LEGAL DESCRIPTION:

(AS PROVIDED BY THE CLIENT)

OVERALL PROPERTY A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 25 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 10; THENCE RUN S 00°10'26" W, ALONG THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 132.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 530 AND THE POINT OF BEGINNING; THENCE, DEPARTING SAID WEST LINE, RUN N 89°58'10" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 2,671.41 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 10; THENCE RUN S 00°06'51" E, ALONG SAID EAST LINE, A DISTANCE OF 5158.92 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 10; THENCE RUN N 89°54'55" W, ALONG THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 2697.64 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 9; THENCE RUN N 89°52'00" W, ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 1343.11 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 9; THENCE RUN NORTH ALONG THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 9, THE FOLLOWING TWO (2) COURSES AND DISTANCES: RUN N 00°10'54" E, A DISTANCE OF 2639.75 FEET; THENCE RUN N 00°10'42" E, A DISTANCE OF 1368.92 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1277.00 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 9; THENCE RUN S 89°51'38" E, ALONG SAID SOUTH LINE, A DISTANCE OF 1368.92 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1277.00 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 9; THENCE RUN S 89°51'38" E, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 704.75 FEET; THENCE RUN N 00°08'22" E, PERPENDICULAR TO THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1145.00 FEET TO A POINT ON THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 530; THENCE RUN S 89°51'38" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 638.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 458.14 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

PARCEL "A"

A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 25 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 10; THENCE RUN S 00°10'26" W, ALONG THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 132.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 530 AND THE POINT OF BEGINNING; THENCE, DEPARTING SAID WEST LINE, RUN N 89°58'10" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 2,671.41 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 10; THENCE RUN S 00°06'51" E, ALONG SAID EAST LINE, A DISTANCE OF 1,145.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1277.00 FEET OF THE WEST 1/2 OF SAID SECTION 10; THENCE RUN S 89°58'10" W, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 2,677.17 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1277.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 9; THENCE RUN N 89°51'38" W, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 638.20 FEET TO A POINT LYING 704.75 FEET EASTERLY OF THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 9; THENCE RUN N 00°08'22" E, PERPENDICULAR TO THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1,145.00 FEET TO A POINT ON THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 530; THENCE RUN S 89°51'38" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 638.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 87.08 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

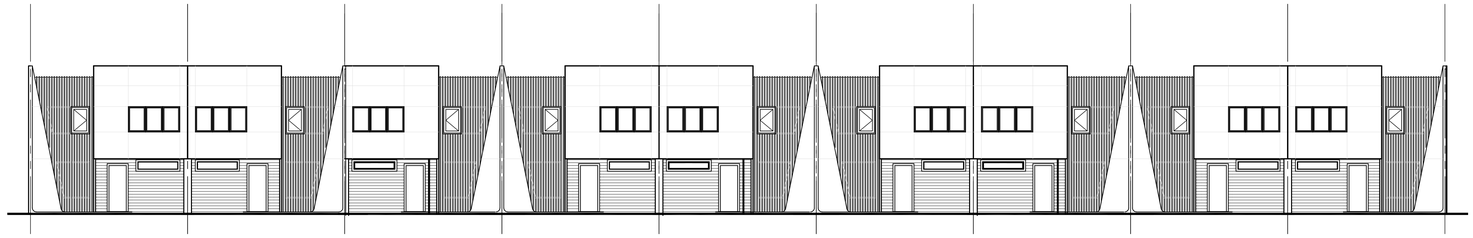
PARCEL "B"

THE EAST 1/4 OF SECTION 9, TOWNSHIP 25 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 1277 FEET THEREOF, TOGETHER WITH THE WEST 1/2 OF SECTION 10, TOWNSHIP 25 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 1277 FEET THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE RUN N 89°52'00" W, ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 1,343.11 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 9; THENCE RUN NORTH ALONG THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 9, THE FOLLOWING TWO (2) COURSES AND DISTANCES: RUN N 00°10'54" E, A DISTANCE OF 2639.75 FEET; THENCE RUN N 00°10'42" E, A DISTANCE OF 1368.92 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1277.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 9; THENCE RUN S 89°51'38" E, ALONG SAID SOUTH LINE, A DISTANCE OF 1,342.95 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1277.00 FEET OF THE WEST 1/2 OF SAID SECTION 10; THENCE RUN N 89°58'10" E, ALONG THE SOUTH LINE OF THE NORTH 1277.00 FEET OF THE WEST 1/2 OF SAID SECTION 10, A DISTANCE OF 2,677.17 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 10; THENCE RUN S 00°06'51" E, ALONG SAID EAST LINE, A DISTANCE OF 4013.92 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 10; THENCE RUN N 89°54'55" W, ALONG SAID SOUTH LINE, A DISTANCE OF 2,697.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 371.06 ACRES, MORE OR LESS.

MTCI
PRIVATE PROVIDER SERVICES, LLC

REVIEWED FOR CODE COMPLIANCE
07/21/2025



MAGIC VILLAGE III TOWNHOUSE
TOWNHOUSE
BUILDING A - 9 UNITS v1.2
BLDG 13
LOTS 174 - 166

SHEET LIST TABLE BUILDING A

SHEET #	SHEET TITLE	REV. #	REV. DATE
A000-A	General Notes and Drawing Index		
A001	UL Details	0	00/00/00
A101-A	Building A First Floor Composite Plan	0	00/00/00
A102-A	Building A Second floor Composite Plan	0	00/00/00
A103-A	Building A Roof Plan Composite Plan	0	00/00/00
A104-A	Building A Composite Elevation Plan	0	00/00/00
A106-A	Building A - Composite Section Plan	0	00/00/00
A201	Unit Plan - Capri	0	00/00/00
A201.1	End Unit Plan - Capri	0	00/00/00
A202	Unit Elevation Plan - Capri	0	00/00/00
A203	Interior Details	0	00/00/00
A203.1	Interior Details	0	00/00/00
A204	Unit Plan - Rome	0	00/00/00
A205	Unit Elevation - Rome	0	00/00/00
A300	Stair Sections	0	00/00/00
A301	Options Details	0	00/00/00
A302	Trellis Details	0	00/00/00
A400	Wall Sections	0	00/00/00
A401	Wall Sections	0	00/00/00
A500	Architectural Details	0	00/00/00
A501	Architectural Details	0	00/00/00
A502	Architectural Details	0	00/00/00
A503	Architectural Details	0	00/00/00
A504	Architectural Details	0	00/00/00
D201.1	First & Second Floor Data Unit - Capri	0	00/00/00
D202.1	First & Second Floor Data Unit - Rome	0	00/00/00
E001	Electrical Legend, Notes & Abbreviations - Signed By Others	0	00/00/00
E002	Electrical Specifications - Signed By Others	0	00/00/00
E103	9 Plex - Electrical Riser Diagram Underground Conduit Signed By Others	0	00/00/00
E201	First & Second Floor Electrical Unit - Capri Signed By Others	0	00/00/00
E202	First & Second Floor Electrical Unit - Rome Signed By Others	0	00/00/00
E300	9 Plex Electrical Roof Plan - Signed By Others	0	00/00/00
E401	Electrical Details - Signed By Others	0	00/00/00
M001	Mechanical Legend, Notes & Abbreviations Signed By Others	0	00/00/00
M002	Mechanical Schedules - Signed By Others	0	00/00/00
M101	First Floor Mechanical - Signed By Others	0	00/00/00
M102	Second Floor Mechanical - Signed By Others	0	00/00/00
M103	Roof Plan Mechanical - Signed By Others	0	00/00/00
M401	Mechanical Schedules - Signed By Others	0	00/00/00
M501	Mechanical Details - Signed By Others	0	00/00/00
P001	Plumbing Legend, Notes & Abbreviations Signed By Others	0	00/00/00
P201	First and Second Floor Plumbing Unit - Capri Signed By Others	0	00/00/00
P201	First and Second Floor Plumbing Unit - Rome Signed By Others	0	00/00/00
P101-C	First, Second Floor Plumbing & Waste Isometric Unit - Capri	0	00/00/00
P101-R	First, Second Floor Plumbing & Waste Isometric Unit - Rome	0	00/00/00
S000	Structural General Notes	0	00/00/00
S001	Structural General Notes	0	00/00/00
S101-A	Building A Foundation Plan	0	00/00/00
S201-A	Building A Second Floor Framing Plan	0	00/00/00
S202-A	Building A Roof Framing Plan	0	00/00/00
SD100	General Details	0	00/00/00
SD101	General Details	0	00/00/00
SD102	General Details	0	00/00/00
SD200	Foundation Details	0	00/00/00
SD300	Framing Details - Floor	0	00/00/00
SD400	Framing Details - Roof	0	00/00/00

ARCHITECT

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License No. AR102538 License No. CA30900

STRUCTURAL ENGINEER

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Service Beyond Design
ARCHITECTURE+ENGINEERING
License No. AR102538 License No. CA30900

MECHANICAL, ELECTRICAL & PLUMBING

Cabral Engineering Inc

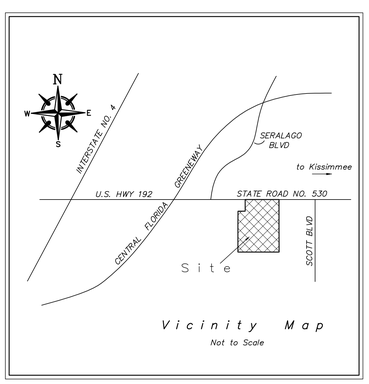
This item has been digitally signed and sealed by: Christopher M. Smith, P.E. for STRUCTURAL design only.

Printed copies of this document are not considered signed and sealed and signature must be verified on any electronic copies

THE ELECTRONIC SEAL PLACED ON THESE DOCUMENTS DOES NOT APPLY TO THE MEP'S SHEETS.

DEFERRED SUBMITTAL

1. PRE-MANUFACTURE STAIR
2. PRE-MANUFACTURE TRELLIS STRUCTURE



Vicinity Map
Not to Scale

CODE INFORMATION

APPLICABLE CODES:

THIS PROJECT MUST COMPLY WITH THE FOLLOWING CODES:
FLORIDA BUILDING CODE - RESIDENTIAL 8TH EDITION (2023)

PROJECT DESCRIPTION:

2 STORY SINGLE FAMILY ATTACHED RESIDENTIAL
PLAN W/ (2) - ROME AND CAPRI ELEVATION TYPES

OCCUPANCY:

R - 3

CONSTRUCTION TYPE:

V - B

REVISION TABLE

REV NO.	REV DESCRIPTION
1 | 2025-07-14	MTCI COMMENTS

ARCHITECTURAL SYMBOLS

BUILDING SECTION
SECTION INDICATOR
SHEET NUMBER = 34

DETAIL REFERENCE
DETAIL NUMBER
SHEET NUMBER

KEYNOTE REFERENCE
REFERENCE NUMBER

REVISION REFERENCE
REVISION NUMBER
REFER TO TITLE SHEET

FOREFRONT
ARCHITECTURE + ENGINEERING
1220 Oakley Seaver Drive, Suite 100
Clermont, Florida 34711
888.850.FFAE (3323)
www.forefrontae.com

AR102538 - CA30900

ISSUE - REVISION LOG

MARK	DATE	DESCRIPTION
1	09/24/2024	CLIENT REVISION

SEAL

JOB NAME : MAGIC VILLAGE III TOWNHOUSE
Townhouse

SHEET NAME : GENERAL NOTES AND DRAWING INDEX

MAGIC VILLAGE III
OSCEOLA COUNTY FLORIDA

ANY DISCREPANCY OR ERROR IN DIMENSIONS OR NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL FOR CLARIFICATION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

JOB # : 22-15365

SHEET NUMBER :

A000-A

J:\Magic Development\Magic Village III Townhome - 2\MV3-Common Cad Files\Sheets\Architectural\A000-A , Plot Date: Monday, July 14, 2025 ,4:38:44 PM, Plotted By: mlagroix

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REVIEWED FOR CODE COMPLIANCE
07/21/2025
MTCI
PRIVATE PROVIDER SERVICES, LLC

Design No. U338
BXUV.U338
Fire Resistance Ratings - ANSI/UL 263

Page Bottom

Design/System/Construction/Assembly Usage Disclaimer

Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
Authorities Having Jurisdiction should be consulted before construction.
Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
Only products which bear UL's Mark are considered Certified.
BXUV - Fire Resistance Ratings - ANSI/UL 263

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

Design No. U338
September 21, 2015
Nonbearing or Bearing Wall Rating — 1 HR.

(See Items 2 and 2A)

Finish Rating — One Layer of Wallboard — Min. 20 Min.

Two Layers of Wallboard — Min. 59 Min

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

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

HORIZONTAL SECTION
1. Wood Studs — Nom 2 by 3 or 2 by 4 in., flat wise, spaced 24 in. O.C. max, effectively firestopped.
2. Gypsum Board* — Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. L501, G512 or U305. For Nonbearing Wall rating — One layer of 5/8 in. thick, gypsum board secured to each side of studs. Gypsum board applied horizontally or vertically, unless specified below, with vertical joints centered on studs, and nailed to studs and bearing plates 7 in. O.C. with 6d cement coated nails, 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam head. As an alternate, No. 6 bugle head drywall screws, 1-7/8 in. long, may be substituted for the 6d cement coated nails.
When used in widths other than 48 in., gypsum board to be installed horizontally.

ACADIA DRYWALL SUPPLIES LTD (View Classification) — CKNX.R25370

AMERICAN GYPSUM CO (View Classification) — CKNX.R14196

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

CERTAINTEED GYPSUM INC (View Classification) — CKNX.R3660

CGC INC (View Classification) — CKNX.R19751

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C (View Classification) — CKNX.R18482

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

LOADMASTER SYSTEMS INC (View Classification) — CKNX.R11809

NATIONAL GYPSUM CO (View Classification) — CKNX.R3501

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

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

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

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

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

USG BORAL ZAWAWI DRYWALL L L C SFZ (View Classification) — CKNX.R38438

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

2A. Gypsum Board* — Same as Item 2. For Bearing Wall rating — Additional layer of 5/8 in. thick, 4 ft wide wallboard each side of studs. Attached to studs over inner layer 8 in. O.C. max, with 8d cement coated nails, 2-3/8 in. long, 0.113 in. shank diam and 9/32 in. diam head.
2B. Gypsum Board* — (As an alternate to Item 2, not shown) - For Nonbearing Wall rating - Any 5/8 in. thick gypsum panels that are eligible for use in Design Nos. L501, G512 or U305, supplied by the Classified companies listed below shown in the Gypsum Board* (CKNX) category. Applied horizontally or vertically and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths other than 48 in., gypsum board to be installed horizontally. .
CGC INC

UNITED STATES GYPSUM CO

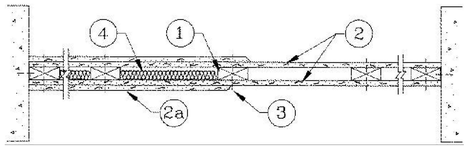
USG MEXICO S A DE C V

2C. Gypsum Board* — Same as Item 2B. For Bearing Wall rating — Additional layer of 5/8 in. thick, 4 ft wide wallboard each side of assembly. Attached to studs over inner layer 8 in. O.C. max with 1-7/8 in. long Type W coarse thread gypsum panel steel screws.
CGC INC

UNITED STATES GYPSUM CO

USG MEXICO S A DE C V

2D. Gypsum Board* — (As an alternate to Item 2, not shown) - For Nonbearing Wall rating - 5/8 in. thick gypsum panels applied horizontally or vertically and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths other than 48 in., gypsum board to be installed horizontally.
ACADIA DRYWALL SUPPLIES LTD — Type X, 5/8 Type X



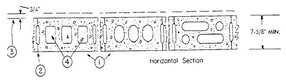
" Ⓒ 2019 ULLLC"

Design No. U905
March 11, 2016
Bearing Wall Rating — 2 HR.

Nonbearing Wall Rating — 2 HR

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

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



1. Concrete Blocks* — Various designs. Classification D-2 (2 hr).

See Concrete Blocks category for list of eligible manufacturers.

2. Mortar — Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.

3. Portland Cement Stucco or Gypsum Plaster — Add 1/2 hr to classification if used. Where combustible members are framed in wall, plaster or stucco must be applied on the face opposite framing to achieve a max. Classification of 1-1/2 hr. Attached to concrete blocks (Item 1).

4. Loose Masonry Fill — If all core spaces are filled with loose dry expanded slag, expanded clay or shale (Rotary Kiln Process), water repellant vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 2 hr to classification.

5. Foamed Plastic* — (Optional-Not Shown) — 1-1/2 in. thick max, 4 ft wide sheathing attached to concrete blocks (Item 1).

ATLAS ROOFING CORP — "EnergyShield Pro Wall Insulation" and "EnergyShield Pro 2 Wall Insulation"

CARLISLE COATINGS & WATERPROOFING INC — Type R2+ Sheath

HUNTER PANELS — Types Xci-Class A, Xci 286

RMAX OPERATING L L C — "TSX-8500", "TSX-8510", "Thermasheath-XP", "ECOMAXci", "Thermasheath-3", "Durasheath-3"

THE DOW CHEMICAL CO — Types Thermax Sheathing, Thermax Light Duty Insulation, Thermax Heavy Duty Insulation, Thermax Metal Building Board, Thermax White Finish Insulation, Thermax ci Exterior Insulation, Thermax XARMOR ci Exterior Insulation, Thermax HI Insulation, Thermax Plus Liner Panel, Thermax Heavy Duty Plus (HDP) and TUFF-R™ ci Insulation

5A. Building Units — As an alternate to Items 5, min. 1-in thick polyisocyanurate composite foamed plastic insulation boards, nom. 48 by 48 or 96 in.

RMAX OPERATING L L C — "Thermasheath-SI", "ECOBASEci", "ThermaBase-CI"

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

Last Updated on 2016-03-11

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AR102538 - CA30900

ISSUE - REVISION LOG

MARK	DATE	DESCRIPTION
0	00/00/00	

SEAL

MAGIC VILLAGE III TOWNHOUSE
Townhouse

UL DETAILS

JOB NAME :

SHEET NAME :

MAGIC VILLAGE III
OSCEOLA COUNTY FLORIDA

ANY DISCREPANCY OR ERROR IN DIMENSIONS OR NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL FOR CLARIFICATION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

JOB # : 22-15365

SHEET NUMBER :

A001

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REVIEWED FOR CODE COMPLIANCE
07/21/2025

MTCI
PRIVATE PROVIDER SERVICES, LLC

FLOOR PLAN NOTES

1. U.N.O. ALL EXTERIOR CMU WALLS ARE DRAWN AT: 8".
2. U.N.O. ALL FIRST OR SECOND FLOOR FRAMED EXTERIOR WALLS ARE DRAWN AT: 6" STEEL STUDS.
3. U.N.O. ALL INTERIOR FRAMED WALLS ARE DRAWN AT: 3 1/2" STEEL STUDS.
4. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARDS.
5. ALL OPENINGS ON THE SECOND FLOOR SHALL HAVE A MIN. SILL HEIGHT OF 24" A.F.F.

LEGEND

E.E.R.O. — INDICATES EMERGENCY ESCAPE AND RESCUE OPENING.

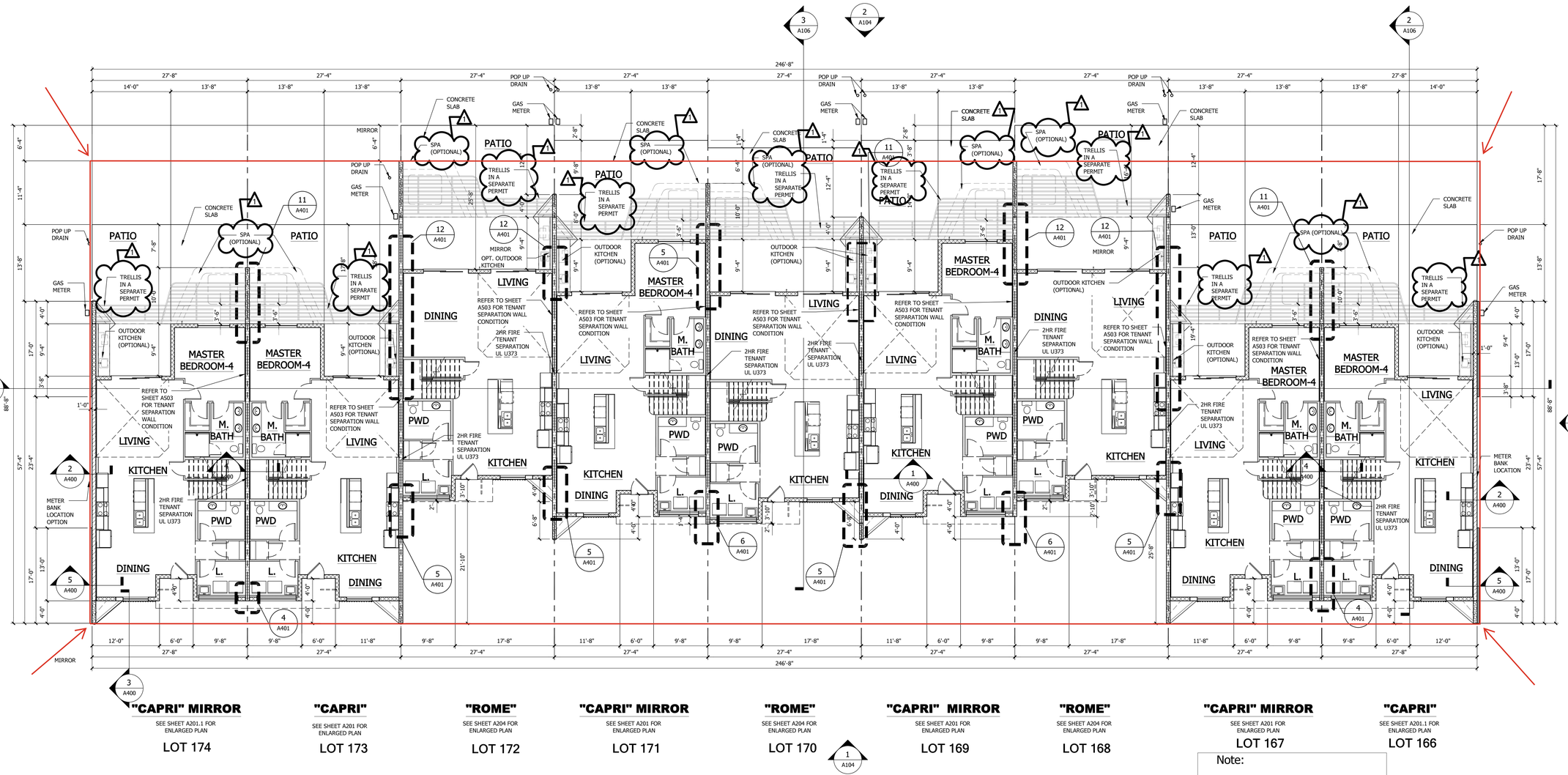
A.D. — INDICATES HANDICAP ACCESSIBLE DOORWAY.

WALL LEGEND

- 9'-4" CMU HGT.
- 9'-1" METAL STUDS HGT.
- 25'-4" CMU HGT. EXTERIOR WALL
- 25'-4" CMU HGT. STEP WALL
- VARIES CMU HGT. TENANT SEPARATION WALL

STAIR DATA

OF RISERS: 18 RISERS AT 7.5625= 10'-10"
OF TREADS: 17 TREADS AT 11" EA =7'- 4"



"CAPRI" MIRROR	"CAPRI"	"ROME"	"CAPRI" MIRROR	"ROME"	"CAPRI" MIRROR	"ROME"	"CAPRI" MIRROR	"CAPRI"
SEE SHEET A201.1 FOR ENLARGED PLAN	SEE SHEET A201 FOR ENLARGED PLAN	SEE SHEET A204 FOR ENLARGED PLAN	SEE SHEET A201 FOR ENLARGED PLAN	SEE SHEET A204 FOR ENLARGED PLAN	SEE SHEET A201 FOR ENLARGED PLAN	SEE SHEET A204 FOR ENLARGED PLAN	SEE SHEET A201 FOR ENLARGED PLAN	SEE SHEET A201.1 FOR ENLARGED PLAN
LOT 174	LOT 173	LOT 172	LOT 171	LOT 170	LOT 169	LOT 168	LOT 167	LOT 166

Note:

REFER TO A503 FOR TENANT SEPARATION WALL DETAILS

FIRST FLOOR COMPOSITE PLAN BUILDING A - 9 UNITS

SCALE: 1/8"=1'-0"

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ISSUE - REVISION LOG

MARK	DATE	DESCRIPTION
3	10/20/22	

SEAL

MAGIC VILLAGE III TOWNHOUSE
Townhouse

BUILDING A FIRST FLOOR COMPOSITE PLAN

JOB NAME :

SHEET NAME :

MAGIC VILLAGE III
OSCEOLA COUNTY FLORIDA

ANY DISCREPANCY OR ERROR IN DIMENSIONS OR NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL FOR CLARIFICATION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

JOB # : 22-15365

SHEET NUMBER :

A101-A

J:\Magic Development\Magic Village III Townhome - II\MVG-Common Cad Files\Sheets\Architectural\A101-A ; Plot Date: Monday, July 14, 2025 ,4:38:50 PM; Plotted By: milagrosc

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REVIEWED FOR CODE COMPLIANCE
07/21/2025
MTCI
PRIVATE PROVIDER SERVICES, LLC.

FLOOR PLAN NOTES

1. U.N.O. ALL EXTERIOR CMU WALLS ARE DRAWN AT: 8".
2. U.N.O. ALL FIRST OR SECOND FLOOR FRAMED EXTERIOR WALLS ARE DRAWN AT: 6" STEEL STUDS.
3. U.N.O. ALL INTERIOR FRAMED WALLS ARE DRAWN AT: 3 1/2" STEEL STUDS.
4. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARDS.
5. ALL OPENINGS ON THE SECOND FLOOR SHALL HAVE A MIN. SILL HEIGHT OF 24" A.F.F.

LEGEND

E.E.R.O. — INDICATES EMERGENCY ESCAPE AND RESCUE OPENING.

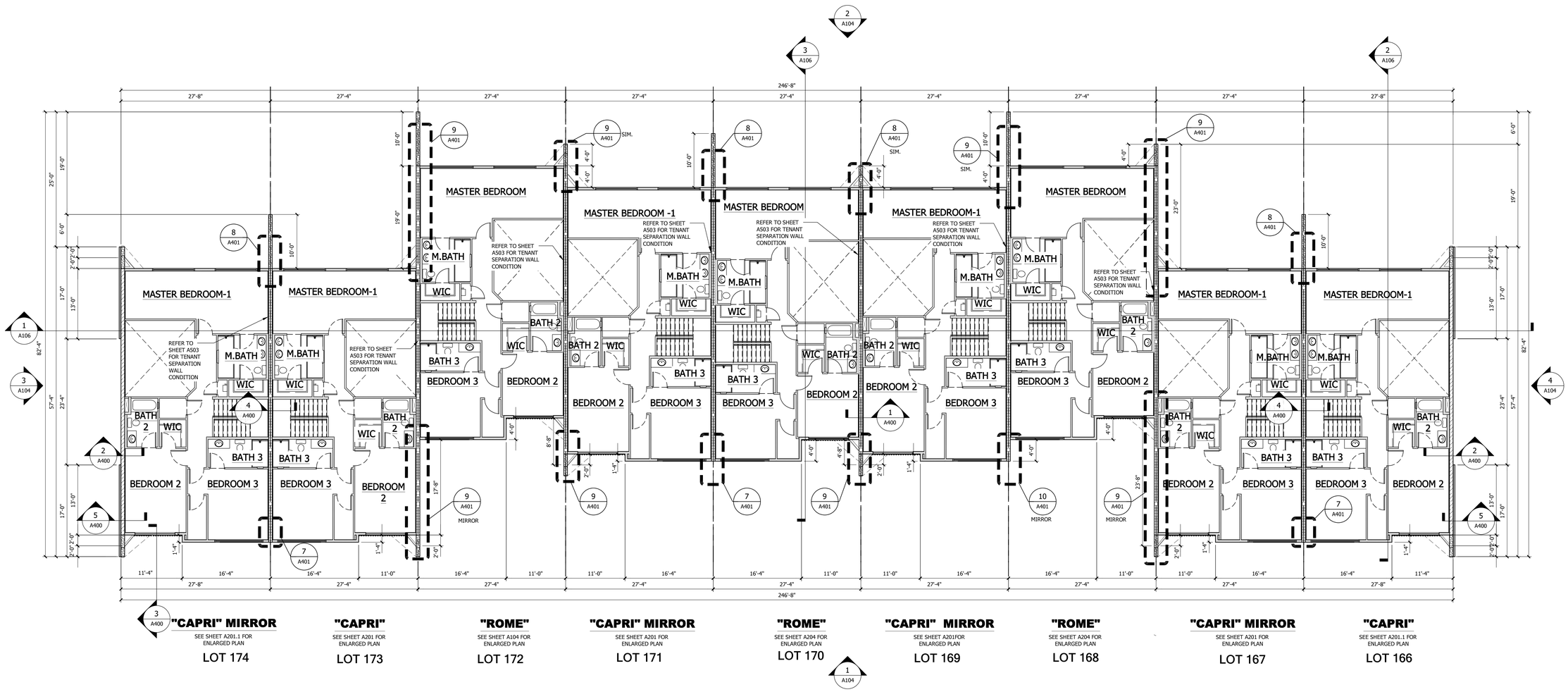
A.D. — INDICATES HANDICAP ACCESSIBLE DOORWAY.

WALL LEGEND

- 9'-4" CMU HGT.
- 9'-1" METAL STUDS HGT.
- 25'-4" CMU HGT. EXTERIOR WALL
- 25'-4" CMU HGT. STEP WALL
- VARIES CMU HGT. TENANT SEPARATION WALL

STAIR DATA

# OF RISERS:	18 RISERS AT 7.5625= 10'-10"
# OF TREADS:	17 TREADS AT 11" EA =7'- 4"



SECOND FLOOR COMPOSITE PLAN BUILDING A - 9 UNITS

SCALE: 1/8"=1'-0"

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SEAL

MAGIC VILLAGE III TOWNHOUSE
Townhouse

BUILDING A SECOND FLOOR COMPOSITE PLAN

JOB NAME :

SHEET NAME :

MAGIC VILLAGE III
OSCEOLA COUNTY FLORIDA

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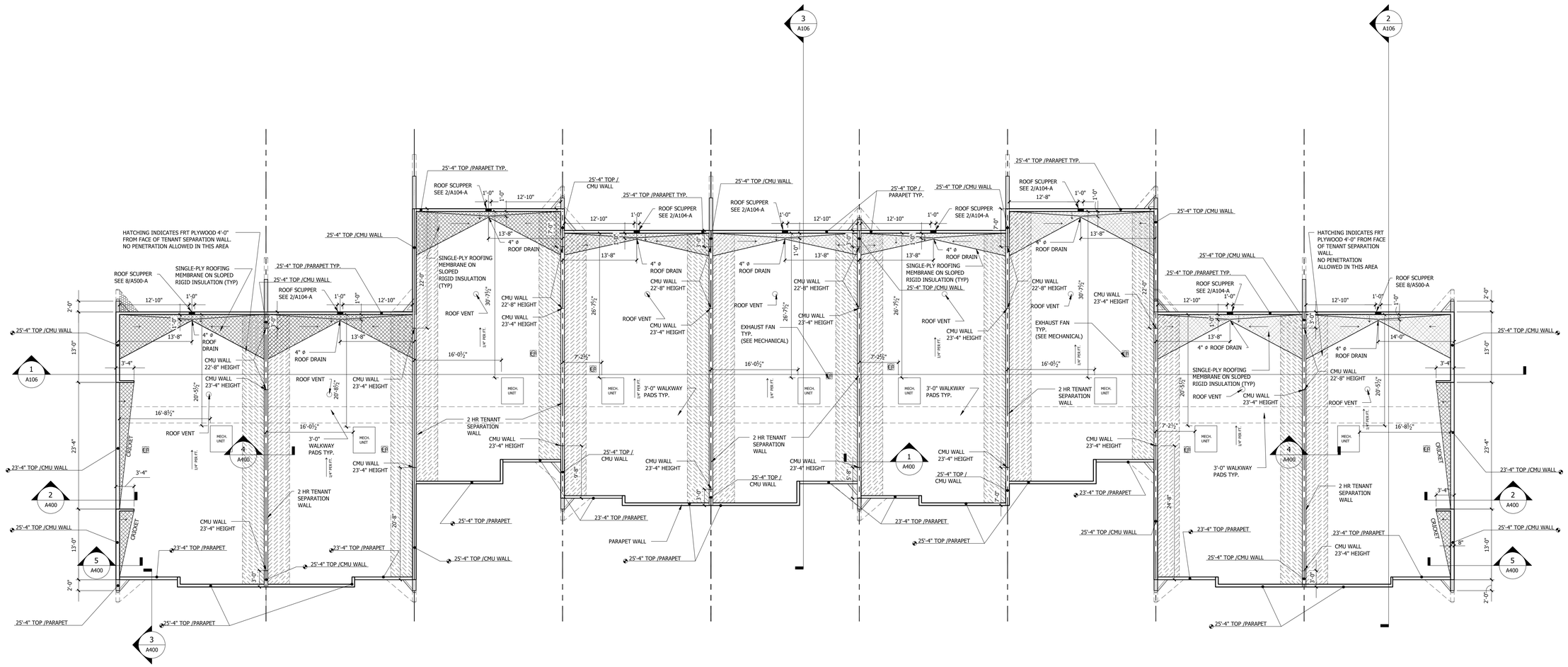
JOB # : 22-15365

SHEET NUMBER :

A102-A

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07/21/2025
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"CAPRI" MIRROR LOT 174 | **"CAPRI"** LOT 173 | **"ROME"** LOT 172 | **"CAPRI" MIRROR** LOT 171 | **"ROME"** LOT 170 | **"CAPRI" MIRROR** LOT 169 | **"ROME"** LOT 168 | **"CAPRI" MIRROR** LOT 167 | **"CAPRI"** LOT 166

COMPOSITE ROOF PLAN BUILDING A - 9 UNITS

SCALE: 1/8"=1'-0"

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SEAL

MAGIC VILLAGE III TOWNHOUSE
Townhouse

BUILDING A ROOF PLAN COMPOSITE PLAN

JOB NAME :

SHEET NAME :

MAGIC VILLAGE III
OSCEOLA COUNTY FLORIDA

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JOB # : 22-15365

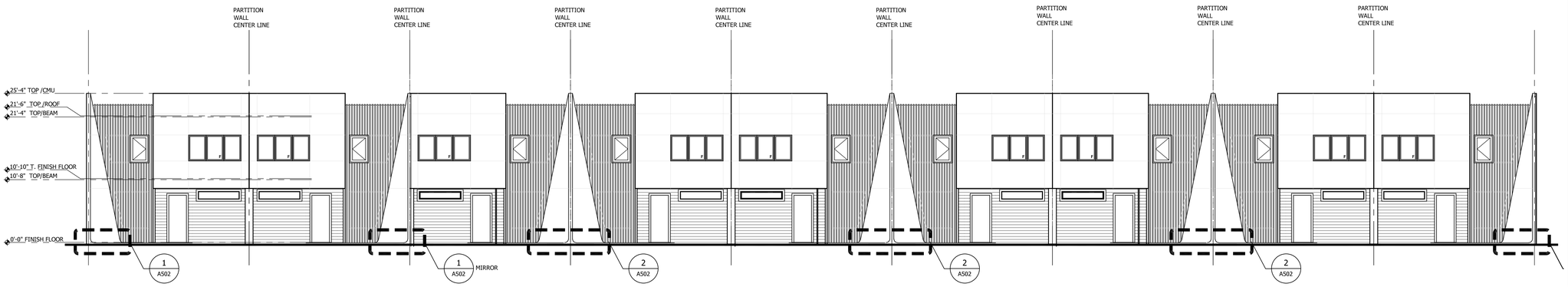
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A103-A

J:\Magic Development\Magic Village III Townhome - II\MV3-Common Cad Files\Sheets\Architectural\A103-A ; Plot Date: Saturday, June 29, 2024 ,12:20:53 PM ; Plotted By: mlagrosc

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07/21/2025
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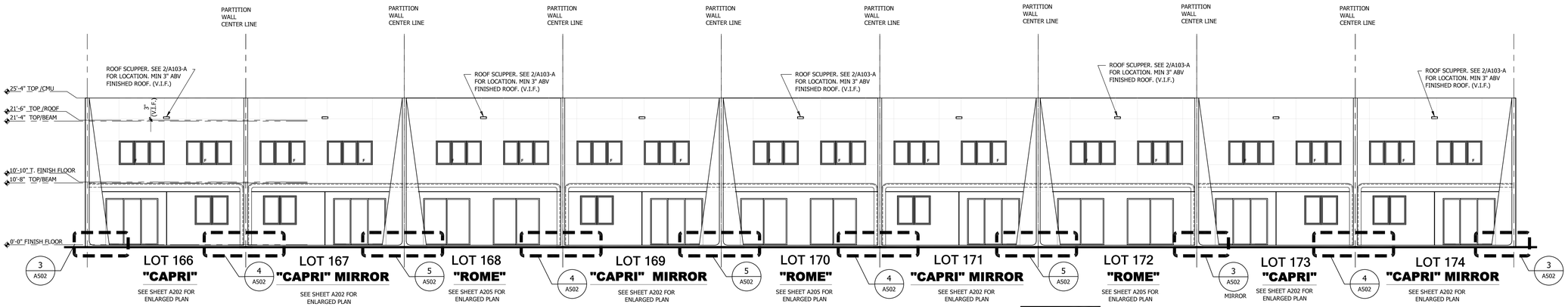


"CAPRI" MIRROR	"CAPRI"	"ROME"	"CAPRI" MIRROR	"ROME"	"CAPRI" MIRROR	"ROME"	"CAPRI" MIRROR	"CAPRI"
SEE SHEET A202 FOR ENLARGED PLAN	SEE SHEET A202 FOR ENLARGED PLAN	SEE SHEET A205 FOR ENLARGED PLAN	SEE SHEET A202 FOR ENLARGED PLAN	SEE SHEET A205 FOR ENLARGED PLAN	SEE SHEET A202 FOR ENLARGED PLAN	SEE SHEET A205 FOR ENLARGED PLAN	SEE SHEET A202 FOR ENLARGED PLAN	SEE SHEET A202 FOR ENLARGED PLAN
LOT 174	LOT 173	LOT 172	LOT 171	LOT 170	LOT 169	LOT 168	LOT 167	LOT 166

1 FRONT ELEVATION BUILDING A - 9 UNITS

SCALE: 1/8"=1'-0"

NOTE: SEE ENLARGED UNIT ELEVATIONS FOR MATERIAL KEYNOTES

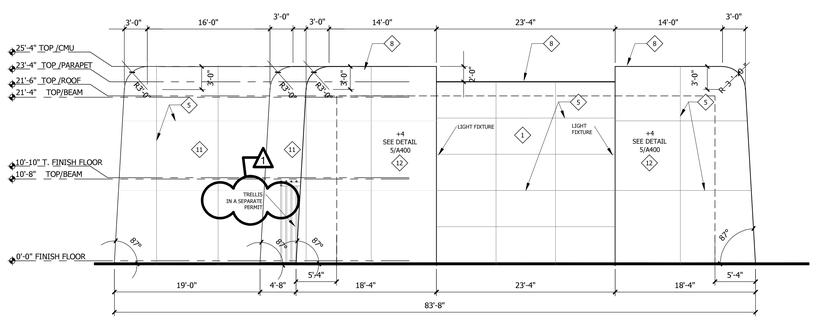


LOT 166	LOT 167	LOT 168	LOT 169	LOT 170	LOT 171	LOT 172	LOT 173	LOT 174
"CAPRI"	"CAPRI" MIRROR	"ROME"	"CAPRI" MIRROR	"ROME"	"CAPRI" MIRROR	"ROME"	"CAPRI"	"CAPRI" MIRROR
SEE SHEET A202 FOR ENLARGED PLAN	SEE SHEET A202 FOR ENLARGED PLAN	SEE SHEET A205 FOR ENLARGED PLAN	SEE SHEET A202 FOR ENLARGED PLAN	SEE SHEET A205 FOR ENLARGED PLAN	SEE SHEET A202 FOR ENLARGED PLAN	SEE SHEET A205 FOR ENLARGED PLAN	SEE SHEET A202 FOR ENLARGED PLAN	SEE SHEET A202 FOR ENLARGED PLAN

2 REAR ELEVATION BUILDING A - 9 UNITS

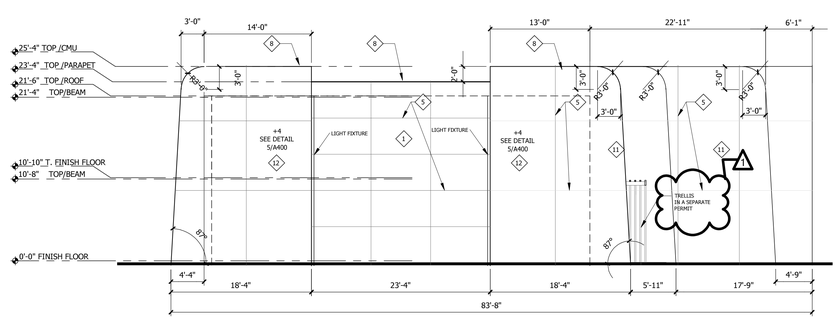
SCALE: 1/8"=1'-0"

NOTE: SEE ENLARGED UNIT ELEVATIONS FOR MATERIAL KEYNOTES



3 LEFT ELEVATION

SCALE: 1/8"=1'-0"



4 RIGHT ELEVATION

SCALE: 1/8"=1'-0"

ELEVATION NOTES

1. 5/8" STUCCO OVER CMU (2 COAT) PAINT COLOR: OD TIME SW6101 (SAND FINISH)
2. 5/8" STUCCO OVER FRAME WALL (3 COAT) PAINT COLOR:SMOKY BEIGE SW9087 (SAND FINISH)
3. ANGLE BOTTOM WINDOW W/CASEMENT E.E.R.O (SEE MANUFACTURE)
4. ALUMINUM LOUVERS
5. CONTROL -JOINT
6. CUSTOM WOOD DOOR (SEE MANUFACTURE)
7. STUCCO MOLDING OVER CMU - CONCRETE FINISH
8. PARAPET
9. LIGHT FIXTURE (LINEAR LED SEE ELECT.)
10. SIDING - BROWN COAT
11. STEP CMU WALL CONCRETE FINISH
12. 7/16" STUCCO OVER FRAME WALL (3 COAT) CONCRETE FINISH.

