE MAY BE USED FOR ABU POST BASE ANCHORS, CS16, AND MSTA FLAT STRAPS.
5. MASONRY APPLICATION REQUIRE EQUIVALENT NUMBER OF TITEN ANCHORS IN LIEU OF 16d NAILS TO HDR CONNECTION. CMU REQUIRES ¼" Ø x 2 ¾" TITENS ILO 16d. CONCRETE REQUIRES EQUIVALENT NUMBER OF ¼" Ø x 1 ¾" TITENS ILO 16d.
6. MASONRY SCREWS AT EXTERIOR CMU APPLICATIONS TO HAVE FLAT HEADS.

MASONRY NOTES

1. ALL MASONRY UNITS SHALL MEET ASTM C90 STANDARD WITH f'm= 2000PSI AND SHALL BE ERECTED IN RUNNING BOND WITH TYPE M OR S MORTAR OVER FULL BED.
2. SHOULD LIMITED AREAS OF STACK BOND MASONRY EXIST, EVERY OTHER COURSE SHALL BE EQUIPPED w/ 9 GAUGE LADDER TYPE HORIZONTAL JOINT REINFORCEMENT
3. ALL GROUT TO BE MIXED PER ASTM C476 STANDARDS AND INSTALLED TO COMPLY WITH FBC R606.3.5. f'c = 3,000 PSI.
4. VERTICAL WALL REINFORCING TO BE ASTM A615 GRADE 60 REBAR.
5. LAPS BETWEEN VERTICAL REINFORCING AND DOWELS TO BE 30".
6. VERTICAL REINFORCING TO HAVE 10' STANDARD HOOK INTO BOND BEAM. DOWEL TO HAVE 10' STANDARD HOOK INTO FOOTING
7. PRE-CAST MASONRY LINTELS: SEE "LINTEL SCHEDULE" ON STRUCTURAL PLAN SHEET.
8. PROVIDE MOISTURE BARRIER FOR ALL UNTREATED LUMBER IN CONTACT WITH MASONRY OR CONCRETE.

CONCRETE AND FOUNDATION NOTES

1. CONCRETE COMPRESSIVE STRENGTH FOR FOOTINGS= 2,500 PSI AT 28 DAYS (UNO).
2. CONCRETE COMPRESSIVE STRENGTH FOR SLAB = 2,500 PSI AT 28 DAYS (UNO).
3. ALL REINFORCING STEEL #3 AND BIGGER SHALL BE ASTM A615 GRADE 40 DEFORMED BARS (UNO).
4. ALL REINFORCING STEEL SHALL HAVE 90 DEGREE BEND AT CORNERS WITH A 24" LAP24" LONG #4 BAR IS RECOMMENDED TO BE INSTALLED AT ALL REENTRANT CORNERS.
5. FIBERMESH IS AN ACCEPTABLE ALTERNATIVE AND SHALL NOT REQUIRE WWF. FIBER LENGTHS SHALL BE ½" TO 2" IN LENGTH. DOSAGE AMOUNTS SHALL RANGE FROM 0.75 TO 1.5 POUNDS PER CUBIC YARD IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SYNTHETIC FIBERS SHALL COMPLY WITH ASTM C1116. THE MANUFACTURER OR SUPPLIER SHALL PROVIDE CERTIFICATION OF COMPLIANCE WHEN REQUESTED BY THE BUILDING OFFICIAL.
6. MASONRY STEMWALL AND MONOLITHIC FOOTING ARE INTERCHANGEABLE.
7. EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 PSF IN ACCORDANCE WITH TABLE R401.4.1, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
8. CONCRETE FLOOR SLABS ON GRADE SHALL BE INSTALLED OVER A MINIMUM 6 MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED 6" AND SEALED OVER CLEAN, COMPACTED EARTH OR FILL WITH CODE APPROVED PROVISIONS FOR PREVENTION OF SUBTERRANEAN TERMITES.
9. STEMWALLS OVER 4 COURSES TALL REQUIRE SPECIAL ATTENTION TO BRACING DURING CONSTRUCTION. CONTACT ENGINEER OF RECORD IF THIS CONDITION EXISTS.
10. TO CONTROL CRACKING, CUT 1" SAWCUTS IN THE SLAB IN A 15'x15' GRID WITHIN 12 HOURS OF CONCRETE PLACEMENT. CONTACT EOR FOR ALTERNATIVE METHODS.CONTROL JOINTS ARE NOT REQUIRED WHEN WWF OR FIBERMESH ARE INCLUDED WITH CONCRETE WORK.
11. DO NOT SCALE FOOTING DIMENSIONS AND LOCATIONS FROM THE FOUNDATION PLAN. DO NOT DETERMINE FOOTING LOCATION FROM ARCHITECTURAL PLANS OR FRAMING PLAN. IF FOOTING SIZE OR LOCATION IS NOT DETERMINATE FROM USE OF FOUNDATION PLAN ALONE, CONTACT THE ENGINEER OF RECORD.

LEGEND

OR	"OR" SHALL MEAN THAT EITHER OPTION PROVIDED IS AN EQUAL ALTERNATIVE FOR THE APPLICATION SHOWN
UNO	UNLESS NOTED OTHERWISE ON PLAN OR DETAIL
EOR	ENGINEER OF RECORD
EW	EACH WAY
OSB	ORIENTED STRAND BOARD
WSP	WOOD STRUCTURAL PANEL
SYP	SOUTHERN YELLOW PINE
SPF	SPRUCE-PINE-FUR
CONT	CONTINUOUS
O.C.	ON CENTER
LSL	1.55E TIMBERSTRAND LSL ENGINEERED LUMBER, 1¾" WIDE, UNO. (3 ½" WIDE LSL BEAMS ARE EQUIVALENT TO 2-PLY 1¾" BEAM)
LVL	2.0E MICRO=LAM LVL ENGINEERED LUMBER, 1¾" WIDE
PSL	2.0E PARALLAM PSL ENGINEERED LUMBER, 3 ½" WIDE, UNO.
SYS 42	PROPERLY RATED OPEN WEB HEADER
OPT	OPTIONAL

HEADER FRAMING

1. ALL HEADER JACK AND KING STUDS SHALL BE FASTENED TO EACH OTHER WITH (2) ROWS 10d @ 8" O.C. STAGGERED.
2. ALL HEADERS TO BE FRAMED W/ NO.2 SYP
3. FASTEN ALL MULTI-PLY HEADERS TOGETHER WITH (2) ROWS 10d @ 8" O.C., STAGGERED ALONG EACH EDGE.
4. FASTEN ALL HEADERS TO KING STUDS WITH (3) 8d TOE NAILS
5. IF HEADER NOT SPECIFIED, CONTACT ENGINEER OF RECORD.
6. CRIPPLE BLOCKS BELOW LOAD-BEARING HEADERS MAY BE FRAMED AT 24" O.C.
7. IN ANY LOCATION WHERE A 2x_ BEAM OR HEADER IS PROVIDED, IT IS ACCEPTABLE TO USE AN ENGINEERED LVL BEAM OR HEADER OF EQUIVALENT SIZE.
8. NON BEARING HEADERS: DUE TO LIGHTLY LOADED CONDITIONS, 38" OR LESS CLEAR-OPENINGS IN AN EXTERIOR WALL DO NOT REQUIRE LOAD BEARING HEADER, SEE PLAN.

FRAMING NOTES

1. ALL LUMBER SPECIFIED ON DRAWINGS IS INTENDED FOR DRY USE ONLY, UNO. ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAILED BY OTHER.
2. ALL METAL CONNECTORS SPECIFIED ON PLAN ARE IN ADDITION TO FRAMING FASTENER REQUIREMENTS LISTED IN TABLE 2304.10.1
3. FASTEN ALL MULTI-PLY STUD COLUMNS AND CORNERS TOGETHER WITH (2) ROWS 10d @ 8" O.C. STAGGERED. UPPER LEVEL MULTI-PLY STUD GROUPS BELOW ALL GIRDER LOCATIONS TO BE CONTINUOUS THROUGH FLOOR SYSTEM TO FOUNDATION. (NOT REQUIRED BELOW HEADER JACKING STUD GROUPS)
4. FASTEN ALL STUDS TO BOTTOM AND TOP PLATES WITH (4) 8d TOE NAILS OR (2)16d COMMON END NAILS.
5. FASTEN ALL TRUSSES AND RAFTERS TO TOP PLATES WITH (3) 8d TOE NAILS.
6. ALL MULTI-PLY TRUSS GIRDERS AND BEAMS TO HAVE SOLID STUD GROUP BELOW MATCHING GIRDER OR BEAM THICKNESS AND MATCHING WALL STUD SPECIFICATIONS AS NOTED ON STRUCTURAL PLAN, UNO.
7. EXTERIOR WALL DESIGN ASSUMES CONTINUOUSLY SHEATHED WITH OSB OR PLYWOOD
8. EXTERIOR WALLS SHALL BE FRAMED W/ NO.2 SPF STUDS AND NO.2 SYP PLATES. INTERIOR LOAD-BEARING WALLS SHALL BE FRAMED W/ SPF STUD GRADE OR BETTER AND NO.2 SYP PLATES
9. NON-LOAD BEARING INTERIOR WALLS MAY BE FRAMED W/ 2x_ SPF @ MAX 24" O.C. OR METAL STUD FRAMING MAX 24" O.C. , EXCEPT WHERE WALLS SUPPORT TILE.

2024 V1.0
TM 150C CMU-WD

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BRADLEY

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003028
DRAWN: WLT
CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-1 (150C)

CMU/METAL CONNECTOR ENGINEERING

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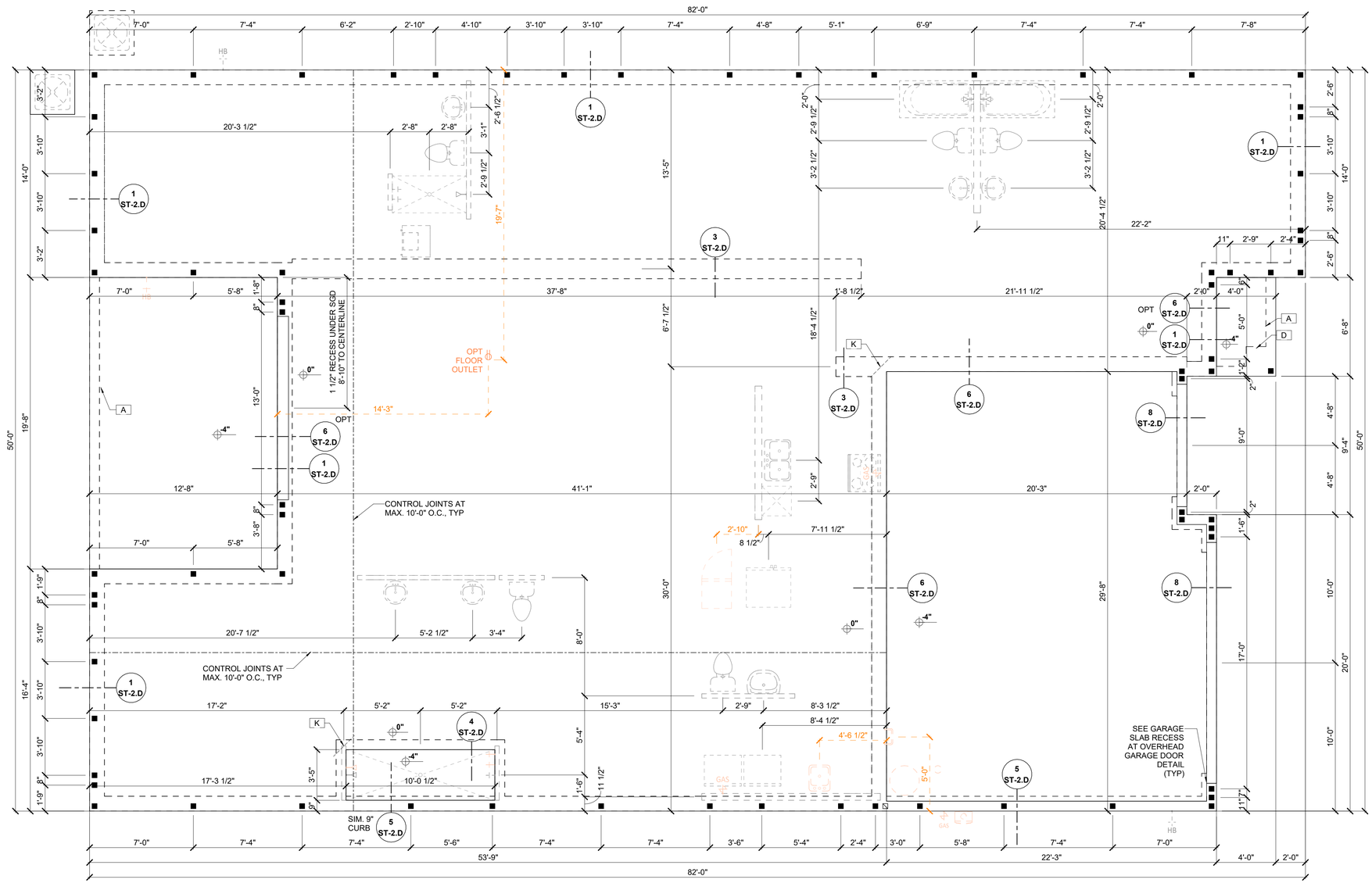

FOUNDATION PLAN - TRADITIONAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

2020 V1.0

GENERAL FOUNDATION NOTES:

- CONCRETE SLAB ON GRADE SHALL BE MINIMUM 3 1/2" THICK AND HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI UNO.
- EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 psf, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
- IF CONTRACTOR OR BUILDING OFFICIAL DETERMINES THAT THE SOIL IS NOT SUITABLE FOR 2,000 PSF BEARING CAPACITY, CONTACT EOR. ADDITIONAL FOUNDATION WORK MAY BE REQUIRED.
- SLIDING GLASS DOOR FRAMES MUST BE RECESSED INTO THE SLAB IN ACCORDANCE WITH THE BUILDING CODE. CONSULT ARCHITECTURAL PLANS FOR LOCATION OF SLIDING GLASS DOORS.
- MASONRY STEMWALL AND MONOLITHIC FOOTINGS ARE INTERCHANGEABLE. SEE SHEET ST-2D FOR INTERCHANGEABLE STEMWALL & MONOLITHIC SECTIONS (DETAILS 1/2 & 5/7).
- 24" LONG #4 BAR IS TO BE INSTALLED AT ALL RE-ENTRANT CORNERS, SEE "RE-ENTRANT CORNER DETAIL" ON SHEET ST-2D.

FOUNDATION KEYNOTES: DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

A	8"x8" DEEP THICKENED EDGE w/ (1) #4 CONT	B	12" DEEP FTG UNDER BOX COLUMN, FTG TO BE PROJECTED MIN 6" AS SHOWN
C	16"SQx12" DEEP FTG	D	24"SQx20" DEEP FTG w/ (3) #4 EW
E	30"SQx20" DEEP FTG w/ (4) #4 EW	F	36"SQx20" DEEP FTG w/ (4) #4 EW
G	48"SQx24" DEEP FTG w/ (5) #4 EW, T&B	H	#5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1
J	• SOLID FILL CMU PIER, MATCHING CMU COLUMN SIZE ABOVE • PROVIDE MIN (1) #5 FULL-HEIGHT, VERTICAL REINFORCEMENT TO BEND 90° @ BOTTOM & TIE INTO FOOTING REINFORCEMENT • CMU PIER ON 20" DEEP FTG W/ #4 @ 8" O.C. EW, FTG TO BE PROJECTED MINIMUM 6" LARGER THAN PIER ON ALL SIDES		
K	MIN 24" LONG #4 OR #5 BAR SET AT MID-DEPTH OF SLAB, TYP ALL RE-ENTRANT CORNERS		

CONTROL JOINT (CJ) NOTES:

1. TIMING
   - CUTS MUST BE MADE THE SAME DAY AS PLACEMENT, AS SOON AS THE CONCRETE HAS SET ENOUGH TO ALLOW SAWCUTS WITHOUT RAVELING THE COURSE AGGREGATE FROM THE CUT, MAKE THE CUT.
   - CUTS MADE THE NEXT DAY OR AT SUBSEQUENT TIMES DO NOT PROVIDE ADEQUATE PROTECTION AGAINST "RANDOM" CRACKING.
2. DEPTH

   THE CUT SHOULD BE AT LEAST 1" DEEP, BUT NOT MORE THAN 1 ¼" DEEP.
3. SEALING

   THE CUTS SHOULD BE SEALED WITH A SEMI-RIGID EPOXY OR ACRYLIC ADHESIVE SEALANT. BACKER ROD IS NOT REQUIRED.

CMU/METAL CONNECTOR ENGINEERING

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BRADLEY

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003028**

DRAWN: **WLT**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-2 (150C)

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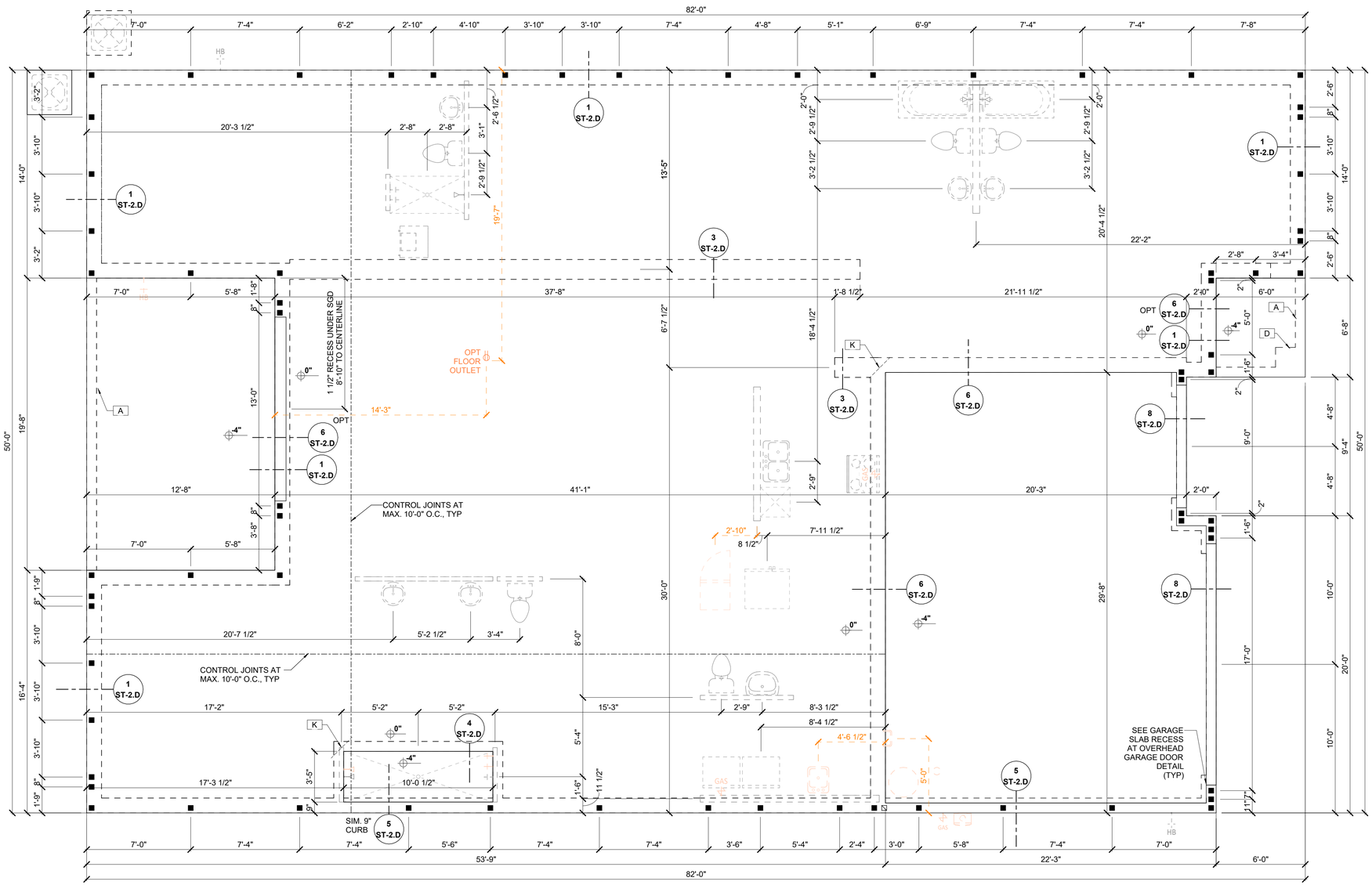

FOUNDATION PLAN - CRAFTSMAN A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

2020 V1.0

GENERAL FOUNDATION NOTES:

- CONCRETE SLAB ON GRADE SHALL BE MINIMUM 3 1/2" THICK AND HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI UNO.
- EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 psf, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
- IF CONTRACTOR OR BUILDING OFFICIAL DETERMINES THAT THE SOIL IS NOT SUITABLE FOR 2,000 PSF BEARING CAPACITY, CONTACT EOR. ADDITIONAL FOUNDATION WORK MAY BE REQUIRED.
- SLIDING GLASS DOOR FRAMES MUST BE RECESSED INTO THE SLAB IN ACCORDANCE WITH THE BUILDING CODE. CONSULT ARCHITECTURAL PLANS FOR LOCATION OF SLIDING GLASS DOORS.
- MASONRY STEMWALL AND MONOLITHIC FOOTINGS ARE INTERCHANGEABLE. SEE SHEET ST-2D FOR INTERCHANGEABLE STEMWALL & MONOLITHIC SECTIONS (DETAILS 1/2 & 5/7).
- 24" LONG #4 BAR IS TO BE INSTALLED AT ALL RE-ENTRANT CORNERS, SEE "RE-ENTRANT CORNER DETAIL" ON SHEET ST-2D.

FOUNDATION KEYNOTES: DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

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G	48"SQx24" DEEP FTG w/ (5) #4 EW, T&B	H	#5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1
J	• SOLID FILL CMU PIER, MATCHING CMU COLUMN SIZE ABOVE • PROVIDE MIN (1) #5 FULL-HEIGHT, VERTICAL REINFORCEMENT TO BEND 90° @ BOTTOM & TIE INTO FOOTING REINFORCEMENT • CMU PIER ON 20" DEEP FTG W/ #4 @ 8" O.C. EW, FTG TO BE PROJECTED MINIMUM 6" LARGER THAN PIER ON ALL SIDES		
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CONTROL JOINT (CJ) NOTES:

1. TIMING
   - CUTS MUST BE MADE THE SAME DAY AS PLACEMENT, AS SOON AS THE CONCRETE HAS SET ENOUGH TO ALLOW SAWCUTS WITHOUT RAVELING THE COURSE AGGREGATE FROM THE CUT, MAKE THE CUT.
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   THE CUTS SHOULD BE SEALED WITH A SEMI-RIGID EPOXY OR ACRYLIC ADHESIVE SEALANT. BACKER ROD IS NOT REQUIRED.

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BRADLEY

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003028

DRAWN: WLT

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-2.2 (150C)

CMU/METAL CONNECTOR ENGINEERING

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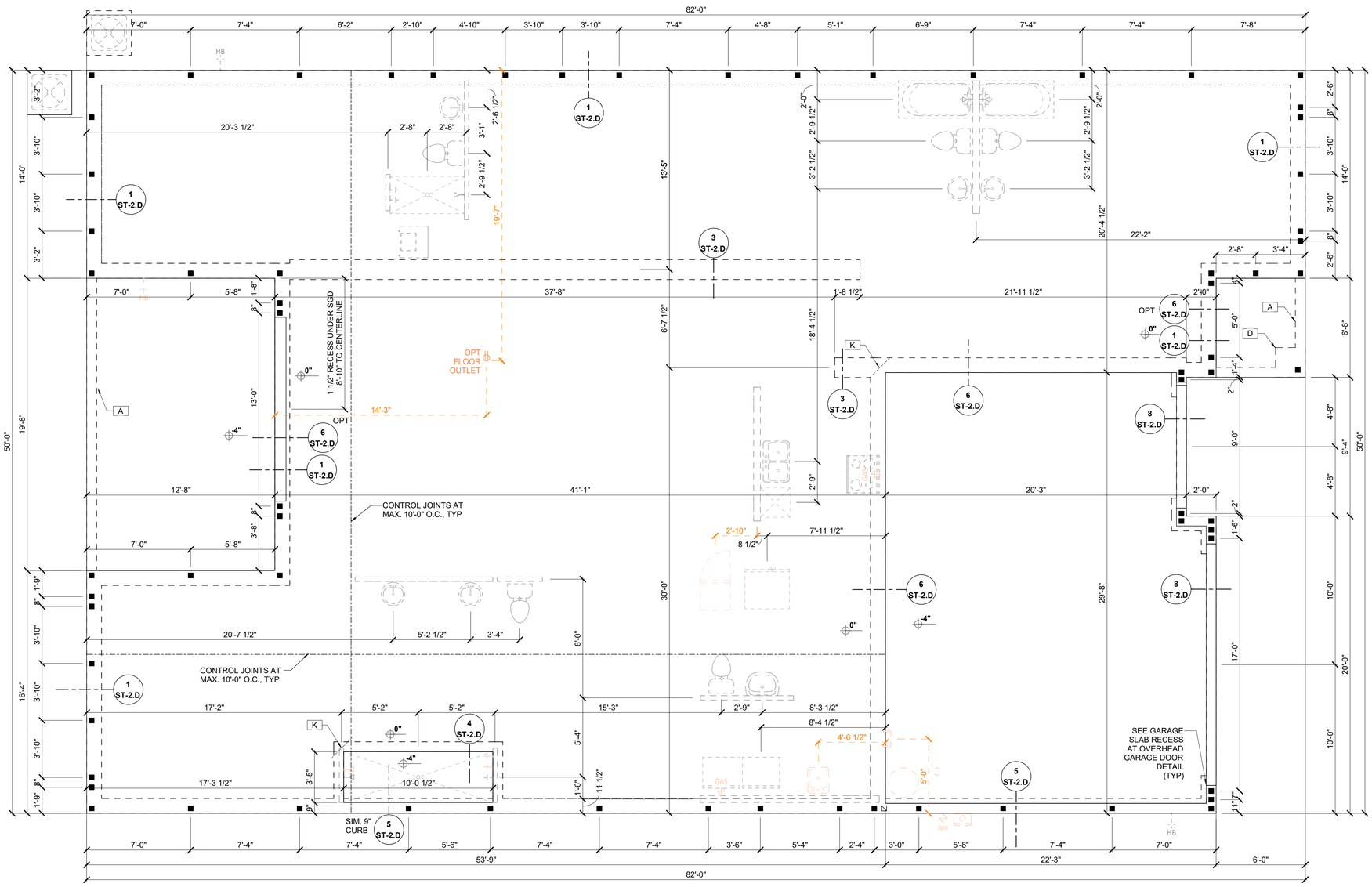

FOUNDATION PLAN - COASTAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

2020 V1.0

GENERAL FOUNDATION NOTES:

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- IF CONTRACTOR OR BUILDING OFFICIAL DETERMINES THAT THE SOIL IS NOT SUITABLE FOR 2,000 PSF BEARING CAPACITY, CONTACT EOR. ADDITIONAL FOUNDATION WORK MAY BE REQUIRED.
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FOUNDATION KEYNOTES: DC1

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BRADLEY

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003028

DRAWN: WLT

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-2.4 (150C)

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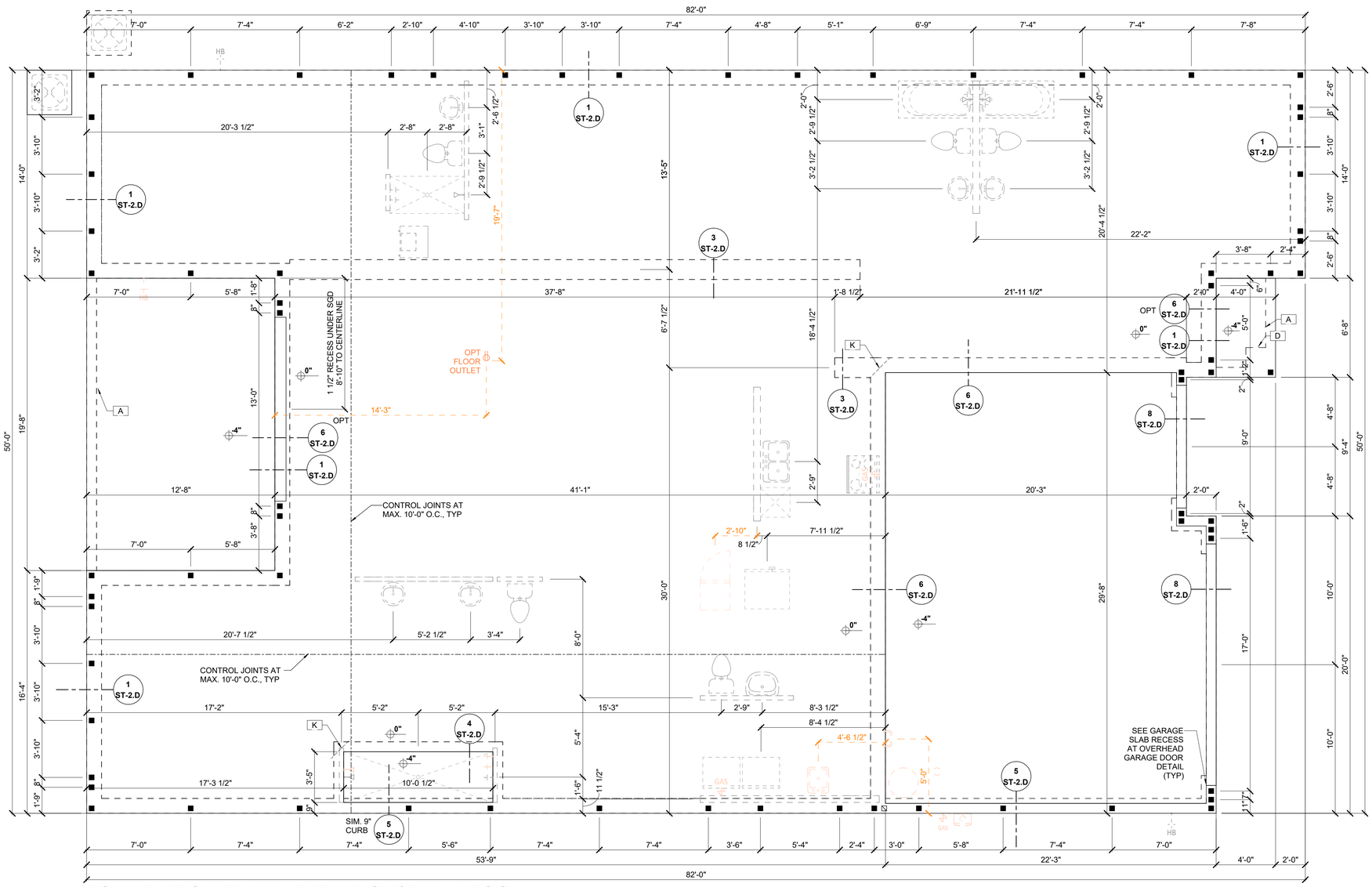

FOUNDATION PLAN - FARMHOUSE A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

2020 V1.0

GENERAL FOUNDATION NOTES:

- CONCRETE SLAB ON GRADE SHALL BE MINIMUM 3 1/2" THICK AND HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI UNO.
- EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 psf, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
- IF CONTRACTOR OR BUILDING OFFICIAL DETERMINES THAT THE SOIL IS NOT SUITABLE FOR 2,000 PSF BEARING CAPACITY, CONTACT EOR. ADDITIONAL FOUNDATION WORK MAY BE REQUIRED.
- SLIDING GLASS DOOR FRAMES MUST BE RECESSED INTO THE SLAB IN ACCORDANCE WITH THE BUILDING CODE. CONSULT ARCHITECTURAL PLANS FOR LOCATION OF SLIDING GLASS DOORS.
- MASONRY STEMWALL AND MONOLITHIC FOOTINGS ARE INTERCHANGEABLE. SEE SHEET ST-2D FOR INTERCHANGEABLE STEMWALL & MONOLITHIC SECTIONS (DETAILS 1/2 & 5/7).
- 24" LONG #4 BAR IS TO BE INSTALLED AT ALL RE-ENTRANT CORNERS, SEE "RE-ENTRANT CORNER DETAIL" ON SHEET ST-2D.

FOUNDATION KEYNOTES: DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

A	8"x8" DEEP THICKENED EDGE w/ (1) #4 CONT	B	12" DEEP FTG UNDER BOX COLUMN, FTG TO BE PROJECTED MIN 6" AS SHOWN
C	16"SQx12" DEEP FTG	D	24"SQx20" DEEP FTG w/ (3) #4 EW
E	30"SQx20" DEEP FTG w/ (4) #4 EW	F	36"SQx20" DEEP FTG w/ (4) #4 EW
G	48"SQx24" DEEP FTG w/ (5) #4 EW, T&B	H	#5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1
J	• SOLID FILL CMU PIER, MATCHING CMU COLUMN SIZE ABOVE • PROVIDE MIN (1) #5 FULL-HEIGHT, VERTICAL REINFORCEMENT TO BEND 90° @ BOTTOM & TIE INTO FOOTING REINFORCEMENT • CMU PIER ON 20" DEEP FTG W/ #4 @ 8" O.C. EW, FTG TO BE PROJECTED MINIMUM 6" LARGER THAN PIER ON ALL SIDES		
K	MIN 24" LONG #4 OR #5 BAR SET AT MID-DEPTH OF SLAB, TYP ALL RE-ENTRANT CORNERS		

CONTROL JOINT (CJ) NOTES:

1. TIMING
   - CUTS MUST BE MADE THE SAME DAY AS PLACEMENT, AS SOON AS THE CONCRETE HAS SET ENOUGH TO ALLOW SAWCUTS WITHOUT RAVELING THE COURSE AGGREGATE FROM THE CUT, MAKE THE CUT.
   - CUTS MADE THE NEXT DAY OR AT SUBSEQUENT TIMES DO NOT PROVIDE ADEQUATE PROTECTION AGAINST "RANDOM" CRACKING.
2. DEPTH

   THE CUT SHOULD BE AT LEAST 1" DEEP, BUT NOT MORE THAN 1 ¼" DEEP.
3. SEALING

   THE CUTS SHOULD BE SEALED WITH A SEMI-RIGID EPOXY OR ACRYLIC ADHESIVE SEALANT. BACKER ROD IS NOT REQUIRED.

CMU/METAL CONNECTOR ENGINEERING

APEX

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taylor morrison

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

BRADLEY

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003028**

DRAWN: **WLT**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-2.6 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

GENERAL FOUNDATION NOTES:

- CONCRETE SLAB ON GRADE SHALL BE MINIMUM 3 1/2" THICK AND HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI UNO.
- EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 psf, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
- IF CONTRACTOR OR BUILDING OFFICIAL DETERMINES THAT THE SOIL IS NOT SUITABLE FOR 2,000 PSF BEARING CAPACITY, CONTACT EOR. ADDITIONAL FOUNDATION WORK MAY BE REQUIRED.
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- MASONRY STEMWALL AND MONOLITHIC FOOTINGS ARE INTERCHANGEABLE. SEE SHEET ST-2D FOR INTERCHANGEABLE STEMWALL & MONOLITHIC SECTIONS (DETAILS 1/2 & 5/7).
- 24" LONG #4 BAR IS TO BE INSTALLED AT ALL RE-ENTRANT CORNERS, SEE "RE-ENTRANT CORNER DETAIL" ON SHEET ST-2D.

FOUNDATION KEYNOTES: DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

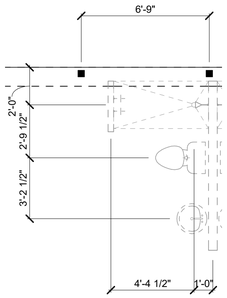
A	8"x8" DEEP THICKENED EDGE w/ (1) #4 CONT	B	12" DEEP FTG UNDER BOX COLUMN, FTG TO BE PROJECTED MIN 6" AS SHOWN
C	16"SQx12" DEEP FTG	D	24"SQx20" DEEP FTG w/ (3) #4 EW
E	30"SQx20" DEEP FTG w/ (4) #4 EW	F	36"SQx20" DEEP FTG w/ (4) #4 EW
G	48"SQx24" DEEP FTG w/ (5) #4 EW, T&B	H	#5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1
J	• SOLID FILL CMU PIER, MATCHING CMU COLUMN SIZE ABOVE • PROVIDE MIN (1) #5 FULL-HEIGHT, VERTICAL REINFORCEMENT TO BEND 90° @ BOTTOM & TIE INTO FOOTING REINFORCEMENT • CMU PIER ON 20" DEEP FTG W/ #4 @ 8" O.C. EW, FTG TO BE PROJECTED MINIMUM 6" LARGER THAN PIER ON ALL SIDES		
K	MIN 24" LONG #4 OR #5 BAR SET AT MID-DEPTH OF SLAB, TYP ALL RE-ENTRANT CORNERS		

CONTROL JOINT (CJ) NOTES:

1. TIMING
   - CUTS MUST BE MADE THE SAME DAY AS PLACEMENT, AS SOON AS THE CONCRETE HAS SET ENOUGH TO ALLOW SAWCUTS WITHOUT RAVELING THE COURSE AGGREGATE FROM THE CUT, MAKE THE CUT.
   - CUTS MADE THE NEXT DAY OR AT SUBSEQUENT TIMES DO NOT PROVIDE ADEQUATE PROTECTION AGAINST "RANDOM" CRACKING.
2. DEPTH

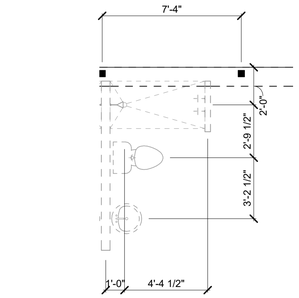
   THE CUT SHOULD BE AT LEAST 1" DEEP, BUT NOT MORE THAN 1 ¼" DEEP.
3. SEALING

   THE CUTS SHOULD BE SEALED WITH A SEMI-RIGID EPOXY OR ACRYLIC ADHESIVE SEALANT. BACKER ROD IS NOT REQUIRED.



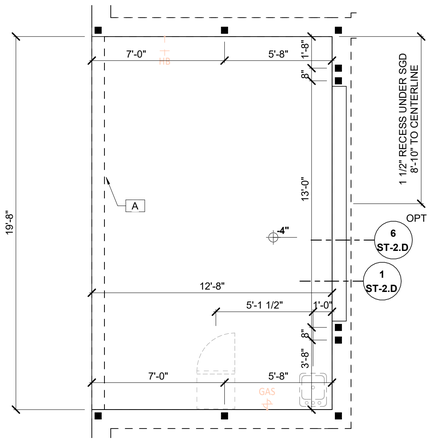
FOUNDATION PLAN - OPT SHOWER @ BATH 3 - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



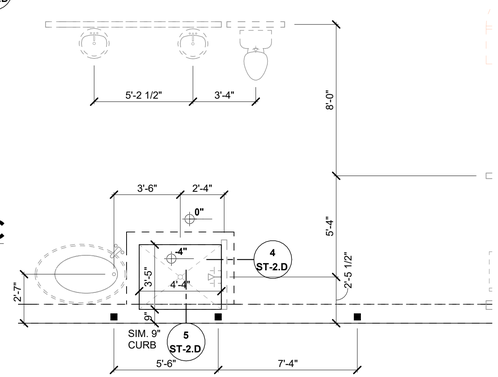
FOUNDATION PLAN - OPT SHOWER @ BATH 4 - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FOUNDATION PLAN - OPT OUTDOOR KITCHEN - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FOUNDATION PLAN - OPT DELUXE PRIMARY BATH - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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904.821.5200
taylor morrison

BRADLEY

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003028

DRAWN: WLT

CHECKED: DB

07-02-2025

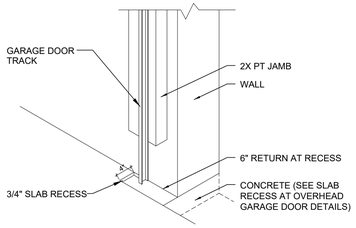
REVISIONS:

No.	Description	Date

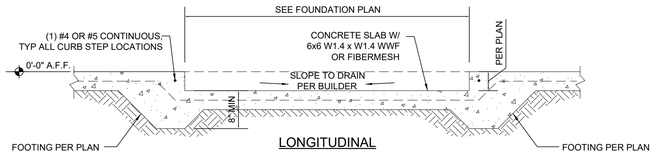
ST-2.8 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

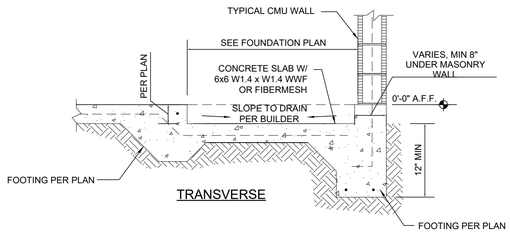
CMU/METAL CONNECTOR ENGINEERING



GARAGE SLAB RECESS AT OVERHEAD GARAGE DOOR DETAIL

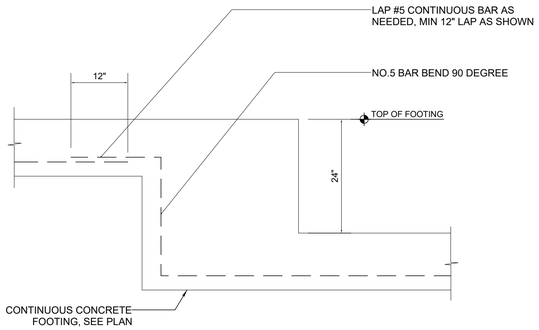


LONGITUDINAL

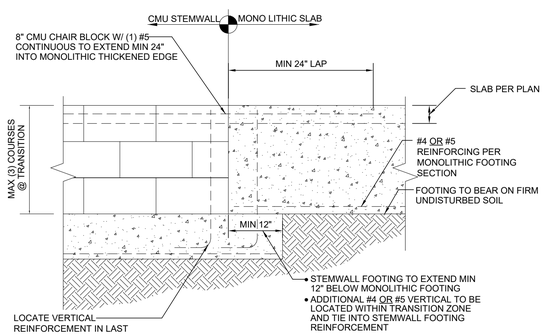


TRANSVERSE

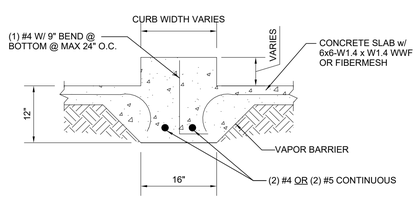
TYPICAL SHOWER RECESS DETAIL



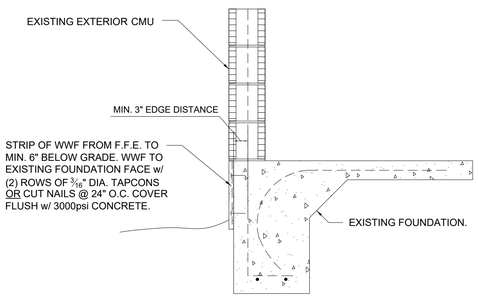
TYPICAL STEP IN FOOTING DETAIL



CMU STEMWALL TO MONOLITHIC TRANSITION DETAIL

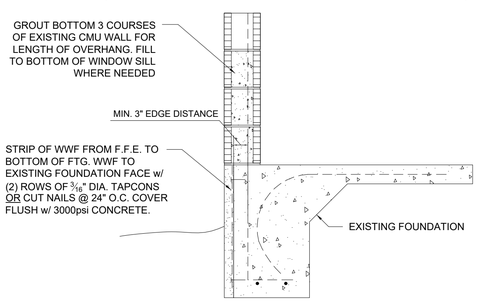


9 WALL CURB SECTION



8" CMU WALL OVERHANGS LESS THAN 1"

(THIS DETAIL IS A COSMETIC REPAIR AND IS RECOMMENDED BUT NOT REQUIRED)

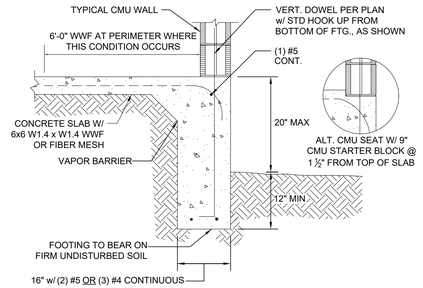


8" CMU WALL OVERHANGS 2.5" OR LESS

(THIS DETAIL IS A STRUCTURAL REPAIR AND IS REQUIRED)

NOTES:

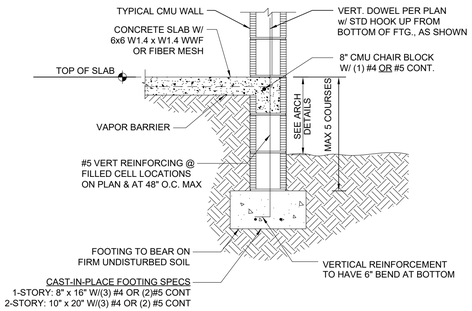
- IF EXISTING REBAR DOES NOT MEET 3" EDGE DISTANCE REQUIREMENT, REMOVE INSIDE FACE SHELL OF EXISTING CMU WALL AT ADJECENT CELL AND DRILL & EPOXY NEW FULL HT. VERTICAL #5 DOWEL W/ 12" EMBED INTO EXISTING FOUNDATION AND 4" EMBED INTO EXISTING BOND BEAM.
- IF MORE THAN (3) BARS DO NOT MEET THE REQUIRED 3" EDGE DISTANCE, CONTACT EOR.



1A MONOLITHIC FOOTING SECTION - 32" MAX DEPTH

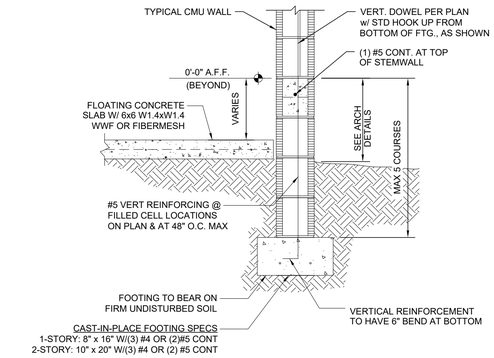
CONTACT EOR PRIOR TO CONSTRUCTION IF ANY OF THE FOLLOWING OCCUR:

- GROUND ADJACENT TO FTG SLOPES DOWN AND AWAY FROM STRUCTURE STEEPER THAN 1'-0" VERTICALLY PER 3'-0" HORIZONTALLY TO PREVENT EROSION OF SOIL.



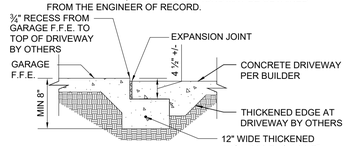
2 STEMWALL SECTION

- SPECIAL CARE SHOULD BE EXERCISED BY CONTRACTOR WHEN BACK FILLING BEHIND A STEM WALL, PARTICULARLY WHEN IT IS OVER 4 COURSES HIGH. SHOULD THIS CONDITION EXIST, RECOMMENDATIONS MAY BE OBTAINED FROM THE ENGINEER OF RECORD.

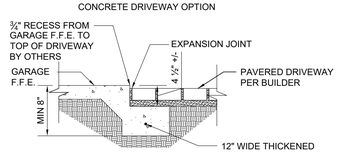


7 STEMWALL CURB SECTION

- SPECIAL CARE SHOULD BE EXERCISED BY CONTRACTOR WHEN BACK FILLING BEHIND A STEM WALL, PARTICULARLY WHEN IT IS OVER 4 COURSES HIGH. SHOULD THIS CONDITION EXIST, RECOMMENDATIONS MAY BE OBTAINED FROM THE ENGINEER OF RECORD.



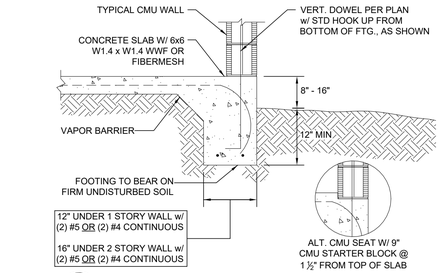
CONCRETE DRIVEWAY OPTION



PAVERED DRIVEWAY OPTION

8 GARAGE DOOR RECESS DETAIL

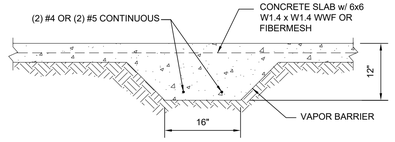
ONLY APPLICABLE AT GARAGE DOOR OPENING



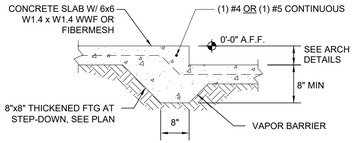
1 MONOLITHIC FOOTING SECTION - 28" MAX DEPTH

CONTACT EOR PRIOR TO CONSTRUCTION IF ANY OF THE FOLLOWING OCCUR:

- GROUND ADJACENT TO FTG SLOPES DOWN AND AWAY FROM STRUCTURE STEEPER THAN 1'-0" VERTICALLY PER 3'-0" HORIZONTALLY TO PREVENT EROSION OF SOIL.



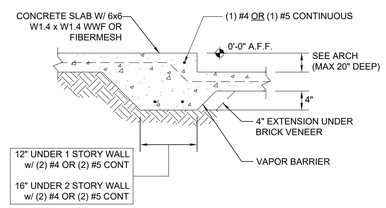
3 BEARING WALL FOOTING SECTION



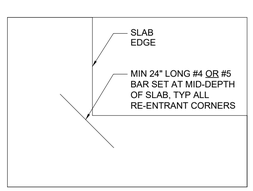
4 CURB STEP SECTION

5 GARAGE EXT WALL CURB SECTION

CONTACT EOR PRIOR TO CONSTRUCTION IF ANY OF THE FOLLOWING OCCUR:
GROUND ADJACENT TO FTG SLOPES DOWN AND AWAY FROM STRUCTURE STEEPER THAN 1'-0" VERTICALLY PER 3'-0" HORIZONTALLY TO PREVENT EROSION OF SOIL.



6 BEARING CURB STEP SECTION



RE-ENTRANT CORNER DETAIL
(RECOMMENDED)
PLAN VIEW, DETAIL TYPICAL @ ALL RE-ENTRANT CORNERS

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0
TM CMU-WD
DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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BRADLEY

BASE PLAN
50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003028**
DRAWN: **WLT**
CHECKED: **DB**

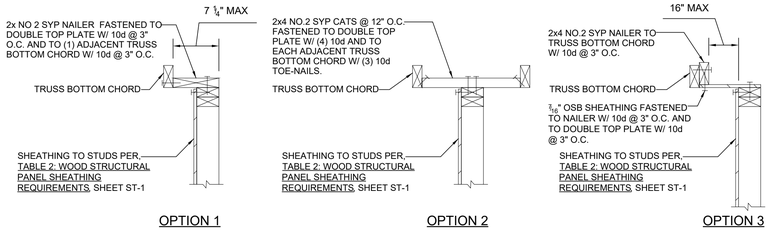
07-02-2025

REVISIONS:

No.	Description	Date

ST-2.D

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

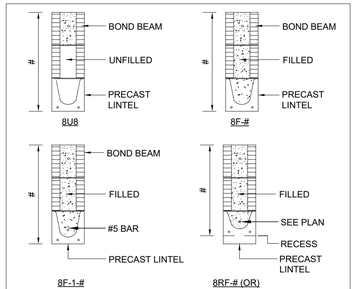


INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
2. THIS INTERIOR SHEARWALL DETAIL IS INTENDED FOR USE IN AREAS WHERE THE SHEARWALL RUNS PARALLEL TO THE TRUSSES. THIS IS A PREFERRED ALTERNATIVE TO FRAMING ABOVE THE PLATE LINE TO THE ROOF DECK.

LINTEL SCHEDULE

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F1-36	LENGTH PER PLAN
L-2	8F-16	LENGTH PER PLAN
L-3	8U8	LENGTH PER PLAN
L-4	8F-1-16	LENGTH PER PLAN



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

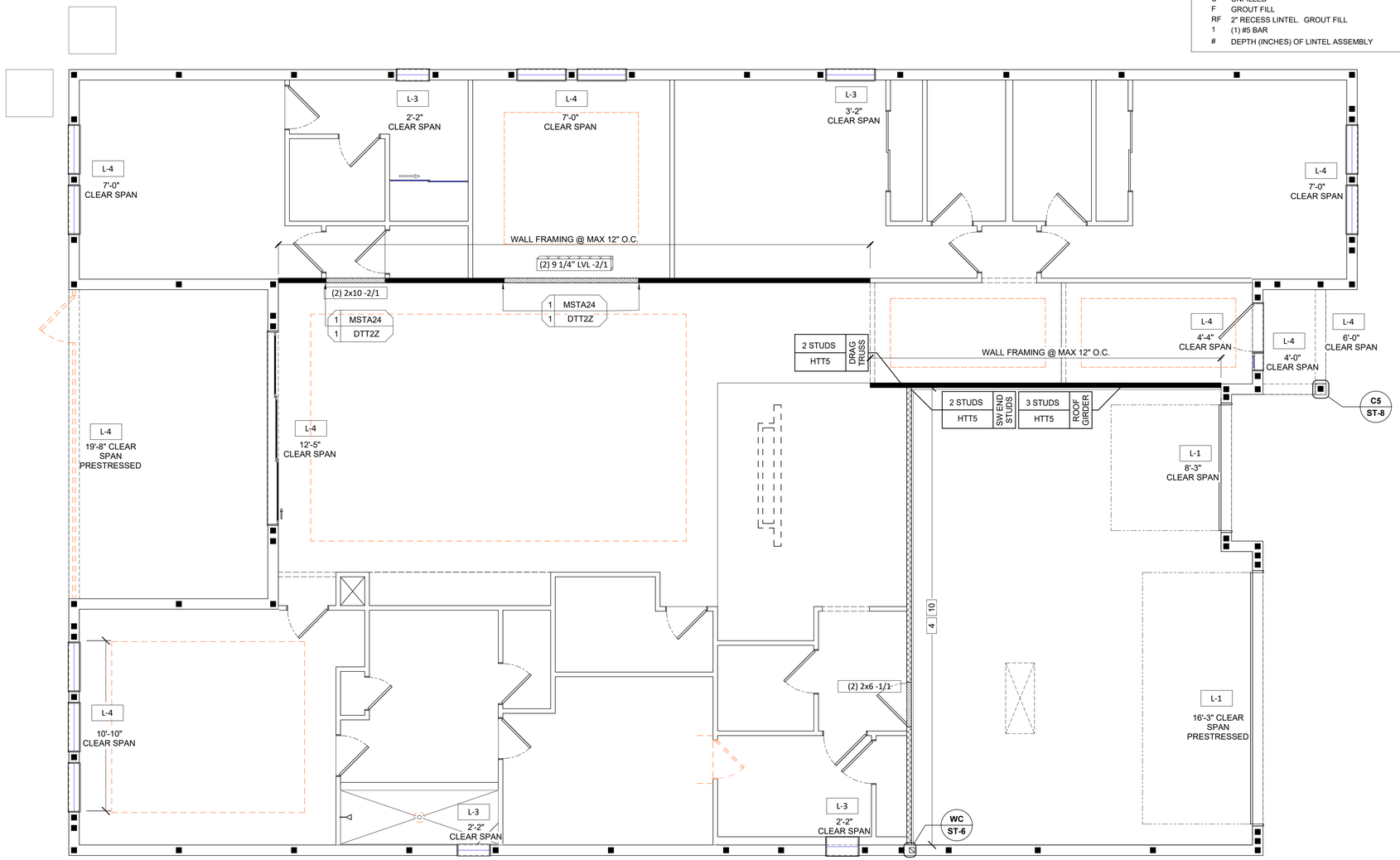
- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMPSON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ H8 OR (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ SP1 OR SPT22 OR (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS OR HGAM10 FOR GABLE TRUSS ATTACHMENT @ 24" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.



LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¼" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

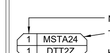


NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.

ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN

BOTTOM OF STUD COLUMN CONNECTION
- 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
- 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE



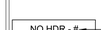
NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD

TYPE OF STRAP CONNECTING HEADER TO JACK STUD

KING/JACK GROUP BOTTOM CONNECTION
- 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
- 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

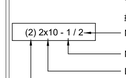
NON-BEARING HEADER FRAMING KEYNOTE



NUMBER OF KING STUDS EACH SIDE OF OPENING

HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE



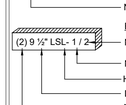
NUMBER OF KING STUDS EACH SIDE OF OPENING

NUMBER OF JACK STUDS EACH SIDE OF OPENING

DEPTH OF LOAD-BEARING #2 SYP HEADER

NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE



NUMBER OF KING STUDS EACH SIDE OF OPENING

NUMBER OF JACK STUDS EACH SIDE OF OPENING

HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)

DEPTH OF LOAD-BEARING EWP HEADER

NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

1st LEVEL STRUCTURAL PLAN - TRADITIONAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

CMU/METAL CONNECTOR ENGINEERING

APEX
tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

2024 V1.0-TM CMU | 2024 V1.0-CMU | DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

BRADLEY

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003028**

DRAWN: **WLT**

CHECKED: **DB**

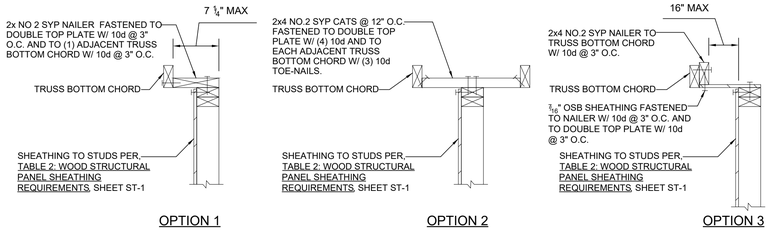
07-02-2025

REVISIONS:

No.	Description	Date

ST-3 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



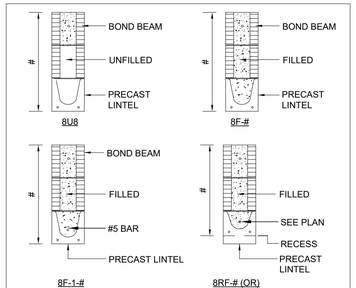
OPTION 1 OPTION 2 OPTION 3

INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
2. THIS INTERIOR SHEARWALL DETAIL IS INTENDED FOR USE IN AREAS WHERE THE SHEARWALL RUNS PARALLEL TO THE TRUSSES. THIS IS A PREFERRED ALTERNATIVE TO FRAMING ABOVE THE PLATE LINE TO THE ROOF DECK.

LINTEL SCHEDULE

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F1-36	LENGTH PER PLAN
L-2	8F-16	LENGTH PER PLAN
L-3	8U8	LENGTH PER PLAN
L-4	8F-1-16	LENGTH PER PLAN



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

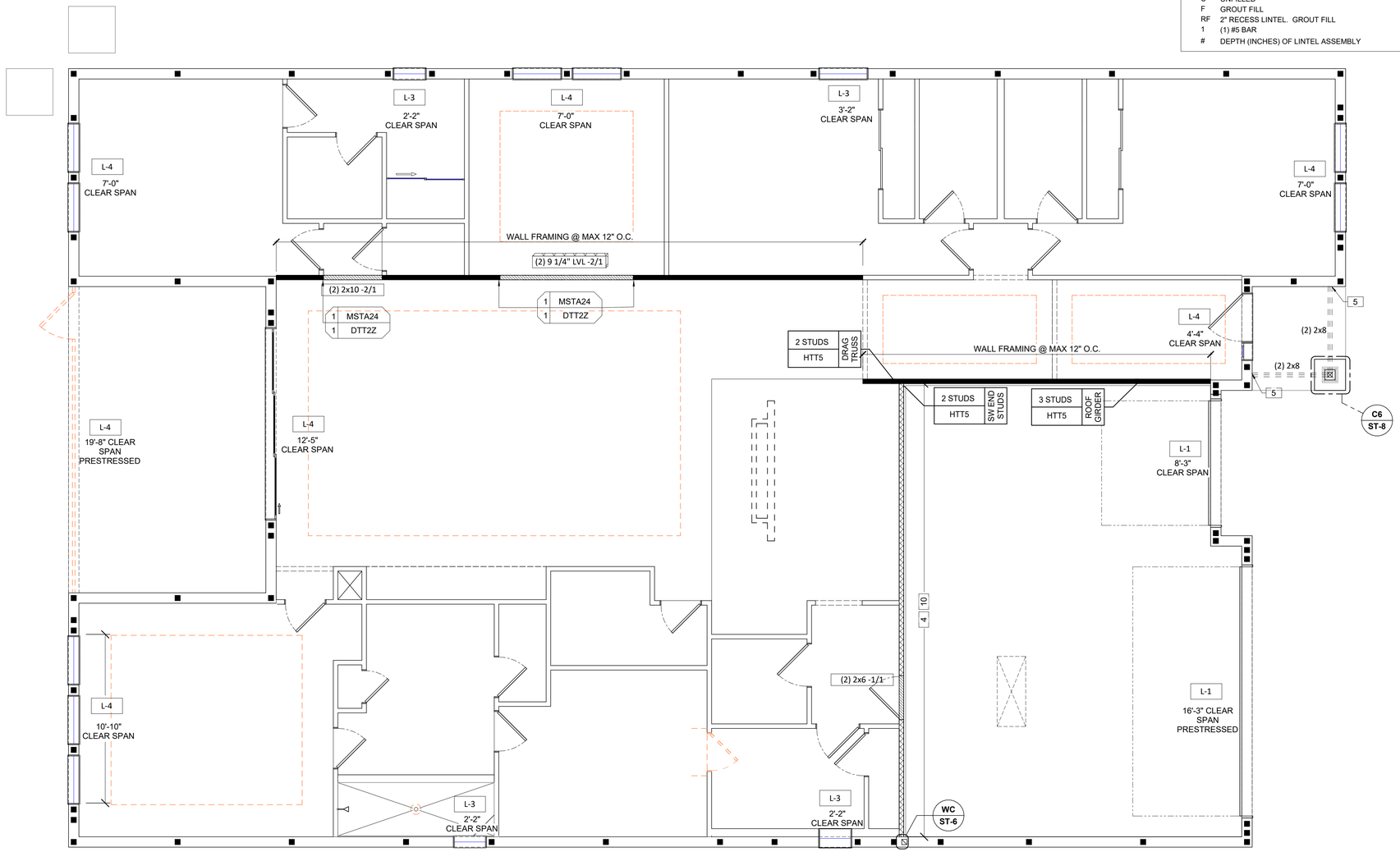
- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMPSON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ H8 OR (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ SP1 OR SPT22 OR (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS OR HGAM10 FOR GABLE TRUSS ATTACHMENT @ 24" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.



1st LEVEL STRUCTURAL PLAN - CRAFTSMAN A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ½" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

2 STUDS / STRAP / TRUSS GIRDER

- NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
- ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN
- BOTTOM OF STUD COLUMN CONNECTION
  • 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
  • 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

1 MSTA24 / 1 DTT2Z

- NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
- TYPE OF STRAP CONNECTING HEADER TO JACK STUD
- KING/JACK GROUP BOTTOM CONNECTION
  • 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
  • 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
- NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- DEPTH OF LOAD-BEARING #2 SYP HEADER
- NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ½" LSL- 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
- DEPTH OF LOAD-BEARING EWP HEADER
- NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

CMU/METAL CONNECTOR ENGINEERING

APEX
tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

2021 V1.0-CMU
2024 V1.0-TM CMU
DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

BRADLEY

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003028**

DRAWN: **WLT**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-3.2 (150C)

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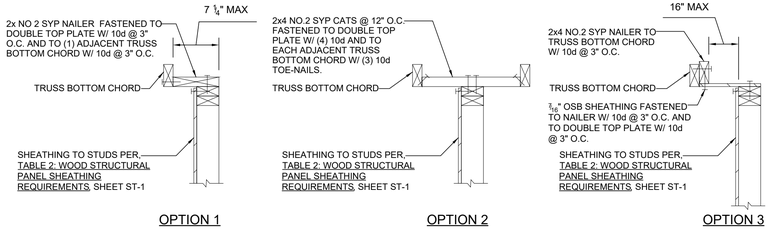


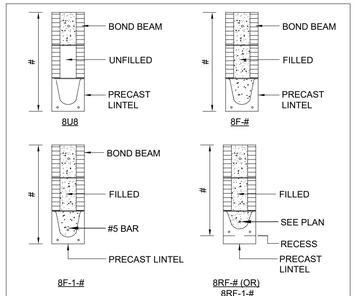
OPTION 1 OPTION 2 OPTION 3

INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
2. THIS INTERIOR SHEARWALL DETAIL IS INTENDED FOR USE IN AREAS WHERE THE SHEARWALL RUNS PARALLEL TO THE TRUSSES. THIS IS A PREFERRED ALTERNATIVE TO FRAMING ABOVE THE PLATE LINE TO THE ROOF DECK.

LINTEL SCHEDULE

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F1-36	LENGTH PER PLAN
L-2	8F-16	LENGTH PER PLAN
L-3	8U8	LENGTH PER PLAN
L-4	8F-1-16	LENGTH PER PLAN



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

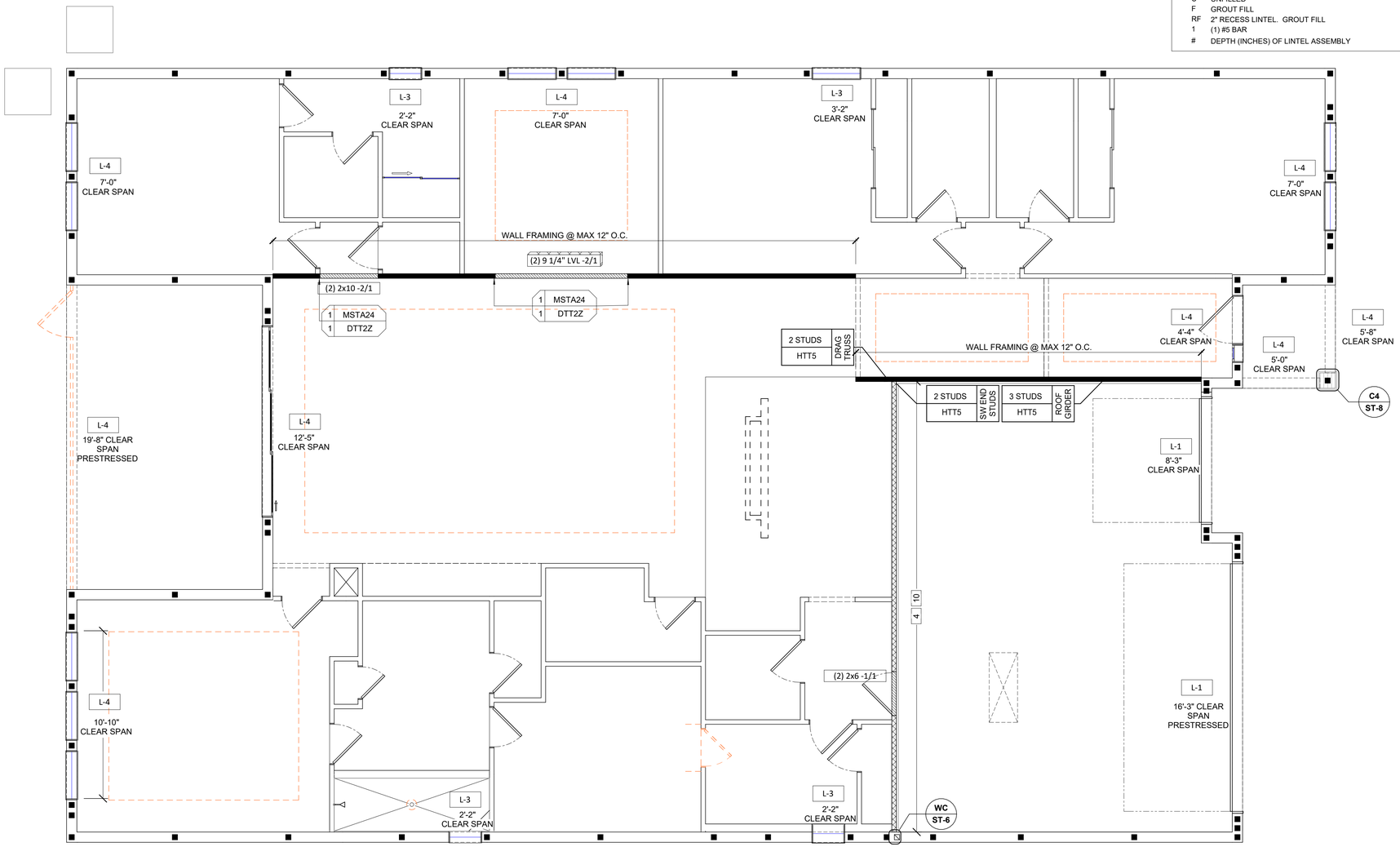
- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMPSON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ H8 OR (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ SP1 OR SPT22 OR (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS OR HGAM10 FOR GABLE TRUSS ATTACHMENT @ 24" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.



1st LEVEL STRUCTURAL PLAN - COASTAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¼" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

2 STUDS / STRAP | TRUSS GIRDER

- NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
- ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN
- BOTTOM OF STUD COLUMN CONNECTION
  • 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
  • 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

1 MSTA24 / 1 DTT2Z

- NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
- TYPE OF STRAP CONNECTING HEADER TO JACK STUD
- KING/JACK GROUP BOTTOM CONNECTION
  • 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
  • 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
- NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- DEPTH OF LOAD-BEARING #2 SYP HEADER
- NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ½" LSL- 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
- DEPTH OF LOAD-BEARING EWP HEADER
- NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU
2021 V1.0-CMU
DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

APEX
tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

BRADLEY

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003028**

DRAWN: **WLT**

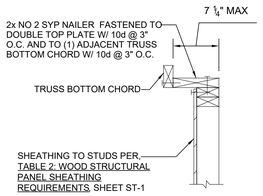
CHECKED: **DB**

07-02-2025

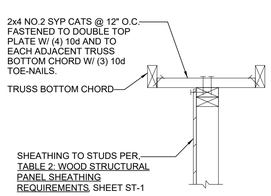
REVISIONS:

No.	Description	Date

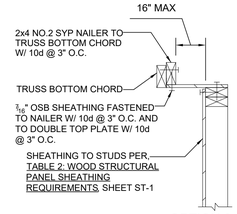
ST-3.4 (150C)



OPTION 1



OPTION 2



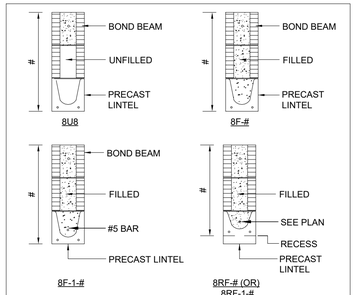
OPTION 3

INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
2. THIS INTERIOR SHEARWALL DETAIL IS INTENDED FOR USE IN AREAS WHERE THE SHEARWALL RUNS PARALLEL TO THE TRUSSES. THIS IS A PREFERRED ALTERNATIVE TO FRAMING ABOVE THE PLATE LINE TO THE ROOF DECK.

LINTEL SCHEDULE

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F1-36	LENGTH PER PLAN
L-2	8F-16	LENGTH PER PLAN
L-3	8U8	LENGTH PER PLAN
L-4	8F-1-16	LENGTH PER PLAN



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

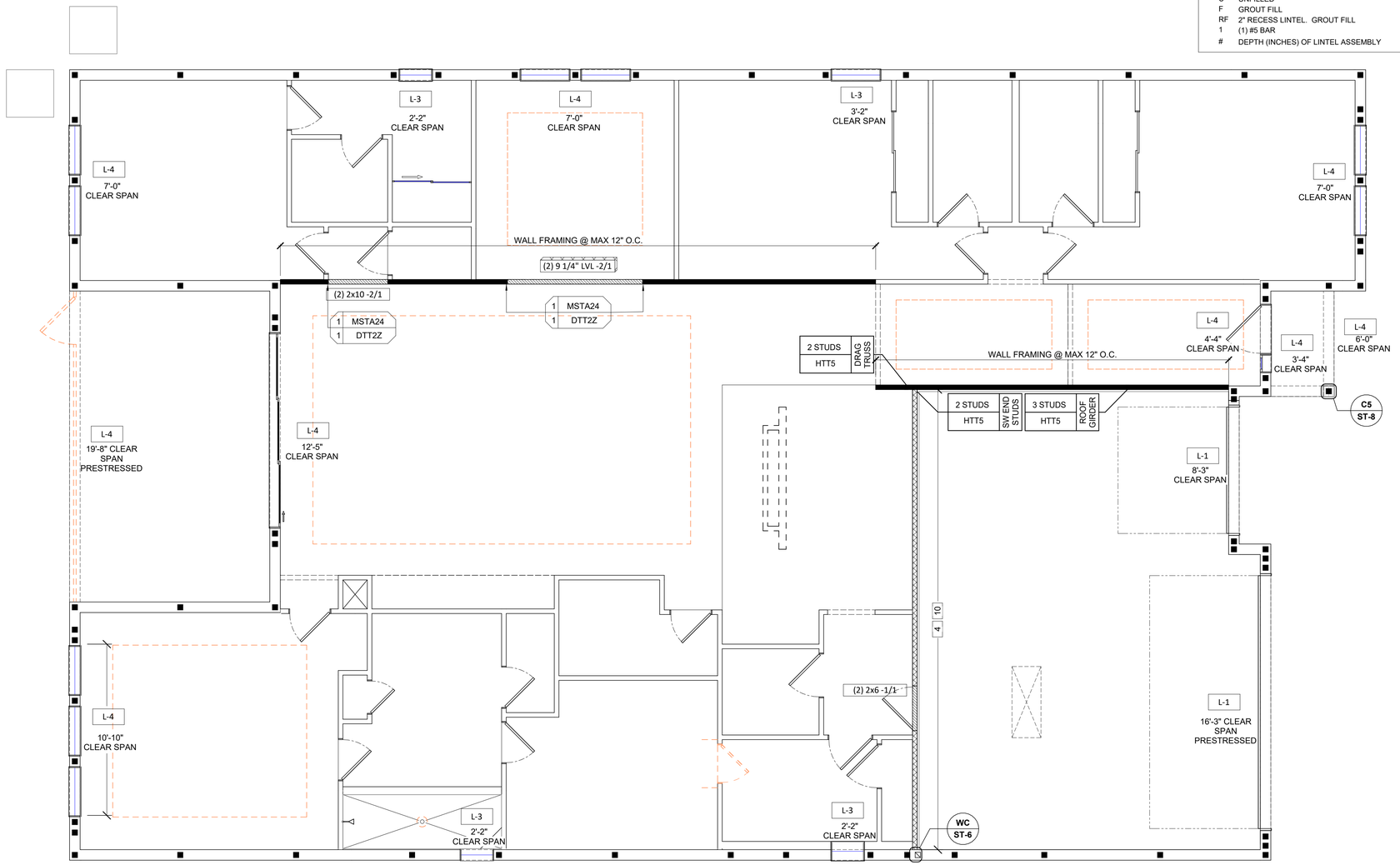
- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMPSON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ H8 OR (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ SP1 OR SPT22 OR (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS OR HGAM10 FOR GABLE TRUSS ATTACHMENT @ 24" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.



LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¼" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.

2 STUDS / STRAP — TRUSS GIRDER

ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN

BOTTOM OF STUD COLUMN CONNECTION
- 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
- 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD

1 MSTA24 / 1 DTT2Z

TYPE OF STRAP CONNECTING HEADER TO JACK STUD

KING/JACK GROUP BOTTOM CONNECTION
- 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
- 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #

NUMBER OF KING STUDS EACH SIDE OF OPENING

HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2

NUMBER OF KING STUDS EACH SIDE OF OPENING

NUMBER OF JACK STUDS EACH SIDE OF OPENING

DEPTH OF LOAD-BEARING #2 SYP HEADER

NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ½" LSL- 1 / 2

NUMBER OF KING STUDS EACH SIDE OF OPENING

NUMBER OF JACK STUDS EACH SIDE OF OPENING

HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)

DEPTH OF LOAD-BEARING EWP HEADER

NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

1st LEVEL STRUCTURAL PLAN - FARMHOUSE A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

CMU/METAL CONNECTOR ENGINEERING

APEX
tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

2024 V1.0-TM CMU

2024 V1.0-CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

BRADLEY

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003028**

DRAWN: **WLT**

CHECKED: **DB**

07-02-2025

REVISIONS:

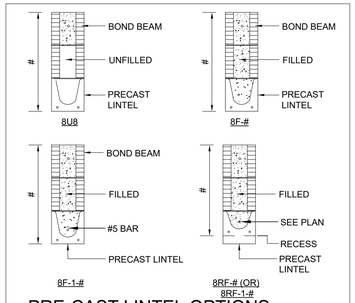
No.	Description	Date

ST-3.6 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

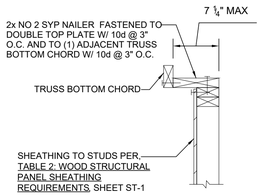
LINTEL SCHEDULE

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F1-36	LENGTH PER PLAN
L-2	8F-16	LENGTH PER PLAN
L-3	8U8	LENGTH PER PLAN
L-4	8F-1-16	LENGTH PER PLAN

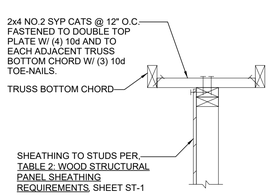


PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY



OPTION 1



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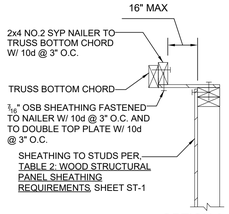
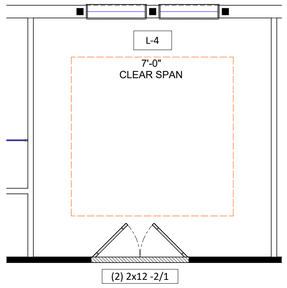


OPTION 3

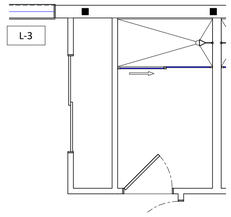
INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
2. THIS INTERIOR SHEARWALL DETAIL IS INTENDED FOR USE IN AREAS WHERE THE SHEARWALL RUNS PARALLEL TO THE TRUSSES. THIS IS A PREFERRED ALTERNATIVE TO FRAMING ABOVE THE PLATE LINE TO THE ROOF DECK.



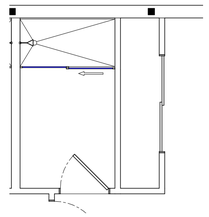
1st LEVEL STRUCTURAL PLAN - OPT STUDY - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



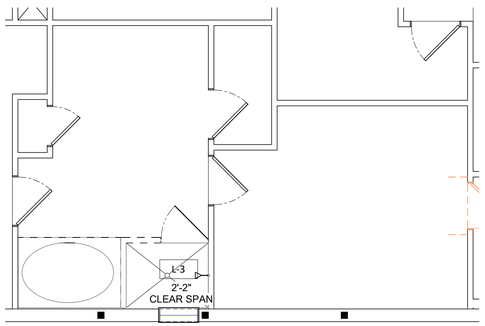
1st LEVEL STRUCTURAL PLAN - OPT SHOWER @ BATH 3 - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL STRUCTURAL PLAN - OPT SHOWER @ BATH 4 - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL STRUCTURAL PLAN - OPT DELUXE PRIMARY BATH - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMSPON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ H8 OR (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ SP1 OR SPT22 OR (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS OR HGAM10 FOR GABLE TRUSS ATTACHMENT @ 24" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.

LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ½" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

2 STUDS / STRAP / TRUSS GIRDER

- NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
- ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN
- BOTTOM OF STUD COLUMN CONNECTION
  • 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
  • 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

1 MSTA24 / 1 DTT2Z

- NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
- TYPE OF STRAP CONNECTING HEADER TO JACK STUD
- KING/JACK GROUP BOTTOM CONNECTION
  • 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
  • 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
- NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- DEPTH OF LOAD-BEARING #2 SYP HEADER
- NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ½" LSL- 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
- DEPTH OF LOAD-BEARING EWP HEADER
- NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

2024 V1.0-CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX

tds true design studios

9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

BRADLEY

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003028

DRAWN: WLT

CHECKED: DB

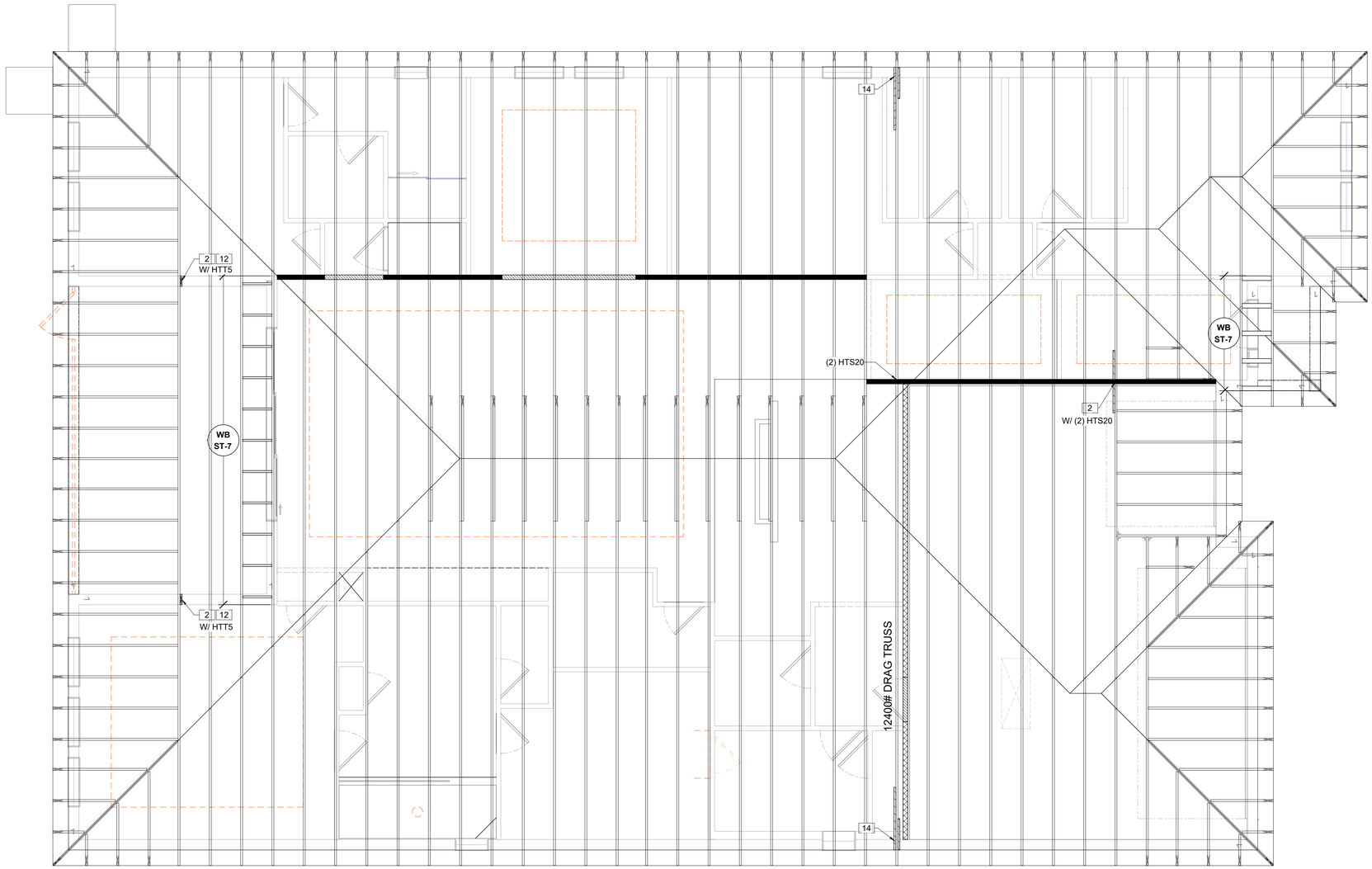
07-02-2025

REVISIONS:

No.	Description	Date

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7447

ST-3.8 (150C)



1st LEVEL FRAMING PLAN - TRADITIONAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING), OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 5 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS ¼" Ø @ 24" O.C. STAGGERED
PT 2x8.....(2) ROWS ¼" Ø @ 16" O.C. STAGGERED
PT 2x10.....(2) ROWS ¼" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS ¼" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ H8 OR SDWC15600 OR H10A
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSS OR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPS OR (1) HM9 AT EACH TRUSS
11. PROVIDE HGAM10 FOR GABLE TRUSS ATTACHMENT @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS W/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

E.O.R. HAS REVIEWED AND APPROVED COMPONENT DESIGN REFERENCES LISTED BELOW FOR CONFORMITY WITH THE DESIGN CRITERIA OF THIS PLAN SET. APPROVAL IS ONLY FOR CONFORMANCE WITH DESIGN CONCEPT AND DOES NOT RELIEVE THE DELEGATED ENGINEER OF THE RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE SHOP DRAWINGS.

- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS: # XXXXXX, DATED XX-XX-XXXX

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX

tds true design studios

9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

BRADLEY

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003028**

DRAWN: **WLT**

CHECKED: **DB**

07-02-2025

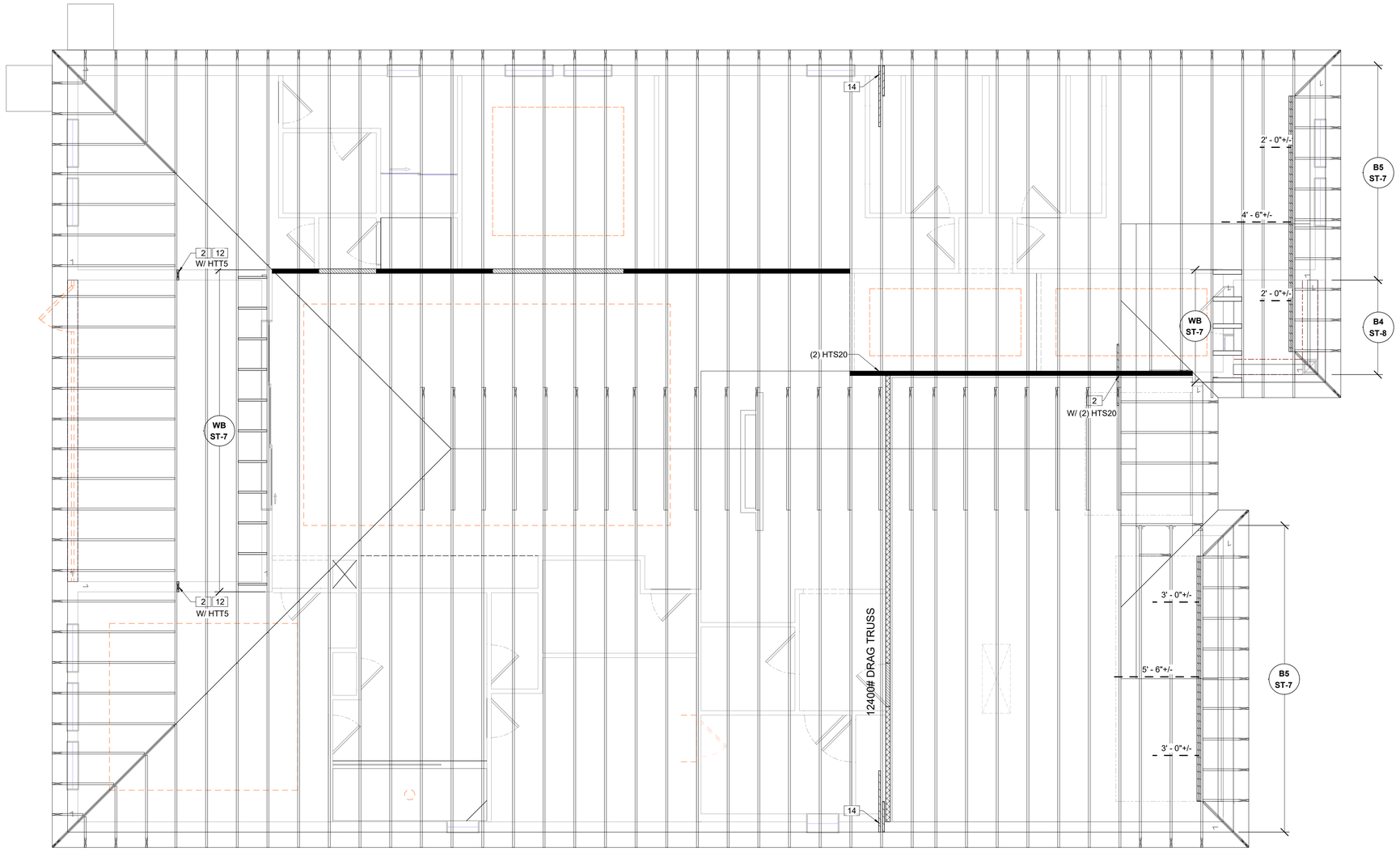
REVISIONS:

No.	Description	Date

ST-3A (150C)

CMU/METAL CONNECTOR ENGINEERING

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



1st LEVEL FRAMING PLAN - CRAFTSMAN A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING), OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 5 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS ¼" Ø @ 24" O.C. STAGGERED
PT 2x8.....(2) ROWS ¼" Ø @ 16" O.C. STAGGERED
PT 2x10.....(2) ROWS ¼" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS ¼" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ H8 OR SDWC15600 OR H10A
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSS OR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPS OR (1) HM9 AT EACH TRUSS
11. PROVIDE HGAM10 FOR GABLE TRUSS ATTACHMENT @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS W/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

E.O.R. HAS REVIEWED AND APPROVED COMPONENT DESIGN REFERENCES LISTED BELOW FOR CONFORMITY WITH THE DESIGN CRITERIA OF THIS PLAN SET. APPROVAL IS ONLY FOR CONFORMANCE WITH DESIGN CONCEPT AND DOES NOT RELIEVE THE DELEGATED ENGINEER OF THE RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE SHOP DRAWINGS.

- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS: # XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

BRADLEY

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003028

DRAWN: WLT

CHECKED: DB

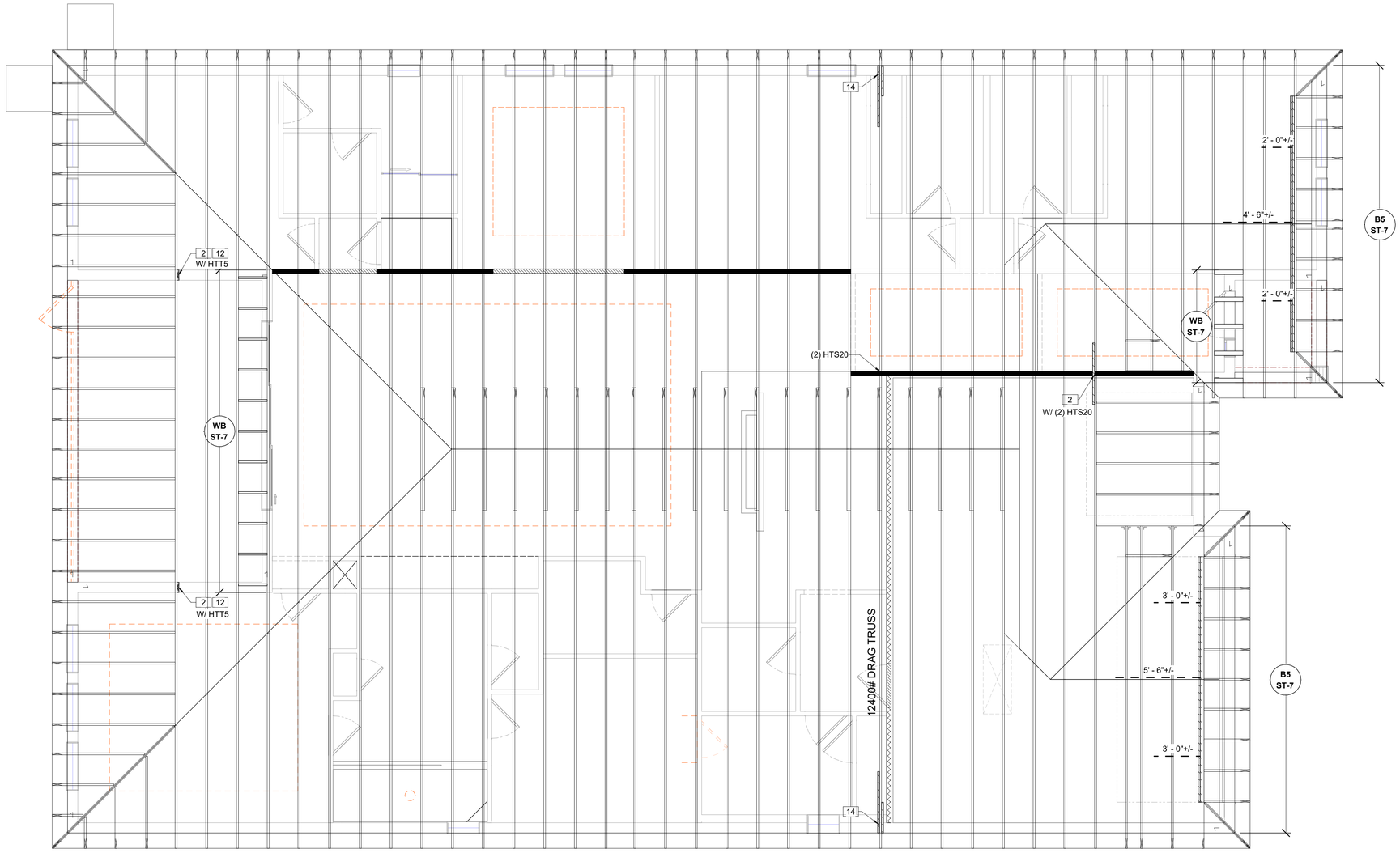
07-02-2025

REVISIONS:

No.	Description	Date

ST-3A.2 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



1st LEVEL FRAMING PLAN - COASTAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING), OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 5 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS ¼" Ø @ 24" O.C. STAGGERED
PT 2x8.....(2) ROWS ¼" Ø @ 16" O.C. STAGGERED
PT 2x10.....(2) ROWS ¼" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS ¼" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ H8 OR SDWC15600 OR H10A
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSS OR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPS OR (1) HM9 AT EACH TRUSS
11. PROVIDE HGAM10 FOR GABLE TRUSS ATTACHMENT @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS W/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

E.O.R. HAS REVIEWED AND APPROVED COMPONENT DESIGN REFERENCES LISTED BELOW FOR CONFORMITY WITH THE DESIGN CRITERIA OF THIS PLAN SET. APPROVAL IS ONLY FOR CONFORMANCE WITH DESIGN CONCEPT AND DOES NOT RELIEVE THE DELEGATED ENGINEER OF THE RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE SHOP DRAWINGS.

- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS: # XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

BRADLEY

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003028**

DRAWN: **WLT**

CHECKED: **DB**

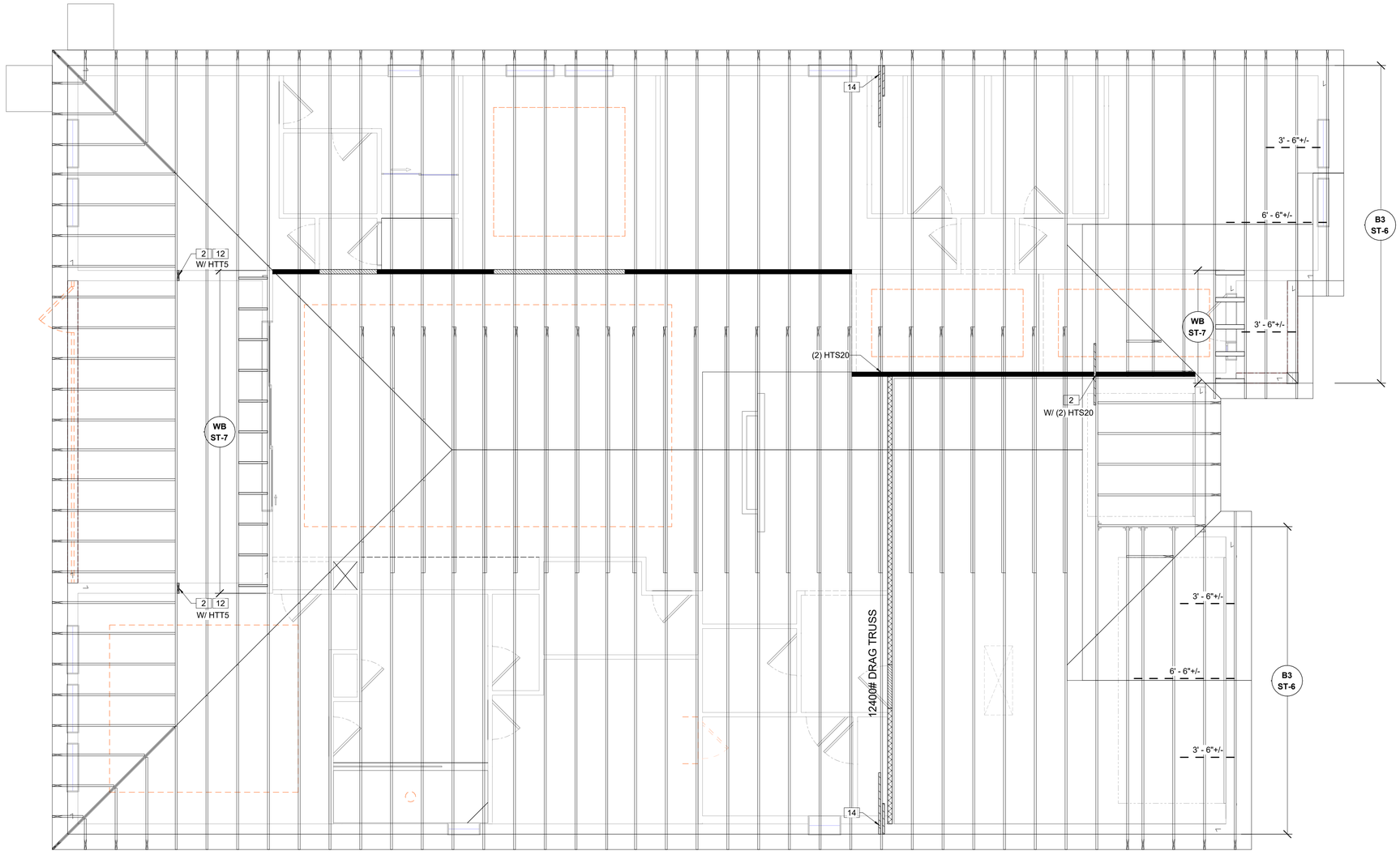
07-02-2025

REVISIONS:

No.	Description	Date

ST-3A.4 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



1st LEVEL FRAMING PLAN - FARMHOUSE A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING), OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 5 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

   ROOF FRAMING LEDGER TO WOOD:

   2x6.....(4) 12d COMMON
   2x8.....(6) 12d COMMON
   2x10.....(8) 12d COMMON
   2x12.....(10) 12d COMMON

   LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

   PT 2x6.....(2) ROWS ¼" Ø @ 24" O.C. STAGGERED
   PT 2x8.....(2) ROWS ¼" Ø @ 16" O.C. STAGGERED
   PT 2x10.....(2) ROWS ¼" Ø @ 8" O.C. STAGGERED
   PT 2x12.....(2) ROWS ¼" Ø @ 6" O.C. STAGGERED

   FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

   2x6.....(3) 16d COMMON
   2x8.....(5) 16d COMMON
   2x10.....(7) 16d COMMON
   2x12.....(9) 16d COMMON

   FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

   PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ H8 OR SDWC15600 OR H10A
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSSOR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPSOR (1) HM9 AT EACH TRUSS
11. PROVIDE HGAM10 FOR GABLE TRUSS ATTACHMENT @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS W/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

E.O.R. HAS REVIEWED AND APPROVED COMPONENT DESIGN REFERENCES LISTED BELOW FOR CONFORMITY WITH THE DESIGN CRITERIA OF THIS PLAN SET. APPROVAL IS ONLY FOR CONFORMANCE WITH DESIGN CONCEPT AND DOES NOT RELIEVE THE DELEGATED ENGINEER OF THE RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE SHOP DRAWINGS.

- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS:# XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

BRADLEY

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003028

DRAWN: WLT

CHECKED: DB

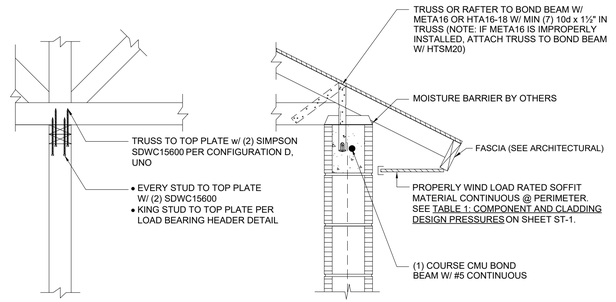
07-02-2025

REVISIONS:

No.	Description	Date

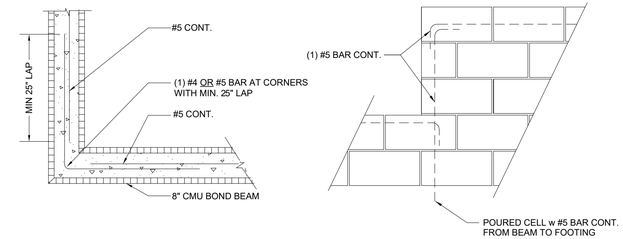
ST-3A.6
(150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7947



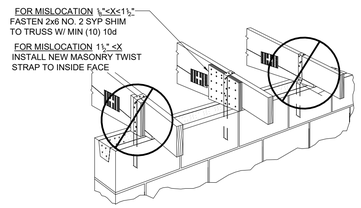
WALL SECTION AT ROOF
WOOD WALL CONDITION

WALL SECTION AT ROOF
CMU WALL CONDITION



BOND BEAM REINFORCING AT CORNERS

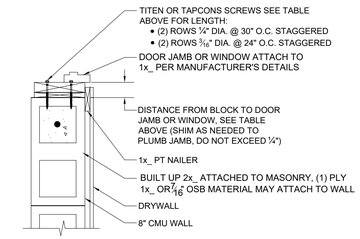
STEP DOWN TIE-BEAM



MISLOCATED TRUSS ANCHORS
BLOCKING NOT SHOWN FOR CLARITY

ALTERNATE WALL SECTIONS & TYPICAL DETAILS

DIST. FROM DOOR JAMB / WINDOW TO BLOCK	MIN. SCREW LENGTH	DIST. FROM DOOR JAMB / WINDOW TO BLOCK	MIN. SCREW LENGTH
¾" OR 1¼"	PER MANUF.	3"	5"
1½"	3¼"	3 7/16"	5"
1 15/16"	3 3/4"	3 3/4"	6"
2¼"	3 3/4"		



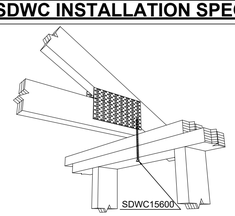
TYPICAL DOOR/WINDOW JAMB TO BLOCK
(TYPICAL FOR ALL MASONRY OPENINGS, UNO)

INTERIOR LOAD BEARING WALL

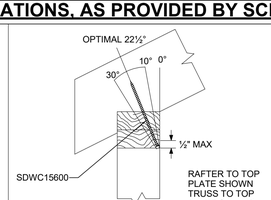
EXTERIOR WALL

WALL SECTION AT FOUNDATION

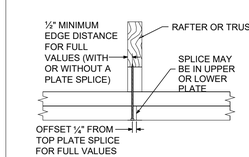
SDWC INSTALLATION SPECIFICATIONS, AS PROVIDED BY SCREW MANUFACTURER



1 STANDARD SDWC ROOF TO WALL INSTALLATION

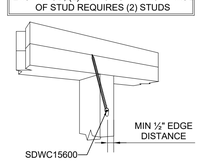


2a OPT. SDWC INSTALLATION RANGE

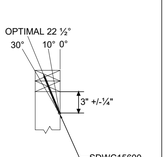


3 SDWC MIN. EDGE DISTANCE FOR TOP PLATE SPLICE (SIM FOR STUD TO TOP PLATE CONNECTION)

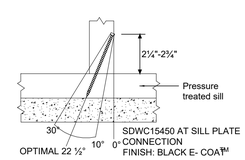
NOTE TO FRAMER
MAX (1) SDWC TO NARROW FACE OF EACH STUD, (2) SDWC TO NARROW FACE OF STUD REQUIRES (2) STUDS



4 OPT. SDWC STUD-TO-TOP PLATE CONNECTION THROUGH NARROW FACE



4a SDWC INSTALLATION RANGE AT NARROW FACE OF STUD



11 SDWC STUD-TO-SILL PLATE CONNECTION

NOTE TO FRAMER
MAX (1) SDWC TO NARROW FACE OF EACH STUD, (2) SDWC TO NARROW FACE OF STUD REQUIRES (2) STUDS

12 OPT. SDWC STUD-TO-SILL PLATE CONNECTION THROUGH NARROW FACE AT FDN

NOTE: STUD-TO-BOTTOM PLATE SHOWN. ALL OTHER INSTALLATIONS SIMILAR.

13 SDWC EDGE DISTANCE AND SPACING INFORMATION

BOTH SCREWS INSTALLED AT A 20°-25° ANGLE W/ A½" TO ⅞" OFFSET FROM THE OPPOSITE EDGES OF TOP PLATE AND 3"±¼" ABOVE TOP PLATE. USE METAL INSTALLATION GUIDE INCLUDED IN SCREW KITS FOR OPTIMAL 22.5° INSTALLATION. TO PREDRILL THROUGH TRUSS PLATES, USE A⅛" DRILL BIT

D (2) SDWC15600 THROUGH TRUSS/RAFTER INTO DOUBLE TOP PLATE

GENERAL NOTES APPLICABLE TO WALL SECTIONS:

1. ALL LOAD BEARING TOP PLATES ARE TO BE BUILT WITH (2) 2x_ NO. 2 SYP FASTENED W/ (2) ROWS 10d @ 8" O.C. STAGGERED (UNO). MINIMUM 48" LAP W/ MINIMUM (2) 10d IN LAP. ADJUST TYPICAL NAIL SPACING AS NEEDED.
2. ALL EXTERIOR BOTTOM PLATES ARE TO BE 2x_ NO. 2 SYP PT.
3. ALL INTERIOR BOTTOM PLATES ARE TO BE 2x_ NO. 2 SYP PT.
4. FOUNDATION INFORMATION ON THIS PAGE IS FOR GRAPHICAL DEPICTION ONLY. REFER TO FOUNDATION PLAN AND SECTIONS FOR FOUNDATION INFORMATION.

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0
TM 170C CMU-MTG

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX

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9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

BRADLEY
BASE PLAN
REGIONAL PLAN - CMU
50' REG

SUBDIVISON

PROJECT NO:
2025.003028
DRAWN:
WLT
CHECKED:
DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-5

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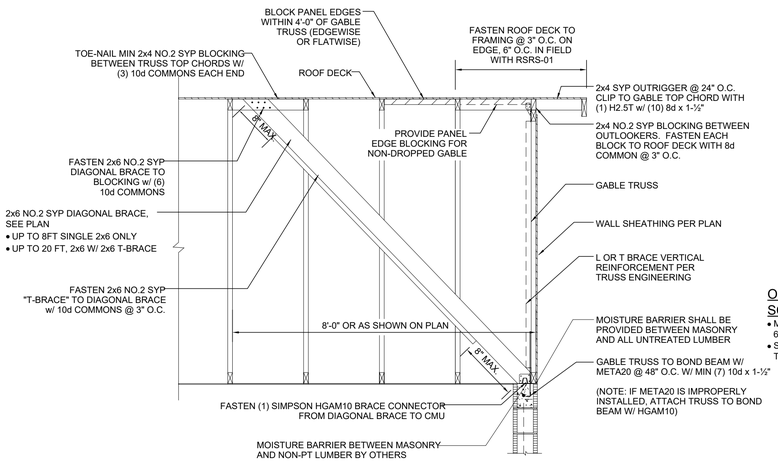
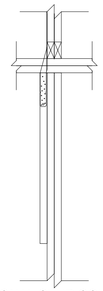


B3 GABLE ANGLE BRACING DETAIL (W/ HGAM10)

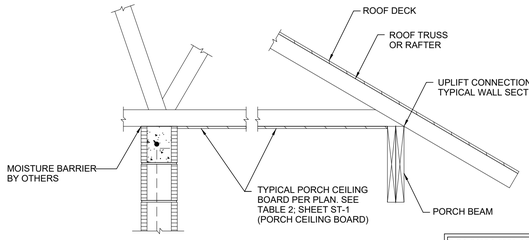
2021 V1.0

1) MAX. TRUSS SPACING = 24" O.C.
2) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR NON-DROPPED GABLE TRUSSES W/ 9" OR LESS OVERHANGS.



OPTIONAL STUD COLUMN SCAB FOR TRUSS STRAP

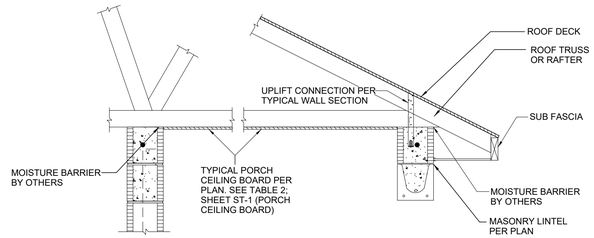
- MINIMUM 3'-0" SCAB w/ (2) ROWS OF 10d @ 6" O.C., MINIMUM (12) 10d
- SECOND SCAB MAY BE ADDED AS NEEDED TO OPPOSITE SIDE



TYPICAL PORCH SHEATHING DETAIL

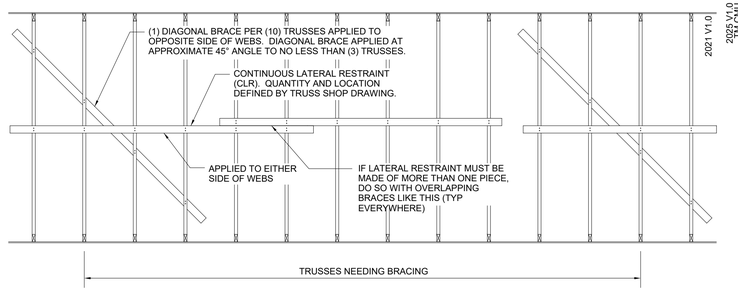
AT MASONRY EXTERIOR WALL
(THIS DETAIL IS REQUIRED AT ALL COVERED PORCHES UNLESS NOTED OTHERWISE)

PORCH BEAM TO POST:
(1) MSTA24
POST TO SLAB:
ABU POST BASE ANCHOR OR DTT2Z
(UNLESS NOTED OTHERWISE)



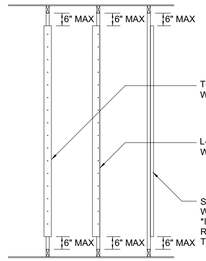
TYPICAL PORCH SHEATHING DETAIL

AT MASONRY EXTERIOR WALL
(THIS DETAIL IS REQUIRED AT ALL COVERED PORCHES UNLESS NOTED OTHERWISE)



LATERAL BRACING - MULTIPLE TRUSSES

1. ALL RESTRAINT LUMBER SHOWN SHALL BE 2x4 NO.3 SPF OR BETTER (UNO).
2. SHOULD A SCENARIO ARISE THAT DOES NOT RESEMBLE THOSE INDICATED ABOVE, IMMEDIATELY CONTACT THE ENGINEER OF RECORD FOR APPROPRIATE BRACING DETAILS.
3. BRACING LUMBER SHALL INTERSECT THE WEBS OF THE BRACED TRUSS AT LOCATIONS INDICATED AS NEEDING BRACING ON THE INDIVIDUAL TRUSS DETAILS PRODUCED BY THE TRUSS ENGINEER.
4. ALL FASTENERS SHOWN ARE .131" x 3" LONG (UNO).
5. DESIGNED PER BCSI-B3, MOST CURRENT EDITION.



WEB BRACING DETAIL

CONTINUOUS LATERAL RESTRAINT WEB BRACE SUBSTITUTE

WEB MEMBER SIZE	SPECIFIED CLR	ALTERNATE BRACING T OR L	ALTERNATE BRACING SCAB
2x4 2x4	1 ROW 2 ROWS	2x4 2x6	(1)2x4 (2)2x4*
2x6 2x6	1 ROW 2 ROWS	2x4 2x6	(1)2x6 (2)2x4*
2x8 2x8	1 ROW 2 ROWS	2x6 2x6	(1)2x8 (2)2x6*

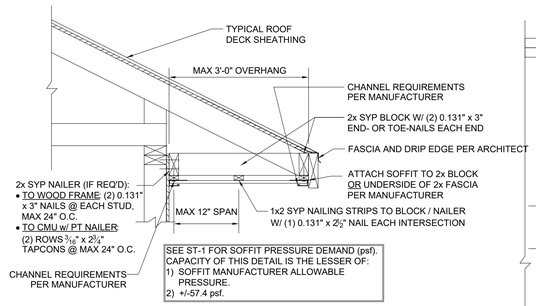
SINGLE TRUSS BRACING

1. INDIVIDUAL WEB BRACING MAY BE USED WHEN CONTINUOUS LATERAL RESTRAINT (CLR) IS SPECIFIED ON A TRUSS DESIGN BUT AN ALTERNATIVE WEB BRACING METHOD IS DESIRED.
2. INDIVIDUAL WEB BRACING MAY CONSIST OF T-BRACING, L-BRACING, OR SCAB BRACING. REFER TO CHART AND DETAIL FOR MORE INFORMATION.
3. INDIVIDUAL WEB BRACING MATERIAL TO BE SAME SIZE, SPECIES, AND GRADE AS WEB TO BE BRACED.

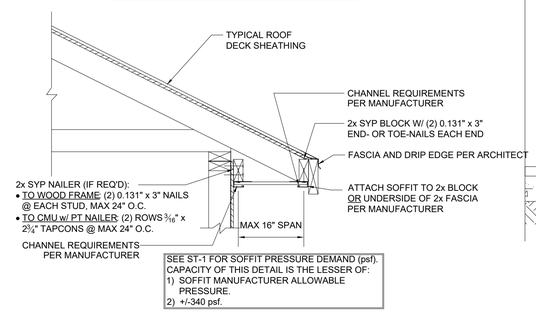
BP STRUCTURAL GABLE TRUSS BRACING DETAIL

2021 V1.0

1) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR 9" OR LESS OVERHANGS.



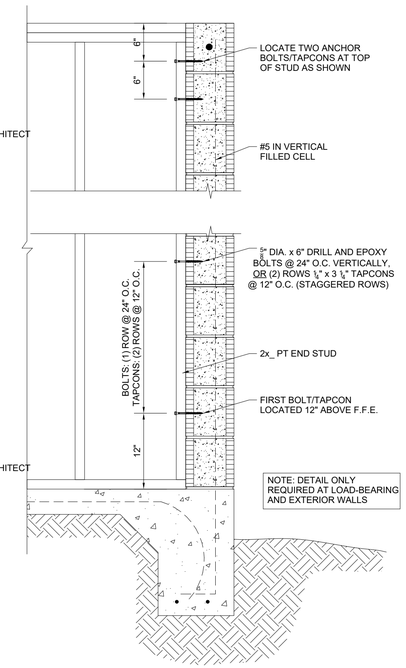
SOFFIT W/ MULTIPLE SPANS



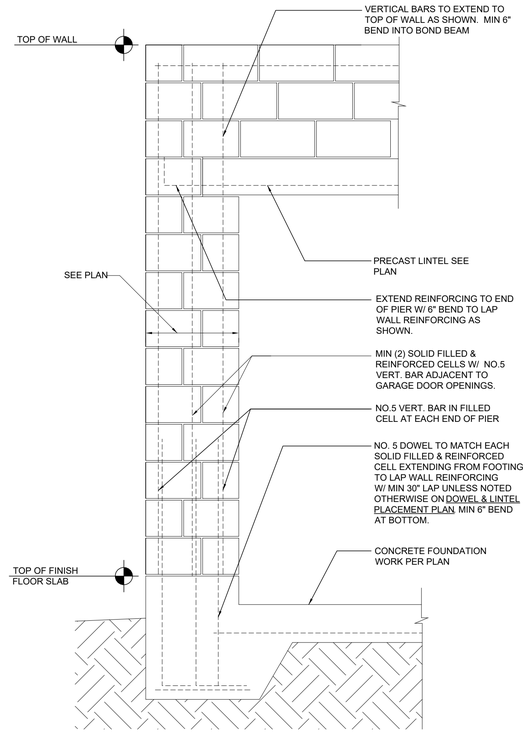
SOFFIT W/ SINGLE SPAN

SF SOFFIT DETAILS

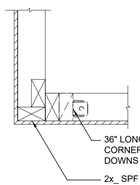
Soffit detail is intended to convey connections between members in the supporting structural frame, not the soffit connections to those members Product manufacturer and evaluating engineer retain responsibility for individual soffit products and their connection to supporting structural frame



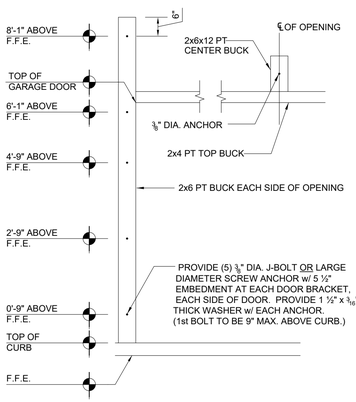
WC WOOD TO CMU WALL CONNECTION



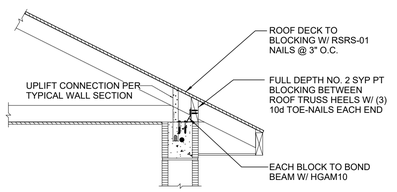
GARAGE SHEAR PIER



CALIFORNIA CORNER DETAIL



GARAGE DOOR JAMB DETAIL



RB ROOF BLOCKING DETAIL

DETAIL ONLY REQUIRED WHERE SPECIFIED ON PLAN

CMU/METAL CONNECTOR ENGINEERING

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APEX

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

BRADLEY

BASE PLAN
50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003028
DRAWN: WLT
CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-6

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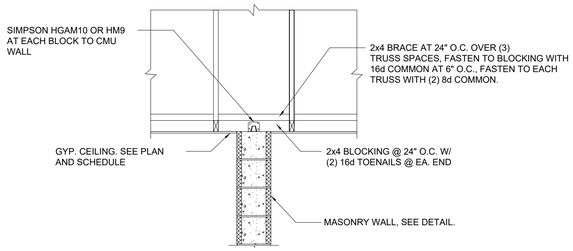
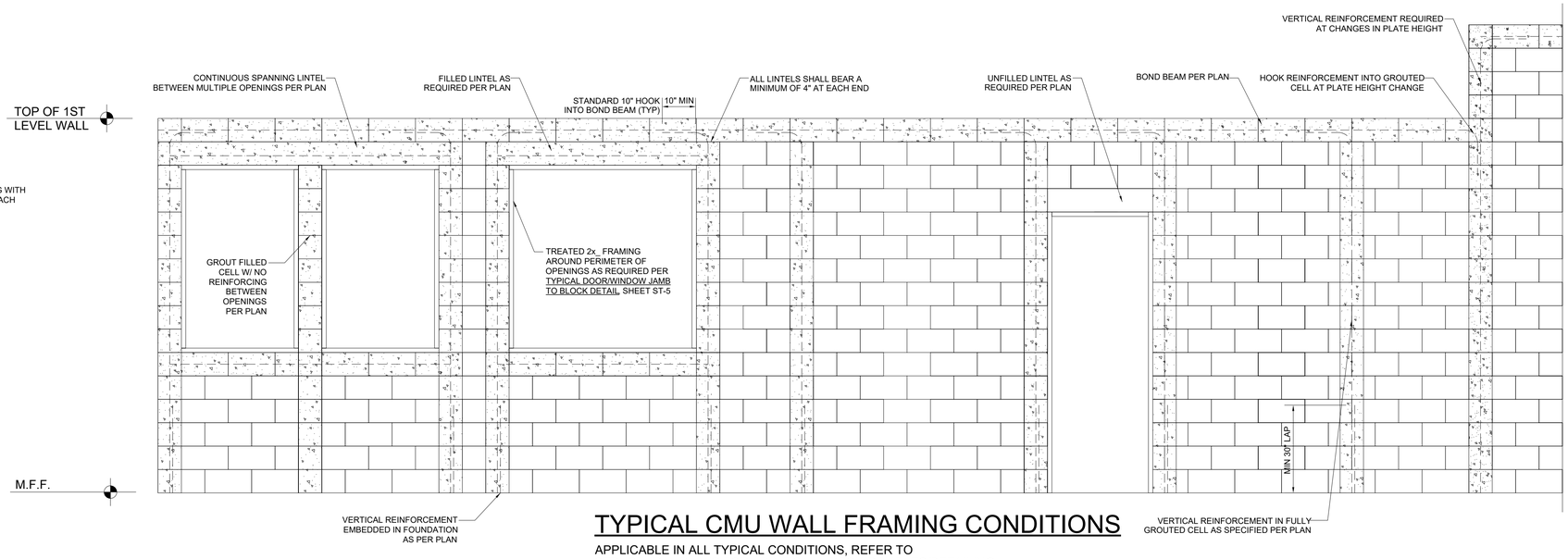
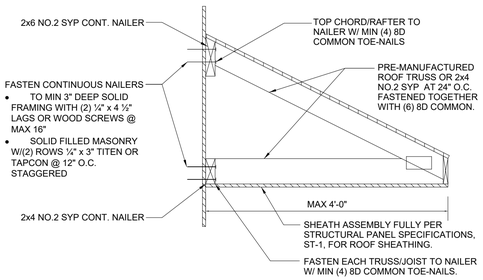


WB NON BEARING CMU WALL SHEAR CONNECTION

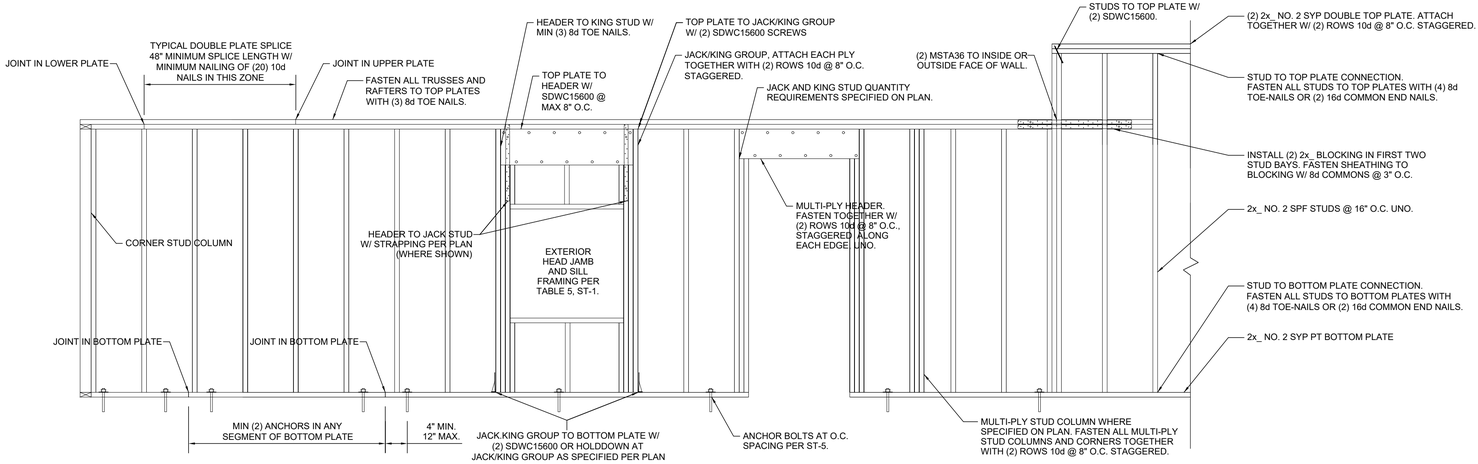


TYPICAL CMU WALL FRAMING CONDITIONS

APPLICABLE IN ALL TYPICAL CONDITIONS, REFER TO STRUCTURAL PLANS FOR ADDITIONAL REQUIREMENTS/DETAILING

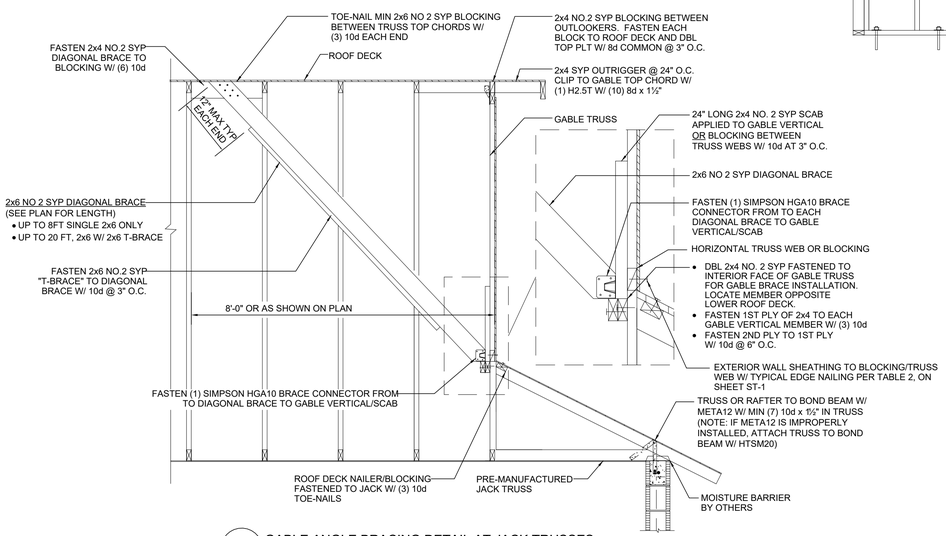


D4 SHED ROOF DETAIL



TYPICAL WOOD BEARING WALL FRAMING CONDITIONS

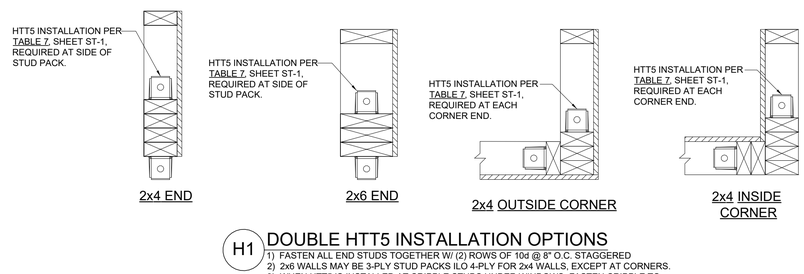
APPLICABLE IN ALL TYPICAL CONDITIONS, REFER TO STRUCTURAL PLANS FOR ADDITIONAL REQUIREMENTS/DETAILING



B5 GABLE ANGLE BRACING DETAIL AT JACK TRUSSES

2021 V1.0

1) MAX. TRUSS SPACING = 24" O.C.
2) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR NON-DROPPED GABLE TRUSSES W/ 9" OR LESS OVERHANGS.
3) L OR T BRACE VERTICAL REINFORCEMENT PER TRUSS ENGINEERING NOT SHOWN FOR CLARITY.



H1 DOUBLE HTT5 INSTALLATION OPTIONS

1) FASTEN ALL END STUDS TOGETHER W/ (2) ROWS OF 10d @ 8" O.C. STAGGERED
2) 2x6 WALLS MAY BE 3-PLY STUD PACKS ILO 4-PLY FOR 2x4 WALLS, EXCEPT AT CORNERS.
3) WHEN HTT5 IS INSTALLED AT CRIPPLE STUDS UNDER WINDOWS. FASTEN CRIPPLE TO 4-PLY STUD PACK W/ (2) ROWS OF ½" x 3" LONG SDS SCREWS @ 3" O.C. STAGGERED.
4) (1) HDQ8 MAY BE USED ILO (2) HTT5. SEE TABLE 7, SHEET ST-1 FOR SPECS.

CMU/METAL CONNECTOR ENGINEERING

2021 LVL 1.0
1.0 2021 V1.0

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APEX

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taylor morrison

BRADLEY

BASE PLAN
50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003028**
DRAWN: **WLT**
CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-7

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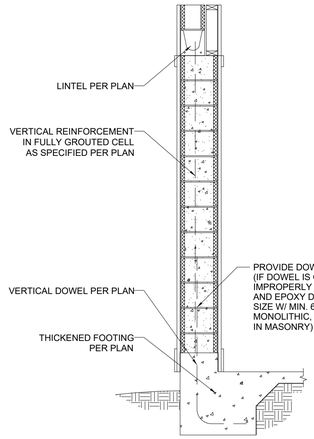
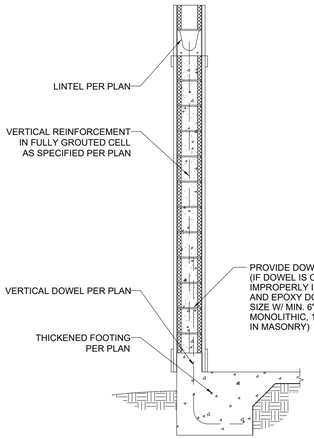
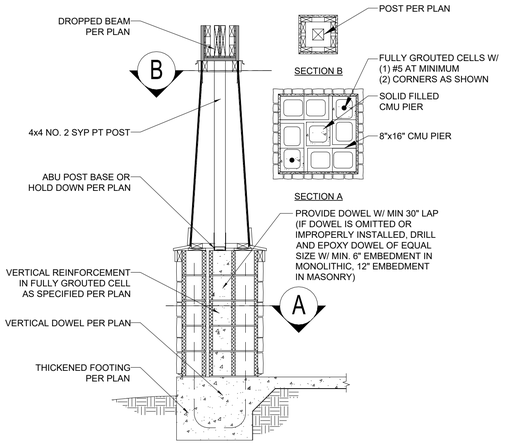


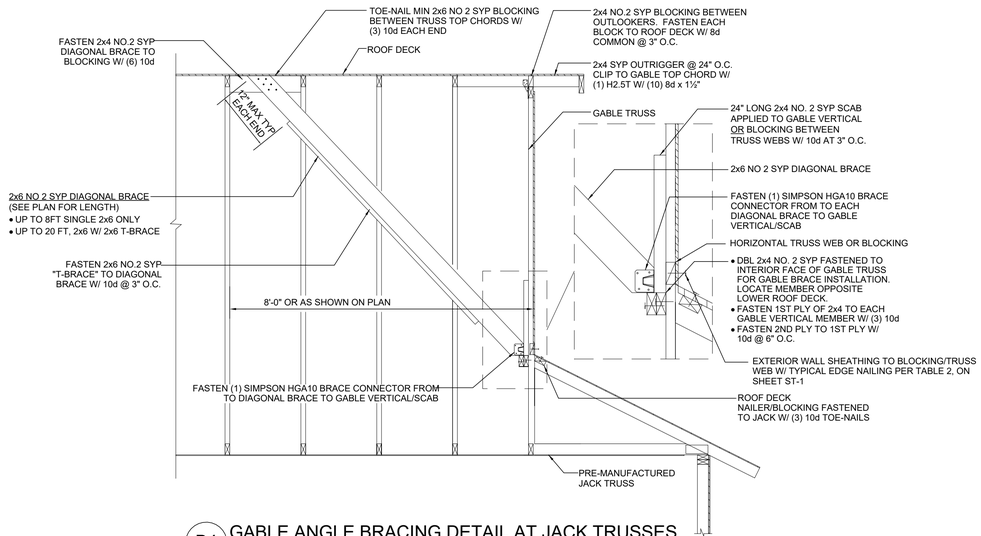
C4 12" SQUARE CMU COLUMN
REFER TO ARCHITECTURAL DETAILS FOR NON-STRUCTURAL ELEMENTS



C5 8" SQUARE CMU COLUMN
REFER TO ARCHITECTURAL DETAILS FOR NON-STRUCTURAL ELEMENTS

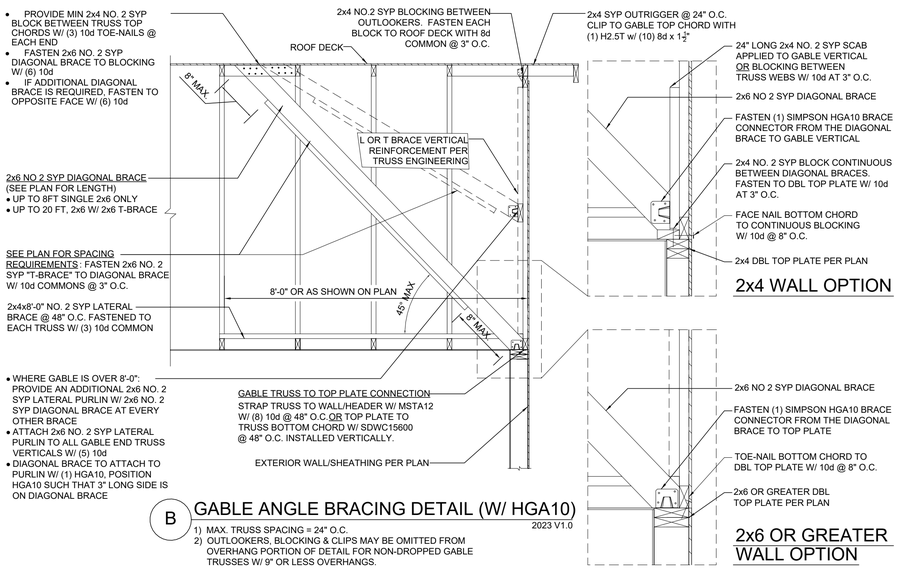


C6 TAPERED COLUMN CMU BASE
REFER TO ARCHITECTURAL DETAILS FOR NON-STRUCTURAL ELEMENTS



B4 GABLE ANGLE BRACING DETAIL AT JACK TRUSSES
2021 V1.0

1) MAX. TRUSS SPACING = 24" O.C.
2) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR NON-DROPPED GABLE TRUSSES W/ 9" OR LESS OVERHANGS.
3) L OR T BRACE VERTICAL REINFORCEMENT PER TRUSS ENGINEERING NOT SHOWN FOR CLARITY.



B GABLE ANGLE BRACING DETAIL (W/ HGA10)
2023 V1.0

1) MAX. TRUSS SPACING = 24" O.C.
2) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR NON-DROPPED GABLE TRUSSES W/ 9" OR LESS OVERHANGS.

2025 V1.0
TRI CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

BRADLEY

BASE PLAN
50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003028
DRAWN: WLT
CHECKED: DB

07-02-2025

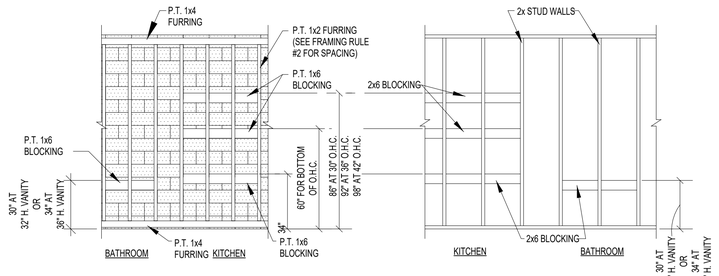
REVISIONS:

No.	Description	Date

ST-8

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

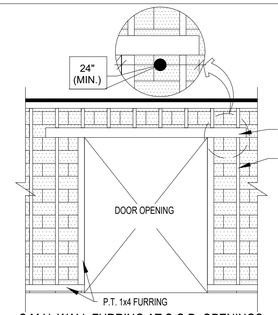
BLOCKING LOCATIONS FOR FRAMING AND C.M.U. WALLS



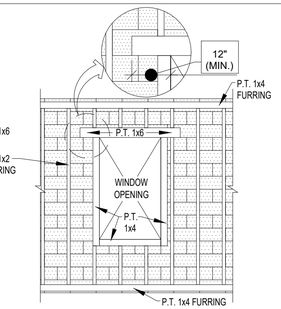
CABINET BLOCKING AT C.M.U.
SCALE N.T.S.

CABINET BLOCKING AT WOOD FRAME
SCALE N.T.S.

P.T. FURRING ON C.M.U. WALLS AND OPENINGS

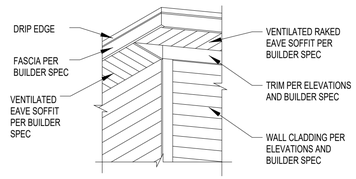


C.M.U. WALL FURRING AT S.G.D. OPENINGS
SCALE N.T.S.



C.M.U. WALL FURRING AT WINDOW OPENINGS
SCALE N.T.S.

EAVE FRAMING DETAIL



TYPCAL RAKE AND SOFFIT EAVE DETAIL
SCALE N.T.S.

GENERAL FURRING NOTES

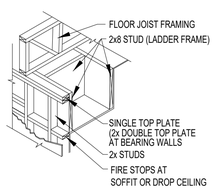
- FOR ALL STRUCTURAL INFORMATION PERTAINING TO PLANS REFER TO STRUCTURAL SHEETS.
- USE 2" "T" NAILS TO INSTALL FURRING STRIPS.
- NAIL P.T. 1x4 BOTTOM PLATE 3/4" OFF FLOOR.
- MINIMUM 1/2" SPACE BETWEEN NON-LOAD BEARING WALL TOP PLATE AND BOTTOM CHORD OF TRUSS.

FRAMING RULES

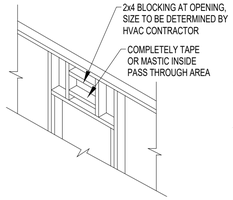
THESE "RULES" ARE TO BE READ AS CONSTRUCTION GUIDELINES FOR FRAMING CREWS. STRUCTURAL PAGES AND NOTES BY ARCHITECTS AND ENGINEERS SHALL CONTROL.

1. CMU FURRING STRIP (1x2 PT) WALLS - 24" OC. EXCEPT 16" OC AT:
   a. TILED (WET) WALLS
   b. CABINET WALLS
2. INTERIOR (NON-BEARING) WALLS - 1ST & 2ND FLOOR ARE SPF LUMBER. 24" OC. EXCEPT 16" OC AT:
   a. TILED (WET) WALLS
   b. CABINET WALLS
   c. LOW WALLS OVER STAIRS - 16" OC AND DOUBLE TOP PLATES
   d. SECOND FLOOR WALLS AT DOUBLE HEIGHT SPACES
3. SHEATHING - FLOOR, ROOF & WALL
   a. 1/8" GAPPING - "GRIP H CLIPS" - USED AT ALL ROOF & WALL & ROOF SHEATHING SEAMS.
6. ARCHES, DEADWOOD (DRYWALL BACKING), DROP CEILINGS, ETC. - 2x4 SPF
7. TUB DECKS - ¾" x 4' x 8' AC PINE PLY. SPF FRAMING MATERIAL. AIR BARRIER/SIX-SIDED ASSEMBLY WHERE REQUIRED.
8. ROOF & TRUSS
   a. SUB-FASCIA - 2x6 SPF LUMBER. (EXCEPTION: HOME -AT-LAST SERIES = 2x4 SPF)
   b. "CONTINUOUS BOTTOM CHORD BRACING" OR "RAT RUN" -2x4 SYP #2
   c. ALL OVERHANGS OVER 16", AND ALL LOAD BEARING ROOF FRAMING COMPONENTS (BRACING, VALLEY SET, DORMERS, ETC.) NEED TO BE SYP #2 PER DETAILS.
   d. SUPPLEMENTARY ROOF FRAMING (OVERHANGS, NON-BEARING KNEEWALLS, ETC.) 2x4 OR 2x6 SPF
   e. TEMPORARY TRUSS BRACING FOR (REMOVE AND RE-USE AS BLOCKING, DEADWOOD, ETC.) - 2X4 SPF. IF TEMP BRACING IS TO BE LEFT AS PERMANENT, THEN IT NEEDS TO BE SYP #2.
   f. TRUSS BRACING & ENGINEERING (CLR, T&H SCAB BRACING) - ALL2x4 SYP #2
12. FRAME DOWN PERIMETER TRAY CEILINGS (INTERIOR NON-STRUCTURAL) PERIMETER MEMBER SHALL BE SPF #2 WITH SIZE MATCHING DROP DOWN HEIGHT. ALL OTHER MEMBERS SHALL BE 2X4 SPF #2 WITH HORIZONTAL MEMBERS HAVING A MAX UNSUPPORTED SPAN OF 36". FOR LONGER SPANS, SEE DETAIL M/S3. THIS NOTE APPLIES WHERE SOME FIRST FLOOR CEILING TRAYS ARE DESIGNATED AS "DOWN FRAMED" ON THE FLOOR PLAN.

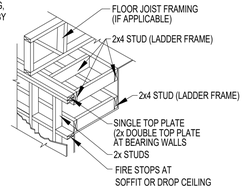
TYPICAL FRAMING DETAILS



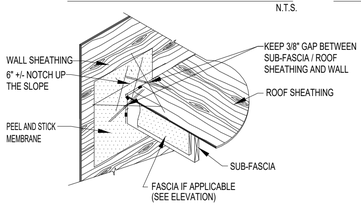
DOWN FRAMING AT TRAY CEILING W/ UPPER FLOOR ABOVE
N.T.S.



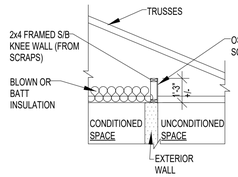
TRANSFER GRILL FRAMING ABOVE DOORS
N.T.S.



DOWN FRAMING AT SOFFITS AND CEILING AREAS
N.T.S.

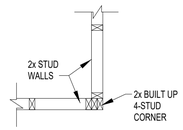


SUB- FASCIA AND ROOF SHEATHING TERMINATION AT VERTICAL WALLS
N.T.S.

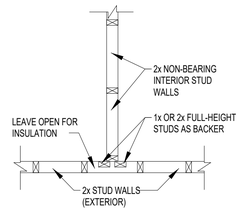


INSULATION DAM AT CONDITIONED TO UNCONDITIONED SPACE
N.T.S.

TYPICAL FRAMING CORNERS

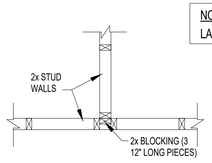


EXTERIOR CORNER
SCALE N.T.S.

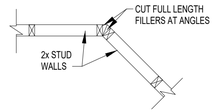


INTERIOR NON-BEARING WALL "T" INTERSECT W/ EXTERIOR BEARING WALLS
SCALE N.T.S.

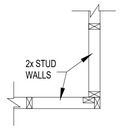
NOTE:
LADDER BLOCKING NOT PERMITTED AT PARTITIONS.



"T" WALL
SCALE N.T.S.



45° ANGLED WALLS
SCALE N.T.S.

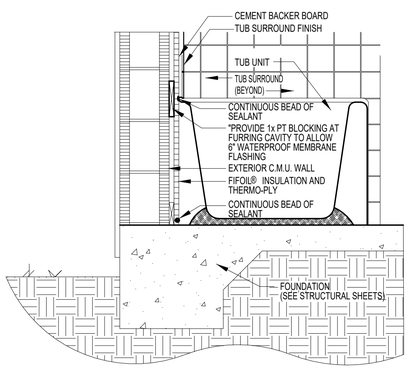


CORNER
SCALE N.T.S.

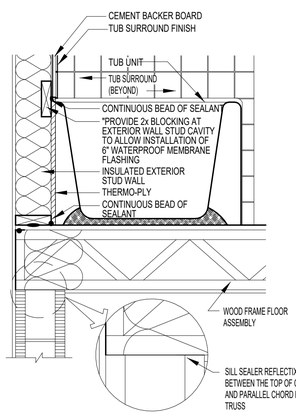
INTERIOR NON-BEARING WALL CONNECTIONS

AIR-BARRIER / SIX-SIDED ASSEMBLY AT TUB

SIX-SIDED SHOWER INSTALLATION SIMILAR

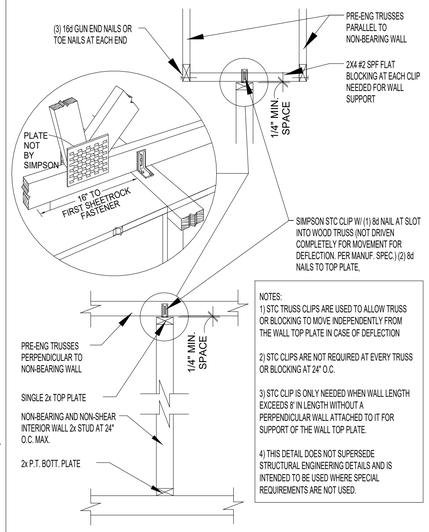


AIR-BARRIER ASSEMBLY AT C.M.U. WALL
N.T.S.



ASSEMBLY AT WOOD FRAMED EXTERIOR WALL
N.T.S.

STC CLIP DETAIL

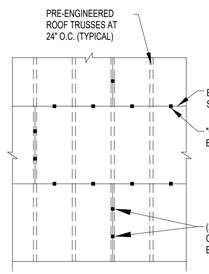


TYPICAL INTERIOR NON-BEARING WALL
N.T.S.

SHEATHING "GRIP H CLIP" LOCATIONS

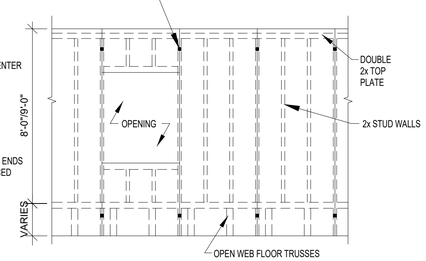
GENERAL NOTES

- FOR ALL STRUCTURAL INFORMATION PERTAINING TO SHEATHING PLACEMENT AND ATTACHMENT REFER TO STRUCTURAL SHEETS.
- INSTALL "TALLWALL" SHEETS "VERTICALLY" ORIENTED.



ROOF SHEATHING CLIP LOCATIONS
SCALE N.T.S.

SHEATHING SEAM:
FOR WALL SHEATHING, TO ASSURE THE NEEDED 1/8" SPACING AT PANELS ENDS & EDGES, USE "GRIP-H-CLIPS", INSTALL CLIP WITHIN THE TOP AND BOTTOM 1/4 OF THE SHEATHING, BUT NOT WITHIN 8" OF THE END OF THE SHEET, PROVIDED THAT THERE IS A NAIL, SIZE NOTED PER PLAN, INSTALLED WITHIN 1/2" ON EITHER SIDE OF THE CLIP TO KEEP THE SHEATHING AS TIGHT AS POSSIBLE TO THE STUD.
** ALSO WITH FRAMED GABLES ADD "GRIP-H-CLIPS" MAXIMUM 48" O.C. WITH SAME NAILING GUIDELINES FOR THE HORIZONTAL & VERTICAL SEAMS.



EXTERIOR WALL SHEATHING SEAM LOCATIONS
SCALE N.T.S.

APEX
tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

BRADLEY

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003028

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

TM - 1

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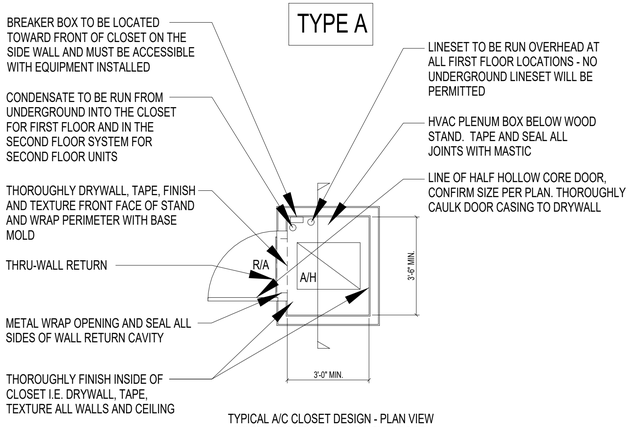
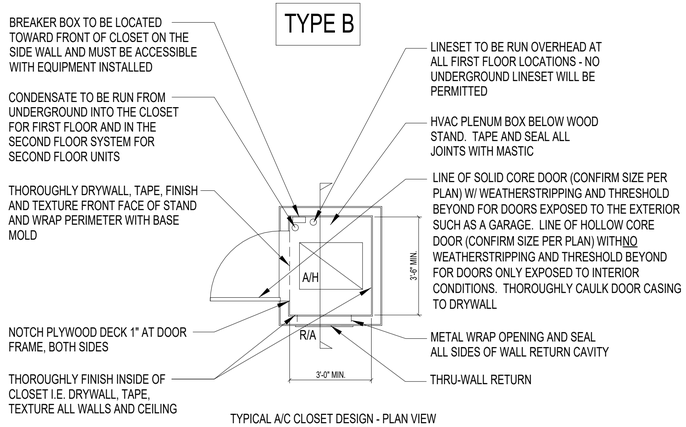
TYPE A



TYPICAL A/C CLOSET DESIGN - PLAN VIEW
W/ FRONT RETURN & CUT-DOWN DOOR

SCALE N.T.S.

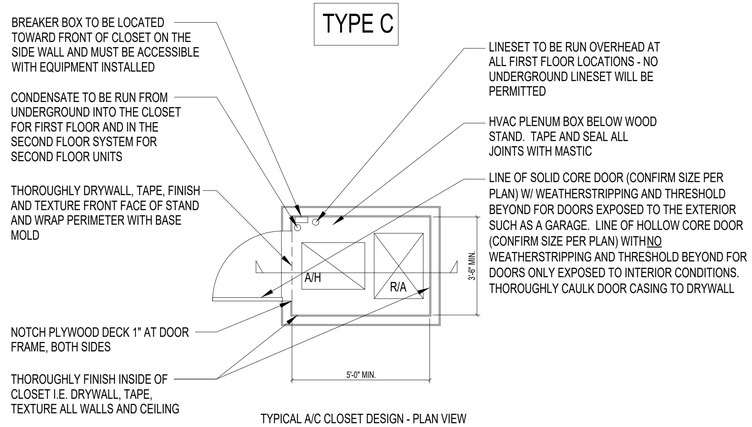
TYPE B



TYPICAL A/C CLOSET DESIGN - PLAN VIEW
W/ SIDE WALL RETURN

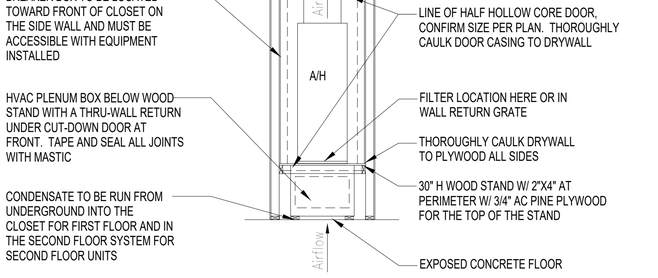
SCALE N.T.S.

TYPE C



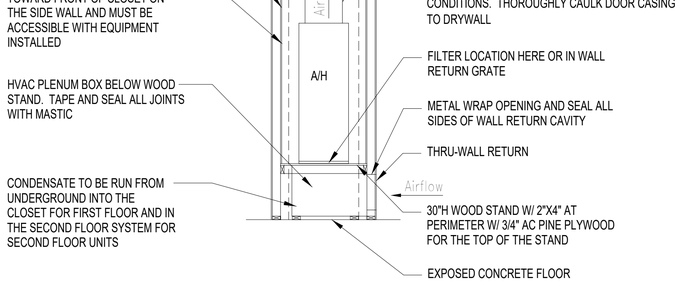
TYPICAL A/C CLOSET DESIGN - PLAN VIEW
W/ DIRECT RETURN TO ABOVE

SCALE N.T.S.



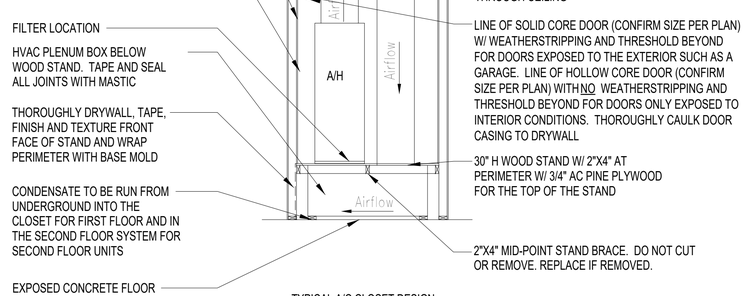
TYPICAL A/C CLOSET DESIGN
W/ FRONT RETURN & CUT-DOWN DOOR

SCALE N.T.S.



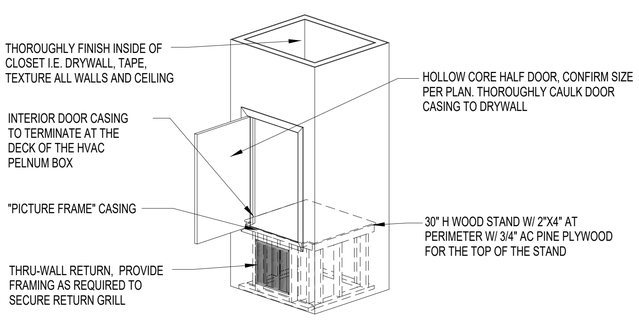
TYPICAL A/C CLOSET DESIGN
W/ SIDE WALL RETURN

SCALE N.T.S.



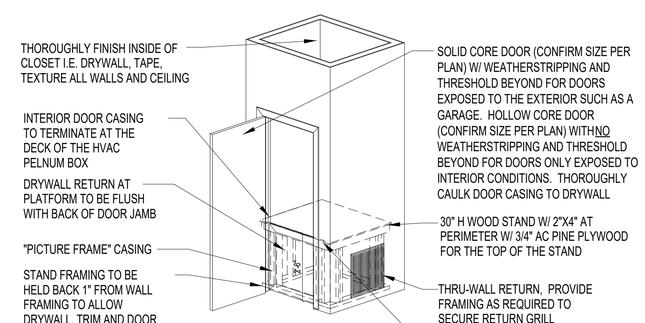
TYPICAL A/C CLOSET DESIGN
W/ DIRECT RETURN TO ABOVE

SCALE N.T.S.



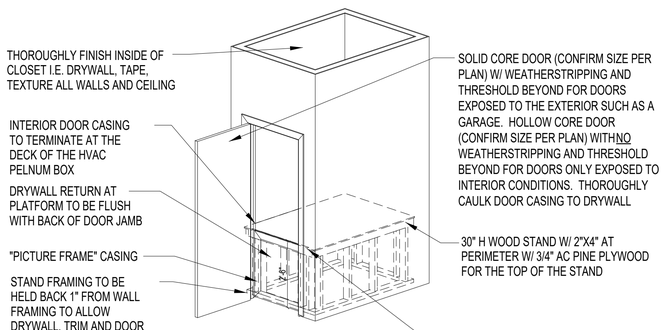
TYPICAL A/C CLOSET DESIGN - AXON VIEW
W/ FRONT RETURN & CUT-DOWN DOOR

SCALE N.T.S.



TYPICAL A/C CLOSET DESIGN - AXON VIEW
W/ SIDE WALL RETURN

SCALE N.T.S.



TYPICAL A/C CLOSET DESIGN - AXON VIEW
W/ DIRECT RETURN TO ABOVE

SCALE N.T.S.

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APEX

tds
true design studios

9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

BRADLEY

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003028

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

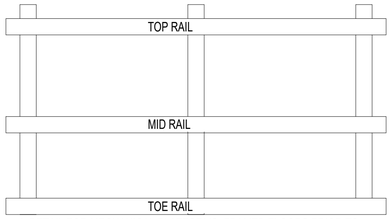
No.	Description	Date

TM - 2

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7347

FRAME STAGE GUARD RAIL DETAILS

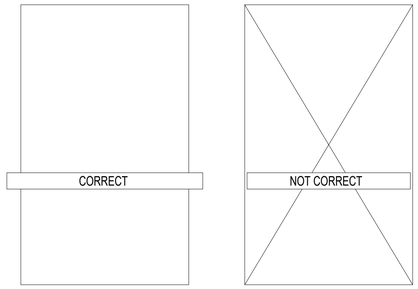
NOTES:
1. VERTICAL UPRIGHT POST CAN BE NO MORE THAN 8' APART O.C.
2. MID RAIL SET AT TOP EDGE 21" (±3")
3. TOP RAIL SET AT TOP EDGE 42" (±3")
4. TOE BOARD MUST BE MINIMUM OF 4" HIGH
5. HAND RAILS NO MORE THAN 37" NOR LESS THAN 30" AND MID RAIL REQUIRED OF WHEN NO WALL AT SIDES OF STARS (ALL RAILS MINIMUM 2x4 OR GREATER)



* DETAIL FOR MECHANICAL PLATFORMS, FRAMED FLOORS PRIOR TO EXTERIOR WALLS, AND FRONT PORCHES GREATER THAN 30" FROM GRADE

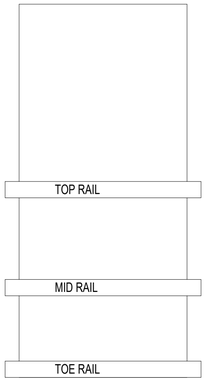
TYPICAL OPENING DETAILS

SCALE N.T.S.



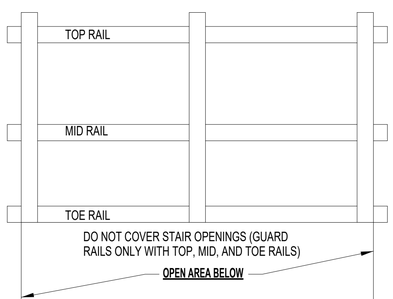
WINDOW OPENINGS

SCALE N.T.S.



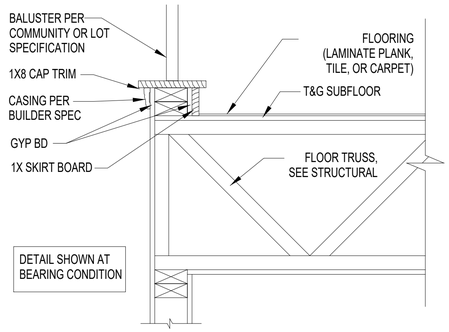
DOOR OPENINGS / ELEVATORS

SCALE N.T.S.



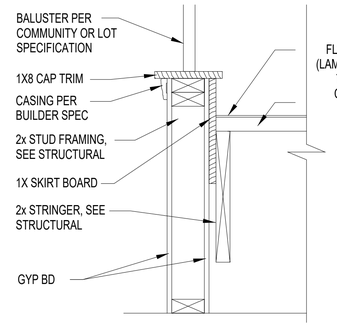
FLOOR OPENINGS AT STAIRWAY

SCALE N.T.S.



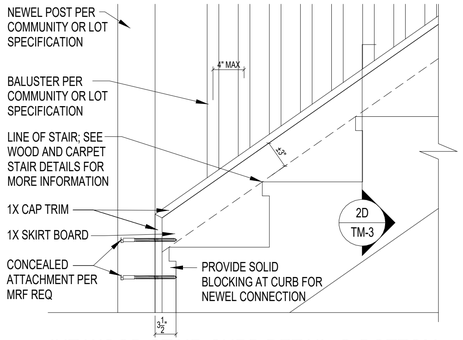
3D CURB DETAIL @ OPEN AREAS

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



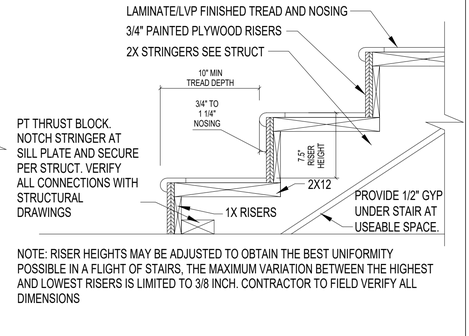
2D INT WOOD STAIR CURB DETAIL

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



3C INT WOOD STAIR CURB DETAIL @ BOTTOM

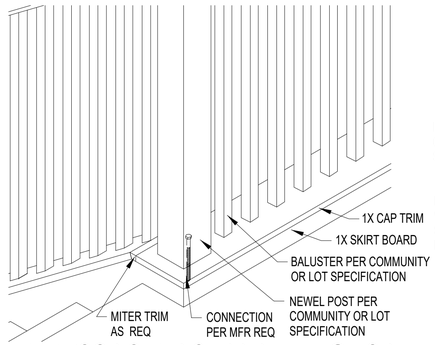
SCALE: 1 1/2" = 1'-0"



NOTE: RISER HEIGHTS MAY BE ADJUSTED TO OBTAIN THE BEST UNIFORMITY POSSIBLE IN A FLIGHT OF STAIRS, THE MAXIMUM VARIATION BETWEEN THE HIGHEST AND LOWEST RISERS IS LIMITED TO 3/8 INCH. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS

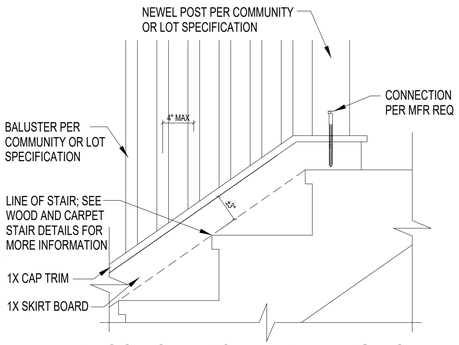
2C INT WOOD STAIR W LAMINATE / LVP @ SLAB

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



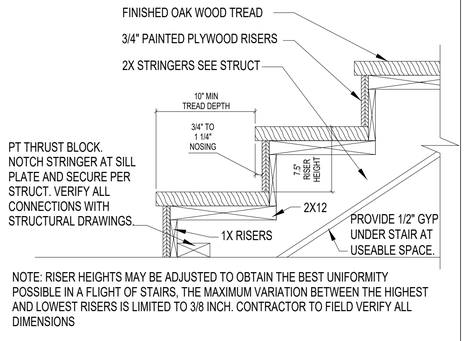
4B INT WOOD STAIR CURB DETAIL @ TOP

SCALE: NTS



3B INT WOOD STAIR CURB DETAIL @ TOP

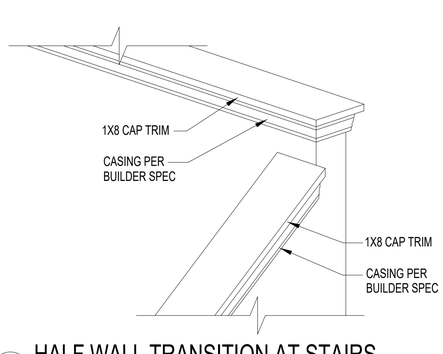
SCALE: 1 1/2" = 1'-0"



NOTE: RISER HEIGHTS MAY BE ADJUSTED TO OBTAIN THE BEST UNIFORMITY POSSIBLE IN A FLIGHT OF STAIRS, THE MAXIMUM VARIATION BETWEEN THE HIGHEST AND LOWEST RISERS IS LIMITED TO 3/8 INCH. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS

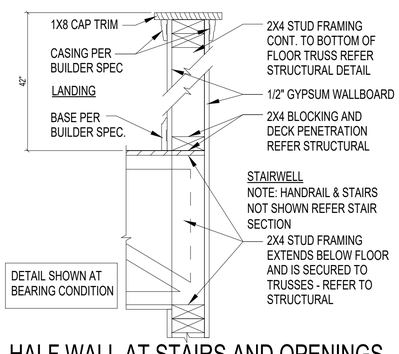
2B INT WOOD STAIR @ SLAB

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



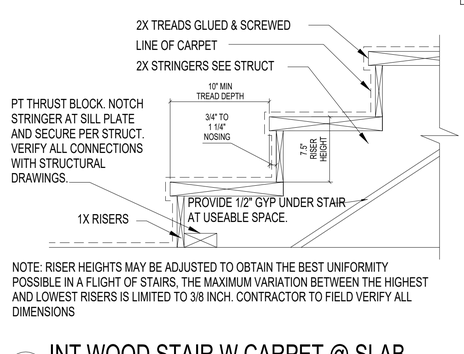
4A HALF WALL TRANSITION AT STAIRS

SCALE: NTS TOP OF WALL CONDITION



3A HALF WALL AT STAIRS AND OPENINGS

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



NOTE: RISER HEIGHTS MAY BE ADJUSTED TO OBTAIN THE BEST UNIFORMITY POSSIBLE IN A FLIGHT OF STAIRS, THE MAXIMUM VARIATION BETWEEN THE HIGHEST AND LOWEST RISERS IS LIMITED TO 3/8 INCH. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS

2A INT WOOD STAIR W CARPET @ SLAB

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

STAIRWAY NOTES

PER FBCR R301.5
STAIR RAILING AND STAIR GUARD RAILING SHALL BE CONSTRUCTED TO WITHSTAND A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED AT ANY POINT AND ANY DIRECTION ALONG THE TOP OF THE RAIL.

GUARD IN-FILL COMPONENTS (ALL THOSE EXCEPT THE HANDRAIL), BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 SQUARE FOOT. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENT.

PER FBCR R311
STAIRWAYS SHALL MEET THE REQUIREMENTS OF FBCR R311.7 INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
- RISER HEIGHT SHALL BE NOT MORE THAN 7.75 INCHES
- TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES
- HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT AT A HEIGHT OF NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES

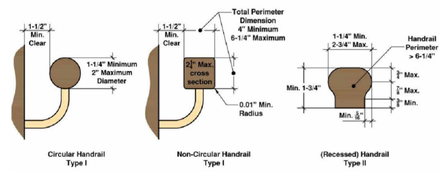
PER FBCR R312
ALL GUARDS SHALL BE MIN. 36" AFF AND SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.

HANDRAIL NOTES

PER R311.7.8.3 GRIP-SIZE
REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.

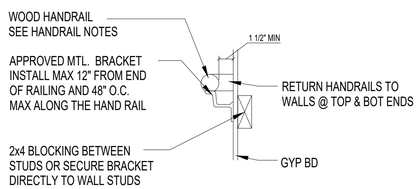
1. TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4 INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4 INCHES AND NOT GREATER THAN 6 1/4 INCHES WITH A CROSS SECTION OF DIMENSION OF NOT MORE THAN 2 1/4 INCHES. EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH.

2. TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4 INCHES (160 MM) SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF NOT LESS THAN 5/16 INCH WITHIN 7/8 INCH BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR NOT LESS THAN 3/8 INCH TO A LEVEL THAT IS NOT LESS THAN 1 3/4 INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE NOT LESS THAN 1 1/4 INCHES AND NOT MORE THAN 2 3/4 INCHES. EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH.



1A HANDRAIL DETAIL

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



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9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

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taylor morrison

BRADLEY

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003028
DRAWN: MJR
CHECKED: CM

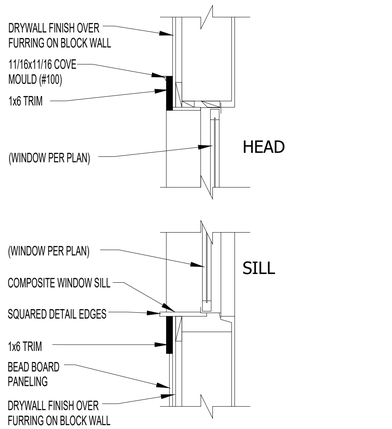
07-02-2025

REVISIONS:

No.	Description	Date

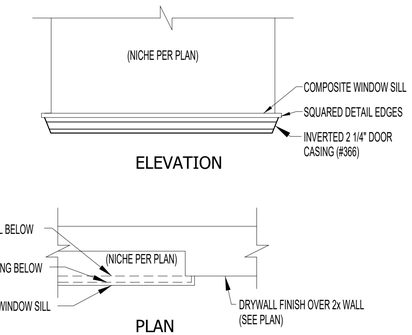
TM - 3

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



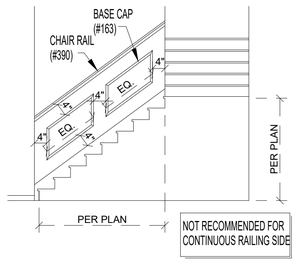
WINDOW STOOL W/ TRIM AND BEAD BD.

PLAN SPECIFIC PER PLAN SCALE: 1" = 1'-0"



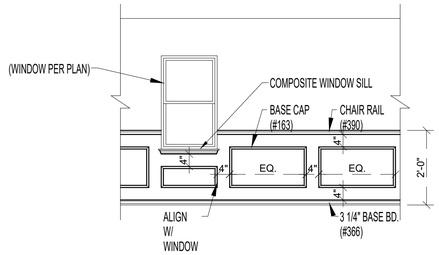
NICHE STOOL DETAIL

PLAN SPECIFIC PER PLAN SCALE: 1" = 1'-0"



WAINSCOT DETAILS AT STAIRS

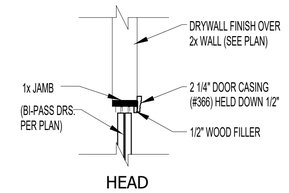
PLAN SPECIFIC PER PLAN SCALE: 1/4" = 1'-0"



WAINSCOT DETAILS

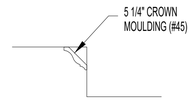
PLAN SPECIFIC PER PLAN SCALE: 1/4" = 1'-0"

* * * * * *
FLOORING / BASE BOARD NOTE:
WHEN TILE FLOOR IS SELECTED ONLY BASE BOARD IS INSTALLED.
WHEN WOOD FLOOR IS SELECTED BASE BOARD AND SHOE MOULD ARE INSTALLED.
* * * * * *



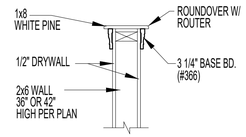
TYP. BI-PASS DRS. CASING DETAIL

SCALE: 1" = 1'-0"



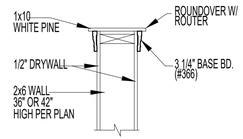
5 1/4" CROWN

SCALE: 1" = 1'-0"



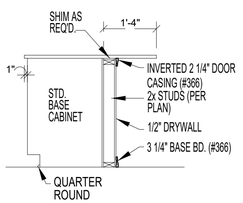
2x4 STAIR KNEE WALL CAP DETAIL

PLAN SPECIFIC PER PLAN SCALE: 1" = 1'-0"



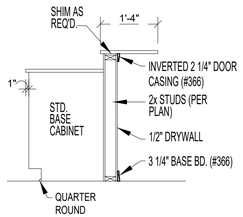
2x6 STAIR KNEE WALL CAP DETAIL

PLAN SPECIFIC PER PLAN SCALE: 1" = 1'-0"



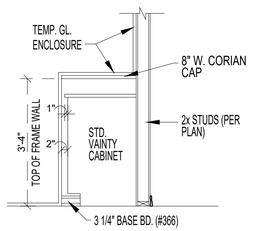
CALI. TOP

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



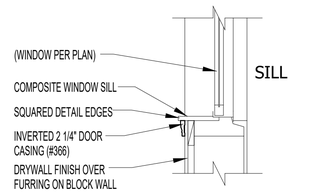
HIGH BAR TOP

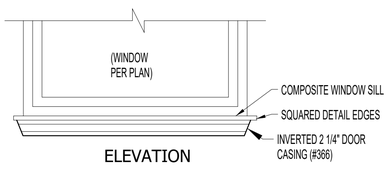
SCALE: 1/2" = 1'-0"

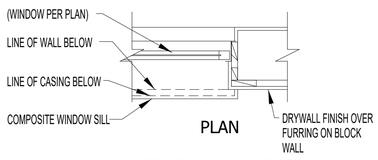


VANITY LOW WALL

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

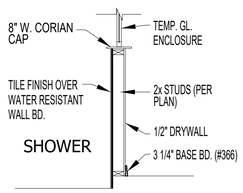


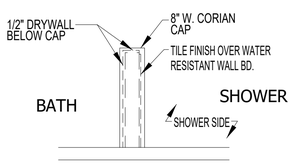




TYP. WINDOW STOOL DETAIL

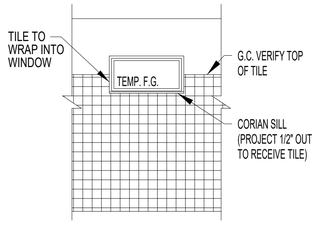
SCALE: 1" = 1'-0"





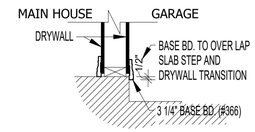
SHOWER LOW WALL

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



SHOWER WINDOW

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



TYP. BASE BD. AT GARAGE / MAIN HOUSE

SCALE: 1" = 1'-0"

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

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taylor morrison

BRADLEY

BASE PLAN
50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003028**
DRAWN: **MJR**
CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

TM - 4

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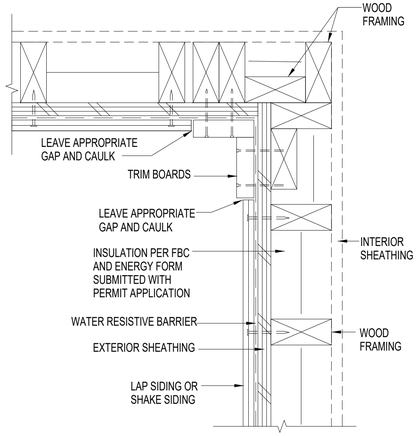
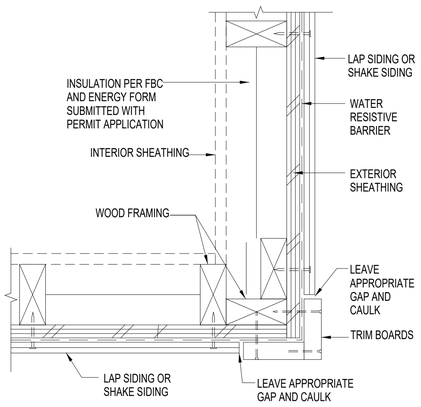


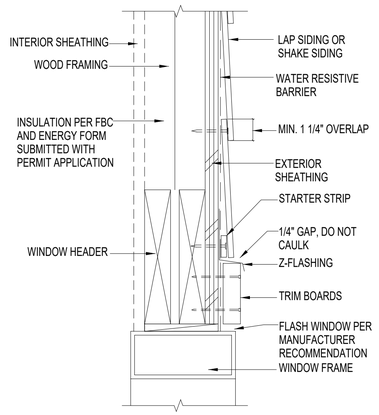
A INSIDE CORNER

SCALE: 3"=1'-0"



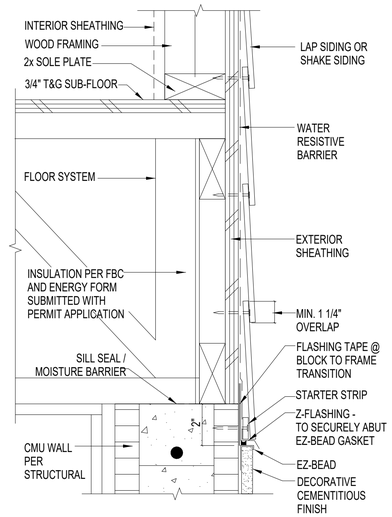
B OUTSIDE CORNER

SCALE: 3"=1'-0"



C WINDOW/DOOR HEAD

SCALE: 3"=1'-0"



MID-WALL DETAIL - SIDING / CEMENTITIOUS FINISH

J

SCALE: 3"=1'-0"

FLASHING REQUIREMENTS

R703.1 General. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.4.

R703.1.1 Water resistance. The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior cladding as required by Section R703.2 and a means of draining to the exterior water that penetrates the exterior cladding.

R703.2 Water-resistive barrier. One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D226 for Type 1 felt or other approved water-resistive barrier shall be applied over studs or sheathing of all exterior walls No. 15 asphalt felt shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches. Where joints occur, felt shall be lapped not less than 6 inches. Other approved materials shall be installed in accordance with the water-resistive barrier manufacturer's installation instructions. The No.15 asphalt felt or other approved water-resistive barrier material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1.

R703.7.3 Water-resistive barriers Water-resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall include a water-resistive vapor-permeable barrier with a performance at least equivalent to two layers of Grade D paper. The individual layers shall be installed independently such that each layer provides a separate continuous plane and any flashing (installed in accordance with Section R703.4) intended to drain to the water-resistive barrier is directed between the layers.

Exception: Where the water-resistive barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60-minute Grade D paper and is separated from the stucco by an intervening, substantially nonwater-absorbing layer or designed drainage space.

R703.4 Flashing. Approved metal flashing, vinyl flashing, self-adhered membranes and mechanically attached flexible flashing shall be applied shingle-fashion or in accordance with the manufacturer's instructions. Metal flashing shall be corrosion resistant. Fluid-applied membranes used as flashing shall be applied in accordance with the manufacturer's instructions. All flashing shall be applied in a manner to prevent the entry of water into the wall cavity or penetration of water to the building structural framing components.

Self-adhered membranes used as flashing shall comply with AAMA 711. All exterior fenestration products shall be sealed at the juncture with the building wall with a sealant complying with AAMA 800 or ASTM C920 Class 25 Grade NS or greater for proper joint expansion and contraction, ASTMC1281, AAMA 812, or other approved standard as appropriate for the type of sealant. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of the exterior wall finish. Approved flashings shall be installed at the following locations:

1.Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier complying with Section 703.2 for subsequent drainage. Mechanically attached flexible flashings shall comply with AAMA 712. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following:

1.1 The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing manufacturer's instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water resistive barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the head and sides.

1.2. In accordance with the flashing design or method of a registered design professional.

1.3. In accordance with other approved methods.

1.4. In accordance with FMA/AAMA 100, FMA/ AAMA 200, FMA/WDMA 250, FMA/AAMA/WDMA 300 or FMA/AAMA/WDMA 400.

2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.

3. Under and at the ends of masonry, wood or metal copings and sills.

4. Continuously above all projecting wood trim.

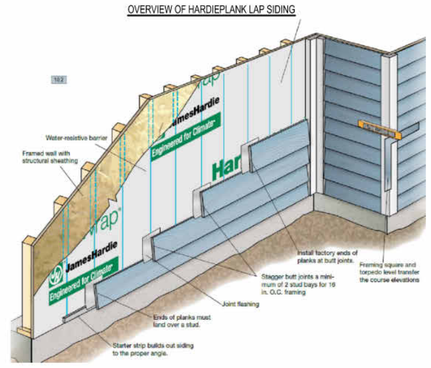
5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.

6. At wall and roof intersections.

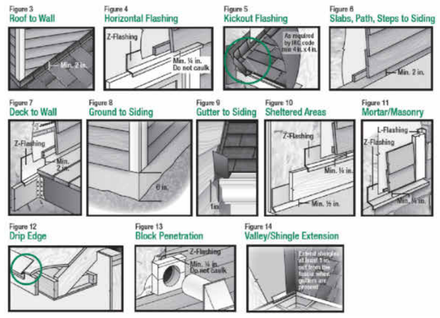
7. At built-in gutters.

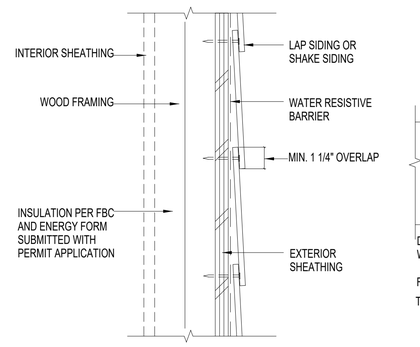
THESE DETAILS ARE GENERIC AND MEANT TO SHOW GENERAL FLASHING AND WATERPROOFING METHODS TO BE USED.

OVERVIEW OF HARDIEPLANK LAP SIDING



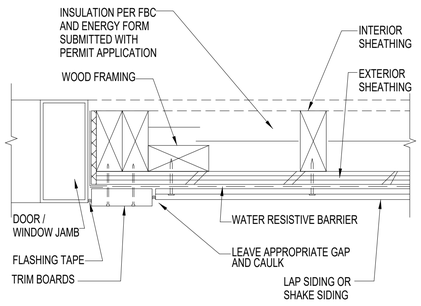
CLEARANCE AND FLASHING REQUIREMENTS





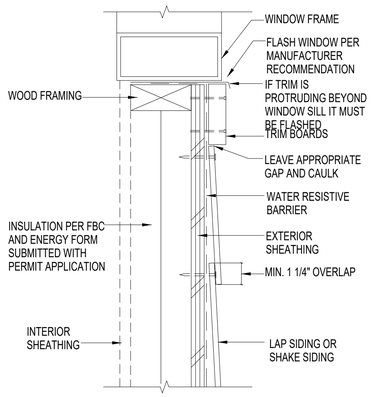
D HORIZONTAL LAP VIEW

SCALE: 3"=1'-0"



E DOOR / WINDOW JAMB

SCALE: 3"=1'-0"



F WINDOW SILL

SCALE: 3"=1'-0"

MID-WALL DETAIL - SIDING WITH TRIM BOARD / CEMENTITIOUS FINISH

K

SCALE: 3"=1'-0"

G FIXTURE PENETRATION

SCALE: 3"=1'-0"

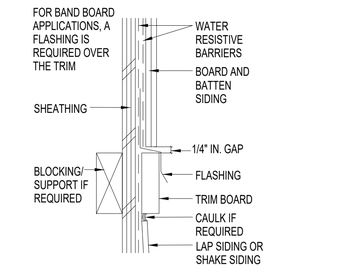
HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.

H

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

I GRADE CLEARANCE

SCALE: 3"=1'-0"



L DETAIL AT BAND BOARD

SCALE: 3"=1'-0"

APEX
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BRADLEY

BASE PLAN

REGIONAL PLAN - CMU

50' REG

SUBDIVISON

PROJECT NO: 2025.003028

DRAWN: MJR

CHECKED: CM

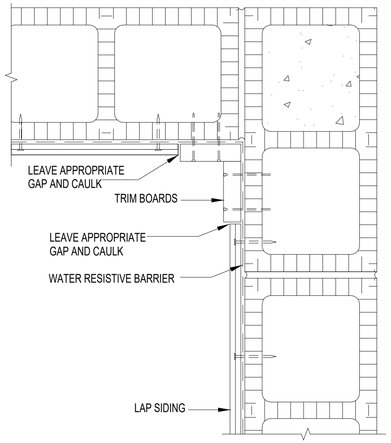
07-02-2025

REVISIONS:

No.	Description	Date

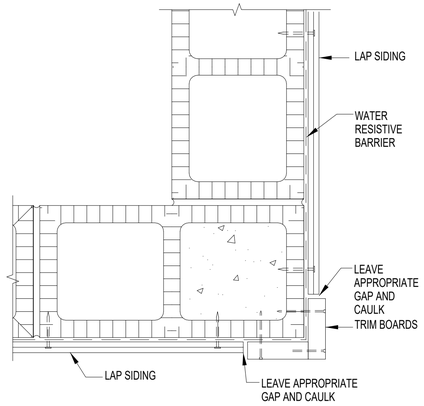
TM - 5

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



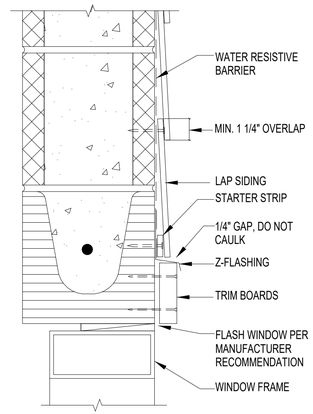
A INSIDE CORNER

SCALE: 3"=1'-0"



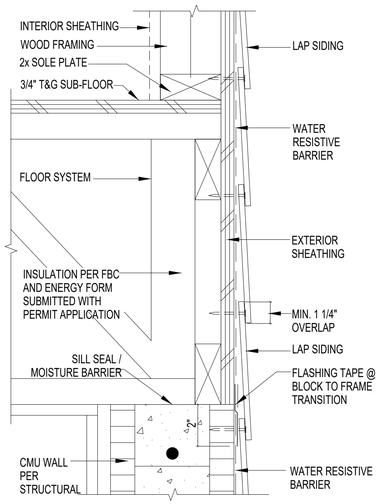
B OUTSIDE CORNER

SCALE: 3"=1'-0"



C WINDOW/DOOR HEAD

SCALE: 3"=1'-0"



MID-WALL DETAIL - SIDING / CEMENTITIOUS FINISH

J

SCALE: 3"=1'-0"

FLASHING REQUIREMENTS

R703.1 General. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.4.

R703.1.1 Water resistance. The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior cladding as required by Section R703.2 and a means of draining to the exterior water that penetrates the exterior cladding.

R703.2 Water-resistive barrier. One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D226 for Type 1 felt or other approved water-resistive barrier shall be applied over studs or sheathing of all exterior walls No. 15 asphalt felt shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches. Where joints occur, felt shall be lapped not less than 6 inches. Other approved materials shall be installed in accordance with the water-resistive barrier manufacturer's installation instructions. The No.15 asphalt felt or other approved water-resistive barrier material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1.

R703.7.3 Water-resistive barriers Water-resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall include a water-resistive vapor-permeable barrier with a performance at least equivalent to two layers of Grade D paper. The individual layers shall be installed independently such that each layer provides a separate continuous plane and any flashing (installed in accordance with Section R703.4) intended to drain to the water-resistive barrier is directed between the layers.

Exception: Where the water-resistive barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60-minute Grade D paper and is separated from the stucco by an intervening, substantially nonwater-absorbing layer or designed drainage space.

R703.4 Flashing. Approved metal flashing, vinyl flashing, self-adhered membranes and mechanically attached flexible flashing shall be applied shingle-fashion or in accordance with the manufacturer's instructions. Metal flashing shall be corrosion resistant. Fluid-applied membranes used as flashing shall be applied in accordance with the manufacturer's instructions. All flashing shall be applied in a manner to prevent the entry of water into the wall cavity or penetration of water to the building structural framing components.

Self-adhered membranes used as flashing shall comply with AAMA 711. All exterior fenestration products shall be sealed at the juncture with the building wall with a sealant complying with AAMA 800 or ASTM C920 Class 25 Grade NS or greater for proper joint expansion and contraction, ASTMC1281, AAMA 812, or other approved standard as appropriate for the type of sealant. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of the exterior wall finish. Approved flashings shall be installed at the following locations:

1.Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier complying with Section 703.2 for subsequent drainage. Mechanically attached flexible flashings shall comply with AAMA 712. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following:

1.1 The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing manufacturer's instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water resistive barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the head and sides.

1.2. In accordance with the flashing design or method of a registered design professional.

1.3. In accordance with other approved methods.

1.4. In accordance with FMA/AAMA 100, FMA/ AAMA 200, FMA/WDMA 250, FMA/AAMA/ WDMA 300 or FMA/AAMA/WDMA 400.

2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.

3. Under and at the ends of masonry, wood or metal copings and sills.

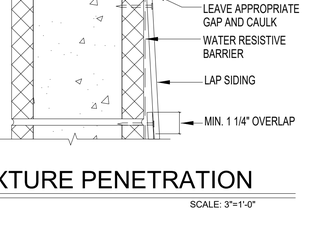
4. Continuously above all projecting wood trim.

5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.

6. At wall and roof intersections.

7. At built-in gutters.

THESE DETAILS ARE GENERIC AND MEANT TO SHOW GENERAL FLASHING AND WATERPROOFING METHODS TO BE USED.
NOTE: OPTIONAL WEATHER BARRIER: LIQUID APPLIED WATER RESISTANT COATING - INSTALL PER MANUF. INSTRUCTIONS - WRAP ALL OPENINGS IN MASONRY EXTERIOR WALL AT HEAD, JAMB AND SILL.



D HORIZONTAL LAP VIEW

SCALE: 3"=1'-0"

E DOOR / WINDOW JAMB

SCALE: 3"=1'-0"

F WINDOW SILL

SCALE: 3"=1'-0"

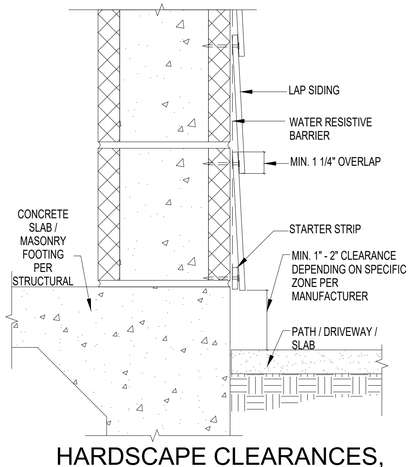
MID-WALL DETAIL - SIDING WITH TRIM BOARD / CEMENTITIOUS FINISH

K

SCALE: 3"=1'-0"

G FIXTURE PENETRATION

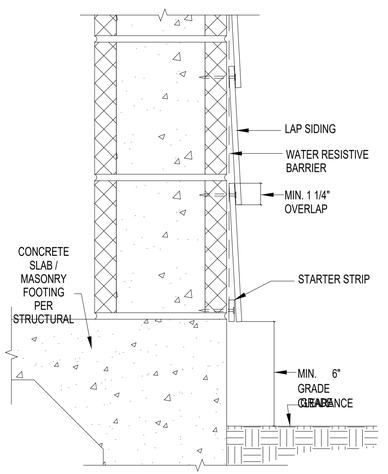
SCALE: 3"=1'-0"



HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.

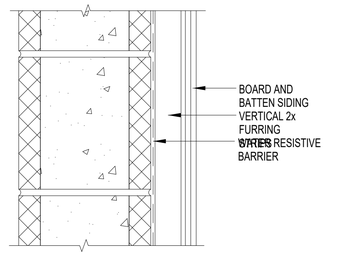
H

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



I GRADE CLEARANCE

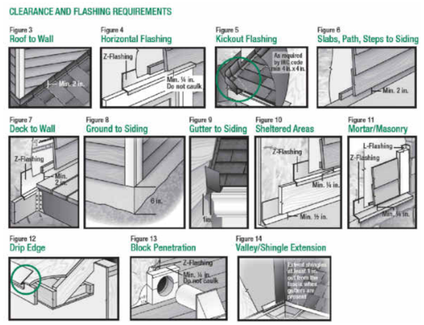
SCALE: 3"=1'-0"



BOARD & BATTEN OVER CMU

L

SCALE: 3"=1'-0"



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BRADLEY

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003028

DRAWN: MJR

CHECKED: CM

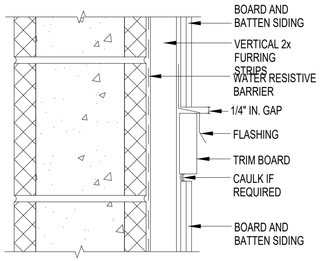
07-02-2025

REVISIONS:

No.	Description	Date

TM - 6

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



M HORIZ. BAND BETWEEN WALL & GABLE w/ B & B

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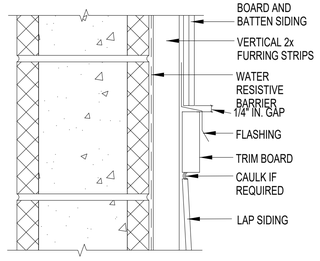

N BOARD & BATTEN TO LAP SIDING TRANSITION

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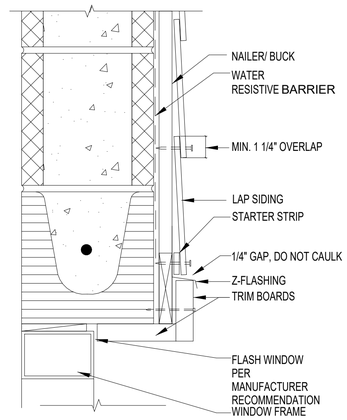
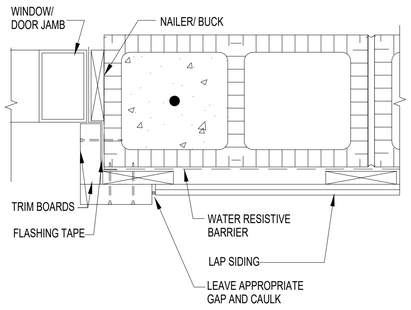


O WINDOW/DOOR HEAD

SCALE: 3"=1'-0"



P DOOR / WINDOW JAMB

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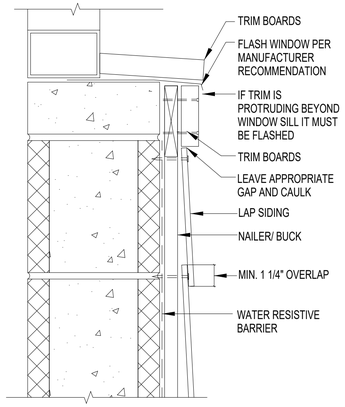
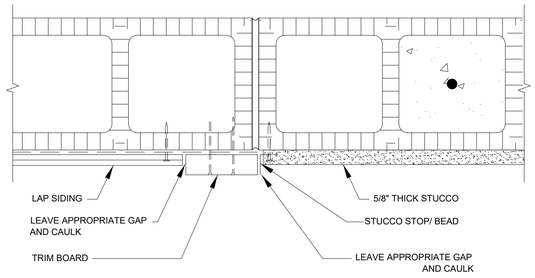


Q WINDOW SILL

SCALE: 3"=1'-0"



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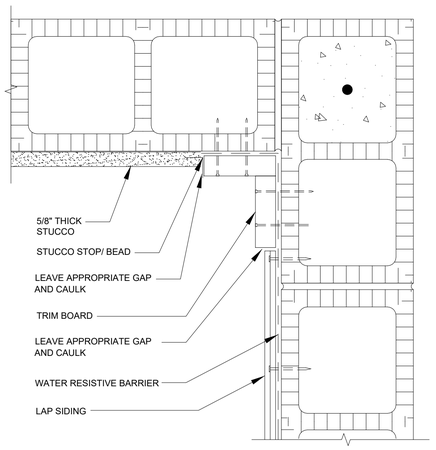
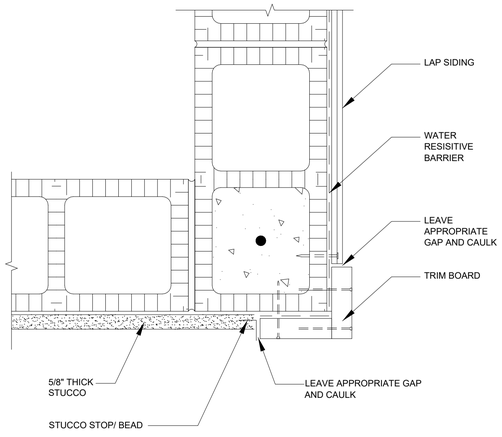


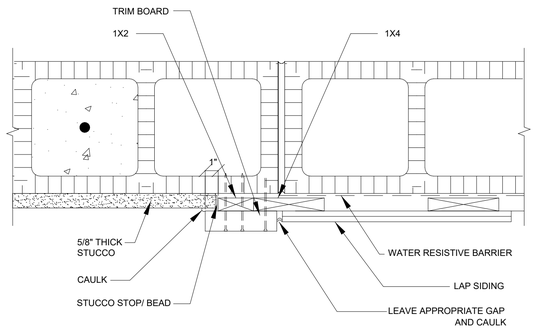
BB INSIDE CORNER

SCALE: 3"=1'-0"



CC OUTSIDE CORNER

SCALE: 3"=1'-0"



DD FLUSH CONDITION (B&B)

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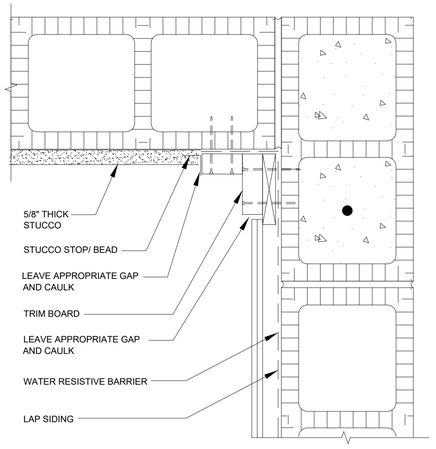

EE INSIDE CORNER (B&B)

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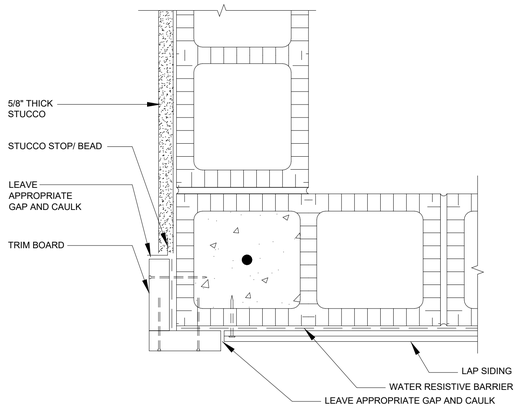

CC OUTSIDE CORNER (B&B)

SCALE: 3"=1'-0"

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BRADLEY

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003028

DRAWN: MJR

CHECKED: CM

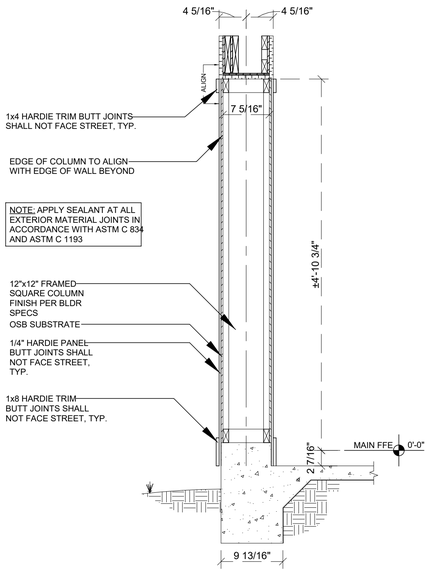
07-02-2025

REVISIONS:

No.	Description	Date

TM - 7

APEX TECHNOLOGY' IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



C1 12" FRAMED SQUARE COLUMN

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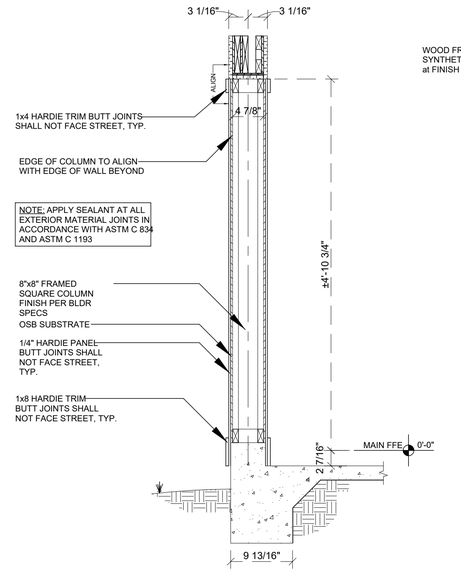
N.T.S.



C2 8" FRAMED SQUARE COLUMN

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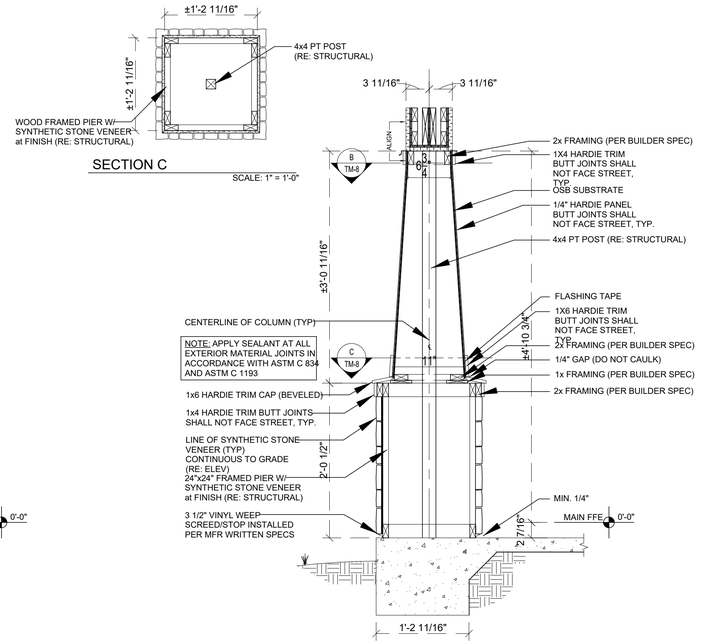
N.T.S.



C3 TAPERED COLUMN OVER FRAMED BASE

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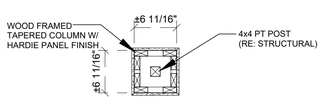
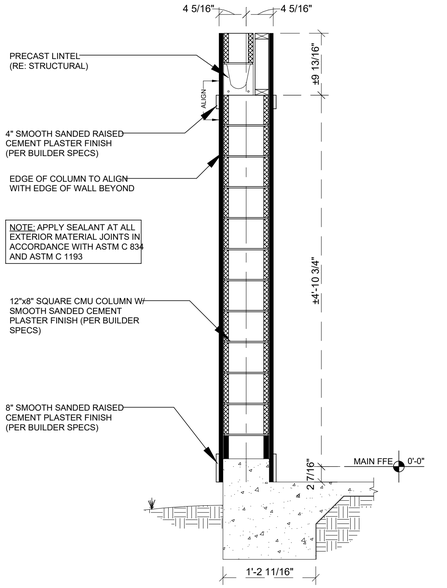
N.T.S.





C4 12" CMU SQUARE COLUMN

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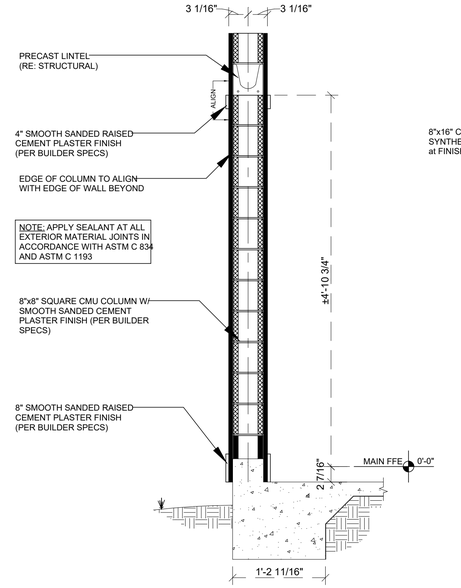
N.T.S.



C5 8" CMU SQUARE COLUMN

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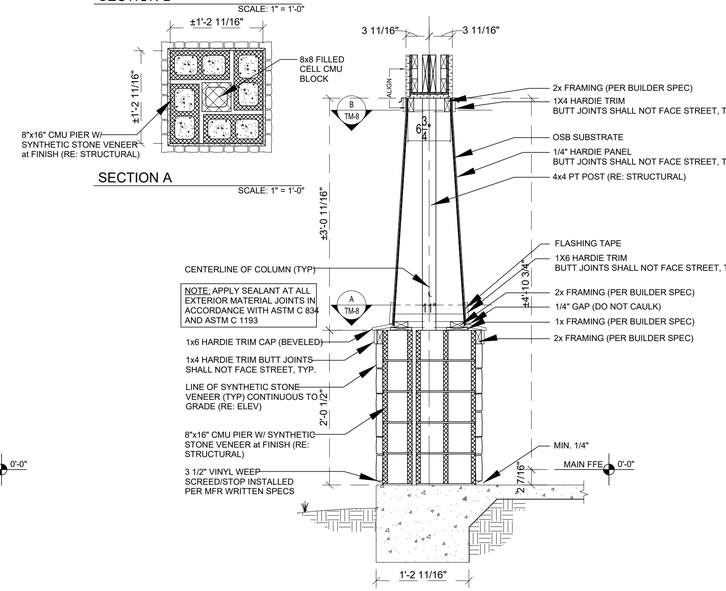
N.T.S.



C6 TAPERED COLUMN OVER MASONRY BASE

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N.T.S.

FLASHING REQUIREMENTS

R703.1 General. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.4.

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Exception: Where the water-resistive barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60-minute Grade D paper and is separated from the stucco by an intervening, substantially nonwater-absorbing layer or designed drainage space.

R703.4 Flashing. Approved metal flashing, vinyl flashing, self-adhered membranes and mechanically attached flexible flashing shall be applied shingle-fashion or in accordance with the manufacturer's instructions. Metal flashing shall be corrosion resistant. Fluid-applied membranes used as flashing shall be applied in accordance with the manufacturer's instructions. All flashing shall be applied in a manner to prevent the entry of water into the wall cavity or penetration of water to the building structural framing components.

Self-adhered membranes used as flashing shall comply with AAMA 711. All exterior fenestration products shall be sealed at the juncture with the building wall with a sealant complying with AAMA 800 or ASTM C920 Class 25 Grade NS or greater for proper joint expansion and contraction, ASTMC1281, AAMA 812, or other approved standard as appropriate for the type of sealant. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of the exterior wall finish. Approved flashings shall be installed at the following locations:

1.Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier complying with Section 703.2 for subsequent drainage. Mechanically attached flexible flashings shall comply with AAMA 712. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following:

1.1 The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing manufacturer's instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water resistive barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the head and sides.
1.2. In accordance with the flashing design or method of a registered design professional.
1.3. In accordance with other approved methods.
1.4. In accordance with FMA/AAMA 100, FMA/ AAMA 200, FMA/WDMA 250, FMA/AAMA/ WDMA 300 or FMA/AAMA/WDMA 400.

2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco' copings.

3. Under and at the ends of masonry, wood or metal copings and sills.

4. Continuously above all projecting wood trim.

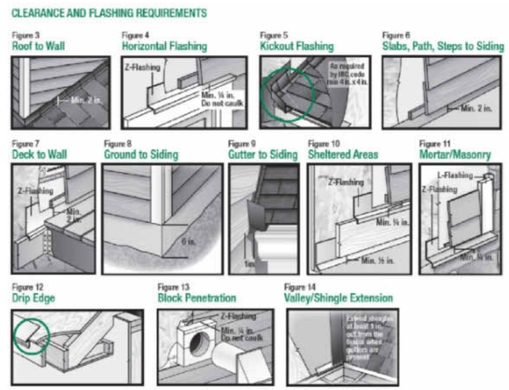
5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.

6. At wall and roof intersections.

7. At built-in gutters.

THESE DETAILS ARE GENERIC AND MEANT TO SHOW GENERAL FLASHING AND WATERPROOFING METHODS TO BE USED.
NOTE: OPTIONAL WEATHER BARRIER: LIQUID APPLIED WATER RESISTANT COATING - INSTALL PER MANUF. INSTRUCTIONS - WRAP ALL OPENINGS IN MASONRY EXTERIOR WALL AT HEAD, JAMB AND SILL

CLEARANCE AND FLASHING REQUIREMENTS



DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
tds
true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

BRADLEY

BASE PLAN

REGIONAL PLAN - CMU

50' R

SUBDIVISON

PROJECT NO: **2025.003028**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

TM - 8

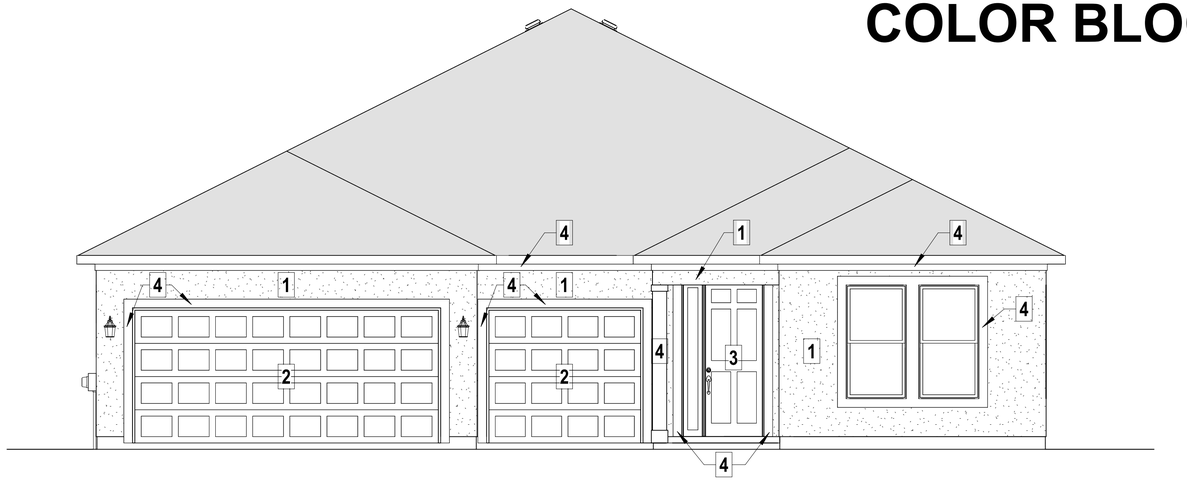
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7647

COLOR BLOCKING

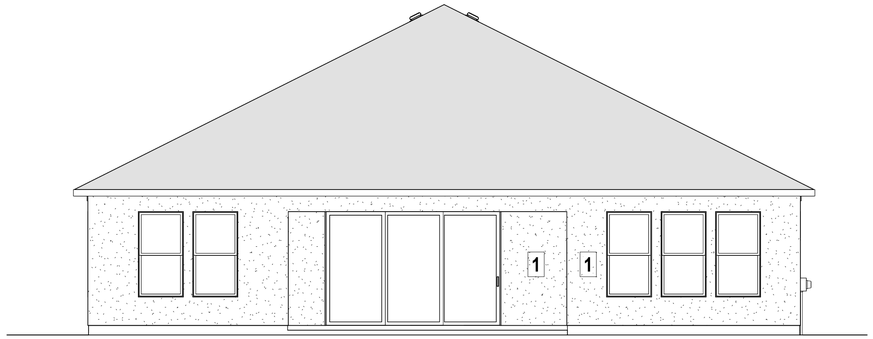
COLOR BLOCKING LEGEND	
1	BODY 1 (STUCCO)
2	BODY 2 (LAP SIDING)/ GARAGE
3	FRONT DOOR/ SHUTTERS
4	TRIM/ COLUMN/ TRELLIS/ BRACKETS

SHINGLE ROOF - COLOR: PER COLOR PALETTE

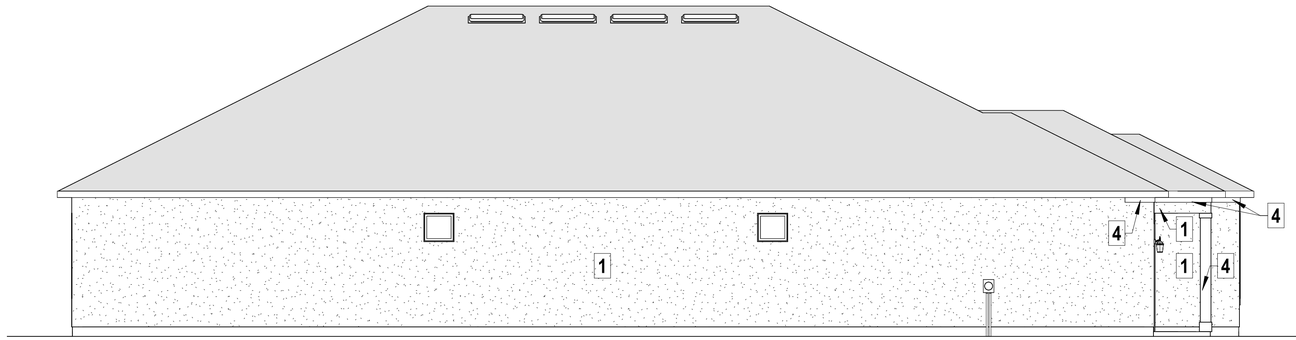
STONE - COLOR: PER COLOR PALETTE



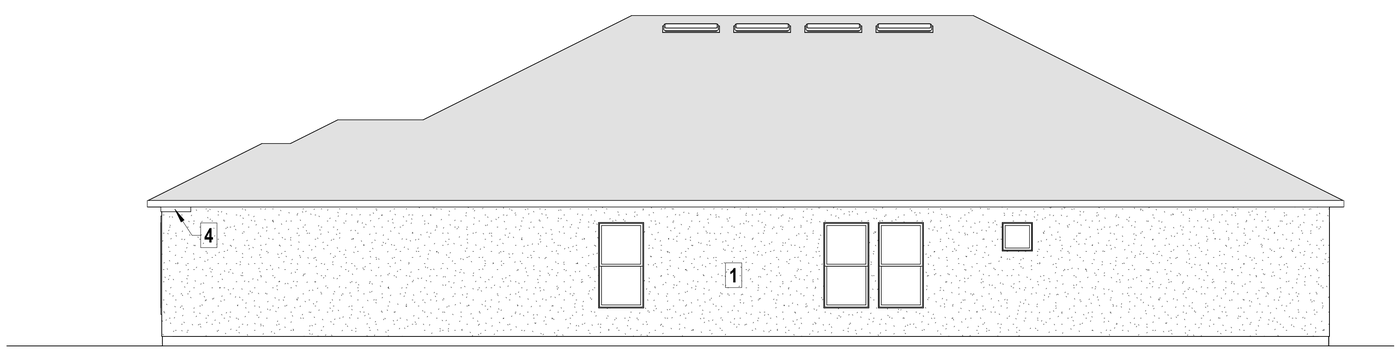
FRONT ELEVATION - TRADITIONAL A



REAR ELEVATION - TRADITIONAL A



LEFT ELEVATION - TRADITIONAL A



RIGHT ELEVATION - TRADITIONAL A

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

BRADLEY

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003028**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

CBTRA

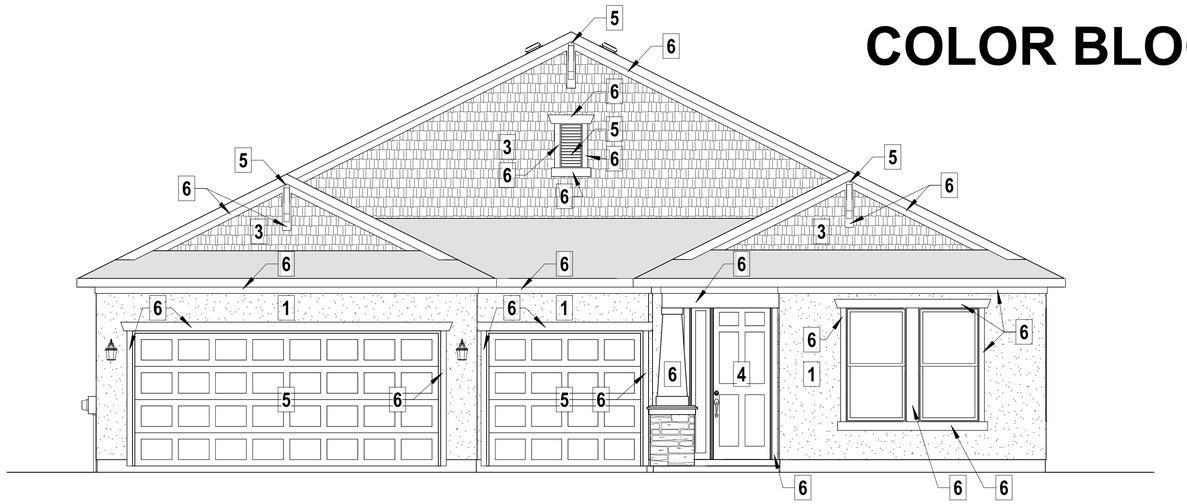
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7947

COLOR BLOCKING

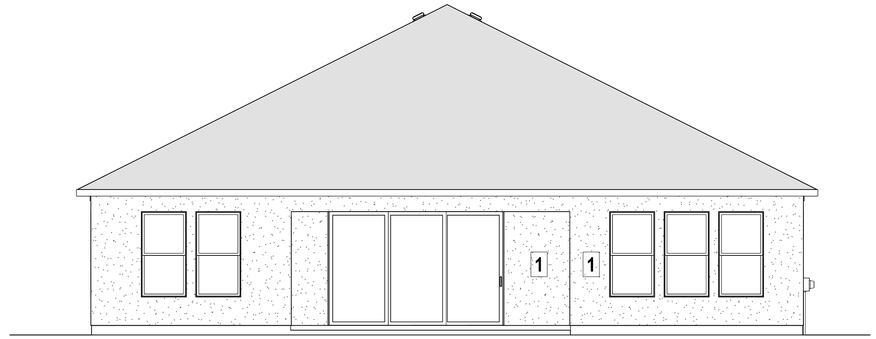
COLOR BLOCKING LEGEND	
1	BODY 1 (STUCCO)
2	BODY 2 (LAP SIDING)
3	BODY 3 (SHAKE)
4	FRONT DOOR/ SHUTTERS
5	GARAGE/ BRACKETS
6	TRIM/ COLUMN/ TRELLIS

SHINGLE ROOF - COLOR: PER COLOR PALETTE

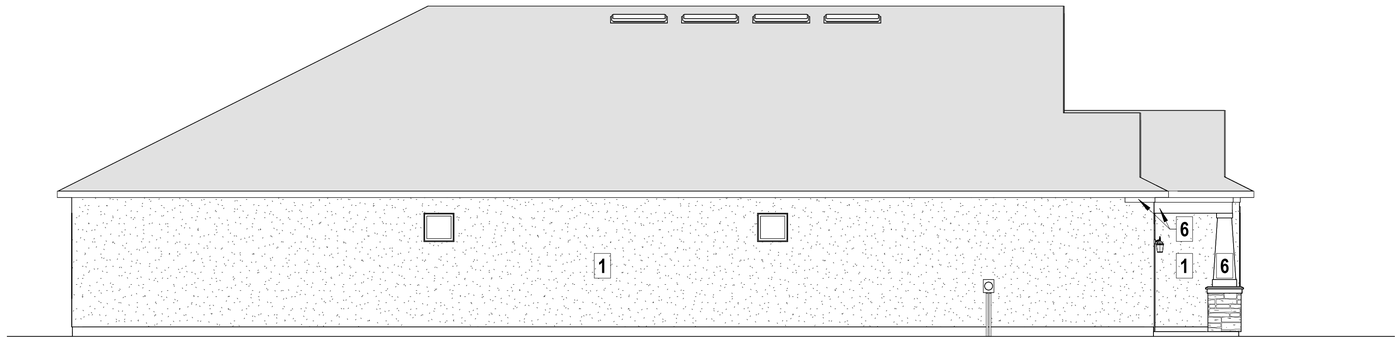
STONE - COLOR: PER COLOR PALETTE



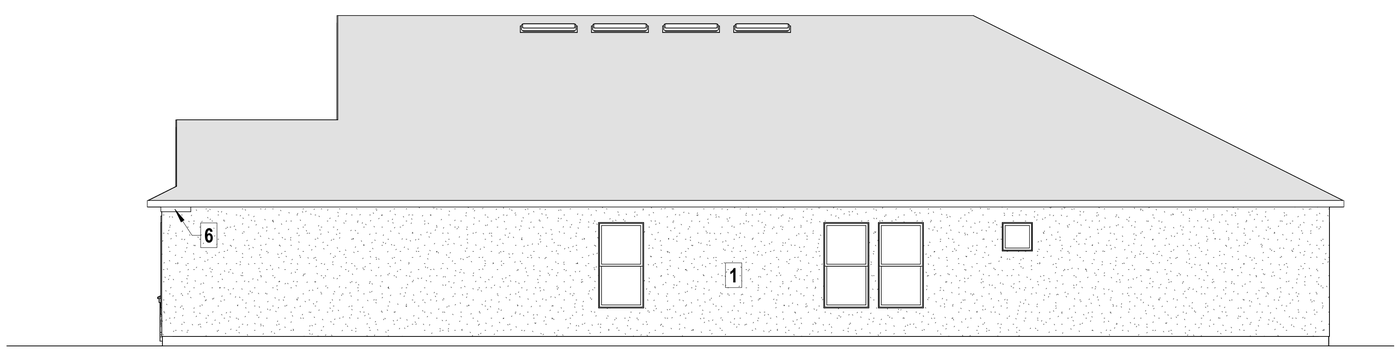
FRONT ELEVATION - CRAFTSMAN A



REAR ELEVATION - CRAFTSMAN A



LEFT ELEVATION - CRAFTSMAN A



RIGHT ELEVATION - CRAFTSMAN A

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

BRADLEY

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003028**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

CBCRA

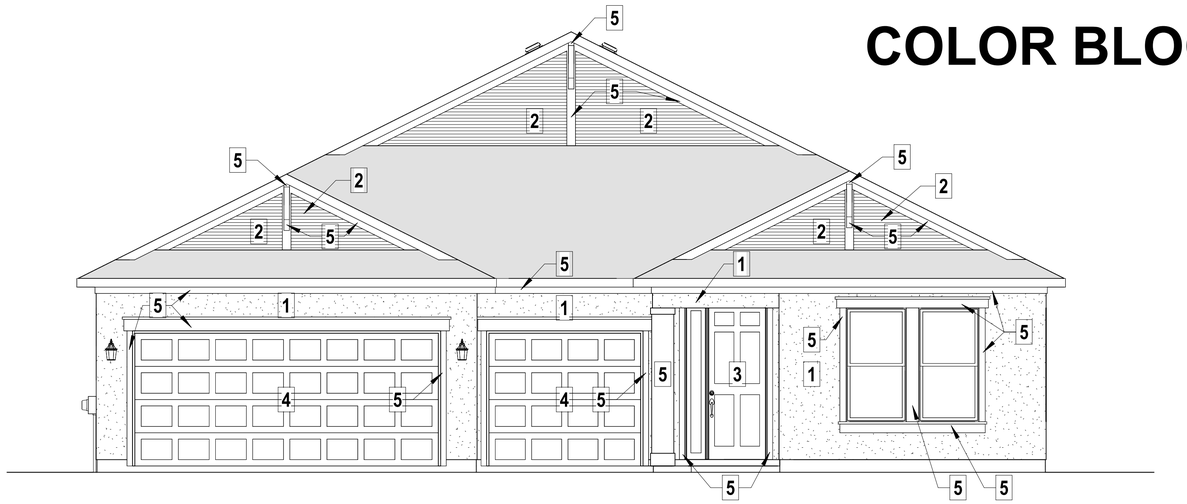
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7947

COLOR BLOCKING

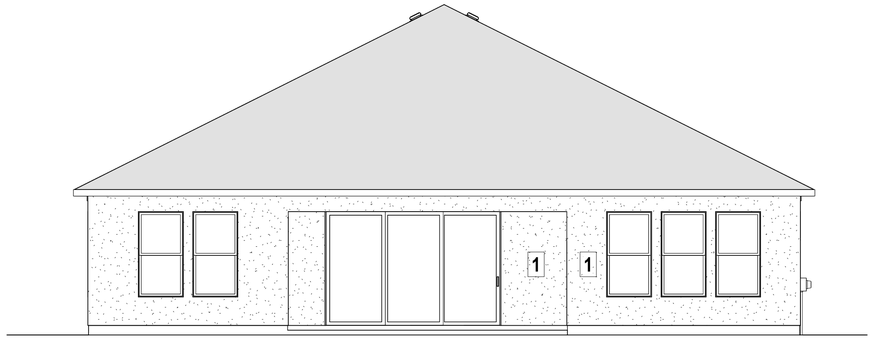
COLOR BLOCKING LEGEND	
1	BODY 1 (1ST AND 2ND FLOOR)
2	BODY 2 (ACCENTS)
3	FRONT DOOR/ SHUTTERS
4	GARAGE
5	TRIM/ COLUMN/ BRACKETS

SHINGLE ROOF - COLOR: PER COLOR PALETTE

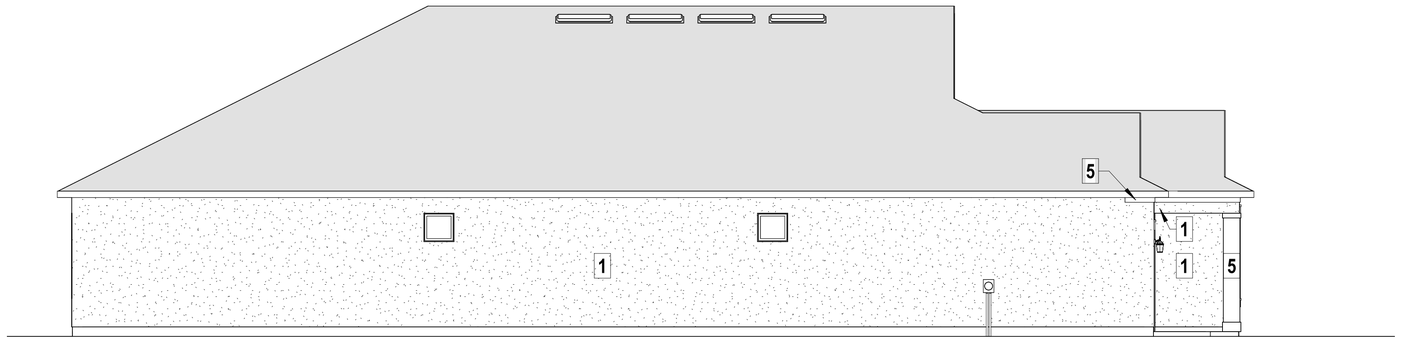
STONE - COLOR: PER COLOR PALETTE



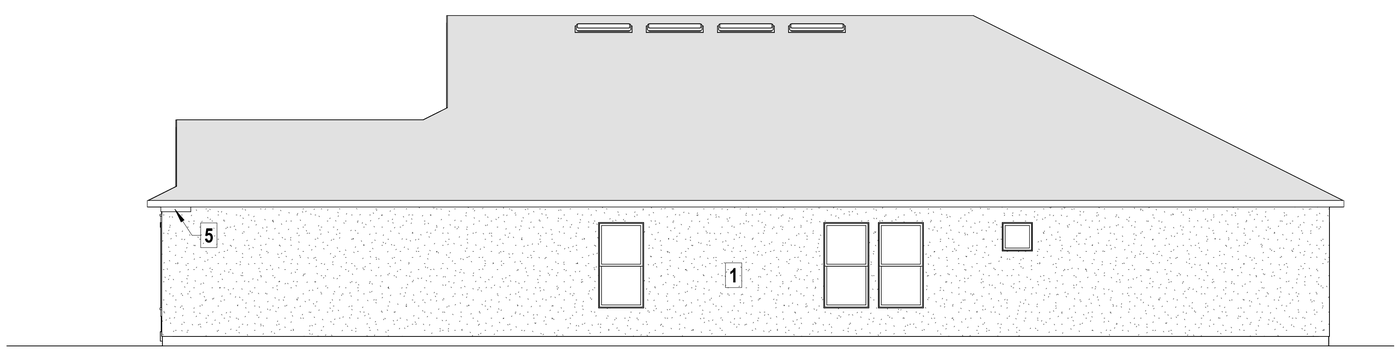
FRONT ELEVATION - COLOASTAL A



REAR ELEVATION - COASTAL A



LEFT ELEVATION - COASTAL A



RIGHT ELEVATION - COASTAL A

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

BRADLEY

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003028**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

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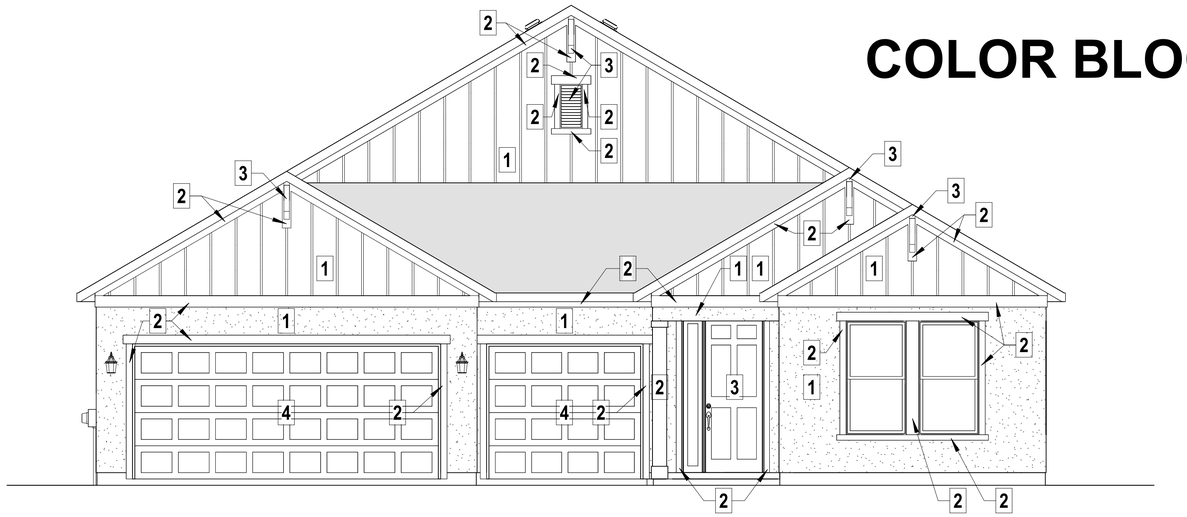
COLOR BLOCKING

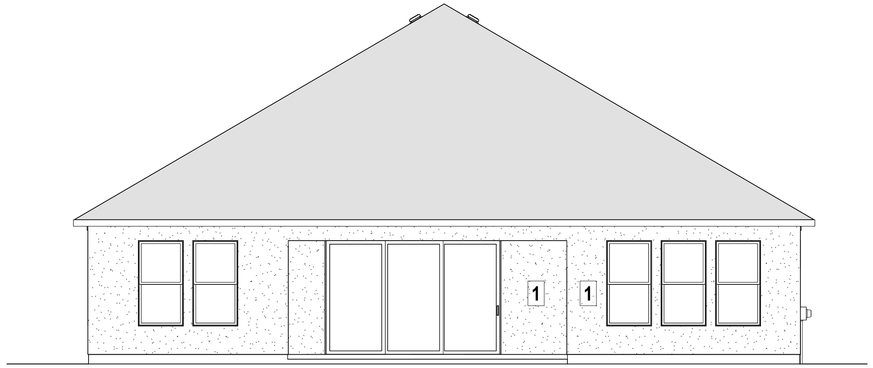
COLOR BLOCKING LEGEND	
1	BODY
2	TRIM/ COLUMN
3	FRONT DOOR/ SHUTTERS/ BRACKETS
4	GARAGE

SHINGLE ROOF - COLOR: PER COLOR PALETTE

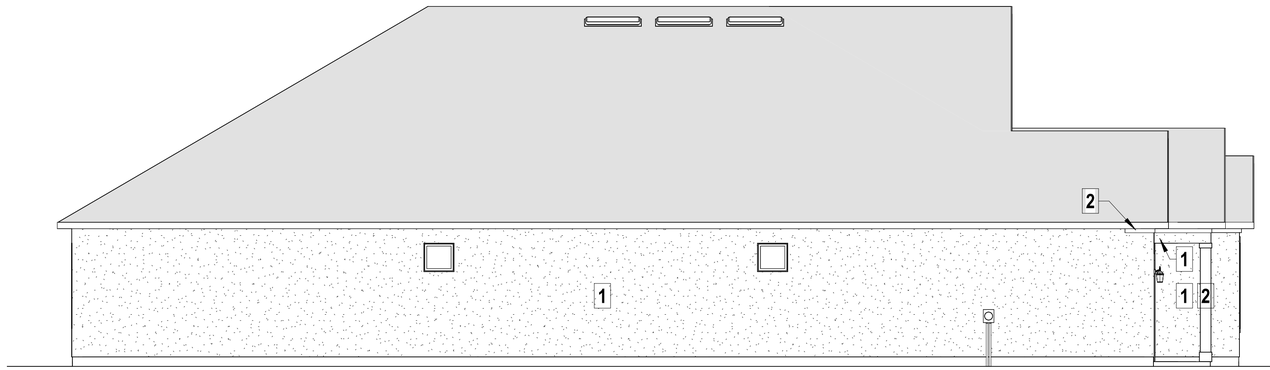
STONE - COLOR: PER COLOR PALETTE



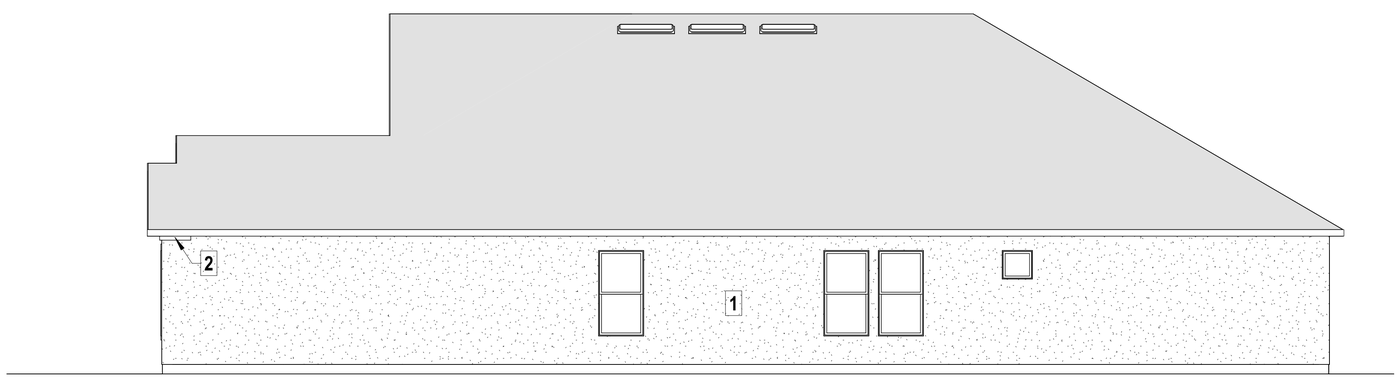
FRONT ELEVATION - FARMHOUSE A



REAR ELEVATION - FARMHOUSE A



LEFT ELEVATION - FARMHOUSE A



RIGHT ELEVATION - FARMHOUSE A

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

BRADLEY

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003028**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

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TAYLOR MORRISON

KEY WEST, BASE PLAN SUBDIVISON,

NON-PORCH ELEVATIONS (150C)

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A112	1st LEVEL FLOOR PLAN - CRAFTSMAN A
A114	1st LEVEL FLOOR PLAN - COASTAL A
A116	1st LEVEL FLOOR PLAN - FARMHOUSE A
A118	1st LEVEL FLOOR PLAN - PARTIALS
A119	1st LEVEL FLOOR PLAN - PARTIALS
A120	2nd LEVEL FLOOR PLAN - TRADITIONAL A
A122	2nd LEVEL FLOOR PLAN - CRAFTSMAN A
A124	2nd LEVEL FLOOR PLAN - COASTAL A
A126	2nd LEVEL FLOOR PLAN - FARMHOUSE A
A128	2nd LEVEL FLOOR PLAN - PARTIALS
A200	ELEVATIONS - TRADITIONAL A
A202	ELEVATIONS - CRAFTSMAN A
A204	ELEVATIONS - COASTAL A
A206	ELEVATIONS - FARMHOUSE A
A209	ELEVATIONS - PARTIALS
A210	ELEVATIONS - PARTIALS
A400	WALL SECTIONS
A500	DETAILS
A501	DETAILS
A502	DETAILS
A503	DETAILS

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E102	1st LEVEL ELECTRICAL PLAN - CRAFTSMAN A
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E106	1st LEVEL ELECTRICAL PLAN - FARMHOUSE A
E108	1st LEVEL ELECTRICAL PLAN - PARTIALS
E109	1st LEVEL ELECTRICAL PLAN - PARTIALS
E110	1st LEVEL ELECTRICAL PLAN - PARTIALS
E111	2nd LEVEL ELECTRICAL PLAN - TRADITIONAL A
E113	2nd LEVEL ELECTRICAL PLAN - CRAFTSMAN A
E115	2nd LEVEL ELECTRICAL PLAN - COASTAL A
E117	2nd LEVEL ELECTRICAL PLAN - FARMHOUSE A
E119	2nd LEVEL ELECTRICAL PLAN - PARTIALS
E120	2nd LEVEL ELECTRICAL PLAN - PARTIALS

STRUCTURAL

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ST-2 (150C)	FOUNDATION PLAN - TRADITIONAL A - 150C
ST-2.2 (150C)	FOUNDATION PLAN - CRAFTSMAN A - 150C
ST-2.4 (150C)	FOUNDATION PLAN - COASTAL A - 150C
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ST-2.D	FOUNDATION DETAILS
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ST-3.4 (150C)	1st LEVEL STRUCTURAL PLAN - COASTAL A - 150C
ST-3.6 (150C)	1st LEVEL STRUCTURAL PLAN - FARMHOUSE A - 150C
ST-3.8 (150C)	1st LEVEL STRUCTURAL PLAN - PARTIALS - 150C
ST-3A (150C)	1st LEVEL ROOF FRAMING PLAN - TRADITIONAL A - 150C
ST-3A.2 (150C)	1st LEVEL ROOF FRAMING PLAN - CRAFTSMAN A - 150C
ST-3A.4 (150C)	1st LEVEL ROOF FRAMING PLAN - COASTAL A - 150C
ST-3A.6 (150C)	1st LEVEL ROOF RAMING PLAN - FARMHOUSE A - 150C
ST-3A.8 (150C)	1st LEVEL ROOF FRAMING PLAN - PARTIALS - 150C
ST-4 (150C)	2nd LEVEL STRUCTURAL PLAN - TRADITIONAL A & B - 150C
ST-4.1 (150C)	2nd LEVEL STRUCTURAL PLAN - CRAFTSMAN A & B - 150C
ST-4.2 (150C)	2nd LEVEL STRUCTURAL PLAN - COASTAL A & B - 150C
ST-4.3 (150C)	2nd LEVEL STRUCTURAL PLAN - FARMHOUSE A & B - 150C
ST-4A (150C)	2nd LEVEL ROOF FRAMING PLAN - TRADITIONAL A & B - 150C
ST-4A.1 (150C)	2nd LEVEL ROOF FRAMING PLAN - CRAFTSMAN A & B - 150C
ST-4A.2 (150C)	2nd LEVEL ROOF FRAMING PLAN - COASTAL A & B - 150C
ST-4A.3 (150C)	2nd LEVEL ROOF FRAMING PLAN - FARMHOUSE A & B - 150C
ST-5	TYPICAL WALL SECTIONS
ST-6	SECTIONS AND DETAILS
ST-7	SECTIONS AND DETAILS
ST-8	SECTIONS AND DETAILS
ST-9	SECTIONS AND DETAILS

TAYLOR MORRISON

SHEET NO.	SHEET NAME
TM - 1	FRAMING STANDARDS
TM - 2	HVAC STANDARDS
TM - 3	STAIR STANDARDS AND TEMPORARY GUARDS
TM - 4	TRIM STANDARDS
TM - 5	SIDING STANDARDS OVER FRAME
TM - 6	SIDING STANDARDS OVER BLOCK
TM - 7	SIDING STANDARDS OVER BLOCK CONT.
TM - 8	COLUMN MENU

COLOR BLOCKING

SHEET NO.	SHEET NAME
CBTRA	TRADITIONAL A ELEVATIONS - COLOR BLOCKING
CBCRA	CRAFTSMAN A ELEVATIONS - COLOR BLOCKING
CBCOA	COASTAL A ELEVATIONS - COLOR BLOCKING
CBFHA	FARMHOUSE A ELEVATIONS - COLOR BLOCKING

BUILDING CODE SUMMARY

THE PROJECT SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES
FL BUILDING CODE - RESIDENTIAL: 2023 FL BUILDING CODE - FUEL GAS: 2023
FL BUILDING CODE - PLUMBING: 2023 NATIONAL ELECTRIC CODE: 2020
FL BUILDING CODE - MECHANICAL: 2023 FL FIRE PREVENTION CODE: 2023
FL BUILDING CODE - ENERGY CONSERVATION: 2023

OCCUPANCY CLASSIFICATION: RESIDENTIAL CONSTRUCTION TYPE: VB

WIND ZONE: SEE ST-1 SPRINKLED: NO

ZONING CODE:
PROPOSED STRUCTURE COMPLIES WITH THE REQUIREMENTS OF CHAPTER 656,
ZONING CODE FOR RESIDENTIAL DISTRICTS, INCL MAX BLDG HGT OF 35'

AREAS TR, CO, FH - A

1st Floor	1388 SF
2nd Floor	1878 SF
CONDITIONED AREA	3266 SF
Garage	627 SF
Entry	36 SF
Lanai	235 SF
UNCONDITIONED AREA	898 SF
TOTAL UNDER ROOF	4164 SF

*OPT EXTENDED LANAI + 352 SF

AREAS CR - A

1st Floor	1388 SF
2nd Floor	1878 SF
CONDITIONED AREA	3266 SF
Garage	627 SF
Entry	42 SF
Lanai	235 SF
UNCONDITIONED AREA	904 SF
TOTAL UNDER ROOF	4170 SF

*OPT EXTENDED LANAI + 352 SF

VOLUME - ALL A'S

1st Floor	12954 CF
2nd Floor	17082 CF
Grand total	30036 CF

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

KEY WEST
BASE PLAN
50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003042**
DRAWN: **MJR**
CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

0000 (150C)

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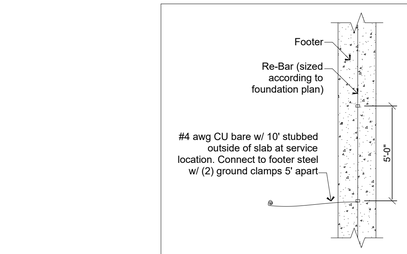
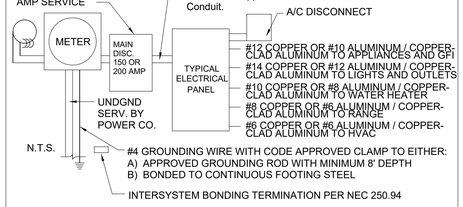


UFER GROUND DETAIL
N.T.S.

ELECTRICAL RISER DIAGRAM



NOTE:
ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY

GENERAL ELECTRICAL NOTES

ALL ELECTRICAL DESIGN AND WORK SHALL BE IN STRICT COMPLIANCE WITH THE 2020 NATIONAL ELECTRIC CODE

- CONTRACTOR RESPONSIBLE FOR ALL PANEL LOAD CALCULATIONS AND SHALL VERIFY IN ACCORDANCE WITH BUILDERS SPECIFICATIONS AND IN STRICT COMPLIANCE WITH NEC
- PER NEC SECTION 210.12(B) ALL 15A & 20A, 120V BRANCH CIRCUITS SUPPLYING OUTLETS REQUIRE AFCI PROTECTION
- CARBON MONOXIDE PROTECTION PER RESIDENTIAL CODE R315.1 TO BE INSTALLED WITHIN 10' OF EVERY SLEEPING ROOM
- ALL OUTLETS SHOULD BE AFCI PER NEC - U.N.O.
- ALL 125V SINGLE-PHASE 15A & 20A RECEPTACLES INSTALLED IN LOCATIONS SPECIFIED IN 210.8(A)(1) THROUGH (A)(10) SHALL HAVE GFCI PROTECTION FOR PERSONNEL IN ACCORDANCE WITH NEC 210.8(A)
- PER NEC SECTION 406.8(B)(I) 15A & 20A RECEPTACLES IN A WET LOCATION MUST BE WITHIN AN ENCLOSURE THAT IS WEATHERPROOF WHEN AN ATTACHMENT IS PLUGGED IN AN ALL NON-LOCKING RECEPTACLES SHALL BE LISTED AS WEATHER RESISTANT
- PER NEC SECTION 406.II IN DWELLING UNITS, ALL 15A & 20A, 15V RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT
- PER NEC SECTION 406.9(C) RECEPTACLES SHOULD NOT BE INSTALLED WITHIN A ZONE MEASURED 3FT HORIZONTALLY AND 8FT VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD.
- PER NEC SECTION 800.156 NO LESS THAN ONE COMMUNICATION OUTLET SHALL BE INSTALLED WITHIN EACH DWELLING UNIT
- PER NEC SECTION R314.3 AND R315.1 SMOKE DETECTORS TO BE INSTALLED INSIDE EACH SLEEPING AREA
- ALL SMOKE ALARMS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 217, PER RESIDENTIAL CODE 314.1. GC TO INSTALL; KIDDE MODEL # 14618A SMOKE ALARM, OR APPROVED EQUAL
- JUNCTION BOX AT WATER HEATER, RANGE AND/OR DRYER TO BE 220V IN NON GAS COMMUNITIES, AND 110V IN COMMUNITIES THAT HAVE GAS OPTIONS PROVIDE APPROPRIATE RECEPTACLE PER APPLIANCE
- ALL PERMANENTLY INSTALLED LUMINARIES, EXCLUDING THOSE IN KITCHEN APPLIANCES, SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS-PER-WATT OR SHALL UTILIZE LAMPS WITH AN EFFICACY OF NOT LESS THAN 65 LUMENS-PER-WATT PER R404.1.
- PER RESIDENTIAL CODE M1305.1 A LEVEL WORKING SPACE NOT LESS THAN 30" DEEP AND 30" WIDE SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE OF ANY APPLIANCE
- PER NEC SECTION R230.67 ALL SERVICES SUPPLYING DWELLING UNITS ARE REQUIRED TO BE PROVIDED WITH A TYPE 1 OR TYPE 2 SURGE-PROTECTIVE DEVICE.
- EACH DWELLING UNIT SHALL BE DESIGNED WITH PROVISION FOR FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT IN ACCORDANCE WITH RESIDENTIAL CODES RF103.1 AND RF103.3. CONTRACTOR RESPONSIBLE TO ADJUST PANEL/LOAD CALCULATIONS ACCORDINGLY.
- ALL 125V THROUGH 250V RECEPTACLES INSTALLED IN LOCATIONS SPECIFIED IN 210.8 (B)(1) THROUGH (B)(12) AND SUPPLIED BY SINGLE-PHASE BRANCH CIRCUITS RATED 150V OR LESS TO GROUND, 50A OR LESS, AND ALL RECEPTACLES SUPPLIED BY THREE-PHASE BRANCH CIRCUTS RATED 150V OR LESS TO GROUND, 100A OR LESS SHALL HAVE GFCI PROTECTION FOR PERSONNEL IN ACCORDANCE WITH NEC 210.8(B)
- FOR ONE AND TWO FAMILY DWELLING UNITS, ALL SERVICE CONDUCTORS SHALL TERMINATE IN DISCONNECTING MEANS HAVING A SHORT CIRCUIT CURRENT RATING EQUAL OR GREATER THAN THE AVAILABLE FAULT CURRENT, INSTALLED IN A READILY ACCESSIBLE OUTDOOR LOCATION IN ACCORDANCE WITH NEC 230.85

ABBREVIATIONS LEGEND

ABV	ABOVE
AC	AIR CONDITIONER
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLER UNIT
BLK	BLOCK
CABS	CABINETS
CLG	CEILING
CHR	CHAIR RAIL
COFF	COFFERED
COL	COLUMN
COND	CONDENSER
CRN	CROWN MOULDING
CVAC	CENTRAL VACUUM SYSTEM
DBL	DOUBLE
DIAG	DIAGONAL
DR	DOOR
DRY	DRYER
DW	DISHWASHER
EB	EYEBROW
FL	FLOOR LINE (MAT. CHANGE)
FLR	FLOOR
FP	FIREPLACE
FXD	FIXED
FXT	FIXTURE
GLS	GLASS
HB	HOSE BIB
KS	KNEE SPACE
LAV	LAVATORY
LT	LAUNDRY TUB
MRBL	MARBLE
MC	MEDICINE CABINET
MIR	MIRROR
MTL	METAL
OH	OVERHEAD
OPNG	OPENING
OPT	OPTIONAL
R & S	CLOTHES ROD and SHELF
REF	REFRIGERATOR
SD	SOAP DISH
SDLTS	SIDE LIGHTS
SGD	SLIDING GLASS DOOR
SH (2)	SHELVES (QUANTITY)
SHWR	SHOWER
TB	TOWEL BAR
TPH	TOILET PAPER HOLDER
T&S	TUB and SHOWER
TEMP	TEMPERED
TR	TRANSOM
VOL	VOLUME
WC	WATER CLOSET
WD	WOOD
WH	WATER HEATER
WNCT	WAINSCOT
WS	WATER SOFTENER
WASH	WASHER

*STAIR NOTES:
ACTUAL DIMENSIONS WILL VARY DEPENDING ON FIELD CONDITIONS, FLOOR COVERINGS, AND/OR VARIANCES IN CONSTRUCTION MATERIAL. ACTUAL CONSTRUCTION MUST COMPLY W/ R311.7 OF THE RESIDENTIAL CODE.
MAXIMUM RISER HEIGHT: 7-3/4"
MINIMUM TREAD DEPTH: 10" (NOT INCLUDING NOSING)
MAXIMUM TREAD DEPTH: 12" (INCLUDING NOSING)
MAXIMUM RISER HEIGHT VARIATION: 3/8" (ENTIRE FLIGHT)
MINIMUM STAIR WIDTH: 36"
MINIMUM HEADROOM CLEARANCE: 6'-8" (ABOVE NOSING)

*HANDRAIL NOTES:
ACTUAL CONSTRUCTION MUST COMPLY W/ R311.7.8 OF THE RESIDENTIAL CODE.
HANDRAILS SHALL NOT BE LESS THAN 34" OR MORE THAN 38" IN HEIGHT ABOVE THE STAIR NOSING.
HANDRAILS SHALL BE CONTINUOUS PER FLIGHT OF STAIRS.
HANDRAILS SHALL BE 1 1/2" CLEAR OF ALL ADJACENT FINISH MATERIALS AND ENDS SHALL RETURN TO WALL OR TERMINATE IN NEWEL POSTS OR SAFE TERMINALS.
HANDRAILS SHALL BE 1 1/4"-2" IN CROSS SECTIONAL DIMENSION, OR APPROVED EQUIVALENT, AND EDGES SHALL HAVE A MIN. RADIUS OF 0.01".
HANDRAIL CONSTRUCTION SHALL BE ABLE TO RESIST A LOAD OF 200 LBS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP RAIL.

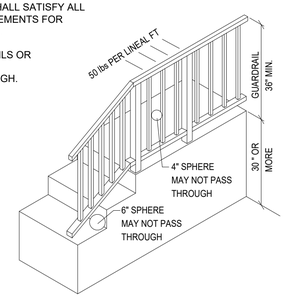
STAIR AND RAILING SUPPLIER INSTALLER SHALL SATISFY ALL BUILDING DEPARTMENT APPROVAL REQUIREMENTS FOR THE PRODUCTS THEY PROVIDE OR INSTALL.

OPEN RAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH.

THE GUARDRAIL CONSTRUCTION SHALL BE ABLE TO RESIST A LOAD OF 50 LBS PER LINEAL FOOT APPLIED HORIZONTALLY ALONG THE TOP RAIL. PER RESIDENTIAL CODE 1607.9.1 & ASCE 7 SECTION 4.5.1.

GUARDRAILS SHALL NOT BE LESS THAN 36" IN HEIGHT.

THE TRIANGULAR OPENINGS AT STAIR TREAD, RISER, & BOTTOM SHALL BE SUCH THAT A 6" DIAMETER SPHERE CANNOT PASS THROUGH.



TYP STAIR DETAIL
N.T.S.

ROOF NOTES

- INSTALL ROOF VENTING PER MFR WRITTEN INSTRUCTIONS PER RESIDENTIAL CODE R806
- ALL OVERHANG DIMENSIONS ARE TO EDGE OF RAFTER. REFERENCE WALL SECTIONS/DETAILS FOR ALL OVERHANGS NOT DIMENSIONED.
- ALL UNDERLAYMENT MUST BE INSTALLED IN COMPLIANCE WITH RESIDENTIAL CODE R905.1.1
- EACH 4' OFF RIDGE VENT REQUIRES (1) 46" x 3" CUT OUT IN ROOF SHEATHING PER MFR WRITTEN INSTRUCTIONS
- ROOF VENTING MUST MAINTAIN A MIN. DISTANCE OF 4'-0" FROM CENTERLINE OF SEPARATION WALL
- NO PENETRATIONS WITHIN 4'-0" OF RATED WALLS

ROOF VENT CALCULATION

FORMULA:

1 SQUARE INCH VENT FOR EVERY 300 SQUARE INCHES OF CEILING
*144 SQ. IN. = 1 SQ. FT.
BLDG. CEILING (SF) x 144 = BLDG (SQ. IN.)
BLDG. (SQ. IN.) / 300 = SQ. IN. OF VENT REQUIRED
SQ. IN. OF VENT REQUIRED / 2 = 50% AT HIGH AND 50% AT LOW.

PER RESIDENTIAL CODE SECTION R806.2: 40% MIN, BUT NOT MORE THAN 50% OF VENTILATION MUST BE PROVIDED BY VENTILATORS LOCATED NO MORE THAN 3'-0" BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE

BASIS OF CALCULATION: ("OR EQUAL" ACCEPTABLE)

(a) OFF RIDGE VENTS - STAMPCO W/ 36 SQ IN (NFVA) PER LINEAL FT

(b) SOFFIT VENTS - GP T3-1/3" FULL VENT PERFORATED W/ 9.19 SQ IN (NFVA) PER LINEAL FT

CALCULATED LINEAL FOOT OF SOFFIT VENT SHALL NOT INCLUDE NON-VENTED FIRE RATED SOFFIT LOCATED LESS THAN 5' FROM PROPERTY LINE

STAIR NOTES

1. EQUAL RISERS NOT TO EXCEED 7 3/4" EQUAL TREADS AT 10" W/ 1" NOSING EA (TOTAL TREAD DEPTH TO BE 11" MIN)
2. TREADS SHALL BE 2x12's GLUED AND NAILED, (RIPPED DOWN AS REQUIRED)
3. RISERS SHALL BE 1x8's GLUED AND NAILED (RIPPED DOWN AS REQUIRED)
4. LANDINGS SHALL BE CONSTRUCTED OF 2x8's @16" OC AND DECKED W/ 3/4" T&G PLYWOOD, GLUED AND NAILED
5. STRINGERS SHALL BE 2x12's EQUALLY SPACED (TYP)
6. WINDER TREADS SHALL COMPLY WITH RESIDENTIAL CODE R311.7.5.1 INCLUDING MINIMUM 6" TREAD DEPTH

EXTERIOR ELEVATION GENERAL NOTES

- FRONT ELEVATIONS BANDING, MOLDING, COLUMNS AND TRIM SHALL RECEIVE A SAND FINISH. SEE ELEVATION FOR DEPTH OR RAISED BANDING
- SIDE AND REAR ELEVATIONS BANDING AROUND WINDOWS AND DOORS MAY BE OPTIONAL PER COMMUNITY SPECS - SEE COMMUNITY SPECIFICATIONS OR CONSULT THE CONSTRUCTION MANAGER. ALL BANDING SHALL RECEIVE A SAND FINISH
- ROOF COVERING SEE COMMUNITY SPECIFICATIONS OR CONSULT THE CONSTRUCTION MANAGER. SEE STRUCTURAL SHEETS FOR SHEATHING REQUIREMENTS
- FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, DECK AND WALL INTERSECTIONS, AT GUTTERS, AT ALL CHANGES IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS
- WINDOW PAN FLASHING SHALL BE IN ACCORDANCE WITH RESIDENTIAL CODE R703.4
- WALL HEIGHTS VERIFY ALL BEARING WALL HEIGHTS WITH FINAL TRUSS LAYOUTS
- LATH PER RESIDENTIAL CODE R703.7.1, LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 11/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 7/8-INCHLONG (22.2 MM), 16 GAGE STAPLES, SPACED NOT MORE THAN 6 INCHES (152 MM), OR AS OTHERWISE APPROVED
- PLASTER PER R703.7.2, PLASTERING WITH PORTLAND CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHERE APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHERE APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTANT WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R702.1(1). ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED. THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1(3)
- WEEP SCREED PER R703.7.2.1 A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 31/2 INCHES (89 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C926. THE WEEP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED
- WATER-RESISTIVE BARRIERS PER R703.7.3, WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.4) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS

GENERAL NOTES

- ALL CONSTRUCTION SHALL MEET THE LATEST EDITION OF CODES ADOPTED BY THE LOCAL GOVERNING AGENCIES
- PER RESIDENTIAL CODE R302.5 NO OPENINGS FROM A PRIVATE GARAGE ARE PERMITTED DIRECTLY INTO SLEEPING AREAS. ALL OPENINGS SHALL HAVE SOLID WOOD, INSULATED STEEL OR 20 MIN. FIRE RATED DOORS NOT LESS THAN 1-3/8 INCHES THICKNESS. ALL DUCTS IN THE GARAGE OR PENETRATING THE WALL OR CEILING SEPARATING THE GARAGE AND DWELLING SHALL BE CONSTRUCTED OF MIN. 26 GA. SHEET METAL, 1 INCH MINIMUM RIGID CLASS 0 OR 1 DUCT BOARD, OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE
- PER RESIDENTIAL CODE TABLE R302.6 GARAGE SHALL BE SEPARATED FROM RESIDENCE AND IT'S ATTIC W/ MIN. 1/2" GYP BOARD ATTACHED IN ACCORDANCE WITH TABLE R702.3.5. HABITABLE ROOMS SHALL BE SEPARATED FROM ROOM ABOVE W/ MIN 5/8" TYPE "X" GYP BOARD, WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY. ANY STRUCTURE SUPPORTING THE ASSEMBLY SHALL BE PROTECTED W/ MIN 1/2" GYP BOARD
- PER RESIDENTIAL CODE R309.1 GARAGE AND CARPORT FLOOR SURFACE AREAS USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARDS THE MAIN VEHICLE ENTRY DOORWAY
- PER RESIDENTIAL CODE R312.1 PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE FINISHED FLOOR OR GRADE SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT. PER RESIDENTIAL CODE R312.1.2 OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE FINISHED FLOOR OR GRADE SHALL HAVE GUARDS NOT LESS THAN 34" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS
- PER RESIDENTIAL CODE R312.1.3 REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4" OR MORE IN DIAMETER
- PER RESIDENTIAL CODE R308.4.5 GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING, FACING, OR ADJACENT TO HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE, SHALL BE CONSIDERED A HAZARDOUS LOCATION. G.C. TO VERIFY IF HOMEOWNER SELECTS ANY OF THESE ITEMS LISTED. IF ANY OF THESE ITEMS LISTED IS INSTALLED, SUCH GLAZING FACING THOSE ITEMS IS TO BE TEMPERED
- PER RESIDENTIAL CODE R312.2, PROVIDE WINDOW FALL PROTECTION IN ACCORDANCE WITH R312.2.1 AND R312.2.2
- GAS OPT. PER COMMUNITY. VERIFY WITH BLDR
- C.J. = RECOMMENDED MASONRY CONTROL JOINT LOCATION
- ALL FINISHES, MATERIALS, HOUSEWRAP, WINDOW AND DOOR FLASHING, TAPING AND SEALANTS TO BE INSTALLED PER BUILDER PROVIDED SPECIFICATIONS OR MFR WRITTEN INSTRUCTIONS
- ALL FINISH DETAILS & TYPICAL PLAN NOTES PROVIDED BY BUILDER IN ACCORDANCE WITH TYPICAL BUILDER SPECIFICATIONS
- REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ALL EXTERIOR WALL STUD SPECIES, SIZES AND SPACING

TERMITE SPECIFICATIONS

SECTION R318 PROTECTION AGAINST TERMITES

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE A PREVENTIVE TREATMENT TO NEW CONSTRUCTION (SEE SECTION 202, REGISTERED TERMITICIDE). UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

NOTE:
1. METHOD OF TREATMENT SHALL BE APPROVED BY THE GOVERNING JURISDICTION "LIQUID BORATE OR BORA-CARE" PRODUCT METHODS MUST BE DETERMINED AT PERMIT STAGE AND PRODUCT APPROVAL DATA MUST BE ON FILE WITH THE BUILDING DEPARTMENT.
2. PRESSURE TREATED LUMBER THAT HAS BEEN CUT OR DRILLED THAT EXPOSES UNTREATED PORTIONS OF WOOD ARE REQUIRED TO BE FIELD TREATED TO PREVENT INSECT INFESTATION.
3. OPTIONAL BORATE APPLIED TO ALL FRAME MEMBERS MIN. 24" AFF

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taylor morrison

KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042
DRAWN: MJR
CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A000

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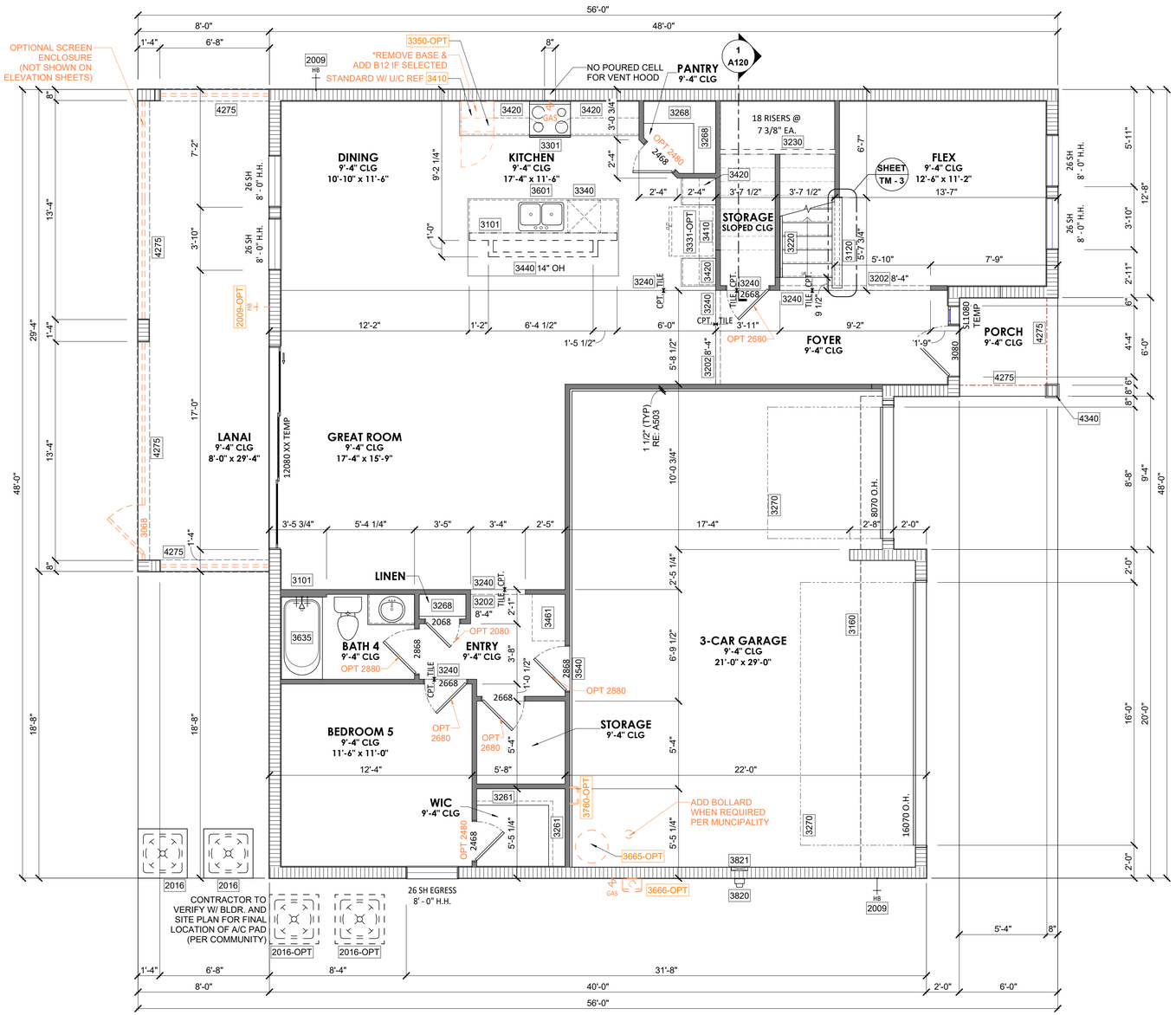

1st LEVEL FLOOR PLAN - TRADITIONAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

2009	HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2009-OPT	OPT HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2016	A/C PAD, 36"x 36" (U.N.O.)
2016-OPT	OPT A/C PAD, 36"x 36" (U.N.O.)
3101	2X6 WALL
3120	42" HIGH HALF WALL W/ CAP
3160	LINE OF FRAMING ABOVE
3202	INTERIOR FLAT HEADER (H.H. AS NOTED)
3220	36" HIGH WALL MOUNTED HANDRAIL
3230	KNEE WALL AT SLOPED CLG - MIN. 5'-0" CLG HT STND (MIN. 6'-8" CLG HT IF SLOPED ABOVE STAIRS)
3240	FLOOR LINE
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3270	LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION
3301	RANGE
3331-OPT	OPT REFRIGERATOR
3340	DISHWASHER
3350-OPT	OPT UNDER COUNTER REFRIGERATOR
3410	UPPER CABINETS
3420	BASE & UPPER CABINETS
3440	EXTEND 36" HIGH COUNTER OVER 2X4 KNEE WALL BELOW
3461	DROP ZONE
3540	DOOR IS 1 3/8" MIN. SOLID CORE -OR- 20 MIN. FIRE RATED
3601	SINK W/ GARBAGE DISPOSAL (SWITCH LOCATION PER BLDR SPECS)
3635	TUB (5'-0" ROUGH OPENING)
3665-OPT	OPT WATER HEATER - TANKED (PROVIDE MECH PROTECTION PER CODE)
3666-OPT	OPT WATER HEATER - TANKLESS (PROVIDE GAS & ELEC AS REQD)
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE
3820	ELECTRICAL METER AND DISCONNECT (LOCATION PER BLDR SPECS)
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)

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KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

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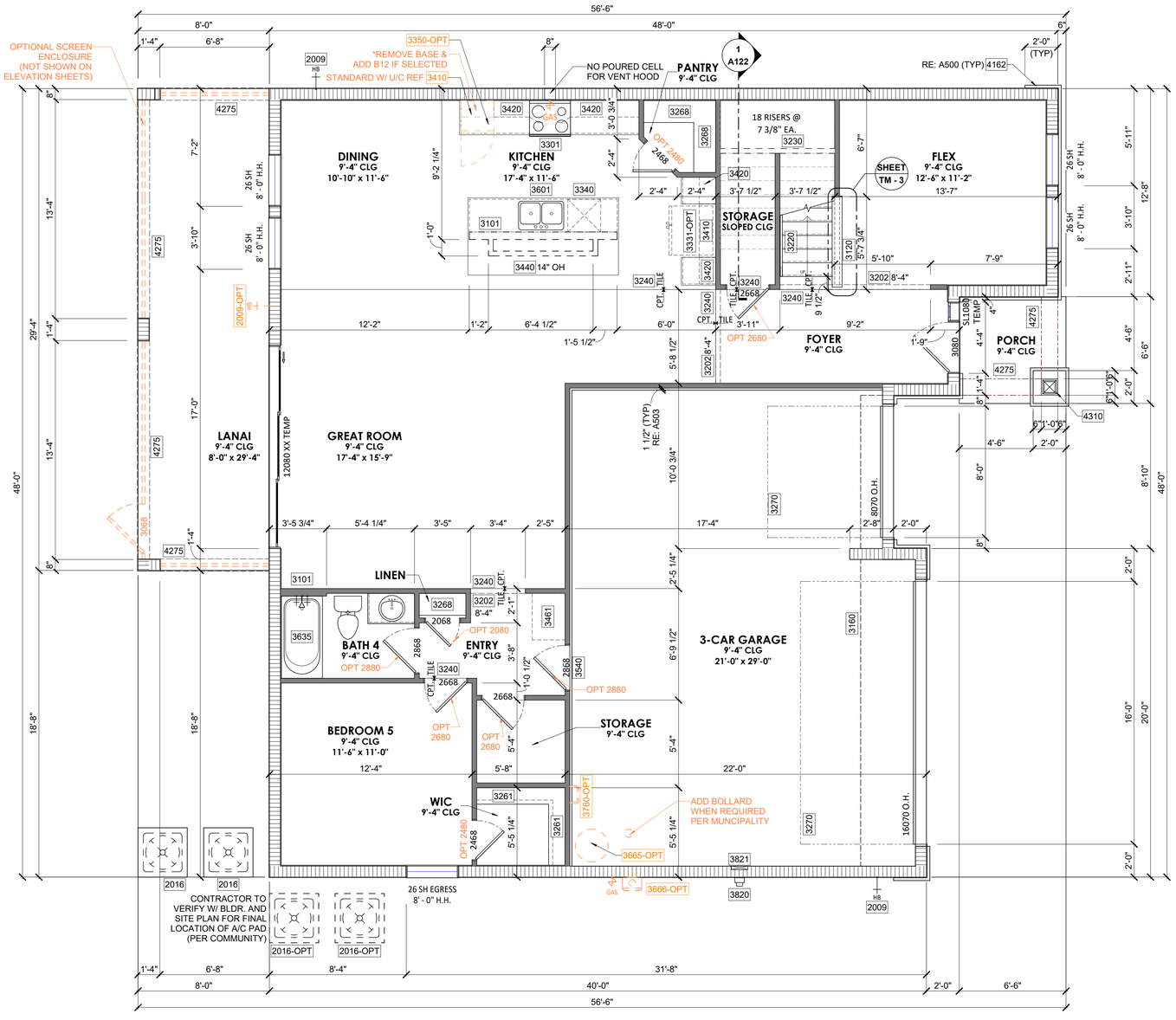

1st LEVEL FLOOR PLAN - CRAFTSMAN A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

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3820	ELECTRICAL METER AND DISCONNECT (LOCATION PER BLDR SPECS)
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4162	MFR. STONE VENEER
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)
4310	TAPERED CRAFTSMAN COLUMN W/ CAP AND BASE (RE: STRUCTURAL FOR LOAD BEARING COLUMNS)

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KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

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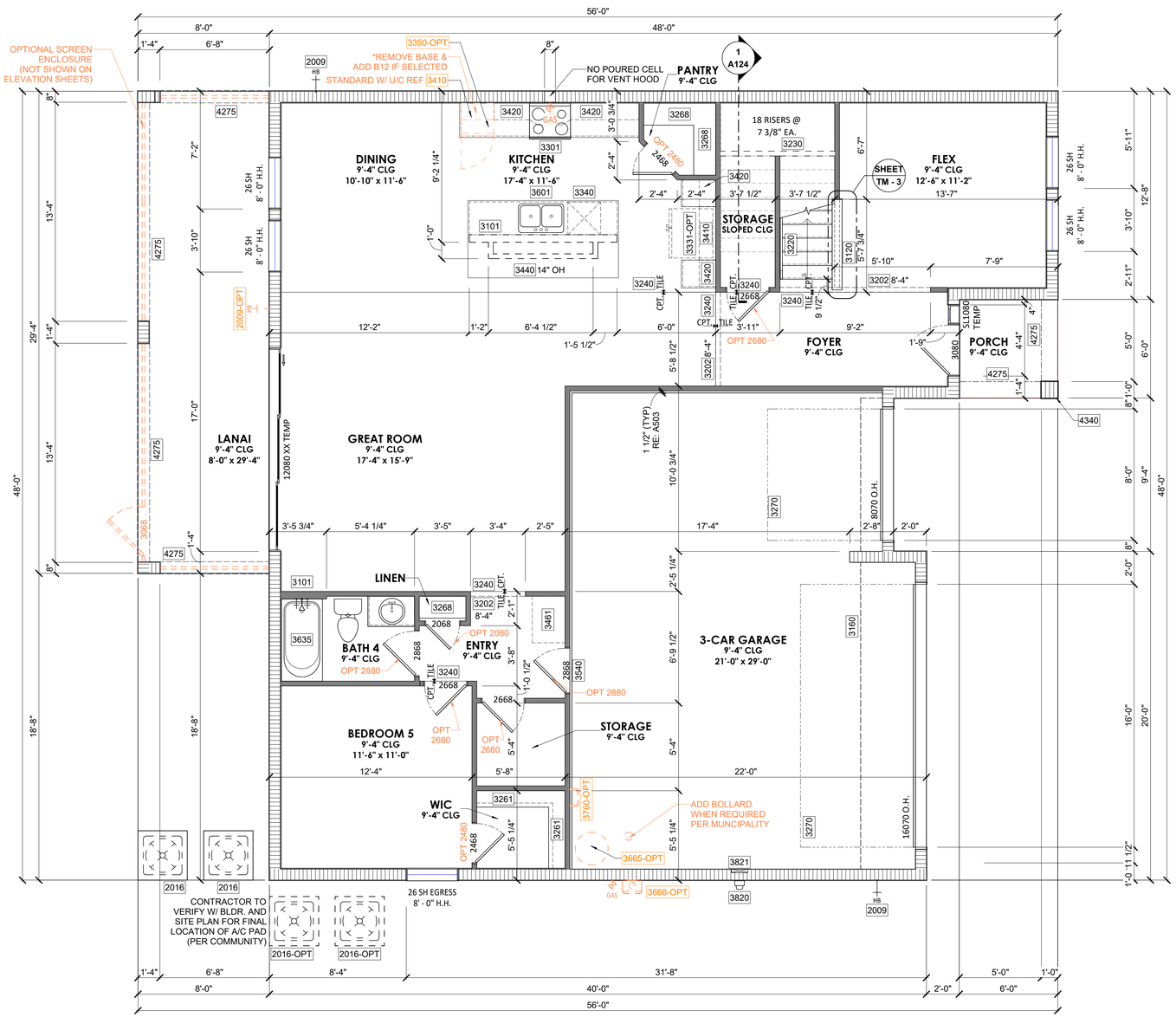

1st LEVEL FLOOR PLAN - COASTAL A

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2009	HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2009-OPT	OPT HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2016	A/C PAD, 36"x 36" (U.N.O.)
2016-OPT	OPT A/C PAD, 36"x 36" (U.N.O.)
3101	2X6 WALL
3120	42" HIGH HALF WALL W/ CAP
3160	LINE OF FRAMING ABOVE
3202	INTERIOR FLAT HEADER (H.H. AS NOTED)
3220	36" HIGH WALL MOUNTED HANDRAIL
3230	KNEE WALL AT SLOPED CLG - MIN. 5'-0" CLG HT STND (MIN. 6'-8" CLG HT IF SLOPED ABOVE STAIRS)
3240	FLOOR LINE
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3270	LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION
3301	RANGE
3331-OPT	OPT REFRIGERATOR
3340	DISHWASHER
3350-OPT	OPT UNDER COUNTER REFRIGERATOR
3410	UPPER CABINETS
3420	BASE & UPPER CABINETS
3440	EXTEND 36" HIGH COUNTER OVER 2X4 KNEE WALL BELOW
3461	DROP ZONE
3540	DOOR IS 1 3/8" MIN. SOLID CORE -OR- 20 MIN. FIRE RATED
3601	SINK W/ GARBAGE DISPOSAL (SWITCH LOCATION PER BLDR SPECS)
3635	TUB (5'-0" ROUGH OPENING)
3665-OPT	OPT WATER HEATER - TANKED (PROVIDE MECH PROTECTION PER CODE)
3666-OPT	OPT WATER HEATER - TANKLESS (PROVIDE GAS & ELEC AS REQD)
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE
3820	ELECTRICAL METER AND DISCONNECT (LOCATION PER BLDR SPECS)
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)

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KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: MJR

CHECKED: CM

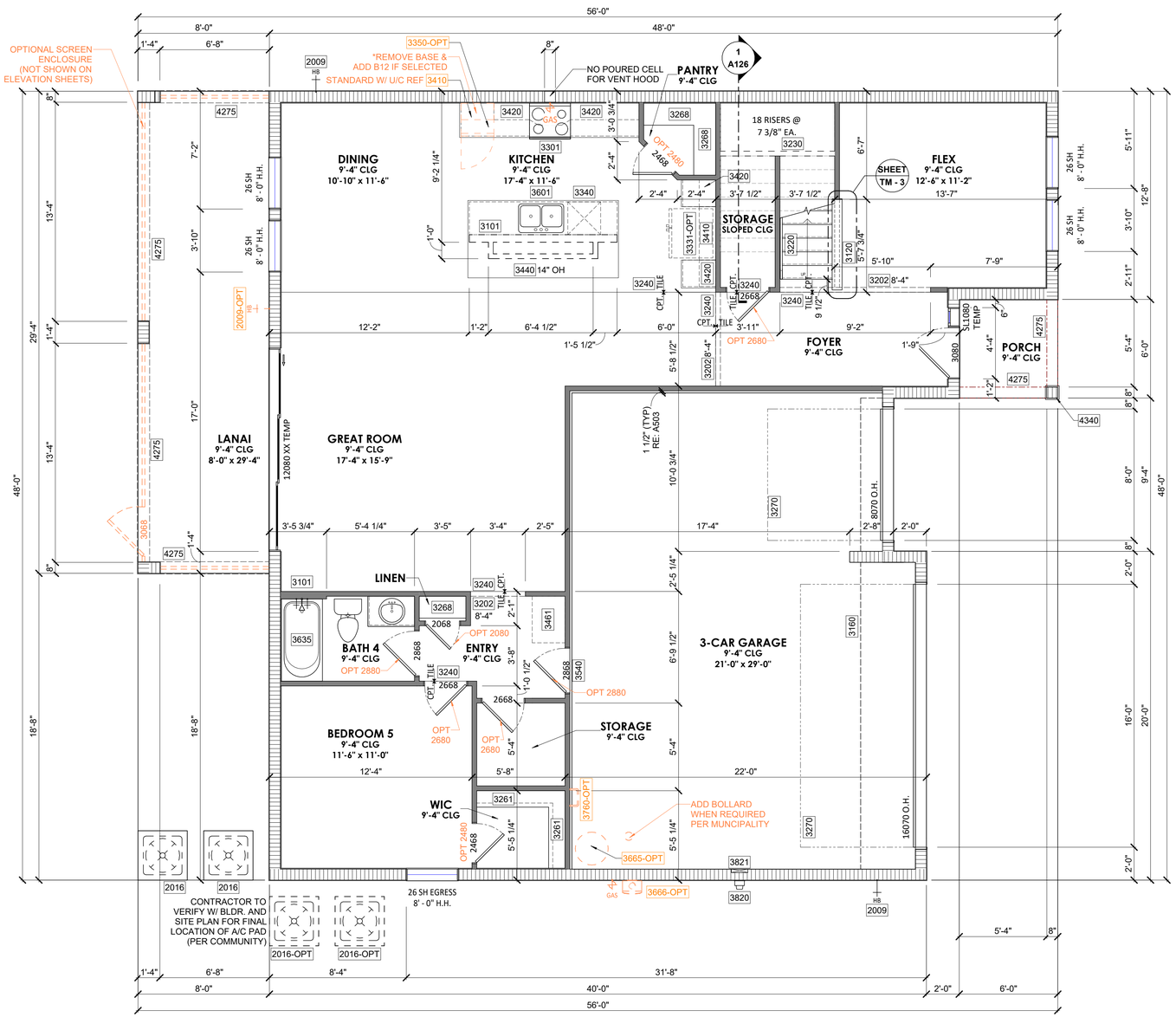
07-02-2025

REVISIONS:

No.	Description	Date

A114

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



1st LEVEL FLOOR PLAN - FARMHOUSE A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

2009	HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2009-OPT	OPT HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2016	A/C PAD, 36"x 36" (U.N.O.)
2016-OPT	OPT A/C PAD, 36"x 36" (U.N.O.)
3101	2X6 WALL
3120	42" HIGH HALF WALL W/ CAP
3160	LINE OF FRAMING ABOVE
3202	INTERIOR FLAT HEADER (H.H. AS NOTED)
3220	36" HIGH WALL MOUNTED HANDRAIL
3230	KNEE WALL AT SLOPED CLG - MIN. 5'-0" CLG HT STND (MIN. 6'-8" CLG HT IF SLOPED ABOVE STAIRS)
3240	FLOOR LINE
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3270	LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION
3301	RANGE
3331-OPT	OPT REFRIGERATOR
3340	DISHWASHER
3350-OPT	OPT UNDER COUNTER REFRIGERATOR
3410	UPPER CABINETS
3420	BASE & UPPER CABINETS
3440	EXTEND 36" HIGH COUNTER OVER 2X4 KNEE WALL BELOW
3461	DROP ZONE
3540	DOOR IS 1 3/8" MIN. SOLID CORE -OR- 20 MIN. FIRE RATED
3601	SINK W/ GARBAGE DISPOSAL (SWITCH LOCATION PER BLDR SPECS)
3635	TUB (5'-0" ROUGH OPENING)
3665-OPT	OPT WATER HEATER - TANKED (PROVIDE MECH PROTECTION PER CODE)
3666-OPT	OPT WATER HEATER - TANKLESS (PROVIDE GAS & ELEC AS REQD)
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE
3820	ELECTRICAL METER AND DISCONNECT (LOCATION PER BLDR SPECS)
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)

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KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A116

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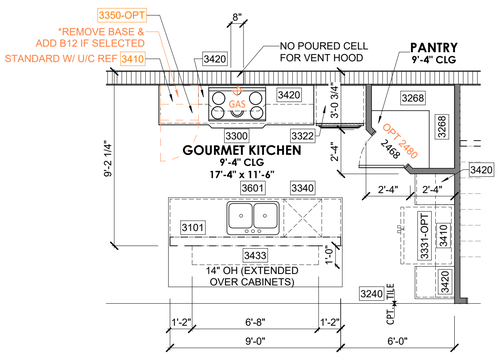
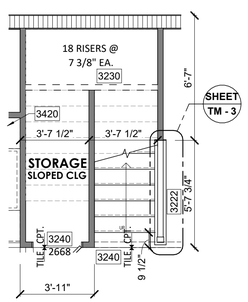


1st LEVEL FLOOR PLAN - OPT GOURMET KITCHEN

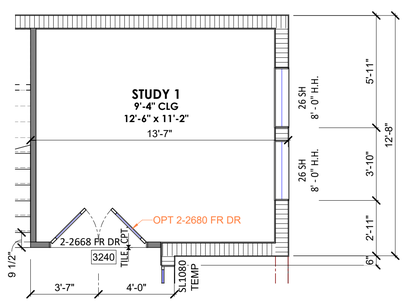
1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL FLOOR PLAN - OPT OPEN STAIR RAIL

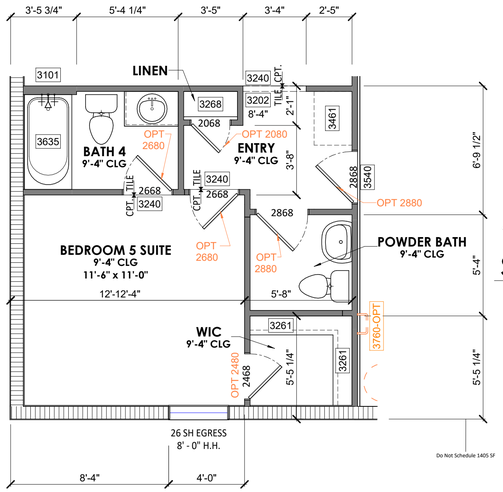
1/4" = 1'-0" WHEN PRINTED ON 22"x34"

CANNOT NOT BE SELECTED WHEN OPT STUDY 1 IS SELECTED



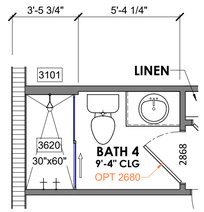
1st LEVEL FLOOR PLAN - OPT STUDY 1

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL FLOOR PLAN - OPT BEDROOM 5 SUITE W/ POWDER BATH

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL FLOOR PLAN - OPT SHOWER @ BATH 4

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

3101	2X6 WALL
3202	INTERIOR FLAT HEADER (H.H. AS NOTED)
3222	36" HIGH OPEN STAIR RAILING SYSTEM (ON PEANUT WALL PER BLDR SPECS)
3230	KNEE WALL AT SLOPED CLG - MIN. 5'-0" CLG HT STND (MIN. 6'-8" CLG HT IF SLOPED ABOVE STAIRS)
3240	FLOOR LINE
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3300	COOKTOP
3322	DOUBLE OVEN
3331-OPT	OPT REFRIGERATOR
3340	DISHWASHER
3350-OPT	OPT UNDER COUNTER REFRIGERATOR
3410	UPPER CABINETS
3420	BASE & UPPER CABINETS
3433	12" DEEP KITCHEN ISLAND CABINETS
3461	DROP ZONE
3540	DOOR IS 1 3/8" MIN. SOLID CORE -OR- 20 MIN. FIRE RATED
3601	SINK W/ GARBAGE DISPOSAL (SWITCH LOCATION PER BLDR SPECS)
3620	SHOWER W/ PRE-FAB PAN (SIZE PER PLAN)
3635	TUB (5'-0" ROUGH OPENING)
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE

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KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

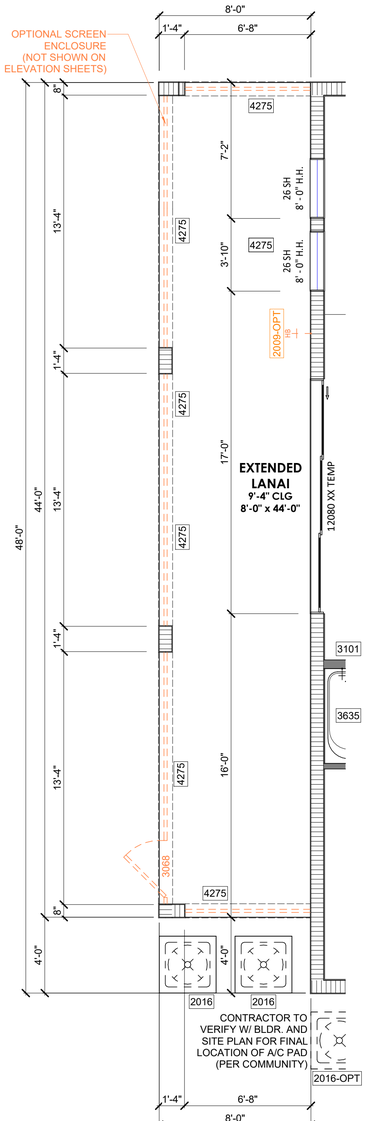
No.	Description	Date

A118

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7347

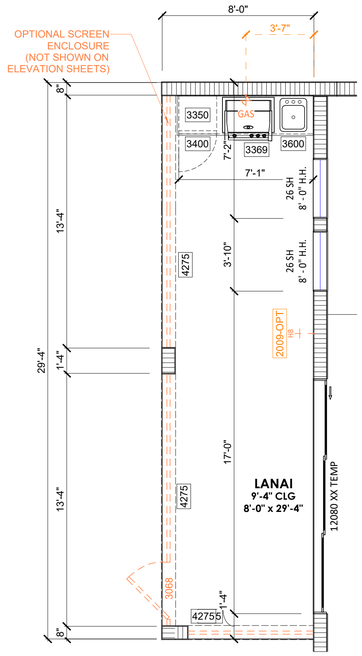
KEYNOTES

2009-OPT	OPT HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2016	A/C PAD, 36"x 36" (U.N.O.)
2016-OPT	OPT A/C PAD, 36"x 36" (U.N.O.)
3101	2X6 WALL
3350	UNDER COUNTER REFRIGERATOR
3369	30" GRILL
3400	BASE CABINETS
3600	SINK
3635	TUB (5'-0" ROUGH OPENING)
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)



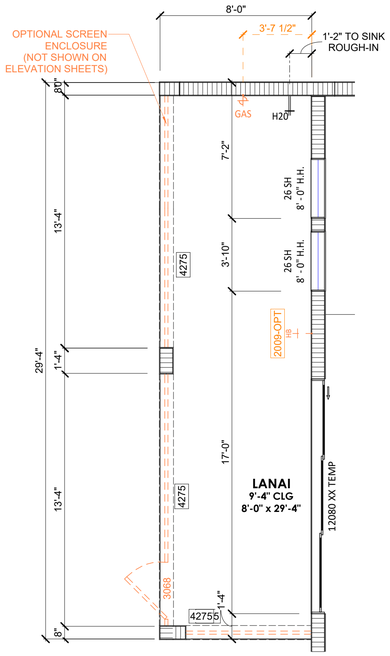
1st LEVEL FLOOR PLAN - OPT EXTENDED LANAI

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL FLOOR PLAN - OPT OUTDOOR KITCHEN (SIMILAR W/ EXT LANAI)

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL FLOOR PLAN - OPT OUTDOOR KITCHEN ROUGH-IN (SIMILAR W/ EXT LANAI)

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

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KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A119

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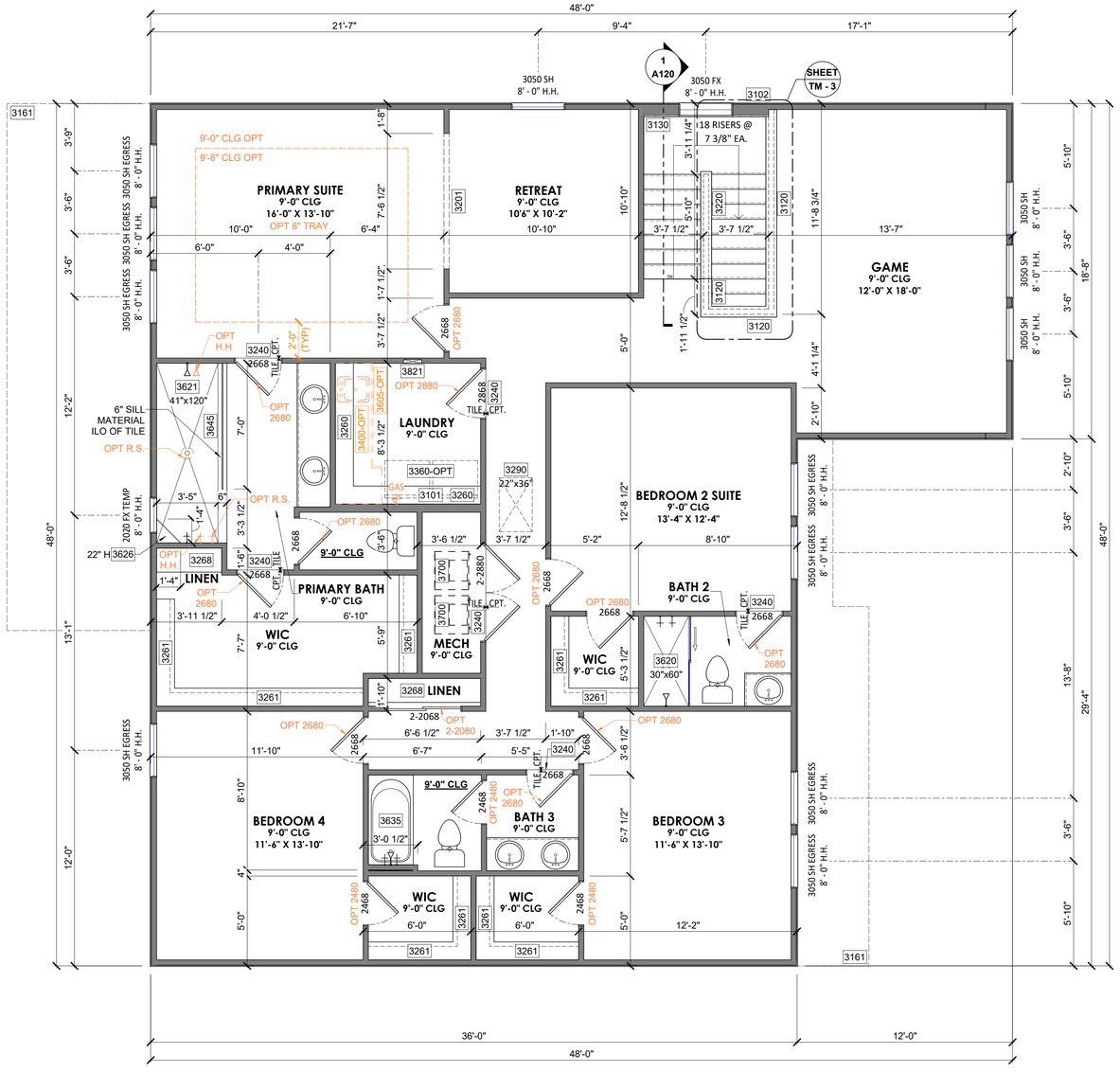
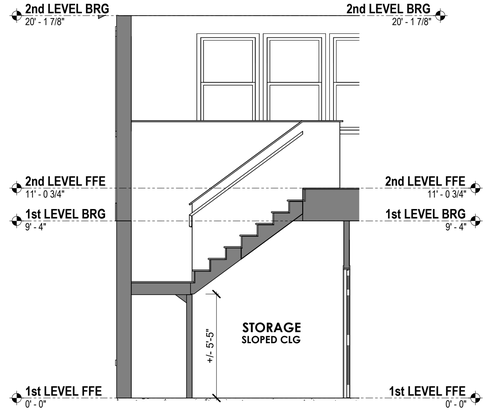


2nd LEVEL FLOOR PLAN - TRADITIONAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1 A120 STAIR SECTION

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

3101	2X6 WALL
3102	2X8 WALL
3120	42" HIGH HALF WALL W/ CAP
3130	PROVIDE FURRING AS NEEDED
3161	LINE OF FRAMING BELOW
3201	INTERIOR FLAT HEADER at 8'-0" U.N.O.
3220	36" HIGH WALL MOUNTED HANDRAIL
3240	FLOOR LINE
3260	SINGLE SHELF
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3290	ATTIC ACCESS - SIZE AS NOTED (PROVIDE 30" MIN. HEADROOM AT ALL ACCESS LOCATIONS)
3360-OPT	
3400-OPT	OPT BASE CABINETS
3605-OPT	OPT LAV. SINK
3620	SHOWER W/ PRE-FAB PAN (SIZE PER PLAN)
3621	SHOWER W/ CURB (SIZE PER PLAN)
3626	CORNER SHOWER SEAT
3635	TUB (5'-0" ROUGH OPENING)
3645	TEMPERED GLASS SHOWER ENCLOSURE
3700	AHU
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)

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KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A120

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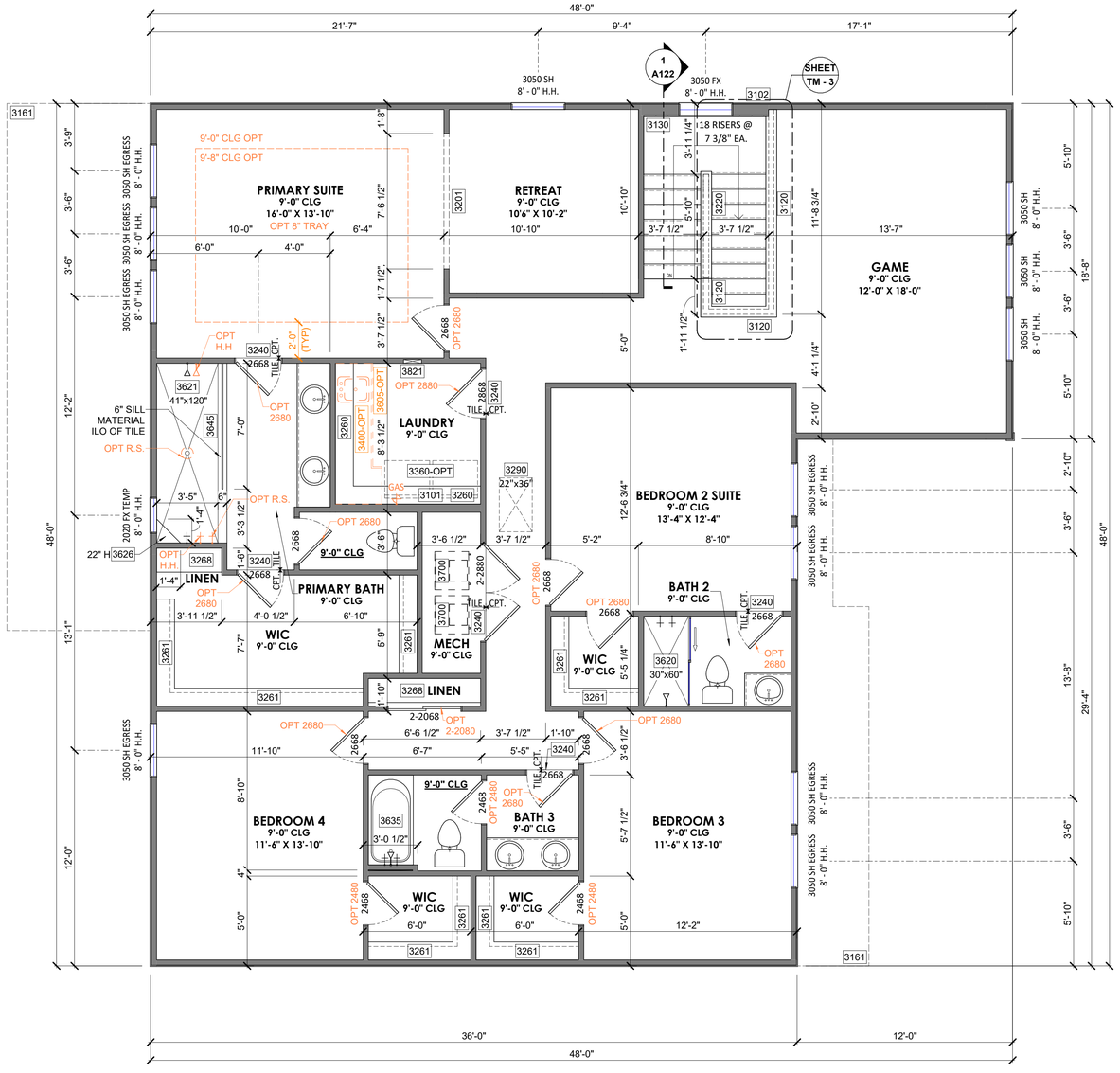
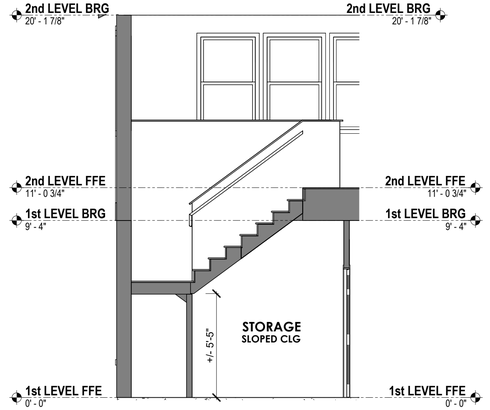


2nd LEVEL FLOOR PLAN - CRAFTSMAN A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES	
3101	2X6 WALL
3102	2X8 WALL
3120	42" HIGH HALF WALL W/ CAP
3130	PROVIDE FURRING AS NEEDED
3161	LINE OF FRAMING BELOW
3201	INTERIOR FLAT HEADER at 8'-0" U.N.O.
3220	36" HIGH WALL MOUNTED HANDRAIL
3240	FLOOR LINE
3260	SINGLE SHELF
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3290	ATTIC ACCESS - SIZE AS NOTED (PROVIDE 30" MIN. HEADROOM AT ALL ACCESS LOCATIONS)
3360-OPT	
3400-OPT	OPT BASE CABINETS
3605-OPT	OPT LAV. SINK
3620	SHOWER W/ PRE-FAB PAN (SIZE PER PLAN)
3621	SHOWER W/ CURB (SIZE PER PLAN)
3626	CORNER SHOWER SEAT
3635	TUB (5'-0" ROUGH OPENING)
3645	TEMPERED GLASS SHOWER ENCLOSURE
3700	AHU
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)



1 A122 STAIR SECTION

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

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KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A122

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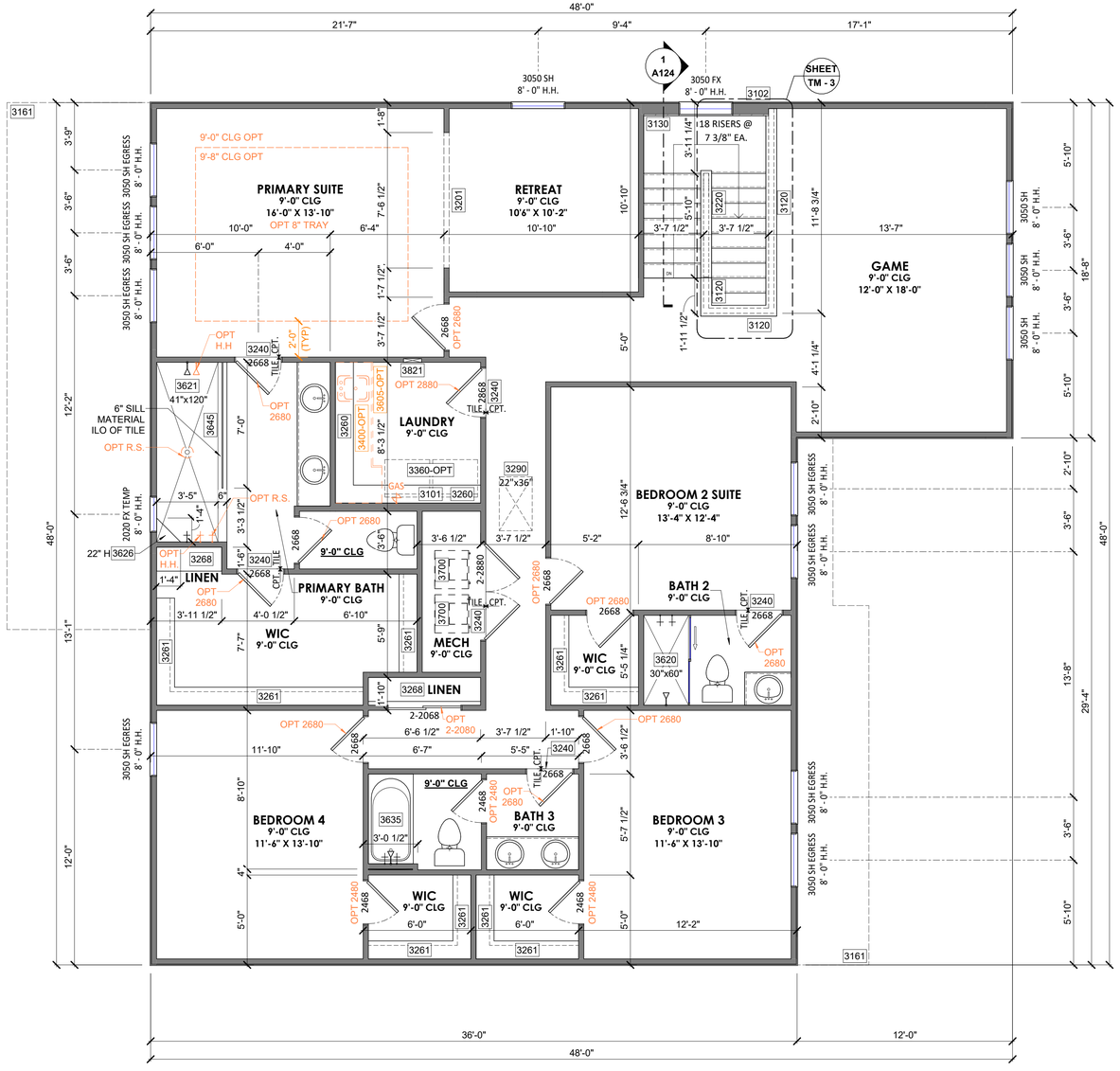
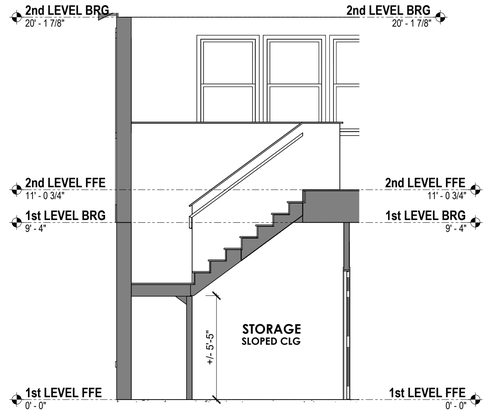


2nd LEVEL FLOOR PLAN - COASTAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES	
3101	2X6 WALL
3102	2X8 WALL
3120	42" HIGH HALF WALL W/ CAP
3130	PROVIDE FURRING AS NEEDED
3161	LINE OF FRAMING BELOW
3201	INTERIOR FLAT HEADER at 8'-0" U.N.O.
3220	36" HIGH WALL MOUNTED HANDRAIL
3240	FLOOR LINE
3260	SINGLE SHELF
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3290	ATTIC ACCESS - SIZE AS NOTED (PROVIDE 30" MIN. HEADROOM AT ALL ACCESS LOCATIONS)
3360-OPT	
3400-OPT	OPT BASE CABINETS
3605-OPT	OPT LAV. SINK
3620	SHOWER W/ PRE-FAB PAN (SIZE PER PLAN)
3621	SHOWER W/ CURB (SIZE PER PLAN)
3626	CORNER SHOWER SEAT
3635	TUB (5'-0" ROUGH OPENING)
3645	TEMPERED GLASS SHOWER ENCLOSURE
3700	AHU
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)



1 A124 STAIR SECTION

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: MJR

CHECKED: CM

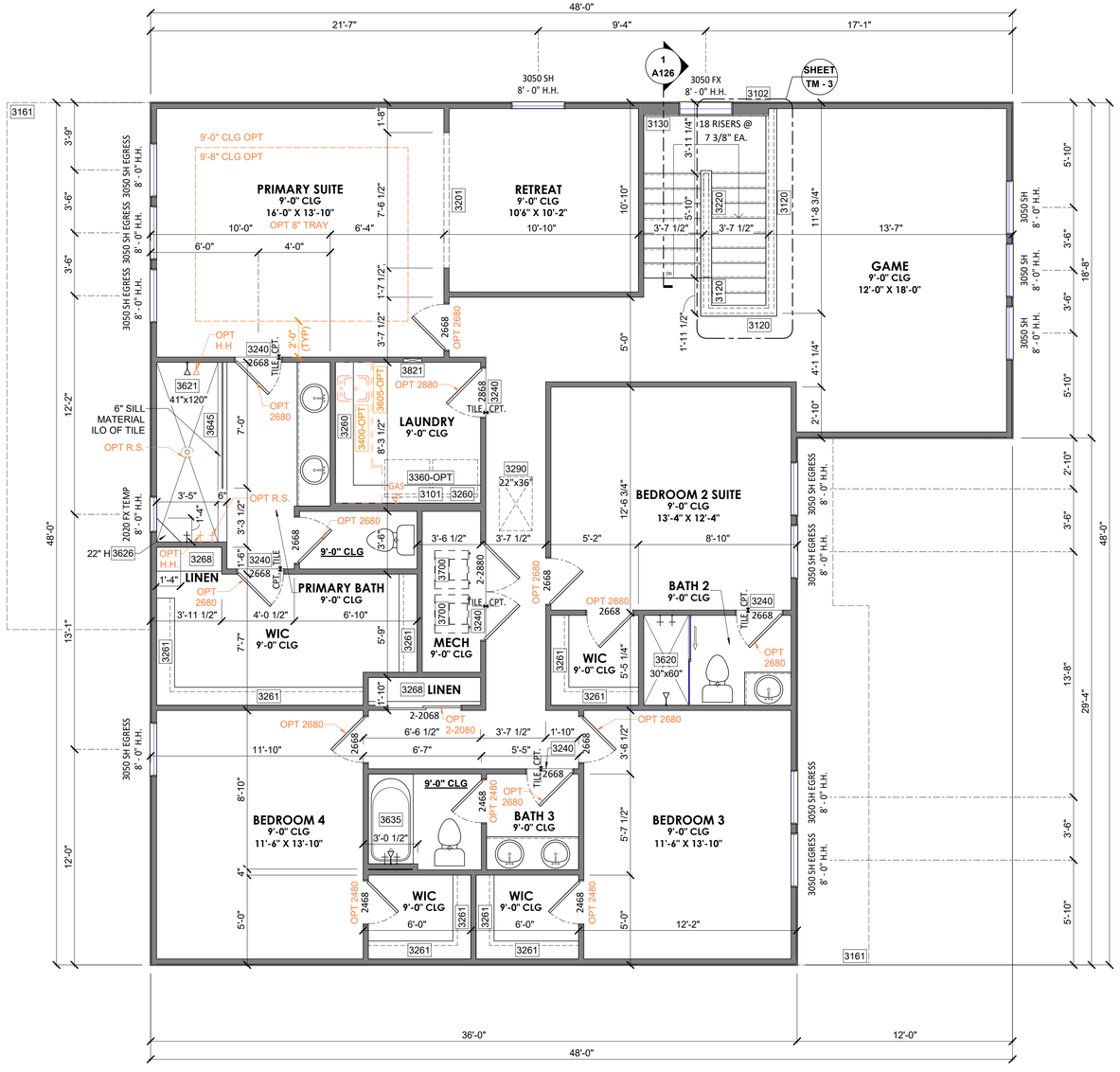
07-02-2025

REVISIONS:

No.	Description	Date

A124

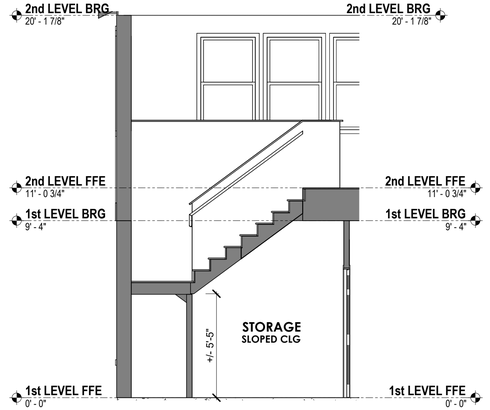
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



2nd LEVEL FLOOR PLAN - FARMHOUSE A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES	
3101	2X6 WALL
3102	2X8 WALL
3120	42" HIGH HALF WALL W/ CAP
3130	PROVIDE FURRING AS NEEDED
3161	LINE OF FRAMING BELOW
3201	INTERIOR FLAT HEADER at 8'-0" U.N.O.
3220	36" HIGH WALL MOUNTED HANDRAIL
3240	FLOOR LINE
3260	SINGLE SHELF
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3290	ATTIC ACCESS - SIZE AS NOTED (PROVIDE 30" MIN. HEADROOM AT ALL ACCESS LOCATIONS)
3360-OPT	
3400-OPT	OPT BASE CABINETS
3605-OPT	OPT LAV. SINK
3620	SHOWER W/ PRE-FAB PAN (SIZE PER PLAN)
3621	SHOWER W/ CURB (SIZE PER PLAN)
3626	CORNER SHOWER SEAT
3635	TUB (5'-0" ROUGH OPENING)
3645	TEMPERED GLASS SHOWER ENCLOSURE
3700	AHU
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)



1 A126 STAIR SECTION

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

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KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

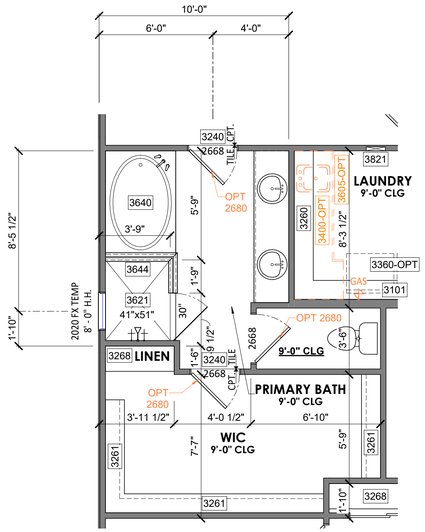
No.	Description	Date

A126

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

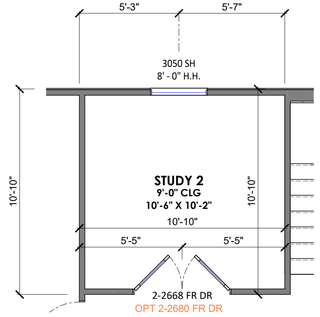
KEYNOTES

3101	2X6 WALL
3102	2X8 WALL
3130	PROVIDE FURRING AS NEEDED
3222	36" HIGH OPEN STAIR RAILING SYSTEM (ON PEANUT WALL PER BLDR SPECS)
3240	FLOOR LINE
3260	SINGLE SHELF
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3360-OPT	
3400-OPT	OPT BASE CABINETS
3605-OPT	OPT LAV. SINK
3620	SHOWER W/ PRE-FAB PAN (SIZE PER PLAN)
3621	SHOWER W/ CURB (SIZE PER PLAN)
3640	DROP-IN TUB W/ DECK (PER BLDR SPECS)
3644	TEMPERED GLASS SHOWER ENCLOSURE ON 30" H 1/2 WALL W/ SLP TOP
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)



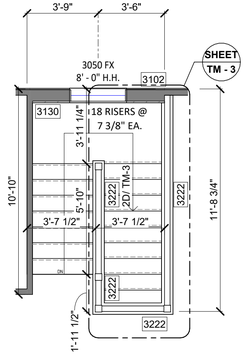
2nd LEVEL FLOOR PLAN - OPT DELUXE PRIMARY BATH

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



2nd LEVEL FLOOR PLAN - OPT STUDY 2

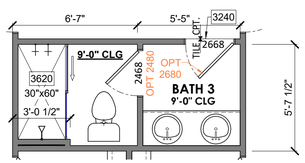
1/4" = 1'-0" WHEN PRINTED ON 22"x34"



2nd LEVEL FLOOR PLAN - OPT OPEN STAIR RAIL

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

CANNOT NOT BE SELECTED WHEN OPT STUDY 1 IS SELECTED



2nd LEVEL FLOOR PLAN - OPT SHOWER @ BATH 3

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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taylor morrison

KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: MJR

CHECKED: CM

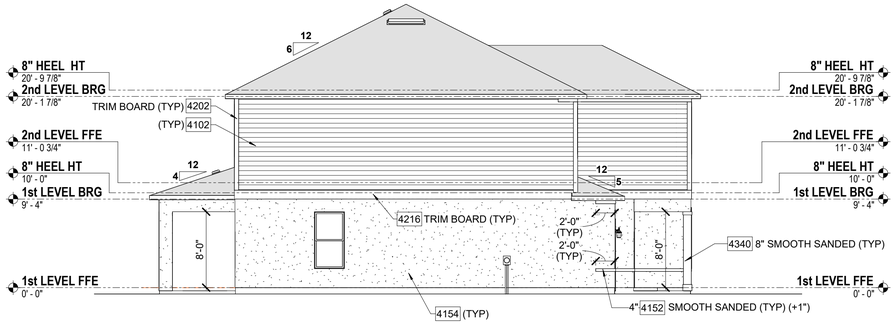
07-02-2025

REVISIONS:

No.	Description	Date

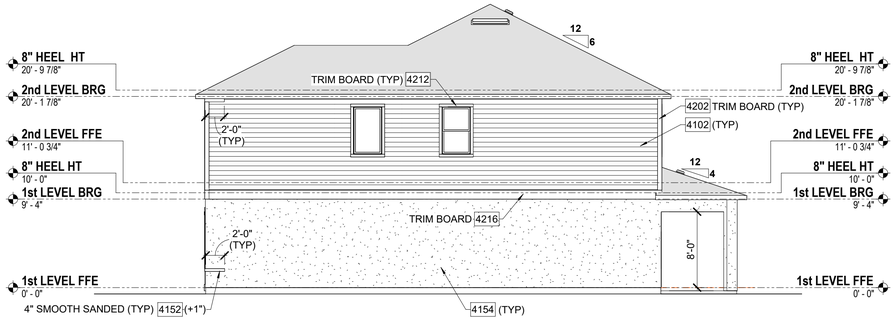
A128

APEX TECHNOLOGY" IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



LEFT ELEVATION - TRADITIONAL A

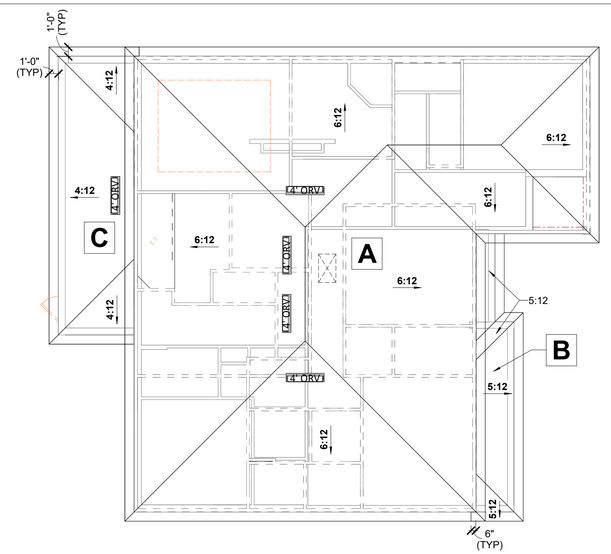
1/8" = 1'-0" WHEN PRINTED ON 22"x34"



RIGHT ELEVATION - TRADITIONAL A

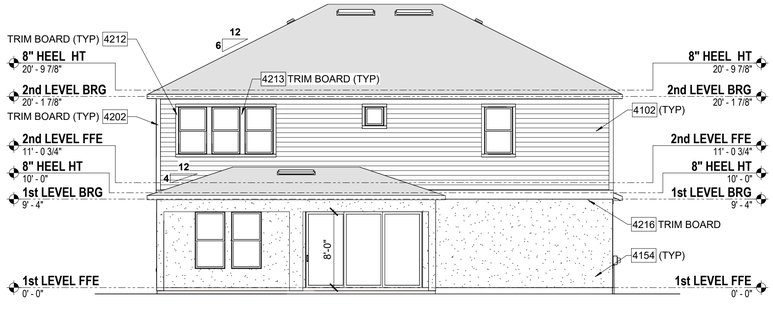
1/8" = 1'-0" WHEN PRINTED ON 22"x34"

(A) UPPER ROOF VENT REQUIREMENTS - TRADITIONAL A	(B) LOWER FRONT ROOF VENT REQUIREMENTS - TRADITIONAL A	(C) LOWER REAR ROOF VENT REQUIREMENTS - TRADITIONAL A
VENTILATION CALCULATIONS: ATTIC AREA = 1952 SQ. FT. / 300 = 6.51 SQ. FT. x 144 = 937 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 375 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 4 TOTAL SOFFIT VENTILATION NEEDED 562 SQ. IN.	NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 2/3 OF ROOF IS REQUIRED	VENTILATION CALCULATIONS: ATTIC AREA = 235 SQ. FT. / 300 = 0.79 SQ. FT. x 144 = 113 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 45 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 1 TOTAL SOFFIT VENTILATION NEEDED 68 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING: *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT		



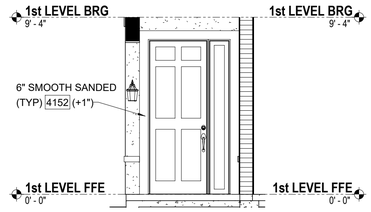
ROOF PLAN - TRADITIONAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



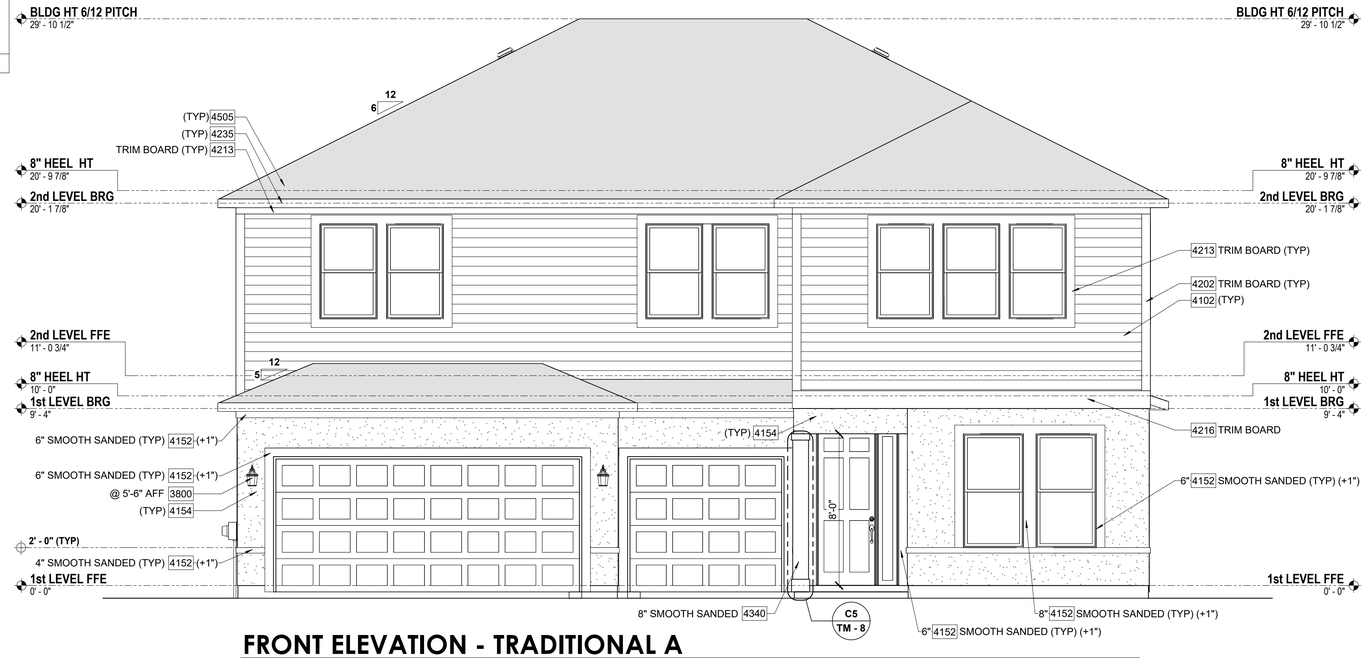
REAR ELEVATION - TRADITIONAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



2 A200 **FRONT ENTRY VIEW**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FRONT ELEVATION - TRADITIONAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

3800	COACH LIGHTS (PER BLDR SPECS)
4102	LAP SIDING, 6" EXPOSURE
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4202	1x6 CORNER TRIM
4212	1x4 TRIM
4213	1x6 TRIM
4216	1x12 TRIM
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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904.821.5200
taylor morrison

KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: MJR

CHECKED: CM

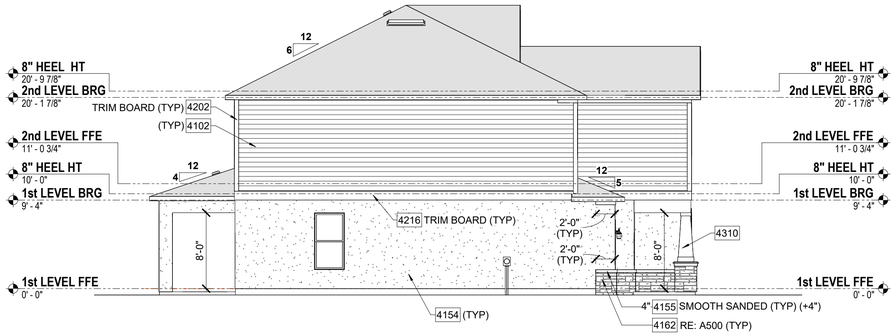
07-02-2025

REVISIONS:

No.	Description	Date

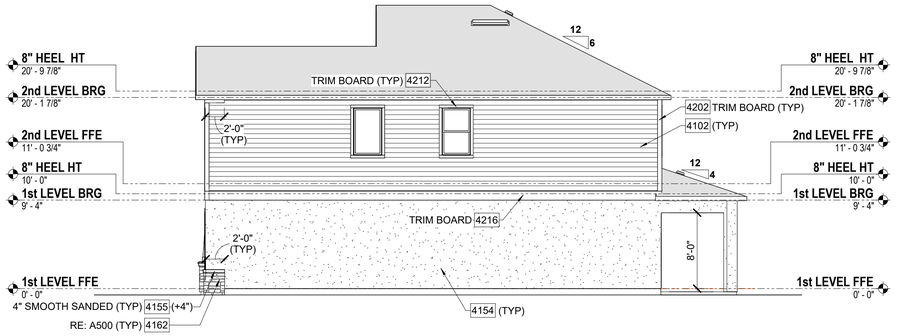
A200

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



LEFT ELEVATION - CRAFTSMAN A

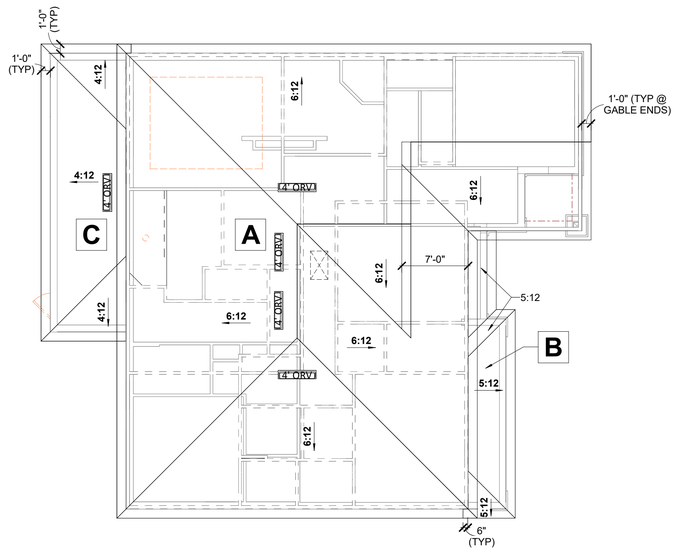
1/8" = 1'-0" WHEN PRINTED ON 22"x34"



RIGHT ELEVATION - CRAFTSMAN A

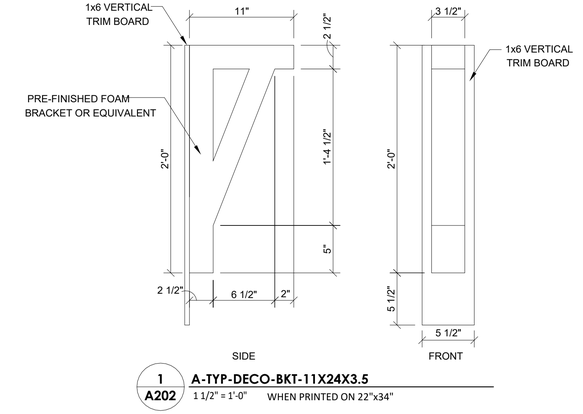
1/8" = 1'-0" WHEN PRINTED ON 22"x34"

(A) UPPER ROOF VENT REQUIREMENTS - CRAFTSMAN A	(B) LOWER FRONT ROOF VENT REQUIREMENTS - CRAFTSMAN A	(C) LOWER REAR ROOF VENT REQUIREMENTS - CRAFTSMAN A
VENTILATION CALCULATIONS: ATTIC AREA = 1952 SQ. FT. / 300 = 6.51 SQ. FT. x 144 = 937 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 375 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 4 TOTAL SOFFIT VENTILATION NEEDED 562 SQ. IN.	NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 2/3 OF ROOF IS REQUIRED	VENTILATION CALCULATIONS: ATTIC AREA = 235 SQ. FT. / 300 = 0.79 SQ. FT. x 144 = 113 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 45 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 1 TOTAL SOFFIT VENTILATION NEEDED 68 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING: *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT		



ROOF PLAN - CRAFTSMAN A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

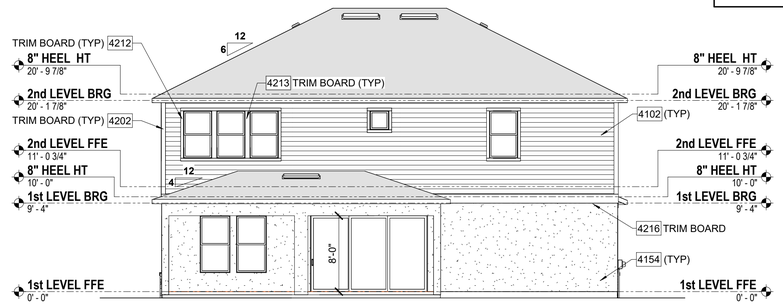


1 A202 **A-TYP-DECO-BKT-11X24X3.5**

1 1/2" = 1'-0" WHEN PRINTED ON 22"x34"

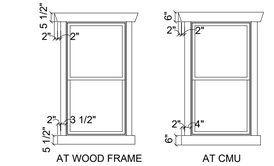
KEYNOTES

3800	COACH LIGHTS (PER BLDR SPECS)
4102	LAP SIDING, 6" EXPOSURE
4120	SHAKE SIDING
4133	SMOOTH PANEL SIDING
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4155	FOAM TRIM PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4162	MFR. STONE VENEER
4202	1x6 CORNER TRIM
4212	1x4 TRIM
4213	1x6 TRIM
4214	1x8 TRIM
4216	1x12 TRIM
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4310	TAPERED CRAFTSMAN COLUMN W/ CAP AND BASE (RE: STRUCTURAL FOR LOAD BEARING COLUMNS)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)



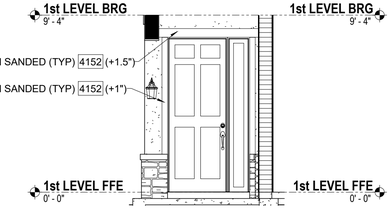
REAR ELEVATION - CRAFTSMAN A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



2 A202 **WINDOW TRIM**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



3 A202 **FRONT ENTRY VIEW**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FRONT ELEVATION - CRAFTSMAN A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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904.821.5200
taylor morrison

KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003042**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

A202

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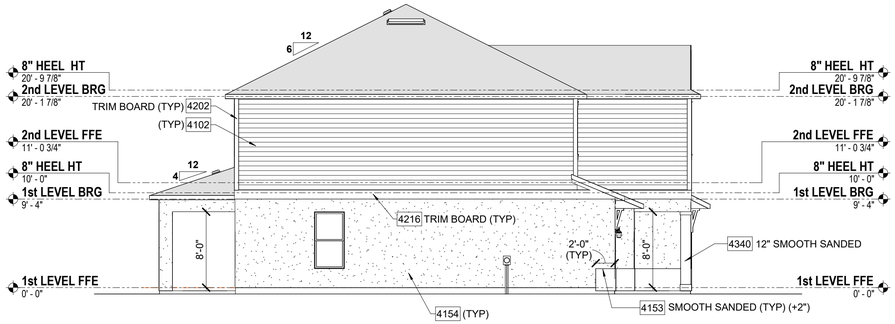
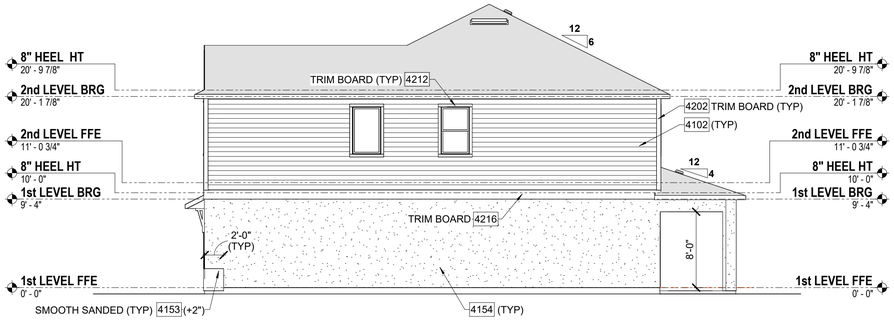


LEFT ELEVATION - COASTAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



RIGHT ELEVATION - COASTAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

(A) UPPER ROOF VENT REQUIREMENTS - COASTAL A	(B) LOWER FRONT ROOF VENT REQUIREMENTS - COASTAL A	(C) LOWER REAR ROOF VENT REQUIREMENTS - COASTAL A
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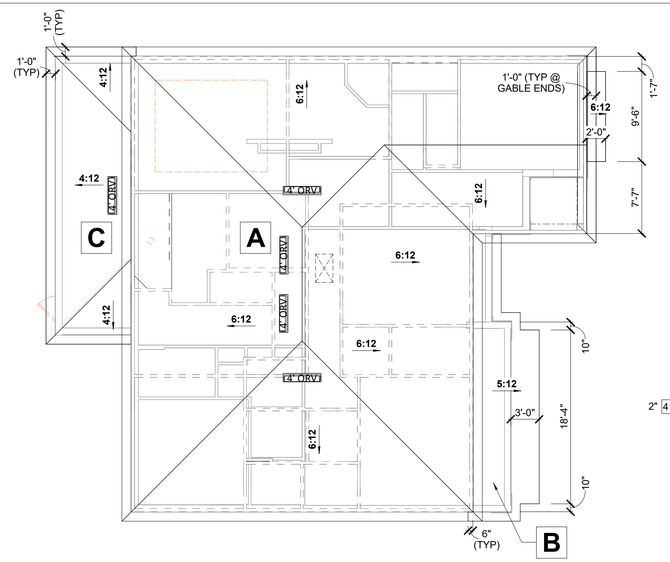
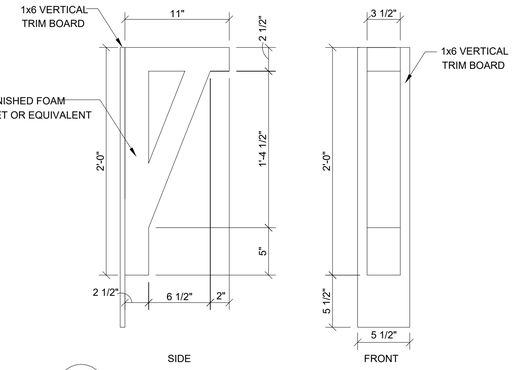
VENT CALCULATIONS BASED ON THE FOLLOWING: *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT		



ROOF PLAN - COASTAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

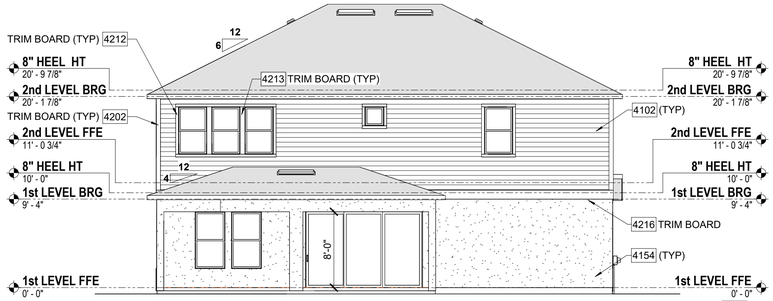


1 / A204 **A-TYP-DECO-BKT-11X24X3.5**

1 1/2" = 1'-0" WHEN PRINTED ON 22"x34"

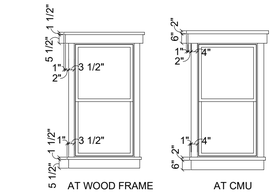
KEYNOTES

3800	COACH LIGHTS (PER BLDR SPECS)
4102	LAP SIDING, 6" EXPOSURE
4103	LAP SIDING, 2" EXPOSURE
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4153	CEMENT PLASTER FINISH WATER TABLE W/ SLOPED TOP (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4202	1x6 CORNER TRIM
4212	1x4 TRIM
4213	1x6 TRIM
4216	1x12 TRIM
4220	2x2 TRIM OVER 1X TRIM (SIZE AS NOTED)
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)



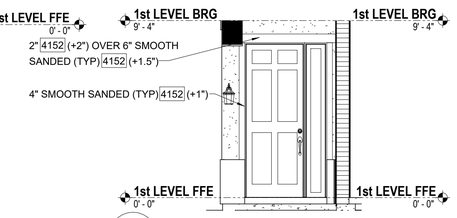
REAR ELEVATION - COASTAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



2 / A204 **WINDOW TIRM**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



3 / A204 **FRONT ENTRY VIEW**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FRONT ELEVATION - COASTAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

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904.821.5200

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taylor morrison

KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO:
2025.003042

DRAWN:
MJR

CHECKED:
CM

07-02-2025

REVISIONS:

No.	Description	Date

A204

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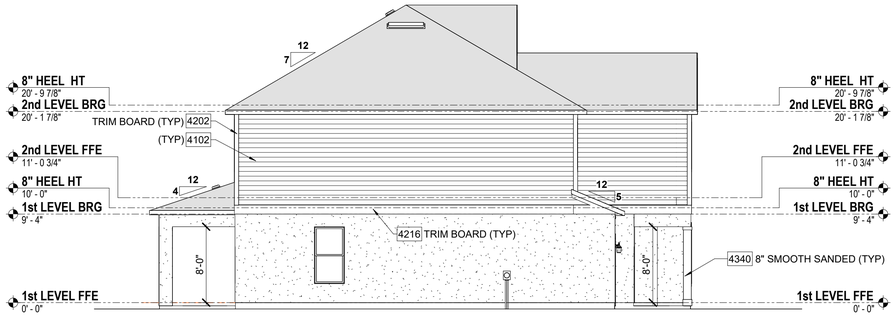
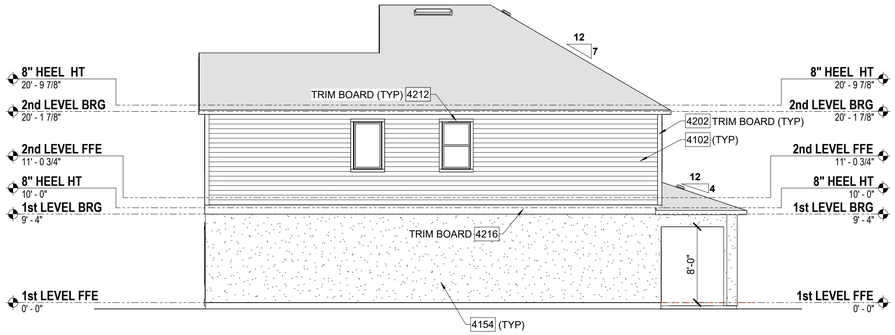


LEFT ELEVATION - FARMHOUSE A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



RIGHT ELEVATION - FARMHOUSE A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

(A) UPPER ROOF VENT REQUIREMENTS - COASTAL A	(B) LOWER FRONT ROOF VENT REQUIREMENTS - COASTAL A	(C) LOWER REAR ROOF VENT REQUIREMENTS - COASTAL A
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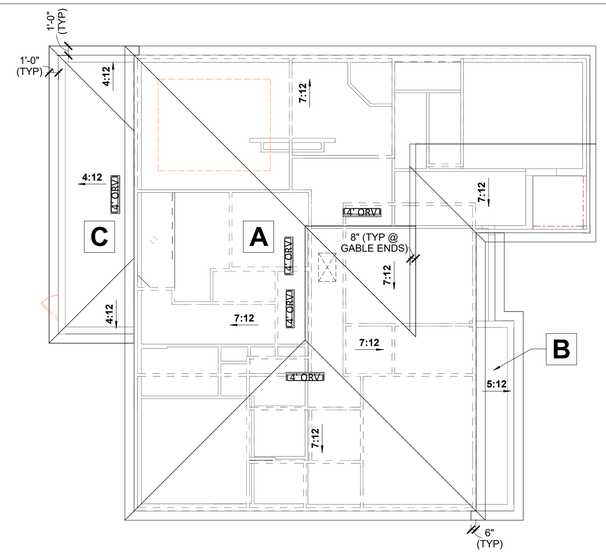
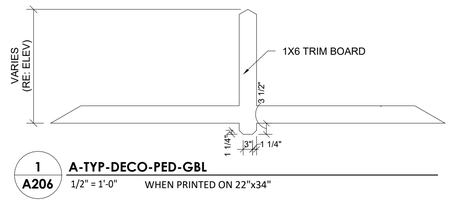
VENT CALCULATIONS BASED ON THE FOLLOWING: *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT		



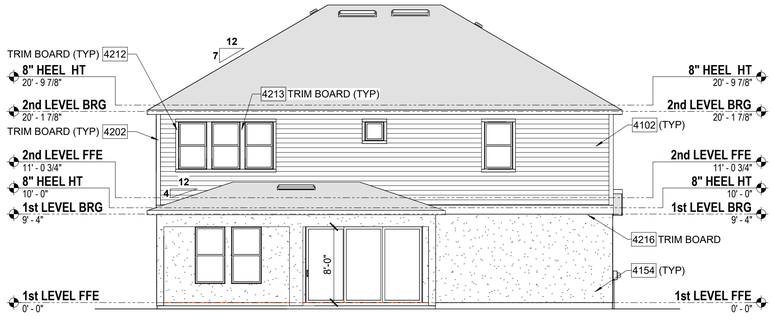
ROOF PLAN - FARMHOUSE A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



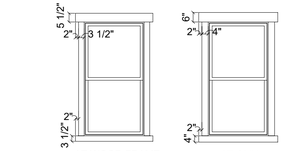
1 / A206 A-TYP-DECO-PED-GBL

1/2" = 1'-0" WHEN PRINTED ON 22"x34"



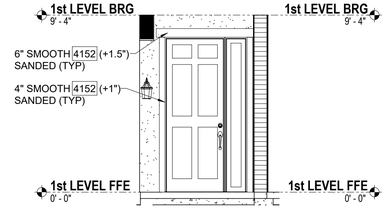
REAR ELEVATION - FARMHOUSE A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



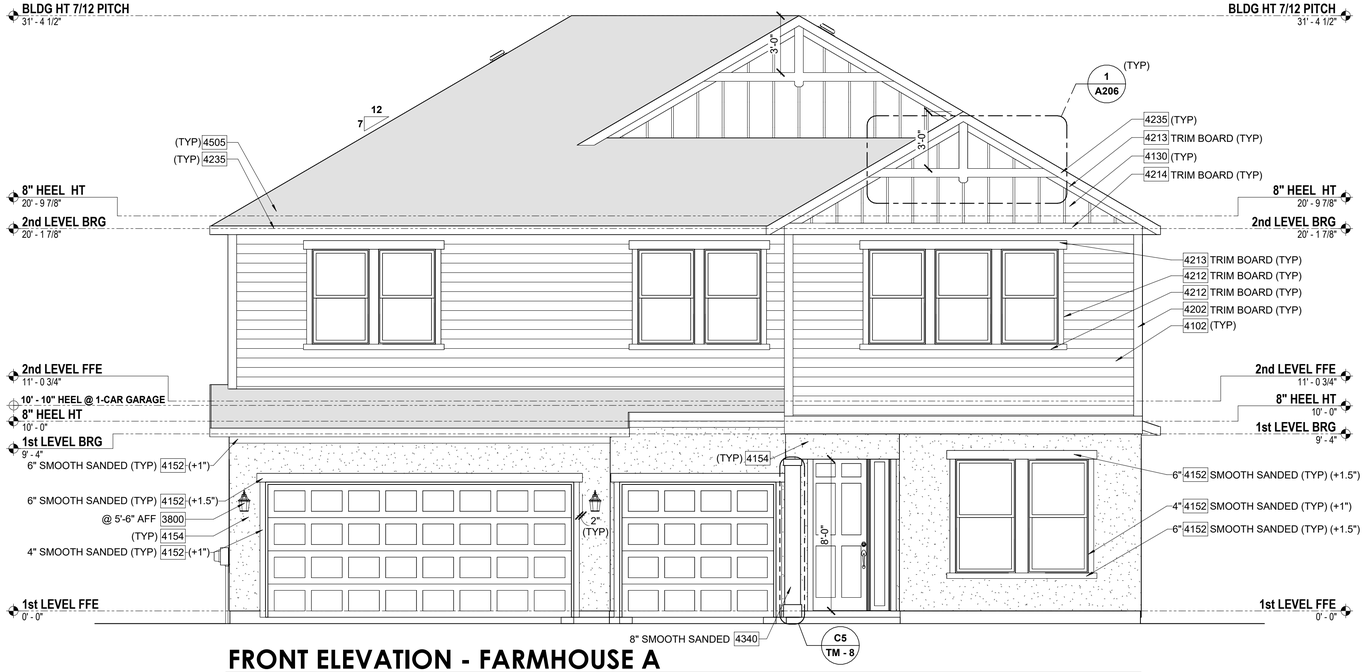
2 / A206 WINDOW TRIM

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



3 / A206 FRONT ENTRY VIEW

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FRONT ELEVATION - FARMHOUSE A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

3800	COACH LIGHTS (PER BLDR SPECS)
4102	LAP SIDING, 6" EXPOSURE
4130	BOARD & BATTEN SIDING
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4202	1x6 CORNER TRIM
4212	1x4 TRIM
4213	1x6 TRIM
4214	1x8 TRIM
4216	1x12 TRIM
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: MJR

CHECKED: CM

07-02-2025

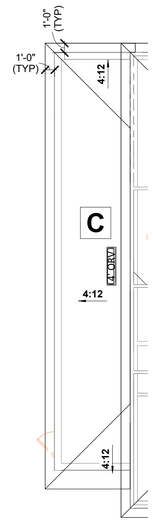
REVISIONS:

No.	Description	Date

A206

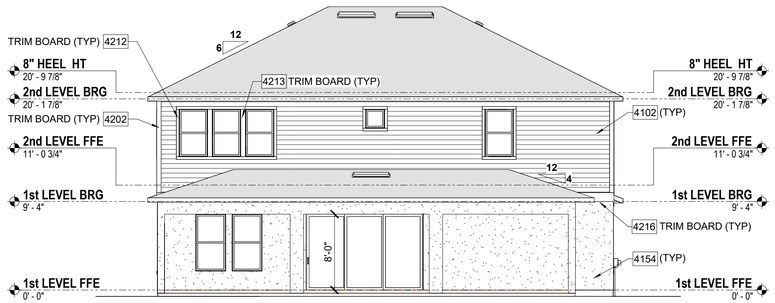
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

(C) LOWER REAR ROOF VENT REQUIREMENTS - OPT EXTENDED LANAI
VENTILATION CALCULATIONS: ATTIC AREA = 352 SQ. FT. / 300 = 1.17 SQ. FT. x 144 = 169 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 68 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 1 TOTAL SOFFIT VENTILATION NEEDED 101 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT



ROOF PLAN - OPT EXTENDED LANAI

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - OPT EXTENDED LANAI

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

4102	LAP SIDING, 6" EXPOSURE
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4202	1x6 CORNER TRIM
4212	1x4 TRIM
4213	1x6 TRIM
4216	1x12 TRIM

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

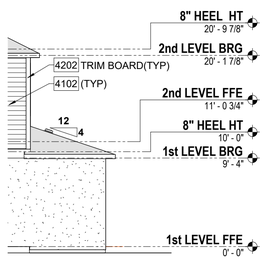
No.	Description	Date

A209

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

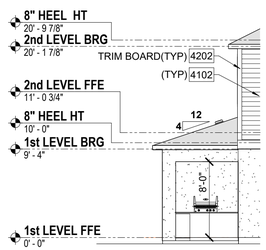
KEYNOTES

4102	LAP SIDING, 6" EXPOSURE
4202	1x6 CORNER TRIM
4212	1x4 TRIM
4213	1x6 TRIM



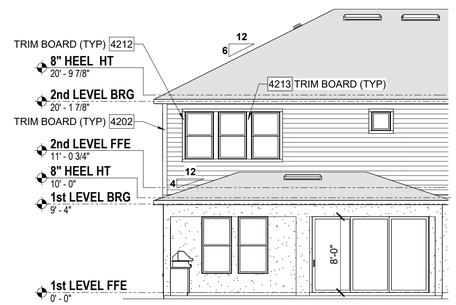
RIGHT ELEVATION - OPT OUTDOOR KITCHEN (SIM W/ EXT LANAI)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



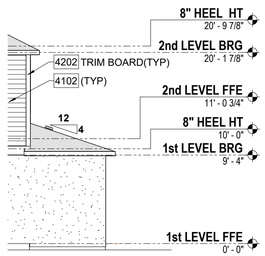
LEFT ELEVATION - OPT OUTDOOR KITCHEN (SIM W/ EXT LANAI)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



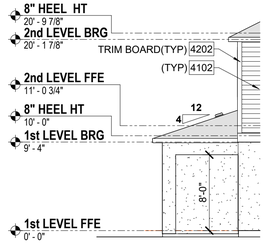
REAR ELEVATION - OPT OUTDOOR KITCHEN (SIM W/ EXT LANAI)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



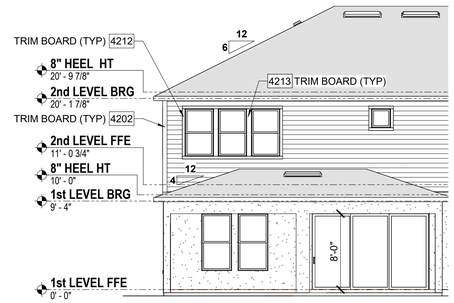
RIGHT ELEVATION - OPT OUTDOOR KITCHEN ROUGH-IN (SIM W/ EXT LANAI)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



LEFT ELEVATION - OPT OUTDOOR KITCHEN ROUGH-IN (SIM W/ EXT LANAI)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - OPT OUTDOOR KITCHEN ROUGH-IN (SIM W/ EXT LANAI)

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

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APEX

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904.821.5200

taylor morrison

KEY WEST

BASE PLAN

REGIONAL PLAN - CMU

50' R

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A210

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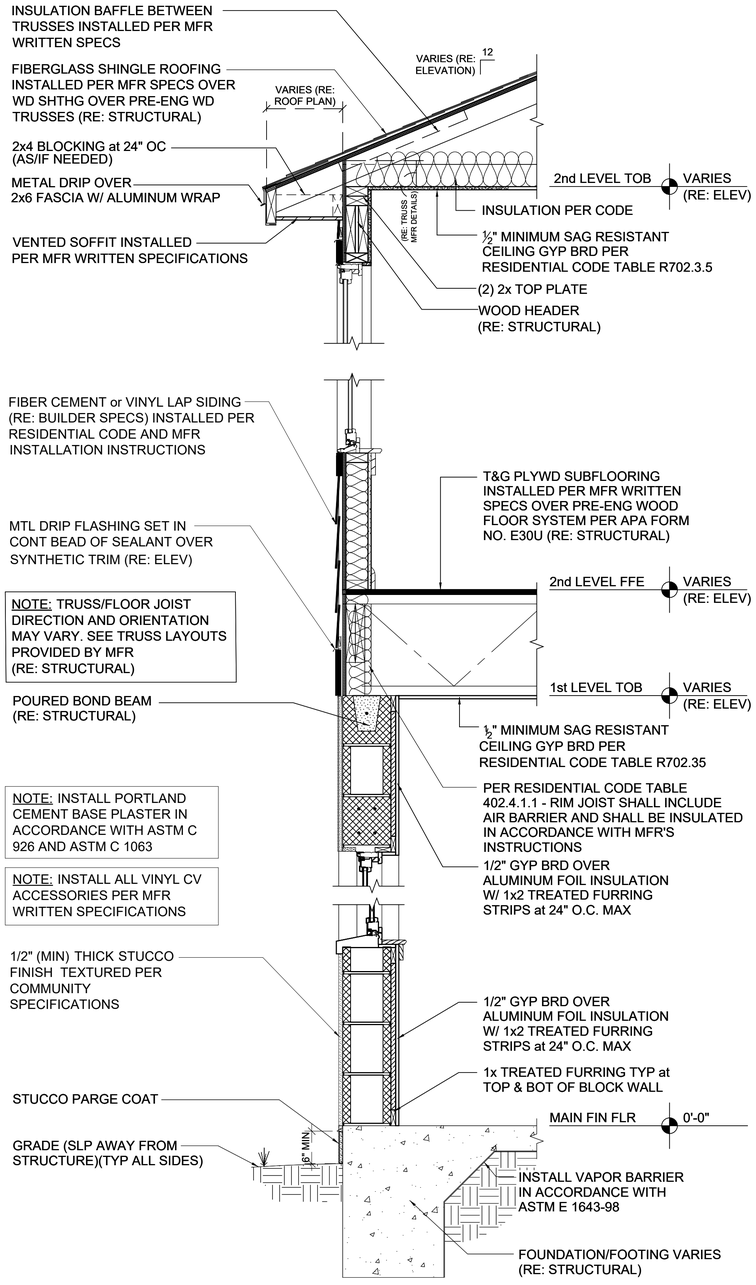
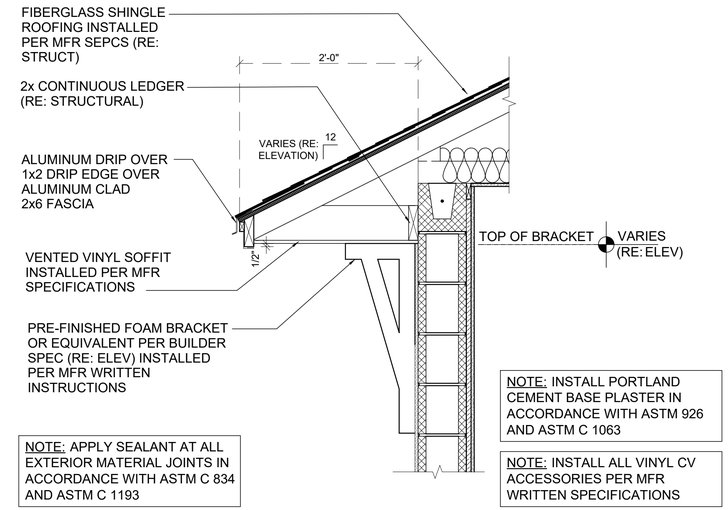
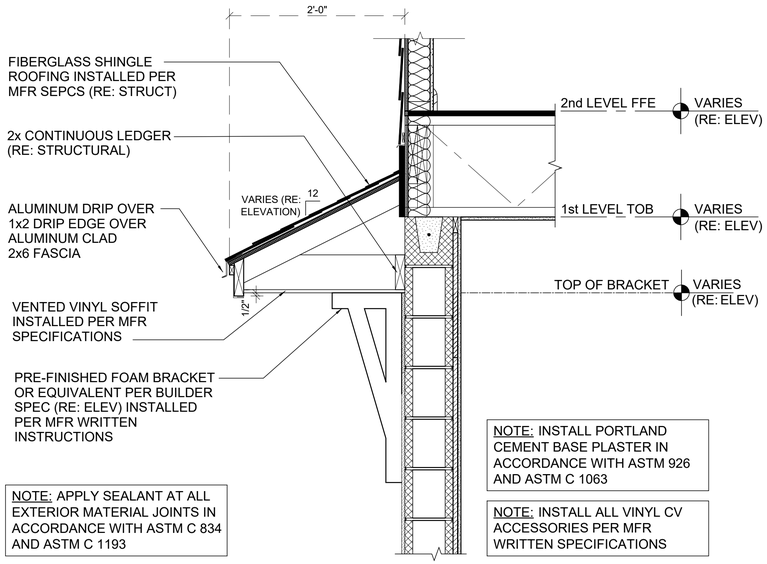


2 A400 TYP TWO-STORY WALL SECTION
SCALE: 1" = 1'-0"



1 A400 A-AWNING AT CMU WALL AND ROOF
1" = 1'-0" WHEN PRINTED ON 22"x34"



3 A400 A-AWNING AT CMU WOOD TRANSITION
1" = 1'-0" WHEN PRINTED ON 22"x34"

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KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042
DRAWN: MJR
CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A400

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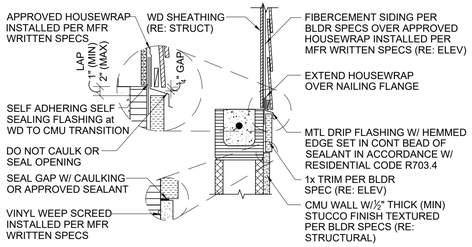
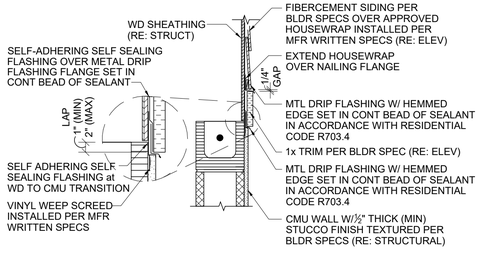


TRIM BAND BELOW TRANSITION

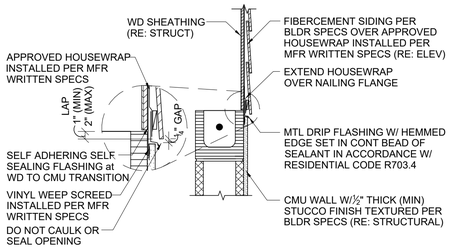


TRIM BAND ABOVE TRANSITION

NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM 926 AND ASTM C 1063

NOTE: APPLY SEALANT AT ALL EXTERIOR MATERIAL JOINTS IN ACCORDANCE WITH ASTM C 834 AND ASTM C 1193

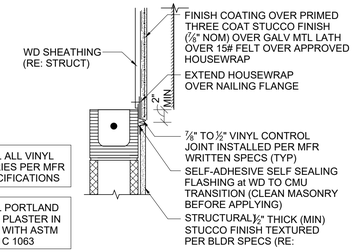


SIDING TO STUCCO

NO TRIM BAND

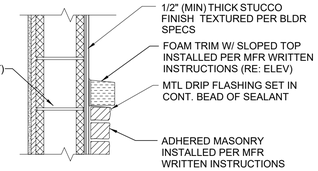
NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM 926 AND ASTM C 1063



STUCCO TO STUCCO

DETAIL
TYP HORIZONTAL MATERIAL TRANSITION - CMU TO WOOD FRAME NTS



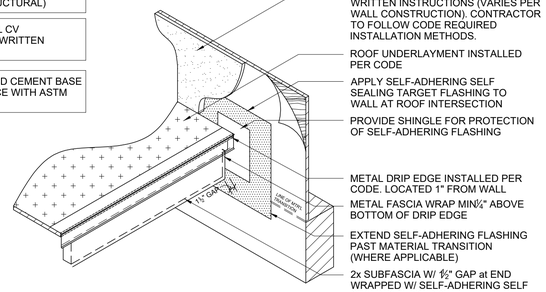
ADHERED STONE/BRICK

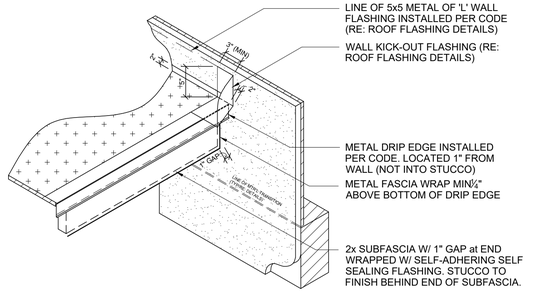
DETAIL
MATERIAL TRANSITIONS - CMU NTS

NOTE: WALL CONSTRUCTION VARIES (RE: TYP WALL SECTION/STRUCTURAL)

NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

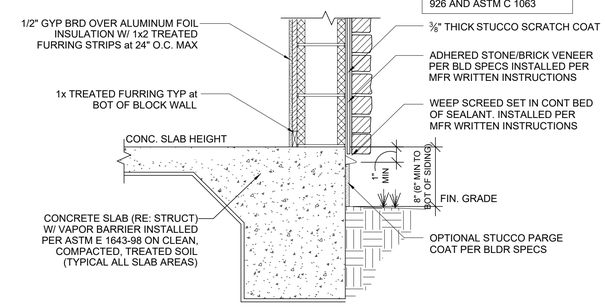
NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM 926 AND ASTM C 1063



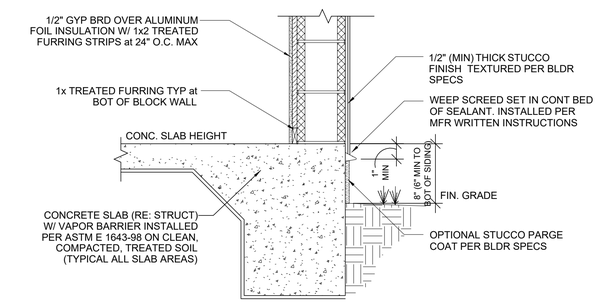


NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM C 926 AND ASTM C 1063



ADHERED STONE/BRICK

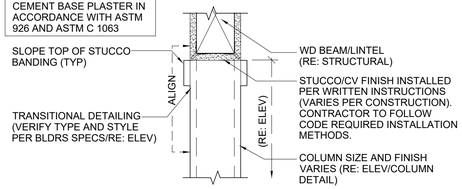


STUCCO

DETAIL
TYP WALL FLASHING at SILL - CMU NTS

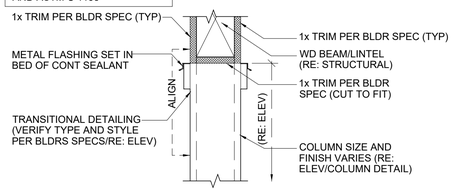
NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM 926 AND ASTM C 1063



DETAIL
TYP COLUMN FINISH - STUCCO NTS

NOTE: APPLY SEALANT AT ALL EXTERIOR MATERIAL JOINTS IN ACCORDANCE WITH ASTM C 834 AND ASTM C 1193



DETAIL
TYP COLUMN FINISH - TRIM NTS

DETAIL
TYP SUB FASCIA at WALL INTERSECTION - STUCCO NTS

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KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: MJR

CHECKED: CM

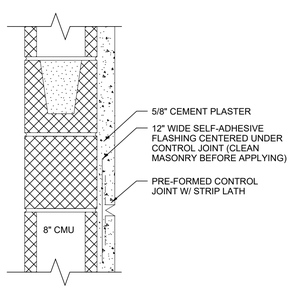
07-02-2025

REVISIONS:

No.	Description	Date

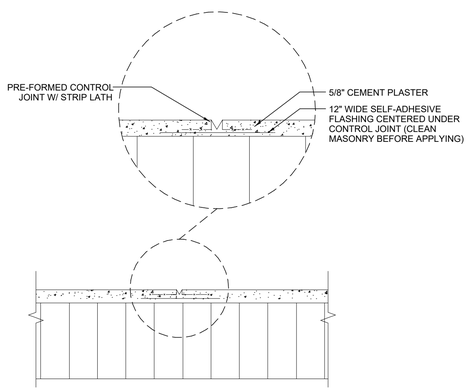
A500

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



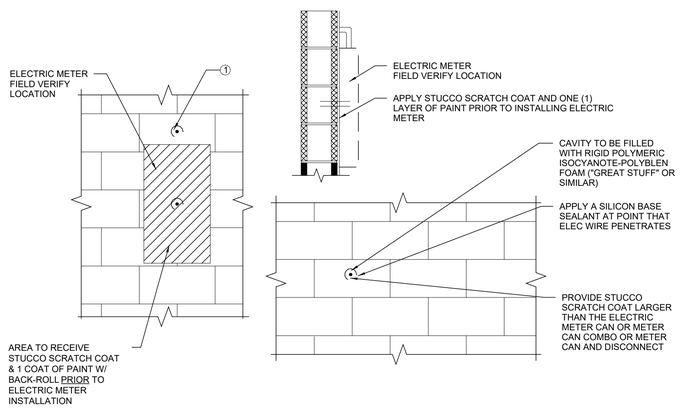
CONTROL JOINT - HORIZ - CMU

SCALE: N.T.S.



