MILESTONE RESTORATION DESIGN - BUILDING A

VILLAGE AT HAILE CONDOMINIUM ASSOCIATION

9116 SW 51ST RD, UNITS 101 THROUGH 303
GAINESVILLE, FLORIDA 32608

MARCH 2026

PROJECT NUMBER: 1240125-0009412.00

DRAFT



AREA MAP



LOCATION VIEW

BUILDING A ADDRESS INDEX

9116 SW 51ST RD UNIT 101 GAINESVILLE, FL 32608
9116 SW 51ST RD UNIT 201 GAINESVILLE, FL 32608
9116 SW 51ST RD UNIT 301 GAINESVILLE, FL 32608
9116 SW 51ST RD UNIT 102 GAINESVILLE, FL 32608
9116 SW 51ST RD UNIT 202 GAINESVILLE, FL 32608
9116 SW 51ST RD UNIT 302 GAINESVILLE, FL 32608
9116 SW 51ST RD UNIT 103 GAINESVILLE, FL 32608
9116 SW 51ST RD UNIT 203 GAINESVILLE, FL 32608
9116 SW 51ST RD UNIT 303 GAINESVILLE, FL 32608

Seal

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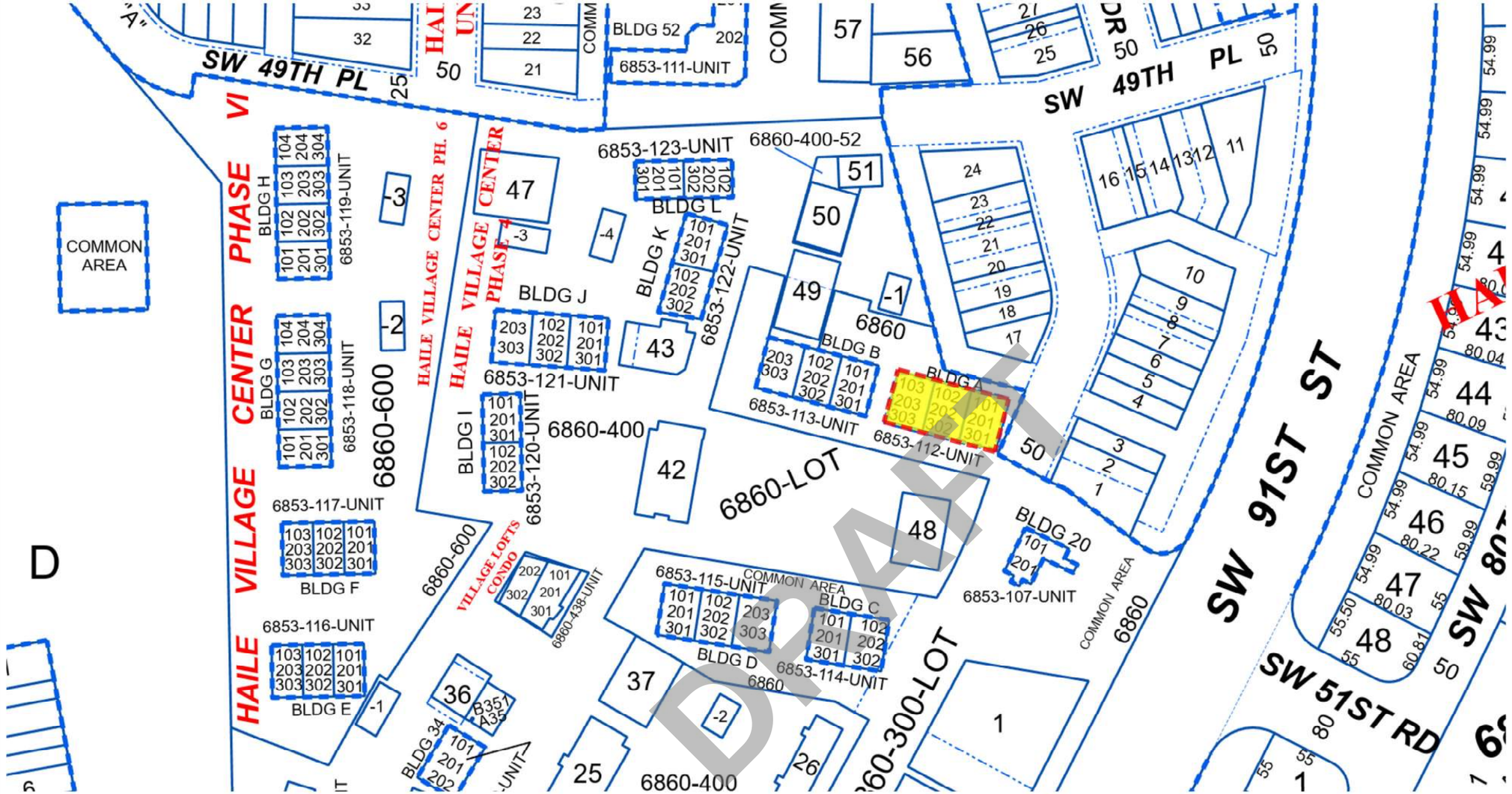
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Project **Village at Haile Condominium Association**
9116 SW 51st Rd, Units 101 - 303, Gainesville, Florida 32608
Title **Cover Sheet**
Project No. **1240125-0009412.00**
Original Size **ANSI D**
Sheet No. **S-0**
Sheet 1 of 13



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LIMITED SITE PLAN

HAILE VILLAGE CENTER BLDG A THE VILLAGE AT HAILE CONDO
SITUATED IN SECTION 19, TOWNSHIP 10 SOUTH, RANGE IS 19 EAST,
ALACHUA COUNTY, FLORIDA

N

GRAPHIC SCALE
0 25 50 100

NOTE: BASE MAP GENERATED FROM ALACHUA COUNTY PROPERTY APPRAISER DATED 02/26/2026.

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Project: Village at Haile Condominium Association
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Title: Site Plan
Project No. 1240125-0009412.00
Original Size: ANSI D
Sheet No. S-1

I. GENERAL NOTES

1. All work shall conform to the Florida Building Code (2023 FBC - Building, Existing Building, Residential), ASCE 7_16, ACI 318_19, NDS 2018, and TMS 402/602.
2. The most stringent requirement shall govern when conflicts occur between drawings, notes, specifications, or manufacturer instructions.
3. Contractor must field_verify all dimensions, elevations, member sizes, bearing conditions, and quantities before ordering materials or beginning work.
4. No deviation from the drawings shall be made without written Engineer-of-Record (EOR) approval.
5. All material submittals (wood, anchors, connectors, sealants, waterproofing, joint products, grout, flashing, etc.) shall be submitted to the EOR for review and approval prior to installation.
6. Any deterioration, concealed damage, moisture intrusion, fungal decay, or insect damaged material discovered during work shall be reported immediately to the EOR prior to reconstruction.
7. Contractor shall coordinate all work with HOA and building management to maintain safe access to units during construction.
8. Existing structural members not indicated for removal shall remain; protect from damage, vibration, or temporary overload.
9. Contractor is responsible for all means, methods, sequencing, shoring, temporary supports, and must ensure the structure remains stable during all phases of demolition and rebuilding.
10. The EOR shall be notified minimum 48 hours before required inspections or concealed condition verifications.

II. CONSTRUCTION SAFETY

1. The contractor is solely responsible for strictly following all safety regulations, programs, and precautions related to all work on this project.
2. The contractor is solely responsible for the protection of persons and property either on or adjacent to the project and shall protect the same against injury, damage, or loss.
3. No openings shall be added, nor any changes in size, dimension, or location, shall be made in any structural elements without the written approval of the engineer.
4. The contractor is responsible for limiting the amount of construction load imposed or placed on the existing structure. These loads shall not exceed the capacity of the existing structure at any time. The contractor is responsible for informing any subcontractors and ensuring that they do not violate this important requirement.
5. Any temporary bracing and supports required to accommodate the contractor's means and methods shall be the responsibility of the contractor. The contractor is responsible for designing, furnishing, erecting, and removing any temporary supports and bracing required during construction.
6. The contractor shall be responsible for means and methods of construction and erection of materials in accordance with the drawings.
7. Where construction tolerances allow for variations in location, size, etc. of structural elements, it shall be the responsibility of the contractor to provide all materials and labor necessary to modify connection elements as required to provide a finished product which is in accordance with the requirements of the drawings. Any such modifications required shall be reviewed and approved by the engineer prior to execution.
8. The building repairs outlined in these drawings should be performed under the observation and monitoring of an NV5 representative to check for satisfactory completion of repairs as outlined herein, and modifications to the design can be made if required.
9. The engineer shall be notified at the proper time if/when items are ready for field review. Sufficient notice of one week shall be given to allow scheduling of any field review.

III. DRAWINGS & COORDINATION

1. The dimensions shown on these drawings are based upon orginal design details provided to NV5. The contractor is responsible for confirming all dimensions shown on the drawings and to notify the engineer of any discrepancies between dimensions in the field and dimensions shown on the drawings.
2. Plans, sections, and details are not to be scaled for determination of quantities, lengths, or fit of materials.
3. Anything which, in the opinion of the contractor, appears to be deficiencies, omissions, contradictions, or ambiguities in the drawings, shall be brought to the attention of the engineer in the form of a Request For Information (RFI). Corrections or written interpretations shall be issued by the engineer before construction in the affected work area may proceed.
4. The contractor shall verify all existing conditions, including dimensions, prior to ordering materials or proceeding with new work in areas affected by existing conditions. The engineer shall be informed in writing of conflicts between existing and proposed new construction.
4. Details are marked at the specific location where they apply, but also indicate general construction requirements for other locations with similar conditions. These areas will be denoted as "typical" (TYP.)

IV. DEMOLITION (WITH TEMPORARY SHORING)

1. Demolition shall proceed only as required to perform the repairs shown in the drawings.
2. Temporary shoring is REQUIRED prior to removal or disturbance of:
   - Existing beams
   - Existing joists
   - Columns or column supports
   - Slab segments near column bases
   - Any load_bearing or diaphragm_contributing components
3. Shoring must:
   - Support full dead + live loads expected during construction.
   - Remain in place until new framing is installed, fastened, and inspected.
   - Prevent damage, settlement, or rotation of adjacent structural members.
4. Structural stability of surrounding floors, walls, and roof framing must be maintained throughout demolition.
5. Demo cuts shall be clean, square, and controlled, avoiding over excavation.
6. Protect utilities, existing finishes to remain, and adjacent units from vibration and impact.
7. Remove all debris promptly and maintain safe walkable surfaces.

V. WOOD FRAMING

1. All structural wood shall be SYP No.2 or better; pressure_treated UC4A at concrete/masonry interfaces.
2. Replace beams per plan using (2) 2×14, (3) 2×14, or matched existing sizes.
3. Built-up beams shall be fastened to act as one unit using 10d nails @ 12" O.C. staggered, unless noted otherwise.
4. All lumber shall be straight, free of twist/warp, and properly stored to prevent moisture absorption.
5. All fasteners and connectors shall be Simpson Strong-Tie (or EOR approved equal) installed per manufacturer instructions.
6. Use structural connector nails or SDS screws only - no drywall or deck screws permitted.
7. Wood replacement areas shall be rebuilt in kind, matching original dimensions and load path.

VI. COLUMN INSTALLATION (4×4 AND 6×6)

1. Columns to be installed per plan:
   - P1: 6×6 PT SYP No.2
   - P2: 4×4 PT SYP No.2
2. Provide Simpson BCS2-3/6, CCQ, or applicable post caps per details on sheets S-10 and S-11.
3. Install flashing boots at all column bases to isolate wood from concrete/water exposure.
4. Columns must bear on a full, level surface with non-compressible shims only (stainless or engineered).
5. Secure columns plumb before beam installation.
6. Coordinate with waterproofing trades to ensure continuous seal at bases.

VII. EXPANSION JOINTS (VERTICAL, HORIZONTAL & TRANSITIONS)

1. Vertical joints at CMU/wood interfaces:
   - Use Sika Emseal Colorseal.
2. Horizontal joints at breezeway slabs/walkways:
   - Use Sika Emseal SJS_FP.
3. Transitions between vertical/horizontal joints:
   - Use factory_fabricated Emseal transition units.
4. All joints shall maintain a continuous watertight seal and be installed per manufacturer instructions.
5. Expansion joints at exposed walkway surfaces shall be tooled joints, as noted in the plans.

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9116 SW 51st Rd, Units 101 - 303, Gainesville, Florida 32608
Title **General Structural Notes**
Project No. **1240125-0009412.00**
Original Size **ANSI D**
Sheet No. **S-2**

VIII. SLAB REPAIR, SLOPING & WATERPROOFING

1. Rebuild slab edges or cut_outs using concrete to match adjacent thickness unless detailed otherwise.
2. Provide a minimum slope of 1/4" per foot away from building walls and toward drainage paths.
3. Apply a fully adhered waterproofing membrane compatible with pedestrian traffic.
4. Membrane shall extend up vertical surfaces (curbs, walls, columns) to manufacturer_required height.
5. Ensure transitions to Emseal products are continuous and properly terminated.

IX. NON-SHRINK GROUT

1. Use non_shrink, non_metallic grout with compressive strength ≥ 5,000 psi @ 28 days.
2. Grout shall be used for:
   - Slab patching around columns
   - Filling anchor pockets
   - Surface leveling under column bases
3. Prepare substrate per manufacturer requirements; fully consolidate grout and finish flush unless slope is required.
4. Anchor embedment must follow ESR data for the approved anchor type (typically 8-12 anchor diameters).

X. STUCCO REMOVAL & REPLACEMENT

1. Remove only the stucco necessary to complete structural repairs.
2. Reinstall stucco using:
   - WRB (water_resistive barrier)
   - Sika Permalath 1000 or metal lath
   - Sika stucco base/scratch coat
   - Senergy finish (or matching existing finish)
3. Blend texture and color to match existing adjacent surfaces.
4. Terminate stucco cleanly at expansion joints with proper sealant or Emseal interface.

XI. MOISTURE DAMAGED WOOD - CHASE-OUT PROCEDURE

1. Remove finishes and sheathing to expose damaged areas fully.
2. Continue removal until only solid, undamaged, structurally sound wood remains.
3. Notify the EOR for verification before reconstruction.
4. Replace wood in_kind using matching sizes and grades.
5. Treat surrounding wood with borate preservative if fungal staining or beginning decay is observed.
6. Ensure all new connections meet NDS edge distance, spacing, and fastener requirements.

XII. ANCHORS & FASTENER SPECIFICATIONS

1. Adhesive anchors shall be:
   - Simpson SET-XP, Hilti HY-200, or approved equal.
2. Install anchors according to ESR instructions including brush-blow-vac hole cleaning.
3. Hot-dip galvanized fasteners shall meet ASTM A153; anchor bolts per ASTM F1554 where applicable.
4. All connectors installed per Simpson Strong-Tie requirements.

XIII. INSPECTIONS AND QUALITY CONTROL

1. All work is subject to inspection by local building official.
2. Concealed work shall not be covered prior to inspection.
3. Engineer reserves the right to perform observational site visits.

XIV. BUILDING CODE & DESIGN CRITERIA

Building Classification

- Occupancy: Residential (R_2 - Multi_Family / Condominium)
- Construction Type: Per drawings (typically V_B unless noted otherwise)
- Building Height: 3 stories
- Exposure: Urban environment, Exposure Category “C” (as typical for Gainesville unless shielded)

Wind Design (ASCE 7_16, FBC 2023)

- Basic Wind Speed (Vult): 147 mph
- Allowable Stress Design Wind (VASD): 114 mph
- Importance Category (Risk Category): II
- Internal Pressure Coefficient: ± per condo classification and enclosure type
- Exposure Category: C
- All components & cladding, connectors, and exterior repairs must satisfy local wind pressures.

Live Loads:

- Breezeways / Exterior Walkways: 100 psf
- Roof Live Load: 20 psf

Dead Loads:

- 4" concrete topping slab: approx. 50 psf
- Breezeway framing dead load (joists, ledgers, sheathing): approx. 10-12 psf
- Roof framing + sheathing + underlayment: approx. 10-15 psf
- Roof finishes (shingles, felt, etc.): approx. 3-5 psf

DRAWING SHEET INDEX

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S-1 Site Plan
S-2 General Structural Notes
S-3 General Structural Notes
S-4 First Floor Breezeway Plan
S-5 Second Floor Breezeway Framing Plan
S-6 Third Floor Breezeway Framing Plan
S-7 Roof Breezeway Framing Plan
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S-9 Section Details
S-10 Section Details
S-11 Section Details
S-12 Section Details

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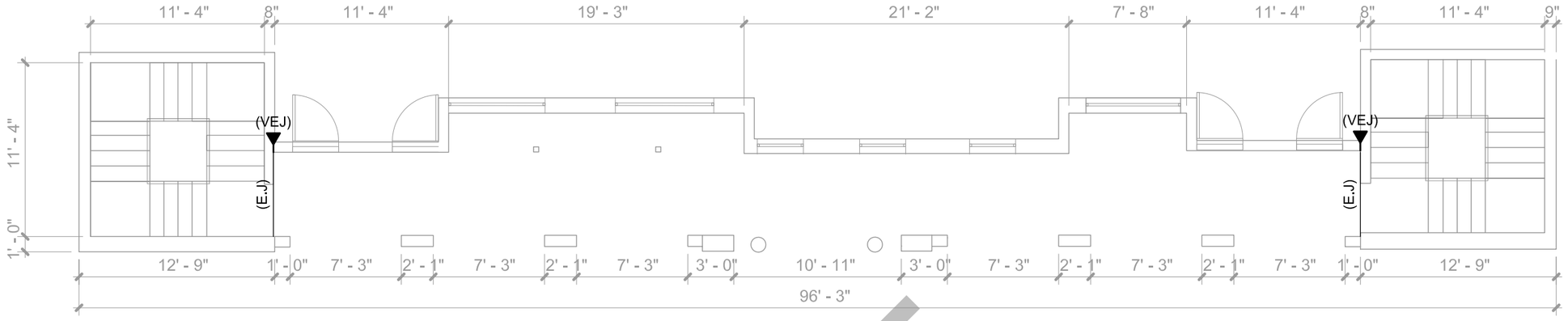
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Title **General Structural Notes**
Project No. **1240125-0009412.00**
Original Size **ANSI D**
Sheet No. **S-3**
Sheet **4** of **13**



FIRST FLOOR BREEZEWAY PLAN

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

NOTES:

1. FOR GENERAL STRUCTURAL NOTES, SEE SHEET S-2 AND S-3.
2. (E.J) DENOTES EXPANSION JOINTS. EXPANSION JOINTS AT EXPOSED TO WEATHER WALKWAYS SHALL BE TOOLED JOINTS.
3. VERTICAL EXPANSION JOINT SHOWN THUS ◀ (VEJ) ON PLAN.
4. DIMENSION SHOWN ON DRAWINGS ARE APPROXIMATE, FOR CONTRACTOR REFERENCE. VERIFY ALL EXISTING DIMENSIONS AND ELEVATIONS, ALL ARCHITECTURAL, MECHANICAL, AND ELECTRICAL OPENINGS, AND ALL EXISTING UTILITIES BEFORE PROCEEDING WITH THE WORK.
5. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AND/OR SHORING FOR THE STRUCTURAL COMPONENTS DURING DEMOLITION AND UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED.

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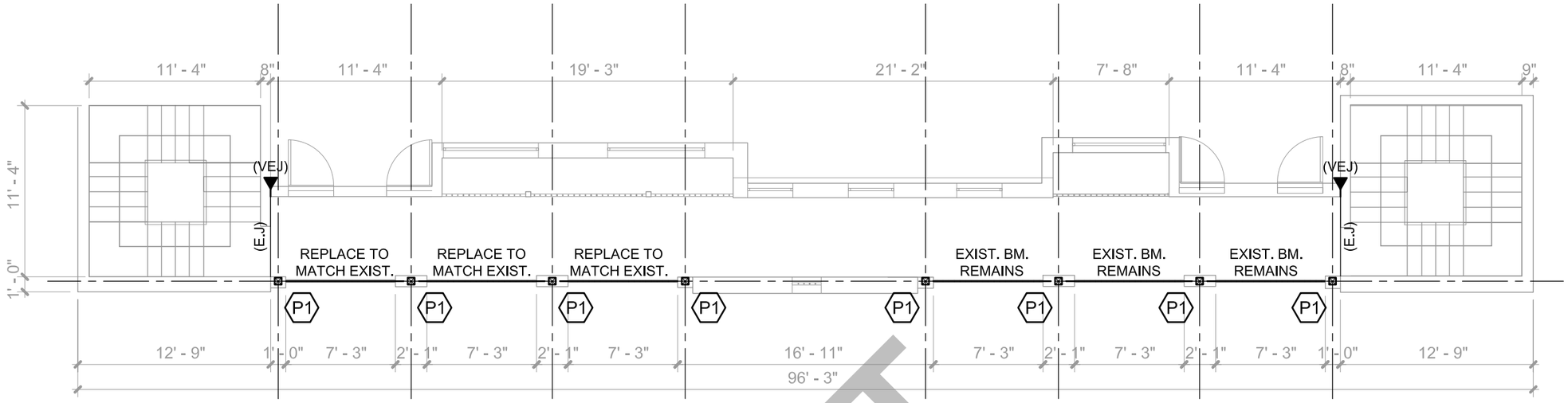
Title **First Floor Breezeway Plan**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-4**

Sheet **5** of **13**



SECOND FLOOR BREEZEWAY FRAMING PLAN

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

NOTES:

1. FOR GENERAL STRUCTURAL NOTES, SEE SHEET S-2 AND S-3.
2. COLUMN DESIGNATION SHOWN THUS ⟨P1⟩ ON PLAN. FOR SIZE SEE SCHEDULE ON SHEET S-5.
3. (E.J) DENOTES EXPANSION JOINTS. EXPANSION JOINTS AT EXPOSED TO WEATHER WALKWAYS SHALL BE TOOLED JOINTS.
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TIMBER COLUMN SCHEDULE

MARK	COLUMN SIZE (NOMINAL)	COLUMN BASE	REMARKS
⟨P1⟩	6"x6" SYP NO. 2 PT WOOD POST	XX	

Seal

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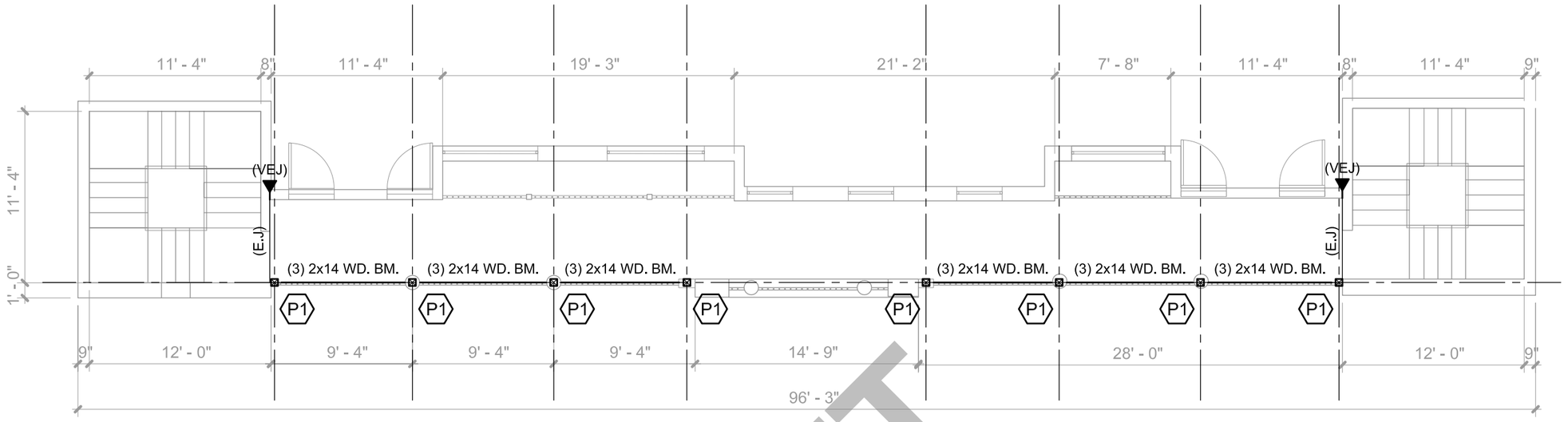
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Title **Second Floor Breezeway Framing Plan**
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Original Size **ANSI D**
Sheet No. **S-5**
Sheet 6 of 13



THIRD FLOOR BREEZEWAY FRAMING PLAN

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

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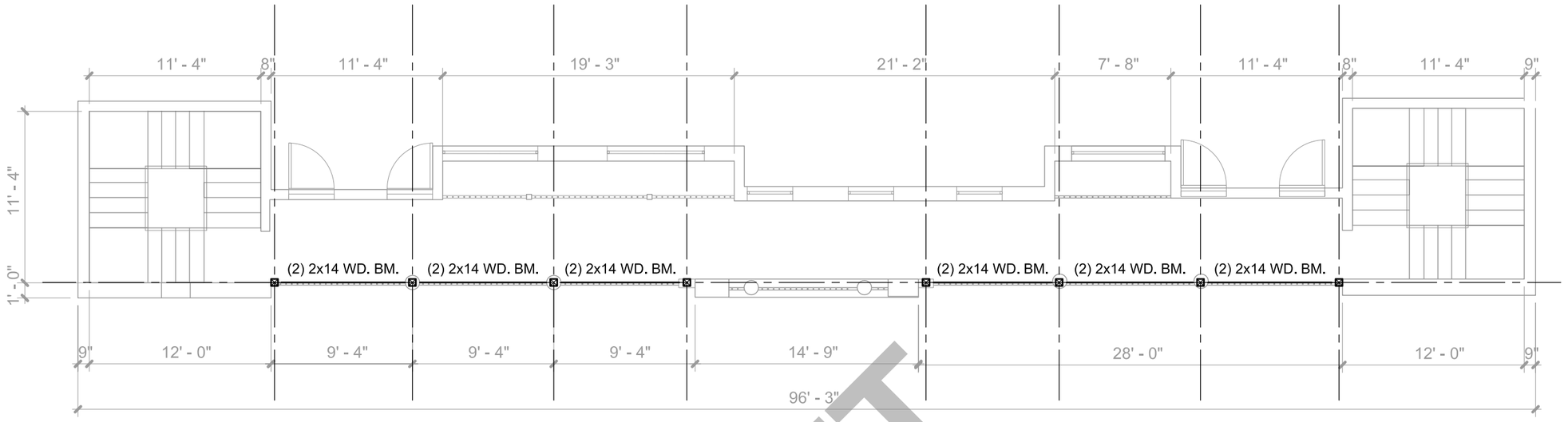
Title **Third Floor Breezeway Framing Plan**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-6**

Sheet **7** of **13**



ROOF BREEZEWAY FRAMING PLAN

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

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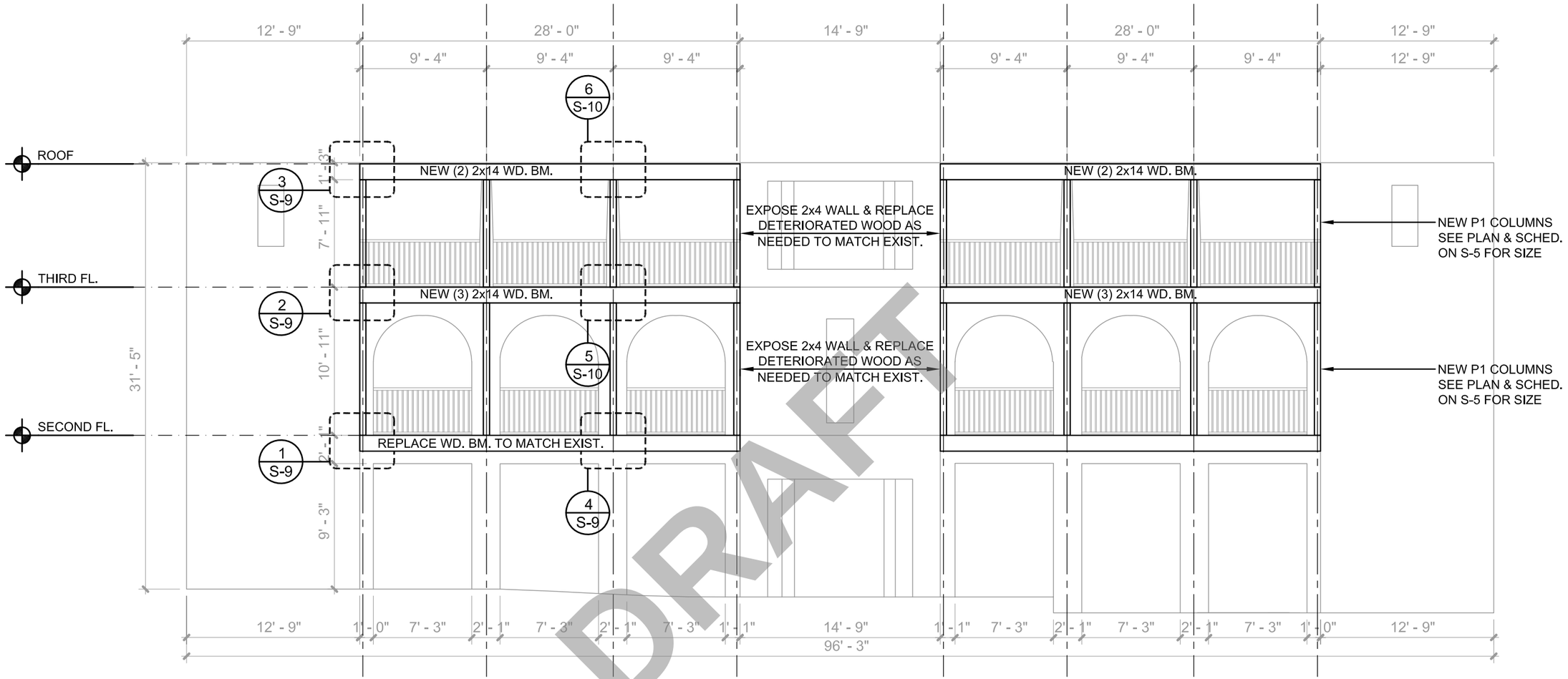
Title **Roof Breezeway Framing Plan**

Project No. **1240125-0009412.00**

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Sheet No. **S-7**

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BREEZWAY ELEVATION

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

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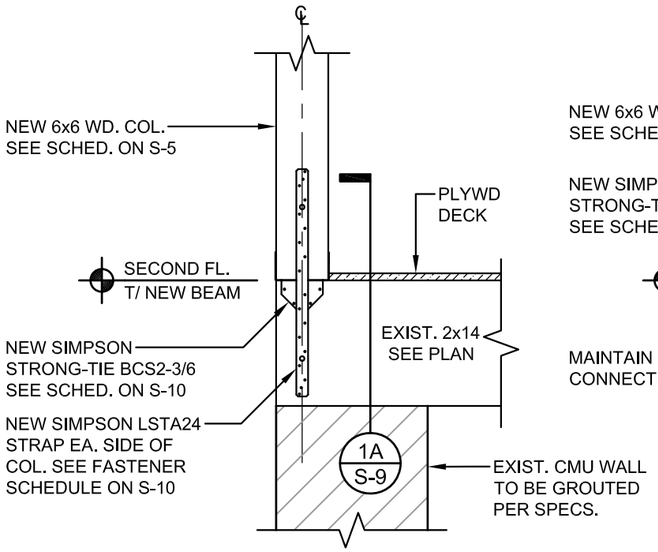
Title **Breezeway Elevation**

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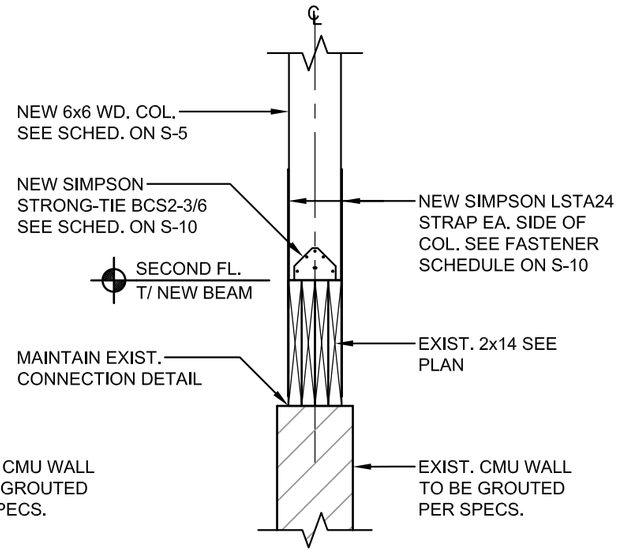
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Sheet No. **S-8**

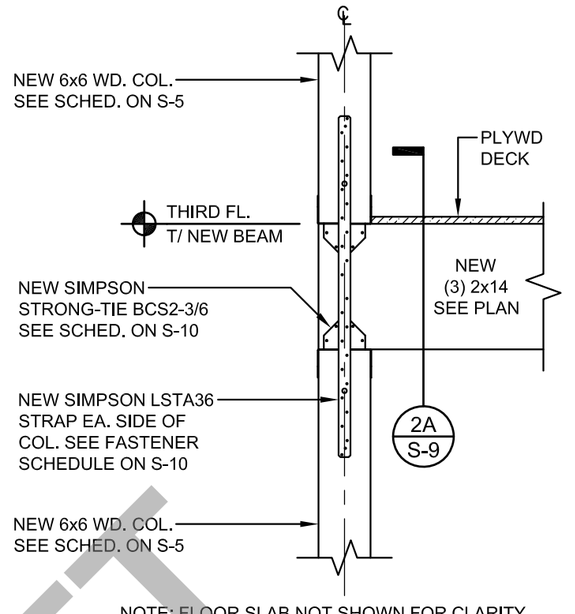
Sheet **9** of **13**



1 COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"

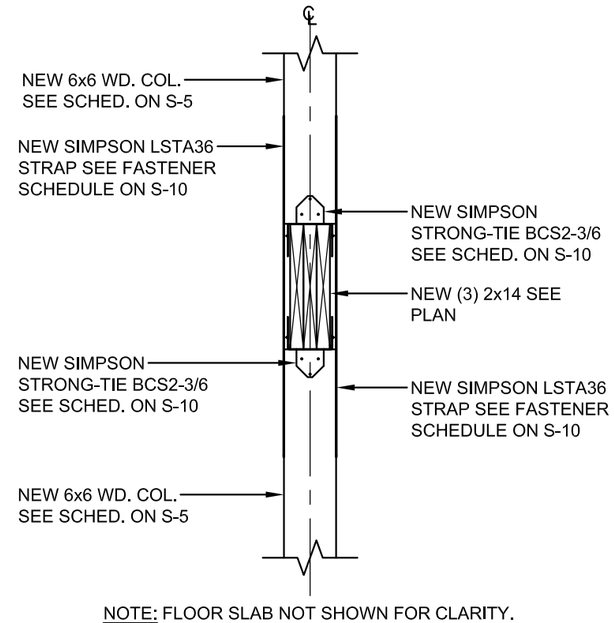


1A COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"



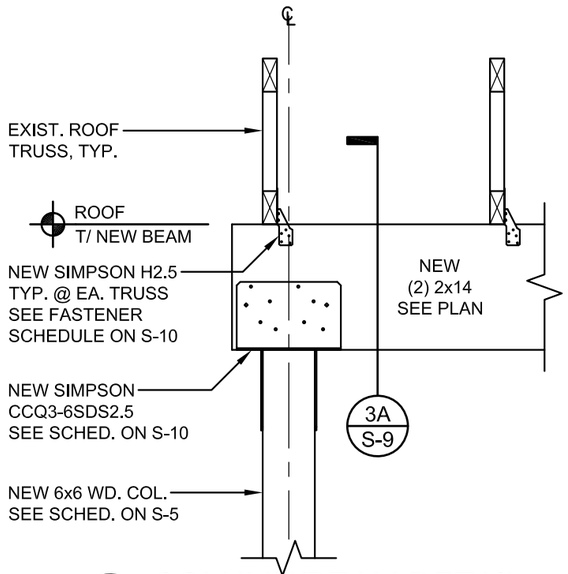
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2 COLUMN/BEAM DETAIL
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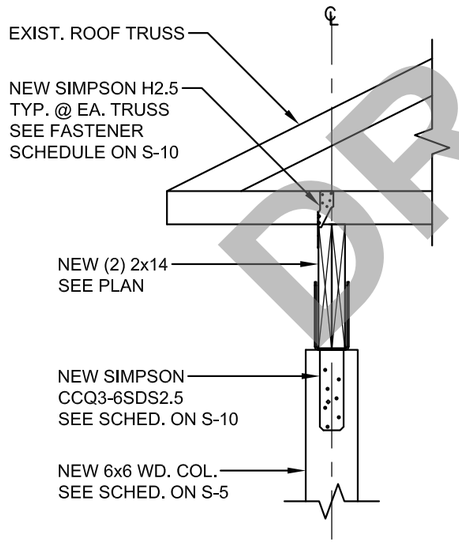


NOTE: FLOOR SLAB NOT SHOWN FOR CLARITY.

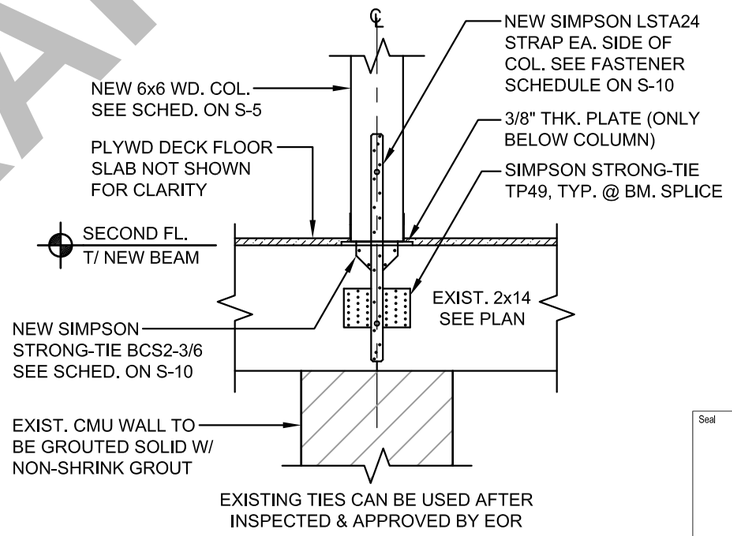
2A COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"



3 COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"



3A COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"



TYPICAL MID-SPAN
4 COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"

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Seal

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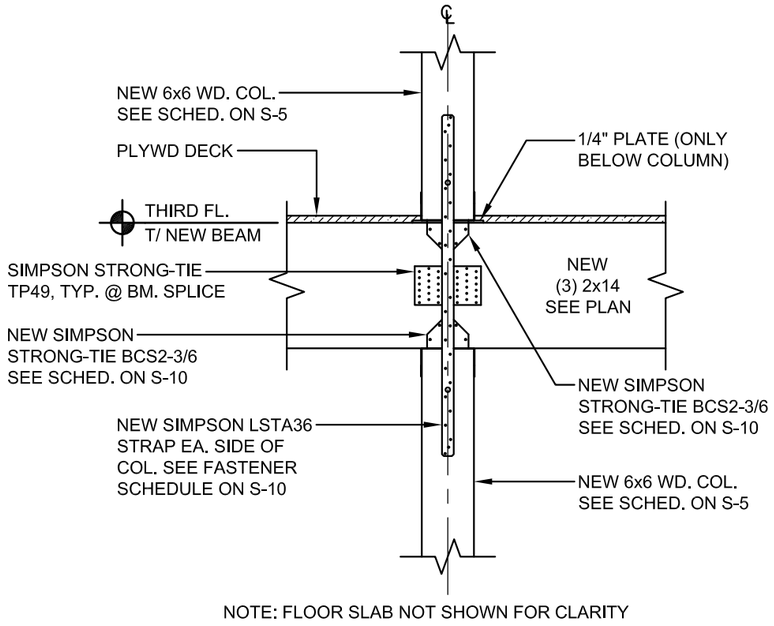
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Project Manager BE		Date March 6, 2026	
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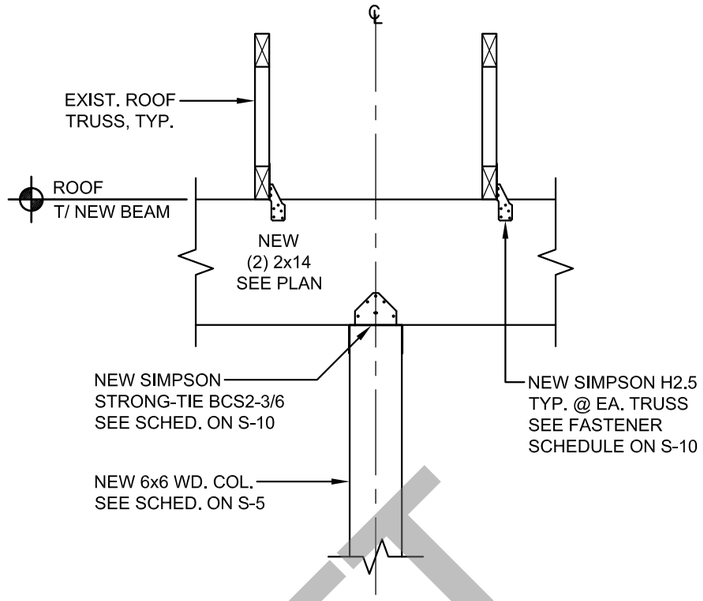
Project **Village at Haile Condominium Association**
9116 SW 51st Rd, Units 101 - 303, Gainesville, Florida 32608
Title **Section Details**
Project No. **1240125-0009412.00**
Orignal Size **ANSI D**
Sheet No. **S-9**
Sheet **10** of **13**



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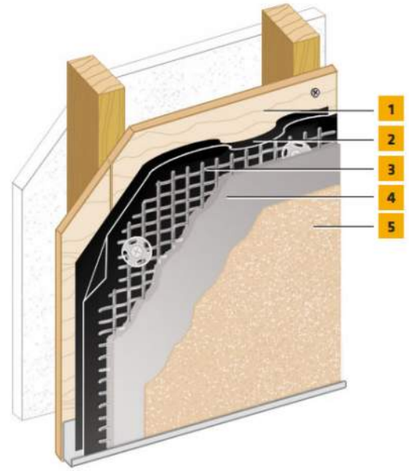
5 TYPICAL MID-SPAN COLUMN/BEAM DETAIL

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



6 TYPICAL MID-SPAN COLUMN/BEAM DETAIL

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



1. Acceptable Sheathing*
2. Water-Resistive Barrier
3. SikaWall Permalath 1000 or Metal Plaster Base
4. SikaWall Stucco Base
5. Senergy Finish

7 SENTRY STUCCO WALL SYSTEM

NO SCALE

DRAFT

FASTENER SCHEDULE

MODEL SERIES	FASTENERS	FLORIDA APPROVAL NO.
BCS2-3/6	(6) POST - 16d COMMON NAILS (3-1/2" x 0.162") (12) BEAM 10d COMMON NAILS (3" x 0.148") @ 30° TO 45° ANGLE	FL10860
H2.5	(5) TRUSS - 8d COMMON NAILS (2-1/2" x 0.131") (5) TOP PLATE - 8d COMMON NAILS (1-1/2" x 0.131")	FL10456
LSTA24	(14) 10d COMMON NAILS (3" x 0.148")	FL10456
LSTA36	(22) 10d COMMON NAILS (3" x 0.148")	FL10456
CCQ3-6SDS2.5	(30) SIMPSON STRONG-TIE STRONG-DRIVE (1/4" x 2-1/2") SDS HEAVY-DUTY CONNECTOR SCREWS	FL10860
TP49	(54) (0.131" x 2-1/2") NAILS, (0.131" x 1-1/2") NAILS OR #9 STRONG-DRIVE® SD SCREWS	

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Project **Village at Haile Condominium Association**
9116 SW 51st Rd, Units 101 - 303, Gainesville, Florida 32608

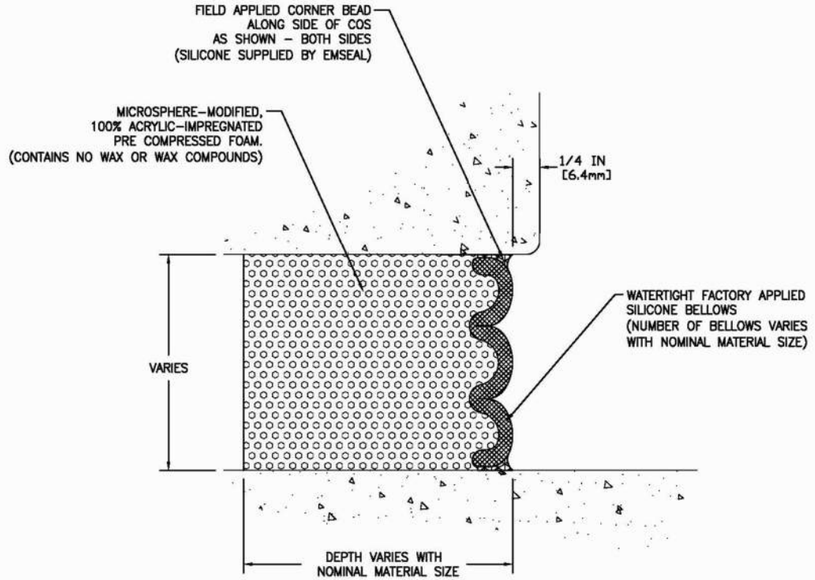
Title **Section Details**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-10**

Sheet 11 of 13



EMSEAL JOINT SYSTEMS LTD.