OPENING PRESSURES 140 EXP. C

OPENING SQ. FT.	MID ZONE		END ZONE	
	+W	-W	+W	-W
0-19.9999	+28.5	-31.0	+28.5	-38.2
20-49.9999	+27.3	-29.7	+27.3	-35.6
50-99.9999	+25.6	-28.0	+25.6	-32.2
100 & >	+24.3	-26.7	+24.3	-29.7
8070 Gar. Dr.	+24.8	-28.0*	+24.8	-28.0*
16070 Gar. Dr.	+23.7	-26.5*	+23.7	-26.5*

* DENOTES PRESSURES CALCULATED FOR DOOR PARTIALLY IN END ZONE

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SEAL

MAGIC VILLAGE III TOWNHOUSE
Townhouse

BUILDING A COMPOSITE ELEVATION PLAN

JOB NAME :

SHEET NAME :

MAGIC VILLAGE III
OSCEOLA COUNTY FLORIDA

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JOB # : 22-15365

SHEET NUMBER :

A104-A

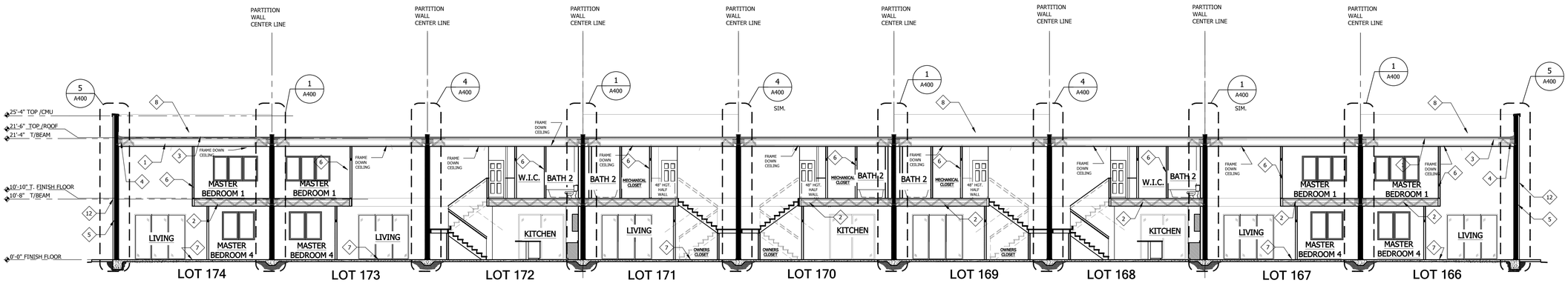
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07/21/2025

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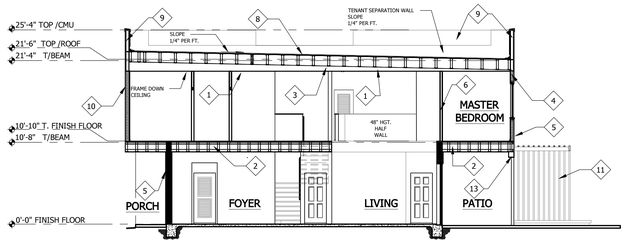
SECTION NOTES

1. BATT INSULATION R-38
2. PRE-ENGINEERED FLOOR TRUSSES REFER TO MANUF. DRAWINGS
3. PRE-ENGINEERED ROOF TRUSSES REFER TO MANUF. DRAWINGS
4. R-38 INSULATION
5. EXTERIOR FINISH - REFER TO ELEVATIONS
6. INTERIOR FINISH -MIN. 1/2" GYP BD. AT WALLS & 1/2" AT CEILING
7. CONCRETE SLAB - REFER TO STRUCTURALS
8. ROOF SYSTEM
9. PARAPET WALL
10. 7" ALUMINUM FLOWERS BY GENERAL CONTRACTOR
11. TRELLIS IN A SEPARATE PERMIT
12. BOND BEAM SEE WALL SECTION CMU
13. 8"x8"BULKHEAD



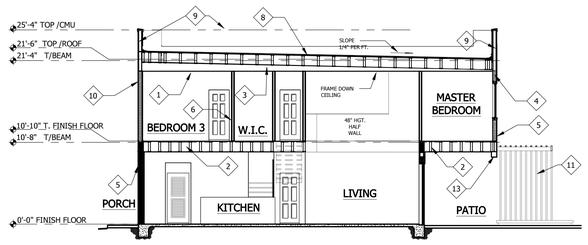
1 BUILDING SECTION THRU ALL UNITS BUILDING A - 9 UNITS

SCALE: 1/8"=1'-0"



2 BUILDING SECTION UNIT CAPRI

SCALE: 1/8"=1'-0"



3 BUILDING SECTION UNIT ROME

SCALE: 1/8"=1'-0"

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MAGIC VILLAGE III TOWNHOUSE
Townhouse

JOB NAME :

BUILDING A COMPOSITE SECTION PLAN

SHEET NAME :

MAGIC VILLAGE III
OSCEOLA COUNTY FLORIDA

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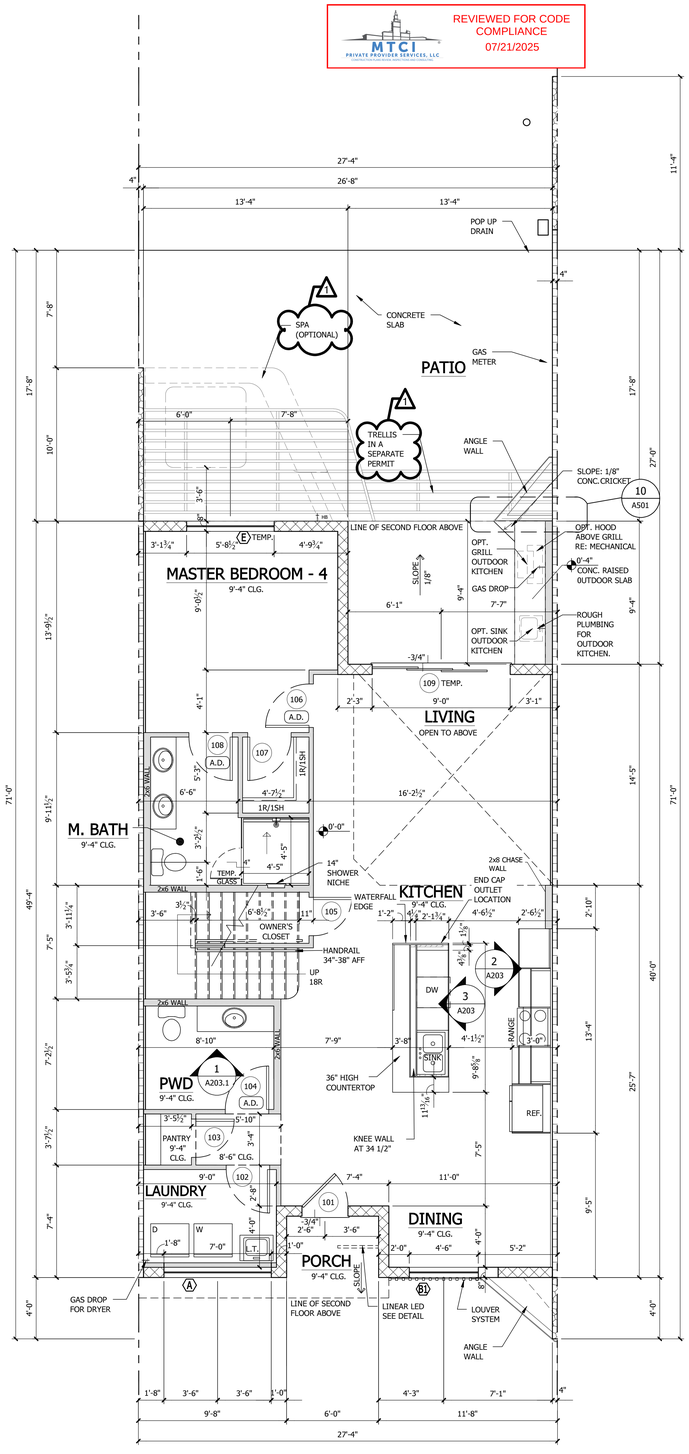
JOB # : 22-15365

SHEET NUMBER :

A106-A

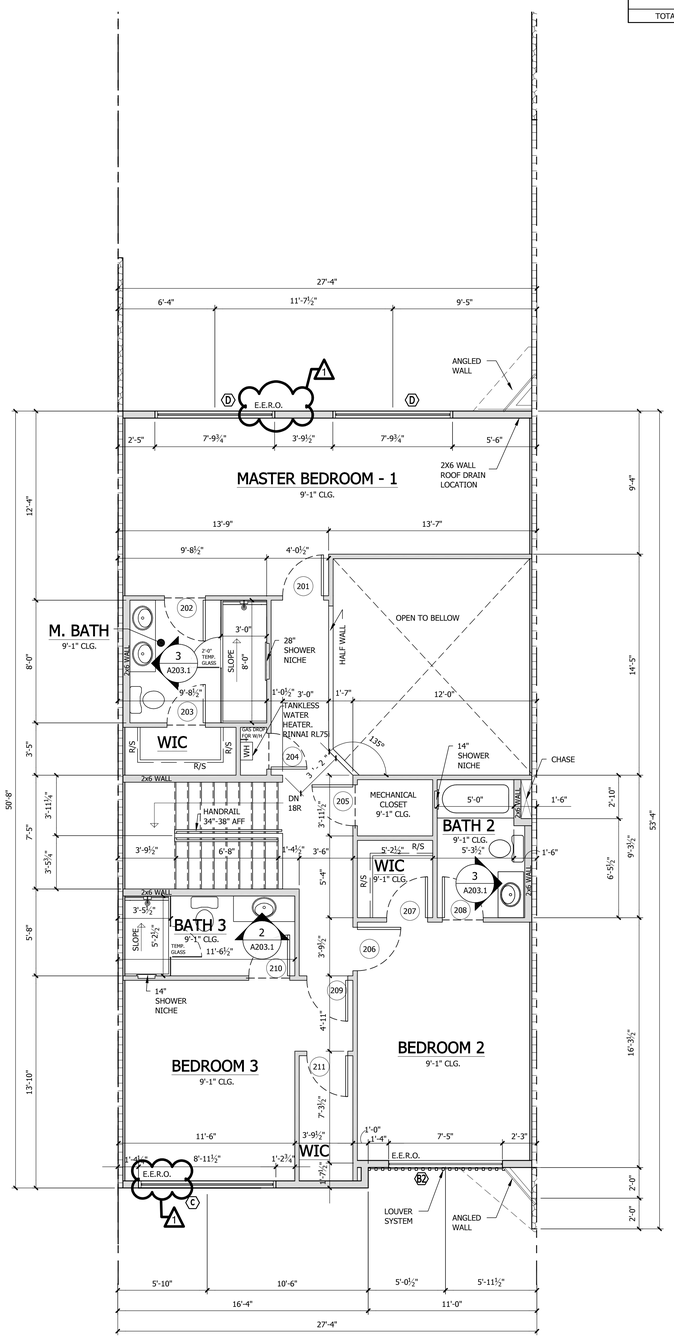
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07/21/2025
MTCI
PRIVATE PROVIDER SERVICES, LLC



FIRST FLOOR PLAN - UNIT "CAPRI"

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



SECOND FLOOR PLAN - UNIT "CAPRI"

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

AREA CALCULATIONS - "CAPRI"- INTERIOR

TYPE	AREA
LIVING FIRST	1197 SF
LIVING SECOND	1111 SF
TOTAL LIVING	2308 SF
PORCH	133 SF
LANAI	621 SF
TOTAL FOOTPRINT	3062 SF

FLOOR PLAN NOTES

1. U.N.O. ALL EXTERIOR CMU WALLS ARE DRAWN AT: 8".
2. U.N.O. ALL FIRST OR SECOND FLOOR FRAMED EXTERIOR WALLS ARE DRAWN AT: 6" STEEL STUDS.
3. U.N.O. ALL INTERIOR FRAMED WALLS ARE DRAWN AT: 3 1/2" STEEL STUDS.
4. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARDS.
5. ALL OPENINGS ON THE SECOND FLOOR SHALL HAVE A MIN. SILL HEIGHT OF 24" A.F.F.

STAIR DATA

OF RISERS: 18 RISERS AT 7.5625= 10'-10"
OF TREADS: 17 TREADS AT 11" EA =7'- 4"

LEGEND

E.E.R.O. INDICATES EMERGENCY ESCAPE AND RESCUE OPENING.

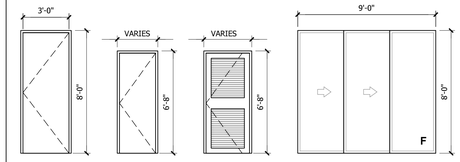
A.D. INDICATES HANDICAP ACCESSIBLE DOORWAY.

WALL LEGEND

- 9'-4" CMU HGT.
- 9'-1" METAL STUDS HGT.
- 25'-4" CMU HGT. EXTERIOR WALL
- 25'-4" CMU HGT. STEP WALL
- VARIES CMU HGT. TENANT SEPARATION WALL

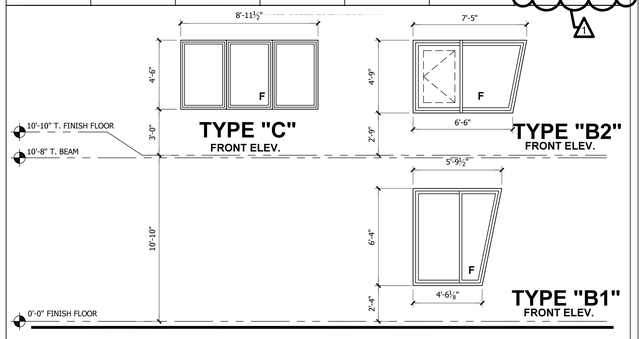
CAPRI - DOOR SCHEDULE

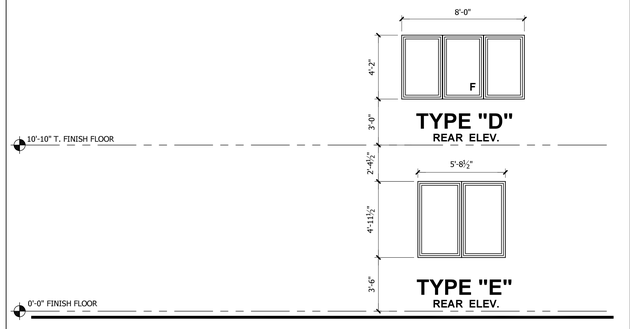
	XXX	ROOM	TYPE	DOOR SIZE WD	HGT	THK	MATL	FRAME MATL.	TYPE	NOTES
FIRST FLOOR	101	ENTRY	A	3'-0"	8'-0"	1-3/4"	WOOD	METAL	PANEL	--
	102	LAUNDRY	B	2'-10"	6'-8"	1-3/4"	WOOD	WOOD	PANEL	--
	103	PANTRY	B	2'-6"	6'-8"	1-3/4"	WOOD	WOOD	PANEL	--
	104	POWDER ROOM	B	2'-10"	6'-8"	1-3/4"	WOOD	WOOD	PANEL	AD.
	105	CLOSET UNDER STAIRS	B	2'-6"	6'-8"	1-3/4"	WOOD	WOOD	PANEL	--
	106	MASTER BEDROOM 4	B	2'-10"	6'-8"	1-3/4"	WOOD	WOOD	PANEL	AD.
	107	MASTER WIC 4	B	2'-10"	6'-8"	1-3/4"	WOOD	WOOD	PANEL	--
	108	MASTER BATH 4	B	2'-10"	6'-8"	1-3/4"	WOOD	WOOD	PANEL	--
	109	LIVING ROOM	D	9'-0"	8'-0"	1-3/4"	GLASS	ALUM. SGD		--
	110	--	--	--	--	--	--	--	--	--
SECOND FLOOR	201	MASTER BEDROOM 1	B	2'-8"	6'-8"	1-3/4"	WOOD	WOOD	PANEL	--
	202	MASTER BATH 1	B	2'-8"	6'-8"	1-3/4"	WOOD	WOOD	PANEL	--
	203	MASTER WIC 1	B	2'-6"	6'-8"	1-3/4"	WOOD	WOOD	PANEL	--
	204	WH CLOSET	C	2'-4"	6'-8"	1-3/4"	WOOD	WOOD	LOUVERED	--
	205	MECHANICAL CLOSET	C	2'-10"	6'-8"	1-3/4"	WOOD	WOOD	LOUVERED	--
	206	BEDROOM 2	B	2'-8"	6'-8"	1-3/4"	WOOD	WOOD	PANEL	--
	207	WALK IN CLOSET 2	B	2'-8"	6'-8"	1-3/4"	WOOD	WOOD	PANEL	--
	208	BATH 2	B	2'-8"	6'-8"	1-3/4"	WOOD	WOOD	PANEL	--
	209	BEDROOM 3	B	2'-8"	6'-8"	1-3/4"	WOOD	WOOD	PANEL	--
	210	BATH 3	B	2'-8"	6'-8"	1-3/4"	WOOD	WOOD	PANEL	--
	211	WALK IN CLOSET 3	B	2'-8"	6'-8"	1-3/4"	WOOD	WOOD	PANEL	--



CAPRI WINDOW SCHEDULE

CAPRI	ROOM	TYPE	WALL TYPE	WIDTH	HEIGHT	NOTES
FIRST FLOOR						
A	LAUNDRY ROOM	FIX	CMU	84-1/2"	16"	
B1	DINING	FIX	CMU			ANGLE- BOTTOM WINDOW (SEE MANUFACTURE)
E	MASTER BEDROOM 1	PANEL	CMU	68-1/2"	59-1/2"	
SECOND FLOOR						
B2	BEDROOM 2	CASEMENT AND FIX	FRAME			ANGLE- BOTTOM WINDOW W/ CASEMENT E.E.R.O (SEE MANUFACTURE)
C	BEDROOM 3	HORIZONTAL ROLLER	FRAME	107-1/2"	4'-6"	MOVABLE SIDE E.E.R.O.
D	MASTER BEDROOM 2	HORIZONTAL ROLLER	FRAME	8'-0"	4'-2"	MOVABLE SIDE E.E.R.O.





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ISSUE - REVISION LOG

MARK	DATE	DESCRIPTION
2	02/02/22	

SEAL

MAGIC VILLAGE III TOWNHOUSE
Townhouse
UNIT PLAN - CAPRI

JOB NAME :
SHEET NAME :

MAGIC VILLAGE III
OSCEOLA COUNTY, FLORIDA

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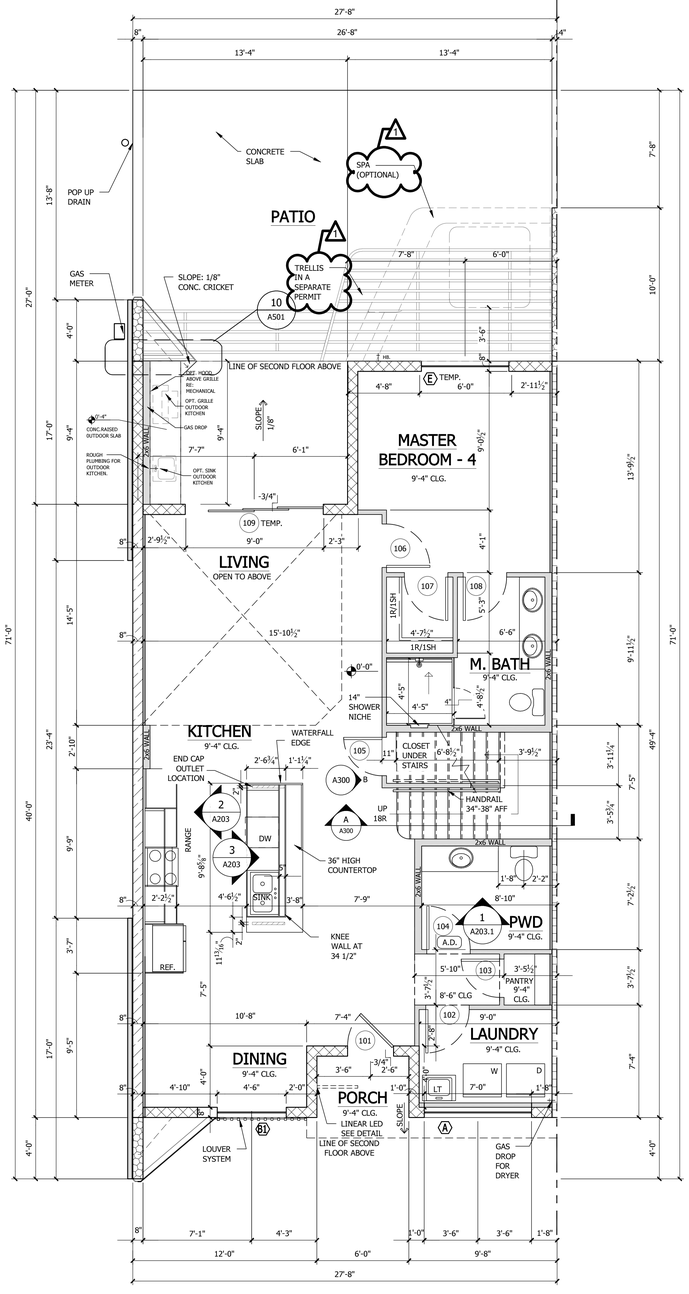
JOB # : 22-15365

SHEET NUMBER :

A201

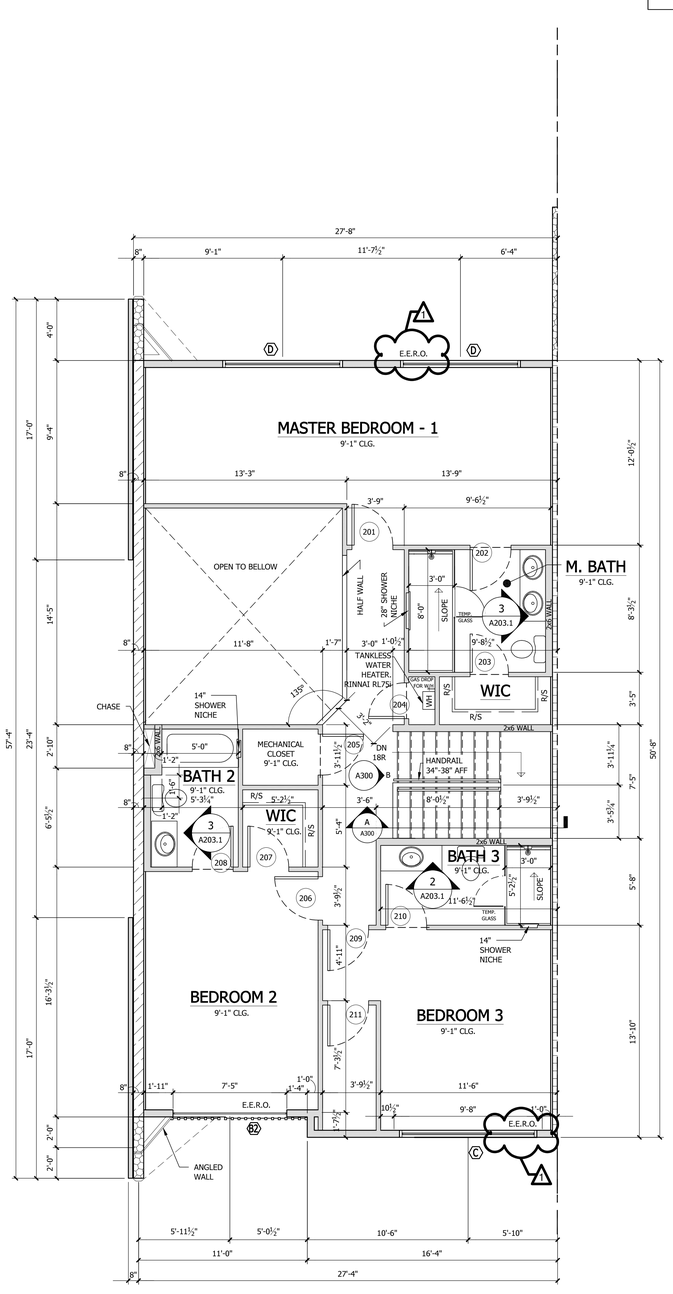
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07/21/2025
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FIRST FLOOR PLAN - END UNIT "CAPRI"

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



SECOND FLOOR PLAN - END UNIT "CAPRI"

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

AREA CALCULATIONS - "CAPRI"- EXTERIOR

TYPE	AREA
LIVING FIRST	1210 SF
LIVING SECOND	1123 SF
TOTAL LIVING	2333 SF
PORCH	135 SF
LANAI	618 SF
TOTAL FOOTPRINT	3086 SF

FLOOR PLAN NOTES

1. U.N.O. ALL EXTERIOR CMU WALLS ARE DRAWN AT: 8".
2. U.N.O. ALL FIRST OR SECOND FLOOR FRAMED EXTERIOR WALLS ARE DRAWN AT: 6" STEEL STUDS.
3. U.N.O. ALL INTERIOR FRAMED WALLS ARE DRAWN AT: 3 1/2" STEEL STUDS.
4. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARDS.
5. ALL OPENINGS ON THE SECOND FLOOR SHALL HAVE A MIN. SILL HEIGHT OF 24" A.F.F.

LEGEND

E.E.R.O. — INDICATES EMERGENCY ESCAPE AND RESCUE OPENING.

A.D. — INDICATES HANDICAP ACCESSIBLE DOORWAY.

WALL LEGEND

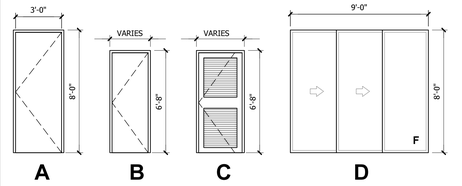
- 9'-4" CMU HGT.
- 9'-1" METAL STUDS HGT.
- 25'-4" CMU HGT. EXTERIOR WALL
- 25'-4" CMU HGT. STEP WALL
- VARIES CMU HGT. TENANT SEPARATION WALL

STAIR DATA

OF RISERS: 18 RISERS AT 7.5625= 10'-10"
OF TREADS: 17 TREADS AT 11" EA =7'- 4"

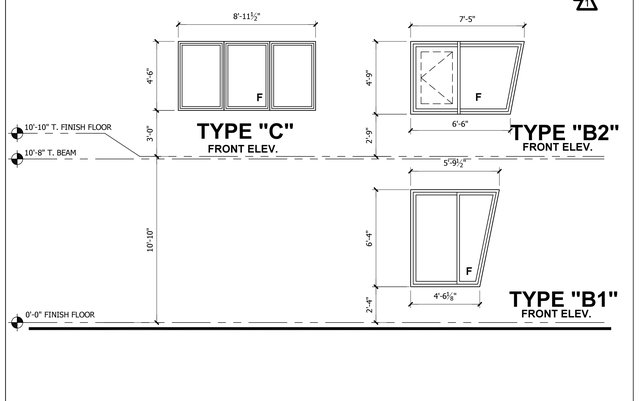
CAPRI - DOOR SCHEDULE

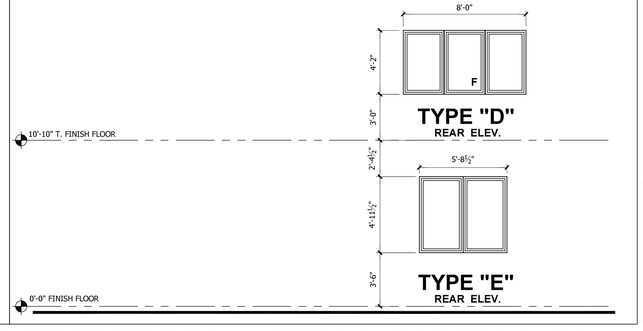
	XXX	ROOM	TYPE	DOOR SIZE WD	HGT	THK	MATL	FRAME MATL	TYPE	NOTES
FIRST FLOOR	101	ENTRY	A	3'-0"	8'-0"	1-3/4"	WOOD	METAL	PANEL	--
	102	LAUNDRY	B	2'-10"	6'-8"	1-3/4"	WOOD	WOOD	PANEL	--
	103	PANTRY	B	2'-6"	6'-8"	1-3/4"	WOOD	WOOD	PANEL	--
	104	POWDER ROOM	B	2'-10"	6'-8"	1-3/4"	WOOD	WOOD	PANEL	AD.
	105	CLOSET UNDER STAIRS	B	2'-6"	6'-8"	1-3/4"	WOOD	WOOD	PANEL	--
	106	MASTER BEDROOM 4	B	2'-10"	6'-8"	1-3/4"	WOOD	WOOD	PANEL	AD.
	107	MASTER WIC 4	B	2'-10"	6'-8"	1-3/4"	WOOD	WOOD	PANEL	--
	108	MASTER BATH 4	B	2'-10"	6'-8"	1-3/4"	WOOD	WOOD	PANEL	--
	109	LIVING ROOM	D	9'-0"	8'-0"	1-3/4"	GLASS	ALUM.	SGD	--
	110	--	--	--	--	--	--	--	--	--
SECOND FLOOR	201	MASTER BEDROOM 1	B	2'-8"	6'-8"	1-3/4"	WOOD	WOOD	PANEL	--
	202	MASTER BATH 1	B	2'-8"	6'-8"	1-3/4"	WOOD	WOOD	PANEL	--
	203	MASTER WIC 1	B	2'-6"	6'-8"	1-3/4"	WOOD	WOOD	PANEL	--
	204	WH CLOSET	C	2'-4"	6'-8"	1-3/4"	WOOD	WOOD	LOUVERED	--
	205	MECHANICAL CLOSET	C	2'-10"	6'-8"	1-3/4"	WOOD	WOOD	LOUVERED	--
	206	BEDROOM 2	B	2'-8"	6'-8"	1-3/4"	WOOD	WOOD	PANEL	--
	207	WALK IN CLOSET 2	B	2'-8"	6'-8"	1-3/4"	WOOD	WOOD	PANEL	--
	208	BATH 2	B	2'-8"	6'-8"	1-3/4"	WOOD	WOOD	PANEL	--
	209	BEDROOM 3	B	2'-8"	6'-8"	1-3/4"	WOOD	WOOD	PANEL	--
	210	BATH 3	B	2'-8"	6'-8"	1-3/4"	WOOD	WOOD	PANEL	--
	211	WALK IN CLOSET 3	B	2'-8"	6'-8"	1-3/4"	WOOD	WOOD	PANEL	--



CAPRI WINDOW SCHEDULE

CAPRI	ROOM	TYPE	WALL TYPE	WIDTH	HEIGHT	NOTES
FIRST FLOOR						
A	LAUNDRY ROOM	FIX	CMU	84-1/2"	16"	
B1	DINING	FIX	CMU			ANGLE- BOTTOM WINDOW (SEE MANUFACTURE)
E	MASTER BEDROOM 1	PANEL	CMU	68-1/2"	59-1/2"	
SECOND FLOOR						
B2	BEDROOM 2	CASEMENT AND FIX	FRAME			ANGLE- BOTTOM WINDOW W/ CASEMENT E.E.R.O
C	BEDROOM 3	HORIZONTAL ROLLER	FRAME	107-1/2"	4'-6"	MOVABLE SIDE E.E.R.O.
D	MASTER BEDROOM 2	HORIZONTAL ROLLER	FRAME	8'-0"	4'-2"	MOVABLE SIDE E.E.R.O.