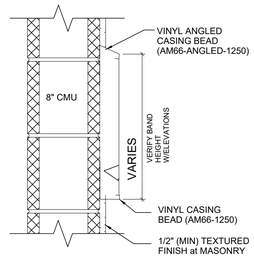
CONTROL JOINT - VERTICAL - CMU

SCALE: N.T.S.



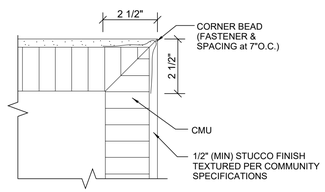
ELECTRICAL CONDUIT PENETRATION

SCALE: N.T.S.



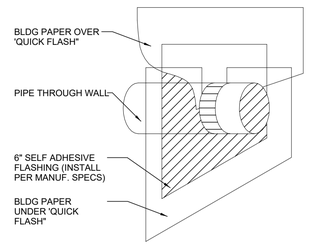
RAISED BAND at BLOCK

SCALE: N.T.S.



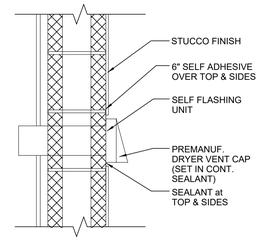
CORNER BEAD at BLOCK

SCALE: N.T.S.



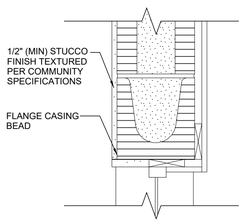
VENT PENATRATION

SCALE: N.T.S.



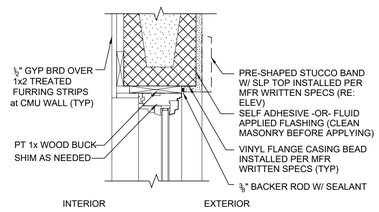
DRYER VENT (BLOCK)

SCALE: N.T.S.



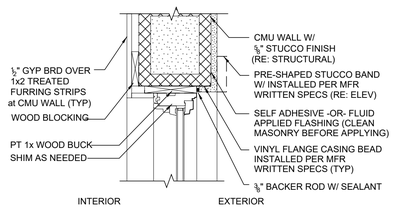
CASING BEAD at WN

SCALE: N.T.S.



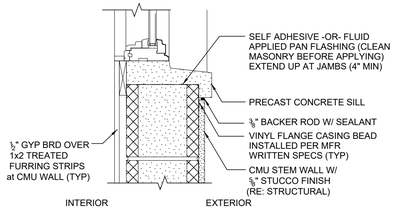
WINDOW HEAD at CMU

SCALE: 1 ½" = 1'-0"



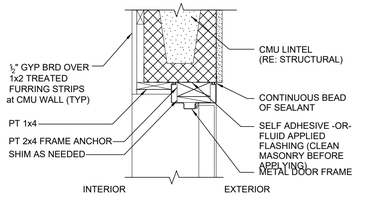
WINDOW JAMB at CMU

SCALE: 1 ½" = 1'-0"



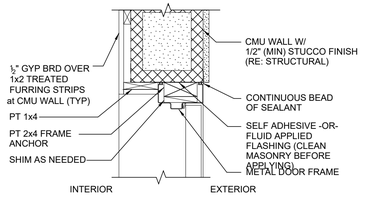
WINDOW SILL at CMU

SCALE: 1 ½" = 1'-0"



DOOR HEAD at CMU

SCALE: 1 ½" = 1'-0"



DOOR JAMB at CMU

SCALE: 1 ½" = 1'-0"

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taylor morrison

KEY WEST

BASE PLAN

REGIONAL PLAN - CMU

50' R

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A501

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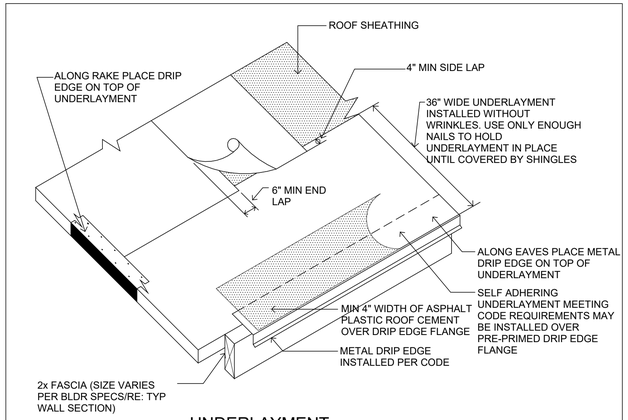
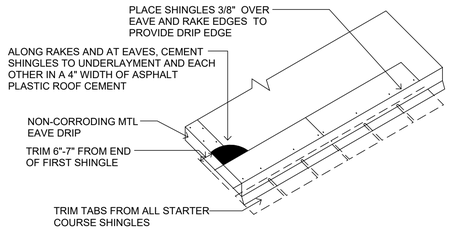
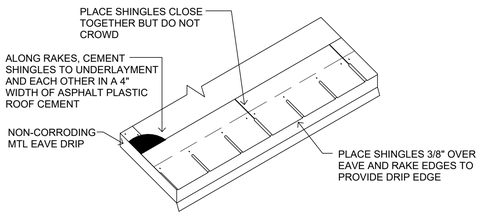


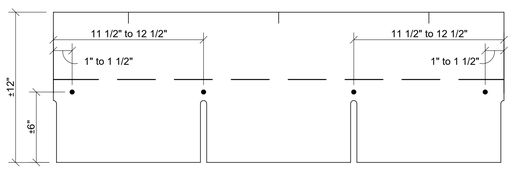
UNDERLAYMENT



STARTER COURSE



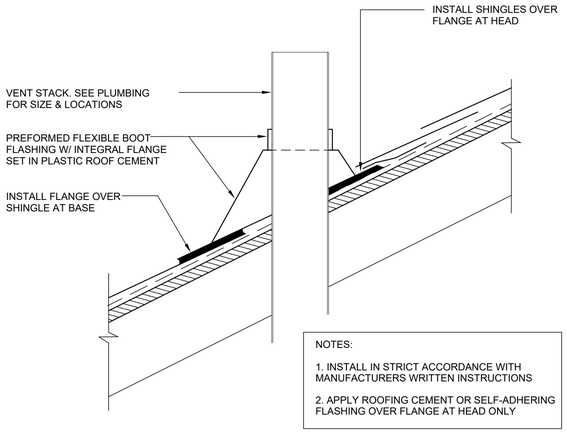
FIRST COURSE



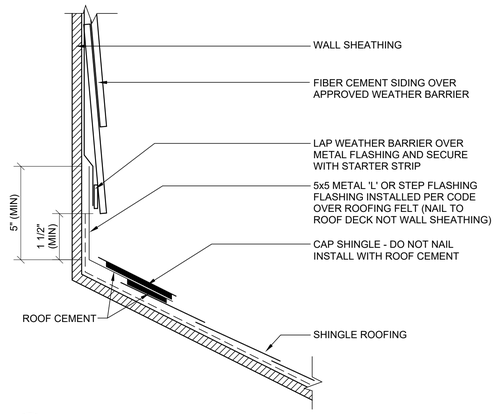
SHINGLE NAILING

- - ROOFING DETAILS N.T.S.

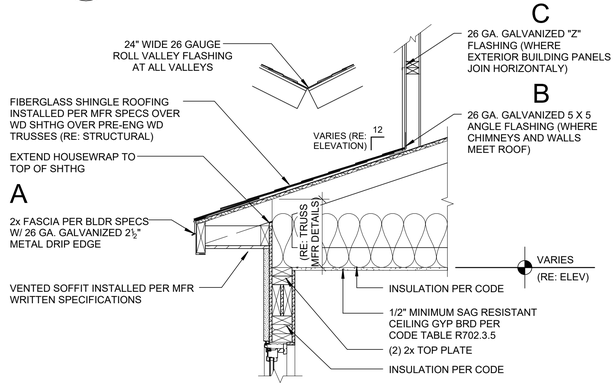
4:12 or GREATER SLOPE
NOTE: FOR SLOPES BELOW 4:12, ALL ROOFING UNDERLAYMENT SHALL BE SELF ADHERING SHEET MEMBRANE APPROVED BY THE SHINGLE MANUFACTURER FOR USE ON LOW SLOPE ROOFING PROJECTS.



- - DETAIL VENT STACK FLASHING NTS



- - DETAIL WALL FLASHING - LAP SIDING NTS



A	B	C
2 3/4", 2 1/2"	5", 5"	2 1/8", 1/2", 3/8" or 5/8"
26 GA. GALVANIZED 2 1/2" MTL DRIP EDGE	26 GA. GALVANIZED 5 X 5 ANGLE FLASHING	32 GA. GALVANIZED "Z" FLASHING

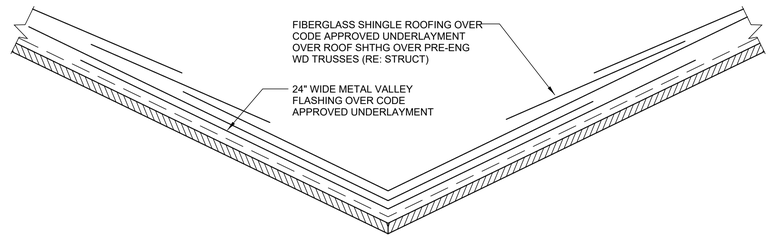
- - DETAIL TYPICAL ROOF FLASHING NTS

VALLEY SHINGLE INSTALLATION:
INSTALL SHINGLES USING 'CLOSED CUT' METHOD.

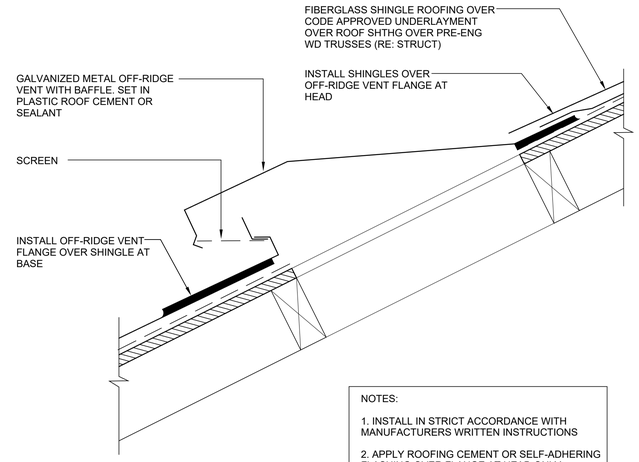
1. MARK SHINGLE CUT LINE 2"-3" FROM VALLEY CENTER LINE.

2. INSERT METAL SHEET BETWEEN SHINGLES FROM BOTH PLANES, TO ENSURE ONLY TOP SHINGLE IS CUT.

3. FINISH THE CUT EDGE WITH A DOUBLE BEAD OF ROOF CEMENT



- - DETAIL VALLEY FLASHING NTS

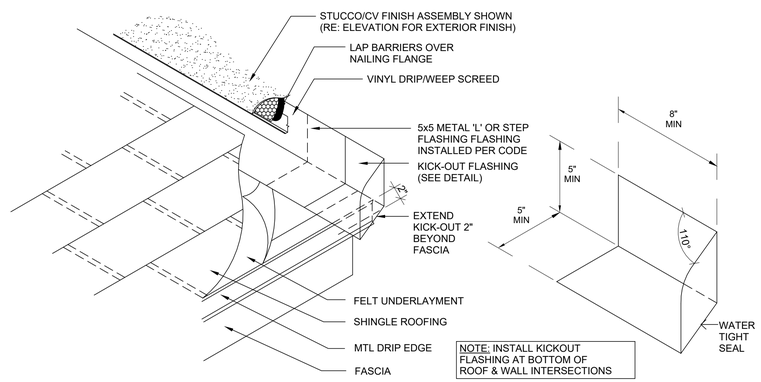


NOTES:

1. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS

2. APPLY ROOFING CEMENT OR SELF-ADHERING FLASHING OVER FLANGE AT HEAD ONLY

- - DETAIL OFF-RIDGE VENT NTS



NOTE: INSTALL KICKOUT FLASHING AT BOTTOM OF ROOF & WALL INTERSECTIONS

- - DETAIL WALL/KICKOUT FLASHING (STUCCO) NTS

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KEY WEST

BASE PLAN
50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042
DRAWN: MJR
CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A502

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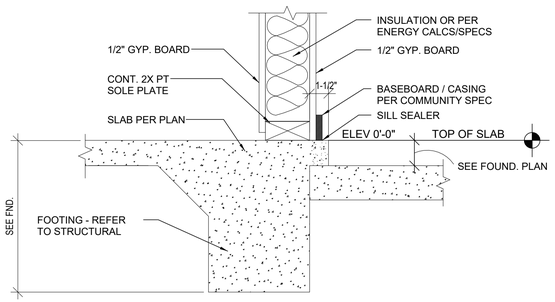
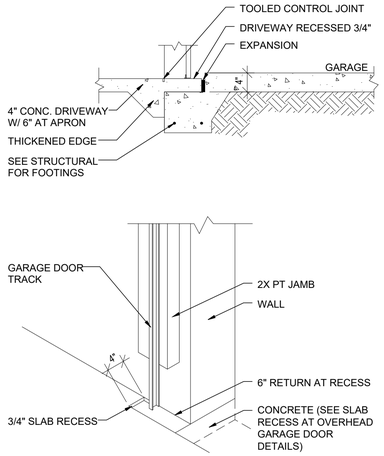
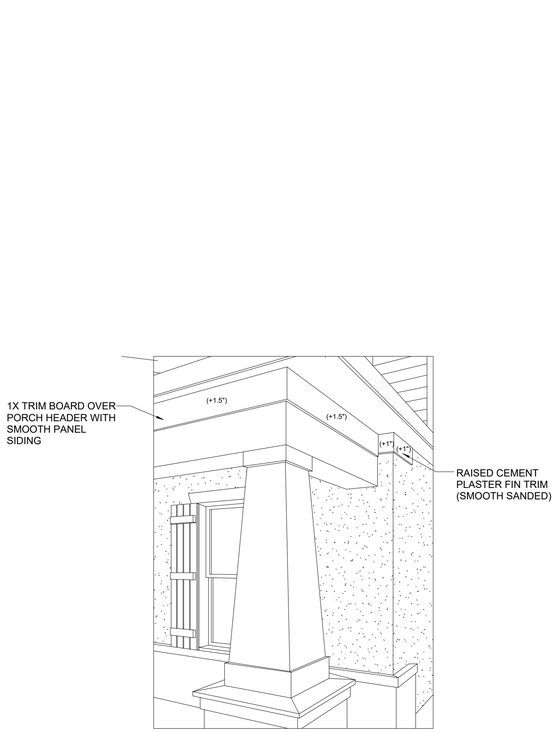


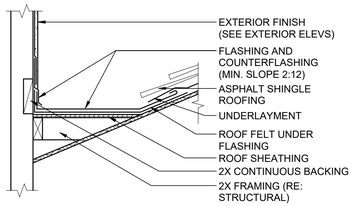
- DETAIL
- GARAGE WALL EXTENDED CURB DETAIL NTS



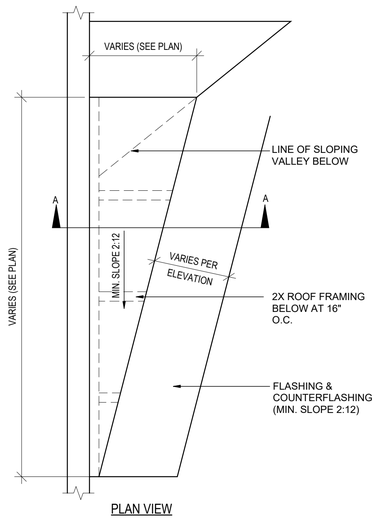
- DETAIL
- GARAGE SLAB RECESS AT OVERHEAD GARAGE DOOR NTS



- DETAIL
- PORCH HEADER TRIM TRANSITION - CMU NTS



SECTION A



PLAN VIEW

- DETAIL
- ROOF CRICKET NTS

TYPICAL WINDOW FLASHING

METHOD "A-1" (ASTM E 2112-01)

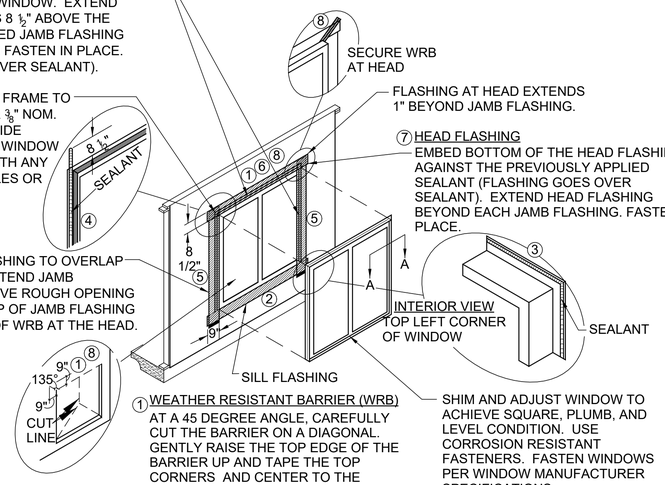
WINDOW INSTALLATION (METHOD A-1)

WEATHER RESITIVE BARRIER (WRB) APPLIED PRIOR TO THE WINDOW INSTALLATION. FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.

⑤ JAMB FLASHING
APPLY CONT. SEAL TO THE MOUNTING FLANGES AT THE TOP (HEAD) AND SIDES (JAMBS) OF WINDOW. EXTEND SEALANT AT JAMBS 8 ½" ABOVE THE R.O. AT HEAD. EMBED JAMB FLASHING INTO SEALANT AND FASTEN IN PLACE. (FLASHING GOES OVER SEALANT).

③ SEAL THE WINDOW FRAME TO OPENING. APPLY A ⅜" NOM. DIA. TO THE BACKSIDE (INTERIOR) OF THE WINDOW FLANGE, IN LINE WITH ANY PRE-PUNCHED HOLES OR SLOTS.

⑤ JAMB FLASHING
EXTEND JAMB FLASHING TO OVERLAP SILL FLASHING. EXTEND JAMB FLASHING 8 ½" ABOVE ROUGH OPENING AT HEAD. TUCK TOP OF JAMB FLASHING UNDER THE FLAP OF WRB AT THE HEAD. SEE DIAGRAM.



STEPS:

① IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING.

② APPLY SILL FLASHING

③ APPLY BEAD OF SEALANT AT BACK OF WINDOW FLANGE & SET WINDOW USING PAN HEAD SCREWS TO FACILITATE INSPECTION.

④ APPLY BEAD OF SEALANT AT SIDE JAMBS. EXTEND 8 ½"

⑤ APPLY JAMB FLASHING

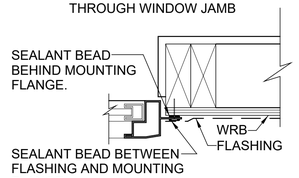
⑥ APPLY BEAD OF SEALANT AT HEAD

⑦ APPLY HEAD FLASHING

⑧ REMOVE PREVIOUSLY APPLIED TAPE, ALLOWING WRB TO LAY FLAT OVER HEAD FLASHING. APPLY NEW SHEATHING TAPE OVER DIAGONAL CUT - SEE DIAGRAM.

SECTION A

THROUGH WINDOW JAMB



NOTE:
1. WINDOW INSTALLATION AND FLASHING DETAILS ARE CONSISTENT WITH ASTM E 2112 METHOD A-1 EXCEPT SELF-ADHERING FLASHINGS ARE USED

2. IT IS THE CONTRACTORS RESPONSIBILTY TO VERIFY THE COMPATIBILITY OF ALL PRODUCTS INCLUDING HOUSEWRAP, SEALANTS & SELF-ADHERING FLASHING MATERIALS USED DURING CONSTRUCTION

3. INSTALL ALL MATERIALS PER MANUFACTURERS WRITTEN SPECIFICATIONS

4. TYPICAL WINDOW & DOOR FLASHING INSTALLATION DETAILS PREPARED IN ACCORDANCE WITH RESIDENTIAL CODE APPROVED SPECIFICATIONS

WARNING: SEALANTS/FLASHINGS MAY REACT ADVERSELY IF NOT COMPATIBLE

- DETAIL
- TYP WINDOW FLASHING - WOOD NTS

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KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

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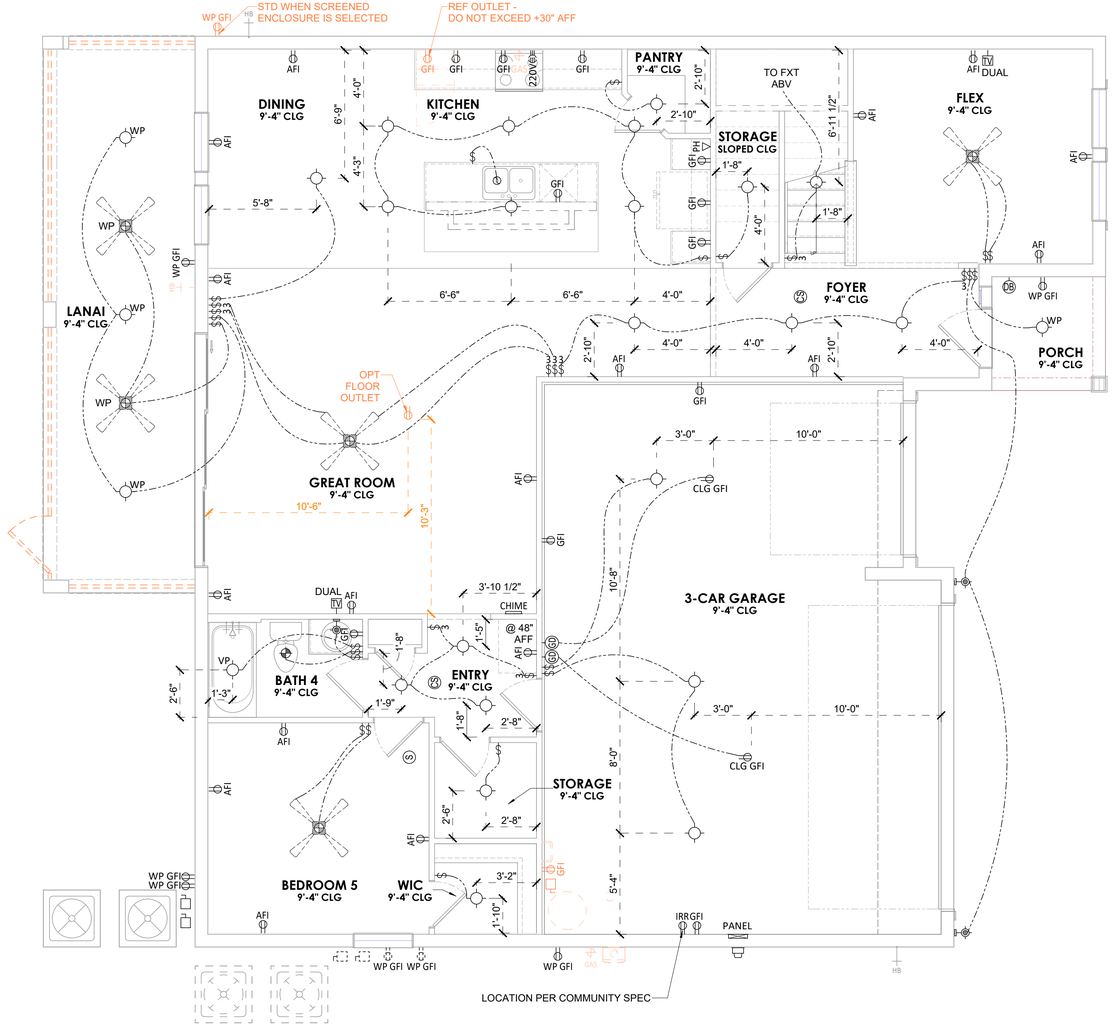

1st LEVEL ELECTRICAL PLAN - TRADITIONAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	M/H	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET		QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

WP = WEATHER PROOF | VP = VAPOR PROOF

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KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: MJR

CHECKED: CM

07-02-2025

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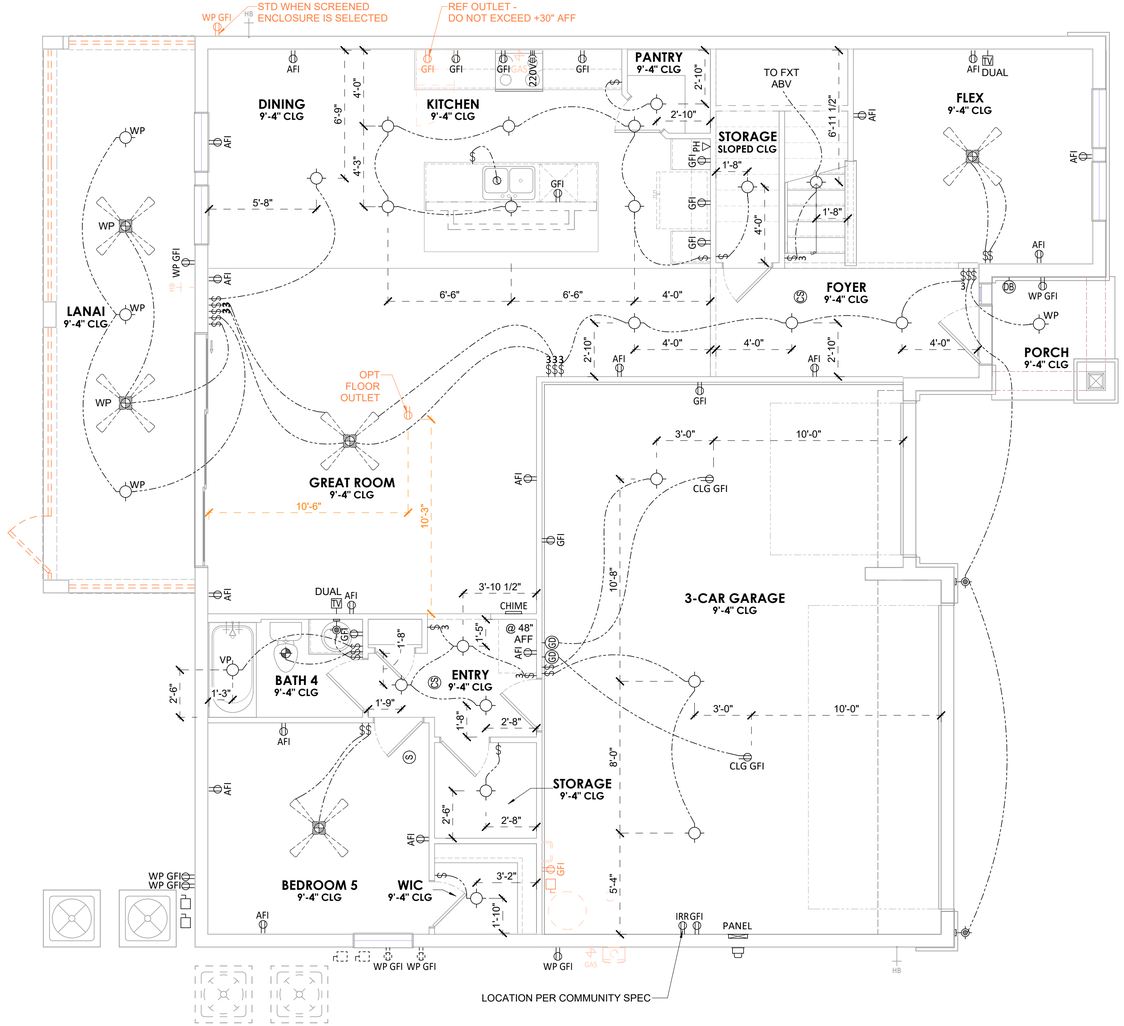

1st LEVEL ELECTRICAL PLAN - CRAFTSMAN A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	M/H	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET		QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

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KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

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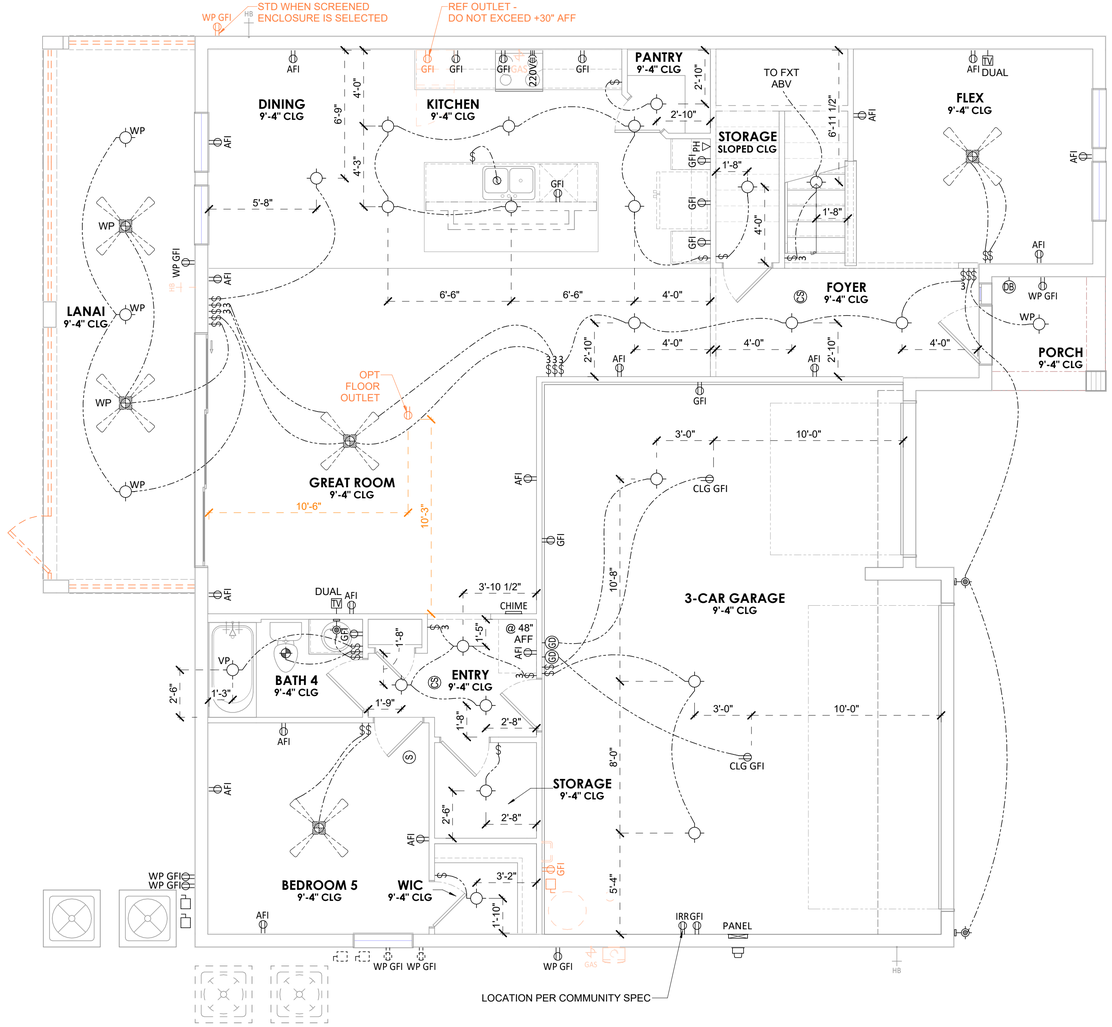

1st LEVEL ELECTRICAL PLAN - COASTAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	M/H	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET	J	QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
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SUBDIVISON

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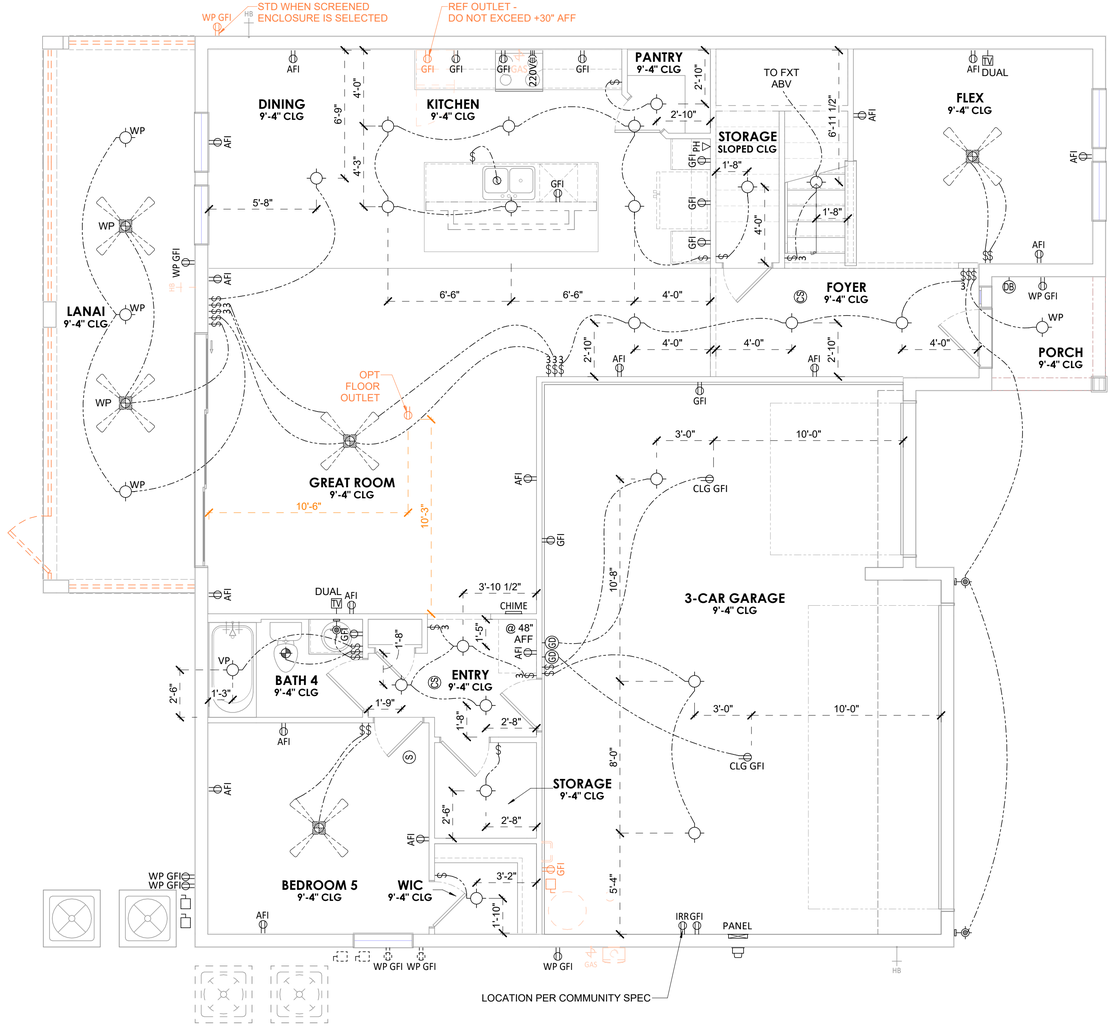

1st LEVEL ELECTRICAL PLAN - FARMHOUSE A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	MW	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET		QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

WP = WEATHER PROOF | VP = VAPOR PROOF

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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904.821.5200

taylor morrison

KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E106

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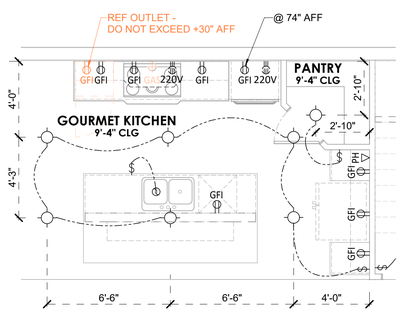
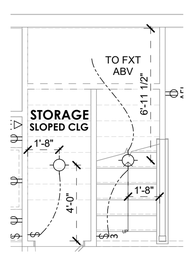


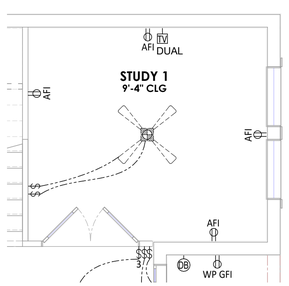
1st LEVEL ELECTRICAL PLAN - OPT GOURMET KITCHEN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



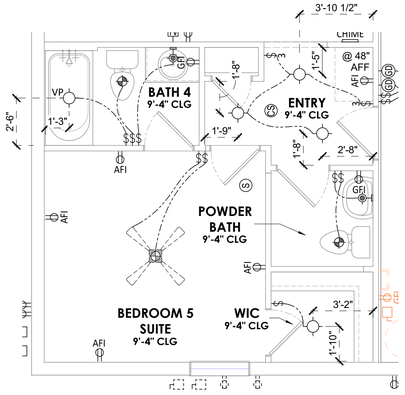
1st LEVEL ELECTRICAL PLAN - OPT OPEN STAIR RAIL

1/4" = 1'-0" WHEN PRINTED ON 22"x34" CANNOT BE SELECTED WHEN OPT STUDY 1 IS SELECTED



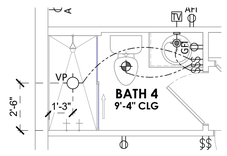
1st LEVEL ELECTRICAL PLAN - OPT STUDY 1

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT BEDROOM 5 SUITE W/ POWDER BATH

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT SHOWER @ BATH 4

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	MW	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET		QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

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904.821.5200
taylor morrison

KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E108

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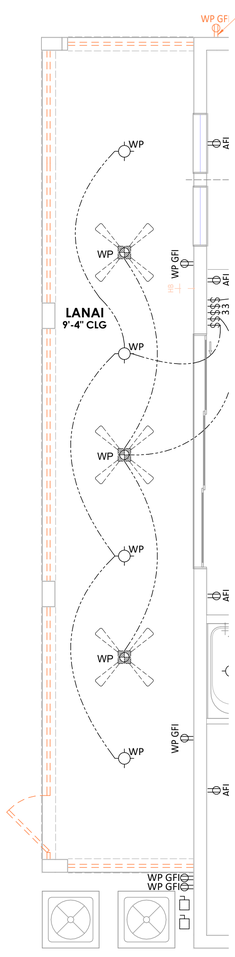
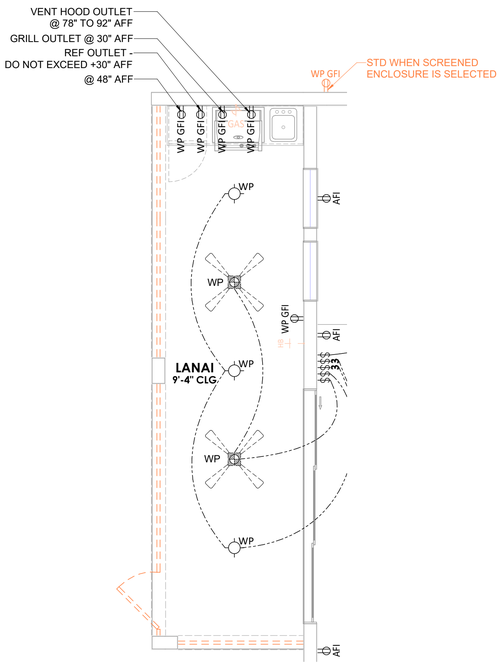


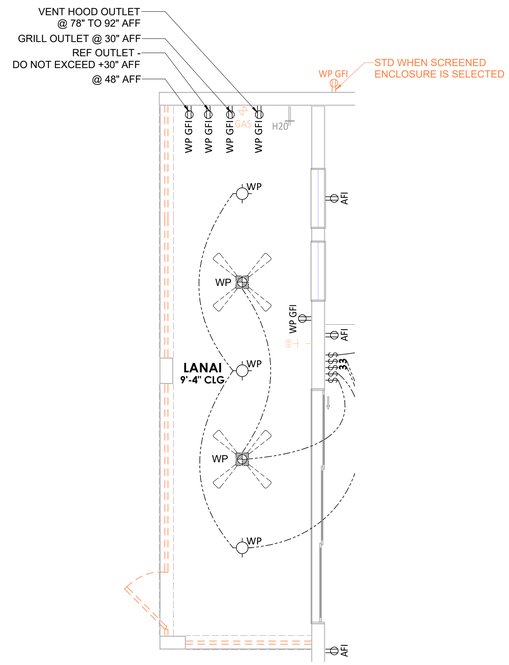
1st LEVEL ELECTRICAL PLAN - OPT EXTENDED LANAI

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT OUTDOOR KITCHEN (SIMILAR W/ EXT LANAI)

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT OUTDOOR KITCHEN ROUGH-IN (SIMILAR W/ EXT LANAI)

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	MW	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET		QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

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taylor morrison

KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E109

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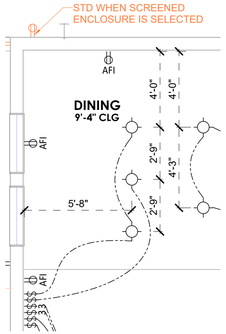
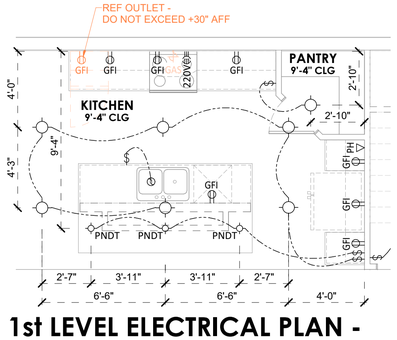


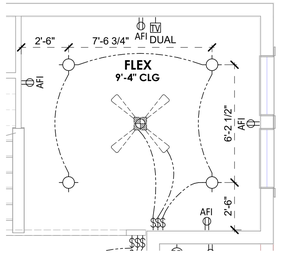
1st LEVEL ELECTRICAL PLAN - OPT DINING LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



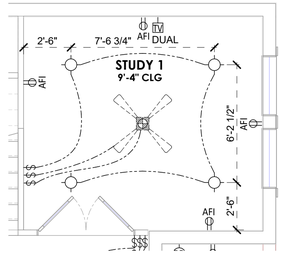
1st LEVEL ELECTRICAL PLAN - OPT PENDANT KITCHEN LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



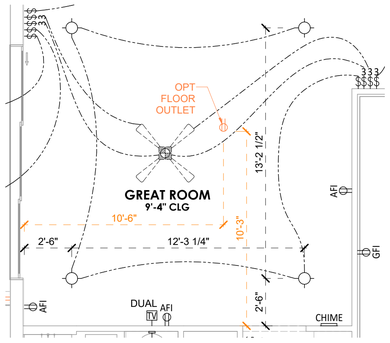
1st LEVEL ELECTRICAL PLAN - OPT FLEX LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



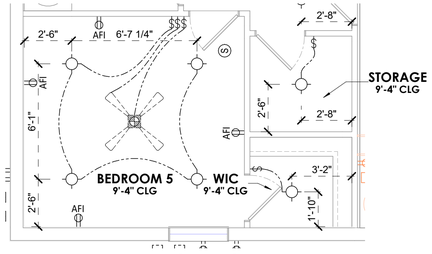
1st LEVEL ELECTRICAL PLAN - OPT STUDY 1 LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT GREAT ROOM LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT BEDROOM 5 LIGHTS (SIM W/ SUITE)

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	MW	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET	QD	QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

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KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E110

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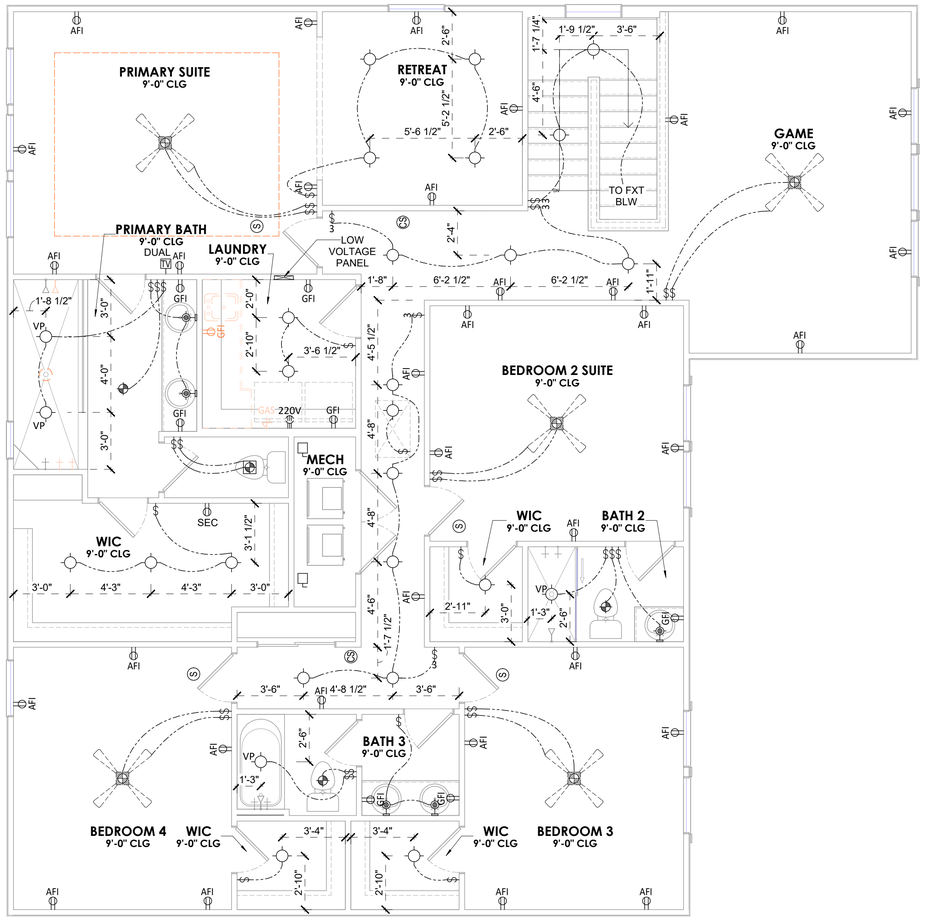

2nd LEVEL ELECTRICAL PLAN - TRADITIONAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
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PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

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KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

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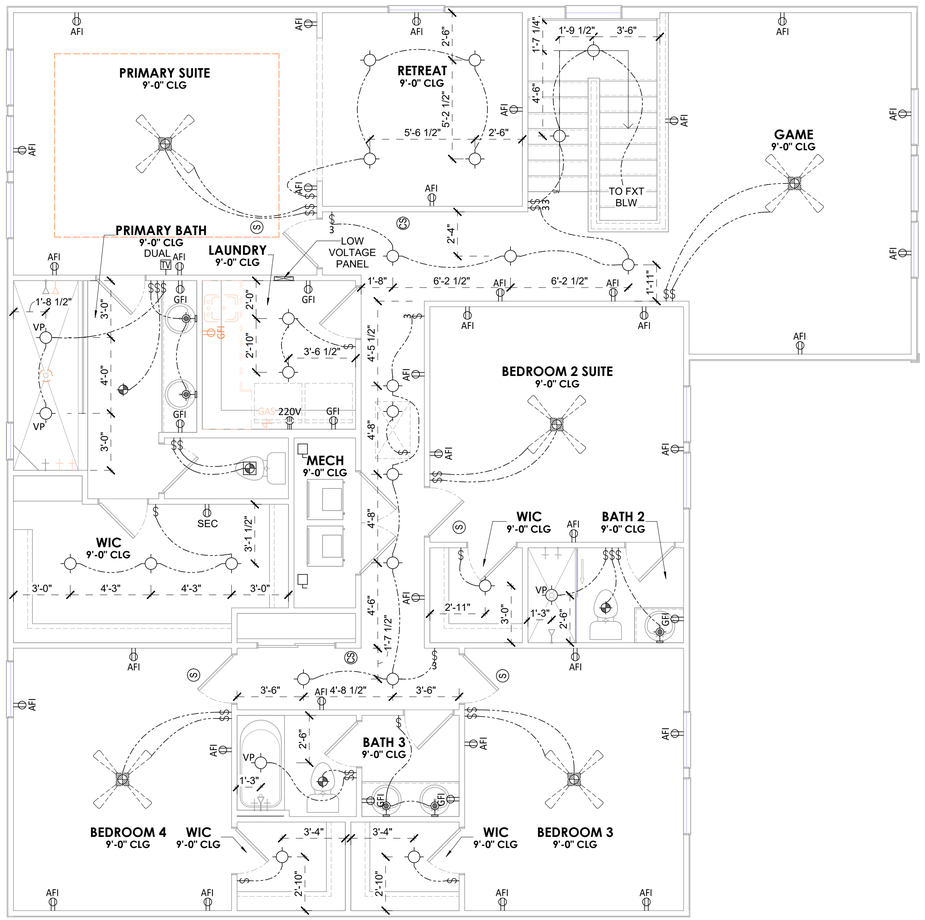

2nd LEVEL ELECTRICAL PLAN - CRAFTSMAN A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	MW	MICROWAVE OUTLET
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PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

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KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

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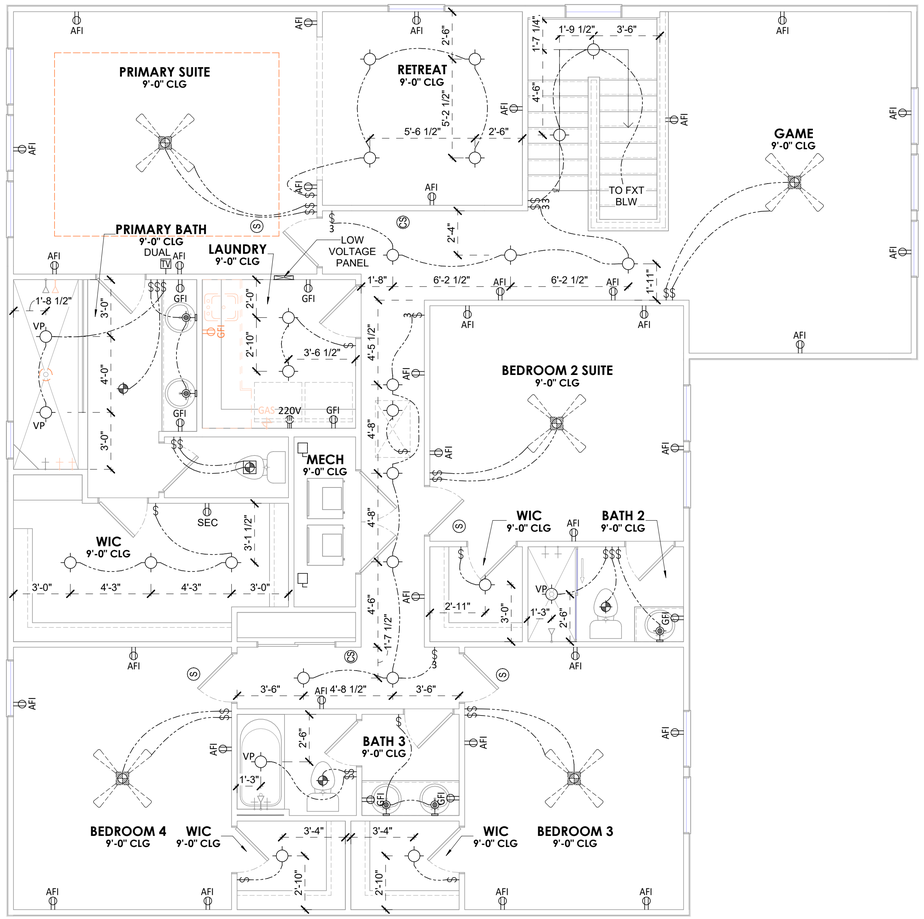

2nd LEVEL ELECTRICAL PLAN - COASTAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	MW	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET	QD	QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

WP = WEATHER PROOF | VP = VAPOR PROOF

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904.821.5200

taylor morrison

KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E115

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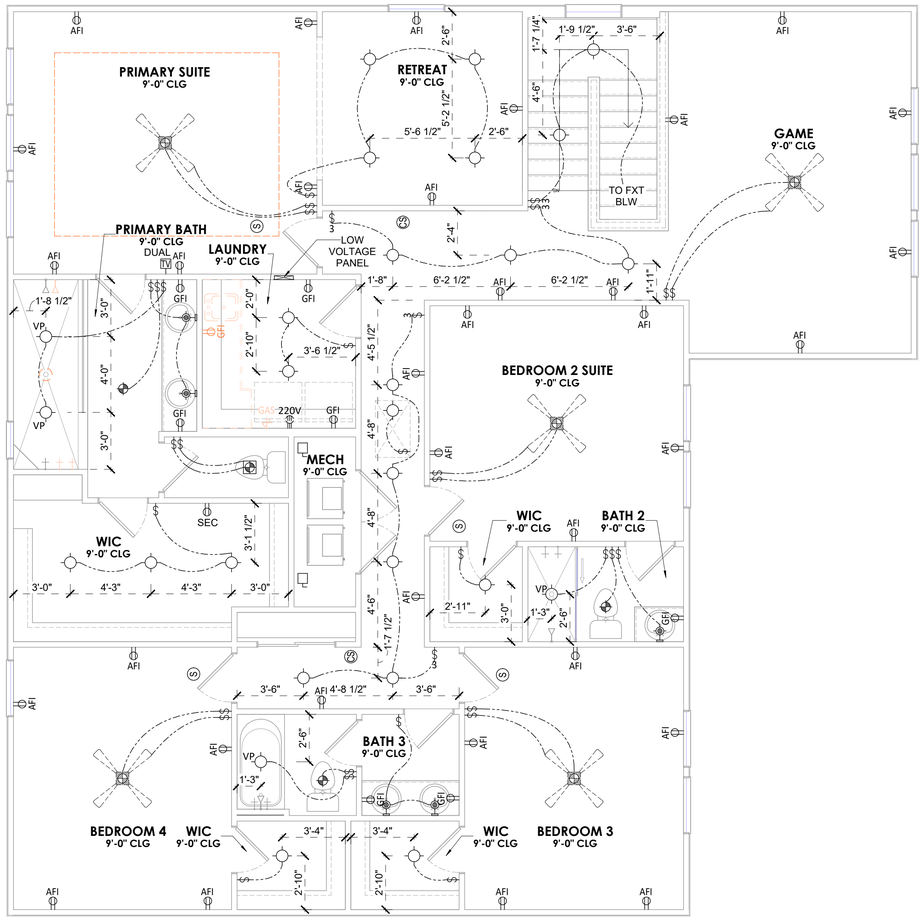

2nd LEVEL ELECTRICAL PLAN - FARMHOUSE A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND			
$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	MW	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET	DISC	QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN
ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE			
WP = WEATHER PROOF		VP = VAPOR PROOF	

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KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E117

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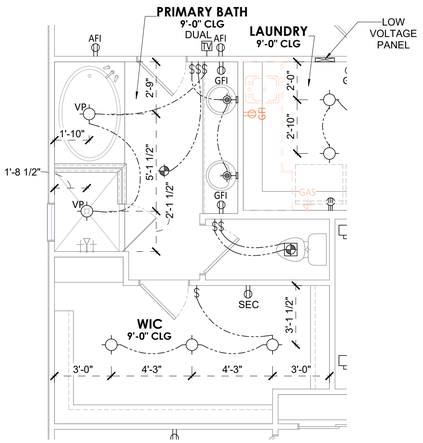
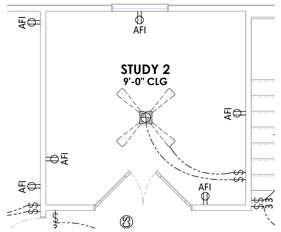


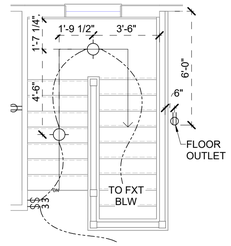
2nd LEVEL ELECTRICAL PLAN - OPT DELUXE PRIMARY BATH

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



2nd LEVEL ELECTRICAL PLAN - OPT STUDY 2

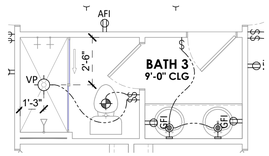
1/4" = 1'-0" WHEN PRINTED ON 22"x34"



2nd LEVEL ELECTRICAL PLAN - OPT OPEN STAIR RAIL

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

CANNOT BE SELECTED WHEN OPT STUDY 1 IS SELECTED



2nd LEVEL ELECTRICAL PLAN - OPT SHOWER @ BATH 3

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
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AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
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TV	TELEVISION OUTLET		QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
PC	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

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KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E119

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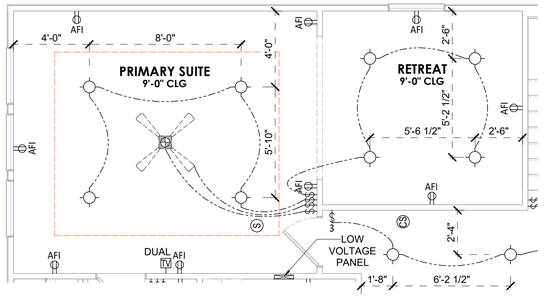
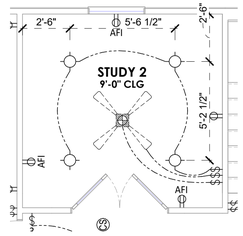


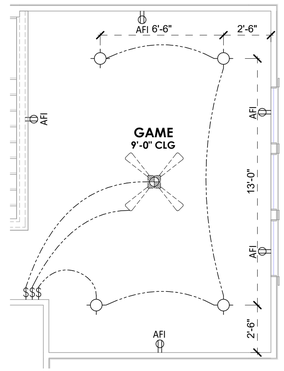
2nd LEVEL ELECTRICAL PLAN - OPT PRIMARY SUITE LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



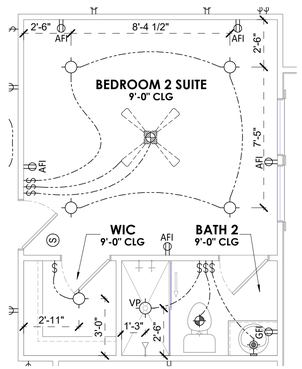
2nd LEVEL ELECTRICAL PLAN - OPT STUDY 2 LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



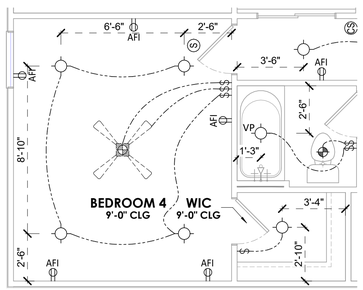
2nd LEVEL ELECTRICAL PLAN - OPT GAME LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



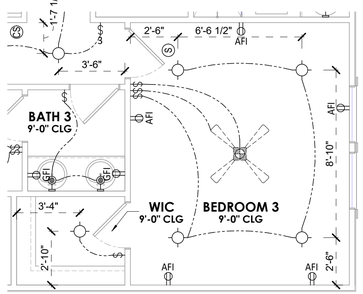
2nd LEVEL ELECTRICAL PLAN - OPT BEDROOM 2 SUITE LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



2nd LEVEL ELECTRICAL PLAN - OPT BEDROOM 4 LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



2nd LEVEL ELECTRICAL PLAN - OPT BEDROOM 3 LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	MW	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET		QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
PC	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

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taylor morrison

KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E120

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DESIGN CRITERIA AND LOADS

Building Code
Florida Building and Residential Codes, 8th Edition (2023)

Code for Design Loads
ANSI/ASCE 7-22

ROOF LOADING ..... C_p = 1.25
TOP CHORD LIVE LOAD ..... 20 PSF
TOP CHORD DEAD LOAD ..... 7 PSF
BOTTOM CHORD LIVE LOAD
ATTICS WITH LIMITED STORAGE ..... 20 PSF
ATTICS WITHOUT STORAGE ..... 10 PSF
(NON-CONCURRENT)
BOTTOM CHORD DEAD LOAD ..... 5 PSF

WIND LOADING[2] ..... C_p = 1.60
ASCE 7, 3S GUST ..... 150 MPH
EXPOSURE CATEGORY C
BUILDING CATEGORY II
ENCLOSURE CLASSIFICATION ..... ENCLOSED
INTERNAL PRESSURE COEFF 0.18
C&C DESIGN PRESSURES ..... (SEE TABLE 1)

DECK
FLOOR LOADING ..... C_p = 1.00
TOP CHORD LIVE LOAD ..... 40 PSF
TOP CHORD DEAD LOAD ..... 10 PSF
BOTTOM CHORD LIVE LOAD ..... 0 PSF
BOTTOM CHORD DEAD LOAD ..... 5 PSF

SPECIAL FLOOR LOADING ..... C_p = 1.00
GAME ROOM/LOFT LIVE LOAD ..... 60 PSF
BALCONY/DECK LIVE LOAD ..... 40 PSF

DEFLECTION CRITERIA
ROOF TRUSSES ..... LL / 240
TL / 180
TL MAX 1" UP TO 40' SPAN
FLOOR JOIST OR TRUSS ..... LL / 360
TL / 240
BEAMS[1] ..... LL / 360
TL / 240

NOTES:
1. PORCH BEAMS AND BEAMS SUPPORTING EXTERIOR WALL ABOVE SHALL NOT EXCEED½" DEFLECTION
2. MAX 16" O.C. FLOOR TRUSS SPACING BELOW GAME ROOM/LOFT
3. ROOF TRUSS WIND DESIGN METHOD SHALL BE MWFRS (DIRECTIONAL -OR- ALL HEIGHT) C-C HYBRID

TABLE 1: COMPONENT AND CLADDING DESIGN PRESSURES

WINDOWS AND DOORS (NOTE 1)				
EFFECTIVE WIND AREA	ZONE DESIGNATION			
	IZ - Interior Zone (psf)		EZ - End Zone (psf)	
0 - 20 ft²	+32.75	-35.52	+32.75	-43.85
21 - 50 ft²	+31.17	-33.94	+31.17	-40.69
51 - 100 ft²	+29.28	-32.05	+29.28	-36.91
101 - 200 ft²	+27.82	-30.60	+27.82	-34.00

SOFFIT MAX PRESSURE (psf)	+32.75	-43.85
GARAGE DOOR WIDTH (NOTE 2)	PRESSURE (PSF)	
8 FT	+29.18/-36.72	
16 FT	+27.71/-32.13	
ROOFING	-85.85 PSF	

NOTES:
1. END ZONE DESIGNATIONS MAY BE TAKEN AS THE 1ST 4.0' AT ALL EXTERIOR CORNERS PER SECTION R301.2. END ZONES NOT APPLICABLE AT RE-ENTRANT CORNERS.
2. GARAGE DOOR HEIGHT MAY BE 6'-8" OR HIGHER
3. ROOFING PRODUCTS INCLUDE SHINGLES, UNDERLAYMENT AND VENTILATION

THIS STRUCTURE IS LOCATED IN THE WIND BORNE DEBRIS REGION AND HAS BEEN DESIGNED AS AN ENCLOSED STRUCTURE. AS SUCH, THE BUILDER MUST SUPPLY OPENING PROTECTION IN ACCORDANCE WITH SECTION 1609.1.2 AND/OR SECTION R301.2.1.2 AND LOCAL BUILDING JURISDICTION.

SHEET INDEX

ST-1 ..... STRUCTURAL SPECIFICATIONS
ST-2 ..... FOUNDATION PLAN
ST-2D ..... FOUNDATION SECTIONS
ST-3 ..... 1ST LEVEL STRUCTURAL FRAMING & MASONRY PLAN
ST-3A ..... 1ST LEVEL FLOOR & ROOF FRAMING PLAN
ST-4 ..... 2ND LEVEL STRUCTURAL FRAMING PLAN (IF APPLICABLE)
ST-4A ..... 2ND LEVEL ROOF FRAMING PLAN (IF APPLICABLE)
ST-5 ..... TYPICAL WALL SECTION SHEET
ST-6 ..... SECTIONS AND DETAILS
ST-7 ..... SECTIONS AND DETAILS

TABLE 2: WOOD STRUCTURAL PANEL SHEATHING REQUIREMENTS

NOTES 3,4

TYPICAL EXTERIOR WALL SHEATHING (NOTE 2)	STUCCO AND DIRECTLY ADHERED STONE (NOTE 6)	MIN 7/16" 24/16 SPAN RATED OSB OR PLYWOOD INSTALLED HORIZONTALLY W/ 8d COMMON: 6" O.C. EDGE AND FIELD. 2x4 BLOCKING IS RECOMMENDED AT UNSUPPORTED PANEL EDGES.
	ALL OTHER VENEER	MIN 7/16" 24/16 SPAN RATED OSB OR PLYWOOD INSTALLED VERTICALLY (BLOCKED PANEL EDGES REQUIRED) OR HORIZONTALLY (UNBLOCKED PANEL EDGES, UNO) W/ 8d COMMON: 6" O.C. EDGES AND FIELD
ROOF DECK SHEATHING (NOTE 1)	METAL ROOF	MIN 15/32" 32/16 SPAN RATED PLYWOOD INSTALLED WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS W/ RSRS-03 NAILS: 4" O.C. AT PANEL EDGES AND 6" O.C. IN THE FIELD (UNBLOCKED PANEL EDGES, UNO).
	SHINGLE ROOF	MIN 7/16" 24/16 SPAN RATED OSB OR PLYWOOD INSTALLED WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS W/ RSRS-01 NAILS: 6" O.C. AT PANEL EDGES, AND 6" O.C. IN THE FIELD (UNBLOCKED PANEL EDGES, UNO).
FLOOR DECK SHEATHING: (NOTE 5)		23/32" T&G OSB OR PLYWOOD W/ 10d COMMON: 6" O.C AT PANEL EDGES, 12" O.C. IN THE FIELD (UNBLOCKED PANEL EDGES, UNO).
PORCH CEILING BOARD SHEATHING:		MIN 3/8" OSB OR PLYWOOD OR CDX INSTALLED PERPENDICULAR TO SUPPORTS W/ 8d COMMON: 3" O.C. AT PANEL EDGES, 12" O.C. IN THE FIELDOR MIN5/8" EXTERIOR GYPSUM CEILING BOARD, FASTEN w/ 5d x 5/8" COOLER NAIL OR NO.6 X 1½" LONG SCREWS @ 4" O.C. EDGES, 8" O.C. FIELD (UNBLOCKED PANEL EDGES, UNO).

NOTES:
1. FOR SHEATHING THICKNESS GREATER THAN 15/32" CATEGORY, USE RSRS-03 NAILS.
2. COMMON NAILS IN WALL SHEATHING MAY BE SUBSTITUTED W/ 8d GALVANIZED BOX NAILS.
3. ZIP WALL SHEATHING IS AN ACCEPTABLE ALTERNATE FOR APA RATED WOOD STRUCTURAL PANEL.
4. ALL WOOD STRUCTURAL PANEL SHALL CONFORM TO THE MOST CURRENT APPLICABLE SPECIFICATION AND SUPPLEMENTS OF CURRENT APPROVED APA MANF. SPECIFICATIONS.
5. FLOOR FASTENERS ARE MINIMUM REQUIRED FOR DIAPHRAGM DESIGN. FOR INCREASED FLOOR PERFORMANCE AND TOHELP REDUCE SQUEAKING, RSRS-01 NAILS OR 8d SCREW NAILS ARE RECOMMENDED.
6. 15/32" 32/16 SPAN RATED OSB OR PLYWOOD WITH BLOCKED PANEL EDGES IS AN APA RECOMMENDATION PER APA TECHNICAL BULLETIN Q370 WHEN STUCCO LATH IS ATTACHED DIRECTLY TO OSB OR PLYWOOD. SHOULD BUILDER SPECIFICATIONS ALLOW, MIN STRUCTURAL REQUIREMENTS ARE7/16" 24/16 SPAN RATING INSTALLED HORIZONTALLY. INCLUDES FULL AND PARTIAL HEIGHT VENEER APPLICATIONS
7. ROOF DECK SHEATHING HAS BEEN ENGINEERED TO RESIST SASCE 7 WIND LOADS IN ACCORDANCE WITH FRC R301.2.1.1

TABLE 3: NAIL SIZE LEGEND

NOTES 1, 2, 3, 4

	DIAMETER	LENGTH
8d COMMON	0.131"	2-½"
RSRS-01	0.113"	2-3/8"
RSRS-03	0.131"	2-½"
10d x 1-½"	0.148"	1-½"
10d	0.131"	3"
10d COMMON	0.148"	3"
12d COMMON	0.148"	3-½"
16d SINKER	0.148"	3-½"
16d COMMON	0.162"	3-½"

NOTES:
1. INSTALL 10d NAILS UNLESS OTHERWISE SPECIFIED.
2. COMMON WIRE NAILS AND THREADED HARDENED STEEL NAILS SHALL CONFORM TO THE NOMINAL SIZES SPECIFIED IN ASTM F1667. NOMINAL DIAMETER SIZES APPLY TO FASTENERS BEFORE APPLICATION OF PROTECTIVE COATING.
3. WHEN A BORED HOLE IS REQUIRED TO PREVENT SPLITTING OF A WOOD DUE TO FASTENER PENETRATION, THE BORED HOLE SHALL NOT EXCEED 75% OF THE NAIL OR SPIKE DIAMETER.
4. THE NOMINAL DIAMETER AND LENGTH OF TYPICAL FASTENERS SPECIFIED FOR THIS PROJECT ARE AS LISTED IN TABLE3.

TABLE 4: FASTENERS IN PRESSURE TREATED LUMBER

PRESERVATIVE	FASTENER TYPE
ACZA	STANDARD CARBON STEEL
SODIUM BORATE (NOTE 1)	STAINLESS CONNECTORS AND FASTENERS REQUIRED.
ALL OTHER PT (INCLUDING ACQ & MCQ)	CONNECTORS MUST HAVE Z-MAX, G120 OR TRIPLE ZINC COATED FINISH. ALL FASTENERS MUST BE HOT DIPPED GALVANIZED.

NOTES:
1. SILL PLATES W/ SODIUM BORATE TREATMENTS BEARING ON CONCRETE OVER VAPOR BARRIER ARE NOT DIRECTLY EXPOSED TO EARTH OR WEATHER AND HAVE BEEN PROVEN TO BE NON-CORROSIVE TO CARBON STEEL FASTENERS.

TABLE 5: EXTERIOR HEAD JAMB AND SILL FRAMING

ROUGH OPENING WIDTH	HEAD JAMB OR SILL SIZE	FASTENERS AT EACH END
50" OR LESS	(1) 2x4 OR (1) 2x6	(4) 10d TOE-NAILS
GREATER THAN 50" UP TO 76"	(2) 2x4 OR (1) 2x6	(6) 10d TOE-NAILS
GREATER THAN 76"	SEE FLOOR PLAN	SEE FLOOR PLAN

1. WINDOWS WITH INTERMEDIATE JACK STUDS MAY BE TREATED AS SEPARATE OPENINGS.
2. HEAD JAMB AND SILL OUTSIDE THE SCOPE OF THIS SCHEDULE HAVE BEEN ENGINEERED AS WIND-LOAD HEADER AND SILL. SEE PLAN.

PRE-ENGINEERED TRUSSES

1. NOTE : ROOF TRUSS TOP CHORDS SHALL HAVE A MINIMUM SPECIFIC GRAVITY OF 0.49 (SYP SPECIES OR BETTER)
2. ROOF OR FLOOR TRUSSES FABRICATED TO ACHIEVE THE ROOF PLANES DEPICTED ON THE ARCHITECTURAL PLANS SHALL BE DESIGNED UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER. ENGINEERING SHOP DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH ANSI/TPI AND SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION. DESIGN CRITERIA IS LOCATED ON SHEET ST-1 OF THE PLAN SETTEMPORARY BRACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LEFT IN PLACE AFTER CONSTRUCTION IS COMPLETE.
3. TRUSSES SHALL BE DESIGNED TO MATCH THE ORIENTATION, SPAN DIRECTION, SPACING, BEARING & LOCATION OF THE FRAMING PLAN SHOWN HERE.
4. THE TRUSS ENGINEER SHALL PROVIDE ALL TRUSS TO TRUSS CONNECTION DESIGN AND SPECIFICATIONS AND SUBMIT THEM UNDER SIGN AND SEAL WITH THE TRUSS SHOP DRAWINGS.
5. TRUSS UPLIFTS HAVE BEEN CALCULATED BY THE ENGINEER OF RECORD AND TAKEN INTO CONSIDERATION DURING THE DESIGN OF THE UPLIFT RESTRAINT SYSTEM FOR THIS STRUCTURE. AS SUCH, THE REPORTED UPLIFTS ON THE TRUSS SHOP DRAWINGS MAY BE DISREGARDED.

TABLE 6: METAL CONNECTOR SCHEDULE

NOTES 2, 3, 4

MITEK & SIMPSON CONNECTORS IN CORRESPONDING ROWS BELOW ARE EQUAL ALTERNATIVES AND MAY BE CONSIDERED INTERCHANGEABLE

SIMPSON	SIMPSON FASTENERS	MITEK	MITEK FASTENERS
DTT2Z (NOTE 2)	(8)¼" X 1 ½" SDS SCREWS IN STUD ½" Ø X 4 ½" EMBED EPOXY OR SCREW ANCHOR	DTB-TZ	(8)¼" x 1½" WS15-GC WOOD SCREWS IN STUD ½ Ø x 4½" EMBED EPOXY OR SCREW ANCHOR
HTT5 (NOTE 2)	(26) 0.162" x 2 ½" IN STUD/BEAM/TRUSS ⅝" Ø x 6" EMBED ANCHOR IN CONCRETE	HTT45	(26) 0.162" x 2 ½" IN STUD/BEAM/TRUSS ⅝" Ø x 6" EMBED ANCHOR IN CONCRETE
META16	(7) 10d x 1 ½" IN TRUSS 4" WET EMBED IN GROUTED BLOCK WALL	HTA16-18	(7) 10d x 1 ½" IN TRUSS 4" WET EMBED IN GROUTED BLOCK WALL
META20	(8) 10d x 1 ½" IN TRUSS 4" WET EMBED IN GROUTED BLOCK WALL	HTA20-18	(9) 10d x 1 ½" IN TRUSS 4" WET EMBED IN GROUTED BLOCK WALL
HU48, HUC48, HU28-2, HUC28-2	(14) 16d COMMON IN HEADER (6) 10d COMMON IN BEAM	HD48, HD48IF, HD28-2, HD28-2IF	(14) 16d COMMON IN HEADER (6) 10d COMMON IN BEAM
HU410, HUC410, HU210-2, HUC210-2	(18) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM	HD410, HD410IF, HD210-2, HD210-2IF	(18) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM
HUC212-2	(22) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM	HD212-2IF	(22) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM
HGA10KT	(4)¼" x 1 ½" SDS SCREW IN TRUSS/RAFTER (4)¼" x 3" SDS SCREWS IN TOP PLATE	HGA10	(4) ¼" x 1½" WS15 SCREWS IN TRUSS/ RAFTER (4) ¼" x 3" WS3 SCREWS IN TOP PLATE
HGAM10KT	(4) SDS ¼" x 1 ½" SCREWS IN TRUSS/RAFTER (4) ¼" x 2¾" TITEN SCREWS IN MASONRY	HGAM10KT	(4) ¼" x 1½" WS15 SCREWS IN TRUSS/ RAFTER (4) ¼" x 1½" WEDGE BOLT OR EQUIVALENT IN MASONRY
HDQ8	(20) ⅛" x 3" SDS SCREWS IN STUD & ⅞" DIA. x 12" EMBED ANCHOR IN CONCRETE	UPHD8	(24) ⅛" x 3" WS3 SCREWS IN STUD & ⅞" DIA. x 12" EMBED ANCHOR IN CONCRETE

SIMPSON	SIMPSON FASTENERS	MITEK	MITEK FASTENERS
MSTA24	(9) 10d COMMON EACH END	MSTA24	(9) 10d COMMON EACH END
MSTA36	(13) 10d COMMON EACH END	MSTA36	(13) 10d COMMON EACH END
MSTAM36 (NOTE 7)	(7) 10d COMMON IN WOOD FRAMING (4) ¼" x 2 ¼" TITEN SCREWS IN MASONRY	MSTAM36 (NOTE 7)	(7) 10d COMMON IN WOOD FRAMING (5) ¼" x 2 ¼" TAPCON IN MASONRY
HTS20	(11) 10d x 1 ½" IN TRUSS/RAFTER (11) 10d x 1 ½" IN STUD	HTW20	(11) 10d x 1 ½" IN TRUSS/RAFTER (11) 10d x 1 ½" IN STUD
HTSM20	(10) 10d x 1 ½" IN TRUSS/RAFTER (4) ⅞" x 2 ½" TITEN IN MASONRY	HTWM20	(8) 10d x 1½" IN TRUSS/RAFTER (4) ¼" x 3" WEDGE BOLT OR EQUIVALENT IN STUD
LGT2	(16) 16d COMMON IN TRUSS/RAFTER (7) ¼" x 2 ½" TITEN SCREWS IN MASONRY	LUGT2	(16) 10d COMMON TO TRUSS/RAFTER (5) 0" x 3" WEDGE BOLT OR EQUIVALENT
LGT3	(26) 16d SINKER IN WALL FRAMING (12) SDS ¼" x 2 ½" IN TRUSS	LUGT3	(28) 16d SINKER IN WALL FRAMING (12) WS25 ¼" x 2 ½" IN TRUSS
SDWC15450, SDWC15600		NO MITEK EQUIVALENT	
MSTCM60	(26) 10d COMMON IN WOOD FRAMING (14) ½" x 2 ¼" TITEN SCREWS IN MASONRY	MSTCM60	(26) 10d COMMON IN WOOD FRAMING (14) ¼" x 2 ¼" TAPCON IN MASONRY
ABU44 (NOTE 6)	(12) 16d COMMON NAILS ⅜" Ø x 7" EMBED EPOXY	PAU44	(12) 16d COMMON NAILS ⅜" Ø x 7" EMBED EPOXY
ABU66 (NOTE 6)	(12) 16d COMMON NAILS ⅜" Ø x 7" EMBED EPOXY	PAU66	(12) 16d COMMON NAILS ⅜" Ø x 7" EMBED EPOXY

NOTES:
1. SIMPSON ACRYLIC-TIE ADHESIVE OR EQUAL SHALL BE USED IN ALL DRILLED AND EPOXIED ANCHOR APPLICATIONS. ANCHOR BOLT, THREADED ROD, OR DOWELED REINFORCING STEEL MAY BE EMBEDDED TO THE SPECIFIED DEPTH, IN A HOLE AS SPECIFIED BY MANUFACTURER (TYPICALLY 1/16" TO 1/8" GREATER THAN SPECIFIED ANCHOR DIAMETER). ADHESIVE/EPOXY MUST FILL THE HOLE IN THE CONCRETE AND WOOD BOTTOM PLATE. MANUFACTURER'S SPECIFICATIONS MUST BE FOLLOWED FOR PROPER INSTALLATION.
2. REFER TO SIMPSON OR MITEK CATALOG FOR ADDITIONAL INSTALLATION INSTRUCTIONS.
3. IF CONNECTOR IS NOT LISTED ABOVE, CONTACT EOR FOR SPECIFIC FASTENING REQUIREMENTS.
4. POSITIVE PLACEMENT GUN NAILS, 2½" LONG, WITH EQUIVALENT DIAMETER TO COMMON NAILS SPECIFIED ABOVE MAY BE USED FOR ABU POST BASE ANCHORS, CS16, AND MSTA FLAT STRAPS.
5. MASONRY APPLICATION REQUIRE EQUIVALENT NUMBER OF TITEN ANCHORS IN LIEU OF 16d NAILS TO HDR CONNECTION. CMU REQUIRES ¼" Ø x 2 ¾" TITENS ILO 16d. CONCRETE REQUIRES EQUIVALENT NUMBER OF ¼" Ø x 1 ¾" TITENS ILO 16d.
6. MASONRY SCREWS AT EXTERIOR CMU APPLICATIONS TO HAVE FLAT HEADS.

MASONRY NOTES

1. ALL MASONRY UNITS SHALL MEET ASTM C90 STANDARD WITH f'm= 2000PSI AND SHALL BE ERECTED IN RUNNING BOND WITH TYPE M OR S MORTAR OVER FULL BED.
2. SHOULD LIMITED AREAS OF STACK BOND MASONRY EXIST, EVERY OTHER COURSE SHALL BE EQUIPPED w/ 9 GAUGE LADDER TYPE HORIZONTAL JOINT REINFORCEMENT
3. ALL GROUT TO BE MIXED PER ASTM C476 STANDARDS AND INSTALLED TO COMPLY WITH FBC R606.3.5. f'c = 3,000 PSI.
4. VERTICAL WALL REINFORCING TO BE ASTM A615 GRADE 60 REBAR.
5. LAPS BETWEEN VERTICAL REINFORCING AND DOWELS TO BE 30".
6. VERTICAL REINFORCING TO HAVE 10' STANDARD HOOK INTO BOND BEAM. DOWEL TO HAVE 10' STANDARD HOOK INTO FOOTING
7. PRE-CAST MASONRY LINTELS: SEE "LINTEL SCHEDULE" ON STRUCTURAL PLAN SHEET.
8. PROVIDE MOISTURE BARRIER FOR ALL UNTREATED LUMBER IN CONTACT WITH MASONRY OR CONCRETE.

CONCRETE AND FOUNDATION NOTES

1. CONCRETE COMPRESSIVE STRENGTH FOR FOOTINGS= 2,500 PSI AT 28 DAYS (UNO).
2. CONCRETE COMPRESSIVE STRENGTH FOR SLAB = 2,500 PSI AT 28 DAYS (UNO).
3. ALL REINFORCING STEEL #3 AND BIGGER SHALL BE ASTM A615 GRADE 40 DEFORMED BARS (UNO).
4. ALL REINFORCING STEEL SHALL HAVE 90 DEGREE BEND AT CORNERS WITH A 24" LAP24" LONG #4 BAR IS RECOMMENDED TO BE INSTALLED AT ALL REENTRANT CORNERS.
5. FIBERMESH IS AN ACCEPTABLE ALTERNATIVE AND SHALL NOT REQUIRE WWF. FIBER LENGTHS SHALL BE ½" TO 2" IN LENGTH. DOSAGE AMOUNTS SHALL RANGE FROM 0.75 TO 1.5 POUNDS PER CUBIC YARD IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SYNTHETIC FIBERS SHALL COMPLY WITH ASTM C1116. THE MANUFACTURER OR SUPPLIER SHALL PROVIDE CERTIFICATION OF COMPLIANCE WHEN REQUESTED BY THE BUILDING OFFICIAL.
6. MASONRY STEMWALL AND MONOLITHIC FOOTING ARE INTERCHANGEABLE.
7. EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 PSF IN ACCORDANCE WITH TABLE R401.4.1, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
8. CONCRETE FLOOR SLABS ON GRADE SHALL BE INSTALLED OVER A MINIMUM 6 MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED 6" AND SEALED OVER CLEAN, COMPACTED EARTH OR FILL WITH CODE APPROVED PROVISIONS FOR PREVENTION OF SUBTERRANEAN TERMITES.
9. STEMWALLS OVER 4 COURSES TALL REQUIRE SPECIAL ATTENTION TO BRACING DURING CONSTRUCTION. CONTACT ENGINEER OF RECORD IF THIS CONDITION EXISTS.
10. TO CONTROL CRACKING, CUT 1" SAWCUTS IN THE SLAB IN A 15'x15' GRID WITHIN 12 HOURS OF CONCRETE PLACEMENT. CONTACT EOR FOR ALTERNATIVE METHODS.CONTROL JOINTS ARE NOT REQUIRED WHEN WWF OR FIBERMESH ARE INCLUDED WITH CONCRETE WORK.
11. DO NOT SCALE FOOTING DIMENSIONS AND LOCATIONS FROM THE FOUNDATION PLAN. DO NOT DETERMINE FOOTING LOCATION FROM ARCHITECTURAL PLANS OR FRAMING PLAN. IF FOOTING SIZE OR LOCATION IS NOT DETERMINATE FROM USE OF FOUNDATION PLAN ALONE, CONTACT THE ENGINEER OF RECORD.

LEGEND

OR	"OR" SHALL MEAN THAT EITHER OPTION PROVIDED IS AN EQUAL ALTERNATIVE FOR THE APPLICATION SHOWN
UNO	UNLESS NOTED OTHERWISE ON PLAN OR DETAIL
EOR	ENGINEER OF RECORD
EW	EACH WAY
OSB	ORIENTED STRAND BOARD
WSP	WOOD STRUCTURAL PANEL
SYP	SOUTHERN YELLOW PINE
SPF	SPRUCE-PINE-FUR
CONT	CONTINUOUS
O.C.	ON CENTER
LSL	1.55E TIMBERSTRAND LSL ENGINEERED LUMBER, 1¼" WIDE, UNO. (3 ½" WIDE LSL BEAMS ARE EQUIVALENT TO 2-PLY 1¼" BEAM)
LVL	2.0E MICRO=LAM LVL ENGINEERED LUMBER, 1¾" WIDE, UNO.
PSL	2.0E PARALLAM PSL ENGINEERED LUMBER, 3 ½" WIDE, UNO.
SYS 42	PROPERLY RATED OPEN WEB HEADER
OPT	OPTIONAL

HEADER FRAMING

1. ALL HEADER JACK AND KING STUDS SHALL BE FASTENED TO EACH OTHER WITH (2) ROWS 10d @ 8" O.C. STAGGERED.
2. ALL HEADERS TO BE FRAMED W/ NO.2 SYP
3. FASTEN ALL MULTI-PLY HEADERS TOGETHER WITH (2) ROWS 10d @ 8" O.C., STAGGERED ALONG EACH EDGE.
4. FASTEN ALL HEADERS TO KING STUDS WITH (3) 8d TOE NAILS
5. IF HEADER NOT SPECIFIED, CONTACT ENGINEER OF RECORD.
6. CRIPPLE BLOCKS BELOW LOAD-BEARING HEADERS MAY BE FRAMED AT 24" O.C.
7. IN ANY LOCATION WHERE A 2x_ BEAM OR HEADER IS PROVIDED, IT IS ACCEPTABLE TO USE AN ENGINEERED LVL BEAM OR HEADER OF EQUIVALENT SIZE.
8. NON BEARING HEADERS: DUE TO LIGHTLY LOADED CONDITIONS, 38" OR LESS CLEAR-OPENINGS IN AN EXTERIOR WALL DO NOT REQUIRE LOAD BEARING HEADER, SEE PLAN.

FRAMING NOTES

1. ALL LUMBER SPECIFIED ON DRAWINGS IS INTENDED FOR DRY USE ONLY, UNO. ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAILED BY OTHER.
2. ALL METAL CONNECTORS SPECIFIED ON PLAN ARE IN ADDITION TO FRAMING FASTENER REQUIREMENTS LISTED IN TABLE 2304.10.1
3. FASTEN ALL MULTI-PLY STUD COLUMNS AND CORNERS TOGETHER WITH (2) ROWS 10d @ 8" O.C. STAGGERED. UPPER LEVEL MULTI-PLY STUD GROUPS BELOW ALL GIRDER LOCATIONS TO BE CONTINUOUS THROUGH FLOOR SYSTEM TO FOUNDATION. (NOT REQUIRED BELOW HEADER JACKSKING STUD GROUPS)
4. FASTEN ALL STUDS TO BOTTOM AND TOP PLATES WITH (4) 8d TOE NAILS OR (2)16d COMMON END NAILS.
5. FASTEN ALL TRUSSES AND RAFTERS TO TOP PLATES WITH (3) 8d TOE NAILS.
6. ALL MULTI-PLY TRUSS GIRDERS AND BEAMS TO HAVE SOLID STUD GROUP BELOW MATCHING GIRDER OR BEAM THICKNESS AND MATCHING WALL STUD SPECIFICATIONS AS NOTED ON STRUCTURAL PLAN, UNO.
7. EXTERIOR WALL DESIGN ASSUMES CONTINUOUSLY SHEATHED WITH OSB OR PLYWOOD
8. EXTERIOR WALLS SHALL BE FRAMED W/ NO.2 SPF STUDS AND NO.2 SYP PLATES. INTERIOR LOAD-BEARING WALLS SHALL BE FRAMED W/ SPF STUD GRADE OR BETTER AND NO.2 SYP PLATES
9. NON-LOAD BEARING INTERIOR WALLS MAY BE FRAMED W/ 2x_ SPF @ MAX 24" O.C. OR METAL STUD FRAMING MAX 24" O.C. , EXCEPT WHERE WALLS SUPPORT TILE.

2024.V1.0
TM 150C CMU-WD

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KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042
DRAWN: WLT
CHECKED: DB

07-28-2025

REVISIONS:

No.	Description	Date

ST-1 (150C)

CMU/METAL CONNECTOR ENGINEERING

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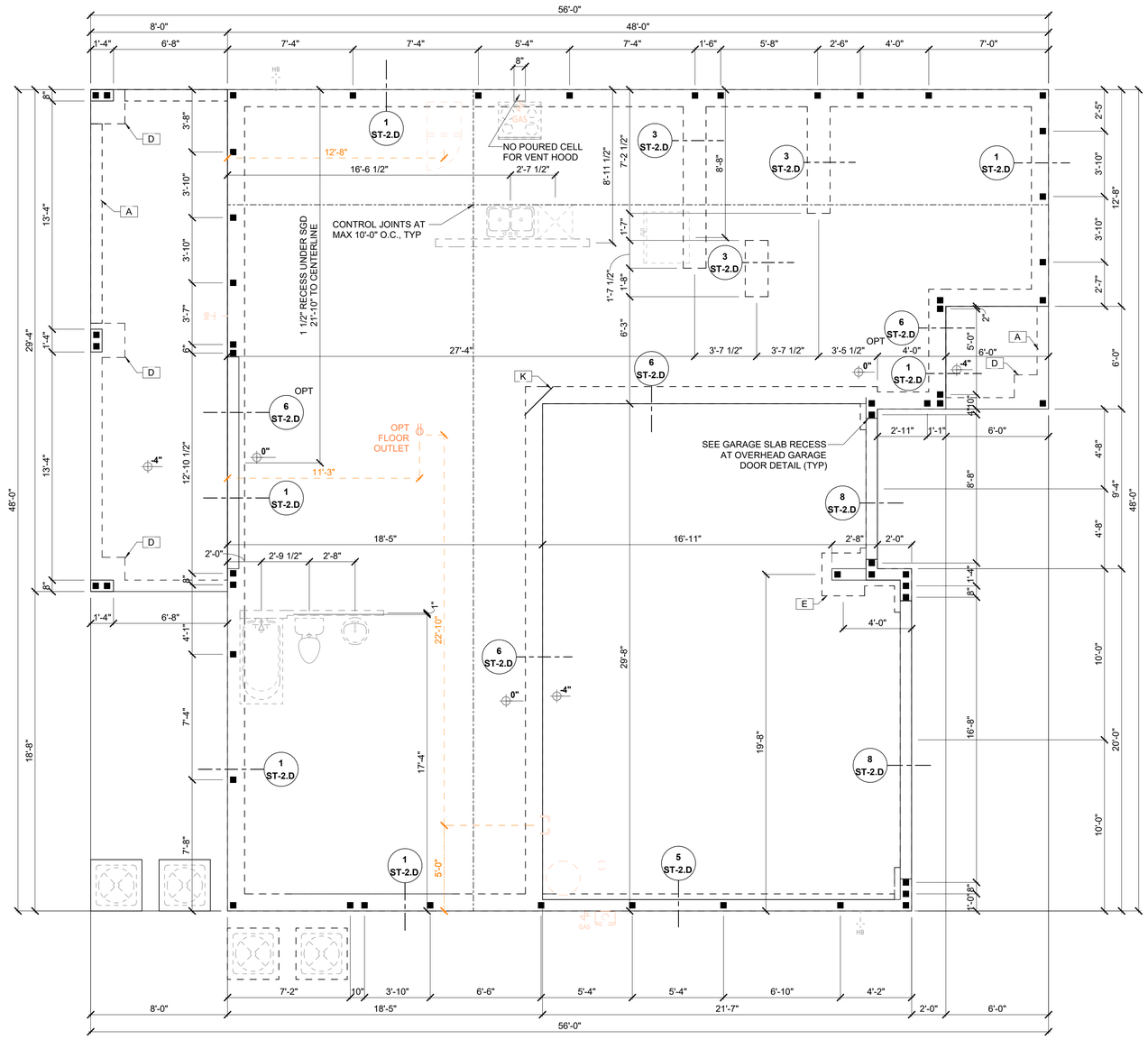

FOUNDATION PLAN - TRADITIONAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

2020 V1.0

GENERAL FOUNDATION NOTES:

- CONCRETE SLAB ON GRADE SHALL BE MINIMUM 3 1/2" THICK AND HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI UNO.
- EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 psf, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
- IF CONTRACTOR OR BUILDING OFFICIAL DETERMINES THAT THE SOIL IS NOT SUITABLE FOR 2,000 PSF BEARING CAPACITY, CONTACT EOR. ADDITIONAL FOUNDATION WORK MAY BE REQUIRED.
- SLIDING GLASS DOOR FRAMES MUST BE RECESSED INTO THE SLAB IN ACCORDANCE WITH THE BUILDING CODE. CONSULT ARCHITECTURAL PLANS FOR LOCATION OF SLIDING GLASS DOORS.
- MASONRY STEMWALL AND MONOLITHIC FOOTINGS ARE INTERCHANGEABLE. SEE SHEET ST-2D FOR INTERCHANGEABLE STEMWALL & MONOLITHIC SECTIONS (DETAILS 1/2 & 5/7).
- 24" LONG #4 BAR IS TO BE INSTALLED AT ALL RE-ENTRANT CORNERS, SEE "RE-ENTRANT CORNER DETAIL" ON SHEET ST-2D.

FOUNDATION KEYNOTES: DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

A	8"x8" DEEP THICKENED EDGE w/ (1) #4 CONT	B	12" DEEP FTG UNDER BOX COLUMN, FTG TO BE PROJECTED MIN 6" AS SHOWN
C	16"SQx12" DEEP FTG	D	24"SQx20" DEEP FTG w/ (3) #4 EW
E	30"SQx20" DEEP FTG w/ (4) #4 EW	F	36"SQx20" DEEP FTG w/ (4) #4 EW
G	48"SQx24" DEEP FTG w/ (5) #4 EW, T&B	H	#5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1

J — • SOLID FILL CMU PIER, MATCHING CMU COLUMN SIZE ABOVE • PROVIDE MIN (1) #5 FULL-HEIGHT, VERTICAL REINFORCEMENT TO BEND 90° @ BOTTOM & TIE INTO FOOTING REINFORCEMENT • CMU PIER ON 20" DEEP FTG W/ #4 @ 8" O.C. EW, FTG TO BE PROJECTED MINIMUM 6" LARGER THAN PIER ON ALL SIDES

K — MIN 24" LONG #4 OR #5 BAR SET AT MID-DEPTH OF SLAB, TYP ALL RE-ENTRANT CORNERS

CONTROL JOINT (CJ) NOTES:

1. TIMING
   - CUTS MUST BE MADE THE SAME DAY AS PLACEMENT, AS SOON AS THE CONCRETE HAS SET ENOUGH TO ALLOW SAWCUTS WITHOUT RAVELING THE COURSE AGGREGATE FROM THE CUT, MAKE THE CUT.
   - CUTS MADE THE NEXT DAY OR AT SUBSEQUENT TIMES DO NOT PROVIDE ADEQUATE PROTECTION AGAINST "RANDOM" CRACKING.
2. DEPTH

   THE CUT SHOULD BE AT LEAST 1" DEEP, BUT NOT MORE THAN 1 ¼" DEEP.
3. SEALING

   THE CUTS SHOULD BE SEALED WITH A SEMI-RIGID EPOXY OR ACRYLIC ADHESIVE SEALANT. BACKER ROD IS NOT REQUIRED.

CMU/METAL CONNECTOR ENGINEERING

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KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: WLT

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07-02-2025

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ST-2 (150C)

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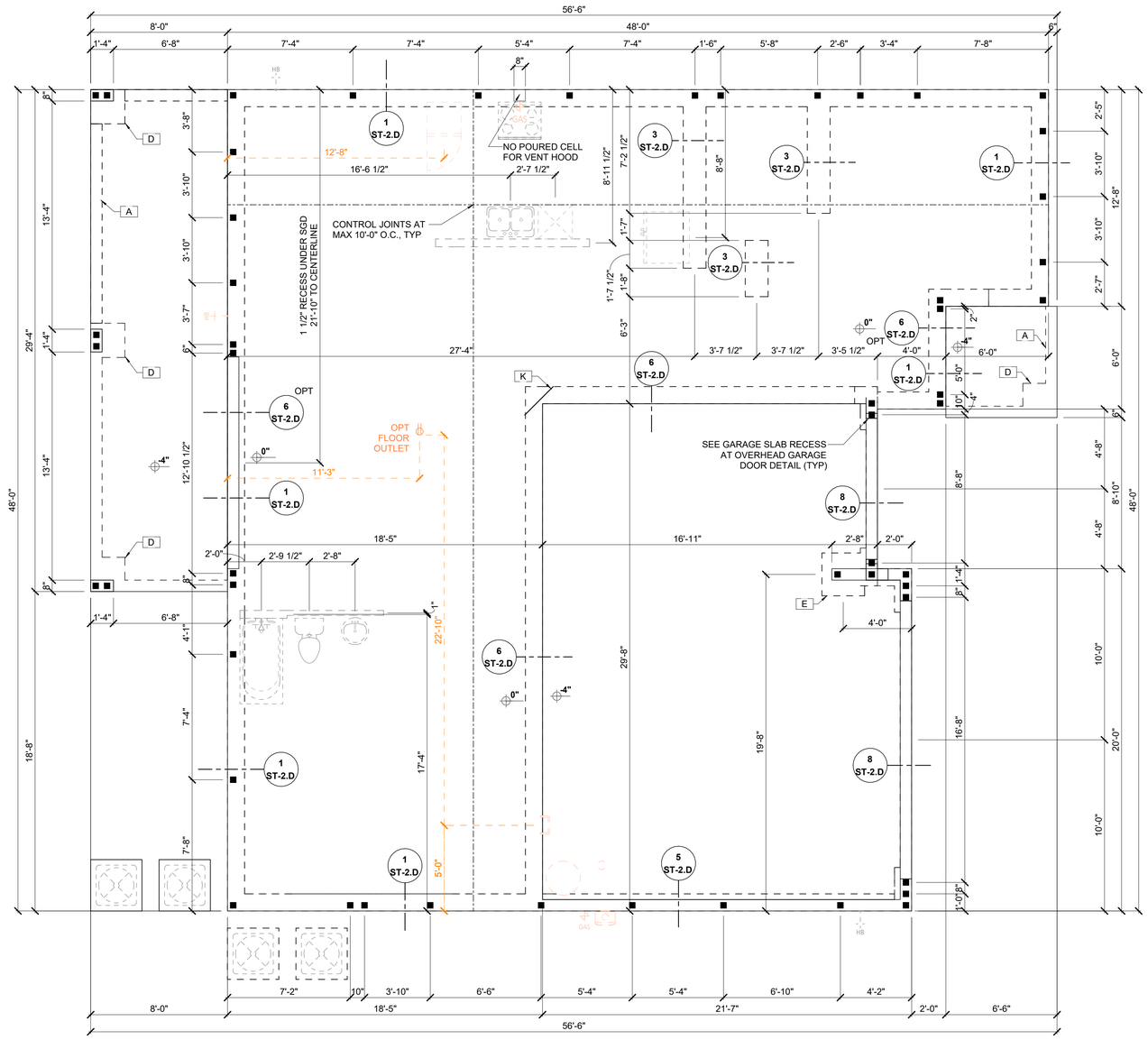

FOUNDATION PLAN - CRAFTSMAN A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

2020 V1.0

GENERAL FOUNDATION NOTES:

- CONCRETE SLAB ON GRADE SHALL BE MINIMUM 3 1/2" THICK AND HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI UNO.
- EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 psf, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
- IF CONTRACTOR OR BUILDING OFFICIAL DETERMINES THAT THE SOIL IS NOT SUITABLE FOR 2,000 PSF BEARING CAPACITY, CONTACT EOR. ADDITIONAL FOUNDATION WORK MAY BE REQUIRED.
- SLIDING GLASS DOOR FRAMES MUST BE RECESSED INTO THE SLAB IN ACCORDANCE WITH THE BUILDING CODE. CONSULT ARCHITECTURAL PLANS FOR LOCATION OF SLIDING GLASS DOORS.
- MASONRY STEMWALL AND MONOLITHIC FOOTINGS ARE INTERCHANGEABLE. SEE SHEET ST-2D FOR INTERCHANGEABLE STEMWALL & MONOLITHIC SECTIONS (DETAILS 1/2 & 5/7).
- 24" LONG #4 BAR IS TO BE INSTALLED AT ALL RE-ENTRANT CORNERS, SEE "RE-ENTRANT CORNER DETAIL" ON SHEET ST-2D.

FOUNDATION KEYNOTES: DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

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G	48"SQx24" DEEP FTG w/ (5) #4 EW, T&B	H	#5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1
J	• SOLID FILL CMU PIER, MATCHING CMU COLUMN SIZE ABOVE • PROVIDE MIN (1) #5 FULL-HEIGHT, VERTICAL REINFORCEMENT TO BEND 90° @ BOTTOM & TIE INTO FOOTING REINFORCEMENT • CMU PIER ON 20" DEEP FTG W/ #4 @ 8" O.C. EW, FTG TO BE PROJECTED MINIMUM 6" LARGER THAN PIER ON ALL SIDES		
K	MIN 24" LONG #4 OR #5 BAR SET AT MID-DEPTH OF SLAB, TYP ALL RE-ENTRANT CORNERS		

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2. DEPTH

   THE CUT SHOULD BE AT LEAST 1" DEEP, BUT NOT MORE THAN 1 ¼" DEEP.
3. SEALING

   THE CUTS SHOULD BE SEALED WITH A SEMI-RIGID EPOXY OR ACRYLIC ADHESIVE SEALANT. BACKER ROD IS NOT REQUIRED.

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KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

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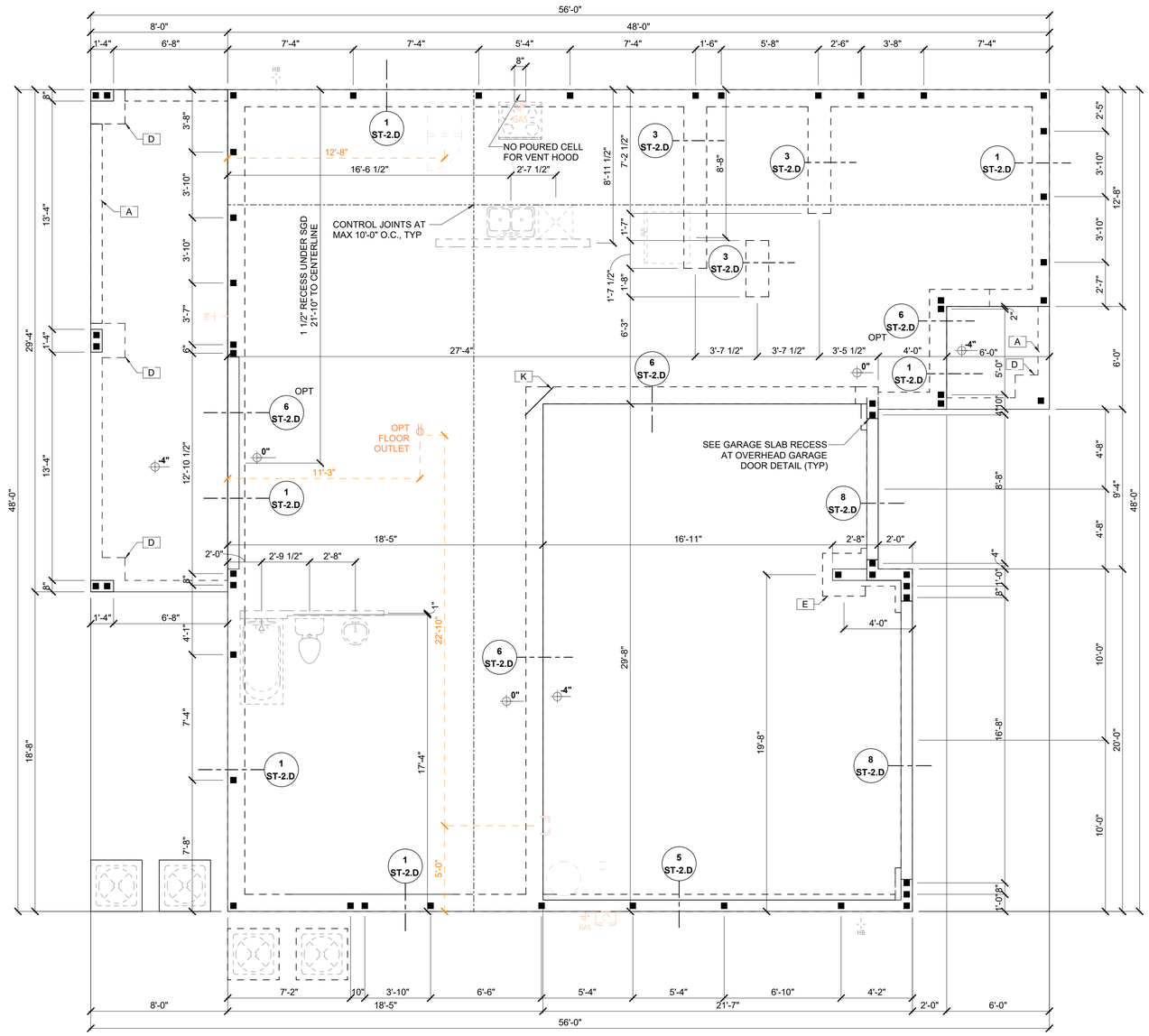

FOUNDATION PLAN - COASTAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

2020 V1.0

GENERAL FOUNDATION NOTES:

- CONCRETE SLAB ON GRADE SHALL BE MINIMUM 3 1/2" THICK AND HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI UNO.
- EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 psf, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
- IF CONTRACTOR OR BUILDING OFFICIAL DETERMINES THAT THE SOIL IS NOT SUITABLE FOR 2,000 PSF BEARING CAPACITY, CONTACT EOR. ADDITIONAL FOUNDATION WORK MAY BE REQUIRED.
- SLIDING GLASS DOOR FRAMES MUST BE RECESSED INTO THE SLAB IN ACCORDANCE WITH THE BUILDING CODE. CONSULT ARCHITECTURAL PLANS FOR LOCATION OF SLIDING GLASS DOORS.
- MASONRY STEMWALL AND MONOLITHIC FOOTINGS ARE INTERCHANGEABLE. SEE SHEET ST-2D FOR INTERCHANGEABLE STEMWALL & MONOLITHIC SECTIONS (DETAILS 1/2 & 5/7).
- 24" LONG #4 BAR IS TO BE INSTALLED AT ALL RE-ENTRANT CORNERS, SEE "RE-ENTRANT CORNER DETAIL" ON SHEET ST-2D.

FOUNDATION KEYNOTES: DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

A	8"x8" DEEP THICKENED EDGE w/ (1) #4 CONT	B	12" DEEP FTG UNDER BOX COLUMN, FTG TO BE PROJECTED MIN 6" AS SHOWN
C	16"SQx12" DEEP FTG	D	24"SQx20" DEEP FTG w/ (3) #4 EW
E	30"SQx20" DEEP FTG w/ (4) #4 EW	F	36"SQx20" DEEP FTG w/ (4) #4 EW
G	48"SQx24" DEEP FTG w/ (5) #4 EW, T&B	H	#5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1
J	• SOLID FILL CMU PIER, MATCHING CMU COLUMN SIZE ABOVE • PROVIDE MIN (1) #5 FULL-HEIGHT, VERTICAL REINFORCEMENT TO BEND 90° @ BOTTOM & TIE INTO FOOTING REINFORCEMENT • CMU PIER ON 20" DEEP FTG W/ #4 @ 8" O.C. EW, FTG TO BE PROJECTED MINIMUM 6" LARGER THAN PIER ON ALL SIDES		
K	MIN 24" LONG #4 OR #5 BAR SET AT MID-DEPTH OF SLAB, TYP ALL RE-ENTRANT CORNERS		

CONTROL JOINT (CJ) NOTES:

1. TIMING
   - CUTS MUST BE MADE THE SAME DAY AS PLACEMENT. AS SOON AS THE CONCRETE HAS SET ENOUGH TO ALLOW SAWCUTS WITHOUT RAVELING THE COURSE AGGREGATE FROM THE CUT, MAKE THE CUT.
   - CUTS MADE THE NEXT DAY OR AT SUBSEQUENT TIMES DO NOT PROVIDE ADEQUATE PROTECTION AGAINST "RANDOM" CRACKING.
2. DEPTH

   THE CUT SHOULD BE AT LEAST 1" DEEP, BUT NOT MORE THAN 1 ¼" DEEP.
3. SEALING

   THE CUTS SHOULD BE SEALED WITH A SEMI-RIGID EPOXY OR ACRYLIC ADHESIVE SEALANT. BACKER ROD IS NOT REQUIRED.

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: WLT

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-2.4 (150C)

CMU/METAL CONNECTOR ENGINEERING

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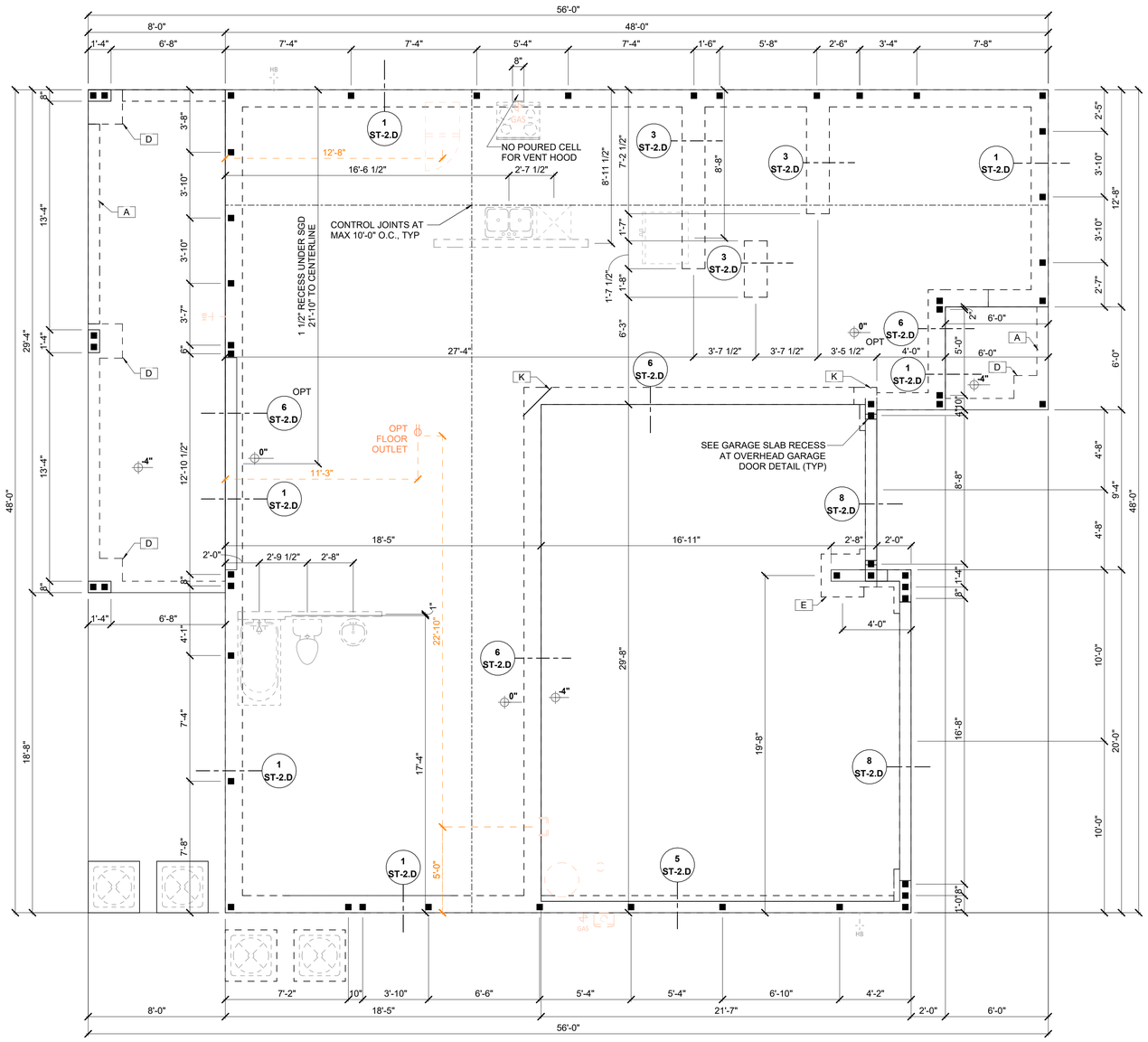

FOUNDATION PLAN - FARMHOUSE A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

2020 V1.0

GENERAL FOUNDATION NOTES:

- CONCRETE SLAB ON GRADE SHALL BE MINIMUM 3 1/2" THICK AND HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI UNO.
- EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 psf, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
- IF CONTRACTOR OR BUILDING OFFICIAL DETERMINES THAT THE SOIL IS NOT SUITABLE FOR 2,000 PSF BEARING CAPACITY, CONTACT EOR. ADDITIONAL FOUNDATION WORK MAY BE REQUIRED.
- SLIDING GLASS DOOR FRAMES MUST BE RECESSED INTO THE SLAB IN ACCORDANCE WITH THE BUILDING CODE. CONSULT ARCHITECTURAL PLANS FOR LOCATION OF SLIDING GLASS DOORS.
- MASONRY STEMWALL AND MONOLITHIC FOOTINGS ARE INTERCHANGEABLE. SEE SHEET ST-2D FOR INTERCHANGEABLE STEMWALL & MONOLITHIC SECTIONS (DETAILS 1/2 & 5/7).
- 24" LONG #4 BAR IS TO BE INSTALLED AT ALL RE-ENTRANT CORNERS, SEE "RE-ENTRANT CORNER DETAIL" ON SHEET ST-2D.

FOUNDATION KEYNOTES: DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

A	8"x8" DEEP THICKENED EDGE w/ (1) #4 CONT	B	12" DEEP FTG UNDER BOX COLUMN, FTG TO BE PROJECTED MIN 6" AS SHOWN
C	16"SQx12" DEEP FTG	D	24"SQx20" DEEP FTG w/ (3) #4 EW
E	30"SQx20" DEEP FTG w/ (4) #4 EW	F	36"SQx20" DEEP FTG w/ (4) #4 EW
G	48"SQx24" DEEP FTG w/ (5) #4 EW, T&B	H	#5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1

J • SOLID FILL CMU PIER, MATCHING CMU COLUMN SIZE ABOVE
• PROVIDE MIN (1) #5 FULL-HEIGHT, VERTICAL REINFORCEMENT TO BEND 90° @ BOTTOM & TIE INTO FOOTING REINFORCEMENT
• CMU PIER ON 20" DEEP FTG W/ #4 @ 8" O.C. EW, FTG TO BE PROJECTED MINIMUM 6" LARGER THAN PIER ON ALL SIDES

K MIN 24" LONG #4 OR #5 BAR SET AT MID-DEPTH OF SLAB, TYP ALL RE-ENTRANT CORNERS

CONTROL JOINT (CJ) NOTES:

1. TIMING
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   THE CUTS SHOULD BE SEALED WITH A SEMI-RIGID EPOXY OR ACRYLIC ADHESIVE SEALANT. BACKER ROD IS NOT REQUIRED.

CMU/METAL CONNECTOR ENGINEERING

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904.821.5200

taylor morrison

KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: WLT

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-2.6 (150C)

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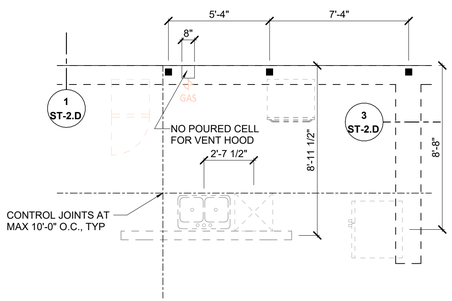
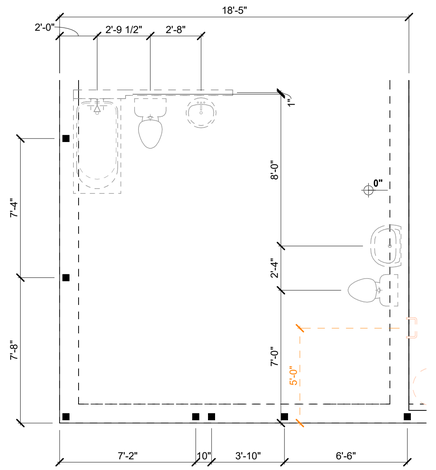


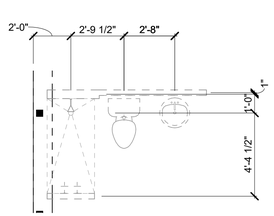
FOUNDATION PLAN - OPT GOURMET KITCHEN - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FOUNDATION PLAN - OPT BEDROOM 5 SUITE W/ POWDER BATH - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FOUNDATION PLAN - OPT SHOWER @ BATH 4 - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

2020 V1.0

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FOUNDATION KEYNOTES: DC1

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KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: WLT

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-2.8 (150C)

CMU/METAL CONNECTOR ENGINEERING

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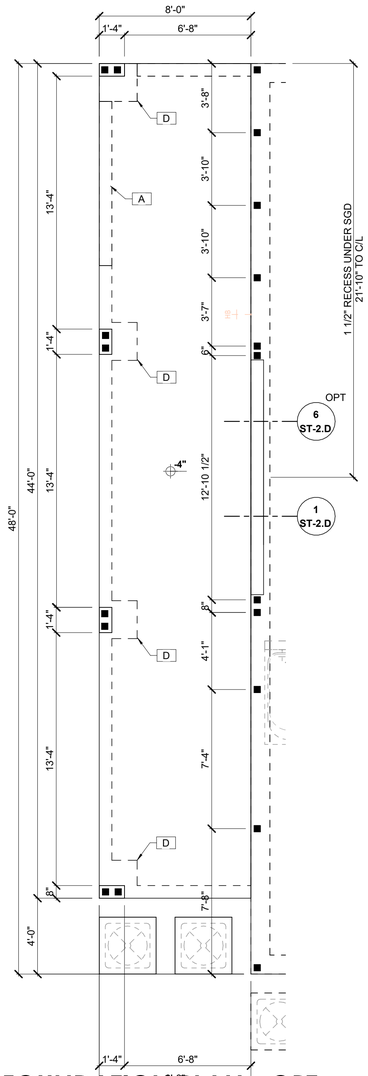
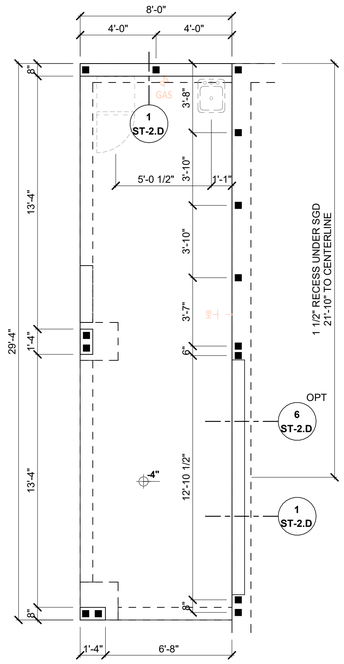


FOUNDATION PLAN - OPT EXTENDED LANAI - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FOUNDATION PLAN - OPT OUTDOOR KITCHEN (SIM W/ EXT LANAI & ROUGH-IN) - 150C

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2020 V1.0

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FOUNDATION KEYNOTES: DC1

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2. DEPTH

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3. SEALING

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KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: WLT

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-2.9 (150C)

CMU/METAL CONNECTOR ENGINEERING

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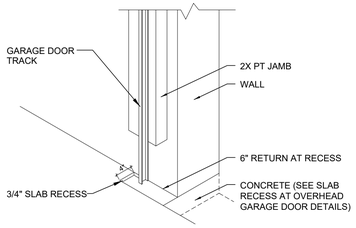
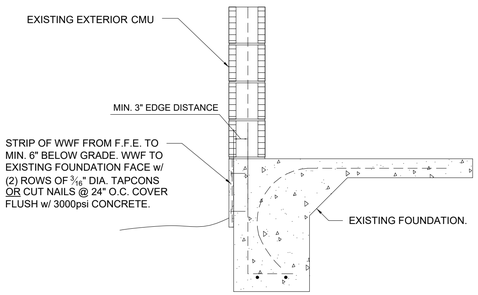
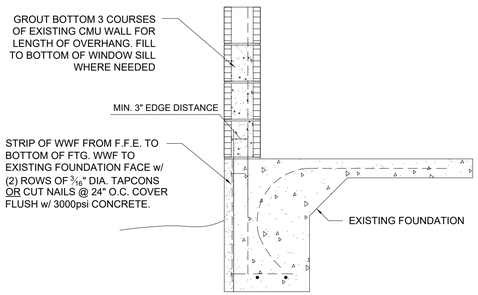


GARAGE SLAB RECESS AT OVERHEAD GARAGE DOOR DETAIL



8" CMU WALL OVERHANGS LESS THAN 1"

(THIS DETAIL IS A COSMETIC REPAIR AND IS RECOMMENDED BUT NOT REQUIRED)

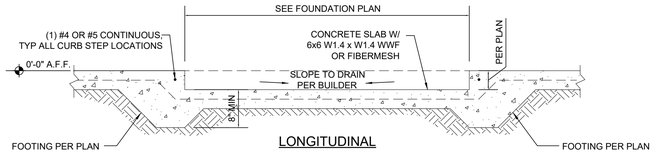


8" CMU WALL OVERHANGS 2.5" OR LESS

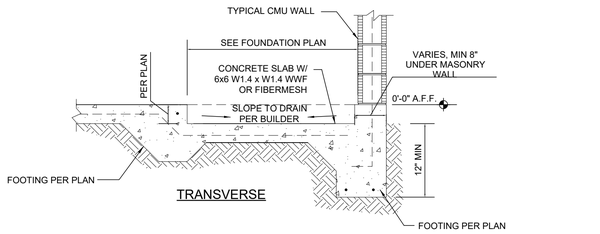
(THIS DETAIL IS A STRUCTURAL REPAIR AND IS REQUIRED)

NOTES:

- IF EXISTING REBAR DOES NOT MEET 3" EDGE DISTANCE REQUIREMENT, REMOVE INSIDE FACE SHELL OF EXISTING CMU WALL AT ADJECENT CELL AND DRILL & EPOXY NEW FULL HT. VERTICAL #5 DOWEL W/ 12" EMBED INTO EXISTING FOUNDATION AND 4" EMBED INTO EXISTING BOND BEAM.
- IF MORE THAN (3) BARS DO NOT MEET THE REQUIRED 3" EDGE DISTANCE, CONTACT EOR.

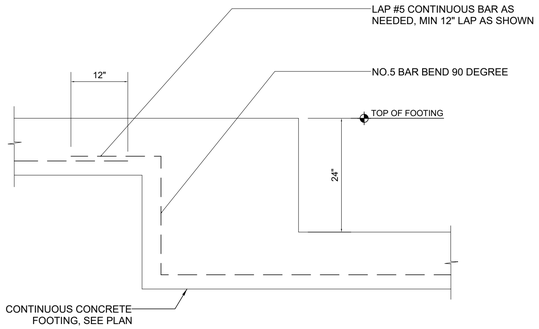


LONGITUDINAL

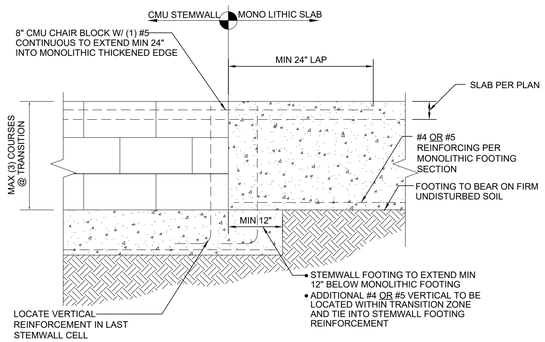


TRANSVERSE

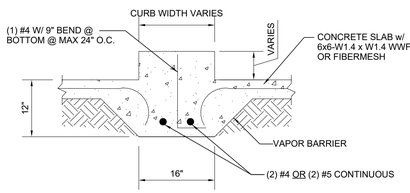
TYPICAL SHOWER RECESS DETAIL



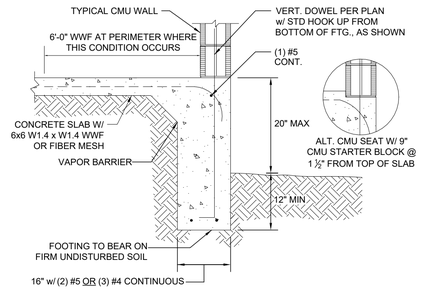
TYPICAL STEP IN FOOTING DETAIL



CMU STEMWALL TO MONOLITHIC TRANSITION DETAIL



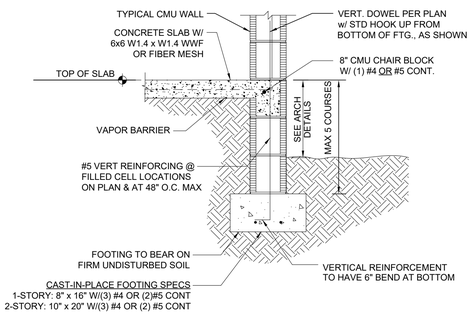
9 WALL CURB SECTION



1A MONOLITHIC FOOTING SECTION - 32" MAX DEPTH

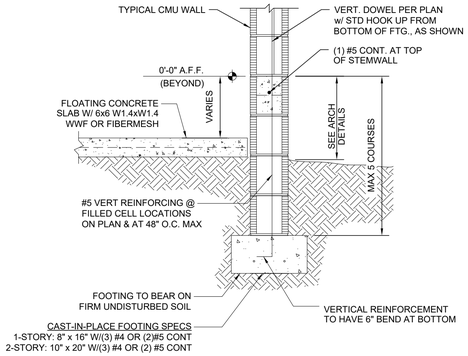
CONTACT EOR PRIOR TO CONSTRUCTION IF ANY OF THE FOLLOWING OCCUR:

- GROUND ADJACENT TO FTG SLOPES DOWN AND AWAY FROM STRUCTURE STEEPER THAN 1'-0" VERTICALLY PER 3'-0" HORIZONTALLY TO PREVENT EROSION OF SOIL.



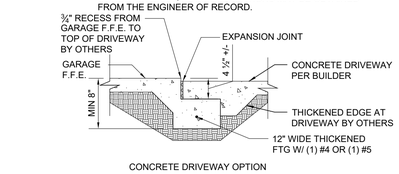
2 STEMWALL SECTION

- SPECIAL CARE SHOULD BE EXERCISED BY CONTRACTOR WHEN BACK FILLING BEHIND A STEM WALL, PARTICULARLY WHEN IT IS OVER 4 COURSES HIGH. SHOULD THIS CONDITION EXIST, RECOMMENDATIONS MAY BE OBTAINED FROM THE ENGINEER OF RECORD.

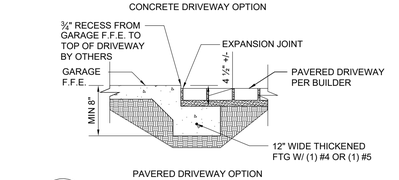


7 STEMWALL CURB SECTION

- SPECIAL CARE SHOULD BE EXERCISED BY CONTRACTOR WHEN BACK FILLING BEHIND A STEM WALL, PARTICULARLY WHEN IT IS OVER 4 COURSES HIGH. SHOULD THIS CONDITION EXIST, RECOMMENDATIONS MAY BE OBTAINED FROM THE ENGINEER OF RECORD.



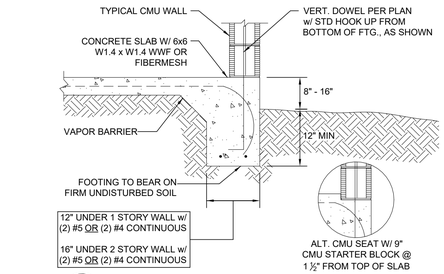
CONCRETE DRIVEWAY OPTION



PAVERED DRIVEWAY OPTION

8 GARAGE DOOR RECESS DETAIL

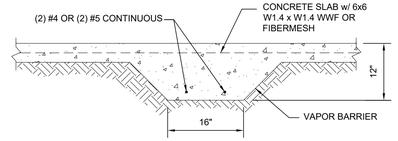
ONLY APPLICABLE AT GARAGE DOOR OPENING



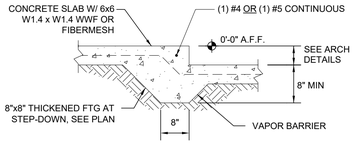
1 MONOLITHIC FOOTING SECTION - 28" MAX DEPTH

CONTACT EOR PRIOR TO CONSTRUCTION IF ANY OF THE FOLLOWING OCCUR:

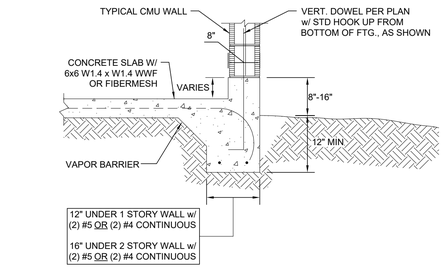
- GROUND ADJACENT TO FTG SLOPES DOWN AND AWAY FROM STRUCTURE STEEPER THAN 1'-0" VERTICALLY PER 3'-0" HORIZONTALLY TO PREVENT EROSION OF SOIL.



3 BEARING WALL FOOTING SECTION



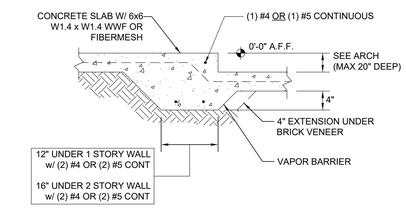
4 CURB STEP SECTION



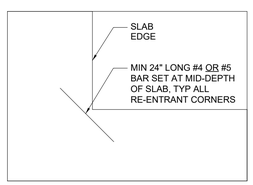
5 GARAGE EXT WALL CURB SECTION

CONTACT EOR PRIOR TO CONSTRUCTION IF ANY OF THE FOLLOWING OCCUR:

GROUND ADJACENT TO FTG SLOPES DOWN AND AWAY FROM STRUCTURE STEEPER THAN 1'-0" VERTICALLY PER 3'-0" HORIZONTALLY TO PREVENT EROSION OF SOIL.



6 BEARING CURB STEP SECTION



RE-ENTRANT CORNER DETAIL (RECOMMENDED)

PLAN VIEW, DETAIL TYPICAL @ ALL RE-ENTRANT CORNERS

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0
TM CMU-WD
DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
tds
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9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003042**

DRAWN: **??**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-2.D

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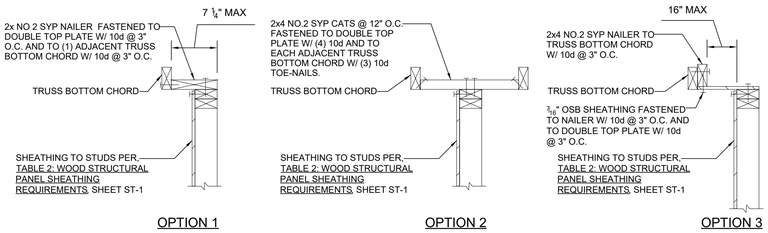

INTERIOR SHEARWALL DETAIL

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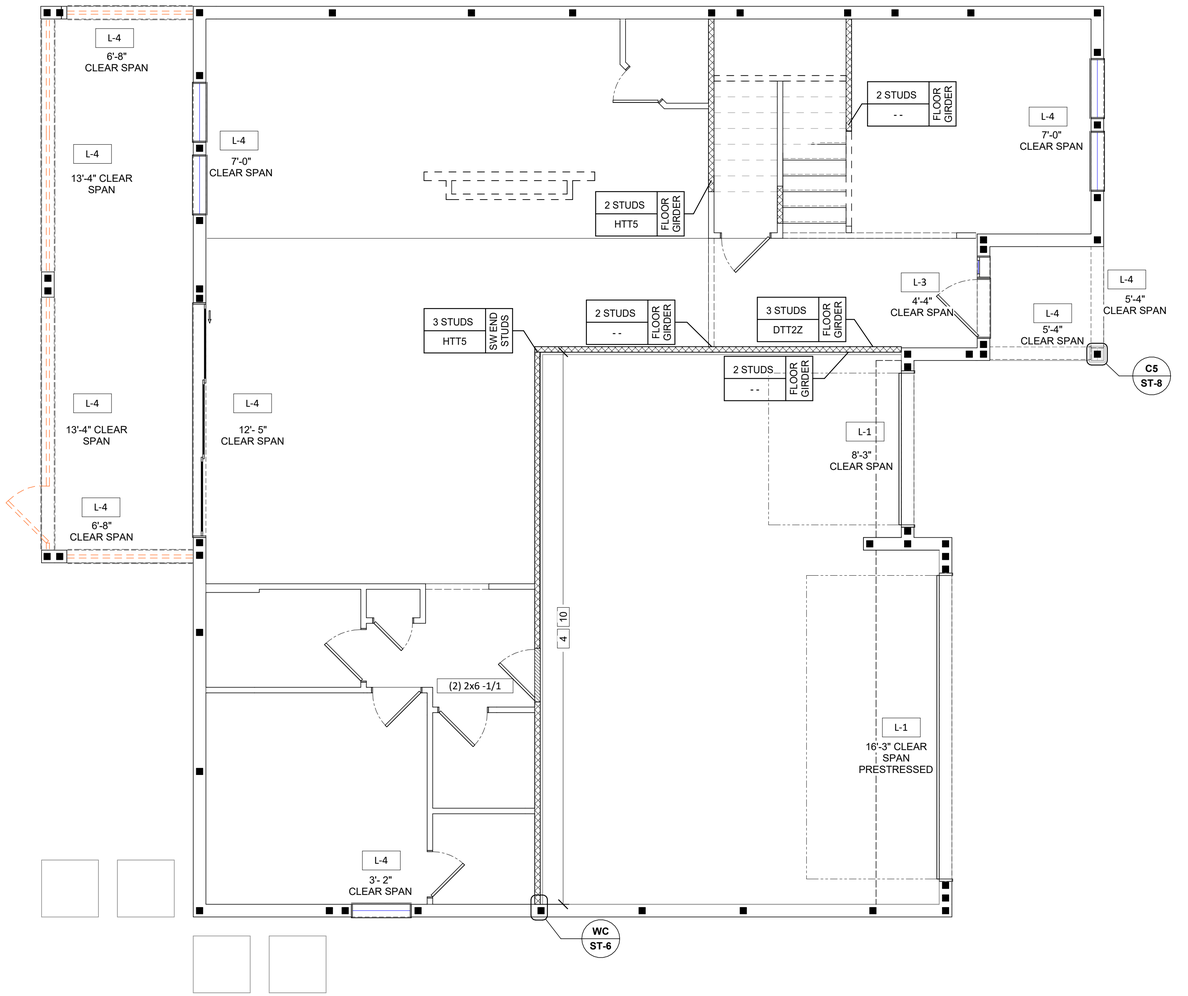
2. THIS INTERIOR SHEARWALL DETAIL IS INTENDED FOR USE IN AREAS WHERE THE SHEARWALL RUNS PARALLEL TO THE TRUSSES. THIS IS A PREFERRED ALTERNATIVE TO FRAMING ABOVE THE PLATE LINE TO THE ROOF DECK.

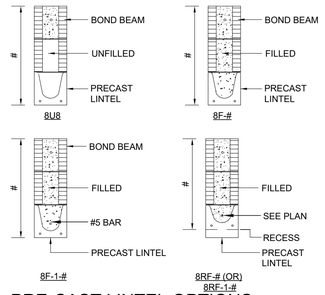


1st LEVEL STRUCTURAL PLAN - TRADITIONAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

LINTEL SCHEDULE1

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F1-36	LENGTH PER PLAN
L-2	8F-16	LENGTH PER PLAN
L-3	8U8	LENGTH PER PLAN
L-4	8F-1-16	LENGTH PER PLAN



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
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   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMSPON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
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13. ANCHOR STRAPS DIRECTLY TO GIRDER/FLOO TRUSS END VERTICALS

LEGEND

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- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.

2 STUDS / STRAP / TRUSS GIRDER — ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN

BOTTOM OF STUD COLUMN CONNECTION
- 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
- 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

1 MSTA24 / 1 DTT2Z
- NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
- TYPE OF STRAP CONNECTING HEADER TO JACK STUD
- KING/JACK GROUP BOTTOM CONNECTION
  - 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
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- NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #
- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2
- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- DEPTH OF LOAD-BEARING #2 SYP HEADER
- NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ¼" LSL- 1 / 2
- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
- DEPTH OF LOAD-BEARING EWP HEADER
- NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

CMU/METAL CONNECTOR ENGINEERING

2021 V1.0-CMU
2024 V1.0-TM CMU
DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: WLT

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-3 (150C)

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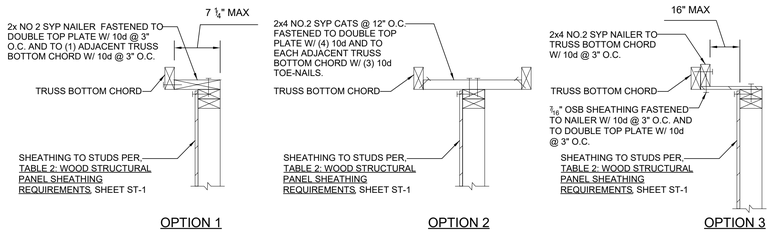

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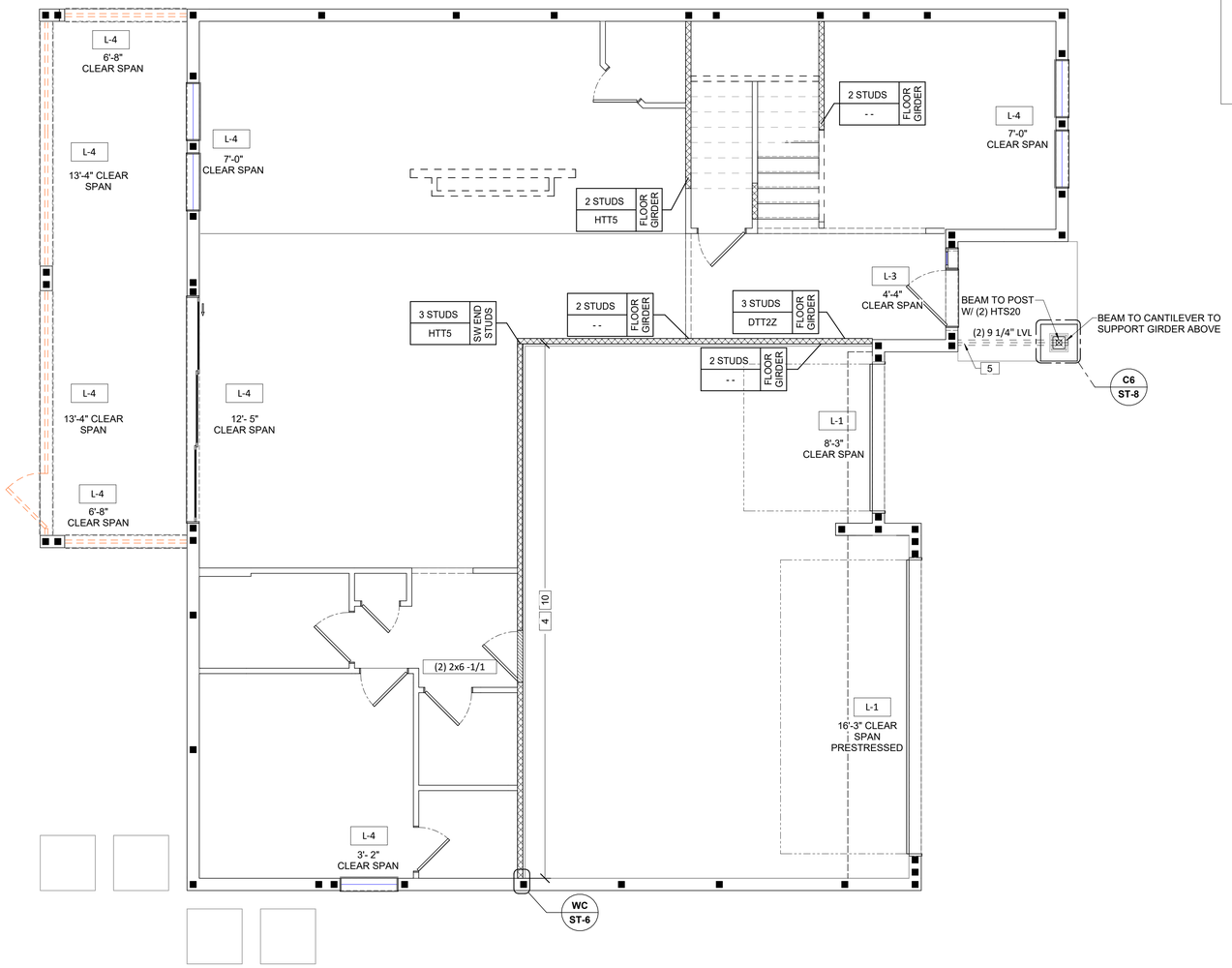

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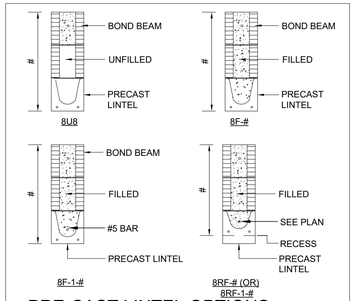

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NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - # — NUMBER OF KING STUDS EACH SIDE OF OPENING

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NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

1st LEVEL STRUCTURAL PLAN - CRAFTSMAN A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

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2021 V1.0-CMU
2024 V1.0-TM CMU
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KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003042**

DRAWN: **WLT**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-3.2 (150C)

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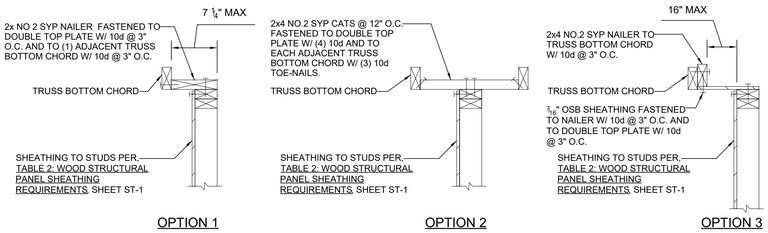

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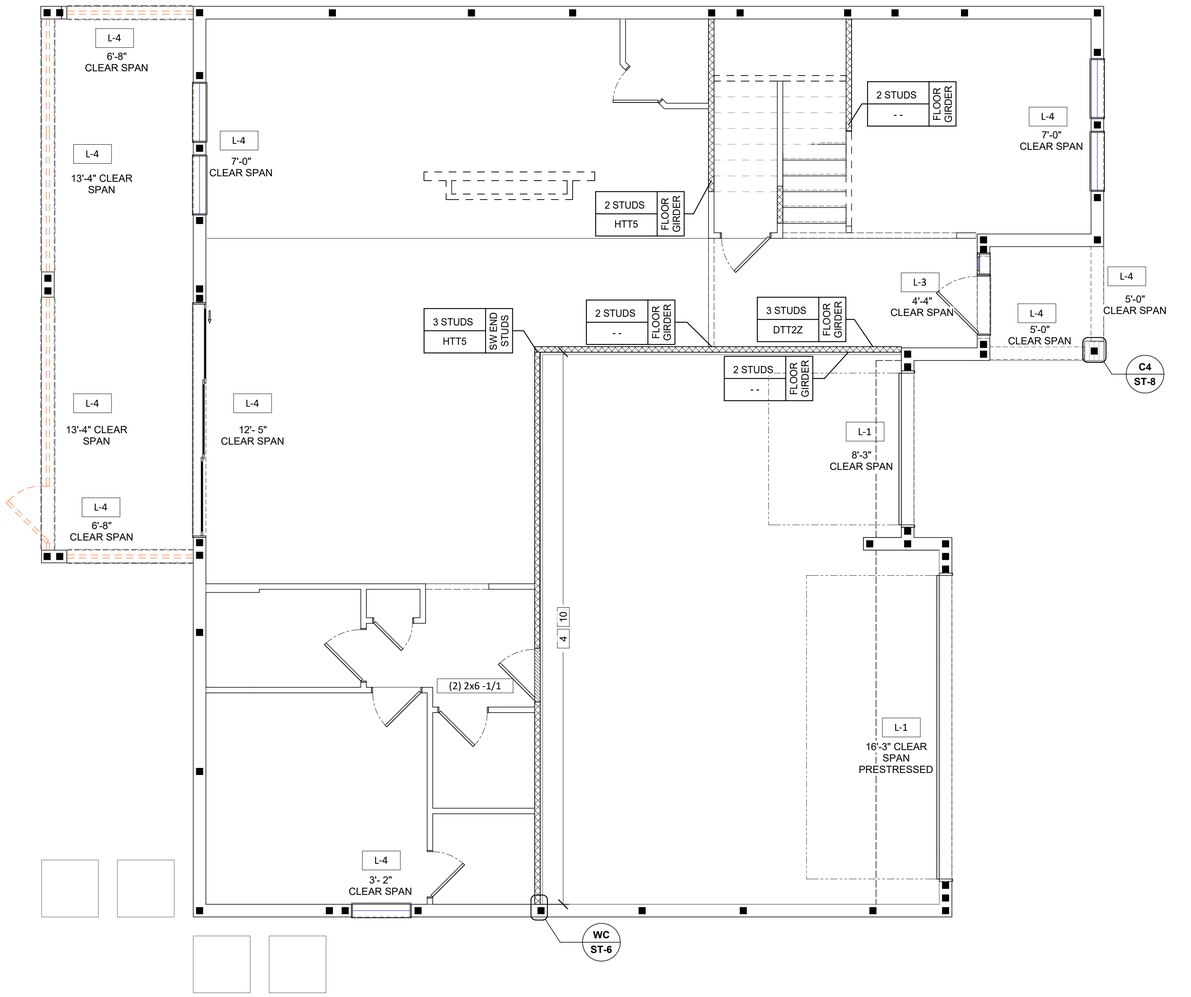
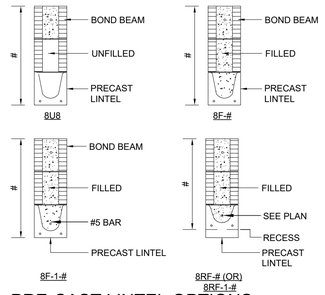


1st LEVEL STRUCTURAL PLAN - COASTAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

LINTEL SCHEDULE1

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F1-36	LENGTH PER PLAN
L-2	8F-16	LENGTH PER PLAN
L-3	8U8	LENGTH PER PLAN
L-4	8F-1-16	LENGTH PER PLAN



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMSPON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
13. ANCHOR STRAPS DIRECTLY TO GIRDER/FLOO TRUSS END VERTICALS

LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¼" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.

2 STUDS / STRAP — TRUSS GIRDER — ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN

BOTTOM OF STUD COLUMN CONNECTION
- 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
- 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
TYPE OF STRAP CONNECTING HEADER TO JACK STUD
1 MSTA24 / 1 DTT2Z
KING/JACK GROUP BOTTOM CONNECTION
- 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
- 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - # — NUMBER OF KING STUDS EACH SIDE OF OPENING

HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2 — NUMBER OF KING STUDS EACH SIDE OF OPENING
NUMBER OF JACK STUDS EACH SIDE OF OPENING
DEPTH OF LOAD-BEARING #2 SYP HEADER
NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ¼" LSL- 1 / 2 — NUMBER OF KING STUDS EACH SIDE OF OPENING
NUMBER OF JACK STUDS EACH SIDE OF OPENING
HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
DEPTH OF LOAD-BEARING EWP HEADER
NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

CMU/METAL CONNECTOR ENGINEERING

2021 V1.0-CMU
2024 V1.0-TM CMU
DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX

tds true design studios

9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003042**

DRAWN: **WLT**

CHECKED: **DB**

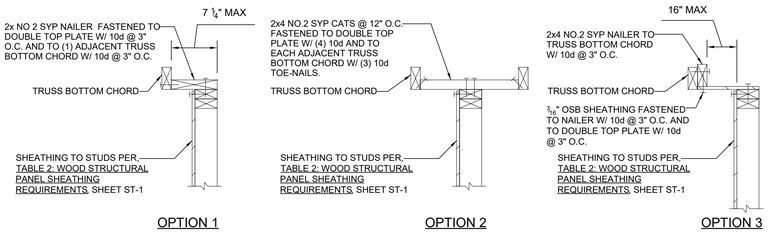
07-02-2025

REVISIONS:

No.	Description	Date

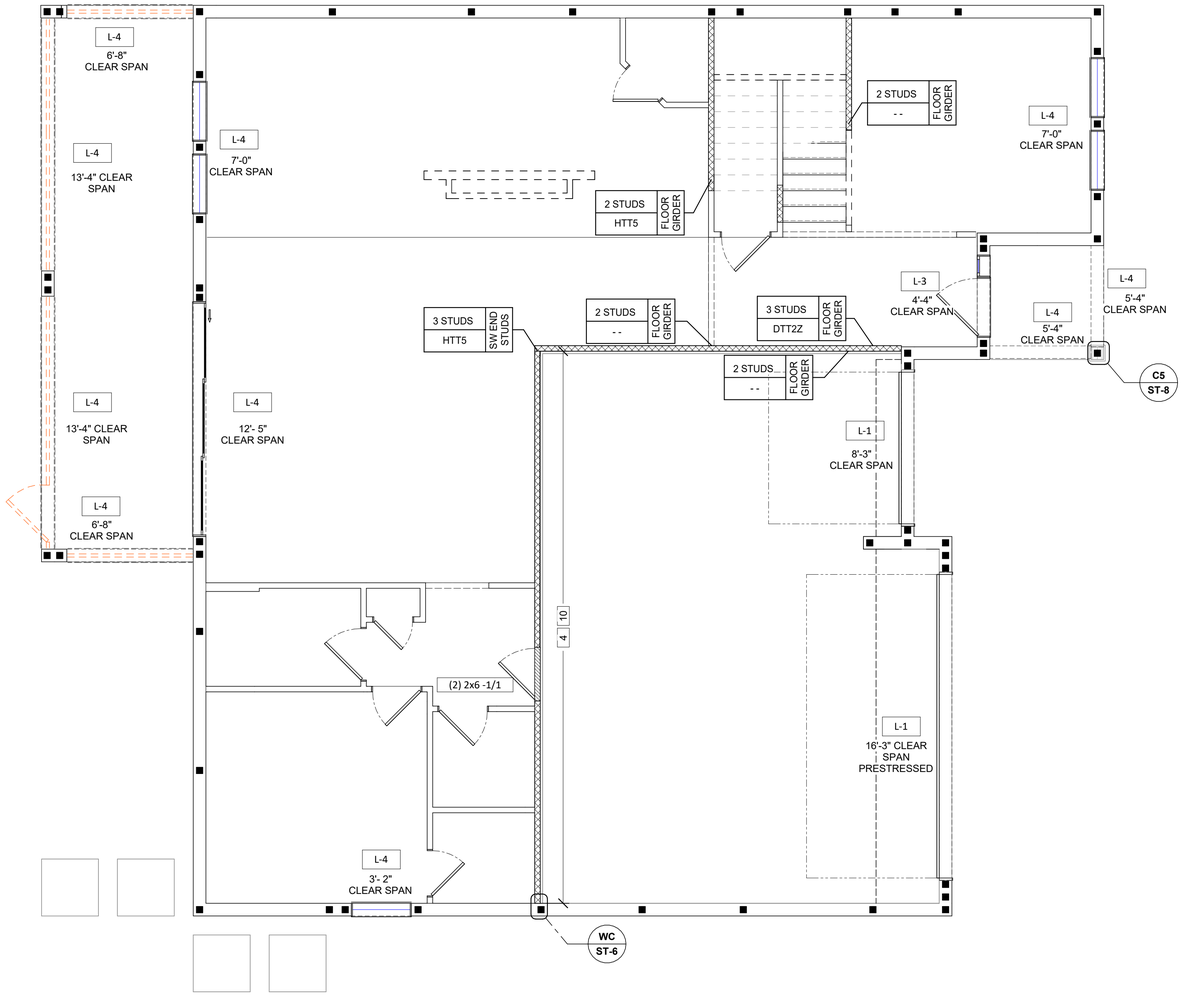
ST-3.4 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7447



INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
2. THIS INTERIOR SHEARWALL DETAIL IS INTENDED FOR USE IN AREAS WHERE THE SHEARWALL RUNS PARALLEL TO THE TRUSSES. THIS IS A PREFERRED ALTERNATIVE TO FRAMING ABOVE THE PLATE LINE TO THE ROOF DECK.

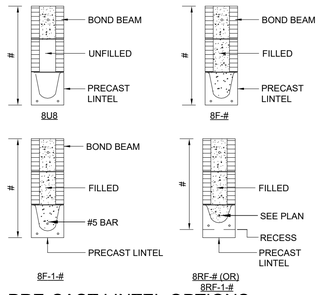


1st LEVEL STRUCTURAL PLAN - FARMHOUSE A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

LINTEL SCHEDULE1

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F1-36	LENGTH PER PLAN
L-2	8F-16	LENGTH PER PLAN
L-3	8U8	LENGTH PER PLAN
L-4	8F-1-16	LENGTH PER PLAN



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMSPON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
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    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
13. ANCHOR STRAPS DIRECTLY TO GIRDER/FLOO TRUSS END VERTICALS

LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¼" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

2 STUDS / STRAP | TRUSS GIRDER

- NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
- ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN

BOTTOM OF STUD COLUMN CONNECTION
- 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
- 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

1 MSTA24 / 1 DTT2Z
- NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
- TYPE OF STRAP CONNECTING HEADER TO JACK STUD
- KING/JACK GROUP BOTTOM CONNECTION
  - 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
  - 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
- NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #
- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2
- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- DEPTH OF LOAD-BEARING #2 SYP HEADER
- NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ¼" LSL- 1 / 2
- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
- DEPTH OF LOAD-BEARING EWP HEADER
- NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

CMU/METAL CONNECTOR ENGINEERING

2021 V1.0-CMU
2024 V1.0-TM CMU
DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042
DRAWN: WLT
CHECKED: DB

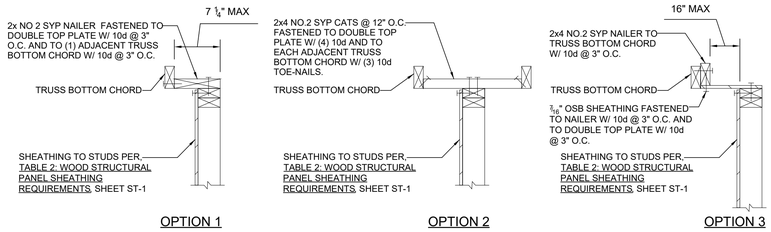
07-02-2025

REVISIONS:

No.	Description	Date

ST-3.6 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7447



INTERIOR SHEARWALL DETAIL

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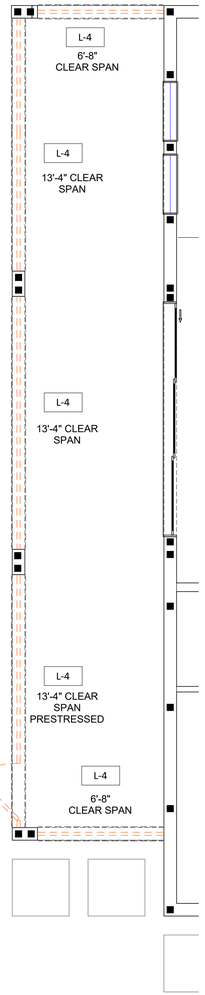
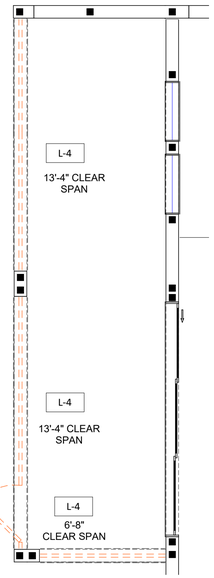
2. THIS INTERIOR SHEARWALL DETAIL IS INTENDED FOR USE IN AREAS WHERE THE SHEARWALL RUNS PARALLEL TO THE TRUSSES. THIS IS A PREFERRED ALTERNATIVE TO FRAMING ABOVE THE PLATE LINE TO THE ROOF DECK.



1st LEVEL STRUCTURAL PLAN - OPT EXTENDED LANAI - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

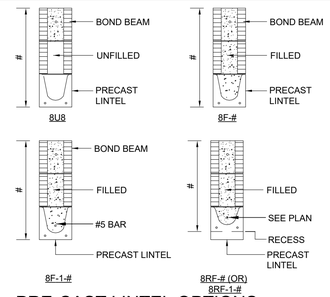


1st LEVEL STRUCTURAL PLAN - OPT OUTDOOR KITCHEN (SIM W/ EXT LANAI & ROUGH-IN) - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

LINTEL SCHEDULE1

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F1-36	LENGTH PER PLAN
L-2	8F-16	LENGTH PER PLAN
L-3	8U8	LENGTH PER PLAN
L-4	8F-1-16	LENGTH PER PLAN



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
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   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
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11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
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    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
13. ANCHOR STRAPS DIRECTLY TO GIRDER/FLOO TRUSS END VERTICALS

LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¾" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

2 STUDS / STRAP / TRUSS GIRDER

- NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
- ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN
- BOTTOM OF STUD COLUMN CONNECTION
  • 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
  • 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

1 / 1 MSTA24 / DTT2Z

- NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
- TYPE OF STRAP CONNECTING HEADER TO JACK STUD
- KING/JACK GROUP BOTTOM CONNECTION
  • 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
  • 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
- NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- DEPTH OF LOAD-BEARING #2 SYP HEADER
- NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ¼" LSL- 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
- DEPTH OF LOAD-BEARING EWP HEADER
- NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

2021 V1.0-CMU
2024 V1.0-TM CMU
DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003042**

DRAWN: **WLT**

CHECKED: **DB**

07-02-2025

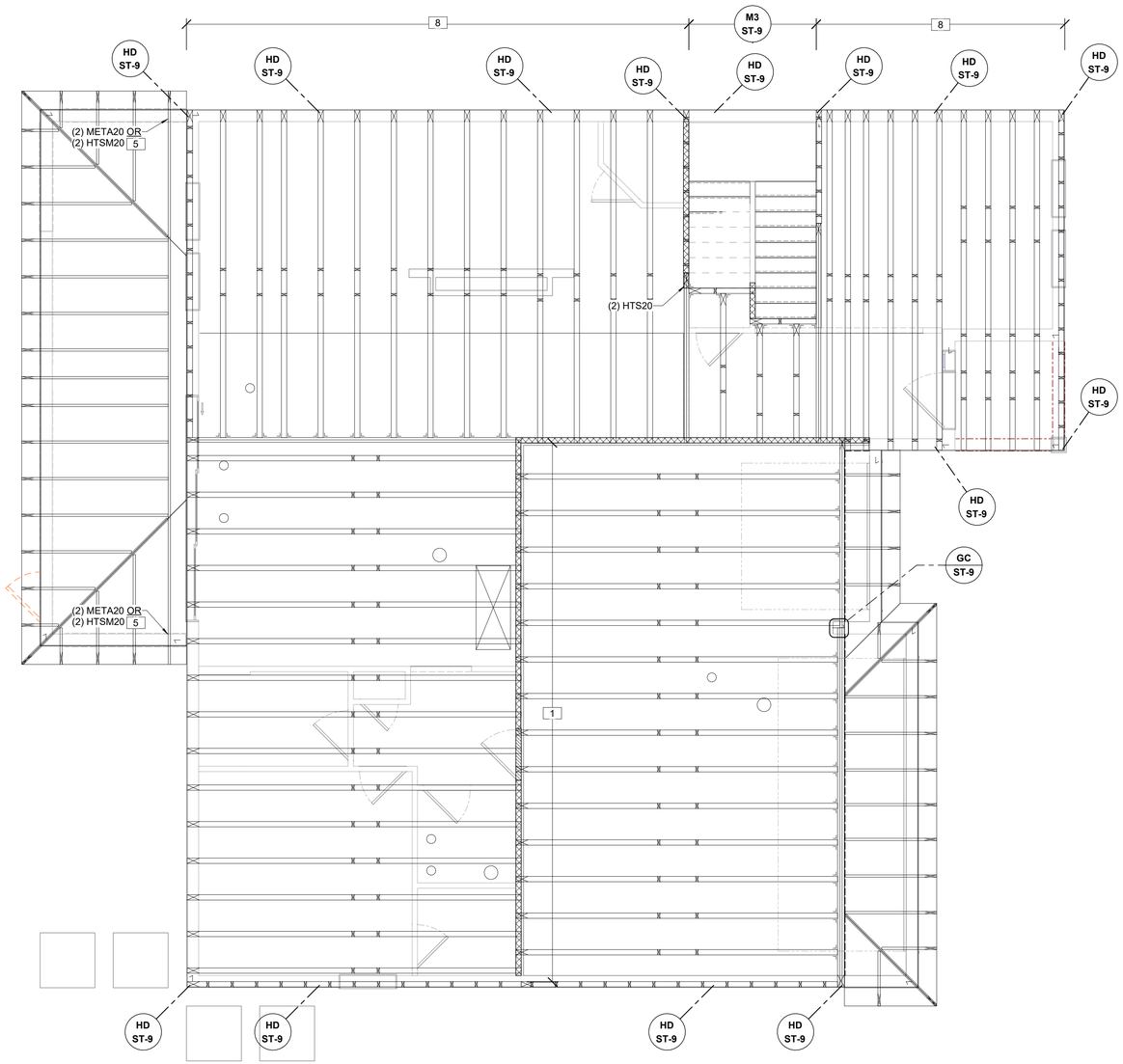
REVISIONS:

No.	Description	Date

ST-3.8 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

CMU/METAL CONNECTOR ENGINEERING



1st LEVEL FRAMING PLAN - TRADITIONAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK

- BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
- ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES

- FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING) OR
- FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
- ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
- SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
- EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS½" Ø @ 24" O.C. STAGGERED
PT 2x8.....(2) ROWS½" Ø @ 16" O.C. STAGGERED
PT 2x10.....(2) ROWS½" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS½" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSS OR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPS OR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

E.O.R. HAS REVIEWED AND APPROVED COMPONENT DESIGN REFERENCES LISTED BELOW FOR CONFORMITY WITH THE DESIGN CRITERIA OF THIS PLAN SET. APPROVAL IS ONLY FOR CONFORMANCE WITH DESIGN CONCEPT AND DOES NOT RELIEVE THE DELEGATED ENGINEER OF THE RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE SHOP DRAWINGS.

- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS:# XXXXXX, DATED XX-XX-XXXX

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: WLT

CHECKED: DB

07-02-2025

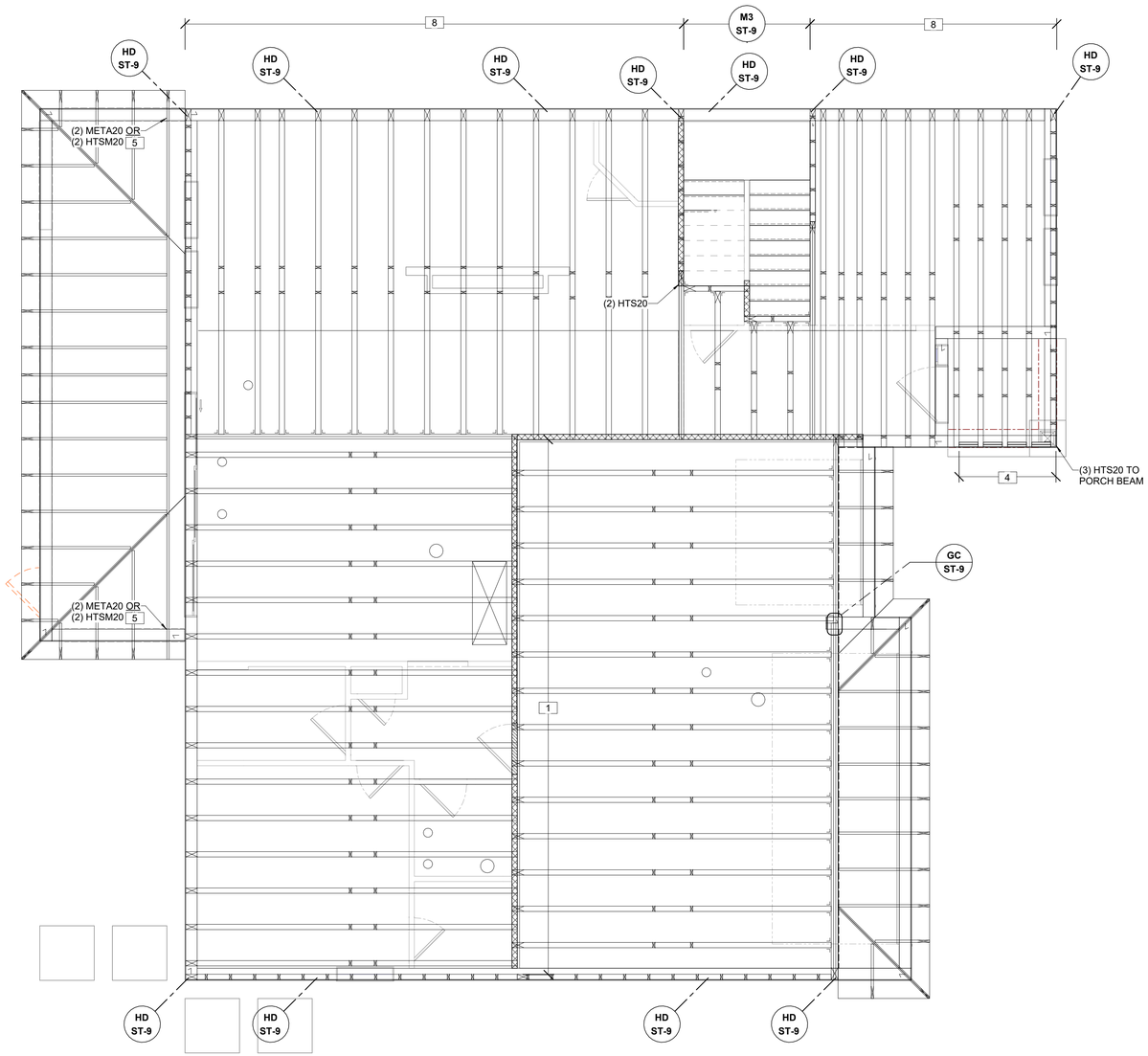
REVISIONS:

No.	Description	Date

ST-3A (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

CMU/METAL CONNECTOR ENGINEERING



1st LEVEL FRAMING PLAN - CRAFTSMAN A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING) OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS ½" Ø @ 24" O.C. STAGGERED
PT 2x8.....(2) ROWS ½" Ø @ 16" O.C. STAGGERED
PT 2x10.....(2) ROWS ½" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS ½" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSS OR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPS OR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

E.O.R. HAS REVIEWED AND APPROVED COMPONENT DESIGN REFERENCES LISTED BELOW FOR CONFORMITY WITH THE DESIGN CRITERIA OF THIS PLAN SET. APPROVAL IS ONLY FOR CONFORMANCE WITH DESIGN CONCEPT AND DOES NOT RELIEVE THE DELEGATED ENGINEER OF THE RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE SHOP DRAWINGS.

- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS:# XXXXXX, DATED XX-XX-XXXX

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: WLT

CHECKED: DB

07-02-2025

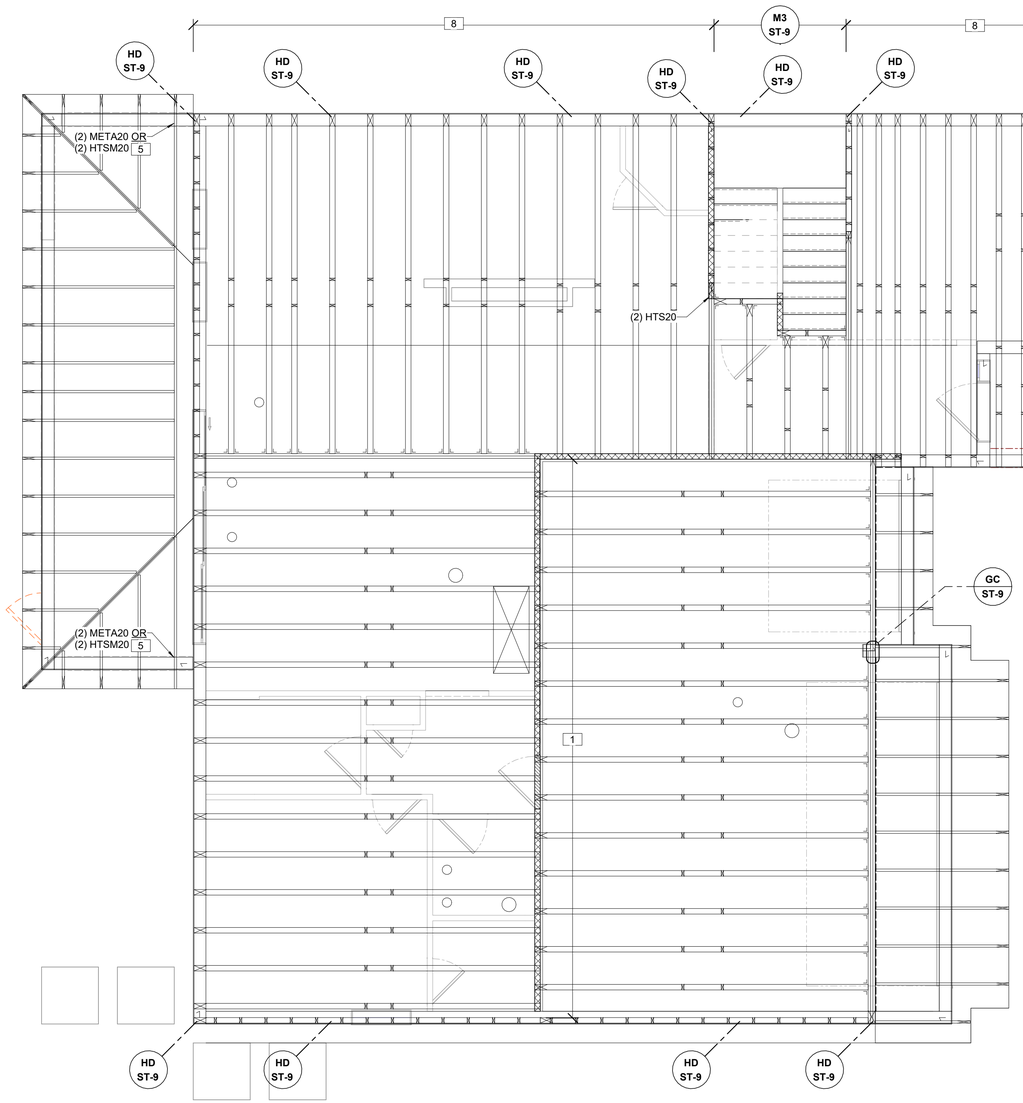
REVISIONS:

No.	Description	Date

ST-3A.2 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

CMU/METAL CONNECTOR ENGINEERING



1st LEVEL FRAMING PLAN - COASTAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING) OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS ½" Ø @ 24" O.C. STAGGERED
PT 2x8.....(2) ROWS ½" Ø @ 16" O.C. STAGGERED
PT 2x10.....(2) ROWS ½" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS ½" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSS OR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPS OR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
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true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003042**

DRAWN: **WLT**

CHECKED: **DB**

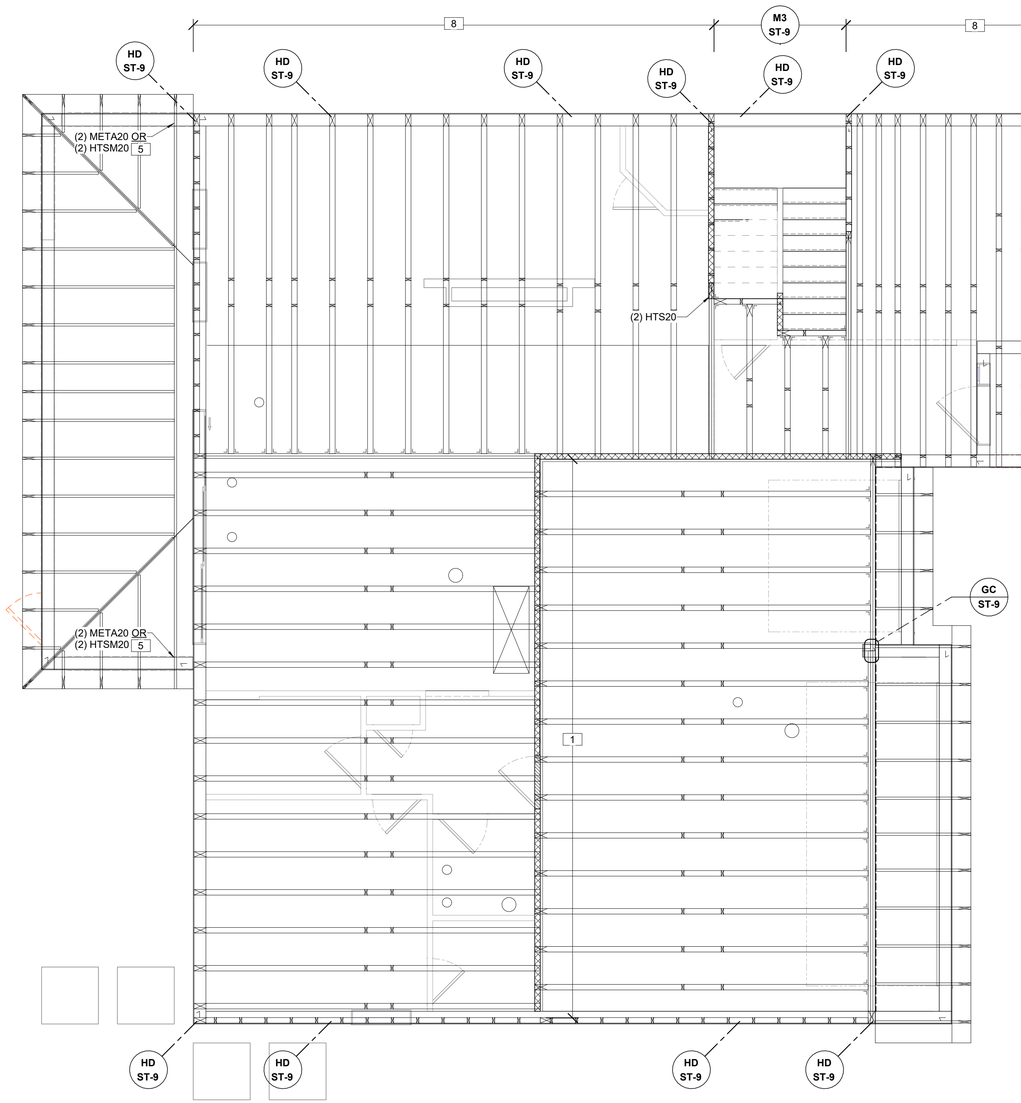
07-02-2025

REVISIONS:

No.	Description	Date

ST-3A.4 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



1st LEVEL FRAMING PLAN - FARMHOUSE A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING) OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS ½" Ø @ 24" O.C. STAGGERED
PT 2x8.....(2) ROWS ½" Ø @ 16" O.C. STAGGERED
PT 2x10.....(2) ROWS ½" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS ½" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSS OR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPS OR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX

tds true design studios

9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: WLT

CHECKED: DB

07-02-2025

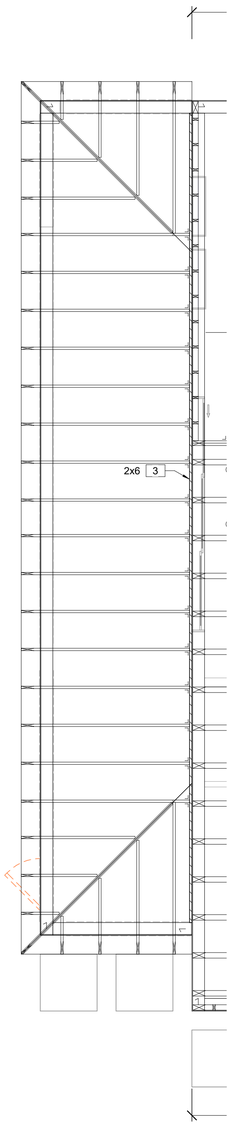
REVISIONS:

No.	Description	Date

ST-3A.6 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

CMU/METAL CONNECTOR ENGINEERING



1st LEVEL FRAMING PLAN - OPT EXTENDED LANAI - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
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20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING) OR
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ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS ½" Ø @ 24" O.C. STAGGERED
PT 2x8.....(2) ROWS ½" Ø @ 16" O.C. STAGGERED
PT 2x10.....(2) ROWS ½" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS ½" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSS OR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPS OR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

2024 V1.0-TM CMU

CMU/METAL CONNECTOR ENGINEERING

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX

tds true design studios

9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003042**

DRAWN: **WLT**

CHECKED: **DB**

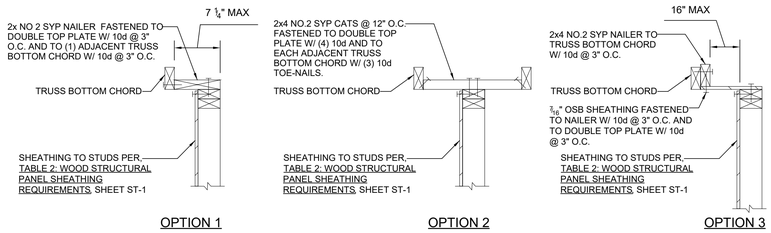
07-02-2025

REVISIONS:

No.	Description	Date

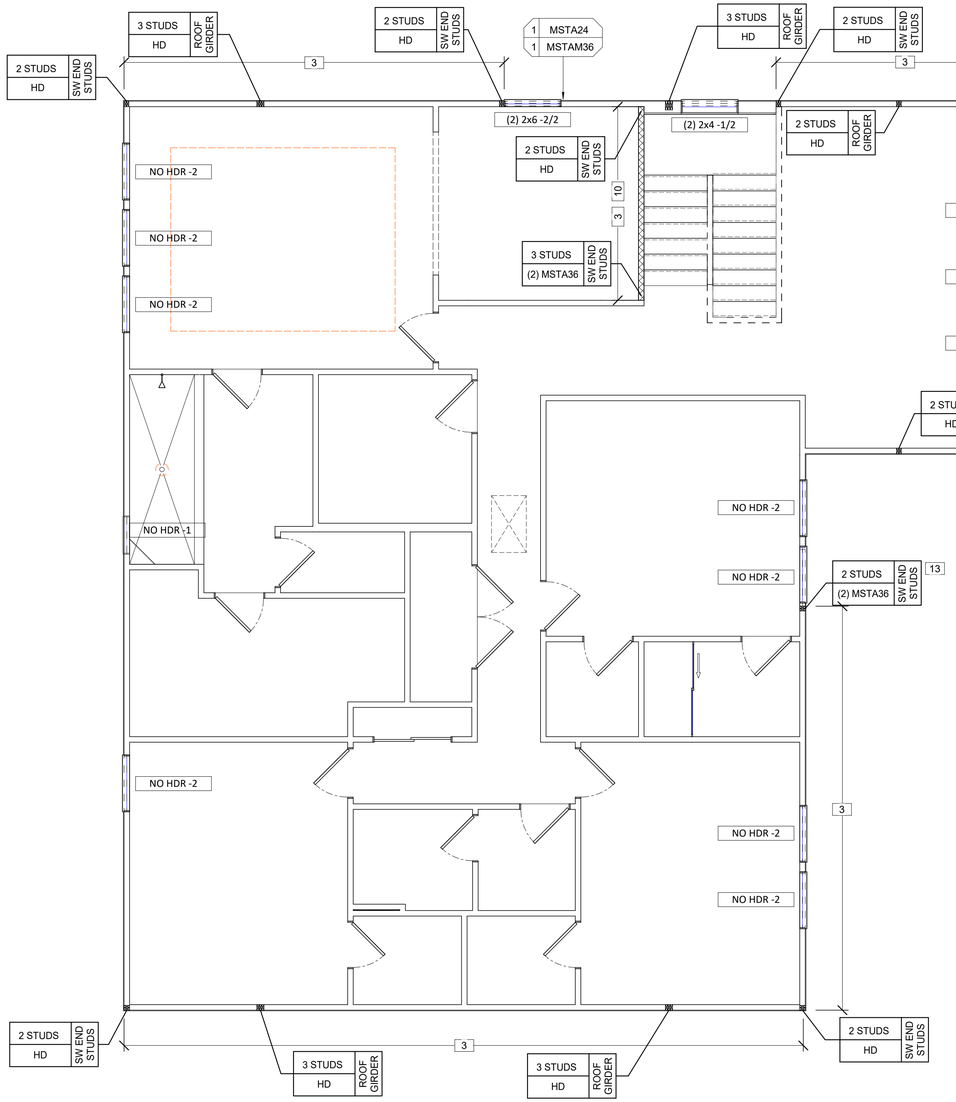
ST-3A.8 (150C)

APEX TECHNOLOGY" IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
2. THIS INTERIOR SHEARWALL DETAIL IS INTENDED FOR USE IN AREAS WHERE THE SHEARWALL RUNS PARALLEL TO THE TRUSSES. THIS IS A PREFERRED ALTERNATIVE TO FRAMING ABOVE THE PLATE LINE TO THE ROOF DECK.



2nd LEVEL STRUCTURAL PLAN - TRADITIONAL A & B - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMPSON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
13. ANCHOR STRAPS DIRECTLY TO GIRDER/FLOO TRUSS END VERTICALS

LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¼" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

2 STUDS / STRAP — TRUSS GIRDER

- NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
- ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN

BOTTOM OF STUD COLUMN CONNECTION
- 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
- 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

1 MSTA24 / 1 DTT2Z
- NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
- TYPE OF STRAP CONNECTING HEADER TO JACK STUD

KING/JACK GROUP BOTTOM CONNECTION
- 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
- 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #
- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2
- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- DEPTH OF LOAD-BEARING #2 SYP HEADER
- NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ½" LSL- 1 / 2
- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
- DEPTH OF LOAD-BEARING EWP HEADER
- NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

CMU/METAL CONNECTOR ENGINEERING

2021 V1.0-CMU
2024 V1.0-TM CMU
DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003042**

DRAWN: **WLT**

CHECKED: **DB**

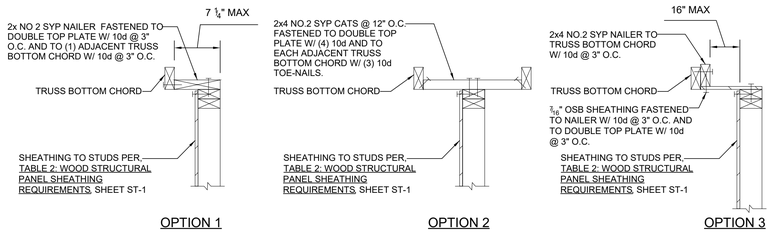
07-02-2025

REVISIONS:

No.	Description	Date

ST-4 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



INTERIOR SHEARWALL DETAIL

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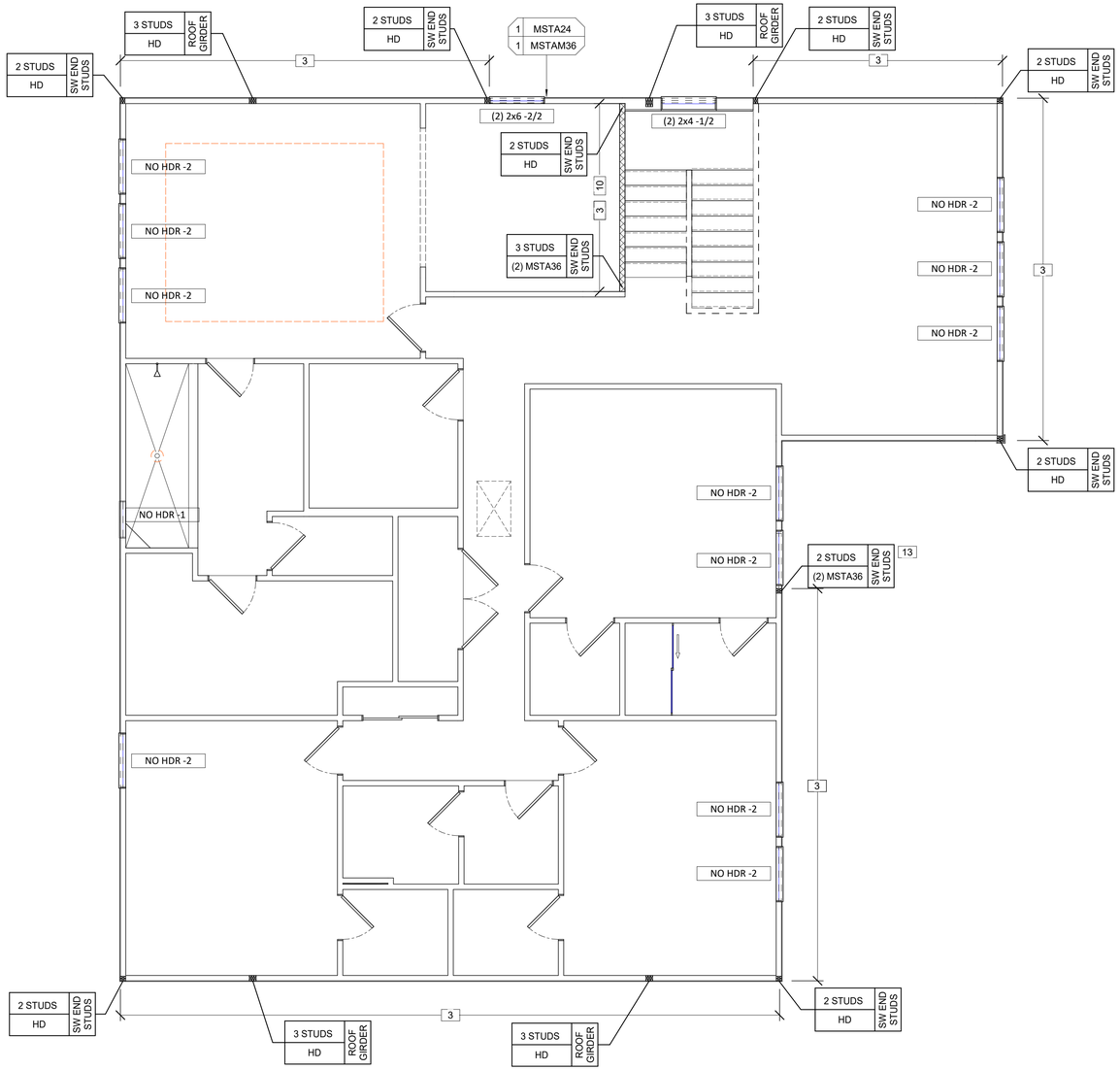
2. THIS INTERIOR SHEARWALL DETAIL IS INTENDED FOR USE IN AREAS WHERE THE SHEARWALL RUNS PARALLEL TO THE TRUSSES. THIS IS A PREFERRED ALTERNATIVE TO FRAMING ABOVE THE PLATE LINE TO THE ROOF DECK.



2nd LEVEL STRUCTURAL PLAN - CRAFTSMAN A & B - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

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FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMPSON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
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7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
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LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¼" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

2 STUDS / STRAP — TRUSS GIRDER

- NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
- ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN

BOTTOM OF STUD COLUMN CONNECTION
- 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
- 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

1 MSTA24 / 1 DTT2Z
- NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
- TYPE OF STRAP CONNECTING HEADER TO JACK STUD

KING/JACK GROUP BOTTOM CONNECTION
- 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
- 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #
- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2
- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- DEPTH OF LOAD-BEARING #2 SYP HEADER
- NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ½" LSL- 1 / 2
- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
- DEPTH OF LOAD-BEARING EWP HEADER
- NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

CMU/METAL CONNECTOR ENGINEERING

2021 V1.0-CMU
2024 V1.0-TM CMU
DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042
DRAWN: WLT
CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-4.1 (150C)

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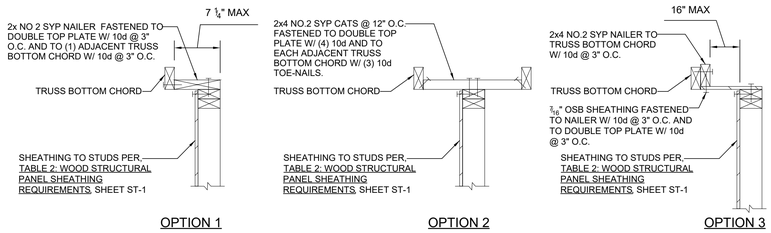
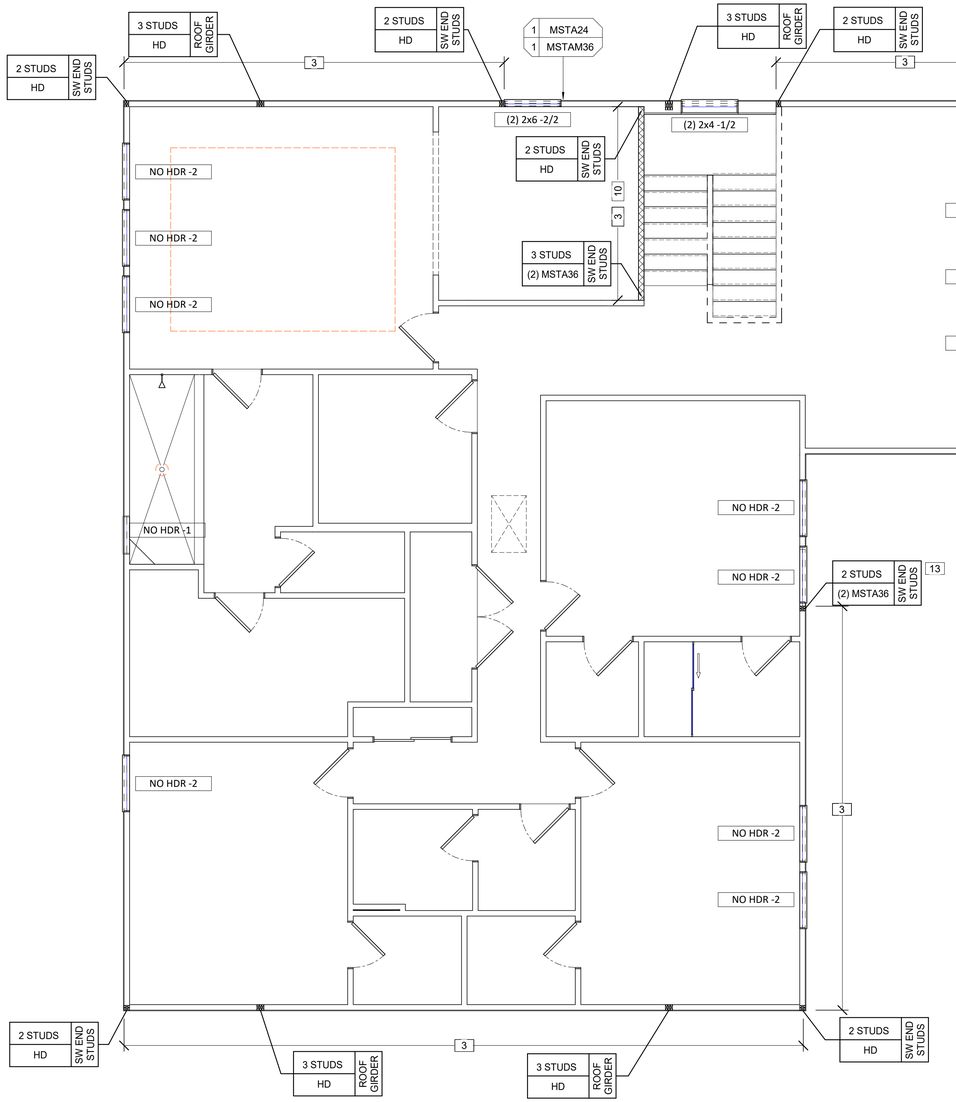


INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
2. THIS INTERIOR SHEARWALL DETAIL IS INTENDED FOR USE IN AREAS WHERE THE SHEARWALL RUNS PARALLEL TO THE TRUSSES. THIS IS A PREFERRED ALTERNATIVE TO FRAMING ABOVE THE PLATE LINE TO THE ROOF DECK.



2nd LEVEL STRUCTURAL PLAN - COASTAL A & B - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMPSON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
13. ANCHOR STRAPS DIRECTLY TO GIRDER/FLOO TRUSS END VERTICALS

LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
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STUD COLUMN KEYNOTE

2 STUDS / STRAP — TRUSS GIRDER

- NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
- ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN

BOTTOM OF STUD COLUMN CONNECTION

- 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
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- NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
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ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ½" LSL- 1 / 2

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CMU/METAL CONNECTOR ENGINEERING

2021 V1.0-CMU
2024 V1.0-TM CMU
DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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taylor morrison

KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003042**

DRAWN: **WLT**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-4.2 (150C)

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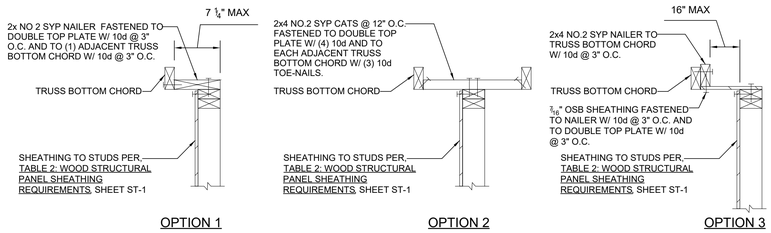

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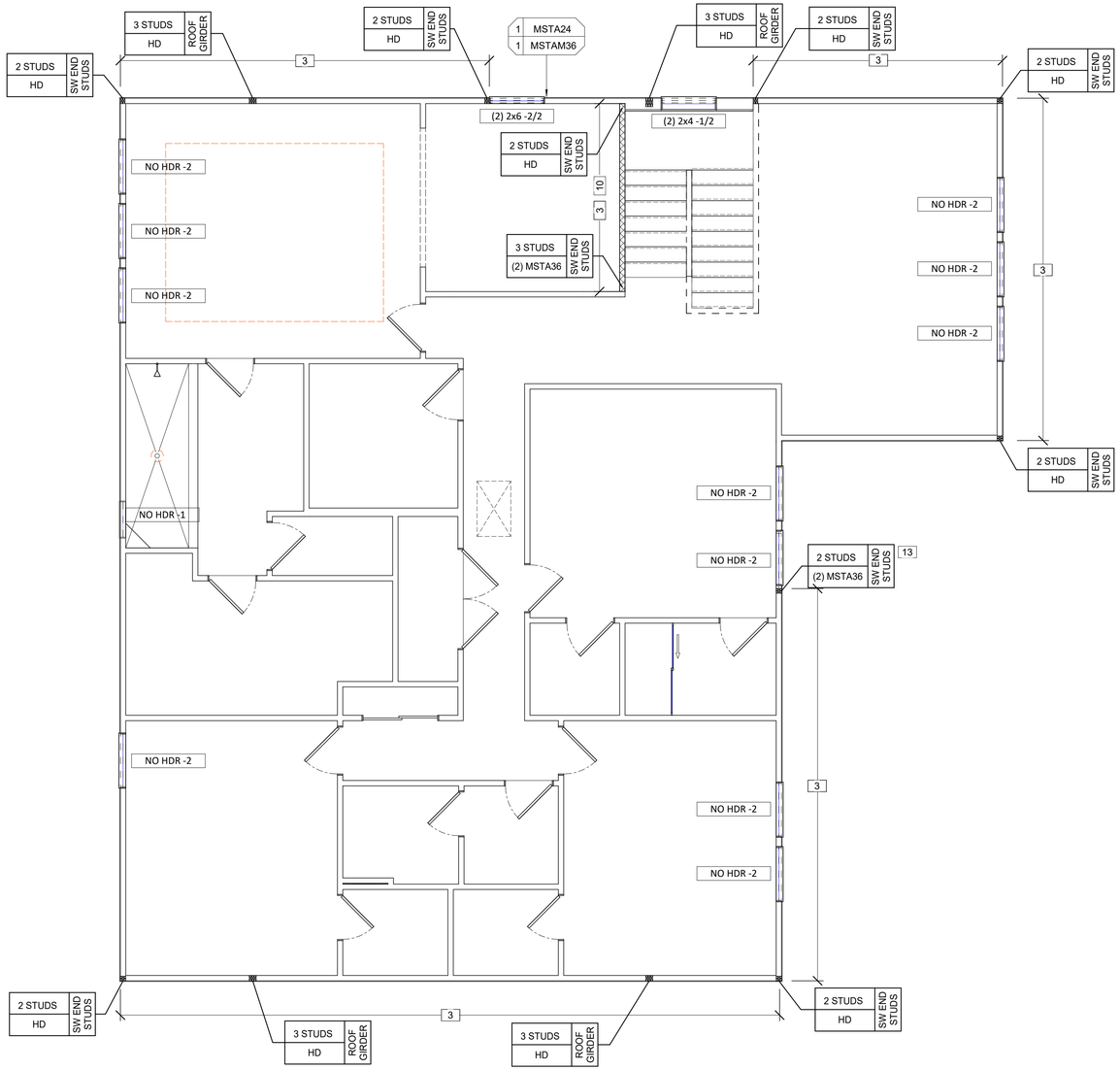

2nd LEVEL STRUCTURAL PLAN - FARMHOUSE A & B - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
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FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

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   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
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   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMPSON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
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    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
13. ANCHOR STRAPS DIRECTLY TO GIRDER/FLOO TRUSS END VERTICALS

LEGEND

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- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¼" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
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STUD COLUMN KEYNOTE

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NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #
- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2
- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- DEPTH OF LOAD-BEARING #2 SYP HEADER
- NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ½" LSL- 1 / 2
- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
- DEPTH OF LOAD-BEARING EWP HEADER
- NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

CMU/METAL CONNECTOR ENGINEERING

2021 V1.0-CMU
2024 V1.0-TM CMU
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KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003042**

DRAWN: **WLT**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-4.3 (150C)

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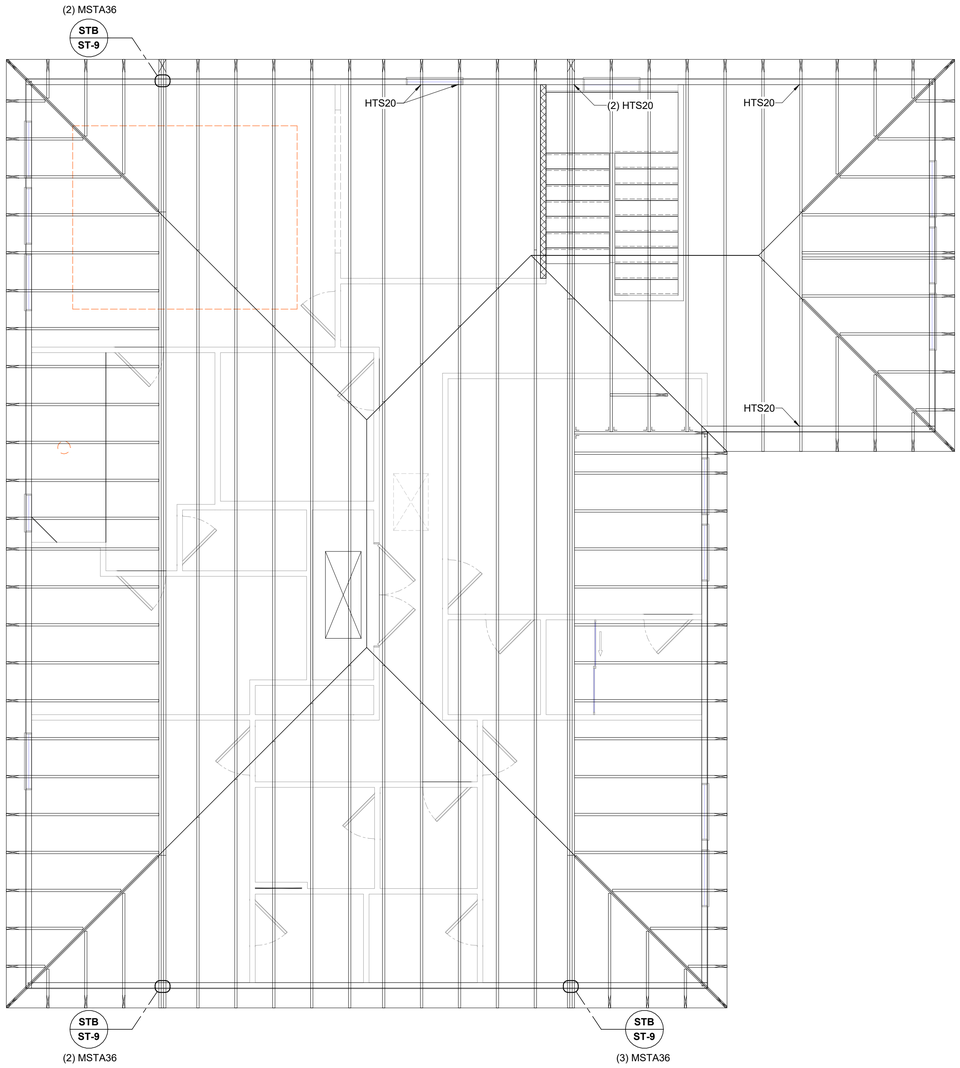


2nd LEVEL FRAMING PLAN - TRADITIONAL A & B - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING) OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS ½" Ø @ 24" O.C. STAGGERED
PT 2x8.....(2) ROWS ½" Ø @ 16" O.C. STAGGERED
PT 2x10.....(2) ROWS ½" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS ½" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSS OR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPS OR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

E.O.R. HAS REVIEWED AND APPROVED COMPONENT DESIGN REFERENCES LISTED BELOW FOR CONFORMITY WITH THE DESIGN CRITERIA OF THIS PLAN SET. APPROVAL IS ONLY FOR CONFORMANCE WITH DESIGN CONCEPT AND DOES NOT RELIEVE THE DELEGATED ENGINEER OF THE RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE SHOP DRAWINGS.

- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT:# XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS:# XXXXXX, DATED XX-XX-XXXX

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

KEY WEST

BASE PLAN

REGIONAL PLAN - CMU

50' REG

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: WLT

CHECKED: DB

07-02-2025

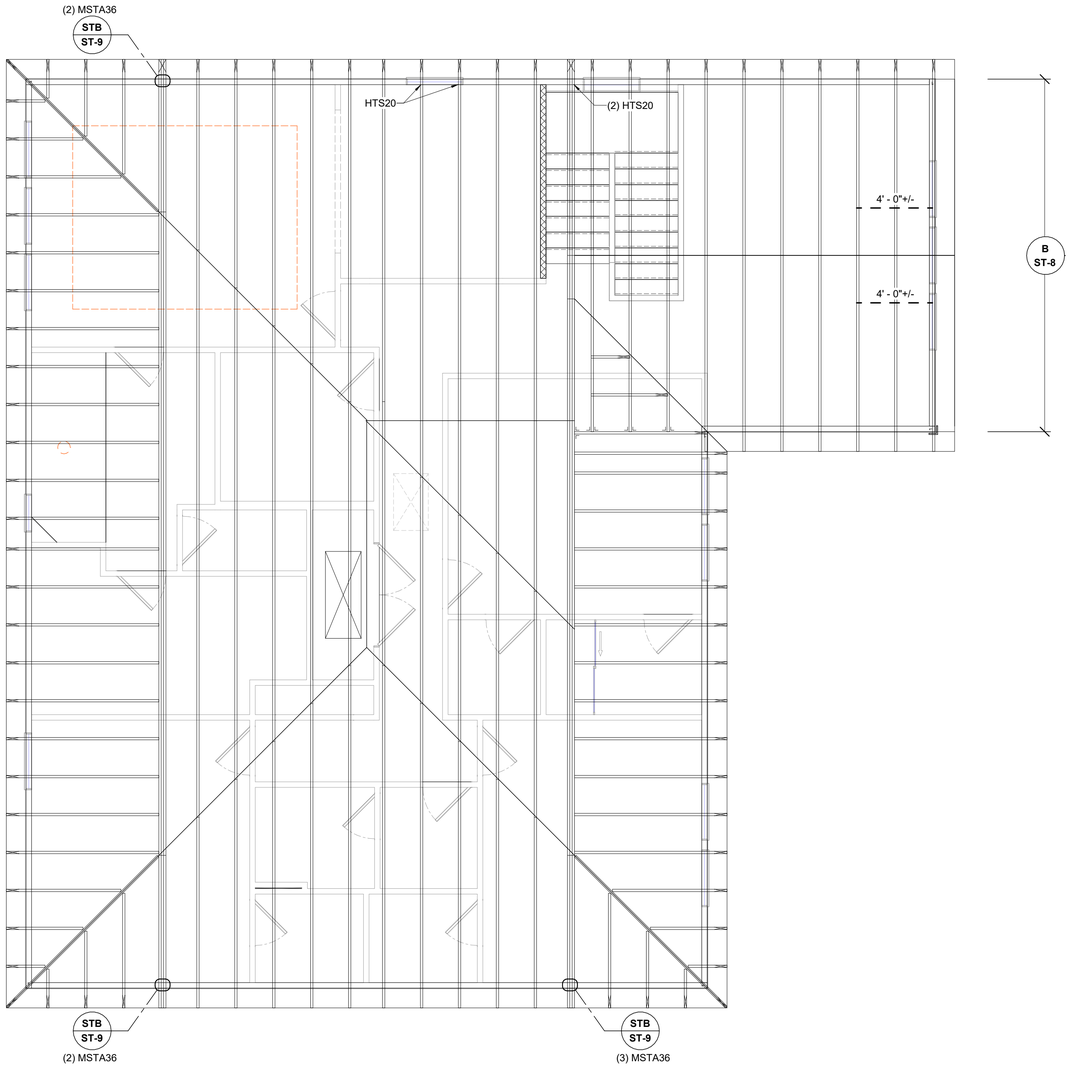
REVISIONS:

No.	Description	Date

ST-4A (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

CMU/METAL CONNECTOR ENGINEERING



2nd LEVEL FRAMING PLAN - CRAFTSMAN A & B - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING) OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS½" Ø @ 24" O.C. STAGGERED
PT 2x8.....(2) ROWS½" Ø @ 16" O.C. STAGGERED
PT 2x10.....(2) ROWS½" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS½" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSSOR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPSOR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

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- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT:# XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS:# XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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904.821.5200

taylor morrison

KEY WEST

BASE PLAN
REGIONAL PLAN - CMU
50' REG

SUBDIVISON

PROJECT NO:
2025.003042

DRAWN:
WLT

CHECKED:
DB

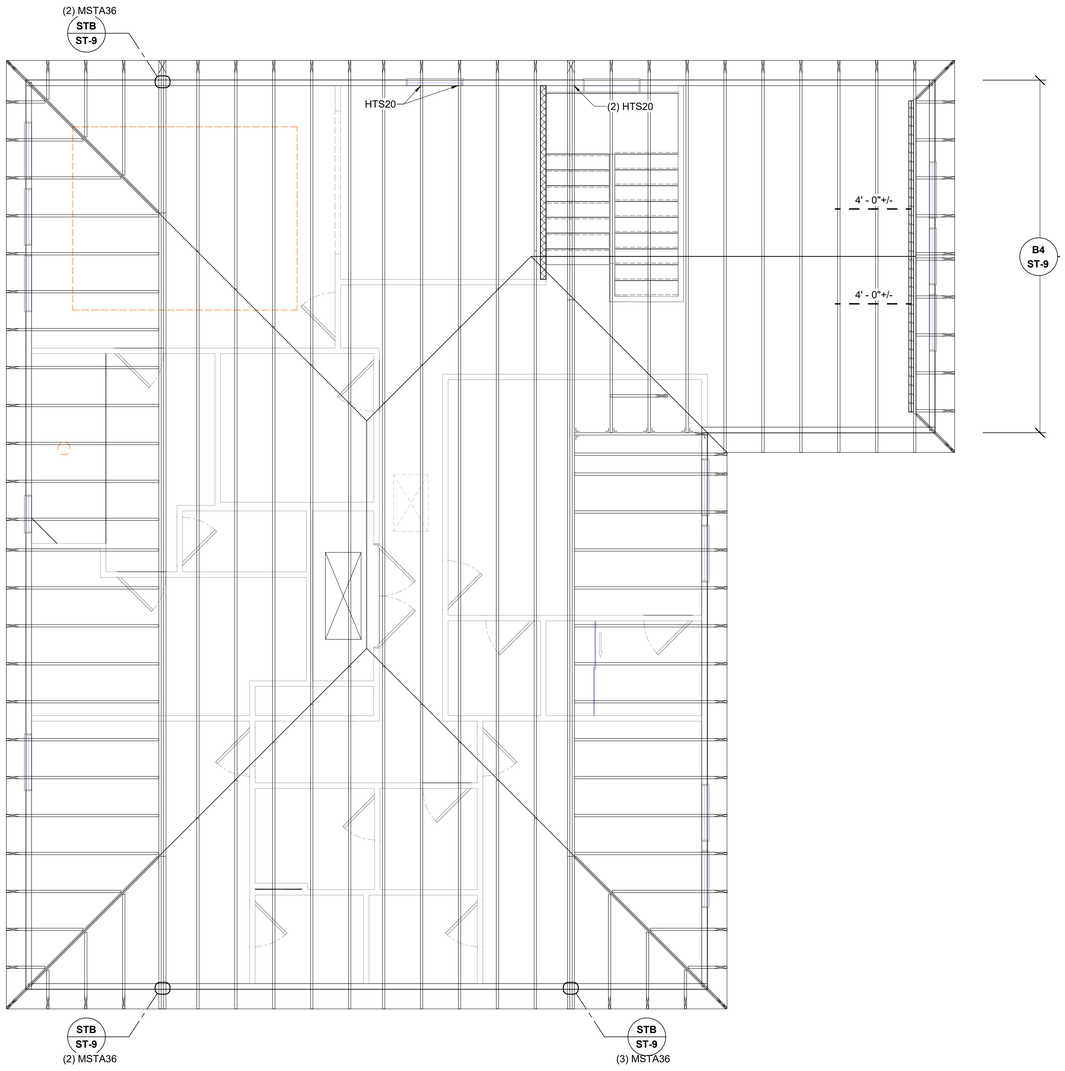
07-02-2025

REVISIONS:

No.	Description	Date

ST-4A.1 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



2nd LEVEL FRAMING PLAN - COASTAL A & B - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING) OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS ½" Ø @ 24" O.C. STAGGERED
PT 2x8.....(2) ROWS ½" Ø @ 16" O.C. STAGGERED
PT 2x10.....(2) ROWS ½" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS ½" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSS OR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPS OR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

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- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT:# XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS:# XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

KEY WEST

BASE PLAN
REGIONAL PLAN - CMU
50' REG

SUBDIVISON

PROJECT NO:
2025.003042

DRAWN:
WLT

CHECKED:
DB

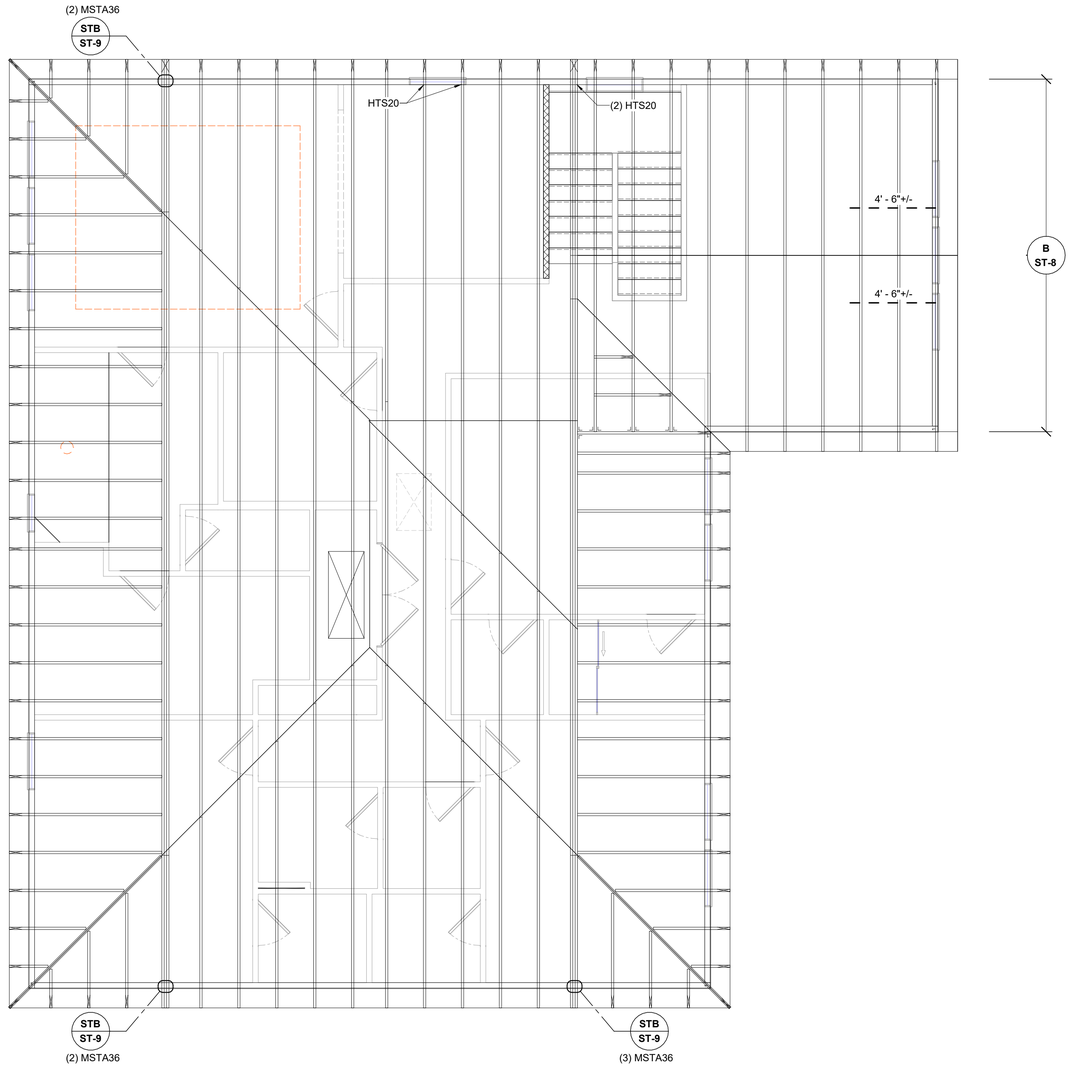
07-02-2025

REVISIONS:

No.	Description	Date

ST-4A.2 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



2nd LEVEL FRAMING PLAN - FARMHOUSE A & B - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING) OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS ½" Ø @ 24" O.C. STAGGERED
PT 2x8.....(2) ROWS ½" Ø @ 16" O.C. STAGGERED
PT 2x10.....(2) ROWS ½" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS ½" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSS OR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPS OR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5

SHOP DRAWING REVIEW NOTE

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- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT:# XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS:# XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

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904.821.5200

taylor morrison

KEY WEST

BASE PLAN
REGIONAL PLAN - CMU
50' REG

SUBDIVISON

PROJECT NO: 2025.003042
DRAWN: WLT
CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-4A.3 (150C)

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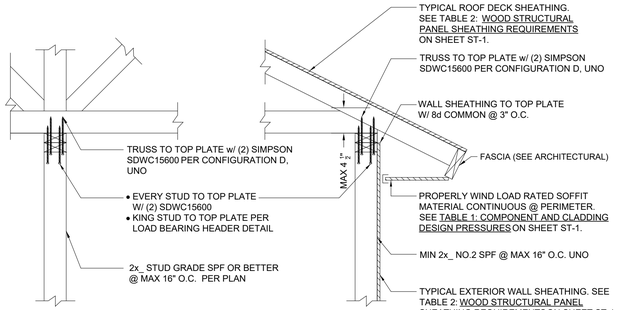
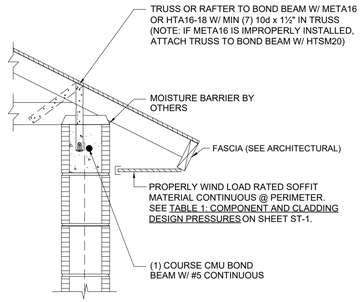
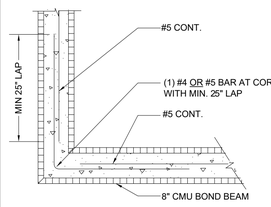


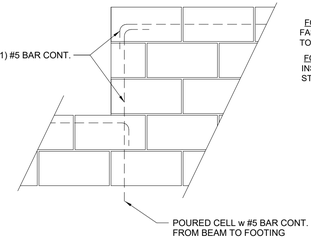
WALL SECTION AT ROOF
WOOD WALL CONDITION



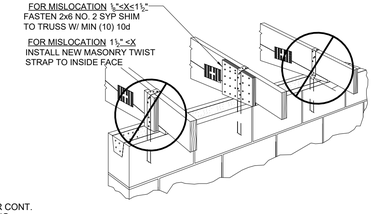
WALL SECTION AT ROOF
CMU WALL CONDITION



BOND BEAM REINFORCING AT CORNERS

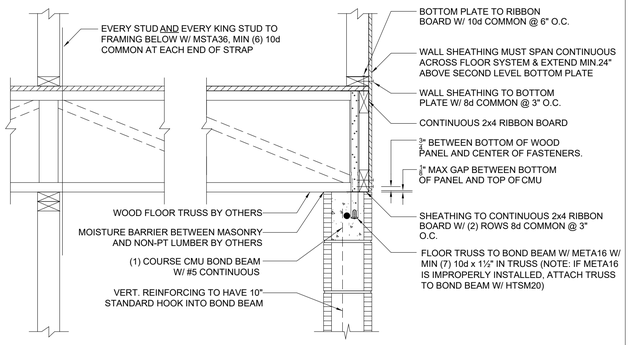


STEP DOWN TIE-BEAM

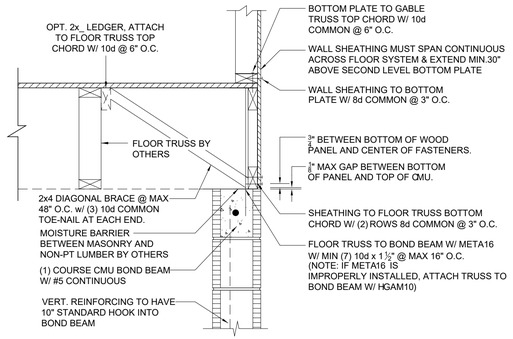


MISLOCATED TRUSS ANCHORS
BLOCKING NOT SHOWN FOR CLARITY

ALTERNATE WALL SECTIONS & TYPICAL DETAILS

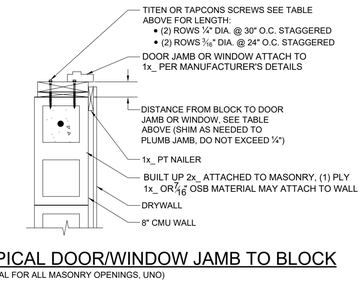


WALL SECTION AT FLOOR
PERPENDICULAR FLOOR TRUSS CONDITION

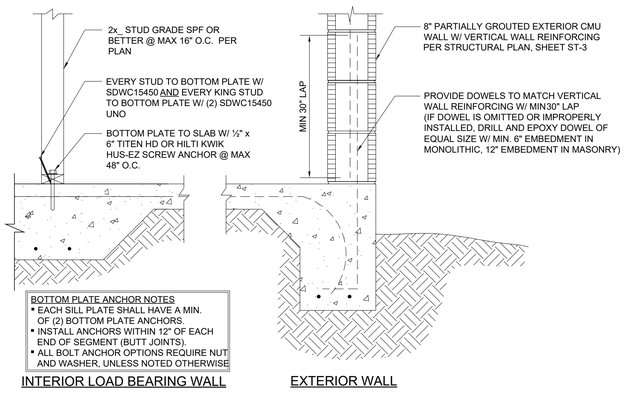


WALL SECTION AT FLOOR
PARALLEL FLOOR TRUSS CONDITION

DIST. FROM DOOR JAMB / WINDOW TO BLOCK	MIN. SCREW LENGTH	DIST. FROM DOOR JAMB / WINDOW TO BLOCK	MIN. SCREW LENGTH
¾" OR 1¼"	PER MANUF.	3"	5"
1½"	3¼"	3 7/16"	5"
1 15/16"	3¾"	3½"	6"
2¼"	3¾"		



TYPICAL DOOR/WINDOW JAMB TO BLOCK
(TYPICAL FOR ALL MASONRY OPENINGS, UNO)

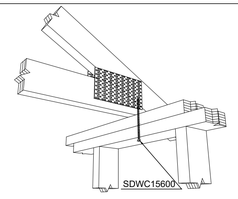


INTERIOR LOAD BEARING WALL

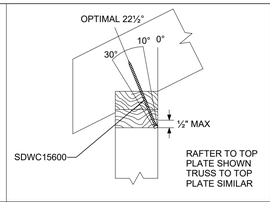
EXTERIOR WALL

WALL SECTION AT FOUNDATION

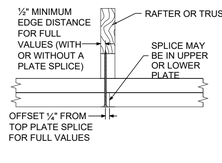
SDWC INSTALLATION SPECIFICATIONS, AS PROVIDED BY SCREW MANUFACTURER



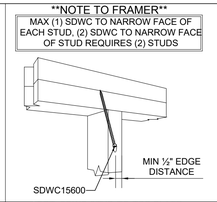
1 STANDARD SDWC ROOF TO WALL INSTALLATION



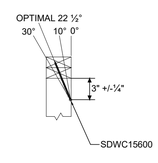
2a OPT. SDWC INSTALLATION RANGE



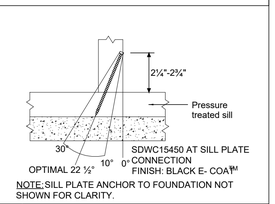
3 SDWC MIN. EDGE DISTANCE FOR TOP PLATE SPLICE (SIM FOR STUD TO TOP PLATE CONNECTION)



4 OPT. SDWC STUD-TO-TOP PLATE CONNECTION THROUGH NARROW FACE

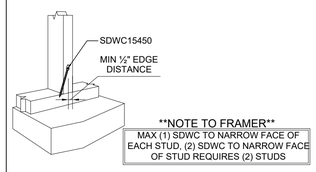


4a SDWC INSTALLATION RANGE AT NARROW FACE OF STUD

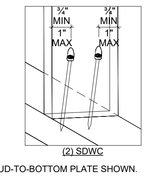


NOTE: SILL PLATE ANCHOR TO FOUNDATION NOT SHOWN FOR CLARITY.

11 SDWC STUD-TO-SILL PLATE CONNECTION

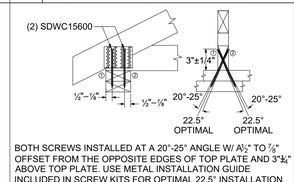


12 OPT. SDWC STUD-TO-SILL PLATE CONNECTION THROUGH NARROW FACE AT FDN



NOTE: STUD-TO-BOTTOM PLATE SHOWN. ALL OTHER INSTALLATIONS SIMILAR.

13 SDWC EDGE DISTANCE AND SPACING INFORMATION



BOTH SCREWS INSTALLED AT A 20°-25° ANGLE W/ A ½" TO ⅞" OFFSET FROM THE OPPOSITE EDGES OF TOP PLATE AND 3"±¼" ABOVE TOP PLATE. USE METAL INSTALLATION GUIDE INCLUDED IN SCREW KITS FOR OPTIMAL 22.5° INSTALLATION. TO PREDRILL THROUGH TRUSS PLATES, USE A 5/16" DRILL BIT

D (2) SDWC15600 THROUGH TRUSS/RAFTER INTO DOUBLE TOP PLATE

GENERAL NOTES APPLICABLE TO WALL SECTIONS:
1. ALL LOAD BEARING TOP PLATES ARE TO BE BUILT WITH (2) 2x_ NO. 2 SYP FASTENED W/ (2) ROWS 10d @ 8" O.C. STAGGERED (UNO). MINIMUM 48" LAP W/ MINIMUM (2) 10d IN LAP. ADJUST TYPICAL NAIL SPACING AS NEEDED.
2. ALL EXTERIOR BOTTOM PLATES ARE TO BE 2x_ NO. 2 SYP PT.
3. ALL INTERIOR BOTTOM PLATES ARE TO BE 2x_ NO. 2 SYP PT.
4. FOUNDATION INFORMATION ON THIS PAGE IS FOR GRAPHICAL DEPICTION ONLY. REFER TO FOUNDATION PLAN AND SECTIONS FOR FOUNDATION INFORMATION.

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0
TM 170C-CMU-MD

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APEX

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

KEY WEST
BASE PLAN
50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042
DRAWN: ??
CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-5

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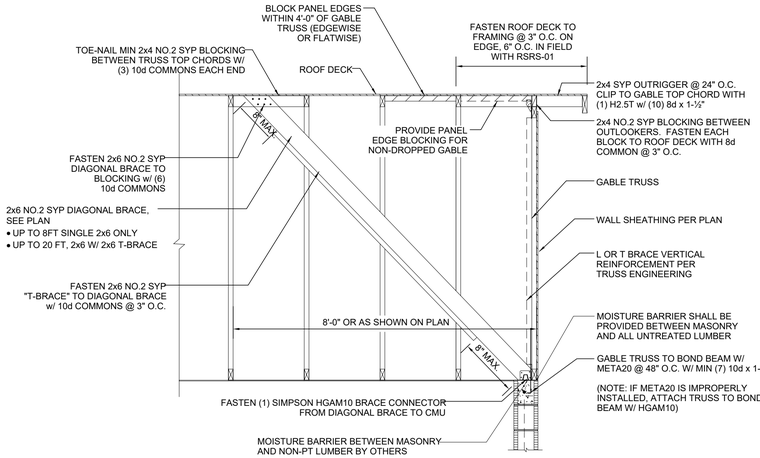
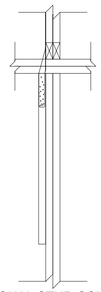


B3 GABLE ANGLE BRACING DETAIL (W/ HGAM10)

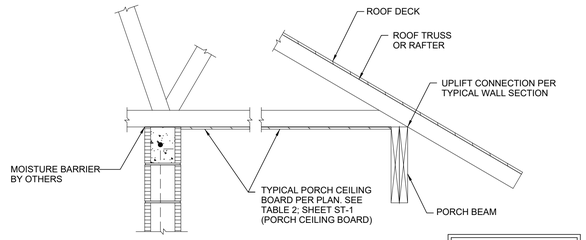
2021 V1.0

1) MAX. TRUSS SPACING = 24" O.C.
2) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR NON-DROPPED GABLE TRUSSES W/ 9" OR LESS OVERHANGS.



OPTIONAL STUD COLUMN SCAB FOR TRUSS STRAP

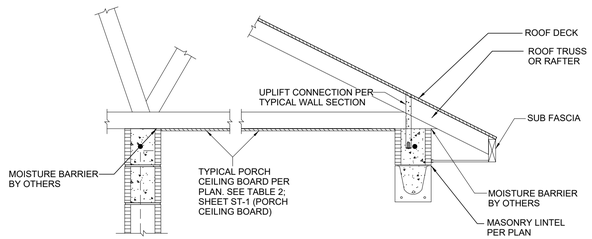
- MINIMUM 3'-0" SCAB w/ (2) ROWS OF 10d @ 6" O.C., MINIMUM (12) 10d
- SECOND SCAB MAY BE ADDED AS NEEDED TO OPPOSITE SIDE



TYPICAL PORCH SHEATHING DETAIL

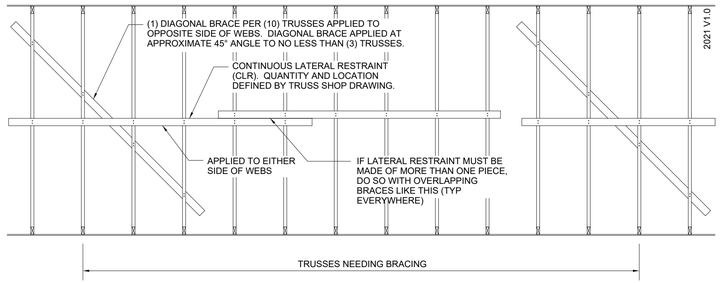
AT MASONRY EXTERIOR WALL
(THIS DETAIL IS REQUIRED AT ALL COVERED PORCHES UNLESS NOTED OTHERWISE)

PORCH BEAM TO POST:
(1) MSTA24
POST TO SLAB:
ABU POST BASE ANCHOR OR DTT2Z
(UNLESS NOTED OTHERWISE)



TYPICAL PORCH SHEATHING DETAIL

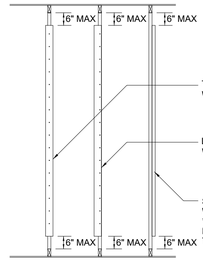
AT MASONRY EXTERIOR WALL
(THIS DETAIL IS REQUIRED AT ALL COVERED PORCHES UNLESS NOTED OTHERWISE)



2021 V1.0
2025.003042
TYP. CMU

LATERAL BRACING - MULTIPLE TRUSSES

1. ALL RESTRAINT LUMBER SHOWN SHALL BE 2x4 NO.3 SPF OR BETTER (UNO).
2. SHOULD A SCENARIO ARISE THAT DOES NOT RESEMBLE THOSE INDICATED ABOVE, IMMEDIATELY CONTACT THE ENGINEER OF RECORD FOR APPROPRIATE BRACING DETAILS.
3. BRACING LUMBER SHALL INTERSECT THE WEBS OF THE BRACED TRUSS AT LOCATIONS INDICATED AS NEEDING BRACING ON THE INDIVIDUAL TRUSS DETAILS PRODUCED BY THE TRUSS ENGINEER.
4. ALL FASTENERS SHOWN ARE .131" x 3" LONG (UNO).
5. DESIGNED PER BCSI-B3, MOST CURRENT EDITION.

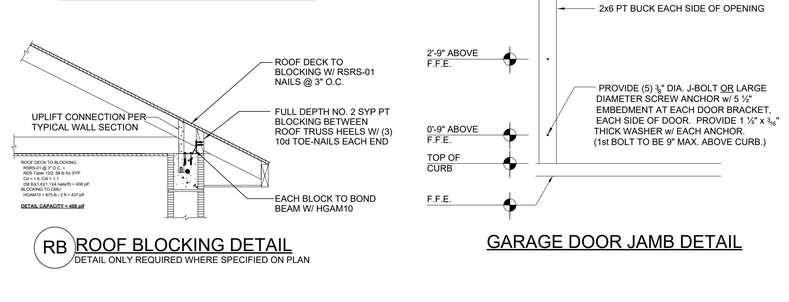


WEB BRACING DETAIL

CONTINUOUS LATERAL RESTRAINT WEB BRACE SUBSTITUTE			
WEB MEMBER SIZE	SPECIFIED CLR	ALTERNATE BRACING T OR L	ALTERNATE BRACING SCAB
2x4 2x4	1 ROW 2 ROWS	2x4 2x6	(1)2x4 (2)2x4*
2x6 2x6	1 ROW 2 ROWS	2x4 2x6	(1)2x6 (2)2x4*
2x8 2x8	1 ROW 2 ROWS	2x6 2x6	(1)2x8 (2)2x6*

SINGLE TRUSS BRACING

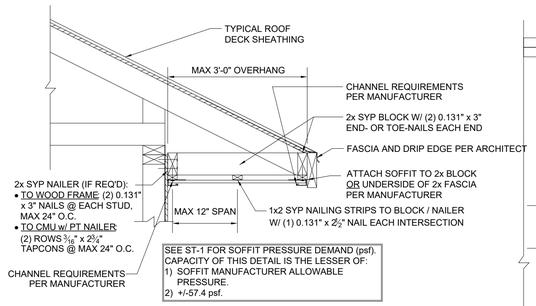
1. INDIVIDUAL WEB BRACING MAY BE USED WHEN CONTINUOUS LATERAL RESTRAINT (CLR) IS SPECIFIED ON A TRUSS DESIGN BUT AN ALTERNATIVE WEB BRACING METHOD IS DESIRED.
2. INDIVIDUAL WEB BRACING MAY CONSIST OF T-BRACING, L-BRACING, OR SCAB BRACING. REFER TO CHART AND DETAIL FOR MORE INFORMATION.
3. INDIVIDUAL WEB BRACING MATERIAL TO BE SAME SIZE, SPECIES, AND GRADE AS WEB TO BE BRACED.



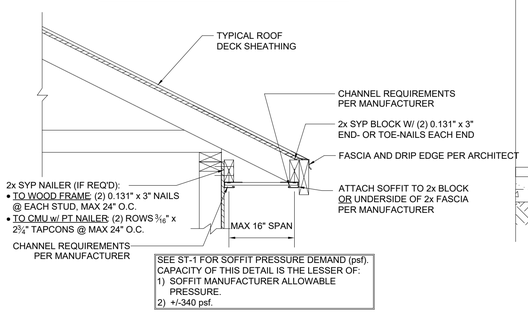
BP STRUCTURAL GABLE TRUSS BRACING DETAIL

2021 V1.0

1) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR 9" OR LESS OVERHANGS.



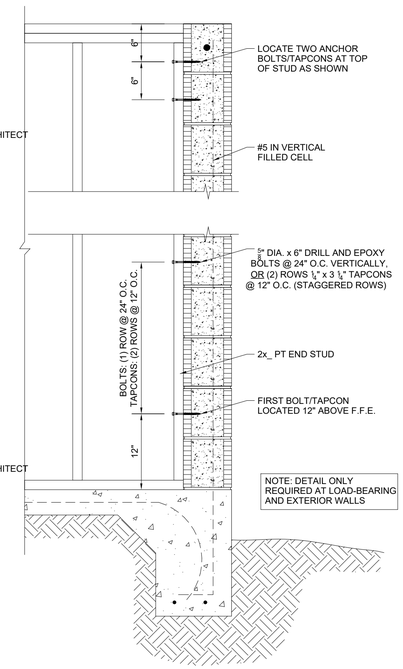
SOFFIT W/ MULTIPLE SPANS



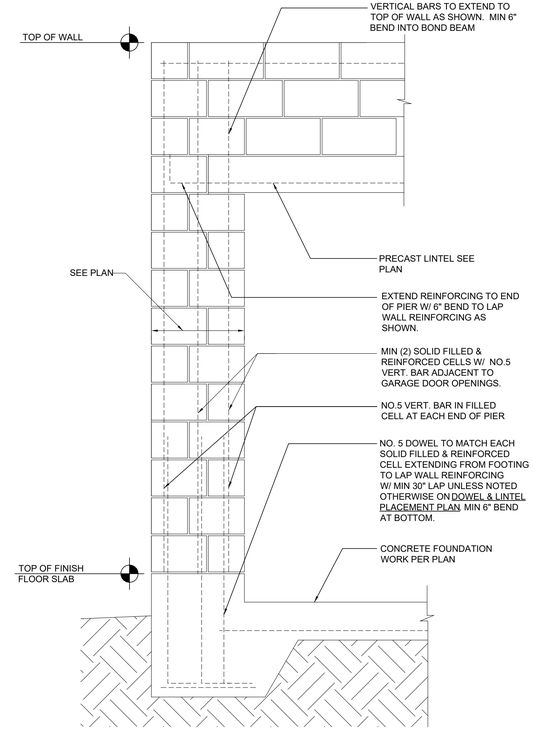
SOFFIT W/ SINGLE SPAN

SF SOFFIT DETAILS

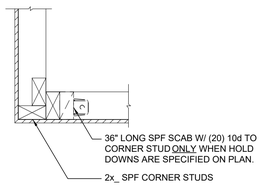
Soffit detail is intended to convey connections between members in the supporting structural frame, not the soffit connections to those members Product manufacturer and evaluating engineer retain responsibility for individual soffit products and their connection to supporting structural frame



WC WOOD TO CMU WALL CONNECTION



GARAGE SHEAR PIER



CALIFORNIA CORNER DETAIL

RB ROOF BLOCKING DETAIL

DETAIL ONLY REQUIRED WHERE SPECIFIED ON PLAN

GARAGE DOOR JAMB DETAIL

CMU/METAL CONNECTOR ENGINEERING

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KEY WEST

BASE PLAN
50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042
DRAWN: ??
CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-6

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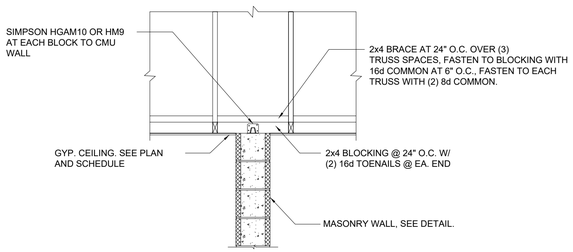
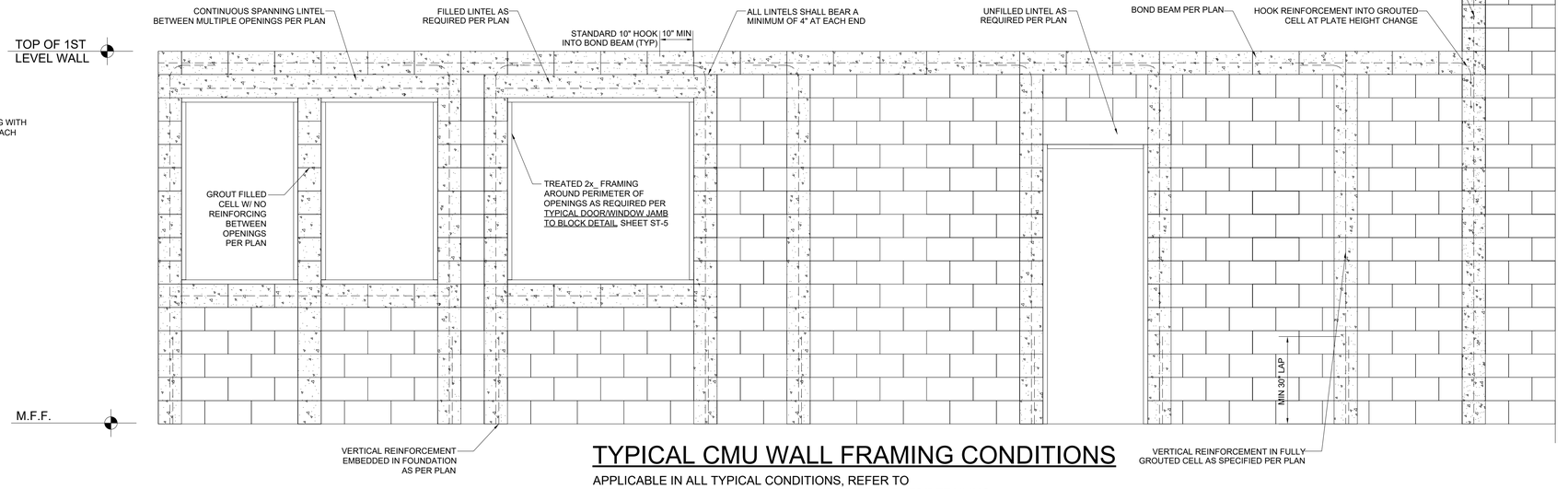
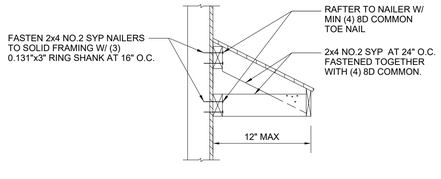


WB NON BEARING CMU WALL SHEAR CONNECTION

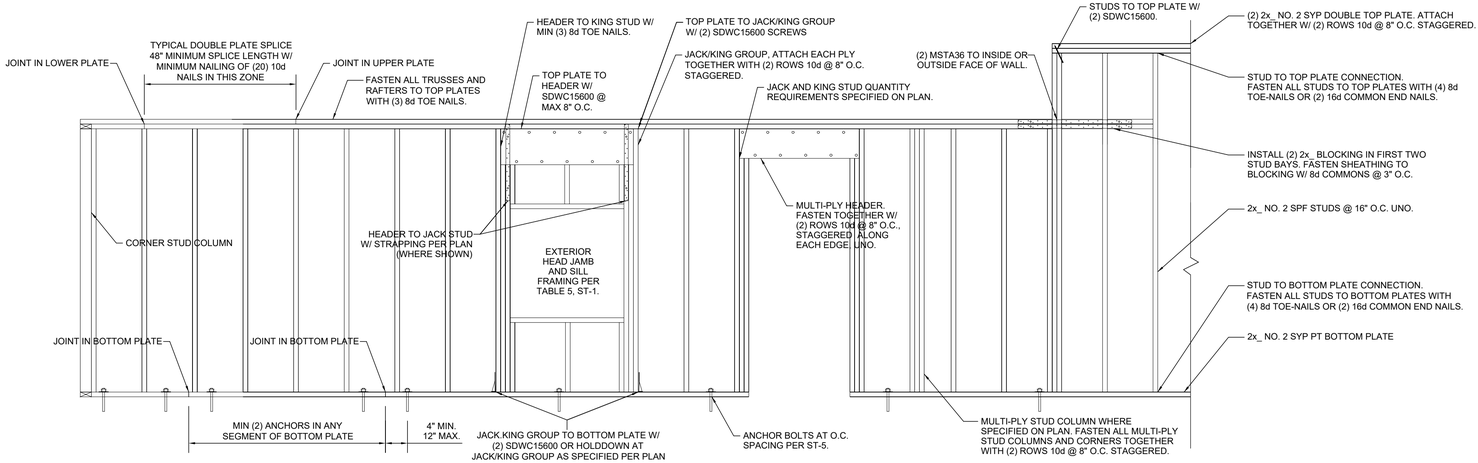


TYPICAL CMU WALL FRAMING CONDITIONS

APPLICABLE IN ALL TYPICAL CONDITIONS, REFER TO STRUCTURAL PLANS FOR ADDITIONAL REQUIREMENTS/DETAILING

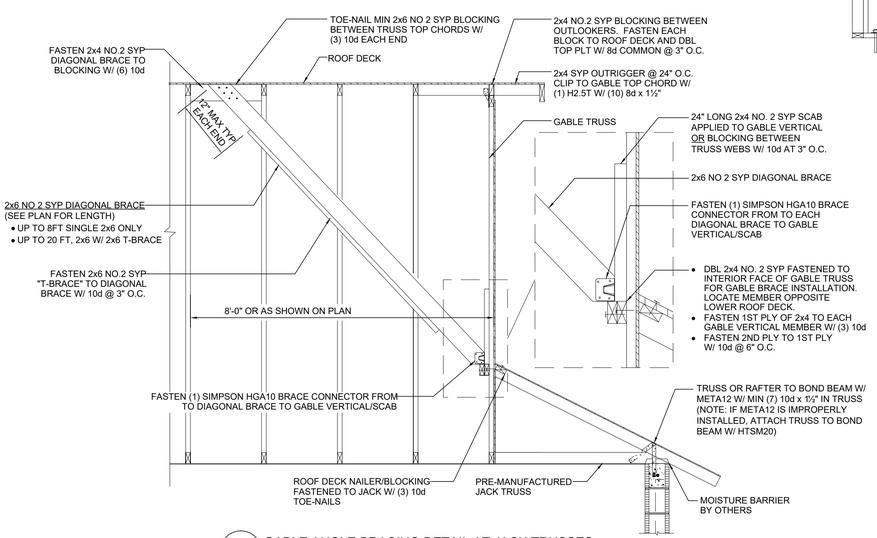


D1 SHED ROOF DETAIL



TYPICAL WOOD BEARING WALL FRAMING CONDITIONS

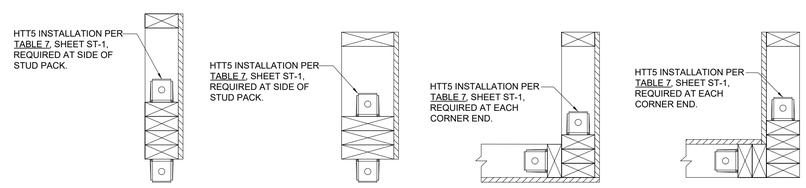
APPLICABLE IN ALL TYPICAL CONDITIONS, REFER TO STRUCTURAL PLANS FOR ADDITIONAL REQUIREMENTS/DETAILING



B5 GABLE ANGLE BRACING DETAIL AT JACK TRUSSES

2021 V1.0

1) MAX. TRUSS SPACING = 24" O.C.
2) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR NON-DROPPED GABLE TRUSSES W/ 9" OR LESS OVERHANGS.
3) L OR T BRACE VERTICAL REINFORCEMENT PER TRUSS ENGINEERING NOT SHOWN FOR CLARITY.



H1 DOUBLE HTT5 INSTALLATION OPTIONS

1) FASTEN ALL END STUDS TOGETHER W/ (2) ROWS OF 10d @ 8" O.C. STAGGERED
2) 2x6 WALLS MAY BE 3-PLY STUD PACKS ILO 4-PLY FOR 2x4 WALLS, EXCEPT AT CORNERS.
3) WHEN HTT5 IS INSTALLED AT CRIPPLE STUDS UNDER WINDOWS. FASTEN CRIPPLE TO 4-PLY STUD PACK W/ (2) ROWS OF½" x 3" LONG SDS SCREWS @ 3" O.C. STAGGERED.
4) (1) HDQ8 MAY BE USED ILO (2) HTT5. SEE TABLE 7, SHEET ST-1 FOR SPECS.

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KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: ??

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

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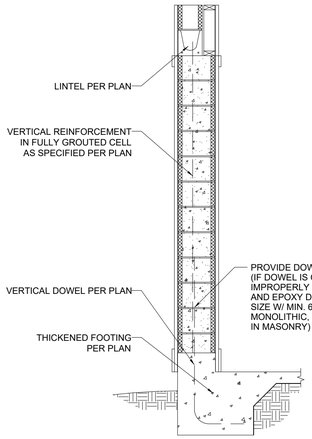
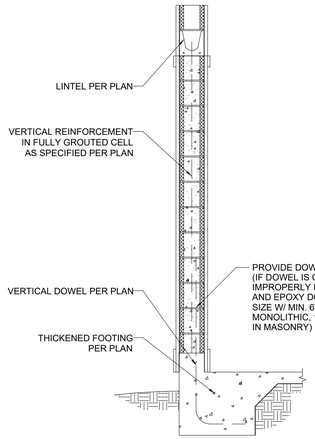
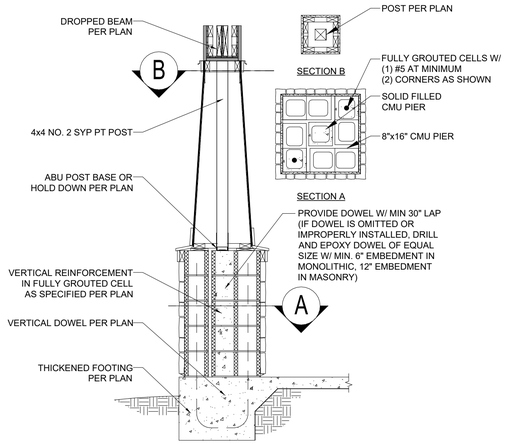


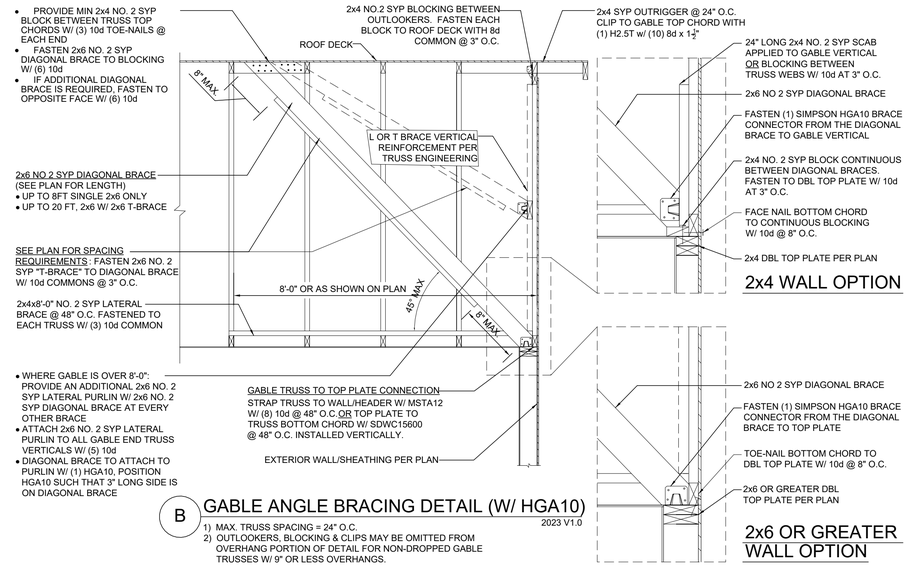
C4 12" SQUARE CMU COLUMN
REFER TO ARCHITECTURAL DETAILS FOR NON-STRUCTURAL ELEMENTS



C5 8" SQUARE CMU COLUMN
REFER TO ARCHITECTURAL DETAILS FOR NON-STRUCTURAL ELEMENTS



C6 TAPERED COLUMN CMU BASE
REFER TO ARCHITECTURAL DETAILS FOR NON-STRUCTURAL ELEMENTS



B GABLE ANGLE BRACING DETAIL (W/ HGA10)
2023 V1.0

1) MAX. TRUSS SPACING = 24" O.C.
2) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR NON-DROPPED GABLE TRUSSES W/ 9" OR LESS OVERHANGS.

2025 V1.0
TM CMU

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APEX

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904.821.5200

taylor morrison

KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003042**

DRAWN: **??**

CHECKED: **DB**

07-02-2025

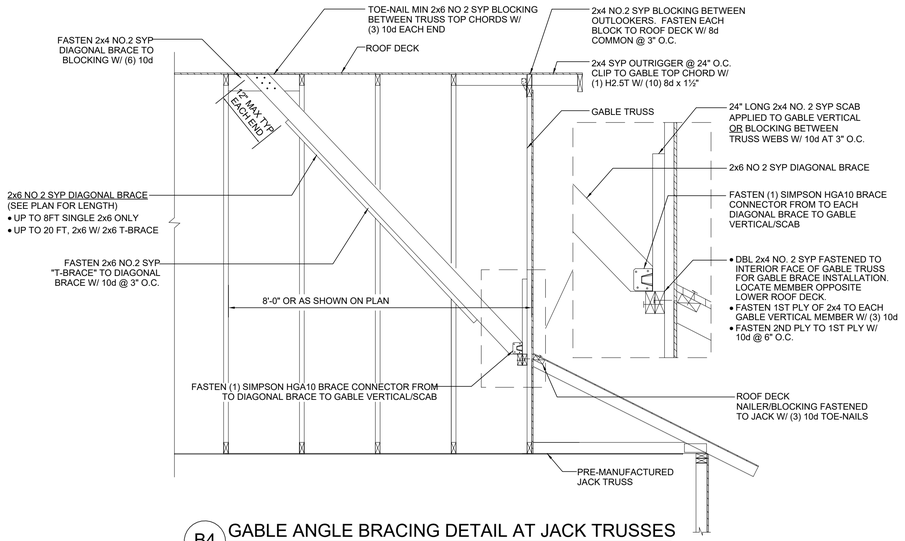
REVISIONS:

No.	Description	Date

ST-8

CMU/METAL CONNECTOR ENGINEERING

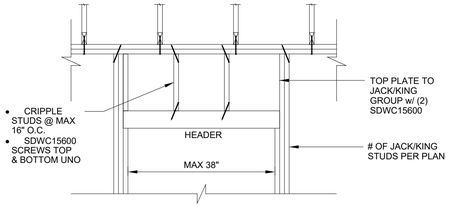
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



B4 GABLE ANGLE BRACING DETAIL AT JACK TRUSSES

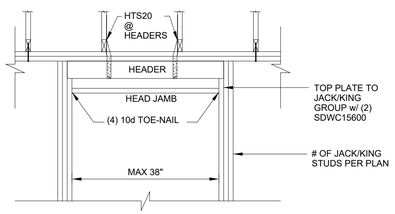
2021 V1.0

1) MAX. TRUSS SPACING = 24" O.C.
2) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR NON-DROPPED GABLE TRUSSES W/ 9" OR LESS OVERHANGS.
3) L OR T BRACE VERTICAL REINFORCEMENT PER TRUSS ENGINEERING NOT SHOWN FOR CLARITY.



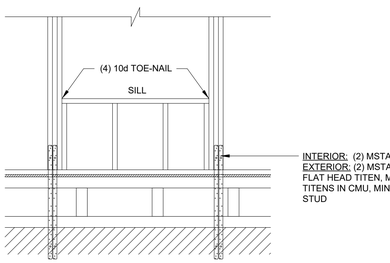
DROPPED HEADER CONDITION

UNDER COMMON ROOF TRUSSES PER PLAN
APPLICABLE UP TO 141C CONDITIONS



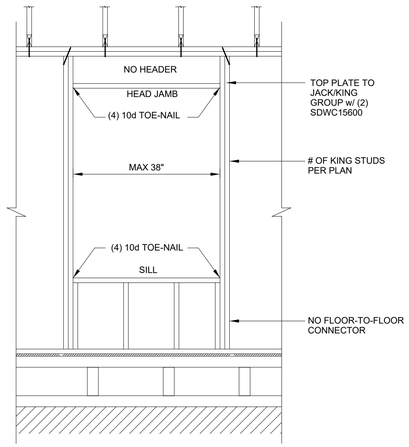
FLUSH HEADER CONDITION (RECOMMENDED)

UNDER COMMON ROOF TRUSSES PER PLAN
REQUIRED FOR 150C CONDITIONS AND GREATER



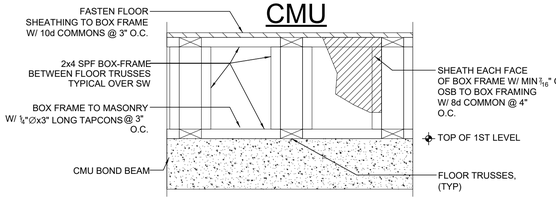
LOAD BEARING HEADER

UNDER COMMON ROOF TRUSSES PER PLAN



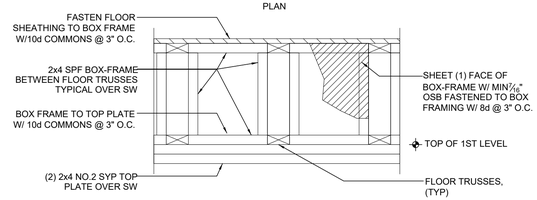
NONBEARING HEADER

UNDER JACK AND GABLE END TRUSSES PER PLAN



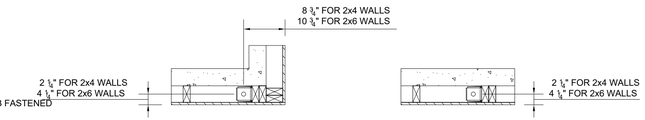
SHEAR PANEL

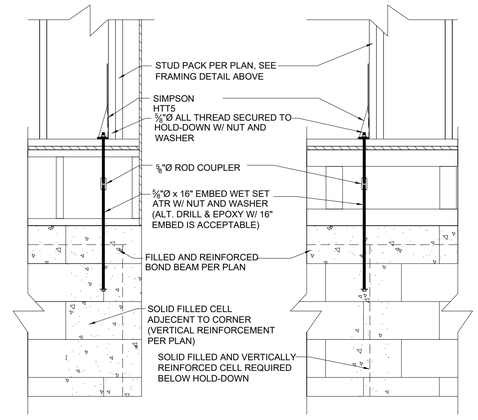
REQUIRED ONLY WHERE SPECIFIED ON FRAMING PLAN



SHEAR PANEL

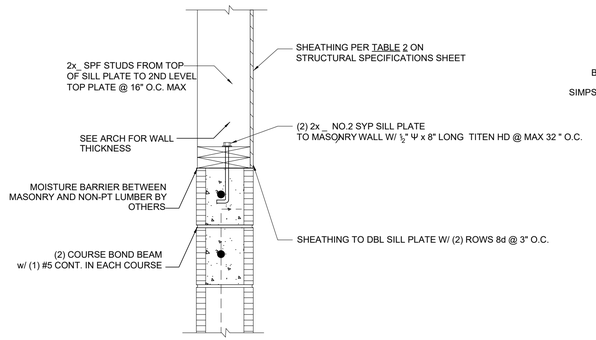
1. REQUIRED ONLY WHERE SPECIFIED ON FRAMING PLAN
2. PREMANUFACUTRED FLOOR PANEL WITH A SINGLE DIAGONAL WEB OR I-JOIST PANEL IS AN ACCEPTABLE ALTERNATE TO FIELD FRAMED SHEAR PANEL. OSB SHEATHING IS NOT REQUIRED ON PREMANUFACTURED PANELS.



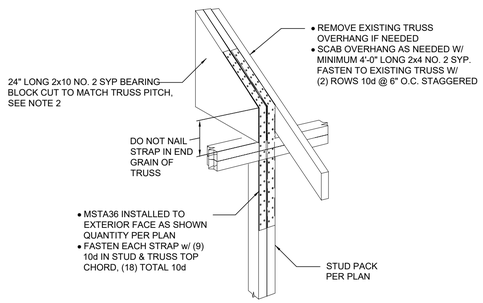


HD WOOD-TO-MASONRY HOLD-DOWN DETAIL

NOTE: HOLD DOWN AND ROD MAY BE REPLACED W/ MSTCM60

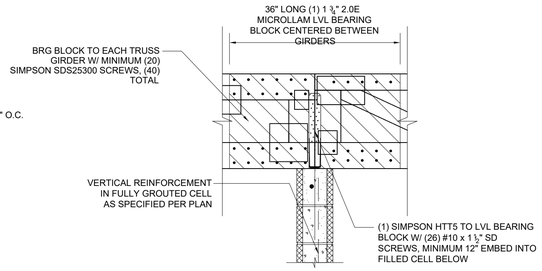


M3 MASONRY TO WOOD CONNECTION



STB STRAPPING DETAIL

NOTE: STRAP MAY BE INSTALLED OVER OSB



GC DBL GIRDER CONNECTION TO CMU DETAIL

NOTES:
•MINIMUM 1" EDGE DISTANCE FOR ALL SDS SCREWS
•MINIMUM 3" O.C. SPACING BETWEEN SCREWS

CMU/METAL CONNECTOR ENGINEERING

2025 V1.0
TILT CMU

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taylor morrison

KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: ??

CHECKED: DB

07-02-2025

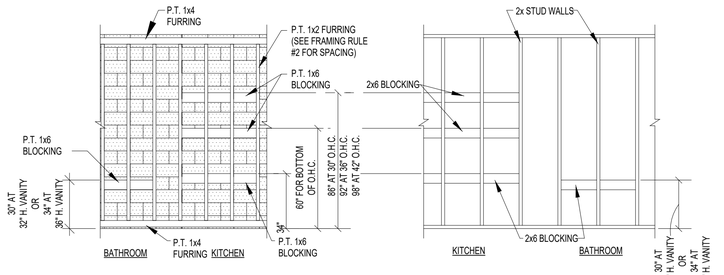
REVISIONS:

No.	Description	Date

ST-9

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

BLOCKING LOCATIONS FOR FRAMING AND C.M.U. WALLS



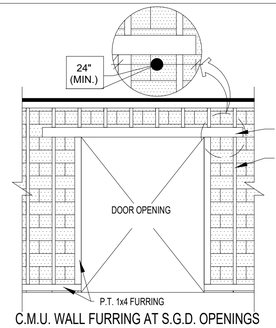
CABINET BLOCKING AT C.M.U.

SCALE N.T.S.

CABINET BLOCKING AT WOOD FRAME

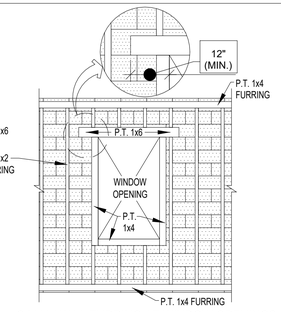
SCALE N.T.S.

P.T. FURRING ON C.M.U. WALLS AND OPENINGS



C.M.U. WALL FURRING AT S.G.D. OPENINGS

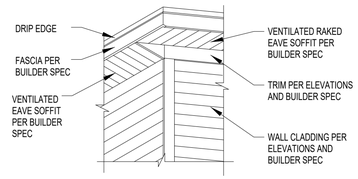
SCALE N.T.S.



C.M.U. WALL FURRING AT WINDOW OPENINGS

SCALE N.T.S.

EAVE FRAMING DETAIL



TYPCAL RAKE AND SOFFIT EAVE DETAIL

SCALE N.T.S.

GENERAL FURRING NOTES

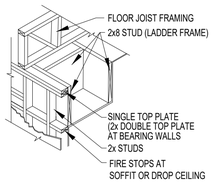
- FOR ALL STRUCTURAL INFORMATION PERTAINING TO PLANS REFER TO STRUCTURAL SHEETS.
- USE 2" "T" NAILS TO INSTALL FURRING STRIPS.
- NAIL P.T. 1x4 BOTTOM PLATE 3/4" OFF FLOOR.
- MINIMUM 1/2" SPACE BETWEEN NON-LOAD BEARING WALL TOP PLATE AND BOTTOM CHORD OF TRUSS.

FRAMING RULES

THESE "RULES" ARE TO BE READ AS CONSTRUCTION GUIDELINES FOR FRAMING CREWS. STRUCTURAL PAGES AND NOTES BY ARCHITECTS AND ENGINEERS SHALL CONTROL.

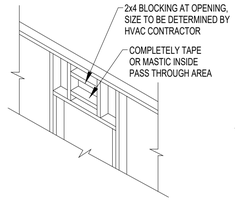
1. CMU FURRING STRIP (1x2 PT) WALLS - 24" OC. EXCEPT 16" OC AT:
   a. TILED (WET) WALLS
   b. CABINET WALLS
2. INTERIOR (NON-BEARING) WALLS - 1ST & 2ND FLOOR ARE SPF LUMBER. 24" OC. EXCEPT 16" OC AT:
   a. TILED (WET) WALLS
   b. CABINET WALLS
   c. LOW WALLS OVER STAIRS - 16" OC AND DOUBLE TOP PLATES
   d. SECOND FLOOR WALLS AT DOUBLE HEIGHT SPACES
3. SHEATHING - FLOOR, ROOF & WALL
   a. 1/8" GAPPING - "GRIP H CLIPS" - USED AT ALL ROOF & WALL & ROOF SHEATHING SEAMS.
6. ARCHES, DEADWOOD (DRYWALL BACKING), DROP CEILINGS, ETC. - 2x4 SPF
7. TUB DECKS - ¾" x 4' x 8' AC PINE PLY. SPF FRAMING MATERIAL. AIR BARRIER/SIX-SIDED ASSEMBLY WHERE REQUIRED.
8. ROOF & TRUSS
   a. SUB-FASCIA - 2x6 SPF LUMBER. (EXCEPTION: HOME -AT-LAST SERIES = 2x4 SPF)
   b. "CONTINUOUS BOTTOM CHORD BRACING" OR "RAT RUN" -2x4 SYP #2
   c. ALL OVERHANGS OVER 16", AND ALL LOAD BEARING ROOF FRAMING COMPONENTS (BRACING, VALLEY SET, DORMERS, ETC.) NEED TO BE SYP #2 PER DETAILS.
   d. SUPPLEMENTARY ROOF FRAMING (OVERHANGS, NON-BEARING KNEEWALLS, ETC.) 2x4 OR 2x6 SPF
   e. TEMPORARY TRUSS BRACING FOR (REMOVE AND RE-USE AS BLOCKING, DEADWOOD, ETC.) - 2X4 SPF. IF TEMP BRACING IS TO BE LEFT AS PERMANENT, THEN IT NEEDS TO BE SYP #2.
   f. TRUSS BRACING & ENGINEERING (CLR, T&H SCAB BRACING) - ALL2x4 SYP #2
12. FRAME DOWN PERIMETER TRAY CEILINGS (INTERIOR NON-STRUCTURAL) PERIMETER MEMBER SHALL BE SPF #2 WITH SIZE MATCHING DROP DOWN HEIGHT. ALL OTHER MEMBERS SHALL BE 2X4 SPF #2 WITH HORIZONTAL MEMBERS HAVING A MAX UNSUPPORTED SPAN OF 36". FOR LONGER SPANS, SEE DETAIL M/S3. THIS NOTE APPLIES WHERE SOME FIRST FLOOR CEILING TRAYS ARE DESIGNATED AS "DOWN FRAMED" ON THE FLOOR PLAN.

TYPICAL FRAMING DETAILS



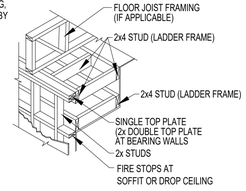
DOWN FRAMING AT TRAY CEILING W/ UPPER FLOOR ABOVE

N.T.S.



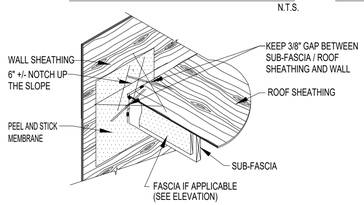
TRANSFER GRILL FRAMING ABOVE DOORS

N.T.S.



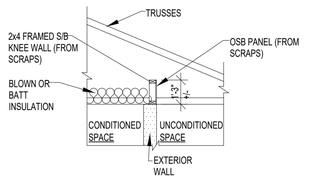
DOWN FRAMING AT SOFFITS AND CEILING AREAS

N.T.S.



SUB- FASCIA AND ROOF SHEATHING TERMINATION AT VERTICAL WALLS

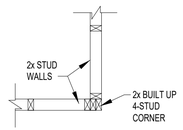
N.T.S.



INSULATION DAM AT CONDITIONED TO UNCONDITIONED SPACE

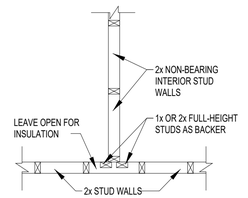
N.T.S.

TYPICAL FRAMING CORNERS



EXTERIOR CORNER

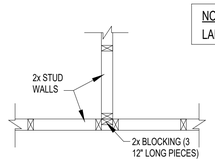
SCALE N.T.S.



INTERIOR NON-BEARING WALL "T" INTERSECT W/ EXTERIOR BEARING WALLS

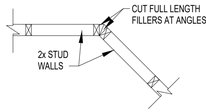
SCALE N.T.S.

NOTE:
LADDER BLOCKING NOT PERMITTED AT PARTITIONS.



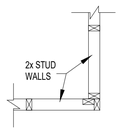
"T" WALL

SCALE N.T.S.



45° ANGLED WALLS

SCALE N.T.S.



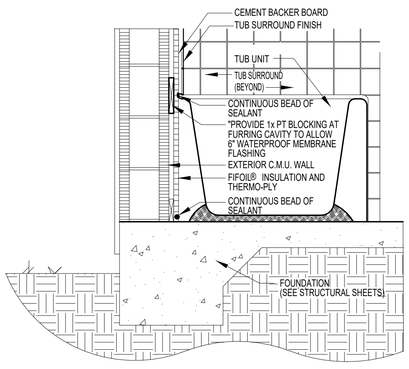
CORNER

SCALE N.T.S.

INTERIOR NON-BEARING WALL CONNECTIONS

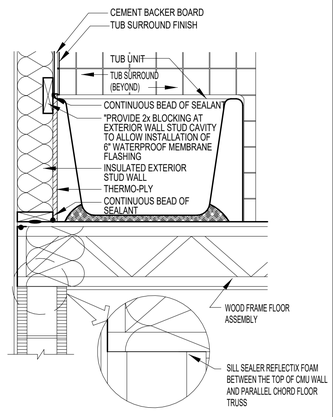
AIR-BARRIER / SIX-SIDED ASSEMBLY AT TUB

SIX-SIDED SHOWER INSTALLATION SIMILAR



AIR-BARRIER ASSEMBLY AT C.M.U. WALL

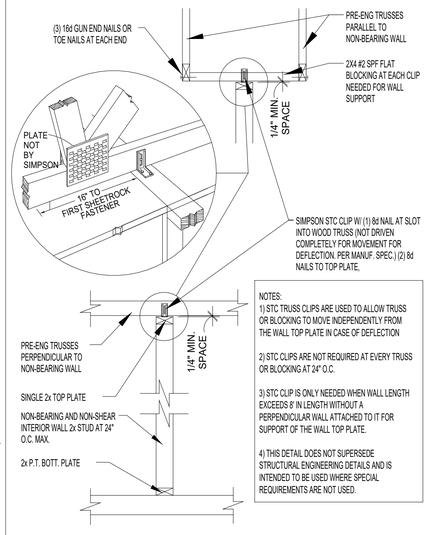
N.T.S.



ASSEMBLY AT WOOD FRAMED EXTERIOR WALL

N.T.S.

STC CLIP DETAIL



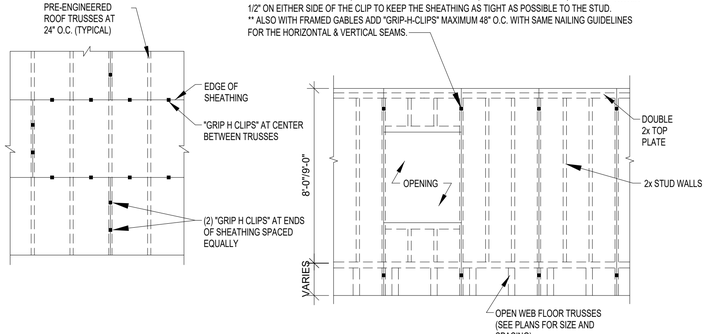
TYPICAL INTERIOR NON-BEARING WALL

N.T.S.

SHEATHING "GRIP H CLIP" LOCATIONS

GENERAL NOTES

- FOR ALL STRUCTURAL INFORMATION PERTAINING TO SHEATHING PLACEMENT AND ATTACHMENT REFER TO STRUCTURAL SHEETS.
- INSTALL "TALLWALL" SHEETS "VERTICALLY" ORIENTED.



ROOF SHEATHING CLIP LOCATIONS

SCALE N.T.S.

EXTERIOR WALL SHEATHING SEAM LOCATIONS

SCALE N.T.S.

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taylor morrison

KEY WEST

BASE PLAN

REGIONAL PLAN - CMU

50' REG

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

TM - 1

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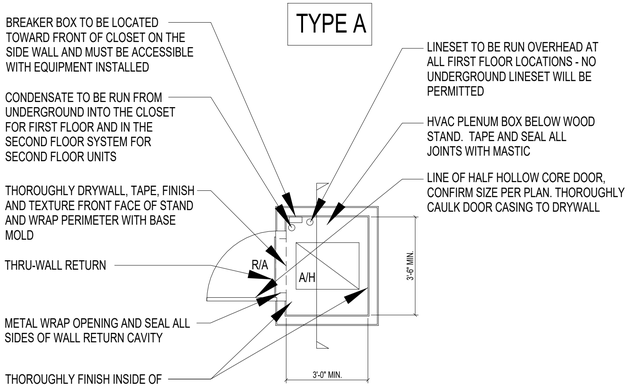
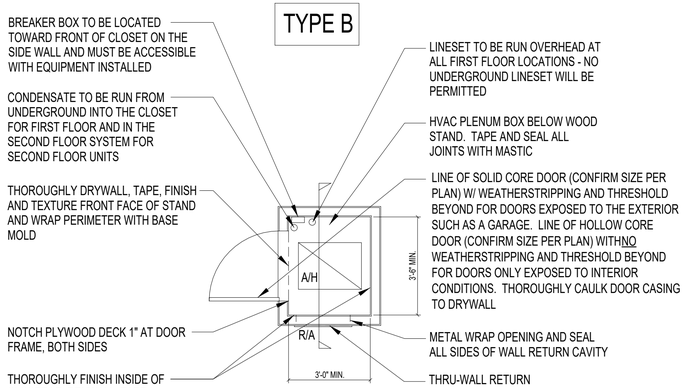
TYPE A



TYPICAL A/C CLOSET DESIGN - PLAN VIEW
W/ FRONT RETURN & CUT-DOWN DOOR

SCALE N.T.S.

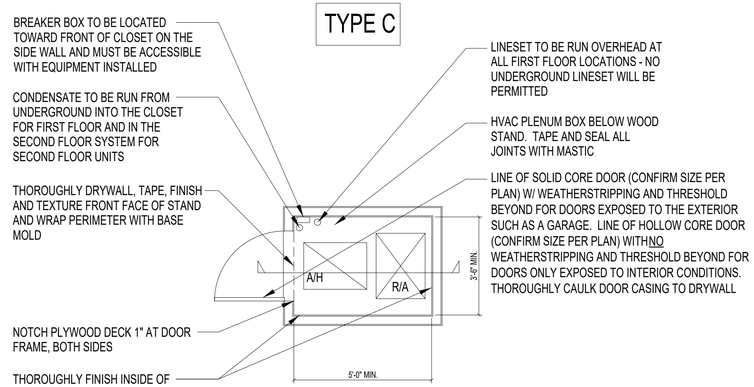
TYPE B



TYPICAL A/C CLOSET DESIGN - PLAN VIEW
W/ SIDE WALL RETURN

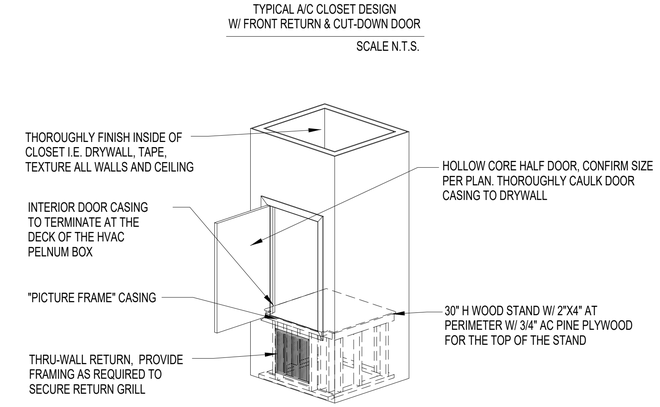
SCALE N.T.S.

TYPE C



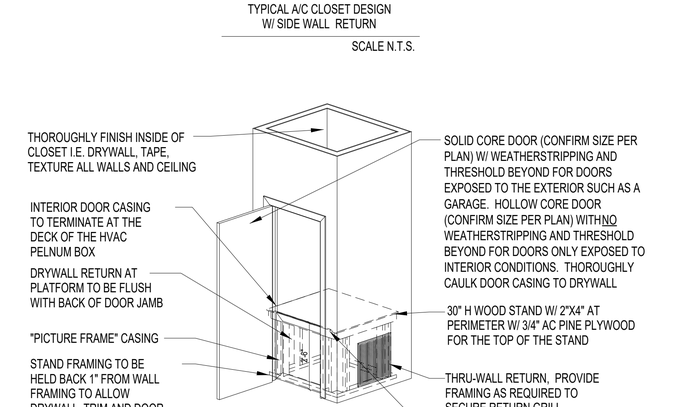
TYPICAL A/C CLOSET DESIGN - PLAN VIEW
W/ DIRECT RETURN TO ABOVE

SCALE N.T.S.



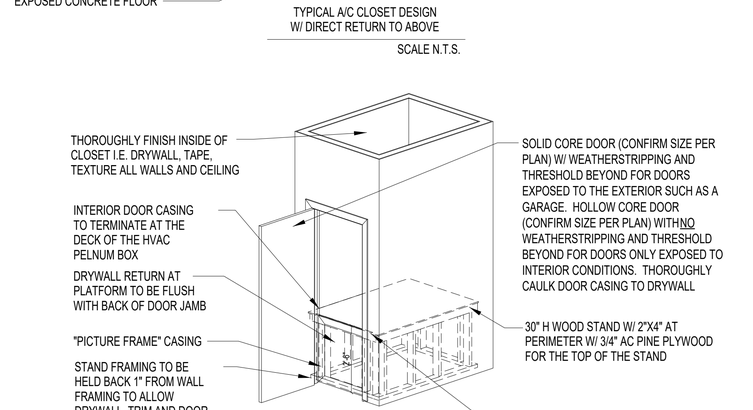
TYPICAL A/C CLOSET DESIGN
W/ FRONT RETURN & CUT-DOWN DOOR

SCALE N.T.S.



TYPICAL A/C CLOSET DESIGN
W/ SIDE WALL RETURN

SCALE N.T.S.



TYPICAL A/C CLOSET DESIGN
W/ DIRECT RETURN TO ABOVE

SCALE N.T.S.

TYPICAL A/C CLOSET DESIGN - AXON VIEW
W/ FRONT RETURN & CUT-DOWN DOOR

SCALE N.T.S.

TYPICAL A/C CLOSET DESIGN - AXON VIEW
W/ SIDE WALL RETURN

SCALE N.T.S.

TYPICAL A/C CLOSET DESIGN - AXON VIEW
W/ DIRECT RETURN TO ABOVE

SCALE N.T.S.

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

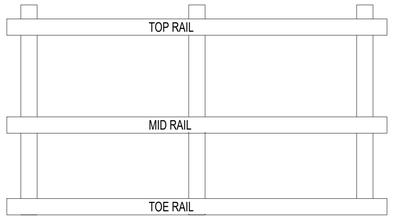
TM - 2

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

FRAME STAGE GUARD RAIL DETAILS

NOTES:

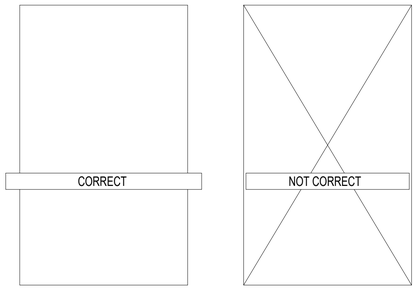
1. VERTICAL UPRIGHT POST CAN BE NO MORE THAN 8' APART O.C.
2. MID RAIL SET AT TOP EDGE 21" (±3")
3. TOP RAIL SET AT TOP EDGE 42" (±3")
4. TOE BOARD MUST BE MINIMUM OF 4" HIGH
5. HAND RAILS NO MORE THAN 37" NOR LESS THAN 30" AND MID RAIL REQUIRED OF WHEN NO WALL AT SIDES OF STARS (ALL RAILS MINIMUM 2x4 OR GREATER)



* DETAIL FOR MECHANICAL PLATFORMS, FRAMED FLOORS PRIOR TO EXTERIOR WALLS, AND FRONT PORCHES GREATER THAN 30" FROM GRADE

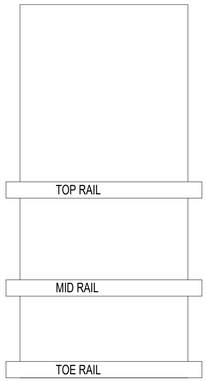
TYPICAL OPENING DETAILS

SCALE N.T.S.



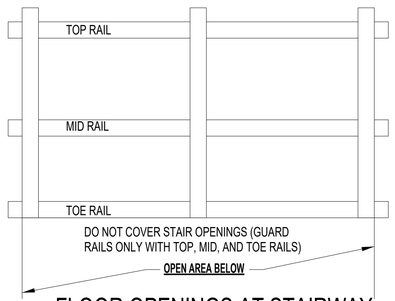
WINDOW OPENINGS

SCALE N.T.S.



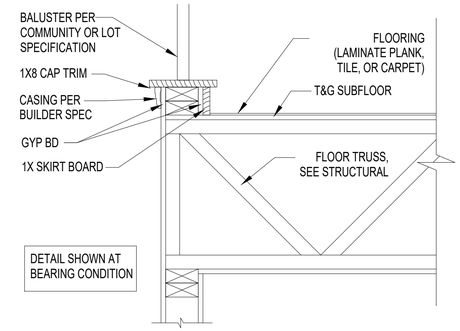
DOOR OPENINGS / ELEVATORS

SCALE N.T.S.



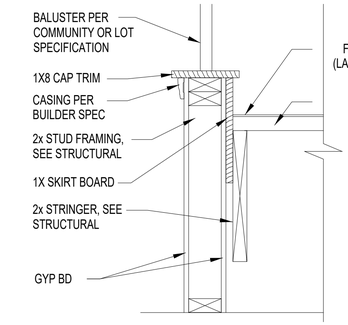
FLOOR OPENINGS AT STAIRWAY

SCALE N.T.S.



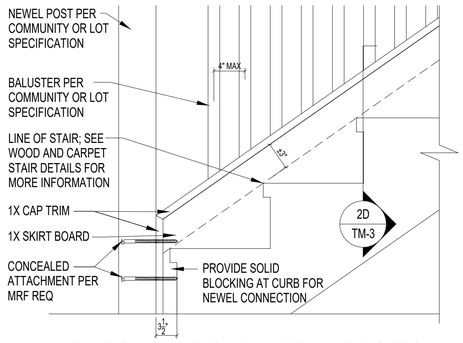
3D CURB DETAIL @ OPEN AREAS

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



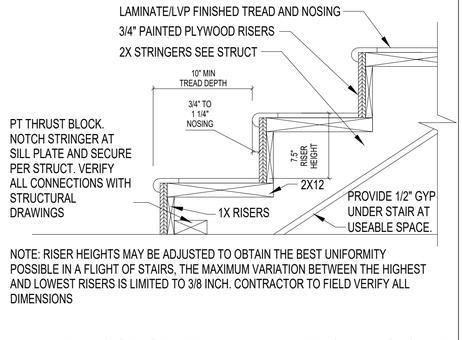
2D INT WOOD STAIR CURB DETAIL

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



3C INT WOOD STAIR CURB DETAIL @ BOTTOM

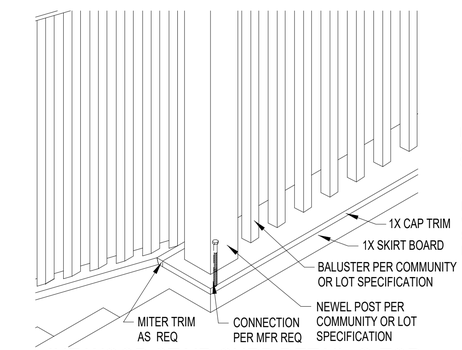
SCALE: 1 1/2" = 1'-0"



NOTE: RISER HEIGHTS MAY BE ADJUSTED TO OBTAIN THE BEST UNIFORMITY POSSIBLE IN A FLIGHT OF STAIRS, THE MAXIMUM VARIATION BETWEEN THE HIGHEST AND LOWEST RISERS IS LIMITED TO 3/8 INCH. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS

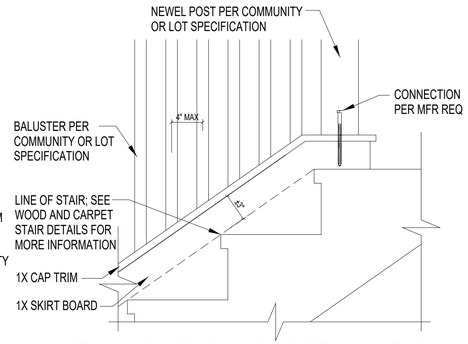
2C INT WOOD STAIR W LAMINATE / LVP @ SLAB

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



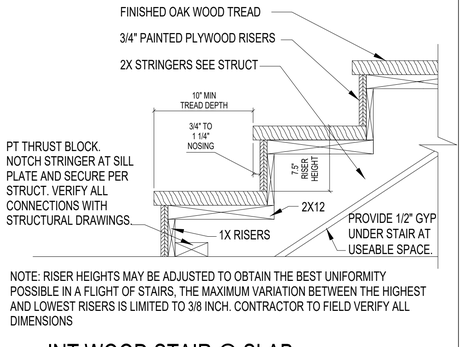
4B INT WOOD STAIR CURB DETAIL @ TOP

SCALE: NTS



3B INT WOOD STAIR CURB DETAIL @ TOP

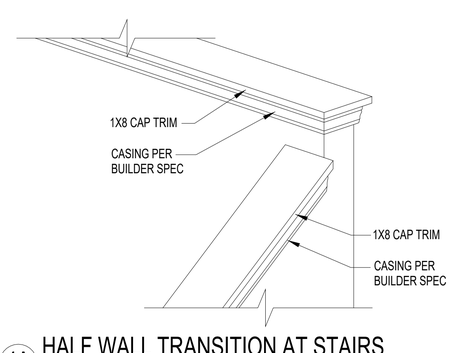
SCALE: 1 1/2" = 1'-0"



NOTE: RISER HEIGHTS MAY BE ADJUSTED TO OBTAIN THE BEST UNIFORMITY POSSIBLE IN A FLIGHT OF STAIRS, THE MAXIMUM VARIATION BETWEEN THE HIGHEST AND LOWEST RISERS IS LIMITED TO 3/8 INCH. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS

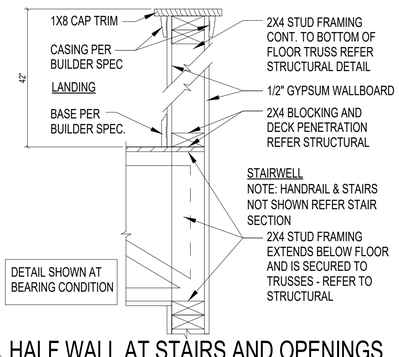
2B INT WOOD STAIR @ SLAB

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



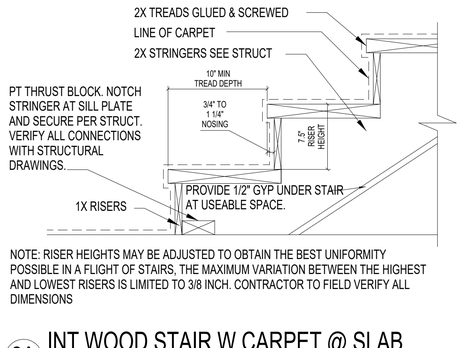
4A HALF WALL TRANSITION AT STAIRS

SCALE: NTS TOP OF WALL CONDITION



3A HALF WALL AT STAIRS AND OPENINGS

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



NOTE: RISER HEIGHTS MAY BE ADJUSTED TO OBTAIN THE BEST UNIFORMITY POSSIBLE IN A FLIGHT OF STAIRS, THE MAXIMUM VARIATION BETWEEN THE HIGHEST AND LOWEST RISERS IS LIMITED TO 3/8 INCH. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS

2A INT WOOD STAIR W CARPET @ SLAB

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

STAIRWAY NOTES

PER FBCR R301.5
STAIR RAILING AND STAIR GUARD RAILING SHALL BE CONSTRUCTED TO WITHSTAND A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED AT ANY POINT AND ANY DIRECTION ALONG THE TOP OF THE RAIL.

GUARD IN-FILL COMPONENTS (ALL THOSE EXCEPT THE HANDRAIL), BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 SQUARE FOOT. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENT.

PER FBCR R311
STAIRWAYS SHALL MEET THE REQUIREMENTS OF FBCR R311.7 INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- RISER HEIGHT SHALL BE NOT MORE THAN 7.75 INCHES
- TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES
- HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT AT A HEIGHT OF NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES

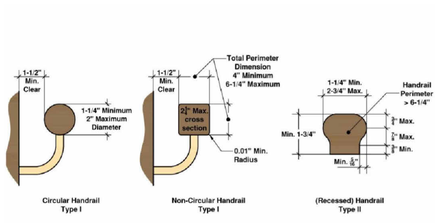
PER FBCR R312
ALL GUARDS SHALL BE MIN. 36" AFF AND SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.

HANDRAIL NOTES

PER R311.7.8.3 GRIP-SIZE
REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.

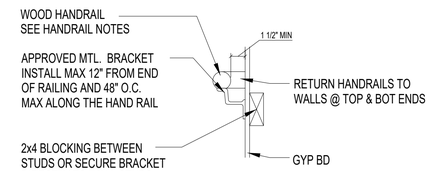
1. TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4 INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4 INCHES AND NOT GREATER THAN 6 1/4 INCHES WITH A CROSS SECTION OF DIMENSION OF NOT MORE THAN 2 1/4 INCHES. EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH.

2. TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4 INCHES (160 MM) SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF NOT LESS THAN 5/16 INCH WITHIN 7/8 INCH BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR NOT LESS THAN 3/8 INCH TO A LEVEL THAT IS NOT LESS THAN 1 3/4 INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE NOT LESS THAN 1 1/4 INCHES AND NOT MORE THAN 2 3/4 INCHES. EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH.



1A HANDRAIL DETAIL

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



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KEY WEST

BASE PLAN
50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042
DRAWN: MJR
CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

TM - 3

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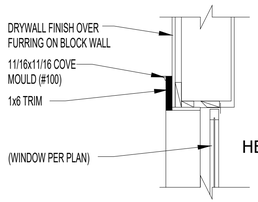
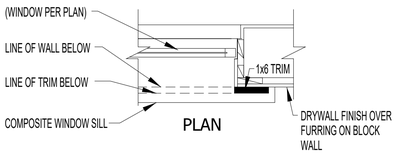
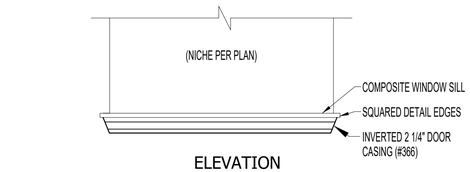




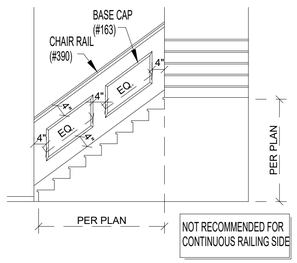
WINDOW STOOL W/ TRIM AND BEAD BD.

PLAN SPECIFIC PER PLAN SCALE: 1" = 1'-0"



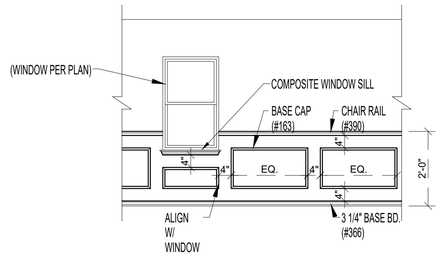
NICHE STOOL DETAIL

PLAN SPECIFIC PER PLAN SCALE: 1" = 1'-0"



WAINSCOT DETAILS AT STAIRS

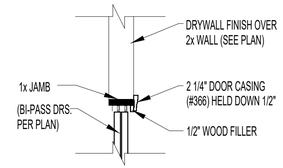
PLAN SPECIFIC PER PLAN SCALE: 1/4" = 1'-0"



WAINSCOT DETAILS

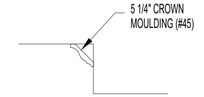
PLAN SPECIFIC PER PLAN SCALE: 1/4" = 1'-0"

* * * * * *
FLOORING / BASE BOARD NOTE:
WHEN TILE FLOOR IS SELECTED ONLY BASE BOARD IS INSTALLED.
WHEN WOOD FLOOR IS SELECTED BASE BOARD AND SHOE MOULD ARE INSTALLED.
* * * * * *



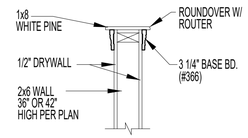
TYP. BI-PASS DRS. CASING DETAIL

SCALE: 1" = 1'-0"



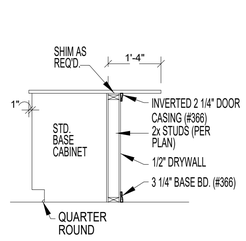
5 1/4" CROWN

SCALE: 1" = 1'-0"



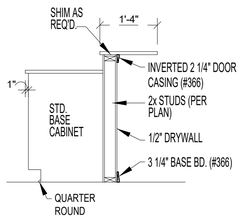
2x4 STAIR KNEE WALL CAP DETAIL

PLAN SPECIFIC PER PLAN SCALE: 1" = 1'-0"



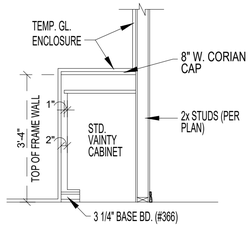
CALI. TOP

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



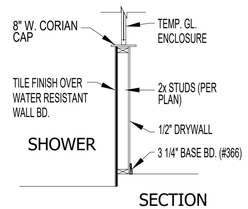
HIGH BAR TOP

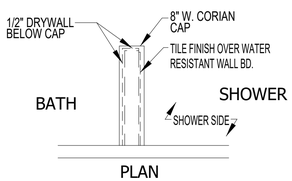
SCALE: 1/2" = 1'-0"



VANITY LOW WALL

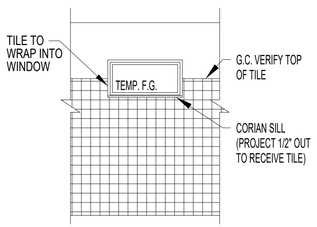
SCALE: 1/2" = 1'-0"





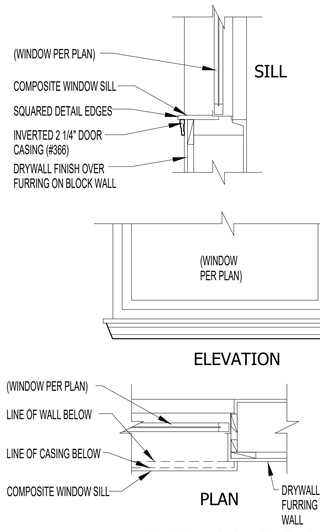
SHOWER LOW WALL

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



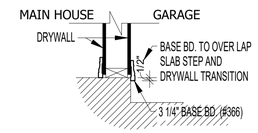
SHOWER WINDOW

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



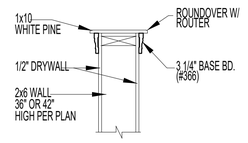
TYP. WINDOW STOOL DETAIL

SCALE: 1" = 1'-0"



TYP. BASE BD. AT GARAGE / MAIN HOUSE

SCALE: 1" = 1'-0"



2x6 STAIR KNEE WALL CAP DETAIL

PLAN SPECIFIC PER PLAN SCALE: 1" = 1'-0"

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

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50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042
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CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

TM - 4

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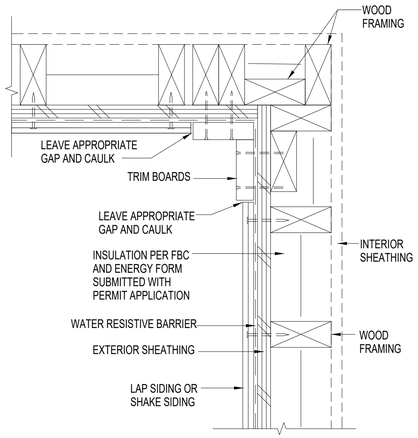
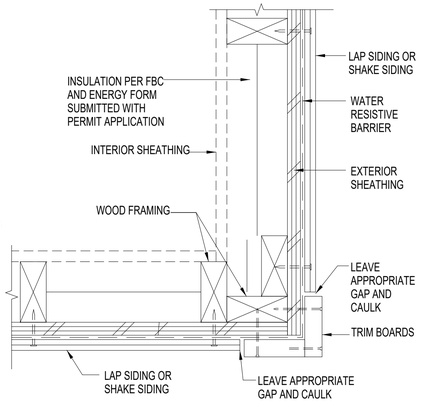


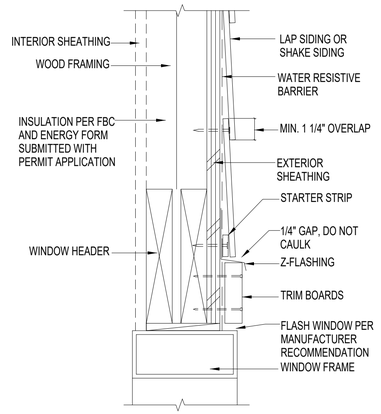
A INSIDE CORNER

SCALE: 3"=1'-0"



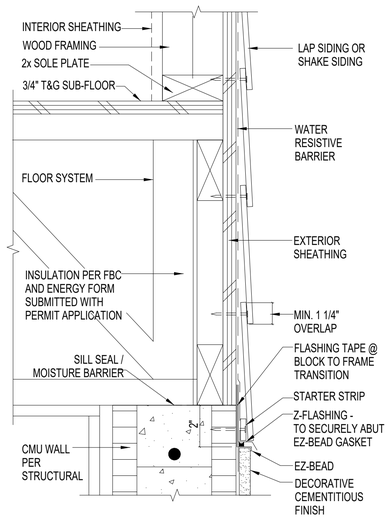
B OUTSIDE CORNER

SCALE: 3"=1'-0"



C WINDOW/DOOR HEAD

SCALE: 3"=1'-0"



MID-WALL DETAIL - SIDING / CEMENTITIOUS FINISH

J

SCALE: 3"=1'-0"

FLASHING REQUIREMENTS

R703.1 General. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.4.

R703.1.1 Water resistance. The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior cladding as required by Section R703.2 and a means of draining to the exterior water that penetrates the exterior cladding.

R703.2 Water-resistive barrier. One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D226 for Type 1 felt or other approved water-resistive barrier shall be applied over studs or sheathing of all exterior walls No. 15 asphalt felt shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches. Where joints occur, felt shall be lapped not less than 6 inches. Other approved materials shall be installed in accordance with the water-resistive barrier manufacturer's installation instructions. The No.15 asphalt felt or other approved water-resistive barrier material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1.

R703.7.3 Water-resistive barriers Water-resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall include a water-resistive vapor-permeable barrier with a performance at least equivalent to two layers of Grade D paper. The individual layers shall be installed independently such that each layer provides a separate continuous plane and any flashing (installed in accordance with Section R703.4) intended to drain to the water-resistive barrier is directed between the layers.

Exception: Where the water-resistive barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60-minute Grade D paper and is separated from the stucco by an intervening, substantially nonwater-absorbing layer or designed drainage space.

R703.4 Flashing. Approved metal flashing, vinyl flashing, self-adhered membranes and mechanically attached flexible flashing shall be applied shingle-fashion or in accordance with the manufacturer's instructions. Metal flashing shall be corrosion resistant. Fluid-applied membranes used as flashing shall be applied in accordance with the manufacturer's instructions. All flashing shall be applied in a manner to prevent the entry of water into the wall cavity or penetration of water to the building structural framing components.

Self-adhered membranes used as flashing shall comply with AAMA 711. All exterior fenestration products shall be sealed at the juncture with the building wall with a sealant complying with AAMA 800 or ASTM C920 Class 25 Grade NS or greater for proper joint expansion and contraction, ASTMC1281, AAMA 812, or other approved standard as appropriate for the type of sealant. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of the exterior wall finish. Approved flashings shall be installed at the following locations:

1.Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier complying with Section 703.2 for subsequent drainage. Mechanically attached flexible flashings shall comply with AAMA 712. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following:

1.1 The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing manufacturer's instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water resistive barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the head and sides.

1.2. In accordance with the flashing design or method of a registered design professional.

1.3. In accordance with other approved methods.

1.4. In accordance with FMA/AAMA 100, FMA/ AAMA 200, FMA/WDMA 250, FMA/AAMA/WDMA 300 or FMA/AAMA/WDMA 400.

2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.

3. Under and at the ends of masonry, wood or metal copings and sills.

4. Continuously above all projecting wood trim.

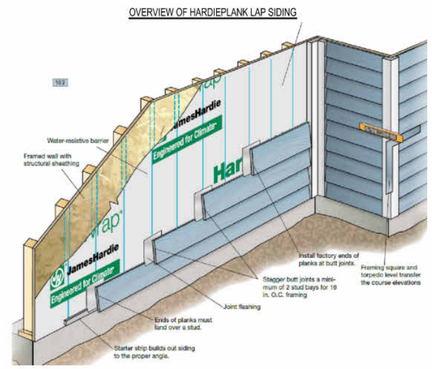
5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.

6. At wall and roof intersections.

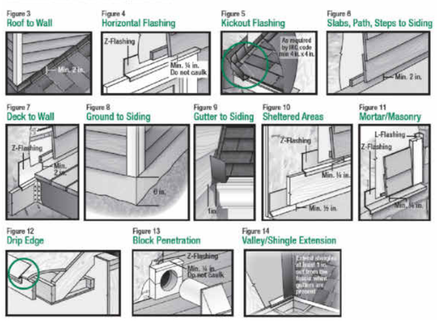
7. At built-in gutters.

THESE DETAILS ARE GENERIC AND MEANT TO SHOW GENERAL FLASHING AND WATERPROOFING METHODS TO BE USED.

OVERVIEW OF HARDIEPLANK LAP SIDING



CLEARANCE AND FLASHING REQUIREMENTS



D HORIZONTAL LAP VIEW

SCALE: 3"=1'-0"

E DOOR / WINDOW JAMB

SCALE: 3"=1'-0"

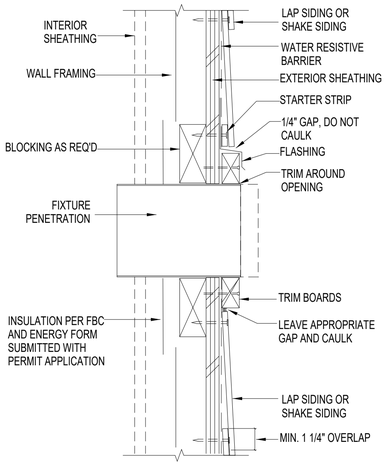
F WINDOW SILL

SCALE: 3"=1'-0"

MID-WALL DETAIL - SIDING WITH TRIM BOARD / CEMENTITIOUS FINISH

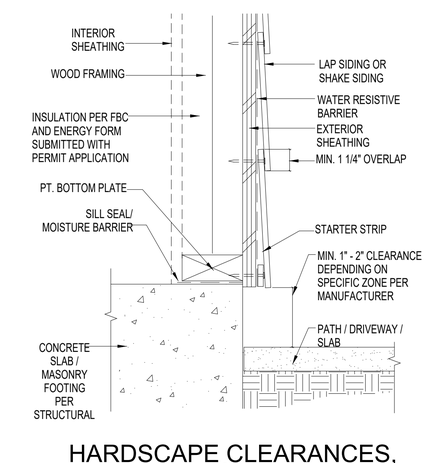
K

SCALE: 3"=1'-0"



G FIXTURE PENETRATION

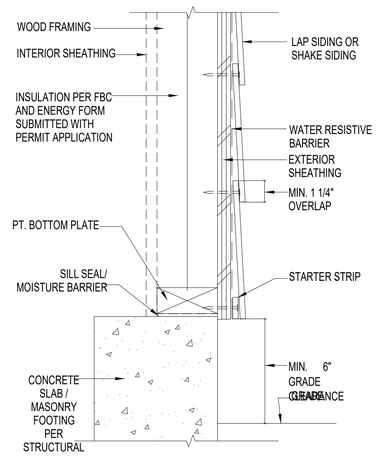
SCALE: 3"=1'-0"



HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.

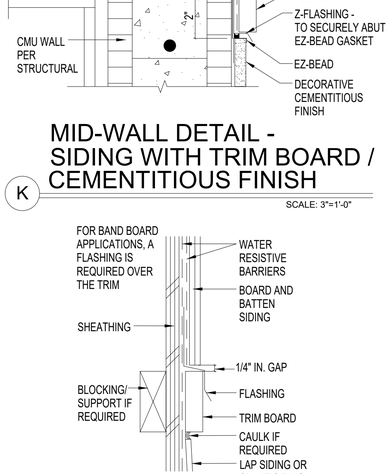
H

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



I GRADE CLEARANCE

SCALE: 3"=1'-0"



DETAIL AT BAND BOARD

L

SCALE: 3"=1'-0"

APEX
tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: MJR

CHECKED: CM

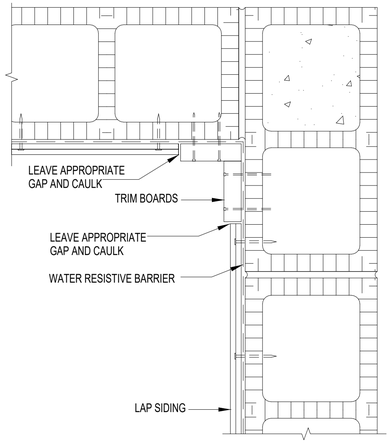
07-02-2025

REVISIONS:

No.	Description	Date

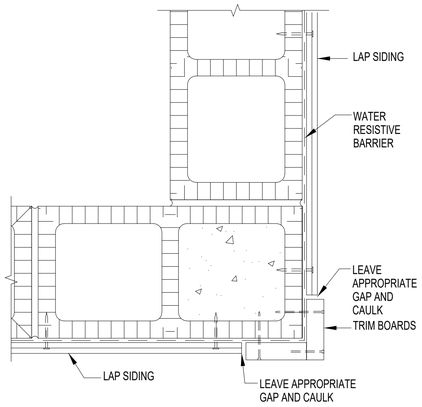
TM - 5

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



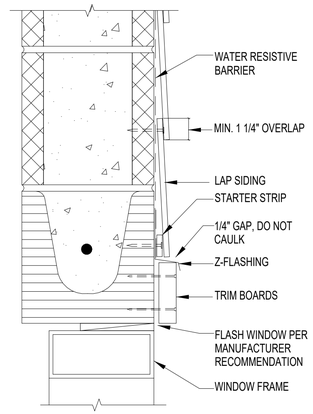
A INSIDE CORNER

SCALE: 3"=1'-0"



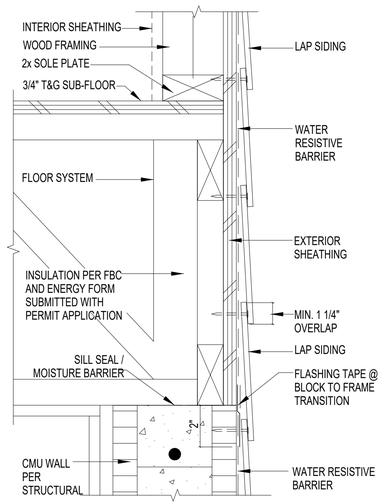
B OUTSIDE CORNER

SCALE: 3"=1'-0"



C WINDOW/DOOR HEAD

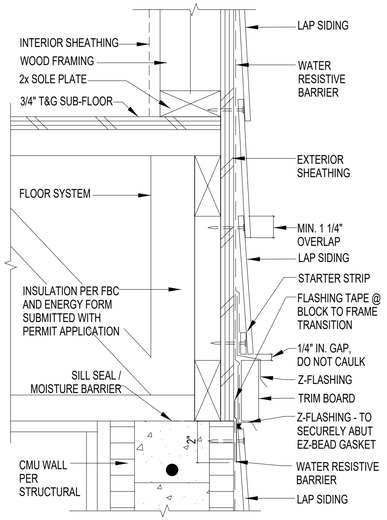
SCALE: 3"=1'-0"



MID-WALL DETAIL - SIDING / CEMENTITIOUS FINISH

J

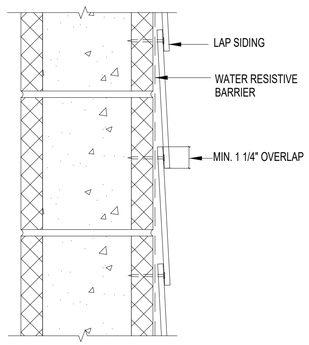
SCALE: 3"=1'-0"



MID-WALL DETAIL - SIDING WITH TRIM BOARD / CEMENTITIOUS FINISH

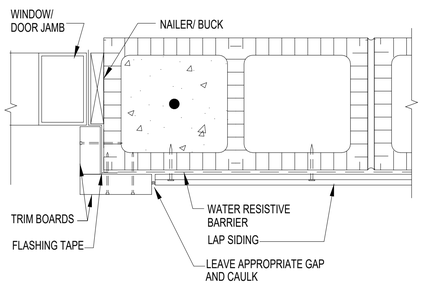
K

SCALE: 3"=1'-0"



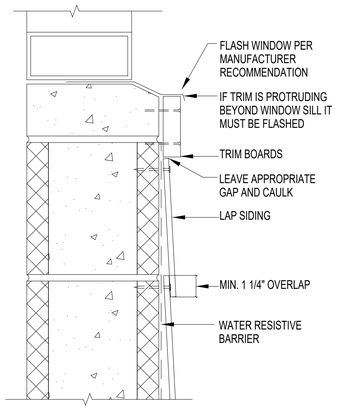
D HORIZONTAL LAP VIEW

SCALE: 3"=1'-0"



E DOOR / WINDOW JAMB

SCALE: 3"=1'-0"



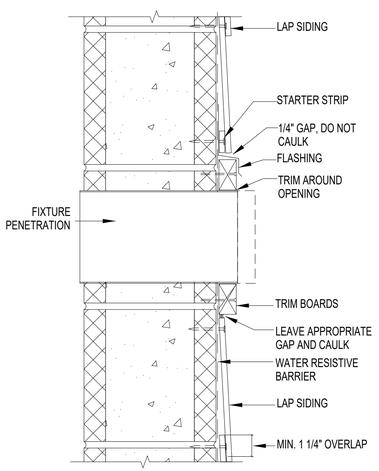
F WINDOW SILL

SCALE: 3"=1'-0"

BOARD & BATTEN OVER CMU

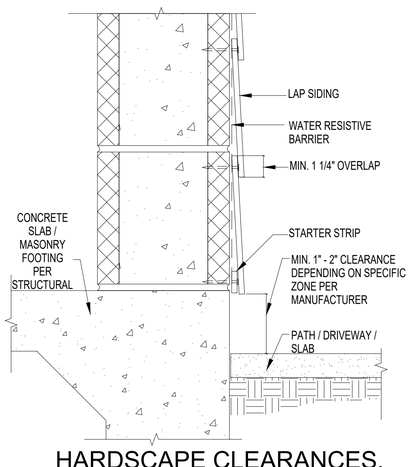
L

SCALE: 3"=1'-0"



G FIXTURE PENETRATION

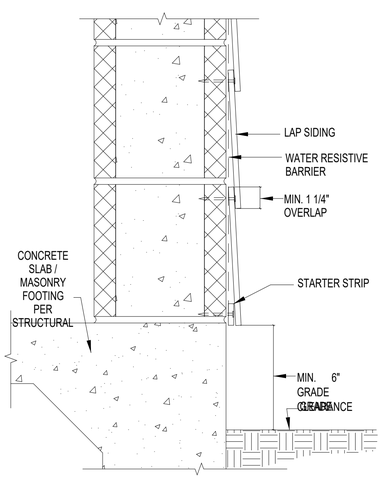
SCALE: 3"=1'-0"



HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.

H

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



I GRADE CLEARANCE

SCALE: 3"=1'-0"

FLASHING REQUIREMENTS

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3. Under and at the ends of masonry, wood or metal copings and sills.