SEISMIC COLORSEAL – INSIDE CORNER – TYPICAL

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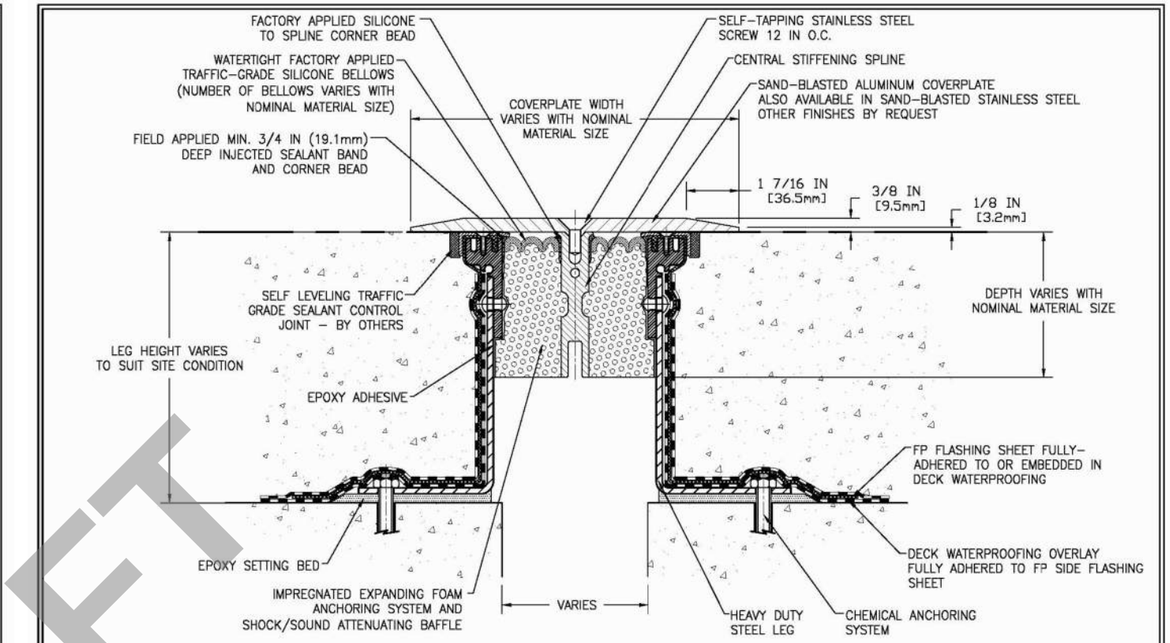
DRAWN BY:	DATE:	SCALE:	SHEET
SPA	2016/06/27	N.T.S.	No: 1 OF 1

PART NUMBER: COS_WW_INSIDE_CORNER_TYPICAL

8 TYPICAL VERTICAL JOINT

N.T.S.

NOTE:
DETAIL IS TYPICAL, CONTRACTOR IS RESPONSIBLE FOR SUBMITTING FOR APPROVAL.



NOTE: 3/8 IN (9.5mm) COVERPLATES FOR VEHICLE AND PEDESTRIAN–TRAFFIC USE
(FOR PEDESTRIAN–TRAFFIC ONLY, USE 1/4 IN (6.4mm) COVERPLATE)

MOVEMENT: ±50% (TOTAL 100%) OF NOMINAL MATERIAL SIZE

EMSEAL JOINT SYSTEMS LTD.

SJS–FP – DECK TO DECK – TYPICAL

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LJL	2020/12/08	N.T.S.	No: 1 OF 1

PART NUMBER: SJS_FP_DD_CONC_TYPICAL

9 TYPICAL HORIZONTAL JOINT

N.T.S.

NOTE:
DETAIL IS TYPICAL, CONTRACTOR IS RESPONSIBLE FOR SUBMITTING FOR APPROVAL.

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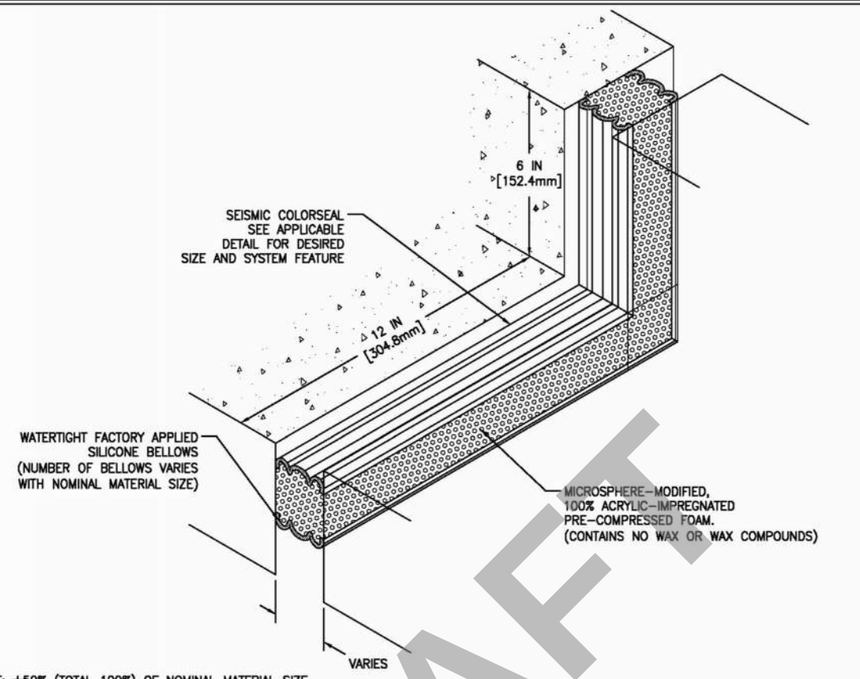
Title **Section Details**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-11**

Sheet 12 of 13



10 TYPICAL TRANSITIONS JOINT

N.T.S.

NOTE:
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9116 SW 51st Rd, Units 101 - 303, Gainesville, Florida 32608
Title **Section Details**
Project No. **1240125-0009412.00**
Original Size **ANSI D**
Sheet No. **S-12**
Sheet 13 of 13

MILESTONE RESTORATION DESIGN - BUILDING B

VILLAGE AT HAILE CONDOMINIUM ASSOCIATION

9124 SW 51ST RD, UNITS 101 THROUGH 303
GAINESVILLE, FLORIDA 32608

MARCH 2026

PROJECT NUMBER: 1240125-0009412.00

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AREA MAP



LOCATION VIEW

BUILDING B ADDRESS INDEX

9124 SW 51ST RD UNIT 101 GAINESVILLE, FL 32608
9124 SW 51ST RD UNIT 201 GAINESVILLE, FL 32608
9124 SW 51ST RD UNIT 301 GAINESVILLE, FL 32608
9124 SW 51ST RD UNIT 102 GAINESVILLE, FL 32608
9124 SW 51ST RD UNIT 202 GAINESVILLE, FL 32608
9124 SW 51ST RD UNIT 302 GAINESVILLE, FL 32608
9124 SW 51ST RD UNIT 103 GAINESVILLE, FL 32608
9124 SW 51ST RD UNIT 203 GAINESVILLE, FL 32608
9124 SW 51ST RD UNIT 303 GAINESVILLE, FL 32608

Seal

No.	Issue	Drawn	Approved	Date

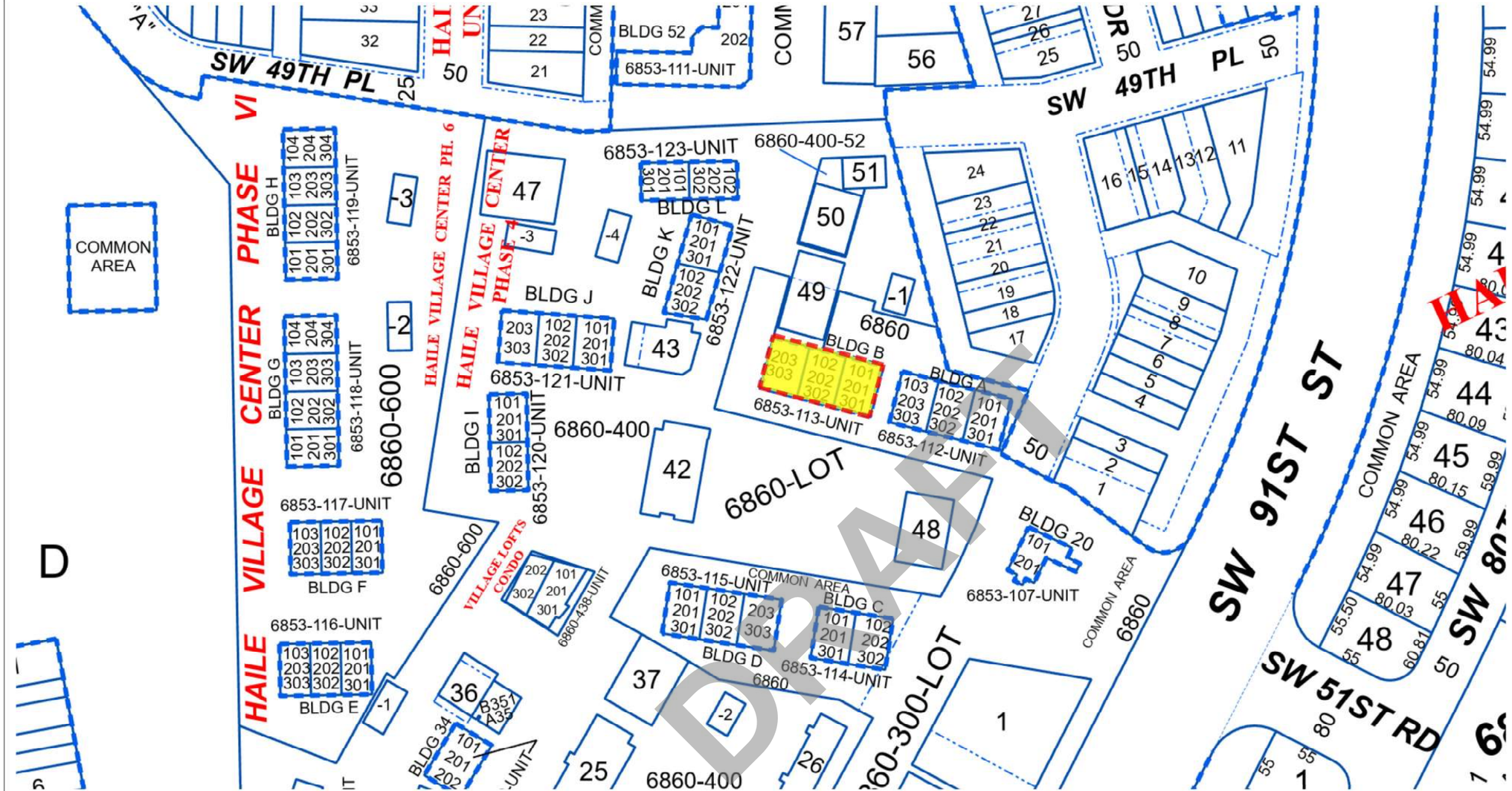
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Project **Village at Haile Condominium Association**
9124 SW 51st Rd, Units 101 - 303, Gainesville, Florida 32608
Title **Cover Sheet**
Project No. **1240125-0009412.00**
Original Size **ANSI D**
Sheet No. **S-0**
Sheet 1 of 13



DRAFT

LIMITED SITE PLAN

HAILE VILLAGE CENTER BLDG A THE VILLAGE AT HAILE CONDO
SITUATED IN SECTION 19, TOWNSHIP 10 SOUTH, RANGE IS 19 EAST,
ALACHUA COUNTY, FLORIDA

N

GRAPHIC SCALE
0 25 50 100

NOTE: BASE MAP GENERATED FROM ALACHUA COUNTY PROPERTY APPRAISER DATED 02/26/2026.

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Project: Village at Haile Condominium Association
9124 SW 51st Rd, Units 101 - 303, Gainesville, Florida 32608
Title: Site Plan
Project No. 1240125-0009412.00
Original Size: ANSI D
Sheet No. S-1
Sheet 2 of 13

I. GENERAL NOTES

1. All work shall conform to the Florida Building Code (2023 FBC - Building, Existing Building, Residential), ASCE 7_16, ACI 318_19, NDS 2018, and TMS 402/602.
2. The most stringent requirement shall govern when conflicts occur between drawings, notes, specifications, or manufacturer instructions.
3. Contractor must field_verify all dimensions, elevations, member sizes, bearing conditions, and quantities before ordering materials or beginning work.
4. No deviation from the drawings shall be made without written Engineer-of-Record (EOR) approval.
5. All material submittals (wood, anchors, connectors, sealants, waterproofing, joint products, grout, flashing, etc.) shall be submitted to the EOR for review and approval prior to installation.
6. Any deterioration, concealed damage, moisture intrusion, fungal decay, or insect damaged material discovered during work shall be reported immediately to the EOR prior to reconstruction.
7. Contractor shall coordinate all work with HOA and building management to maintain safe access to units during construction.
8. Existing structural members not indicated for removal shall remain; protect from damage, vibration, or temporary overload.
9. Contractor is responsible for all means, methods, sequencing, shoring, temporary supports, and must ensure the structure remains stable during all phases of demolition and rebuilding.
10. The EOR shall be notified minimum 48 hours before required inspections or concealed condition verifications.

II. CONSTRUCTION SAFETY

1. The contractor is solely responsible for strictly following all safety regulations, programs, and precautions related to all work on this project.
2. The contractor is solely responsible for the protection of persons and property either on or adjacent to the project and shall protect the same against injury, damage, or loss.
3. No openings shall be added, nor any changes in size, dimension, or location, shall be made in any structural elements without the written approval of the engineer.
4. The contractor is responsible for limiting the amount of construction load imposed or placed on the existing structure. These loads shall not exceed the capacity of the existing structure at any time. The contractor is responsible for informing any subcontractors and ensuring that they do not violate this important requirement.
5. Any temporary bracing and supports required to accommodate the contractor's means and methods shall be the responsibility of the contractor. The contractor is responsible for designing, furnishing, erecting, and removing any temporary supports and bracing required during construction.
6. The contractor shall be responsible for means and methods of construction and erection of materials in accordance with the drawings.
7. Where construction tolerances allow for variations in location, size, etc. of structural elements, it shall be the responsibility of the contractor to provide all materials and labor necessary to modify connection elements as required to provide a finished product which is in accordance with the requirements of the drawings. Any such modifications required shall be reviewed and approved by the engineer prior to execution.
8. The building repairs outlined in these drawings should be performed under the observation and monitoring of an NV5 representative to check for satisfactory completion of repairs as outlined herein, and modifications to the design can be made if required.
9. The engineer shall be notified at the proper time if/when items are ready for field review. Sufficient notice of one week shall be given to allow scheduling of any field review.

III. DRAWINGS & COORDINATION

1. The dimensions shown on these drawings are based upon orginal design details provided to NV5. The contractor is responsible for confirming all dimensions shown on the drawings and to notify the engineer of any discrepancies between dimensions in the field and dimensions shown on the drawings.
2. Plans, sections, and details are not to be scaled for determination of quantities, lengths, or fit of materials.
3. Anything which, in the opinion of the contractor, appears to be deficiencies, omissions, contradictions, or ambiguities in the drawings, shall be brought to the attention of the engineer in the form of a Request For Information (RFI). Corrections or written interpretations shall be issued by the engineer before construction in the affected work area may proceed.
4. The contractor shall verify all existing conditions, including dimensions, prior to ordering materials or proceeding with new work in areas affected by existing conditions. The engineer shall be informed in writing of conflicts between existing and proposed new construction.
4. Details are marked at the specific location where they apply, but also indicate general construction requirements for other locations with similar conditions. These areas will be denoted as "typical" (TYP.)

IV. DEMOLITION (WITH TEMPORARY SHORING)

1. Demolition shall proceed only as required to perform the repairs shown in the drawings.
2. Temporary shoring is REQUIRED prior to removal or disturbance of:
   - Existing beams
   - Existing joists
   - Columns or column supports
   - Slab segments near column bases
   - Any load_bearing or diaphragm_contributing components
3. Shoring must:
   - Support full dead + live loads expected during construction.
   - Remain in place until new framing is installed, fastened, and inspected.
   - Prevent damage, settlement, or rotation of adjacent structural members.
4. Structural stability of surrounding floors, walls, and roof framing must be maintained throughout demolition.
5. Demo cuts shall be clean, square, and controlled, avoiding over excavation.
6. Protect utilities, existing finishes to remain, and adjacent units from vibration and impact.
7. Remove all debris promptly and maintain safe walkable surfaces.

V. WOOD FRAMING

1. All structural wood shall be SYP No.2 or better; pressure_treated UC4A at concrete/masonry interfaces.
2. Replace beams per plan using (2) 2×14, (3) 2×14, or matched existing sizes.
3. Built-up beams shall be fastened to act as one unit using 10d nails @ 12" O.C. staggered, unless noted otherwise.
4. All lumber shall be straight, free of twist/warp, and properly stored to prevent moisture absorption.
5. All fasteners and connectors shall be Simpson Strong-Tie (or EOR approved equal) installed per manufacturer instructions.
6. Use structural connector nails or SDS screws only - no drywall or deck screws permitted.
7. Wood replacement areas shall be rebuilt in kind, matching original dimensions and load path.

VI. COLUMN INSTALLATION (4×4 AND 6×6)

1. Columns to be installed per plan:
   - P1: 6×6 PT SYP No.2
   - P2: 4×4 PT SYP No.2
2. Provide Simpson BCS2-3/6, CCQ, or applicable post caps per details on sheets S-10 and S-11.
3. Install flashing boots at all column bases to isolate wood from concrete/water exposure.
4. Columns must bear on a full, level surface with non-compressible shims only (stainless or engineered).
5. Secure columns plumb before beam installation.
6. Coordinate with waterproofing trades to ensure continuous seal at bases.

VII. EXPANSION JOINTS (VERTICAL, HORIZONTAL & TRANSITIONS)

1. Vertical joints at CMU/wood interfaces:
   - Use Sika Emseal Colorseal.
2. Horizontal joints at breezeway slabs/walkways:
   - Use Sika Emseal SJS_FP.
3. Transitions between vertical/horizontal joints:
   - Use factory_fabricated Emseal transition units.
4. All joints shall maintain a continuous watertight seal and be installed per manufacturer instructions.
5. Expansion joints at exposed walkway surfaces shall be tooled joints, as noted in the plans.

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9124 SW 51st Rd, Units 101 - 303, Gainesville, Florida 32608
Title **General Structural Notes**
Project No. **1240125-0009412.00**
Original Size **ANSI D**
Sheet No. **S-2**

VIII. SLAB REPAIR, SLOPING & WATERPROOFING

1. Rebuild slab edges or cut_outs using concrete to match adjacent thickness unless detailed otherwise.
2. Provide a minimum slope of 1/4" per foot away from building walls and toward drainage paths.
3. Apply a fully adhered waterproofing membrane compatible with pedestrian traffic.
4. Membrane shall extend up vertical surfaces (curbs, walls, columns) to manufacturer_required height.
5. Ensure transitions to Emseal products are continuous and properly terminated.

IX. NON-SHRINK GROUT

1. Use non_shrink, non_metallic grout with compressive strength ≥ 5,000 psi @ 28 days.
2. Grout shall be used for:
   - Slab patching around columns
   - Filling anchor pockets
   - Surface leveling under column bases
3. Prepare substrate per manufacturer requirements; fully consolidate grout and finish flush unless slope is required.
4. Anchor embedment must follow ESR data for the approved anchor type (typically 8-12 anchor diameters).

X. STUCCO REMOVAL & REPLACEMENT

1. Remove only the stucco necessary to complete structural repairs.
2. Reinstall stucco using:
   - WRB (water_resistive barrier)
   - Sika Permalath 1000 or metal lath
   - Sika stucco base/scratch coat
   - Senergy finish (or matching existing finish)
3. Blend texture and color to match existing adjacent surfaces.
4. Terminate stucco cleanly at expansion joints with proper sealant or Emseal interface.

XI. MOISTURE DAMAGED WOOD - CHASE-OUT PROCEDURE

1. Remove finishes and sheathing to expose damaged areas fully.
2. Continue removal until only solid, undamaged, structurally sound wood remains.
3. Notify the EOR for verification before reconstruction.
4. Replace wood in_kind using matching sizes and grades.
5. Treat surrounding wood with borate preservative if fungal staining or beginning decay is observed.
6. Ensure all new connections meet NDS edge distance, spacing, and fastener requirements.

XII. ANCHORS & FASTENER SPECIFICATIONS

1. Adhesive anchors shall be:
   - Simpson SET-XP, Hilti HY-200, or approved equal.
2. Install anchors according to ESR instructions including brush-blow-vac hole cleaning.
3. Hot-dip galvanized fasteners shall meet ASTM A153; anchor bolts per ASTM F1554 where applicable.
4. All connectors installed per Simpson Strong-Tie requirements.

XIII. INSPECTIONS AND QUALITY CONTROL

1. All work is subject to inspection by local building official.
2. Concealed work shall not be covered prior to inspection.
3. Engineer reserves the right to perform observational site visits.

XIV. BUILDING CODE & DESIGN CRITERIA

Building Classification

- Occupancy: Residential (R_2 - Multi_Family / Condominium)
- Construction Type: Per drawings (typically V_B unless noted otherwise)
- Building Height: 3 stories
- Exposure: Urban environment, Exposure Category “C” (as typical for Gainesville unless shielded)

Wind Design (ASCE 7_16, FBC 2023)

- Basic Wind Speed (Vult): 147 mph
- Allowable Stress Design Wind (VASD): 114 mph
- Importance Category (Risk Category): II
- Internal Pressure Coefficient: ± per condo classification and enclosure type
- Exposure Category: C
- All components & cladding, connectors, and exterior repairs must satisfy local wind pressures.

Live Loads:

- Breezeways / Exterior Walkways: 100 psf
- Roof Live Load: 20 psf

Dead Loads:

- 4" concrete topping slab: approx. 50 psf
- Breezeway framing dead load (joists, ledgers, sheathing): approx. 10-12 psf
- Roof framing + sheathing + underlayment: approx. 10-15 psf
- Roof finishes (shingles, felt, etc.): approx. 3-5 psf

DRAWING SHEET INDEX

S-0 Cover Sheet
S-1 Site Plan
S-2 General Structural Notes
S-3 General Structural Notes
S-4 First Floor Breezeway Plan
S-5 Second Floor Breezeway Framing Plan
S-6 Third Floor Breezeway Framing Plan
S-7 Roof Breezeway Framing Plan
S-8 Breezeway Elevation
S-9 Section Details
S-10 Section Details
S-11 Section Details
S-12 Section Details

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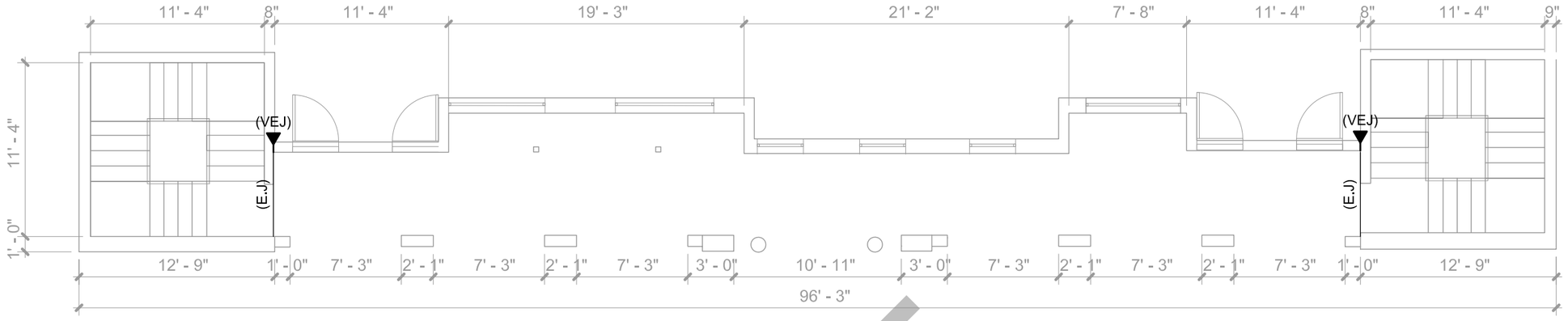
Project **Village at Haile Condominium Association**
9124 SW 51st Rd, Units 101 - 303, Gainesville, Florida 32608

Title **General Structural Notes**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-3**



FIRST FLOOR BREEZEWAY PLAN

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

NOTES:

1. FOR GENERAL STRUCTURAL NOTES, SEE SHEET S-2 AND S-3.
2. (E.J) DENOTES EXPANSION JOINTS. EXPANSION JOINTS AT EXPOSED TO WEATHER WALKWAYS SHALL BE TOOLED JOINTS.
3. VERTICAL EXPANSION JOINT SHOWN THUS ◀ (VEJ) ON PLAN.
4. DIMENSION SHOWN ON DRAWINGS ARE APPROXIMATE, FOR CONTRACTOR REFERENCE. VERIFY ALL EXISTING DIMENSIONS AND ELEVATIONS, ALL ARCHITECTURAL, MECHANICAL, AND ELECTRICAL OPENINGS, AND ALL EXISTING UTILITIES BEFORE PROCEEDING WITH THE WORK.
5. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AND/OR SHORING FOR THE STRUCTURAL COMPONENTS DURING DEMOLITION AND UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED.

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Project **Village at Haile Condominium Association**
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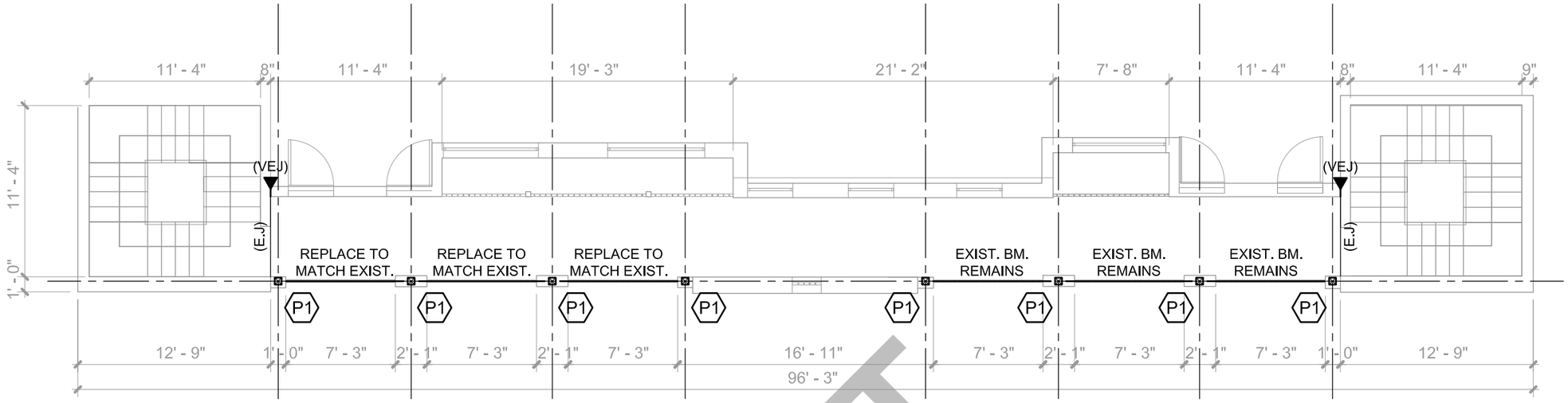
Title **First Floor Breezeway Plan**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-4**

Sheet **5** of **13**



SECOND FLOOR BREEZEWAY FRAMING PLAN

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

NOTES:

1. FOR GENERAL STRUCTURAL NOTES, SEE SHEET S-2 AND S-3.
2. COLUMN DESIGNATION SHOWN THUS ⟨P1⟩ ON PLAN. FOR SIZE SEE SCHEDULE ON SHEET S-5.
3. (E.J) DENOTES EXPANSION JOINTS. EXPANSION JOINTS AT EXPOSED TO WEATHER WALKWAYS SHALL BE TOOLED JOINTS.
4. VERTICAL EXPANSION JOINT SHOWN THUS ◀ (VEJ) ON PLAN.
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DRAFT

TIMBER COLUMN SCHEDULE

MARK	COLUMN SIZE (NOMINAL)	COLUMN BASE	REMARKS
⟨P1⟩	6"x6" SYP NO. 2 PT WOOD POST	XX	

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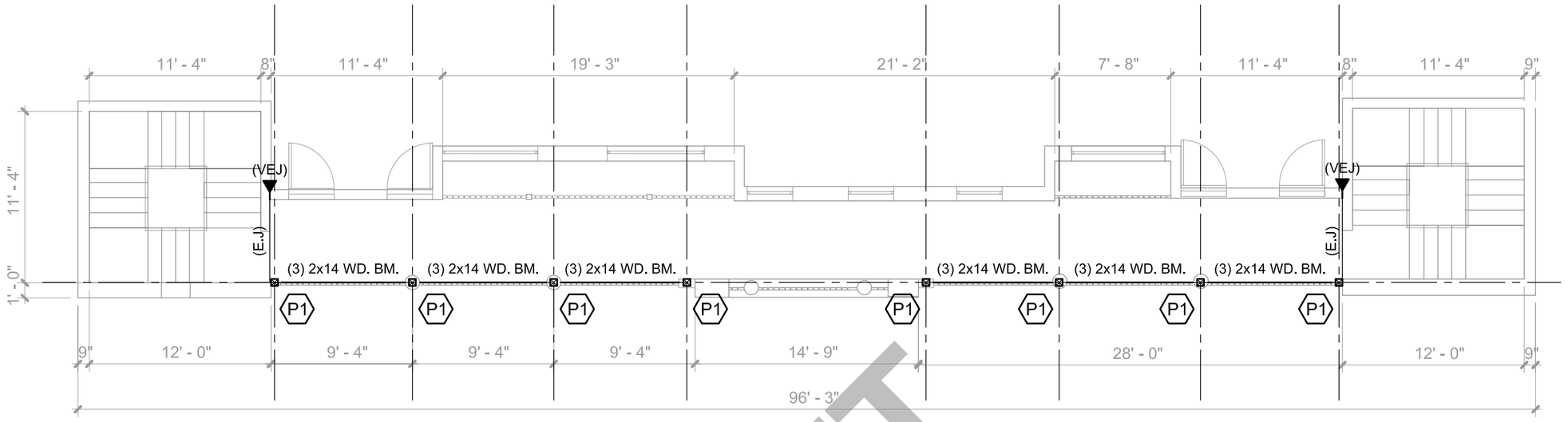
Project **Village at Haile Condominium Association**
9124 SW 51st Rd, Units 101 - 303, Gainesville, Florida 32608

Title **Second Floor Breezeway Framing Plan**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-5**



THIRD FLOOR BREEZEWAY FRAMING PLAN

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

NOTES:

1. FOR GENERAL STRUCTURAL NOTES, SEE SHEET S-2 AND S-3.
2. COLUMN DESIGNATION SHOWN THUS ⟨P1⟩ ON PLAN. FOR SIZE SEE SCHEDULE ON SHEET S-5.
3. (E.J) DENOTES EXPANSION JOINTS. EXPANSION JOINTS AT EXPOSED TO WEATHER WALKWAYS SHALL BE TOOLED JOINTS.
4. VERTICAL EXPANSION JOINT SHOWN THUS ◀ (VEJ) ON PLAN.
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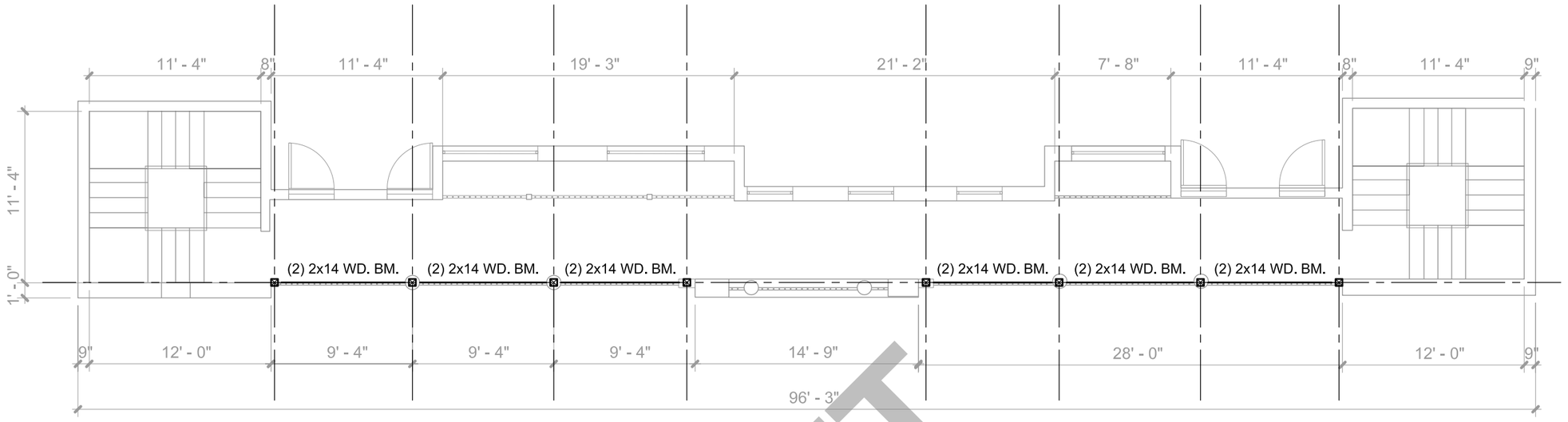
Title **Third Floor Breezeway Framing Plan**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-6**

Sheet **7** of **13**



ROOF BREEZEWAY FRAMING PLAN

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

NOTES:

1. FOR GENERAL STRUCTURAL NOTES, SEE SHEET S-2 AND S-3.
2. DIMENSION SHOWN ON DRAWINGS ARE APPROXIMATE, FOR CONTRACTOR REFERENCE. VERIFY ALL EXISTING DIMENSIONS AND ELEVATIONS, ALL ARCHITECTURAL, MECHANICAL, AND ELECTRICAL OPENINGS, AND ALL EXISTING UTILITIES BEFORE PROCEEDING WITH THE WORK.
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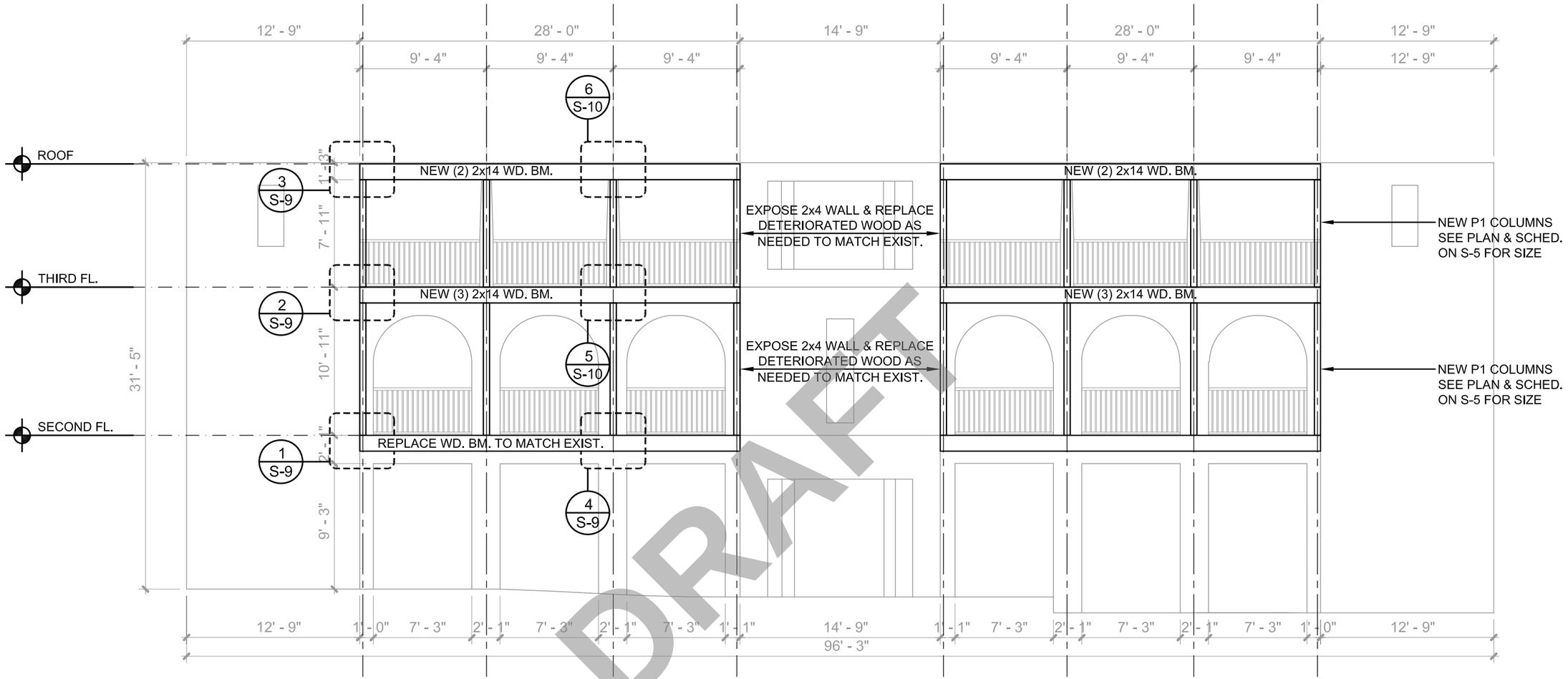
Title **Roof Breezeway Framing Plan**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-7**

Sheet **8** of **13**



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BREEZWAY ELEVATION

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

Seal

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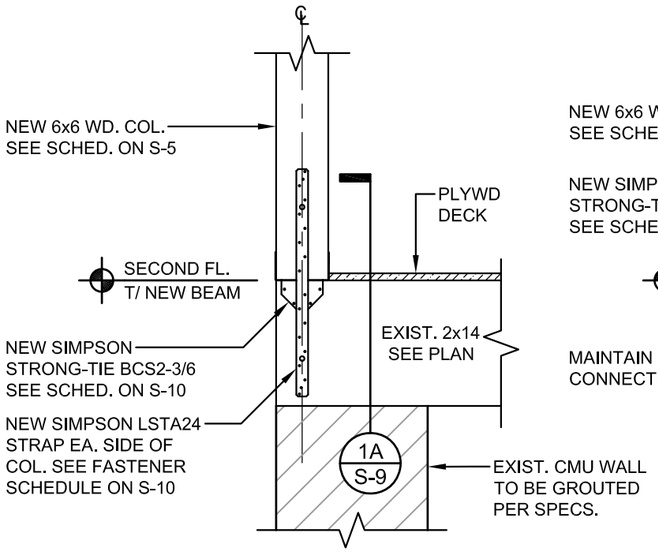
Title **Breezeway Elevation**

Project No. **1240125-0009412.00**

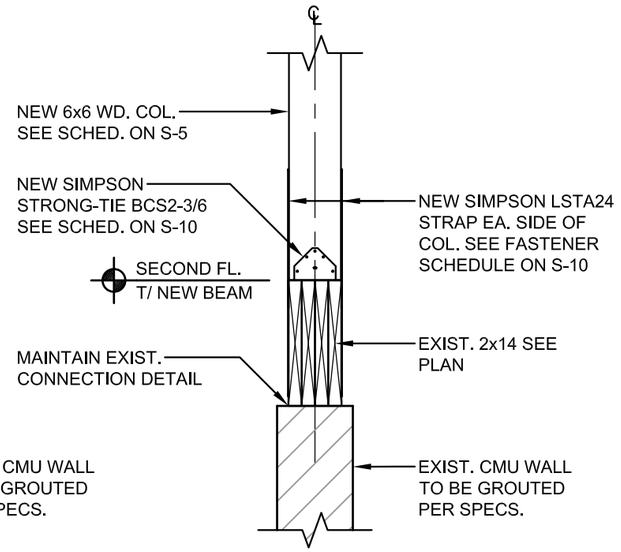
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Sheet No. **S-8**

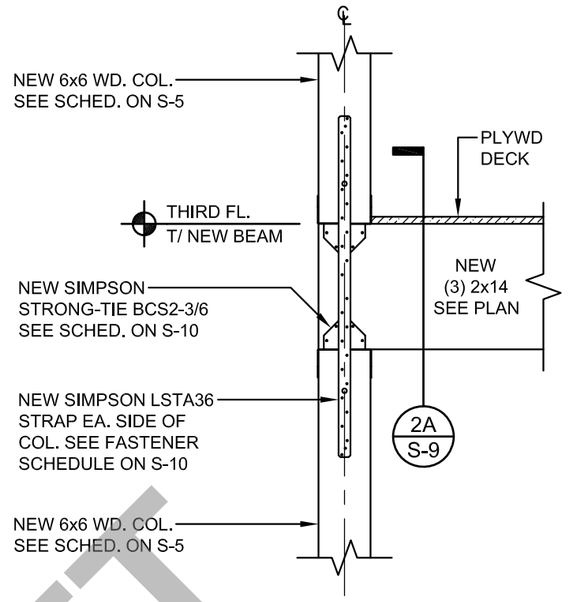
Sheet **9** of **13**



1 COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"

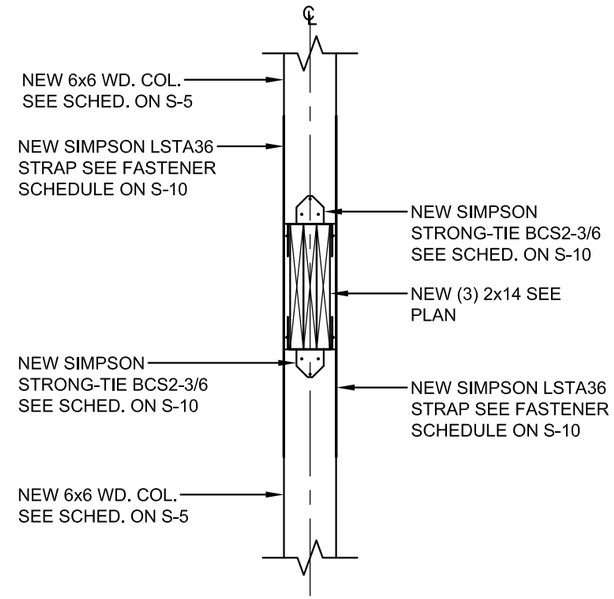


1A COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"



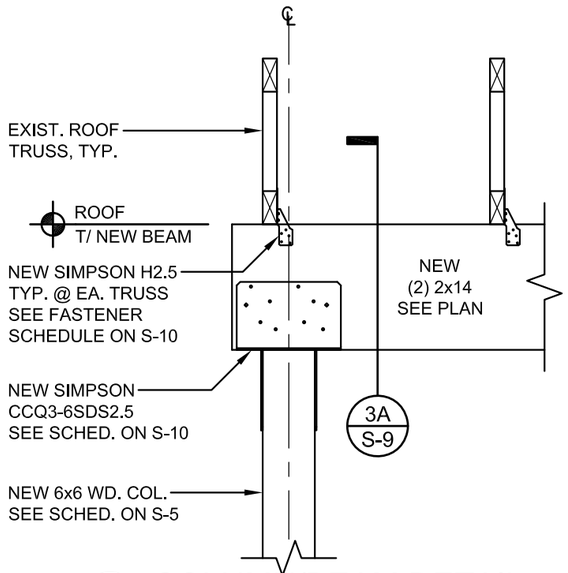
NOTE: FLOOR SLAB NOT SHOWN FOR CLARITY.