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ISSUE - REVISION LOG

MARK	DATE	DESCRIPTION
2	02/02/22	

SEAL

MAGIC VILLAGE III TOWNHOUSE
Townhouse
END UNIT PLAN - CAPRI

JOB NAME :
SHEET NAME :

MAGIC VILLAGE III
OSCEOLA COUNTY FLORIDA

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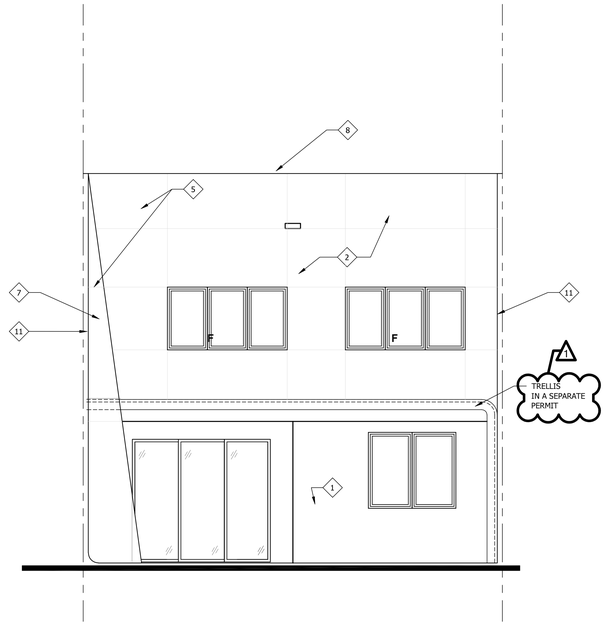
JOB # : 22-15365

SHEET NUMBER :

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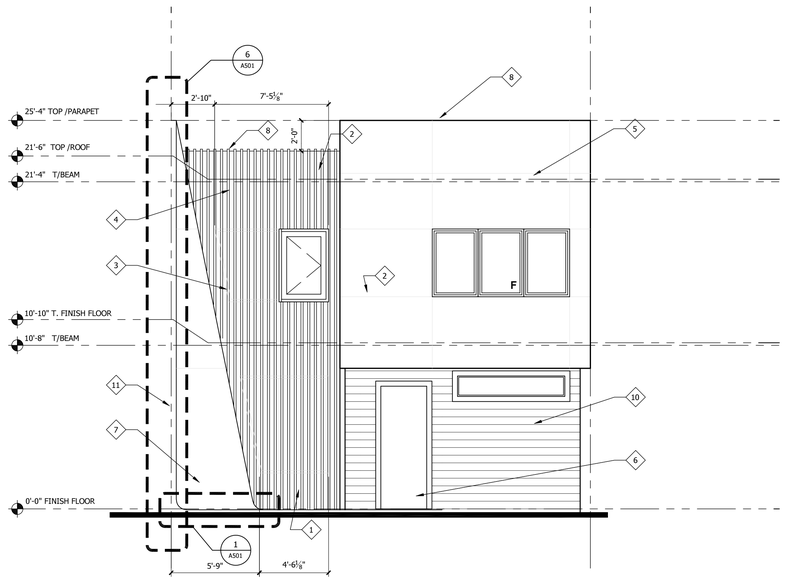
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07/21/2025
MTCI
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REAR ELEVATION - UNIT CAPRI

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



FRONT ELEVATION - UNIT CAPRI

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

ELEVATION NOTES

1. 5/8" STUCCO OVER CMU (2 COAT)
   PAINT COLOR: OD TIME SW6101 (SAND FINISH)
2. 5/8" STUCCO OVER FRAME WALL (3 COAT)
   PAINT COLOR:SMOKY BEIGE SW9087 (SAND FINISH)
3. ANGLE BOTTOM WINDOW W/CASEMENT E.E.R.O (SEE MANUFACTURE)
4. ALUMINUM LOUVERS
5. CONTROL -JOINT
6. CUSTOM WOOD DOOR (SEE MANUFACTURE)
7. STUCCO MOLDING OVER CMU - CONCRETE FINISH
8. PARAPET
9. LIGHT FIXTURE (LINEAR LED SEE ELECT.)
10. SIDING - BROWN COAT
11. STEP CMU WALL CONCRETE FINISH
12. 7/16" STUCCO OVER FRAME WALL (3 COAT)
    CONCRETE FINISH.

OPENING PRESSURES 140 EXP. C

OPENING SQ. FT.	MID ZONE		END ZONE	
	+W	-W	+W	-W
0-19.9999	+28.5	-31.0	+28.5	-38.2
20-49.9999	+27.3	-29.7	+27.3	-35.6
50-99.9999	+25.6	-28.0	+25.6	-32.2
100 & >	+24.3	-26.7	+24.3	-29.7
8070 Gar. Dr.	+24.8	-28.0*	+24.8	-28.0*
16070 Gar. Dr.	+23.7	-26.5*	+23.7	-26.5*

* DENOTES PRESSURES CALCULATED FOR DOOR PARTIALLY IN END ZONE

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ISSUE - REVISION LOG

MARK	DATE	DESCRIPTION
2	02/02/22	

SEAL

JOB NAME : MAGIC VILLAGE III TOWNHOUSE
Townhouse

SHEET NAME : UNIT ELEVATION PLAN - CAPRI

MAGIC VILLAGE III
OSCEOLA COUNTY FLORIDA

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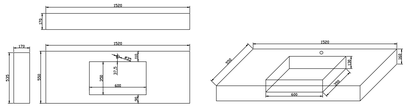
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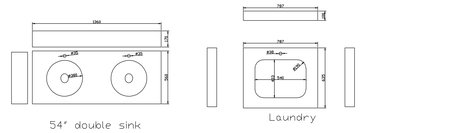
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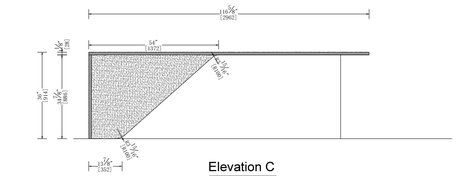
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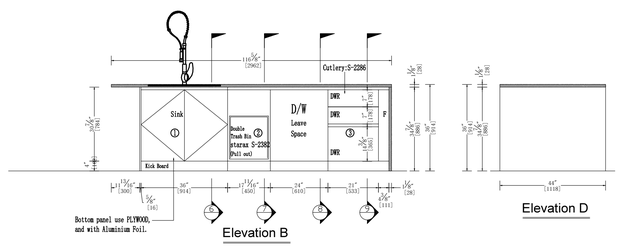


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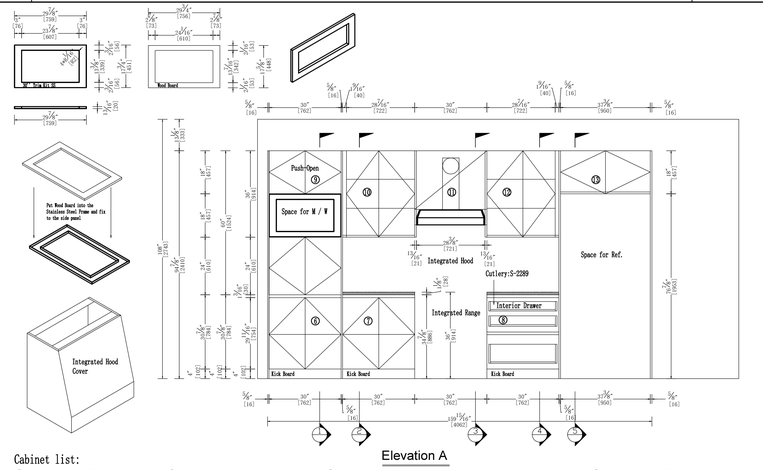


Cabinet list:

① Double Door Sink Cabinet
② Pull Out Trash Cabinet
③ Three Drawer Cabinet
④ Island Box
⑤ Island Box



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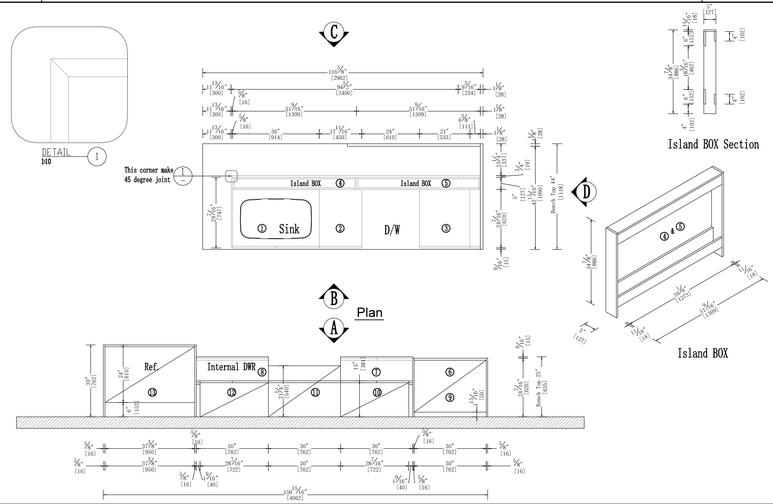


Cabinet list:

⑥ Double Door Tall Cabinet ⑦ Double Door Base Cabinet ⑧ Two Drawer With One Interior Drawer Cabinet ⑨ Double Door Wall Cabinet
⑩ Double Door Wall Cabinet ⑪ Double Door Integrated Hood Cabinet ⑫ Double Door Wall Cabinet ⑬ Double Door Fridge Cabinet

SECTION: 5 — SCALE: — File Name:

SECTION: 2 — KITCHEN — SCALE: — File Name:



SECTION: 4 — SCALE: — File Name:

SECTION: 1 — KITCHEN — SCALE: — File Name:

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ISSUE - REVISION LOG

MARK	DATE	DESCRIPTION
0	00/00/00	

SEAL

MAGIC VILLAGE III TOWNHOUSE
Townhouse
INTERIOR DETAILS

JOB NAME :
SHEET NAME :

MAGIC VILLAGE III
OSCEOLA COUNTY FLORIDA

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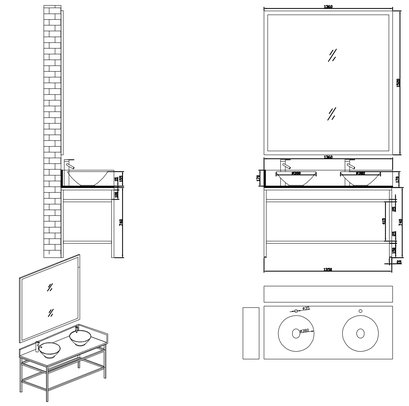
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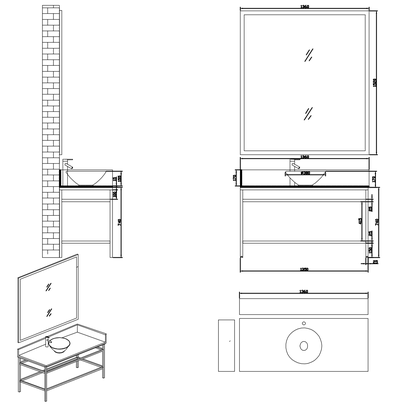
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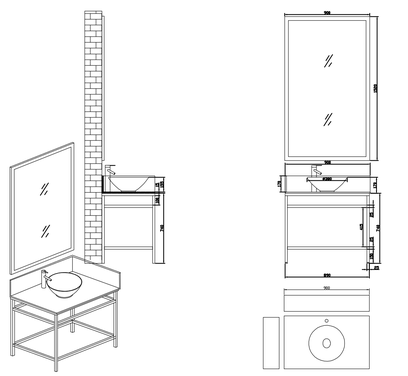
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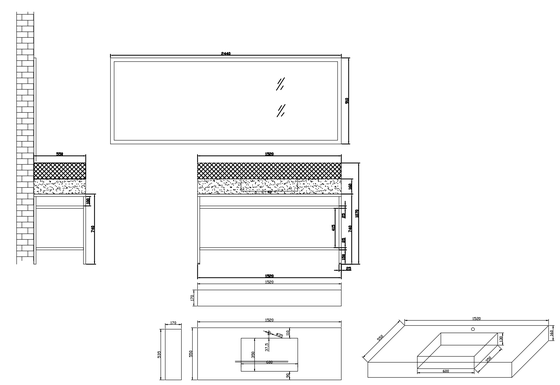
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SECTION: 4 — 36" VANITY — SCALE: — File Name:



SECTION: 1 — 60" VANITY — SCALE: — File Name:

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ISSUE - REVISION LOG

MARK	DATE	DESCRIPTION
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SEAL

MAGIC VILLAGE III TOWNHOUSE

Townhouse

JOB NAME :

SHEET NAME : INTERIOR DETAILS

MAGIC VILLAGE III
OSCEOLA COUNTY FLORIDA

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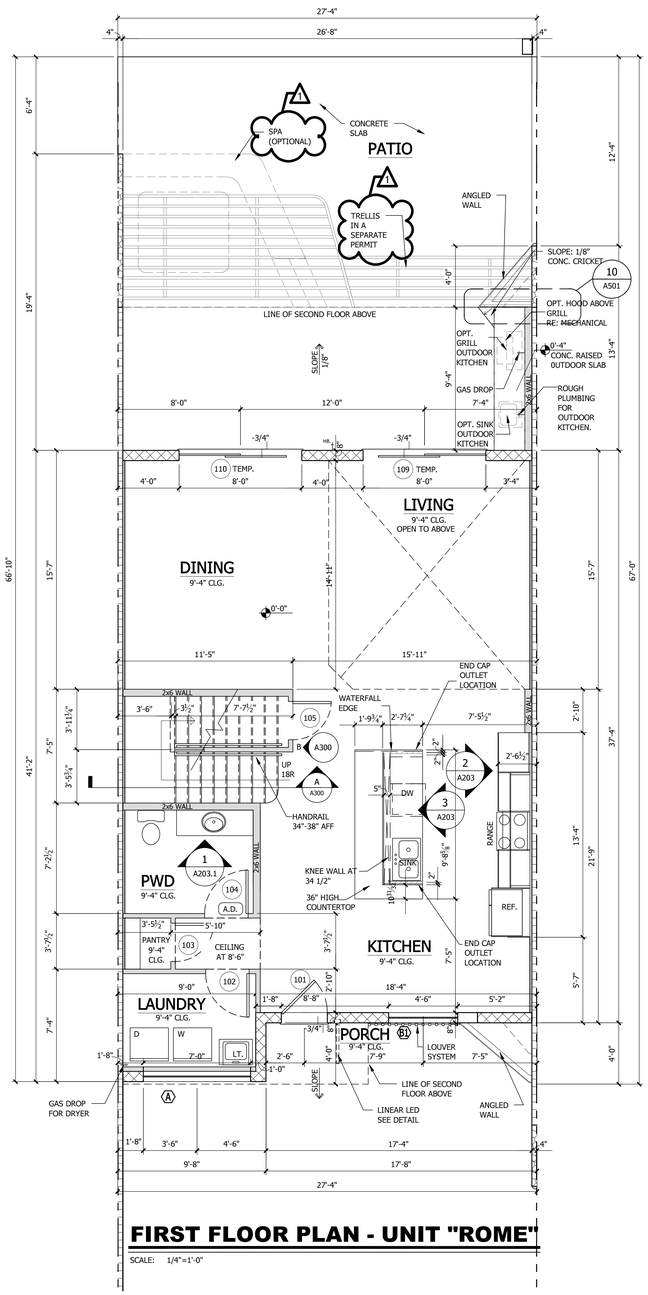
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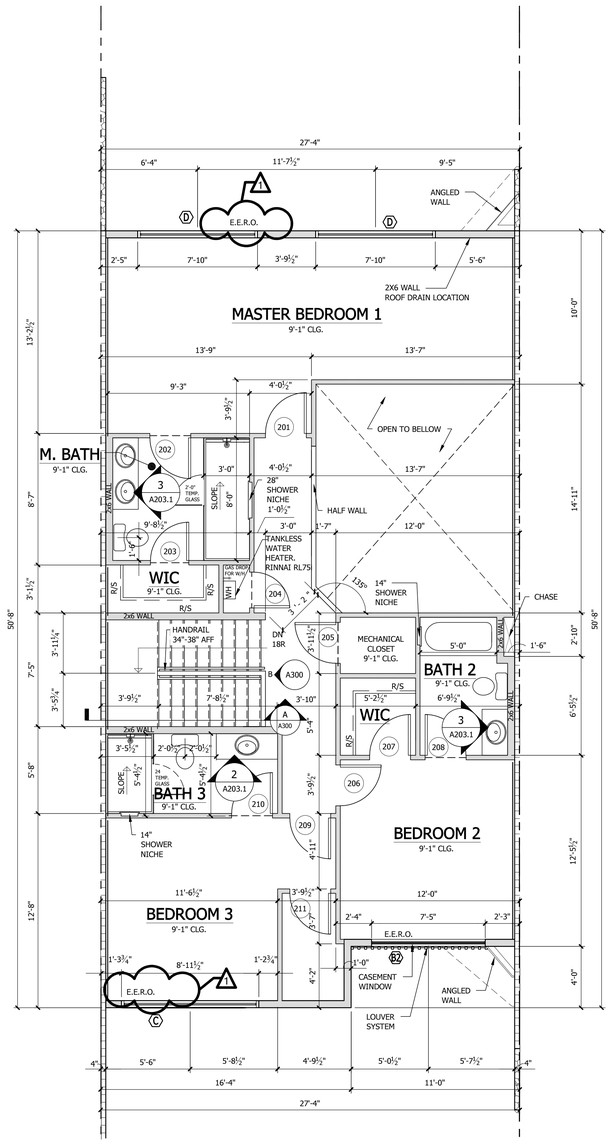
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FIRST FLOOR PLAN - UNIT "ROME"

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



SECOND FLOOR PLAN - UNIT "ROME"

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

AREA CALCULATIONS - "ROME"

TYPE	AREA
LIVING FIRST	1057 SF
LIVING SECOND	1069 SF
TOTAL LIVING	2126 SF
PORCH	71 SF
LANAI	702 SF
TOTAL FOOTPRINT	2899 SF

FLOOR PLAN NOTES

1. U.N.O. ALL EXTERIOR CMU WALLS ARE DRAWN AT: 8".
2. U.N.O. ALL FIRST OR SECOND FLOOR FRAMED EXTERIOR WALLS ARE DRAWN AT: 6" STEEL STUDS.
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4. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARDS.
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STAIR DATA

# OF RISERS:	18 RISERS AT 7.5625= 10'-10"
# OF TREADS:	17 TREADS AT 11" EA =7'- 4"

LEGEND

E.E.R.O. INDICATES EMERGENCY ESCAPE AND RESCUE OPENING.

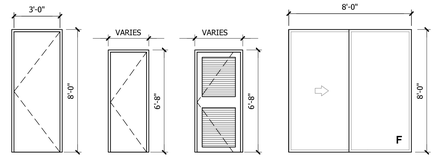
(A.D.) INDICATES HANDICAP ACCESSIBLE DOORWAY.

WALL LEGEND

- 9'-4" CMU HGT.
- 9'-1" METAL STUDS HGT.
- 25'-4" CMU HGT. EXTERIOR WALL
- 25'-4" CMU HGT. STEP WALL
- VARIES CMU HGT. TENANT SEPARATION WALL

ROME - DOOR SCHEDULE

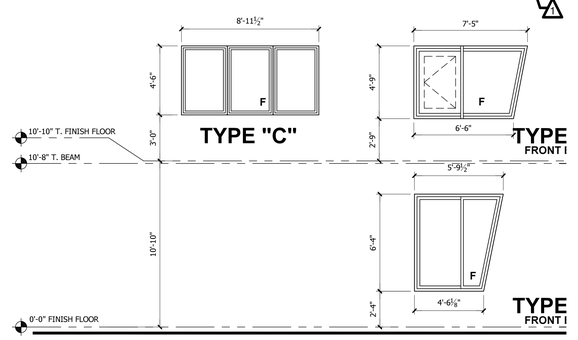
	XX	ROOM	TYPE	DOOR SIZE WD	HGT	THK	MATL	FRAME MATL.	TYPE	NOTES
1RST FLOOR	101	ENTRY	A	3'-0"	8'-0"	1-3/4"	WOOD	METAL	PANEL	--
	102	LAUNDRY	B	2'-10"	6'-8"	1-3/4"	WOOD	WOOD	PANEL	--
	103	PANTRY	B	2'-6"	6'-8"	1-3/4"	WOOD	WOOD	PANEL	--
	104	POWDER ROOM	B	2'-10"	6'-8"	1-3/4"	WOOD	WOOD	PANEL	AD.
	105	CLOSET UNDER STAIRS	B	2'-6"	6'-8"	1-3/4"	WOOD	WOOD	PANEL	--
	106	--	--	--	--	--	--	--	--	--
	107	--	--	--	--	--	--	--	--	--
	108	--	--	--	--	--	--	--	--	--
	109	LIVING ROOM	E	8'-0"	8'-0"	1-3/4"	GLASS	ALUM.	SGD	--
	110	DINING ROOM	E	8'-0"	8'-0"	1-3/4"	GLASS	ALUM.	SGD	--
2COND FLOOR	201	MASTER BEDROOM	B	2'-8"	6'-8"	1-3/4"	WOOD	WOOD	PANEL	--
	202	MASTER BATH	B	2'-8"	6'-8"	1-3/4"	WOOD	WOOD	PANEL	--
	203	MASTER WALK IN CLOSET	B	2'-8"	6'-8"	1-3/4"	WOOD	WOOD	PANEL	--
	204	WH CLOSET	C	2'-4"	6'-8"	1-3/4"	WOOD	WOOD	LOUVERED	--
	205	MECHANICAL CLOSET	C	2'-10"	6'-8"	1-3/4"	WOOD	WOOD	LOUVERED	--
	206	BEDROOM 2	B	2'-8"	6'-8"	1-3/4"	WOOD	WOOD	PANEL	--
	207	WALK IN CLOSET 2	B	2'-8"	6'-8"	1-3/4"	WOOD	WOOD	PANEL	--
	208	BATH 2	B	2'-8"	6'-8"	1-3/4"	WOOD	WOOD	PANEL	--
	209	BEDROOM 3	B	2'-8"	6'-8"	1-3/4"	WOOD	WOOD	PANEL	--
	210	BATH 3	B	2'-8"	6'-8"	1-3/4"	WOOD	WOOD	PANEL	--
	211	WALK IN CLOSET 3	B	2'-8"	6'-8"	1-3/4"	WOOD	WOOD	PANEL	--

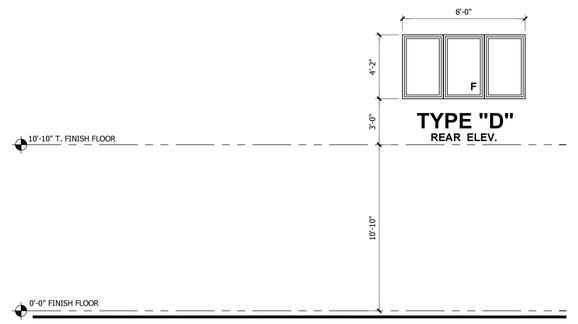


ROME WINDOW SCHEDULE

ROME	ROOM	TYPE	WALL TYPE	WIDTH	HEIGHT	NOTES
FIRST FLOOR						
A	LAUNDRY ROOM	FIX	CMU	84-1/2"	16"	
B1	DINING	FIX	CMU			ANGLE- BOTTOM WINDOW W/ CASEMENT E.E.R.O (SEE MANUFACTURE)
E	BEDROOM 3	PANEL	FRAME	68-1/2"	59-1/2"	
SECOND FLOOR						
B2	BEDROOM 2	CASEMENT AND FIX	FRAME			ANGLE- BOTTOM WINDOW W/ CASEMENT E.E.R.O (SEE MANUFACTURE)
C	BEDROOM 3	HORIZONTAL ROLLER	FRAME	107-1/2"	4'-6"	MOVABLE SIDE E.E.R.O.
T	MASTER BEDROOM 2	HORIZONTAL ROLLER	FRAME	8'-0"	4'-2"	MOVABLE SIDE E.E.R.O.

*****NOTE- E REFER TO ELV WINDOW*****





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ISSUE - REVISION LOG

MARK	DATE	DESCRIPTION

SEAL

MAGIC VILLAGE III TOWNHOUSE
Townhouse

JOB NAME :

SHEET NAME :

MAGIC VILLAGE III
OSCEOLA COUNTY FLORIDA

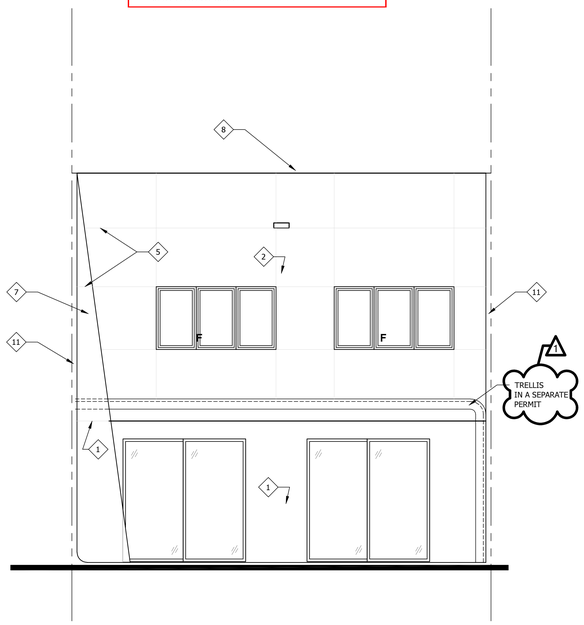
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JOB # : 22-15365

SHEET NUMBER :

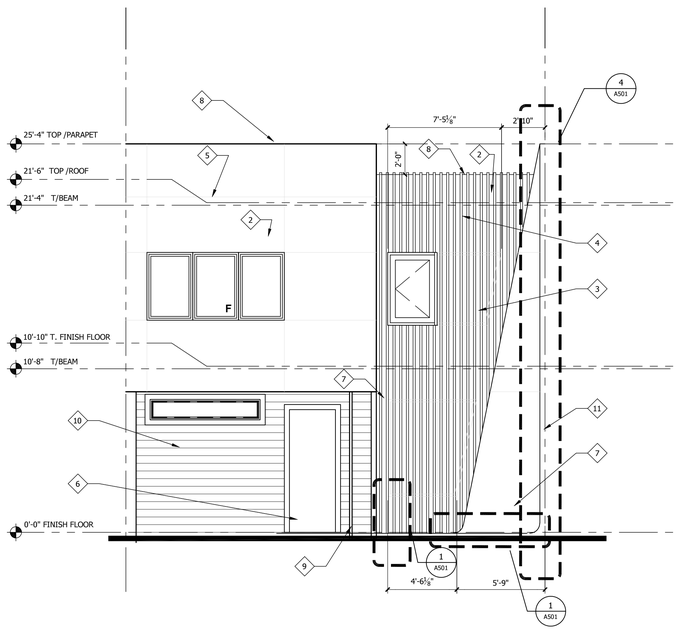
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REAR ELEVATION - UNIT ROME

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



FRONT ELEVATION - UNIT ROME

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

ELEVATION NOTES

1. 5/8" STUCCO OVER CMU (2 COAT) PAINT COLOR: OD TIME SW6101 (SAND FINISH)
2. 5/8" STUCCO OVER FRAME WALL (3 COAT) PAINT COLOR:SMOKY BEIGE SW9087 (SAND FINISH)
3. ANGLE BOTTOM WINDOW W/CASEMENT E.E.R.O (SEE MANUFACTURE)
4. ALUMINUM LOUVERS
5. CONTROL -JOINT
6. CUSTOM WOOD DOOR (SEE MANUFACTURE)
7. STUCCO MOLDING OVER CMU - CONCRETE FINISH
8. PARAPET
9. LIGHT FIXTURE (LINEAR LED SEE ELECT.)
10. SIDING - BROWN COAT
11. STEP CMU WALL CONCRETE FINISH
12. 7/16" STUCCO OVER FRAME WALL (3 COAT) CONCRETE FINISH.

OPENING PRESSURES 140 EXP. C

OPENING SQ. FT.	MID ZONE +W	MID ZONE -W	END ZONE +W	END ZONE -W
0-19.9999	+28.5	-31.0	+28.5	-38.2
20-49.9999	+27.3	-29.7	+27.3	-35.6
50-99.9999	+25.6	-28.0	+25.6	-32.2
100 & >	+24.3	-26.7	+24.3	-29.7
8070 Gar. Dr.	+24.8	-28.0*	+24.8	-28.0*
16070 Gar. Dr.	+23.7	-26.5*	+23.7	-26.5*

* DENOTES PRESSURES CALCULATED FOR DOOR PARTIALLY IN END ZONE

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SEAL

MAGIC VILLAGE III TOWNHOUSE
Townhouse

JOB NAME :

SHEET NAME : UNIT ELEVATION - ROME

MAGIC VILLAGE III
OSCEOLA COUNTY FLORIDA

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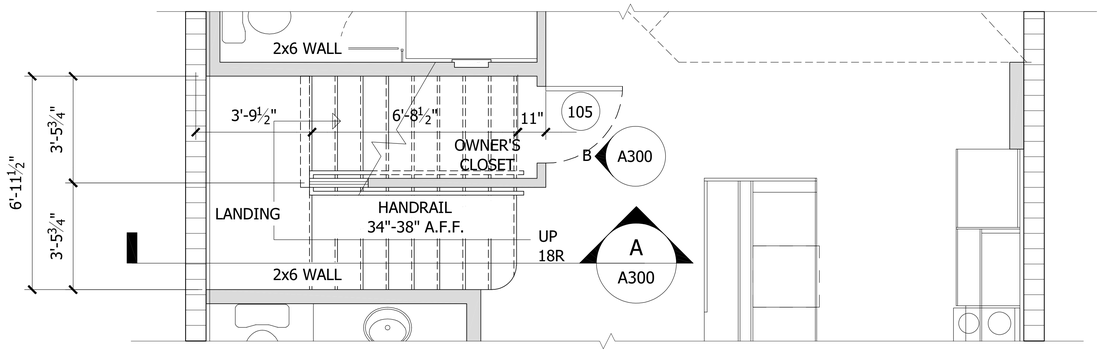
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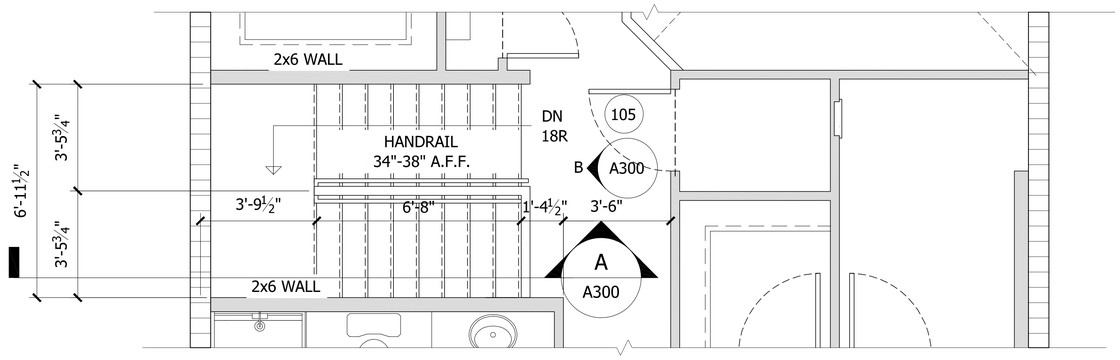
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STAIR PLAN - FIRST FLOOR

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

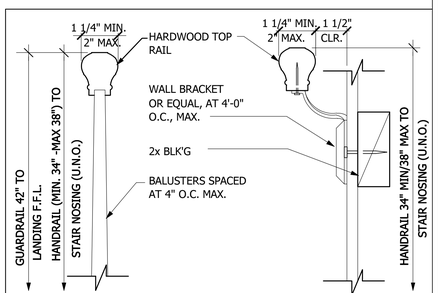


STAIR PLAN - SECOND FLOOR

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

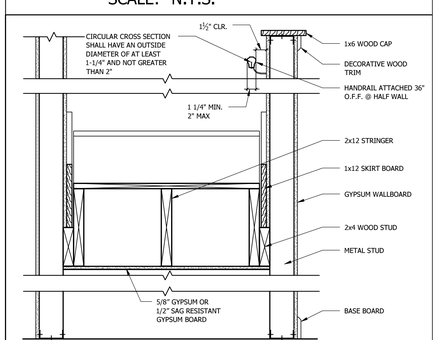
STAIR SECTIONS

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



GUARDRAIL / HANDRAIL DETAIL

SCALE: N.T.S.



SECTION: 3 — TYPICAL STAIR CONSTRUCTION — SCALE: 1 1/2" = 1'-0" — File Name: DFIFS-02

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MAGIC VILLAGE III TOWNHOUSE
Townhouse

JOB NAME :

SHEET NAME : STAIR SECTIONS

MAGIC VILLAGE III
OSCEOLA COUNTY FLORIDA

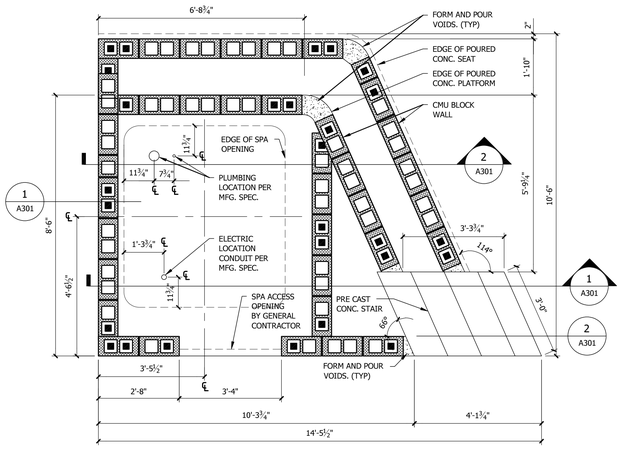
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JOB # : 22-15365

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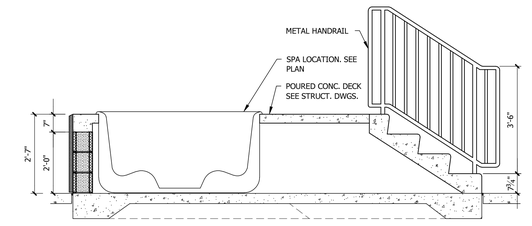
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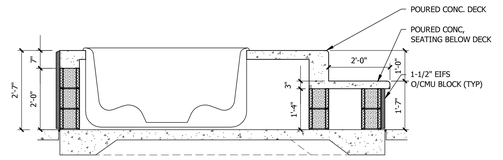
OUTDOOR SPA FOUNDATION PLAN - OPTION

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



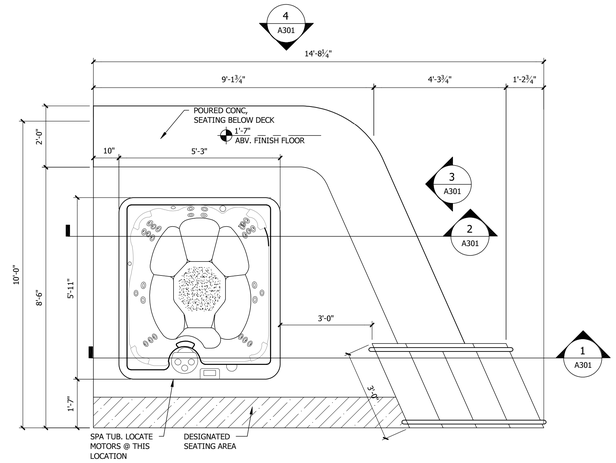
1 OUTDOOR SPA SECTIONS - OPTION

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



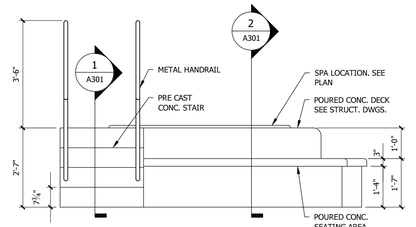
2 OUTDOOR SPA SECTIONS- OPTION

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



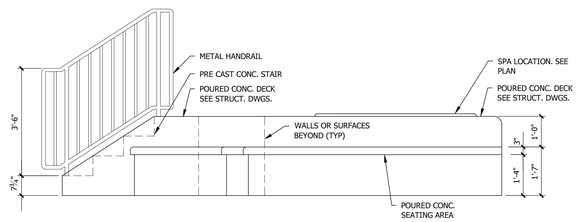
OUTDOOR SPA PLAN - OPTION

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



3 OUTDOOR SPA ELEVATIONS - OPTION

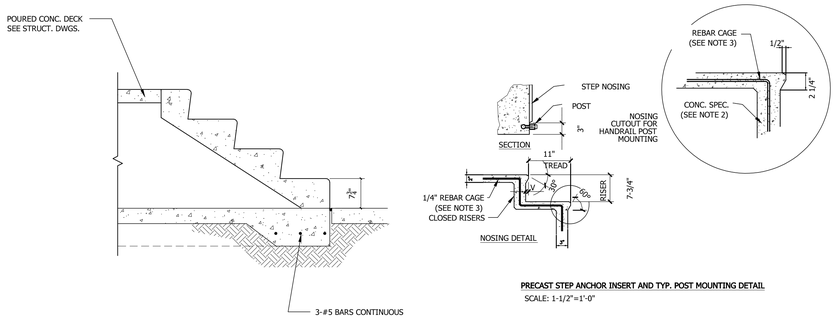
SCALE: 1/4"=1'-0"



4 OUTDOOR SPA ELEVATIONS- OPTION

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

SECTION: 2 — SPA FOOTING — SCALE: 3/4"=1'-0" — File Name:



PRECAST STEP ANCHOR INSERT AND TYP. POST MOUNTING DETAIL

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

SECTION: 1 — STAIR DETAIL — SCALE: 3/4"=1'-0" — File Name:

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OPTIONAL SPA IN A SEPARATE PERMIT

JOB NAME : MAGIC VILLAGE III TOWNHOUSE — Townhouse

SHEET NAME : OPTIONS DETAILS

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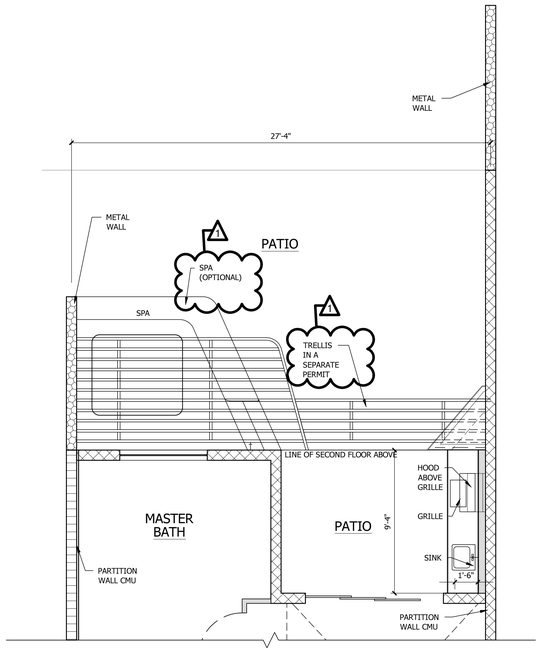
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SHEET NUMBER : **A301**