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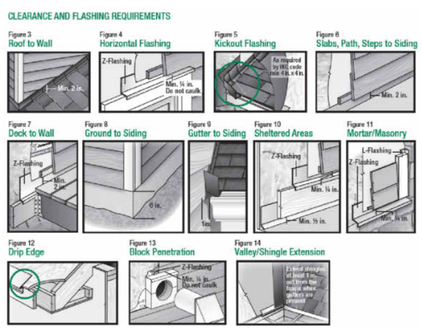
6. At wall and roof intersections.

7. At built-in gutters.

THESE DETAILS ARE GENERIC AND MEANT TO SHOW GENERAL FLASHING AND WATERPROOFING METHODS TO BE USED.
NOTE: OPTIONAL WEATHER BARRIER: LIQUID APPLIED WATER RESISTANT COATING - INSTALL PER MANUF. INSTRUCTIONS - WRAP ALL OPENINGS IN MASONRY EXTERIOR WALL AT HEAD, JAMB AND SILL.



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APEX

tds true design studios

9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: MJR

CHECKED: CM

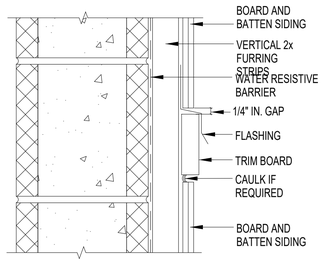
07-02-2025

REVISIONS:

No.	Description	Date

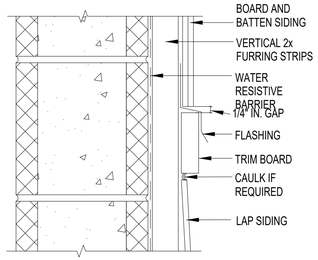
TM - 6

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



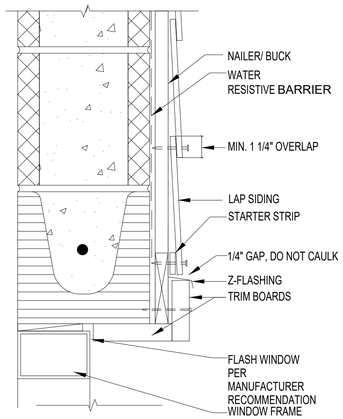
M HORIZ. BAND BETWEEN WALL & GABLE w/ B & B

SCALE: 3"=1'-0"



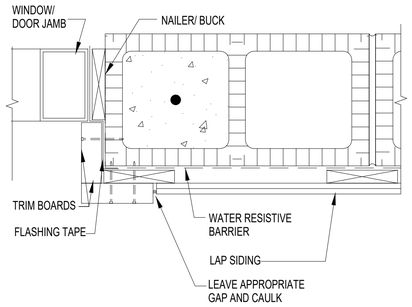
N BOARD & BATTEN TO LAP SIDING TRANSITION

SCALE: 3"=1'-0"



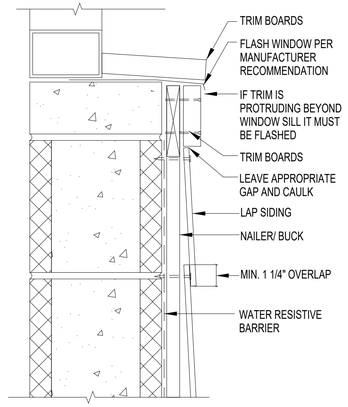
O WINDOW/DOOR HEAD

SCALE: 3"=1'-0"



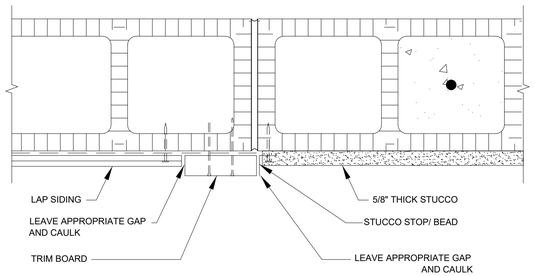
P DOOR / WINDOW JAMB

SCALE: 3"=1'-0"



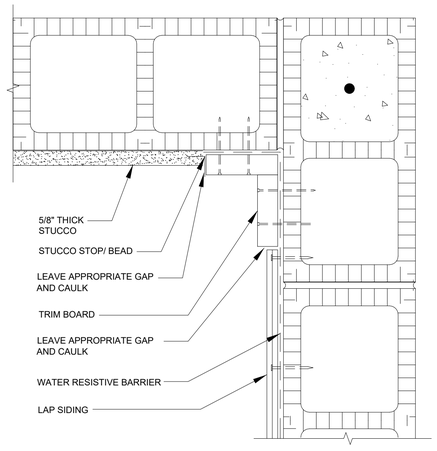
Q WINDOW SILL

SCALE: 3"=1'-0"



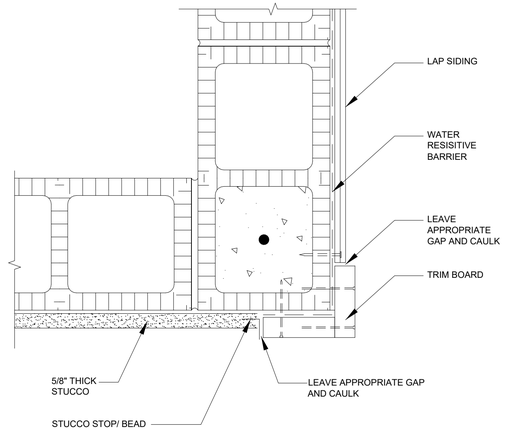
AA FLUSH CONDITION

SCALE: 3"=1'-0"



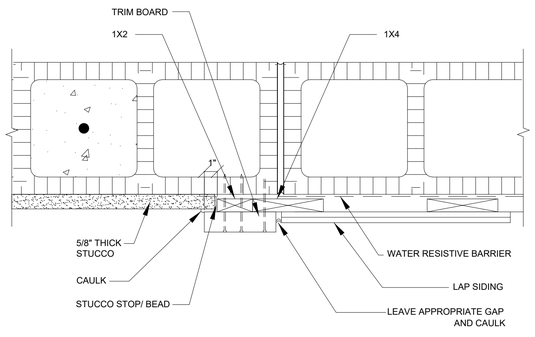
BB INSIDE CORNER

SCALE: 3"=1'-0"



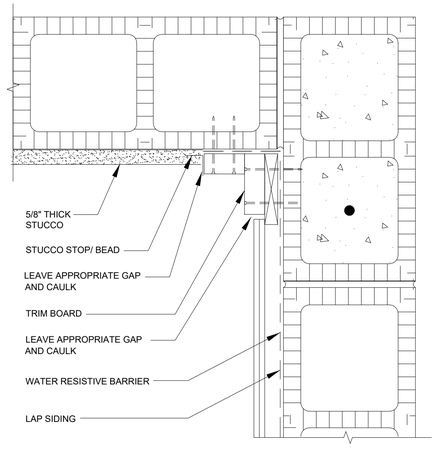
CC OUTSIDE CORNER

SCALE: 3"=1'-0"



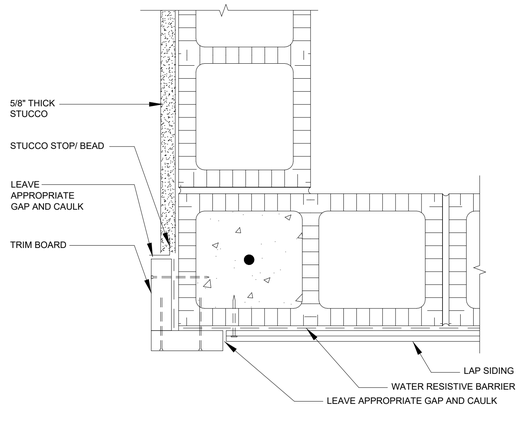
DD FLUSH CONDITION (B&B)

SCALE: 3"=1'-0"



EE INSIDE CORNER (B&B)

SCALE: 3"=1'-0"



CC OUTSIDE CORNER (B&B)

SCALE: 3"=1'-0"

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APEX

tds true design studios

9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

KEY WEST

BASE PLAN

REGIONAL PLAN - CMU

50' REG

SUBDIVISON

PROJECT NO: 2025.003042

DRAWN: MJR

CHECKED: CM

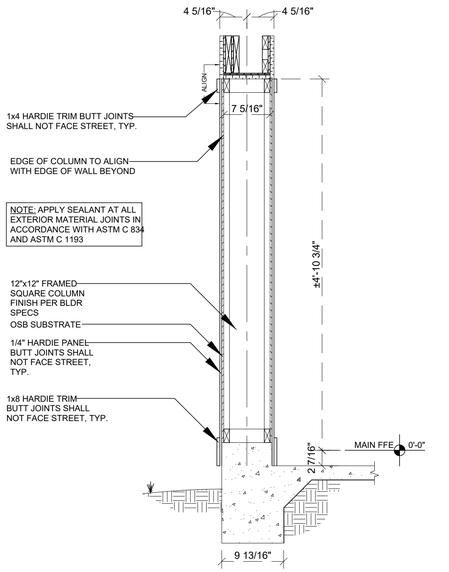
07-02-2025

REVISIONS:

No.	Description	Date

TM - 7

APEX TECHNOLOGY' IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



C1 12" FRAMED SQUARE COLUMN
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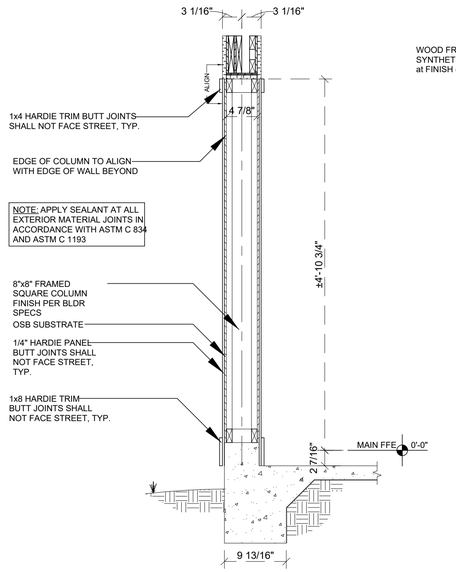
N.T.S.



C2 8" FRAMED SQUARE COLUMN
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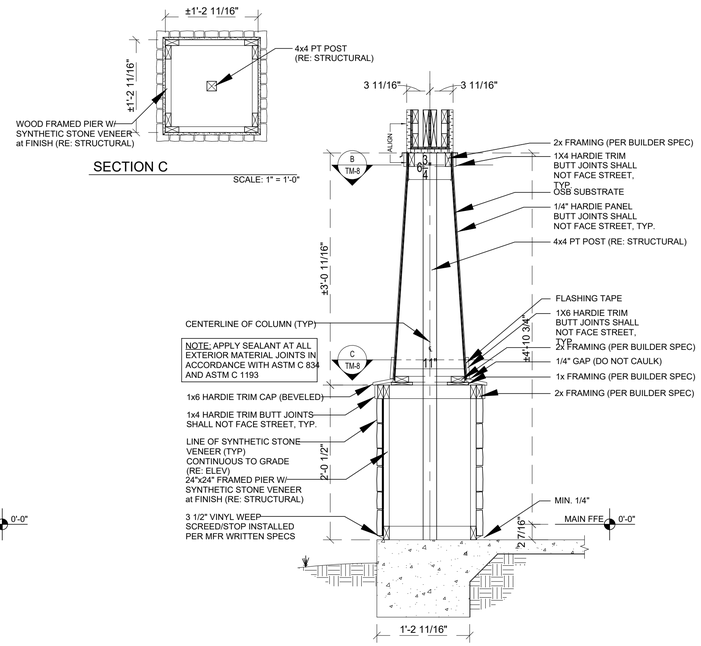
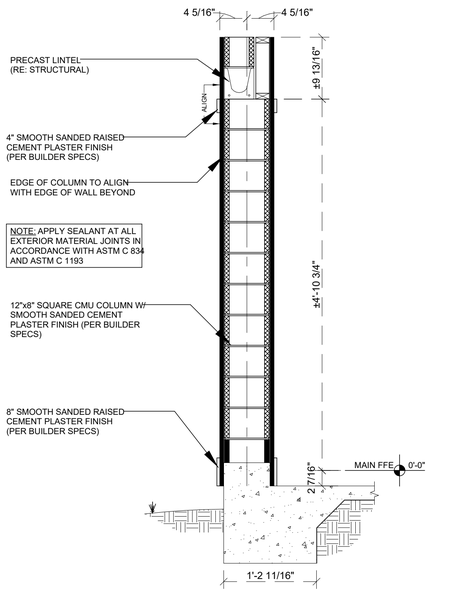
N.T.S.



C3 TAPERED COLUMN OVER FRAMED BASE
©2024 TRUE DESIGN STUDIOS INC.
N.T.S.



C4 12" CMU SQUARE COLUMN
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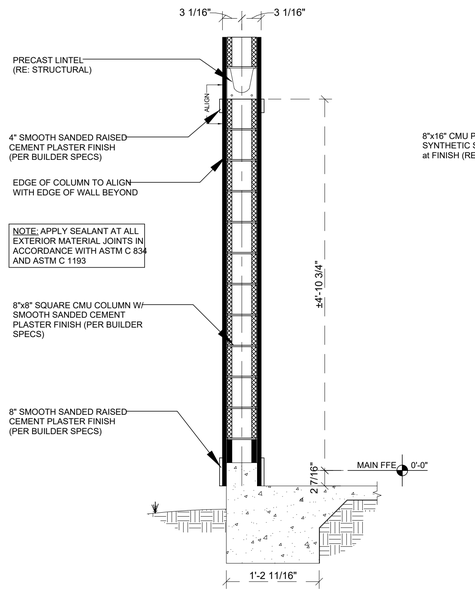
N.T.S.



C5 8" CMU SQUARE COLUMN
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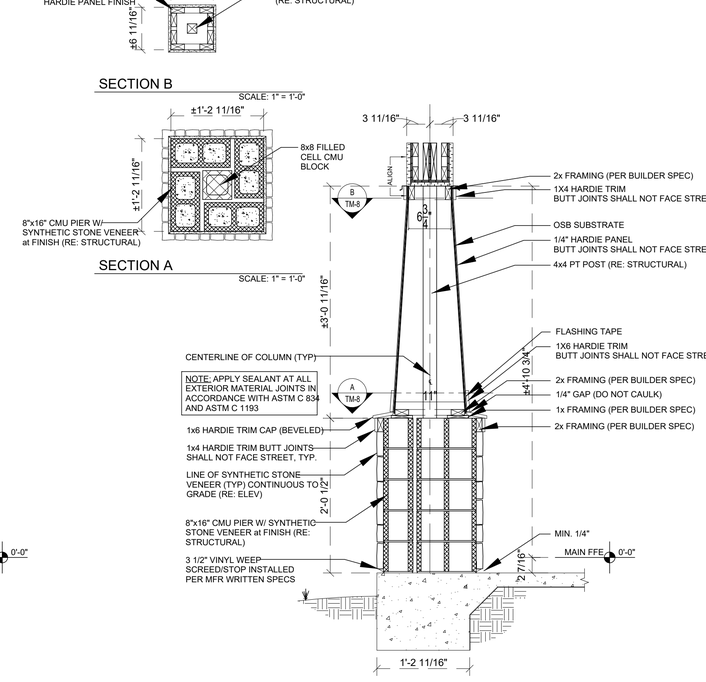

C6 TAPERED COLUMN OVER MASONRY BASE
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N.T.S.

FLASHING REQUIREMENTS

R703.1 General. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.4.

R703.1.1 Water resistance. The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior cladding as required by Section R703.2 and a means of draining to the exterior water that penetrates the exterior cladding.

R703.2 Water-resistive barrier. One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D226 for Type 1 felt or other approved water-resistive barrier shall be applied over studs or sheathing of all exterior walls No. 15 asphalt felt shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches. Where joints occur, felt shall be lapped not less than 6 inches. Other approved materials shall be installed in accordance with the water-resistive barrier manufacturer's installation instructions. The No.15 asphalt felt or other approved water-resistive barrier material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1.

R703.7.3 Water-resistive barriers Water-resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall include a water-resistive vapor-permeable barrier with a performance at least equivalent to two layers of Grade D paper. The individual layers shall be installed independently such that each layer provides a separate continuous plane and any flashing (installed in accordance with Section R703.4) intended to drain to the water-resistive barrier is directed between the layers.

Exception: Where the water-resistive barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60-minute Grade D paper and is separated from the stucco by an intervening, substantially nonwater-absorbing layer or designed drainage space.

R703.4 Flashing. Approved metal flashing, vinyl flashing, self-adhered membranes and mechanically attached flexible flashing shall be applied shingle-fashion or in accordance with the manufacturer's instructions. Metal flashing shall be corrosion resistant. Fluid-applied membranes used as flashing shall be applied in accordance with the manufacturer's instructions. All flashing shall be applied in a manner to prevent the entry of water into the wall cavity or penetration of water to the building structural framing components.

Self-adhered membranes used as flashing shall comply with AAMA 711. All exterior fenestration products shall be sealed at the juncture with the building wall with a sealant complying with AAMA 800 or ASTM C920 Class 25 Grade NS or greater for proper joint expansion and contraction, ASTMC1281, AAMA 812, or other approved standard as appropriate for the type of sealant. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of the exterior wall finish. Approved flashings shall be installed at the following locations:

1.Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier complying with Section 703.2 for subsequent drainage. Mechanically attached flexible flashings shall comply with AAMA 712. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following:

1.1 The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing manufacturer's instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water resistive barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the head and sides.
1.2. In accordance with the flashing design or method of a registered design professional.
1.3. In accordance with other approved methods.
1.4. In accordance with FMA/AAMA 100, FMA/ AAMA 200, FMA/WDMA 250, FMA/AAMA/ WDMA 300 or FMA/AAMA/WDMA 400.

2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco' copings.

3. Under and at the ends of masonry, wood or metal copings and sills.

4. Continuously above all projecting wood trim.

5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.

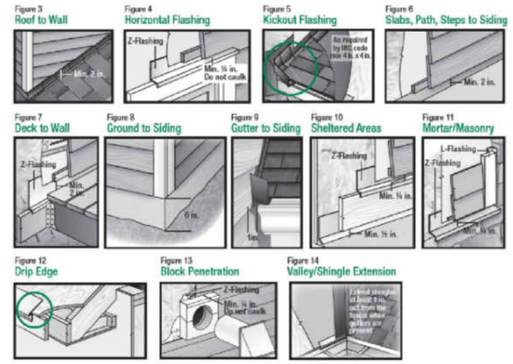
6. At wall and roof intersections.

7. At built-in gutters.

THESE DETAILS ARE GENERIC AND MEANT TO SHOW GENERAL FLASHING AND WATERPROOFING METHODS TO BE USED.

NOTE: OPTIONAL WEATHER BARRIER: LIQUID APPLIED WATER RESISTANT COATING - INSTALL PER MANUF. INSTRUCTIONS - WRAP ALL OPENINGS IN MASONRY EXTERIOR WALL AT HEAD, JAMB AND SILL

CLEARANCE AND FLASHING REQUIREMENTS



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APEX
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9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003042**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

TM - 8

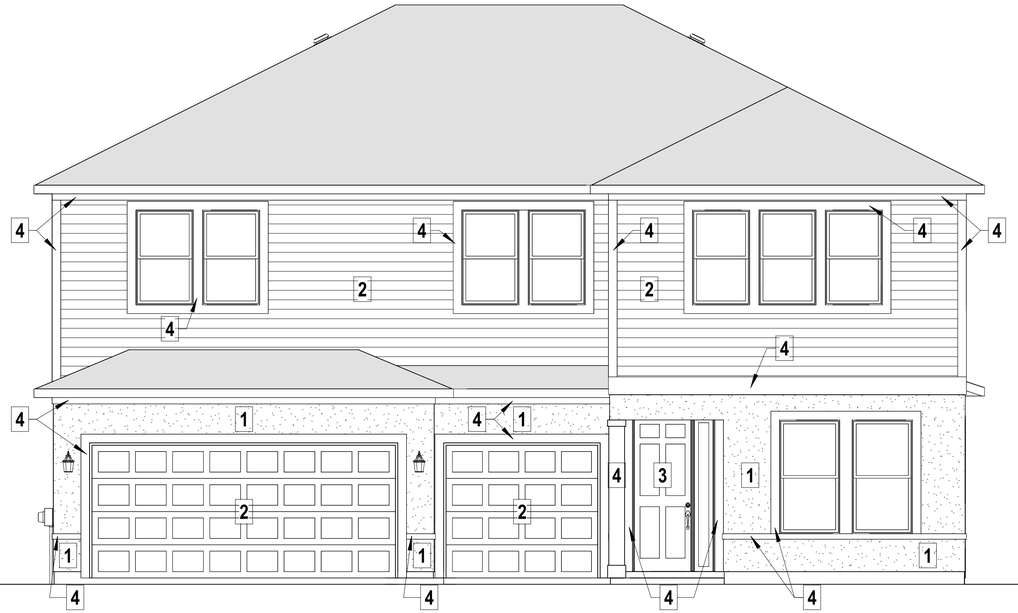
APEX TECHNOLOGY" IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

COLOR BLOCKING

COLOR BLOCKING LEGEND	
1	BODY 1 (STUCCO)
2	BODY 2 (LAP SIDING)/ GARAGE
3	FRONT DOOR/ SHUTTERS
4	TRIM/ COLUMN/ TRELLIS/ BRACKETS

SHINGLE ROOF - COLOR: PER COLOR PALETTE

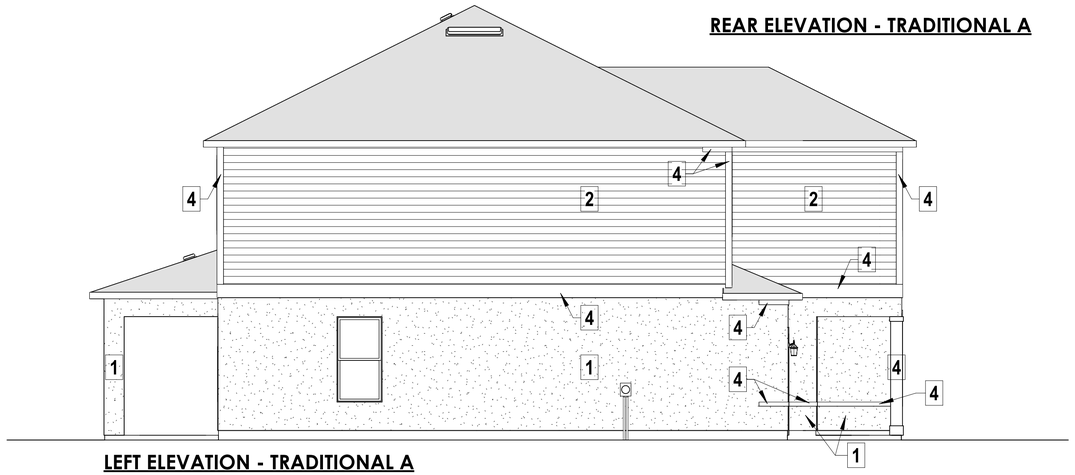
STONE - COLOR: PER COLOR PALETTE



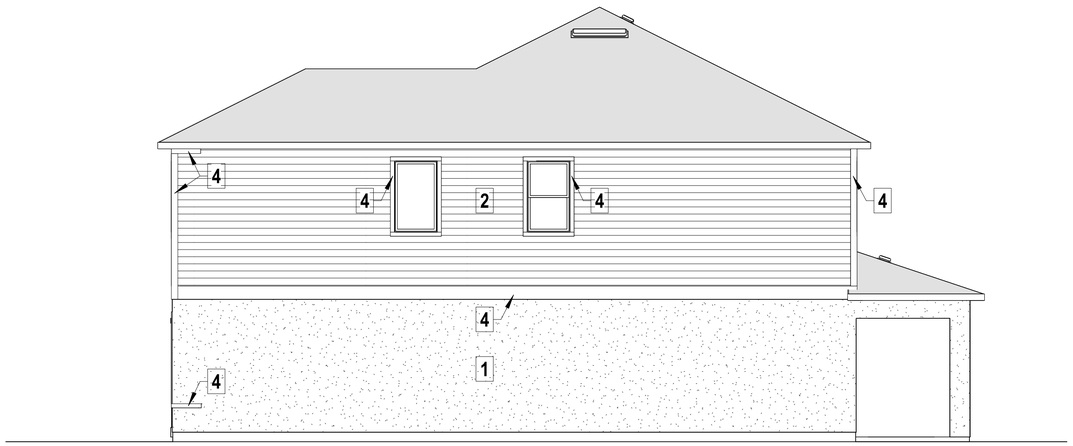
FRONT ELEVATION - TRADITIONAL A



REAR ELEVATION - TRADITIONAL A



LEFT ELEVATION - TRADITIONAL A



RIGHT ELEVATION - TRADITIONAL A

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003042**

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07-02-2025

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CBTRA

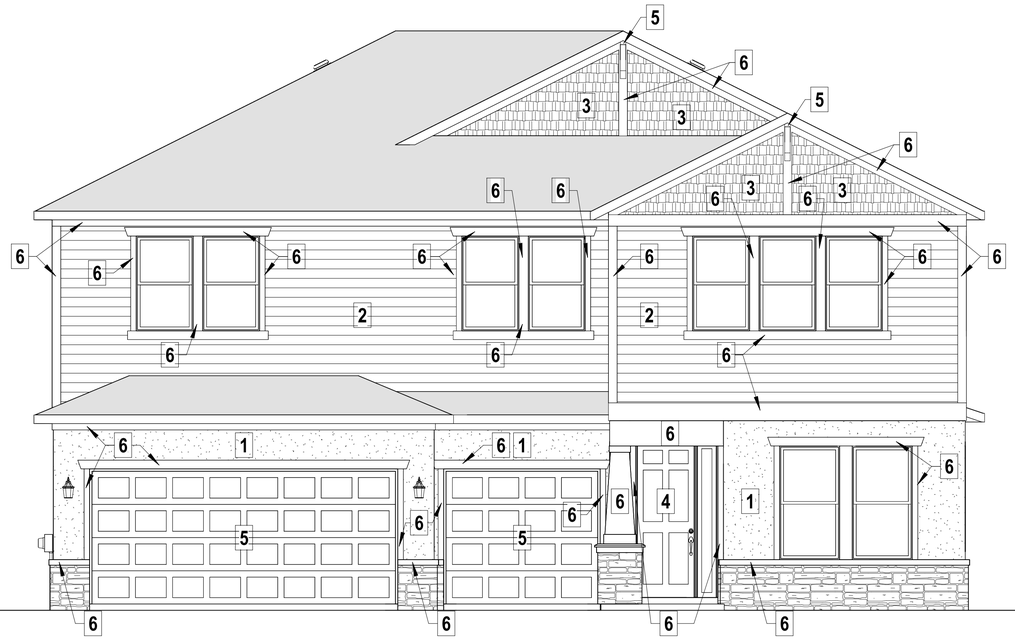
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

COLOR BLOCKING

COLOR BLOCKING LEGEND	
1	BODY 1 (STUCCO)
2	BODY 2 (LAP SIDING)
3	BODY 3 (SHAKE)
4	FRONT DOOR/ SHUTTERS
5	GARAGE/ BRACKETS
6	TRIM/ COLUMN/ TRELLIS

SHINGLE ROOF - COLOR: PER COLOR PALETTE

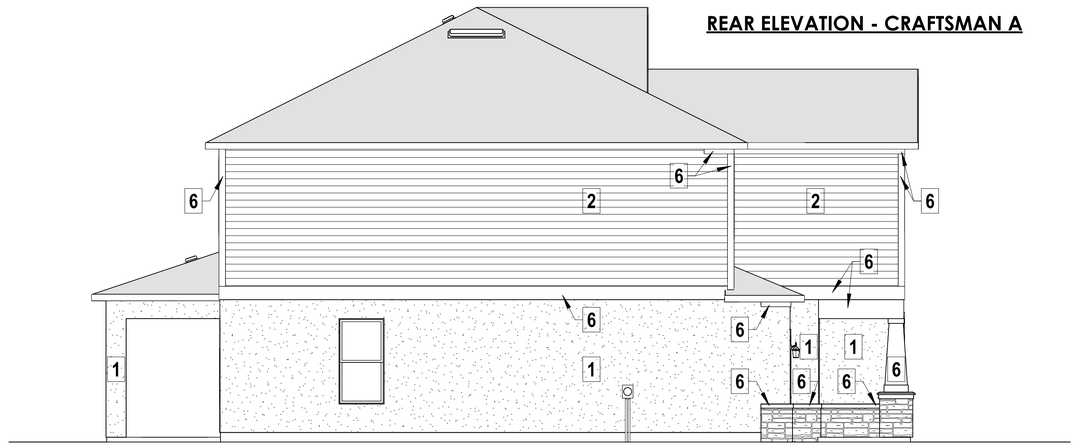
STONE - COLOR: PER COLOR PALETTE



FRONT ELEVATION - CRAFTSMAN A



REAR ELEVATION - CRAFTSMAN A



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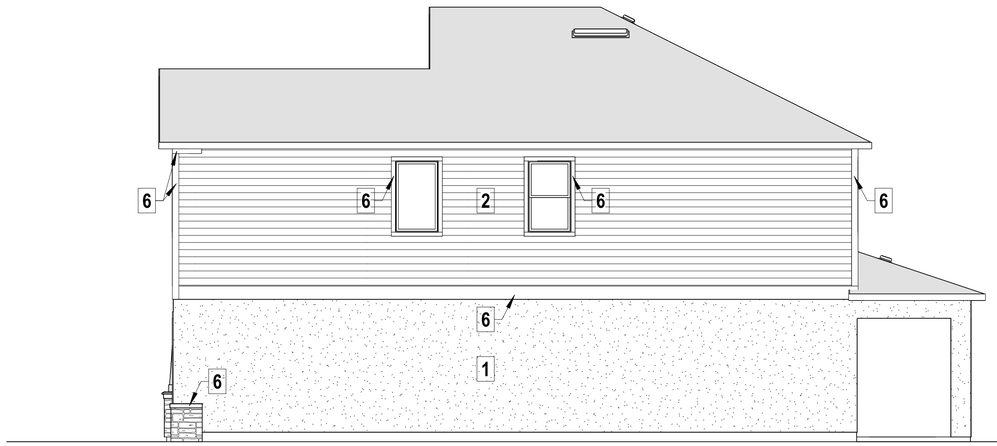

RIGHT ELEVATION - CRAFTSMAN A

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SUITE 100, JACKSONVILLE, FL 32211
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taylor morrison

KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003042**

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07-02-2025

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CBCRA

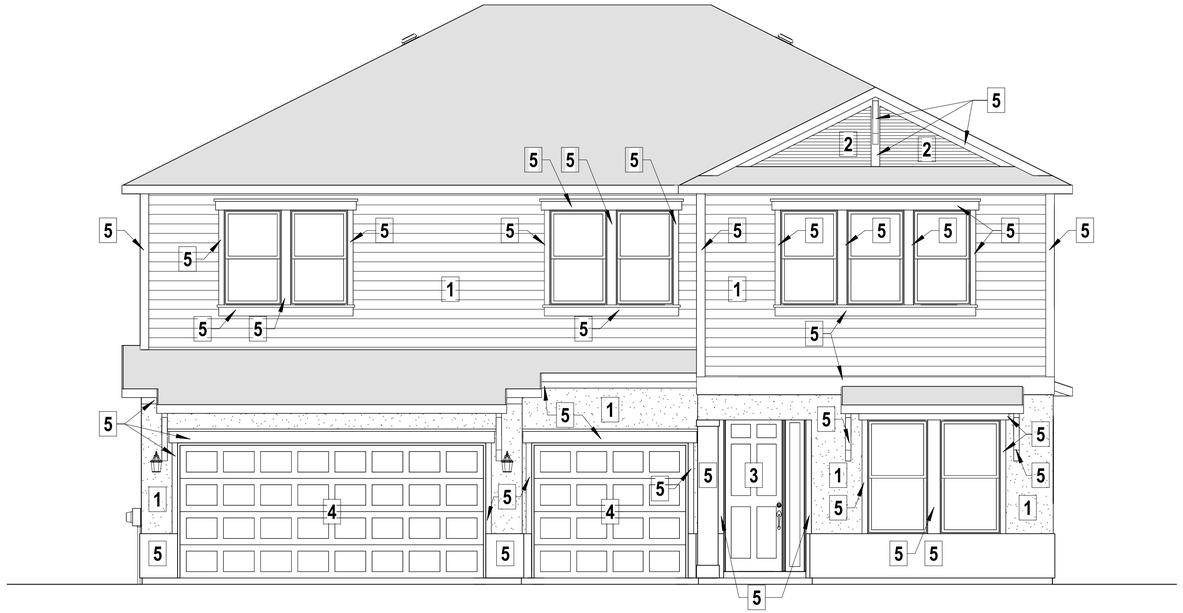
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

COLOR BLOCKING

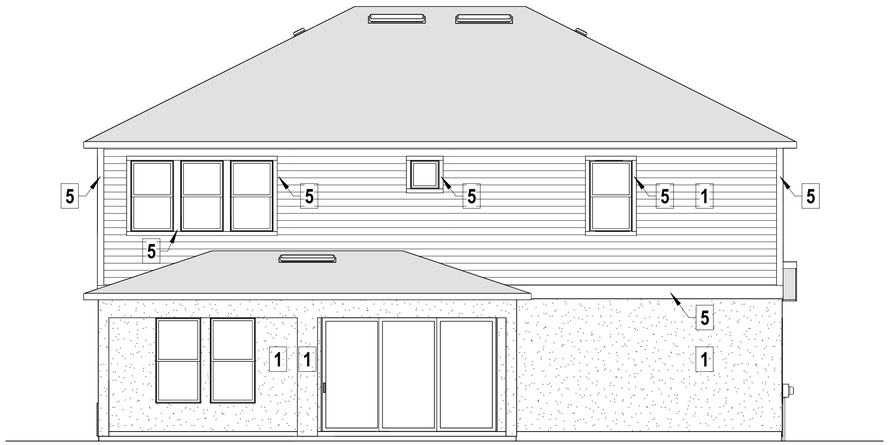
COLOR BLOCKING LEGEND	
1	BODY 1 (1ST AND 2ND FLOOR)
2	BODY 2 (ACCENTS)
3	FRONT DOOR/ SHUTTERS
4	GARAGE
5	TRIM/ COLUMN/ BRACKETS

SHINGLE ROOF - COLOR: PER COLOR PALETTE

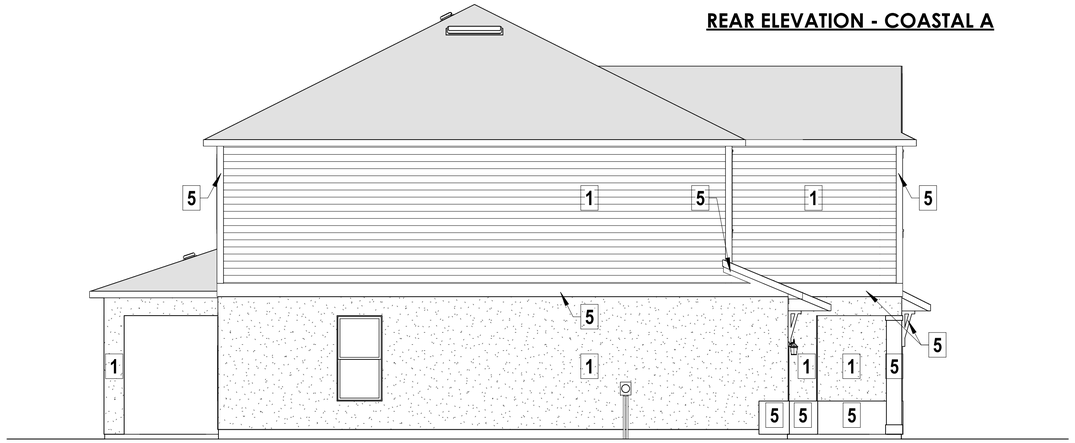
STONE - COLOR: PER COLOR PALETTE



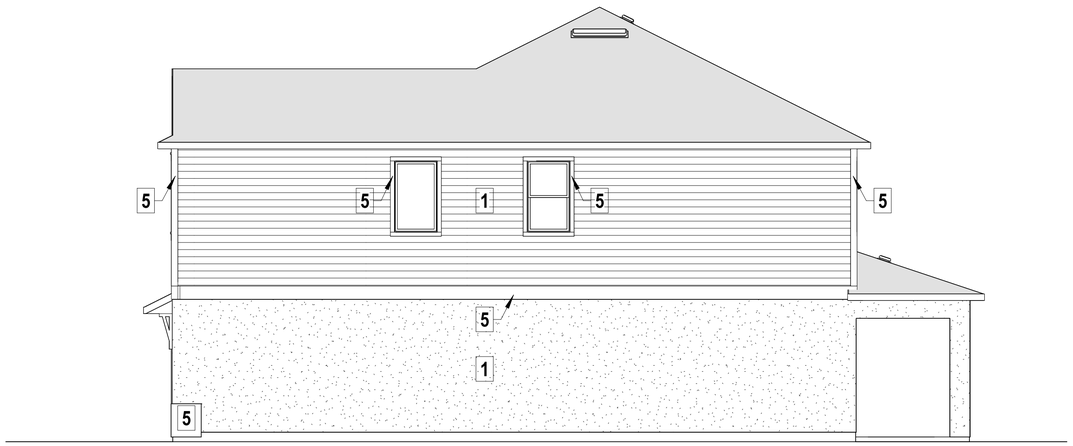
FRONT ELEVATION - COASTAL A



REAR ELEVATION - COASTAL A



LEFT ELEVATION - COASTAL A



RIGHT ELEVATION - COASTAL A

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SUITE 100, JACKSONVILLE, FL 32211
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KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO:
2025.003042

DRAWN:
MJR

CHECKED:
CM

07-02-2025

REVISIONS:

No.	Description	Date

CBCOA

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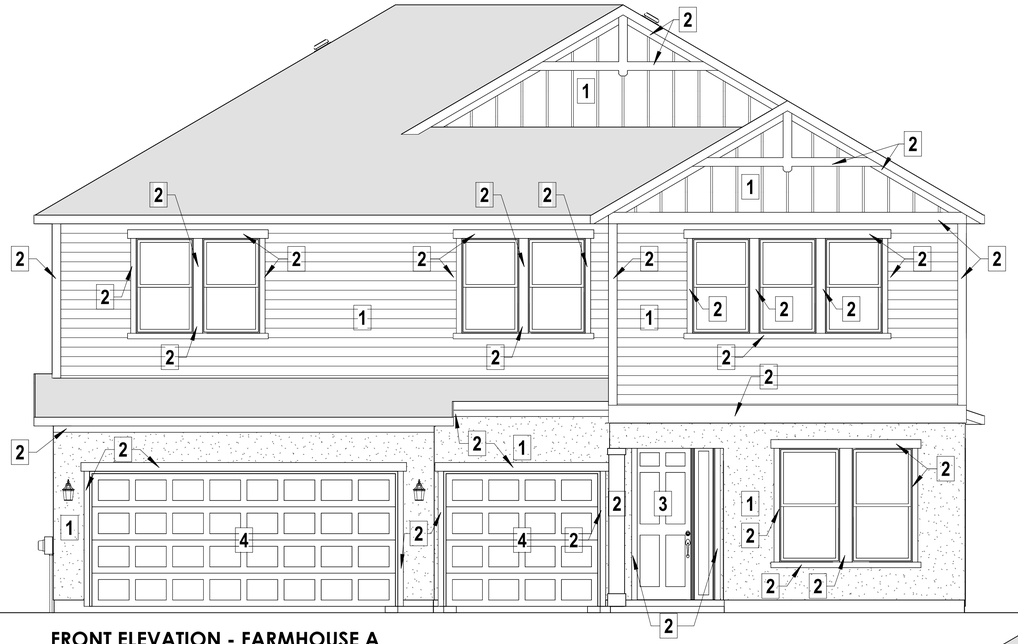
COLOR BLOCKING

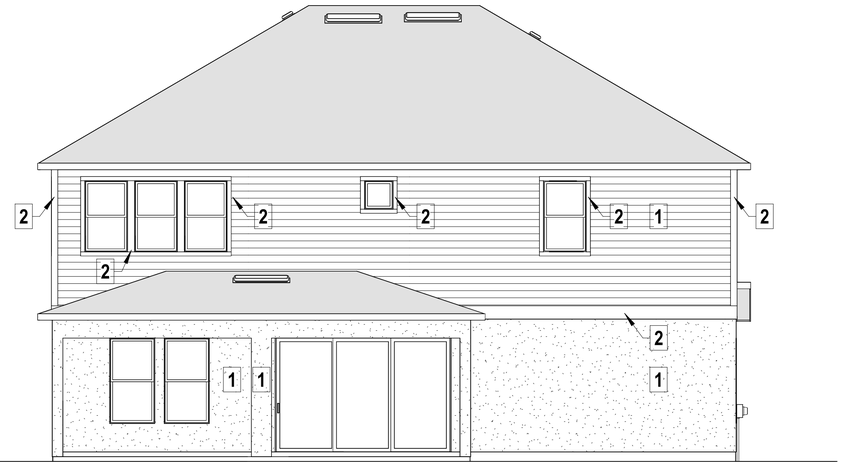
COLOR BLOCKING LEGEND	
1	BODY
2	TRIM/ COLUMN
3	FRONT DOOR/ SHUTTERS/ BRACKETS
4	GARAGE

SHINGLE ROOF - COLOR: PER COLOR PALETTE

STONE - COLOR: PER COLOR PALETTE



FRONT ELEVATION - FARMHOUSE A



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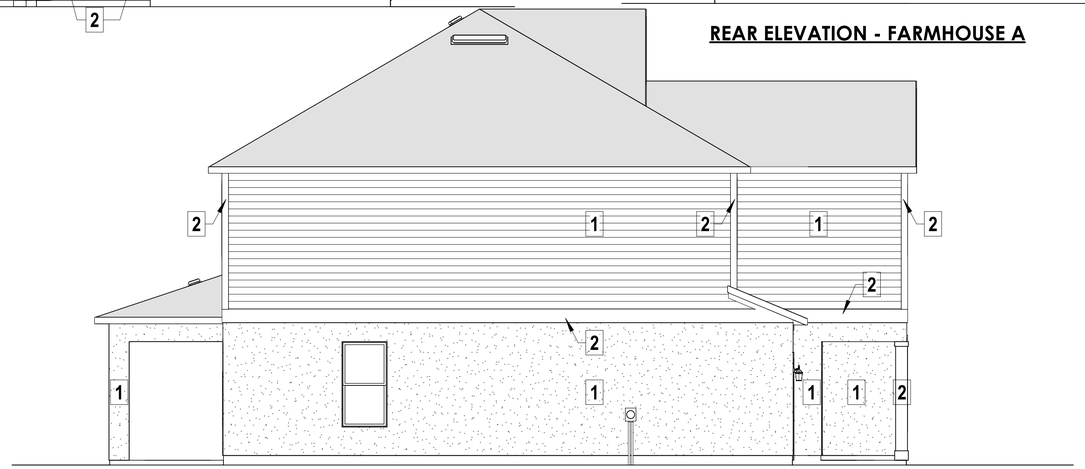

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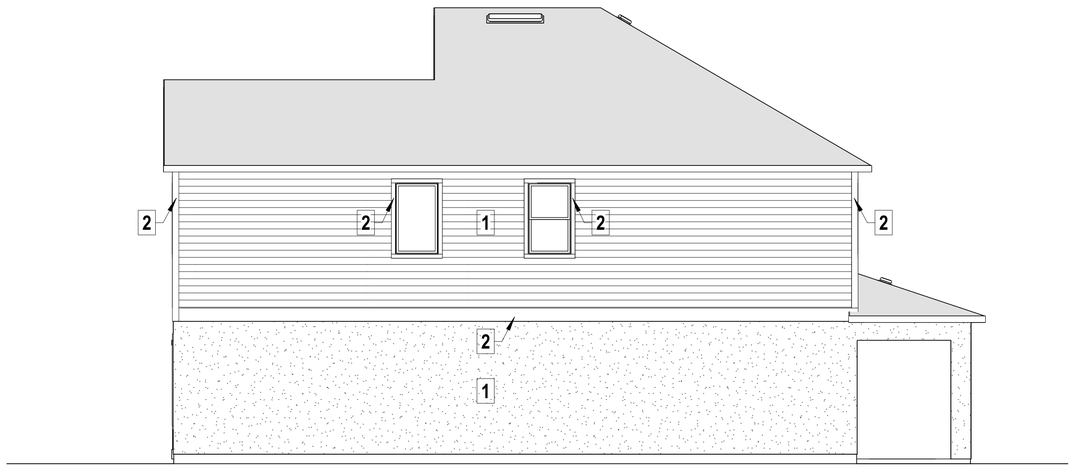

RIGHT ELEVATION - FARMHOUSE A

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KEY WEST

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003042**

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TAYLOR MORRISON

NANTUCKET, BASE PLAN
SUBDIVISON,
NON-PORCH ELEVATIONS (150C)

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A114	1st LEVEL FLOOR PLAN - COASTAL A
A116	1st LEVEL FLOOR PLAN - FARMHOUSE A
A118	1st LEVEL FLOOR PLAN - PARTIALS
A119	1st LEVEL FLOOR PLAN - PARTIALS
A120	2nd LEVEL FLOOR PLAN - TRADITIONAL A
A122	2nd LEVEL FLOOR PLAN - CRAFTSMAN A
A124	2nd LEVEL FLOOR PLAN - COASTAL A
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A128	2nd LEVEL FLOOR PLAN - PARTIALS
A200	ELEVATIONS - TRADITIONAL A
A202	ELEVATIONS - CRAFTSMAN A
A204	ELEVATIONS - COASTAL A
A206	ELEVATIONS - FARMHOUSE A
A210	ELEVATIONS - PARTIALS
A400	WALL SECTIONS
A500	DETAILS
A501	DETAILS
A502	DETAILS
A503	DETAILS

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E104	1st LEVEL ELECTRICAL PLAN - COASTAL A
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E117	2nd LEVEL ELECTRICAL PLAN - FARMHOUSE A
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STRUCTURAL

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ST-2.2 (150C)	FOUNDATION PLAN - CRAFTSMAN A - 150C
ST-2.4 (150C)	FOUNDATION PLAN - COASTAL A - 150C
ST-2.6 (150C)	FOUNDATION PLAN - FARMHOUSE A - 150C
ST-2.8 (150C)	FOUNDATION PLAN - PARTIALS - 150C
ST-2.9 (150C)	FOUNDATION PLAN - PARTIALS - 150C
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ST-3.4 (150C)	1st LEVEL STRUCTURAL PLAN - COASTAL A - 150C
ST-3.6 (150C)	1st LEVEL STRUCTURAL PLAN - FARMHOUSE A - 150C
ST-3.8 (150C)	1st LEVEL STRUCTURAL PLAN - PARTIALS - 150C
ST-3A (150C)	1st LEVEL ROOF FRAMING PLAN - TRADITIONAL A - 150C
ST-3A.2 (150C)	1st LEVEL ROOF FRAMING PLAN - CRAFTSMAN A - 150C
ST-3A.4 (150C)	1st LEVEL ROOF FRAMING PLAN - COASTAL A - 150C
ST-3A.6 (150C)	1st LEVEL ROOF FRAMING PLAN - FARMHOUSE A - 150C
ST-3A.8 (150C)	1st LEVEL ROOF FRAMING PLAN - PARTIALS - 150C
ST-4 (150C)	2nd LEVEL STRUCTURAL PLAN - TRADITIONAL A & B - 150C
ST-4.1 (150C)	2nd LEVEL STRUCTURAL PLAN - CRAFTSMAN A & B - 150C
ST-4.2 (150C)	2nd LEVEL STRUCTURAL PLAN - COASTAL A & B - 150C
ST-4.3 (150C)	2nd LEVEL STRUCTURAL PLAN - FARMHOUSE A & B - 150C
ST-4A (150C)	2nd LEVEL ROOF FRAMING PLAN - TRADITIONAL A & B - 150C
ST-4A.1 (150C)	2nd LEVEL ROOF FRAMING PLAN - CRAFTSMAN A & B - 150C
ST-4A.2 (150C)	2nd LEVEL ROOF FRAMING PLAN - COASTAL A & B - 150C
ST-4A.3 (150C)	2nd LEVEL ROOF FRAMING PLAN - FARMHOUSE A & B - 150C
ST-5	TYPICAL WALL SECTIONS
ST-6	SECTIONS AND DETAILS
ST-7	SECTIONS AND DETAILS
ST-8	SECTIONS AND DETAILS
ST-9	SECTIONS AND DETAILS

TAYLOR MORRISON

SHEET NO.	SHEET NAME
TM - 1	FRAMING STANDARDS
TM - 2	HVAC STANDARDS
TM - 3	STAIR STANDARDS AND TEMPORARY GUARDS
TM - 4	TRIM STANDARDS
TM - 5	SIDING STANDARDS OVER FRAME
TM - 6	SIDING STANDARDS OVER BLOCK
TM - 7	SIDING STANDARDS OVER BLOCK CONT.
TM - 8	COLUMN MENU

COLOR BLOCKING

SHEET NO.	SHEET NAME
CBTRA	TRADITIONAL A ELEVATION - COLOR BLOCKING
CBCRA	CRAFTSMAN A ELEVATION - COLOR BLOCKING
CBCOA	COASTAL A ELEVATION - COLOR BLOCKING
CBFHA	FARMHOUSE A ELEVATION - COLOR BLOCKING

BUILDING CODE SUMMARY

THE PROJECT SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES
FL BUILDING CODE - RESIDENTIAL: 2023 FL BUILDING CODE - FUEL GAS: 2023
FL BUILDING CODE - PLUMBING: 2023 NATIONAL ELECTRIC CODE: 2020
FL BUILDING CODE - MECHANICAL: 2023 FL FIRE PREVENTION CODE: 2023
FL BUILDING CODE - ENERGY CONSERVATION: 2023

OCCUPANCY CLASSIFICATION: RESIDENTIAL CONSTRUCTION TYPE: VB

WIND ZONE: SEE ST-1 SPRINKLED: NO

ZONING CODE:
PROPOSED STRUCTURE COMPLIES WITH THE REQUIREMENTS OF CHAPTER 656, ZONING CODE FOR RESIDENTIAL DISTRICTS, INCL MAX BLDG HGT OF 35'

AREAS TR, CO, FH - A

1st Floor	2171 SF
2nd Floor	1337 SF
CONDITIONED AREA	3508 SF
Garage	654 SF
Porch	24 SF
Lanai	180 SF
UNCONDITIONED AREA	858 SF
TOTAL UNDER ROOF	4366 SF

*OPT EXTENDED LANAI 436 SF

AREAS CR - A

1st Floor	2171 SF
2nd Floor	1337 SF
CONDITIONED AREA	3508 SF
Garage	654 SF
Porch	31 SF
Lanai	180 SF
UNCONDITIONED AREA	865 SF
TOTAL UNDER ROOF	4373 SF

*OPT EXTENDED LANAI 436 SF

VOLUME - ALL A'S

1st Floor	20262 CF
2nd Floor	12481 CF
Grand total	32744 CF

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

NANTUCKET
BASE PLAN
50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048
DRAWN: MJR
CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

0000 (150C)

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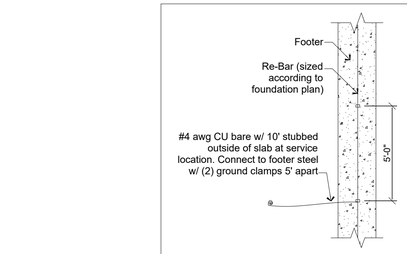
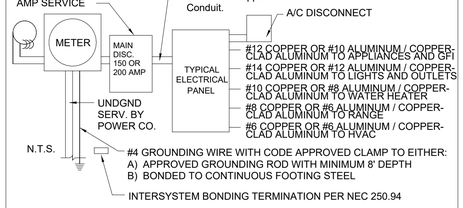


UFER GROUND DETAIL
N.T.S.

ELECTRICAL RISER DIAGRAM



NOTE:
ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY

GENERAL ELECTRICAL NOTES

ALL ELECTRICAL DESIGN AND WORK SHALL BE IN STRICT COMPLIANCE WITH THE 2020 NATIONAL ELECTRIC CODE

- CONTRACTOR RESPONSIBLE FOR ALL PANEL LOAD CALCULATIONS AND SHALL VERIFY IN ACCORDANCE WITH BUILDERS SPECIFICATIONS AND IN STRICT COMPLIANCE WITH NEC
- PER NEC SECTION 210.12(B) ALL 15A & 20A, 120V BRANCH CIRCUITS SUPPLYING OUTLETS REQUIRE AFCI PROTECTION
- CARBON MONOXIDE PROTECTION PER RESIDENTIAL CODE R315.1 TO BE INSTALLED WITHIN 10' OF EVERY SLEEPING ROOM
- ALL OUTLETS SHOULD BE AFCI PER NEC - U.N.O.
- ALL 125V SINGLE-PHASE 15A & 20A RECEPTACLES INSTALLED IN LOCATIONS SPECIFIED IN 210.8(A)(1) THROUGH (A)(10) SHALL HAVE GFCI PROTECTION FOR PERSONNEL IN ACCORDANCE WITH NEC 210.8(A)
- PER NEC SECTION 406.8(B)(I) 15A & 20A RECEPTACLES IN A WET LOCATION MUST BE WITHIN AN ENCLOSURE THAT IS WEATHERPROOF WHEN AN ATTACHMENT IS PLUGGED IN AN ALL NON-LOCKING RECEPTACLES SHALL BE LISTED AS WEATHER RESISTANT
- PER NEC SECTION 406.II IN DWELLING UNITS, ALL 15A & 20A, 15V RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT
- PER NEC SECTION 406.9(C) RECEPTACLES SHOULD NOT BE INSTALLED WITHIN A ZONE MEASURED 3FT HORIZONTALLY AND 8FT VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD.
- PER NEC SECTION 800.156 NO LESS THAN ONE COMMUNICATION OUTLET SHALL BE INSTALLED WITHIN EACH DWELLING UNIT
- PER NEC SECTION R314.3 AND R315.1 SMOKE DETECTORS TO BE INSTALLED INSIDE EACH SLEEPING AREA
- ALL SMOKE ALARMS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 217, PER RESIDENTIAL CODE 314.1. GC TO INSTALL; KIDDE MODEL # 14618A SMOKE ALARM, OR APPROVED EQUAL
- JUNCTION BOX AT WATER HEATER, RANGE AND/OR DRYER TO BE 220V IN NON GAS COMMUNITIES, AND 110V IN COMMUNITIES THAT HAVE GAS OPTIONS PROVIDE APPROPRIATE RECEPTACLE PER APPLIANCE
- ALL PERMANENTLY INSTALLED LUMINARIES, EXCLUDING THOSE IN KITCHEN APPLIANCES, SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS-PER-WATT OR SHALL UTILIZE LAMPS WITH AN EFFICACY OF NOT LESS THAN 65 LUMENS-PER-WATT PER R404.1.
- PER RESIDENTIAL CODE M1305.1 A LEVEL WORKING SPACE NOT LESS THAN 30" DEEP AND 30" WIDE SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE OF ANY APPLIANCE
- PER NEC SECTION R230.67 ALL SERVICES SUPPLYING DWELLING UNITS ARE REQUIRED TO BE PROVIDED WITH A TYPE 1 OR TYPE 2 SURGE-PROTECTIVE DEVICE.
- EACH DWELLING UNIT SHALL BE DESIGNED WITH PROVISION FOR FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT IN ACCORDANCE WITH RESIDENTIAL CODES RF103.1 AND RF103.3. CONTRACTOR RESPONSIBLE TO ADJUST PANEL/LOAD CALCULATIONS ACCORDINGLY.
- ALL 125V THROUGH 250V RECEPTACLES INSTALLED IN LOCATIONS SPECIFIED IN 210.8 (B)(1) THROUGH (B)(12) AND SUPPLIED BY SINGLE-PHASE BRANCH CIRCUITS RATED 150V OR LESS TO GROUND, 50A OR LESS, AND ALL RECEPTACLES SUPPLIED BY THREE-PHASE BRANCH CIRCUTS RATED 150V OR LESS TO GROUND, 100A OR LESS SHALL HAVE GFCI PROTECTION FOR PERSONNEL IN ACCORDANCE WITH NEC 210.8(B)
- FOR ONE AND TWO FAMILY DWELLING UNITS, ALL SERVICE CONDUCTORS SHALL TERMINATE IN DISCONNECTING MEANS HAVING A SHORT CIRCUIT CURRENT RATING EQUAL OR GREATER THAN THE AVAILABLE FAULT CURRENT, INSTALLED IN A READILY ACCESSIBLE OUTDOOR LOCATION IN ACCORDANCE WITH NEC 230.85

ABBREVIATIONS LEGEND

ABV	ABOVE
AC	AIR CONDITIONER
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLER UNIT
BLK	BLOCK
CABS	CABINETS
CLG	CEILING
CHR	CHAIR RAIL
COFF	COFFERED
COL	COLUMN
COND	CONDENSER
CRN	CROWN MOULDING
CVAC	CENTRAL VACUUM SYSTEM
DBL	DOUBLE
DIAG	DIAGONAL
DR	DOOR
DRY	DRYER
DW	DISHWASHER
EB	EYEBROW
FL	FLOOR LINE (MAT. CHANGE)
FLR	FLOOR
FP	FIREPLACE
FXD	FIXED
FXT	FIXTURE
GLS	GLASS
HB	HOSE BIB
KS	KNEE SPACE
LAV	LAVATORY
LT	LAUNDRY TUB
MRBL	MARBLE
MC	MEDICINE CABINET
MIR	MIRROR
MTL	METAL
OH	OVERHEAD
OPNG	OPENING
OPT	OPTIONAL
R & S	CLOTHES ROD and SHELF
REF	REFRIGERATOR
SD	SOAP DISH
SDLTS	SIDE LIGHTS
SGD	SLIDING GLASS DOOR
SH (2)	SHELVES (QUANTITY)
SHWR	SHOWER
TB	TOWEL BAR
TPH	TOILET PAPER HOLDER
T&S	TUB and SHOWER
TEMP	TEMPERED
TR	TRANSOM
VOL	VOLUME
WC	WATER CLOSET
WD	WOOD
WH	WATER HEATER
WNCT	WAINSCOT
WS	WATER SOFTENER
WASH	WASHER

*STAIR NOTES:
ACTUAL DIMENSIONS WILL VARY DEPENDING ON FIELD CONDITIONS, FLOOR COVERINGS, AND/OR VARIANCES IN CONSTRUCTION MATERIAL. ACTUAL CONSTRUCTION MUST COMPLY W/ R311.7 OF THE RESIDENTIAL CODE.
MAXIMUM RISER HEIGHT: 7-3/4"
MINIMUM TREAD DEPTH: 10" (NOT INCLUDING NOSING)
MAXIMUM TREAD DEPTH: 12" (INCLUDING NOSING)
MAXIMUM RISER HEIGHT VARIATION: 3/8" (ENTIRE FLIGHT)
MINIMUM STAIR WIDTH: 36"
MINIMUM HEADROOM CLEARANCE: 6'-8" (ABOVE NOSING)

*HANDRAIL NOTES:
ACTUAL CONSTRUCTION MUST COMPLY W/ R311.7.8 OF THE RESIDENTIAL CODE.
HANDRAILS SHALL NOT BE LESS THAN 34" OR MORE THAN 38" IN HEIGHT ABOVE THE STAIR NOSING.
HANDRAILS SHALL BE CONTINUOUS PER FLIGHT OF STAIRS.
HANDRAILS SHALL BE 1 1/2" CLEAR OF ALL ADJACENT FINISH MATERIALS AND ENDS SHALL RETURN TO WALL OR TERMINATE IN NEWEL POSTS OR SAFE TERMINALS.
HANDRAILS SHALL BE 1 1/4"-2" IN CROSS SECTIONAL DIMENSION, OR APPROVED EQUIVALENT, AND EDGES SHALL HAVE A MIN. RADIUS OF 0.01".
HANDRAIL CONSTRUCTION SHALL BE ABLE TO RESIST A LOAD OF 200 LBS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP RAIL.

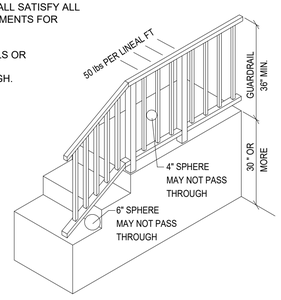
STAIR AND RAILING SUPPLIER INSTALLER SHALL SATISFY ALL BUILDING DEPARTMENT APPROVAL REQUIREMENTS FOR THE PRODUCTS THEY PROVIDE OR INSTALL.

OPEN RAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH.

THE GUARDRAIL CONSTRUCTION SHALL BE ABLE TO RESIST A LOAD OF 50 LBS PER LINEAL FOOT APPLIED HORIZONTALLY ALONG THE TOP RAIL. PER RESIDENTIAL CODE 1607.9.1 & ASCE 7 SECTION 4.5.1.

GUARDRAILS SHALL NOT BE LESS THAN 36" IN HEIGHT.

THE TRIANGULAR OPENINGS AT STAIR TREAD, RISER, & BOTTOM SHALL BE SUCH THAT A 6" DIAMETER SPHERE CANNOT PASS THROUGH.



TYP STAIR DETAIL
N.T.S.

ROOF NOTES

- INSTALL ROOF VENTING PER MFR WRITTEN INSTRUCTIONS PER RESIDENTIAL CODE R806
- ALL OVERHANG DIMENSIONS ARE TO EDGE OF RAFTER. REFERENCE WALL SECTIONS/DETAILS FOR ALL OVERHANGS NOT DIMENSIONED.
- ALL UNDERLAYMENT MUST BE INSTALLED IN COMPLIANCE WITH RESIDENTIAL CODE R905.1.1
- EACH 4' OFF RIDGE VENT REQUIRES (1) 46" x 3" CUT OUT IN ROOF SHEATHING PER MFR WRITTEN INSTRUCTIONS
- ROOF VENTING MUST MAINTAIN A MIN. DISTANCE OF 4'-0" FROM CENTERLINE OF SEPARATION WALL
- NO PENETRATIONS WITHIN 4'-0" OF RATED WALLS

ROOF VENT CALCULATION

FORMULA:

1 SQUARE INCH VENT FOR EVERY 300 SQUARE INCHES OF CEILING
*144 SQ. IN. = 1 SQ. FT.
BLDG. CEILING (SF) x 144 = BLDG (SQ. IN.)
BLDG. (SQ. IN.) / 300 = SQ. IN. OF VENT REQUIRED
SQ. IN. OF VENT REQUIRED / 2 = 50% AT HIGH AND 50% AT LOW.

PER RESIDENTIAL CODE SECTION R806.2: 40% MIN, BUT NOT MORE THAN 50% OF VENTILATION MUST BE PROVIDED BY VENTILATORS LOCATED NO MORE THAN 3'-0" BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE

BASIS OF CALCULATION: ("OR EQUAL" ACCEPTABLE)

(a) OFF RIDGE VENTS - STAMPCO W/ 36 SQ IN (NFVA) PER LINEAL FT

(b) SOFFIT VENTS - GP T3-1/3" FULL VENT PERFORATED W/ 9.19 SQ IN (NFVA) PER LINEAL FT

CALCULATED LINEAL FOOT OF SOFFIT VENT SHALL NOT INCLUDE NON-VENTED FIRE RATED SOFFIT LOCATED LESS THAN 5' FROM PROPERTY LINE

STAIR NOTES

1. EQUAL RISERS NOT TO EXCEED 7 3/4" EQUAL TREADS AT 10" W/ 1" NOSING EA (TOTAL TREAD DEPTH TO BE 11" MIN)
2. TREADS SHALL BE 2x12's GLUED AND NAILED, (RIPPED DOWN AS REQUIRED)
3. RISERS SHALL BE 1x8's GLUED AND NAILED (RIPPED DOWN AS REQUIRED)
4. LANDINGS SHALL BE CONSTRUCTED OF 2x8's @16" OC AND DECKED W/ 3/4" T&G PLYWOOD, GLUED AND NAILED
5. STRINGERS SHALL BE 2x12's EQUALLY SPACED (TYP)
6. WINDER TREADS SHALL COMPLY WITH RESIDENTIAL CODE R311.7.5.1 INCLUDING MINIMUM 6" TREAD DEPTH

EXTERIOR ELEVATION GENERAL NOTES

- FRONT ELEVATIONS BANDING, MOLDING, COLUMNS AND TRIM SHALL RECEIVE A SAND FINISH. SEE ELEVATION FOR DEPTH OR RAISED BANDING
- SIDE AND REAR ELEVATIONS BANDING AROUND WINDOWS AND DOORS MAY BE OPTIONAL PER COMMUNITY SPECS - SEE COMMUNITY SPECIFICATIONS OR CONSULT THE CONSTRUCTION MANAGER. ALL BANDING SHALL RECEIVE A SAND FINISH
- ROOF COVERING SEE COMMUNITY SPECIFICATIONS OR CONSULT THE CONSTRUCTION MANAGER. SEE STRUCTURAL SHEETS FOR SHEATHING REQUIREMENTS
- FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, DECK AND WALL INTERSECTIONS, AT GUTTERS, AT ALL CHANGES IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS
- WINDOW PAN FLASHING SHALL BE IN ACCORDANCE WITH RESIDENTIAL CODE R703.4
- WALL HEIGHTS VERIFY ALL BEARING WALL HEIGHTS WITH FINAL TRUSS LAYOUTS
- LATH PER RESIDENTIAL CODE R703.7.1, LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 11/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 7/8-INCHLONG (22.2 MM), 16 GAGE STAPLES, SPACED NOT MORE THAN 6 INCHES (152 MM), OR AS OTHERWISE APPROVED
- PLASTER PER R703.7.2, PLASTERING WITH PORTLAND CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHERE APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHERE APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTANT WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R702.1(1). ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED. THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1(3)
- WEEP SCREED PER R703.7.2.1 A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 31/2 INCHES (89 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C926. THE WEEP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED
- WATER-RESISTIVE BARRIERS PER R703.7.3, WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.4) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS

GENERAL NOTES

- ALL CONSTRUCTION SHALL MEET THE LATEST EDITION OF CODES ADOPTED BY THE LOCAL GOVERNING AGENCIES
- PER RESIDENTIAL CODE R302.5 NO OPENINGS FROM A PRIVATE GARAGE ARE PERMITTED DIRECTLY INTO SLEEPING AREAS. ALL OPENINGS SHALL HAVE SOLID WOOD, INSULATED STEEL OR 20 MIN. FIRE RATED DOORS NOT LESS THAN 1-3/8 INCHES THICKNESS. ALL DUCTS IN THE GARAGE OR PENETRATING THE WALL OR CEILING SEPARATING THE GARAGE AND DWELLING SHALL BE CONSTRUCTED OF MIN. 26 GA. SHEET METAL, 1 INCH MINIMUM RIGID CLASS 0 OR 1 DUCT BOARD, OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE
- PER RESIDENTIAL CODE TABLE R302.6 GARAGE SHALL BE SEPARATED FROM RESIDENCE AND IT'S ATTIC W/ MIN. 1/2" GYP BOARD ATTACHED IN ACCORDANCE WITH TABLE R702.3.5. HABITABLE ROOMS SHALL BE SEPARATED FROM ROOM ABOVE W/ MIN 5/8" TYPE "X" GYP BOARD, WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY. ANY STRUCTURE SUPPORTING THE ASSEMBLY SHALL BE PROTECTED W/ MIN 1/2" GYP BOARD
- PER RESIDENTIAL CODE R309.1 GARAGE AND CARPORT FLOOR SURFACE AREAS USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARDS THE MAIN VEHICLE ENTRY DOORWAY
- PER RESIDENTIAL CODE R312.1 PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE FINISHED FLOOR OR GRADE SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT. PER RESIDENTIAL CODE R312.1.2 OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE FINISHED FLOOR OR GRADE SHALL HAVE GUARDS NOT LESS THAN 34" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS
- PER RESIDENTIAL CODE R312.1.3 REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4" OR MORE IN DIAMETER
- PER RESIDENTIAL CODE R308.4.5 GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING, FACING, OR ADJACENT TO HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE, SHALL BE CONSIDERED A HAZARDOUS LOCATION. G.C. TO VERIFY IF HOMEOWNER SELECTS ANY OF THESE ITEMS LISTED. IF ANY OF THESE ITEMS LISTED IS INSTALLED, SUCH GLAZING FACING THOSE ITEMS IS TO BE TEMPERED
- PER RESIDENTIAL CODE R312.2, PROVIDE WINDOW FALL PROTECTION IN ACCORDANCE WITH R312.2.1 AND R312.2.2
- GAS OPT. PER COMMUNITY. VERIFY WITH BLDR
- C.J. = RECOMMENDED MASONRY CONTROL JOINT LOCATION
- ALL FINISHES, MATERIALS, HOUSEWRAP, WINDOW AND DOOR FLASHING, TAPING AND SEALANTS TO BE INSTALLED PER BUILDER PROVIDED SPECIFICATIONS OR MFR WRITTEN INSTRUCTIONS
- ALL FINISH DETAILS & TYPICAL PLAN NOTES PROVIDED BY BUILDER IN ACCORDANCE WITH TYPICAL BUILDER SPECIFICATIONS
- REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ALL EXTERIOR WALL STUD SPECIES, SIZES AND SPACING

TERMITE SPECIFICATIONS

SECTION R318 PROTECTION AGAINST TERMITES

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE A PREVENTIVE TREATMENT TO NEW CONSTRUCTION (SEE SECTION 202, REGISTERED TERMITICIDE). UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

NOTE:
1. METHOD OF TREATMENT SHALL BE APPROVED BY THE GOVERNING JURISDICTION "LIQUID BORATE OR BORA-CARE" PRODUCT METHODS MUST BE DETERMINED AT PERMIT STAGE AND PRODUCT APPROVAL DATA MUST BE ON FILE WITH THE BUILDING DEPARTMENT.
2. PRESSURE TREATED LUMBER THAT HAS BEEN CUT OR DRILLED THAT EXPOSES UNTREATED PORTIONS OF WOOD ARE REQUIRED TO BE FIELD TREATED TO PREVENT INSECT INFESTATION.
3. OPTIONAL BORATE APPLIED TO ALL FRAME MEMBERS MIN. 24" AFF

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX

tds true design studios

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904.821.5200

taylor morrison

NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048
DRAWN: MJR
CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A000

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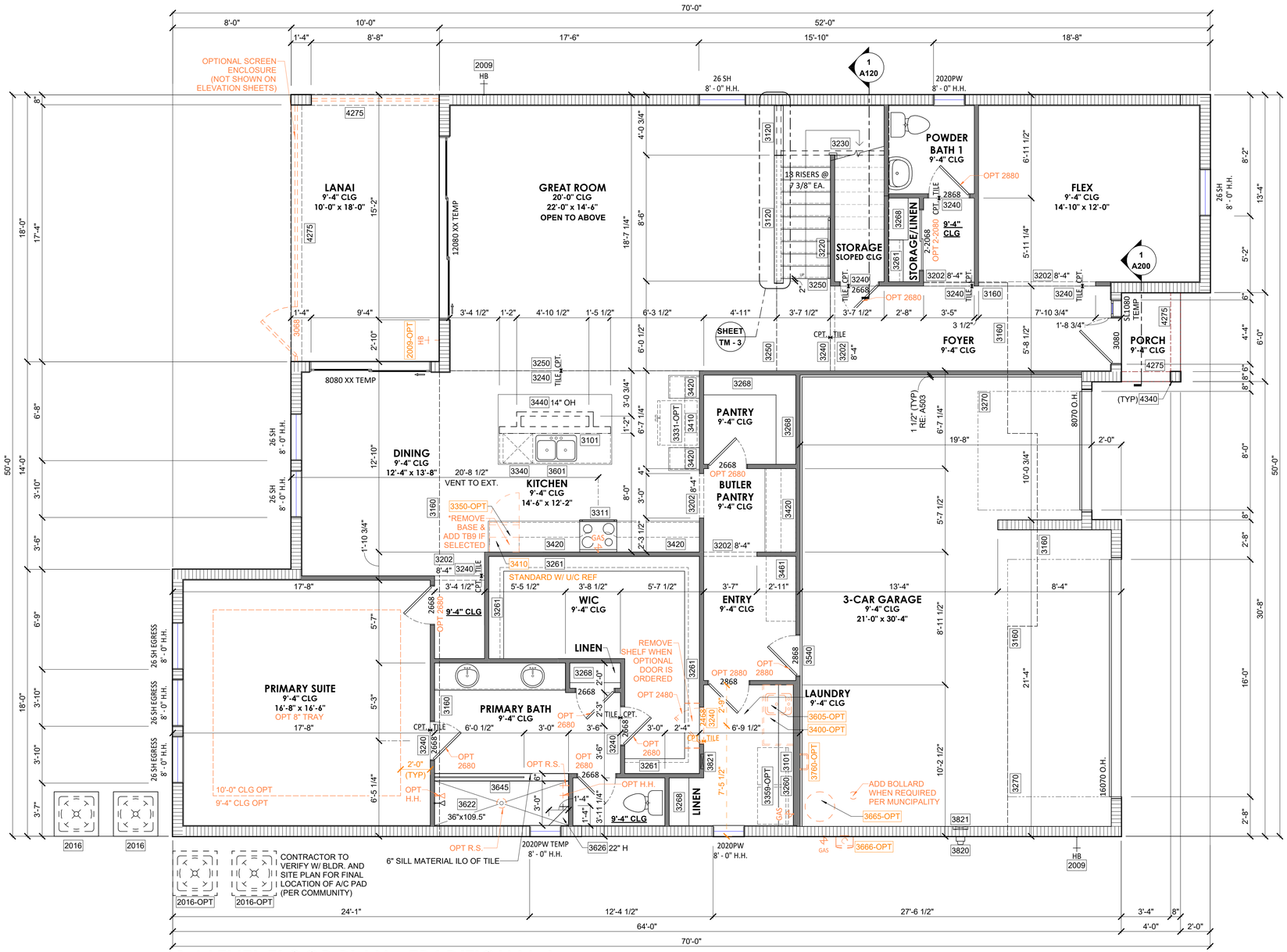

1st LEVEL FLOOR PLAN - TRADITIONAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

2009	HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2009-OPT	OPT HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2016	A/C PAD, 36"x 36" (U.N.O.)
2016-OPT	OPT A/C PAD, 36"x 36" (U.N.O.)
3101	2X6 WALL
3120	42" HIGH HALF WALL W/ CAP
3160	LINE OF FRAMING ABOVE
3202	INTERIOR FLAT HEADER (H.H. AS NOTED)
3220	36" HIGH WALL MOUNTED HANDRAIL
3230	KNEE WALL AT SLOPED CLG - MIN. 5'-0" CLG HT STND (MIN. 6'-8" CLG HT IF SLOPED ABOVE STAIRS)
3240	FLOOR LINE
3250	CEILING LINE
3260	SINGLE SHELF
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3270	LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION
3311	RANGE W/ MICROHOOD
3331-OPT	OPT REFRIGERATOR
3340	DISHWASHER
3350-OPT	OPT UNDER COUNTER REFRIGERATOR
3359-OPT	OPT WASHER AND DRYER (WASHER ALWAYS ON LEFT - DRYER ALWAYS ON RIGHT)
3400-OPT	OPT BASE CABINETS
3410	UPPER CABINETS
3420	BASE & UPPER CABINETS
3440	EXTEND 36" HIGH COUNTER OVER 2X4 KNEE WALL BELOW
3461	DROP ZONE
3540	DOOR IS 1 3/8" MIN. SOLID CORE -OR- 20 MIN. FIRE RATED
3601	SINK W/ GARBAGE DISPOSAL (SWITCH LOCATION PER BLDR SPECS)
3605-OPT	OPT LAV. SINK
3622	SHOWER RECESSED (PER BLDR SPECS)
3626	CORNER SHOWER SEAT
3645	TEMPERED GLASS SHOWER ENCLOSURE
3665-OPT	OPT WATER HEATER - TANKED (PROVIDE MECH PROTECTION PER CODE)
3666-OPT	OPT WATER HEATER - TANKLESS (PROVIDE GAS & ELEC AS REQD)
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE
3820	ELECTRICAL METER AND DISCONNECT (LOCATION PER BLDR SPECS)
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)

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9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A110

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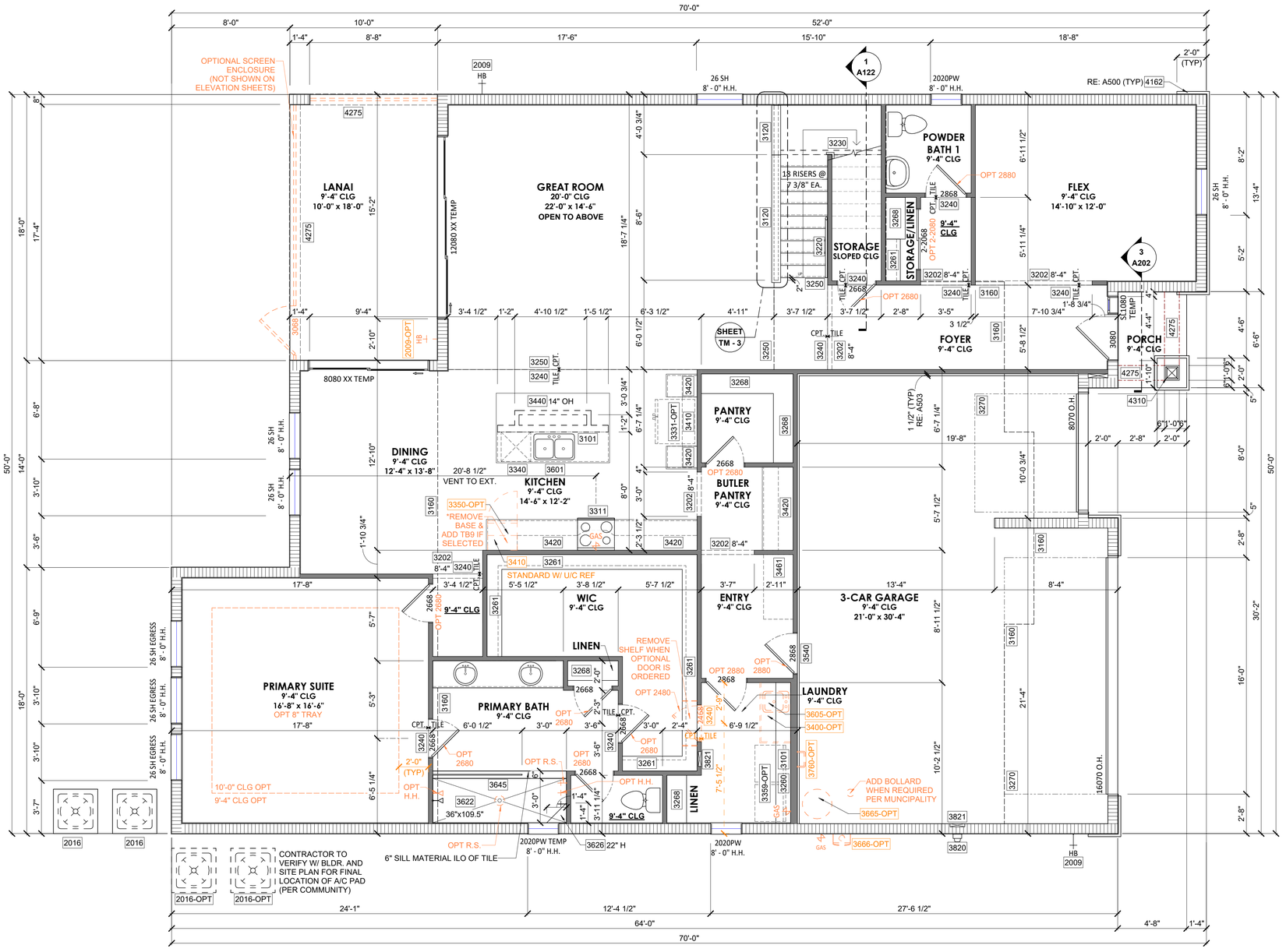

1st LEVEL FLOOR PLAN - CRAFTSMAN A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

2009	HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2009-OPT	OPT HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2016	A/C PAD, 36"x 36" (U.N.O.)
2016-OPT	OPT A/C PAD, 36"x 36" (U.N.O.)
3101	2X6 WALL
3120	42" HIGH HALF WALL W/ CAP
3160	LINE OF FRAMING ABOVE
3202	INTERIOR FLAT HEADER (H.H. AS NOTED)
3220	36" HIGH WALL MOUNTED HANDRAIL
3230	KNEE WALL AT SLOPED CLG - MIN. 5'-0" CLG HT STND (MIN. 6'-8" CLG HT IF SLOPED ABOVE STAIRS)
3240	FLOOR LINE
3250	CEILING LINE
3260	SINGLE SHELF
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3270	LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION
3311	RANGE W/ MICROHOOD
3331-OPT	OPT REFRIGERATOR
3340	DISHWASHER
3350-OPT	OPT UNDER COUNTER REFRIGERATOR
3359-OPT	OPT WASHER AND DRYER (WASHER ALWAYS ON LEFT - DRYER ALWAYS ON RIGHT)
3400-OPT	OPT BASE CABINETS
3410	UPPER CABINETS
3420	BASE & UPPER CABINETS
3440	EXTEND 36" HIGH COUNTER OVER 2X4 KNEE WALL BELOW
3461	DROP ZONE
3540	DOOR IS 1 3/8" MIN. SOLID CORE -OR- 20 MIN. FIRE RATED
3601	SINK W/ GARBAGE DISPOSAL (SWITCH LOCATION PER BLDR SPECS)
3605-OPT	OPT LAV. SINK
3622	SHOWER RECESSED (PER BLDR SPECS)
3626	CORNER SHOWER SEAT
3645	TEMPERED GLASS SHOWER ENCLOSURE
3665-OPT	OPT WATER HEATER - TANKED (PROVIDE MECH PROTECTION PER CODE)
3666-OPT	OPT WATER HEATER - TANKLESS (PROVIDE GAS & ELEC AS REQD)
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE
3820	ELECTRICAL METER AND DISCONNECT (LOCATION PER BLDR SPECS)
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4162	MFR. STONE VENEER
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)
4310	TAPERED CRAFTSMAN COLUMN W/ CAP AND BASE (RE: STRUCTURAL FOR LOAD BEARING COLUMNS)

APEX

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taylor morrison

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BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: MJR

CHECKED: CM

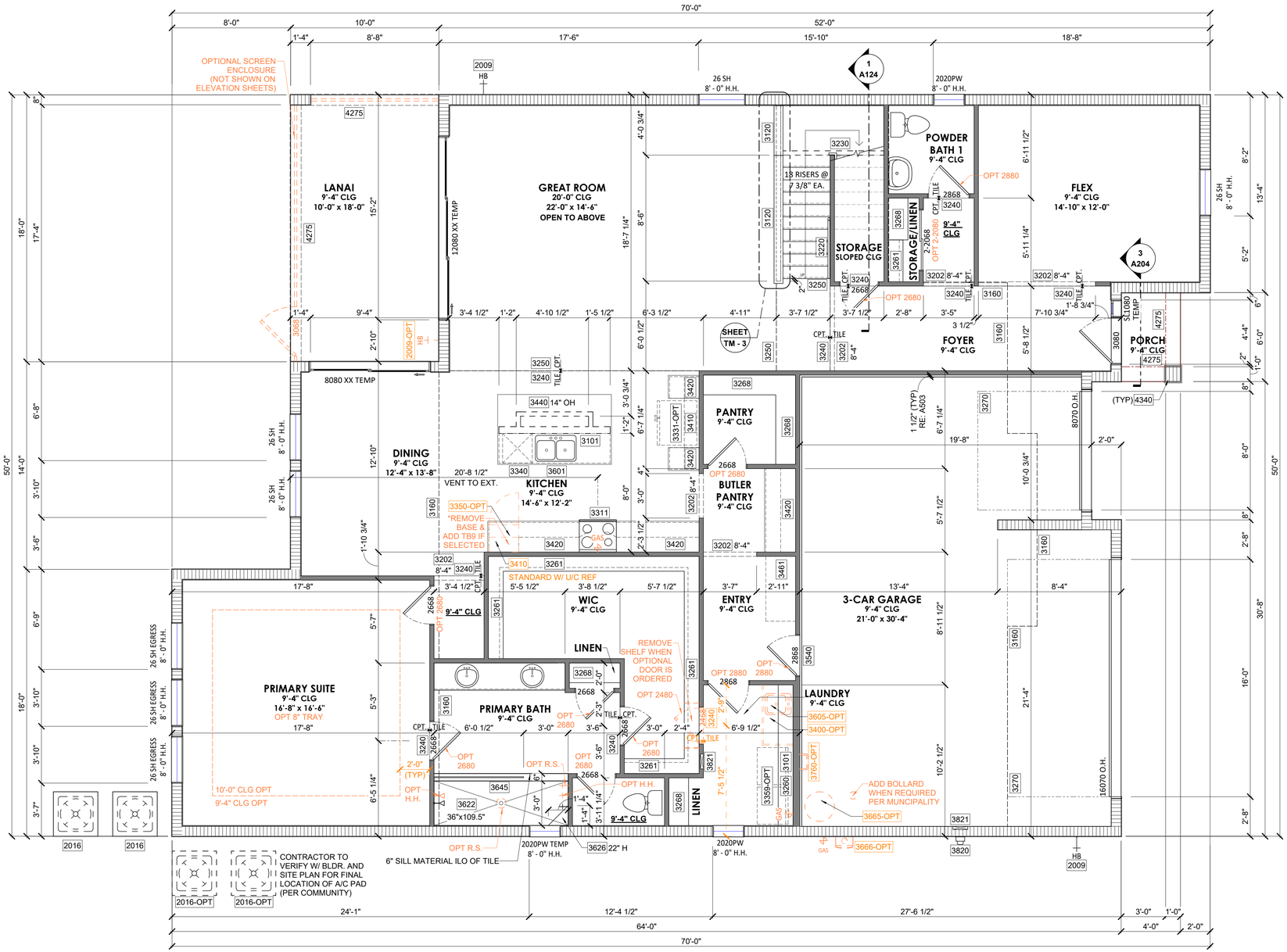
07-02-2025

REVISIONS:

No.	Description	Date

A112

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7947



1st LEVEL FLOOR PLAN - COASTAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

2009	HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2009-OPT	OPT HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2016	A/C PAD, 36"x 36" (U.N.O.)
2016-OPT	OPT A/C PAD, 36"x 36" (U.N.O.)
3101	2X6 WALL
3120	42" HIGH HALF WALL W/ CAP
3160	LINE OF FRAMING ABOVE
3202	INTERIOR FLAT HEADER (H.H. AS NOTED)
3220	36" HIGH WALL MOUNTED HANDRAIL
3230	KNEE WALL AT SLOPED CLG - MIN. 5'-0" CLG HT STND (MIN. 6'-8" CLG HT IF SLOPED ABOVE STAIRS)
3240	FLOOR LINE
3250	CEILING LINE
3260	SINGLE SHELF
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3270	LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION
3311	RANGE W/ MICROHOOD
3331-OPT	OPT REFRIGERATOR
3340	DISHWASHER
3350-OPT	OPT UNDER COUNTER REFRIGERATOR
3359-OPT	OPT WASHER AND DRYER (WASHER ALWAYS ON LEFT - DRYER ALWAYS ON RIGHT)
3400-OPT	OPT BASE CABINETS
3410	UPPER CABINETS
3420	BASE & UPPER CABINETS
3440	EXTEND 36" HIGH COUNTER OVER 2X4 KNEE WALL BELOW
3461	DROP ZONE
3540	DOOR IS 1 3/8" MIN. SOLID CORE -OR- 20 MIN. FIRE RATED
3601	SINK W/ GARBAGE DISPOSAL (SWITCH LOCATION PER BLDR SPECS)
3605-OPT	OPT LAV. SINK
3622	SHOWER RECESSED (PER BLDR SPECS)
3626	CORNER SHOWER SEAT
3645	TEMPERED GLASS SHOWER ENCLOSURE
3665-OPT	OPT WATER HEATER - TANKED (PROVIDE MECH PROTECTION PER CODE)
3666-OPT	OPT WATER HEATER - TANKLESS (PROVIDE GAS & ELEC AS REQD)
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE
3820	ELECTRICAL METER AND DISCONNECT (LOCATION PER BLDR SPECS)
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)

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BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A114

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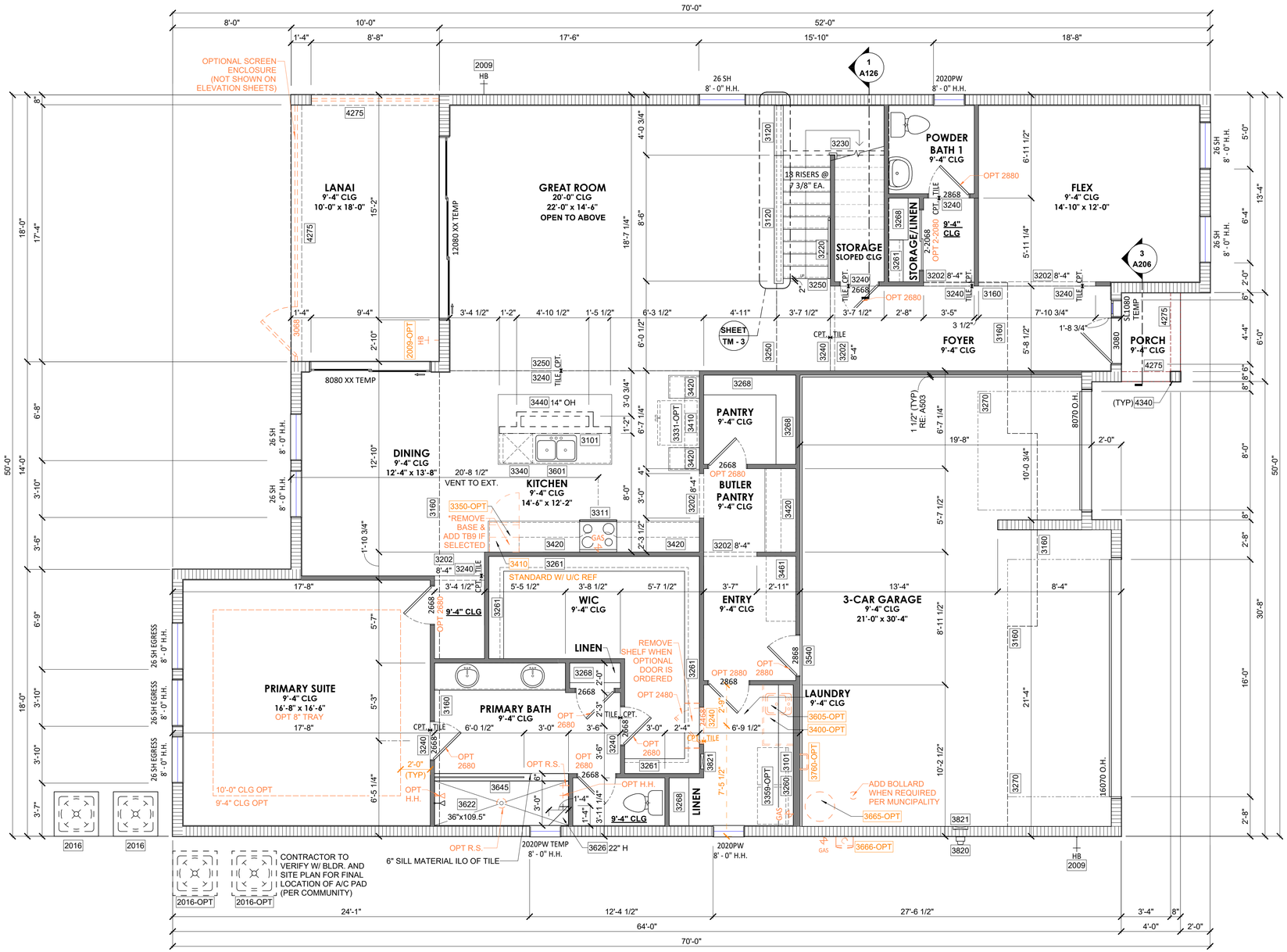

1st LEVEL FLOOR PLAN - FARMHOUSE A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

2009	HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2009-OPT	OPT HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2016	A/C PAD, 36"x 36" (U.N.O.)
2016-OPT	OPT A/C PAD, 36"x 36" (U.N.O.)
3101	2X6 WALL
3120	42" HIGH HALF WALL W/ CAP
3160	LINE OF FRAMING ABOVE
3202	INTERIOR FLAT HEADER (H.H. AS NOTED)
3220	36" HIGH WALL MOUNTED HANDRAIL
3230	KNEE WALL AT SLOPED CLG - MIN. 5'-0" CLG HT STND (MIN. 6'-8" CLG HT IF SLOPED ABOVE STAIRS)
3240	FLOOR LINE
3250	CEILING LINE
3260	SINGLE SHELF
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3270	LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION
3311	RANGE W/ MICROHOOD
3331-OPT	OPT REFRIGERATOR
3340	DISHWASHER
3350-OPT	OPT UNDER COUNTER REFRIGERATOR
3359-OPT	OPT WASHER AND DRYER (WASHER ALWAYS ON LEFT - DRYER ALWAYS ON RIGHT)
3400-OPT	OPT BASE CABINETS
3410	UPPER CABINETS
3420	BASE & UPPER CABINETS
3440	EXTEND 36" HIGH COUNTER OVER 2X4 KNEE WALL BELOW
3461	DROP ZONE
3540	DOOR IS 1 3/8" MIN. SOLID CORE -OR- 20 MIN. FIRE RATED
3601	SINK W/ GARBAGE DISPOSAL (SWITCH LOCATION PER BLDR SPECS)
3605-OPT	OPT LAV. SINK
3622	SHOWER RECESSED (PER BLDR SPECS)
3626	CORNER SHOWER SEAT
3645	TEMPERED GLASS SHOWER ENCLOSURE
3665-OPT	OPT WATER HEATER - TANKED (PROVIDE MECH PROTECTION PER CODE)
3666-OPT	OPT WATER HEATER - TANKLESS (PROVIDE GAS & ELEC AS REQD)
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE
3820	ELECTRICAL METER AND DISCONNECT (LOCATION PER BLDR SPECS)
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)

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BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A116

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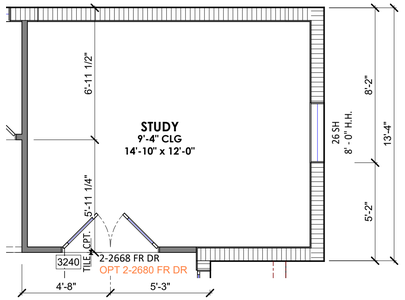
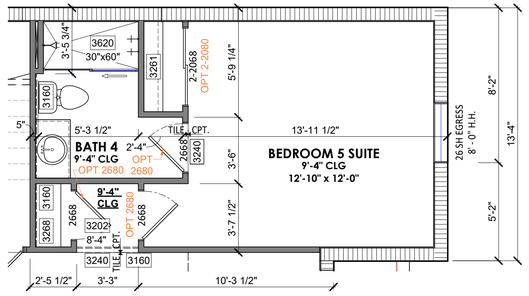


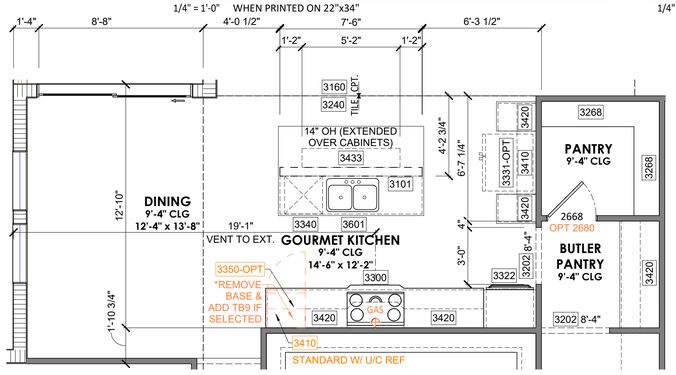
1st LEVEL FLOOR PLAN - OPT STUDY

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



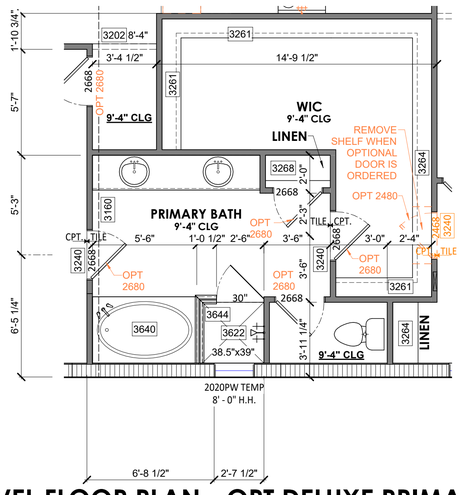
1st LEVEL FLOOR PLAN - OPT BEDROOM SUITE 5/ BATH 4

1/4" = 1'-0" WHEN PRINTED ON 22"x34" MUST BE SELECTED W/ OPT POWDER BATH 2



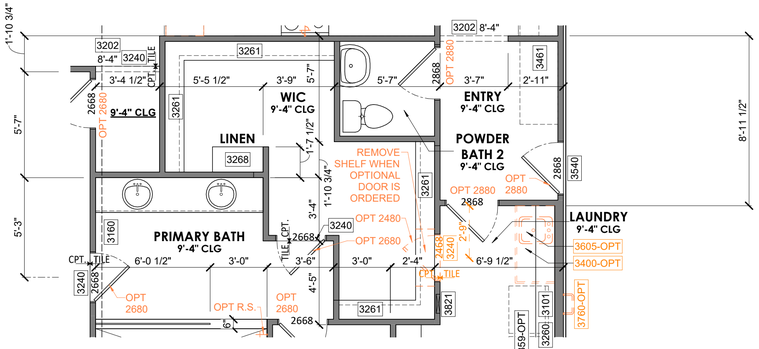
1st LEVEL FLOOR PLAN - OPT GOURMET KITCHEN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL FLOOR PLAN - OPT DELUXE PRIMARY BATH

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL FLOOR PLAN - OPT POWDER BATH 2

1/4" = 1'-0" WHEN PRINTED ON 22"x34" MUST BE SELECTED W/ OPT BEDROOM 5 SUITE/ BATH 4

KEYNOTES

3101	2X6 WALL
3160	LINE OF FRAMING ABOVE
3202	INTERIOR FLAT HEADER (H.H. AS NOTED)
3240	FLOOR LINE
3260	SINGLE SHELF
3261	SINGLE ROD & SHELF
3264	(5) SHELVES (PER BUILDER SPECS)
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3300	COOKTOP
3322	DOUBLE OVEN
3331-OPT	OPT REFRIGERATOR
3340	DISHWASHER
3350-OPT	OPT UNDER COUNTER REFRIGERATOR
3359-OPT	OPT WASHER AND DRYER (WASHER ALWAYS ON LEFT - DRYER ALWAYS ON RIGHT)
3400-OPT	OPT BASE CABINETS
3410	UPPER CABINETS
3420	BASE & UPPER CABINETS
3433	12" DEEP KITCHEN ISLAND CABINETS
3461	DROP ZONE
3540	DOOR IS 1 3/8" MIN. SOLID CORE -OR- 20 MIN. FIRE RATED
3601	SINK W/ GARBAGE DISPOSAL (SWITCH LOCATION PER BLDR SPECS)
3605-OPT	OPT LAV. SINK
3620	SHOWER W/ PRE-FAB PAN (SIZE PER PLAN)
3622	SHOWER RECESSED (PER BLDR SPECS)
3640	DROP-IN TUB W/ DECK (PER BLDR SPECS)
3644	TEMPERED GLASS SHOWER ENCLOSURE ON 30" H 1/2 WALL W/ SLP TOP
3760-OPT	OPT WATER SOFTENER LOOP & RECEPTACLE
3821	ELECTRICAL PANEL (LOCATION PER BLDR SPECS)

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BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: MJR

CHECKED: CM

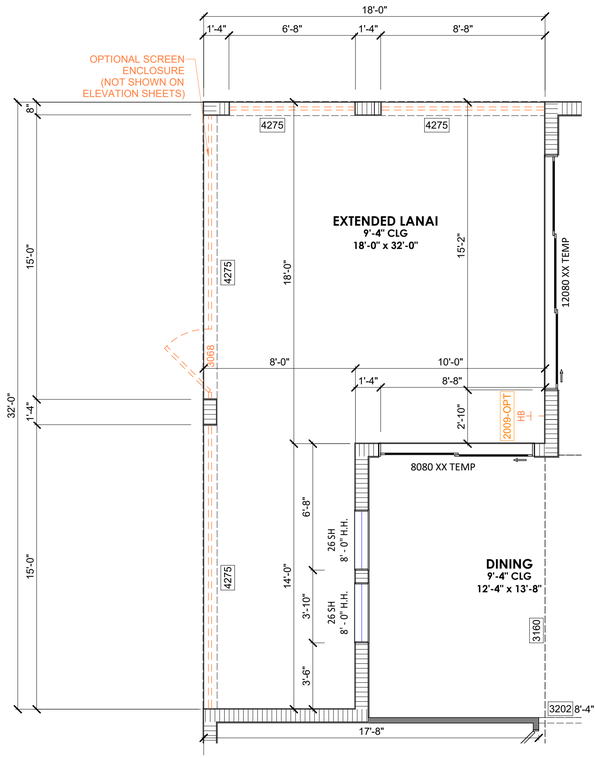
07-02-2025

REVISIONS:

No.	Description	Date

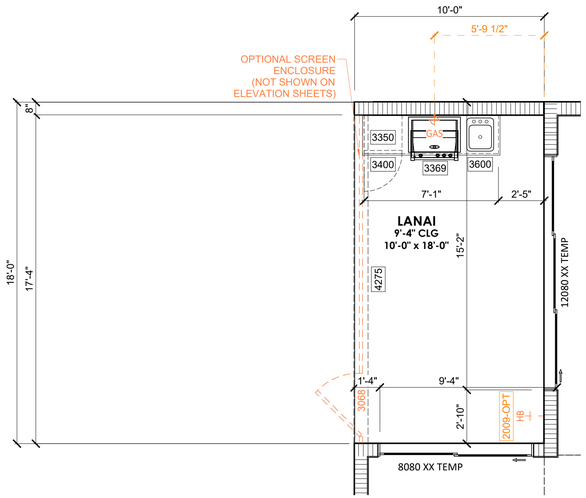
A118

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7647



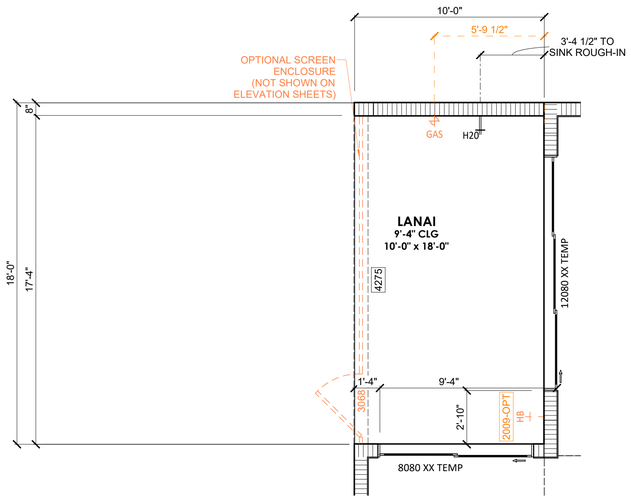
1st LEVEL FLOOR PLAN - OPT EXTENDED LANI

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



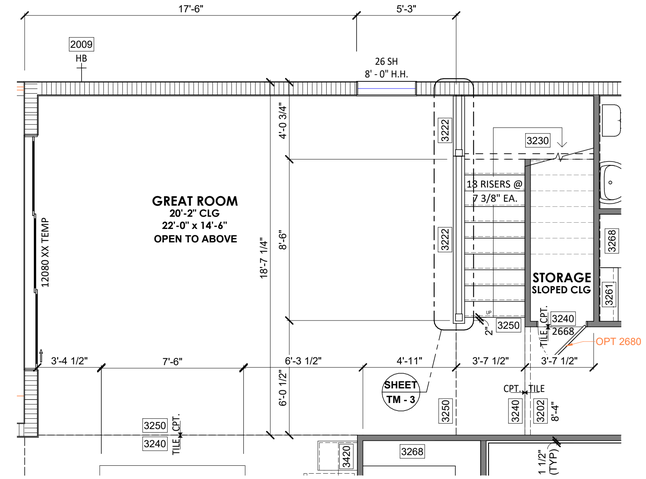
1st LEVEL FLOOR PLAN - OPT OUTDOOR KITCHEN (SIMILAR W/ EXT LANAI)

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL FLOOR PLAN - OPT OUTDOOR KITCHEN ROUGH-IN (SIMILAR W/ EXT LANAI)

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL FLOOR PLAN - OPT OPEN STAIR RAIL

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

2009	HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
2009-OPT	OPT HOSE BIBB (LOCATION PER BLDR SPECS - UNO)
3160	LINE OF FRAMING ABOVE
3202	INTERIOR FLAT HEADER (H.H. AS NOTED)
3222	36" HIGH OPEN STAIR RAILING SYSTEM (ON PEANUT WALL PER BLDR SPECS)
3230	KNEE WALL AT SLOPED CLG - MIN. 5'-0" CLG HT STND (MIN. 6'-8" CLG HT IF SLOPED ABOVE STAIRS)
3240	FLOOR LINE
3250	CEILING LINE

KEYNOTES

3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3350	UNDER COUNTER REFRIGERATOR
3369	30" GRILL
3400	BASE CABINETS
3420	BASE & UPPER CABINETS
3600	SINK
4275	EXTERIOR FLAT HEADER (SEE PLANS FOR WIDTH & ELEV FOR HEIGHT)

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BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A119

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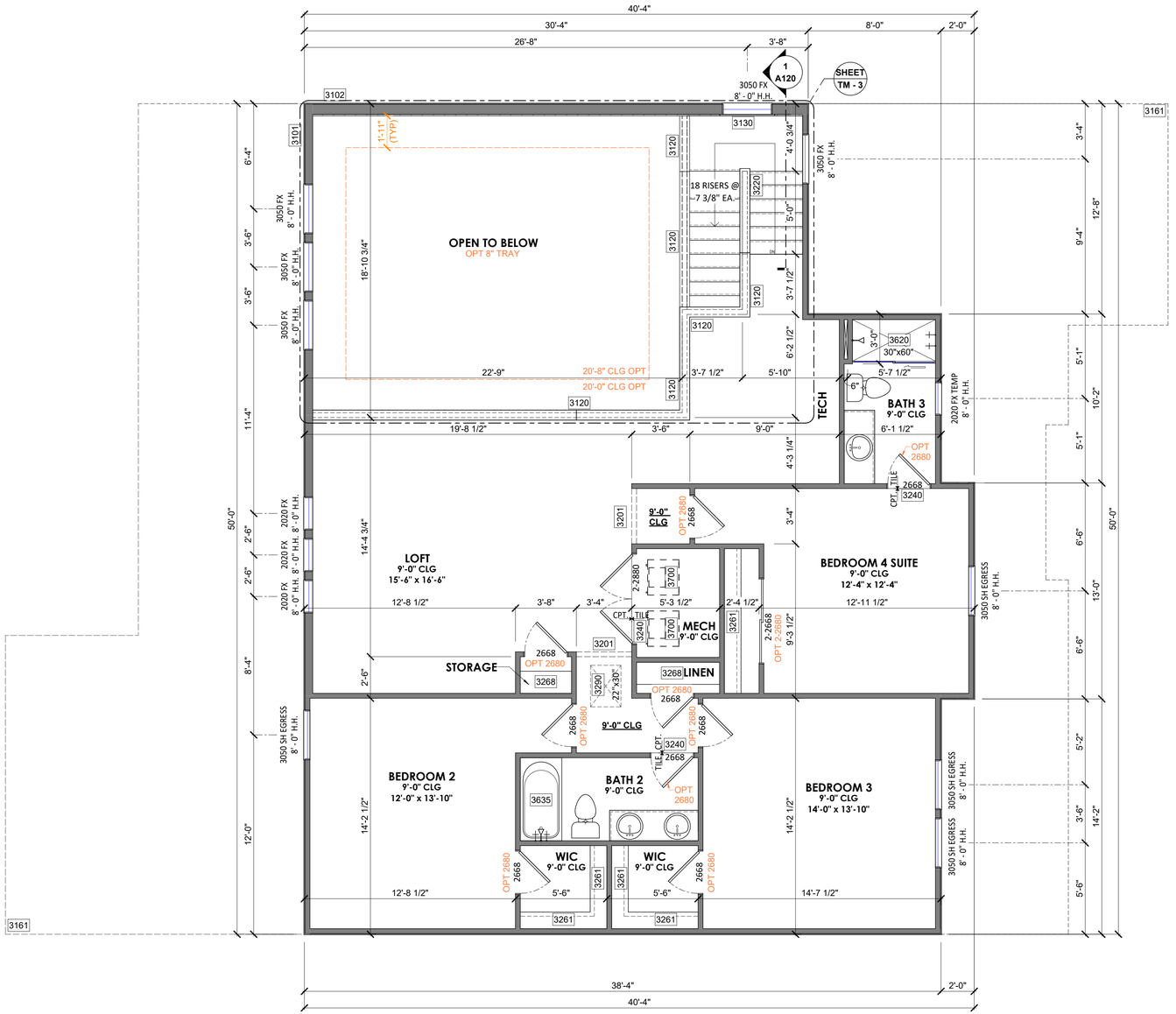
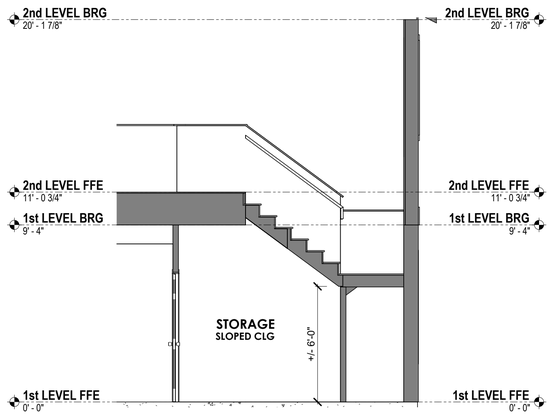


2nd LEVEL FLOOR PLAN - TRADITIONAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES	
3101	2X6 WALL
3102	2X8 WALL
3120	42" HIGH HALF WALL W/ CAP
3130	PROVIDE FURRING AS NEEDED
3161	LINE OF FRAMING BELOW
3201	INTERIOR FLAT HEADER at 8'-0" U.N.O.
3220	36" HIGH WALL MOUNTED HANDRAIL
3240	FLOOR LINE
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3290	ATTIC ACCESS - SIZE AS NOTED (PROVIDE 30" MIN. HEADROOM AT ALL ACCESS LOCATIONS)
3620	SHOWER W/ PRE-FAB PAN (SIZE PER PLAN)
3635	TUB (5'-0" ROUGH OPENING)
3700	AHU



1 A120 STAIR SECTION

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

APEX

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NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A120

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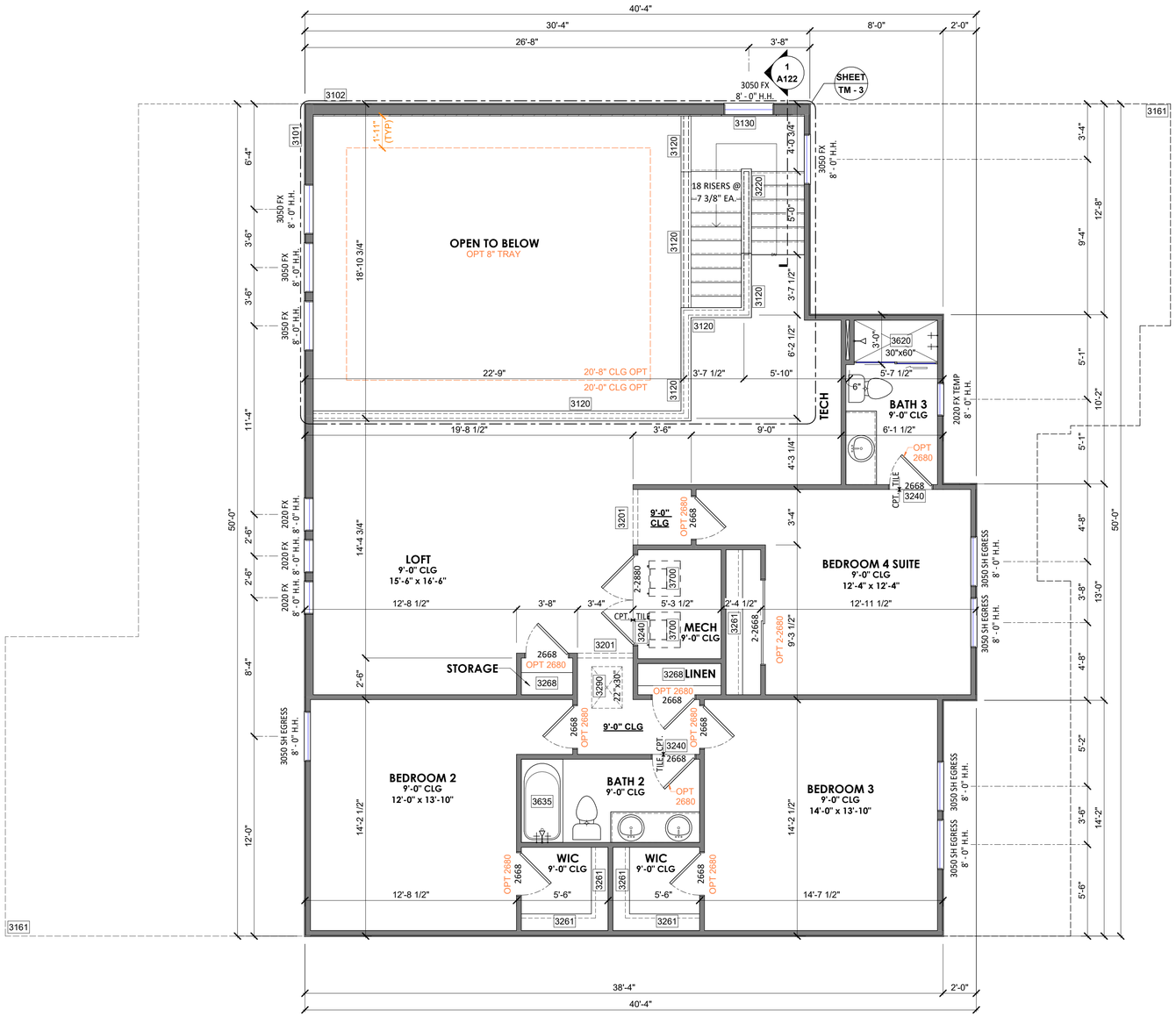
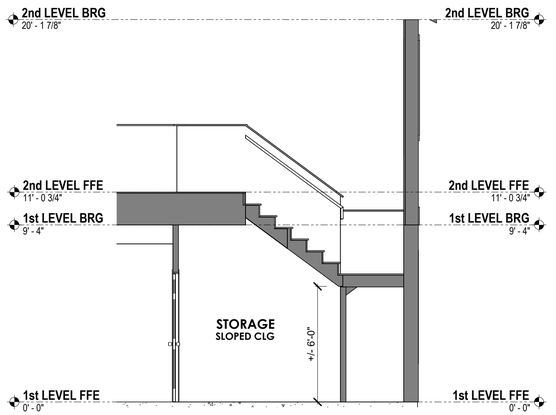


2nd LEVEL FLOOR PLAN - CRAFTSMAN A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES	
3101	2X6 WALL
3102	2X8 WALL
3120	42" HIGH HALF WALL W/ CAP
3130	PROVIDE FURRING AS NEEDED
3161	LINE OF FRAMING BELOW
3201	INTERIOR FLAT HEADER at 8'-0" U.N.O.
3220	36" HIGH WALL MOUNTED HANDRAIL
3240	FLOOR LINE
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3290	ATTIC ACCESS - SIZE AS NOTED (PROVIDE 30" MIN. HEADROOM AT ALL ACCESS LOCATIONS)
3620	SHOWER W/ PRE-FAB PAN (SIZE PER PLAN)
3635	TUB (5'-0" ROUGH OPENING)
3700	AHU



1 A122 STAIR SECTION

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

APEX

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BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A122

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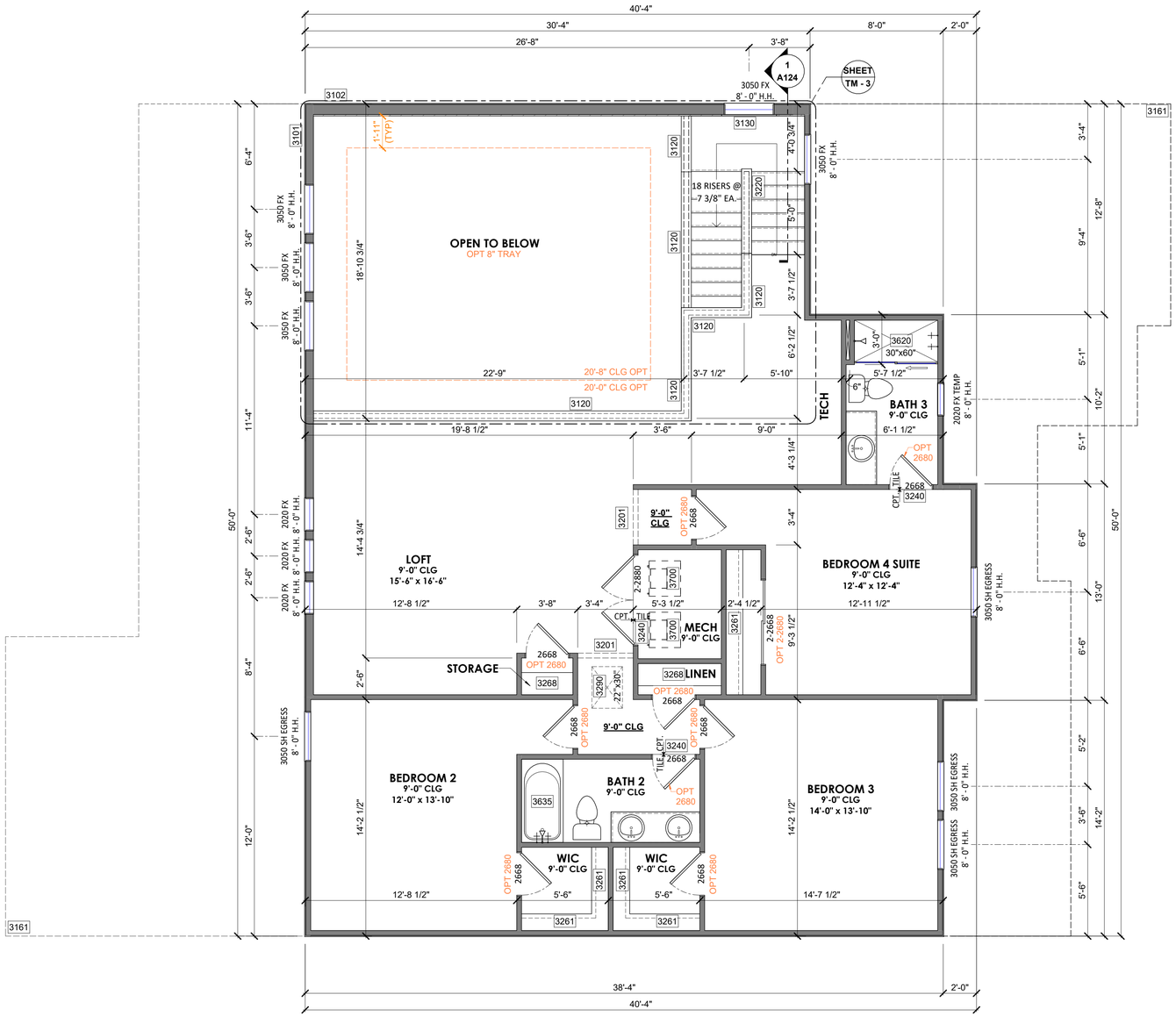
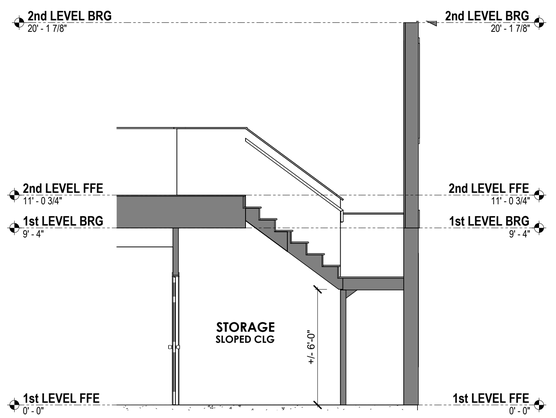


2nd LEVEL FLOOR PLAN - COASTAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1 A124 STAIR SECTION

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

3101	2X6 WALL
3102	2X8 WALL
3120	42" HIGH HALF WALL W/ CAP
3130	PROVIDE FURRING AS NEEDED
3161	LINE OF FRAMING BELOW
3201	INTERIOR FLAT HEADER at 8'-0" U.N.O.
3220	36" HIGH WALL MOUNTED HANDRAIL
3240	FLOOR LINE
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3290	ATTIC ACCESS - SIZE AS NOTED (PROVIDE 30" MIN. HEADROOM AT ALL ACCESS LOCATIONS)
3620	SHOWER W/ PRE-FAB PAN (SIZE PER PLAN)
3635	TUB (5'-0" ROUGH OPENING)
3700	AHU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: MJR

CHECKED: CM

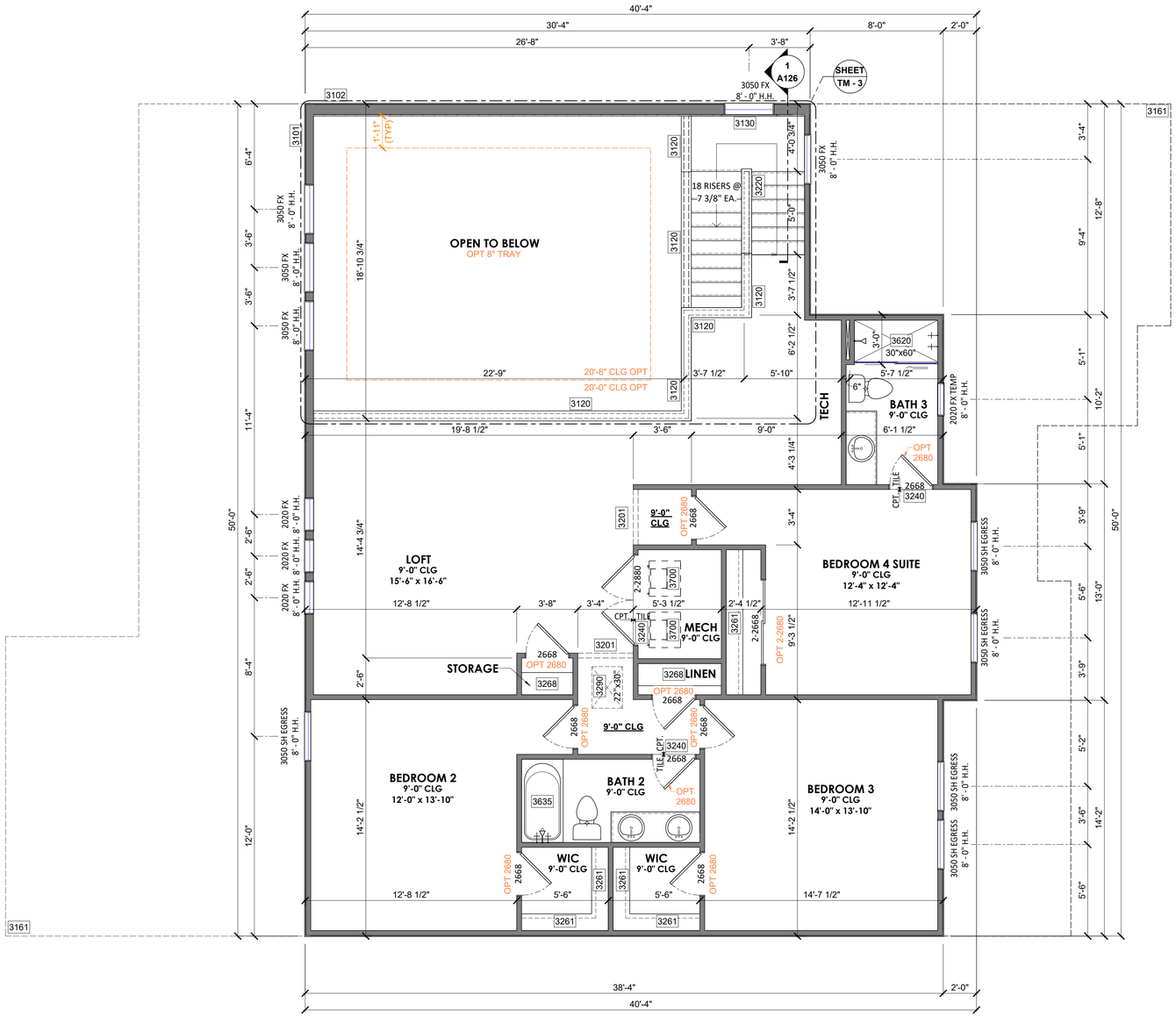
07-02-2025

REVISIONS:

No.	Description	Date

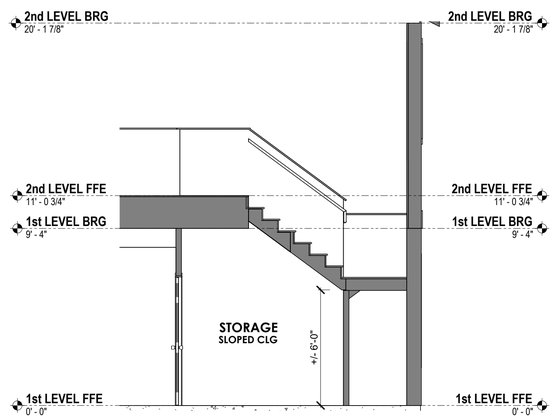
A124

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



2nd LEVEL FLOOR PLAN - FARMHOUSE A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1 A126 STAIR SECTION

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

3101	2X6 WALL
3102	2X8 WALL
3120	42" HIGH HALF WALL W/ CAP
3130	PROVIDE FURRING AS NEEDED
3161	LINE OF FRAMING BELOW
3201	INTERIOR FLAT HEADER at 8'-0" U.N.O.
3220	36" HIGH WALL MOUNTED HANDRAIL
3240	FLOOR LINE
3261	SINGLE ROD & SHELF
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3290	ATTIC ACCESS - SIZE AS NOTED (PROVIDE 30" MIN. HEADROOM AT ALL ACCESS LOCATIONS)
3620	SHOWER W/ PRE-FAB PAN (SIZE PER PLAN)
3635	TUB (5'-0" ROUGH OPENING)
3700	AHU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: MJR

CHECKED: CM

07-02-2025

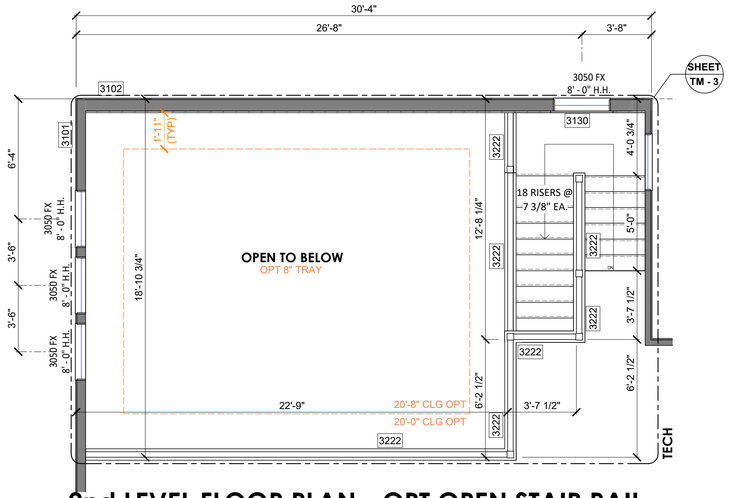
REVISIONS:

No.	Description	Date

A126

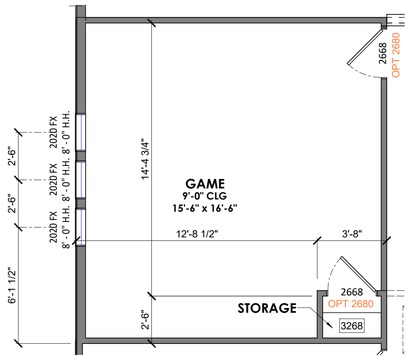
APEX TECHNOLOGY" IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

KEYNOTES	
3101	2X6 WALL
3102	2X8 WALL
3130	PROVIDE FURRING AS NEEDED
3222	36" HIGH OPEN STAIR RAILING SYSTEM (ON PEANUT WALL PER BLDR SPECS)
3240	FLOOR LINE
3268	(5) 16" DEEP SHELVES (PER BUILDER SPECS)
3620	SHOWER W/ PRE-FAB PAN (SIZE PER PLAN)



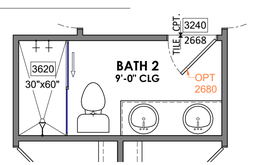
2nd LEVEL FLOOR PLAN - OPT OPEN STAIR RAIL

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



2nd LEVEL FLOOR PLAN - OPT GAME

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



2nd LEVEL FLOOR PLAN - OPT SHOWER @ BATH 2

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: MJR

CHECKED: CM

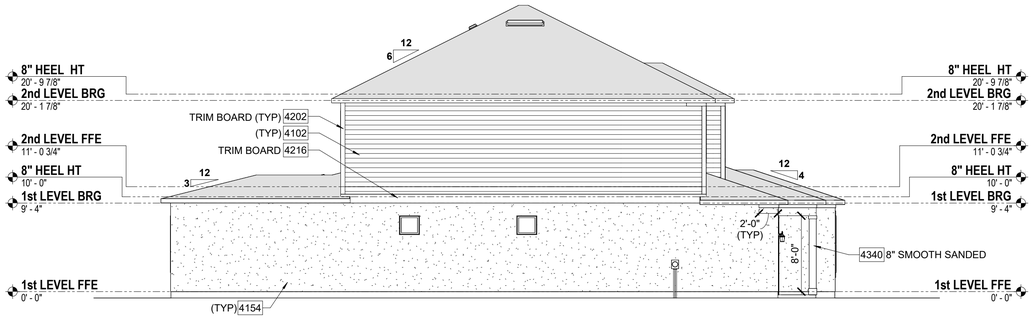
07-02-2025

REVISIONS:

No.	Description	Date

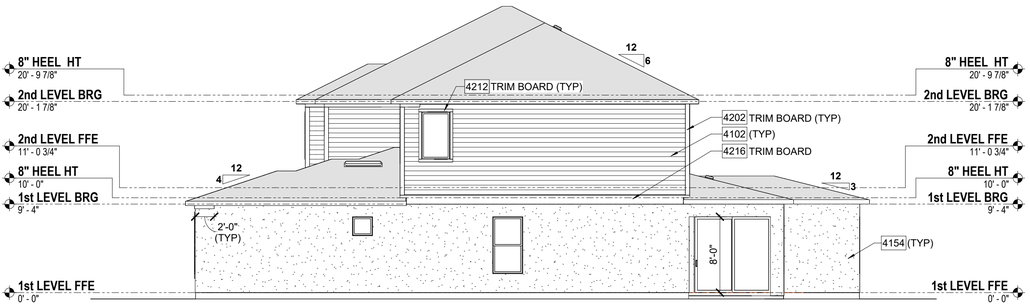
A128

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



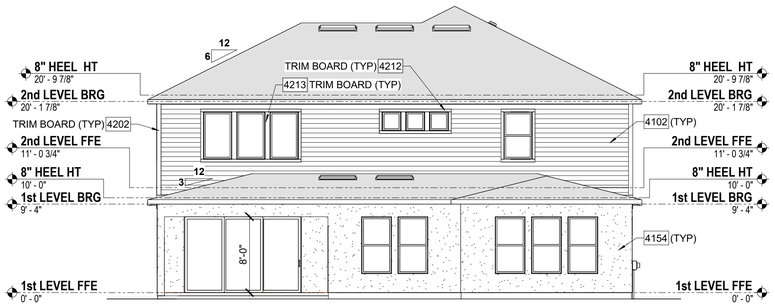
LEFT ELEVATION - TRADITIONAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



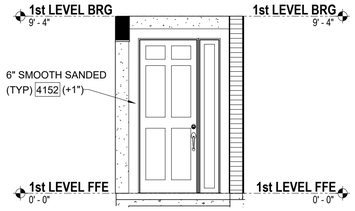
RIGHT ELEVATION - TRADITIONAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - TRADITIONAL A

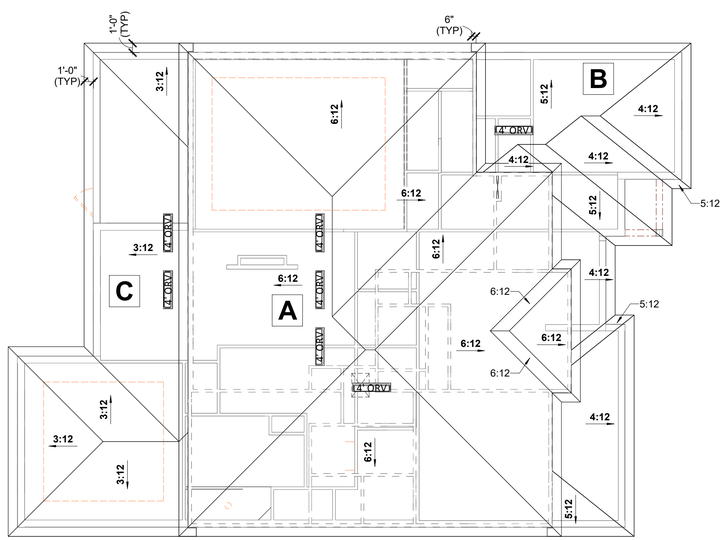
1/8" = 1'-0" WHEN PRINTED ON 22"x34"



1 A200 **FRONT ENTRY VIEW**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

(A) UPPER ROOF VENT REQUIREMENTS - TRADITIONAL A	(B) LOWER FRONT ROOF VENT REQUIREMENTS - TRADITIONAL A	(C) LOWER REAR ROOF VENT REQUIREMENTS - TRADITIONAL A
VENTILATION CALCULATIONS: ATTIC AREA = 1825 SQ. FT. / 300 = 6.08 SQ. FT. x 144 = 876 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 351 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 4 TOTAL SOFFIT VENTILATION NEEDED 525 SQ. IN.	VENTILATION CALCULATIONS: ATTIC AREA = 550 SQ. FT. / 300 = 1.83 SQ. FT. x 144 = 264 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 105 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 1 TOTAL SOFFIT VENTILATION NEEDED 159 SQ. IN.	VENTILATION CALCULATIONS: ATTIC AREA = 661 SQ. FT. / 300 = 2.20 SQ. FT. x 144 = 317 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 127 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 2 TOTAL SOFFIT VENTILATION NEEDED 190 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING: *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT		



ROOF PLAN - TRADITIONAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



FRONT ELEVATION - TRADITIONAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

3800	COACH LIGHTS (PER BLDR SPECS)
4102	LAP SIDING, 6" EXPOSURE
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4202	1x6 CORNER TRIM
4212	1x4 TRIM
4213	1x6 TRIM
4216	1x12 TRIM
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4260	DECORATIVE SHUTTERS (SIZE AS NOTED)
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: MJR

CHECKED: CM

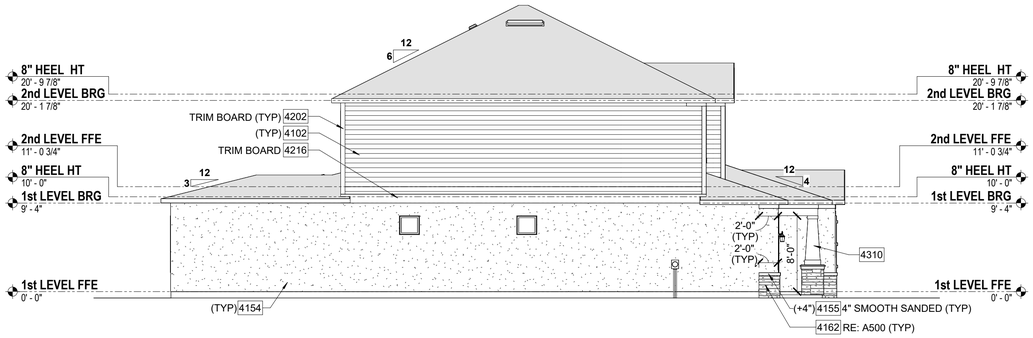
07-02-2025

REVISIONS:

No.	Description	Date

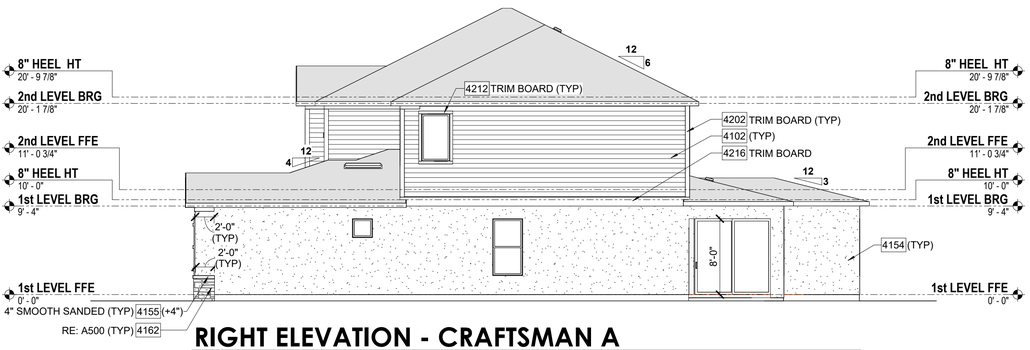
A200

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



LEFT ELEVATION - CRAFTSMAN A

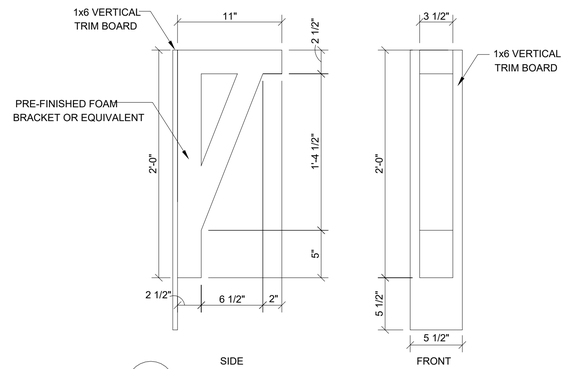
1/8" = 1'-0" WHEN PRINTED ON 22"x34"



RIGHT ELEVATION - CRAFTSMAN A

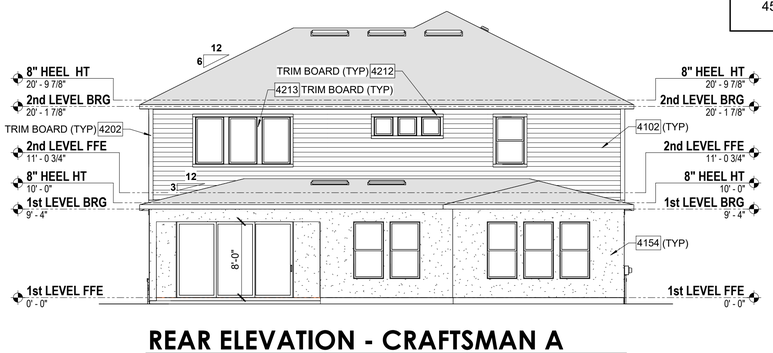
1/8" = 1'-0" WHEN PRINTED ON 22"x34"

(A) UPPER ROOF VENT REQUIREMENTS - CRAFTSMAN A	(B) LOWER FRONT ROOF VENT REQUIREMENTS - CRAFTSMAN A	(C) LOWER REAR ROOF VENT REQUIREMENTS - CRAFTSMAN A
VENTILATION CALCULATIONS: ATTIC AREA = 1825 SQ. FT. / 300 = 6.08 SQ. FT. x 144 = 876 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 351 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 4 ~~SOFA~~L VENTILATION NEEDED 525 SQ. IN.	VENTILATION CALCULATIONS: ATTIC AREA = 550 SQ. FT. / 300 = 1.83 SQ. FT. x 144 = 264 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 105 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 1 TOTAL SOFFIT VENTILATION NEEDED 159 SQ. IN.	VENTILATION CALCULATIONS: ATTIC AREA = 661 SQ. FT. / 300 = 2.20 SQ. FT. x 144 = 317 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 127 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 2 TOTAL SOFFIT VENTILATION NEEDED 190 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING: *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT		



1 / A202 **A-TYP-DECO-BKT-11X24X3.5**

1 1/2" = 1'-0" WHEN PRINTED ON 22"x34"

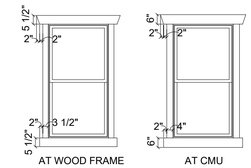


REAR ELEVATION - CRAFTSMAN A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

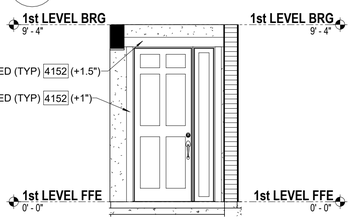
KEYNOTES

3800	COACH LIGHTS (PER BLDR SPECS)
4102	LAP SIDING, 6" EXPOSURE
4120	SHAKE SIDING
4133	SMOOTH PANEL SIDING
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4155	FOAM TRIM PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4162	MFR. STONE VENEER
4202	1x6 CORNER TRIM
4212	1x4 TRIM
4213	1x6 TRIM
4214	1x8 TRIM
4216	1x12 TRIM
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4260	DECORATIVE SHUTTERS (SIZE AS NOTED)
4310	TAPERED CRAFTSMAN COLUMN W/ CAP AND BASE (RE: STRUCTURAL FOR LOAD BEARING COLUMNS)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)



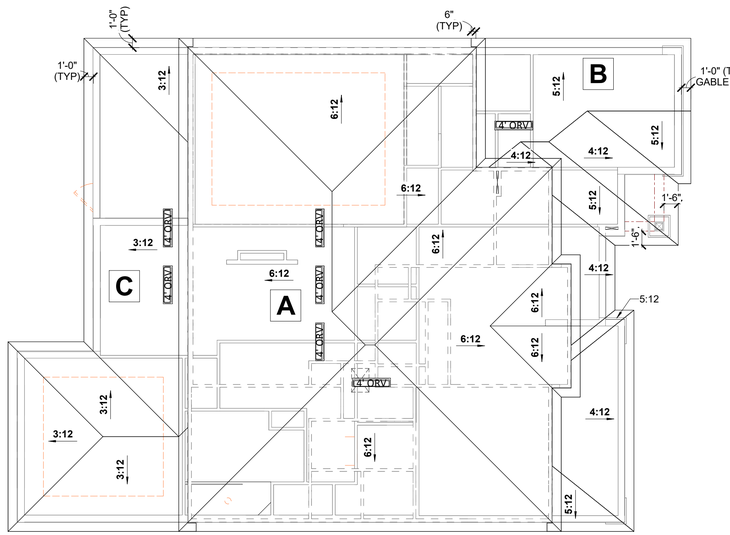
2 / A202 **WINDOW TRIM**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



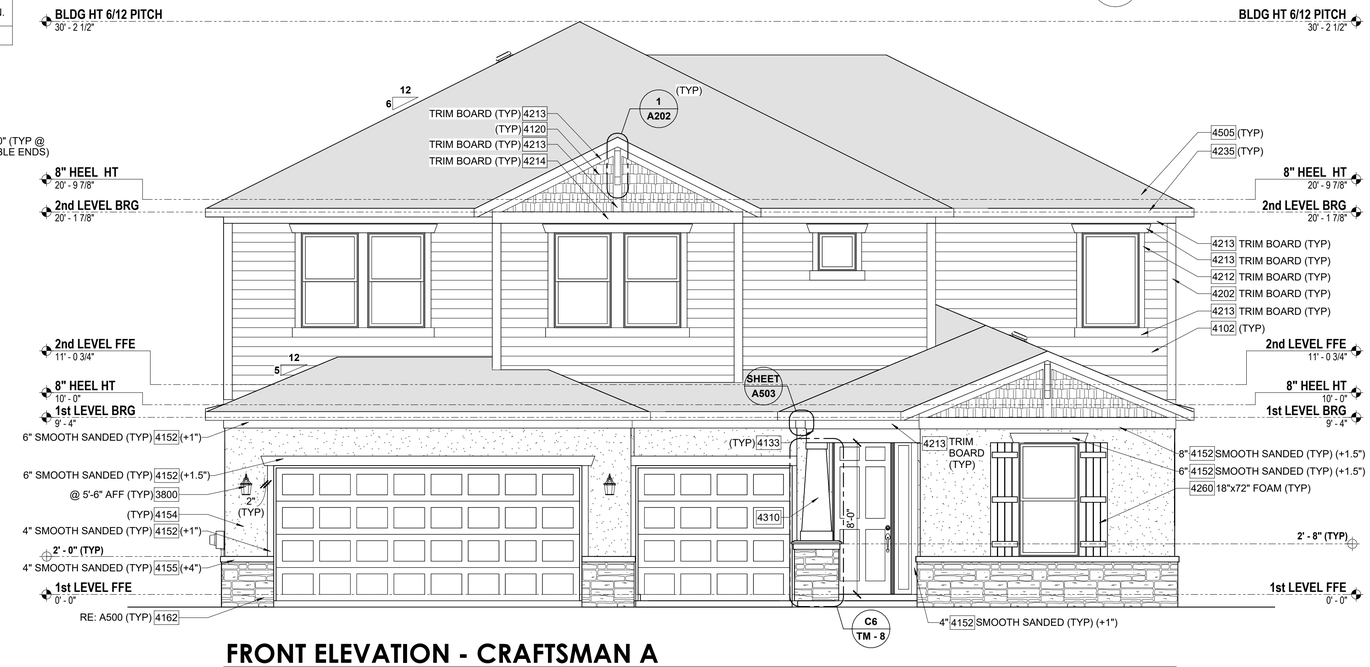
3 / A202 **FRONT ENTRY VIEW**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



ROOF PLAN - CRAFTSMAN A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



FRONT ELEVATION - CRAFTSMAN A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

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DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A202

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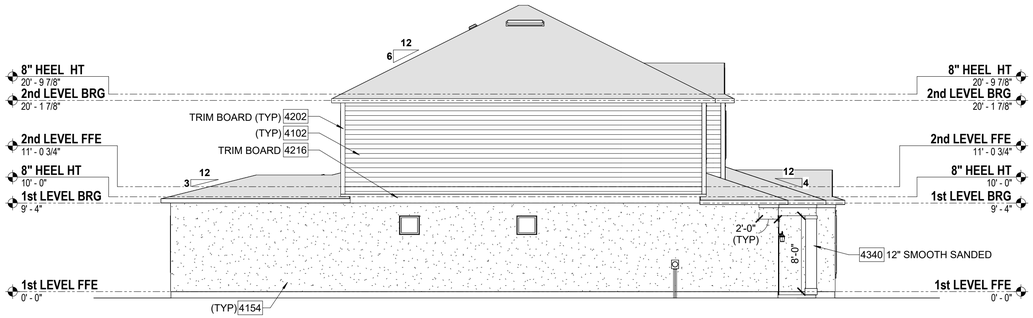
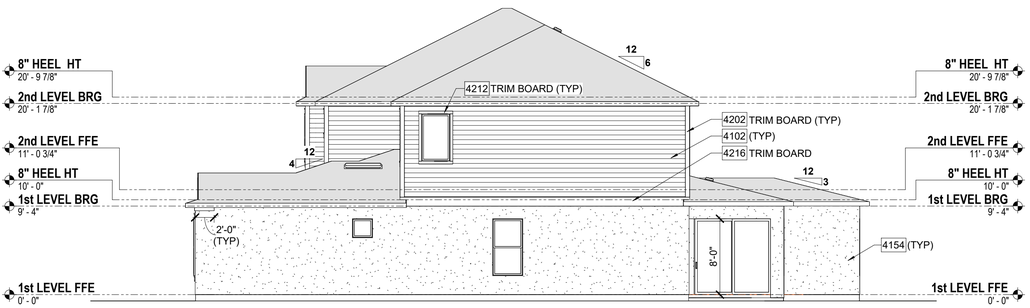


LEFT ELEVATION - COASTAL A

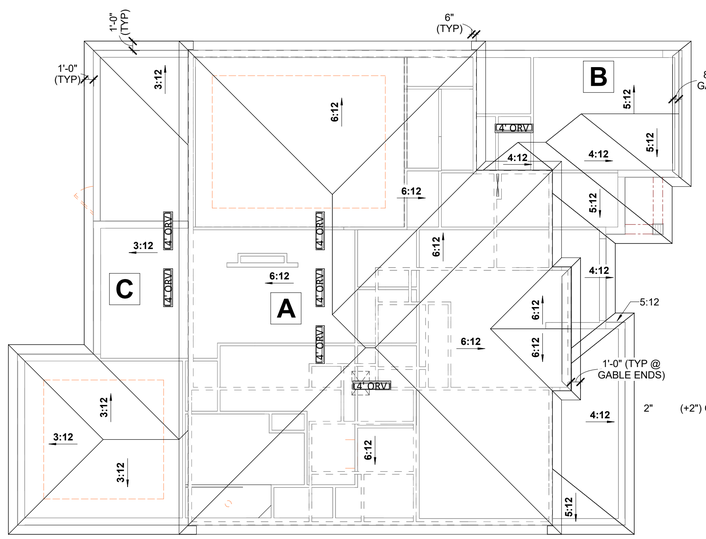
1/8" = 1'-0" WHEN PRINTED ON 22"x34"



RIGHT ELEVATION - COASTAL A

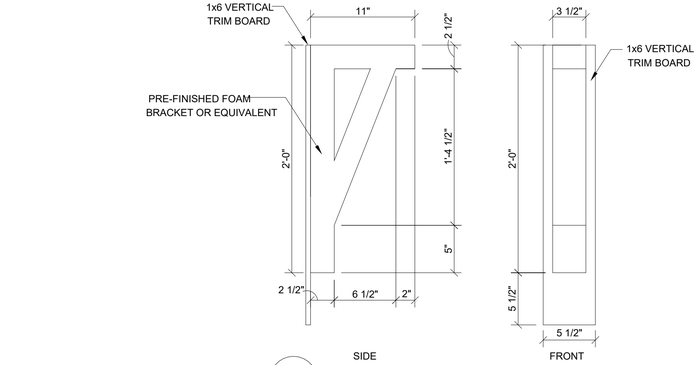
1/8" = 1'-0" WHEN PRINTED ON 22"x34"

(A) UPPER ROOF VENT REQUIREMENTS - COASTAL A	(B) LOWER FRONT ROOF VENT REQUIREMENTS - COASTAL A	(C) LOWER REAR ROOF VENT REQUIREMENTS - COASTAL A
VENTILATION CALCULATIONS: ATTIC AREA = 1825 SQ. FT. / 300 = 6.08 SQ. FT. x 144 = 876 SQ. FT.	VENTILATION CALCULATIONS: ATTIC AREA = 550 SQ. FT. / 300 = 1.83 SQ. FT. x 144 = 264 SQ. FT.	VENTILATION CALCULATIONS: ATTIC AREA = 661 SQ. FT. / 300 = 2.20 SQ. FT. x 144 = 317 SQ. FT.
GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 351 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 4 TOTAL SOFFIT VENTILATION NEEDED 525 SQ. IN.	GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 105 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 1 TOTAL SOFFIT VENTILATION NEEDED 159 SQ. IN.	GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 127 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 2 TOTAL SOFFIT VENTILATION NEEDED 190 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING: *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT		



ROOF PLAN - COASTAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

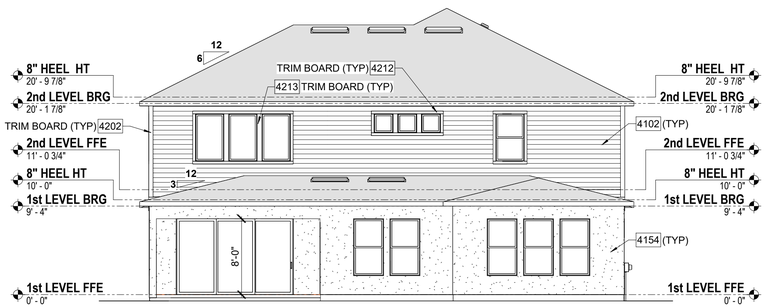


1 A204 **A-TYP-DECO-BKT-11X24X3.5**

1 1/2" = 1'-0" WHEN PRINTED ON 22"x34"

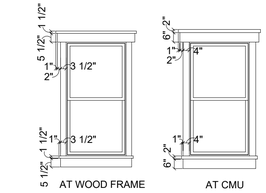
KEYNOTES

3800	COACH LIGHTS (PER BLDR SPECS)
4102	LAP SIDING, 6" EXPOSURE
4103	LAP SIDING, 2" EXPOSURE
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4202	1x6 CORNER TRIM
4212	1x4 TRIM
4213	1x6 TRIM
4216	1x12 TRIM
4220	2x2 TRIM OVER 1X TRIM (SIZE AS NOTED)
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4260	DECORATIVE SHUTTERS (SIZE AS NOTED)
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)



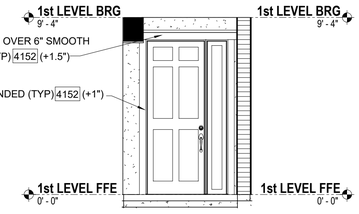
REAR ELEVATION - COASTAL A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



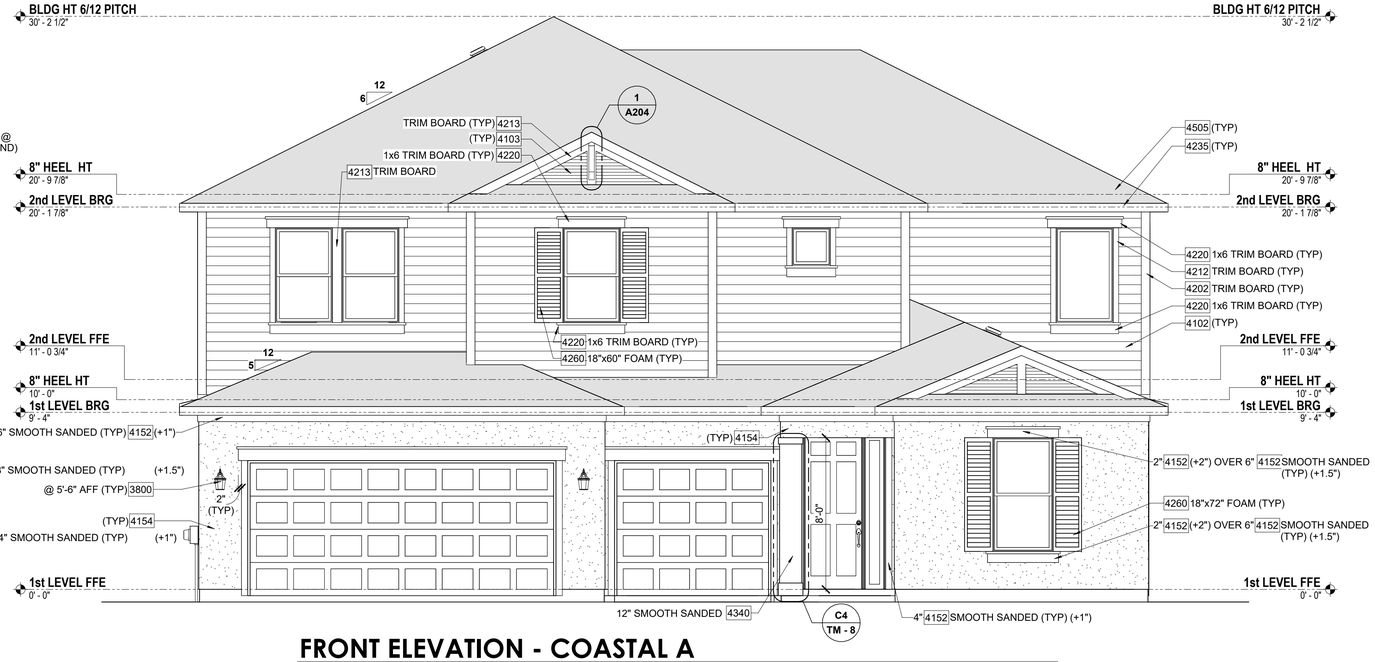
2 A204 **WINDOW TRIM**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



3 A204 **FRONT ENTRY VIEW**

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FRONT ELEVATION - COASTAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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taylor morrison

NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A204

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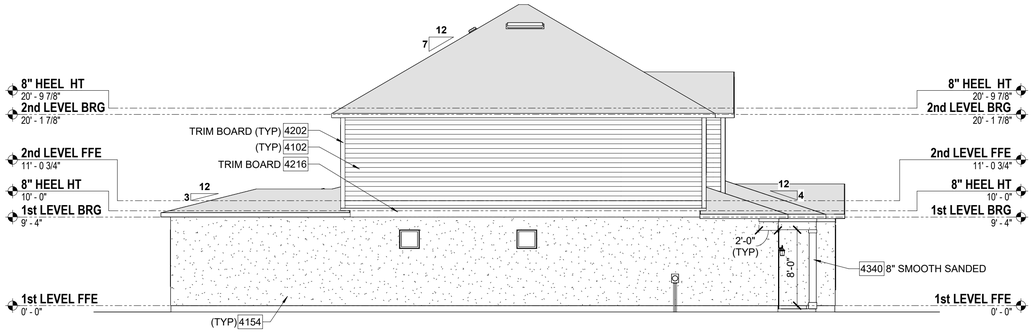
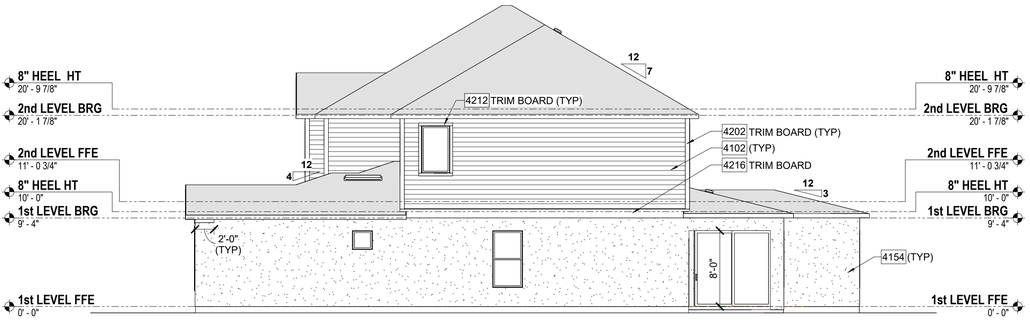


LEFT ELEVATION - FARMHOUSE A

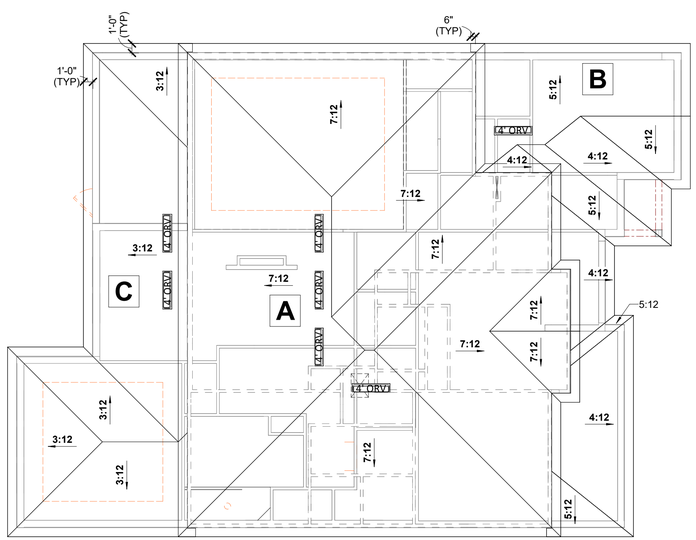
1/8" = 1'-0" WHEN PRINTED ON 22"x34"



RIGHT ELEVATION - FARMHOUSE A

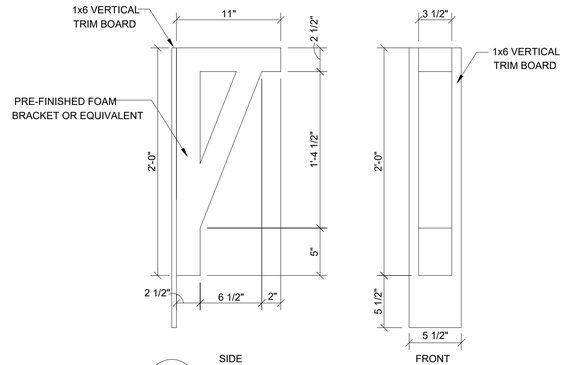
1/8" = 1'-0" WHEN PRINTED ON 22"x34"

(A) UPPER ROOF VENT REQUIREMENTS - FARMHOUSE A	(B) LOWER FRONT ROOF VENT REQUIREMENTS - FARMHOUSE A	(C) LOWER REAR ROOF VENT REQUIREMENTS - FARMHOUSE A
VENTILATION CALCULATIONS: ATTIC AREA = 1825 SQ. FT. / 300 = 6.08 SQ. FT. x 144 = 876 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 351 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 4 TOTAL SOFFIT VENTILATION NEEDED 525 SQ. IN.	VENTILATION CALCULATIONS: ATTIC AREA = 550 SQ. FT. / 300 = 1.83 SQ. FT. x 144 = 264 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 105 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 1 TOTAL SOFFIT VENTILATION NEEDED 159 SQ. IN.	VENTILATION CALCULATIONS: ATTIC AREA = 661 SQ. FT. / 300 = 2.20 SQ. FT. x 144 = 317 SQ. FT. GREATER THAN 40% LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 127 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 2 TOTAL SOFFIT VENTILATION NEEDED 190 SQ. IN.
VENT CALCULATIONS BASED ON THE FOLLOWING: *105 SQ. IN. PER 4 FOOT OFF RIDGE VENT		



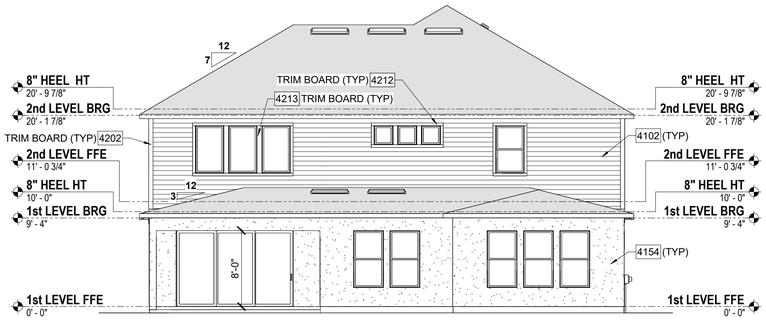
ROOF PLAN - FARMHOUSE A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



1 A206 A-TYP-DECO-BKT-11X24X3.5

1 1/2" = 1'-0" WHEN PRINTED ON 22"x34"

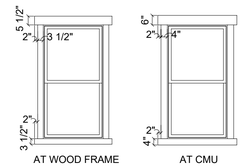


REAR ELEVATION - FARMHOUSE A

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

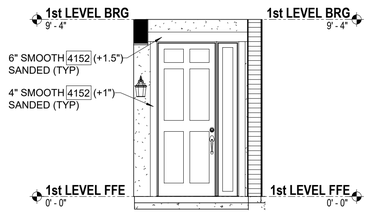
KEYNOTES

3800	COACH LIGHTS (PER BLDR SPECS)
4102	LAP SIDING, 6" EXPOSURE
4130	BOARD & BATTEN SIDING
4152	RAISED CEMENT PLASTER FINISH TRIM (SIZE AS NOTED)
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4202	1x6 CORNER TRIM
4212	1x4 TRIM
4213	1x6 TRIM
4216	1x12 TRIM
4235	1x2 DRIP OVER 2x6 SUB FASCIA W/ ALUM. OR VINYL WRAP FASCIA
4340	CMU COLUMN W/ CEMENT PLASTER FINISH (RE: STRUCTURAL)
4505	ASPHALT SHINGLE ROOFING (INSTALL PER MFR WRITTEN INSTRUCTIONS)



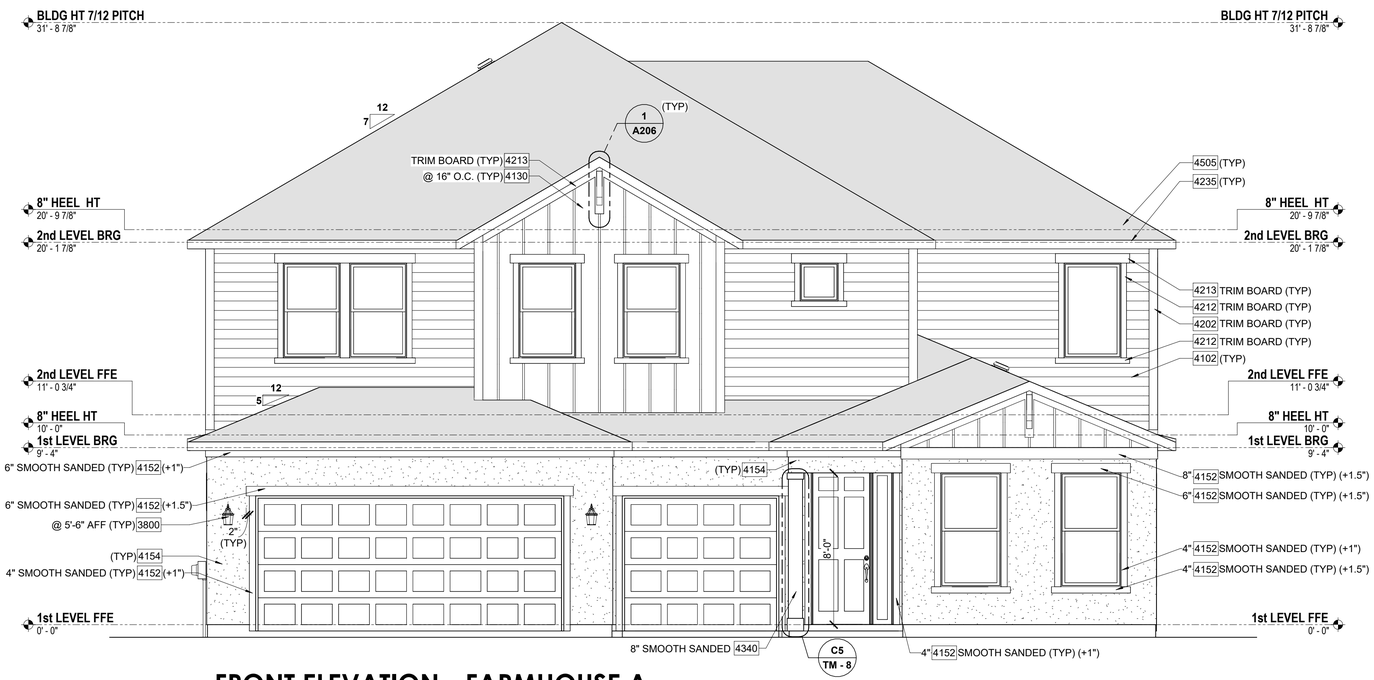
2 A206 WINDOW TRIM

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



3 A206 FRONT ENTRY VIEW

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FRONT ELEVATION - FARMHOUSE A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

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NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A206

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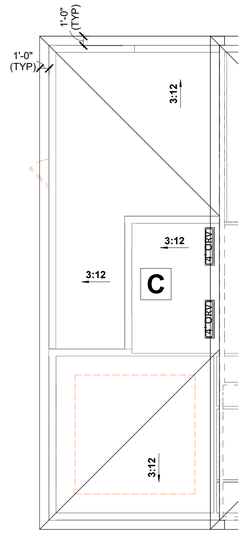


ROOF PLAN - OPT EXTENDED LANAI

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

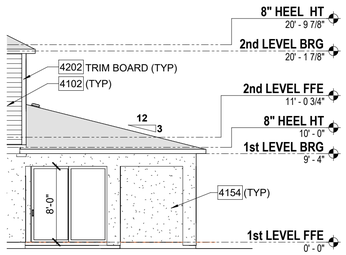
(C) LOWER REAR ROOF VENT REQUIREMENTS - OPT EXTENDED LANAI

VENTILATION CALCULATIONS:

ATTIC AREA = 436 SQ. FT. / 300 = 1.45 SQ. FT.
x 144 = 210 SQ. FT.

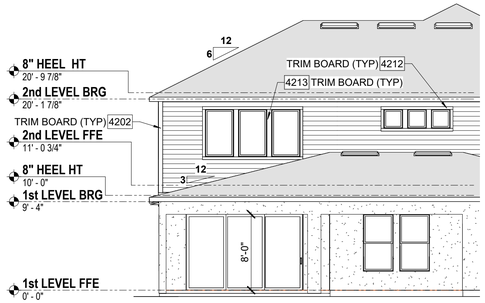
GREATER THAN 40% LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 84 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 126 SQ. IN.

VENT CALCULATIONS BASED ON THE FOLLOWING
*105 SQ. IN. PER 4 FOOT OFF RIDGE VENT



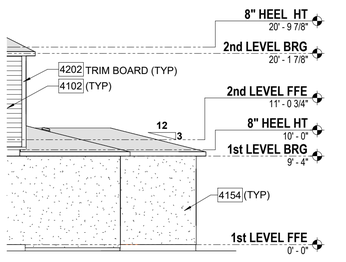
RIGHT ELEVATION - OPT EXTENDED LANAI

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



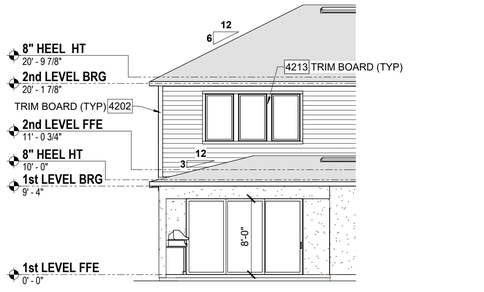
REAR ELEVATION - OPT EXTENDED LANAI

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



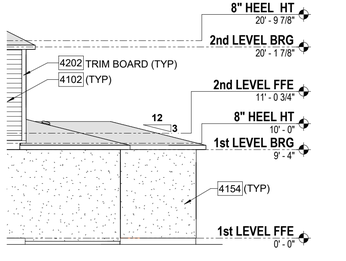
RIGHT ELEVATION - OPT OUTDOOR KITCHEN

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



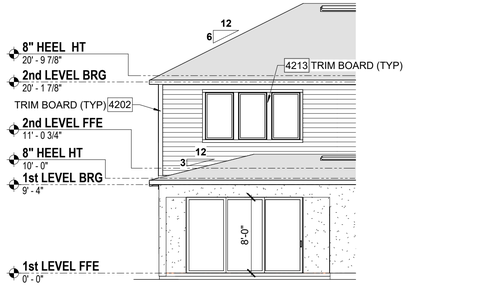
REAR ELEVATION - OPT OUTDOOR KITCHEN

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



RIGHT ELEVATION - OPT OUTDOOR KITCHEN ROUGH-IN

1/8" = 1'-0" WHEN PRINTED ON 22"x34"



REAR ELEVATION - OPT OUTDOOR KITCHEN ROUGH-IN

1/8" = 1'-0" WHEN PRINTED ON 22"x34"

KEYNOTES

4102	LAP SIDING, 6" EXPOSURE
4154	CEMENT PLASTER FINISH TEXTURED PER COMMUNITY SPECS (INSTALL PER MRF WRITTEN INSTRUCTIONS)
4202	1x6 CORNER TRIM
4212	1x4 TRIM
4213	1x6 TRIM

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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904.821.5200
taylor morrison

NANTUCKET

BASE PLAN
50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048
DRAWN: MJR
CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A210

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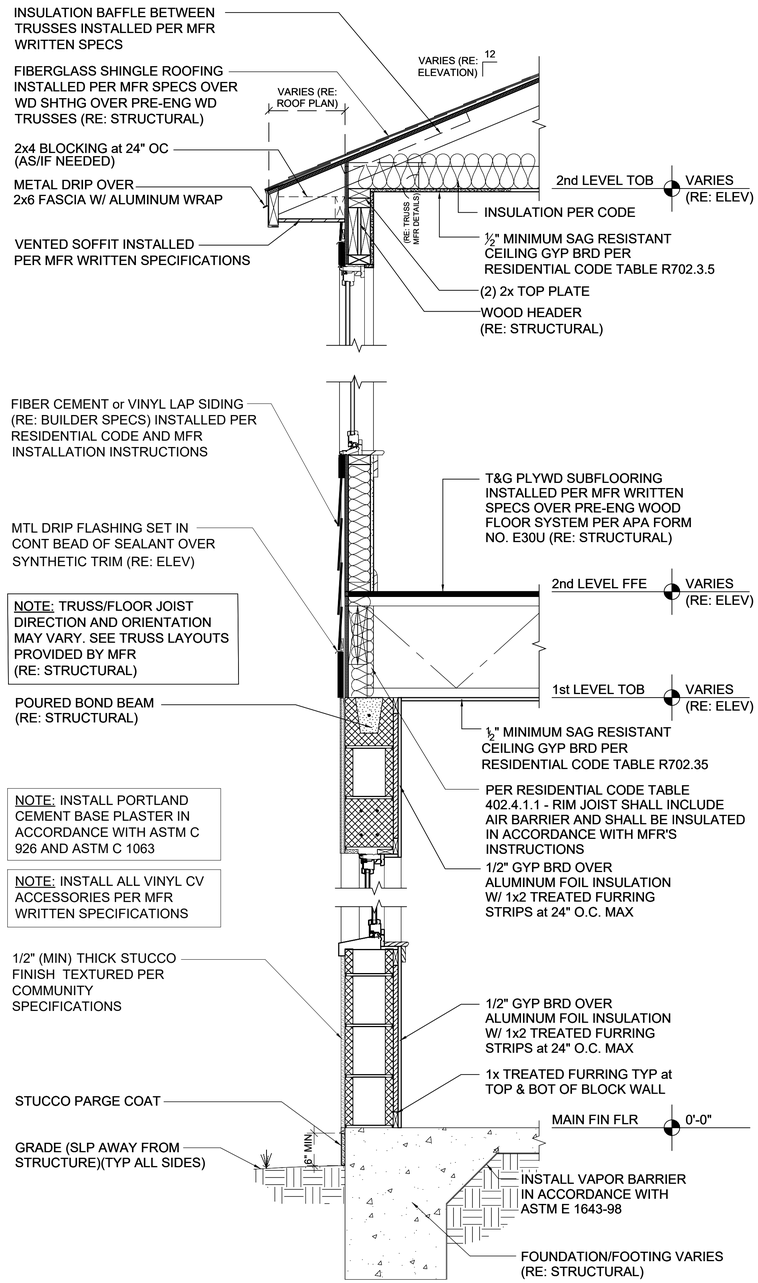

2 A400 TYP TWO-STORY WALL SECTION

SCALE: 1" = 1'-0"

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A400

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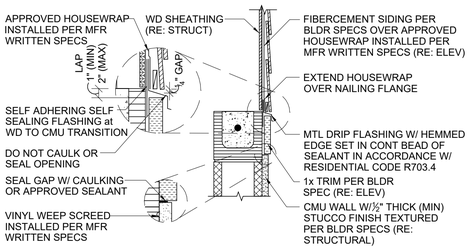
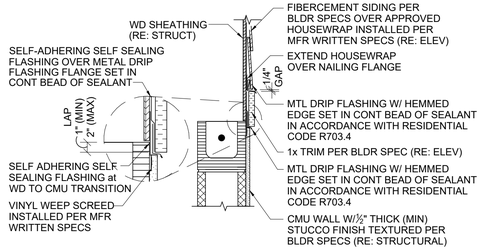


TRIM BAND BELOW TRANSITION

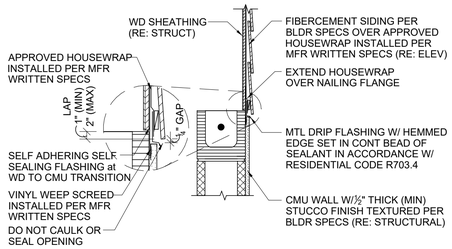


TRIM BAND ABOVE TRANSITION

NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM 926 AND ASTM C 1063

NOTE: APPLY SEALANT AT ALL EXTERIOR MATERIAL JOINTS IN ACCORDANCE WITH ASTM C 834 AND ASTM C 1193

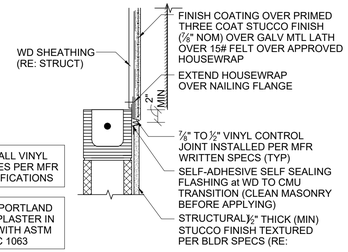


SIDING TO STUCCO

NO TRIM BAND

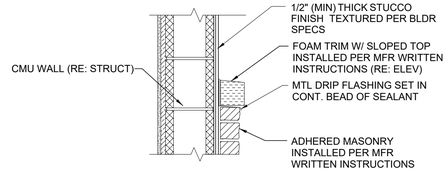
NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM 926 AND ASTM C 1063



STUCCO TO STUCCO

- DETAIL
- TYP HORIZONTAL MATERIAL TRANSITION - CMU TO WOOD FRAME NTS

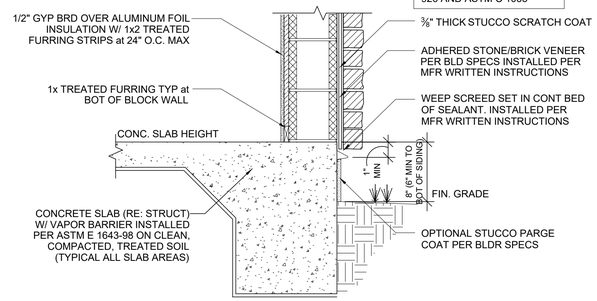


ADHERED STONE/BRICK

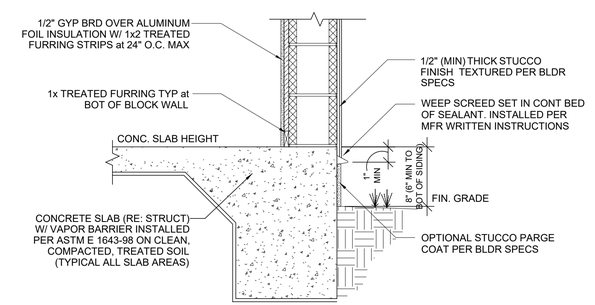
- DETAIL
- MATERIAL TRANSITIONS - CMU NTS

NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM C 926 AND ASTM C 1063



ADHERED STONE/BRICK

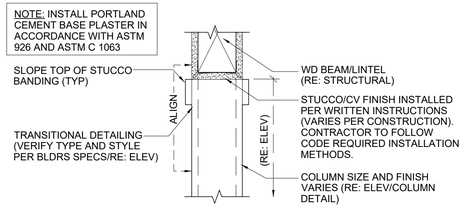


STUCCO

- DETAIL
- TYP WALL FLASHING at SILL - CMU NTS

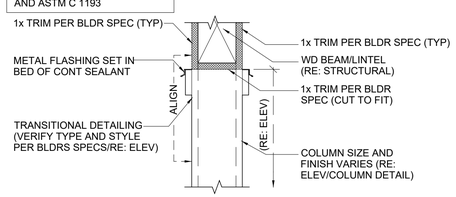
NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM 926 AND ASTM C 1063



- DETAIL
- TYP COLUMN FINISH - STUCCO NTS

NOTE: APPLY SEALANT AT ALL EXTERIOR MATERIAL JOINTS IN ACCORDANCE WITH ASTM C 834 AND ASTM C 1193

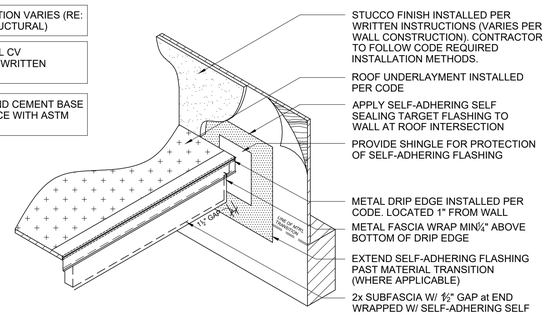


- DETAIL
- TYP COLUMN FINISH - TRIM NTS

NOTE: WALL CONSTRUCTION VARIES (RE: TYP WALL SECTION/STRUCTURAL)

NOTE: INSTALL ALL VINYL CV ACCESSORIES PER MFR WRITTEN SPECIFICATIONS

NOTE: INSTALL PORTLAND CEMENT BASE PLASTER IN ACCORDANCE WITH ASTM 926 AND ASTM C 1063



- DETAIL
- TYP SUB FASCIA at WALL INTERSECTION - STUCCO NTS

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BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A500

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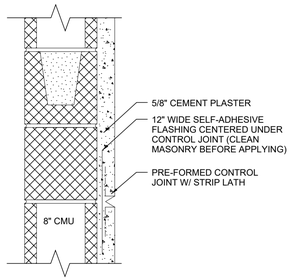
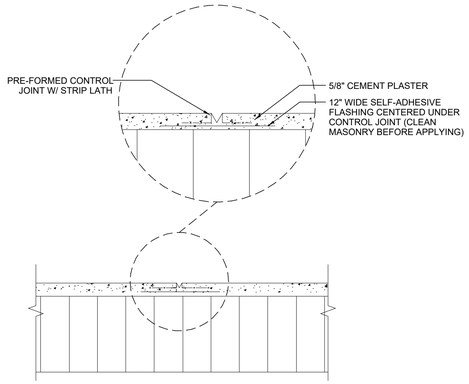


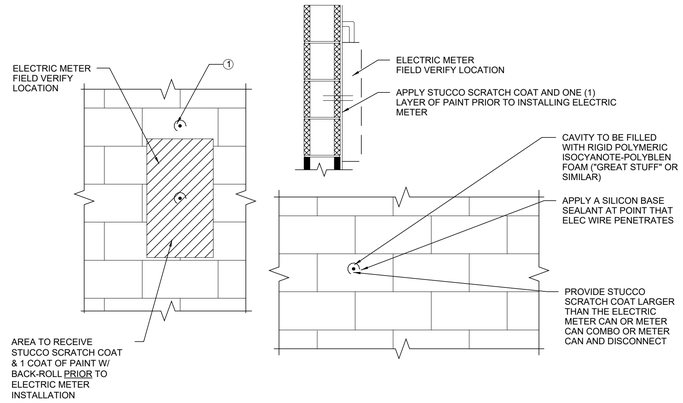
CONTROL JOINT - HORIZ - CMU

SCALE: N.T.S.



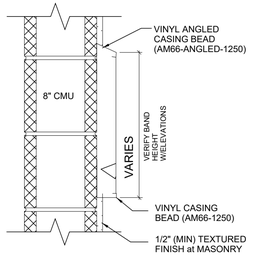
CONTROL JOINT - VERTICAL - CMU

SCALE: N.T.S.



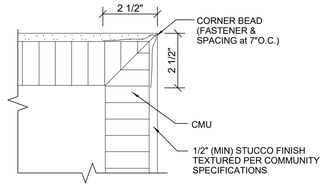
ELECTRICAL CONDUIT PENETRATION

SCALE: N.T.S.



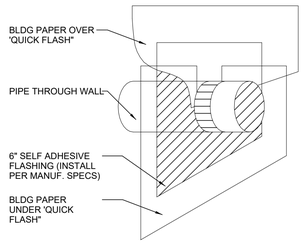
RAISED BAND at BLOCK

SCALE: N.T.S.



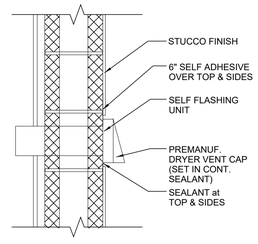
CORNER BEAD at BLOCK

SCALE: N.T.S.



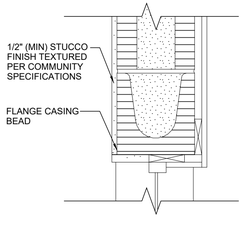
VENT PENATRATION

SCALE: N.T.S.



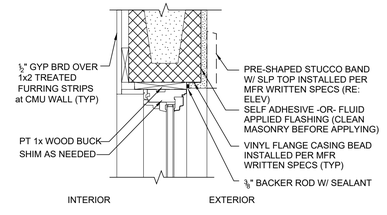
DRYER VENT (BLOCK)

SCALE: N.T.S.



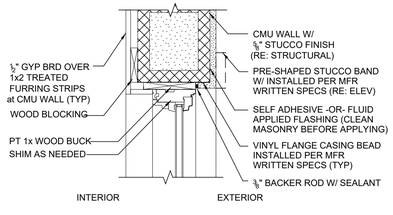
CASING BEAD at WN

SCALE: N.T.S.



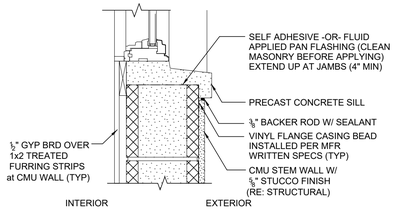
WINDOW HEAD at CMU

SCALE: 1 ½" = 1'-0"



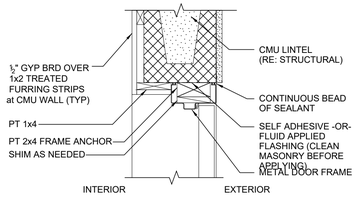
WINDOW JAMB at CMU

SCALE: 1 ½" = 1'-0"



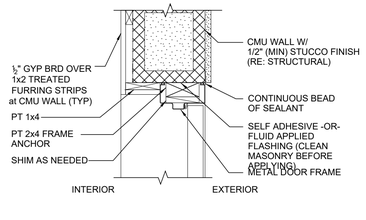
WINDOW SILL at CMU

SCALE: 1 ½" = 1'-0"



DOOR HEAD at CMU

SCALE: 1 ½" = 1'-0"



DOOR JAMB at CMU

SCALE: 1 ½" = 1'-0"

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BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A501

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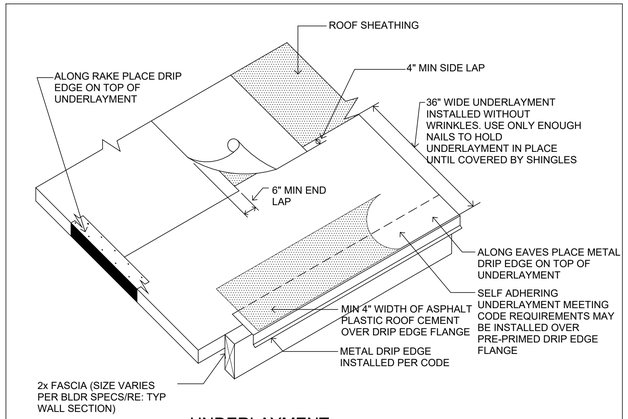
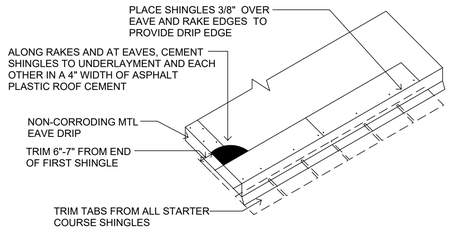
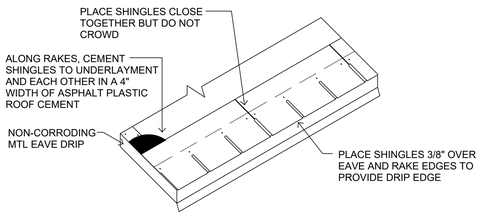


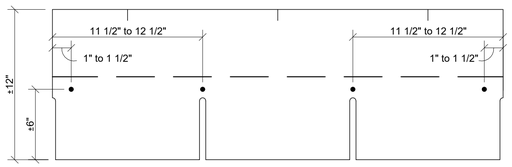
UNDERLAYMENT



STARTER COURSE



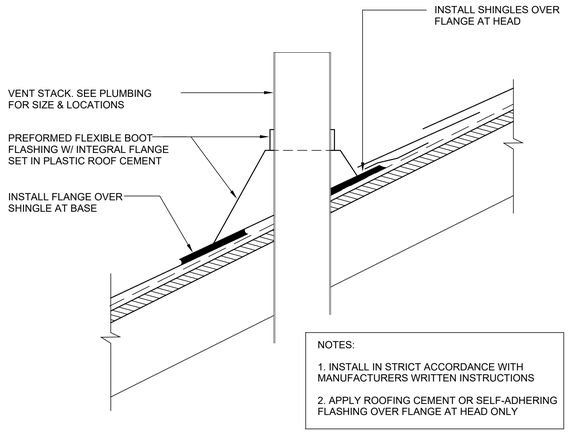
FIRST COURSE



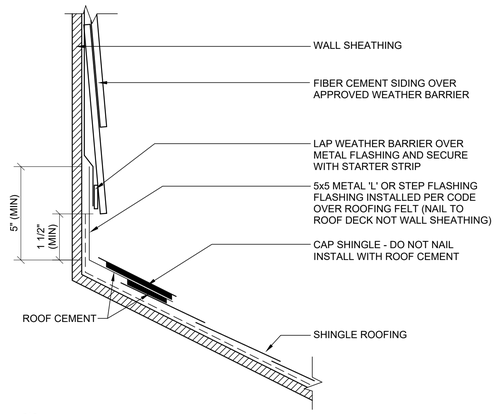
SHINGLE NAILING

ROOFING DETAILS N.T.S.

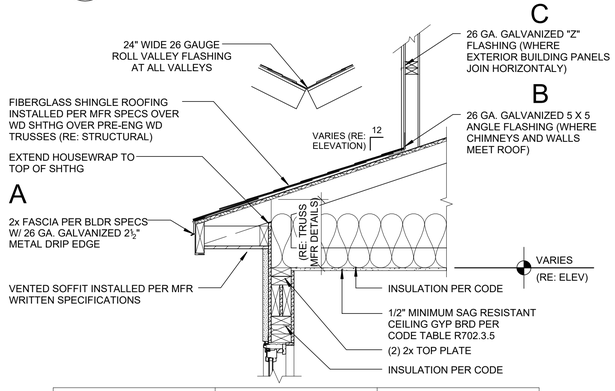
4:12 or GREATER SLOPE
NOTE: FOR SLOPES BELOW 4:12, ALL ROOFING UNDERLAYMENT SHALL BE SELF ADHERING SHEET MEMBRANE APPROVED BY THE SHINGLE MANUFACTURER FOR USE ON LOW SLOPE ROOFING PROJECTS.



DETAIL VENT STACK FLASHING NTS



DETAIL WALL FLASHING - LAP SIDING NTS



A	B	C
2 3/4", 2 1/2"	5", 5"	2 1/8", 1/2", 3/8" or 5/8"
26 GA. GALVANIZED 2 1/2" MTL DRIP EDGE	26 GA. GALVANIZED 5 X 5 ANGLE FLASHING	32 GA. GALVANIZED "Z" FLASHING

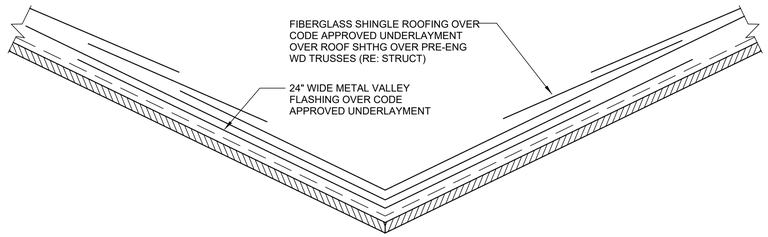
DETAIL TYPICAL ROOF FLASHING NTS

VALLEY SHINGLE INSTALLATION:
INSTALL SHINGLES USING 'CLOSED CUT' METHOD.

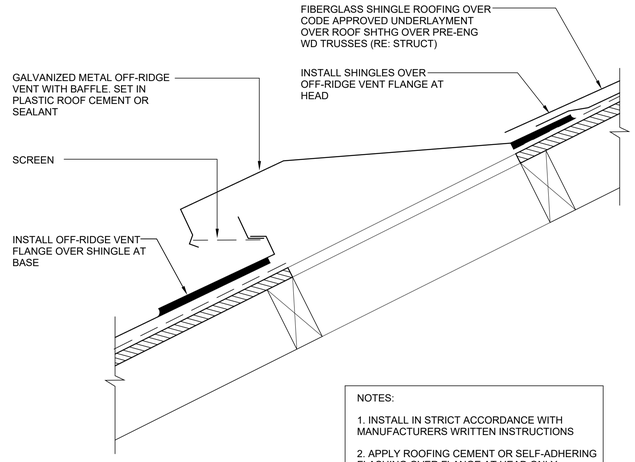
1. MARK SHINGLE CUT LINE 2"-3" FROM VALLEY CENTER LINE.

2. INSERT METAL SHEET BETWEEN SHINGLES FROM BOTH PLANES, TO ENSURE ONLY TOP SHINGLE IS CUT.

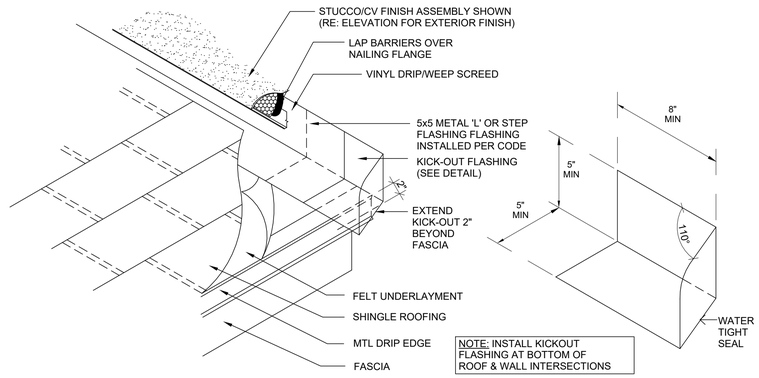
3. FINISH THE CUT EDGE WITH A DOUBLE BEAD OF ROOF CEMENT



DETAIL VALLEY FLASHING NTS



DETAIL OFF-RIDGE VENT NTS



DETAIL WALL/KICKOUT FLASHING (STUCCO) NTS

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NANTUCKET

BASE PLAN
50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048
DRAWN: MJR
CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

A502

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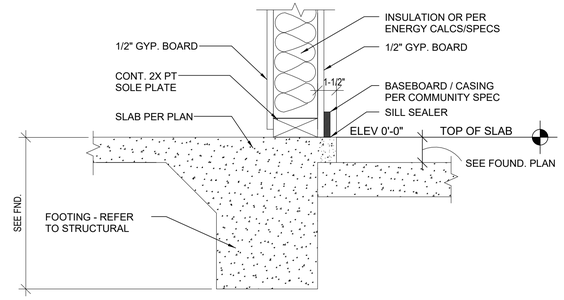
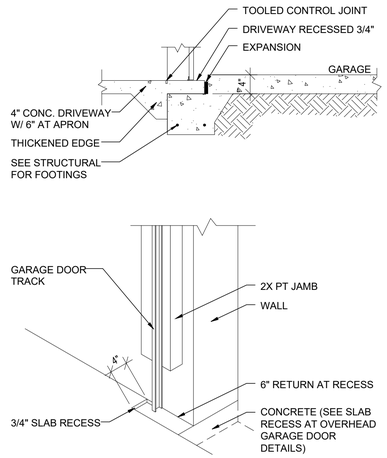


- DETAIL
- GARAGE WALL EXTENDED CURB DETAIL NTS



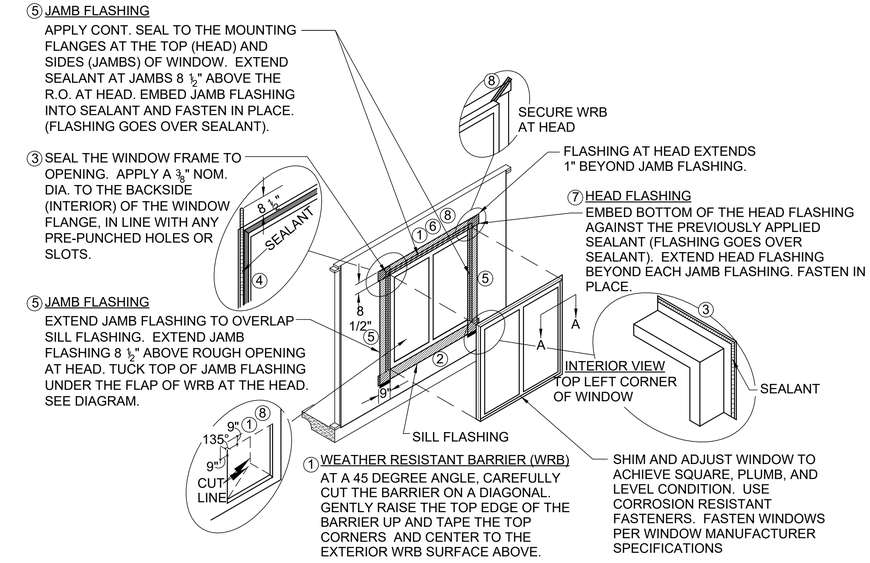
- DETAIL
- GARAGE SLAB RECESS AT OVERHEAD GARAGE DOOR NTS

TYPICAL WINDOW FLASHING

METHOD "A-1" (ASTM E 2112-01)

WINDOW INSTALLATION (METHOD A-1)

WEATHER RESITIVE BARRIER (WRB) APPLIED PRIOR TO THE WINDOW INSTALLATION. FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.

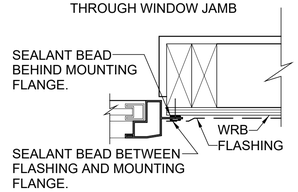


STEPS:

1. IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING.
2. APPLY SILL FLASHING
3. APPLY BEAD OF SEALANT AT BACK OF WINDOW FLANGE & SET WINDOW USING PAN HEAD SCREWS TO FACILITATE INSPECTION.
4. APPLY BEAD OF SEALANT AT SIDE JAMBS. EXTEND 8 ½"
5. APPLY JAMB FLASHING
6. APPLY BEAD OF SEALANT AT HEAD
7. APPLY HEAD FLASHING
8. REMOVE PREVIOUSLY APPLIED TAPE, ALLOWING WRB TO LAY FLAT OVER HEAD FLASHING. APPLY NEW SHEATHING TAPE OVER DIAGONAL CUT - SEE DIAGRAM.

SECTION A

THROUGH WINDOW JAMB



NOTE:
1. WINDOW INSTALLATION AND FLASHING DETAILS ARE CONSISTENT WITH ASTM E 2112 METHOD A-1 EXCEPT SELF-ADHERING FLASHINGS ARE USED

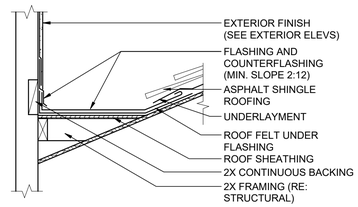
2. IT IS THE CONTRACTORS RESPONSIBILTY TO VERIFY THE COMPATIBILITY OF ALL PRODUCTS INCLUDING HOUSEWRAP, SEALANTS & SELF-ADHERING FLASHING MATERIALS USED DURING CONSTRUCTION

3. INSTALL ALL MATERIALS PER MANUFACTURERS WRITTEN SPECIFICATIONS

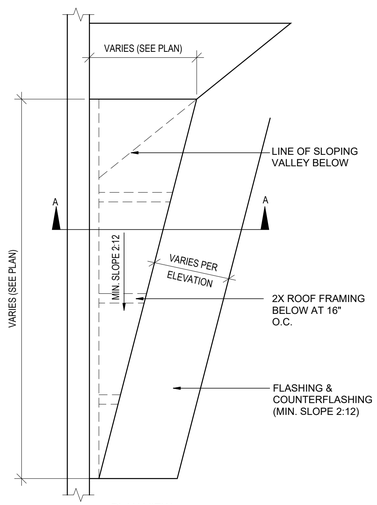
4. TYPICAL WINDOW & DOOR FLASHING INSTALLATION DETAILS PREPARED IN ACCORDANCE WITH RESIDENTIAL CODE APPROVED SPECIFICATIONS

WARNING: SEALANTS/FLASHINGS MAY REACT ADVERSELY IF NOT COMPATIBLE

- DETAIL
- TYP WINDOW FLASHING - WOOD NTS

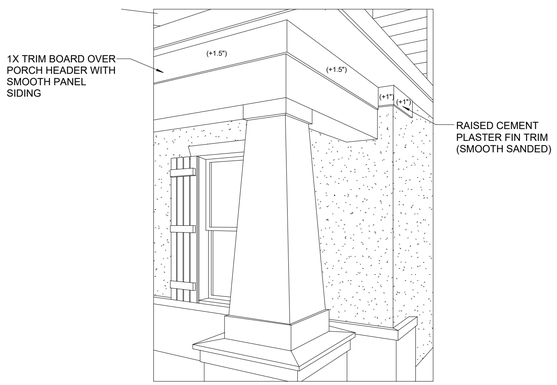


SECTION A



PLAN VIEW

- DETAIL
- ROOF CRICKET NTS



- DETAIL
- PORCH HEADER TRIM TRANSITION - CMU NTS

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BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003048**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

A503

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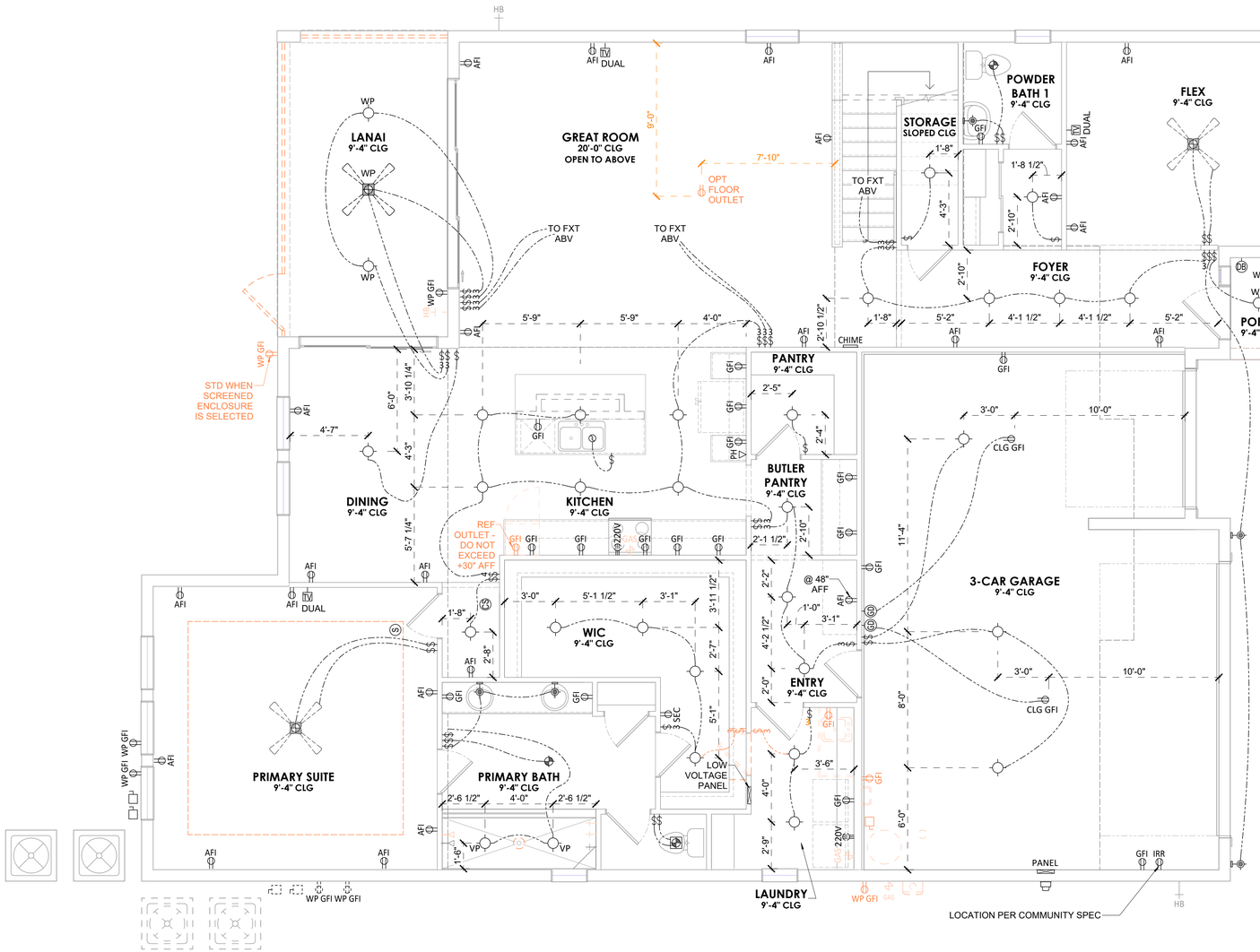

1st LEVEL ELECTRICAL PLAN - TRADITIONAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	MW	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET		QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

WP = WEATHER PROOF | VP = VAPOR PROOF

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BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

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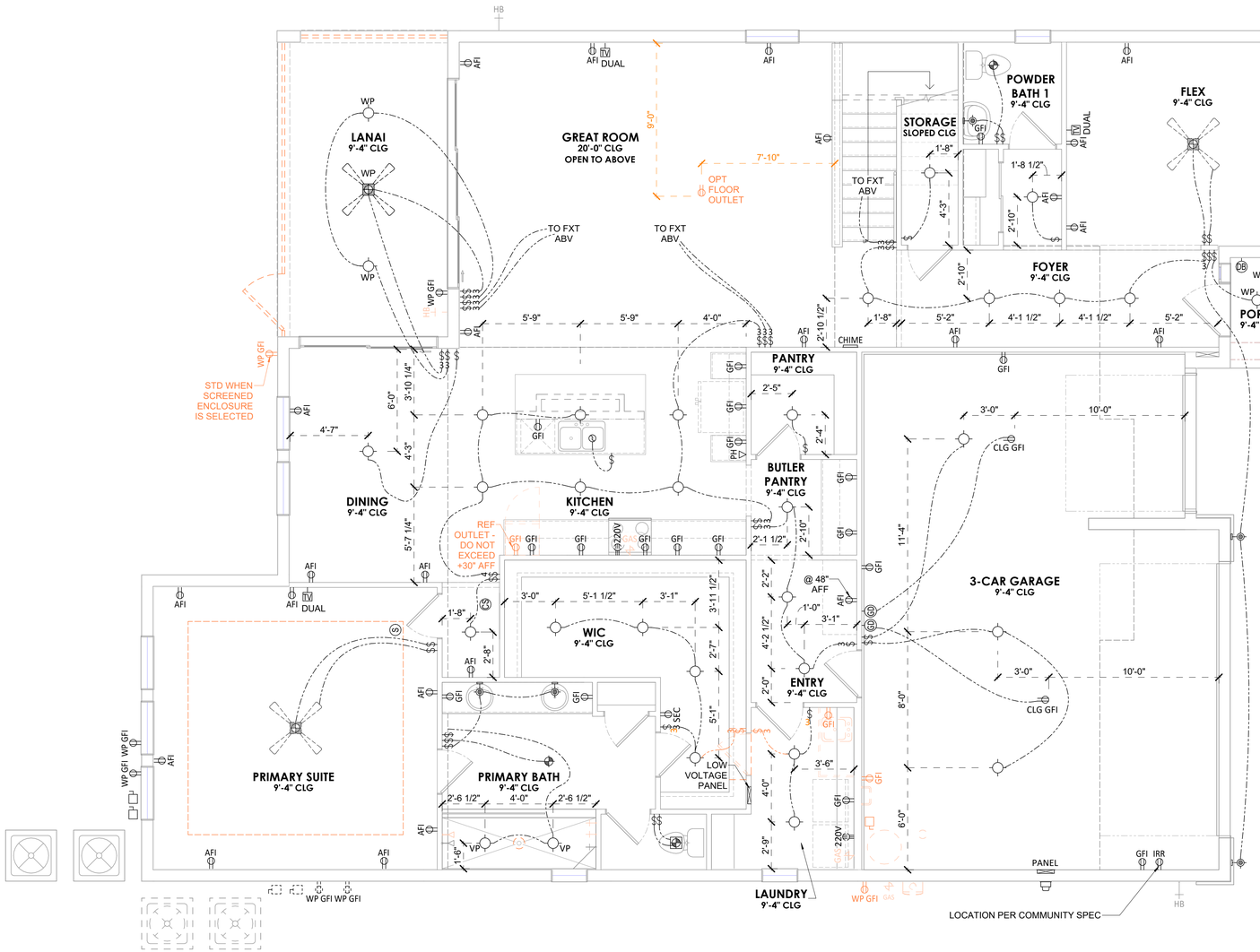

1st LEVEL ELECTRICAL PLAN - CRAFTSMAN A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	MW	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET		QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

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BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E102

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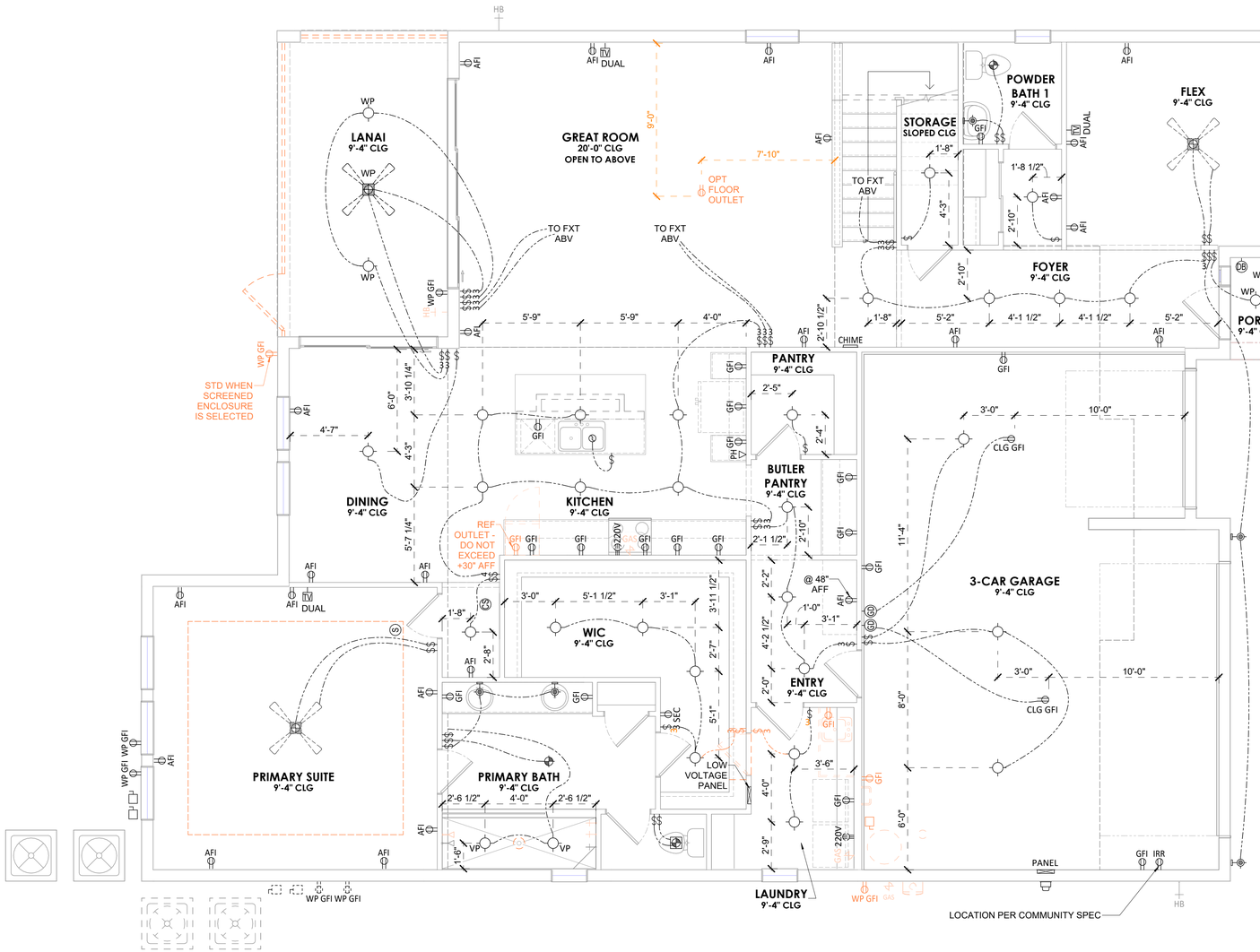

1st LEVEL ELECTRICAL PLAN - COASTAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
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PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

WP = WEATHER PROOF | VP = VAPOR PROOF

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904.821.5200
taylor morrison

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BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E104

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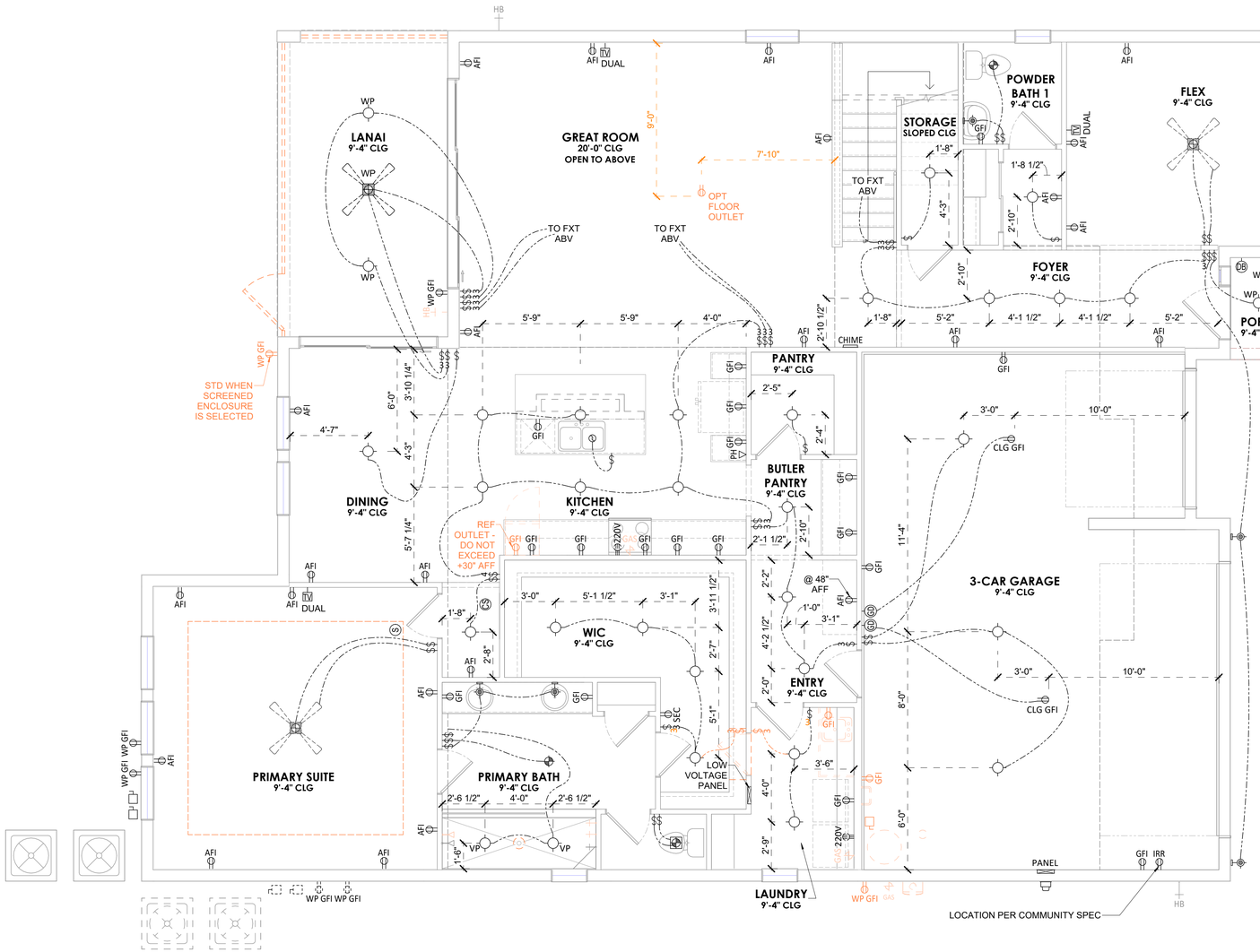

1st LEVEL ELECTRICAL PLAN - FARMHOUSE A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	MW	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET		QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

ALL RECEPTACLE SPACING AND LOCATIONS TO BE IN ACCORDANCE WITH CURRENT PRESIDING ELECTRICAL CODE

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NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E106

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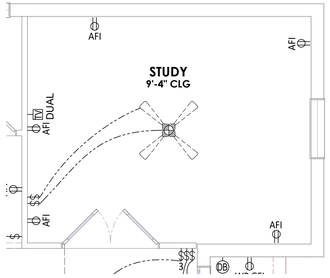
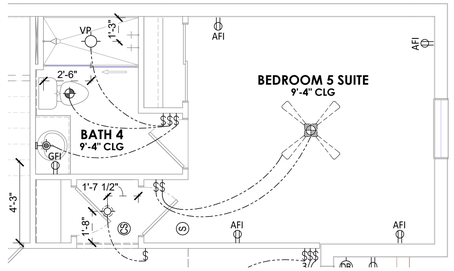


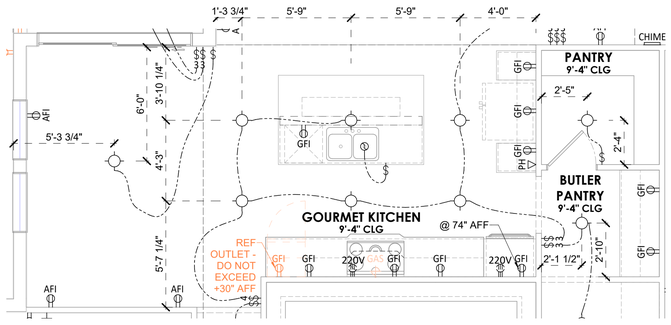
1st LEVEL ELECTRICAL PLAN - OPT STUDY

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



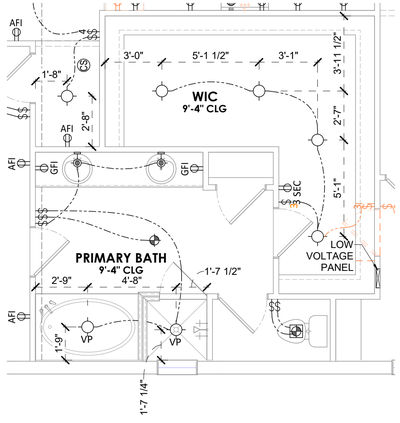
1st LEVEL ELECTRICAL PLAN - OPT BEDROOM 5 SUITE/ BATH 4

1/4" = 1'-0" WHEN PRINTED ON 22"x34" MUST BE SELECTED W/ OPT POWDER BATH 2



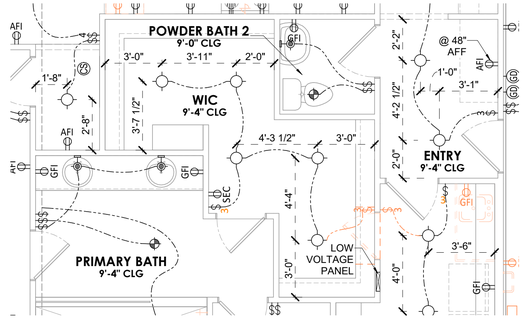
1st LEVEL ELECTRICAL PLAN - OPT GOURMET KITCHEN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT DELUXE PRIMARY BATH

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT POWDER BATH 2

1/4" = 1'-0" WHEN PRINTED ON 22"x34" MUST BE SELECTED W/ OPT BEDROOM 5 SUITE/ BATH 4

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	MW	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET	QD	QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

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NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E108

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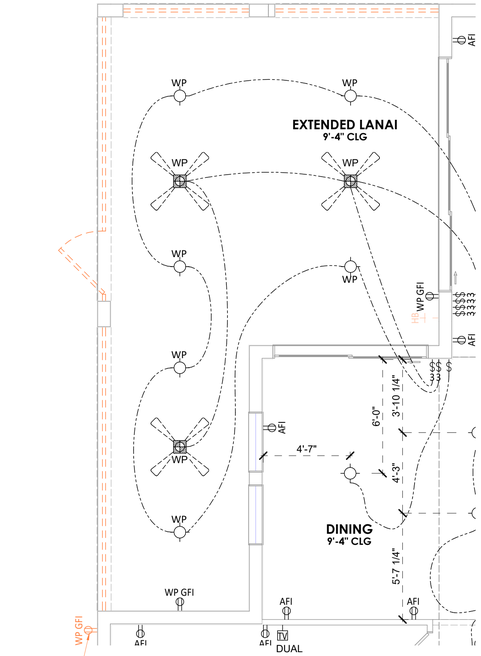
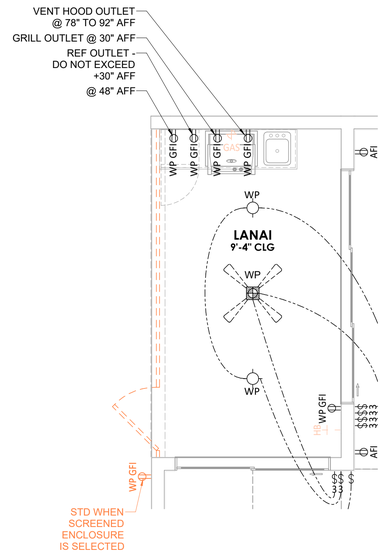


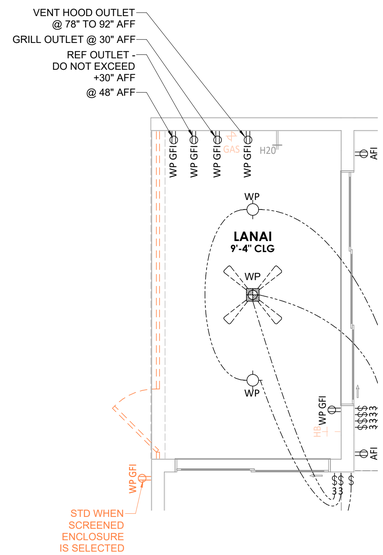
1st LEVEL ELECTRICAL PLAN - OPT EXTENDED LANAI

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



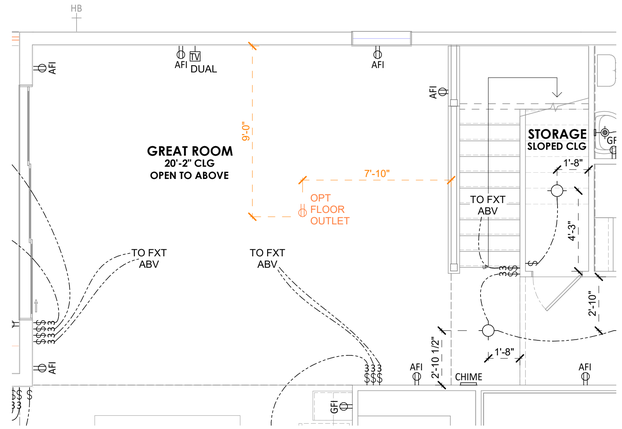
1st LEVEL ELECTRICAL PLAN - OPT OUTDOOR KITCHEN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT OUTDOOR KITCHEN ROUGH IN

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT OPEN STAIR RAIL

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	M/H	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET		QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

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NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E109

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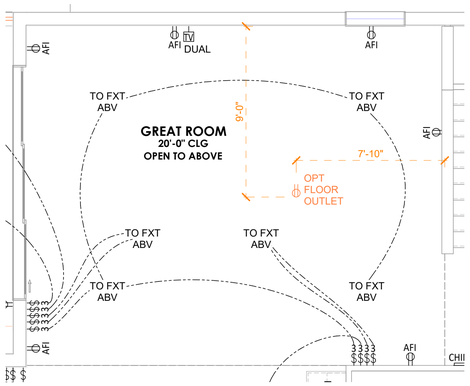
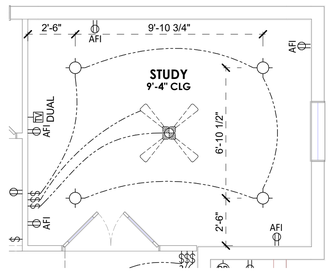


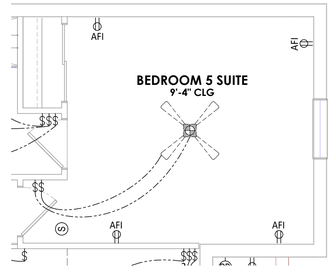
1st LEVEL ELECTRICAL PLAN - OPT GREAT ROOM LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT STUDY LIGHTS

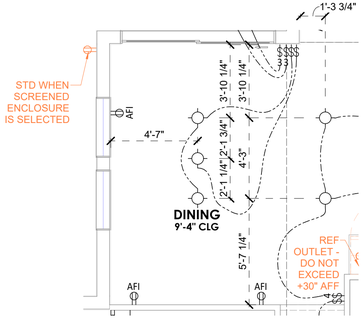
1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT BEDROOM 5 SUITE ROOM LIGHTS

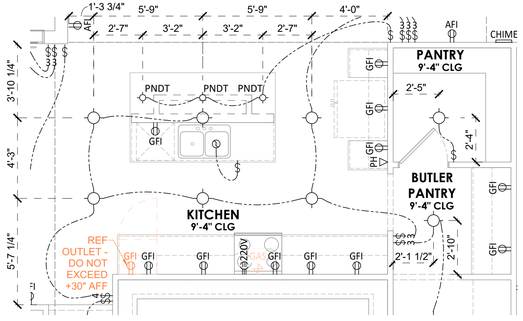
1/4" = 1'-0" WHEN PRINTED ON 22"x34"

MUST BE SELECTED W/ OPT POWDER BATH 2



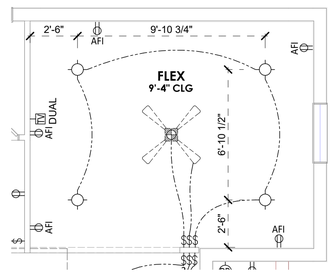
1st LEVEL ELECTRICAL PLAN - OPT DINING LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



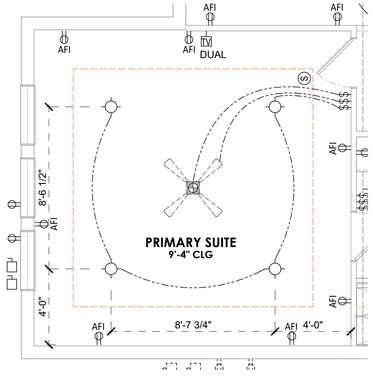
1st LEVEL ELECTRICAL PLAN - PENDANT KICHEN LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT FLEX LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL ELECTRICAL PLAN - OPT PRIMARY SUITE LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	MW	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET		QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

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BASE PLAN
50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048
DRAWN: MJR
CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E110

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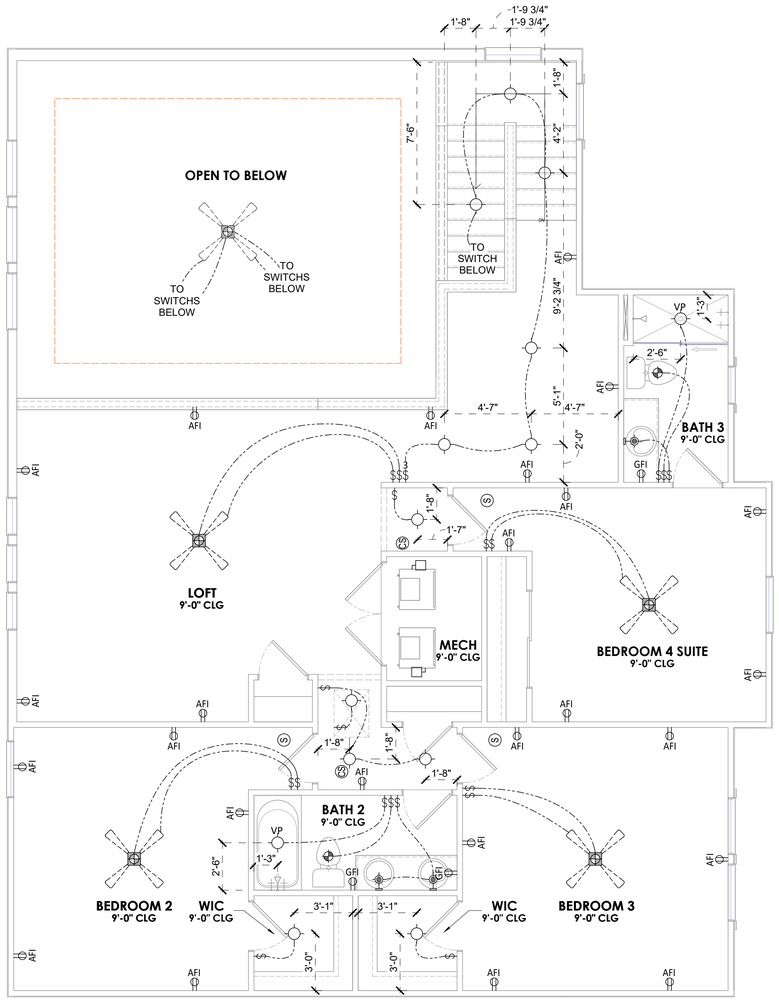

2nd LEVEL ELECTRICAL PLAN - TRADITIONAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	MW	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET		QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

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BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E111

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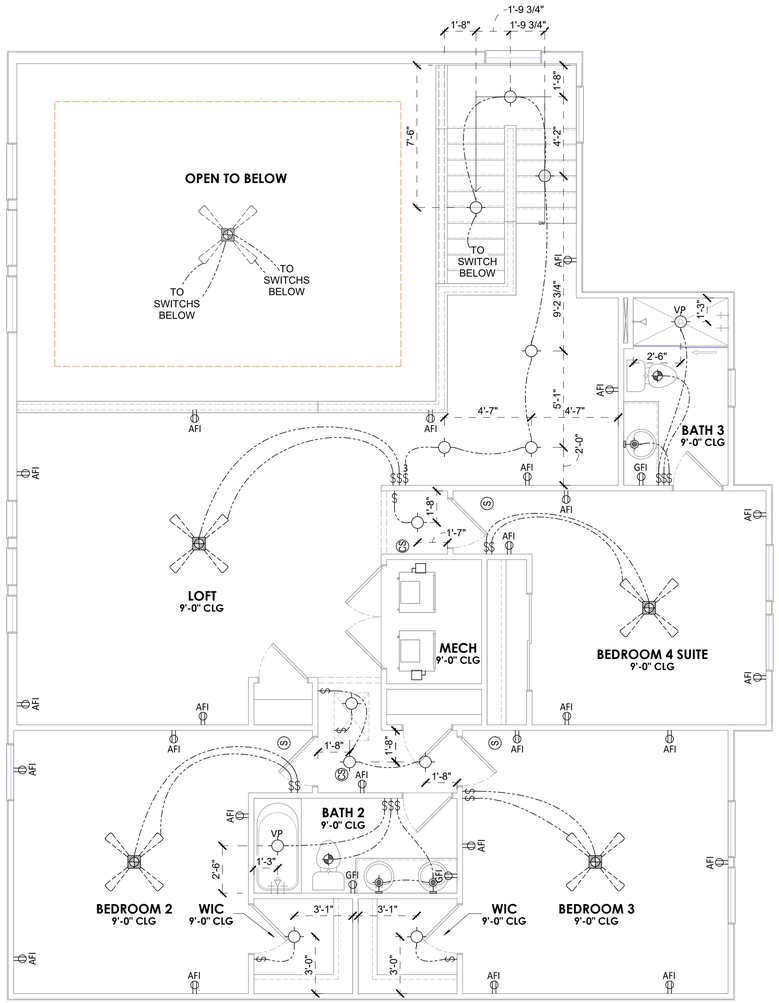

2nd LEVEL ELECTRICAL PLAN - CRAFTSMAN A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	MW	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET		QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

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BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

E113

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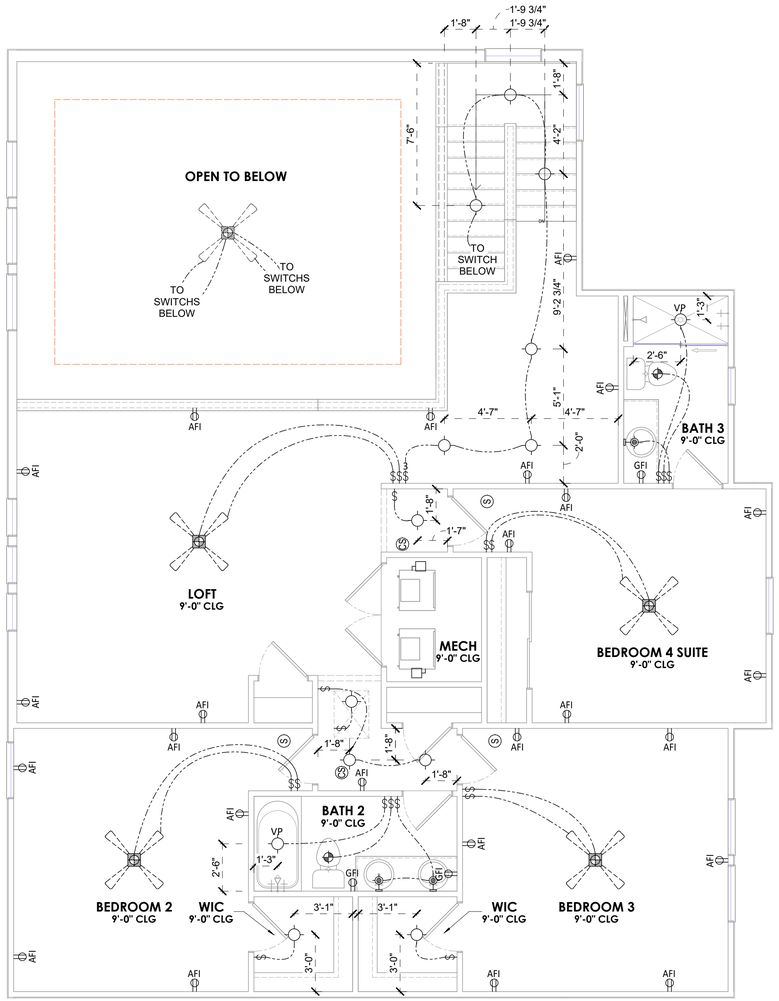

2nd LEVEL ELECTRICAL PLAN - COASTAL A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	M/H	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET	QD	QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

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BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

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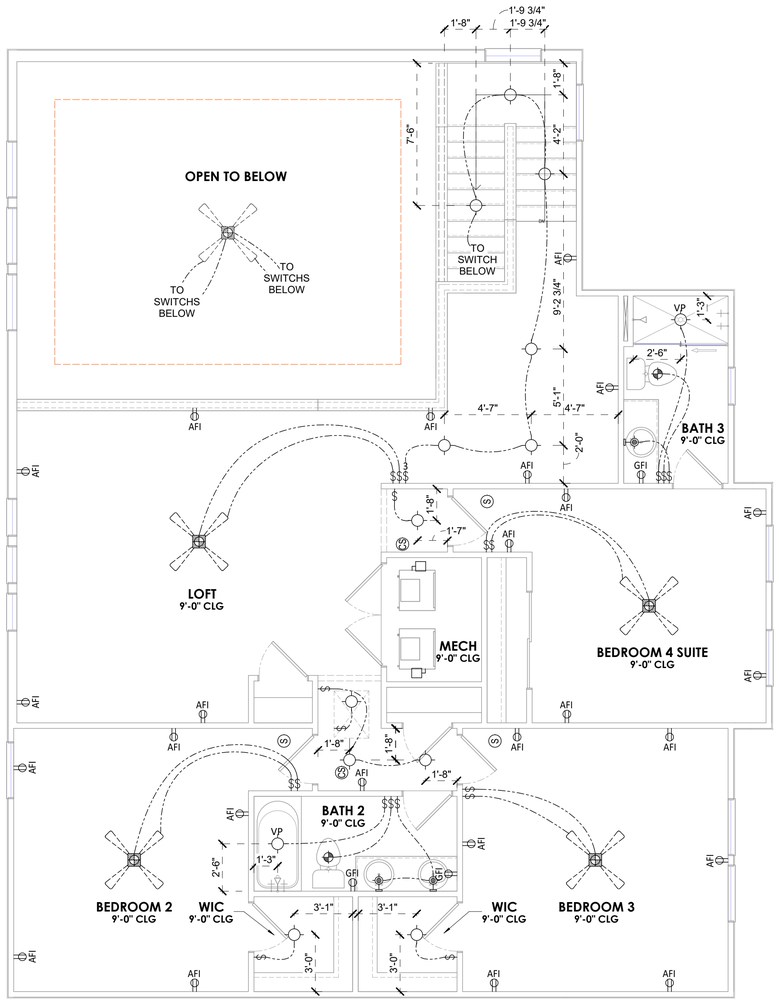

2nd LEVEL ELECTRICAL PLAN - FARMHOUSE A

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	MW	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
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PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
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	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
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BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

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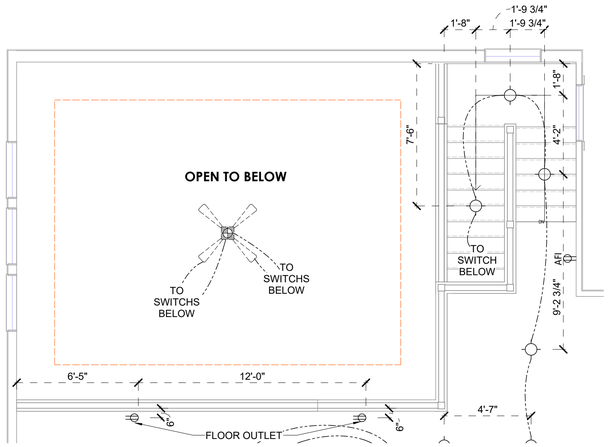
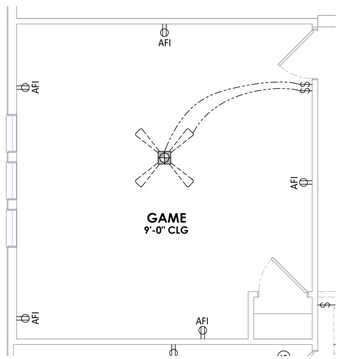


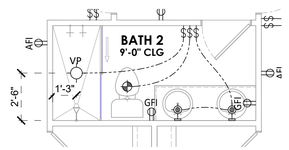
2nd LEVEL ELECTRICAL PLAN - OPT OPEN STAIR RAIL

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



2nd LEVEL ELECTRICAL PLAN - OPT GAME

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



2nd LEVEL ELECTRICAL PLAN - OPT SHOWER @ BATH 2

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
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	DUPLEX OUTLET	CLG	CEILING OUTLET
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JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
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S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET		QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
PC	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
	CEILING FAN		PRE-WIRE FOR CLG FAN ROUGH-IN
	LIGHTED CEILING FAN		PRE-WIRE FOR CLG FAN w/ LIGHT ROUGH-IN

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BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: MJR

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REVISIONS:

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E119

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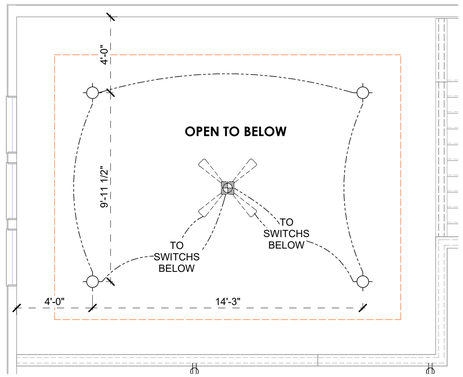
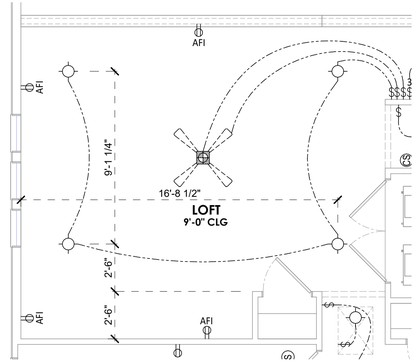


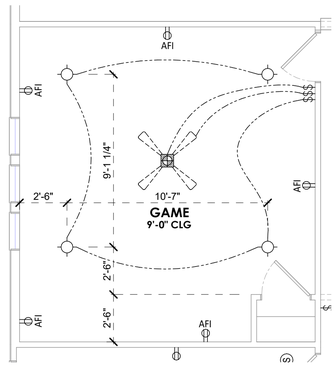
2nd LEVEL ELECTRICAL PLAN - OPT GREAT ROOM LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



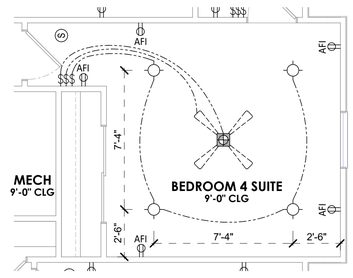
2nd LEVEL ELECTRICAL PLAN - OPT LOFT LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



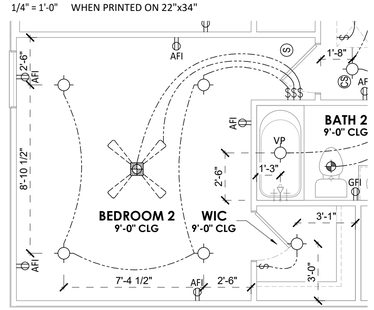
2nd LEVEL ELECTRICAL PLAN - OPT GAME LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



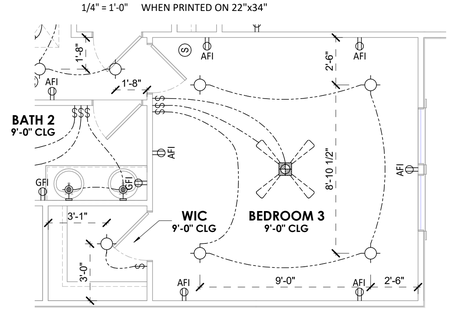
2nd LEVEL ELECTRICAL PLAN - OPT BEDROOM 4 SUITE LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



2nd LEVEL ELECTRICAL PLAN - OPT BEDROOM 2 LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



2nd LEVEL ELECTRICAL PLAN - OPT BEDROOM 3 LIGHTS

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
$3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
$4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
$D	DIMMER SWITCH		SWITCHED OUTLET
	220 VOLT OUTLET	GFI	GFCI DUPLEX OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
AFI	AFCI DUPLEX OUTLET	FLR	FLOOR OUTLET
JB	JUNCTION BOX	IRR	IRRIGATION OUTLET
SOF	SWITCHED SOFFIT OUTLET	MH	MICROWAVE OUTLET
S	SMOKE DETECTOR	D	DIRECT WIRE (PER MFR SPECS)
C	CARBON MONOXIDE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
TV	TELEVISION OUTLET		QUICK DISCONNECT
PH	TELEPHONE OUTLET		NETWORK OUTLET
PANEL	SERVICE PANEL	M	SERVICE METER
	GARBAGE DISPOSAL		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO - VENT TO EXT		BATH FAN - VENT TO EXT
PC	PULL CHAIN LIGHT	K	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
	RECESSED EYEBALL LIGHT	HANGING	PRE-WIRE FOR HANGING LIGHT
	RECESSED LIGHT	MINI	MINIATURE PUCK LIGHT
	LED DOWNLIGHT	PNDT	HANGING PENDANT LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
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BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

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CHECKED: CM

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REVISIONS:

No.	Description	Date

E120

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

DESIGN CRITERIA AND LOADS

Building Code
Florida Building and Residential Codes, 8th Edition (2023)

Code for Design Loads
ANSI/ASCE 7-22

ROOF LOADING..... C_p = 1.25
TOP CHORD LIVE LOAD.....20 PSF
TOP CHORD DEAD LOAD.....7 PSF
BOTTOM CHORD LIVE LOAD
ATTICS WITH LIMITED STORAGE.....20 PSF
ATTICS WITHOUT STORAGE.....10 PSF
(NON-CONCURRENT)
BOTTOM CHORD DEAD LOAD.....5 PSF

WIND LOADING[2]..... C_p = 1.60
ASCE 7, 3S GUST.....150 MPH
EXPOSURE CATEGORY.....C
BUILDING CATEGORY.....II
ENCLOSURE CLASSIFICATION.....ENCLOSED
INTERNAL PRESSURE COEFF.....0.18
C&C DESIGN PRESSURES.....(SEE TABLE 1)

SKIP

FLOOR LOADING..... C_p = 1.00
TOP CHORD LIVE LOAD.....40 PSF
TOP CHORD DEAD LOAD.....10 PSF
BOTTOM CHORD LIVE LOAD.....0 PSF
BOTTOM CHORD DEAD LOAD.....5 PSF

SPECIAL FLOOR LOADING..... C_p = 1.00
GAME ROOM/LOFT LIVE LOAD.....60 PSF
BALCONY/DECK LIVE LOAD.....40 PSF

DEFLECTION CRITERIA
ROOF TRUSSES.....LL / 240
TL / 180
TL MAX 1" UP TO 40' SPAN
FLOOR JOIST OR TRUSS.....LL / 360
TL / 240
BEAMS[1].....LL / 360
TL / 240

NOTES:
1. PORCH BEAMS AND BEAMS SUPPORTING EXTERIOR WALL ABOVE SHALL NOT EXCEED½" DEFLECTION
2. MAX 16" O.C. FLOOR TRUSS SPACING BELOW GAME ROOM/LOFT
3. ROOF TRUSS WIND DESIGN METHOD SHALL BE MWFRS (DIRECTIONAL -OR- ALL HEIGHT) C-C HYBRID

TABLE 1: COMPONENT AND CLADDING DESIGN PRESSURES

WINDOWS AND DOORS (NOTE 1)				
EFFECTIVE WIND AREA	ZONE DESIGNATION			
	IZ - Interior Zone (psf)		EZ - End Zone (psf)	
0 - 20 ft²	+32.75	-35.52	+32.75	-43.85
21 - 50 ft²	+31.17	-33.94	+31.17	-40.69
51 - 100 ft²	+29.28	-32.05	+29.28	-36.91
101 - 200 ft²	+27.82	-30.60	+27.82	-34.00

SOFFIT MAX PRESSURE (psf)	+32.75	-43.85
GARAGE DOOR WIDTH (NOTE 2)	PRESSURE (PSF)	
8 FT	+29.18/-36.72	
16 FT	+27.71/-32.13	
ROOFING	-85.85 PSF	

NOTES:
1. END ZONE DESIGNATIONS MAY BE TAKEN AS THE 1ST 4.0' AT ALL EXTERIOR CORNERS PER SECTION R301.2. END ZONES NOT APPLICABLE AT RE-ENTRANT CORNERS.
2. GARAGE DOOR HEIGHT MAY BE 6'-8" OR HIGHER
3. ROOFING PRODUCTS INCLUDE SHINGLES, UNDERLAYMENT AND VENTILATION

THIS STRUCTURE IS LOCATED IN THE WIND BORNE DEBRIS REGION AND HAS BEEN DESIGNED AS AN ENCLOSED STRUCTURE. AS SUCH, THE BUILDER MUST SUPPLY OPENING PROTECTION IN ACCORDANCE WITH SECTION 1609.1.2 AND/OR SECTION R301.2.1.2 AND LOCAL BUILDING JURISDICTION.

SHEET INDEX

ST-1..... STRUCTURAL SPECIFICATIONS
ST-2..... FOUNDATION PLAN
ST-2D..... FOUNDATION SECTIONS
ST-3..... 1ST LEVEL STRUCTURAL FRAMING & MASONRY PLAN
ST-3A..... 1ST LEVEL FLOOR & ROOF FRAMING PLAN
ST-4..... 2ND LEVEL STRUCTURAL FRAMING PLAN (IF APPLICABLE)
ST-4A..... 2ND LEVEL ROOF FRAMING PLAN (IF APPLICABLE)
ST-5..... TYPICAL WALL SECTION SHEET
ST-6..... SECTIONS AND DETAILS
ST-7..... SECTIONS AND DETAILS

TABLE 2: WOOD STRUCTURAL PANEL SHEATHING REQUIREMENTS

NOTES 3,4

TYPICAL EXTERIOR WALL SHEATHING (NOTE 2)	STUCCO AND DIRECTLY ADHERED STONE (NOTE 6)	MIN 7/16" 24/16 SPAN RATED OSB OR PLYWOOD INSTALLED HORIZONTALLY W/ 8d COMMON: 6" O.C. EDGE AND FIELD. 2x4 BLOCKING IS RECOMMENDED AT UNSUPPORTED PANEL EDGES.
	ALL OTHER VENEER	MIN 7/16" 24/16 SPAN RATED OSB OR PLYWOOD INSTALLED VERTICALLY (BLOCKED PANEL EDGES REQUIRED) OR HORIZONTALLY (UNBLOCKED PANEL EDGES, UNO) W/ 8d COMMON: 6" O.C. EDGES AND FIELD
ROOF DECK SHEATHING (NOTE 1)	METAL ROOF	MIN 15/32" 32/16 SPAN RATED PLYWOOD INSTALLED WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS W/ RSRS-03 NAILS: 4" O.C. AT PANEL EDGES AND 6" O.C. IN THE FIELD (UNBLOCKED PANEL EDGES, UNO).
	SHINGLE ROOF	MIN 7/16" 24/16 SPAN RATED OSB OR PLYWOOD INSTALLED WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS W/ RSRS-01 NAILS: 6" O.C. AT PANEL EDGES, AND 6" O.C. IN THE FIELD (UNBLOCKED PANEL EDGES, UNO).
FLOOR DECK SHEATHING: (NOTE 5)		23/32" T&G OSB OR PLYWOOD W/ 10d COMMON: 6" O.C AT PANEL EDGES, 12" O.C. IN THE FIELD (UNBLOCKED PANEL EDGES, UNO).
PORCH CEILING BOARD SHEATHING:		MIN 3/8" OSB OR PLYWOOD OR CDX INSTALLED PERPENDICULAR TO SUPPORTS W/ 8d COMMON: 3" O.C. AT PANEL EDGES, 12" O.C. IN THE FIELDOR MIN5/8" EXTERIOR GYPSUM CEILING BOARD, FASTEN w/ 5d x 15/8" COOLER NAIL OR NO.6 X 11/4" LONG SCREWS @ 4" O.C. EDGES, 8" O.C. FIELD (UNBLOCKED PANEL EDGES, UNO).

NOTES:
1. FOR SHEATHING THICKNESS GREATER THAN 15/32" CATEGORY, USE RSRS-03 NAILS.
2. COMMON NAILS IN WALL SHEATHING MAY BE SUBSTITUTED W/ 8d GALVANIZED BOX NAILS.
3. ZIP WALL SHEATHING IS AN ACCEPTABLE ALTERNATE FOR APA RATED WOOD STRUCTURAL PANEL.
4. ALL WOOD STRUCTURAL PANEL SHALL CONFORM TO THE MOST CURRENT APPLICABLE SPECIFICATION AND SUPPLEMENTS OF CURRENT APPROVED APA MANF. SPECIFICATIONS.
5. FLOOR FASTENERS ARE MINIMUM REQUIRED FOR DIAPHRAGM DESIGN. FOR INCREASED FLOOR PERFORMANCE AND TOHELP REDUCE SQUEAKING, RSRS-01 NAILS OR 8d SCREW NAILS ARE RECOMMENDED.
6. 15/32" 32/16 SPAN RATED OSB OR PLYWOOD WITH BLOCKED PANEL EDGES IS AN APA RECOMMENDATION PER APA TECHNICAL BULLETIN Q370 WHEN STUCCO LATH IS ATTACHED DIRECTLY TO OSB OR PLYWOOD. SHOULD BUILDER SPECIFICATIONS ALLOW, MIN STRUCTURAL REQUIREMENTS ARE7/16" 24/16 SPAN RATING INSTALLED HORIZONTALLY. INCLUDES FULL AND PARTIAL HEIGHT VENEER APPLICATIONS
7. ROOF DECK SHEATHING HAS BEEN ENGINEERED TO RESIST SASCE 7 WIND LOADS IN ACCORDANCE WITH FRC R301.2.1.1

TABLE 3: NAIL SIZE LEGEND

NOTES 1, 2, 3, 4

	DIAMETER	LENGTH
8d COMMON	0.131"	2-½"
RSRS-01	0.113"	2-3/8"
RSRS-03	0.131"	2-½"
10d x 1-½"	0.148"	1-½"
10d	0.131"	3"
10d COMMON	0.148"	3"
12d COMMON	0.148"	3-½"
16d SINKER	0.148"	3-½"
16d COMMON	0.162"	3-½"

NOTES:
1. INSTALL 10d NAILS UNLESS OTHERWISE SPECIFIED.
2. COMMON WIRE NAILS AND THREADED HARDENED STEEL NAILS SHALL CONFORM TO THE NOMINAL SIZES SPECIFIED IN ASTM F1667. NOMINAL DIAMETER SIZES APPLY TO FASTENERS BEFORE APPLICATION OF PROTECTIVE COATING.
3. WHEN A BORED HOLE IS REQUIRED TO PREVENT SPLITTING OF A WOOD DUE TO FASTENER PENETRATION, THE BORED HOLE SHALL NOT EXCEED 75% OF THE NAIL OR SPIKE DIAMETER.
4. THE NOMINAL DIAMETER AND LENGTH OF TYPICAL FASTENERS SPECIFIED FOR THIS PROJECT ARE AS LISTED IN TABLE3.

TABLE 4: FASTENERS IN PRESSURE TREATED LUMBER

PRESERVATIVE	FASTENER TYPE
ACZA	STANDARD CARBON STEEL
SODIUM BORATE (NOTE 1)	STAINLESS CONNECTORS AND FASTENERS REQUIRED.
ALL OTHER PT (INCLUDING ACQ & MCQ)	CONNECTORS MUST HAVE Z-MAX, G120 OR TRIPLE ZINC COATED FINISH. ALL FASTENERS MUST BE HOT DIPPED GALVANIZED.

NOTES:
1. SILL PLATES W/ SODIUM BORATE TREATMENTS BEARING ON CONCRETE OVER VAPOR BARRIER ARE NOT DIRECTLY EXPOSED TO EARTH OR WEATHER AND HAVE BEEN PROVEN TO BE NON-CORROSIVE TO CARBON STEEL FASTENERS.

TABLE 5: EXTERIOR HEAD JAMB AND SILL FRAMING

ROUGH OPENING WIDTH	HEAD JAMB OR SILL SIZE	FASTENERS AT EACH END
50" OR LESS	(1) 2x4 OR (1) 2x6	(4) 10d TOE-NAILS
GREATER THAN 50" UP TO 76"	(2) 2x4 OR (1) 2x6	(6) 10d TOE-NAILS
GREATER THAN 76"	SEE FLOOR PLAN	SEE FLOOR PLAN

1. WINDOWS WITH INTERMEDIATE JACK STUDS MAY BE TREATED AS SEPARATE OPENINGS.
2. HEAD JAMB AND SILL OUTSIDE THE SCOPE OF THIS SCHEDULE HAVE BEEN ENGINEERED AS WIND-LOAD HEADER AND SILL. SEE PLAN.

PRE-ENGINEERED TRUSSES

1. NOTE : ROOF TRUSS TOP CHORDS SHALL HAVE A MINIMUM SPECIFIC GRAVITY OF 0.49 (SYP SPECIES OR BETTER)
2. ROOF OR FLOOR TRUSSES FABRICATED TO ACHIEVE THE ROOF PLANES DEPICTED ON THE ARCHITECTURAL PLANS SHALL BE DESIGNED UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER. ENGINEERING SHOP DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH ANSI/TPI AND SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION. DESIGN CRITERIA IS LOCATED ON SHEET ST-1 OF THE PLAN SETTEMPORARY BRACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LEFT IN PLACE AFTER CONSTRUCTION IS COMPLETE.
3. TRUSSES SHALL BE DESIGNED TO MATCH THE ORIENTATION, SPAN DIRECTION, SPACING, BEARING & LOCATION OF THE FRAMING PLAN SHOWN HERE.
4. THE TRUSS ENGINEER SHALL PROVIDE ALL TRUSS TO TRUSS CONNECTION DESIGN AND SPECIFICATIONS AND SUBMIT THEM UNDER SIGN AND SEAL WITH THE TRUSS SHOP DRAWINGS.
5. TRUSS UPLIFTS HAVE BEEN CALCULATED BY THE ENGINEER OF RECORD AND TAKEN INTO CONSIDERATION DURING THE DESIGN OF THE UPLIFT RESTRAINT SYSTEM FOR THIS STRUCTURE. AS SUCH, THE REPORTED UPLIFTS ON THE TRUSS SHOP DRAWINGS MAY BE DISREGARDED.

TABLE 6: METAL CONNECTOR SCHEDULE

NOTES 2, 3, 4

MITEK & SIMPSON CONNECTORS IN CORRESPONDING ROWS BELOW ARE EQUAL ALTERNATIVES AND MAY BE CONSIDERED INTERCHANGEABLE

SIMPSON	SIMPSON FASTENERS	MITEK	MITEK FASTENERS
DTT2Z (NOTE 2)	(8)1¼ X 1 ½" SDS SCREWS IN STUD ½" Ø X 4 ½" EMBED EPOXY OR SCREW ANCHOR	DTB-TZ	(8)¼" x 1½" WS15-GC WOOD SCREWS IN STUD ½ Ø x 4½" EMBED EPOXY OR SCREW ANCHOR
HTT5 (NOTE 2)	(26) 0.162" x 2 ½" IN STUD/BEAM/TRUSS ⅝" Ø x 6" EMBED ANCHOR IN CONCRETE	HTT45	(26) 0.162" x 2 ½" IN STUD/BEAM/TRUSS ⅝" Ø x 6" EMBED ANCHOR IN CONCRETE
META16	(7) 10d x 1 ½" IN TRUSS 4" WET EMBED IN GROUTED BLOCK WALL	HTA16-18	(7) 10d x 1 ½" IN TRUSS 4" WET EMBED IN GROUTED BLOCK WALL
META20	(8) 10d x 1 ½" IN TRUSS 4" WET EMBED IN GROUTED BLOCK WALL	HTA20-18	(9) 10d x 1 ½" IN TRUSS 4" WET EMBED IN GROUTED BLOCK WALL
HU48, HUC48, HU28-2, HUC28-2	(14) 16d COMMON IN HEADER (6) 10d COMMON IN BEAM	HD48, HD48IF, HD28-2, HD28-2IF	(14) 16d COMMON IN HEADER (6) 10d COMMON IN BEAM
HU410, HUC410, HU210-2, HUC210-2	(18) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM	HD410, HD410IF, HD210-2, HD210-2IF	(18) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM
HUC212-2	(22) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM	HD212-2IF	(22) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM
HGA10KT	(4)¼" x 1 ½" SDS SCREW IN TRUSS/RAFTER (4)¼" x 3" SDS SCREWS IN TOP PLATE	HGA10	(4) ¼" x 1½" WS15 SCREWS IN TRUSS/ RAFTER (4) ¼" x 3" WS3 SCREWS IN TOP PLATE
HGAM10KT	(4) SDS ¼" x 1 ½" SCREWS IN TRUSS/RAFTER (4) ¼" x 2¾" TITEN SCREWS IN MASONRY	HGAM10KT	(4) ¼" x 1½" WS15 SCREWS IN TRUSS/ RAFTER (4) ¼" x 1½" WEDGE BOLT OR EQUIVALENT IN MASONRY
HDQ8	(20) ⅛" x 3" SDS SCREWS IN STUD & ⅛" DIA. x 12" EMBED ANCHOR IN CONCRETE	UPHD8	(24) ⅛" x 3" WS3 SCREWS IN STUD & ⅜" DIA. x 12" EMBED ANCHOR IN CONCRETE

SIMPSON	SIMPSON FASTENERS	MITEK	MITEK FASTENERS
MSTA24	(9) 10d COMMON EACH END	MSTA24	(9) 10d COMMON EACH END
MSTA36	(13) 10d COMMON EACH END	MSTA36	(13) 10d COMMON EACH END
MSTAM36 (NOTE 7)	(7) 10d COMMON IN WOOD FRAMING (4) ¼" x 2 ¼" TITEN SCREWS IN MASONRY	MSTAM36 (NOTE 7)	(7) 10d COMMON IN WOOD FRAMING (5) ¼" x 2 ¼" TAPCON IN MASONRY
HTS20	(11) 10d x 1 ½" IN TRUSS/RAFTER (11) 10d x 1 ½" IN STUD	HTW20	(11) 10d x 1 ½" IN TRUSS/RAFTER (11) 10d x 1 ½" IN STUD
HTSM20	(10) 10d x 1 ½" IN TRUSS/RAFTER (4) ⅜" x 2 ½" TITEN IN MASONRY	HTWM20	(8) 10d x 1½" IN TRUSS/RAFTER (4) ¼" x 3" WEDGE BOLT OR EQUIVALENT IN STUD
LGT2	(16) 16d COMMON IN TRUSS/RAFTER (7) ¼" x 2 ½" TITEN SCREWS IN MASONRY	LUGT2	(16) 10d COMMON TO TRUSS/RAFTER (5) 0" x 3" WEDGE BOLT OR EQUIVALENT
LGT3	(26) 16d SINKER IN WALL FRAMING (12) SDS ¼" x 2 ½" IN TRUSS	LUGT3	(28) 16d SINKER IN WALL FRAMING (12) WS25 ¼" x 2 ½" IN TRUSS
SDWC15450, SDWC15600		NO MITEK EQUIVALENT	
MSTCM60	(26) 10d COMMON IN WOOD FRAMING (14) ¼" x 2 ¼" TITEN SCREWS IN MASONRY	MSTCM60	(26) 10d COMMON IN WOOD FRAMING (14) ¼" x 2 ¼" TAPCON IN MASONRY
ABU44 (NOTE 6)	(12) 16d COMMON NAILS ⅜" Ø x 7" EMBED EPOXY	PAU44	(12) 16d COMMON NAILS ⅜" Ø x 7" EMBED EPOXY
ABU66 (NOTE 6)	(12) 16d COMMON NAILS ⅜" Ø x 7" EMBED EPOXY	PAU66	(12) 16d COMMON NAILS ⅜" Ø x 7" EMBED EPOXY

NOTES:
1. SIMPSON ACRYLIC-TIE ADHESIVE OR EQUAL SHALL BE USED IN ALL DRILLED AND EPOXIED ANCHOR APPLICATIONS. ANCHOR BOLT, THREADED ROD, OR DOWELED REINFORCING STEEL MAY BE EMBEDDED TO THE SPECIFIED DEPTH, IN A HOLE AS SPECIFIED BY MANUFACTURER (TYPICALLY 1/16" TO 1/8" GREATER THAN SPECIFIED ANCHOR DIAMETER). ADHESIVE/EPOXY MUST FILL THE HOLE IN THE CONCRETE AND WOOD BOTTOM PLATE. MANUFACTURER'S SPECIFICATIONS MUST BE FOLLOWED FOR PROPER INSTALLATION.
2. REFER TO SIMPSON OR MITEK CATALOG FOR ADDITIONAL INSTALLATION INSTRUCTIONS.
3. IF CONNECTOR IS NOT LISTED ABOVE, CONTACT EOR FOR SPECIFIC FASTENING REQUIREMENTS.
4. POSITIVE PLACEMENT GUN NAILS, 2½" LONG, WITH EQUIVALENT DIAMETER TO COMMON NAILS SPECIFIED ABOVE MAY BE USED FOR ABU POST BASE ANCHORS, CS16, AND MSTA FLAT STRAPS.
5. MASONRY APPLICATION REQUIRE EQUIVALENT NUMBER OF TITEN ANCHORS IN LIEU OF 16d NAILS TO HDR CONNECTION. CMU REQUIRES ¼" Ø x 2 ¾" TITENS ILO 16d. CONCRETE REQUIRES EQUIVALENT NUMBER OF ¼" Ø x 1 ¾" TITENS ILO 16d.
6. MASONRY SCREWS AT EXTERIOR CMU APPLICATIONS TO HAVE FLAT HEADS.

MASONRY NOTES

1. ALL MASONRY UNITS SHALL MEET ASTM C90 STANDARD WITH f'm= 2000PSI AND SHALL BE ERECTED IN RUNNING BOND WITH TYPE M OR S MORTAR OVER FULL BED.
2. SHOULD LIMITED AREAS OF STACK BOND MASONRY EXIST, EVERY OTHER COURSE SHALL BE EQUIPPED w/ 9 GAUGE LADDER TYPE HORIZONTAL JOINT REINFORCEMENT
3. ALL GROUT TO BE MIXED PER ASTM C476 STANDARDS AND INSTALLED TO COMPLY WITH FBC R606.3.5. f'c = 3,000 PSI.
4. VERTICAL WALL REINFORCING TO BE ASTM A615 GRADE 60 REBAR.
5. LAPS BETWEEN VERTICAL REINFORCING AND DOWELS TO BE 30".
6. VERTICAL REINFORCING TO HAVE 10' STANDARD HOOK INTO BOND BEAM. DOWEL TO HAVE 10' STANDARD HOOK INTO FOOTING
7. PRE-CAST MASONRY LINTELS: SEE "LINTEL SCHEDULE" ON STRUCTURAL PLAN SHEET.
8. PROVIDE MOISTURE BARRIER FOR ALL UNTREATED LUMBER IN CONTACT WITH MASONRY OR CONCRETE.

CONCRETE AND FOUNDATION NOTES

1. CONCRETE COMPRESSIVE STRENGTH FOR FOOTINGS= 2,500 PSI AT 28 DAYS (UNO).
2. CONCRETE COMPRESSIVE STRENGTH FOR SLAB = 2,500 PSI AT 28 DAYS (UNO).
3. ALL REINFORCING STEEL #3 AND BIGGER SHALL BE ASTM A615 GRADE 40 DEFORMED BARS (UNO).
4. ALL REINFORCING STEEL SHALL HAVE 90 DEGREE BEND AT CORNERS WITH A 24" LAP24" LONG #4 BAR IS RECOMMENDED TO BE INSTALLED AT ALL REENTRANT CORNERS.
5. FIBERMESH IS AN ACCEPTABLE ALTERNATIVE AND SHALL NOT REQUIRE WWF. FIBER LENGTHS SHALL BE ½" TO 2" IN LENGTH. DOSAGE AMOUNTS SHALL RANGE FROM 0.75 TO 1.5 POUNDS PER CUBIC YARD IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SYNTHETIC FIBERS SHALL COMPLY WITH ASTM C1116. THE MANUFACTURER OR SUPPLIER SHALL PROVIDE CERTIFICATION OF COMPLIANCE WHEN REQUESTED BY THE BUILDING OFFICIAL.
6. MASONRY STEMWALL AND MONOLITHIC FOOTING ARE INTERCHANGEABLE.
7. EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 PSF IN ACCORDANCE WITH TABLE R401.4.1, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
8. CONCRETE FLOOR SLABS ON GRADE SHALL BE INSTALLED OVER A MINIMUM 6 MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED 6" AND SEALED OVER CLEAN, COMPACTED EARTH OR FILL WITH CODE APPROVED PROVISIONS FOR PREVENTION OF SUBTERRANEAN TERMITES.
9. STEMWALLS OVER 4 COURSES TALL REQUIRE SPECIAL ATTENTION TO BRACING DURING CONSTRUCTION. CONTACT ENGINEER OF RECORD IF THIS CONDITION EXISTS.
10. TO CONTROL CRACKING, CUT 1" SAWCUTS IN THE SLAB IN A 15'x15' GRID WITHIN 12 HOURS OF CONCRETE PLACEMENT. CONTACT EOR FOR ALTERNATIVE METHODS.CONTROL JOINTS ARE NOT REQUIRED WHEN WWF OR FIBERMESH ARE INCLUDED WITH CONCRETE WORK.
11. DO NOT SCALE FOOTING DIMENSIONS AND LOCATIONS FROM THE FOUNDATION PLAN. DO NOT DETERMINE FOOTING LOCATION FROM ARCHITECTURAL PLANS OR FRAMING PLAN. IF FOOTING SIZE OR LOCATION IS NOT DETERMINATE FROM USE OF FOUNDATION PLAN ALONE, CONTACT THE ENGINEER OF RECORD.

LEGEND

OR	"OR" SHALL MEAN THAT EITHER OPTION PROVIDED IS AN EQUAL ALTERNATIVE FOR THE APPLICATION SHOWN
UNO	UNLESS NOTED OTHERWISE ON PLAN OR DETAIL
EOR	ENGINEER OF RECORD
EW	EACH WAY
OSB	ORIENTED STRAND BOARD
WSP	WOOD STRUCTURAL PANEL
SYP	SOUTHERN YELLOW PINE
SPF	SPRUCE-PINE-FUR
CONT	CONTINUOUS
O.C.	ON CENTER
LSL	1.55E TIMBERSTRAND LSL ENGINEERED LUMBER, 1¼" WIDE, UNO. (3 ½" WIDE LSL BEAMS ARE EQUIVALENT TO 2-PLY 1¼" BEAM)
LVL	2.0E MICRO=LAM LVL ENGINEERED LUMBER, 1¾" WIDE, UNO.
PSL	2.0E PARALLAM PSL ENGINEERED LUMBER, 3 ½" WIDE, UNO.
SYS 42	PROPERLY RATED OPEN WEB HEADER
OPT	OPTIONAL

HEADER FRAMING

1. ALL HEADER JACK AND KING STUDS SHALL BE FASTENED TO EACH OTHER WITH (2) ROWS 10d @ 8" O.C. STAGGERED.
2. ALL HEADERS TO BE FRAMED W/ NO.2 SYP
3. FASTEN ALL MULTI-PLY HEADERS TOGETHER WITH (2) ROWS 10d @ 8" O.C., STAGGERED ALONG EACH EDGE.
4. FASTEN ALL HEADERS TO KING STUDS WITH (3) 8d TOE NAILS
5. IF HEADER NOT SPECIFIED, CONTACT ENGINEER OF RECORD.
6. CRIPPLE BLOCKS BELOW LOAD-BEARING HEADERS MAY BE FRAMED AT 24" O.C.
7. IN ANY LOCATION WHERE A 2x_ BEAM OR HEADER IS PROVIDED, IT IS ACCEPTABLE TO USE AN ENGINEERED LVL BEAM OR HEADER OF EQUIVALENT SIZE.
8. NON BEARING HEADERS: DUE TO LIGHTLY LOADED CONDITIONS, 38" OR LESS CLEAR-OPENINGS IN AN EXTERIOR WALL DO NOT REQUIRE LOAD BEARING HEADER, SEE PLAN.

FRAMING NOTES

1. ALL LUMBER SPECIFIED ON DRAWINGS IS INTENDED FOR DRY USE ONLY, UNO. ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAILED BY OTHER.
2. ALL METAL CONNECTORS SPECIFIED ON PLAN ARE IN ADDITION TO FRAMING FASTENER REQUIREMENTS LISTED IN TABLE 2304.10.1
3. FASTEN ALL MULTI-PLY STUD COLUMNS AND CORNERS TOGETHER WITH (2) ROWS 10d @ 8" O.C. STAGGERED. UPPER LEVEL MULTI-PLY STUD GROUPS BELOW ALL GIRDER LOCATIONS TO BE CONTINUOUS THROUGH FLOOR SYSTEM TO FOUNDATION. (NOT REQUIRED BELOW HEADER JACKING STUD GROUPS)
4. FASTEN ALL STUDS TO BOTTOM AND TOP PLATES WITH (4) 8d TOE NAILS OR (2)16d COMMON END NAILS.
5. FASTEN ALL TRUSSES AND RAFTERS TO TOP PLATES WITH (3) 8d TOE NAILS.
6. ALL MULTI-PLY TRUSS GIRDERS AND BEAMS TO HAVE SOLID STUD GROUP BELOW MATCHING GIRDER OR BEAM THICKNESS AND MATCHING WALL STUD SPECIFICATIONS AS NOTED ON STRUCTURAL PLAN, UNO.
7. EXTERIOR WALL DESIGN ASSUMES CONTINUOUSLY SHEATHED WITH OSB OR PLYWOOD
8. EXTERIOR WALLS SHALL BE FRAMED W/ NO.2 SPF STUDS AND NO.2 SYP PLATES. INTERIOR LOAD-BEARING WALLS SHALL BE FRAMED W/ SPF STUD GRADE OR BETTER AND NO.2 SYP PLATES
9. NON-LOAD BEARING INTERIOR WALLS MAY BE FRAMED W/ 2x_ SPF @ MAX 24" O.C. OR METAL STUD FRAMING MAX 24" O.C. , EXCEPT WHERE WALLS SUPPORT TILE.

2024 V1.0
TM 150C CMU-WD

APEX

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taylor morrison

NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048
DRAWN: WLT
CHECKED: DB

07-28-2025

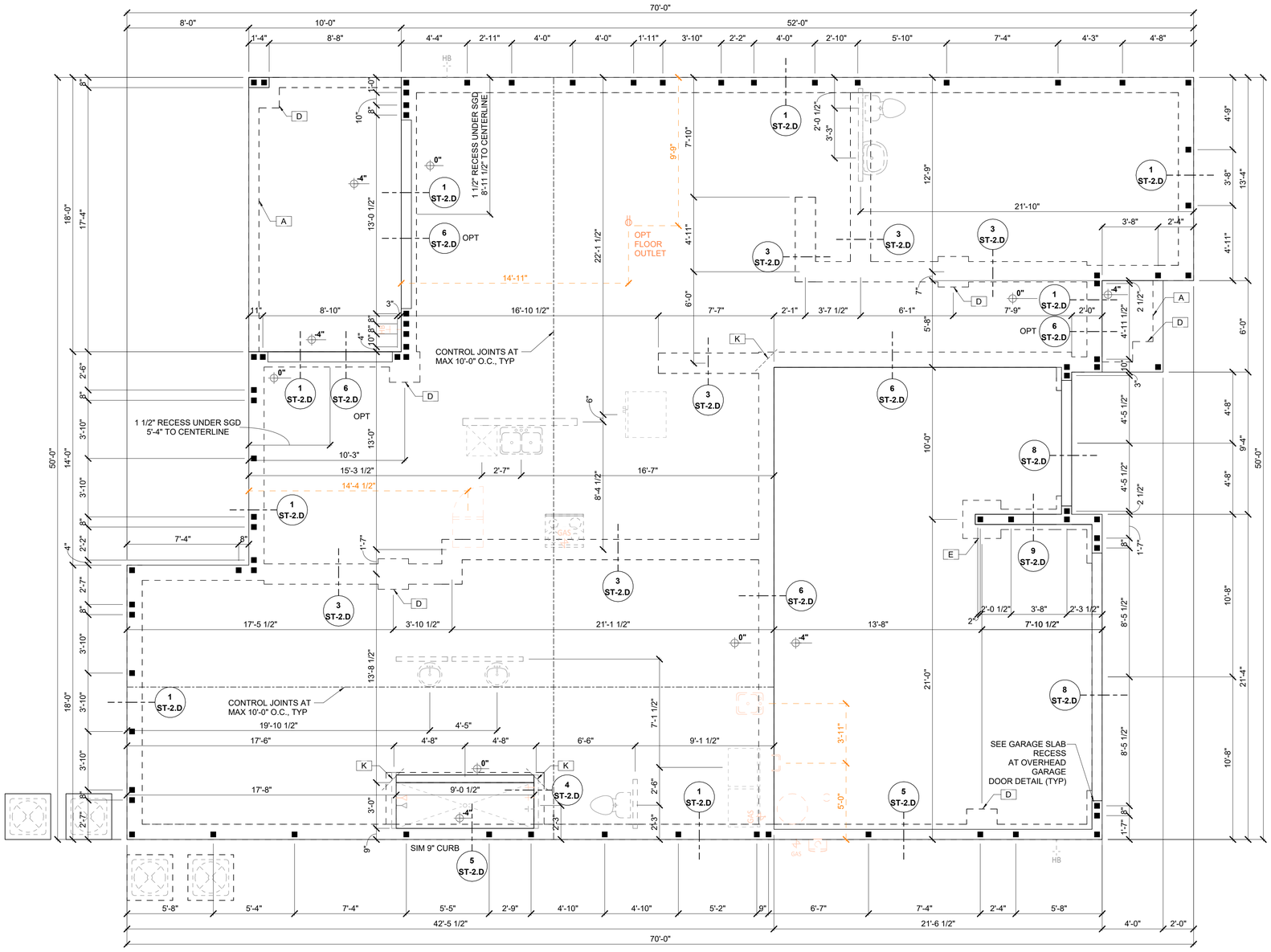
REVISIONS:

No.	Description	Date

ST-1 (150C)

CMU/METAL CONNECTOR ENGINEERING

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7567



FOUNDATION PLAN - TRADITIONAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

2020 V1.0

GENERAL FOUNDATION NOTES:

- CONCRETE SLAB ON GRADE SHALL BE MINIMUM 3 1/2" THICK AND HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI UNO.
- EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 psf, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
- IF CONTRACTOR OR BUILDING OFFICIAL DETERMINES THAT THE SOIL IS NOT SUITABLE FOR 2,000 PSF BEARING CAPACITY, CONTACT EOR. ADDITIONAL FOUNDATION WORK MAY BE REQUIRED.
- SLIDING GLASS DOOR FRAMES MUST BE RECESSED INTO THE SLAB IN ACCORDANCE WITH THE BUILDING CODE. CONSULT ARCHITECTURAL PLANS FOR LOCATION OF SLIDING GLASS DOORS.
- MASONRY STEMWALL AND MONOLITHIC FOOTINGS ARE INTERCHANGEABLE. SEE SHEET ST-2D FOR INTERCHANGEABLE STEMWALL & MONOLITHIC SECTIONS (DETAILS 1/2 & 5/7).
- 24" LONG #4 BAR IS TO BE INSTALLED AT ALL RE-ENTRANT CORNERS, SEE "RE-ENTRANT CORNER DETAIL" ON SHEET ST-2D.

FOUNDATION KEYNOTES: DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

A	8"x8" DEEP THICKENED EDGE w/ (1) #4 CONT	B	12" DEEP FTG UNDER BOX COLUMN, FTG TO BE PROJECTED MIN 6" AS SHOWN
C	16"SQx12" DEEP FTG	D	24"SQx20" DEEP FTG w/ (3) #4 EW
E	30"SQx20" DEEP FTG w/ (4) #4 EW	F	36"SQx20" DEEP FTG w/ (4) #4 EW
G	48"SQx24" DEEP FTG w/ (5) #4 EW, T&B	H	#5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1

J • SOLID FILL CMU PIER, MATCHING CMU COLUMN SIZE ABOVE
• PROVIDE MIN (1) #5 FULL-HEIGHT, VERTICAL REINFORCEMENT TO BEND 90° @ BOTTOM & TIE INTO FOOTING REINFORCEMENT
• CMU PIER ON 20" DEEP FTG W/ #4 @ 8" O.C. EW, FTG TO BE PROJECTED MINIMUM 6" LARGER THAN PIER ON ALL SIDES

K MIN 24" LONG #4 OR #5 BAR SET AT MID-DEPTH OF SLAB, TYP ALL RE-ENTRANT CORNERS

CONTROL JOINT (CJ) NOTES:

1. TIMING
   - CUTS MUST BE MADE THE SAME DAY AS PLACEMENT. AS SOON AS THE CONCRETE HAS SET ENOUGH TO ALLOW SAWCUTS WITHOUT RAVELING THE COURSE AGGREGATE FROM THE CUT, MAKE THE CUT.
   - CUTS MADE THE NEXT DAY OR AT SUBSEQUENT TIMES DO NOT PROVIDE ADEQUATE PROTECTION AGAINST "RANDOM" CRACKING.
2. DEPTH

   THE CUT SHOULD BE AT LEAST 1" DEEP, BUT NOT MORE THAN 1 ¼" DEEP.
3. SEALING

   THE CUTS SHOULD BE SEALED WITH A SEMI-RIGID EPOXY OR ACRYLIC ADHESIVE SEALANT. BACKER ROD IS NOT REQUIRED.

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NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: WLT

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-2 (150C)

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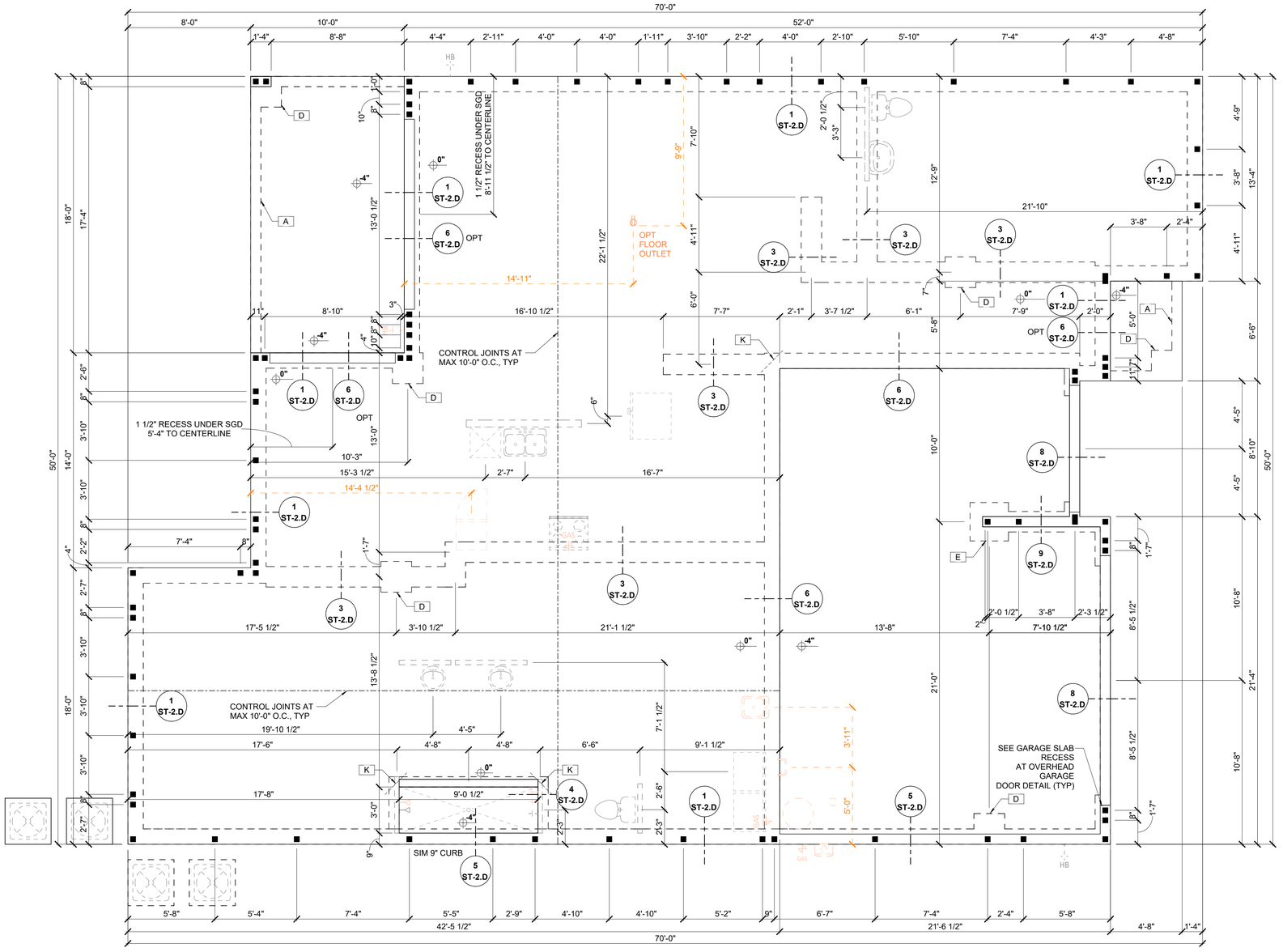
CMU/METAL CONNECTOR ENGINEERING



FOUNDATION PLAN - CRAFTSMAN A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

2020 V1.0

GENERAL FOUNDATION NOTES:

- CONCRETE SLAB ON GRADE SHALL BE MINIMUM 3 1/2" THICK AND HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI UNO.
- EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 psf, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
- IF CONTRACTOR OR BUILDING OFFICIAL DETERMINES THAT THE SOIL IS NOT SUITABLE FOR 2,000 PSF BEARING CAPACITY, CONTACT EOR. ADDITIONAL FOUNDATION WORK MAY BE REQUIRED.
- SLIDING GLASS DOOR FRAMES MUST BE RECESSED INTO THE SLAB IN ACCORDANCE WITH THE BUILDING CODE. CONSULT ARCHITECTURAL PLANS FOR LOCATION OF SLIDING GLASS DOORS.
- MASONRY STEMWALL AND MONOLITHIC FOOTINGS ARE INTERCHANGEABLE. SEE SHEET ST-2D FOR INTERCHANGEABLE STEMWALL & MONOLITHIC SECTIONS (DETAILS 1/2 & 5/7).
- 24" LONG #4 BAR IS TO BE INSTALLED AT ALL RE-ENTRANT CORNERS, SEE "RE-ENTRANT CORNER DETAIL" ON SHEET ST-2D.

FOUNDATION KEYNOTES: DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

A	8"x8" DEEP THICKENED EDGE w/ (1) #4 CONT	B	12" DEEP FTG UNDER BOX COLUMN, FTG TO BE PROJECTED MIN 6" AS SHOWN
C	16"SQx12" DEEP FTG	D	24"SQx20" DEEP FTG w/ (3) #4 EW
E	30"SQx20" DEEP FTG w/ (4) #4 EW	F	36"SQx20" DEEP FTG w/ (4) #4 EW
G	48"SQx24" DEEP FTG w/ (5) #4 EW, T&B	H	#5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1

J • SOLID FILL CMU PIER, MATCHING CMU COLUMN SIZE ABOVE
• PROVIDE MIN (1) #5 FULL-HEIGHT, VERTICAL REINFORCEMENT TO BEND 90° @ BOTTOM & TIE INTO FOOTING REINFORCEMENT
• CMU PIER ON 20" DEEP FTG W/ #4 @ 8" O.C. EW, FTG TO BE PROJECTED MINIMUM 6" LARGER THAN PIER ON ALL SIDES

K MIN 24" LONG #4 OR #5 BAR SET AT MID-DEPTH OF SLAB, TYP ALL RE-ENTRANT CORNERS

CONTROL JOINT (CJ) NOTES:

1. TIMING
   - CUTS MUST BE MADE THE SAME DAY AS PLACEMENT. AS SOON AS THE CONCRETE HAS SET ENOUGH TO ALLOW SAWCUTS WITHOUT RAVELING THE COURSE AGGREGATE FROM THE CUT, MAKE THE CUT.
   - CUTS MADE THE NEXT DAY OR AT SUBSEQUENT TIMES DO NOT PROVIDE ADEQUATE PROTECTION AGAINST "RANDOM" CRACKING.
2. DEPTH

   THE CUT SHOULD BE AT LEAST 1" DEEP, BUT NOT MORE THAN 1 ¼" DEEP.
3. SEALING

   THE CUTS SHOULD BE SEALED WITH A SEMI-RIGID EPOXY OR ACRYLIC ADHESIVE SEALANT. BACKER ROD IS NOT REQUIRED.

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taylor morrison

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NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: WLT

CHECKED: DB

07-02-2025

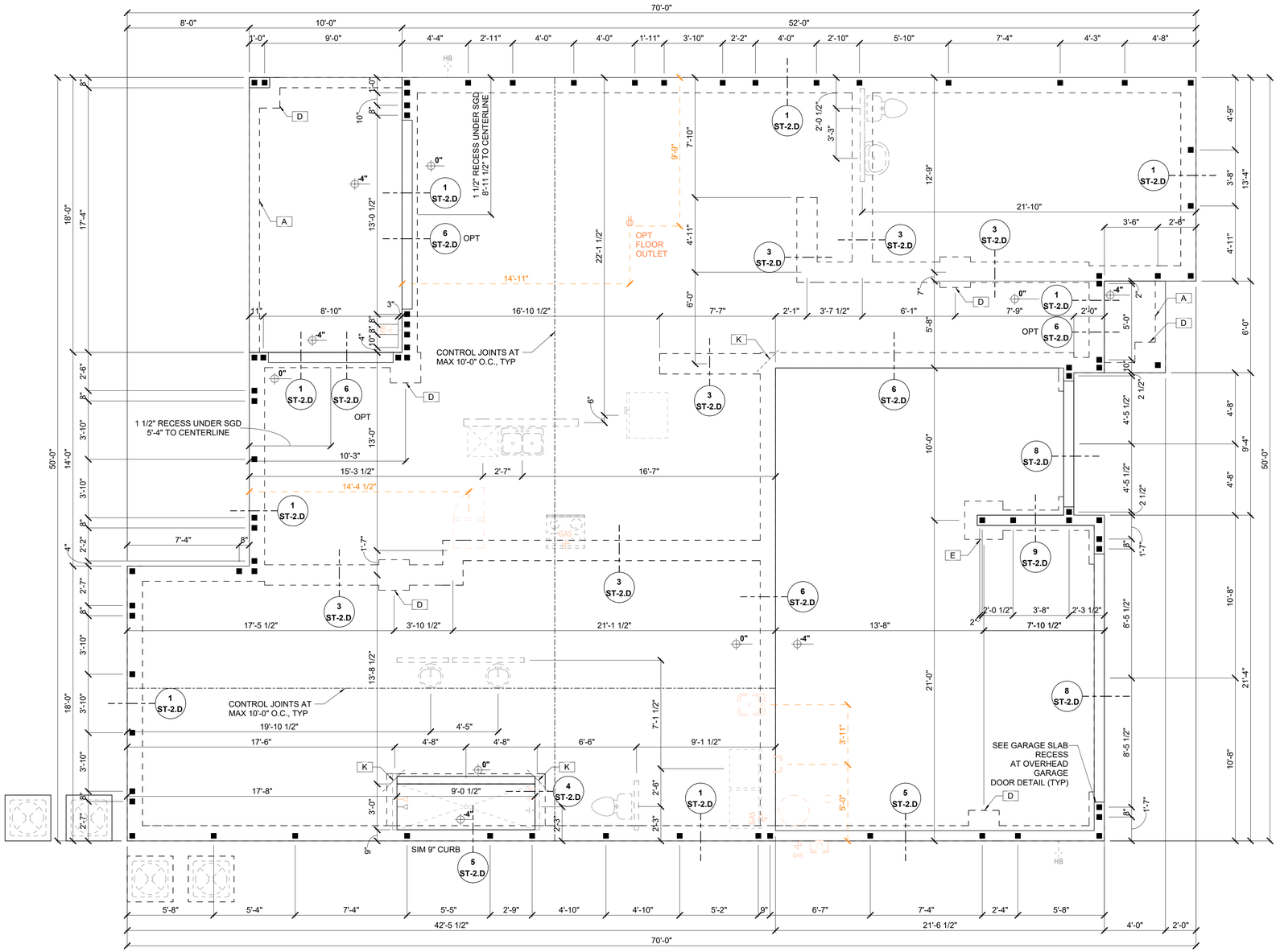
REVISIONS:

No.	Description	Date

ST-2.2 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7647

CMU/METAL CONNECTOR ENGINEERING



FOUNDATION PLAN - COASTAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

2020 V1.0

GENERAL FOUNDATION NOTES:

- CONCRETE SLAB ON GRADE SHALL BE MINIMUM 3 1/2" THICK AND HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI UNO.
- EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 psf, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
- IF CONTRACTOR OR BUILDING OFFICIAL DETERMINES THAT THE SOIL IS NOT SUITABLE FOR 2,000 PSF BEARING CAPACITY, CONTACT EOR. ADDITIONAL FOUNDATION WORK MAY BE REQUIRED.
- SLIDING GLASS DOOR FRAMES MUST BE RECESSED INTO THE SLAB IN ACCORDANCE WITH THE BUILDING CODE. CONSULT ARCHITECTURAL PLANS FOR LOCATION OF SLIDING GLASS DOORS.
- MASONRY STEMWALL AND MONOLITHIC FOOTINGS ARE INTERCHANGEABLE. SEE SHEET ST-2D FOR INTERCHANGEABLE STEMWALL & MONOLITHIC SECTIONS (DETAILS 1/2 & 5/7).
- 24" LONG #4 BAR IS TO BE INSTALLED AT ALL RE-ENTRANT CORNERS, SEE "RE-ENTRANT CORNER DETAIL" ON SHEET ST-2D.

FOUNDATION KEYNOTES: DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

A	8"x8" DEEP THICKENED EDGE w/ (1) #4 CONT	B	12" DEEP FTG UNDER BOX COLUMN, FTG TO BE PROJECTED MIN 6" AS SHOWN
C	16"SQx12" DEEP FTG	D	24"SQx20" DEEP FTG w/ (3) #4 EW
E	30"SQx20" DEEP FTG w/ (4) #4 EW	F	36"SQx20" DEEP FTG w/ (4) #4 EW
G	48"SQx24" DEEP FTG w/ (5) #4 EW, T&B	H	#5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1

J • SOLID FILL CMU PIER, MATCHING CMU COLUMN SIZE ABOVE • PROVIDE MIN (1) #5 FULL-HEIGHT, VERTICAL REINFORCEMENT TO BEND 90° @ BOTTOM & TIE INTO FOOTING REINFORCEMENT • CMU PIER ON 20" DEEP FTG W/ #4 @ 8" O.C. EW, FTG TO BE PROJECTED MINIMUM 6" LARGER THAN PIER ON ALL SIDES

K MIN 24" LONG #4 OR #5 BAR SET AT MID-DEPTH OF SLAB, TYP ALL RE-ENTRANT CORNERS

CONTROL JOINT (CJ) NOTES:

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   - CUTS MADE THE NEXT DAY OR AT SUBSEQUENT TIMES DO NOT PROVIDE ADEQUATE PROTECTION AGAINST "RANDOM" CRACKING.
2. DEPTH

   THE CUT SHOULD BE AT LEAST 1" DEEP, BUT NOT MORE THAN 1 ¼" DEEP.
3. SEALING

   THE CUTS SHOULD BE SEALED WITH A SEMI-RIGID EPOXY OR ACRYLIC ADHESIVE SEALANT. BACKER ROD IS NOT REQUIRED.

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taylor morrison

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NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: WLT

CHECKED: DB

07-02-2025

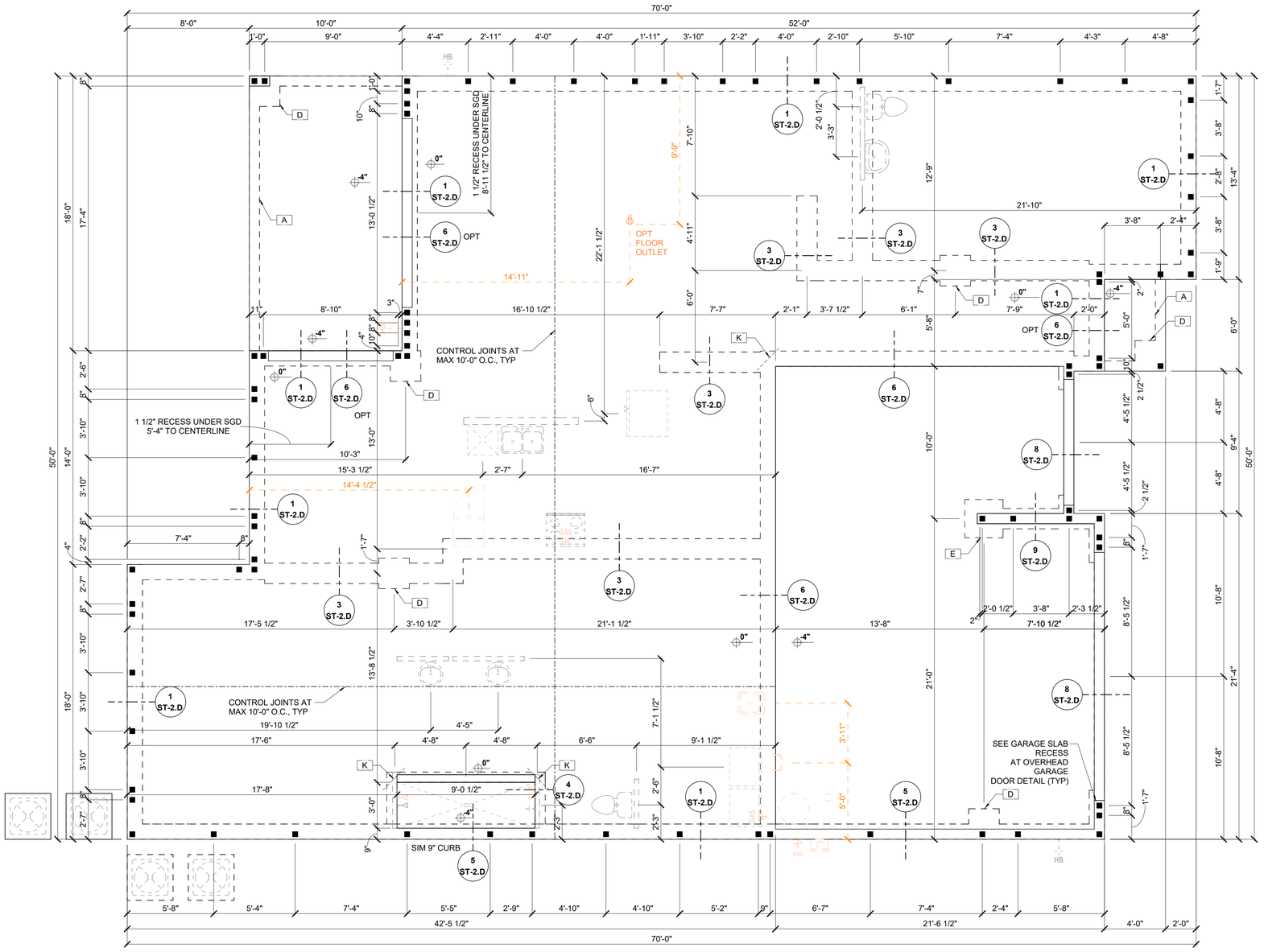
REVISIONS:

No.	Description	Date

ST-2.4 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7947

CMU/METAL CONNECTOR ENGINEERING



FOUNDATION PLAN - FARMHOUSE A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

2020 V1.0

GENERAL FOUNDATION NOTES:

- CONCRETE SLAB ON GRADE SHALL BE MINIMUM 3 1/2" THICK AND HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI UNO.
- EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 psf, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
- IF CONTRACTOR OR BUILDING OFFICIAL DETERMINES THAT THE SOIL IS NOT SUITABLE FOR 2,000 PSF BEARING CAPACITY, CONTACT EOR. ADDITIONAL FOUNDATION WORK MAY BE REQUIRED.
- SLIDING GLASS DOOR FRAMES MUST BE RECESSED INTO THE SLAB IN ACCORDANCE WITH THE BUILDING CODE. CONSULT ARCHITECTURAL PLANS FOR LOCATION OF SLIDING GLASS DOORS.
- MASONRY STEMWALL AND MONOLITHIC FOOTINGS ARE INTERCHANGEABLE. SEE SHEET ST-2D FOR INTERCHANGEABLE STEMWALL & MONOLITHIC SECTIONS (DETAILS 1/2 & 5/7).
- 24" LONG #4 BAR IS TO BE INSTALLED AT ALL RE-ENTRANT CORNERS, SEE "RE-ENTRANT CORNER DETAIL" ON SHEET ST-2D.

FOUNDATION KEYNOTES: DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

A	8"x8" DEEP THICKENED EDGE w/ (1) #4 CONT	B	12" DEEP FTG UNDER BOX COLUMN, FTG TO BE PROJECTED MIN 6" AS SHOWN
C	16"SQx12" DEEP FTG	D	24"SQx20" DEEP FTG w/ (3) #4 EW
E	30"SQx20" DEEP FTG w/ (4) #4 EW	F	36"SQx20" DEEP FTG w/ (4) #4 EW
G	48"SQx24" DEEP FTG w/ (5) #4 EW, T&B	H	#5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1

J • SOLID FILL CMU PIER, MATCHING CMU COLUMN SIZE ABOVE
• PROVIDE MIN (1) #5 FULL-HEIGHT, VERTICAL REINFORCEMENT TO BEND 90° @ BOTTOM & TIE INTO FOOTING REINFORCEMENT
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CONTROL JOINT (CJ) NOTES:

1. TIMING
   - CUTS MUST BE MADE THE SAME DAY AS PLACEMENT. AS SOON AS THE CONCRETE HAS SET ENOUGH TO ALLOW SAWCUTS WITHOUT RAVELING THE COURSE AGGREGATE FROM THE CUT, MAKE THE CUT.
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2. DEPTH

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3. SEALING

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NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048
DRAWN: WLT
CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-2.6 (150C)

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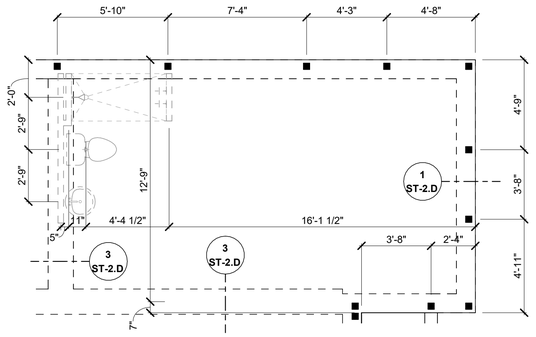
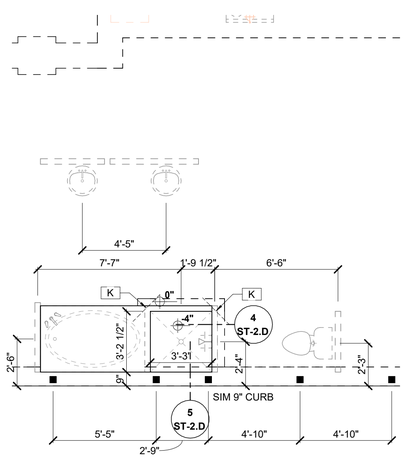
CMU/METAL CONNECTOR ENGINEERING



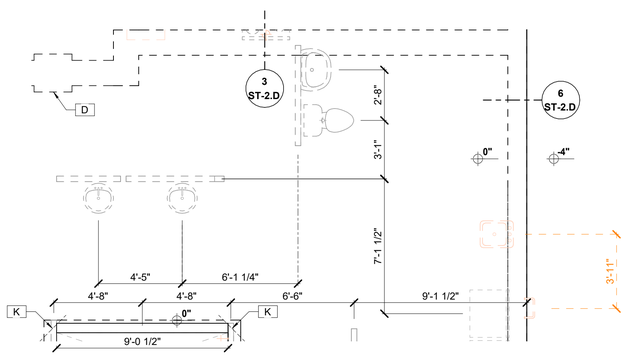
FOUNDATION PLAN - OPT BEDROOM 5/ BATH 4 - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34" MUST BE SELECTED W/ OPT POWDER BATH 2



FOUNDATION PLAN - OPT DELUXE PRIMARY BATH - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FOUNDATION PLAN - OPT POWDER BATH 2 - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34" MUST BE SELECTED W/ OPT BEDROOM 5 SUITE/ BATH 4

2020 V1.0

GENERAL FOUNDATION NOTES:

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- 24" LONG #4 BAR IS TO BE INSTALLED AT ALL RE-ENTRANT CORNERS, SEE "RE-ENTRANT CORNER DETAIL" ON SHEET ST-2D.

FOUNDATION KEYNOTES: DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

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G	48"SQx24" DEEP FTG w/ (5) #4 EW, T&B	H	#5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1
J	• SOLID FILL CMU PIER, MATCHING CMU COLUMN SIZE ABOVE • PROVIDE MIN (1) #5 FULL-HEIGHT, VERTICAL REINFORCEMENT TO BEND 90° @ BOTTOM & TIE INTO FOOTING REINFORCEMENT • CMU PIER ON 20" DEEP FTG W/ #4 @ 8" O.C. EW, FTG TO BE PROJECTED MINIMUM 6" LARGER THAN PIER ON ALL SIDES		
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CONTROL JOINT (CJ) NOTES:

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2. DEPTH

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3. SEALING

   THE CUTS SHOULD BE SEALED WITH A SEMI-RIGID EPOXY OR ACRYLIC ADHESIVE SEALANT. BACKER ROD IS NOT REQUIRED.

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NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: WLT

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-2.8 (150C)

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GENERAL FOUNDATION NOTES:

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FOUNDATION KEYNOTES: DC1

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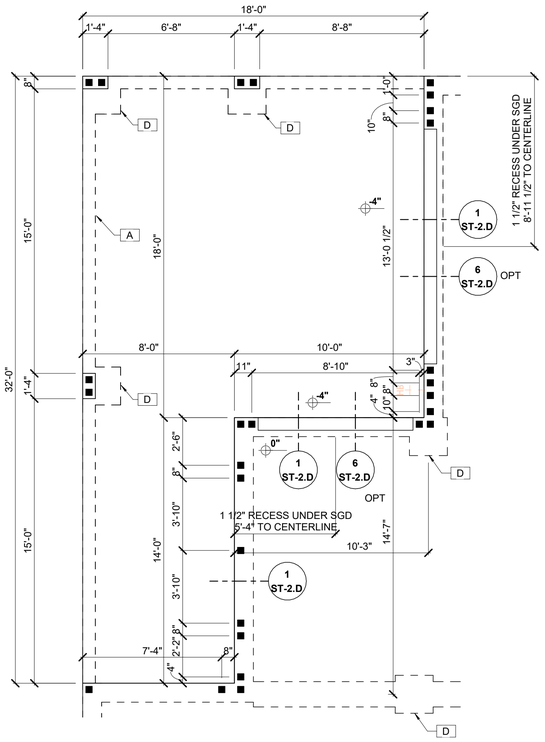
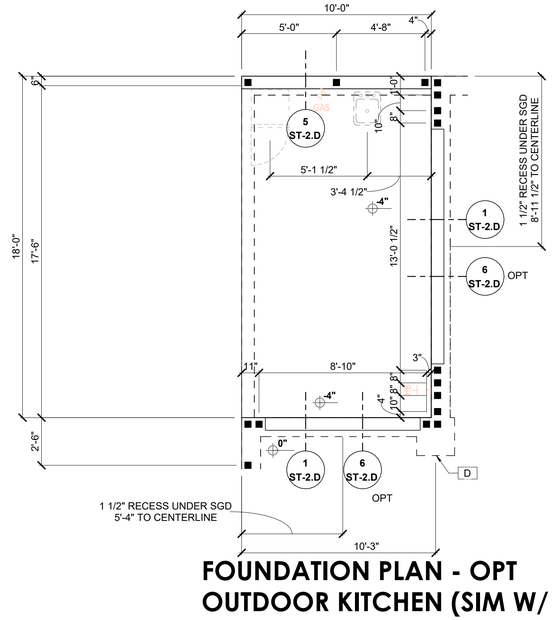


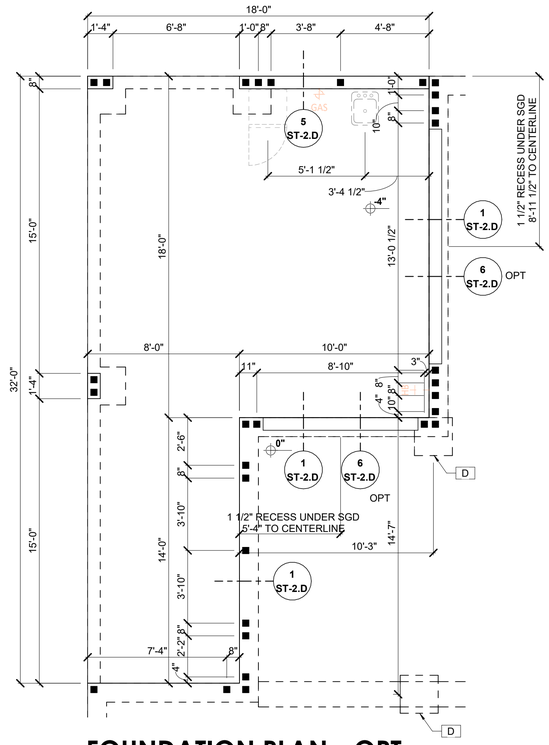
FOUNDATION PLAN - OPT EXTENDED LANAI - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FOUNDATION PLAN - OPT OUTDOOR KITCHEN (SIM W/ ROUGH-IN) - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



FOUNDATION PLAN - OPT EXTENDED LANAI W/ OUTDOOR KITCHEN (SIM W/ ROUGH-IN) - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

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NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: WLT

CHECKED: DB

07-02-2025

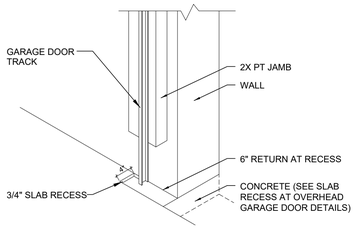
REVISIONS:

No.	Description	Date

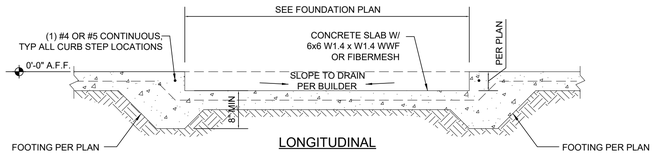
ST-2.9 (150C)

CMU/METAL CONNECTOR ENGINEERING

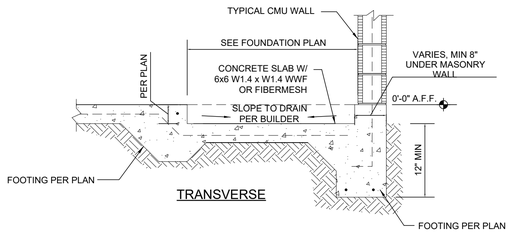
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



GARAGE SLAB RECESS AT OVERHEAD GARAGE DOOR DETAIL

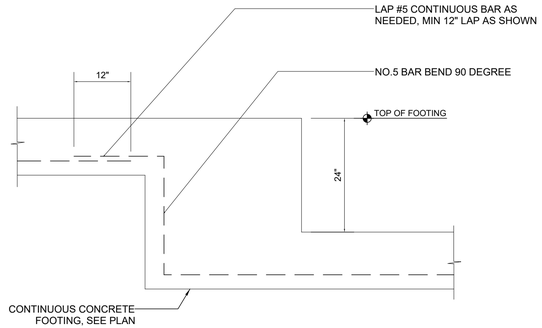


LONGITUDINAL

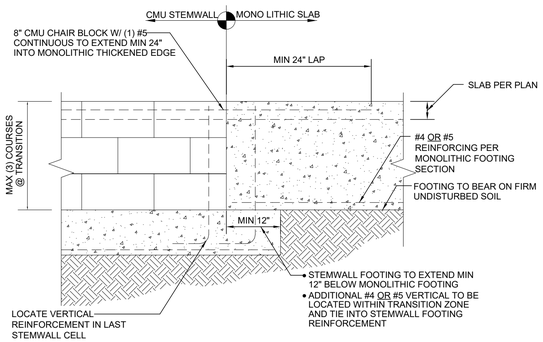


TRANSVERSE

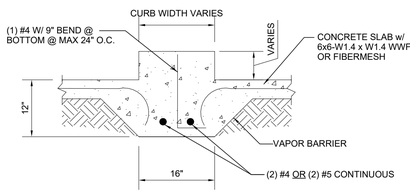
TYPICAL SHOWER RECESS DETAIL



TYPICAL STEP IN FOOTING DETAIL



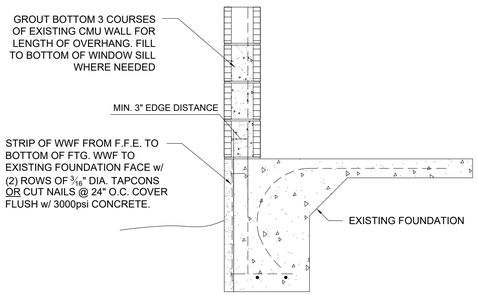
CMU STEMWALL TO MONOLITHIC TRANSITION DETAIL



9 WALL CURB SECTION

8" CMU WALL OVERHANGS LESS THAN 1"

(THIS DETAIL IS A COSMETIC REPAIR AND IS RECOMMENDED BUT NOT REQUIRED)

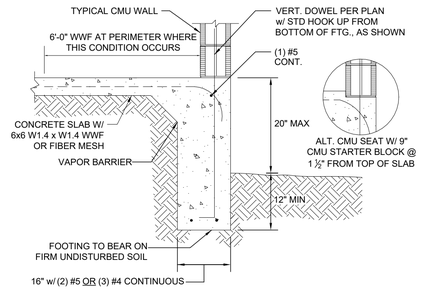


8" CMU WALL OVERHANGS 2.5" OR LESS

(THIS DETAIL IS A STRUCTURAL REPAIR AND IS REQUIRED)

NOTES:

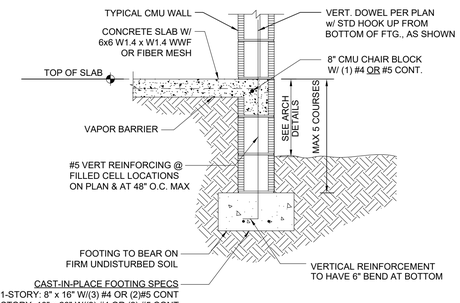
- IF EXISTING REBAR DOES NOT MEET 3" EDGE DISTANCE REQUIREMENT, REMOVE INSIDE FACE SHELL OF EXISTING CMU WALL AT ADJECENT CELL AND DRILL & EPOXY NEW FULL HT. VERTICAL #5 DOWEL W/ 12" EMBED INTO EXISTING FOUNDATION AND 4" EMBED INTO EXISTING BOND BEAM.
- IF MORE THAN (3) BARS DO NOT MEET THE REQUIRED 3" EDGE DISTANCE, CONTACT EOR.



1A MONOLITHIC FOOTING SECTION - 32" MAX DEPTH

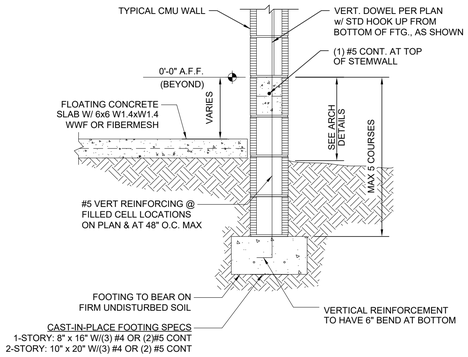
CONTACT EOR PRIOR TO CONSTRUCTION IF ANY OF THE FOLLOWING OCCUR:

- GROUND ADJACENT TO FTG SLOPES DOWN AND AWAY FROM STRUCTURE STEEPER THAN 1'-0" VERTICALLY PER 3'-0" HORIZONTALLY TO PREVENT EROSION OF SOIL.



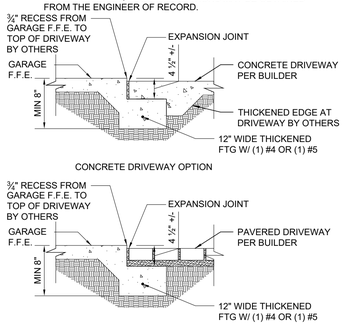
2 STEMWALL SECTION

- SPECIAL CARE SHOULD BE EXERCISED BY CONTRACTOR WHEN BACK FILLING BEHIND A STEM WALL, PARTICULARLY WHEN IT IS OVER 4 COURSES HIGH. SHOULD THIS CONDITION EXIST, RECOMMENDATIONS MAY BE OBTAINED FROM THE ENGINEER OF RECORD.



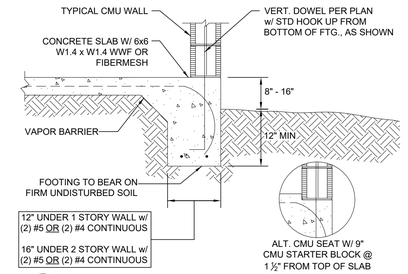
7 STEMWALL CURB SECTION

- SPECIAL CARE SHOULD BE EXERCISED BY CONTRACTOR WHEN BACK FILLING BEHIND A STEM WALL, PARTICULARLY WHEN IT IS OVER 4 COURSES HIGH. SHOULD THIS CONDITION EXIST, RECOMMENDATIONS MAY BE OBTAINED FROM THE ENGINEER OF RECORD.



8 GARAGE DOOR RECESS DETAIL

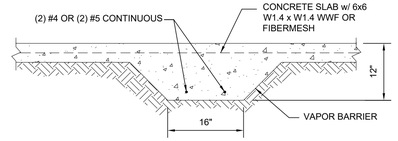
ONLY APPLICABLE AT GARAGE DOOR OPENING



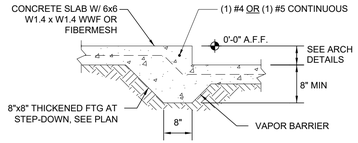
1 MONOLITHIC FOOTING SECTION - 28" MAX DEPTH

CONTACT EOR PRIOR TO CONSTRUCTION IF ANY OF THE FOLLOWING OCCUR:

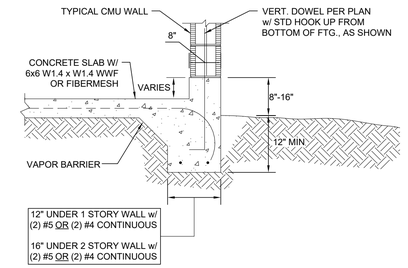
- GROUND ADJACENT TO FTG SLOPES DOWN AND AWAY FROM STRUCTURE STEEPER THAN 1'-0" VERTICALLY PER 3'-0" HORIZONTALLY TO PREVENT EROSION OF SOIL.



3 BEARING WALL FOOTING SECTION

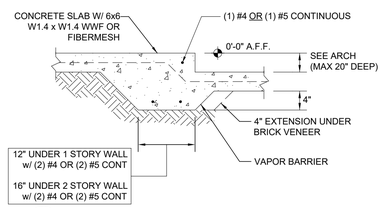


4 CURB STEP SECTION

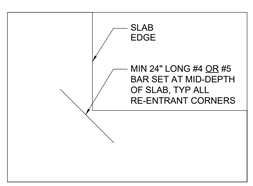


5 GARAGE EXT WALL CURB SECTION

CONTACT EOR PRIOR TO CONSTRUCTION IF ANY OF THE FOLLOWING OCCUR:
GROUND ADJACENT TO FTG SLOPES DOWN AND AWAY FROM STRUCTURE STEEPER THAN 1'-0" VERTICALLY PER 3'-0" HORIZONTALLY TO PREVENT EROSION OF SOIL.



6 BEARING CURB STEP SECTION



RE-ENTRANT CORNER DETAIL (RECOMMENDED)

PLAN VIEW, DETAIL TYPICAL @ ALL RE-ENTRANT CORNERS

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0
TM CMU-WD
DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
tds
true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003048**

DRAWN: **WLT**

CHECKED: **DB**

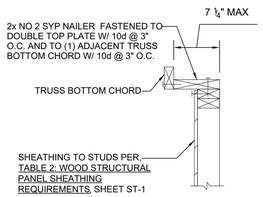
07-02-2025

REVISIONS:

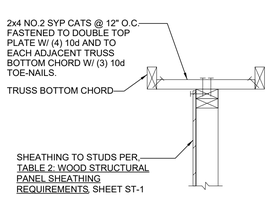
No.	Description	Date

ST-2.D

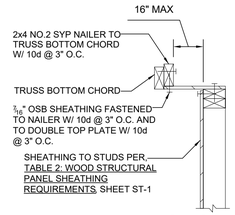
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



OPTION 1



OPTION 2



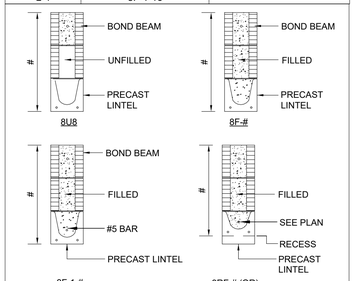
OPTION 3

INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
2. THIS INTERIOR SHEARWALL DETAIL IS INTENDED FOR USE IN AREAS WHERE THE SHEARWALL RUNS PARALLEL TO THE TRUSSES. THIS IS A PREFERRED ALTERNATIVE TO FRAMING ABOVE THE PLATE LINE TO THE ROOF DECK.

LINTEL SCHEDULE

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F-1-36	
L-2	8F-16	
L-3	8U8	
L-4	8F-1-16	



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

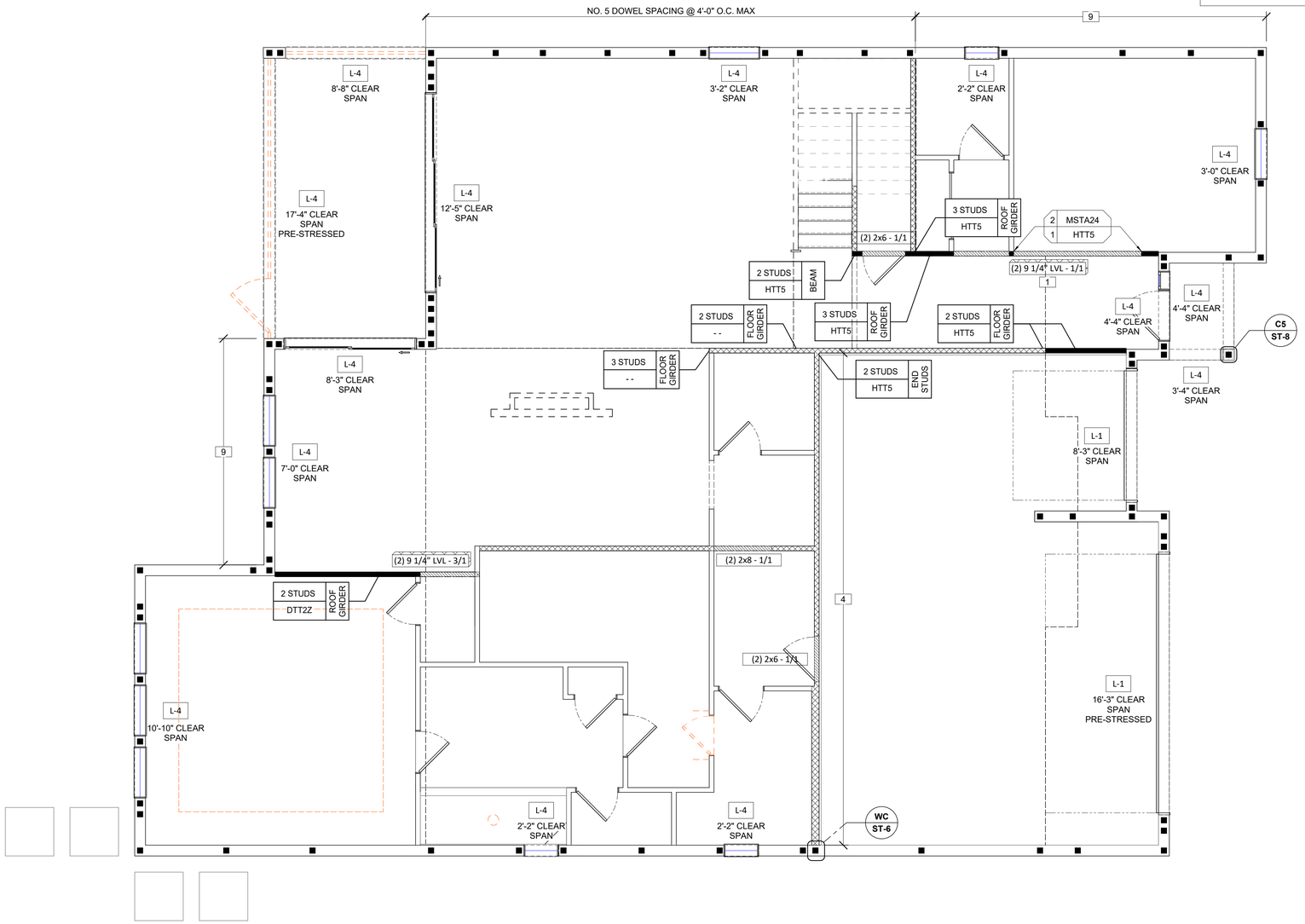
- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMPSON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
13. ANCHOR STRAPS DIRECTLY TO GIRDER/FLOOR TRUSS END VERTICALS BELOW



LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ½" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.

2 STUDS / STRAP | TRUSS GIRDER — ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN

BOTTOM OF STUD COLUMN CONNECTION
- 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
- 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

1 MSTA24 / 1 DTT2Z
- NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
- TYPE OF STRAP CONNECTING HEADER TO JACK STUD
- KING/JACK GROUP BOTTOM CONNECTION
  - 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
  - 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
- NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #
- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2
- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- DEPTH OF LOAD-BEARING #2 SYP HEADER
- NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ½" LSL- 1 / 2
- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
- DEPTH OF LOAD-BEARING EWP HEADER
- NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

1st LEVEL STRUCTURAL PLAN - TRADITIONAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

CMU/METAL CONNECTOR ENGINEERING

2021 V1.0-CMU

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
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9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003048**

DRAWN: **WLT**

CHECKED: **DB**

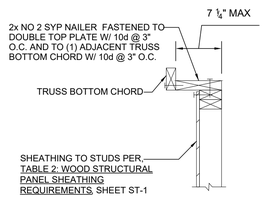
07-02-2025

REVISIONS:

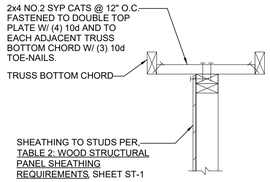
No.	Description	Date

ST-3 (150C)

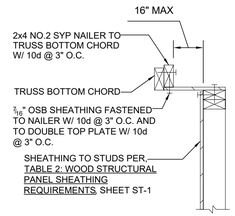
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



OPTION 1



OPTION 2



OPTION 3

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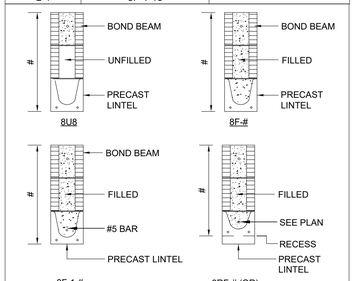

PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
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RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

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- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
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FRAMING KEY NOTES (CMU) DC1

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8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
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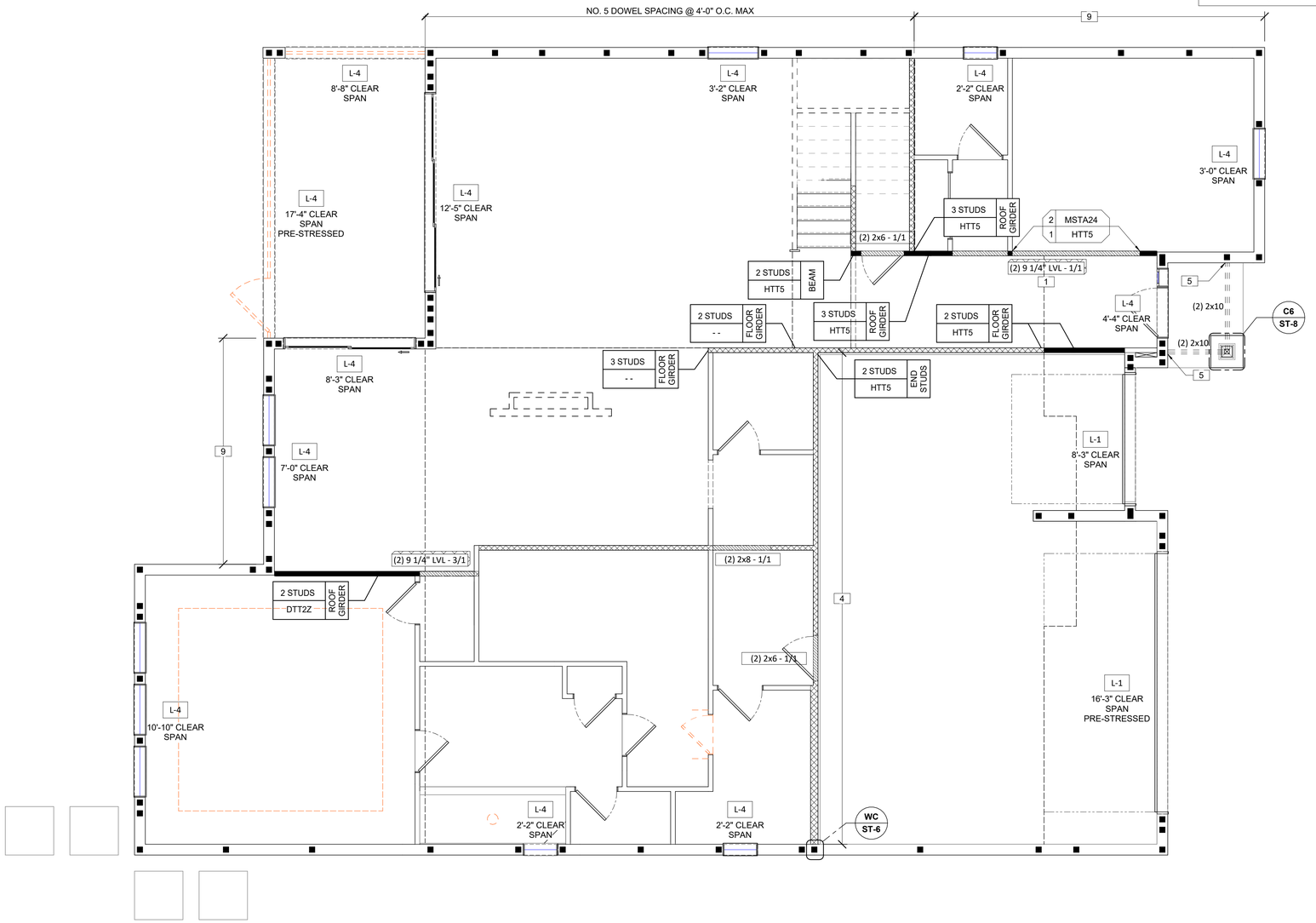

LEGEND

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- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.

2 STUDS / STRAP — TRUSS GIRDER

ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN

BOTTOM OF STUD COLUMN CONNECTION
- 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
- 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD

1 MSTA24 / 1 DTT2Z

TYPE OF STRAP CONNECTING HEADER TO JACK STUD

KING/JACK GROUP BOTTOM CONNECTION
- 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
- 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #

NUMBER OF KING STUDS EACH SIDE OF OPENING

HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2

NUMBER OF KING STUDS EACH SIDE OF OPENING

NUMBER OF JACK STUDS EACH SIDE OF OPENING

DEPTH OF LOAD-BEARING #2 SYP HEADER

NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ½" LSL- 1 / 2

NUMBER OF KING STUDS EACH SIDE OF OPENING

NUMBER OF JACK STUDS EACH SIDE OF OPENING

HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)

DEPTH OF LOAD-BEARING EWP HEADER

NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

1st LEVEL STRUCTURAL PLAN - CRAFTSMAN A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

CMU/METAL CONNECTOR ENGINEERING

2021 V1.0-CMU

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX

tds
true design studios

9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003048**

DRAWN: **WLT**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-3.2 (150C)

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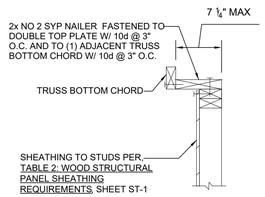

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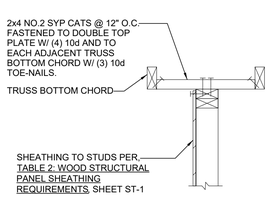

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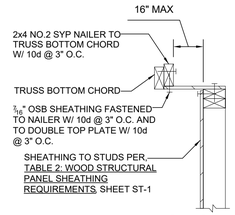


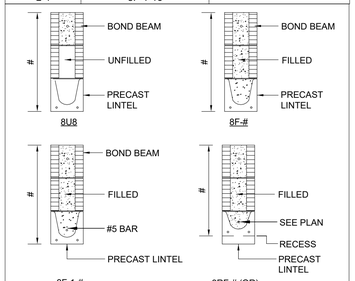
OPTION 3

INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
2. THIS INTERIOR SHEARWALL DETAIL IS INTENDED FOR USE IN AREAS WHERE THE SHEARWALL RUNS PARALLEL TO THE TRUSSES. THIS IS A PREFERRED ALTERNATIVE TO FRAMING ABOVE THE PLATE LINE TO THE ROOF DECK.

LINTEL SCHEDULE

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F-1-36	
L-2	8F-16	
L-3	8U8	
L-4	8F-1-16	



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

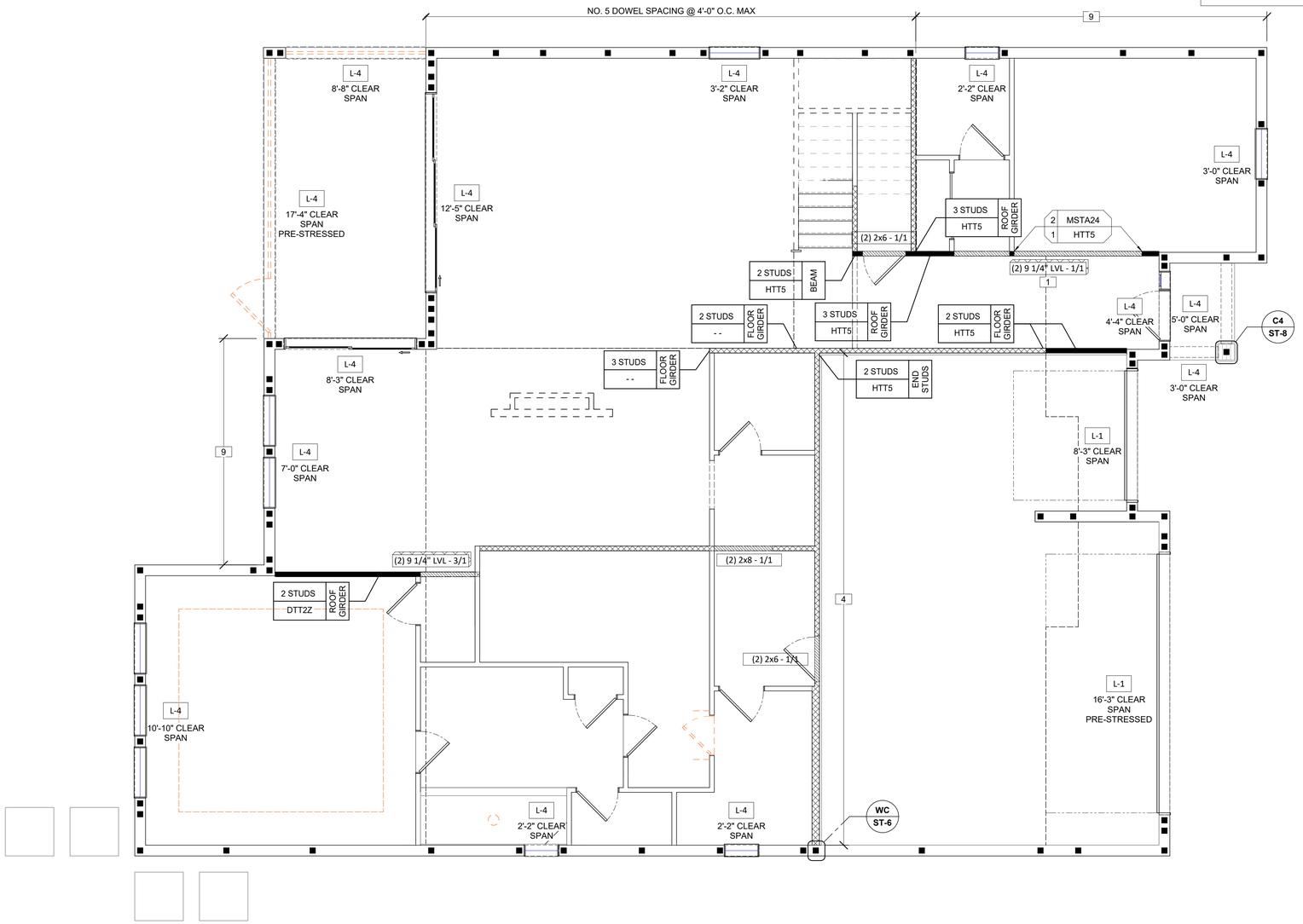
- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMPSON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
13. ANCHOR STRAPS DIRECTLY TO GIRDER/FLOOR TRUSS END VERTICALS BELOW



LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ½" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.