2 COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"

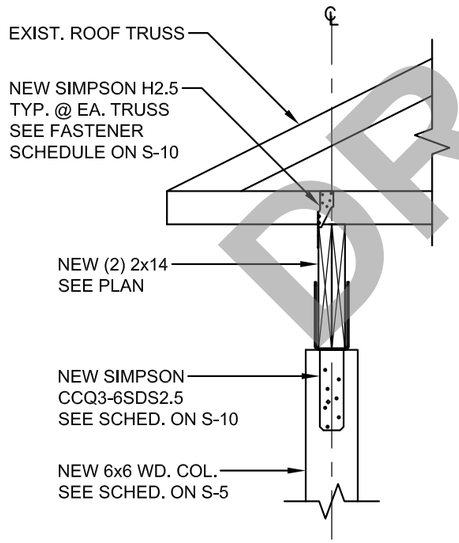


NOTE: FLOOR SLAB NOT SHOWN FOR CLARITY.

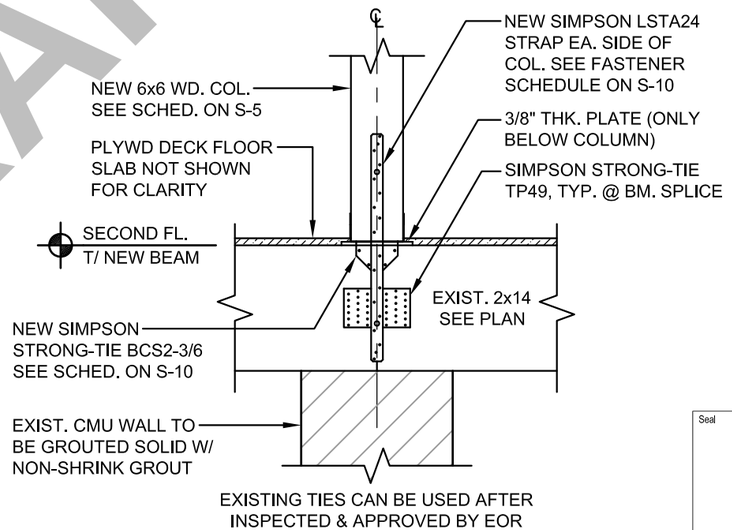
2A COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"



3 COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"



3A COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"



TYPICAL MID-SPAN
4 COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"

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Seal

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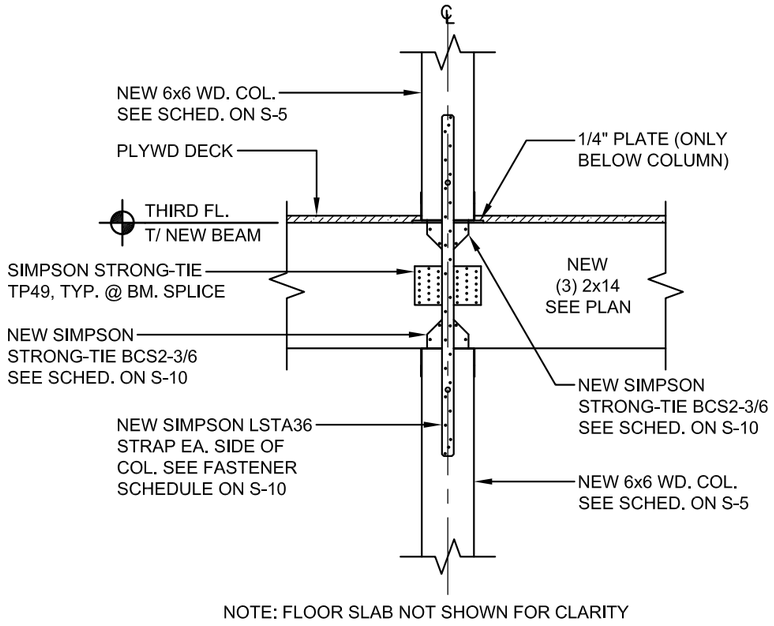
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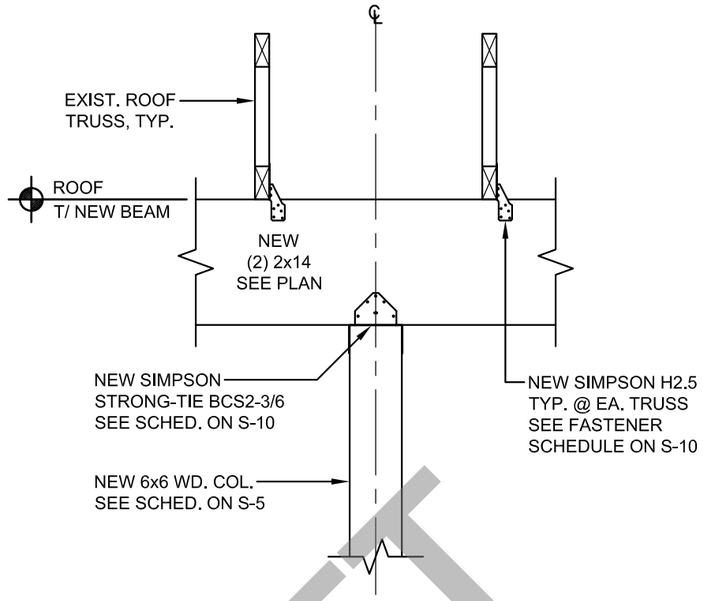
Project **Village at Haile Condominium Association**
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Title **Section Details**
Project No. **1240125-0009412.00**
Orignal Size **ANSI D**
Sheet No. **S-9**
Sheet **10** of **13**



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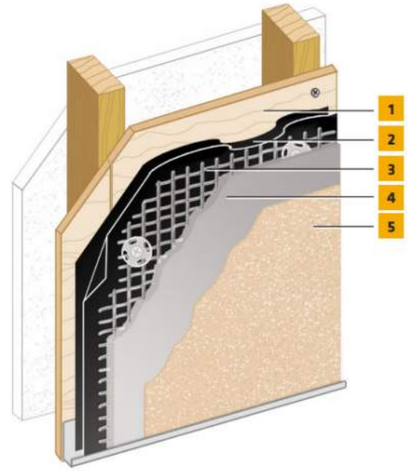
5 TYPICAL MID-SPAN COLUMN/BEAM DETAIL

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



6 TYPICAL MID-SPAN COLUMN/BEAM DETAIL

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



1. Acceptable Sheathing*
2. Water-Resistive Barrier
3. SikaWall Permalath 1000 or Metal Plaster Base
4. SikaWall Stucco Base
5. Senergy Finish

7 SENTRY STUCCO WALL SYSTEM

NO SCALE

DRAFT

FASTENER SCHEDULE

MODEL SERIES	FASTENERS	FLORIDA APPROVAL NO.
BCS2-3/6	(6) POST - 16d COMMON NAILS (3-1/2" x 0.162") (12) BEAM 10d COMMON NAILS (3" x 0.148") @ 30° TO 45° ANGLE	FL10860
H2.5	(5) TRUSS - 8d COMMON NAILS (2-1/2" x 0.131") (5) TOP PLATE - 8d COMMON NAILS (1-1/2" x 0.131")	FL10456
LSTA24	(14) 10d COMMON NAILS (3" x 0.148")	FL10456
LSTA36	(22) 10d COMMON NAILS (3" x 0.148")	FL10456
CCQ3-6SDS2.5	(30) SIMPSON STRONG-TIE STRONG-DRIVE (1/4" x 2-1/2") SDS HEAVY-DUTY CONNECTOR SCREWS	FL10860
TP49	(54) (0.131" x 2-1/2") NAILS, (0.131" x 1-1/2") NAILS OR #9 STRONG-DRIVE® SD SCREWS	

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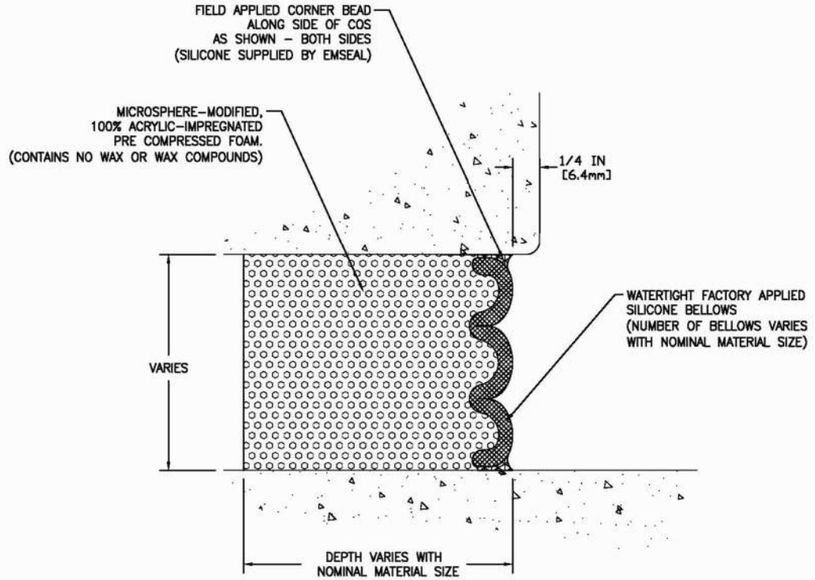
Title **Section Details**

Project No. **1240125-0009412.00**

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Sheet No. **S-10**

Sheet **11** of **13**



EMSEAL JOINT SYSTEMS LTD.

SEISMIC COLORSEAL – INSIDE CORNER – TYPICAL

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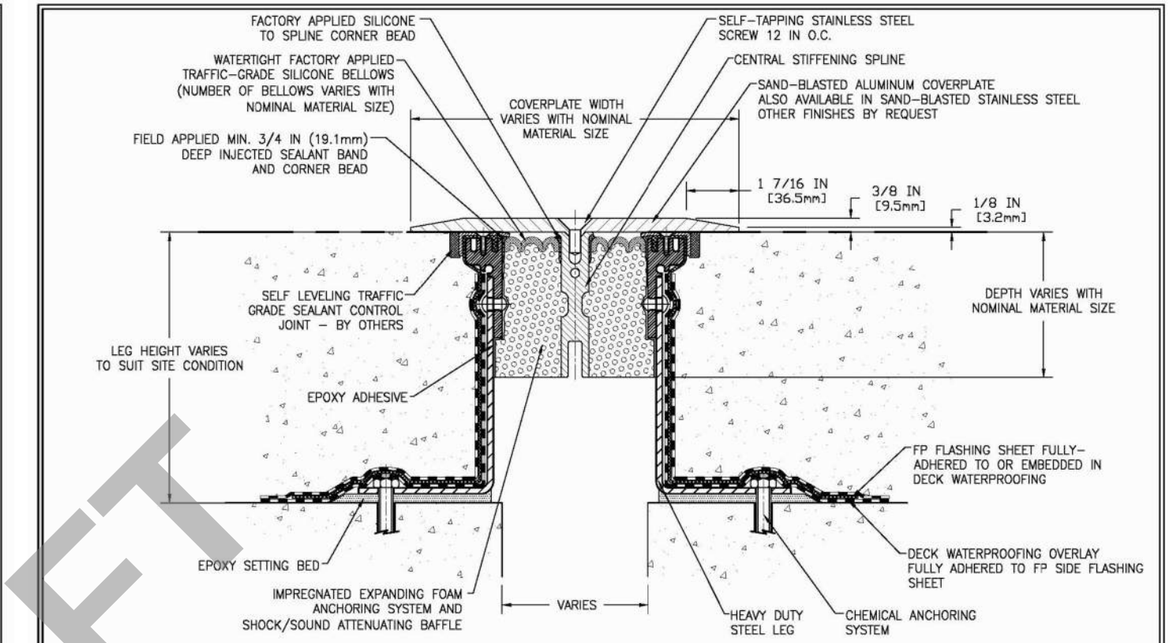
DRAWN BY:	DATE:	SCALE:	SHEET
SPA	2016/06/27	N.T.S.	No: 1 OF 1

PART NUMBER: COS_WW_INSIDE_CORNER_TYPICAL

8 TYPICAL VERTICAL JOINT

N.T.S.

NOTE:
DETAIL IS TYPICAL, CONTRACTOR IS RESPONSIBLE FOR SUBMITTING FOR APPROVAL.



NOTE: 3/8 IN (9.5mm) COVERPLATES FOR VEHICLE AND PEDESTRIAN–TRAFFIC USE
(FOR PEDESTRIAN–TRAFFIC ONLY, USE 1/4 IN (6.4mm) COVERPLATE)

MOVEMENT: ±50% (TOTAL 100%) OF NOMINAL MATERIAL SIZE

EMSEAL JOINT SYSTEMS LTD.

SJS–FP – DECK TO DECK – TYPICAL

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DRAWN BY:	DATE:	SCALE:	SHEET
LJL	2020/12/08	N.T.S.	No: 1 OF 1

PART NUMBER: SJS_FP_DD_CONC_TYPICAL

9 TYPICAL HORIZONTAL JOINT

N.T.S.

NOTE:
DETAIL IS TYPICAL, CONTRACTOR IS RESPONSIBLE FOR SUBMITTING FOR APPROVAL.

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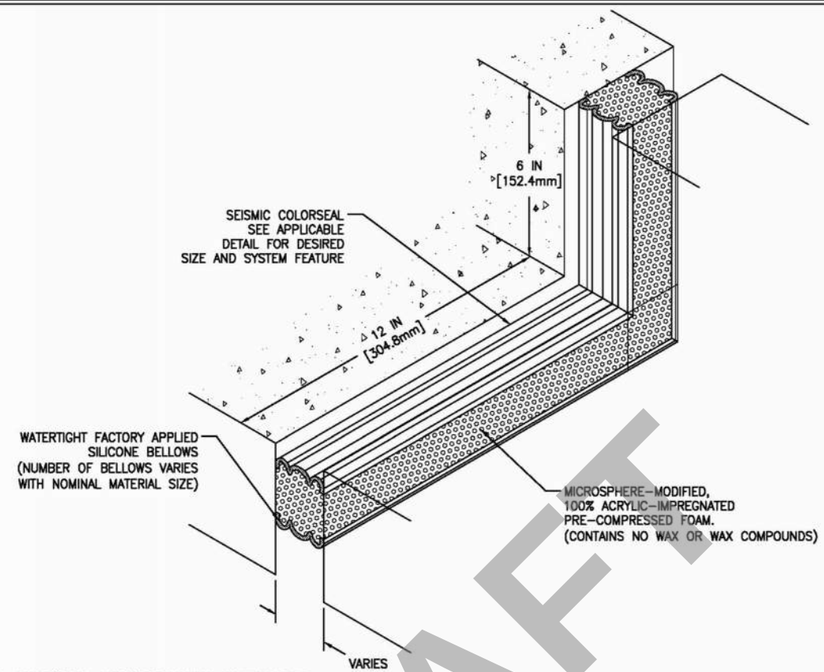
Title **Section Details**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-11**

Sheet 12 of 13



10 TYPICAL TRANSITIONS JOINT
N.T.S.

NOTE:
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Sheet No. **S-12**
Sheet 13 of 13

MILESTONE RESTORATION DESIGN - BUILDING C

VILLAGE AT HAILE CONDOMINIUM ASSOCIATION

9119 SW 52ND AVE, UNITS 101 THROUGH 302
GAINESVILLE, FLORIDA 32608

MARCH 2026

PROJECT NUMBER: 1240125-0009412.00

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AREA MAP



LOCATION VIEW

BUILDING C ADDRESS INDEX

9119 SW 52ND AVE UNIT 101 GAINESVILLE, FL 32608
9119 SW 52ND AVE UNIT 201 GAINESVILLE, FL 32608
9119 SW 52ND AVE UNIT 301 GAINESVILLE, FL 32608
9119 SW 52ND AVE UNIT 102 GAINESVILLE, FL 32608
9119 SW 52ND AVE UNIT 202 GAINESVILLE, FL 32608
9119 SW 52ND AVE UNIT 302 GAINESVILLE, FL 32608

Seal

No.	Issue	Drawn	Approved	Date

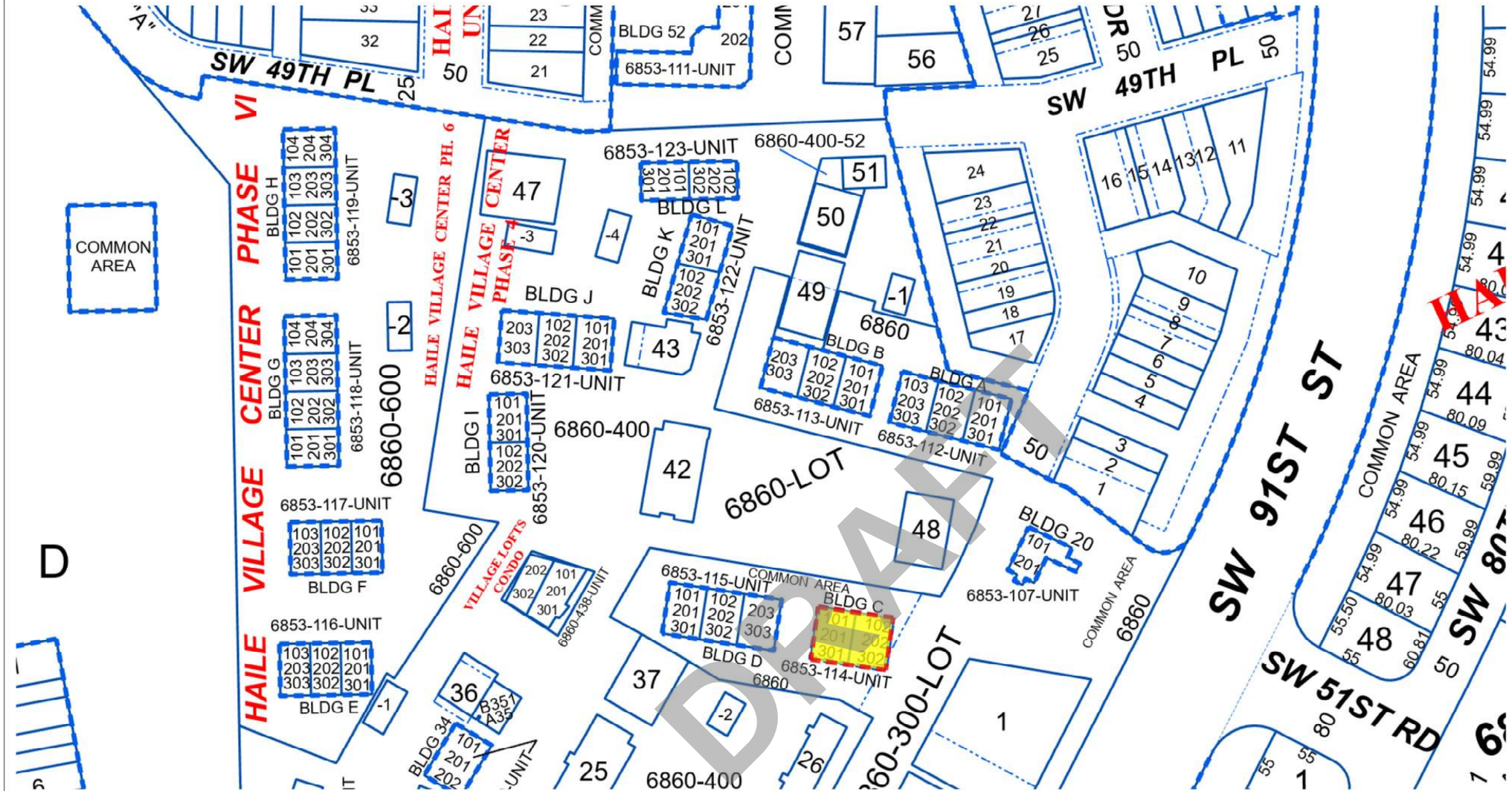
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Project **Village at Haile Condominium Association**
9119 SW 52nd Ave., Units 101 - 302, Gainesville, Florida 32608
Title **Cover Sheet**
Project No. **1240125-0009412.00**
Original Size **ANSI D**
Sheet No. **S-0**
Sheet 1 of ---



DRAFT

LIMITED SITE PLAN

HAILE VILLAGE CENTER BLDG A THE VILLAGE AT HAILE CONDO
SITUATED IN SECTION 19, TOWNSHIP 10 SOUTH, RANGE IS 19 EAST,
ALACHUA COUNTY, FLORIDA

N

GRAPHIC SCALE
0 25 50 100

NOTE: BASE MAP GENERATED FROM ALACHUA COUNTY PROPERTY APPRAISER DATED 02/26/2026.

Seal

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Project: Village at Haile Condominium Association
9119 SW 52nd Ave., Units 101 - 302, Gainesville, Florida 32608
Title: Site Plan
Project No. 1240125-0009412.00
Original Size: ANSI D
Sheet No. S-1
Sheet 2 of ----

I. GENERAL NOTES

1. All work shall conform to the Florida Building Code (2023 FBC - Building, Existing Building, Residential), ASCE 7_16, ACI 318_19, NDS 2018, and TMS 402/602.
2. The most stringent requirement shall govern when conflicts occur between drawings, notes, specifications, or manufacturer instructions.
3. Contractor must field_verify all dimensions, elevations, member sizes, bearing conditions, and quantities before ordering materials or beginning work.
4. No deviation from the drawings shall be made without written Engineer-of-Record (EOR) approval.
5. All material submittals (wood, anchors, connectors, sealants, waterproofing, joint products, grout, flashing, etc.) shall be submitted to the EOR for review and approval prior to installation.
6. Any deterioration, concealed damage, moisture intrusion, fungal decay, or insect damaged material discovered during work shall be reported immediately to the EOR prior to reconstruction.
7. Contractor shall coordinate all work with HOA and building management to maintain safe access to units during construction.
8. Existing structural members not indicated for removal shall remain; protect from damage, vibration, or temporary overload.
9. Contractor is responsible for all means, methods, sequencing, shoring, temporary supports, and must ensure the structure remains stable during all phases of demolition and rebuilding.
10. The EOR shall be notified minimum 48 hours before required inspections or concealed condition verifications.

II. CONSTRUCTION SAFETY

1. The contractor is solely responsible for strictly following all safety regulations, programs, and precautions related to all work on this project.
2. The contractor is solely responsible for the protection of persons and property either on or adjacent to the project and shall protect the same against injury, damage, or loss.
3. No openings shall be added, nor any changes in size, dimension, or location, shall be made in any structural elements without the written approval of the engineer.
4. The contractor is responsible for limiting the amount of construction load imposed or placed on the existing structure. These loads shall not exceed the capacity of the existing structure at any time. The contractor is responsible for informing any subcontractors and ensuring that they do not violate this important requirement.
5. Any temporary bracing and supports required to accommodate the contractor's means and methods shall be the responsibility of the contractor. The contractor is responsible for designing, furnishing, erecting, and removing any temporary supports and bracing required during construction.
6. The contractor shall be responsible for means and methods of construction and erection of materials in accordance with the drawings.
7. Where construction tolerances allow for variations in location, size, etc. of structural elements, it shall be the responsibility of the contractor to provide all materials and labor necessary to modify connection elements as required to provide a finished product which is in accordance with the requirements of the drawings. Any such modifications required shall be reviewed and approved by the engineer prior to execution.
8. The building repairs outlined in these drawings should be performed under the observation and monitoring of an NV5 representative to check for satisfactory completion of repairs as outlined herein, and modifications to the design can be made if required.
9. The engineer shall be notified at the proper time if/when items are ready for field review. Sufficient notice of one week shall be given to allow scheduling of any field review.

III. DRAWINGS & COORDINATION

1. The dimensions shown on these drawings are based upon orginal design details provided to NV5. The contractor is responsible for confirming all dimensions shown on the drawings and to notify the engineer of any discrepancies between dimensions in the field and dimensions shown on the drawings.
2. Plans, sections, and details are not to be scaled for determination of quantities, lengths, or fit of materials.
3. Anything which, in the opinion of the contractor, appears to be deficiencies, omissions, contradictions, or ambiguities in the drawings, shall be brought to the attention of the engineer in the form of a Request For Information (RFI). Corrections or written interpretations shall be issued by the engineer before construction in the affected work area may proceed.
4. The contractor shall verify all existing conditions, including dimensions, prior to ordering materials or proceeding with new work in areas affected by existing conditions. The engineer shall be informed in writing of conflicts between existing and proposed new construction.
4. Details are marked at the specific location where they apply, but also indicate general construction requirements for other locations with similar conditions. These areas will be denoted as "typical" (TYP.)

IV. DEMOLITION (WITH TEMPORARY SHORING)

1. Demolition shall proceed only as required to perform the repairs shown in the drawings.
2. Temporary shoring is REQUIRED prior to removal or disturbance of:
   - Existing beams
   - Existing joists
   - Columns or column supports
   - Slab segments near column bases
   - Any load_bearing or diaphragm_contributing components
3. Shoring must:
   - Support full dead + live loads expected during construction.
   - Remain in place until new framing is installed, fastened, and inspected.
   - Prevent damage, settlement, or rotation of adjacent structural members.
4. Structural stability of surrounding floors, walls, and roof framing must be maintained throughout demolition.
5. Demo cuts shall be clean, square, and controlled, avoiding over excavation.
6. Protect utilities, existing finishes to remain, and adjacent units from vibration and impact.
7. Remove all debris promptly and maintain safe walkable surfaces.

V. WOOD FRAMING

1. All structural wood shall be SYP No.2 or better; pressure_treated UC4A at concrete/masonry interfaces.
2. Replace beams per plan using (2) 2×14, (3) 2×14, or matched existing sizes.
3. Built-up beams shall be fastened to act as one unit using 10d nails @ 12" O.C. staggered, unless noted otherwise.
4. All lumber shall be straight, free of twist/warp, and properly stored to prevent moisture absorption.
5. All fasteners and connectors shall be Simpson Strong-Tie (or EOR approved equal) installed per manufacturer instructions.
6. Use structural connector nails or SDS screws only - no drywall or deck screws permitted.
7. Wood replacement areas shall be rebuilt in kind, matching original dimensions and load path.

VI. COLUMN INSTALLATION (4×4 AND 6×6)

1. Columns to be installed per plan:
   - P1: 6×6 PT SYP No.2
   - P2: 4×4 PT SYP No.2
2. Provide Simpson BCS2-3/6, CCQ, or applicable post caps per details on sheets S-10 and S-11.
3. Install flashing boots at all column bases to isolate wood from concrete/water exposure.
4. Columns must bear on a full, level surface with non-compressible shims only (stainless or engineered).
5. Secure columns plumb before beam installation.
6. Coordinate with waterproofing trades to ensure continuous seal at bases.

VII. EXPANSION JOINTS (VERTICAL, HORIZONTAL & TRANSITIONS)

1. Vertical joints at CMU/wood interfaces:
   - Use Sika Emseal Colorseal.
2. Horizontal joints at breezeway slabs/walkways:
   - Use Sika Emseal SJS_FP.
3. Transitions between vertical/horizontal joints:
   - Use factory_fabricated Emseal transition units.
4. All joints shall maintain a continuous watertight seal and be installed per manufacturer instructions.
5. Expansion joints at exposed walkway surfaces shall be tooled joints, as noted in the plans.

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Seal

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9119 SW 52nd Ave., Units 101 - 302, Gainesville, Florida 32608
Title **General Structural Notes**
Project No. **1240125-0009412.00**
Original Size **ANSI D**
Sheet No. **S-2**
Sheet 3 of ---

VIII. SLAB REPAIR, SLOPING & WATERPROOFING

1. Rebuild slab edges or cut_outs using concrete to match adjacent thickness unless detailed otherwise.
2. Provide a minimum slope of 1/4" per foot away from building walls and toward drainage paths.
3. Apply a fully adhered waterproofing membrane compatible with pedestrian traffic.
4. Membrane shall extend up vertical surfaces (curbs, walls, columns) to manufacturer_required height.
5. Ensure transitions to Emseal products are continuous and properly terminated.

IX. NON-SHRINK GROUT

1. Use non_shrink, non_metallic grout with compressive strength ≥ 5,000 psi @ 28 days.
2. Grout shall be used for:
   - Slab patching around columns
   - Filling anchor pockets
   - Surface leveling under column bases
3. Prepare substrate per manufacturer requirements; fully consolidate grout and finish flush unless slope is required.
4. Anchor embedment must follow ESR data for the approved anchor type (typically 8-12 anchor diameters).

X. STUCCO REMOVAL & REPLACEMENT

1. Remove only the stucco necessary to complete structural repairs.
2. Reinstall stucco using:
   - WRB (water_resistive barrier)
   - Sika Permalath 1000 or metal lath
   - Sika stucco base/scratch coat
   - Senergy finish (or matching existing finish)
3. Blend texture and color to match existing adjacent surfaces.
4. Terminate stucco cleanly at expansion joints with proper sealant or Emseal interface.

XI. MOISTURE DAMAGED WOOD - CHASE-OUT PROCEDURE

1. Remove finishes and sheathing to expose damaged areas fully.
2. Continue removal until only solid, undamaged, structurally sound wood remains.
3. Notify the EOR for verification before reconstruction.
4. Replace wood in_kind using matching sizes and grades.
5. Treat surrounding wood with borate preservative if fungal staining or beginning decay is observed.
6. Ensure all new connections meet NDS edge distance, spacing, and fastener requirements.

XII. ANCHORS & FASTENER SPECIFICATIONS

1. Adhesive anchors shall be:
   - Simpson SET-XP, Hilti HY-200, or approved equal.
2. Install anchors according to ESR instructions including brush-blow-vac hole cleaning.
3. Hot-dip galvanized fasteners shall meet ASTM A153; anchor bolts per ASTM F1554 where applicable.
4. All connectors installed per Simpson Strong-Tie requirements.

XIII. INSPECTIONS AND QUALITY CONTROL

1. All work is subject to inspection by local building official.
2. Concealed work shall not be covered prior to inspection.
3. Engineer reserves the right to perform observational site visits.

XIV. BUILDING CODE & DESIGN CRITERIA

Building Classification

- Occupancy: Residential (R_2 - Multi_Family / Condominium)
- Construction Type: Per drawings (typically V_B unless noted otherwise)
- Building Height: 3 stories
- Exposure: Urban environment, Exposure Category “C” (as typical for Gainesville unless shielded)

Wind Design (ASCE 7_16, FBC 2023)

- Basic Wind Speed (Vult): 147 mph
- Allowable Stress Design Wind (VASD): 114 mph
- Importance Category (Risk Category): II
- Internal Pressure Coefficient: ± per condo classification and enclosure type
- Exposure Category: C
- All components & cladding, connectors, and exterior repairs must satisfy local wind pressures.

Live Loads:

- Breezeways / Exterior Walkways: 100 psf
- Roof Live Load: 20 psf

Dead Loads:

- 4" concrete topping slab: approx. 50 psf
- Breezeway framing dead load (joists, ledgers, sheathing): approx. 10-12 psf
- Roof framing + sheathing + underlayment: approx. 10-15 psf
- Roof finishes (shingles, felt, etc.): approx. 3-5 psf

DRAWING SHEET INDEX

S-0 Cover Sheet
S-1 Site Plan
S-2 General Structural Notes
S-3 General Structural Notes
S-4 First Floor Breezeway Plan
S-5 Second Floor Breezeway Framing Plan
S-6 Third Floor Breezeway Framing Plan
S-7 Roof Breezeway Framing Plan
S-8 Breezeway Elevation
S-9 Section Details
S-10 Section Details
S-11 Section Details
S-12 Section Details

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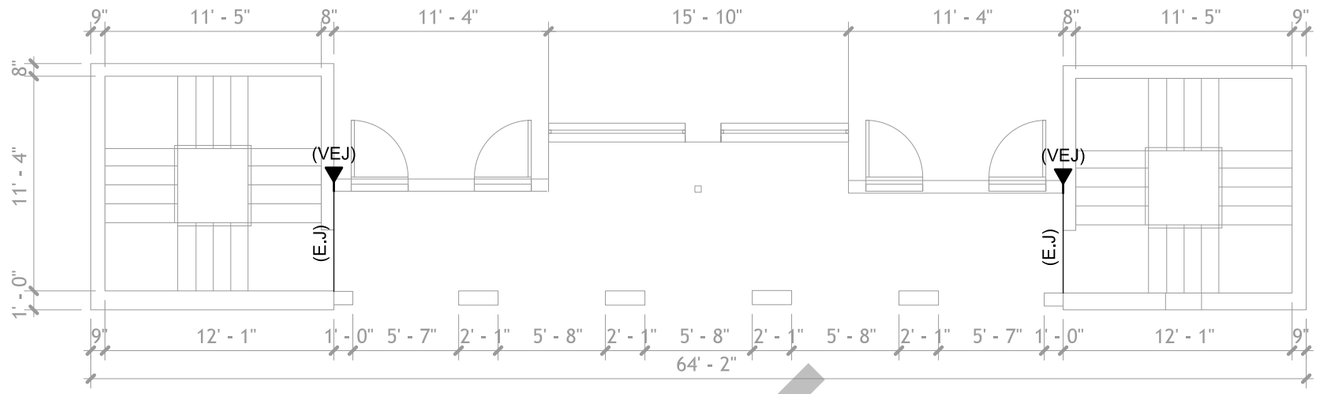
Title **General Structural Notes**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-3**

Sheet **4** of **---**



FIRST FLOOR BREEZEWAY PLAN

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

NOTES:

1. FOR GENERAL STRUCTURAL NOTES, SEE SHEET S-2 AND S-3.
2. (E.J) DENOTES EXPANSION JOINTS. EXPANSION JOINTS AT EXPOSED TO WEATHER WALKWAYS SHALL BE TOOLED JOINTS.
3. VERTICAL EXPANSION JOINT SHOWN THUS ◀ (VEJ) ON PLAN.
4. DIMENSION SHOWN ON DRAWINGS ARE APPROXIMATE, FOR CONTRACTOR REFERENCE. VERIFY ALL EXISTING DIMENSIONS AND ELEVATIONS, ALL ARCHITECTURAL, MECHANICAL, AND ELECTRICAL OPENINGS, AND ALL EXISTING UTILITIES BEFORE PROCEEDING WITH THE WORK.
5. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AND/OR SHORING FOR THE STRUCTURAL COMPONENTS DURING DEMOLITION AND UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED.

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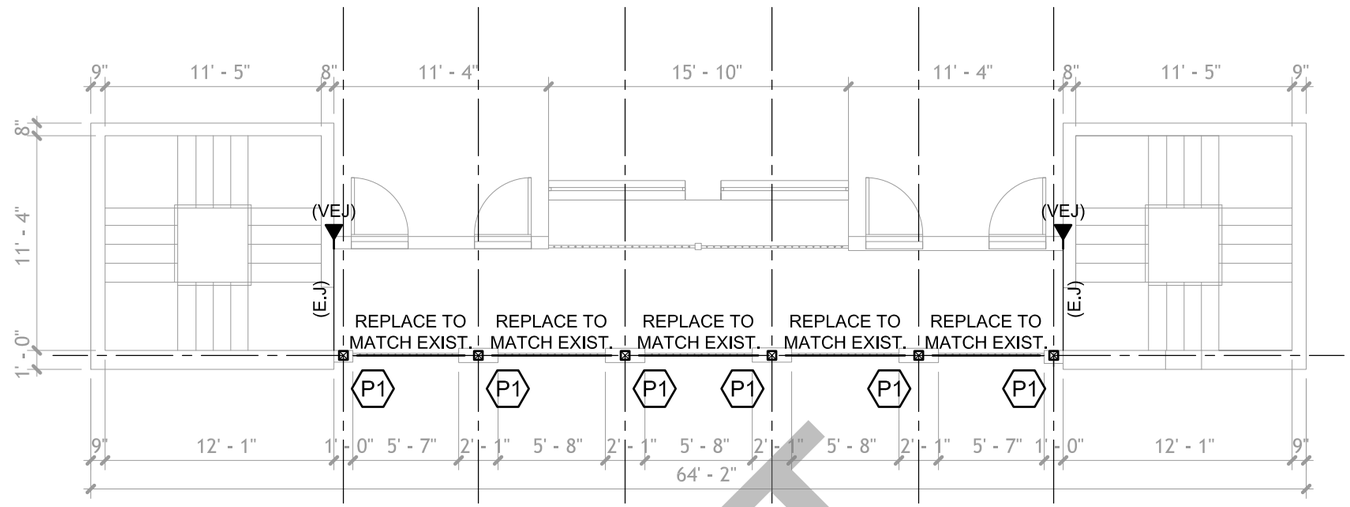
Title **First Floor Breezeway Plan**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-4**

Sheet **5** of **---**



SECOND FLOOR BREEZEWAY FRAMING PLAN

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

NOTES:

1. FOR GENERAL STRUCTURAL NOTES, SEE SHEET S-2 AND S-3.
2. COLUMN DESIGNATION SHOWN THUS ⟨P1⟩ ON PLAN. FOR SIZE SEE SCHEDULE ON SHEET S-5.
3. (E.J) DENOTES EXPANSION JOINTS. EXPANSION JOINTS AT EXPOSED TO WEATHER WALKWAYS SHALL BE TOOLED JOINTS.
4. VERTICAL EXPANSION JOINT SHOWN THUS ◀ (VEJ) ON PLAN.
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TIMBER COLUMN SCHEDULE

MARK	COLUMN SIZE (NOMINAL)	COLUMN BASE	REMARKS
⟨P1⟩	6"x6" SYP NO. 2 PT WOOD POST	XX	

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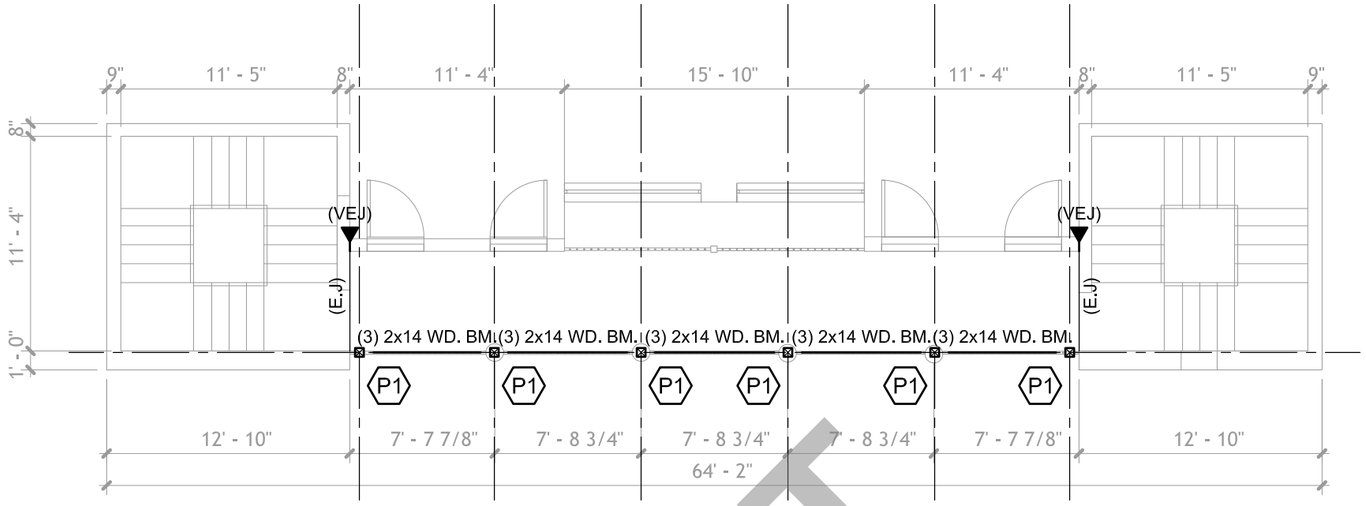
Title **Second Floor Breezeway Framing Plan**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-5**

Sheet **6** of **---**



THIRD FLOOR BREEZEWAY FRAMING PLAN

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

NOTES:

1. FOR GENERAL STRUCTURAL NOTES, SEE SHEET S-2 AND S-3.
2. COLUMN DESIGNATION SHOWN THUS ⟨P1⟩ ON PLAN. FOR SIZE SEE SCHEDULE ON SHEET S-5.
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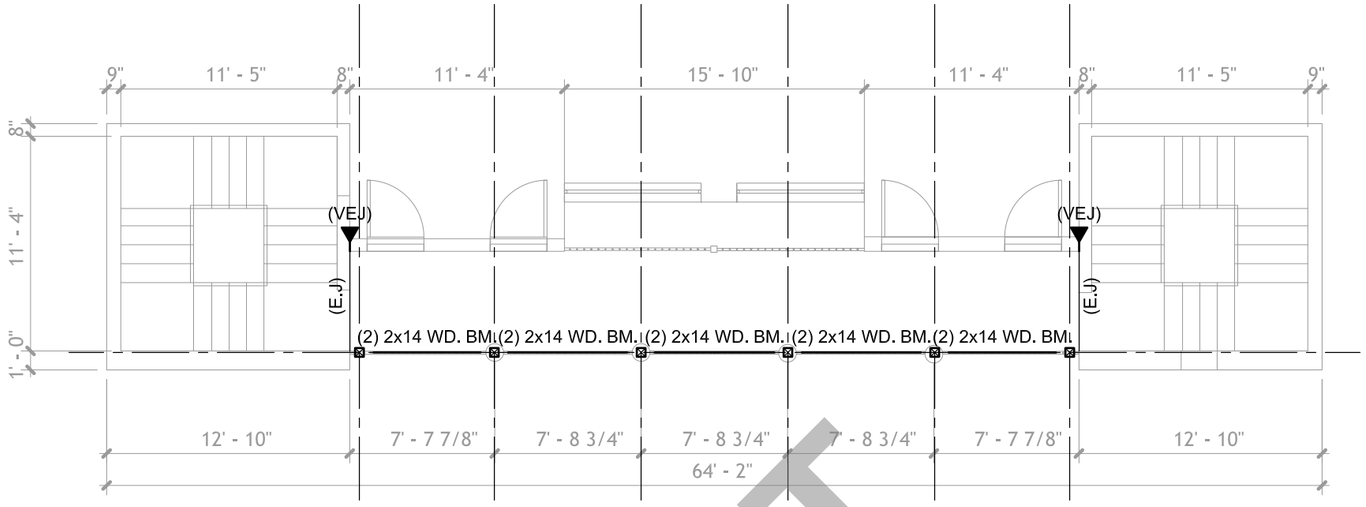
Title **Third Floor Breezeway Framing Plan**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-6**

Sheet **7** of **---**



ROOF BREEZEWAY FRAMING PLAN

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

NOTES:

1. FOR GENERAL STRUCTURAL NOTES, SEE SHEET S-2 AND S-3.
2. DIMENSION SHOWN ON DRAWINGS ARE APPROXIMATE, FOR CONTRACTOR REFERENCE. VERIFY ALL EXISTING DIMENSIONS AND ELEVATIONS, ALL ARCHITECTURAL, MECHANICAL, AND ELECTRICAL OPENINGS, AND ALL EXISTING UTILITIES BEFORE PROCEEDING WITH THE WORK.
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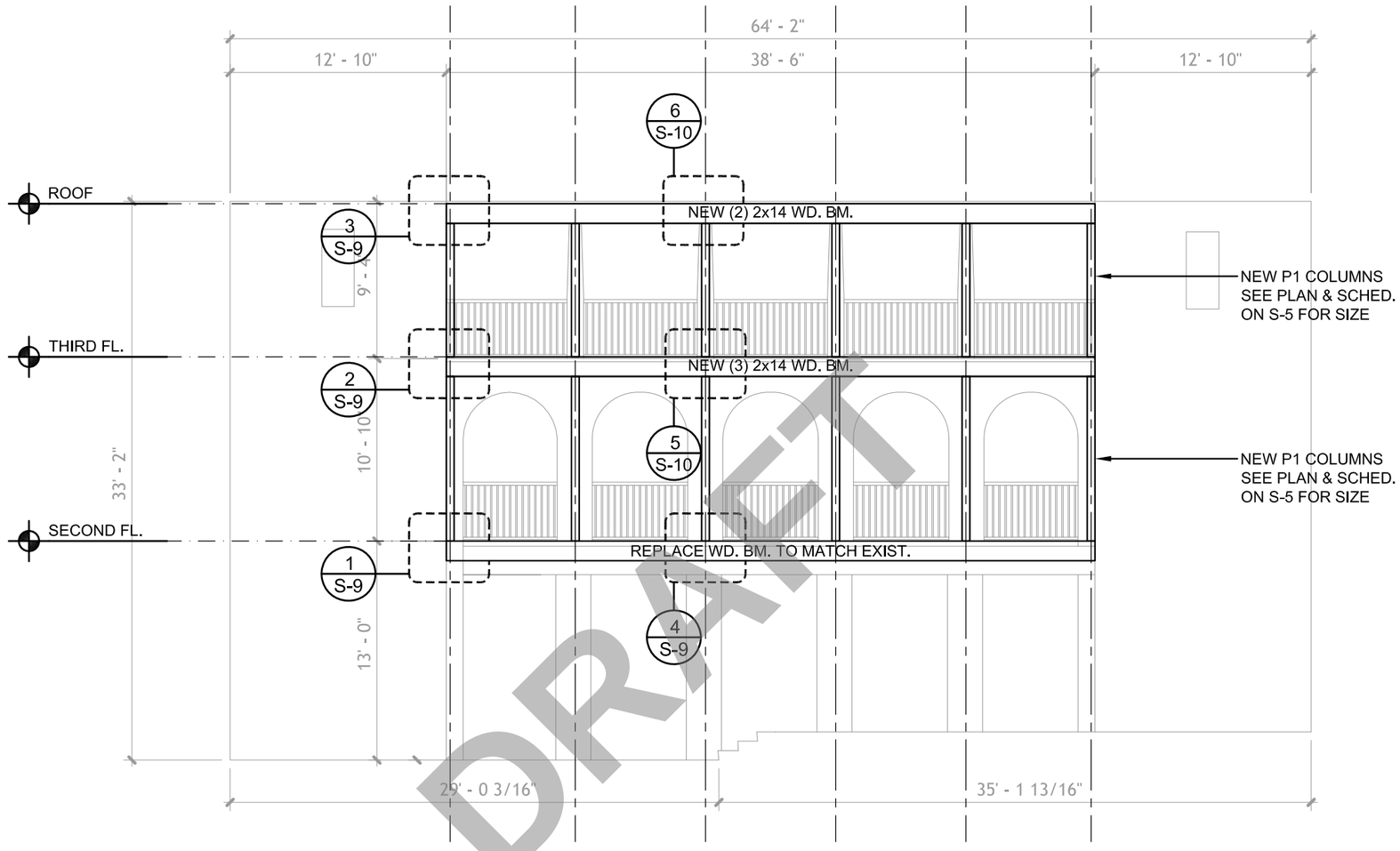
Title **Roof Breezeway Framing Plan**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-7**

Sheet **8** of **---**



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BREEZWAY ELEVATION

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

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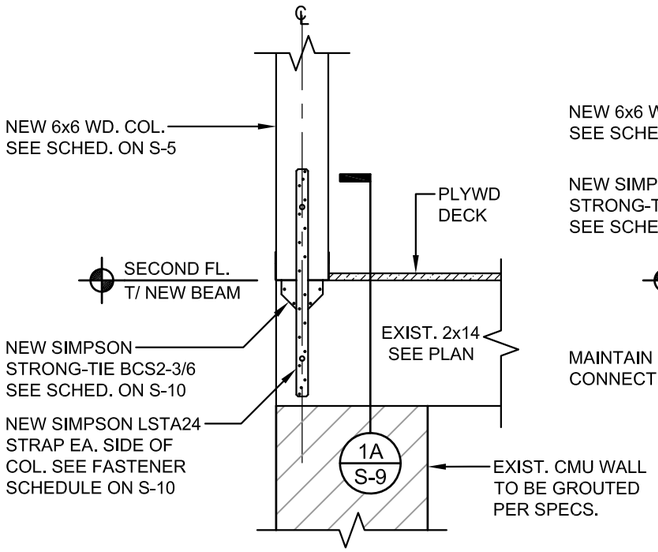
Title **Breezeway Elevation**

Project No. **1240125-0009412.00**

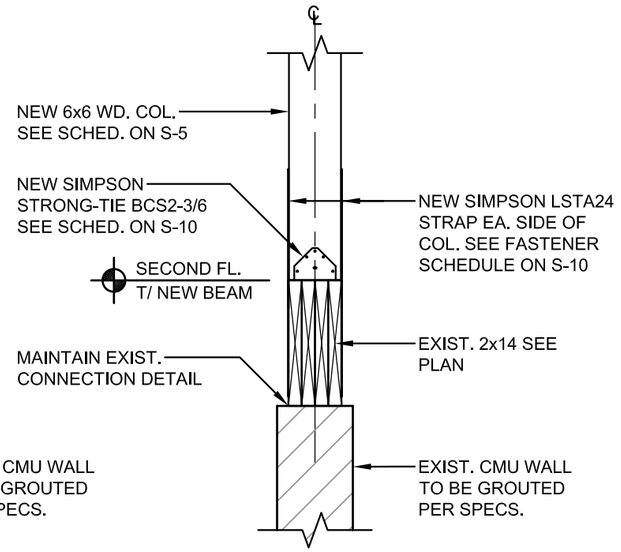
Original Size **ANSI D**

Sheet No. **S-8**

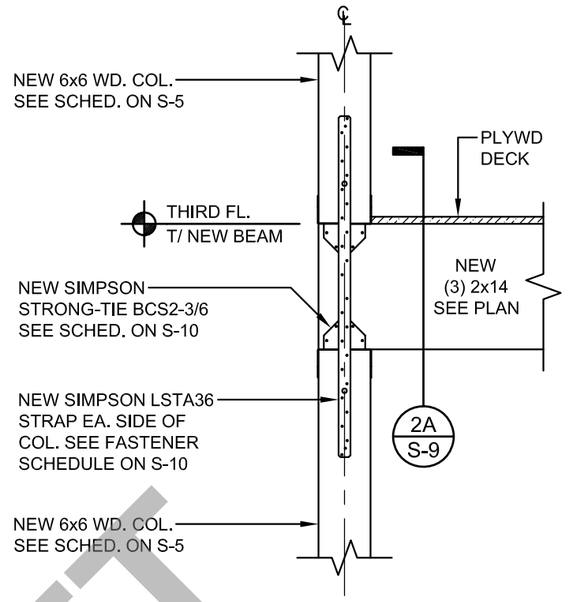
Sheet **9** of **---**



1 COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"

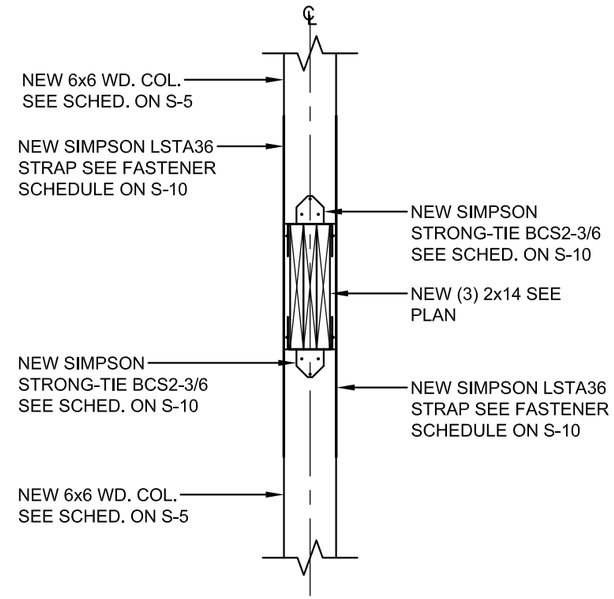


1A COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"



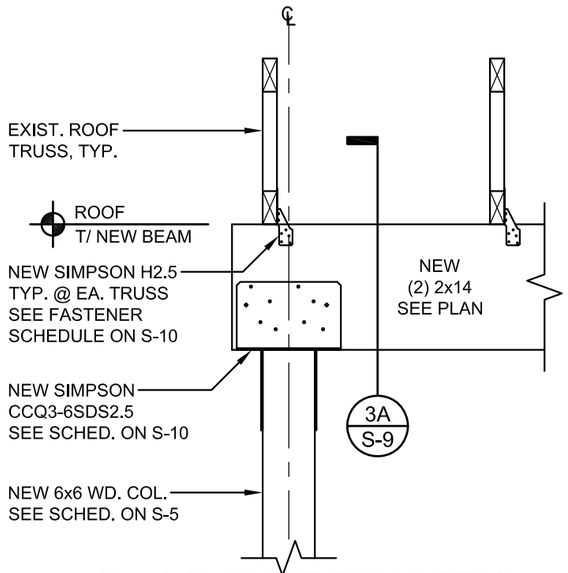
NOTE: FLOOR SLAB NOT SHOWN FOR CLARITY.

2 COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"

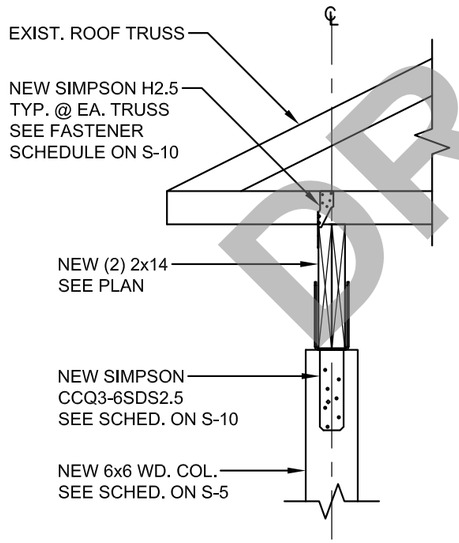


NOTE: FLOOR SLAB NOT SHOWN FOR CLARITY.

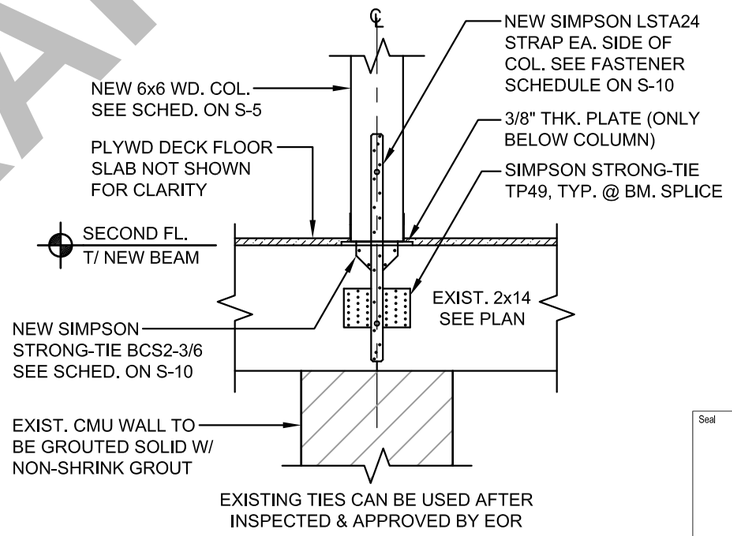
2A COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"



3 COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"



3A COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"



TYPICAL MID-SPAN
4 COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"

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0 1"

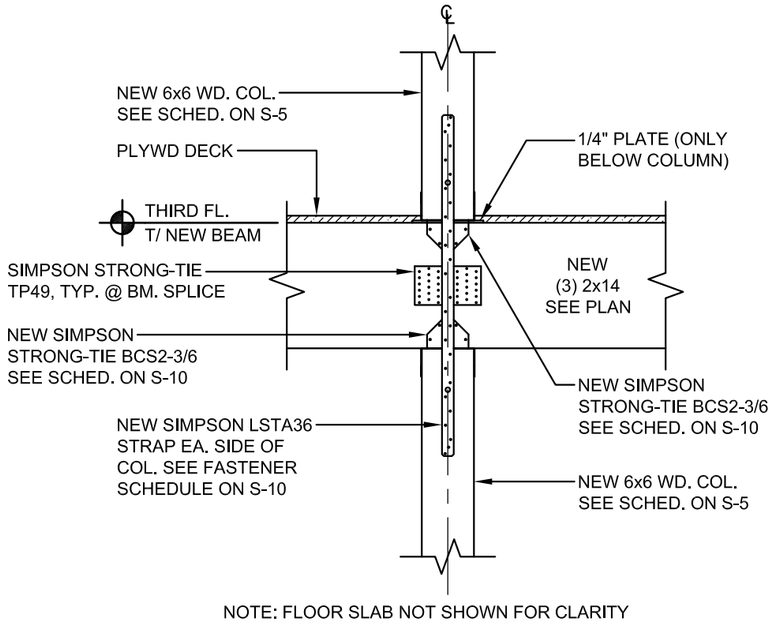
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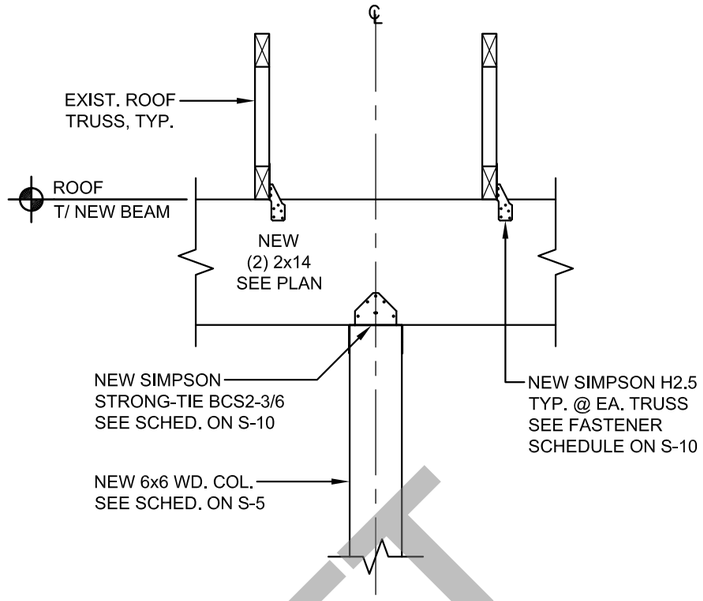
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Project **Village at Haile Condominium Association**
9119 SW 52nd Ave., Units 101 - 302, Gainesville, Florida 32608
Title **Section Details**
Project No. **1240125-0009412.00**
Orignal Size **ANSI D**
Sheet No. **S-9**
Sheet **10** of **---**



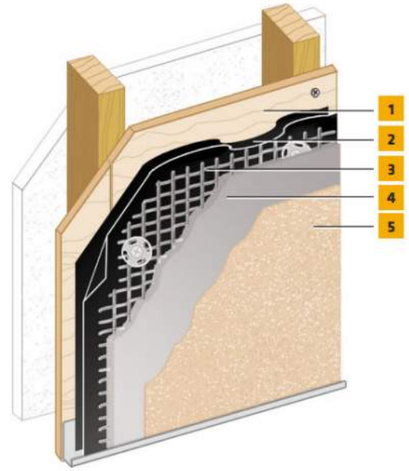
5 TYPICAL MID-SPAN COLUMN/BEAM DETAIL

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



6 TYPICAL MID-SPAN COLUMN/BEAM DETAIL

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



1. Acceptable Sheathing*
2. Water-Resistive Barrier
3. SikaWall Permalath 1000 or Metal Plaster Base
4. SikaWall Stucco Base
5. Senergy Finish

7 SENTRY STUCCO WALL SYSTEM

NO SCALE

DRAFT

FASTENER SCHEDULE

MODEL SERIES	FASTENERS	FLORIDA APPROVAL NO.
BCS2-3/6	(6) POST - 16d COMMON NAILS (3-1/2" x 0.162") (12) BEAM 10d COMMON NAILS (3" x 0.148") @ 30° TO 45° ANGLE	FL10860
H2.5	(5) TRUSS - 8d COMMON NAILS (2-1/2" x 0.131") (5) TOP PLATE - 8d COMMON NAILS (1-1/2" x 0.131")	FL10456
LSTA24	(14) 10d COMMON NAILS (3" x 0.148")	FL10456
LSTA36	(22) 10d COMMON NAILS (3" x 0.148")	FL10456
CCQ3-6SDS2.5	(30) SIMPSON STRONG-TIE STRONG-DRIVE (1/4" x 2-1/2") SDS HEAVY-DUTY CONNECTOR SCREWS	FL10860
TP49	(54) (0.131" x 2-1/2") NAILS, (0.131" x 1-1/2") NAILS OR #9 STRONG-DRIVE® SD SCREWS	

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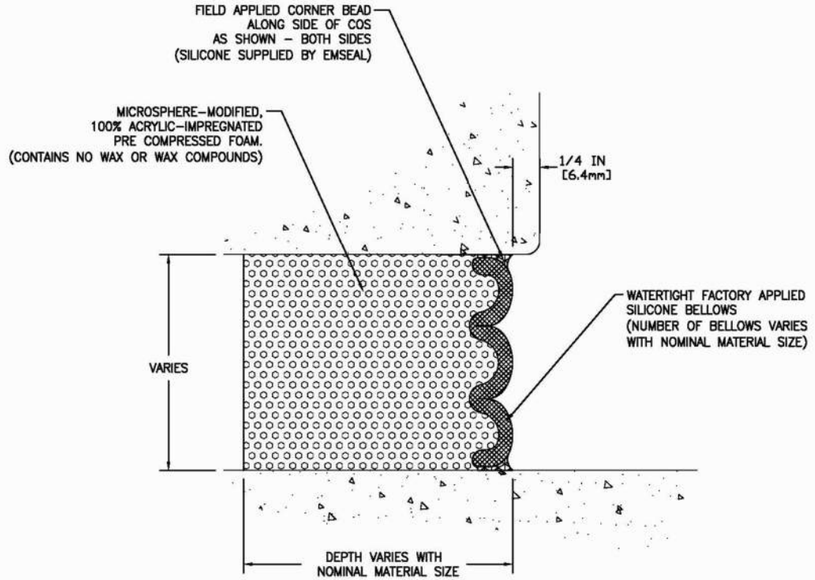
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9119 SW 52nd Ave., Units 101 - 302, Gainesville, Florida 32608

Title **Section Details**

Project No. **1240125-0009412.00**

Original Size **ANSI D** Sheet No. **S-10** Sheet 11 of ---



EMSEAL JOINT SYSTEMS LTD.

SEISMIC COLORSEAL – INSIDE CORNER – TYPICAL

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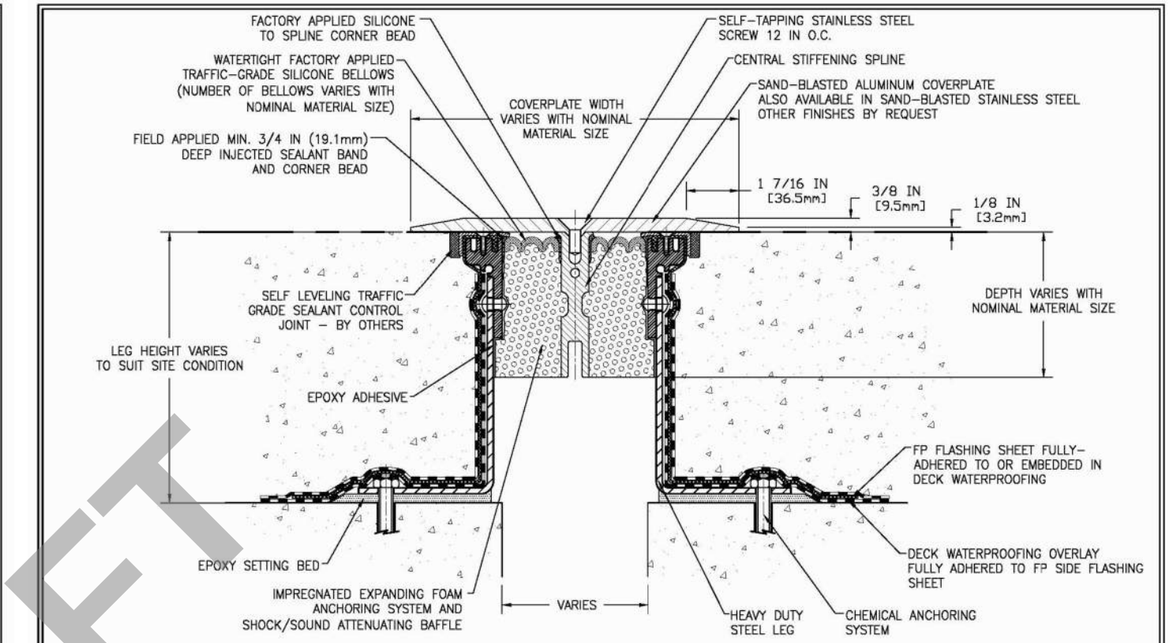
DRAWN BY:	DATE:	SCALE:	SHEET
SPA	2016/06/27	N.T.S.	No: 1 OF 1

PART NUMBER: COS_WW_INSIDE_CORNER_TYPICAL

8 TYPICAL VERTICAL JOINT

N.T.S.

NOTE:
DETAIL IS TYPICAL, CONTRACTOR IS RESPONSIBLE FOR SUBMITTING FOR APPROVAL.



NOTE: 3/8 IN (9.5mm) COVERPLATES FOR VEHICLE AND PEDESTRIAN–TRAFFIC USE
(FOR PEDESTRIAN–TRAFFIC ONLY, USE 1/4 IN (6.4mm) COVERPLATE)

MOVEMENT: ±50% (TOTAL 100%) OF NOMINAL MATERIAL SIZE

EMSEAL JOINT SYSTEMS LTD.

SJS–FP – DECK TO DECK – TYPICAL

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LJL	2020/12/08	N.T.S.	No: 1 OF 1

PART NUMBER: SJS_FP_DD_CONC_TYPICAL

9 TYPICAL HORIZONTAL JOINT

N.T.S.

NOTE:
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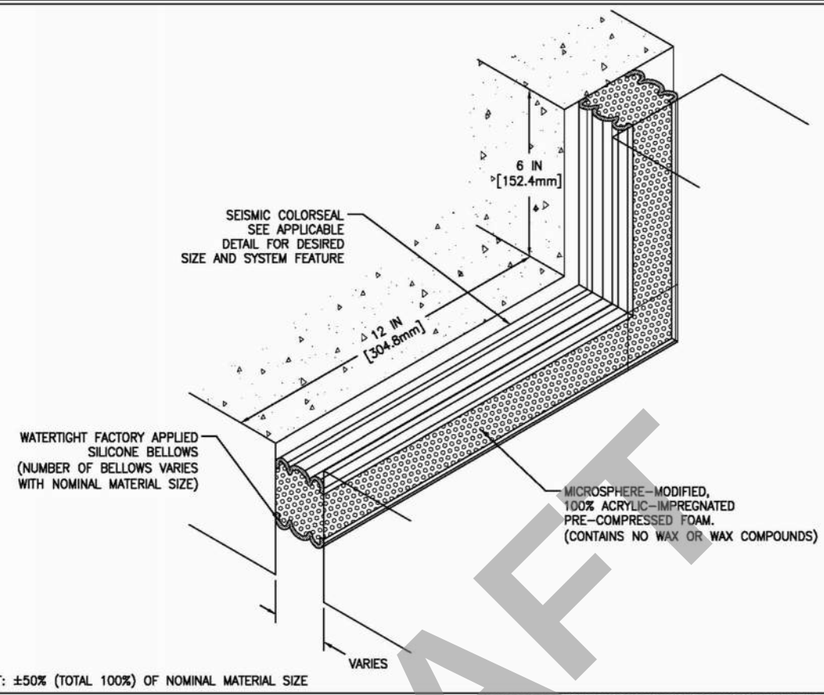
Title **Section Details**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-11**

Sheet 12 of ---



10 TYPICAL TRANSITIONS JOINT
N.T.S.

NOTE:
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Orignal Size **ANSI D**
Sheet No. **S-12**
Sheet 13 of ---

MILESTONE RESTORATION DESIGN - BUILDING D

VILLAGE AT HAILE CONDOMINIUM ASSOCIATION

9127 SW 52ND AVE, UNITS 101 THROUGH 303
GAINESVILLE, FLORIDA 32608

MARCH 2026

PROJECT NUMBER: 1240125-0009412.00

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AREA MAP



LOCATION VIEW

BUILDING D ADDRESS INDEX

9127 SW 52ND AVE UNIT 101 GAINESVILLE, FL 32608
9127 SW 52ND AVE UNIT 201 GAINESVILLE, FL 32608
9127 SW 52ND AVE UNIT 301 GAINESVILLE, FL 32608
9127 SW 52ND AVE UNIT 102 GAINESVILLE, FL 32608
9127 SW 52ND AVE UNIT 202 GAINESVILLE, FL 32608
9127 SW 52ND AVE UNIT 302 GAINESVILLE, FL 32608
9127 SW 52ND AVE UNIT 103 GAINESVILLE, FL 32608
9127 SW 52ND AVE UNIT 203 GAINESVILLE, FL 32608
9127 SW 52ND AVE UNIT 303 GAINESVILLE, FL 32608

Seal

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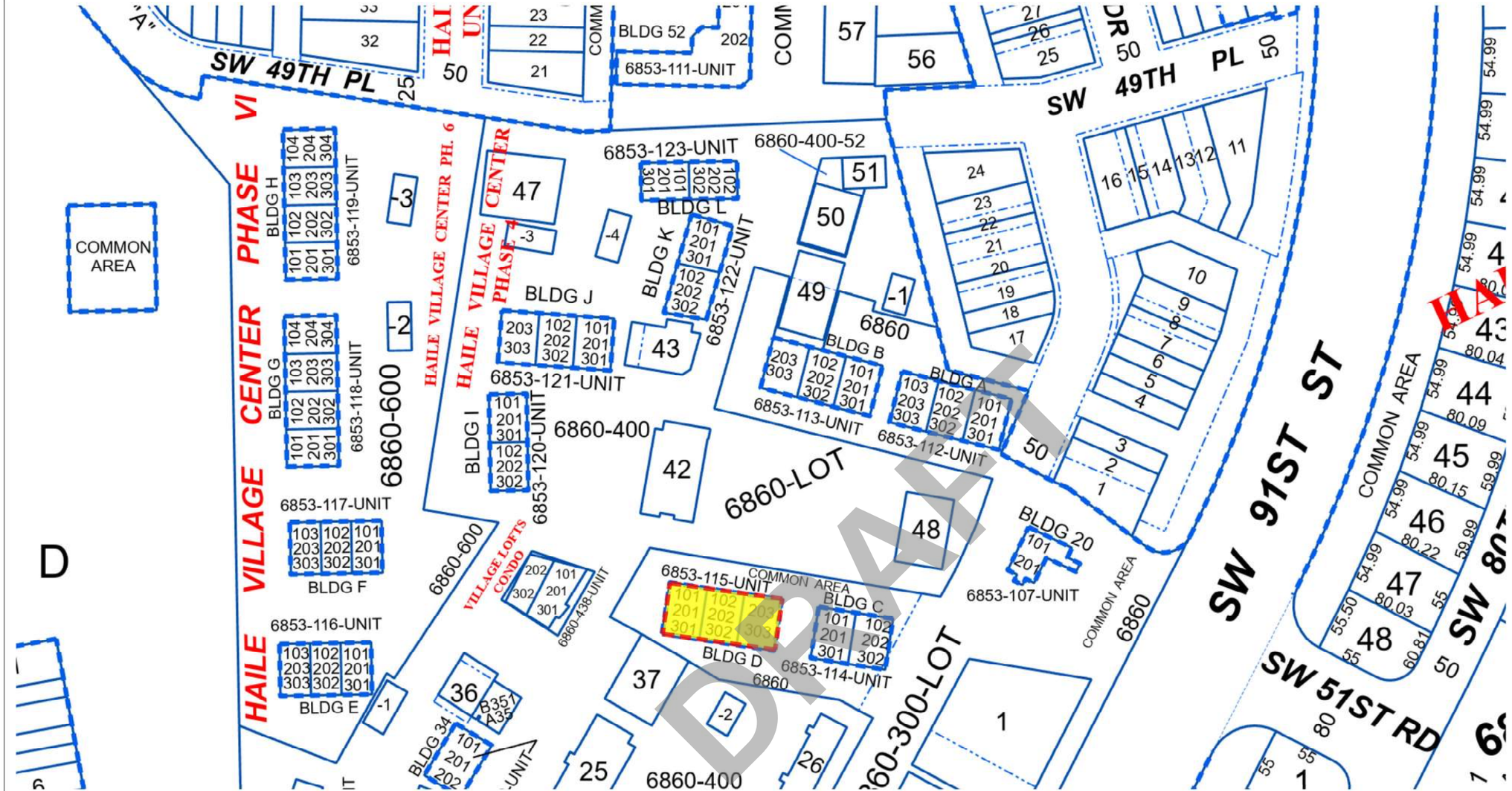
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Project **Village at Haile Condominium Association**
9127 SW 52nd Ave., Units 101 - 303, Gainesville, Florida 32608
Title **Cover Sheet**
Project No. **1240125-0009412.00**
Original Size **ANSI D**
Sheet No. **S-0**
Sheet 1 of 13





LIMITED SITE PLAN

HAILE VILLAGE CENTER BLDG A THE VILLAGE AT HAILE CONDO
SITUATED IN SECTION 19, TOWNSHIP 10 SOUTH, RANGE IS 19 EAST,
ALACHUA COUNTY, FLORIDA

N

GRAPHIC SCALE
0 25 50 100

NOTE: BASE MAP GENERATED FROM ALACHUA COUNTY PROPERTY APPRAISER DATED 02/26/2026.

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Project: Village at Haile Condominium Association
9127 SW 52nd Ave., Units 101 - 303, Gainesville, Florida 32608
Title: Site Plan
Project No. 1240125-0009412.00
Original Size: ANSI D
Sheet No. S-1
Sheet 2 of 13

I. GENERAL NOTES

1. All work shall conform to the Florida Building Code (2023 FBC - Building, Existing Building, Residential), ASCE 7_16, ACI 318_19, NDS 2018, and TMS 402/602.
2. The most stringent requirement shall govern when conflicts occur between drawings, notes, specifications, or manufacturer instructions.
3. Contractor must field_verify all dimensions, elevations, member sizes, bearing conditions, and quantities before ordering materials or beginning work.
4. No deviation from the drawings shall be made without written Engineer-of-Record (EOR) approval.
5. All material submittals (wood, anchors, connectors, sealants, waterproofing, joint products, grout, flashing, etc.) shall be submitted to the EOR for review and approval prior to installation.
6. Any deterioration, concealed damage, moisture intrusion, fungal decay, or insect damaged material discovered during work shall be reported immediately to the EOR prior to reconstruction.
7. Contractor shall coordinate all work with HOA and building management to maintain safe access to units during construction.
8. Existing structural members not indicated for removal shall remain; protect from damage, vibration, or temporary overload.
9. Contractor is responsible for all means, methods, sequencing, shoring, temporary supports, and must ensure the structure remains stable during all phases of demolition and rebuilding.
10. The EOR shall be notified minimum 48 hours before required inspections or concealed condition verifications.

II. CONSTRUCTION SAFETY

1. The contractor is solely responsible for strictly following all safety regulations, programs, and precautions related to all work on this project.
2. The contractor is solely responsible for the protection of persons and property either on or adjacent to the project and shall protect the same against injury, damage, or loss.
3. No openings shall be added, nor any changes in size, dimension, or location, shall be made in any structural elements without the written approval of the engineer.
4. The contractor is responsible for limiting the amount of construction load imposed or placed on the existing structure. These loads shall not exceed the capacity of the existing structure at any time. The contractor is responsible for informing any subcontractors and ensuring that they do not violate this important requirement.
5. Any temporary bracing and supports required to accommodate the contractor's means and methods shall be the responsibility of the contractor. The contractor is responsible for designing, furnishing, erecting, and removing any temporary supports and bracing required during construction.
6. The contractor shall be responsible for means and methods of construction and erection of materials in accordance with the drawings.
7. Where construction tolerances allow for variations in location, size, etc. of structural elements, it shall be the responsibility of the contractor to provide all materials and labor necessary to modify connection elements as required to provide a finished product which is in accordance with the requirements of the drawings. Any such modifications required shall be reviewed and approved by the engineer prior to execution.
8. The building repairs outlined in these drawings should be performed under the observation and monitoring of an NV5 representative to check for satisfactory completion of repairs as outlined herein, and modifications to the design can be made if required.
9. The engineer shall be notified at the proper time if/when items are ready for field review. Sufficient notice of one week shall be given to allow scheduling of any field review.

III. DRAWINGS & COORDINATION

1. The dimensions shown on these drawings are based upon orginal design details provided to NV5. The contractor is responsible for confirming all dimensions shown on the drawings and to notify the engineer of any discrepancies between dimensions in the field and dimensions shown on the drawings.
2. Plans, sections, and details are not to be scaled for determination of quantities, lengths, or fit of materials.
3. Anything which, in the opinion of the contractor, appears to be deficiencies, omissions, contradictions, or ambiguities in the drawings, shall be brought to the attention of the engineer in the form of a Request For Information (RFI). Corrections or written interpretations shall be issued by the engineer before construction in the affected work area may proceed.
4. The contractor shall verify all existing conditions, including dimensions, prior to ordering materials or proceeding with new work in areas affected by existing conditions. The engineer shall be informed in writing of conflicts between existing and proposed new construction.
4. Details are marked at the specific location where they apply, but also indicate general construction requirements for other locations with similar conditions. These areas will be denoted as "typical" (TYP.)

IV. DEMOLITION (WITH TEMPORARY SHORING)

1. Demolition shall proceed only as required to perform the repairs shown in the drawings.
2. Temporary shoring is REQUIRED prior to removal or disturbance of:
   - Existing beams
   - Existing joists
   - Columns or column supports
   - Slab segments near column bases
   - Any load_bearing or diaphragm_contributing components
3. Shoring must:
   - Support full dead + live loads expected during construction.
   - Remain in place until new framing is installed, fastened, and inspected.
   - Prevent damage, settlement, or rotation of adjacent structural members.
4. Structural stability of surrounding floors, walls, and roof framing must be maintained throughout demolition.
5. Demo cuts shall be clean, square, and controlled, avoiding over excavation.
6. Protect utilities, existing finishes to remain, and adjacent units from vibration and impact.
7. Remove all debris promptly and maintain safe walkable surfaces.

V. WOOD FRAMING

1. All structural wood shall be SYP No.2 or better; pressure_treated UC4A at concrete/masonry interfaces.
2. Replace beams per plan using (2) 2×14, (3) 2×14, or matched existing sizes.
3. Built-up beams shall be fastened to act as one unit using 10d nails @ 12" O.C. staggered, unless noted otherwise.
4. All lumber shall be straight, free of twist/warp, and properly stored to prevent moisture absorption.
5. All fasteners and connectors shall be Simpson Strong-Tie (or EOR approved equal) installed per manufacturer instructions.
6. Use structural connector nails or SDS screws only - no drywall or deck screws permitted.
7. Wood replacement areas shall be rebuilt in kind, matching original dimensions and load path.

VI. COLUMN INSTALLATION (4×4 AND 6×6)

1. Columns to be installed per plan:
   - P1: 6×6 PT SYP No.2
   - P2: 4×4 PT SYP No.2
2. Provide Simpson BCS2-3/6, CCQ, or applicable post caps per details on sheets S-10 and S-11.
3. Install flashing boots at all column bases to isolate wood from concrete/water exposure.
4. Columns must bear on a full, level surface with non-compressible shims only (stainless or engineered).
5. Secure columns plumb before beam installation.
6. Coordinate with waterproofing trades to ensure continuous seal at bases.

VII. EXPANSION JOINTS (VERTICAL, HORIZONTAL & TRANSITIONS)

1. Vertical joints at CMU/wood interfaces:
   - Use Sika Emseal Colorseal.
2. Horizontal joints at breezeway slabs/walkways:
   - Use Sika Emseal SJS_FP.
3. Transitions between vertical/horizontal joints:
   - Use factory_fabricated Emseal transition units.
4. All joints shall maintain a continuous watertight seal and be installed per manufacturer instructions.
5. Expansion joints at exposed walkway surfaces shall be tooled joints, as noted in the plans.

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9127 SW 52nd Ave., Units 101 - 303, Gainesville, Florida 32608
Title **General Structural Notes**
Project No. **1240125-0009412.00**
Original Size **ANSI D**
Sheet No. **S-2**
Sheet 3 of 13

VIII. SLAB REPAIR, SLOPING & WATERPROOFING

1. Rebuild slab edges or cut_outs using concrete to match adjacent thickness unless detailed otherwise.
2. Provide a minimum slope of 1/4" per foot away from building walls and toward drainage paths.
3. Apply a fully adhered waterproofing membrane compatible with pedestrian traffic.
4. Membrane shall extend up vertical surfaces (curbs, walls, columns) to manufacturer_required height.
5. Ensure transitions to Emseal products are continuous and properly terminated.

IX. NON-SHRINK GROUT

1. Use non_shrink, non_metallic grout with compressive strength ≥ 5,000 psi @ 28 days.
2. Grout shall be used for:
   - Slab patching around columns
   - Filling anchor pockets
   - Surface leveling under column bases
3. Prepare substrate per manufacturer requirements; fully consolidate grout and finish flush unless slope is required.
4. Anchor embedment must follow ESR data for the approved anchor type (typically 8-12 anchor diameters).

X. STUCCO REMOVAL & REPLACEMENT

1. Remove only the stucco necessary to complete structural repairs.
2. Reinstall stucco using:
   - WRB (water_resistive barrier)
   - Sika Permalath 1000 or metal lath
   - Sika stucco base/scratch coat
   - Senergy finish (or matching existing finish)
3. Blend texture and color to match existing adjacent surfaces.
4. Terminate stucco cleanly at expansion joints with proper sealant or Emseal interface.

XI. MOISTURE DAMAGED WOOD - CHASE-OUT PROCEDURE

1. Remove finishes and sheathing to expose damaged areas fully.
2. Continue removal until only solid, undamaged, structurally sound wood remains.
3. Notify the EOR for verification before reconstruction.
4. Replace wood in_kind using matching sizes and grades.
5. Treat surrounding wood with borate preservative if fungal staining or beginning decay is observed.
6. Ensure all new connections meet NDS edge distance, spacing, and fastener requirements.

XII. ANCHORS & FASTENER SPECIFICATIONS

1. Adhesive anchors shall be:
   - Simpson SET-XP, Hilti HY-200, or approved equal.
2. Install anchors according to ESR instructions including brush-blow-vac hole cleaning.
3. Hot-dip galvanized fasteners shall meet ASTM A153; anchor bolts per ASTM F1554 where applicable.
4. All connectors installed per Simpson Strong-Tie requirements.

XIII. INSPECTIONS AND QUALITY CONTROL

1. All work is subject to inspection by local building official.
2. Concealed work shall not be covered prior to inspection.
3. Engineer reserves the right to perform observational site visits.

XIV. BUILDING CODE & DESIGN CRITERIA

Building Classification

- Occupancy: Residential (R_2 - Multi_Family / Condominium)
- Construction Type: Per drawings (typically V_B unless noted otherwise)
- Building Height: 3 stories
- Exposure: Urban environment, Exposure Category “C” (as typical for Gainesville unless shielded)

Wind Design (ASCE 7_16, FBC 2023)

- Basic Wind Speed (Vult): 147 mph
- Allowable Stress Design Wind (VASD): 114 mph
- Importance Category (Risk Category): II
- Internal Pressure Coefficient: ± per condo classification and enclosure type
- Exposure Category: C
- All components & cladding, connectors, and exterior repairs must satisfy local wind pressures.

Live Loads:

- Breezeways / Exterior Walkways: 100 psf
- Roof Live Load: 20 psf

Dead Loads:

- 4" concrete topping slab: approx. 50 psf
- Breezeway framing dead load (joists, ledgers, sheathing): approx. 10-12 psf
- Roof framing + sheathing + underlayment: approx. 10-15 psf
- Roof finishes (shingles, felt, etc.): approx. 3-5 psf

DRAWING SHEET INDEX

S-0 Cover Sheet
S-1 Site Plan
S-2 General Structural Notes
S-3 General Structural Notes
S-4 First Floor Breezeway Plan
S-5 Second Floor Breezeway Framing Plan
S-6 Third Floor Breezeway Framing Plan
S-7 Roof Breezeway Framing Plan
S-8 Breezeway Elevation
S-9 Section Details
S-10 Section Details
S-11 Section Details
S-12 Section Details

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Project **Village at Haile Condominium Association**
9127 SW 52nd Ave., Units 101 - 303, Gainesville, Florida 32608

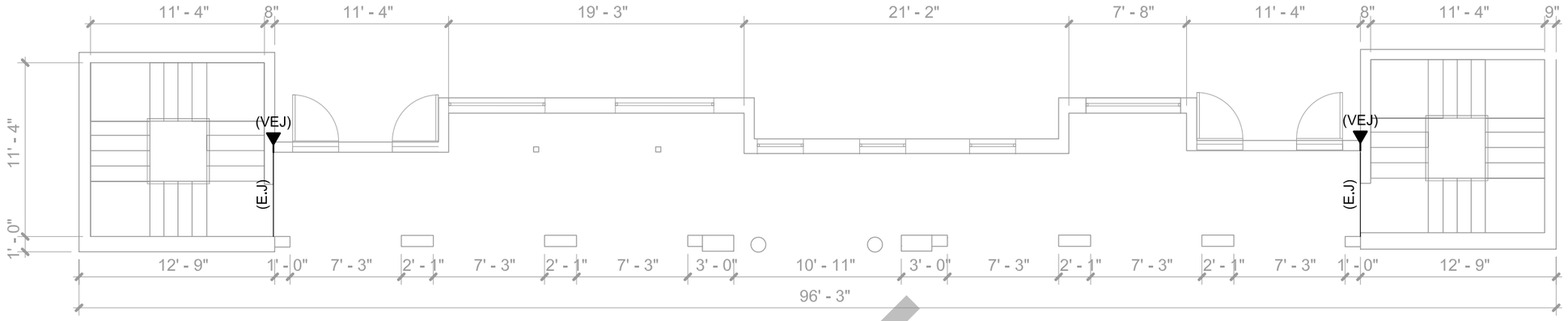
Title **General Structural Notes**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-3**

Sheet 4 of 13



FIRST FLOOR BREEZEWAY PLAN

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

NOTES:

1. FOR GENERAL STRUCTURAL NOTES, SEE SHEET S-2 AND S-3.
2. (E.J) DENOTES EXPANSION JOINTS. EXPANSION JOINTS AT EXPOSED TO WEATHER WALKWAYS SHALL BE TOOLED JOINTS.
3. VERTICAL EXPANSION JOINT SHOWN THUS ◀ (VEJ) ON PLAN.
4. DIMENSION SHOWN ON DRAWINGS ARE APPROXIMATE, FOR CONTRACTOR REFERENCE. VERIFY ALL EXISTING DIMENSIONS AND ELEVATIONS, ALL ARCHITECTURAL, MECHANICAL, AND ELECTRICAL OPENINGS, AND ALL EXISTING UTILITIES BEFORE PROCEEDING WITH THE WORK.
5. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AND/OR SHORING FOR THE STRUCTURAL COMPONENTS DURING DEMOLITION AND UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED.