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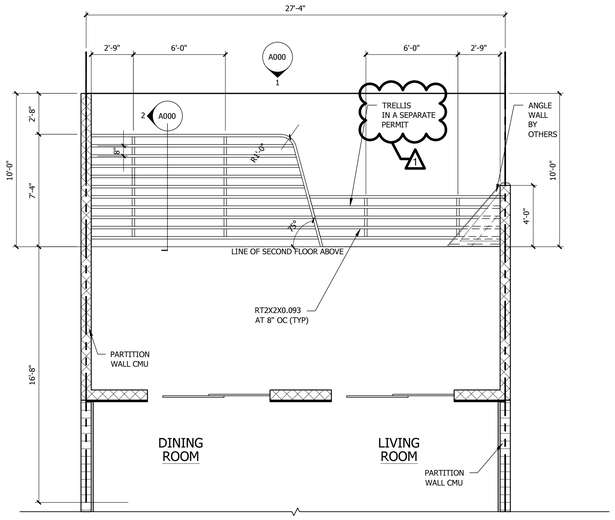
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TRELLIS IN A SEPARATE PERMIT



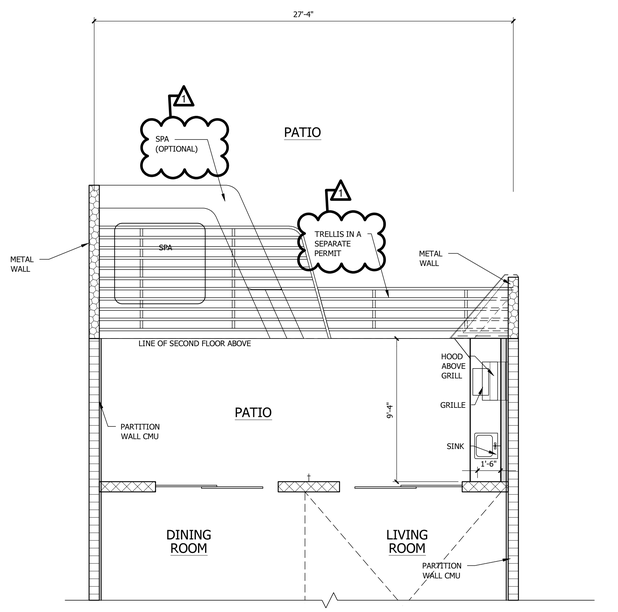
OUTDOOR KITCHEN, SPA & TRELLIS OPTIONS UNIT "CAPRI"

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



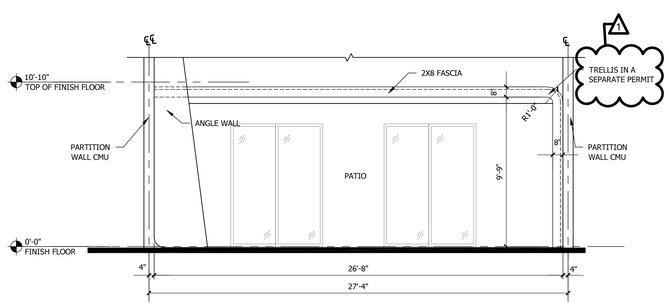
TRELLIS FLOOR PLAN TYPICAL

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



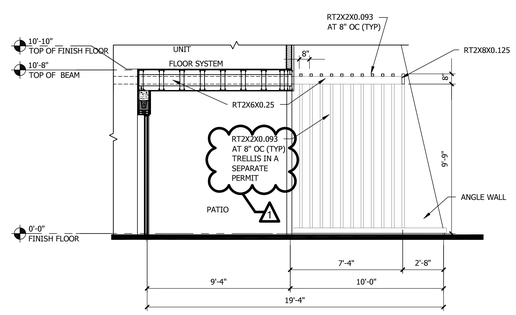
OUTDOOR KITCHEN, SPA & TRELLIS OPTIONS UNIT "ROME"

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



1 TRELLIS FRONT ELEVATION TYPICAL

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



2 TRELLIS SECTION TYPICAL

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

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Townhouse

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SHEET NAME : TRELLIS DETAILS

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JOB # : 22-15365

SHEET NUMBER :

A302

J:\Magic Development\Magic Village III Townhome - 22\M3-Common Cad Files\Sheets\Common Sheets\A302 ; Plot Date: Monday, July 14, 2025 ,4:40:11 PM; Plotted By: mitagroc

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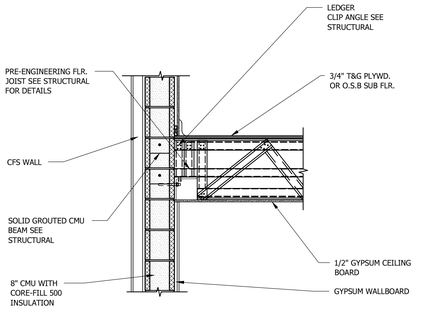
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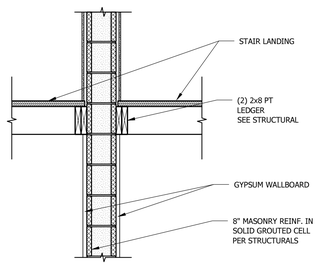
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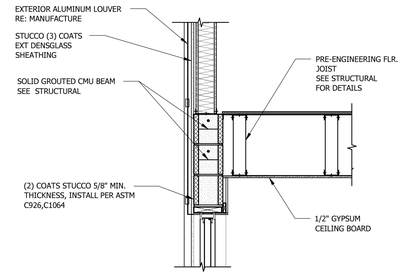
SEAL



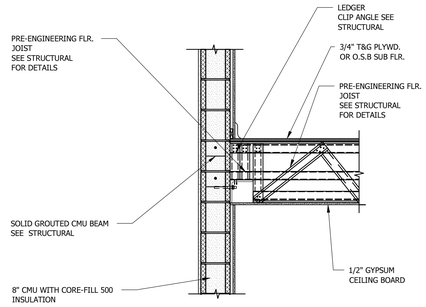
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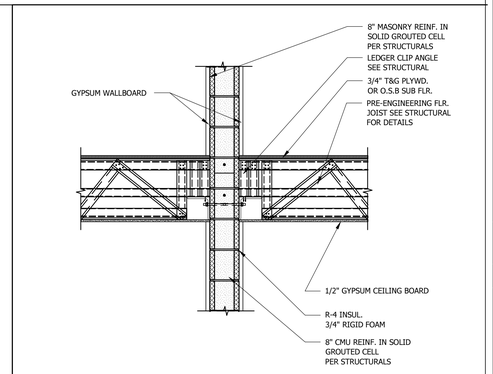
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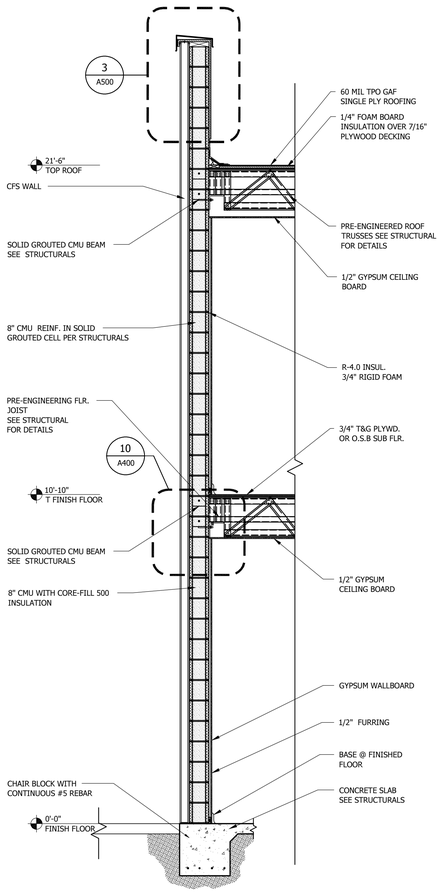
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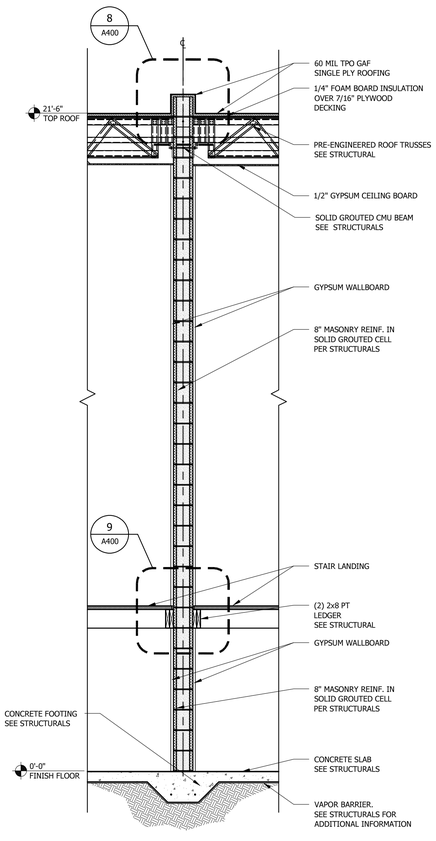
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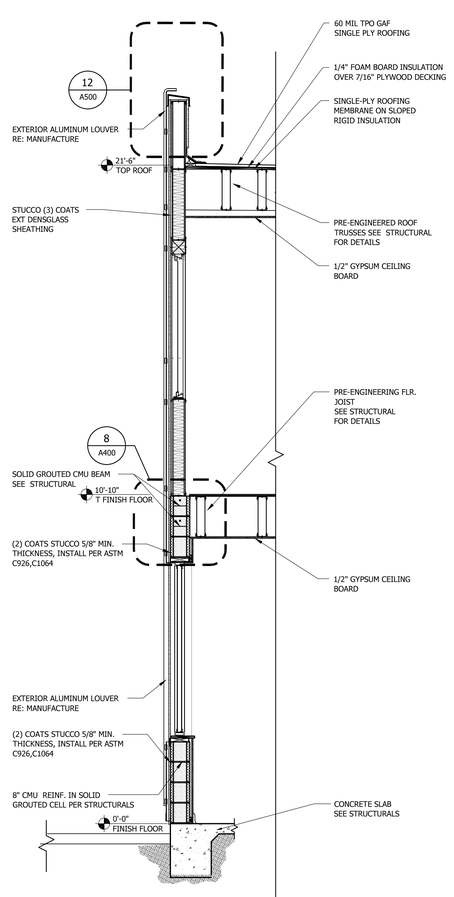
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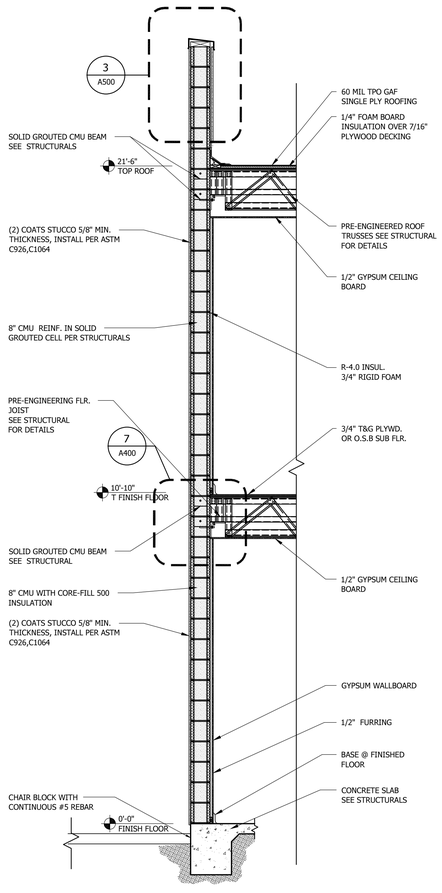
	5	BUMP OUT WALL - SECTION	SCALE: 1/2"=1'-0"	File Name: --



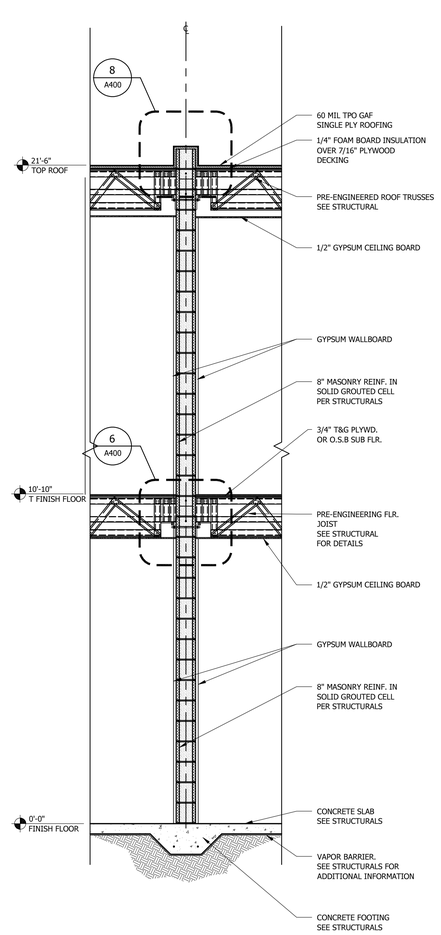
SECTION:	4	TENANT SEPARATION WALL SECTION	SCALE: 1/2"=1'-0"	File Name: --



	3	WALL SECTION - FRAME OVER CMU	SCALE: 1/2"=1'-0"	File Name: --



	2	END WALL SECTION	SCALE: 1/2"=1'-0"	File Name: --



NOTE:
SEE SHEET A001 FOR UL U373 INFORMATION

SECTION:	1	TENANT SEPARATION WALL SECTION	SCALE: 1/2"=1'-0"	File Name: --

MAGIC VILLAGE III TOWNHOUSE

Townhouse

WALL SECTIONS

JOB NAME :

SHEET NAME :

MAGIC VILLAGE III
OSCEOLA COUNTY FLORIDA

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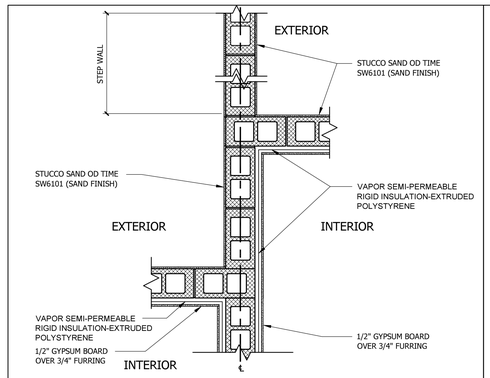
JOB # : 22-15365

SHEET NUMBER :

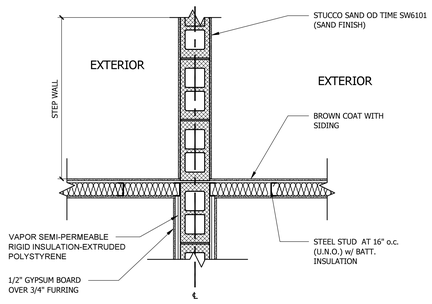
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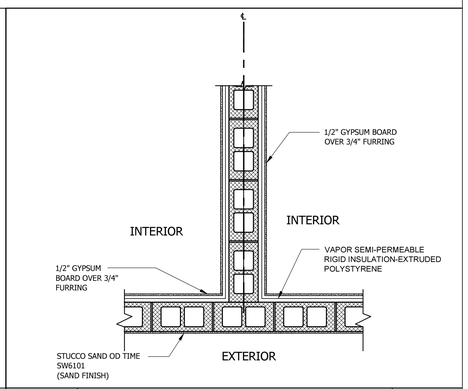
REVIEWED FOR CODE COMPLIANCE
07/21/2025
MTCI
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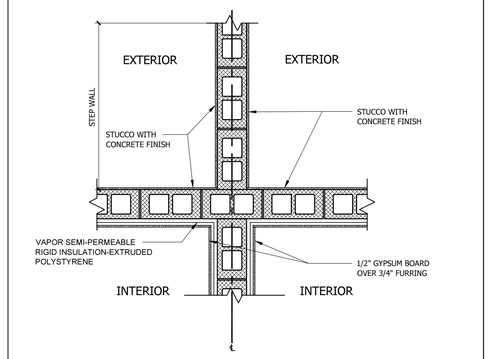
SECTION:		SCALE:
12	2HR. RATED WALL AT EXTERIOR CMU	3/4"=1'-0"
		File Name: --



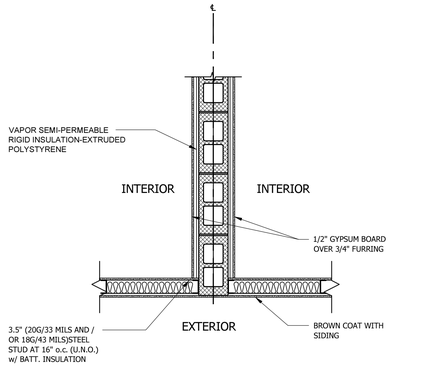
SECTION:		SCALE:
8	2HR. FIRE WALL AT 2nd FLOOR	3/4"=1'-0"
		File Name: --



SECTION:		SCALE:
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		File Name: --

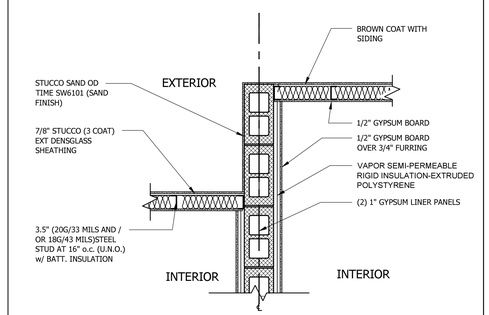


SECTION:		SCALE:
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		File Name: --

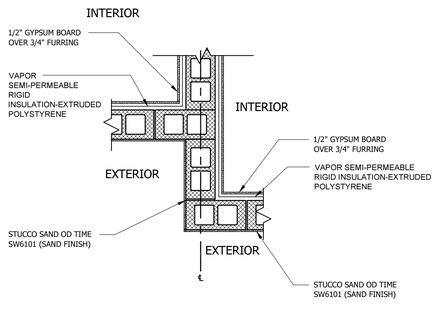


SECTION:		SCALE:
7	FIRE WALL AT 2nd FLOOR	3/4"=1'-0"
		File Name: --

SECTION:		SCALE:
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		File Name: ---

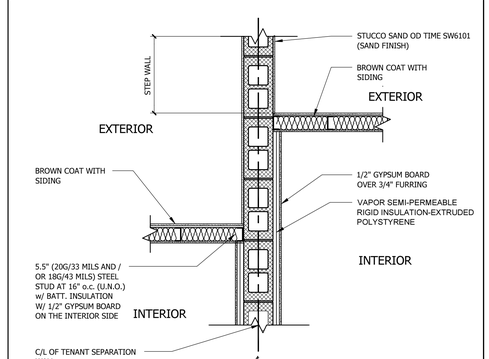


SECTION:		SCALE:
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		File Name: --

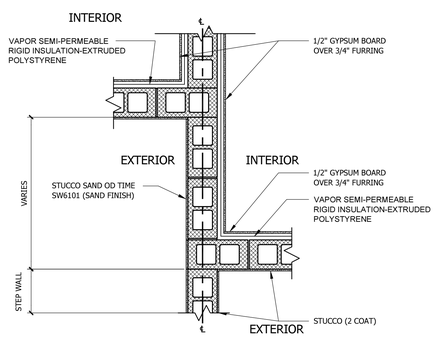


SECTION:		SCALE:
6	2HR. RATED WALL AT EXTERIOR CMU	3/4"=1'-0"
		File Name: --

SECTION:		SCALE:
2	NOT USED	
		File Name: ---



SECTION:		SCALE:
9	RATED WALL AT EXTERIOR FRAME	3/4"=1'-0"
		File Name: --



SECTION:		SCALE:
5	2HR. RATED WALL AT EXTERIOR CMU	3/4"=1'-0"
		File Name: --

SECTION:		SCALE:
1	NOT USED	
		File Name: ---

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www.forefrontae.com

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ISSUE - REVISION LOG

MARK	DATE	DESCRIPTION
0	00/00/00	

SEAL

MAGIC VILLAGE III TOWNHOUSE
Townhouse

JOB NAME :

WALL SECTIONS

SHEET NAME :

MAGIC VILLAGE III
OSCEOLA COUNTY FLORIDA

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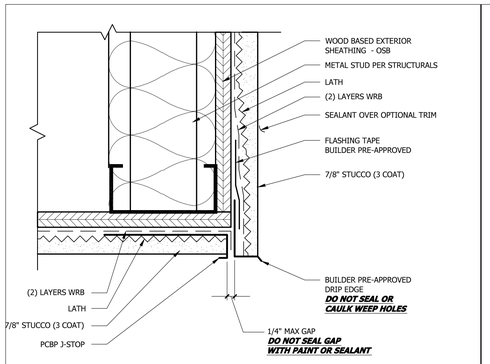
JOB # : 22-15365

SHEET NUMBER :

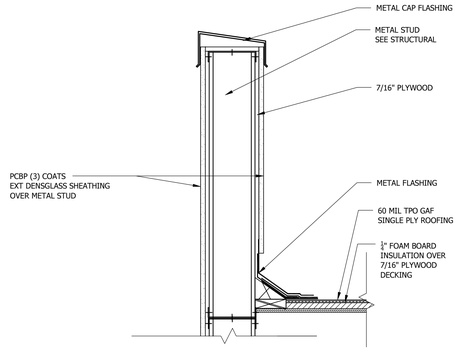
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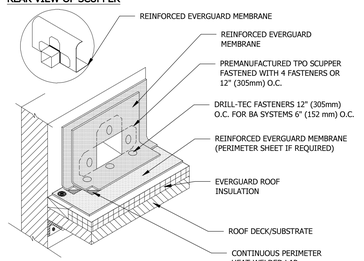


SECTION: 16	DRIP EDGE HORZ./VERT. INTERSECTION	SCALE: 6" = 1'-0"
		File Name: DFXF1-10



SECTION: 12	PARAPET DETAIL	SCALE: 1 1/2" = 1'-0"
		File Name:

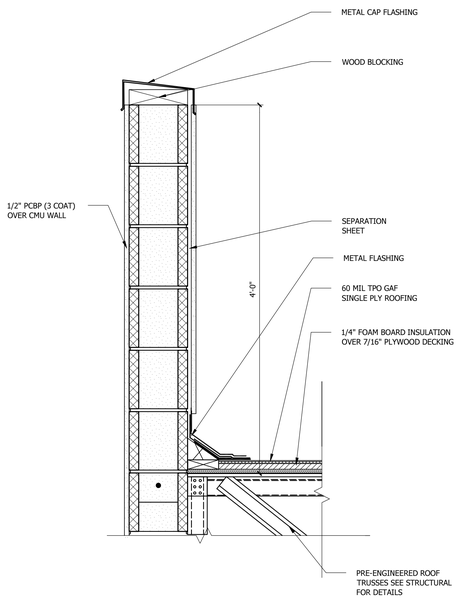
REAR VIEW OF SCUPPER

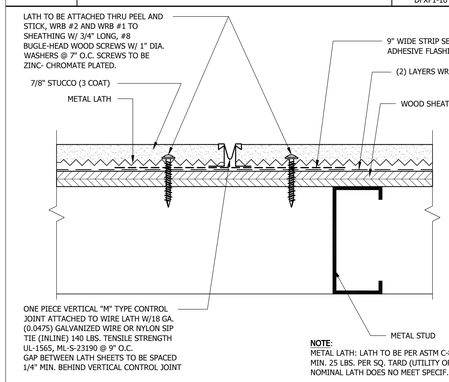


NOTE:

1. DETAIL TO BE USED IN CONJUNCTION WITH STANDARD GUIDE SPECIFICATION CONTAINING REQUIREMENTS FOR NAILERS, INSULATION ETC.
2. FOR INSULATION THICKNESS GREATER THAN 8" (203 mm), A HARD BOARD IS REQUIRES ON MECHANICAL SYSTEMS ONLY.
3. FOR SELF-ADHERENT RAPIDSEAM TECHNOLOGY SYSTEMS, SEE EVERGUARD DETAIL 330 FOR LAP APPLICATION.
4. 25 YEAR GUARANTEES AND ABOVE MUST USE EXTREME ACCESSORIES.
5. ALTERNATE BASE ATTACHMENT

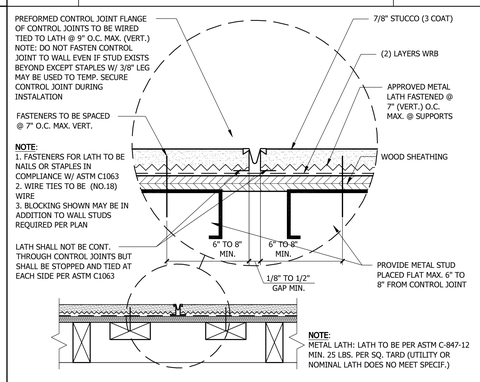
SECTION: 8	SCUPPER - PREMANUFACTURED	SCALE: N.T.S.
		File Name:





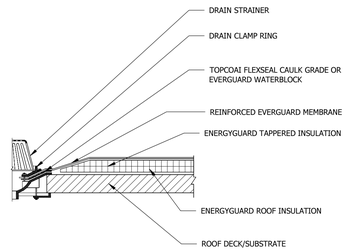
NOTE:
METAL LATH: LATH TO BE PER ASTM C-847-12 MIN. 25 LBS. PER SQ. TARD (UTILITY OR NOMINAL LATH DOES NO MEET SPECIF.)

SECTION: 15	VERTICAL CONTROL JOINT (NO STUD BACKER)	SCALE: 6" = 1'-0"
		File Name: DFXF1-05



NOTE:
METAL LATH: LATH TO BE PER ASTM C-847-12 MIN. 25 LBS. PER SQ. TARD (UTILITY OR NOMINAL LATH DOES NO MEET SPECIF.)

SECTION: 11	"M" TYPE CONTROL JOINT	SCALE: 6" = 1'-0"
		File Name: DFXF1-04

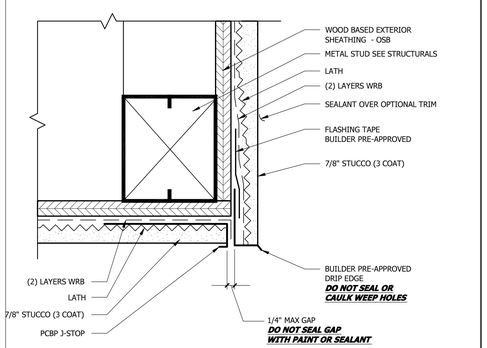


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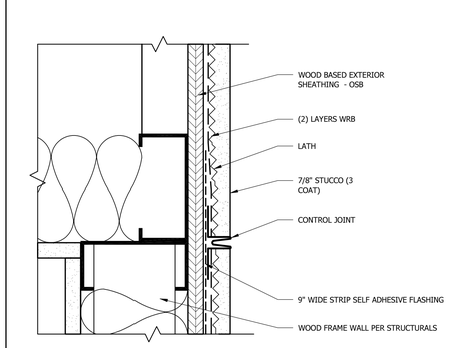
1. A FIELD WELD CANNOT PASS WITHIN 9" (227 mm) OF THE CLAMPING, OR WITHIN THE DRAIN SUMP ITSELF.
2. MEMBRANE MUST EXTEND MINIMUM 1" (24.5 mm) BEYOND THE BOLT HOLES. THE CLAMPING RING BOLTS MUST PENETRATE THE MEMBRANE.
3. TAPERED INSULATION TO CREATE A ROOF SUMP MINIMUM 36" (0.914 m) x 36" (0.914 m) IN SIZE. (IF APPLICABLE).
4. USE ONE FULL TUBE OF FLEXSEAL, CAULK GRADE SEALANT OR EVERGUARD WATER BLOCK PER DRAIN.
5. ASPHALT OR STONE PAVER MUST STOP AT DRAIN TAPER.

SECTION: 7	DRAIN - STANDARD ROOF DRAIN FLASHING DETAIL	SCALE: N.T.S.
		File Name:

SECTION: 3	PARAPET DETAIL	SCALE: 1 1/2" = 1'-0"
		File Name:

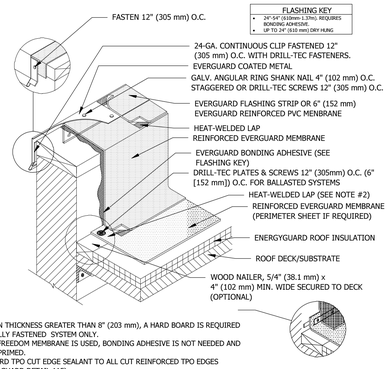


SECTION: 14	DRIP EDGE HORZ./VERT. INTERSECTION	SCALE: 6" = 1'-0"
		File Name: DFXF1-10



SECTION: 10	HORIZONTAL CONTROL JOINT	SCALE: 6" = 1'-0"
		File Name: DFXF1-01

FLASHING KEY
- 24"-54" (610mm-1.37m): REQUIRES BONDING ADHESIVE
- UP TO 24" (610 mm) DRY HUNG

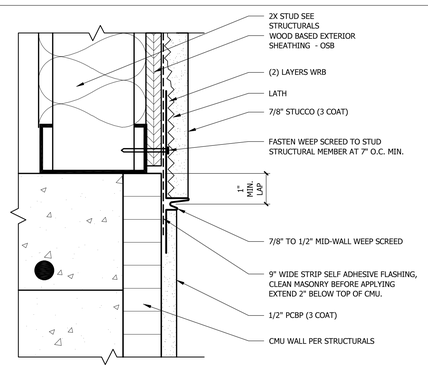


NOTE:

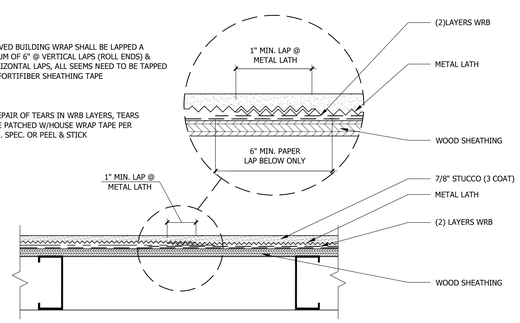
1. FOR INSULATION THICKNESS GREATER THAN 8" (203 mm), A HARD BOARD IS REQUIRED ON MECHANICALLY FASTENED SYSTEM ONLY.
2. IF EVERGUARD FREEDOM MEMBRANE IS USED, BONDING ADHESIVE IS NOT NEEDED AND WALL MUST BE PRIMED.
3. APPLY EVERGUARD TPO CUT EDGE SEALANT TO ALL CUT REINFORCED TPO EDGES (REFER TO EVERGUARD DETAIL 115)

SECTION: 6	WALL FLASHING W/COATED METAL EDGE	SCALE: N.T.S.
		File Name:

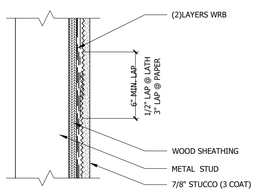
SECTION: 2	NOT USED	SCALE: 6" = 1'-0"
		File Name: DFFXF1-01



SECTION: 17	HORIZONTAL WEEP SCREED	SCALE: 6" = 1'-0"
		File Name: DFMXF1-01



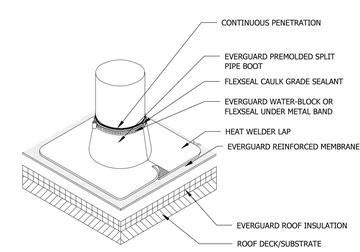
VERTICAL LATH & PAPER DETAIL



HORIZONTAL LATH & PAPER DETAIL

NOTE:
SIDE LAPS OF METAL PLASTER BASES SHALL BE SECURED TO FRAMING MEMBERS. THEY SHALL BE TIED BETWEEN SUPPORTS WITH 18 GAGE WIRE AT INTERVALS NOT MORE THAN 9". AS PER ASTM C1063 7.8.1.