2 STUDS / STRAP — TRUSS GIRDER — ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN

BOTTOM OF STUD COLUMN CONNECTION
- 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
- 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

1 MSTA24 / 1 DTT2Z

- NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
- TYPE OF STRAP CONNECTING HEADER TO JACK STUD
- KING/JACK GROUP BOTTOM CONNECTION
  - 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
  - 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
- NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- DEPTH OF LOAD-BEARING #2 SYP HEADER
- NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ½" LSL- 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
- DEPTH OF LOAD-BEARING EWP HEADER
- NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

1st LEVEL STRUCTURAL PLAN - COASTAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

CMU/METAL CONNECTOR ENGINEERING

2021 V1.0-CMU

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003048**

DRAWN: **WLT**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-3.4 (150C)

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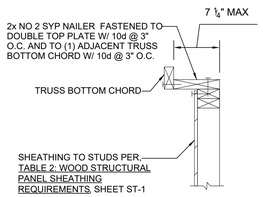

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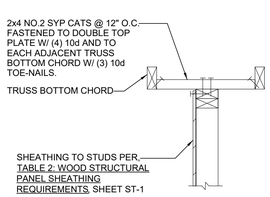

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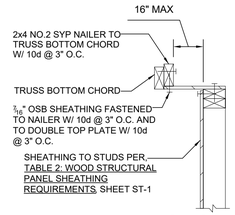


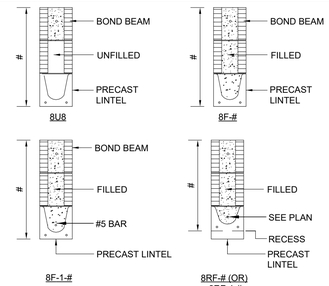
OPTION 3

INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
2. THIS INTERIOR SHEARWALL DETAIL IS INTENDED FOR USE IN AREAS WHERE THE SHEARWALL RUNS PARALLEL TO THE TRUSSES. THIS IS A PREFERRED ALTERNATIVE TO FRAMING ABOVE THE PLATE LINE TO THE ROOF DECK.

LINTEL SCHEDULE

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F-1-36	
L-2	8F-16	
L-3	8U8	
L-4	8F-1-16	



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMPSON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
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7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
13. ANCHOR STRAPS DIRECTLY TO GIRDER/FLOOR TRUSS END VERTICALS BELOW

LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ½" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

2 STUDS / STRAP | TRUSS GIRDER

- NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
- ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN

BOTTOM OF STUD COLUMN CONNECTION
- 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
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HEADER STRAPPING KEYNOTE

1 MSTA24 / 1 DTT2Z
- NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
- TYPE OF STRAP CONNECTING HEADER TO JACK STUD
- KING/JACK GROUP BOTTOM CONNECTION
- 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
- 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
- NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

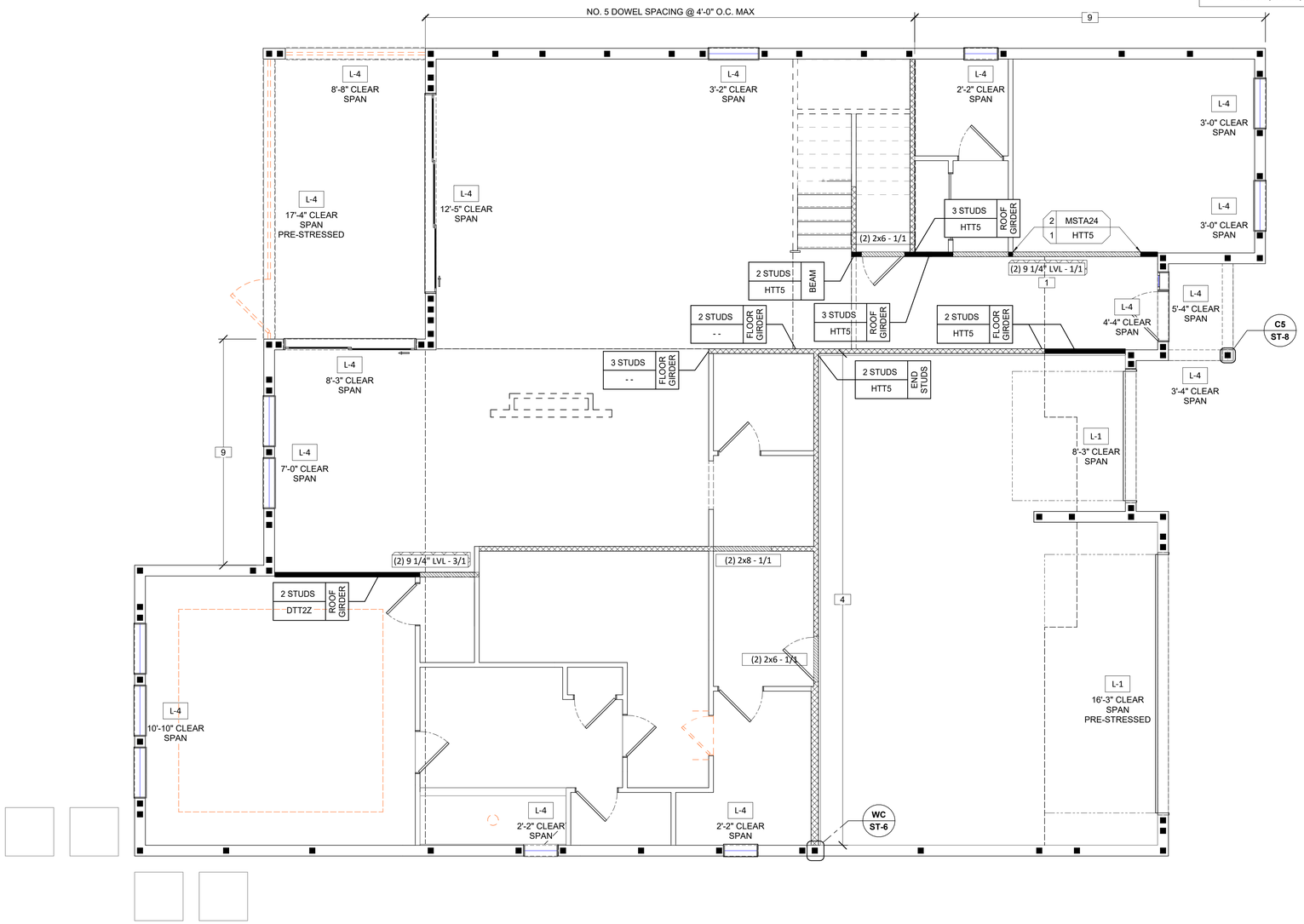
NO HDR - #
- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2
- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- DEPTH OF LOAD-BEARING #2 SYP HEADER
- NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ½" LSL- 1 / 2
- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
- DEPTH OF LOAD-BEARING EWP HEADER
- NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)



1st LEVEL STRUCTURAL PLAN - FARMHOUSE A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

2021 V1.0-CMU

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: WLT

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-3.6 (150C)

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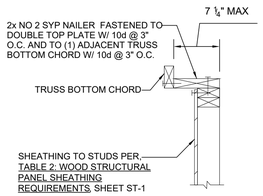
CMU/METAL CONNECTOR ENGINEERING



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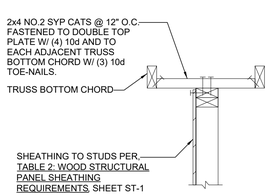

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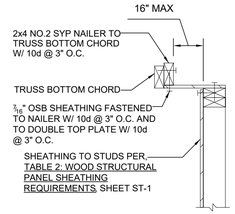

OPTION 3

INTERIOR SHEARWALL DETAIL

1. FOR TRUSSES THAT SIT DIRECTLY ABOVE THE WALL, FASTEN TRUSS BOTTOM CHORD TO DOUBLE TOP PLATE WITH 10d TOE-NAILS AT 4" O.C.
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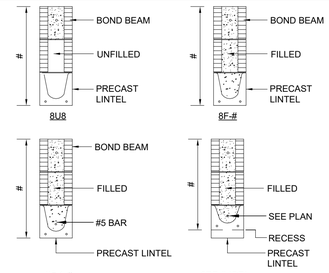
LINTEL SCHEDULE

LINTEL NO.	LINTEL DESCRIPTION	COMMENTS
L-1	8F-1-36	
L-2	8F-16	
L-3	8U8	
L-4	8F-1-16	



PRE-CAST LINTEL OPTIONS

8	8" PRECAST LINTEL. SEE PLAN.
U	UNFILLED
F	GROUT FILL
RF	2" RECESS LINTEL. GROUT FILL
1	(1) #5 BAR
#	DEPTH (INCHES) OF LINTEL ASSEMBLY

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

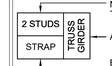
(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMSPON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
13. ANCHOR STRAPS DIRECTLY TO GIRDER/FLOOR TRUSS END VERTICALS BELOW

LEGEND

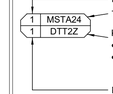
- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ½" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE



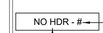
NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN
BOTTOM OF STUD COLUMN CONNECTION
• 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
• 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE



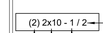
NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
TYPE OF STRAP CONNECTING HEADER TO JACK STUD
KING/JACK GROUP BOTTOM CONNECTION
• 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
• 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE



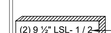
NUMBER OF KING STUDS EACH SIDE OF OPENING
HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

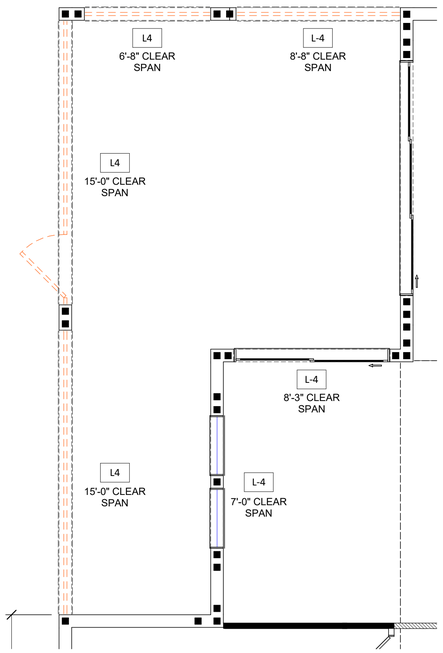


NUMBER OF KING STUDS EACH SIDE OF OPENING
NUMBER OF JACK STUDS EACH SIDE OF OPENING
DEPTH OF LOAD-BEARING #2 SYP HEADER
NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

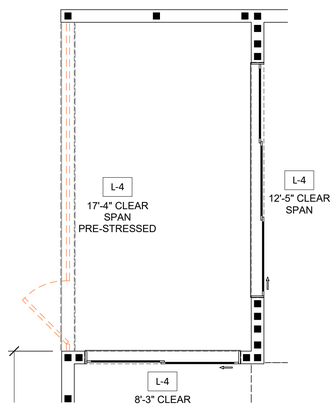


NUMBER OF KING STUDS EACH SIDE OF OPENING
NUMBER OF JACK STUDS EACH SIDE OF OPENING
HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
DEPTH OF LOAD-BEARING EWP HEADER
NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)



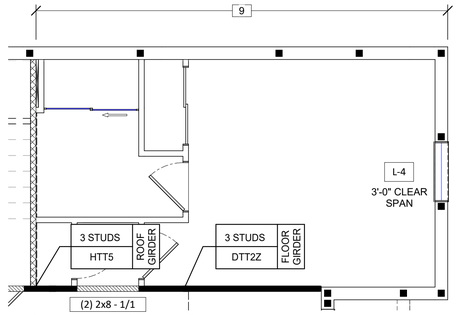
1st LEVEL STRUCTURAL PLAN - OPT EXTENDED LANAI - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



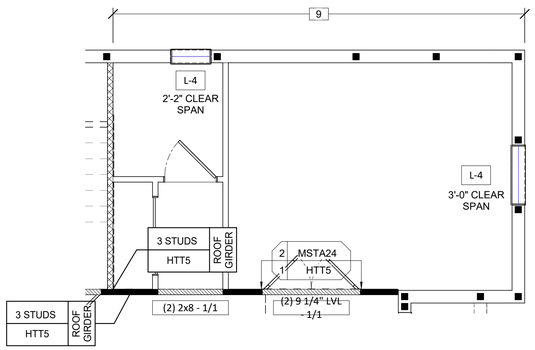
1st LEVEL STRUCTURAL PLAN - OPT OUTDOOR KITCHEN (SIM W/ EXT LANAI & ROUGH-IN) - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"



1st LEVEL STRUCTURAL PLAN - OPT BEDROOM SUITE 5/ BATH 4 - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34" MUST BE SELECTED W/ OPT POWDER BATH 2



1st LEVEL STRUCTURAL PLAN - OPT STUDY - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

CMU/METAL CONNECTOR ENGINEERING

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7347

9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

2021 V1.0-CMU

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

taylor morrison

NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: WLT

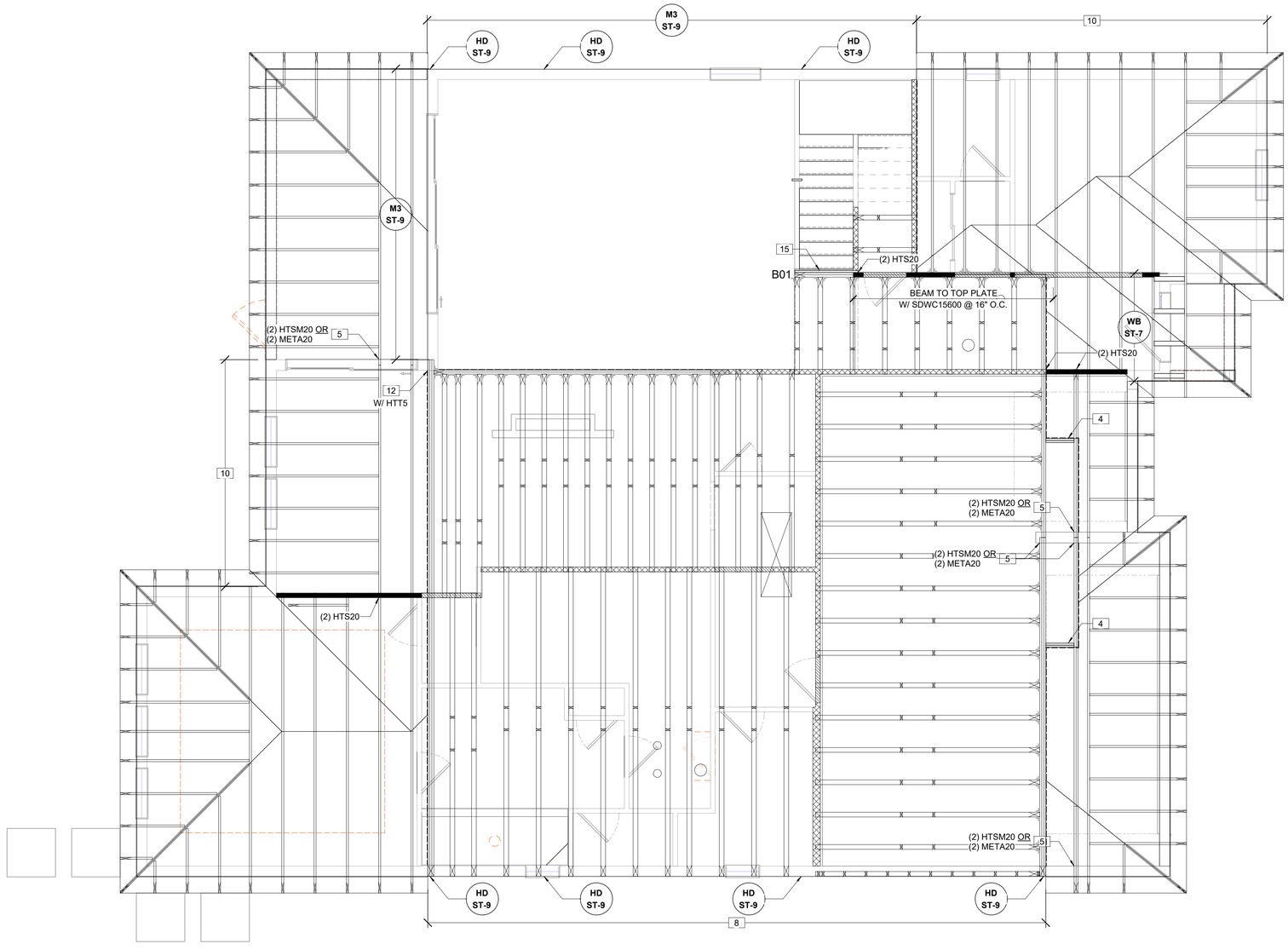
CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-3.8 (150C)



1st LEVEL FRAMING PLAN - TRADITIONAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

BEAM SCHEDULE

BEAM NO.	BEAM SIZE AND TYPE	NOTES
B01	MICROLLAM LVL 2.0E - (2) 1 3/4" x 16"	NOTE 2

BEAM SCHEDULE NOTES

1. FASTEN EACH PLY W/ (3) ROWS 10d @ 12" O.C. STAGGERED.
2. FASTEN EACH PLY W/ (3) ROWS 10d @ 6" O.C. STAGGERED.
3. FASTEN PLIES W/ (2) ROWS½" DIA.THRU BOLT W/ NUT AND WASHER @ 16" O.C. STAGGERED. PROVIDE 2" EDGE DISTANCE.
4. FASTEN PLIES W/ (2) ROWS¼"Ø x 6" LONG SDS SCREWS @ 16" O.C. INSTALL SCREWS FROM BOTH FACES AT SPACING INDICATED, STAGGER SCREWS FROM EACH FACE. PROVIDE 2" EDGE DISTANCE.

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING), OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS¼" Ø @ 24" O.C. STAGGERED
PT 2x8.....(2) ROWS¼" Ø @ 16" O.C. STAGGERED
PT 2x10.....(2) ROWS¼" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS¼" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSSOR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPSOR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5
15. MIN 2x8 NO. 2 SYP NAILER AND 1" OSB FLITCH PLATE ATTACHED TO BEAM AT EDGE OF FLOOR SYSTEM W/ (2) ROWS 16d COMMON @ MAX 12" O.C. STAGGERED

SHOP DRAWING REVIEW NOTE

E.O.R. HAS REVIEWED AND APPROVED COMPONENT DESIGN REFERENCES LISTED BELOW FOR CONFORMITY WITH THE DESIGN CRITERIA OF THIS PLAN SET. APPROVAL IS ONLY FOR CONFORMANCE WITH DESIGN CONCEPT AND DOES NOT RELIEVE THE DELEGATED ENGINEER OF THE RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE SHOP DRAWINGS.

- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS:# XXXXXX, DATED XX-XX-XXXX

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: WLT

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-3A (150C)

CMU/METAL CONNECTOR ENGINEERING

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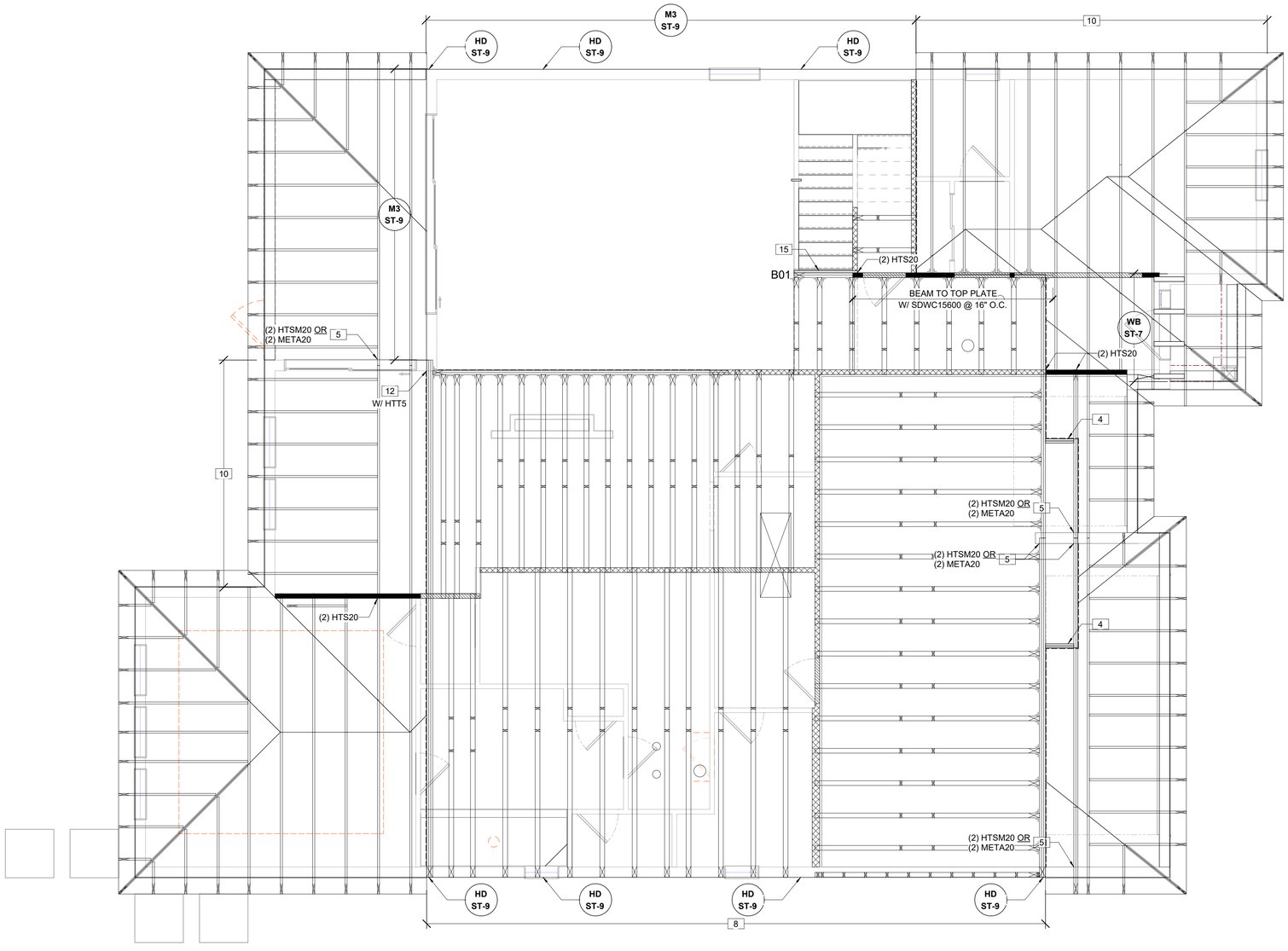

1st LEVEL FRAMING PLAN - CRAFTSMAN A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

BEAM SCHEDULE

BEAM NO.	BEAM SIZE AND TYPE	NOTES
B01	MICROLLAM LVL 2.0E - (2) 1 3/4" x 16"	NOTE 2

BEAM SCHEDULE NOTES

1. FASTEN EACH PLY W/ (3) ROWS 10d @ 12" O.C. STAGGERED.
2. FASTEN EACH PLY W/ (3) ROWS 10d @ 6" O.C. STAGGERED.
3. FASTEN PLIES W/ (2) ROWS½" DIA.THRU BOLT W/ NUT AND WASHER @ 16" O.C. STAGGERED. PROVIDE 2" EDGE DISTANCE.
4. FASTEN PLIES W/ (2) ROWS¼"Ø x 6" LONG SDS SCREWS @ 16" O.C. INSTALL SCREWS FROM BOTH FACES AT SPACING INDICATED, STAGGER SCREWS FROM EACH FACE. PROVIDE 2" EDGE DISTANCE.

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING), OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

LEDGER TO CMU (W/ 3" TAPCON OR TITEN):

PT 2x6.....(2) ROWS¼" Ø @ 24" O.C. STAGGERED
PT 2x8.....(2) ROWS¼" Ø @ 16" O.C. STAGGERED
PT 2x10.....(2) ROWS¼" Ø @ 8" O.C. STAGGERED
PT 2x12.....(2) ROWS¼" Ø @ 6" O.C. STAGGERED

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSSOR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPSOR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5
15. MIN 2x8 NO. 2 SYP NAILER AND 1" OSB FLITCH PLATE ATTACHED TO BEAM AT EDGE OF FLOOR SYSTEM W/ (2) ROWS 16d COMMON @ MAX 12" O.C. STAGGERED

SHOP DRAWING REVIEW NOTE

E.O.R. HAS REVIEWED AND APPROVED COMPONENT DESIGN REFERENCES LISTED BELOW FOR CONFORMITY WITH THE DESIGN CRITERIA OF THIS PLAN SET. APPROVAL IS ONLY FOR CONFORMANCE WITH DESIGN CONCEPT AND DOES NOT RELIEVE THE DELEGATED ENGINEER OF THE RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE SHOP DRAWINGS.

- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS:# XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003048**

DRAWN: **WLT**

CHECKED: **DB**

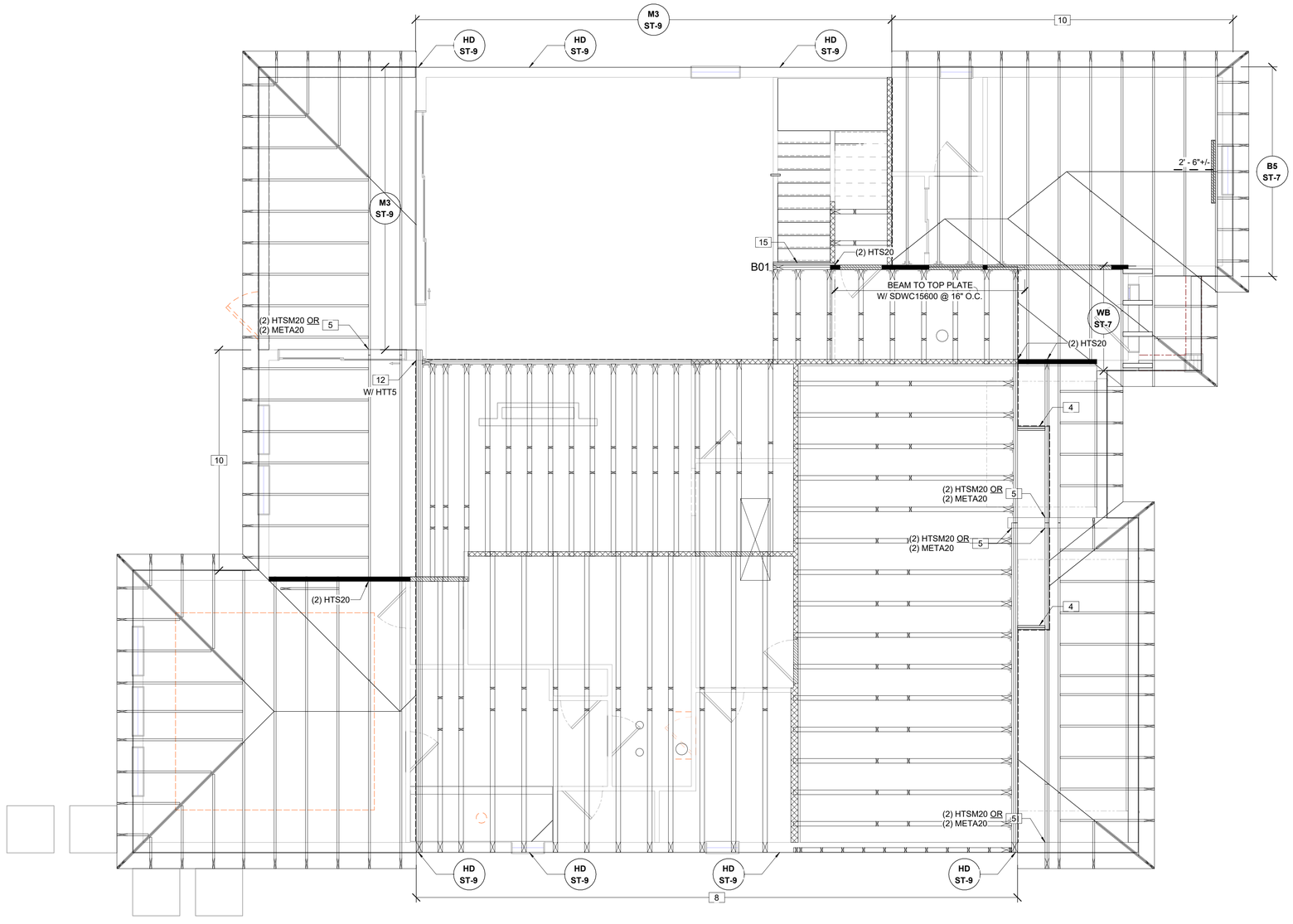
07-02-2025

REVISIONS:

No.	Description	Date

ST-3A.2 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7957



1st LEVEL FRAMING PLAN - COASTAL A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

BEAM SCHEDULE

BEAM NO.	BEAM SIZE AND TYPE	NOTES
B01	MICROLLAM LVL 2.0E - (2) 1 3/4" x 16"	NOTE 2

BEAM SCHEDULE NOTES

1. FASTEN EACH PLY W/ (3) ROWS 10d @ 12" O.C. STAGGERED.
2. FASTEN EACH PLY W/ (3) ROWS 10d @ 6" O.C. STAGGERED.
3. FASTEN PLIES W/ (2) ROWS½" DIA.THRU BOLT W/ NUT AND WASHER @ 16" O.C. STAGGERED. PROVIDE 2" EDGE DISTANCE.
4. FASTEN PLIES W/ (2) ROWS¼"Ø x 6" LONG SDS SCREWS @ 16" O.C. INSTALL SCREWS FROM BOTH FACES AT SPACING INDICATED, STAGGER SCREWS FROM EACH FACE. PROVIDE 2" EDGE DISTANCE.

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING), OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

   ROOF FRAMING LEDGER TO WOOD:
   2x6.....(4) 12d COMMON
   2x8.....(6) 12d COMMON
   2x10.....(8) 12d COMMON
   2x12.....(10) 12d COMMON

   LEDGER TO CMU (W/ 3" TAPCON OR TITEN):
   PT 2x6.....(2) ROWS¼" Ø @ 24" O.C. STAGGERED
   PT 2x8.....(2) ROWS¼" Ø @ 16" O.C. STAGGERED
   PT 2x10.....(2) ROWS¼" Ø @ 8" O.C. STAGGERED
   PT 2x12.....(2) ROWS¼" Ø @ 6" O.C. STAGGERED

   FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):
   2x6.....(3) 16d COMMON
   2x8.....(5) 16d COMMON
   2x10.....(7) 16d COMMON
   2x12.....(9) 16d COMMON

   FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):
   PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSSOR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPSOR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5
15. MIN 2x8 NO. 2 SYP NAILER AND 1" OSB FLITCH PLATE ATTACHED TO BEAM AT EDGE OF FLOOR SYSTEM W/ (2) ROWS 16d COMMON @ MAX 12" O.C. STAGGERED

SHOP DRAWING REVIEW NOTE

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- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS:# XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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904.821.5200
taylor morrison

NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: WLT

CHECKED: DB

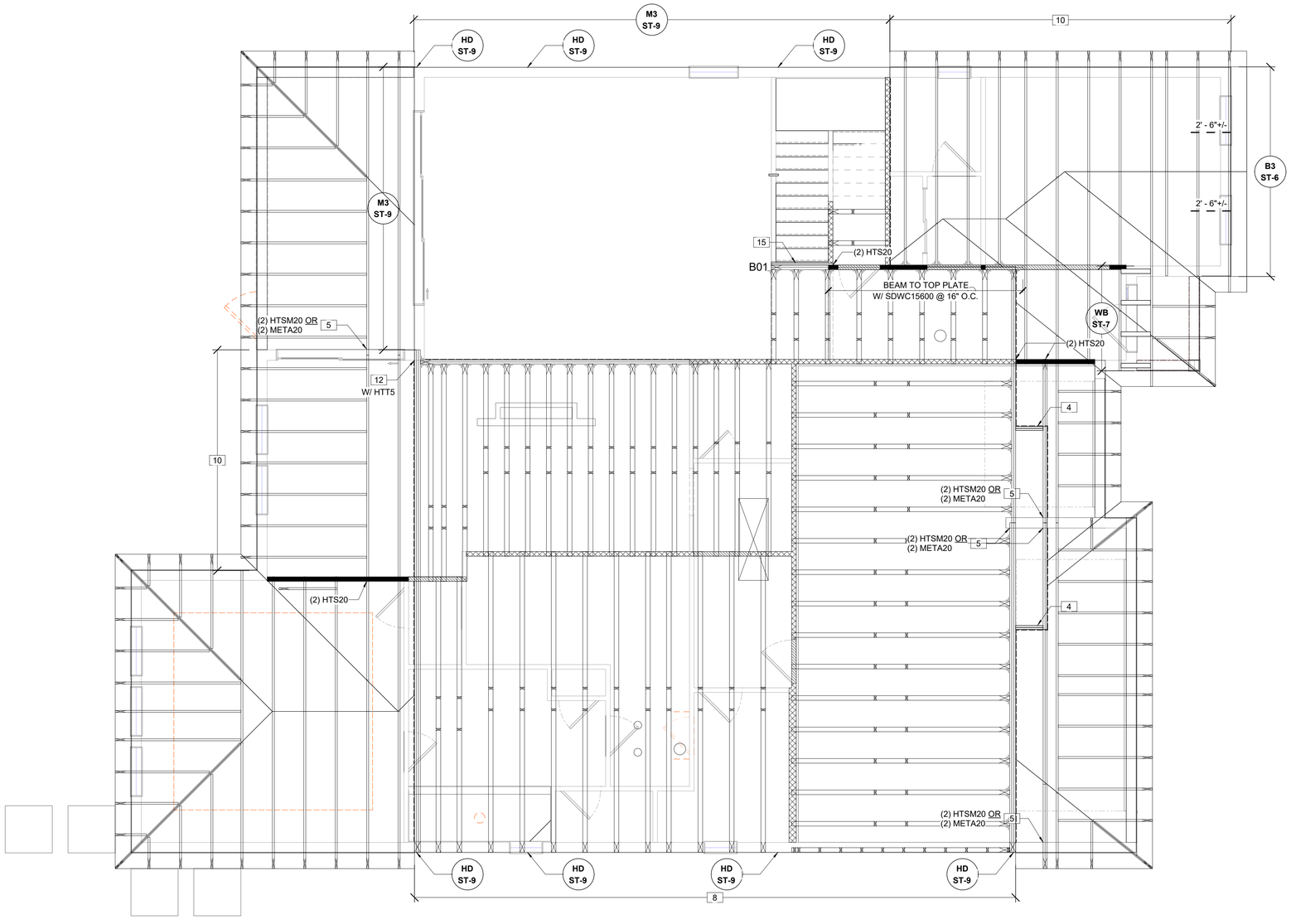
07-02-2025

REVISIONS:

No.	Description	Date

ST-3A.4
(150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7957



1st LEVEL FRAMING PLAN - FARMHOUSE A - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

BEAM SCHEDULE

BEAM NO.	BEAM SIZE AND TYPE	NOTES
B01	MICROLLAM LVL 2.0E - (2) 1 3/4" x 16"	NOTE 2

BEAM SCHEDULE NOTES

1. FASTEN EACH PLY W/ (3) ROWS 10d @ 12" O.C. STAGGERED.
2. FASTEN EACH PLY W/ (3) ROWS 10d @ 6" O.C. STAGGERED.
3. FASTEN PLIES W/ (2) ROWS½" DIA.THRU BOLT W/ NUT AND WASHER @ 16" O.C. STAGGERED. PROVIDE 2" EDGE DISTANCE.
4. FASTEN PLIES W/ (2) ROWS¼"Ø x 6" LONG SDS SCREWS @ 16" O.C. INSTALL SCREWS FROM BOTH FACES AT SPACING INDICATED, STAGGER SCREWS FROM EACH FACE. PROVIDE 2" EDGE DISTANCE.

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING), OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

   ROOF FRAMING LEDGER TO WOOD:
   2x6.....(4) 12d COMMON
   2x8.....(6) 12d COMMON
   2x10.....(8) 12d COMMON
   2x12.....(10) 12d COMMON

   LEDGER TO CMU (W/ 3" TAPCON OR TITEN):
   PT 2x6.....(2) ROWS¼" Ø @ 24" O.C. STAGGERED
   PT 2x8.....(2) ROWS¼" Ø @ 16" O.C. STAGGERED
   PT 2x10.....(2) ROWS¼" Ø @ 8" O.C. STAGGERED
   PT 2x12.....(2) ROWS¼" Ø @ 6" O.C. STAGGERED

   FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):
   2x6.....(3) 16d COMMON
   2x8.....(5) 16d COMMON
   2x10.....(7) 16d COMMON
   2x12.....(9) 16d COMMON

   FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):
   PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSSOR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPSOR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5
15. MIN 2x8 NO. 2 SYP NAILER AND 1" OSB FLITCH PLATE ATTACHED TO BEAM AT EDGE OF FLOOR SYSTEM W/ (2) ROWS 16d COMMON @ MAX 12" O.C. STAGGERED

SHOP DRAWING REVIEW NOTE

E.O.R. HAS REVIEWED AND APPROVED COMPONENT DESIGN REFERENCES LISTED BELOW FOR CONFORMITY WITH THE DESIGN CRITERIA OF THIS PLAN SET. APPROVAL IS ONLY FOR CONFORMANCE WITH DESIGN CONCEPT AND DOES NOT RELIEVE THE DELEGATED ENGINEER OF THE RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE SHOP DRAWINGS.

- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS:# XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: WLT

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-3A.6
(150C)

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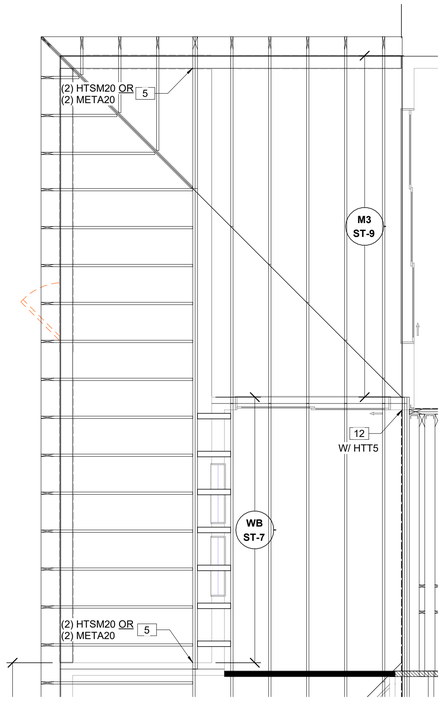


1st LEVEL FRAMING PLAN - OPT EXTENDED LANAI - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

BEAM SCHEDULE

BEAM NO.	BEAM SIZE AND TYPE	NOTES
B01	MICROLLAM LVL 2.0E - (2) 1 3/4" x 16"	NOTE 2

BEAM SCHEDULE NOTES

1. FASTEN EACH PLY W/ (3) ROWS 10d @ 12" O.C. STAGGERED.
2. FASTEN EACH PLY W/ (3) ROWS 10d @ 6" O.C. STAGGERED.
3. FASTEN PLIES W/ (2) ROWS½" DIA.THRU BOLT W/ NUT AND WASHER @ 16" O.C. STAGGERED. PROVIDE 2" EDGE DISTANCE.
4. FASTEN PLIES W/ (2) ROWS¼"Ø x 6" LONG SDS SCREWS @ 16" O.C. INSTALL SCREWS FROM BOTH FACES AT SPACING INDICATED, STAGGER SCREWS FROM EACH FACE. PROVIDE 2" EDGE DISTANCE.

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING).OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

   ROOF FRAMING LEDGER TO WOOD:
   2x6.....(4) 12d COMMON
   2x8.....(6) 12d COMMON
   2x10.....(8) 12d COMMON
   2x12.....(10) 12d COMMON

   LEDGER TO CMU (W/ 3" TAPCON OR TITEN):
   PT 2x6.....(2) ROWS¼" Ø @ 24" O.C. STAGGERED
   PT 2x8.....(2) ROWS¼" Ø @ 16" O.C. STAGGERED
   PT 2x10.....(2) ROWS¼" Ø @ 8" O.C. STAGGERED
   PT 2x12.....(2) ROWS¼" Ø @ 6" O.C. STAGGERED

   FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):
   2x6.....(3) 16d COMMON
   2x8.....(5) 16d COMMON
   2x10.....(7) 16d COMMON
   2x12.....(9) 16d COMMON

   FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):
   PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSSOR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPSOR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5
15. MIN 2x8 NO. 2 SYP NAILER AND 1" OSB FLITCH PLATE ATTACHED TO BEAM AT EDGE OF FLOOR SYSTEM W/ (2) ROWS 16d COMMON @ MAX 12" O.C. STAGGERED

SHOP DRAWING REVIEW NOTE

E.O.R. HAS REVIEWED AND APPROVED COMPONENT DESIGN REFERENCES LISTED BELOW FOR CONFORMITY WITH THE DESIGN CRITERIA OF THIS PLAN SET. APPROVAL IS ONLY FOR CONFORMANCE WITH DESIGN CONCEPT AND DOES NOT RELIEVE THE DELEGATED ENGINEER OF THE RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE SHOP DRAWINGS.

- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS:# XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX

tds
true design studios

9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003048**

DRAWN: **WLT**

CHECKED: **DB**

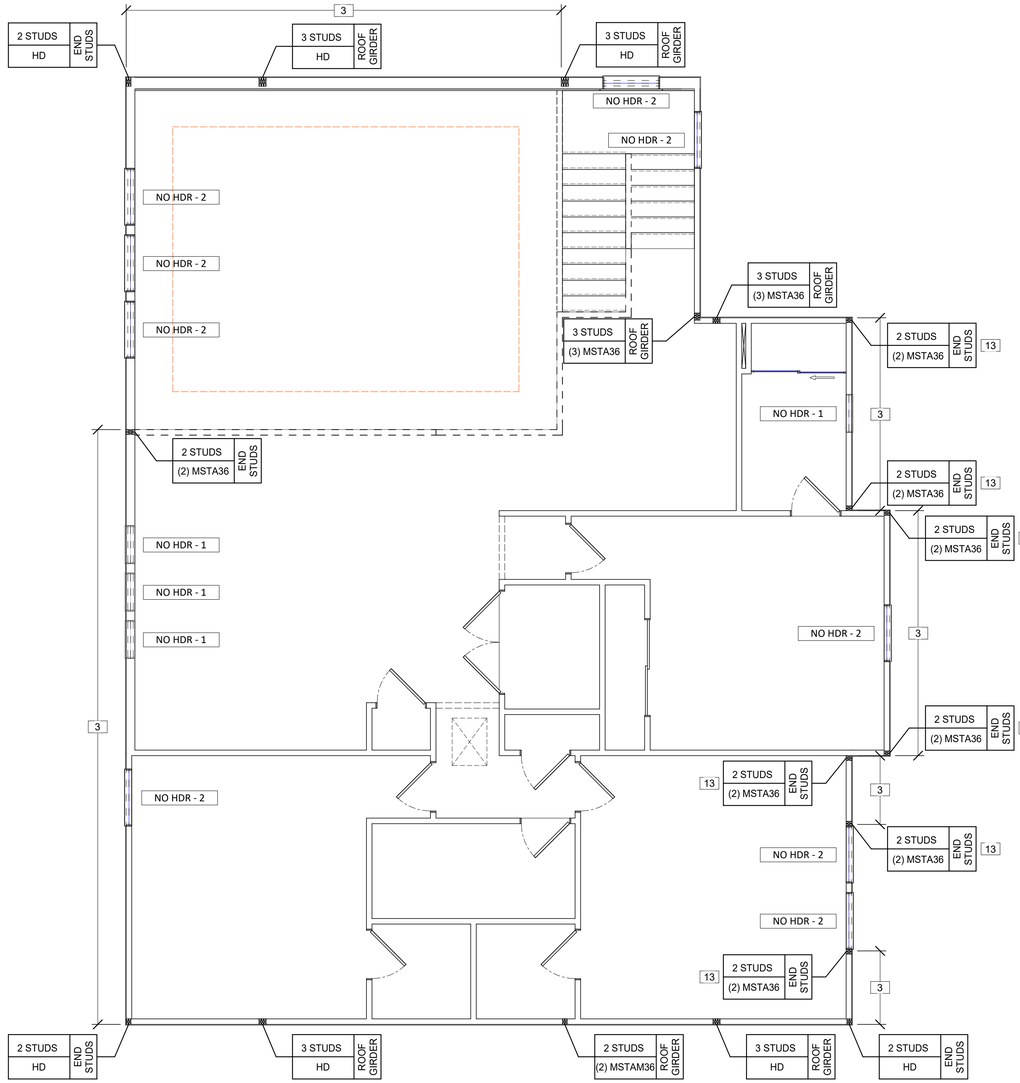
07-02-2025

REVISIONS:

No.	Description	Date

ST-3A.8 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7357



2nd LEVEL STRUCTURAL PLAN - TRADITIONAL A & B - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMPSON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
13. ANCHOR STRAPS DIRECTLY TO GIRDER/FLOOR TRUSS END VERTICALS BELOW

LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¾" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

2 STUDS / STRAP — TRUSS GIRDER

- NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
- ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN
- BOTTOM OF STUD COLUMN CONNECTION
  • 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
  • 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

1 MSTA24 / 1 DTT2Z

- NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
- TYPE OF STRAP CONNECTING HEADER TO JACK STUD
- KING/JACK GROUP BOTTOM CONNECTION
  • 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
  • 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
- NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- DEPTH OF LOAD-BEARING #2 SYP HEADER
- NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ½" LSL- 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
- DEPTH OF LOAD-BEARING EWP HEADER
- NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

2021 V1.0-CMU

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX

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904.821.5200

taylor morrison

NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: WLT

CHECKED: DB

07-02-2025

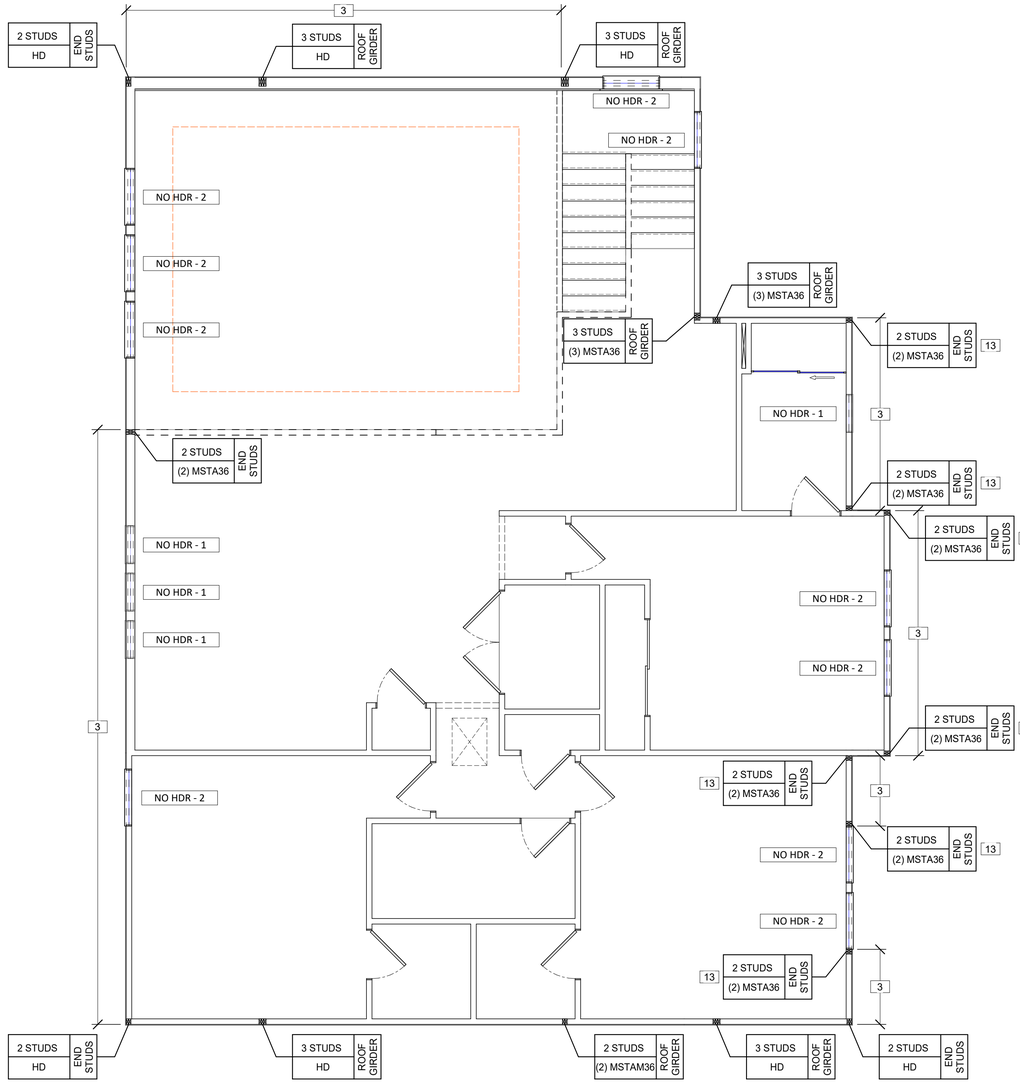
REVISIONS:

No.	Description	Date

ST-4 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

CMU/METAL CONNECTOR ENGINEERING



2nd LEVEL STRUCTURAL PLAN - CRAFTSMAN A & B - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMPSON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
13. ANCHOR STRAPS DIRECTLY TO GIRDER/FLOOR TRUSS END VERTICALS BELOW

LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¾" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

2 STUDS / STRAP — TRUSS GIRDER

NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.

ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN

BOTTOM OF STUD COLUMN CONNECTION
- 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
- 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

1 MSTA24 / 1 DTT2Z

NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD

TYPE OF STRAP CONNECTING HEADER TO JACK STUD

KING/JACK GROUP BOTTOM CONNECTION
- 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
- 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - # →

NUMBER OF KING STUDS EACH SIDE OF OPENING

HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2

NUMBER OF KING STUDS EACH SIDE OF OPENING

NUMBER OF JACK STUDS EACH SIDE OF OPENING

DEPTH OF LOAD-BEARING #2 SYP HEADER

NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ¼" LSL- 1 / 2

NUMBER OF KING STUDS EACH SIDE OF OPENING

NUMBER OF JACK STUDS EACH SIDE OF OPENING

HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)

DEPTH OF LOAD-BEARING EWP HEADER

NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

CMU/METAL CONNECTOR ENGINEERING

2021 V1.0-CMU

2024 V1.0-TM CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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taylor morrison

NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: WLT

CHECKED: DB

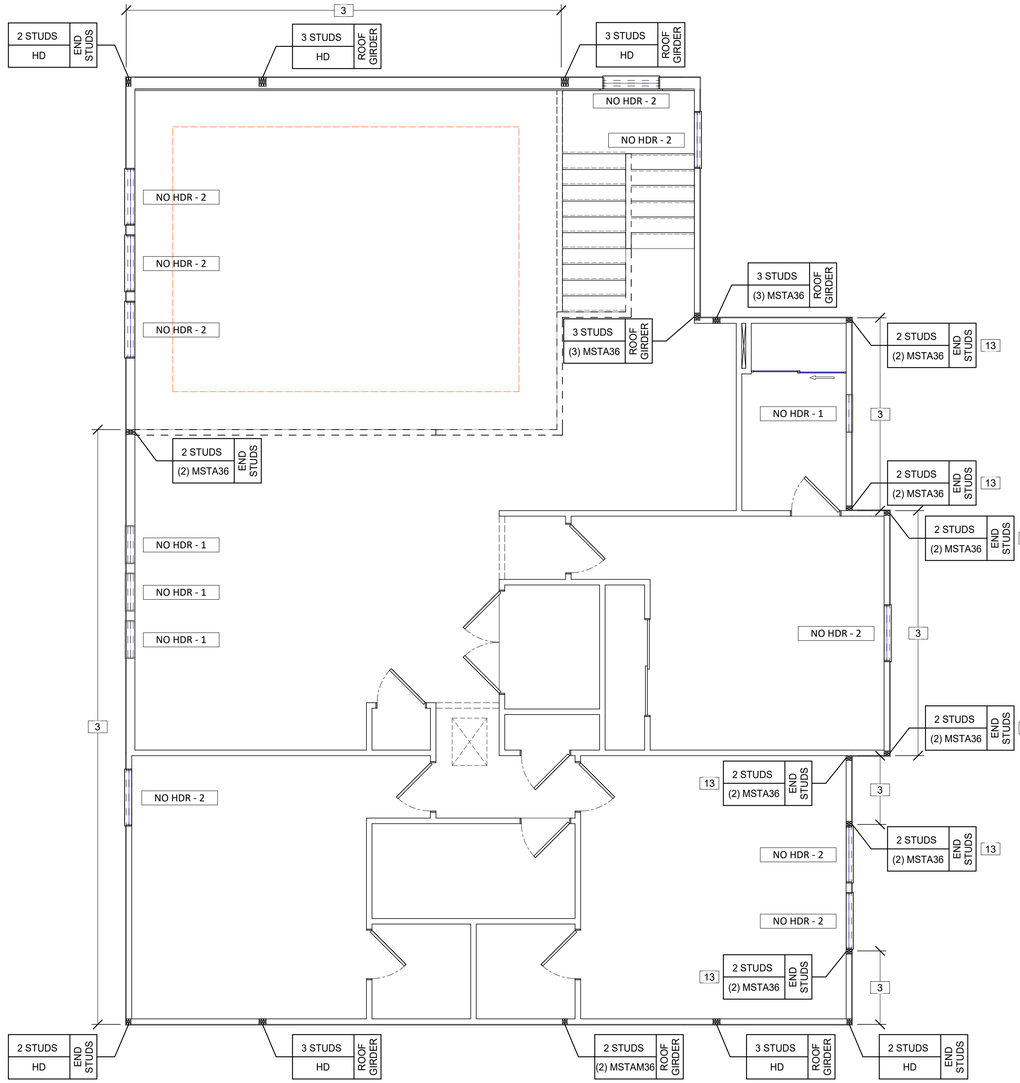
07-02-2025

REVISIONS:

No.	Description	Date

ST-4.1 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



2nd LEVEL STRUCTURAL PLAN - COASTAL A & B - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
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- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
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MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

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FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
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5. • BEAM TO CMU WALL w/ SIMPSON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
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11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
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    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
13. ANCHOR STRAPS DIRECTLY TO GIRDER/FLOOR TRUSS END VERTICALS BELOW

LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¾" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

2 STUDS / STRAP — TRUSS GIRDER

- NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
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  • 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
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HEADER STRAPPING KEYNOTE

1 MSTA24 / 1 DTT2Z

- NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
- TYPE OF STRAP CONNECTING HEADER TO JACK STUD
- KING/JACK GROUP BOTTOM CONNECTION
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  • 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
- NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- DEPTH OF LOAD-BEARING #2 SYP HEADER
- NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ½" LSL- 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
- DEPTH OF LOAD-BEARING EWP HEADER
- NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

2021 V1.0-CMU

2024 V1.0-TM CMU

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taylor morrison

NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003048**

DRAWN: **WLT**

CHECKED: **DB**

07-02-2025

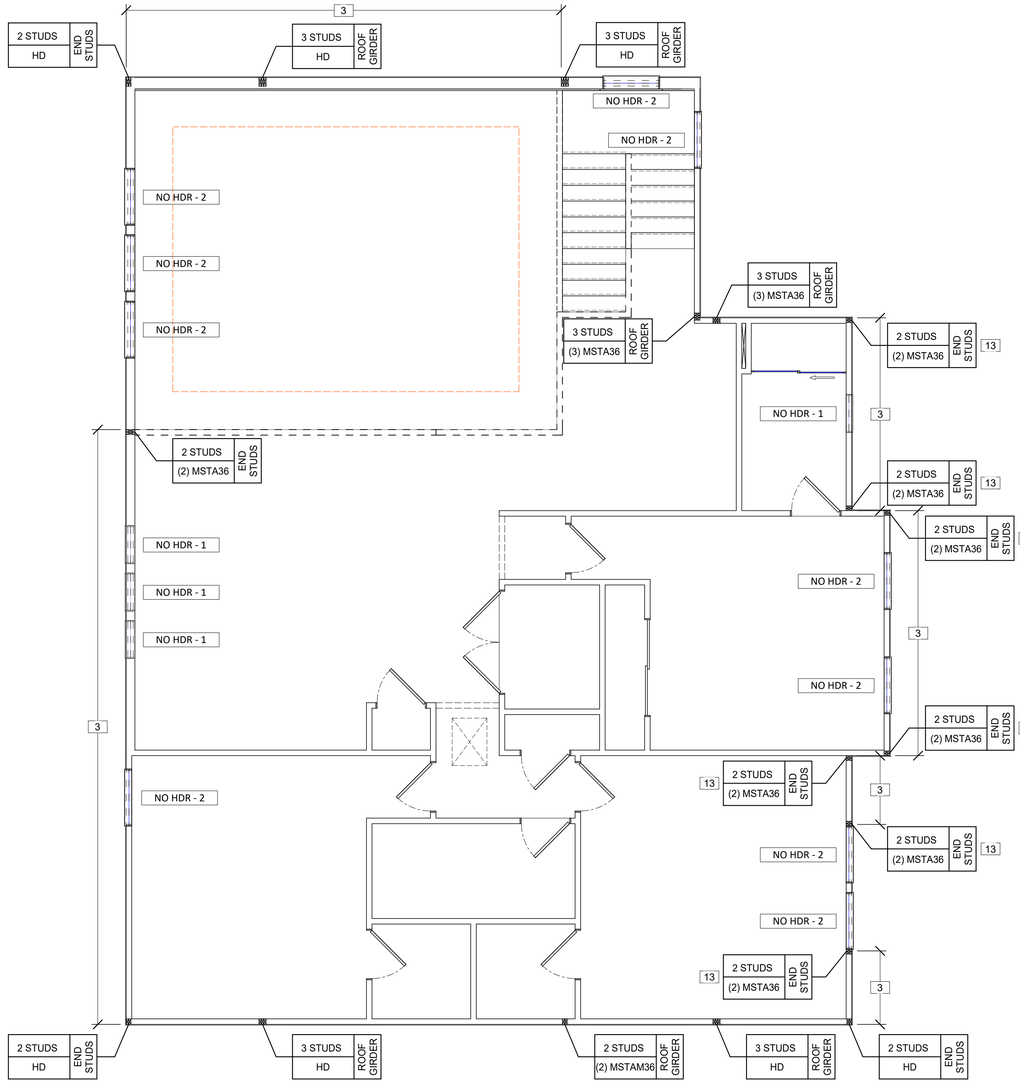
REVISIONS:

No.	Description	Date

ST-4.2 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

CMU/METAL CONNECTOR ENGINEERING



2nd LEVEL STRUCTURAL PLAN - FARMHOUSE A & B - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

GENERAL MASONRY NOTES DC1

- ALL LINTELS SHALL BEAR A MINIMUM OF 4" AT EACH END.
- 8U LINTELS MAY BE FILLED OR UNFILLED.
- 8F LINTELS SHALL BE FILLED.
- LINTELS MAY BE CAST-CRETE PRECAST LINTEL OR EQUAL.
- DIMENSIONS ARE APPROXIMATE. MAX O.C. SPACING IS 7'-4" O.C., U.N.O.
- SEE TYPICAL DETAILS FOR LINTEL INSTALLATION.
- MASONRY LINTEL AS NOTED, SEE PLAN AND SCHEDULE
- SPANS MAY VARY +/- 8" FOR ROUGH OPENINGS

MASONRY LEGEND

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

- INDICATES GROUT FILLED CELL WITH NO REINFORCING
- NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- (2) NO. 5 BAR w/ VERTICAL BAR IN FILLED CELL W/ MINIMUM 30" LAP REQUIRED, TYP AS SHOWN
- OPT. NO. 5 BAR APPLIES ONLY IF OPT OPENING INSTALLED
- NO. 5 BAR w/ VERTICAL REINFORCEMENT AT CMU COLUMN AS SHOWN, HEIGHT OF DOWEL = HEIGHT OF COLUMN

FRAMING KEY NOTES (CMU) DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR TYPICAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS
2. FASTEN EACH BEAM TO MASONRY W/ META STRAP
3. • INSTALL 7/16" OSB SHEATHING W/ 8d COMMON @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 24" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
4. • INSTALL 7/16" OSB SHEATHING w/ 8d COMMON @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD
   • BLOCK ALL SHEATHING PANEL EDGES FULL LENGTH OF WALL
   • FASTEN BOTTOM PLATE TO:
   •• SLAB W/ ½" ANCHOR @ 16" O.C. PER TYPICAL WALL SECTION, SHEET ST-5
   •• FLOOR FRAMING W/ 10d @ 3" O.C.
5. • BEAM TO CMU WALL w/ SIMPSON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
   • MIN. 2" MASONRY SCREW OFFSET FROM CORNER.
6. • EVERY STUD TO TOP PLATE W/ (2) SDWC15600.
   • EVERY STUD TO BOTTOM PLATE W/ (2) SDWC15450.
7. TALL WALL: 2x8 NO.2 SPF @ 16" O.C.
8. HOLD BACK LEAD STUD OF PERPENDICULAR WALL ½" FOR SHEATHING TO BE CONTINUOUS
9. INSTALL (2) META STRAPS OR (1) HM9 AT EACH TRUSS AS NOTED
10. SEE INTERIOR SHEARWALL DETAIL, THIS SHEET
11. PROVIDE META WET-EMBED STRAPS @ EACH TRUSS VERT. @ 24" O.C. OR HGAM10 @ 32" O.C.
12. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
    A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
    B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
13. ANCHOR STRAPS DIRECTLY TO GIRDER/FLOOR TRUSS END VERTICALS BELOW

LEGEND

- INTERIOR WOOD FRAME ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
- INTERIOR WOOD FRAME BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ¾" x 3" TAPCONS @ 24" O.C. & 6" O.C. MAX FROM END OF 2x PLATE (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
- STRUCTURAL WOOD BEAM

STUD COLUMN KEYNOTE

2 STUDS / STRAP — TRUSS GIRDER

- NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
- ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN
- BOTTOM OF STUD COLUMN CONNECTION
  • 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
  • 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.

HEADER STRAPPING KEYNOTE

1 MSTA24 / 1 DTT2Z

- NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
- TYPE OF STRAP CONNECTING HEADER TO JACK STUD
- KING/JACK GROUP BOTTOM CONNECTION
  • 1ST LEVEL: HOLDDOWN REQUIRED AT BASE OF COLUMN
  • 2ND LEVEL: STRAPPING REQUIRED FROM 2ND LEVEL JACK/KING GROUP TO 1ST LEVEL STUDS/HEADER/BEAM/CMU WALL. SEE DETAIL HD WHEN "HD" SPECIFIED.
- NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- DEPTH OF LOAD-BEARING #2 SYP HEADER
- NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ¼" LSL- 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
- DEPTH OF LOAD-BEARING EWP HEADER
- NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

2021 V1.0-CMU

2024 V1.0-TM CMU

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taylor morrison

NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: WLT

CHECKED: DB

07-02-2025

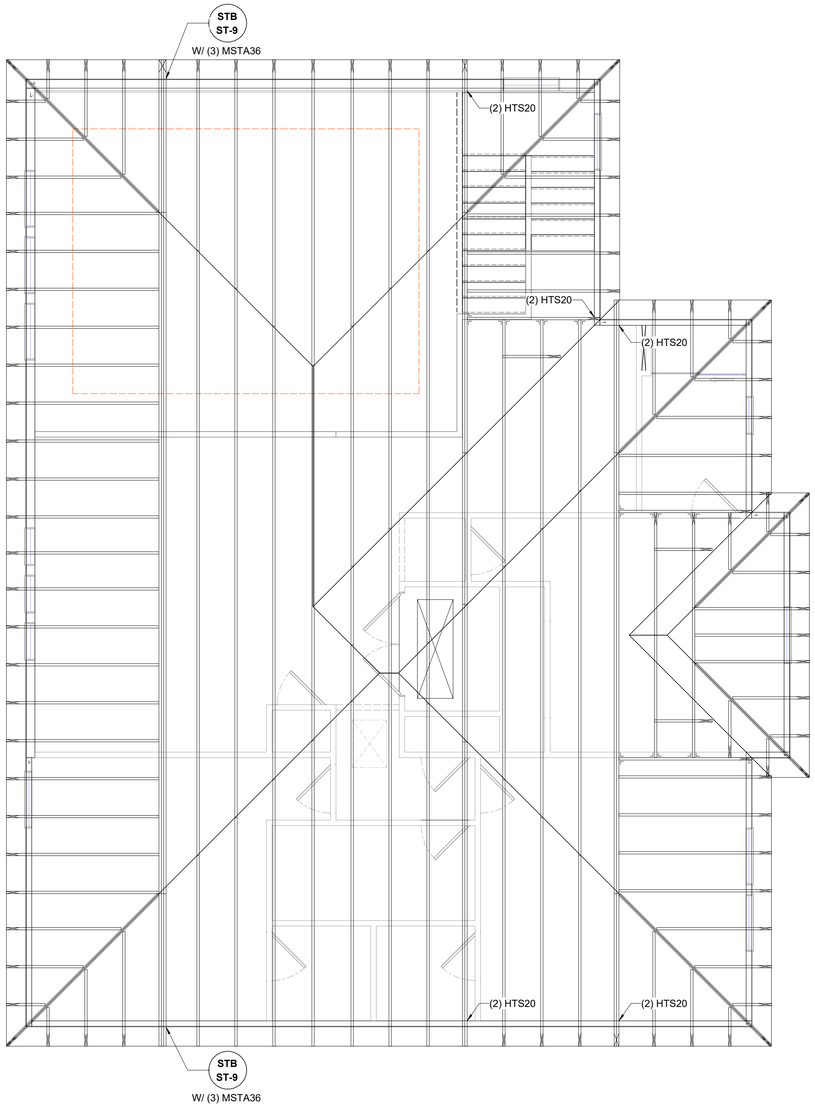
REVISIONS:

No.	Description	Date

ST-4.3 (150C)

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

CMU/METAL CONNECTOR ENGINEERING



2nd LEVEL FRAMING PLAN - TRADITIONAL A & B - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING), OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

   ROOF FRAMING LEDGER TO WOOD:
   2x6.....(4) 12d COMMON
   2x8.....(6) 12d COMMON
   2x10.....(8) 12d COMMON
   2x12.....(10) 12d COMMON

   LEDGER TO CMU (W/ 3" TAPCON OR TITEN):
   PT 2x6.....(2) ROWS ¼" Ø @ 24" O.C. STAGGERED
   PT 2x8.....(2) ROWS ¼" Ø @ 16" O.C. STAGGERED
   PT 2x10.....(2) ROWS ¼" Ø @ 8" O.C. STAGGERED
   PT 2x12.....(2) ROWS ¼" Ø @ 6" O.C. STAGGERED

   FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):
   2x6.....(3) 16d COMMON
   2x8.....(5) 16d COMMON
   2x10.....(7) 16d COMMON
   2x12.....(9) 16d COMMON

   FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):
   PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSSOR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPSOR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5
15. MIN 2x8 NO. 2 SYP NAILER AND 1" OSB FLITCH PLATE ATTACHED TO BEAM AT EDGE OF FLOOR SYSTEM W/ (2) ROWS 16d COMMON @ MAX 12" O.C. STAGGERED

SHOP DRAWING REVIEW NOTE

E.O.R. HAS REVIEWED AND APPROVED COMPONENT DESIGN REFERENCES LISTED BELOW FOR CONFORMITY WITH THE DESIGN CRITERIA OF THIS PLAN SET. APPROVAL IS ONLY FOR CONFORMANCE WITH DESIGN CONCEPT AND DOES NOT RELIEVE THE DELEGATED ENGINEER OF THE RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE SHOP DRAWINGS.

- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS:# XXXXXX, DATED XX-XX-XXXX

2024 V1.0-TM CMU

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taylor morrison

NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: WLT

CHECKED: DB

07-02-2025

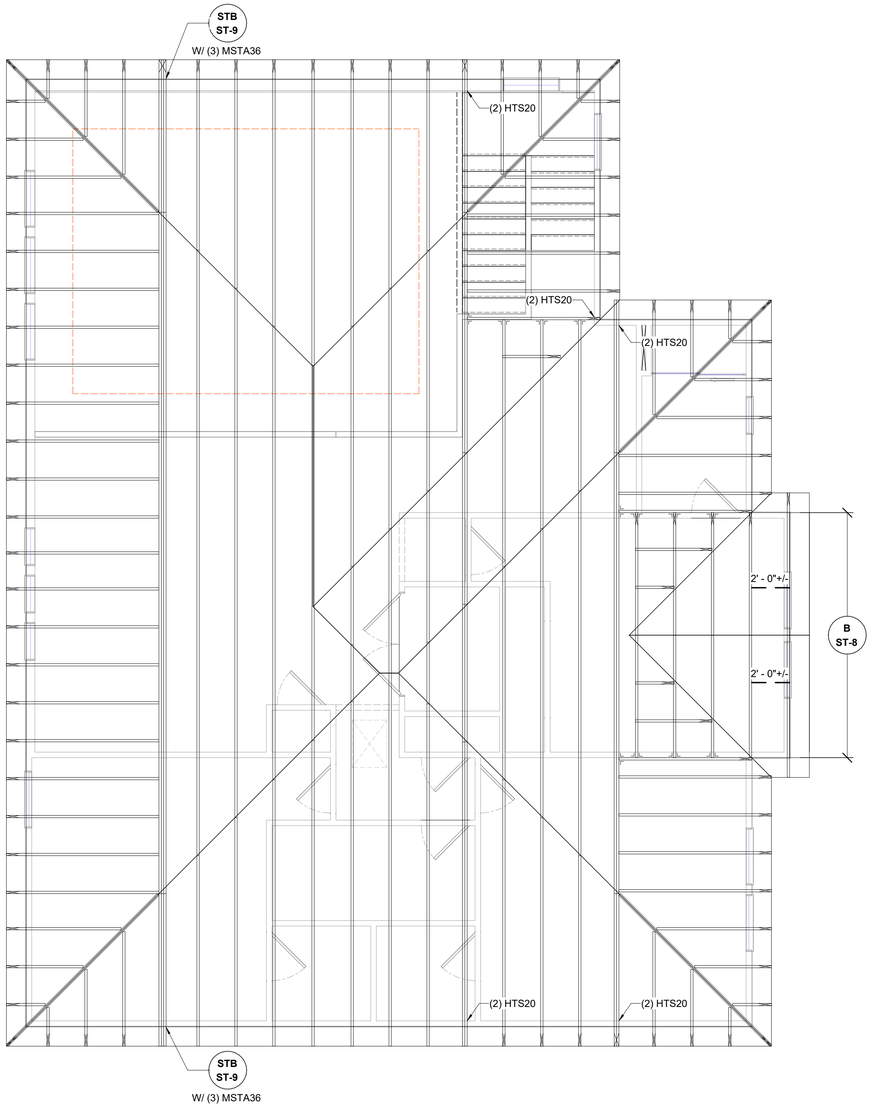
REVISIONS:

No.	Description	Date

ST-4A (150C)

CMU/METAL CONNECTOR ENGINEERING

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7957



2nd LEVEL FRAMING PLAN - CRAFTSMAN A & B - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING) OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

   ROOF FRAMING LEDGER TO WOOD:
   2x6.....(4) 12d COMMON
   2x8.....(6) 12d COMMON
   2x10.....(8) 12d COMMON
   2x12.....(10) 12d COMMON

   LEDGER TO CMU (W/ 3" TAPCON OR TITEN):
   PT 2x6.....(2) ROWS ¼" Ø @ 24" O.C. STAGGERED
   PT 2x8.....(2) ROWS ¼" Ø @ 16" O.C. STAGGERED
   PT 2x10.....(2) ROWS ¼" Ø @ 8" O.C. STAGGERED
   PT 2x12.....(2) ROWS ¼" Ø @ 6" O.C. STAGGERED

   FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):
   2x6.....(3) 16d COMMON
   2x8.....(5) 16d COMMON
   2x10.....(7) 16d COMMON
   2x12.....(9) 16d COMMON

   FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):
   PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSS OR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPS OR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5
15. MIN 2x8 NO. 2 SYP NAILER AND 1" OSB FLITCH PLATE ATTACHED TO BEAM AT EDGE OF FLOOR SYSTEM W/ (2) ROWS 16d COMMON @ MAX 12" O.C. STAGGERED

SHOP DRAWING REVIEW NOTE

E.O.R. HAS REVIEWED AND APPROVED COMPONENT DESIGN REFERENCES LISTED BELOW FOR CONFORMITY WITH THE DESIGN CRITERIA OF THIS PLAN SET. APPROVAL IS ONLY FOR CONFORMANCE WITH DESIGN CONCEPT AND DOES NOT RELIEVE THE DELEGATED ENGINEER OF THE RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE SHOP DRAWINGS.

- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS:# XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

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NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: WLT

CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-4A.1
(150C)

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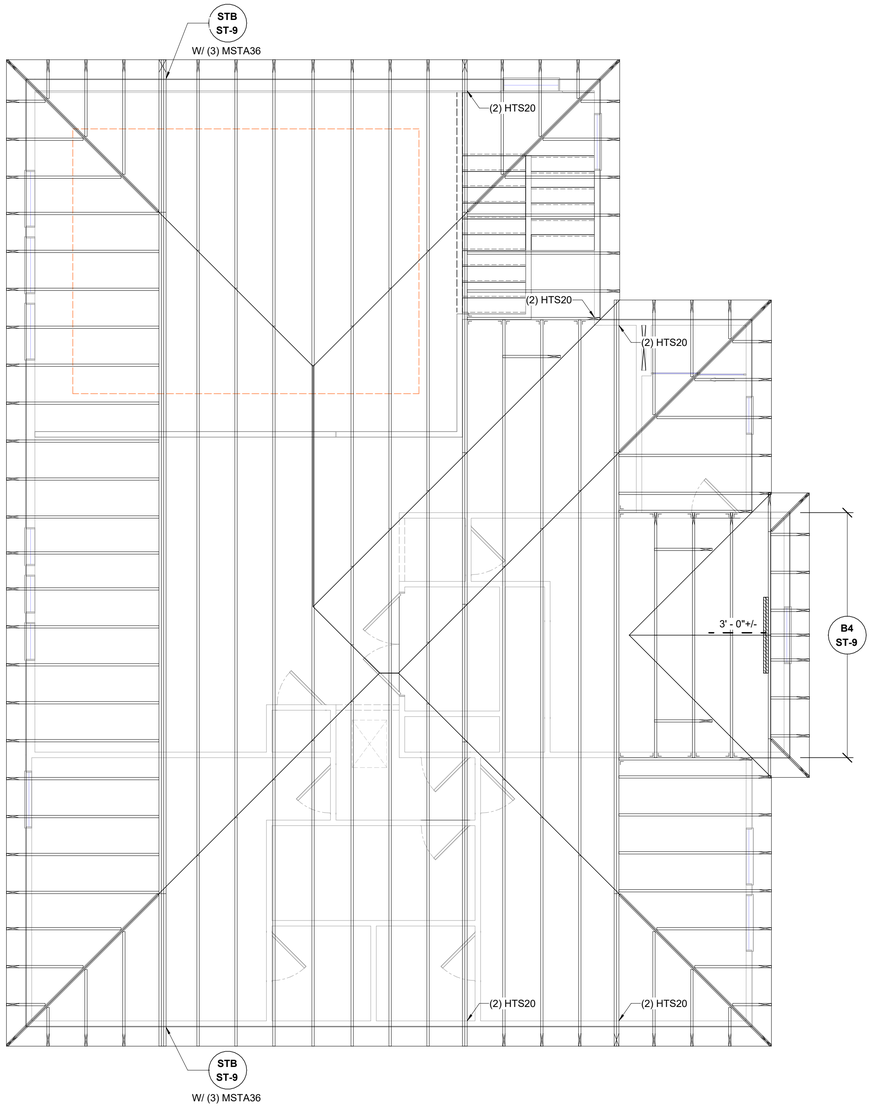

2nd LEVEL FRAMING PLAN - COASTAL A & B - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING) OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

   ROOF FRAMING LEDGER TO WOOD:
   2x6.....(4) 12d COMMON
   2x8.....(6) 12d COMMON
   2x10.....(8) 12d COMMON
   2x12.....(10) 12d COMMON

   LEDGER TO CMU (W/ 3" TAPCON OR TITEN):
   PT 2x6.....(2) ROWS ¼" Ø @ 24" O.C. STAGGERED
   PT 2x8.....(2) ROWS ¼" Ø @ 16" O.C. STAGGERED
   PT 2x10.....(2) ROWS ¼" Ø @ 8" O.C. STAGGERED
   PT 2x12.....(2) ROWS ¼" Ø @ 6" O.C. STAGGERED

   FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):
   2x6.....(3) 16d COMMON
   2x8.....(5) 16d COMMON
   2x10.....(7) 16d COMMON
   2x12.....(9) 16d COMMON

   FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):
   PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
8. GABLE END FLOOR TRUSSOR BOTTOM RIBBON BOARD TO BOND BEAM W/ HGAM10 @ MAX 24" O.C.
9. FASTEN FL TRUSS TO 1ST LEVEL DOUBLE TOP PLATE w/ 10d @ 3" O.C.
10. INSTALL (2) META20 STRAPSOR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
    • TRUSS TO MASONRY BELOW W/ LGT3-SDS2.5
15. MIN 2x8 NO. 2 SYP NAILER AND 1" OSB FLITCH PLATE ATTACHED TO BEAM AT EDGE OF FLOOR SYSTEM W/ (2) ROWS 16d COMMON @ MAX 12" O.C. STAGGERED

SHOP DRAWING REVIEW NOTE

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- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS:# XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

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NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003048**

DRAWN: **WLT**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-4A.2 (150C)

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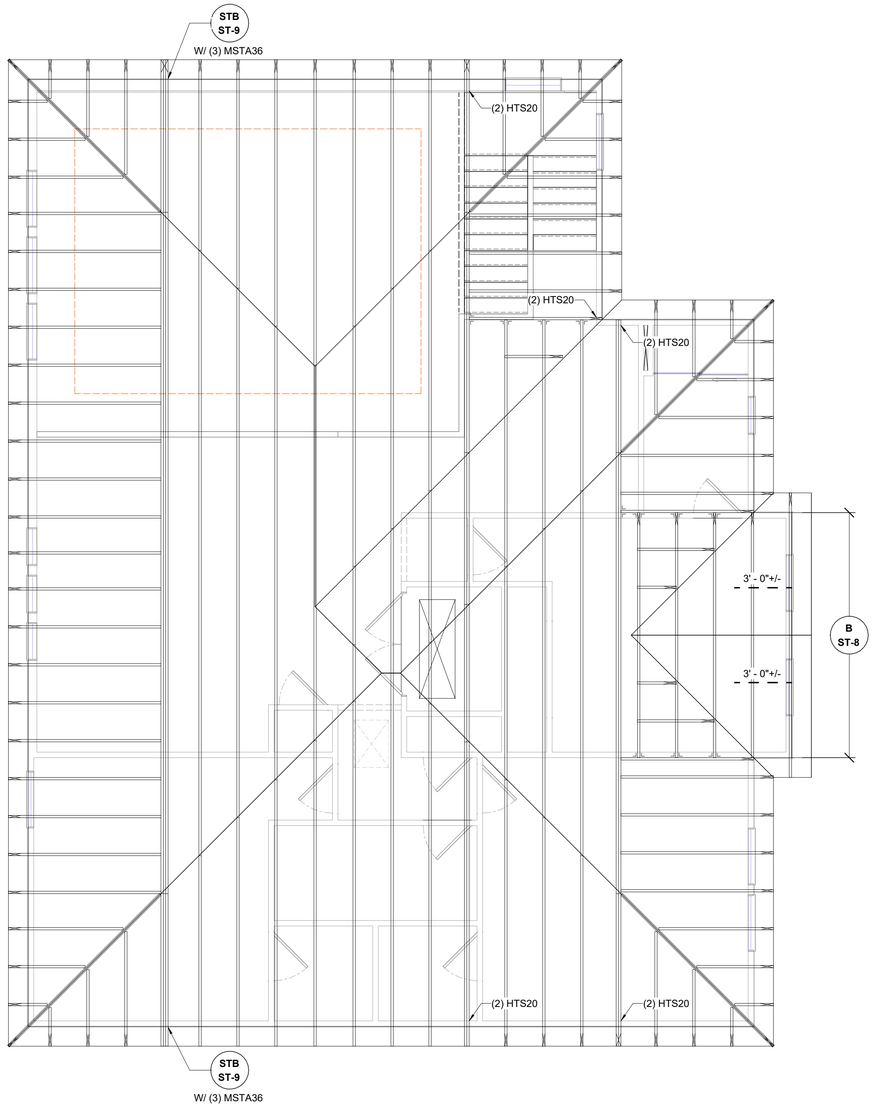

2nd LEVEL FRAMING PLAN - FARMHOUSE A & B - 150C

1/4" = 1'-0" WHEN PRINTED ON 22"x34"

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION, SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING) OR
   - FASTEN NO.2 SYP PT LEDGER TO MASONRY/CONCRETE w/ FASTENING SHOWN BELOW
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 4 ON SHEET ST-1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMON NAILS AT FLOOR LEDGERS ARE FOR INTERIOR USE ONLY.

   ROOF FRAMING LEDGER TO WOOD:
   2x6.....(4) 12d COMMON
   2x8.....(6) 12d COMMON
   2x10.....(8) 12d COMMON
   2x12.....(10) 12d COMMON

   LEDGER TO CMU (W/ 3" TAPCON OR TITEN):
   PT 2x6.....(2) ROWS ½" Ø @ 24" O.C. STAGGERED
   PT 2x8.....(2) ROWS ½" Ø @ 16" O.C. STAGGERED
   PT 2x10.....(2) ROWS ½" Ø @ 8" O.C. STAGGERED
   PT 2x12.....(2) ROWS ½" Ø @ 6" O.C. STAGGERED

   FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):
   2x6.....(3) 16d COMMON
   2x8.....(5) 16d COMMON
   2x10.....(7) 16d COMMON
   2x12.....(9) 16d COMMON

   FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):
   PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
   PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
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4. • (2) 2x8 SYP BLOCKING BETWEEN TRUSS TOP CHORDS BELOW WALL ABOVE
   • ATTACH BLOCKING TO TRUSSES W/ (4) 10d TOE-NAILS EACH END
5. IF USING (2) HTSM20, INSTALL (1) STRAP ON EACH FACE OF THE WALL - (2) HTSM20 ON SAME SIDE OF WALL IS NOT PERMITTED AT THIS LOCATION
6. TRUSS TO WOOD BEAM W/ SDWC15600
7. SEE SCAB BLOCK DETAIL ON ST-6. INSTALL SCAB BLOCK FOR TWIST STRAP CONNECTION AS NEEDED.
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10. INSTALL (2) META20 STRAPSOR (1) HM9 AT EACH TRUSS
11. PROVIDE WET-EMBED META20 STRAPS @ EACH TRUSS VERT. @ MAX 24" O.C. OR HGAM10 @ MAX 32" O.C.
12. TRUSS TO MASONRY W/ HEAVY TENSION TIE PER PLAN W/ 5/8" Ø SCREW ANCHOR W/ 12" EMBED, CENTERED IN BOND BEAM
13. MGT OR VGT W/ (1) 5/8" Ø ANCHOR W/ MIN 12" EMBED
14. • (1) 48" & (1) 24" BEARING BLOCK REQUIRED
    • EACH BLOCK TO TRUSS w/ (3) ROWS 10d @ 4" O.C. STAGGERED
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- MANUFACTURER: CARPENTERS CONTRACTORS OF AMERICA (CCA)
- LAYOUT: # XXXXXXX, DATED XX-XX-XXXX
- TRUSS SHOP DRAWINGS:# XXXXXX, DATED XX-XX-XXXX

CMU/METAL CONNECTOR ENGINEERING

2024 V1.0-TM CMU

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BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003048**

DRAWN: **WLT**

CHECKED: **DB**

07-02-2025

REVISIONS:

No.	Description	Date

ST-4A.3 (150C)

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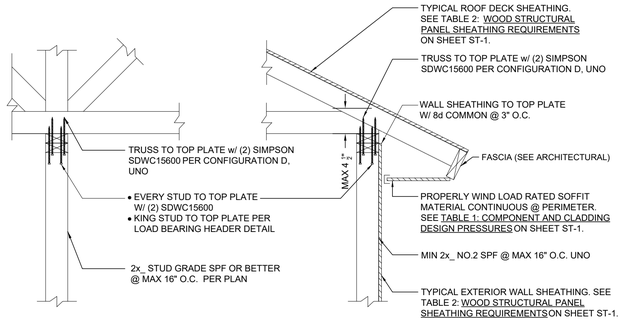
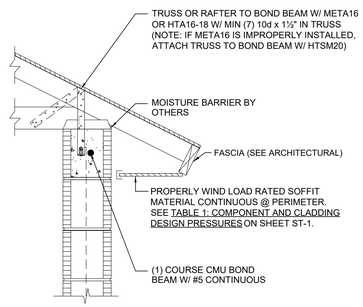
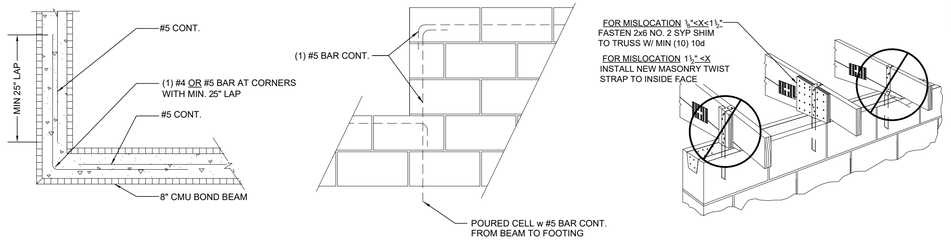


WALL SECTION AT ROOF
WOOD WALL CONDITION



WALL SECTION AT ROOF
CMU WALL CONDITION

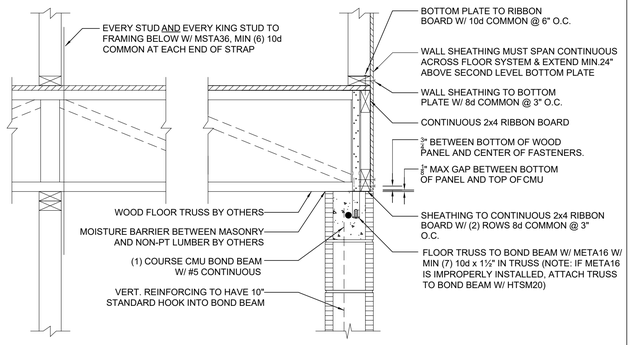


BOND BEAM REINFORCING AT CORNERS

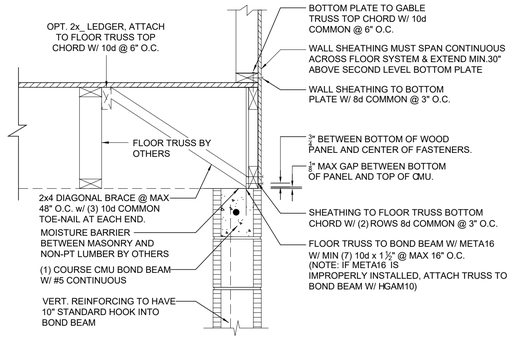
STEP DOWN TIE-BEAM

MISLOCATED TRUSS ANCHORS
BLOCKING NOT SHOWN FOR CLARITY

ALTERNATE WALL SECTIONS & TYPICAL DETAILS

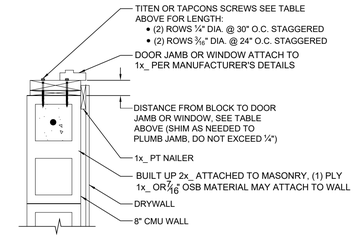


WALL SECTION AT FLOOR
PERPENDICULAR FLOOR TRUSS CONDITION

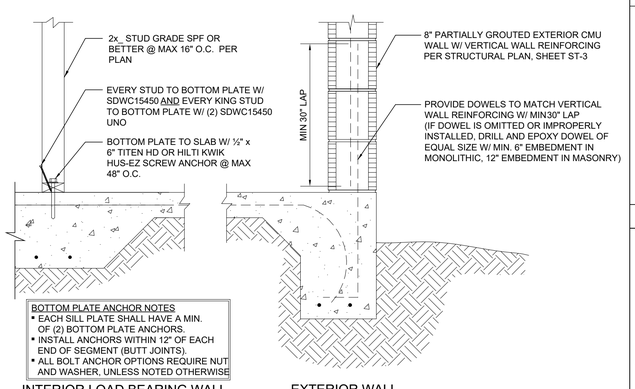


WALL SECTION AT FLOOR
PARALLEL FLOOR TRUSS CONDITION

DIST. FROM DOOR JAMB / WINDOW TO BLOCK	MIN. SCREW LENGTH	DIST. FROM DOOR JAMB / WINDOW TO BLOCK	MIN. SCREW LENGTH
¾" OR 1¼"	PER MANUF.	3"	5"
1½"	3¼"	3 1/16"	5"
1 15/16"	3¾"	3¾"	6"
2¼"	3¾"		



TYPICAL DOOR/WINDOW JAMB TO BLOCK
(TYPICAL FOR ALL MASONRY OPENINGS, UNO)

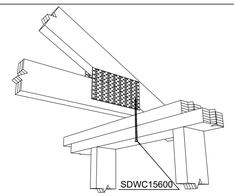


INTERIOR LOAD BEARING WALL

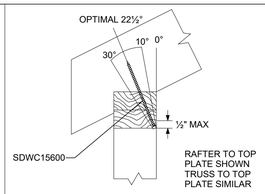
EXTERIOR WALL

WALL SECTION AT FOUNDATION

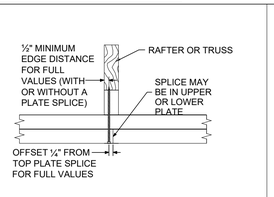
SDWC INSTALLATION SPECIFICATIONS, AS PROVIDED BY SCREW MANUFACTURER



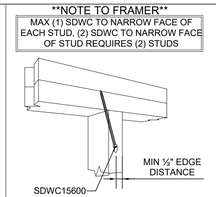
1 STANDARD SDWC ROOF TO WALL INSTALLATION



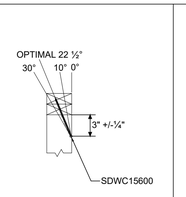
2a OPT. SDWC INSTALLATION RANGE



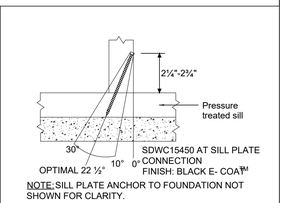
3 SDWC MIN. EDGE DISTANCE FOR TOP PLATE SPLICE (SIM FOR STUD TO TOP PLATE CONNECTION)



4 OPT. SDWC STUD-TO-TOP PLATE CONNECTION THROUGH NARROW FACE

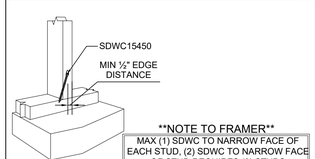


4a SDWC INSTALLATION RANGE AT NARROW FACE OF STUD

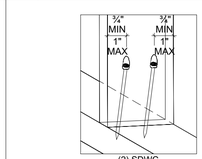


NOTE: SILL PLATE ANCHOR TO FOUNDATION NOT SHOWN FOR CLARITY.

11 SDWC STUD-TO-SILL PLATE CONNECTION

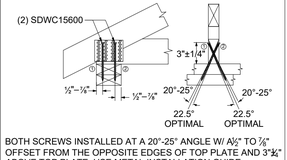


12 OPT. SDWC STUD-TO-SILL PLATE CONNECTION THROUGH NARROW FACE AT FDN



NOTE: STUD-TO-BOTTOM PLATE SHOWN. ALL OTHER INSTALLATIONS SIMILAR.

13 SDWC EDGE DISTANCE AND SPACING INFORMATION



BOTH SCREWS INSTALLED AT A 20°-25° ANGLE W/ A½" TO ⅞" OFFSET FROM THE OPPOSITE EDGES OF TOP PLATE AND 3"±¼" ABOVE TOP PLATE. USE METAL INSTALLATION GUIDE INCLUDED IN SCREW KITS FOR OPTIMAL 22.5° INSTALLATION. TO PREDRILL THROUGH TRUSS PLATES, USE A⅛" DRILL BIT

D (2) SDWC15600 THROUGH TRUSS/RAFTER INTO DOUBLE TOP PLATE

GENERAL NOTES APPLICABLE TO WALL SECTIONS:

1. ALL LOAD BEARING TOP PLATES ARE TO BE BUILT WITH (2) 2x_ NO. 2 SYP FASTENED W/ (2) ROWS 10d @ 8" O.C. STAGGERED (UNO). MINIMUM 48" LAP W/ MINIMUM (2) 10d IN LAP. ADJUST TYPICAL NAIL SPACING AS NEEDED.
2. ALL EXTERIOR BOTTOM PLATES ARE TO BE 2x_ NO. 2 SYP PT.
3. ALL INTERIOR BOTTOM PLATES ARE TO BE 2x_ NO. 2 SYP PT.
4. FOUNDATION INFORMATION ON THIS PAGE IS FOR GRAPHICAL DEPICTION ONLY. REFER TO FOUNDATION PLAN AND SECTIONS FOR FOUNDATION INFORMATION.

2024 V1.0
TM 170C CMU-N19
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NANTUCKET
BASE PLAN
50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048
DRAWN: WLT
CHECKED: DB

07-02-2025

REVISIONS:

No.	Description	Date

ST-5

CMU/METAL CONNECTOR ENGINEERING

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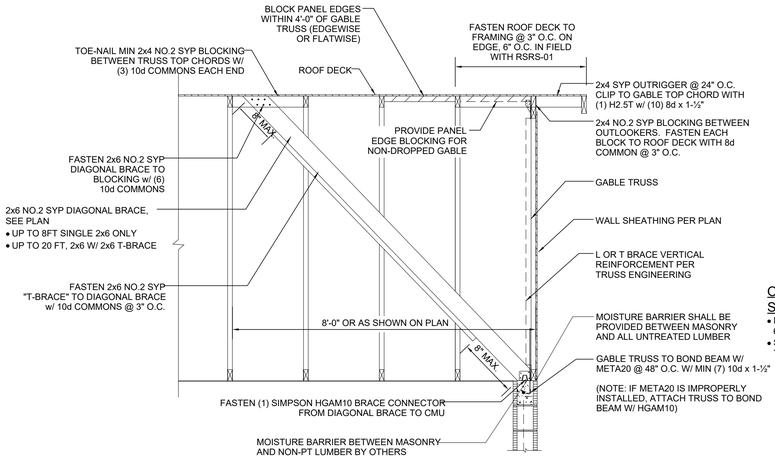
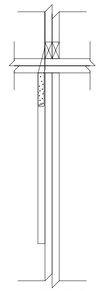


B3 GABLE ANGLE BRACING DETAIL (W/ HGAM10)

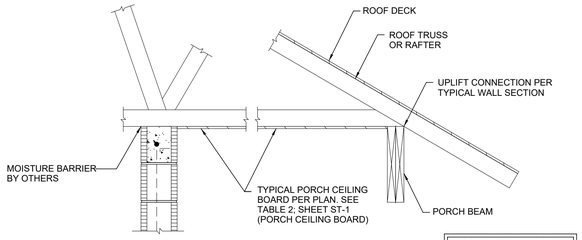
2021 V1.0

1) MAX. TRUSS SPACING = 24" O.C.
2) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR NON-DROPPED GABLE TRUSSES W/ 9" OR LESS OVERHANGS.



OPTIONAL STUD COLUMN SCAB FOR TRUSS STRAP

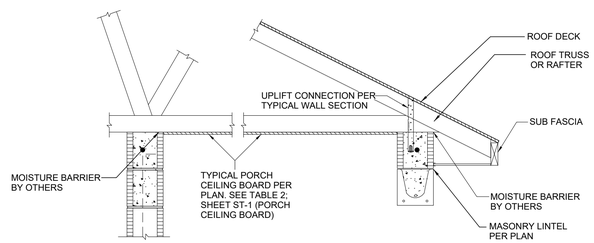
- MINIMUM 3'-0" SCAB w/ (2) ROWS OF 10d @ 6" O.C., MINIMUM (12) 10d
- SECOND SCAB MAY BE ADDED AS NEEDED TO OPPOSITE SIDE



PORCH BEAM TO POST:
(1) MSTA24
POST TO SLAB:
ABU POST BASE ANCHOR OR DTT2Z
(UNLESS NOTED OTHERWISE)

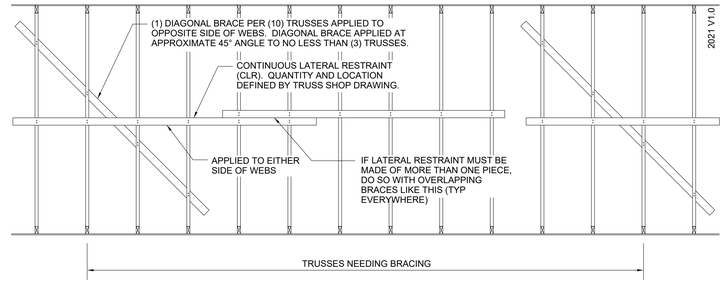
TYPICAL PORCH SHEATHING DETAIL

AT MASONRY EXTERIOR WALL
(THIS DETAIL IS REQUIRED AT ALL COVERED PORCHES UNLESS NOTED OTHERWISE)



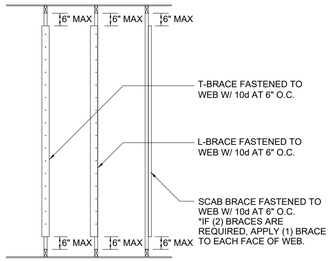
TYPICAL PORCH SHEATHING DETAIL

AT MASONRY EXTERIOR WALL
(THIS DETAIL IS REQUIRED AT ALL COVERED PORCHES UNLESS NOTED OTHERWISE)



LATERAL BRACING - MULTIPLE TRUSSES

1. ALL RESTRAINT LUMBER SHOWN SHALL BE 2x4 NO.3 SPF OR BETTER (UNO).
2. SHOULD A SCENARIO ARISE THAT DOES NOT RESEMBLE THOSE INDICATED ABOVE, IMMEDIATELY CONTACT THE ENGINEER OF RECORD FOR APPROPRIATE BRACING DETAILS.
3. BRACING LUMBER SHALL INTERSECT THE WEBS OF THE BRACED TRUSS AT LOCATIONS INDICATED AS NEEDING BRACING ON THE INDIVIDUAL TRUSS DETAILS PRODUCED BY THE TRUSS ENGINEER.
4. ALL FASTENERS SHOWN ARE .131" x 3" LONG (UNO).
5. DESIGNED PER BCSI-B3, MOST CURRENT EDITION.



CONTINUOUS LATERAL RESTRAINT WEB BRACE SUBSTITUTE			
WEB MEMBER SIZE	SPECIFIED CLR	ALTERNATE BRACING T OR L	SCAB
2x4 2x4	1 ROW 2 ROWS	2x4 2x6	(1)2x4 (2)2x4*
2x6 2x6	1 ROW 2 ROWS	2x4 2x6	(1)2x6 (2)2x4*
2x8 2x8	1 ROW 2 ROWS	2x6 2x6	(1)2x8 (2)2x6*

SINGLE TRUSS BRACING

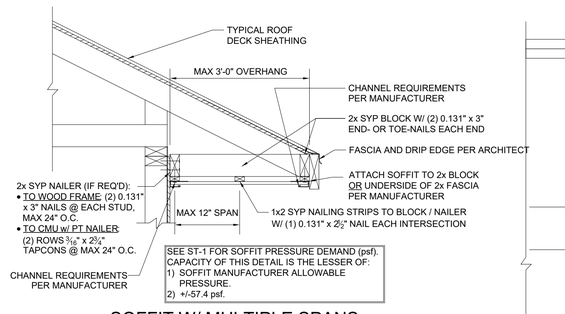
1. INDIVIDUAL WEB BRACING MAY BE USED WHEN CONTINUOUS LATERAL RESTRAINT (CLR) IS SPECIFIED ON A TRUSS DESIGN BUT AN ALTERNATIVE WEB BRACING METHOD IS DESIRED.
2. INDIVIDUAL WEB BRACING MAY CONSIST OF T-BRACING, L-BRACING, OR SCAB BRACING. REFER TO CHART AND DETAIL FOR MORE INFORMATION.
3. INDIVIDUAL WEB BRACING MATERIAL TO BE SAME SIZE, SPECIES, AND GRADE AS WEB TO BE BRACED.

WEB BRACING DETAIL

BP STRUCTURAL GABLE TRUSS BRACING DETAIL

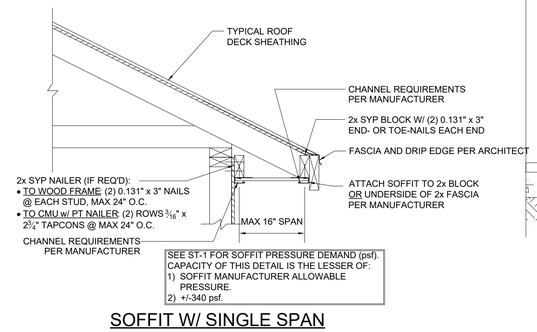
2021 V1.0

1) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR 9" OR LESS OVERHANGS.



SEE ST-1 FOR SOFFIT PRESSURE DEMAND (psf). CAPACITY OF THIS DETAIL IS THE LESSER OF:
1) SOFFIT MANUFACTURER ALLOWABLE PRESSURE.
2) +/-57.4 psf.

SOFFIT W/ MULTIPLE SPANS

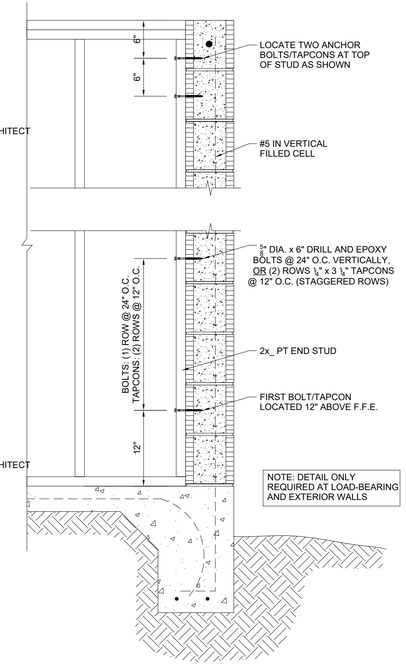


SEE ST-1 FOR SOFFIT PRESSURE DEMAND (psf). CAPACITY OF THIS DETAIL IS THE LESSER OF:
1) SOFFIT MANUFACTURER ALLOWABLE PRESSURE
2) +/-340 psf.

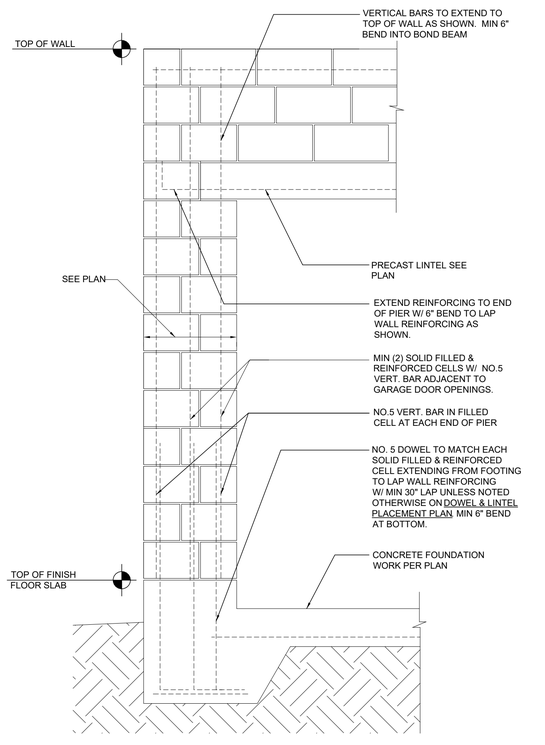
SOFFIT W/ SINGLE SPAN

SF SOFFIT DETAILS

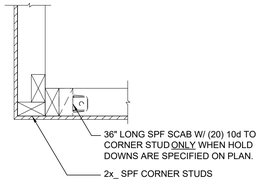
Soffit detail is intended to convey connections between members in the supporting structural frame, not the soffit connections to those members Product manufacturer and evaluating engineer retain responsibility for individual soffit products and their connection to supporting structural frame



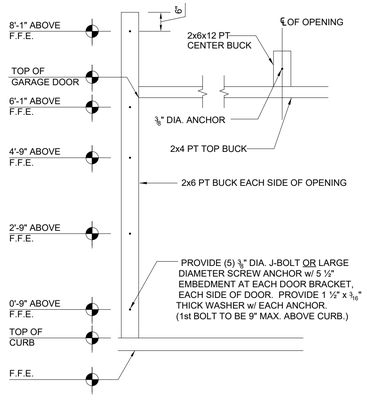
WC WOOD TO CMU WALL CONNECTION



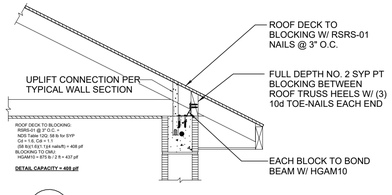
GARAGE SHEAR PIER



CALIFORNIA CORNER DETAIL



GARAGE DOOR JAMB DETAIL



RB ROOF BLOCKING DETAIL

DETAIL ONLY REQUIRED WHERE SPECIFIED ON PLAN

CMU/METAL CONNECTOR ENGINEERING

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

NANTUCKET

BASE PLAN
50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048
DRAWN: WLT
CHECKED: DB

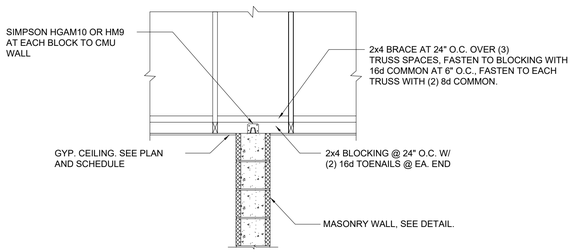
07-02-2025

REVISIONS:

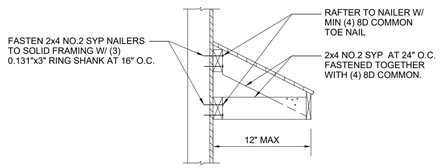
No.	Description	Date

ST-6

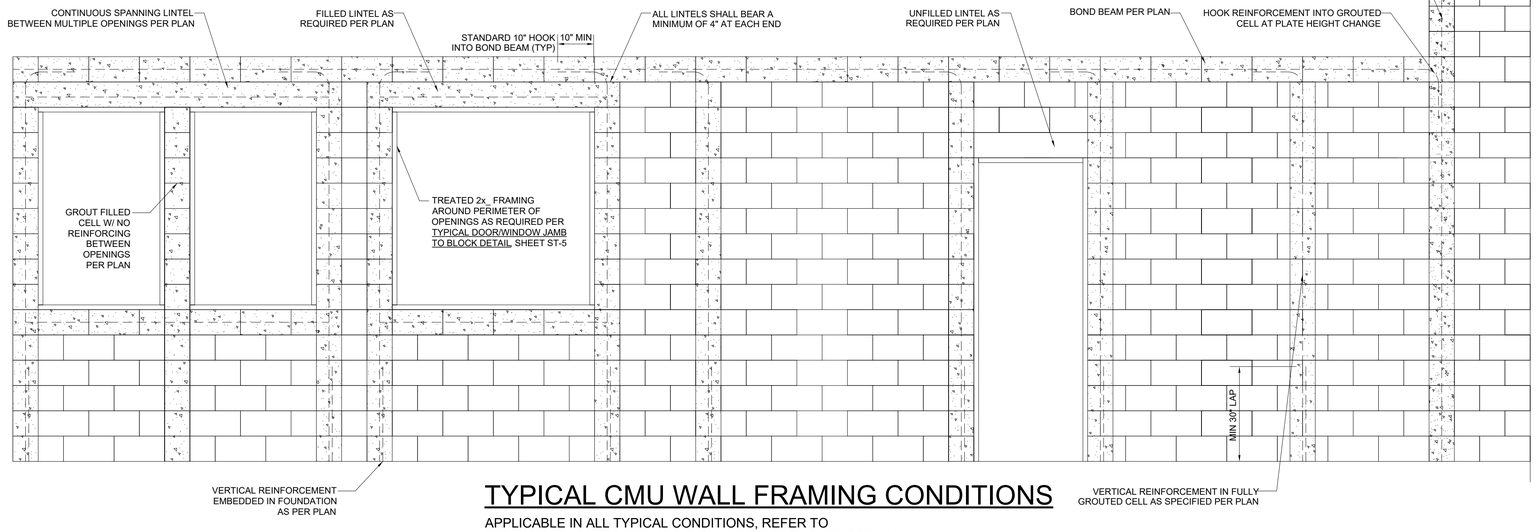
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7947



WB NON BEARING CMU WALL SHEAR CONNECTION

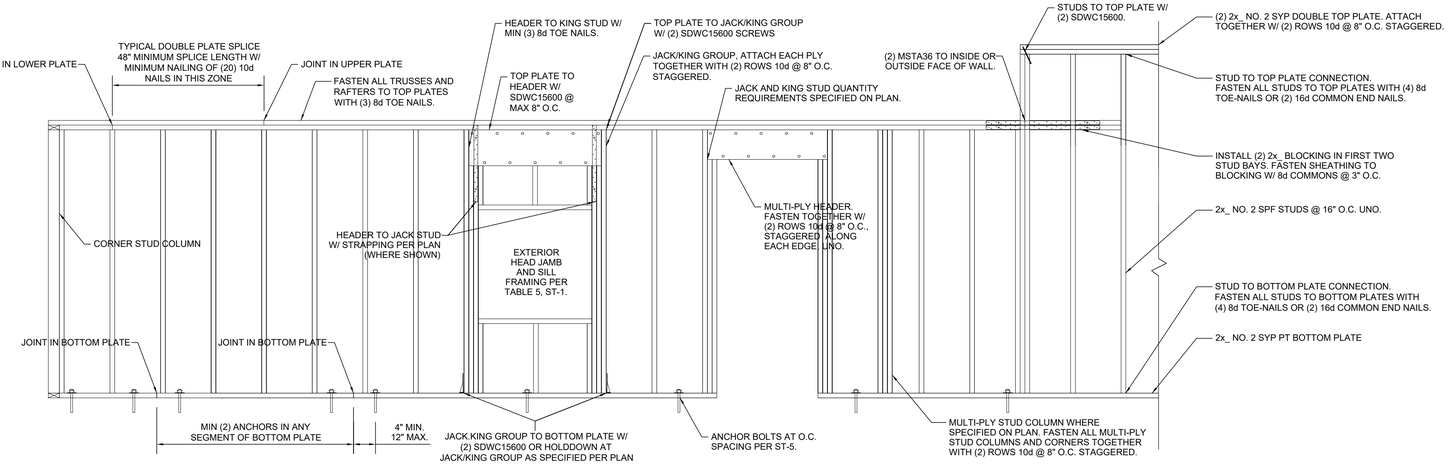


D1 SHED ROOF DETAIL



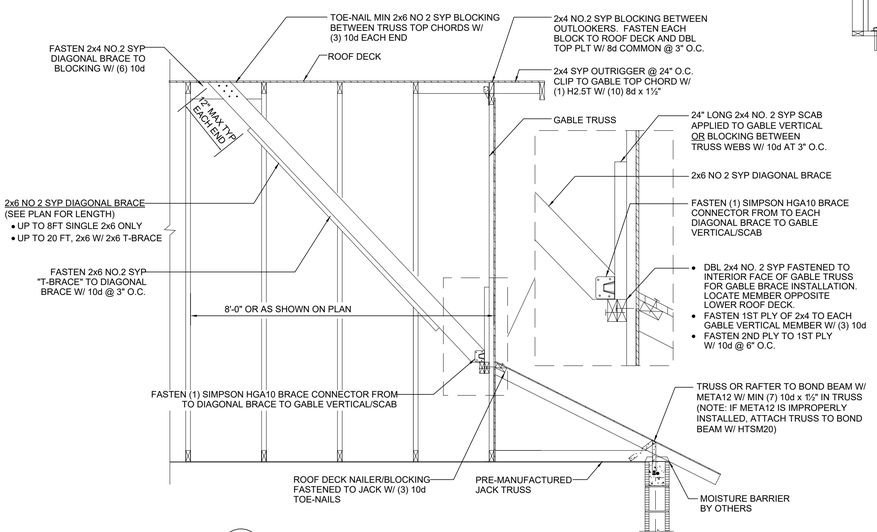
TYPICAL CMU WALL FRAMING CONDITIONS

APPLICABLE IN ALL TYPICAL CONDITIONS, REFER TO STRUCTURAL PLANS FOR ADDITIONAL REQUIREMENTS/DETAILING



TYPICAL WOOD BEARING WALL FRAMING CONDITIONS

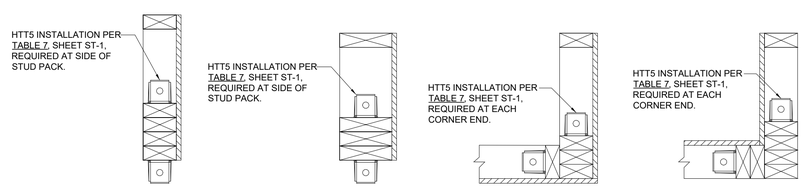
APPLICABLE IN ALL TYPICAL CONDITIONS, REFER TO STRUCTURAL PLANS FOR ADDITIONAL REQUIREMENTS/DETAILING



B5 GABLE ANGLE BRACING DETAIL AT JACK TRUSSES

2021 V1.0

1) MAX. TRUSS SPACING = 24" O.C.
2) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR NON-DROPPED GABLE TRUSSES W/ 9" OR LESS OVERHANGS.
3) L OR T BRACE VERTICAL REINFORCEMENT PER TRUSS ENGINEERING NOT SHOWN FOR CLARITY.



H1 DOUBLE HTT5 INSTALLATION OPTIONS

1) FASTEN ALL END STUDS TOGETHER W/ (2) ROWS OF 10d @ 8" O.C. STAGGERED
2) 2x6 WALLS MAY BE 3-PLY STUD PACKS ILO 4-PLY FOR 2x4 WALLS, EXCEPT AT CORNERS.
3) WHEN HTT5 IS INSTALLED AT CRIPPLE STUDS UNDER WINDOWS. FASTEN CRIPPLE TO 4-PLY STUD PACK W/ (2) ROWS OF¼" x 3" LONG SDS SCREWS @ 3" O.C. STAGGERED.
4) (1) HDQ8 MAY BE USED ILO (2) HTT5. SEE TABLE 7, SHEET ST-1 FOR SPECS.

CMU/METAL CONNECTOR ENGINEERING

2021 V1.0

APEX

tds true design studios

9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

taylor morrison

NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003048**

DRAWN: **WLT**

CHECKED: **DB**

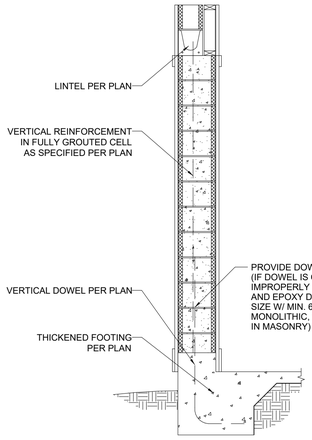
07-02-2025

REVISIONS:

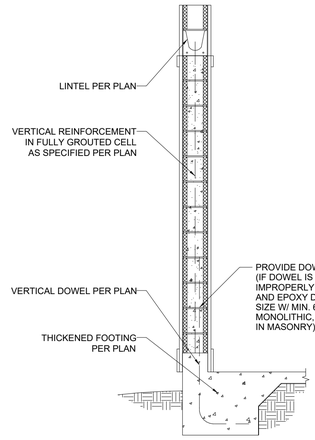
No.	Description	Date

ST-7

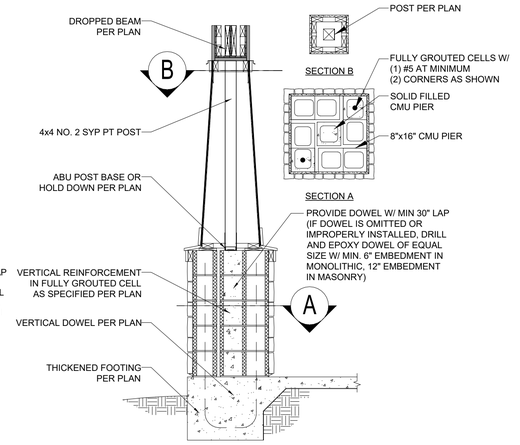
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



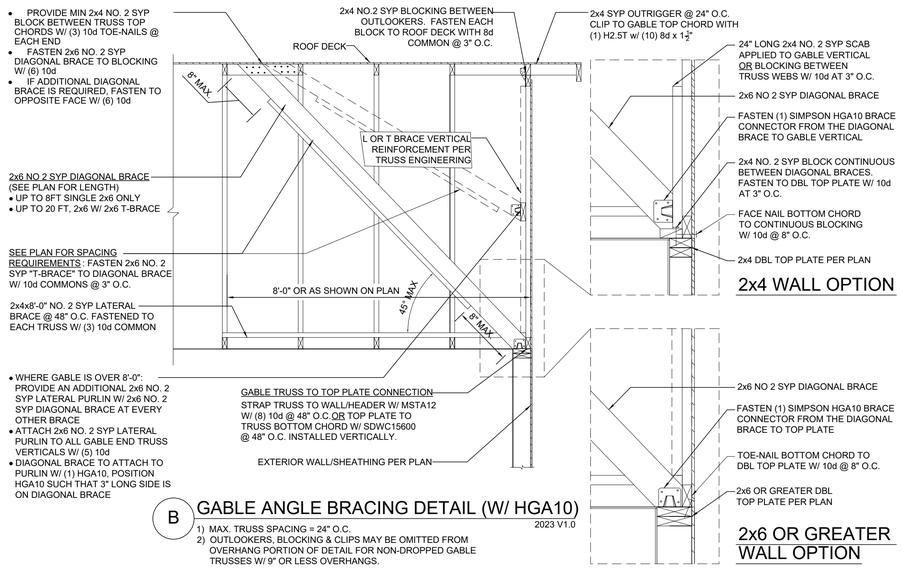
C4 12" SQUARE CMU COLUMN
REFER TO ARCHITECTURAL DETAILS FOR NON-STRUCTURAL ELEMENTS



C5 8" SQUARE CMU COLUMN
REFER TO ARCHITECTURAL DETAILS FOR NON-STRUCTURAL ELEMENTS



C6 TAPERED COLUMN CMU BASE
REFER TO ARCHITECTURAL DETAILS FOR NON-STRUCTURAL ELEMENTS



B GABLE ANGLE BRACING DETAIL (W/ HGA10)
2023 V1.0

1) MAX. TRUSS SPACING = 24" O.C.
2) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR NON-DROPPED GABLE TRUSSES W/ 9" OR LESS OVERHANGS.

2025 V1.0
NO CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX

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true design studios

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SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048
DRAWN: WLT
CHECKED: DB

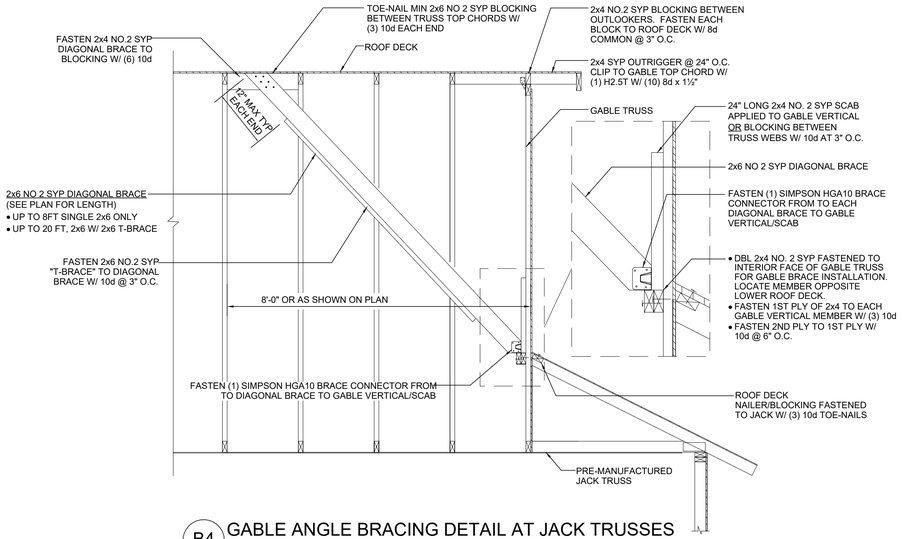
07-02-2025

REVISIONS:

No.	Description	Date

ST-8

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7447

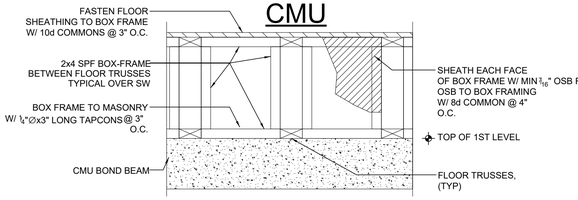


B4 GABLE ANGLE BRACING DETAIL AT JACK TRUSSES

2021 V1.0

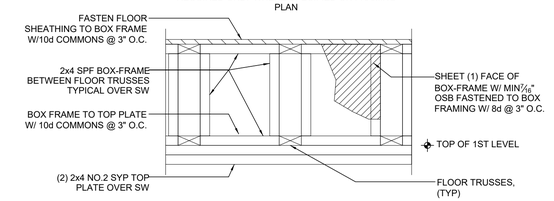
1) MAX. TRUSS SPACING = 24" O.C.
2) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR NON-DROPPED GABLE TRUSSES W/ 9" OR LESS OVERHANGS.
3) L OR T BRACE VERTICAL REINFORCEMENT PER TRUSS ENGINEERING NOT SHOWN FOR CLARITY.

CMU



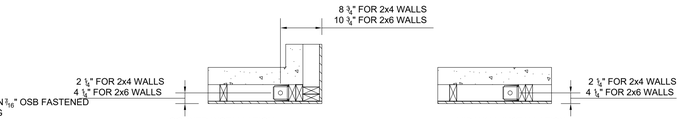
SHEAR PANEL

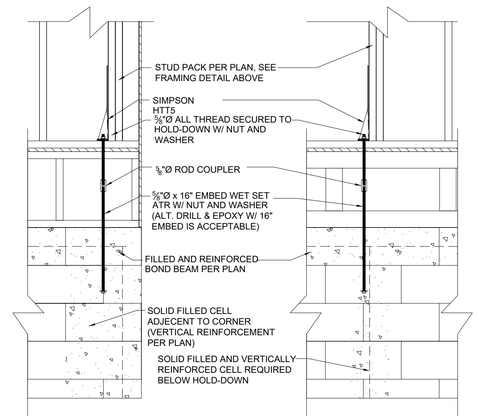
REQUIRED ONLY WHERE SPECIFIED ON FRAMING PLAN



SHEAR PANEL

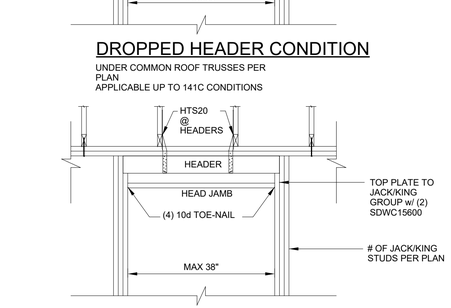
1. REQUIRED ONLY WHERE SPECIFIED ON FRAMING PLAN
2. PREMANUFACUTRED FLOOR PANEL WITH A SINGLE DIAGONAL WEB OR I-JOIST PANEL IS AN ACCEPTABLE ALTERNATE TO FIELD FRAMED SHEAR PANEL. OSB SHEATHING IS NOT REQUIRED ON PREMANUFACTURED PANELS.





HD WOOD-TO-MASONRY HOLD-DOWN DETAIL

NOTE: HOLD DOWN AND ROD MAY BE REPLACED W/ MSTCM60

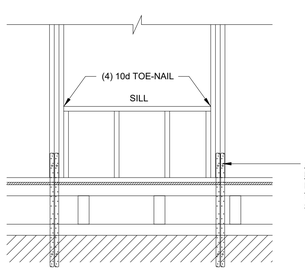


DROPPED HEADER CONDITION

UNDER COMMON ROOF TRUSSES PER PLAN
APPLICABLE UP TO 141C CONDITIONS

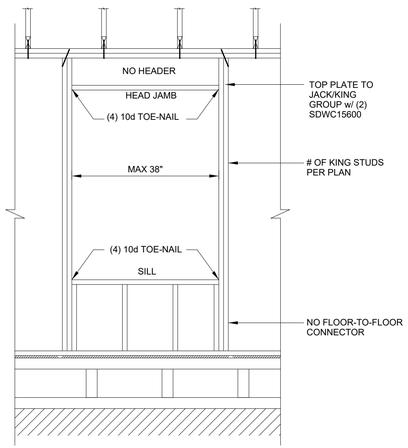
FLUSH HEADER CONDITION (RECOMMENDED)

UNDER COMMON ROOF TRUSSES PER PLAN
REQUIRED FOR 150C CONDITIONS AND GREATER



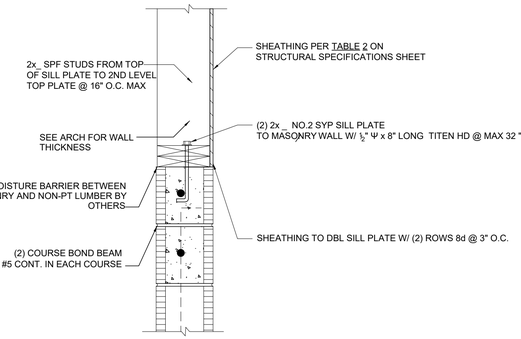
LOAD BEARING HEADER

UNDER COMMON ROOF TRUSSES PER PLAN

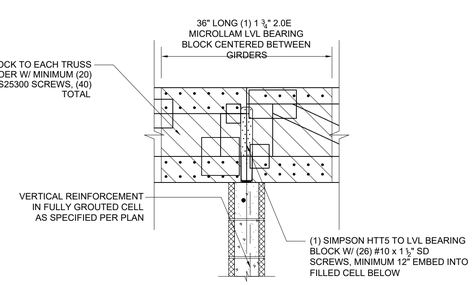


NONBEARING HEADER

UNDER JACK AND GABLE END TRUSSES PER PLAN

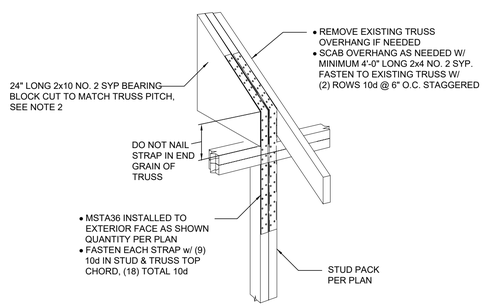


M3 MASONRY TO WOOD CONNECTION



GC DBL GIRDER CONNECTION TO CMU DETAIL

NOTES:
•MINIMUM 1" EDGE DISTANCE FOR ALL SDS SCREWS
•MINIMUM 3" O.C. SPACING BETWEEN SCREWS



STB STRAPPING DETAIL

NOTE: STRAP MAY BE INSTALLED OVER OSB

2025 V1.0
141A CMU

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
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9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048
DRAWN: WLT
CHECKED: DB

07-02-2025

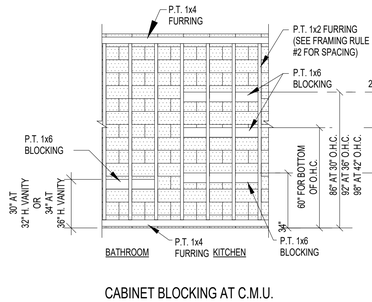
REVISIONS:

No.	Description	Date

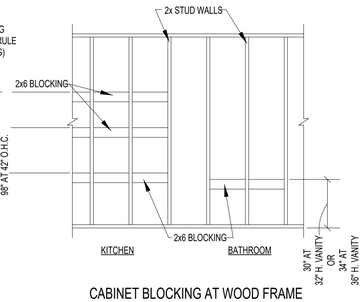
ST-9

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

BLOCKING LOCATIONS FOR FRAMING AND C.M.U. WALLS

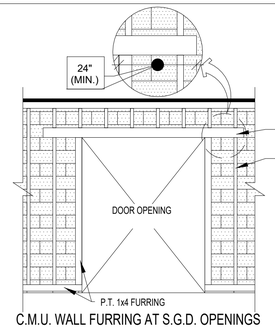


CABINET BLOCKING AT C.M.U.
SCALE N.T.S.

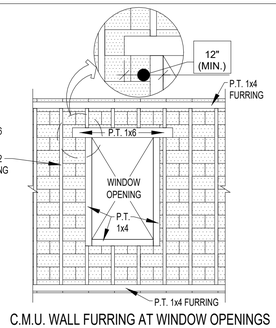


CABINET BLOCKING AT WOOD FRAME
SCALE N.T.S.

P.T. FURRING ON C.M.U. WALLS AND OPENINGS

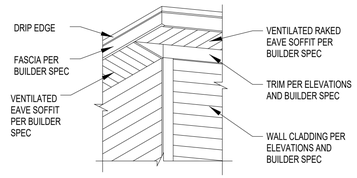


C.M.U. WALL FURRING AT S.G.D. OPENINGS
SCALE N.T.S.



C.M.U. WALL FURRING AT WINDOW OPENINGS
SCALE N.T.S.

EAVE FRAMING DETAIL



TYPCAL RAKE AND SOFFIT EAVE DETAIL
SCALE N.T.S.

GENERAL FURRING NOTES

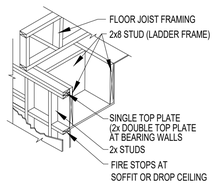
- FOR ALL STRUCTURAL INFORMATION PERTAINING TO PLANS REFER TO STRUCTURAL SHEETS.
- USE 2" "T" NAILS TO INSTALL FURRING STRIPS.
- NAIL P.T. 1x4 BOTTOM PLATE 3/4" OFF FLOOR.
- MINIMUM 1/2" SPACE BETWEEN NON-LOAD BEARING WALL TOP PLATE AND BOTTOM CHORD OF TRUSS.

FRAMING RULES

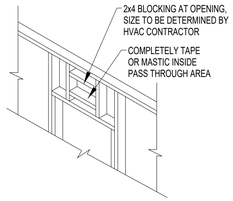
THESE "RULES" ARE TO BE READ AS CONSTRUCTION GUIDELINES FOR FRAMING CREWS. STRUCTURAL PAGES AND NOTES BY ARCHITECTS AND ENGINEERS SHALL CONTROL.

1. CMU FURRING STRIP (1x2 PT) WALLS - 24" OC. EXCEPT 16" OC AT:
   a. TILED (WET) WALLS
   b. CABINET WALLS
2. INTERIOR (NON-BEARING) WALLS - 1ST & 2ND FLOOR ARE SPF LUMBER. 24" OC. EXCEPT 16" OC AT:
   a. TILED (WET) WALLS
   b. CABINET WALLS
   c. LOW WALLS OVER STAIRS - 16" OC AND DOUBLE TOP PLATES
   d. SECOND FLOOR WALLS AT DOUBLE HEIGHT SPACES
3. SHEATHING - FLOOR, ROOF & WALL
   a. 1/8" GAPPING - "GRIP H CLIPS" - USED AT ALL ROOF & WALL & ROOF SHEATHING SEAMS.
6. ARCHES, DEADWOOD (DRYWALL BACKING), DROP CEILINGS, ETC. - 2x4 SPF
7. TUB DECKS - ¾" x 4' x 8' AC PINE PLY. SPF FRAMING MATERIAL. AIR BARRIER/SIX-SIDED ASSEMBLY WHERE REQUIRED.
8. ROOF & TRUSS
   a. SUB-FASCIA - 2x6 SPF LUMBER. (EXCEPTION: HOME -AT-LAST SERIES = 2x4 SPF)
   b. "CONTINUOUS BOTTOM CHORD BRACING" OR "RAT RUN" -2x4 SYP #2
   c. ALL OVERHANGS OVER 16", AND ALL LOAD BEARING ROOF FRAMING COMPONENTS (BRACING, VALLEY SET, DORMERS, ETC.) NEED TO BE SYP #2 PER DETAILS.
   d. SUPPLEMENTARY ROOF FRAMING (OVERHANGS, NON-BEARING KNEEWALLS, ETC.) 2x4 OR 2x6 SPF
   e. TEMPORARY TRUSS BRACING FOR (REMOVE AND RE-USE AS BLOCKING, DEADWOOD, ETC.) - 2X4 SPF. IF TEMP BRACING IS TO BE LEFT AS PERMANENT, THEN IT NEEDS TO BE SYP #2.
   f. TRUSS BRACING & ENGINEERING (CLR, T&H SCAB BRACING) - ALL2x4 SYP #2
12. FRAME DOWN PERIMETER TRAY CEILINGS (INTERIOR NON-STRUCTURAL) PERIMETER MEMBER SHALL BE SPF #2 WITH SIZE MATCHING DROP DOWN HEIGHT. ALL OTHER MEMBERS SHALL BE 2X4 SPF #2 WITH HORIZONTAL MEMBERS HAVING A MAX UNSUPPORTED SPAN OF 36". FOR LONGER SPANS, SEE DETAIL M/S3. THIS NOTE APPLIES WHERE SOME FIRST FLOOR CEILING TRAYS ARE DESIGNATED AS "DOWN FRAMED" ON THE FLOOR PLAN.

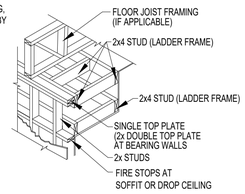
TYPICAL FRAMING DETAILS



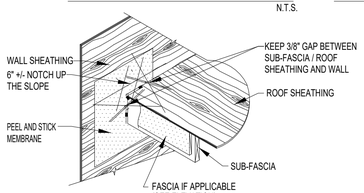
DOWN FRAMING AT TRAY CEILING W/ UPPER FLOOR ABOVE
N.T.S.



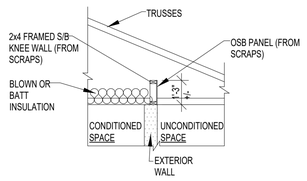
TRANSFER GRILL FRAMING ABOVE DOORS
N.T.S.



DOWN FRAMING AT SOFFITS AND CEILING AREAS
N.T.S.

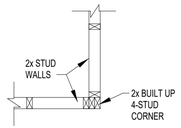


SUB- FASCIA AND ROOF SHEATHING TERMINATION AT VERTICAL WALLS
N.T.S.

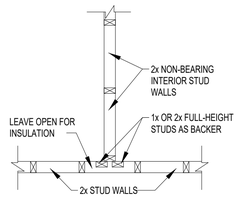


INSULATION DAM AT CONDITIONED TO UNCONDITIONED SPACE
N.T.S.

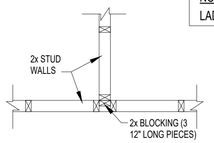
TYPICAL FRAMING CORNERS



EXTERIOR CORNER
SCALE N.T.S.

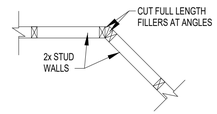


INTERIOR NON-BEARING WALL "T" INTERSECT W/ EXTERIOR BEARING WALLS
SCALE N.T.S.

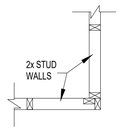


"T" WALL
SCALE N.T.S.

NOTE:
LADDER BLOCKING NOT PERMITTED AT PARTITIONS.



45° ANGLED WALLS
SCALE N.T.S.

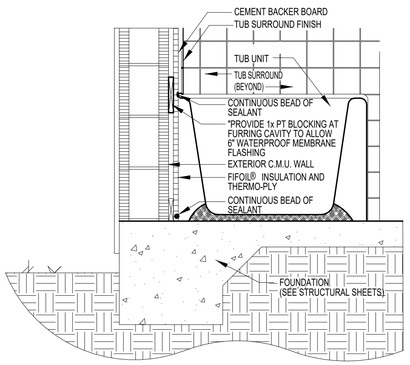


CORNER
SCALE N.T.S.

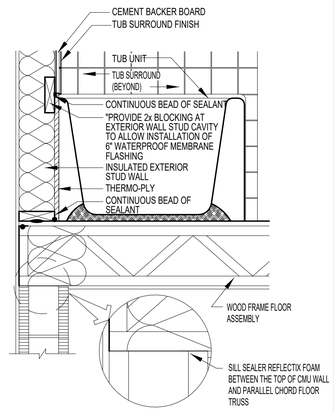
INTERIOR NON-BEARING WALL CONNECTIONS

AIR-BARRIER / SIX-SIDED ASSEMBLY AT TUB

SIX-SIDED SHOWER INSTALLATION SIMILAR

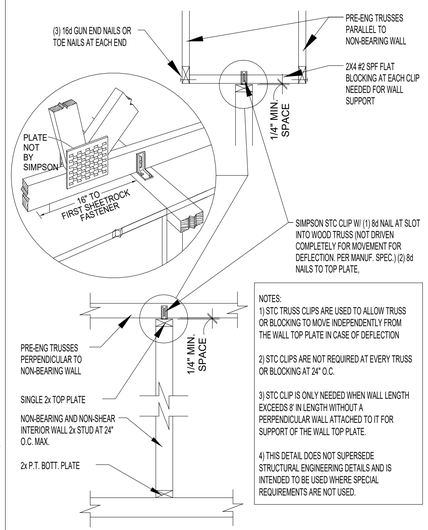


AIR-BARRIER ASSEMBLY AT C.M.U. WALL
N.T.S.



ASSEMBLY AT WOOD FRAMED EXTERIOR WALL
N.T.S.

STC CLIP DETAIL



NOTES:
1) STC TRUSS CLIPS ARE USED TO ALLOW TRUSS OR BLOCKING TO MOVE INDEPENDENTLY FROM THE WALL TOP PLATE IN CASE OF DEFLECTION

2) STC CLIPS ARE NOT REQUIRED AT EVERY TRUSS OR BLOCKING AT 24" O.C.

3) STC CLIP IS ONLY NEEDED WHEN WALL LENGTH EXCEEDS 8' IN LENGTH WITHOUT A PERPENDICULAR WALL ATTACHED TO IT FOR SUPPORT OF THE WALL TOP PLATE.

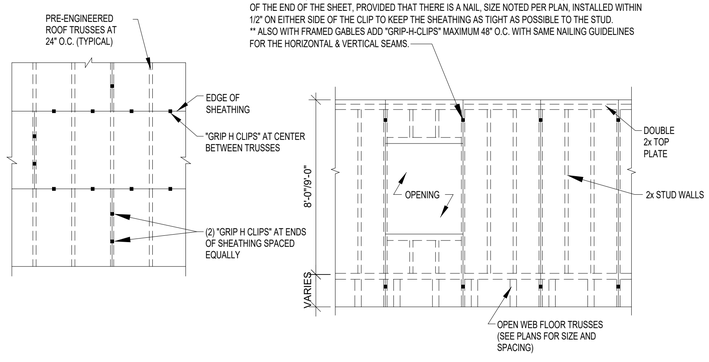
4) THIS DETAIL DOES NOT SUPERSEDE STRUCTURAL ENGINEERING DETAILS AND IS INTENDED TO BE USED WHERE SPECIAL REQUIREMENTS ARE NOT USED.

TYPICAL INTERIOR NON-BEARING WALL
N.T.S.

SHEATHING "GRIP H CLIP" LOCATIONS

GENERAL NOTES

- FOR ALL STRUCTURAL INFORMATION PERTAINING TO SHEATHING PLACEMENT AND ATTACHMENT REFER TO STRUCTURAL SHEETS.
- INSTALL "TALLWALL" SHEETS "VERTICALLY" ORIENTED.



ROOF SHEATHING CLIP LOCATIONS
SCALE N.T.S.

EXTERIOR WALL SHEATHING SEAM LOCATIONS
SCALE N.T.S.

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NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048
DRAWN: MJR
CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

TM - 1

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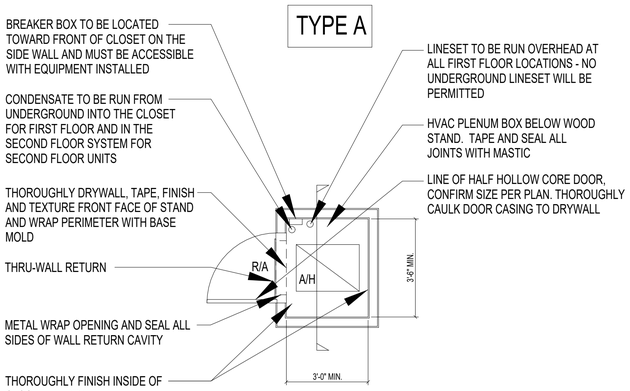
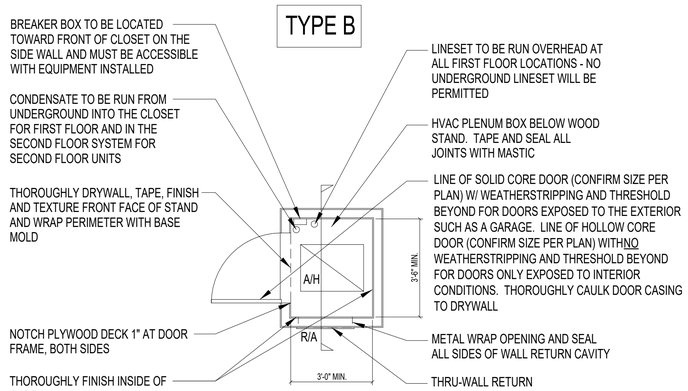
TYPE A



TYPICAL A/C CLOSET DESIGN - PLAN VIEW
W/ FRONT RETURN & CUT-DOWN DOOR

SCALE N.T.S.

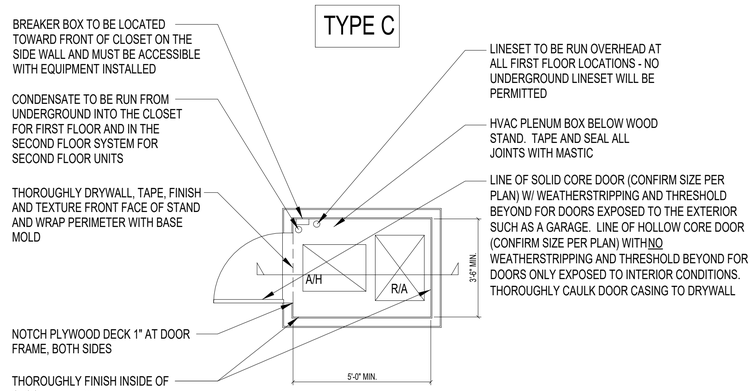
TYPE B



TYPICAL A/C CLOSET DESIGN - PLAN VIEW
W/ SIDE WALL RETURN

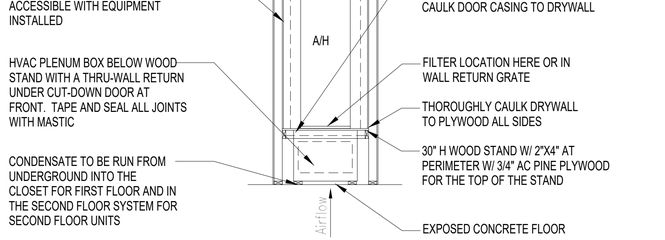
SCALE N.T.S.

TYPE C



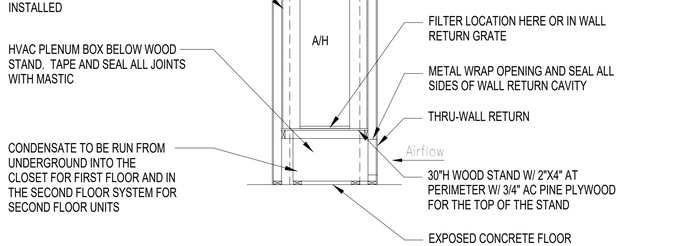
TYPICAL A/C CLOSET DESIGN - PLAN VIEW
W/ DIRECT RETURN TO ABOVE

SCALE N.T.S.



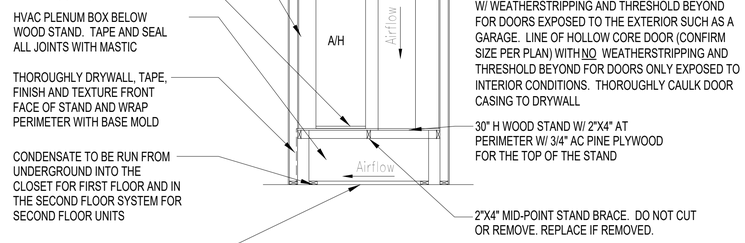
TYPICAL A/C CLOSET DESIGN
W/ FRONT RETURN & CUT-DOWN DOOR

SCALE N.T.S.



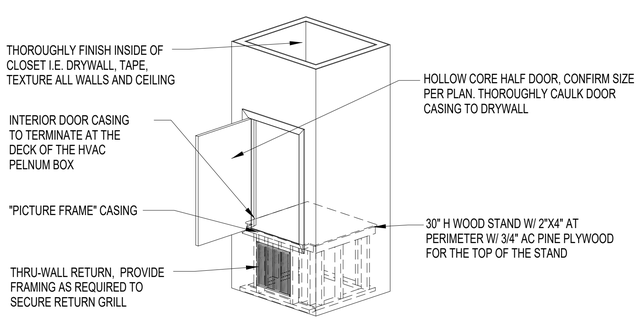
TYPICAL A/C CLOSET DESIGN
W/ SIDE WALL RETURN

SCALE N.T.S.



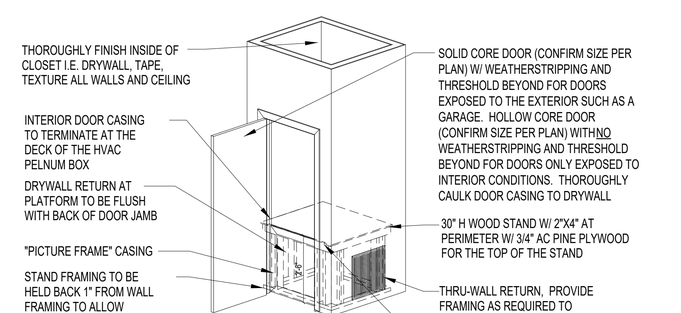
TYPICAL A/C CLOSET DESIGN
W/ DIRECT RETURN TO ABOVE

SCALE N.T.S.



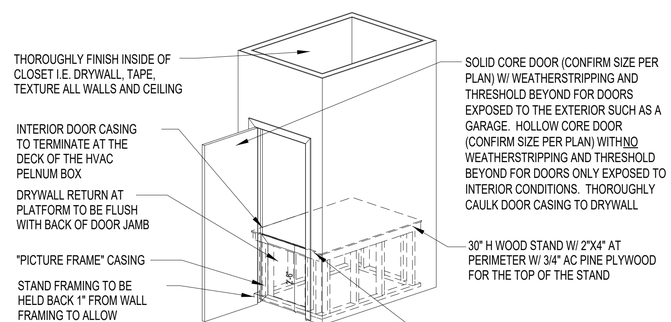
TYPICAL A/C CLOSET DESIGN - AXON VIEW
W/ FRONT RETURN & CUT-DOWN DOOR

SCALE N.T.S.



TYPICAL A/C CLOSET DESIGN - AXON VIEW
W/ SIDE WALL RETURN

SCALE N.T.S.



TYPICAL A/C CLOSET DESIGN - AXON VIEW
W/ DIRECT RETURN TO ABOVE

SCALE N.T.S.

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904.821.5200
taylor morrison

NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: MJR

CHECKED: CM

07-02-2025

REVISIONS:

No.	Description	Date

TM - 2

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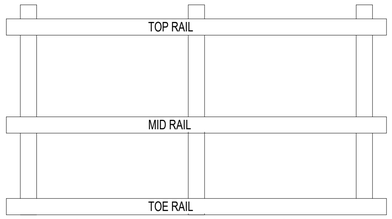
FRAME STAGE GUARD RAIL DETAILS

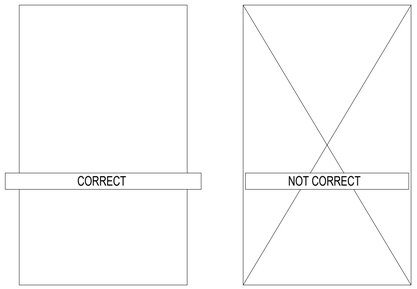
NOTES:
1. VERTICAL UPRIGHT POST CAN BE NO MORE THAN 8' APART O.C.
2. MID RAIL SET AT TOP EDGE 21" (±3")
3. TOP RAIL SET AT TOP EDGE 42" (±3")
4. TOE BOARD MUST BE MINIMUM OF 4" HIGH
5. HAND RAILS NO MORE THAN 37" NOR LESS THAN 30" AND MID RAIL REQUIRED OF WHEN NO WALL AT SIDES OF STARS (ALL RAILS MINIMUM 2x4 OR GREATER)



* DETAIL FOR MECHANICAL PLATFORMS, FRAMED FLOORS PRIOR TO EXTERIOR WALLS, AND FRONT PORCHES GREATER THAN 30" FROM GRADE

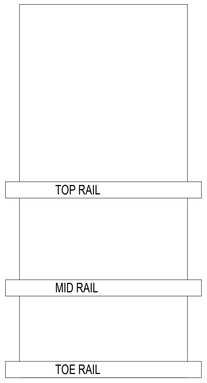
TYPICAL OPENING DETAILS

SCALE N.T.S.



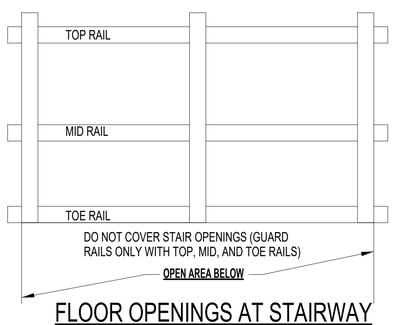
WINDOW OPENINGS

SCALE N.T.S.



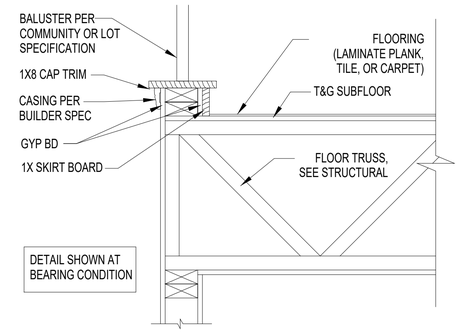
DOOR OPENINGS / ELEVATORS

SCALE N.T.S.



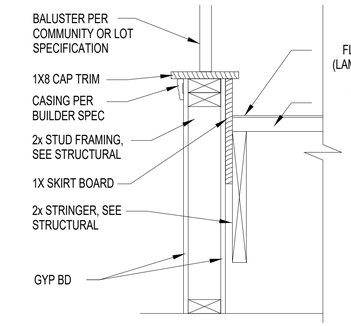
FLOOR OPENINGS AT STAIRWAY

SCALE N.T.S.



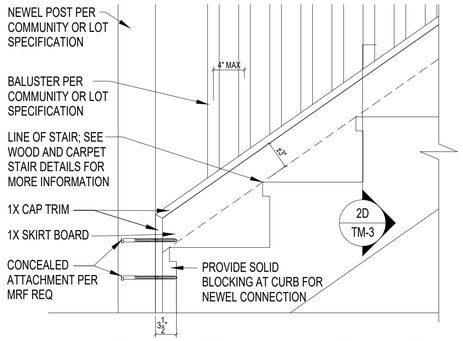
3D CURB DETAIL @ OPEN AREAS

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



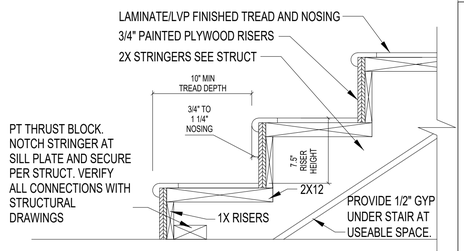
2D INT WOOD STAIR CURB DETAIL

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



3C INT WOOD STAIR CURB DETAIL @ BOTTOM

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



NOTE: RISER HEIGHTS MAY BE ADJUSTED TO OBTAIN THE BEST UNIFORMITY POSSIBLE IN A FLIGHT OF STAIRS, THE MAXIMUM VARIATION BETWEEN THE HIGHEST AND LOWEST RISERS IS LIMITED TO 3/8 INCH. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS

2C INT WOOD STAIR W LAMINATE / LVP @ SLAB

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

STAIRWAY NOTES

PER FBCR R301.5
STAIR RAILING AND STAIR GUARD RAILING SHALL BE CONSTRUCTED TO WITHSTAND A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED AT ANY POINT AND ANY DIRECTION ALONG THE TOP OF THE RAIL.

GUARD IN-FILL COMPONENTS (ALL THOSE EXCEPT THE HANDRAIL), BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 SQUARE FOOT. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENT.

PER FBCR R311
STAIRWAYS SHALL MEET THE REQUIREMENTS OF FBCR R311.7 INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
- RISER HEIGHT SHALL BE NOT MORE THAN 7.75 INCHES
- TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES
- HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT AT A HEIGHT OF NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES

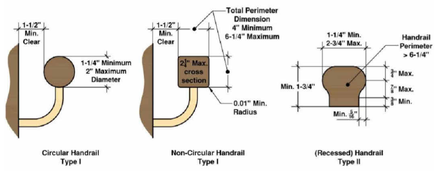
PER FBCR R312
ALL GUARDS SHALL BE MIN. 36" AFF AND SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.

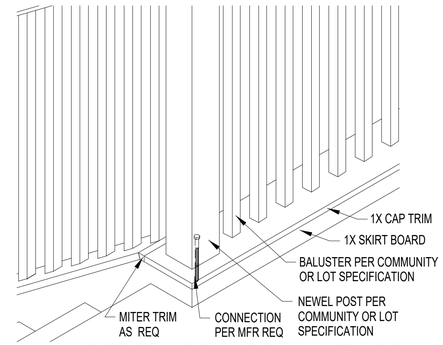
HANDRAIL NOTES

PER R311.7.8.3 GRIP-SIZE
REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.

1. TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4 INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4 INCHES AND NOT GREATER THAN 6 1/4 INCHES WITH A CROSS SECTION OF DIMENSION OF NOT MORE THAN 2 1/4 INCHES. EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH.

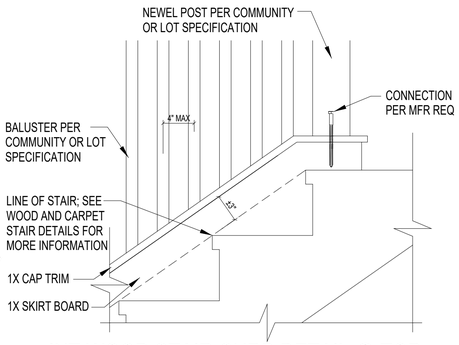
2. TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4 INCHES (160 MM) SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF NOT LESS THAN 5/16 INCH WITHIN 7/8 INCH BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR NOT LESS THAN 3/8 INCH TO A LEVEL THAT IS NOT LESS THAN 1 3/4 INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE NOT LESS THAN 1 1/4 INCHES AND NOT MORE THAN 2 3/4 INCHES. EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH.





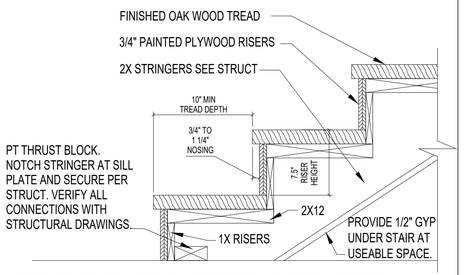
4B INT WOOD STAIR CURB DETAIL @ TOP

SCALE: NTS



3B INT WOOD STAIR CURB DETAIL @ TOP

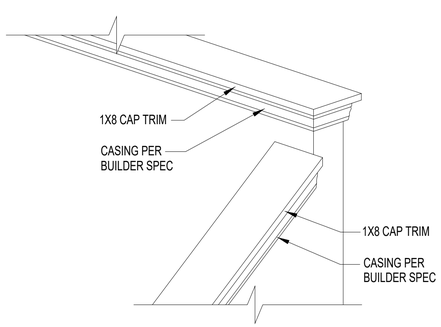
SCALE: 1 1/2" = 1'-0"



NOTE: RISER HEIGHTS MAY BE ADJUSTED TO OBTAIN THE BEST UNIFORMITY POSSIBLE IN A FLIGHT OF STAIRS, THE MAXIMUM VARIATION BETWEEN THE HIGHEST AND LOWEST RISERS IS LIMITED TO 3/8 INCH. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS

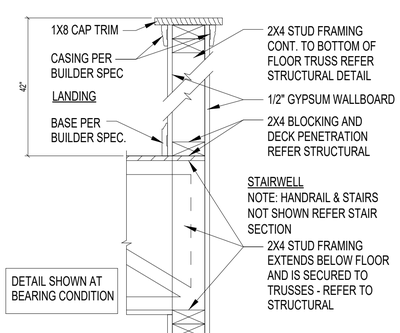
2B INT WOOD STAIR @ SLAB

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



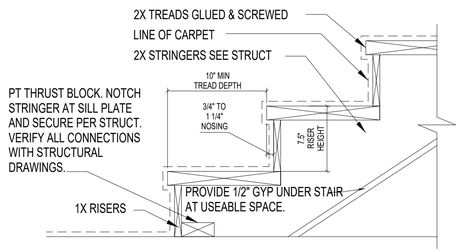
4A HALF WALL TRANSITION AT STAIRS

SCALE: NTS TOP OF WALL CONDITION



3A HALF WALL AT STAIRS AND OPENINGS

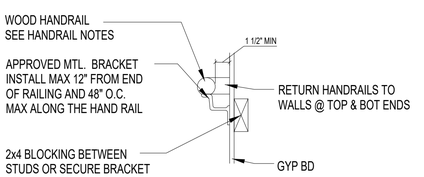
SCALE: 1 1/2" = 1'-0"



NOTE: RISER HEIGHTS MAY BE ADJUSTED TO OBTAIN THE BEST UNIFORMITY POSSIBLE IN A FLIGHT OF STAIRS, THE MAXIMUM VARIATION BETWEEN THE HIGHEST AND LOWEST RISERS IS LIMITED TO 3/8 INCH. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS

2A INT WOOD STAIR W CARPET @ SLAB

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



1A HANDRAIL DETAIL

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

APEX
tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

NANTUCKET

BASE PLAN
50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048
DRAWN: MJR
CHECKED: CM

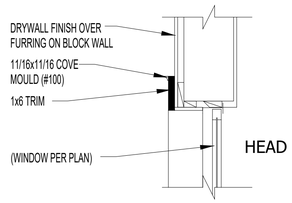
07-02-2025

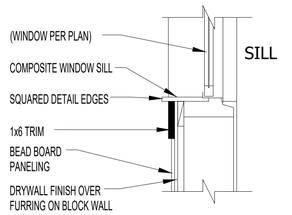
REVISIONS:

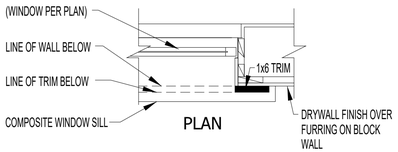
No.	Description	Date

TM - 3

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

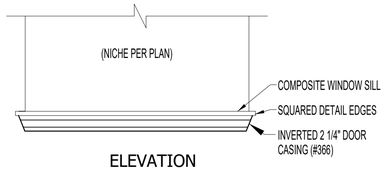


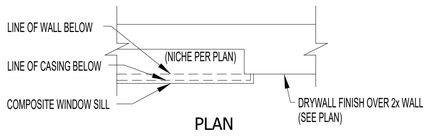




WINDOW STOOL W/ TRIM AND BEAD BD.

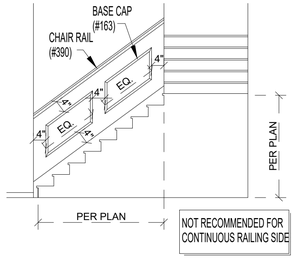
PLAN SPECIFIC PER PLAN SCALE: 1" = 1'-0"





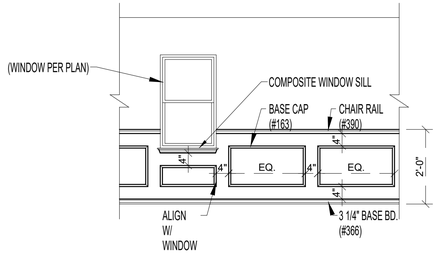
NICHE STOOL DETAIL

PLAN SPECIFIC PER PLAN SCALE: 1" = 1'-0"



WAINSCOT DETAILS AT STAIRS

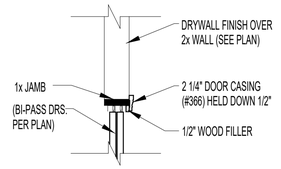
PLAN SPECIFIC PER PLAN SCALE: 1/4" = 1'-0"

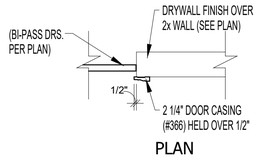


WAINSCOT DETAILS

PLAN SPECIFIC PER PLAN SCALE: 1/4" = 1'-0"

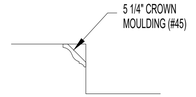
* * * * * *
FLOORING / BASE BOARD NOTE:
WHEN TILE FLOOR IS SELECTED ONLY BASE BOARD IS INSTALLED.
WHEN WOOD FLOOR IS SELECTED BASE BOARD AND SHOE MOULD ARE INSTALLED.
* * * * * *





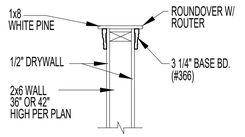
TYP. BI-PASS DRS. CASING DETAIL

SCALE: 1" = 1'-0"



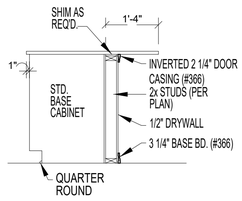
5 1/4" CROWN

SCALE: 1" = 1'-0"



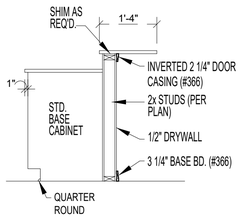
2x4 STAIR KNEE WALL CAP DETAIL

PLAN SPECIFIC PER PLAN SCALE: 1" = 1'-0"



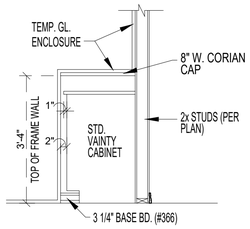
CALI. TOP

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



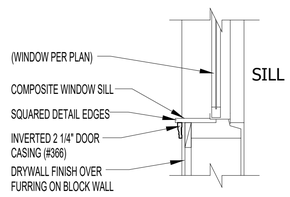
HIGH BAR TOP

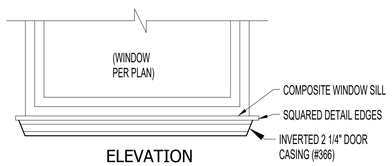
SCALE: 1/2" = 1'-0"

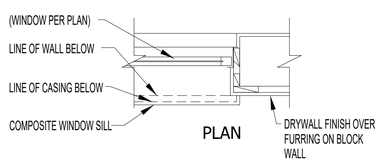


VANITY LOW WALL

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

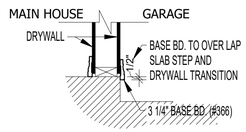






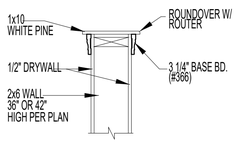
TYP. WINDOW STOOL DETAIL

SCALE: 1" = 1'-0"



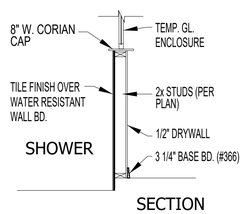
TYP. BASE BD. AT GARAGE / MAIN HOUSE

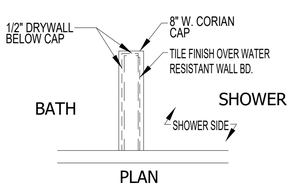
SCALE: 1" = 1'-0"



2x6 STAIR KNEE WALL CAP DETAIL

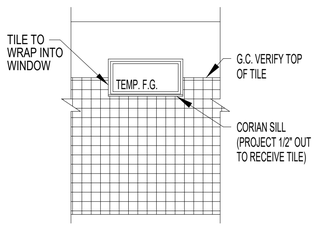
PLAN SPECIFIC PER PLAN SCALE: 1" = 1'-0"





SHOWER LOW WALL

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



SHOWER WINDOW

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

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

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904.821.5200
taylor morrison

NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: MJR

CHECKED: CM

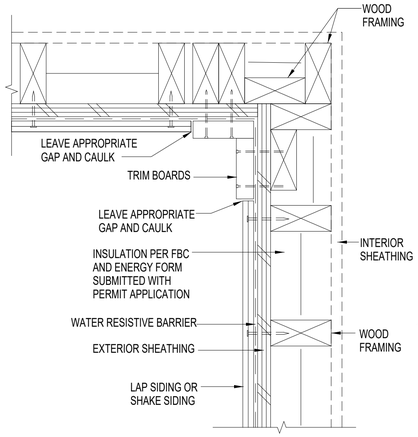
07-02-2025

REVISIONS:

No.	Description	Date

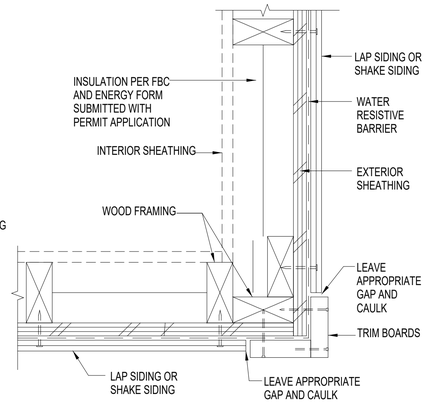
TM - 4

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



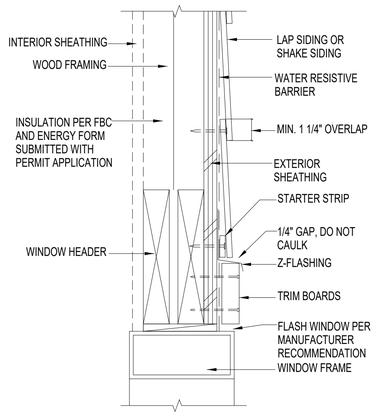
A INSIDE CORNER

SCALE: 3"=1'-0"



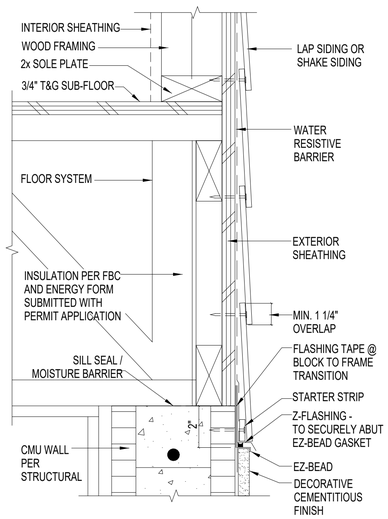
B OUTSIDE CORNER

SCALE: 3"=1'-0"



C WINDOW/DOOR HEAD

SCALE: 3"=1'-0"



MID-WALL DETAIL - SIDING / CEMENTITIOUS FINISH

SCALE: 3"=1'-0"

FLASHING REQUIREMENTS

R703.1 General. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.4.

R703.1.1 Water resistance. The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior cladding as required by Section R703.2 and a means of draining to the exterior water that penetrates the exterior cladding.

R703.2 Water-resistive barrier. One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D226 for Type 1 felt or other approved water-resistive barrier shall be applied over studs or sheathing of all exterior walls No. 15 asphalt felt shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches. Where joints occur, felt shall be lapped not less than 6 inches. Other approved materials shall be installed in accordance with the water-resistive barrier manufacturer's installation instructions. The No.15 asphalt felt or other approved water-resistive barrier material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1.

R703.7.3 Water-resistive barriers Water-resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall include a water-resistive vapor-permeable barrier with a performance at least equivalent to two layers of Grade D paper. The individual layers shall be installed independently such that each layer provides a separate continuous plane and any flashing (installed in accordance with Section R703.4) intended to drain to the water-resistive barrier is directed between the layers.

Exception: Where the water-resistive barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60-minute Grade D paper and is separated from the stucco by an intervening, substantially nonwater-absorbing layer or designed drainage space.

R703.4 Flashing. Approved metal flashing, vinyl flashing, self-adhered membranes and mechanically attached flexible flashing shall be applied shingle-fashion or in accordance with the manufacturer's instructions. Metal flashing shall be corrosion resistant. Fluid-applied membranes used as flashing shall be applied in accordance with the manufacturer's instructions. All flashing shall be applied in a manner to prevent the entry of water into the wall cavity or penetration of water to the building structural framing components.

Self-adhered membranes used as flashing shall comply with AAMA 711. All exterior fenestration products shall be sealed at the juncture with the building wall with a sealant complying with AAMA 800 or ASTM C920 Class 25 Grade NS or greater for proper joint expansion and contraction, ASTMC1281, AAMA 812, or other approved standard as appropriate for the type of sealant. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of the exterior wall finish. Approved flashings shall be installed at the following locations:

1.Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier complying with Section 703.2 for subsequent drainage. Mechanically attached flexible flashings shall comply with AAMA 712. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following:

1.1 The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing manufacturer's instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water resistive barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the head and sides.

1.2. In accordance with the flashing design or method of a registered design professional.

1.3. In accordance with other approved methods.

1.4. In accordance with FMA/AAMA 100, FMA/ AAMA 200, FMA/WDMA 250, FMA/AAMA/WDMA 300 or FMA/AAMA/WDMA 400.

2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.

3. Under and at the ends of masonry, wood or metal copings and sills.

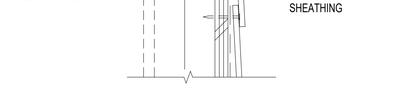
4. Continuously above all projecting wood trim.

5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.

6. At wall and roof intersections.

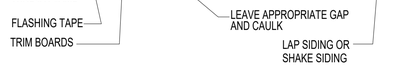
7. At built-in gutters.

THESE DETAILS ARE GENERIC AND MEANT TO SHOW GENERAL FLASHING AND WATERPROOFING METHODS TO BE USED.



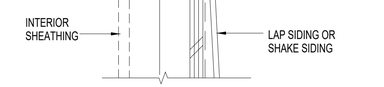
D HORIZONTAL LAP VIEW

SCALE: 3"=1'-0"



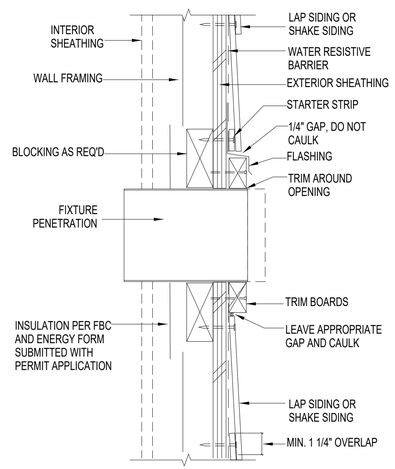
E DOOR / WINDOW JAMB

SCALE: 3"=1'-0"



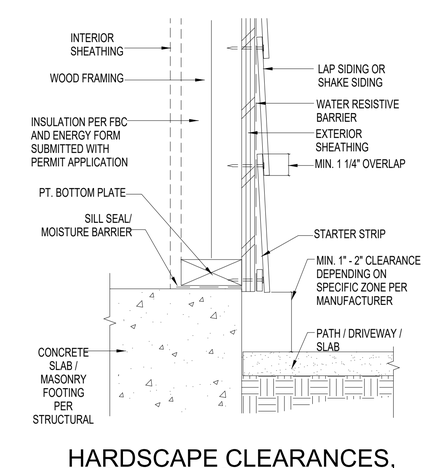
F WINDOW SILL

SCALE: 3"=1'-0"



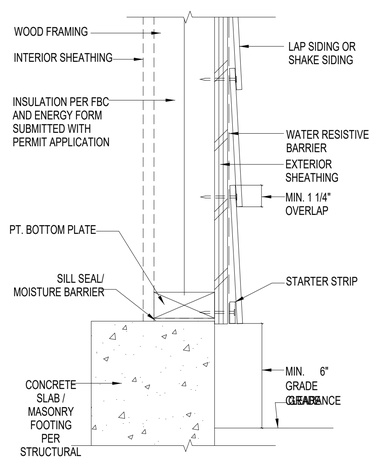
G FIXTURE PENETRATION

SCALE: 3"=1'-0"



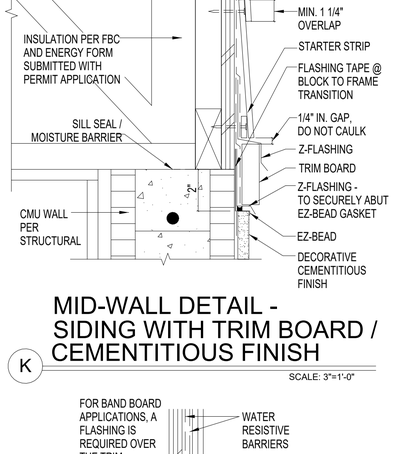
HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.

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



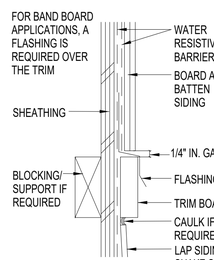
I GRADE CLEARANCE

SCALE: 3"=1'-0"



MID-WALL DETAIL - SIDING WITH TRIM BOARD / CEMENTITIOUS FINISH

SCALE: 3"=1'-0"



L DETAIL AT BAND BOARD

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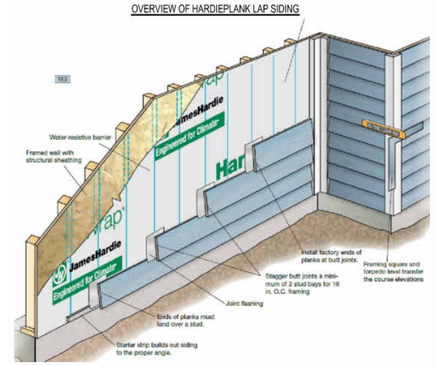
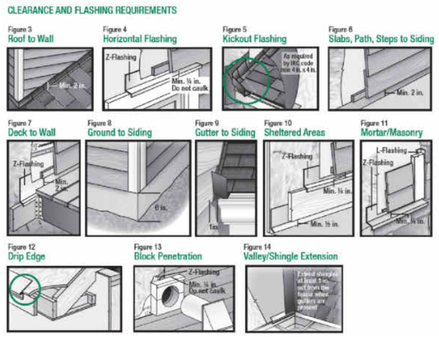




DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

APEX
tds true design studios
9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200
taylor morrison

NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: MJR

CHECKED: CM

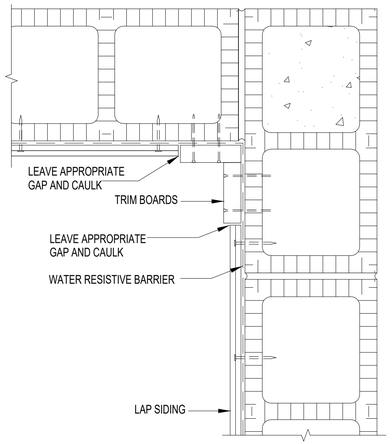
07-02-2025

REVISIONS:

No.	Description	Date

TM - 5

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7567



A INSIDE CORNER

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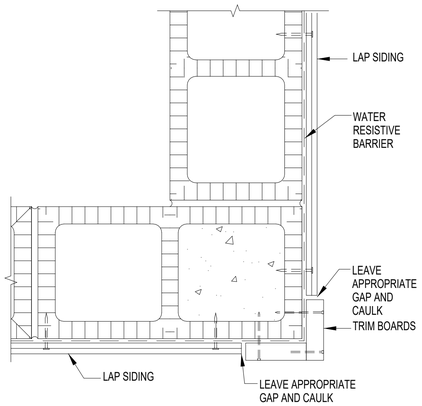

B OUTSIDE CORNER

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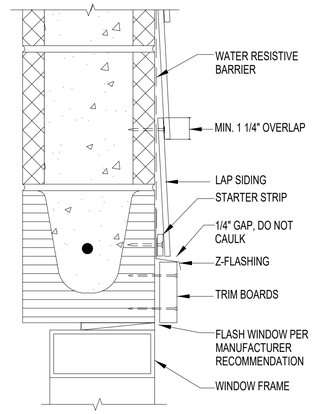
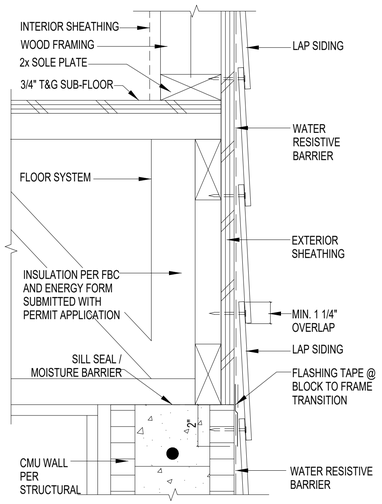


C WINDOW/DOOR HEAD

SCALE: 3"=1'-0"



MID-WALL DETAIL - SIDING / CEMENTITIOUS FINISH

J

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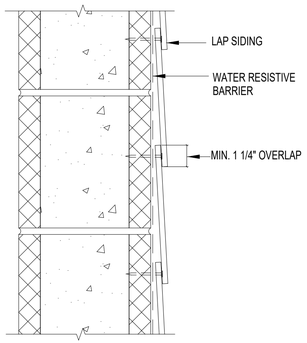

D HORIZONTAL LAP VIEW

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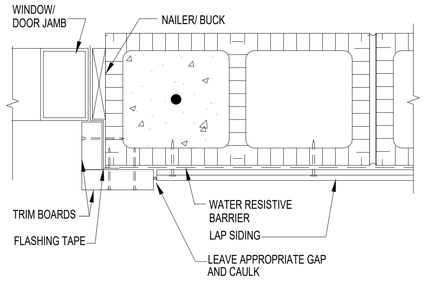
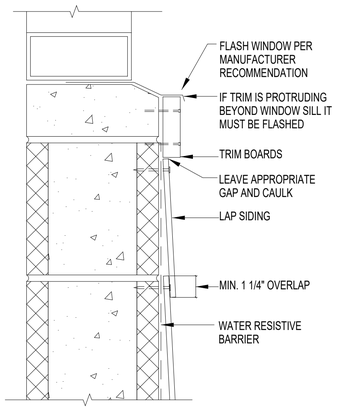


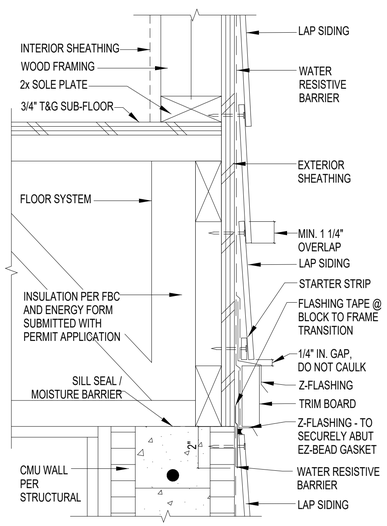
E DOOR / WINDOW JAMB

SCALE: 3"=1'-0"



F WINDOW SILL

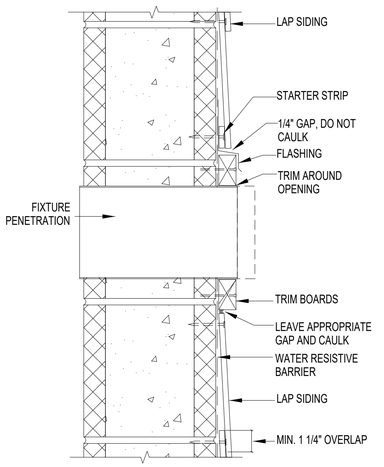
SCALE: 3"=1'-0"



MID-WALL DETAIL - SIDING WITH TRIM BOARD / CEMENTITIOUS FINISH

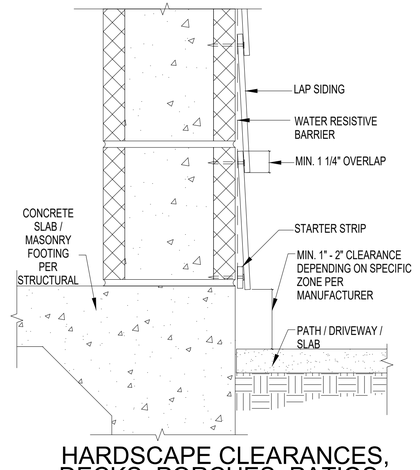
K

SCALE: 3"=1'-0"



G FIXTURE PENETRATION

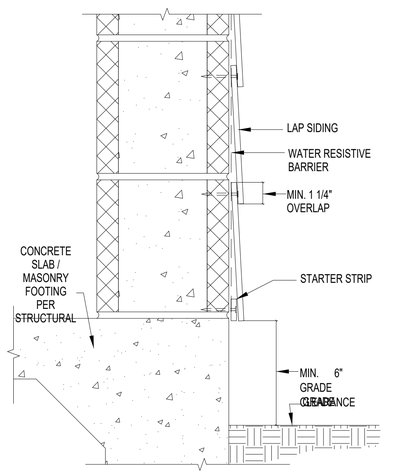
SCALE: 3"=1'-0"



HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.

H

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



I GRADE CLEARANCE

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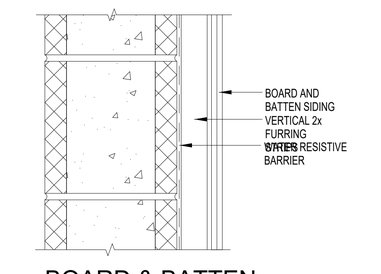


BOARD & BATTEN OVER CMU

L

SCALE: 3"=1'-0"

FLASHING REQUIREMENTS

R703.1 General. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.4.

R703.1.1 Water resistance. The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior cladding as required by Section R703.2 and a means of draining to the exterior water that penetrates the exterior cladding.

R703.2 Water-resistive barrier. One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D226 for Type 1 felt or other approved water-resistive barrier shall be applied over studs or sheathing of all exterior walls No. 15 asphalt felt shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches. Where joints occur, felt shall be lapped not less than 6 inches. Other approved materials shall be installed in accordance with the water-resistive barrier manufacturer's installation instructions. The No.15 asphalt felt or other approved water-resistive barrier material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1.

R703.7.3 Water-resistive barriers Water-resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall include a water-resistive vapor-permeable barrier with a performance at least equivalent to two layers of Grade D paper. The individual layers shall be installed independently such that each layer provides a separate continuous plane and any flashing (installed in accordance with Section R703.4) intended to drain to the water-resistive barrier is directed between the layers.

Exception: Where the water-resistive barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60-minute Grade D paper and is separated from the stucco by an intervening, substantially nonwater-absorbing layer or designed drainage space.

R703.4 Flashing. Approved metal flashing, vinyl flashing, self-adhered membranes and mechanically attached flexible flashing shall be applied shingle-fashion or in accordance with the manufacturer's instructions. Metal flashing shall be corrosion resistant. Fluid-applied membranes used as flashing shall be applied in accordance with the manufacturer's instructions. All flashing shall be applied in a manner to prevent the entry of water into the wall cavity or penetration of water to the building structural framing components.

Self-adhered membranes used as flashing shall comply with AAMA 711. All exterior fenestration products shall be sealed at the juncture with the building wall with a sealant complying with AAMA 800 or ASTM C920 Class 25 Grade NS or greater for proper joint expansion and contraction, ASTMC1281, AAMA 812, or other approved standard as appropriate for the type of sealant. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of the exterior wall finish. Approved flashings shall be installed at the following locations:

1.Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier complying with Section 703.2 for subsequent drainage. Mechanically attached flexible flashings shall comply with AAMA 712. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following:

1.1 The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing manufacturer's instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water resistive barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the head and sides.

1.2. In accordance with the flashing design or method of a registered design professional.

1.3. In accordance with other approved methods.

1.4. In accordance with FMA/AAMA 100, FMA/ AAMA 200, FMA/WDMA 250, FMA/AAMA/ WDMA 300 or FMA/AAMA/WDMA 400.

2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.

3. Under and at the ends of masonry, wood or metal copings and sills.

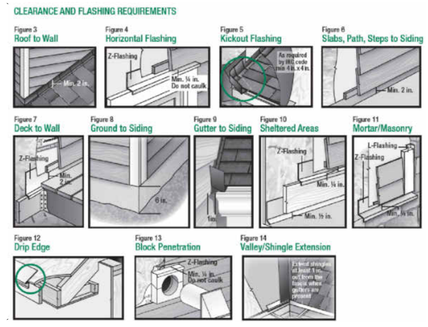
4. Continuously above all projecting wood trim.

5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.

6. At wall and roof intersections.

7. At built-in gutters.

THESE DETAILS ARE GENERIC AND MEANT TO SHOW GENERAL FLASHING AND WATERPROOFING METHODS TO BE USED.
NOTE: OPTIONAL WEATHER BARRIER: LIQUID APPLIED WATER RESISTANT COATING - INSTALL PER MANUF. INSTRUCTIONS - WRAP ALL OPENINGS IN MASONRY EXTERIOR WALL AT HEAD, JAMB AND SILL.



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APEX

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9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: MJR

CHECKED: CM

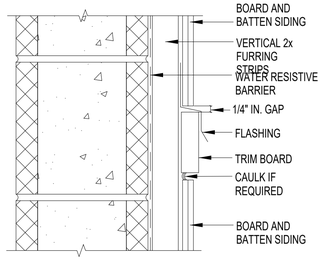
07-02-2025

REVISIONS:

No.	Description	Date

TM - 6

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547



M HORIZ. BAND BETWEEN WALL & GABLE w/ B & B

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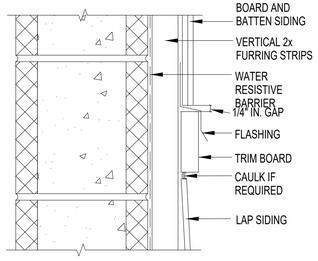

N BOARD & BATTEN TO LAP SIDING TRANSITION

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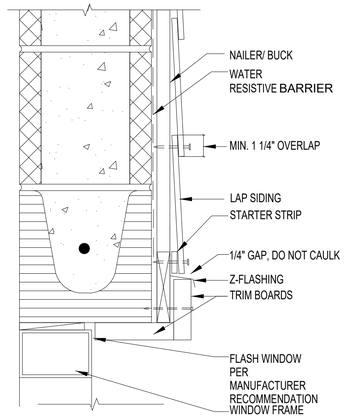
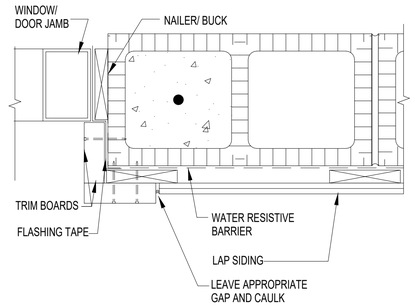


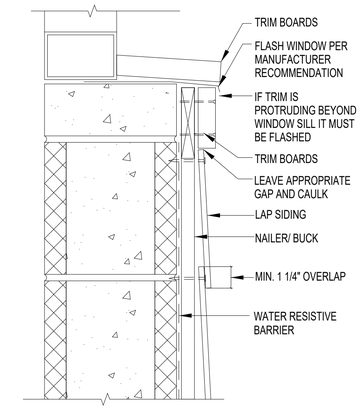
O WINDOW/DOOR HEAD

SCALE: 3"=1'-0"



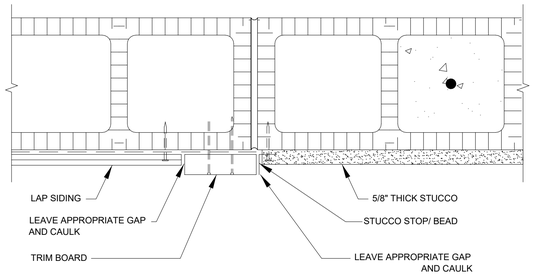
P DOOR / WINDOW JAMB

SCALE: 3"=1'-0"



Q WINDOW SILL

SCALE: 3"=1'-0"



AA FLUSH CONDITION

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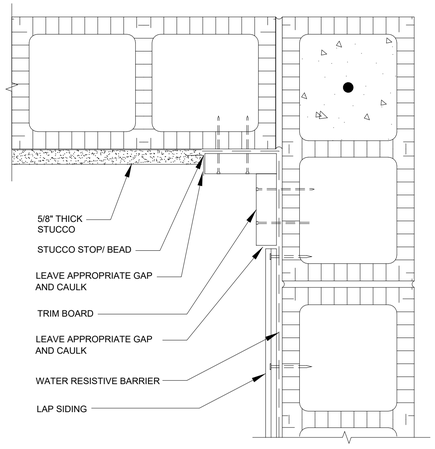
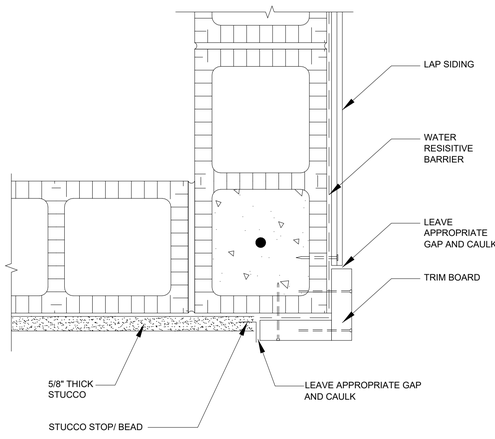


BB INSIDE CORNER

SCALE: 3"=1'-0"



CC OUTSIDE CORNER

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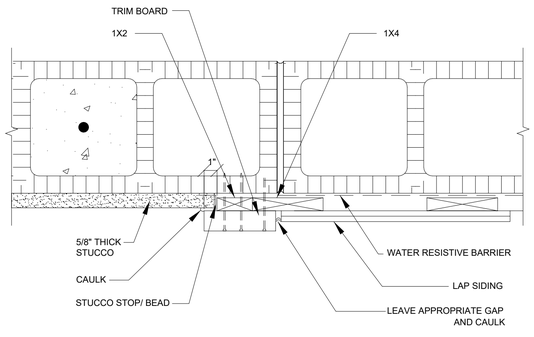

DD FLUSH CONDITION (B&B)

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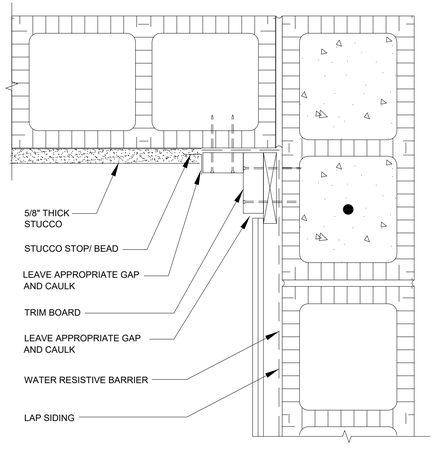

EE INSIDE CORNER (B&B)

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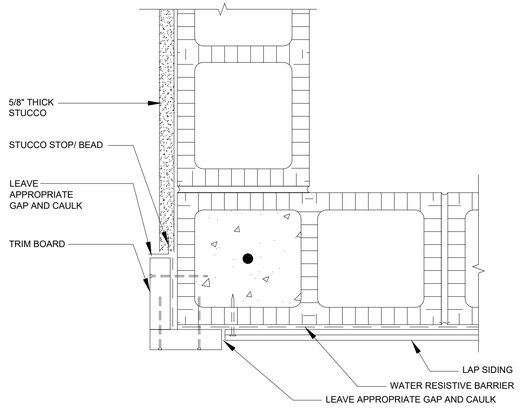

CC OUTSIDE CORNER (B&B)

SCALE: 3"=1'-0"

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APEX

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9000 REGENCY SQUARE BLVD.
SUITE 100, JACKSONVILLE, FL 32211
904.821.5200

taylor morrison

NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: 2025.003048

DRAWN: MJR

CHECKED: CM

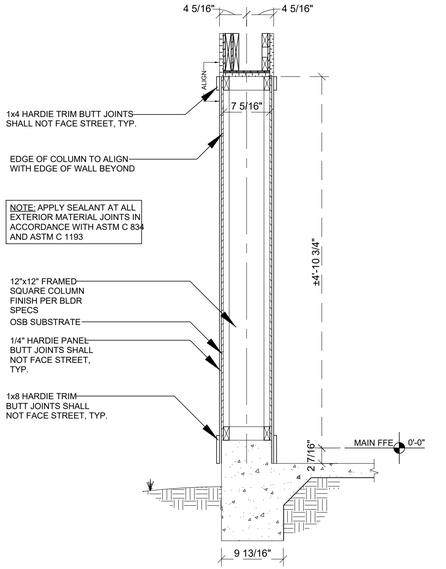
07-02-2025

REVISIONS:

No.	Description	Date

TM - 7

APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7647



C1 12" FRAMED SQUARE COLUMN
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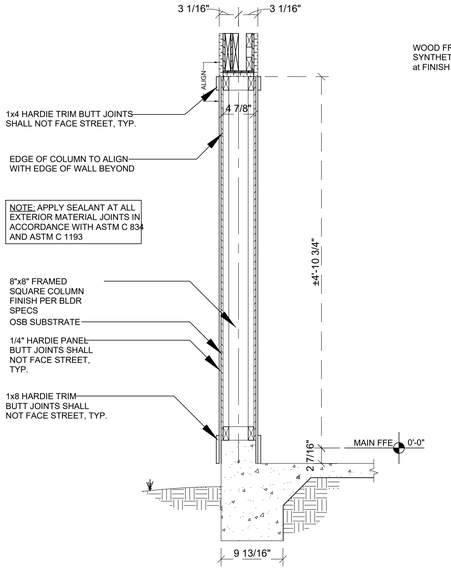

C2 8" FRAMED SQUARE COLUMN
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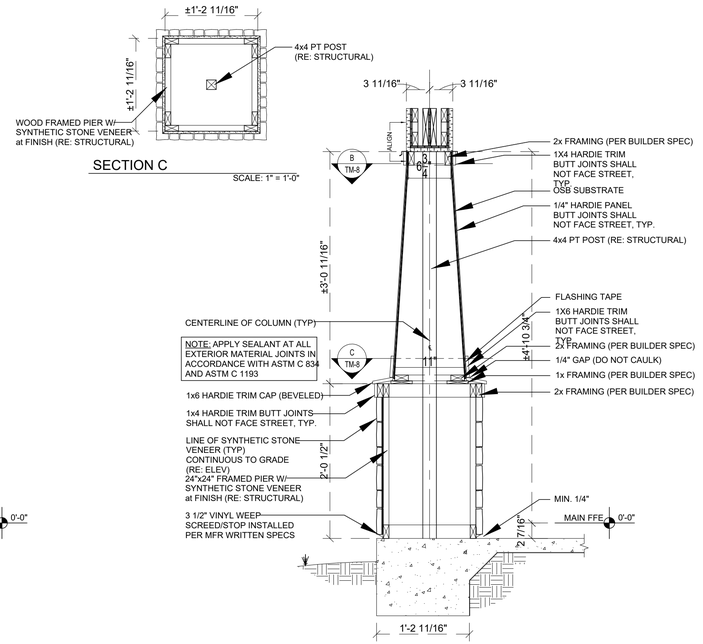

C3 TAPERED COLUMN OVER FRAMED BASE
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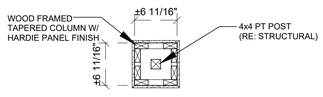

SECTION B
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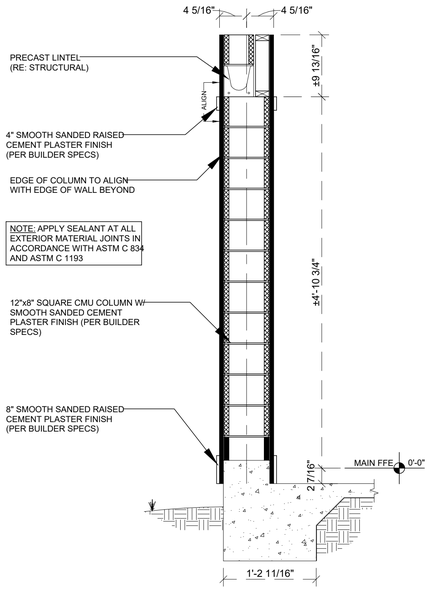

C4 12" CMU SQUARE COLUMN
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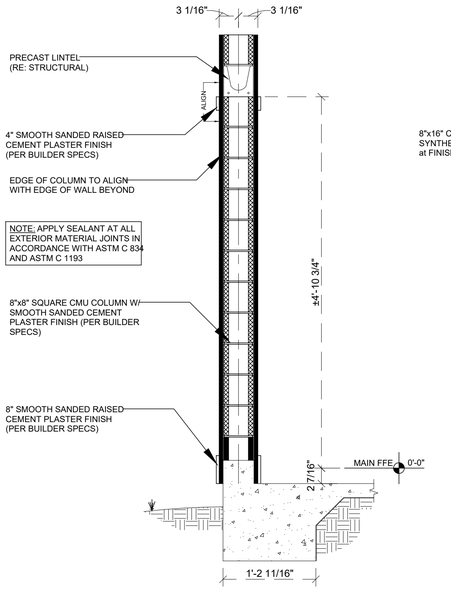

C5 8" CMU SQUARE COLUMN
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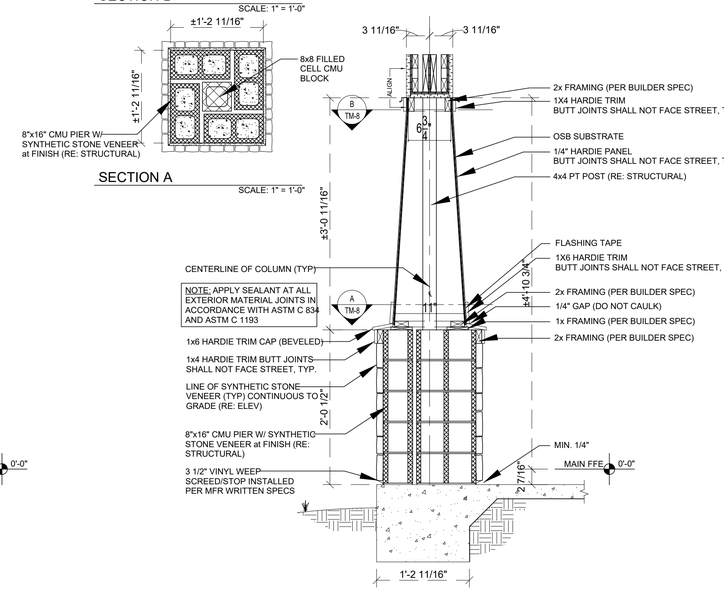


C6 TAPERED COLUMN OVER MASONRY BASE
©2024 TRUE DESIGN STUDIOS INC. N.T.S.

FLASHING REQUIREMENTS

R703.1 General. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.4.

R703.1.1 Water resistance. The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior cladding as required by Section R703.2 and a means of draining to the exterior water that penetrates the exterior cladding.

R703.2 Water-resistive barrier. One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D226 for Type 1 felt or other approved water-resistive barrier shall be applied over studs or sheathing of all exterior walls No. 15 asphalt felt shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches. Where joints occur, felt shall be lapped not less than 6 inches. Other approved materials shall be installed in accordance with the water-resistive barrier manufacturer's installation instructions. The No.15 asphalt felt or other approved water-resistive barrier material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1.

R703.7.3 Water-resistive barriers Water-resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall include a water-resistive vapor-permeable barrier with a performance at least equivalent to two layers of Grade D paper. The individual layers shall be installed independently such that each layer provides a separate continuous plane and any flashing (installed in accordance with Section R703.4) intended to drain to the water-resistive barrier is directed between the layers.

Exception: Where the water-resistive barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60-minute Grade D paper and is separated from the stucco by an intervening, substantially nonwater-absorbing layer or designed drainage space.

R703.4 Flashing. Approved metal flashing, vinyl flashing, self-adhered membranes and mechanically attached flexible flashing shall be applied shingle-fashion or in accordance with the manufacturer's instructions. Metal flashing shall be corrosion resistant. Fluid-applied membranes used as flashing shall be applied in accordance with the manufacturer's instructions. All flashing shall be applied in a manner to prevent the entry of water into the wall cavity or penetration of water to the building structural framing components.

Self-adhered membranes used as flashing shall comply with AAMA 711. All exterior fenestration products shall be sealed at the juncture with the building wall with a sealant complying with AAMA 800 or ASTM C920 Class 25 Grade NS or greater for proper joint expansion and contraction, ASTMC1281, AAMA 812, or other approved standard as appropriate for the type of sealant. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of the exterior wall finish. Approved flashings shall be installed at the following locations:

1.Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier complying with Section 703.2 for subsequent drainage. Mechanically attached flexible flashings shall comply with AAMA 712. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following:

1.1 The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing manufacturer's instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water resistive barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the head and sides.
1.2. In accordance with the flashing design or method of a registered design professional.
1.3. In accordance with other approved methods.
1.4. In accordance with FMA/AAMA 100, FMA/ AAMA 200, FMA/WDMA 250, FMA/AAMA/ WDMA 300 or FMA/AAMA/WDMA 400.

2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.

3. Under and at the ends of masonry, wood or metal copings and sills.

4. Continuously above all projecting wood trim.

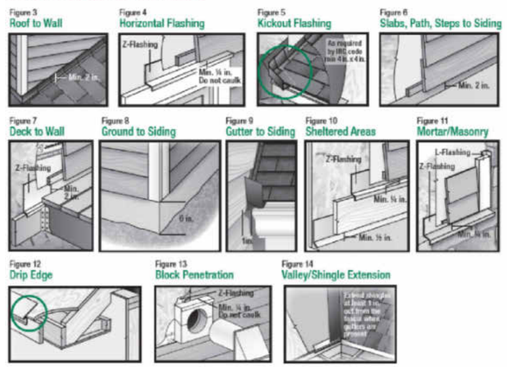
5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.

6. At wall and roof intersections.

7. At built-in gutters.

THESE DETAILS ARE GENERIC AND MEANT TO SHOW GENERAL FLASHING AND WATERPROOFING METHODS TO BE USED.
NOTE: OPTIONAL WEATHER BARRIER: LIQUID APPLIED WATER RESISTANT COATING - INSTALL PER MANUF. INSTRUCTIONS - WRAP ALL OPENINGS IN MASONRY EXTERIOR WALL AT HEAD, JAMB AND SILL

CLEARANCE AND FLASHING REQUIREMENTS



APEX

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904.821.5200

DO NOT SCALE THESE DRAWINGS - DRAWINGS SCALE IS 50% OF DESIGNATED SCALE IF PRINTED ON 11"X17" MEDIA

taylor morrison

NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003048**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

TM - 8

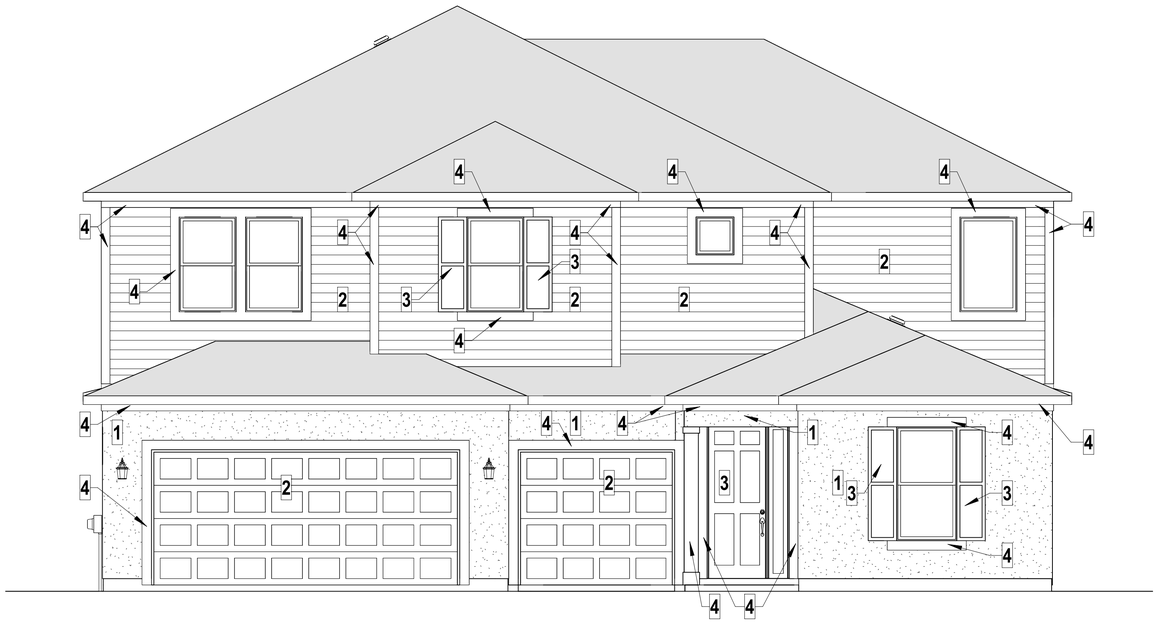
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

COLOR BLOCKING

COLOR BLOCKING LEGEND	
1	BODY 1 (STUCCO)
2	BODY 2 (LAP SIDING)/ GARAGE
3	FRONT DOOR/ SHUTTERS
4	TRIM/ COLUMN/ TRELLIS/ BRACKETS

SHINGLE ROOF - COLOR: PER COLOR PALETTE

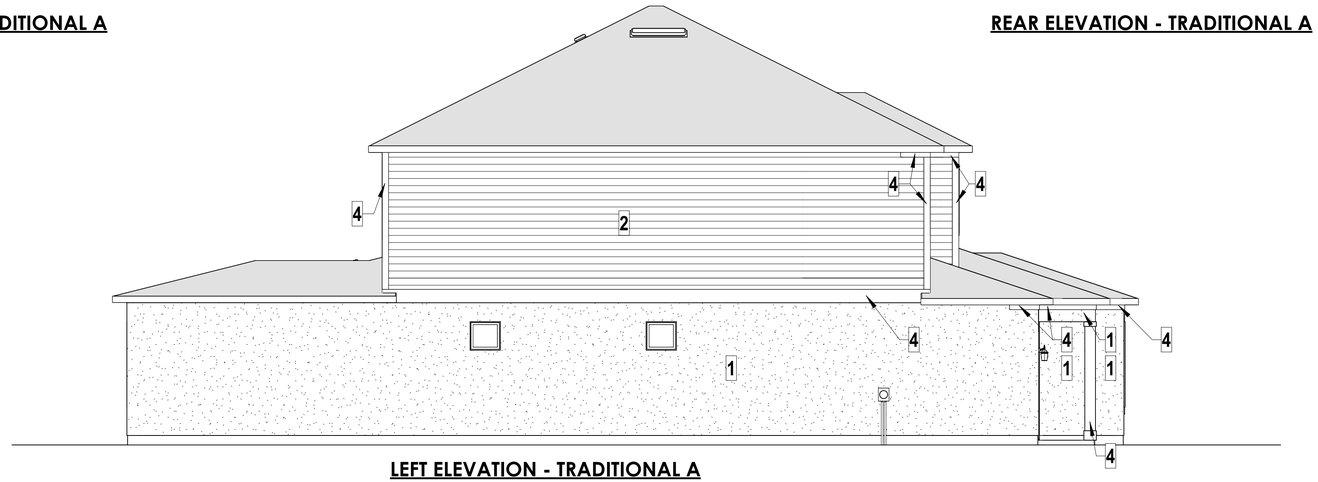
STONE - COLOR: PER COLOR PALETTE



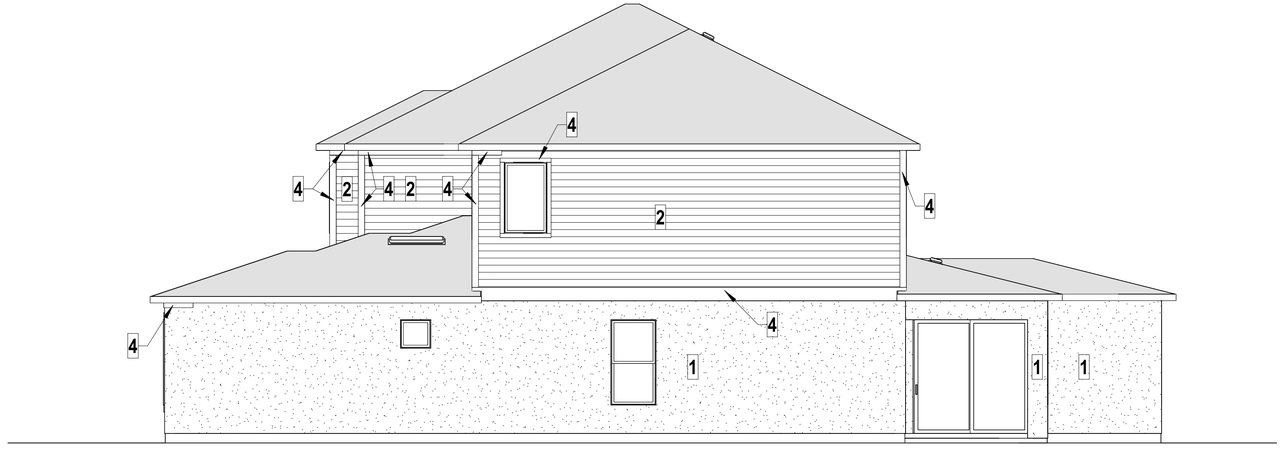
FRONT ELEVATION - TRADITIONAL A



REAR ELEVATION - TRADITIONAL A



LEFT ELEVATION - TRADITIONAL A



RIGHT ELEVATION - TRADITIONAL A

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NANTUCKET

BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003048**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

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APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

COLOR BLOCKING

COLOR BLOCKING LEGEND	
1	BODY 1 (STUCCO)
2	BODY 2 (LAP SIDING)
3	BODY 3 (SHAKE)
4	FRONT DOOR/ SHUTTERS
5	GARAGE/ BRACKETS
6	TRIM/ COLUMN/ TRELLIS

SHINGLE ROOF - COLOR: PER COLOR PALETTE

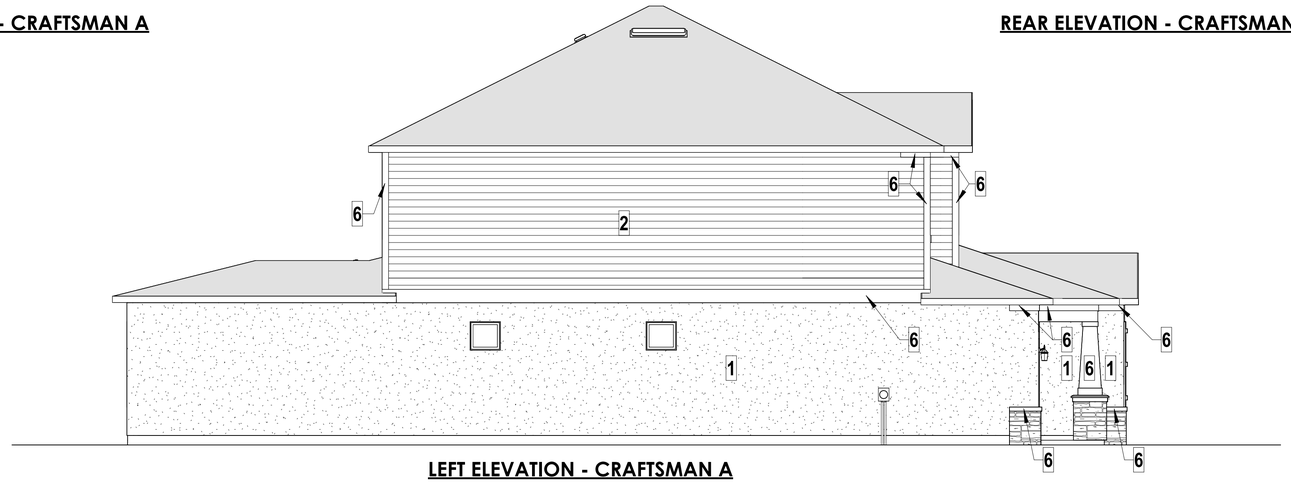
STONE - COLOR: PER COLOR PALETTE



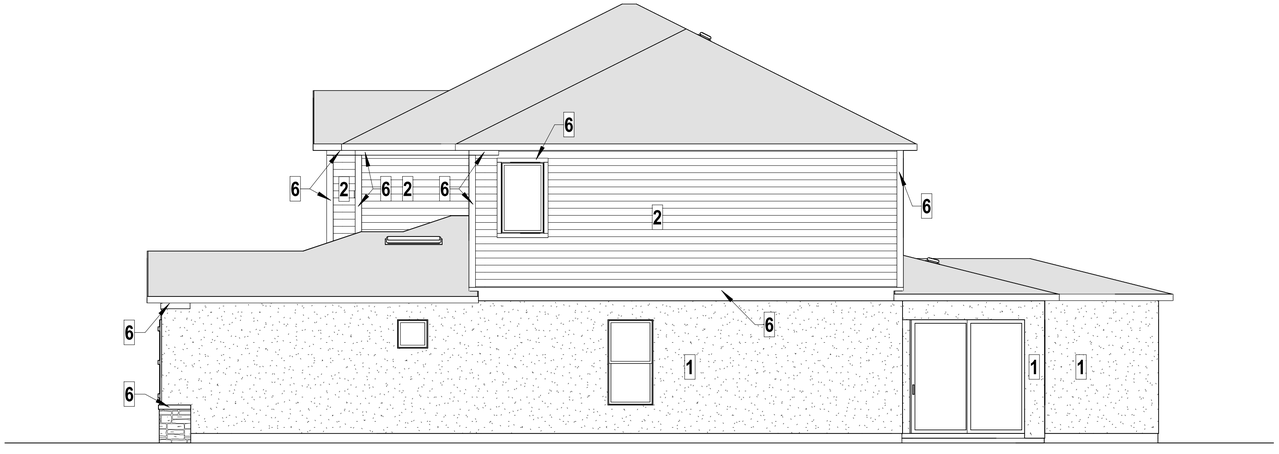
FRONT ELEVATION - CRAFTSMAN A



REAR ELEVATION - CRAFTSMAN A



LEFT ELEVATION - CRAFTSMAN A



RIGHT ELEVATION - CRAFTSMAN A

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BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003048**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

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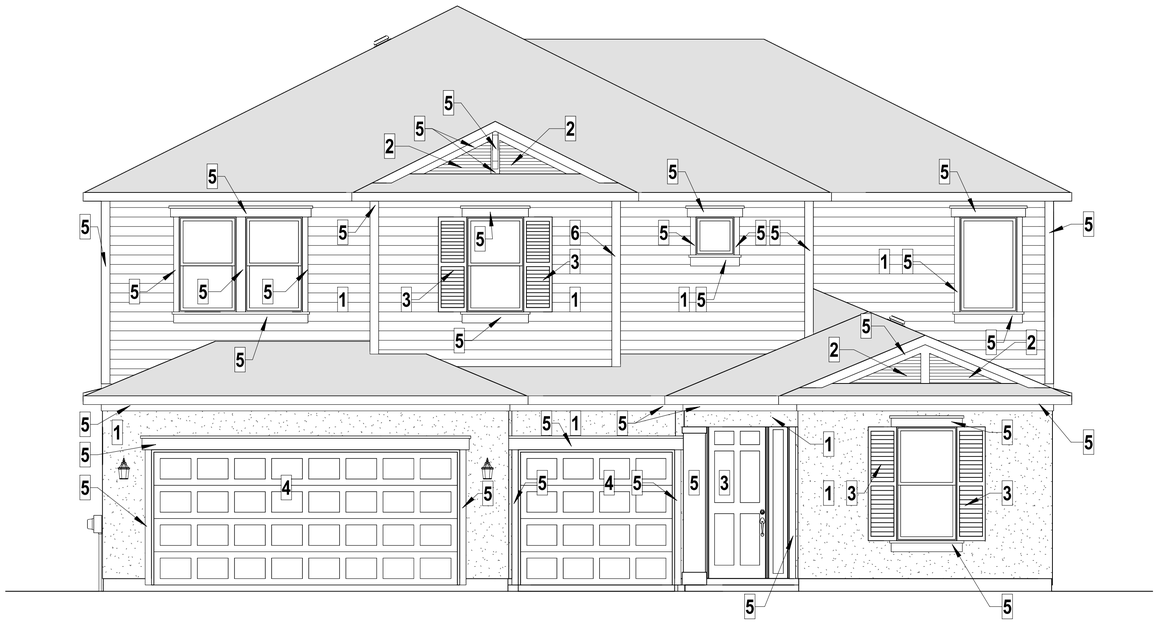
COLOR BLOCKING

COLOR BLOCKING LEGEND	
1	BODY 1 (1ST AND 2ND FLOOR)
2	BODY 2 (ACCENTS)
3	FRONT DOOR/ SHUTTERS
4	GARAGE
5	TRIM/ COLUMN/ BRACKETS

SHINGLE ROOF - COLOR: PER COLOR PALETTE

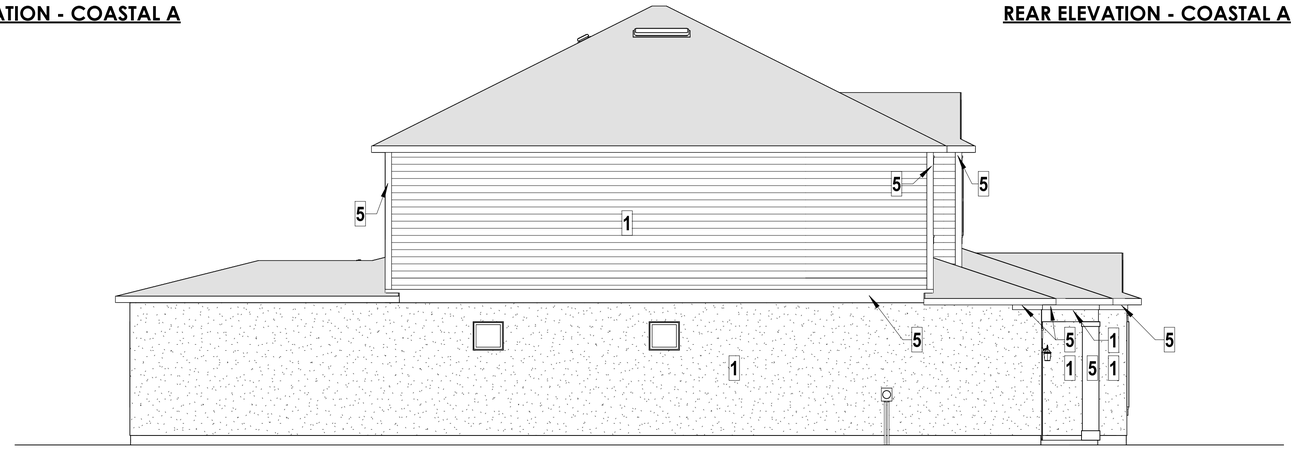
STONE - COLOR: PER COLOR PALETTE



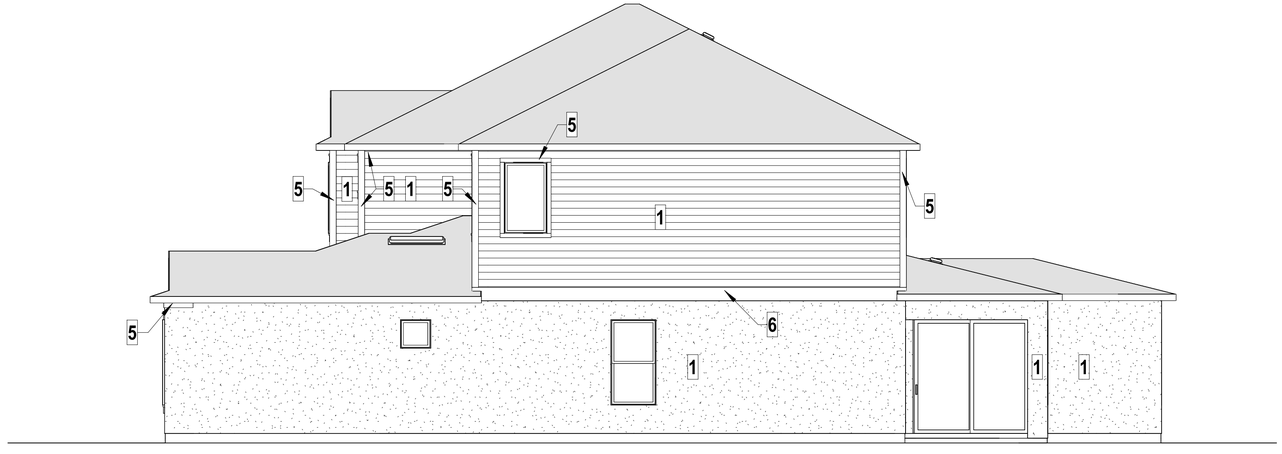
FRONT ELEVATION - COASTAL A



REAR ELEVATION - COASTAL A



LEFT ELEVATION - COASTAL A



RIGHT ELEVATION - COASTAL A

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BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003048**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

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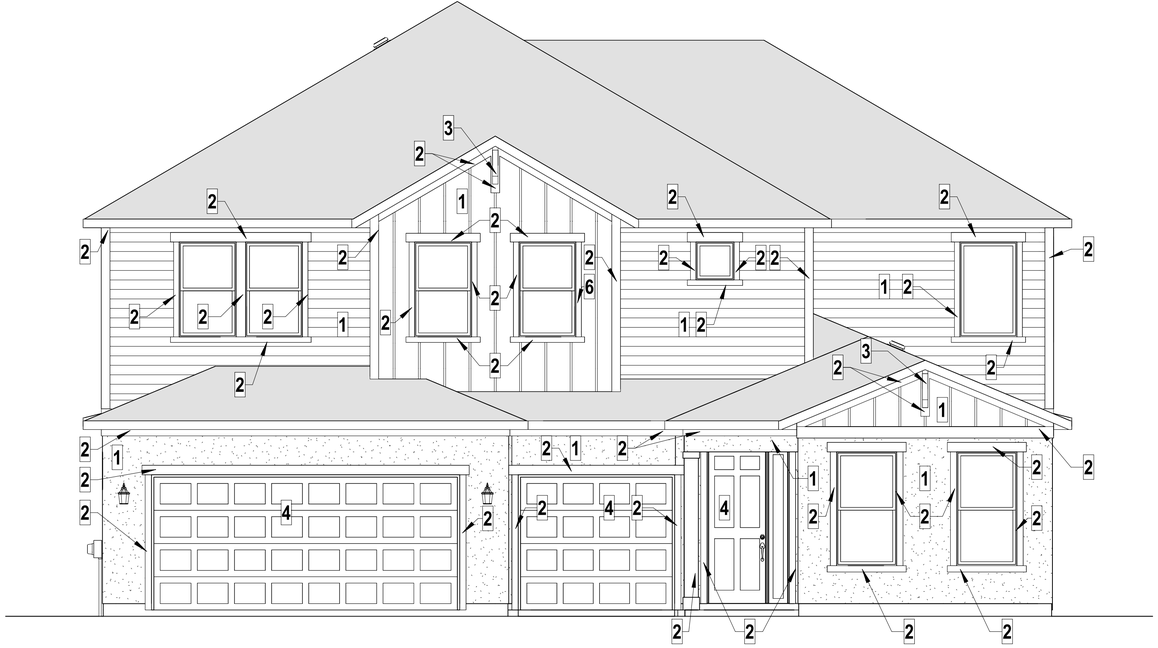
COLOR BLOCKING

COLOR BLOCKING LEGEND	
1	BODY
2	TRIM/ COLUMN
3	FRONT DOOR/ SHUTTERS/ BRACKETS
4	GARAGE

SHINGLE ROOF - COLOR: PER COLOR PALETTE

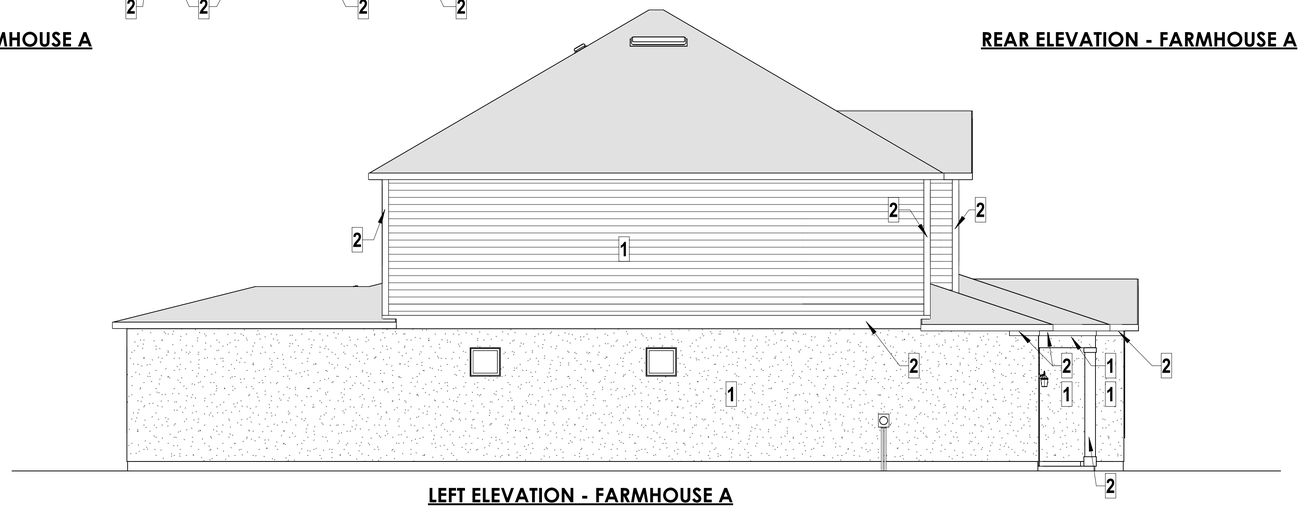
STONE - COLOR: PER COLOR PALETTE



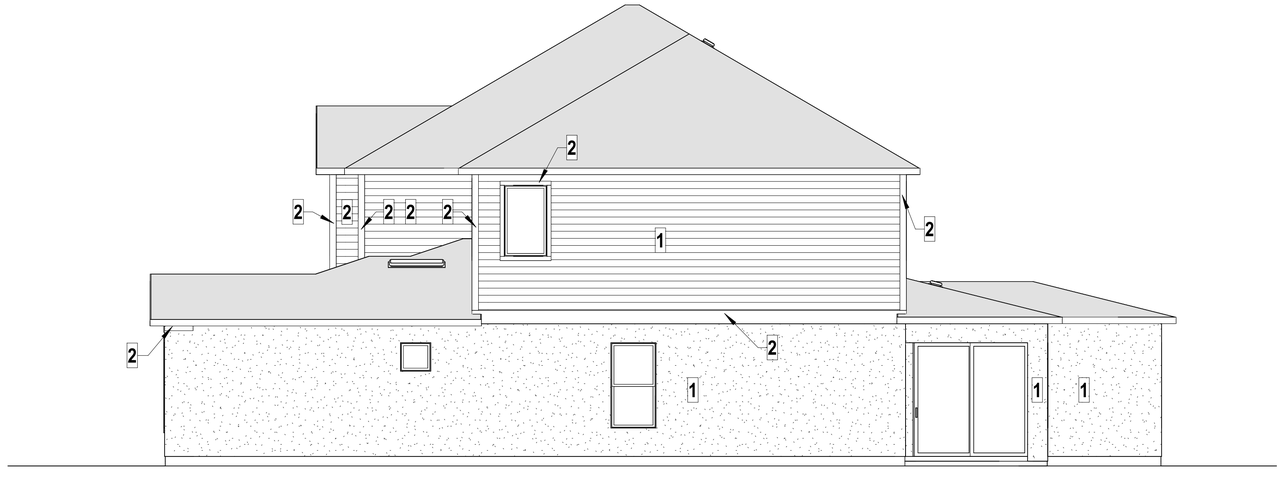
FRONT ELEVATION - FARMHOUSE A



REAR ELEVATION - FARMHOUSE A



LEFT ELEVATION - FARMHOUSE A



RIGHT ELEVATION - FARMHOUSE A

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BASE PLAN

50' REGIONAL PLAN - CMU

SUBDIVISON

PROJECT NO: **2025.003048**

DRAWN: **MJR**

CHECKED: **CM**

07-02-2025

REVISIONS:

No.	Description	Date

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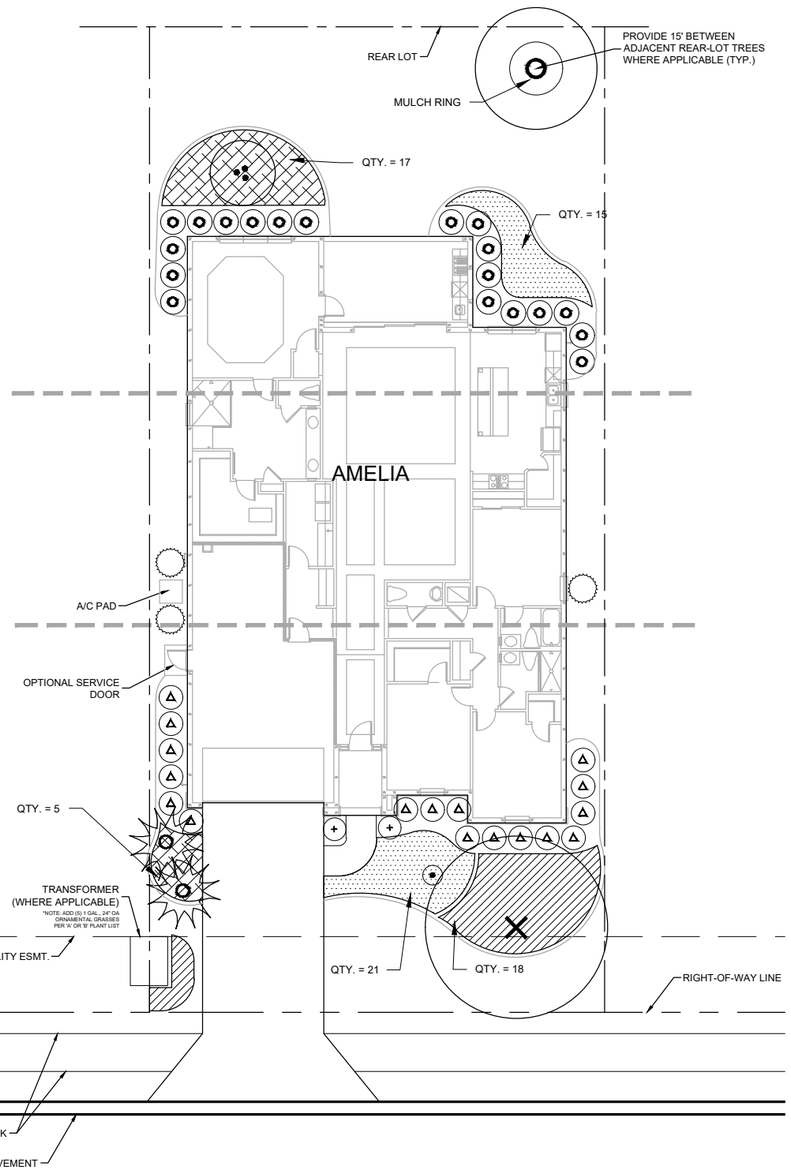
APEX TECHNOLOGY" IS A FICTITIOUS NAME OWNED BY "JAX APEX TECHNOLOGY" INC., A FLORIDA CORPORATION FLORIDA ENGINEER BUSINESS NO. 7547

NOTE:
WHERE BACK-TO-BACK LOT CONDITION EXISTS, LOTS WILL BE SEPARATED BY LANDSCAPE AND A FENCE/WALL. CONTRACTOR SHALL REFER TO 'REAR YARD LANDSCAPE PLAN' FOR REAR YARD PLANTING LAYOUT ALONG FENCE/WALL.



IMPORTANT:
1. THIS BUILDER OPTION MAY REQUIRE TREES, PALMS OR OTHER LANDSCAPE TO BE PLACED INSIDE DEDICATED UTILITY EASEMENTS. BUYER ASSUMES FULL RESPONSIBILITY OF LANDSCAPE MATERIALS SHOULD FUTURE ACCESS BE REQUIRED WITHIN THE RESPECTIVE EASEMENTS FOR ANY REASON.
2. ALL CANOPY TREES SHALL BE LOCATED OUTSIDE OF UTILITY EASEMENTS AND PLACED A MIN. 5' FROM ANY UTILITY.
3. ALL ABOVE GROUND UTILITIES SHALL BE PLANTED WITH NATIVE GRASSES ON ALL SIDES.
4. FRONT YARD CANOPY TREE SHALL BE PLACED A MINIMUM OF 10' AWAY FROM BUILDING FOUNDATION.
5. A MINIMUM (48) THREE GALLON PLANTINGS OF AT LEAST 3 DIFFERENT SPECIES, ARE REQUIRED IN FRONT OF HOME.

AMELIA LANDSCAPE PLAN

0 10 20 40

SCALE IN FEET

AMELIA 'A' PLANT LIST (TAMPA-ORLANDO)		
Symbol	**Name**	**Quantity**
SHADE TREES		
	Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 12'-14' Ht., 5' spd., Full	1
	Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 3" Cal.,12' Ht., 4' spd., 4' C.T., Full	1
ACCENT TREES		
	Botanical: Ligustrum japonicum Common: Tree Ligustrum Specifications: Min 2" Cal., 7'x7' OA	1
PALM TREES		
	Botanical: Washingtonia robusta Common: Washington Palm Specifications: 12' & 16' CT	2
ACCENT SHRUBS		
	Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	3
	Botanical: Strelitzia reginae Common: Orange Bird of Paradise Specifications: 7 gal., 3' OA, Full	1
	Botanical: Ilex crenata 'Sky Pencil' Common: Sky Pencil Holly Specifications: 7 Gal., 4' Ht., Matching	2
MEDIUM SHRUBS		
	Botanical: Schefflera arboricola 'Trinette' Common: Trinette Specifications: 3 gal., 24" Ht. x 18" Sprd.	17
	Botanical: Viburnum suspensum Common: Sandankwa Viburnum Specifications: 3 gal., 24" Ht. x 18" Sprd.	19
GROUNDCOVERS		
	Botanical: Ilex vomitoria 'Schillings' Common: Dwarf Yaupon Holly Specifications: 3 gallon, 15" OA, 36" OC	22
	Botanical: Liriope muscari 'Silvery Sunproof' Common: Silvery Sunproof Liriope Specifications: 1 gal., 12" Full, 30" OC	36
GRASSES		
	Botanical: Muhlenbergia capillaris Common: Pink Muhly Grass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	18
MULCH		
	Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth	1,155 S.F.

AMELIA 'B' PLANT LIST (TAMPA-ORLANDO)	
Name	**Quantity**
SHADE TREES	
Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 3" Cal.,12' Ht., 4' spd., 4' C.T., Full	1
Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 12'-14' Ht., 5' spd., Full	1
ACCENT TREES	
Botanical: Callistemon rigida Common: Erect Bottlebrush Specifications: Min. 8' Ht., 2" Cal., Std., Full	1
PALM TREES	
Botanical: Washingtonia robusta Common: Washington Palm Specifications: 12' & 16' CT	2
ACCENT SHRUBS	
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	3
Botanical: Nandina domestica Common: Heavenly Bamboo Specifications: 7 gal., 36" OA, Full	1
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 4' Ht., Matching	2
MEDIUM SHRUBS	
Botanical: Loropetalum chinense 'Red Chocolate' Common: Red Chocolate Loropetalum Specifications: 3 gal., 18" Ht. x 18" Sprd.	17
Botanical: Illicium parvifolium Common: Anise Specifications: 3 gal., 24" Ht. x 18" Sprd.	19
GROUNDCOVERS	
Botanical: Duranta erecta 'Gold Mound' Common: Gold Mound Duranta Specifications: 3 gal., 18" Ht. x 18" Sprd., 36" OC	22
Botanical: Liriope muscari 'Big Blue' Common: Big Blue Liriope Specifications: 1 gal., 12" Full, 30" OC	36
GRASSES	
Botanical: Spartina bakeri Common: Sand Cordgrass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	18
MULCH	
Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth	1,155 S.F.

CANOPY TREE NOTE
WHERE A CANOPY TREE IS REQUIRED TO BE GREATER THAN 3" CALIPER, THE LIVE OAK SHALL BE SUBSTITUTED WITH SHUMARD OAK, ALLEE ELM, OR APPROVED EQUAL.

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CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
28100 BONITA GRANDE DRIVE - SUITE 305
BONITA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7899
EMAIL: info@waldropengineering.com
FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

THE CANYONS AT HIGHLAND RANCH
HOME LANDSCAPE PLAN (STANDARD)

PREPARED FOR:
taylor morrison
Homes Inspired by You

FILE NAME: Amelia Master Landscape.dwg
UPDATED: 2019/02/28

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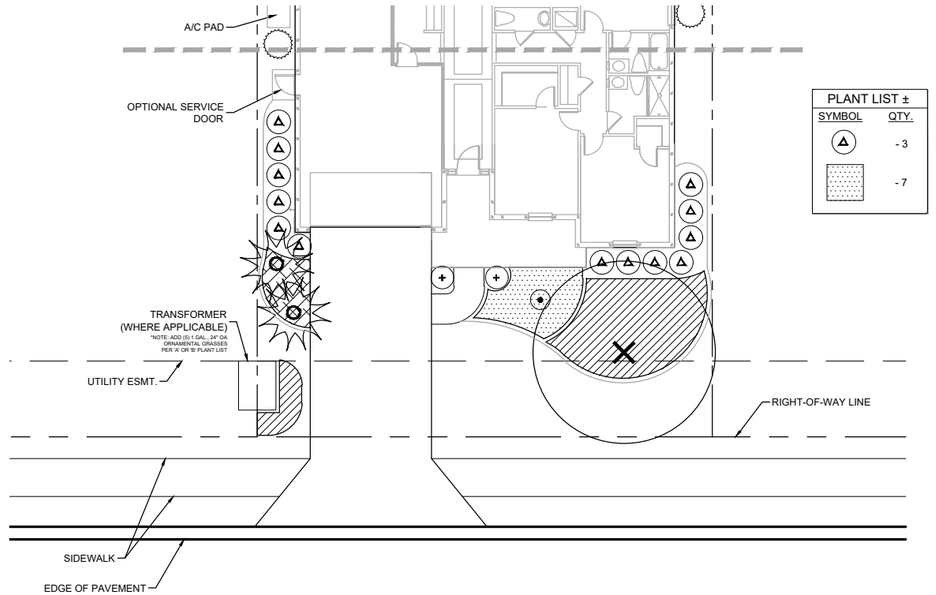
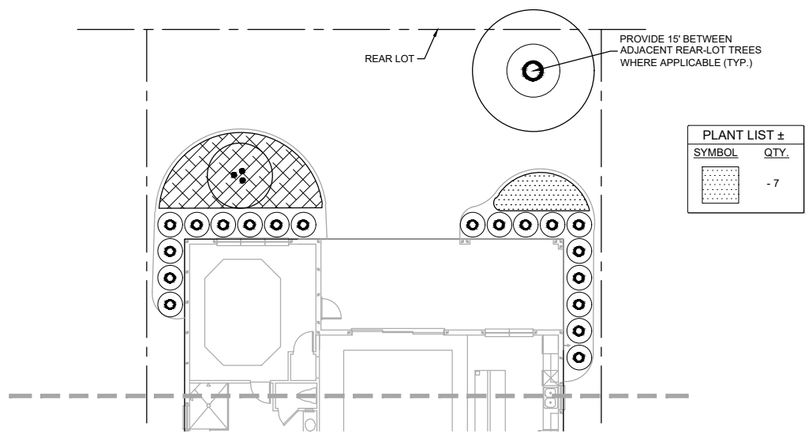


A OPTION ~ ELEVATION ~ CRAFTSMAN
SCALE: 1"=20'



A OPTION ~ EXTENDED LANAI
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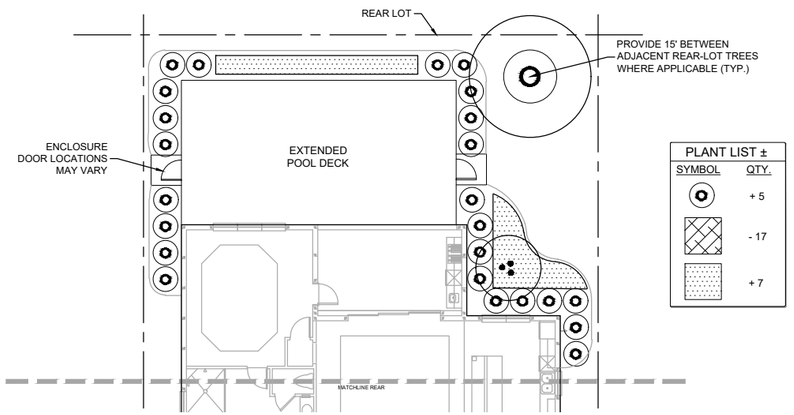

A OPTION ~ POOL DECK
SCALE: 1"=20'

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THE CANYONS AT HIGHLAND RANCH

HOME LANDSCAPE PLAN (OPTIONS)

PREPARED FOR:

taylor morrison
Homes Inspired by You

FILE NAME: Amelia Master Landscape.dwg
UPDATED: 2019/02/28

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AMELIA GARAGE LEFT
INCLUDED ELEVATION
ELEVATIONS "TRADITIONAL - ABC"
ELEVATIONS "CRAFTSMAN - ABC"
ELEVATIONS "MEDITERRANEAN - ABC"
TAYLOR MORRISON

PLAN REVISIONS

09-29-17 COMPLETED CONSTRUCTION DOCUMENTS THROUGH ELEVATION TRADITIONAL "A", ALTERNATE ELEVATIONS TRADITIONAL "B" AND "C".

03-02-18 COMPLETED CONSTRUCTION DOCUMENTS FOR ALTERNATE ELEVATIONS CRAFTSMAN "A" "B" AND "C".

04-12-18 COMPLETED FRAME WALK REVISIONS TO INCLUDE:

ADDED NOTE FOR STONE TERMINATION AT GARAGE DOOR.

ADDED RECESS CAN LIGHT AS STANDARD AT ENTRY AND OPTION FOR PENDANT LIGHT.

ADJUSTED FOYER TRAY CEILING IN HALLWAY SPACE.

EXTENDED DINING TRAY TO ALIGN WITH FOYER TRAY CEILING.

MOVED LAUNDRY TUB TO OTHER END OF CABINET CLOSEST TO DOOR WALL.

MOVE CAN LIGHTS OVER KITCHEN ISLAND BACK AND ADDED (3) OPT. PENDANT LIGHTS W/ SWITCH.

RELOCATED REFRIGERATOR TO END OF CABINETS TOWARDS REAR OF HOME.

RELOCATED DISHWASHER TO RIGHT SIDE OF KITCHEN SINK.

MOVED OPENING TO OWNER'S SUITE TOWARDS REAR OF HOME.

SQUARED CORNERS OFF AT OWNER'S TRAY CEILING.

MADE ALL ARCHED HEADERS FLAT AT 8'-0"

ADDED STANDARD TANK W.H. IN GARAGE FOR OPTIONAL ELECTRIC COMMUNITIES.

RELOCATED DOOR TO BEDROOM 3 TO OPEN TOARDS CLOSET AND MOVED CLOSET DOOR TO AREA AT ENTRY TO BEDROOM 3 AND MADE 2'-4" DOOR.

MOVED ELECTRICAL SWITCHES TO BE OUT OF LINE OF SIGHT WHERE APPLICABLE.

CREATED OPTION FOR STUDY AT BEDROOM 2 W/ DOUBLE DOORS.

ADDED OPT. SHAMPOO NICHE AT ALL BATHS.

04-18-18 COMPLETED REVISIONS PER LIST PROVIDED.

08-20-18 COMPLETED VORTEX ENGINEERING MARK-UPS AND ADDING TRUSS LAYOUTS TO PLAN SET.

10-31-18 COMPLETED RIGHT HAND VERSION.

02-12-19 COMPLETED REVISIONS TO INCLUDE:

ADDED MEDITERRANEAN ELEVATIONS "A", "B", AND "C".

ADDED AIR SWITCH AT DISP.

ADDED OPT. SHAMPOO NICHE AT ALL SHOWERS.

ADDED OPT. RAIN SHOWER HEAD AT OWNER'S BATH SHOWER.

OPT. HAND HELD SHOWER HEAD AT OWNER'S BATH SHOWER.

ADDED OPT. POT FILLER AT GOURMET KITCHEN ONLY.

ADDED ALT. LOCATION OF A/C PAD

ADDED 16" H. METAL STAND FOR AIR HANDLER W/ SOLID CORE DOOR.

04-24-19 COMPLETED REVISIONS TO INCLUDE:

REVISED ALL ARCHED HEADERS TO BE FLAT.

06-27-19 COMPLETED REVISIONS TO INCLUDE:

UPDATED ELECTRICAL PLAN WITH LIST OF CHANGES, UPDATED TO INCLUDE LED LIGHTNG, 9000 SERIES.

08-22-19 COMPLETED REVISIONS TO INCLUDE:

ADDED AND MIRRORED MEDITERRANEAN ELEVATIONS AND TRUSSES FROM LEFT HAND TO RIGHT HAND VERSION

10-01-19 COMPLETED REVISIONS TO INCLUDE:

REVISED COACH LIGHT TO "KICHLER - BEACON SQUARE" FOR CRAFTSMAN ELEVATIONS ONLY

10-24-19 UPDATED VORTEX ENGINEERING MARK-UPS FOR SIMPSON TRUSS CONNECTORS.

12-16-19 COMPLETED REVISIONS TO INCLUDE:

- CLIENT REVISIONS TO 9000 SERIES LED CONVERSION ELECTRICAL PLANS
- REVISED GARAGE SERVICE DOOR PAD TO BE 3'-0"X3'-0"
- REVISED A.H. ROOM PLATFORM TO BE 24" H. WOOD PLATFORM W/ 3/4" PLYWOOD TOP, PLATFORM TO FILL ENTIRE CLOSET
- REVISED A.H. ROOM DOORS TO BE 8'-0" H.
- REVISED KITCHEN KNEE WALL AT ISLAND 2x6.

04-07-20 COMPLETED REVISIONS TO INCLUDE:

REVISED SHAMPOO NICHES TO BE STANDARD FOR 9000 SERIES PLANS AND FOR NON 9000 SERIES PLANS TO BE OPTIONAL.

REVISED AIR HANDLER CLOSET DOORS TO BE 8'-0" FOR 9000 SERIES PLANS

REVISED AIR HANDLER CLOSET DOORS TO HAVE S.C. FOR NON 9000 SERIES PLANS AND HAVE NOTE 16" METAL STAND.

06-22-20 COMPLETED REVISION TO INCLUDE:

REVISED LANAI LED ELECTRICAL LIGHTS, ADDED FAN AND SWITCHES.

11-30-20 COMPLETED 2020 ANNUAL CHANGES – SEE LIST LOCATED IN ARCHITECTURE PENDING GO LIVE FOLDER

02-05-21 COMPLETED REVISIONS TO INCLUDE:

UPDATED PLANS TO MEET F.B.C.R. - 7TH EDITION (2020)

04-09-21 COMPLETED REVISION TO INCLUDE:

REMOVED SECOND SHOWER HEAD AND HAND HELD SHOWER HEAD FOR DELUXE OWNER'S BATH ON EXTERIOR WALL.

05-19-21 COMPLETED REVISION TO INCLUDE:

ADDED NOTE TO "OPT. STUDY" AND "OPT. BEDROOM 2 W/ BATH 4 TO VERIFY WINDOW WITH ELEVATIONS.

07-19-21 COMPLETED REVISIONS TO INCLUDE:
REVISED ELECTRICAL RISER TO 200AMP

01-26-22 COMPLETED REVISIONS TO INCLUDE:

UPDATED PLANS PER SKU RATIONALIZATION

07-01-22 COMPLETED REVISIONS TO INCLUDE:

REMOVED SHOWER NICHES COMPLETELY FROM PLAN

08-12-22 COMPLETED REVISIONS TO INCLUDE:

REVISED CABINET LAYOUT TO ACCOMMODATE THE COUNTER DEPTH REFRIGERATOR ADJUSTMENT

06-26-23 COMPLETED REVISIONS TO INCLUDE:

REMOVED 3/4" SLAB RECESS AT FRONT ENTRY DOOR.

SQUARE FOOTAGE CALCULATIONS

ELEVATION	"IE"	"TR-A"	"TR-B"	"TR-C"	"CR-A"	"CR-B"	"CR-C"	"M-A"	"M-B"	"M-C"
LIVING S.F.	2755	2755	2755	2755	2755	2755	2755	2755	2755	2755
GARAGE S.F.	591	591	591	591	591	591	591	591	591	591
LANAI S.F.	236	236	236	236	236	236	236	236	236	236
PORCH S.F.	56	56	56	56	155	155	155	56	56	56
TOTAL UNDER ROOF S.F.	3638	3638	3638	3638	3737	3737	3737	3638	3638	3638
TOTAL WIDTH	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"
TOTAL LENGTH	77'-4"	77'-4"	77'-4"	77'-4"	77'-4"	77'-4"	77'-4"	77'-4"	77'-4"	77'-4"
OPTIONS										
EXT. LANAI	(+) 148	(+) 148	(+) 148	(+) 148	(+) 148	(+) 148	(+) 148	(+) 148	(+) 148	(+) 148

DRAWING INDEX

Sheet	SHEET TITLE
COV	COVER SHEET
GN	GENERAL NOTES
1A	SLAB AND PLUMBING PLAN
2A	FLOOR PLAN NOTES
2B	FLOOR PLAN DIMENSIONS
2C	PLAN OPTIONS NOTES
2D	PLAN OPTIONS DIMENSIONS
3SE	INCLUDED ELEVATION
3TRA1	TRADITIONAL ELEVATION 'A'
3TRA2	PARTIAL FLOOR PLAN TRADITIONAL 'A'
3TRB1	TRADITIONAL ELEVATION 'B'
3TRB2	PARTIAL FLOOR PLAN TRADITIONAL 'B'
3TRC1	TRADITIONAL ELEVATION 'C'
3TRC2	PARTIAL FLOOR PLAN TRADITIONAL 'C'
3CRA1	CRAFTSMAN ELEVATION 'A'
3CRA2	PARTIAL FLOOR PLAN CRAFTSMAN 'A'
3CRB1	CRAFTSMAN ELEVATION 'B'
3CRB2	PARTIAL FLOOR PLAN CRAFTSMAN 'B'
3CRC1	CRAFTSMAN ELEVATION 'C'
3CRC2	PARTIAL FLOOR PLAN CRAFTSMAN 'C'
3MA1	MEDITERRANEAN ELEVATION 'A'
3MA2	PARTIAL FLOOR PLAN MEDITERRANEAN 'A'
3MB1	MEDITERRANEAN ELEVATION 'B'
3MB2	PARTIAL FLOOR PLAN MEDITERRANEAN 'B'
3MC1	MEDITERRANEAN ELEVATION 'C'
3MC2	PARTIAL FLOOR PLAN MEDITERRANEAN 'C'
3K	PARTIAL ELEVATIONS AT PLAN OPTIONS
4A	ELECTRICAL PLAN
4B	ELECTRICAL OPTIONS
5	WATERPROOFING DETAILS
5A	WATERPROOFING DETAILS - SIDING
F1.0	FOAM DETAILS
F1.1	FOAM DETAILS

STRUCTURAL INDEX

Sheet	SHEET TITLE
N1	STRUCTURAL NOTES
SP1.0	FOUNDATION PLAN
SP1.1	FOUNDATION PLAN OPTIONS
SP1.2	FOUNDATION PARTIAL PLANS
SP1.3	FOUNDATION PARTIAL PLANS
SP2.0	LINTEL PLAN AND SCHEDULE
SP2.1	LINTEL PLAN OPTIONS
SP2.2	LINTEL PARTIAL PLANS
SP3.0	STRUCTURAL PLAN
SP3.1	STRUCTURAL PLAN OPTIONS
SP3.2	STRUCTURAL PARTIAL PLANS
SP4.0	TRUSS STRAPPING INCLUDED ELEV.
SP4.1	TRUSS STRAPPING INCLUDED ELEV.
	- EXTENDED LANAI
SP4.2	TRUSS STRAPPING TRADITIONAL "A"
SP4.3	TRUSS STRAPPING TRADITIONAL "A"
	- EXTENDED LANAI
SP4.4	TRUSS STRAPPING TRADITIONAL "B"
SP4.5	TRUSS STRAPPING TRADITIONAL "B"
	- EXTENDED LANAI
SP4.6	TRUSS STRAPPING TRADITIONAL "C"
SP4.7	TRUSS STRAPPING TRADITIONAL "C"
	- EXTENDED LANAI
SP4.8	TRUSS STRAPPING CRAFTSMAN "A"
SP4.9	TRUSS STRAPPING CRAFTSMAN "A"
	- EXTENDED LANAI
SP4.10	TRUSS STRAPPING CRAFTSMAN "B"
SP4.11	TRUSS STRAPPING CRAFTSMAN "B"
	- EXTENDED LANAI
SP4.12	TRUSS STRAPPING CRAFTSMAN "C"
SP4.13	TRUSS STRAPPING CRAFTSMAN "C"
	- EXTENDED LANAI
SP4.14	TRUSS STRAPPING MEDITERRANEAN "A"
SP4.15	TRUSS STRAPPING MEDITERRANEAN "A"
	- EXTENDED LANAI
SP4.16	TRUSS STRAPPING MEDITERRANEAN "B"
SP4.17	TRUSS STRAPPING MEDITERRANEAN "B"
	- EXTENDED LANAI
SP4.18	TRUSS STRAPPING MEDITERRANEAN "C"
SP4.19	TRUSS STRAPPING MEDITERRANEAN "C"
	- EXTENDED LANAI
FD-1	FRAMING NOTES
FD-2	FRAMING NOTES
S1	DETAILS
S2	DETAILS
S2A	DETAILS
S3	DETAILS
S4	DETAILS
S5	DETAILS
SDWC	SIMPSON SCREW SYSTEM DETAILS

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Maitland, FL 32751
t:407.599.2323

I HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED TRUSS DRAWINGS AND FIND THEM IN COMPLIANCE WITH SECTION 1503.1 OF THE FLORIDA BUILDING CODE, RESIDENTIAL (10TH EDITION).

THE ENGINEER'S REVIEW IS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AND GENERAL COMPLIANCE WITH THE APPLICABLE CONSTRUCTION DOCUMENTS. PRE-ENGINEERED TRUSS MANUF. LAYOUT TO BE PROVIDED BY OTHERS. ENGINEER OF RECORD RESERVES THE RIGHT TO REVIEW AND COMMENT ON ANY CHANGES AFTER TRUSS SHOP DRAWINGS HAVE BEEN SUBMITTED TO THE ENGINEER.

SEALED FOR STRUCTURE ONLY
Certificate of Authorization #28035
Andrew J. Meshad, P.E. - Fl. Reg #86237
Ashed A. Avendaño, P.E. - Fl. Reg #86623

VORTEX ENGINEERING, LLC.
607 S. ALEXANDER ST., SUITE 103
PLANT CITY, FL 33563
1.877.SVORTEX (786-7839)

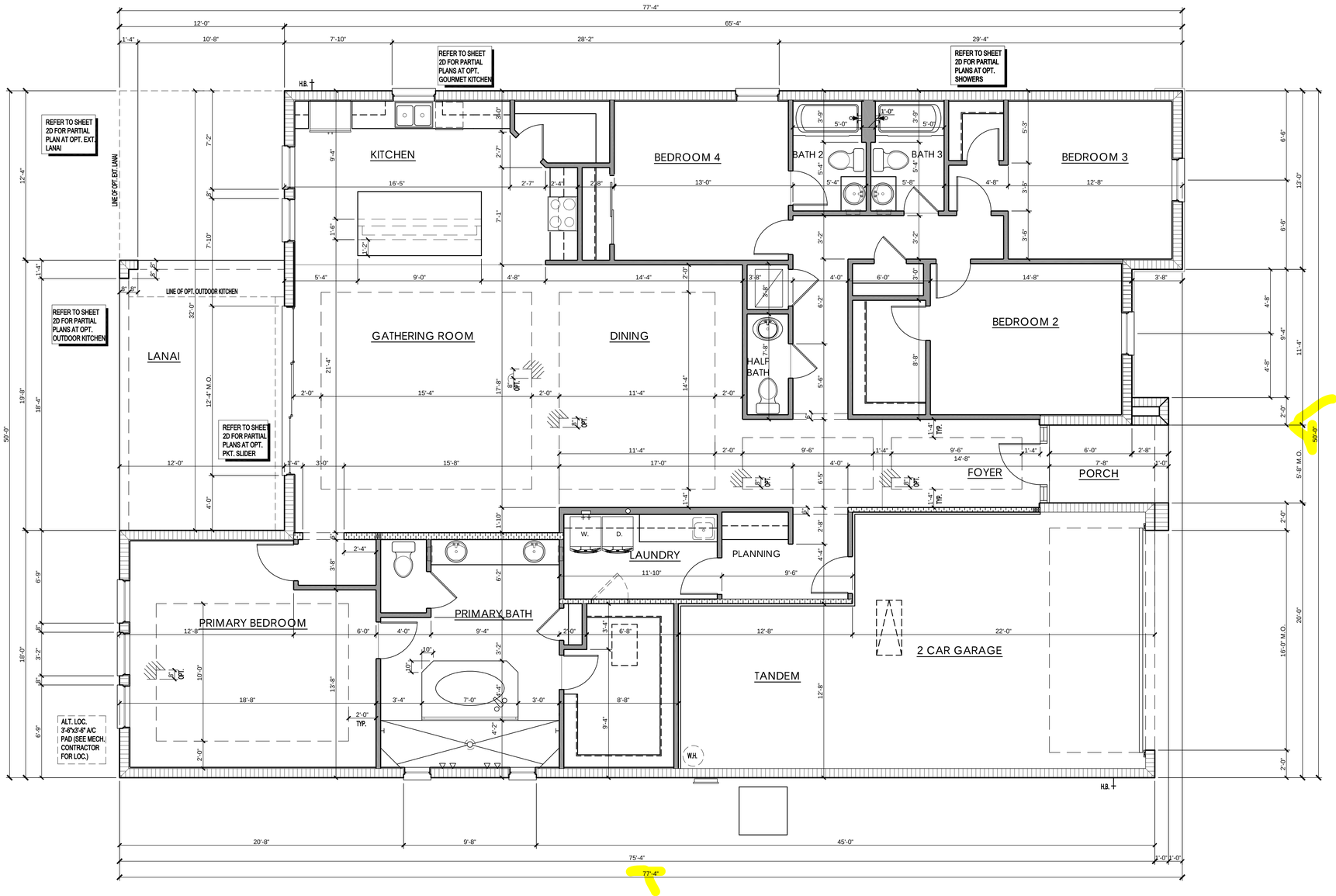
Builder: taylor morrison

Job Information:

Amelia
Community Name
Block: ####
Lot:
Community Address: Street St. City, State Zip
Garage: LH
Plot Date: 06 / 26 / 2023

Reference No.
21-15368

Sheet: COV



REFER TO SHEET 3TRA2 FOR PARTIAL PLANS AT ELEV. "TR-A"

REFER TO SHEET 3TRB2 FOR PARTIAL PLANS AT ELEV. "TR-B"

REFER TO SHEET 3TRC2 FOR PARTIAL PLANS AT ELEV. "TR-C"

REFER TO SHEET 3CRA2 FOR PARTIAL PLANS AT ELEV. "CR-A"

REFER TO SHEET 3CRB2 FOR PARTIAL PLANS AT ELEV. "CR-B"

REFER TO SHEET 3CRC2 FOR PARTIAL PLANS AT ELEV. "CR-C"

REFER TO SHEET 3MA2 FOR PARTIAL PLANS AT ELEV. "M-A"

REFER TO SHEET 3MB2 FOR PARTIAL PLANS AT ELEV. "M-B"

REFER TO SHEET 3MC2 FOR PARTIAL PLANS AT ELEV. "M-C"

WALL TYPES LEGEND

Masonry

- 11'-0" T.O.M. (CMU wall)
- 9'-4" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'

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Maitland, FL 32751
o.(407) 860 2333

Builder:

taylor morrison

Job Information:

Amelia

Community Name

Lot: Block: Garage: LH

Community: #### Street St.

Address: City, State Zip

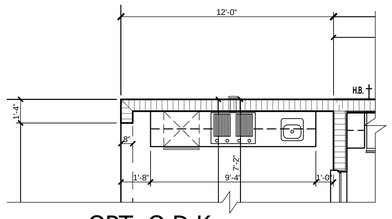
Plot Date: 08 / 26 / 2022

Reference No.

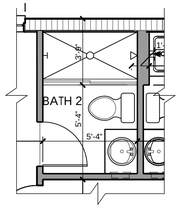
21-15368

Sheet:

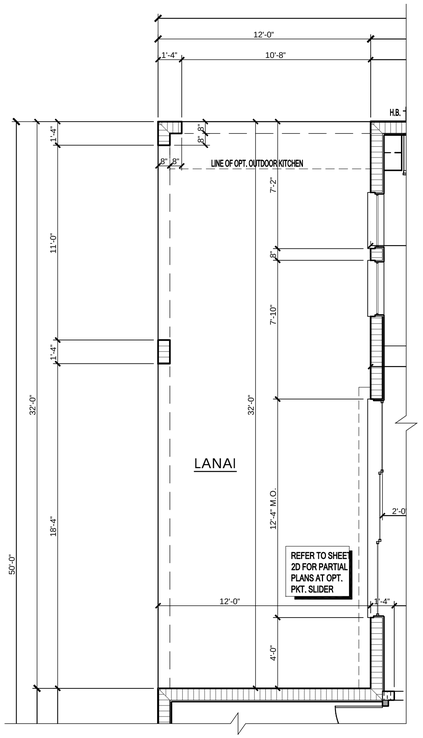
2B



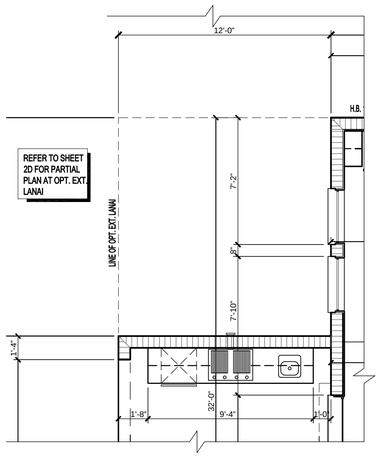
OPT. O.D.K.
w/ EXT. LANAI
WITH VENTED HOOD
SCALE: 1/4" = 1'-0"



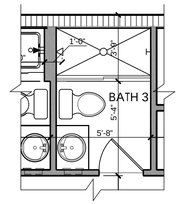
OPT. SHOWER AT BATH 2
SCALE: 1/4" = 1'-0"



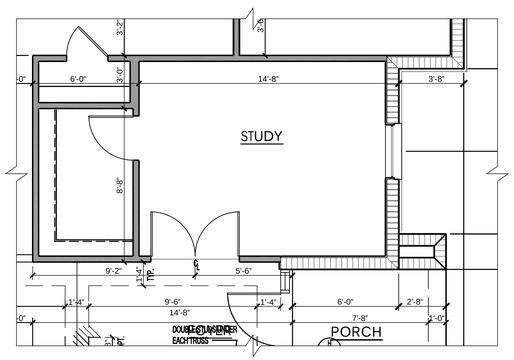
OPT. EXT. LANAI
SCALE: 1/4" = 1'-0"



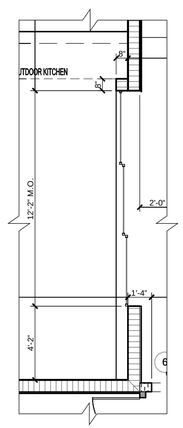
OPT. O.D.K.
WITH VENTED HOOD
SCALE: 1/4" = 1'-0"



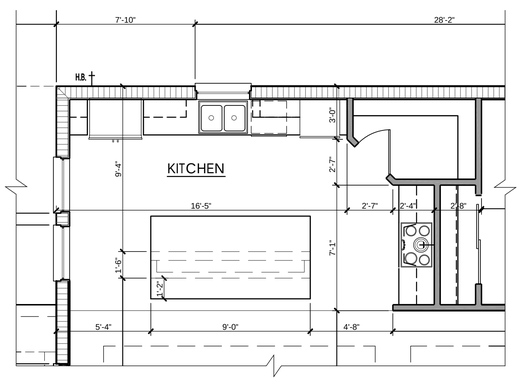
OPT. SHOWER BATH 3
SCALE: 1/4" = 1'-0"



OPT. STUDY
SCALE: 1/4" = 1'-0"



OPT. POCKET SLIDER
SCALE: 1/4" = 1'-0"



OPT. GOURMET KITCHEN
SCALE: 1/4" = 1'-0"

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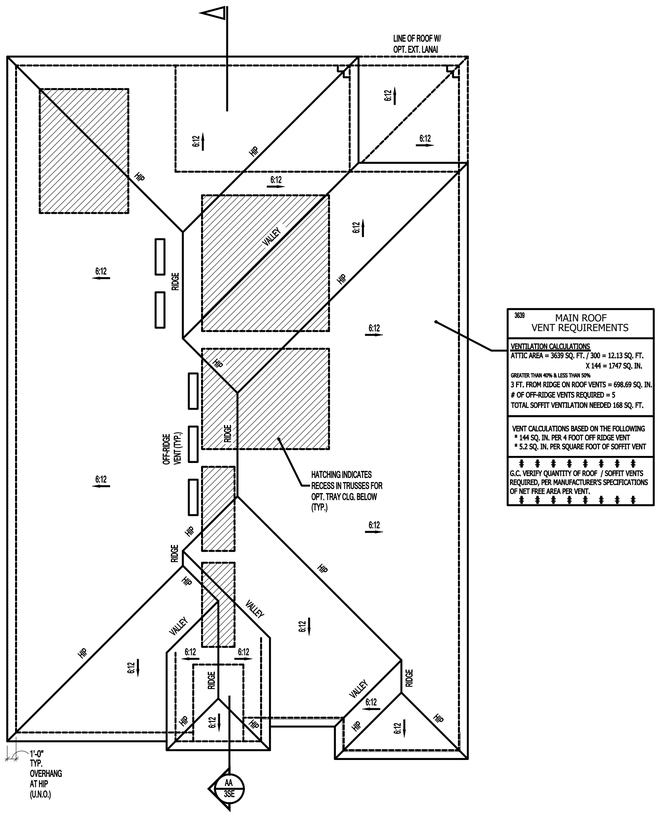
Community: City, State Zip
Address:
Plot Date: 08 / 26 / 2022

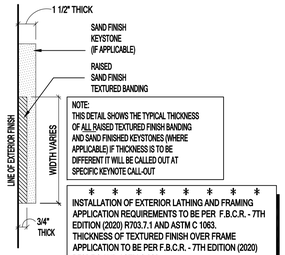
Reference No.
21-15368
Sheet:
2D

PLAN OPTIONS DIMENSIONS
SCALE: 1/4" = 1'



3839 MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 3839 SQ. FT. / 300 = 12.13 SQ. FT. X 144 = 1747 SQ. IN.
GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 698.69 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 5 TOTAL SOFFIT VENTILATION NEEDED 168 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

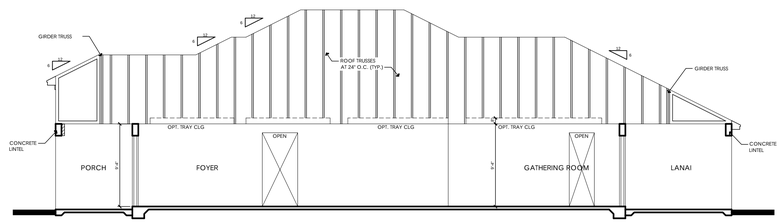
ROOF PLAN
SCALE: 1/4" = 1'-0"



NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

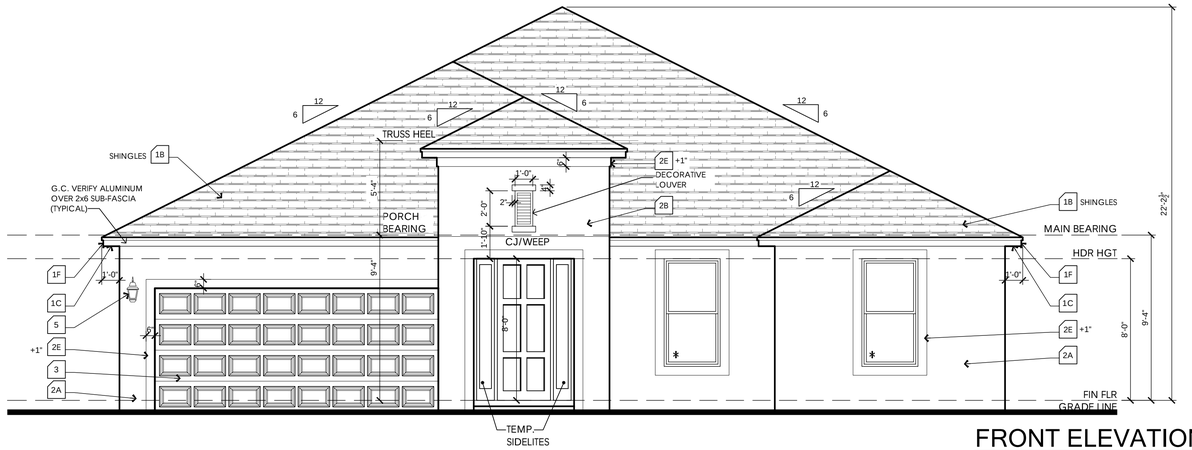


SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

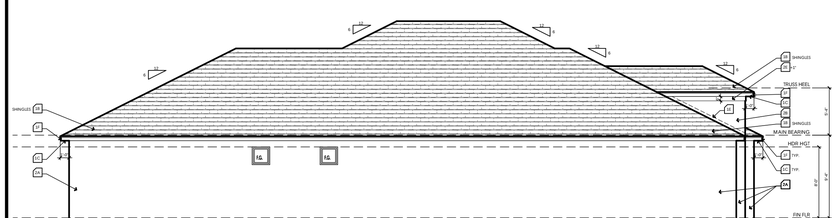
Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.



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

WINDOW FALL PROTECTION

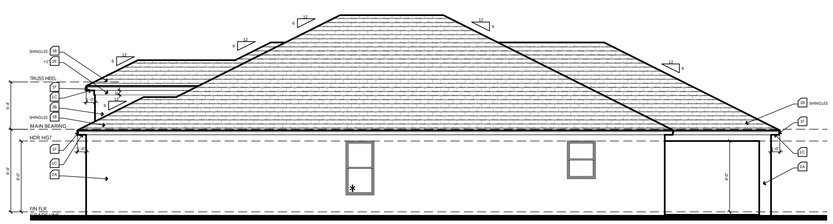
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 6TH EDITION (2017) R312.2
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 6TH EDITION (2017) R312.2



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

INCLUDED ELEVATION

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goKeesee.com
255 Southhall Lane Suite 200
Maitland, FL 32751
(407) 896-2233

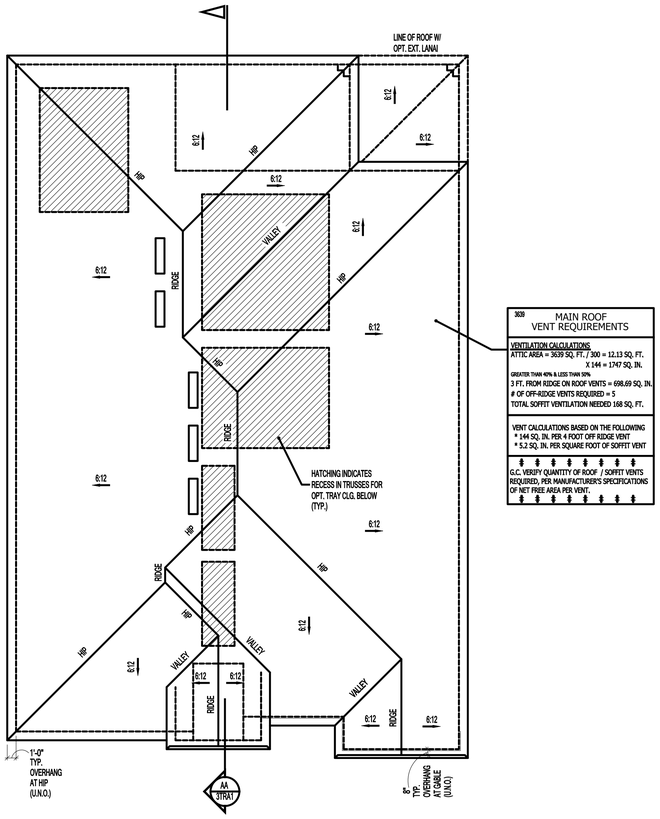
Builder: taylor morrison

Job Information:

Amelia
Community Name
Lot:
Block: LH
Community:
Address: #### Street St.
City, State Zip
Plot Date: 08 / 19 / 2022
Garage:

Reference No.
21-15368

Sheet:
3SE



3639

MAIN ROOF
VENT REQUIREMENTS

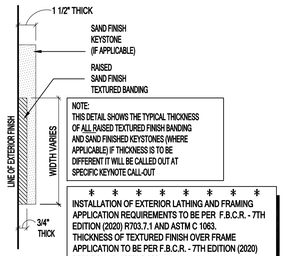
VENTILATION CALCULATIONS
ATTIC AREA = 3639 SQ. FT. / 300 = 12.13 SQ. FT.
X 144 = 1747 SQ. IN.

GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 698.69 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 5
TOTAL SOFFIT VENTILATION NEEDED 168 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

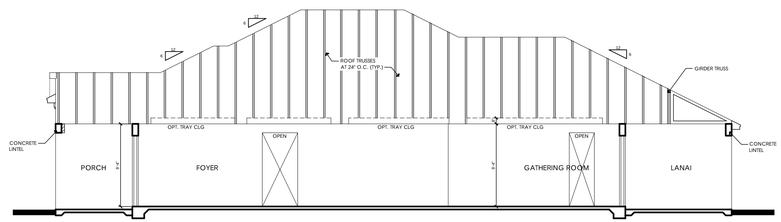
ROOF PLAN
SCALE: 1/4" = 1'-0"



NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

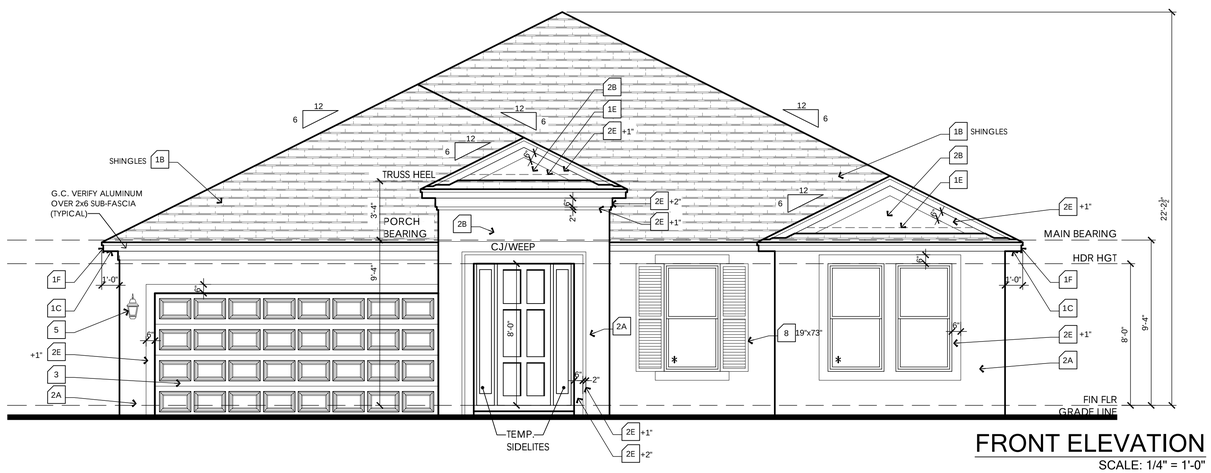


SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.



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

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 6TH EDITION (2017) R312.2
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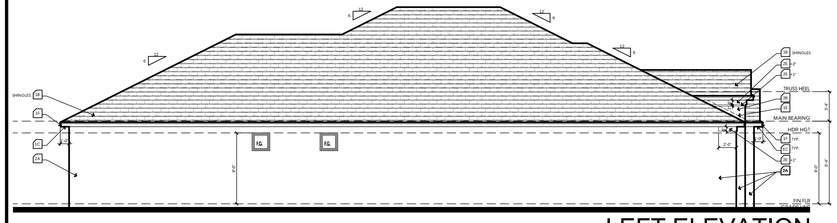
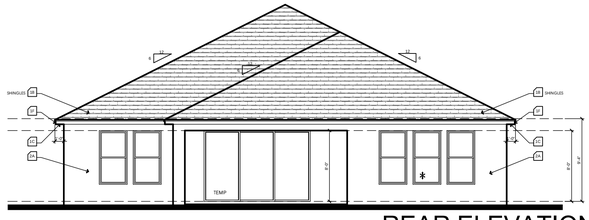
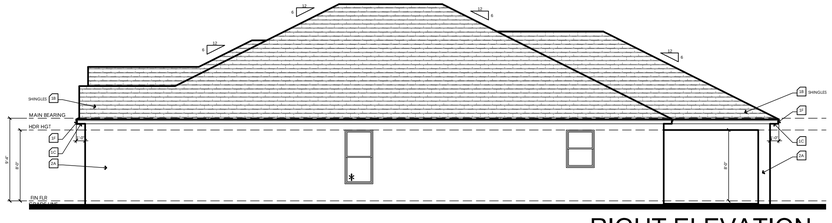


LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

- TRADITIONAL ELEVATION A

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26003115
goKeesee.com
255 Southhall Lane Suite 200
Maitland, FL 32751
(407) 896-2033

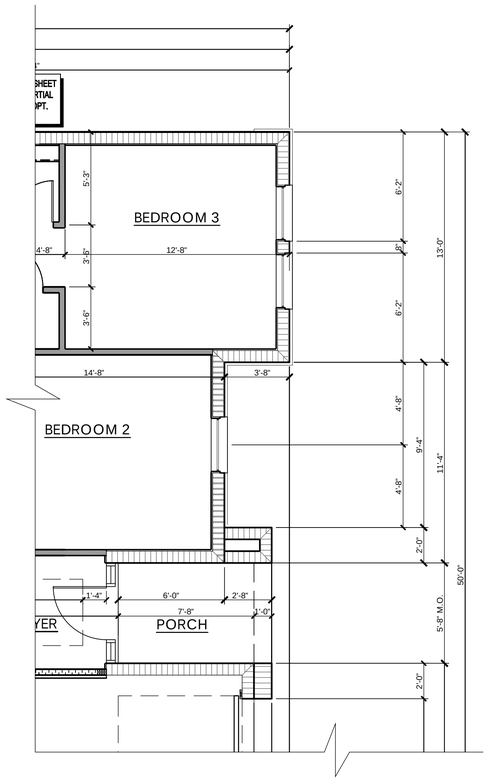
Builder: taylor morrison

Job Information:

Amelia
Community Name
Lot: Block: ### Street St.
Community: Garage: LH
Address: City, State Zip
Plot Date: 08 / 19 / 2022

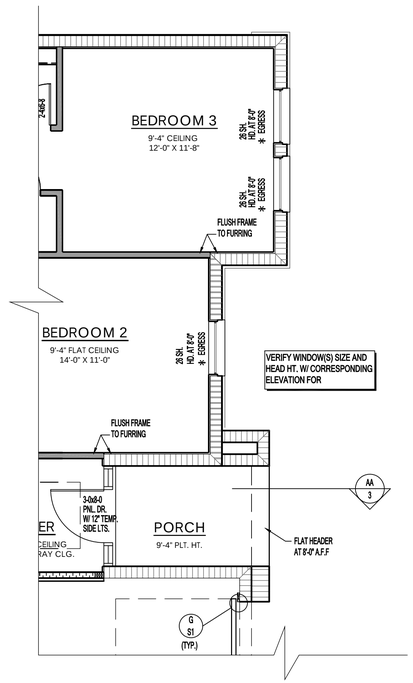
Reference No.
21-15368

Sheet:
3TRA1



PARTIAL MAIN FLOOR PLAN DIM.
AT ELEVATION "TR-A"

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



PARTIAL MAIN FLOOR PLAN NOTES
AT ELEVATION "TR-A"

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

TRADITIONAL ELEVATION A

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o.(407) 860 2333

Builder:

taylor morrison

Job Information:

Amelia

Community Name

Lot: Block: Garage: LH

Community: #### Street St.

Address: City, State Zip

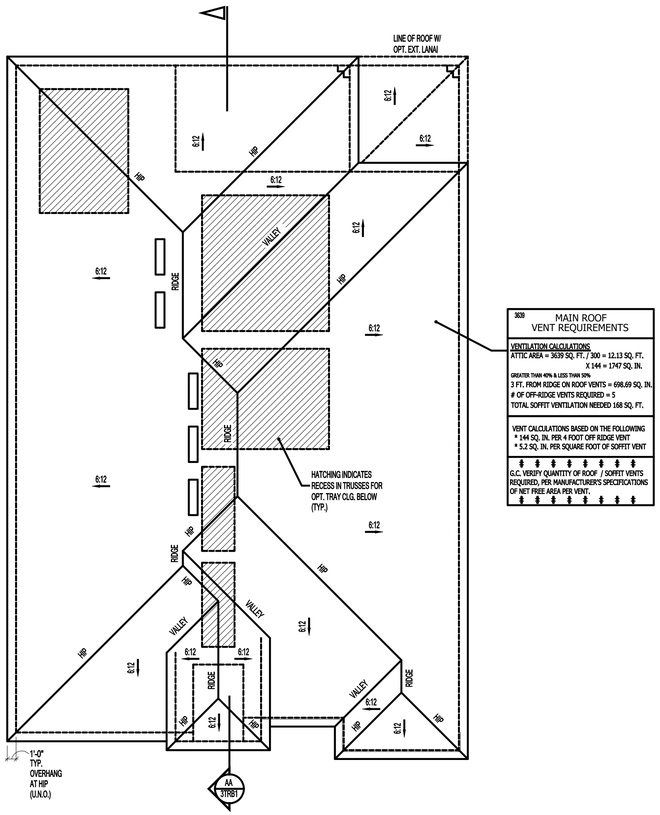
Plot Date: 08 / 19 / 2022

Reference No.

21-15368

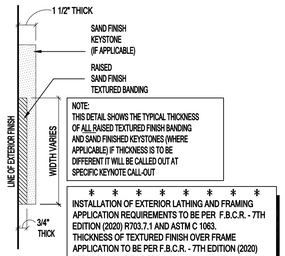
Sheet:

3TRA2



3039 MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 3639 SQ. FT. / 300 = 12.13 SQ. FT. X 144 = 1747 SQ. IN.
GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 698.69 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 5 TOTAL SOFFIT VENTILATION NEEDED 168 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

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



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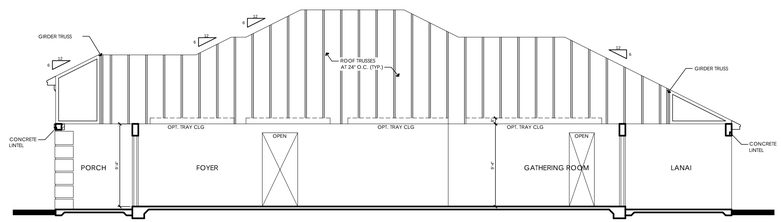
TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
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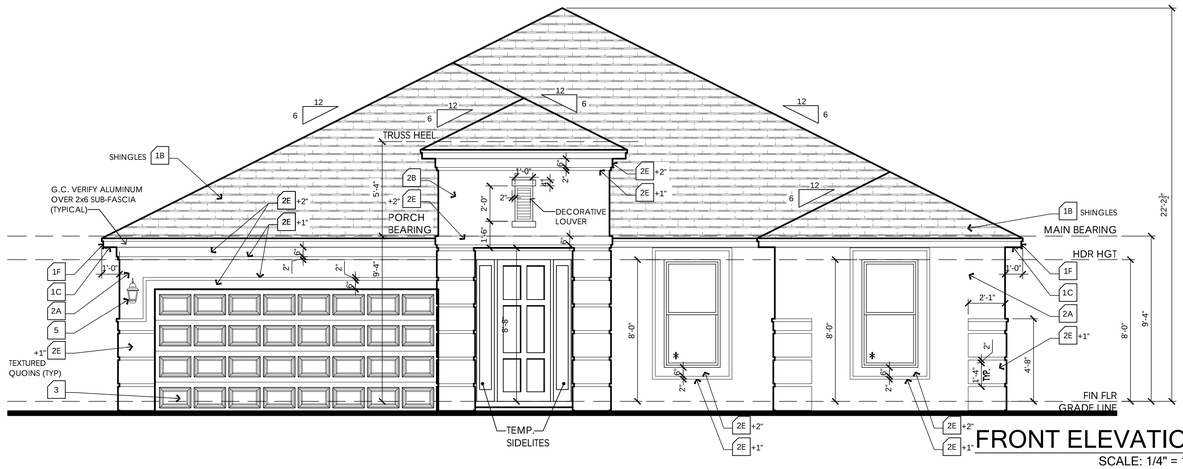

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW FALL PROTECTION

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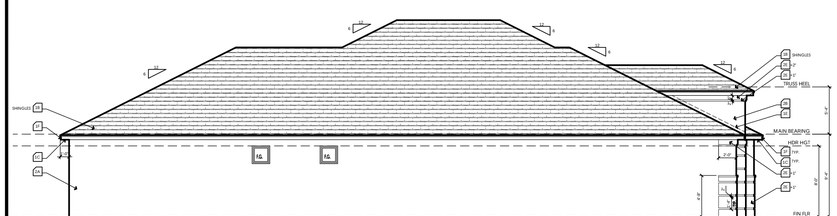
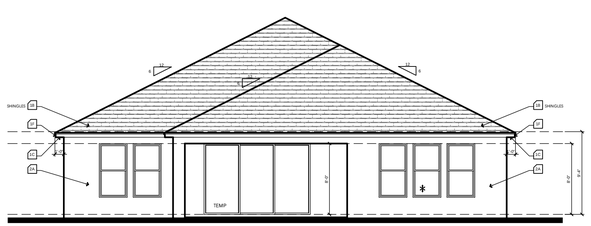
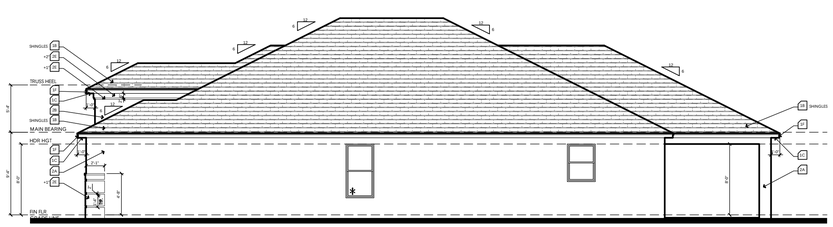


LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

- TRADITIONAL ELEVATION B

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26003115
keeseee.com
255 Southhall Lane Suite 200
Maitland, FL 32751
(407) 896-2233

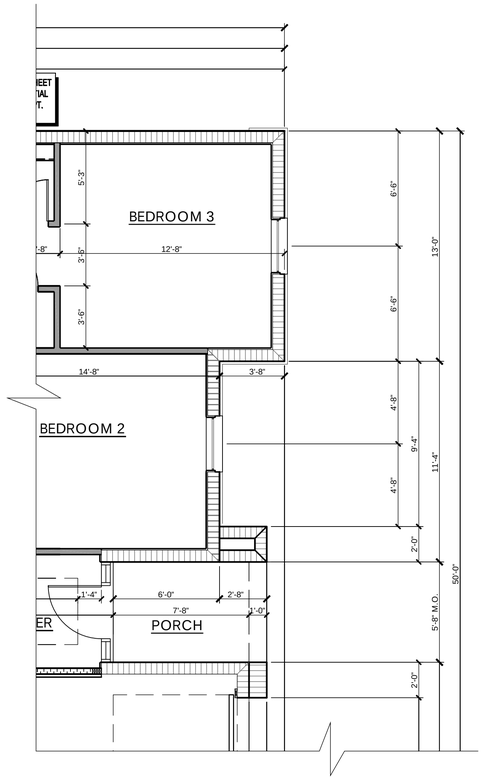
Builder: taylor morrison

Job Information:

Amelia
Community Name
Block: LH
Garage:
Lot:
Community:
Street St.
Address:
City, State Zip
Plot Date: 08 / 19 / 2022

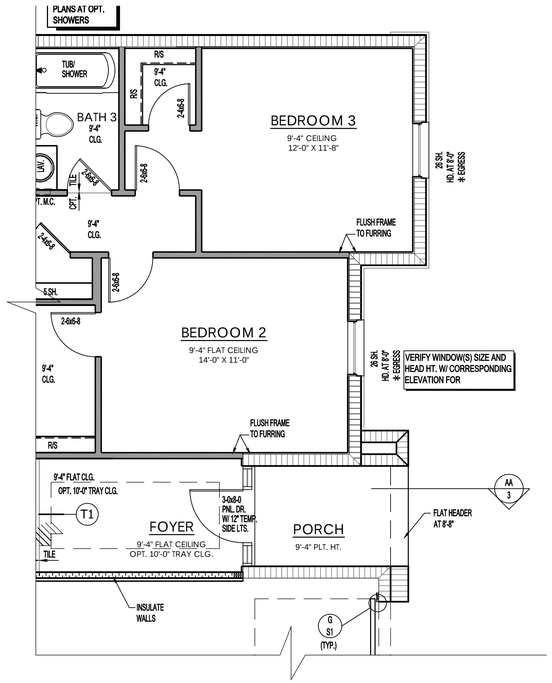
Reference No.
21-15368

Sheet:
3TRB1



PARTIAL MAIN FLOOR PLAN DIM.
AT ELEVATION "TR-B"

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



PARTIAL MAIN FLOOR PLAN NOTES
AT ELEVATION "TR-B"

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

TRADITIONAL ELEVATION B

keesee associates
ARCHITECTURE | DESIGN | PLANNING
gokeesee.com
AA26003115
258 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 860 2333

Builder:

taylor morrison

Job Information:

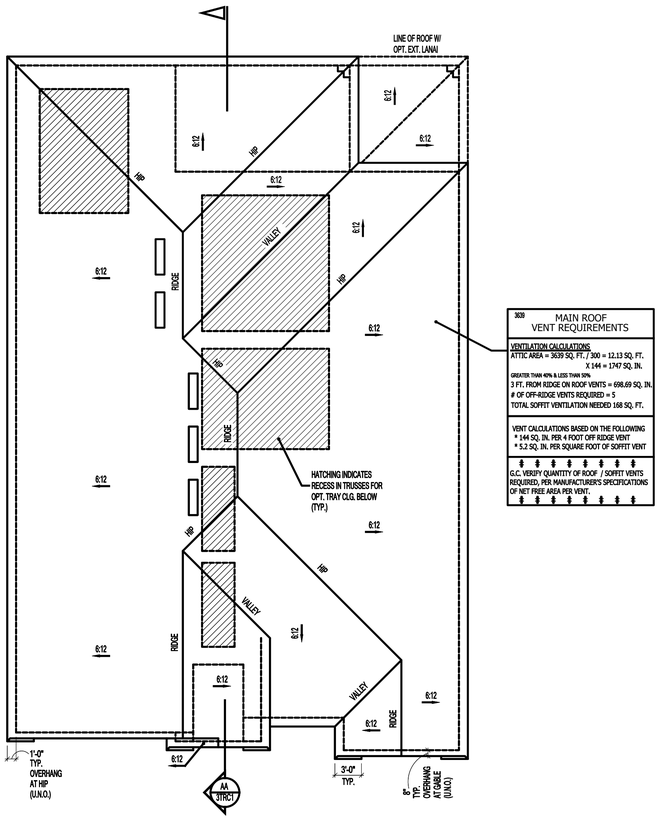
Amelia

Community Name

Block: ##### Street St.
Garage: LH
Community: City, State Zip
Address:
Plot Date: 08 / 19 / 2022

Reference No.
21-15368

Sheet:
3TRB2



3639 MAIN ROOF VENT REQUIREMENTS
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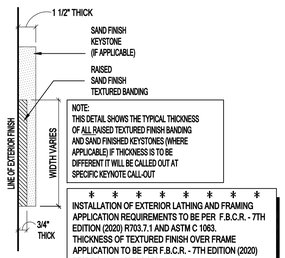
ROOF PLAN
SCALE: 1/4" = 1'-0"



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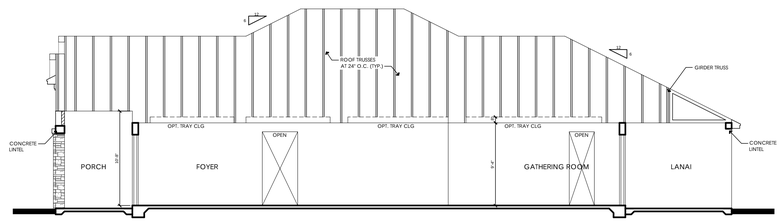
TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
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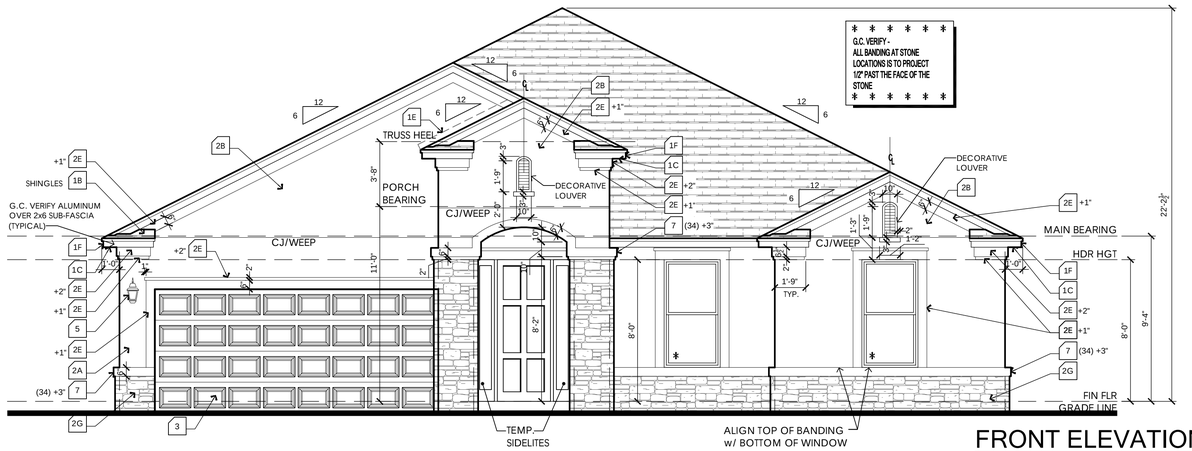

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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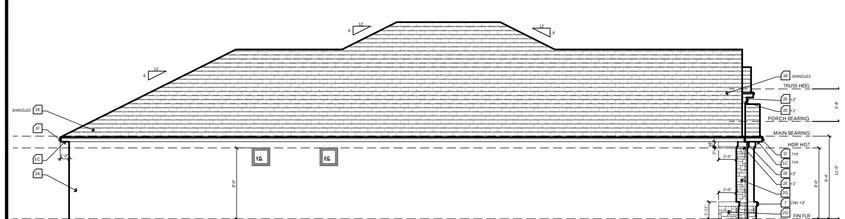
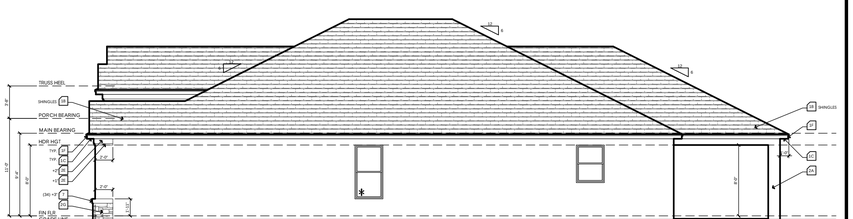


LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

- TRADITIONAL ELEVATION C

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255 Southhall Lane Suite 200
Maitland, FL 32751
(407) 896-2233

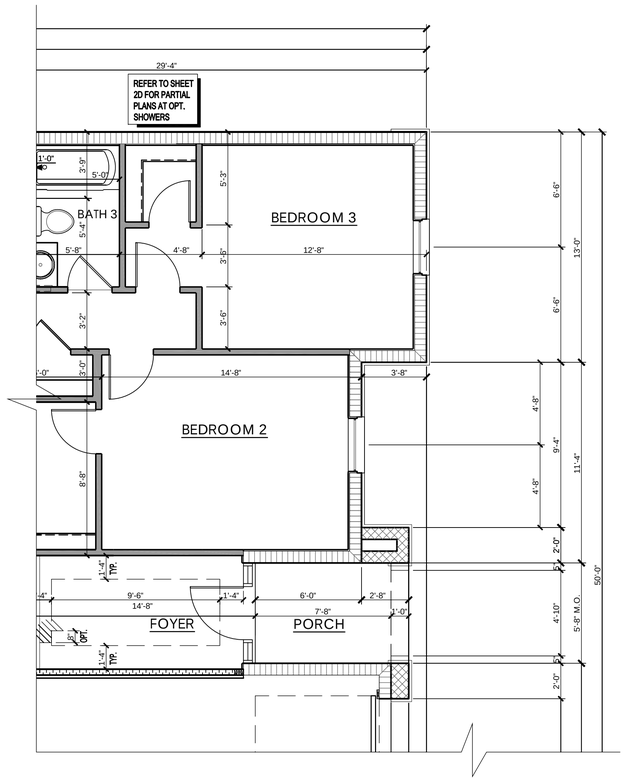
Builder: taylor morrison

Job Information:

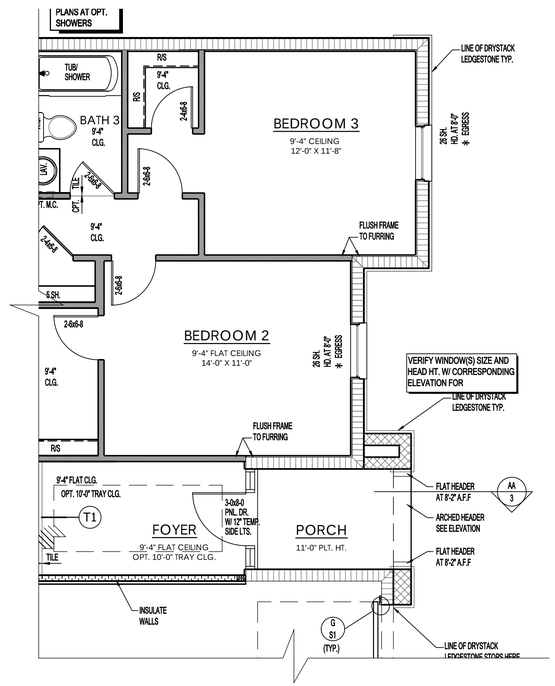
Amelia
Community Name
Lot: Block: LH
Community: #### Street St.
Address: City, State Zip
Plot Date: 08 / 19 / 2022

Reference No.
21-15368

Sheet:
3TRC1



PARTIAL MAIN FLOOR PLAN DIM.
AT ELEVATION "TR-C"
SCALE: 1/4" = 1'-0"



PARTIAL MAIN FLOOR PLAN NOTES
AT ELEVATION "TR-C"
SCALE: 1/4" = 1'-0"

TRADITIONAL ELEVATION C

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o. (407) 860 2333

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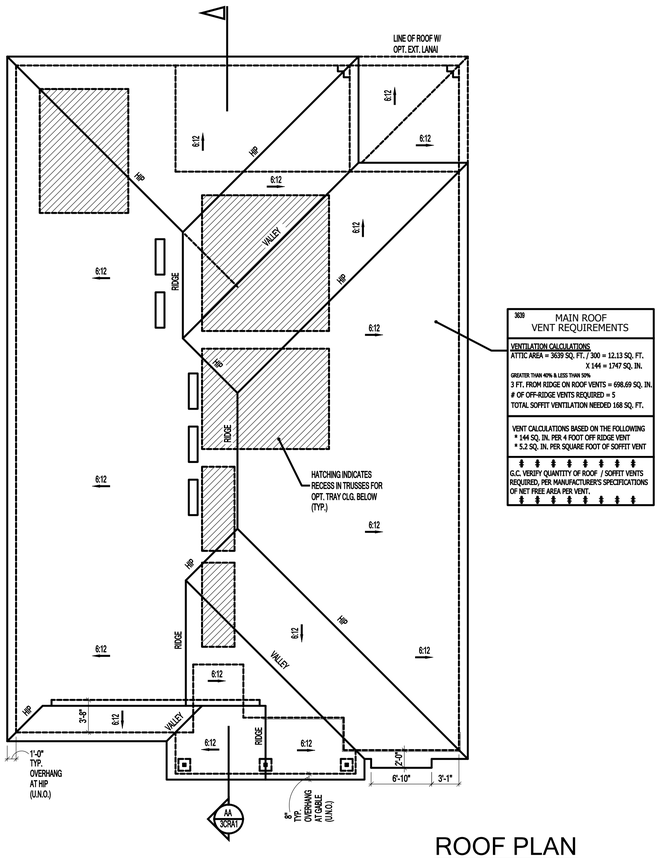
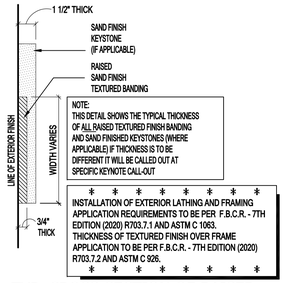
taylor morrison

Job Information:
Amelia
Community Name
Lot:
Block:
Garage: LH
Community:
Address: #### Street St.
City, State Zip
Plot Date: 08 / 19 / 2022

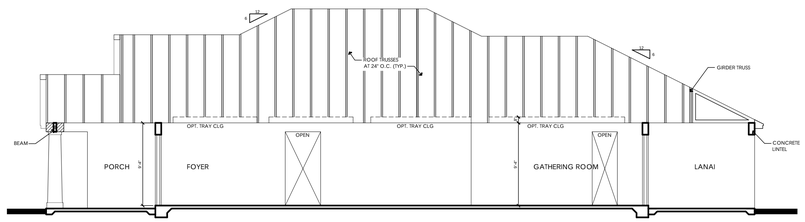
Reference No.
21-15368
Sheet:
3TRC2



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



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

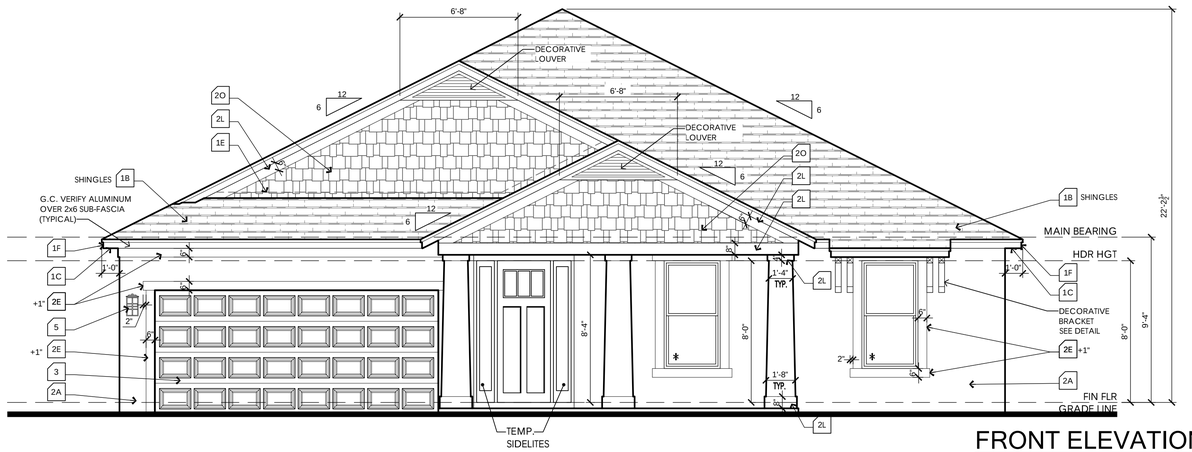


SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

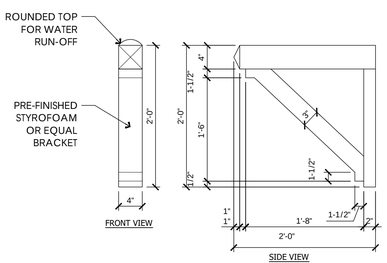
Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.



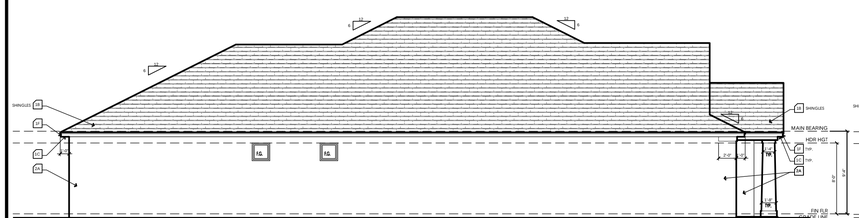
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 6TH EDITION (2017) R312.2
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 6TH EDITION (2017) R312.2



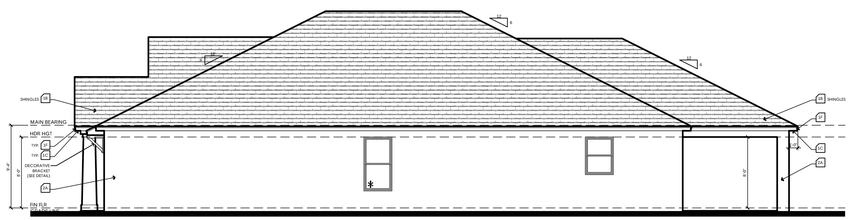
BRACKET DETAIL
SCALE: 1" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

- CRAFTSMAN ELEVATION A

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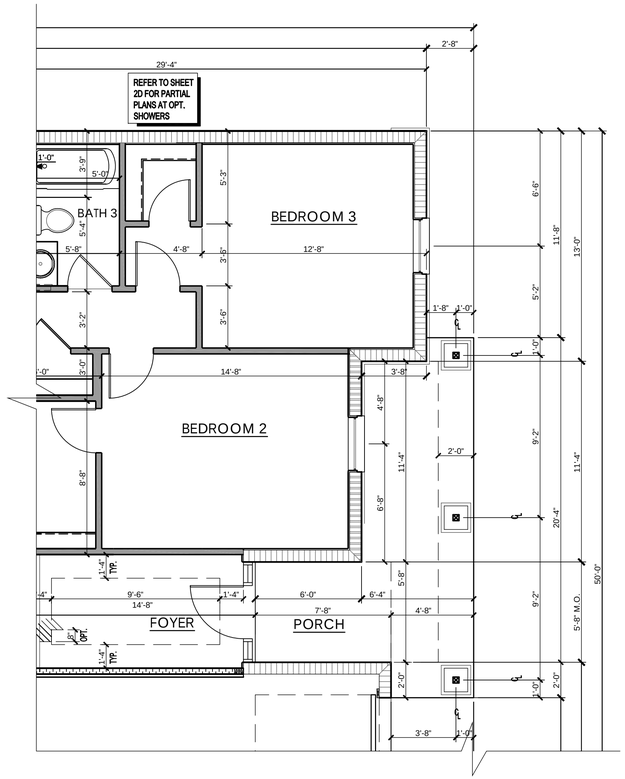
Builder: taylor morrison

Job Information:

Amelia
Community Name
Lot: LH
Garage:
Block:
Community: #### Street St.
Address: City, State Zip
Plot Date: 08 / 19 / 2022

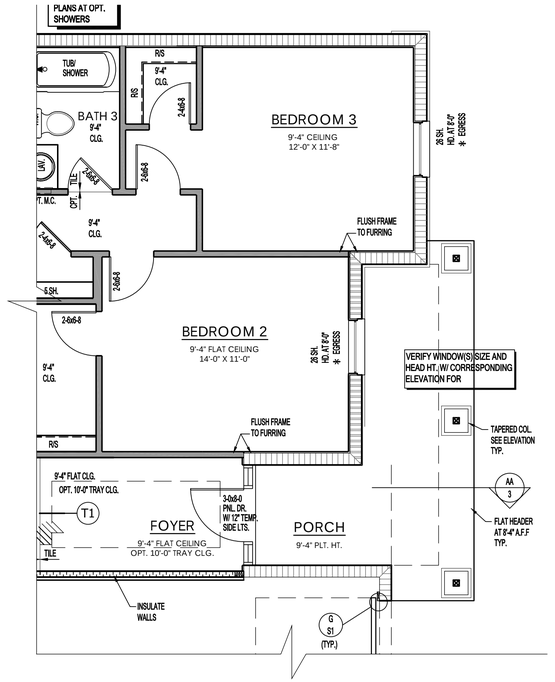
Reference No.
21-15368

Sheet: 3CRA1



PARTIAL MAIN FLOOR PLAN DIM.
AT ELEVATION "CR-A"

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



PARTIAL MAIN FLOOR PLAN NOTES
AT ELEVATION "CR-A"

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

- CRAFTSMAN ELEVATION A

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Builder:

taylor morrison

Job Information:

Amelia

Community Name

Lot: Block: Garage: LH

Community: #### Street St.

Address: City, State Zip

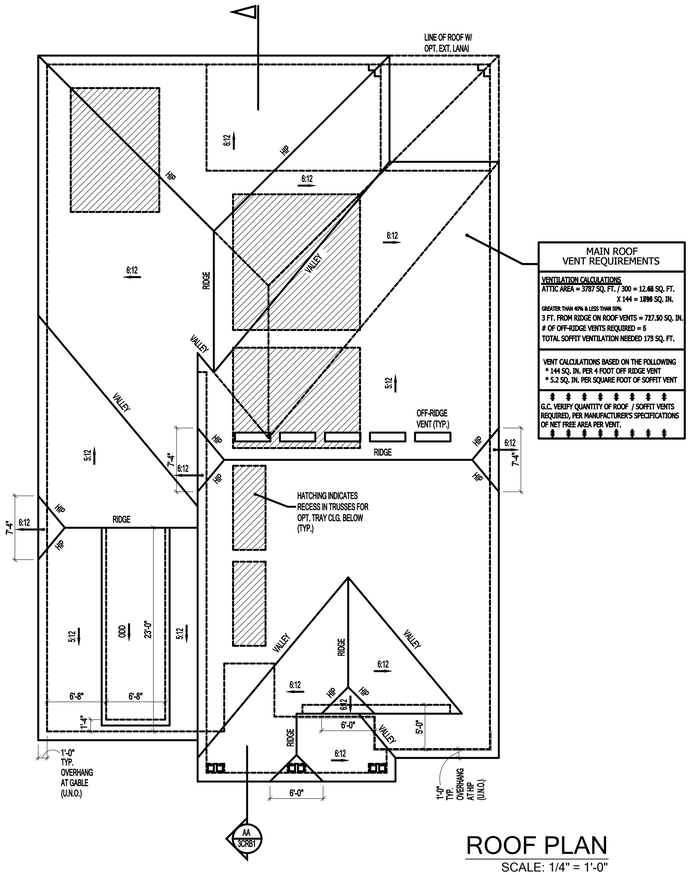
Plot Date: 08 / 19 / 2022

Reference No.

21-15368

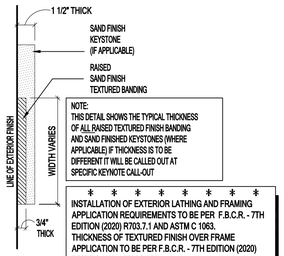
Sheet:

3CRA2



MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS: ATTIC AREA = 3797 SQ. FT. / 300 = 12.66 SQ. FT. X 144 = 1898 SQ. IN. GREATER THAN 40% & LESS THAN 50%, 3 FT. FROM RIDGE ON ROOF VENTS = 757.50 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 5 TOTAL SOFFIT VENTILATION NEEDED 175 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

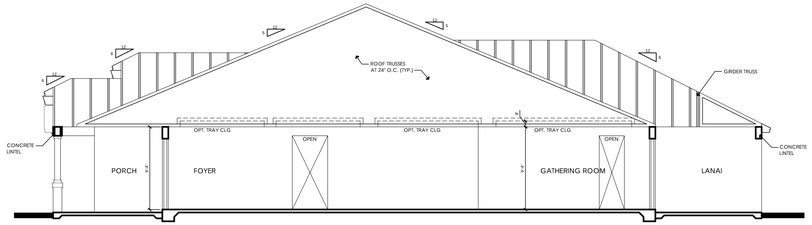
ROOF PLAN
SCALE: 1/4" = 1'-0"



NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
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   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
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6. Railing
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Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.



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

WINDOW FALL PROTECTION

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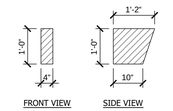
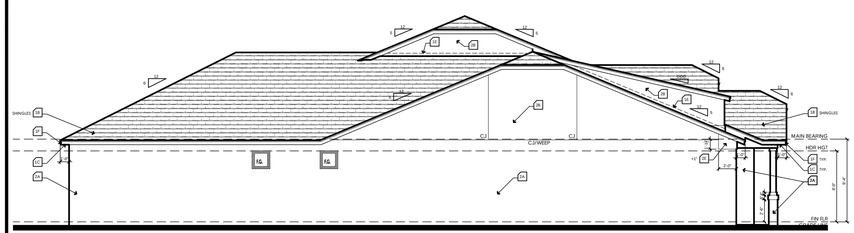
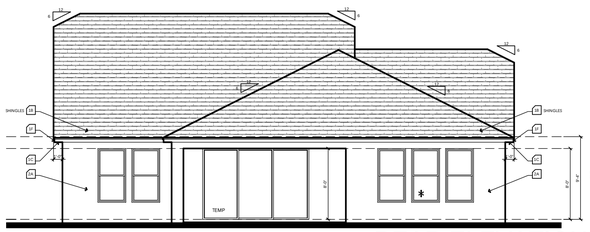


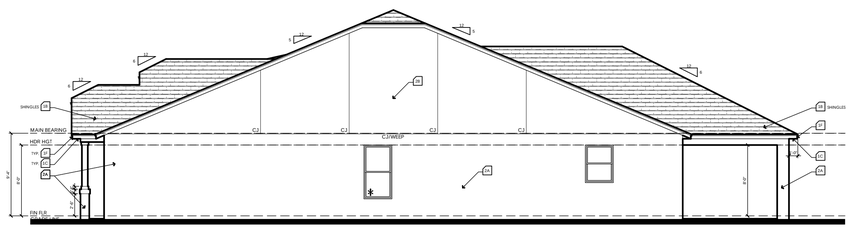
OUTRIGGER DETAIL
SCALE: 1/2" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

- CRAFTSMAN ELEVATION B

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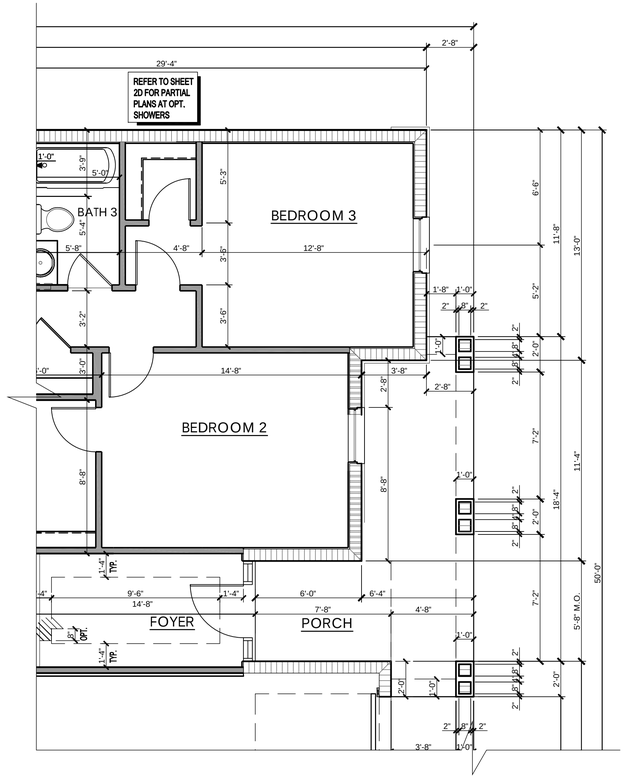
Garage:

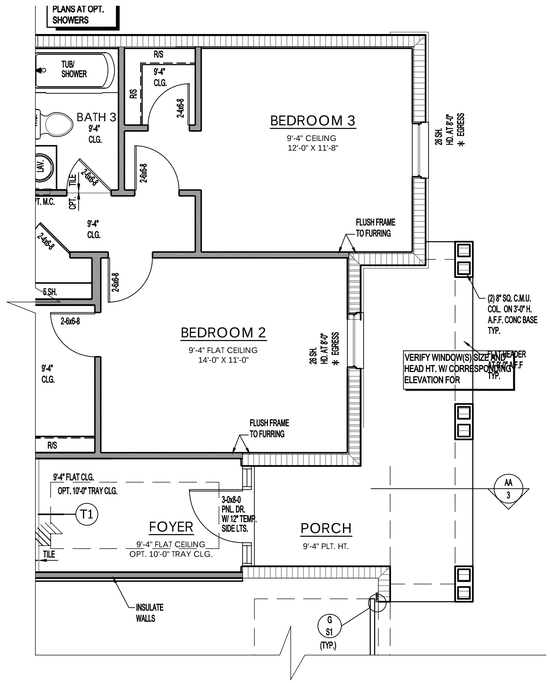
Reference No.
21-15368

Sheet:
3CRB1



PARTIAL MAIN FLOOR PLAN DIM.
AT ELEVATION "CR-B"

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



PARTIAL MAIN FLOOR PLAN NOTES
AT ELEVATION "CR-B"

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

CRAFTSMAN ELEVATION B

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Maitland, FL 32751
o.(407) 860 2333

Builder:

taylor morrison

Job Information:

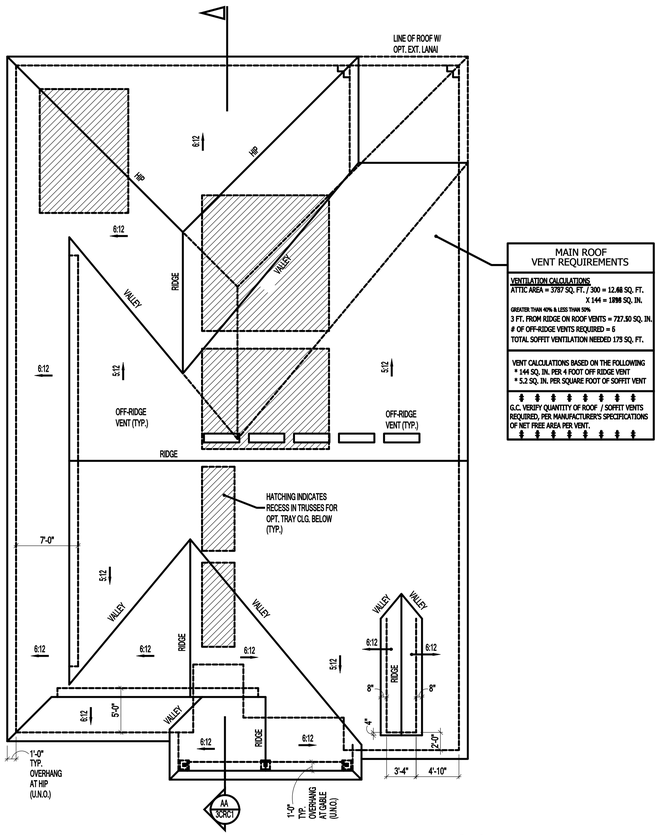
Amelia

Community Name

Lot:
Block: ####
Garage: LH
Community:
Address: City, State Zip
Plot Date: 08 / 19 / 2022

Reference No.
21-15368

Sheet:
3CRB2



MAIN ROOF VENT REQUIREMENTS

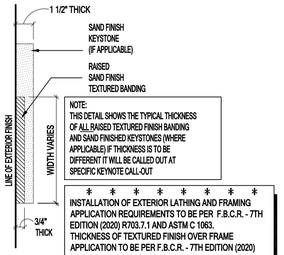
VENTILATION CALCULATIONS:
ATTIC AREA = 3797 SQ. FT. / 300 = 12.66 SQ. FT. X 144 = 1898 SQ. IN.

GREATER THAN 40% & LESS THAN 50%,
3 FT. FROM RIDGE ON ROOF VENTS = 757.50 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 6
TOTAL SOFFIT VENTILATION NEEDED 175 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

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



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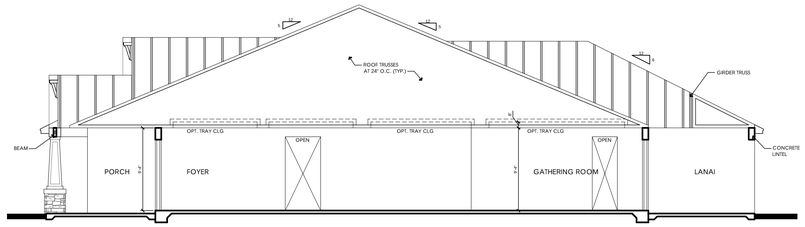
TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
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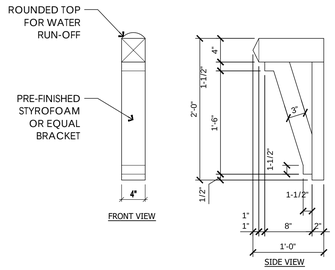
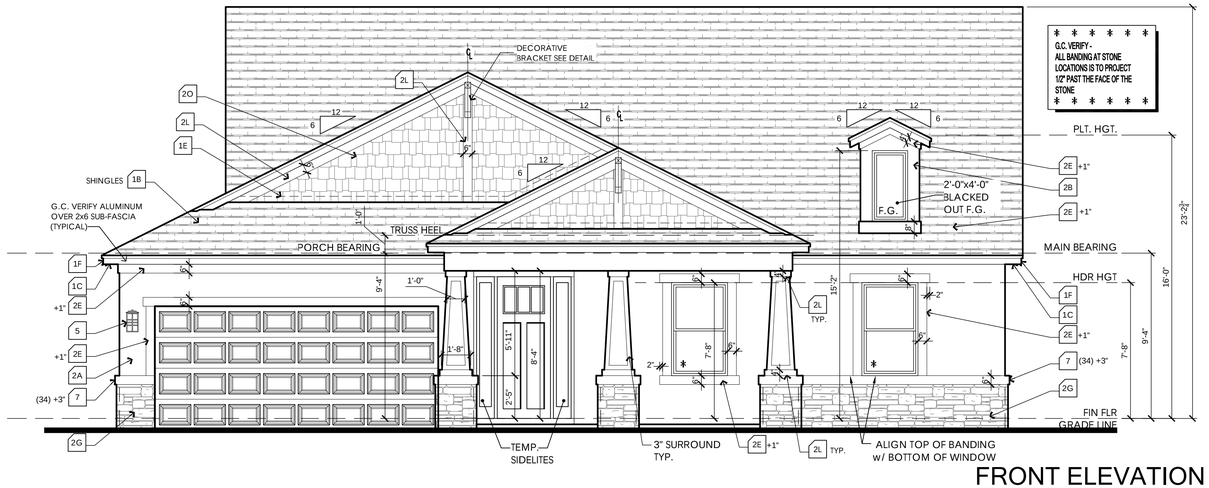
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.



BRACKET DETAIL
SCALE: 1" = 1'-0"

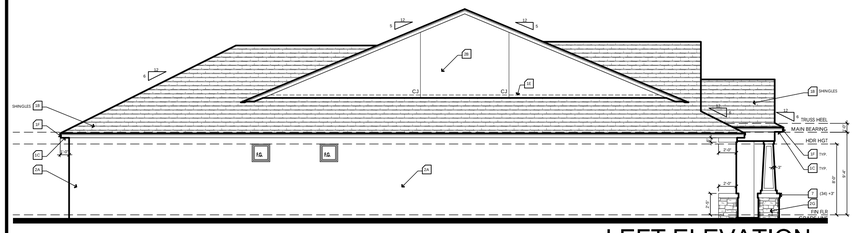


G.C. VERIFY - ALL BANDING AT STONE LOCATIONS IS TO PROJECT 1/2" PAST THE FACE OF THE STONE

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 6TH EDITION (2017) R312.2
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 6TH EDITION (2017) R312.2

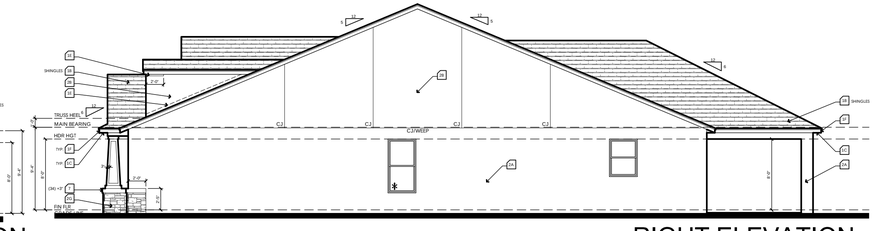
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

- CRAFTSMAN ELEVATION C

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(407) 896-2033

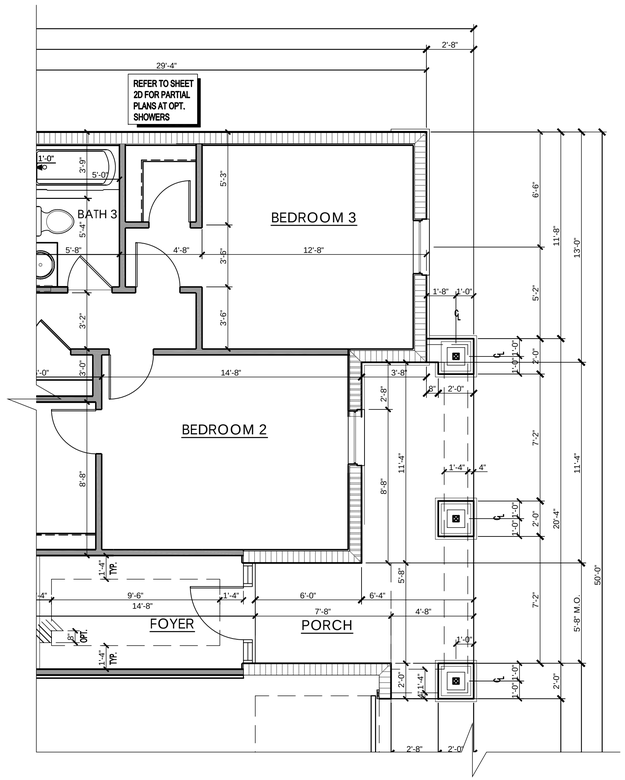
Builder: taylor morrison

Job Information:

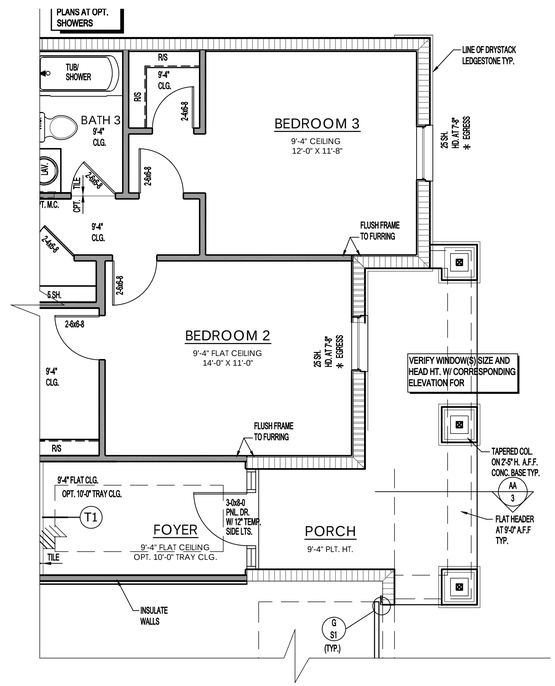
Amelia
Community Name
Lot: Block: Garage: LH
Community: #### Street St.
Address: City, State Zip
Plot Date: 08 / 19 / 2022

Reference No.
21-15368

Sheet:
3CRC1



PARTIAL MAIN FLOOR PLAN DIM.
AT ELEVATION "CR-C"
SCALE: 1/4" = 1'-0"



PARTIAL MAIN FLOOR PLAN NOTES
AT ELEVATION "CR-C"
SCALE: 1/4" = 1'-0"

CRAFTSMAN ELEVATION C

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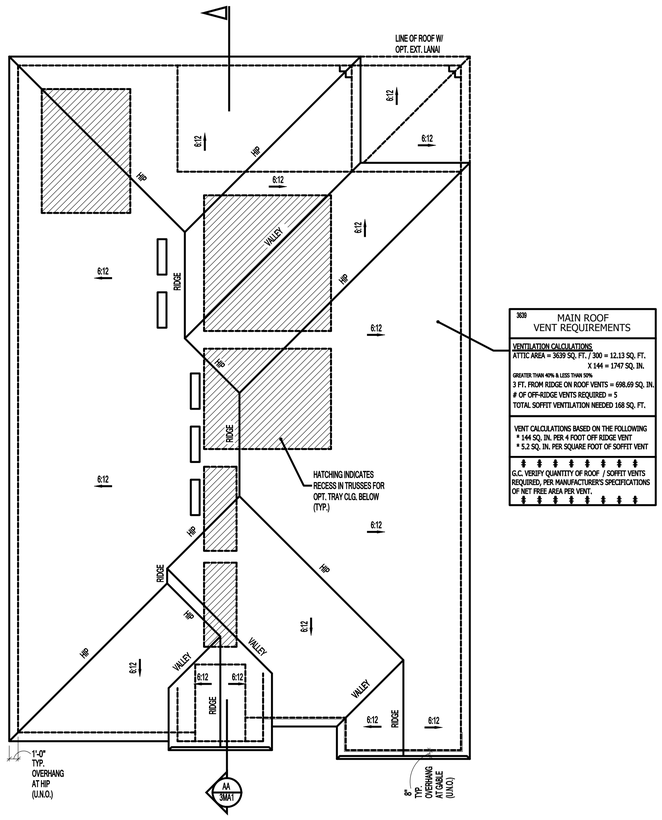
258 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 860 2333

Builder:
taylor morrison

Job Information:
Amelia
Community Name
Lot:
Block:
Garage: LH
Community:
Address: #### Street St.
City, State Zip
Plot Date: 08 / 19 / 2022

Reference No.
21-15368
Sheet:
3CRC2



3639

MAIN ROOF
VENT REQUIREMENTS

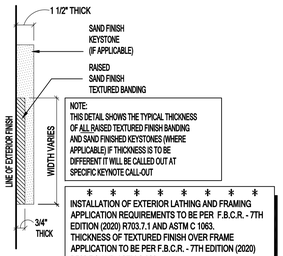
VENTILATION CALCULATIONS
ATTIC AREA = 3639 SQ. FT. / 300 = 12.13 SQ. FT.
X 144 = 1747 SQ. IN.

GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 698.69 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 5
TOTAL SOFFIT VENTILATION NEEDED 168 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

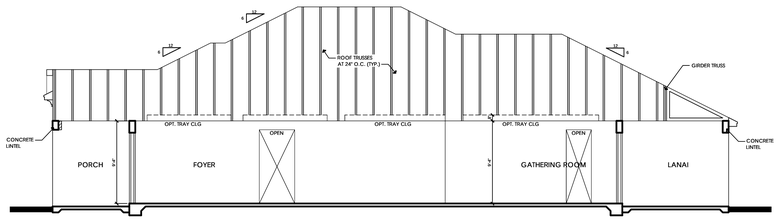
ROOF PLAN
SCALE: 1/4" = 1'-0"



NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

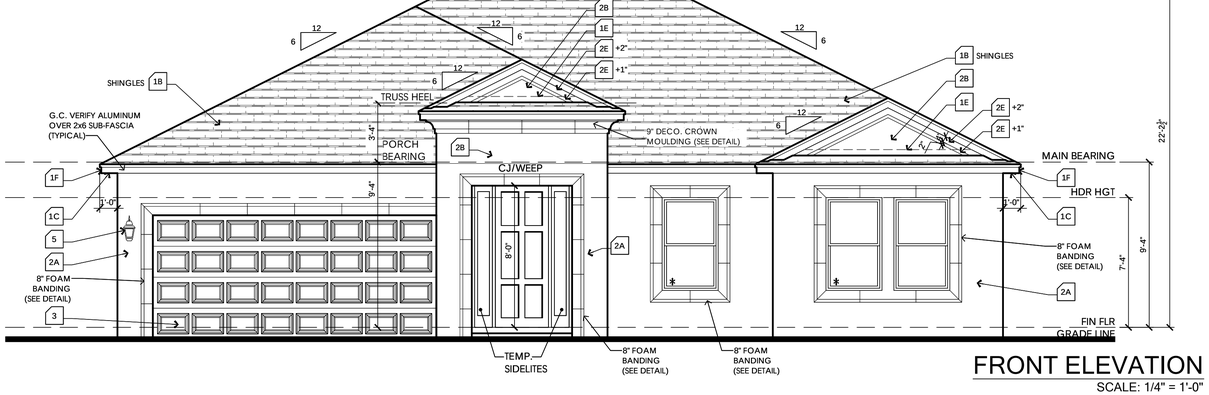


SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

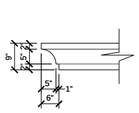
Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.