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Seal

No.	Issue	Drawn	Approved	Date

Bar is one inch on original size drawing

0 — 1"

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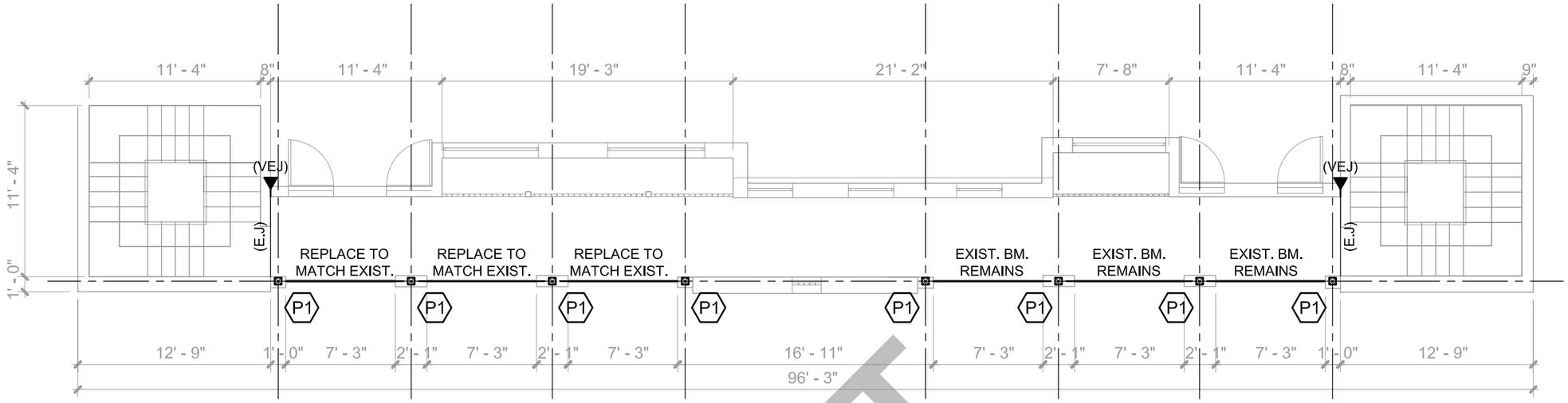
Title **First Floor Breezeway Plan**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-4**

Sheet **5** of **13**



SECOND FLOOR BREEZEWAY FRAMING PLAN

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

NOTES:

1. FOR GENERAL STRUCTURAL NOTES, SEE SHEET S-2 AND S-3.
2. COLUMN DESIGNATION SHOWN THUS ⟨P1⟩ ON PLAN. FOR SIZE SEE SCHEDULE ON SHEET S-5.
3. (E.J) DENOTES EXPANSION JOINTS. EXPANSION JOINTS AT EXPOSED TO WEATHER WALKWAYS SHALL BE TOOLED JOINTS.
4. VERTICAL EXPANSION JOINT SHOWN THUS ◀ (VEJ) ON PLAN.
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TIMBER COLUMN SCHEDULE

MARK	COLUMN SIZE (NOMINAL)	COLUMN BASE	REMARKS
⟨P1⟩	6"x6" SYP NO. 2 PT WOOD POST	XX	

Seal

No.	Issue	Drawn	Approved	Date

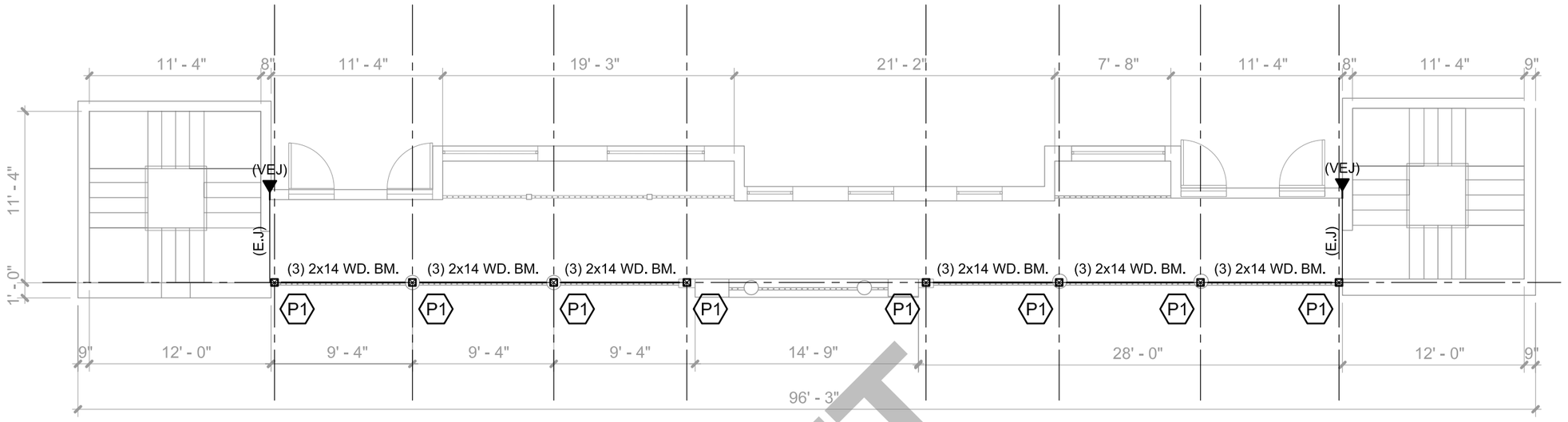
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Title **Second Floor Breezeway Framing Plan**
Project No. **1240125-0009412.00**
Original Size **ANSI D**
Sheet No. **S-5**
Sheet **6** of **13**



THIRD FLOOR BREEZEWAY FRAMING PLAN

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

NOTES:

1. FOR GENERAL STRUCTURAL NOTES, SEE SHEET S-2 AND S-3.
2. COLUMN DESIGNATION SHOWN THUS ⟨P1⟩ ON PLAN. FOR SIZE SEE SCHEDULE ON SHEET S-5.
3. (E.J) DENOTES EXPANSION JOINTS. EXPANSION JOINTS AT EXPOSED TO WEATHER WALKWAYS SHALL BE TOOLED JOINTS.
4. VERTICAL EXPANSION JOINT SHOWN THUS ◀ (VEJ) ON PLAN.
2. DIMENSION SHOWN ON DRAWINGS ARE APPROXIMATE, FOR CONTRACTOR REFERENCE. VERIFY ALL EXISTING DIMENSIONS AND ELEVATIONS, ALL ARCHITECTURAL, MECHANICAL, AND ELECTRICAL OPENINGS, AND ALL EXISTING UTILITIES BEFORE PROCEEDING WITH THE WORK.
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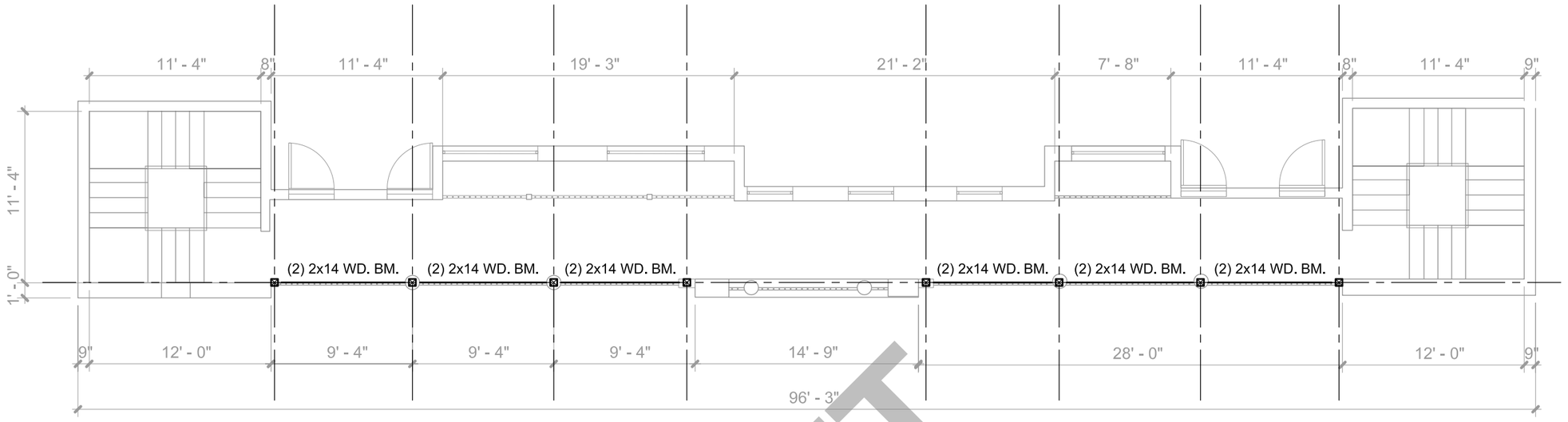
Title **Third Floor Breezeway Framing Plan**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-6**

Sheet **7** of **13**



ROOF BREEZEWAY FRAMING PLAN

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

NOTES:

1. FOR GENERAL STRUCTURAL NOTES, SEE SHEET S-2 AND S-3.
2. DIMENSION SHOWN ON DRAWINGS ARE APPROXIMATE, FOR CONTRACTOR REFERENCE. VERIFY ALL EXISTING DIMENSIONS AND ELEVATIONS, ALL ARCHITECTURAL, MECHANICAL, AND ELECTRICAL OPENINGS, AND ALL EXISTING UTILITIES BEFORE PROCEEDING WITH THE WORK.
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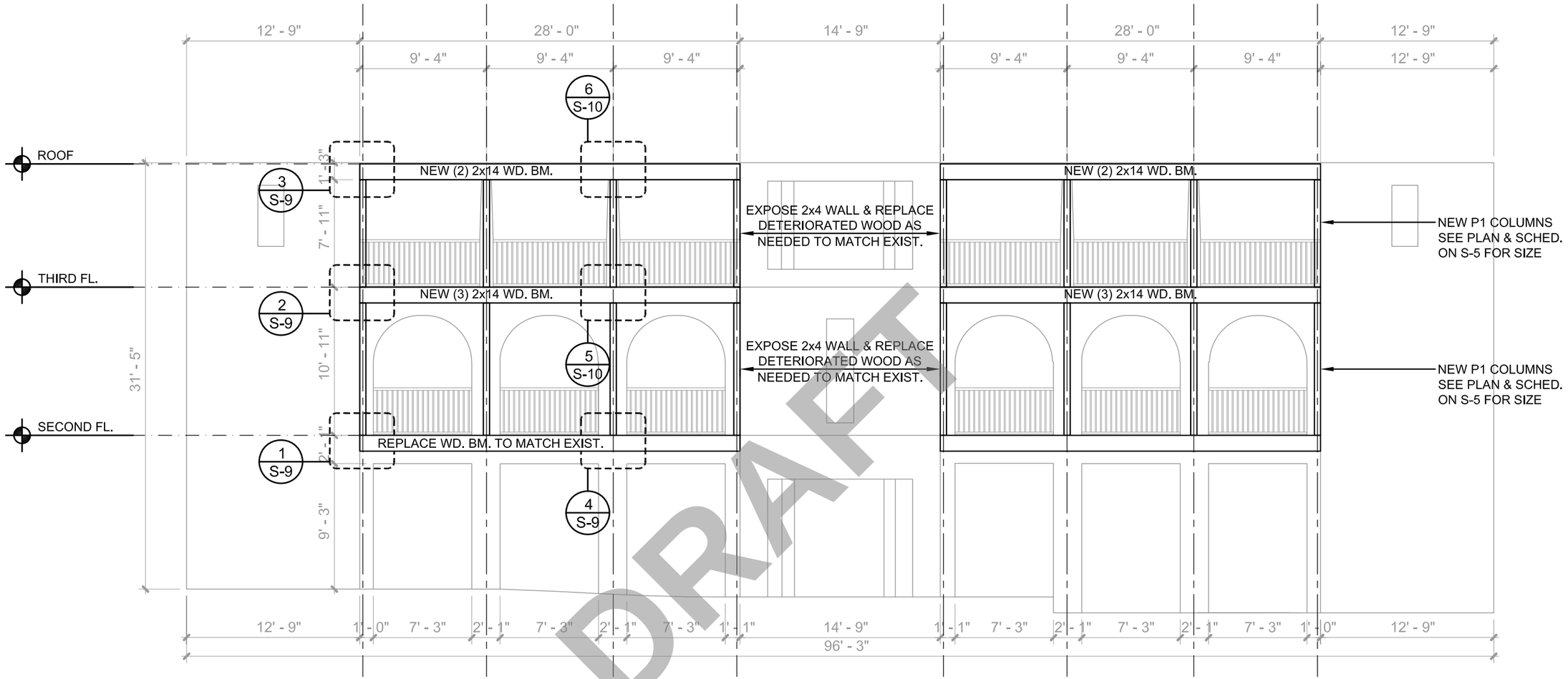
Title **Roof Breezeway Framing Plan**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-7**

Sheet **8** of **13**



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BREEZWAY ELEVATION

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

Seal

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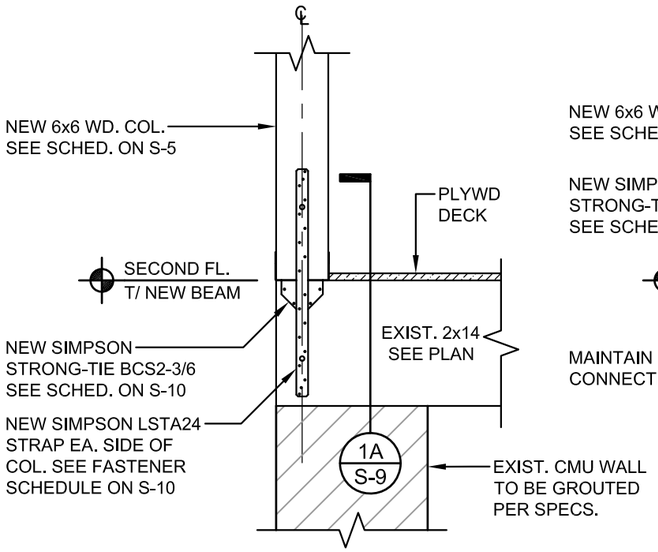
Title **Breezeway Elevation**

Project No. **1240125-0009412.00**

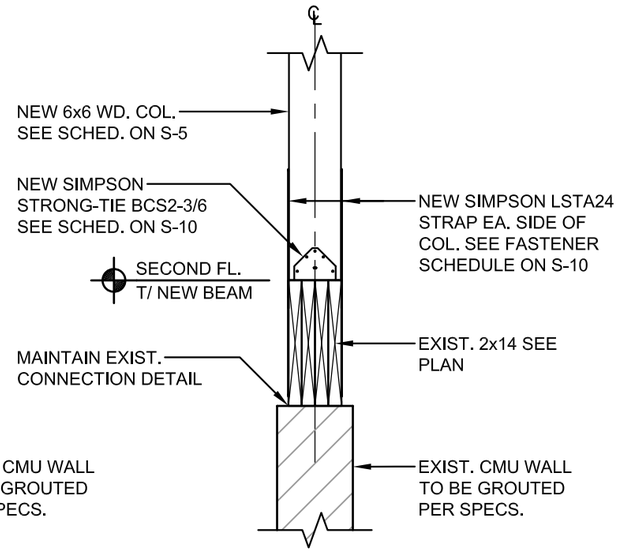
Original Size **ANSI D**

Sheet No. **S-8**

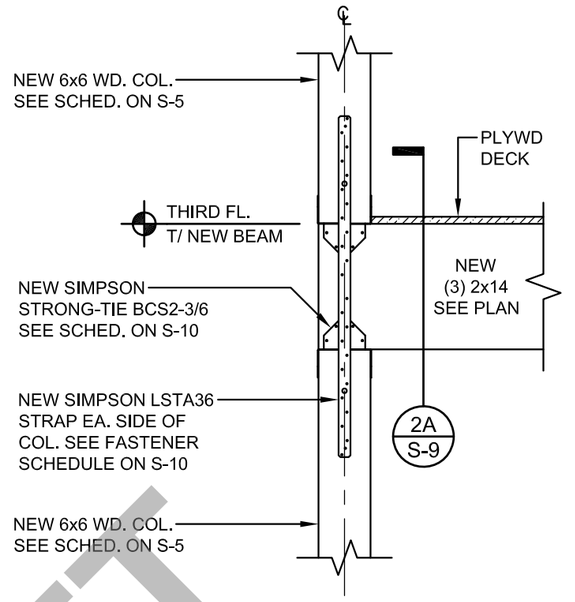
Sheet **9** of **13**



1 COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"

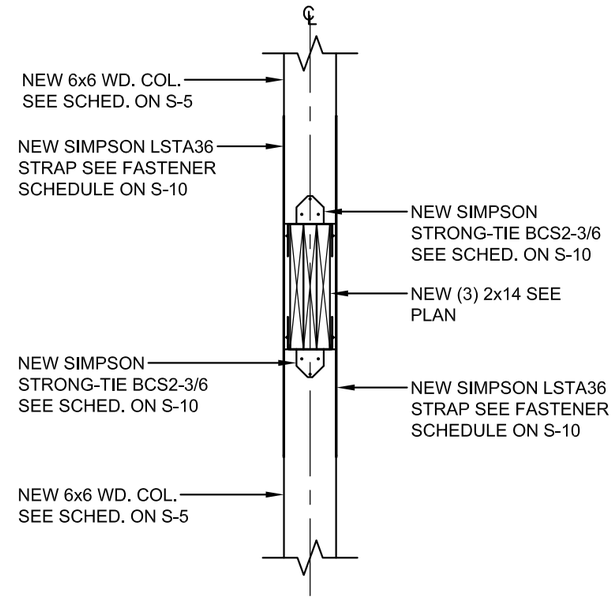


1A COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"



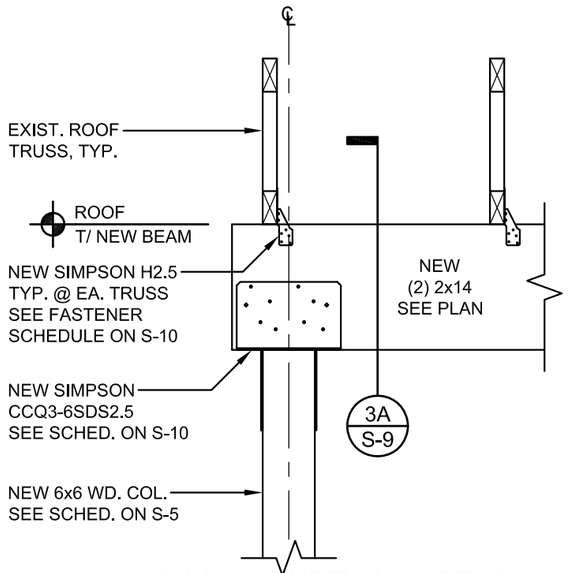
NOTE: FLOOR SLAB NOT SHOWN FOR CLARITY.

2 COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"

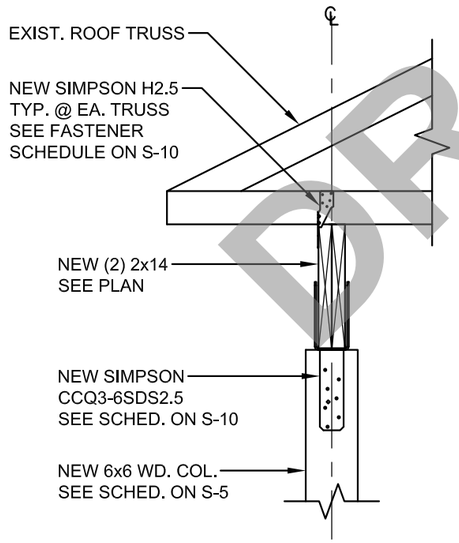


NOTE: FLOOR SLAB NOT SHOWN FOR CLARITY.

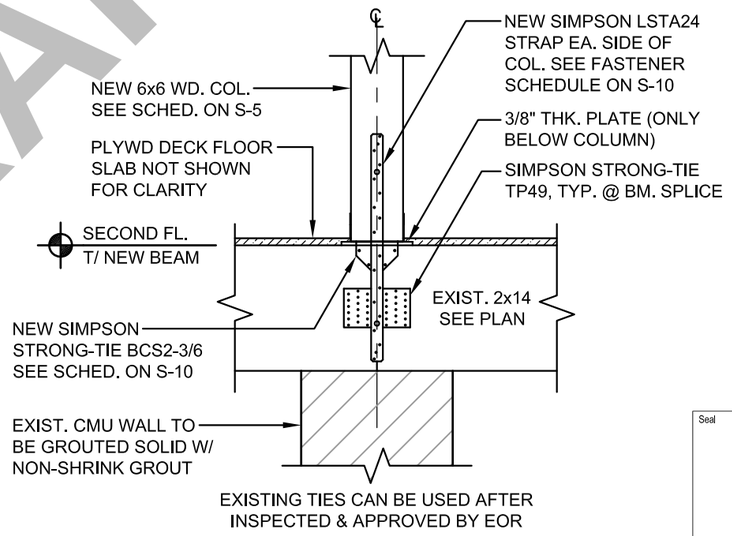
2A COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"



3 COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"



3A COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"



TYPICAL MID-SPAN
4 COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"

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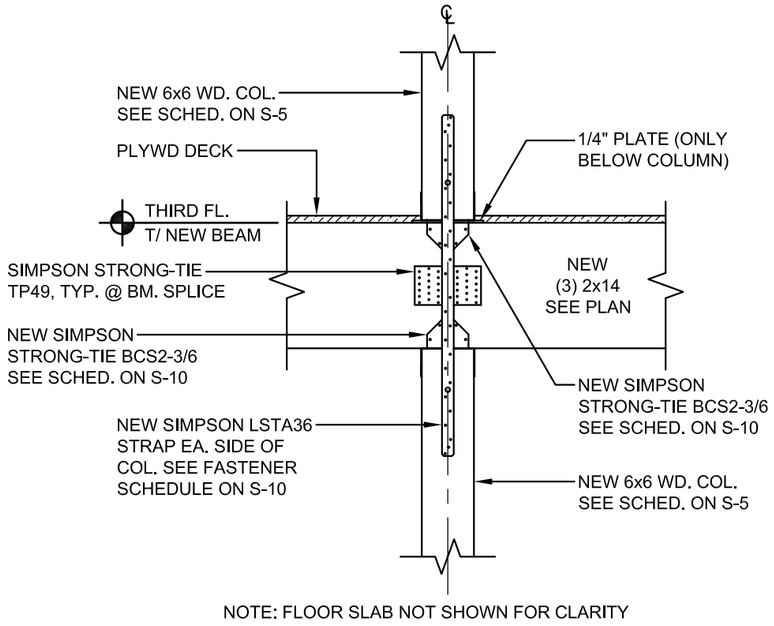
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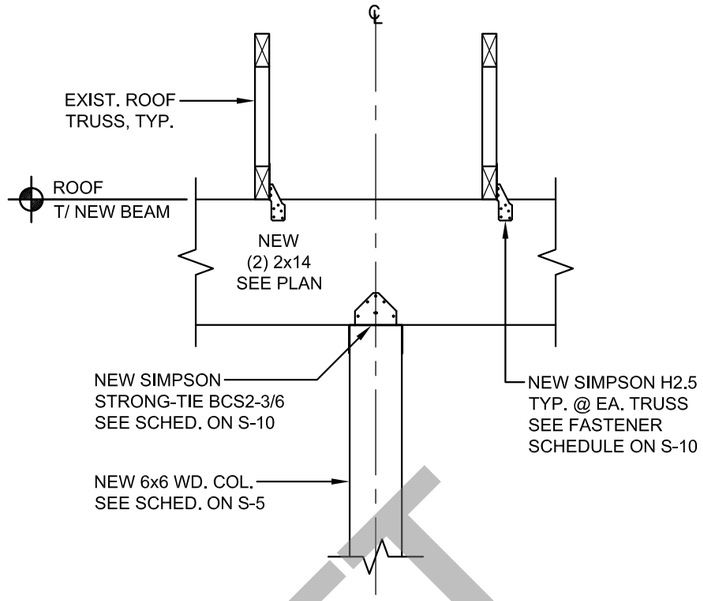
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Title **Section Details**
Project No. **1240125-0009412.00**
Orignal Size **ANSI D**
Sheet No. **S-9**
Sheet **10** of **13**



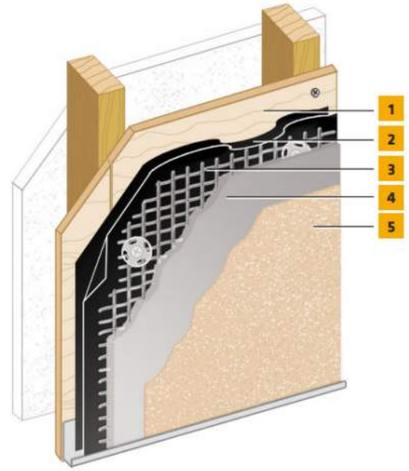
5 TYPICAL MID-SPAN COLUMN/BEAM DETAIL

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



6 TYPICAL MID-SPAN COLUMN/BEAM DETAIL

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



1. Acceptable Sheathing*
2. Water-Resistive Barrier
3. SikaWall Permalath 1000 or Metal Plaster Base
4. SikaWall Stucco Base
5. Senergy Finish

7 SENTRY STUCCO WALL SYSTEM

NO SCALE

DRAFT

FASTENER SCHEDULE

MODEL SERIES	FASTENERS	FLORIDA APPROVAL NO.
BCS2-3/6	(6) POST - 16d COMMON NAILS (3-1/2" x 0.162") (12) BEAM 10d COMMON NAILS (3" x 0.148") @ 30° TO 45° ANGLE	FL10860
H2.5	(5) TRUSS - 8d COMMON NAILS (2-1/2" x 0.131") (5) TOP PLATE - 8d COMMON NAILS (1-1/2" x 0.131")	FL10456
LSTA24	(14) 10d COMMON NAILS (3" x 0.148")	FL10456
LSTA36	(22) 10d COMMON NAILS (3" x 0.148")	FL10456
CCQ3-6SDS2.5	(30) SIMPSON STRONG-TIE STRONG-DRIVE (1/4" x 2-1/2") SDS HEAVY-DUTY CONNECTOR SCREWS	FL10860
TP49	(54) (0.131" x 2-1/2") NAILS, (0.131" x 1-1/2") NAILS OR #9 STRONG-DRIVE® SD SCREWS	

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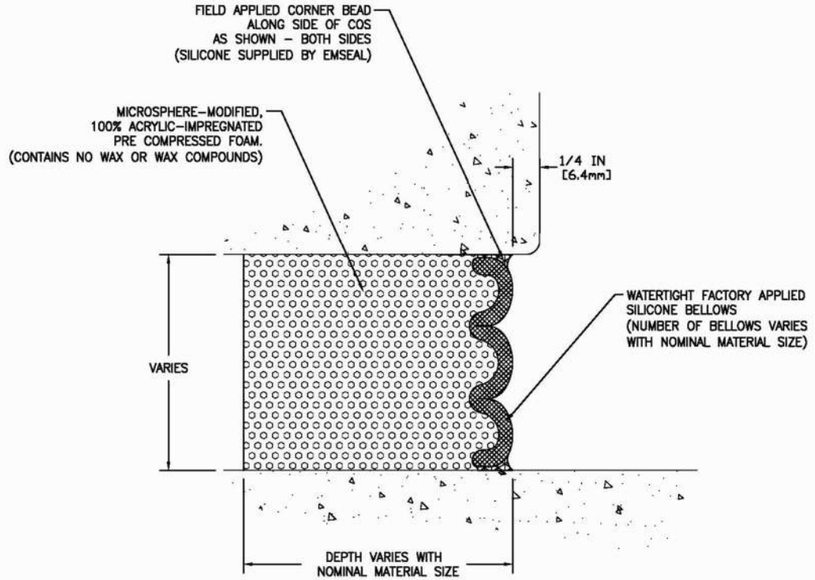
Title **Section Details**

Project No. **1240125-0009412.00**

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Sheet No. **S-10**

Sheet 11 of 13



EMSEAL JOINT SYSTEMS LTD.

SEISMIC COLORSEAL – INSIDE CORNER – TYPICAL

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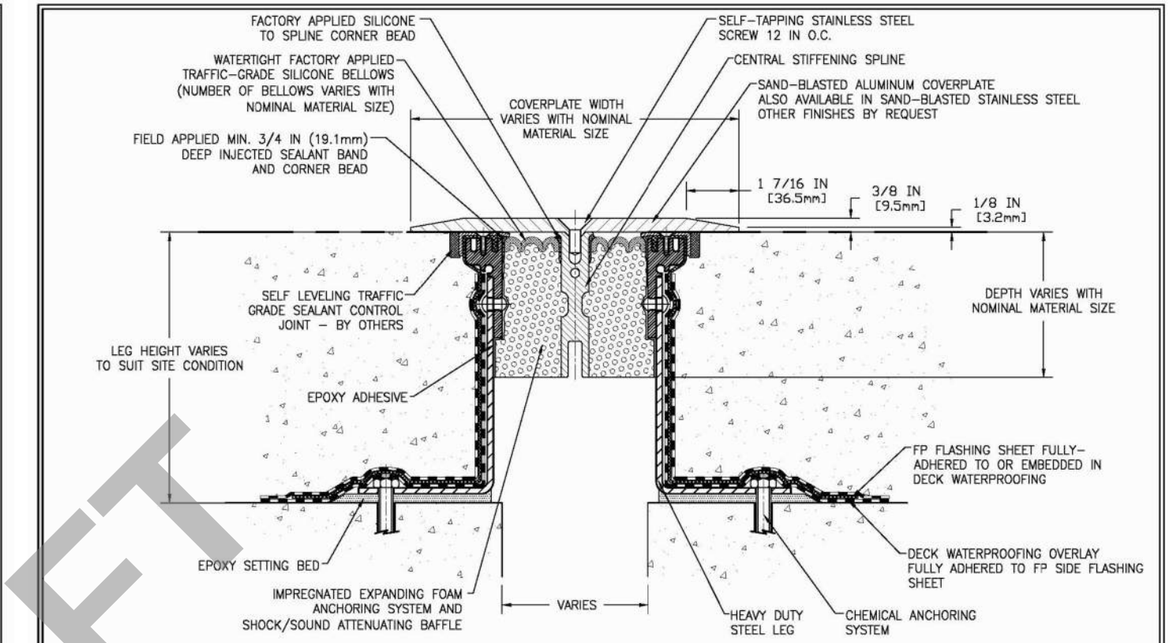
DRAWN BY:	DATE:	SCALE:	SHEET
SPA	2016/06/27	N.T.S.	No: 1 OF 1

PART NUMBER: COS_WW_INSIDE_CORNER_TYPICAL

8 TYPICAL VERTICAL JOINT

N.T.S.

NOTE:
DETAIL IS TYPICAL, CONTRACTOR IS RESPONSIBLE FOR SUBMITTING FOR APPROVAL.



NOTE: 3/8 IN (9.5mm) COVERPLATES FOR VEHICLE AND PEDESTRIAN–TRAFFIC USE
(FOR PEDESTRIAN–TRAFFIC ONLY, USE 1/4 IN (6.4mm) COVERPLATE)

MOVEMENT: ±50% (TOTAL 100%) OF NOMINAL MATERIAL SIZE

EMSEAL JOINT SYSTEMS LTD.

SJS–FP – DECK TO DECK – TYPICAL

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LJL	2020/12/08	N.T.S.	No: 1 OF 1

PART NUMBER: SJS_FP_DD_CONC_TYPICAL

9 TYPICAL HORIZONTAL JOINT

N.T.S.

NOTE:
DETAIL IS TYPICAL, CONTRACTOR IS RESPONSIBLE FOR SUBMITTING FOR APPROVAL.

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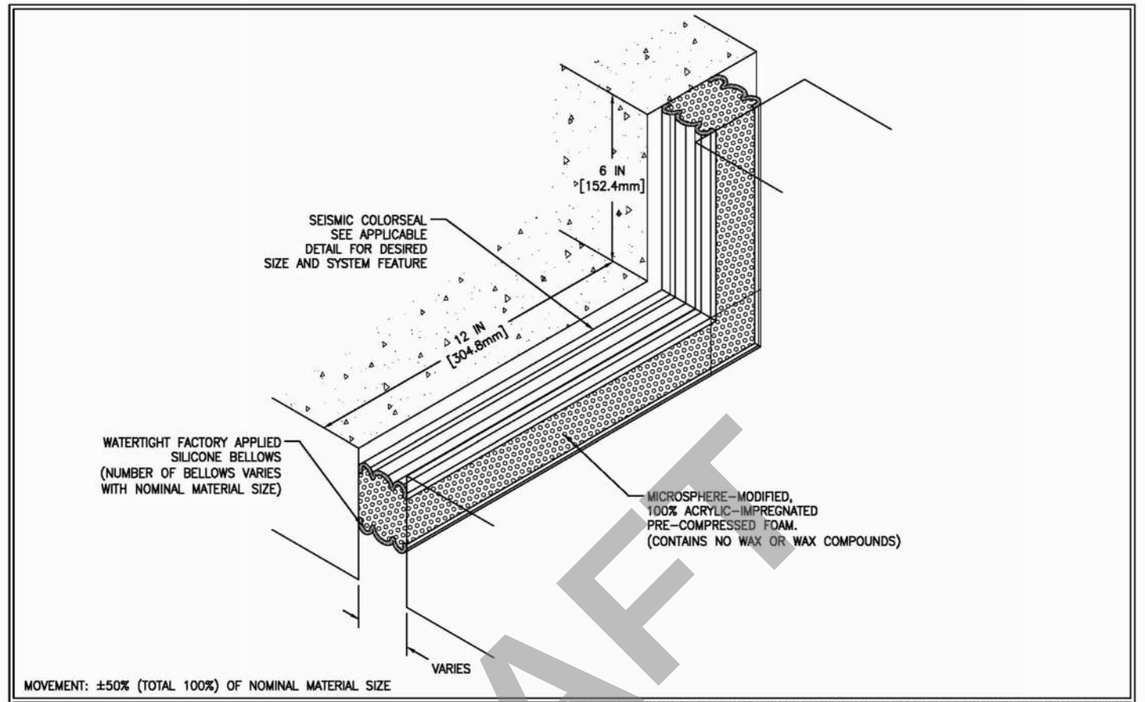
Title **Section Details**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-11**

Sheet 12 of 13



10 TYPICAL TRANSITIONS JOINT
N.T.S.

NOTE:
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Title **Section Details**
Project No. **1240125-0009412.00**
Original Size **ANSI D**
Sheet No. **S-12**
Sheet 13 of 13

MILESTONE RESTORATION DESIGN - BUILDING E

VILLAGE AT HAILE CONDOMINIUM ASSOCIATION

9177 SW 52ND RD, UNITS 101 THROUGH 303
GAINESVILLE, FLORIDA 32608

MARCH 2026

PROJECT NUMBER: 1240125-0009412.00

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AREA MAP



LOCATION VIEW

BUILDING E ADDRESS INDEX

9177 SW 52ND RD UNIT 101 GAINESVILLE, FL 32608
9177 SW 52ND RD UNIT 201 GAINESVILLE, FL 32608
9177 SW 52ND RD UNIT 301 GAINESVILLE, FL 32608
9177 SW 52ND RD UNIT 102 GAINESVILLE, FL 32608
9177 SW 52ND RD UNIT 202 GAINESVILLE, FL 32608
9177 SW 52ND RD UNIT 302 GAINESVILLE, FL 32608
9177 SW 52ND RD UNIT 103 GAINESVILLE, FL 32608
9177 SW 52ND RD UNIT 203 GAINESVILLE, FL 32608
9177 SW 52ND RD UNIT 303 GAINESVILLE, FL 32608

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Title **Cover Sheet**
Project No. **1240125-0009412.00**
Original Size **ANSI D**
Sheet No. **S-0**
Sheet 1 of 13



DRAFT

Overview

Legend

Parcels

Lakes

LIMITED SITE PLAN

HAILE VILLAGE CENTER BLDG A THE VILLAGE AT HAILE CONDO
SITUATED IN SECTION 19, TOWNSHIP 10 SOUTH, RANGE IS 19 EAST,
ALACHUA COUNTY, FLORIDA

N

GRAPHIC SCALE
0 25 50 100

NOTE: BASE MAP GENERATED FROM ALACHUA COUNTY PROPERTY APPRAISER DATED 02/26/2026.

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Drawn	SM	Designer	CN
Drafting Check	BE	Design Check	CN
Project Manager	BE	Date	March 6, 2026
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Project: Village at Haile Condominium Association
9177 SW 52nd Rd, Units 101 - 303, Gainesville, Florida 32608
Title: Site Plan
Project No. 1240125-0009412.00
Original Size: ANSI D
Sheet No. S-1
Sheet 2 of 13

I. GENERAL NOTES

1. All work shall conform to the Florida Building Code (2023 FBC - Building, Existing Building, Residential), ASCE 7_16, ACI 318_19, NDS 2018, and TMS 402/602.
2. The most stringent requirement shall govern when conflicts occur between drawings, notes, specifications, or manufacturer instructions.
3. Contractor must field_verify all dimensions, elevations, member sizes, bearing conditions, and quantities before ordering materials or beginning work.
4. No deviation from the drawings shall be made without written Engineer-of-Record (EOR) approval.
5. All material submittals (wood, anchors, connectors, sealants, waterproofing, joint products, grout, flashing, etc.) shall be submitted to the EOR for review and approval prior to installation.
6. Any deterioration, concealed damage, moisture intrusion, fungal decay, or insect damaged material discovered during work shall be reported immediately to the EOR prior to reconstruction.
7. Contractor shall coordinate all work with HOA and building management to maintain safe access to units during construction.
8. Existing structural members not indicated for removal shall remain; protect from damage, vibration, or temporary overload.
9. Contractor is responsible for all means, methods, sequencing, shoring, temporary supports, and must ensure the structure remains stable during all phases of demolition and rebuilding.
10. The EOR shall be notified minimum 48 hours before required inspections or concealed condition verifications.

II. CONSTRUCTION SAFETY

1. The contractor is solely responsible for strictly following all safety regulations, programs, and precautions related to all work on this project.
2. The contractor is solely responsible for the protection of persons and property either on or adjacent to the project and shall protect the same against injury, damage, or loss.
3. No openings shall be added, nor any changes in size, dimension, or location, shall be made in any structural elements without the written approval of the engineer.
4. The contractor is responsible for limiting the amount of construction load imposed or placed on the existing structure. These loads shall not exceed the capacity of the existing structure at any time. The contractor is responsible for informing any subcontractors and ensuring that they do not violate this important requirement.
5. Any temporary bracing and supports required to accommodate the contractor's means and methods shall be the responsibility of the contractor. The contractor is responsible for designing, furnishing, erecting, and removing any temporary supports and bracing required during construction.
6. The contractor shall be responsible for means and methods of construction and erection of materials in accordance with the drawings.
7. Where construction tolerances allow for variations in location, size, etc. of structural elements, it shall be the responsibility of the contractor to provide all materials and labor necessary to modify connection elements as required to provide a finished product which is in accordance with the requirements of the drawings. Any such modifications required shall be reviewed and approved by the engineer prior to execution.
8. The building repairs outlined in these drawings should be performed under the observation and monitoring of an NV5 representative to check for satisfactory completion of repairs as outlined herein, and modifications to the design can be made if required.
9. The engineer shall be notified at the proper time if/when items are ready for field review. Sufficient notice of one week shall be given to allow scheduling of any field review.

III. DRAWINGS & COORDINATION

1. The dimensions shown on these drawings are based upon orginal design details provided to NV5. The contractor is responsible for confirming all dimensions shown on the drawings and to notify the engineer of any discrepancies between dimensions in the field and dimensions shown on the drawings.
2. Plans, sections, and details are not to be scaled for determination of quantities, lengths, or fit of materials.
3. Anything which, in the opinion of the contractor, appears to be deficiencies, omissions, contradictions, or ambiguities in the drawings, shall be brought to the attention of the engineer in the form of a Request For Information (RFI). Corrections or written interpretations shall be issued by the engineer before construction in the affected work area may proceed.
4. The contractor shall verify all existing conditions, including dimensions, prior to ordering materials or proceeding with new work in areas affected by existing conditions. The engineer shall be informed in writing of conflicts between existing and proposed new construction.
4. Details are marked at the specific location where they apply, but also indicate general construction requirements for other locations with similar conditions. These areas will be denoted as "typical" (TYP.)

IV. DEMOLITION (WITH TEMPORARY SHORING)

1. Demolition shall proceed only as required to perform the repairs shown in the drawings.
2. Temporary shoring is REQUIRED prior to removal or disturbance of:
   - Existing beams
   - Existing joists
   - Columns or column supports
   - Slab segments near column bases
   - Any load_bearing or diaphragm_contributing components
3. Shoring must:
   - Support full dead + live loads expected during construction.
   - Remain in place until new framing is installed, fastened, and inspected.
   - Prevent damage, settlement, or rotation of adjacent structural members.
4. Structural stability of surrounding floors, walls, and roof framing must be maintained throughout demolition.
5. Demo cuts shall be clean, square, and controlled, avoiding over excavation.
6. Protect utilities, existing finishes to remain, and adjacent units from vibration and impact.
7. Remove all debris promptly and maintain safe walkable surfaces.

V. WOOD FRAMING

1. All structural wood shall be SYP No.2 or better; pressure_treated UC4A at concrete/masonry interfaces.
2. Replace beams per plan using (2) 2×14, (3) 2×14, or matched existing sizes.
3. Built-up beams shall be fastened to act as one unit using 10d nails @ 12" O.C. staggered, unless noted otherwise.
4. All lumber shall be straight, free of twist/warp, and properly stored to prevent moisture absorption.
5. All fasteners and connectors shall be Simpson Strong-Tie (or EOR approved equal) installed per manufacturer instructions.
6. Use structural connector nails or SDS screws only - no drywall or deck screws permitted.
7. Wood replacement areas shall be rebuilt in kind, matching original dimensions and load path.

VI. COLUMN INSTALLATION (4×4 AND 6×6)

1. Columns to be installed per plan:
   - P1: 6×6 PT SYP No.2
   - P2: 4×4 PT SYP No.2
2. Provide Simpson BCS2-3/6, CCQ, or applicable post caps per details on sheets S-10 and S-11.
3. Install flashing boots at all column bases to isolate wood from concrete/water exposure.
4. Columns must bear on a full, level surface with non-compressible shims only (stainless or engineered).
5. Secure columns plumb before beam installation.
6. Coordinate with waterproofing trades to ensure continuous seal at bases.

VII. EXPANSION JOINTS (VERTICAL, HORIZONTAL & TRANSITIONS)

1. Vertical joints at CMU/wood interfaces:
   - Use Sika Emseal Colorseal.
2. Horizontal joints at breezeway slabs/walkways:
   - Use Sika Emseal SJS_FP.
3. Transitions between vertical/horizontal joints:
   - Use factory_fabricated Emseal transition units.
4. All joints shall maintain a continuous watertight seal and be installed per manufacturer instructions.
5. Expansion joints at exposed walkway surfaces shall be tooled joints, as noted in the plans.