SECTION: 13	PAPER LAP	SCALE: 6" = 1'-0"
		File Name: DFXF1-08



NOTE:

1. FOUR DRILL-TEC PLATES & SCREWS AROUND PENETRATION
2. IF PLATES AND FASTENERS ENCROACH INTO THE SAME AREA OF THE POCKET, THEN A TARGET MUST BE ADDED FIRST TO COVER FASTENERS.
3. 25 YEARS GUARANTEES AND ABOVE MUST USE EXTREME ACCESSORIES.
4. APPLY EVERGUARD TPO CUT EDGE SEALANT TO ALL CUT REINFORCED TPO EDGES (REFER TO EVERGUARD DETAIL 115)

SECTION: 5	SPLIT PIPE BOOT DETAIL	SCALE: N.T.S.
		File Name:

SECTION: 1	NOT USED	SCALE: 6" = 1'-0"
		File Name: DFFXF1-01

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ISSUE - REVISION LOG

MARK	DATE	DESCRIPTION
0	00/00/00	

SEAL

MAGIC VILLAGE III TOWNHOUSE
Townhouse
ARCHITECTURAL DETAILS

JOB NAME :
SHEET NAME :

MAGIC VILLAGE III
OSCEOLA COUNTY FLORIDA

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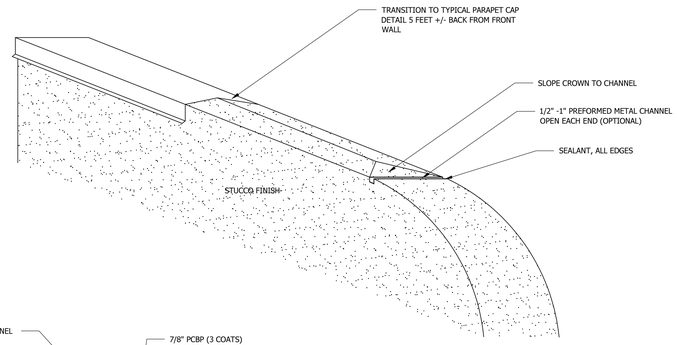
JOB # : 22-15365

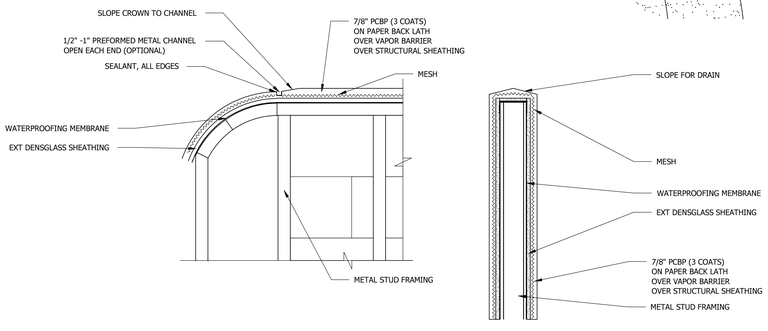
SHEET NUMBER :

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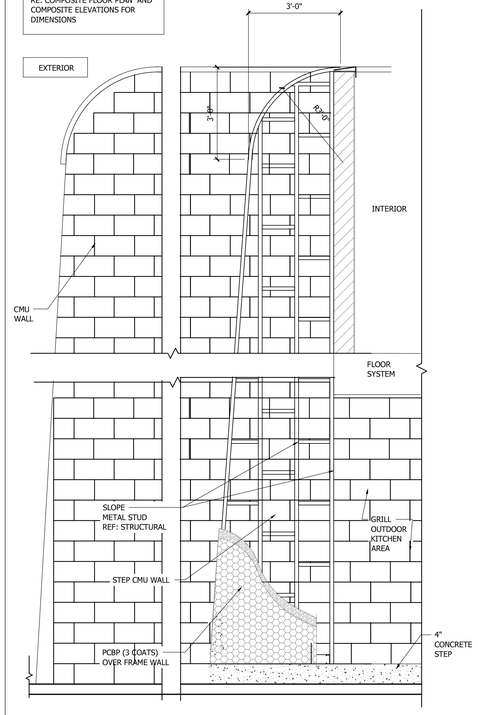




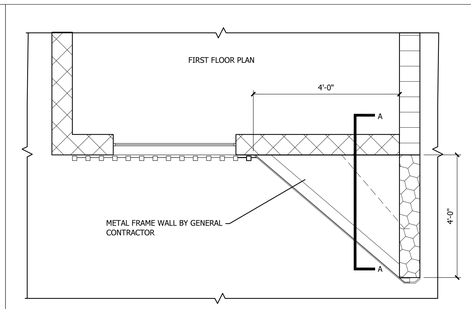
OPT. 2

SECTION:		SCALE:
15	AIR BARRIER BUILDING WRAP PENETRATION DETAIL	1 1/2" = 1'-0"
		File Name: EIFSV C3-1

RE: COMPOSITE FLOOR PLAN AND COMPOSITE ELEVATIONS FOR DIMENSIONS

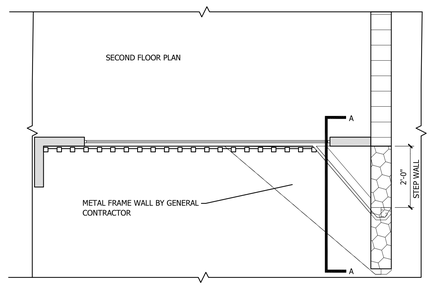


SECTION:		SCALE:
11	REAR CMU WALL DETAIL	1/2" =1'-0"
		File Name:



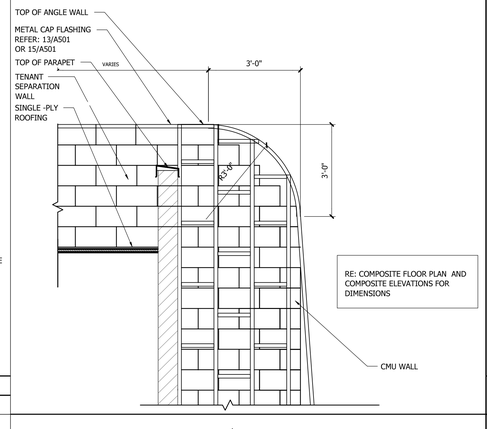
FIRST FLOOR PLAN
RE: COMPOSITE FLOOR PLAN FOR DIMENSIONS

SECTION:		SCALE:
8	TYPICAL STEP WALL DETAIL 1ST FLOOR	1/2" =1'-0"
		File Name:

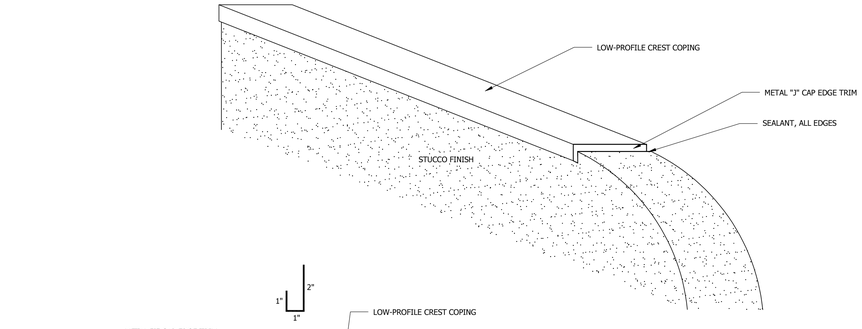


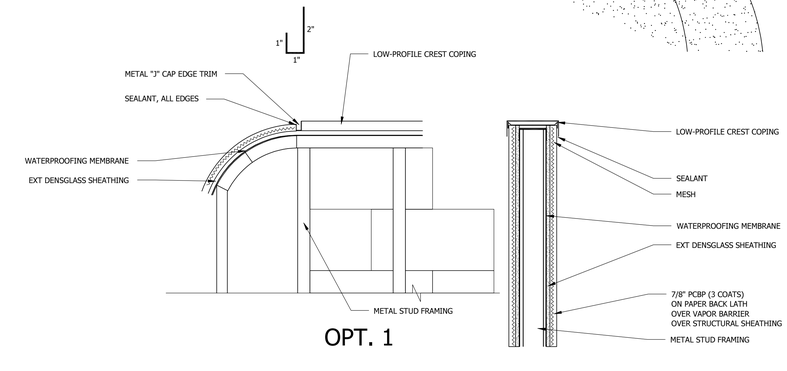
SECOND FLOOR PLAN
RE: COMPOSITE FLOOR PLAN FOR DIMENSIONS

SECTION:		SCALE:
4	TYPICAL STEP WALL DETAIL 2ND FLOOR	1/2" =1'-0"
		File Name:



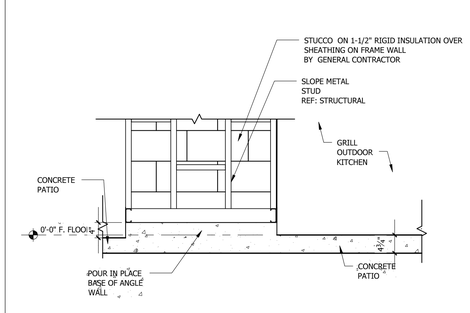
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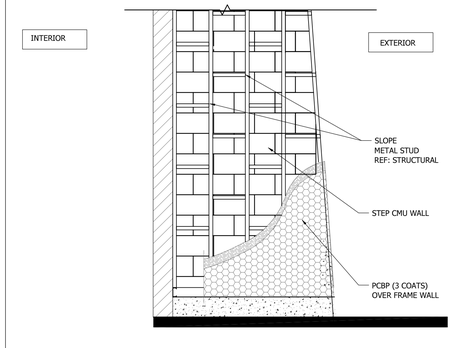


OPT. 1

SECTION:		SCALE:
13	AIR BARRIER BUILDING WRAP PENETRATION DETAIL	1 1/2" = 1'-0"
		File Name: EIFSV C3-1

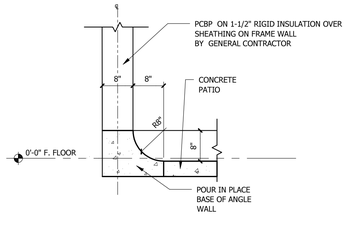


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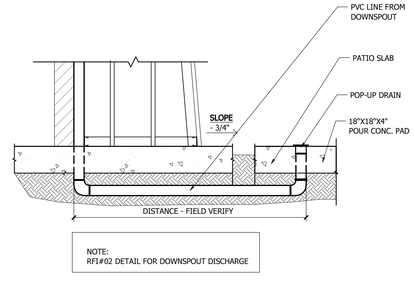


SECTION:		SCALE:
6	A-A TYPICAL STEP CMU WALL DETAIL	1/2" =1'-0"
		File Name:

SECTION:		SCALE:
2	NOT USED	File Name:



SECTION:		SCALE:
9	CONCRETE BASE POUR IN PLACE AT ANGLE WALL @ PATIO	File Name:



SECTION:		SCALE:
5	POP UP DRAINAGE EMITTER DETAIL	3/4" =1'-0"
		File Name:

SECTION:		SCALE:
1	NOT USED	File Name:

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SEAL

MAGIC VILLAGE III TOWNHOUSE

Townhouse

ARCHITECTURAL DETAILS

JOB NAME :

SHEET NAME :

MAGIC VILLAGE III
OSCEOLA COUNTY FLORIDA

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JOB # : 22-15365

SHEET NUMBER :

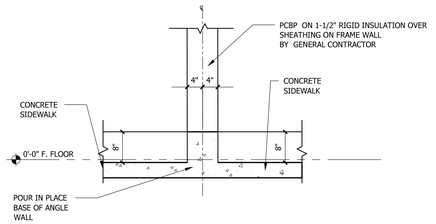
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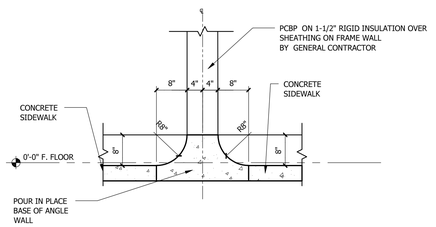
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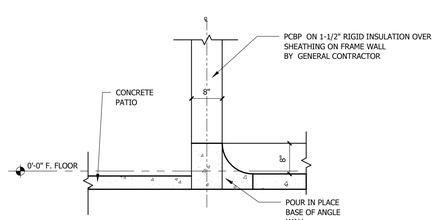
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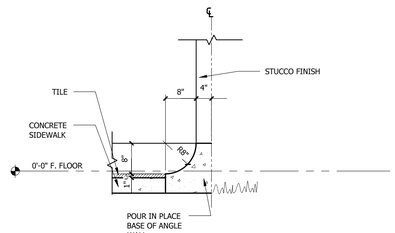
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SECTION: 2 — CONCRETE BASE POUR IN PLACE AT ANGLE WALL (FRONT) — SCALE: — File Name:



SECTION: 5 — CONCRETE BASE POUR IN PLACE AT ANGLE WALL (REAR) — SCALE: — File Name:

SECTION: 1 — CONCRETE BASE POUR IN PLACE AT ANGLE WALL (FRONT) — SCALE: — File Name:



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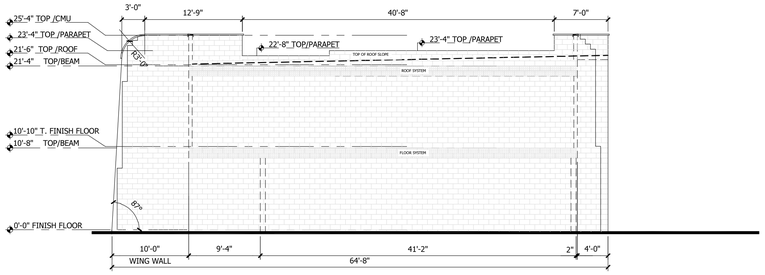
JOB # : 22-15365

SHEET NUMBER : **A502**

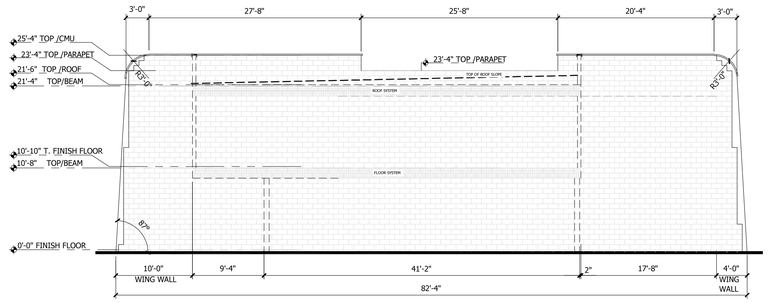
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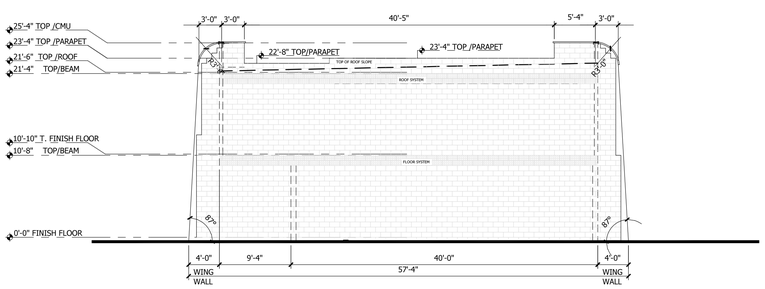
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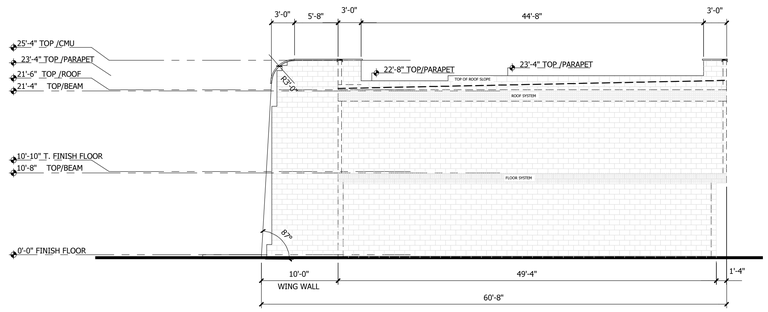
6 TENANT SEPARATION WALL UNIT CAPRI 1/8" = 1'-0"



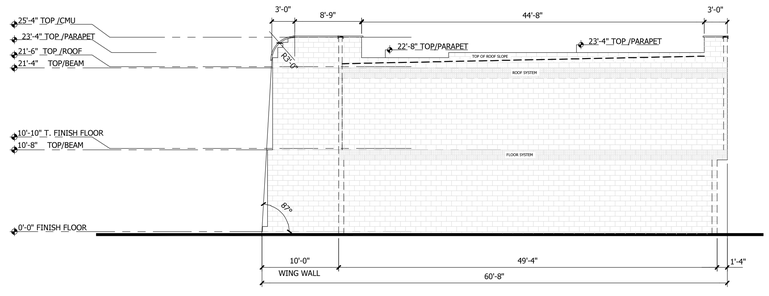
2 TENANT SEPARATION WALL UNIT CAPRI 1/8" = 1'-0"



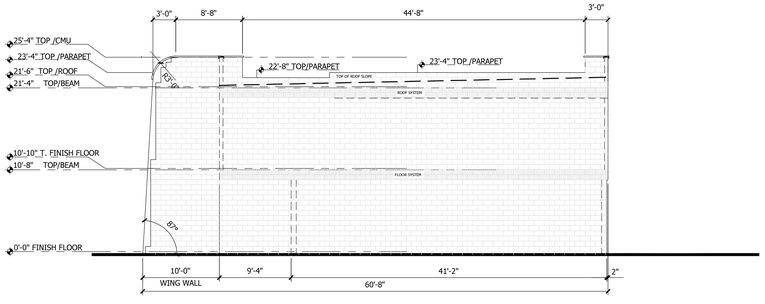
5 TENANT SEPARATION WALL UNIT ROME 1/8" = 1'-0"



1 TENANT SEPARATION WALL UNIT CAPRI 1/8" = 1'-0"

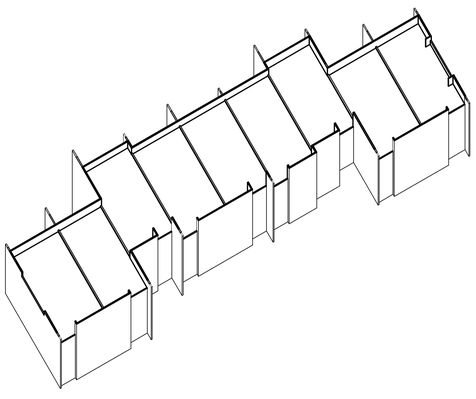


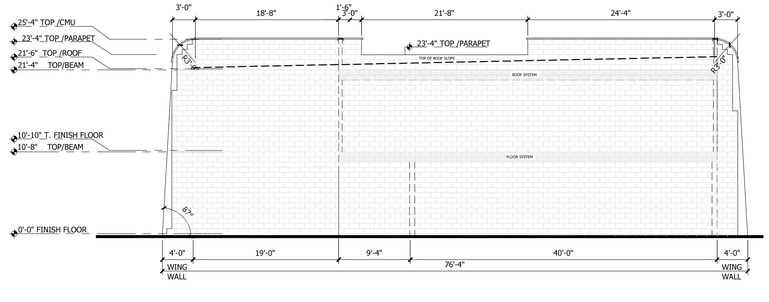
8 TENANT SEPARATION WALL UNIT CAPRI 1/8" = 1'-0"



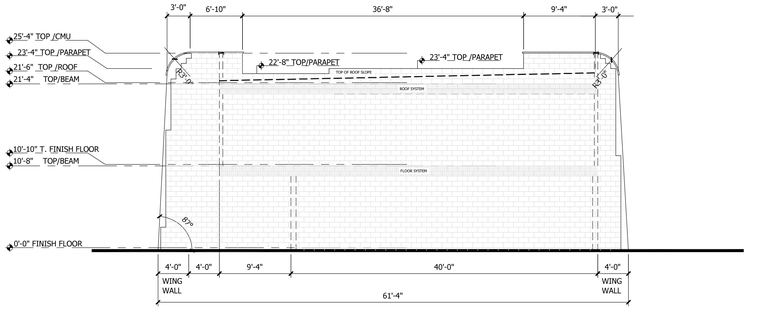
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4 TENANT SEPARATION WALL UNIT CAPRI 1/8" = 1'-0"



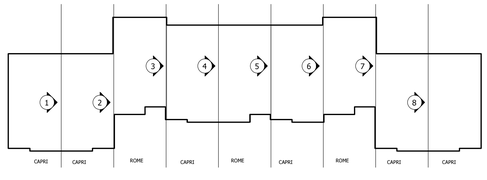


7 TENANT SEPARATION WALL UNIT ROME 1/8" = 1'-0"



3 TENANT SEPARATION WALL UNIT ROME 1/8" = 1'-0"

KEY PLAN BUILDING A - 9 UNITS 1/8" = 1'-0"



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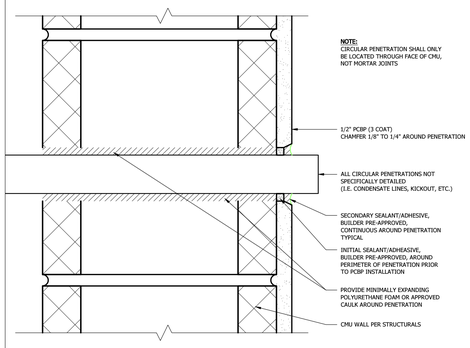
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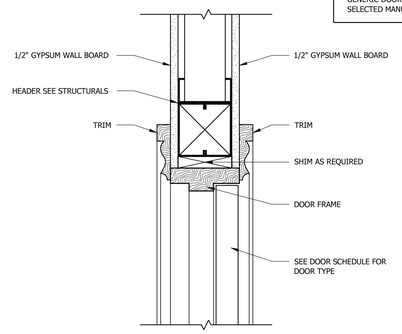
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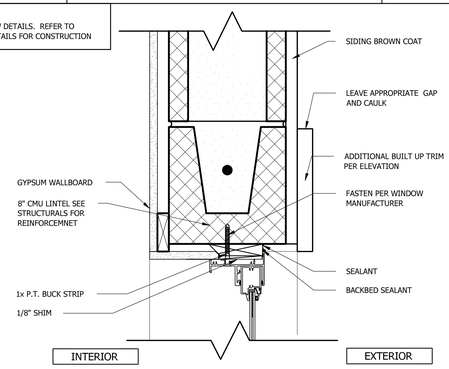


SECTION: 12 — PIPE PENETRATION THRU CMU — SCALE: 6" = 1'-0" — File Name: DMXF1-06

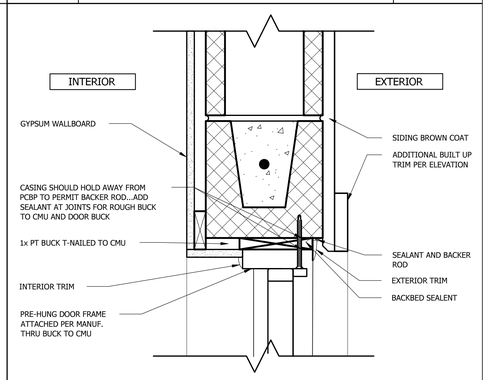
NOTE:
GENERIC DOOR AND WINDOW DETAILS. REFER TO SELECTED MANUFACTURE DETAILS FOR CONSTRUCTION



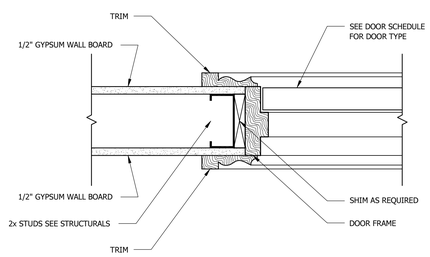
SECTION: 11 — INTERIOR DOOR HEAD DETAIL — SCALE: 3" = 1'-0" — File Name:



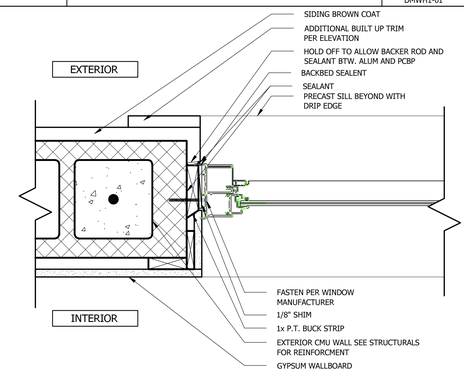
SECTION: 7 — WINDOW HEAD - CMU WALL — SCALE: 3" = 1'-0" — File Name: DMWH1-01



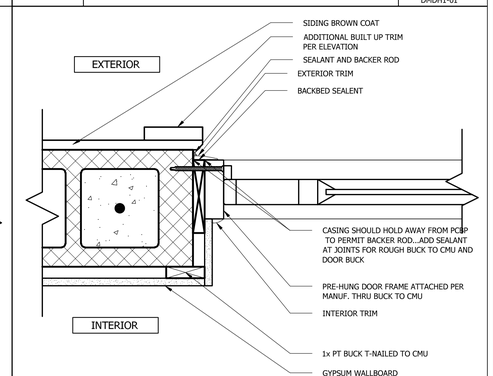
SECTION: 3 — DOOR HEAD - CMU WALL — SCALE: 3" = 1'-0" — File Name: DMDH1-01



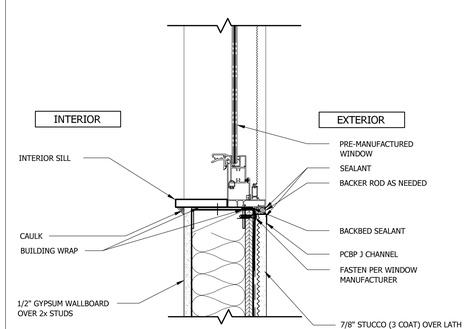
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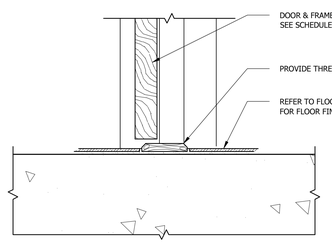
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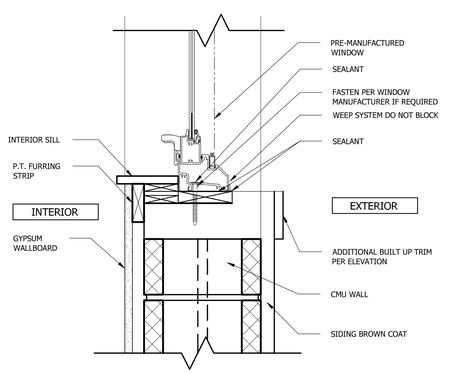
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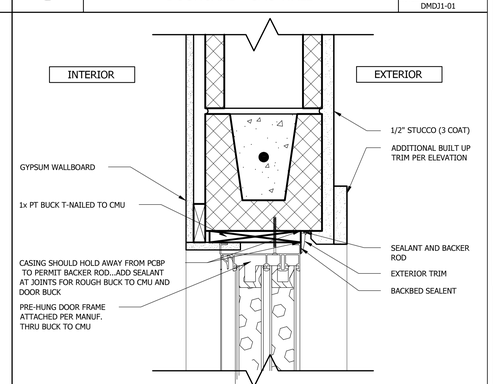
SECTION: 13 — WINDOW SILL - FRAME WALL — SCALE: 3" = 1'-0" — File Name: DFWS1-01



SECTION: 9 — INTERIOR DOOR THRESHOLD DETAIL — SCALE: 3"=1'-0" — File Name: --



SECTION: 5 — S.H. WINDOW SILL AT EXTERIOR WALL — SCALE: 3" = 1'-0" — File Name: DMWS1-01



SECTION: 1 — SLIDING GLASS DOOR HEAD - CMU WALL — SCALE: 3" = 1'-0" — File Name: DMDH1-02

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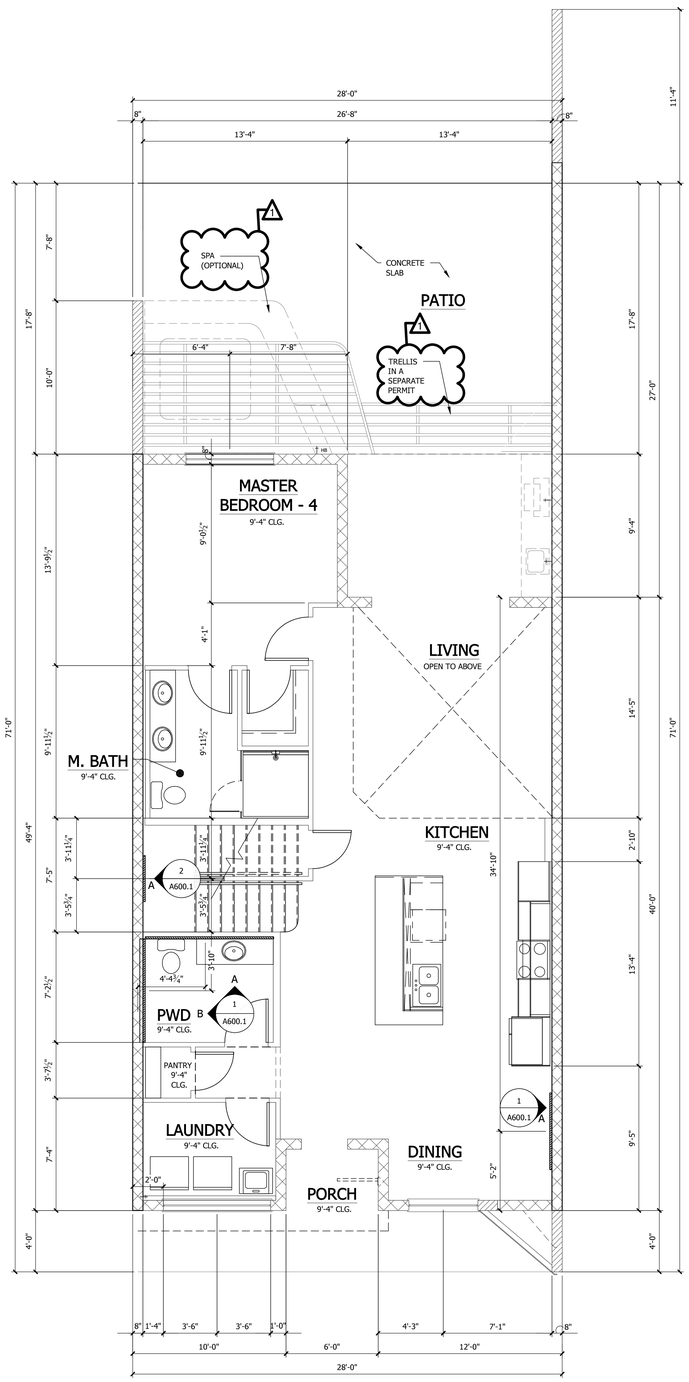
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SHEET NUMBER :

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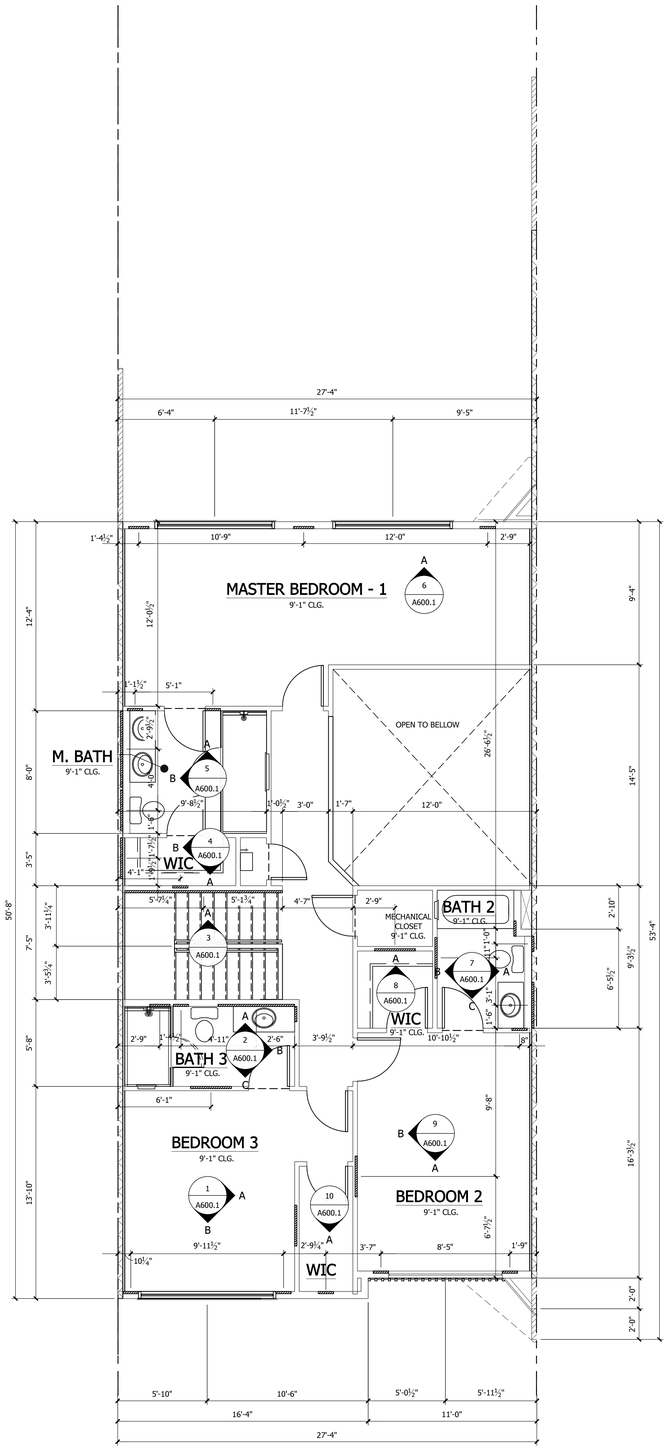
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FIRST FLOOR PLAN - UNIT "CAPRI"

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



SECOND FLOOR PLAN - UNIT "CAPRI"

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

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SHEET NAME : UNIT PLAN - CAPRI - BLOCKING PLAN

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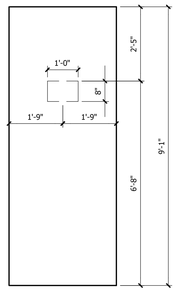
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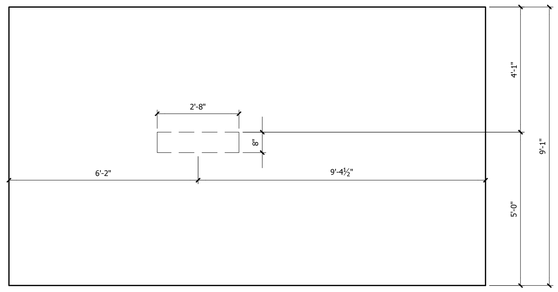
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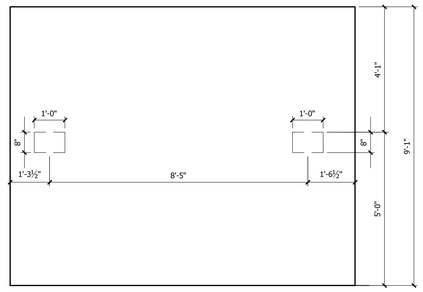


UNIT CAPRI

SECTION:		SCALE:	
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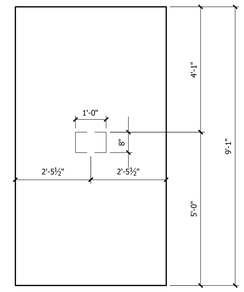


ELEVATION B



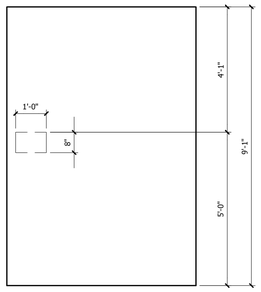
ELEVATION A

SECTION:		SCALE:	
9	BEDROOM 2 - CAPRI UNIT		
		File Name:	

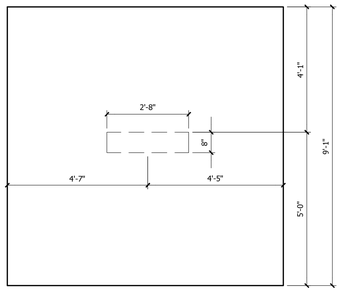


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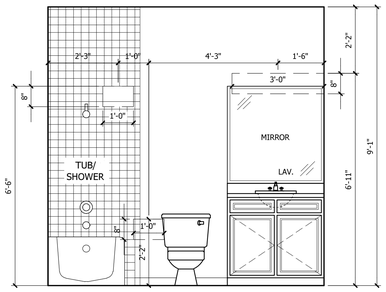
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		File Name:	--



ELEVATION C

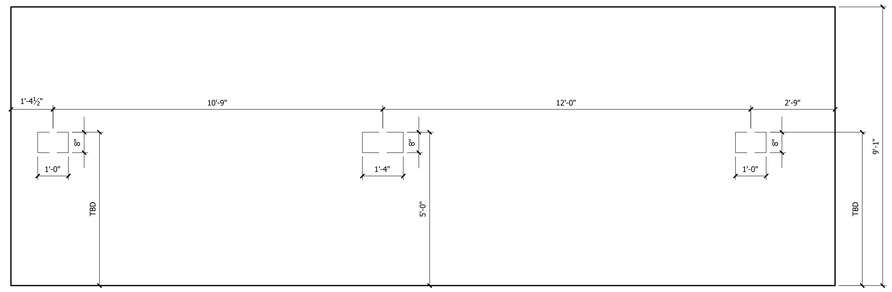


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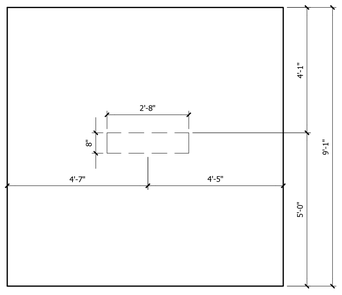
ELEVATION A

SECTION:		SCALE:	
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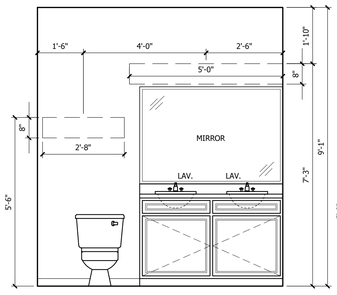


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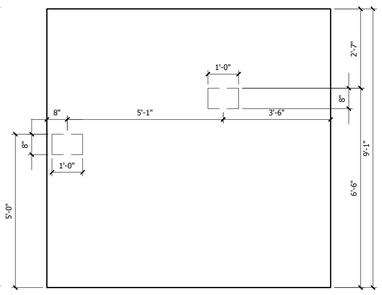
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ELEVATION C

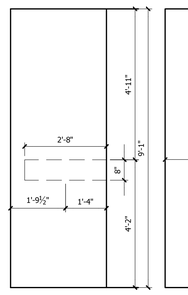


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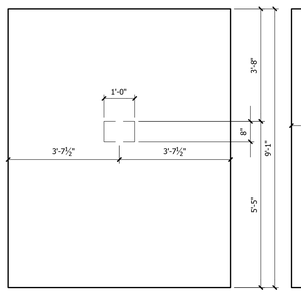


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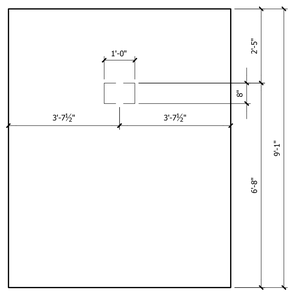
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5	MASTER BATH - CAPRI UNIT		
		File Name:	



ELEVATION B

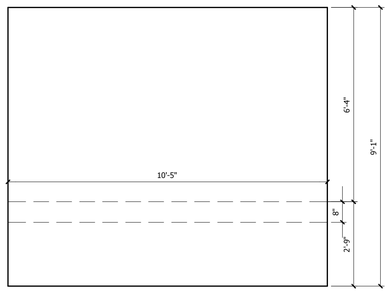


ELEVATION A (ADA)



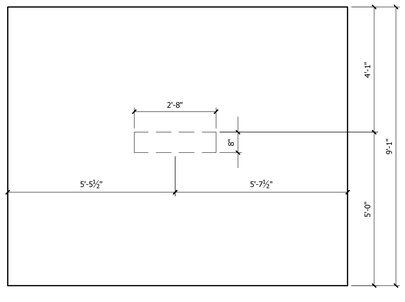
ELEVATION A

SECTION:		SCALE:	
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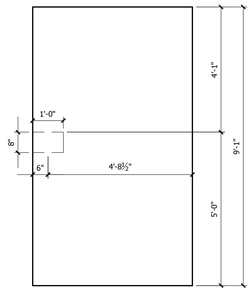


ELEVATION A

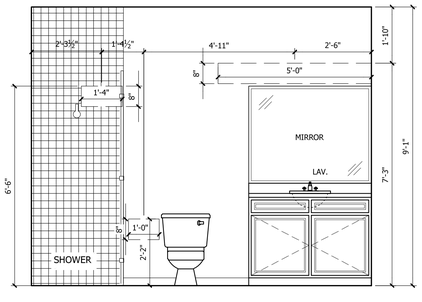
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3	STAIR - CAPRI UNIT	1/2"=1'-0"	
		File Name:	--



ELEVATION C

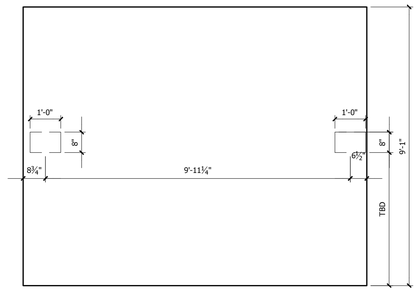


ELEVATION B

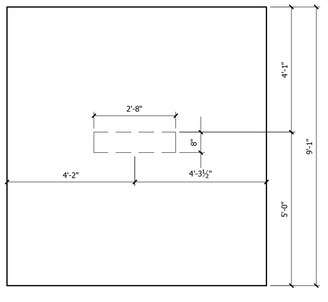


ELEVATION A

SECTION:		SCALE:	
2	BATH 3 - CAPRI UNIT		
		File Name:	



ELEVATION B



ELEVATION A

SECTION:		SCALE:	
1	BEDROOM 3 - CAPRI UNIT		
		File Name:	