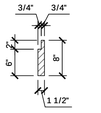
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW FALL PROTECTION

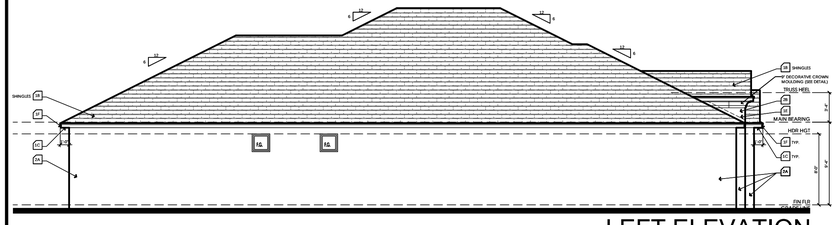
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 6TH EDITION (2017) R312.2 WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 6TH EDITION (2017) R312.2



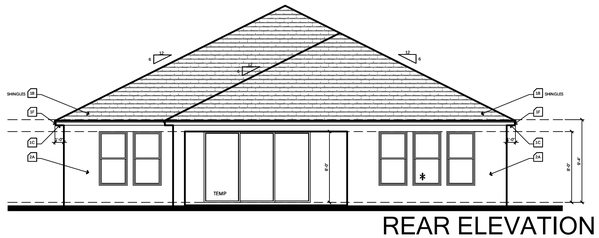
9" FOAM CROWN MOLDING DETAIL
SCALE: 1/2" = 1'-0"



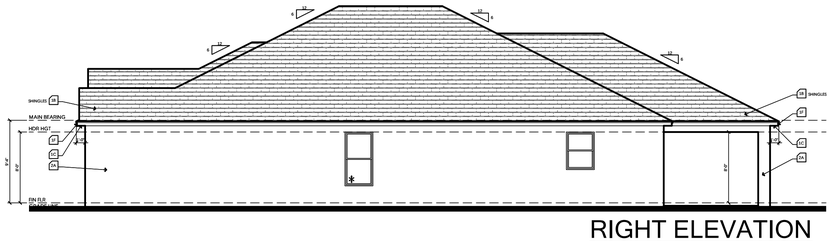
8" SEGMENTED BANDING DETAIL
SCALE: 3/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

MEDITERRANEAN ELEVATION A

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(407) 896-2233

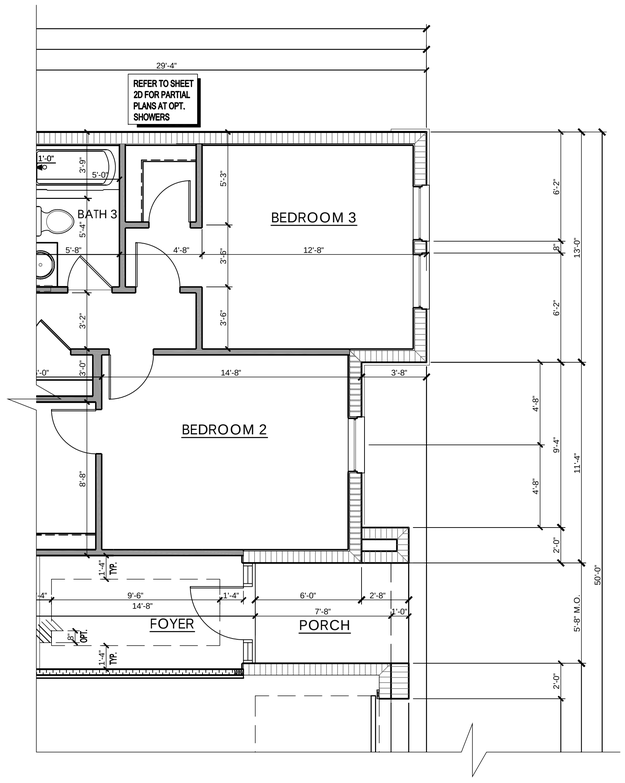
Builder: taylor morrison

Job Information:

Amelia
Community Name
Lot:
Block: LH
Community:
Address: #### Street St.
City, State Zip
Plot Date: 08 / 19 / 2022
Garage:

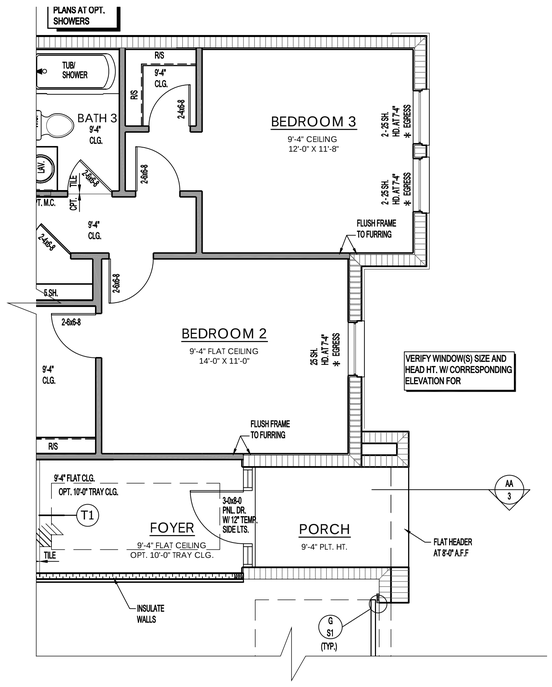
Reference No.
21-15368

Sheet:
3MA1



PARTIAL MAIN FLOOR PLAN DIM.
AT ELEVATION "M-A"

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



PARTIAL MAIN FLOOR PLAN NOTES
AT ELEVATION "M-A"

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

MEDITERRANEAN ELEVATION A

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258 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 860 2333

Builder:

taylor morrison

Job Information:

Amelia

Community Name

Lot: Block: Garage: LH

Community: #### Street St.

Address: City, State Zip

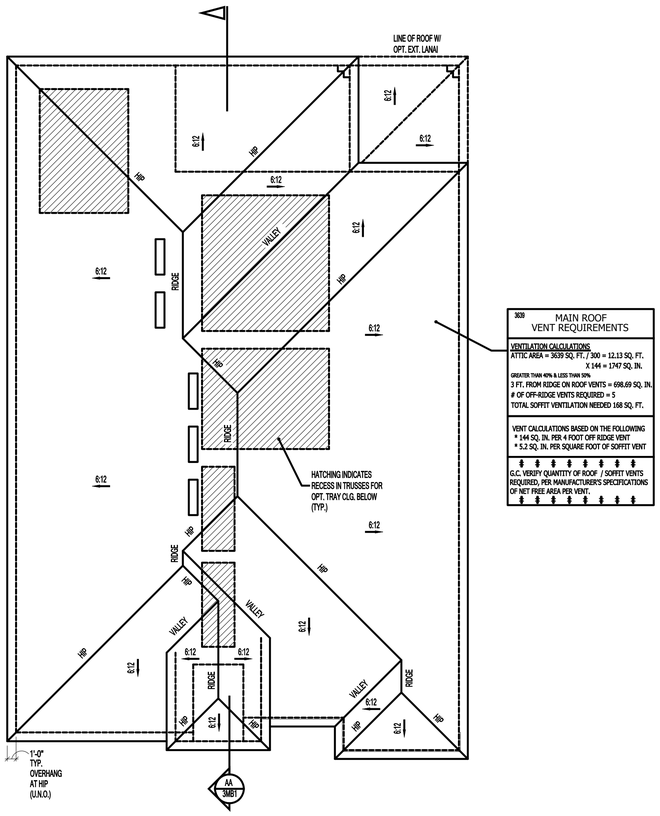
Plot Date: 08 / 19 / 2022

Reference No.

21-15368

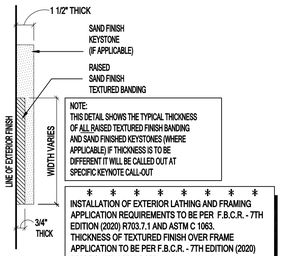
Sheet:

3MA2



3639 MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 3639 SQ. FT. / 300 = 12.13 SQ. FT. X 144 = 1747 SQ. IN.
GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 698.69 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 5 TOTAL SOFFIT VENTILATION NEEDED 168 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

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



NOTE:
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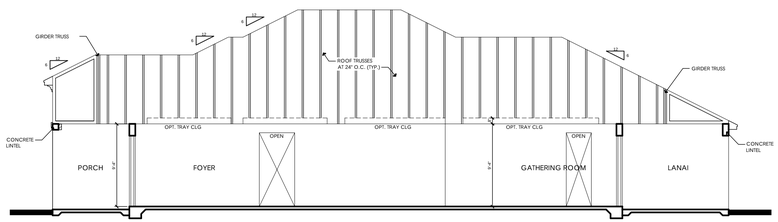
TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
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2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
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   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
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3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
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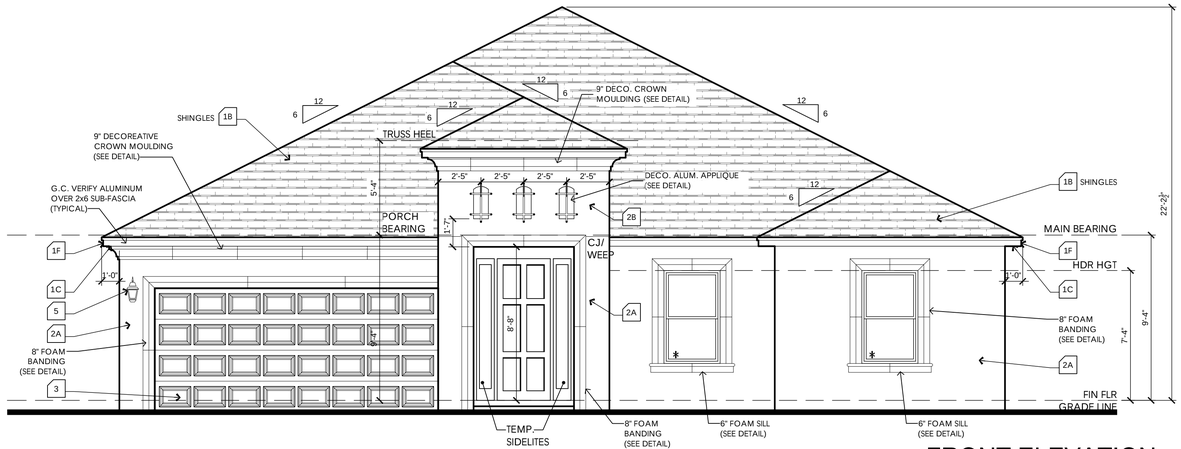
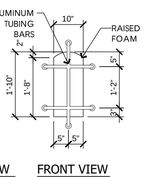
Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

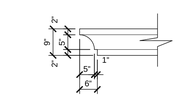


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

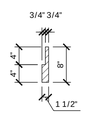
WINDOW FALL PROTECTION
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 6TH EDITION (2017) R312.2 WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 6TH EDITION (2017) R312.2



DECORATIVE ALUMINUM DETAIL
SCALE: 1/2" = 1'-0"



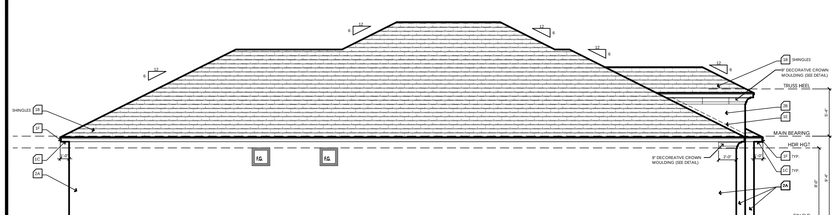
9" SEGMENTED CROWN MOULDING DETAIL
SCALE: 1/2" = 1'-0"



8" SEGMENTED BANDING DETAIL
SCALE: 3/4" = 1'-0"



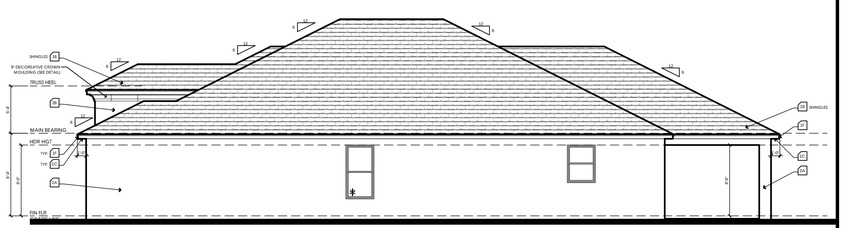
6" SEGMENTED SILL DETAIL
SCALE: 3/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

MEDITERRANEAN ELEVATION B

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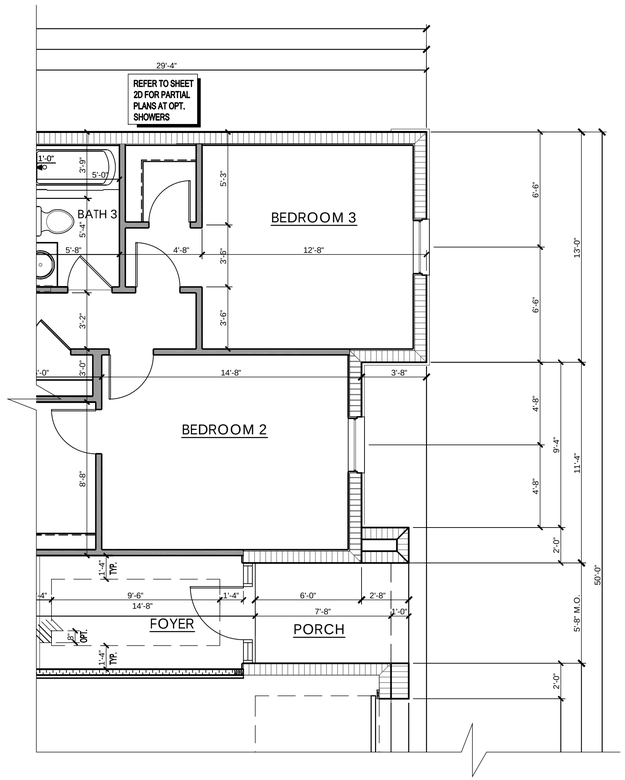
Lot:
Block: LH
Community: #### Street St.
Address: City, State Zip
Plot Date: 08 / 19 / 2022
Garage:

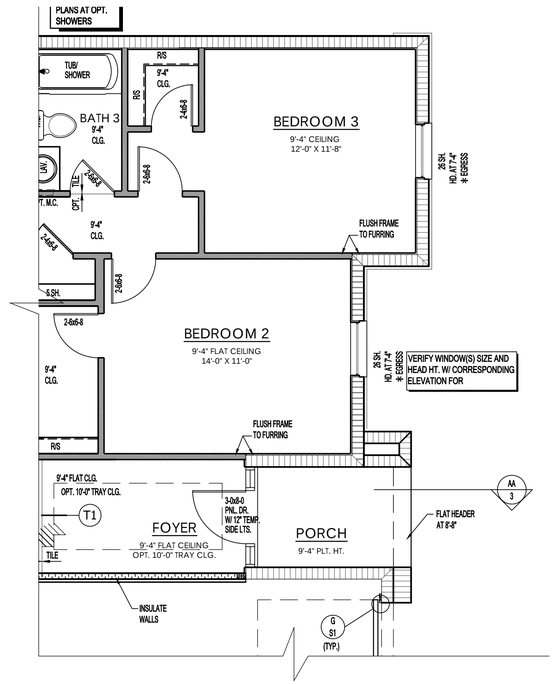
Reference No.
21-15368

Sheet
3MB1



PARTIAL MAIN FLOOR PLAN DIM.
AT ELEVATION "M-A"

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



PARTIAL MAIN FLOOR PLAN NOTES
AT ELEVATION "M-A"

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

MEDITERRANEAN ELEVATION B

keesee associates
ARCHITECTURE | DESIGN | PLANNING
gokeesee.com
AA26003115
258 Southhall Lane Suite 200
Maitland, FL 32751
o. (407) 860 2333

Builder:

taylor morrison

Job Information:

Amelia

Community Name

Lot: Block: Garage: LH

Community: #### Street St.

Address: City, State Zip

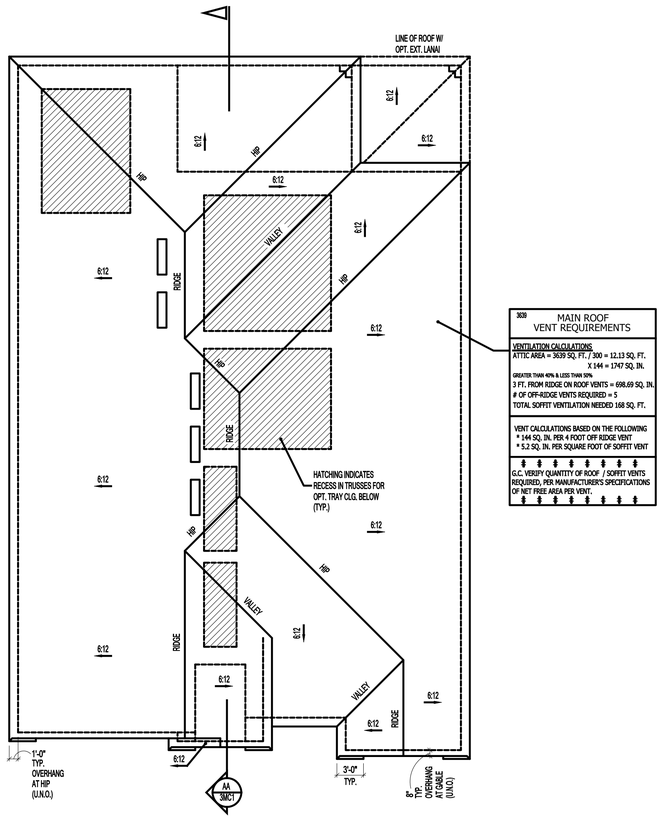
Plot Date: 08 / 19 / 2022

Reference No.

21-15368

Sheet:

3MB2



3639

MAIN ROOF
VENT REQUIREMENTS

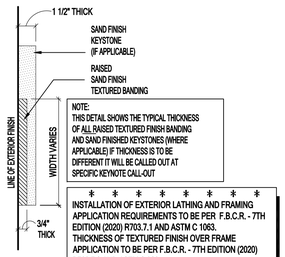
VENTILATION CALCULATIONS
ATTIC AREA = 3639 SQ. FT. / 300 = 12.13 SQ. FT.
X 144 = 1747 SQ. IN.

GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 698.69 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 5
TOTAL SOFFIT VENTILATION NEEDED 168 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

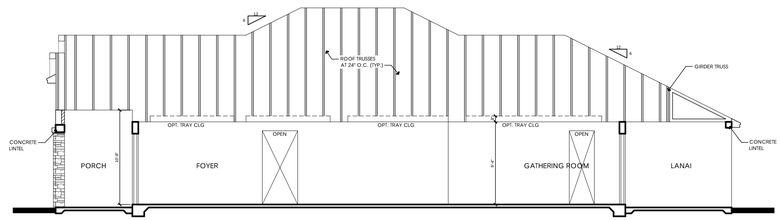
ROOF PLAN
SCALE: 1/4" = 1'-0"



NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

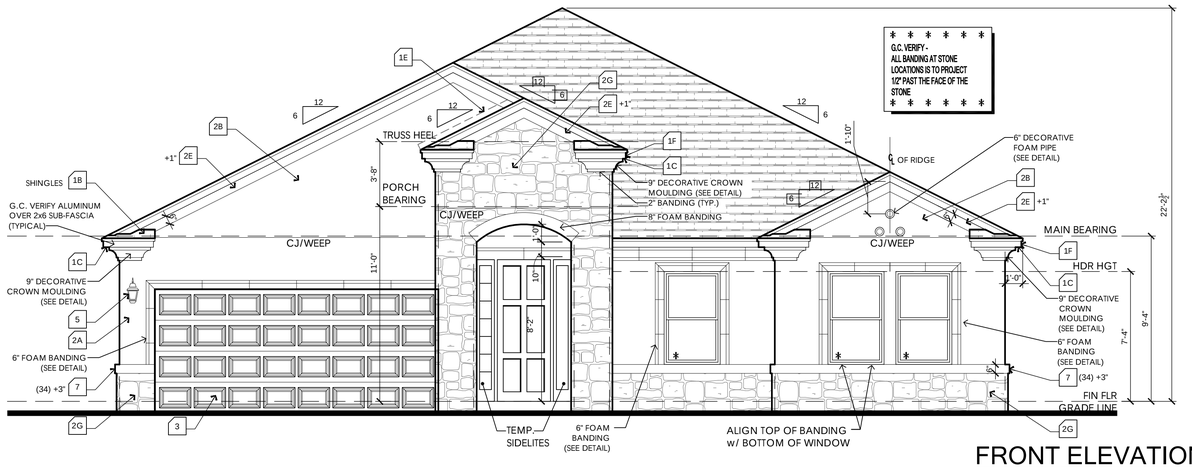


SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

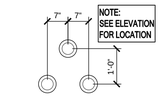
Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.



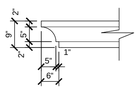
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 6TH EDITION (2017) R312.2
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 6TH EDITION (2017) R312.2



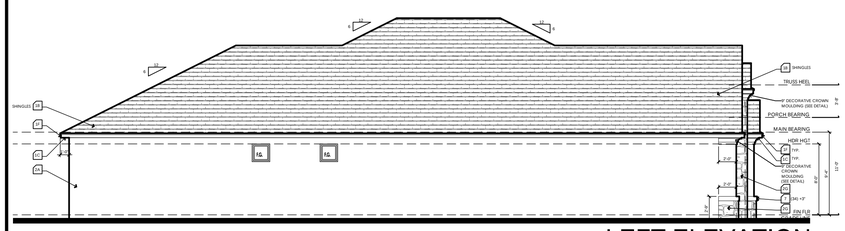
6" DECORAIVE FOAM PIPE DETAIL
SCALE: 1/2" = 1'-0"



9" SEGMENTED CROWN MOULDING DETAIL
SCALE: 1/2" = 1'-0"



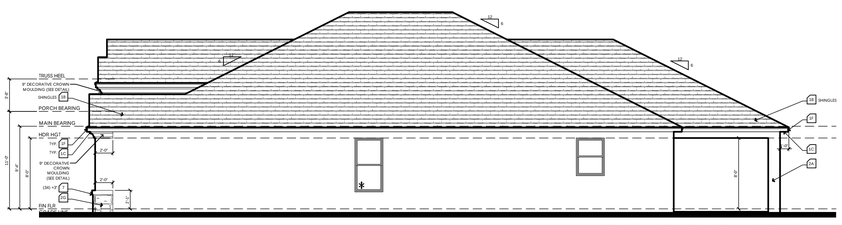
6" SEGMENTED BANDING DETAIL
SCALE: 3/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

MEDITERRANEAN ELEVATION C

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goKeesee.com
255 Southhall Lane Suite 200
Maitland, FL 32751
(407) 896-2233

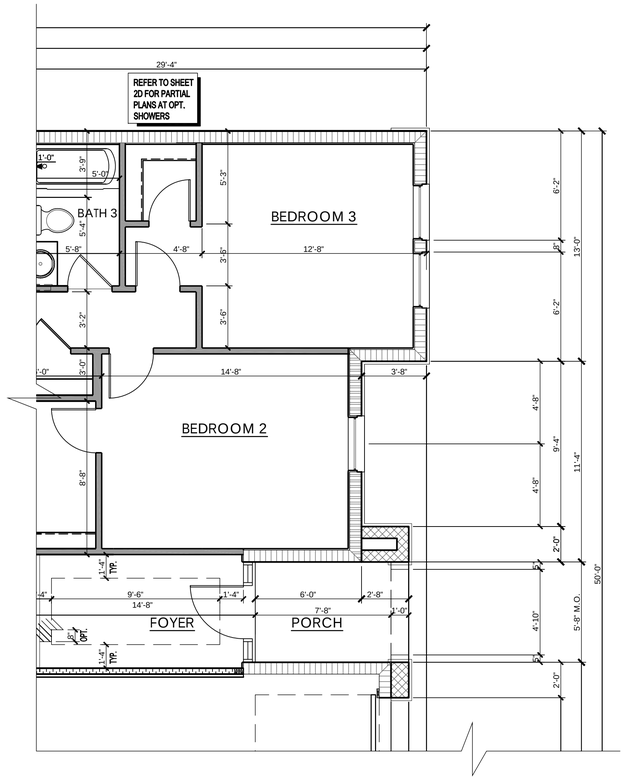
Builder: taylor morrison

Job Information:

Amelia
Community Name
Lot: Block: ####
Community: Street St.
Address: City, State Zip
Garage: LH
Plot Date: 08 / 19 / 2022

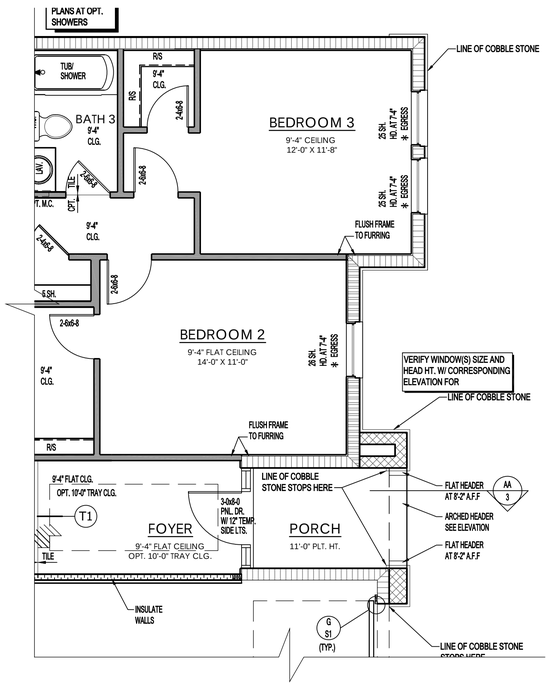
Reference No.
21-15368

Sheet:
3MC1



PARTIAL MAIN FLOOR PLAN DIM.
AT ELEVATION "M-A"

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



PARTIAL MAIN FLOOR PLAN NOTES
AT ELEVATION "M-A"

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

MEDITERRANEAN ELEVATION C

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258 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 862 2333

Builder:

taylor morrison

Job Information:

Amelia

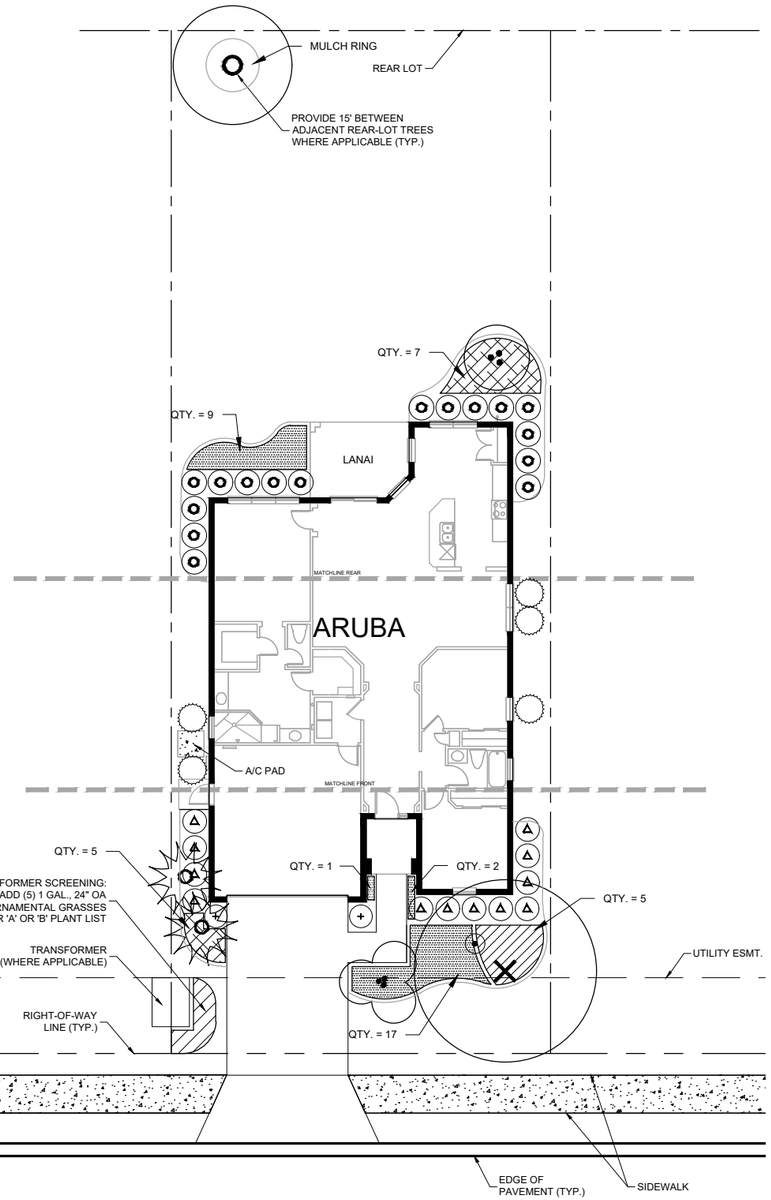
Community Name

Lot:
Block: ####
Garage: LH
Community:
Address: Street St. City, State Zip
Plot Date: 08 / 19 / 2022

Reference No.
21-15368

Sheet:
3MC2

NOTE:
WHERE BACK-TO-BACK LOT CONDITION EXISTS, LOTS WILL BE SEPARATED BY LANDSCAPE AND A FENCE/WALL. CONTRACTOR SHALL REFER TO 'REAR YARD LANDSCAPE PLAN' FOR REAR YARD PLANTING LAYOUT ALONG FENCE/WALL.



IMPORTANT:
1. THIS BUILDER OPTION MAY REQUIRE TREES, PALMS OR OTHER LANDSCAPE TO BE PLACED INSIDE DEDICATED UTILITY EASEMENTS. BUYER ASSUMES FULL RESPONSIBILITY OF LANDSCAPE MATERIALS SHOULD FUTURE ACCESS BE REQUIRED WITHIN THE RESPECTIVE EASEMENTS FOR ANY REASON.
2. ALL CANOPY TREES SHALL BE LOCATED OUTSIDE OF UTILITY EASEMENTS AND PLACED A MIN. 5' FROM ANY UTILITY.
3. ALL CANOPY TREES SHALL BE LOCATED A MINIMUM 6' AWAY FROM PRIMARY STRUCTURE, DRIVEWAY, SIDEWALK, STREET OR PROPERTY LINE OF ADJACENT RESIDENTIAL LOT.
4. ALL ABOVE GROUND UTILITIES, INCLUDING TRANSFORMERS, SHALL BE PLANTED WITH GRASSES ON ALL SIDES. GRASS SPECIES SHALL CORRESPOND TO 'A' OR 'B' PLANT LIST.

ARUBA LANDSCAPE PLAN

0 10 20 40
SCALE IN FEET

ARUBA 'A' PLANT LIST (TAMPA-ORLANDO)		
Symbol	**Name**	**Quantity**
SHADE TREES		
	Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 12'-14' Ht., 5' spd., Full	1
	Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 3" Cal.,12' Ht., 4' spd., 4' C.T., Full	1
ACCENT TREES		
	Botanical: Ligustrum japonicum Common: Tree Ligustrum Specifications: Min 2" Cal., 7'x7' OA	1
PALM TREES		
	Botanical: Washingtonia robusta Common: Washington Palm Specifications: 12' & 16' CT	2
	Botanical: Phoenix roebelenii Common: Pygmy Date Palm Specifications: 4' C.T. B&B, Triple, Equal Trunks	1
ACCENT SHRUBS		
	Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	5
	Botanical: Strelitzia reginae Common: Orange Bird of Paradise Specifications: 7 gal., 3' OA, Full	1
	Botanical: Ilex crenata 'Sky Pencil' Common: Sky Pencil Holly Specifications: 7 Gal., 4' Ht., Matching	2
MEDIUM SHRUBS		
	Botanical: Schefflera arboricola 'Trinette' Common: Trinette Specifications: 3 gal., 24" Ht. x 18" Sprd.	12
	Botanical: Viburnum suspensum Common: Sandankwa Viburnum Specifications: 3 gal., 24" Ht. x 18" Sprd.	16
GROUNDCOVERS		
	Botanical: Ilex vomitoria 'Schillings' Common: Dwarf Yaupon Holly Specifications: 3 gallon, 15" OA, 36" OC	12
	Botanical: Liriope muscari 'Silvery Sunproof' Common: Silvery Sunproof Liriope Specifications: 1 gal., 12" Full, 30" OC	29
GRASSES		
	Botanical: Muhlenbergia capillaris Common: Pink Muhly Grass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	5
MULCH		
Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth		815 S.F.

ARUBA 'B' PLANT LIST (TAMPA-ORLANDO)	
Name	**Quantity**
SHADE TREES	
Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 3" Cal.,12' Ht., 4' spd., 4' C.T., Full	1
Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 12'-14' Ht., 5' spd., Full	1
ACCENT TREES	
Botanical: Callistemon rigida Common: Erect Bottlebrush Specifications: Min. 8' Ht., 2" Cal., Std., Full	1
PALM TREES	
Botanical: Washingtonia robusta Common: Washington Palm Specifications: 12' & 16' CT	2
Botanical: Phoenix roebelenii Common: Pygmy Date Palm Specifications: 4' C.T. B&B, Triple, Equal Trunks	1
ACCENT SHRUBS	
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	5
Botanical: Nandina domestica Common: Heavenly Bamboo Specifications: 7 gal., 36" OA, Full	1
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 4' Ht., Matching	2
MEDIUM SHRUBS	
Botanical: Loropetalum chinense 'Red Chocolate' Common: Red Chocolate Loropetalum Specifications: 3 gal., 18" Ht. x 18" Sprd.	12
Botanical: Illicium parvifolium Common: Anise Specifications: 3 gal., 24" Ht. x 18" Sprd.	16
GROUNDCOVERS	
Botanical: Duranta erecta 'Gold Mound' Common: Gold Mound Duranta Specifications: 3 gal., 18" Ht. x 18" Sprd., 36" OC	12
Botanical: Liriope muscari 'Big Blue' Common: Big Blue Liriope Specifications: 1 gal., 12" Full, 30" OC	29
GRASSES	
Botanical: Spartina bakeri Common: Sand Cordgrass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	5
MULCH	
Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth	815 S.F.

CANOPY TREE NOTE
WHERE A CANOPY TREE IS REQUIRED TO BE GREATER THAN 3" CALIPER, THE LIVE OAK SHALL BE SUBSTITUTED WITH SHUMARD OAK, ALLEE ELM, OR APPROVED EQUAL.

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
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EMAIL: info@waldropengineering.com
FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

THE CANYONS AT HIGHLAND RANCH
HOME LANDSCAPE PLAN (STANDARD)

0 10 20 40
SCALE IN FEET

PREPARED FOR:
taylor morrison
Homes Inspired by You

FILE NAME: Aruba Master Landscape
UPDATED: 2019/02/28

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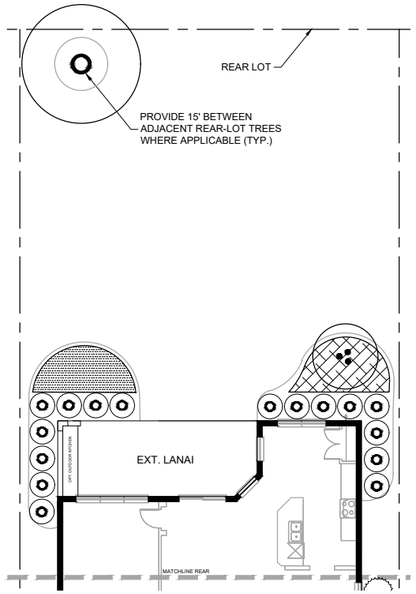
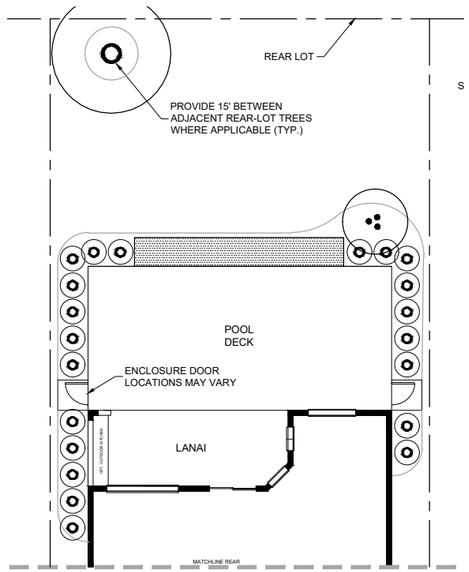


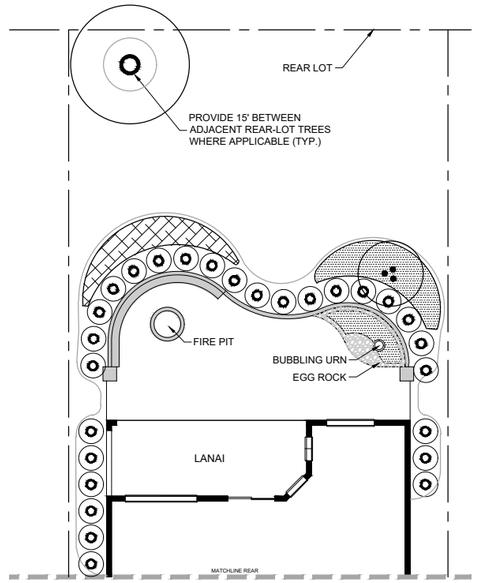
C OPTION ~ EXTENDED LANAI
SCALE: 1"=20'



PLANT LIST ±

SYMBOL	QTY.
	+ 5
	- 7
	+ 11

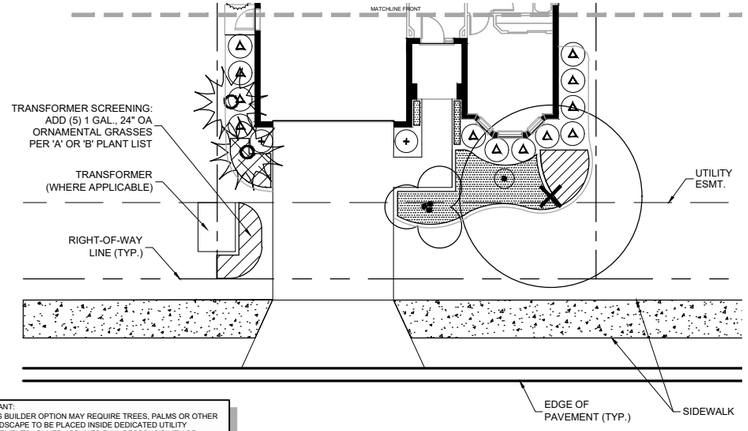
D OPTION ~ POOL DECK
SCALE: 1"=20'



PLANT LIST ±

SYMBOL	QTY.
	+ 12

E OPTION ~ FIRE PIT
SCALE: 1"=20'



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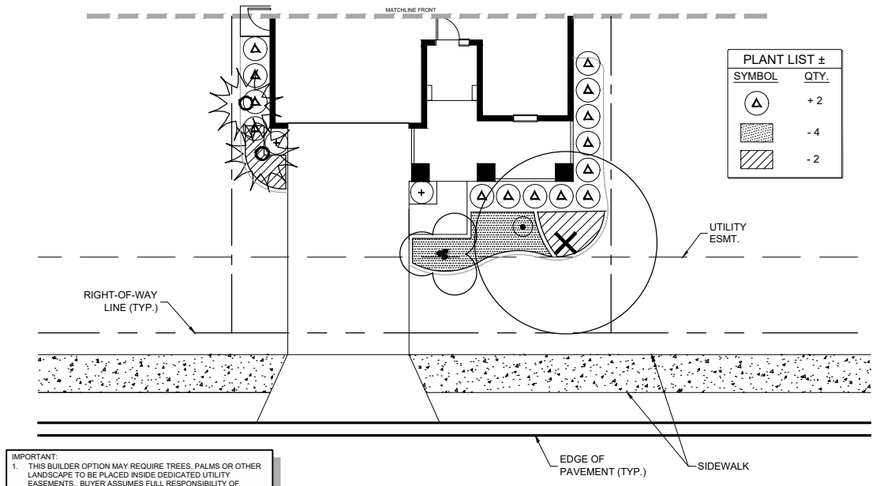
2. ALL CANOPY TREES SHALL BE LOCATED OUTSIDE OF UTILITY EASEMENTS AND PLACED A MIN. 5' FROM ANY UTILITY.
3. ALL CANOPY TREES SHALL BE LOCATED A MINIMUM 6' AWAY FROM PRIMARY STRUCTURE, DRIVEWAY, SIDEWALK, STREET OR PROPERTY LINE OF ADJACENT RESIDENTIAL LOT.
4. ALL ABOVE GROUND UTILITIES, INCLUDING TRANSFORMERS, SHALL BE PLANTED WITH GRASSES ON ALL SIDES. GRASS SPECIES SHALL CORRESPOND TO 'A' OR 'B' PLANT LIST.

A OPTION ~ BAY WINDOW
SCALE: 1"=20'



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B OPTION ~ FRONT PORCH ELEVATIONS "B & C"
SCALE: 1"=20'

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EMAIL: info@waldropengineering.com
FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

THE CANYONS AT HIGHLAND RANCH

HOME LANDSCAPE PLAN (OPTIONS)

0 10 20 40
SCALE IN FEET

PREPARED FOR:
taylor morrison
Homes Inspired by You

FILE NAME: Aruba Master Landscape
UPDATED: 2019/02/28

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ARUBA GARAGE LEFT
INCLUDED ELEVATION
ELEVATIONS "TRADITIONAL - ABC"
ELEVATIONS "CRAFTSMAN - ABC"
ELEVATIONS "MEDITERRANEAN - ABC"

TAYLOR MORRISON
PLAN REVISIONS

09-23-16 COMPLETED CONSTRUCTION DOCUMENTS THROUGH ELEVATION TRADITIONAL "A", ALTERNATE ELEVATIONS TRADITIONAL "B" AND "C", CRAFTSMAN "A", "B", AND "C", MEDITERRANEAN "A", "B", AND "C".

11-01-16 COMPLETED REVISIONS TO INCLUDE:

COMPLETED VORTEX ENGINEERING MARK UPS

RENAMED PLAN TO ARUBA ILO TB40-1768

ADDED SQUARE FOOTAGE CALCULATION BOX TO COVER SHEET.

REVISED SHOWER RECESS TO BE 3 1/2" DEEP.

TUB DECK AT 22" ILO 20".

12-23-16 COMPLETED REVISIONS TO INCLUDE:

ADDED ELEVATION "SE" TO PLAN SET AS STANDARD ELEVATION.

REVISED SHEET NUMBERS FOR EACH ELEVATION.

03-20-17 MIRRORED LEFT HAND GARAGE PLAN TO CREATE RIGHT HAND GARAGE PLAN.

06-09-17 COMPLETED REVISIONS TO INCLUDE:

REVISED SLAB THICKNESS NOTE ON FOUNDATION TO BE 3.5" ILO 4".

REVISED ROOM NAMES TO MATCH CORPORATE ROOM NAMES.

MADE FOYER TRAY CEILING OPTIONAL.

ADDED MULLIONS TO SIDE LITE ON TRADITIONAL AND MEDITERRANEAN ELEVATIONS.

06-26-17 COMPLETED REVISIONS TO INCLUDE:

REVISED STANDARD ELEVATION TO BE "INCLUDED ELEVATION".

07-21-17 COMPLETED REVISIONS TO INCLUDE:

REVISED SIDE WINDOWS TO 6' HT. AT ALL ELEVATIONS.

SQUARE FOOTAGE CALCULATIONS

ELEVATION	"IE"	"TR-A"	"TR-B"	"TR-C"	"CR-A"	"CR-B"	"CR-C"	"M-A"	"M-B"	"M-C"
LIVING S.F.	1768	1768	1784	1768	1768	1768	1768	1768	1784	1768
GARAGE S.F.	421	421	421	421	421	421	421	421	421	421
PORCH S.F.	49	49	49	49	49	235	235	49	49	49
LANAI S.F.	126	126	126	126	126	126	126	126	126	126
TOTAL UNDER ROOF S.F.	2364	2364	2380	2364	2364	2550	2550	2364	2380	2364
TOTAL WIDTH	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"
TOTAL LENGTH	63'-4"	63'-4"	64'-8"	63'-4"	63'-4"	70'-4"	70'-4"	63'-4"	64'-8"	63'-4"
TOTAL WIDTH - EXT. LANAI	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"
TOTAL LENGTH - EXT. LANAI	63'-4"	63'-4"	64'-8"	63'-4"	63'-4"	70'-4"	70'-4"	63'-4"	64'-8"	63'-4"
OPTIONS										
EXTENDED LANAI	+133	+133	+133	+133	+133	+133	+133	+133	+133	+133

02-06-18 COMPLETED REVISIONS TO INCLUDE:

CODE UPDATED TO F.B.C.R. - 6TH EDITION (2017)

ADDED HARDWARE TO MEDITERRANEAN ELEVATION GARAGE DOORS.

REVISED ROOF ON MEDITERRANEAN ELEVATIONS TO BE SHINGLE W/ OPTIONAL TILE ROOF.

09-13-18 COMPLETED VORTEX ENGINEERING MARK-UPS AND ADDED NEW TRUSS LAYOUTS.

10-30-18 MIRRORED LEFT HAND GARAGE PLAN TO UPDATE RIGHT HAND GARAGE PLAN AFTER ENGINEERING CHANGES.

01-30-19 COMPLETED REVISIONS TO INCLUDE:

ADDED AIR SWITCH AT DISP.

ADDED OPT. SHAMPOO NICHE AT ALL SHOWERS.

ADDED OPT. RAIN SHOWER HEAD AT OWNER'S BATH SHOWER.

OPT. HAND HELD SHOWER HEAD AT OWNER'S BATH SHOWER.

ADDED OPT. POT FILLER AT GOURMET KITCHEN ONLY.

ADDED ALT. LOCATION OF A/C PAD.

04-25-19 COMPLETED REVISIONS TO INCLUDE:

CHANGED ALL INTERIOR ARCHED HEADERS TO BE FLAT HEADERS.

07-01-19 COMPLETED REVISIONS TO INCLUDE:

9000 SERIES LED CONVERSIONS

09-27-19 COMPLETED REVISIONS TO INCLUDE:

REVISED COACH LIGHT TO "KICHLER - BEACON SQUARE" FOR CRAFTSMAN ELEVATIONS ONLY

12-16-19 COMPLETED REVISIONS TO INCLUDE:

- CLIENT REVISIONS TO 9000 SERIES LED CONVERSION ELECTRICAL PLANS
- REVISED GARAGE SERVICE DOOR PAD TO BE 3'-0"X3'-0"
- REVISED KITCHEN KNEE WALL AT ISLAND 2X6.

02-26-20 COMPLETED REVISIONS TO INCLUDE:

REVISED OWNERS SHOWER KNEE WALL TO BE 42" H.

04-06-20 COMPLETED REVISION TO INCLUDE:

ADDED 2-8x8-0 S.C. W/ THRESHOLD AND WEATHER STRIP FOR A/C DOOR AT GARAGE.

10-31-20 COMPLETED 2020 BI-ANNUAL REVISIONS

01-04-21 COMPLETED REVISION TO INCLUDE:

UPDATED PLANS TO MEET F.B.C.R. - 7TH EDITION (2020)

07-12-21 COMPLETED REVISION TO INCLUDE:

REVISED PLAN TO HAVE 150 AND 167 MPH STRUCTURAL NOTES

REVISED ELECTRICAL RISER TO 200 AMP

01-26-22 COMPLETED REVISIONS TO INCLUDE:

UPDATED PLANS PER SKU RATIONALIZATION

07-01-22 COMPLETED REVISIONS TO INCLUDE:

REMOVED SHOWER NICHES COMPLETELY FROM PLAN

08-18-22 COMPLETED REVISIONS TO INCLUDE:

REVISED CABINET LAYOUT TO ACCOMMODATE THE COUNTER DEPTH REFRIGERATOR ADJUSTMENT

03-01-23 COMPLETED REVISIONS TO INCLUDE:

REVISED LOCATION OF THE AHU RECESS PER TRUSS LAYOUT

06-23-23 COMPLETED REVISIONS TO INCLUDE:

REMOVED 3/4" SLAB RECESS AT FRONT ENTRY DOOR.

DRAWING INDEX

Sheet No.	SHEET TITLE
COV	COVER SHEET
GN	GENERAL NOTES
2A	SLAB AND PLUMBING PLAN
2A1	FLOOR PLAN NOTES
2A2	FLOOR PLAN DIMENSIONS
2B	PLAN OPTIONS
3SE	INCLUDED ELEVATION
3TRA1	TRADITIONAL ELEVATION 'A'
3TRA2	PARTIAL FLOOR PLAN TRADITIONAL ELEVATION 'A'
3TRB1	TRADITIONAL ELEVATION 'B'
3TRB2	PARTIAL FLOOR PLAN TRADITIONAL ELEVATION 'B'
3TRC1	TRADITIONAL ELEVATION 'C'
3TRC2	PARTIAL FLOOR PLAN TRADITIONAL ELEVATION 'C'
3CRA1	CRAFTSMAN ELEVATION 'A'
3CRA2	PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION 'A'
3CRB1	CRAFTSMAN ELEVATION 'B'
3CRB2	PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION 'B'
3CRC1	CRAFTSMAN ELEVATION 'C'
3CRC2	PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION 'C'
3MA1	MEDITERRANEAN ELEVATION 'A'
3MA2	PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION 'A'
3MB1	MEDITERRANEAN ELEVATION 'B'
3MB2	PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION 'B'
3MC1	MEDITERRANEAN ELEVATION 'C'
3MC2	PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION 'C'
3K	PARTIAL ELEVATIONS AT OPT. EXTENDED LANAI
S-IN1	SOFFIT INFORMATION
S-IN2	SOFFIT INFORMATION
TR	TRIM DETAILS
4	ELECTRICAL PLAN
5	WATERPROOFING DETAILS
5A	WATERPROOFING DETAILS - SIDING
F1.0	FOAM DETAILS

STRUCTURAL INDEX

Sheet No.	SHEET TITLE
N1	STRUCTURAL NOTES
SP1.0	FOUNDATION PLAN
SP2.0	LINTEL PLAN AND SCHEDULE
SP3.0	STRUCTURAL PLAN
SP3.1	STRUCTURAL OPTIONS
SP3.2	STRUCTURAL TRADITIONAL PART. PLANS
SP3.3	STRUCTURAL CRAFTSMAN PART. PLANS
SP3.4	STRUCTURAL MEDITERRANEAN PART. PLANS
SP4.0	INCLUDED ELEVATION TRUSS STRAPPING PLAN
SP4.1	INCLUDED ELEVATION W/ EXT. LANAI TRUSS STRAPPING PLAN
SP4.2	TRADITIONAL ELEVATION "A" TRUSS STRAPPING PLAN
SP4.3	TRADITIONAL ELEVATION "A" W/ EXT. LANAI TRUSS STRAPPING PLAN
SP4.4	TRADITIONAL ELEVATION "B" TRUSS STRAPPING PLAN
SP4.5	TRADITIONAL ELEVATION "B" W/ EXT. LANAI TRUSS STRAPPING PLAN
SP4.6	TRADITIONAL ELEVATION "C" TRUSS STRAPPING PLAN
SP4.7	TRADITIONAL ELEVATION "C" W/ EXT. LANAI TRUSS STRAPPING PLAN
SP4.8	CRAFTSMAN ELEVATION "A" TRUSS STRAPPING PLAN
SP4.9	CRAFTSMAN ELEVATION "A" W/ EXT. LANAI TRUSS STRAPPING PLAN
SP4.10	CRAFTSMAN ELEVATION "B" TRUSS STRAPPING PLAN
SP4.11	CRAFTSMAN ELEVATION "B" W/ EXT. LANAI TRUSS STRAPPING PLAN
SP4.12	CRAFTSMAN ELEVATION "C" TRUSS STRAPPING PLAN
SP4.13	CRAFTSMAN ELEVATION "C" W/ EXT. LANAI TRUSS STRAPPING PLAN
SP4.14	MEDITERRANEAN ELEVATION "A" TRUSS STRAPPING PLAN
SP4.15	MEDITERRANEAN ELEVATION "A" W/ EXT. LANAI TRUSS STRAPPING PLAN
SP4.16	MEDITERRANEAN ELEVATION "B" TRUSS STRAPPING PLAN
SP4.17	MEDITERRANEAN ELEVATION "B" W/ EXT. LANAI TRUSS STRAPPING PLAN
SP4.18	MEDITERRANEAN ELEVATION "C" TRUSS STRAPPING PLAN
SP4.19	MEDITERRANEAN ELEVATION "C" W/ EXT. LANAI TRUSS STRAPPING PLAN
FD-1	FRAMING NOTES
FD-2	FRAMING NOTES
S1	DETAILS
S2	DETAILS
S2A	DETAILS
S3	DETAILS
S4	DETAILS
S5	DETAILS
SDWC	DETAILS

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Maitland, FL 32751
(407) 896-2630

I HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED TRUSS DRAWINGS AND FIND THEM IN COMPLIANCE WITH SECTION 2002.2 OF THE FLORIDA BUILDING CODE, RESIDENTIAL (7TH EDITION).

THE ENGINEER OF RECORD FOR THE BUILDING IS PRE-ENGINEERED TRUSS MANUFACTURER'S RESPONSIBILITY AND THE ENGINEER OF RECORD RESERVES THE RIGHT TO REVIEW AND COMMENT ON ANY CHANGES AFTER TRUSS DESIGNS HAVE BEEN SUBMITTED TO THE ENGINEER.

SEALED FOR STRUCTURE ONLY
COA 28035
FIRM # 6667237

VORTEX ENGINEERING, LLC.
607 S. ALEXANDER ST., SUITE 103
PLANT CITY, FLORIDA 33563
1.877.SVORTEX (1.877.786.7839)
ANDREW J. MISHKIND, P.E. - FL. REG #86623
ASSED A. AVENDAÑA, P.E. - FL. REG #86623

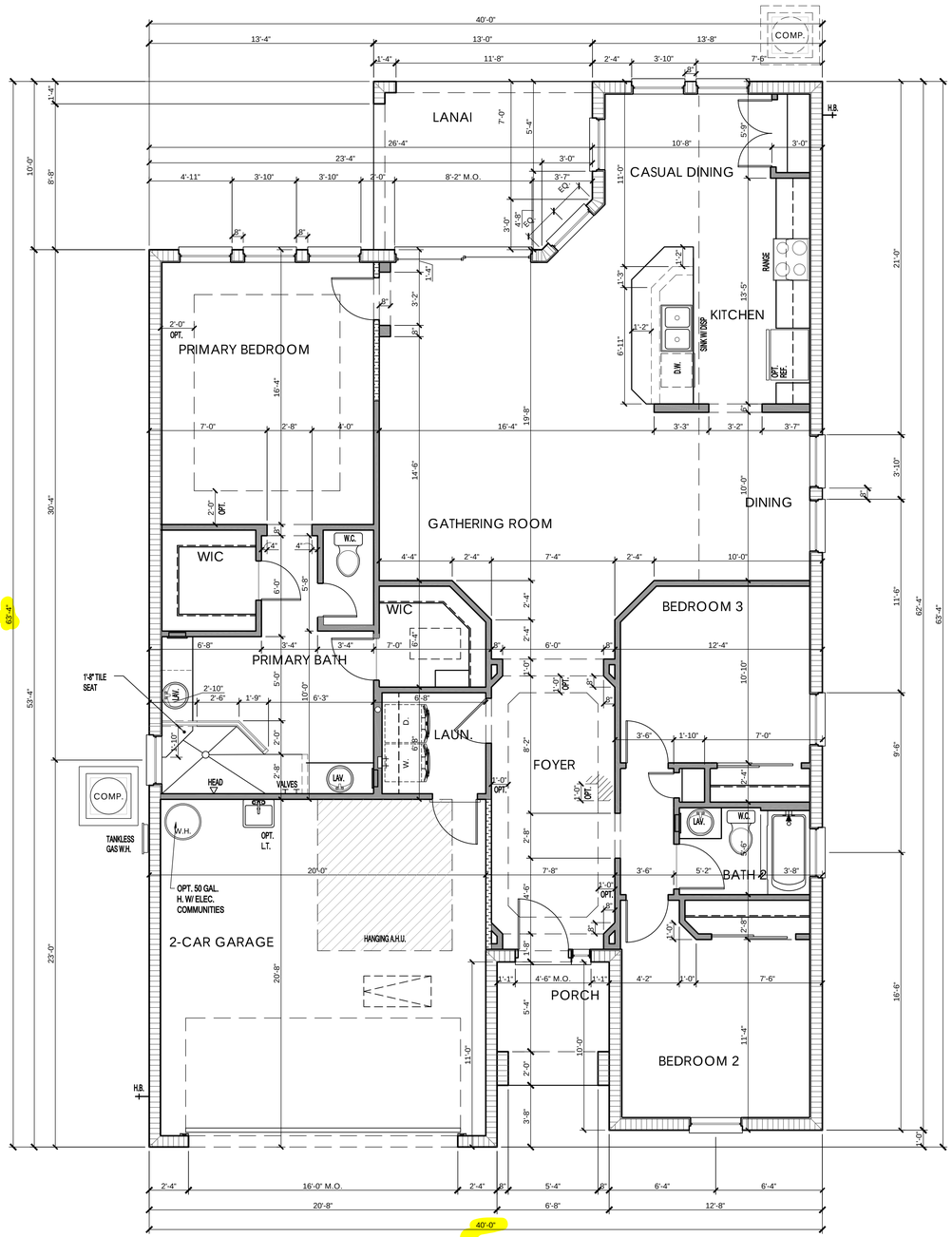
Builder: taylor morrison

Job Information:

Aruba
Community Name
Lot: Block: Unit:
Community: #### Street St.
Address: City, State Zip
Plot Date: 06 / 23 / 2023

Reference No.
21-13496

Sheet:
COV



REFER TO SHEET 2A1 FOR FLOOR PLAN NOTING

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Maitland, FL 32751
o.(407) 880 2333

Builder:

taylor morrison

Job Information:

Aruba

Community Name

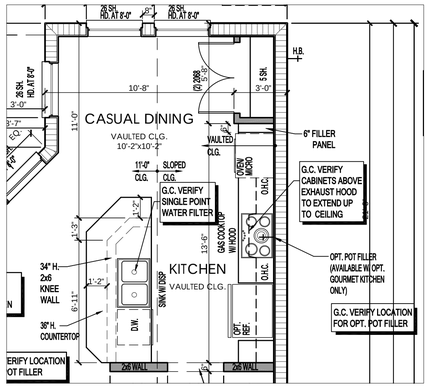
Lot:
Block:
Unit:
Community:
Address:
Street St.
City, State Zip
Plot Date:
06 / 23 / 2023

Reference No.
21-13496

Sheet:
2A2

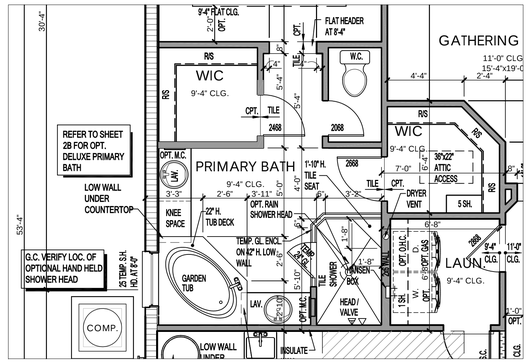
FLOOR PLAN DIMENSIONS

SCALE:
1/4" = 1'



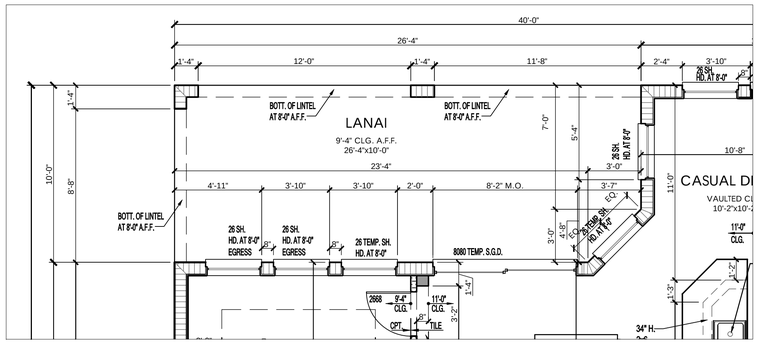
PARTIAL FLOOR PLAN AT OPT. GOURMET KITCHEN

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



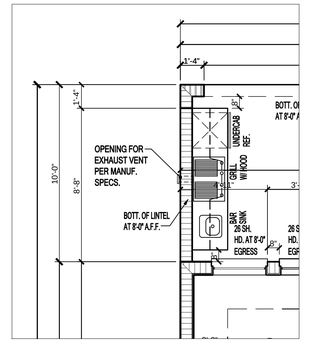
PARTIAL FLOOR PLAN AT OPT. DELUXE PRIMARY BATH

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



PARTIAL FLOOR PLAN AT OPT. EXTENDED LANAI W/O OUTDOOR KITCHEN

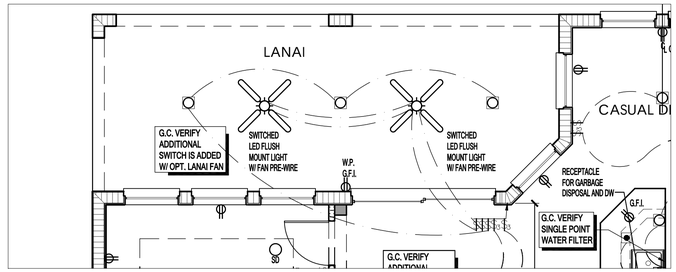
SCALE: 1/4" = 1'-0"



PARTIAL FLOOR PLAN AT OUTDOOR KITCHEN

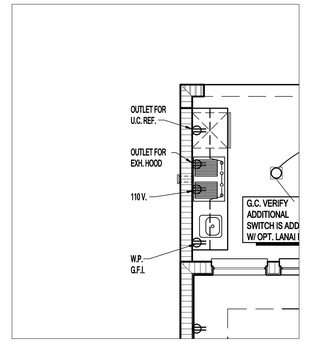
ONLY AVAILABLE WITH EXTENDED LANAI

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



PARTIAL ELEC. PLAN AT OPT. EXTENDED LANAI W/O OUTDOOR KITCHEN

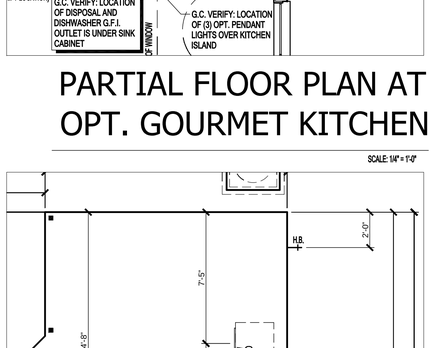
SCALE: 1/4" = 1'-0"



PARTIAL ELEC. PLAN AT OUTDOOR KITCHEN

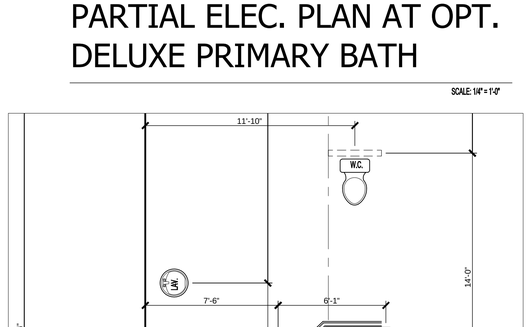
ONLY AVAILABLE WITH EXTENDED LANAI

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



PARTIAL FLOOR PLAN AT OPT. GOURMET KITCHEN

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



PARTIAL ELEC. PLAN AT OPT. DELUXE PRIMARY BATH

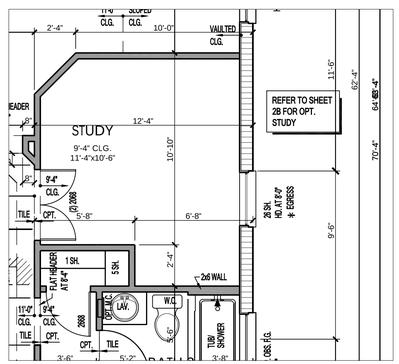
SCALE: 1/4" = 1'-0"

PARTIAL FLOOR PLAN AT OPT. GOURMET KITCHEN

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

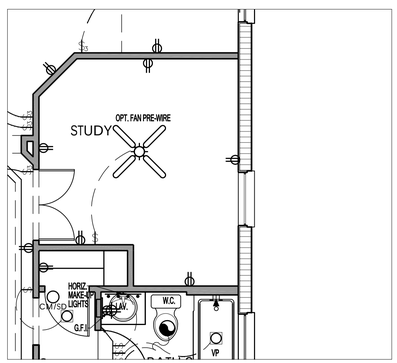
PARTIAL ELEC. PLAN AT OPT. DELUXE PRIMARY BATH

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



PARTIAL FLOOR PLAN AT OPT. STUDY

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



PARTIAL ELECTRICAL PLAN AT OPT. STUDY

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

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Maitland, FL 32751
(407) 960-2030

Builder: taylor morrison

Job Information:

Aruba

Community Name

Block: #### Street St.

Unit:

Lot:

Community:

Address: City, State Zip

Plot Date: 06 / 23 / 2023

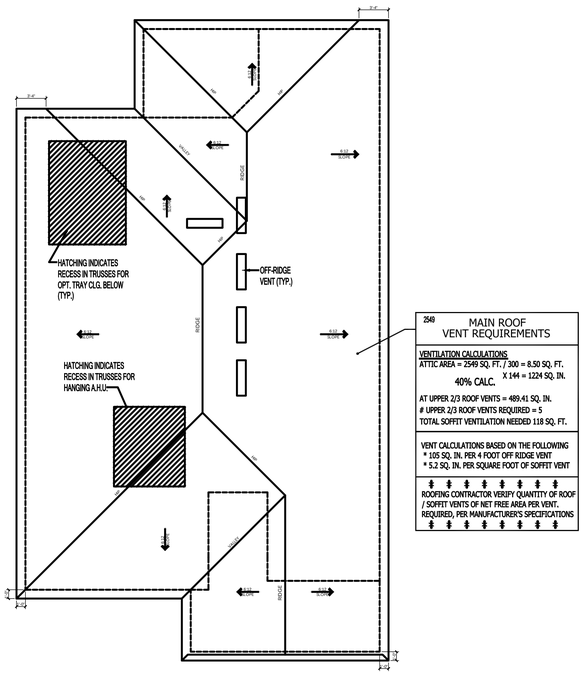
Reference No.

21-13496

Sheet: 2B -

PLAN OPTIONS

SCALE: 1/4" = 1'



2549

MAIN ROOF VENT REQUIREMENTS

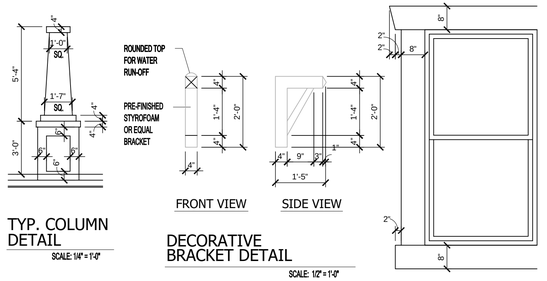
VENTILATION CALCULATIONS
ATTIC AREA = 2549 SQ. FT. / 300 = 8.50 SQ. FT.
40% CALC. X 144 = 1224 SQ. IN.
AT UPPER 2/3 ROOF VENTS = 489.41 SQ. IN.
UPPER 2/3 ROOF VENTS REQUIRED = 5
TOTAL SOFFIT VENTILATION NEEDED 118 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

ROOFING CONTRACTOR VERIFY QUANTITY OF ROOF / SOFFIT VENTS OF NET FREE AREA PER VENT. REQUIRED, PER MANUFACTURER'S SPECIFICATIONS

ROOF PLAN

SCALE: 1/8" = 1'-0"



TYP. COLUMN DETAIL

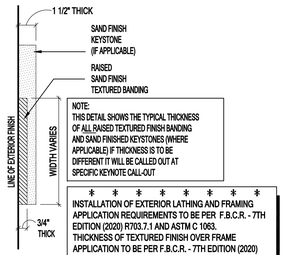
SCALE: 1/4" = 1'-0"

DECORATIVE BRACKET DETAIL

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

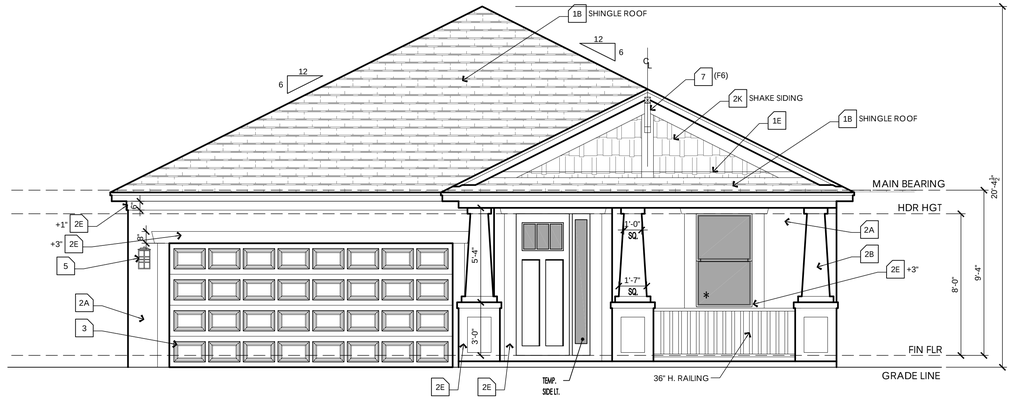
TYP. WINDOW/ DOOR TRIM DETAIL

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



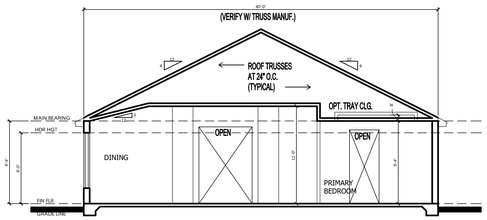
TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

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



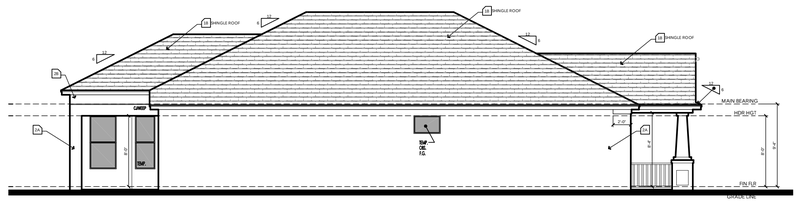
FRONT ELEVATION

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



SECTION A-A

SCALE: 1/8" = 1'-0"



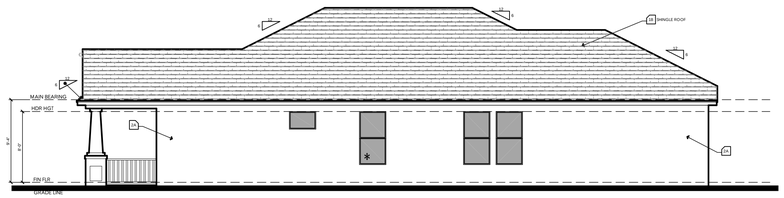
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

12-01-20

NOTES:
INCLUDED TRADITIONAL ELEVATION SHOWN

FOR CRAFTSMAN AND MEDITERRANEAN ELEVATIONS APPLY THESE CHANGES BELOW:

- FRONT DOOR STYLE
- GARAGE DOOR STYLE
- COACH LIGHT STYLE
- ROOF MATERIAL

G.C. VERIFY
TRIM AT DOORS AND WINDOWS
TO BE TRIM BOARD WHEN ADJACENT
TO SIDING, AND FOAM BANDING
WHEN ADJACENT TO STUCCO

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255 Southhall Lane Suite 200
Maitland, FL 32751
(407) 896-2033

Builder: taylor morrison

Job Information:

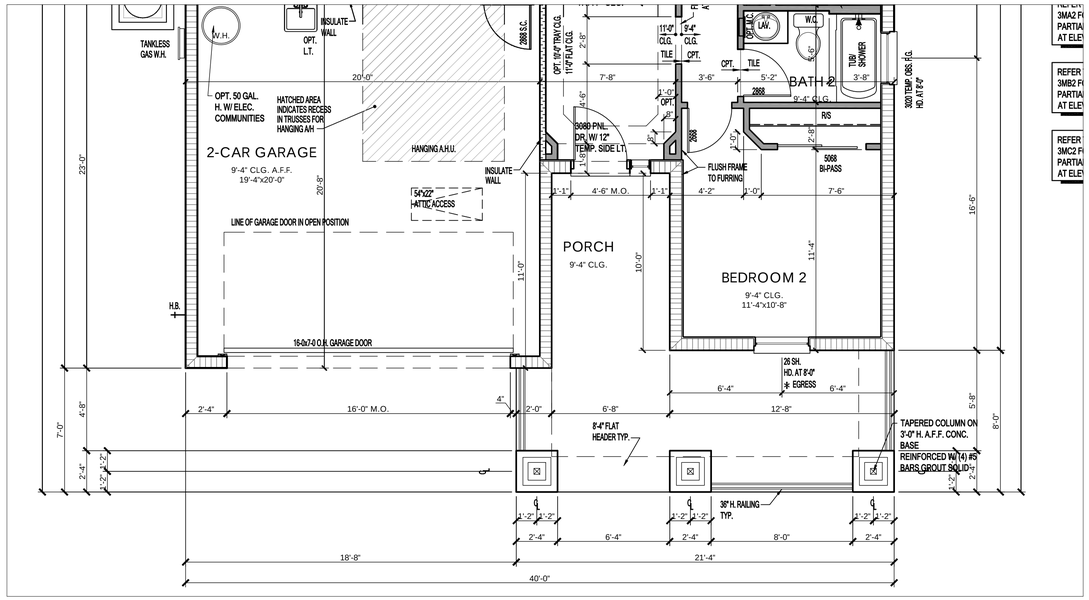
Aruba
Community Name
Lot: Block: Unit:
Community: #### Street St.
Address: City, State Zip
Plot Date: 06 / 23 / 2023

Reference No.
21-13496

Sheet:
3CRB1

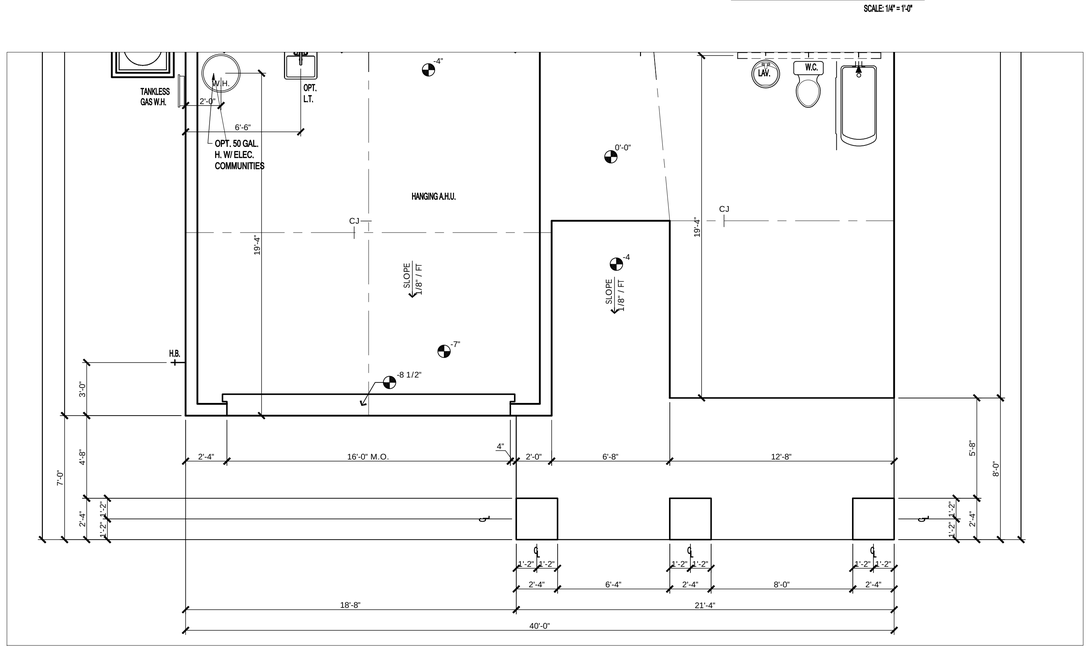
CRAFTSMAN ELEVATION B

SCALE: 1/4" = 1'



FLOOR PLAN

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



SLAB AND PLUMBING PLAN

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

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AA26003115
gokeesee.com
258 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 860 2333

Builder:

taylor morrison

Job Information:

Aruba

Community Name

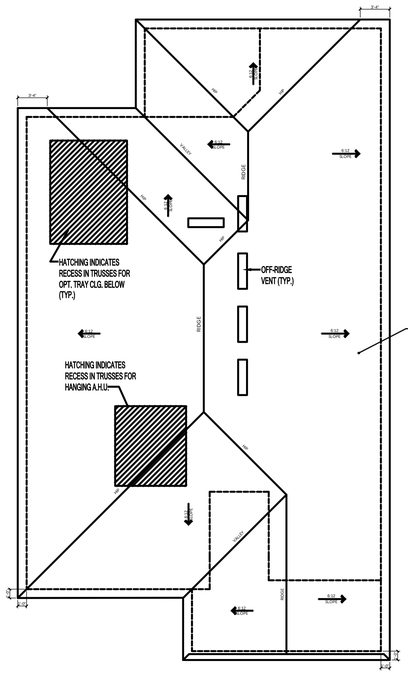
Lot:
Block:
Unit:
Community:
Address:
Street St.
City, State Zip
Plot Date:
06 / 23 / 2023

Reference No.
21-13496

Sheet:
3CRB2

PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION B

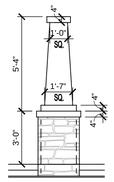
SCALE:
1/4" = 1'



2549 MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 2549 SQ. FT. / 300 = 8.50 SQ. FT. X 144 = 1224 SQ. IN. 40% CALC. AT UPPER 2/3 ROOF VENTS = 489.41 SQ. IN. # UPPER 2/3 ROOF VENTS REQUIRED = 5 TOTAL SOFFIT VENTILATION NEEDED 118 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
ROOFING CONTRACTOR VERIFY QUANTITY OF ROOF / SOFFIT VENTS OF NET FREE AREA PER VENT, REQUIRED, PER MANUFACTURER'S SPECIFICATIONS

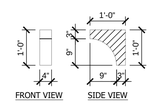
ROOF PLAN

SCALE: 1/8" = 1'-0"



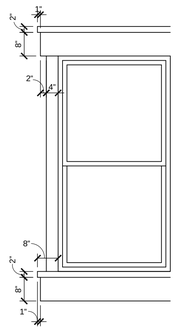
TYP. COLUMN DETAIL

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



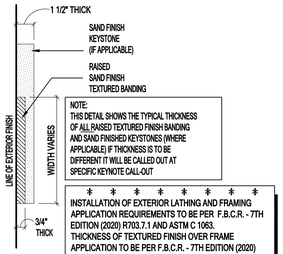
SMALL DECORATIVE BRACKET DETAIL

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



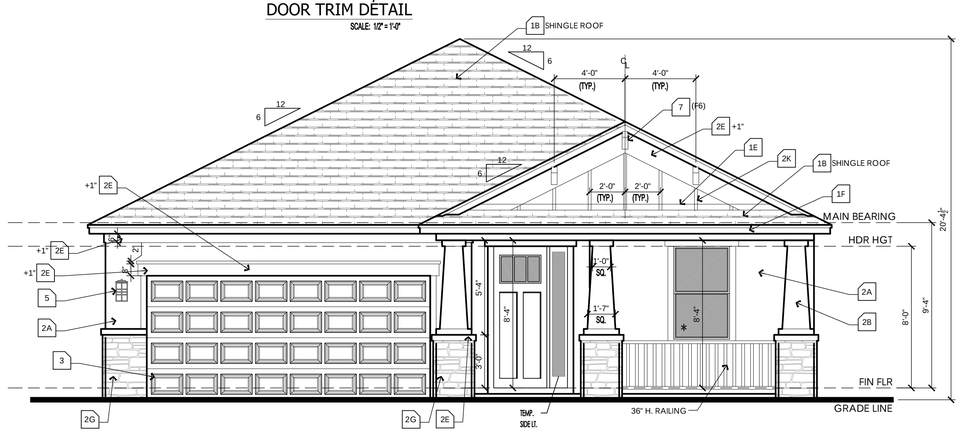
TYP. WINDOW/ DOOR TRIM DETAIL

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



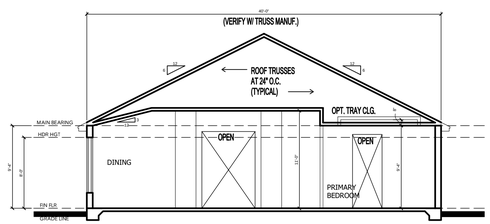
TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

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



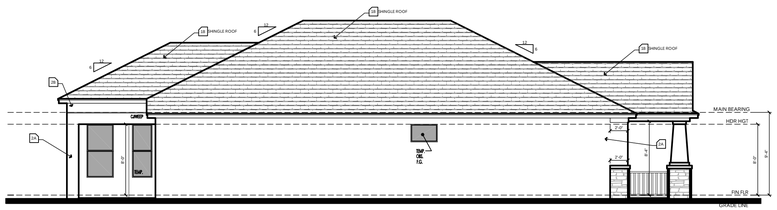
FRONT ELEVATION

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



SECTION A-A

SCALE: 1/8" = 1'-0"



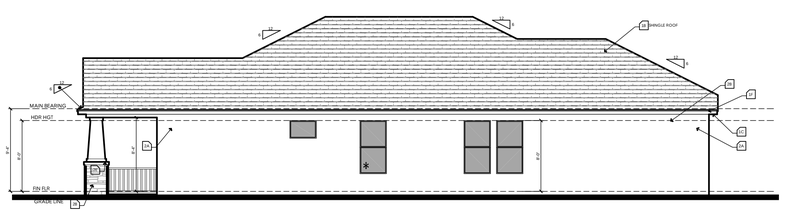
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

12-01-20

NOTES:
INCLUDED TRADITIONAL ELEVATION SHOWN

FOR CRAFTSMAN AND MEDITERRANEAN ELEVATIONS APPLY THESE CHANGES BELOW:

- FRONT DOOR STYLE
- GARAGE DOOR STYLE
- COACH LIGHT STYLE
- ROOF MATERIAL

G.C. VERIFY TRIM AT DOORS AND WINDOWS TO BE TRIM BOARD WHEN ADJACENT TO SIDING, AND FOAM BANDING WHEN ADJACENT TO STUCCO

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Maitland, FL 32751
(407) 960-0330

Builder: taylor morrison

Job Information:

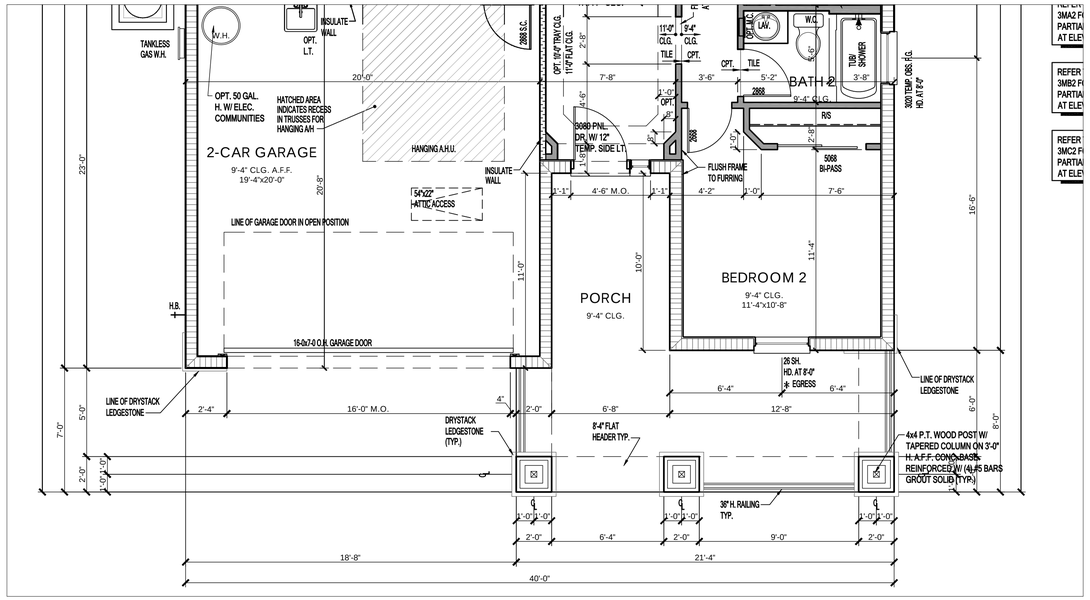
Aruba
Community Name
Lot: Block: Unit:
Community: #### Street St.
Address: City, State Zip
Plot Date: 06 / 23 / 2023

Reference No.
21-13496

Sheet: 3CRC1

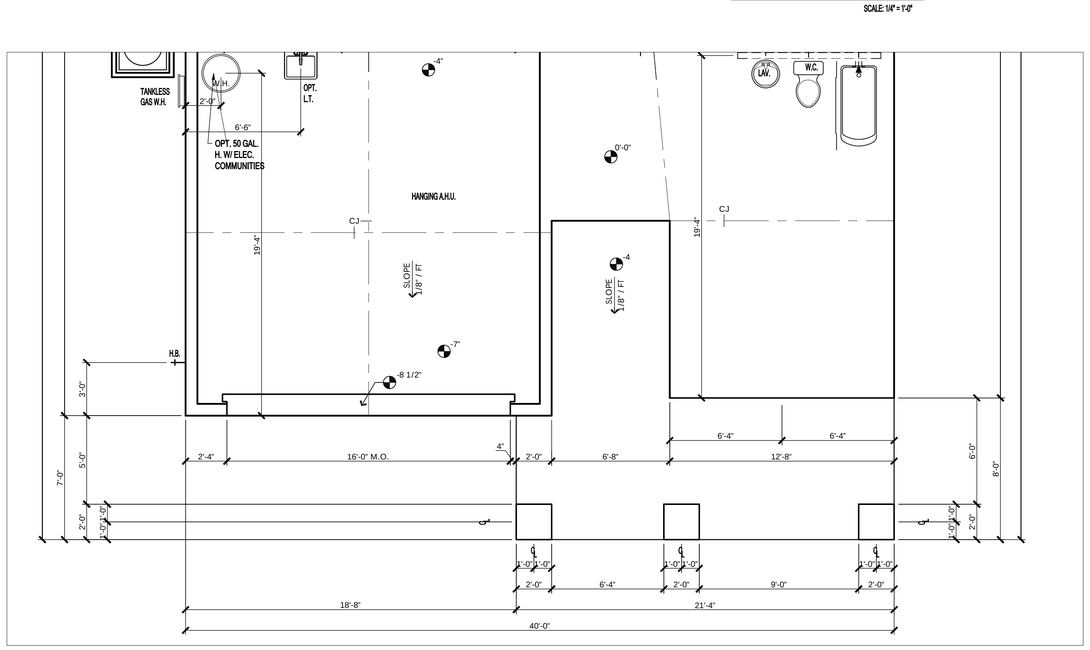
CRAFTSMAN ELEVATION C

SCALE: 1/4" = 1'



FLOOR PLAN

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



SLAB AND PLUMBING PLAN

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

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AA26003115
gokeesee.com
258 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 880 2333

Builder:

taylor morrison

Job Information:

Aruba

Community Name

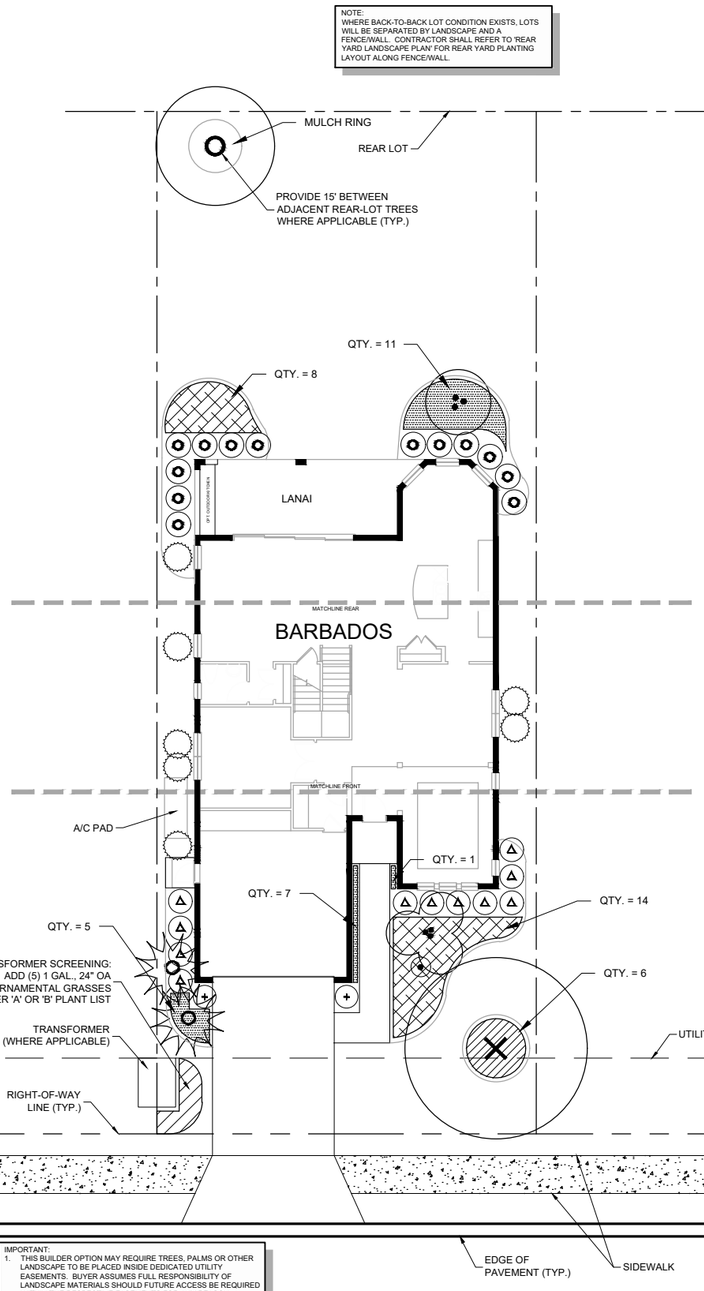
Lot:
Block:
Unit:
Community:
Address:
Street St.
City, State Zip
Plot Date:
06 / 23 / 2023

Reference No.
21-13496

Sheet:
3CRC2

PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION C

SCALE:
1/4" = 1'



IMPORTANT:
1. THIS BUILDER OPTION MAY REQUIRE TREES, PALMS OR OTHER LANDSCAPE TO BE PLACED INSIDE DEDICATED UTILITY EASEMENTS. BUYER ASSUMES FULL RESPONSIBILITY OF LANDSCAPE MATERIALS SHOULD FUTURE ACCESS BE REQUIRED WITHIN THE RESPECTIVE EASEMENTS FOR ANY REASON.
2. ALL CANOPY TREES SHALL BE LOCATED OUTSIDE OF UTILITY EASEMENTS AND PLACED A MIN. 5' FROM ANY UTILITY.
3. ALL CANOPY TREES SHALL BE LOCATED A MINIMUM 6' AWAY FROM PRIMARY STRUCTURE, DRIVEWAY, SIDEWALK, STREET OR PROPERTY LINE OF ADJACENT RESIDENTIAL LOT.
4. ALL ABOVE GROUND UTILITIES, INCLUDING TRANSFORMERS, SHALL BE PLANTED WITH GRASSES ON ALL SIDES. GRASS SPECIES SHALL CORRESPOND TO 'A' OR 'B' PLANT LIST.

BARBADOS LANDSCAPE PLAN

0 10 20 40

SCALE IN FEET

BARBADOS 'A' PLANT LIST (TAMPA-ORLANDO)		
Symbol	**Name**	**Quantity**
SHADE TREES		
	Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 12'-14' Ht., 5' spd., Full	1
	Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 3" Cal.,12' Ht., 4' spd., 4' C.T., Full	1
ACCENT TREES		
	Botanical: Ligustrum japonicum Common: Tree Ligustrum Specifications: Min 2" Cal., 7'x7' OA	1
PALM TREES		
	Botanical: Washingtonia robusta Common: Washington Palm Specifications: 12' & 16' CT	2
	Botanical: Phoenix roebelenii Common: Pygmy Date Palm Specifications: 4' C.T. B&B, Triple, Equal Trunks	1
ACCENT SHRUBS		
	Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	7
	Botanical: Strelitzia reginae Common: Orange Bird of Paradise Specifications: 7 gal., 3' OA, Full	1
	Botanical: Ilex crenata 'Sky Pencil' Common: Sky Pencil Holly Specifications: 7 Gal., 4' Ht., Matching	2
MEDIUM SHRUBS		
	Botanical: Schefflera arboricola 'Trinette' Common: Trinette Specifications: 3 gal., 24" Ht. x 18" Sprd.	11
	Botanical: Viburnum suspensum Common: Sandankwa Viburnum Specifications: 3 gal., 24" Ht. x 18" Sprd.	13
GROUNDCOVERS		
	Botanical: Ilex vomitoria 'Schillings' Common: Dwarf Yaupon Holly Specifications: 3 gallon, 15" OA, 36" OC	22
	Botanical: Liriope muscari 'Silvery Sunproof' Common: Silvery Sunproof Liriope Specifications: 1 gal., 12" Full, 30" OC	24
GRASSES		
	Botanical: Muhlenbergia capillaris Common: Pink Muhly Grass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	6
MULCH		
	Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth	726 S.F.

BARBADOS 'B' PLANT LIST (TAMPA-ORLANDO)	
Name	**Quantity**
SHADE TREES	
Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 3" Cal.,12' Ht., 4' spd., 4' C.T., Full	1
Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 12'-14' Ht., 5' spd., Full	1
ACCENT TREES	
Botanical: Callistemon rigida Common: Erect Bottlebrush Specifications: Min. 8' Ht., 2" Cal., Std., Full	1
PALM TREES	
Botanical: Washingtonia robusta Common: Washington Palm Specifications: 12' & 16' CT	2
Botanical: Phoenix roebelenii Common: Pygmy Date Palm Specifications: 4' C.T. B&B, Triple, Equal Trunks	1
ACCENT SHRUBS	
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	7
Botanical: Nandina domestica Common: Heavenly Bamboo Specifications: 7 gal., 36" OA, Full	1
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 4' Ht., Matching	2
MEDIUM SHRUBS	
Botanical: Loropetalum chinense 'Red Chocolate' Common: Red Chocolate Loropetalum Specifications: 3 gal., 18" Ht. x 18" Sprd.	11
Botanical: Illicium parvifolium Common: Anise Specifications: 3 gal., 24" Ht. x 18" Sprd.	13
GROUNDCOVERS	
Botanical: Duranta erecta 'Gold Mound' Common: Gold Mound Duranta Specifications: 3 gal., 18" Ht. x 18" Sprd., 36" OC	22
Botanical: Liriope muscari 'Big Blue' Common: Big Blue Liriope Specifications: 1 gal., 12" Full, 30" OC	24
GRASSES	
Botanical: Spartina bakeri Common: Sand Cordgrass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	6
MULCH	
Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth	726 S.F.

CANOPY TREE NOTE
WHERE A CANOPY TREE IS REQUIRED TO BE GREATER THAN 3" CALIPER, THE LIVE OAK SHALL BE SUBSTITUTED WITH SHUMARD OAK, ALLEE ELM, OR APPROVED EQUAL.

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CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
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BONITA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7899
EMAIL: info@waldropengineering.com
FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

THE CANYONS AT HIGHLAND RANCH

HOME LANDSCAPE PLAN (STANDARD)

0 10 20 40
SCALE IN FEET

PREPARED FOR:
taylor morrison
Homes Inspired by You

FILE NAME: Barbados Master Landscape
UPDATED: 2019/02/28

O:\Projects\611-25 (Highland Ranch) Canyons Unit Landscape Plans\Drawings-Exhibits\611-25-01 Unit LA Plans\Current Plans\Barbados Master Landscape.dwg
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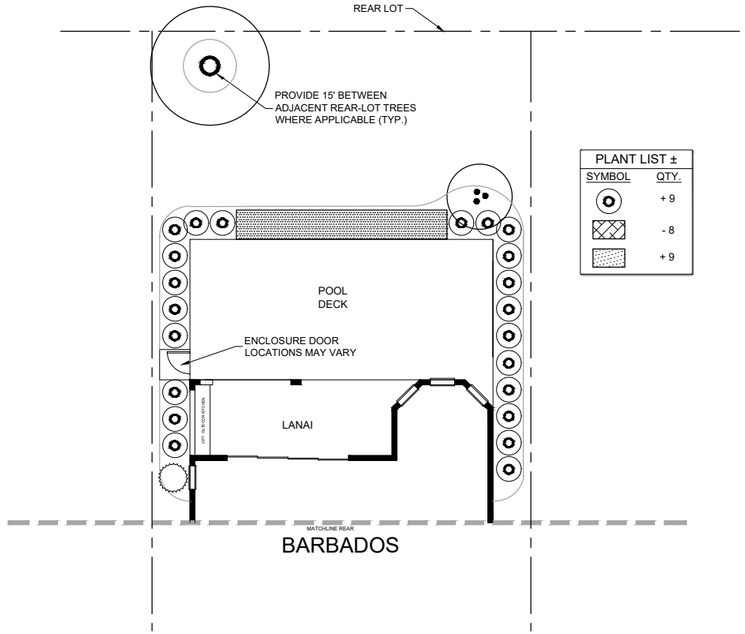
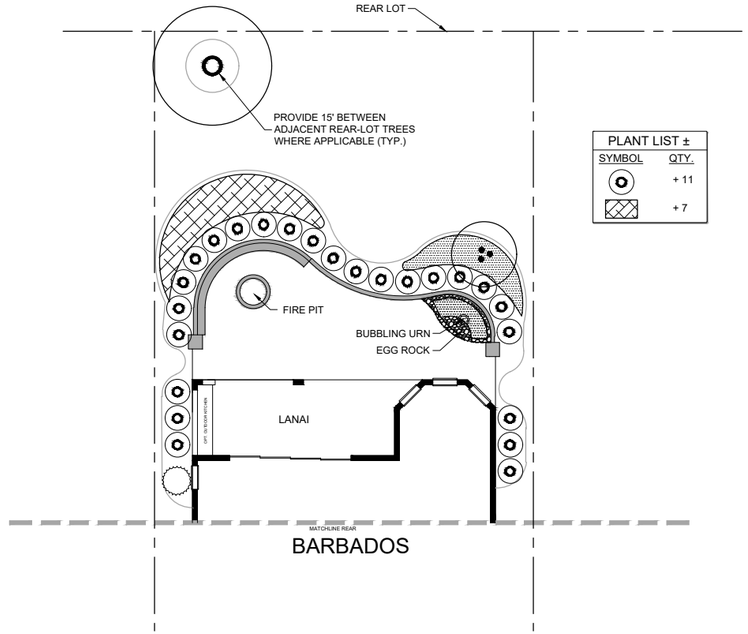
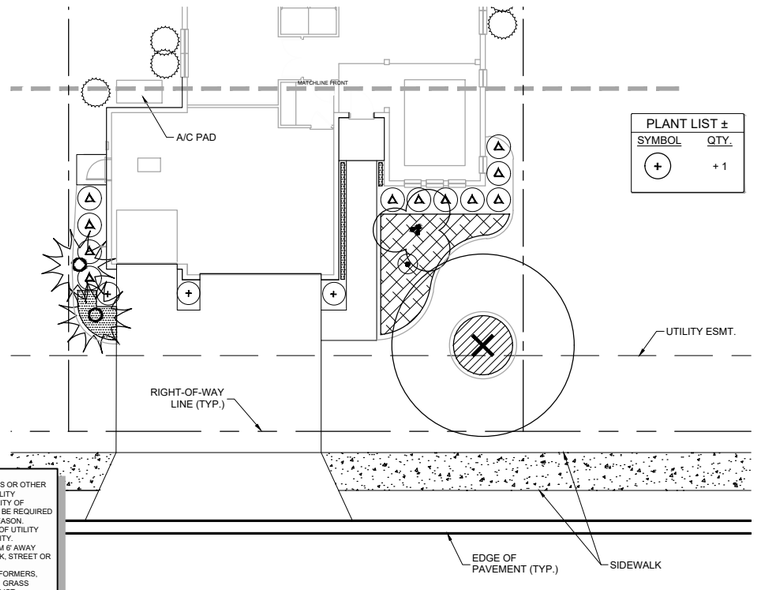


C OPTION ~ POOL
SCALE: 1"=20'



D OPTION ~ FIRE PIT
SCALE: 1"=20'



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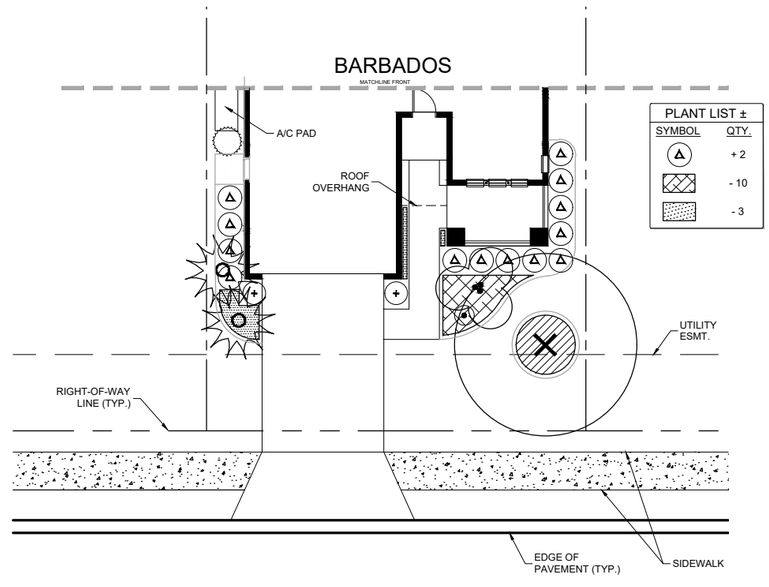
4. ALL ABOVE GROUND UTILITIES, INCLUDING TRANSFORMERS, SHALL BE PLANTED WITH GRASSES ON ALL SIDES. GRASS SPECIES SHALL CORRESPOND TO 'A' OR 'B' PLANT LIST.

A OPTION ~ 3-CAR GARAGE
SCALE: 1"=20'



B OPTION ~ ELEVATIONS "CR-B & CR-C"
SCALE: 1"=20'

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THE CANYONS AT HIGHLAND RANCH

HOME LANDSCAPE PLAN (OPTIONS)

0 10 20 40
SCALE IN FEET

PREPARED FOR:
taylor morrison
Homes Inspired by You

FILE NAME: Barbados Master Landscape
UPDATED: 2019/02/28

O:\Projects\511-25 (Highland Ranch) Canyons Unit Landscape Plans\Drawings\e-Exhibits\511-25-01 Unit LA Plans\Current Plans\Barbados Master Landscape.dwg
2/28/2019 9:42:20 AM

BARBADOS
INCLUDED ELEVATION
ELEVATIONS "TRADITIONAL - ABC"
ELEVATIONS "CRAFTSMAN - ABCDEF"
ELEVATIONS "MEDITERRANEAN - ABC"

SQUARE FOOTAGE CALCULATIONS										
ELEVATION	"1E"	"TR-A"	"TR-B"	"TR-C"	"CR-A/D"	"CR-B/E"	"CR-C/F"	"M-A"	"M-B"	"M-C"
MAIN FLOOR S.F.	1740	1740	1740	1740	1740	1740	1740	1740	1740	1740
UPPER FLOOR S.F.	1682	1682	1682	1682	1682	1682	1682	1682	1682	1682
TOTAL UNDER ROOF S.F.	3422	3422	3422	3422	3422	3422	3422	3422	3422	3422
GARAGE S.F.	447	447	447	447	447	447	447	447	447	447
LANAI S.F.	273	273	273	273	273	273	273	273	273	273
PORCH S.F.	34	34	34	34	34	178	178	34	34	34
COVERED BALCONY S.F.	123	123	123	123	123	123	123	123	123	123
TOTAL UNDER ROOF S.F.	4299	4299	4299	4299	4299	4443	4443	4299	4299	4299
TOTAL WIDTH	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"
TOTAL LENGTH	69'-0"	69'-0"	69'-0"	69'-0"	69'-0"	69'-0"	69'-0"	69'-0"	69'-0"	69'-0"
OPTIONS										
OPT. 3 CAR GAR. S.F.	+207	+207	+207	+207	+207	+207	+207	+207	+207	+207
TOTAL WIDTH	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"
TOTAL LENGTH	69'-0"	69'-0"	69'-0"	69'-0"	69'-0"	69'-0"	69'-0"	69'-0"	69'-0"	69'-0"

DRAWING INDEX

Sheet No.	SHEET TITLE
COV	COVER SHEET
COV	COVER SHEET - MASTER REVISIONS
GN	GENERAL NOTES
2A	SLAB AND PLUMBING PLAN
2A1	MAIN FLOOR PLAN NOTES
2A2	MAIN FLOOR PLAN DIMENSIONS
2B1	UPPER FLOOR PLAN NOTES
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STRUCTURAL INDEX

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SP1.1	FOUNDATION PLAN OPTIONS
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SD	STAIR DETAILS
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S2A	DETAILS
S3	DETAILS
S4	DETAILS
S5	DETAILS
SDWC	DETAILS

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I HEREBY CERTIFY THAT I HAVE REVIEWED THE CONSTRUCTION DOCUMENTS AND THEY ARE IN COMPLIANCE WITH SECTION 553.73 OF THE FLORIDA BUILDING CODE, RESIDENTIAL (7TH EDITION).

THE COMBINED TRUSS MANUAL LAYOUT TO BE PROVIDED BY THE TRUSS MANUFACTURER REFERENCES THIS SHEET TO MAKE ANY CHANGES AFTER THESE PLANS HAVE BEEN SUPPORTED BY THE ENGINEER.

VORTEX ENGINEERING, LLC.
607 S. ALEXANDER ST. SUITE 125
PLANT CITY, FLORIDA 33563
1.877.8VORTEX (686-7839)

SEALED FOR STRUCTURE ONLY
CA 31235

ANTHONY J. MESSERI, P.E. - FL. Reg #83217
ASHED A. AVENKIAN, P.E. - FL. Reg #86623

Builder:

taylor morrison

Job Information:

Barbados

Community Name

Lot: XX
Community:
Address: #### Street St. City, State, Zip
Garage: XX
Plot Date: 08 / 16 / 2023

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22-00000

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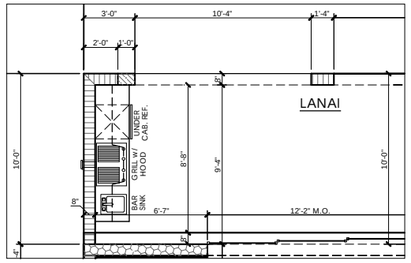
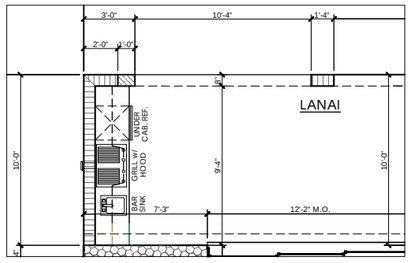
COV



OPT. O.D.K. W/ VENT HOOD AND OPT. PKT. SLIDER

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



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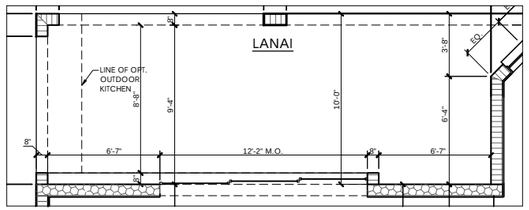
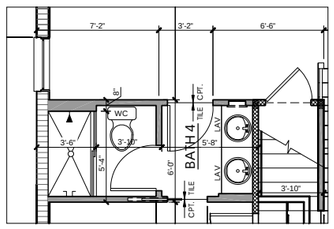


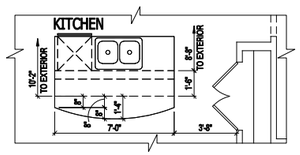
OPT. POCKET SLIDER

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



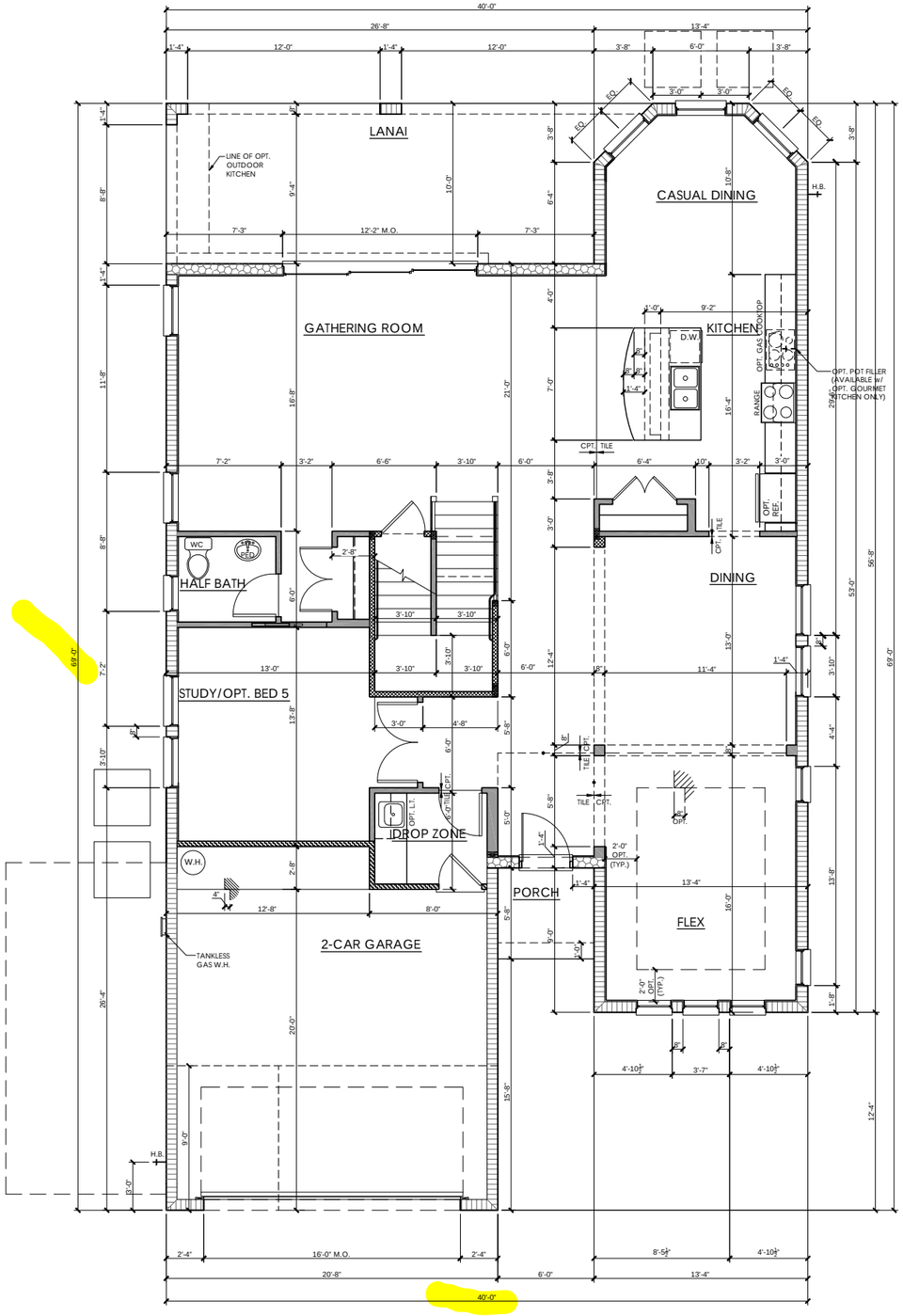
OPT. SHOWER AT BATH 4

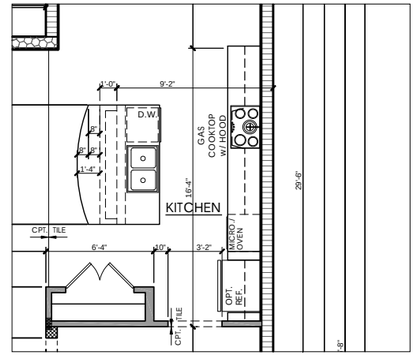
SCALE: 1/4" = 1'-0"



OPT. UNDER ISLAND CABINET

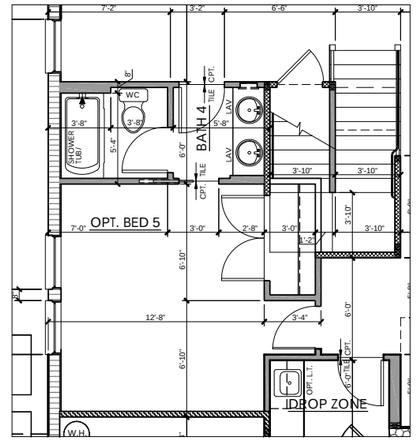
SCALE: 1/4" = 1'-0"





OPT. GOURMET KITCHEN

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



OPT. BEDROOM 5

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

MAIN FLOOR PLAN DIMENSIONS - INCLUDED ELEVATION

SCALE: 1/4" = 1'

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Job Information:

Barbados

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Community:
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City, State, Zip
Plot Date: 08 / 16 / 2023

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Sheet:
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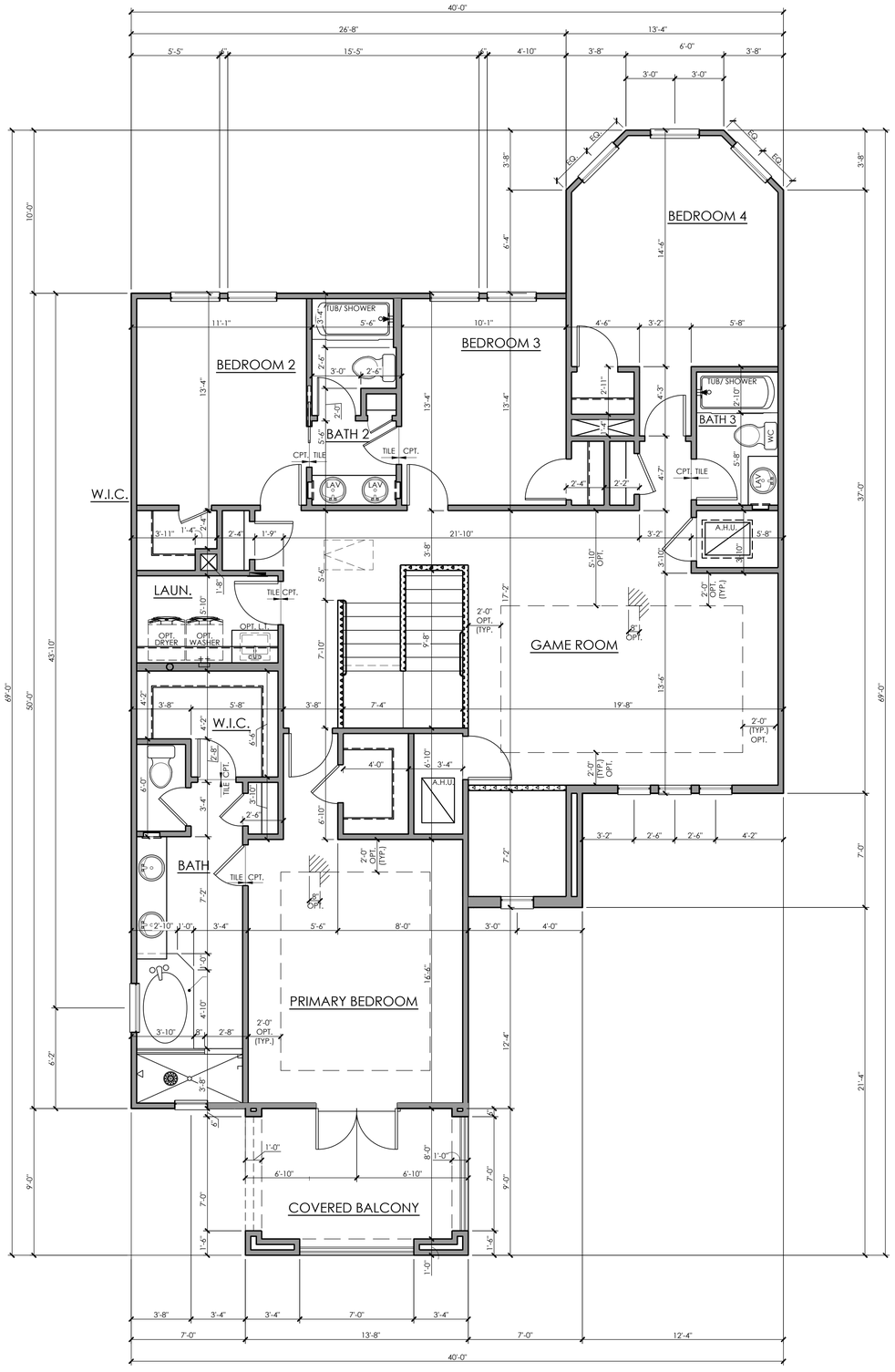

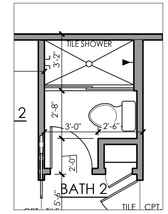

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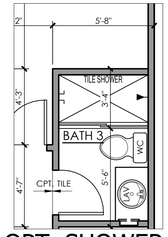
OPT. SHOWER AT BATH 2

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



OPT. SHOWER AT BATH 3

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

UPPER FLOOR PLAN DIMENSIONS - INCLUDED ELEVATION

SCALE: 1/4" = 1'

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Builder:

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Job Information:

Barbados

Community Name

Lot: XX
Community:
Address: ##### Street St. City, State, Zip
Garage: XX
Plot Date: 09 / 19 / 2023

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2B2

OPTIONAL SECOND STUDY ILO FLEX

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

OPTIONAL SECOND STUDY ILO FLEX

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

OPTIONAL SECOND STUDY ILO FLEX

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

OPTIONAL SECOND STUDY

NOT AVAIABLE W/FLEX

SCALE: 1/4" = 1'

ELECTRICAL LEGEND

POWER SYMBOLS

	110-115 RECEPTACLE	WP	WEATHER PROOF
	SINGLE POLE RECEPTACLE	VP	VAPOR PROOF
	SWITCHED RECEPTACLE	GFI	GROUND FAULT INTERRUPT
	QUAD RECEPTACLE	A	ARC FAULT INTERRUPT
	CEILING / SOFFIT RECEPTACLE	48	MOUNTING HEIGHT
	FLOOR RECEPTACLE	GDO	GARAGE DOOR OPENER
	220 RECEPTACLE	PS	PULL STRING
SD	SMOKE DETECTOR		MOTOR
CM	CARBON MONOXIDE DETECTOR		BATH FAN
CM/SD	COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR		
	DISCONNECT		
	OPTIONAL CEILING FAN PREWIRE	$	SINGLE POLE SWITCH
	OPTIONAL LIGHT PRE-WIRE	$3	THREE WAY SWITCH
	OPTIONAL CEILING FAN PREWIRE		SPECIAL PURPOSE
		ISO	ISOLATED CIRCUIT
	STANDARD CEILING FAN PREWIRE		ELECTRIC PANEL
	STANDARD LIGHT PRE-WIRE		METER BASE

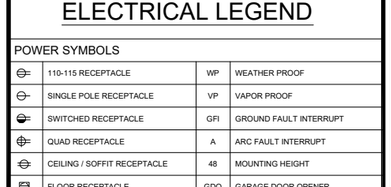
LIGHTING SYMBOLS

	INCANDESCENT LIGHT		2' FLOUR. SINGLE BULB
	WALL MNT INCANDESCENT LIGHT		4' FLOUR. SINGLE BULB
	WALL WASH FIXTURE		4' FLOUR. DOUBLE BULB
	FLUSH MOUNT LED (REQ. J.BOX)		4' FLOUR. WRAP
	BATH FAN AND LIGHT COMBINATION FLUSH MOUNT LED (REQ. J.BOX)		ROPE LIGHTING
	DOUBLE FLOOD LIGHT		EMERGENCY LIGHT

LOW VOLTAGE SYMBOLS

	SPEAKER		PUSH BUTTON / DOOR BELL
TV	TV OUTLET		DATA OUTLET
	TELEPHONE	T	THERMOSTAT
CH	DOOR CHIME	A	ALARM KEYPAD

ELECTRICAL RISER DIAGRAM



NOTE:
ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY

T.O.M. LEGEND

9'-4" T.O.M.	
11'-0" T.O.M.	

HATCHING LEGEND

INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry

- 11'-0" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

GENERAL ELECTRICAL NOTES:

NOTES: UNLESS OTHERWISE NOTED,

1. Electrical outlet heights as measured from finished floor to center line of the box to be: 16" AFF (general). In a Flood Zone, all electrical equipment to be at or above DFE.

Kitchen	44" AFF
Bathroom	39" AFF
Laundry Room	36" AFF
Exterior Waterproof	12" AFF
Garage - general purpose	48" AFF
Range	2" AFF

2. All trim plates and devices to be ganged, where possible.
3. Electrical switches to be at 42" centerline above finished floor.
4. Electrical plan is intended for bid purposes only. All work shall be done in strict accordance with the National Electric Code (NEC), latest edition, by a licensed electrical contractor who shall be responsible for the installation & sizing of all electrical, wiring & accessories.
5. Smoke detectors shall be in accordance with R314.1 and listed in accordance with UL 217.
6. Provide AFCI's (Arc-Fault Circuit Interrupters) combination type installed to provide protection of the branch circuits in all dwelling units per NFPA 70 (Current Edition) and the NEC and as defined in UL 1699.
7. Provide Tamper Resistant Receptacles as required by the NFPA 70 (Current Edition).
8. Carbon Monoxide Protection: carbon monoxide alarms or detectors shall be installed in all dwelling units in accordance with FBC R315 and NFPA 70. Such devices shall be listed by the appropriate standard, either ANSI/UL 2034, standard for single and multiple station CO alarms or UL 2075, gas and vapor detector sensor, according to the installation.
9. R315.1.2 Combination Alarms: combination smoke/carbon monoxide alarms shall be listed and labeled by a Nationally Recognized Testing Laboratory.
10. Keep all smoke detectors minimum of 36" from bathroom doors.
11. In new construction, smoke detectors shall be hardwired into an A/C electrical power source and shall be equipped with a monitored battery backup.
12. Bathroom exhaust fans must vent to the exterior of the building, ventilation to attic space and soffits is not acceptable.
13. Chapter 45 Private Swimming Pools - Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.14.
14. Add GFCI protection to receptacles in laundry rooms and utility rooms of dwellings where installed within 6' of the outside edge of a sink. This would include the receptacle installed for a washing machine. Receptacle outlets shall not be required on a wall directly behind a range or sink to fulfill the requirement of an outlet every 24". The width of the sink or range is not to be included in the spacing of the outlets unless the distance from the sink or range is greater than 12" for straight counter tops and 18" for sinks and ranges installed in corner counters.

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Builder:

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Community Name
Garage: XX
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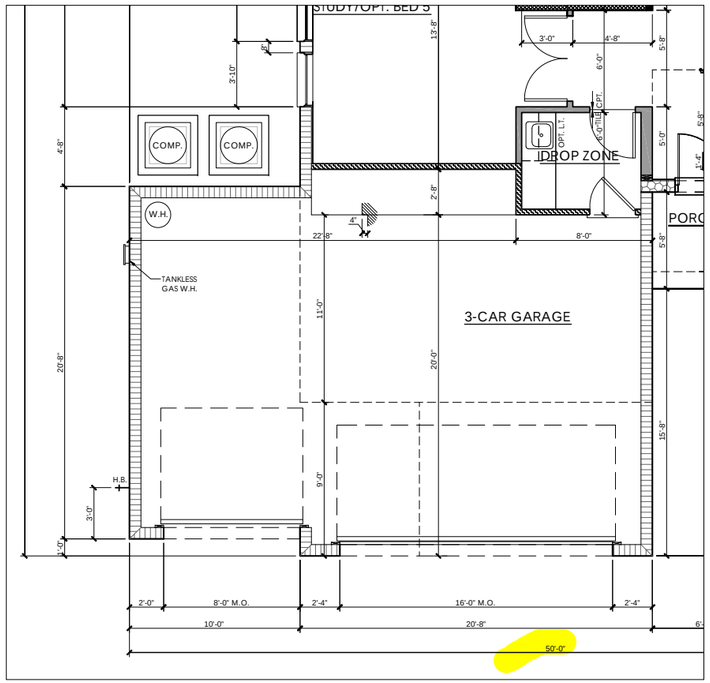
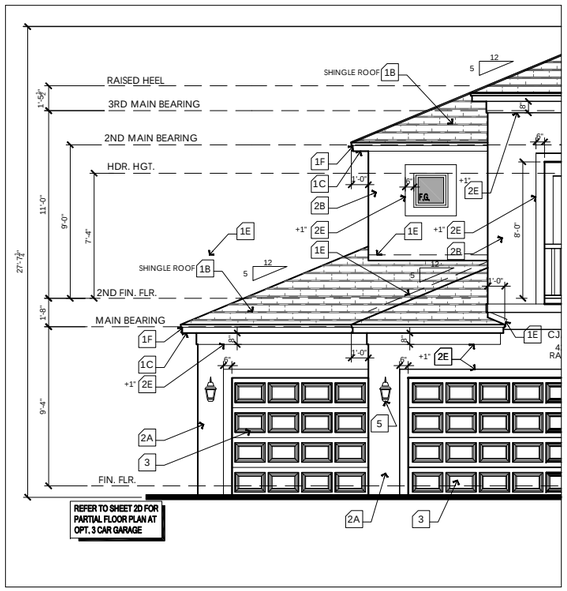
2C



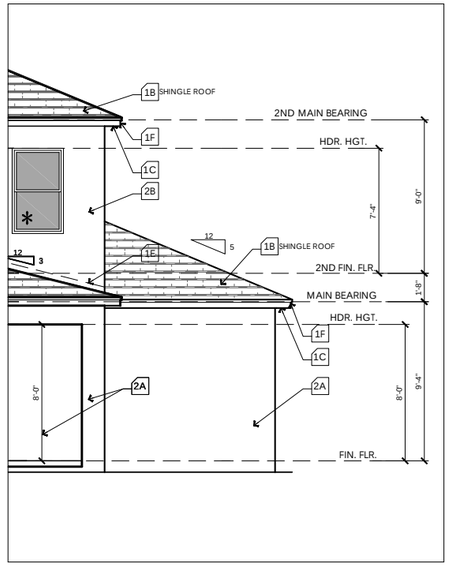
PARTIAL FLOOR PLAN DIMENSIONS
OPT. 3 CAR GARAGE

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



PARTIAL FRONT ELEV. "INCLUDED"

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

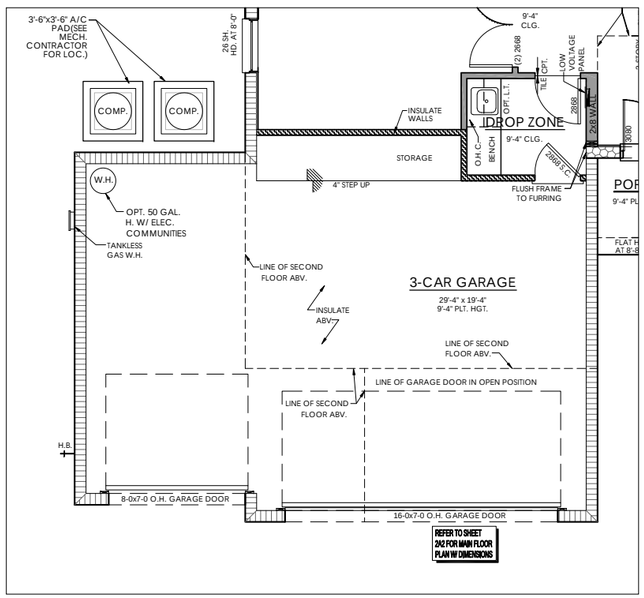


PARTIAL REAR ELEV. "INCLUDED"

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

PARTIAL ELEVATIONS
OPT. 3 CAR GARAGE

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



PARTIAL FLOOR PLAN NOTES
OPT. 3 CAR GARAGE

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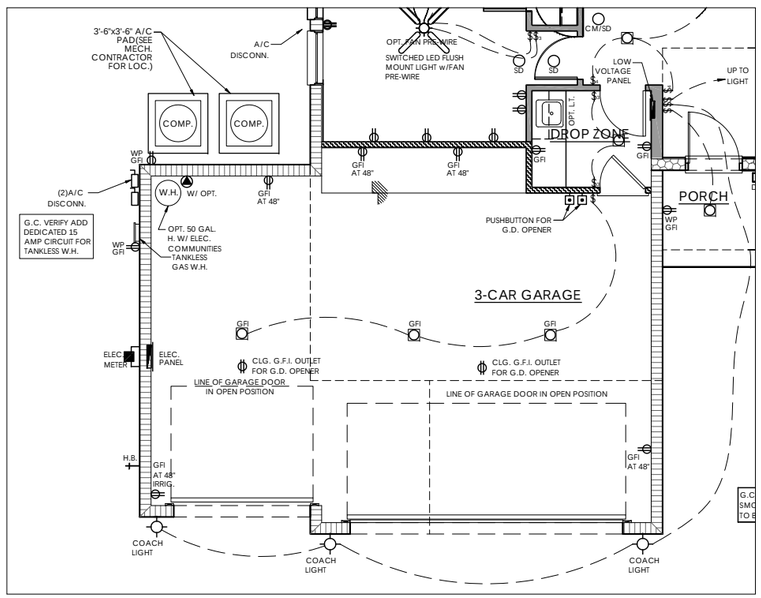

PARTIAL FLOOR PLAN ELECTRICAL LAYOUT
OPT. 3 CAR GARAGE

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

OPTIONAL 3 CAR GARAGE

ELECTRICAL LEGEND

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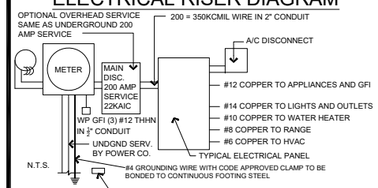

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LOW WALL AT 3'-4"	

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7. Provide Tamper Resistant Receptacles as required by the NFPA 70 (Current Edition).
8. Carbon Monoxide Protection: carbon monoxide alarms or detectors shall be installed in all dwelling units in accordance with FBC R315 and NFPA 70. Such devices shall be listed by the appropriate standard, either ANSI/UL 2034, standard for single and multiple station CO alarms or UL 2075, gas and vapor detector sensor, according to the installation.
9. R315.1.2 Combination Alarms: combination smoke/carbon monoxide alarms shall be listed and labeled by a Nationally Recognized Testing Laboratory.
10. Keep all smoke detectors minimum of 36" from bathroom doors.
11. In new construction, smoke detectors shall be hardwired into an A/C electrical power source and shall be equipped with a monitored battery backup.
12. Bathroom exhaust fans must vent to the exterior of the building, ventilation to attic space and soffits is not acceptable.
13. Chapter 45 Private Swimming Pools - Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.14.
14. Add GFCI protection to receptacles in laundry rooms and utility rooms of dwellings where installed within 6' of the outside edge of a sink. This would include the receptacle installed for a washing machine. Receptacle outlets shall not be required on a wall directly behind a range or sink to fulfill the requirement of an outlet every 24". The width of the sink or range is not to be included in the spacing of the outlets unless the distance from the sink or range is greater than 12" for straight counter tops and 18" for sinks and ranges installed in corner counters.

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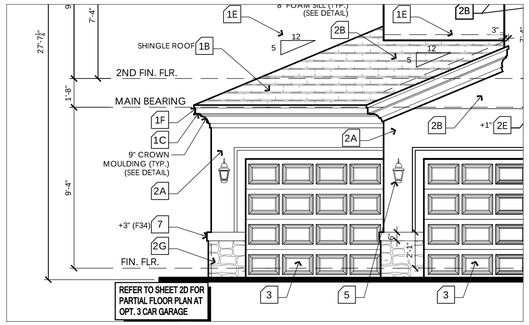
Builder: taylor morrison

Job Information:

Barbados
Community Name
Garage: XX
Lot: XX
Community:
Street St.
Address:
City, State, Zip
Plot Date: 08 / 16 / 2023

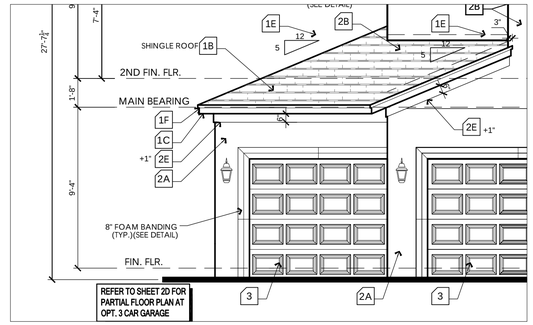
Reference No.
22-00000

Sheet:
2D



PARTIAL FRONT
MEDITERRANEAN ELEVATION "C"

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



PARTIAL FRONT
MEDITERRANEAN ELEVATION "B"

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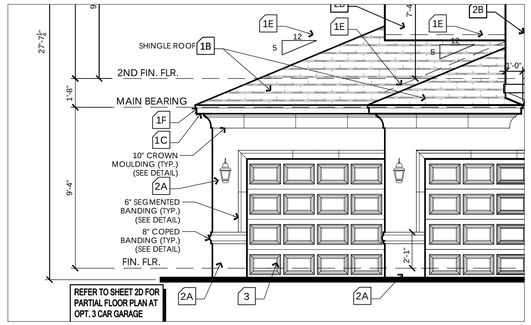

PARTIAL FRONT
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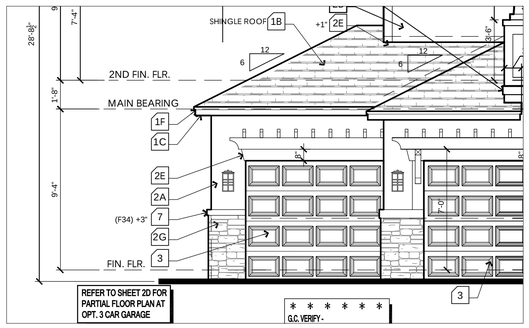
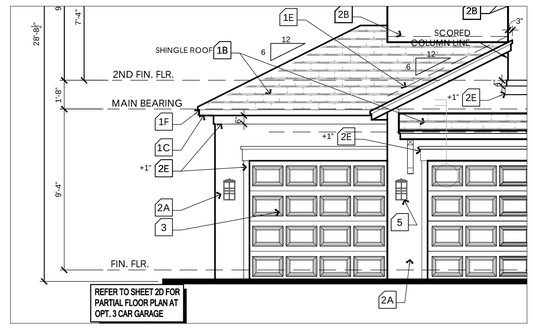


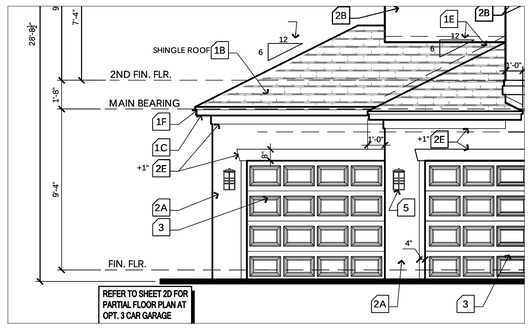
PARTIAL FRONT
CRAFTSMAN ELEVATION "C"

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



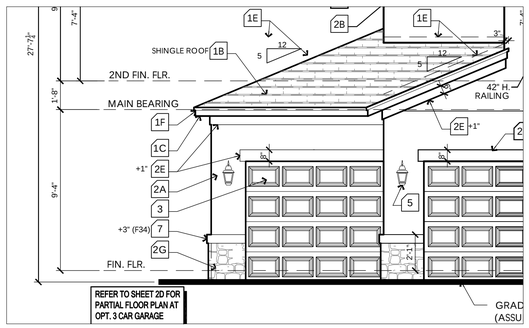
PARTIAL FRONT
CRAFTSMAN ELEVATION "B"

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



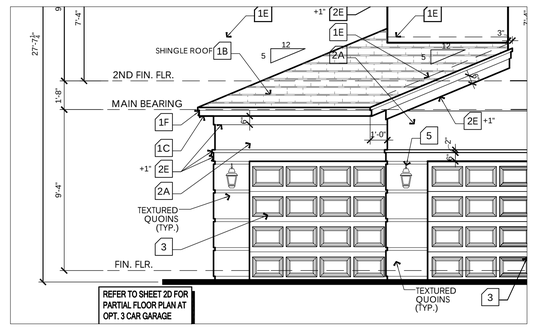
PARTIAL FRONT
CRAFTSMAN ELEVATION "A"

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



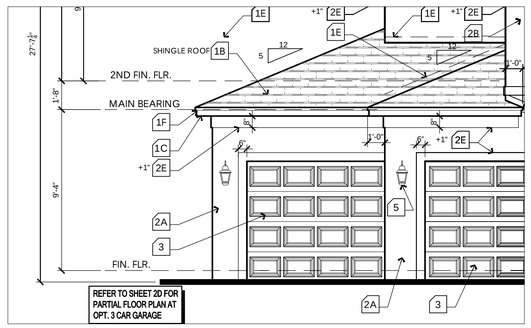
PARTIAL FRONT
TRADITIONAL ELEVATION "C"

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



PARTIAL FRONT
TRADITIONAL ELEVATION "B"

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



PARTIAL FRONT
TRADITIONAL ELEVATION "A"

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

- OPTIONAL 3 CAR GARAGE PARTIAL ELEVATIONS

SCALE: 1/4" = 1'

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taylor morrison

Job Information:

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Community: #### Street St.

Address: City, State, Zip

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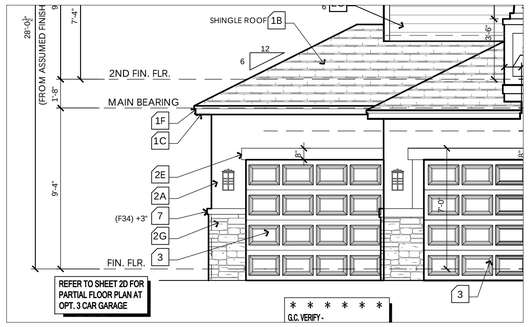

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CRAFTSMAN ELEVATION "F"

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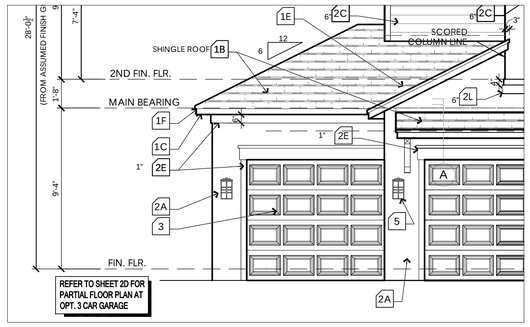

PARTIAL FRONT
CRAFTSMAN ELEVATION "E"

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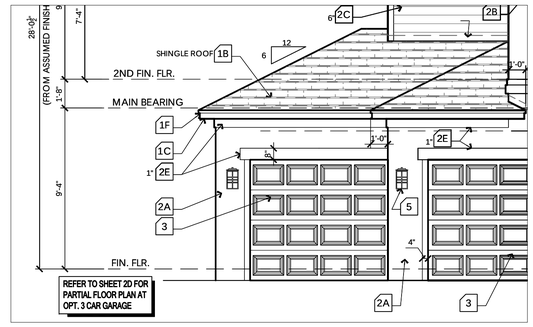

PARTIAL FRONT
CRAFTSMAN ELEVATION "D"

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

- OPTIONAL 3 CAR GARAGE PARTIAL ELEVATIONS - SIDING OPTION

SCALE: 1/4" = 1'

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Sheet:
2E2

REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

274 LANAI ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 274 SQ. FT. / 300 = 0.91 SQ. FT.
X 144 = 132 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 52.61 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 13 SQ. FT.

1919 UPPER ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 1919 SQ. FT. / 300 = 6.40 SQ. FT.
X 144 = 921 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 368.45 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
TOTAL SOFFIT VENTILATION NEEDED 89 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

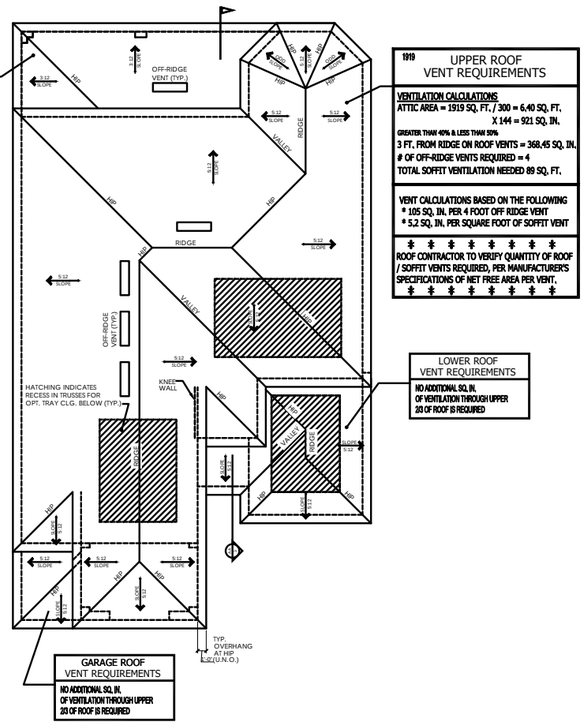
ROOF CONTRACTOR TO VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

LOWER ROOF VENT REQUIREMENTS

NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 2/3 OF ROOF IS REQUIRED

GARAGE ROOF VENT REQUIREMENTS

NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 2/3 OF ROOF IS REQUIRED

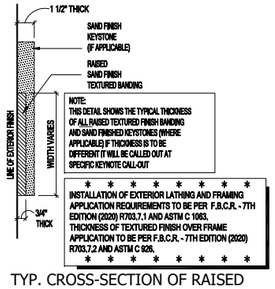


WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

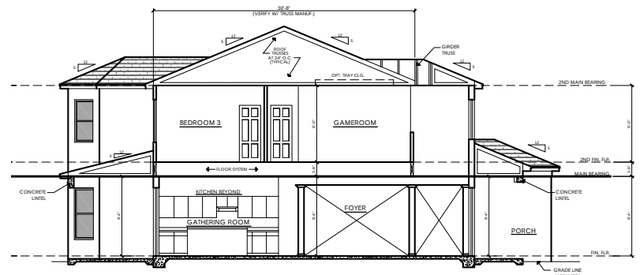
ROOF PLAN
SCALE: 1/8" = 1'-0"



NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

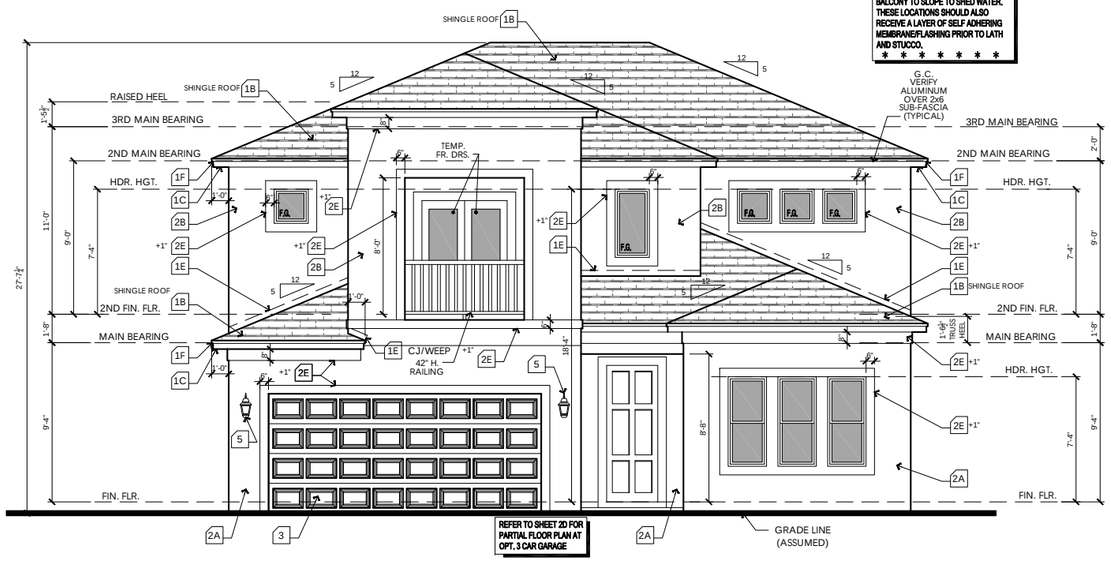
INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063, THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

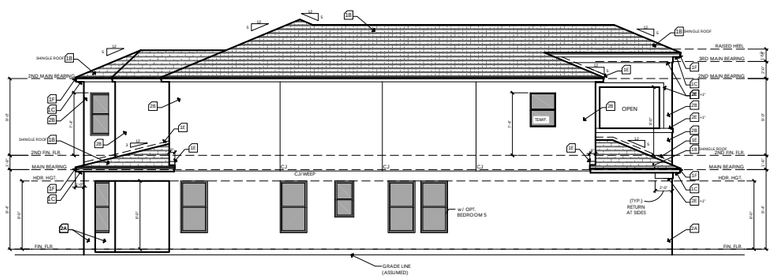


SECTION AA
SCALE: 1/8" = 1'-0"

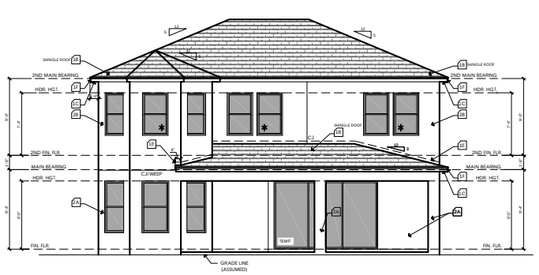
NOTE: ALL EXTERIOR FRAME HORIZONTAL SURFACES SUCH AS TOP OF KNEEWALLS AND COLUMN BASES AT BALCONY TO SLOPE TO SHED WATER. THESE LOCATIONS SHOULD ALSO RECEIVE A LAYER OF SELF ADHERING MEMBRANE/FLASHING PRIOR TO LATH AND STUCCO.



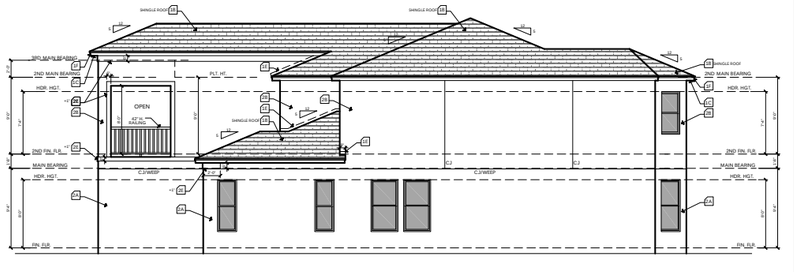
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

- INCLUDED ELEVATION

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
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5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
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Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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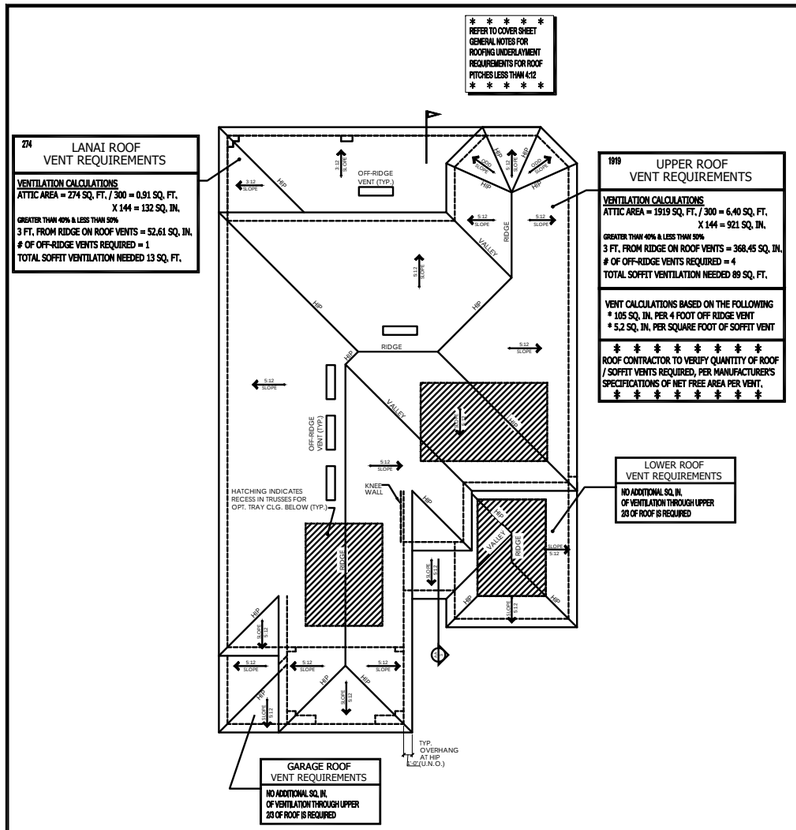

ROOF PLAN
SCALE: 1/8" = 1'-0"

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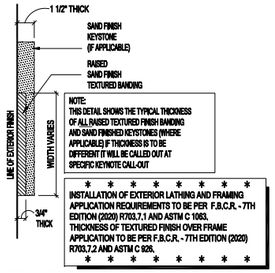

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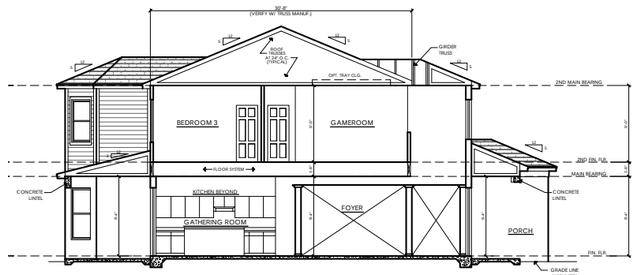

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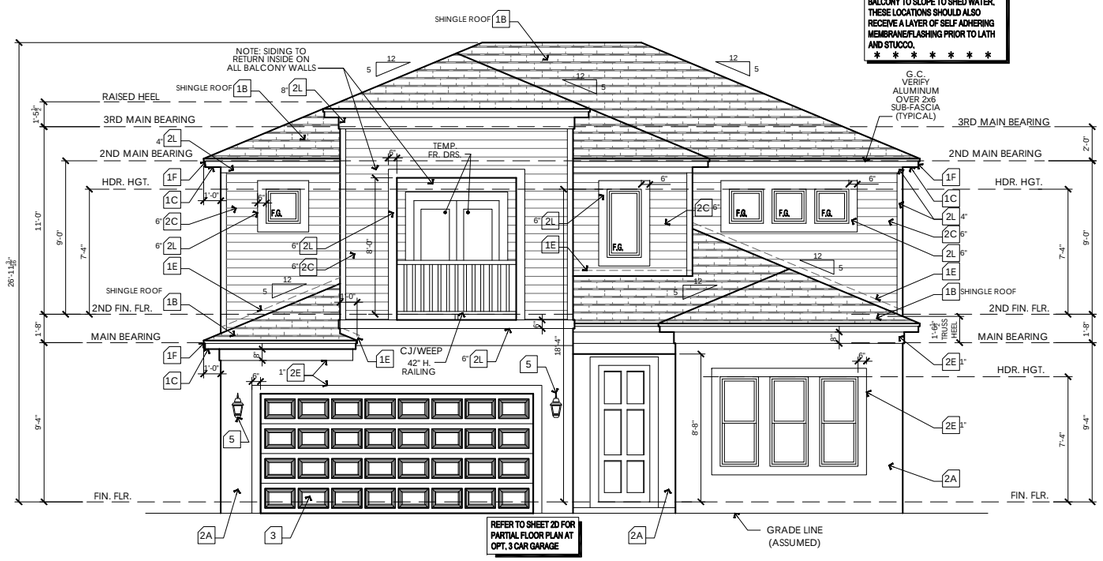

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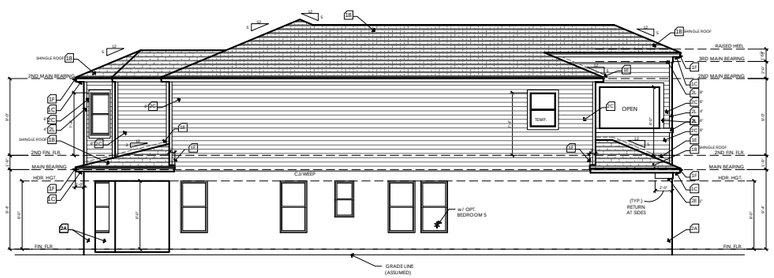

LEFT ELEVATION
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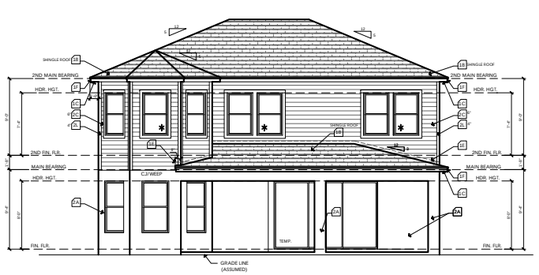

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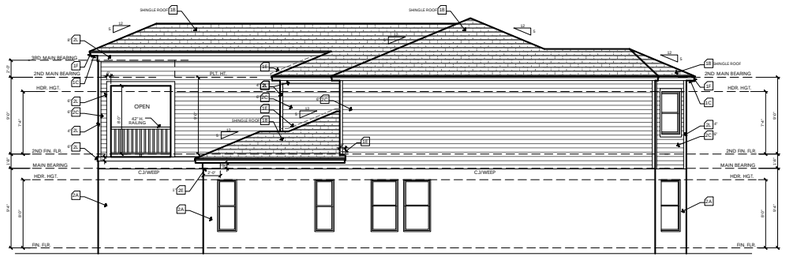

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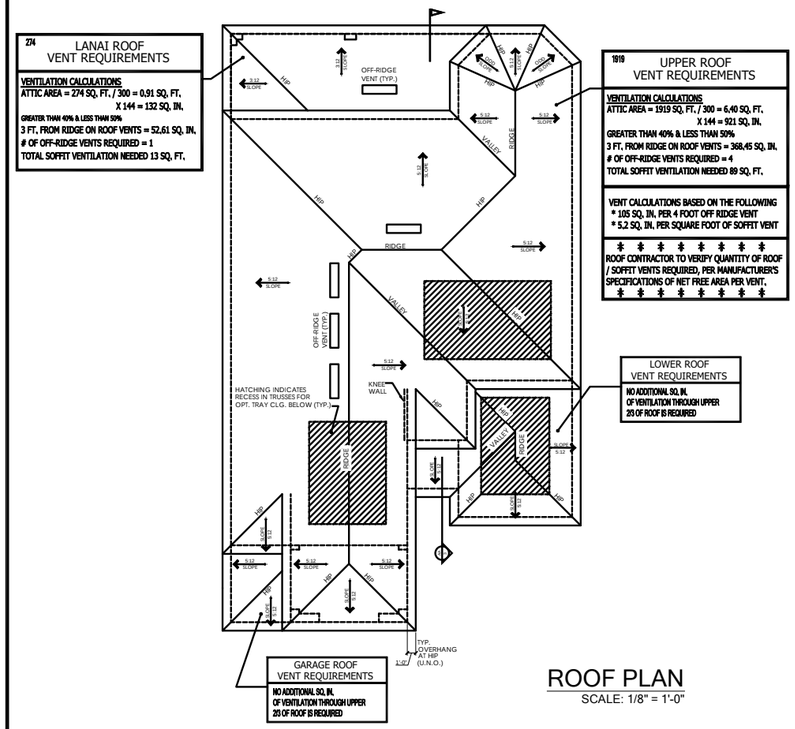
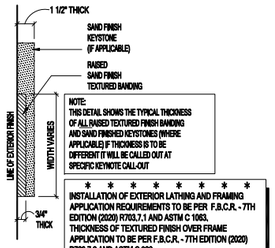
22-00000

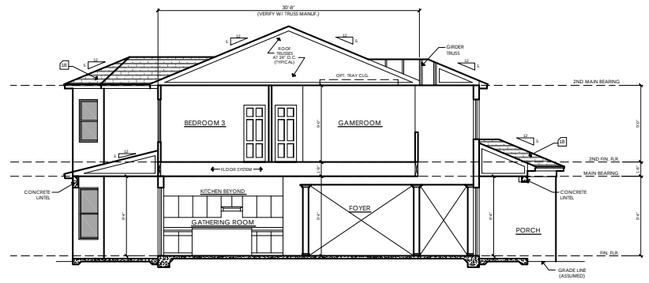
Sheet:
3SE2



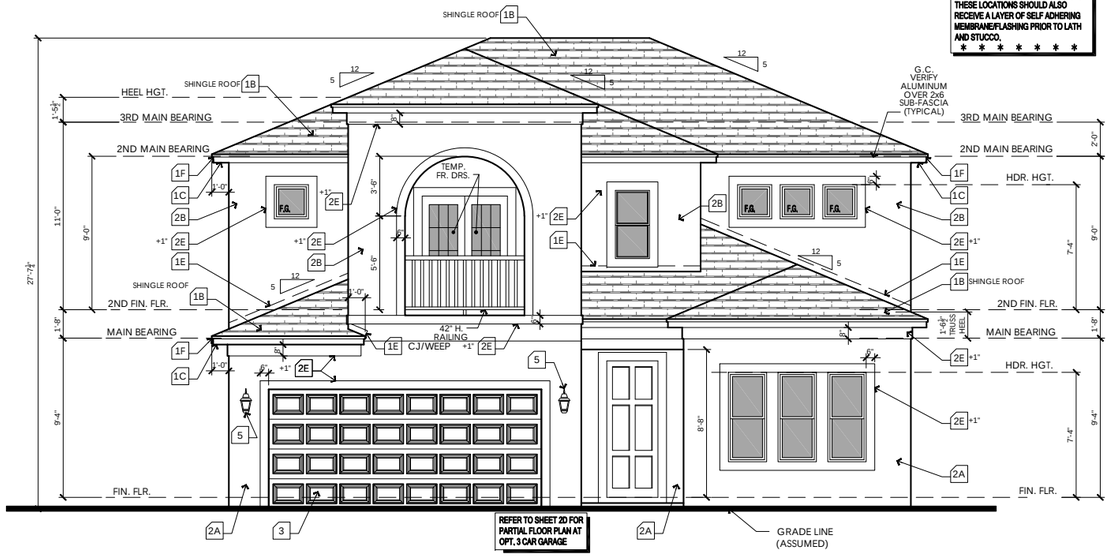
ROOF PLAN
SCALE: 1/8" = 1'-0"



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"



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

NOTE: ALL EXTERIOR FRAME HORIZONTAL SURFACES SUCH AS TOP OF KNEEWALLS AND COLUMN BASES AT BALCONY TO SLOPE TO SHED WATER. THESE LOCATIONS SHOULD ALSO RECEIVE A LAYER OF SELF ADHERING MEMBRANE/FLASHING PRIOR TO LATH AND STUCCO.

WINDOW FALL PROTECTION

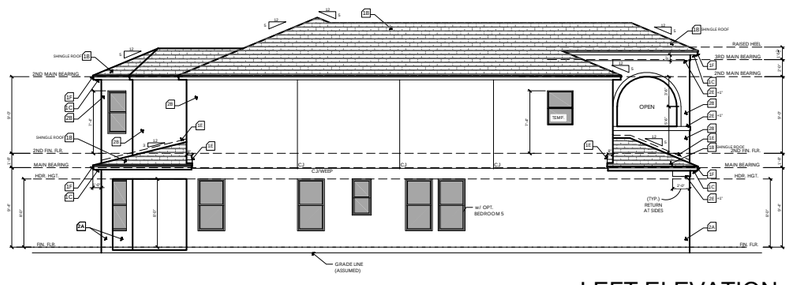
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

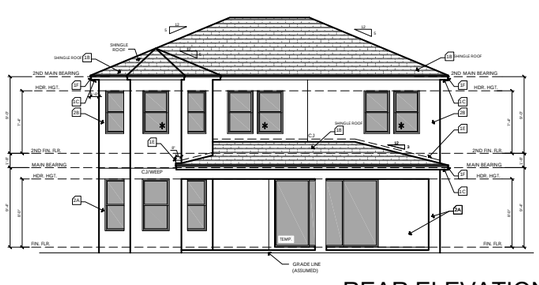
ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

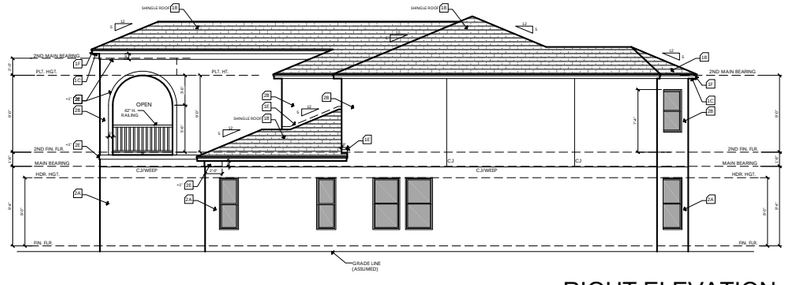
Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

keesee associates
ARCHITECTURE | DESIGN | PLANNING
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keeseeassociates.com
228 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960.2535

Builder: taylor morrison

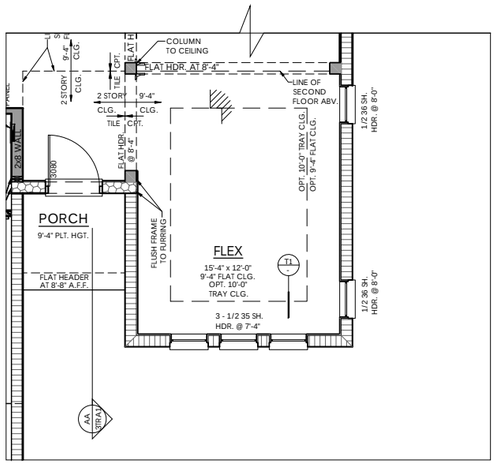
Job Information:

Barbados
Community Name
Lot: XX
Garage: XX
Community:
Address: #### Street St. City, State, Zip
Plot Date: 08 / 16 / 2023

Reference No.
22-00000

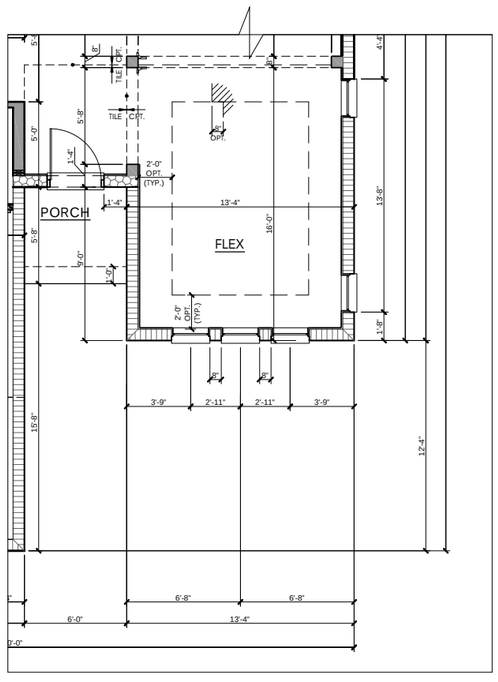
Sheet: 3TRA1

- TRADITIONAL ELEVATION - A



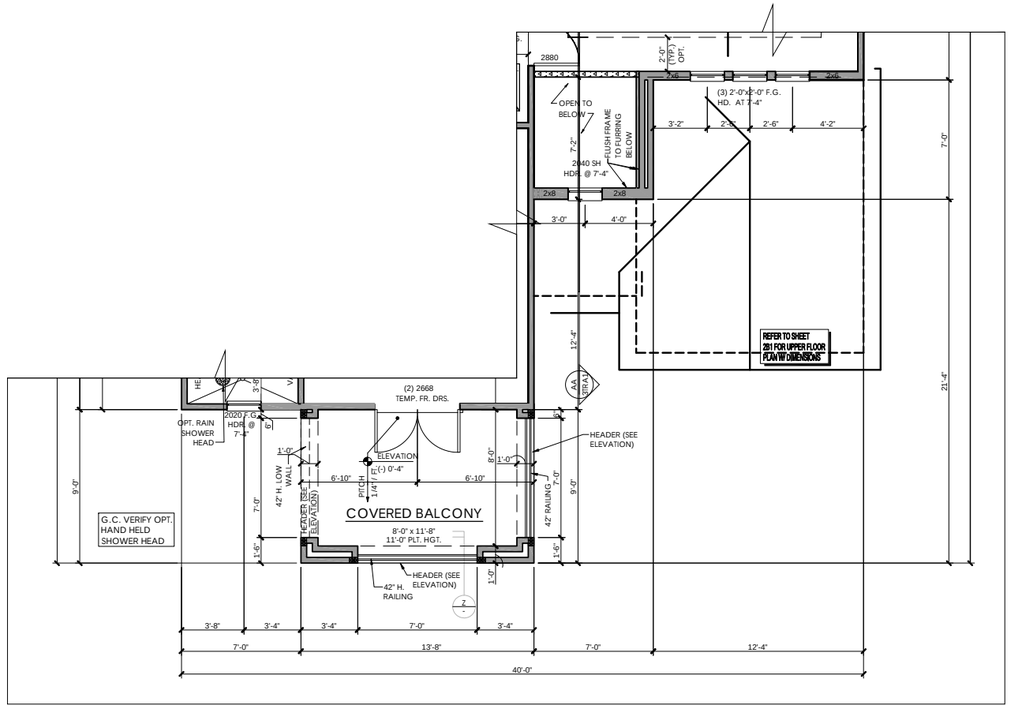
PARTIAL MAIN FLOOR PLAN NOTES

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



PARTIAL MAIN FLOOR PLAN DIMENSIONS

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



PARTIAL UPPER FLOOR PLAN

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

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

T.O.M. LEGEND
9'-4" T.O.M.
11'-0" T.O.M.

HATCHING LEGEND
INSULATE WALL
LOW WALL AT 3'-4"

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry
- 11'-0" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)

Framing
- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

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Job Information:

Barbados
Community Name
Lot: XX
Community:
Address: #### Street St.
City, State, Zip
Plot Date: 08 / 16 / 2023
Garage: XX

Reference No.
22-00000
Sheet:
3TRA2

PARTIAL FLOOR PLAN TRADITIONAL ELEVATION A

REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

274 LANAI ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 274 SQ. FT. / 300 = 0.91 SQ. FT.
X 144 = 132 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 52.61 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 13 SQ. FT.

1919 UPPER ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 1919 SQ. FT. / 300 = 6.40 SQ. FT.
X 144 = 921 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 368.45 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
TOTAL SOFFIT VENTILATION NEEDED 89 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

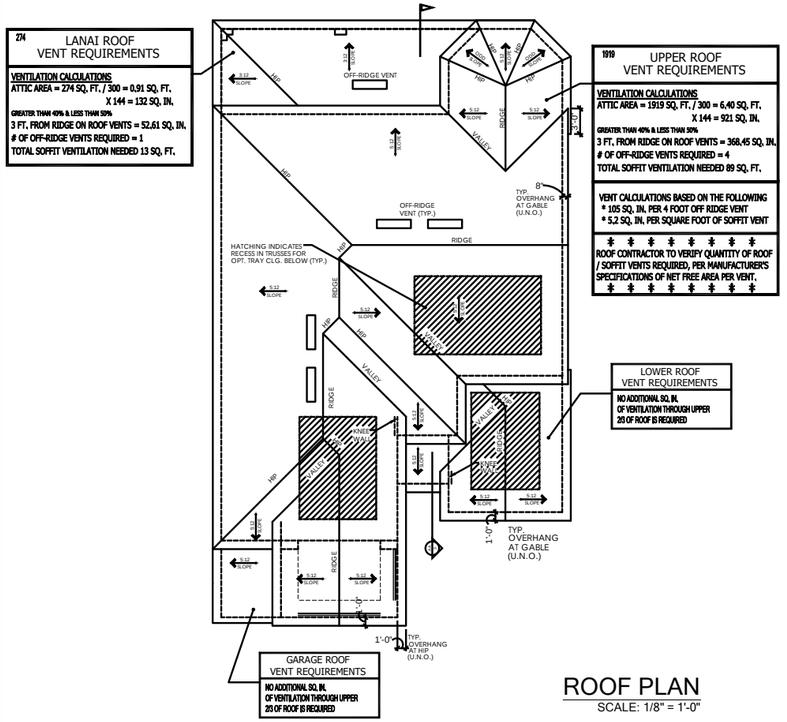
ROOF CONTRACTOR TO VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

LOWER ROOF VENT REQUIREMENTS

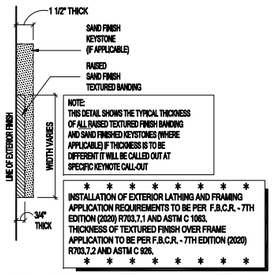
NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 25% OF ROOF IS REQUIRED

GARAGE ROOF VENT REQUIREMENTS

NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 25% OF ROOF IS REQUIRED



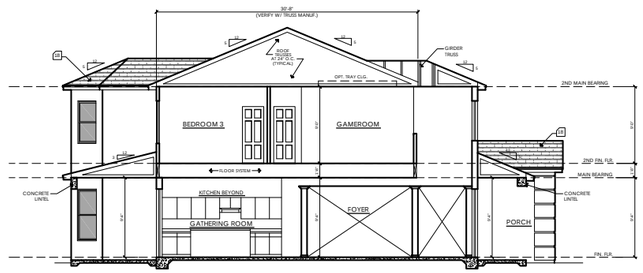
ROOF PLAN
SCALE: 1/8" = 1'-0"



NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063, THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
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   - H. Indicates simulated brick veneer header.
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   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
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Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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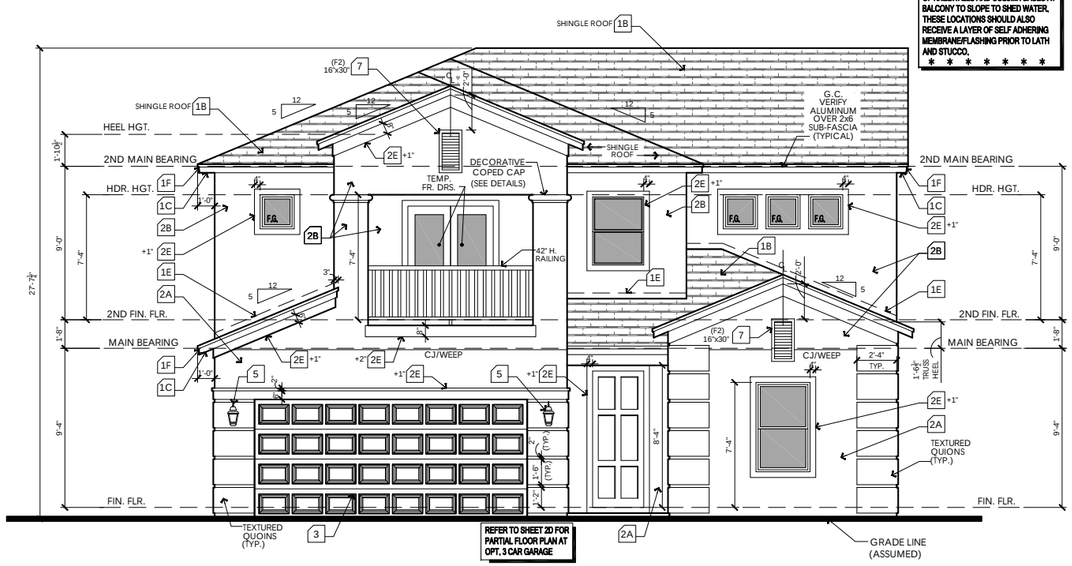

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

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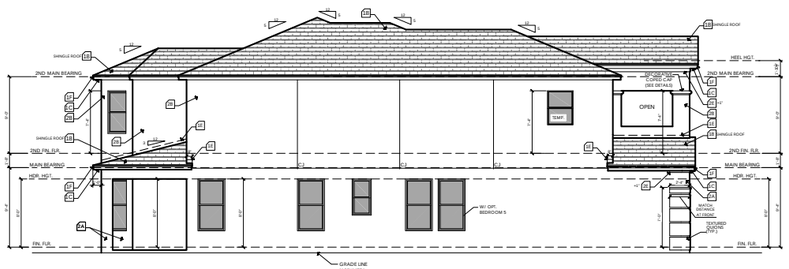
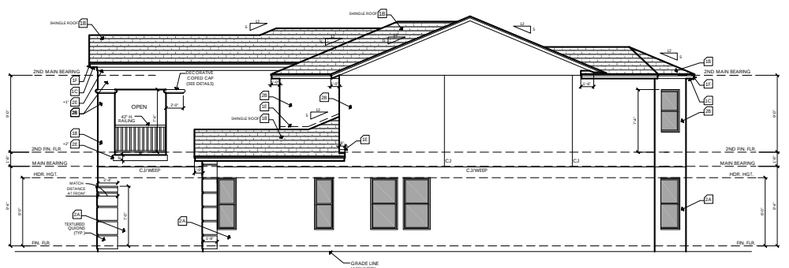
DECORATIVE COPED CAP DETAIL
SCALE: 1/2" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

TRADITIONAL ELEVATION - B

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gokeesee.com
238 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960 2535

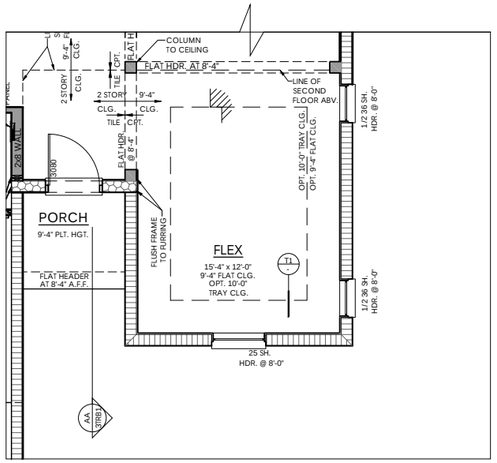
Builder: taylor morrison

Job Information:

Barbados
Community Name
Lot: XX
Community: #### Street St.
Address: City, State, Zip
Plot Date: 08 / 16 / 2023
Garage: XX

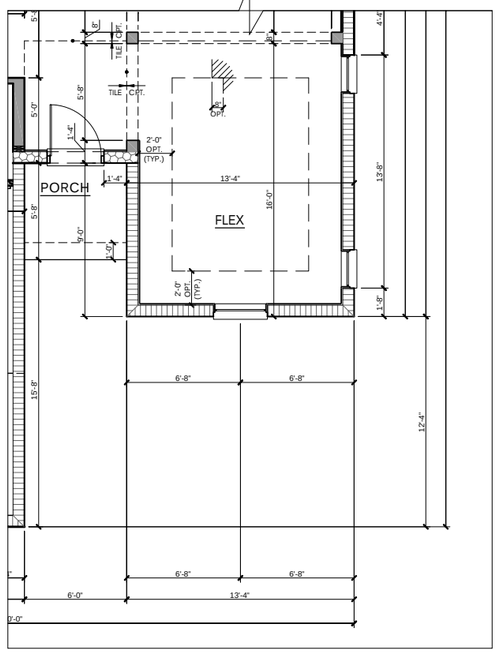
Reference No.
22-00000

Sheet: 3TRB1



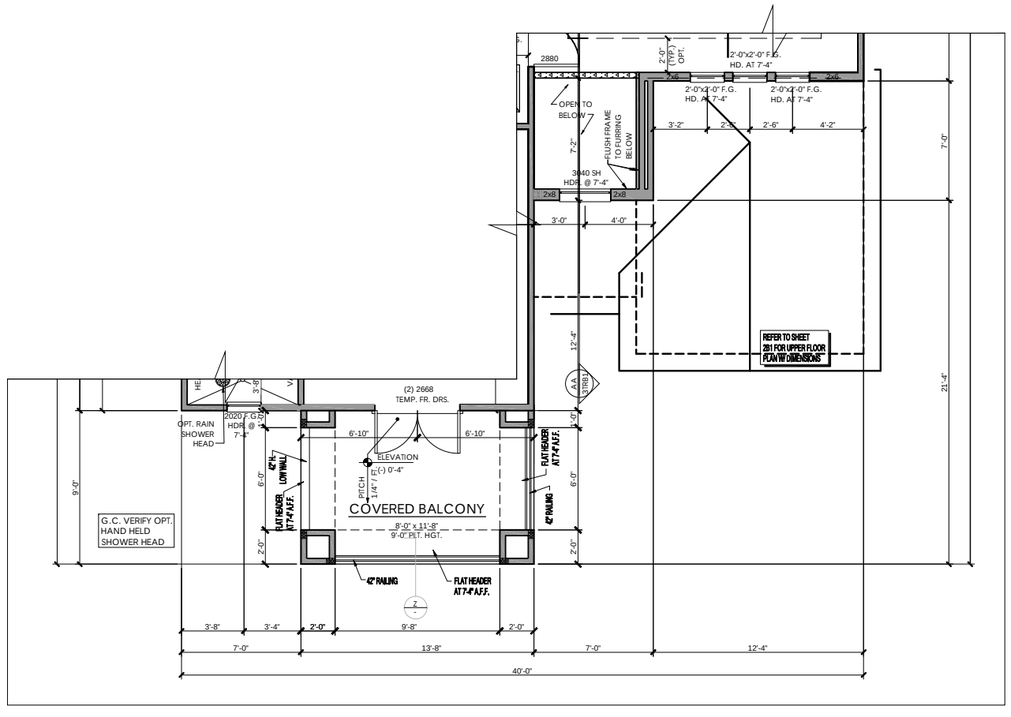
PARTIAL MAIN FLOOR PLAN NOTES

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



PARTIAL MAIN FLOOR PLAN DIMENSIONS

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



PARTIAL UPPER FLOOR PLAN

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

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

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REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

T.O.M. LEGEND

9'-4" T.O.M.

11'-0" T.O.M.

HATCHING LEGEND

INSULATE WALL

LOW WALL AT 3'-4"

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry

11'-0" T.O.M. (CMU Wall)

9'-4" T.O.M. (CMU wall)

Framing

2x Framing

2x Interior Bearing Wall

Frame Wall Located Below 48" A.F.F. w/ Cap

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Builder:

taylor morrison

Job Information:

Barbados

Community Name

Lot: XX Garage: XX

Community: #### Street St.

Address: City, State, Zip

Plot Date: 08 / 16 / 2023

Reference No.

22-00000

Sheet:

3TRB2

PARTIAL FLOOR PLAN TRADITIONAL ELEVATION B

REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

274 LANAI ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 274 SQ. FT. / 300 = 0.91 SQ. FT.
X 144 = 132 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 52.61 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 13 SQ. FT.

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VENTILATION CALCULATIONS
ATTIC AREA = 1919 SQ. FT. / 300 = 6.40 SQ. FT.
X 144 = 921 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 368.45 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
TOTAL SOFFIT VENTILATION NEEDED 89 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

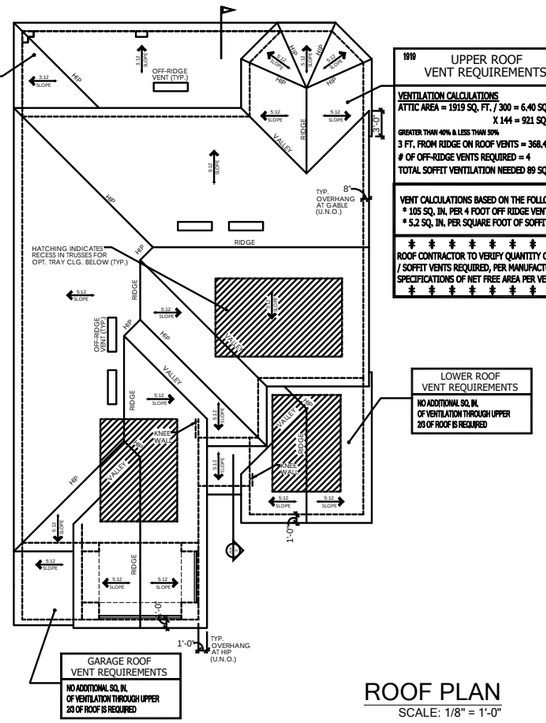
ROOF CONTRACTOR TO VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

LOWER ROOF VENT REQUIREMENTS

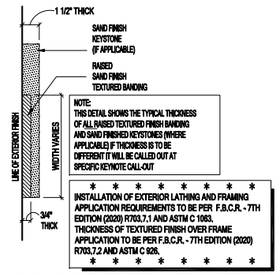
NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 2/3 OF ROOF IS REQUIRED

GARAGE ROOF VENT REQUIREMENTS

NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 2/3 OF ROOF IS REQUIRED



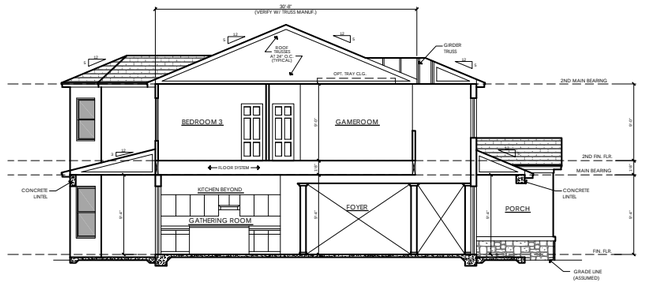
ROOF PLAN
SCALE: 1/8" = 1'-0"



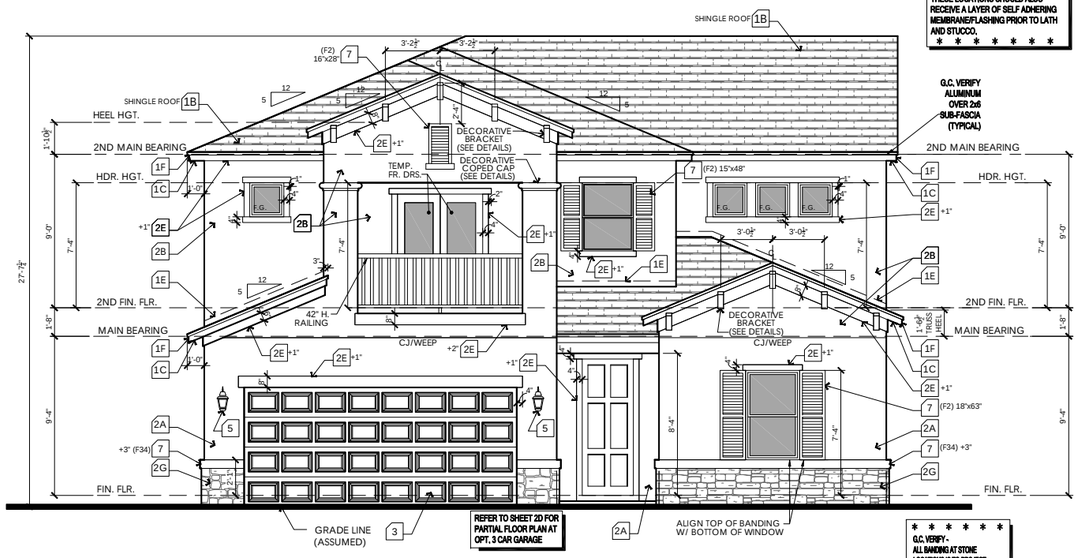
NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063, THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"



NOTE: ALL EXTERIOR FRAME HORIZONTAL SURFACES SUCH AS TOP OF KNEEWALLS AND COLUMN BASES AT BALCONY TO SLOPE TO SHED WATER. THESE LOCATIONS SHOULD ALSO RECEIVE A LAYER OF SELF ADHERING MEMBRANE/FLASHING PRIOR TO LATH AND STUCCO.

G.C. VERIFY - ALL BANDING AT STONE LOCATIONS IS TO PROJECT 1/2" PAST THE FACE OF THE STONE

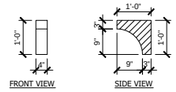
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW FALL PROTECTION

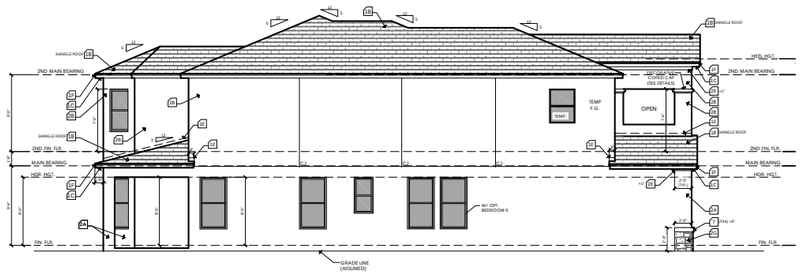
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

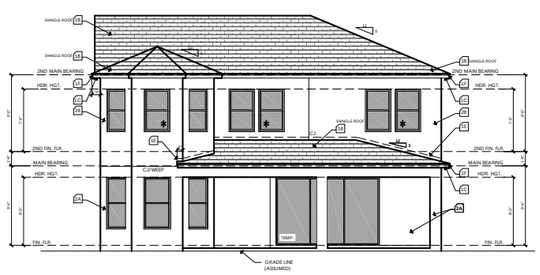
DECORATIVE COPED CAP DETAIL
SCALE: 1/2" = 1'-0"



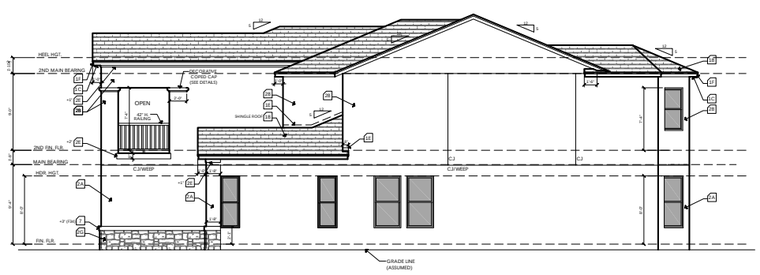
DECORATIVE E.P.S. BRACKET DETAIL
SCALE: 1/2" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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238 Southhall Lane Suite 200
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o.(407) 960 2535

Builder: taylor morrison

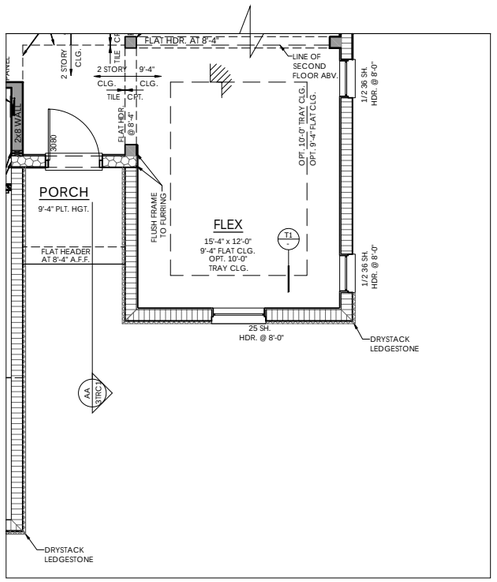
Job Information:

Barbados
Community Name
Lot: XX
Community
Address: #### Street St.
City, State, Zip
Plot Date: 08 / 16 / 2023
Garage: XX

Reference No.
22-00000

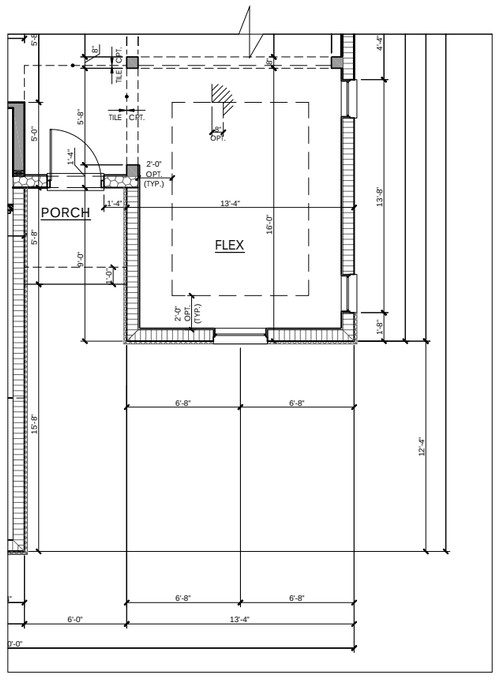
Sheet:
3TRC1

TRADITIONAL ELEVATION - C



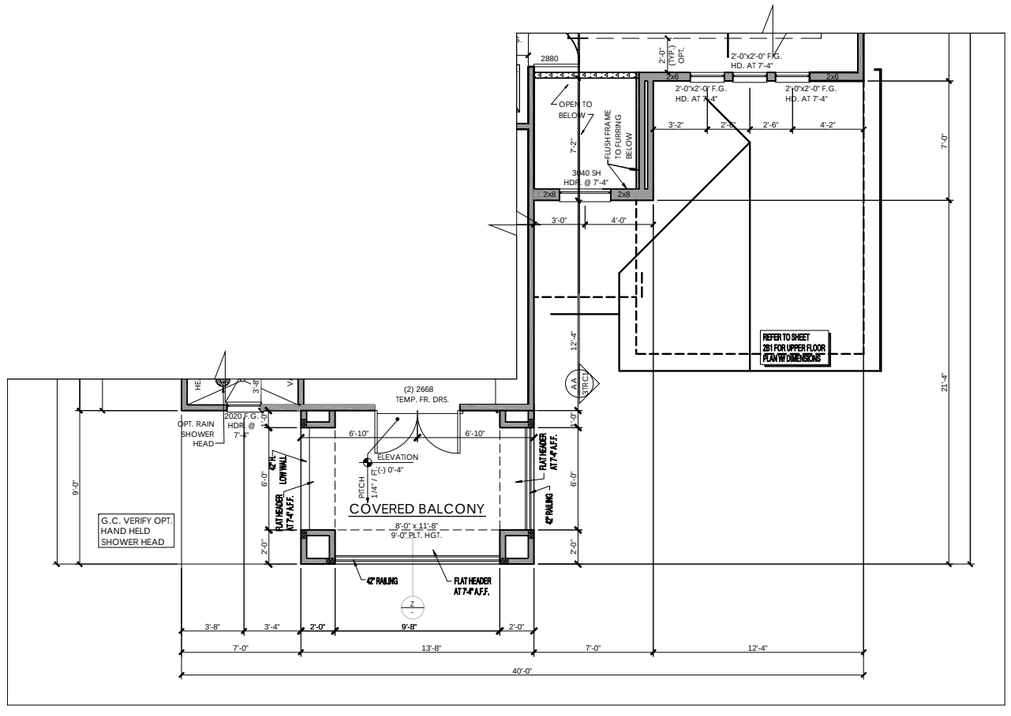
PARTIAL MAIN FLOOR PLAN NOTES

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



PARTIAL MAIN FLOOR PLAN DIMENSIONS

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



PARTIAL UPPER FLOOR PLAN

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

WINDOW FALL PROTECTION

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REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

T.O.M. LEGEND

9'-4" T.O.M.

11'-0" T.O.M.

HATCHING LEGEND

INSULATE WALL

LOW WALL AT 3'-4"

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry

11'-0" T.O.M. (CMU Wall)

9'-4" T.O.M. (CMU wall)

Framing

2x Framing

2x Interior Bearing Wall

Frame Wall Located Below 48" A.F.F. w/ Cap

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Builder:

taylor morrison

Job Information:

Barbados

Community Name

Lot: XX

Community: XX

Address: #### Street St. City, State, Zip

Plot Date: 08 / 16 / 2023

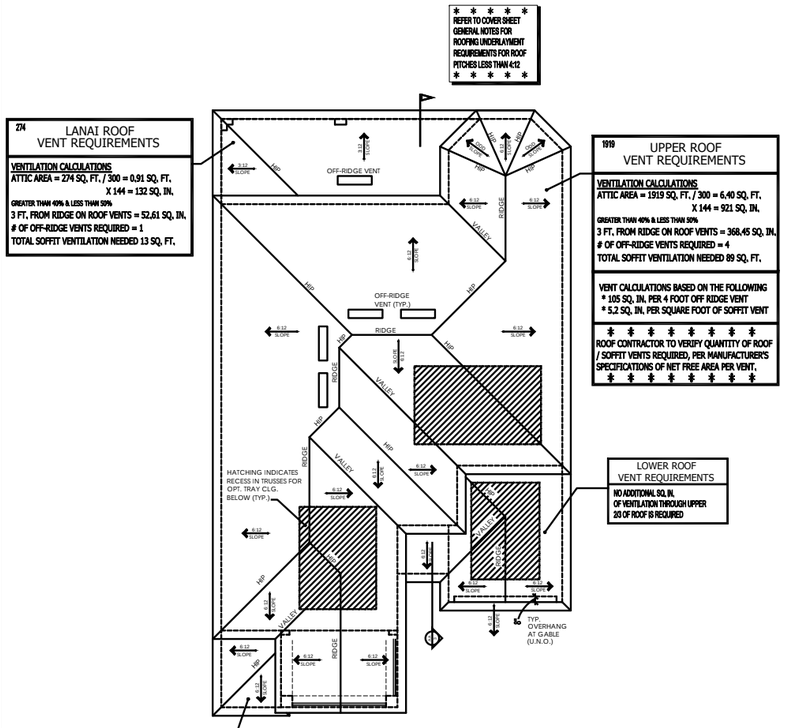
Reference No.

22-00000

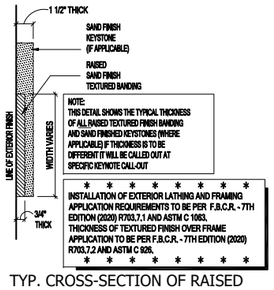
Sheet:

3TRC2

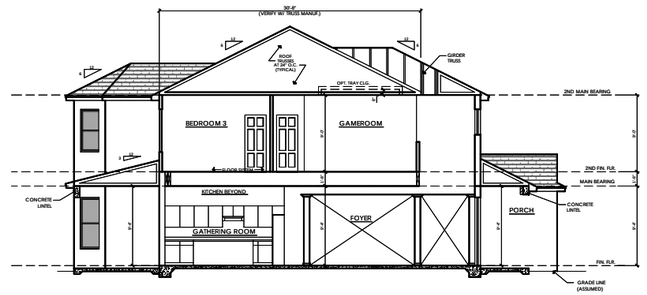
PARTIAL FLOOR PLAN TRADITIONAL ELEVATION C



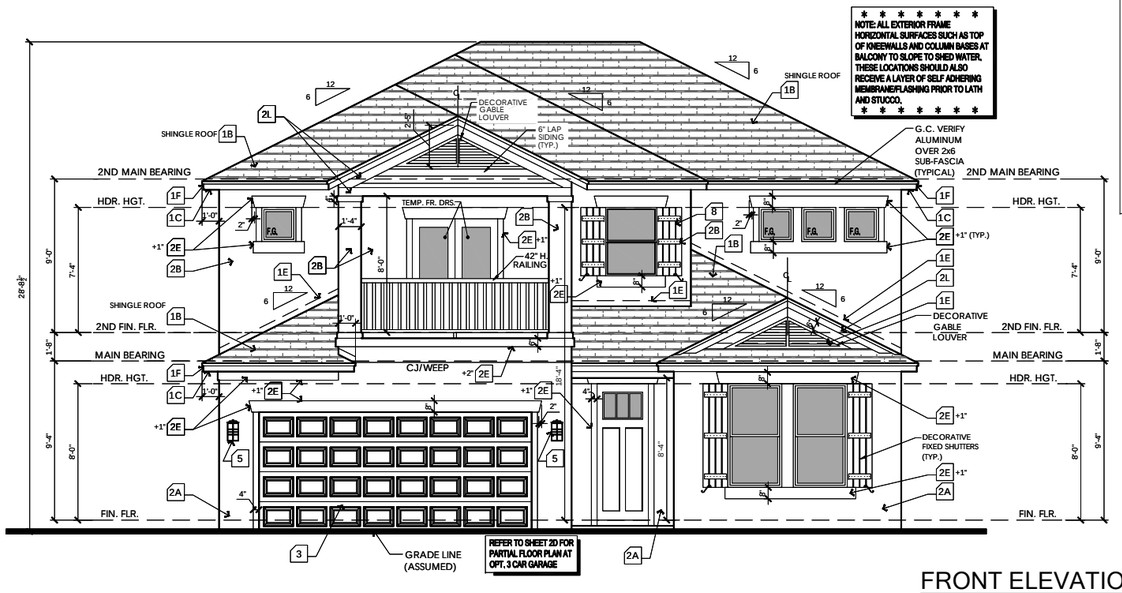
ROOF PLAN
SCALE: 1/8" = 1'-0"



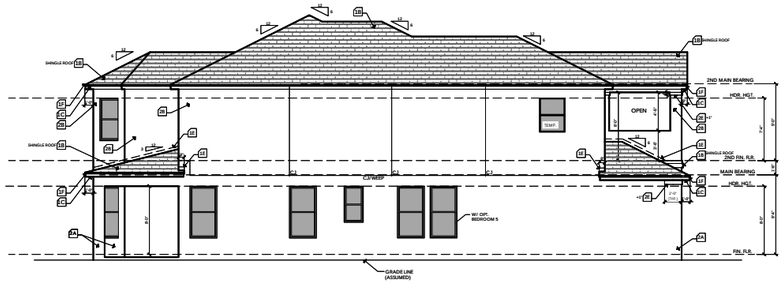
TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



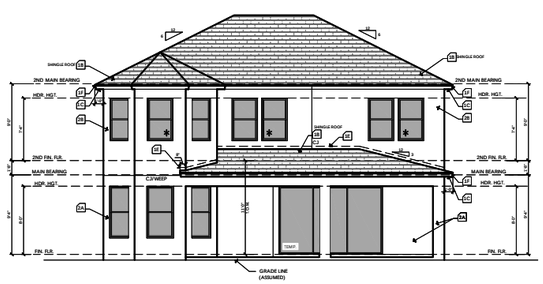
SECTION AA
SCALE: 1/8" = 1'-0"



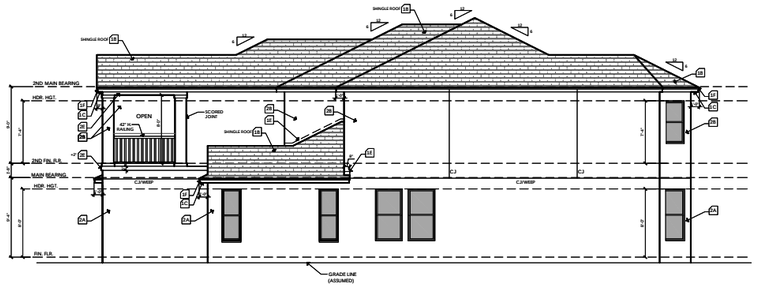
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



TYP. WINDOW/ DOOR TRIM DETAIL
SCALE: 1/2" = 1'-0"

ELEVATION KEY NOTES

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o.(407) 960 2535

Builder: taylor morrison

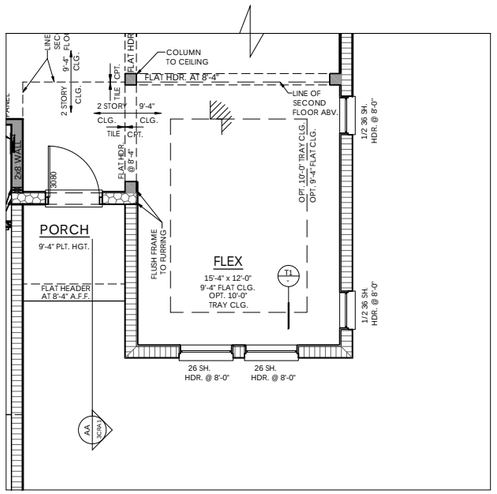
Job Information:

Barbados
Community Name
Lot: XX
Community Address: #### Street St. City, State, Zip
Rev/Date: 08 / 16 / 2023
Garage: XX

Reference No.
22-00000

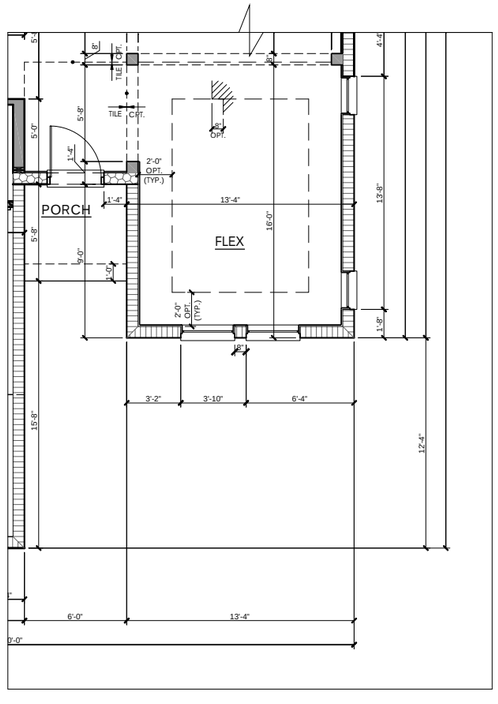
Sheet:
3CRA1

CRAFTSMAN ELEVATION - A



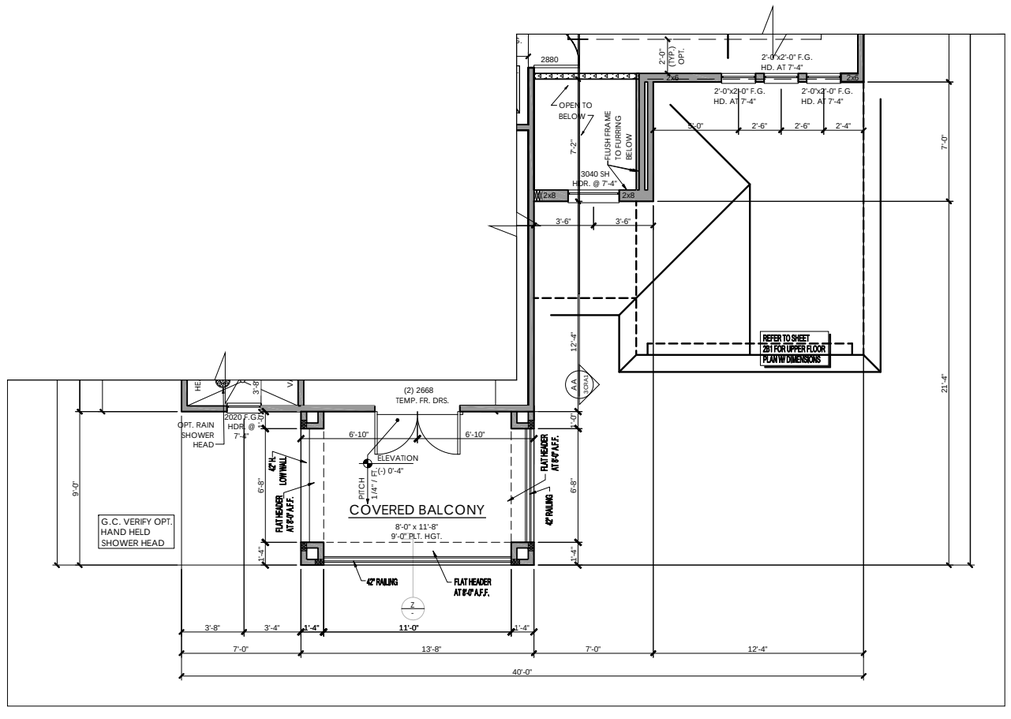
PARTIAL MAIN FLOOR PLAN NOTES

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



PARTIAL MAIN FLOOR PLAN DIMENSIONS

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



PARTIAL UPPER FLOOR PLAN

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

WINDOW FALL PROTECTION

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REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

T.O.M. LEGEND

9'-4" T.O.M.	
11'-0" T.O.M.	

HATCHING LEGEND

INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry

- 11'-0" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

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Job Information:

Barbados
Community Name
Lot: XX
Community
Address: #### Street St. City, State, Zip
Garage XX
Plot Date: 08 / 16 / 2023

Reference No.
22-00000

Sheet: 3CRA2

PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION A & D

REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

* * * * *

274
LANAI ROOF
VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 274 SQ. FT. / 300 = 0.91 SQ. FT.
X 144 = 132 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 52.61 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 13 SQ. FT.

1919
UPPER ROOF
VENT REQUIREMENTS

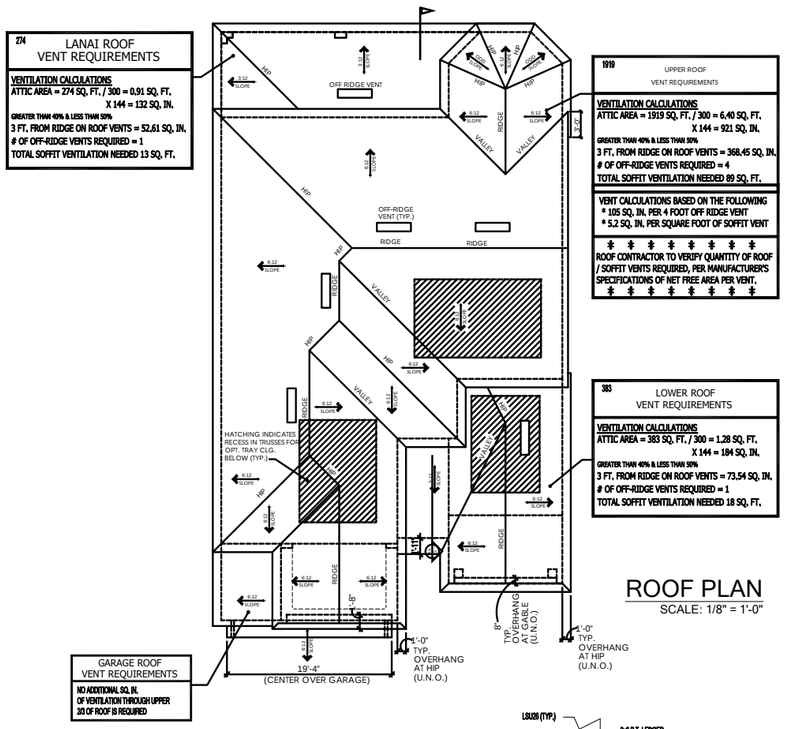
VENTILATION CALCULATIONS
ATTIC AREA = 1919 SQ. FT. / 300 = 6.40 SQ. FT.
X 144 = 921 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 368.45 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
TOTAL SOFFIT VENTILATION NEEDED 89 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

* * * * * * * *
ROOF CONTRACTOR TO VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.
* * * * * * * *

383
LOWER ROOF
VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 383 SQ. FT. / 300 = 1.28 SQ. FT.
X 144 = 184 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 73.54 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 18 SQ. FT.



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

GARAGE ROOF
VENT REQUIREMENTS

NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 2/3 OF ROOF IS REQUIRED

WINDOW FALL PROTECTION

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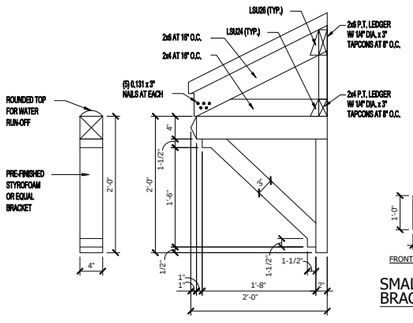
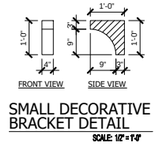
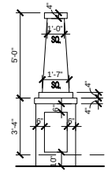


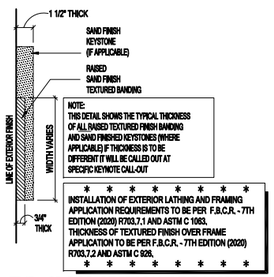
A BRACKET DETAIL
SCALE: 1" = 1'-0"



SMALL DECORATIVE BRACKET DETAIL
SCALE: 1/2" = 1'-0"



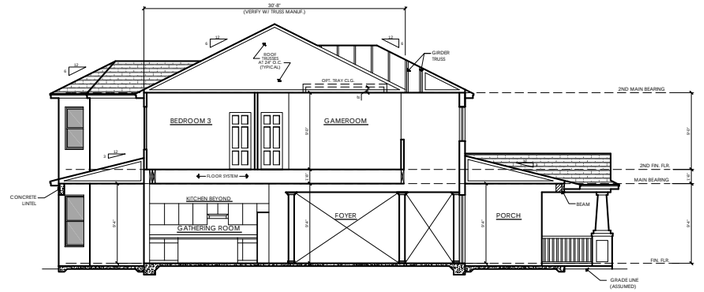
TYP. COLUMN DETAIL
SCALE: 1/4" = 1'-0"



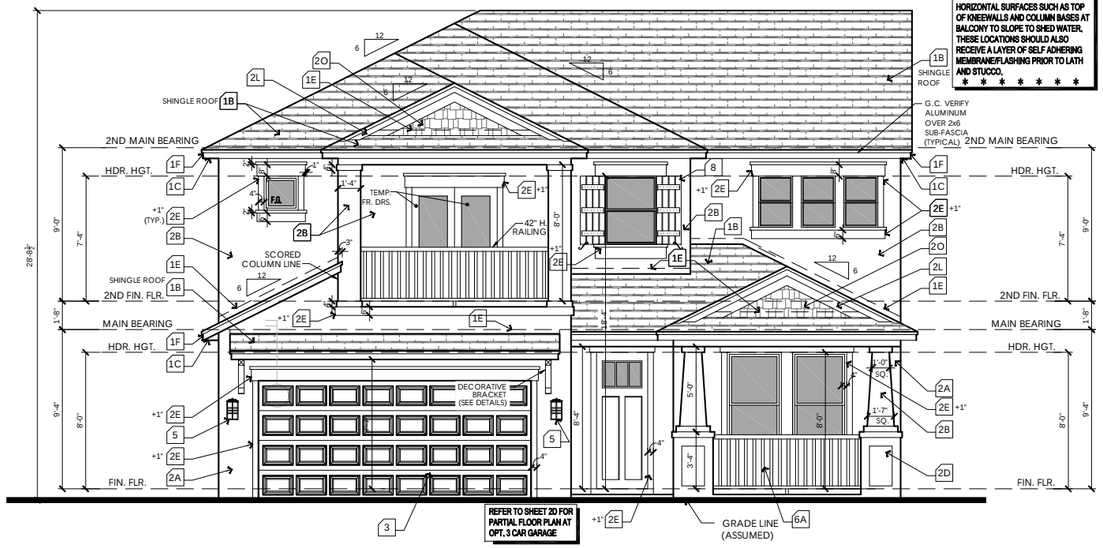
NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

* * * * * * * * *
INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.
* * * * * * * * *

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

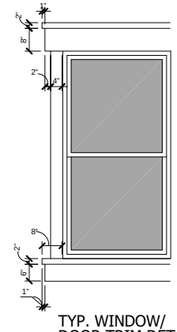


SECTION AA
SCALE: 1/8" = 1'-0"

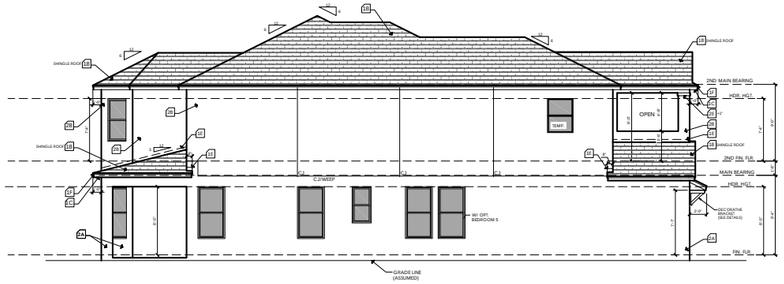


* * * * * * * *
NOTE: ALL EXTERIOR FRAME HORIZONTAL SURFACES SUCH AS TOP OF KNEEWALLS AND COLUMN BASES AT BALCONY TO SLOPE TO SHED WATER. THESE LOCATIONS SHOULD ALSO RECEIVE A LAYER OF SELF ADHERING MEMBRANE/FLASHING PRIOR TO LATH AND STUCCO.
* * * * * * * *

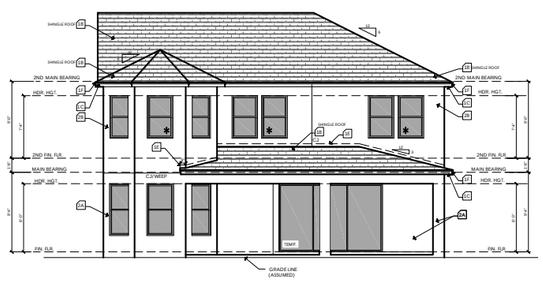
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



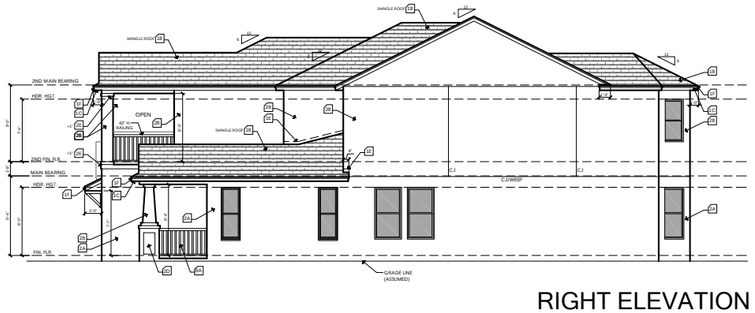
TYP. WINDOW/ DOOR TRIM DETAIL
SCALE: 1/2" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

CRAFTSMAN ELEVATION - B

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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gokeesee.com
228 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960.2535

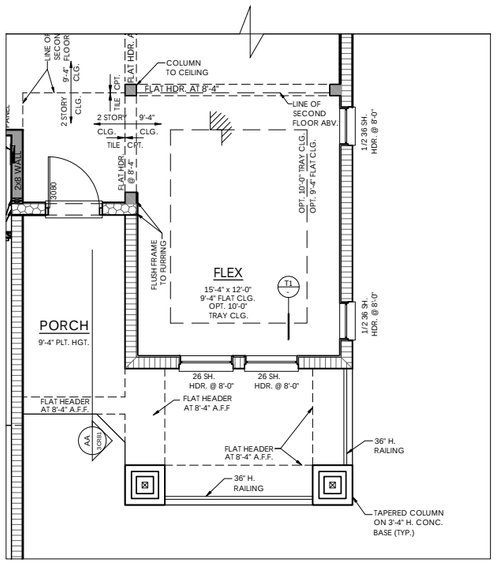
Builder: taylor morrison

Job Information:

Barbados
Community Name
Lot: XX
Community: ####
Address: Street St.
City, State, Zip
Plot Date: 08 / 16 / 2023
Garage: XX

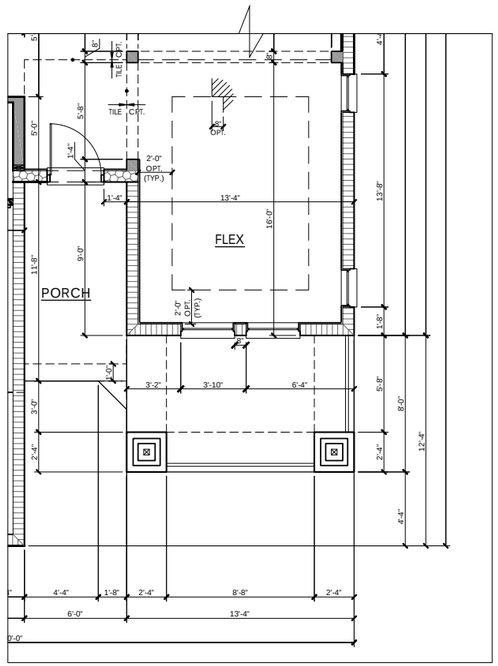
Reference No.
22-00000

Sheet
3CRB1



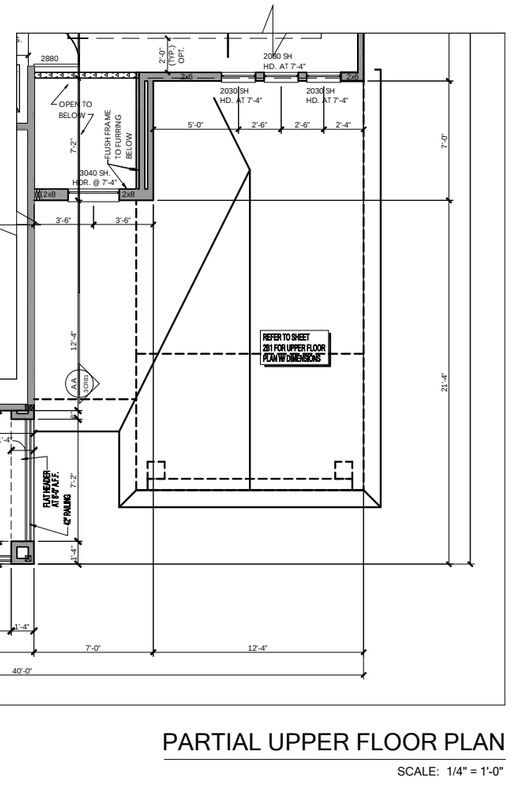
PARTIAL MAIN FLOOR PLAN NOTES

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



PARTIAL MAIN FLOOR PLAN DIMENSIONS

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



PARTIAL UPPER FLOOR PLAN

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

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

T.O.M. LEGEND

9'-4" T.O.M.
11'-0" T.O.M.

HATCHING LEGEND

INSULATE WALL
LOW WALL AT 3'-4"

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry
11'-0" T.O.M. (CMU Wall)
9'-4" T.O.M. (CMU wall)
Framing
2x Framing
2x Interior Bearing Wall
Frame Wall Located Below 48" A.F.F. w/ Cap

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Builder: taylor morrison

Job Information:

Barbados
Community Name
Lot: XX
Community: XX
Address: #### Street St.
City, State, Zip
Plot Date: 08 / 16 / 2023
Garage: XX

Reference No.
22-00000

Sheet:
3CRB2

PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION B & E

REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

274 LANAI ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 274 SQ. FT. / 300 = 0.91 SQ. FT.
X 144 = 132 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 52.61 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 13 SQ. FT.

1919 UPPER ROOF VENT REQUIREMENTS

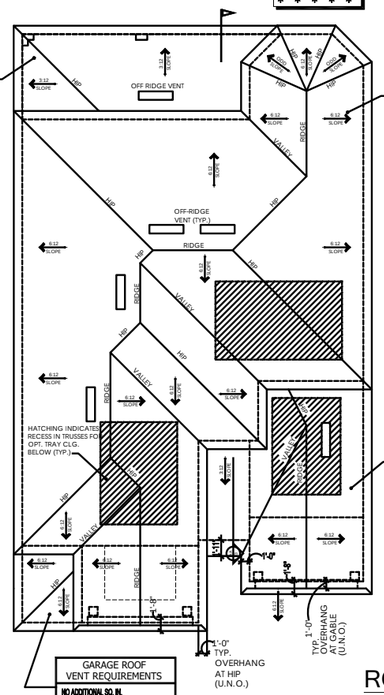
VENTILATION CALCULATIONS
ATTIC AREA = 1919 SQ. FT. / 300 = 6.40 SQ. FT.
X 144 = 921 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 368.45 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
TOTAL SOFFIT VENTILATION NEEDED 89 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

ROOF CONTRACTOR TO VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

377 LOWER ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 377 SQ. FT. / 300 = 1.26 SQ. FT.
X 144 = 181 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 72.38 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 18 SQ. FT.



GARAGE ROOF VENT REQUIREMENTS

NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 2/3 OF ROOF IS REQUIRED

ROOF PLAN

SCALE: 1/8" = 1'-0"

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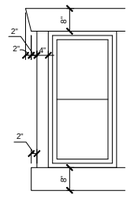
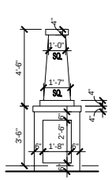
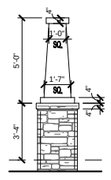


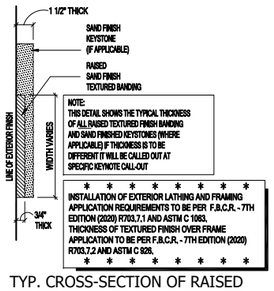
TYP. WINDOW/ DOOR TRIM DETAIL
SCALE: 1/2" = 1'-0"



TYP. COLUMN DETAIL AT BALCONY
SCALE: 1/4" = 1'-0"



TYP. COLUMN DETAIL AT PORCH
SCALE: 1/4" = 1'-0"



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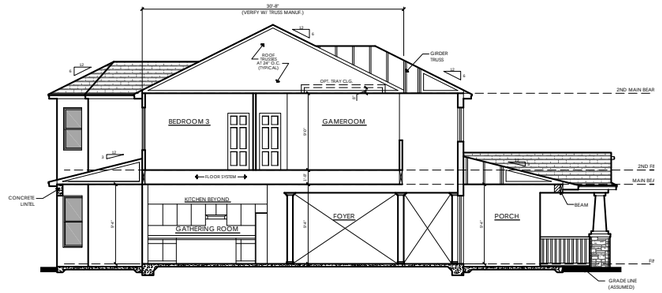
TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA

SCALE: 1/8" = 1'-0"

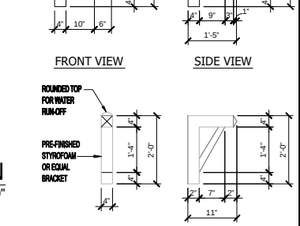
NOTE: ALL EXTERIOR FRAME HORIZONTAL SURFACES SUCH AS TOP OF KNEEWALLS AND COLUMN BASES AT BALCONY TO SLOPE TO SHED WATER. THESE LOCATIONS SHOULD ALSO RECEIVE A LAYER OF SELF ADHERING MEMBRANE/FLASHING PRIOR TO LATH AND STUCCO.



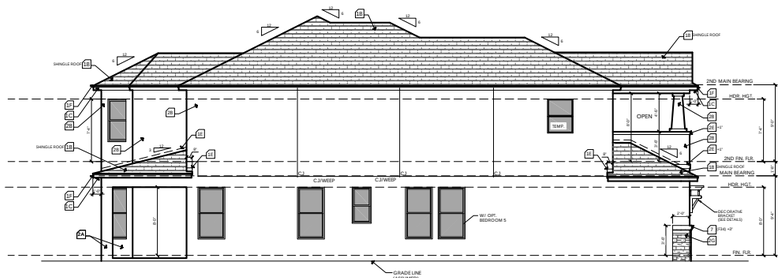
G.C. VERIFY - ALL BANDING AT STONE LOCATIONS IS TO PROJECT 1/2" PAST THE FACE OF THE STONE

FRONT ELEVATION

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

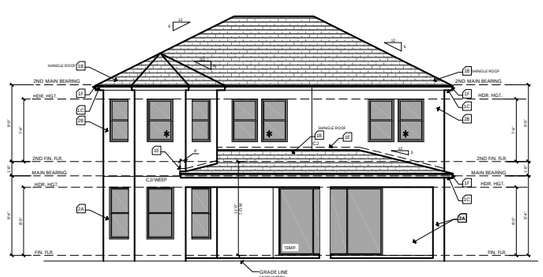


DECORATIVE BRACKET DETAIL



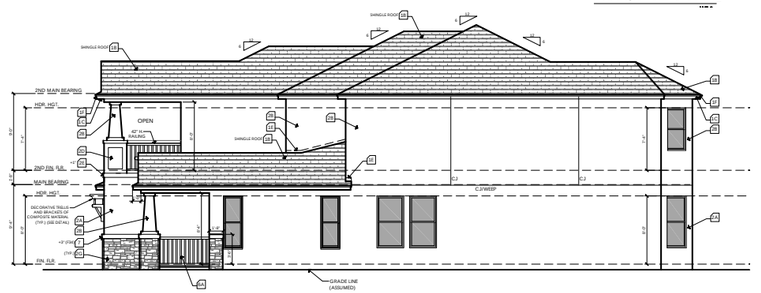
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing, installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
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   - I. Indicates simulated brick veneer.
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6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
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8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

CRAFTSMAN ELEVATION - C

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ARCHITECTURE | DESIGN | PLANNING
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gokeesee.com
258 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960.2535

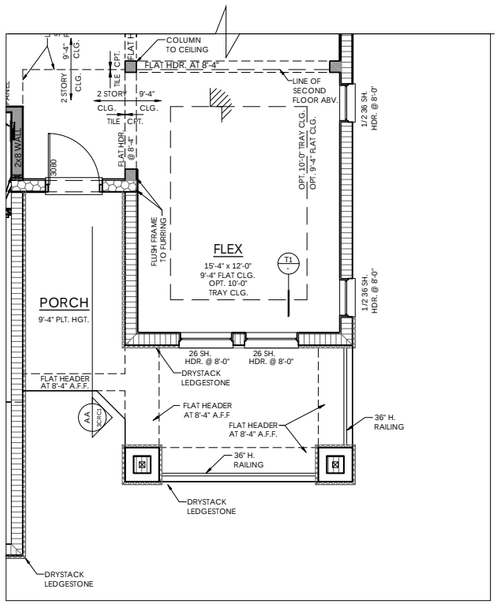
Builder: taylor morrison

Job Information:

Barbados
Community Name
Lot: XX
Community:
Address: #### Street St.
City, State, Zip
Rev/Date: 08 / 16 / 2023
Garage: XX

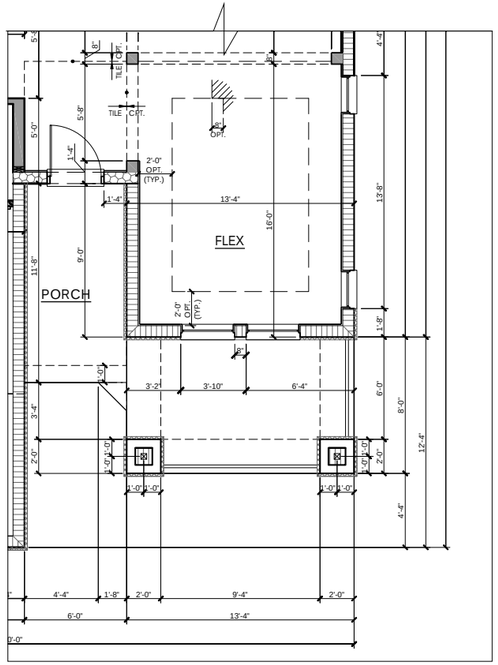
Reference No.
22-00000

Sheet: 3CRC1



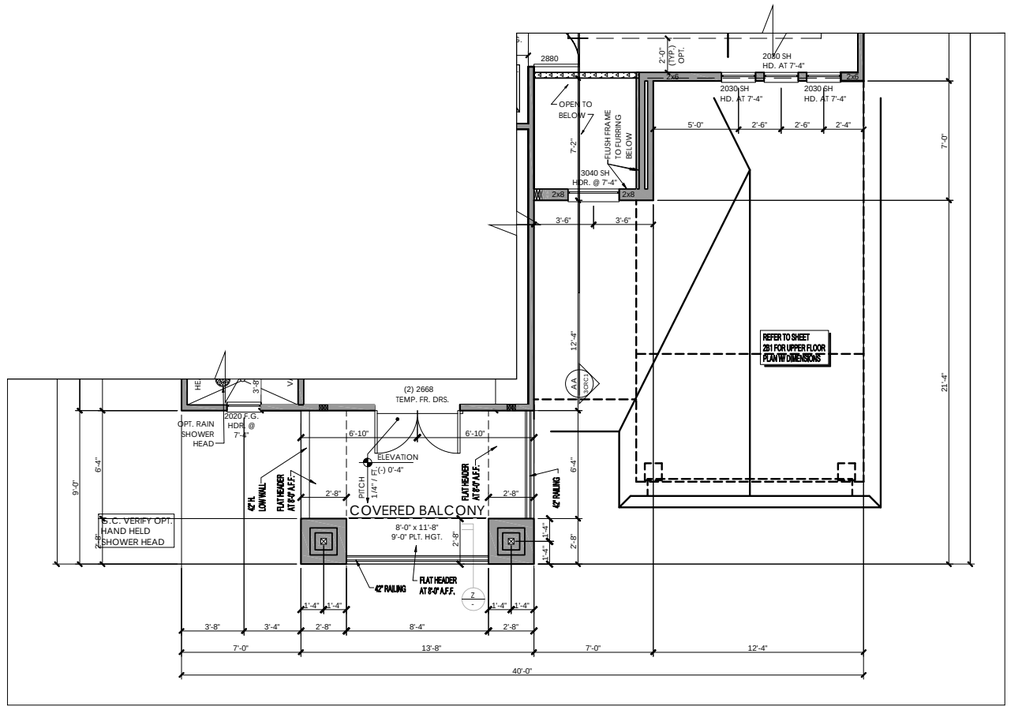
PARTIAL MAIN FLOOR PLAN NOTES

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



PARTIAL MAIN FLOOR PLAN DIMENSIONS

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



PARTIAL UPPER FLOOR PLAN

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

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

T.O.M. LEGEND

9'-4" T.O.M.

11'-0" T.O.M.

HATCHING LEGEND

INSULATE WALL

LOW WALL AT 3'-4"

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry

11'-0" T.O.M. (CMU Wall)

9'-4" T.O.M. (CMU wall)

Framing

2x Framing

2x Interior Bearing Wall

Frame Wall Located Below 48" A.F.F. w/ Cap

PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION C & F

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AA26003115
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228 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960 2333

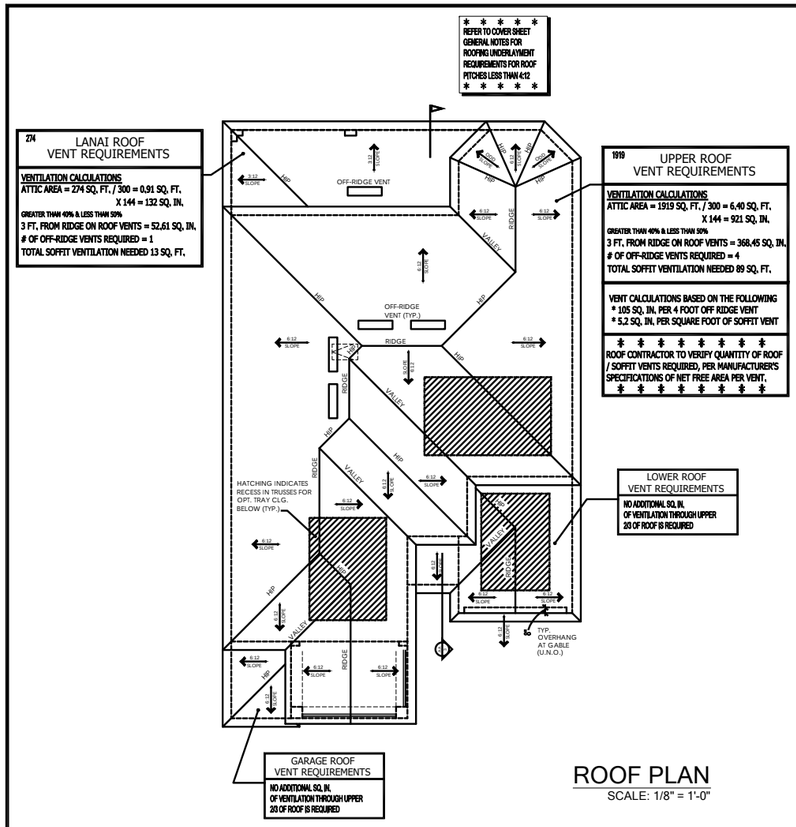
Builder: taylor morrison

Job Information:

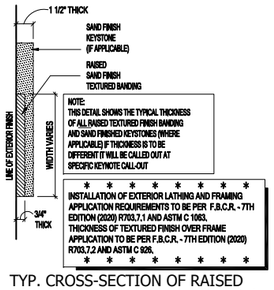
Barbados
Community Name
Lot: XX
Community: XX
Address: #### Street St.
City, State, Zip
Plot Date: 08 / 16 / 2023

Reference No.
22-00000

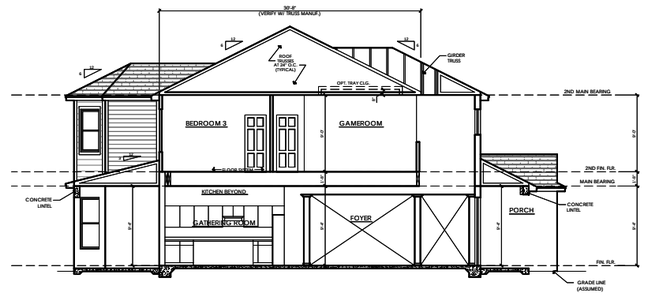
Sheet: 3CRC2



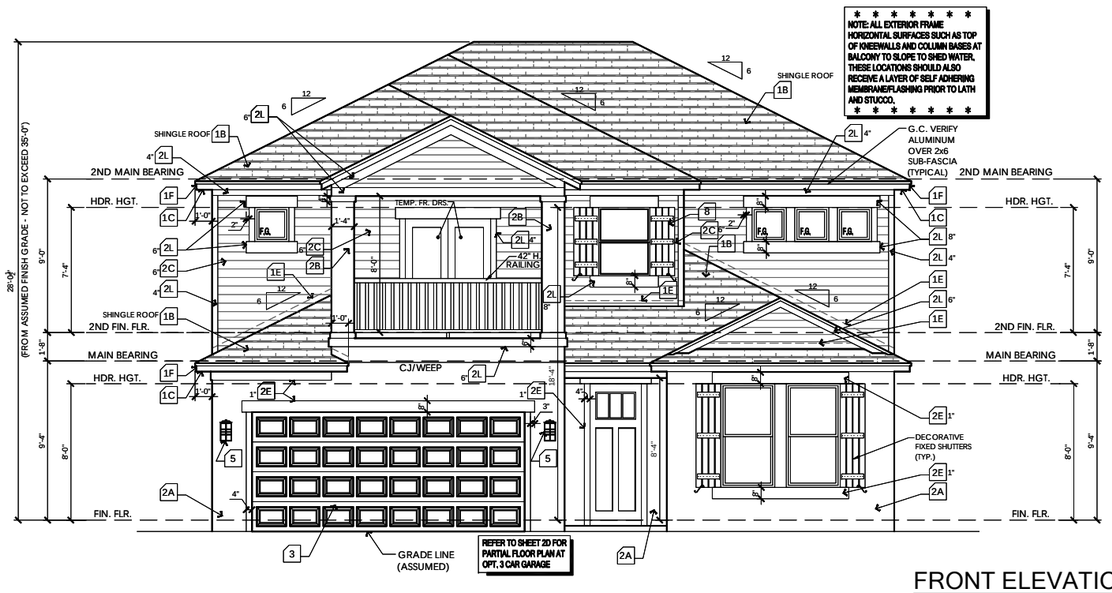
ROOF PLAN
SCALE: 1/8" = 1'-0"



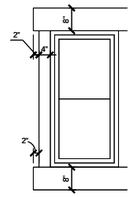
TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

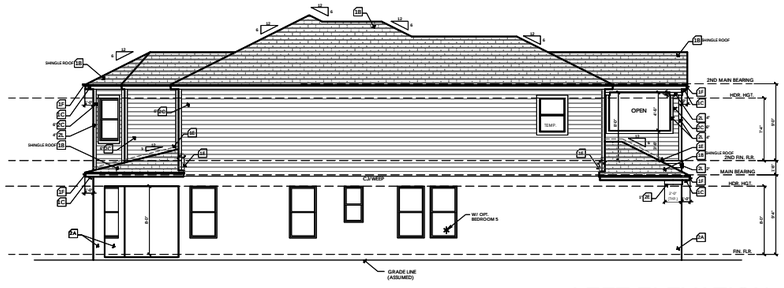


SECTION AA
SCALE: 1/8" = 1'-0"

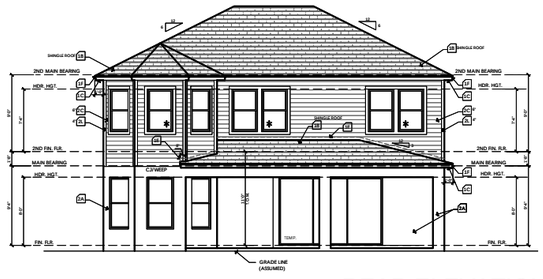


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

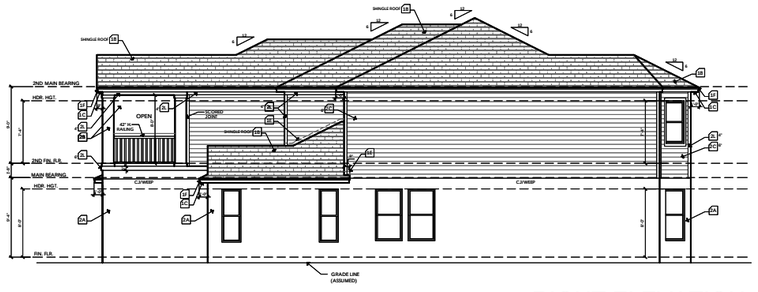




LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

WINDOW FALL PROTECTION

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Builder: taylor morrison

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Community: ####
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Rev/Date: 08 / 16 / 2023
Garage: XX

Reference No.
22-00000

Sheet:
3CRD1

- CRAFTSMAN ELEVATION - D - SIDING OPTION

REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

* * * * *

274
LANAI ROOF
VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 274 SQ. FT. / 300 = 0.91 SQ. FT.
X 144 = 132 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 52.61 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 13 SQ. FT.

1919
UPPER ROOF
VENT REQUIREMENTS

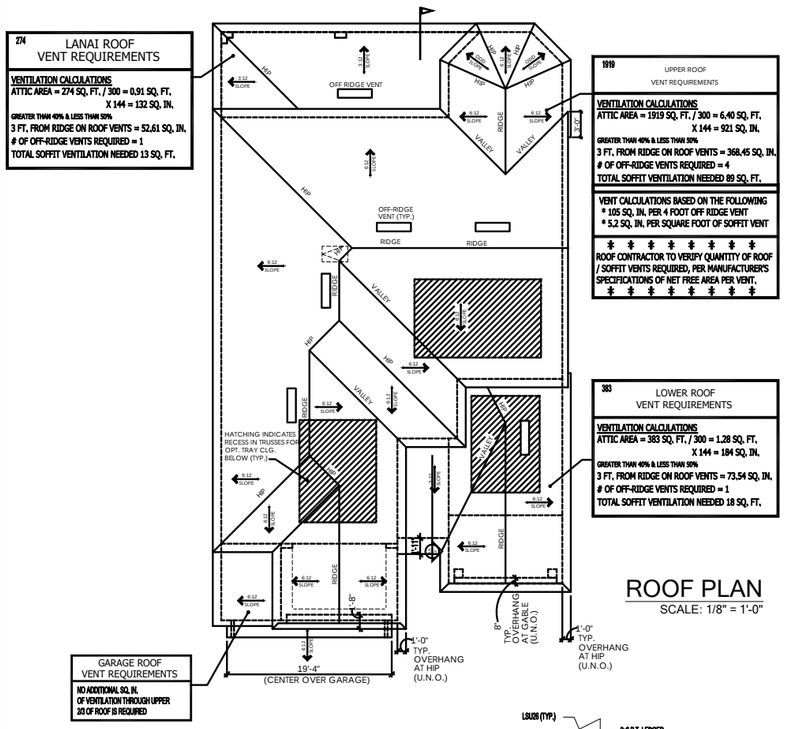
VENTILATION CALCULATIONS
ATTIC AREA = 1919 SQ. FT. / 300 = 6.40 SQ. FT.
X 144 = 921 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 368.45 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
TOTAL SOFFIT VENTILATION NEEDED 89 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

* * * * * * * *
ROOF CONTRACTOR TO VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.
* * * * * * * *

383
LOWER ROOF
VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 383 SQ. FT. / 300 = 1.28 SQ. FT.
X 144 = 184 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 73.54 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 18 SQ. FT.



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

GARAGE ROOF VENT REQUIREMENTS
NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 2/3 OF ROOF IS REQUIRED

WINDOW FALL PROTECTION
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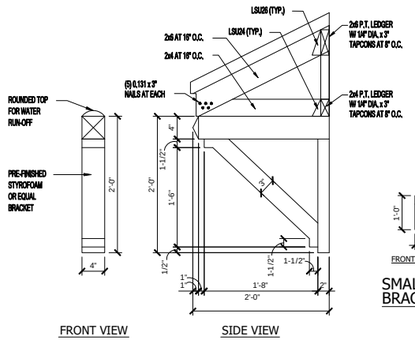
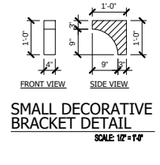
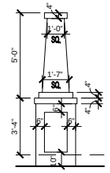


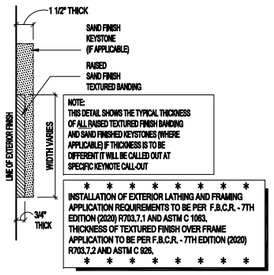
A BRACKET DETAIL
SCALE: 1" = 1'-0"



SMALL DECORATIVE BRACKET DETAIL
SCALE: 1/2" = 1'-0"



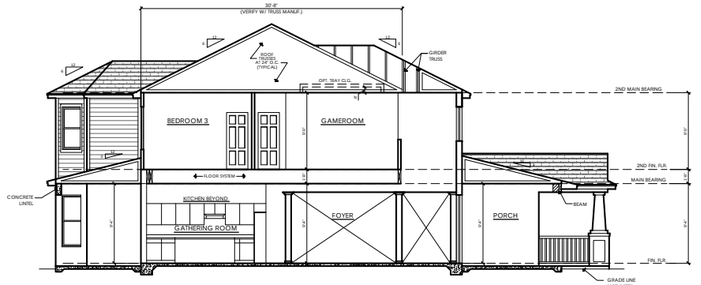
TYP. COLUMN DETAIL
SCALE: 1/4" = 1'-0"



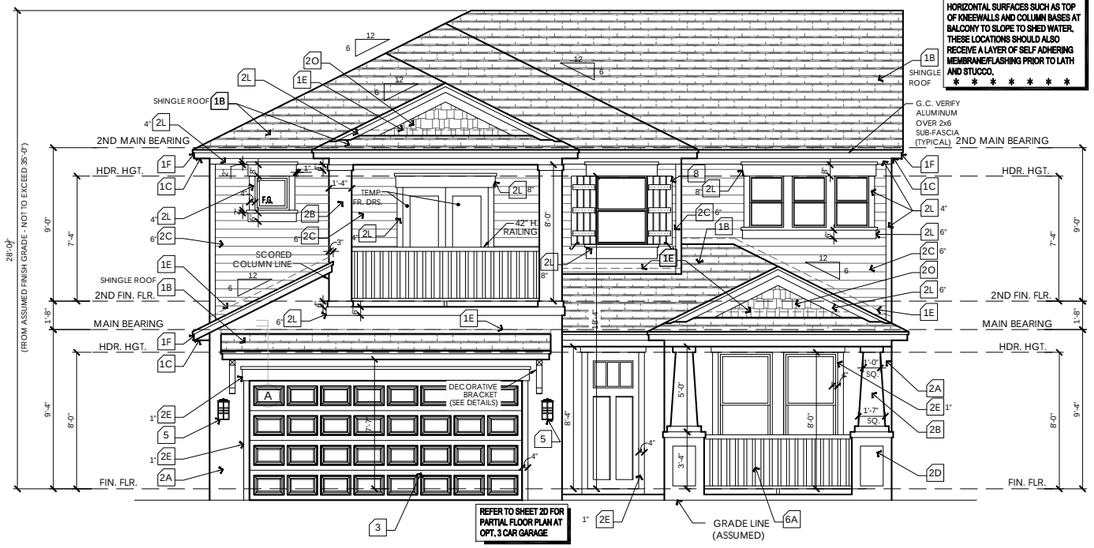
NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) 8" THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

* * * * * * * * *
INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.
* * * * * * * * *

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

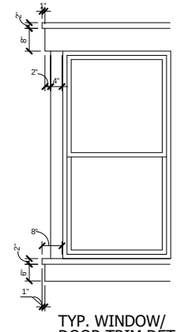


SECTION AA
SCALE: 1/8" = 1'-0"

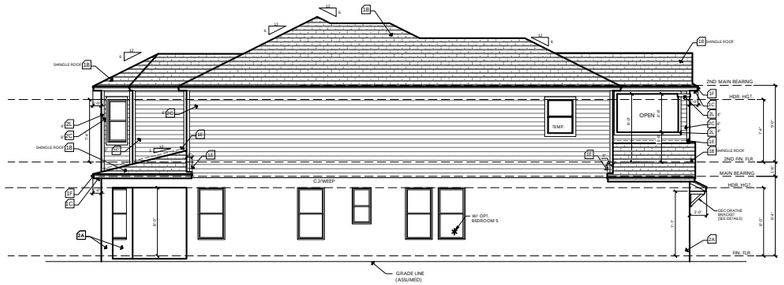


* * * * * * * *
NOTE: ALL EXTERIOR FRAME HORIZONTAL SURFACES SUCH AS TOP OF KNEEWALLS AND COLUMN BASES AT BALCONY TO SLOPE TO SHED WATER. THESE LOCATIONS SHOULD ALSO RECEIVE A LAYER OF SELF ADHERING MEMBRANE/FLASHING PRIOR TO LATH AND STUCCO.
* * * * * * * *

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



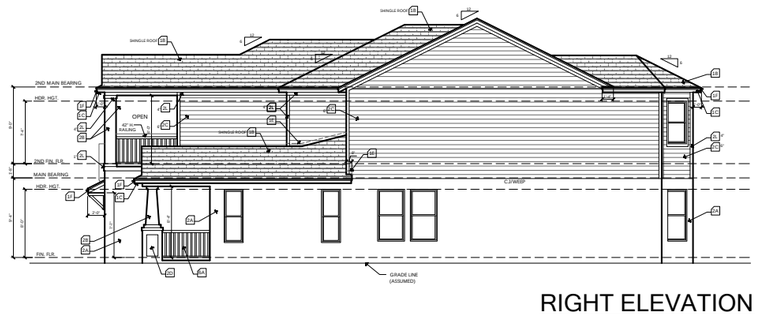
TYP. WINDOW/ DOOR TRIM DETAIL
SCALE: 1/2" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

- CRAFTSMAN ELEVATION - E - SIDING OPTION

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o.(407) 960.2535

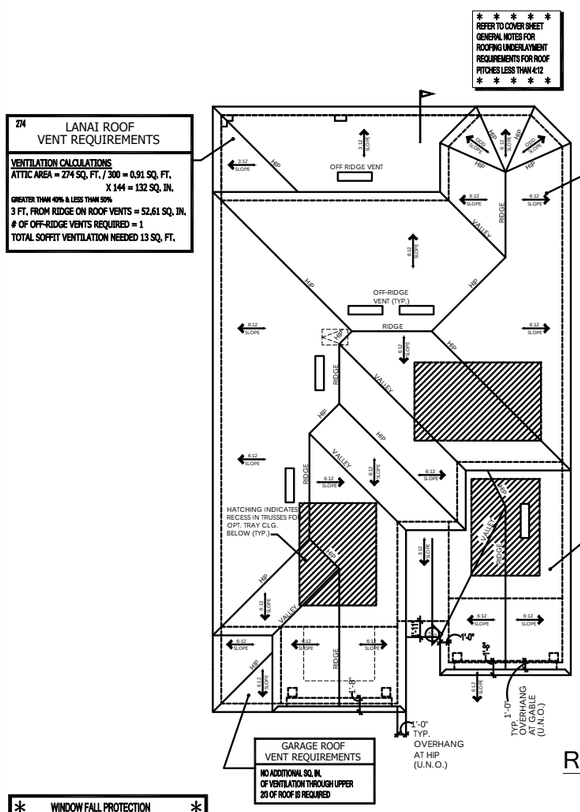
Builder: taylor morrison

Job Information:

Barbados
Community Name
Lot: XX
Community: ####
Address: Street St.
City, State, Zip
Rev/Date: 08 / 16 / 2023
Garage: XX

Reference No.
22-00000

Sheet
3CRE1



ROOF PLAN

SCALE: 1/8" = 1'-0"

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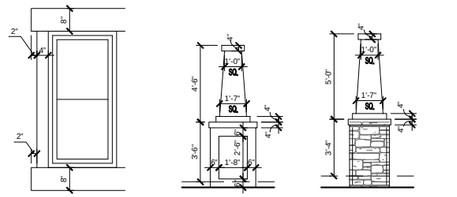


TYP. WINDOW/ DOOR TRIM DETAIL

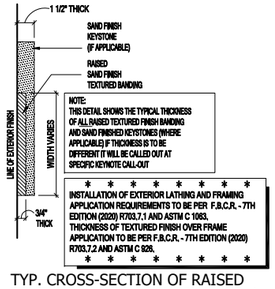
SCALE: 1/2" = 1'-0"

TYP. COLUMN DETAIL AT BALCONY

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

TYP. COLUMN DETAIL AT PORCH

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



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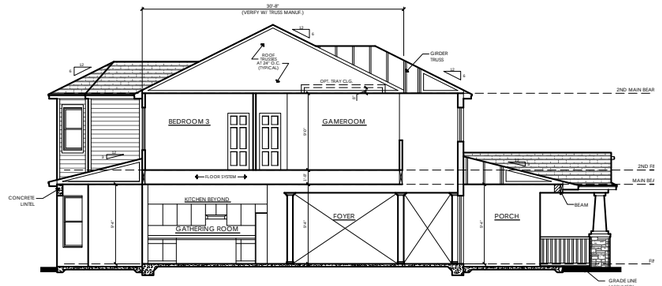
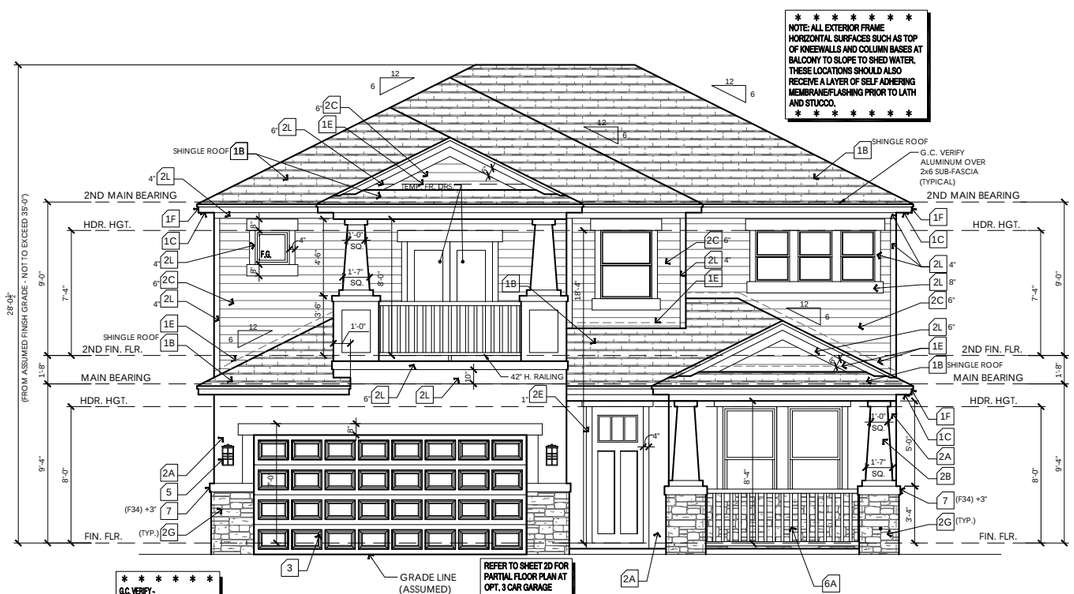


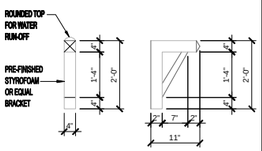
SECTION AA

SCALE: 1/8" = 1'-0"

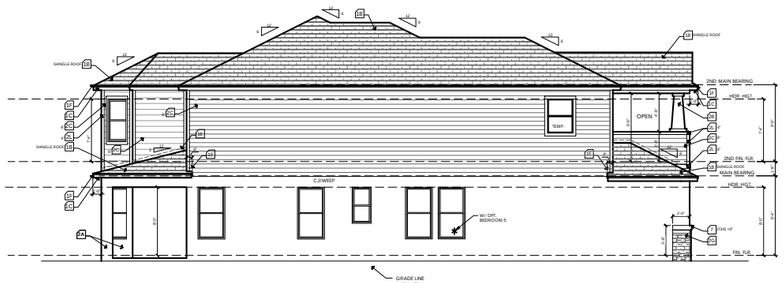


FRONT ELEVATION

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



DECORATIVE BRACKET DETAIL



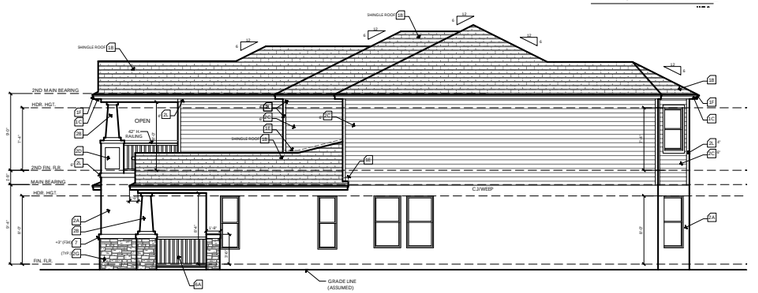
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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258 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960.2535

Builder: taylor morrison

Job Information:

Barbados
Community Name
Lot: XX
Community:
Address: #### Street St.
City, State, Zip
Rev/Date: 08 / 16 / 2023
Garage: XX

Reference No.
22-00000

Sheet: 3CRF1

- CRAFTSMAN ELEVATION - F - SIDING OPTION

* * * * *
REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12
* * * * *

274 LANAI ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 274 SQ. FT. / 300 = 0.91 SQ. FT. X 144 = 132 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 52.61 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 13 SQ. FT.

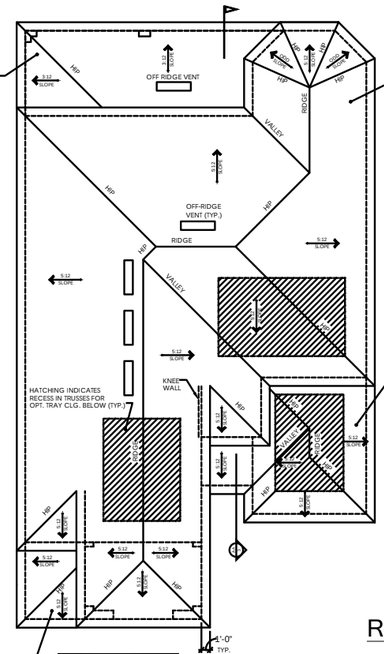
1919 UPPER ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 1919 SQ. FT. / 300 = 6.40 SQ. FT. X 144 = 921 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 368.45 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
TOTAL SOFFIT VENTILATION NEEDED 89 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

* * * * * * * * *
ROOF CONTRACTOR TO VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.
* * * * * * * * *

LOWER ROOF VENT REQUIREMENTS
NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 2/3 OF ROOF IS REQUIRED



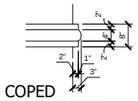
ROOF PLAN
SCALE: 1/8" = 1'-0"

GARAGE ROOF VENT REQUIREMENTS
NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 2/3 OF ROOF IS REQUIRED

* WINDOW FALL PROTECTION *

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

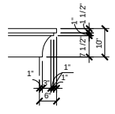
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



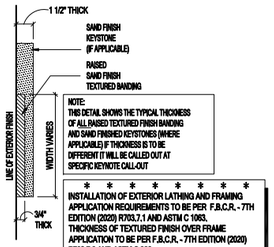
8" COPED BANDING DETAIL
SCALE: 1/2" = 1'-0"



6" SEGMENTED BANDING DETAIL
SCALE: 1" = 1'-0"



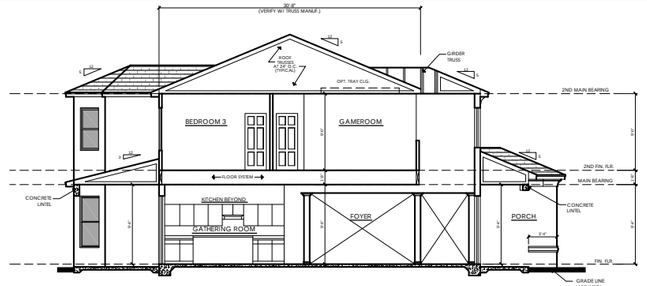
10" SEGMENTED CROWN MOLDING DETAIL
SCALE: 1/2" = 1'-0"



NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

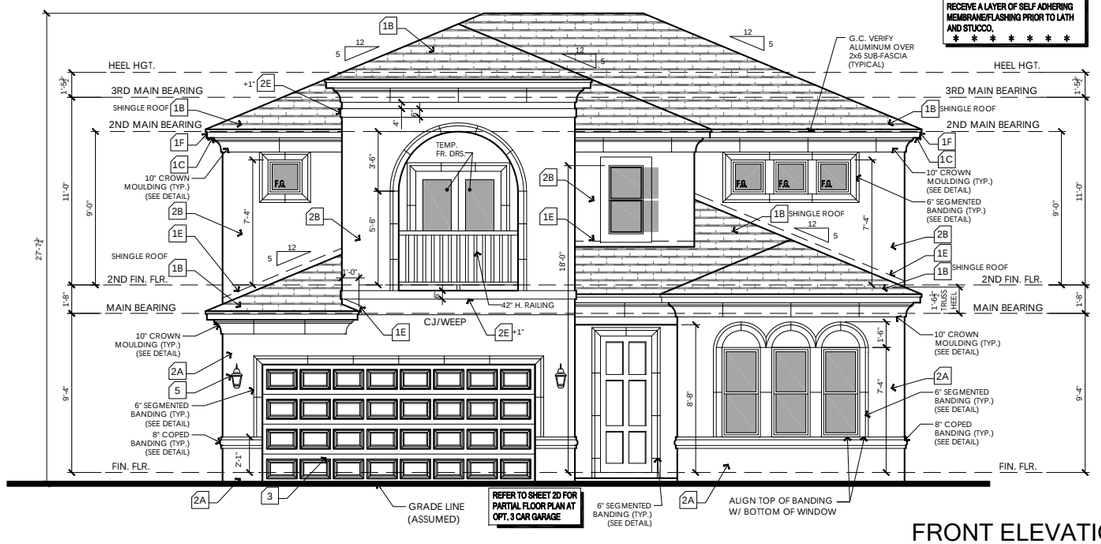
* * * * * * * * * *
INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.
* * * * * * * * * *

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

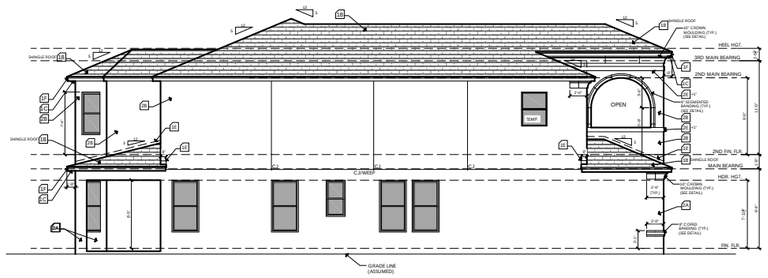


SECTION AA
SCALE: 1/8" = 1'-0"

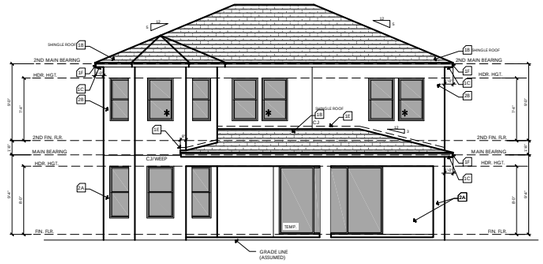
* * * * * * * * *
NOTE: ALL EXTERIOR FRAME HORIZONTAL SURFACES SUCH AS TOP OF KNEEWALLS AND COLUMN BASES AT BALCONY TO SLOPE TO SHED WATER. THESE LOCATIONS SHOULD ALSO RECEIVE A LAYER OF SELF ADHERING MEMBRANE/FLASHING PRIOR TO LATH AND STUCCO.
* * * * * * * * *



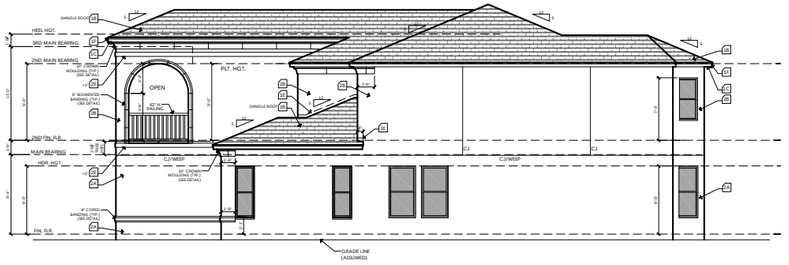
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

MEDITERRANEAN ELEVATION - A

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
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   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
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   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
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Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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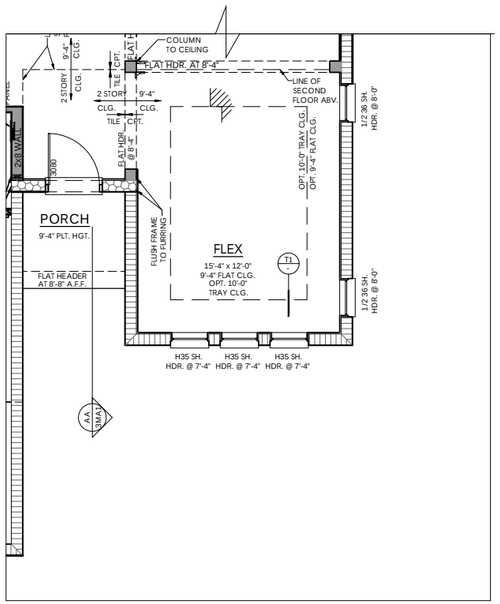
AA26003115
gokeesee.com
258 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960.2535

Builder: taylor morrison

Job Information:

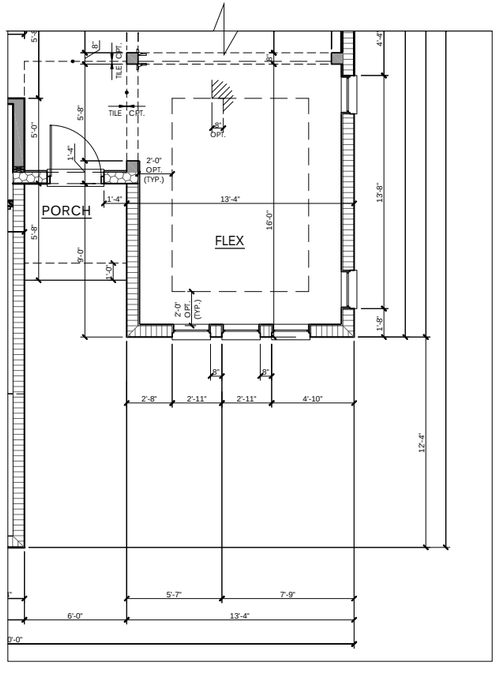
Barbados
Community Name
Lot: XX
Garage: XX
Community: #### Street St.
Address: City, State, Zip
Plot Date: 08 / 16 / 2023

Reference No.
22-00000
Sheet:
3MA1



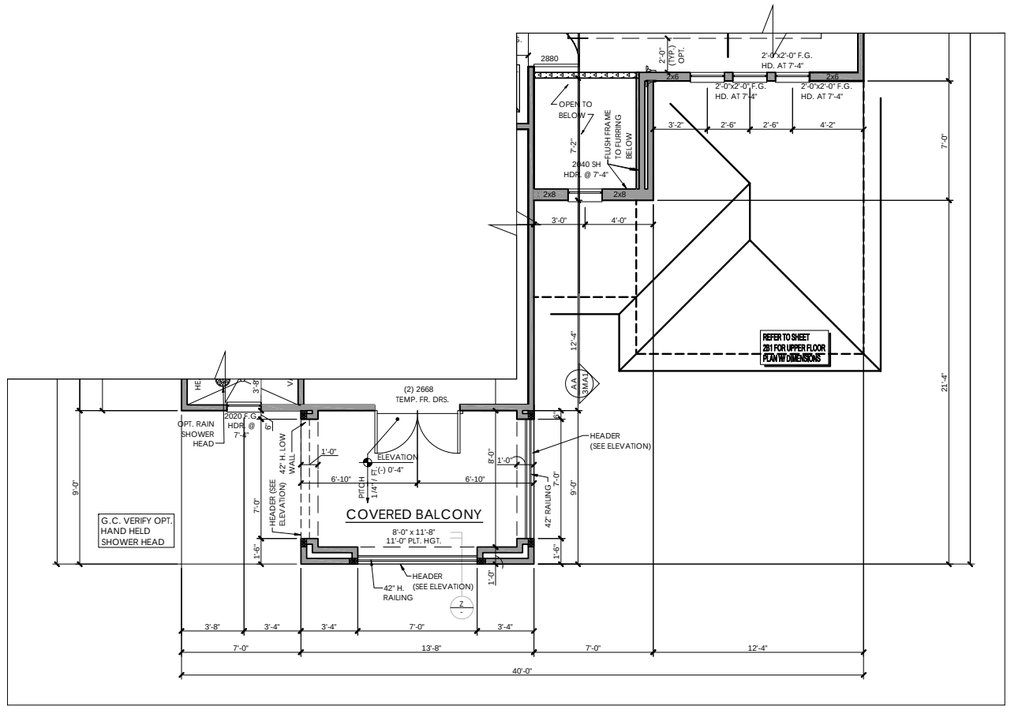
PARTIAL MAIN FLOOR PLAN NOTES

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



PARTIAL MAIN FLOOR PLAN DIMENSIONS

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



PARTIAL UPPER FLOOR PLAN

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

PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION A

WINDOW FALL PROTECTION

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T.O.M. LEGEND

9'-4" T.O.M.	
11'-0" T.O.M.	

HATCHING LEGEND

INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry
- 11'-0" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)

Framing
- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

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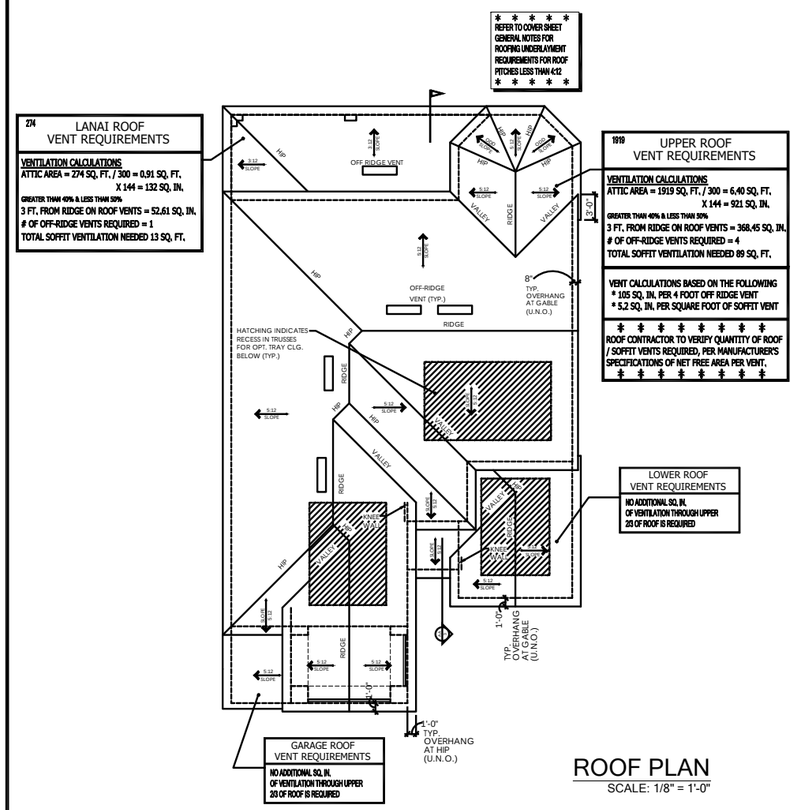
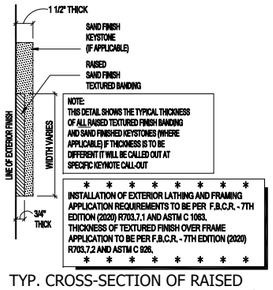
Community: XX
Address: #### Street St.
City, State, Zip
Plot Date: 08 / 16 / 2023
Garage: XX

Reference No.
22-00000

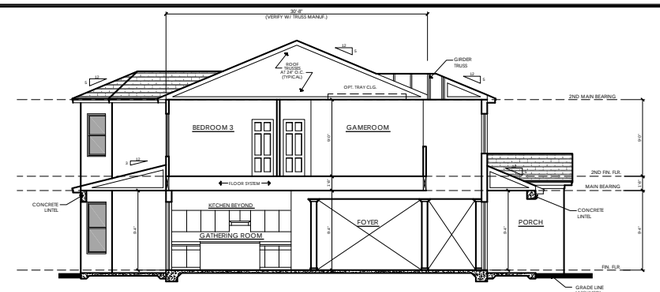
Sheet:
3MA2



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



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

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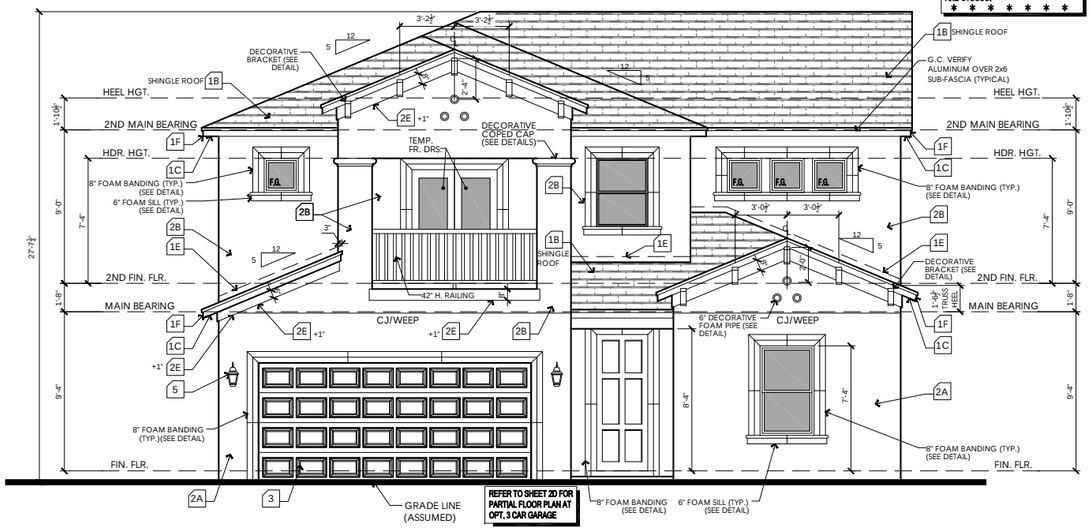

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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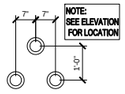
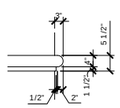
6" SEGMENTED SILL DETAIL
SCALE: 3/4" = 1'-0"



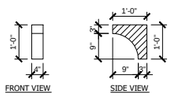
8" SEGMENTED BANDING DETAIL
SCALE: 3/4" = 1'-0"



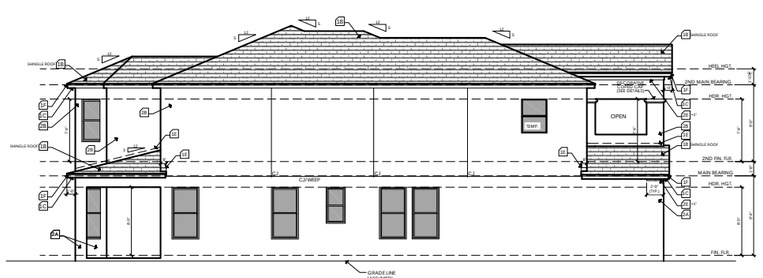
6" DECORATIVE FOAM PIPE DETAIL
SCALE: 1/2" = 1'-0"



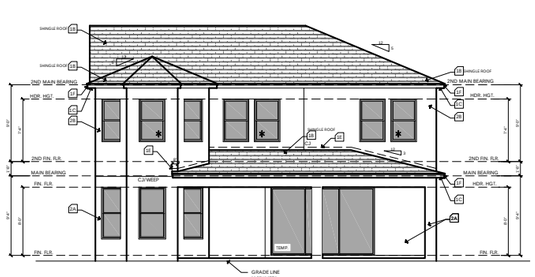
DECORATIVE COPED CAP DETAIL
SCALE: 1/2" = 1'-0"



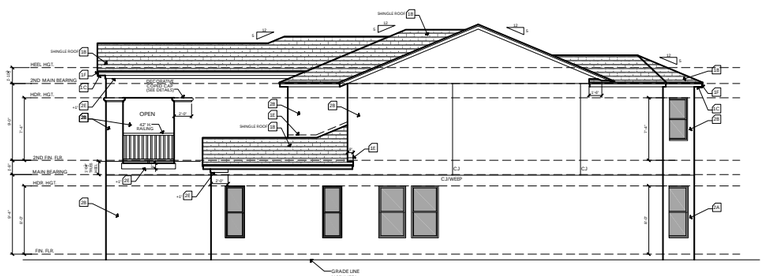
DECORATIVE E.P.S. BRACKET DETAIL
SCALE: 1/2" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

MEDITERRANEAN ELEVATION - B

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Maitland, FL 32751
o.(407) 960.2535

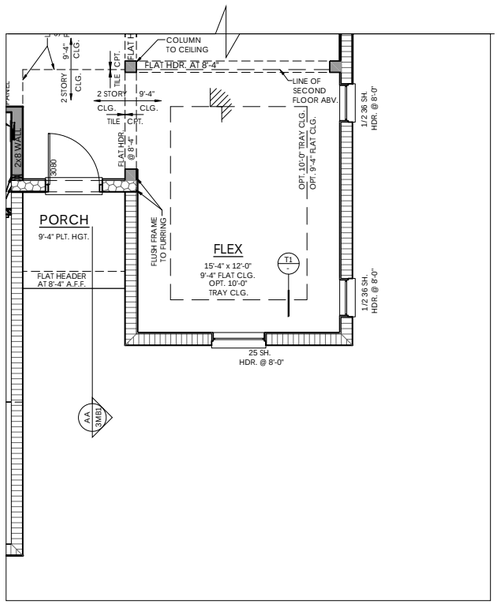
Builder: taylor morrison

Job Information:

Barbados
Community Name
Lot: XX
Garage: XX
Community Address: #### Street St. City, State, Zip
Plot Date: 08 / 16 / 2023

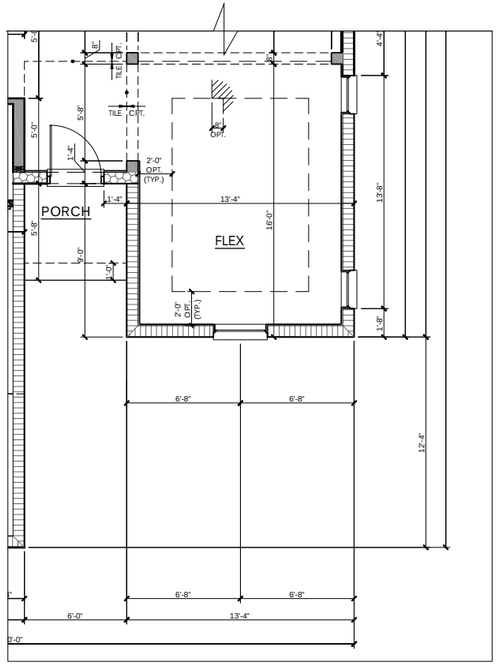
Reference No.
22-00000

Sheet: 3MB1



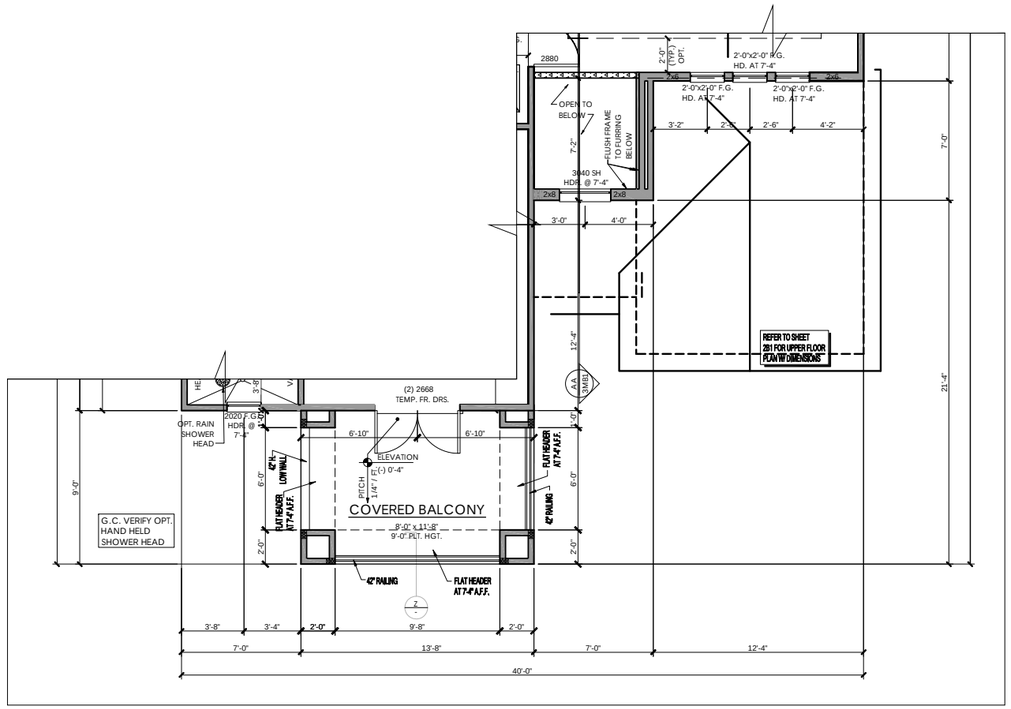
PARTIAL MAIN FLOOR PLAN NOTES

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



PARTIAL MAIN FLOOR PLAN DIMENSIONS

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



PARTIAL UPPER FLOOR PLAN

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

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

T.O.M. LEGEND

9'-4" T.O.M.	
11'-0" T.O.M.	

HATCHING LEGEND

INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry
- 11'-0" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)

Framing
- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

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Reference No.
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Sheet:
3MB2

PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION B-

REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

274 LANAI ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 274 SQ. FT. / 300 = 0.91 SQ. FT.
X 144 = 132 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 52.61 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 13 SQ. FT.

1919 UPPER ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 1919 SQ. FT. / 300 = 6.40 SQ. FT.
X 144 = 921 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 368.45 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
TOTAL SOFFIT VENTILATION NEEDED 89 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

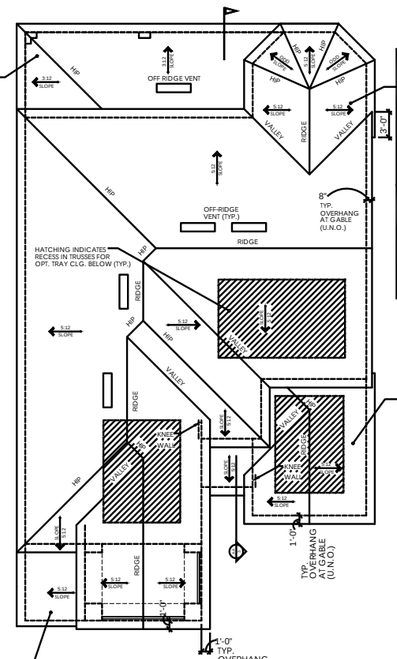
ROOF CONTRACTOR TO VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

LOWER ROOF VENT REQUIREMENTS

NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 20 OF ROOF IS REQUIRED

GARAGE ROOF VENT REQUIREMENTS

NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 20 OF ROOF IS REQUIRED

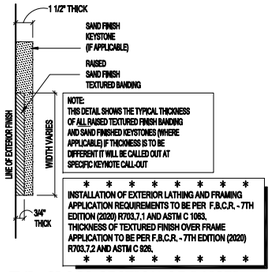


ROOF PLAN
SCALE: 1/8" = 1'-0"

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

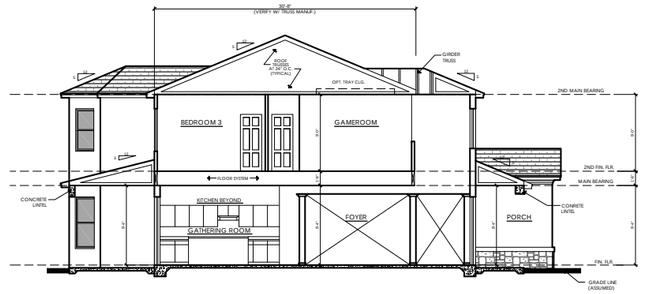
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



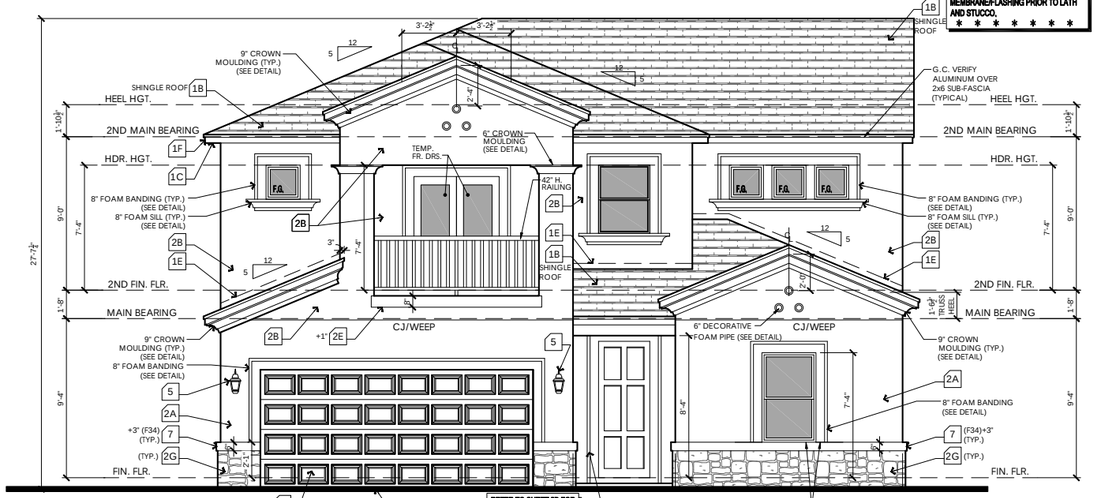
NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



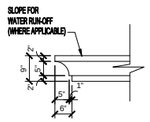
SECTION AA
SCALE: 1/8" = 1'-0"



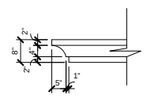
NOTE: ALL EXTERIOR FRAME HORIZONTAL SURFACES SUCH AS TOP OF KNEEWALLS AND COLUMN BASES AT BALCONY TO SLOPE TO SHED WATER. THESE LOCATIONS SHOULD ALSO RECEIVE A LAYER OF SELF-ADHERING MEMBRANE/FLASHING PRIOR TO LATH AND STUCCO.

G.C. VERIFY - ALL BANDING AT STONE LOCATIONS IS TO PROJECT 1/2" PAST THE FACE OF THE STONE

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



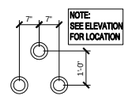
9" DECORATIVE CROWN MOLDING DETAIL
SCALE: 1/2" = 1'-0"



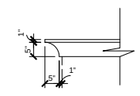
8" FOAM SILL DETAIL
SCALE: 1/2" = 1'-0"



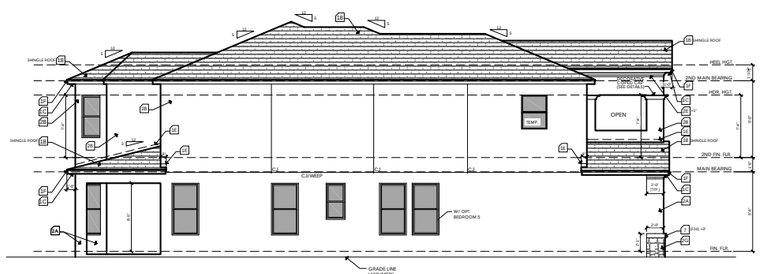
8" FOAM BANDING DETAIL
SCALE: 3/4" = 1'-0"



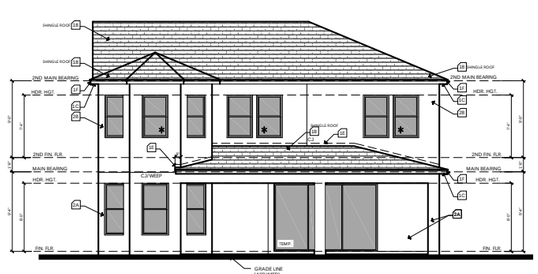
6" DECORATIVE FOAM PIPE DETAIL
SCALE: 1/2" = 1'-0"



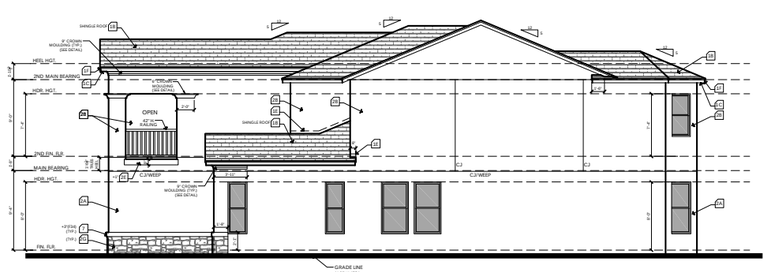
6" DECORATIVE CROWN MOLDING DETAIL
SCALE: 1/2" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

MEDITERRANEAN ELEVATION - C

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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Builder: taylor morrison

Job Information:

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Community Address: #### Street St. City, State, Zip
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Plot Date: 08 / 16 / 2023

Reference No.
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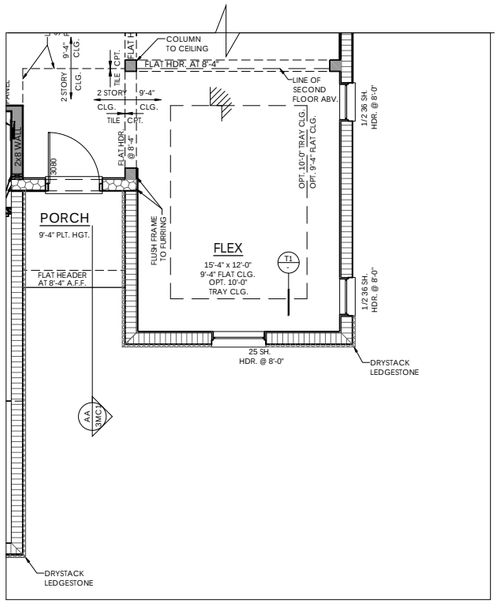
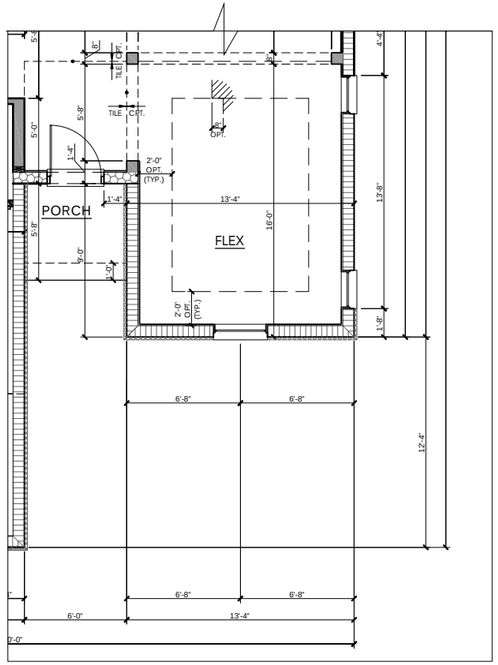
Sheet: 3MC1



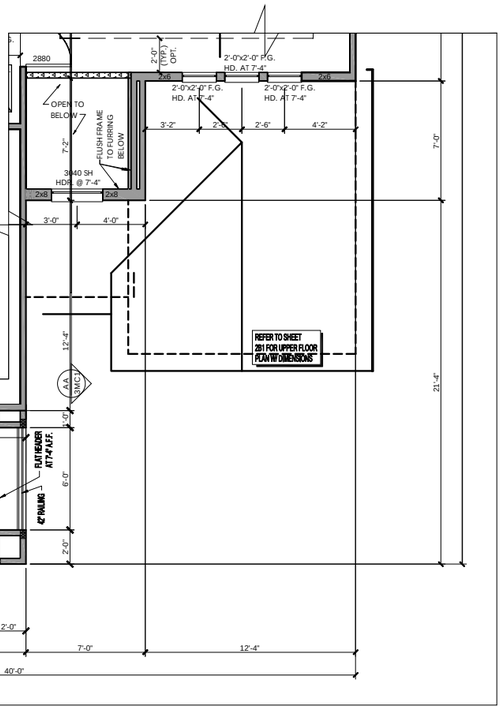
PARTIAL MAIN FLOOR PLAN NOTES

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



PARTIAL MAIN FLOOR PLAN DIMENSIONS

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



PARTIAL UPPER FLOOR PLAN

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

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

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REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

T.O.M. LEGEND

9'-4" T.O.M.	
11'-0" T.O.M.	

HATCHING LEGEND

INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry
- 11'-0" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)

Framing
- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION C

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Job Information:

Barbados
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Lot: XX
Garage: XX
Community:
Address: #### Street St. City, State, Zip
Plot Date: 08 / 16 / 2023

Reference No.
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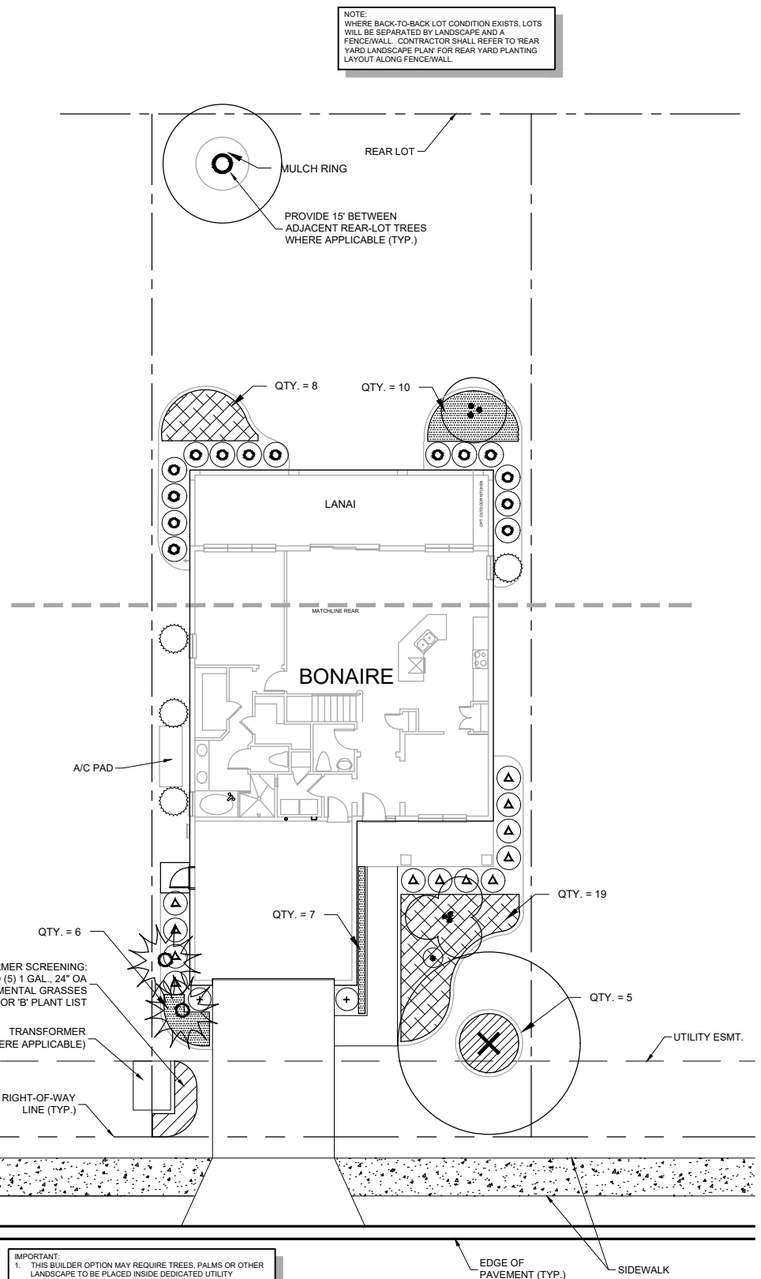
Sheet: 3MC2



IMPORTANT:
1. THIS BUILDER OPTION MAY REQUIRE TREES, PALMS OR OTHER LANDSCAPE TO BE PLACED INSIDE DEDICATED UTILITY EASEMENTS. BUYER ASSUMES FULL RESPONSIBILITY OF LANDSCAPE MATERIALS SHOULD FUTURE ACCESS BE REQUIRED WITHIN THE RESPECTIVE EASEMENTS FOR ANY REASON.
2. ALL CANOPY TREES SHALL BE LOCATED OUTSIDE OF UTILITY EASEMENTS AND PLACED A MIN..5' FROM ANY UTILITY.
3. ALL CANOPY TREES SHALL BE LOCATED A MINIMUM 8' AWAY FROM PRIMARY STRUCTURE, DRIVEWAY, SIDEWALK, STREET OR PROPERTY LINE OF ADJACENT RESIDENTIAL LOT.
4. ALL ABOVE GROUND UTILITIES, INCLUDING TRANSFORMERS, SHALL BE PLANTED WITH GRASSES ON ALL SIDES. GRASS SPECIES SHALL CORRESPOND TO 'A' OR 'B' PLANT LIST.

BONAIRE LANDSCAPE PLAN

0 10 20 40

SCALE IN FEET

BONAIRE 'A' PLANT LIST (TAMPA-ORLANDO)

Symbol	Name	Quantity
SHADE TREES		
	Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 12'-14' Ht., 5' spd., Full	1
	Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 3" Cal.,12' Ht., 4' spd., 4' C.T., Full	1
ACCENT TREES		
	Botanical: Ligustrum japonicum Common: Tree Ligustrum Specifications: Min 2" Cal., 7'x7' OA	1
PALM TREES		
	Botanical: Washingtonia robusta Common: Washington Palm Specifications: 12' & 16' CT	2
	Botanical: Phoenix roebelenii Common: Pygmy Date Palm Specifications: 4' C.T. B&B, Triple, Equal Trunks	1
ACCENT SHRUBS		
	Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	4
	Botanical: Strelitzia reginae Common: Orange Bird of Paradise Specifications: 7 gal., 3' OA, Full	1
	Botanical: Ilex crenata 'Sky Pencil' Common: Sky Pencil Holly Specifications: 7 Gal., 4' Ht., Matching	2
MEDIUM SHRUBS		
	Botanical: Schefflera arboricola 'Trinette' Common: Trinette Specifications: 3 gal., 24" Ht. x 18" Sprd.	12
	Botanical: Viburnum suspensum Common: Sandankwa Viburnum Specifications: 3 gal., 24" Ht. x 18" Sprd.	14
GROUNDCOVERS		
	Botanical: Ilex vomitoria 'Schillings' Common: Dwarf Yaupon Holly Specifications: 3 gallon, 15" OA, 36" OC	27
	Botanical: Liriope muscari 'Silvery Sunproof' Common: Silvery Sunproof Liriope Specifications: 1 gal., 12" Full, 30" OC	23
GRASSES		
	Botanical: Muhlenbergia capillaris Common: Pink Muhly Grass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	5
MULCH		
	Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth	925 S.F.

BONAIRE 'B' PLANT LIST (TAMPA-ORLANDO)

Name	Quantity
SHADE TREES	
Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 3" Cal.,12' Ht., 4' spd., 4' C.T., Full	1
Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 12'-14' Ht., 5' spd., Full	1
ACCENT TREES	
Botanical: Callistemon rigida Common: Erect Bottlebrush Specifications: Min. 8' Ht., 2" Cal., Std., Full	1
PALM TREES	
Botanical: Washingtonia robusta Common: Washington Palm Specifications: 12' & 16' CT	2
Botanical: Phoenix roebelenii Common: Pygmy Date Palm Specifications: 4' C.T. B&B, Triple, Equal Trunks	1
ACCENT SHRUBS	
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	4
Botanical: Nandina domestica Common: Heavenly Bamboo Specifications: 7 gal., 36" OA, Full	1
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 4' Ht., Matching	2
MEDIUM SHRUBS	
Botanical: Loropetalum chinense 'Red Chocolate' Common: Red Chocolate Loropetalum Specifications: 3 gal., 18" Ht. x 18" Sprd.	12
Botanical: Illicium parvifolium Common: Anise Specifications: 3 gal., 24" Ht. x 18" Sprd.	14
GROUNDCOVERS	
Botanical: Duranta erecta 'Gold Mound' Common: Gold Mound Duranta Specifications: 3 gal., 18" Ht. x 18" Sprd., 36" OC	27
Botanical: Liriope muscari 'Big Blue' Common: Big Blue Liriope Specifications: 1 gal., 12" Full, 30" OC	23
GRASSES	
Botanical: Spartina bakeri Common: Sand Cordgrass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	5
MULCH	
Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth	925 S.F.

CANOPY TREE NOTE
WHERE A CANOPY TREE IS REQUIRED TO BE GREATER THAN 3" CALIPER, THE LIVE OAK SHALL BE SUBSTITUTED WITH SHUMARD OAK, ALLEE ELM, OR APPROVED EQUAL.

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
28100 BONITA GRANDE DRIVE - SUITE 305
BONITA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7899
EMAIL: info@waldropengineering.com
FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

THE CANYONS AT HIGHLAND RANCH

HOME LANDSCAPE PLAN (STANDARD)

0 10 20 40

SCALE IN FEET

PREPARED FOR:

taylor morrison
Homes Inspired by You

FILE NAME: Bonaire Master Landscape
UPDATED: 2019/02/28

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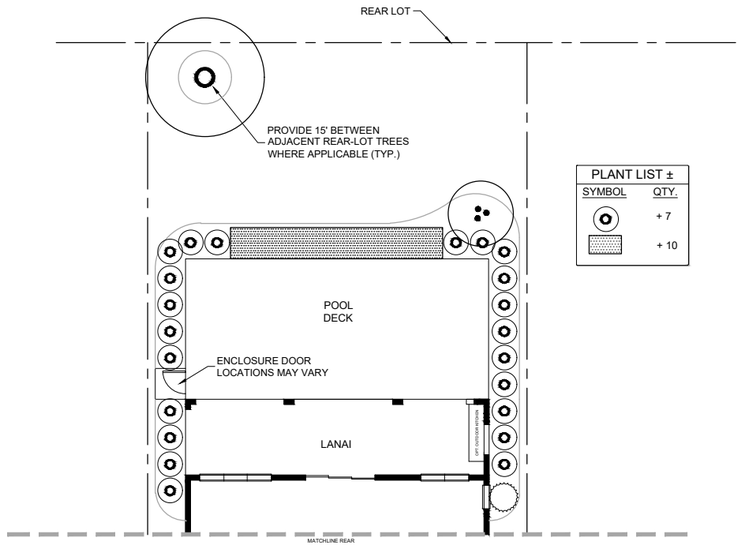
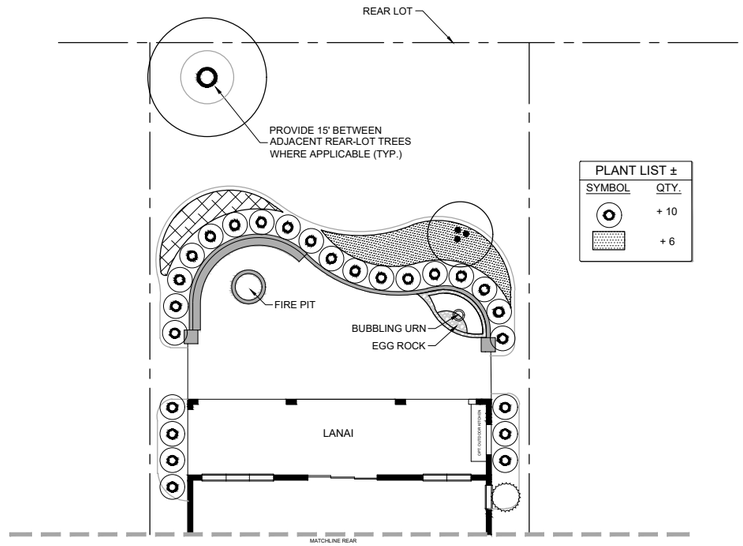


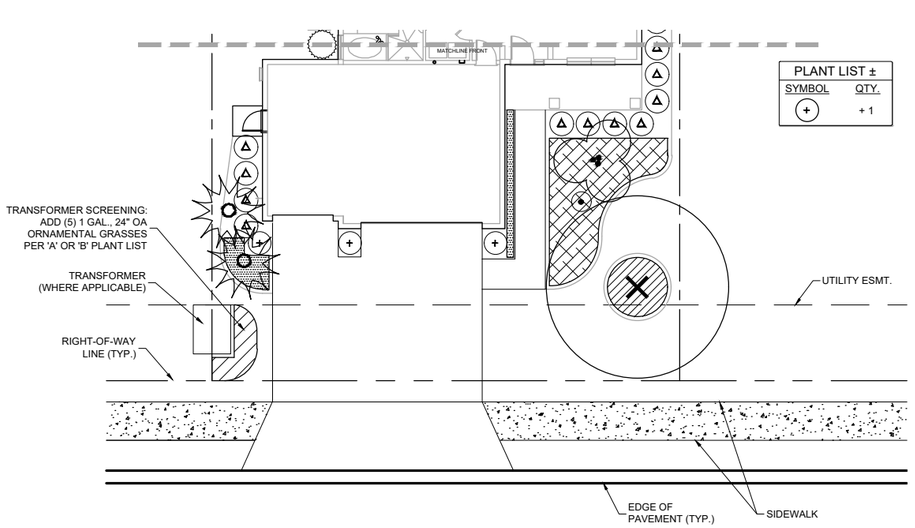
BONAIRE

C OPTION ~ POOL
SCALE: 1"=20'

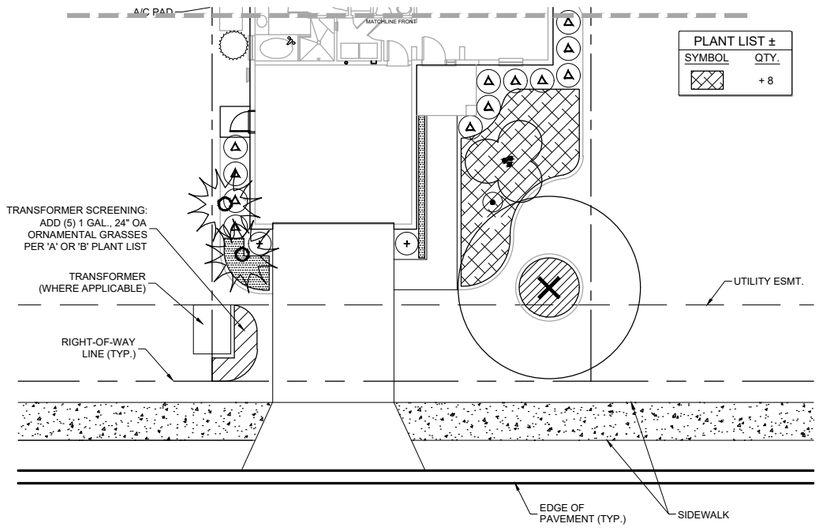


BONAIRE

D OPTION ~ FIRE PIT
SCALE: 1"=20'



A OPTION ~ 3-CAR GARAGE
SCALE: 1"=20'



B OPTION ~ELEVATIONS 'TR-B & MD-B'
SCALE: 1"=20'

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FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

THE CANYONS AT HIGHLAND RANCH

HOME LANDSCAPE PLAN (OPTIONS)

0 10 20 40
SCALE IN FEET

PREPARED FOR:
taylor morrison
Homes Inspired by You

FILE NAME: Bonaire Master Landscape
UPDATED: 2019/02/28

O:\Projects\511-25 (Highland Ranch)\Canyons Unit Landscape Plans\Drawings\Exhibits\511-25-01 Unit LA Plans\Current Plans\Bonaire Master Landscape.dwg
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BONAIRE GARAGE LEFT
INCLUDED ELEVATION
ELEVATIONS "TRADITIONAL - ABC"
ELEVATIONS "CRAFTSMAN - ABC"
ELEVATIONS "MEDITERRANEAN - ABC"

TAYLOR MORRISON
PLAN REVISIONS

11-08-16 COMPLETED REVISIONS TO INCLUDE:

- COMPLETED VORTEX ENGINEERING MARK UPS
- RENAMED PLAN TO BONAIRE ILO TB40-2600
- ADDED SHOWER VALVE ON OPPOSITE WALL AS SHOWER HEAD AT SECONDARY BATH WITH SHOWER OPTION.
- ADDED SQUARE FOOTAGE CALCULATION BOX TO COVER SHEET.
- REVISED SHOWER RECESS TO BE 3 1/2" DEEP.
- REVISED SHOWER ENCLOSURE TO SIT DIRECTLY ON TUB DECK AND ADDED DETAIL.

02-06-18 COMPLETED REVISIONS TO INCLUDE:

- ADDED HARDWARE TO MEDITERRANEAN ELEVATION GARAGE DOORS.
- REVISED ROOF ON MEDITERRANEAN ELEVATIONS TO BE SHINGLE W/ OPTIONAL TILE ROOF.

03-21-18 COMPLETED REVISIONS TO INCLUDE:

- VORTEX ENGINEERING MARK UPS FOR NEW BUILDING CODE UPDATES PER F.B.C.R. - 6TH EDITION (2017).
- REVISED FLOOR OUT LOCATION PER ELECTRICAL EXHIBIT.
- ADDED OPTIONAL SHAMPOO NICHES AT EACH FULL BATH.
- ADDED OPTIONAL LOCATION FOR ELECTRICAL WATER HEATER.
- ADDED DEDICATED 15 AMP CIRCUIT FOR TANKLESS W.H.

09-10-18 COMPLETED REVISIONS TO INCLUDE:

- ADDED 3 CAR GARAGE OPTION FOR TRADITIONAL AND CRAFTSMAN ELEVATIONS.

09-12-18 COMPLETED VORTEX ENGINEERING MARK-UPS AND ADDED NEW TRUSS LAYOUTS.

10-08-18 COMPLETED REVISIONS TO INCLUDE:

- ADDED VORTEX ENGINEERING AND TRUSS LAYOUTS FOR 3 CAR GARAGE OPTION FOR TRADITIONAL AND CRAFTSMAN ELEVATIONS.

01-30-19 COMPLETED REVISIONS TO INCLUDE:

- ADDED AIR SWITCH AT DISP.
- ADDED OPT. SHAMPOO NICHE AT ALL SHOWERS
- ADDED OPT. RAIN SHOWER HEAD AT OWNER'S BATH SHOWER
- OPT. HAND HELD SHOWER HEAD AT OWNER'S BATH SHOWER
- ADDED OPT. POT FILLER AT GOURMET KITCHEN ONLY.
- ADDED 16" METAL A/C STAND W/ SOLID CORE DOOR.
- ADDED ALT. LOCATION OF A/C PAD.
- SHOWED CONT. GRASPABLE RAILING AT STAIRS.

04-25-19 COMPLETED REVISIONS TO INCLUDE:

- CHANGED ALL INTERIOR ARCHED HEADERS TO BE FLAT HEADERS.

06-07-19 COMPLETED REVISIONS TO INCLUDE:

- VERIFIED ALL INTERIOR ARCHED HEADERS TO BE FLAT HEADERS AT 8'-4".
- VERIFIED ALL SHAMPOO NICHES LOCATIONS ARE SHOWN AS OPTIONAL.
- VERIFIED LOCATIONS OF (2) CAN LTS AT O.D.K. WERE CENTERED ON THE SPACE.
- REVISED REFRIG. LOCATION AND ADDED FILLER AGAINST ADJACENT WALL.
- ADDED NOTE FOR: ALL EXTERIOR FRAME HORIZONTAL SURFACES SUCH AS TOP OF KNEEWALLS AND COLUMN BASES AT BALCONY TO BE SLOPED.

09-27-19 COMPLETED REVISIONS TO INCLUDE:

- REVISED COACH LIGHT TO "KICHLER - BEACON SQUARE" FOR CRAFTSMAN ELEVATIONS ONLY

10-23-19 COMPLETED REVISIONS TO INCLUDE:

- ADDED 3 CAR GARAGE OPTION FOR MEDITERRANEAN ELEVATIONS.

11-04-19 COMPLETED REVISIONS TO INCLUDE:

- PADDED WALL BEHIND REFRIGERATOR OUT 10".
- REVISED KNEE WALL UNDER STAIRS TO BE AT FRONT OF LANDING OF BOTTOM RUN.
- ADDED NOTE AT PET AREA FOR 7'-6" CEILING.
- ADDED NOTE TO ROTATE ATTIC ACCESS FOR ELEVATIONS "TR-C" AND "M-C".
- FLIPPED TUB/SHOWER AT BATH 2 SO VALVES WERE ON INTERIOR WALL.
- ADDED 14"x24" A/C CHASE AT BEDROOM 2 CLOSET.

12-16-19 COMPLETED REVISIONS TO INCLUDE:

- CLIENT REVISIONS TO 9000 SERIES LED CONVERSION ELECTRICAL PLANS
- REVISED GARAGE SERVICE DOOR PAD TO BE 3'-0"X3'-0"
- REVISED A.H. ROOM PLATFORM TO BE 24" H. WOOD PLATFORM W/ 3/4" PLYWOOD TOP, PLATFORM TO FILL ENTIRE CLOSET
- REVISED A.H. ROOM DOORS TO BE 8'-0" H.
- REVISED KITCHEN KNEE WALL AT ISLAND 2X6.

02-26-20 COMPLETED REVISIONS TO INCLUDE:

- REVISED WALL BEHIND THE REF. TO BE 40" LONG AND REDUCED THE PANTRY BY 1".

04-07-20 COMPLETED REVISIONS TO INCLUDE:

- REVISED SHAMPOO NICHES TO BE STANDARD FOR 9000 SERIES PLANS AND FOR NON 9000 SERIES PLANS TO BE OPTIONAL.
- REVISED AIR HANDLER CLOSET DOORS TO BE 8'-0" FOR 9000 SERIES PLANS
- REVISED AIR HANDLER CLOSET DOORS TO HAVE S.C. FOR NON 9000 SERIES PLANS AND HAVE NOTE 16" METAL STAND.

SQUARE FOOTAGE CALCULATIONS

ELEVATION	"IE"	"TR-A"	"TR-B"	"TR-C"	"CR-A"	"CR-B"	"CR-C"	"M-A"	"M-B"	"M-C"
MAIN FLOOR S.F.	1453	1453	1453	1453	1453	1453	1453	1453	1453	1453
UPPER FLOOR S.F.	1147	1147	1147	1147	1147	1159	1159	1147	1147	1147
TOTAL LIVING S.F.	2600	2600	2600	2600	2600	2612	2612	2600	2600	2600
GARAGE S.F.	477	477	477	477	477	477	477	477	477	477
LANAI S.F.	400	400	400	400	400	400	400	400	400	400
PORCH S.F.	108	108	52	108	144	144	144	108	52	108
TOTAL UNDER ROOF S.F.	3585	3585	3529	3585	3621	3633	3633	3585	3529	3585
TOTAL WIDTH	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"
TOTAL LENGTH	68'-0"	68'-0"	68'-0"	68'-0"	68'-0"	68'-0"	68'-0"	68'-0"	68'-0"	68'-0"
OPTIONS										
OPT. 3 CAR GARAGE S.F.	210	210	210	210	210	210	210	210	210	210
TOTAL WIDTH	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"
TOTAL LENGTH	68'-0"	68'-0"	68'-0"	68'-0"	68'-0"	68'-0"	68'-0"	68'-0"	68'-0"	68'-0"

04-16-20 COMPLETED REVISION TO INCLUDE:

- ADDED NOTE TO HAVE CONDUIT FOR O.D.K. ON EXTERIOR SIDE OF WALL
- AT LANAI POCKET S.G.D., ADDED A NOTE TO FRAME OUT WALL TO END OF S.G.D. TRACK
- REMOVED THE AIR HANDLER CEILING RECESS IN THE GARAGE
- MOVED THE OWNER'S BATH SHAMPOO NICHE TO THE WALL COMMON WITH THE WATER CLOSET
- ADDED A 1'-0"X1'-0" SOFFIT ABOVE THE WATER CLOSET FOR PLUMBING
- REVISED THE OWNER'S CLOSET COMMON WITH THE OWNER'S BATH VANITY TO 2X6 FOR PLUMBING
- ADDED AN A/C CHASE IN BEDROOM 3 AND BEDROOM 2 CLOSETS
- AT BEDROOM 2, REVISED CLOSET TO 5'-0" WIDE
- REVISED THE A/C CLOSET TO HAVE A 2-8X6-0 DOOR W/ R/A GRATE BELOW THE DOOR, ALONG WITH PLYWOOD PLATFORM BELOW THE A/C
- ADDED A THERMOSTAT OUTSIDE OF THE OWNER'S SUITE
- AT STUDY, MOVE THE SWITCH TO FRONT EXTERIOR WALL

05-26-20 COMPLETED REVISIONS TO INCLUDE:

- EFFECTIVE "GO LIVE" DATE 05-26-20

06-22-20 COMPLETED REVISION TO INCLUDE:

- REVISED LANAI LED ELECTRICAL LIGHTS, ADDED FAN AND SWITCHES.

10-31-20 COMPLETED 2020 ANNUAL CHANGES – SEE LIST LOCATED IN ARCHITECTURE PENDING GO LIVE FOLDER

12-08-20 COMPLETED REVISION TO INCLUDE:

- REVISED CASUAL DINING LIGHT LOCATION.

12-22-20 COMPLETED REVISIONS TO INCLUDE:

- UPDATE PLANS TO MEET F.B.C.R. - 7TH EDITION (2020)

05-27-21 COMPLETED REVISIONS TO INCLUDE:

- MOVE OWNERS SUITE SHOWER VALVE TO SAME WALL AS SHOWER NICHE

07-12-21 COMPLETED REVISION TO INCLUDE:

- REVISED PLAN TO HAVE 150 AND 167 MPH STRUCTURAL NOTES
- REVISED ELECTRICAL RISER TO 200AMP AND ADDED NOTATION FOR STAIR WALLS

01-26-22 COMPLETED REVISIONS TO INCLUDE:

- UPDATED PLANS PER SKU RATIONALIZATION

07-01-22 COMPLETED REVISIONS TO INCLUDE:

- REMOVED SHOWER NICHES COMPLETELY FROM PLAN

07-01-22 COMPLETED REVISIONS TO INCLUDE:

- REVISED THE KITCHEN ISLAND PER REDESIGN - "GO LIVE" DATE 07-01-22

08-18-22 COMPLETED REVISIONS TO INCLUDE:

- REVISED CABINET LAYOUT TO ACCOMMODATE THE COUNTER DEPTH REFRIGERATOR ADJUSTMENT

01-24-23 COMPLETED REVISIONS TO INCLUDE:

- REVISED LOCATION OF ATTIC ACCESS ON 2ND FLOOR TO BE IN THE LOFT AREA ILO THE HALL

04-07-23 COMPLETED REVISIONS TO INCLUDE:

- ADDED HARDIE ELEVATIONS INTO THE MASTER PLAN SET

06-23-23 COMPLETED REVISIONS TO INCLUDE:

- REMOVED 3/4" SLAB RECESS AT FRONT ENTRY DOOR.

DRAWING INDEX

Sheet	SHEET TITLE
COV	COVER SHEET
GN	GENERAL NOTES
2A	SLAB AND PLUMBING PLAN
2A1	MAIN FLOOR PLAN NOTES
2A2	MAIN FLOOR PLAN DIMENSIONS
2B1	UPPER FLOOR PLAN NOTES
2B2	UPPER FLOOR PLAN DIMENSIONS
2C	PARTIAL PLANS AT OPT 3 CAR GARAGE
2D	OPT 3 CAR GARAGE ELEVATIONS
3SE	INCLUDED ELEVATION
3SE	INCLUDED ELEVATION - SIDING OPTION
3TRA1	TRADITIONAL ELEVATION 'A'
3TRA2	PARTIAL FLOOR PLAN TRADITIONAL
	ELEVATION 'A'
3TRB1	TRADITIONAL ELEVATION 'B'
3TRB2	PARTIAL FLOOR PLAN TRADITIONAL
	ELEVATION 'B'
3TRC1	TRADITIONAL ELEVATION 'C'
3TRC2	PARTIAL FLOOR PLAN TRADITIONAL
	ELEVATION 'C'
3CRA1	CRAFTSMAN ELEVATION 'A'
3CRA2	PARTIAL FLOOR PLAN CRAFTSMAN
	ELEVATION 'A'
3CRD1	CRAFTSMAN ELEVATION - D - SIDING
	OPTION
3CRB1	CRAFTSMAN ELEVATION 'B'
3CRB2	PARTIAL FLOOR PLAN CRAFTSMAN
	ELEVATION 'B'
3CRE1	CRAFTSMAN ELEVATION - E - SIDING
	OPTION
3CRC1	CRAFTSMAN ELEVATION 'C'
3CRC2	PARTIAL FLOOR PLAN CRAFTSMAN
	ELEVATION 'C'
3CRF1	CRAFTSMAN ELEVATION - F - SIDING
	OPTION
3MA1	MEDITERRANEAN ELEVATION 'A'
3MA2	PARTIAL FLOOR PLAN MEDITERRANEAN
	ELEVATION 'A'
3MB1	MEDITERRANEAN ELEVATION 'B'
3MB2	PARTIAL FLOOR PLAN MEDITERRANEAN
	ELEVATION 'B'
3MC1	MEDITERRANEAN ELEVATION 'C'
3MC2	PARTIAL FLOOR PLAN MEDITERRANEAN
	ELEVATION 'C'
4	MAIN FLOOR ELECTRICAL PLAN
4.1	UPPER FLOOR ELECTRICAL PLAN
5	WATERPROOFING DETAILS
5A	WATERPROOFING DETAILS - SIDING
F1.0	FOAM DETAILS

STRUCTURAL INDEX

Sheet No.	SHEET TITLE
N1	STRUCTURAL NOTES
SP1.0	FOUNDATION PLAN
SP1.1	FOUNDATION PLAN OPTIONS
SP1.2	FOUNDATION PLAN OPTIONS
SP2.0	LINTEL PLAN AND SCHEDULE
SP2.1	LINTEL PLAN OPTIONS
SP2.2	LINTEL PLAN OPTIONS
SP3.0	MAIN FLOOR STRUCTURAL PLAN
SP3.1	UPPER FLOOR STRUCTURAL PLAN
SP3.2	STRUCTURAL OPTIONS
SP3.3	STRUCTURAL OPTIONS
SP4.0	INCLUDED ELEVATION TRUSS
	STRAPPING PLAN
SP4.1	INCLUDED ELEVATION W/ OPT. 3 CAR
	GARAGE TRUSS STRAPPING PLAN
SP4.2	TRADITIONAL ELEVATION "A" TRUSS
	STRAPPING PLAN
SP4.3	TRADITIONAL ELEVATION "A" W/ OPT. 3 CAR
	GARAGE TRUSS STRAPPING PLAN
SP4.4	TRADITIONAL ELEVATION "B" TRUSS
	STRAPPING PLAN
SP4.5	TRADITIONAL ELEVATION "B" W/ OPT. 3 CAR
	GARAGE TRUSS STRAPPING PLAN
SP4.6	TRADITIONAL ELEVATION "C" TRUSS
	STRAPPING PLAN
SP4.7	TRADITIONAL ELEVATION "C" W/ OPT. 3 CAR
	GARAGE TRUSS STRAPPING PLAN
SP4.8	CRAFTSMAN ELEVATION "A" TRUSS
	STRAPPING PLAN
SP4.9	CRAFTSMAN ELEVATION "A" W/ OPT. 3 CAR
	GARAGE TRUSS STRAPPING PLAN
SP4.10	CRAFTSMAN ELEVATION "B" TRUSS
	STRAPPING PLAN
SP4.11	CRAFTSMAN ELEVATION "B" W/ OPT. 3 CAR
	GARAGE TRUSS STRAPPING PLAN
SP4.12	CRAFTSMAN ELEVATION "C" TRUSS
	STRAPPING PLAN
SP4.13	CRAFTSMAN ELEVATION "C" W/ OPT. 3 CAR
	GARAGE TRUSS STRAPPING PLAN
SP4.14	MEDITERRANEAN ELEVATION "A" TRUSS
	STRAPPING PLAN
SP4.15	MEDITERRANEAN ELEVATION "A" W/ OPT. 3
	CAR GARAGE TRUSS STRAPPING PLAN
SP4.16	MEDITERRANEAN ELEVATION "B" TRUSS
	STRAPPING PLAN
SP4.17	MEDITERRANEAN ELEVATION "B" W/ OPT. 3
	CAR GARAGE TRUSS STRAPPING PLAN
SP4.18	MEDITERRANEAN ELEVATION "C" TRUSS
	STRAPPING PLAN
SP4.19	MEDITERRANEAN ELEVATION "C" W/ OPT. 3
	CAR GARAGE TRUSS STRAPPING PLAN
FD-1	FRAMING NOTES
FD-2	FRAMING NOTES
SD	STAIR DETAILS
S1	DETAILS
S2	DETAILS
S2A	DETAILS
S3	DETAILS
S4	DETAILS
S5	DETAILS
SDWC	DETAILS

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Maitland, FL 32751
o.(407) 880 2333

I HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED DESIGN, AND FIND IT TO BE IN COMPLIANCE WITH SECTION R301 OF THE FLORIDA BUILDING CODE, RESIDENTIAL (7TH EDITION).

THE ENGINEER HAS NOT REVIEWED THE PRE-ENGINEERED TRUSS MANUF. LAYOUT TO DETERMINE ANY LOAD BEARING CONDITIONS AND RESERVES THE RIGHT TO MAKE ANY CHANGES AFTER TRUSS LOAD INFORMATION IS SUPPLIED TO THE ENGINEER.

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COA 28035

VORTEX ENGINEERING, LLC.
607 S. ALEXANDER ST., SUITE 103
PLANT CITY, FLORIDA 33563
1.877.6VORTEX (686-7839)
ANDREW J. MEISHEID, P.E. - FL. REG #83217
ASBED A. AVEDIKIAN, P.E. - FL. REG #86623

Builder: taylor morrison

Job Information:

Bonaire

Community Name

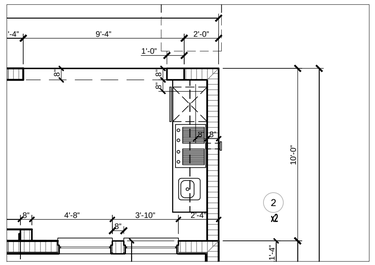
Lot: Block: Unit:

Community: Address: #### Street St. City, State Zip

Plot Date: 07 / 24 / 2023

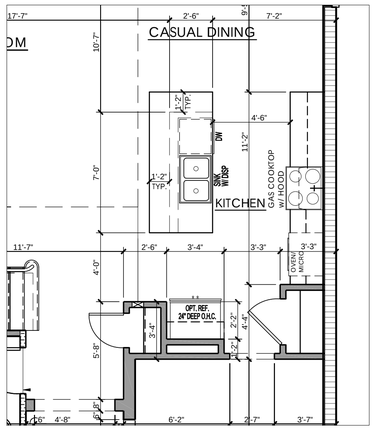
Reference No. 21-13499

Sheet: COV



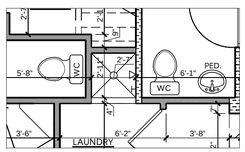
OPT. OUTDOOR KITCHEN
(W/ VENT HOOD I.L.O. OPENING)

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



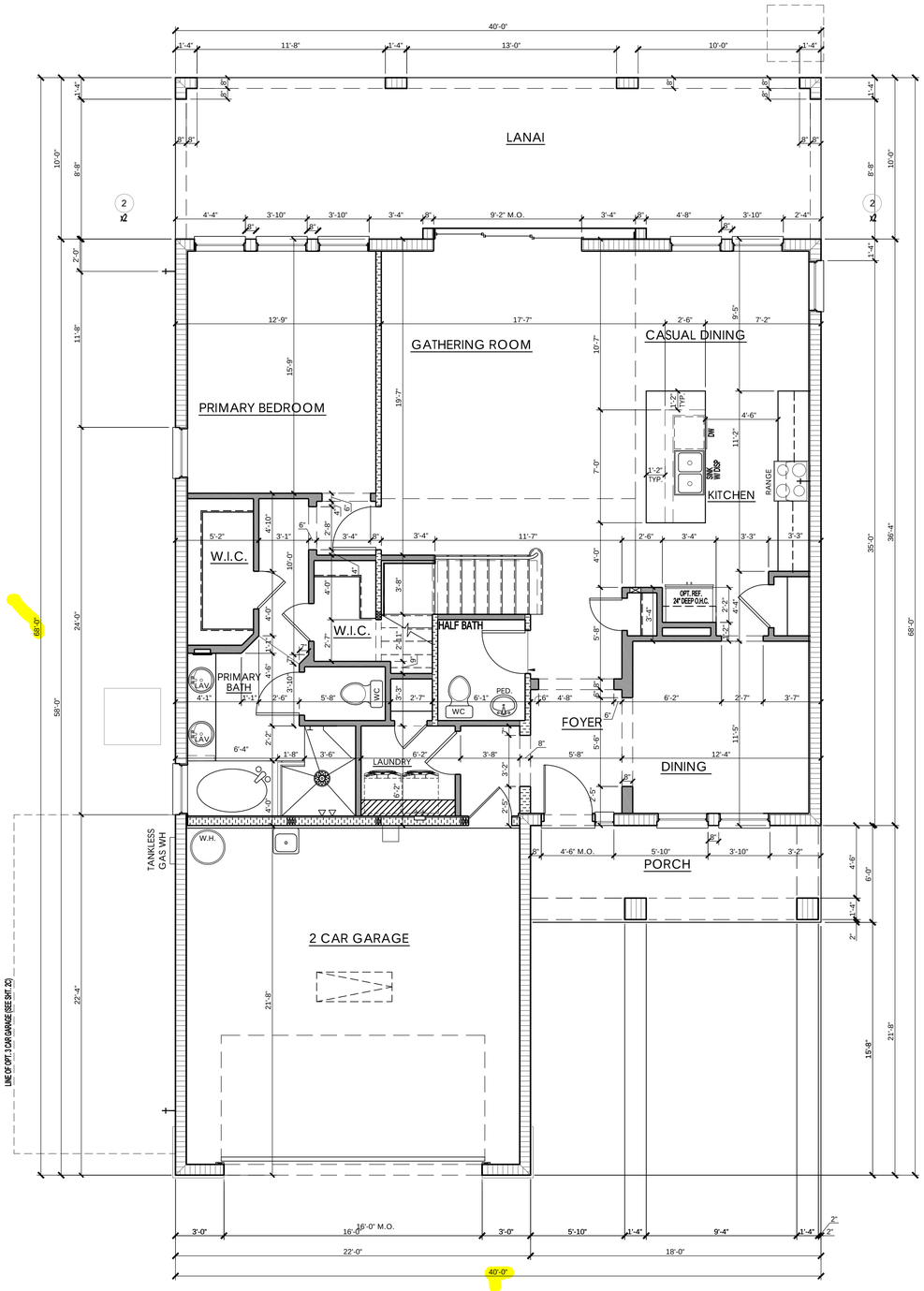
OPT. GOURMET KITCHEN

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



OPT. PET AREA

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



MAIN FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'

keesee associates
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256 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960-2333
gokeesee.com

Builder:

taylor morrison

Job Information:

Bonaire

Community Name

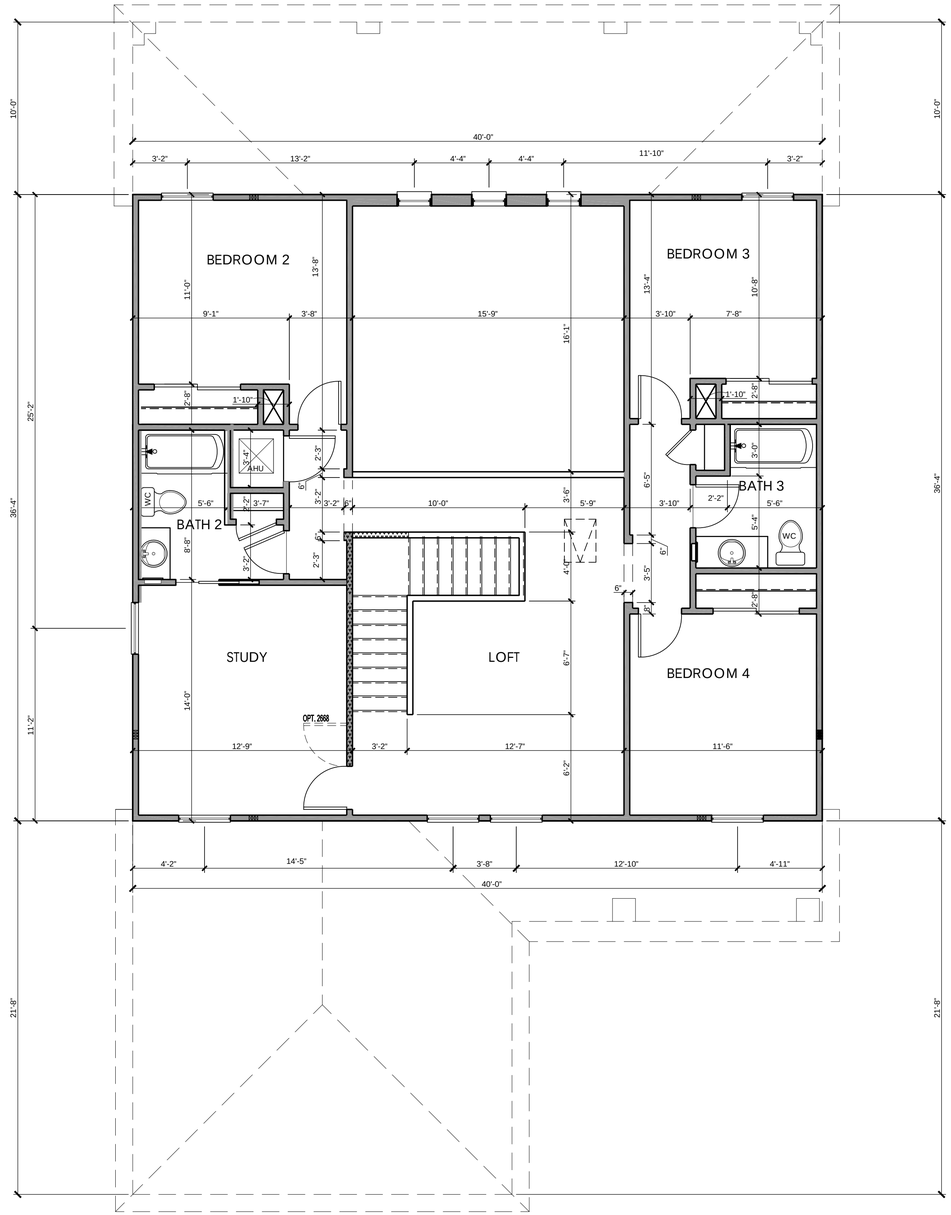
Lot:
Block:
Unit:
Community:
Address: #### Street St.
City, State Zip
Plot Date: 07 / 24 / 2023

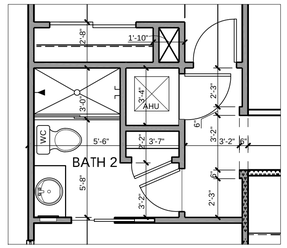
Reference No.