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Project **Village at Haile Condominium Association**
9177 SW 52nd Rd, Units 101 - 303, Gainesville, Florida 32608
Title **General Structural Notes**
Project No. **1240125-0009412.00**
Original Size **ANSI D**
Sheet No. **S-2**

VIII. SLAB REPAIR, SLOPING & WATERPROOFING

1. Rebuild slab edges or cut_outs using concrete to match adjacent thickness unless detailed otherwise.
2. Provide a minimum slope of 1/4" per foot away from building walls and toward drainage paths.
3. Apply a fully adhered waterproofing membrane compatible with pedestrian traffic.
4. Membrane shall extend up vertical surfaces (curbs, walls, columns) to manufacturer_required height.
5. Ensure transitions to Emseal products are continuous and properly terminated.

IX. NON-SHRINK GROUT

1. Use non_shrink, non_metallic grout with compressive strength ≥ 5,000 psi @ 28 days.
2. Grout shall be used for:
   - Slab patching around columns
   - Filling anchor pockets
   - Surface leveling under column bases
3. Prepare substrate per manufacturer requirements; fully consolidate grout and finish flush unless slope is required.
4. Anchor embedment must follow ESR data for the approved anchor type (typically 8-12 anchor diameters).

X. STUCCO REMOVAL & REPLACEMENT

1. Remove only the stucco necessary to complete structural repairs.
2. Reinstall stucco using:
   - WRB (water_resistive barrier)
   - Sika Permalath 1000 or metal lath
   - Sika stucco base/scratch coat
   - Senergy finish (or matching existing finish)
3. Blend texture and color to match existing adjacent surfaces.
4. Terminate stucco cleanly at expansion joints with proper sealant or Emseal interface.

XI. MOISTURE DAMAGED WOOD - CHASE-OUT PROCEDURE

1. Remove finishes and sheathing to expose damaged areas fully.
2. Continue removal until only solid, undamaged, structurally sound wood remains.
3. Notify the EOR for verification before reconstruction.
4. Replace wood in_kind using matching sizes and grades.
5. Treat surrounding wood with borate preservative if fungal staining or beginning decay is observed.
6. Ensure all new connections meet NDS edge distance, spacing, and fastener requirements.

XII. ANCHORS & FASTENER SPECIFICATIONS

1. Adhesive anchors shall be:
   - Simpson SET-XP, Hilti HY-200, or approved equal.
2. Install anchors according to ESR instructions including brush-blow-vac hole cleaning.
3. Hot-dip galvanized fasteners shall meet ASTM A153; anchor bolts per ASTM F1554 where applicable.
4. All connectors installed per Simpson Strong-Tie requirements.

XIII. INSPECTIONS AND QUALITY CONTROL

1. All work is subject to inspection by local building official.
2. Concealed work shall not be covered prior to inspection.
3. Engineer reserves the right to perform observational site visits.

XIV. BUILDING CODE & DESIGN CRITERIA

Building Classification

- Occupancy: Residential (R_2 - Multi_Family / Condominium)
- Construction Type: Per drawings (typically V_B unless noted otherwise)
- Building Height: 3 stories
- Exposure: Urban environment, Exposure Category “C” (as typical for Gainesville unless shielded)

Wind Design (ASCE 7_16, FBC 2023)

- Basic Wind Speed (Vult): 147 mph
- Allowable Stress Design Wind (VASD): 114 mph
- Importance Category (Risk Category): II
- Internal Pressure Coefficient: ± per condo classification and enclosure type
- Exposure Category: C
- All components & cladding, connectors, and exterior repairs must satisfy local wind pressures.

Live Loads:

- Breezeways / Exterior Walkways: 100 psf
- Roof Live Load: 20 psf

Dead Loads:

- 4" concrete topping slab: approx. 50 psf
- Breezeway framing dead load (joists, ledgers, sheathing): approx. 10-12 psf
- Roof framing + sheathing + underlayment: approx. 10-15 psf
- Roof finishes (shingles, felt, etc.): approx. 3-5 psf

DRAWING SHEET INDEX

S-0 Cover Sheet
S-1 Site Plan
S-2 General Structural Notes
S-3 General Structural Notes
S-4 First Floor Breezeway Plan
S-5 Second Floor Breezeway Framing Plan
S-6 Third Floor Breezeway Framing Plan
S-7 Roof Breezeway Framing Plan
S-8 Breezeway Elevation
S-9 Section Details
S-10 Section Details
S-11 Section Details
S-12 Section Details

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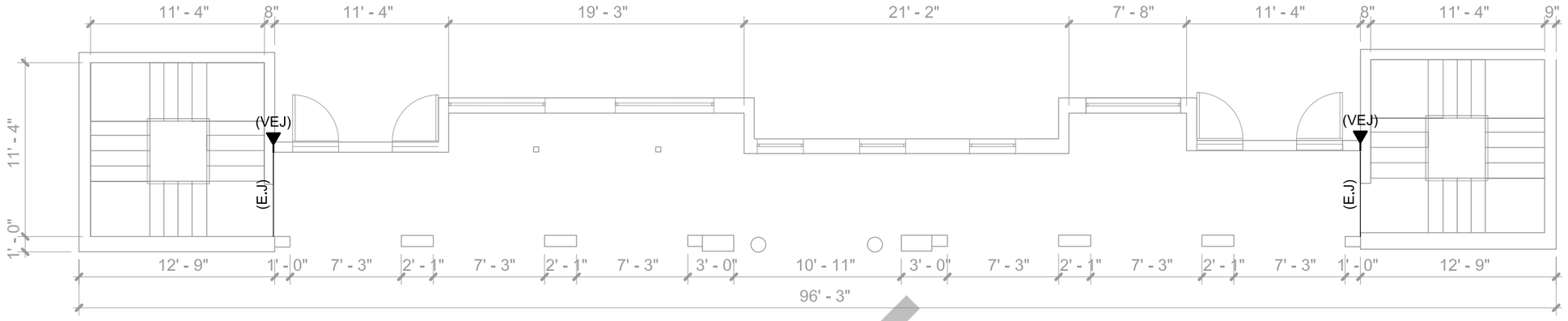
Title **General Structural Notes**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-3**

Sheet 4 of 13



FIRST FLOOR BREEZEWAY PLAN

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

NOTES:

1. FOR GENERAL STRUCTURAL NOTES, SEE SHEET S-2 AND S-3.
2. (E.J) DENOTES EXPANSION JOINTS. EXPANSION JOINTS AT EXPOSED TO WEATHER WALKWAYS SHALL BE TOOLED JOINTS.
3. VERTICAL EXPANSION JOINT SHOWN THUS ◀ (VEJ) ON PLAN.
4. DIMENSION SHOWN ON DRAWINGS ARE APPROXIMATE, FOR CONTRACTOR REFERENCE. VERIFY ALL EXISTING DIMENSIONS AND ELEVATIONS, ALL ARCHITECTURAL, MECHANICAL, AND ELECTRICAL OPENINGS, AND ALL EXISTING UTILITIES BEFORE PROCEEDING WITH THE WORK.
5. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AND/OR SHORING FOR THE STRUCTURAL COMPONENTS DURING DEMOLITION AND UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED.

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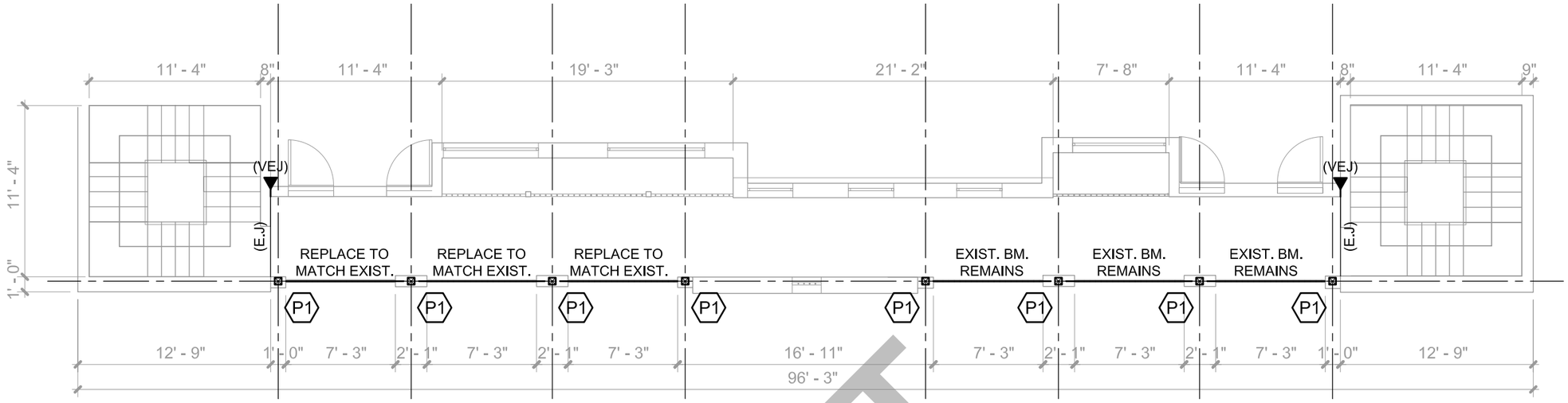
Title **First Floor Breezeway Plan**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-4**

Sheet **5** of **13**



SECOND FLOOR BREEZEWAY FRAMING PLAN

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

NOTES:

1. FOR GENERAL STRUCTURAL NOTES, SEE SHEET S-2 AND S-3.
2. COLUMN DESIGNATION SHOWN THUS ⟨P1⟩ ON PLAN. FOR SIZE SEE SCHEDULE ON SHEET S-5.
3. (E.J) DENOTES EXPANSION JOINTS. EXPANSION JOINTS AT EXPOSED TO WEATHER WALKWAYS SHALL BE TOOLED JOINTS.
4. VERTICAL EXPANSION JOINT SHOWN THUS ◀ (VEJ) ON PLAN.
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TIMBER COLUMN SCHEDULE

MARK	COLUMN SIZE (NOMINAL)	COLUMN BASE	REMARKS
⟨P1⟩	6"x6" SYP NO. 2 PT WOOD POST	XX	

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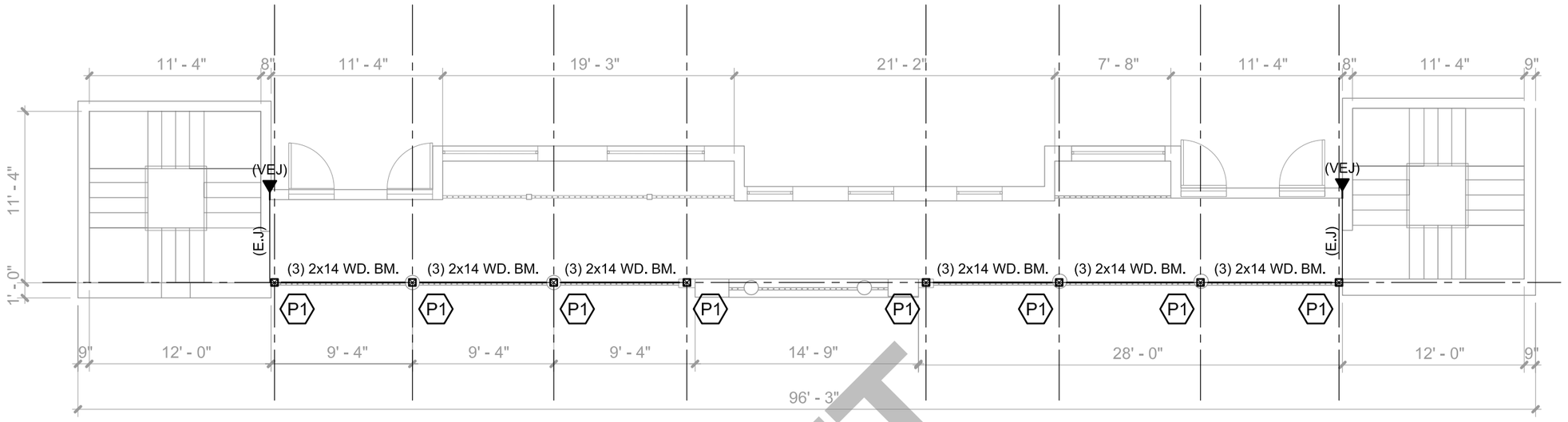
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Title **Second Floor Breezeway Framing Plan**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-5**



THIRD FLOOR BREEZEWAY FRAMING PLAN

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

NOTES:

1. FOR GENERAL STRUCTURAL NOTES, SEE SHEET S-2 AND S-3.
2. COLUMN DESIGNATION SHOWN THUS ⟨P1⟩ ON PLAN. FOR SIZE SEE SCHEDULE ON SHEET S-5.
3. (E.J) DENOTES EXPANSION JOINTS. EXPANSION JOINTS AT EXPOSED TO WEATHER WALKWAYS SHALL BE TOOLED JOINTS.
4. VERTICAL EXPANSION JOINT SHOWN THUS ◀ (VEJ) ON PLAN.
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3. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AND/OR SHORING FOR THE STRUCTURAL COMPONENTS DURING DEMOLITION AND UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED.

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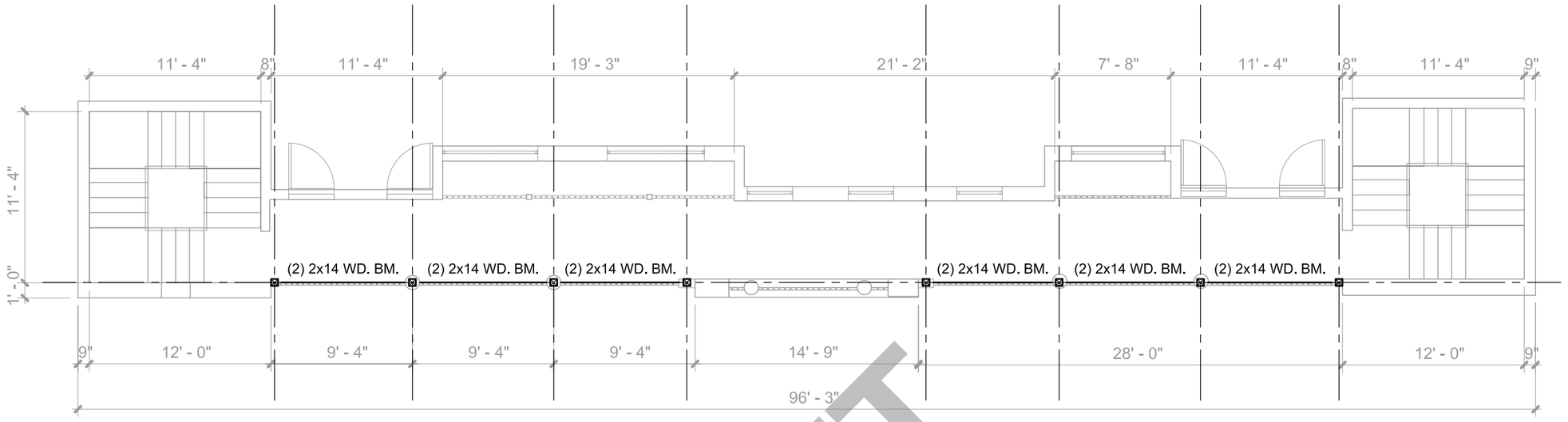
Title **Third Floor Breezeway Framing Plan**

Project No. **1240125-0009412.00**

Orignal Size **ANSI D**

Sheet No. **S-6**

Sheet **7** of **13**



ROOF BREEZEWAY FRAMING PLAN

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

NOTES:

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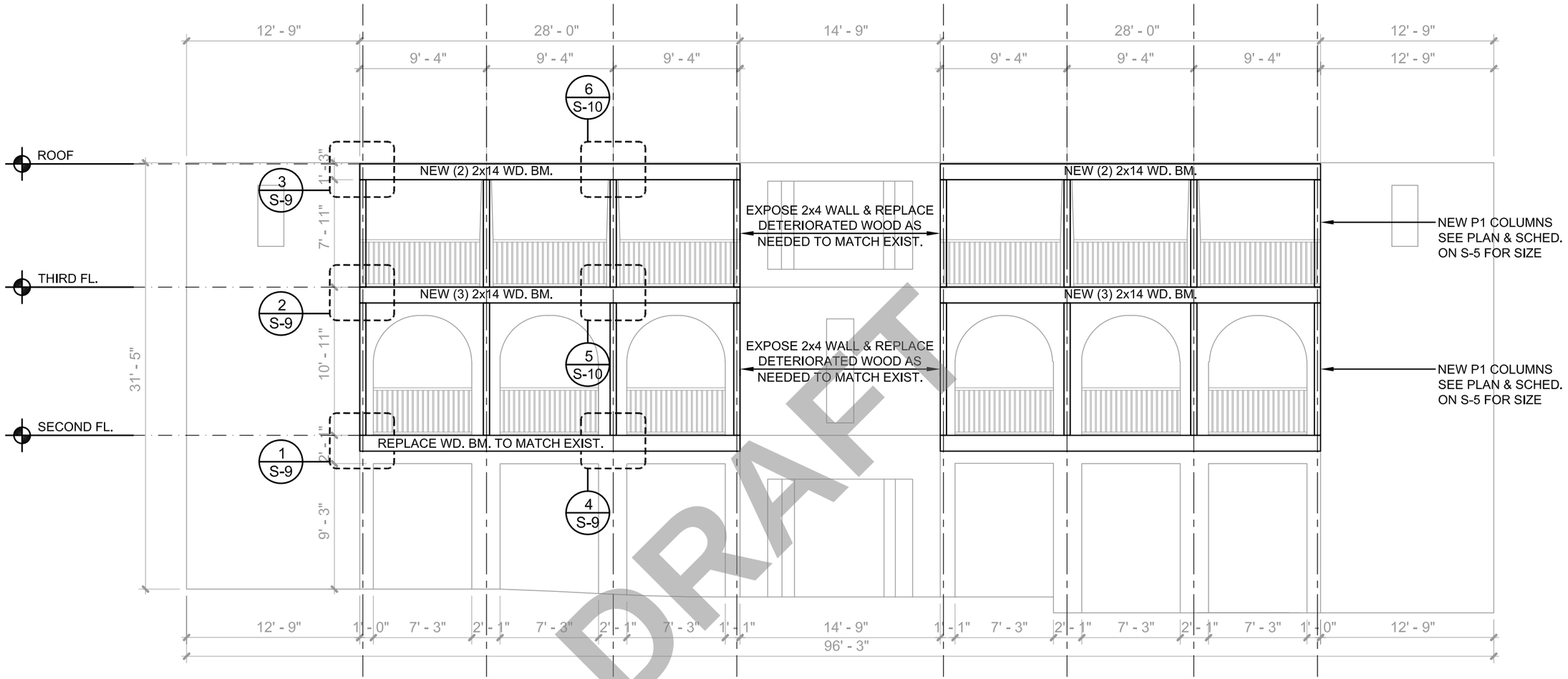
Title **Roof Breezeway Framing Plan**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-7**

Sheet **8** of **13**



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BREEZWAY ELEVATION

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

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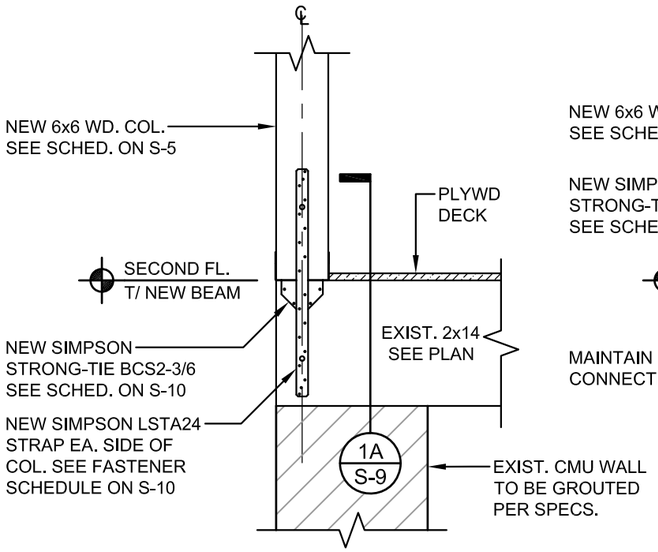
Title **Breezeway Elevation**

Project No. **1240125-0009412.00**

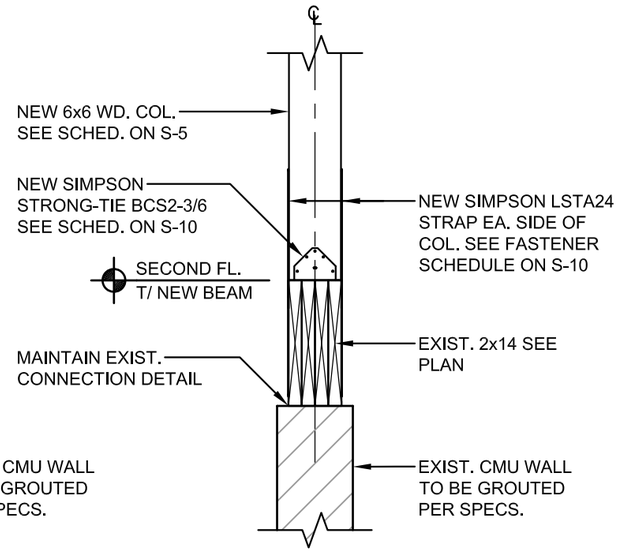
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Sheet No. **S-8**

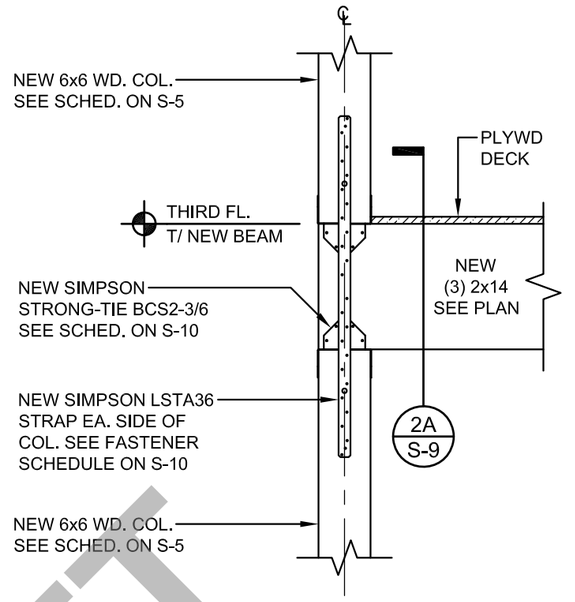
Sheet **9** of **13**



1 COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"

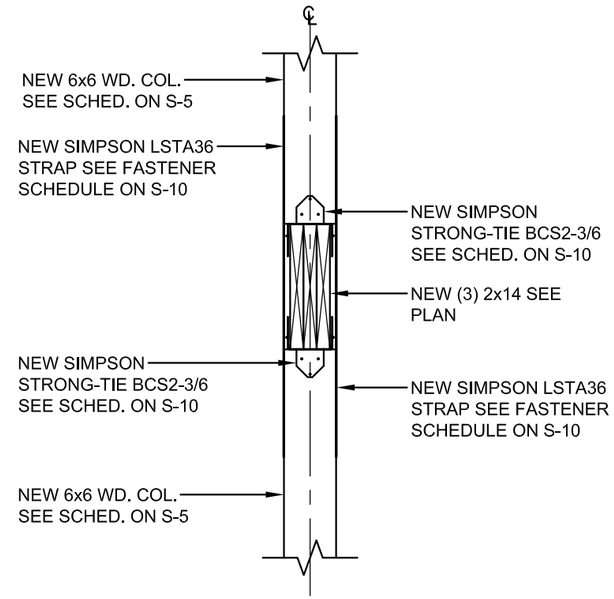


1A COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"



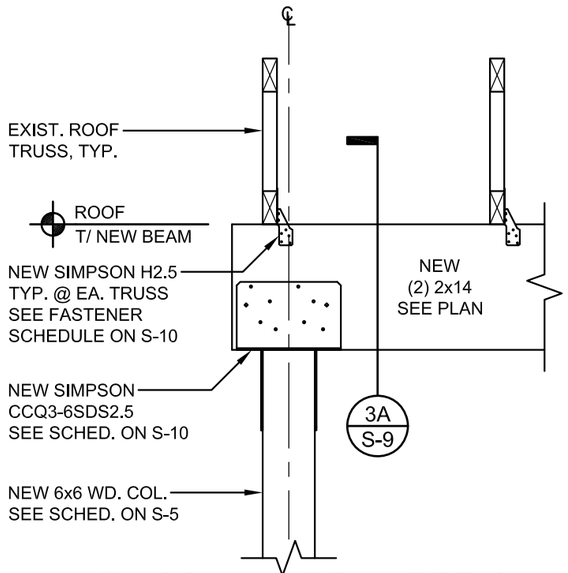
NOTE: FLOOR SLAB NOT SHOWN FOR CLARITY.

2 COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"

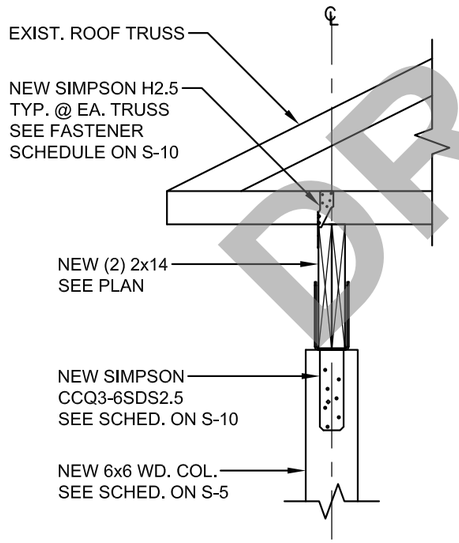


NOTE: FLOOR SLAB NOT SHOWN FOR CLARITY.

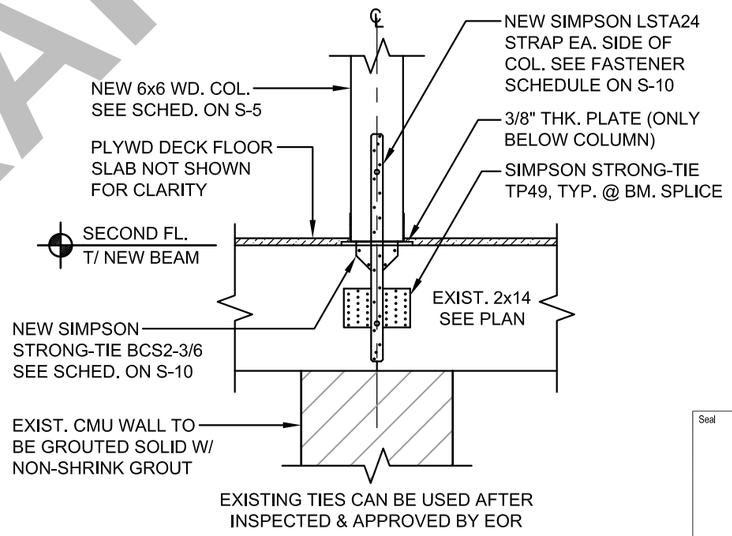
2A COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"



3 COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"



3A COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"



TYPICAL MID-SPAN
COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"

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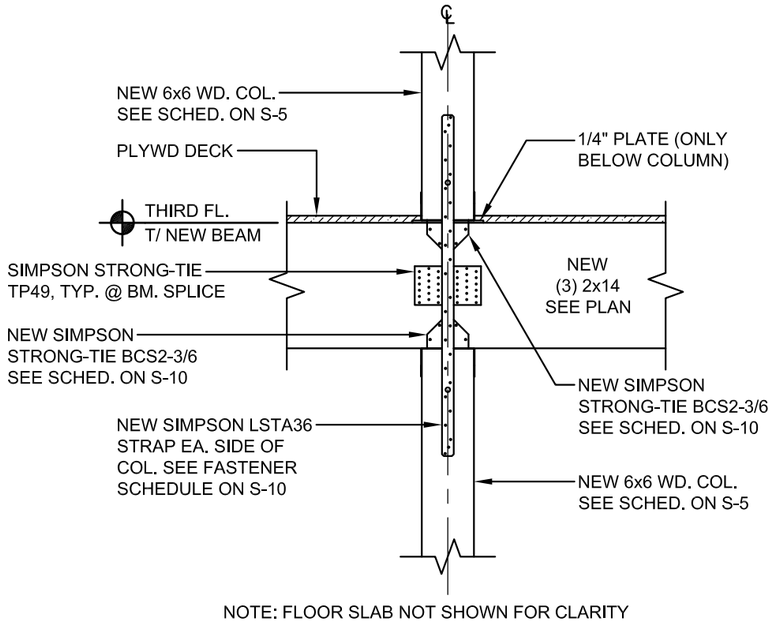
Project Village at Haile Condominium Association
9177 SW 52nd Rd, Units 101 - 303, Gainesville, Florida 32608

Title Section Details

Project No. 1240125-0009412.00

Original Size ANSI D

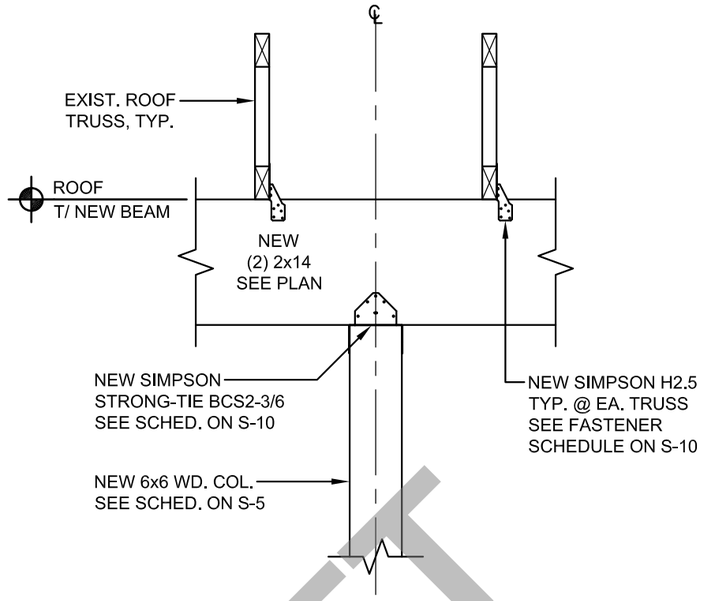
Sheet No. S-9



NOTE: FLOOR SLAB NOT SHOWN FOR CLARITY

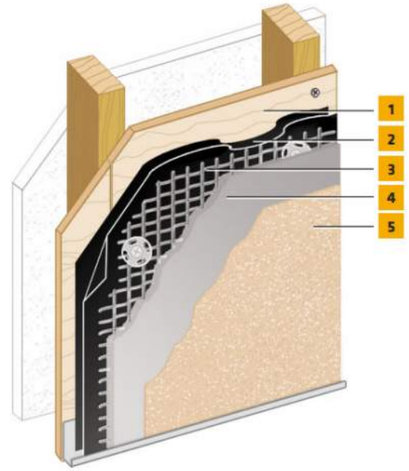
5 TYPICAL MID-SPAN COLUMN/BEAM DETAIL

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



6 TYPICAL MID-SPAN COLUMN/BEAM DETAIL

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



1. Acceptable Sheathing*
2. Water-Resistive Barrier
3. SikaWall Permalath 1000 or Metal Plaster Base
4. SikaWall Stucco Base
5. Senergy Finish

7 SENTRY STUCCO WALL SYSTEM

NO SCALE

DRAFT

FASTENER SCHEDULE

MODEL SERIES	FASTENERS	FLORIDA APPROVAL NO.
BCS2-3/6	(6) POST - 16d COMMON NAILS (3-1/2" x 0.162") (12) BEAM 10d COMMON NAILS (3" x 0.148") @ 30° TO 45° ANGLE	FL10860
H2.5	(5) TRUSS - 8d COMMON NAILS (2-1/2" x 0.131") (5) TOP PLATE - 8d COMMON NAILS (1-1/2" x 0.131")	FL10456
LSTA24	(14) 10d COMMON NAILS (3" x 0.148")	FL10456
LSTA36	(22) 10d COMMON NAILS (3" x 0.148")	FL10456
CCQ3-6SDS2.5	(30) SIMPSON STRONG-TIE STRONG-DRIVE (1/4" x 2-1/2") SDS HEAVY-DUTY CONNECTOR SCREWS	FL10860
TP49	(54) (0.131" x 2-1/2") NAILS, (0.131" x 1-1/2") NAILS OR #9 STRONG-DRIVE® SD SCREWS	

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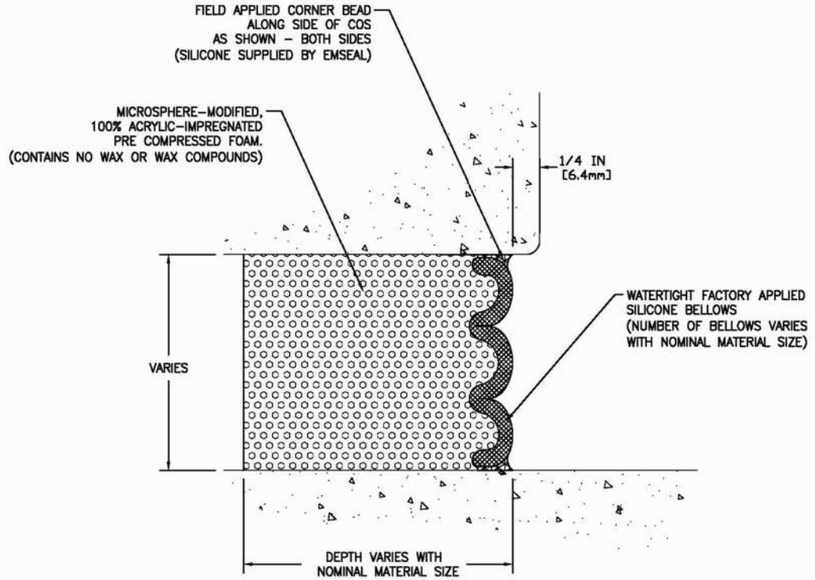
Title **Section Details**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-10**

Sheet **11** of **13**



EMSEAL JOINT SYSTEMS LTD.

SEISMIC COLORSEAL – INSIDE CORNER – TYPICAL

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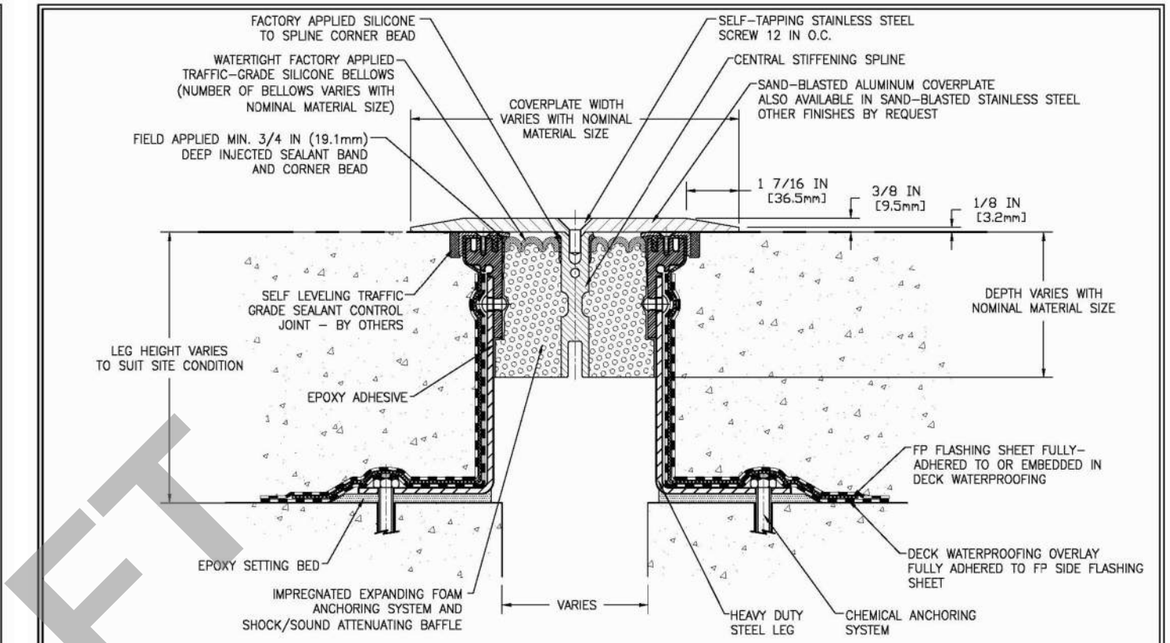
DRAWN BY:	DATE:	SCALE:	SHEET
SPA	2016/06/27	N.T.S.	No: 1 OF 1

PART NUMBER: COS_WW_INSIDE_CORNER_TYPICAL

8 TYPICAL VERTICAL JOINT

N.T.S.

NOTE:
DETAIL IS TYPICAL, CONTRACTOR IS RESPONSIBLE FOR SUBMITTING FOR APPROVAL.



NOTE: 3/8 IN (9.5mm) COVERPLATES FOR VEHICLE AND PEDESTRIAN–TRAFFIC USE
(FOR PEDESTRIAN–TRAFFIC ONLY, USE 1/4 IN (6.4mm) COVERPLATE)

MOVEMENT: ±50% (TOTAL 100%) OF NOMINAL MATERIAL SIZE

EMSEAL JOINT SYSTEMS LTD.

SJS–FP – DECK TO DECK – TYPICAL

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LJL	2020/12/08	N.T.S.	No: 1 OF 1

PART NUMBER: SJS_FP_DD_CONC_TYPICAL

9 TYPICAL HORIZONTAL JOINT

N.T.S.

NOTE:
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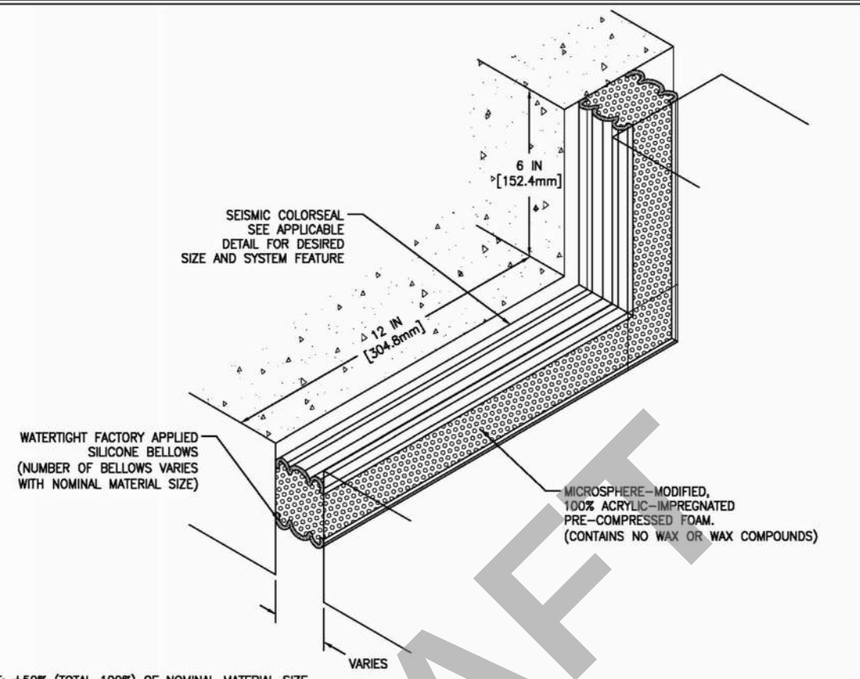
Title **Section Details**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-11**

Sheet 12 of 13



10 TYPICAL TRANSITIONS JOINT
N.T.S.

NOTE:
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Title **Section Details**
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Original Size **ANSI D**
Sheet No. **S-12**
Sheet 13 of 13

MILESTONE RESTORATION DESIGN - BUILDING F

VILLAGE AT HAILE CONDOMINIUM ASSOCIATION

9172 SW 52ND RD, UNITS 101 THROUGH 303
GAINESVILLE, FLORIDA 32608

MARCH 2026

PROJECT NUMBER: 1240125-0009412.00

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AREA MAP



LOCATION VIEW

BUILDING F ADDRESS INDEX

9172 SW 52ND RD UNIT 101 GAINESVILLE, FL 32608
9172 SW 52ND RD UNIT 201 GAINESVILLE, FL 32608
9172 SW 52ND RD UNIT 301 GAINESVILLE, FL 32608
9172 SW 52ND RD UNIT 102 GAINESVILLE, FL 32608
9172 SW 52ND RD UNIT 202 GAINESVILLE, FL 32608
9172 SW 52ND RD UNIT 302 GAINESVILLE, FL 32608
9172 SW 52ND RD UNIT 103 GAINESVILLE, FL 32608
9172 SW 52ND RD UNIT 203 GAINESVILLE, FL 32608
9172 SW 52ND RD UNIT 303 GAINESVILLE, FL 32608

Seal

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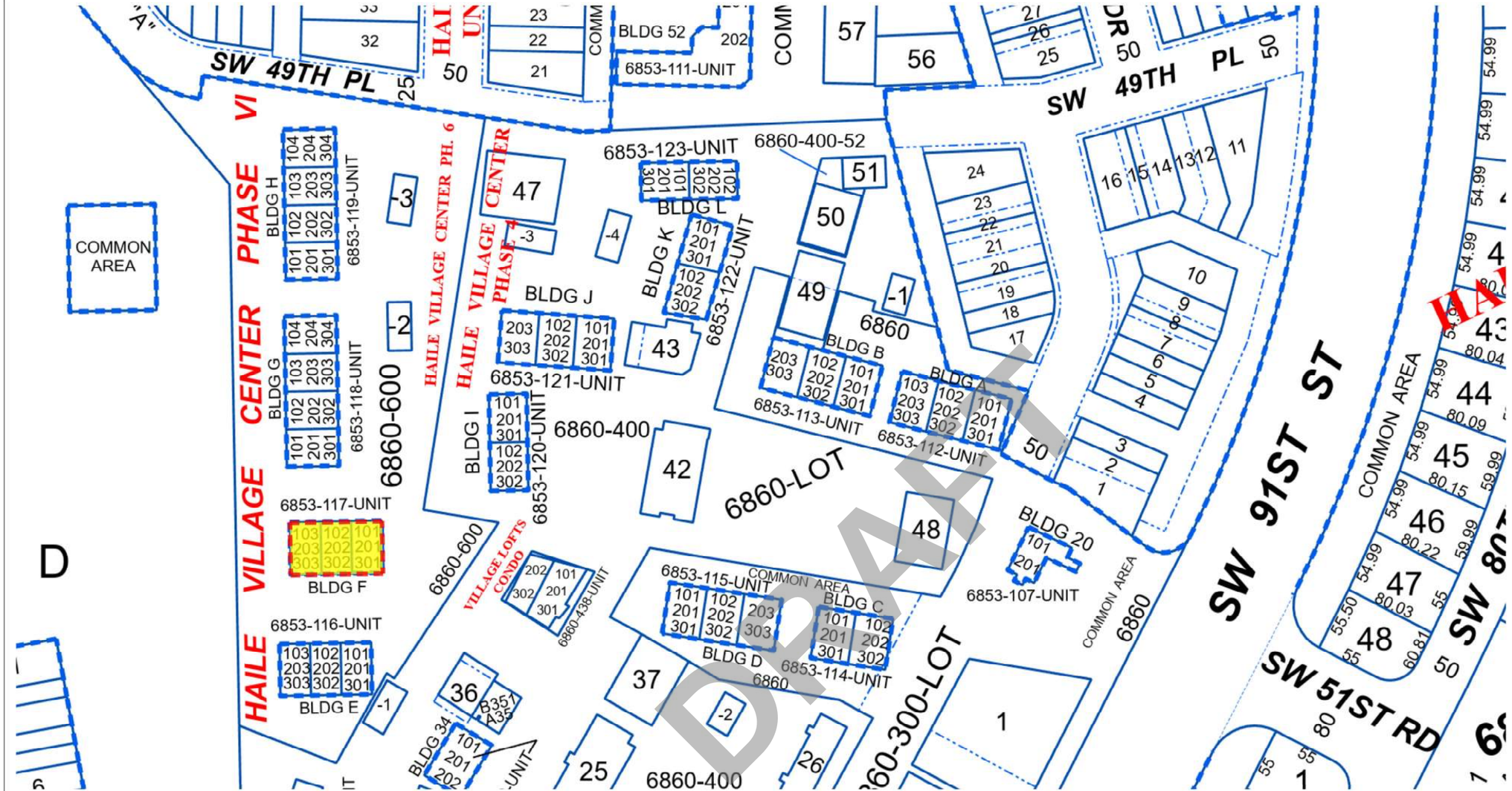
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9172 SW 52nd Rd, Units 101 - 303, Gainesville, Florida 32608
Title **Cover Sheet**
Project No. **1240125-0009412.00**
Original Size **ANSI D**
Sheet No. **S-0**
Sheet 1 of ---



LIMITED SITE PLAN

HAILE VILLAGE CENTER BLDG A THE VILLAGE AT HAILE CONDO
SITUATED IN SECTION 19, TOWNSHIP 10 SOUTH, RANGE IS 19 EAST,
ALACHUA COUNTY, FLORIDA

GRAPHIC SCALE
0 25 50 100

NOTE: BASE MAP GENERATED FROM ALACHUA COUNTY PROPERTY APPRAISER DATED 02/26/2026.