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ISSUE - REVISION LOG

MARK	DATE	DESCRIPTION
0	00/00/00	

SEAL

JOB NAME : MAGIC VILLAGE III TOWNHOUSE
Townhouse

SHEET NAME : INTERIOR ELEVATIONS - CAPRI - BLOCKING PLAN

MAGIC VILLAGE III
OSCEOLA COUNTY, FLORIDA

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JOB # : 22-15365

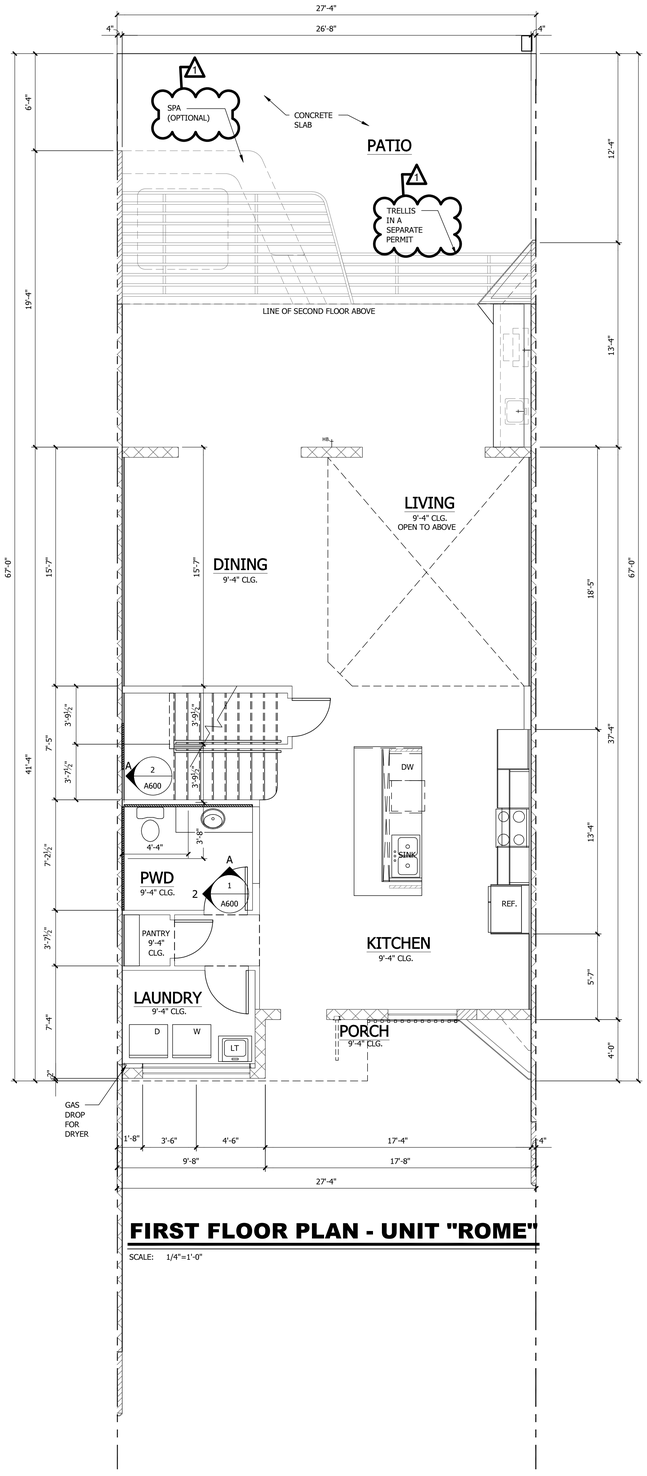
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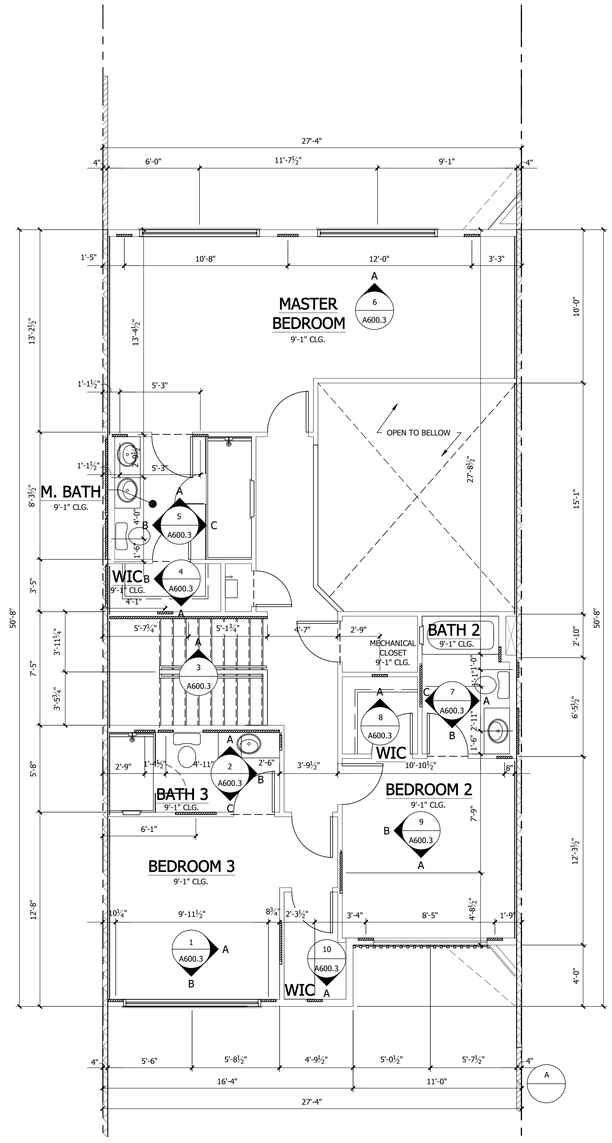
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FIRST FLOOR PLAN - UNIT "ROME"

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



SECOND FLOOR PLAN - UNIT "ROME"

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

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JOB NAME : MAGIC VILLAGE III TOWNHOUSE
Townhouse

SHEET NAME : UNIT PLAN - ROME - BLOCKING PLAN

MAGIC VILLAGE III
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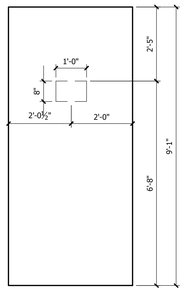
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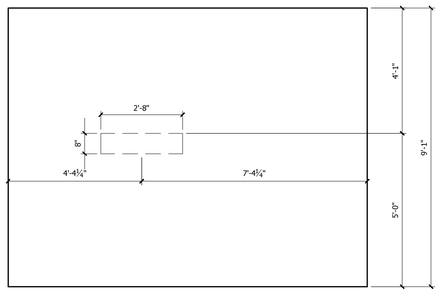
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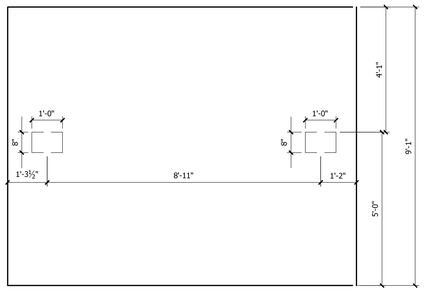
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SECTION: 10 | WIC BEDROOM 3 - ROME UNIT | SCALE: 1/2"=1'-0" | File Name: --

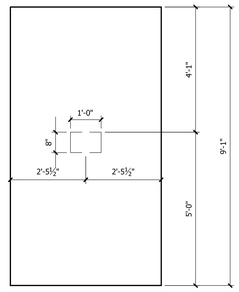


ELEVATION B



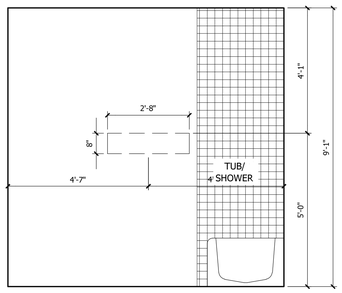
ELEVATION A

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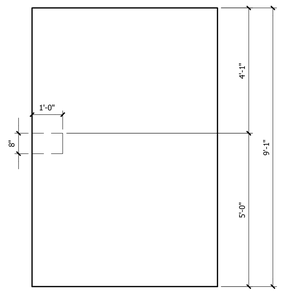


ELEVATION A

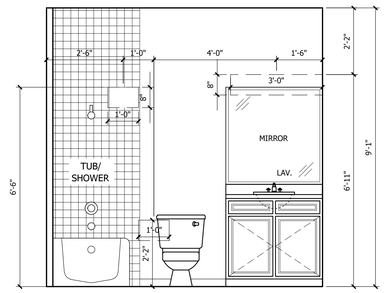
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ELEVATION C

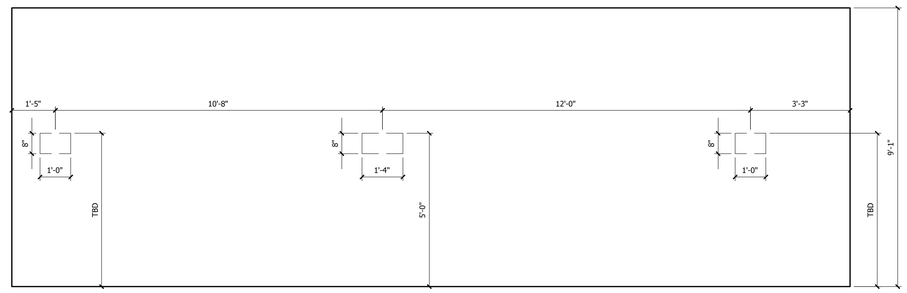


ELEVATION B



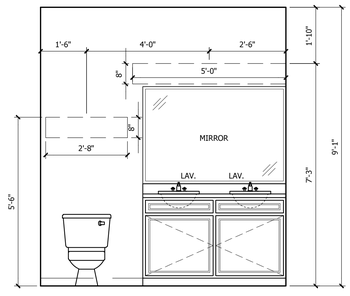
ELEVATION A

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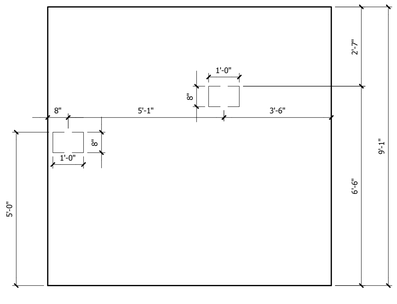


ELEVATION A

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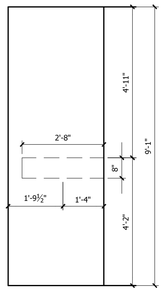


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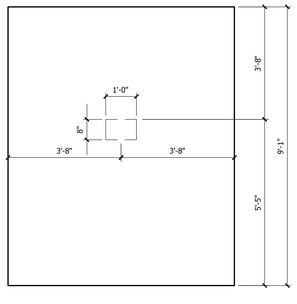


ELEVATION A

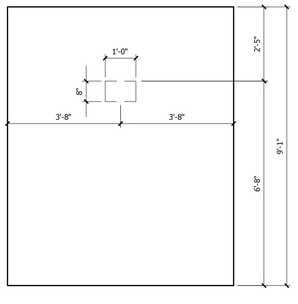
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ELEVATION B (ADA)

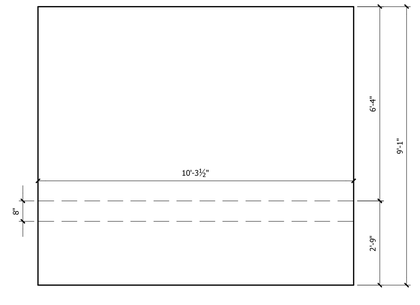


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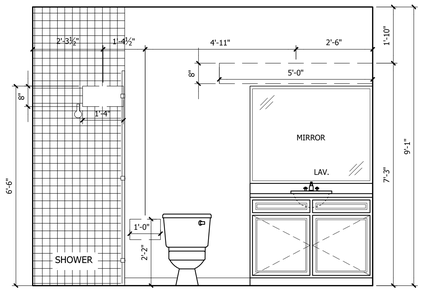
ELEVATION A

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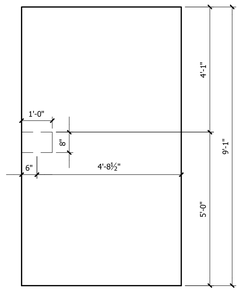


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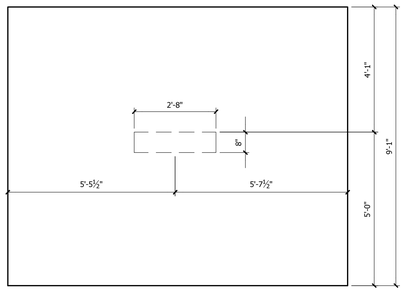
SECTION: 3 | STAIR - ROME UNIT | SCALE: 1/2"=1'-0" | File Name: --



ELEVATION A

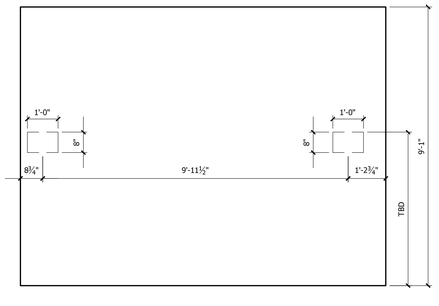


ELEVATION B

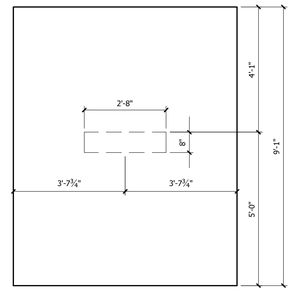


ELEVATION C

SECTION: 2 | BATH 3 - ROME UNIT | SCALE: | File Name:



ELEVATION B



ELEVATION A

SECTION: 1 | BEDROOM 3 - ROME UNIT | SCALE: | File Name:

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MARK	DATE	DESCRIPTION
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SEAL

JOB NAME : MAGIC VILLAGE III TOWNHOUSE
Townhouse

SHEET NAME : INTERIOR ELEVATIONS - ROME - BLOCKING PLAN

MAGIC VILLAGE III
OSCEOLA COUNTY FLORIDA

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JOB # : 22-15365

SHEET NUMBER : **A600.3**

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07/21/2025
MTCI PRIVATE PROVIDER SERVICES, LLC

ABBREVIATIONS

AB	ANCHOR BOLT
A.F.F.	ABOVE FINISH FLOOR
ADJ	ADJACENT
AL	ALUMINUM
ARCH	ARCHITECTURAL
ATT	ATTACHED
BD	BOARD
BLDG	BUILDING
BM	BEAM
BOT	BOTTOM
BLKG	BLOCKING
BRG	BEARING
CJ	CONTROL JOINT
CL	CENTERLINE
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
COND	CONDITION
CONT	CONTINUOUS
CONST	CONSTRUCTION
CSK	COUNTERSINK
C.O.	CASED OPENING
C.T.	CERAMIC TILE
CLG	CEILING
C.M.	CROWN MOULD
C.R.	CHAIR RAIL
D	DRYER
d	PENNY
DBL	DOUBLE
DET	DETACHED
DIA	DIAMETER
DIR	DIRECTION
DN	DOWN
DR	DOOR
DW	DISHWASHER
DWG	DRAWING
DS	DOWNSPOUT
DTL	DETAIL
EA	EACH
EXP JT	EXPANSION JOINT
ELEC	ELECTRICAL
EL	ELEVATION
EQ	EQUAL
EQUIP	EQUIPMENT
EXP	EXPANSION
EXT	EXTERIOR
FD	FLOOR DRAIN
FDN	FOUNDATION
FL	FLOOR
FP	FIREPLACE
FR	FRAME
FT	FOOT/FEET
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GEN	GENERAL
GRADE	TOP OF FINISH GRADE
GYP	GYPSUM
HDWR	HARDWARE
HDWD	HARDWOOD
HGT	HEIGHT
HOR	HORIZONTAL
HR	HOUR
HDR	HEADER
HB	HOSE BIBB
ID	INSIDE DIAMETER
INS	INSULATION
INT	INTERIOR
ID	INSIDE DIAMETER
JT	JOINT
KSI	KIPS PER SQUARE INCH
LT	LIGHT
LV	LOUVER
LT	LAUNDRY TUB
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
MET	METAL
(N.T.S.)	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPNG	OPENING
OPT	OPTIONAL
OSB	ORIENTED STRAND BOARD
OZ	OUNCE
1/R	ONE ROD
1/S	ONE SHELF
PRCST	PRECAST
PREFAB	PREFABRICATED
PB	PARTICLE BOARD
PCBP	PORTLAND CEMENT BASED PLASTER
PL	PLATE
PNL	PANEL
PLY	PLYWOOD
PR	PAIR
PROJ	PROJECT/PROJECTED
PSI	POUNDS PER SQ. IN.
PSF	POUNDS PER SQ. FT.
PT	PRESSURE TREATED
QUAD	QUADRUPLE
REF	REFERENCE
REINF	REINFORCE-ING-ED
REQD	REQUIRED
RM	ROOM
RNG	RANGE
RGH OPNG	ROUGH OPENING
R	RISER
RND	ROUND
R.&S.	ROD AND SHELF
SCH	SCHEDULE
SHLV	SHELF
SHTHG	SHEATHING
SIM	SIMILAR
SP	SOUTHERN PINE
SPF	SPRUCE-PINE-FIR
SR	SHOWER ROD
SST	STAINLESS STEEL
STL	STEEL
STR	STRUCTURAL
SUSP	SUSPENDED/SUSPENSION
SGD	SLIDING GLASS DOOR
SQ	SQUARE
TB	TOWEL BAR
TP	TOILET PAPER DISPENSER
T & G	TONGUE AND GROOVE
TYP	TYPICAL
T OR TR	TREAD
TPL	TRIPLE
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VP	VENT PIPE
W	WASHER
W/	WITH
WC	WATER CLOSET
WD	WOOD
WWF	WELDED WIRE FABRIC
W/O	WITHOUT
WDW	WINDOW

1. GENERAL REQUIREMENTS

1.1 **DESIGN CODE:**

1. TO THE BEST OF THE DESIGN PROFESSIONALS KNOWLEDGE, THESE DOCUMENTS HAVE BEEN PREPARED WITH AND ARE IN COMPLIANCE WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE CHAPTERS 553 AND 633 OF THE FLORIDA STATUES. THESE DOCUMENTS MEET OR EXCEED THE REQUIREMENTS OF: THE FLORIDA BUILDING CODE - RESIDENTIAL, 8TH EDITION (2023)

1.2 **DESIGN CRITERIA:**

1. REFERENCE STANDARDS
   - A. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI)318 AND 332.
   - B. ALL MASONRY WORK SHALL BE IN ACCORDANCE WITH ACI 530/530.1; AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE); TMS 402.
   - C. REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI 318
   - D. ALL WOOD FRAMING SHALL BE IN ACCORDANCE WITH THE EDITIONS LISTED IN THE FLORIDA BUILDING CODE OF THE FOLLOWING REFERENCED DOCUMENTS:
     - I. NATIONAL DESIGN SPECIFICATIONS (NDS) FOR WOOD CONSTRUCTION BY THE AMERICAN FOREST AND PAPER ASSOCIATION (AFPA)
     - II. TIMBER CONSTRUCTION MANUAL BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
     - III. NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSSES (ANSI: TPI-1 BY TRUSS PLATE INSTITUTE (TPI)
     - IV. GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES (BCSI BY TPI AND WTCA).
     - V. ROOF AND WALL SHEATHING SHALL BE IN ACCORDANCE WITH APA PS 1-09.
     - VI. AMERICAN WOOD PROTECTION ASSOCIATION STANDARDS.

1.3 **DESIGN LOADS**

	UNIFORM	CONCENTRATED
1. ROOF DEAD LOADS:		
A. TOP CHORD (ROOF)	7 PSF(SHINGLE)	
B. BOTTOM CHORD (CEILING)	10 PSF	
2. ROOF LIVE LOADS:	20 PSF	
3. DEAD LOAD FOR UPLIFT CALCULATION:	10 PSF(SHINGLE)	
4. ATTIC LIVE LOADS:		
A. UNINHABITABLE - NO STORAGE	10 PSF	
B. UNINHABITABLE - NO STORAGE	20 PSF	
C. HABITABLE AND SERVED BY FIXED STAIRS	30 PSF	
5. FLOOR DESIGN LIVE LOADS:		
A. SLEEPING ROOM:	30 PSF	
B. ALL OTHER ROOMS:	40 PSF	
C. EXTERIOR BALCONIES AND DECK:	40 PSF	
6. FLOOR DESIGN DEAD LOADS:	15 PSF	
7. STAIR DESIGN LIVE LOADS:	40 PSF	300#
8. GUARDRAILS AND HANDRAILS:		
A. INFILL COMPONENTS:		50 #
B. POINT LOAD APPLIED ANYWHERE ALONG THE TOP IN ANY DIRECTION:		200#
9. FIRE ESCAPES	40 PSF	
10. PASSENGER VEHICLE GARAGES	50PSF	2,000#

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1.4 **STRUCTURE CATEGORY AND CONSTRUCTION:**

1. BUILDING RISK CATEGORY:	II
2. BUILDING CONSTRUCTION TYPE:	TYPE V-B
3. OCCUPANCY CLASSIFICATION:	R3
4. WIND SPEED PER ASCE 7-22:	140 MPH - ULTIMATE DESIGN WIND SPEED
5. WIND SPEED PER ASCE 7-22:	108 MPH - NOMINAL DESIGN WIND SPEED
6. EXPOSURE:	C
7. ENCLOSURE CLASSIFICATION:	ENCLOSED
8. INTERNAL PRESSURE COEFFICIENT:	+/- 0.18
9. WIND-BORNE DEBRIS ZONE:	NO

10. REFER TO DRAWINGS FOR NUMBER OF STORIES AND STRUCTURE HEIGHT

1.5 **GENERAL:**

1. CONTRACTOR AND SUB-CONTRACTORS SHALL STRICTLY OBSERVE ALL APPLICABLE CODES DURING THE COURSE OF CONSTRUCTION INCLUDING ALL STATE, CITY, AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE DESIGN PROFESSIONAL OF RECORD OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.
3. THE ARCHITECT / ENGINEER SHALL NOT BE RESPONSIBLE FOR SAFETY PROCEDURES, THE MEANS AND METHODS OF CONSTRUCTION, TECHNOLOGIES, OR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS OR THE RELATED CODES.
4. CONTRACTOR SHALL FULLY REVIEW ALL ITEMS CONTAINED IN THE DRAWING AND SHALL COORDINATE ALL DIMENSIONS, LOCATE DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, BOLT SETTINGS, SLEEVES, ETC.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE ERECTION PROCEDURE AND SEQUENCING.
6. UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL CONSTRUCTION SHALL COMPLY WITH THE MINIMUM REQUIREMENTS OF THE APPLICABLE FLORIDA BUILDING CODE AND LOCAL ORDINANCES.
7. ALL CODES, TRADE STANDARDS, AND MANUFACTURER'S INSTRUCTIONS NOTED IN THE DOCUMENTS SHALL BE THE LATEST ADOPTED EDITION.
8. NOTES, DETAILS, AND SECTIONS ON THE DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED 'TYPICAL' IMPLY ALL CONDITIONS TREATED SIMILARLY. CONTRACTOR SHALL MAKE MODIFICATIONS TO ACCOMMODATE MINOR VARIATIONS.
9. THE CONTRACTOR SHALL MAKE NO STRUCTURAL CHANGES OR MODIFICATIONS WITHOUT EXPRESSED WRITTEN APPROVAL OF THE DESIGN PROFESSIONAL OF RECORD.

2. SITE WORK

2.1 **SOIL:**

1. ALL WORK SHALL CONFORM TO THE FINAL GEOTECHNICAL REPORT AND FINAL GRADING PLAN ACCEPTED BY THE AUTHORITY HAVING JURISDICTION.
2. ALL SITE PREPARATORY WORK REQUIRED BY THE GEOTECHNICAL REPORT SHALL BE PRESUMED TO BE COMPLETED PRIOR TO COMMENCEMENT OF WORK.
3. IF SOILS REPORT IS NOT AVAILABLE, SOIL BEARING CAPACITY IS ASSUMED TO BE A MINIMUM OF 2000 PSF.
4. CONTRACTOR SHALL VERIFY COMPACTION REQUIREMENTS PRIOR TO THE EXECUTION OF WORK. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL PRIOR TO COMMENCEMENT OF WORK.
5. FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL FREE OF ORGANIC MATTER AND COMPACTED TO 95% OF THE MODIFIED PROCTOR, UNLESS OTHERWISE STATED IN THE GEOTECHNICAL REPORT.
6. BOTTOM OF FOOTINGS SHALL BE 12 -INCHES MINIMUM BELOW FINISHED GRADE, OR AS REQUIRED BY LOCAL REQUIREMENTS.
7. NO WOOD, VEGETATION, STUMPS, CARDBOARD, CELLULOSE CONTAINING MATERIALS, OR TRASH SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING
8. WATER MANAGEMENT AT THE PERIMETER SHALL BE MAINTAINED AND SHALL INCLUDE;
   - A. CONDENSATE DRAINS AND ROOF DOWN SPOUTS SHALL DISCHARGE AT LEAST 1'-0" FROM BUILDING SIDEWALLS.
   - B. IRRIGATION / SPRINKLER SYSTEMS, INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" OF BUILDING SIDEWALLS.

2.2 **SOIL TREATMENT PER FBC R 8TH EDITION (2023) SECTION 318:**

1. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD OR OTHER APPROVED METHODS.
2. BOXED AREAS IN CONCRETE FLOORS FOR INSTALLATION OF TRAPS, ETC.,SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS SHALL BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER INITIAL TREATMENT.
3. SOIL SHALL BE PROTECTED WITH MINIMUM 6 MIL VAPOR RETARDER FOLLOWING TREATMENT.
4. AFTER COMPLETION OF WORK, ALL LOOSE WOOD AND ORGANIC MATERIAL SHALL BE REMOVED FROM WITHIN 1'-0" OF THE BUILDING PERIMETER.
5. AT COMPLETION OF TERMITE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE SHALL STATE:
   - A. "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

3. CONCRETE

3.1 **CONCRETE:**

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE ACI 318.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28-DAYS OF 2500 PSI, COMPLYING WITH ASTM C-94 UNLESS NOTED OTHERWISE IN DRAWINGS.
3. A MIX DESIGN SHALL BE SUBSTITUTED TO THE DESIGN PROFESSIONAL OF RECORD FOR ALL CONCRETE USED PRIOR TO PLACEMENT OF ANY CONCRETE.
4. MATERIALS FOR CONCRETE SHALL CONFORM TO THE FOLLOWING:
   - A. PORTLAND CEMENT - ASTM C 150
   - B. AGGREGATES:
     - I. COURSE AGGREGATE - ASTM C33
     - II. LIGHTWEIGHT AGGREGATE - ASTM C33
     - III. FINE AGGREGATE - ASTM C33
5. WATER SHALL BE CLEAN, POTABLE AND FREE OF CONTAMINANTS
6. ADMIXTURES SHALL BE AS NOTED IN THE APPROVED MIX DESIGN.

3.2 **TESTING AND SAMPLES**

1. ALL TESTING OF CONCRETE SHALL BE DONE BY AN INDEPENDENT TESTING LABORATORY IN ACCORDANCE WITH ASTM PROTOCOL. TEST REPORTS SHALL BE SUBMITTED TO THE DESIGN PROFESSIONAL OF RECORD WITHINSEVEN-DAYS OF LABORATORY TESTING.
2. THREE (3) TEST CYLINDERS SHALL BE MADE FOR EACH DAY'S POUR, FOR APPROXIMATELY 50 YARDS OF CONCRETE PLACED.
3. SLUMP TEST SHALL BE MADE ON EACH BATCH TESTED IN ACCORDANCE WITH ASTM C143.
4. ONE CYLINDER SHALL BE BROKEN AT 7-DAYS AND ONE AT 28-DAYS. IF NO FURTHER TEST IS NEEDED, THE RESERVE CYLINDER MAY BE DISCARDED AFTER SIXTY DAYS.

3.3 **GROUT**

1. GROUT SHALL BE IN ACCORDANCE WITH ASTM C476 HAVING A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI.
2. FILL CMU CELLS SOLID WITH GROUT AT ALL UNITS RECEIVING REINFORCEMENT AND AS INDICATED ON DRAWINGS.
3. FILL SOLID FIRST COURSE BELOW CHANGE IN WALL THICKNESS AND AT TOP OF ALL CMU WALLS.
4. GROUT SHALL BE PLACED FLUSH TO THE TOP OF ALL LINTELS AND BOND BEAMS.
5. CONSOLIDATE AND RECONSOLIDATE GROUT WITH VIBRATOR FOR FULL HEIGHT OF FILLED CELLS, BOND BEAMS, AND LINTELS.

3.4 **REINFORCING**

1. REINFORCING SHALL HAVE GRADE IDENTIFICATION MARKS AND SHALL CONFORM TO ASTM A615 GRADE 40 OR 60.

REINFORCING STEEL MINIMUM REQUIREMENTS

40 KSI				60 KSI			
BAR SIZE	MINIMUM LAP	MINIMUM BEND DIA.	MINIMUM ACI HOOK	BAR SIZE	MINIMUM LAP	MINIMUM BEND DIA.	MINIMUM ACI HOOK
# 4	20"	3"	10"	# 4	24"	3"	10"
# 5	25"	3-3/4"	10"	# 5	30"	3-3/4"	10"
# 6	34"	4-1/2"	12"	# 6	36"	4-1/2"	11"
# 7	42"	5-1/4"	14"	# 7	42"	5-1/4"	13"

2. REINFORCING SHALL BE FREE OF RUST, SCALE, OR OTHER BOND-REDUCING COATINGS.
3. REINFORCING SHALL BE PLACED IN CONCRETE TO PROVIDE MINIMUM COVERAGE IN ACCORDANCE WITH ACI 318, OR AS INDICATE HEREIN:
   - A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH - 3-INCHES.
   - B. CONCRETE EXPOSED TO EARTH OR WEATHER - 1 1/2-INCHES.
   - C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND - 3/4-INCHES
4. ACCURATELY PLACE AND SUPPORT REINFORCING WITH CHAIRS, BAR SUPPORTS, SPACERS, OR HANGERS AS RECOMMENDED BY ACI DETAILING MANUAL.
5. PLACE ONE (1) ACI STANDARD LAP SPLICE BAR, OF THE SAME SIZE AS FOUNDATION REINFORCING, LOCATED AT THE OUTSIDE BAR OF FOUNDATION CORNERS.
6. WELDED WIRE MESH, IF USED, SHALL BE IN ACCORDANCE WITH ASTM A82 AND SHALL BE 6x6xW1.4xW1.4, UNLESS NOTED OTHERWISE ON DRAWINGS.
   - A. INSTALL WELDED WIRE MESH IN THE MIDDLE OF THE SLAB AND SUPPORT WITH APPROVED MATERIALS OR SUPPORTS AT SPACING NOT TO EXCEED3 FEET ON CENTER OR IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.
   - B. LAP ALL JOINTS IN WELDED WIRE MESH 8"
7. FIBER MESH, IF USED, SHALL BE IN LIEU OF WELDED WIRE MESH AND AS SPECIFIED IN THE CONCRETE DESIGN MIX.

3.5 **PLACEMENT AND FINISHING**

1. ALL CONCRETE PLACED UNDER ROOF PROTECTION SHALL BE PLACED OVER 6 MIL POLYETHYLENE VAPOR BARRIER, LAPPED 6" MINIMUM WITH ALL SEAMS TAPED, UNLESS NOTED OTHERWISE
2. PLACE ALL EMBEDDED ITEMS (ANCHOR BOLTS, DOWELS, ETC.) IMMEDIATELY PRIOR TO PLACEMENT OF CONCRETE OR DURING CONCRETING OPERATIONS.
3. PROTECT ALL CONCRETE FROM DAMAGE AFTER PLACEMENT.
4. CONCRETE SHALL BE PLACED WITHIN 90 MINUTES OF BATCHING.
5. CONCRETE SHALL BE PLACED WITHIN THE SLUMP LIMITS SPECIFIED IN THE DESIGN MIX.
6. WATER ADDED AT THE SITE SHALL BE KEPT TO A MINIMUM AND WITHIN THE SPECIFIED SLUMP. RUN MIXER FOR 30 REVOLUTIONS AT EIGHT TO TWELVE RPM FOLLOWING THE ADDITION OF WATER AT THE SITE.
7. CONCRETE SHALL NOT BE PLACED DURING RAIN. FOLLOWING PLACEMENT OF CONCRETE, PROTECT FROM RAIN PRIOR TO INITIAL SET.
8. PLACEMENT SHALL BE CONTINUOUS UNTIL ALL WORK IS COMPLETED.
9. DO NOT USE CONTAMINATED, DETERIORATED, OR RE-TEMPERED CONCRETE.
10. THOROUGHLY WORK CONCRETE AROUND REINFORCING BARS,
11. PLACE CONCRETE TO GRADES AND ELEVATIONS REQUIRED FOR PROJECT
12. REMOVE ALL GRADE STAKES AFTER PLACEMENT OF CONCRETE.
13. CONTRACTOR SHALL INSTALL SAW-CUT CONTROL JOINTS IN CONCRETE SLABS PER ACI 224.3R AS FOLLOWS:
    - A. PROVIDE SAW-CUT FOLLOWING FINISHING AS SOON AS CUT EDGES WILL NOT RAVEL
    - B. SAW CUTS SHALL BE A MINIMUM OF 1/8" WIDE
    - C. CUTS SHALL BE 1/4 OF SLAB DEPTH NO LESS THAN 1", WHICHEVER IS GREATER. FOR STEEL-FIBER-REINFORCED SLABS 1/3 THE SLAB DEPTH.
    - D. SAW CUTS SHALL NOT EXCEED 12 FEET IN ANY DIRECTION
    - E. LOCATE SAW CUT JOINTS:
      1. MAKE PANELS AS SQUARE AS POSSIBLE
      2. JOINT LOCATIONS SHALL NOT EXCEED 1.5 TO 1 RATIO
      3. PANELS SHALL NOT HAVE "T" OR "L" SHAPE
      4. NO RE-ENTRANT CORNERS SHALL BE ALLOWED
14. PROVIDE SURFACE FINISH REQUIRED FOR INTENDED FINAL APPLICATION.
15. SILL PLATE ANCHORS SHALL BE AS SPECIFIED IN SECTION 6.
16. CONSOLIDATE CONCRETE DURING PLACEMENT OPERATIONS.

4. MASONRY

4.1 **MATERIALS**

1. ALL HOLLOW LOAD-BEARING CONCRETE BLOCK SHALL CONFORM TO ASTM C90.
2. COMPRESSIVE STRENGTH OF ALL CONCRETE MASONRY UNITS (CMU) SHALL BE 2000 PSI MINIMUM BASED ON THE NET CROSS SECTIONAL AREA.
3. MORTAR SHALL BE TYPE S AND SHALL CONFORM TO ASTM C270.
4. GROUTING SHALL BE AS SPECIFIED IS SECTION 3.3.

4.2 **EXECUTION**

1. ALL CONCRETE MASONRY UNITS SHALL BE LAID IN FULL SETTING BED.
2. ALL CONCRETE MASONRY UNITS SHALL BE LAID IN RUNNING BOND, UNLESS NOTED OTHERWISE ON DRAWINGS.
3. OVER ALL MASONRY OPENINGS IN WALLS, PROVIDE PRE-CAST LINTELS, CAST-IN-PLACE CONCRETE TIE-BEAMS, BOND BEAMS OR OTHER HEADERS AS INDICATED ON DRAWINGS.
   - A. LINTELS AND BOND BEAMS SHALL BE REINFORCED AND FULLY GROUTED SOLID UNLESS OTHERWISE INDICATED ON DRAWINGS,
   - B. TIE-BEAMS SHALL BE REINFORCED AND POURED SOLID WITH CONCRETE.
   - C. VERTICAL REINFORCING AT OPENINGS SHALL BE AS INDICATED ON DRAWINGS
4. VERTICAL FILLED CELLS SHALL MEET THE FOLLOWING:
   - A. HAVE A MINIMUM OF ONE (1)#5 REBAR, LAPPED AND TIED FOR FULL LENGTH OF FILLED CELL.
   - B. VERTICAL REINFORCING SHALL BE LAPPED AND TIED TO FOUNDATION DOWEL EMBEDDED IN FOOTING.
   - C. TERMINATE VERTICAL REINFORCING AT THE TOP WITH A STANDARD ACI HOOK LAPPED AND TIED TO HORIZONTAL REINFORCING IN BOND BEAM, TIE-BEAM, OR LINTEL.
   - D. REFER TO SECTION 3 FOR GROUT AND REINFORCING REQUIREMENTS
5. PROVIDE TEMPORARY BRACING FOR ALL CMU WALLS AND STEMWALLS DURING CONSTRUCTION.
6. PROVIDE MASONRY CONTROL JOINTS AS REQUIRED BY ACI530.
7. IF DOWELS ARE MISPLACED OR MISSING, THE FOLLOWING REMEDIAL ACTION MAY BE TAKEN, AS APPROPRIATE:
   - A. IF THE WALL HAS NOT BEEN BUILT: DRILL A 3/4" DIAMETER HOLE 6" DEEP AT THE CORRECT LOCATION. INSTALL A 36" LONG #5 REBAR WITH SIMPSON TYPE "SET-XP" EPOXY. FOLLOW THE MANUFACTURER'S REQUIREMENTS REGARDING CLEANING THE HOLE AND MIXING THE EPOXY.
   - B. IF THE WALL HAS BEEN BUILT: PRIOR TO LINTEL POUR, OPEN THE WALL AT THE CORRECT LOCATION APPROX. 16" HIGH AND 4" WIDE AT THE FLOOR. DRILL AND EPOXY A REBAR AS DESCRIBED ABOVE. LAP VERTICAL STEEL TO THE TIE OR BOND BEAM. FORM WALL AND POUR SOLID WITH GROUT.

5. METALS

5.1 **MATERIALS**

1. ALL STRUCTURAL PLATES, CHANNELS, AND MISCELLANEOUS METALS SHALL BE IN ACCORDANCE WITH ASTM A36.
2. ALL STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH ASTM A992.
3. ALL ANCHOR BOLTS AND THREADED RODS SHALL BE A MINIMUM GRADE A307STEEL.
4. ALL STEEL EXPOSED TO WEATHER SHALL BE GALVANIZED.