21-13499

Sheet:

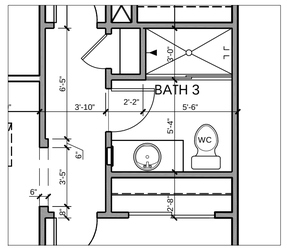
2A2





OPT. SHOWER BATH 2

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



OPT. SHOWER BATH 3

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

WALL TYPES LEGEND

Masonry

- 9'-4" T.O.M. (CMU wall)
- 10'-8" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

UPPER FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'

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255 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960 2333
gokeesee.com

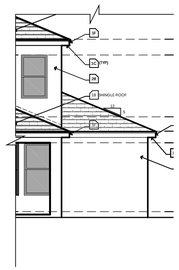
Builder: taylor morrison

Job Information:

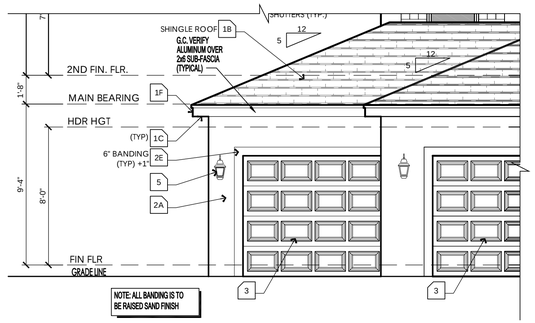
Lot: Bonaire
Community: Community Name
Address: Block: #### Street St. Unit:
City, State Zip
Plot Date: 01 / 25 / 2023

Reference No.
21-13499

Sheet:
2B2

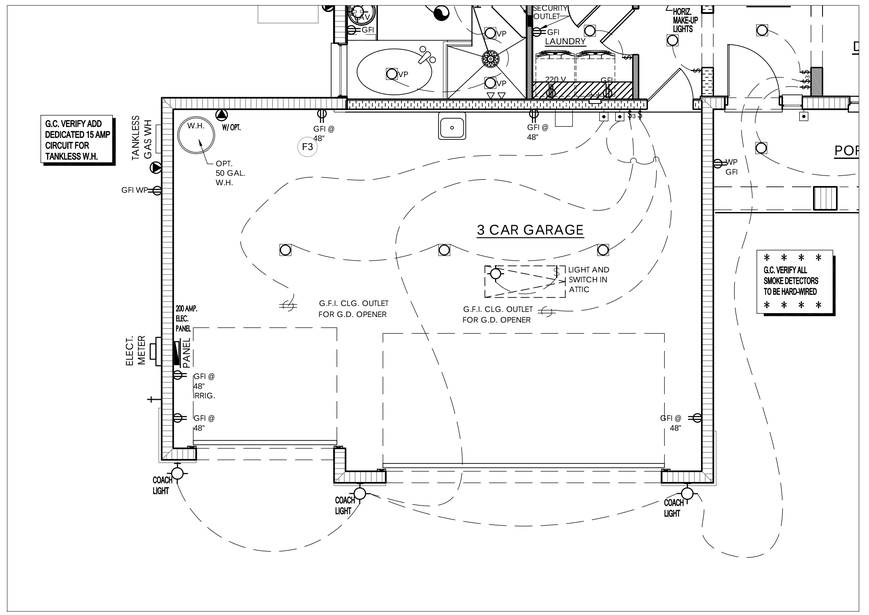


PARTIAL REAR ELEV. "INCLUDED"

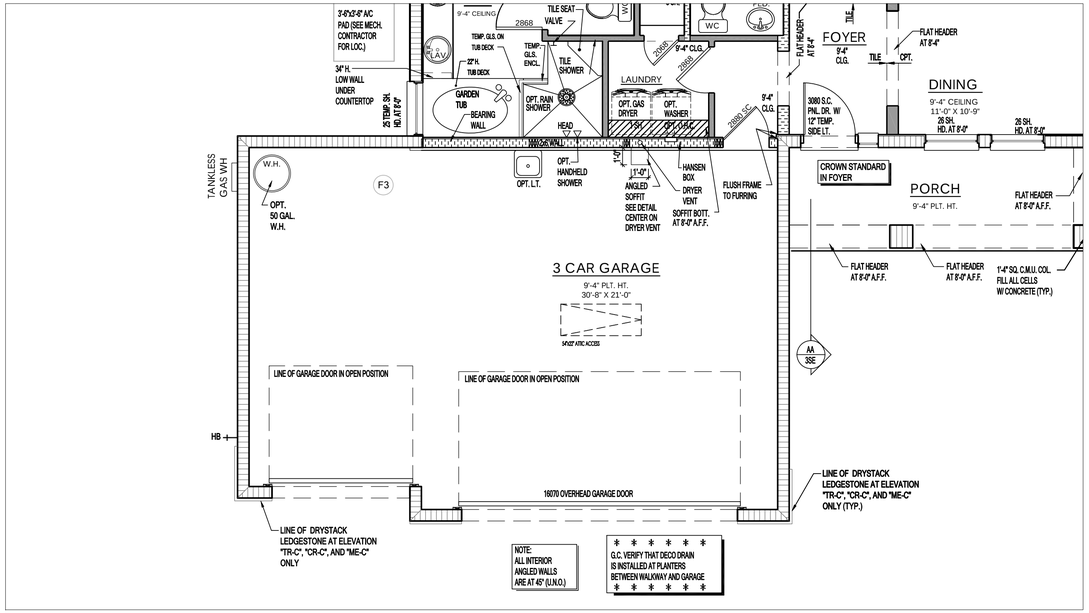


PARTIAL FRONT ELEV. "INCLUDED"

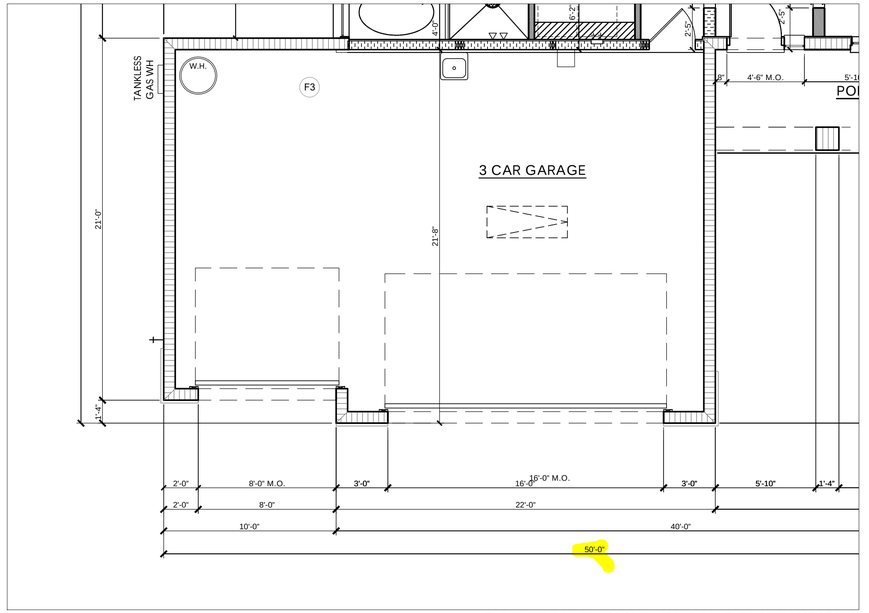
PARTIAL ELEVATIONS
OPT. 3 CAR GARAGE
SCALE: 1/4" = 1'-0"



PARTIAL FLOOR PLAN ELECTRICAL LAYOUT
OPT. 3 CAR GARAGE
SCALE: 1/4" = 1'-0"



PARTIAL FLOOR PLAN NOTES
OPT. 3 CAR GARAGE
SCALE: 1/4" = 1'-0"



PARTIAL FLOOR PLAN DIMENSIONS
OPT. 3 CAR GARAGE
SCALE: 1/4" = 1'-0"

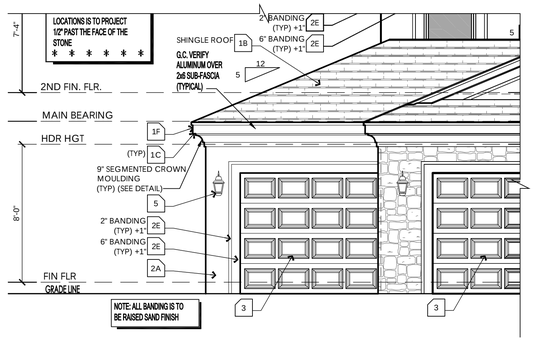
PT. 3 CAR GARAGE | SCALE: 1/4" = 1'

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26003115
258 Southall Lane Suite 200
Maitland, FL 32751
o.(407) 860 2333

Builder:
taylor morrison

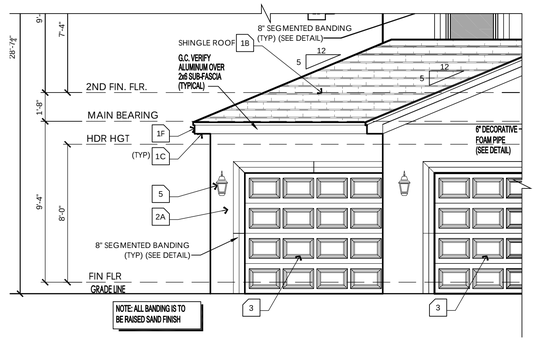
Job Information:
Bonaire
Community Name
Lot:
Block: ####
Unit: Street St.
Community: City, State Zip
Address:
Plot Date: 02 / 16 / 2023

Reference No.
21-13499
Sheet:
2C



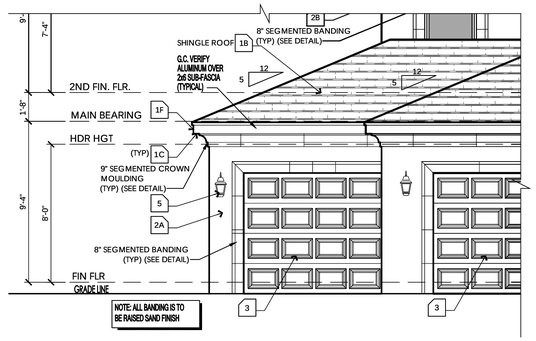
PARTIAL FRONT
MEDITERRANEAN ELEVATION "C"

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



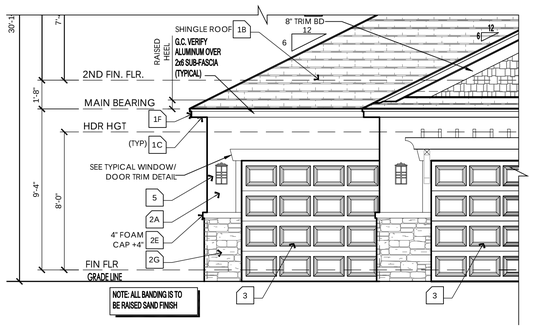
PARTIAL FRONT
MEDITERRANEAN ELEVATION "B"

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



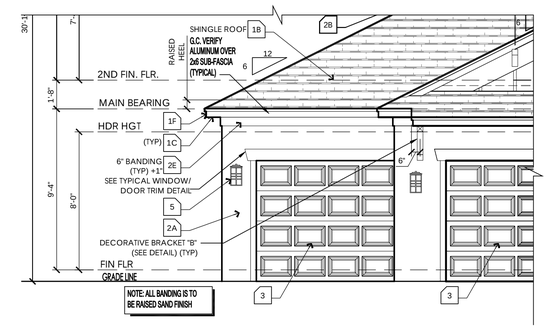
PARTIAL FRONT
MEDITERRANEAN ELEVATION "A"

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



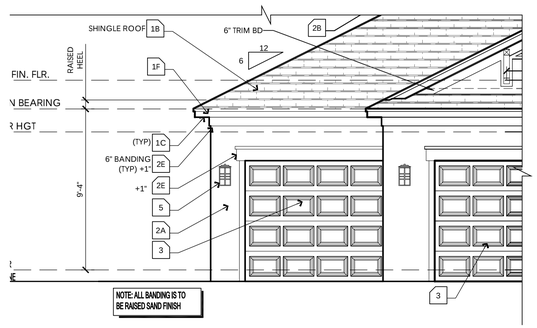
PARTIAL FRONT
CRAFTSMAN ELEVATION "C"

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



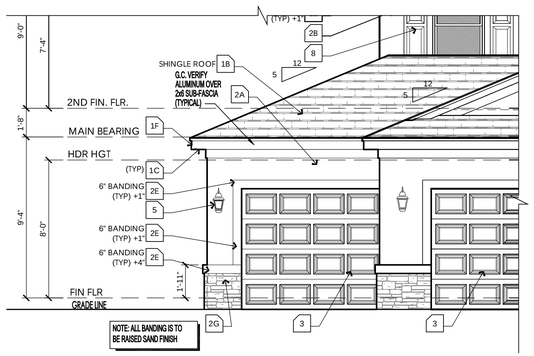
PARTIAL FRONT
CRAFTSMAN ELEVATION "B"

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



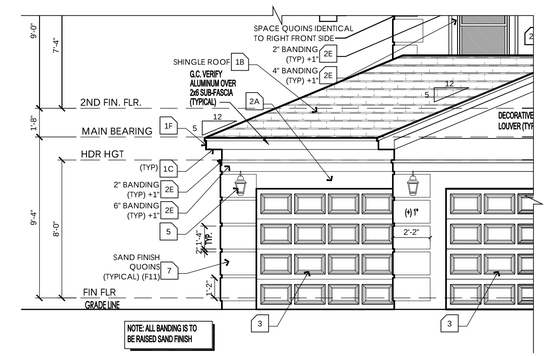
PARTIAL FRONT
CRAFTSMAN ELEVATION "A"

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



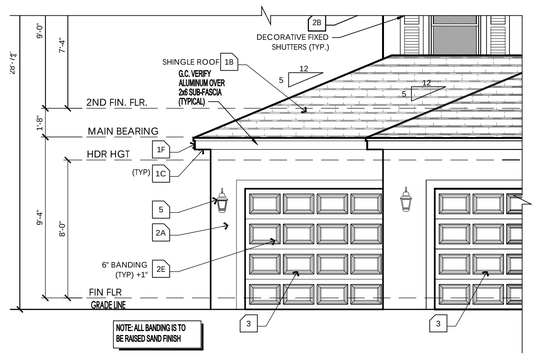
PARTIAL FRONT
TRADITIONAL ELEVATION "C"

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



PARTIAL FRONT
TRADITIONAL ELEVATION "B"

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



PARTIAL FRONT
TRADITIONAL ELEVATION "A"

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

PT. 3 CAR GARAGE ELEVATIONS

SCALE: 1/4" = 1'

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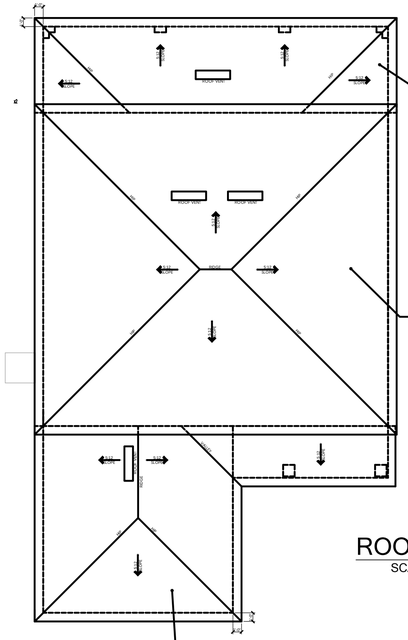
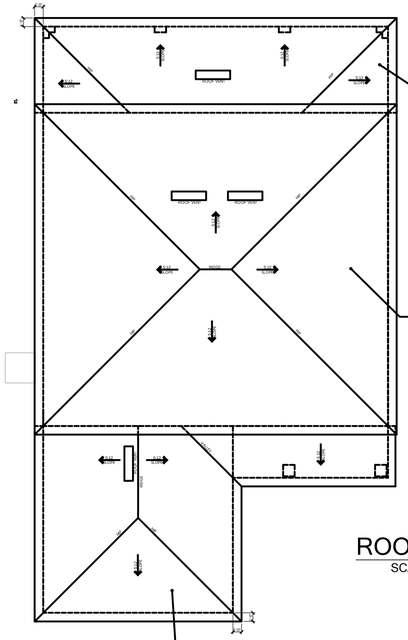

ROOF VENT
ROOF VENT
ROOF VENT

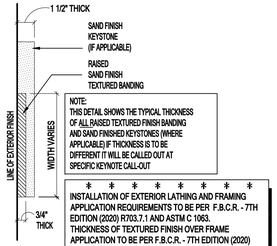


400 MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 400 SQ. FT. / 300 = 1.33 SQ. FT. X 144 = 192 SQ. IN. GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 76.80 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 1 TOTAL SOFFIT VENTILATION NEEDED 19 SQ. FT.

1454 UPPER ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 1454 SQ. FT. / 300 = 4.85 SQ. FT. X 144 = 698 SQ. IN. GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 279.17 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 2 TOTAL SOFFIT VENTILATION NEEDED 68 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

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

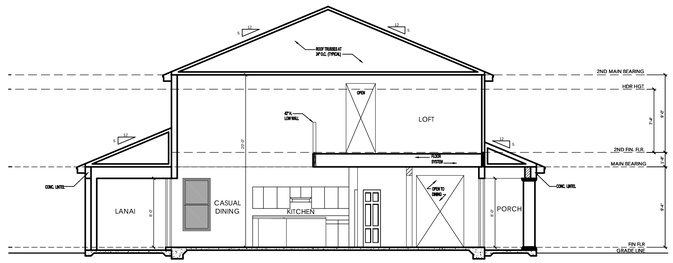
585 GARAGE ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 585 SQ. FT. / 300 = 1.95 SQ. FT. X 144 = 281 SQ. IN. GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 112.32 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 1 TOTAL SOFFIT VENTILATION NEEDED 28 SQ. FT.



NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



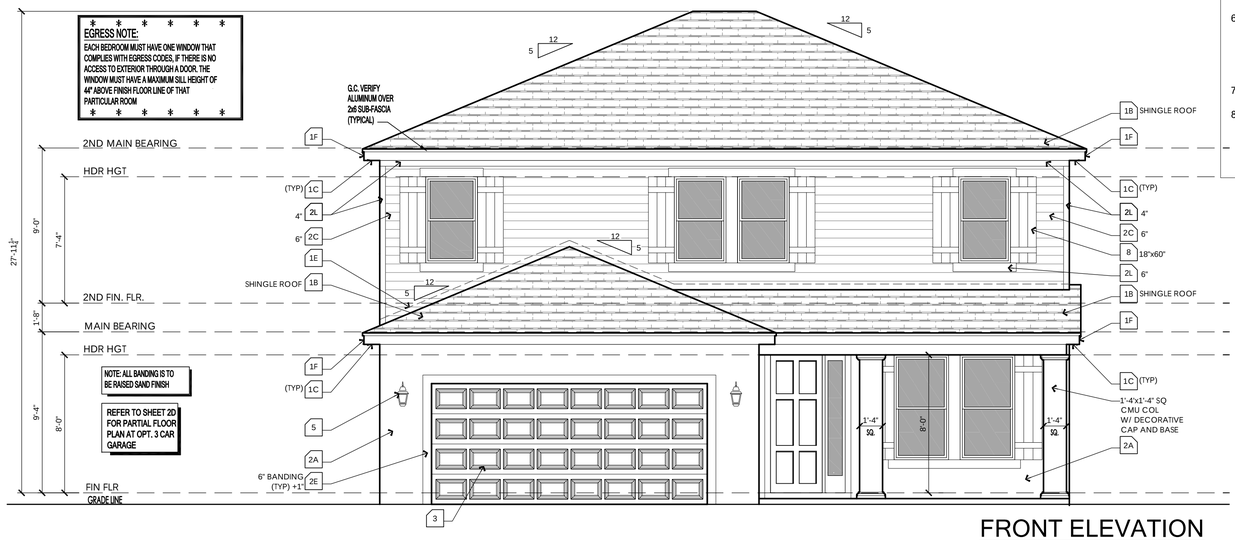
SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

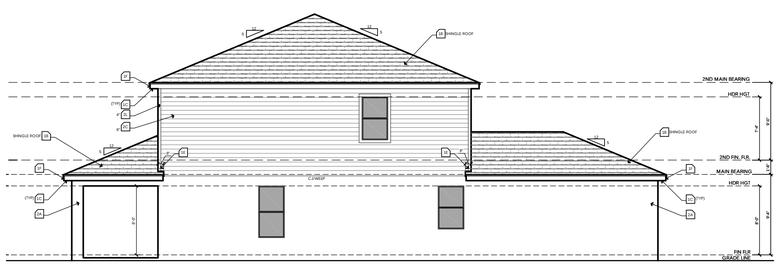
EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES, IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR, THE WINDOW MUST HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM



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

WINDOW FALL PROTECTION

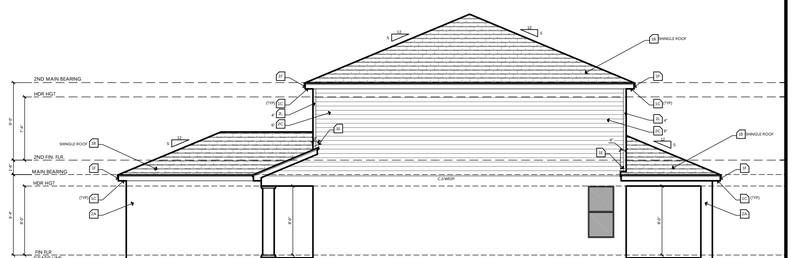
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

INCLUDED ELEVATION - SIDING OPTION

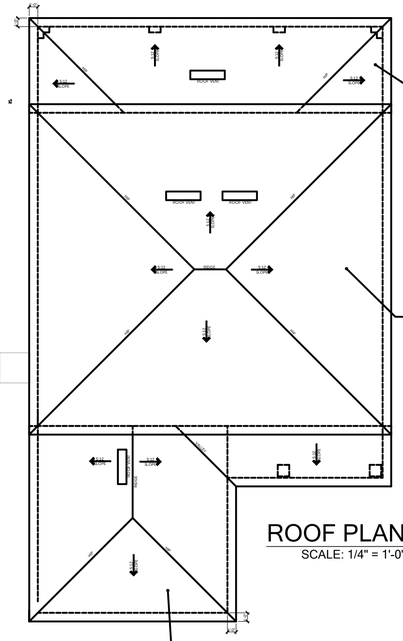
keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26003115
256 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960 2333
gk@keesee.com

Builder: taylor morrison

Job Information:

Bonaire
Community Name
Unit:
Block:
Street St.
City, State Zip
Lot:
Community:
Address:
Plot Date: 03 / 14 / 2023

Reference No.
21-13499
Sheet:
3SE



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

400 MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 400 SQ. FT. / 300 = 1.33 SQ. FT.
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TOTAL SOFFIT VENTILATION NEEDED 19 SQ. FT.

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3 FT. FROM RIDGE ON ROOF VENTS = 279.17 SQ. IN.
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VENT CALCULATIONS BASED ON THE FOLLOWING
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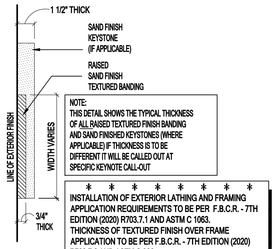

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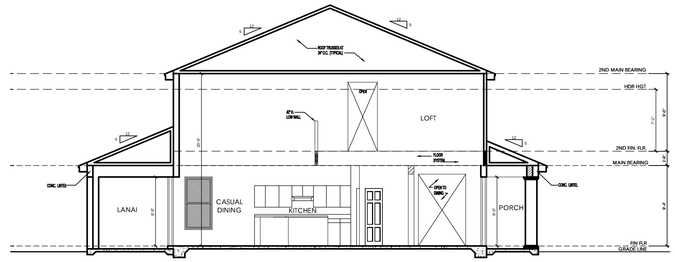

SECTION AA
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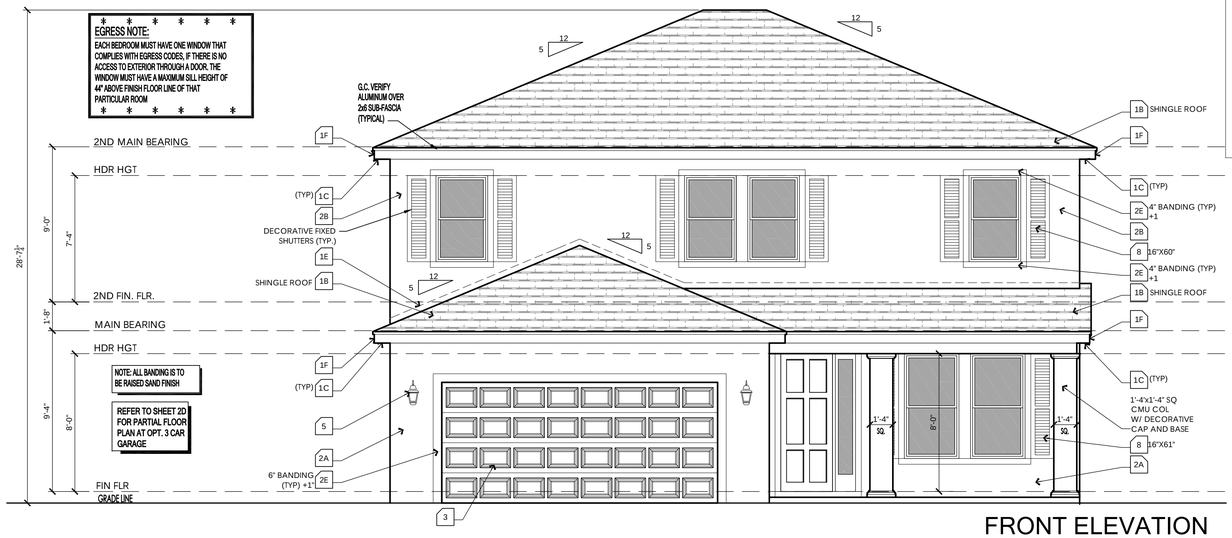

NOTE: ALL BANDING IS TO BE RAISED SAND FINISH

REFER TO SHEET 2D FOR PARTIAL FLOOR PLAN AT OPT. 3 CAR GARAGE

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

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2
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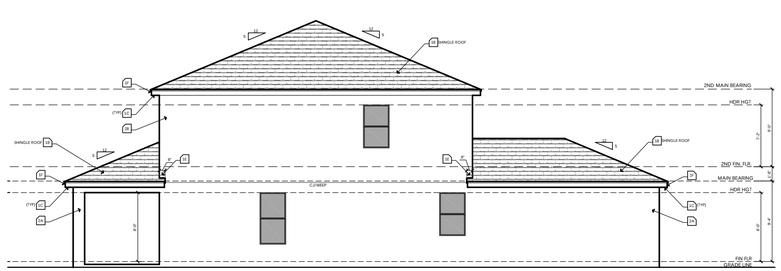
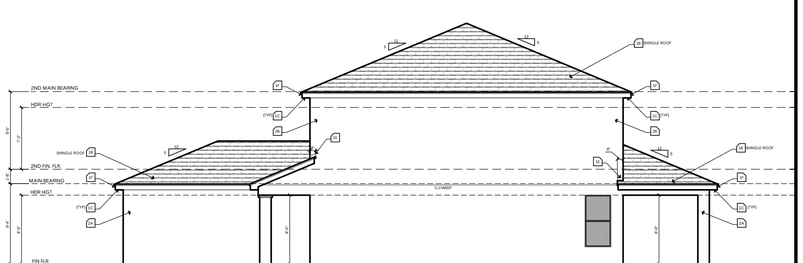


LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

- TRADITIONAL ELEVATION A

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o.(407) 960 2333

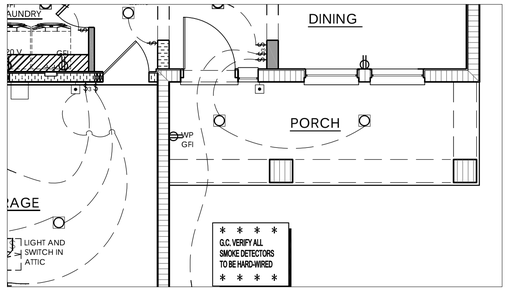
Builder: taylor morrison

Job Information:

Bonaire
Community Name
Unit:
Block:
Street St.
City, State Zip
Lot:
Community:
Address:
Plot Date: 02 / 16 / 2023

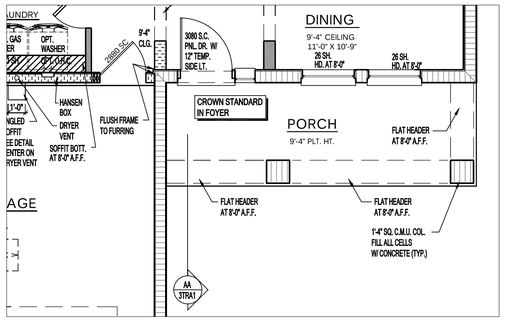
Reference No.
21-13499

Sheet: 3TRA1



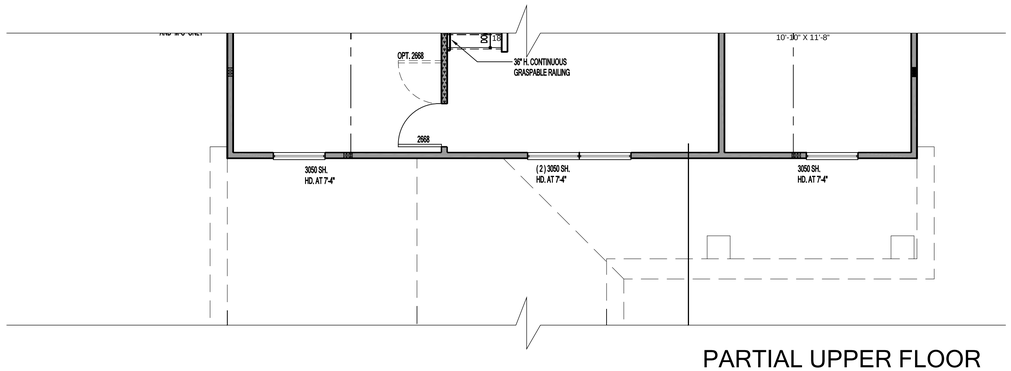
PARTIAL ELECTRIC PLAN
AT ELEVATION "TR-B"

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



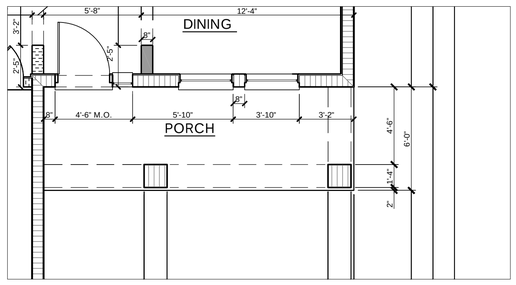
PARTIAL MAIN FLOOR PLAN NOTES
AT ELEVATION "TR-B"

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



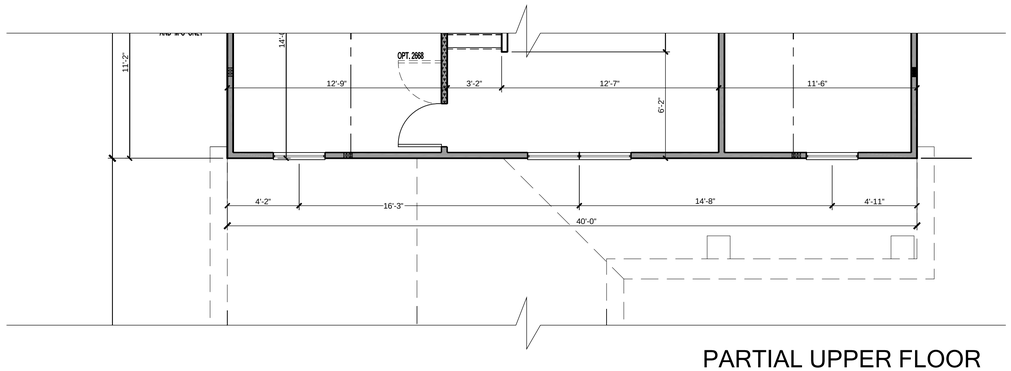
PARTIAL UPPER FLOOR
PLAN NOTES
AT ELEVATION "TR-B"

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



PARTIAL MAIN FLOOR PLAN DIM.
AT ELEVATION "TR-B"

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



PARTIAL UPPER FLOOR
PLAN DIMENSIONS
AT ELEVATION "TR-B"

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

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258 Southall Lane Suite 200
Maitland, FL 32751
o.(407) 860 2333

Builder:

taylor morrison

Job Information:

Bonaire

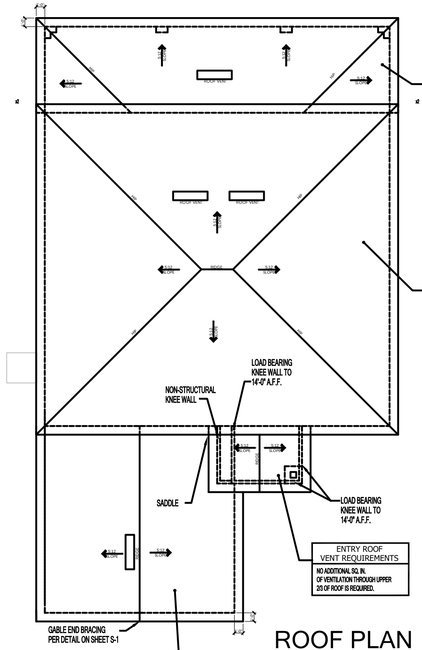
Community Name

Lot: Block: Unit:
Community: #### Street St.
Address: City, State Zip
Plot Date: 02 / 16 / 2023

Reference No.
21-13499

Sheet:
3TRA2

TRADITIONAL ELEVATION A



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

400 MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS:
ATTIC AREA = 400 SQ. FT. / 300 = 1.33 SQ. FT.
X 144 = 192 SQ. IN.

GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 76.80 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 19 SQ. FT.

1454 UPPER ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS:
ATTIC AREA = 1454 SQ. FT. / 300 = 4.85 SQ. FT.
X 144 = 698 SQ. IN.

GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 279.17 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 2
TOTAL SOFFIT VENTILATION NEEDED 68 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

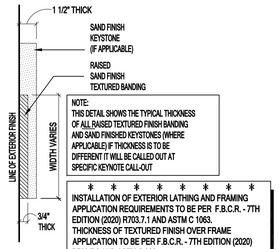
ENTRY ROOF VENT REQUIREMENTS

NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 2/3 OF ROOF IS REQUIRED.

GARAGE ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS:
ATTIC AREA = 464 SQ. FT. / 300 = 1.55 SQ. FT.
X 144 = 223 SQ. IN.

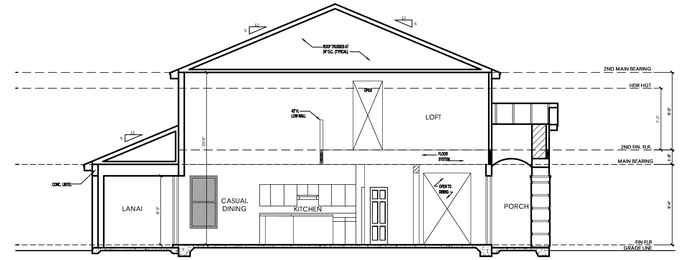
GREATER THAN 40% & LESS THAN 50%
3 FT., FROM RIDGE ON ROOF VENTS = 89.09 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 22 SQ. FT.



NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



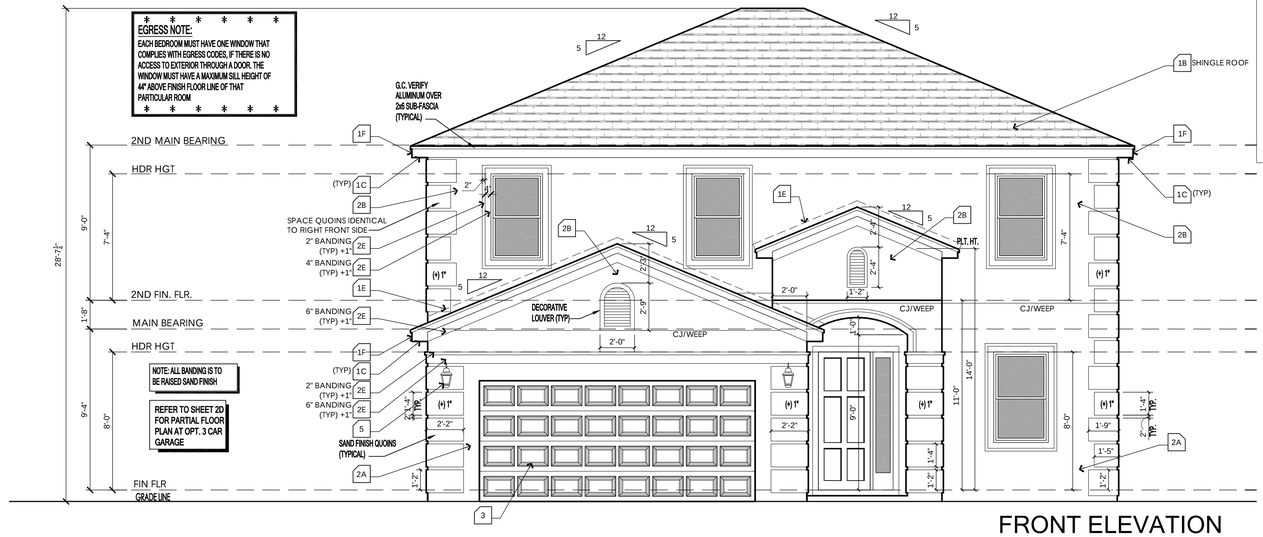
SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES. IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR, THE WINDOW MUST HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM



NOTE: ALL BANDING IS TO BE RAISED SAND FINISH

REFER TO SHEET 2D FOR PARTIAL FLOOR PLAN AT OPT. 3 CAR GARAGE

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

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2
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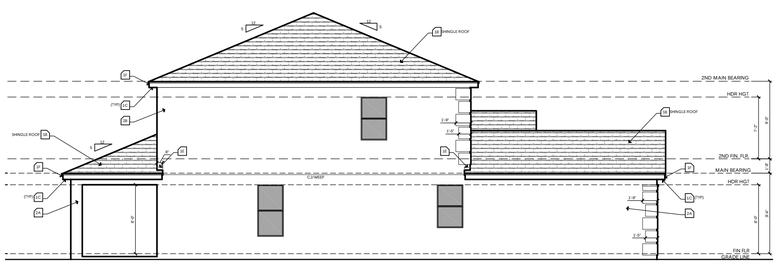
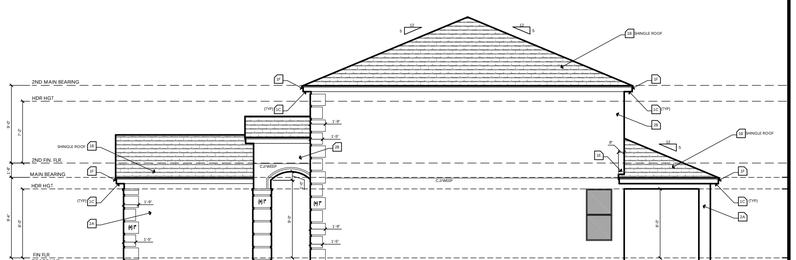


LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

TRADITIONAL ELEVATION B

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Builder: taylor morrison

Job Information:

Bonaire
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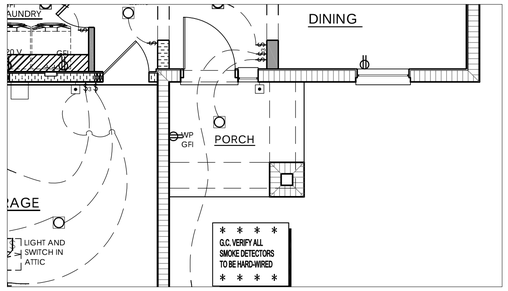
Plot Date: 02 / 16 / 2023
Unit:

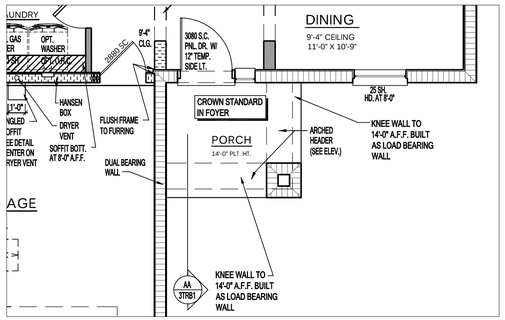
Reference No.
21-13499

Sheet: 3TRB1



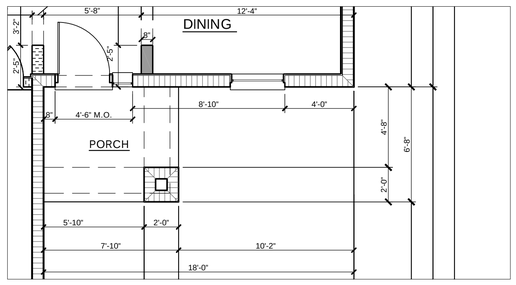
PARTIAL ELECTRIC PLAN
AT ELEVATION "TR-B"

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



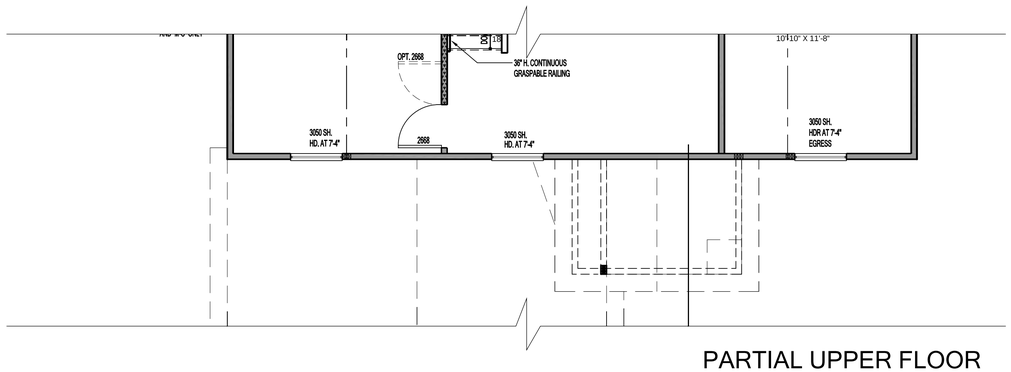
PARTIAL MAIN FLOOR PLAN NOTES
AT ELEVATION "TR-B"

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



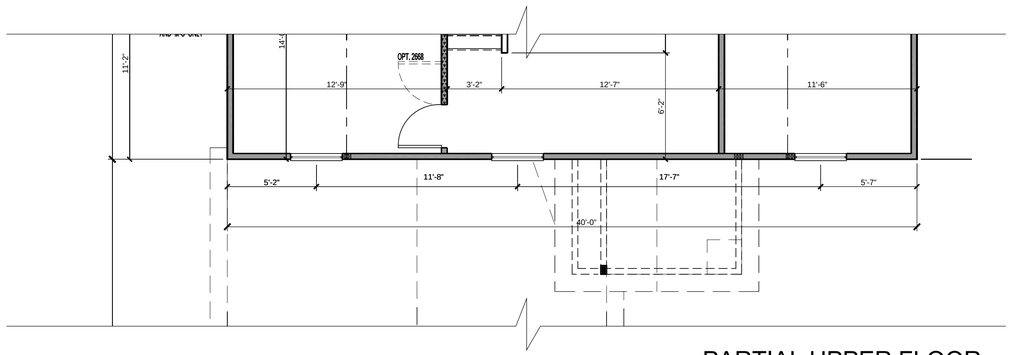
PARTIAL MAIN FLOOR PLAN DIM.
AT ELEVATION "TR-B"

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



PARTIAL UPPER FLOOR
PLAN NOTES
AT ELEVATION "TR-B"

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



PARTIAL UPPER FLOOR
PLAN DIMENSIONS
AT ELEVATION "TR-B"

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

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Builder:

taylor morrison

Job Information:

Bonaire

Community Name

Unit:

Block:

Lot: Community: #### Street St.

Address: City, State Zip

Plot Date: 02 / 16 / 2023

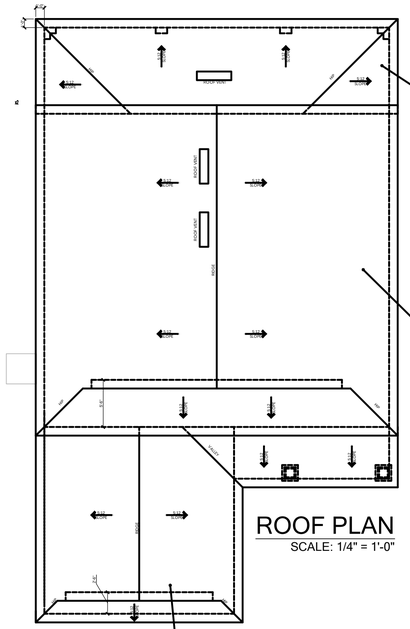
Reference No.

21-13499

Sheet:

3TRB2

TRADITIONAL ELEVATION B



ROOF PLAN

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

400 MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 400 SQ. FT. / 300 = 1.33 SQ. FT.
X 144 = 192 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 76.80 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 19 SQ. FT.

1454 UPPER ROOF VENT REQUIREMENTS

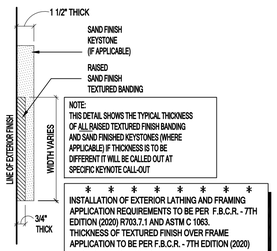
VENTILATION CALCULATIONS
ATTIC AREA = 1454 SQ. FT. / 300 = 4.85 SQ. FT.
X 144 = 698 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 279.17 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 2
TOTAL SOFFIT VENTILATION NEEDED 68 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

585 GARAGE ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 585 SQ. FT. / 300 = 1.95 SQ. FT.
X 144 = 281 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 112.32 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 28 SQ. FT.



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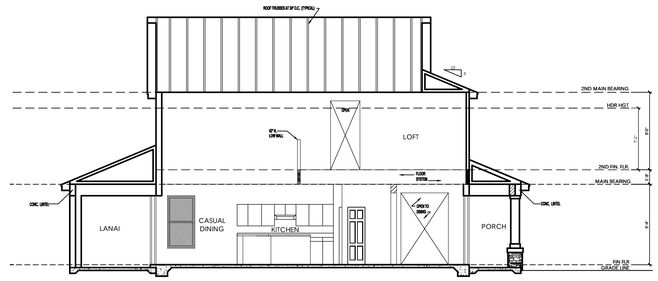
TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

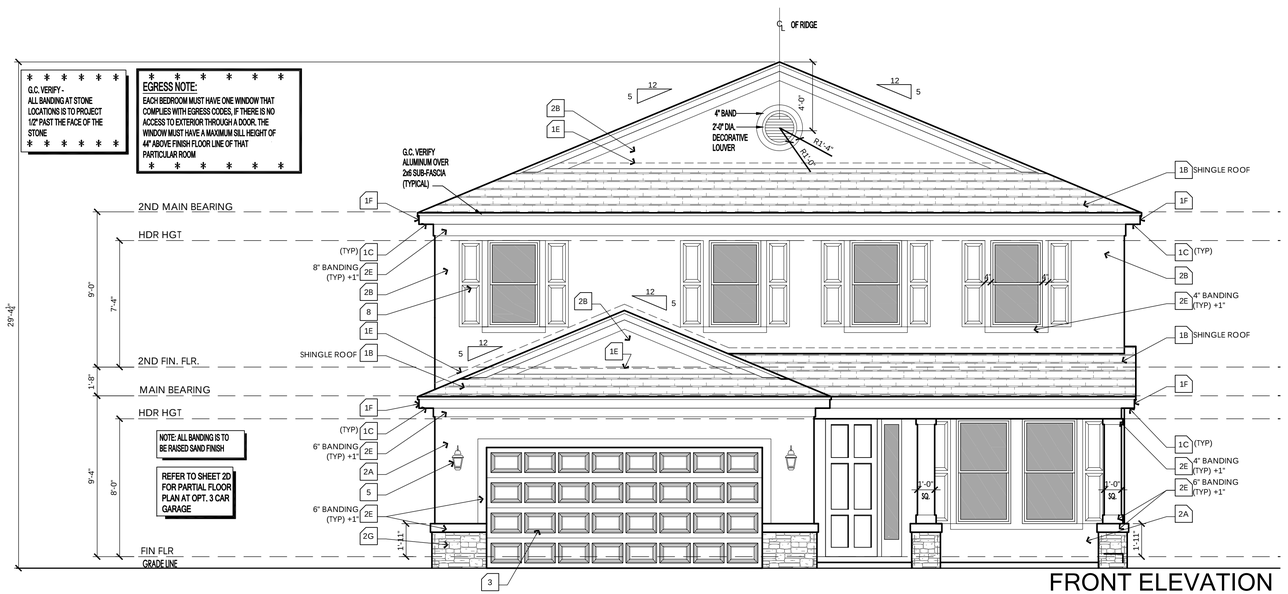


SECTION AA

SCALE: 1/8" = 1'-0"

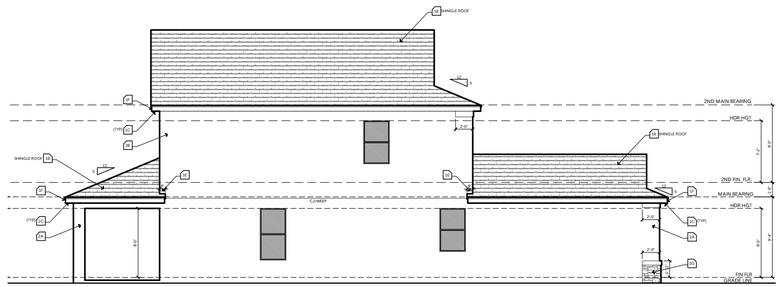
G.C. VERIFY - ALL BANDING AT STONE LOCATIONS IS TO PROJECT 1/2" PAST THE FACE OF THE STONE

EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES, IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR, THE WINDOW MUST HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM



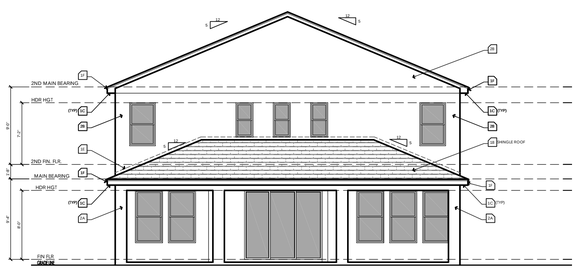
FRONT ELEVATION

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



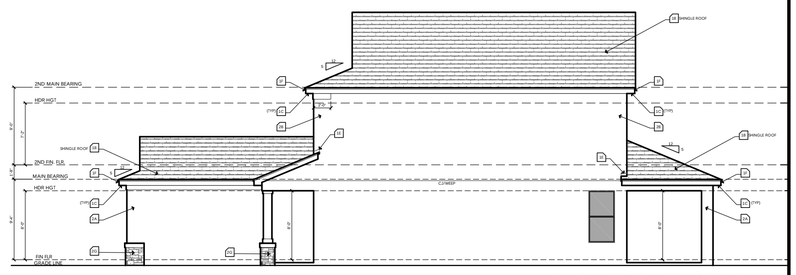
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
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Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

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Maitland, FL 32751
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gk@keesee.com

Builder: taylor morrison

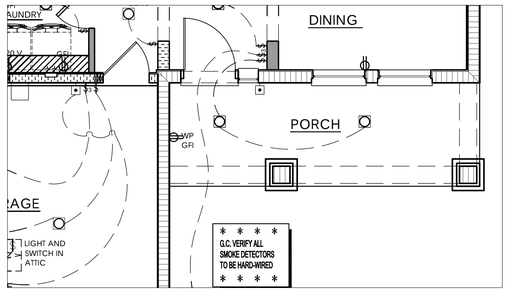
Job Information:

Bonaire
Lot:
Block:
Community: Community Name
Address: #### Street St. City, State Zip
Unit:
Plot Date: 02 / 16 / 2023

Reference No.
21-13499

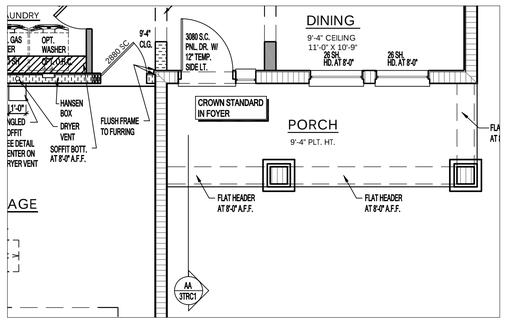
Sheet: 3TRC1

TRADITIONAL ELEVATION C



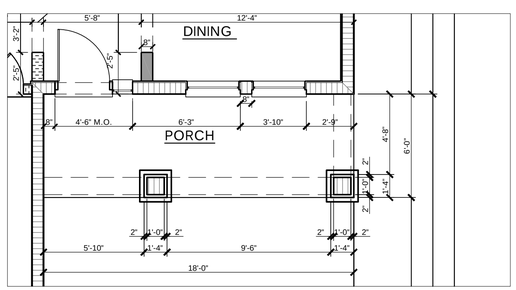
PARTIAL ELECTRIC PLAN AT ELEVATION "TR-C"

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



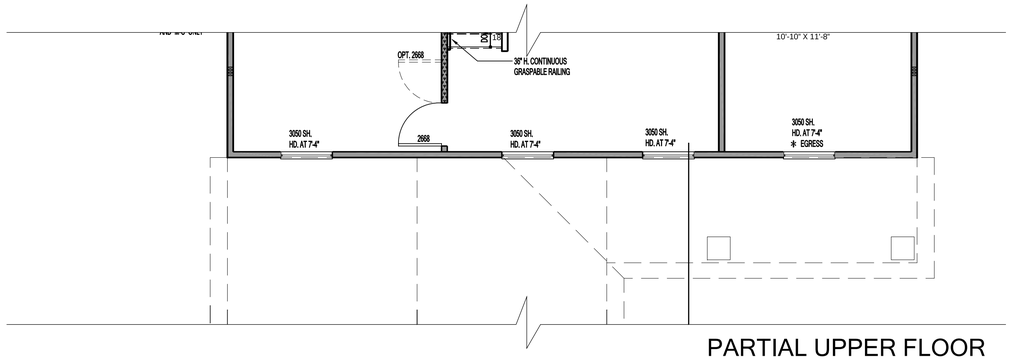
PARTIAL MAIN FLOOR PLAN NOTES AT ELEVATION "TR-C"

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



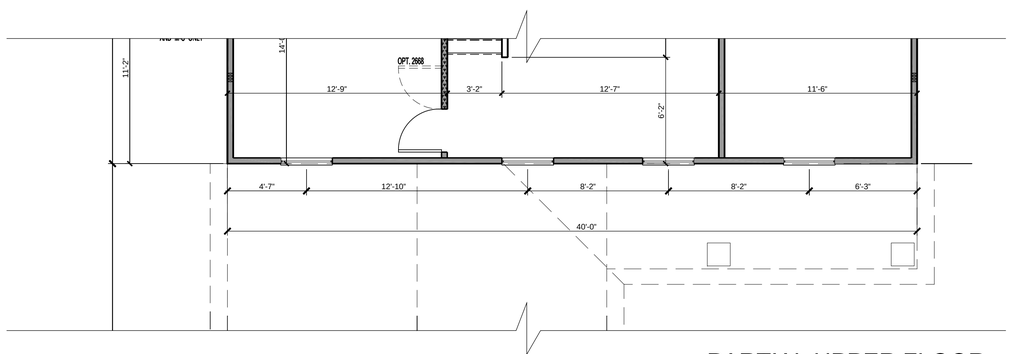
PARTIAL MAIN FLOOR PLAN DIM. AT ELEVATION "TR-C"

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



PARTIAL UPPER FLOOR PLAN NOTES AT ELEVATION "TR-C"

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



PARTIAL UPPER FLOOR PLAN DIMENSIONS AT ELEVATION "TR-C"

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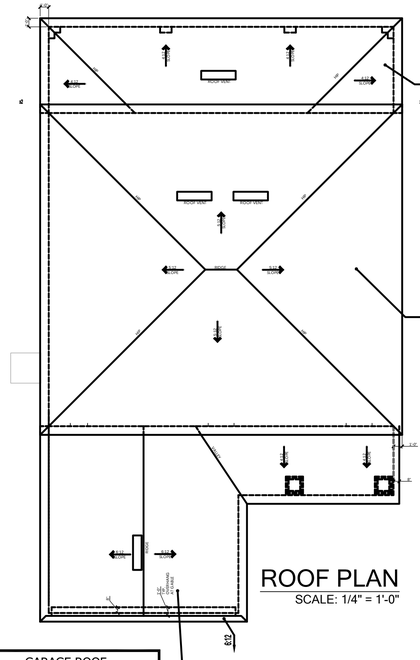
3TRC2

TRADITIONAL ELEVATION C



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

400 MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 400 SQ. FT. / 300 = 1.33 SQ. FT.
X 144 = 192 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 76.80 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 19 SQ. FT.

1454 UPPER ROOF VENT REQUIREMENTS

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GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 279.17 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 2
TOTAL SOFFIT VENTILATION NEEDED 68 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
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* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

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GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 112.32 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
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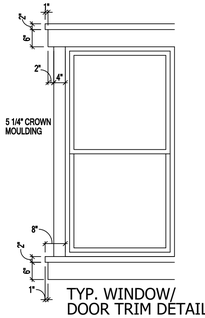
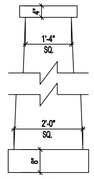
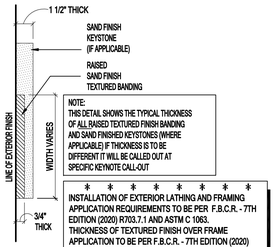


TYP. WINDOW/ DOOR TRIM DETAIL



TYP. COLUMN DETAIL



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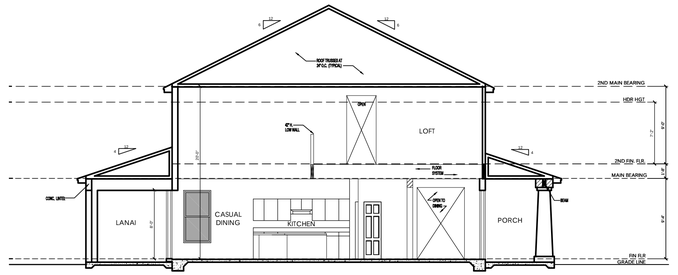
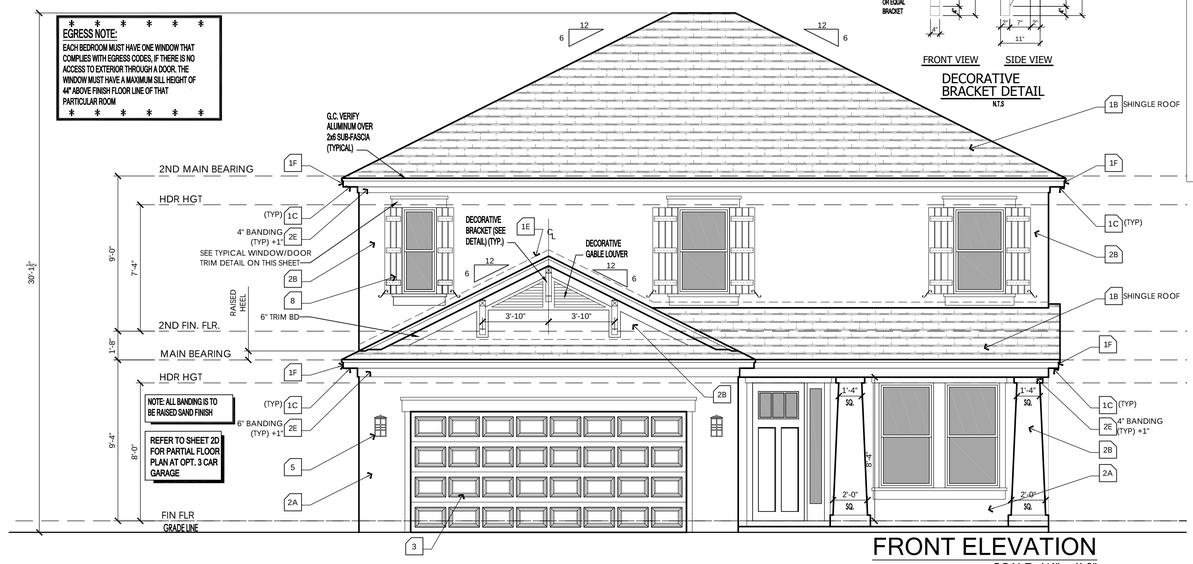
TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

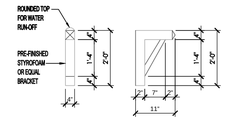


SECTION AA
SCALE: 1/8" = 1'-0"

EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES, IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR. THE WINDOW MUST HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM



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



DECORATIVE BRACKET DETAIL
N.T.S

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
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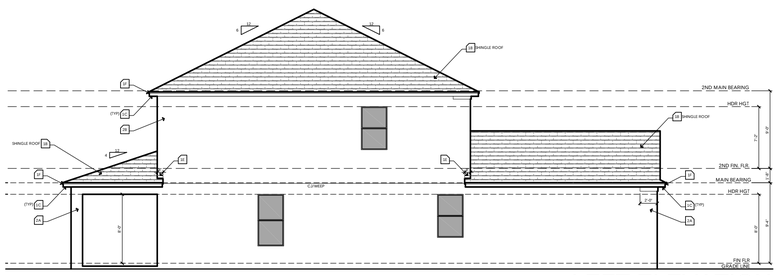
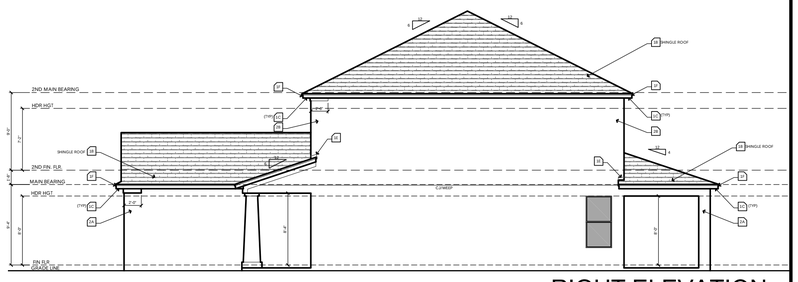


LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

CRAFTSMAN ELEVATION A

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Job Information:

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Reference No.
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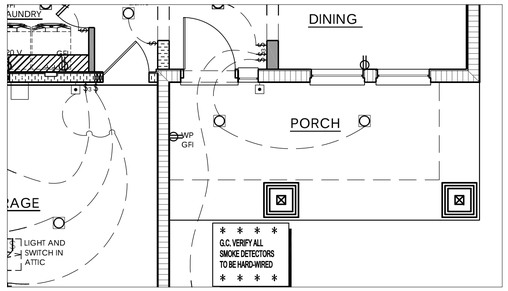
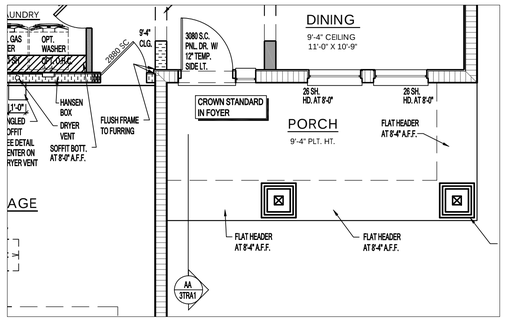
Sheet: 3CRA1



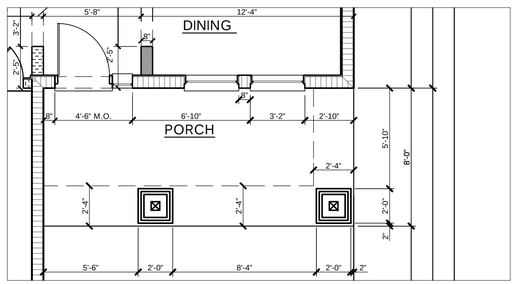
PARTIAL ELECTRIC PLAN
AT ELEVATION "CR-A"

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



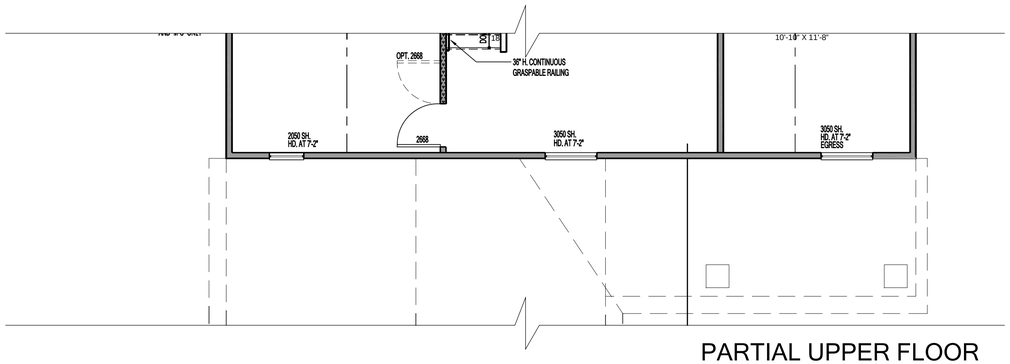
PARTIAL MAIN FLOOR PLAN NOTES
AT ELEVATION "CR-A"

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



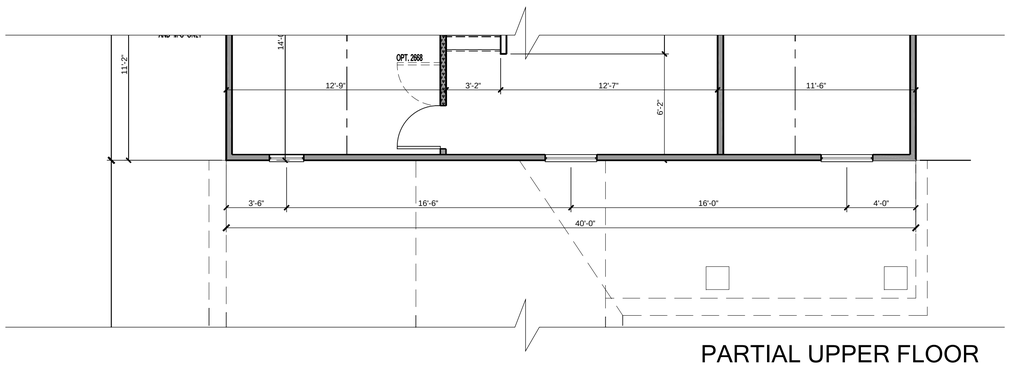
PARTIAL MAIN FLOOR PLAN DIM.
AT ELEVATION "CR-A"

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



PARTIAL UPPER FLOOR
PLAN NOTES
AT ELEVATION "CR-A"

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



PARTIAL UPPER FLOOR
PLAN DIMENSIONS
AT ELEVATION "CR-A"

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

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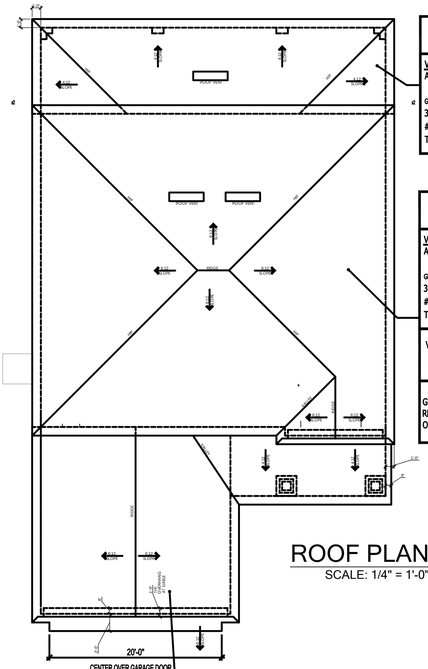
Sheet:
3CRA2

CRAFTSMAN ELEVATION A



ROOF PLAN
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400 MAIN ROOF VENT REQUIREMENTS

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ATTIC AREA = 400 SQ. FT. / 300 = 1.33 SQ. FT.
X 144 = 192 SQ. IN.
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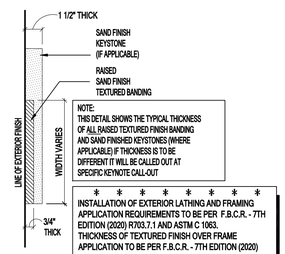

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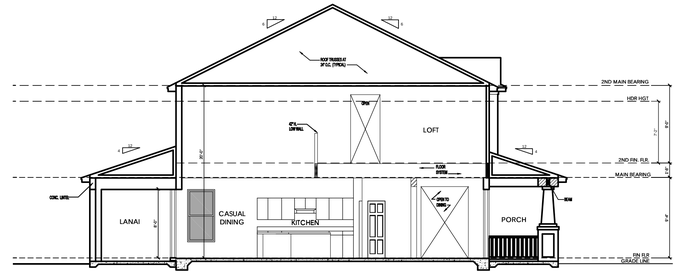

SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
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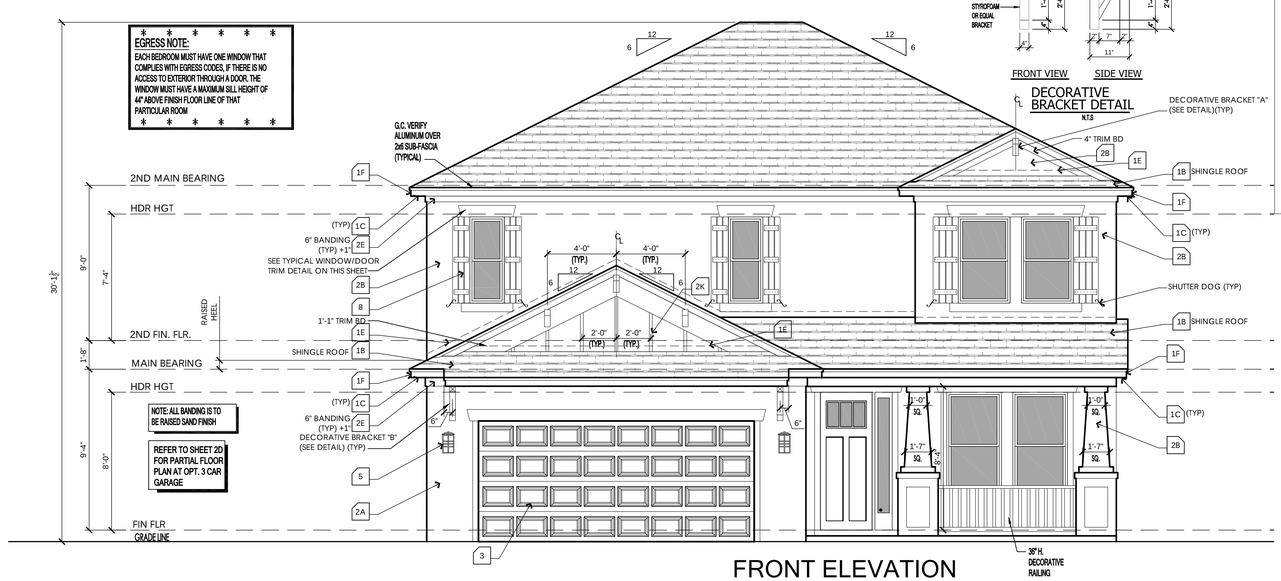


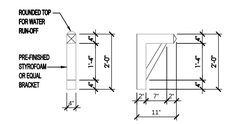
NOTE: ALL BANDING IS TO BE RAISED SAND FINISH

REFER TO SHEET 2D FOR PARTIAL FLOOR PLAN AT OPT. 3 CAR GARAGE

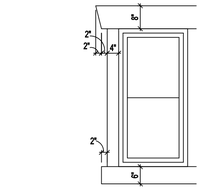
38"H. DECORATIVE RAILING

NOTE: ALL BANDING IS TO BE RAISED SAND FINISH

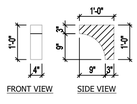
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



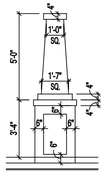
DECORATIVE BRACKET DETAIL
N.T.S



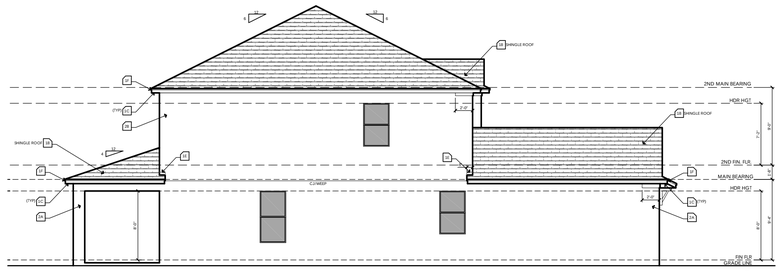
TYP. WINDOW/ DOOR TRIM DETAIL



DECORATIVE BRACKET "A" DETAIL



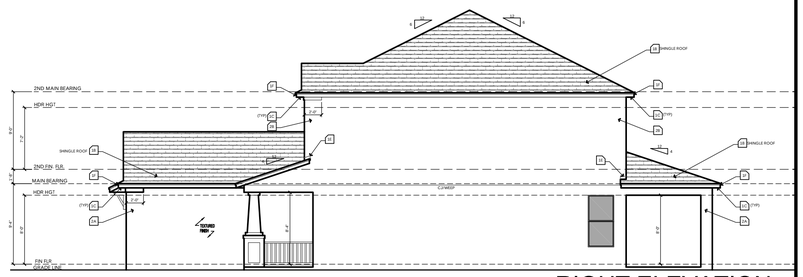
TYP. COLUMN DETAIL



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

CRAFTSMAN ELEVATION B

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ARCHITECTURE | DESIGN | PLANNING
AA26003115
256 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960 2333

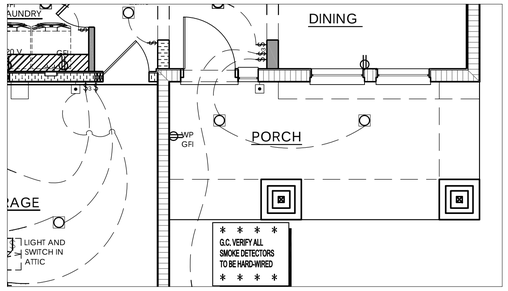
Builder: taylor morrison

Job Information:

Bonaire
Community Name
Lot:
Block: ####
Unit:
Community: Street St.
Address: City, State Zip
Plot Date: 02 / 16 / 2023

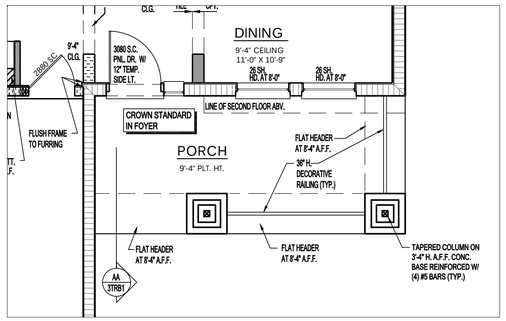
Reference No.
21-13499

Sheet: 3CRB1



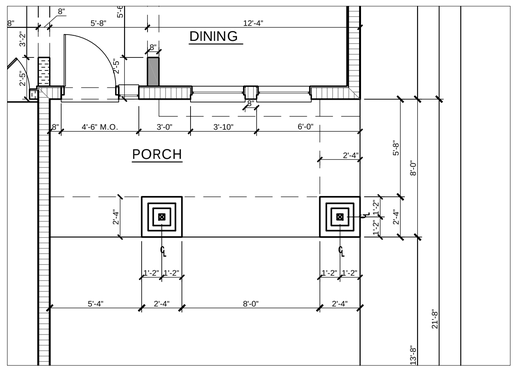
PARTIAL ELECTRIC PLAN
AT ELEVATION "CR-B"

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



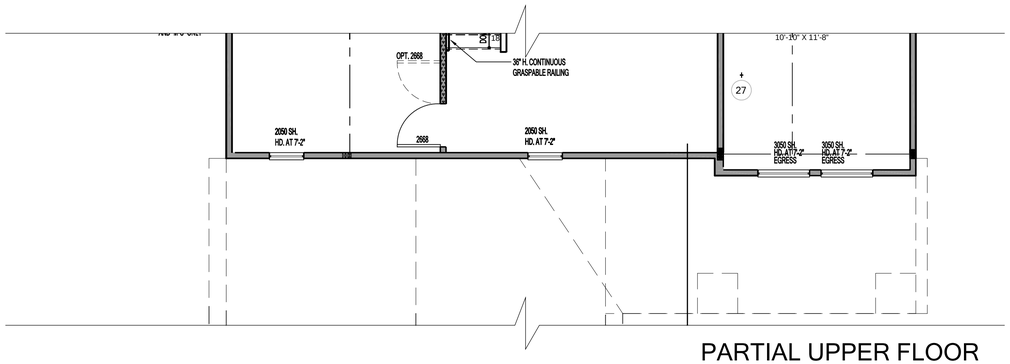
PARTIAL MAIN FLOOR PLAN NOTES
AT ELEVATION "CR-B"

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



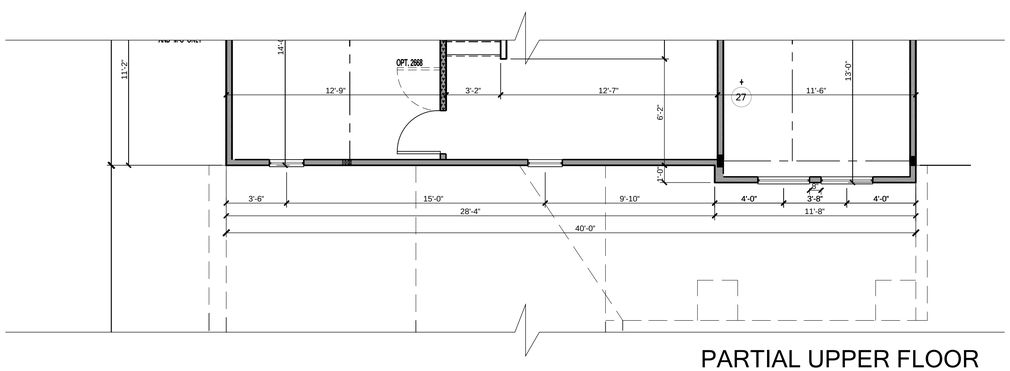
PARTIAL MAIN FLOOR PLAN DIM.
AT ELEVATION "CR-B"

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



PARTIAL UPPER FLOOR
PLAN NOTES
AT ELEVATION "CR-B"

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



PARTIAL UPPER FLOOR
PLAN DIMENSIONS
AT ELEVATION "CR-B"

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

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Street St.

City, State Zip

Lot:

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Address:

Plot Date: 02 / 16 / 2023

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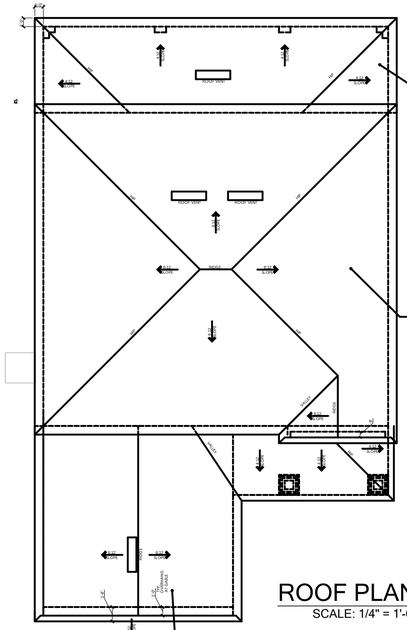
Sheet:

3CRB2

CRAFTSMAN ELEVATION B



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

400 MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 400 SQ. FT. / 300 = 1.33 SQ. FT.
X 144 = 192 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 76.80 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 19 SQ. FT.

1454 UPPER ROOF VENT REQUIREMENTS

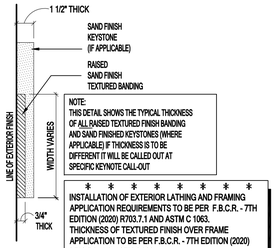
VENTILATION CALCULATIONS
ATTIC AREA = 1454 SQ. FT. / 300 = 4.85 SQ. FT.
X 144 = 698 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 279.17 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 2
TOTAL SOFFIT VENTILATION NEEDED 68 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

585 GARAGE ROOF VENT REQUIREMENTS

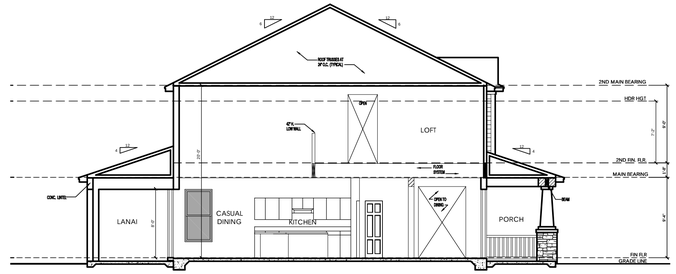
VENTILATION CALCULATIONS
ATTIC AREA = 585 SQ. FT. / 300 = 1.95 SQ. FT.
X 144 = 281 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 112.32 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 28 SQ. FT.



NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" apart from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

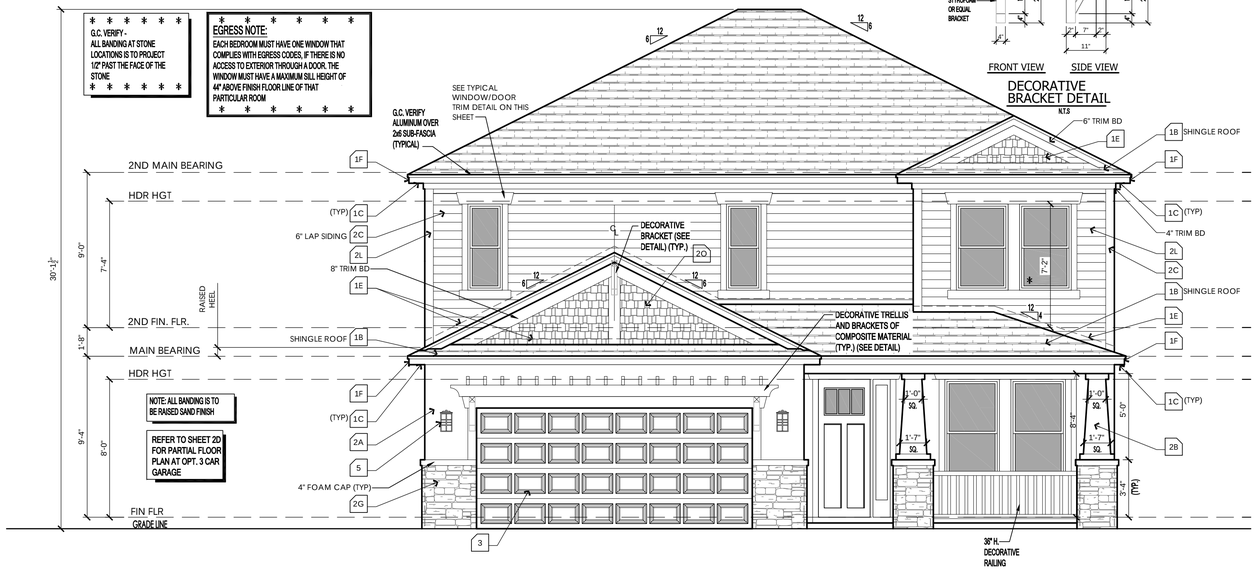
Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

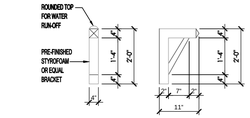
G.C. VERIFY - ALL BANDING AT STONE LOCATIONS IS TO PROJECT 1/2" PAST THE FACE OF THE STONE

EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES, IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR. THE WINDOW MUST HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM



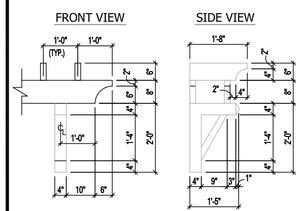
NOTE: ALL BANDING IS TO BE RAISED SAND FINISH

REFER TO SHEET 2D FOR PARTIAL FLOOR PLAN AT OPT. 3 CAR GARAGE

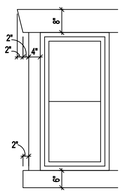


DECORATIVE BRACKET DETAIL
N.T.S

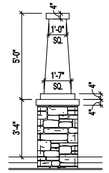
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



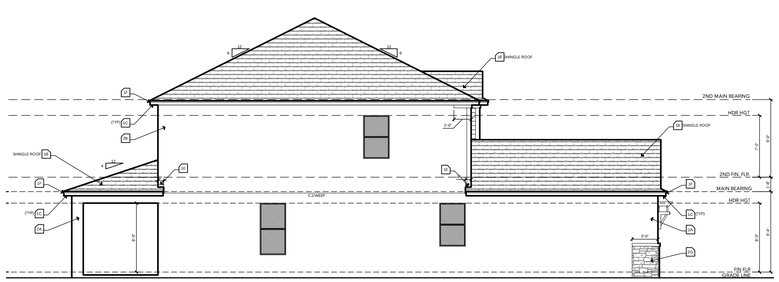
DECORATIVE TRELLIS AND BRACKET DETAIL



TYP. WINDOW/ DOOR TRIM DETAIL



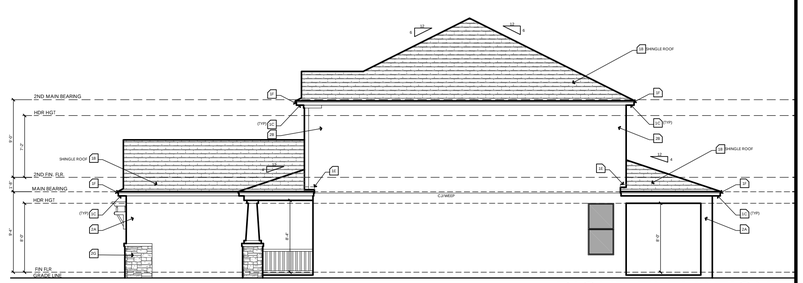
TYP. COLUMN DETAIL



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

CRAFTSMAN ELEVATION C

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256 Southhall Lane Suite 200
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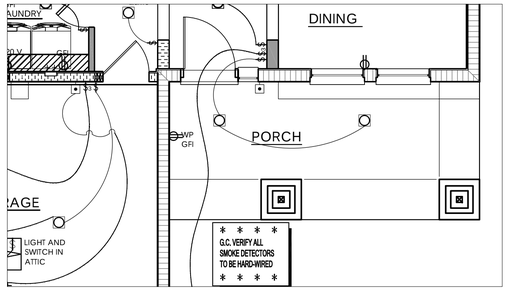
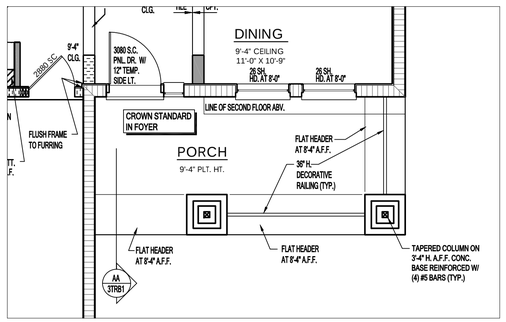


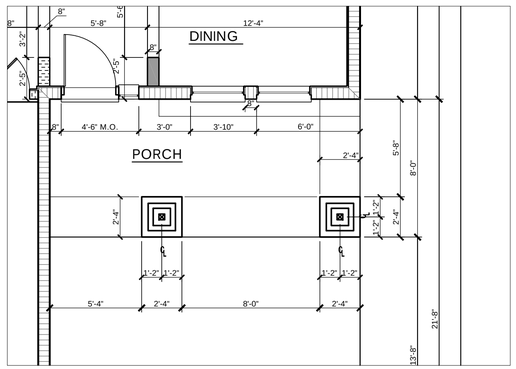
PARTIAL ELECTRIC PLAN
AT ELEVATION "CR-C"

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



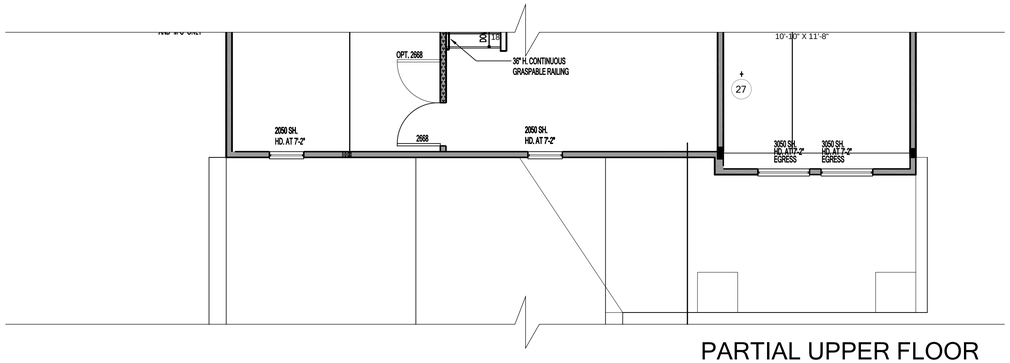
PARTIAL MAIN FLOOR PLAN NOTES
AT ELEVATION "CR-C"

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



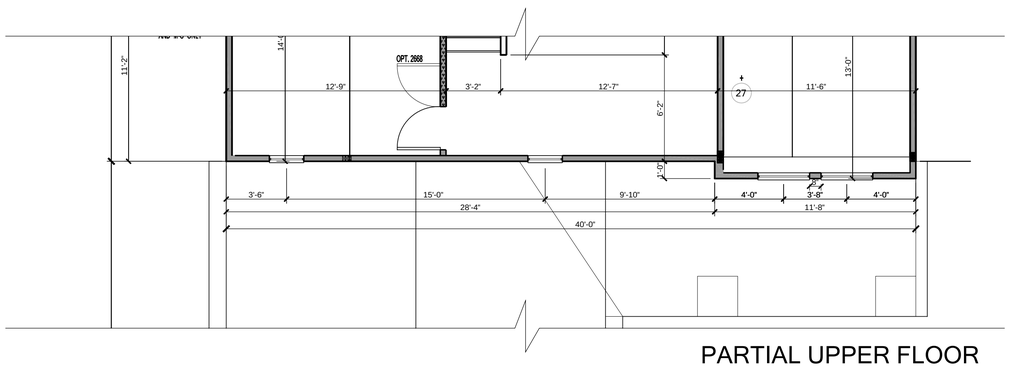
PARTIAL MAIN FLOOR PLAN DIM.
AT ELEVATION "CR-C"

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



PARTIAL UPPER FLOOR
PLAN NOTES
AT ELEVATION "CR-C"

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



PARTIAL UPPER FLOOR
PLAN DIMENSIONS
AT ELEVATION "CR-C"

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

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Community: #### Street St.

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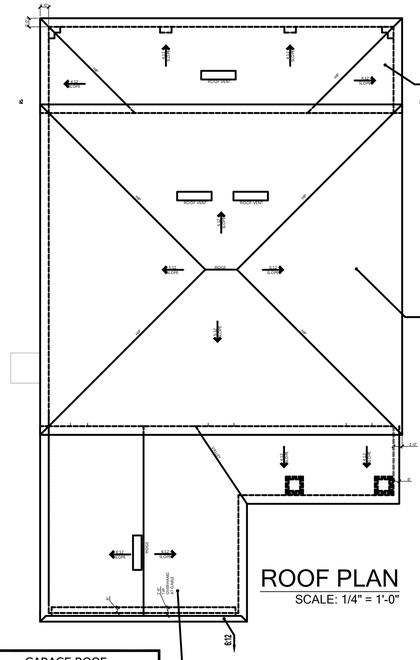
Reference No.

21-13499

Sheet:

3CRC2

CRAFTSMAN ELEVATION C



400 MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 400 SQ. FT. / 300 = 1.33 SQ. FT.
X 144 = 192 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 76.80 SQ. IN.
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TOTAL SOFFIT VENTILATION NEEDED 19 SQ. FT.

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VENTILATION CALCULATIONS
ATTIC AREA = 1454 SQ. FT. / 300 = 4.85 SQ. FT.
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TOTAL SOFFIT VENTILATION NEEDED 68 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
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ROOF PLAN
SCALE: 1/4" = 1'-0"

585 GARAGE ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
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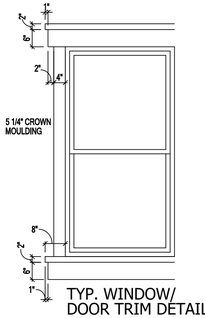

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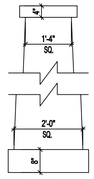

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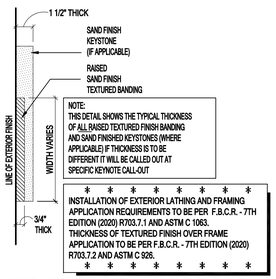

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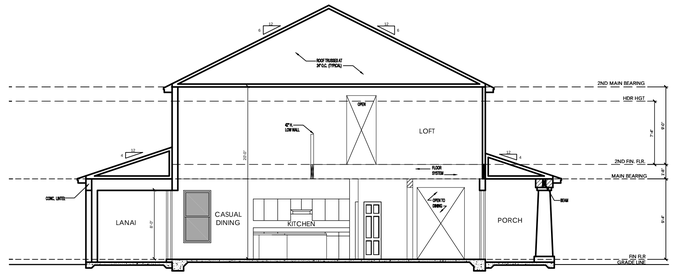
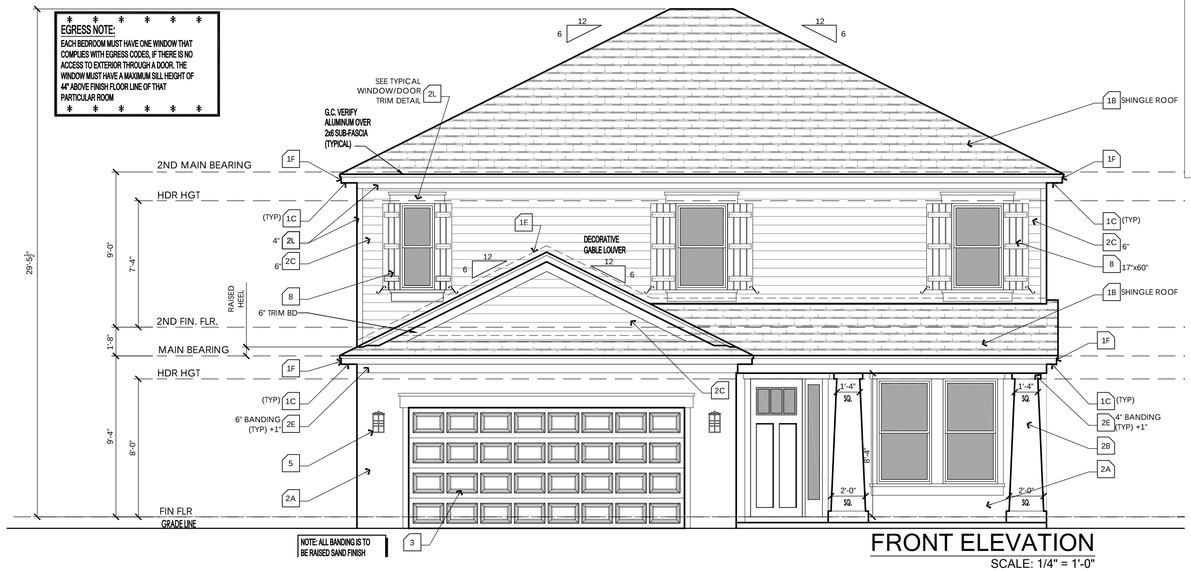
INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"

EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES, IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR. THE WINDOW MUST HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM



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

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
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   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
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Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2
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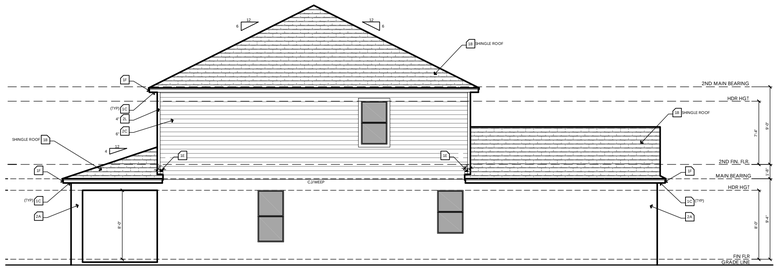

LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
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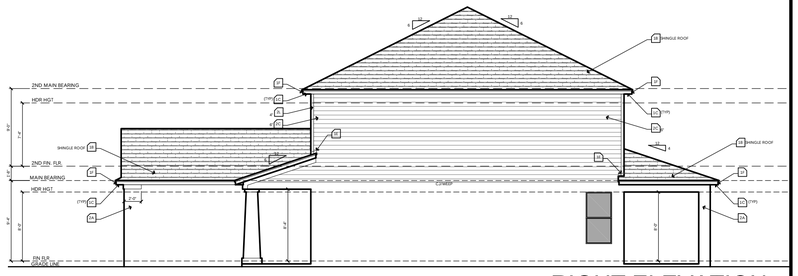


RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

CRAFTSMAN ELEVATION - D - SIDING OPTION

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26003115
256 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960 2333
gk@keesee.com

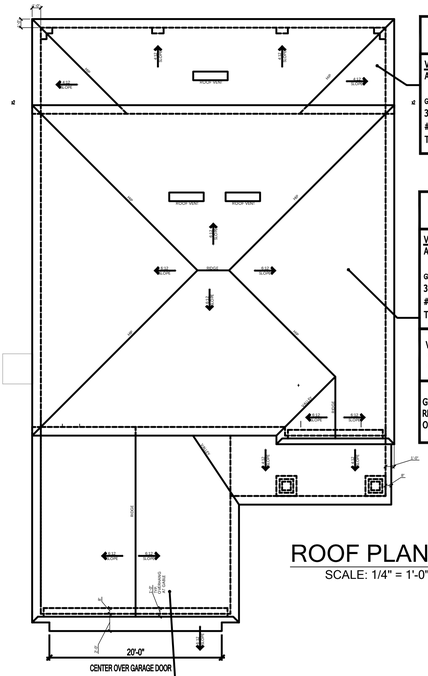
Builder: taylor morrison

Job Information:

Bonaire
Lot:
Community: Community Name
Address: Block: #### Street St. Unit:
City, State Zip
Plot Date: 03 / 14 / 2023

Reference No.
21-13499

Sheet: 3CRD1



400 MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 400 SQ. FT. / 300 = 1.33 SQ. FT.
X 144 = 192 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 76.80 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 19 SQ. FT.

1454 UPPER ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 1454 SQ. FT. / 300 = 4.85 SQ. FT.
X 144 = 698 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 279.17 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 2
TOTAL SOFFIT VENTILATION NEEDED 68 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
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ROOF PLAN
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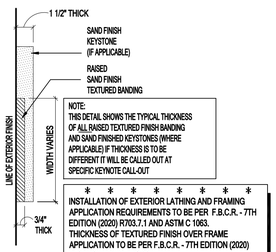

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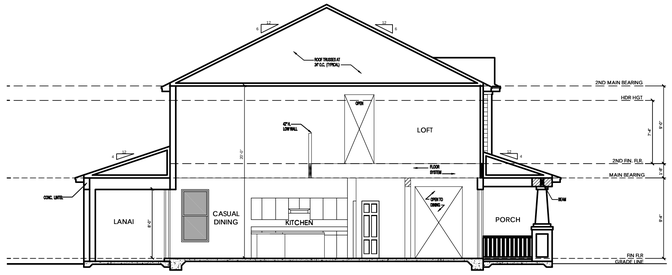

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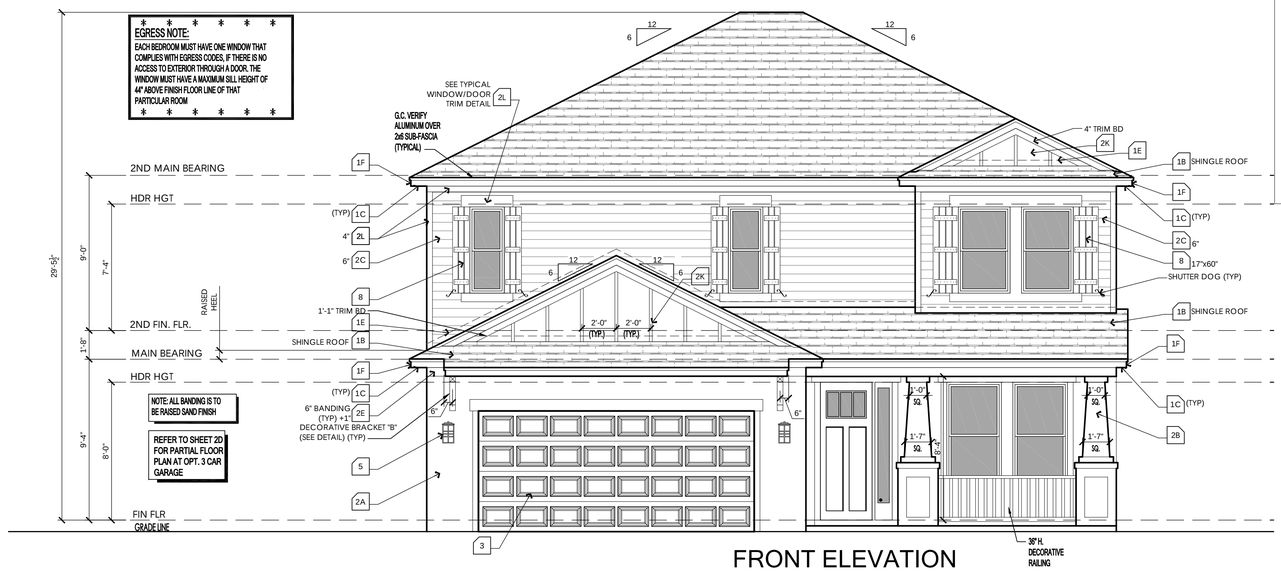

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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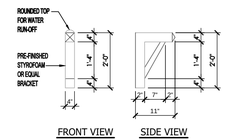
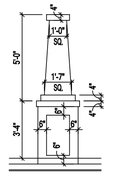
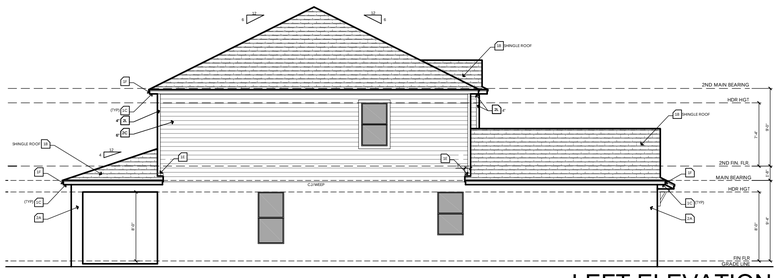


DECORATIVE BRACKET DETAIL
N.T.S



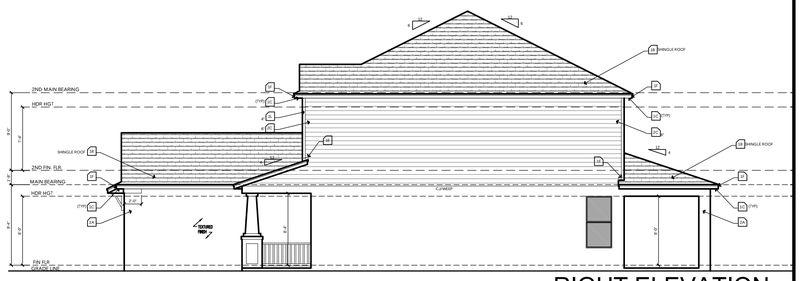
TYP. COLUMN DETAIL



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

CRAFTSMAN ELEVATION - E - SIDING OPTION

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26003115
256 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960 2333
gk@keesee.com

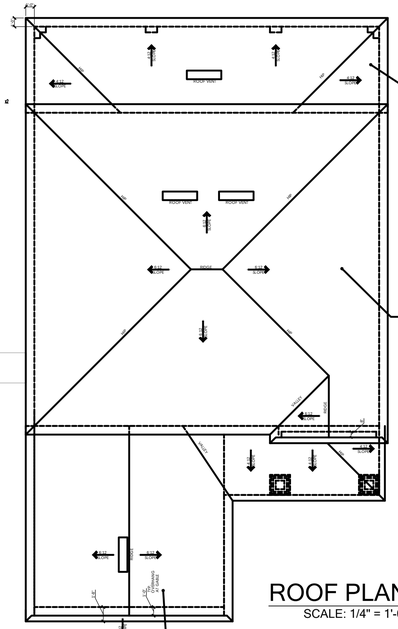
Builder: taylor morrison

Job Information:

Bonaire
Community Name
Lot:
Block:
Community:
Address: #### Street St.
City, State Zip
Plot Date: 03 / 14 / 2023
Unit:

Reference No.
21-13499

Sheet: 3CRE1



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VENT CALCULATIONS BASED ON THE FOLLOWING
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G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

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

585 GARAGE ROOF VENT REQUIREMENTS

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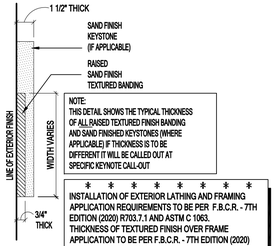

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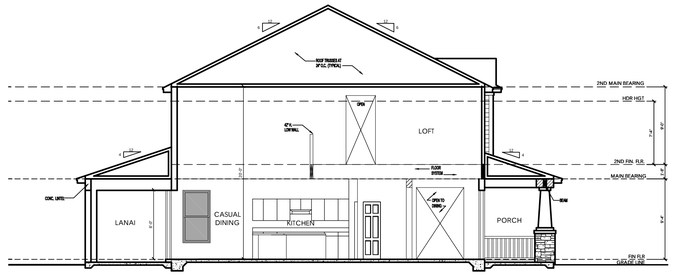

SECTION AA
SCALE: 1/8" = 1'-0"

G.C. VERIFY - ALL BANDING AT STONE LOCATIONS IS TO PROJECT 1/2" PAST THE FACE OF THE STONE

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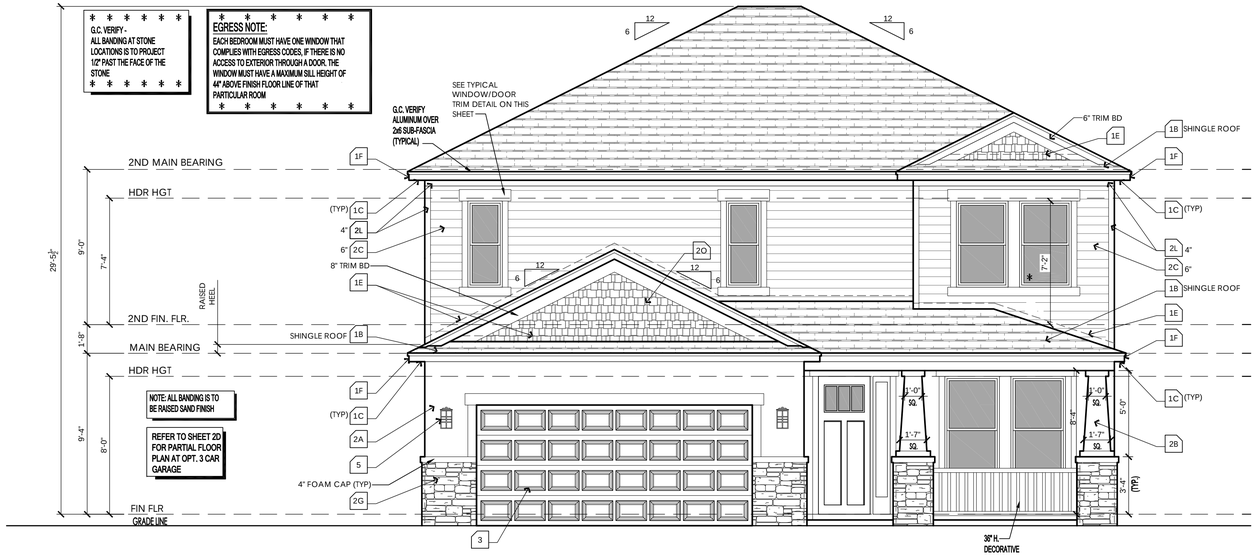
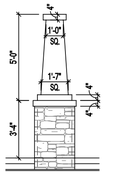


NOTE: ALL BANDING IS TO BE RAISED SAND FINISH

REFER TO SHEET 2D FOR PARTIAL FLOOR PLAN AT OPT. 3 CAR GARAGE



TYP. COLUMN DETAIL

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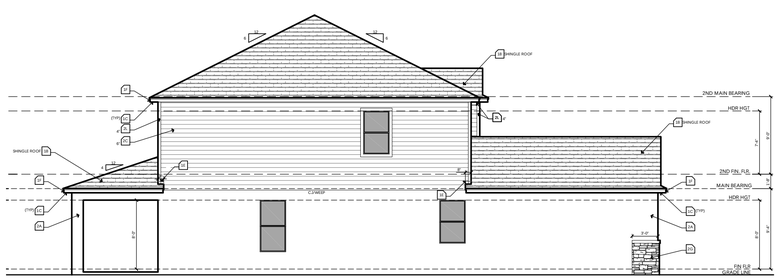
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
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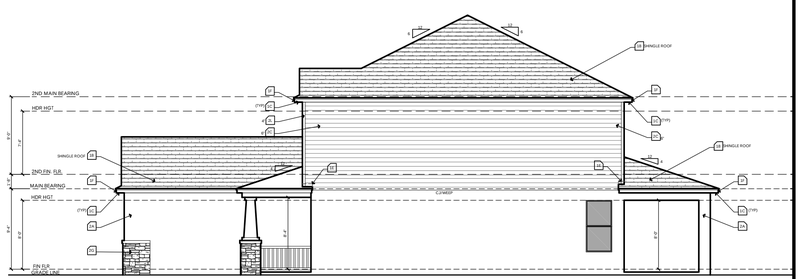

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AA26003115
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255 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960 2333

Builder: taylor morrison

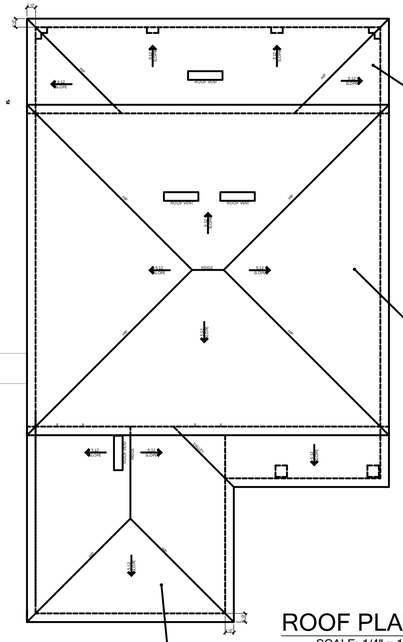
Job Information:

Bonaire
Community Name
Unit:
Block:
Street St.
City, State Zip
Lot:
Community:
Address:
Plot Date: 03 / 14 / 2023

Reference No.
21-13499

Sheet: 3CRF1

CRAFTSMAN ELEVATION - F - SIDING OPTION



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

400 MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 400 SQ. FT. / 300 = 1.33 SQ. FT.
X 144 = 192 SQ. IN.

GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 76.80 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 19 SQ. FT.

1454 UPPER ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 1454 SQ. FT. / 300 = 4.85 SQ. FT.
X 144 = 698 SQ. IN.

GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 279.17 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 2
TOTAL SOFFIT VENTILATION NEEDED 68 SQ. FT.

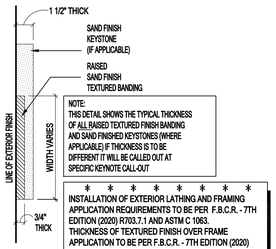
VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

585 GARAGE ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 585 SQ. FT. / 300 = 1.95 SQ. FT.
X 144 = 281 SQ. IN.

GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 112.32 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 28 SQ. FT.



NOTE:
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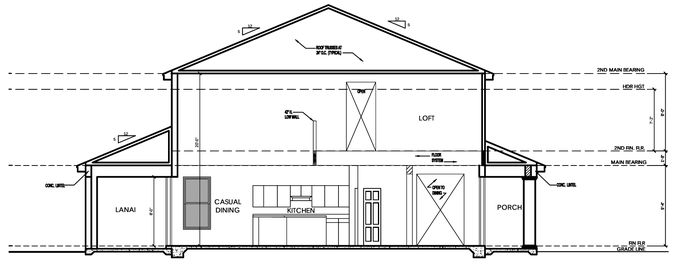
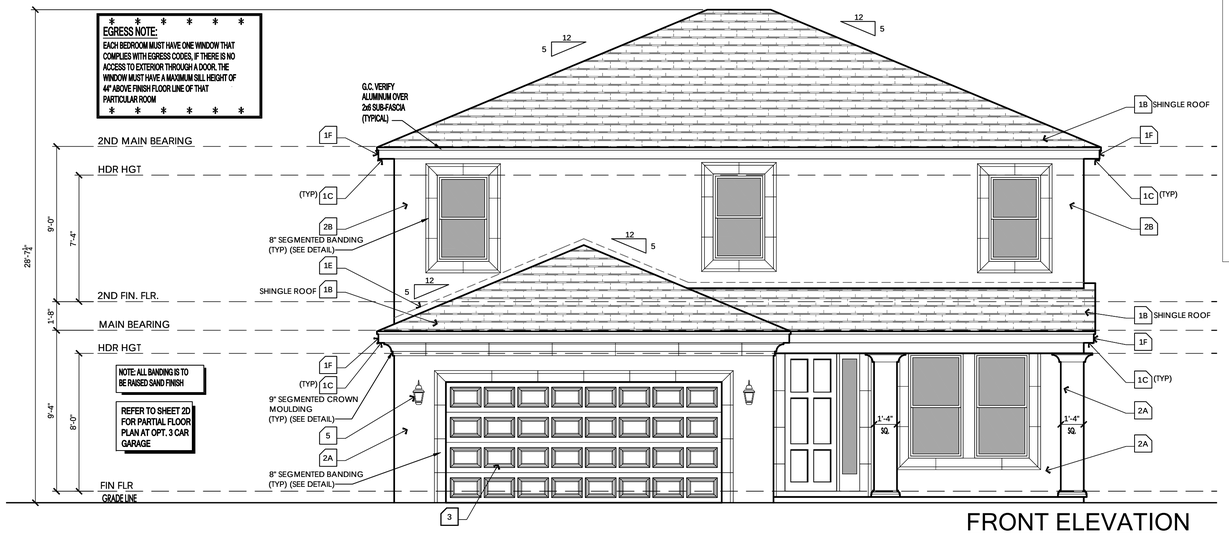
INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"

EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES. IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR. THE WINDOW MUST HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM



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

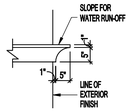
ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

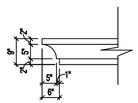
Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

WINDOW FALL PROTECTION

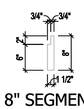
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



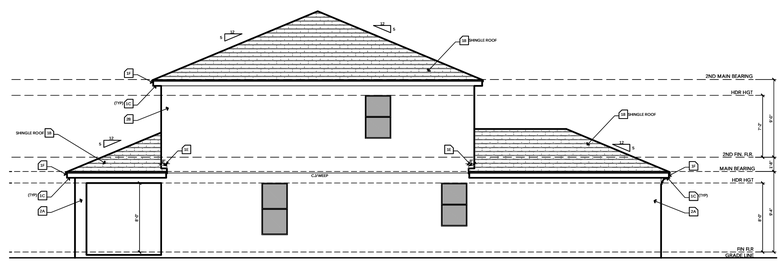
6" FOAM COLUMN MOLDING DETAIL



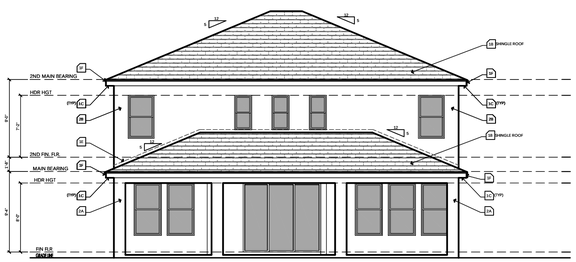
9" SEGMENTED CROWN MOLDING DETAIL



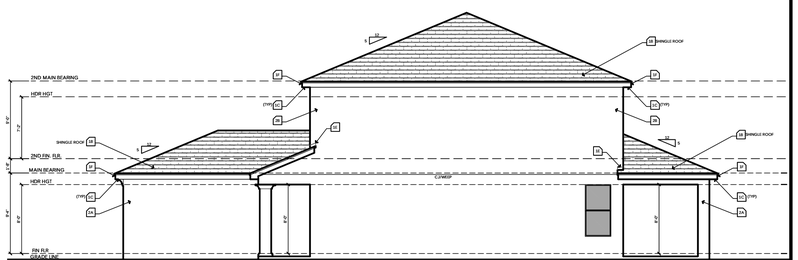
8" SEGMENTED WINDOW BANDING DETAIL



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

MEDITERRANEAN ELEVATION A

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26003115
gokeesee.com
255 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960 2333

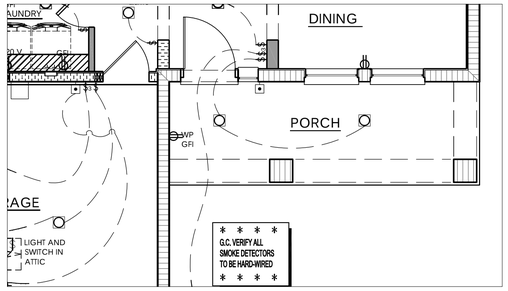
Builder: taylor morrison

Job Information:

Bonaire
Lot:
Community: Community Name
Address: #### Street St. City, State Zip
Unit:
Block:
Plot Date: 02 / 16 / 2023

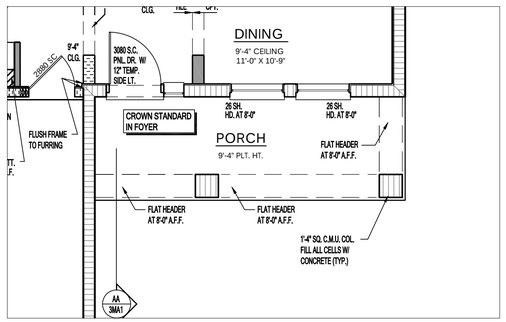
Reference No.: 21-13499

Sheet: 3MA1



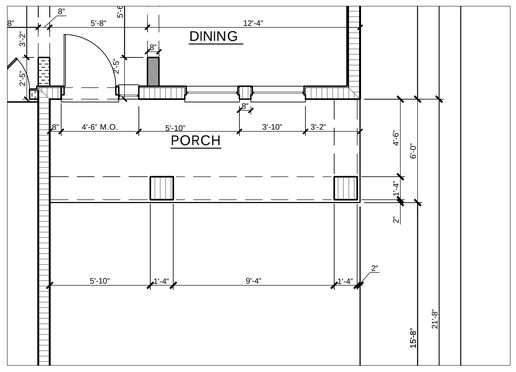
PARTIAL ELECTRIC PLAN AT ELEVATION "M-A"

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



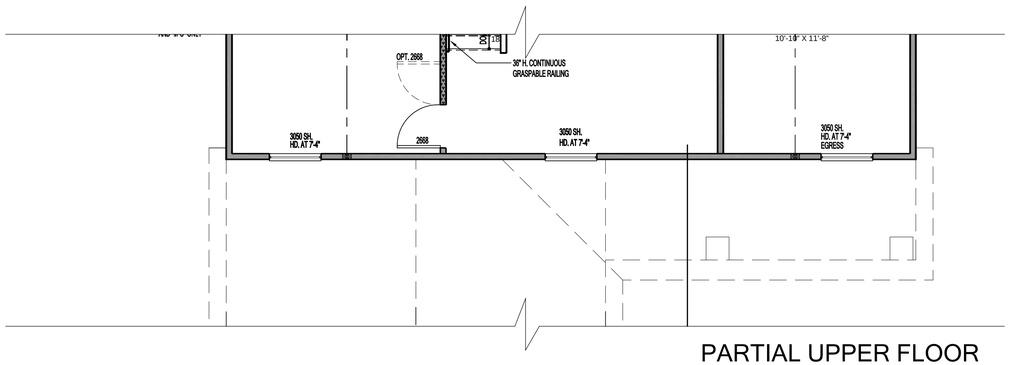
PARTIAL MAIN FLOOR PLAN NOTES AT ELEVATION "M-A"

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



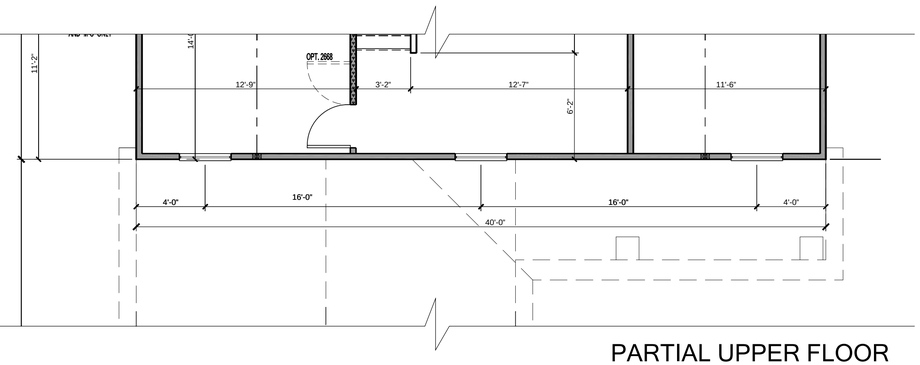
PARTIAL MAIN FLOOR PLAN DIM. AT ELEVATION "M-A"

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



PARTIAL UPPER FLOOR PLAN NOTES AT ELEVATION "M-A"

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



PARTIAL UPPER FLOOR PLAN DIMENSIONS AT ELEVATION "M-A"

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

MEDITERRANEAN ELEVATION A

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26003115
256 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 660.2333
gokeesee.com

Builder: taylor morrison

Job Information:

Bonaire

Community Name

Lot: Block:

Community: Unit:

Address: #### Street St.

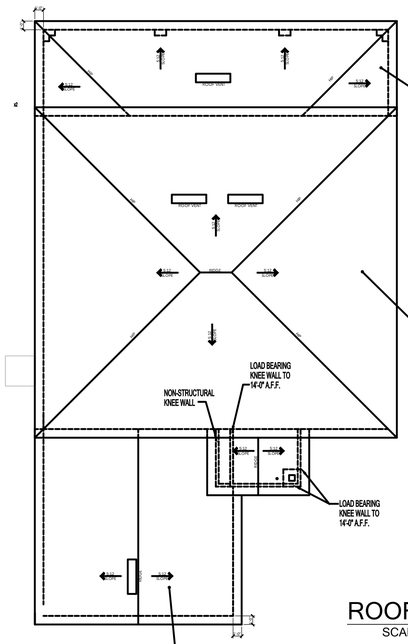
City, State Zip

Plot Date: 02 / 16 / 2023

Reference No.

21-13499

Sheet: 3MA2



400 MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 400 SQ. FT. / 300 = 1.33 SQ. FT.
X 144 = 192 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 76.80 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 19 SQ. FT.

1454 UPPER ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 1454 SQ. FT. / 300 = 4.85 SQ. FT.
X 144 = 698 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 279.17 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 2
TOTAL SOFFIT VENTILATION NEEDED 68 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

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

585 GARAGE ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 585 SQ. FT. / 300 = 1.95 SQ. FT.
X 144 = 281 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 112.32 SQ. IN.
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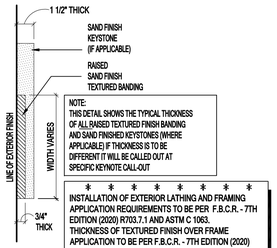
TOTAL SOFFIT VENTILATION NEEDED 28 SQ. FT.



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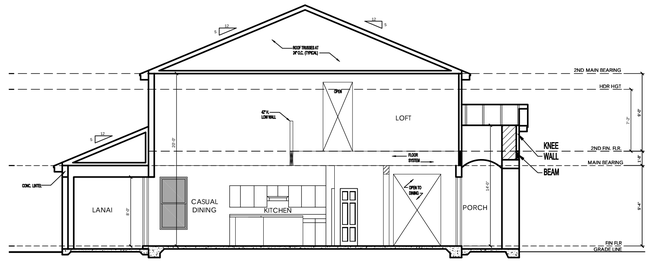
TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
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   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
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   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
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   - K. Hardie Board and Batten.
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   - M. Exposed painted truss tails.
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5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
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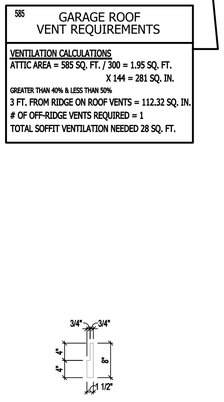
Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.



8" SEGMENTED BANDING DETAIL



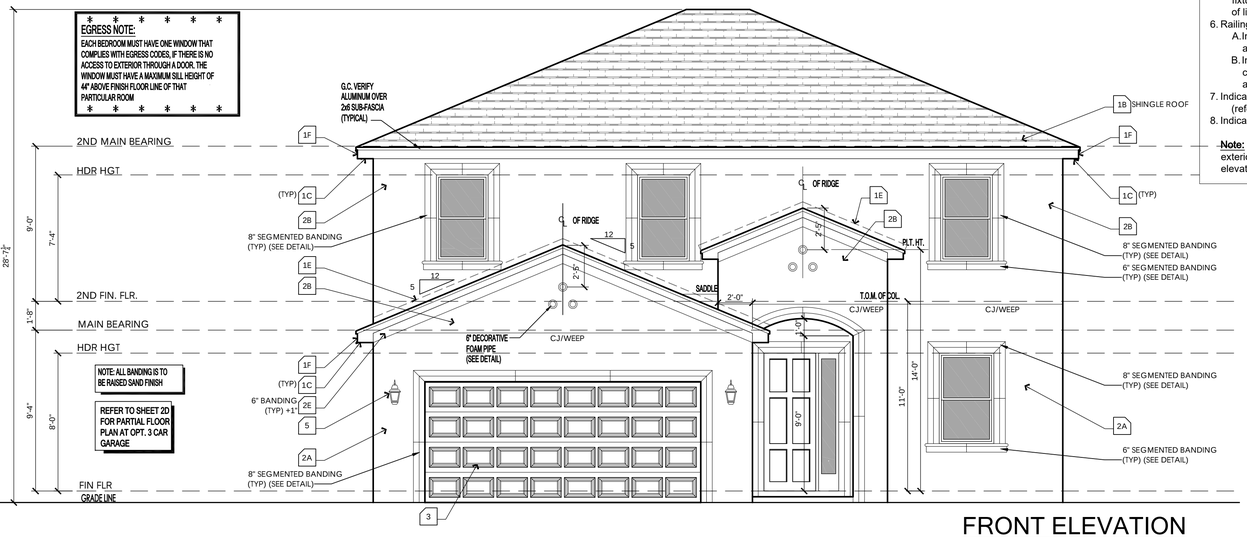
6" SEGMENTED SILL DETAIL



NOTE:
SEE ELEVATION FOR LOCATION

6" DECORATIVE FOAM PIPE DETAIL

EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES. IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR, THE WINDOW MUST HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM



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

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2
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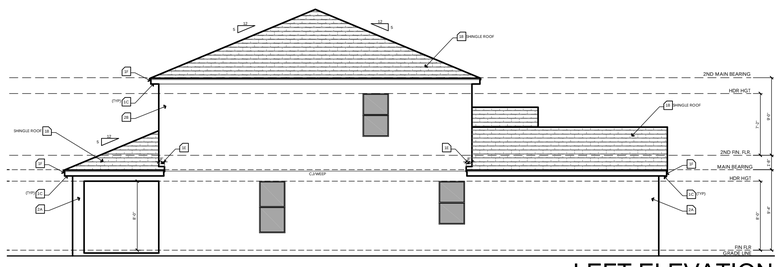
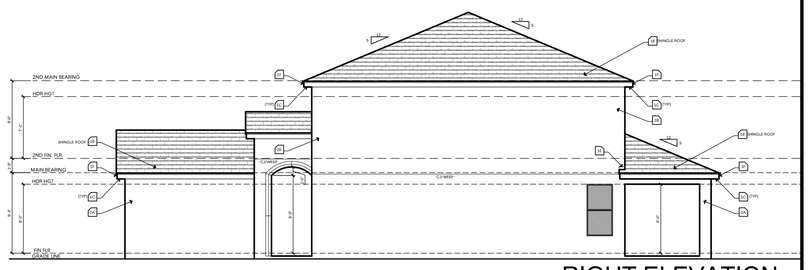


LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

MEDITERRANEAN ELEVATION B

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26003115
256 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960 2333
gk@keesee.com

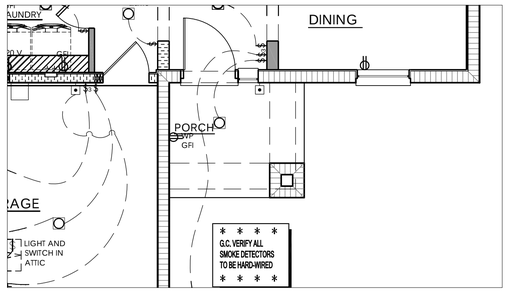
Builder: taylor morrison

Job Information:

Bonaire
Community Name
Lot:
Block: ####
Unit:
Community: Street St.
Address: City, State Zip
Plot Date: 02 / 16 / 2023

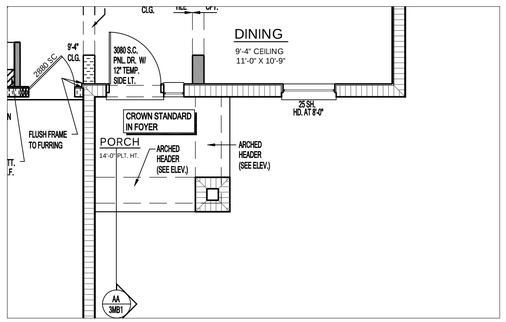
Reference No.
21-13499

Sheet: 3MB1



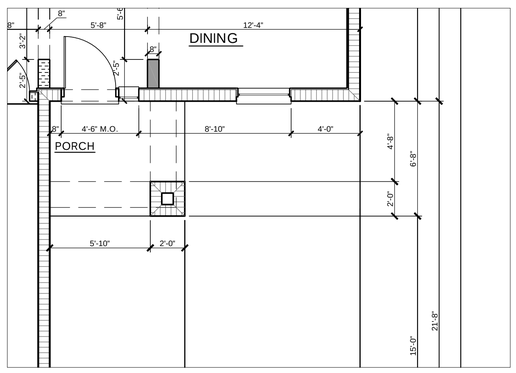
PARTIAL ELECTRIC PLAN AT ELEVATION "M-B"

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



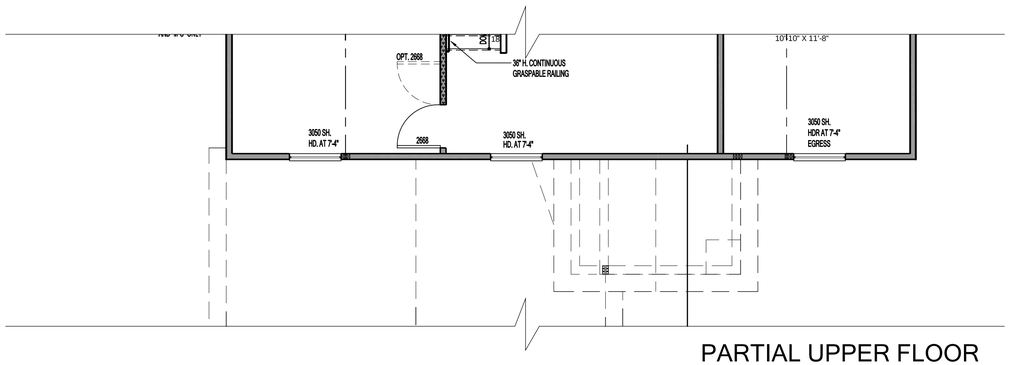
PARTIAL MAIN FLOOR PLAN NOTES AT ELEVATION "M-B"

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



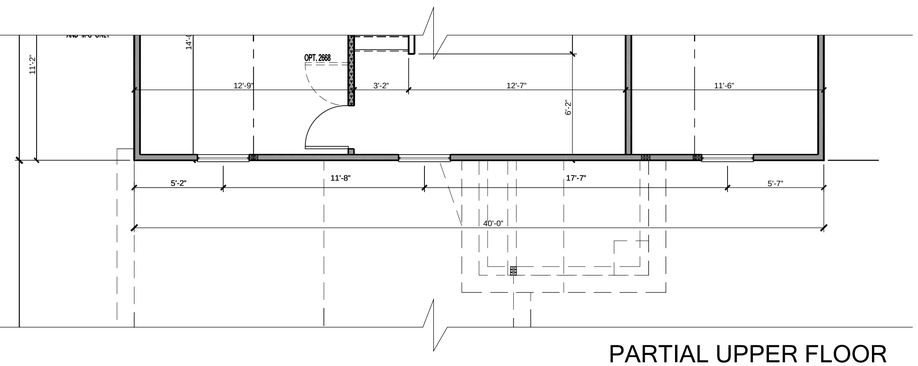
PARTIAL MAIN FLOOR PLAN DIM. AT ELEVATION "M-B"

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



PARTIAL UPPER FLOOR PLAN NOTES AT ELEVATION "M-B"

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



PARTIAL UPPER FLOOR PLAN DIMENSIONS AT ELEVATION "M-B"

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

MEDITERRANEAN ELEVATION B

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256 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960.2333
gokeesee.com

Builder: taylor morrison

Job Information:

Bonaire

Community Name

Block: #### Street St.

Unit:

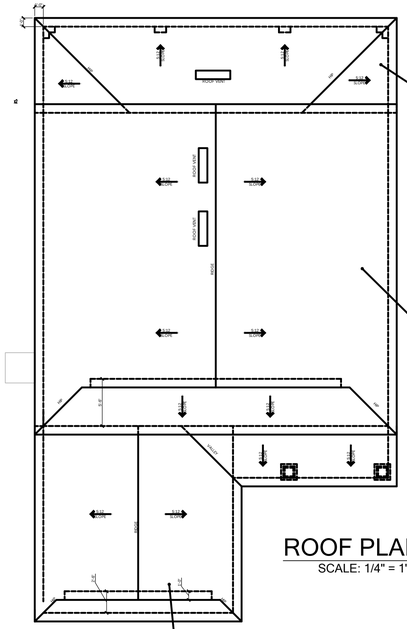
Lot: Community: Address: City, State Zip

Plot Date: 02 / 16 / 2023

Reference No.

21-13499

Sheet: 3MB2

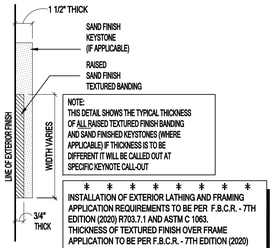


400 MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 400 SQ. FT. / 300 = 1.33 SQ. FT. X 144 = 192 SQ. IN.
GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 76.80 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 1 TOTAL SOFFIT VENTILATION NEEDED 19 SQ. FT.

1454 UPPER ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 1454 SQ. FT. / 300 = 4.85 SQ. FT. X 144 = 698 SQ. IN.
GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 279.17 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 2 TOTAL SOFFIT VENTILATION NEEDED 68 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

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

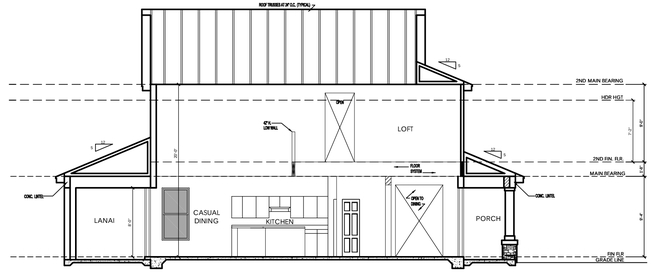
585 GARAGE ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 585 SQ. FT. / 300 = 1.95 SQ. FT. X 144 = 281 SQ. IN.
GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 112.32 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 1 TOTAL SOFFIT VENTILATION NEEDED 28 SQ. FT.



NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"

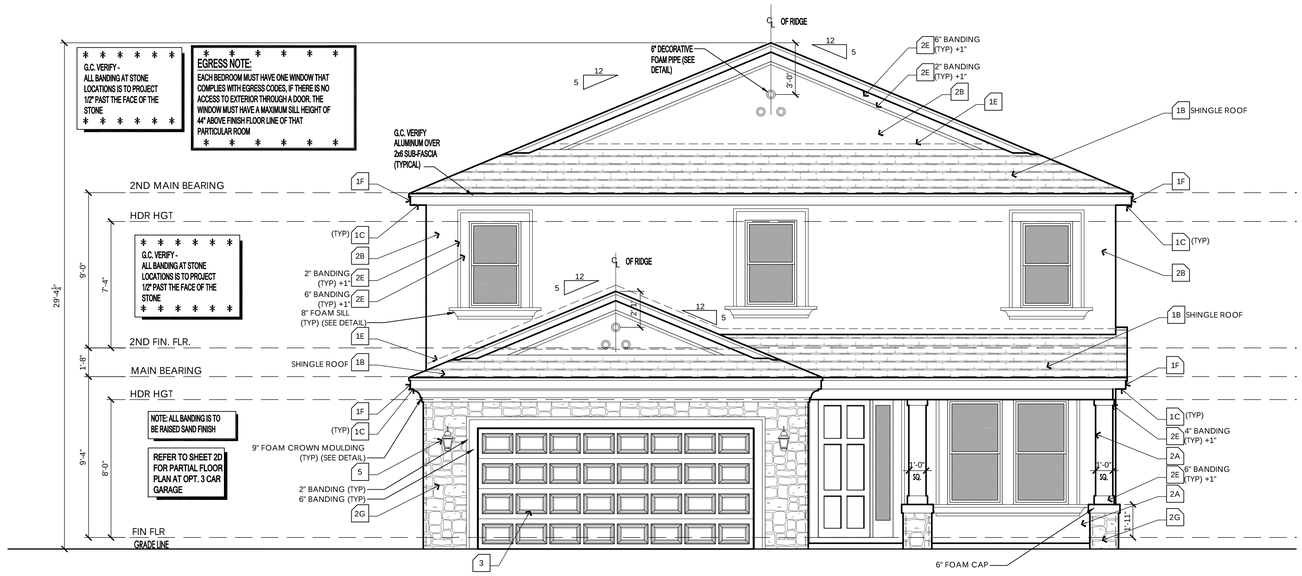
ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

G.C. VERIFY - ALL BANDING AT STONE LOCATIONS IS TO PROJECT 1/2" PAST THE FACE OF THE STONE

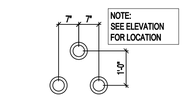
EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES, IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR. THE WINDOW MUST HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM



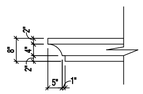
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW FALL PROTECTION

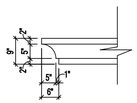
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



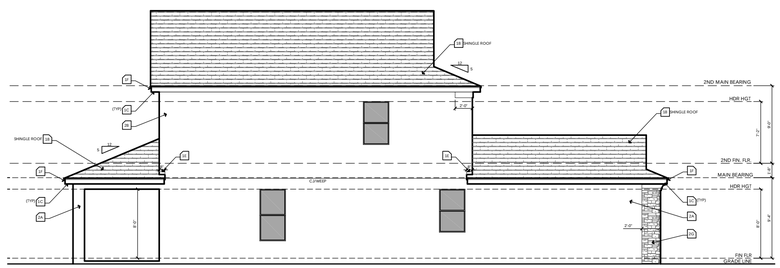
6" DECORATIVE FOAM PIPE DETAIL



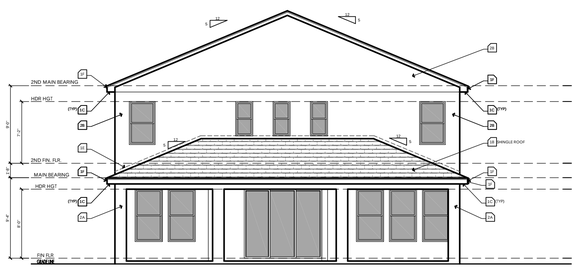
8" FOAM SILL DETAIL



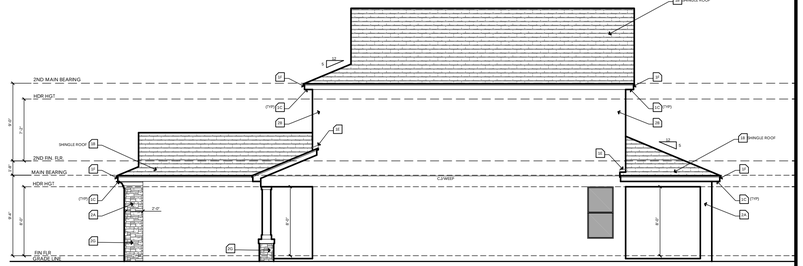
9" FOAM CROWN MOLDING DETAIL



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

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o.(407) 960 2333

Builder: taylor morrison

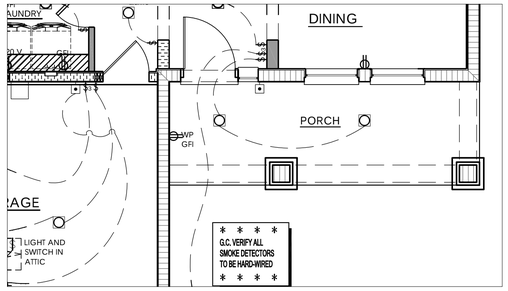
Job Information:

Bonaire
Community Name
Unit:
Block:
Street St.
Lot:
Community:
City, State Zip
Address:
02 / 16 / 2023
Fin'l Date:

Reference No.
21-13499

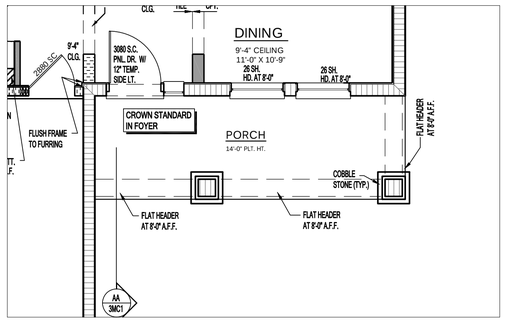
Sheet:
3MC1

MEDITERRANEAN ELEVATION C



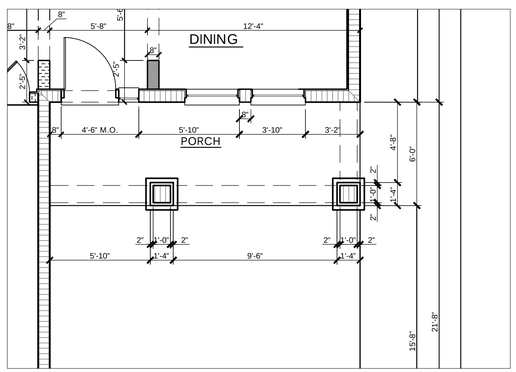
PARTIAL ELECTRIC PLAN AT ELEVATION "M-C"

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



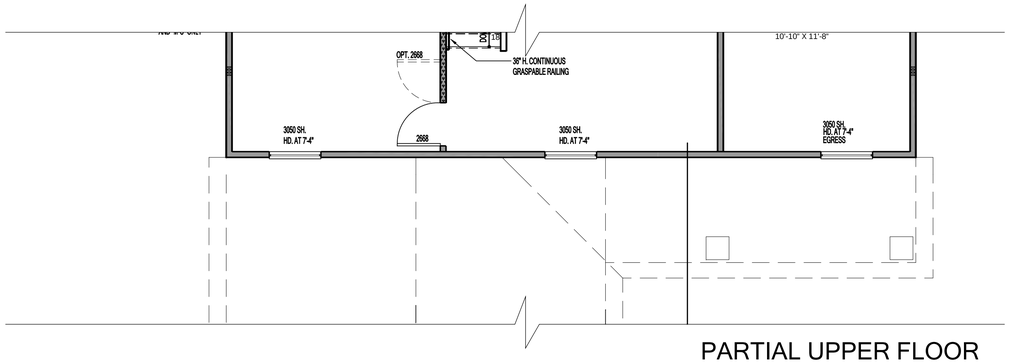
PARTIAL MAIN FLOOR PLAN NOTES AT ELEVATION "M-C"

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



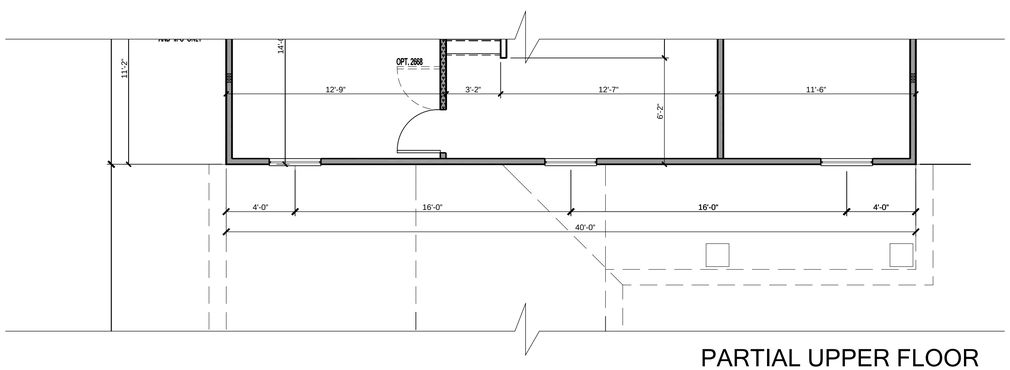
PARTIAL MAIN FLOOR PLAN DIM. AT ELEVATION "M-C"

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



PARTIAL UPPER FLOOR PLAN NOTES AT ELEVATION "M-C"

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



PARTIAL UPPER FLOOR PLAN DIMENSIONS AT ELEVATION "M-C"

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

MEDITERRANEAN ELEVATION C

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Maitland, FL 32751
o.(407) 660.2333

Builder: taylor morrison

Job Information:

Bonaire

Community Name

Lot: Block: Unit:

Community: #### Street St.

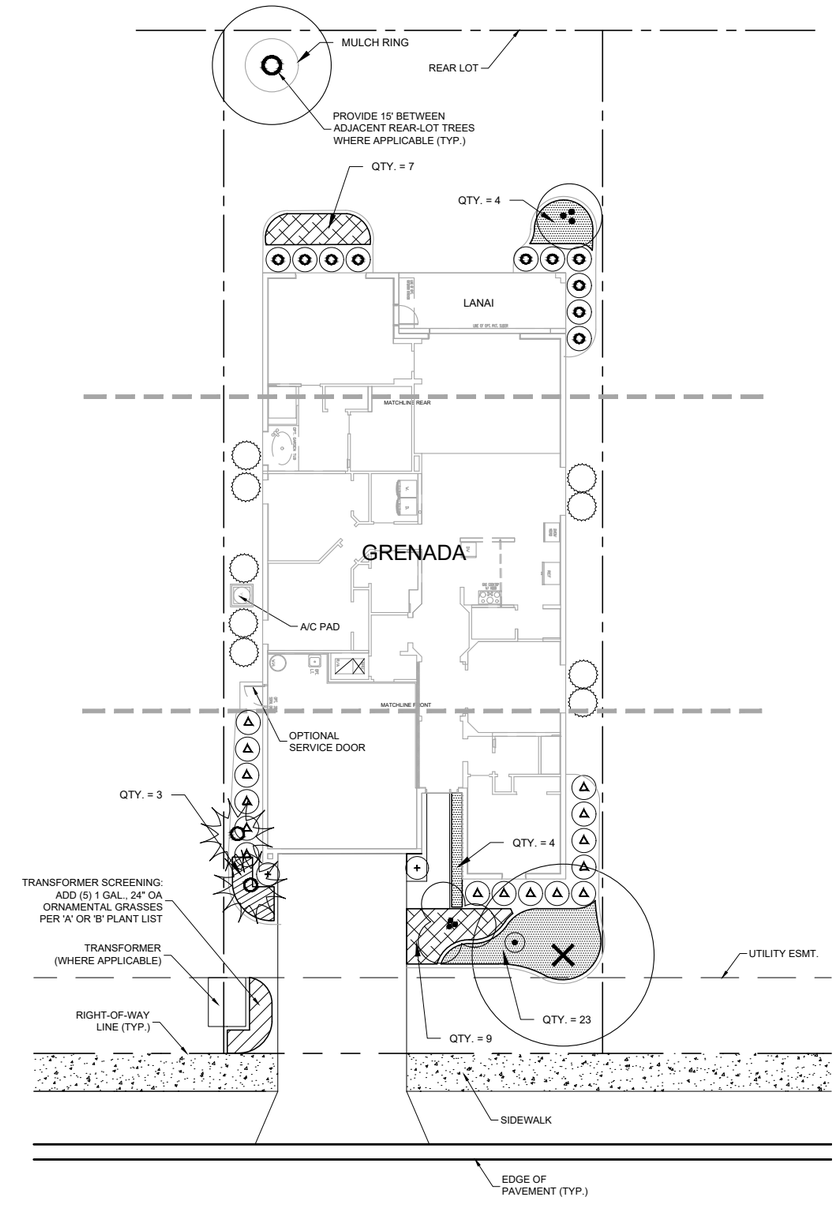
Address: City, State Zip

Plot Date: 02 / 16 / 2023

Reference No.

21-13499

Sheet: 3MC2



IMPORTANT:
1. THIS BUILDER OPTION MAY REQUIRE TREES, PALMS OR OTHER LANDSCAPE TO BE PLACED INSIDE DEDICATED UTILITY EASEMENTS. BUYER ASSUMES FULL RESPONSIBILITY OF LANDSCAPE MATERIALS SHOULD FUTURE ACCESS BE REQUIRED WITHIN THE RESPECTIVE EASEMENTS FOR ANY REASON.
2. ALL CANOPY TREES SHALL BE LOCATED OUTSIDE OF UTILITY EASEMENTS AND PLACED A MIN. 5' FROM ANY UTILITY.
3. ALL CANOPY TREES SHALL BE LOCATED A MINIMUM 8' AWAY FROM PRIMARY STRUCTURE, DRIVEWAY, SIDEWALK, STREET OR PROPERTY LINE OF ADJACENT RESIDENTIAL LOT.
4. ALL ABOVE GROUND UTILITIES, INCLUDING TRANSFORMERS, SHALL BE PLANTED WITH GRASSES ON ALL SIDES. GRASS SPECIES SHALL CORRESPOND TO 'A' OR 'B' PLANT LIST.

GRENADA LANDSCAPE PLAN

0 10 20 40

SCALE IN FEET

GRENADA 'A' PLANT LIST (TAMPA-ORLANDO)		
Symbol	**Name**	**Quantity**
SHADE TREES		
	Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 2" Cal., 10'-12' Ht., 4' spd., Full	1
	Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 3" Cal.,12' Ht., 4' spd., 4' C.T., Full	1
ACCENT TREES		
	Botanical: Ligustrum japonicum Common: Tree Ligustrum Specifications: Min 2" Cal., 7'x7' OA	1
PALM TREES		
	Botanical: Sabal palmetto Common: Cabbage Palm Specifications: 12', 16' C.T. Mixed, H.C., Slick Trunk	2
	Botanical: Phoenix roebelenii Common: Pygmy Date Palm Specifications: 4' C.T. B&B, Triple, Equal Trunks	1
ACCENT SHRUBS		
	Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	9
	Botanical: Strelitzia reginae Common: Orange Bird of Paradise Specifications: 7 gal., 3' OA, Full	1
	Botanical: Ilex crenata 'Sky Pencil' Common: Sky Pencil Holly Specifications: 7 Gal., 4' Ht., Matching	2
MEDIUM SHRUBS		
	Botanical: Schefflera arboricola 'Trinette' Common: Trinette Specifications: 3 gal., 24" Ht. x 18" Sprd.	13
	Botanical: Viburnum suspensum Common: Sandankwa Viburnum Specifications: 3 gal., 24" Ht. x 18" Sprd.	9
GROUNDCOVERS		
	Botanical: Ilex vomitoria 'Schillings' Common: Dwarf Yaupon Holly Specifications: 3 gallon, 15" OA, 36" OC	16
	Botanical: Liriope muscari 'Silvery Sunproof' Common: Silvery Sunproof Liriope Specifications: 1 gal., 12" Full, 30" OC	31
GRASSES		
	Botanical: Muhlenbergia capillaris Common: Pink Muhly Grass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	3
MULCH		
	Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth	850 S.F.

GRENADA 'B' PLANT LIST (TAMPA-ORLANDO)	
Name	**Quantity**
SHADE TREES	
Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 2" Cal., 10' Ht., 4' spd., 4' CT, Full	1
Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 12'-14' Ht., 5' spd., Full	1
ACCENT TREES	
Botanical: Callistemon rigida Common: Erect Bottlebrush Specifications: Min. 8' Ht., 2" Cal., Std., Full	1
PALM TREES	
Botanical: Sabal palmetto Common: Cabbage Palm Specifications: 12', 16' C.T. Mixed, H.C., Slick Trunk	2
Botanical: Phoenix roebelenii Common: Pygmy Date Palm Specifications: 4' C.T. B&B, Triple, Equal Trunks	1
ACCENT SHRUBS	
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	9
Botanical: Nandina domestica Common: Heavenly Bamboo Specifications: 7 gal., 36" OA, Full	1
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 4' Ht., Matching	2
MEDIUM SHRUBS	
Botanical: Loropetalum chinense 'Red Chocolate' Common: Red Chocolate Loropetalum Specifications: 3 gal., 18" Ht. x 18" Sprd.	13
Botanical: Illicium parvifolium Common: Anise Specifications: 3 gal., 24" Ht. x 18" Sprd.	9
GROUNDCOVERS	
Botanical: Duranta erecta 'Gold Mound' Common: Gold Mound Duranta Specifications: 3 gal., 18" Ht. x 18" Sprd., 36" OC	16
Botanical: Liriope muscari 'Big Blue' Common: Big Blue Liriope Specifications: 1 gal., 12" Full, 30" OC	31
GRASSES	
Botanical: Spartina bakeri Common: Sand Cordgrass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	3
MULCH	
Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth	850 S.F.

CITY OF TAMPA NOTE
LANDSCAPE PLANS IN THE CITY OF TAMPA ARE REQUIRED TO FOLLOW THE MAX. 50% TURF RULE PER Sec. 27-285.1(a).3.d. ADDITIONAL PLANTING WILL BE REQUIRED.

CITY OF OVIEDO NOTE
LANDSCAPE PLANS IN THE CITY OF OVIEDO ARE REQUIRED TO FOLLOW THE MAX. 60% TURF RULE PER Sec. 12.7. ADDITIONAL PLANTING WILL BE REQUIRED.

CANOPY TREE NOTE
WHERE A CANOPY TREE IS REQUIRED TO BE GREATER THAN 3" CALIPER, THE LIVE OAK SHALL BE SUBSTITUTED WITH SHUMARD OAK, ALLEE ELM, OR APPROVED EQUAL.

Aerial Photography Date:

40' 20' 10' 0
SCALE: 1" = 20'-0"

For illustrative purposes only. Subject to change without notice.

PAGE XX

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COMMUNITY NAME • HOME LANDSCAPE STANDARD

XXXXXXX
2022_01_31
XXXXXXX
TAYLOR MORRISON OF FLORIDA INC.

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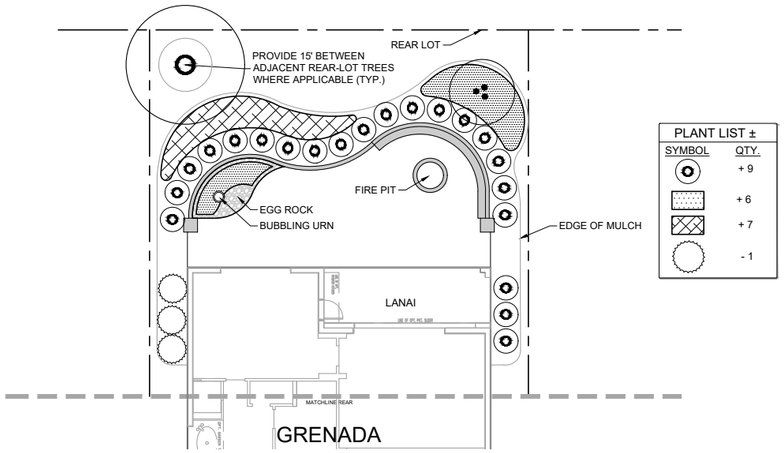
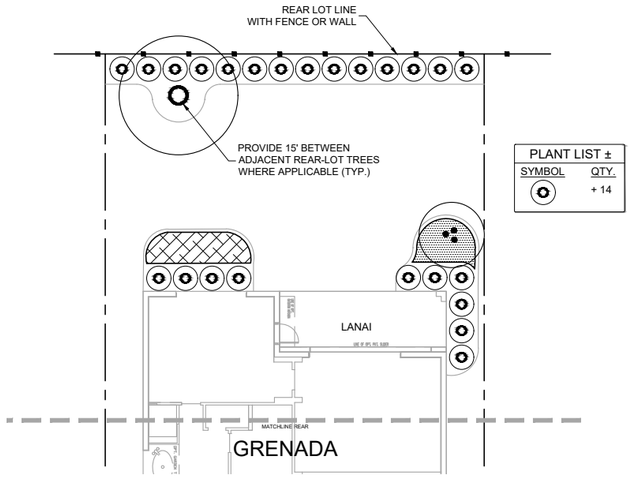
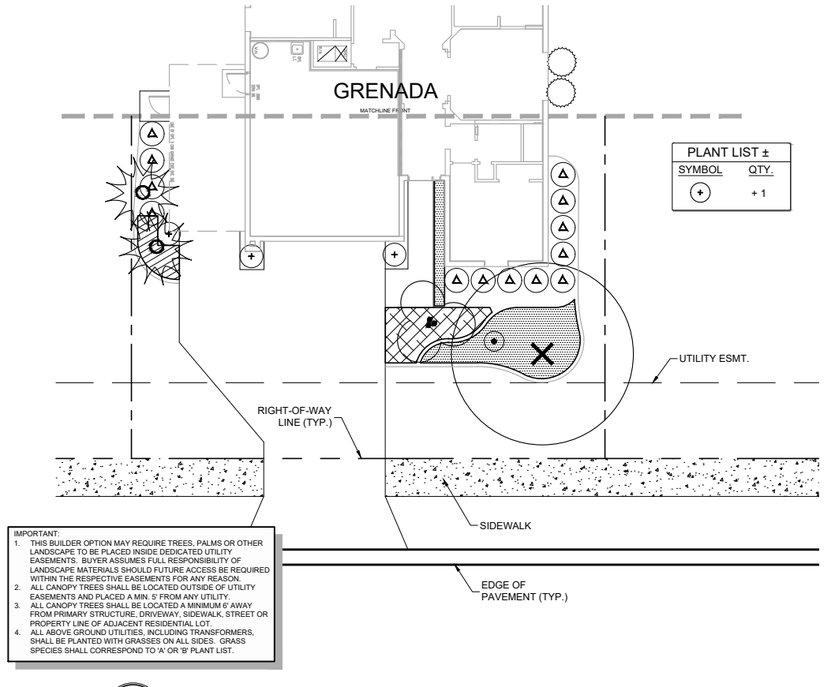
www.rvilanning.com



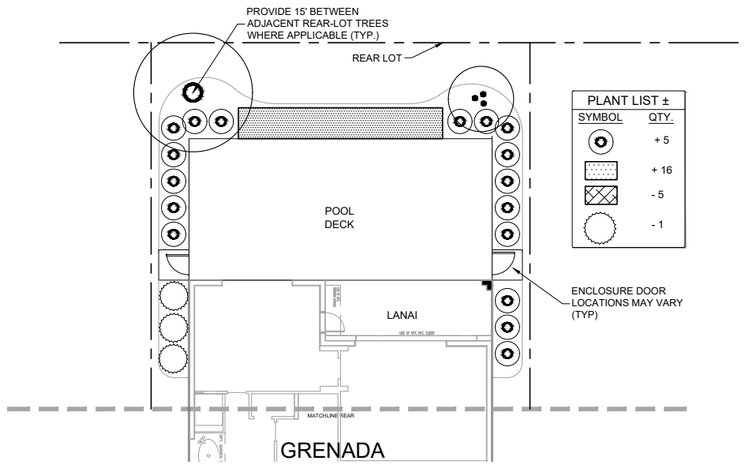
C OPTION ~ FIRE PIT
SCALE: 1"=20'



D OPTION ~ REAR YARD FENCE
SCALE: 1"=20'



A OPTION ~ 3-CAR GARAGE
SCALE: 1"=20'



B OPTION ~ POOL
SCALE: 1"=20'

Aerial Photography Date:

SCALE: 1" = 20'-0"
0 10' 20' 40'

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PAGE XX

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Homes Inspired by You

COMMUNITY NAME • HOME LANDSCAPE OPTIONS

XXXXXXX
2022_01_31
XXXXXXX
TAYLOR MORRISON OF FLORIDA INC.

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551 N. Cattlemen Road, Suite 504
Sarasota, Florida 34232
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www.rviplanning.com

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GRENADA
INCLUDED ELEVATION
ELEVATIONS "TRADITIONAL - ABC"
ELEVATIONS "CRAFTSMAN - ABC"
ELEVATIONS "MEDITERRANEAN - ABC"
TAYLOR MORRISON

PLAN REVISIONS

01-26-22	COMPLETED REVISIONS TO INCLUDE: UPDATED PLANS PER SKU RATIONALIZATION
07-01-22	COMPLETED REVISIONS TO INCLUDE: REMOVED SHOWER NICHES COMPLETELY FROM PLAN
06-23-23	COMPLETED REVISIONS TO INCLUDE: REMOVED 3/4" SLAB RECESS AT FRONT ENTRY DOOR.

SQUARE FOOTAGE CALCULATIONS

ELEVATION	"IE"	"TR-A"	"TR-B"	"TR-C"	"CR-A"	"CR-B"	"CR-C"	"M-A"	"M-B"	"M-C"
LIVING S.F.	2394	2394	2394	2394	2394	2394	2394	2394	2394	2394
GARAGE S.F.	502	502	502	502	502	502	502	502	502	502
PORCH S.F.	52	52	52	52	43	52	43	52	52	52
LANAI S.F.	176	176	176	176	176	176	176	176	176	176
TOTAL UNDER ROOF S.F.	3124	3124	3124	3124	3115	3124	3115	3124	3124	3124
TOTAL WIDTH	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"
TOTAL LENGTH	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"
OPT. 3 CAR GARAGE WIDTH	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"
OPT. 3 CAR GARAGE LENGTH	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"
OPTIONS										
OPT. 3 CAR GARAGE S.F.	+220	+220	+220	+220	+220	+220	+220	+220	+220	+220

DRAWING INDEX

Sheet No.	SHEET TITLE
COV	COVER SHEET
GN	GENERAL NOTES
2A	SLAB AND PLUMBING PLAN
2A1	FLOOR PLAN NOTES
2A2	FLOOR PLAN DIMENSIONS
2B	PLAN OPTIONS
2C	PARTIAL PLANS AT OPT 3 CAR GARAGE
2D	OPT 3 CAR GARAGE ELEVATIONS
3SE	INCLUDED ELEVATION
3TRA1	TRADITIONAL ELEVATION 'A'
3TRA2	PARTIAL FLOOR PLAN TRADITIONAL
	ELEVATION 'A'
3TRB1	TRADITIONAL ELEVATION 'B'
3TRB2	PARTIAL FLOOR PLAN TRADITIONAL
	ELEVATION 'B'
3TRC1	TRADITIONAL ELEVATION 'C'
3TRC2	PARTIAL FLOOR PLAN TRADITIONAL
	ELEVATION 'C'
3CRA1	CRAFTSMAN ELEVATION 'A'
3CRA2	PARTIAL FLOOR PLAN CRAFTSMAN
	ELEVATION 'A'
3CRB1	CRAFTSMAN ELEVATION 'B'
3CRB2	PARTIAL FLOOR PLAN CRAFTSMAN
	ELEVATION 'B'
3CRC1	CRAFTSMAN ELEVATION 'C'
3CRC2	PARTIAL FLOOR PLAN CRAFTSMAN
	ELEVATION 'C'
3MA1	MEDITERRANEAN ELEVATION 'A'
3MA2	PARTIAL FLOOR PLAN MEDITERRANEAN
	ELEVATION 'A'
3MB1	MEDITERRANEAN ELEVATION 'B'
3MB2	PARTIAL FLOOR PLAN MEDITERRANEAN
	ELEVATION 'B'
3MC1	MEDITERRANEAN ELEVATION 'C'
3MC2	PARTIAL FLOOR PLAN MEDITERRANEAN
	ELEVATION 'C'
4	ELECTRICAL PLAN
5	WATERPROOFING DETAILS
5A	WATERPROOFING DETAILS - SIDING

STRUCTURAL INDEX

Sheet No.	SHEET TITLE
N1	STRUCTURAL NOTES
SP1.0	FOUNDATION PLAN
SP1.1	FOUNDATION PLAN OPTIONS
SP1.2	FOUNDATION PLAN PARTIALS
SP2.0	LINTEL PLAN
SP2.1	LINTEL PLAN OPTIONS
SP2.2	LINTEL PLAN PARTIALS
SP3.0	STRUCTURAL PLAN
SP3.1	STRUCTURAL PLAN OPTIONS
SP3.2	STRUCTURAL PLAN PARTIALS
SP4.0	TRUSS STRAPPING PLAN PLAN -
	INCLUDED ELEVATION
SP4.1	TRUSS STRAPPING PLAN - 3 CAR GARAGE
	INCLUDED ELEVATION
SP4.2	TRUSS STRAPPING PLAN PLAN -
	TRADITIONAL ELEVATION A
SP4.3	TRUSS STRAPPING PLAN - 3 CAR GARAGE
	TRADITIONAL ELEVATION A
SP4.4	TRUSS STRAPPING PLAN PLAN -
	TRADITIONAL ELEVATION B
SP4.5	TRUSS STRAPPING PLAN - 3 CAR GARAGE
	TRADITIONAL ELEVATION B
SP4.6	TRUSS STRAPPING PLAN PLAN -
	TRADITIONAL ELEVATION C
SP4.7	TRUSS STRAPPING PLAN - 3 CAR GARAGE
	TRADITIONAL ELEVATION C
SP4.8	TRUSS STRAPPING PLAN PLAN -
	CRAFTSMAN ELEVATION A
SP4.9	TRUSS STRAPPING PLAN - 3 CAR GARAGE
	CRAFTSMAN ELEVATION A
SP4.10	TRUSS STRAPPING PLAN PLAN -
	CRAFTSMAN ELEVATION B
SP4.11	TRUSS STRAPPING PLAN - 3 CAR GARAGE
	CRAFTSMAN ELEVATION B
SP4.12	TRUSS STRAPPING PLAN PLAN -
	CRAFTSMAN ELEVATION C
SP4.13	TRUSS STRAPPING PLAN - 3 CAR GARAGE
	CRAFTSMAN ELEVATION C
SP4.14	TRUSS STRAPPING PLAN PLAN -
	MEDITERRANEAN ELEVATION A
SP4.15	TRUSS STRAPPING PLAN - 3 CAR GARAGE
	MEDITERRANEAN ELEVATION A
SP4.16	TRUSS STRAPPING PLAN PLAN -
	MEDITERRANEAN ELEVATION B
SP4.17	TRUSS STRAPPING PLAN - 3 CAR GARAGE
	MEDITERRANEAN ELEVATION B
SP4.18	TRUSS STRAPPING PLAN PLAN -
	MEDITERRANEAN ELEVATION C
SP4.19	TRUSS STRAPPING PLAN - 3 CAR GARAGE
	MEDITERRANEAN ELEVATION C
FD-1	FRAMING NOTES
FD-2	FRAMING NOTES
S1	DETAILS
S2	DETAILS
S2A	DETAILS
S3	DETAILS
S4	DETAILS
S5	DETAILS
SDWC	DETAILS

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Maitland, FL 32751
t.(407)896.5533

I HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED DRAWINGS AND THEY ARE IN COMPLIANCE WITH SECTION 553.79 THE FLORIDA BUILDING CODE, RESIDENTIAL (7TH EDITION).

THE ENGINEER OF RECORD HAS REVIEWED THE PRE-ENGINEERED TRUSS MANUF. LAYOUT TO ENSURE THAT IT GENERALLY CONFORMS TO THE DESIGN SHOWN ON THE PLANS AND SUPPORTED BY THE ENGINEER. RESERVES THE RIGHT TO MAKE ANY CHANGES AFTER TRUSS SHOP DRAWINGS HAVE BEEN SUPPLIED TO THE ENGINEER.

SEALED FOR STRUCTURE ONLY

VORTEX ENGINEERING, LLC.
607 S. ALEXANDER ST., SUITE 103
PLANT CITY, FLORIDA 33563
1.877.SVORTEX (786-7839)
ANDREW J. MOSHER, P.E. - FL. REG #86237
ASHED A. AVENDAN, P.E. - FL. REG #86623

Builder: taylor morrison

Job Information:

Grenada

Community Name

Lot: ## Community: Garage: XX

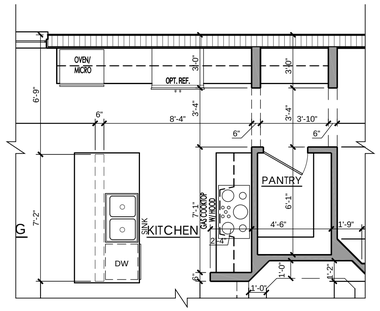
Address: ####### Street St. City, State Zip

Plot Date: 06 / 23 / 2023

Reference No.

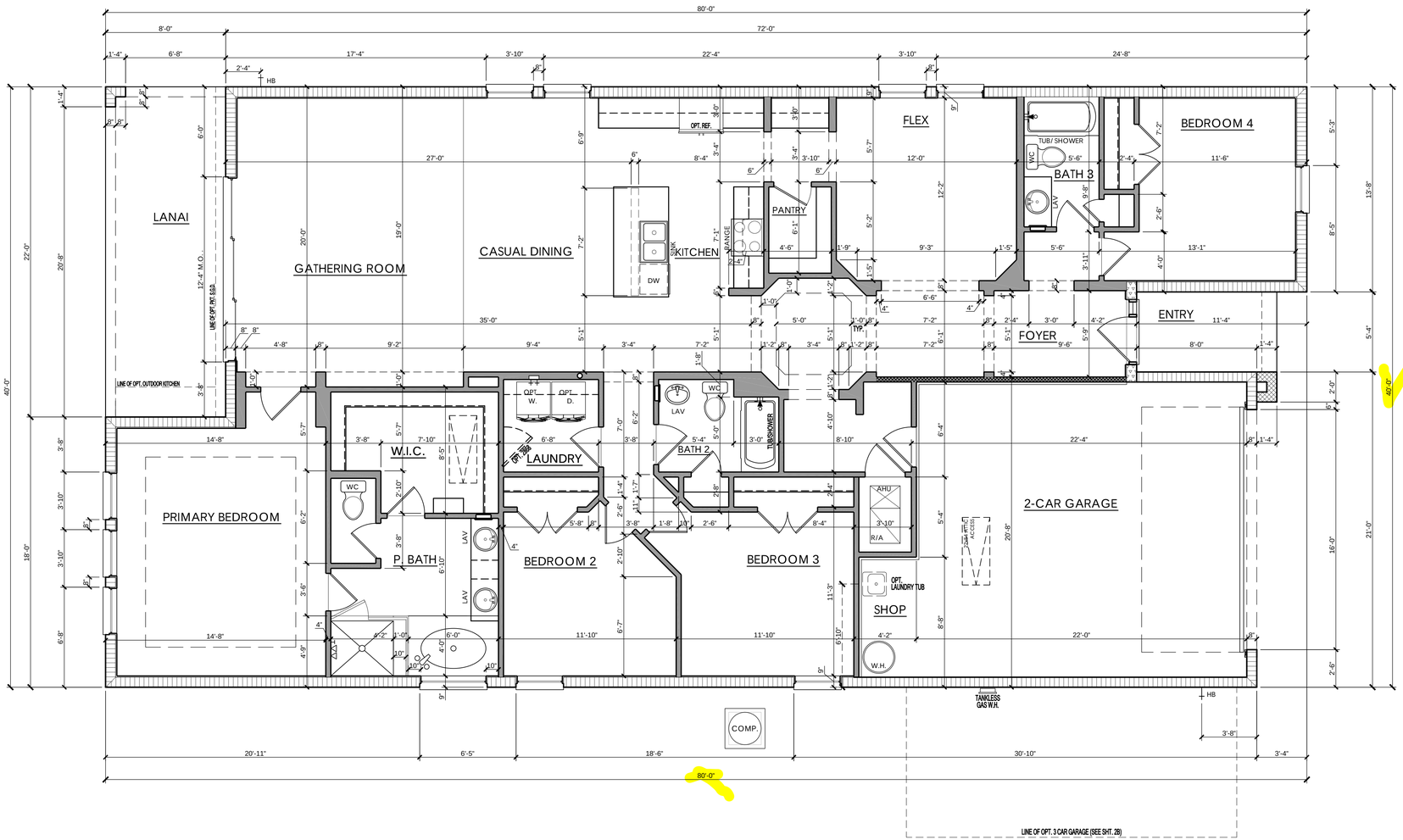
21-10490

Sheet: COV



OPT. GOURMET KITCHEN

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



REFER TO SHEET 2A1 FOR FLOOR PLAN NOTING

REFER TO SHEET 3TRA2 FOR PARTIAL PLANS AT ELEV. "TR-A"	REFER TO SHEET 3CRA2 FOR PARTIAL PLANS AT ELEV. "CR-A"	REFER TO SHEET 3MA2 FOR PARTIAL PLANS AT ELEV. "M-A"
REFER TO SHEET 3TRB2 FOR PARTIAL PLANS AT ELEV. "TR-B"	REFER TO SHEET 3CRB2 FOR PARTIAL PLANS AT ELEV. "CR-B"	REFER TO SHEET 3MB2 FOR PARTIAL PLANS AT ELEV. "M-B"
REFER TO SHEET 3TRC2 FOR PARTIAL PLANS AT ELEV. "TR-C"	REFER TO SHEET 3CRC2 FOR PARTIAL PLANS AT ELEV. "CR-C"	REFER TO SHEET 3MC2 FOR PARTIAL PLANS AT ELEV. "M-C"

WALL TYPES LEGEND

Masonry

- 12'-0" T.O.M. (CMU wall)
- 11'-0" T.O.M. (CMU wall)
- 9'-4" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

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Maitland, FL 32751
o.(407) 860 2333

Builder:
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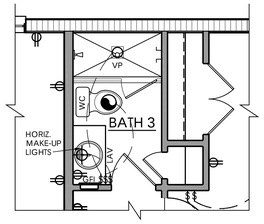
Job Information:
Grenada
Community Name
Garage: XX
Lot: ##
Community: ####### Street St.
Address: City, State Zip
Plot Date: 06 / 23 / 2023

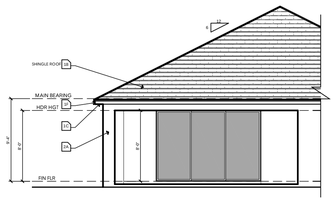
Reference No.
21-10490
Sheet:
2A2

FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'

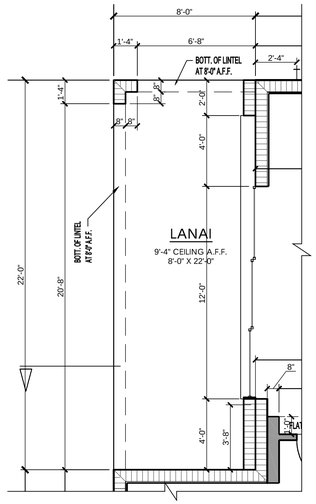


PARTIAL ELECTRICAL PLAN AT BATH 3 OPT. SHOWER



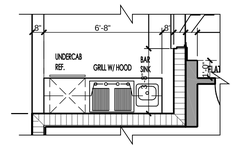
REAR ELEV. FOR OPT. POCKET S.G.D.

SCALE: 1/8" = 1'-0"



PARTIAL FLOOR PLAN AT OPT. POCKET S.G.D.

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



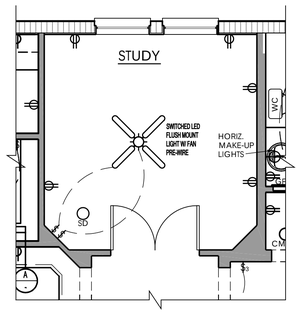
PARTIAL FLOOR PLAN AT OPT. O.D.K. W/VENT HOOD

NOT AVAIL. W/ OPT. FR. DR.

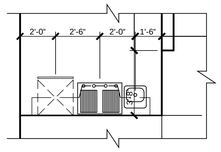


PARTIAL FLOOR PLAN AT BATH 3 OPT. SHOWER

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

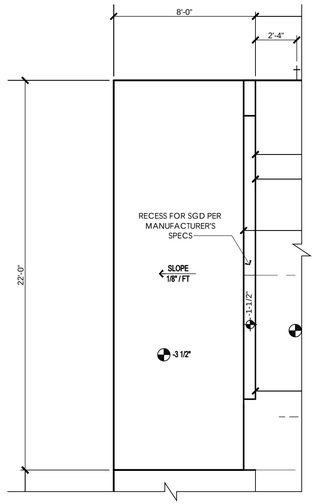


PARTIAL ELECTRICAL PLAN AT OPT. STUDY



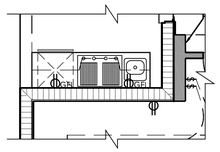
PARTIAL SLAB AND PLUMBING AT OPT. O.D.K. W/VENT HOOD

NOT AVAIL. W/ OPT. FR. DR.



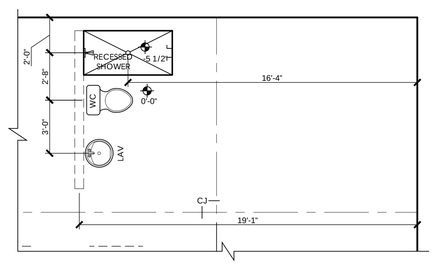
PARTIAL SLAB AND PLUMBING PLAN AT OPT. POCKET S.G.D.

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



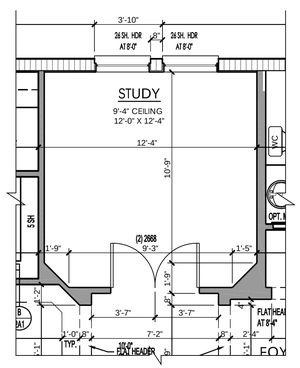
PARTIAL ELECTRICAL PLAN AT OPT. O.D.K. W/VENT HOOD

NOT AVAIL. W/ OPT. FR. DR.



PARTIAL SLAB AND PLUMBING PLAN AT BATH 3 OPT. SHOWER

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



PARTIAL FLOOR PLAN AT OPT. STUDY

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

- PLAN OPTIONS

SCALE: 1/4" = 1'

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Builder:

taylor morrison

Job Information:

Grenada

Community Name

Lot: ##

Garage: XX

Community: ####### Street St.

Address: City, State Zip

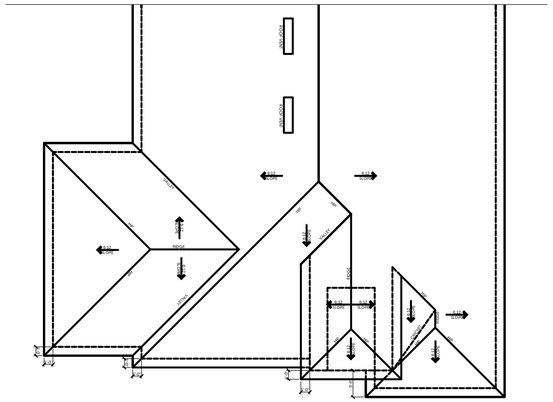
Plot Date: 06 / 23 / 2023

Reference No.

21-10490

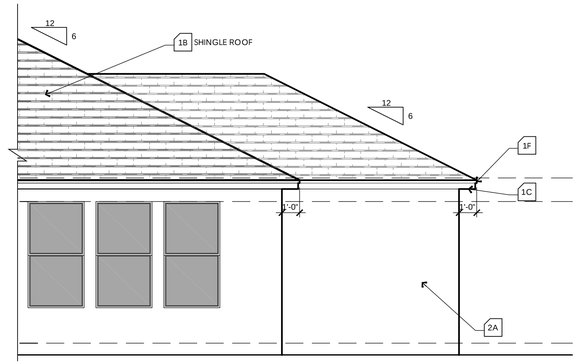
Sheet:

2B



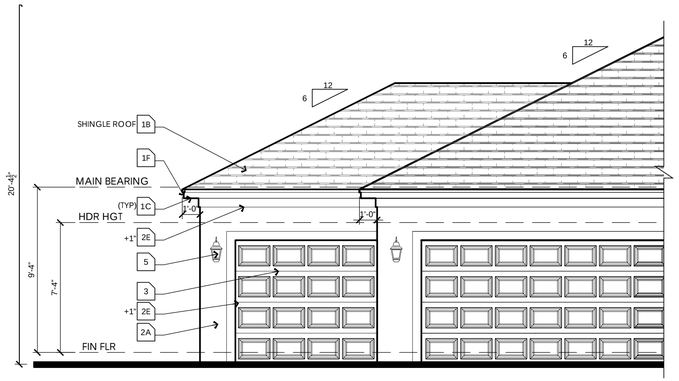
ROOF PLAN

SCALE: 1/8" = 1'-0"



PARTIAL REAR ELEV.

SCALE: 1/8" = 1'-0"



PARTIAL FRONT ELEV. "INCLUDED"

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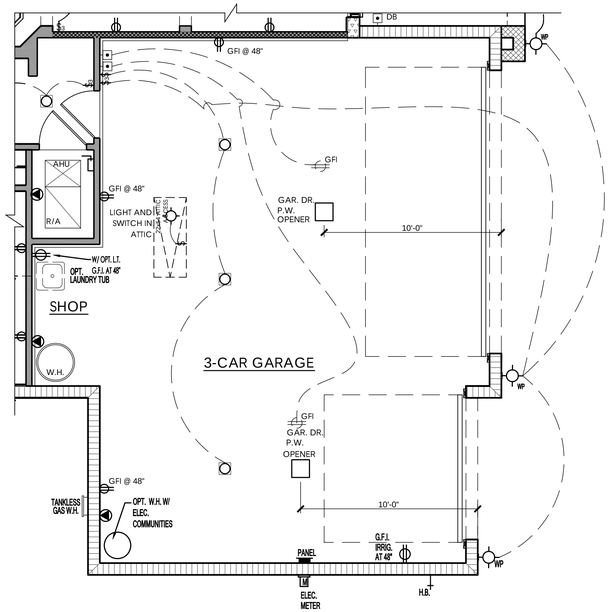
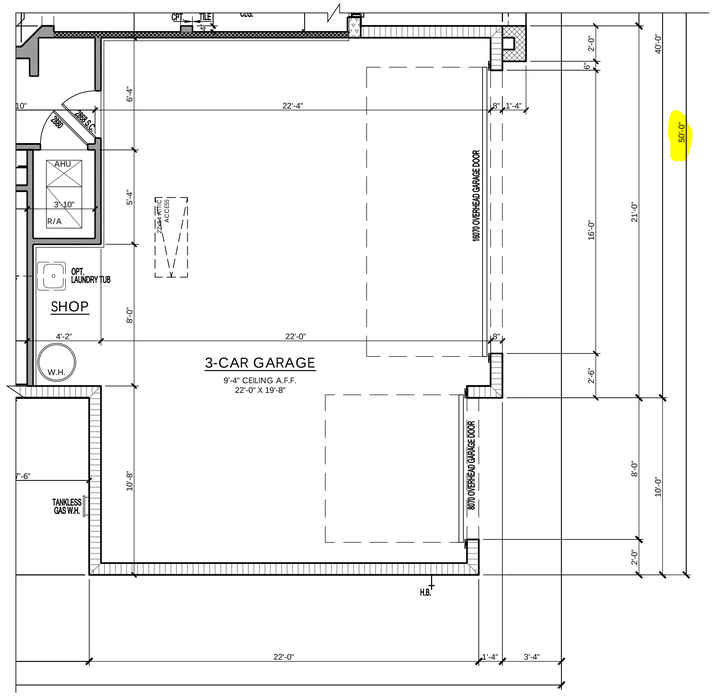
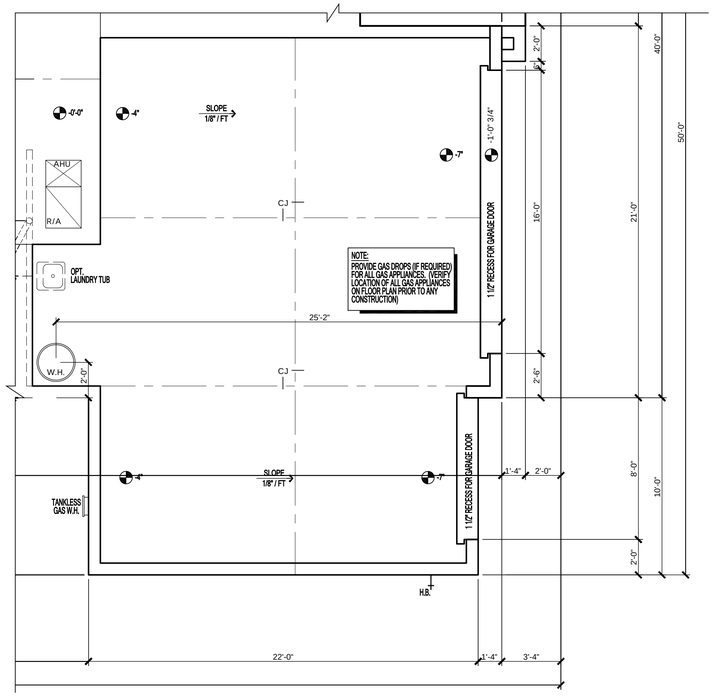


PARTIAL ELECTRICAL PLAN



PARTIAL FLOOR PLAN

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



PARTIAL SLAB AND PLUMBING PLAN

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

- PARTIAL PLANS AT OPT. 3 CAR GARAGE

SCALE: 1/4" = 1'

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Maitland, FL 32751
o.(407) 860 2333

Builder:

taylor morrison

Job Information:

Grenada

Community Name

Lot: ##

Garage: XX

Community: ####

Address: Street St.

City, State Zip

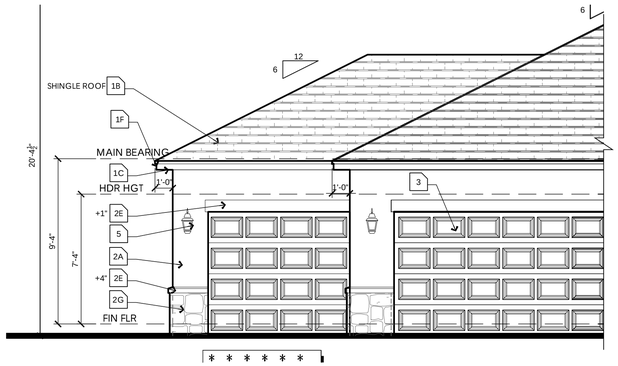
Plot Date: 06 / 23 / 2023

Reference No.

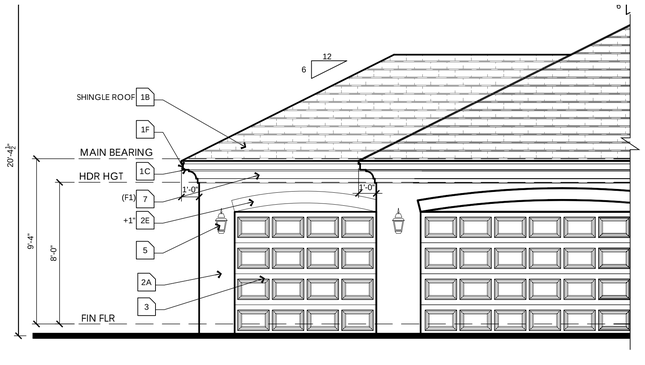
21-10490

Sheet:

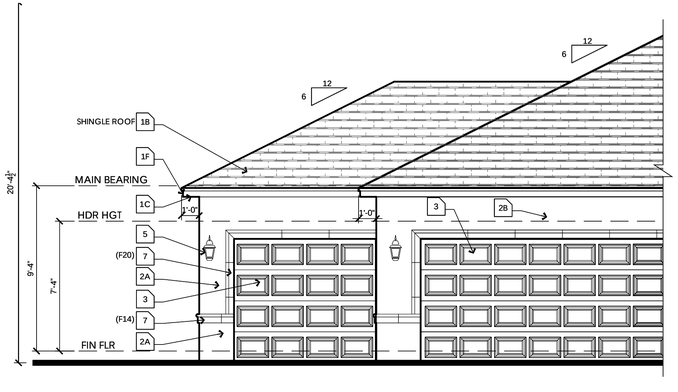
2C



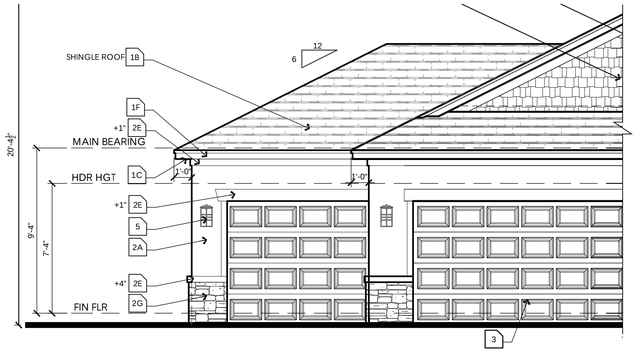
PARTIAL FRONT
MEDITERRANEAN ELEVATION "C"
SCALE: 1/4" = 1'-0"



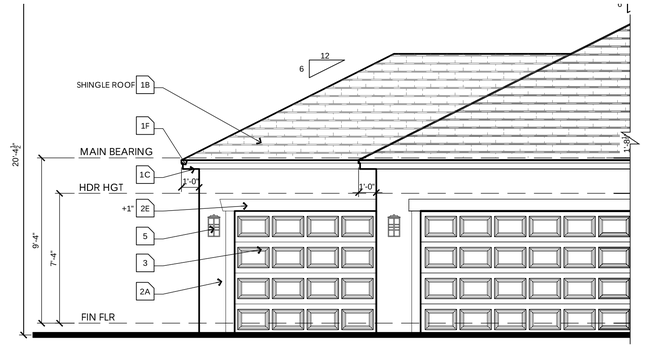
PARTIAL FRONT
MEDITERRANEAN ELEVATION "B"
SCALE: 1/4" = 1'-0"



PARTIAL FRONT
MEDITERRANEAN ELEVATION "A"
SCALE: 1/4" = 1'-0"



PARTIAL FRONT
CRAFTSMAN ELEVATION "C"
SCALE: 1/4" = 1'-0"



PARTIAL FRONT
CRAFTSMAN ELEVATION "B"
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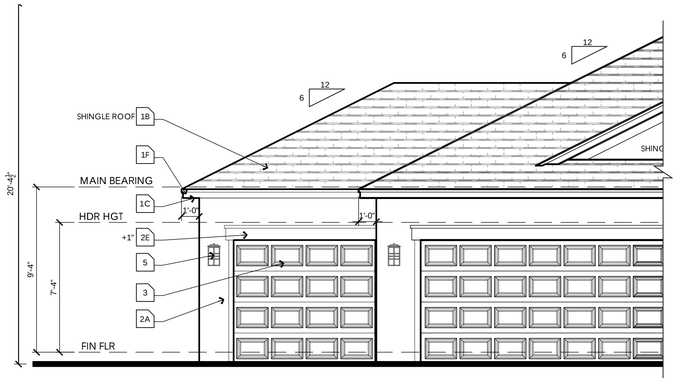

PARTIAL FRONT
CRAFTSMAN ELEVATION "A"
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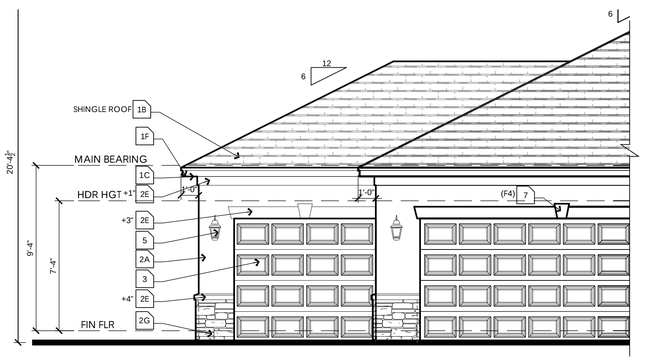
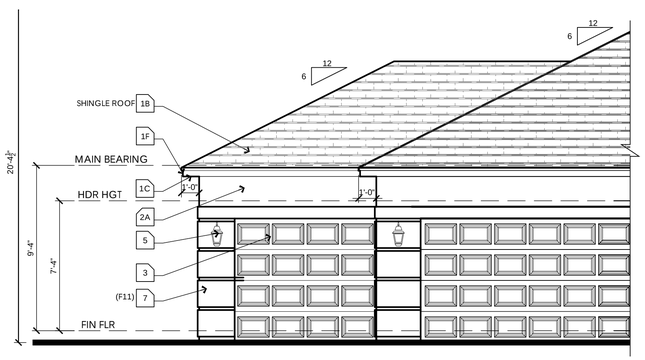
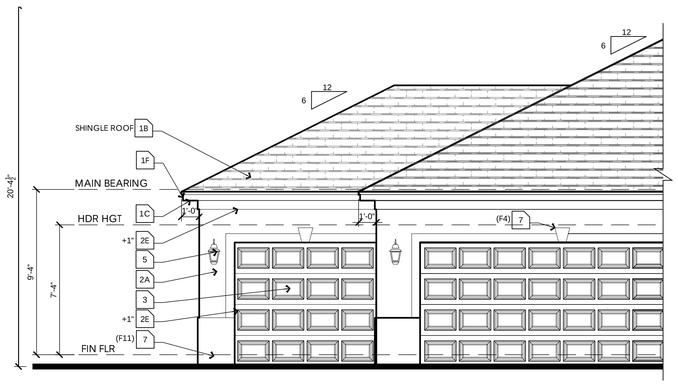


PARTIAL FRONT
TRADITIONAL ELEVATION "C"
SCALE: 1/4" = 1'-0"



PARTIAL FRONT
TRADITIONAL ELEVATION "B"
SCALE: 1/4" = 1'-0"



PARTIAL FRONT
TRADITIONAL ELEVATION "A"
SCALE: 1/4" = 1'-0"

- OPT. 3 CAR GARAGE ELEVATIONS

SCALE: 1/4" = 1'

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258 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 860 2333

Builder:

taylor morrison

Job Information:

Grenada

Community Name

Lot: ##

Garage: XX

Community: ##### Street St.

Address: City, State Zip

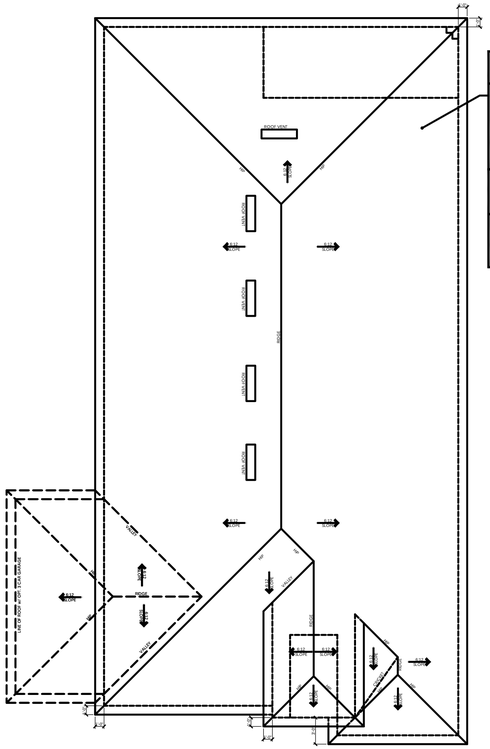
Plot Date: 06 / 23 / 2023

Reference No.

21-10490

Sheet:

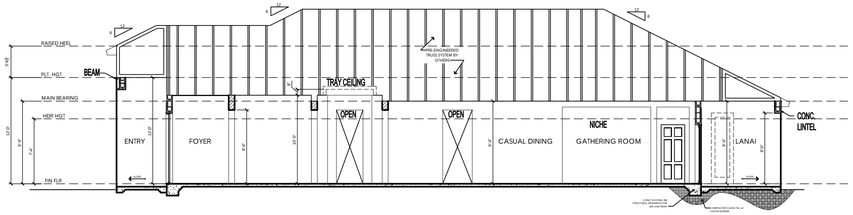
2D



MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 3147 SQ. FT. / 300 = 10.49 SQ. FT. X 144 = 1511 SQ. IN. GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 604.22 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 6 TOTAL SOFFIT VENTILATION NEEDED 146 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
ROOFING CONTRACTOR VERIFY QUANTITY OF ROOF / SOFFIT VENTS OF NET FREE AREA PER VENT. REQUIRED, PER MANUFACTURER'S SPECIFICATIONS

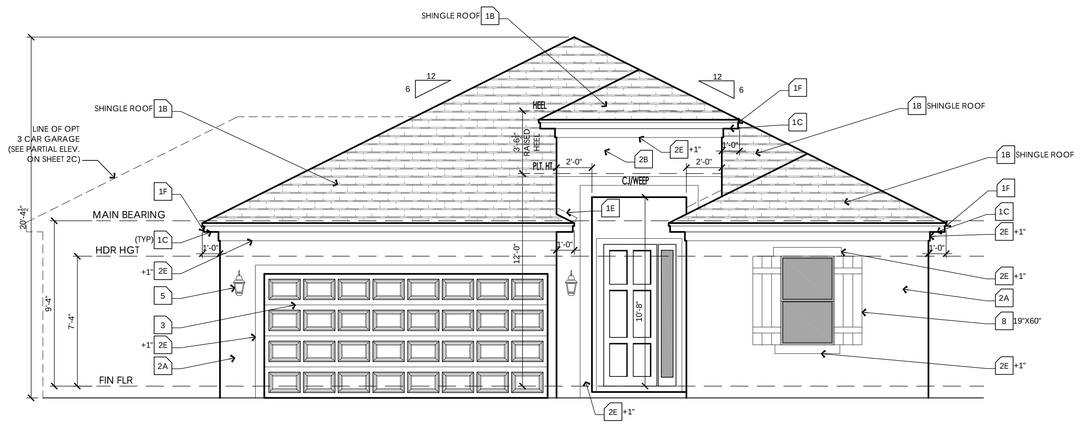
ROOF PLAN

SCALE: 1/8" = 1'-0"



SECTION A-A

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

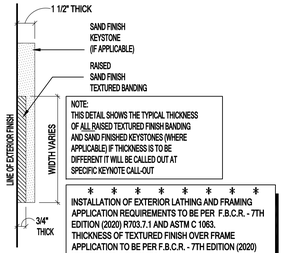
SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

WINDOW FALL PROTECTION
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2 WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

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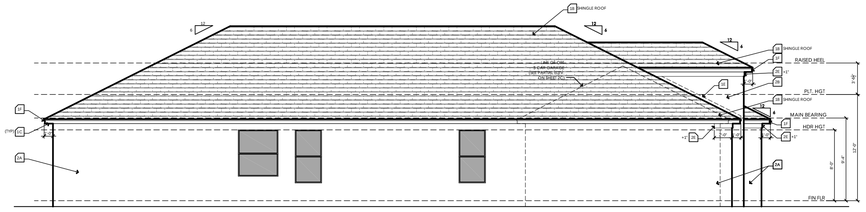
TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

SCALE: 3" = 1'-0"



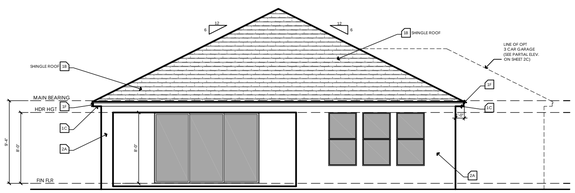
LEFT ELEVATION

SCALE: 1/8" = 1'-0"

NOTES:
INCLUDED TRADITIONAL ELEVATION SHOWN

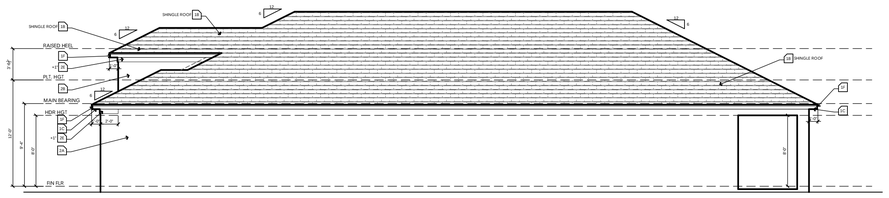
FOR CRAFTSMAN AND MEDITERRANEAN ELEVATIONS APPLY THESE CHANGES BELOW:

- FRONT DOOR STYLE
- GARAGE DOOR STYLE
- COACH LIGHT STYLE
- ROOF MATERIAL



REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

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goKeesee.com
255 Southhall Lane Suite 200
Maitland, FL 32751
(407) 965-2532

Builder: taylor morrison

Job Information:

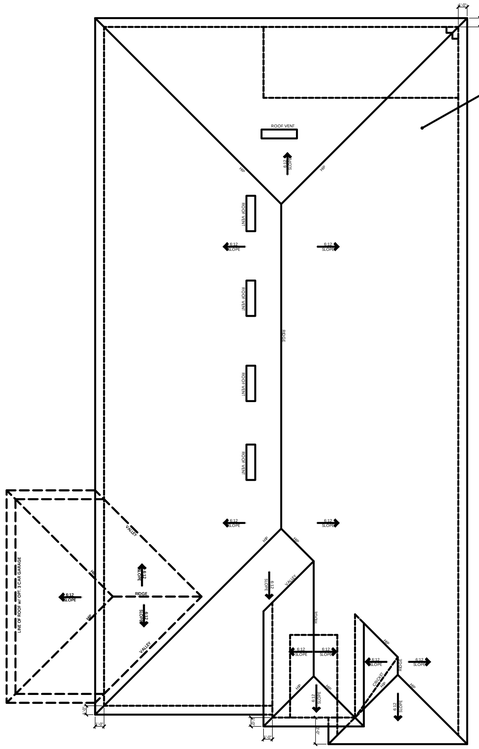
Grenada
Community Name
Garage: XX
Lot: ##
Community: #### Street St.
Address: City, State Zip
Plot Date: 06 / 23 / 2023

Reference No.
21-10490

Sheet:
3SE

INCLUDED ELEVATION

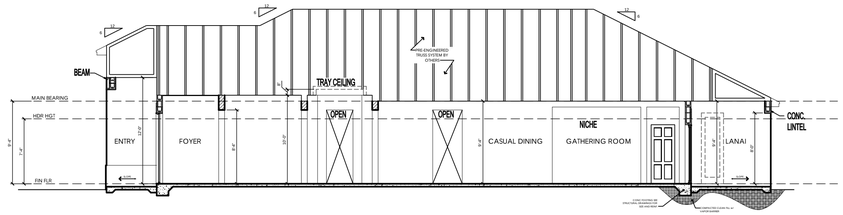
SCALE: 1/4" = 1'



MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 3147 SQ. FT. / 300 = 10.49 SQ. FT. X 144 = 1511 SQ. IN. GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 604.22 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 6 TOTAL SOFFIT VENTILATION NEEDED 146 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
ROOFING CONTRACTOR VERIFY QUANTITY OF ROOF / SOFFIT VENTS OF NET FREE AREA PER VENT. REQUIRED, PER MANUFACTURER'S SPECIFICATIONS

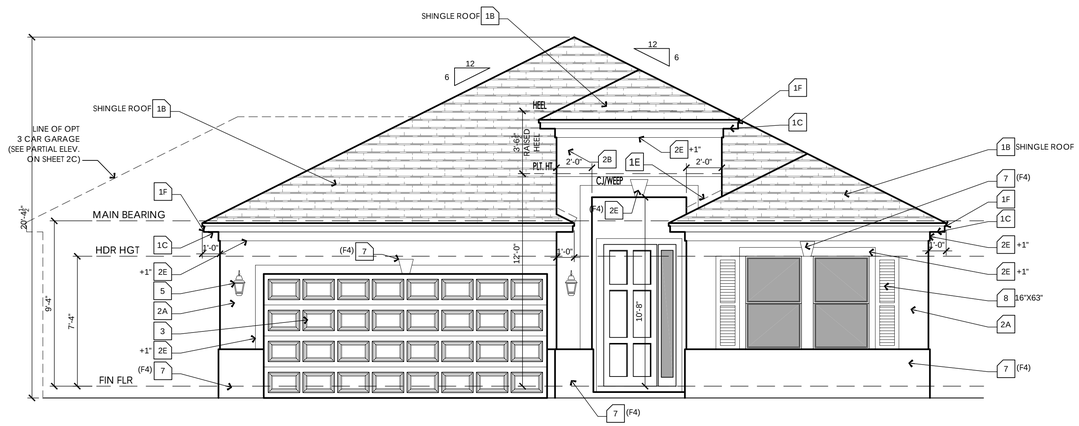
ROOF PLAN

SCALE: 1/8" = 1'-0"



SECTION A-A

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

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

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
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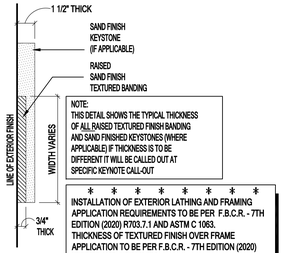

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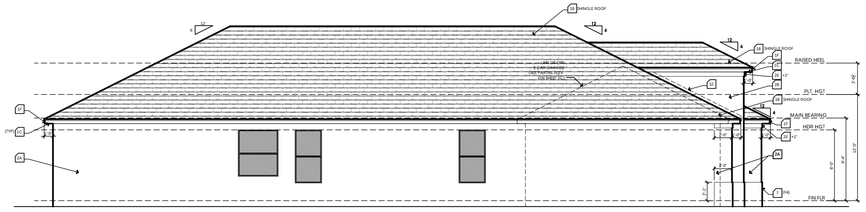
TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

SCALE: 3" = 1'-0"



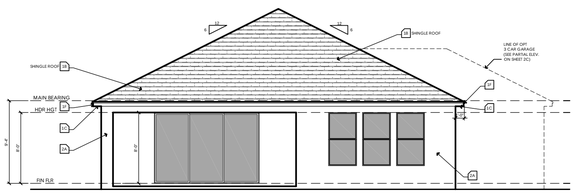
LEFT ELEVATION

SCALE: 1/8" = 1'-0"

NOTES:
INCLUDED TRADITIONAL ELEVATION SHOWN

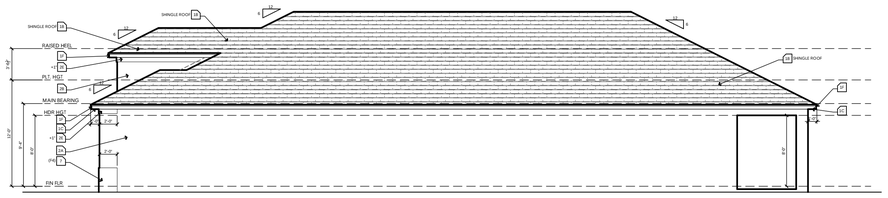
FOR CRAFTSMAN AND MEDITERRANEAN ELEVATIONS APPLY THESE CHANGES BELOW:

- FRONT DOOR STYLE
- GARAGE DOOR STYLE
- COACH LIGHT STYLE
- ROOF MATERIAL



REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

TRADITIONAL ELEVATION 'A'

SCALE: 1/4" = 1'

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gokeesee.com
255 Southhall Lane Suite 200
Maitland, FL 32751
(407) 965-2532

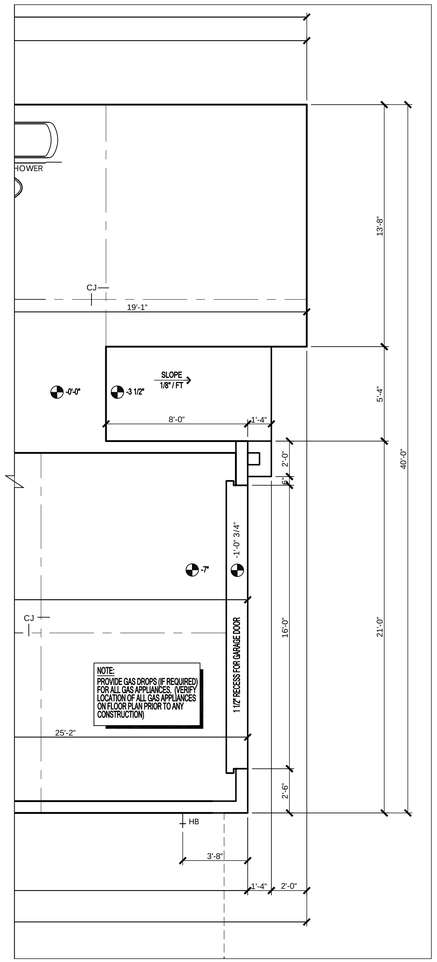
Builder: taylor morrison

Job Information:

Grenada
Community Name
Garage: XX
Lot: ##
Community: #### Street St.
Address: City, State Zip
Plot Date: 06 / 23 / 2023

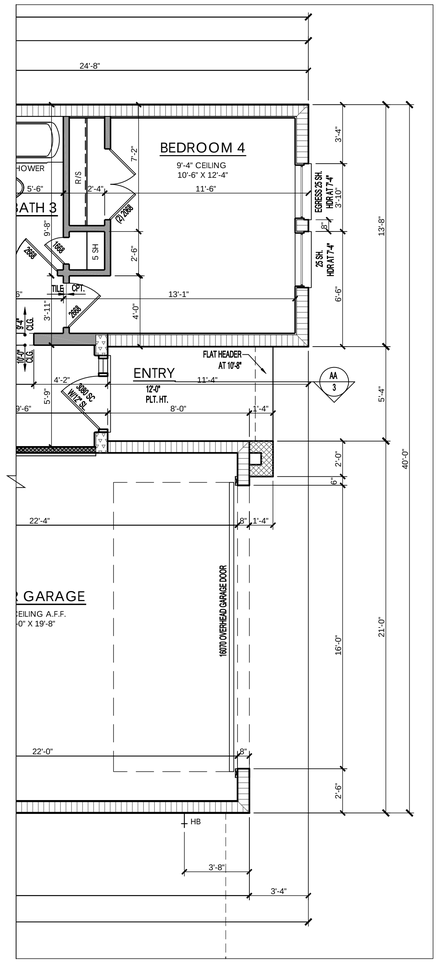
Reference No.
21-10490

Sheet:
3TRA1



SLAB AND PLUMBING PLAN

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



FLOOR PLAN

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

PARTIAL FLOOR PLAN TRADITIONAL ELEVATION 'A'

SCALE: 1/4" = 1'

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gokeesee.com
AA26003115
258 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 862 2333

Builder:

taylor morrison

Job Information:

Grenada

Community Name

Lot: ##

Garage: XX

Community: ####

Address: Street St.
City, State Zip

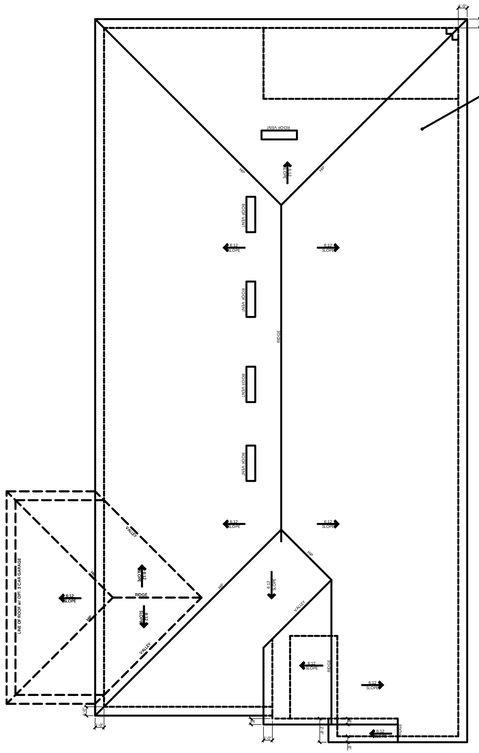
Plot Date: 06 / 23 / 2023

Reference No.

21-10490

Sheet:

3TRA2



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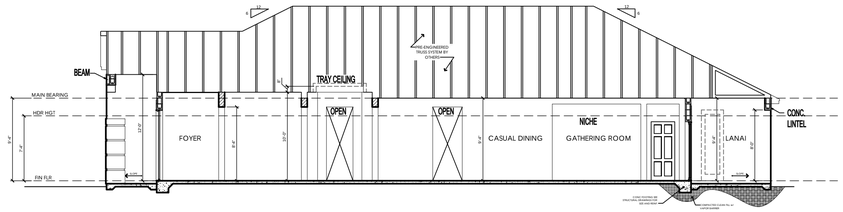
VENT CALCULATIONS BASED ON THE FOLLOWING * 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
ROOFING CONTRACTOR VERIFY QUANTITY OF ROOF / SOFFIT VENTS OF NET FREE AREA PER VENT. REQUIRED, PER MANUFACTURER'S SPECIFICATIONS

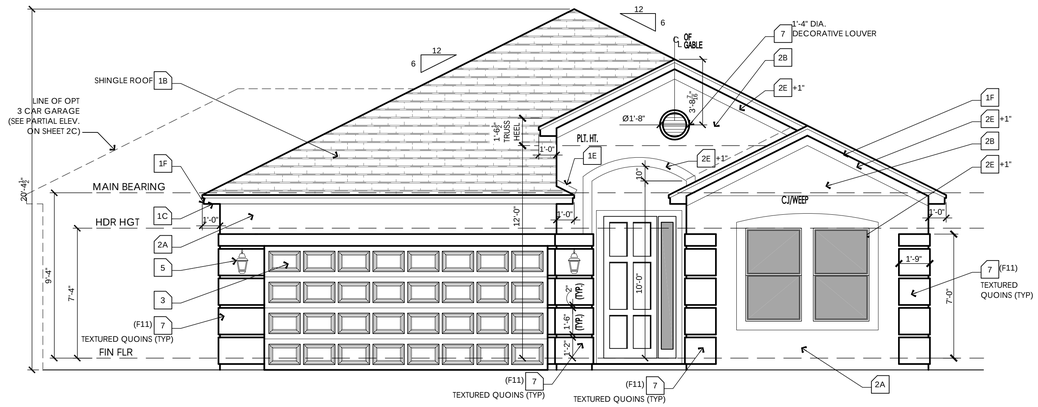
ROOF PLAN

SCALE: 1/8" = 1'-0"



SECTION A-A

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

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

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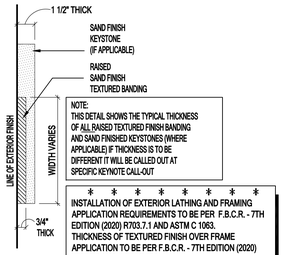

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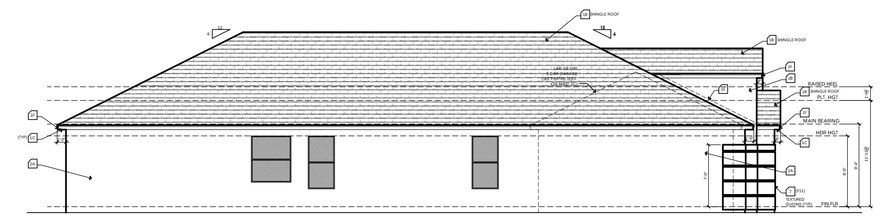

LEFT ELEVATION

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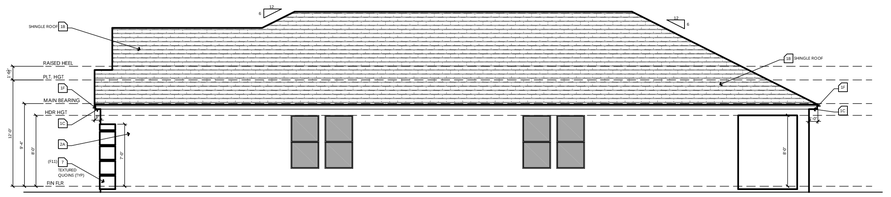

RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
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Builder: taylor morrison

Job Information:

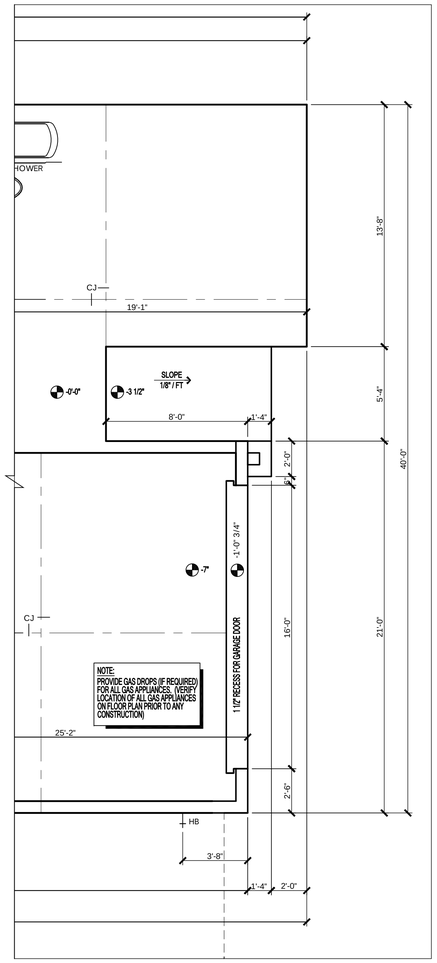
Grenada
Community Name
Lot: ## Garage: XX
Community:
Address: #### Street St.
City, State Zip
Plot Date: 06 / 23 / 2023

Reference No.
21-10490

Sheet:
3TRB1

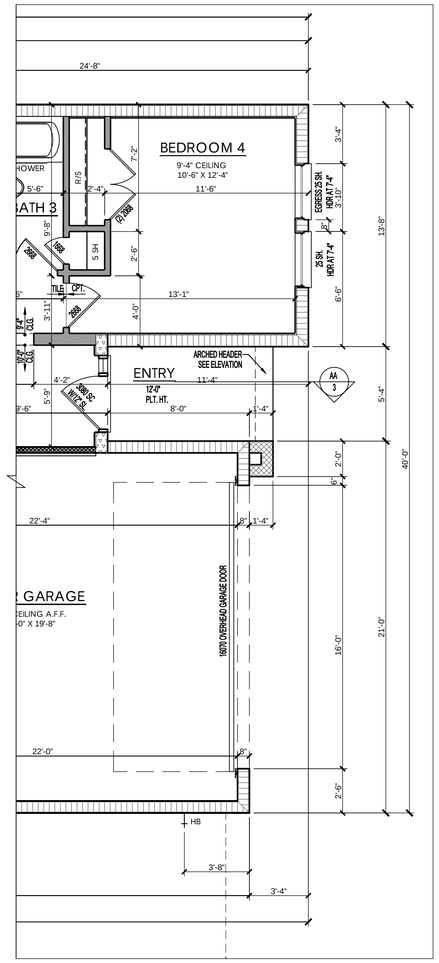
TRADITIONAL ELEVATION 'B'

SCALE: 1/4" = 1'



SLAB AND PLUMBING PLAN

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



FLOOR PLAN

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

PARTIAL FLOOR PLAN TRADITIONAL ELEVATION 'B'

SCALE: 1/4" = 1'

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Builder:

taylor morrison

Job Information:

Grenada

Community Name

Lot: ##

Garage: XX

Community: ####### Street St.

Address: City, State Zip

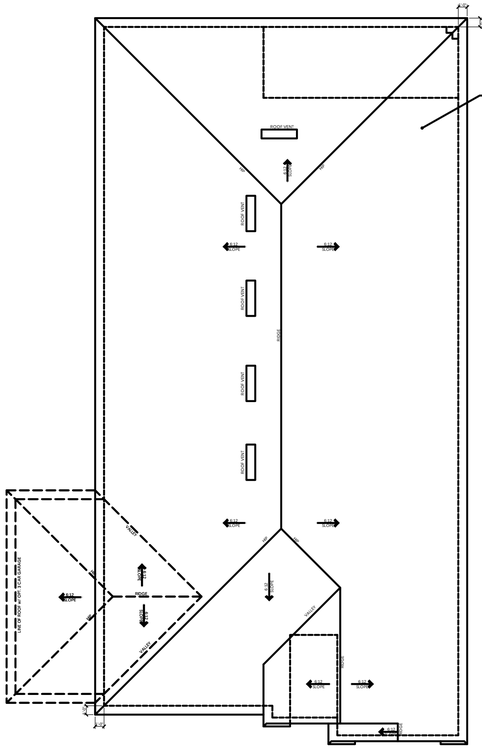
Plot Date: 06 / 23 / 2023

Reference No.

21-10490

Sheet:

3TRB2



ROOF PLAN

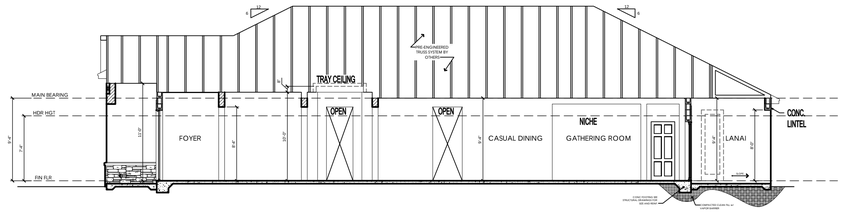
SCALE: 1/8" = 1'-0"

MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 3147 SQ. FT. / 300 = 10.49 SQ. FT.
X 144 = 1511 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 604.22 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 6
TOTAL SOFFIT VENTILATION NEEDED 146 SQ. FT.

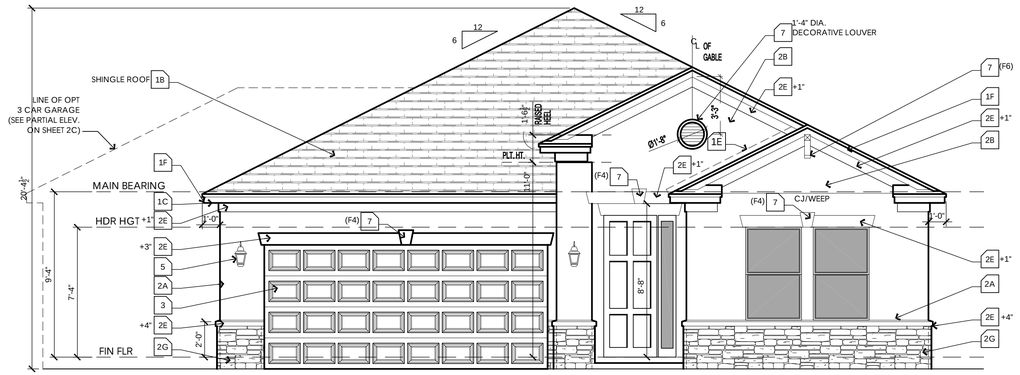
VENT CALCULATIONS BASED ON THE FOLLOWING
* 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

ROOFING CONTRACTOR VERIFY QUANTITY OF ROOF / SOFFIT VENTS OF NET FREE AREA PER VENT. REQUIRED, PER MANUFACTURER'S SPECIFICATIONS



SECTION A-A

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

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

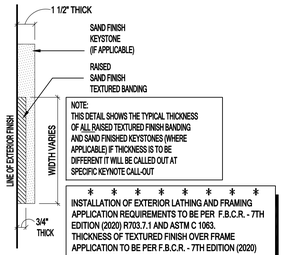
ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

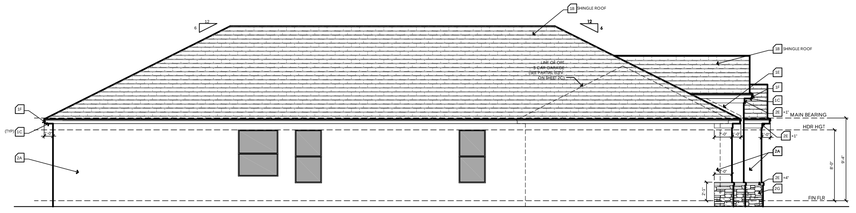


NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

SCALE: 3" = 1'-0"



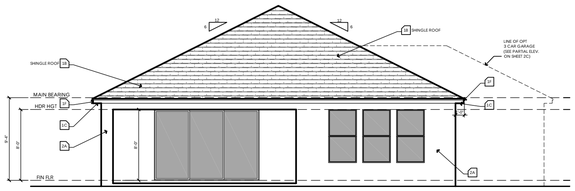
LEFT ELEVATION

SCALE: 1/8" = 1'-0"

NOTES:
INCLUDED TRADITIONAL ELEVATION SHOWN

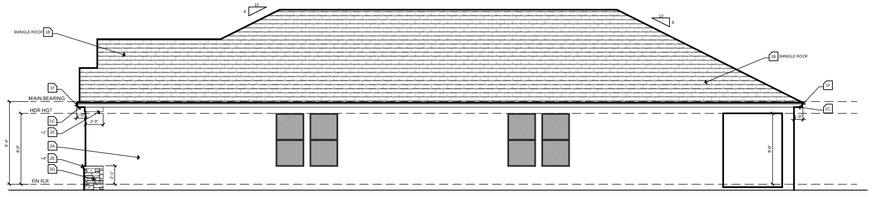
FOR CRAFTSMAN AND MEDITERRANEAN ELEVATIONS APPLY THESE CHANGES BELOW:

- FRONT DOOR STYLE
- GARAGE DOOR STYLE
- COACH LIGHT STYLE
- ROOF MATERIAL



REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

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Lot: ##
Community
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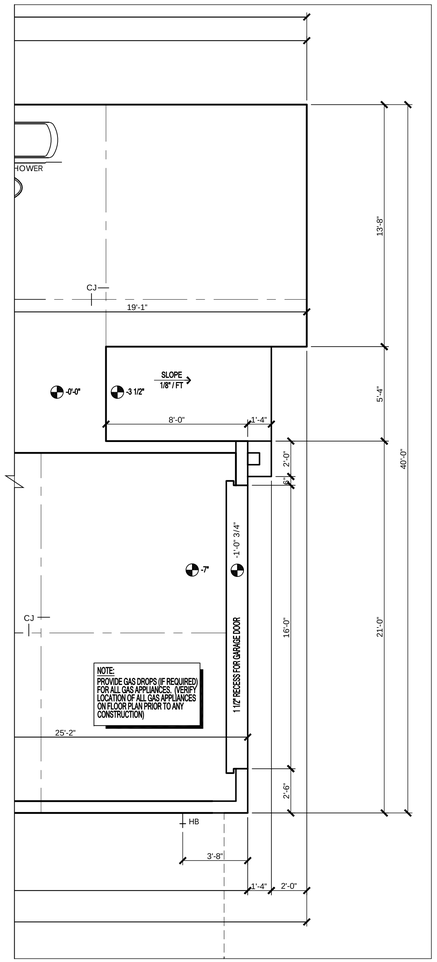
City, State Zip
Plot Date: 06 / 23 / 2023
Garage: XX

Reference No.
21-10490

Sheet:
3TRC1

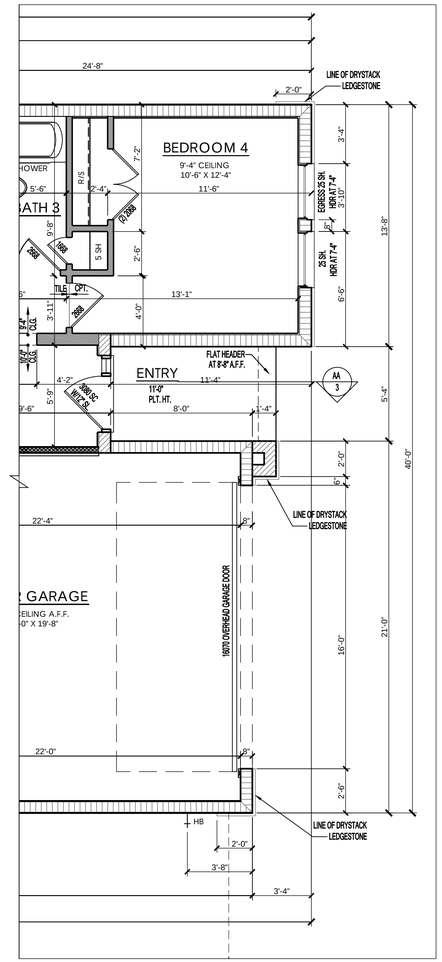
TRADITIONAL ELEVATION 'C'

SCALE: 1/4" = 1'



SLAB AND PLUMBING PLAN

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



FLOOR PLAN

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

PARTIAL FLOOR PLAN TRADITIONAL ELEVATION 'C'

SCALE: 1/4" = 1'

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Builder:

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Job Information:

Grenada

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Community: ####### Street St.

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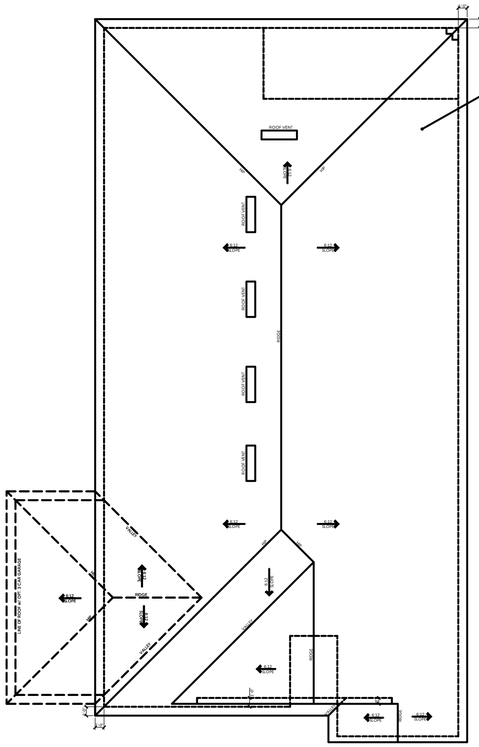
Sheet:

3TRC2



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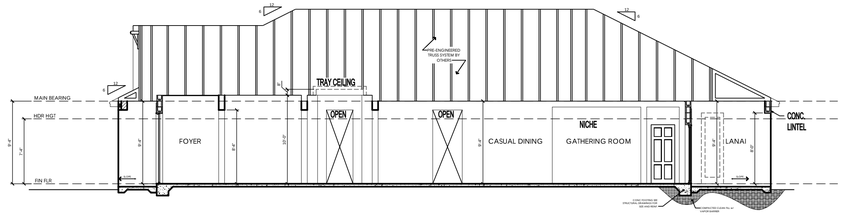
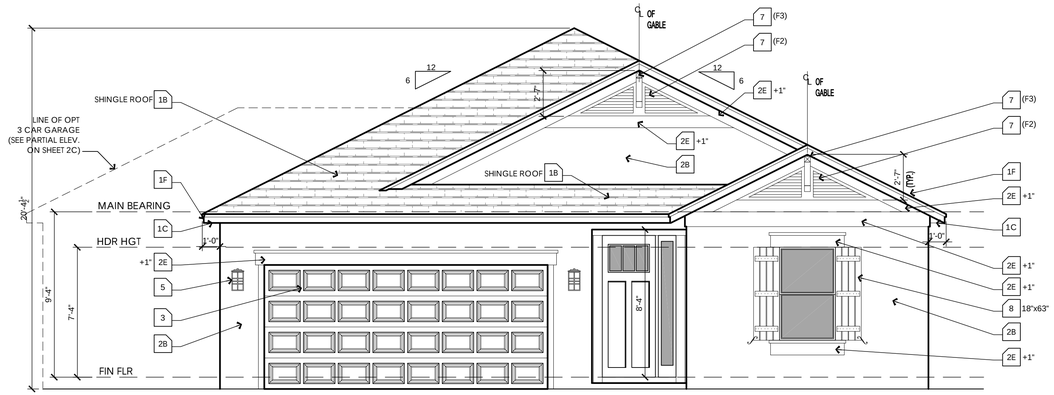


SECTION A-A

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

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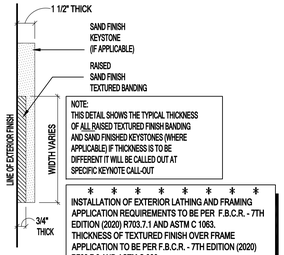

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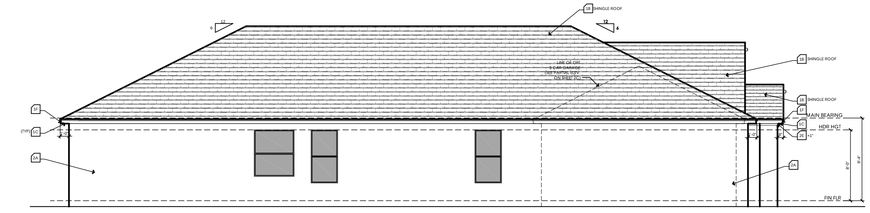
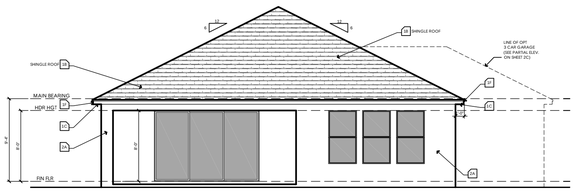


LEFT ELEVATION

SCALE: 1/8" = 1'-0"

NOTES: INCLUDED TRADITIONAL ELEVATION SHOWN FOR CRAFTSMAN AND MEDITERRANEAN ELEVATIONS APPLY THESE CHANGES BELOW: • FRONT DOOR STYLE • GARAGE DOOR STYLE • COACH LIGHT STYLE • ROOF MATERIAL



REAR ELEVATION

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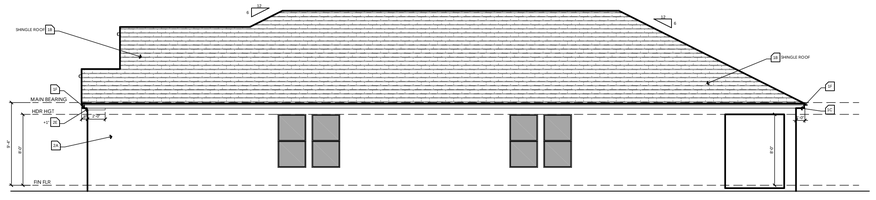

RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

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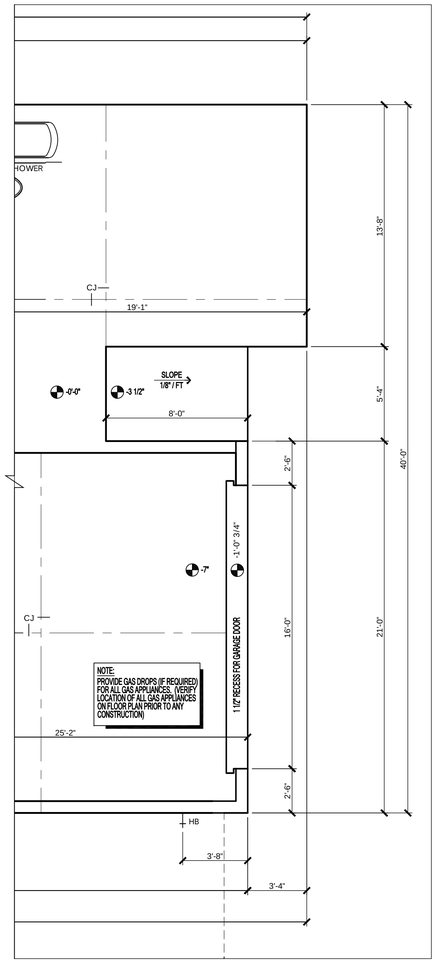
Plot Date: 06 / 23 / 2023

Reference No.
21-10490

Sheet:
3CRA1

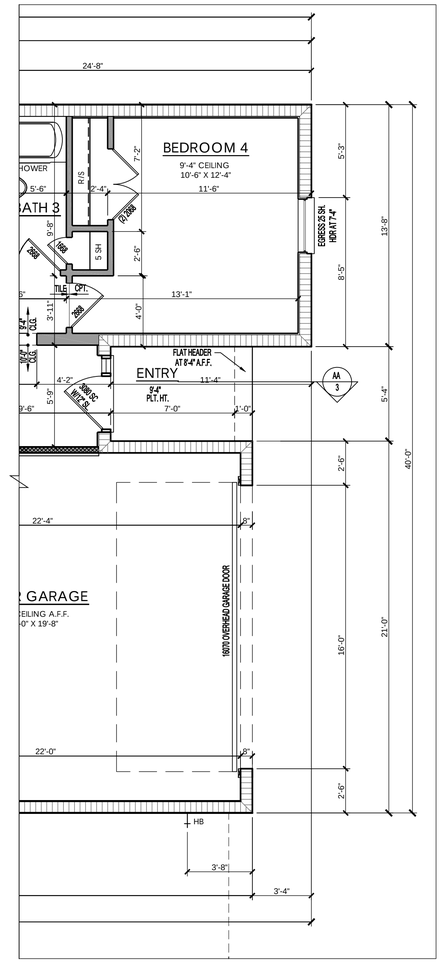
CRAFTSMAN ELEVATION 'A'

SCALE: 1/4" = 1'



SLAB AND PLUMBING PLAN

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



FLOOR PLAN

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

PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION 'A'

SCALE: 1/4" = 1'

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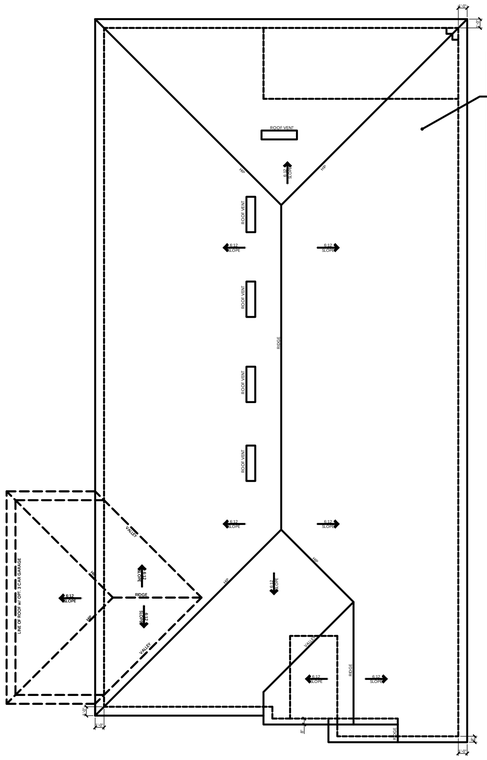
ROOF VENT
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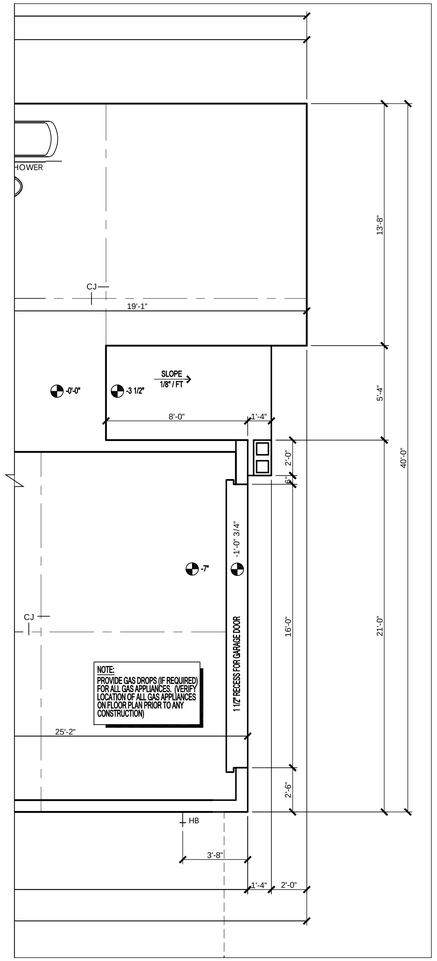

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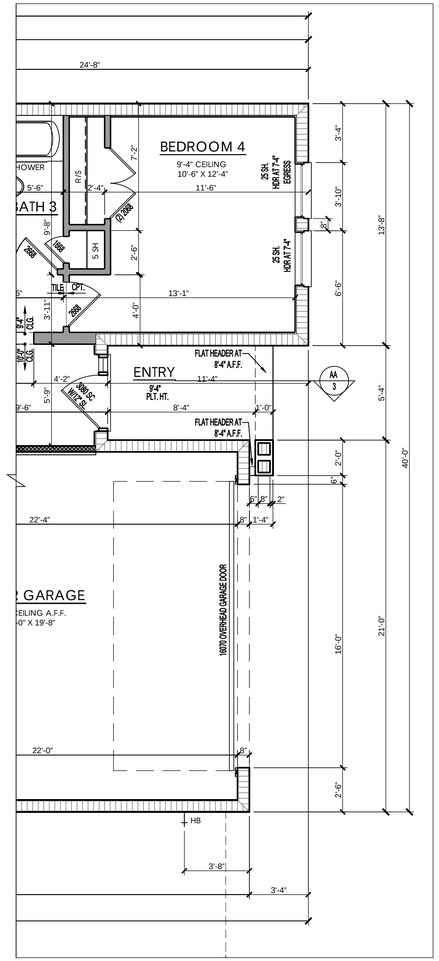

FLOOR PLAN

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

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Job Information:

Grenada

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Lot: ##
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Community:
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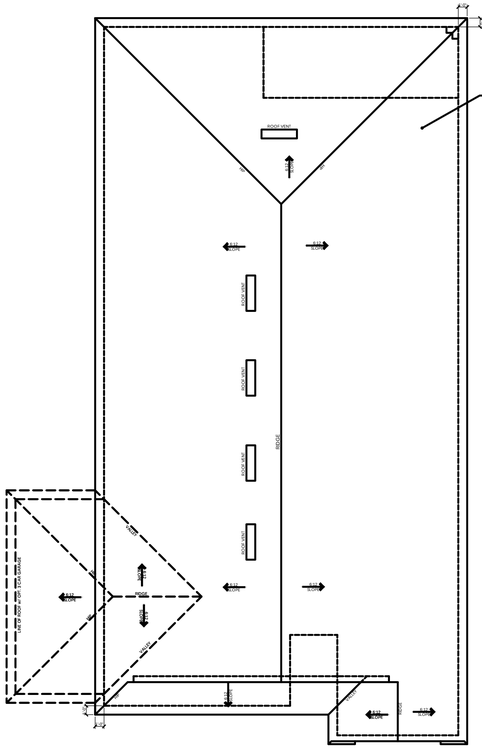
City, State Zip
Plot Date: 06 / 23 / 2023

Reference No.
21-10490

Sheet:
3CRB2

PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION 'B'

SCALE: 1/4" = 1'



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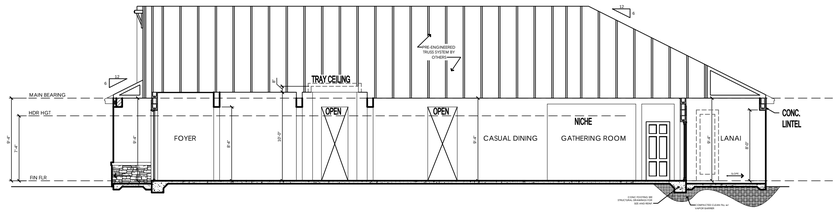
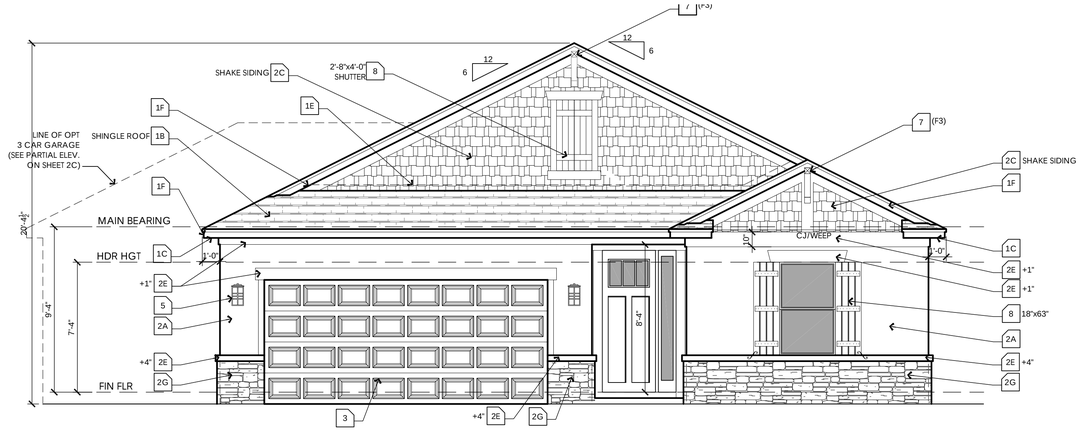


SECTION A-A

SCALE: 1/8" = 1'-0"

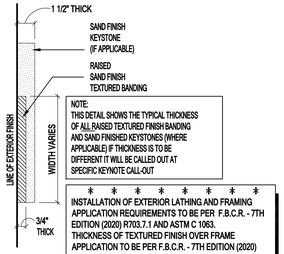


FRONT ELEVATION

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

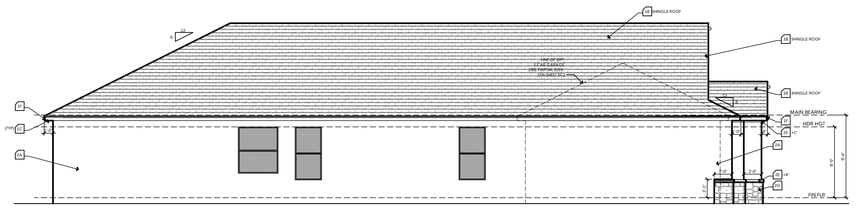
ELEVATION KEY NOTES
1. Roofing A. See elevation or roof plan for roof overhangs. B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate. C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations). D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation. E. Indicates Flashing where roof planes intersect with wall planes. F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board. G. Pre-fabricated aluminum awning/canopy H. Single-Ply TPO. 2. Walls A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications. B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall. C. Indicates fiber cement board or similar siding. (size per note) D. Indicates Decorative Stucco Finish over rigid foam core. E. Indicates Decorative Stucco banding/coating with a smooth finish. F. Indicates simulated stone header (will need to show as staggered). G. Indicates simulated stone veneer. H. Indicates simulated brick veneer header. I. Indicates simulated brick veneer. J. Indicates deco foam with simulated wood finish applied to stucco. K. Hardie Board and Batten. L. Hardie Board Corner/Head/Sill Trim. M. Exposed painted truss tails. N. Applied Wall Tile. O. Shake Siding 3. Indicates approved Overhead Garage Door. 4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size. 5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O. 6. Railing A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color) B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure. 7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets) 8. Indicates decorative shutters by others. **Note:** This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

WINDOW FALL PROTECTION
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2 WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

SCALE: 3" = 1'-0"



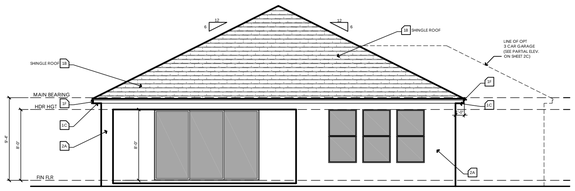
LEFT ELEVATION

SCALE: 1/8" = 1'-0"

NOTES:
INCLUDED TRADITIONAL ELEVATION SHOWN

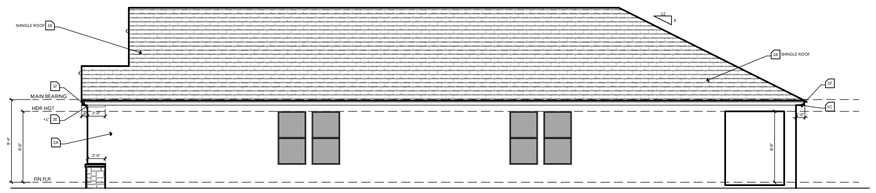
FOR CRAFTSMAN AND MEDITERRANEAN ELEVATIONS APPLY THESE CHANGES BELOW:

- FRONT DOOR STYLE
- GARAGE DOOR STYLE
- COACH LIGHT STYLE
- ROOF MATERIAL



REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

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Maitland, FL 32751
(407) 896-2532

Builder: taylor morrison

Job Information:

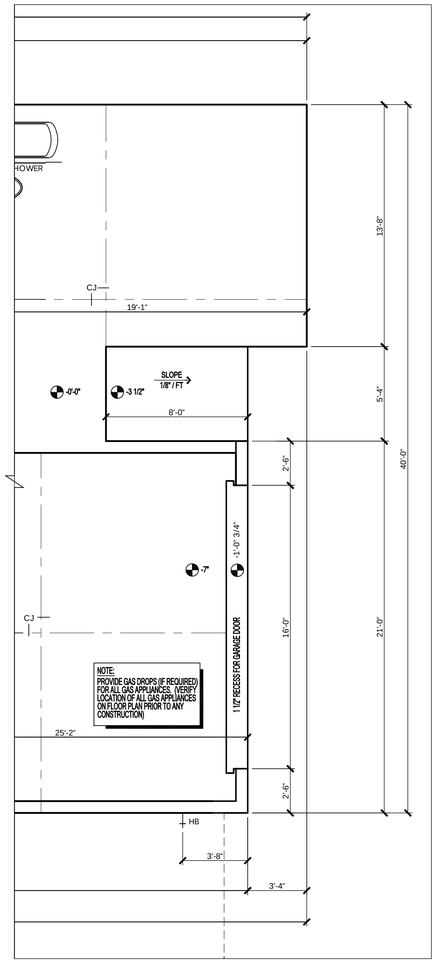
Grenada
Community Name
Lot: ##
Community
Address: ##### Street St.
City, State Zip
Plot Date: 06 / 23 / 2023
Garage: XX

Reference No.
21-10490

Sheet:
3CRC1

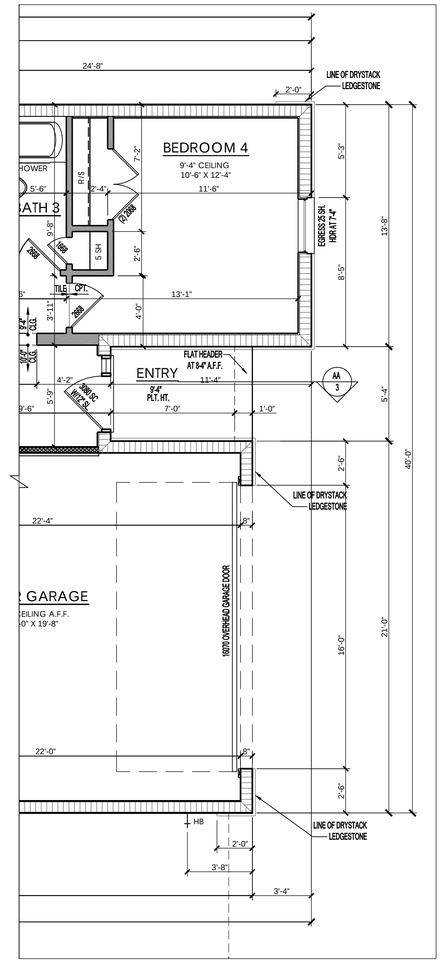
CRAFTSMAN ELEVATION 'C'

SCALE: 1/4" = 1'



SLAB AND PLUMBING PLAN

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



FLOOR PLAN

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

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o.(407) 860 2333

Builder:

taylor morrison

Job Information:

Grenada

Community Name

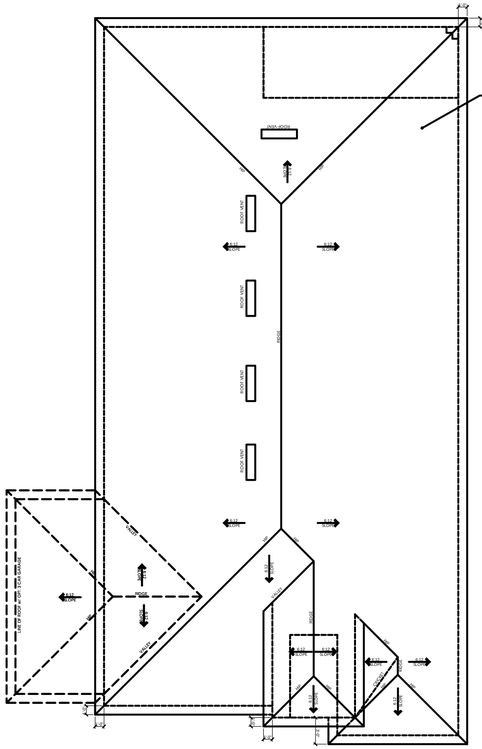
Lot: ##
Garage: XX
Community:
Address: #### Street St.
City, State Zip
Plot Date: 06 / 23 / 2023

Reference No.
21-10490

Sheet:
3CRC2

PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION 'C'

SCALE: 1/4" = 1'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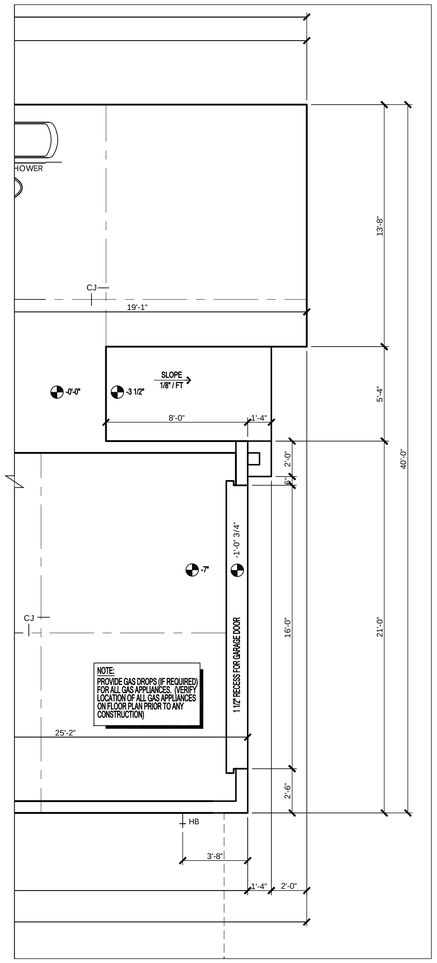
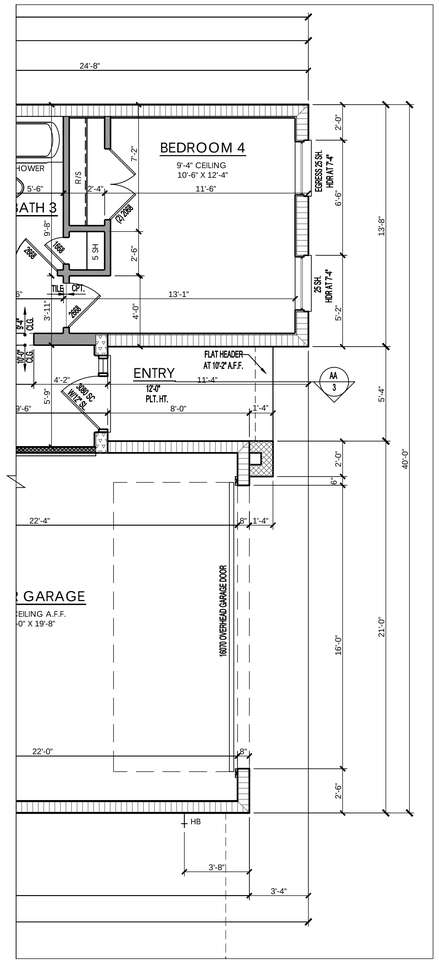


SLAB AND PLUMBING PLAN

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



FLOOR PLAN

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

PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION 'A'

SCALE: 1/4" = 1'

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o.(407) 860 2333

Builder:

taylor morrison

Job Information:

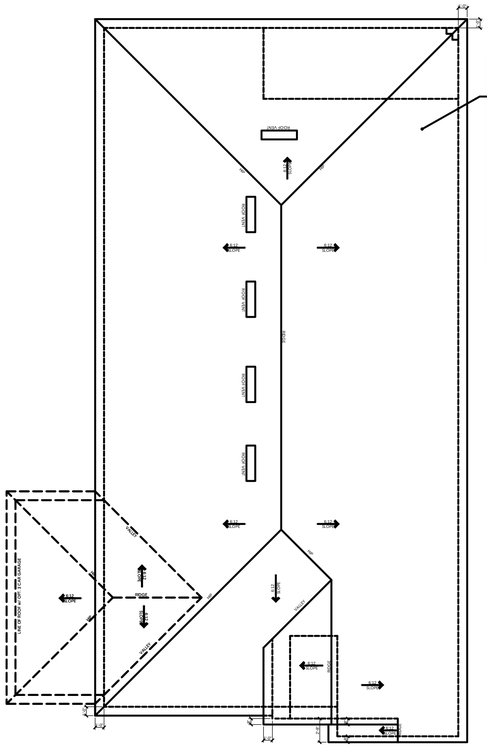
Grenada

Community Name

Lot: ##
Garage: XX
Community: ####
Address: Street St.
City, State Zip
Plot Date: 06 / 23 / 2023

Reference No.
21-10490

Sheet:
3MA2


ROOF OVER
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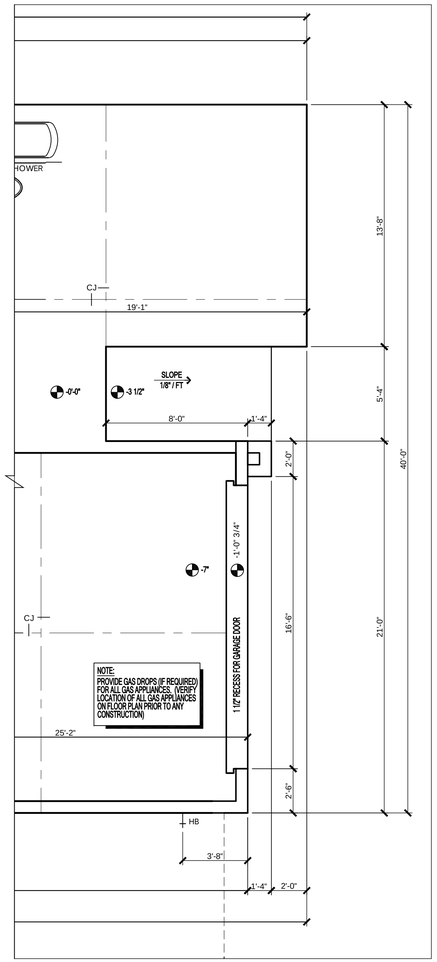

SLAB AND PLUMBING PLAN

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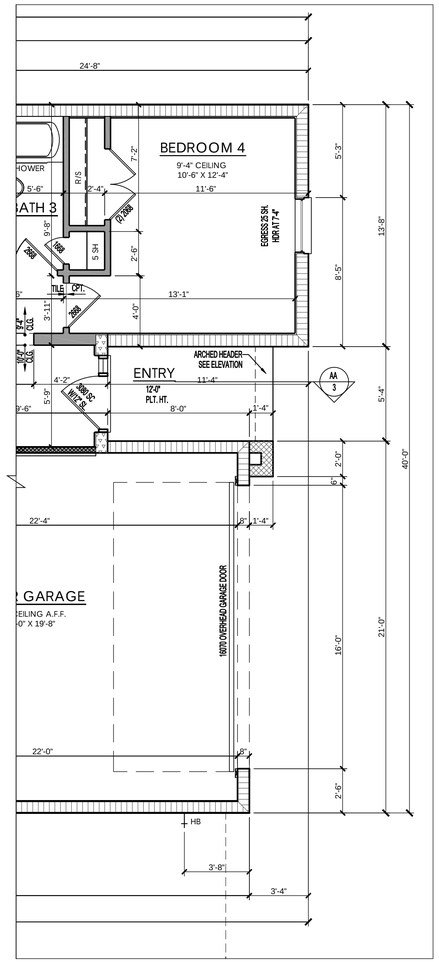

FLOOR PLAN

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

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Maitland, FL 32751
o.(407) 860 2333

Builder:

taylor morrison

Job Information:

Grenada

Community Name

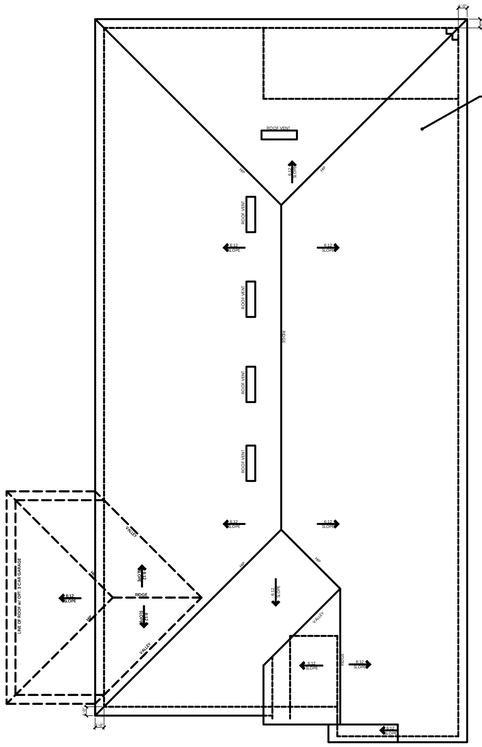
Lot: ##
Garage: XX
Community: ####
Address: Street St.
City, State Zip
Plot Date: 06 / 23 / 2023

Reference No.
21-10490

Sheet:
3MB2

PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION 'B'

SCALE: 1/4" = 1'


ROOF VENT
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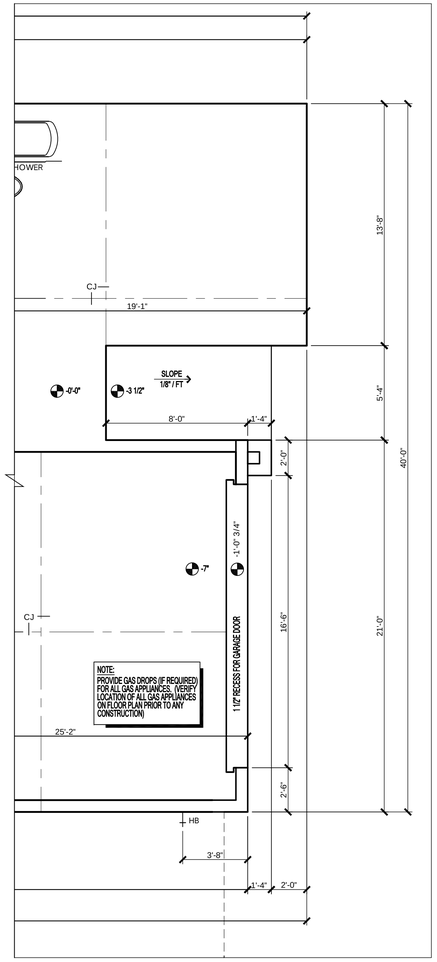
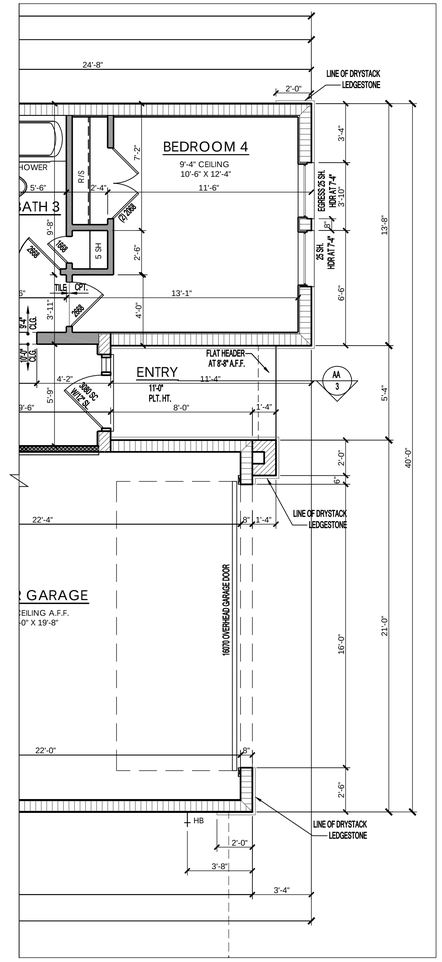


SLAB AND PLUMBING PLAN

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



FLOOR PLAN

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

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Builder:

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Job Information:

Grenada

Community Name

Lot: ##

Garage: XX

Community: #### Street St.

Address: City, State Zip

Plot Date: 06 / 23 / 2023

Reference No.

21-10490

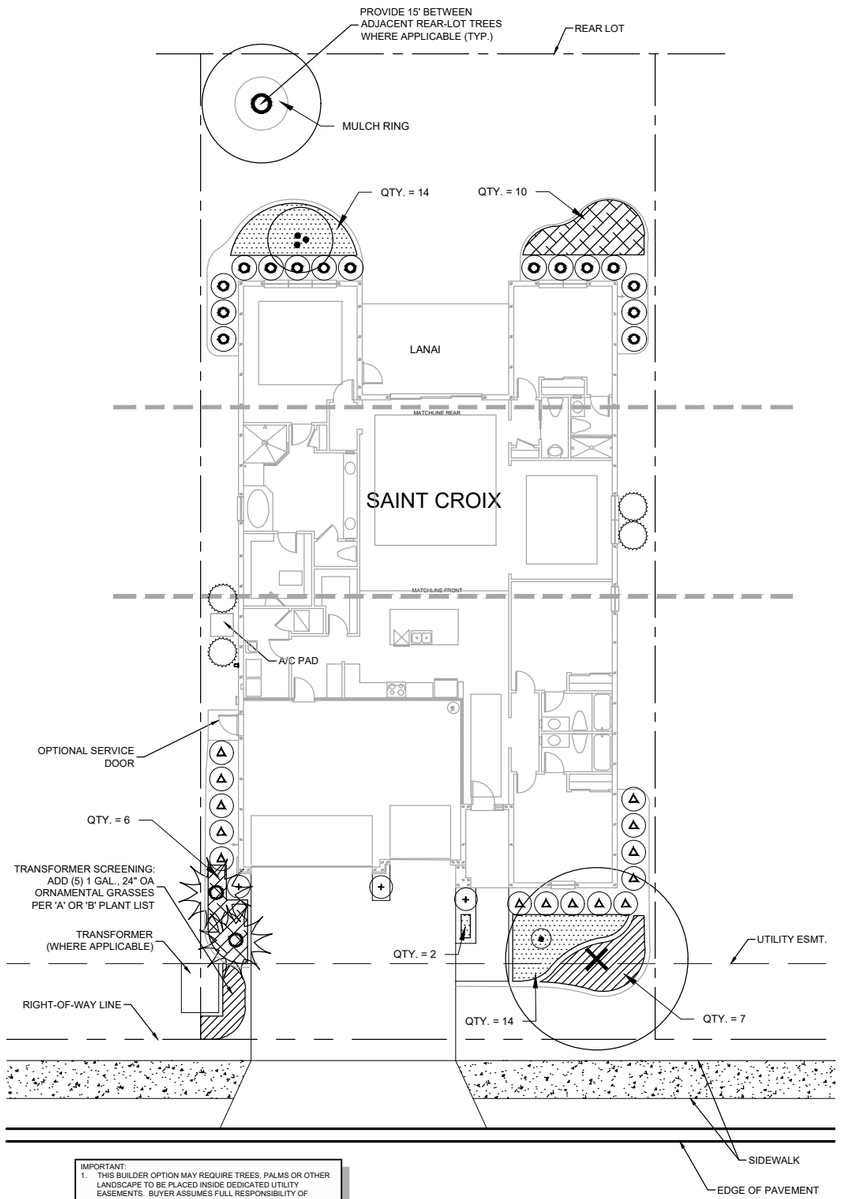
Sheet:

3MC2

PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION 'C'

SCALE: 1/4" = 1'

NOTE:
WHERE BACK-TO-BACK LOT CONDITION EXISTS, LOTS WILL BE SEPARATED BY LANDSCAPE AND A FENCE/WALL. CONTRACTOR SHALL REFER TO 'REAR YARD LANDSCAPE PLAN' FOR REAR YARD PLANTING LAYOUT ALONG FENCE/WALL.



IMPORTANT:
1. THIS BUILDER OPTION MAY REQUIRE TREES, PALMS OR OTHER LANDSCAPE TO BE PLACED INSIDE DEDICATED UTILITY EASEMENTS. BUYER ASSUMES FULL RESPONSIBILITY OF LANDSCAPE MATERIALS SHOULD FUTURE ACCESS BE REQUIRED WITHIN THE RESPECTIVE EASEMENTS FOR ANY REASON.
2. ALL CANOPY TREES SHALL BE LOCATED OUTSIDE OF UTILITY EASEMENTS AND PLACED A MIN. 5' FROM ANY UTILITY.
3. ALL CANOPY TREES SHALL BE LOCATED A MINIMUM 6' AWAY FROM PRIMARY STRUCTURE, DRIVEWAY, SIDEWALK, STREET OR PROPERTY LINE OF ADJACENT RESIDENTIAL LOT.
4. ALL ABOVE GROUND UTILITIES, INCLUDING TRANSFORMERS, SHALL BE PLANTED WITH GRASSES ON ALL SIDES. GRASS SPECIES SHALL CORRESPOND TO 'A' OR 'B' PLANT LIST.

SAINT CROIX LANDSCAPE PLAN

0 10 20 40

SCALE IN FEET

SAINT CROIX 'A' PLANT LIST (TAMPA-ORLANDO)		
Symbol	**Name**	**Quantity**
SHADE TREES		
	Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 12'-14' Ht., 5' spd., Full	1
	Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 3" Cal.,12' Ht., 4' spd., 4' C.T., Full	1
ACCENT TREES		
	Botanical: Ligustrum japonicum Common: Tree Ligustrum Specifications: Min 2" Cal., 7'x7' OA	1
PALM TREES		
	Botanical: Washingtonia robusta Common: Washington Palm Specifications: 12' & 16' CT	2
ACCENT SHRUBS		
	Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	4
	Botanical: Strelitzia reginae Common: Orange Bird of Paradise Specifications: 7 gal., 3' OA, Full	1
	Botanical: Ilex crenata 'Sky Pencil' Common: Sky Pencil Holly Specifications: 7 Gal., 4' Ht., Matching	3
MEDIUM SHRUBS		
	Botanical: Schefflera arboricola 'Trinette' Common: Trinette Specifications: 3 gal., 24" Ht. x 18" Sprd.	14
	Botanical: Viburnum suspensum Common: Sandankwa Viburnum Specifications: 3 gal., 24" Ht. x 18" Sprd.	15
GROUNDCOVERS		
	Botanical: Ilex vomitoria 'Schillings' Common: Dwarf Yaupon Holly Specifications: 3 gallon, 15" OA, 36" OC	16
	Botanical: Liriope muscari 'Silvery Sunproof' Common: Silvery Sunproof Liriope Specifications: 1 gal., 12" Full, 30" OC	30
GRASSES		
	Botanical: Muhlenbergia capillaris Common: Pink Muhly Grass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	7
MULCH		
	Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth	905 S.F.

SAINT CROIX 'B' PLANT LIST (TAMPA-ORLANDO)	
Name	**Quantity**
SHADE TREES	
Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 3" Cal.,12' Ht., 4' spd., 4' C.T., Full	1
Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 12'-14' Ht., 5' spd., Full	1
ACCENT TREES	
Botanical: Callistemon rigida Common: Erect Bottlebrush Specifications: Min. 8' Ht., 2" Cal., Std., Full	1
PALM TREES	
Botanical: Washingtonia robusta Common: Washington Palm Specifications: 12' & 16' CT	2
ACCENT SHRUBS	
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	4
Botanical: Nandina domestica Common: Heavenly Bamboo Specifications: 7 gal., 36" OA, Full	1
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 4' Ht., Matching	3
MEDIUM SHRUBS	
Botanical: Loropetalum chinense 'Red Chocolate' Common: Red Chocolate Loropetalum Specifications: 3 gal., 18" Ht. x 18" Sprd.	14
Botanical: Illicium parvifolium Common: Anise Specifications: 3 gal., 24" Ht. x 18" Sprd.	15
GROUNDCOVERS	
Botanical: Duranta erecta 'Gold Mound' Common: Gold Mound Duranta Specifications: 3 gal., 18" Ht. x 18" Sprd., 36" OC	16
Botanical: Liriope muscari 'Big Blue' Common: Big Blue Liriope Specifications: 1 gal., 12" Full, 30" OC	30
GRASSES	
Botanical: Spartina bakeri Common: Sand Cordgrass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	7
MULCH	
Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth	905 S.F.

CANOPY TREE NOTE
WHERE A CANOPY TREE IS REQUIRED TO BE GREATER THAN 3" CALIPER, THE LIVE OAK SHALL BE SUBSTITUTED WITH SHUMARD OAK, ALLEE ELM, OR APPROVED EQUAL.

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BONITA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7899
EMAIL: info@waldropengineering.com
FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

THE CANYONS AT HIGHLAND RANCH

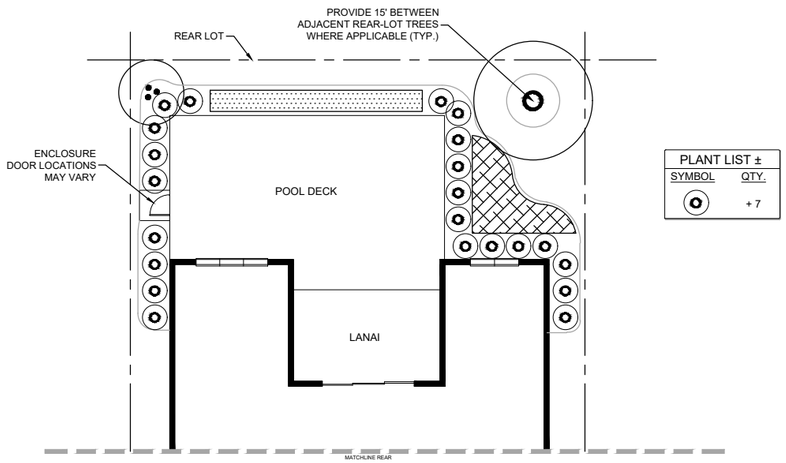
HOME LANDSCAPE PLAN (STANDARD)

PREPARED FOR:

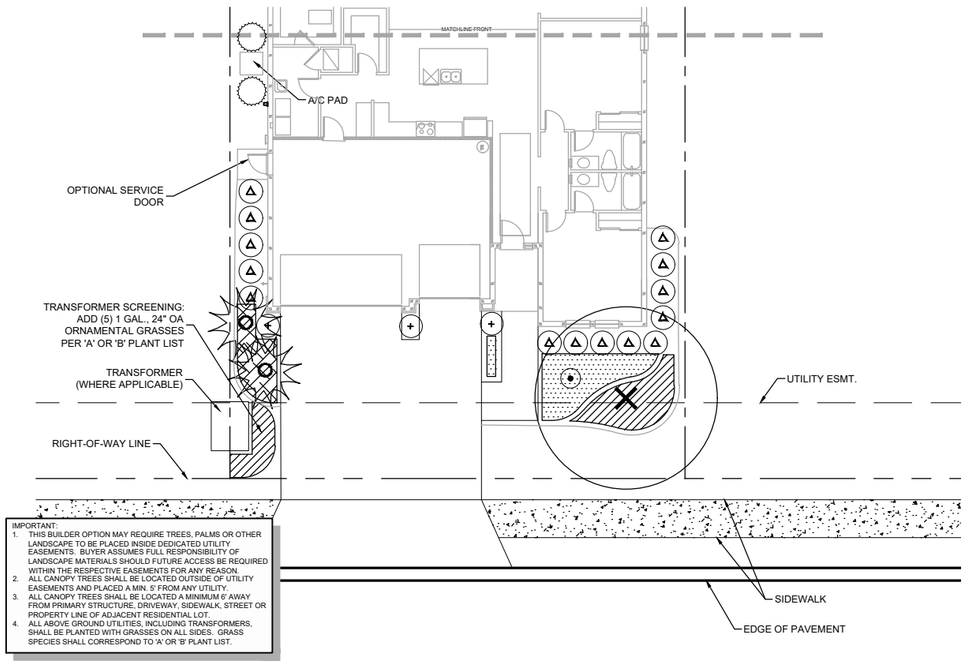
taylor morrison
Homes Inspired by You

FILE NAME: Saint Croix Master Landscape.dwg
UPDATED: 2019/02/28

O:\Projects\511-25 (Highland Ranch) Canyons Unit Landscape Plans\Drawings-Exhibits\511-25-01 Unit LA Plans\Current Plans\Saint Croix Master Landscape.dwg 2/28/2019 9:19:52 AM



C OPTION ~ POOL
SCALE: 1"=20'



A OPTION ~ ELEVATIONS 'CR-A/C & MD-B'
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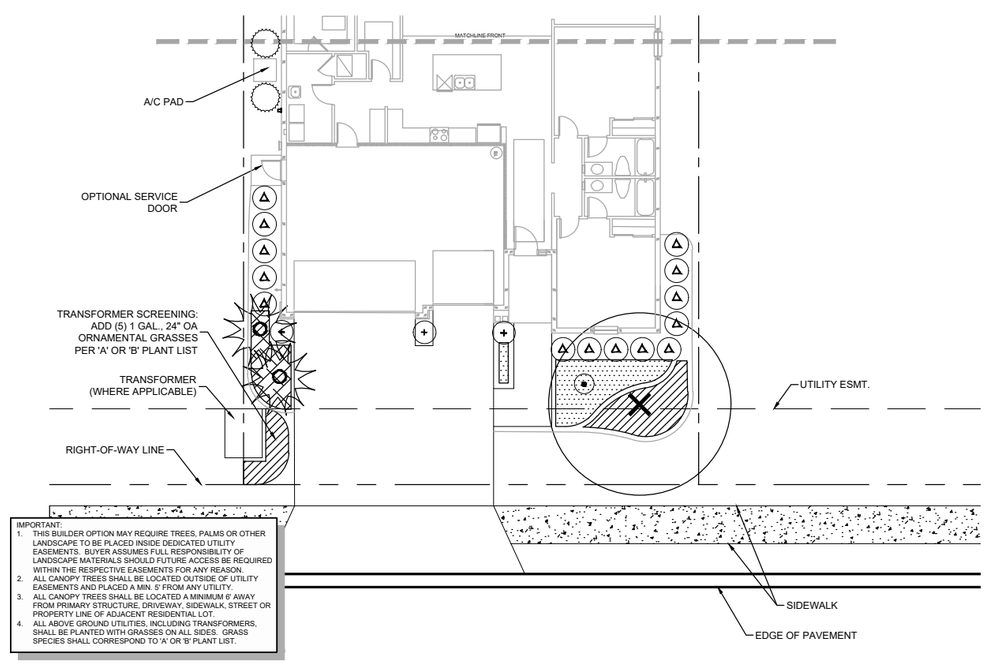

B OPTION ~ ELEVATION 'CR-B'
SCALE: 1"=20'

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EMAIL: info@waldropengineering.com
FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

THE CANYONS AT HIGHLAND RANCH

HOME LANDSCAPE PLAN (OPTIONS)

PREPARED FOR:
taylor morrison
Homes Inspired by You

FILE NAME: Saint Croix Master Landscape.dwg
UPDATED: 2019/02/28

O:\Projects\4511-25 (Highland Ranch) Canyons Unit Landscape Plans\Drawings\Exhibits\4511-25-01 Unit LA Plans\Current Plans\Saint Croix Master Landscape.dwg
2/26/2019 10:43:23 AM

SAINT CROIX GARAGE LEFT
INCLUDED ELEVATION
ELEVATIONS "TRADITIONAL - ABC"
ELEVATIONS "CRAFTSMAN - ABC"
ELEVATIONS "MEDITERRANEAN - ABC"

SQUARE FOOTAGE CALCULATIONS										
ELEVATION	"IE"	"TR-A"	"TR-B"	"TR-C"	"CR-A"	"CR-B"	"CR-C"	"M-A"	"M-B"	"M-C"
TOTAL UNDER ROOF S.F.	2921	2921	2921	2921	2921	2921	2921	2921	2921	2921
GARAGE S.F.	660	660	660	660	660	660	660	660	660	660
LANAI S.F.	232	232	232	232	232	232	232	232	232	232
PORCH S.F.	63	63	63	63	49	54	49	63	63	63
TOTAL UNDER ROOF S.F.	3876	3876	3876	3876	3862	3867	3862	3876	3876	3876
TOTAL WIDTH	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"
TOTAL LENGTH	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"

DRAWING INDEX

Sheet No.	SHEET TITLE
COV	COVER SHEET
COV	COVER SHEET - MASTER REVISIONS
GN	GENERAL NOTES
1	SLAB AND PLUMBING PLAN
2A	FLOOR PLAN NOTES
2B	FLOOR PLAN DIMENSIONS
2C	PLAN OPTIONS NOTES
2D	PLAN OPTION DIMENSIONS
3SE	INCLUDED ELEVATION
3TRA1	TRADITIONAL ELEVATION 'A'
3TRA2	PARTIAL FLOOR PLAN TRADITIONAL ELEVATION 'A'
3TRB1	TRADITIONAL ELEVATION 'B'
3TRB2	PARTIAL FLOOR PLAN TRADITIONAL ELEVATION 'B'
3TRC1	TRADITIONAL ELEVATION 'C'
3TRC2	PARTIAL FLOOR PLAN TRADITIONAL ELEVATION 'C'
3CRA1	CRAFTSMAN ELEVATION 'A'
3CRA2	PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION 'A'
3CRB1	CRAFTSMAN ELEVATION 'B'
3CRB2	PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION 'B'
3CRC1	CRAFTSMAN ELEVATION 'C'
3CRC2	PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION 'C'
3MA1	MEDITERRANEAN ELEVATION 'A'
3MA2	PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION 'A'
3MB1	MEDITERRANEAN ELEVATION 'B'
3MB2	PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION 'B'
3MC1	MEDITERRANEAN ELEVATION 'C'
3MC2	PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION 'C'
4A	ELECTRICAL PLAN
4B	ELECTRICAL PLAN OPTIONS
5	WATERPROOFING DETAILS
5A	WATERPROOFING DETAILS - SIDING
F1.0	FOAM DETAILS

STRUCTURAL INDEX

Sheet No.	SHEET TITLE
N1	STRUCTURAL NOTES
SP1.0	FOUNDATION PLAN
SP1.1	FOUNDATION PLAN OPTIONS
SP1.2	FOUNDATION PARTIAL PLANS
SP2.0	LINTEL PLAN AND SCHEDULE
SP2.1	LINTEL PARTIAL PLANS
SP3.0	STRUCTURAL PLAN
SP3.1	STRUCTURAL PARTIAL PLANS
SP4.0	TRUSS STRAPPING INCLUDED "A"
SP4.1	TRUSS STRAPPING TRADITIONAL "A"
SP4.2	TRUSS STRAPPING TRADITIONAL "B"
SP4.3	TRUSS STRAPPING TRADITIONAL "C"
SP4.4	TRUSS STRAPPING CRAFTSMAN "A"
SP4.5	TRUSS STRAPPING CRAFTSMAN "B"
SP4.6	TRUSS STRAPPING CRAFTSMAN "C"
SP4.7	TRUSS STRAPPING MEDITERRANEAN "A"
SP4.8	TRUSS STRAPPING MEDITERRANEAN "B"
SP4.9	TRUSS STRAPPING MEDITERRANEAN "C"
FD-1	FRAMING NOTES
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S1	DETAILS
S2	DETAILS
S2A	DETAILS
S3	DETAILS
S4	DETAILS
S5	DETAILS
SDWC	SIMPSON SCREW SYSTEM DETAILS

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228 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960 2535

I HEREBY CERTIFY THAT I HAVE REVIEWED THE CONSTRUCTION DOCUMENTS AND THEY ARE IN COMPLIANCE WITH DIRECTIVES OF THE FLORIDA BUILDING CODE, RESIDENTIAL (7TH EDITION).

THE PRESCRIPTIVE PATH OF THE FLORIDA RESIDENTIAL ENERGY CODE MANUAL (2021) IS PRE-ENGINEERED FROM MANUAL LAYOUT TO PERFORMANCE AND IS NOT TO BE ALTERED OR REVISED. THE BUILDER MUST BE NOTIFIED BY THE DESIGNER BEFORE THIS SHEET TO MAKE ANY CHANGES AFFECTS THESE CALCULATIONS AS IMPLEMENTED BY THE DESIGNER.

SEALED FOR STRUCTURE ONLY
08/15/2023

VORTEX ENGINEERING, LLC.
607 S. ALEXANDER ST. 33563
PLANT CITY, FLORIDA
1.877.4VORTEX (486-7839)
ANTHONY J. MESSINA, P.E. - FL. Reg #83217
ASHED A. AVEDIKIAN, P.E. - FL. Reg #86623

Builder:

taylor morrison

Job Information:

Saint Croix

Community Name

Block: ####

Lot:

Garage: LH

Community Address: #### Street St. City, State Zip

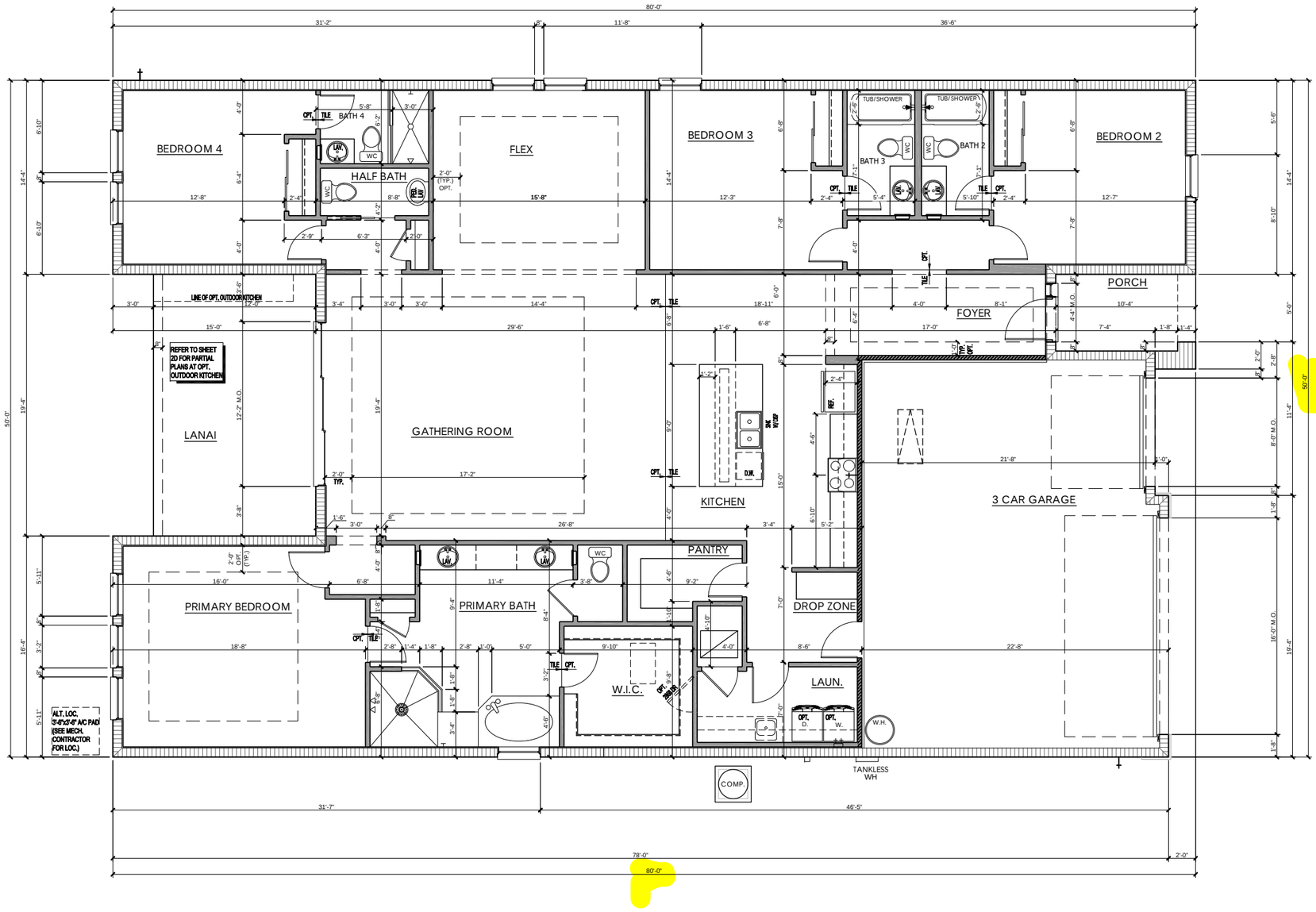
Plot Date: 08 / 15 / 2023

Reference No.

21-15374

Sheet:

COV



WALL TYPES LEGEND

Masonry

- Per Elev. T.O.M. (CMU wall)
- 9'-4" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'

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gokeesee.com
228 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960.2333

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Garage: LH

Rel.Date: 08 / 15 / 2023

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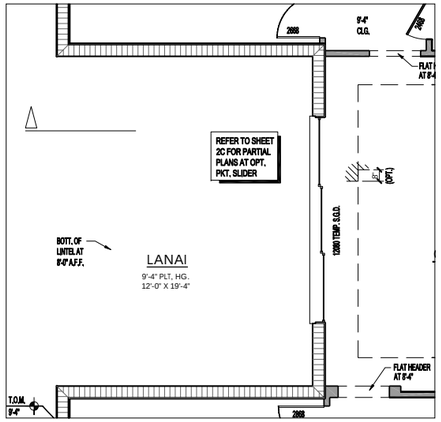
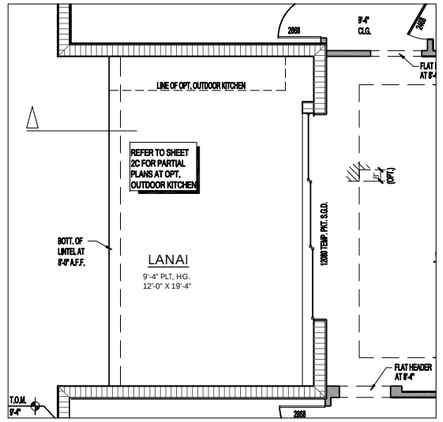
Sheet: 2B



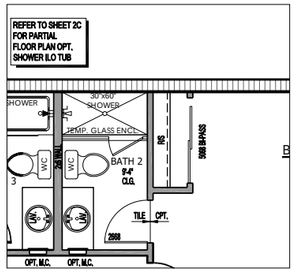
OPT. OUTDOOR KITCHEN W/ HOOD

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



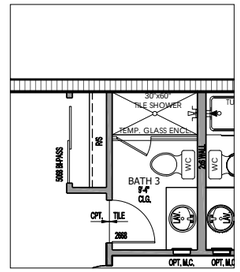
OPT. POCKET SLIDER

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



OPT. SHOWER AT BATH 2

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



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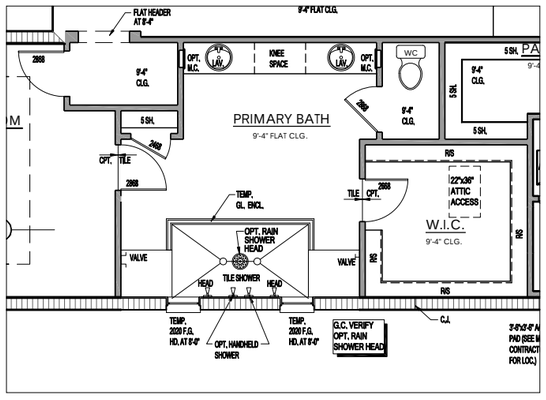
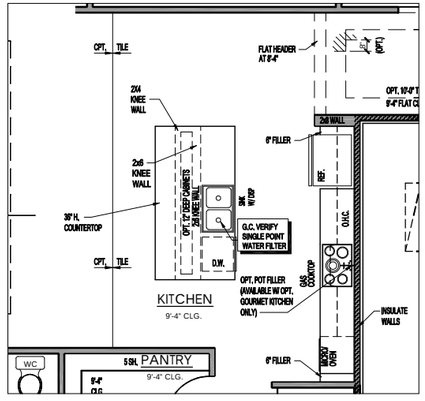


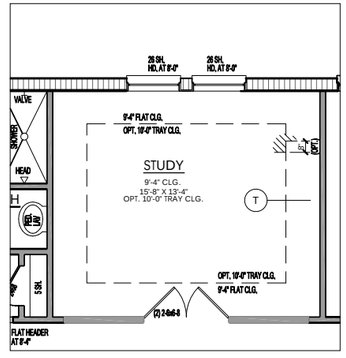
OPT. DELUXE PRIMARY BATH

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



OPT. GOURMET KITCHEN

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



OPTIONAL STUDY

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

WALL TYPES LEGEND

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PLAN OPTIONS - NOTES

SCALE: 1/4" = 1'

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Builder: taylor morrison

Job Information:

Saint Croix

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Lot: ##### Street St.

Community: City, State Zip

Address:

Plot Date: 08 / 15 / 2023

Reference No.

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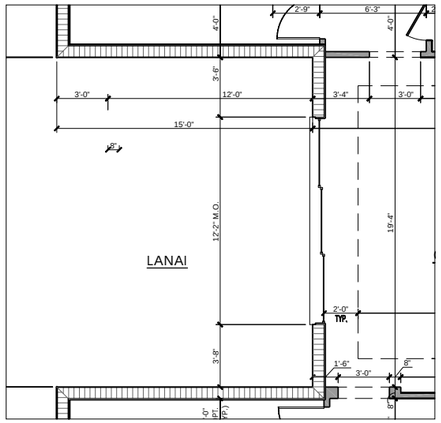
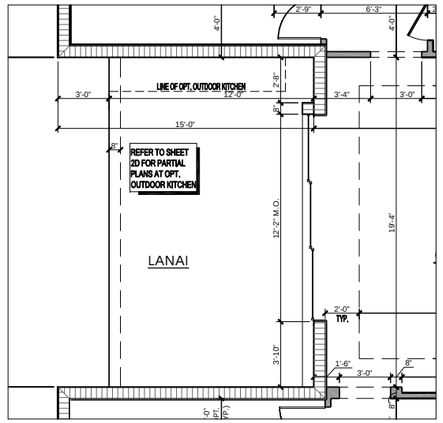
Sheet: 2C



OPT. OUTDOOR KITCHEN W/ HOOD

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



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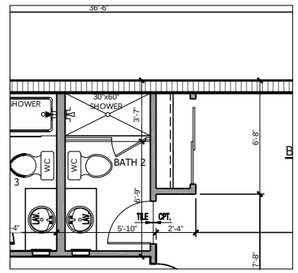

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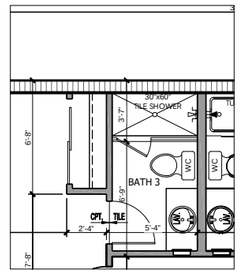

OPT. SHOWER AT BATH 3

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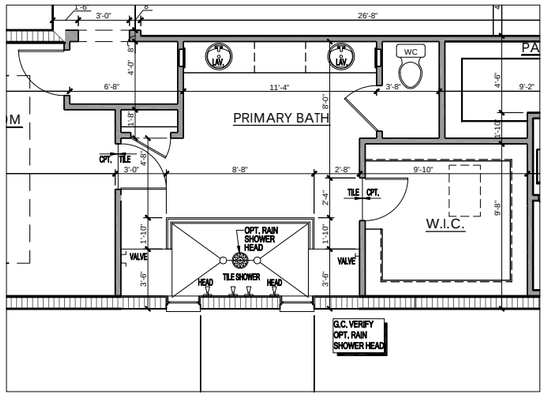

OPT. DELUXE PRIMARY BATH

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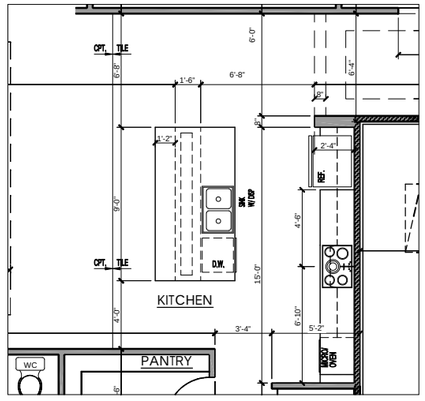

OPT. GOURMET KITCHEN

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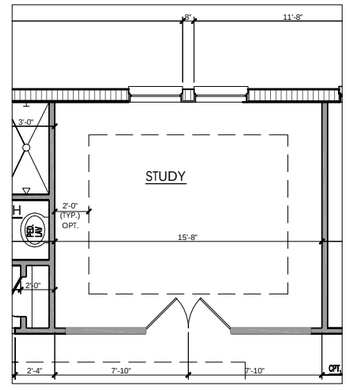

OPTIONAL STUDY

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SCALE: 1/4" = 1'

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Job Information:

Saint Croix

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Community: City, State Zip

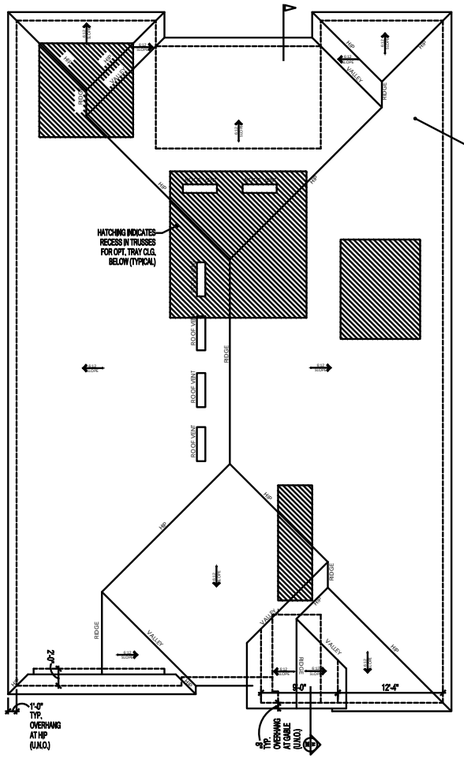
Address: 08 / 15 / 2023

Plot Date:

Reference No.

21-15374

Sheet: 2D



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

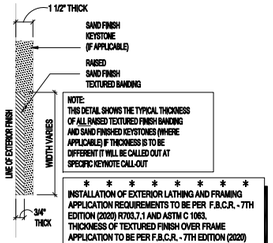
MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS:
ATTIC AREA = 3879 SQ. FT. / 300 = 12.93 SQ. FT.
X 144 = 1861 SQ. IN.

GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 744.58 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 6
TOTAL SOFFIT VENTILATION NEEDED 179 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

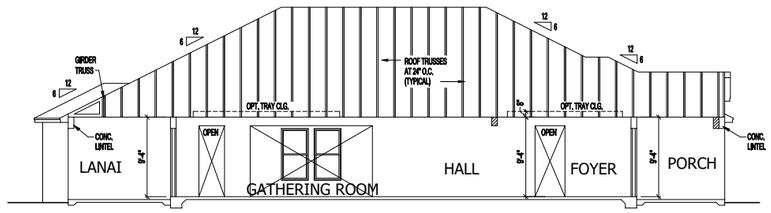
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.



NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"



SECTION AA
SCALE: 1/8" = 1'-0"

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

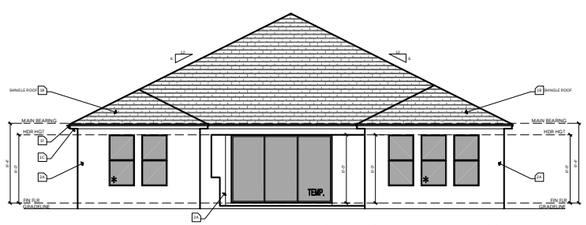


NOTES:
INCLUDED TRADITIONAL ELEVATION SHOWN

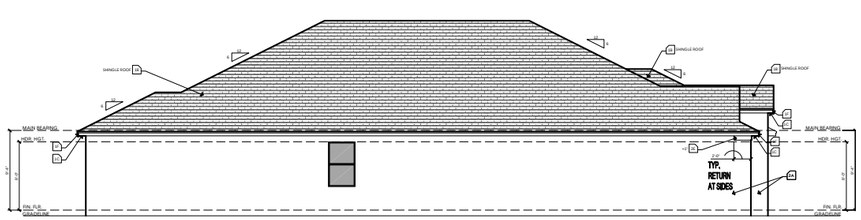
FOR CRAFTSMAN AND MEDITERRANEAN ELEVATIONS APPLY THESE CHANGES BELOW:

- **FRONT DOOR STYLE**
- **GARAGE DOOR STYLE**
- **COACH LIGHT STYLE**
- **ROOF MATERIAL**

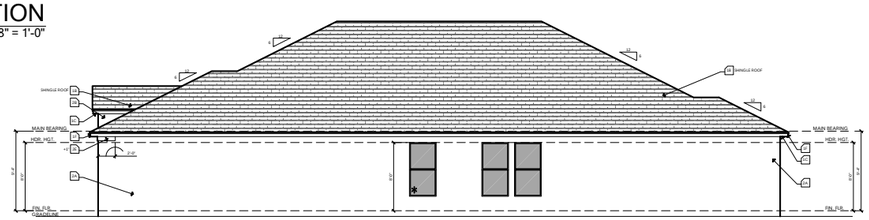
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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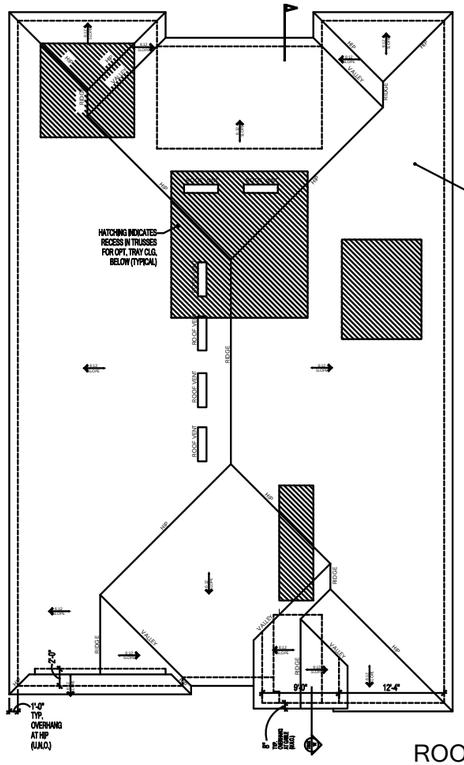
Garage: LH
01 / 05 / 2023
Plot Date:

Reference No.
21-15374

Sheet:
3SE

INCLUDED ELEVATION

SCALE: 1/4" = 1'



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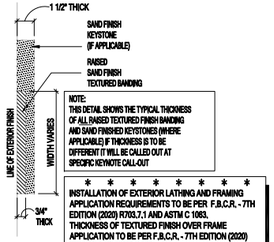

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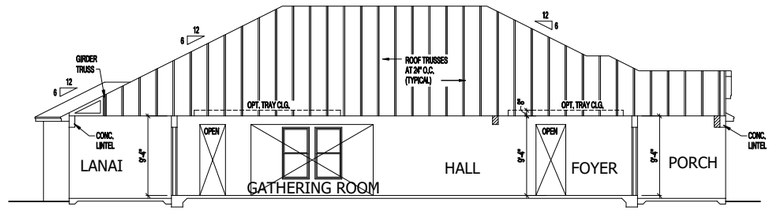
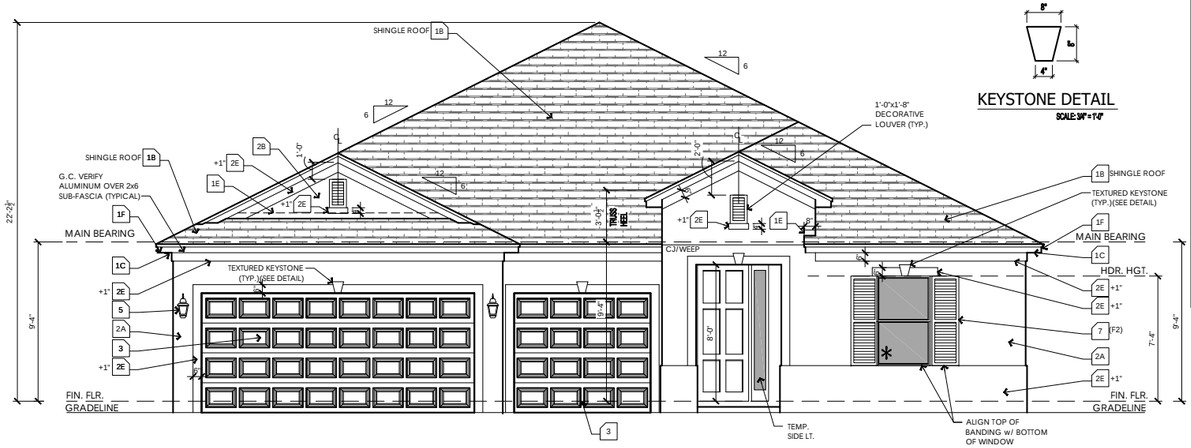


SECTION AA
SCALE: 1/8" = 1'-0"

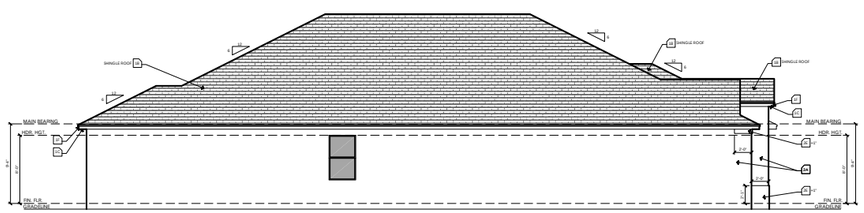


KEYSTONE DETAIL
SCALE: 3/4" = 1'-0"

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



REAR ELEVATION
SCALE: 1/8" = 1'-0"



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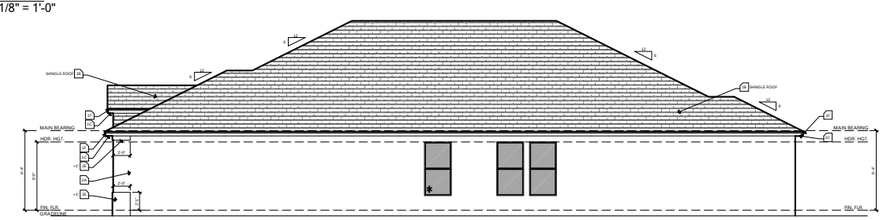

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SCALE: 1/8" = 1'-0"

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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o.(407) 960.2535

Builder: taylor morrison

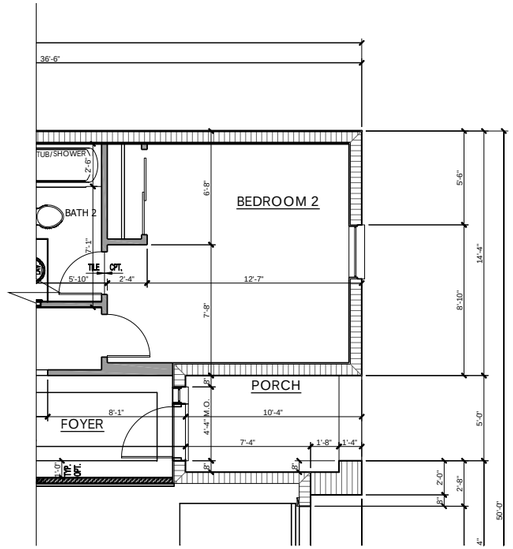
Job Information:

Saint Croix
Community Name
Lot:
Block: ####
Community: Street St.
Address: City, State Zip
Plot Date: 01 / 05 / 2023
Garage: LH

Reference No.
21-15374

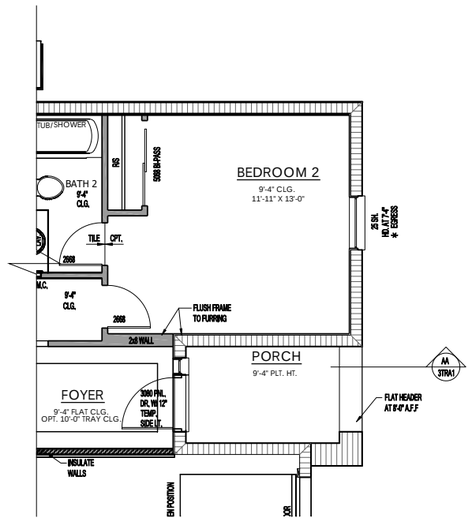
Sheet:
3TRA1

TRADITIONAL ELEVATION - A



PARTIAL FLOOR PLAN DIMENSIONS

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



PARTIAL FLOOR PLAN NOTES

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

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Builder:

taylor morrison

Job Information:

Saint Croix

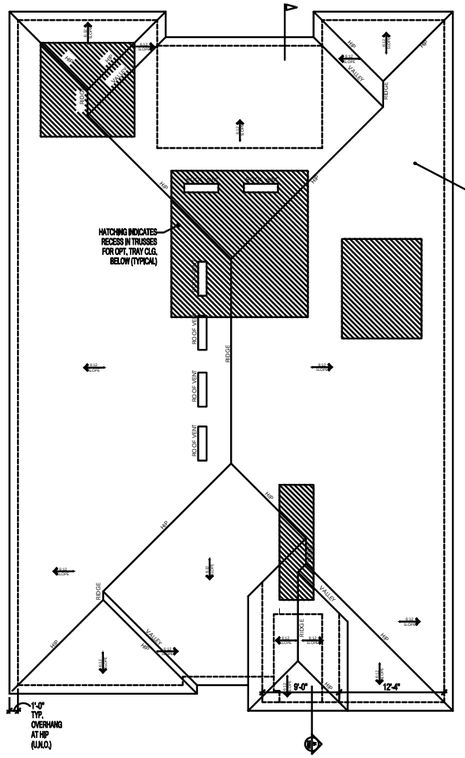
Community Name

Lot:
Block:
Garage: LH
Community:
Address: #### Street St.
City, State Zip
Plot Date: 01 / 05 / 2023

Reference No.
21-15374

Sheet:
3TRA2

PARTIAL FLOOR PLAN TRADITIONAL ELEVATION A



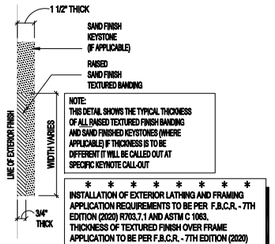
ROOF PLAN
SCALE: 1/8" = 1'-0"

3878	MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS: ATTIC AREA = 3878 SQ. FT. / 300 = 12.93 SQ. FT. X 144 = 1861 SQ. IN.	
GREATER THAN 40% & LESS THAN 50%	
3 FT. FROM RIDGE ON ROOF VENTS = 744.58 SQ. IN.	
# OF OFF-RIDGE VENTS REQUIRED = 6	
TOTAL SOFFIT VENTILATION NEEDED 179 SQ. FT.	
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT	
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.	

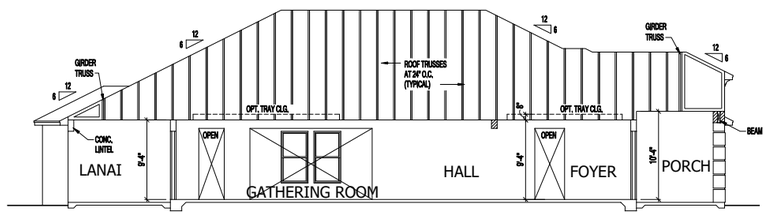
WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

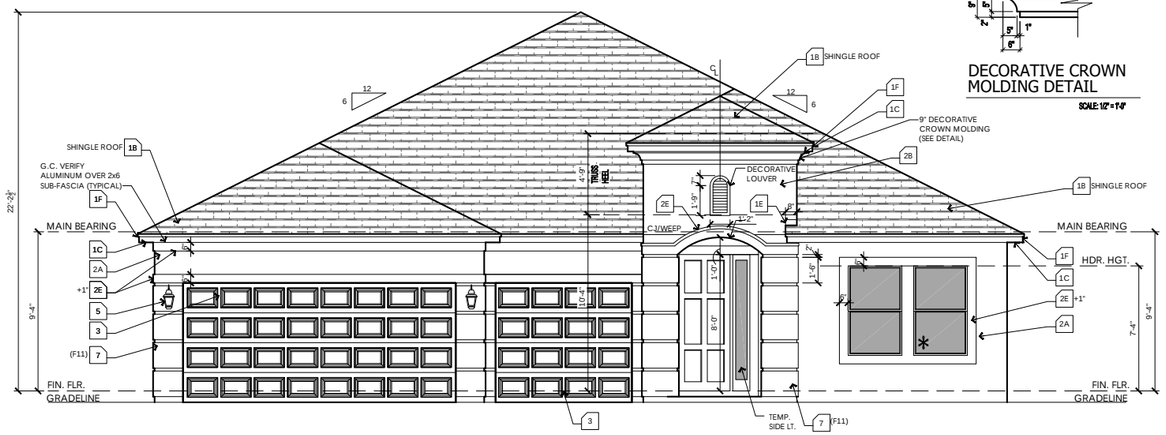
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



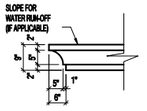
TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"



SECTION AA
SCALE: 1/8" = 1'-0"



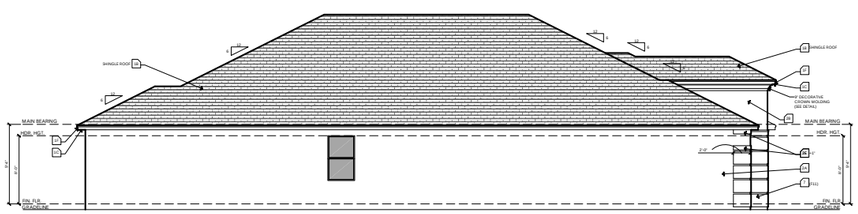
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



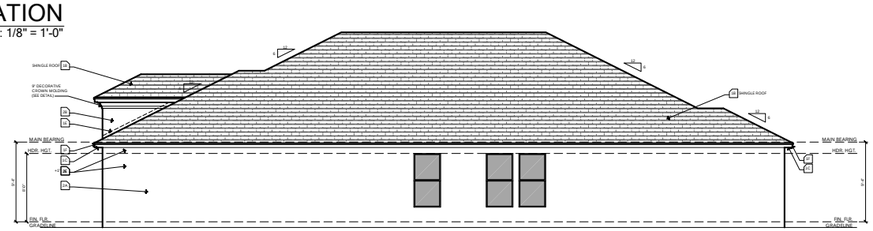
DECORATIVE CROWN MOLDING DETAIL
SCALE: 1/2" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
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   - E. Indicates Flashing where roof planes intersect with wall planes.
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   - G. Pre-fabricated aluminum awning/canopy
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2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
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   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
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   - H. Indicates simulated brick veneer header.
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   - J. Indicates deco foam with simulated wood finish applied to stucco.
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Builder: taylor morrison

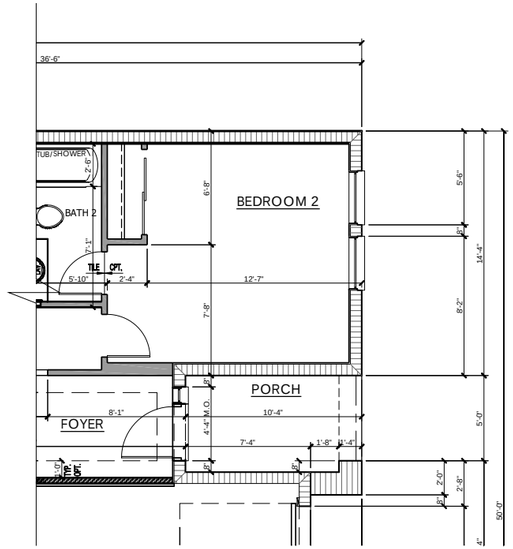
Job Information:

Saint Croix
Community Name
Lot: Block: ####
Community: Street St.
Address: City, State Zip
Garage: LH
Plot Date: 01/05/2023

Reference No.
21-15374

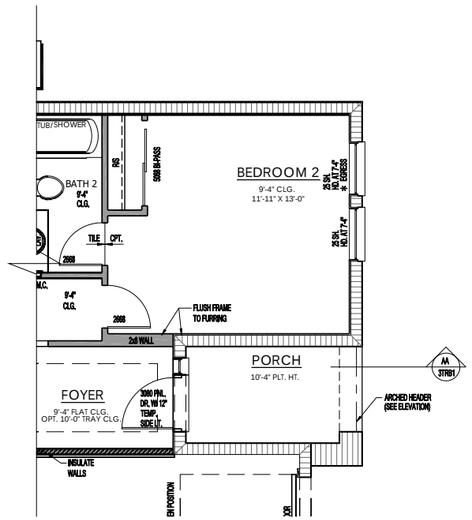
Sheet:
3TRB1

TRADITIONAL ELEVATION - B



PARTIAL FLOOR PLAN DIMENSIONS

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



PARTIAL FLOOR PLAN NOTES

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

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Builder:

taylor morrison

Job Information:

Saint Croix

Community Name

Block: #### Street St.

Lot: Community: Address: City, State Zip

Garage: LH

Plot Date: 01 / 05 / 2023

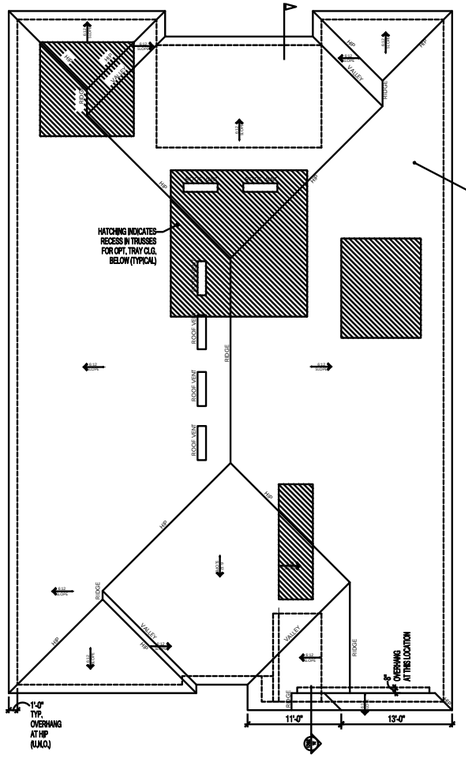
Reference No.

21-15374

Sheet:

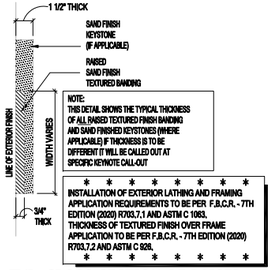
3TRB2

PARTIAL FLOOR PLAN TRADITIONAL ELEVATION B

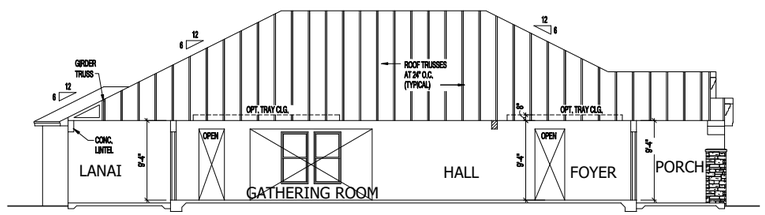


ROOF PLAN
SCALE: 1/8" = 1'-0"

3863 MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 3863 SQ. FT. / 300 = 12.88 SQ. FT. X 144 = 1854 SQ. IN.
GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 741.70 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 6 TOTAL SOFFIT VENTILATION NEEDED 179 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"



SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
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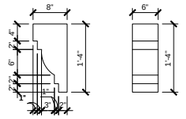
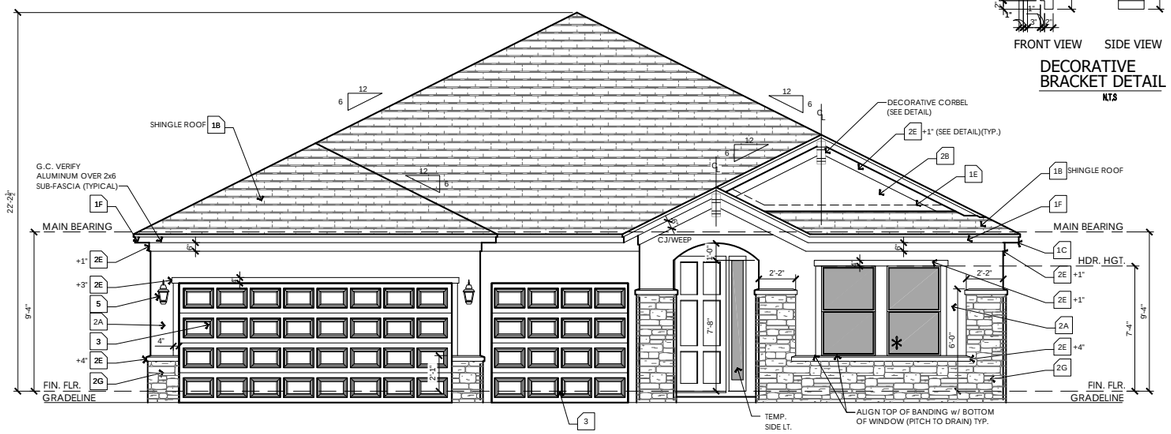


DECORATIVE BRACKET DETAIL
N.T.S



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

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

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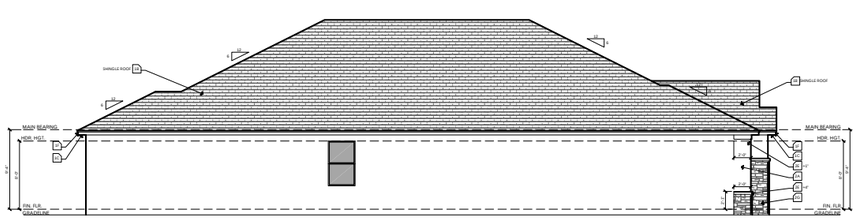
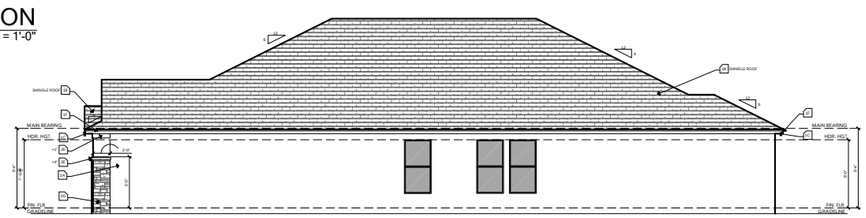
REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

TRADITIONAL ELEVATION - C

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Builder: taylor morrison

Job Information:

Saint Croix
Community Name
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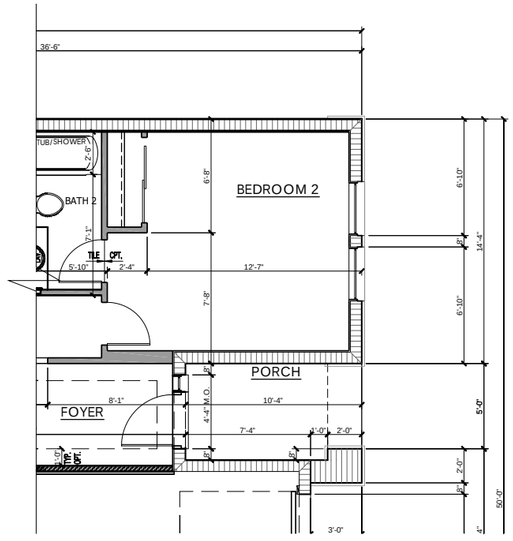
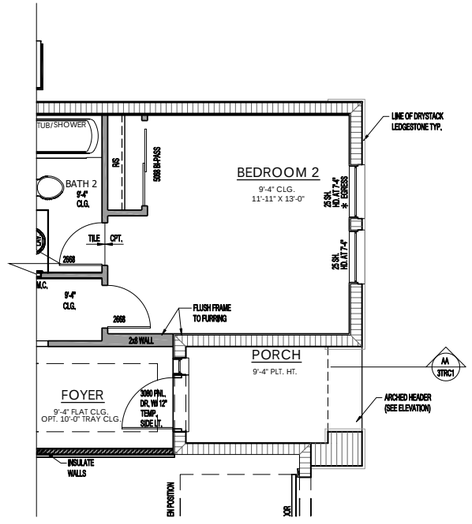
Lot: Community: City, State Zip
Address: Plot Date: 01 / 05 / 2023
Garage: LH

Reference No.
21-15374
Sheet:
3TRC1



PARTIAL FLOOR PLAN DIMENSIONS

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



PARTIAL FLOOR PLAN NOTES

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

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Builder:

taylor morrison

Job Information:

Saint Croix

Community Name

Block: #### Street St.

Lot: Community Address: City, State Zip

Garage: LH

Plot Date: 01 / 05 / 2023

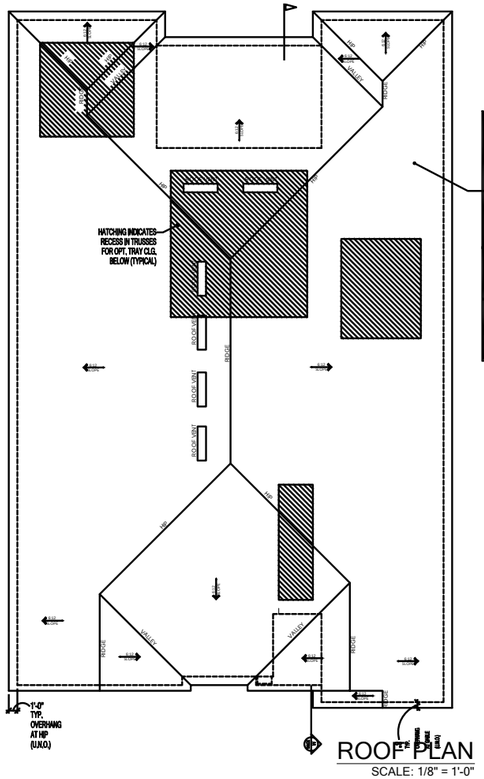
Reference No.

21-15374

Sheet:

3TRC2

PARTIAL FLOOR PLAN TRADITIONAL ELEVATION C



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

MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 3863 SQ. FT. / 300 = 12.88 SQ. FT. X 144 = 1854 SQ. IN.
GREATER THAN 49% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 741.70 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 6 TOTAL SOFFIT VENTILATION NEEDED 179 SQ. FT.
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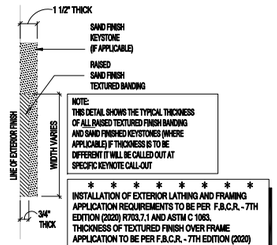
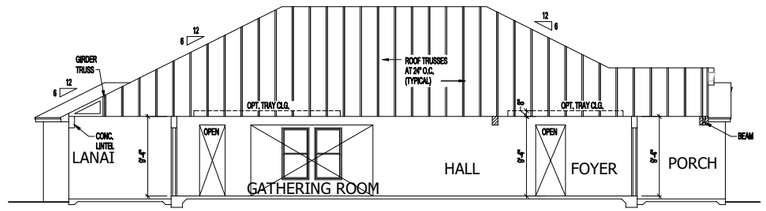
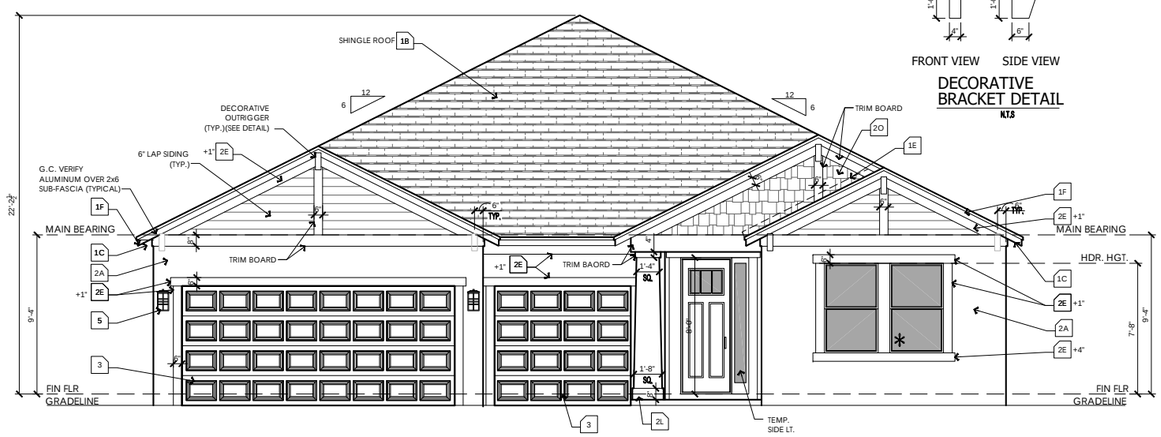
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"



SECTION AA
SCALE: 1/8" = 1'-0"



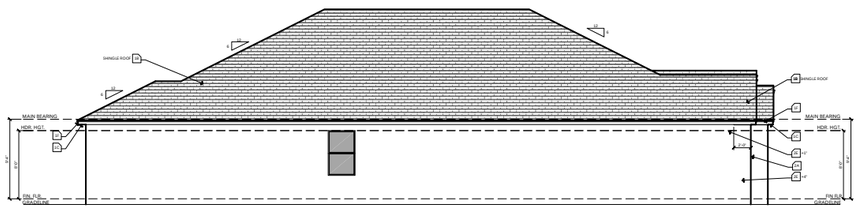
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

FRONT VIEW SIDE VIEW

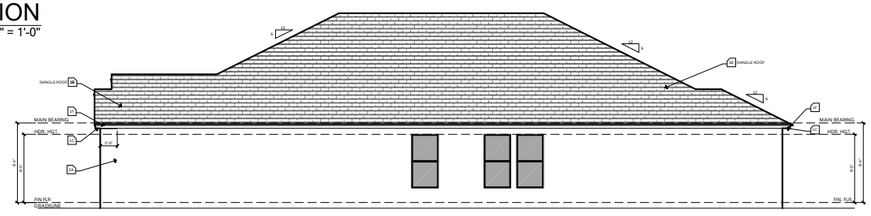
DECORATIVE BRACKET DETAIL
N.T.S



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

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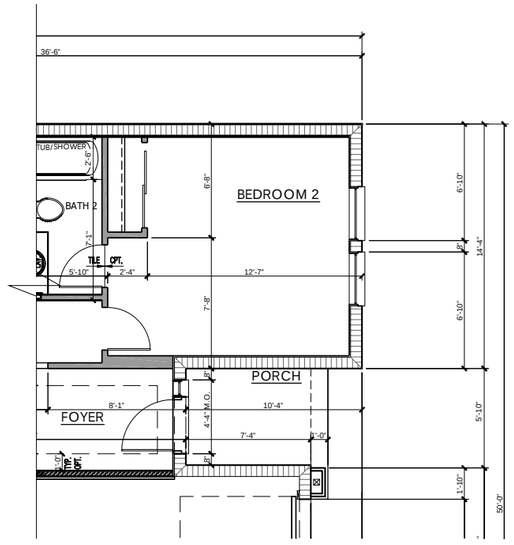
Builder:
taylor morrison

Job Information:
Saint Croix
Community Name
Lot:
Community:
Address:
Plot Date:
Block: ##### Street St.
City, State Zip
01 / 05 / 2023
Garage: LH

Reference No.
21-15374

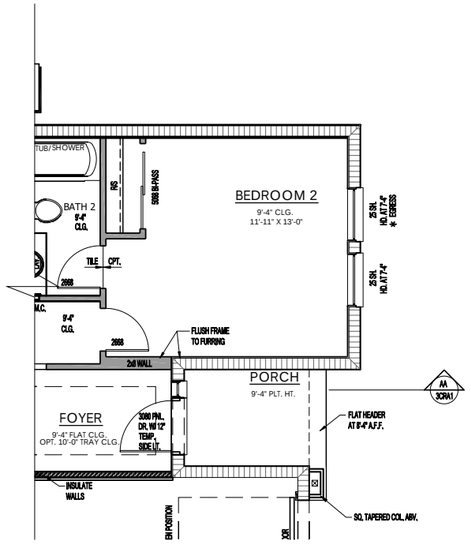
Sheet:
3CRA1

CRAFTSMAN ELEVATION - A



PARTIAL FLOOR PLAN DIMENSIONS

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



PARTIAL FLOOR PLAN NOTES

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

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Builder:

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Job Information:

Saint Croix

Community Name

Block: #### Street St.

Lot: Community Address: City, State Zip

Garage: LH

Plot Date: 01 / 05 / 2023

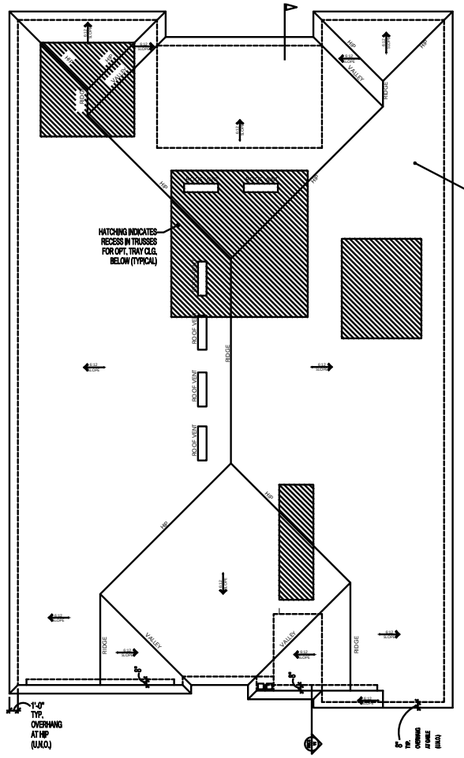
Reference No.

21-15374

Sheet:

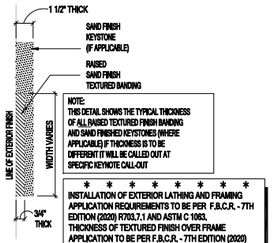
3CRA2

- PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION A



MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 3878 SQ. FT. / 300 = 12.93 SQ. FT. X 144 = 1861 SQ. IN. GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 744.58 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 6 TOTAL SOFFIT VENTILATION NEEDED 179 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

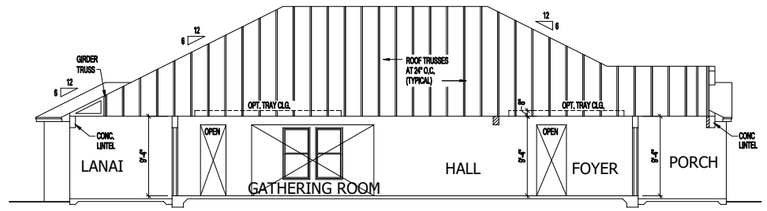
ROOF PLAN
SCALE: 1/8" = 1'-0"



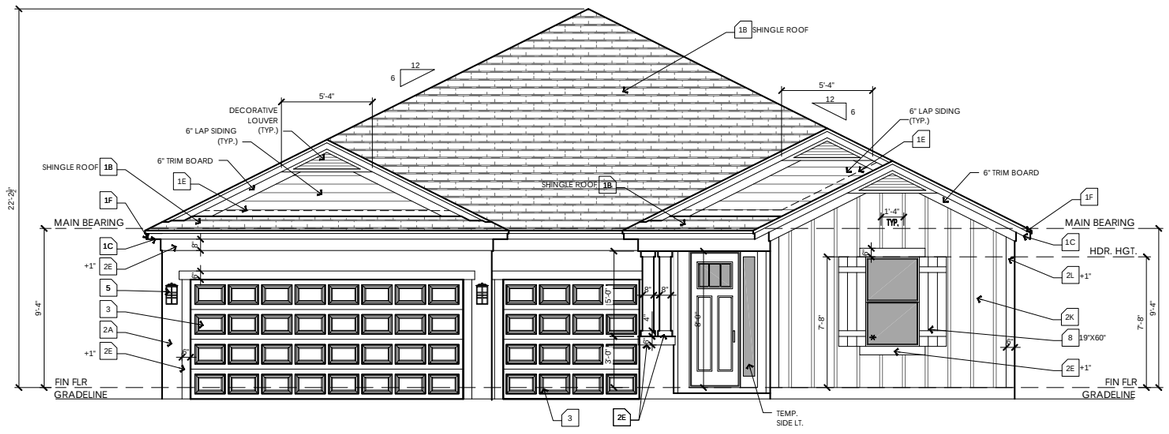
NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

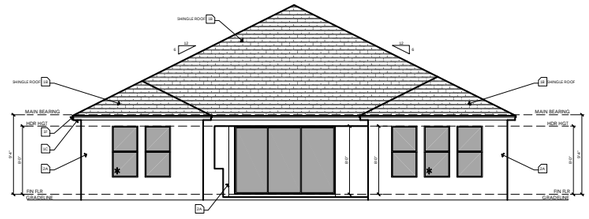
TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"



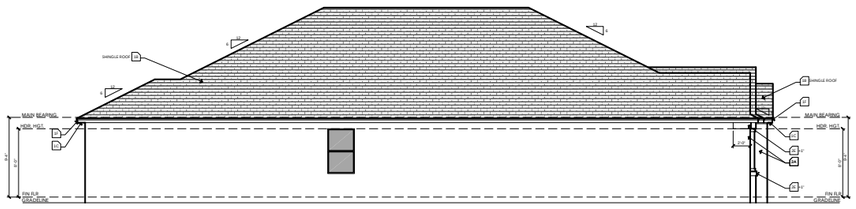
SECTION AA
SCALE: 1/8" = 1'-0"



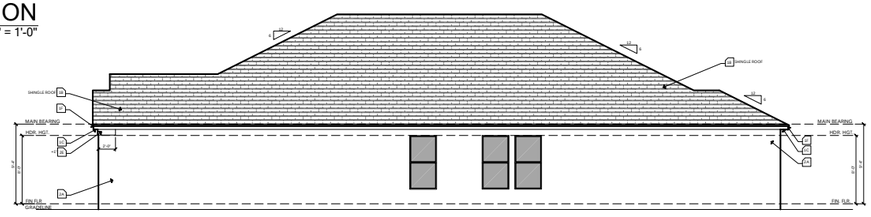
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

WINDOW FALL PROTECTION

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ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
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   - I. Indicates simulated brick veneer.
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   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
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Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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Builder: taylor morrison

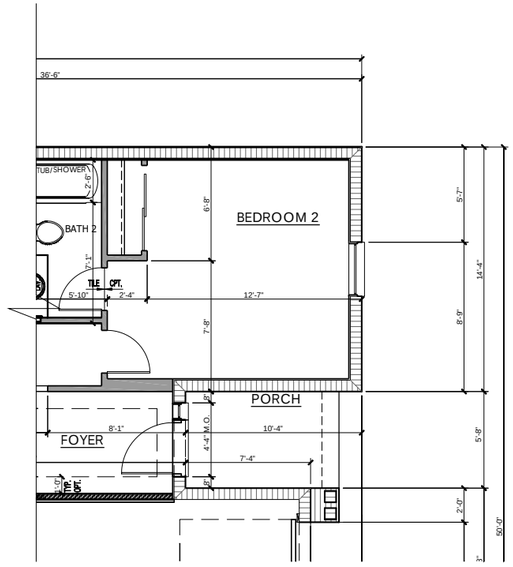
Job Information:

Saint Croix
Community Name
Lot:
Block: ####
Community Address: City, State Zip
Garage: LH
Rev Date: 01 / 05 / 2023

Reference No.
21-15374

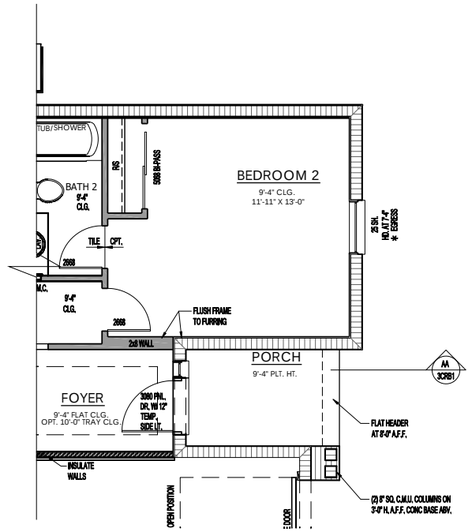
Sheet:
3CRB1

- CRAFTSMAN ELEVATION - B



PARTIAL FLOOR PLAN DIMENSIONS

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



PARTIAL FLOOR PLAN NOTES

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

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Builder:

taylor morrison

Job Information:

Saint Croix

Community Name

Lot: Block: Garage: LH

Community: ##### Street St.