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Project: Village at Haile Condominium Association
9172 SW 52nd Rd, Units 101 - 303, Gainesville, Florida 32608
Title: Site Plan
Project No. 1240125-0009412.00
Original Size: ANSI D
Sheet No. S-1
Sheet 2 of ----

I. GENERAL NOTES

1. All work shall conform to the Florida Building Code (2023 FBC - Building, Existing Building, Residential), ASCE 7_16, ACI 318_19, NDS 2018, and TMS 402/602.
2. The most stringent requirement shall govern when conflicts occur between drawings, notes, specifications, or manufacturer instructions.
3. Contractor must field_verify all dimensions, elevations, member sizes, bearing conditions, and quantities before ordering materials or beginning work.
4. No deviation from the drawings shall be made without written Engineer-of-Record (EOR) approval.
5. All material submittals (wood, anchors, connectors, sealants, waterproofing, joint products, grout, flashing, etc.) shall be submitted to the EOR for review and approval prior to installation.
6. Any deterioration, concealed damage, moisture intrusion, fungal decay, or insect damaged material discovered during work shall be reported immediately to the EOR prior to reconstruction.
7. Contractor shall coordinate all work with HOA and building management to maintain safe access to units during construction.
8. Existing structural members not indicated for removal shall remain; protect from damage, vibration, or temporary overload.
9. Contractor is responsible for all means, methods, sequencing, shoring, temporary supports, and must ensure the structure remains stable during all phases of demolition and rebuilding.
10. The EOR shall be notified minimum 48 hours before required inspections or concealed condition verifications.

II. CONSTRUCTION SAFETY

1. The contractor is solely responsible for strictly following all safety regulations, programs, and precautions related to all work on this project.
2. The contractor is solely responsible for the protection of persons and property either on or adjacent to the project and shall protect the same against injury, damage, or loss.
3. No openings shall be added, nor any changes in size, dimension, or location, shall be made in any structural elements without the written approval of the engineer.
4. The contractor is responsible for limiting the amount of construction load imposed or placed on the existing structure. These loads shall not exceed the capacity of the existing structure at any time. The contractor is responsible for informing any subcontractors and ensuring that they do not violate this important requirement.
5. Any temporary bracing and supports required to accommodate the contractor's means and methods shall be the responsibility of the contractor. The contractor is responsible for designing, furnishing, erecting, and removing any temporary supports and bracing required during construction.
6. The contractor shall be responsible for means and methods of construction and erection of materials in accordance with the drawings.
7. Where construction tolerances allow for variations in location, size, etc. of structural elements, it shall be the responsibility of the contractor to provide all materials and labor necessary to modify connection elements as required to provide a finished product which is in accordance with the requirements of the drawings. Any such modifications required shall be reviewed and approved by the engineer prior to execution.
8. The building repairs outlined in these drawings should be performed under the observation and monitoring of an NV5 representative to check for satisfactory completion of repairs as outlined herein, and modifications to the design can be made if required.
9. The engineer shall be notified at the proper time if/when items are ready for field review. Sufficient notice of one week shall be given to allow scheduling of any field review.

III. DRAWINGS & COORDINATION

1. The dimensions shown on these drawings are based upon orginal design details provided to NV5. The contractor is responsible for confirming all dimensions shown on the drawings and to notify the engineer of any discrepancies between dimensions in the field and dimensions shown on the drawings.
2. Plans, sections, and details are not to be scaled for determination of quantities, lengths, or fit of materials.
3. Anything which, in the opinion of the contractor, appears to be deficiencies, omissions, contradictions, or ambiguities in the drawings, shall be brought to the attention of the engineer in the form of a Request For Information (RFI). Corrections or written interpretations shall be issued by the engineer before construction in the affected work area may proceed.
4. The contractor shall verify all existing conditions, including dimensions, prior to ordering materials or proceeding with new work in areas affected by existing conditions. The engineer shall be informed in writing of conflicts between existing and proposed new construction.
4. Details are marked at the specific location where they apply, but also indicate general construction requirements for other locations with similar conditions. These areas will be denoted as "typical" (TYP.)

IV. DEMOLITION (WITH TEMPORARY SHORING)

1. Demolition shall proceed only as required to perform the repairs shown in the drawings.
2. Temporary shoring is REQUIRED prior to removal or disturbance of:
   - Existing beams
   - Existing joists
   - Columns or column supports
   - Slab segments near column bases
   - Any load_bearing or diaphragm_contributing components
3. Shoring must:
   - Support full dead + live loads expected during construction.
   - Remain in place until new framing is installed, fastened, and inspected.
   - Prevent damage, settlement, or rotation of adjacent structural members.
4. Structural stability of surrounding floors, walls, and roof framing must be maintained throughout demolition.
5. Demo cuts shall be clean, square, and controlled, avoiding over excavation.
6. Protect utilities, existing finishes to remain, and adjacent units from vibration and impact.
7. Remove all debris promptly and maintain safe walkable surfaces.

V. WOOD FRAMING

1. All structural wood shall be SYP No.2 or better; pressure_treated UC4A at concrete/masonry interfaces.
2. Replace beams per plan using (2) 2×14, (3) 2×14, or matched existing sizes.
3. Built-up beams shall be fastened to act as one unit using 10d nails @ 12" O.C. staggered, unless noted otherwise.
4. All lumber shall be straight, free of twist/warp, and properly stored to prevent moisture absorption.
5. All fasteners and connectors shall be Simpson Strong-Tie (or EOR approved equal) installed per manufacturer instructions.
6. Use structural connector nails or SDS screws only - no drywall or deck screws permitted.
7. Wood replacement areas shall be rebuilt in kind, matching original dimensions and load path.

VI. COLUMN INSTALLATION (4×4 AND 6×6)

1. Columns to be installed per plan:
   - P1: 6×6 PT SYP No.2
   - P2: 4×4 PT SYP No.2
2. Provide Simpson BCS2-3/6, CCQ, or applicable post caps per details on sheets S-10 and S-11.
3. Install flashing boots at all column bases to isolate wood from concrete/water exposure.
4. Columns must bear on a full, level surface with non-compressible shims only (stainless or engineered).
5. Secure columns plumb before beam installation.
6. Coordinate with waterproofing trades to ensure continuous seal at bases.

VII. EXPANSION JOINTS (VERTICAL, HORIZONTAL & TRANSITIONS)

1. Vertical joints at CMU/wood interfaces:
   - Use Sika Emseal Colorseal.
2. Horizontal joints at breezeway slabs/walkways:
   - Use Sika Emseal SJS_FP.
3. Transitions between vertical/horizontal joints:
   - Use factory_fabricated Emseal transition units.
4. All joints shall maintain a continuous watertight seal and be installed per manufacturer instructions.
5. Expansion joints at exposed walkway surfaces shall be tooled joints, as noted in the plans.

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9172 SW 52nd Rd, Units 101 - 303, Gainesville, Florida 32608
Title **General Structural Notes**
Project No. **1240125-0009412.00**
Original Size **ANSI D**
Sheet No. **S-2**
Sheet 3 of ---

VIII. SLAB REPAIR, SLOPING & WATERPROOFING

1. Rebuild slab edges or cut_outs using concrete to match adjacent thickness unless detailed otherwise.
2. Provide a minimum slope of 1/4" per foot away from building walls and toward drainage paths.
3. Apply a fully adhered waterproofing membrane compatible with pedestrian traffic.
4. Membrane shall extend up vertical surfaces (curbs, walls, columns) to manufacturer_required height.
5. Ensure transitions to Emseal products are continuous and properly terminated.

IX. NON-SHRINK GROUT

1. Use non_shrink, non_metallic grout with compressive strength ≥ 5,000 psi @ 28 days.
2. Grout shall be used for:
   - Slab patching around columns
   - Filling anchor pockets
   - Surface leveling under column bases
3. Prepare substrate per manufacturer requirements; fully consolidate grout and finish flush unless slope is required.
4. Anchor embedment must follow ESR data for the approved anchor type (typically 8-12 anchor diameters).

X. STUCCO REMOVAL & REPLACEMENT

1. Remove only the stucco necessary to complete structural repairs.
2. Reinstall stucco using:
   - WRB (water_resistive barrier)
   - Sika Permalath 1000 or metal lath
   - Sika stucco base/scratch coat
   - Senergy finish (or matching existing finish)
3. Blend texture and color to match existing adjacent surfaces.
4. Terminate stucco cleanly at expansion joints with proper sealant or Emseal interface.

XI. MOISTURE DAMAGED WOOD - CHASE-OUT PROCEDURE

1. Remove finishes and sheathing to expose damaged areas fully.
2. Continue removal until only solid, undamaged, structurally sound wood remains.
3. Notify the EOR for verification before reconstruction.
4. Replace wood in_kind using matching sizes and grades.
5. Treat surrounding wood with borate preservative if fungal staining or beginning decay is observed.
6. Ensure all new connections meet NDS edge distance, spacing, and fastener requirements.

XII. ANCHORS & FASTENER SPECIFICATIONS

1. Adhesive anchors shall be:
   - Simpson SET-XP, Hilti HY-200, or approved equal.
2. Install anchors according to ESR instructions including brush-blow-vac hole cleaning.
3. Hot-dip galvanized fasteners shall meet ASTM A153; anchor bolts per ASTM F1554 where applicable.
4. All connectors installed per Simpson Strong-Tie requirements.

XIII. INSPECTIONS AND QUALITY CONTROL

1. All work is subject to inspection by local building official.
2. Concealed work shall not be covered prior to inspection.
3. Engineer reserves the right to perform observational site visits.

XIV. BUILDING CODE & DESIGN CRITERIA

Building Classification

- Occupancy: Residential (R_2 - Multi_Family / Condominium)
- Construction Type: Per drawings (typically V_B unless noted otherwise)
- Building Height: 3 stories
- Exposure: Urban environment, Exposure Category “C” (as typical for Gainesville unless shielded)

Wind Design (ASCE 7_16, FBC 2023)

- Basic Wind Speed (Vult): 147 mph
- Allowable Stress Design Wind (VASD): 114 mph
- Importance Category (Risk Category): II
- Internal Pressure Coefficient: ± per condo classification and enclosure type
- Exposure Category: C
- All components & cladding, connectors, and exterior repairs must satisfy local wind pressures.

Live Loads:

- Breezeways / Exterior Walkways: 100 psf
- Roof Live Load: 20 psf

Dead Loads:

- 4" concrete topping slab: approx. 50 psf
- Breezeway framing dead load (joists, ledgers, sheathing): approx. 10-12 psf
- Roof framing + sheathing + underlayment: approx. 10-15 psf
- Roof finishes (shingles, felt, etc.): approx. 3-5 psf

DRAWING SHEET INDEX

S-0 Cover Sheet
S-1 Site Plan
S-2 General Structural Notes
S-3 General Structural Notes
S-4 First Floor Breezeway Plan
S-5 Second Floor Breezeway Framing Plan
S-6 Third Floor Breezeway Framing Plan
S-7 Roof Breezeway Framing Plan
S-8 Breezeway Elevation
S-9 Section Details
S-10 Section Details
S-11 Section Details
S-12 Section Details

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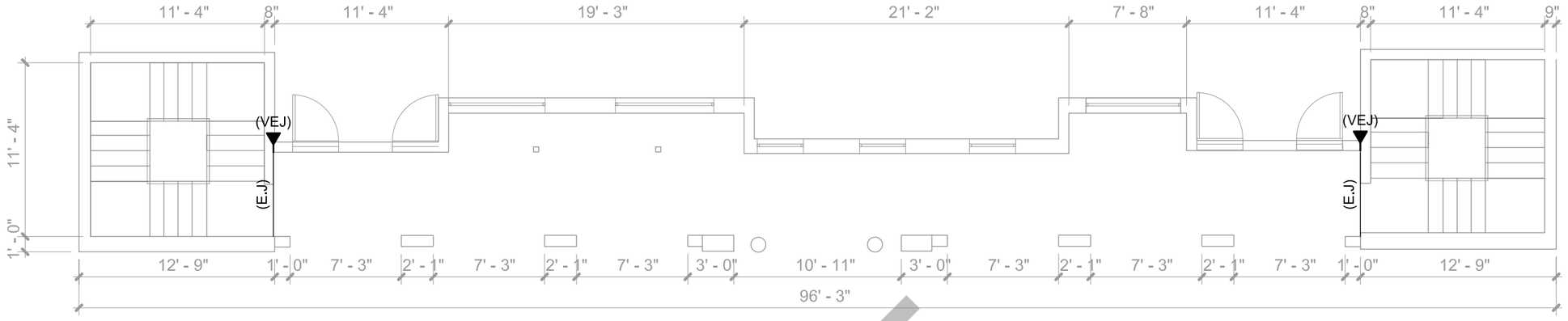
Title **General Structural Notes**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-3**

Sheet **4** of **---**



FIRST FLOOR BREEZEWAY PLAN

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

NOTES:

1. FOR GENERAL STRUCTURAL NOTES, SEE SHEET S-2 AND S-3.
2. (E.J) DENOTES EXPANSION JOINTS. EXPANSION JOINTS AT EXPOSED TO WEATHER WALKWAYS SHALL BE TOOLED JOINTS.
3. VERTICAL EXPANSION JOINT SHOWN THUS ◀ (VEJ) ON PLAN.
4. DIMENSION SHOWN ON DRAWINGS ARE APPROXIMATE, FOR CONTRACTOR REFERENCE. VERIFY ALL EXISTING DIMENSIONS AND ELEVATIONS, ALL ARCHITECTURAL, MECHANICAL, AND ELECTRICAL OPENINGS, AND ALL EXISTING UTILITIES BEFORE PROCEEDING WITH THE WORK.
5. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AND/OR SHORING FOR THE STRUCTURAL COMPONENTS DURING DEMOLITION AND UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED.

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Project **Village at Haile Condominium Association**
9172 SW 52nd Rd, Units 101 - 303, Gainesville, Florida 32608

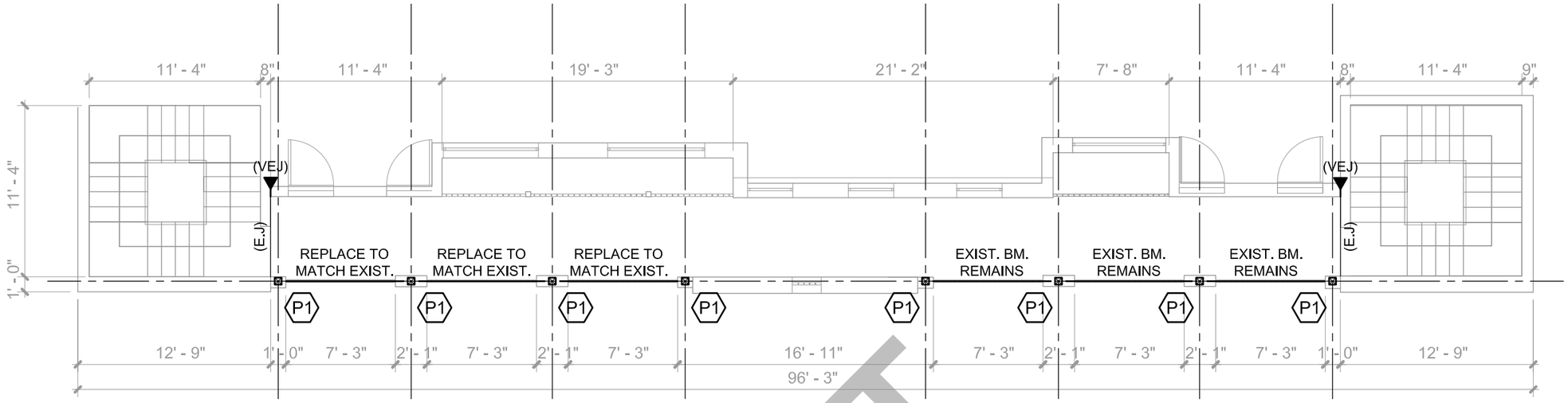
Title **First Floor Breezeway Plan**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-4**

Sheet **5** of **---**



SECOND FLOOR BREEZEWAY FRAMING PLAN

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

NOTES:

1. FOR GENERAL STRUCTURAL NOTES, SEE SHEET S-2 AND S-3.
2. COLUMN DESIGNATION SHOWN THUS ⟨P1⟩ ON PLAN. FOR SIZE SEE SCHEDULE ON SHEET S-5.
3. (E.J) DENOTES EXPANSION JOINTS. EXPANSION JOINTS AT EXPOSED TO WEATHER WALKWAYS SHALL BE TOOLED JOINTS.
4. VERTICAL EXPANSION JOINT SHOWN THUS ◀ (VEJ) ON PLAN.
2. DIMENSION SHOWN ON DRAWINGS ARE APPROXIMATE, FOR CONTRACTOR REFERENCE. VERIFY ALL EXISTING DIMENSIONS AND ELEVATIONS, ALL ARCHITECTURAL, MECHANICAL, AND ELECTRICAL OPENINGS, AND ALL EXISTING UTILITIES BEFORE PROCEEDING WITH THE WORK.
3. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AND/OR SHORING FOR THE STRUCTURAL COMPONENTS DURING DEMOLITION AND UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED.

DRAFT

TIMBER COLUMN SCHEDULE

MARK	COLUMN SIZE (NOMINAL)	COLUMN BASE	REMARKS
⟨P1⟩	6"x6" SYP NO. 2 PT WOOD POST	XX	

Seal

No.	Issue	Drawn	Approved	Date

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0 1"

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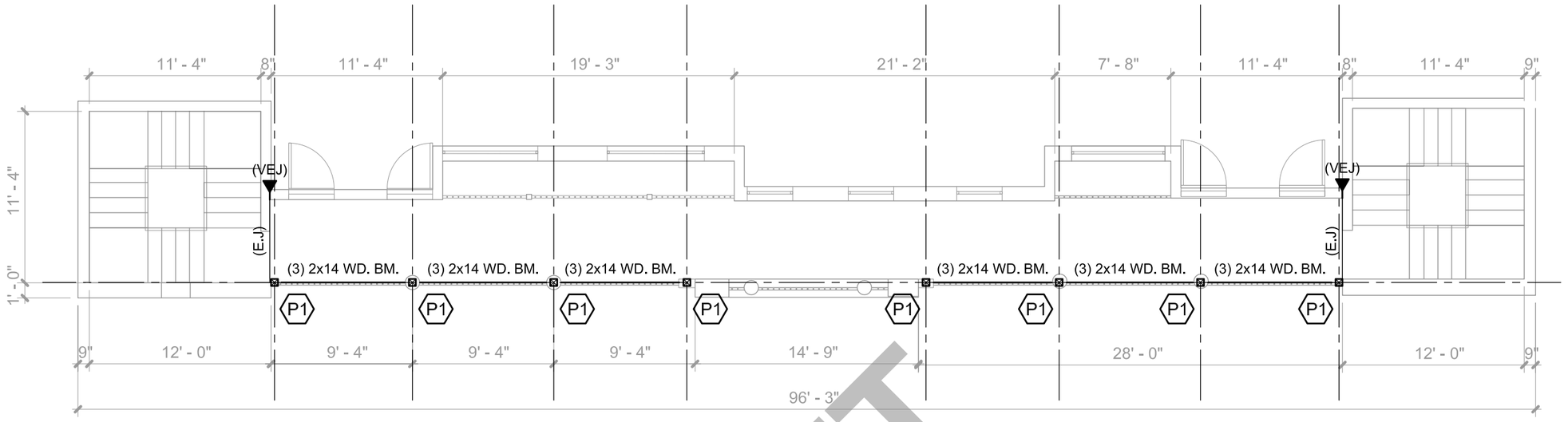
Title **Second Floor Breezeway Framing Plan**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-5**

Sheet **6** of **---**



THIRD FLOOR BREEZEWAY FRAMING PLAN

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

NOTES:

1. FOR GENERAL STRUCTURAL NOTES, SEE SHEET S-2 AND S-3.
2. COLUMN DESIGNATION SHOWN THUS ⟨P1⟩ ON PLAN. FOR SIZE SEE SCHEDULE ON SHEET S-5.
3. (E.J) DENOTES EXPANSION JOINTS. EXPANSION JOINTS AT EXPOSED TO WEATHER WALKWAYS SHALL BE TOOLED JOINTS.
4. VERTICAL EXPANSION JOINT SHOWN THUS ◀ (VEJ) ON PLAN.
2. DIMENSION SHOWN ON DRAWINGS ARE APPROXIMATE, FOR CONTRACTOR REFERENCE. VERIFY ALL EXISTING DIMENSIONS AND ELEVATIONS, ALL ARCHITECTURAL, MECHANICAL, AND ELECTRICAL OPENINGS, AND ALL EXISTING UTILITIES BEFORE PROCEEDING WITH THE WORK.
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0 1"

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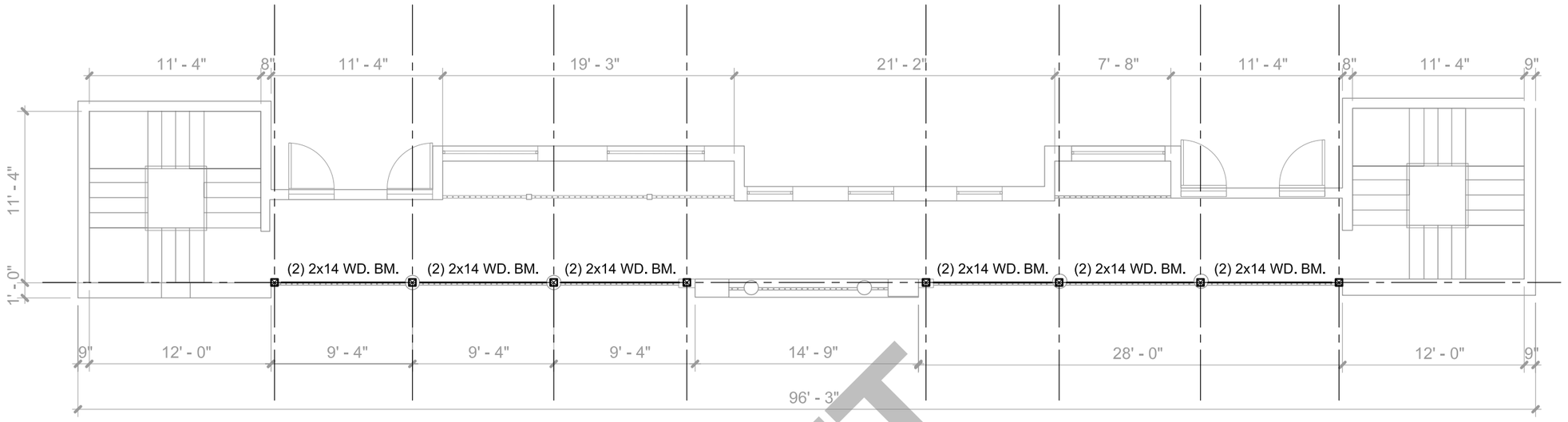
Title **Third Floor Breezeway Framing Plan**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-6**

Sheet **7** of **---**



ROOF BREEZEWAY FRAMING PLAN

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

NOTES:

1. FOR GENERAL STRUCTURAL NOTES, SEE SHEET S-2 AND S-3.
2. DIMENSION SHOWN ON DRAWINGS ARE APPROXIMATE, FOR CONTRACTOR REFERENCE. VERIFY ALL EXISTING DIMENSIONS AND ELEVATIONS, ALL ARCHITECTURAL, MECHANICAL, AND ELECTRICAL OPENINGS, AND ALL EXISTING UTILITIES BEFORE PROCEEDING WITH THE WORK.
3. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AND/OR SHORING FOR THE STRUCTURAL COMPONENTS DURING DEMOLITION AND UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED.

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0 — 1"

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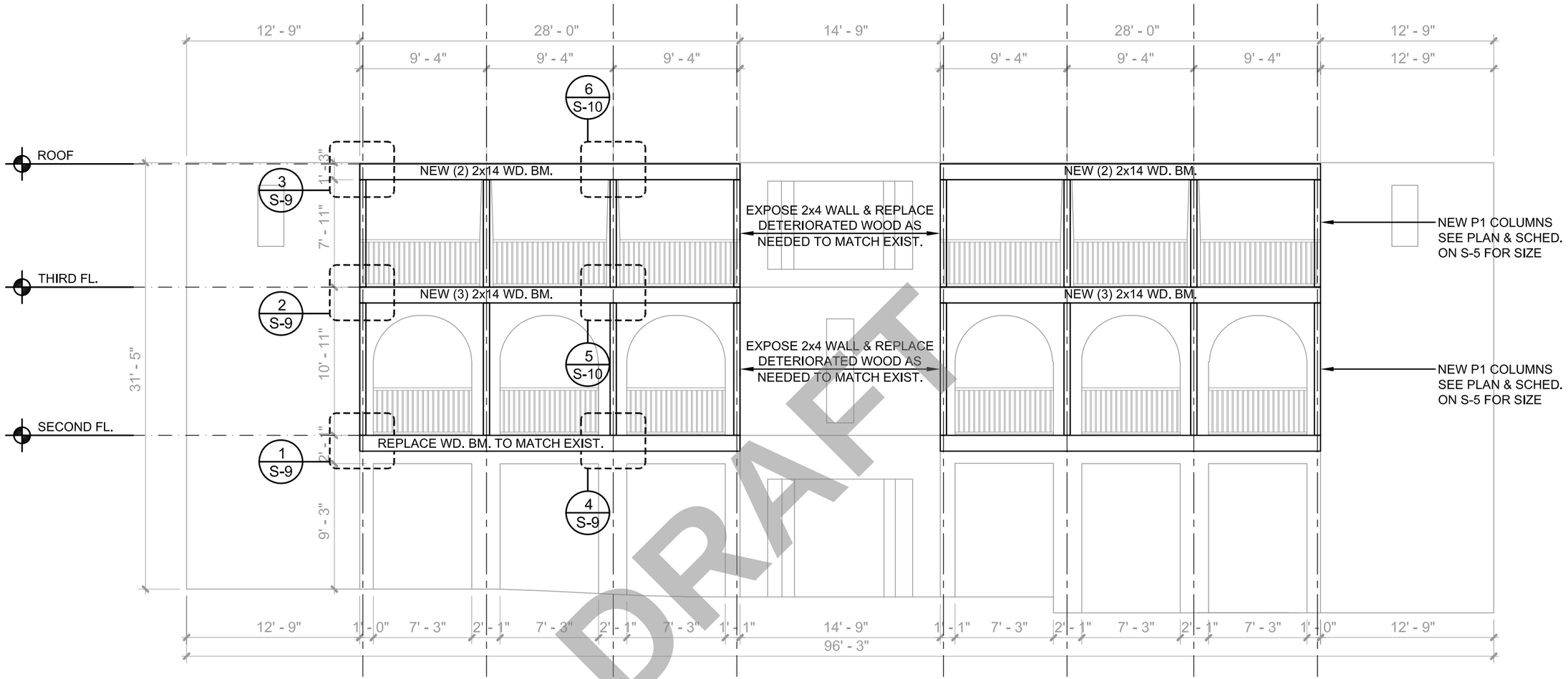
Title **Roof Breezeway Framing Plan**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-7**

Sheet **8** of **---**



DRAFT

BREEZWAY ELEVATION

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

Seal

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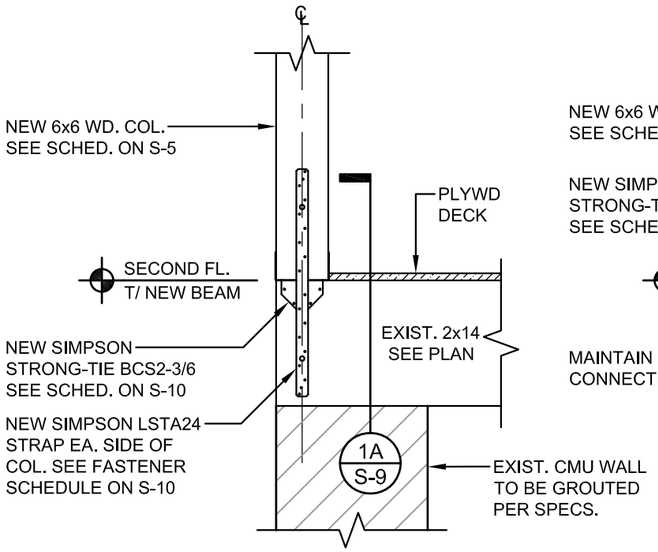
Title **Breezeway Elevation**

Project No. **1240125-0009412.00**

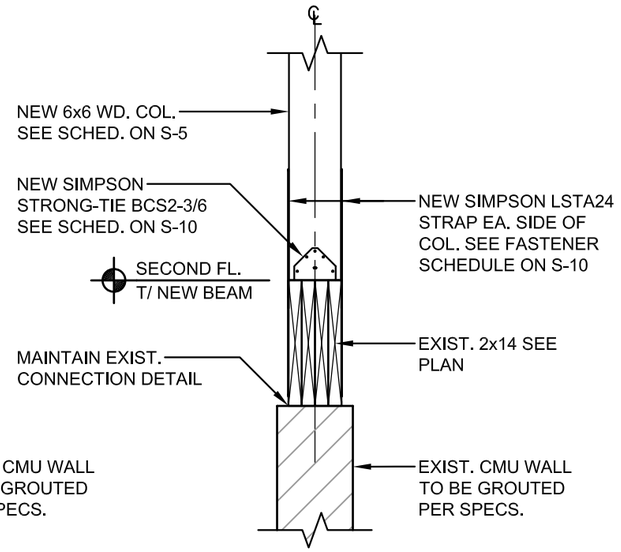
Original Size **ANSI D**

Sheet No. **S-8**

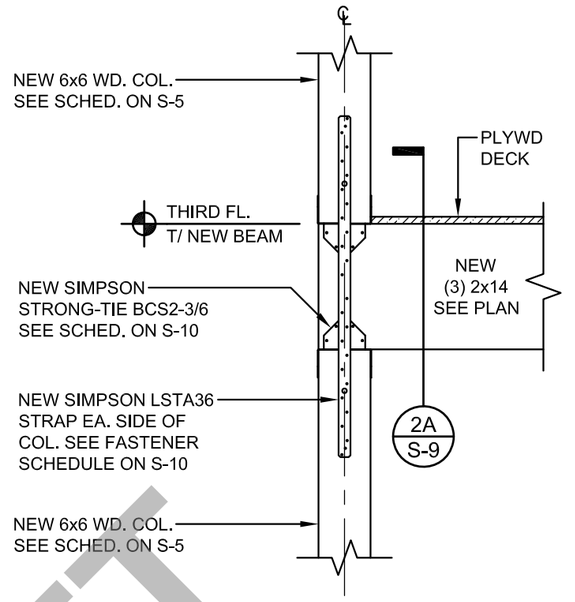
Sheet **9** of **---**



1 COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"

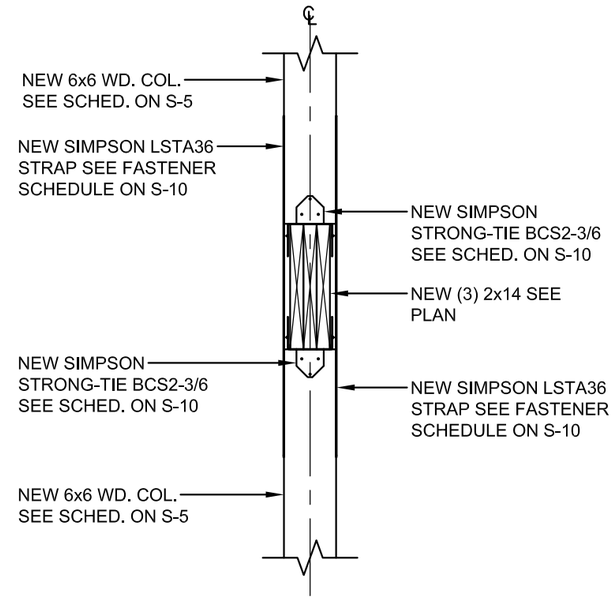


1A COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"



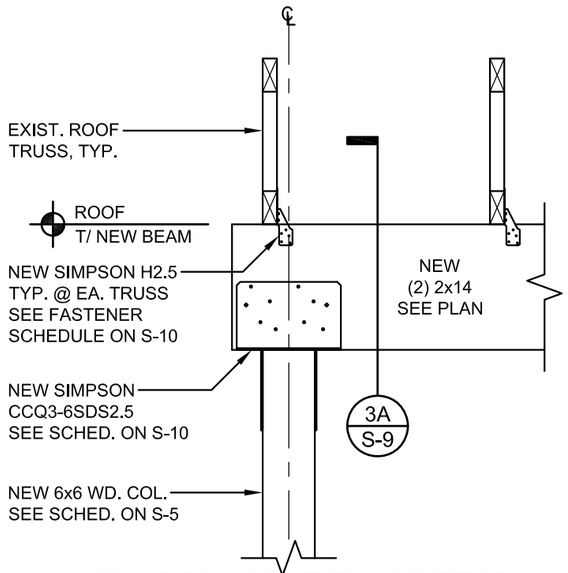
NOTE: FLOOR SLAB NOT SHOWN FOR CLARITY.

2 COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"

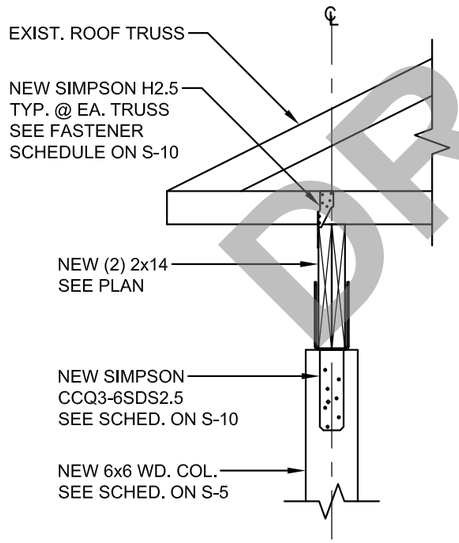


NOTE: FLOOR SLAB NOT SHOWN FOR CLARITY.

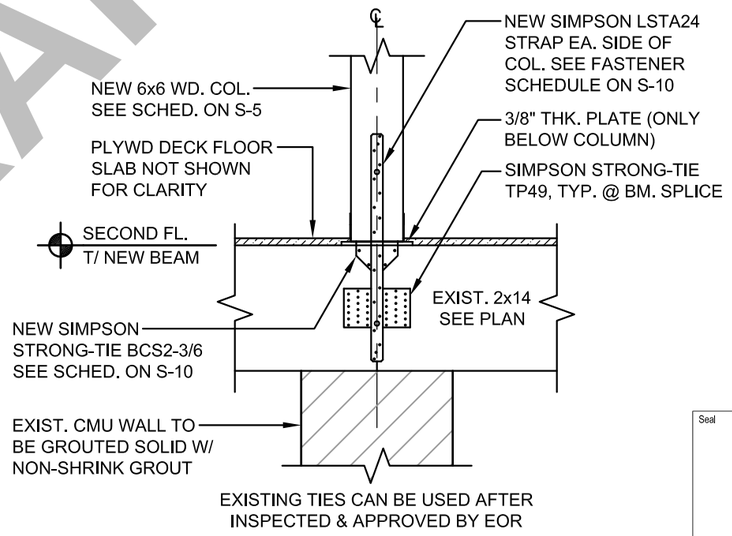
2A COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"



3 COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"



3A COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"



TYPICAL MID-SPAN
4 COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"

DRAFT

Seal

No.	Issue	Drawn	Approved	Date

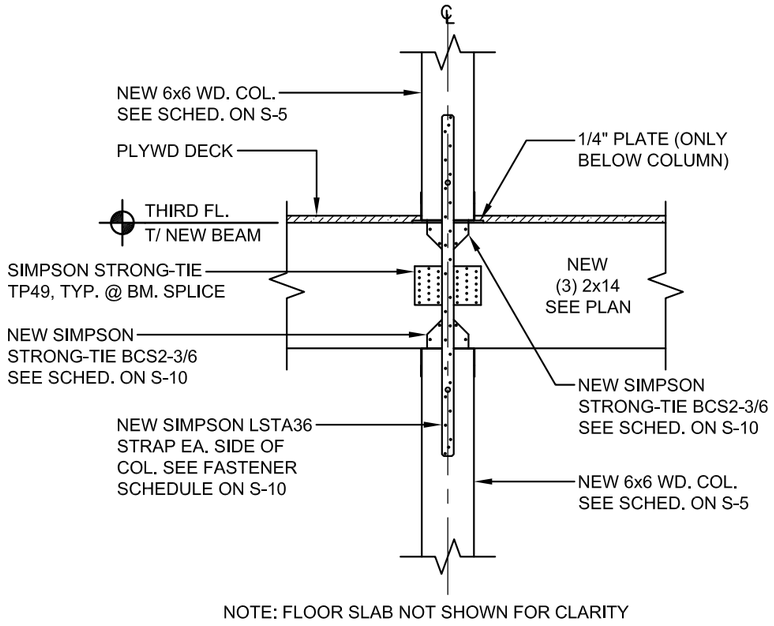
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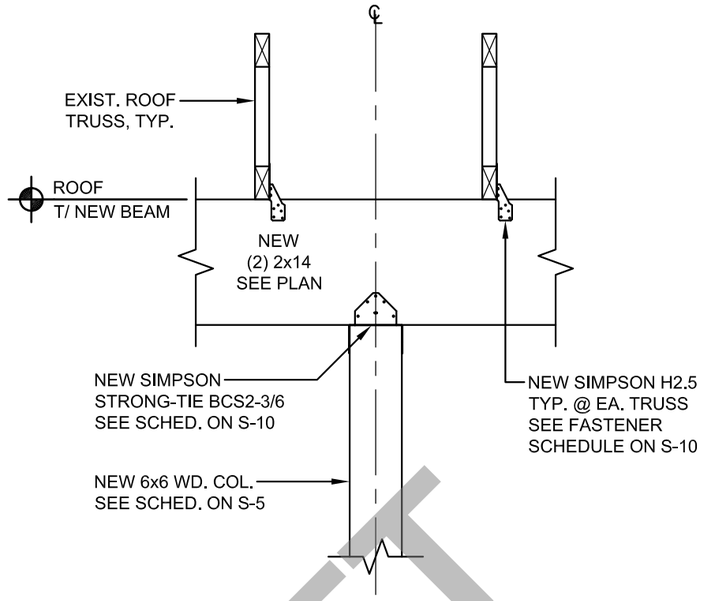
Project **Village at Haile Condominium Association**
9172 SW 52nd Rd, Units 101 - 303, Gainesville, Florida 32608
Title **Section Details**
Project No. **1240125-0009412.00**
Original Size **ANSI D**
Sheet No. **S-9**
Sheet **10** of **---**



NOTE: FLOOR SLAB NOT SHOWN FOR CLARITY

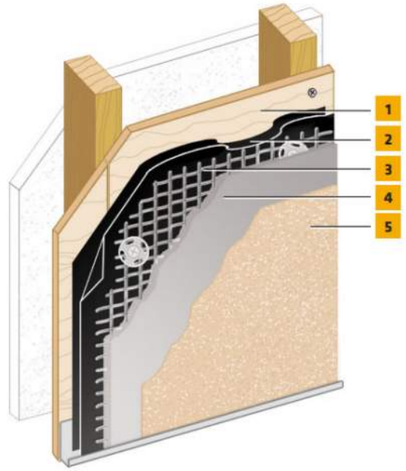
5 TYPICAL MID-SPAN COLUMN/BEAM DETAIL

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



6 TYPICAL MID-SPAN COLUMN/BEAM DETAIL

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



1. Acceptable Sheathing*
2. Water-Resistive Barrier
3. SikaWall Permalath 1000 or Metal Plaster Base
4. SikaWall Stucco Base
5. Senergy Finish

7 SENTRY STUCCO WALL SYSTEM

NO SCALE

DRAFT

FASTENER SCHEDULE

MODEL SERIES	FASTENERS	FLORIDA APPROVAL NO.
BCS2-3/6	(6) POST - 16d COMMON NAILS (3-1/2" x 0.162") (12) BEAM 10d COMMON NAILS (3" x 0.148") @ 30° TO 45° ANGLE	FL10860
H2.5	(5) TRUSS - 8d COMMON NAILS (2-1/2" x 0.131") (5) TOP PLATE - 8d COMMON NAILS (1-1/2" x 0.131")	FL10456
LSTA24	(14) 10d COMMON NAILS (3" x 0.148")	FL10456
LSTA36	(22) 10d COMMON NAILS (3" x 0.148")	FL10456
CCQ3-6SDS2.5	(30) SIMPSON STRONG-TIE STRONG-DRIVE (1/4" x 2-1/2") SDS HEAVY-DUTY CONNECTOR SCREWS	FL10860
TP49	(54) (0.131" x 2-1/2") NAILS, (0.131" x 1-1/2") NAILS OR #9 STRONG-DRIVE® SD SCREWS	

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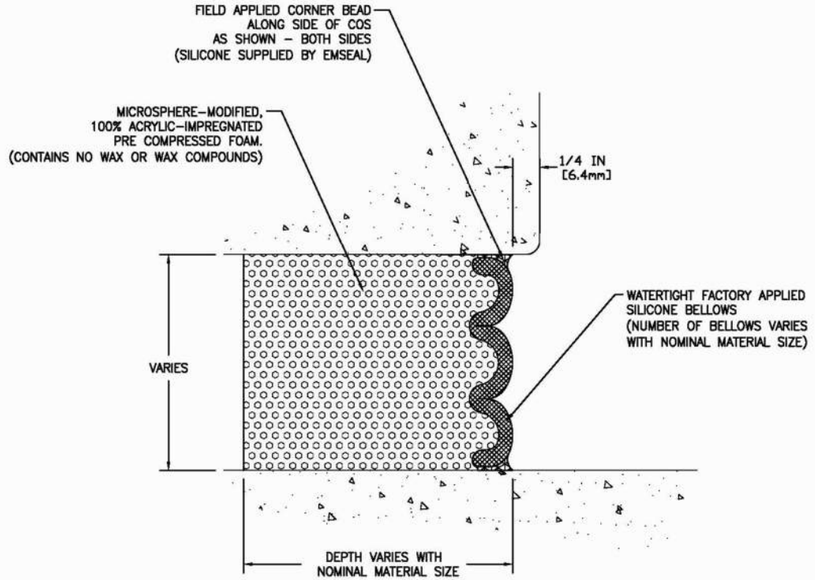
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Title **Section Details**

Project No. **1240125-0009412.00**

Original Size **ANSI D** Sheet No. **S-10** Sheet 11 of ---



EMSEAL JOINT SYSTEMS LTD.