5.2 **EXECUTION**

1. INSTALL METALS AS DETAILED ON DRAWINGS.
2. STEEL WORK SHALL CONFORM TO THE LATEST EDITION OF THE DESIGN,FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDING AS ADOPTED BY THE A.I.S.C.
3. ALL STEEL SHALL BE PAINTED WITH ONE COAT OF RED OXIDE PRIMER. TOUCH UP ALL FIELD WELDS AND DAMAGED AREAS.

6. WOOD FRAMING AND PRE-ENGINEERED WOOD TRUSSES

6.1 **LUMBER**

1.1 MATERIAL

1. ALL WOOD AND WOOD CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING SPECIFICATIONS AND CODES INDICATED IN THE DESIGN CRITERIA:
2. LUMBER SHALL BE IN ACCORDANCE WITH NATIONAL GRADING RULES AND SHALL BEAR GRADE STAMP OF SPIB, OR OTHER ASSOCIATION RECOGNIZED BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
3. LUMBER 2-INCH OR LESS IN NOMINAL THICKNESS SHALL NOT EXCEED 19%MOISTURE CONTENT AT TIME OF INSTALLATION AND SHALL BE STAMPED "S-DRY", "K-D", OR "MC15". ALL LUMBER SHALL BE S4S.
4. ALL ROOF FRAMING MEMBERS ABOVE THE CEILING LINE SHALL BE SOUTHERN PINE #2 GRADE, OR BETTER.
5. INTERIOR BEARING AND EXTERIOR WOOD FRAMED WALLS SHALL BE SPF #2, OR BETTER, UNLESS NOTED OTHERWISE ON DRAWINGS.
6. INTERIOR NON-BEARING WALLS MAY BE 2x WOOD OR METAL STUDS @ 16" O.C. OR 24" O.C.

1.1.1 **PROTECTION OF WOOD & WOOD BASED PRODUCTS AGAINST DECAY**

1. PER FBC R 317.1 THROUGH 317.4

1.2 **EXECUTION**

1. WOOD FASTENING SHALL BE SPECIFIED IN THE DRAWINGS. FASTENING NOT SPECIFICALLY IDENTIFIED ON DRAWINGS SHALL COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODE.
2. INTERIOR BEARING AND EXTERIOR WOOD FRAMED WALLS SHALL BE NOMINAL4-INCHES WIDE SPACED AT 16-INCHES O.C. MAXIMUM, UNLESS NOTED OTHERWISE ON DRAWINGS.
3. DOUBLE TOP PLATES OF FRAME WALLS SHALL BE LAPPED 4'-0".
4. REFER TO RAFTER SPAN TABLE FOR CONVENTIONAL FRAME AND OVER-BUILT FRAMING MEMBERS AND CONNECTIONS.

ROOF RAFTER SPAN TABLE

MAXIMUM LOAD - 37 PSF (SHINGLE ROOF)

MEMBER SIZE	MAXIMUM SPAN		
	24" C.C.	16" C.C.	12" C.C.
2 X 4	5'-6"	6'-6"	7'-0"
2 X 6	10'-0"	12'-0"	13'-0"
2 X 8	13'-0"	15'-0"	16'-0"
2 X 10	16'-0"	19'-0"	21'-0"
2 X 12	20'-0"	23'-0"	26'-0"

A. RAFTERS SHALL BE SOUTHERN PINE #2 GRADE OR BETTER.
B. MAXIMUM SPACING SHALL BE AS NOTED IN TABLE.
C. RAFTERS SHALL BE SHEATHED WITH SPAN RATED STRUCTURAL SHEATHING AS NOTED IN PLAN.
D. NO CONCENTRATED LOADS SHALL BE PLACED ON RAFTERS.

5. RIDGE AND VALLEY MEMBERS SHALL HAVE A NOMINAL DEPTH OF 2-INCH LARGER THAN RAFTERS AND SHALL BE 2-PLY FOR MEMBERS LONGER THAN 16'-0"
6. HEADERS SHALL BE AS SPECIFIED IN HEADER SCHEDULE WITH STUDS AND STRAPPING SPECIFIED. HEADERS SHALL BE SOUTHERN PINE #2, OR BETTER, NAILED W/ (2) ROWS OF 16d's @ 12" O.C. MAX SPACING. MINIMUM HEADER, UNLESS NOTED OTHERWISE SHALL BE (2)2x12.
7. A BUILT-UP OR SOLID SAWN COLUMN SHALL BE INSTALLED UNDER GIRDERS AND / OR BEAMS IN BEARING WALLS AS NOTED ON DRAWINGS.
8. SQUASH BLOCKS SHALL BE INSTALLED BELOW ALL COLUMNS AND BUILT-UP MEMBERS (INCLUDING JACKS AND KINGS AT OPENINGS) BETWEEN BOTTOM OF FLOOR SHEATHING AND TOP OF WALL BELOW. SQUASH BLOCKS SHALL BE OF THE SAME GRADE AND SIZE AS THE MEMBER ABOVE.
9. DRAFTSTOPPING SHALL BE INSTALLED WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE TO 1000 SQUARE FEET.
   - A. DRAFTSTOPPING SHALL BE INSTALLED IN APPROXIMATELY EQUAL AREAS TO LIMIT THE CONCEALED SPACE OF A FLOOR / CEILING ASSEMBLY.
   - B. DRAFTSTOPPING SHALL BE OF NOT LESS THAN 1/2-INCH GYPSUM BOARD,3/8-INCH WOOD STRUCTURAL PANELS, 3/8-INCH TYPE 2-M-W PARTICLEBOARD.
   - C. DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO FLOOR FRAMING MEMBERS.
10. FIREBLOCKING SHALL BE INSTALLED AT ALL HORIZONTAL AND VERTICAL DRAFT OPENINGS.
    - A. BLOCKING SHALL BE IN THE FOLLOWING LOCATIONS:
      - I. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS.
      - II. VERTICALLY AT CEILING AND FLOOR LEVELS.
      - III. HORIZONTALLY AT INTERVALS EXCEEEDING 10 FEET.
      - IV. AT INTERCONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES SUCH AS SOFFITS, DROP CEILINGS, AND COVE CEILINGS.
      - V. AT OPENINGS AROUND VENTS, PIPES, CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL.
    - B. FIREBLOCKING SHALL BE:
      - I. 2-INCH NOMINAL LUMBER, OR
      - II. ONE THICKNESS OF 23/32-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED WITH 23/32-INCH WOOD STRUCTURAL PANELS, OR
      - III. 1/2-INCH GYPSUM BOARD, OR
      - IV. OTHER MATERIALS APPROVED BY THE CODE.

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ISSUE - REVISION LOG

MARK	DATE	DESCRIPTION
1	09/19/2024	CLIENT REVISION

SEAL

MAGIC VILLAGE III TOWNHOUSE
Townhouse
STRUCTURAL GENERAL NOTES

JOB NAME :
SHEET NAME :

MAGIC VILLAGE III
OSCEOLA COUNTY FLORIDA

ANY DISCREPANCY OR ERROR IN DIMENSIONS OR NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL FOR CLARIFICATION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

JOB # : 22-15365

SHEET NUMBER :

S000

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REVIEWED FOR CODE COMPLIANCE
07/21/2025

6.2 SHEATHING

1.1 MATERIALS

1. SHEATHING SHALL BE IN ACCORDANCE WITH PS 1-09. ALL SHEETS BEAR APPROPRIATE GRADING STAMP OF APA AND SPAN RATING.
2. SHEATHING SHALL NOT EXCEED 19% MOISTURE CONTENT WHEN INSTALLED.
3. FLOOR SHEATHING SHALL BE MINIMUM OF 23/32-INCH 24/16 SPAN RATED STRUCTURAL SHEATHING FOR 16" OC; 48/24 FOR SPACING GREATER THAN 16" O.C.
4. WALL SHEATHING SHALL BE DENSGLASS GOLD SHEATHING AS MANUFACTURED BY GEORGIA-PACIFIC
5. ROOF SHEATHING SHALL BE AS SPECIFIED IN ROOF SHEATHING AND ATTACHMENT DETAIL.

1.2 EXECUTION

1. FLOOR SHEATHING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS WITH 10D NAILS AT 12-INCHES O.C. IN THE FIELD AND 6-INCHES O.C. AT ALL PANEL EDGES.
2. ROOF SHEATHING SHALL BE FASTENED AS INDICATED IN THE DRAWINGS.

CURRENT RELEASE v3.3 020918

INISHES

GYPSUM BOARD

1.1 GYPSUM BOARD SHALL BE INSTALLED IN CONFORMANCE WITH THE CURRENT EDITION OF THE ABOVE REFERENCED BUILDING CODE.

1.2 GYPSUM BOARD MATERIALS AND ACCESSORIES SHALL BE IDENTIFIED BY THE MANUFACTURER'S DESIGNATION TO INDICATE COMPLIANCE WITH THE APPROPRIATE STANDARDS REFERENCED IN THE CODE AND SUITABLY STORED TO PROTECT FROM THE WEATHER.

1.3 GYPSUM BOARD MATERIALS AND ACCESSORIES SHALL CONFORM TO THE APPROPRIATE REFERENCES WHERE REQUIRED FOR FIRE PROTECTION AND SHALL CONFORM TO THE PROVISIONS OF THE PREVAILING BUILDING CODE.

1.4 GYPSUM WALLBOARD OR GYPSUM SHEATHING MAY BE USED ON WOOD STUDS FOR VERTICAL DIAPHRAGMS IF APPLIED IN ACCORDANCE WITH SHEAR RESISTING VALUES.

1.5 WHEN GYPSUM WALLBOARD IS USED AS A BASE FOR TILE OR WALL PANELS FOR THE TUB, SHOWER, OR WATER CLOSET WALLS; WATER-RESISTANT GYPSUM BOARD SHALL BE USED.

WATER-RESISTIVE BARRIER

1.1 WATER RESISTIVE BARRIER SHALL BE INSTALLED OVER WOOD-BASED SHEATHING IN ACCORDANCE WITH THE FLORIDA BUILDING CODE - RESIDENTIAL, 8TH EDITION (2023) - R703.1.

1.2 BARRIER SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER.

1.3 THE INDIVIDUAL LAYERS HALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING PER SECTION R703.4.

EXTERIOR LATH

1.1 ALL LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIAL.

1.1.1 LATH SHALL BE APPLIED WITH LONG DIMENSION AT RIGHT ANGLES TO THE SUPPORTS WITH ½" LAP AT THE SIDES AND 1" AT THE ENDS.

1.1.2 LATH SHALL BE LAPPED SO WATER WILL FLOW TO THE EXTERIOR.

1.1.3 FASTENERS SHALL BE CORROSION-RESISTANT 1 ½"LONG-LONG, 11 GAGE NAILS HAVING A 7/16" HEAD OR 7/8" LONG, 16 GAGE STAPLES, SPACED AT NO MORE THAN 6 INCHES ON CENTER. WHEN INSTALLED OVER SHEATHING USE FASTENERS THAT WILL PENETRATE THE STRUCTURAL MEMBERS NOT LESS THAN ¾".

1.1.4 LATH SHALL NOT BE CONTINUOUS THOUGH CONTROL JOINTS AND SHALL BE STOPPED AND TIED AT EACH SIDE.

1.2 BACKING OR LATH SHALL PROVIDE SUFFICIENT RIGIDITY TO PERMIT PLASTER APPLICATION.

1.3 WHERE LATH ON VERTICAL SURFACES EXTENDS BETWEEN RAFTERS OR OTHER SIMILAR PROJECTING MEMBERS, SOLID BACKING SHALL BE INSTALLED TO PROVIDE SUPPORT FOR LATH AND ATTACHMENT.

1.4 WIRE BACKING IS NOT REQUIRED UNDER EXPANDED METAL LATH OR PAPERBACK WIRE FABRIC LATH.

1.5 INSTALLATION OF EXTERIOR LATHING SHALL COMPLY WITH PROVISIONS OF FBC-R, 8TH EDITION, R703.7.1 AND ASTM C 1063.

1.6 INSTALL A CORROSION RESISTANT WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 ½ INCHES BELOW THE FOUNDATION PLATE LINE OR INTERFACE BETWEEN FRAME AND MASONRY AS DETAILED AND IN ACCORDANCE WITH FBC-R, 8TH EDITION, R703.7.2.1 ASTM C 926. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE SCREED.

FIND

EXTERIOR PLASTER

1.1 PORTLAND CEMENT BASED PLASTER (PCBP) SHALL BE THREE (3) COATS WHEN APPLIED OVER METAL LATH OR WIRE FABRIC LATH AND SHALL BE NOT LESS THAN 7/8" TOTAL THICKNESS. PCBP SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE - RESIDENTIAL, 8TH EDITION (2023) R703.7.2 AND ASTM C 926 AS FOLLOWS:

1.1.1 SCRATCH COAT SHALL BE APPLIED WITH SUFFICIENT MATERIAL AND PRESSURE TO FILL SOLIDLY ALL OPENING IN THE LATH. COAT SHALL BE APPROXIMATELY 3/8 INCH THICK. THE SURFACE SHALL BE SCORED HORIZONTALLY SUFFICIENTLY ROUGH TO PROVIDE ADEQUATE BOND TO RECEIVE THE SECOND COAT.

1.1.2 THE SECOND COAT (BROWN COAT) OF APPROXIMATELY 3/8 INCH THICK SHALL BE BROUGHT OUT TO PROPER THICKNESS, RODDED AND FLOATED SUFFICIENTLY ROUGH TO PROVIDE ADEQUATE BOND FOR THE FINISH COAT. THE SECOND COAT SHALL HAVE NO VARIATION GREATER THAN ¼ INCH IN ANY DIRECTION UNDER A 5-FOOT STRAIGHT EDGE.

1.1.3 FINISH COAT SHALL BE APPLIED APPROXIMATELY 1/8 INCH THICK FOLLOWING SUFFICIENT CURING OF BASE COATS.

1.1.4 CURING OF EACH COAT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM C 926.

1.2 PORTLAND CEMENT BASED PLASTER (PCBP) SHALL BE TWO (2) COATS WHEN APPLIED OVER CONCRETE OR MASONRY AND SHALL BE NOT LESS THAN 1/2" TOTAL THICKNESS. PCBP SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE - RESIDENTIAL, 8TH EDITION (2023) R703.7.2 AND ASTM C 926 AS FOLLOWS:

1.2.1 SCRATCH/BROWN COAT SHALL BE APPLIED WITH SUFFICIENT MATERIAL AND PRESSURE TO FILL SOLIDLY ALL OPENING IN THE LATH. COAT SHALL BE APPROXIMATELY 3/8 INCH THICK. THE SURFACE SHALL BE BROUGHT OUT TO PROPER THICKNESS, RODDED AND FLOATED SUFFICIENTLY ROUGH TO PROVIDE ADEQUATE BOND FOR THE FINISH COAT. THE SECOND COAT SHALL HAVE NO VARIATION GREATER THAN ¼ INCH IN ANY DIRECTION UNDER A 5-FOOT STRAIGHT EDGE.

1.2.2 FINISH COAT SHALL BE APPLIED APPROXIMATELY 1/8 INCH THICK FOLLOWING SUFFICIENT CURING OF BASE COATS.

1.2.3 CURING OF EACH COAT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM C 926.

CONTROL JOINTS

1.1 INSTALL CONTROL JOINTS IN PORTLAND CEMENT BASED PLASTER IN ACCORDANCE WITH THE FLORIDA BUILDING CODE - RESIDENTIAL, 8TH EDITION (2023), ASTM C 926, AND ASTM C 1063.

1.2 JOINTS SHALL BE INSTALLED TO INSURE NO PANEL EXCEEDS 144 SQUARE FEET WITH PROPORTIONS LIMITED TO THOSE DEFINED IN ASTM C 926 AND ASTM C 1063.

1.3 LATH SHALL BE CUT AT EACH JOINT WITH FLASHING AND INSTALLATION OF THE LATH SUCH THAT THE PANELS HAVE ISOLATION FROM ADJACENT MOVEMENT.

8. COLD FORMED METAL FRAMING

1. ALL COLD FORMED METAL FRAMING SHALL CONFORM TO AMERICAN IRON AND STEEL INSTITUTE (AISI);"SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS", LATEST EDITION.
2. MEMBER SIZE DESIGNATIONS AS SHOWN ON THE PLANS ARE IN CONFORMANCE W/ THE STANDARDS OF THE STEEL STUD MANUFACTURERS ASSOCIATION (SSMA).
3. ALL STUDS AND/ OR JOISTS AND ACCESSORIES SHALL BE OF THE TYPE, SIZE, STEEL THICKNESS AND SPACING SHOWN ON THE PLANS. STUDS, RUNNERS (TRACK) BRACING AND BRIDGING SHALL BE MANUFACTURED PER ASTM SPECIFICATION C955
4. ALL GALVANIZED STUDS,JOISTS AND ACCESSORIES, 16GA AND HEAVIER, SHALL BE FORMED FROM STEEL THAT CONFORMS TO THE REQUIREMENTS OF ASTM A653 W/ A YIELD OF 50 KSI MINIMUM.
5. ALL GALVANIZED STUDS, JOISTS AND ACCESSORIES, 18GA AND LIGHTER AND ALL TRACK SECTIONS SHALL BE FORMED FROM STEEL THAT CONFORMS TO THE REQUIREMENTS OF ASTM A653 W/ A YIELD OF 33 KSI MINIMUM.
6. ALL GALVANIZED STUDS, JOISTS AND ACCESORIES SHALL HAVE A MINIMUM G60 COATING IN CONFORMANCE W/ ASTM C955.
7. FASTENING OF COMPONENTS SHALL BE W/ #10 SELF DRILLING SCREWS MINIMUM.
8. VERTICAL WALL STUDS SHALL BE PLUMBED, ALIGNED AND SECURELY ATTACHED TO EACH FLANGE OF BOTH UPPER AND LOWER RUNNERS W/ #10 SELF DRILLING SCREWS. STUDS SHALL BE SEATED SQUARELY IN BOTH TOP AND BOTTOM TRACKS.
9. RUNNERS SHALL BE SECURELY ANCHORED TO THE SUPPORTING STRUCTURE AS SHOWN ON THE DRAWINGS.
10. SPLICES IN AXIAL LOAD BEARING MEMBERS SHALL NOT BE PERMITTED
11. CUTTING OF STEEL FRAMING MEMBERS MAY BE ACCOMPLISHED W/ A SAW OR SHEAR. TORCH CUTTING OF LOAD BEARING MEMBERS IS NOT PERMITTED.
12. MECHANICAL BRIDGING IS TO BE INSTALLED AT 4'-0" O.C. MINIMUM IN CONFORMANCE W/ AISI AND STRUCTURAL SHEATHING SSMA STANDARDS.

FOREFRONT
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1220 Oakley Seaver Drive, Suite 100
Clermont, Florida 34711
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ISSUE - REVISION LOG

MARK	DATE	DESCRIPTION
0	00/00/00	

SEAL

JOB NAME : MAGIC VILLAGE III TOWNHOUSE
Townhouse

SHEET NAME : STRUCTURAL GENERAL NOTES

MAGIC VILLAGE III
OSCEOLA COUNTY FLORIDA

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JOB # : 22-15365

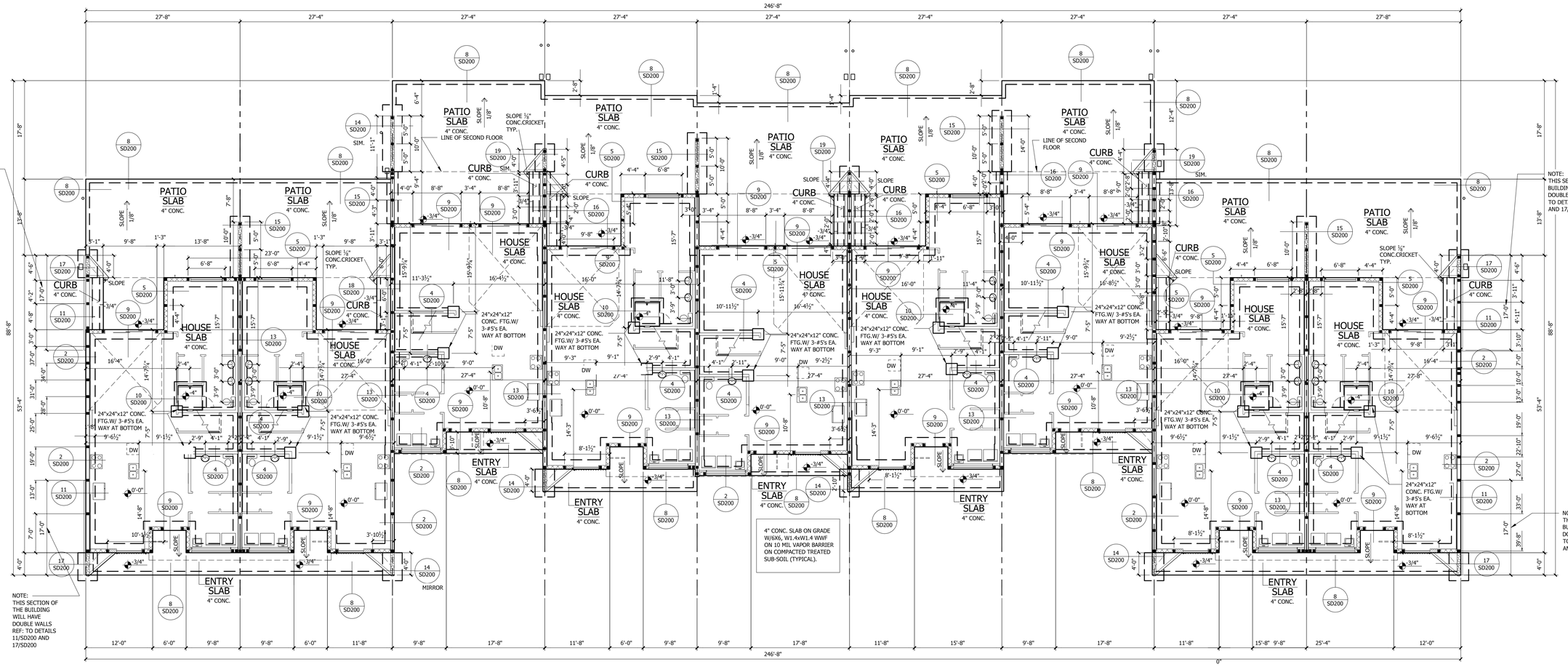
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FOUNDATION LEGEND

■ INDICATES REINFORCED FILLED CELL LOCATION (FILLED CELL DIMENSION SHOWN ARE ± 4")



"CAPRI" MIRROR	"CAPRI"	"ROME"	"CAPRI" MIRROR	"ROME"	"CAPRI" MIRROR	"ROME"	"CAPRI" MIRROR	"CAPRI"
LOT 174	LOT 173	LOT 172	LOT 171	LOT 170	LOT 169	LOT 168	LOT 167	LOT 166

FOUNDATION PLAN BUILDING A - 9 UNITS

SCALE: 1/8"=1'-0"

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0	00/00/00	

SEAL

MAGIC VILLAGE III TOWNHOUSE
Townhouse
BUILDING A FOUNDATION PLAN

JOB NAME :
SHEET NAME :

MAGIC VILLAGE III
OSCEOLA COUNTY FLORIDA

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JOB # : 22-15365

SHEET NUMBER :

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LEGEND

T3S12-B - DENOTES LINTEL TYPE SEE SHEET SD102 FOR SCHEDULE.

XX - DENOTES HEADER TYPE SEE SHEET SD100 FOR SCHEDULE.

TRUSS INFORMATION

TRUSS DESIGN BY:
DATE OF TRUSS DESIGN:
FILE NAME: FLOOR JOIST LAYOUT
REVISION NUMBER: REVISION DATE:

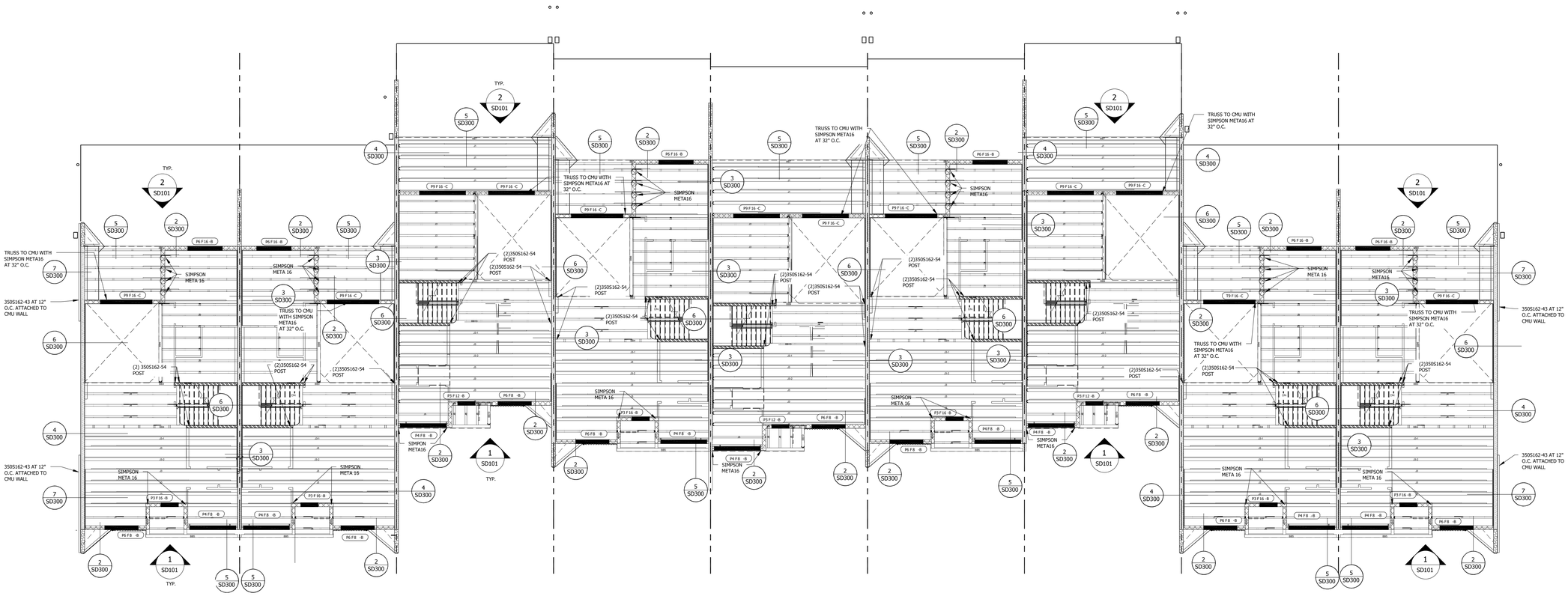
WALL LEGEND

- 9'-4" CMU HGT.
- 10'-8" CMU HGT.
- 25'-4" CMU HGT. STEP WALL
- 350S162-54 AT24" OC INTERIOR BEARING WALLS

OPENING PRESSURES 140 EXP. C

OPENING SQ. FT.	MID ZONE +W	MID ZONE -W	END ZONE +W	END ZONE -W
0-19.9999	+28.5	-31.0	+28.5	-38.2
20-49.9999	+27.3	-29.7	+27.3	-35.6
50-99.9999	+25.6	-28.0	+25.6	-32.2
100 & >	+24.3	-26.7	+24.3	-29.7
8070 Gar. Dr.	+24.8	-28.0*	+24.8	-28.0*
16070 Gar. Dr.	+23.7	-26.5*	+23.7	-26.5*
SOFFIT			+28.5	-38.2

* DENOTES PRESSURES CALCULATED FOR DOOR PARTIALLY IN END ZONE



"CAPRI" MIRROR	"CAPRI"	"ROME"	"CAPRI" MIRROR	"ROME"	"CAPRI" MIRROR	"ROME"	"CAPRI" MIRROR	"CAPRI"
LOT 174	LOT 173	LOT 172	LOT 171	LOT 170	LOT 169	LOT 168	LOT 167	LOT 166

FLOOR FRAMING PLAN BUILDING A - 9 UNITS

SCALE: 1/8"=1'-0"

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MARK	DATE	DESCRIPTION
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SEAL

JOB NAME : MAGIC VILLAGE III TOWNHOUSE
Townhouse

SHEET NAME : BUILDING A SECOND FLOOR FRAMING PLAN

MAGIC VILLAGE III
OSCEOLA COUNTY FLORIDA

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LEGEND

T3S12-B - DENOTES LINTEL TYPE SEE SHEET SD102 FOR SCHEDULE.

XX - DENOTES HEADER TYPE SEE SHEET SD100 FOR SCHEDULE.

TRUSS INFORMATION

TRUSS DESIGN BY:
DATE OF TRUSS DESIGN:
FILE NAME: ROOF TRUSS LAYOUT
REVISION NUMBER: REVISION DATE:

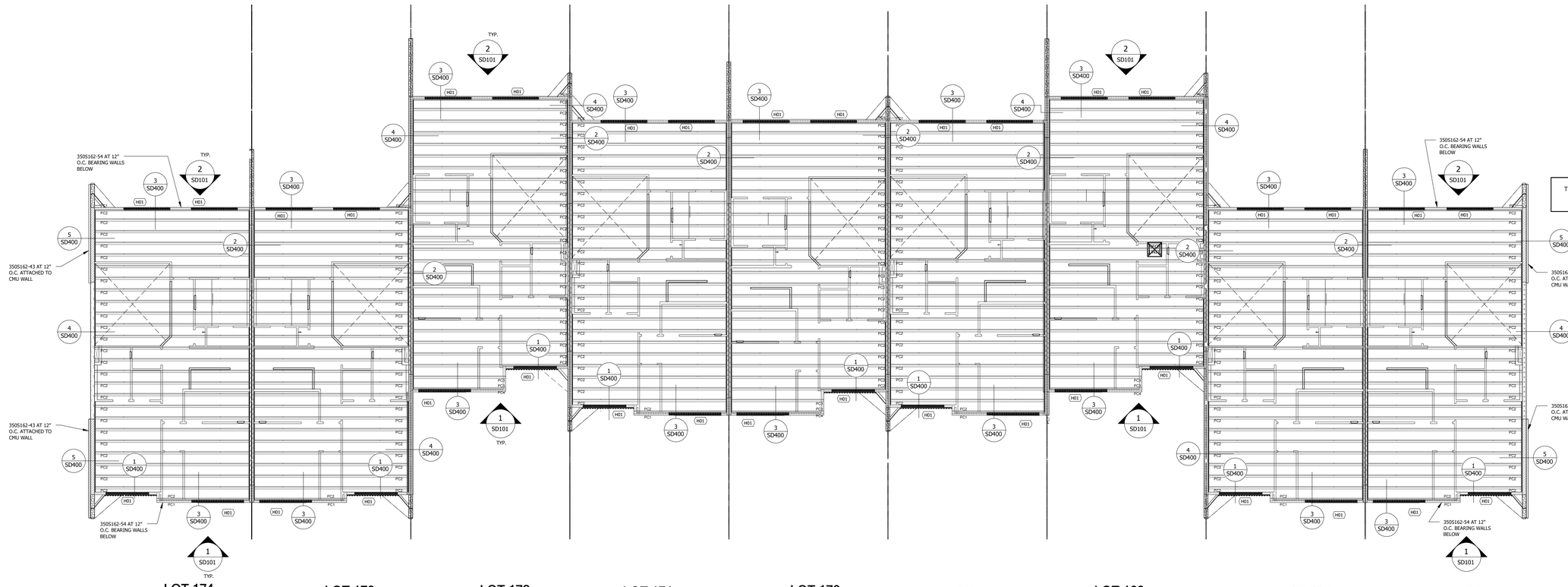
WALL LEGEND

- 25'-4" TOP OF PARAPET
- 23'-4" TOP OF PARAPET
- 25'-4" TOP OF CMU WALL
- 23'-4" TOP OF CMU WALL
- 22'-8" TOP OF CMU WALL
- 25'-4" CMU HGT. STEP WALL

OPENING PRESSURES 140 EXP. C

OPENING SQ. FT.	MID ZONE +W	MID ZONE -W	END ZONE +W	END ZONE -W
0-19.9999	+28.5	-31.0	+28.5	-38.2
20-49.9999	+27.3	-29.7	+27.3	-35.6
50-99.9999	+25.6	-28.0	+25.6	-32.2
100 & >	+24.3	-26.7	+24.3	-29.7
8070 Gar. Dr.	+24.8	-28.0*	+24.8	-28.0*
16070 Gar. Dr.	+23.7	-26.5*	+23.7	-26.5*
SOFFIT			+28.5	-38.2

* DENOTES PRESSURES CALCULATED FOR DOOR PARTIALLY IN END ZONE



THE STRUCTURAL ENGINEER MUST BE NOTIFIED IMMEDIATELY IF THE TRUSS ENGINEERING VARIES FROM THE SEALED ENGINEERING DRAWINGS.

LOT 174	LOT 173	LOT 172	LOT 171	LOT 170	LOT 169	LOT 168	LOT 167	LOT 166
"CAPRI" MIRROR	**"CAPRI"**	**"ROME"**	**"CAPRI" MIRROR**	**"ROME"**	**"CAPRI" MIRROR**	**"ROME"**	**"CAPRI" MIRROR**	**"CAPRI"**
SEE SHEET A201 FOR ENLARGED PLAN	SEE SHEET A201 FOR ENLARGED PLAN	SEE SHEET A204 FOR ENLARGED PLAN	SEE SHEET A201 FOR ENLARGED PLAN	SEE SHEET A204 FOR ENLARGED PLAN	SEE SHEET A201 FOR ENLARGED PLAN	SEE SHEET A204 FOR ENLARGED PLAN	SEE SHEET A201 FOR ENLARGED PLAN	SEE SHEET A201 FOR ENLARGED PLAN

ROOF FRAMING PLAN BUILDING A - 9 UNITS

SCALE: 1/8"=1'-0"

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0	00/00/00	

SEAL

MAGIC VILLAGE III TOWNHOUSE
Townhouse
BUILDING A ROOF FRAMING PLAN

JOB NAME :
SHEET NAME :

MAGIC VILLAGE III
OSCEOLA COUNTY FLORIDA

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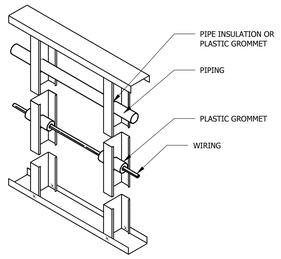
JOB # : 22-15365

SHEET NUMBER :

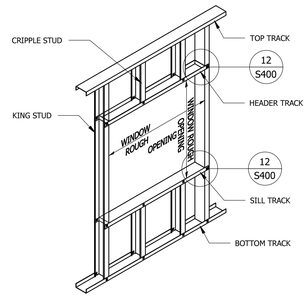
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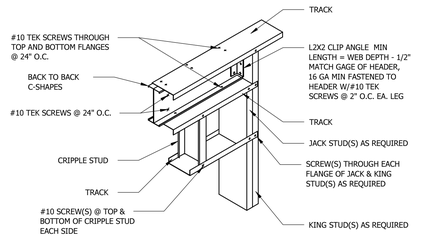
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SECTION: 16 | TYPICAL WALL STUD W/ PLUM. AND ELEC. | SCALE: NTS | File Name: M2



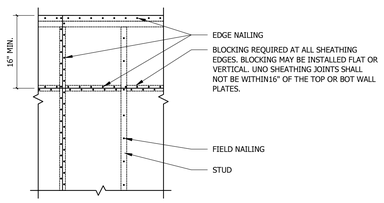
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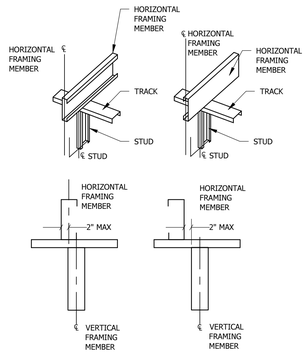
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SECTION: 4 | NOT USED | SCALE: | File Name:

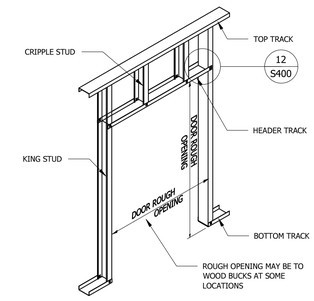
EXTERIOR WALL & GABLE END SHEATHING 1/2" DENSGLASS SHEATHING		
EDGE SPACING	FIELD SPACING	FASTENER TYPE
3" O.C.	6" O.C.	#10 TEK SCREWS



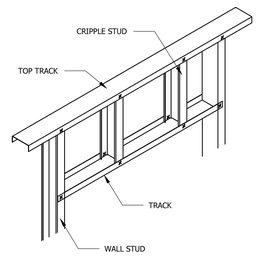
SECTION: 19 | STRUCTURAL WALL SHEATHING | SCALE: 3/4"=1'-0" | File Name: SH01



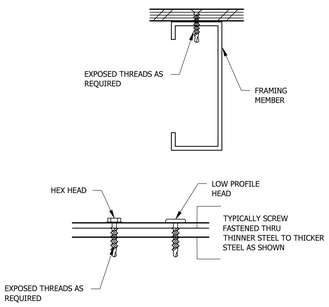
SECTION: 15 | TYPICAL IN-LINE FRAMING DETAILS | SCALE: NTS | File Name: G8



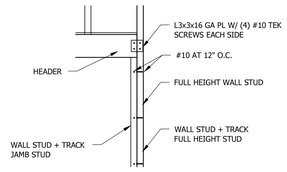
SECTION: 11 | TYPICAL DOOR OPENING - NLB | SCALE: NTS | File Name: NL4



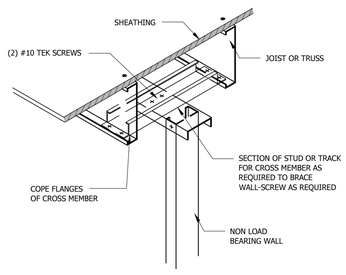
SECTION: 7 | TYPICAL WALL HEADER - NLB | SCALE: NTS | File Name: NL7



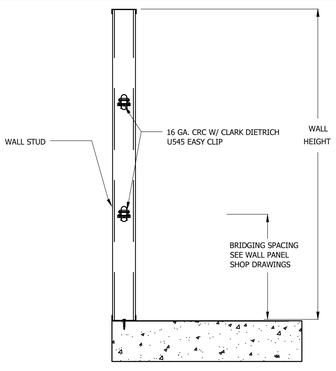
SECTION: 3 | TYPICAL SHEATHING ATTACHMENT | SCALE: NTS | File Name: G13



SECTION: 18 | HEADER OPENING DETAIL | SCALE: 3/4"=1'-0" | File Name:

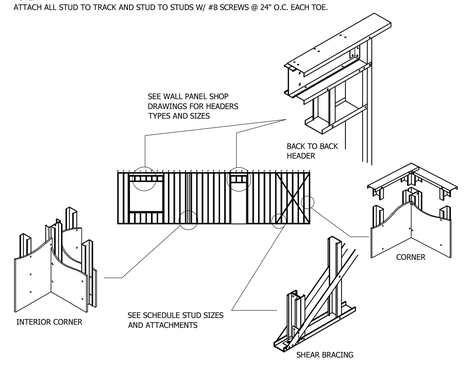


SECTION: 14 | TYPICAL WALL HEAD BRACING | SCALE: NTS | File Name: NL8

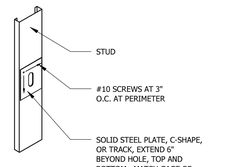


SECTION: 10 | TYPICAL WALL STUD BRIDGING ATTACHMENT | SCALE: NTS | File Name: G3

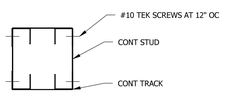
NOTE:
ATTACH ALL STUD TO TRACK AND STUD TO STUDS W/ #8 SCREWS @ 24" O.C. EACH TOE.