Address: City, State Zip

Plot Date: 01 / 05 / 2023

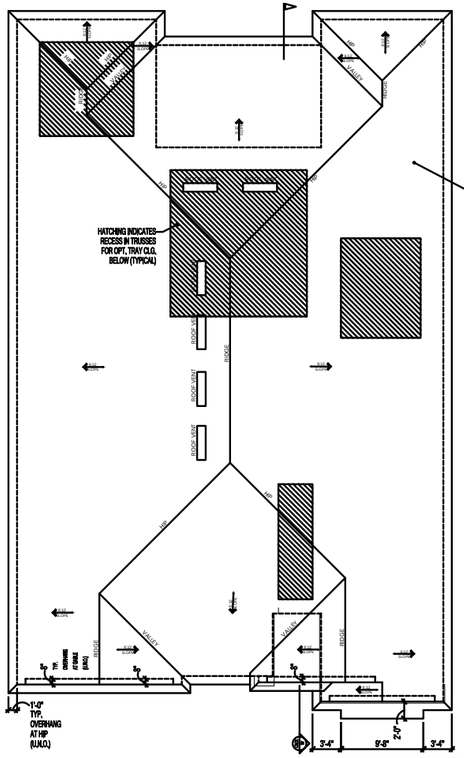
Reference No.

21-15374

Sheet:

3CRB2

- PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION B



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

MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS: ATTIC AREA = 3863 SQ. FT. / 300 = 12.88 SQ. FT. X 144 = 1854 SQ. IN.
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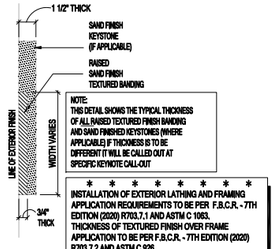
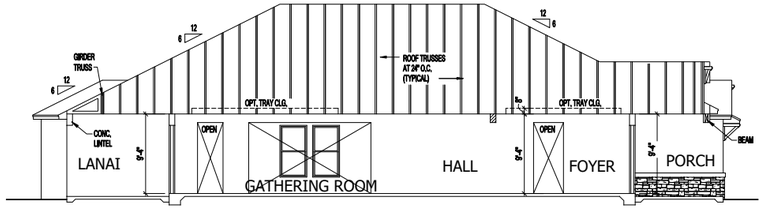


TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"



SECTION AA
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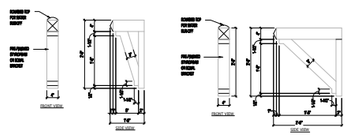
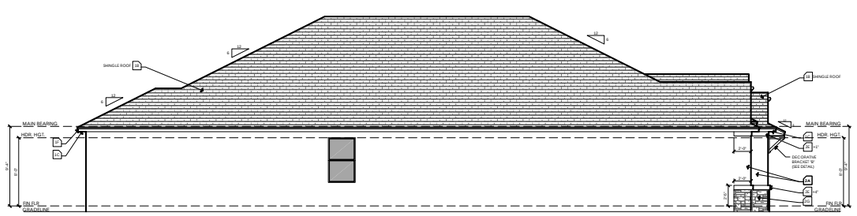
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

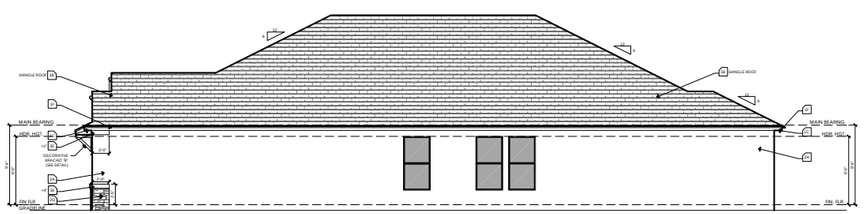


REAR ELEVATION
SCALE: 1/8" = 1'-0"





LEFT ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

WINDOW FALL PROTECTION

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CRAFTSMAN ELEVATION - C

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Builder: taylor morrison

Job Information:

Saint Croix
Community Name
Lot:
Block:
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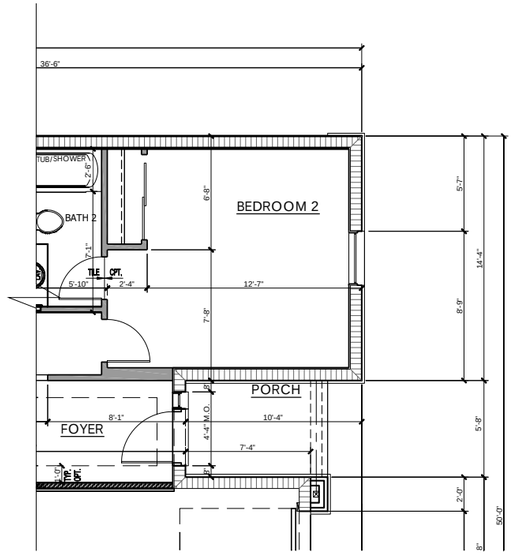
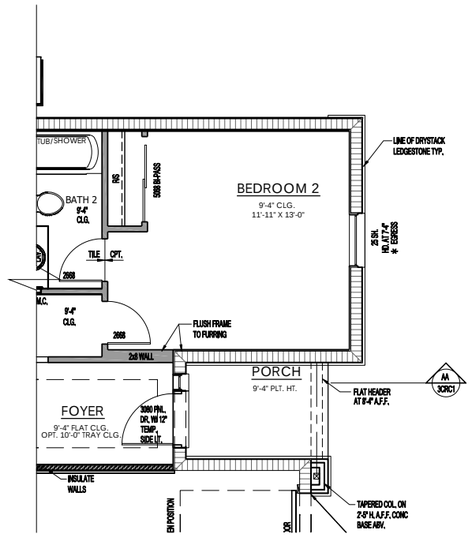
Address: #### Street St.
City, State Zip
Garage: LH
Plot Date: 01 / 05 / 2023

Reference No.
21-15374
Sheet:
3CRC1



PARTIAL FLOOR PLAN DIMENSIONS

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



PARTIAL FLOOR PLAN NOTES

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

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Saint Croix

Community Name

Lot: Block: #### Street St.
Community: City, State Zip
Address: Garage: LH
Rev/Date: 01 / 05 / 2023

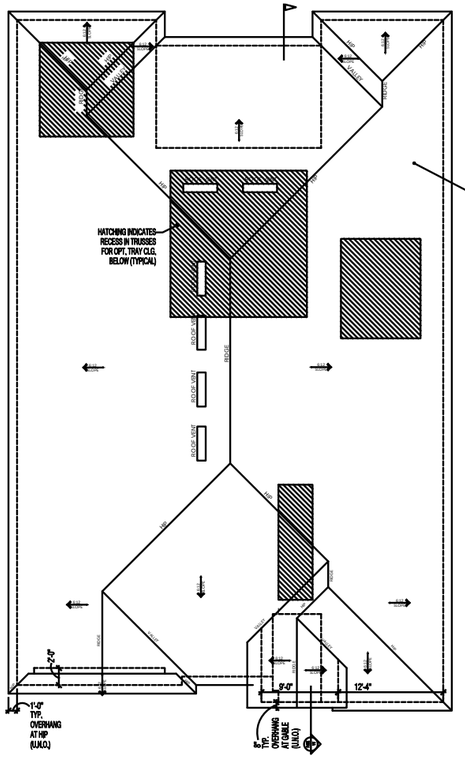
Reference No.

21-15374

Sheet:

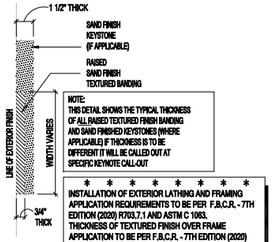
3CRC2

- PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION C

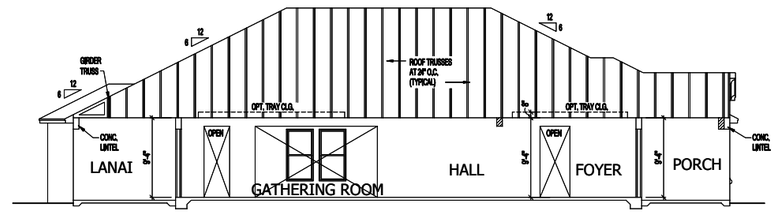


ROOF PLAN
SCALE: 1/8" = 1'-0"

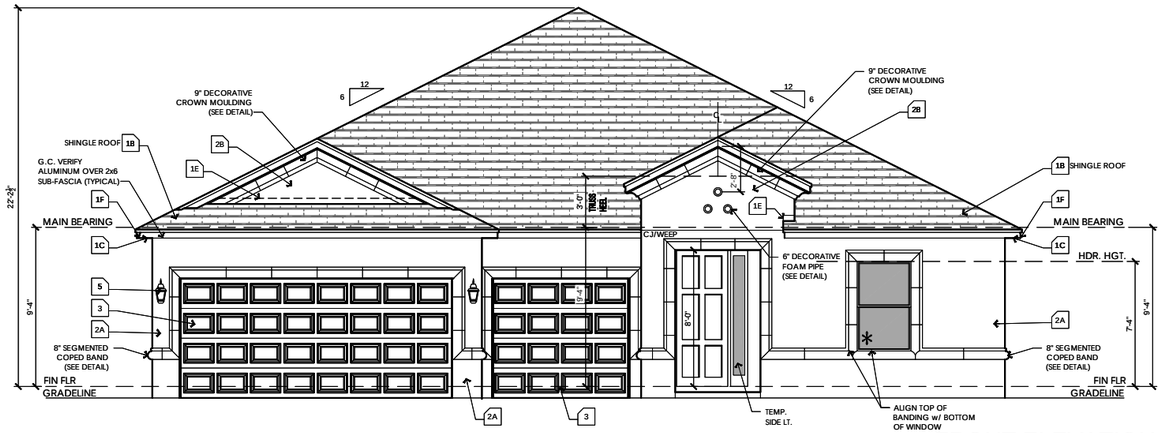
3878 MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 3878 SQ. FT. / 300 = 12.93 SQ. FT. X 144 = 1861 SQ. IN.
GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 744.58 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 6 TOTAL SOFFIT VENTILATION NEEDED 179 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"



SECTION AA
SCALE: 1/8" = 1'-0"



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

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
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   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
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   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
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6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
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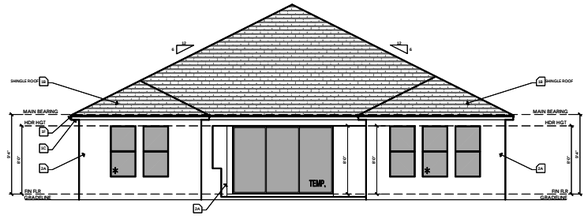
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

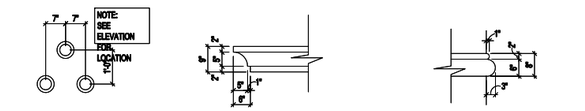
WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



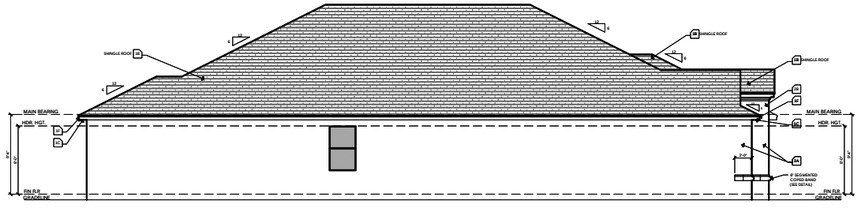
REAR ELEVATION
SCALE: 1/8" = 1'-0"



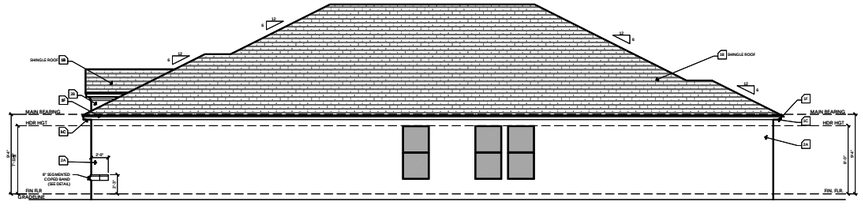
6" DECORATIVE FOAM PIPE DETAIL
SCALE: 1/2" = 1'-0"

9" FOAM CROWN MOLDING DETAIL
SCALE: 1/2" = 1'-0"

8" SEGMENTED COPED BANDING DETAIL
SCALE: 1/2" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

MEDITERRANEAN ELEVATION - A

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26000115
295 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960.2535
gokeesee.com

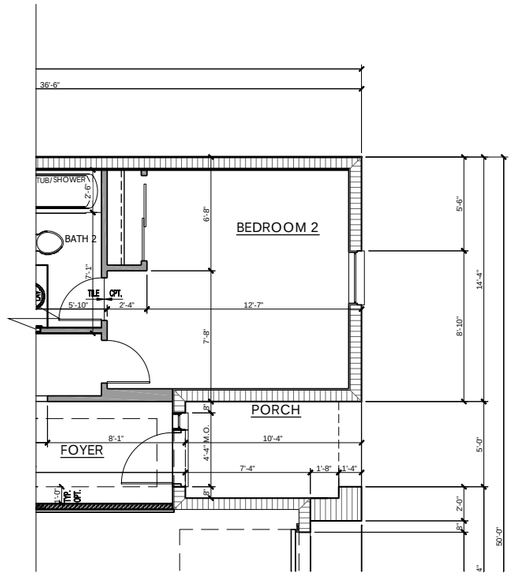
Builder: taylor morrison

Job Information:

Saint Croix
Community Name
Lot: Block: Garage: LH
Community: #### Street St.
Address: City, State Zip
Rev/Date: 01 / 05 / 2023

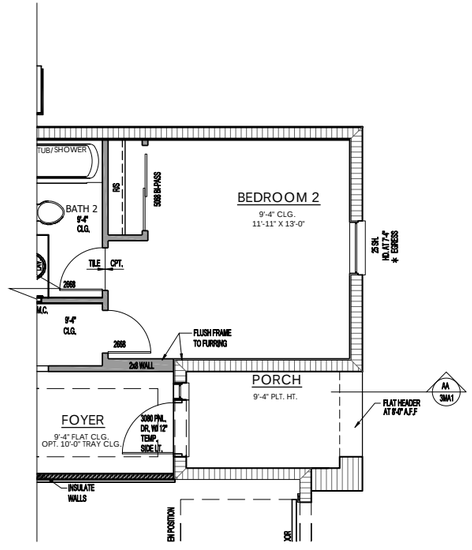
Reference No.
21-15374

Sheet:
3MA1



PARTIAL FLOOR PLAN DIMENSIONS

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



PARTIAL FLOOR PLAN NOTES

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

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AA26003115
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258 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 660 2333

Builder:

taylor morrison

Job Information:

Saint Croix

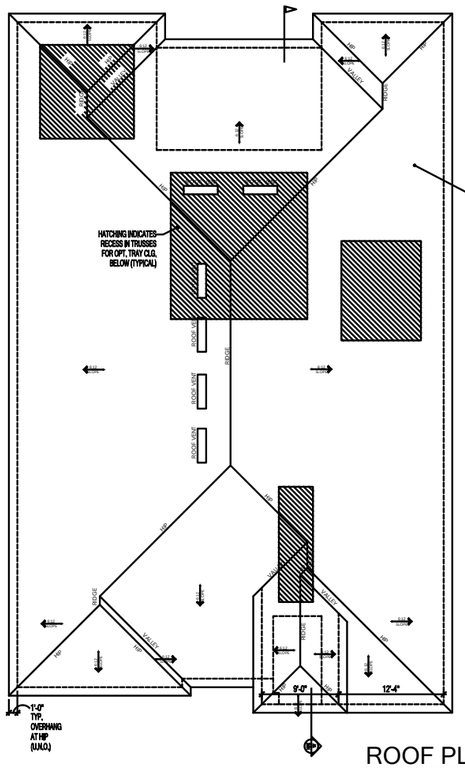
Community Name

Lot:
Block: Garage: LH
Community:
Address: #### Street St.
City, State Zip
Plot Date: 01 / 05 / 2023

Reference No.
21-15374

Sheet:
3MA2

PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION A



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

MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 3878 SQ. FT. / 300 = 12.93 SQ. FT.
X 144 = 1861 SQ. IN.

GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 744.58 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 6
TOTAL SOFFIT VENTILATION NEEDED 179 SQ. FT.

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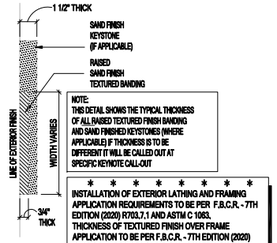
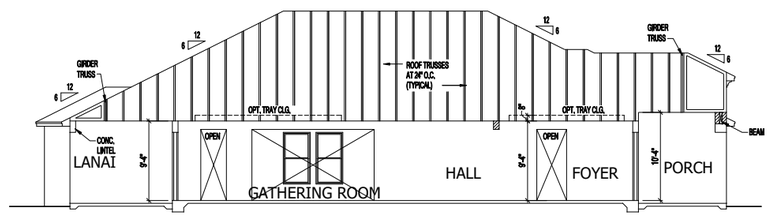
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"



SECTION AA
SCALE: 1/8" = 1'-0"



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

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

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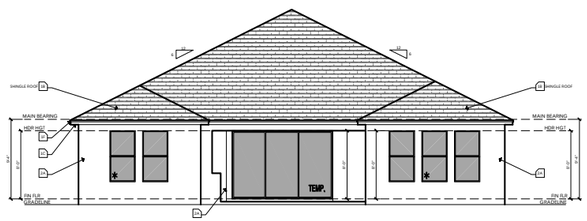
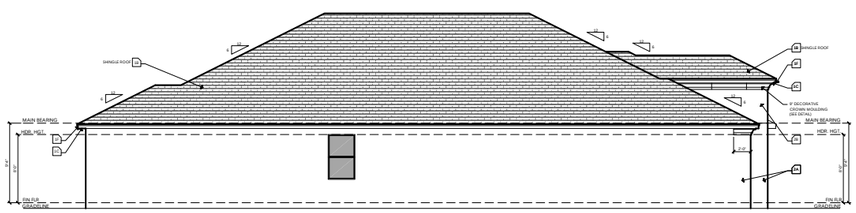
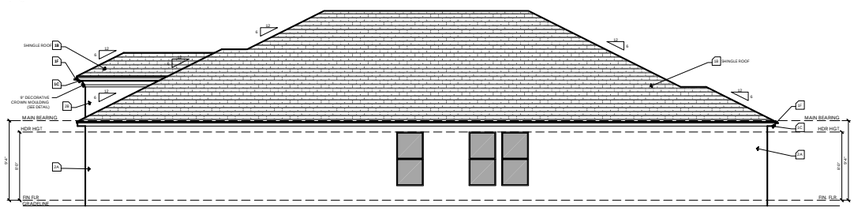


REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
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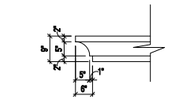
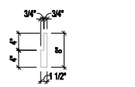


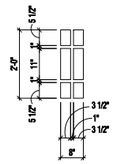
9" SEGMENTED CROWN MOULDING DETAIL
SCALE: 1/2" = 1'-0"



8" SEGMENTED BANDING DETAIL
SCALE: 3/4" = 1'-0"



6" SEGMENTED SILL DETAIL
SCALE: 3/4" = 1'-0"



DECORATIVE TILE DETAIL
SCALE: 3/4" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
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Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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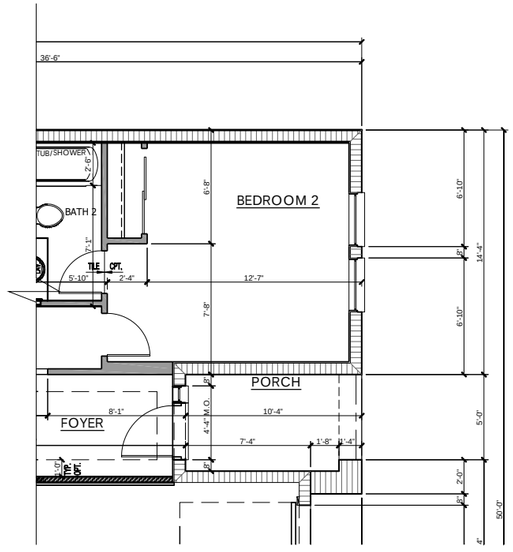
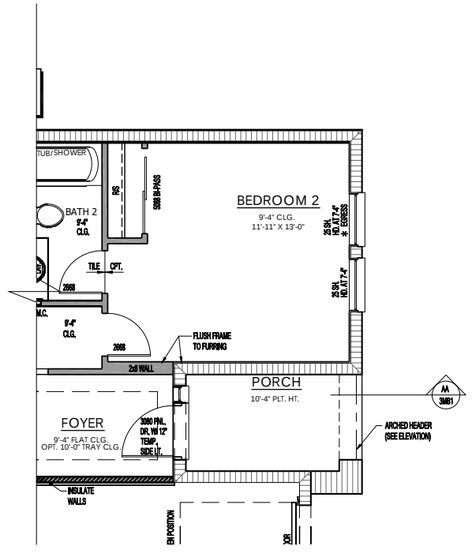
MEDITERRANEAN ELEVATION - B



PARTIAL FLOOR PLAN DIMENSIONS

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



PARTIAL FLOOR PLAN NOTES

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

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AA26003115
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o.(407) 960.2333

Builder:

taylor morrison

Job Information:

Saint Croix

Community Name

Block: #### Street St.

Lot: Community: City, State Zip

Garage: LH

Address: Plot Date: 01 / 05 / 2023

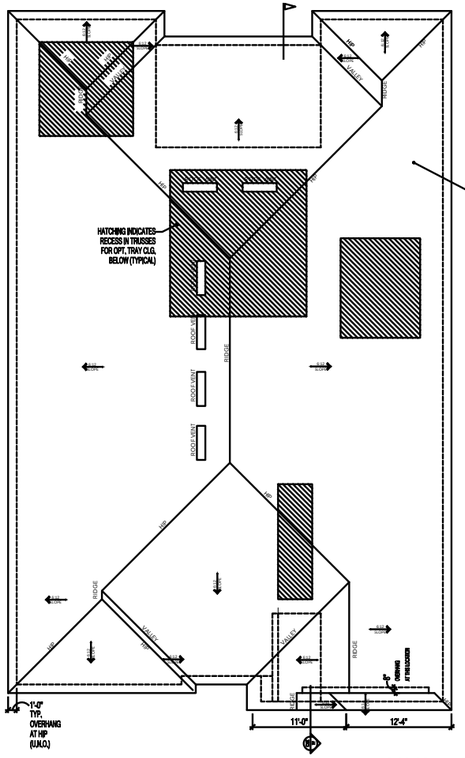
Reference No.

21-15374

Sheet:

3MB2

PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION B



ROOF PLAN

SCALE: 1/8" = 1'-0"

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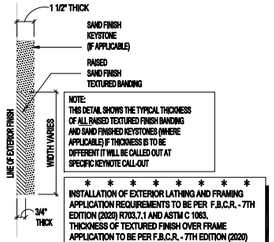
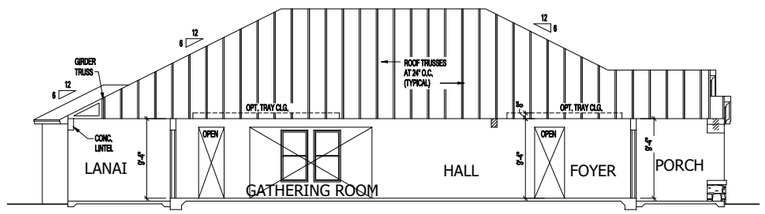


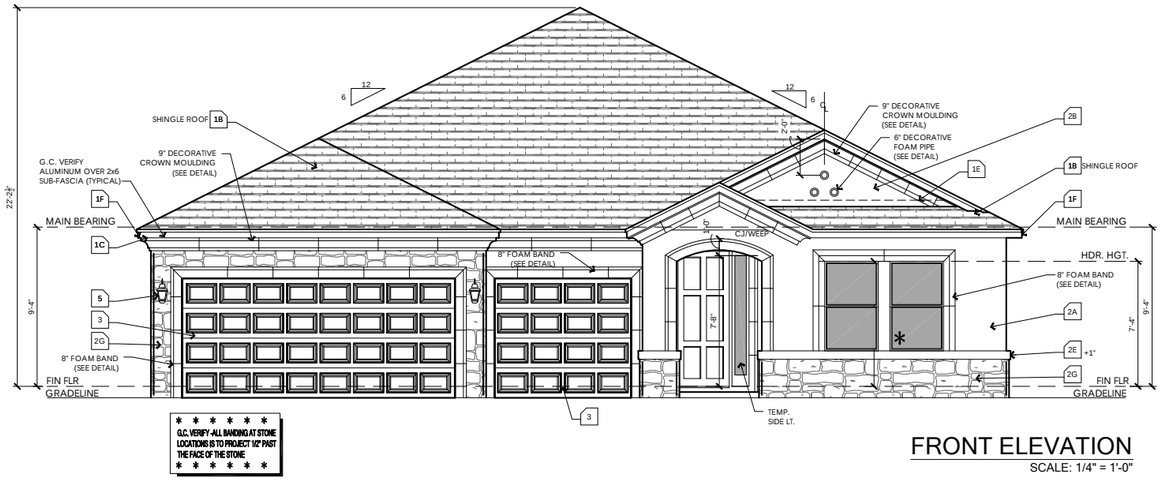
TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

SCALE: 3" = 1'-0"



SECTION AA

SCALE: 1/8" = 1'-0"



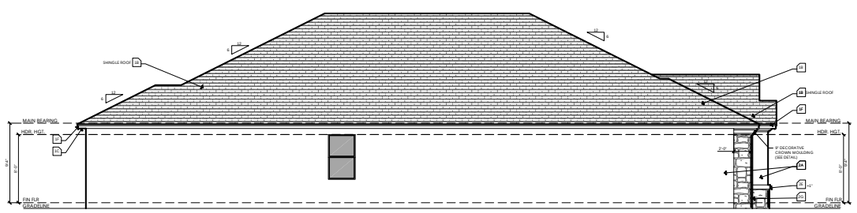
FRONT ELEVATION

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



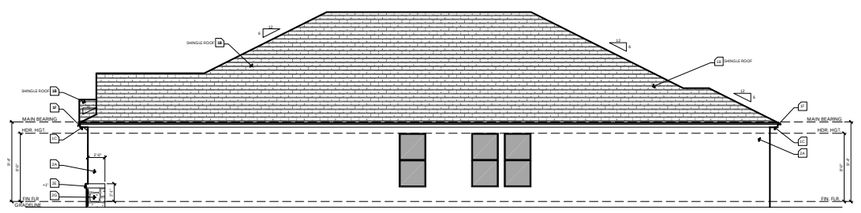
REAR ELEVATION

SCALE: 1/8" = 1'-0"



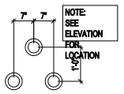
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



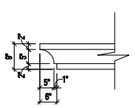
RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



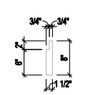
6" DECORATIVE FOAM PIPE DETAIL

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



9" SEGMENTED CROWN MOULDING DETAIL

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



8" SEGMENTED BANDING DETAIL

SCALE: 3/4" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26000115
288 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960.2330
gkeesee.com

Builder: taylor morrison

Job Information:

Saint Croix

Community Name

Lot: Block: Garage: LH

Community: #### Street St.

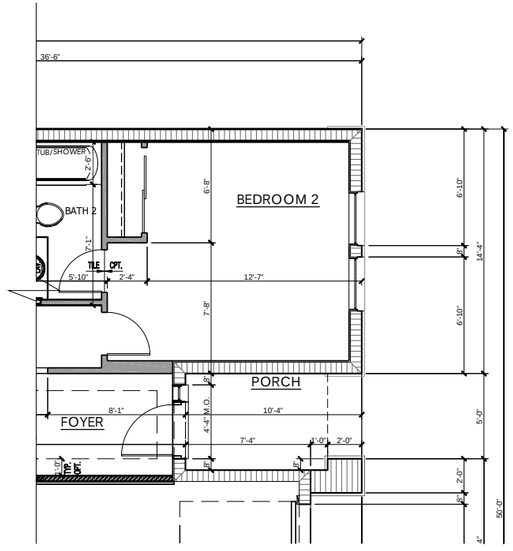
Address: City, State Zip

Plot Date: 01 / 05 / 2023

Reference No. 21-15374

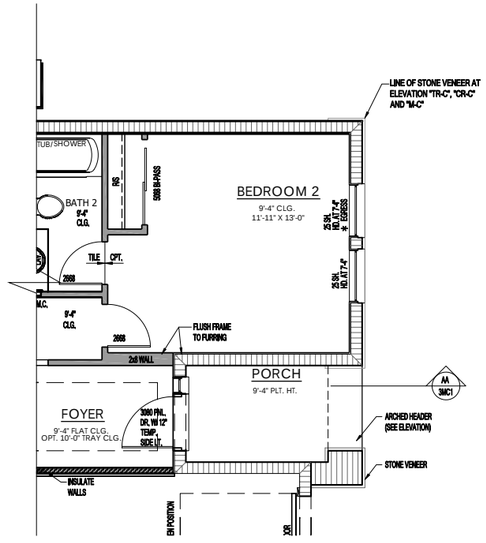
Sheet: 3MC1

MEDITERRANEAN ELEVATION - C



PARTIAL FLOOR PLAN DIMENSIONS

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



PARTIAL FLOOR PLAN NOTES

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

keesee associates
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AA26003115
gokeesee.com
228 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960.2333

Builder:

taylor morrison

Job Information:

Saint Croix

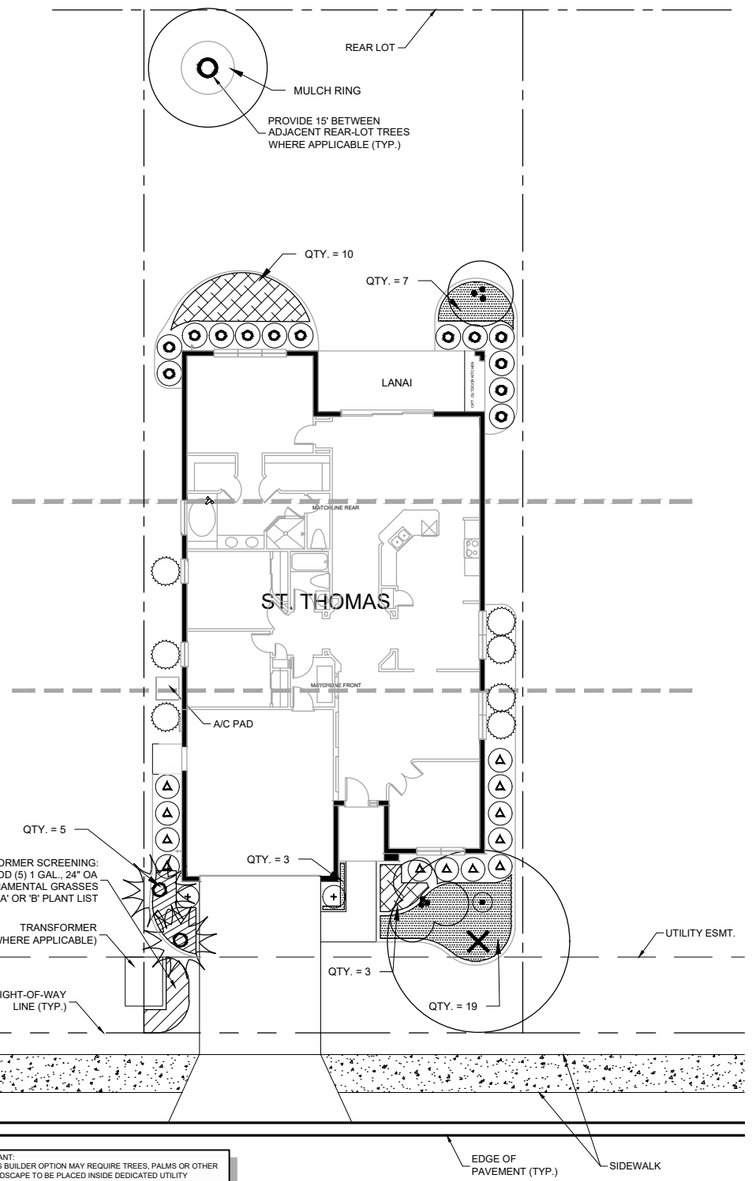
Lot:
Community: Community Name
Address: Block: #### Street St.
City, State Zip
Plot Date: 01 / 05 / 2023
Garage: LH

Reference No.
21-15374

Sheet:
3MC2

PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION C

NOTE:
WHERE BACK-TO-BACK LOT CONDITION EXISTS, LOTS WILL BE SEPARATED BY LANDSCAPE AND A FENCE/WALL. CONTRACTOR SHALL REFER TO 'REAR YARD LANDSCAPE PLAN' FOR REAR YARD PLANTING LAYOUT ALONG FENCE/WALL.



IMPORTANT:
1. THIS BUILDER OPTION MAY REQUIRE TREES, PALMS OR OTHER LANDSCAPE TO BE PLACED INSIDE DEDICATED UTILITY EASEMENTS. BUYER ASSUMES FULL RESPONSIBILITY OF LANDSCAPE MATERIALS SHOULD FUTURE ACCESS BE REQUIRED WITHIN THE RESPECTIVE EASEMENTS FOR ANY REASON.
2. ALL CANOPY TREES SHALL BE LOCATED OUTSIDE OF UTILITY EASEMENTS AND PLACED A MIN. 5' FROM ANY UTILITY.
3. ALL CANOPY TREES SHALL BE LOCATED A MINIMUM 8' AWAY FROM PRIMARY STRUCTURE, DRIVEWAY, SIDEWALK, STREET OR PROPERTY LINE OF ADJACENT RESIDENTIAL LOT.
4. ALL ABOVE GROUND UTILITIES, INCLUDING TRANSFORMERS, SHALL BE PLANTED WITH GRASSES ON ALL SIDES. GRASS SPECIES SHALL CORRESPOND TO 'A' OR 'B' PLANT LIST.

ST. THOMAS LANDSCAPE PLAN

0 10 20 40
SCALE IN FEET

ST. THOMAS 'A' PLANT LIST (TAMPA-ORLANDO)		
Symbol	**Name**	**Quantity**
SHADE TREES		
	Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 12'-14' Ht., 5' spd., Full	1
	Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 3" Cal.,12' Ht., 4' spd., 4' C.T., Full	1
ACCENT TREES		
	Botanical: Ligustrum japonicum Common: Tree Ligustrum Specifications: Min 2" Cal., 7'x7' OA	1
PALM TREES		
	Botanical: Washingtonia robusta Common: Washington Palm Specifications: 12' & 16' CT	2
	Botanical: Phoenix roebelenii Common: Pygmy Date Palm Specifications: 4' C.T. B&B, Triple, Equal Trunks	1
ACCENT SHRUBS		
	Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	7
	Botanical: Strelitzia reginae Common: Orange Bird of Paradise Specifications: 7 gal., 3' OA, Full	1
	Botanical: Ilex crenata 'Sky Pencil' Common: Sky Pencil Holly Specifications: 7 Gal., 4' Ht., Matching	2
MEDIUM SHRUBS		
	Botanical: Schefflera arboricola 'Trinette' Common: Trinette Specifications: 3 gal., 24" Ht. x 18" Sprd.	12
	Botanical: Viburnum suspensum Common: Sandankwa Viburnum Specifications: 3 gal., 24" Ht. x 18" Sprd.	13
GROUNDCOVERS		
	Botanical: Ilex vomitoria 'Schillings' Common: Dwarf Yaupon Holly Specifications: 3 gallon, 15" OA, 36" OC	13
	Botanical: Liriope muscari 'Silvery Sunproof' Common: Silvery Sunproof Liriope Specifications: 1 gal., 12" Full, 30" OC	29
GRASSES		
	Botanical: Muhlenbergia capillaris Common: Pink Muhly Grass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	5
MULCH		
	Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth	850 S.F.

ST. THOMAS 'B' PLANT LIST (TAMPA-ORLANDO)	
Name	**Quantity**
SHADE TREES	
Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 3" Cal.,12' Ht., 4' spd., 4' C.T., Full	1
Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 12'-14' Ht., 5' spd., Full	1
ACCENT TREES	
Botanical: Callistemon rigida Common: Erect Bottlebrush Specifications: Min. 8' Ht., 2" Cal., Std., Full	1
PALM TREES	
Botanical: Washingtonia robusta Common: Washington Palm Specifications: 12' & 16' CT	2
Botanical: Phoenix roebelenii Common: Pygmy Date Palm Specifications: 4' C.T. B&B, Triple, Equal Trunks	1
ACCENT SHRUBS	
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	7
Botanical: Nandina domestica Common: Heavenly Bamboo Specifications: 7 gal., 36" OA, Full	1
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 4' Ht., Matching	2
MEDIUM SHRUBS	
Botanical: Loropetalum chinense 'Red Chocolate' Common: Red Chocolate Loropetalum Specifications: 3 gal., 18" Ht. x 18" Sprd.	12
Botanical: Illicium parvifolium Common: Anise Specifications: 3 gal., 24" Ht. x 18" Sprd.	13
GROUNDCOVERS	
Botanical: Duranta erecta 'Gold Mound' Common: Gold Mound Duranta Specifications: 3 gal., 18" Ht. x 18" Sprd., 36" OC	13
Botanical: Liriope muscari 'Big Blue' Common: Big Blue Liriope Specifications: 1 gal., 12" Full, 30" OC	29
GRASSES	
Botanical: Spartina bakeri Common: Sand Cordgrass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	5
MULCH	
Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth	850 S.F.

CANOPY TREE NOTE
WHERE A CANOPY TREE IS REQUIRED TO BE GREATER THAN 3" CALIPER, THE LIVE OAK SHALL BE SUBSTITUTED WITH SHUMARD OAK, ALLEE ELM, OR APPROVED EQUAL.

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FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

THE CANYONS AT HIGHLAND RANCH
HOME LANDSCAPE PLAN (STANDARD)

0 10 20 40
SCALE IN FEET

PREPARED FOR:
taylor morrison
Homes Inspired by You

FILE NAME:St Thomas Master Landscape
UPDATED: 2019/02/28

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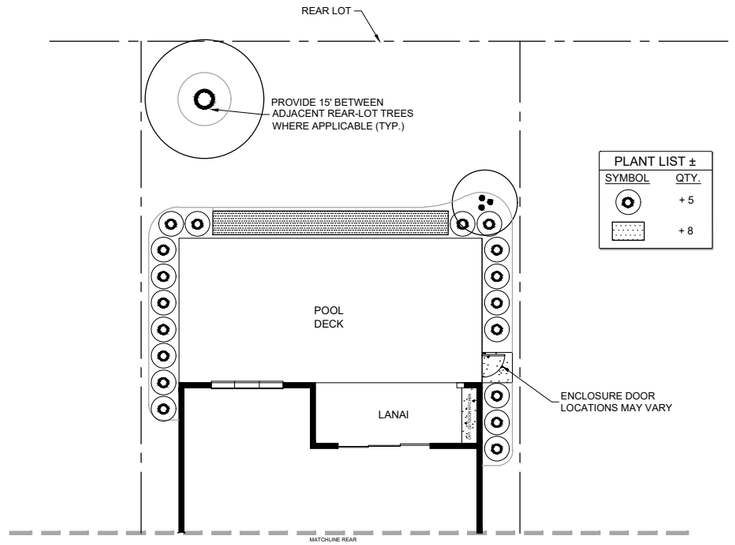
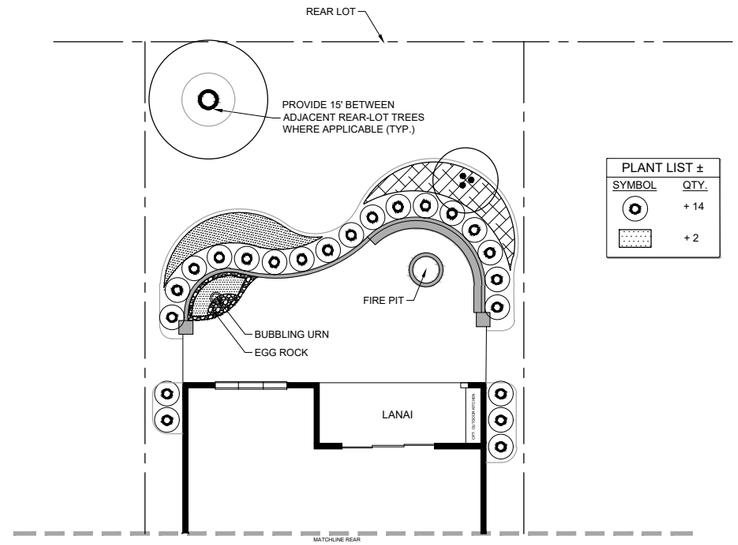
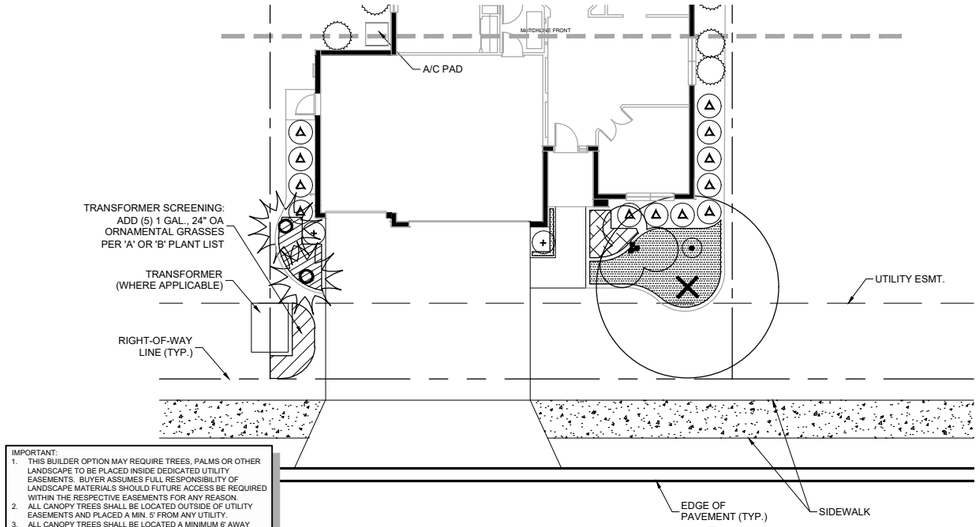


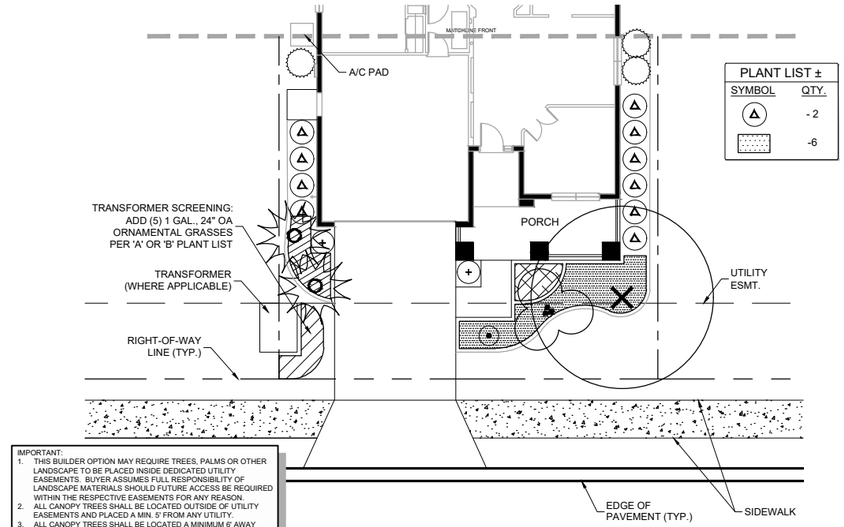
C OPTION ~ POOL
SCALE: 1"=20'



D OPTION ~ FIRE PIT
SCALE: 1"=20'



A OPTION ~ 3-CAR GARAGE
SCALE: 1"=20'



B OPTION ~ ELEVATIONS 'CR-A & CR-C'
SCALE: 1"=20'

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FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

THE CANYONS AT HIGHLAND RANCH

HOME LANDSCAPE PLAN (OPTIONS)

0 10 20 40
SCALE IN FEET

PREPARED FOR:
taylor morrison
Homes Inspired by You

FILE NAME:St Thomas Master Landscape
UPDATED: 2019/02/28

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SAINT THOMAS GARAGE LEFT
INCLUDED ELEVATION
ELEVATIONS "TRADITIONAL - ABC"
ELEVATIONS "CRAFTSMAN - ABC"
ELEVATIONS "MEDITERRANEAN - ABC"

TAYLOR MORRISON
PLAN REVISIONS

09-23-16 COMPLETED CONSTRUCTION DOCUMENTS THROUGH ELEVATION TRADITIONAL "A", ALTERNATE ELEVATIONS TRADITIONAL "B" AND "C", CRAFTSMAN "A", "B", AND "C", MEDITERRANEAN "A", "B", AND "C".

11-02-16 COMPLETED REVISIONS TO INCLUDE:

COMPLETED VORTEX ENGINEERING MARK UPS

RENAMED PLAN TO SAINT THOMAS ILO TB40-2055

ADDED SQUARE FOOTAGE CALCULATION BOX TO COVER SHEET.

REVISED SHOWER RECESS TO BE 3 1/2" DEEP.

TUB DECK AT 22" ILO 20".

11-11-16 COMPLETED REVISIONS TO INCLUDE:

FLIPPED SWING OF ENTRY DOOR AT ELEVATION "TR-C" AND "ME-C" TO MATCH OTHER ELEVATIONS.

12-23-16 COMPLETED REVISIONS TO INCLUDE:

ADDED ELEVATION "SE" TO PLAN SET AS STANDARD ELEVATION.

REVISED SHEET NUMBERS FOR EACH ELEVATION.

03-20-17 MIRRORED LEFT HAND GARAGE PLAN TO CREATE RIGHT HAND GARAGE PLAN.

06-09-17 COMPLETED REVISIONS TO INCLUDE:

REVISED SLAB THICKNESS NOTE ON FOUNDATION TO BE 3.5" ILO 4".

REVISED ROOM NAMES TO MATCH CORPORATE ROOM NAMES.

MADE CROWN MOULDING DETAIL AT ROTUNDA OPTIONAL.

06-26-17 COMPLETED REVISIONS TO INCLUDE:

REVISED STANDARD ELEVATION TO BE "INCLUDED ELEVATION".

07-21-17 COMPLETED REVISIONS TO INCLUDE:

REVISED SIDE WINDOWS TO 6' HT. AT ALL ELEVATIONS.

02-06-18 COMPLETED REVISIONS TO INCLUDE:

ADDED HARDWARE TO MEDITERRANEAN ELEVATION GARAGE DOORS.

REVISED ROOF ON MEDITERRANEAN ELEVATIONS TO BE SHINGLE W/ OPTIONAL TILE ROOF.

SQUARE FOOTAGE CALCULATIONS

ELEVATION	"IE"	"TR-A"	"TR-B"	"TR-C"	"CR-A"	"CR-B"	"CR-C"	"M-A"	"M-B"	"M-C"
LIVING S.F.	2055	2055	2055	2055	2055	2055	2055	2055	2055	2055
GARAGE S.F.	460	460	460	460	460	460	460	460	460	460
LANAI S.F.	176	176	176	176	176	176	176	176	176	176
PORCH S.F.	46	46	46	49	46	201	203	46	46	49
TOTAL UNDER ROOF S.F.	2737	2737	2737	2740	2737	2892	2894	2737	2737	2740
TOTAL WIDTH	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"
TOTAL LENGTH	70'-0"	70'-0"	70'-0"	70'-0"	70'-0"	74'-4"	74'-4"	70'-0"	70'-0"	70'-0"
OPTIONS										
OPT. 3 CAR GARAGE S.F.	+220	+220	+220	+220	+220	+220	+220	+220	+220	+220
TOTAL WIDTH	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"
TOTAL LENGTH	70'-0"	70'-0"	70'-0"	70'-0"	70'-0"	74'-4"	74'-4"	70'-0"	70'-0"	70'-0"

08-06-18 COMPLETED REVISIONS TO INCLUDE:

MOVED THE ATTIC ACCESS TO THE SIDE OF THE GARAGE.

09-08-18 COMPLETED REVISIONS TO INCLUDE:

ADDED 3 CAR GARAGE OPTION FOR TRADITIONAL AND CRAFTSMAN ELEVATIONS.

09-18-18 COMPLETED VORTEX ENGINEERING MARK-UPS AND ADDED NEW TRUSS LAYOUTS.

10-08-18 COMPLETED REVISIONS TO INCLUDE:

ADDED VORTEX ENGINEERING AND TRUSS LAYOUTS FOR 3 CAR GARAGE OPTION FOR TRADITIONAL AND CRAFTSMAN ELEVATIONS.

12-17-18 MIRRORED LEFT HAND GARAGE PLAN TO CREATE RIGHT HAND GARAGE PLAN.

01-30-19 COMPLETED REVISIONS TO INCLUDE:

ADDED AIR SWITCH AT DISP.

REVISED SIDE WALL AT REF. TO BE 25" LONG.

ADDED OPT. SHAMPOO NICHE AT ALL SHOWERS.

ADDED OPT. RAIN SHOWER HEAD AT OWNER'S BATH SHOWER.

OPT. HAND HELD SHOWER HEAD AT OWNER'S BATH SHOWER.

ADDED OPT. POT FILLER AT GOURMET KITCHEN ONLY.

ADDED ALT. LOCATION OF A/C PAD.

04-25-19 COMPLETED REVISIONS TO INCLUDE:

CHANGED ALL INTERIOR ARCHED HEADERS TO BE FLAT HEADERS AND REMOVED ALL PLANT SHELVES.

06-27-19 COMPLETED REVISIONS TO INCLUDE:

UPDATED ELECTRICAL PLAN WITH LIST OF CHANGES, UPDATED TO INCLUDE LED LIGHTING, 9000 SERIES.

09-27-19 COMPLETED REVISIONS TO INCLUDE:

REVISED COACH LIGHT TO "KICHLER - BEACON SQUARE" FOR CRAFTSMAN ELEVATIONS ONLY

REVISED SIMPSON FASTENERS PER VORTEX MARK-UPS

10-15-19 COMPLETED REVISIONS TO INCLUDE:

ADDED DIMENSION TO LIGHT AT CASUAL DINING.

10-23-19 CREATED 3 CAR ELEVATION FOR MEDITERRANEAN ELEVATIONS.

12-16-19 COMPLETED REVISIONS TO INCLUDE:

- CLIENT REVISIONS TO 9000 SERIES LED CONVERSION ELECTRICAL PLANS
- REVISED GARAGE SERVICE DOOR PAD TO BE 3'-0"X3'-0"
- REVISED KITCHEN KNEE WALL AT ISLAND 2X6.

04-02-20 COMPLETED REVISION TO INCLUDE:

REVISED FOUNDATION AT OWNER'S SHOWER TO MATCH FLOOR PLAN.

04-08-20 COMPLETED REVISIONS TO INCLUDE:

REVISED SHAMPOO NICHES TO BE STANDARD FOR 9000 SERIES PLANS AND FOR NON 9000 SERIES PLANS TO BE OPTIONAL.

06-22-20 COMPLETED REVISION TO INCLUDE:

REVISED LANAI LED ELECTRICAL LIGHTS, ADDED FAN AND SWITCHES.

10-31-20 COMPLETED 2020 BI-ANNUAL REVISIONS.

07-12-21 COMPLETED REVISION TO INCLUDE:

REVISED PLAN TO HAVE 150 AND 167 MPH STRUCTURAL NOTES

REVISED ELECTRICAL RISER TO 200 AMP

01-26-22 COMPLETED REVISIONS TO INCLUDE:

UPDATED PLANS PER SKU RATIONALIZATION

07-01-22 COMPLETED REVISIONS TO INCLUDE:

REMOVED SHOWER NICHES COMPLETELY FROM PLAN

01-10-23 COMPLETED REVISIONS TO INCLUDE:

ADDED THE ADDITIONAL 12" CABINET OPTION TO THE GOURMET KITCHEN OPTION

06-22-23 COMPLETED REVISIONS TO INCLUDE:

REMOVED 3/4" SLAB RECESS AT FRONT ENTRY DOOR.

DRAWING INDEX

Sheet No.	SHEET TITLE
COV	COVER SHEET
GN	GENERAL NOTES
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2A1	FLOOR PLAN NOTES
2A2	FLOOR PLAN DIMENSIONS
2B	PARTIAL PLANS AT OPT. 3 CAR GARAGE
2C	OPTIONAL 3 CAR GARAGE ELEVATIONS
3SE	INCLUDED ELEVATION
3TRA1	TRADITIONAL ELEVATION 'A'
3TRA2	PARTIAL FLOOR PLAN TRADITIONAL ELEVATION 'A'
3TRB1	TRADITIONAL ELEVATION 'B'
3TRB2	PARTIAL FLOOR PLAN TRADITIONAL ELEVATION 'B'
3TRC1	TRADITIONAL ELEVATION 'C'
3TRC2	PARTIAL FLOOR PLAN TRADITIONAL ELEVATION 'C'
3CRA1	CRAFTSMAN ELEVATION 'A'
3CRA2	PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION 'A'
3CRB1	CRAFTSMAN ELEVATION 'B'
3CRB2	PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION 'B'
3CRC1	CRAFTSMAN ELEVATION 'C'
3CRC2	PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION 'C'
3MA1	MEDITERRANEAN ELEVATION 'A'
3MA2	PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION 'A'
3MB1	MEDITERRANEAN ELEVATION 'B'
3MB2	PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION 'B'
3MC1	MEDITERRANEAN ELEVATION 'C'
3MC2	PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION 'C'
4	ELECTRICAL PLAN
5	WATERPROOFING DETAILS
5A	WATERPROOFING DETAILS - SIDING
F1.0	FOAM DETAILS
F1.1	FOAM DETAILS

STRUCTURAL INDEX

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N1	STRUCTURAL NOTES
SP1.0	FOUNDATION PLAN
SP1.1	FOUNDATION PLAN OPTIONS
SP1.2	FOUNDATION PARTIAL PLANS
SP2.0	LINTEL PLAN AND SCHEDULE
SP2.1	LINTEL PARTIAL PLANS
SP3.0	STRUCTURAL PLAN
SP3.1	STRUCTURAL OPTIONS
SP3.2	STRUCTURAL PARTIAL PLANS
SP4.0	INCLUDED ELEVATION TRUSS STRAPPING PLAN
SP4.1	INCLUDED ELEVATION W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
SP4.2	TRADITIONAL ELEVATION "A" TRUSS STRAPPING PLAN
SP4.3	TRADITIONAL ELEVATION "A" W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
SP4.4	TRADITIONAL ELEVATION "B" TRUSS STRAPPING PLAN
SP4.5	TRADITIONAL ELEVATION "B" W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
SP4.6	TRADITIONAL ELEVATION "C" TRUSS STRAPPING PLAN
SP4.7	TRADITIONAL ELEVATION "C" W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
SP4.8	CRAFTSMAN ELEVATION "A" TRUSS STRAPPING PLAN
SP4.9	CRAFTSMAN ELEVATION "A" W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
SP4.10	CRAFTSMAN ELEVATION "B" TRUSS STRAPPING PLAN
SP4.11	CRAFTSMAN ELEVATION "B" W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
SP4.12	CRAFTSMAN ELEVATION "C" TRUSS STRAPPING PLAN
SP4.13	CRAFTSMAN ELEVATION "C" W/ OPT. CAR GARAGE TRUSS STRAPPING PLAN
SP4.14	MEDITERRANEAN ELEVATION "A" TRUSS STRAPPING PLAN
SP4.15	MEDITERRANEAN ELEVATION "A" W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
SP4.16	MEDITERRANEAN ELEVATION "B" TRUSS STRAPPING PLAN
SP4.17	MEDITERRANEAN ELEVATION "B" W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
SP4.18	MEDITERRANEAN ELEVATION "C" TRUSS STRAPPING PLAN
SP4.19	MEDITERRANEAN ELEVATION "C" W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
FD-1	FRAMING NOTES
FD-2	FRAMING NOTES
S1	DETAILS
S2	DETAILS
S2A	DETAILS
S3	DETAILS
S4	DETAILS
S5	DETAILS
SDWC	DETAILS

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Maitland, FL 32751
(407) 896-2533

I HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED TRUSS DRAWINGS AND FIND THEM IN COMPLIANCE WITH SECTION 1503.1 OF THE FLORIDA BUILDING CODE, RESIDENTIAL (7TH EDITION).

THESE TRUSS DRAWINGS ARE FOR PRE-ENGINEERED TRUSS MARK LAYOUT TO DETERMINE LOCATIONS AND SIZES OF ENGINEERED TRUSSES. THE ENGINEER OF RECORD RESERVES THE RIGHT TO MAKE ANY CHANGES AFTER TRUSS DESIGNS HAVE BEEN SUPPLIED TO THE ENGINEER.

VORTEX ENGINEERING, LLC.
607 S. ALEXANDER ST., SUITE 103
PLANT CITY, FL 33563
1.877.SVORTEX (786-7839)

SEALED FOR STRUCTURE ONLY
CA 28035
Expires: 02/28/2023
ANDREW J. MIGCHIELI, P.E. - FL REG #86217
ASHED A. AVENDAÑO, P.E. - FL REG #86623

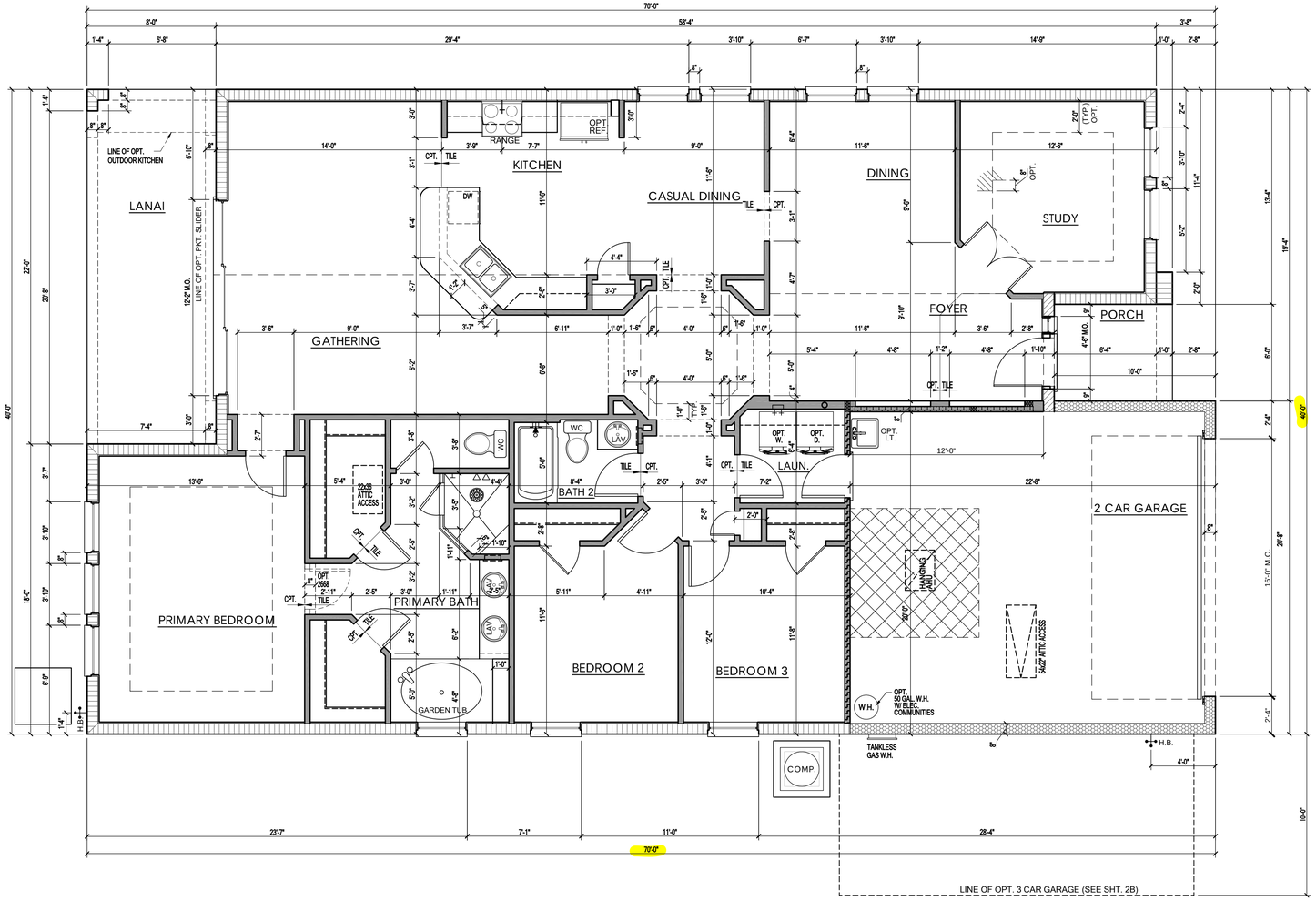
Builder: taylor morrison

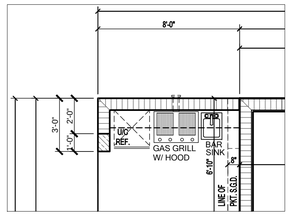
Job Information:

Saint Thomas
Community Name
Block:
Lot:
Community:
Address: #### Street St.
City, State Zip
Plot Date: 06 / 22 / 2023

Reference No.
21-13500

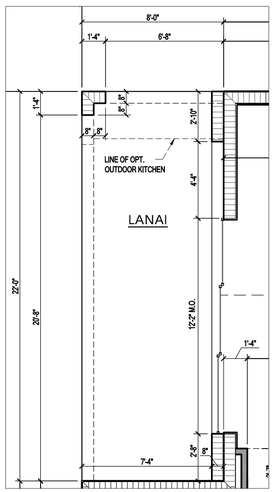
Sheet:
COV





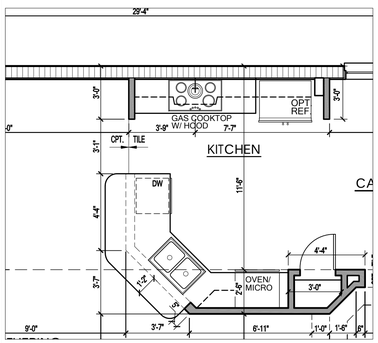
OPT. OUTDOOR KITCHEN

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



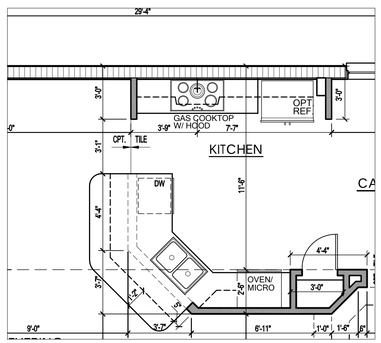
OPT. 12'-0" POCKET SLIDER

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



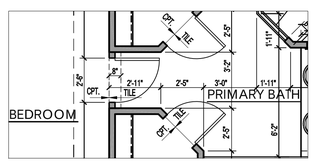
OPT. GOURMET KITCHEN

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



OPT. CABINETS W/ OPT. GOURMET KITCHEN

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



OPT. 2668 DOOR AT OWNER'S BATH

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

FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'

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Builder:

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01 / 13 / 2023

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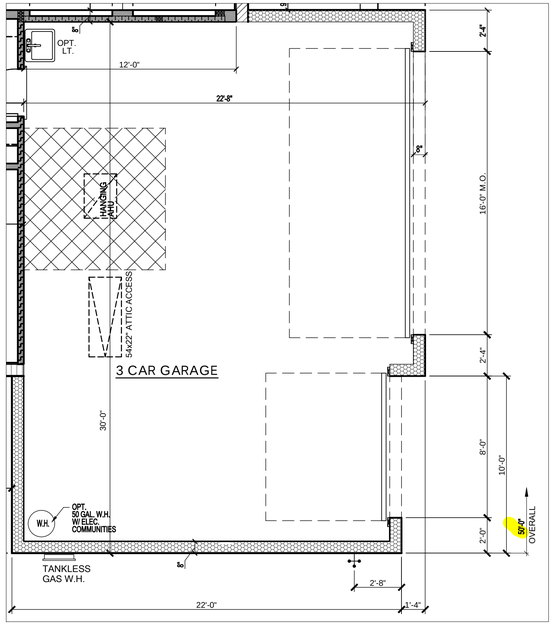
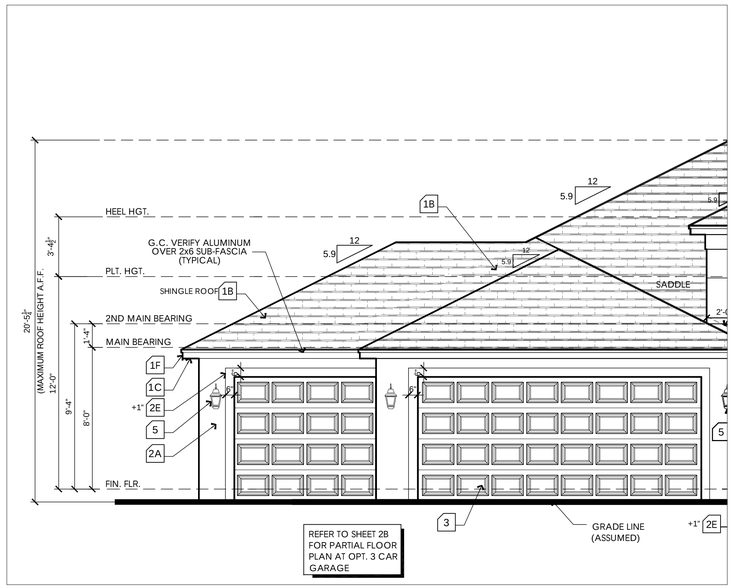
2A2



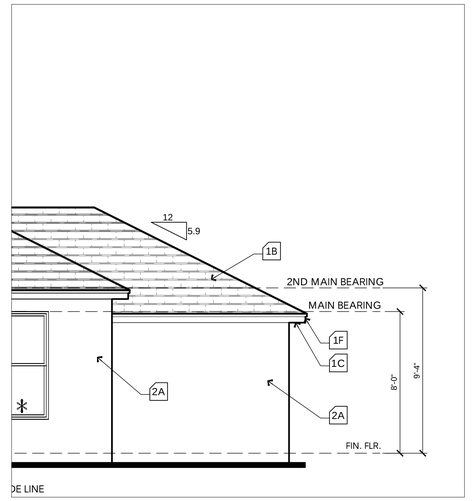
PARTIAL FLOOR PLAN DIMENSIONS
OPT. 3 CAR GARAGE

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



PARTIAL FRONT ELEV. "INCLUDED"

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

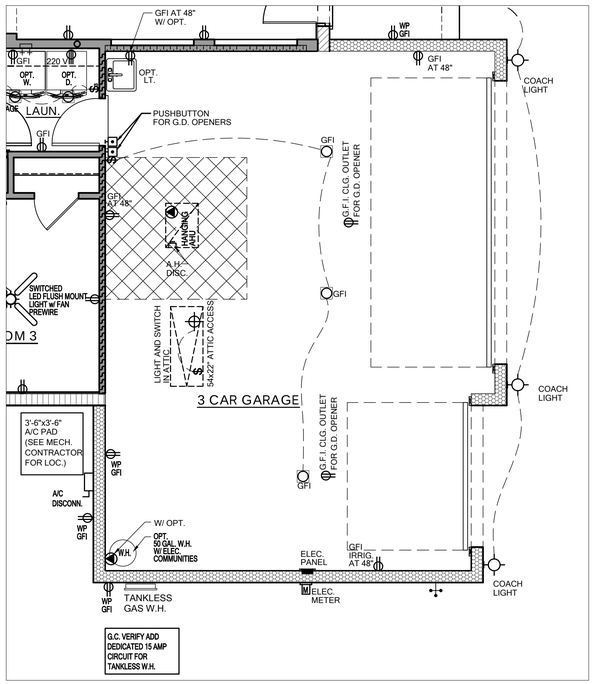


PARTIAL REAR ELEV. "INCLUDED"

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

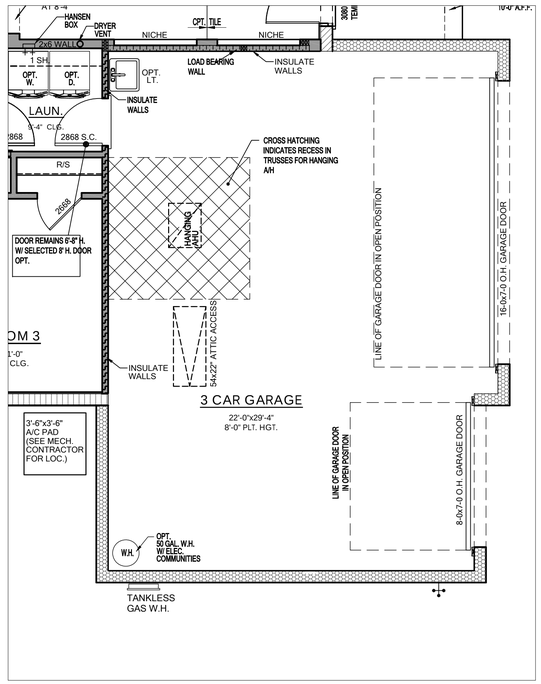
PARTIAL ELEVATIONS
OPT. 3 CAR GARAGE

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



PARTIAL FLOOR PLAN ELECTRICAL LAYOUT
OPT. 3 CAR GARAGE

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



PARTIAL FLOOR PLAN NOTES
OPT. 3 CAR GARAGE

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

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry

- 8'-0" T.O.M. (CMU wall)
- 9'-4" T.O.M. (CMU wall)
- 12'-0" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap
- Insulate Wall

AREA TABULATION - CRB

LIVING	2055	SQ.FT.
TOTAL LIVING AREA	2055	SQ.FT.
GARAGE	460	SQ.FT.
PORCH	201	SQ.FT.
LANAI	176	SQ.FT.
TOTAL AREA UNDER ROOF	2892	SQ.FT.
OPT 3 CAR GARAGE	+220	

OPTIONAL 3 CAR GARAGE

ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL COMPLY WITH R310 PER F.B.C.R. -7TH EDITION (2020).

EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES, IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR. THE WINDOW MUST HAVE A MAXIMUM OPENING HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM

ELECTRICAL LEGEND

POWER SYMBOLS

	110-115 RECEPTACLE	WP	WEATHER PROOF
	SINGLE POLE RECEPTACLE	VP	VAPOR PROOF
	SWITCHED RECEPTACLE	GFI	GROUND FAULT INTERRUPT
	QUAD RECEPTACLE	A	ARC FAULT INTERRUPT
	CEILING / SOFFIT RECEPTACLE	48	MOUNTING HEIGHT
	FLOOR RECEPTACLE	GDO	GARAGE DOOR OPENER
	220 RECEPTACLE	PS	PULL STRING
SD	SMOKE DETECTOR		MOTOR
CM	CARBON MONOXIDE DETECTOR		BATH FAN
CM/SD	COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR		
	DISCONNECT		
	OPTIONAL CEILING FAN PREWIRE	$	SINGLE POLE SWITCH
	OPTIONAL LIGHT PRE-WIRE	$3	THREE WAY SWITCH
	OPTIONAL CEILING FAN PREWIRE		SPECIAL PURPOSE
		ISO	ISOLATED CIRCUIT
	STANDARD CEILING FAN PREWIRE		ELECTRIC PANEL
	STANDARD LIGHT PRE-WIRE		METER BASE

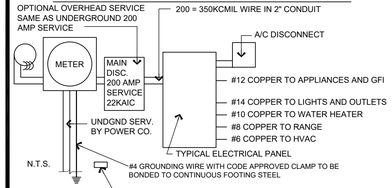
LIGHTING SYMBOLS

	INCANDESCENT LIGHT		2' FLOUR. SINGLE BULB
	WALL MNT INCANDESCENT LIGHT		4' FLOUR. SINGLE BULB
	WALL WASH FIXTURE		4' FLOUR. DOUBLE BULB
	FLUSH MOUNT LED (REQ. J.BOX)		4' FLOUR. WRAP
	BATH FAN AND LIGHT COMBINATION FLUSH MOUNT LED (REQ. J.BOX)		ROPE LIGHTING
	DOUBLE FLOOD LIGHT		EMERGENCY LIGHT

LOW VOLTAGE SYMBOLS

	SPEAKER		PUSH BUTTON / DOOR BELL
TV	TV OUTLET		DATA OUTLET
	TELEPHONE	T	THERMOSTAT
CH	DOOR CHIME	A	ALARM KEYPAD

ELECTRICAL RISER DIAGRAM



NOTE:
ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY

GENERAL ELECTRICAL NOTES:

NOTES: UNLESS OTHERWISE NOTED,

1. Electrical outlet heights as measured from finished floor to center line of the box to be: 16" AFF (general). In a Flood Zone, all electrical equipment to be at or above DFE.
   - Kitchen 44" AFF
   - Bathroom 39" AFF
   - Laundry Room 36" AFF
   - Exterior Waterproof 12" AFF
   - Garage - general purpose 48" AFF
   - Range 2" AFF
2. All trim plates and devices to be ganged, where possible.
3. Electrical switches to be at 42" centerline above finished floor.
4. Electrical plan is intended for bid purposes only. All work shall be done in strict accordance with the National Electric Code (NEC), latest edition, by a licensed electrical contractor who shall be responsible for the installation & sizing of all electrical, wiring & accessories.
5. Smoke detectors shall be in accordance with R314.1 and listed in accordance with UL 217.
6. Provide AFCI's (Arc-Fault Circuit Interrupters) combination type installed to provide protection of the branch circuits in all dwelling units per NFPA 70 (Current Edition) and the NEC and as defined in UL 1699.
7. Provide Tamper Resistant Receptacles as required by the NFPA 70 (Current Edition).
8. Carbon Monoxide Protection: carbon monoxide alarms or detectors shall be installed in all dwelling units in accordance with FBC R315 and NFPA 70. Such devices shall be listed by the appropriate standard, either ANSI/UL 2034, standard for single and multiple station CO alarms or UL 2075, gas and vapor detector sensor, according to the installation.
9. R315.1.2 Combination Alarms: combination smoke/carbon monoxide alarms shall be listed and labeled by a Nationally Recognized Testing Laboratory.
10. Keep all smoke detectors minimum of 36" from bathroom doors.
11. In new construction, smoke detectors shall be hardwired into an A/C electrical power source and shall be equipped with a monitored battery backup.
12. Bathroom exhaust fans must vent to the exterior of the building, ventilation to attic space and soffits is not acceptable.
13. Chapter 45 Private Swimming Pools - Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.14.
14. Add GFCI protection to receptacles in laundry rooms and utility rooms of dwellings where installed within 6' of the outside edge of a sink. This would include the receptacle installed for a washing machine. Receptacle outlets shall not be required on a wall directly behind a range or sink to fulfill the requirement of an outlet every 24". The width of the sink or range is not to be included in the spacing of the outlets unless the distance from the sink or range is greater than 12" for straight counter tops and 18" for sinks and ranges installed in corner counters.

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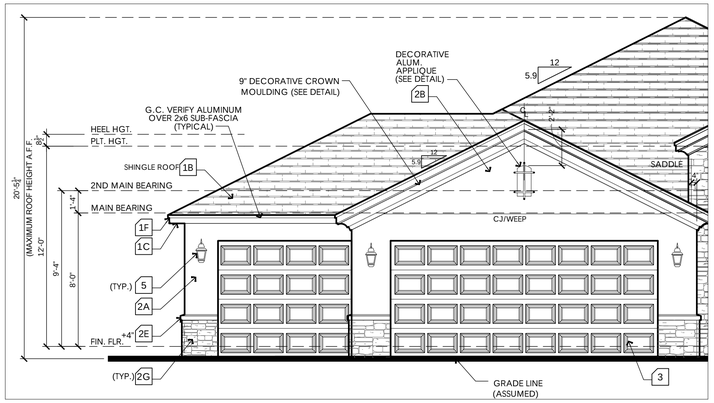
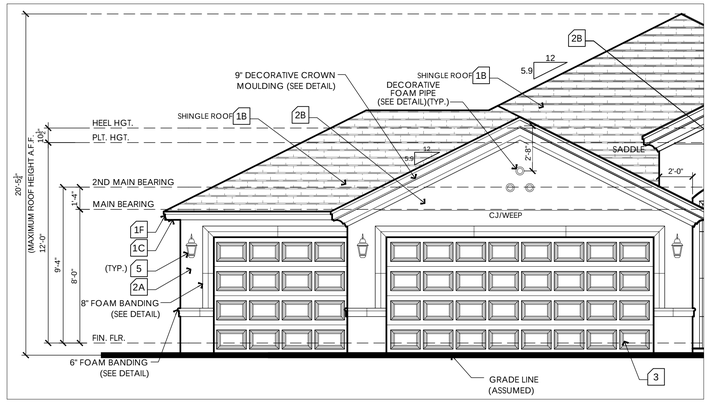


PARTIAL FRONT MEDITERRANEAN ELEVATION "C"

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



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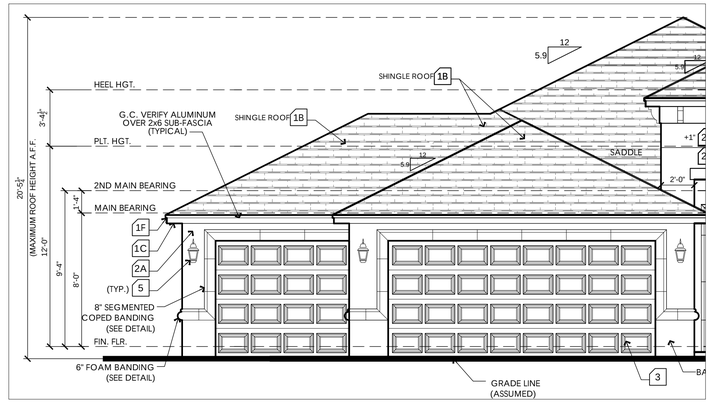

PARTIAL FRONT MEDITERRANEAN ELEVATION "A"

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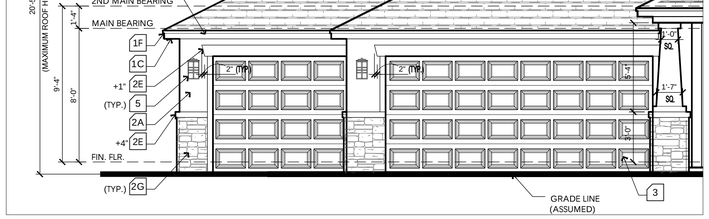
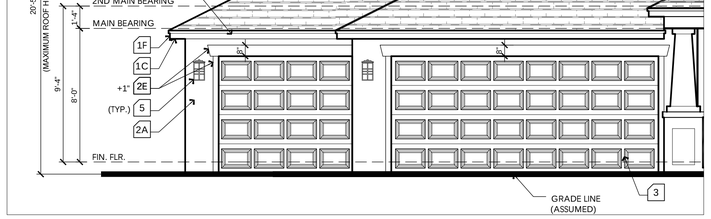


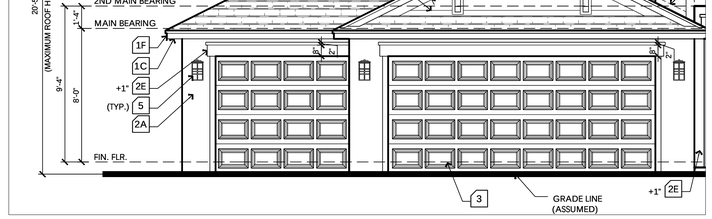
PARTIAL FRONT CRAFTSMAN ELEVATION "C"

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



PARTIAL FRONT CRAFTSMAN ELEVATION "B"

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



PARTIAL FRONT CRAFTSMAN ELEVATION "A"

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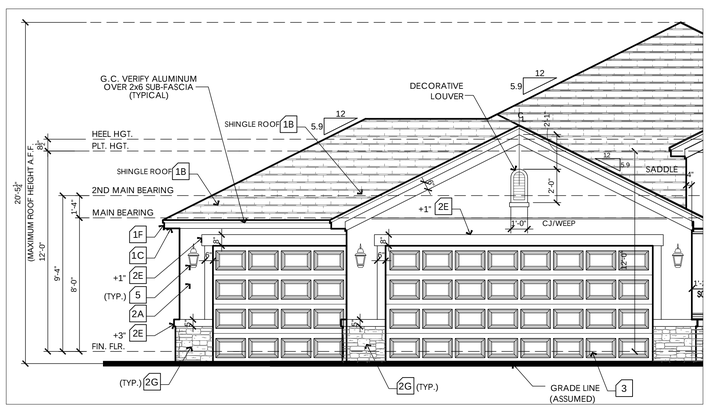
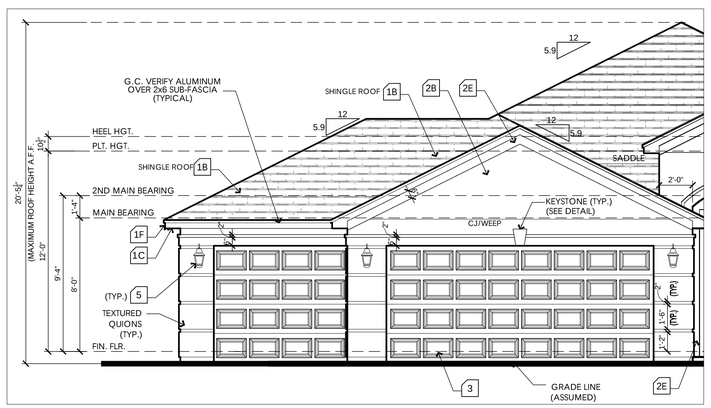


PARTIAL FRONT TRADITIONAL ELEVATION "C"

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



PARTIAL FRONT TRADITIONAL ELEVATION "B"

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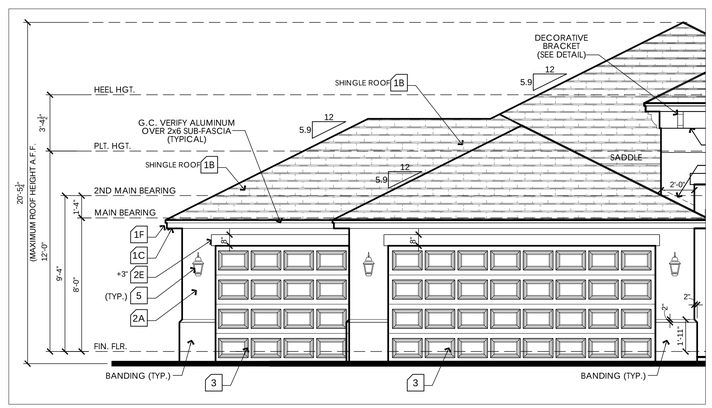

PARTIAL FRONT TRADITIONAL ELEVATION "A"

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

OPTIONAL 3 CAR GARAGE PARTIAL ELEVATIONS

SCALE: 1/4" = 1'

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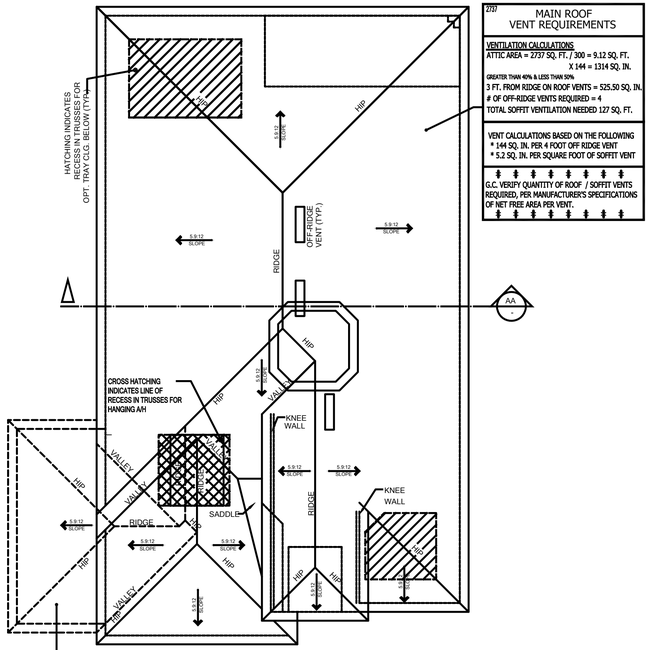


2737 MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 2737 SQ. FT. / 300 = 9.12 SQ. FT. X 144 = 1314 SQ. IN. GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 525.50 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 4 TOTAL SOFFIT VENTILATION NEEDED 127 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

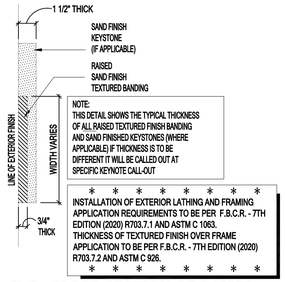
MAIN W/ OPT. 3 CAR GARAGE 3114 VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 3114 SQ. FT. / 300 = 10.38 SQ. FT. X 144 = 1495 SQ. IN. GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 597.89 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 5 TOTAL SOFFIT VENTILATION NEEDED 144 SQ. FT.

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

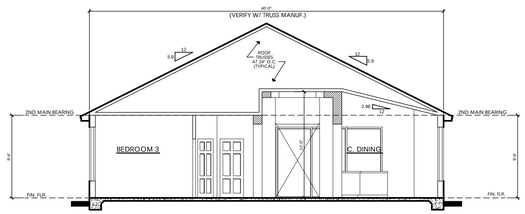
WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

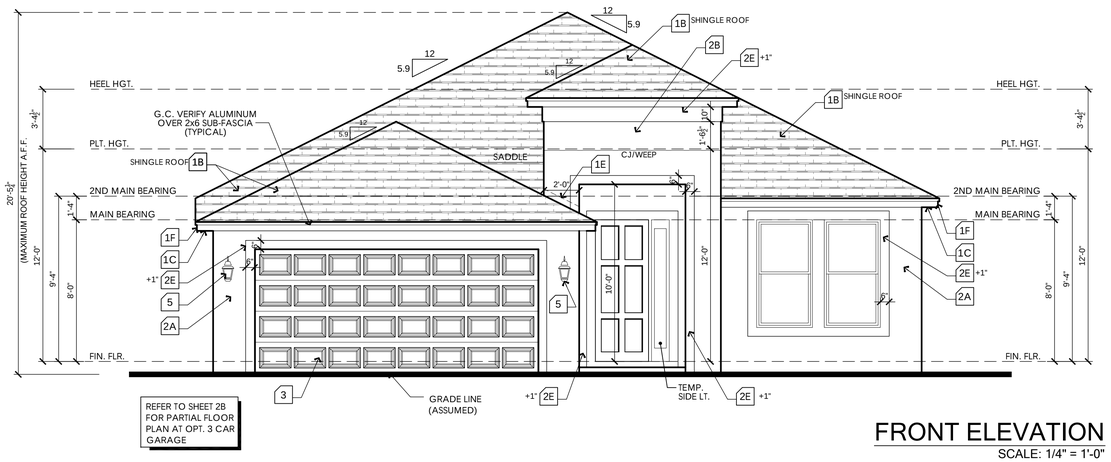
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



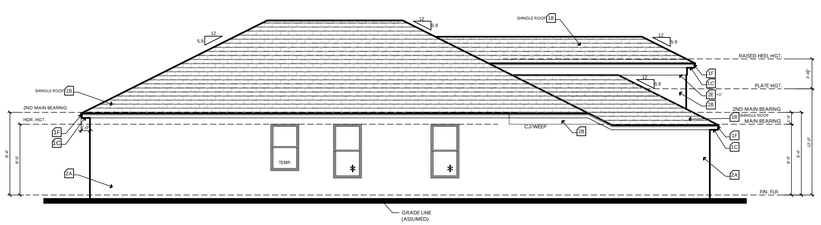
TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"



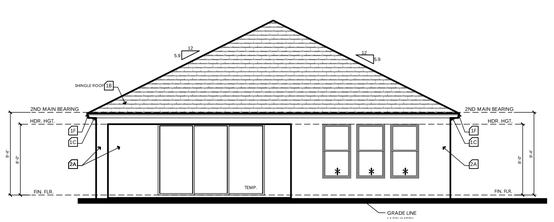
SECTION AA
SCALE: 1/8" = 1'-0"



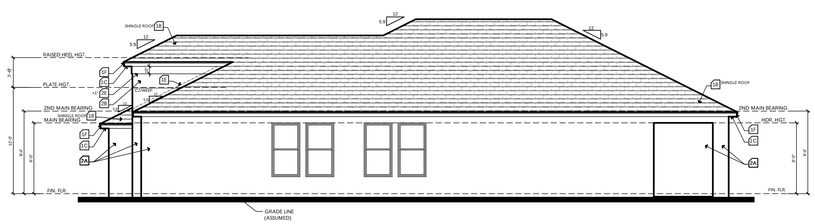
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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255 Southhall Lane Suite 200
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(407) 896-2033

Builder: taylor morrison

Job Information:

Saint Thomas

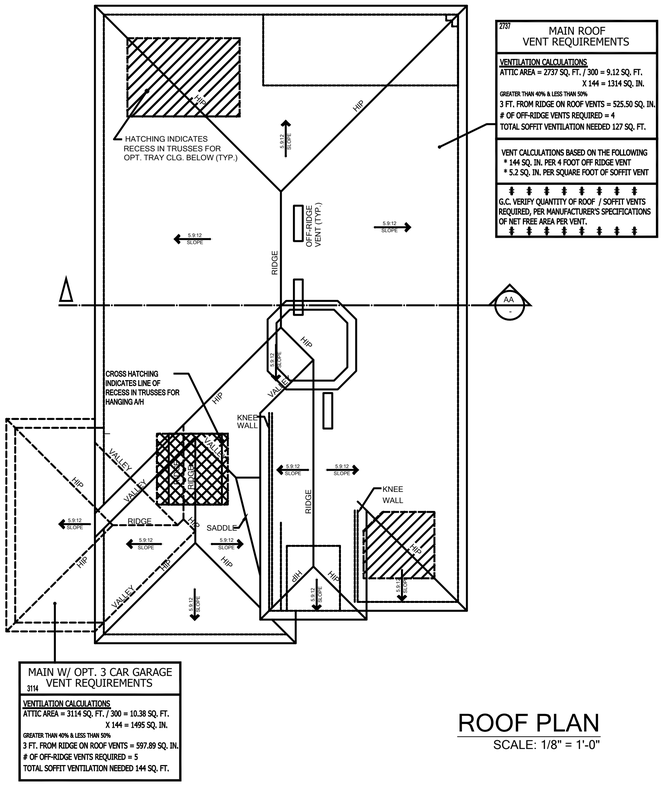
Community Name

Block:
Lot:
Community:
Address: #### Street St. City, State Zip
Plot Date: 01 / 12 / 2023

Reference No.
21-13500

Sheet:
3SE

INCLUDED ELEVATION



2737

MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 2737 SQ. FT. / 300 = 9.12 SQ. FT. X 144 = 1314 SQ. IN.

GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 525.50 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
TOTAL SOFFIT VENTILATION NEEDED 127 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

3114

MAIN W/ OPT. 3 CAR GARAGE VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 3114 SQ. FT. / 300 = 10.38 SQ. FT. X 144 = 1495 SQ. IN.

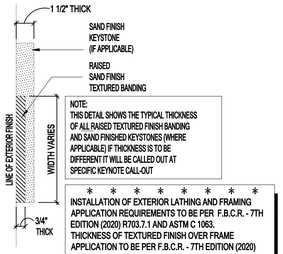
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 597.89 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 5
TOTAL SOFFIT VENTILATION NEEDED 144 SQ. FT.

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

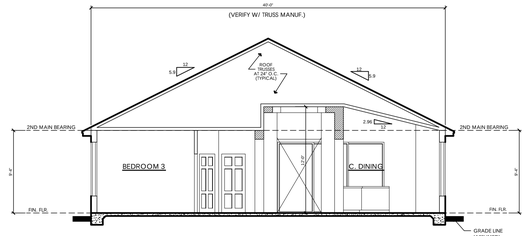
WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

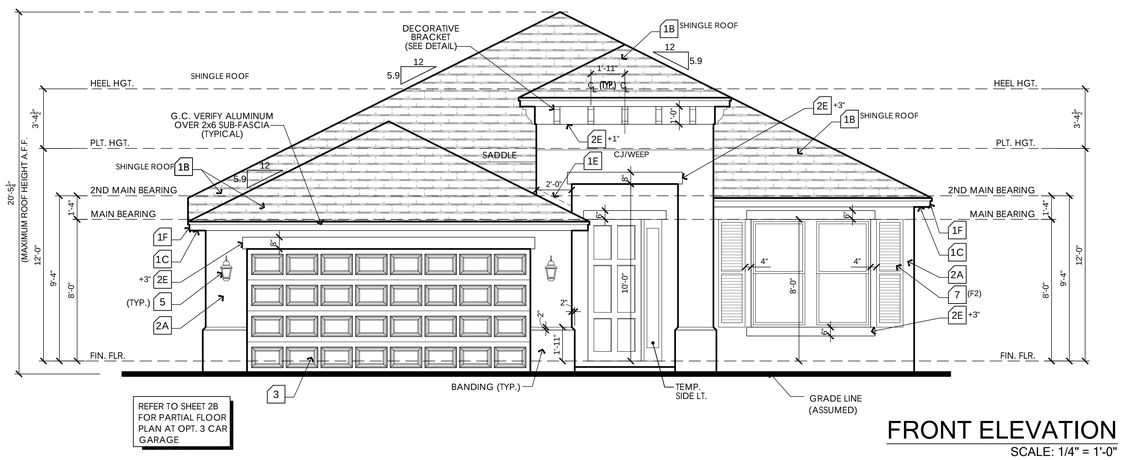
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"

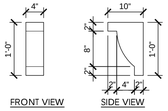


SECTION AA
SCALE: 1/8" = 1'-0"

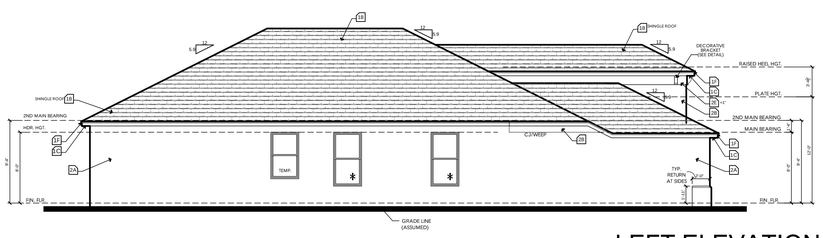


REFER TO SHEET 2B FOR PARTIAL FLOOR PLAN AT OPT. 3 CAR GARAGE

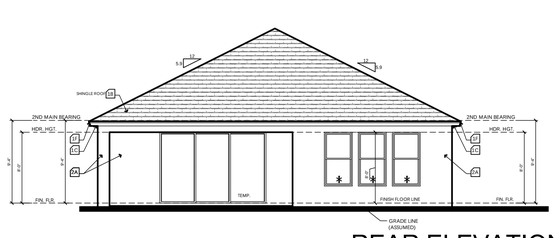
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



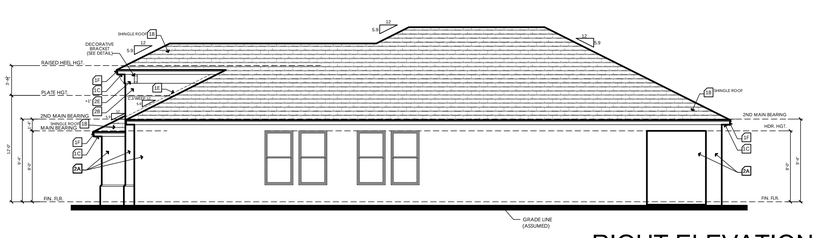
DECORATIVE STUCCO BRACKET DETAIL
SCALE: 3/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
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   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
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Builder: taylor morrison

Job Information:

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City, State Zip
Lot:
Community:
Address:
Plot Date: 01 / 12 / 2023

Reference No.
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Sheet:
3TRA1

- TRADITIONAL ELEVATION - A

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL-APPLIED PESTICIDES, BAITING SYSTEMS AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

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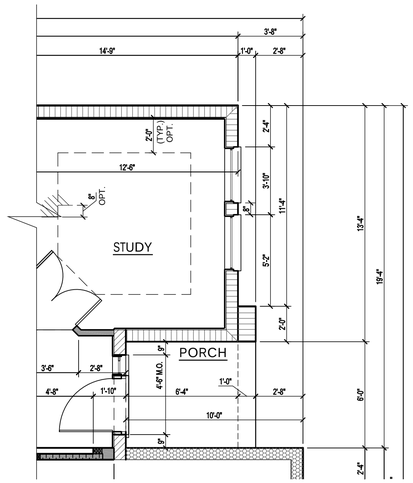
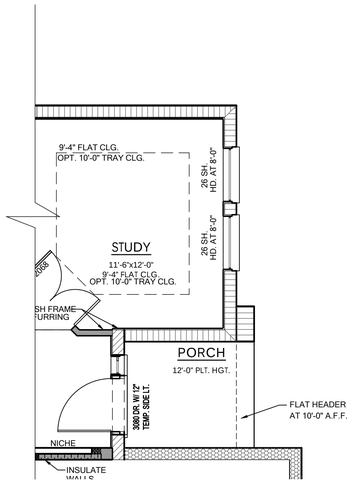
t:(407)960-2333



PARTIAL FLOOR PLAN DIMENSIONS

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



PARTIAL FLOOR PLAN NOTES

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

ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL COMPLY WITH R310 PER F.B.C.R. -7TH EDITION (2020).

EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES, IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR, THE WINDOW MUST HAVE A MAXIMUM OPENING HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM.

WALL TYPES LEGEND

Masonry

- 8'-0" T.O.M. (CMU wall)
- 9'-4" T.O.M. (CMU wall)
- 12'-0" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap
- Insulate Wall

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

AREA TABULATION - TRA

LIVING	2055	SQ.FT.
TOTAL LIVING AREA	2055	SQ.FT.
GARAGE	460	SQ.FT.
PORCH	46	SQ.FT.
LANAI	176	SQ.FT.
TOTAL AREA UNDER ROOF	2737	SQ.FT.
OPT 3 CAR GARAGE	+220	

PARTIAL FLOOR PLANS AT TRADITIONAL ELEVATION "A"

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

Builder: taylor morrison

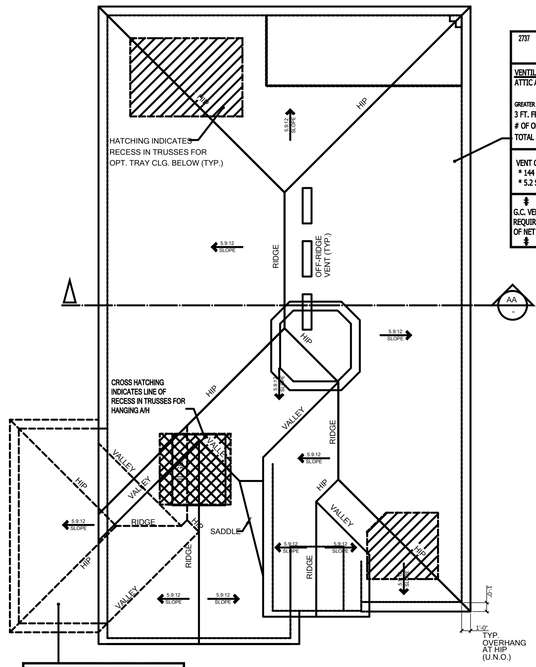
Job Information:

Saint Thomas
Community Name
Block:
Lot:
Street St.
Community:
City, State Zip
Address:
01 / 12 / 2023
Plot Date:

Reference No.
21-13500

Sheet:
3TRA2

PARTIAL FLOOR PLAN TRADITIONAL ELEVATION A



2737 MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS
ATTIC AREA = 2737 SQ. FT. / 300 = 9.12 SQ. FT. X 144 = 1314 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 525.50 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
TOTAL SOFFIT VENTILATION NEEDED 127 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

3114 MAIN W/ OPT. 3 CAR GARAGE VENT REQUIREMENTS
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GREATER THAN 40% & LESS THAN 50%
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TOTAL SOFFIT VENTILATION NEEDED 144 SQ. FT.

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

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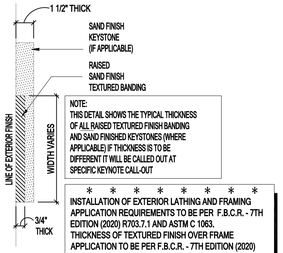
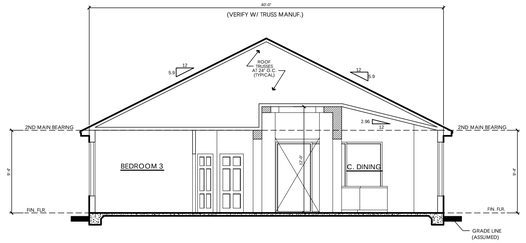


TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"



SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
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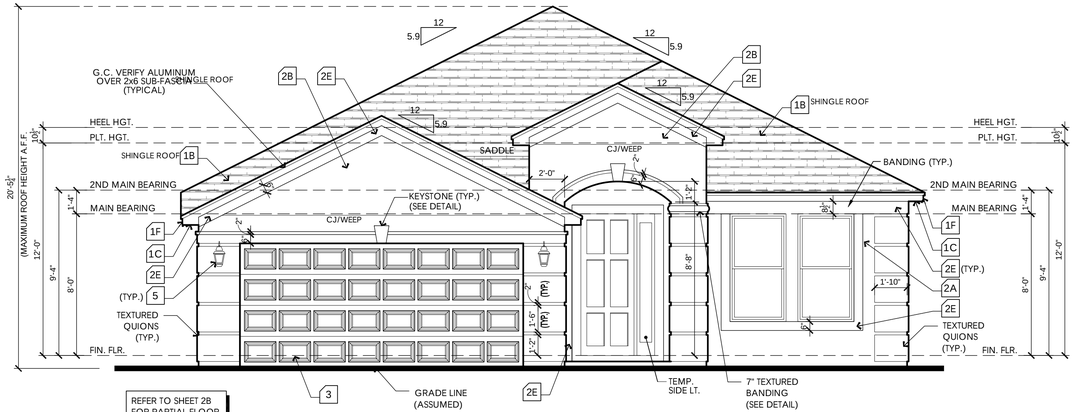
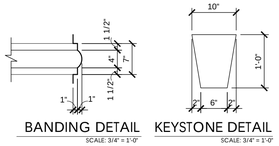
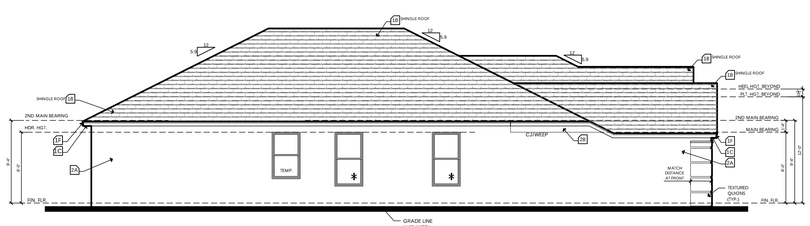


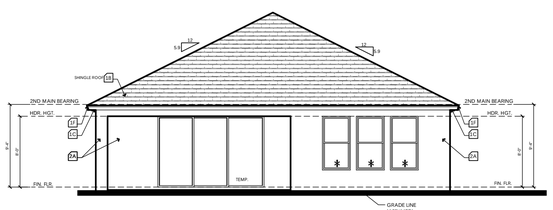
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



SCALE: 3/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
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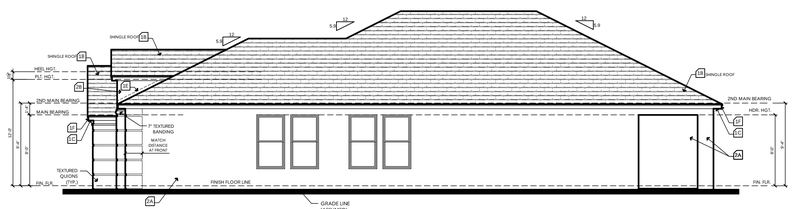

RIGHT ELEVATION
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Builder: taylor morrison

Job Information:

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Lot:
Community:
Street St.
Address: City, State Zip
Plot Date: 01 / 12 / 2023

Reference No.
21-13500

Sheet:
3TRB1

TRADITIONAL ELEVATION - B

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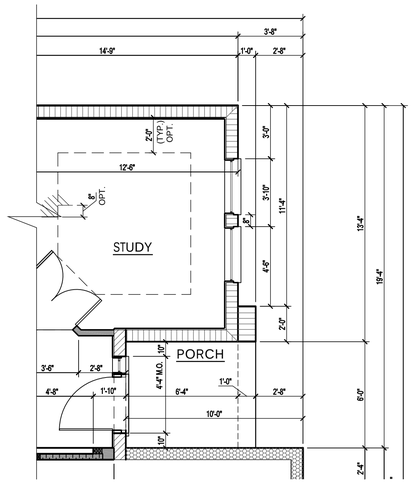
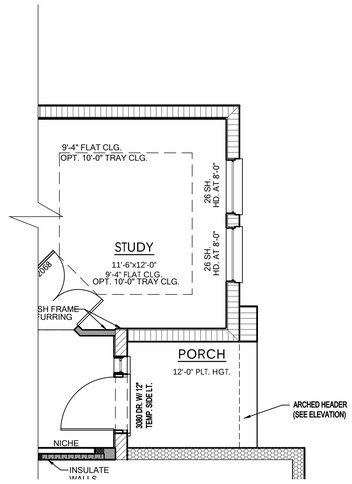
TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL-APPLIED PESTICIDES, BAITING SYSTEMS AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."



PARTIAL FLOOR PLAN DIMENSIONS

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



PARTIAL FLOOR PLAN NOTES

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

ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL COMPLY WITH R310 PER F.B.C.R. -7TH EDITION (2020).

EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES, IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR, THE WINDOW MUST HAVE A MAXIMUM OPENING HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM.

WALL TYPES LEGEND

Masonry

- 8'-0" T.O.M. (CMU wall)
- 9'-4" T.O.M. (CMU wall)
- 12'-0" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap
- Insulate Wall

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

AREA TABULATION - TRB

LIVING	2055	SQ.FT.
TOTAL LIVING AREA	2055	SQ.FT.
GARAGE	460	SQ.FT.
PORCH	46	SQ.FT.
LANAI	176	SQ.FT.
TOTAL AREA UNDER ROOF	2737	SQ.FT.
OPT 3 CAR GARAGE	+220	

PARTIAL FLOOR PLANS AT TRADITIONAL ELEVATION "B"

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

PARTIAL FLOOR PLAN TRADITIONAL ELEVATION B

keesee associates
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gokeesee.com
255 Southhall Lane Suite 200
Maitland, FL 32751
t:(407)660-0333

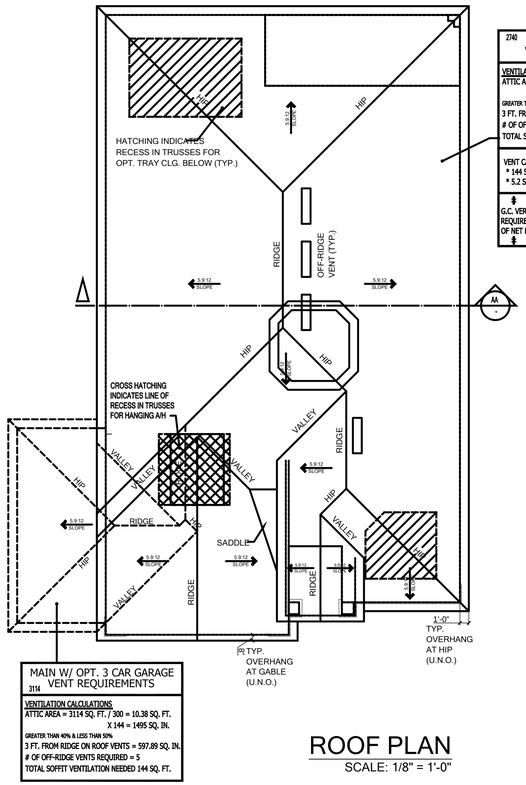
Builder: taylor morrison

Job Information:

Saint Thomas
Community Name
Block:
Lot:
Street St.
Community
City, State Zip
Address:
01 / 12 / 2023
Plot Date:

Reference No.
21-13500

Sheet:
3TRB2



2740 MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 2740 SQ. FT. / 300 = 9.13 SQ. FT. X 144 = 1315 SQ. IN.
GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 526.08 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 4 TOTAL SOFFIT VENTILATION NEEDED 127 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

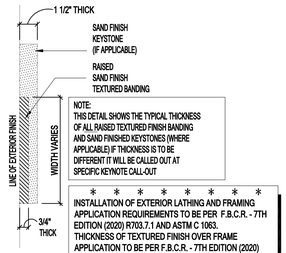
3114 MAIN W/ OPT. 3 CAR GARAGE VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 3114 SQ. FT. / 300 = 10.38 SQ. FT. X 144 = 1495 SQ. IN.
GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 597.89 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 5 TOTAL SOFFIT VENTILATION NEEDED 144 SQ. FT.

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

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

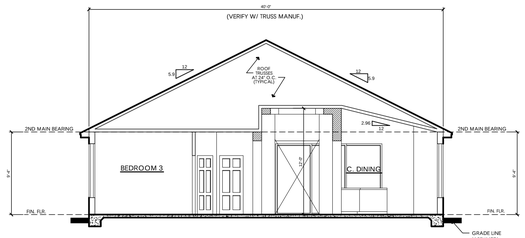
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"

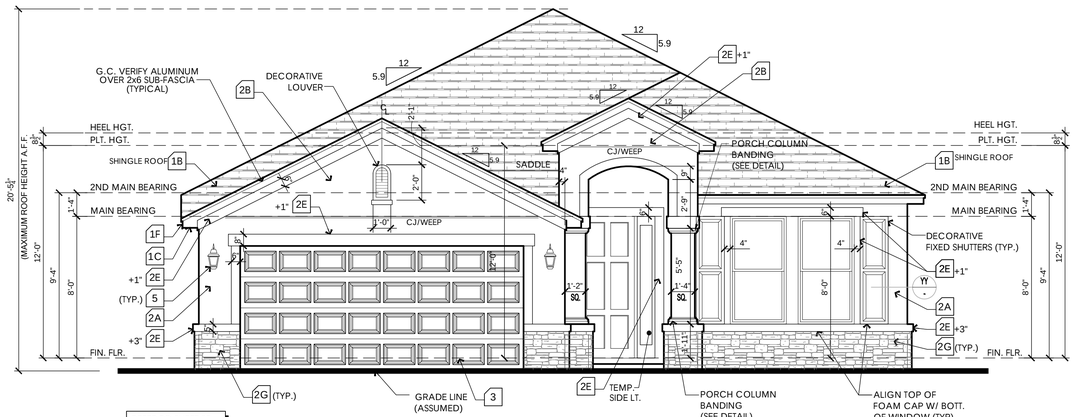


SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

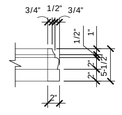
Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.



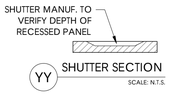
REFER TO SHEET 2B FOR PARTIAL FLOOR PLAN AT OPT. 3 CAR GARAGE

* G.C. VERIFY - FOAM CAP AT STONE LOCATIONS IS TO PROJECT 1/2" PAST THE FACE OF THE STONE *

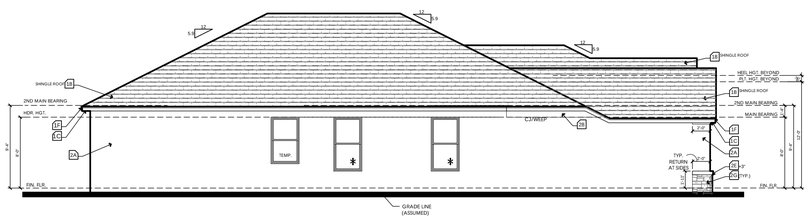
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



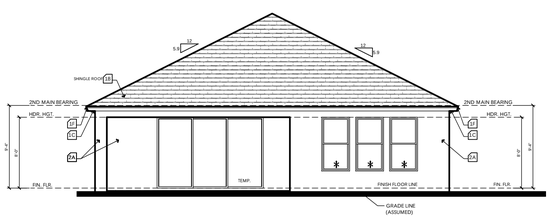
PORCH COLUMN BANDING DETAIL
SCALE: 1" = 1'-0"



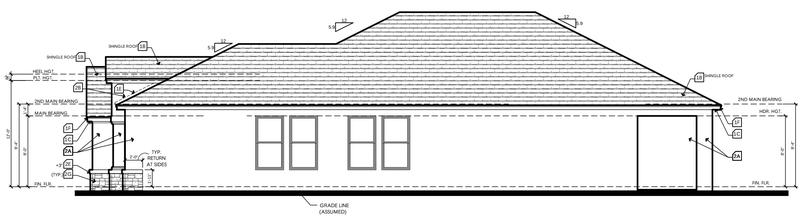
SCALE: N.T.S.



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

TRADITIONAL ELEVATION - C

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26003115
goKeesee.com
255 Southhall Lane Suite 200
Maitland, FL 32751
(407) 896-2032

Builder: taylor morrison

Job Information:

Saint Thomas
Community Name
Block: #### Street St.
Lot: Community: Address: City, State Zip
Plot Date: 01 / 12 / 2023

Reference No.
21-13500

Sheet: 3TRC1

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

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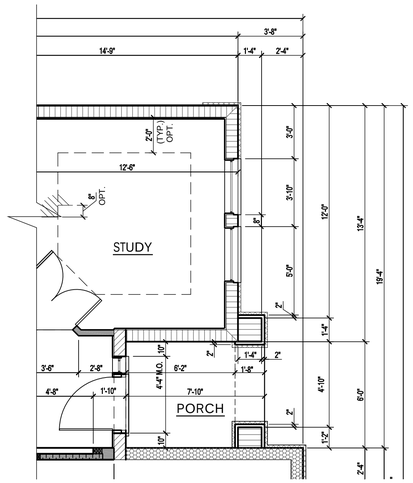
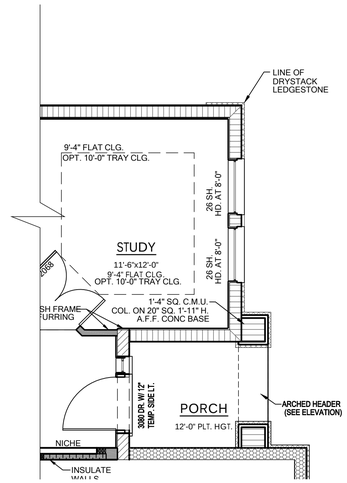
AA26003115
gokeesee.com
255 Southhall Lane Suite 200
Maitland, FL 32751
t:(407)660-0333



PARTIAL FLOOR PLAN DIMENSIONS

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



PARTIAL FLOOR PLAN NOTES

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

ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL COMPLY WITH R310 PER F.B.C.R. -7TH EDITION (2020).

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WALL TYPES LEGEND

Masonry

- 8'-0" T.O.M. (CMU wall)
- 9'-4" T.O.M. (CMU wall)
- 12'-0" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap
- Insulate Wall

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

AREA TABULATION - TRC

LIVING	2055	SQ.FT.
TOTAL LIVING AREA	2055	SQ.FT.
GARAGE	460	SQ.FT.
PORCH	49	SQ.FT.
LANAI	176	SQ.FT.
TOTAL AREA UNDER ROOF	2740	SQ.FT.
OPT 3 CAR GARAGE	+220	

PARTIAL FLOOR PLANS AT TRADITIONAL ELEVATION "C"

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

PARTIAL FLOOR PLAN TRADITIONAL ELEVATION C

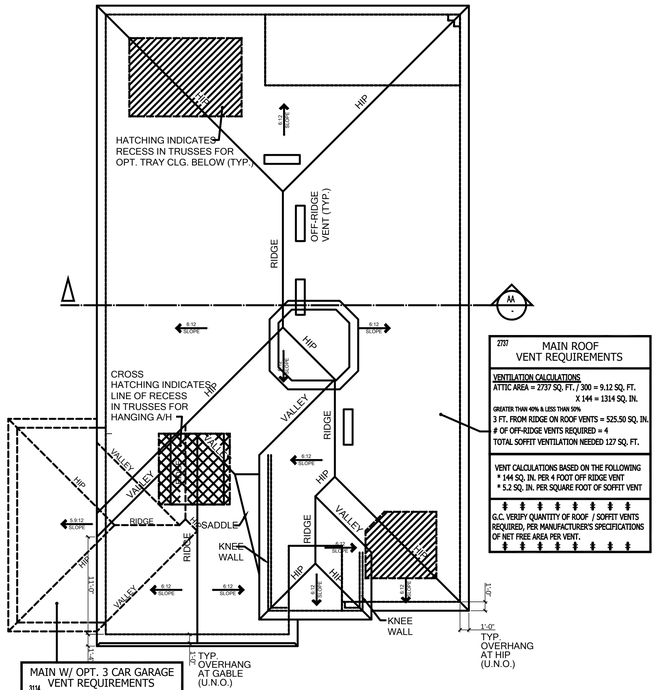
Builder: taylor morrison

Job Information:

Saint Thomas
Community Name
Block:
Lot: #### Street St.
Community: City, State Zip
Address:
Plot Date: 01 / 12 / 2023

Reference No.
21-13500

Sheet:
3TRC2



2737	MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS	
ATTIC AREA = 2737 SQ. FT. / 300 = 9.12 SQ. FT. X 144 = 1314 SQ. IN.	
GREATER THAN 40% & LESS THAN 50%	
3 FT. FROM RIDGE ON ROOF VENTS = 525.50 SQ. IN.	
# OF OFF-RIDGE VENTS REQUIRED = 4	
TOTAL SOFFIT VENTILATION NEEDED 127 SQ. FT.	
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT	
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.	

3114	MAIN W/ OPT. 3 CAR GARAGE VENT REQUIREMENTS
VENTILATION CALCULATIONS	
ATTIC AREA = 3114 SQ. FT. / 300 = 10.38 SQ. FT. X 144 = 1495 SQ. IN.	
GREATER THAN 40% & LESS THAN 50%	
3 FT. FROM RIDGE ON ROOF VENTS = 597.89 SQ. IN.	
# OF OFF-RIDGE VENTS REQUIRED = 5	
TOTAL SOFFIT VENTILATION NEEDED 144 SQ. FT.	

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

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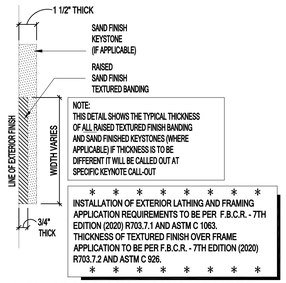
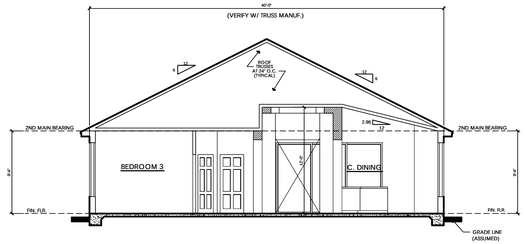


TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"



SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
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   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
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2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
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   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
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   - H. Indicates simulated brick veneer header.
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3. Indicates approved Overhead Garage Door.
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   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
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7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
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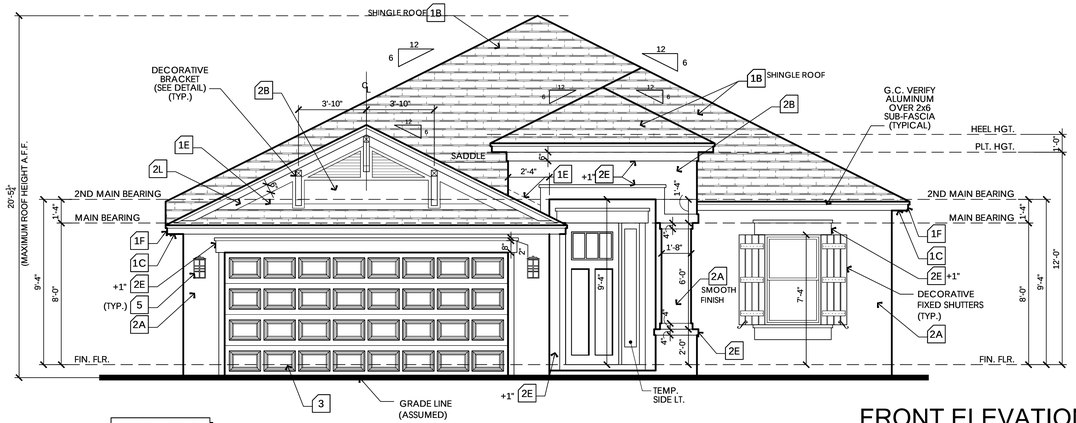
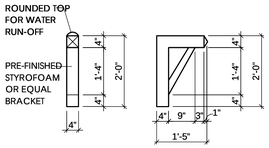
Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

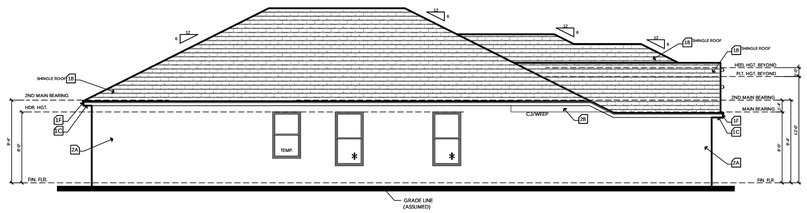


REFER TO SHEET 2B FOR PARTIAL FLOOR PLAN AT OPT. 3 CAR GARAGE

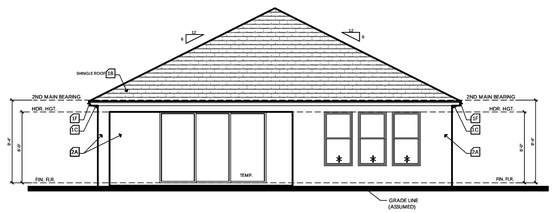
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



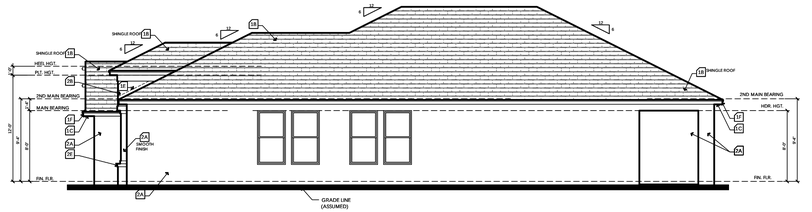
DECORATIVE BRACKET DETAIL
SCALE: 1/2" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

CRAFTSMAN ELEVATION - A

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ARCHITECTURE | DESIGN | PLANNING
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goKeesee.com
255 Southhall Lane Suite 200
Maitland, FL 32751
(407) 896-2532

Builder: taylor morrison

Job Information:

Saint Thomas
Community Name
Block:
Lot: #### Street St.
Community: City, State Zip
Address:
Plot Date: 01 / 12 / 2023

Reference No.
21-13500

Sheet:
3CRA1

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

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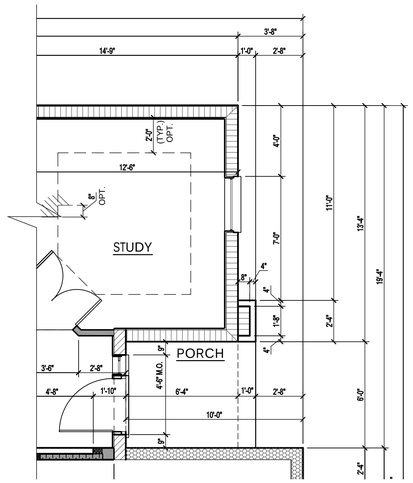
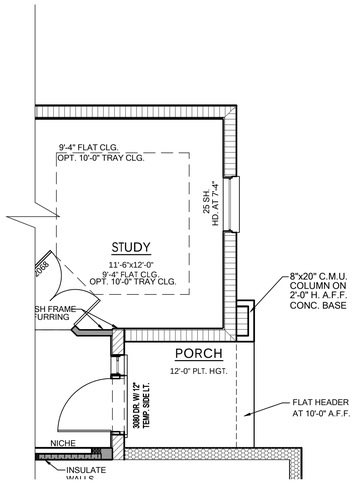


PARTIAL FLOOR PLAN DIMENSIONS

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



PARTIAL FLOOR PLAN NOTES

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

ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL COMPLY WITH R310 PER F.B.C.R. -7TH EDITION (2020).

EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES, IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR, THE WINDOW MUST HAVE A MAXIMUM OPENING HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM.

WALL TYPES LEGEND

Masonry

- 8'-0" T.O.M. (CMU wall)
- 9'-4" T.O.M. (CMU wall)
- 12'-0" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap
- Insulate Wall

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

AREA TABULATION - CRA

LIVING	2055	SQ.FT.
TOTAL LIVING AREA	2055	SQ.FT.
GARAGE	460	SQ.FT.
PORCH	46	SQ.FT.
LANAI	176	SQ.FT.
TOTAL AREA UNDER ROOF	2737	SQ.FT.
OPT 3 CAR GARAGE	+220	

PARTIAL FLOOR PLANS AT CRAFTSMAN ELEVATION "A"

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

Builder: taylor morrison

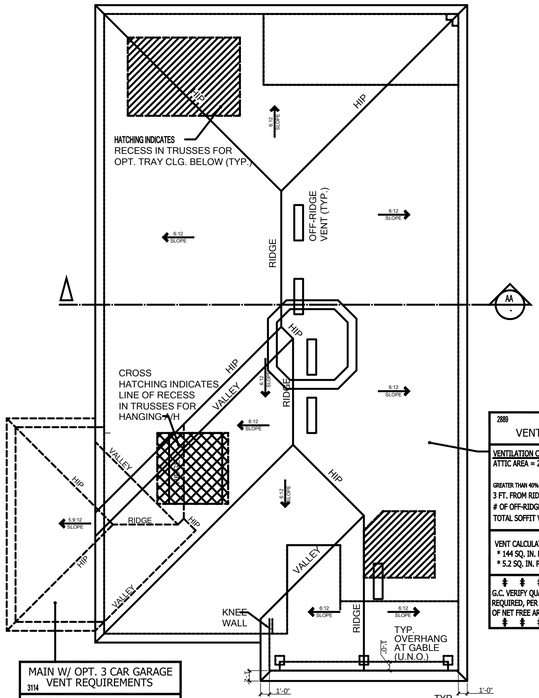
Job Information:

Saint Thomas
Community Name
Block:
Lot: #### Street St.
Community: City, State Zip
Address:
Plot Date: 01 / 12 / 2023

Reference No.
21-13500

Sheet:
3CRA2

PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION A



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

2889 MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS: ATTIC AREA = 2889 SQ. FT. / 300 = 9.63 SQ. FT. X 144 = 1387 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 554.69 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
TOTAL SOFFIT VENTILATION NEEDED 134 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

MAIN W/ OPT. 3 CAR GARAGE 3114 VENT REQUIREMENTS
VENTILATION CALCULATIONS: ATTIC AREA = 3114 SQ. FT. / 300 = 10.38 SQ. FT. X 144 = 1495 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 597.89 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 5
TOTAL SOFFIT VENTILATION NEEDED 144 SQ. FT.

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

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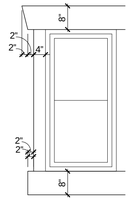
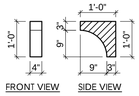
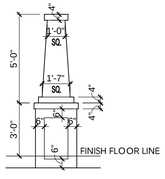


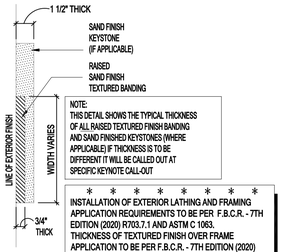
TYP. WINDOW/ DOOR TRIM DETAIL
SCALE: 1/2" = 1'-0"



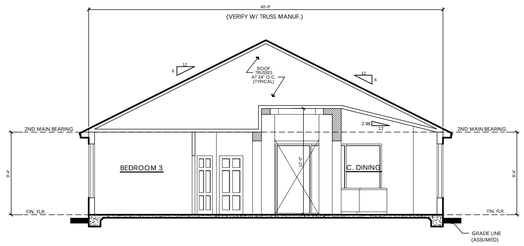
SMALL DECORATIVE BRACKET DETAIL
SCALE: 1/2" = 1'-0"



TYP. COLUMN DETAIL
SCALE: 1/4" = 1'-0"



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"

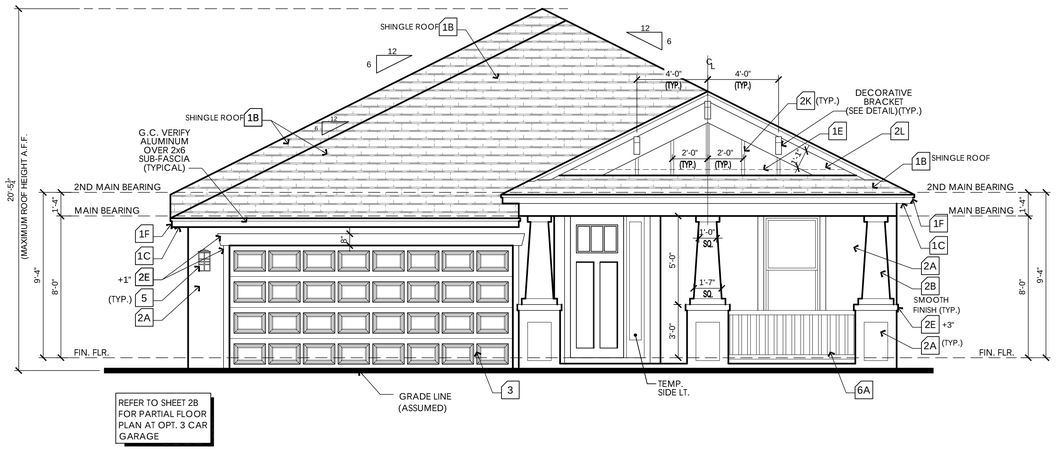


SECTION AA
SCALE: 1/8" = 1'-0"

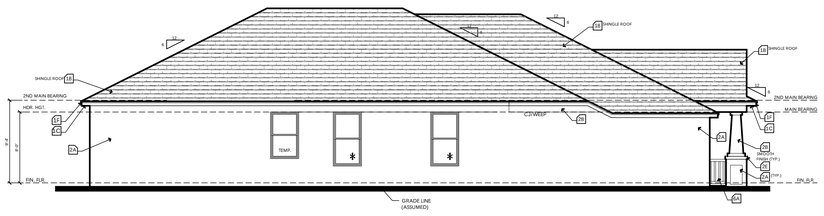
ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

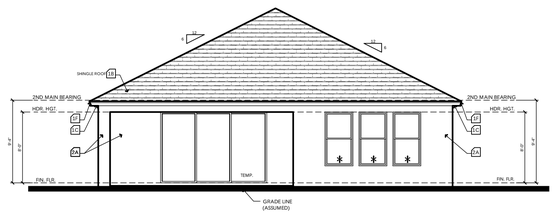
Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.



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



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
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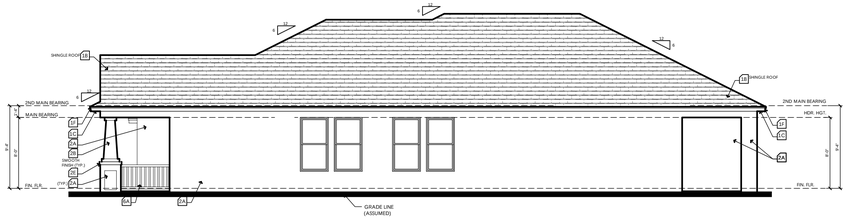

RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

CRAFTSMAN ELEVATION - B

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255 Southhall Lane Suite 200
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gokeesee.com

Builder: taylor morrison

Job Information:

Saint Thomas
Community Name
Block:
Lot:
Street St.
Community:
City, State Zip
Address:
01 / 12 / 2023
Plot Date:

Reference No.
21-13500

Sheet:
3CRB1

WINDOW FALL PROTECTION

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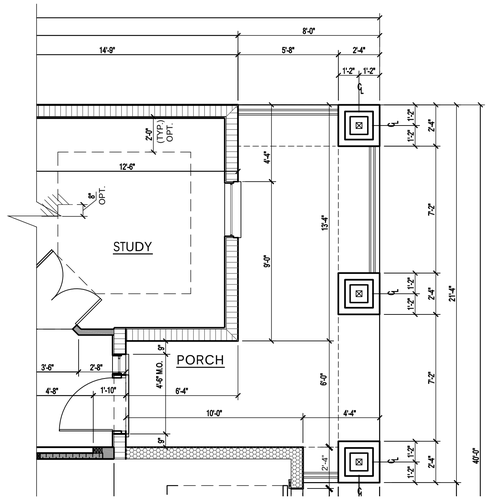
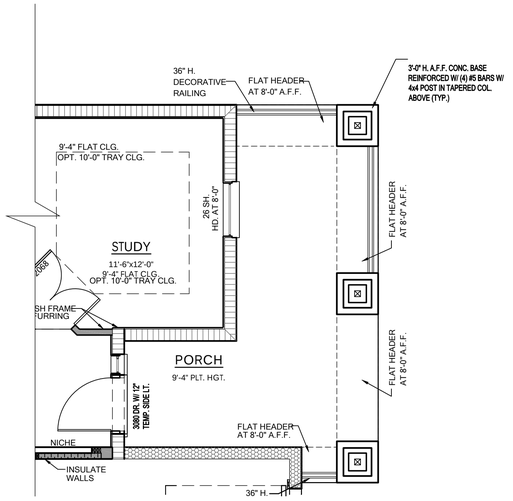


PARTIAL FLOOR PLAN DIMENSIONS

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



PARTIAL FLOOR PLAN NOTES

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

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WALL TYPES LEGEND

Masonry

- 8'-0" T.O.M. (CMU wall)
- 9'-4" T.O.M. (CMU wall)
- 12'-0" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap
- Insulate Wall

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

AREA TABULATION - CRB

LIVING	2055	SQ.FT.
TOTAL LIVING AREA	2055	SQ.FT.
GARAGE	460	SQ.FT.
PORCH	201	SQ.FT.
LANAI	176	SQ.FT.
TOTAL AREA UNDER ROOF	2892	SQ.FT.
OPT 3 CAR GARAGE	+220	

PARTIAL FLOOR PLANS AT CRAFTSMAN ELEVATION "B"

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

Builder: taylor morrison

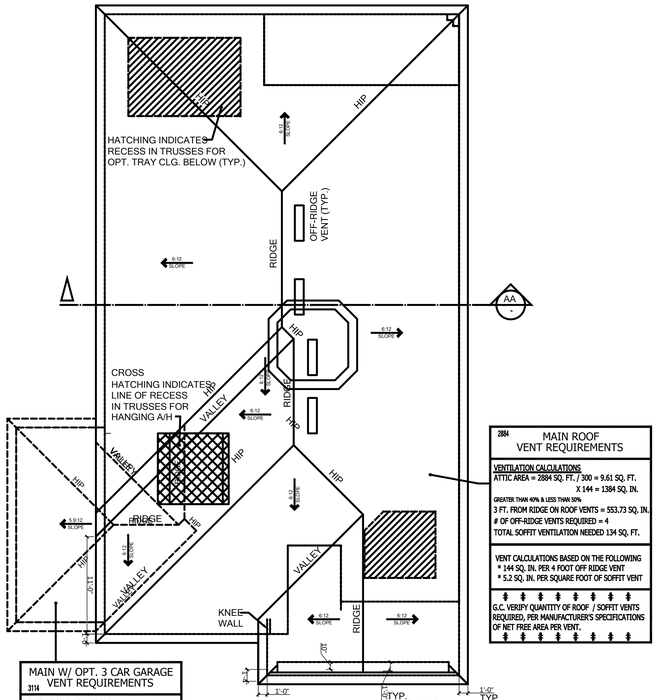
Job Information:

Saint Thomas
Community Name
Block:
Lot:
Street St.
Community:
City, State Zip
Address:
01 / 12 / 2023
Plot Date:

Reference No.
21-13500

Sheet:
3CRB2

PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION B



MAIN W/ OPT. 3 CAR GARAGE VENT REQUIREMENTS
3114
VENTILATION CALCULATIONS
ATTIC AREA = 3114 SQ. FT. / 300 = 10.38 SQ. FT. X 144 = 1495 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 597.89 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 5
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MAIN ROOF VENT REQUIREMENTS
2884
VENTILATION CALCULATIONS
ATTIC AREA = 2884 SQ. FT. / 300 = 9.61 SQ. FT. X 144 = 1384 SQ. IN.
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3 FT. FROM RIDGE ON ROOF VENTS = 553.73 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
TOTAL SOFFIT VENTILATION NEEDED 134 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

ROOF PLAN

SCALE: 1/8" = 1'-0"

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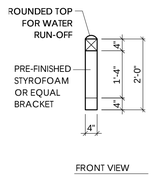

DECORATIVE BRACKET DETAIL

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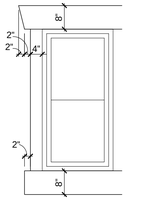
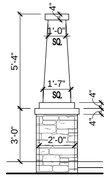


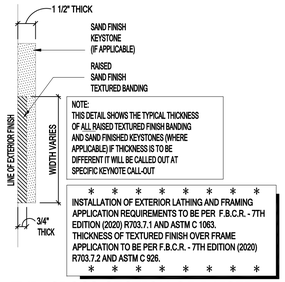
TYP. WINDOW/ DOOR TRIM DETAIL

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



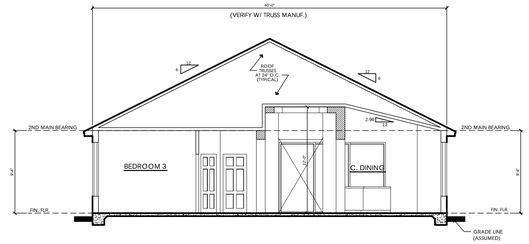
TYP. COLUMN DETAIL

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



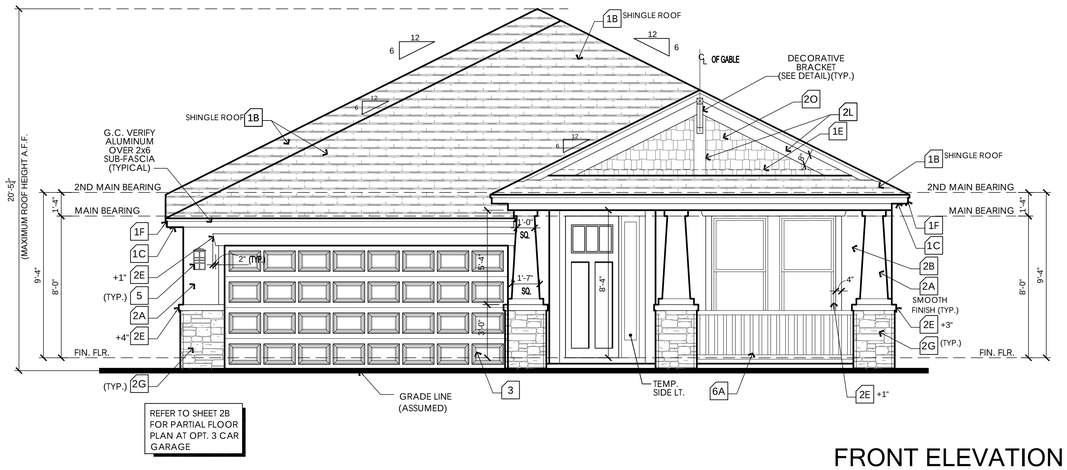
TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

SCALE:3" = 1'-0"



SECTION AA

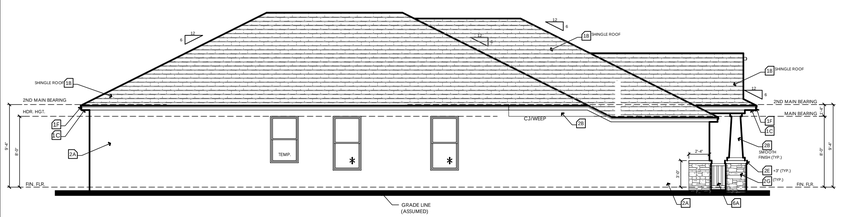
SCALE: 1/8" = 1'-0"



REFER TO SHEET 2B FOR PARTIAL FLOOR PLAN AT OPT. 3 CAR GARAGE

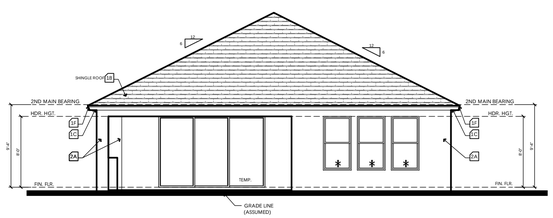
FRONT ELEVATION

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



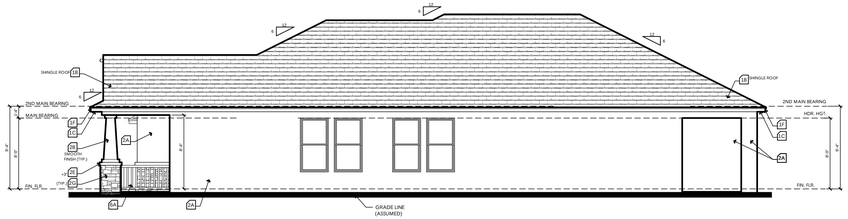
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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Builder: taylor morrison

Job Information:

Saint Thomas

Community Name

Block: #### Street St.
Lot: Community Address: City, State Zip
Plot Date: 01 / 12 / 2023

Reference No.
21-13500

Sheet:
3CRC1

CRAFTSMAN ELEVATION - C

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

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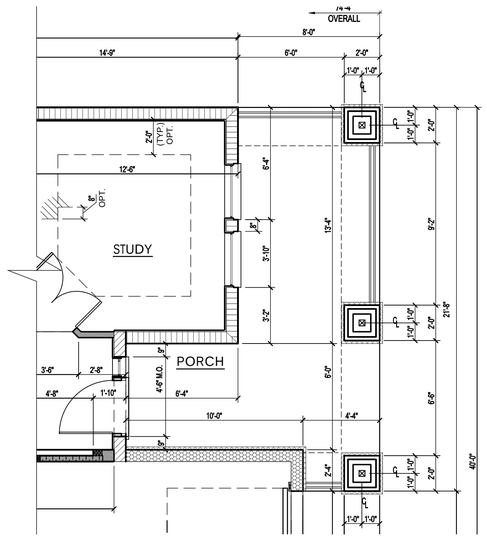
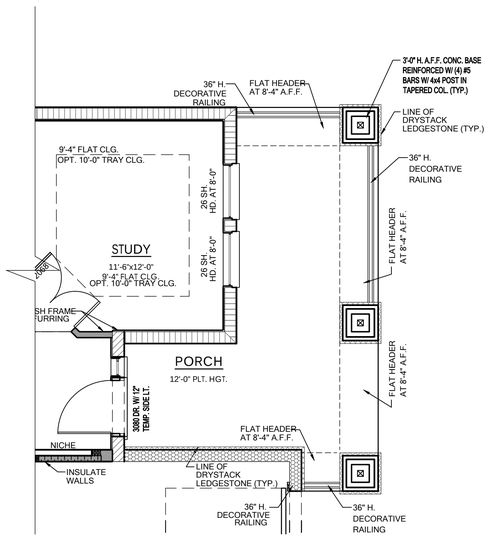


PARTIAL FLOOR PLAN DIMENSIONS

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



PARTIAL FLOOR PLAN NOTES

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

ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL COMPLY WITH R310 PER F.B.C.R. -7TH EDITION (2020).

EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES, IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR. THE WINDOW MUST HAVE A MAXIMUM OPENING HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM.

WALL TYPES LEGEND

Masonry

- 8'-0" T.O.M. (CMU wall)
- 9'-4" T.O.M. (CMU wall)
- 12'-0" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap
- Insulate Wall

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

AREA TABULATION - CRC

LIVING	2055	SQ.FT.
TOTAL LIVING AREA	2055	SQ.FT.
GARAGE	460	SQ.FT.
PORCH	203	SQ.FT.
LANAI	176	SQ.FT.
TOTAL AREA UNDER ROOF	2894	SQ.FT.
OPT 3 CAR GARAGE	+220	

PARTIAL FLOOR PLANS AT CRAFTSMAN ELEVATION "C"

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

PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION C

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Community: City, State Zip
Address:
Plot Date: 01 / 12 / 2023

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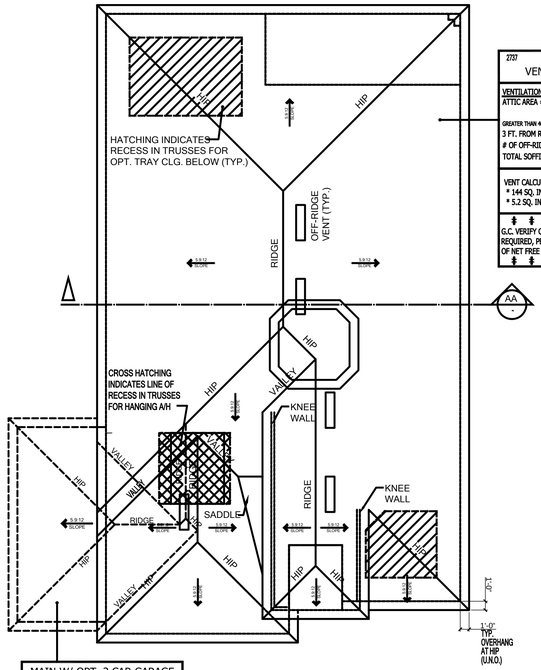
21-13500

Sheet:
3CRC2



2737 MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 2737 SQ. FT. / 300 = 9.12 SQ. FT. X 144 = 1314 SQ. IN.
GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 525.50 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 4 TOTAL SOFFIT VENTILATION NEEDED 127 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

MAIN W/ OPT. 3 CAR GARAGE 3114 VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 3114 SQ. FT. / 300 = 10.38 SQ. FT. X 144 = 1495 SQ. IN.
GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 597.89 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 5 TOTAL SOFFIT VENTILATION NEEDED 144 SQ. FT.

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

WINDOW FALL PROTECTION

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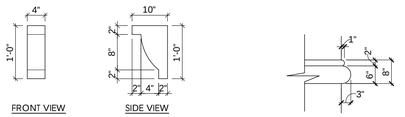
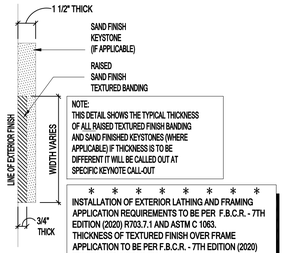
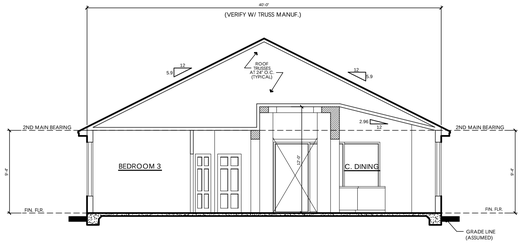


DECORATIVE STUCCO BRACKET DETAIL
SCALE: 3/4" = 1'-0"

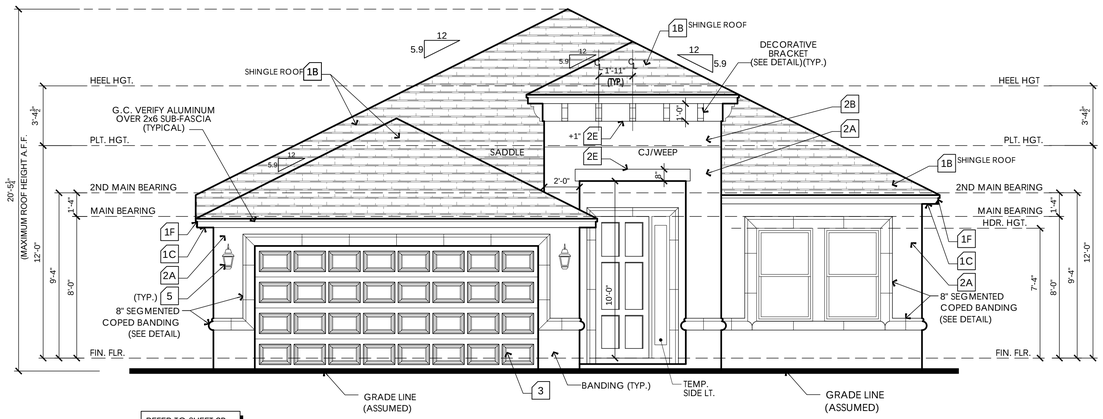
8" SEGMENTED COPED BANDING DETAIL
SCALE: 1/2" = 1'-0"



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"

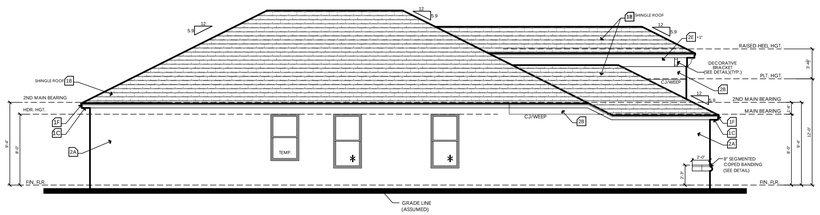


SECTION AA
SCALE: 1/8" = 1'-0"

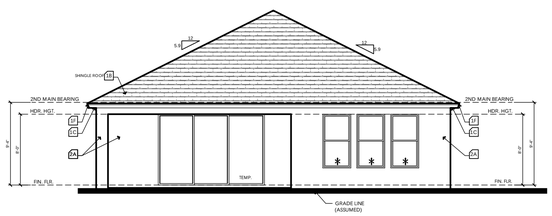


REFER TO SHEET 2B FOR PARTIAL FLOOR PLAN AT OPT. 3 CAR GARAGE

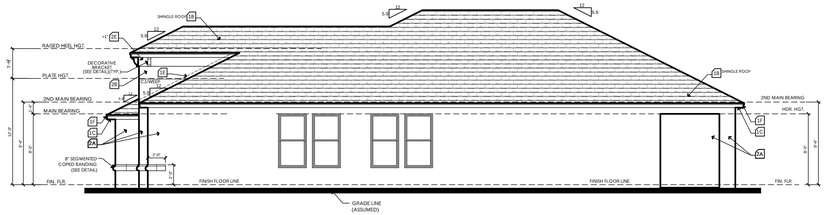
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
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2. Walls
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Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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Builder:

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Job Information:

Saint Thomas
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Lot:
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Community:
City, State Zip
Address:
01 / 12 / 2023
Plot Date:

Reference No.
21-13500

Sheet:
3MA1

MEDITERRANEAN ELEVATION - A

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

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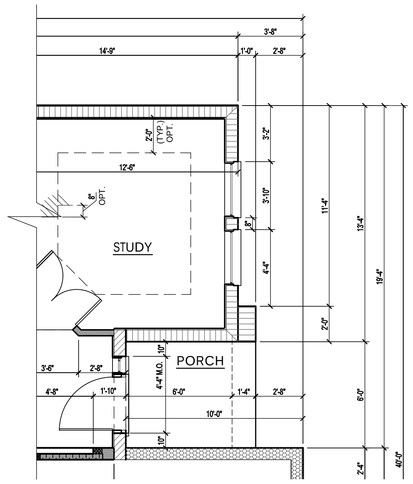
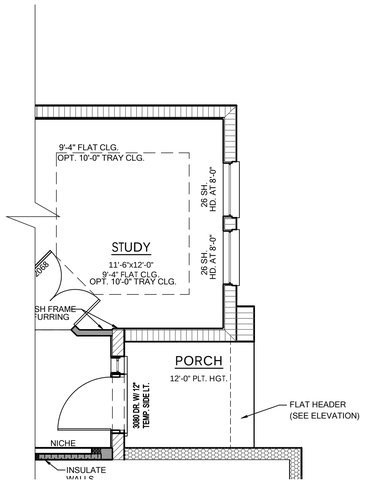


PARTIAL FLOOR PLAN DIMENSIONS

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



PARTIAL FLOOR PLAN NOTES

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

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WALL TYPES LEGEND

Masonry

- 8'-0" T.O.M. (CMU wall)
- 9'-4" T.O.M. (CMU wall)
- 12'-0" T.O.M. (CMU wall)

Framing

- 2x Framing
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- Frame Wall Located Below 48" A.F.F. w/ Cap
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R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
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CLG. INSULATION	R 38
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AREA TABULATION - MEA

LIVING	2055	SQ.FT.
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PORCH	46	SQ.FT.
LANAI	176	SQ.FT.
TOTAL AREA UNDER ROOF	2737	SQ.FT.
OPT 3 CAR GARAGE	+220	

PARTIAL FLOOR PLANS AT MEDITERRANEAN ELEVATION "A"

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

PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION A

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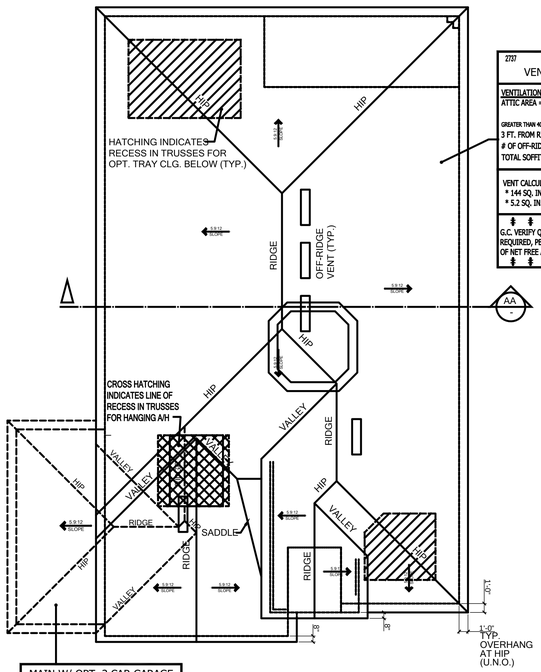

2737
MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 2737 SQ. FT. / 300 = 9.12 SQ. FT. X 144 = 1314 SQ. IN.

GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 525.50 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
TOTAL SOFFIT VENTILATION NEEDED 127 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

3114
MAIN W/ OPT. 3 CAR GARAGE VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 3114 SQ. FT. / 300 = 10.38 SQ. FT. X 144 = 1495 SQ. IN.

GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 597.89 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 5
TOTAL SOFFIT VENTILATION NEEDED 144 SQ. FT.

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

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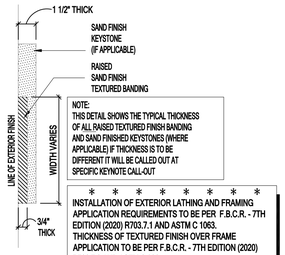
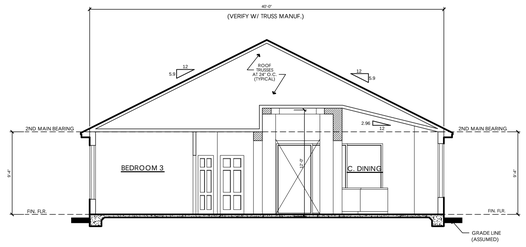


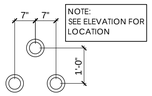
NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"



SECTION AA
SCALE: 1/8" = 1'-0"



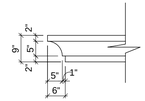
6" DECORATIVE FOAM PIPE DETAIL
SCALE: 1/2" = 1'-0"



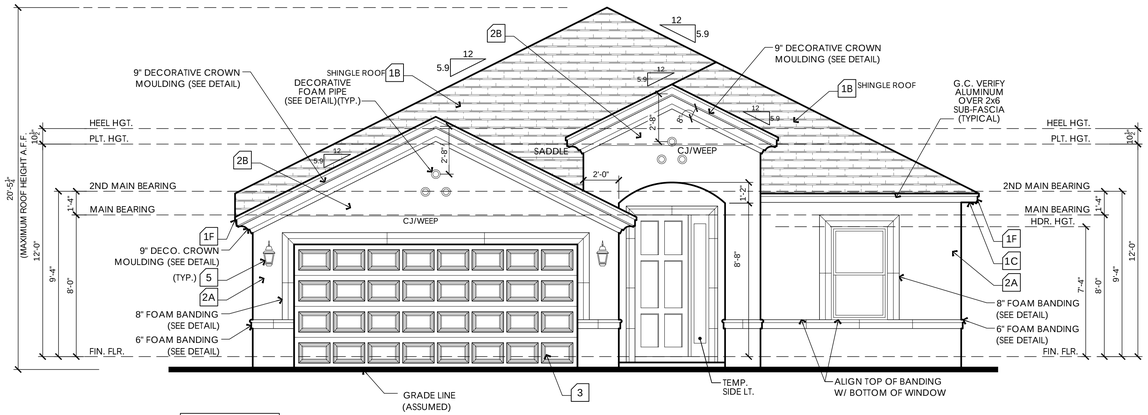
8" SEGMENTED BANDING DETAIL
SCALE: 3/4" = 1'-0"



6" SEGMENTED BANDING DETAIL
SCALE: 3/4" = 1'-0"

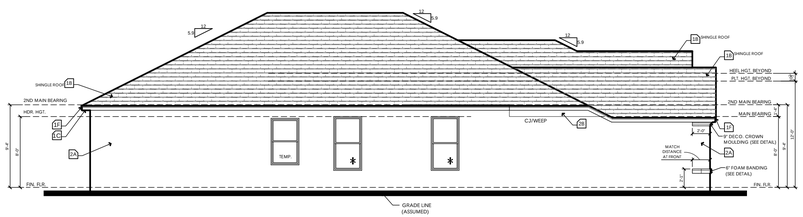


SEGMENTED CROWN MOLDING DETAIL
SCALE: 1/2" = 1'-0"

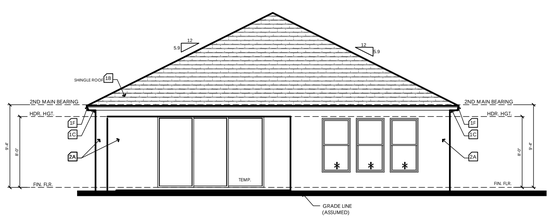


REFER TO SHEET 2B FOR PARTIAL FLOOR PLAN AT OPT. 3 CAR GARAGE

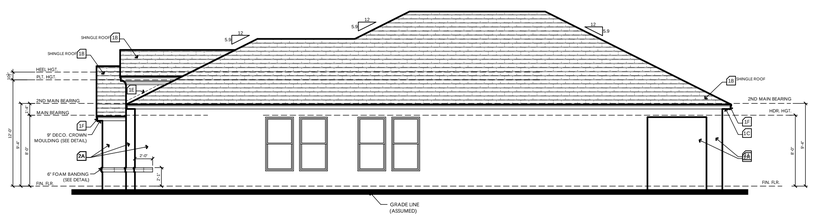
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
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7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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(407) 896-2233

Builder: taylor morrison

Job Information:

Saint Thomas
Community Name
Lot:
Block:
Community:
Street St.
Address: City, State Zip
Plot Date: 01 / 12 / 2023

Reference No.
21-13500

Sheet:
3MB1

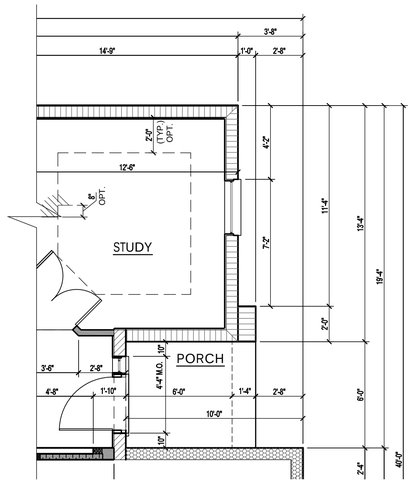
MEDITERRANEAN ELEVATION - B

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

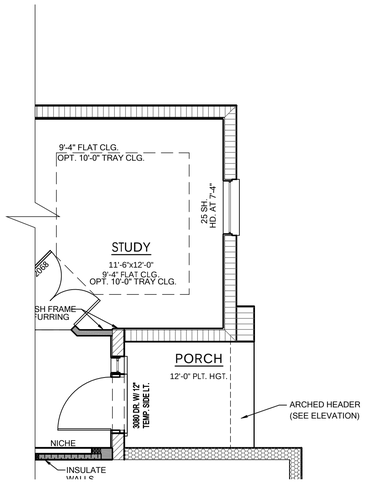
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL-APPLIED PESTICIDES, BAITING SYSTEMS AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."



PARTIAL FLOOR PLAN DIMENSIONS

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



PARTIAL FLOOR PLAN NOTES

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

ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL COMPLY WITH R310 PER F.B.C.R. -7TH EDITION (2020).

EGRESS NOTE:

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WALL TYPES LEGEND

Masonry

- 8'-0" T.O.M. (CMU wall)
- 9'-4" T.O.M. (CMU wall)
- 12'-0" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap
- Insulate Wall

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

AREA TABULATION - MEB

LIVING	2055	SQ.FT.
TOTAL LIVING AREA	2055	SQ.FT.
GARAGE	460	SQ.FT.
PORCH	46	SQ.FT.
LANAI	176	SQ.FT.
TOTAL AREA UNDER ROOF	2737	SQ.FT.
OPT 3 CAR GARAGE	+220	

PARTIAL FLOOR PLANS AT MEDITERRANEAN ELEVATION "B"

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

PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION B

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o. (407) 862 2333

Builder:

taylor morrison

Job Information:

Saint Thomas

Community Name

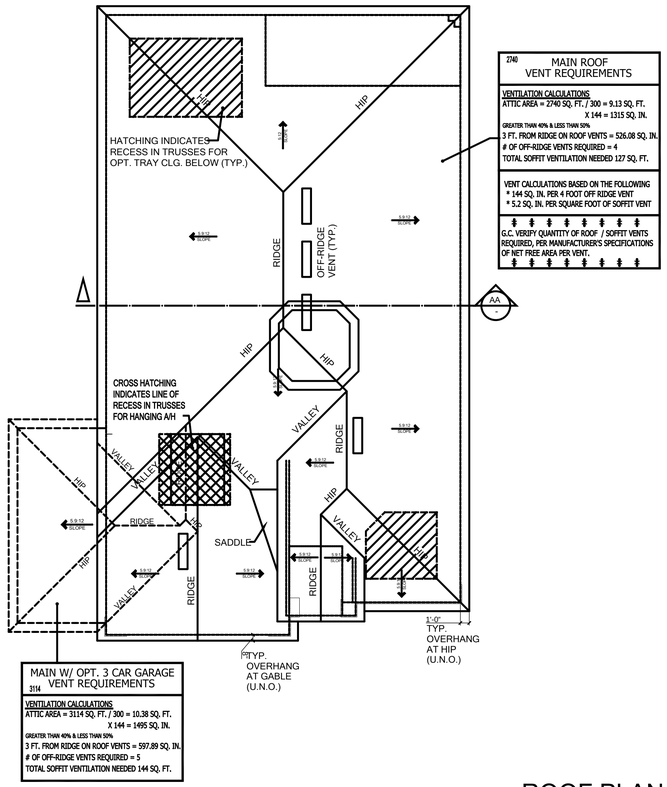
Lot: Block: ####

Community: Address: Street St. City, State Zip

Plot Date: 01 / 12 / 2023

Reference No. 21-13500

Sheet: 3MB2



2740 MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 2740 SQ. FT. / 300 = 9.13 SQ. FT. X 144 = 1315 SQ. IN.

GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 526.08 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
TOTAL SOFFIT VENTILATION NEEDED 127 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

MAIN W/ OPT. 3 CAR GARAGE VENT REQUIREMENTS
3114

VENTILATION CALCULATIONS
ATTIC AREA = 3114 SQ. FT. / 300 = 10.38 SQ. FT. X 144 = 1495 SQ. IN.

GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 597.89 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 5
TOTAL SOFFIT VENTILATION NEEDED 144 SQ. FT.

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

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

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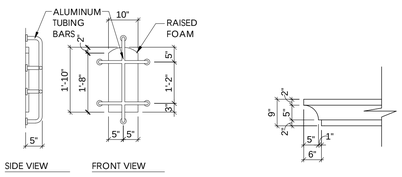
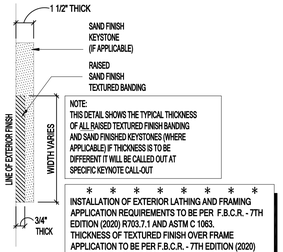
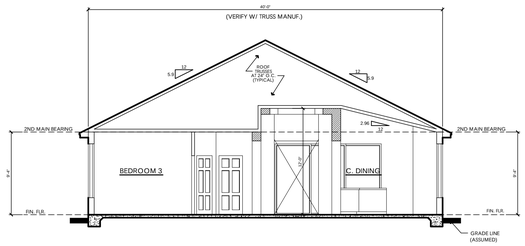


DECORATIVE ALUMINUM DETAIL
SCALE: 1/2" = 1'-0"

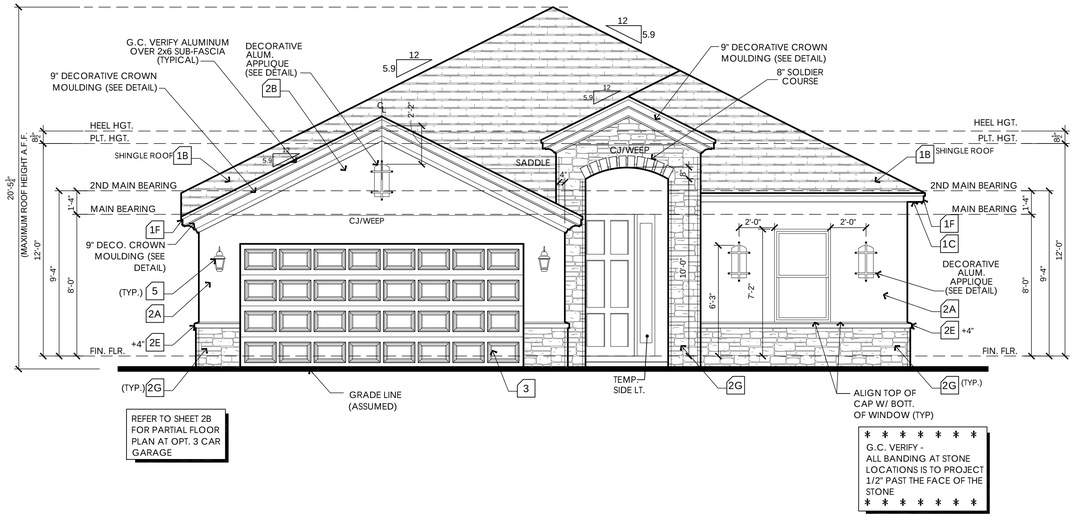
9" CROWN MOULDING DETAIL
SCALE: 1/2" = 1'-0"



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"



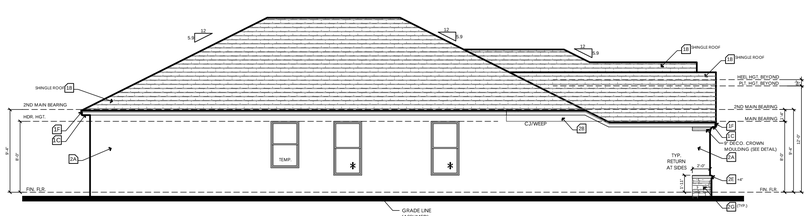
SECTION AA
SCALE: 1/8" = 1'-0"



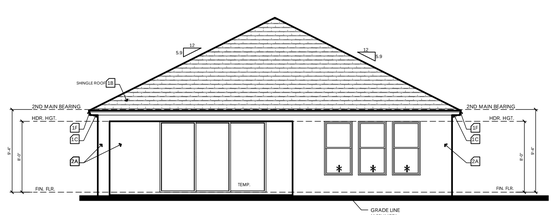
REFER TO SHEET 2B FOR PARTIAL FLOOR PLAN AT OPT. 3 CAR GARAGE

G.C. VERIFY - ALL BANDING AT STONE LOCATIONS IS TO PROJECT 1/2" PAST THE FACE OF THE STONE

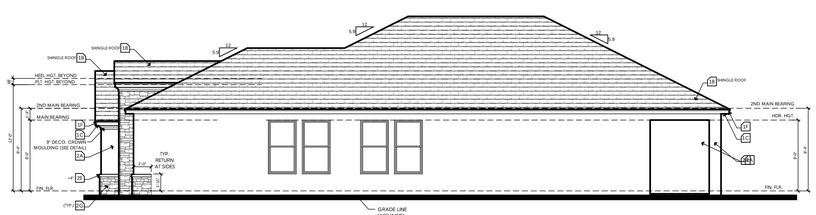
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
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2. Walls
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Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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(407)960-2530

Builder: taylor morrison

Job Information:

Saint Thomas
Community Name
Lot:
Block: #### Street St.
Community: City, State Zip
Address:
Plot Date: 01 / 12 / 2023

Reference No.
21-13500

Sheet: 3MC1

MEDITERRANEAN ELEVATION - C

WINDOW FALL PROTECTION

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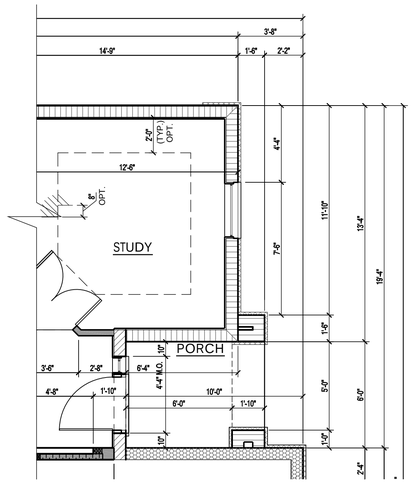
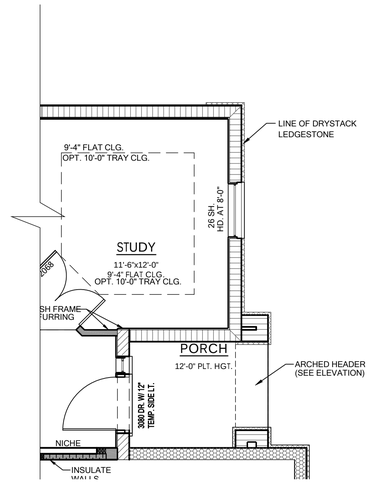


PARTIAL FLOOR PLAN DIMENSIONS

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



PARTIAL FLOOR PLAN NOTES

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WALL TYPES LEGEND

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- 8'-0" T.O.M. (CMU wall)
- 9'-4" T.O.M. (CMU wall)
- 12'-0" T.O.M. (CMU wall)

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- Frame Wall Located Below 48" A.F.F. w/ Cap
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PARTIAL FLOOR PLANS AT MEDITERRANEAN ELEVATION "C"

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

PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION C

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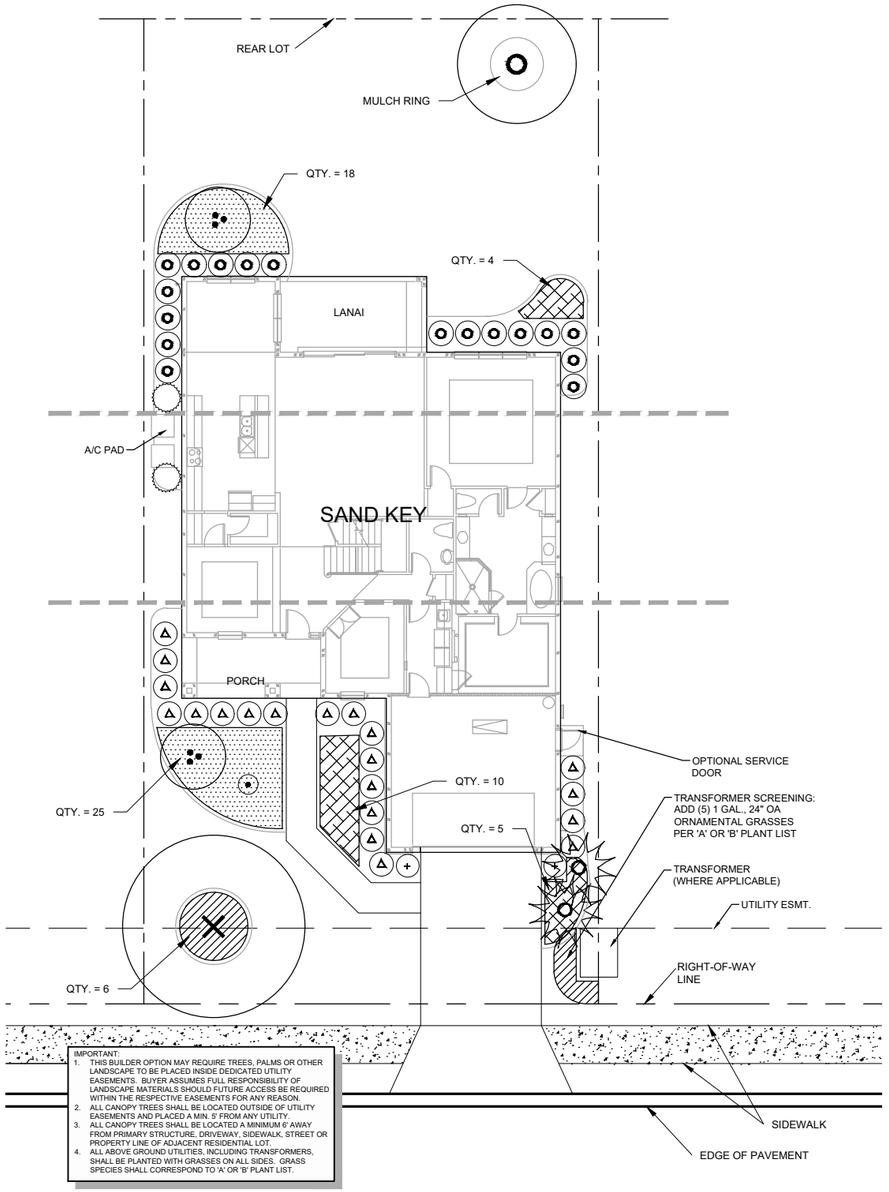
Address:
01 / 12 / 2023
Plot Date:

Reference No.
21-13500

Sheet:
3MC2

NOTE:
WHERE BACK-TO-BACK LOT CONDITION EXISTS, LOTS WILL BE SEPARATED BY LANDSCAPE AND A FENCE/WALL. CONTRACTOR SHALL REFER TO 'REAR YARD LANDSCAPE PLAN' FOR REAR YARD PLANTING LAYOUT ALONG FENCE/WALL.



IMPORTANT:
1. THIS BUILDER OPTION MAY REQUIRE TREES, PALMS OR OTHER LANDSCAPE TO BE PLACED INSIDE DEDICATED UTILITY EASEMENTS. BUYER ASSUMES FULL RESPONSIBILITY OF LANDSCAPE MATERIALS SHOULD FUTURE ACCESS BE REQUIRED WITHIN THE RESPECTIVE EASEMENTS FOR ANY REASON.
2. ALL CANOPY TREES SHALL BE LOCATED OUTSIDE OF UTILITY EASEMENTS AND PLACED A MIN. 5' FROM ANY UTILITY.
3. ALL CANOPY TREES SHALL BE LOCATED A MINIMUM 6' AWAY FROM PRIMARY STRUCTURE, DRIVEWAY, SIDEWALK, STREET OR PROPERTY LINE OF ADJACENT RESIDENTIAL LOT.
4. ALL ABOVE GROUND UTILITIES, INCLUDING TRANSFORMERS, SHALL BE PLANTED WITH GRASSES ON ALL SIDES. GRASS SPECIES SHALL CORRESPOND TO 'A' OR 'B' PLANT LIST.

SAND KEY LANDSCAPE PLAN

0 10 20 40
SCALE IN FEET

SAND KEY 'A' PLANT LIST (TAMPA-ORLANDO)		
Symbol	**Name**	**Quantity**
SHADE TREES		
	Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 12'-14' Ht., 5' spd., Full	1
	Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 3" Cal.,12' Ht., 4' spd., 4' C.T., Full	1
ACCENT TREES		
	Botanical: Ligustrum japonicum Common: Tree Ligustrum Specifications: Min 2" Cal., 7'x7' OA	2
PALM TREES		
	Botanical: Washingtonia robusta Common: Washington Palm Specifications: 12' & 16' CT	2
ACCENT SHRUBS		
	Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	2
	Botanical: Strelitzia reginae Common: Orange Bird of Paradise Specifications: 7 gal., 3' OA, Full	1
	Botanical: Ilex crenata 'Sky Pencil' Common: Sky Pencil Holly Specifications: 7 Gal., 4' Ht., Matching	2
MEDIUM SHRUBS		
	Botanical: Schefflera arboricola 'Trinette' Common: Trinette Specifications: 3 gal., 24" Ht. x 18" Sprd.	20
	Botanical: Viburnum suspensum Common: Sandankwa Viburnum Specifications: 3 gal., 24" Ht. x 18" Sprd.	17
GROUNDCOVERS		
	Botanical: Ilex vomitoria 'Schillings' Common: Dwarf Yaupon Holly Specifications: 3 gallon, 15" OA, 36" OC	19
	Botanical: Liriope muscari 'Silvery Sunproof' Common: Silvery Sunproof Liriope Specifications: 1 gal., 12" Full, 30" OC	43
GRASSES		
	Botanical: Muhlenbergia capillaris Common: Pink Muhly Grass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	6
MULCH		
Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth		1,000 S.F.

SAND KEY 'B' PLANT LIST (TAMPA-ORLANDO)	
Name	**Quantity**
SHADE TREES	
Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 3" Cal.,12' Ht., 4' spd., 4' C.T., Full	1
Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 12'-14' Ht., 5' spd., Full	1
ACCENT TREES	
Botanical: Callistemon rigida Common: Erect Bottlebrush Specifications: Min. 8' Ht., 2" Cal., Std., Full	2
PALM TREES	
Botanical: Washingtonia robusta Common: Washington Palm Specifications: 12' & 16' CT	2
ACCENT SHRUBS	
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	2
Botanical: Nandina domestica Common: Heavenly Bamboo Specifications: 7 gal., 36" OA, Full	1
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 4' Ht., Matching	2
MEDIUM SHRUBS	
Botanical: Loropetalum chinense 'Red Chocolate' Common: Red Chocolate Loropetalum Specifications: 3 gal., 18" Ht. x 18" Sprd.	20
Botanical: Illicium parvifolium Common: Anise Specifications: 3 gal., 24" Ht. x 18" Sprd.	17
GROUNDCOVERS	
Botanical: Duranta erecta 'Gold Mound' Common: Gold Mound Duranta Specifications: 3 gal., 18" Ht. x 18" Sprd., 36" OC	19
Botanical: Liriope muscari 'Big Blue' Common: Big Blue Liriope Specifications: 1 gal., 12" Full, 30" OC	43
GRASSES	
Botanical: Spartina bakeri Common: Sand Cordgrass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	6
MULCH	
Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth	1,000 S.F.

CANOPY TREE NOTE
WHERE A CANOPY TREE IS REQUIRED TO BE GREATER THAN 3" CALIPER, THE LIVE OAK SHALL BE SUBSTITUTED WITH SHUMARD OAK, ALLEE ELM, OR APPROVED EQUAL.

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
28100 BONITA GRANDE DRIVE - SUITE 305
BONITA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7899
EMAIL: info@waldropengineering.com
FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

THE CANYONS AT HIGHLAND RANCH

HOME LANDSCAPE PLAN (STANDARD)

PREPARED FOR:
taylor morrison
Homes Inspired by You

FILE NAME: Sand Key Master Landscape.dwg
UPDATED: 2019/02/28

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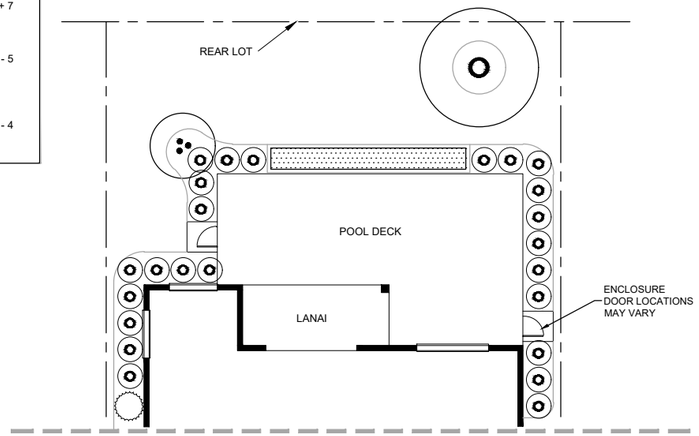
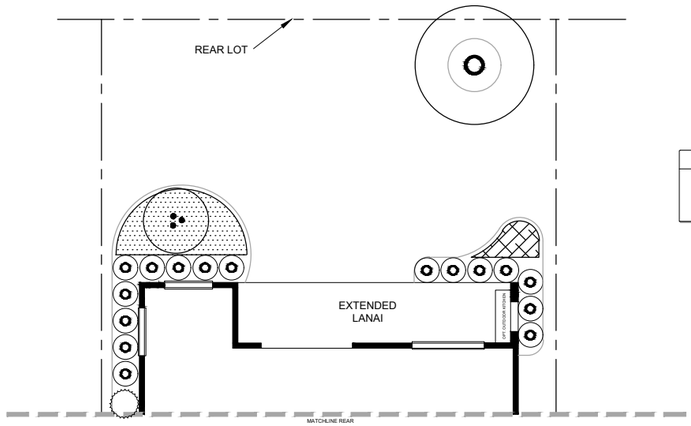
PLANT LIST ±	
SYMBOL	QTY.
	+ 7
	- 5
	- 4



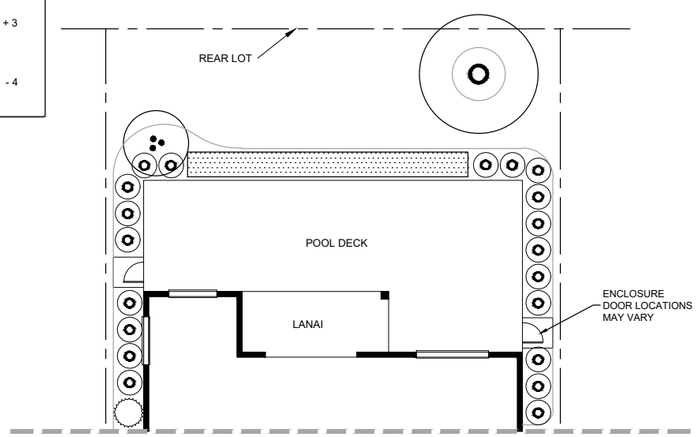
D OPTION ~ POOL
SCALE: 1"=20'



PLANT LIST ±	
SYMBOL	QTY.
	- 1

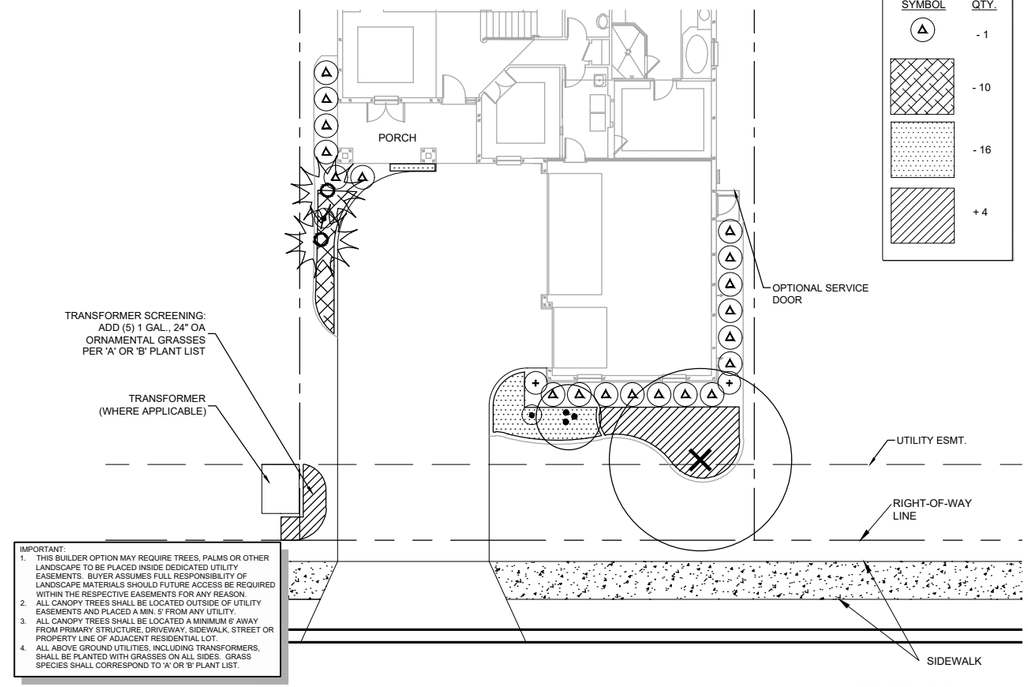
C OPTION ~ EXTENDED LANAI
SCALE: 1"=20'

PLANT LIST ±	
SYMBOL	QTY.
	+ 3
	- 4



A OPTION ~ EXPANDED POOL DECK
SCALE: 1"=20'

PLANT LIST ±	
SYMBOL	QTY.
	- 1
	- 10
	- 16
	+ 4



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A OPTION ~ 3-CAR GARAGE
SCALE: 1"=20'

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THE CANYONS AT HIGHLAND RANCH

HOME LANDSCAPE PLAN (OPTIONS)

PREPARED FOR:
taylor morrison
Homes Inspired by You

FILE NAME: Sand Key Master Landscape.dwg
UPDATED: 2019/02/28

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SAND KEY
INCLUDED ELEVATION
ELEVATIONS "TRADITIONAL - ABC"
ELEVATIONS "CRAFTSMAN - ABCDEF"
ELEVATIONS "MEDITERRANEAN - ABC"

SQUARE FOOTAGE CALCULATIONS

ELEVATION	"IE"	"TR-A"	"TR-B"	"TR-C"	"CR-A/D"	"CR-B/E"	"CR-C/F"	"M-A"	"M-B"	"M-C"
MAIN FLOOR S.F.	2259	2259	2259	2259	2259	2259	2259	2259	2259	2259
UPPER FLOOR S.F.	1576	1576	1576	1576	1576	1587	1587	1576	1576	1576
TOTAL UNDER ROOF S.F.	3835	3835	3835	3835	3835	3846	3846	3835	3835	3835
GARAGE S.F.	475	475	475	475	475	475	475	475	475	475
LANAI S.F.	193	193	193	193	193	193	193	193	193	193
PORCH S.F.	147	147	147	147	147	147	147	147	147	147
TOTAL UNDER ROOF S.F.	4650	4650	4650	4650	4650	4661	4661	4650	4650	4650
TOTAL WIDTH	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"
TOTAL LENGTH	76'-0"	76'-0"	76'-0"	76'-0"	76'-0"	76'-0"	76'-0"	76'-0"	76'-0"	76'-0"
OPTIONS										
OPT. 3 CAR GARAGE S.F. (ADD)	185	185	185	185	185	185	185	185	185	185
TOTAL WIDTH (3 CAR GAR)	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"
TOTAL LENGTH (3 CAR GAR)	84'-4"	84'-4"	84'-4"	84'-4"	84'-4"	84'-4"	84'-4"	84'-4"	84'-4"	84'-4"
OPT. EXT. LANAI S.F. (ADD)	177	177	177	177	177	177	177	177	177	177

DRAWING INDEX

Sheet No.	SHEET TITLE
COV	COVER SHEET
COV	COVER SHEET - MASTER REVISIONS
GN	GENERAL NOTES
2A	SLAB AND PLUMBING PLAN
2A1	MAIN FLOOR PLAN NOTES
2A2	MAIN FLOOR PLAN DIMENSIONS
2B1	UPPER FLOOR PLAN NOTES
2B2	UPPER FLOOR PLAN DIMENSIONS
2C1	FLOOR PLAN OPTIONS NOTES
2C2	FLOOR PLAN OPTIONS DIMENSIONS
2D1	OPTIONAL 3 CAR GARAGE
2D2	OPTIONAL 3 CAR GARAGE - SIDING OPTION
2E	OPTIONAL 3 CAR GARAGE ELEVATIONS
2F1	OPTIONAL 2 CAR SIDE LOAD GARAGE
2F2	OPTIONAL 2 CAR SIDE LOAD GARAGE - SIDING OPTION
2G	OPTIONAL 2 CAR SIDE LOAD GARAGE
2H1	OPTIONAL 2 CAR SIDE LOAD GARAGE
2H2	OPTIONAL 2 CAR SIDE LOAD GARAGE - SIDING OPTION
2I	OPTIONAL 2 CAR SIDE LOAD GARAGE
3SE1	INCLUDED ELEVATION
3SE2	INCLUDED ELEVATION - SIDING OPTION
3TRA1	TRADITIONAL ELEVATION "A"
3TRA2	PARTIAL FLOOR PLAN - TRADITIONAL "A"
3TRB1	TRADITIONAL ELEVATION "B"
3TRB2	PARTIAL FLOOR PLAN - TRADITIONAL "B"
3TRC1	TRADITIONAL ELEVATION "C"
3TRC2	PARTIAL FLOOR PLAN TRADITIONAL "C"
3CRA1	CRAFTSMAN ELEVATION "A"
3CRA2	PARTIAL FLOOR PLAN CRAFTSMAN "A" & "D"
3CRB1	CRAFTSMAN ELEVATION "B"
3CRB2	PARTIAL FLOOR PLAN CRAFTSMAN "B" & "E"
3CRC1	CRAFTSMAN ELEVATION "C"
3CRC2	PARTIAL FLOOR PLAN CRAFTSMAN "C" & "F"
3CRD1	CRAFTSMAN ELEVATION - D - SIDING OPTION
3CRE1	CRAFTSMAN ELEVATION - E - SIDING OPTION
3CRF1	CRAFTSMAN ELEVATION - F - SIDING OPTION
3MA1	MEDITERRANEAN ELEVATION "A"
3MA2	PARTIAL FLOOR PLAN MEDITERRANEAN "A"
3MB1	MEDITERRANEAN ELEVATION "B"
3MB2	PARTIAL FLOOR PLAN MEDITERRANEAN "B"
3MC1	MEDITERRANEAN ELEVATION "C"
3MC2	PARTIAL FLOOR PLAN MEDITERRANEAN "C"
3K1	OPTIONAL ELEVATIONS
3K2	OPTIONAL ELEVATIONS - SIDING OPTION
4A	MAIN FLOOR ELECTRICAL PLAN
4B	UPPER FLOOR ELECTRICAL PLAN
4C	OPTION ELECTRICAL PLANS
5	WATERPROOFING DETAILS
5A	WATERPROOFING DETAILS - SIDING
F1.0	FOAM DETAILS
F1.1	FOAM DETAILS

STRUCTURAL INDEX

Sheet No.	SHEET TITLE
N1	STRUCTURAL NOTES
SP1.0	FOUNDATION PLAN
SP1.1	FOUNDATION PLAN OPTIONS
SP1.2	FOUNDATION PLAN OPTIONS
SP1.3	FOUNDATION PARTIAL PLANS
SP2.0	LINTEL PLAN AND SCHEDULE
SP2.1	LINTEL PARTIAL PLANS
SP2.2	LINTEL PARTIAL PLANS
SP3.0	MAIN FLOOR STRUCTURAL PLAN
SP3.1	UPPER FLOOR STRUCTURAL PLAN
SP3.2	STRUCTURAL PLAN OPTIONS
SP3.3	STRUCTURAL PARTIAL PLANS
SP4.0	INCLUDED ELEVATION - TRUSS STRAPPING
SP4.1	INCLUDED ELEVATION - TRUSS STRAPPING W/ OPT. 3 CAR GARAGE
SP4.2	INCLUDED ELEVATION - TRUSS STRAPPING W/ OPT. EXTENDED LANAI
SP4.3	TRADITIONAL ELEVATION "A" - TRUSS STRAPPING
SP4.4	TRADITIONAL ELEVATION "A" - TRUSS STRAPPING W/ OPT. 3 CAR GARAGE
SP4.5	TRADITIONAL ELEVATION "A" - TRUSS STRAPPING W/ OPT. EXTENDED LANAI
SP4.6	TRADITIONAL ELEVATION "B" - TRUSS STRAPPING
SP4.7	TRADITIONAL ELEVATION "B" - TRUSS STRAPPING W/ OPT. 3 CAR GARAGE
SP4.8	TRADITIONAL ELEVATION "B" - TRUSS STRAPPING W/ OPT. EXTENDED LANAI
SP4.9	TRADITIONAL ELEVATION "C" - TRUSS STRAPPING
SP4.10	TRADITIONAL ELEVATION "C" - TRUSS STRAPPING W/ OPT. 3 CAR GARAGE
SP4.11	TRADITIONAL ELEVATION "C" - TRUSS STRAPPING W/ OPT. EXTENDED LANAI
SP4.12	CRAFTSMAN ELEVATION "A" & "D" - TRUSS STRAPPING
SP4.13	CRAFTSMAN ELEVATION "A" & "D" - TRUSS STRAPPING W/ OPT. 3 CAR GARAGE
SP4.14	CRAFTSMAN ELEVATION "A" & "D" - TRUSS STRAPPING W/ OPT. EXTENDED LANAI
SP4.15	CRAFTSMAN ELEVATION "B" & "E" - TRUSS STRAPPING
SP4.16	CRAFTSMAN ELEVATION "B" & "E" - TRUSS STRAPPING W/ OPT. 3 CAR GARAGE
SP4.17	CRAFTSMAN ELEVATION "B" & "E" - TRUSS STRAPPING W/ OPT. EXTENDED LANAI
SP4.18	CRAFTSMAN ELEVATION "C" & "F" - TRUSS STRAPPING
SP4.19	CRAFTSMAN ELEVATION "C" & "F" - TRUSS STRAPPING W/ OPT. 3 CAR GARAGE
SP4.20	CRAFTSMAN ELEVATION "C" & "F" - TRUSS STRAPPING W/ OPT. EXTENDED LANAI
SP4.21	MEDITERRANEAN ELEVATION "A" - TRUSS STRAPPING
SP4.22	MEDITERRANEAN ELEVATION "A" - TRUSS STRAPPING W/ OPT. 3 CAR GARAGE
SP4.23	MEDITERRANEAN ELEVATION "A" - TRUSS STRAPPING W/ OPT. EXTENDED LANAI
SP4.24	MEDITERRANEAN ELEVATION "B" - TRUSS STRAPPING
SP4.25	MEDITERRANEAN ELEVATION "B" - TRUSS STRAPPING W/ OPT. 3 CAR GARAGE
SP4.26	MEDITERRANEAN ELEVATION "B" - TRUSS STRAPPING W/ OPT. EXTENDED LANAI
SP4.27	MEDITERRANEAN ELEVATION "C" - TRUSS STRAPPING
SP4.28	MEDITERRANEAN ELEVATION "C" - TRUSS STRAPPING W/ OPT. 3 CAR GARAGE
SP4.29	MEDITERRANEAN ELEVATION "C" - TRUSS STRAPPING W/ OPT. EXTENDED LANAI
SD	STAIR DETAILS
FD-1	FRAMING NOTES
FD-2	FRAMING NOTES
S1	DETAILS
S2	DETAILS
S2A	DETAILS
S3	DETAILS
S4	DETAILS
S5	DETAILS
SDWC	SIMPSON SCREW SYSTEM DETAILS

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gokeesee.com
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o.(407) 960 2535

I HEREBY CERTIFY THAT I HAVE REVIEWED THE CONSTRUCTION DOCUMENTS FOR THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AND THAT THE PROJECT DESIGN AS REFLECTED ON THE PREPARED TRUSS MANUAL LAYOUT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF COMPLIES WITH THE BUILDING CODE, RESIDENTIAL (7TH EDITION).

THE PRESCRIPTIVE TRUSS MANUAL LAYOUT IS PREPARED FOR THE PURPOSE OF OBTAINING A BUILDING PERMIT ONLY. THE ENGINEER OF RECORD RESERVES THE RIGHT TO MAKE ANY CHANGES AFTER REVIEW OF THE TRUSS MANUFACTURER'S SHOP DRAWINGS.

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607 S. ALEXANDER ST. STE 125
PLANT CITY, FLORIDA 33563
1.877.AVORTEX (686-7839)

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COA 32625
ANTHONY J. MESSINA, P.E. - FL. Reg #83217
ASHED A. AVENKIAN, P.E. - FL. Reg #86623

Builder:

taylor morrison

Job Information:

Sand Key

Community Name

Lot: Community: Block: Address: #### Street St. City, State Zip Unit: Plot Date: 08 / 21 / 2023

Reference No.

21-15376

Sheet:

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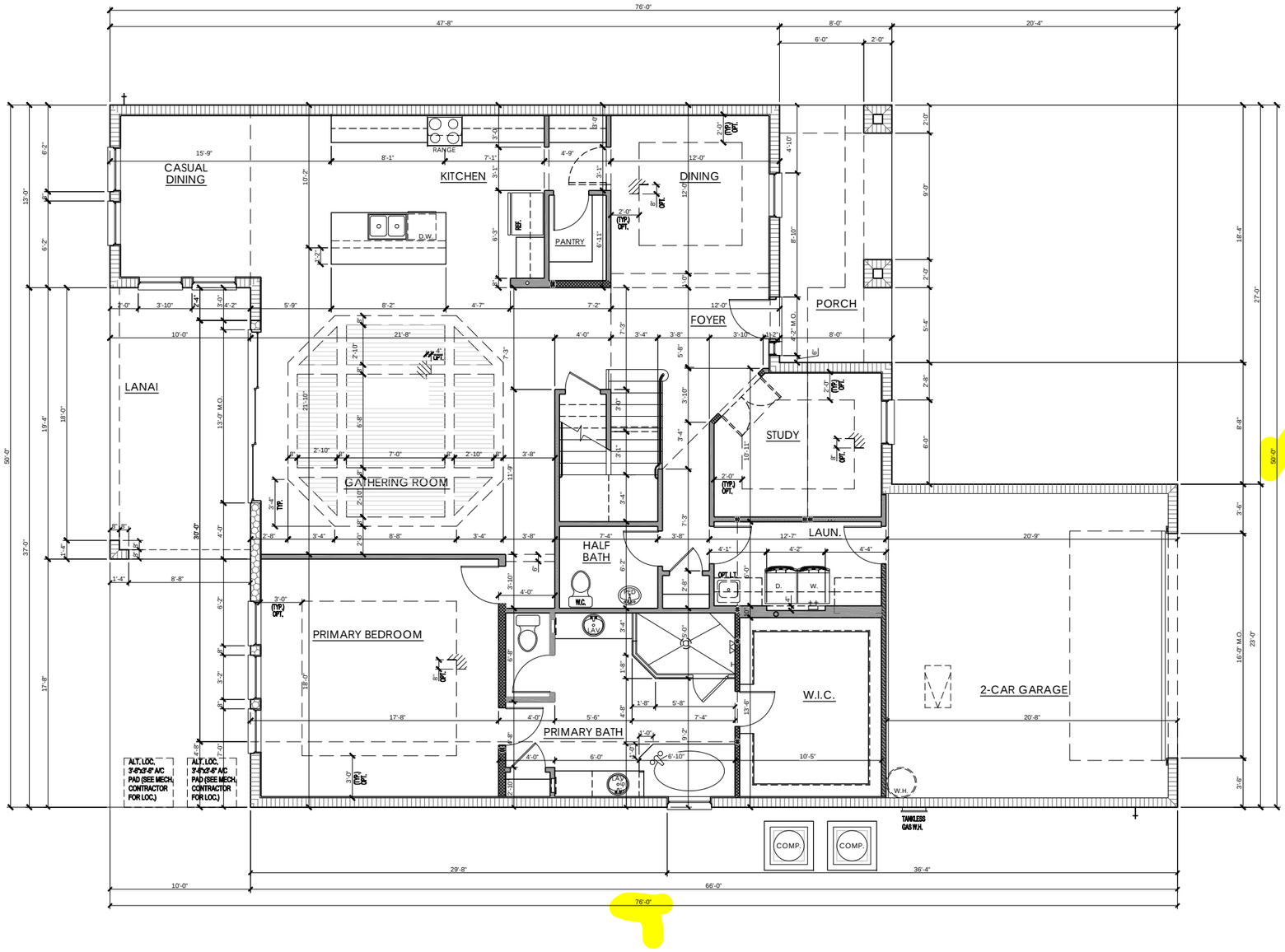

HATCHING LEGEND	
LOAD BEARING WALL	
INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart	
WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry

- 10'-8" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)
- 8'-4" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

SCALE: 1/4" = 1'

MAIN FLOOR PLAN DIMENSIONS

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gokeesee.com
258 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 880 2333

Builder:

taylor morrison

Job Information:

Sand Key

Community Name

Lot: Block: Unit:

Community: #### Street St.

Address: City, State Zip

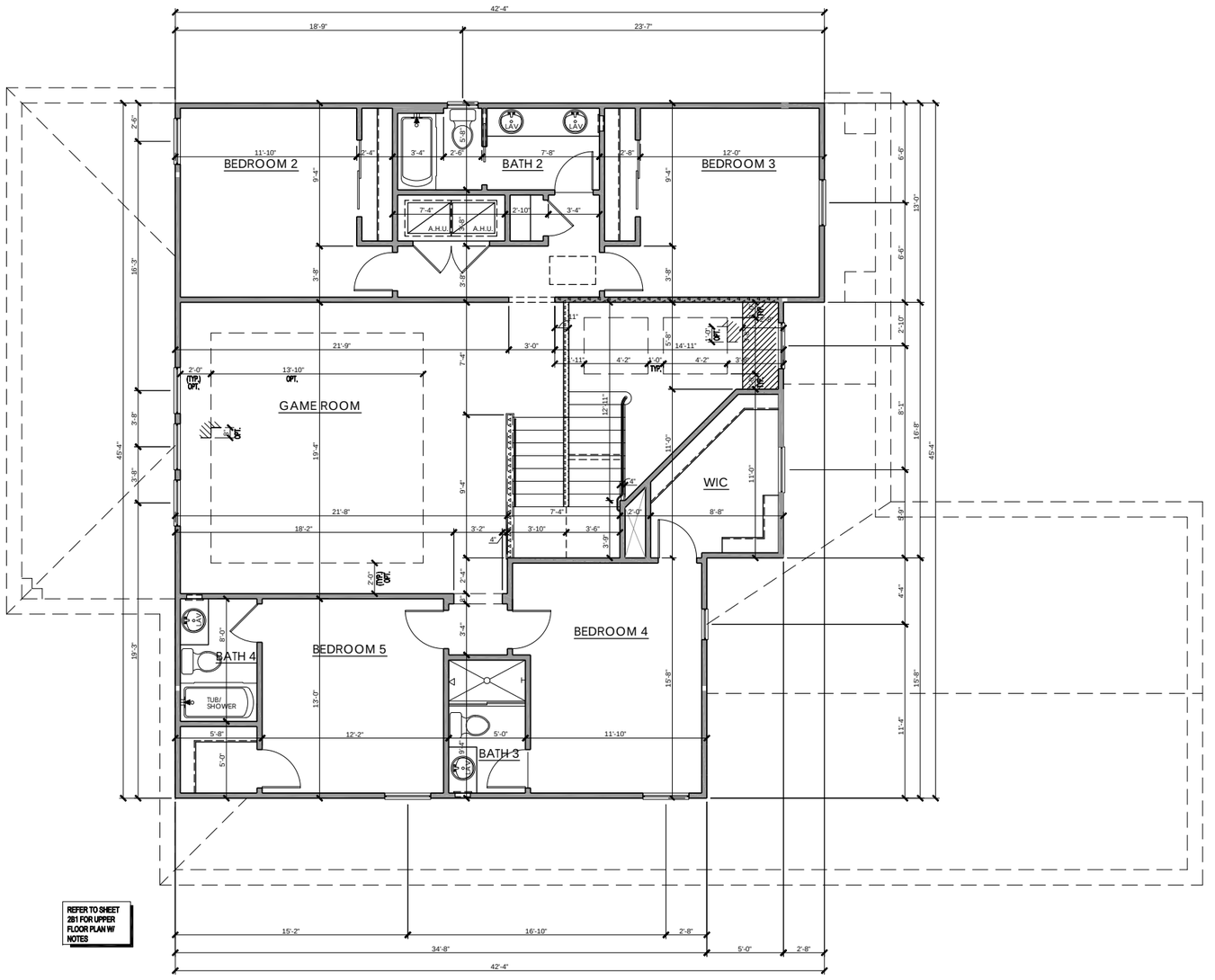
Plot Date: 10 / 13 / 2023

Reference No.

21-15376

Sheet:

2A2



WALL TYPES LEGEND

Masonry

- 10'-8" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)
- 8'-4" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

UPPER FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'

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gokeesee.com
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o.(407) 960.2333

Builder:

taylor morrison

Job Information:

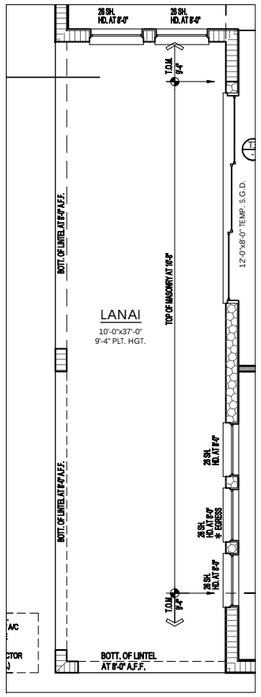
Sand Key

Community Name

Block:
Unit:
Street St.
City, State Zip
Lot:
Community:
Address:
Plot Date: 01 / 09 / 2023

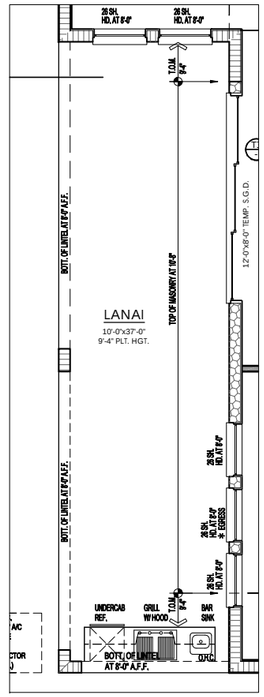
Reference No.
21-15376

Sheet:
2B2



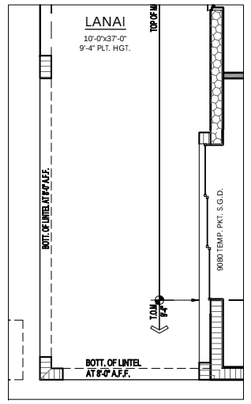
OPT. EXTENDED LANAI

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



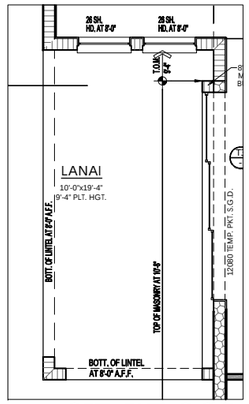
OPT. O.D.K. W/ VENT HOOD W/ OPT. EXTENDED LANAI

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



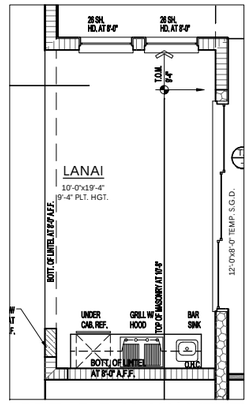
OPT. PKT. S.G.D. PRIMARY BEDROOM w/EXTENDED LANAI

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



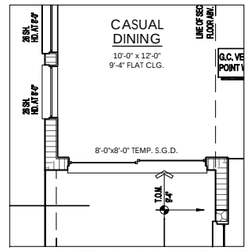
OPT. PKT. S.G.D. AT GATHERING

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



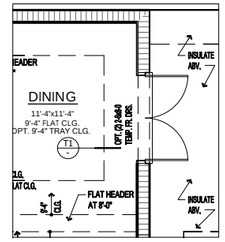
OPT. O.D.K. W/ VENT HOOD W/ STD. LANAI

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



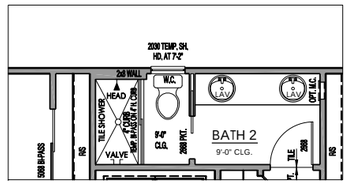
OPT. 8080 SGD AT CASUAL DINING

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



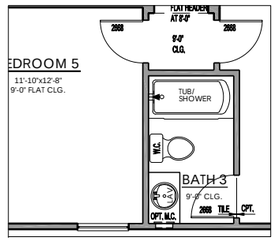
OPT. FR. DOORS AT DINING

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



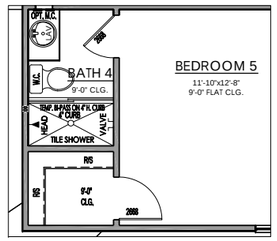
OPT. SHOWER AT BATH 2

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



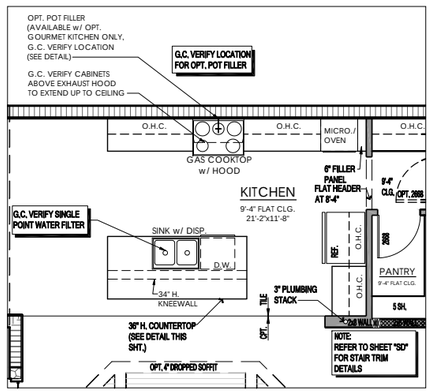
OPT. TUB AT BATH 3

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



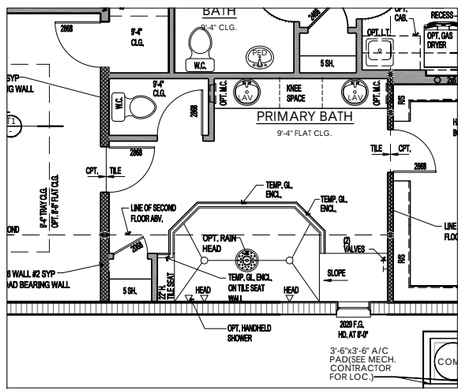
OPT. SHOWER AT BATH 4

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



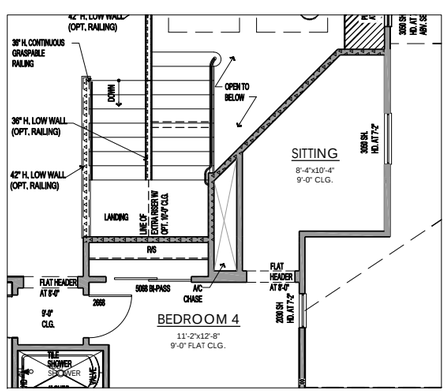
OPT. GOURMET KITCHEN

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



OPT. DELUXE OWNER'S BATH

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



OPT. SITTING AT BEDROOM 4

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

FLOOR PLAN OPTIONS NOTES

SCALE: 1/4" = 1'

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258 Southhall Lane Suite 200
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o.(407) 960.2333

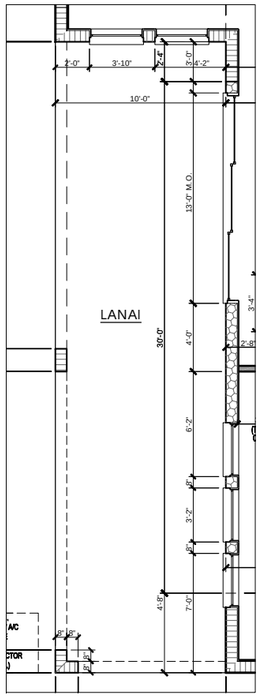
Builder: taylor morrison

Job Information:

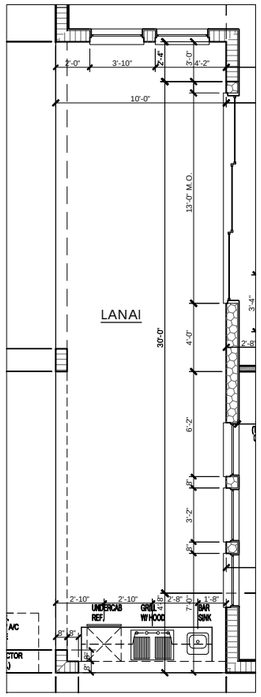
Sand Key
Community Name
Lot:
Block: ##### Street St.
Community: City, State Zip
Address:
Plot Date: 10 / 13 / 2023
Unit:

Reference No.
21-15376

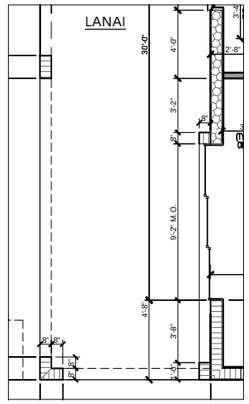
Sheet:
2C1



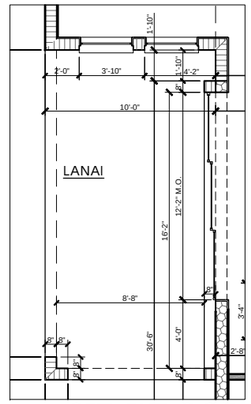
OPT. EXTENDED LANAI
SCALE: 1/4" = 1'-0"



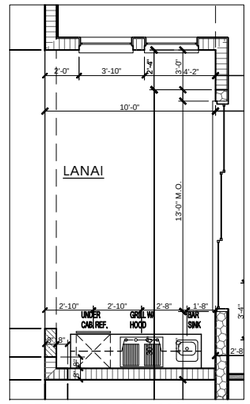
OPT. O.D.K. W/ VENT HOOD W/ OPT. EXTENDED LANAI
SCALE: 1/4" = 1'-0"



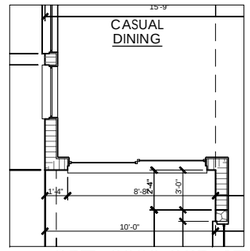
OPT. PKT. S.G.D. PRIMARY BEDROOM w/EXTENDED LANAI
SCALE: 1/4" = 1'-0"



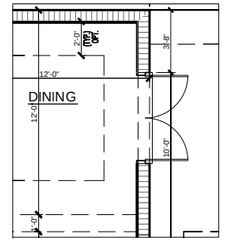
OPT. PKT. S.G.D. AT GATHERING
SCALE: 1/4" = 1'-0"



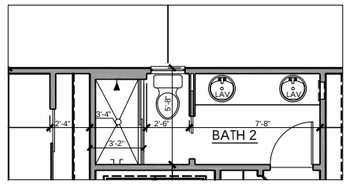
OPT. O.D.K. W/ VENT HOOD W/ STD. LANAI
SCALE: 1/4" = 1'-0"



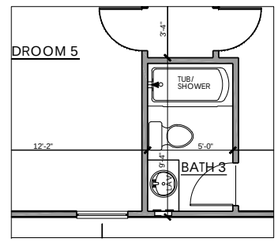
OPT. 8080 SGD AT CASUAL DINING
SCALE: 1/4" = 1'-0"



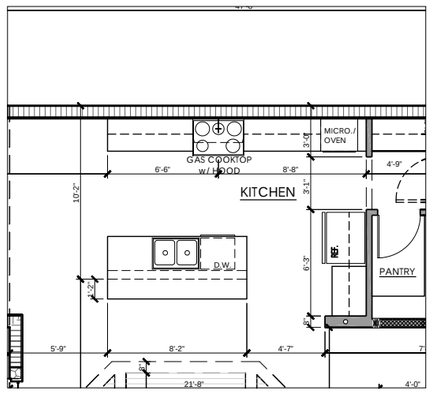
OPT. FR. DOORS AT DINING
SCALE: 1/4" = 1'-0"



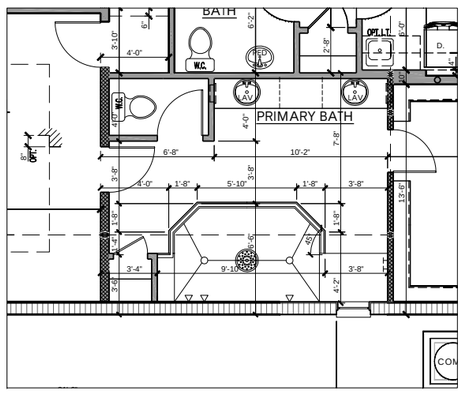
OPT. SHOWER AT BATH 2
SCALE: 1/4" = 1'-0"



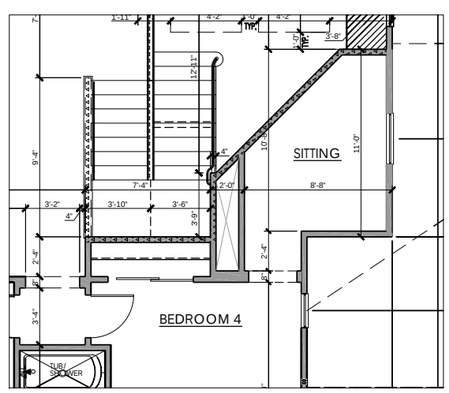
OPT. TUB AT BATH 3
SCALE: 1/4" = 1'-0"



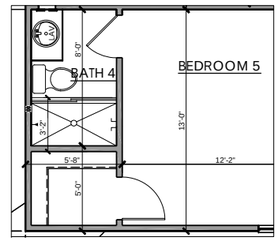
OPT. GOURMET KITCHEN
SCALE: 1/4" = 1'-0"



OPT. DELUXE OWNER'S BATH
SCALE: 1/4" = 1'-0"



OPT. SITTING AT BEDROOM 4
SCALE: 1/4" = 1'-0"



OPT. SHOWER AT BATH 4
SCALE: 1/4" = 1'-0"

FLOOR PLAN OPTIONS DIMENSIONS

SCALE: 1/4" = 1'

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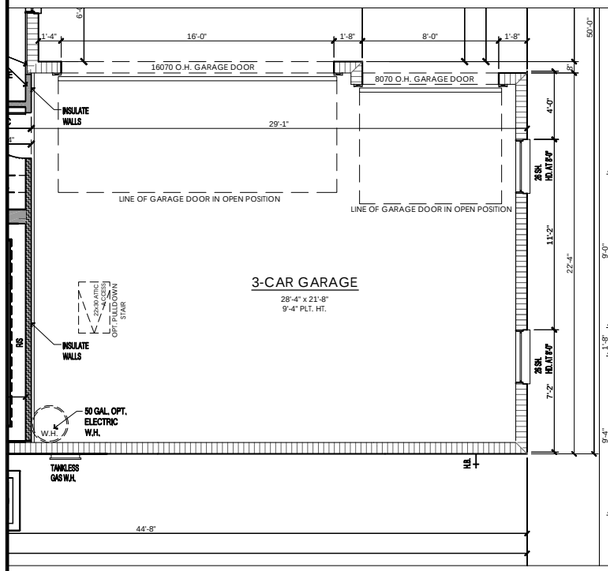
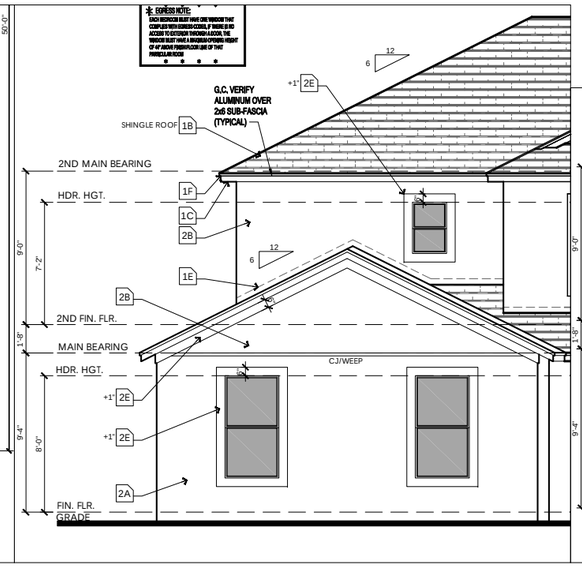
Builder:
taylor morrison

Job Information:
Sand Key
Community Name
Lot:
Block:
Unit:
Community:
Address:
Street St.
City, State Zip
Plot Date:
10 / 13 / 2023

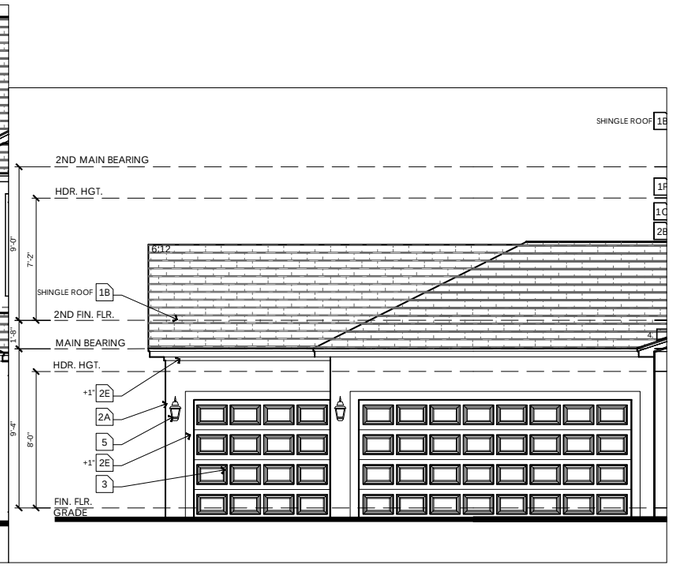
Reference No.
21-15376
Sheet:
2C2





PARTIAL FRONT ELEV. "INCLUDED"

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



PARTIAL RIGHT ELEV. "INCLUDED"

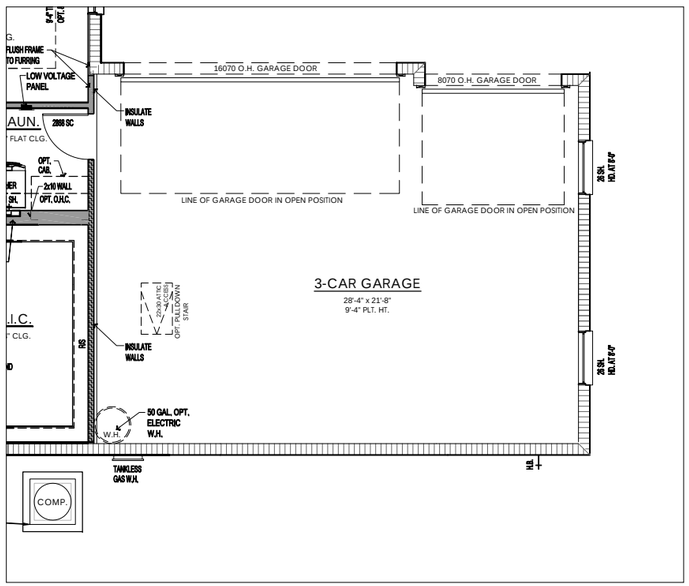
SCALE: 1/4" = 1'-0"

PARTIAL FLOOR PLAN DIMENSIONS OPT. 3 CAR GARAGE

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

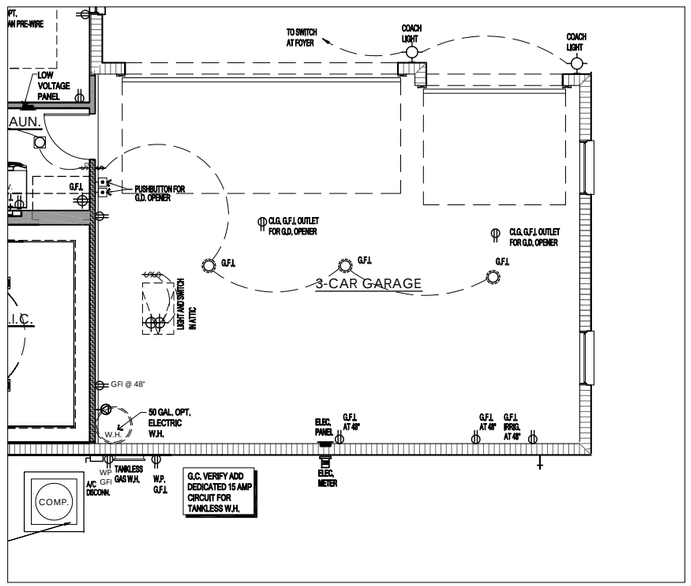
PARTIAL ELEVATIONS OPT. 3 CAR GARAGE

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



PARTIAL FLOOR PLAN NOTES OPT. 3 CAR GARAGE

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



PARTIAL FLOOR PLAN ELECTRICAL LAYOUT OPT. 3 CAR GARAGE

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

HATCHING LEGEND	
LOAD BEARING WALL	
INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart	
WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
C.L.G. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry

- 10'-8" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)
- 8'-4" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

- OPTIONAL 3 CAR GARAGE

ELECTRICAL LEGEND

POWER SYMBOLS

	110-115 RECEPTACLE	WP	WEATHER PROOF
	SINGLE POLE RECEPTACLE	VP	VAPOR PROOF
	SWITCHED RECEPTACLE	GFI	GROUND FAULT INTERRUPT
	QUAD RECEPTACLE	A	ARC FAULT INTERRUPT
	CEILING / SOFFIT RECEPTACLE	48	MOUNTING HEIGHT
	FLOOR RECEPTACLE	GDO	GARAGE DOOR OPENER
	220 RECEPTACLE	PS	PULL STRING
SD	SMOKE DETECTOR		MOTOR
CM	CARBON MONOXIDE DETECTOR		BATH FAN
CM/SD	COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR		
	DISCONNECT		
	OPTIONAL CEILING FAN PREWIRE	$	SINGLE POLE SWITCH
	OPTIONAL LIGHT PRE-WIRE	$3	THREE WAY SWITCH
	OPTIONAL CEILING FAN PREWIRE		SPECIAL PURPOSE
		ISO	ISOLATED CIRCUIT
	STANDARD CEILING FAN PREWIRE		ELECTRIC PANEL
	STANDARD LIGHT PRE-WIRE		METER BASE

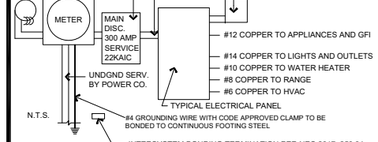
LIGHTING SYMBOLS

	INCANDESCENT LIGHT		2' FLOUR. SINGLE BULB
	WALL MNT INCANDESCENT LIGHT		4' FLOUR. SINGLE BULB
	WALL WASH FIXTURE		4' FLOUR. DOUBLE BULB
	FLUSH MOUNT LED (REQ. J.BOX)		4' FLOUR. WRAP
	BATH FAN AND LIGHT COMBINATION FLUSH MOUNT LED (REQ. J.BOX)		ROPE LIGHTING
	DOUBLE FLOOD LIGHT		EMERGENCY LIGHT

LOW VOLTAGE SYMBOLS

	SPEAKER		PUSH BUTTON / DOOR BELL
TV	TV OUTLET		DATA OUTLET
	TELEPHONE	T	THERMOSTAT
CH	DOOR CHIME	A	ALARM KEYPAD

ELECTRICAL RISER DIAGRAM



NOTE:
ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY

GENERAL ELECTRICAL NOTES:

NOTES: UNLESS OTHERWISE NOTED,

1. Electrical outlet heights as measured from finished floor to center line of the box to be: 16" AFF (general). In a Flood Zone, all electrical equipment to be at or above DFE.
   - Kitchen 44" AFF
   - Bathroom 39" AFF
   - Laundry Room 36" AFF
   - Exterior Waterproof 12" AFF
   - Garage - general purpose 48" AFF
   - Range 2" AFF
2. All trim plates and devices to be ganged, where possible.
3. Electrical switches to be at 42" centerline above finished floor.
4. Electrical plan is intended for bid purposes only. All work shall be done in strict accordance with the National Electric Code (NEC), latest edition, by a licensed electrical contractor who shall be responsible for the installation & sizing of all electrical, wiring & accessories.
5. Smoke detectors shall be in accordance with R314.1 and listed in accordance with UL 217.
6. Provide AFCI's (Arc-Fault Circuit Interrupters) combination type installed to provide protection of the branch circuits in all dwelling units per NFPA 70 (Current Edition) and the NEC and as defined in UL 1699.
7. Provide Tamper Resistant Receptacles as required by the NFPA 70 (Current Edition).
8. Carbon Monoxide Protection: carbon monoxide alarms or detectors shall be installed in all dwelling units in accordance with FBC R315 and NFPA 70. Such devices shall be listed by the appropriate standard, either ANSI/UL 2034, standard for single and multiple station CO alarms or UL 2075, gas and vapor detector sensor, according to the installation.
9. R315.1.2 Combination Alarms: combination smoke/carbon monoxide alarms shall be listed and labeled by a Nationally Recognized Testing Laboratory.
10. Keep all smoke detectors minimum of 36" from bathroom doors.
11. In new construction, smoke detectors shall be hardwired into an A/C electrical power source and shall be equipped with a monitored battery backup.
12. Bathroom exhaust fans must vent to the exterior of the building, ventilation to attic space and soffits is not acceptable.
13. Chapter 45 Private Swimming Pools - Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.14.
14. Add GFCI protection to receptacles in laundry rooms and utility rooms of dwellings where installed within 6' of the outside edge of a sink. This would include the receptacle installed for a washing machine. Receptacle outlets shall not be required on a wall directly behind a range or sink to fulfill the requirement of an outlet every 24". The width of the sink or range is not to be included in the spacing of the outlets unless the distance from the sink or range is greater than 12" for straight counter tops and 18" for sinks and ranges installed in corner counters.

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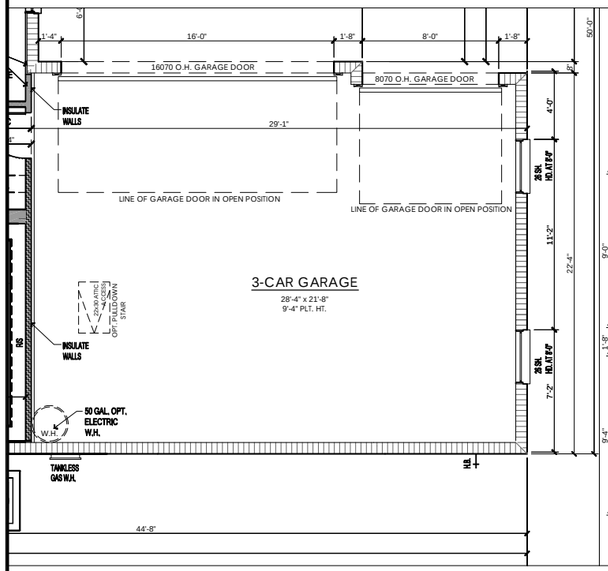
Builder: taylor morrison

Job Information:

Sand Key
Community Name
Unit:
Block:
Street St.
City, State Zip
Lot:
Community:
Address:
Plot Date: 08 / 21 / 2023

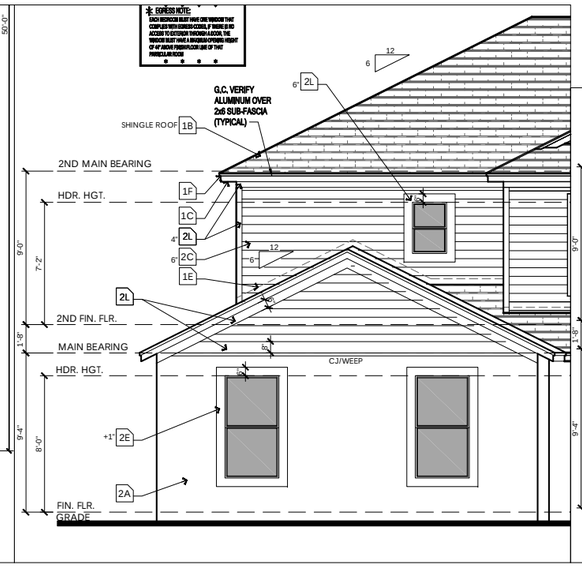
Reference No.
21-15376

Sheet:
2D1



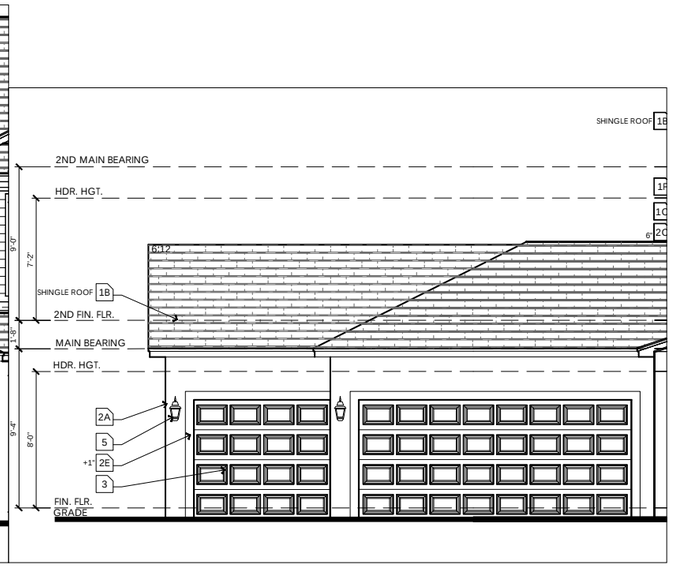
PARTIAL FLOOR PLAN DIMENSIONS
OPT. 3 CAR GARAGE

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



PARTIAL FRONT ELEV. "INCLUDED"

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

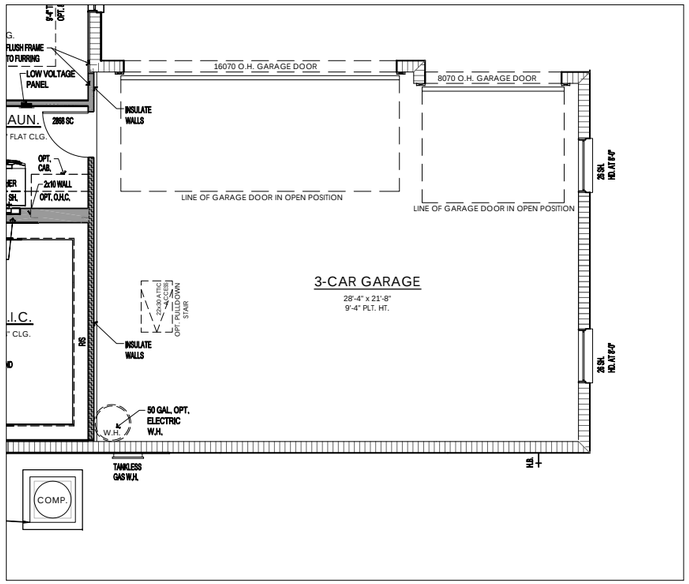


PARTIAL RIGHT ELEV. "INCLUDED"

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

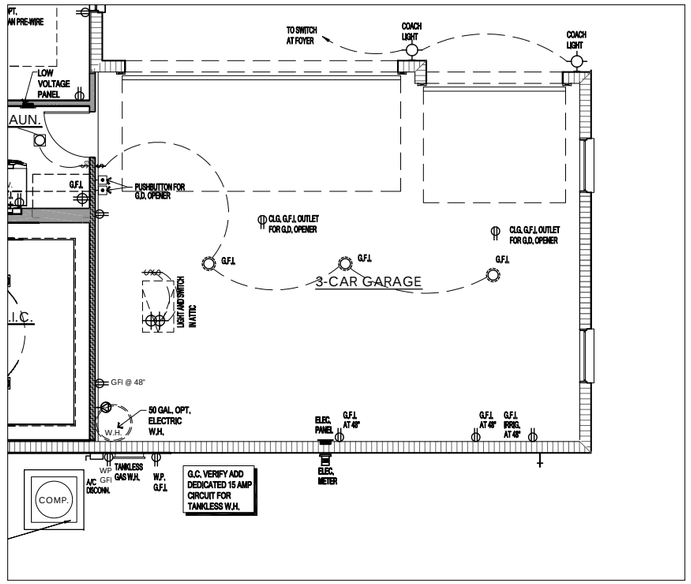
PARTIAL ELEVATIONS
OPT. 3 CAR GARAGE

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



PARTIAL FLOOR PLAN NOTES
OPT. 3 CAR GARAGE

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



PARTIAL FLOOR PLAN ELECTRICAL LAYOUT
OPT. 3 CAR GARAGE

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

- OPTIONAL 3 CAR GARAGE - SIDING OPTION

ELECTRICAL LEGEND

POWER SYMBOLS

	110-115 RECEPTACLE	WP	WEATHER PROOF
	SINGLE POLE RECEPTACLE	VP	VAPOR PROOF
	SWITCHED RECEPTACLE	GFI	GROUND FAULT INTERRUPT
	QUAD RECEPTACLE	A	ARC FAULT INTERRUPT
	CEILING / SOFFIT RECEPTACLE	48	MOUNTING HEIGHT
	FLOOR RECEPTACLE	GDO	GARAGE DOOR OPENER
	220 RECEPTACLE	PS	PULL STRING
SD	SMOKE DETECTOR		MOTOR
CM	CARBON MONOXIDE DETECTOR		BATH FAN
CM/SD	COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR		
	DISCONNECT		
	OPTIONAL CEILING FAN PREWIRE	$	SINGLE POLE SWITCH
	OPTIONAL LIGHT PRE-WIRE	$3	THREE WAY SWITCH
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	STANDARD CEILING FAN PREWIRE		ELECTRIC PANEL
	STANDARD LIGHT PRE-WIRE		METER BASE

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	WALL MNT INCANDESCENT LIGHT		4' FLOUR. SINGLE BULB
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	FLUSH MOUNT LED (REQ. J.BOX)		4' FLOUR. WRAP
	BATH FAN AND LIGHT COMBINATION FLUSH MOUNT LED (REQ. J.BOX)		ROPE LIGHTING
	DOUBLE FLOOD LIGHT		EMERGENCY LIGHT

LOW VOLTAGE SYMBOLS

	SPEAKER		PUSH BUTTON / DOOR BELL
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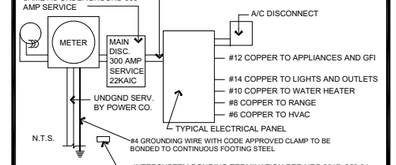
CH	DOOR CHIME	A	ALARM KEYPAD

ELECTRICAL RISER DIAGRAM



NOTE:
ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY

HATCHING LEGEND

LOAD BEARING WALL	
INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry

- 10'-8" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)
- 8'-4" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

GENERAL ELECTRICAL NOTES:

NOTES: UNLESS OTHERWISE NOTED,

1. Electrical outlet heights as measured from finished floor to center line of the box to be: 16" AFF (general). In a Flood Zone, all electrical equipment to be at or above DFE.

Kitchen	44" AFF
Bathroom	39" AFF
Laundry Room	36" AFF
Exterior Waterproof	12" AFF
Garage - general purpose	48" AFF
Range	2" AFF

2. All trim plates and devices to be ganged, where possible.
3. Electrical switches to be at 42" centerline above finished floor.
4. Electrical plan is intended for bid purposes only. All work shall be done in strict accordance with the National Electric Code (NEC), latest edition, by a licensed electrical contractor who shall be responsible for the installation & sizing of all electrical, wiring & accessories.
5. Smoke detectors shall be in accordance with R314.1 and listed in accordance with UL 217.
6. Provide AFCI's (Arc-Fault Circuit Interrupters) combination type installed to provide protection of the branch circuits in all dwelling units per NFPA 70 (Current Edition) and the NEC and as defined in UL 1699.
7. Provide Tamper Resistant Receptacles as required by the NFPA 70 (Current Edition).
8. Carbon Monoxide Protection: carbon monoxide alarms or detectors shall be installed in all dwelling units in accordance with FBC R315 and NFPA 70. Such devices shall be listed by the appropriate standard, either ANSI/UL 2034, standard for single and multiple station CO alarms or UL 2075, gas and vapor detector sensor, according to the installation.
9. R315.1.2 Combination Alarms: combination smoke/carbon monoxide alarms shall be listed and labeled by a Nationally Recognized Testing Laboratory.
10. Keep all smoke detectors minimum of 36" from bathroom doors.
11. In new construction, smoke detectors shall be hardwired into an A/C electrical power source and shall be equipped with a monitored battery backup.
12. Bathroom exhaust fans must vent to the exterior of the building, ventilation to attic space and soffits is not acceptable.
13. Chapter 45 Private Swimming Pools - Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.14.
14. Add GFCI protection to receptacles in laundry rooms and utility rooms of dwellings where installed within 6' of the outside edge of a sink. This would include the receptacle installed for a washing machine. Receptacle outlets shall not be required on a wall directly behind a range or sink to fulfill the requirement of an outlet every 24". The width of the sink or range is not to be included in the spacing of the outlets unless the distance from the sink or range is greater than 12" for straight counter tops and 18" for sinks and ranges installed in corner counters.

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228 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960.2535

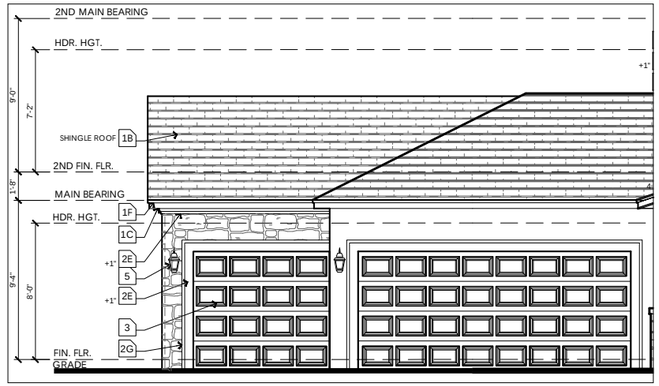
Builder: taylor morrison

Job Information:

Sand Key
Community Name
Lot:
Block:
Community Address: #### Street St. City, State Zip
Plot Date: 08 / 21 / 2023
Unit:

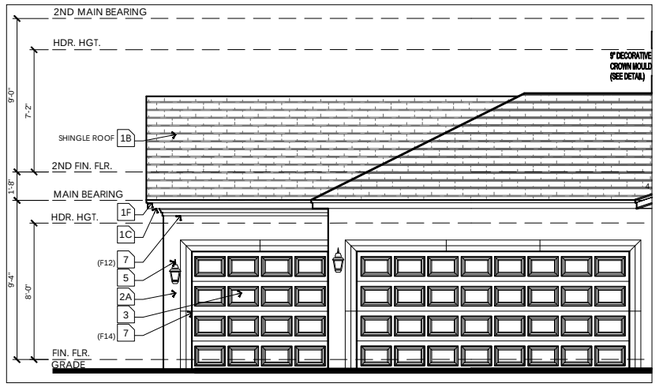
Reference No.
21-15376

Sheet:
2D2



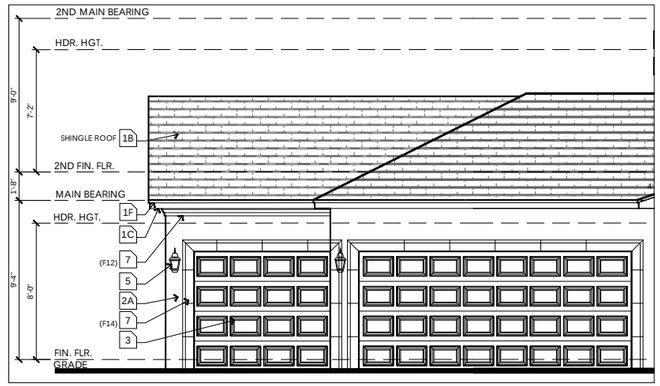
PARTIAL RIGHT MEDITERRANEAN ELEVATION "C"

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



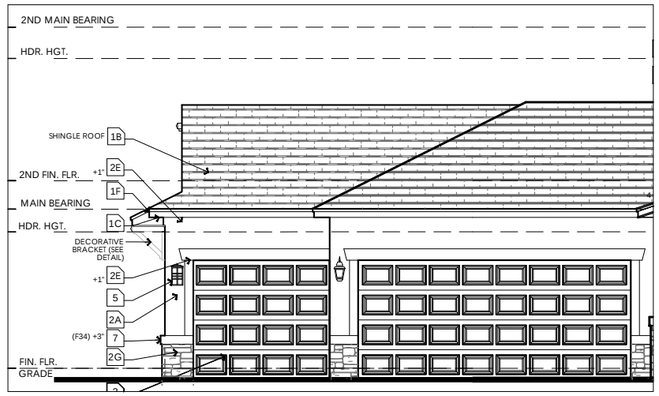
PARTIAL RIGHT MEDITERRANEAN ELEVATION "B"

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



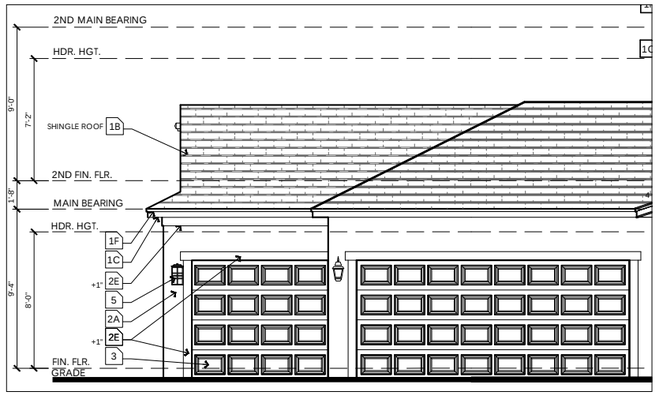
PARTIAL RIGHT MEDITERRANEAN ELEVATION "A"

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



PARTIAL RIGHT CRAFTSMAN ELEVATION "C"

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



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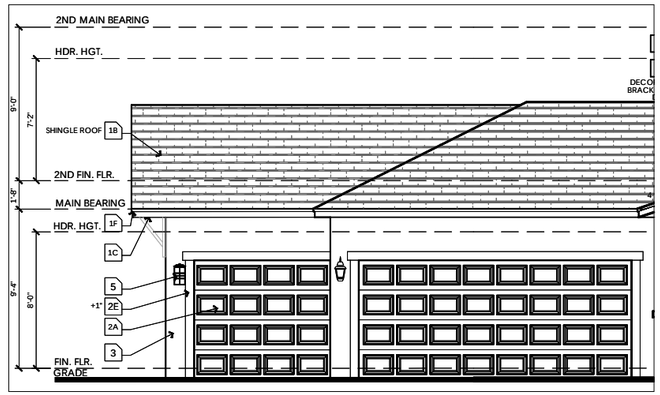
SCALE: 1/4" = 1'-0"



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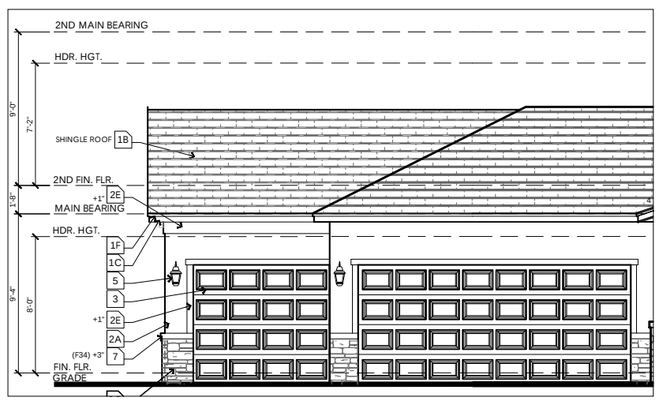
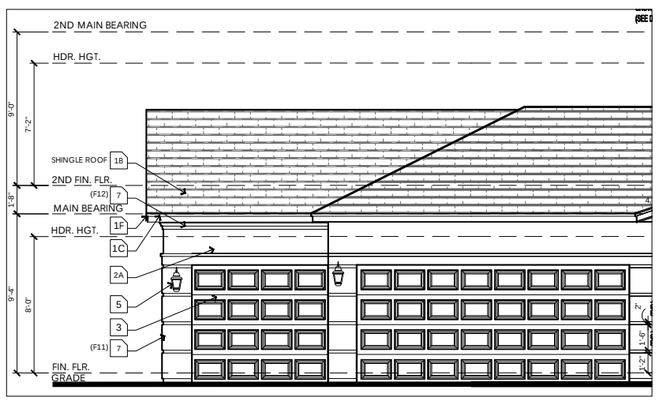
SCALE: 1/4" = 1'-0"



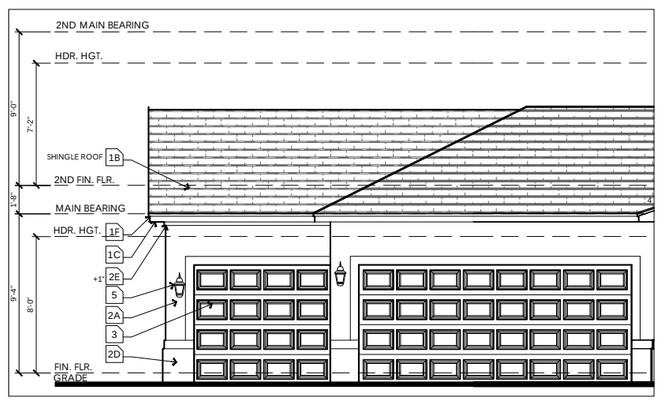
PARTIAL RIGHT TRADITIONAL ELEVATION "C"

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



PARTIAL RIGHT TRADITIONAL ELEVATION "B"

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



PARTIAL RIGHT TRADITIONAL ELEVATION "A"

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

OPTIONAL 3 CAR GARAGE PARTIAL ELEVATIONS

SCALE: 1/4" = 1'

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AA26003115
228 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 660.2333

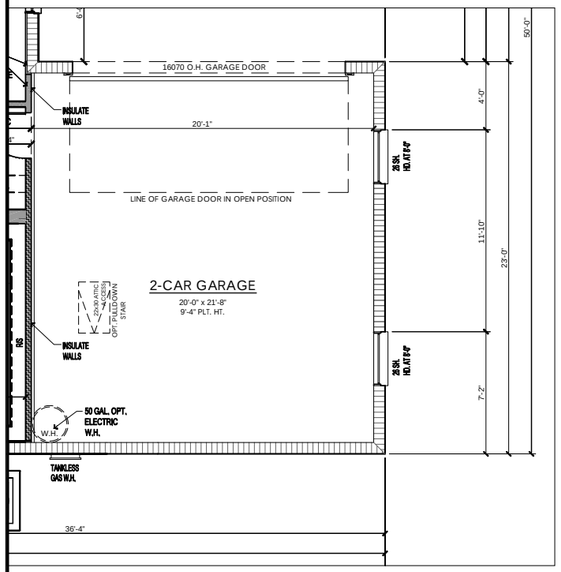
Builder: taylor morrison

Job Information:

Sand Key
Community Name
Lot: Block: Community: Address: Unit:
Street St.
City, State Zip
Plot Date: 12 / 08 / 2022

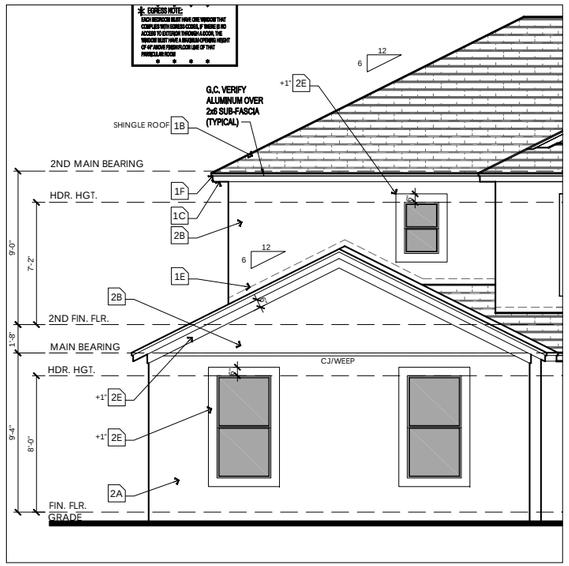
Reference No.
21-15376

Sheet: 2E



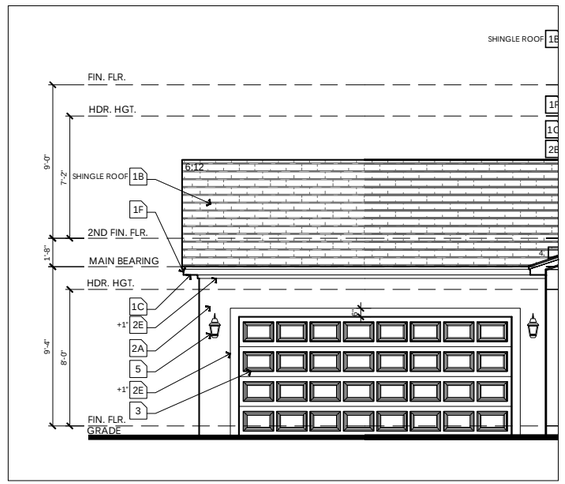
PARTIAL FLOOR PLAN DIMENSIONS
OPT. 2 CAR SIDE LOAD GARAGE

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



PARTIAL FRONT ELEV. "INCLUDED"

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

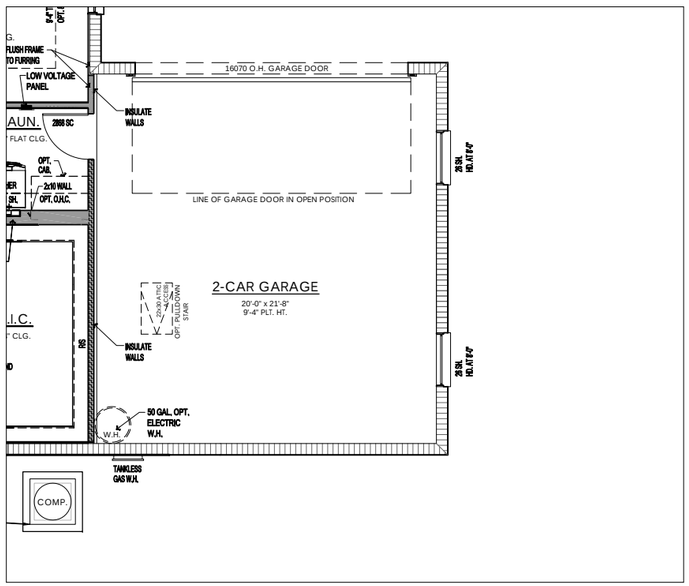


PARTIAL RIGHT ELEV. "INCLUDED"

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

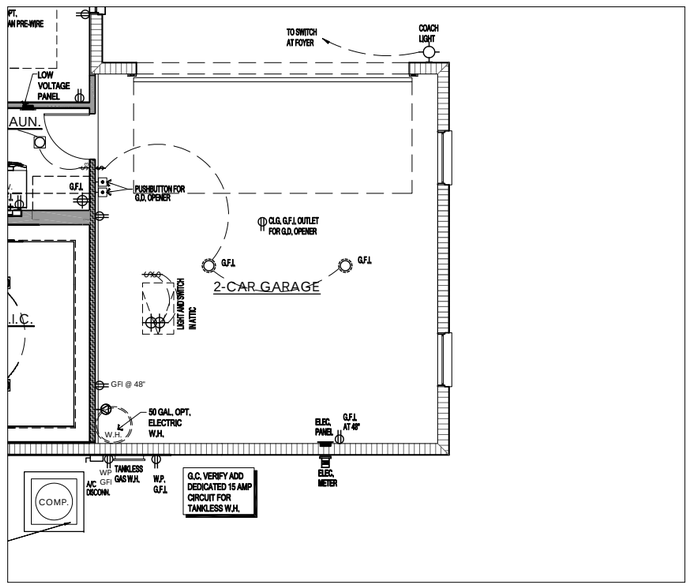
PARTIAL ELEVATIONS
OPT. 2 CAR SIDE LOAD GARAGE

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



PARTIAL FLOOR PLAN NOTES
OPT. 2 CAR SIDE LOAD GARAGE

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



PARTIAL FLOOR PLAN ELECTRICAL LAYOUT
OPT. 2 CAR SIDE LOAD GARAGE

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

HATCHING LEGEND

LOAD BEARING WALL	
INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
C.L.G. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
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WALL TYPES LEGEND

Masonry

- 10'-8" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)
- 8'-4" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

ELECTRICAL LEGEND

POWER SYMBOLS

	110-115 RECEPTACLE	WP	WEATHER PROOF
	SINGLE POLE RECEPTACLE	VP	VAPOR PROOF
	SWITCHED RECEPTACLE	GFI	GROUND FAULT INTERRUPT
	QUAD RECEPTACLE	A	ARC FAULT INTERRUPT
	CEILING / SOFFIT RECEPTACLE	48	MOUNTING HEIGHT
	FLOOR RECEPTACLE	GDO	GARAGE DOOR OPENER
	220 RECEPTACLE	PS	PULL STRING
SD	SMOKE DETECTOR		MOTOR
CM	CARBON MONOXIDE DETECTOR		BATH FAN
CM/SD	COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR		
	DISCONNECT		
	OPTIONAL CEILING FAN PREWIRE	$	SINGLE POLE SWITCH
	OPTIONAL LIGHT PRE-WIRE	$3	THREE WAY SWITCH
	OPTIONAL CEILING FAN PREWIRE		SPECIAL PURPOSE
		ISO	ISOLATED CIRCUIT
	STANDARD CEILING FAN PREWIRE		ELECTRIC PANEL
	STANDARD LIGHT PRE-WIRE		METER BASE

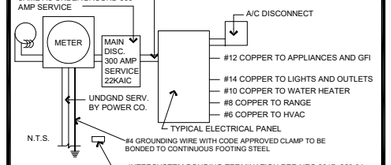
LIGHTING SYMBOLS

	INCANDESCENT LIGHT		2' FLOUR. SINGLE BULB
	WALL MNT INCANDESCENT LIGHT		4' FLOUR. SINGLE BULB
	WALL WASH FIXTURE		4' FLOUR. DOUBLE BULB
	FLUSH MOUNT LED (REQ. J.BOX)		4' FLOUR. WRAP
	BATH FAN AND LIGHT COMBINATION FLUSH MOUNT LED (REQ. J.BOX)		ROPE LIGHTING
	DOUBLE FLOOD LIGHT		EMERGENCY LIGHT

LOW VOLTAGE SYMBOLS

	SPEAKER		PUSH BUTTON / DOOR BELL
TV	TV OUTLET		DATA OUTLET
	TELEPHONE	T	THERMOSTAT
CH	DOOR CHIME	A	ALARM KEYPAD

ELECTRICAL RISER DIAGRAM



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GENERAL ELECTRICAL NOTES:

NOTES: UNLESS OTHERWISE NOTED,

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   - Bathroom 39" AFF
   - Laundry Room 36" AFF
   - Exterior Waterproof 12" AFF
   - Garage - general purpose 48" AFF
   - Range 2" AFF
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9. R315.1.2 Combination Alarms: combination smoke/carbon monoxide alarms shall be listed and labeled by a Nationally Recognized Testing Laboratory.
10. Keep all smoke detectors minimum of 36" from bathroom doors.
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gokeesee.com
228 Smithfield Lane Suite 200
Red Bud, IL 62278
o.(407) 960 2535

Builder:

taylor morrison

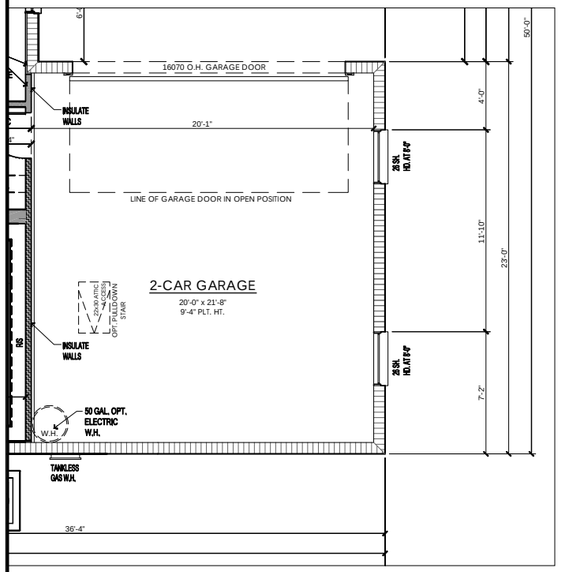
Job Information:

Sand Key
Community Name
Block: Unit:
Street St.
City, State Zip
Lot: Community Address: Plot Date: 08 / 21 / 2023

Reference No.
21-15376

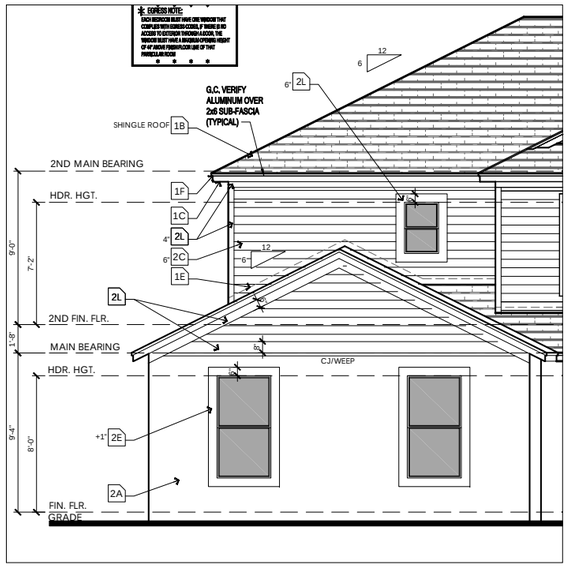
Sheet:
2F1

- OPTIONAL 2 CAR SIDE LOAD GARAGE



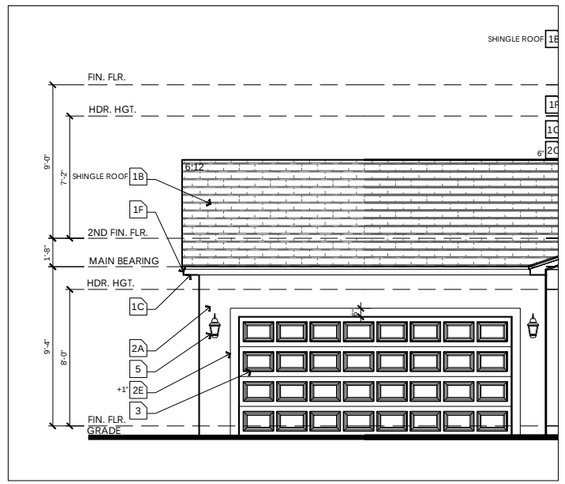
PARTIAL FLOOR PLAN DIMENSIONS
OPT. 2 CAR SIDE LOAD GARAGE

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



PARTIAL FRONT ELEV. "INCLUDED"

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

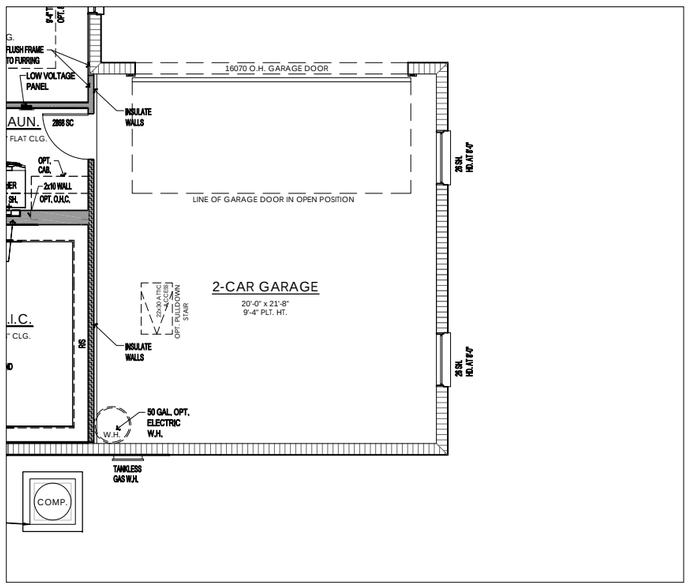


PARTIAL RIGHT ELEV. "INCLUDED"

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

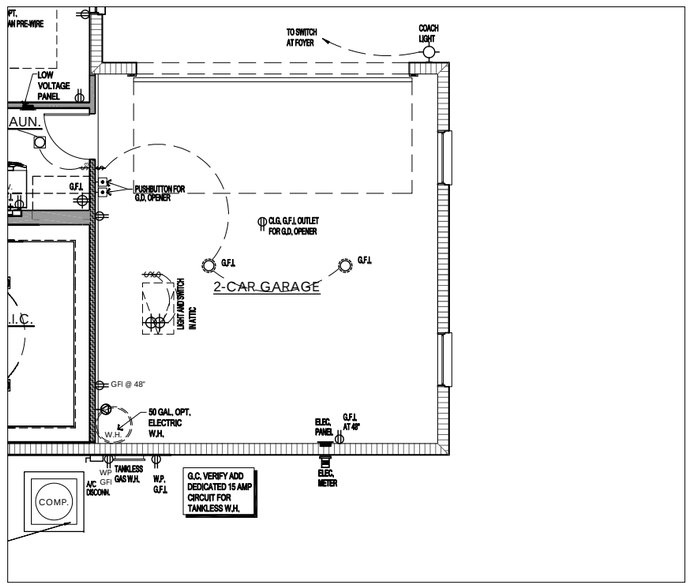
PARTIAL ELEVATIONS
OPT. 2 CAR SIDE LOAD GARAGE

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



PARTIAL FLOOR PLAN NOTES
OPT. 2 CAR SIDE LOAD GARAGE

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



PARTIAL FLOOR PLAN ELECTRICAL LAYOUT
OPT. 2 CAR SIDE LOAD GARAGE

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HATCHING LEGEND	
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INSULATE WALL	
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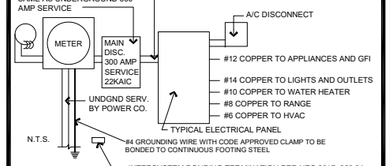

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14. Add GFCI protection to receptacles in laundry rooms and utility rooms of dwellings where installed within 6' of the outside edge of a sink. This would include the receptacle installed for a washing machine. Receptacle outlets shall not be required on a wall directly behind a range or sink to fulfill the requirement of an outlet every 24". The width of the sink or range is not to be included in the spacing of the outlets unless the distance from the sink or range is greater than 12" for straight counter tops and 18" for sinks and ranges installed in corner counters.

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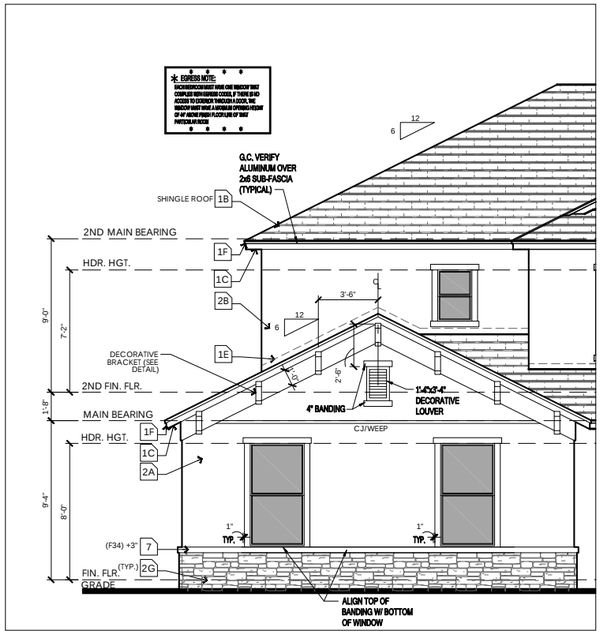
Job Information:

Sand Key
Community Name
Block: Unit:
Street St.
City, State Zip
Lot: Community Address: Plot Date: 08 / 21 / 2023

Reference No.
21-15376

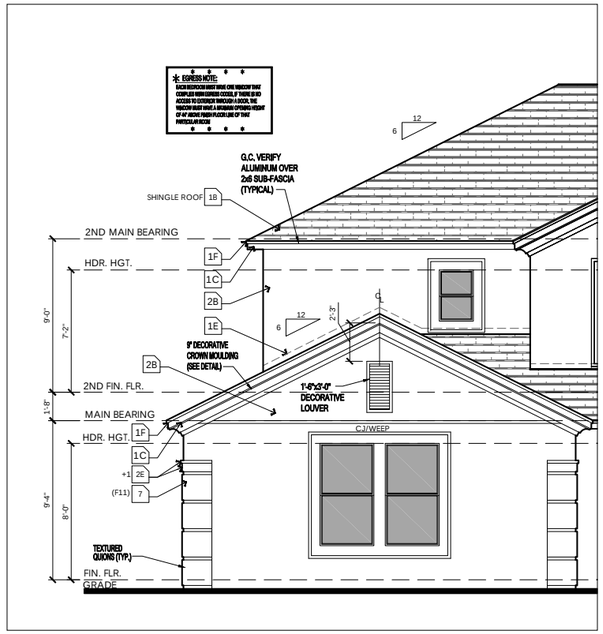
Sheet:
2F2

- OPTIONAL 2 CAR SIDE LOAD GARAGE - SIDING OPTION



PARTIAL FRONT
TRADITIONAL ELEVATION "C"

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



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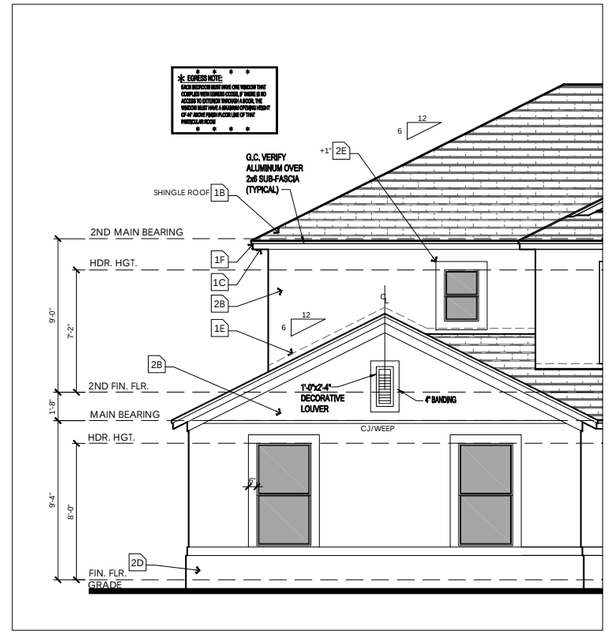
TRADITIONAL ELEVATION "B"

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



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TRADITIONAL ELEVATION "A"

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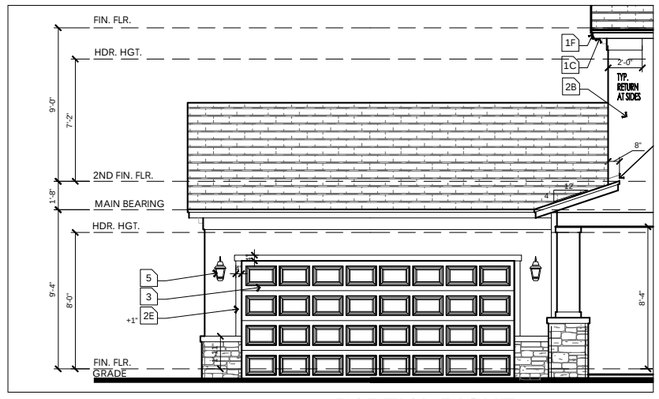

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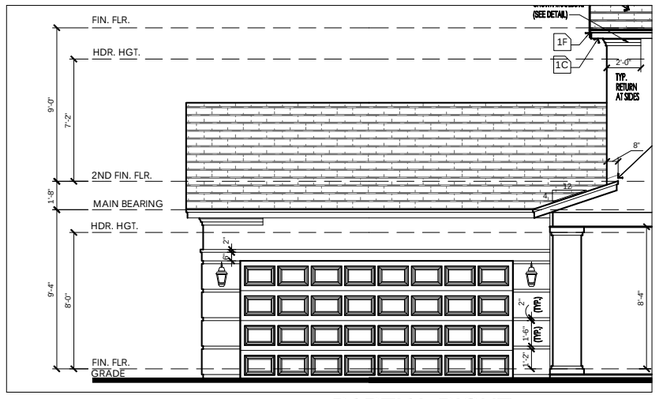

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TRADITIONAL ELEVATION "B"

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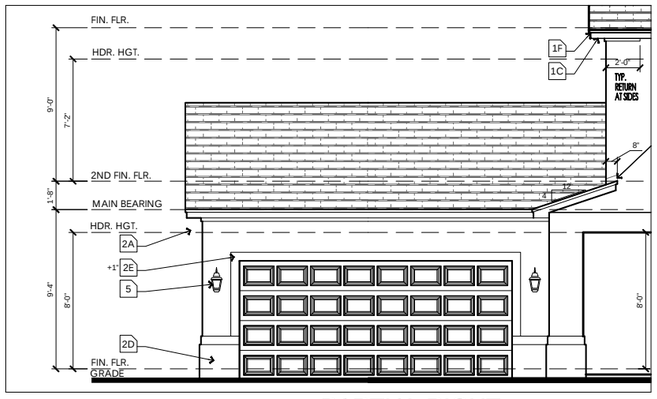

PARTIAL RIGHT
TRADITIONAL ELEVATION "A"

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

OPTIONAL 2 CAR SIDE LOAD GARAGE PARTIAL ELEVATIONS

SCALE: 1/4" = 1'

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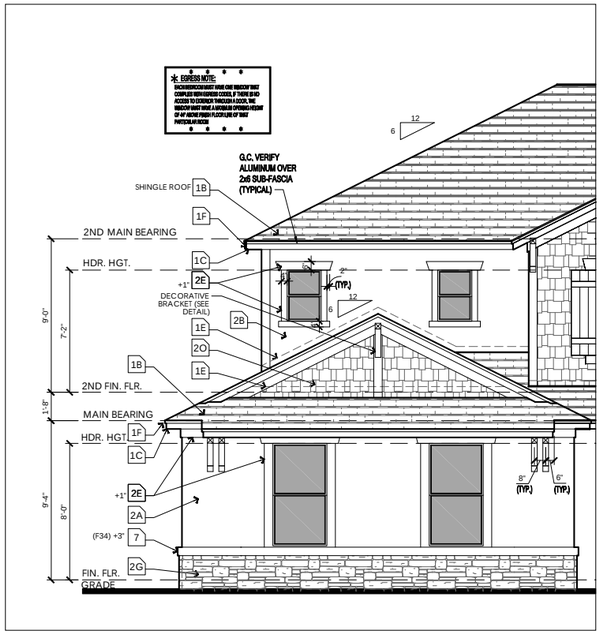
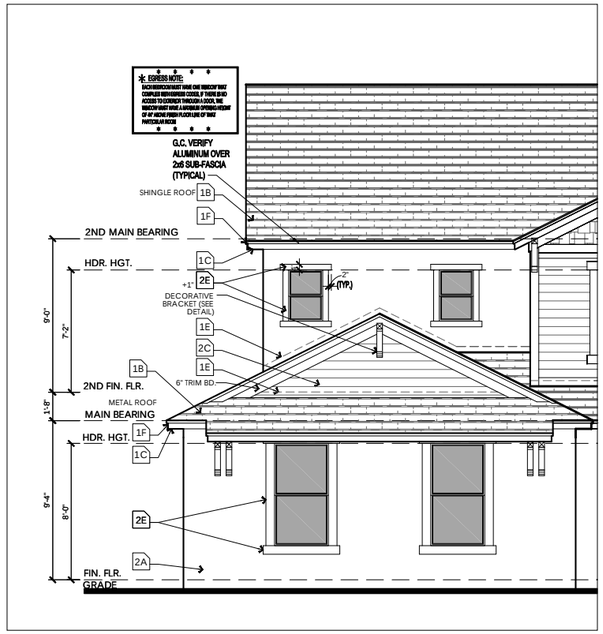
Sheet:
2G



PARTIAL FRONT
CRAFTSMAN ELEVATION "C"

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



PARTIAL FRONT
CRAFTSMAN ELEVATION "B"

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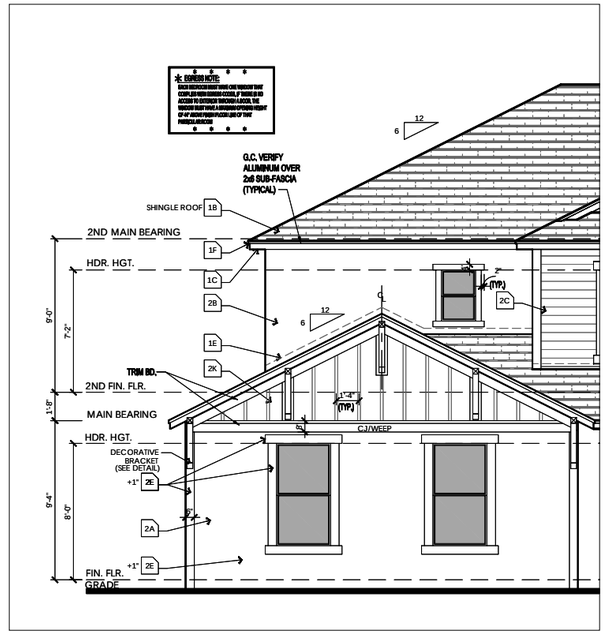
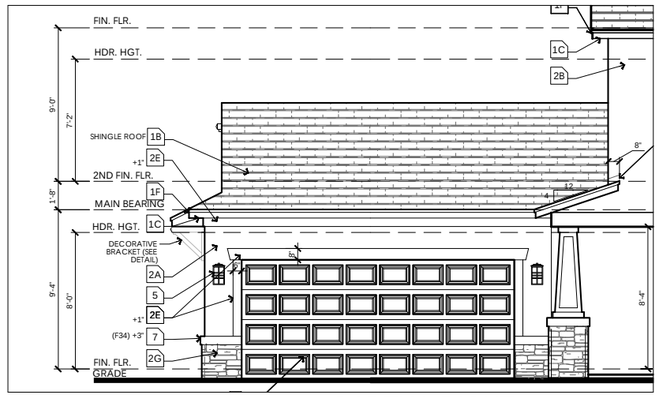


PARTIAL FRONT
CRAFTSMAN ELEVATION "A"

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



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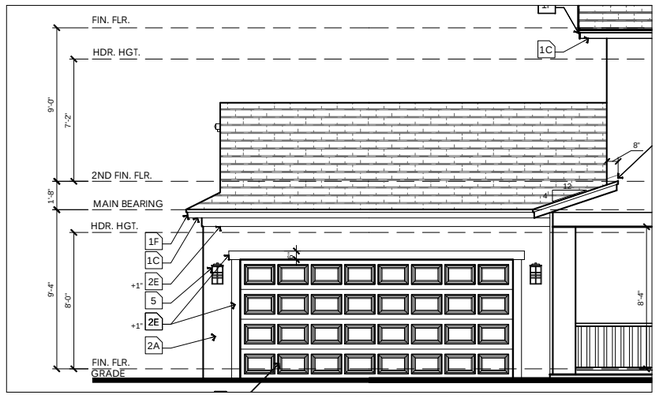

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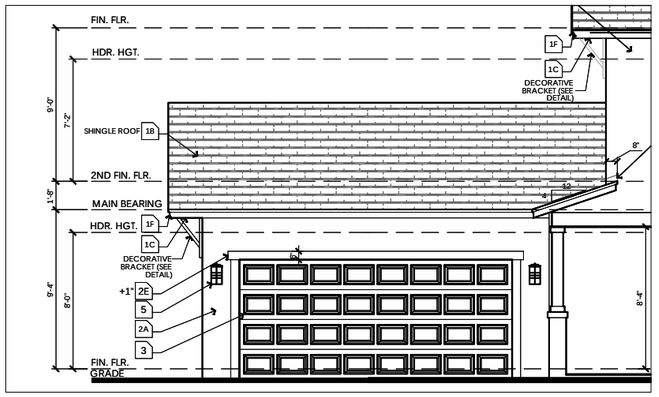

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CRAFTSMAN ELEVATION "A"

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- OPTIONAL 2 CAR SIDE LOAD GARAGE PARTIAL ELEVATIONS

SCALE: 1/4" = 1'

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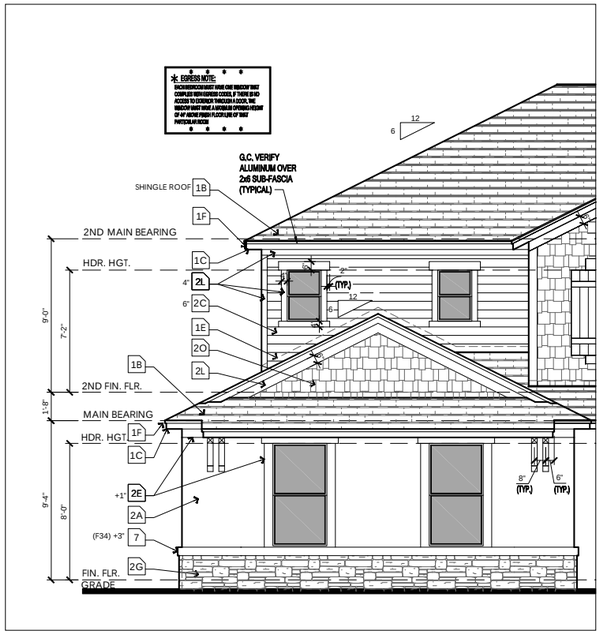
2H1



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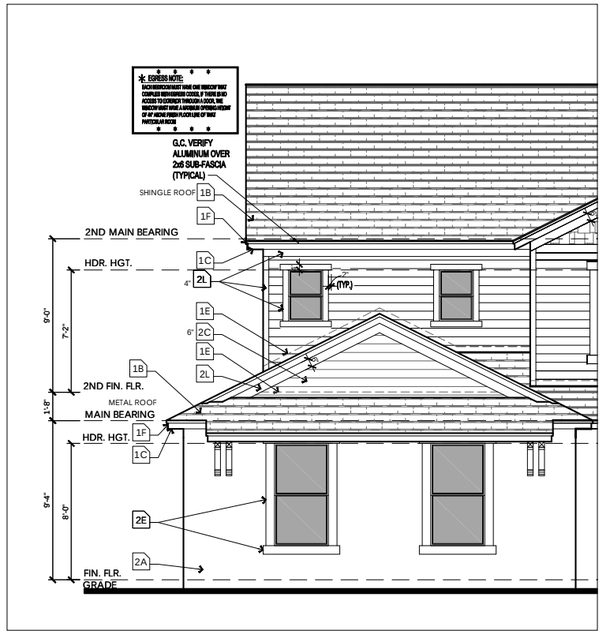
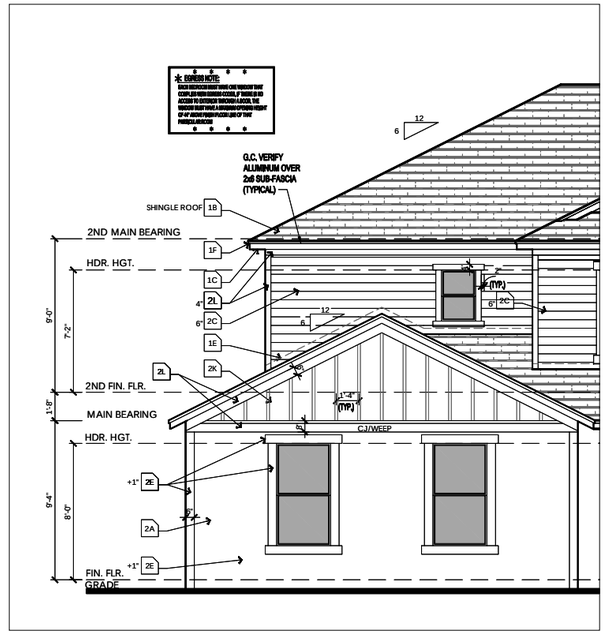
CRAFTSMAN ELEVATION "C"

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



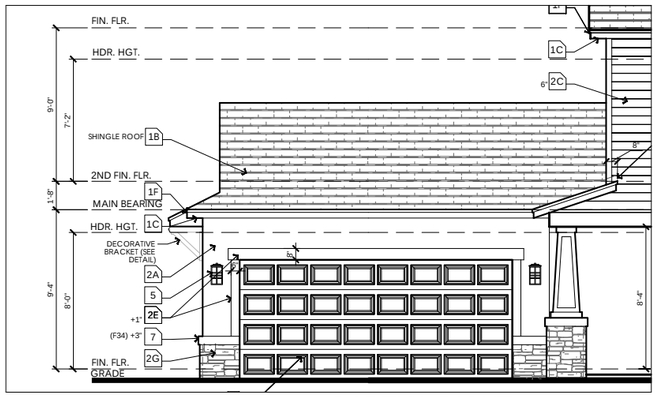
PARTIAL FRONT
CRAFTSMAN ELEVATION "B"

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



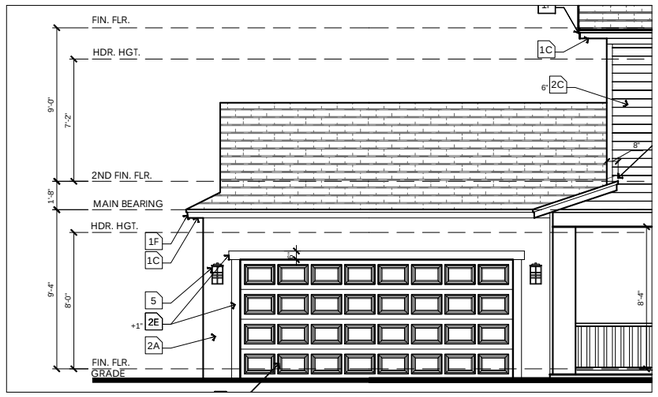
PARTIAL FRONT
CRAFTSMAN ELEVATION "A"

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



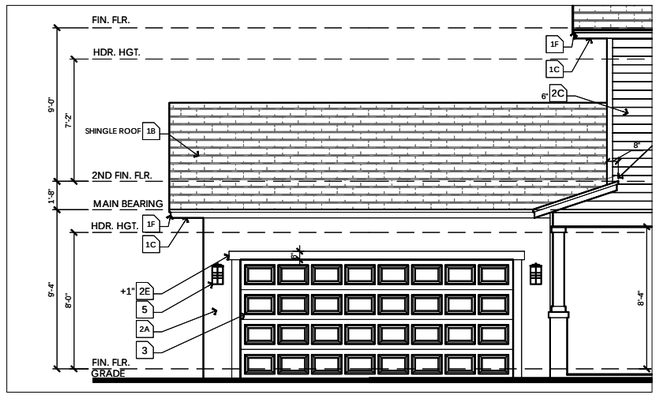
PARTIAL RIGHT
CRAFTSMAN ELEVATION "C"

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



PARTIAL RIGHT
CRAFTSMAN ELEVATION "B"

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



PARTIAL RIGHT
CRAFTSMAN ELEVATION "A"

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

- OPTIONAL 2 CAR SIDE LOAD GARAGE PARTIAL ELEVATIONS - SIDING OPTION

SCALE: 1/4" = 1'

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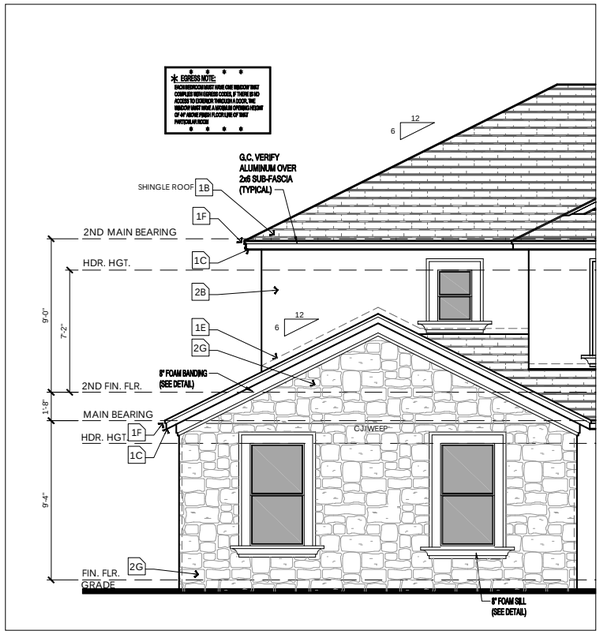
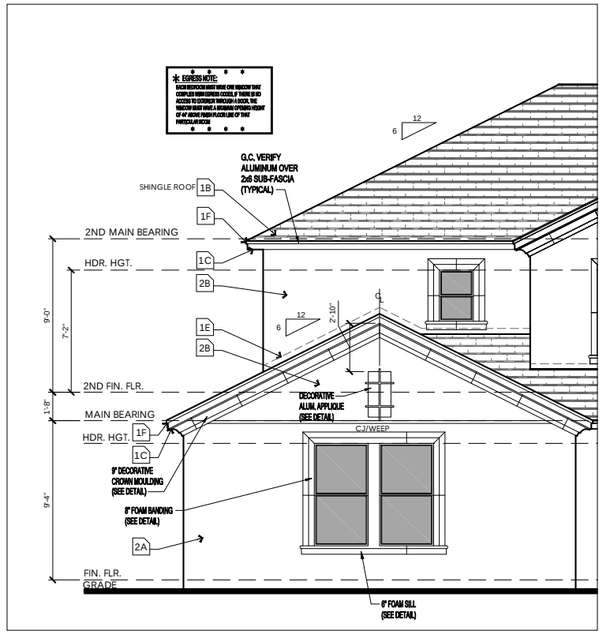


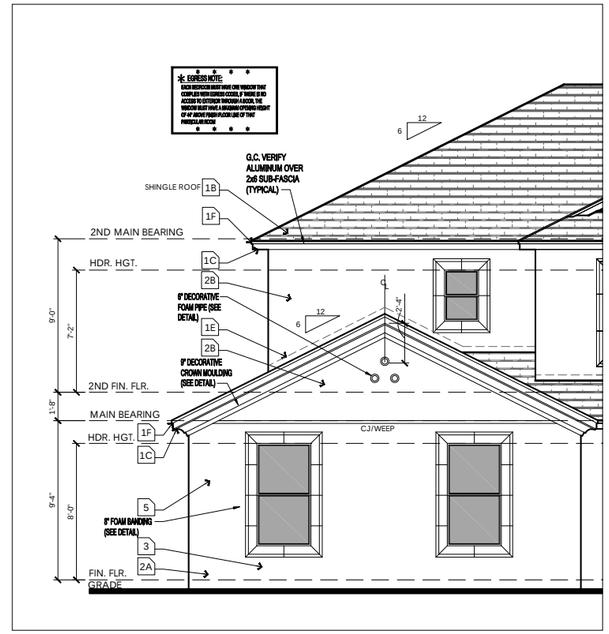
PARTIAL FRONT
MEDITERRANEAN ELEVATION "C"

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



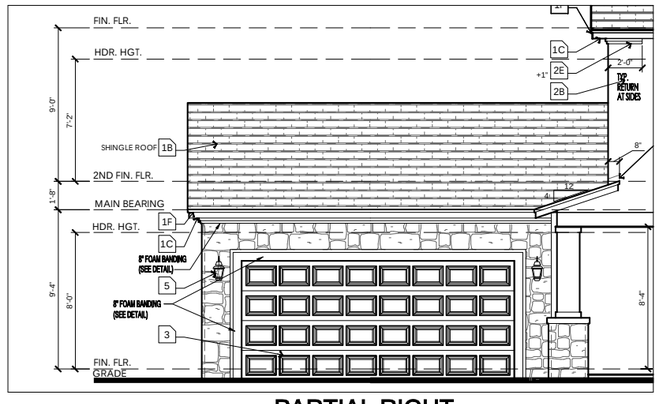
PARTIAL FRONT
MEDITERRANEAN ELEVATION "B"

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



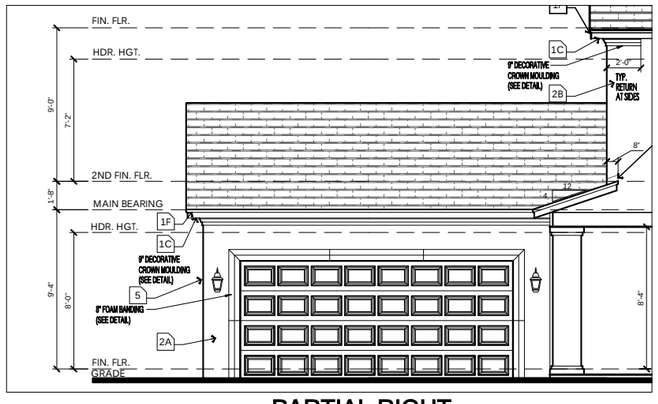
PARTIAL FRONT
MEDITERRANEAN ELEVATION "A"

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



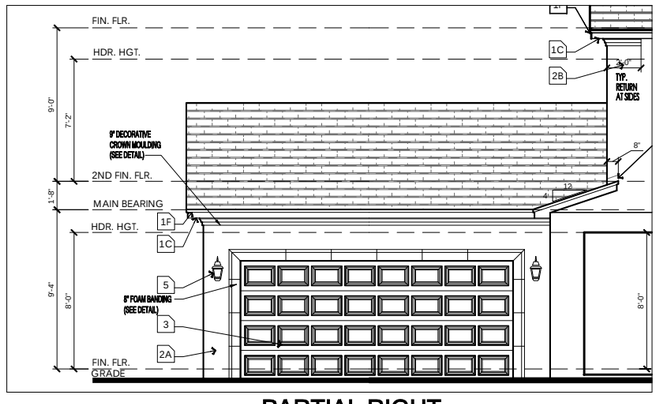
PARTIAL RIGHT
MEDITERRANEAN ELEVATION "C"

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



PARTIAL RIGHT
MEDITERRANEAN ELEVATION "B"

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



PARTIAL RIGHT
MEDITERRANEAN ELEVATION "A"

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

OPTIONAL 2 CAR SIDE LOAD GARAGE PARTIAL ELEVATIONS

SCALE: 1/4" = 1'

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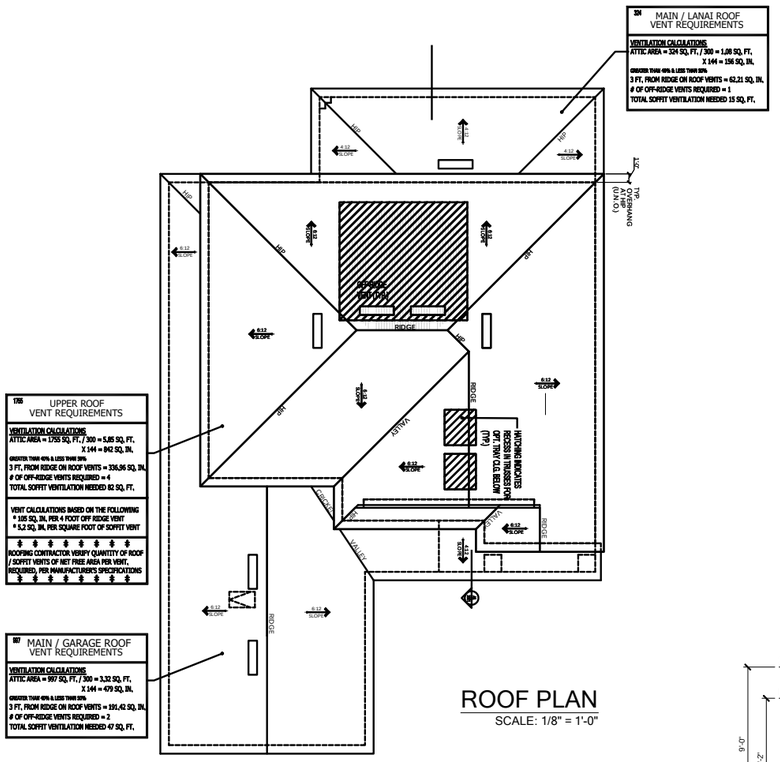
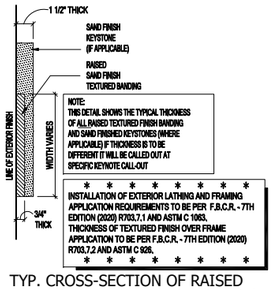
Sheet:

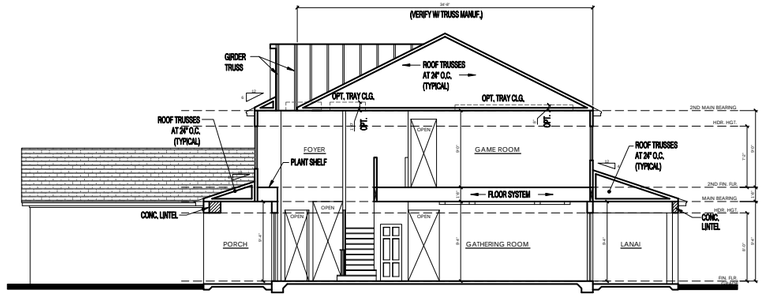
2I



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



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



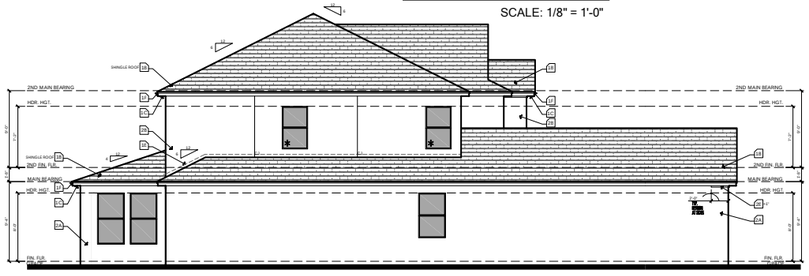
SECTION AA
SCALE: 1/8" = 1'-0"



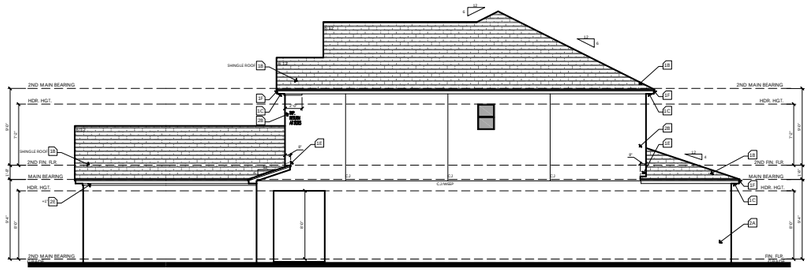
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

- INCLUDED ELEVATION

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

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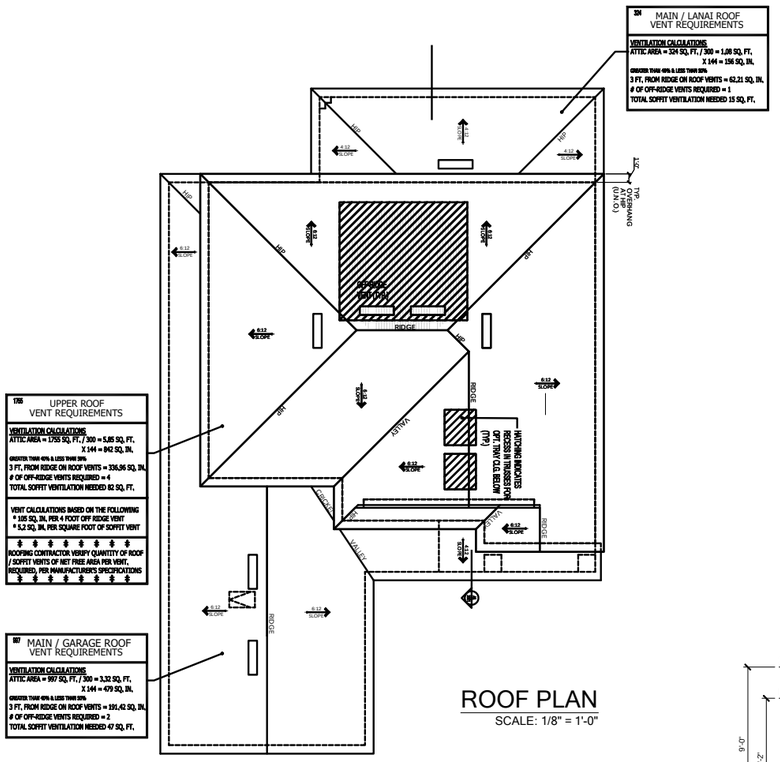
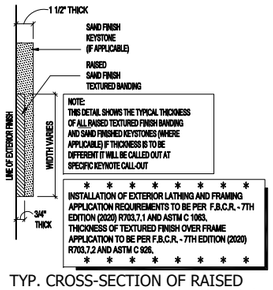
Sheet
3SE1



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



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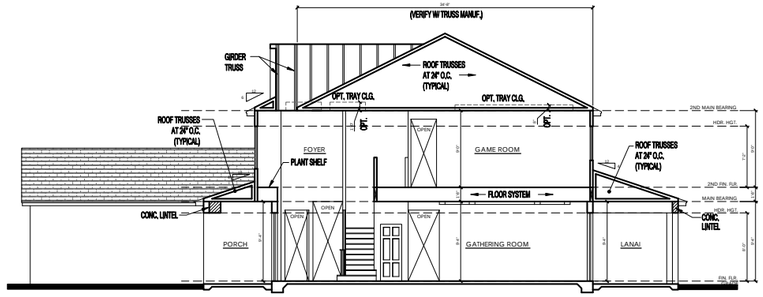


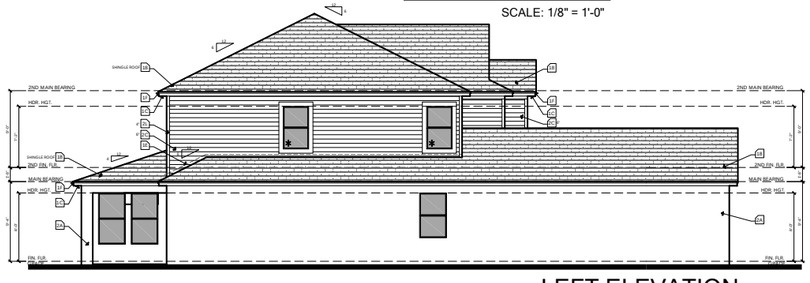
SECTION AA
SCALE: 1/8" = 1'-0"



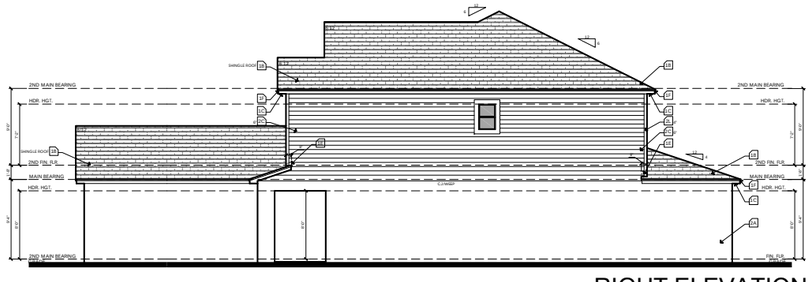
REAR ELEVATION
SCALE: 1/8" = 1'-0"



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



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

- INCLUDED ELEVATION - SIDING OPTION

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   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

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Builder: taylor morrison

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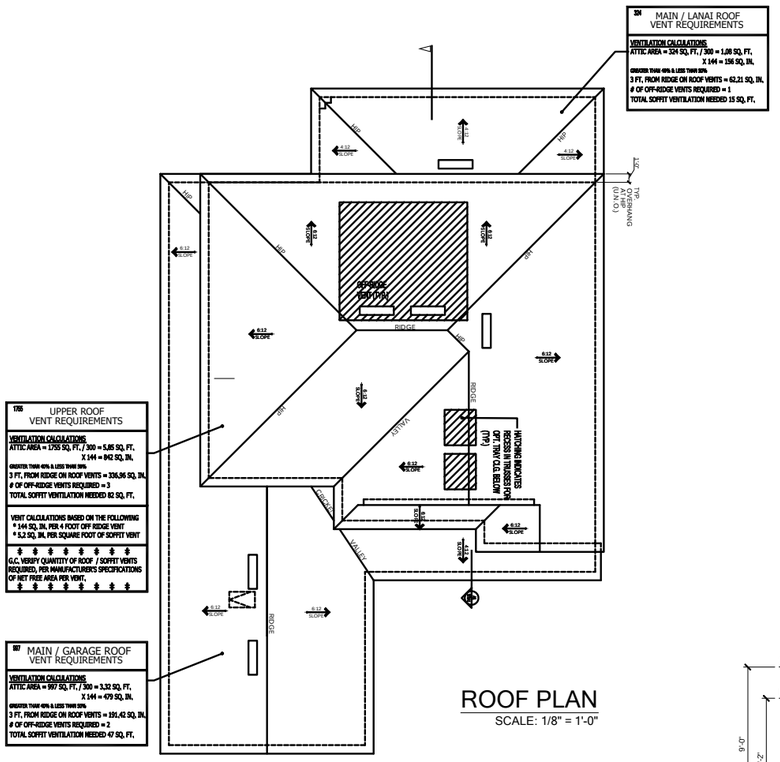
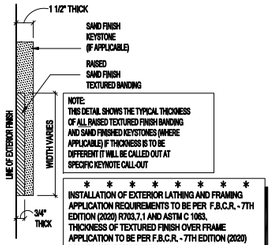
Sand Key
Community Name
Unit:
Block:
Lot:
Street St.
Community:
City, State Zip
Address:
08 / 21 / 2023
Plot Date:

Reference No.
21-15376

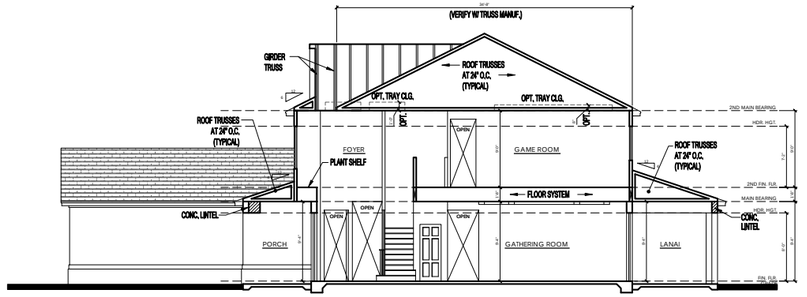
Sheet
3SE2



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



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



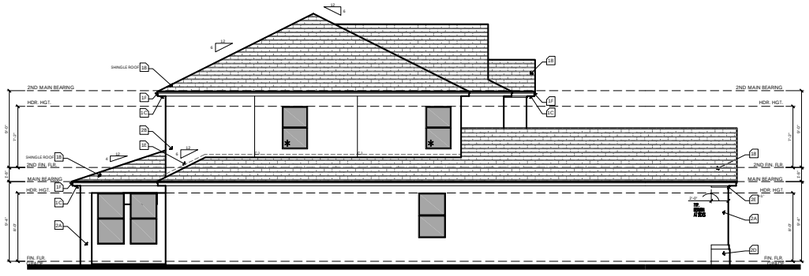
SECTION AA
SCALE: 1/8" = 1'-0"



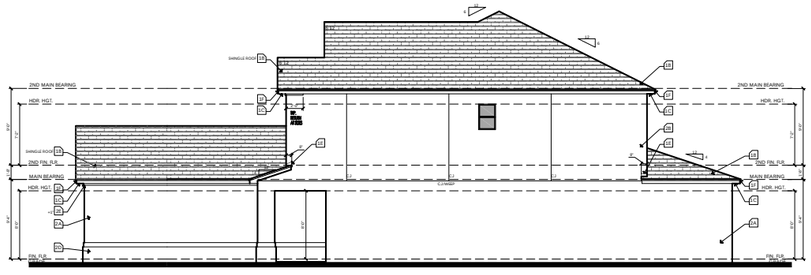
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
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WINDOW FALL PROTECTION

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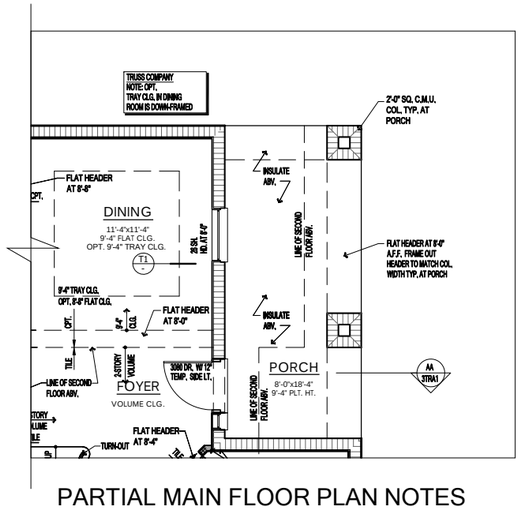
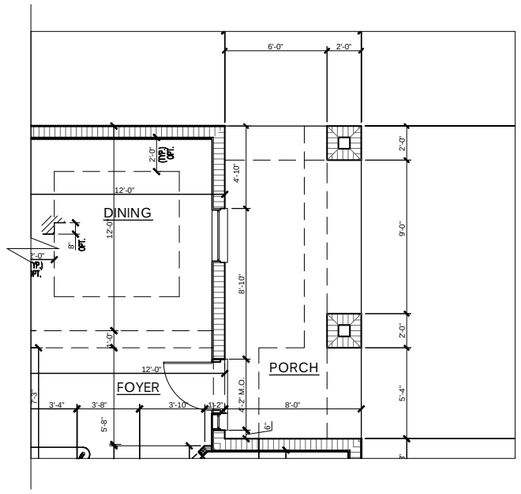
Sheet
3TRA1

- TRADITIONAL ELEVATION - A



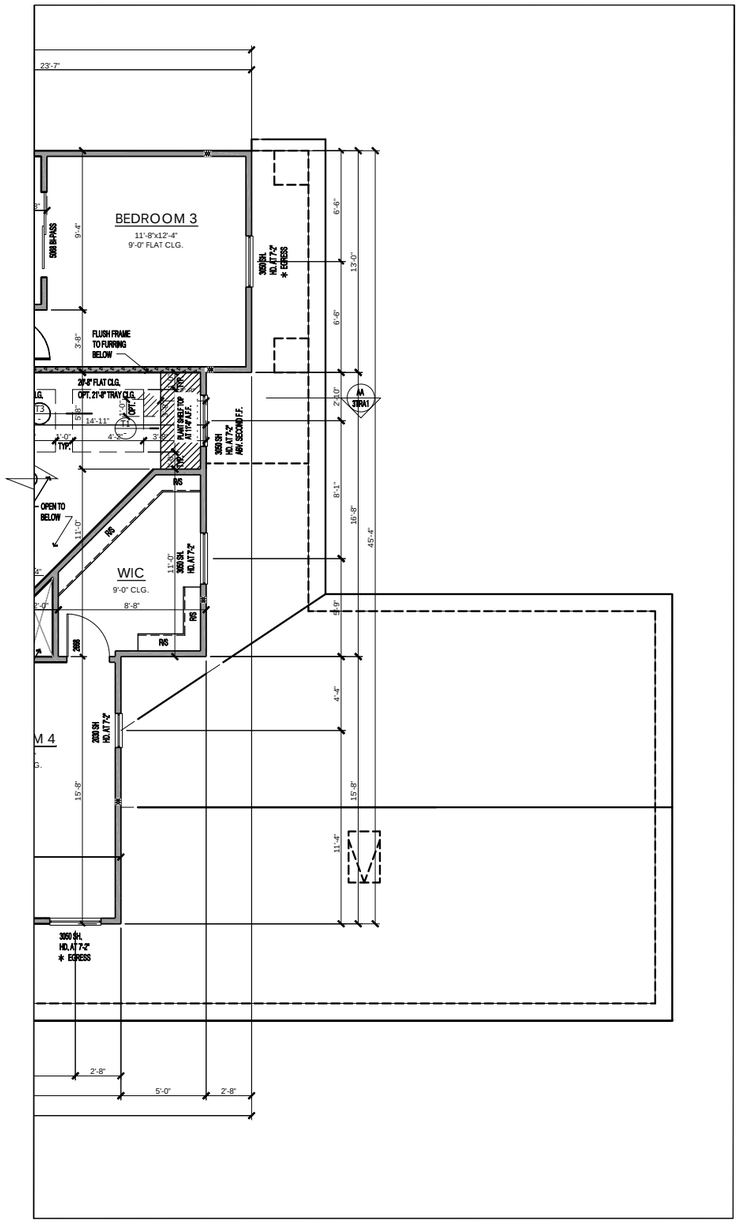
PARTIAL MAIN FLOOR PLAN NOTES

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



PARTIAL MAIN FLOOR PLAN DIMENSIONS

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



PARTIAL UPPER FLOOR PLAN

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

WINDOW FALL PROTECTION

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HATCHING LEGEND	
LOAD BEARING WALL	
INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart	
WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry

- 10'-8" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)
- 8'-4" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

PARTIAL FLOOR PLAN TRADITIONAL ELEVATION A

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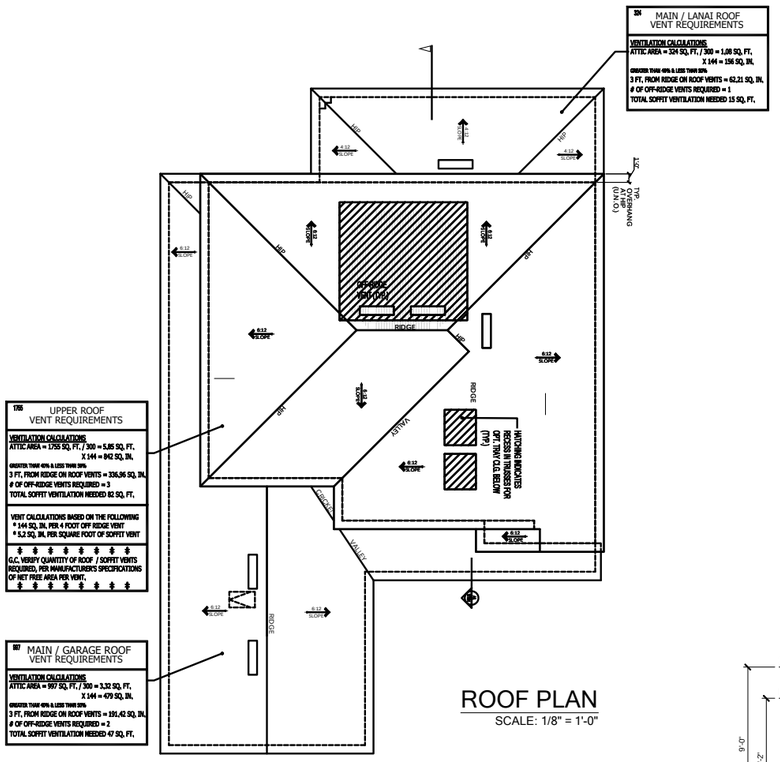
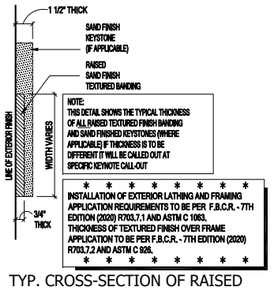
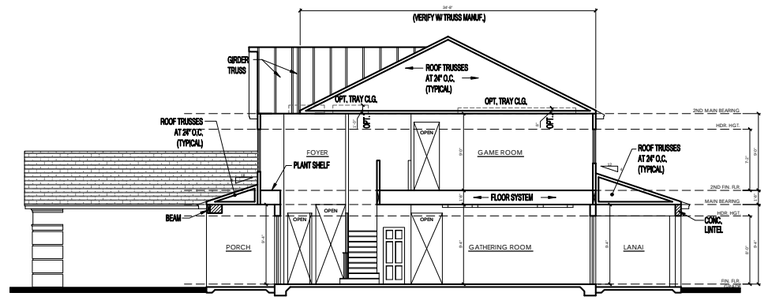


ROOF PLAN
SCALE: 1/8" = 1'-0"



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
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   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
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FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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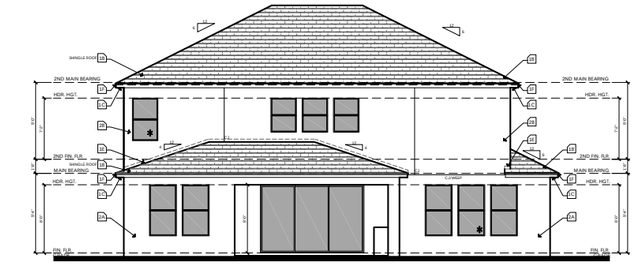
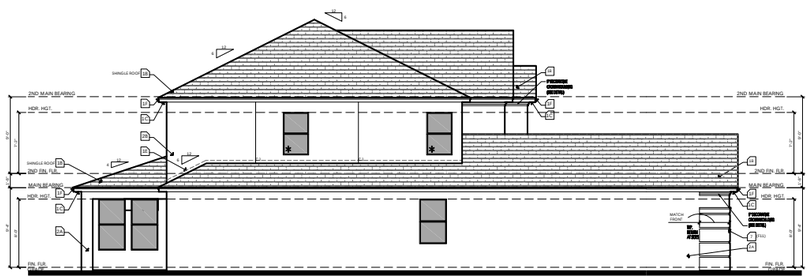
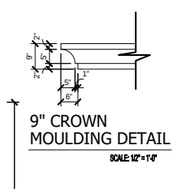
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



REAR ELEVATION
SCALE: 1/8" = 1'-0"



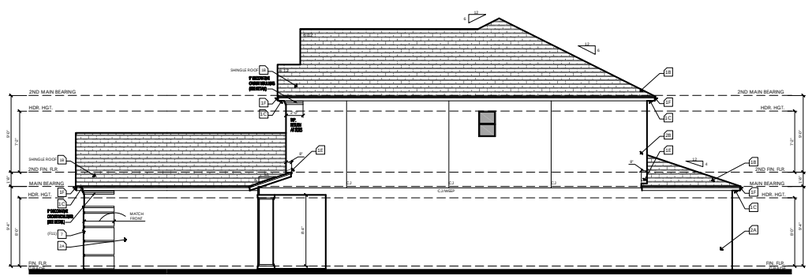
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



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



SCALE: 3/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

TRADITIONAL ELEVATION - B

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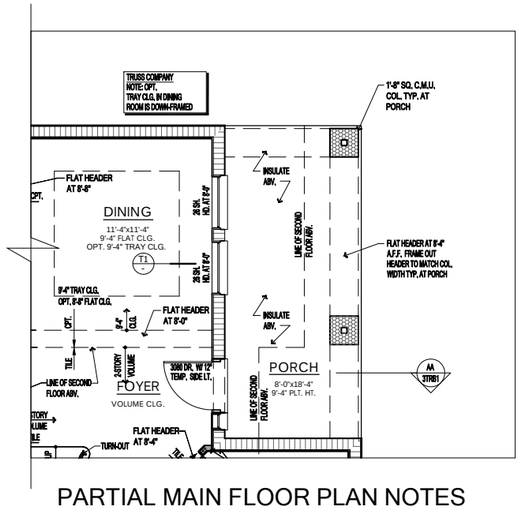
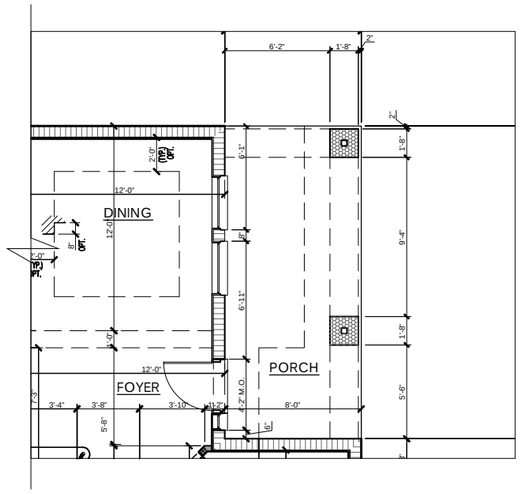


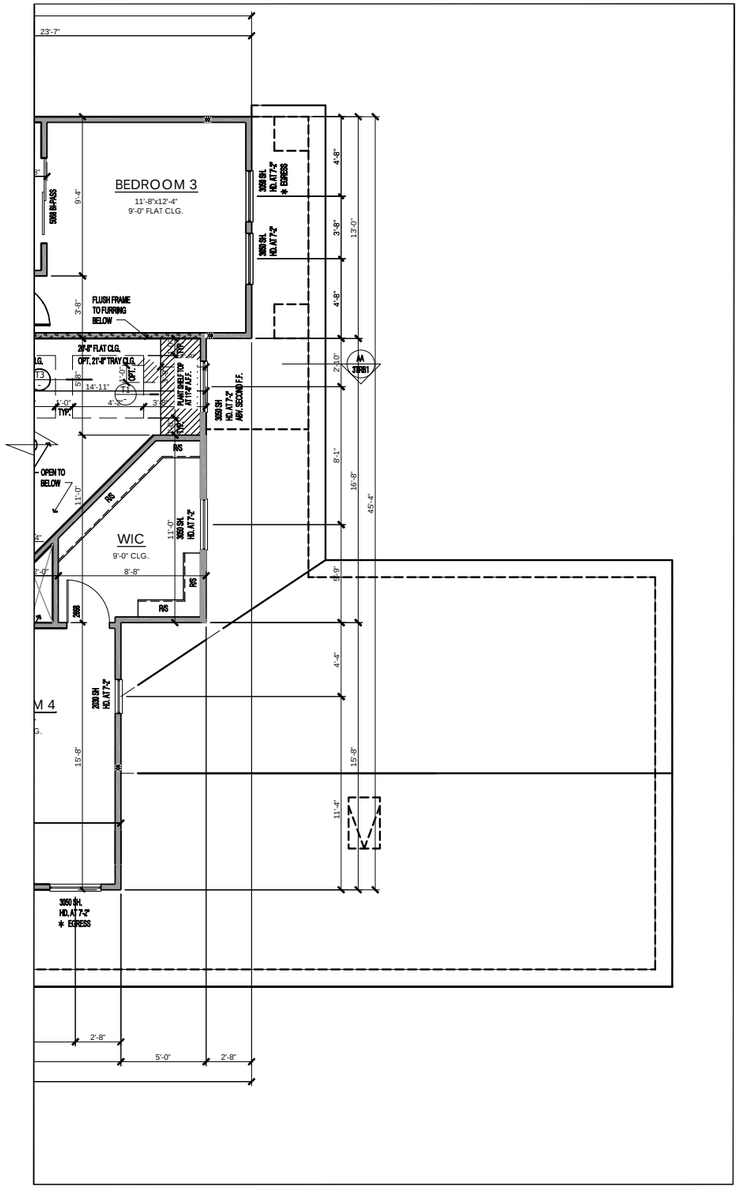
PARTIAL MAIN FLOOR PLAN NOTES

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



PARTIAL MAIN FLOOR PLAN DIMENSIONS

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



PARTIAL UPPER FLOOR PLAN

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

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HATCHING LEGEND

- LOAD BEARING WALL
- INSULATE WALL
- LOW WALL AT 3'-4"

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry
- 10'-8" T.O.M. (CMU Wall)
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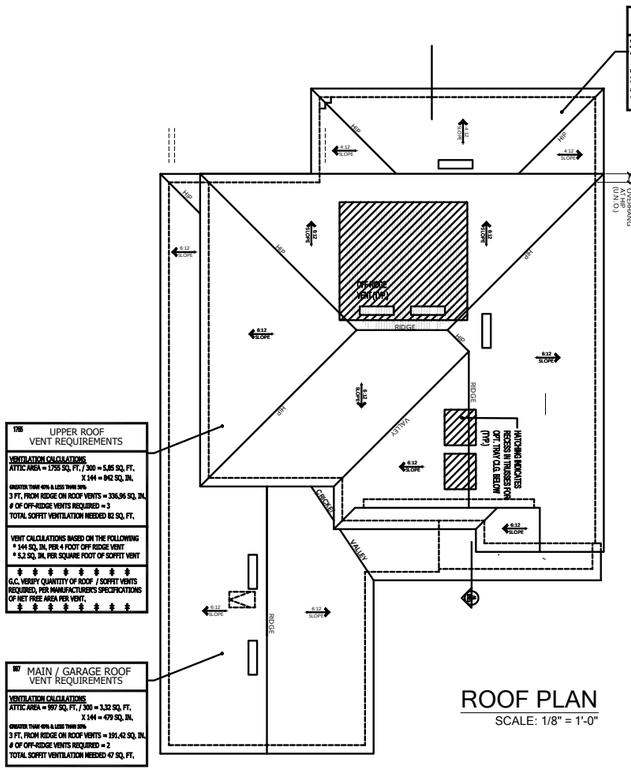
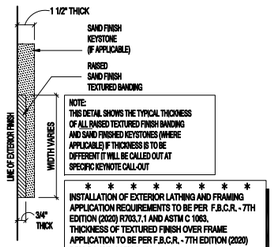
Plot Date:
01 / 09 / 2023

Reference No.
21-15376
Sheet:
3TRB2

PARTIAL FLOOR PLAN TRADITIONAL ELEVATION B



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



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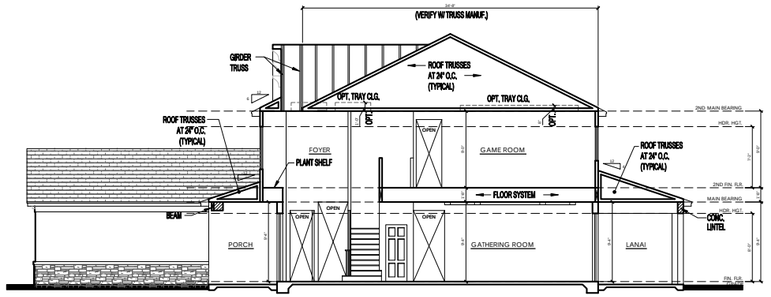


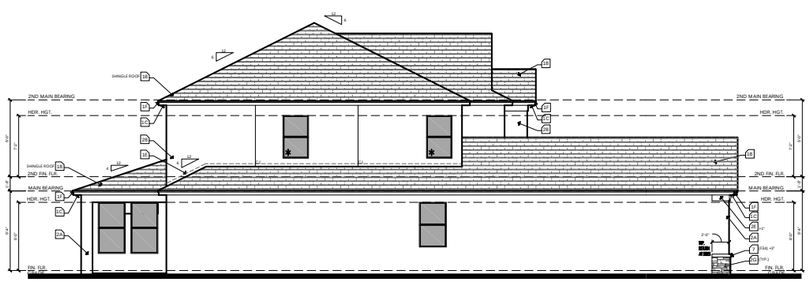
SECTION AA
SCALE: 1/8" = 1'-0"



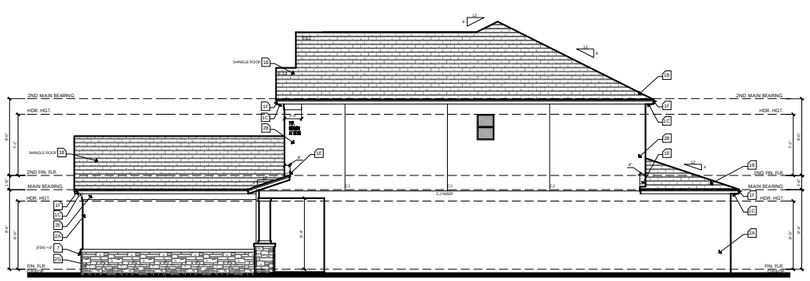
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



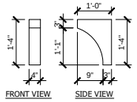
REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



DECORATIVE BRACKET DETAIL
SCALE: 1/2" = 1'-0"

G.C. VERIFY - ALL BANDING AT STONE LOCATIONS IS TO PROJECT 1/2" PAST THE FACE OF THE STONE

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

TRADITIONAL ELEVATION - C

keesee associates
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www.keeseeassociates.com
238 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960 2535

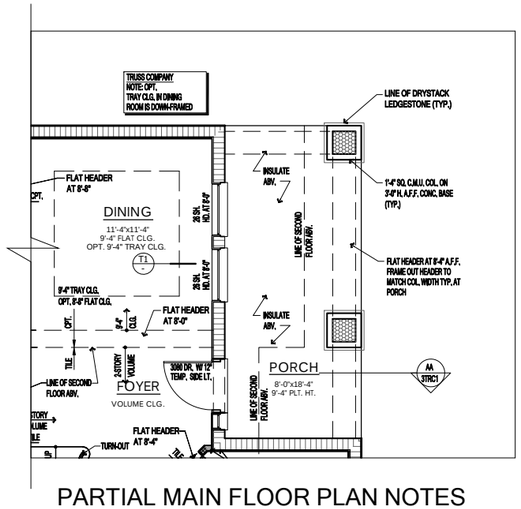
Builder: taylor morrison

Job Information:

Sand Key
Community Name
Lot: Community: Block: Unit:
Address: #### Street St.
City, State Zip
Plot Date: 12 / 08 / 2022

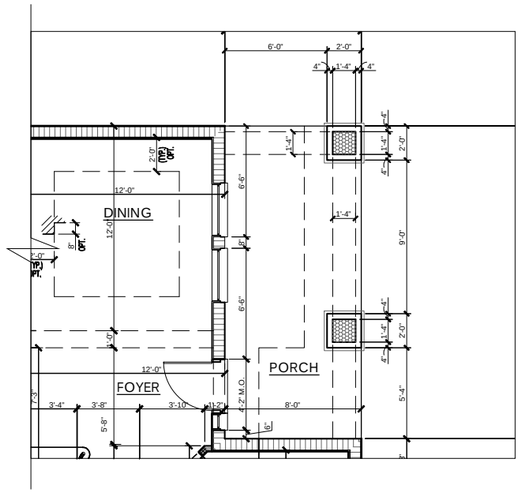
Reference No.
21-15376

Sheet:
3TRC1



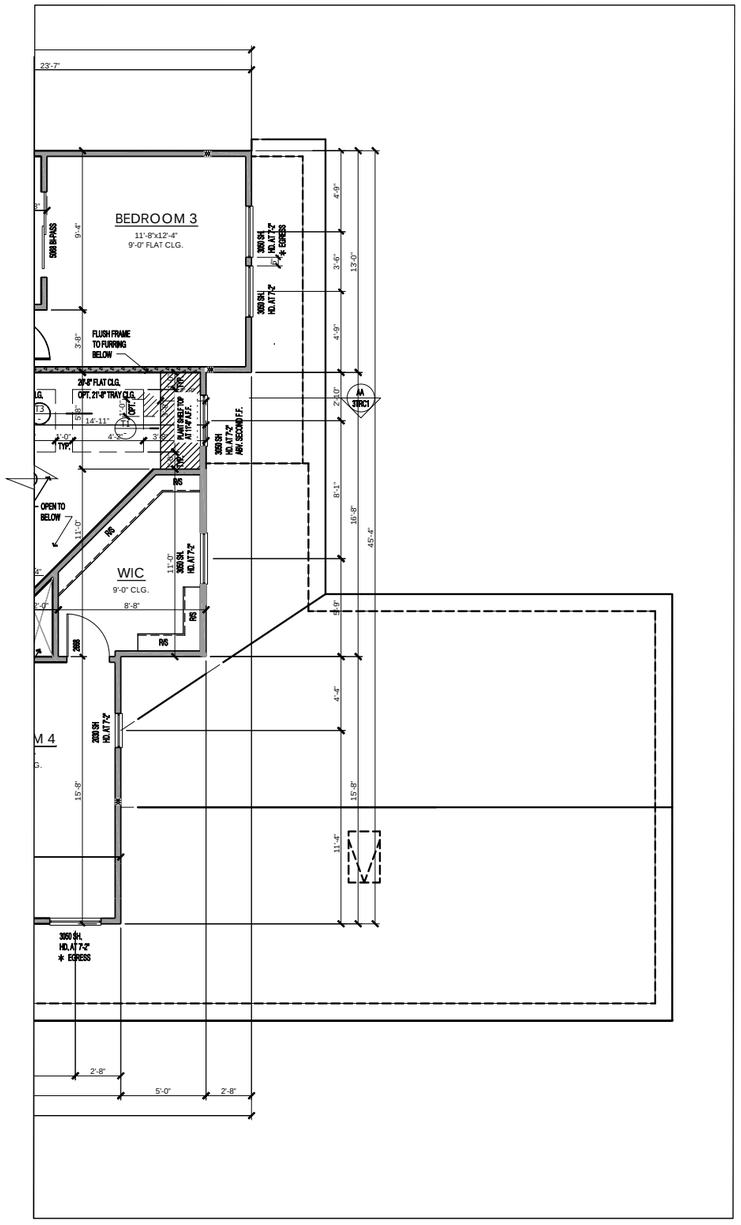
PARTIAL MAIN FLOOR PLAN NOTES

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



PARTIAL MAIN FLOOR PLAN DIMENSIONS

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



PARTIAL UPPER FLOOR PLAN

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

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HATCHING LEGEND	
LOAD BEARING WALL	
INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart	
WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

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- 10'-8" T.O.M. (CMU Wall)
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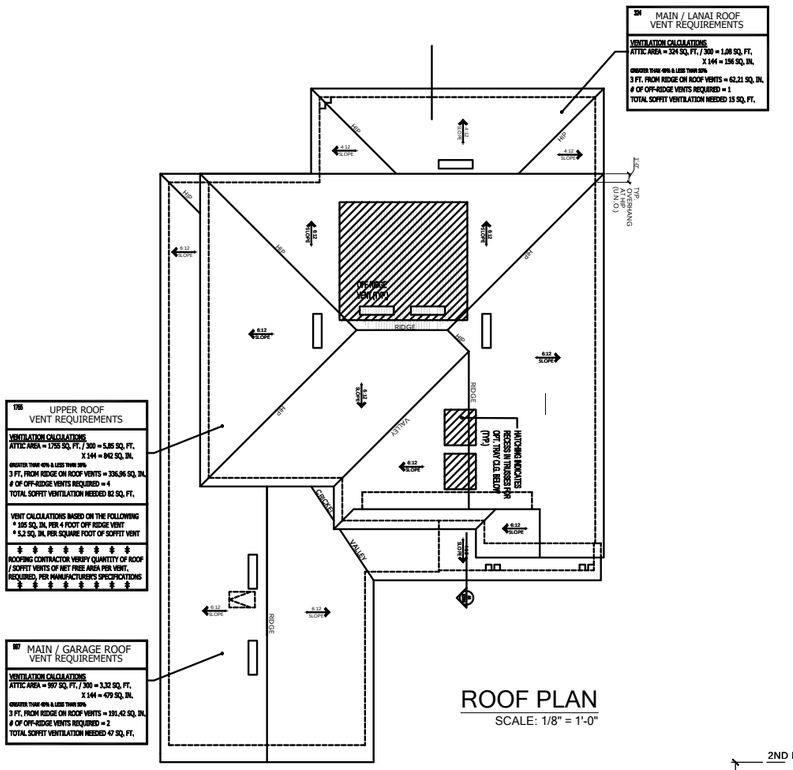
Address:
City, State Zip
Plot Date: 01 / 09 / 2023

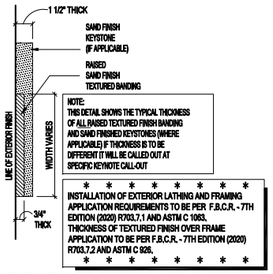
Reference No.
21-15376

Sheet:
3TRC2

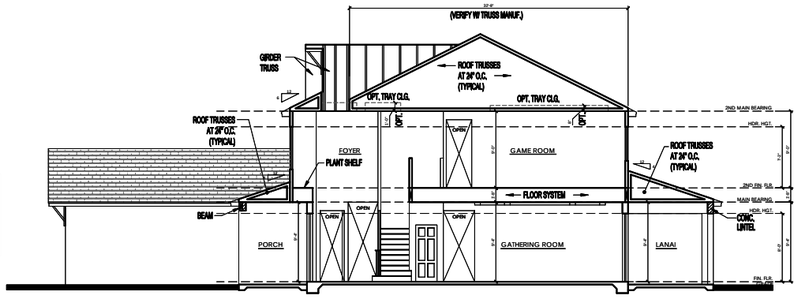
PARTIAL FLOOR PLAN TRADITIONAL ELEVATION C



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



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

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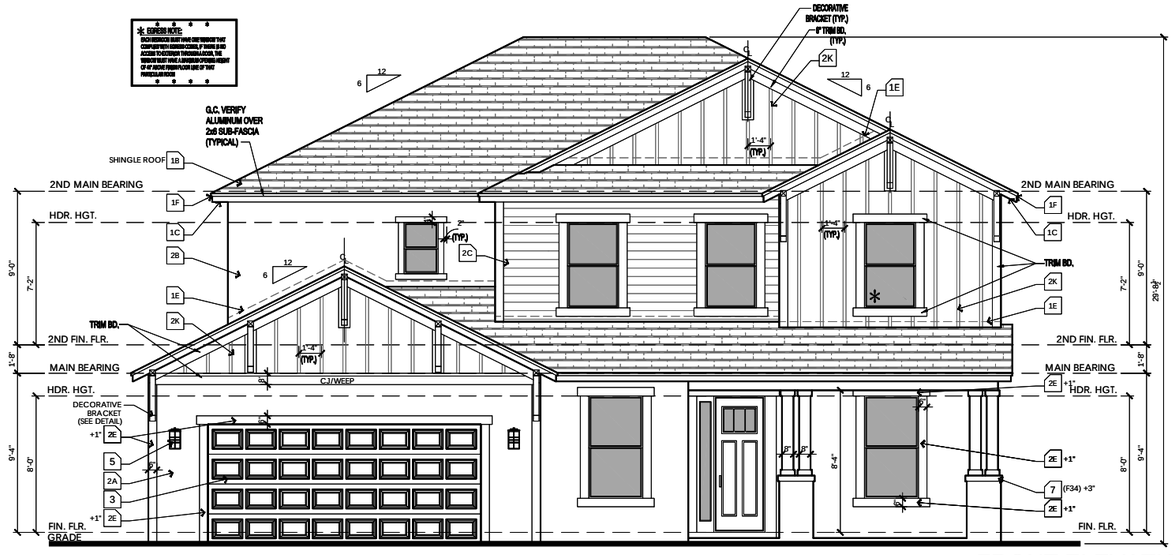
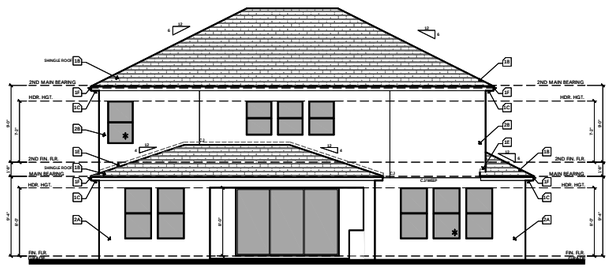
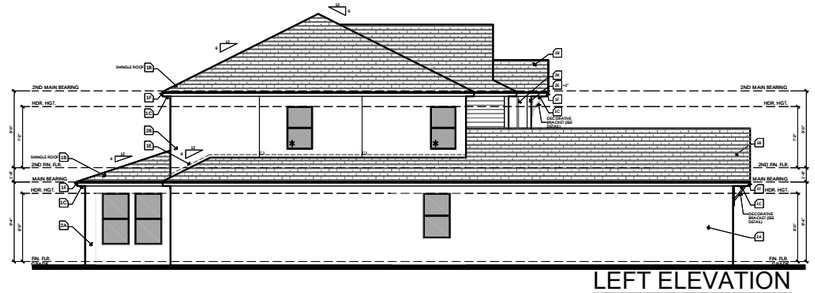
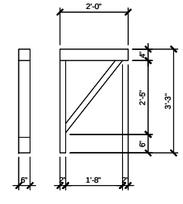


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

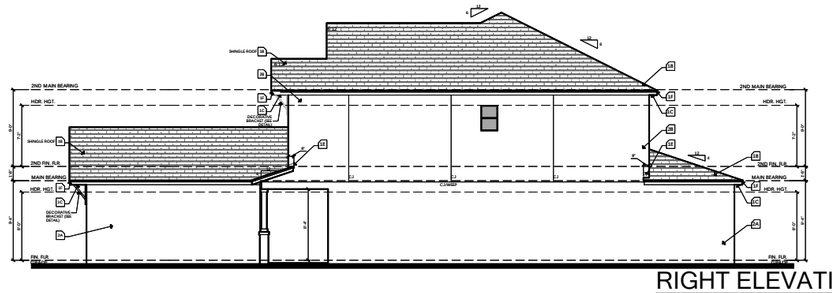




LEFT ELEVATION
SCALE: 1/8" = 1'-0"



DECORATIVE BRACKET DETAIL
SCALE: 1/2" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

CRAFTSMAN ELEVATION - A

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238 Smithfield Lane Suite 200
Maitland, FL 32751
o.(407) 960.2535
gokeesee.com

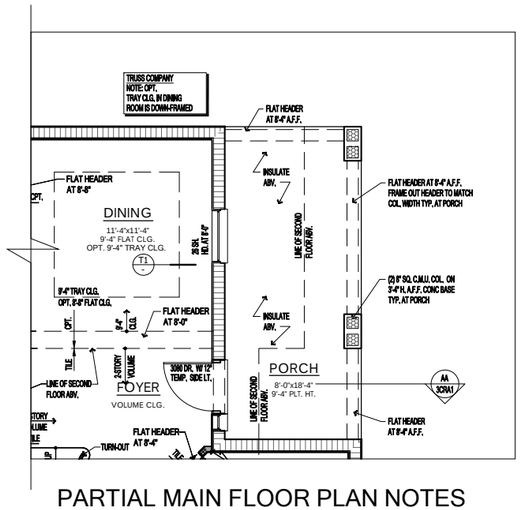
Builder: taylor morrison

Job Information:

Sand Key
Community Name
Lot:
Block:
Community Address: ##### Street St. City, State Zip
Unit:
Rev/Date: 08 / 21 / 2023

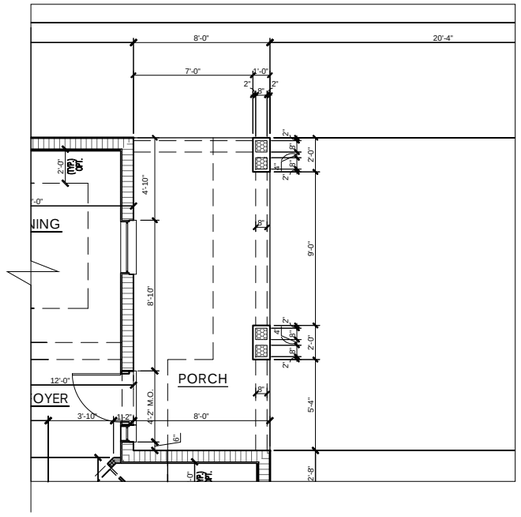
Reference No.
21-15376

Sheet:
3CRA1



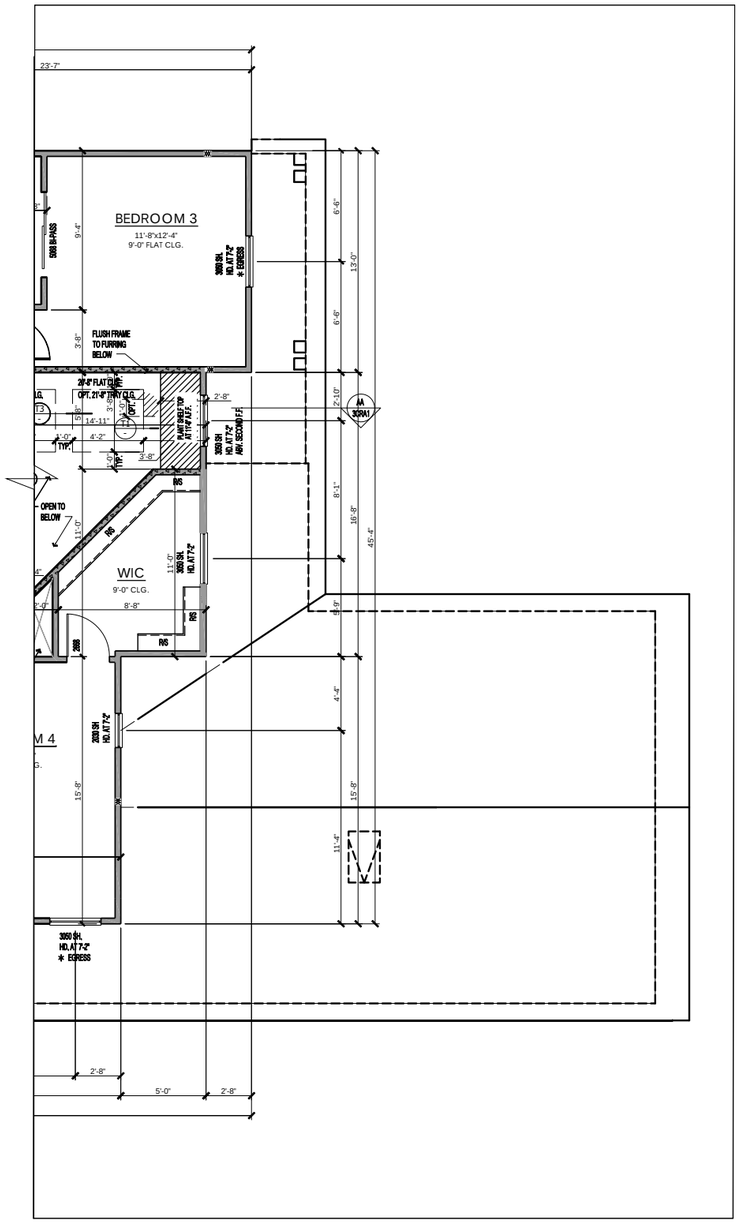
PARTIAL MAIN FLOOR PLAN NOTES

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



PARTIAL MAIN FLOOR PLAN DIMENSIONS

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



PARTIAL UPPER FLOOR PLAN

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

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HATCHING LEGEND	
LOAD BEARING WALL	
INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart	
WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry

- 10'-8" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)
- 8'-4" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION A & D

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gokeesee.com
258 Southhall Lane Suite 200
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Unit:

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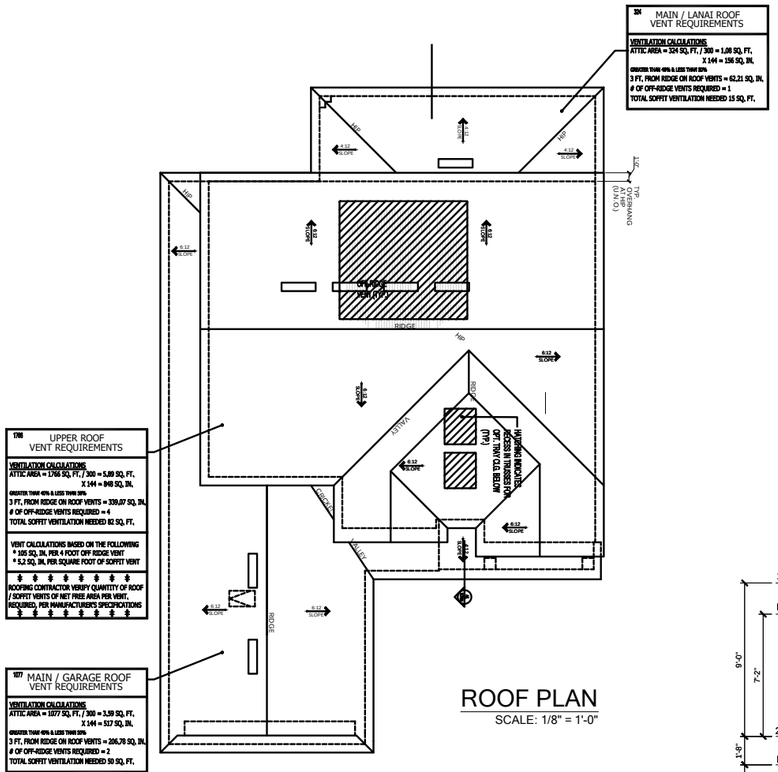
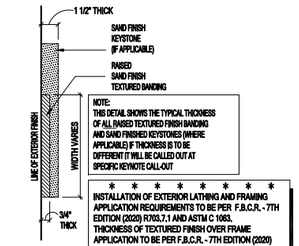
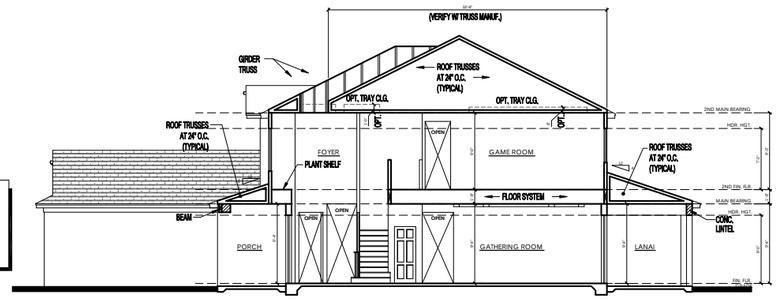


ROOF PLAN
SCALE: 1/8" = 1'-0"



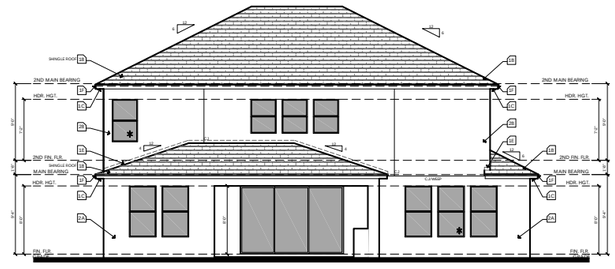
TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



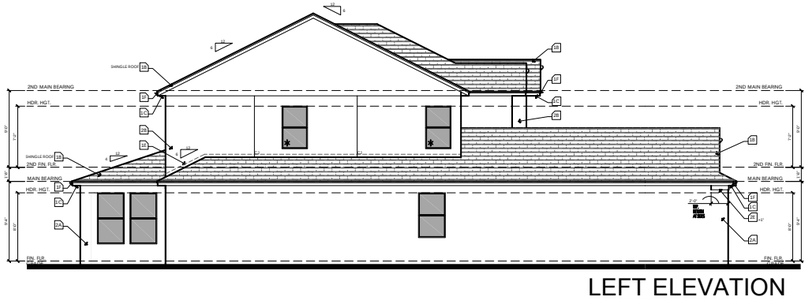
SECTION AA
SCALE: 1/8" = 1'-0"



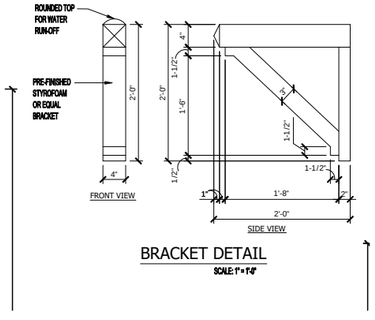
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



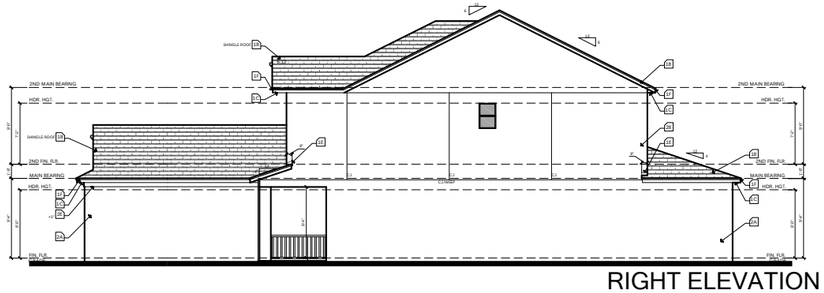
REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



BRACKET DETAIL
SCALE: 1" = 1'-0"



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CRAFTSMAN ELEVATION - B

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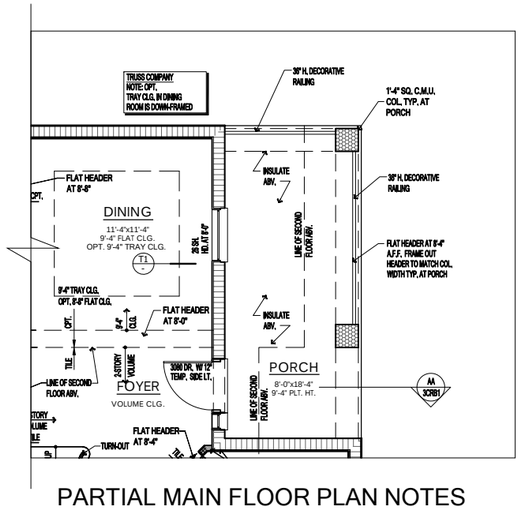
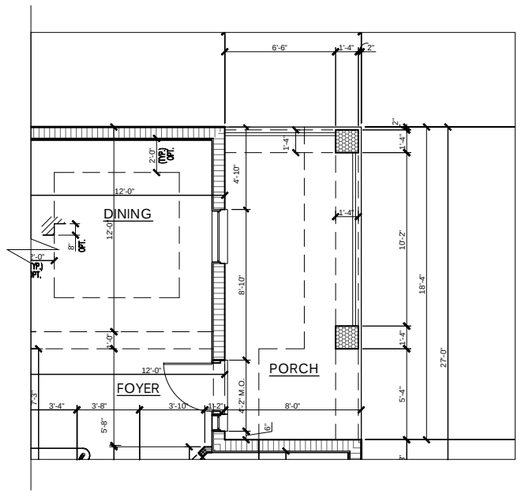
Sheet:
3CRB1



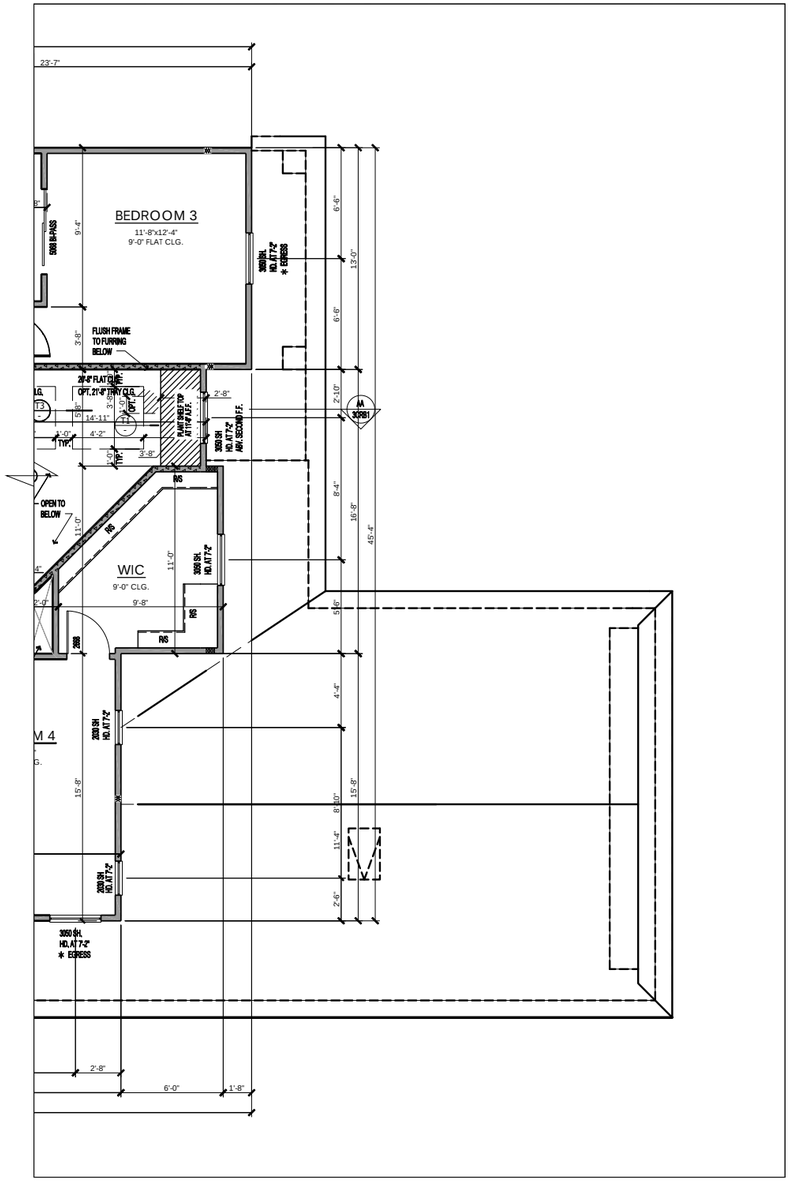
PARTIAL MAIN FLOOR PLAN NOTES

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



PARTIAL MAIN FLOOR PLAN DIMENSIONS

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



PARTIAL UPPER FLOOR PLAN

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

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

HATCHING LEGEND	
LOAD BEARING WALL	
INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart	
WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry
- 10'-8" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)
- 8'-4" T.O.M. (CMU wall)

Framing
- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

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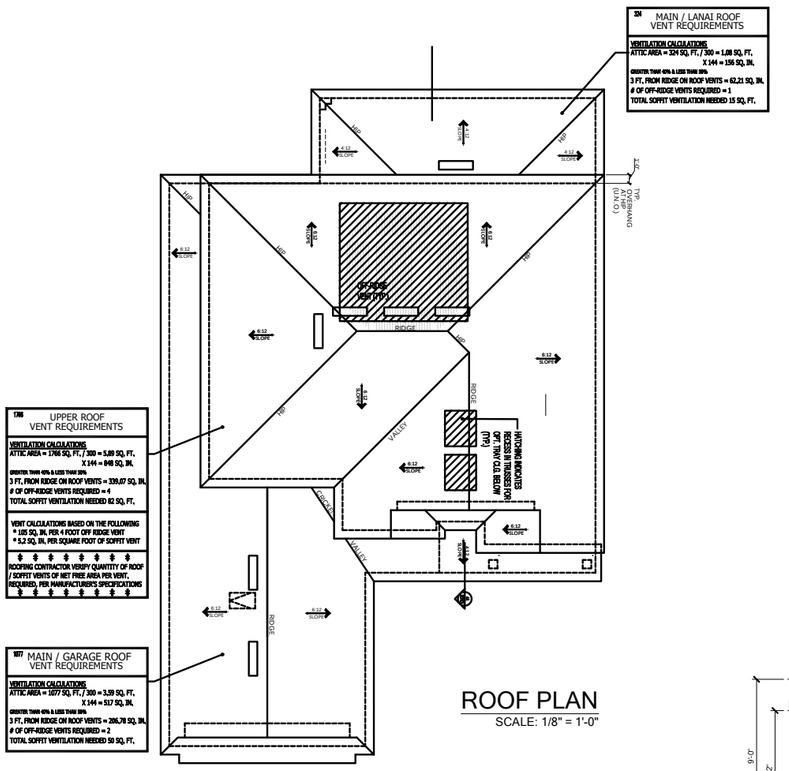
Address: #### Street St.
City, State Zip
Unit:
Plot Date: 08 / 21 / 2023

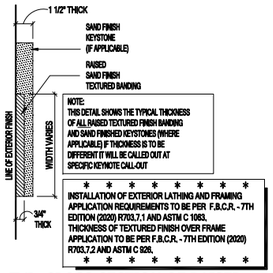
Reference No.
21-15376

Sheet:
3CRB2

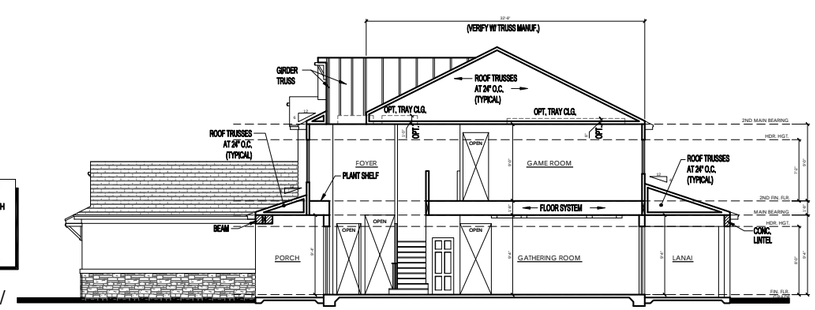
PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION B & E



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



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

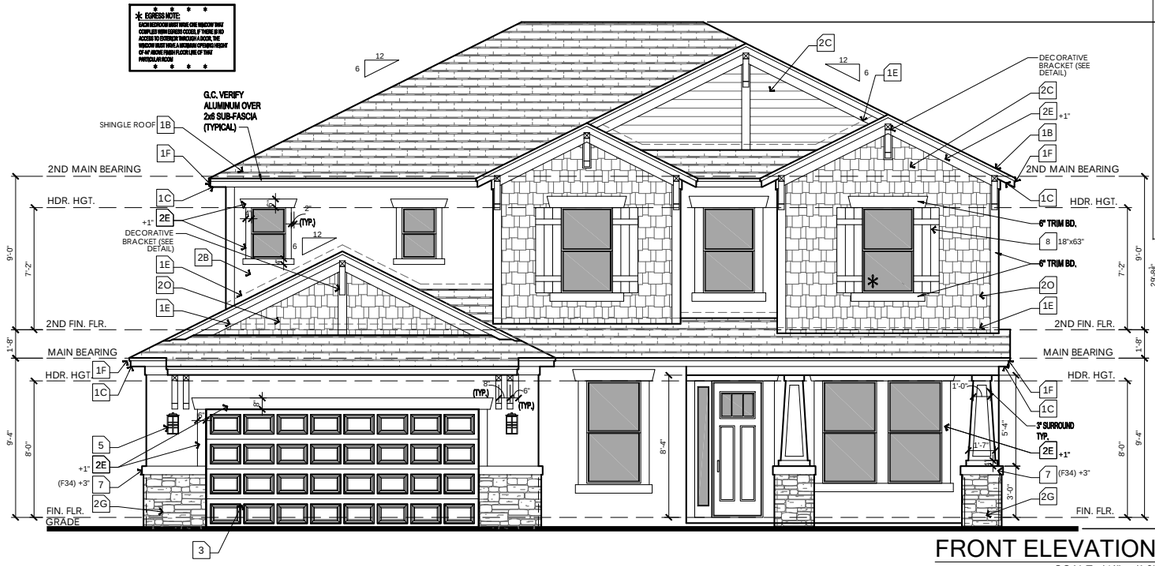
WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

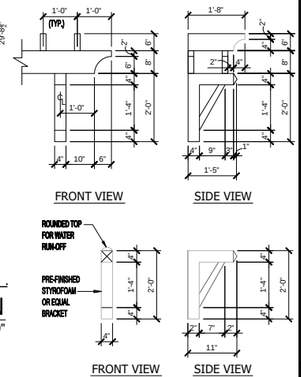
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

EGRESS NOTE:

EACH BEDROOM WITH BELOW GRADE EGRESS SHALL COMPLY WITH EGRESS CODES, IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR, THE WINDOW MUST HAVE A MINIMUM OPERATING HEIGHT OF 44" ABOVE FINISH FLOOR OF THAT PARTICULAR ROOM



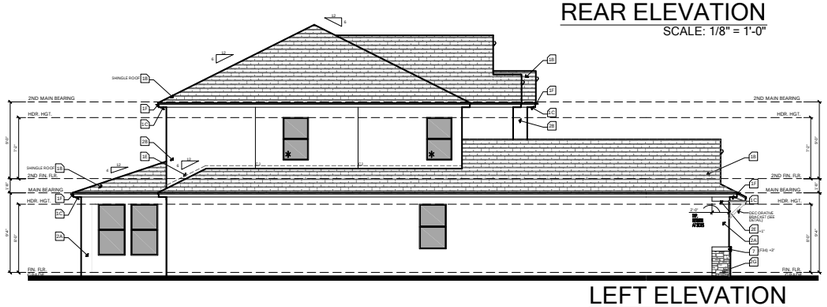
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



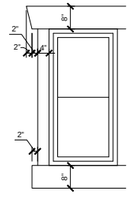
DECORATIVE BRACKET DETAIL



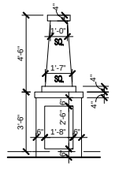
REAR ELEVATION
SCALE: 1/8" = 1'-0"



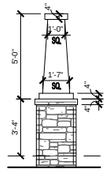
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



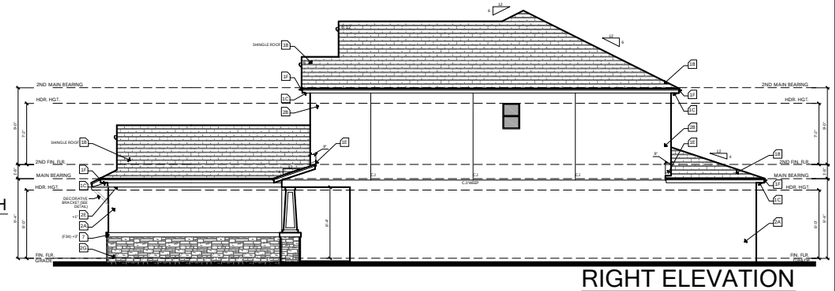
TYP. WINDOW/ DOOR TRIM DETAIL
SCALE: 1/2" = 1'-0"



TYP. COLUMN DETAIL AT BALCONY
SCALE: 1/4" = 1'-0"



TYP. COLUMN DETAIL AT PORCH
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

CRAFTSMAN ELEVATION - C

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Job Information:

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Address: Plot Date: 08 / 21 / 2023

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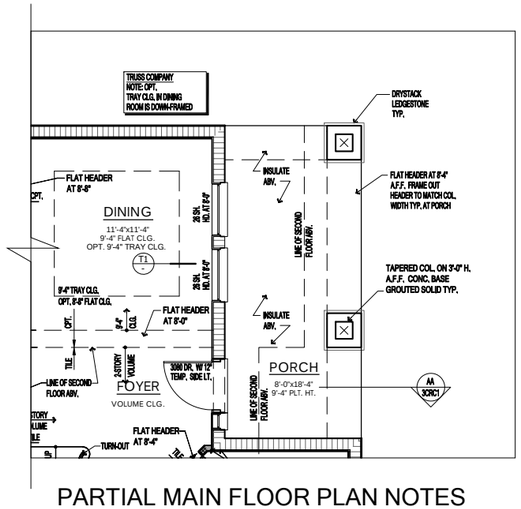
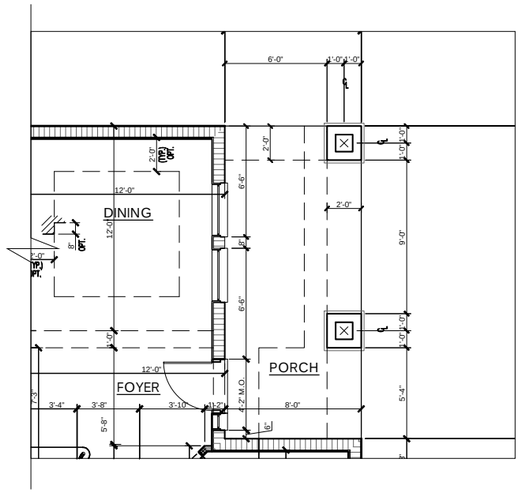


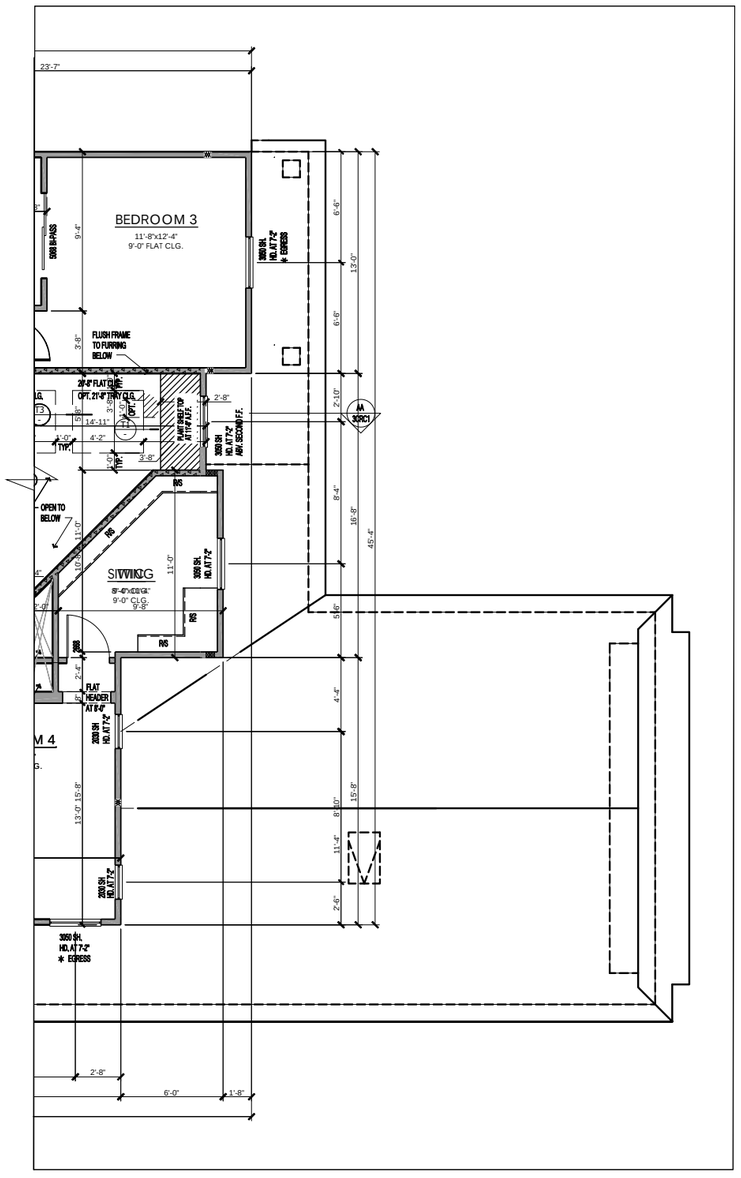
PARTIAL MAIN FLOOR PLAN NOTES

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



PARTIAL MAIN FLOOR PLAN DIMENSIONS

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



PARTIAL UPPER FLOOR PLAN

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

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HATCHING LEGEND

- LOAD BEARING WALL
- INSULATE WALL
- LOW WALL AT 3'-4"

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry
- 10'-8" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)
- 8'-4" T.O.M. (CMU wall)

Framing
- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION C & F

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o.(407) 860 2333

Builder:

taylor morrison

Job Information:

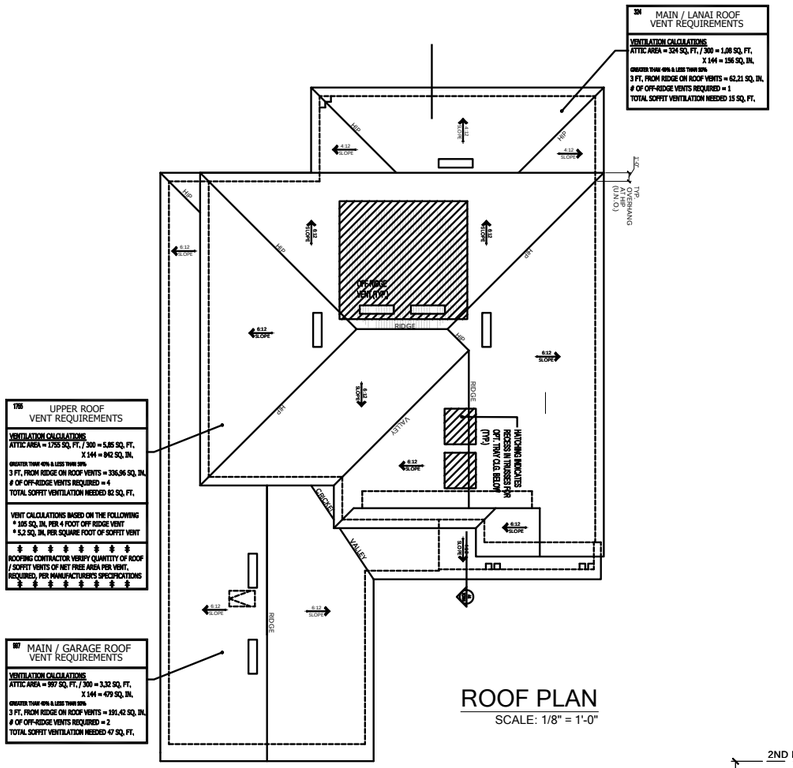
Sand Key

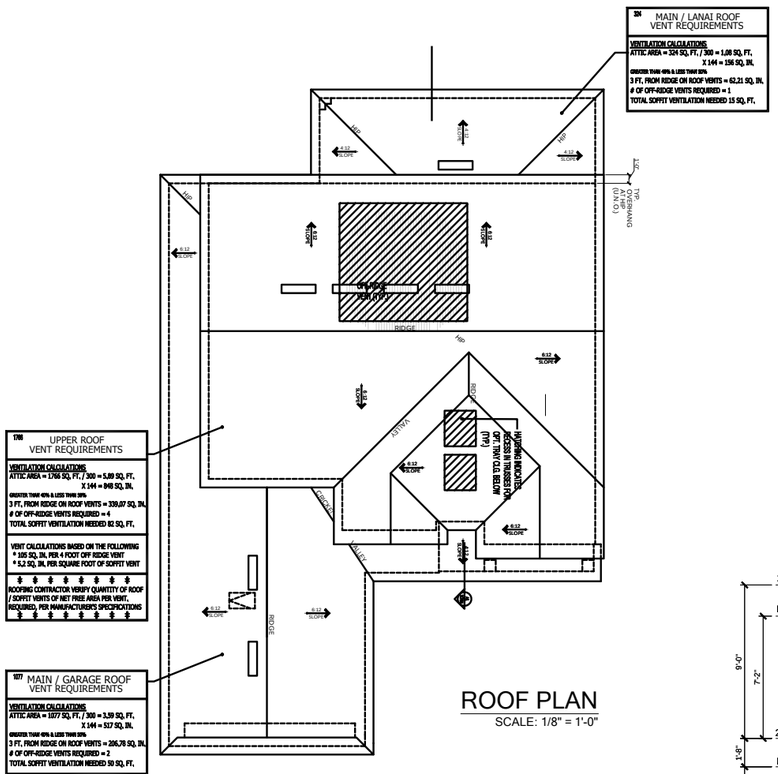
Community Name

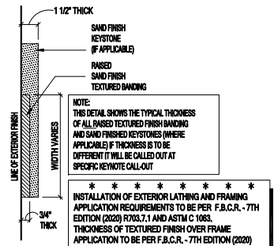
Lot:
Block:
Unit:
Community:
Address:
Plot Date:
Street St.
City, State Zip
08 / 21 / 2023

Reference No.
21-15376

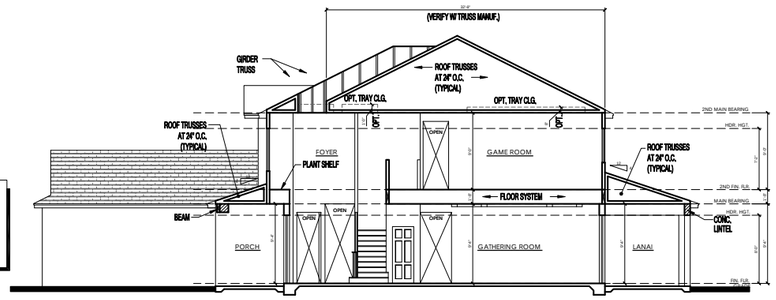
Sheet:
3CRC2


2M
MAIN / LANAI ROOF
VENT REQUIREMENTS
VENTILATION CALCULATIONS:
ATTIC AREA = 324 SQ. FT. / 300 = 1.08 SQ. FT.
X 144 = 156 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE OR ROOF VENTS = 62.21 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 15 SQ. FT.
1705
UPPER ROOF
VENT REQUIREMENTS
VENTILATION CALCULATIONS:
ATTIC AREA = 1705 SQ. FT. / 300 = 5.85 SQ. FT.
X 144 = 842 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE OR ROOF VENTS = 336.96 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
TOTAL SOFFIT VENTILATION NEEDED 82 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING
* 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
ROOFING CONTRACTOR VERIFY QUANTITY OF ROOF / SOFFIT VENTS OF NET FREE AREA PER VENT, REQUIRED, PER MANUFACTURER'S SPECIFICATIONS
997
MAIN / GARAGE ROOF
VENT REQUIREMENTS
VENTILATION CALCULATIONS:
ATTIC AREA = 997 SQ. FT. / 300 = 3.32 SQ. FT.
X 144 = 479 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE OR ROOF VENTS = 191.42 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 2
TOTAL SOFFIT VENTILATION NEEDED 47 SQ. FT.
RIDGE
HIP
VALLEY
CRICKET
6:12 SLOPE
OPT. TRAY CLG.
OPT. TRAY CLG.
MOEN 853
MOEN 853
MOEN 853





TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



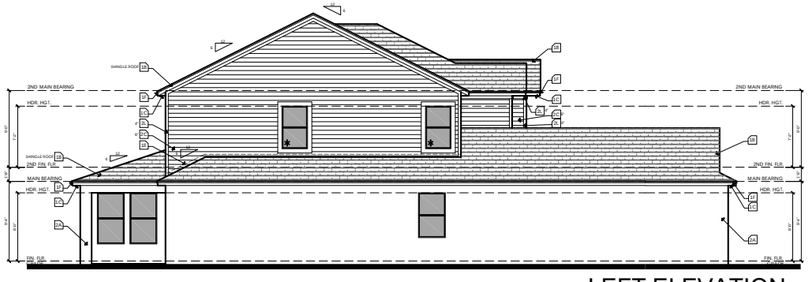
SECTION AA
SCALE: 1/8" = 1'-0"



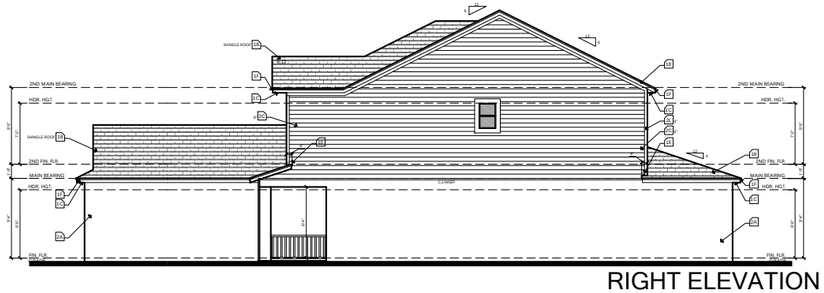
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

CRAFTSMAN ELEVATION - E - SIDING OPTION

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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Builder: taylor morrison

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Reference No.
21-15376
Sheet:
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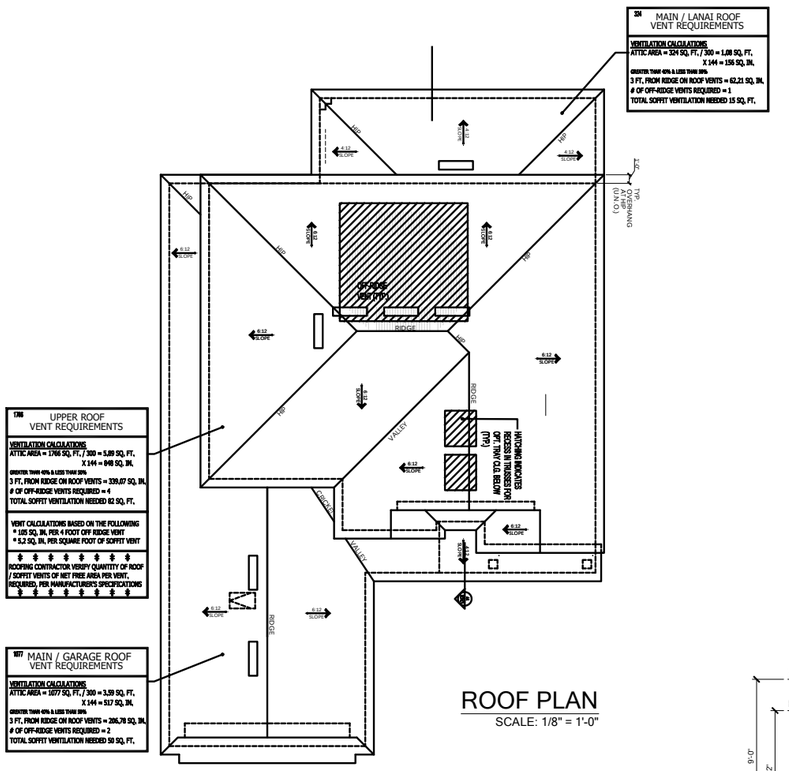
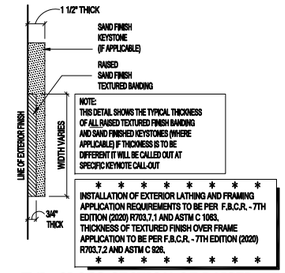
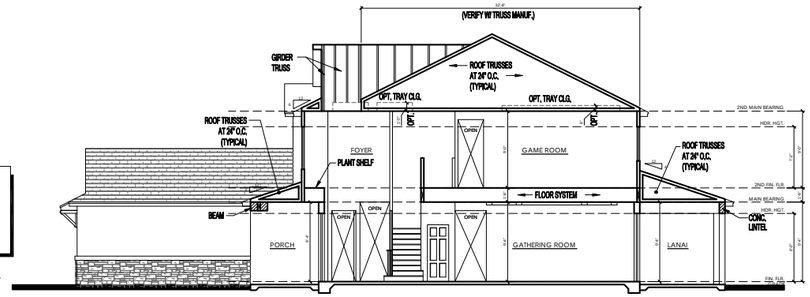


ROOF PLAN
SCALE: 1/8" = 1'-0"



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
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   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
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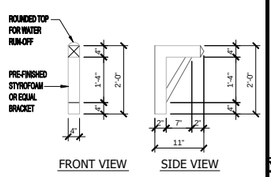
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.



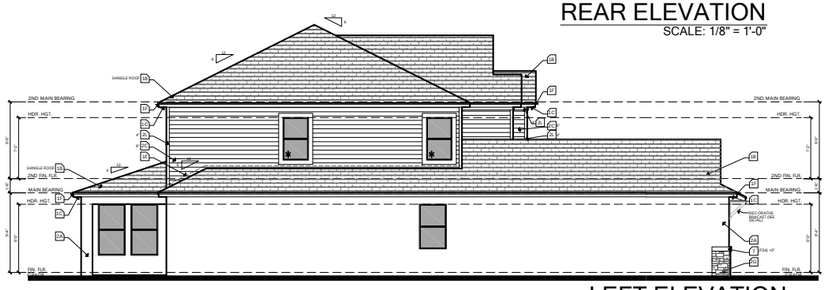
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



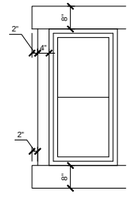
DECORATIVE BRACKET DETAIL



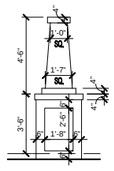
REAR ELEVATION
SCALE: 1/8" = 1'-0"



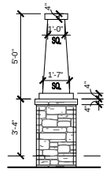
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



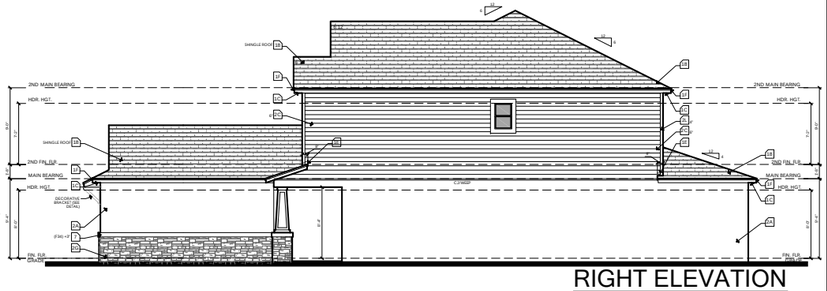
TYP. WINDOW/ DOOR TRIM DETAIL
SCALE: 1/2" = 1'-0"



TYP. COLUMN DETAIL AT BALCONY
SCALE: 1/4" = 1'-0"



TYP. COLUMN DETAIL AT PORCH
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

CRAFTSMAN ELEVATION - F - SIDING OPTION

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26003115
gokeesee.com
238 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960.2535

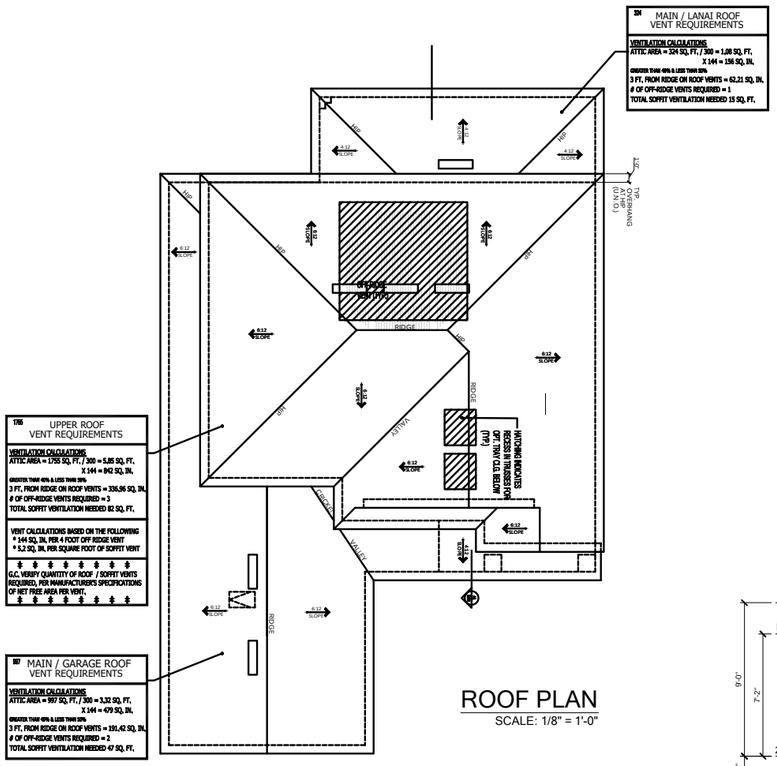
Builder: taylor morrison

Job Information:

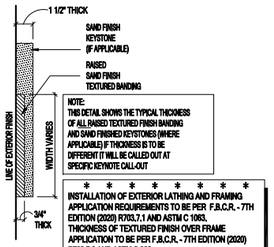
Sand Key
Community Name
Lot:
Block:
Community:
Address: #### Street St.
City, State Zip
Plot Date: 08 / 21 / 2023
Unit:

Reference No.
21-15376

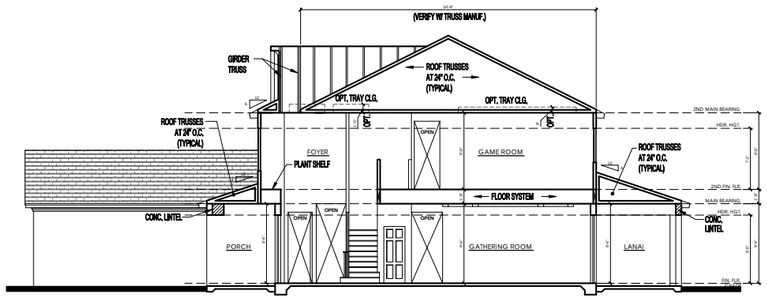
Sheet:
3CRF1



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



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
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8. Indicates decorative shutters by others.

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

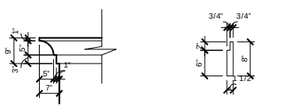
WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

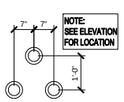


REAR ELEVATION
SCALE: 1/8" = 1'-0"

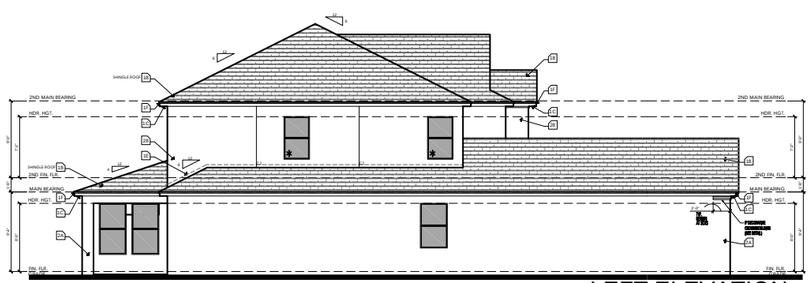


9" CROWN MOLDING DETAIL
SCALE: 1/2" = 1'-0"

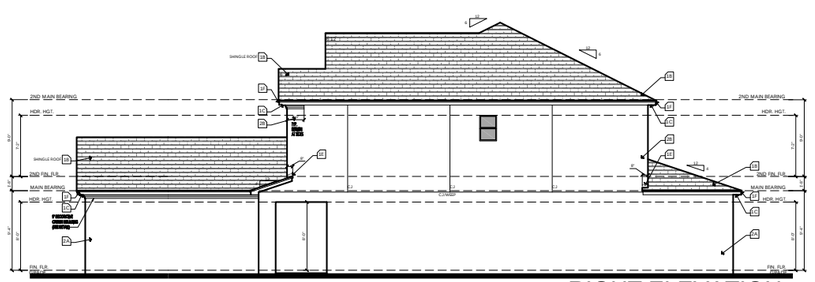
8" SEGMENTED BANDING DETAIL
SCALE: 3/4" = 1'-0"



6" DECORAIVE FOAM PIPE DETAIL
SCALE: 1/2" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

MEDITERRANEAN ELEVATION - A

keesee associates
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gokeesee.com
238 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960 2535

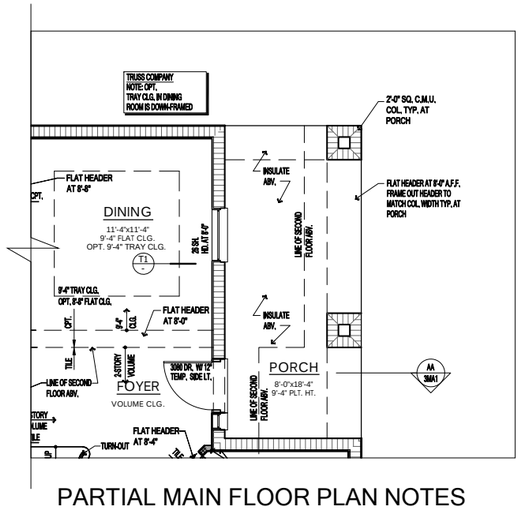
Builder: taylor morrison

Job Information:

Sand Key
Community Name
Lot:
Community:
Block:
Address: #### Street St.
City, State Zip
Unit:
Rel/Date: 12 / 08 / 2022

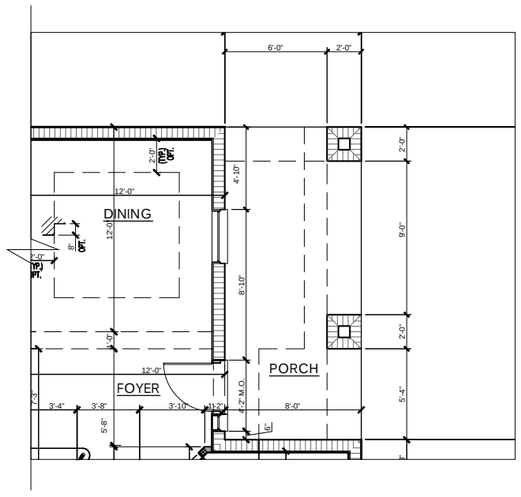
Reference No.
21-15376

Sheet:
3MA1



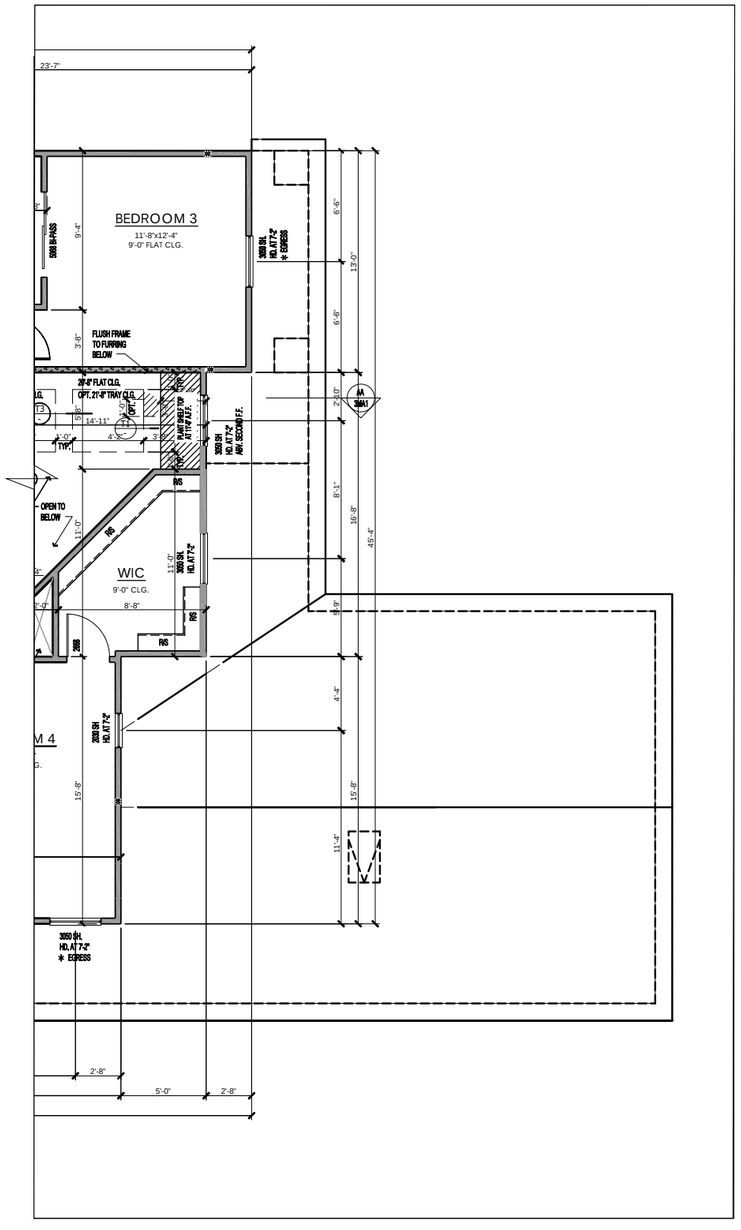
PARTIAL MAIN FLOOR PLAN NOTES

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



PARTIAL MAIN FLOOR PLAN DIMENSIONS

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



PARTIAL UPPER FLOOR PLAN

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

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HATCHING LEGEND

LOAD BEARING WALL	
INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry
- 10'-8" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)
- 8'-4" T.O.M. (CMU wall)

Framing
- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26003115
gokeesee.com
238 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960.2330

Builder: taylor morrison

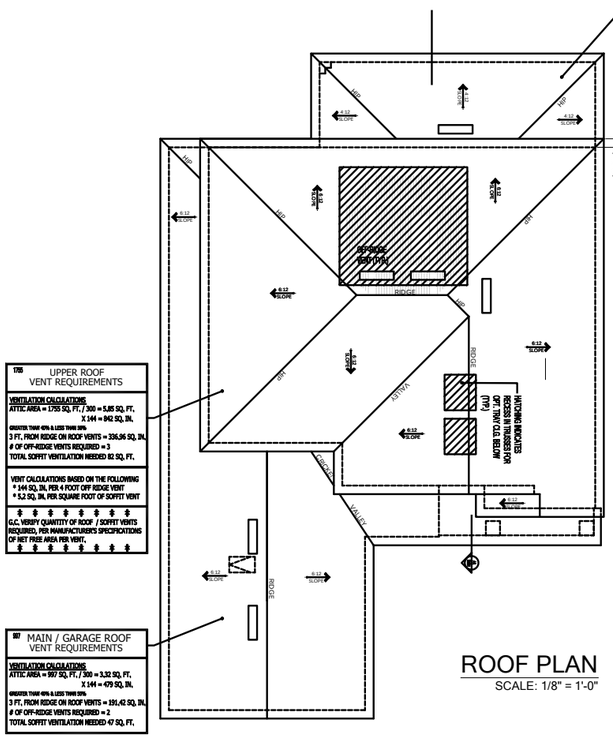
Job Information:

Sand Key
Community Name
Lot:
Block:
Community:
Address: #### Street St.
City, State Zip
Unit:
Plot Date: 01 / 09 / 2023

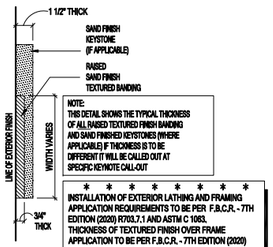
Reference No.
21-15376

Sheet:
3MA2

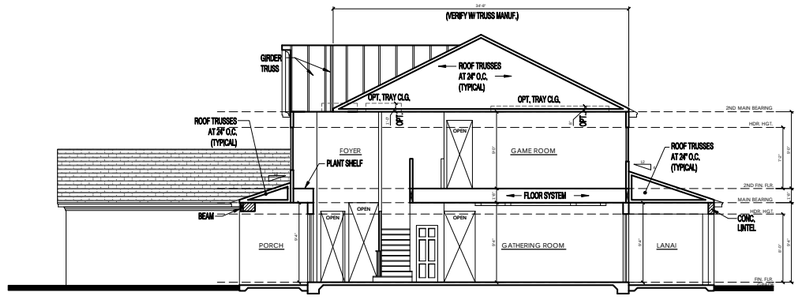
PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION A



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



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



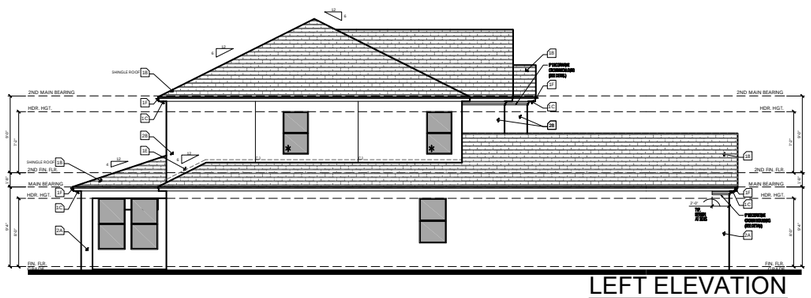
SECTION AA
SCALE: 1/8" = 1'-0"



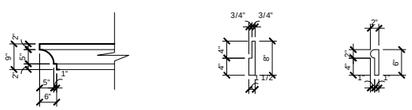
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



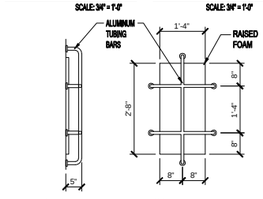
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



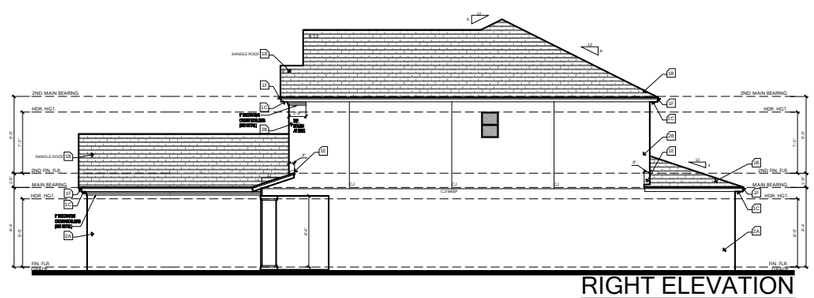
9" SEGMENTED CROWN MOULDING DETAIL
SCALE: 1/2" = 1'-0"

8" SEGMENTED BANDING DETAIL
SCALE: 3/4" = 1'-0"

6" SEGMENTED SILL DETAIL
SCALE: 3/4" = 1'-0"



DECORATIVE ALUMINUM DETAIL
SCALE: 1/2" = 1'-0"



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MEDITERRANEAN ELEVATION - B

keesee associates
ARCHITECTURE | DESIGN | PLANNING
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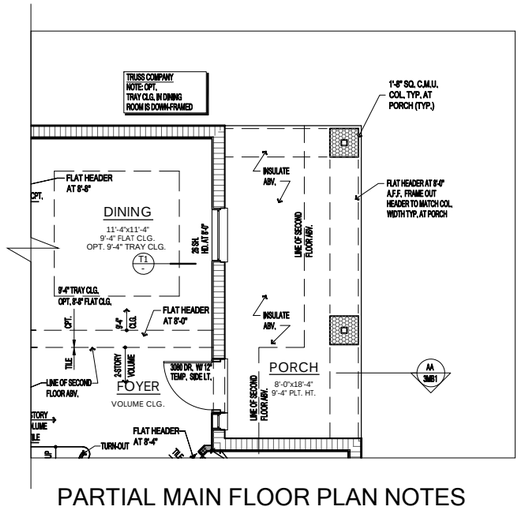
238 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960 2535
gk@keesee.com

Builder: taylor morrison

Job Information:

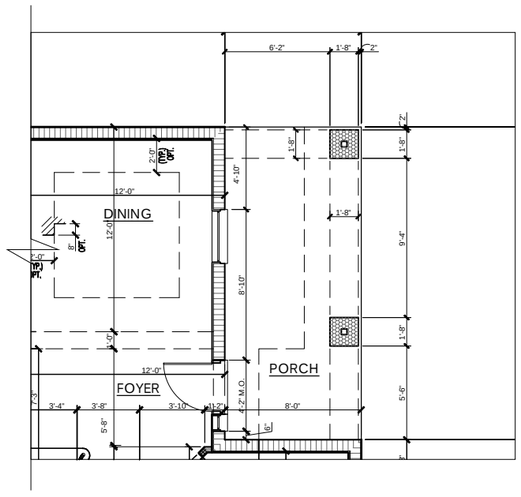
Sand Key
Community Name
Unit:
Block:
Street St.
City, State Zip
Lot:
Community:
Address:
Plot Date: 12 / 08 / 2022

Reference No.
21-15376
Sheet:
3MB1



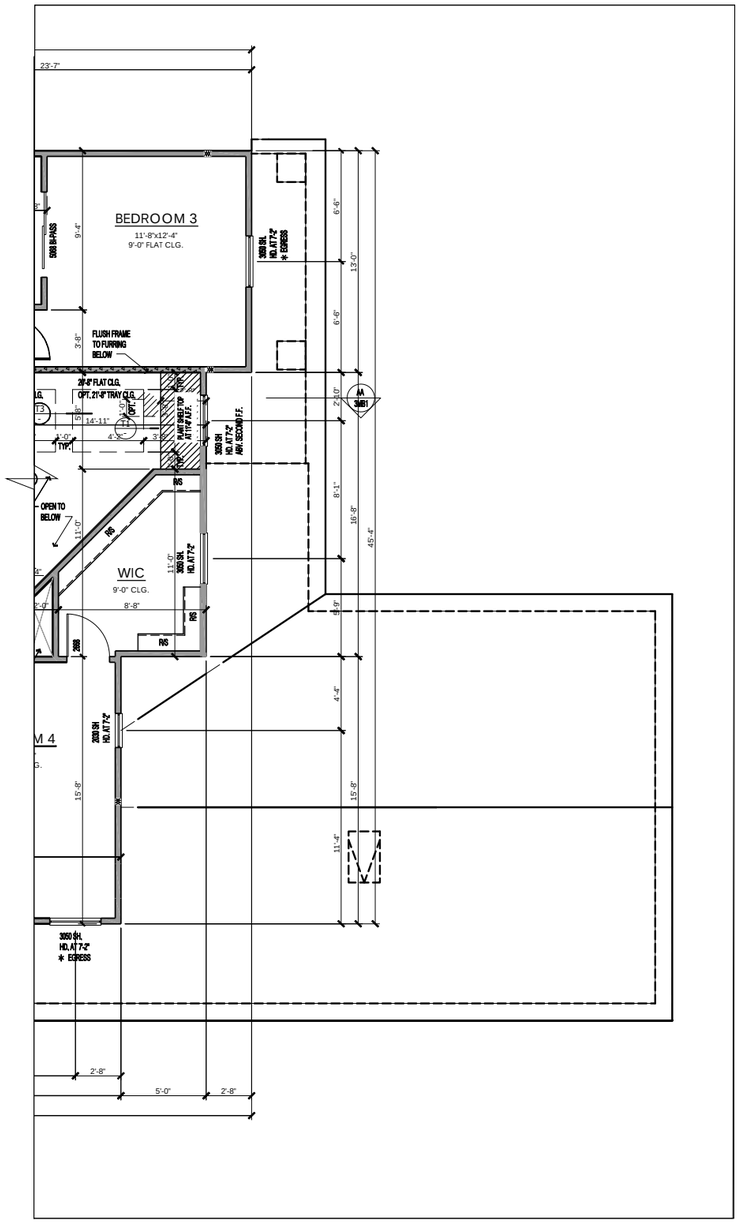
PARTIAL MAIN FLOOR PLAN NOTES

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



PARTIAL MAIN FLOOR PLAN DIMENSIONS

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



PARTIAL UPPER FLOOR PLAN

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

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

HATCHING LEGEND	
LOAD BEARING WALL	
INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart	
WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry

- 10'-8" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)
- 8'-4" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION B

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o.(407) 960.2333

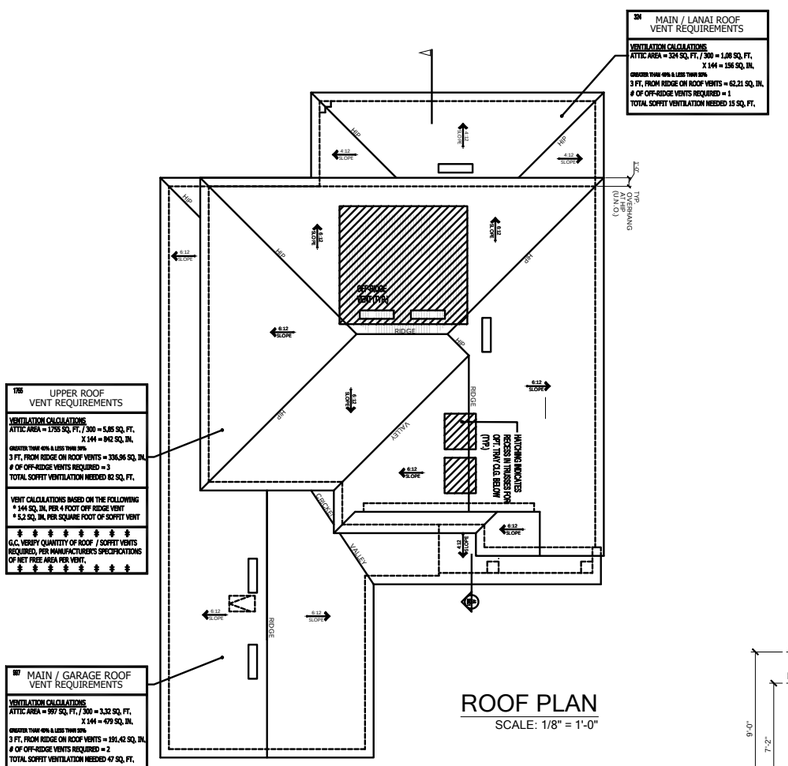
Builder: taylor morrison

Job Information:

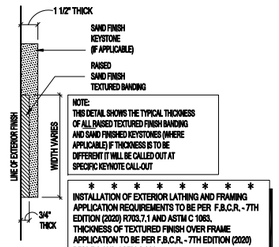
Sand Key
Community Name
Unit:
Block:
Street St.
City, State Zip
Lot:
Community:
Address:
Plot Date: 01 / 09 / 2023

Reference No.
21-15376

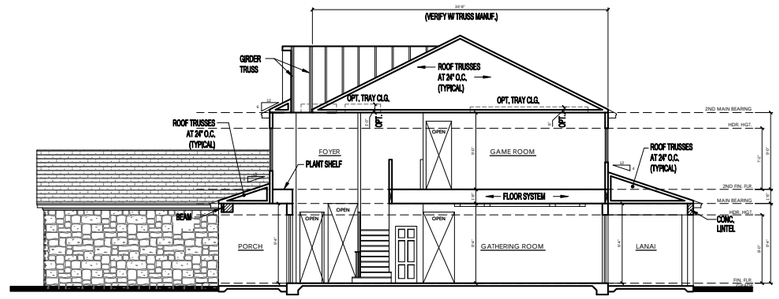
Sheet:
3MB2



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



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



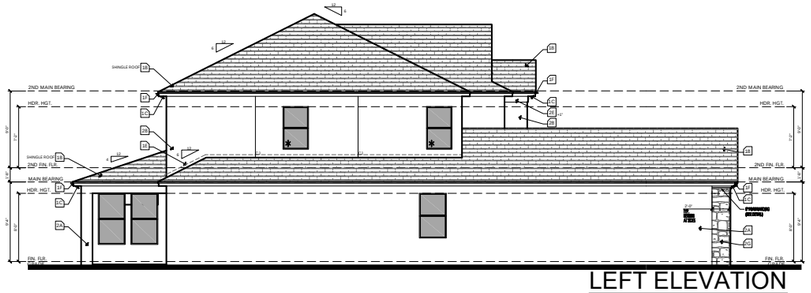
SECTION AA
SCALE: 1/8" = 1'-0"



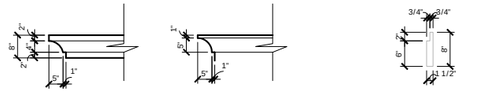
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



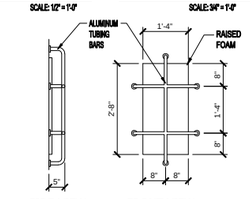
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



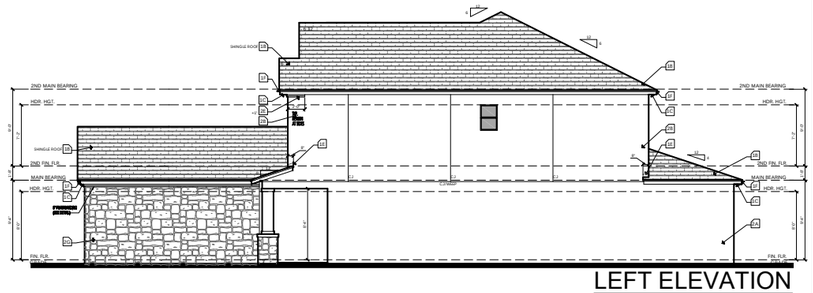
8" FOAM SILL DETAIL
SCALE: 1/2" = 1'-0"

6" DECORATIVE CROWN MOLDING DETAIL
SCALE: 1/2" = 1'-0"

8" FOAM BANDING DETAIL
SCALE: 3/4" = 1'-0"



DECORATIVE ALUMINUM DETAIL
SCALE: 1/2" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

MEDITERRANEAN ELEVATION - C

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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Maitland, FL 32751
o.(407) 960.2535

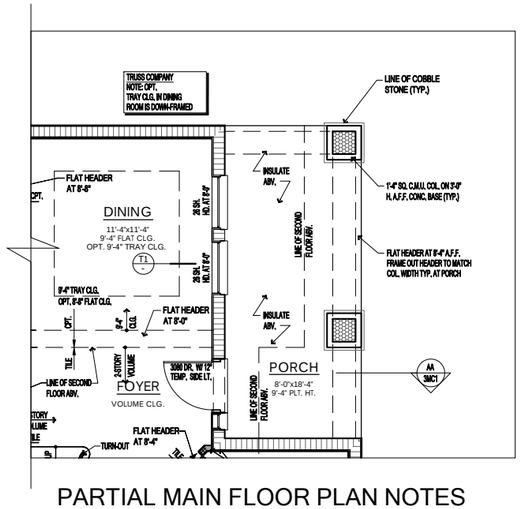
Builder: taylor morrison

Job Information:

Sand Key
Community Name
Lot:
Block: #### Street St.
Community: City, State Zip
Address:
Plot Date: 12 / 08 / 2022

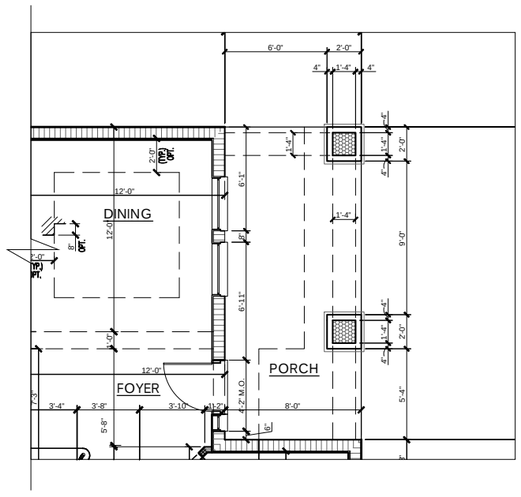
Reference No.
21-15376

Sheet:
3MC1



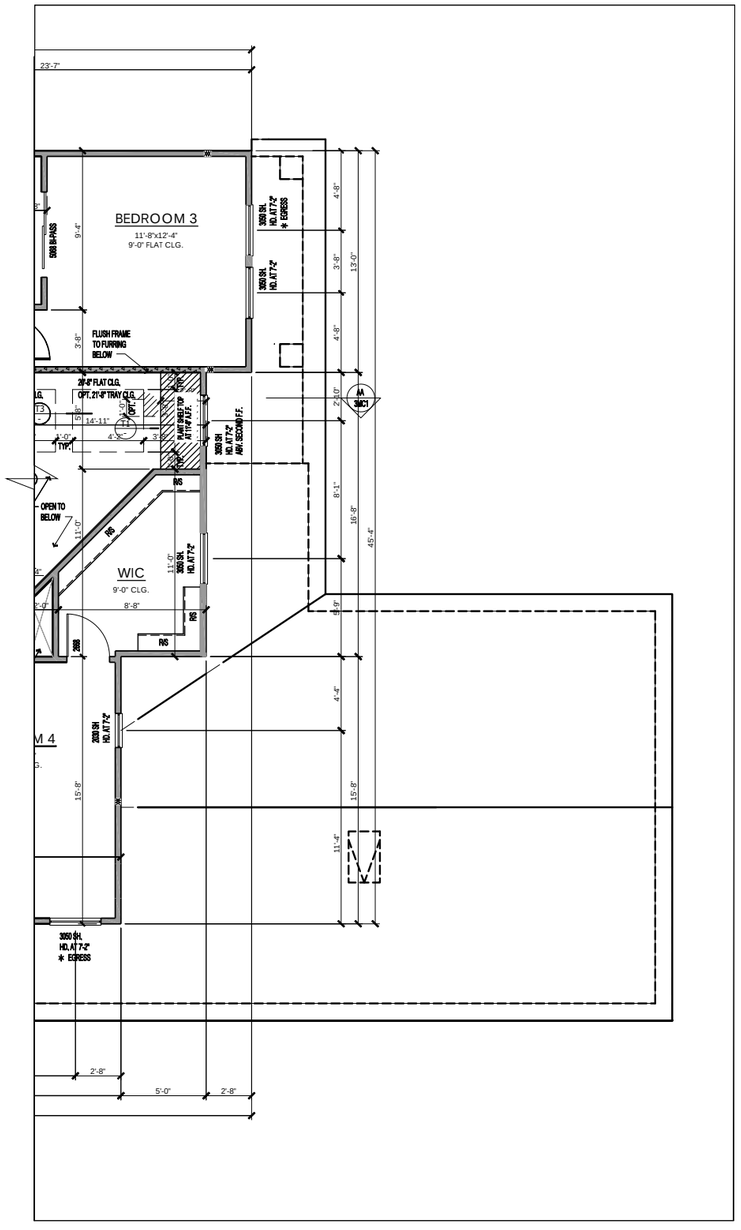
PARTIAL MAIN FLOOR PLAN NOTES

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



PARTIAL MAIN FLOOR PLAN DIMENSIONS

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



PARTIAL UPPER FLOOR PLAN

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

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INSULATE WALL	
LOW WALL AT 3'-4"	

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WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
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GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry

- 10'-8" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)
- 8'-4" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

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o.(407) 960.2333

Builder: taylor morrison

Job Information:

Sand Key

Community Name

Unit:

Block:

Street St.

City, State Zip

Lot:

Community:

Address:

Plot Date: 01 / 09 / 2023

Reference No.

21-15376

Sheet: 3MC2

PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION C

WINDOW FALL PROTECTION

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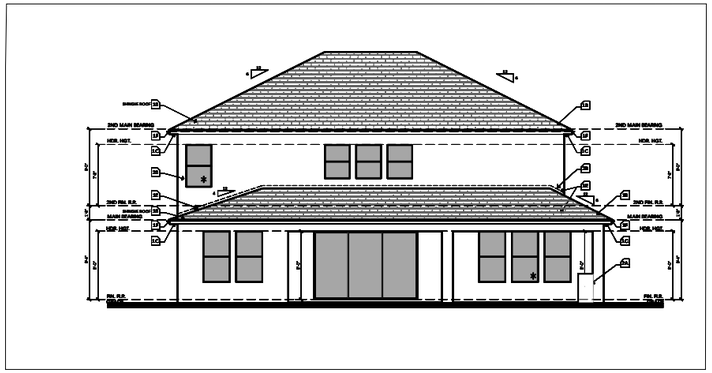
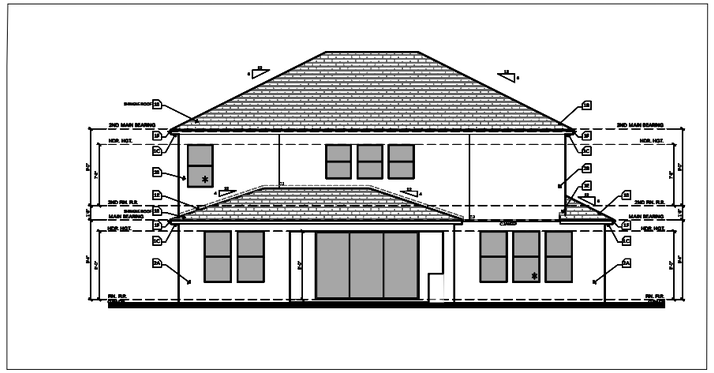


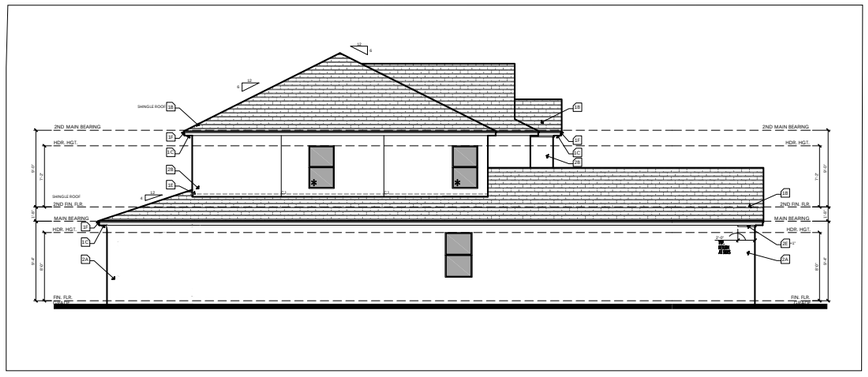
REAR ELEVATION/ w/ OPT OUTDOOR KITCHEN

OPT. EXT. LANAI SCALE: 1/4" = 1'-0"



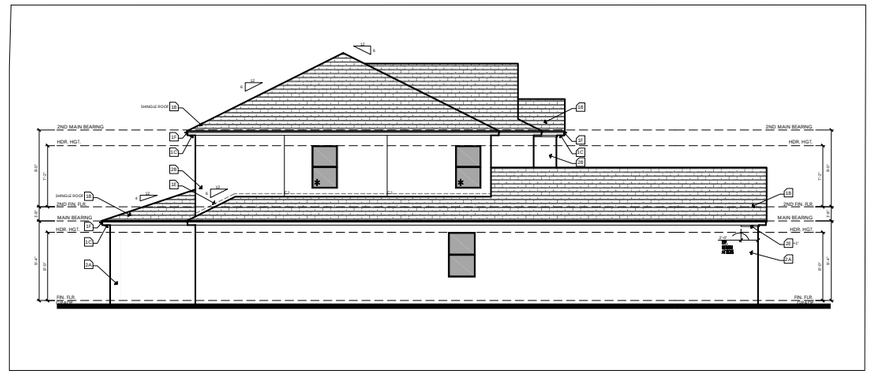
REAR ELEVATION/ w/ OPT OUTDOOR KITCHEN

STD. LANAI SCALE: 1/4" = 1'-0"



LEFT ELEVATION/ w/ OPT OUTDOOR KITCHEN

OPT. EXT. LANAI SCALE: 1/4" = 1'-0"



LEFT ELEVATION/ w/ OPT OUTDOOR KITCHEN

STD. LANAI SCALE: 1/4" = 1'-0"

OPTIONAL ELEVATIONS

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o.(407) 960.2333

Builder:

taylor morrison

Job Information:

Sand Key

Community Name

Lot: Block: Unit:

Community: #### Street St.

Address: City, State Zip

Plot Date: 08 / 21 / 2023

Reference No.

21-15376

Sheet:

3K1 -

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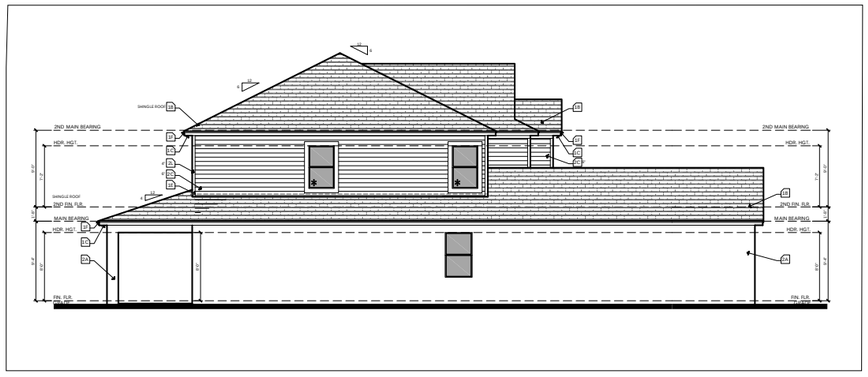
REAR ELEVATION/ w/ OPT OUTDOOR KITCHEN

OPT. EXT. LANAI SCALE: 1/4" = 1'-0"



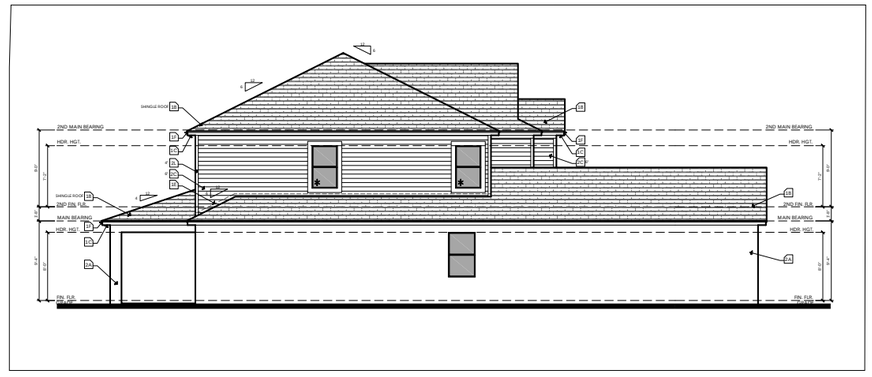
REAR ELEVATION/ w/ OPT OUTDOOR KITCHEN

STD. LANAI SCALE: 1/4" = 1'-0"



LEFT ELEVATION/ w/ OPT OUTDOOR KITCHEN

OPT. EXT. LANAI SCALE: 1/4" = 1'-0"



LEFT ELEVATION/ w/ OPT OUTDOOR KITCHEN

STD. LANAI SCALE: 1/4" = 1'-0"

OPTIONAL ELEVATIONS - SIDING OPTION

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Community: #### Street St.

Address: City, State Zip

Plot Date: 08 / 21 / 2023

Reference No.

21-15376

Sheet: 3K2 -

CITY COUNCIL AGENDA ITEM

Memo Date: December 13, 2023
Agenda Date: December 19, 2023
Prepared By: Eric Raasch, AICP – Inspire Placemaking Collective, Inc.; Contract Planner to the City of Cocoa
Through: Stockton Whitten – City Manager
Requested Action:

Pass on Second and Final Reading approval of a PUD / Rezoning (Ordinance 22-2023) for one (1) parcel from Brevard County General Use (GU) to City of Cocoa Planned Unit Development (PUD), a Large-Scale Site Plan, and a Preliminary Subdivision consistent with Chapter 18 Subdivisions and Appendix A Zoning of the City Code for Windward Preserve.

BACKGROUND:

Project Information:

The proposed Windward Preserve PUD is located south of State Road 528 (Beachline) and east of Interstate 95. Windward Preserve includes one parcel of land identified by the Brevard County Property Appraiser as parcel identification number 24-35-10-00-502. The proposed project will be accessed through two access points off of James Road.

History:

This project dates back to 2004, at which time the City approved Ordinance 31-2004 to annex the subject property into the City of Cocoa. Later in 2004, Brevard County filed a Petition for Writ of Certiorari to challenge the annexation. In 2005, the City entered into the City of Cocoa / Hagen-Nicolson Properties, LLC Preceding Development Agreement, which contemplated the exchange of development rights and City services in exchange for the annexation. This agreement was amended in 2006 to replace Hagen-Nicolson Properties, LLC with a new development entity, Barrera Shores, LLC. In 2008, Brevard County and City of Cocoa entered into a Stipulated Settlement Agreement to resolve the outstanding litigation associated with the annexation. This agreement included certain provisions related to density, buffering, access, and traffic calming for the project. In 2022, the City and Beachline Partners, LLC entered into a Settlement Implementation Agreement to further outline the responsibilities of the City and the developer as it relates to the development of the property.

Project Details:

The proposed Windward Preserve PUD contains 212.20 gross acres, of which 177.18 are proposed for development. The remaining 34.92 acres will be placed into a conservation easement as shown in the Preliminary Plat. This project is proposed to

include 385 detached single-family dwelling units, which will be completed in two phases. The first phase will consist of 185 detached single-family dwelling units, the primary amenity center, and both entrances off James Road. The second phase will include 200 detached single-family dwelling units and the park area. The project will include a multi-use trail throughout the community. The project is consistent with the prior agreements between the current and previous owners and the City.

Future Land Use Designation: Very Low Density Residential / Conservation

Zoning District: Brevard County General Use (GU)

Existing Land Use: Vacant Land

Council District: District 3 – Councilmember Matthew Barringer

Legal Ad Date: November 21, 2023

Overview of Surrounding Area:

	Future Land Use Designations	Zoning Districts	Land Uses
North	Very Low Density Residential / Conservation (City)	General Use (Brevard County)	Retention Ponds / Brightline Railroad Tracks
South	RES 1 (Brevard County)	RR-1 Rural Residential (Brevard County)	Single-Family Residential
East	RES 1 (Brevard County)	RR-1 Rural Residential (Brevard County)	Single-Family Residential / Vacant Land
West	RES 1:2.5 (Brevard County)	AU Agricultural Residential and GU General Use (Brevard County)	Interstate 95 / Vacant Land / Single-Family Residential (West of I-95)

Preliminary Subdivision / Large Scale Site Plan Analysis
Consistency with Code of the City of Cocoa

The submitted application and plans have been reviewed by City staff for consistency with Chapter 18 – Subdivisions and Appendix A - Zoning of the City of Cocoa Code, and the development agreements that were previously approved by the City of Cocoa. Staff has found the applications to be in substantial compliance, with the exception of the items found in Appendix A within this report.

PUD Analysis:

The decision of the Planning and Zoning Board of the City of Cocoa on the preliminary / final development plan application shall include the findings of fact that serve as a basis for its recommendation. In making its recommendation, the Planning and Zoning Board of the City of Cocoa shall consider the following facts:

1. Degree of departure of proposed planned unit development from surrounding areas in terms of character and density.

Staff Finding:
The proposed Windward Preserve PUD is bordered by I-95 to the west and stormwater ponds associated with the Brightline rail system to the north. The site is bordered to the south and the east by larger-lot single-family development and undeveloped land that that has a maximum density of one (1) dwelling unit per acre within unincorporated Brevard County. The subject property has a Future Land Use Map (FLUM) designation of Very Low Density Residential, which allows for consideration of densities of up to four (4) dwelling units per acre. The proposed gross density for the project is 1.82 dwelling units per acre and the proposed net density is 2.1 dwelling units per acre, consistent with the underlying FLUM designation. While the proposal is slightly more dense than the surrounding communities to the south and the east, the applicant is proposing compatibility measures to provide a transition from this project and the adjacent communities. First, wetlands have been preserved adjacent to the eastern property line and there is no proposed access from the east of the site on Friday Road. Second, the applicant has located stormwater ponds, open space tracts, and preserved wetlands adjacent to the southern property line as a transition to the community to the south. Additionally, the property is subject to the Stipulated Settlement Agreement between Brevard County and the City of Cocoa that was recorded in Brevard County Records on January 9, 2008. That agreement restricts the gross density of the property to 2.3 dwelling units per acre or a maximum of 600 total residential units. The Settlement Implementation Agreement, recorded in Brevard County Records on July 28, 2022, further restricts the density of the subject property down to 418 single-family residential units. The proposed PUD has a gross density of 1.82 dwelling units per acre and 385 dwelling units, well under the maximum allowable under the prior development agreements.

2. Compatibility within the planned unit development and relationship with surrounding neighborhoods.

Staff Finding:
Both the Stipulated Settlement Agreement and the Settlement Implementation Agreement include provisions for compatibility with the surrounding area, specifically the existing residential communities located to the south and east of the property. These provisions include a cap on the number of units, minimum home sizes, the location of open spaces and preservation on the eastern and southern borders of the property, prohibition of access from Friday Road, the installation of traffic calming devices along James Road, the provision of various recreational amenities, and enhanced

landscaping at the project's entrance. Additionally, the site is bordered by I-95 to the east and stormwater ponds associated with the Brightline system to the north. The applicant's proposal is in compliance with these compatibility measures, as previously approved by the City of Cocoa in the respective agreements.

3. Prevention of erosion and degrading of surrounding area.

Staff Finding:
The Final Development Plan has been subject to certified analysis from licensed professionals (to include engineered site drawings, as well as relevant environmental conditions, topographical data and development impacts) to ensure that all applicable local, regional, state, and federal laws, with regard to the prevention of land erosion and degradation, are met. Over half (28.4 out of 54.11 acres) of the on-site wetlands will be preserved, and these wetlands and their upland buffers will aid in controlling and minimizing potential environmental impacts to the surrounding areas. Moreover, the project will be required to accommodate stormwater runoff onsite, thereby reducing impacts to the surrounding area.

4. Provision for future public education and recreation facilities, transportation, water supply, sewage disposal, surface drainage, flood control and soil conservation as shown in the preliminary development plan.

Staff Finding:
A review of the level of service for public facilities is provided below under the Concurrency Management section heading.

5. The nature, intent and compatibility of common space, including the proposed method for the maintenance and conservation of said common space.

Staff Finding:

Windward Preserve will have an amenity center, a park, and a multi-use trail system throughout the entirety of the development. The amenity center area (Tract F) will include a clubhouse, multi-purpose field, pool, and dog park and be part of Phase 1 of the development, which also includes a portion of the multi-use trail. The neighborhood park (Tract G) includes playground equipment, a trail, and a grilling area. The rest of the multi-use pathway and park area will be included with Phase 2 of the project. The amenity center and park areas are both consistent with the Settlement Implementation Agreement, which detail the minimum requirements for those facilities. The homeowner's association or Community Development District, as applicable, will own and maintain the recreational amenities within the project.

6. The feasibility and compatibility of the specified stages contained in the preliminary development plan to exist as an independent development.

Staff Finding:
Windward Preserve is proposed to be constructed in two phases. The first phase will include both access points from James Road, necessary infrastructure improvements, the amenity center, and 185 single-family dwelling units primarily located along the south and western portion of the development. Phase 2 will include the remaining infrastructure, the neighborhood park, and the remaining 200 single-family dwelling units along the north and eastern portions of the property. Each phase will be able to stand alone, with the access being provided in Phase 1.

7. The availability and adequacy of primary streets and thoroughfares to support traffic to be generated within the proposed planned unit development.

Staff Finding:
Per the Traffic Impact Study conducted by LTG Engineering & Planning dated April 2023, the project will generate an average of 3,488 daily trips at project build out. As part of LTG's analysis, segments of SR 524, Friday Road, James Road, Cox Road, and Westminster Drive were evaluated for peak-hour, two-way level of service at projected buildout. The analysis found that the segment of SR 524 from Cox Road to Industry Road is expected to exceed the peak hour two-way capacity at build out. However, Ordinance 14-2023 removed concurrency requirements for SR 524, and staff notes that the engineering and design for the widening of SR 524 is programmed in the Florida Department of Transportation (FDOT) tentative work program for fiscal year 2024 / 2025.

As stated further below, James Road is a Brevard County owned and maintained roadway. The road will be improved at the applicant's expense, and the applicant has been coordinating with the County regarding the road design and associated traffic calming measures.

8. The availability and adequacy of water and sewer service to support the proposed planned unit development.

Staff Finding:
As detailed in the Concurrency Management / Adequate Public Facilities section of this report, water, sewer and reclaimed water for the project will be serviced by City of Cocoa. Capacity is currently available to serve this project.

9. The benefits within the proposed development and to the general public to justify the requested departure from standard land use requirements inherent to a Planned Unit Development classification.

Staff Finding:

The PUD zoning classification is a concept that encourages and permits variations in development standards by allowing for the deviation in lot size, bulk or type of dwellings, density, lot coverage, and open space from that typically required under zoning district regulations. The purpose of a PUD is to encourage the development of planned residential neighborhoods that provide a range of uses designed to serve the residents of the community.

The PUD designation provides flexibility from conventional zoning standards to allow for conservation, wetland preservation, and efficient land use management; thus, securing open space for parks and recreational uses. Windward Preserve is proposed to include the preservation of over 34 ± acres of on-site wetlands and wetland buffers, which will be placed into conservation easements.

Further, the proposed development will have a favorable effect on the City's budget, and thus, a favorable effect upon its residents. There is an expected increase in ad valorem tax revenue from the build-out of the PUD, an increase in state and federal intergovernmental transfers based on population (e.g. sales and fuel surcharge taxes), and an increase in water and sewer revenues.

10. The conformity and compatibility of the planned unit development with any adopted development plan of the City of Cocoa.

Staff Finding:

The proposed PUD is consistent and compatible with the goals, objectives, and policies of the City of Cocoa's Comprehensive Plan.
Additionally, the proposed PUD meets the requirements set forth in the Stipulated Settlement Agreement and the Settlement Implementation Agreement, both of which have been approved by the City of Cocoa. The Settlement Implementation Agreement includes an exhibit showing the proposed community layout and the maximum number of dwelling units. The proposed PUD is generally consistent with that layout and represents a reduction of 33 lots from Preliminary Site Plan that was included as Exhibit A of the Settlement Implementation Agreement.
Additionally, the PUD code provides additional requirements for building setbacks, landscape buffers, minimum floor area per dwelling unit, maximum length of structures, off-street parking, lighting, trash enclosures, and preservation of trees/landscape requirements. These have been reviewed and found to be in compliance.

11. The conformity and compatibility of the proposed common space, primary residential and nonresidential uses within the proposed planned unit development.

Staff Finding:

Section 17(F)(3) of Article XI, Appendix A, Zoning, Code of the City of Cocoa, establishes the minimum common recreation and open space regulations for residential PUDs. The code defines common recreation and open space, related to a residential

planned unit development, as improved usable area designed and intended for the use or enjoyment of residents of the PUD. Moreover, “such usable space may be in the form of active or passive recreational areas including but not limited to playgrounds…nature trails and lakes.” The proposed PUD provides a trail system throughout the development that connects to the amenity center and to the park/ tot lot. This trail system connects to sidewalks and open spaces throughout the community. The common space and residential use within the proposed PUD have been designed to provide contiguous areas of open space throughout the community with the goal of preserving large wetlands throughout the development. Per code, the community is required to include 35.44 acres of open space and the applicant is proposing 35.52 acres of open space in addition to the preserved wetlands.

Site Plan Analysis:

The submitted application and plans have been reviewed by City staff for consistency with Chapter 18 – Subdivisions and Appendix A - Zoning of the City of Cocoa Code, and the development agreements that were previously approved by the City of Cocoa. Staff has found the applications to be in substantial compliance, with the exception of the items found in Appendix B within this report.

Consistency with Comprehensive Plan Policies and Objectives

Future Land Use Element

Policy 1.1.2.2: Very Low Density Residential (VLDR). Very low density residential areas consist of neighborhoods of single family detached housing. The following criteria shall be used for determining appropriate locations for very low density residential areas.

a. Very low density residential areas shall be buffered from the nuisance effects of agricultural uses, higher intensity uses and major traffic corridors.
b. Very low density residential developments should be located in areas where more intensive development would be unwarranted due to environmental constraints.

Policy 1.1.10.3: Innovative land use development patterns, including PUDs and Cluster Zoning shall be permitted and encouraged in appropriate areas, as defined in the land development regulations.

Objective 1.2.1: Smart Growth Principles. New development in the City shall incorporate “Smart Growth” principles that will lead to compact development standards as opposed to conventional development standards that encourage urban sprawl.

Future Land Use Element

Policy 1.1.2.13: The Conservation Future Land Use Category is intended to protect environmentally sensitive natural resource systems as defined in Chapter 163 Part II F.S.

B. The boundaries of the Conservation Future Land Use category may be adjusted to be consistent with a wetland jurisdictional line determination by the SJRWMD without the need for a comprehensive plan amendment. In those areas initially presumed but later determined not to be classified as a wetland will take on the future land use category assigned to the upland portion of the development site.

Staff Response: A portion of the wetlands within the project area are being proposed to be impacted through this request. The applicant has submitted an Environmental Resource Permit (ERP) through the St. Johns Water Management District (SJRWMD) that states that the quality of the wetlands that are proposed to be impacted are either low or average quality, with no wetland being identified as having high ecological value. SJRWMD issued Uniform Mitigation Assessment Method (UMAM) scores for the impacted wetlands, which ranged from 0-6, on a scale of 0 to 10. Should these wetland impacts be approved by the SJRWMD, this request will be consistent with FLU Policy 1.1.2.13.

Recreation and Open Space Element

Policy 10.1.2.2: All new development of recreational facilities in the City shall be required to meet the Florida Accessibility Code.

Staff Response: The proposed trails will be constructed with ADA compliant materials and maintenance will fall under the CDD or HOA, as applicable. The appropriate entity will be required to maintain the trail in accordance with ADA standards.

Concurrency Management / Adequate Public Facilities

Wastewater

The Windward Preserve project is going to generate 115,500 gallons per day. The Sellers Plant is currently permitted to treat 3.5 mgd of wastewater. The maximum peak flow over the past three months was 3.83 mgd with typical daily average flows of 2.0 mgd. Thus, there is sufficient capacity for wastewater.

Stormwater Management

The Level of Service (LOS) for Stormwater Management is as follows:

Design Storm Event”	25-year frequency/24-hour duration event
On-site Stormwater Management:	Retention of the first one inch of rainfall for areas of more than one acre.
Stormwater Quantity:	Post development stormwater runoff flow rates, quantities, peaks, and velocities

	shall be equal to or less than levels that existed prior to development.
Stormwater Quality:	No significant degradation of water quality in receiving water bodies.

The applicant has submitted a permit to the St. Johns River Water Management District and is not proposing any deviations from the City of Cocoa's above requirements or Water Management District standards.

Potable Water

Per Comprehensive Plan Potable Water policy 7.1.1.1, the City's level of service (LOS) standard for potable water is 122 gallons per capita per day (gpcpd) per Equivalent Residential Connection (ERC), or 340 gallons per day per ERC. The applicant's potable water analysis is based on a rate of 350 gallons per day per ERC, which is estimated to generate 64,983 gallons per day on average, when including the recreational amenity. The Dyal Plant provides potable for the City of Cocoa service area and it is currently permitted to operate at 48 million gallons per day (mgd). The maximum provision over the past twelve months is 34 mgd. Thus, there is sufficient capacity for potable water available to serve the project.

Solid Waste

The LOS standard for solid waste capacity within the City of Cocoa is 1.2 tons of solid waste disposal per capita per year. The residential collection LOS shall be two times per week per household with green waste and recyclables once per week. The City contracts with Waste Management for the provision of solid waste, and the projected solid waste generated will be collected consistent with the adopted level of service standards.

Roadways (Transportation)

Access to the project will be provided through the extension of James Road. James Road is a Brevard County owned and maintained roadway. The road will be improved at the applicant's expense, and the applicant has been coordinating with the County regarding the road design and associated traffic calming measures.
Per the Traffic Impact Study conducted by LTG Engineering & Planning dated April 2023, the project will generate an average of 3,488 daily trips at project build out. As part of LTG's analysis, segments of SR 524, Friday Road, James Road, Cox Road, and Westminster Drive were evaluated for peak-hour, two-way level of service at projected buildout. The analysis found that the segment of SR 524 from Cox Road to Industry Road is expected to exceed the peak hour two-way capacity at build out. The design for the widening of SR 524 is programmed in the Florida Department of Transportation (FDOT) tentative work program for fiscal year 2024 / 2025.

Recreation

Per Comprehensive Plan Recreation Policy 10.1.1.3, the LOS standard for recreation facilities is 1.25 acres per 1,000 population.

Pursuant to the City of Cocoa Comprehensive Plan Evaluation and Appraisal Report (October 2010) Data and Analysis, Cocoa has a surplus of 118.34 acres of parks, which was determined to be more than sufficient to meet the needs of the citizens through 2020. Per the U.S. Census, the City's estimated 2022 population was 19,559, which requires 24.45 acres of park and recreation facilities within the City. The EAR identified the City as having 323.58 acres (including the 165.09 acres Cocoa Conservation Area) available for residents. Per the U.S. Census, the City has an average of 2.4 persons per household, which would yield a population of 925 people at buildout. Based on the City's LOS, the project will require 0.925 acres of recreation to accommodate the proposed population. The applicant is proposing 35.52 acres of open space and recreation within the project. Thus, the City has sufficient recreation and parks to support the project and maintain the adopted LOS.

Schools

A School Capacity Determination was filed with Brevard Public Schools for this project. The applicant will be required to comply with all applicable standards in terms of capacity and concurrency.

STRATEGIC PLAN CONNECTION:

N/A

BUDGETARY IMPACT:

Based on a 2.4 persons per dwelling unit multiplier, the project can be expected to add 925 persons to the City's population base. An increase in population will positively affect intergovernmental revenues received where the distribution formula is population based, such as gasoline and sales taxes.

In addition to the direct fiscal impact to the City's General Fund, the development project will increase the economic attractiveness of the City by increasing its market and trade area potential, an important factor to corporate site selectors as well as retail and dining establishments.

PREVIOUS ACTION:

The City of Cocoa has taken the following previous actions related to the subject property:

- **April 28, 2005**: City of Cocoa / Hagen – Nicholson Properties, LLC Preceding Development Agreement recorded in Brevard County Records
- **November 21, 2006**: City of Cocoa / Barrera Shores, LLC Preceding Development Agreement recorded in Brevard County Records
- **January 1, 2008:** Stipulated Settlement Agreement between Brevard County and the City of Cocoa recorded in Brevard County Records

- **July 28, 2022:** Settlement Implementation Agreement between City of Cocoa and Beachline Partners, LLC recorded in Brevard County Records
- **December 6, 2023** Planning and Zoning Board recommended approval to City Council.
- **December 12, 2023** City Council approval to Ordinance 22-2023 on the First Reading.

RECOMMENDED MOTION:

Pass on First Reading the Final PUD and Preliminary Subdivision and Large-Scale Site Plan for Windward Preserve with the conditions set forth below:

1. The project shall comply with the Planned Unit Development Plans for Windward Preserve.
2. The provided Development Schedule shall be binding upon the development of Windward Preserve. Amenities proposed for Phase One shall be completed prior to issuance of the 150th Certificate of Occupancy for Phase One. Amenities proposed for Phase Two shall be completed prior to the issuance of the 150th Certificate of Occupancy for Phase Two.
3. The Applicant shall satisfy all remaining review comments contained in Appendix A and B.
4. The clubhouse facility shall be an enclosed structure under heat and air.
5. Residential driveways shall be constructed of stone or brick pavers, or stamped and stained concrete.
6. All utilities constructed on the property including, but not limited to, electric, water, sewer, reclaimed water, cable, phone, fiber optics, natural gas, and other similar kinds of utilities to service the property constructed underground unless otherwise necessary to be above ground and approved by the City.
7. Each lot and all common landscaped areas shall be equipped with in-ground reclaimed water irrigation systems.
8. The project shall incorporate the use of energy efficient lighting systems, insulation, ENERGY STAR rated windows, low-flow water fixtures, modern heat pumps, energy efficient HVAC systems, and the ability for roof top solar panels.
9. The applicant shall coordinate with Brevard County and surrounding property owners to determine the applicable traffic calming devices for James Road and shall construct the traffic calming devices as approved by Brevard County. All traffic calming devices along James Road shall be constructed and completed following land clearing of the property but prior to any further construction or site work being completed.
10. Single-family living area shall be a minimum of 1,500 square feet, with an average of 1,800 square feet, and a minimum building footprint of 2,400 square feet.
11. The same architectural elevation shall not be built on a lot that is adjacent to or directly across the street from, or diagonal to the lot.
12. The developer shall comply with tree protection and preservation requirements found within Sec. 22 of the City of Cocoa Code, and shall be permitted to further supplement the Final Development Plan with revisions to the landscaping plans, a

tree preservation survey, and request for additional preservation or other credits in compliance with the Code prior to land clearing commencement.

13. The developer shall comply and address all comments by the City Surveyor prior to submittal of any application for final plat approval.
14. If a Community Development District is formed for this community, the applicant shall update and provide notice to the City regarding ownership and maintenance obligations for the common areas and infrastructure within the community.
15. The Applicant shall be required to produce approvals from St. John's River Water Management District permitting the proposed wetland mitigation plans such that the boundaries of the Conservation Area may be adjusted pursuant to Comprehensive Plan Policy 1.1.2.13.

CITY COUNCIL AGENDA ITEM

Memo Date:	June 29, 2026
Agenda Date:	July 14, 2026
File ID:	2026-534
Prepared By:	Zoie Badalov, Senior Budget Analyst
Through:	Rebecca Bowman, Finance Director Stockton Whitten, City Manager
Requested Action:	Informational Item Only

BACKGROUND:

The attached spreadsheets reference construction projects with a previously authorized "contingency" as of May 31st, 2026. The report provides the project number, project description, construction contract cost of project, contingency amount authorized, date of City Council approval, resolution number for authorization of contingency, requisition numbers, and expenditure by fiscal year.

The second line of each project in the third column under "Construction contract not to exceed $" references the contingency amount that the City Council or City Manager, if within his purchasing authority, has approved. The last line of each project provides the remaining balance as of the report date.

PRIORITY AREA CONNECTION:

Organizational Effectiveness

BUDGETARY IMPACT:

None

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

Informational Item Only

FY 2026 Change Orders - CM authorized to execute

Applied to Contingency | As of: Period 8

Project #	Project Description + Details	Construction contract not to exceed $	Labels	Resolution #	Requisition #	Requsition Amount	All Fiscal Years Cumulative	FY22 Cumulative Requisitions	FY23 Cumulative Requisitions	FY24 Cumulative Requisitions	FY25 Cumulative Requisitions	FY26 Cumulative Requisitions	Cumulative Expenditures	FY2026 Expenditures	FY2025 Expenditures	FY2024 Expenditures
WS24LC	**Osage/ Angelica Improvements**															
Op. Rev.		3,717,385	Exp authorized before contingency													
Project Manager:	Frank Mirabito	371,739	Contingency and other costs authorized													
Account #:	424-4120-536.63-00	4,089,124	Total approved	2024-019												
							Cumulative Req. Balances	FY 22	FY 23	FY 24	FY 25	FY 26	Cumulative Expenditures	FY 26	FY 25	FY 24
Vendor:	**Atlantic Development of Cocoa Vendor #: 05580**			FY2024	47958	3,717,385	3,717,385	-	-	3,717,385	-	-	$ 853,254	$ 2,170,193	$ 376,035	$ 477,219
PO #:	**82211**															
		371,739														
WS24WP	**Friday Road Improvements**															
Op. Rev.		4,413,648	Total approved													
Project Manager:	Frank Mirabito	401,241	Contingency and other costs authorized													
Account #:	424-4120-536.63-00	4,012,407	Total approved	2024-017												
							Cumulative Req. Balances	FY 22	FY 23	FY 24	FY 25	FY 26	Cumulative Expenditures	FY 26	FY 25	FY 24
Vendor:	**Atlantic Development of Cocoa Vendor #: 05580**			FY2024	47960	4,012,407	4,012,407	-	-	4,012,407	-	-	$ 1,618,643	$ -	$ 306,498	$ 1,312,145
PO #:	**82212**															
		401,241														
WS25CU	**Wewahootee Buildings Roof Replacements**															
Op. Rev.		285,555	Exp authorized before contingency													
Project Manager:	James Mitchell	28,556	Contingency and other costs authorized													
Account #:	421-4020-536.63-00	314,111	Total approved	2025-039												
							Cumulative Req. Balances	FY 22	FY 23	FY 24	FY 25	FY 26	Cumulative Expenditures	FY 26	FY 25	FY 24
Vendor:	**Hamilton Roofing LLC.**			FY2025	50158	**289,838**	289,838	-	-	-	289,838	-	$ -	$ -	$ -	$ -
PO #:	**83946**															
		24,272														
PW25SC	**Stradley Park Concession Stand**															
Op. Rev.		306,831	Exp authorized before contingency													
Project Manager:	Frank Mirabito	28,469	Contingency and other costs authorized													
Account #:	001-3560-519.62-00	335,300	Total approved	2025-055			Cumulative Req. Balances	FY 22	FY 23	FY 24	FY 25	FY 26	Cumulative Expenditures	FY 26	FY 25	FY 24
Vendor:	**W&J Construction**			FY2025	50367	286,831	286,831	-	-	-	-	286,831	$ -	$ 172,944	$ -	$ -
PO #:	**84079**				0											
		28,469														
							Cumulative Req. Balances	FY 22	FY 23	FY 24	FY 25	FY 26	Cumulative Expenditures	FY 26	FY 25	FY 24
Vendor:	**Architects RZK, Inc.**			FY2025	50370	3,873	3,873	-	-	-	-	3,873	$ -	$ -	$ -	$ -
PO #:	**84083**				0											
		-					Cumulative Req. Balances	FY 22	FY 23	FY 24	FY 25	FY 26	Cumulative Expenditures	FY 26	FY 25	FY 24
WS18BR	**Banana River Booster Station**															
Op. Rev.		2,547,000	Exp authorized before contingency													
Project Manager:	David Veloza	254,700	Contingency and other costs authorized													
Account #:	424-4055-536.63-00	2,801,700	Total approved	2025-070												
							Cumulative Req. Balances	FY 22	FY 23	FY 24	FY 25	FY 26	Cumulative Expenditures	FY 26	FY 25	FY 24
Vendor:	**L7 Construction, Inc.**			FY2026	50833	2,547,000	2,547,000	-	-	-	-	2,547,000	$ -	$ 55,575	$ -	$ -
PO #:	**84419**															
		254,700														

Project #	Project Description + Details	Construction contract not to exceed $	Labels	Resolution #	Requisition #	Requsition Amount	All Fiscal Years Cumulative	FY22 Cumulative Requisitions	FY23 Cumulative Requisitions	FY24 Cumulative Requisitions	FY25 Cumulative Requisitions	FY26 Cumulative Requisitions	Cumulative Expenditures	FY2026 Expenditures	FY2025 Expenditures	FY2024 Expenditures
CA2602	**HSP #1 Exhaust Fan Replacement**															
Op. Rev.		115,500	Exp authorized before contingency													
Project Manager:	James Mitchell	10,411	Contingency and other costs authorized													
Account #:	421-4020-536.62-00	125,911	Total approved	2025-090												
							Cumulative Req. Balances	FY 22	FY 23	FY 24	FY 25	FY 26	Cumulative Expenditures	FY 26	FY 25	FY 24
Vendor:	**S-Woods Construction**			FY2026	51077	105,089	105,089	-	-	-	-	105,089	$ -	$ -	$ -	$ -
PO #:	**84664**															
		10,411														
BL25TS	**Brightline Train District Design**															
Op. Rev.		372,871	Exp authorized before contingency													
Project Manager:	Abigail Morgan	32,000	Contingency and other costs authorized													
Account #:	001-1905-559.31-00	404,871	Total approved	2025-092												
							Cumulative Req. Balances	FY 22	FY 23	FY 24	FY 25	FY 26	Cumulative Expenditures	FY 26	FY 25	FY 24
Vendor:	**Myra Planning and Design**			FY2026	51216	372,871	372,871	-	-	-	-	372,871	$ -	$ 38,648	$ -	$ -
PO #:	**84778**															
		32,000														
PW26FC	**Fuel Canopy Replacement**															
Op. Rev.		164,217	Exp authorized before contingency													
Project Manager:	Tony Jones	16,421	Contingency and other costs authorized													
Account #:	001-3540-519.63-07	180,638	Total approved	2025-094												
							Cumulative Req. Balances	FY 22	FY 23	FY 24	FY 25	FY 26	Cumulative Expenditures	FY 26	FY 25	FY 24
Vendor:	**S-Woods Construction**			FY2026	51076	164,215	164,215	-	-	-	-	164,215	$ -	$ 38,221	$ -	$ -
PO #:	**84663**															
		16,421														
PW08SP	**Annual Street Paving**															
Op. Rev.		452,197	Exp authorized before contingency													
Project Manager:	Frank Mirabito	47,803	Contingency and other costs authorized													
Account #:	001-3510-541.63-00	500,000	Total approved	2026-007												
							Cumulative Req. Balances	FY 22	FY 23	FY 24	FY 25	FY 26	Cumulative Expenditures	FY 26	FY 25	FY 24
Vendor:	**VA Paving**			FY2025	6910	452,197	452,197	-	-	-	-	452,197	$ -	$ -	$ -	$ -
PO #:	**84735**				0											
		47,803														
WS23BR	**Dyal Water Treatment Plant Carbon Dioxide System**															
Op. Rev.		4,831,700	Exp authorized before contingency													
Project Manager:	James Mitchell	483,170	Contingency and other costs authorized													
Account #:	424-4055-536.63-00	5,314,870	Total approved	2026-027												
							Cumulative Req. Balances	FY 22	FY 23	FY 24	FY 25	FY 26	Cumulative Expenditures	FY 26	FY 25	FY 24
Vendor:	**L7 Construction**			FY2026	51451	4,831,700	4,831,700	-	-	-	-	4,831,700	$ -	$ -	$ -	$ -
PO #:	**85007**															
		483,170														

CITY COUNCIL AGENDA ITEM

Memo Date:	June 29, 2026
Agenda Date:	July 14, 2026
File ID:	2026-535
Prepared By:	Zoie Badalov, Senior Budget Analyst
Through:	Rebecca Bowman, Finance Director Stockton Whitten, City Manager
Requested Action:	Informational Item Only

BACKGROUND:

The following reports for the period ending May 31st, 2026 (FY26) provide information for the three major funds: General Fund, Water/Sewer Fund, and the Storm Water Fund. This May 2026 (FY26) report is unaudited and preliminary. Each of the major funds will have the following reports:

1. Budget by Account Classification Report

Summary of the annual budget, revenues collected and expenditures by fund. The detailed back-up documentation is found in the Revenue Report and the Detailed Budget Report Summary by Object.

2. Revenue Report

Detail by account number of the actual revenues collected vs. budget for the three major funds: General Fund, Water & Sewer, and Storm Water. This report shows the current period, the year-to-date totals, the annual budget and the unrealized balance.

· Estimated — represents either the current period or the year-to-date prorated budget
· Actual — represents actual revenue received either in the current period or year to date
· % Rev — the percentage of actual revenue received vs. budget
· Annual Estimate — annual budget
· Unrealized Balance — annual estimate (budget less actual year to date received)

3. Detail Budget Report Summary by Object

Summary of expenditures by account description vs. budget for the three major funds: General Fund, Water & Sewer, and Storm Water. This report shows the current period, the year to date totals, encumbrances, the annual budget and the unencumbered balance.

· Budget — represents either the current period or the year-to-date prorated budget
· Actual — represents actual cash expenditures either in the current period or year to date
· % Exp. — the percentage of actual expenditures vs. budget
· Encumbrance - encumbered amount
· Annual Budget - annual budget
· Unencumbered Balance — annual budget less actual year to date actual expenditures plus encumbrances
· % Budgeted — the percentage of year to date actual expenditures plus encumbrances

vs. budget

PRIORITY AREA CONNECTION:
Organizational Effectiveness

BUDGETARY IMPACT:
None

PREVIOUS ACTION:
N/A

RECOMMENDED MOTION:
Informational Item Only

FY 2026 Budget by Classification Report - Summary Listing

5/31/2026

Target for May 2026 is 67%

FUND 001 - GENERAL FUND

	Amended Budget	YTD Encumbrances	YTD Actual Transactions	Budget - YTD	% Used/Rec'd
REVENUE					
TAXES	$ 17,178,672	$ -	$ 15,555,527	$ 1,623,145	91%
OTHER PERMITS AND FEES	$ 6,487,002	$ -	$ 5,176,715	$ 1,310,287	80%
INTERGOVERNMENTAL	$ 3,180,925	$ -	$ 1,697,790	$ 1,483,135	53%
CHARGES FOR SERVICES	$ 8,158,428	$ -	$ 5,685,197	$ 2,473,231	70%
FINES AND FORFEITURES	$ 30,000	$ -	$ 24,767	$ 5,233	83%
MISCELLANEOUS	$ 625,253	$ -	$ 2,667,380	$ (2,042,127)	427%
****OTHER SOURCES (NON-REVENUE)**	$ 24,424,328	$ -	$ 13,135,841	$ 11,288,487	54%
REVENUE TOTALS	**$ 60,084,608**	**$ -**	**$ 43,943,218**	**$ 16,141,390**	**73%**
EXPENSE					
SALARIES AND BENEFITS	$ 32,171,581	$ 609	$ 19,113,574	$ 13,057,398	59%
OPERATING EXPENDITURES	$ 18,514,120	$ 4,078,784	$ 10,278,626	$ 4,156,710	56%
CAPITAL OUTLAY	$ 5,796,663	$ 1,351,531	$ 2,608,488	$ 1,836,644	45%
GRANTS, AIDS AND OTHER	$ 329,768	$ 24,459	$ 78,632	$ 226,677	24%
NON-OPERATING USES	$ 3,272,476	$ -	$ 2,783,019	$ 489,457	85%
EXPENSE TOTALS	**$ 60,084,608**	**$ 5,455,383**	**$ 34,862,339**	**$ 19,766,886**	**67%**
REVENUE TOTALS	**$ 60,084,608**	**$ -**	**$ 43,943,218**	**$ 16,141,390**	**73%**
EXPENSE TOTALS	**$ 60,084,608**	**$ 5,455,383**	**$ 34,862,339**	**$ 19,766,886**	**67%**
	$ -	**$ (5,455,383)**	**$ 9,080,879**	**$ (3,625,496)**	

*Unaudited

**Fund Balance is a budgeted revenue, not actual revenue.

CITY OF COCOA, FLORIDA

FUND 001 GENERAL FUND

ACCOUNT	ACCOUNT DESCRIPTION	CURRENT ESTIMATED	CURRENT ACTUAL	CURRENT %REV	YEAR-TO-DATE ESTIMATED	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
310	TAXES								
311	AD VALOREM								
10 00	CURRENT TAXES	1,075,389	175,117.31	16	8,603,112	12,718,154.91	148	12,904,672	186,517.09
20 00	DELINQUENT TAXES	1,250	19.46-	2	10,000	2,705.53	27	15,000	12,294.47
25 00	PENALTIES RE: TAXES	1,666	5,605.07	336	13,328	39,779.25	299	20,000	19,779.25-
30 00	TAX CERTIFICATES	0	.00		0	.00		200,000	200,000.00
311 **	AD VALOREM	1,078,305	180,702.92	17	8,626,440	12,760,639.69	148	13,139,672	379,032.31
312	SALES USE AND FUEL TAXES								
41 00	LOCAL OPTION GAS TAX 6 CT	35,333	72,736.27	206	282,664	358,281.44	127	424,000	65,718.56
312 **	SALES USE AND FUEL TAXES	35,333	72,736.27	206	282,664	358,281.44	127	424,000	65,718.56
314	UTILITY SERVICE TAX								
10 00	ELECTRICITY	183,333	196,699.95	107	1,466,664	1,468,166.76	100	2,200,000	731,833.24
30 00	WATER-COCOA	40,000	42,334.48	106	320,000	336,622.39	105	480,000	143,377.61
40 00	GAS	4,583	5,886.37	128	36,664	41,087.09	112	55,000	13,912.91
80 00	PROPANE	2,500	2,356.10	94	20,000	17,573.44	88	30,000	12,426.56
314 **	UTILITY SERVICE TAX	230,416	247,276.90	107	1,843,328	1,863,449.68	101	2,765,000	901,550.32
315	COMMUNICATION SERVICE TAX								
00 00	COMMUNICATION SERVICE TAX	58,333	59,087.19	101	466,664	464,250.86	100	700,000	235,749.14
315 **	COMMUNICATION SERVICE TAX	58,333	59,087.19	101	466,664	464,250.86	100	700,000	235,749.14
316	LOCAL BUSINESS TAX								
00 00	LOCAL BUSINESS TAX	12,500	3,195.03	26	100,000	108,905.52	109	150,000	41,094.48
316 **	LOCAL BUSINESS TAX	12,500	3,195.03	26	100,000	108,905.52	109	150,000	41,094.48
310 ***	TAXES	1,414,887	562,998.31		11,319,096	15,555,527.19		17,178,672	1,623,144.81
320	OTHER PERMITS & FEES								
322	BUILDING PERMITS								
10 00	TRAINING SURCHARGE	0	.00		0	.00		0	.00
322 **	BUILDING PERMITS	0	.00		0	.00		0	.00
323	FRANCHISE FEES								
10 00	ELECTRICITY	154,500	144,379.07	93	1,236,000	1,113,432.64	90	1,854,000	740,567.36
40 00	GAS	8,333	9,108.39	109	66,664	76,400.09	115	100,000	23,599.91
70 00	SOLID WASTE	32,325	32,443.31	100	258,600	257,596.12	100	387,906	130,309.88
323 **	FRANCHISE FEES	195,158	185,930.77	95	1,561,264	1,447,428.85	93	2,341,906	894,477.15
324	IMPACT FEES								
32 00	TRANSP IMPACT FEE-COMMRCL	0	.00		0	.00		0	.00
324 **	IMPACT FEES	0	.00		0	.00		0	.00

CITY OF COCOA, FLORIDA

FUND 001 GENERAL FUND

ACCOUNT	ACCOUNT DESCRIPTION	CURRENT ESTIMATED	CURRENT ACTUAL	CURRENT %REV	YEAR-TO-DATE ESTIMATED	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
325	SPECIAL ASSESSMENT								
22 01	FIRE ASSESSMENT	315,174	77,302.46	25	2,521,392	3,550,815.52	141	3,782,096	231,280.48
22 02	F ASSMNT DELINQ TAXES	250	4.71-	2	2,000	1,580.23-	79	3,000	4,580.23
22 03	F ASSMNT PENALTIES	416	2,066.34	497	3,328	7,644.76	230	5,000	2,644.76-
22 04	F ASSMNT TAX CERTS	11,666	.00		93,328	.00		140,000	140,000.00
22 *	FIRE PROTECTION	327,506	79,364.09	24	2,620,048	3,556,880.05	136	3,930,096	373,215.95
325 **	SPECIAL ASSESSMENT	327,506	79,364.09	24	2,620,048	3,556,880.05	136	3,930,096	373,215.95
329	OTHER PERMITS & FEES								
10 00	INSPECTION FEES	0	.00		0	.00		0	.00
10 01	FIRE INSPECTION FEES	2,000	.00		16,000	5,720.00	36	24,000	18,280.00
10 02	FIRE INSPEC FEE-PDCS CHGS	3,416	.00		27,328	20,039.50	73	41,000	20,960.50
10 *	INSPECTION FEES	5,416	.00		43,328	25,759.50	60	65,000	39,240.50
25 00	PLANNING AND ZONING	4,166	24,663.46	592	33,328	78,182.97	235	50,000	28,182.97-
25 01	PLANNING CONS FEES	8,333	11,245.00	135	66,664	68,464.11	103	100,000	31,535.89
25 02	FIRE PLAN REVIEW FEE-PDCS	0	.00		0	.00		0	.00
25 *	PLANNING AND ZONING	12,499	35,908.46	287	99,992	146,647.08	147	150,000	3,352.92
329 **	OTHER PERMITS & FEES	17,915	35,908.46	200	143,320	172,406.58	120	215,000	42,593.42
320 ***	OTHER PERMITS & FEES	540,579	301,203.32		4,324,632	5,176,715.48		6,487,002	1,310,286.52
330	INTERGOVERNMENTAL REVENUE								
331	FEDERAL GRANTS								
20 19	JAG 2020-DJ-BX-0410	0	.00		0	.00		0	.00
20 22	JAG 21-GG-01363	0	.00		0	.00		0	.00
20 23	BULLET PROOF VEST 2021	0	.00		0	.00		0	.00
20 24	VOCA-2022-COCOA PD-00181	0	.00		0	.00		0	.00
20 25	JAG 2022-22-GG-02810	0	.00		0	.00		0	.00
20 26	BULLET PROOF VEST 2022	0	.00		0	.00		0	.00
20 27	VOCA-2023-COCOA PD-00042	0	.00		0	.00		0	.00
20 28	JAG 2023-23-GG-03233	0	.00		0	.00		0	.00
20 29	BULLET PROOF VEST 2023	0	.00		0	.00		0	.00
20 30	VOCA-2024-COCOA PD-00273	0	.00		0	.00		0	.00
20 31	BULLET PROOF VEST 2024	715	.00		2,860	.00		5,717	5,717.00
20 32	JAG 2024-24-GG-04542	1,752	15,177.89	866	7,008	13,536.08	193	14,012	475.92
20 33	VOCA-2025-COCOA PD-00181	9,366	28,407.16	303	74,928	48,734.71	65	112,393	63,658.29
20 34	VOCA-2026-COCOA PD-00149	0	.00		0	.00		0	.00
20 35	BULLET PROOF VEST 2025	0	.00		0	.00		0	.00
20 *	PUBLIC SAFETY	11,833	43,585.05	368	84,796	62,270.79	73	132,122	69,851.21

CITY OF COCOA, FLORIDA

FUND 001 GENERAL FUND

ACCOUNT		ACCOUNT DESCRIPTION	CURRENT ESTIMATED	CURRENT ACTUAL	CURRENT %REV	YEAR-TO-DATE ESTIMATED	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
39	12	USDA/FOREST SVC 26866	0	.00		0	.00		0	.00
50	01	FEDERAL DISASTER REIMB	0	88,375.83		0	210,662.25		0	210,662.25-
70	02	AFRICAN AM MUSE-GR2111	0	.00		0	.00		0	.00
331	**	FEDERAL GRANTS	11,833	131,960.88	1115	84,796	272,933.04	322	132,122	140,811.04-
333		PAYMENT IN LIEU OF TAXES								
90	00	HOUSING AUTHORITY	0	.00		0	.00		0	.00
333	**	PAYMENT IN LIEU OF TAXES	0	.00		0	.00		0	.00
334		STATE GRANT								
10	15	FL CYBERSECURITY	0	.00		0	.00		0	.00
50	01	STATE DISASTER REIMB	0	14,729.30		0	14,729.30		0	14,729.30-
50	55	RESILIENT FL-FDEP 24PLN48	0	.00		0	86,245.50-		0	86,245.50
50	*	ECONOMIC ENVIRONMENT	0	14,729.30		0	71,516.20-		0	71,516.20
70	11	HTMOORE RESTOR-GR23HM	0	.00		0	.00		0	.00
334	**	STATE GRANT	0	14,729.30		0	71,516.20-		0	71,516.20
335		STATE SHARED REVENUES								
12	00	STATE REVENUE SHARING	66,416	63,120.68	95	531,328	517,236.67	97	797,000	279,763.33
12	20	8TH CNT MUNICIPAL GAS TAX	13,333	13,389.24	100	106,664	109,716.90	103	160,000	50,283.10
12	*	STATE REVENUE SHARING	79,749	76,509.92	96	637,992	626,953.57	98	957,000	330,046.43
14	00	MOBILE HOME LICENSES	2,500	719.00	29	20,000	21,305.68	107	30,000	8,694.32
15	00	ALCOHOLIC BEVERAGE	2,083	20,598.43	989	16,664	23,570.03	141	25,000	1,429.97
18	00	LOCAL GOVERNMENT 1/2 CENT	119,927	128,020.21	107	959,416	800,248.79	83	1,439,125	638,876.21
21	00	FIREFIGHTER SUPPLEMENTAL	1,583	3,510.00	222	12,664	14,846.06	117	19,000	4,153.94
29	21	POL PEN STATE CONTR	23,088	.00		184,704	.00		277,059	277,059.00
29	22	FIRE PEN STATE CONTR	19,840	.00		158,720	.00		238,090	238,090.00
29	*	OTHER PUBLIC SAFETY	42,928	.00		343,424	.00		515,149	515,149.00
41	00	FUEL TAX REFUNDS	2,083	.00		16,664	9,448.83	57	25,000	15,551.17
335	**	STATE SHARED REVENUES	250,853	229,357.56	91	2,006,824	1,496,372.96	75	3,010,274	1,513,901.04
337		GRANTS FROM LOCAL UNITS								
20	04	BC EMS GRANT REALITI PLUS	1,422	.00		2,844	.00		8,529	8,529.00
30	21	FIND BV-CO-23-159 WTRF P1	0	.00		0	.00		0	.00
60	00	HUMAN SERVICES	0	.00		0	.00		0	.00
70	01	PROVOST PARK NFC EQUIP	2,500	.00		20,000	.00		30,000	30,000.00
337	**	GRANTS FROM LOCAL UNITS	3,922	.00		22,844	.00		38,529	38,529.00

CITY OF COCOA, FLORIDA

FUND 001 GENERAL FUND

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338		SHARED REVENUE LOCAL UNIT								
	10 06	SR524 Widening	0	.00		0	.00		0	.00
	10 08	BREVARD COUNTY E911 ILA	0	.00		0	.00		0	.00
	10 *	SHARED REV - BREVARD CTY	0	.00		0	.00		0	.00
338	**	SHARED REVENUE LOCAL UNIT	0	.00		0	.00		0	.00
330	***	INTERGOVERNMENTAL REVENUE	266,608	376,047.74		2,114,464	1,697,789.80		3,180,925	1,483,135.20
340		CHARGES FOR SERVICES								
341		GENERAL GOVERNMENT								
	30 00	ADMINISTRATIVE FEES	0	.00		0	.00		0	.00
	31 00	ADMIN FEES STORMWATER	0	.00		0	.00		0	.00
	40 00	CERTIFY/COPY/SEARCH	8,333	15,643.80	188	66,664	83,443.70	125	100,000	16,556.30
	90 12	PASSPORT EXECUTION FEES	250	245.00	98	2,000	2,205.00	110	3,000	795.00
341	**	GENERAL GOVERNMENT	8,583	15,888.80	185	68,664	85,648.70	125	103,000	17,351.30
342		PUBLIC SAFETY								
	10 00	SVC CHG - LAW ENF SERVICE	13,333	5,032.50	38	106,664	64,782.50	61	160,000	95,217.50
	10 02	SCHOOL RES OFFICER	24,833	.00		198,664	223,500.00	113	298,000	74,500.00
	10 *	SVC CHG - LAW ENF SERVICE	38,166	5,032.50	13	305,328	288,282.50	94	458,000	169,717.50
	20 00	SVC CHG - FIRE PROTECTION	2,916	4,972.50	171	23,328	23,627.50	101	35,000	11,372.50
	90 00	OTHER PUBLIC SAFETY	0	.00		0	.00		0	.00
	90 01	FALSE ALARM FEES	466	2,790.00	599	3,728	2,790.00	75	5,600	2,810.00
	90 *	OTHER PUBLIC SAFETY	466	2,790.00	599	3,728	2,790.00	75	5,600	2,810.00
342	**	PUBLIC SAFETY	41,548	12,795.00	31	332,384	314,700.00	95	498,600	183,900.00
343		PHYSICAL ENVIRONMENT								
	37 10	BREVARD COUNTY	55,439	.00		443,512	414,317.10	93	665,275	250,957.90
	37 11	ROCKLEDGE	31,557	31,899.32	101	252,456	253,508.78	100	378,695	125,186.22
	37 12	SUN LAKE	383	393.34	103	3,064	3,148.35	103	4,606	1,457.65
	37 13	CLNY PK-M.I.UTIL CO.	213	217.26	102	1,704	1,706.57	100	2,559	852.43
	37 16	COCOA BEACH	11,514	11,701.66	102	92,112	93,064.29	101	138,173	45,108.71
	37 17	CAPE CANAVERAL	10,661	11,378.24	107	85,288	90,011.22	106	127,938	37,926.78
	37 18	TITUSVILLE	428	438.78	103	3,424	2,624.89	77	5,143	2,518.11
	37 *	WATER BILLING SERVICES	110,195	56,028.60	51	881,560	858,381.20	97	1,322,389	464,007.80
	39 01	SERVICE CHARGES	75,000	66,985.90	89	600,000	540,172.88	90	900,000	359,827.12
	39 03	ADMIN CHARGES	41,666	51,975.00	125	333,328	354,991.00	107	500,000	145,009.00
	39 04	PENALTIES	60,000	53,349.84	89	480,000	422,790.57	88	720,000	297,209.43

CITY OF COCOA, FLORIDA

FUND 001 GENERAL FUND

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39 05	NSF CHECKS	3,333	6,164.25	185	26,664	55,863.28	210	40,000	15,863.28-
39 13	HIGH CONSUMP CHGS	1,250	2,130.00	170	10,000	15,525.00	155	15,000	525.00-
39 *	WATER OTHER INCOME	181,249	180,604.99	100	1,449,992	1,389,342.73	96	2,175,000	785,657.27
41 10	SOLID WASTE	243,791	273,541.92	112	1,950,328	2,160,668.92	111	2,925,500	764,831.08
41 20	RECYCLING REVENUE	34,000	36,098.76	106	272,000	291,903.11	107	408,000	116,096.89
41 30	GREEN WASTE	38,750	60,707.46	157	310,000	490,630.03	158	465,000	25,630.03-
41 *	GARBAGE COLLECTION	316,541	370,348.14	117	2,532,328	2,943,202.06	116	3,798,500	855,297.94
45 10	BILLING FEE - WASTE MGMT	0	.00		0	.00		0	.00
46 10	EARNED NOT BILLED	0	.00		0	.00		0	.00
90 01	FDOT MEDIAN MAINT	5,210	46,897.50-	900	41,680	31,265.00	75	62,530	31,265.00
90 03	FDOT MNT SIGNAL/HWY LIGHT	10,867	.00		86,936	.00		130,409	130,409.00
90 *	OTHER PHYSICAL ENVIRON	16,077	46,897.50-	292	128,616	31,265.00	24	192,939	161,674.00
343 **	PHYSICAL ENVIRONMENT	624,062	560,084.23	90	4,992,496	5,222,190.99	105	7,488,828	2,266,637.01
347	CULTURE/RECREATION								
20 10	GAZEBO-PAVILLION RENTAL	25	104.00	416	200	489.00	245	300	189.00-
20 11	SERVICE FEES	650	1,680.00	259	5,200	8,178.50	157	7,800	378.50-
20 *	PARKS & RECREATION	675	1,784.00	264	5,400	8,667.50	161	8,100	567.50-
39 10	PORCHER HOUSE - REVENUES	833	817.82	98	6,664	6,755.32	101	10,000	3,244.68
39 11	TENANT MAINTENANCE FEES	100	105.48	106	800	843.84	106	1,200	356.16
39 20	COCOA CIVIC CENTER	1,083	2,212.50	204	8,664	10,625.00	123	13,000	2,375.00
39 30	RIVERFRONT PARK	291	648.00	223	2,328	1,924.00	83	3,500	1,576.00
39 *	OTHER CULTURAL SERVICES	2,307	3,783.80	164	18,456	20,148.16	109	27,700	7,551.84
40 05	SPECIAL EVENT PERMITS	2,083	9,000.00	432	16,664	28,600.00	172	25,000	3,600.00-
50 10	EVENT FEES	391	1,950.00	499	3,128	3,750.00	120	4,700	950.00
50 30	ADVERTISING/SPONSORSHIPS	83	.00		664	250.00	38	1,000	750.00
50 50	MISC FURNISHINGS	125	270.00	216	1,000	1,242.00	124	1,500	258.00
50 *	SPECIAL REC FACILITIES	599	2,220.00	371	4,792	5,242.00	109	7,200	1,958.00
347 **	CULTURE/RECREATION	5,664	16,787.80	296	45,312	62,657.66	138	68,000	5,342.34
340 ***	CHARGES FOR SERVICES	679,857	605,555.83		5,438,856	5,685,197.35		8,158,428	2,473,230.65
350	FINES AND FORFEITURES								
351	JUDGMENTS AND FINES								
90 00	OTHER	2,500	3,988.58	160	20,000	24,766.97	124	30,000	5,233.03
351 **	JUDGMENTS AND FINES	2,500	3,988.58	160	20,000	24,766.97	124	30,000	5,233.03
350 ***	FINES AND FORFEITURES	2,500	3,988.58		20,000	24,766.97		30,000	5,233.03

CITY OF COCOA, FLORIDA

FUND 001 GENERAL FUND

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360	MISCELLANEOUS REVENUES								
361	INTEREST & OTHER EARNINGS								
10 00	INTEREST	8,333	2,337.69	28	66,664	22,542.29	34	100,000	77,457.71
10 02	INVESTMENT INTEREST	16,666	77,237.67	463	133,328	675,746.82	507	200,000	475,746.82-
10 10	FLORIDA PRIME INTEREST	0	129,675.09		0	915,339.25		0	915,339.25-
10 11	INTEREST/CBOS	0	.00		0	.00		0	.00
10 *	INTEREST	24,999	209,250.45	837	199,992	1,613,628.36	807	300,000	1,313,628.36-
30 00	NET INC/DEC FMV INVESTMNT	0	3,955.04-		0	6,895.59-		0	6,895.59
35 01	AMERICAN TOWER	46	.00		368	555.59	151	556	.41
35 02	ATT CELL TWR 14386094	1,281	.00		10,248	15,373.12	150	15,374	.88
35 03	ATT CELL TOWER 382218	30	29.42	98	240	254.41	106	366	111.59
35 04	LAMAR BILLBOARD	27	26.57	98	216	219.04	101	324	104.96
35 05	SPRINT CELL TOWER	480	.00		3,840	.00		5,766	5,766.00
35 06	LEASE - TMOBILE A2C0020A	8	.00		64	60.57	95	103	42.43
35 07	LEASE - TMOBILE A2C0555A	156	155.77	100	1,248	1,100.71	88	1,873	772.29
35 *	MISCELLANEOUS INTEREST	2,028	211.76	10	16,224	17,563.44	108	24,362	6,798.56
40 00	GAIN/(LOSS) SALE INVEST	0	532.10		0	2,989.63-		0	2,989.63
40 02	UNREALIZED GAIN/(LOSS)	0	.00		0	.00		0	.00
40 *	GAIN/(LOSS) SALE INVEST	0	532.10		0	2,989.63-		0	2,989.63
361 **	INTEREST & OTHER EARNINGS	27,027	206,039.27	762	216,216	1,621,306.58	750	324,362	1,296,944.58-
362	RENT AND ROYALTIES								
00 00	RENT AND ROYALTIES	0	.00		0	35,330.43		0	35,330.43-
39 01	AMERICAN TOWER	0	.00		0	.00		0	.00
39 02	ATT CELL TWR 14386094	0	.00		0	.00		0	.00
39 03	ATT CELL TOWER 382218	0	.00		0	.00		0	.00
39 04	LAMAR BILLBOARD	0	.00		0	.00		0	.00
39 05	SPRINT CELL TOWER	0	.00		0	.00		0	.00
39 06	TMOBILE CELL TWR A2C0020A	0	.00		0	.00		0	.00
39 07	TMOBILE CELL TWR A2C0555A	0	.00		0	.00		0	.00
39 10	PORCHER HOUSE-TENANTS	583	1,449.36	249	4,664	11,594.88	249	7,000	4,594.88-
39 20	CIVIC CENTER-TENANTS	658	660.00	100	5,264	5,280.00	100	7,900	2,620.00
39 *	RENTALS AND LEASES	1,241	2,109.36	170	9,928	16,874.88	170	14,900	1,974.88-
362 **	RENT AND ROYALTIES	1,241	2,109.36	170	9,928	52,205.31	526	14,900	37,305.31-
364	DISPOSITION FIXED ASSETS								
00 00	DISPOSITION FIXED ASSETS	0	.00		0	400.00		0	400.00-
10 00	GAIN/(LOSS)SALE OF F/A	0	.00		0	4,393.37		0	4,393.37-
364 **	DISPOSITION FIXED ASSETS	0	.00		0	4,793.37		0	4,793.37-

CITY OF COCOA, FLORIDA

FUND 001 GENERAL FUND

ACCOUNT	ACCOUNT DESCRIPTION	CURRENT ESTIMATED	CURRENT ACTUAL	CURRENT %REV	YEAR-TO-DATE ESTIMATED	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
365	SALE SURPLUS MTRLS &SCRAP								
00 00	SALE SURPLUS MTRLS &SCRAP	0	.00		0	1,241.10		0	1,241.10-
365 **	SALE SURPLUS MTRLS &SCRAP	0	.00		0	1,241.10		0	1,241.10-
366	CONTRIBUTIONS & DONATIONS								
00 00	CONTRIBUTIONS & DONATIONS	0	50.00		0	3,400.00		0	3,400.00-
10 10	CONTRIBS FOR K-9	228	.00		228	.00		1,139	1,139.00
10 14	REPLACEMENT TREES	0	.00		0	.00		0	.00
10 *	DONATIONS-PRIVATE SOURCES	228	.00		228	.00		1,139	1,139.00
366 **	CONTRIBUTIONS & DONATIONS	228	50.00	22	228	3,400.00	1491	1,139	2,261.00-
368	PENSION CONTRIBUTIONS								
00 00	PENSION CONTRIBUTIONS	0	.00		0	.00		0	.00
368 **	PENSION CONTRIBUTIONS	0	.00		0	.00		0	.00
369	OTHER MISC REVENUES								
90 00	OTHER MISC REVENUES	5,650	2,729.43	48	41,300	683,517.54	1655	63,900	619,617.54-
90 02	POLICE SECURITY SERVICES	0	.00		0	.00		0	.00
90 03	CODE ENF ABATE/DEMO REV	12,594	10.00		100,752	122,577.53	122	151,132	28,554.47
90 04	MISC. POLICE REVENUES	1,527	114.50	8	12,216	2,506.40	21	18,325	15,818.60
90 05	INVESTIGATIVE COSTS REIM	4,082	5,037.25	123	32,656	32,392.26	99	48,995	16,602.74
90 09	PROPERTY REGISTRATION	166	2,000.00	1205	1,328	5,600.00	422	2,000	3,600.00-
90 12	LEISURE SVCS -CANCEL FEES	41	201.00	490	328	696.00	212	500	196.00-
90 *	OTHER MISC REVENUES	24,060	10,092.18	42	188,580	847,289.73	449	284,852	562,437.73-
96 00	INSURANCE REFUND/PROCEEDS	0	69,505.99		0	137,143.74		0	137,143.74-
369 **	OTHER MISC REVENUES	24,060	79,598.17	331	188,580	984,433.47	522	284,852	699,581.47-
360 ***	MISCELLANEOUS REVENUES	52,556	287,796.80		414,952	2,667,379.83		625,253	2,042,126.83-
380	OTHER SOURCES(NON-REV)								
381	INTERFUND TRANSFER								
91 03	TRF FROM CDBG (103)	0	.00		0	.00		0	.00
91 04	TFR FROM HOME (104)	0	.00		1,116	1,116.00	100	1,116	.00
91 07	TRF FROM BUILDING (107)	0	.00		3,366	3,366.00	100	3,366	.00
91 10	TRF FROM COCOA CRA (110)	12,500	12,500.00	100	188,000	188,000.00	100	238,000	50,000.00
91 11	TRF FROM DIAMOND SQ (111)	0	.00		0	.00		0	.00
91 14	TRF FROM ARPA (130)	0	.00		5,661	5,660.93	100	5,661	.07
91 20	TRF FROM DBT SVC (201)	0	.00		20,455	20,454.52	100	20,455	.48
91 21	TRF FROM W/S FUND (421)	0	.00		77,416	77,416.00	100	77,416	.00
91 23	TRF FROM STORMWATER (423)	0	.00		7,293	7,293.00	100	7,293	.00
91 25	TRF FROM W/S REST (425)	0	.00		0	.00		0	.00

FUND 001 GENERAL FUND

ACCOUNT	ACCOUNT DESCRIPTION	CURRENT ESTIMATED	CURRENT ACTUAL	CURRENT %REV	YEAR-TO-DATE ESTIMATED	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
91 26	TRF FROM W/S 2018B (426)	0	.00		0	.00		0	.00
91 30	TRF FROM CAP PROJ (301)	0	.00		0	.00		0	.00
91 31	TRF FROM FISKE BV (303)	0	.00		0	.00		0	.00
91 34	TRF DAY SLIPS/REVET (304)	0	.00		0	.00		0	.00
91 41	TRF FROM CONFISC (141)	0	.00		0	.00		0	.00
91 *	TRANSFER FROM	12,500	12,500.00	100	303,307	303,306.45	100	353,307	50,000.55
94 21	TRANS FR 421 OH ALLOC	709,883	709,883.08	100	5,679,065	5,679,064.64	100	8,518,597	2,839,532.36
94 23	TRANS FR 423 OH ALLOC	24,451	24,451.17	100	195,610	195,609.36	100	293,414	97,804.64
94 *	INTERFUND TRANSFER	734,334	734,334.25	100	5,874,675	5,874,674.00	100	8,812,011	2,937,337.00
381 **	INTERFUND TRANSFER	746,834	746,834.25	100	6,177,982	6,177,980.45	100	9,165,318	2,987,337.55
382	CONTRIBUTIONS ENTERPRISE								
40 00	CONTRIBUTIONS (ROI)	721,496	721,496.50	100	5,771,972	5,771,972.00	100	8,657,958	2,885,986.00
40 01	6% PILOFF	148,236	148,236.08	100	1,185,889	1,185,888.64	100	1,778,833	592,944.36
40 *	CONTRIBUTIONS (ROI)	869,732	869,732.58	100	6,957,861	6,957,860.64	100	10,436,791	3,478,930.36
382 **	CONTRIBUTIONS ENTERPRISE	869,732	869,732.58	100	6,957,861	6,957,860.64	100	10,436,791	3,478,930.36
383	INSTLMT PURCH/CAP LEASE								
10 33	POSTAGE MACHINE	0	.00		0	.00		0	.00
383 **	INSTLMT PURCH/CAP LEASE	0	.00		0	.00		0	.00
384	DEBT PROCEEDS								
00 00	DEBT PROCEEDS	0	.00		0	.00		0	.00
384 **	DEBT PROCEEDS	0	.00		0	.00		0	.00
389	NON OPERATING SOURCES								
90 00	NON OPERATING SOURCES	0	.00		0	.00		0	.00
99 10	CASH CARRY FORWARD	0	.00		0	.00		0	.00
99 11	RESTR. CASH CARRY FORWARD	0	.00		0	.00		0	.00
99 50	FUND BAL-APPROP. RESERVES	480,507	.00		2,900,187	.00		4,822,219	4,822,219.00
99 *	BALANCE FORWARD	480,507	.00		2,900,187	.00		4,822,219	4,822,219.00
389 **	NON OPERATING SOURCES	480,507	.00		2,900,187	.00		4,822,219	4,822,219.00
380 ***	OTHER SOURCES(NON-REV)	2,097,073	1,616,566.83		16,036,030	13,135,841.09		24,424,328	11,288,486.91
FUND TOTAL	GENERAL FUND	5,054,060	3,754,157.41		39,668,030	43,943,217.71		60,084,608	16,141,390.29
GRAND TOTAL		5,054,060	3,754,157.41		39,668,030	43,943,217.71		60,084,608	16,141,390.29

FUND 001 GENERAL FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
11-00	EXECUTIVE SALARIES	88508	118780.24	134	730473	611771.12	84	.00	1084567	472795.88	56
11 **	EXECUTIVE SALARIES	88508	118780.24	134	730473	611771.12	84	.00	1084567	472795.88	56
12-00	REGULAR SALARIES & WAGES	1175783	1600100.92	136	10114937	9038911.65	89	.00	14818182	5779270.35	61
12-06	SPECIAL DETAIL	16355	15267.50	93	130369	81511.00	63	.00	195799	114288.00	42
12-07	EMS 1ST RESPONDER	0	.00	0	0	.00	0	.00	0	.00	0
12-10	SALARY ADJUSTMENTS	0	.00	0	0	.00	0	.00	0	.00	0
12-11	LEAVE INCENTIVE SELL BACK	0	.00	0	0	.00	0	.00	0	.00	0
12-12	ACCRUAL PAYOUTS	28637	21161.13	74	117223	205374.27	175	.00	231777	26402.73	89
12 **	REGULAR SALARIES & WAGES	1220775	1636529.55	134	10362529	9325796.92	90	.00	15245758	5919961.08	61
13-00	OTHER SALARIES & WAGES	104213	153094.04	147	840754	799751.24	95	.00	1257666	457914.76	64
13 **	OTHER SALARIES & WAGES	104213	153094.04	147	840754	799751.24	95	.00	1257666	457914.76	64
14-00	OVERTIME	150827	183299.19	122	668978	926735.19	139	.00	1272356	345620.81	73
14-01	COMP TIME	0	.00	0	0	.00	0	.00	0	.00	0
14 **	OVERTIME	150827	183299.19	122	668978	926735.19	139	.00	1272356	345620.81	73
15-00	SPECIAL PAY	53605	57665.18	108	304292	340963.18	112	.00	518743	177779.82	66
15 **	SPECIAL PAY	53605	57665.18	108	304292	340963.18	112	.00	518743	177779.82	66
20-00	CLOTHING/SHOE ALLOWANCE	2662	350.00	13	21296	12126.47	57	.00	31985	19858.53	38
20 **	CLOTHING/SHOE ALLOWANCE	2662	350.00	13	21296	12126.47	57	.00	31985	19858.53	38
21-00	FICA TAXES	118779	162770.60	137	930076	905931.97	97	.00	1405328	499396.03	65
21 **	FICA TAXES	118779	162770.60	137	930076	905931.97	97	.00	1405328	499396.03	65
22-00	RETIREMENT CONTRIBUTIONS	132232	169808.20	128	1033310	963799.99	93	.00	1562366	598566.01	62
22-01	POLICE PENSION	262586	335681.95	128	2100688	2012179.22	96	.00	3151039	1138859.78	64
22-02	STATE CONTRIBUTIONS	42928	.00	0	343424	.00	0	.00	515149	515149.00	0
22-03	NON-FRS RETIREMENT PLAN	3263	4501.13	138	26104	25076.61	96	.00	39170	14093.39	64
22 **	RETIREMENT CONTRIBUTIONS	441009	509991.28	116	3503526	3001055.82	86	.00	5267724	2266668.18	57

FUND 001 GENERAL FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
23-00	INSURANCES	3151	3571.05	113	25082	26347.46	105	.00	37832	11484.54	70
23-02	MEDICARE PART B	46677	28343.60	61	373416	323939.30	87	608.70	560133	235585.00	58
23-04	MEDICAL	321828	288153.29	90	2552223	2091103.85	82	.00	3839662	1748558.15	55
23-05	HEALTH GF RETIREES 50%	7289	5119.90	70	58312	43519.15	75	.00	87477	43957.85	50
23-06	HEALTH GF RETIREES 100%	21306	16383.68	77	170448	133265.12	78	.00	255683	122417.88	52
23-07	DENTAL INSURANCE	15692	13003.91	83	124714	97308.75	78	.00	187639	90330.25	52
23-08	VISION INSURANCE	2637	2256.52	86	20964	16862.85	80	.00	31642	14779.15	53
23-09	LONG TERM DISABILITY	3563	3776.06	106	28444	27839.58	98	.00	42831	14991.42	65
23-10	FSA HEALTH	0	.00	0	0	.00	0	.00	0	.00	0
23-11	FSA CHILDCARE	0	.00	0	0	.00	0	.00	0	.00	0
23 **	INSURANCES	422143	360608.01	85	3353603	2760186.06	82	608.70	5042899	2282104.24	55
24-00	WORKER'S COMPENSATION	64506	44111.38	68	515615	292287.16	57	.00	773776	481488.84	38
24 **	WORKER'S COMPENSATION	64506	44111.38	68	515615	292287.16	57	.00	773776	481488.84	38
25-00	UNEMPLOYMENT COMPENSATION	833	.00	0	6664	.00	0	.00	10000	10000.00	0
25 **	UNEMPLOYMENT COMPENSATION	833	.00	0	6664	.00	0	.00	10000	10000.00	0
27-00	BENEFIT OFFSET	21772	18570.00	85	173678	136968.92	79	.00	260779	123810.08	53
27 **	BENEFIT OFFSET	21772	18570.00	85	173678	136968.92	79	.00	260779	123810.08	53
28-00	PER SVC OVERHEAD ALLOC	0	.00	0	0	.00	0	.00	0	.00	0
28 **	PER SVC OVERHEAD ALLOC	0	.00	0	0	.00	0	.00	0	.00	0
31-00	PROFESSIONAL SERVICES	92009	40.93-	0	619593	601073.24	97	854340.07	987681	467732.31-	147
31-01	LEGAL FEES	43495	30865.32	71	347960	225250.34	65	365204.66	521955	68500.00-	113
31-02	MEDICAL SERVICES	4976	30696.00	617	39808	37016.05	93	18235.95	59720	4468.00	93
31-03	ENGINEERING SERVICES	0	.00	0	0	.00	0	.00	0	.00	0
31-05	EMS 1ST RESPONDER	2016	.00	0	16128	24163.56	150	.00	24200	36.44	100
31-11	USDA MANAGE FOREST GRANT	0	.00	0	0	.00	0	.00	0	.00	0

FUND 001 GENERAL FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
31-15	AFRICAN AM MUSE-GR2111	0	.00	0	0	.00	0	.00	0	.00	0
31-16	HTMOORE RESTOR-GR23HM	0	.00	0	0	.00	0	.00	0	.00	0
31-17	RESILIENT FL-FDEP 24PLN48	0	.00	0	0	.00	0	.00	0	.00	0
31-33	EMPLOYEE HEALTH CENTER	38750	39536.20	102	310000	282029.85	91	182970.15	465000	.00	100
31 **	PROFESSIONAL SERVICES	181246	101056.59	56	1333489	1169533.04	88	1420750.83	2058556	531727.87-	126
32-00	ACCOUNTING & AUDITING	6500	30000.00	462	52000	45000.00	87	31000.00	78000	2000.00	97
32 **	ACCOUNTING & AUDITING	6500	30000.00	462	52000	45000.00	87	31000.00	78000	2000.00	97
34-00	CONTRACT SERVICES	179254	100016.11	56	1315429	970736.09	74	443809.40	2032501	617955.51	70
34-03	SOLID WASTE CONTRACT	294137	336284.15	114	2353096	2348669.66	100	.00	3529649	1180979.34	67
34-07	JANITORIAL CONTRACT SVS	333	.00	0	2664	.00	0	.00	4000	4000.00	0
34-09	MOWING CONTRACTS	43833	29442.65	67	350664	228028.55	65	255890.65	526000	42080.80	92
34-23	JAG 2022-22-GG-02810	0	.00	0	0	.00	0	.00	0	.00	0
34 **	CONTRACT SERVICES	517557	465742.91	90	4021853	3547434.30	88	699700.05	6092150	1845015.65	70
39-00	CONTINGENCY	1513-	.00	0	97319	.00	0	.00	91281	91281.00	0
39-01	CONTINGENCY - FY21	0	.00	0	0	.00	0	.00	0	.00	0
39-02	CONTINGENCY - FY22	0	.00	0	0	.00	0	.00	0	.00	0
39-15	WAGE AND SALARY	0	.00	0	0	.00	0	.00	0	.00	0
39-20	FUEL, OIL & LUBRICANTS	0	.00	0	0	.00	0	.00	0	.00	0
39 **	CONTINGENCY	1513-	.00	0	97319	.00	0	.00	91281	91281.00	0
40-00	TRAVEL & PER DIEM	7477	3700.90	50	62370	21465.29	34	1580.00	92356	69310.71	25
40-01	CAR ALLOWANCE	0	.00	0	0	.00	0	.00	0	.00	0
40-22	JAG-21-GG-01363	0	.00	0	0	.00	0	.00	0	.00	0
40-23	VOCA-2023-COCOA PD-00042	0	.00	0	0	.00	0	.00	0	.00	0
40 **	TRAVEL & PER DIEM	7477	3700.90	50	62370	21465.29	34	1580.00	92356	69310.71	25
41-00	COMMUNICATION	30349	84058.83	277	225193	215415.64	96	126481.29	346661	4764.07	99

FUND 001 GENERAL FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
41-35	VOCA-2022-COCOA PD-00181	0	.00	0	0	.00	0	.00	0	.00	0
41 **	COMMUNICATION	30349	84058.83	277	225193	215415.64	96	126481.29	346661	4764.07	99
42-00	POSTAGE & FREIGHT	51652	48531.95	94	398016	347917.52	87	215093.72	604732	41720.76	93
42 **	POSTAGE & FREIGHT	51652	48531.95	94	398016	347917.52	87	215093.72	604732	41720.76	93
43-00	ELECTRIC/WATER/SEWER	105145	79556.50	76	774494	564864.13	73	520475.13	1195104	109764.74	91
43 **	ELECTRIC/WATER/SEWER	105145	79556.50	76	774494	564864.13	73	520475.13	1195104	109764.74	91
44-00	RENTALS AND LEASES	15610	308.60	2	40880	19988.00	49	13741.60	103356	69626.40	33
44 **	RENTALS AND LEASES	15610	308.60	2	40880	19988.00	49	13741.60	103356	69626.40	33
45-00	INSURANCE	83194	217905.34	262	665552	632838.47	95	.00	998330	365491.53	63
45 **	INSURANCE	83194	217905.34	262	665552	632838.47	95	.00	998330	365491.53	63
46-00	REPAIRS & MAINTENANCE	82981	124699.39	150	756136	548726.36	73	229819.35	1088122	309576.29	72
46-01	SMALL TOOLS	0	.00	0	0	.00	0	.00	0	.00	0
46-02	REPAIR/MAINT BUILDING	30568	18513.73	61	296127	181618.38	61	67909.56	418398	168870.06	60
46-03	REPAIR/MAINT-VEHICLES	41905	21486.99	51	331415	190510.04	58	61250.73	499122	247361.23	50
46-04	HTMOORE RESTOR-GR23HM	0	.00	0	0	.00	0	.00	0	.00	0
46-05	HYDRANT FEES	23416	23205.90	99	187328	185647.20	99	.00	281000	95352.80	66
46-15	INSURED VEHICLE ACCIDENT	0	.00	0	0	.00	0	.00	0	.00	0
46 **	REPAIRS & MAINTENANCE	178870	187906.01	105	1571006	1106501.98	70	358979.64	2286642	821160.38	64
47-00	PRINTING & BINDING	14818	8688.32	59	119676	76667.96	64	73230.94	179018	29119.10	84
47 **	PRINTING & BINDING	14818	8688.32	59	119676	76667.96	64	73230.94	179018	29119.10	84
48-00	PROMOTIONAL ACTIVITIES	6659	4300.65	65	53272	24064.09	45	37.51	79975	55873.40	30
48-01	JAG 24-GG-04542	0	.00	0	0	.00	0	.00	0	.00	0
48-11	BUSINESS ASSIST. PROGRAM	41	35.00	85	328	35.00	11	.00	500	465.00	7
48 **	PROMOTIONAL ACTIVITIES	6700	4335.65	65	53600	24099.09	45	37.51	80475	56338.40	30
49-00	OTHER CHARGES & OBLIG.	24269	8760.96	36	189760	74722.33	39	171348.83	286943	40871.84	86

FUND 001 GENERAL FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
49-02	ADVERTISING	124	.00	0	992	.00	0	.00	1500	1500.00	0
49-06	BROWNFIELD PROG CITY COST	321	.00	0	2758	.00	0	.00	4050	4050.00	0
49-07	BAD DEBT EXPENSE	0	1932.58-	0	0	21239.59-	0	.00	0	21239.59	0
49-08	CASH OVER/SHORT	0	.00	0	0	5.91	0	.00	0	5.91-	0
49-21	PD INVESTIGATIVE FUNDS	2083	6505.00	312	16664	21365.00	128	.00	25000	3635.00	86
49-23	COM CRIME PREV (SPOT)	0	.00	0	0	.00	0	.00	0	.00	0
49-31	OVERHEAD ALLOCATION	0	.00	0	0	.00	0	.00	0	.00	0
49 **	OTHER CHARGES & OBLIG.	26797	13333.38	50	210174	74853.65	36	171348.83	317493	71290.52	78
51-00	OFFICE SUPPLIES	4195	2509.41	60	34444	12495.21	36	24.30	51355	38835.49	24
51-39	VOCA-2023-COCOA PD-00042	0	.00	0	0	.00	0	.00	0	.00	0
51 **	OFFICE SUPPLIES	4195	2509.41	60	34444	12495.21	36	24.30	51355	38835.49	24
52-00	OPERATING SUPPLIES	134026	36808.10	28	1049991	1001753.06	95	46013.70	1586234	538467.24	66
52-02	UNIFORMS-PURCHASED	8822	2062.95	23	70278	25142.12	36	5800.21	105579	74636.67	29
52-05	EMS 1st RESP-CONSUM SUPP	6500	1486.79	23	52000	21908.73	42	38485.22	78009	17615.05	77
52-06	SAFETY/FIRST AID SUPPLIES	0	.00	0	0	.00	0	.00	0	.00	0
52-07	JANITORIAL SUPPLIES	4613	2752.05	60	36904	21308.59	58	.00	55388	34079.41	39
52-10	HEATING FUEL	524	276.70	53	4092	2428.96	59	3528.04	6188	231.00	96
52-22	BULLET PROOF V 2020	0	.00	0	0	.00	0	.00	0	.00	0
52-23	BULLET PROOF VEST 2021	0	.00	0	0	.00	0	.00	0	.00	0
52-26	BULLET PROOF VEST 2022	0	.00	0	0	.00	0	.00	0	.00	0
52-30	FUEL, OIL, & LUBRICANTS	26320	29939.92	114	214266	138621.70	65	.00	319634	181012.30	43
52-33	EMPLOYEE HEALTH CENTER	17083	12144.20	71	136664	88220.15	65	116779.85	205000	.00	100
52-35	VOCA-2022-COCOA PD-00181	0	.00	0	0	.00	0	.00	0	.00	0
52-36	FIREHOUSE SUBS - E-BIKES	0	.00	0	0	.00	0	.00	0	.00	0
52-37	JAG 23-GG-03233	0	.00	0	0	.00	0	.00	0	.00	0

FUND 001 GENERAL FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
52-38	BULLET PROOF VEST 2023	0	.00	0	0	.00	0	.00	0	.00	0
52-39	VOCA-2023-COCOA PD-00042	0	.00	0	0	.00	0	.00	0	.00	0
52-40	BULLET PROOF VEST 2024	1374	.00	0	5937	11433.00	193	.00	11433	.00	100
52-41	BULLET PROOF VEST 2025	0	.00	0	0	.00	0	.00	0	.00	0
52 **	OPERATING SUPPLIES	199262	85470.71	43	1570132	1310816.31	84	210607.02	2367465	846041.67	64
53-00	ROAD MATERIALS/SUPPLIES	5722	11536.96	202	45776	41517.42	91	8188.44	68675	18969.14	72
53 **	ROAD MATERIALS/SUPPLIES	5722	11536.96	202	45776	41517.42	91	8188.44	68675	18969.14	72
54-00	MEMBERSHIP/PUBLICATIONS	8422	4502.40	54	62604	56479.50	90	.00	96420	39940.50	59
54 **	MEMBERSHIP/PUBLICATIONS	8422	4502.40	54	62604	56479.50	90	.00	96420	39940.50	59
55-00	TRAINING	17211	14878.00	86	145583	81470.10	56	20900.85	214557	112186.05	48
55-01	EDA PROGRAM	833	2337.02	281	6664	4516.56	68	.00	10000	5483.44	45
55-02	P/F HS RECRUITMENT	1704	.00	0	3408	.00	0	.00	10222	10222.00	0
55-22	JAG 21-GG-01363	0	.00	0	0	.00	0	.00	0	.00	0
55-35	VOCA-2022-COCOA PD-00181	0	.00	0	0	.00	0	.00	0	.00	0
55-36	VOCA-2023-COCOA PD-00042	0	.00	0	0	.00	0	.00	0	.00	0
55 **	TRAINING	19748	17215.02	87	155655	85986.66	55	20900.85	234779	127891.49	46
56-15	IT-RELATED OPERATING EXP	100377	181812.72	181	769653	924751.72	120	206644.04	1171272	39876.24	97
56-16	FL CYBERSECURITY	0	.00	0	0	.00	0	.00	0	.00	0
56 **	TECHNOLOGY SYSTEMS	100377	181812.72	181	769653	924751.72	120	206644.04	1171272	39876.24	97
57-99	OVERHEAD ALLOCATION	0	.00	0	0	.00	0	.00	0	.00	0
57 **	OVERHEAD ALLOCATION	0	.00	0	0	.00	0	.00	0	.00	0
58-97	LABOR	0	.00	0	0	.00	0	.00	0	.00	0
58 **	WORK ORDER CHARGES	0	.00	0	0	.00	0	.00	0	.00	0
59-00	DEPRECIATION EXPENSE	0	.00	0	0	.00	0	.00	0	.00	0
59 **	DEPRECIATION EXPENSE	0	.00	0	0	.00	0	.00	0	.00	0

FUND 001 GENERAL FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
61-00	LAND	26820	.00	0	134100	.00	0	.00	241379	241379.00	0
61 **	LAND	26820	.00	0	134100	.00	0	.00	241379	241379.00	0
62-00	BUILDINGS	37299	34041.09	91	257099	206198.39	80	125849.03	406300	74252.58	82
62-33	EMPLOYEE HEALTH CENTER	0	.00	0	0	.00	0	.00	0	.00	0
62 **	BUILDINGS	37299	34041.09	91	257099	206198.39	80	125849.03	406300	74252.58	82
63-00	INFRASTRUCTURE	19659	.00	0	435945	11765.45	3	452196.95	514595	50632.60	90
63-07	IMPROVE OTHER THAN BLDG	38984	38221.08	98	243852	57629.16	24	173710.50	399787	168447.34	58
63-13	FIND BV-CO-20-146 BT RAMP	0	.00	0	0	.00	0	.00	0	.00	0
63-14	FIND BV-CO-20-147 DREDGIN	0	.00	0	0	.00	0	.00	0	.00	0
63-15	FIND BV-CO-21-152 DRGPII	0	.00	0	0	.00	0	.00	0	.00	0
63-16	FIND BV-CO-21-151 BT PII	0	.00	0	0	.00	0	.00	0	.00	0
63-17	FIND BV-CO-23-159 WTRF P1	0	.00	0	0	.00	0	.00	0	.00	0
63 **	INFRASTRUCTURE	58643	38221.08	65	679797	69394.61	10	625907.45	914382	219079.94	76
64-00	MACHINERY AND EQUIPMENT	339233	.00	0	2187826	2245179.33	103	59737.73	3544801	1239883.94	65
64-04	BC EMS GRANT REALITI PLUS	1589	.00	0	3178	.00	0	.00	9529	9529.00	0
64-07	NFC GRANT PROVOST PK	26025	.00	0	210907	.00	0	292909.50	315000	22090.50	93
64-15	IT HARDWARE	33121	.00	0	232789	87715.51	38	247127.25	365272	30429.24	92
64-33	EMPLOYEE HEALTH CENTER	0	.00	0	0	.00	0	.00	0	.00	0
64-34	LEASED POSTAGE METER	0	.00	0	0	.00	0	.00	0	.00	0
64-60	SBITA - INTANG ASSETS	0	.00	0	0	.00	0	.00	0	.00	0
64 **	MACHINERY AND EQUIPMENT	399968	.00	0	2634700	2332894.84	89	599774.48	4234602	1301932.68	69
68-10	SFTWR & OTHER INTANGIBLES	0	.00	0	0	.00	0	.00	0	.00	0
68 **	INTANGIBLE ASSETS	0	.00	0	0	.00	0	.00	0	.00	0
71-00	DEBT SERVICE - PRINCIPAL	0	.00	0	0	.00	0	.00	0	.00	0
71-30	LEASE - COPIERS	3940	4891.00	124	37505	33605.06	90	19659.63	53265	.31	100

FUND 001 GENERAL FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
71-33	LEASED POSTAGE METER	382	.00	0	3056	2281.92	75	2312.09	4595	.99	100
71-60	SBITA - ESRI SGEA	2284	.00	0	18272	.00	0	.00	27416	27416.00	0
71-61	SBITA - VERTEKS	2202	.00	0	17616	.00	0	.00	26430	26430.00	0
71-62	SBITA - VERTEKS 5-9	0	.00	0	0	.00	0	.00	0	.00	0
71-63	SBITA - CLEARGOV	88-	.00	0	353	.00	0	.00	0	.00	0
71-64	SBITA - VECTOR TGT SOL	0	.00	0	0	.00	0	.00	0	.00	0
71-65	SBITA - NEOGOV	0	.00	0	0	.00	0	.00	0	.00	0
71-66	SBITA - BRAZOS (TYLR)	0	.00	0	0	.00	0	.00	0	.00	0
71-67	SBITA - SOCRATA (TYLR)	0	.00	0	0	.00	0	.00	0	.00	0
71-68	SBITA - KRONOS TELSTFF	314	.00	0	2512	.00	0	.00	3771	3771.00	0
71-69	SBITA - SAMSARA	0	.00	0	0	.00	0	.00	0	.00	0
71-70	SBITA - DEBTBOOK	215	.00	0	1720	.00	0	.00	2590	2590.00	0
71-72	SBITA - BRIGHTLY ASSET	2068	.00	0	16544	24820.21	150	.00	24821	.79	100
71 **	DEBT SERVICE - PRINCIPAL	11317	4891.00	43	97578	60707.19	62	21971.72	142888	60209.09	58
72-30	LEASE - COPIERS	526	596.28	113	2630	2447.34	93	2289.49	4737	.17	100
72-33	LEASED POSTAGE METER	35	.00	0	280	228.00	81	197.83	426	.17	100
72-60	SBITA - ESRI SGEA	82	.00	0	656	.00	0	.00	985	985.00	0
72-61	SBITA - VERTEKS	37	.00	0	296	.00	0	.00	451	451.00	0
72-62	SBITA - VERTEKS 5-9	0	.00	0	0	.00	0	.00	0	.00	0
72-63	SBITA - CLEARGOV	13-	.00	0	44	.00	0	.00	0	.00	0
72-64	SBITA - VECTOR TRGT SOL	0	.00	0	0	.00	0	.00	0	.00	0
72-65	SBITA - NEOGOV	0	.00	0	0	.00	0	.00	0	.00	0
72-66	SBITA - BRAZOS (TYLR)	0	.00	0	0	.00	0	.00	0	.00	0
72-67	SBITA - SCORATA (TYLR)	0	.00	0	0	.00	0	.00	0	.00	0
72-68	SBITA - KRONOS TELSTFF	2	.00	0	16	.00	0	.00	30	30.00	0

FUND 001 GENERAL FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
72-69	SBITA - SAMSARA	0	.00	0	0	.00	0	.00	0	.00	0
72-70	SBITA - DEBTBOOK	0	.00	0	0	.00	0	.00	0	.00	0
72-72	SBITA - BRIGHTLY ASSET	74	.00	0	592	891.29	151	.00	892	.71	100
72 **	DEBT SERVICE - INTEREST	743	596.28	80	4514	3566.63	79	2487.32	7521	1467.05	81
73-00	OTHER DEBT SVC COSTS	0	.00	0	0	.00	0	.00	0	.00	0
73 **	OTHER DEBT SVC COSTS	0	.00	0	0	.00	0	.00	0	.00	0
81-00	AIDS TO GOVT AGENCY	226326-	.00	0	905303	.00	0	.00	0	.00	0
81 **	AIDS TO GOVT AGENCY	226326-	.00	0	905303	.00	0	.00	0	.00	0
82-01	ECON DEV INCENTIVE CONTR	0	.00	0	0	.00	0	.00	0	.00	0
82 **	AID TO PRIVATE ORGANIZAT	0	.00	0	0	.00	0	.00	0	.00	0
83-00	OTHER GRANTS & AIDS	0	.00	0	0	.00	0	.00	0	.00	0
83-01	MISC GRANTS/DONATIONS	30000	.00	0	30000	.00	0	.00	150000	150000.00	0
83-11	UPSTART COCOA PROGRAM	2706	.00	0	18528	14358.02	78	.00	29359	15000.98	49
83 **	OTHER GRANTS & AIDS	32706	.00	0	48528	14358.02	30	.00	179359	165000.98	8
91-03	TO CDBG (103)	0	.00	0	0	.00	0	.00	0	.00	0
91-04	TO HOME (104)	0	.00	0	0	.00	0	.00	0	.00	0
91-07	TO BLDG PERM(107)	0	.00	0	0	.00	0	.00	0	.00	0
91-08	TO SEC 108 LOAN (108)	0	.00	0	0	.00	0	.00	0	.00	0
91-10	TO COCOA CRA (110)	0	.00	0	1387299	1387299.00	100	.00	1387299	.00	100
91-11	TO DIAMOND SQ (111)	0	.00	0	423308	423308.00	100	.00	423308	.00	100
91-12	TO US 1 CRA (112)	0	.00	0	0	.00	0	.00	0	.00	0
91-20	TO GF DEBT SVC (201)	122340	122339.32	100	972414	972412.04	100	.00	1461869	489456.96	67
91-21	TO WATER SEWER (421)	0	.00	0	0	.00	0	.00	0	.00	0
91-23	TO STORMWATER (423)	0	.00	0	0	.00	0	.00	0	.00	0
91-25	TO RESTRCTD ASSET (425)	0	.00	0	0	.00	0	.00	0	.00	0

FUND 001 GENERAL FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
91-26	TO W/S 2018B (426)	0	.00	0	0	.00	0	.00	0	.00	0
91-30	TO GF CAP PROJ (301)	0	.00	0	0	.00	0	.00	0	.00	0
91-32	TO RVRFRNT/LWP (302)	0	.00	0	0	.00	0	.00	0	.00	0
91-33	TO FISKE CAP PROJ (303)	0	.00	0	0	.00	0	.00	0	.00	0
91-52	TO W/C INS FUND (520)	0	.00	0	0	.00	0	.00	0	.00	0
91-53	TO HEALTH INS FUND (530)	0	.00	0	0	.00	0	.00	0	.00	0
91 **	INTERFUND TRANSFER	122340	122339.32	100	2783021	2783019.04	100	.00	3272476	489456.96	85
FUND 001	TOTAL *********										
	GENERAL FUND	4715270	4994030.44	106	41220010	34862338.66	85	5455382.89	60084608	19766886.45	67
GRAND	TOTAL *********										
		4715270	4994030.44	106	41220010	34862338.66	85	5455382.89	60084608	19766886.45	67



FY 2026 Budget by Classification Report - Summary Listing

5/31/2026

Target for May 2026 is 67%

FUND 421 - WATER/SEWER FUND

	Amended Budget	YTD Encumbrances	YTD Actual Transactions	Budget - YTD Transactions	% Used/Rec'd
REVENUE					
CHARGES FOR SERVICES	$ 83,328,643	$ -	$ 56,201,785	$ 27,126,858	67%
INTERGOVERNMENTAL/GRANTS	$ -	$ -	$ -	$ -	0%
MISCELLANEOUS	$ 356,185	$ -	$ 1,109,131	$ (752,946)	311%
*OTHER SOURCES (NON-REVENUE)	$ 20,028,921	$ -	$ 418,478	$ 19,610,443	2%
REVENUE TOTALS	**$ 103,713,749**	**$ -**	**$ 57,729,393**	**$ 45,984,356**	**56%**
EXPENSE					
SALARIES AND BENEFITS	$ 22,206,001	$ -	$ 12,310,875	$ 9,895,126	55%
OPERATING EXPENDITURES	$ 28,330,512	$ 8,296,187	$ 12,482,220	$ 7,552,104	44%
CAPITAL OUTLAY	$ 2,418,366	$ 783,725	$ 358,388	$ 1,276,253	15%
GRANTS, AIDS AND OTHER	$ 492,870	$ 180,700	$ 309,680	$ 2,490	63%
NON-OPERATING USES	$ 50,266,000	$ -	$ 41,895,536	$ 8,370,464	83%
EXPENSE TOTALS	**$ 103,713,749**	**$ 9,260,613**	**$ 67,356,699**	**$ 27,096,437**	74%
REVENUE TOTALS	**$ 103,713,749**	**$ -**	**$ 57,729,393**	**$ 45,984,356**	**56%**
EXPENSE TOTALS	**$ 103,713,749**	**$ 9,260,613**	**$ 67,356,699**	**$ 27,096,437**	**74%**
**	**$ -**	**$ (9,260,613)**	**$ (9,627,305)**	**$ 18,887,918**	

*Fund Balance is a budgeted revenue, not actual revenue.

**Unaudited

CITY OF COCOA, FLORIDA

FUND 421 WATER/SEWER FUND

ACCOUNT		ACCOUNT DESCRIPTION	CURRENT ESTIMATED	CURRENT ACTUAL	CURRENT %REV	YEAR-TO-DATE ESTIMATED	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
330		INTERGOVERNMENTAL REVENUE								
331		FEDERAL GRANTS								
	30 02	FDEM H0477 LS#1	0	.00		0	.00		0	.00
	50 01	FEDERAL DISASTER REIMB	0	30,575.49		0	30,575.49		0	30,575.49-
331	**	FEDERAL GRANTS	0	30,575.49		0	30,575.49		0	30,575.49-
334		STATE GRANT								
	50 01	STATE DISASTER REIMB	0	5,095.92		0	30,422.39		0	30,422.39-
334	**	STATE GRANT	0	5,095.92		0	30,422.39		0	30,422.39-
337		GRANTS FROM LOCAL UNITS								
	30 00	PHYSICAL ENVIRONMENT	0	.00		0	.00		0	.00
337	**	GRANTS FROM LOCAL UNITS	0	.00		0	.00		0	.00
330	***	INTERGOVERNMENTAL REVENUE	0	35,671.41		0	60,997.88		0	60,997.88-
340		CHARGES FOR SERVICES								
343		PHYSICAL ENVIRONMENT								
	30 10	EARNED NOT BILLED	0	.00		0	.00		0	.00
	31 00	WATER SALES	5,817,256	6,191,796.88	106	46,538,048	46,454,536.85	100	69,807,082	23,352,545.15
	33 00	WATER CONNECTION FEE	47,267	45,211.62	96	378,136	560,251.52	148	567,211	6,959.48
	36 00	WATER HYDRANT FEES	354,133	386,882.49	109	2,833,064	3,092,110.27	109	4,249,602	1,157,491.73
	39 06	HYDRANT RESID FLOW TEST	141	900.00	638	1,128	9,600.00	851	1,696	7,904.00-
	39 07	BACKFLOW DEVICE TEST	12,808	20,816.33	163	102,464	166,298.02	162	153,700	12,598.02-
	39 08	JUMPER METERS	61	300.00	492	488	1,300.00	266	742	558.00-
	39 09	PLAN REVIEW/CONST INSPECT	1,060	3,000.00	283	8,480	36,000.00	425	12,720	23,280.00-
	39 10	BACKFLOW PRV/RLCT TEMP	44	5.42	12	352	1,543.36	439	530	1,013.36-
	39 *	WATER OTHER INCOME	14,114	25,021.75	177	112,912	214,741.38	190	169,388	45,353.38-
	51 00	SEWER SALES	671,643	683,202.94	102	5,373,144	5,573,847.71	104	8,059,722	2,485,874.29
	51 10	EARNED NOT BILLED	0	.00		0	.00		0	.00
	51 *	SEWER SALES	671,643	683,202.94	102	5,373,144	5,573,847.71	104	8,059,722	2,485,874.29
	53 02	SEWER CONN INDIAN HILLS	0	.00		0	.00		0	.00
	59 01	GREASE TRAP PERMITS	547	408.55	75	4,376	6,411.38	147	6,572	160.62
	60 00	REUSE WATER SALES	38,470	37,249.29	97	307,760	294,121.88	96	461,646	167,524.12
	60 01	REUSE WATER INSTALLATION	618	2,231.00	361	4,944	5,764.00	117	7,420	1,656.00
	60 10	EARNED NOT BILLED	0	.00		0	.00		0	.00
	60 *	REUSE WATER SALES	39,088	39,480.29	101	312,704	299,885.88	96	469,066	169,180.12
	90 10	OTHER EARNED NOT BILLED	0	.00		0	.00		0	.00
343	**	PHYSICAL ENVIRONMENT	6,944,048	7,372,004.52	106	55,552,384	56,201,784.99	101	83,328,643	27,126,858.01
340	***	CHARGES FOR SERVICES	6,944,048	7,372,004.52		55,552,384	56,201,784.99		83,328,643	27,126,858.01

CITY OF COCOA, FLORIDA

FUND 421 WATER/SEWER FUND

ACCOUNT	ACCOUNT DESCRIPTION	CURRENT ESTIMATED	CURRENT ACTUAL	CURRENT %REV	YEAR-TO-DATE ESTIMATED	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
360	MISCELLANEOUS REVENUES								
361	INTEREST & OTHER EARNINGS								
10 00	INTEREST	0	854.75		0	14,738.98		0	14,738.98-
10 02	INVESTMENT INTEREST	25,000	87,959.22	352	200,000	653,199.66	327	300,000	353,199.66-
10 10	FLORIDA PRIME INTEREST	0	30,453.82		0	236,093.56		0	236,093.56-
10 11	INTEREST/CBOS	0	.00		0	.00		0	.00
10 *	INTEREST	25,000	119,267.79	477	200,000	904,032.20	452	300,000	604,032.20-
30 00	NET INC/DEC FMV INVESTMNT	0	26,096.27-		0	37,663.21-		0	37,663.21
40 00	GAIN/(LOSS) SALE INVEST	0	1,586.55		0	21,662.10-		0	21,662.10
40 02	UNREALIZED GAIN/(LOSS)	0	.00		0	.00		0	.00
40 *	GAIN/(LOSS) SALE INVEST	0	1,586.55		0	21,662.10-		0	21,662.10
361 **	INTEREST & OTHER EARNINGS	25,000	94,758.07	379	200,000	844,706.89	422	300,000	544,706.89-
362	RENT AND ROYALTIES								
00 00	RENT AND ROYALTIES	108	.00		864	1,300.00	151	1,300	.00
362 **	RENT AND ROYALTIES	108	.00		864	1,300.00	151	1,300	.00
364	DISPOSITION FIXED ASSETS								
00 00	DISPOSITION FIXED ASSETS	0	.00		0	18,864.10-		0	18,864.10
10 00	GAIN/(LOSS)SALE OF F/A	0	.00		0	120,572.50		0	120,572.50-
364 **	DISPOSITION FIXED ASSETS	0	.00		0	101,708.40		0	101,708.40-
365	SALE SURPLUS MTRLS &SCRAP								
00 00	SALE SURPLUS MTRLS &SCRAP	265	.00		2,120	14,756.06	696	3,180	11,576.06-
365 **	SALE SURPLUS MTRLS &SCRAP	265	.00		2,120	14,756.06	696	3,180	11,576.06-
369	OTHER MISC REVENUES								
90 00	OTHER MISC REVENUES	4,308	2,476.89	58	34,464	40,383.56	117	51,705	11,321.44
90 06	SETTLEMENTS	0	.00		0	.00		0	.00
90 *	OTHER MISC REVENUES	4,308	2,476.89	58	34,464	40,383.56	117	51,705	11,321.44
96 00	INSURANCE REFUND/PROCEEDS	0	34,264.25		0	106,275.83		0	106,275.83-
369 **	OTHER MISC REVENUES	4,308	36,741.14	853	34,464	146,659.39	426	51,705	94,954.39-
360 ***	MISCELLANEOUS REVENUES	29,681	131,499.21		237,448	1,109,130.74		356,185	752,945.74-
380	OTHER SOURCES(NON-REV)								
381	INTERFUND TRANSFER								
91 01	GENERAL FUND (001)	0	.00		0	.00		0	.00

CITY OF COCOA, FLORIDA

FUND 421 WATER/SEWER FUND

ACCOUNT	ACCOUNT DESCRIPTION	CURRENT ESTIMATED	CURRENT ACTUAL	CURRENT %REV	YEAR-TO-DATE ESTIMATED	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
91 24	RENEW & REPLACE (424)	0	.00		309,271	309,270.53	100	309,271	.47
91 25	TRF FROM W/S REST (425)	0	.00		109,208	109,207.12	100	109,208	.88
91 26	TRF FROM W/S 2018B (426)	0	.00		0	.00		0	.00
91 27	TRF FROM W/S RESRVS (425)	0	.00		0	.00		0	.00
91 42	W/S IMPACT FEE (422)	0	.00		0	.00		0	.00
91 52	TRF FROM WORK COMP (520)	0	.00		0	.00		0	.00
91 *	TRANSFER FROM	0	.00		418,479	418,477.65	100	418,479	1.35
381 **	INTERFUND TRANSFER	0	.00		418,479	418,477.65	100	418,479	1.35
383	INSTLMT PURCH/CAP LEASE								
10 00	LEASE PROCEEDS	0	.00		0	.00		0	.00
383 **	INSTLMT PURCH/CAP LEASE	0	.00		0	.00		0	.00
389	NON OPERATING SOURCES								
30 01	SRF LOAN PROCEEDS	0	.00		0	.00		0	.00
85 00	CAP CONTRIB PRIVATE SRCS	0	.00		0	.00		0	.00
99 10	CASH CARRY FORWARD	0	.00		0	.00		0	.00
99 11	RESTR. CASH CARRY FORWARD	0	.00		0	.00		0	.00
99 50	FUND BAL-APPROP. RESERVES	1,909,272	.00		11,973,342	.00		19,610,442	19,610,442.00
99 *	BALANCE FORWARD	1,909,272	.00		11,973,342	.00		19,610,442	19,610,442.00
389 **	NON OPERATING SOURCES	1,909,272	.00		11,973,342	.00		19,610,442	19,610,442.00
380 ***	OTHER SOURCES(NON-REV)	1,909,272	.00		12,391,821	418,477.65		20,028,921	19,610,443.35
FUND TOTAL	WATER/SEWER FUND	8,883,001	7,539,175.14		68,181,653	57,790,391.26		103,713,749	45,923,357.74
GRAND TOTAL		8,883,001	7,539,175.14		68,181,653	57,790,391.26		103,713,749	45,923,357.74

FUND 421 WATER/SEWER FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
11-00	EXECUTIVE SALARIES	15912	19774.80	124	127296	116852.48	92	.00	190947	74094.52	61
11 **	EXECUTIVE SALARIES	15912	19774.80	124	127296	116852.48	92	.00	190947	74094.52	61
12-00	REGULAR SALARIES & WAGES	1069634	1240826.41	116	8590447	6980781.03	81	.00	12869034	5888252.97	54
12-10	SALARY ADJUSTMENTS	0	.00	0	0	.00	0	.00	0	.00	0
12-12	ACCRUAL PAYOUTS	3440	3626.07	105	8947	28017.60	313	.00	22698	5319.60-	123
12-15	SETTLEMENT WAGES	0	.00	0	0	.00	0	.00	0	.00	0
12 **	REGULAR SALARIES & WAGES	1073074	1244452.48	116	8599394	7008798.63	82	.00	12891732	5882933.37	54
13-00	OTHER SALARIES & WAGES	59219	68324.86	115	459109	406832.38	89	.00	696010	289177.62	59
13 **	OTHER SALARIES & WAGES	59219	68324.86	115	459109	406832.38	89	.00	696010	289177.62	59
14-00	OVERTIME	80279	114314.36	142	642232	704646.45	110	.00	963401	258754.55	73
14-01	COMP TIME	0	.00	0	0	.00	0	.00	0	.00	0
14 **	OVERTIME	80279	114314.36	142	642232	704646.45	110	.00	963401	258754.55	73
15-00	SPECIAL PAY	53	59.82	113	265	306.54	116	.00	484	177.46	63
15 **	SPECIAL PAY	53	59.82	113	265	306.54	116	.00	484	177.46	63
20-00	CLOTHING/SHOE ALLOWANCE	3224	256.73	8	25792	27296.73	106	.00	38725	11428.27	71
20 **	CLOTHING/SHOE ALLOWANCE	3224	256.73	8	25792	27296.73	106	.00	38725	11428.27	71
21-00	FICA TAXES	92170	108861.34	118	737360	619171.41	84	.00	1106070	486898.59	56
21 **	FICA TAXES	92170	108861.34	118	737360	619171.41	84	.00	1106070	486898.59	56
22-00	RETIREMENT CONTRIBUTIONS	168536	215403.09	128	1348288	1273747.86	95	.00	2022483	748735.14	63
22-01	POLICE/FIRE	0	.00	0	0	.00	0	.00	0	.00	0
22-03	NON FRS RETIREMENT CONT	565	766.75	136	4520	4336.91	96	.00	6787	2450.09	64
22 **	RETIREMENT CONTRIBUTIONS	169101	216169.84	128	1352808	1278084.77	95	.00	2029270	751185.23	63
23-00	INSURANCES	2190	2414.76	110	17520	17802.87	102	.00	26314	8511.13	68
23-02	RETIREES OTHER INSURANCES	14288	8166.80	57	114304	91580.80	80	.00	171466	79885.20	53
23-03	CONTRA CIGNA SAVINGS	0	.00	0	0	.00	0	.00	0	.00	0

FUND 421 WATER/SEWER FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
23-04	MEDICAL	265750	226324.81	85	2126000	1655191.28	78	.00	3189036	1533844.72	52
23-05	HEALTH RETIREES 50%	1682	1023.98	61	13456	8191.84	61	.00	20187	11995.16	41
23-06	HEALTH RETIREES 100%	5607	4089.82	73	44856	32718.56	73	.00	67285	34566.44	49
23-07	DENTAL INSURANCE	11848	9298.20	79	94784	68839.43	73	.00	142220	73380.57	48
23-08	VISION INSURANCE	2001	1609.84	81	16008	11899.70	74	.00	24060	12160.30	50
23-09	LONG TERM DISABILITY	2602	2761.00	106	20816	20386.98	98	.00	31283	10896.02	65
23-10	FSA HEALTH	0	.00	0	0	.00	0	.00	0	.00	0
23-11	FSA CHILDCARE	0	.00	0	0	.00	0	.00	0	.00	0
23-99	OPEB HEALTH EXPENSE	0	.00	0	0	.00	0	.00	0	.00	0
23 **	INSURANCES	305968	255689.21	84	2447744	1906611.46	78	.00	3671851	1765239.54	52
24-00	WORKER'S COMPENSATION	36073	23188.25	64	288584	154319.59	54	.00	432911	278591.41	36
24 **	WORKER'S COMPENSATION	36073	23188.25	64	288584	154319.59	54	.00	432911	278591.41	36
25-00	UNEMPLOYMENT COMPENSATION	833	118.62	14	6664	118.62	2	.00	10000	9881.38	1
25 **	UNEMPLOYMENT COMPENSATION	833	118.62	14	6664	118.62	2	.00	10000	9881.38	1
26-00	OPEB HEALTH EXPENSE	0	.00	0	0	.00	0	.00	0	.00	0
26 **	OPEB HEALTH EXPENSE	0	.00	0	0	.00	0	.00	0	.00	0
27-00	BENEFIT OFFSET	14550	11900.00	82	116400	87835.96	76	.00	174600	86764.04	50
27 **	BENEFIT OFFSET	14550	11900.00	82	116400	87835.96	76	.00	174600	86764.04	50
31-00	PROFESSIONAL SERVICES	66369	12000.00	18	531941	58050.00	11	493809.00	797438	245579.00	69
31-01	LEGAL EXPENSES	9877	.00	0	77472	1519.80	2	25456.21	116977	90000.99	23
31-02	MEDICAL SERVICES	0	.00	0	0	.00	0	.00	0	.00	0
31-03	ENGINEERING SERVICES	182744	226015.12	124	1393036	1100292.45	79	885839.57	2124022	137889.98	94
31-27	TCR PROJECT-COCOA	23163	3792.35	16	157881	21272.74	14	224146.12	250530	5111.14	98
31-33	EMPLOYEE HEALTH CENTER	0	.00	0	0	.00	0	.00	0	.00	0
31 **	PROFESSIONAL SERVICES	282153	241807.47	86	2160330	1181134.99	55	1629250.90	3288967	478581.11	85

FUND 421 WATER/SEWER FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
32-00	ACCOUNTING & AUDITING	0	.00	0	0	.00	0	.00	0	.00	0
32 **	ACCOUNTING & AUDITING	0	.00	0	0	.00	0	.00	0	.00	0
34-00	CONTRACT SERVICES	191702	39690.26	21	1496570	453729.45	30	381851.35	2263410	1427829.20	37
34-09	MOWING CONTRACTS	0	.00	0	0	.00	0	.00	0	.00	0
34-10	COST OF GENERAL FUND SVCS	0	.00	0	0	.00	0	.00	0	.00	0
34 **	CONTRACT SERVICES	191702	39690.26	21	1496570	453729.45	30	381851.35	2263410	1427829.20	37
39-00	CONTINGENCY	95247	.00	0	926978	.00	0	.00	1307974	1307974.00	0
39-02	BOND RESERVE	0	.00	0	0	.00	0	.00	0	.00	0
39-15	WAGE AND SALARY	0	.00	0	0	.00	0	.00	0	.00	0
39 **	CONTINGENCY	95247	.00	0	926978	.00	0	.00	1307974	1307974.00	0
40-00	TRAVEL AND PER DIEM	1835	344.18-	19-	11880	5057.08	43	.00	19244	14186.92	26
40-01	CAR ALLOWANCE	0	.00	0	0	.00	0	.00	0	.00	0
40 **	TRAVEL AND PER DIEM	1835	344.18-	19-	11880	5057.08	43	.00	19244	14186.92	26
41-00	COMMUNICATION	18447	16658.27	90	145656	131417.85	90	85446.95	219485	2620.20	99
41 **	COMMUNICATION	18447	16658.27	90	145656	131417.85	90	85446.95	219485	2620.20	99
42-00	FREIGHT & POSTAGE SERVICE	972	315.70	33	7776	1457.64	19	.00	11710	10252.36	12
42 **	FREIGHT & POSTAGE SERVICE	972	315.70	33	7776	1457.64	19	.00	11710	10252.36	12
43-00	ELECTRIC/WATER/SEWER	208510	162967.64	78	1664981	1237946.97	74	1244972.02	2499033	16114.01	99
43 **	ELECTRIC/WATER/SEWER	208510	162967.64	78	1664981	1237946.97	74	1244972.02	2499033	16114.01	99
44-00	RENTAL AND LEASES	6035	280.60	5	38808	16009.10	41	24467.00	62976	22499.90	64
44-21	DUKE ENERGY-GENERATOR	0	.00	0	0	.00	0	.00	0	.00	0
44 **	RENTAL AND LEASES	6035	280.60	5	38808	16009.10	41	24467.00	62976	22499.90	64
45-00	INSURANCE	119817	319201.38	266	958536	890843.31	93	.00	1437821	546977.69	62
45 **	INSURANCE	119817	319201.38	266	958536	890843.31	93	.00	1437821	546977.69	62
46-00	REPAIRS & MAINTENANCE	547417	270716.24	50	4521591	3393923.91	75	953284.83	6711307	2364098.26	65

FUND 421 WATER/SEWER FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
46-01	SMALL TOOLS	0	.00	0	0	.00	0	.00	0	.00	0
46-02	REPAIR/MAINT BUILDING	35854	2633.75	7	263284	20105.01	8	330900.88	406725	55719.11	86
46-03	REPAIR/MAINT-VEHICLES	36117	32126.23	89	225936	270987.81	120	.00	370447	99459.19	73
46-15	INSURED VEHICLE ACCIDENT	0	.00	0	0	.00	0	.00	0	.00	0
46 **	REPAIRS & MAINTENANCE	619388	305476.22	49	5010811	3685016.73	74	1284185.71	7488479	2519276.56	66
47-00	PRINTING & BINDING	800	.00	0	6400	5578.00	87	.00	9640	4062.00	58
47 **	PRINTING & BINDING	800	.00	0	6400	5578.00	87	.00	9640	4062.00	58
48-00	PROMOTIONAL ACTIVITIES	2116	100.00	5	16928	3326.72	20	.00	25400	22073.28	13
48 **	PROMOTIONAL ACTIVITIES	2116	100.00	5	16928	3326.72	20	.00	25400	22073.28	13
49-00	OTHER CHARGES & OBLIG.	15631	13075.89	84	123599	109318.65	88	20.00	186155	76816.35	59
49-02	ADVERTISING	0	.00	0	0	.00	0	.00	0	.00	0
49-07	BAD DEBT EXPENSE	0	3751.26-	0	0	33914.66-	0	.00	0	33914.66	0
49-08	CASH OVER & UNDER	0	10.00-	0	0	1.59-	0	.00	0	1.59	0
49-09	DOCUMENT RECORDING CHGS	500	2257.00-	451-	4000	4431.80-	111-	3111.80	6000	7320.00	22-
49-15	OBSOLETE INVENTORY	0	.00	0	0	.00	0	.00	0	.00	0
49-17	DAMAGED INVENTORY	0	.00	0	0	.00	0	.00	0	.00	0
49-31	OVERHEAD ALLOCATION	0	.00	0	0	.00	0	.00	0	.00	0
49 **	OTHER CHARGES & OBLIG.	16131	7057.63	44	127599	70970.60	56	3131.80	192155	118052.60	39
51-00	OFFICE SUPPLIES	2020	778.41	39	16160	6878.71	43	.00	24281	17402.29	28
51 **	OFFICE SUPPLIES	2020	778.41	39	16160	6878.71	43	.00	24281	17402.29	28
52-00	OPERATING SUPPLIES	79749	71713.60	90	584299	589023.44	101	146797.71	903341	167519.85	82
52-02	UNIFORMS-PURCHASED	133	.00	0	665	903.88	136	.00	1200	296.12	75
52-07	JANITORIAL SUPPLIES	853	1011.51	119	6824	7319.10	107	.00	10240	2920.90	72
52-09	CHEMICALS	620862	379850.73	61	5063322	3641092.88	72	3411509.99	7546781	494178.13	94
52-30	FUEL OIL & LUBRICANTS	43660	58889.69	135	349280	205339.24	59	28480.18	523975	290155.58	45

FUND 421 WATER/SEWER FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
52-33	EMPLOYEE HEALTH CENTER	0	.00	0	0	.00	0	.00	0	.00	0
52 **	OPERATING SUPPLIES	745257	511465.53	69	6004390	4443678.54	74	3586787.88	8985537	955070.58	89
53-00	ROAD MATERIALS/SUPPLIES	2915	2265.22	78	23320	11328.12	49	13586.45	35000	10085.43	71
53 **	ROAD MATERIALS/SUPPLIES	2915	2265.22	78	23320	11328.12	49	13586.45	35000	10085.43	71
54-00	MEMBERSHIP/PUBLICATIONS	3415	737.95	22	27320	35762.95	131	.00	41016	5253.05	87
54 **	MEMBERSHIP/PUBLICATIONS	3415	737.95	22	27320	35762.95	131	.00	41016	5253.05	87
55-00	TRAINING	7656	2147.40	28	61248	21235.97	35	2800.00	91910	67874.03	26
55-01	EDA PROGRAM	416	.00	0	3328	.00	0	.00	5000	5000.00	0
55 **	TRAINING	8072	2147.40	27	64576	21235.97	33	2800.00	96910	72874.03	25
56-00	TECHNOLOGY SYSTEMS	0	.00	0	0	.00	0	.00	0	.00	0
56-15	IT-RELATED OPERATING EXP	29968	1654.18	6	201593	273351.05	136	39707.40	321474	8415.55	97
56 **	TECHNOLOGY SYSTEMS	29968	1654.18	6	201593	273351.05	136	39707.40	321474	8415.55	97
59-00	DEPRECIATION EXPENSE	0	.00	0	0	7496.43	0	.00	0	7496.43-	0
59 **	DEPRECIATION EXPENSE	0	.00	0	0	7496.43	0	.00	0	7496.43-	0
61-00	LAND	0	.00	0	0	.00	0	.00	0	.00	0
61 **	LAND	0	.00	0	0	.00	0	.00	0	.00	0
62-00	BUILDINGS	3208-	.00	0	12835	.00	0	.00	0	.00	0
62 **	BUILDINGS	3208-	.00	0	12835	.00	0	.00	0	.00	0
63-00	INFRASTRUCTURE	16416	10065.10	61	138182	26326.40	19	177514.10	203842	1.50	100
63-06	FDEM H0477 LS#1	0	.00	0	0	.00	0	.00	0	.00	0
63-07	IMPROVE OTHER THAN BLDG	16468	.00	0	83411	56645.00	68	48736.00	149281	43900.00	71
63 **	INFRASTRUCTURE	32884	10065.10	31	221593	82971.40	37	226250.10	353123	43901.50	88
64-00	MACHINERY & EQUIPMENT	160482	207765.00	130	1094301	976246.00	89	557475.20	1736251	202529.80	88
64-15	IT HARDWARE	36276	.00	0	183879	.00	0	.00	328992	328992.00	0
64-60	SBITA INTANG ASSETS	0	.00	0	0	.00	0	.00	0	.00	0

FUND 421 WATER/SEWER FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
64 **	MACHINERY & EQUIPMENT	196758	207765.00	106	1278180	976246.00	76	557475.20	2065243	531521.80	74
65-00	CONSTRUCTION IN PROGRESS	0	.00	0	0	.00	0	.00	0	.00	0
65 **	CONSTRUCTION IN PROGRESS	0	.00	0	0	.00	0	.00	0	.00	0
68-10	SFTWR & OTHER INTANGIBLES	0	.00	0	0	.00	0	.00	0	.00	0
68 **	INTANGIBLE ASSETS	0	.00	0	0	.00	0	.00	0	.00	0
69-99	CONTRA FIXED ASSETS	0	.00	0	0	700829.49-	0	.00	0	700829.49	0
69 **	PROPRIETARY FUNDS	0	.00	0	0	700829.49-	0	.00	0	700829.49	0
71-20	SERIES 2020	0	.00	0	0	.00	0	.00	0	.00	0
71-32	LEASED ASSET-GENERATOR	29996	30031.58	100	239968	208692.70	87	151260.25	359953	.05	100
71-33	SBITA ACCRUENT CMMS	0	.00	0	0	.00	0	.00	0	.00	0
71-34	SBITA ESRI ARCGIS	0	.00	0	0	.00	0	.00	0	.00	0
71-35	SBITA - SAMSARA	1-	.00	0	8-	.00	0	.00	0	.00	0
71-36	SBITA - DEBTBOOK	0	.00	0	0	.00	0	.00	0	.00	0
71-74	ESRI ARCGIS	4561	.00	0	36488	54734.49	150	.00	54735	.51	100
71 **	PRINCIPAL	34556	30031.58	87	276448	263427.19	95	151260.25	414688	.56	100
72-32	LEASED ASSET-GENERATOR	6143	6108.42	99	49144	44287.30	90	29439.75	73727	.05-	100
72-33	SBITA - ACCRNT CMMS	0	.00	0	0	.00	0	.00	0	.00	0
72-34	SBITA ESRI ARCGIS	0	.00	0	0	.00	0	.00	0	.00	0
72-35	SBITA - SAMSARA	1-	.00	0	8-	.00	0	.00	0	.00	0
72-36	SBITA - DEBTBOOK	40	.00	0	320	.00	0	.00	489	489.00	0
72-74	SBITA - ESRI ARCGIS	163	.00	0	1304	1965.51	151	.00	1966	.49	100
72 **	DEBT SERVICE - INTEREST	6345	6108.42	96	50760	46252.81	91	29439.75	76182	489.44	99
73-00	OTHER DEBT SERVICE COST	55-	.00	0	220	.00	0	.00	0	.00	0
73-32	GENERATOR AMORT	0	.00	0	0	.00	0	.00	0	.00	0
73-33	SBITA ASSETS	0	.00	0	0	.00	0	.00	0	.00	0

FUND 421 WATER/SEWER FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
73 **	INTANG AMORT EXP	55-	.00	0	220	.00	0	.00	0	.00	0
82-00	AID TO PRIVATE ORGANIZAT	166	.00	0	1328	.00	0	.00	2000	2000.00	0
82-01	ECON DEV INCENTIVE CONTR	0	.00	0	0	.00	0	.00	0	.00	0
82 **	AID TO PRIVATE ORGANIZAT	166	.00	0	1328	.00	0	.00	2000	2000.00	0
91-01	TO GENERAL FUND (001)	0	.00	0	77416	77416.00	100	.00	77416	.00	100
91-02	TO GEN FUND ROI (001)	721496	721496.50	100	5771972	5771972.00	100	.00	8657958	2885986.00	67
91-23	TO STORMWATER (423)	0	.00	0	0	.00	0	.00	0	.00	0
91-24	TRANSFER TO R & R (424)	0	3477834.00	0	25078584	25078584.00	100	.00	25078584	.00	100
91-25	TO RESTRCTD ASSET (425)	513000	512999.85	100	4102611	4102610.40	100	.00	6154612	2052001.60	67
91-26	TO W/S 2018B (426)	0	.00	0	0	.00	0	.00	0	.00	0
91-27	TO TCR/SJR PROJ (427)	0	.00	0	0	.00	0	.00	0	.00	0
91-30	TO GF CAP PROJ (301)	0	.00	0	0	.00	0	.00	0	.00	0
91-42	IMPACT FEES FUND (422)	0	.00	0	0	.00	0	.00	0	.00	0
91-52	TO W/C INS FUND (520)	0	.00	0	0	.00	0	.00	0	.00	0
91-53	TO HEALTH INS FUND (530)	0	.00	0	0	.00	0	.00	0	.00	0
91 **	INTERFUND TRANSFER	1234496	4712330.35	382	35030583	35030582.40	100	.00	39968570	4937987.60	88
94-01	TXFR TO GF OH ALLOC (001)	709883	709883.08	100	5679065	5679064.64	100	.00	8518597	2839532.36	67
94 **	INTERFUND TRANSFER	709883	709883.08	100	5679065	5679064.64	100	.00	8518597	2839532.36	67
95-01	TXFR TO GF 6% PLOFF (001)	148236	148236.08	100	1185889	1185888.64	100	.00	1778833	592944.36	67
95 **	NONOPERATING	148236	148236.08	100	1185889	1185888.64	100	.00	1778833	592944.36	67
FUND 421	TOTAL *********										
	WATER/SEWER FUND	6565317	9499789.60	145	77451161	67356698.82	87	9260612.76	103713749	27096437.42	74
GRAND	TOTAL *********										
		6565317	9499789.60	145	77451161	67356698.82	87	9260612.76	103713749	27096437.42	74

FY 2026 Budget by Classification Report - Summary Listing

5/31/2026

Target for May 2026 is 67%

FUND 423 - STORMWATER FUND

	Amended Budget	YTD Encumbrances	YTD Actual Transactions	Budget - YTD Transactions	% Used/Rec'd
REVENUE					
*STORMWATER ASSESSMENT	$ 2,401,415	$ -	$ 2,169,053	$ 232,362	90%
CHARGES FOR SERVICES	$ -	$ -	$ 2	$ (2)	0%
INTERGOVERNMENTAL/GRANT	$ -	$ -	$ -	$ -	0%
MISCELLANEOUS	$ 400	$ -	$ 88,387	$ (87,987)	22097%
**OTHER SOURCES (NON-REVENUE)	$ 46,818	$ -	$ -	$ 46,818	0%
REVENUE TOTALS	**$ 2,448,633**	**$ -**	**$ 2,257,441**	**$ 191,192**	**92%**
EXPENSE					
SALARIES AND BENEFITS	$ 641,393	$ -	$ 407,934	$ 233,459	64%
OPERATING EXPENDITURES	$ 913,608	$ 193,882	$ 379,128	$ 340,598	41%
CAPITAL OUTLAY	$ 592,925	$ 28,100	$ 43,896	$ 520,929	7%
OTHER SOURCES (NON-REVENUE)	$ -	$ -	$ -	$ -	0%
NON-OPERATING USES	$ 300,707	$ -	$ 202,902	$ 97,805	67%
EXPENSE TOTALS	**$ 2,448,633**	**$ 221,982**	**$ 1,033,860**	**$ 1,192,790**	**51%**
REVENUE TOTALS	**$ 2,448,633**	**$ -**	**$ 2,257,441**	**$ 191,192**	**92%**
EXPENSE TOTALS	**$ 2,448,633**	**$ 221,982**	**$ 1,033,860**	**$ 1,192,790**	**51%**
	$ -	**$ (221,982)**	**$ 1,223,581**	**$ (1,001,599)**	

*Stormwater Assessment Revenues come in November-March

FUND 423 STORMWATER UTILITY

ACCOUNT	ACCOUNT DESCRIPTION	CURRENT ESTIMATED	CURRENT ACTUAL	CURRENT %REV	YEAR-TO-DATE ESTIMATED	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
320	OTHER PERMITS & FEES								
325	SPECIAL ASSESSMENT								
23 01	STRMWTR SPEC ASSMNT	190,117	44,384.52	23	1,520,936	2,164,354.58	142	2,281,415	117,060.42
23 02	DELINQUENT TAX	0	2.19-		0	56.97		0	56.97-
23 03	PENALTIES	833	1,318.17	158	6,664	4,641.28	70	10,000	5,358.72
23 04	TAX CERTIFICATES	9,166	.00		73,328	.00		110,000	110,000.00
23 *	STORMWATER	200,116	45,700.50	23	1,600,928	2,169,052.83	136	2,401,415	232,362.17
325 **	SPECIAL ASSESSMENT	200,116	45,700.50	23	1,600,928	2,169,052.83	136	2,401,415	232,362.17
320 ***	OTHER PERMITS & FEES	200,116	45,700.50		1,600,928	2,169,052.83		2,401,415	232,362.17
330	INTERGOVERNMENTAL REVENUE								
331	FEDERAL GRANTS								
50 01	FEDERAL DISASTER REIMB	0	.00		0	.00		0	.00
331 **	FEDERAL GRANTS	0	.00		0	.00		0	.00
334	STATE GRANT								
36 35	US1/FOREST AV S/W FACILTY	0	.00		0	.00		0	.00
36 36	N FSK S/W PND FLOAT WTLND	0	.00		0	.00		0	.00
36 69	DIX/IRD IRL RESIL DESIGN	0	.00		0	.00		0	.00
36 *	STORMWATER MANAGEMENT	0	.00		0	.00		0	.00
334 **	STATE GRANT	0	.00		0	.00		0	.00
338	SHARED REVENUE LOCAL UNIT								
10 00	SHARED REV - BREVARD CTY	0	.00		0	.00		0	.00
10 02	CHURCH STREET BAFFLE BOX	0	.00		0	.00		0	.00
10 05	SOIRL-SAVE OUR IR LAGOON	0	.00		0	.00		0	.00
10 *	SHARED REV - BREVARD CTY	0	.00		0	.00		0	.00
338 **	SHARED REVENUE LOCAL UNIT	0	.00		0	.00		0	.00
330 ***	INTERGOVERNMENTAL REVENUE	0	.00		0	.00		0	.00
340	CHARGES FOR SERVICES								
343	PHYSICAL ENVIRONMENT								
91 00	STORMWATER FEES	0	.00		0	1.63		0	1.63-
91 10	EARNED NOT BILLED	0	.00		0	.00		0	.00
91 *	STORMWATER FEES	0	.00		0	1.63		0	1.63-
343 **	PHYSICAL ENVIRONMENT	0	.00		0	1.63		0	1.63-
340 ***	CHARGES FOR SERVICES	0	.00		0	1.63		0	1.63-

CITY OF COCOA, FLORIDA

FUND 423 STORMWATER UTILITY

ACCOUNT	ACCOUNT DESCRIPTION	CURRENT ESTIMATED	CURRENT ACTUAL	CURRENT %REV	YEAR-TO-DATE ESTIMATED	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
360	MISCELLANEOUS REVENUES								
361	INTEREST & OTHER EARNINGS								
10 00	INTEREST	0	22.30		0	74.60		0	74.60-
10 02	INVESTMENT INTEREST	0	5,131.00		0	31,872.05		0	31,872.05-
10 10	FLORIDA PRIME INTEREST	0	7,473.28		0	58,488.03		0	58,488.03-
10 *	INTEREST	0	12,626.58		0	90,434.68		0	90,434.68-
30 00	NET INC/DEC FMV INVESTMNT	0	1,001.04-		0	1,611.33-		0	1,611.33
40 00	GAIN/(LOSS) SALE INVEST	0	61.25-		0	698.92-		0	698.92
40 02	UNREALIZED GAIN/(LOSS)	0	.00		0	.00		0	.00
40 *	GAIN/(LOSS) SALE INVEST	0	61.25-		0	698.92-		0	698.92
361 **	INTEREST & OTHER EARNINGS	0	11,564.29		0	88,124.43		0	88,124.43-
364	DISPOSITION FIXED ASSETS								
00 00	DISPOSITION FIXED ASSETS	0	.00		0	.00		0	.00
364 **	DISPOSITION FIXED ASSETS	0	.00		0	.00		0	.00
366	CONTRIBUTIONS & DONATIONS								
00 00	CONTRIBUTIONS & DONATIONS	0	.00		0	.00		0	.00
366 **	CONTRIBUTIONS & DONATIONS	0	.00		0	.00		0	.00
369	OTHER MISC REVENUES								
90 00	OTHER MISC REVENUES	33	.00		264	262.51	99	400	137.49
369 **	OTHER MISC REVENUES	33	.00		264	262.51	99	400	137.49
360 ***	MISCELLANEOUS REVENUES	33	11,564.29		264	88,386.94		400	87,986.94-
380	OTHER SOURCES(NON-REV)								
381	INTERFUND TRANSFER								
91 01	GENERAL FUND (001)	0	.00		0	.00		0	.00
91 21	TRF FROM W/S FUND (421)	0	.00		0	.00		0	.00
91 *	TRANSFER FROM	0	.00		0	.00		0	.00
381 **	INTERFUND TRANSFER	0	.00		0	.00		0	.00
389	NON OPERATING SOURCES								
85 00	CAP CONTRIB PRIVATE SRCS	0	.00		0	.00		0	.00
90 00	NON OPERATING SOURCES	0	.00		0	.00		0	.00
99 10	CASH CARRY FORWARD	0	.00		0	.00		0	.00
99 50	FUND BAL-APPROP. RESERVES	4,337	.00		29,474	.00		46,818	46,818.00
99 *	BALANCE FORWARD	4,337	.00		29,474	.00		46,818	46,818.00
389 **	NON OPERATING SOURCES	4,337	.00		29,474	.00		46,818	46,818.00

380	***	OTHER SOURCES(NON-REV)	4,337	.00	29,474	.00	46,818	46,818.00
FUND TOTAL		STORMWATER UTILITY	204,486	57,264.79	1,630,666	2,257,441.40	2,448,633	191,191.60
GRAND TOTAL			204,486	57,264.79	1,630,666	2,257,441.40	2,448,633	191,191.60

FUND 423 STORMWATER UTILITY

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
11-00	EXECUTIVE SALARIES	0	.00	0	0	.00	0	.00	0	.00	0
11 **	EXECUTIVE SALARIES	0	.00	0	0	.00	0	.00	0	.00	0
12-00	REGULAR SALARIES & WAGES	26676	29146.40	109	213408	163295.37	77	.00	320115	156819.63	51
12-10	SALARY ADJUSTMENTS	0	.00	0	0	.00	0	.00	0	.00	0
12-12	ACCRUAL PAYOUTS	0	.00	0	0	.00	0	.00	0	.00	0
12 **	REGULAR SALARIES & WAGES	26676	29146.40	109	213408	163295.37	77	.00	320115	156819.63	51
13-00	OTHER SALARIES & WAGES	7795	18514.84	238	62360	103592.72	166	.00	93540	10052.72-	111
13 **	OTHER SALARIES & WAGES	7795	18514.84	238	62360	103592.72	166	.00	93540	10052.72-	111
14-00	OVERTIME	726	1809.42	249	5808	6646.44	114	.00	8714	2067.56	76
14-01	COMP TIME	0	.00	0	0	.00	0	.00	0	.00	0
14 **	OVERTIME	726	1809.42	249	5808	6646.44	114	.00	8714	2067.56	76
15-00	SPECIAL PAY	0	.00	0	0	.00	0	.00	0	.00	0
15 **	SPECIAL PAY	0	.00	0	0	.00	0	.00	0	.00	0
20-00	CLOTHING/SHOE ALLOWANCE	120	.00	0	960	700.00	73	.00	1450	750.00	48
20 **	CLOTHING/SHOE ALLOWANCE	120	.00	0	960	700.00	73	.00	1450	750.00	48
21-00	FICA TAXES	2624	3790.52	145	20992	21024.94	100	.00	31491	10466.06	67
21 **	FICA TAXES	2624	3790.52	145	20992	21024.94	100	.00	31491	10466.06	67
22-00	RETIREMENT CONTRIBUTIONS	4698	7560.43	161	37584	41855.55	111	.00	56381	14525.45	74
22-01	GASB68 PENS EXP	0	.00	0	0	.00	0	.00	0	.00	0
22 **	RETIREMENT CONTRIBUTIONS	4698	7560.43	161	37584	41855.55	111	.00	56381	14525.45	74
23-00	INSURANCES	62	75.18	121	496	556.32	112	.00	752	195.68	74
23-03	CONTRA CIGNA SAVINGS	0	.00	0	0	.00	0	.00	0	.00	0
23-04	MEDICAL	6220	6297.64	101	49760	46653.66	94	.00	74643	27989.34	63
23-07	DENTAL INSURANCE	249	265.24	107	1992	1962.12	99	.00	2998	1035.88	65
23-08	VISION INSURANCE	43	48.78	113	344	360.78	105	.00	519	158.22	70

FUND 423 STORMWATER UTILITY

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
23-09	LONG TERM DISABILITY	74	100.34	136	592	742.15	125	.00	891	148.85	83
23-10	FSA HEALTH	0	.00	0	0	.00	0	.00	0	.00	0
23-11	FSA CHILDCARE	0	.00	0	0	.00	0	.00	0	.00	0
23-99	OPEB HEALTH EXPENSE	0	.00	0	0	.00	0	.00	0	.00	0
23 **	INSURANCES	6648	6787.18	102	53184	50275.03	95	.00	79803	29527.97	63
24-00	WORKER'S COMPENSATION	3858	2500.20	65	30864	16847.50	55	.00	46299	29451.50	36
24 **	WORKER'S COMPENSATION	3858	2500.20	65	30864	16847.50	55	.00	46299	29451.50	36
26-00	OPEB HEALTH EXPENSE	0	.00	0	0	.00	0	.00	0	.00	0
26 **	OPEB HEALTH EXPENSE	0	.00	0	0	.00	0	.00	0	.00	0
27-00	BENEFIT OFFSET	300	500.00	167	2400	3696.84	154	.00	3600	96.84-	103
27 **	BENEFIT OFFSET	300	500.00	167	2400	3696.84	154	.00	3600	96.84-	103
31-00	PROFESSIONAL SERVICES	15771	.00	0	126113	30261.63	24	78451.34	189201	80488.03	58
31-01	LEGAL EXPENSES	41	.00	0	328	.00	0	.00	500	500.00	0
31-33	EMPLOYEE HEALTH CENTER	0	.00	0	0	.00	0	.00	0	.00	0
31 **	PROFESSIONAL SERVICES	15812	.00	0	126441	30261.63	24	78451.34	189701	80988.03	57
34-00	CONTRACT SERVICES	22893	.00	0	181956	178107.26	98	74386.48	273541	21047.26	92
34-10	COST OF GENERAL FUND SVCS	0	.00	0	0	.00	0	.00	0	.00	0
34 **	CONTRACT SERVICES	22893	.00	0	181956	178107.26	98	74386.48	273541	21047.26	92
39-00	CONTINGENCY	12014	.00	0	127246	.00	0	.00	175308	175308.00	0
39 **	CONTINGENCY	12014	.00	0	127246	.00	0	.00	175308	175308.00	0
40-00	TRAVEL & PER DIEM	250	66.23	27	2000	66.23	3	.00	3000	2933.77	2
40 **	TRAVEL & PER DIEM	250	66.23	27	2000	66.23	3	.00	3000	2933.77	2
41-00	COMMUNICATION	173	112.29	65	1384	838.46	61	1237.54	2076	.00	100
41 **	COMMUNICATION	173	112.29	65	1384	838.46	61	1237.54	2076	.00	100
42-00	POSTAGE & FREIGHT	41	.00	0	328	.00	0	.00	500	500.00	0

FUND 423 STORMWATER UTILITY

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
42 **	POSTAGE & FREIGHT	41	.00	0	328	.00	0	.00	500	500.00	0
43-00	ELECTRIC/WATER/SEWER	1333	1193.97	90	10664	9908.68	93	8682.86	16000	2591.54-	116
43 **	ELECTRIC/WATER/SEWER	1333	1193.97	90	10664	9908.68	93	8682.86	16000	2591.54-	116
44-00	RENTALS AND LEASES	250	.00	0	2000	2825.11	141	.00	3000	174.89	94
44 **	RENTALS AND LEASES	250	.00	0	2000	2825.11	141	.00	3000	174.89	94
45-00	INSURANCE	1421	3576.80	252	11368	10696.24	94	.00	17058	6361.76	63
45 **	INSURANCE	1421	3576.80	252	11368	10696.24	94	.00	17058	6361.76	63
46-00	REPAIRS & MAINTENANCE	13622	15944.04	117	78395	80371.72	103	22667.89	132894	29854.39	78
46-01	SMALL TOOLS	0	.00	0	0	.00	0	.00	0	.00	0
46-02	REPAIR/MAINT BUILDING	0	.00	0	0	.00	0	.00	0	.00	0
46-03	REPAIR/MAINT-VEHICLES	3992	4137.93	104	31936	38534.62	121	6358.81	47907	3013.57	94
46-15	INSURED VEHICLE ACCIDENT	0	.00	0	0	.00	0	.00	0	.00	0
46 **	REPAIRS & MAINTENANCE	17614	20081.97	114	110331	118906.34	108	29026.70	180801	32867.96	82
47-00	PRINTING & BINDING	41	.00	0	328	.00	0	.00	500	500.00	0
47 **	PRINTING & BINDING	41	.00	0	328	.00	0	.00	500	500.00	0
49-00	OTHER CHARGES & OBLIG.	30	.00	0	240	324.28	135	.00	360	35.72	90
49-02	ADVERTISING	0	.00	0	0	.00	0	.00	0	.00	0
49-07	BAD DEBT EXPENSE	0	37.00-	0	0	743.93-	0	.00	0	743.93	0
49-15	OBSOLETE INVENTORY	0	.00	0	0	.00	0	.00	0	.00	0
49-31	OVERHEAD ALLOCATION	0	.00	0	0	.00	0	.00	0	.00	0
49 **	OTHER CHARGES & OBLIG.	30	37.00-	123-	240	419.65-	175-	.00	360	779.65	117-
51-00	OFFICE SUPPLIES	41	.00	0	328	168.89	52	.00	500	331.11	34
51 **	OFFICE SUPPLIES	41	.00	0	328	168.89	52	.00	500	331.11	34
52-00	OPERATING SUPPLIES	1110	967.22	87	8880	8523.14	96	2097.38	13330	2709.48	80
52-02	UNIFORMS-PURCHASED	0	.00	0	0	.00	0	.00	0	.00	0

FUND 423 STORMWATER UTILITY

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
52-07	JANITORIAL SUPPLIES	0	.00	0	0	.00	0	.00	0	.00	0
52-30	FUEL OIL & LUBRICANTS	2151	3226.50	150	17208	12610.22	73	.00	25816	13205.78	49
52-33	EMPLOYEE HEALTH CENTER	0	.00	0	0	.00	0	.00	0	.00	0
52 **	OPERATING SUPPLIES	3261	4193.72	129	26088	21133.36	81	2097.38	39146	15915.26	59
53-00	ROAD MATERIALS/SUPPLIES	0	.00	0	0	.00	0	.00	0	.00	0
53 **	ROAD MATERIALS/SUPPLIES	0	.00	0	0	.00	0	.00	0	.00	0
54-00	MEMBERSHIP/PUBLICATIONS	62	.00	0	496	650.00	131	.00	750	100.00	87
54 **	MEMBERSHIP/PUBLICATIONS	62	.00	0	496	650.00	131	.00	750	100.00	87
55-00	TRAINING	570	265.00	47	4560	1058.00	23	.00	6840	5782.00	16
55 **	TRAINING	570	265.00	47	4560	1058.00	23	.00	6840	5782.00	16
56-15	IT-RELATED OPERATING EXP	377	.00	0	3016	4927.00	163	.00	4527	400.00-	109
56 **	TECHNOLOGY SYSTEMS	377	.00	0	3016	4927.00	163	.00	4527	400.00-	109
59-00	DEPRECIATION	0	.00	0	0	.00	0	.00	0	.00	0
59 **	DEPRECIATION	0	.00	0	0	.00	0	.00	0	.00	0
61-00	LAND	0	.00	0	0	.00	0	.00	0	.00	0
61 **	LAND	0	.00	0	0	.00	0	.00	0	.00	0
63-00	INFRASTRUCTURE	15713	40771.00	260	122631	43896.00	36	28100.00	185485	113489.00	39
63-07	IMPROVE OTHER THAN BLDG	0	.00	0	0	.00	0	.00	0	.00	0
63-08	FISKE BLVD CEI	0	.00	0	0	.00	0	.00	0	.00	0
63-35	US1/FOREST AV S/W FACILTY	0	.00	0	0	.00	0	.00	0	.00	0
63-36	N FSK S/W PND FLOAT WTLND	0	.00	0	0	.00	0	.00	0	.00	0
63-69	DIX/IRVR DR RESIL 23FRP03	0	.00	0	0	.00	0	.00	0	.00	0
63-73	FISKE CONSTRUCTION	0	.00	0	0	.00	0	.00	0	.00	0
63 **	INFRASTRUCTURE	15713	40771.00	260	122631	43896.00	36	28100.00	185485	113489.00	39
64-00	MACHINERY & EQUIPMENT	33953	.00	0	271624	407439.00	150	.00	407440	1.00	100

FUND 423 STORMWATER UTILITY

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
64-15	IT HARDWARE	0	.00	0	0	.00	0	.00	0	.00	0
64 **	MACHINERY & EQUIPMENT	33953	.00	0	271624	407439.00	150	.00	407440	1.00	100
65-00	CONSTRUCTION IN PROGRESS	0	.00	0	0	.00	0	.00	0	.00	0
65 **	CONSTRUCTION IN PROGRESS	0	.00	0	0	.00	0	.00	0	.00	0
69-99	CONTRA FIXED ASSETS	0	.00	0	0	407439.00-	0	.00	0	407439.00	0
69 **	PROPRIETARY FUND	0	.00	0	0	407439.00-	0	.00	0	407439.00	0
71-35	SBITA - SAMSARA	0	.00	0	0	.00	0	.00	0	.00	0
71 **	PRINCIPAL	0	.00	0	0	.00	0	.00	0	.00	0
72-00	DEBT SERVICE - INTEREST	0	.00	0	0	.00	0	.00	0	.00	0
72-35	SBITA - SAMSARA	1-	.00	0	8-	.00	0	.00	0	.00	0
72 **	DEBT SERVICE - INTEREST	1-	.00	0	8-	.00	0	.00	0	.00	0
91-01	TO GENERAL FUND (001)	0	.00	0	7293	7293.00	100	.00	7293	.00	100
91-21	TO WATER SEWER (421)	0	.00	0	0	.00	0	.00	0	.00	0
91-30	TO GF CAP PROJ (301)	0	.00	0	0	.00	0	.00	0	.00	0
91 **	INTERFUND TRANSFER	0	.00	0	7293	7293.00	100	.00	7293	.00	100
94-01	TXFR TO GF OH ALLOC (001)	24451	24451.17	100	195610	195609.36	100	.00	293414	97804.64	67
94 **	INTERFUND TRANSFER	24451	24451.17	100	195610	195609.36	100	.00	293414	97804.64	67
FUND 423	TOTAL ********* STORMWATER UTILITY	203744	165284.14	81	1633484	1033860.30	63	221982.30	2448633	1192790.40	51
GRAND	TOTAL *********	203744	165284.14	81	1633484	1033860.30	63	221982.30	2448633	1192790.40	51

CITY COUNCIL AGENDA ITEM

Memo Date:	June 29, 2026
Agenda Date:	July 14, 2026
File ID:	2026-536
Prepared By:	Zoie Badalov, Senior Budget Analyst
Through:	Rebecca Bowman, Finance Director Stockton Whitten, City Manager
Requested Action:	Informational Item Only

BACKGROUND:

Pursuant to the Cocoa City Charter, Article XII, Section 5.b., the following report details the budget adjustments that were approved in Fiscal Year 2026 through May 31st, 2026.

Section 5. — Appropriations.

(a) Appropriations for expenditures shall be established by the budget, and from the effective date of the budget the various amounts stated therein as proposed expenditures shall be and become appropriated to the various objects and purposes set forth in the budget.

(b) At any time during the fiscal year, the city council may, by resolution, transfer part or all of the unencumbered appropriation balance from one department or major organizational unit to the appropriation for other departments or major organizational units. The city manager may transfer part or all of any unencumbered appropriation balances among programs within a department or organizational unit and shall report such transfers to the city council in writing in a timely manner. The monetary amount of the city manager's transfer authority shall be established by the city council by resolution.

PRIORITY AREA CONNECTION:

Organizational Effectiveness

BUDGETARY IMPACT:

None

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

Informational Item Only

FY 2026 BUDGET TRACKING WORKSHEET
REVENUE TRANSFER/AMENDMENT DETAIL
AS OF 5/31/2026

Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
10/14/2025	001-0000-337.70-01	$30,000	SPECIAL ACCESS EQUIPMENT RESOLUTION# 2025-075	236
	001-0000-389.99-50	$285,000		
10/28/2025	001-0000-389.99-50	$99,539	SPECIAL ACCESS EQUIPMENT RESOLUTION# 2025-078	
11/01/2025	001-0000-389.99-50	$2,763,769	PO ROLL RESOLUTION# 2025-089	
12/09/2025	001-0000-381.91-07	$3,366	FUEL CANOPY REPLACEMENT RESOLUTION# 2025-093	
	001-0000-381.91-21	$77,416		
	001-0000-381.91-23	$7,293		
	001-0000-389.99-50	$92,563		
12/15/2025	001-0000-381.91-10	$88,000	CCRA POLICE OVERTIME RESOLUTION# 2025-095	
	001-0000-389.99-50	$372,871	MYRA TRAIN DISTRICT PLAN RESOLUTION# 2025-090	
	001-0000-389.99-50	$32,000	TRAIN DIST PLAN CONTINGCY RESOLUTION# 2025-090	
01/13/2026	001-0000-389.99-50	$967,566	CAPITAL ROLL RESOLUTION# 2026-004	
02/10/2026	001-0000-389.99-50	$5,716	BPV2024- GRANT MATCH RESOLUTION# 2026-009	
	001-0000-331.20-31	$5,717	BPV2024-GRANT REMAINING RESOLUTION# 2026-009	
	001-0000-381.91-04	$1,116	FY23/FY24 HOME ADMIN RESOLUTION# 2026-009	
	001-0000-389.99-50	($1,116)		
	001-0000-331.20-32	$14,012	GR2503-GRANT REMAINING RESOLUTION# 2026-009	
04/14/2026	001-0000-389.99-50	$10,222	FIRE TRAINEES TRAINING RESOLUTION#	

FY 2026 BUDGET TRACKING WORKSHEET
REVENUE TRANSFER/AMENDMENT DETAIL
AS OF 5/31/2026

Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
04/14/2026			2026-026	236
	001-0000-381.91-20	$20,455	POOLED INTEREST FY20-25 RESOLUTION# 2026-025	
	001-0000-389.99-50	($20,455)		
	001-0000-381.91-14	$5,661	POOLED INTEREST FY21-25 RESOLUTION# 2026-025	
	001-0000-389.99-50	($5,661)		
04/28/2026	001-0000-389.99-50	$60,205	AFB-2 ADDTNL FIRE TRAINEE RESOLUTION# 2026-030	
	001-0000-337.20-04	$8,529	EMS FIRE GRANT RESOLUTION# 2026-031	
	001-0000-369.90-00	$3,900	HARRY T MOORE PLAYGROUND RESOLUTION# 2026-030	
05/19/2026	001-0000-389.99-50	$10,000	BUY LAND FOR CITY USE RESOLUTION# 2026-037	
	001-0000-389.99-50	$150,000	COCOA HIGHSCHOOL DONATION RESOLUTION# 2026-037	
05/26/2026	001-0000-366.10-10	$1,139	HIGH-IMPACT DOG CRATE RESOLUTION# 2026-038	
11	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$5,088,823**
11	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**GENERAL FUND**	**$5,088,823**
01/13/2026	103-0000-389.99-10	$18,010	FY25 CARRY FORWARD CDBG RESOLUTION# 2026-006	1571
	103-0000-389.99-10	$14,068	FY25 CARRY FORWARD CV RESOLUTION# 2026-006	
	103-0000-389.99-10	$45,720	FY25 CARRY FORWARD CV-3 RESOLUTION#	

FY 2026 BUDGET TRACKING WORKSHEET
REVENUE TRANSFER/AMENDMENT DETAIL
AS OF 5/31/2026

Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
01/13/2026			2026-006	1571
	103-0000-331.54-00	($13,913)	SHORE UP FY26 AWARD RESOLUTION# 2026-006	
02/10/2026	103-0000-389.99-10	$14,009	FY25 PROG INCOME+INTEREST RESOLUTION# 2026-009	
04/14/2026	103-0000-381.91-08	$1,347	POOLED CASH FY22-25 RESOLUTION# 2026-025	
	103-0000-381.91-08	$785	POOLED INTEREST FY22-25 RESOLUTION# 2026-025	
3	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$80,026**
3	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**CDBG**	**$80,026**
11/01/2025	104-0000-389.99-10	$53,880	PO#79508 C.H. INITIATIVE RESOLUTION# 2025-089	815
02/10/2026	104-0000-389.99-10	$12,747	FY23+PRIOR CHDO CARRYFWD RESOLUTION# 2026-009	
	104-0000-389.99-10	$11,407	FY24 CHDO CARRYFORWARD RESOLUTION# 2026-009	
	104-0000-389.99-10	$1,116	FY24/FY25 ADMIN OVERAGES RESOLUTION# 2026-009	
	104-0000-389.99-10	$9,738	FY25 CHDO CARRY FORWARD RESOLUTION# 2026-009	
	104-0000-389.99-10	$176	FY25 PROGRAM INTEREST RESOLUTION# 2026-009	
	104-0000-389.99-10	$1,121	FY25 REMAINING ADMIN RESOLUTION#	

FY 2026 BUDGET TRACKING WORKSHEET
REVENUE TRANSFER/AMENDMENT DETAIL
AS OF 5/31/2026

Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
02/10/2026			2026-009	815
	104-0000-389.99-10	$48,693	FY25 1ST TIME BUY CRYFWD RESOLUTION# 2026-009	
	104-0000-389.99-10	$100,920	F23/PRIOR 1ST BUY LESS PO RESOLUTION# 2026-009	
	104-0000-331.54-00	($116)	REV FY26 PROGRAM ESTIMATE RESOLUTION# 2026-009	
	104-0000-331.54-02	($32,000)		
2	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$207,682**
2	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**BREVARD COUNTY HOME**	**$207,682**
11/01/2025	105-0000-389.99-10	$3,375	PO#81863 GREEN LEAF HOME RESOLUTION# 2025-089	815
	105-0000-389.99-10	$205	PO#83871 GREEN LEAF HOME RESOLUTION# 2025-089	
02/10/2026	105-0000-334.90-01	$14,691	FY23 HHRP IAN/NICOLE RESOLUTION# 2026-009	
	105-0000-389.99-10	$3,634	FY23 PROGRAM INTEREST RESOLUTION# 2026-009	
	105-0000-389.99-10	$180,715	FY24 CARRYFORWARD LESS PO RESOLUTION# 2026-009	
	105-0000-334.90-01	$101	FY24 HHRP IAN/NICOLE RESOLUTION# 2026-009	
	105-0000-389.99-10	$1,658	FY24 PROGRAM INCOME RESOLUTION# 2026-009	
	105-0000-389.99-10	$7,203	FY24 PROGRAM INTEREST RESOLUTION#	

FY 2026 BUDGET TRACKING WORKSHEET
REVENUE TRANSFER/AMENDMENT DETAIL
AS OF 5/31/2026

Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
02/10/2026			2026-009	815
	105-0000-389.99-10	$2,004	FY25 EXCESS ADMIN CRRYFWD RESOLUTION# 2026-009	
	105-0000-389.99-10	$133,515	FY25 HUD CARRY FORWARD RESOLUTION# 2026-009	
	105-0000-389.99-10	$303	FY25 PROG INCOME INTEREST RESOLUTION# 2026-009	
	105-0000-389.99-10	$13,729	FY25 PROGRAM INCOME RESOLUTION# 2026-009	
	105-0000-389.99-10	$19,259	FY25 PROGRAM INTEREST RESOLUTION# 2026-009	
2	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$380,392**
2	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**SHIP/HOUSING ASSISTANCE**	**$380,392**
10/14/2025	107-0000-389.99-50	$58,298	FY 26 VEHICLE PURCHASES RESOLUTION# 2025-073	230
12/09/2025	107-0000-389.99-50	$3,366	FUEL CANOPY REPLACEMENT RESOLUTION# 2025-093	
01/13/2026	107-0000-389.99-50	$19,808	TOUGH BOOKS RESOLUTION# 2026-005	
02/10/2026	107-0000-389.99-50	$11,500	2 BLDG CODE ENF OFFICERS RESOLUTION# 2026-069	
04/28/2026	107-0000-389.99-50	$3,205	CODE OPERATIONAL COSTS RESOLUTION# 2026-030	
05/12/2026	107-0000-361.10-00	$4,000	VEHICLE LAPTOP MOUNTS RESOLUTION# 2026-035	

FY 2026 BUDGET TRACKING WORKSHEET
REVENUE TRANSFER/AMENDMENT DETAIL
AS OF 5/31/2026

Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
6	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$100,177**
6	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**BUILDING PERMITS**	**$100,177**
01/13/2026	108-0000-381.91-03	$5,122	FY25 CDBG - EXCESS ADMIN RESOLUTION# 2026-006	1571
	108-0000-389.99-10	$12,888	FY25 CDBG - SEC 108 LOAN RESOLUTION# 2026-006	
	108-0000-381.91-03	($13,575)	SHORE UP FY26 AWARD RESOLUTION# 2026-006	
02/10/2026	108-0000-381.91-03	$14,009	FY25/PRIOR PROG INC + INT RESOLUTION# 2026-009	
04/14/2026	108-0000-389.99-50	$1,347	POOLED CASH FY22-25 RESOLUTION# 2026-025	
	108-0000-389.99-50	$785	POOLED INTEREST FY22-25 RESOLUTION# 2026-025	
3	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$20,576**
3	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**SEC 108 LOAN GUARANTEE**	**$20,576**
10/28/2025	110-0000-389.99-50	$180,000	T-DOCKS DESIGN RESOLUTION# CCRA2025-947	520
11/01/2025	110-0000-389.99-50	$88,311	PO ROLL RESOLUTION# 2025-089	
12/01/2025	110-0000-389.99-50	$35,630	PARK SECURITY CAMERAS RES# CCRA-2025-1083	
12/15/2025	110-0000-389.99-50	$88,000	CCRA POLICE OVERTIME RES#	

FY 2026 BUDGET TRACKING WORKSHEET
REVENUE TRANSFER/AMENDMENT DETAIL
AS OF 5/31/2026

Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
			CCRA-2025-1085	520
01/13/2026	110-0000-389.99-50	$732,012	CAPITAL ROLL RESOLUTION# 2026-004	
02/02/2026	110-0000-338.00-00	($1,387,299)	COCOA TIF REV - CCRA RES# CCRA-2026-001	
	110-0000-381.91-01	$1,387,299		
02/04/2026	110-0000-338.00-00	($51,044)	SHORE UP COUNTY TIF REV RES# CCRA 2026-001	
	110-0000-338.00-00	($9,388)	SHORE UP D4 PARK TIF REV RES# CCRA 2026-001	
7	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$1,063,521**
7	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**CRA COCOA RDA**	**$1,063,521**
11/01/2025	111-0000-389.99-50	$8,020	PO ROLL RESOLUTION# 2025-089	815
01/13/2026	111-0000-389.99-50	$278,726	CAPITAL ROLL RESOLUTION# 2026-004	
01/26/2026	111-0000-338.00-00	($48,600)	SHORE UP COUNTY TIF REV RES# DSCRA 2026-001	
	111-0000-338.00-00	$866	SHORE UP D4 PARK TIF REV RES# DSCRA 2026-001	
02/02/2026	111-0000-338.00-00	($423,308)	COCOA TIF REV - DSCRA RES# DSCRA-2026-001	
	111-0000-381.91-01	$423,308		
4	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$239,012**
4	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**CRA DIAMOND SQUARE 626**	**$239,012**

FY 2026 BUDGET TRACKING WORKSHEET
REVENUE TRANSFER/AMENDMENT DETAIL
AS OF 5/31/2026

Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
04/14/2026	130-0000-389.99-50	$5,661	POOLED INTEREST FY21-25 RESOLUTION# 2026-025	2684
1	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$5,661**
1	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**AMERICAN RESCUE PLAN FUND**	**$5,661**
12/09/2025	143-0000-389.99-50	$20,000	PD GYM EQUIPMENT RESOLUTION# 2025-086	1096
1	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$20,000**
1	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**FEDERAL FORFEITURE FUND**	**$20,000**
04/14/2026	201-0000-389.99-50	$20,455	POOLED INTEREST FY20-25 RESOLUTION# 2026-025	2684
1	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$20,455**
1	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**DEBT SERVICE FUND**	**$20,455**
11/18/2025	304-0000-337.30-22	$1,494,500	DAYSLIP FIND GRANT PHASE2 RESOLUTION# 2025-084	893
	304-0000-381.91-10	$1,494,500	DAYSLIP FIND MATCH PHASE2 RESOLUTION# 2025-084	
1	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$2,989,000**
1	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**DAY SLIPS / REVETMENT**	**$2,989,000**

FY 2026 BUDGET TRACKING WORKSHEET
REVENUE TRANSFER/AMENDMENT DETAIL
AS OF 5/31/2026

Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
11/01/2025	421-0000-389.99-50	$1,724,019	PO ROLL RESOLUTION# 2025-089	833
01/13/2026	421-0000-389.99-50	$254,245	CAPITAL ROLL RESOLUTION# 2026-004	
04/14/2026	421-0000-389.99-50	$3,477,834	DYAL CO2 REPLACEMENT RESOLUTION# 2026-027	
	421-0000-381.91-25	$109,208	POOLED INTEREST FY20-25 RESOLUTION# 2026-025	
	421-0000-389.99-50	($109,208)		
	421-0000-381.91-24	$309,271	POOLED INTEREST FY22-25 RESOLUTION# 2026-025	
	421-0000-389.99-50	($309,271)		
3	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$5,456,098**
3	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**WATER/SEWER FUND**	**$5,456,098**
11/01/2025	423-0000-389.99-50	$38,825	PO ROLL RESOLUTION# 2025-089	833
12/09/2025	423-0000-389.99-50	$7,293	FUEL CANOPY REPLACEMENT RESOLUTION# 2025-093	
01/13/2026	423-0000-389.99-50	$700	CAPITAL ROLL RESOLUTION# 2026-004	
3	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$46,818**
3	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**STORMWATER UTILITY**	**$46,818**
10/14/2025	424-0000-389.99-50	$2,801,700	BANANA RIVER CONSTRUCTION RESOLUTION# 2025-071	228
10/17/2025	424-0000-389.99-50	$302,187	BANANA RIVER ENGINEERING RESOLUTION# 2025-072	

FY 2026 BUDGET TRACKING WORKSHEET
REVENUE TRANSFER/AMENDMENT DETAIL
AS OF 5/31/2026

Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
11/01/2025	424-0000-389.99-50	$25,661	PO#78454 DRMP, INC RESOLUTION# 2025-089	228
	424-0000-389.99-50	$105,720	PO#81086 CROM LLC RESOLUTION# 2025-089	
	424-0000-389.99-50	$106,454	PO#81190 JACOBS ENGNRNG RESOLUTION# 2025-089	
	424-0000-389.99-50	$10,568	PO#81348 JACOBS ENGNRNG RESOLUTION# 2025-089	
	424-0000-389.99-50	$1,016,607	PO#81414 WHARTON SMITH RESOLUTION# 2025-089	
	424-0000-389.99-50	$43,715	PO#81898 CAROLLO ENGINEER RESOLUTION# 2025-089	
	424-0000-389.99-50	$35,922	PO#82104 JACOBS ENGNRNG RESOLUTION# 2025-089	
	424-0000-389.99-50	$2,864,132	PO#82211 ATLANTIC DEVELOP RESOLUTION# 2025-089	
	424-0000-389.99-50	$2,400,265	PO#82212 ATLANTIC DEVELOP RESOLUTION# 2025-089	
	424-0000-389.99-50	$200,079	PO#82219 DRMP, INC RESOLUTION# 2025-089	
	424-0000-389.99-50	$61,517	PO#82220 DRMP, INC RESOLUTION# 2025-089	
	424-0000-389.99-50	$6,825	PO#82247 JACOBS ENGNRNG RESOLUTION# 2025-089	
	424-0000-389.99-50	$22,777	PO#83234 KIMLEY-HORN RESOLUTION# 2025-089	

FY 2026 BUDGET TRACKING WORKSHEET
REVENUE TRANSFER/AMENDMENT DETAIL
AS OF 5/31/2026

Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
11/01/2025	424-0000-389.99-50	$17,635	PO#83268 COROLLO ENGINEER RESOLUTION# 2025-089	228
	424-0000-389.99-50	$8,796	PO#83276 JACOBS GROUP INC RESOLUTION# 2025-089	
	424-0000-389.99-50	$433,077	PO#833825 JACOBS ENGINEER RESOLUTION# 2025-089	
	424-0000-389.99-50	$7,187	PO#83465 JACOBS GROUP INC RESOLUTION# 2025-089	
	424-0000-389.99-50	$303,870	PO#83582 CAROLLO ENGINEER RESOLUTION# 2025-089	
	424-0000-389.99-50	$95,780	PO#83655 MCKIM & CREED RESOLUTION# 2025-089	
	424-0000-389.99-50	$262,540	PO#83951 DANUS UTILITIES RESOLUTION# 2025-089	
	424-0000-389.99-50	$619,197	PO#83998 CAROLLO ENGINEER RESOLUTION# 2025-089	
	424-0000-389.99-50	$281,963	PO#83999 CAROLLO ENGINEER RESOLUTION# 2025-089	
	424-0000-389.99-50	$615,322	PO#84075 JACOBS GROUP INC RESOLUTION# 2025-089	
01/13/2026	424-0000-389.99-50	$23,095,116	CAPITAL ROLL RESOLUTION# 2026-004	
02/10/2026	424-0000-331.35-02	$830,440	FY25 BUDGET ROLL FEDERAL RESOLUTION# 2026-009	
	424-0000-334.35-02	$93,425	FY25 BUDGET ROLL STATE RESOLUTION# 2026-009	
04/14/2026	424-0000-381.91-21	$3,477,834	DYAL CO2 REPLACEMENT RESOLUTION#	

FY 2026 BUDGET TRACKING WORKSHEET
REVENUE TRANSFER/AMENDMENT DETAIL
AS OF 5/31/2026

Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
04/14/2026			2026-027	228
	424-0000-389.99-50	$309,271	POOLED INTEREST FY22-25 RESOLUTION# 2026-025	
6	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$40,455,582**
6	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**RENEWAL & REPLACE FUND**	**$40,455,582**
04/14/2026	425-0000-389.99-50	$109,208	POOLED INTEREST FY20-25 RESOLUTION# 2026-025	2684
1	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$109,208**
1	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**W/S RESTRICTED ASSETS**	**$109,208**
11/01/2025	427-0000-389.84-00	$80,073	PO#82308 HDR ENGINEERING RESOLUTION# 2025-089	833
	427-0000-389.84-00	$3,844,897	PO#83151 HDR ENGINEERING RESOLUTION# 2025-089	
1	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$3,924,970**
1	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**TCR/SJR PROJECT**	**$3,924,970**
11/01/2025	520-0000-341.20-00	$19,358	PO#83116 UNITED SELF INS RESOLUTION# 2025-089	833
1	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$19,358**

FY 2026 BUDGET TRACKING WORKSHEET
REVENUE TRANSFER/AMENDMENT DETAIL
AS OF 5/31/2026

Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
1	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**WORKERS COMPENSATION FUND**	**$19,358**

32 Transfers & Amendments Between Oct 1, 2025 and May 31, 2026

FY 2026 Total Transfer & Amendments $60,227,359

NOTE: Group #s represent a complete transaction that will net to zero. Add all expenses for each group number, then subtract the revenues related to the same group number and your total will equal zero

Report: Revenue Budget Tracking Worksheet
Run by: Zoie R. Badalov

Date: 07/07/2026

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 5/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
1100 - CITY MANAGER'S OFFICE					
1100 - CITY MANAGER'S OFFICE	12/31/2025	001-1100-512.51-00	($68)	6) P&Z BOOK DECEMBER CLEANUP	1367
		001-1100-512.49-00	$68		
		001-1100-512.11-00	($23,825)	8) INTERIM PLANNING TECH DECEMBER CLEANUP	1367
1	**Total Budget Amendments/Transfers**		**Division 1100 Total**	**($23,825)**	
1101 - CITY CLERK					
1101 - CITY CLERK	12/01/2025	001-1101-512.52-00	($1,000)	6) FLORIDA TODAY SUBSCRIP NOVEMBER CLEANUP	1084
		001-1101-512.54-00	$1,000		
1	**Total Budget Amendments/Transfers**		**Division 1101 Total**	**$0**	
1104 - PLANNING					
1104 - PLANNING	11/01/2025	001-1104-515.34-00	$260	PO# 81159 RVI RESOLUTION# 2025-089	815
		001-1104-515.34-00	$6,927	PO# 81204 INSPIRE RESOLUTION# 2025-089	815
		001-1104-515.34-00	$5,030	PO# 81794 RVI RESOLUTION# 2025-089	815
		001-1104-515.34-00	$9,837	PO# 82094 INSPIRE RESOLUTION# 2025-089	815
		001-1104-515.34-00	$1,516	PO# 82178 RVI RESOLUTION# 2025-089	815
		001-1104-515.34-00	$535	PO# 82238 RVI RESOLUTION# 2025-089	815
		001-1104-515.34-00	$2,020	PO# 82333 RVI RESOLUTION# 2025-089	815
		001-1104-515.34-00	$7,615	PO# 82531 RVI RESOLUTION# 2025-089	815
		001-1104-515.34-00	$5,906	PO# 82546 RVI RESOLUTION# 2025-089	815

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 5/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
1104 - PLANNING	11/01/2025	001-1104-515.34-00	$12,340	PO# 83370 INSPIRE RESOLUTION# 2025-089	815
		001-1104-515.34-00	$6,835	PO# 83475 RVI RESOLUTION# 2025-089	815
		001-1104-515.34-00	$9,093	PO# 83541 RVI RESOLUTION# 2025-089	815
		001-1104-515.34-00	$11,274	PO# 83549 RVI RESOLUTION# 2025-089	815
		001-1104-515.34-00	$10,955	PO# 83899 RVI RESOLUTION# 2025-089	815
		001-1104-515.34-00	$13,285	PO# 83933 RVI RESOLUTION# 2025-089	815
	12/31/2025	001-1104-515.24-00	$77	8) INTERIM PLANNING TECH DECEMBER CLEANUP	1367
		001-1104-515.21-00	$1,688		
		001-1104-515.12-00	$22,060		
	04/28/2026	001-1104-515.12-12	$1,716	ACCRUAL PAYOUT RESOLUTION# 2026-030	2875
		001-1104-515.12-00	($1,716)		
		001-1104-515.12-00	($88)	COVER OVERTIME COSTS RESOLUTION# 2026-030	2875
		001-1104-515.14-00	$88		
3	**Total Budget Amendments/Transfers**		**Division 1104 Total**	**$127,253**	
1203 - INFORMATION TECHNOLOGY					
1203 - INFORMATION TECHNOLOGY	11/01/2025	001-1203-516.46-00	$1,014	PO#82800 EMPIRE COMPUTING RESOLUTION# 2025-089	815
		001-1203-516.55-00	$5,000	7) ESRI TRAINING OCTOBER CLEANUP	631
		001-1203-516.46-00	($5,000)		
	12/31/2025	001-1203-516.54-00	$29,290	4) INFOTECH SUBSCRIPTION DECEMBER CLEANUP	1367
		001-1203-516.46-00	($29,290)		

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 5/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
1203 - INFORMATION TECHNOLOGY	01/13/2026	001-1203-516.52-00	$36,229	ONE TIME PRINTER BUYOUT RESOLUTION# 2026-004	1561
		001-1203-516.64-15	$6,580		
	01/30/2026	001-1203-516.56-15	$13,223	1) SHORE UP PRINTER LEASE JANUARY CLEANUP	1793
		001-1203-517.72-30	$4,732		
		001-1203-517.71-30	($17,955)		
		001-1203-516.11-00	($50,534)	3) COVER ACCRUAL PAYOUT JANUARY CLEANUP	1793
		001-1203-516.12-12	$50,534		
		001-1203-516.23-04	($1,128)	3) COVER OVERTIME JANUARY CLEANUP	1793
		001-1203-516.14-00	$1,128		
	02/10/2026	001-1203-516.52-00	$35,683	VMWARE SERVICES RESOLUTION# 2026-031	1982
		001-1203-516.46-00	($35,683)		
	04/28/2026	001-1203-516.11-00	($797)	ACCRUAL PAYOUT RESOLUTION# 2026-030	2875
		001-1203-516.12-12	$797		
	05/31/2026	001-1203-516.46-00	($3,112)	7) EXTRA ESRI TRAINING MAY CLEANUP	3448
		001-1203-516.55-00	$3,112		
7	**Total Budget Amendments/Transfers**		**Division 1203 Total**	**$43,823**	
1300 - HUMAN RESOURCES					
1300 - HUMAN RESOURCES	04/28/2026	001-1300-513.64-00	($12)	CRASH REPORT REQUEST RESOLUTION# 2026-030	2875
		001-1300-513.49-00	$12		
1	**Total Budget Amendments/Transfers**		**Division 1300 Total**	**$0**	
1505 - PROCUREMENT & BUDGETING					

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 5/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
1505 - PROCUREMENT & BUDGETING	11/01/2025	001-1505-513.52-00	$434	9) FINANCE CHAIRS OCTOBER CLEANUP	631
		001-1505-513.51-00	($434)		
	01/30/2026	001-1505-513.14-00	$100	3) COVER OVERTIME JANUARY CLEANUP	1793
		001-1505-513.12-00	($100)		
2	**Total Budget Amendments/Transfers**		**Division 1505 Total**	**$0**	
1510 - FINANCE UTILITY ACCOUNTNG					
1510 - FINANCE UTILITY ACCOUNTNG	04/28/2026	001-1510-513.12-12	$134	ACCRUAL PAYOUT RESOLUTION# 2026-030	2875
		001-1510-513.12-00	($134)		
		001-1510-513.52-00	($1,299)	OFFICE CHAIRS RESOLUTION# 2026-030	2875
		001-1510-513.49-00	$1,299		
1	**Total Budget Amendments/Transfers**		**Division 1510 Total**	**$0**	
1600 - GENERAL OPERATIONS					
1600 - GENERAL OPERATIONS	10/14/2025	001-1600-513.56-15	$38,201	SAMSARA RESOLUTION# 2025-074	231
		001-1600-517.72-69	($1,358)		
		001-1600-517.71-69	($29,258)		
		001-1600-513.39-00	($7,585)		
	11/01/2025	001-1600-513.31-00	$46,000	PO#76943 INFO-TECH RESOLUTION# 2025-089	815
		001-1600-513.49-00	$10,393	PO#83216 BC CLERK OF COUR RESOLUTION# 2025-089	815
		001-1600-513.55-00	$19,572	PO#83922 EASTERN FSC RESOLUTION# 2025-089	815

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 5/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
1600 - GENERAL OPERATIONS	11/01/2025	001-1600-513.55-00	$530	PO#83935 EASTERN FSC RESOLUTION# 2025-089	815
		001-1600-517.72-63	($1,631)	4) CLEARGOV NOT A SBITA OCTOBER CLEANUP	631
		001-1600-517.71-63	($11,632)		
		001-1600-513.56-15	$8,950	4) CLEARGOV 50% GF OCTOBER CLEANUP	631
		001-1600-513.49-00	$4,313	4) EXCESS CLEARGOV BUDGET OCTOBER CLEANUP	631
	11/18/2025	001-1600-513.39-00	($16,000)	DISASTER PROGRAM & OPS RESOLUTION# 2025-089	896
	12/01/2025	001-1600-513.39-00	$8,252	4)EXCESS OF FY25 PO#81593 NOVEMBER CLEANUP	1084
	12/09/2025	001-1600-513.39-00	($51,000)	GRANT WRITING SERVICES RESOLUTION# 2025-096	1097
	02/02/2026	001-1600-581.91-10	$1,387,299	COCOA TIF REV - CCRA RESOLUTION# 2026-001	1832
		001-1600-513.81-00	($1,387,299)		
		001-1600-581.91-11	$423,308	COCOA TIF REV - DSCRA RESOLUTION# 2026-001	1832
		001-1600-513.81-00	($423,308)		
	04/14/2026	001-1600-513.55-02	$2,519	TRAINEE 1 - EMT TRAINING RESOLUTION# 2026-026	2686
		001-1600-513.55-02	$2,592	TRAINEE 1 - FIRE TRAINING RESOLUTION# 2026-026	2686
		001-1600-513.55-02	$2,519	TRAINEE 2 - EMT TRAINING RESOLUTION# 2026-026	2686
		001-1600-513.55-02	$2,592	TRAINEE 2 - FIRE TRAINING RESOLUTION# 2026-026	2686

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 5/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
1600 - GENERAL OPERATIONS	04/28/2026	001-1600-513.39-00	($20,749)	ADVANCED RETIREMENT CONT. RESOLUTION# 2026-030	2875
		001-1600-513.22-00	$20,749		
		001-1600-513.39-00	($2,500)	DP&O TRAINING RESOLUTION# 2026-030	2875
		001-1600-513.39-00	($18,000)	POSTAGE RESOLUTION# 2026-030	2875
		001-1600-513.42-00	$18,000		
		001-1600-513.55-00	($11,388)	PY SAMSARA COSTS RESOLUTION# 2026-030	2875
		001-1600-513.56-15	$11,388		
		001-1600-513.34-00	$36,470	SCIENS (ERP) 48.66% RESOLUTION# 2026-030	2875
		001-1600-513.39-00	($36,470)		
	05/19/2026	001-1600-513.39-00	$10,000	BUY LAND FOR CITY USE RESOLUTION# 2026-037	3217
		001-1600-513.83-01	$150,000	COCOA HIGHSCHOOL DONATION RESOLUTION# 2026-037	3216
	05/27/2026	001-1600-513.39-00	($25,500)	GRANT WRITING SERVICES RESOLUTION# 2025-096	3449
	05/31/2026	001-1600-513.52-30	($1,680)	9) COSTS OF DEBTBOOK MAY CLEANUP	3448
		001-1600-513.56-15	$1,680		
11	**Total Budget Amendments/Transfers**		**Division 1600 Total**	**$159,969**	
1601 - EMERGENCY/DISASTER SVS					
1601 - EMERGENCY/DISASTER SVS	11/18/2025	001-1601-525.34-00	$16,000	DISASTER PROGRAM & OPS RESOLUTION# 2025-089	896

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 5/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
1	**Total Budget Amendments/Transfers**		**Division 1601 Total**	**$16,000**	
1603 - EMERGENCY MANAGEMENT					
1603 - EMERGENCY MANAGEMENT	11/01/2025	001-1603-525.34-00	$25,000	PO#83292 FL REGIONAL PLAN RESOLUTION# 2025-089	815
	01/30/2026	001-1603-525.41-00	$10,663	7)COVER VERIZON SHORTFALL JANUARY CLEANUP	1793
		001-1603-525.52-00	($10,663)		
	04/28/2026	001-1603-525.55-00	$2,500	DP&O TRAINING RESOLUTION# 2026-030	2875
		001-1603-525.41-00	$10,629	RADIO COMMUNICATIONS RESOLUTION# 2026-030	2875
		001-1603-525.56-15	($8,550)		
		001-1603-525.55-00	($2,079)		
3	**Total Budget Amendments/Transfers**		**Division 1603 Total**	**$27,500**	
1905 - ECONOMIC DEVELOPMENT					
1905 - ECONOMIC DEVELOPMENT	12/15/2025	001-1905-559.31-00	$372,871	MYRA TRAIN DISTRICT PLAN RESOLUTION# 2025-090	1101
		001-1905-559.31-00	$32,000	TRAIN DIST PLAN CONTINGCY RESOLUTION# 2025-090	1101
	12/31/2025	001-1905-559.55-00	$450	1) ECON DEV - CONFERENCE DECEMBER CLEANUP	1367
		001-1905-559.49-06	($450)		
		001-1905-559.41-00	$500	1) ECON DEV SPEC - PHONE DECEMBER CLEANUP	1367
		001-1905-559.49-06	($500)		
	01/13/2026	001-1905-559.83-11	$9,359	FY25 UPSTART CARRYFORWARD	1561

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 5/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
1905 - ECONOMIC DEVELOPMENT				RESOLUTION# 2026-004	
	05/31/2026	001-1905-559.56-15	($50)	10) TRAINING COSTS MAY CLEANUP	3448
		001-1905-559.55-00	$50		
4	**Total Budget Amendments/Transfers**		**Division 1905 Total**	**$414,230**	
1906 - COMMUNICATION/GRANTS					
1906 - COMMUNICATION/ GRANTS	11/01/2025	001-1906-513.34-00	$5,795	PO#82871 142 PRODUCTIONS RESOLUTION# 2025-089	815
	12/09/2025	001-1906-513.34-00	$51,000	GRANT WRITING SERVICES RESOLUTION# 2025-096	1097
	05/27/2026	001-1906-513.34-00	$25,500	GRANT WRITING SERVICES RESOLUTION# 2025-096	3449
3	**Total Budget Amendments/Transfers**		**Division 1906 Total**	**$82,295**	
1990 - LEISURE SERVICES					
1990 - LEISURE SERVICES	01/30/2026	001-1990-574.14-00	$500	3) COVER OVERTIME JANUARY CLEANUP	1793
		001-1990-574.23-04	($500)		
	04/28/2026	001-1990-574.23-04	($1,259)	COVER OVERTIME COSTS RESOLUTION# 2026-030	2875
		001-1990-574.14-00	$1,259		
2	**Total Budget Amendments/Transfers**		**Division 1990 Total**	**$0**	
2100 - POLICE ADMIN/OPERATIONS					
2100 - POLICE ADMIN/OPERATIONS	11/01/2025	001-2100-521.56-15	$11,250	PO#82798 HRTM CONSULTING RESOLUTION# 2025-089	815

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 5/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
2100 - POLICE ADMIN/OPERATIONS	11/01/2025	001-2100-521.52-00	$500	PO#83073 COCOA KENNELS RESOLUTION# 2025-089	815
		001-2100-521.52-00	$256	PO#83092 FEDERAL EASTERN RESOLUTION# 2025-089	815
		001-2100-521.52-00	$9,657	PO#83240 FEDERAL EASTERN RESOLUTION# 2025-089	815
		001-2100-521.52-02	$94	PO#83424 BLUE LINE INNOV. RESOLUTION# 2025-089	815
		001-2100-521.52-02	$820	PO#83765 MES SERVICE RESOLUTION# 2025-089	815
		001-2100-521.46-02	$8,293	PO#83785 OVATION CONST. RESOLUTION# 2025-089	815
		001-2100-521.64-00	$66,908	PO#83867 ALAN J CHEVROLET RESOLUTION# 2025-089	815
		001-2100-521.52-00	$4,199	PO#83919 RTS TACTICAL RESOLUTION# 2025-089	815
		001-2100-521.52-00	$258	PO#83994 SIRCHIE ACQUISTN RESOLUTION# 2025-089	815
		001-2100-521.52-00	$88	PO#84002 SIRCHIE ACQUISTN RESOLUTION# 2025-089	815
		001-2100-521.52-00	$624	PO#84014 EVIDENT, INC RESOLUTION# 2025-089	815
		001-2100-521.49-00	$2,500	3) PD AWARDS BANQUET OCTOBER CLEANUP	631
		001-2100-521.52-00	($2,500)		
		001-2100-521.64-00	$2,080	8) AFIS MACHINE SHOREUP OCTOBER CLEANUP	897

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 5/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
2100 - POLICE ADMIN/OPERATIONS	12/01/2025	001-2100-521.52-00	$4,988	2) ALS NOT CAPITAL PURCH. NOVEMBER CLEANUP	1084
		001-2100-521.64-00	($4,988)		
	12/09/2025	001-2100-521.56-15	$2,474	AXON DOCKING STATIONS CLERK'S JOURNAL 12.09.25	1095
	12/15/2025	001-2100-521.14-00	$88,000	CCRA POLICE OVERTIME RESOLUTION# 2025-095	1098
	12/31/2025	001-2100-521.56-15	$36,515	3) AXON SOFTWARE COSTS DECEMBER CLEANUP	1367
		001-2100-521.52-00	($36,515)		
	01/30/2026	001-2100-521.12-00	($720)	3) COVER ACCRUAL PAYOUT JANUARY CLEANUP	1793
		001-2100-521.12-12	$720		
		001-2100-521.12-06	($5,000)	3) SPLIT SPEC. DETAIL PAY JANUARY CLEANUP	1793
	02/10/2026	001-2100-521.52-40	$11,433	BPV2024-FY25 BUDGET ROLL RESOLUTION# 2026-009	1966
		001-2100-521.52-40	$735	COVER VEST COST INCREASE RESOLUTION# 2026-009	1966
		001-2100-521.52-00	($735)		
		001-2100-521.14-00	$14,012	FY25 BUDGET ROLL RESOLUTION# 2026-009	1966
	04/28/2026	001-2100-521.12-00	($470)	ACCRUAL PAYOUT RESOLUTION# 2026-030	2875
		001-2100-521.12-12	$470		
		001-2100-521.56-15	$4,502	SCENE PD RESOLUTION# 2026-030	2875
		001-2100-521.46-00	($4,502)		
	05/26/2026	001-2100-521.52-00	$1,139	HIGH-IMPACT DOG CRATE RESOLUTION# 2026-038	3384

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 5/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
2100 - POLICE ADMIN/OPERATIONS	05/31/2026	001-2100-521.52-00	$735	5)UNDO VEST COST INCREASE MAY CLEANUP	3448
		001-2100-521.52-40	($735)		
10	**Total Budget Amendments/Transfers**		**Division 2100 Total**	**$217,085**	
2101 - POLICE COMMUNICATIONS					
2101 - POLICE COMMUNICATIONS	11/01/2025	001-2101-521.64-00	($2,080)	REVERSE - 8) AFIS MACHINE OCTOBER CLEANUP	897
		001-2101-521.64-00	$2,080	8) AFIS MACHINE SHOREUP OCTOBER CLEANUP	631
		001-2101-521.46-00	($2,080)		
	12/09/2025	001-2101-521.56-15	($2,474)	AXON DOCKING STATIONS CLERK'S JOURNAL 12.09.25	1095
	01/30/2026	001-2101-521.12-00	($2,711)	3) COVER ACCRUAL PAYOUTS JANUARY CLEANUP	1793
		001-2101-521.12-12	$2,711		
		001-2101-521.12-06	$5,000	3) SPLIT SPEC. DETAIL PAY JANUARY CLEANUP	1793
	04/28/2026	001-2101-521.14-00	$79,298	ACCRUAL PAYOUT RESOLUTION# 2026-030	2875
		001-2101-521.12-00	($82,070)		
		001-2101-521.12-12	$2,772		
		001-2101-521.54-00	$135	NENA MEMBERSHIP DUES RESOLUTION# 2026-030	2875
		001-2101-521.52-00	($135)		
4	**Total Budget Amendments/Transfers**		**Division 2101 Total**	**$446**	
2200 - FIRE ADMINISTRATION					
2200 - FIRE	11/01/2025	001-2200-522.52-02	$1,283	PO#81593 READS UNIFORMS	815

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 5/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
ADMINISTRATION	11/01/2025			RESOLUTION# 2025-089	
		001-2200-522.34-00	$960	PO#83043 PDCS, LLC RESOLUTION# 2025-089	815
	01/30/2026	001-2200-522.24-00	($494)	3) 1-TIME SPEC. DETAIL JANUARY CLEANUP	1793
		001-2200-522.12-06	$494		
	04/28/2026	001-2200-522.21-00	($118)	BENEFIT SHORTFALLS RESOLUTION# 2026-030	2875
		001-2200-522.23-00	$118		
		001-2200-522.12-06	$305	SPECIAL DETAIL HOURS RESOLUTION# 2026-030	2875
		001-2200-522.12-00	($305)		
	05/31/2026	001-2200-522.56-15	$2,283	2) TYLER TECHNOLOGY MAY CLEANUP	3448
		001-2200-522.46-00	($2,283)		
4	**Total Budget Amendments/Transfers**		**Division 2200 Total**	**$2,243**	
2201 - FIRE OPERATIONS					
2201 - FIRE OPERATIONS	11/01/2025	001-2201-522.64-00	$1,500,000	PO#80739 SUTPHEN CORP. RESOLUTION# 2025-089	815
		001-2201-522.52-02	$15,315	PO#81593 READS UNIFORMS RESOLUTION# 2025-089	815
		001-2201-522.34-00	$1,001	PO#83300 BC PROP. APPRSR. RESOLUTION# 2025-089	815
		001-2201-522.46-03	$2,169	PO#83559 S FL EMRGNCY VEH RESOLUTION# 2025-089	815
		001-2201-522.64-15	$3,720	PO#83634 TYLER TECHNOLOGY RESOLUTION# 2025-089	815

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 5/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
2201 - FIRE OPERATIONS	11/01/2025	001-2201-522.64-15	$324,543	PO#83821 MOTOROLA SOLUTNS RESOLUTION# 2025-089	815
		001-2201-522.52-00	$3,752	PO#83985 BENNET FIRE PROD RESOLUTION# 2025-089	815
	12/01/2025	001-2201-522.52-02	($8,252)	4)EXCESS OF FY25 PO#81593 NOVEMBER CLEANUP	1084
	12/31/2025	001-2201-522.52-00	($500)	5)COVER INVOICE SHORTFALL DECEMBER CLEANUP	1367
		001-2201-522.52-10	$500		
	01/13/2026	001-2201-522.64-15	$429	ENCODER INTERFACE INSTALL RESOLUTION# 2026-004	1561
	01/30/2026	001-2201-522.12-12	$19,779	3) COVER ACCRUAL PAYOUT JANUARY CLEANUP	1793
		001-2201-522.12-00	($19,779)		
		001-2201-522.55-00	($2,063)	7)COVER CHARTER SHORTFALL JANUARY CLEANUP	1793
		001-2201-522.41-00	$2,063		
		001-2201-522.55-00	($4,681)	9)COVER VERIZON SHORTFALL JANUARY CLEANUP	1793
		001-2201-522.41-00	$4,681		
	04/28/2026	001-2201-522.24-00	$579	AFB-2 ADDTNL FIRE TRAINEE RESOLUTION# 2026-030	2874
		001-2201-522.23-07	$823		
		001-2201-522.23-08	$132		
		001-2201-522.23-00	$7		
		001-2201-522.23-09	$60		
		001-2201-522.12-00	$27,968		
		001-2201-522.21-00	$2,140		
		001-2201-522.23-04	$24,201		

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 5/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
2201 - FIRE OPERATIONS	04/28/2026	001-2201-522.22-00	$3,795	AFB-2 ADDTNL FIRE TRAINEE RESOLUTION# 2026-030	2874
		001-2201-522.27-00	$500		
		001-2201-522.12-00	($645,062)	COVER FIRE OVERTIME COSTS RESOLUTION# 2026-030	2875
		001-2201-522.15-00	$124,550		
		001-2201-522.12-12	$70,911		
		001-2201-522.14-00	$431,805		
		001-2201-522.21-00	$17,796		
		001-2201-522.49-00	$1,500	COVER OTHER CHRGS THRU YE RESOLUTION# 2026-030	2875
		001-2201-522.52-00	($1,500)		
		001-2201-522.47-00	$300	COVER PRINTING THRU YE RESOLUTION# 2026-030	2875
		001-2201-522.52-00	($300)		
		001-2201-522.64-04	$8,529	EMS FIRE GRANT RESOLUTION# 2026-031	2877
		001-2201-522.55-00	($1,000)	EMS FIRE GRANT OVERAGE RESOLUTION# 2026-031	2877
		001-2201-522.64-04	$1,000		
	05/26/2026	001-2201-522.64-00	$140,000	FIRE STATION #1 GENERATOR 5-26-26 CLERK'S JOURNAL	3383
		001-2201-522.63-00	($200,000)		
		001-2201-522.44-00	$60,000		
7	**Total Budget Amendments/Transfers**		**Division 2201 Total**	**$1,911,411**	
3200 - ADMINISTRATION					
3200 - ADMINISTRATION	01/13/2026	001-3200-515.61-00	$241,379	VILLAGE PARKING RESOLUTION# 2026-004	1561

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 5/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
1	**Total Budget Amendments/Transfers**		**Division 3200 Total**	**$241,379**	
3232 - CODE ENFORCEMENT					
3232 - CODE ENFORCEMENT	11/01/2025	001-3232-524.52-00	($1,669)	10) CITIZENSERVE LICENSE OCTOBER CLEANUP	631
		001-3232-524.56-15	$1,669		
	01/30/2026	001-3232-524.12-00	($2,407)	3) COVER ACCRUAL PAYOUT JANUARY CLEANUP	1793
		001-3232-524.12-12	$2,407		
	03/01/2026	001-3232-524.51-00	($500)	3) CODE ENFRCMNT UNIFORMS FEBRUARY CLEANUP	2539
		001-3232-524.52-02	$500		
	04/28/2026	001-3232-524.12-12	$118	COVER PRSNL SRVC THRU YE RESOLUTION# 2026-030	2875
		001-3232-524.13-00	$2,520		
		001-3232-524.12-00	($2,638)		
	05/31/2026	001-3232-524.40-00	($1,000)	4)LAPTOP DOCKING STATIONS MAY CLEANUP	3448
		001-3232-524.47-00	($1,000)		
		001-3232-524.42-00	($2,000)		
		001-3232-524.52-00	$1,000		
		001-3232-524.46-03	$3,000		
5	**Total Budget Amendments/Transfers**		**Division 3232 Total**	**$0**	
3500 - ADMINISTRATION					
3500 - ADMINISTRATION	11/01/2025	001-3500-519.56-15	$13,000	2) IWORQ SOFTWARE COST OCTOBER CLEANUP	631
	04/28/2026	001-3500-519.41-00	$797	COMMUNICATIONS SHORTFALL	2875

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 5/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
3500 - ADMINISTRATION	04/28/2026	001-3500-519.52-30	($797)	RESOLUTION# 2026-030	2875
2	**Total Budget Amendments/Transfers**		**Division 3500 Total**	**$13,000**	
3510 - STREET MANAGEMENT					
3510 - STREET MANAGEMENT	10/14/2025	001-3510-541.64-00	$0	FY 26 VEHICLE PURCHASES RESOLUTION# 2025-073	230
	11/01/2025	001-3510-541.46-00	$3,424	PO#83617 FAUSNIGHT STRIPE RESOLUTION# 2025-089	815
		001-3510-541.63-00	$14,595		
		001-3510-541.46-00	$18,700	PO#83901 JMD GLOBAL DVLPR RESOLUTION# 2025-089	815
		001-3510-541.46-00	$20,000	PO#84066 GRAYBAR ELECTRIC RESOLUTION# 2025-089	815
		001-3510-541.46-00	($13,000)	2) IWORQ SOFTWARE COST OCTOBER CLEANUP	631
	01/30/2026	001-3510-541.41-00	$797	9)COVER VERIZON SHORTFALL JANUARY CLEANUP	1793
		001-3510-541.46-00	($797)		
	04/28/2026	001-3510-541.55-00	($77)	UNPLANNED TOLL CHARGES RESOLUTION# 2026-030	2875
		001-3510-541.40-00	$77		
4	**Total Budget Amendments/Transfers**		**Division 3510 Total**	**$43,719**	
3520 - PARKS & BEAUTIFICATION					
3520 - PARKS & BEAUTIFICATION	10/14/2025	001-3520-572.64-07	$315,000	SPECIAL ACCESS EQUIPMENT RESOLUTION# 2025-075	236
	10/28/2025	001-3520-572.64-07	$29,780	DESIGN OF FITNESS COURT	445

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 5/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
3520 - PARKS & BEAUTIFICATION	10/28/2025	001-3520-572.46-00	($29,780)	RESOLUTION# 2025-079	445
		001-3520-572.64-00	$57,807		
		001-3520-572.46-02	($57,807)	DESIGN OF MINI PITCH RESOLUTION# 2025-079	445
		001-3520-572.64-00	$99,539	SPECIAL ACCESS EQUIPMENT RESOLUTION# 2025-078	446
	11/01/2025	001-3520-572.63-07	$169,774	PO#82625 DOUG WILSON ETRP RESOLUTION# 2025-089	815
		001-3520-572.46-00	$4,096	PO#84088 NAIL FARMS INC. RESOLUTION# 2025-089	815
	11/17/2025	001-3520-572.64-07	($29,780)	DESIGN OF FITNESS COURT CORRECTION OF BAF26-012-T	670
		001-3520-572.64-00	$29,780	DESIGN OF MINI PITCH CORRECTION OF BAF26-012-T	670
	12/31/2025	001-3520-572.56-15	$22,513	2) FIBER LINE - STRADLEY DECEMBER CLEANUP	1367
		001-3520-572.46-00	($36,313)	2) FIBER LINE BORING DECEMBER CLEANUP	1367
		001-3520-572.56-15	$6,080	2) FIBER LINE- CARL ANDER DECEMBER CLEANUP	1367
		001-3520-572.56-15	$7,720	2) FIBER LINE- JUNNY RIOS DECEMBER CLEANUP	1367
	01/13/2026	001-3520-572.63-07	$67,023	LEE WENNER PARK RESOLUTION# 2026-004	1561
		001-3520-572.63-07	($102,648)	LEE WENNER PARK RETAINAGE RESOLUTION# 2026-004	1561

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
3520 - PARKS & BEAUTIFICATION	04/28/2026	001-3520-572.43-00	$200,000	D4 PARKS ELECTRICITY RESOLUTION# 2026-030	2875
		001-3520-572.34-00	$3,900	HARRY T MOORE PLAYGROUND RESOLUTION# 2026-030	2874
		001-3520-572.46-00	($18,500)	PRESSURE WASHING RESOLUTION# 2026-030	2875
		001-3520-572.34-00	$18,500		
7	**Total Budget Amendments/Transfers**		**Division 3520 Total**	**$756,684**	
3540 - PUBLIC WORKS- FLEET MAINT					
3540 - PUBLIC WORKS-FLEET MAINT	12/09/2025	001-3540-519.63-07	$3,366	FUEL CANOPY BF (1.86%) RESOLUTION# 2025-093	1099
		001-3540-519.63-07	$92,563	FUEL CANOPY GF (51.24%) RESOLUTION# 2025-093	1099
		001-3540-519.63-07	$7,293	FUEL CANOPY SW (4.04%) RESOLUTION# 2025-093	1099
		001-3540-519.63-07	$77,416	FUEL CANOPY W/S (42.86%) RESOLUTION# 2025-093	1099
1	**Total Budget Amendments/Transfers**		**Division 3540 Total**	**$180,638**	
3560 - FACILITY MANAGEMENT					
3560 - FACILITY MANAGEMENT	11/01/2025	001-3560-519.46-02	$4,528	PO#83651 DOUG WILSON ENTE RESOLUTION# 2025-089	815
		001-3560-519.46-02	$15,986	PO#84027 DOUG WILSON ENTE RESOLUTION# 2025-089	815
		001-3560-519.52-00	$7,579	PO#84047 A.B.I. RESOLUTION# 2025-089	815

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
3560 - FACILITY MANAGEMENT	11/01/2025	001-3560-519.62-00	$286,831	PO#84079 W&J CONSTRUCTION RESOLUTION# 2025-089	815
		001-3560-519.46-02	$7,500	PO#84081 OVERHEAD DOOR CO RESOLUTION# 2025-089	815
		001-3560-519.31-00	$11,455	PO#84082 ARCHITECTS RZK RESOLUTION# 2025-089	815
		001-3560-519.62-00	$3,873	PO#84083 ARCHITECTS RZK RESOLUTION# 2025-089	815
		001-3560-519.46-00	$3,916	PO#84086 SWIFT BROTHERS RESOLUTION# 2025-089	815
		001-3560-519.46-02	$2,900	PO#84091 DITMER AIR& HEAT RESOLUTION# 2025-089	815
		001-3560-519.46-02	$2,793	PO#84092 DITMER AIR& HEAT RESOLUTION# 2025-089	815
		001-3560-519.46-02	$10,731	PO#84095 TRANE US INC. RESOLUTION# 2025-089	815
		001-3560-519.46-02	$7,666	PO#84098 DITMER AIR& HEAT RESOLUTION# 2025-089	815
	01/13/2026	001-3560-519.46-00	($100,000)	ELECTRICTY FOR D4 PARKS SEE 1-13 CLERK'S JOURNAL	1570
		001-3560-519.46-02	($100,000)		
		001-3560-519.43-00	$200,000		
		001-3560-519.64-00	$26,161	RIVERFRONT ELECTRIC PANEL RESOLUTION# 2026-004	1561
		001-3560-519.62-00	$44,596	STRADLEY CONCESSION STAND RESOLUTION# 2026-004	1561
	01/30/2026	001-3560-519.13-00	($28,708)	3) COVER ACCRUAL PAYOUT JANUARY	1793

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 5/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
3560 - FACILITY MANAGEMENT	01/30/2026	001-3560-519.12-12	$28,708	CLEANUP	1793
	04/28/2026	001-3560-519.46-02	($23,742)	CONSTRUCTION DRAWINGS RESOLUTION# 2026-030	2875
		001-3560-519.64-00	($7,500)		
		001-3560-519.31-00	$31,242		
		001-3560-519.43-00	($200,000)	D4 PARKS ELECTRICITY RESOLUTION# 2026-030	2875
4	**Total Budget Amendments/Transfers**		**Division 3560 Total**	**$236,515**	
3580 - CAPITAL PROJECTS MNGMT					
3580 - CAPITAL PROJECTS MNGMT	01/13/2026	001-3580-519.63-07	$85,000	JUNNY RIOS PARK IMPRVMNTS RESOLUTION# 2026-004	1561
		001-3580-519.64-00	$553,458		
1	**Total Budget Amendments/Transfers**		**Division 3580 Total**	**$638,458**	
20	**Total Budget Amendments/Transfers**		**GENERAL FUND**	**$5,088,823**	
3240 - HOUSING GRANTS					
3240 - HOUSING GRANTS	01/13/2026	103-3240-581.91-08	$5,122	FY25 CDBG - EXCESS ADMIN RESOLUTION# 2026-006	1571
		103-3240-581.91-08	$12,888	FY25 CDBG - SEC 108 LOAN RESOLUTION# 2026-006	1571
		103-3240-554.83-09	$14,068	FY25 CARRY FORWARD CV RESOLUTION# 2026-006	1571
		103-3240-554.83-11	$45,720	FY25 CARRY FORWARD CV-3 RESOLUTION# 2026-006	1571
		103-3240-581.91-08	($13,575)	SHORE UP FY26 AWARD RESOLUTION#	1571

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
3240 - HOUSING GRANTS	01/13/2026	103-3240-554.51-00	($338)	2026-006	1571
	02/10/2026	103-3240-581.91-08	$106	FY25 PROG INCOME INTEREST RESOLUTION# 2026-009	1966
		103-3240-581.91-08	$9,475	FY25 PROGRAM INCOME RESOLUTION# 2026-009	1966
		103-3240-581.91-08	$4,428	FY25 PROGRAM INTEREST RESOLUTION# 2026-009	1966
		103-3240-554.27-00	($249)	UPDATE ADMIN ALLOCATION RESOLUTION# 2026-009	1966
		103-3240-554.51-00	($162)		
		103-3240-554.23-08	($7)		
		103-3240-554.21-00	$153		
		103-3240-554.24-00	($10)		
		103-3240-554.23-09	$1		
		103-3240-554.13-00	$10,771		
		103-3240-554.12-00	($8,528)		
		103-3240-554.23-07	($41)		
		103-3240-554.23-00	($12)		
		103-3240-554.22-00	($784)		
		103-3240-554.23-04	($1,132)		
	04/14/2026	103-3240-554.39-00	$1,347	POOLED CASH FY22-25 RESOLUTION# 2026-025	2684
		103-3240-554.39-00	$785	POOLED INTEREST FY22-25 RESOLUTION# 2026-025	2684
3	**Total Budget**		**Division 3240 Total**	**$80,026**	

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 5/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
	Amendments/Transfers				
3	**Total Budget Amendments/Transfers**		**CDBG**	**$80,026**	
3240 - HOUSING GRANTS					
3240 - HOUSING GRANTS	11/01/2025	104-3240-554.83-23	$53,880	PO#79508 C.H. INITIATIVE RESOLUTION# 2025-089	815
	02/10/2026	104-3240-554.83-22	$100,920	FY23 1ST TIME BUY LESS PO RESOLUTION# 2026-009	1966
		104-3240-554.83-22	$12,747	FY23+PRIOR CHDO CRRYFRWRD RESOLUTION# 2026-009	1966
		104-3240-581.91-01	$1,116	FY23/FY24 HOME ADMIN RESOLUTION# 2026-009	1966
		104-3240-554.83-22	$11,407	FY24 CHDO CARRY FORWARD RESOLUTION# 2026-009	1966
		104-3240-554.83-22	$9,738	FY25 CHDO CARRY FORWARD RESOLUTION# 2026-009	1966
		104-3240-554.83-00	$176	FY25 PROGRAM INTEREST RESOLUTION# 2026-009	1966
		104-3240-554.83-00	$1,121	FY25 REMAINING ADMIN RESOLUTION# 2026-009	1966
		104-3240-554.83-22	$48,693	FY25 1ST TIME HOME BUYER RESOLUTION# 2026-009	1966
		104-3240-554.83-23	($30,748)	REDUCE TO ACTUAL ALLOC RESOLUTION# 2026-009	1966
		104-3240-554.51-00	($100)		
		104-3240-554.83-22	($57)		

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
3240 - HOUSING GRANTS	02/10/2026	104-3240-554.39-00	($1,728)	UPDATE ADMIN ALLOCATION RESOLUTION# 2026-009	1966
		104-3240-554.13-00	$3,952		
		104-3240-554.23-04	($343)		
		104-3240-554.12-00	($2,835)		
		104-3240-554.23-09	$1		
		104-3240-554.27-00	($76)		
		104-3240-554.22-00	($240)		
		104-3240-554.23-08	($2)		
		104-3240-554.23-00	($3)		
		104-3240-554.24-00	($2)		
		104-3240-554.23-07	($14)		
		104-3240-554.21-00	$79		
2	**Total Budget Amendments/Transfers**		**Division 3240 Total**	**$207,682**	
2	**Total Budget Amendments/Transfers**		**BREVARD COUNTY HOME**	**$207,682**	
3240 - HOUSING GRANTS					
3240 - HOUSING GRANTS	11/01/2025	105-3240-554.83-00	$3,375	PO#81863 GREEN LEAF HOME RESOLUTION# 2025-089	815
		105-3240-554.83-00	$205	PO#83871 GREEN LEAF HOME RESOLUTION# 2025-089	815
	02/10/2026	105-3240-554.83-00	$14,691	FY23 HHRP IAN/NICOLE RESOLUTION# 2026-009	1966
		105-3240-554.83-00	$3,634	FY23 PROGRAM INTEREST	1966

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
3240 - HOUSING GRANTS	02/10/2026			RESOLUTION# 2026-009	
		105-3240-554.83-00	$180,715	FY24 CARRYFORWARD LESS PO RESOLUTION# 2026-009	1966
		105-3240-554.83-00	$101	FY24 HHRP IAN/NICOLE RESOLUTION# 2026-009	1966
		105-3240-554.83-00	$1,658	FY24 PROGRAM INCOME RESOLUTION# 2026-009	1966
		105-3240-554.83-00	$7,203	FY24 PROGRAM INTEREST RESOLUTION# 2026-009	1966
		105-3240-554.83-00	$2,004	FY25 EXCESS ADMIN CRRYFWD RESOLUTION# 2026-009	1966
		105-3240-554.83-00	$133,515	FY25 HUD CARRY FORWARD RESOLUTION# 2026-009	1966
		105-3240-554.83-00	$303	FY25 PROG INCOME INTEREST RESOLUTION# 2026-009	1966
		105-3240-554.83-00	$13,729	FY25 PROGRAM INCOME RESOLUTION# 2026-009	1966
		105-3240-554.83-00	$19,259	FY25 PROGRAM INTEREST RESOLUTION# 2026-009	1966
		105-3240-554.12-00	($8,805)	UPDATE ADMIN ALLOCATION RESOLUTION# 2026-009	1966
		105-3240-554.27-00	($287)		
		105-3240-554.23-00	($9)		
		105-3240-554.23-04	($1,307)		
		105-3240-554.23-09	($1)		
		105-3240-554.21-00	$84		

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
3240 - HOUSING GRANTS	02/10/2026	105-3240-554.22-00	$185	UPDATE ADMIN ALLOCATION RESOLUTION# 2026-009	1966
		105-3240-554.13-00	$10,194		
		105-3240-554.23-08	($8)		
		105-3240-554.23-07	($46)		
2	**Total Budget Amendments/Transfers**		**Division 3240 Total**	**$380,392**	
2	**Total Budget Amendments/Transfers**		**SHIP/HOUSING ASSISTANCE**	**$380,392**	
3200 - ADMINISTRATION					
3200 - ADMINISTRATION	10/14/2025	107-3200-524.56-15	$704	SAMSARA RESOLUTION# 2025-074	231
		107-3200-524.49-00	$26		
		107-3200-524.72-35	($33)		
		107-3200-524.71-35	($697)		
	12/09/2025	107-3200-581.91-01	$3,366	FUEL CANOPY REPLACEMENT RESOLUTION# 2025-093	1099
	12/31/2025	107-3200-524.34-00	($16,388)	TEMPORARY TOUGHBOOK FUNDS	1431
		107-3200-524.56-15	$7,903		
	01/13/2026	107-3200-524.34-00	$16,388	REPLINISH CONTRACT SRVCS RESOLUTION# 2026-005	1569
		107-3200-524.56-15	($7,903)		
		107-3200-524.56-15	$8,000	TOUGH BOOKS RESOLUTION# 2026-005	1569
	01/30/2026	107-3200-524.14-00	$3,000	3) MOVE DROP SALARIES JANUARY CLEANUP	1793
		107-3200-524.13-00	($44,641)		
		107-3200-524.12-00	$41,641		

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 5/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
3200 - ADMINISTRATION	04/28/2026	107-3200-524.12-00	($923)	SCIENS (ERP) 1.23% RESOLUTION# 2026-030	2875
		107-3200-524.34-00	$923		
	05/26/2026	107-3200-524.34-00	$80,000	BUILDING INSPECTOR SRVCS 5-26-26 CLERK'S JOURNAL	3385
		107-3200-524.12-00	($80,000)		
7	**Total Budget Amendments/Transfers**		**Division 3200 Total**	**$11,366**	
3232 - CODE ENFORCEMENT					
3232 - CODE ENFORCEMENT	10/14/2025	107-3232-524.64-00	$58,298	FY 26 VEHICLE PURCHASES RESOLUTION# 2025-073	230
	12/31/2025	107-3232-524.56-15	$8,485	TEMPORARY TOUGHBOOK FUNDS	1431
	01/13/2026	107-3232-524.56-15	($8,485)	REPLINISH CONTRACT SRVCS RESOLUTION# 2026-005	1569
		107-3232-524.56-15	$11,808	TOUGH BOOKS RESOLUTION# 2026-005	1569
	02/10/2026	107-3232-524.42-00	$2,000	2 BLDG CODE ENF OFFICERS RESOLUTION# 2026-069	1985
		107-3232-524.40-00	$2,500		
		107-3232-524.41-00	$2,000		
		107-3232-524.55-00	$1,500		
		107-3232-524.46-03	$1,000		
		107-3232-524.52-30	$1,000		
		107-3232-524.52-02	$1,000		
		107-3232-524.54-00	$500		
	04/28/2026	107-3232-524.46-03	$100	CODE OPERATIONAL COSTS RESOLUTION# 2026-030	2874
		107-3232-524.52-00	$66		

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
3232 - CODE ENFORCEMENT	04/28/2026	107-3232-524.56-15	$2,496	CODE OPERATIONAL COSTS RESOLUTION# 2026-030	2874
		107-3232-524.47-00	$156		
		107-3232-524.49-00	$387		
		107-3232-524.23-04	($100)	COVER OVERTIME COSTS RESOLUTION# 2026-030	2875
		107-3232-524.14-00	$100		
		107-3232-524.23-04	($112)	COVER PRSNL SRVC THRU YE RESOLUTION# 2026-030	2875
		107-3232-524.23-00	$112		
	05/12/2026	107-3232-524.52-00	$1,000	VEHICLE LAPTOP MOUNTS RESOLUTION# 2026-035	3197
		107-3232-524.46-03	$3,000		
6	**Total Budget Amendments/Transfers**		**Division 3232 Total**	**$88,811**	
9	**Total Budget Amendments/Transfers**		**BUILDING PERMITS**	**$100,177**	
3240 - HOUSING GRANTS					
3240 - HOUSING GRANTS	01/13/2026	108-3240-517.71-00	$18,010	FY25 CARRY FORWARD CDBG RESOLUTION# 2026-006	1571
		108-3240-517.71-00	($13,575)	SHORE UP FY26 AWARD RESOLUTION# 2026-006	1571
	02/10/2026	108-3240-517.71-00	$14,009	FY25 & PRIOR PROG INC+INT RESOLUTION# 2026-009	1966
	04/14/2026	108-3240-581.91-03	$1,347	POOLED CASH FY22-25 RESOLUTION# 2026-025	2684
		108-3240-581.91-03	$785	POOLED INTEREST FY22-25 RESOLUTION# 2026-025	2684

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
3	**Total Budget Amendments/Transfers**		**Division 3240 Total**	**$20,576**	
3	**Total Budget Amendments/Transfers**		**SEC 108 LOAN GUARANTEE**	**$20,576**	
3230 - CRA ADMIN/OPERATIONS					
3230 - CRA ADMIN/OPERATIONS	10/28/2025	110-3230-559.63-07	$180,000	T-DOCKS DESIGN RESOLUTION# CCRA2025-947	520
	11/01/2025	110-3230-559.63-00	$1,704	PO#77934 INFRA SOLTN SRVC RESOLUTION# 2025-089	815
		110-3230-517.71-31	$27	PO#83115 COCOA VILL PRTNR RESOLUTION# 2025-089	815
		110-3230-559.63-00	$86,580	PO#83823 MYRA PLANNING RESOLUTION# 2025-089	815
	11/18/2025	110-3230-559.39-00	($1,494,500)	DAYSLIP FIND MATCH PHASE2 RES# CCRA-2025-932	895
		110-3230-581.91-34	$1,494,500		
	12/01/2025	110-3230-559.64-15	$35,630	PARK SECURITY CAMERAS RES# CCRA-2025-1083	922
		110-3230-517.71-31	$46,004	5) SHORE UP POSTAGE LEASE NOVEMBER CLEANUP	1084
		110-3230-517.72-31	$14,173		
		110-3230-559.72-00	($1,834)		
		110-3230-559.71-00	($62,211)		
		110-3230-559.40-00	$3,868	5) SHORE UP TRAVEL NOVEMBER CLEANUP	1084
	12/15/2025	110-3230-581.91-01	$88,000	CCRA POLICE OVERTIME RES# CCRA-2025-1085	1098

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
3230 - CRA ADMIN/OPERATIONS	01/13/2026	110-3230-559.63-00	$50,000	CV WAYFINDING & SIGNAGE RESOLUTION# 2026-004	1561
		110-3230-559.63-07	$4,501	PARK FENCING RESOLUTION# 2026-004	1561
		110-3230-559.64-00	$23,993	PARK LIGHTING & CAMERAS RESOLUTION# 2026-004	1561
		110-3230-559.63-00	$653,518	VILLAGE STREET PARKING RESOLUTION# 2026-004	1561
	02/04/2026	110-3230-559.39-00	($51,044)	SHORE UP COUNTY TIF REV RES# CCRA 2026-001	1833
		110-3230-559.39-00	($9,388)	SHORE UP D4 PARK TIF REV RES# CCRA 2026-001	1833
	04/06/2026	110-3230-517.71-31	$5,210	CORRECT POST OFFICE LEASE RESOLUTION# CCRA-2026-003	2553
		110-3230-559.39-00	($5,349)		
		110-3230-517.72-31	$139		
		110-3230-559.45-00	$338	COVER INSURANCE OVERAGE RESOLUTION# CCRA-2026-002	2552
		110-3230-559.55-00	($338)		
8	**Total Budget Amendments/Transfers**		**Division 3230 Total**	**$1,063,521**	
8	**Total Budget Amendments/Transfers**		**CRA COCOA RDA**	**$1,063,521**	
3230 - CRA ADMIN/OPERATIONS					
3230 - CRA ADMIN/OPERATIONS	11/01/2025	111-3230-559.83-00	$500	PO#80786 STEVENSON LAND RESOLUTION# 2025-089	815
		111-3230-559.83-00	$850	PO#80815 SHERWIN WILLIAMS RESOLUTION# 2025-089	815

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
3230 - CRA ADMIN/OPERATIONS	11/01/2025	111-3230-559.83-00	$500	PO#80838 STEVENSON LAND RESOLUTION# 2025-089	815
		111-3230-559.83-00	$850	PO#80848 SHERWIN WILLIAMS RESOLUTION# 2025-089	815
		111-3230-559.83-00	$500	PO#80894 STEVENSON LAND RESOLUTION# 2025-089	815
		111-3230-559.83-00	$500	PO#82788 STEVENSON LAND RESOLUTION# 2025-089	815
		111-3230-559.83-00	$4,320	PO#84099 BC CTY COMMISION RESOLUTION# 2025-089	815
	01/13/2026	111-3230-559.63-00	$141,226	BUS STOP SHELTERS RESOLUTION# 2026-004	1561
		111-3230-559.83-11	$37,500	FY25 UPSTART CARRYFORWARD RESOLUTION# 2026-004	1561
		111-3230-559.63-00	$50,000	PROVOST/GILMORE DEVELPMNT RESOLUTION# 2026-004	1561
		111-3230-559.63-00	$50,000	RESURFACE STAMPED PAVEMNT RESOLUTION# 2026-004	1561
	01/26/2026	111-3230-559.39-00	($48,600)	SHORE UP COUNTY TIF REV RES# DSCRA 2026-001	1739
		111-3230-559.39-00	$866	SHORE UP D4 PARK TIF REV RES# DSCRA 2026-001	1739
	04/28/2026	111-3230-559.45-00	$331	DIAMOND SQUARE INSURANCES RESOLUTION#DSCRA-2026-002	2876
		111-3230-559.55-00	($331)		
4	**Total Budget Amendments/Transfers**		**Division 3230 Total**	**$239,012**	

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
4	**Total Budget Amendments/Transfers**		**CRA DIAMOND SQUARE 626**	**$239,012**	
1600 - GENERAL OPERATIONS					
1600 - GENERAL OPERATIONS	04/14/2026	130-1600-581.91-01	$5,661	POOLED INTEREST FY21-25 RESOLUTION# 2026-025	2684
1	**Total Budget Amendments/Transfers**		**Division 1600 Total**	**$5,661**	
1	**Total Budget Amendments/Transfers**		**AMERICAN RESCUE PLAN FUND**	**$5,661**	
2100 - POLICE ADMIN/OPERATIONS					
2100 - POLICE ADMIN/OPERATIONS	12/09/2025	143-2100-521.64-00	$6,099	PD GYM EQUIPMENT RESOLUTION# 2025-086	1096
		143-2100-521.52-00	$13,901		
	12/31/2025	143-2100-521.52-00	($1,499)	7) GYM EQUIPMENT DELIVERY DECEMBER CLEANUP	1367
		143-2100-521.64-00	$1,499		
	03/01/2026	143-2100-521.52-00	$1,249	4) PD FITNESS EQUIPMENT FEBRUARY CLEANUP	2539
		143-2100-521.64-00	($1,249)		
3	**Total Budget Amendments/Transfers**		**Division 2100 Total**	**$20,000**	
3	**Total Budget Amendments/Transfers**		**FEDERAL FORFEITURE FUND**	**$20,000**	
1600 - GENERAL OPERATIONS					
1600 - GENERAL OPERATIONS	04/14/2026	201-1600-581.91-01	$20,455	POOLED INTEREST FY20-25 RESOLUTION# 2026-025	2684
1	**Total Budget**		**Division 1600 Total**	**$20,455**	

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
	Amendments/Transfers				
1	**Total Budget Amendments/Transfers**		**DEBT SERVICE FUND**	**$20,455**	
3580 - CAPITAL PROJECTS MNGMT					
3580 - CAPITAL PROJECTS MNGMT	11/18/2025	304-3580-572.63-00	$1,494,500	DAYSLIP FIND GRANT PHASE2 RESOLUTION# 2025-084	893
		304-3580-572.63-00	$1,494,500	DAYSLIP FIND MATCH PHASE2 RESOLUTION# 2025-084	895
1	**Total Budget Amendments/Transfers**		**Division 3580 Total**	**$2,989,000**	
1	**Total Budget Amendments/Transfers**		**DAY SLIPS / REVETMENT**	**$2,989,000**	
1506 - INVENTORY					
1506 - INVENTORY	11/01/2025	421-1506-536.56-15	$1,028	5) WAREHOUSE SCANNER OCTOBER CLEANUP	631
		421-1506-536.46-00	($1,028)		
	04/28/2026	421-1506-536.46-00	($43,900)	WAREHOUSE LOADING DOCK RESOLUTION# 2026-030	2875
		421-1506-536.63-07	$43,900		
2	**Total Budget Amendments/Transfers**		**Division 1506 Total**	**$0**	
1515 - UTILITY SUPPORT SERVICES					
1515 - UTILITY SUPPORT SERVICES	11/01/2025	421-1515-536.64-00	$12,309	1) MDX CAPITAL PURCHASE OCTOBER CLEANUP	631
		421-1515-536.52-00	($12,309)		
	01/30/2026	421-1515-536.12-00	($3,567)	3) COVER ACCRUAL PAYOUT JANUARY CLEANUP	1793
		421-1515-536.12-12	$3,567		

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
1515 - UTILITY SUPPORT SERVICES	01/30/2026	421-1515-536.49-00	$258	4)COVER OTHER CHARGES&OBL JANUARY CLEANUP	1793
		421-1515-536.52-00	($258)		
	04/28/2026	421-1515-536.12-12	$147	ACCRUAL PAYOUT RESOLUTION# 2026-030	2875
		421-1515-536.12-00	($147)		
		421-1515-536.52-00	($700)	CUSTOMER REPAIR RESOLUTION# 2026-030	2875
		421-1515-536.49-00	$700		
3	**Total Budget Amendments/Transfers**		**Division 1515 Total**	**$0**	
4010 - WATER ADMINISTRATION					
4010 - WATER ADMINISTRATION	10/14/2025	421-4010-536.56-15	$38,309	SAMSARA RESOLUTION# 2025-074	231
		421-4010-536.49-00	$326		
	11/01/2025	421-4010-536.31-01	$3,537	PO#77360 DELAPARTE & GIL RESOLUTION# 2025-089	833
		421-4010-536.31-00	$15,270	PO#78424 STANTEC CNSLTNG RESOLUTION# 2025-089	833
		421-4010-536.31-01	$13,440	PO#78979 GARNGANESE, WEIS RESOLUTION# 2025-089	833
		421-4010-536.34-00	$32,929	PO#82935 US GEOLOGICAL SU RESOLUTION# 2025-089	833
		421-4010-536.31-00	$11,808	PO#82974 STANTEC CNSLTNG RESOLUTION# 2025-089	833
		421-4010-536.46-00	$5,000	11) REPLACE LAB ICE MAKER OCTOBER CLEANUP	631
		421-4010-536.34-00	($5,000)		
		421-4010-536.56-15	$8,950	4)CLEARGOV BUDGET 50% UT OCTOBER	631

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
4010 - WATER ADMINISTRATION	11/01/2025	421-4010-536.34-00	($8,950)	CLEANUP	631
	12/01/2025	421-4010-536.49-00	$3,200	7) AGENT FEES NOVEMBER CLEANUP	1084
		421-4010-536.73-00	($3,200)		
		421-4010-536.73-00	($100)	7) REDEMPTION FEES NOVEMBER CLEANUP	1084
		421-4010-536.49-00	$100		
	12/09/2025	421-4010-536.39-00	($77,416)	FUEL CANOPY REPLACEMENT RESOLUTION# 2025-093	1099
		421-4010-581.91-01	$77,416		
	02/10/2026	421-4010-536.39-00	($59,400)	CAROLLO WRF SERVICES RESOLUTION# 2026-066	1983
		421-4010-536.39-00	($166,787)	TRANSFORMER PURCHASE RESOLUTION# 2026-023	1980
	04/14/2026	421-4010-581.91-24	$3,477,834	DYAL CO2 REPLACEMENT RESOLUTION# 2026-027	2685
	04/28/2026	421-4010-536.34-00	$36,423	SCIENS (ERP) 48.60% RESOLUTION# 2026-030	2875
		421-4010-536.39-00	($36,423)		
7	**Total Budget Amendments/Transfers**		**Division 4010 Total**	**$3,367,266**	
4020 - DYAL PLANT					
4020 - DYAL PLANT	11/01/2025	421-4020-536.31-03	$2,070	PO#79792 JACOBS ENGNRNG RESOLUTION# 2025-089	833
		421-4020-536.31-03	$5,111	PO#82308 HDR ENGINEERING RESOLUTION# 2025-089	833
		421-4020-536.31-27	$245,419	PO#83151 HDR ENGINEERING RESOLUTION# 2025-089	833

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
4020 - DYAL PLANT	11/01/2025	421-4020-536.34-00	$8,900	PO#83275 BIO-TECH CONSULT RESOLUTION# 2025-089	833
		421-4020-536.46-00	$25,368	PO#83456 FLUID CONTROL SP RESOLUTION# 2025-089	833
		421-4020-536.56-15	$769	PO#83540 CDW GOVERNMENT RESOLUTION# 2025-089	833
		421-4020-536.64-00	$17,423	PO#83875 VIABLE TECH RESOLUTION# 2025-089	833
		421-4020-536.46-02	$289,839	PO#83946 HAMILTON ROOFING RESOLUTION# 2025-089	833
		421-4020-536.63-07	$48,736	PO#84072 DAVE'S FENCE RESOLUTION# 2025-089	833
	01/12/2026	421-4020-536.62-00	($115,500)	5 HSP#1 EXHAUST FANS CORRECT EQUIPMENT ACCOUNT	1572
		421-4020-536.64-00	$115,500		
	01/13/2026	421-4020-536.64-15	$18,992	SCADA SERVER UPGRADE RESOLUTION# 2026-004	1561
	01/30/2026	421-4020-536.64-00	$37,276	2) SHORTFALL ON MAG METER JANUARY CLEANUP	1793
		421-4020-536.52-09	($37,276)		
		421-4020-536.12-12	$897	3) COVER ACCRUAL PAYOUT JANUARY CLEANUP	1793
		421-4020-536.12-00	($897)		
		421-4020-536.13-00	$43,926	3) EMPLOYEE ENTERING DROP JANUARY CLEANUP	1793
		421-4020-536.12-00	($43,926)		
		421-4020-536.52-00	($1,200)	6) NEW EMPLOYEE JACKETS JANUARY CLEANUP	1793
		421-4020-536.52-02	$1,200		
		421-4020-536.41-00	$5,701	7)COVER CHARTER SHORTFALL JANUARY	1793

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 5/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
4020 - DYAL PLANT	01/30/2026	421-4020-536.43-00	($5,701)	CLEANUP	1793
	02/10/2026	421-4020-536.64-00	$15,163	TRANSFORMER PURCH CONTING RESOLUTION# 2026-023	1980
		421-4020-536.64-00	$151,624	TRANSFORMER PURCHASE RESOLUTION# 2026-023	1980
	04/28/2026	421-4020-536.31-03	($5,111)	TCR001 CHANGE ORDER SEE 4/28 CLERK'S JOURNAL	2910
		421-4020-536.31-27	$5,111		
	05/31/2026	421-4020-536.56-15	$20,000	1) MICROSOFT LICENSES MAY CLEANUP	3448
		421-4020-536.52-09	($20,000)		
		421-4020-536.52-00	$40,000	3) OPERATING SHORTFALL MAY CLEANUP	3448
		421-4020-536.52-09	($40,000)		
		421-4020-536.34-00	($2,000)	8)FLGISA ANNUAL CONFRENCE MAY CLEANUP	3448
		421-4020-536.40-00	$2,000		
7	**Total Budget Amendments/Transfers**		**Division 4020 Total**	**$829,414**	
4025 - WATER FIELD OPERATIONS					
4025 - WATER FIELD OPERATIONS	11/01/2025	421-4025-536.46-00	$37,504	PO#82598 GOODSON PAVING RESOLUTION# 2025-089	833
		421-4025-536.46-00	$5,952	PO#83647 FERGUSON ENTRPRS RESOLUTION# 2025-089	833
		421-4025-536.46-00	$47,501	PO#83791 FERGUSON ENTRPRS RESOLUTION# 2025-089	833
		421-4025-536.46-00	$32,521	PO#83982 FERGUSON ENTRPRS RESOLUTION# 2025-089	833

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 5/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
4025 - WATER FIELD OPERATIONS	11/01/2025	421-4025-536.46-00	$22,694	PO#83992 CORE & MAIN RESOLUTION# 2025-089	833
		421-4025-536.46-00	$2,700	PO#84052 FERGUSON ENTRPRS RESOLUTION# 2025-089	833
		421-4025-536.46-00	$6,491	PO#84056 FERGUSON ENTRPRS RESOLUTION# 2025-089	833
		421-4025-536.46-02	$4,694	PO#84068 TECH SYSTEMS INC RESOLUTION# 2025-089	833
		421-4025-536.46-00	$7,674	PO#84073 CORE & MAIN RESOLUTION# 2025-089	833
		421-4025-536.64-00	$24,610	PO#84097 FLORIDA MASTER T RESOLUTION# 2025-089	833
		421-4025-536.46-00	($29,000)	6) INFRAMAP/WATER LICENSE OCTOBER CLEANUP	631
		421-4025-536.56-15	$29,000		
	01/13/2026	421-4025-536.64-00	$11,535	WATER METER TEST BENCH RESOLUTION# 2026-004	1561
	01/30/2026	421-4025-536.12-12	$574	3) COVER ACCRUAL PAYOUT JANUARY CLEANUP	1793
		421-4025-536.12-00	($574)		
		421-4025-536.12-00	($363)	3)BI-LINGUAL PAY-HAS MEMO JANUARY CLEANUP	1793
		421-4025-536.15-00	$363		
	04/28/2026	421-4025-536.43-00	$5,000	FL CITY GAS INCREASES RESOLUTION# 2026-030	2875
		421-4025-536.44-00	($5,000)		
4	**Total Budget Amendments/Transfers**		**Division 4025 Total**	**$203,876**	
4055 - ENGINEERING					

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 5/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
4055 - ENGINEERING	11/01/2025	421-4055-536.31-03	$442,471	PO#82114 JACOBS GROUP INC RESOLUTION# 2025-089	833
		421-4055-536.63-00	$198,568	PO#82362 CHA CONSULTING RESOLUTION# 2025-089	833
		421-4055-536.63-00	$109,989	PO#82653 KIMLEY-HORN RESOLUTION# 2025-089	833
	01/13/2026	421-4055-536.63-00	($104,715)	INV #85385-03 ACRRUAL RESOLUTION# 2026-004	1561
	04/28/2026	421-4055-536.31-00	($3,448)	EXTRA COROLLO WORK RESOLUTION# 2026-030	2875
		421-4055-536.31-03	$3,448		
3	**Total Budget Amendments/Transfers**		**Division 4055 Total**	**$646,313**	
4120 - SELLERS PLANT					
4120 - SELLERS PLANT	11/01/2025	421-4120-536.46-00	$2,271	PO#83451 GRAYBAR ELECTRIC RESOLUTION# 2025-089	833
		421-4120-536.34-00	$9,750	PO#83579 AERZEN USA CORP RESOLUTION# 2025-089	833
		421-4120-536.46-00	$18,290	PO#84046 THOMPSON PUMP & RESOLUTION# 2025-089	833
	01/13/2026	421-4120-536.64-00	$14,255	COMPRESSOR-BREAKERS-PLUGS RESOLUTION# 2026-004	1561
		421-4120-536.64-00	$14,178	UTILITY CART RESOLUTION# 2026-004	1561
	01/30/2026	421-4120-536.12-12	$1,158	3) COVER ACCRUAL PAYOUT JANUARY CLEANUP	1793
		421-4120-536.12-00	($1,158)		
		421-4120-536.64-00	$6,200	5) RPLCMNT AIR COMPRESSOR JANUARY	1793

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 5/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
4120 - SELLERS PLANT	01/30/2026	421-4120-536.46-00	($6,200)	CLEANUP	1793
		421-4120-536.41-00	$60	7)COVER CHARTER SHORTFALL JANUARY CLEANUP	1793
		421-4120-536.46-00	($60)		
	02/10/2026	421-4120-536.31-03	$59,400	CAROLLO WRF SERVICES RESOLUTION# 2026-066	1983
	03/01/2026	421-4120-536.56-15	$4,000	1) TIME CLOCK & LAPTOPS FEBRUARY CLEANUP	2539
		421-4120-536.46-00	($4,000)		
		421-4120-536.46-00	($20,261)	2) GENERATOR RENTAL FEBRUARY CLEANUP	2539
		421-4120-536.44-00	$20,261		
	04/28/2026	421-4120-536.12-12	$15,987	ACCRUAL PAYOUT RESOLUTION# 2026-030	2875
		421-4120-536.12-00	($15,987)		
		421-4120-536.56-15	$1,486	COVER NEGATIVE BALANCE RESOLUTION# 2026-030	2875
		421-4120-536.46-02	($1,486)		
		421-4120-536.56-15	$1,742	SE GATE CAMERA RESOLUTION# 2026-030	2875
		421-4120-536.46-02	($1,742)		
		421-4120-536.64-00	$34,908	2 UV NITRATE SENSORS RESOLUTION# 2026-030	2875
		421-4120-536.46-00	($34,908)		
6	**Total Budget Amendments/Transfers**		**Division 4120 Total**	**$118,144**	
4125 - SEWER FIELD OPERATIONS					
4125 - SEWER FIELD OPERATIONS	11/01/2025	421-4125-536.46-00	$29,720	PO#84093 BARNEY'S PUMPS RESOLUTION# 2025-089	833
		421-4125-536.56-15	$5,000	6) INFRAMAP/WATER LICENSE OCTOBER	631

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 5/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
4125 - SEWER FIELD OPERATIONS	11/01/2025	421-4125-536.46-00	($5,000)	CLEANUP	631
	01/13/2026	421-4125-536.64-15	$300,000	LIFTSTATION COMMS UPGRADE RESOLUTION# 2026-004	1561
	01/30/2026	421-4125-536.15-00	$121	3)BI-LINGUAL PAY-HAS MEMO JANUARY CLEANUP	1793
		421-4125-536.12-00	($121)		
	04/28/2026	421-4125-536.12-00	($368)	ACCRUAL PAYOUT RESOLUTION# 2026-030	2875
		421-4125-536.12-12	$368		
	05/31/2026	421-4125-536.46-00	($45,000)	6) VACCON TRUCK REPAIRS MAY CLEANUP	3448
		421-4125-536.46-03	$45,000		
5	**Total Budget Amendments/Transfers**		**Division 4125 Total**	**$329,720**	
4700 - DEBT SERVICE					
4700 - DEBT SERVICE	10/14/2025	421-4700-591.72-35	($1,713)	SAMSARA RESOLUTION# 2025-074	231
		421-4700-591.71-35	($36,922)		
1	**Total Budget Amendments/Transfers**		**Division 4700 Total**	**($38,635)**	
12	**Total Budget Amendments/Transfers**		**WATER/SEWER FUND**	**$5,456,098**	
3570 - STORMWATER UTILITY					
3570 - STORMWATER UTILITY	10/14/2025	423-3570-538.64-00	$6,440	FY 26 VEHICLE PURCHASES RESOLUTION# 2025-073	230
		423-3570-538.63-00	($6,440)		
		423-3570-538.71-35	($2,787)	SAMSARA RESOLUTION# 2025-074	231
		423-3570-538.56-15	$4,527		

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 5/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
3570 - STORMWATER UTILITY	10/14/2025	423-3570-538.72-35	($130)	SAMSARA RESOLUTION# 2025-074	231
		423-3570-538.39-00	($1,610)		
	11/01/2025	423-3570-538.31-00	$601	PO#77832 BEEMATS LLC RESOLUTION# 2025-089	833
		423-3570-538.34-00	$300		
		423-3570-538.34-00	$1	PO#80291 FUTURE HORIZONS RESOLUTION# 2025-089	833
		423-3570-538.34-00	$1	PO#82065 BEEMATS LLC RESOLUTION# 2025-089	833
		423-3570-538.34-00	$301	PO#82066 BEEMATS LLC RESOLUTION# 2025-089	833
		423-3570-538.34-00	$1	PO#83266 BEEMATS LLC RESOLUTION# 2025-089	833
		423-3570-538.34-00	$1	PO#83286 BEEMATS LLC RESOLUTION# 2025-089	833
		423-3570-538.63-00	$31,225	PO#83786 KIMLEY-HORN RESOLUTION# 2025-089	833
		423-3570-538.46-00	$4,600	PO#83978 EAST COAST FENCE RESOLUTION# 2025-089	833
		423-3570-538.46-00	$1,794	PO#83979 EAST COAST FENCE RESOLUTION# 2025-089	833
	12/09/2025	423-3570-581.91-01	$7,293	FUEL CANOPY REPLACEMENT RESOLUTION# 2025-093	1099
	01/13/2026	423-3570-538.63-00	$700	LONDON DITCH DESIGN RESOLUTION# 2026-004	1561
	04/28/2026	423-3570-538.39-00	($30,000)	EXTRA STORMWATER REPAIRS RESOLUTION# 2026-030	2875
		423-3570-538.46-00	$30,000		

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
3570 - STORMWATER UTILITY	04/28/2026	423-3570-538.34-00	$1,136	SCIENS (ERP) 1.51% RESOLUTION# 2026-030	2875
		423-3570-538.39-00	($1,136)		
5	**Total Budget Amendments/Transfers**		**Division 3570 Total**	**$46,818**	
5	**Total Budget Amendments/Transfers**		**STORMWATER UTILITY**	**$46,818**	
4010 - WATER ADMINISTRATION					
4010 - WATER ADMINISTRATION	04/14/2026	424-4010-581.91-21	$309,271	POOLED INTEREST FY22-25 RESOLUTION# 2026-025	2684
1	**Total Budget Amendments/Transfers**		**Division 4010 Total**	**$309,271**	
4020 - DYAL PLANT					
4020 - DYAL PLANT	11/01/2025	424-4020-536.63-00	$105,720	PO#81086 CROM LLC RESOLUTION# 2025-089	833
		424-4020-536.63-07	$8,796	PO#83276 JACOBS GROUP INC RESOLUTION# 2025-089	833
		424-4020-536.62-00	$7,187	PO#83465 JACOBS GROUP INC RESOLUTION# 2025-089	833
		424-4020-536.63-07	$615,322	PO#84075 JACOBS GROUP INC RESOLUTION# 2025-089	833
	12/01/2025	424-4020-536.64-00	$0	1) COMBINE PROJECTS NOVEMBER CLEANUP	1084
	01/13/2026	424-4020-536.63-00	$260,000	CAL-FLO POLYMER TANK RESOLUTION# 2026-004	1561
		424-4020-536.64-00	$153,000	JOCKEY HIGH SERVICE PUMPS	1561

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
4020 - DYAL PLANT	01/13/2026			RESOLUTION# 2026-004	
		424-4020-536.63-00	$1,338,148	REACTOR QUALIFIER 1 & 2 RESOLUTION# 2026-004	1561
		424-4020-536.63-07	$200,458		
		424-4020-536.62-00	$1,314	REMODEL OPS BUILDING RESOLUTION# 2026-004	1561
3	**Total Budget Amendments/Transfers**		**Division 4020 Total**	**$2,689,945**	
4025 - WATER FIELD OPERATIONS					
4025 - WATER FIELD OPERATIONS	02/10/2026	424-4025-536.63-63	$830,440	FY25 BUDGET ROLL FEDERAL RESOLUTION# 2026-009	1966
		424-4025-536.63-64	$93,425	FY25 BUDGET ROLL STATE RESOLUTION# 2026-009	1966
1	**Total Budget Amendments/Transfers**		**Division 4025 Total**	**$923,865**	
4055 - ENGINEERING					
4055 - ENGINEERING	10/14/2025	424-4055-536.63-00	$2,547,000	BANANA RIVER CONSTRUCTION RESOLUTION# 2025-071	228
		424-4055-536.63-00	$254,700	BANANA RIVER CONTINGENCY RESOLUTION# 2025-071	228
	10/17/2025	424-4055-536.63-00	$302,187	BANANA RIVER ENGINEERING RESOLUTION# 2025-072	229
	11/01/2025	424-4055-536.63-00	$25,661	PO#78454 DRMP, INC RESOLUTION# 2025-089	833
		424-4055-536.63-00	$106,454	PO#81190 JACOBS ENGNRNG RESOLUTION# 2025-089	833

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
4055 - ENGINEERING	11/01/2025	424-4055-536.63-00	$10,568	PO#81348 JACOBS ENGNRNG RESOLUTION# 2025-089	833
		424-4055-536.63-00	$1,016,607	PO#81414 WHARTON SMITH RESOLUTION# 2025-089	833
		424-4055-536.63-00	$43,715	PO#81898 CAROLLO ENGINEER RESOLUTION# 2025-089	833
		424-4055-536.63-00	$35,922	PO#82104 JACOBS ENGNRNG RESOLUTION# 2025-089	833
		424-4055-536.63-00	$2,864,132	PO#82211 ATLANTIC DEVELOP RESOLUTION# 2025-089	833
		424-4055-536.63-00	$2,400,265	PO#82212 ATLANTIC DEVELOP RESOLUTION# 2025-089	833
		424-4055-536.63-00	$200,079	PO#82219 DRMP, INC RESOLUTION# 2025-089	833
		424-4055-536.63-00	$61,517	PO#82220 DRMP, INC RESOLUTION# 2025-089	833
		424-4055-536.63-00	$6,825	PO#82247 JACOBS ENGNRNG RESOLUTION# 2025-089	833
		424-4055-536.63-00	$22,777	PO#83234 KIMLEY-HORN RESOLUTION# 2025-089	833
		424-4055-536.63-00	$17,635	PO#83268 COROLLO ENGINEER RESOLUTION# 2025-089	833
		424-4055-536.63-00	$95,780	PO#83655 MCKIM & CREED RESOLUTION# 2025-089	833
		424-4055-536.63-00	$433,077	PO#83825 JACOBS ENGINEER RESOLUTION# 2025-089	833

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
4055 - ENGINEERING	11/01/2025	424-4055-536.63-00	$619,197	PO#83998 CAROLLO ENGINEER RESOLUTION# 2025-089	833
	01/13/2026	424-4055-536.63-00	$186,000	AC RAW WATER PIPLINE RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$140,000	CAL-FLO POLYMER TANK RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$200,000	CAMP RD/US1 FORCEMAIN RPL RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$2,220,118	DYAL CO2 BULK REPLACEMENT RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$1,414,106	DYAL WELL #17 RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$826,825	ELEVATED TANK REPAIRS RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$271,792	FRIDAY RD - WINWARD PRSRV RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$1,284,000	GW WASHWTR TANK RECOATING RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$195,638	OSAGE/ANG - COCOA LAKES RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$5,783,606	OZONE IMPROVEMENTS RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$2,500,000	PINEDA WATERMAIN CROSSING RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$1,912,358	PIPE INFRA ASSESS&REPLACE RESOLUTION# 2026-004	1561

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
4055 - ENGINEERING	01/13/2026	424-4055-536.63-00	($194,134)	PO#81414 RETAINAGE RESOLUTION# 2026-004	1561
		424-4055-536.63-00	($18,225)	PO#82211 RETAINAGE RESOLUTION# 2026-004	1561
		424-4055-536.63-00	($63,371)	PO#82212 RETAINAGE RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$107,309	REPLACE LIFT STATION #19 RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$102,347	SEAWALL REPLACEMENT LS1 RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$2,149,050	SELLER SCADA ENGINEERING RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$77,000	TAYLOR CREEK RES PMP RPLC RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$667	WT-63 REPLACEMENT OF DYAL RESOLUTION# 2026-004	1561
	02/10/2026	424-4055-536.63-00	$0	DYET22 BID B-26-01-COC RESOLUTION# 2026-065	1984
	03/01/2026	424-4055-536.63-00	$0	5) PRE-PROJECT DEMOLITION FEBRUARY CLEANUP	2539
	03/10/2026	424-4055-536.63-00	$0	CATALINA WATERMAIN SEE 3/10 CLERK'S JOURNAL	2306
	04/14/2026	424-4055-536.63-00	$3,477,834	DYAL CO2 REPLACEMENT RESOLUTION# 2026-027	2685
8	**Total Budget Amendments/Transfers**		**Division 4055 Total**	**$33,637,018**	

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
4120 - SELLERS PLANT					
4120 - SELLERS PLANT	11/01/2025	424-4120-536.64-15	$303,870	PO#83582 CAROLLO ENGINEER RESOLUTION# 2025-089	833
		424-4120-536.64-00	$281,963	PO#83999 CAROLLO ENGINEER RESOLUTION# 2025-089	833
	01/13/2026	424-4120-536.64-15	$52,106	MOTOR LOGIC CONTROL PANEL RESOLUTION# 2026-004	1561
		424-4120-536.64-00	$3,384	REPLACE AERATION BLOWER RESOLUTION# 2026-004	1561
		424-4120-536.63-00	$1,000,000		
		424-4120-536.64-15	$463,507	REPLACE MCC 7 & 8 RESOLUTION# 2026-004	1561
		424-4120-536.64-15	$528,113	SCADA MIGRATION RESOLUTION# 2026-004	1561
2	**Total Budget Amendments/Transfers**		**Division 4120 Total**	**$2,632,943**	
4125 - SEWER FIELD OPERATIONS					
4125 - SEWER FIELD OPERATIONS	11/01/2025	424-4125-536.63-00	$262,540	PO#83951 DANUS UTILITIES RESOLUTION# 2025-089	833
1	**Total Budget Amendments/Transfers**		**Division 4125 Total**	**$262,540**	
9	**Total Budget Amendments/Transfers**		**RENEWAL & REPLACE FUND**	**$40,455,582**	
4010 - WATER ADMINISTRATION					
4010 - WATER ADMINISTRATION	04/14/2026	425-4010-581.91-21	$109,208	POOLED INTEREST FY20-25 RESOLUTION# 2026-025	2684

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
1	**Total Budget Amendments/Transfers**		**Division 4010 Total**	**$109,208**	
1	**Total Budget Amendments/Transfers**		**W/S RESTRICTED ASSETS**	**$109,208**	
4020 - DYAL PLANT					
4020 - DYAL PLANT	11/01/2025	427-4020-536.31-35	$12,778	PO#82308 HDR ENGINEERING RESOLUTION# 2025-089	833
		427-4020-536.31-34	$25,555		
		427-4020-536.31-37	$38,332		
		427-4020-536.31-36	$3,408		
		427-4020-536.31-37	$1,840,641	PO#83151 HDR ENGINEERING RESOLUTION# 2025-089	833
		427-4020-536.31-35	$613,547		
		427-4020-536.31-36	$163,614		
		427-4020-536.31-34	$1,227,095		
1	**Total Budget Amendments/Transfers**		**Division 4020 Total**	**$3,924,970**	
1	**Total Budget Amendments/Transfers**		**TCR/SJR PROJECT**	**$3,924,970**	
1801 - HUMAN RESOURCES					
1801 - HUMAN RESOURCES	11/01/2025	520-1801-513.31-00	$19,358	PO#83116 UNITED SELF INS RESOLUTION# 2025-089	833
1	**Total Budget Amendments/Transfers**		**Division 1801 Total**	**$19,358**	
1	**Total Budget Amendments/Transfers**		**WORKERS COMPENSATION**	**$19,358**	

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 5/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
FUND					

61 Transfers & Amendments Between Oct 1, 2025 and May 31, 2026

FY 2026 Total Transfer & Amendments	$60,227,359

NOTE: Group #s represent a complete transaction that will net to zero. Add all expenses for each group number, then subtract the revenues related to the same group number and your total will equal zero

Report: Expense Budget Tracking Worksheet
Run by: Zoie R. Badalov

Date: 07/07/2026

CITY COUNCIL AGENDA ITEM

Memo Date:	July 9, 2026
Agenda Date:	July 14, 2026
File ID:	2026-617
Prepared By:	Monica Arsenault, City Clerk
Through:	Stockton Whitten, City Manager
Requested Action:	The City of Cocoa's Open Board Vacancies.

BACKGROUND:

The City of Cocoa currently has several vacancies on various boards and committees. This agenda item provides an overview of these vacancies, eligibility criteria and the application process for interested residents.

Current/Upcoming Vacancies:

Board of Adjustment

- 1 Alternate member vacancy

Housing Authority

- 2 Regular member vacancies

Police Advisory Board

- 3 Regular member vacancies

Police Pension Board

- 1 Regular member vacancy

Sustainability Advisory Board

- 4 Regular member vacancies, 3 terms expired January 11, 2025

Eligibility Criteria:

- Must be a resident or owner of real property within the City limits of Cocoa.
- Must consent to a criminal background check.
- Be duly registered to vote in Brevard County.

- Must meet any other specific qualifications outlined in the board/committee's bylaws.
- Code Board: Additionally, appointments shall be made in accordance with applicable law and ordinances on the basis of experience or interest in the subject matter jurisdiction of the respective code enforcement board, in the sole discretion of the local governing body. The membership of each enforcement board shall, whenever possible, include an architect, a businessperson, an engineer, a general contractor, a subcontractor, and a realtor. § 162.05, Fla. Stat.
- CRA Boards: Additionally, any person may be appointed as commissioner if he or she resides or is engaged in business, which means owning a business, practicing a profession, or performing a service for compensation, or serving as an officer or director of a corporation or other business entity so engaged, within the area of operation of the agency, which shall be coterminous with the area of operation of the county or municipality, and is otherwise eligible for such appointment under this part. § 163.356, Fla. Stat.
- Police and Fire Pension Boards: Additionally, special rules apply. Chs. 175 and 185, Fla. Stat.
- Cocoa Housing Authority: Additionally, special rules apply. The Mayor appoints and Council approves per Ch. 421, Fla. Stat.

Application Process:
Interested residents can apply on the City of Cocoa's website at https://www.cocoafl.gov/119/Vacancies.

PRIORITY AREA CONNECTION:
Community Outreach and Engagement

BUDGETARY IMPACT:
N/A

PREVIOUS ACTION:
N/A

RECOMMENDED MOTION:
N/A