SECTION: 6 | TYPICAL LOAD BEARING WALL | SCALE: NTS | File Name: STW01-MOD



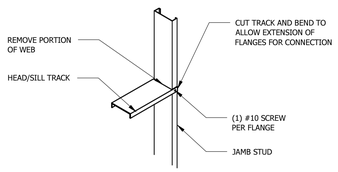
SECTION: 2 | TYPICAL CFS STUD HOLE REINFORCEMENT | SCALE: NTS | File Name: G3



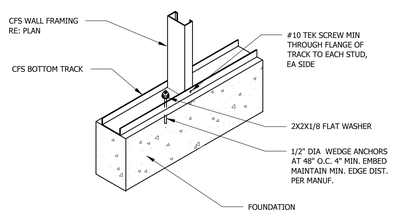
HEADER SCHEDULE

MARK	STUD	TRACK
H01	350S162-54	350T125-54

SECTION: 17 | HEADER SCHEDULE | SCALE: 3/4"=1'-0" | File Name:

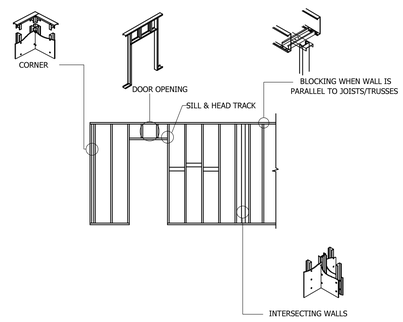


SECTION: 13 | TYPICAL HEADER CONNECTIONS - NLB | SCALE: NTS | File Name:

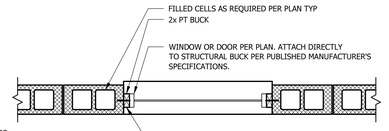


NOTE:
ANCHOR BOLTS SHALL BE NO MORE THAN 6" FROM ENDS STEEL BOTTOM TRACK. MIN. OF 2 ANCHOR BOLTS REQUIRED PER WALL.

SECTION: 9 | WALL TRACK TO FOUNDATION | SCALE: 3/4"=1'-0" | File Name: STW40

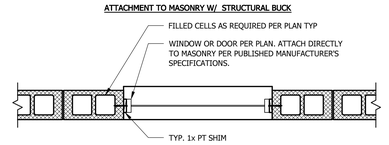


SECTION: 5 | TYPICAL NON-LOAD BEARING WALL | SCALE: NTS | File Name: NL1



FASTENERS:
ALL FASTENERS TO HAVE A MIN. SHEAR CAPACITY OF 130#. 3/16" CONCRETE SCREW TYPE ANCHORS BY BE USED IN LIEU OF THE POWER DRIVEN FASTENERS.

ATTACHMENT TO MASONRY W/ STRUCTURAL BUCK



DIRECT ATTACHMENT TO MASONRY

SECTION: 1 | TYP. WINDOW & DOOR ATTACHMENTS | SCALE: 3/4"=1'-0" | File Name: MW29

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ISSUE - REVISION LOG

MARK	DATE	DESCRIPTION
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SEAL

MAGIC VILLAGE III TOWNHOUSE
Townhouse
GENERAL DETAILS

JOB NAME :
SHEET NAME :

MAGIC VILLAGE III
OSCEOLA COUNTY FLORIDA

ANY DISCREPANCY OR ERROR IN DIMENSIONS OR NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL FOR CLARIFICATION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

JOB # : 22-15365

SHEET NUMBER :

SD100

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07/21/2025
MTCI
PRIVATE PROVIDER SERVICES, LLC.

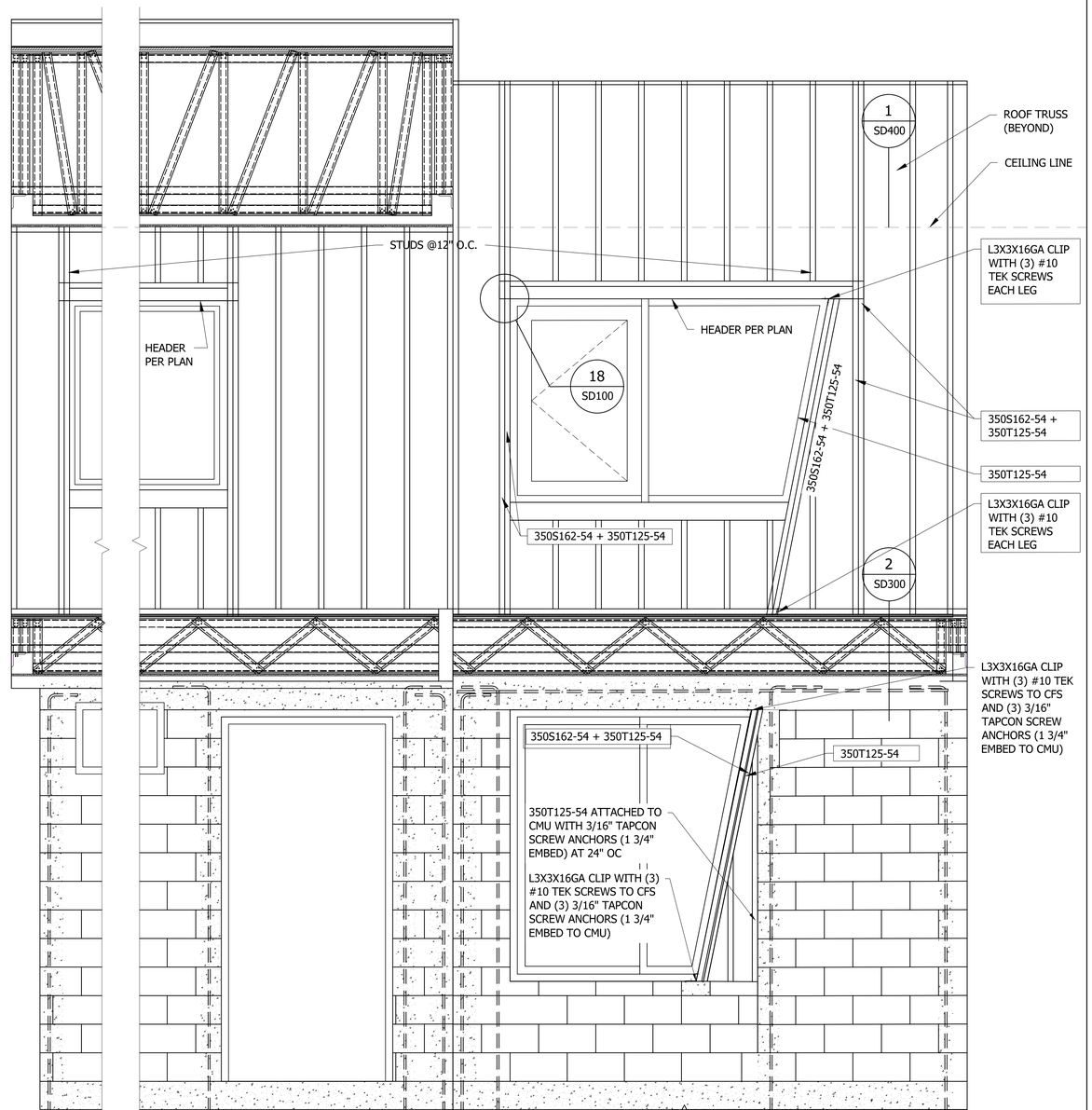


SECTION: 2

ELEVATION

SCALE: 3/4"=1'-0"

File Name: --



SECTION: 1

ELEVATION

SCALE: 3/4"=1'-0"

File Name: --

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Townhouse

GENERAL DETAILS

JOB NAME :

SHEET NAME :

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JOB # : 22-1536S

SHEET NUMBER :

SD101

J:\Magic Development\Magic Village III Townhome - II\MV3-Common Cad Files\Sheets\Structural\SD101 , Plot Date: Tuesday, September 24, 2024 ,4:58:07 PM; Plotted By: milagrosc

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07/21/2025

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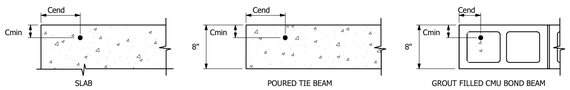
SIMPSON STRONG - TIE ADHESIVE ANCHORING SOLUTIONS

11/27/2023

TYPE "SET-3G" EPOXY — REQUIRED EMBEDMENT "E" AT Cmin, Scr AND Cend (L)

CONNECTOR PER FFAE CHART	ROD DIA. (A307)	DRILL BIT DIA.	2500 PSI SLAB EMBEDMENT				8" POURED TIE-BEAM PER PLAN EMBEDMENT				8" GROUT FILLED CMU PER PLAN EMBEDMENT			
			E	Cmin	Scr	Cend	E	Cmin	Scr	Cend	E	Cmin	Scr	Cend
C5	3/4"	7/8"	--	--	--	--	12"	4"	5-3/4"	--	12"	4"	5-3/4"	--
C6	3/4"	7/8"	--	--	--	--	12"	4"	7-3/8"	--	12"	4"	7-3/8"	--
P1	5/8"	3/4"	5"	1-3/4"	20"	5"	5"	1-3/4"	20"	5"	5"	3"	20"	3-1/2"
P2	5/8"	3/4"	5"	1-3/4"	20"	5"	5"	1-3/4"	20"	5"	5"	3"	20"	3-1/2"
W4	5/8"	3/4"	9-3/8"	1-3/4"	37-1/2"	8"	--	--	--	--	12"	1-3/4"	--	12"
W11	5/8"	3/4"	9-3/8"	1-3/4"	37-1/2"	8"	--	--	--	--	12"	1-3/4"	--	12"
W14	5/8"	3/4"	9-3/8"	1-3/4"	37-1/2"	8"	9-3/8"	1-3/4"	37-1/2"	8"	12"	1-3/4"	--	12"
W16	5/8"	3/4"	9-3/8"	1-3/4"	37-1/2"	8"	9-3/8"	1-3/4"	37-1/2"	8"	12"	1-3/4"	--	12"
W17	5/8"	3/4"	--	--	--	--	9-3/8"	4"	37-1/2"	8"	12"	4"	--	12"
W19	5/8"	3/4"	3-3/4"	1-3/4"	15"	5"	3-3/4"	1-3/4"	15"	5"	5"	1-3/4"	20"	3-1/2"
W20	5/8"	3/4"	3-3/4"	1-3/4"	15"	5"	3-3/4"	1-3/4"	15"	5"	5"	1-3/4"	20"	3-1/2"
W21	7/8"	1"	15"	1-3/4"	--	5"	15"	1-3/4"	--	5"	--	--	--	--
W23	5/8"	3/4"	--	--	--	--	12"	4"	--	12"	12"	4"	--	12"
W23 (x2)	5/8"	3/4"	--	--	--	--	12"	4"	6-3/4"	12"	12"	4"	6-3/4"	12"
W25	5/8"	3/4"	--	--	--	--	12"	4"	--	12"	12"	4"	--	12"
W25 (x2)	5/8"	3/4"	--	--	--	--	12"	4"	6-3/4"	12"	12"	4"	6-3/4"	12"
W27	1/2"	5/8"	6"	1-3/4"	--	5"- --	6"	1-3/4"	--	5"	6"	1-3/4"	--	5"
W28	1/2"	5/8"	6"	1-3/4"	--	5"	6"	1-3/4"	--	5"	6"	1-3/4"	--	5"

1 - E = EMBEDMENT DEPTH, CMIN = MINIMUM EDGE DISTANCE, SCR = CRITICAL SPACING FOR ANCHORS, CEND = MINIMUM END DISTANCE AT WHICH GIVEN EMBEDMENT WILL ACHIEVE THE REQUIRED LOAD. FOR CASES WHERE THE SOLUTION DOES NOT FULLY SUPPORT THE REQUIRED TENSION LOAD, A MAXIMUM END DISTANCE IS NOTED ALONG WITH THE ACHIEVED MAXIMUM LOAD FOR THE GIVEN EMBEDMENT.



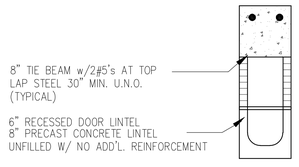
SLAB — POURED TIE BEAM — GROUT FILLED CMU BOND BEAM

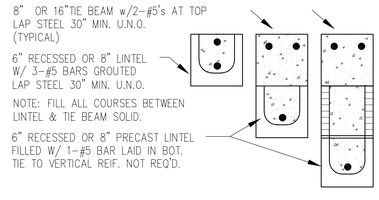
CHART AND VALUES BASED ON SIMPSON EPOXY MATERIALS. FOR EPOXY BY OTHER MANUFACTURERS, SUBMIT DATA TO DESIGN PROFESSIONAL OR RECORD FOR APPROVAL.



UNLESS NOTED OTHERWISE

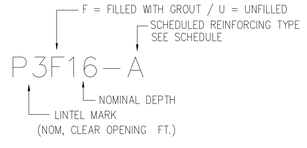
TIE BEAMS BUILT ON TOP OF CMU WALLS SHALL BE NOMINAL 8"x 8" MIN. W/2-#5 CONT. IN TOP OF BEAM





TYPE A – NON COMPOSITE LINTEL SECTION TYPE B – COMPOSITE LINTEL SECTION

TYPE DESIGNATION



UNLESS NOTED OTHERWISE NOMINAL WIDTH TO BE 8"
FOR COMPOSITE DEPTH NOT SHOWN USE THE NEXT LOWER DEPTH.
FOR CLEAR OPENING NOT SHOWN USE THE NEXT GREATER CLEAR OPENING.
MINIMUM BREARING LENGTH (NOM. 4") 8" STANDARD

PRECAST LINTEL LOAD TABLE

LOADS LISTED BELOW HAVE BEEN CALCULATED OR COMPILED FROM DATA FROM THE FOLLOWING APPROVED MANUFACTURERS.
CAST-CRETE, QUALITY PRECAST CO., WEKIWA CONCRETE, RINKER, AND LOTT'S CONCRETE

MAXIMUM SAFE UNIFORM LOAD PER FOOT

MARK	MAX. CLEAR OPENING	TYPE A 14" MIN.	TYPE B & C 6" DEEP	TYPE B & C 8" DEEP	TYPE B & C 12" DEEP	TYPE B & C 14" DEEP	TYPE B & C 16" DEEP	TYPE B & C 24" DEEP	TYPE B & C 32" DEEP
P1	1'-6"	2231	N/A	3069	4165	5206	6113	8974	10,000
P2	2'-2"	2231	N/A	3069	4165	5206	6113	8974	10,000
P3	3'-2"	1343	1151	2165	4165	5206	6113	8672	10,000
P4	4'-6"	860	809	1261	2622	3584	4360	6036	8328
P6	6'-2"	570	586	991	1755	2193	2661	5681	6472
P8	8'-0"	416	435	635	1214	1517	1843	3486	6390
P9	9'-2"	352	N/A	541	979	1224	1533	2781	4754
P10	10'-0"	315	N/A	567	882	1102	1366	2423	4006
P11	11'-2"	277	N/A	496	765	956	1075	1838	2883
P12	12'-0"	255	N/A	458	698	873	1075	1838	2883
P13	12'-8"	239	N/A	430	652	815	1002	1697	2630
P14	13'-4"	N/A	N/A	458	696	N/A	1087	1727	2570
P16	16'-0"	N/A	N/A	300	456	N/A	864	1326	1924
P18	18'-0"	N/A	N/A	235	357	N/A	747	1037	1614
P20	20'-0"	N/A	N/A	180	274	N/A	598	845	1387
P21	20'-8"	N/A	N/A	165	250	N/A	550	784	1376
P22	22'-8"	N/A	N/A	129	190	N/A	450	654	1164

SECTION:

CONCRETE PRE-CAST LINTEL LOAD TABLES

SCALE:

File Name:

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Townhouse

JOB NAME :

SHEET NAME : GENERAL DETAILS

MAGIC VILLAGE III
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JOB # : 22-15365

SHEET NUMBER :

SD102

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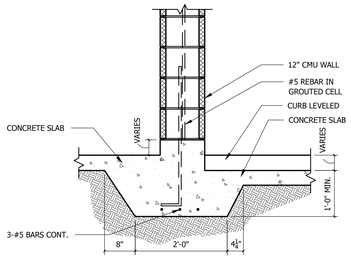
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SEAL



SECTION: 16 — MONO FOOTING WITH CURB — SCALE: 3/4"=1'-0" — File Name: SF30-MOD

WALL TYPE	ANCHORING OPTIONS A	B	C	D	E	F	G	H
EXTERIOR 4" WIDE @ SLAB EDGE, CURB, BOND BEAM, OR STEMWALL	X			X				
EXTERIOR 6" & WIDER @ SLAB EDGE, CURB OR STEMWALL	X	X	X	X				
INTERIOR SHEARWALLS. BEARING WALLS SUPPORTING ROOF OR ROOF AND FLOOR	X	X	X	X				
INTERIOR BEARING WALLS SUPPORTING FLOOR ONLY	X	X	X	X	X	X	X	X

ANCHORAGE METHODS:

A: 1/2" DIA. ANCHOR BOLT (WITH 7" MIN. EMBEDMENT) SPACED AT 32" O.C. MAX. (MAINTAIN A 3" MIN. EMBEDMENT BELOW TOP OF LOWEST ADJACENT SLAB AT STEPDOWNS OR CURBS).

B: 5/8" DIA. EXPANSION BOLTS (WITH 4" MIN. EMBEDMENT) SPACED AT 32" O.C. MAX. (MAINTAIN A 4" MIN. EMBEDMENT BELOW TOP OF LOWEST ADJACENT SLAB AT STEPDOWNS OR CURBS), (1800# ALLOWABLE TENSION MIN.)

C: 1/2" DIA. EXPANSION BOLTS (WITH 4" MIN. EMBEDMENT) SPACED AT 24" O.C. MAX, (MAINTAIN A 4" MIN. EMBEDMENT BELOW TOP OF LOWEST ADJACENT SLAB AT STEPDOWNS OR CURBS), (1200# ALLOWABLE TENSION MIN.)

D: 1/2" DIA. THREADED ROD (WITH 5" MIN. EMBEDMENT) SPACED AT 32" O.C. MAX. WITH SIMPSON "SET" EPOXY, (MAINTAIN A 5" MIN. EMBEDMENT BELOW TOP OF LOWEST ADJACENT SLAB AT STEPDOWNS OR CURBS).

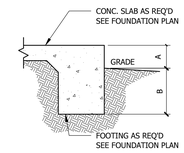
E: 1/2" DIA. ANCHOR BOLT (WITH 7" MIN. EMBEDMENT) SPACED AT 72" O.C. MAX., (MAINTAIN A 3" MIN. EMBEDMENT BELOW TOP OF LOWEST ADJACENT SLAB AT STEPDOWNS OR CURBS).

F: 1/2" DIA. EXPANSION BOLT (WITH 4" MIN. EMBEDMENT) SPACED AT 72" O.C. MAX., (MAINTAIN A 4" MIN. EMBEDMENT BELOW TOP OF LOWEST ADJACENT SLAB AT STEPDOWNS OR CURBS).

G: 1/4" DIA. x 3" POWER ACTUATED FASTENERS AT 32" O.C. MAX.

H: 1/4" DIA. x 3" TAPCON FASTENERS AT 32" OC MAX.

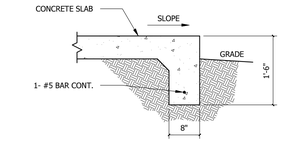
SECTION: 12 — BOTTOM WALL TRACK ANCHORAGE SCHEDULE (FOR 115 THRU 170 MPH ULTIMATE DESIGN WIND SPEEDS) — SCALE: 3/4"=1'-0" — File Name: SCH01



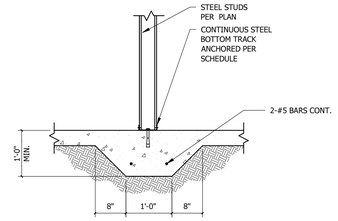
A	FINISHED GRADE BELOW TOP OF SLAB / FOOTING	6" MIN.
B	FINISHED GRADE TO BOTTOM OF FOOTING	12" MIN.

INFORMATION DEPICTED HERE REFLECTS THE MINIMUM REQUIREMENTS PER CODE OR SPECIFIC DESIGN. THE CONTRACTOR SHALL VERIFY THAT A MORE STRINGENT REQUIREMENT IS NOT REQUIRED EITHER BY LOCAL MUNICIPALITIES OR THE GEOTECHNICAL REPORT.

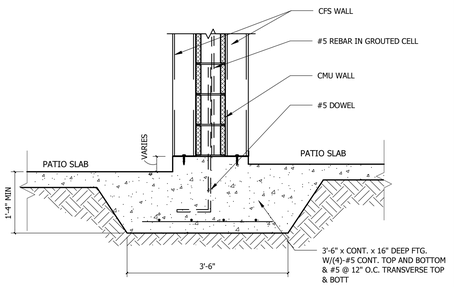
SECTION: 8A — FOUNDATION EMBEDMENT REQUIREMENTS — SCALE: 3/4"=1'-0" — File Name: MF27



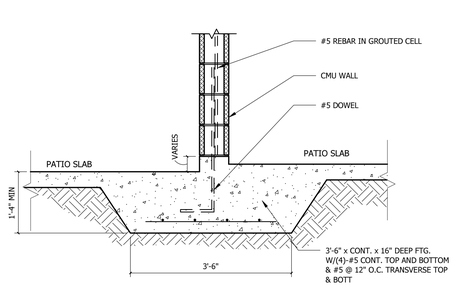
SECTION: 8 — THICKENED EDGE DETAIL — SCALE: 3/4"=1'-0" — File Name: MF05



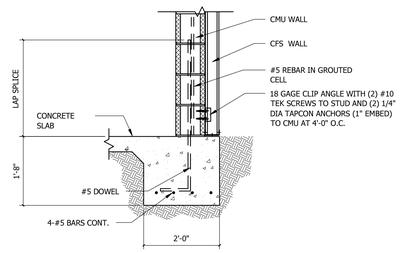
SECTION: 4 — INTERIOR FOOTING-W/NO UPLIFT — SCALE: 3/4"=1'-0" — File Name: BF03



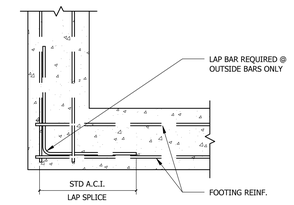
SECTION: 19 — SCREENWALL SECTION — SCALE: 3/4"=1'-0" — File Name: SCW80



SECTION: 15 — SCREENWALL SECTION — SCALE: 3/4"=1'-0" — File Name: SCW80

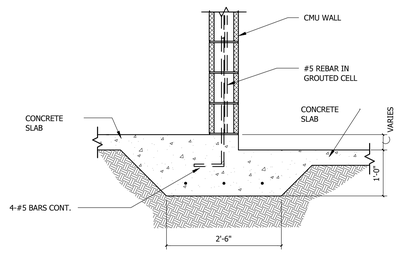


SECTION: 11 — MONO FOOTING — SCALE: — File Name:

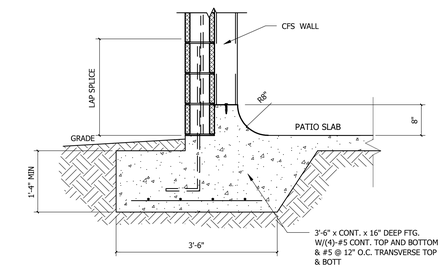


SECTION: 7 — TYPICAL FOOTING REBAR LAP — SCALE: 3/4"=1'-0" — File Name: CF01

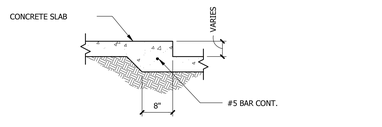
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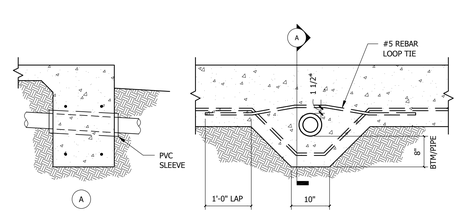
SECTION: 18 — FOOTING @ SEPARATION WALL — SCALE: — File Name: BF15-MOD



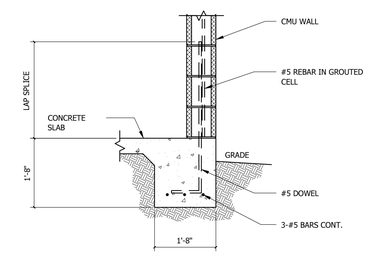
SECTION: 14 — SCREENWALL SECTION — SCALE: 3/4"=1'-0" — File Name: SCW80-MOD



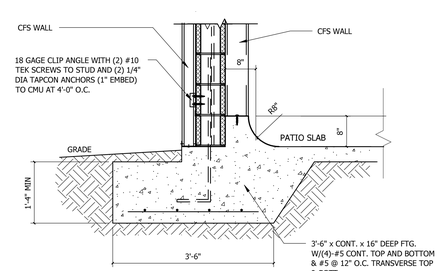
SECTION: 10 — RECESSED SLAB @ SHOWER — SCALE: 3/4"=1'-0" — File Name: BF07



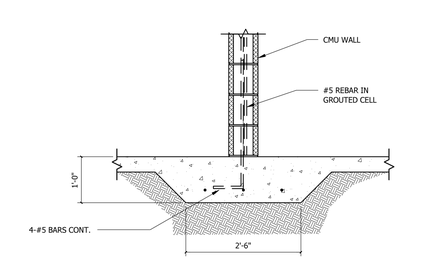
SECTION: 6 — FOOTING PENETRATION DETAIL — SCALE: 3/4"=1'-0" — File Name: MF04



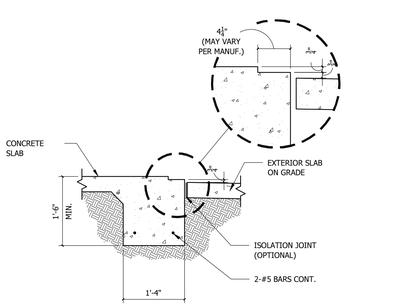
SECTION: 2 — MONO FOOTING — SCALE: — File Name: MF20



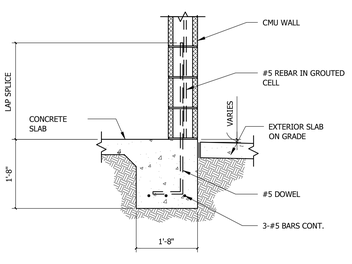
SECTION: 17 — SCREENWALL SECTION — SCALE: — File Name:



SECTION: 13 — INTERIOR FOOTING @ SEPARATION WALL — SCALE: — File Name: BF15-MOD



SECTION: 9 — FOOTING @ DOOR — SCALE: 3/4"=1'-0" — File Name: MF21-MOD



SECTION: 5 — MONO FOOTING — SCALE: — File Name: MF20

SECTION: — NOT USED — SCALE: — File Name:

MAGIC VILLAGE III TOWNHOUSE
Townhouse

FOUNDATION DETAILS

JOB NAME :

SHEET NAME :

MAGIC VILLAGE III
OSCEOLA COUNTY FLORIDA

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JOB # : 22-15365

SHEET NUMBER :

SD200

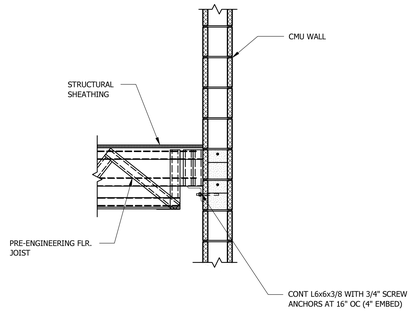
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J:\Magic Development\Magic Village III Townhome - 22\M3-Common Cad Files\Sheets\Structural\SD200 ; Plot Date: Thursday, September 19, 2024 ,2:01:17 PM; Plotted By: milagrosc

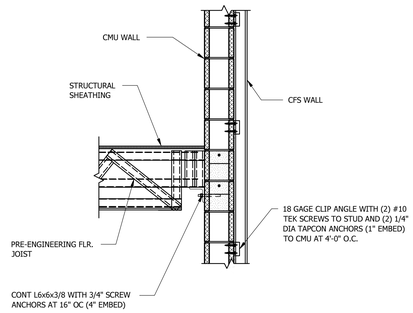
REVIEWED FOR CODE COMPLIANCE
07/21/2025
MTCI
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SECTION:		SCALE:
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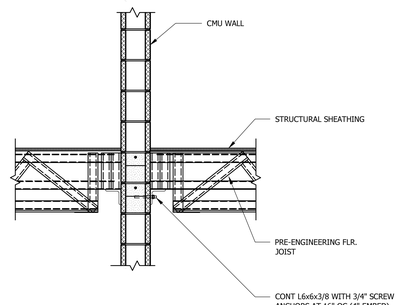
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4	FLOOR TRUSSES @ EXTERIOR WALL	File Name: SW48



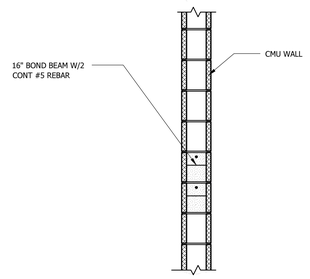
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7	FLOOR TRUSSES @ EXTERIOR WALL	File Name: SW48



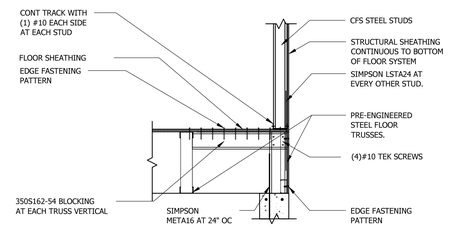
SECTION:		SCALE:
3	FLOOR TRUSSES @ COMMON DEMISING WALL BETWEEN UNITS	File Name: SW46



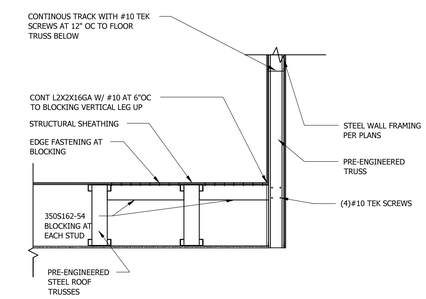
SECTION:		SCALE:
6	16" BOND BEAM	File Name: SW12



SECTION:		SCALE:
2	FLOOR TRUSS ON MASONRY WALL	File Name: FM02-OW



SECTION:		SCALE:
5	FLOOR SECTION W/ WALL TRUSS	File Name: RGW01-MOD



SECTION:		SCALE:
1	NOT USED	File Name: FM01-OW

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ISSUE - REVISION LOG

MARK	DATE	DESCRIPTION
0	00/00/00	

SEAL

MAGIC VILLAGE III TOWNHOUSE

Townhouse

JOB NAME :

SHEET NAME : FRAMING DETAILS - FLOOR

MAGIC VILLAGE III
OSCEOLA COUNTY FLORIDA

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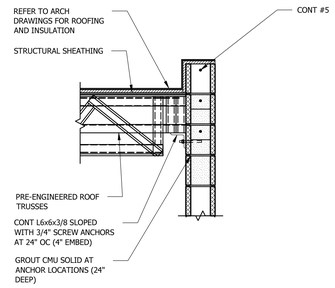
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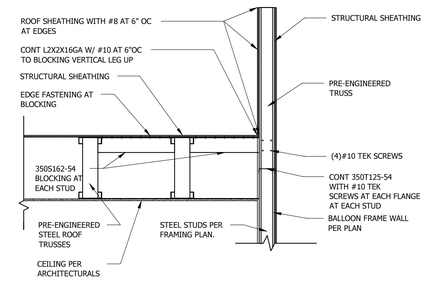
SD300

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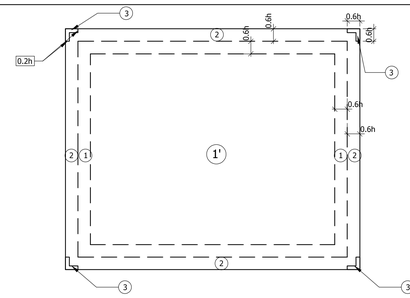
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SECTION: 4 — ROOF TRUSS AT EXTERIOR CMU WALL — SCALE: — File Name: SW7_MOD



SECTION: 3 — ROOF SECTION W/ WALL TRUSS — SCALE: — File Name: RGW01-MOD



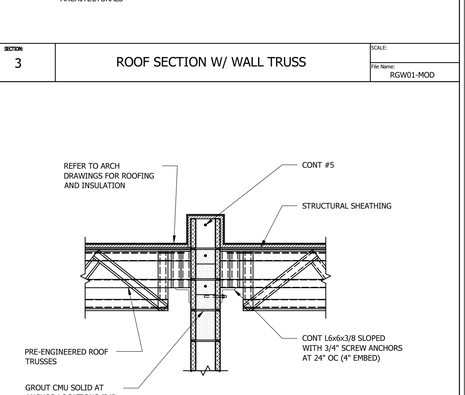
NOTES:

(1) EDGE SPACING ALSO APPLIES OVER GABLE END WALLS OR TRUSSES.
(2) SHEATHING MUST BE 24/16" SPAN RATED PLYWOOD OR OSB.
(3) LONG SIDE OF SHEATHING TO BE PERPENDICULAR TO TRUSSES OR RAFTERS-TYPICAL.
(4) ROOF IS DESIGNED AS AN UNBLOCKED DIAPHRAGM. BLOCKING OF ALL PANEL EDGES (INCLUDING RIDGE) IS NOT REQUIRED. HIPS AND VALLEYS ARE BLOCKED PER SPAN RATING OF PLYWOOD.

ROOF SHEATHING FASTENING SCHEDULE

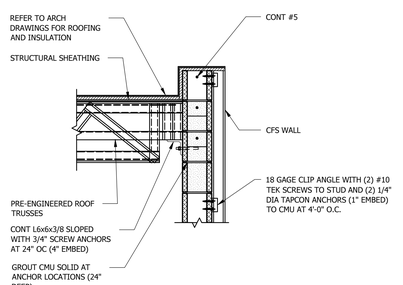
ROOF SHEATHING	NAILS	PANEL LOCATIONS	ROOF FASTENING ZONES			
			1'	1	2	3
7/16" STRUCTURAL SHEATHING	#8 TAPPING SCREWS	PANEL EDGES @ SUPPORTS (1)	6" O.C.	6" O.C.	6" O.C.	4" O.C.
		PANEL FIELD	12" O.C.	12" O.C.	6" O.C.	6" O.C.

SECTION: 6 — ROOF SHEATHING ATTACHMENT IN 115 THROUGH 155 MPH ULTIMATE DESIGN WIND SPEEDS FOR EXPOSURE B & C — SCALE: — File Name: ASCE7-16

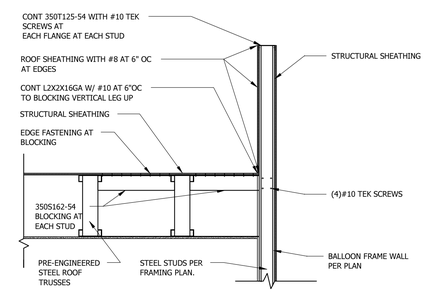


SECTION: 2 — SHEARWALL TRANSITION @ PARTYWALL — SCALE: — File Name: SW7_MOD

SECTION: — NOT USED — SCALE: — File Name:



SECTION: 5 — ROOF TRUSS AT EXTERIOR CMU WALL — SCALE: — File Name: SW7_MOD



SECTION: 1 — ROOF SECTION W/ PARAPET — SCALE: — File Name: RGW01-MOD

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SEAL

MAGIC VILLAGE III TOWNHOUSE

Townhouse

JOB NAME :

SHEET NAME : FRAMING DETAILS - ROOF

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