SEISMIC COLORSEAL – INSIDE CORNER – TYPICAL

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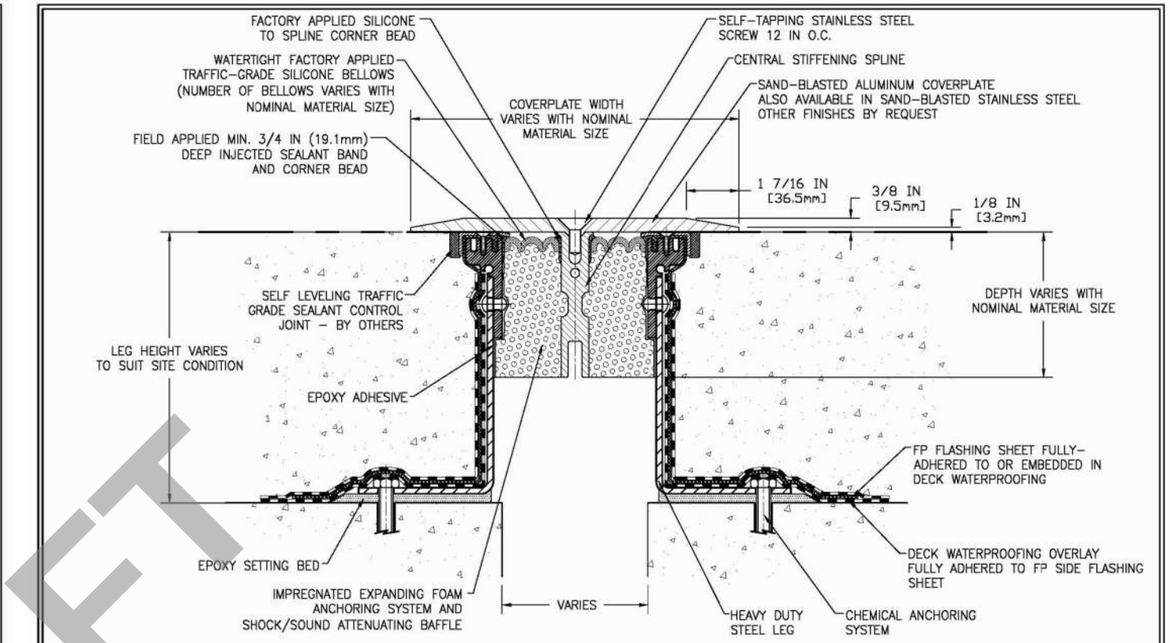
DRAWN BY:	DATE:	SCALE:	SHEET
SPA	2016/06/27	N.T.S.	No: 1 OF 1

PART NUMBER: COS_WW_INSIDE_CORNER_TYPICAL

8 TYPICAL VERTICAL JOINT

N.T.S.

NOTE:
DETAIL IS TYPICAL, CONTRACTOR IS RESPONSIBLE FOR SUBMITTING FOR APPROVAL.



NOTE: 3/8 IN (9.5mm) COVERPLATES FOR VEHICLE AND PEDESTRIAN–TRAFFIC USE
(FOR PEDESTRIAN–TRAFFIC ONLY, USE 1/4 IN (6.4mm) COVERPLATE)

MOVEMENT: ±50% (TOTAL 100%) OF NOMINAL MATERIAL SIZE

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SJS–FP – DECK TO DECK – TYPICAL

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LJL	2020/12/08	N.T.S.	No: 1 OF 1

PART NUMBER: SJS_FP_DD_CONC_TYPICAL

9 TYPICAL HORIZONTAL JOINT

N.T.S.

NOTE:
DETAIL IS TYPICAL, CONTRACTOR IS RESPONSIBLE FOR SUBMITTING FOR APPROVAL.

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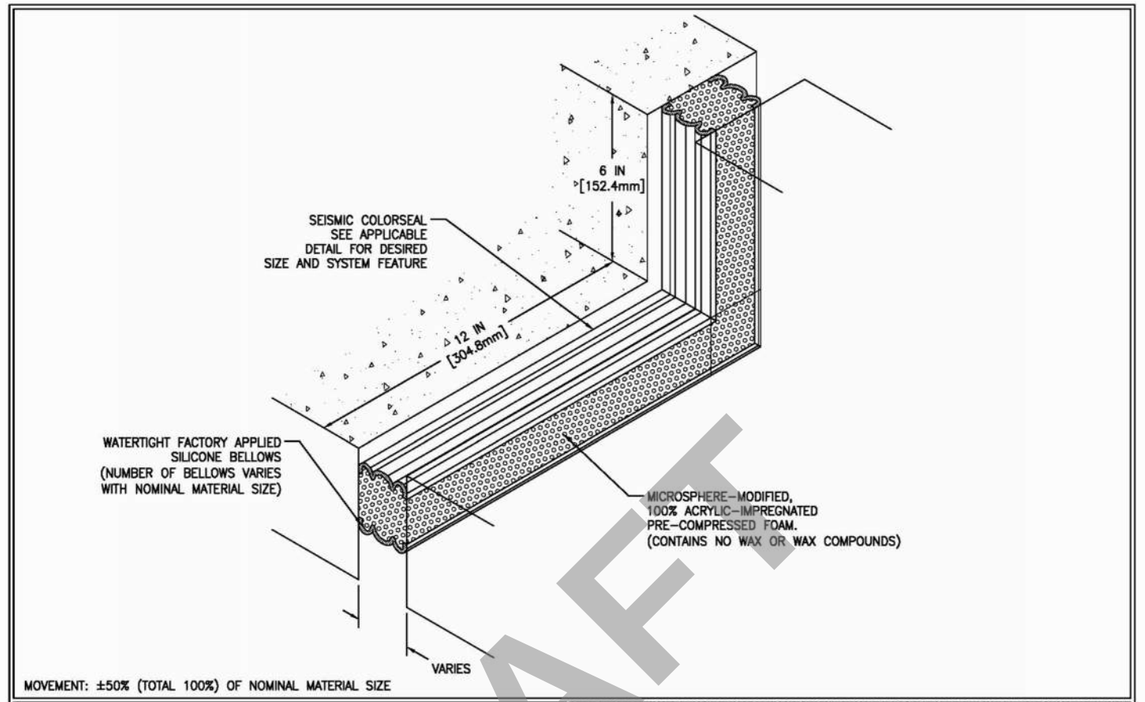
Title **Section Details**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-11**

Sheet 12 of ---



10 TYPICAL TRANSITIONS JOINT
N.T.S.

NOTE:
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9172 SW 52nd Rd, Units 101 - 303, Gainesville, Florida 32608
Title **Section Details**
Project No. **1240125-0009412.00**
Original Size **ANSI D**
Sheet No. **S-12**
Sheet 13 of ---

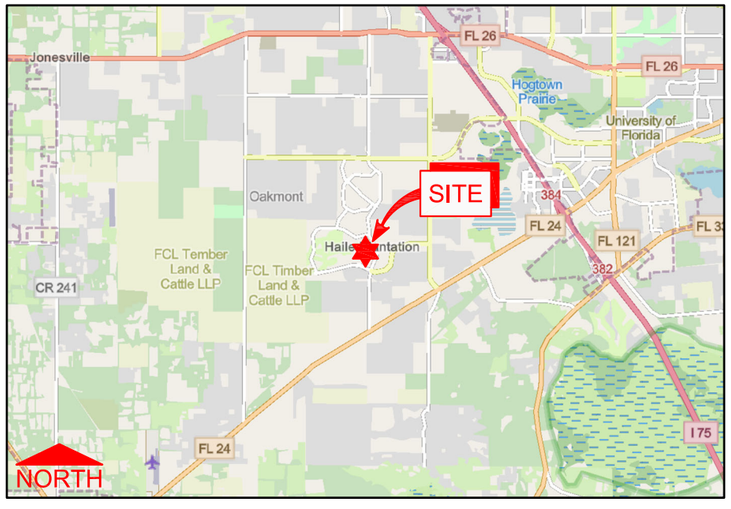
MILESTONE RESTORATION DESIGN - BUILDING G

VILLAGE AT HAILE CONDOMINIUM ASSOCIATION

5133 SW 91ST CT, G101 THROUGH G304
GAINESVILLE, FLORIDA 32608

MARCH 2026

PROJECT NUMBER: 1240125-0009412.00



AREA MAP



LOCATION VIEW

BUILDING G ADDRESS INDEX

5133 SW 91ST CT G101 GAINESVILLE, FL 32608
5133 SW 91ST CT G102 GAINESVILLE, FL 32608
5133 SW 91ST CT G103 GAINESVILLE, FL 32608
5133 SW 91ST CT G104 GAINESVILLE, FL 32608
5133 SW 91ST CT G201 GAINESVILLE, FL 32608
5133 SW 91ST CT G202 GAINESVILLE, FL 32608
5133 SW 91ST CT G203 GAINESVILLE, FL 32608
5133 SW 91ST CT G204 GAINESVILLE, FL 32608
5133 SW 91ST CT G301 GAINESVILLE, FL 32608
5133 SW 91ST CT G302 GAINESVILLE, FL 32608
5133 SW 91ST CT G303 GAINESVILLE, FL 32608
5133 SW 91ST CT G304 GAINESVILLE, FL 32608

Seal

No.	Issue	Drawn	Approved	Date

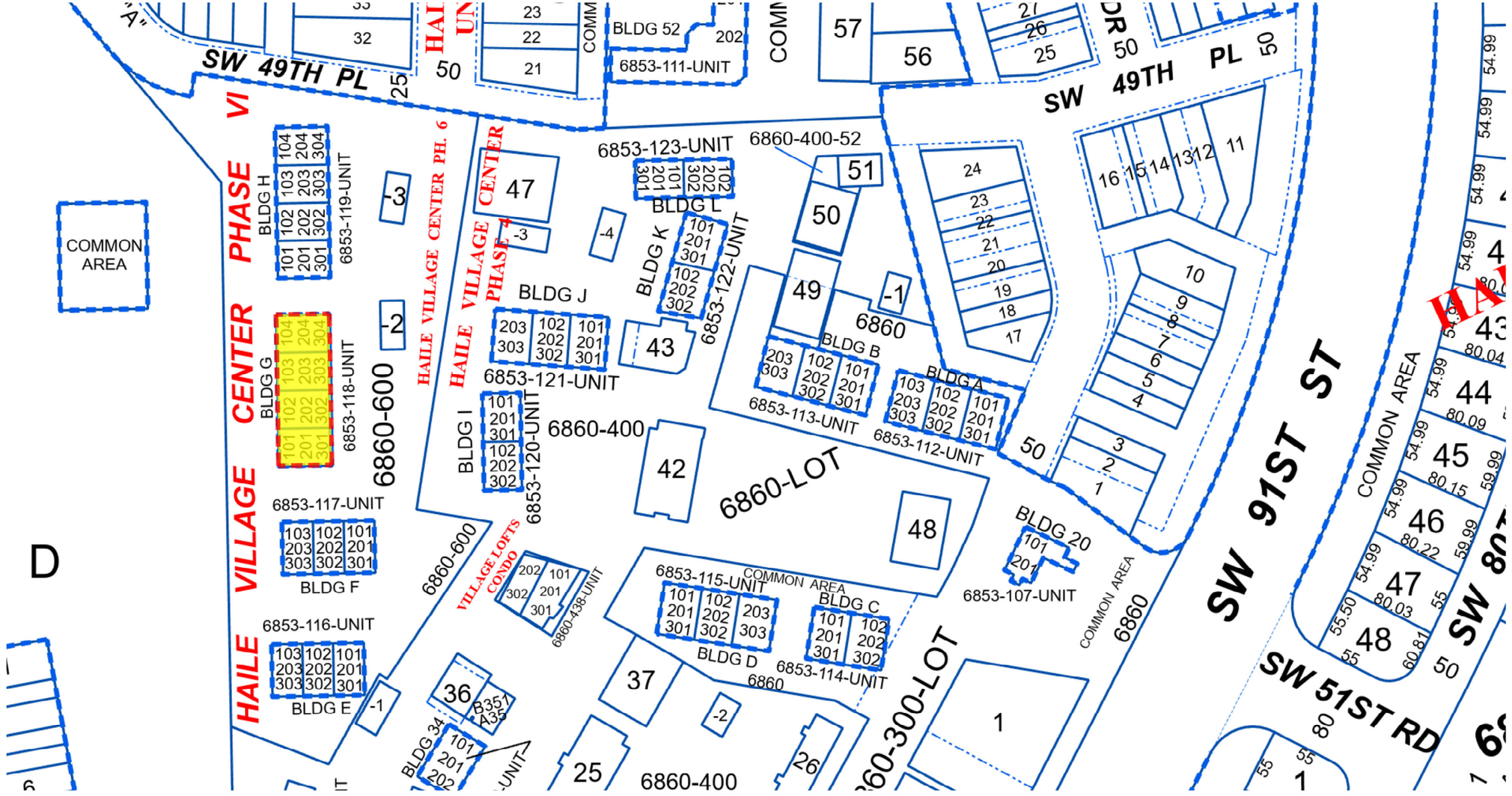
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Project **Village at Haile Condominium Association**
5133 SW 91st Ct, G101 - G304, Gainesville, Florida 32608
Title **Cover Sheet**
Project No. **1240125-0009412.00**
Original Size **ANSI D**
Sheet No. **S-0**
Sheet **1** of **13**



Overview

Legend

- Parcels
- Lakes

LIMITED SITE PLAN

HAILE VILLAGE CENTER BLDG A THE VILLAGE AT HAILE CONDO
SITUATED IN SECTION 19, TOWNSHIP 10 SOUTH, RANGE IS 19 EAST,
ALACHUA COUNTY, FLORIDA

GRAPHIC SCALE
0 25 50 100

NOTE: BASE MAP GENERATED FROM ALACHUA COUNTY PROPERTY APPRAISER DATED 02/26/2026.

Seal

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5133 SW 91st Ct, G101 - G304, Gainesville, Florida 32608
Title: Site Plan
Project No. 1240125-0009412.00
Original Size: ANSI D
Sheet No. S-1
Sheet 2 of 13

I. GENERAL NOTES

1. All work shall conform to the Florida Building Code (2023 FBC - Building, Existing Building, Residential), ASCE 7_16, ACI 318_19, NDS 2018, and TMS 402/602.
2. The most stringent requirement shall govern when conflicts occur between drawings, notes, specifications, or manufacturer instructions.
3. Contractor must field_verify all dimensions, elevations, member sizes, bearing conditions, and quantities before ordering materials or beginning work.
4. No deviation from the drawings shall be made without written Engineer-of-Record (EOR) approval.
5. All material submittals (wood, anchors, connectors, sealants, waterproofing, joint products, grout, flashing, etc.) shall be submitted to the EOR for review and approval prior to installation.
6. Any deterioration, concealed damage, moisture intrusion, fungal decay, or insect damaged material discovered during work shall be reported immediately to the EOR prior to reconstruction.
7. Contractor shall coordinate all work with HOA and building management to maintain safe access to units during construction.
8. Existing structural members not indicated for removal shall remain; protect from damage, vibration, or temporary overload.
9. Contractor is responsible for all means, methods, sequencing, shoring, temporary supports, and must ensure the structure remains stable during all phases of demolition and rebuilding.
10. The EOR shall be notified minimum 48 hours before required inspections or concealed condition verifications.

II. CONSTRUCTION SAFETY

1. The contractor is solely responsible for strictly following all safety regulations, programs, and precautions related to all work on this project.
2. The contractor is solely responsible for the protection of persons and property either on or adjacent to the project and shall protect the same against injury, damage, or loss.
3. No openings shall be added, nor any changes in size, dimension, or location, shall be made in any structural elements without the written approval of the engineer.
4. The contractor is responsible for limiting the amount of construction load imposed or placed on the existing structure. These loads shall not exceed the capacity of the existing structure at any time. The contractor is responsible for informing any subcontractors and ensuring that they do not violate this important requirement.
5. Any temporary bracing and supports required to accommodate the contractor's means and methods shall be the responsibility of the contractor. The contractor is responsible for designing, furnishing, erecting, and removing any temporary supports and bracing required during construction.
6. The contractor shall be responsible for means and methods of construction and erection of materials in accordance with the drawings.
7. Where construction tolerances allow for variations in location, size, etc. of structural elements, it shall be the responsibility of the contractor to provide all materials and labor necessary to modify connection elements as required to provide a finished product which is in accordance with the requirements of the drawings. Any such modifications required shall be reviewed and approved by the engineer prior to execution.
8. The building repairs outlined in these drawings should be performed under the observation and monitoring of an NV5 representative to check for satisfactory completion of repairs as outlined herein, and modifications to the design can be made if required.
9. The engineer shall be notified at the proper time if/when items are ready for field review. Sufficient notice of one week shall be given to allow scheduling of any field review.

III. DRAWINGS & COORDINATION

1. The dimensions shown on these drawings are based upon orginal design details provided to NV5. The contractor is responsible for confirming all dimensions shown on the drawings and to notify the engineer of any discrepancies between dimensions in the field and dimensions shown on the drawings.
2. Plans, sections, and details are not to be scaled for determination of quantities, lengths, or fit of materials.
3. Anything which, in the opinion of the contractor, appears to be deficiencies, omissions, contradictions, or ambiguities in the drawings, shall be brought to the attention of the engineer in the form of a Request For Information (RFI). Corrections or written interpretations shall be issued by the engineer before construction in the affected work area may proceed.
4. The contractor shall verify all existing conditions, including dimensions, prior to ordering materials or proceeding with new work in areas affected by existing conditions. The engineer shall be informed in writing of conflicts between existing and proposed new construction.
4. Details are marked at the specific location where they apply, but also indicate general construction requirements for other locations with similar conditions. These areas will be denoted as "typical" (TYP.)

IV. DEMOLITION (WITH TEMPORARY SHORING)

1. Demolition shall proceed only as required to perform the repairs shown in the drawings.
2. Temporary shoring is REQUIRED prior to removal or disturbance of:
   - Existing beams
   - Existing joists
   - Columns or column supports
   - Slab segments near column bases
   - Any load bearing or diaphragm contributing components
3. Shoring must:
   - Support full dead + live loads expected during construction.
   - Remain in place until new framing is installed, fastened, and inspected.
   - Prevent damage, settlement, or rotation of adjacent structural members.
4. Structural stability of surrounding floors, walls, and roof framing must be maintained throughout demolition.
5. Demo cuts shall be clean, square, and controlled, avoiding over excavation.
6. Protect utilities, existing finishes to remain, and adjacent units from vibration and impact.
7. Remove all debris promptly and maintain safe walkable surfaces.

V. WOOD FRAMING

1. All structural wood shall be SYP No.2 or better; pressure treated UC4A at concrete/masonry interfaces.
2. Replace beams per plan using (2) 2×14, (3) 2×14, or matched existing sizes.
3. Built-up beams shall be fastened to act as one unit using 10d nails @ 12" O.C. staggered, unless noted otherwise.
4. All lumber shall be straight, free of twist/warp, and properly stored to prevent moisture absorption.
5. All fasteners and connectors shall be Simpson Strong-Tie (or EOR approved equal) installed per manufacturer instructions.
6. Use structural connector nails or SDS screws only - no drywall or deck screws permitted.
7. Wood replacement areas shall be rebuilt in kind, matching original dimensions and load path.

VI. COLUMN INSTALLATION (4×4 AND 6×6)

1. Columns to be installed per plan:
   - P1: 6×6 PT SYP No.2
   - P2: 4×4 PT SYP No.2
2. Provide Simpson BCS2-3/6, CCQ, or applicable post caps per details on sheets S-10 and S-11.
3. Install flashing boots at all column bases to isolate wood from concrete/water exposure.
4. Columns must bear on a full, level surface with non-compressible shims only (stainless or engineered).
5. Secure columns plumb before beam installation.
6. Coordinate with waterproofing trades to ensure continuous seal at bases.

VII. EXPANSION JOINTS (VERTICAL, HORIZONTAL & TRANSITIONS)

1. Vertical joints at CMU/wood interfaces:
   - Use Sika Emseal Colorseal.
2. Horizontal joints at breezeway slabs/walkways:
   - Use Sika Emseal SJS-FP.
3. Transitions between vertical/horizontal joints:
   - Use factory fabricated Emseal transition units.
4. All joints shall maintain a continuous watertight seal and be installed per manufacturer instructions.
5. Expansion joints at exposed walkway surfaces shall be tooled joints, as noted in the plans.

Seal

No.	Issue	Drawn	Approved	Date

Bar is one inch on original size drawing
0 1"

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Project Manager	BE	Date	March 13, 2026
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5133 SW 91st Ct, G101 - G304, Gainesville, Florida 32608
Title **General Structural Notes**
Project No. **1240125-0009412.00**
Original Size **ANSI D**
Sheet No. **S-2**

VIII. SLAB REPAIR, SLOPING & WATERPROOFING

1. Rebuild slab edges or cut_outs using concrete to match adjacent thickness unless detailed otherwise.
2. Provide a minimum slope of 1/4" per foot away from building walls and toward drainage paths.
3. Apply a fully adhered waterproofing membrane compatible with pedestrian traffic.
4. Membrane shall extend up vertical surfaces (curbs, walls, columns) to manufacturer_required height.
5. Ensure transitions to Emseal products are continuous and properly terminated.

IX. NON-SHRINK GROUT

1. Use non_shrink, non_metallic grout with compressive strength ≥ 5,000 psi @ 28 days.
2. Grout shall be used for:
   - Slab patching around columns
   - Filling anchor pockets
   - Surface leveling under column bases
3. Prepare substrate per manufacturer requirements; fully consolidate grout and finish flush unless slope is required.
4. Anchor embedment must follow ESR data for the approved anchor type (typically 8-12 anchor diameters).

X. STUCCO REMOVAL & REPLACEMENT

1. Remove only the stucco necessary to complete structural repairs.
2. Reinstall stucco using:
   - WRB (water_resistive barrier)
   - Sika Permalath 1000 or metal lath
   - Sika stucco base/scratch coat
   - Senergy finish (or matching existing finish)
3. Blend texture and color to match existing adjacent surfaces.
4. Terminate stucco cleanly at expansion joints with proper sealant or Emseal interface.

XI. MOISTURE DAMAGED WOOD - CHASE-OUT PROCEDURE

1. Remove finishes and sheathing to expose damaged areas fully.
2. Continue removal until only solid, undamaged, structurally sound wood remains.
3. Notify the EOR for verification before reconstruction.
4. Replace wood in_kind using matching sizes and grades.
5. Treat surrounding wood with borate preservative if fungal staining or beginning decay is observed.
6. Ensure all new connections meet NDS edge distance, spacing, and fastener requirements.

XII. ANCHORS & FASTENER SPECIFICATIONS

1. Adhesive anchors shall be:
   - Simpson SET-XP, Hilti HY-200, or approved equal.
2. Install anchors according to ESR instructions including brush-blow-vac hole cleaning.
3. Hot-dip galvanized fasteners shall meet ASTM A153; anchor bolts per ASTM F1554 where applicable.
4. All connectors installed per Simpson Strong-Tie requirements.

XIII. INSPECTIONS AND QUALITY CONTROL

1. All work is subject to inspection by local building official.
2. Concealed work shall not be covered prior to inspection.
3. Engineer reserves the right to perform observational site visits.

XIV. BUILDING CODE & DESIGN CRITERIA

Building Classification

- Occupancy: Residential (R2 - Multi Family / Condominium)
- Construction Type: Per drawings (typically VB unless noted otherwise)
- Building Height: 3 stories
- Exposure: Urban environment, Exposure Category “C” (as typical for Gainesville unless shielded)

Wind Design (ASCE 7_16, FBC 2023)

- Basic Wind Speed (Vult): 147 mph
- Allowable Stress Design Wind (VASD): 114 mph
- Importance Category (Risk Category): II
- Internal Pressure Coefficient: ± per condo classification and enclosure type
- Exposure Category: C
- All components & cladding, connectors, and exterior repairs must satisfy local wind pressures.

Live Loads:

- Breezeways / Exterior Walkways: 100 psf
- Roof Live Load: 20 psf

Dead Loads:

- 4" concrete topping slab: approx. 50 psf
- Breezeway framing dead load (joists, ledgers, sheathing): approx. 10-12 psf
- Roof framing + sheathing + underlayment: approx. 10-15 psf
- Roof finishes (shingles, felt, etc.): approx. 3-5 psf

DRAWING SHEET INDEX

S-0 Cover Sheet
S-1 Site Plan
S-2 General Structural Notes
S-3 General Structural Notes
S-4 First Floor Breezeway Plan
S-5 Second Floor Breezeway Framing Plan
S-6 Third Floor Breezeway Framing Plan
S-7 Roof Breezeway Framing Plan
S-8 Breezeway Elevation
S-9 Section Details
S-10 Section Details
S-11 Section Details
S-12 Section Details

Seal

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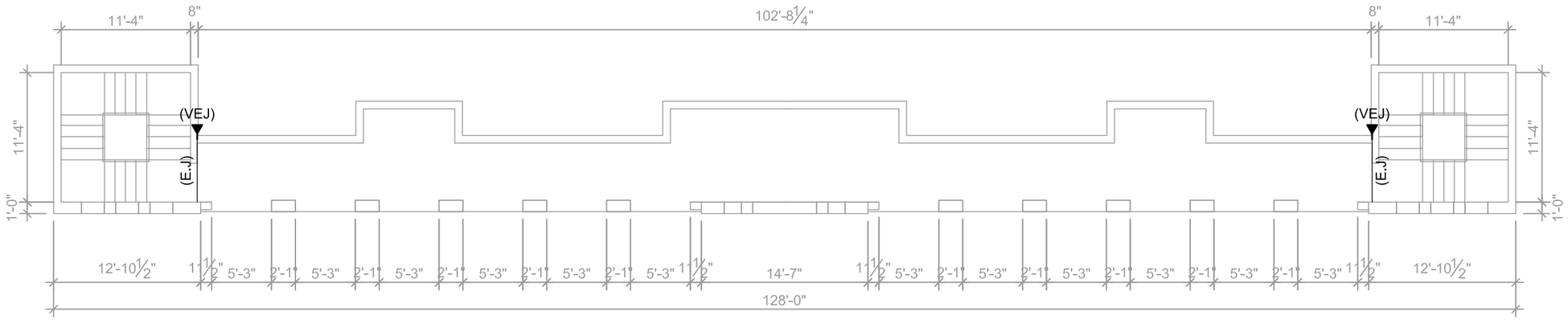
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Title **General Structural Notes**
Project No. **1240125-0009412.00**
Original Size **ANSI D**
Sheet No. **S-3**
Sheet **4** of **13**



FIRST FLOOR BREEZEWAY PLAN

SCALE: 3/16" = 1'-0"

NOTES:

1. FOR GENERAL STRUCTURAL NOTES, SEE SHEET S-2 AND S-3.
2. (E.J) DENOTES EXPANSION JOINTS. EXPANSION JOINTS AT EXPOSED TO WEATHER WALKWAYS SHALL BE TOOLED JOINTS.
3. VERTICAL EXPANSION JOINT SHOWN THUS ◀ (VEJ) ON PLAN.
4. DIMENSION SHOWN ON DRAWINGS ARE APPROXIMATE, FOR CONTRACTOR REFERENCE. VERIFY ALL EXISTING DIMENSIONS AND ELEVATIONS, ALL ARCHITECTURAL, MECHANICAL, AND ELECTRICAL OPENINGS, AND ALL EXISTING UTILITIES BEFORE PROCEEDING WITH THE WORK.
5. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AND/OR SHORING FOR THE STRUCTURAL COMPONENTS DURING DEMOLITION AND UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED.

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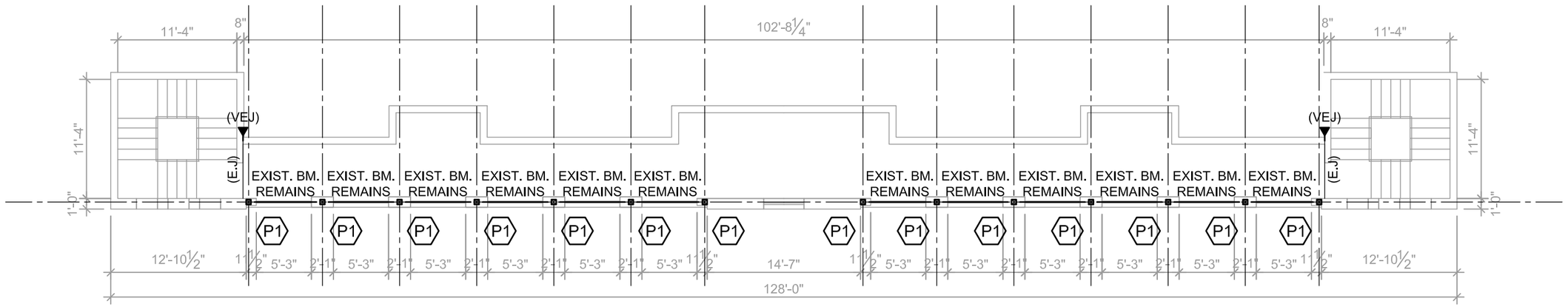
Title **First Floor Breezeway Plan**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-4**

Sheet **5** of **13**



SECOND FLOOR BREEZEWAY FRAMING PLAN

SCALE: 3/16" = 1'-0"

NOTES:

1. FOR GENERAL STRUCTURAL NOTES, SEE SHEET S-2 AND S-3.
2. COLUMN DESIGNATION SHOWN THUS ⟨P1⟩ ON PLAN. FOR SIZE SEE SCHEDULE ON SHEET S-5.
3. (E.J) DENOTES EXPANSION JOINTS. EXPANSION JOINTS AT EXPOSED TO WEATHER WALKWAYS SHALL BE TOOLED JOINTS.
4. VERTICAL EXPANSION JOINT SHOWN THUS ◀ (VEJ) ON PLAN.
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TIMBER COLUMN SCHEDULE

MARK	COLUMN SIZE (NOMINAL)	COLUMN BASE	REMARKS
⟨P1⟩	6"x6" SYP NO. 2 PT WOOD POST	SIMPSON BCS2-3/6	

Seal

No.	Issue	Drawn	Approved	Date

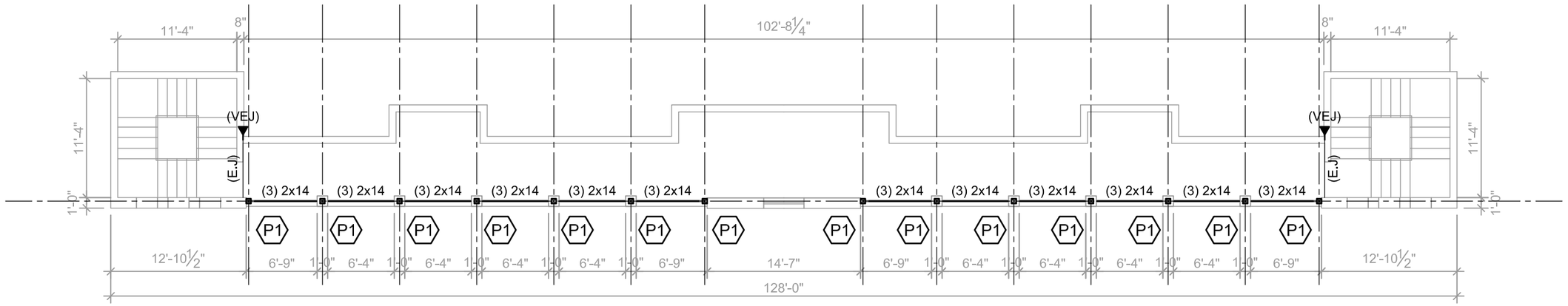
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Title **Second Floor Breezeway Framing Plan**
Project No. **1240125-0009412.00**
Original Size **ANSI D**
Sheet No. **S-5**
Sheet **6** of **13**



THIRD FLOOR BREEZEWAY FRAMING PLAN

SCALE: 3/16" = 1'-0"

NOTES:

1. FOR GENERAL STRUCTURAL NOTES, SEE SHEET S-2 AND S-3.
2. COLUMN DESIGNATION SHOWN THUS ⟨P1⟩ ON PLAN. FOR SIZE SEE SCHEDULE ON SHEET S-5.
3. (E.J) DENOTES EXPANSION JOINTS. EXPANSION JOINTS AT EXPOSED TO WEATHER WALKWAYS SHALL BE TOOLED JOINTS.
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3. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AND/OR SHORING FOR THE STRUCTURAL COMPONENTS DURING DEMOLITION AND UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED.

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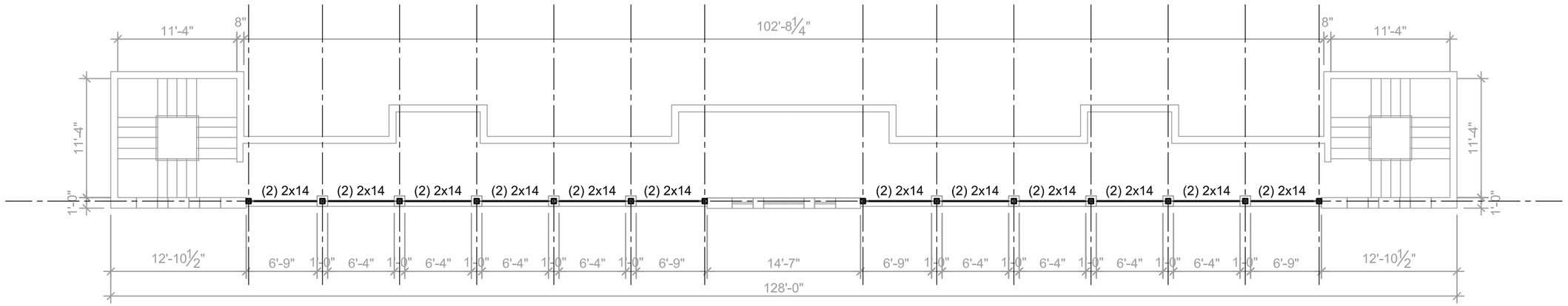
Title **Third Floor Breezeway Framing Plan**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-6**

Sheet **7** of **13**



ROOF BREEZEWAY FRAMING PLAN

SCALE: 3/16" = 1'-0"

NOTES:

1. FOR GENERAL STRUCTURAL NOTES, SEE SHEET S-2 AND S-3.
2. DIMENSION SHOWN ON DRAWINGS ARE APPROXIMATE, FOR CONTRACTOR REFERENCE. VERIFY ALL EXISTING DIMENSIONS AND ELEVATIONS, ALL ARCHITECTURAL, MECHANICAL, AND ELECTRICAL OPENINGS, AND ALL EXISTING UTILITIES BEFORE PROCEEDING WITH THE WORK.
3. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AND/OR SHORING FOR THE STRUCTURAL COMPONENTS DURING DEMOLITION AND UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED.

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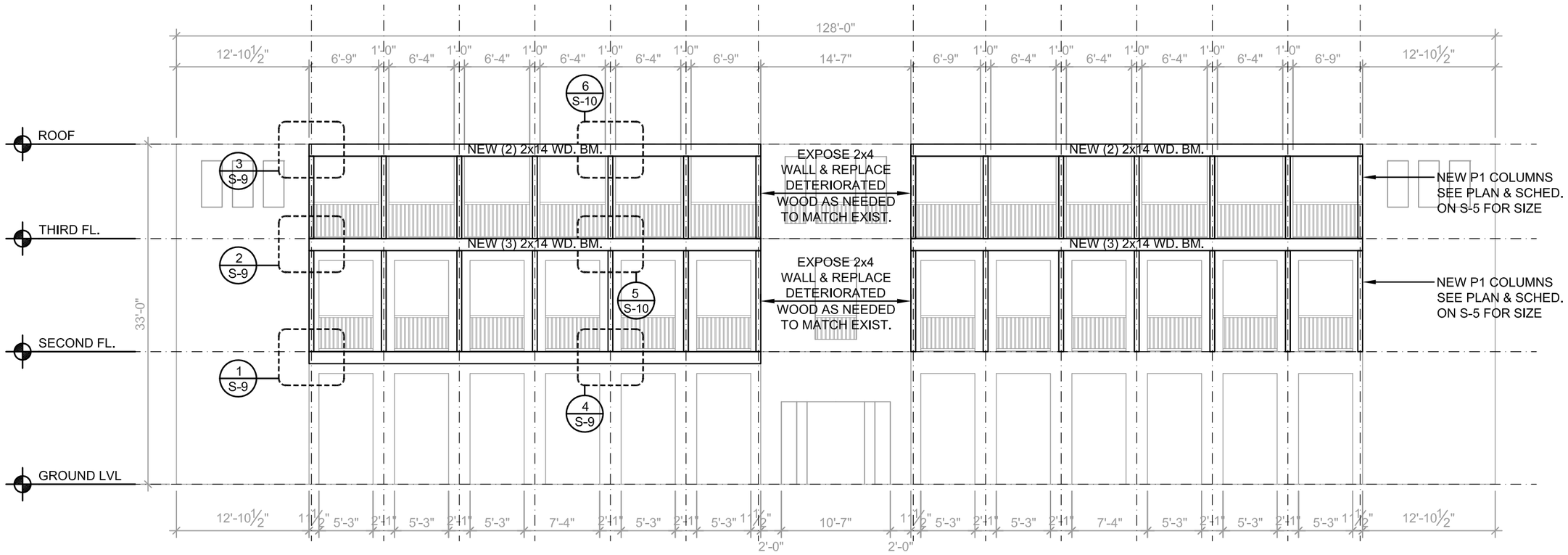
Title **Roof Breezeway Framing Plan**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-7**

Sheet **8** of **13**



BREEZWAY ELEVATION

SCALE: 3/16" = 1'-0"

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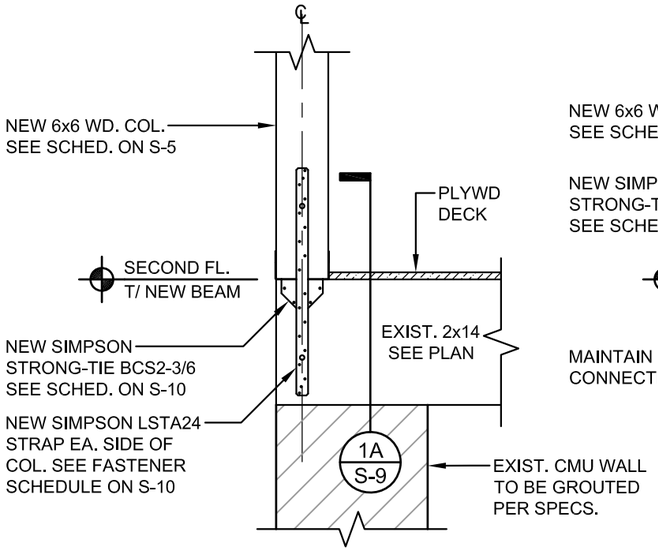
Title **Breezeway Elevation**

Project No. **1240125-0009412.00**

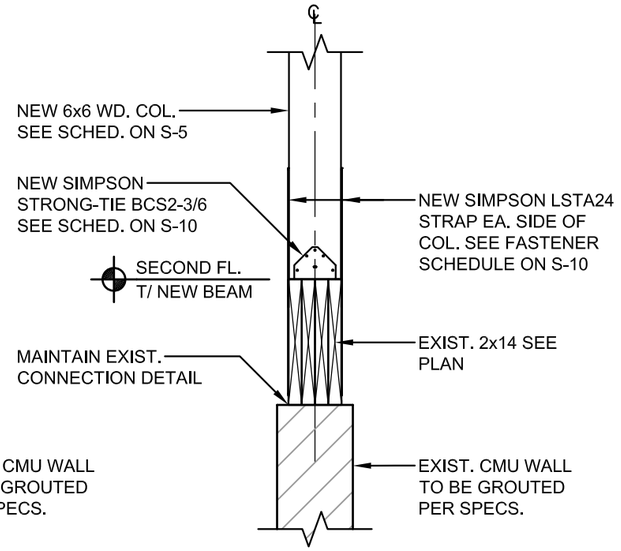
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Sheet No. **S-8**

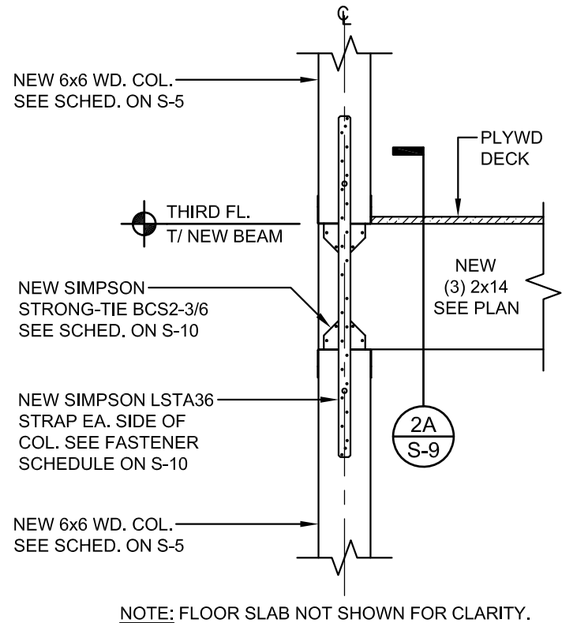
Sheet **9** of **13**



1 COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"

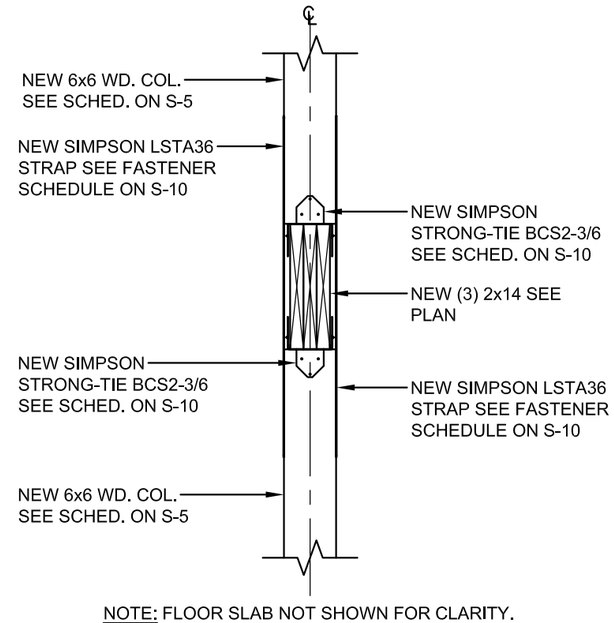


1A COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"



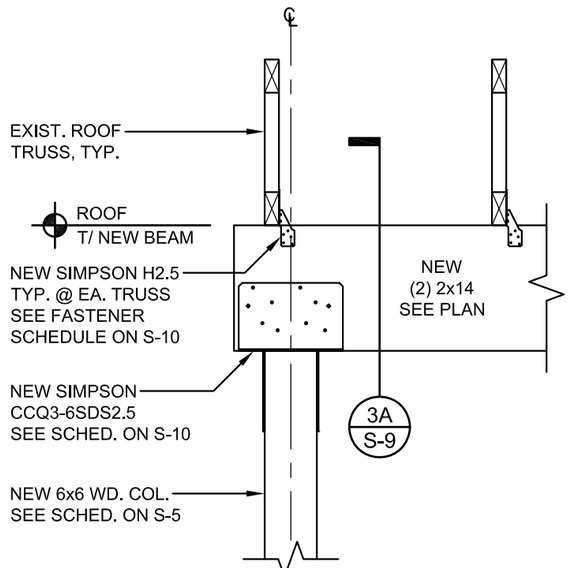
NOTE: FLOOR SLAB NOT SHOWN FOR CLARITY.

2 COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"

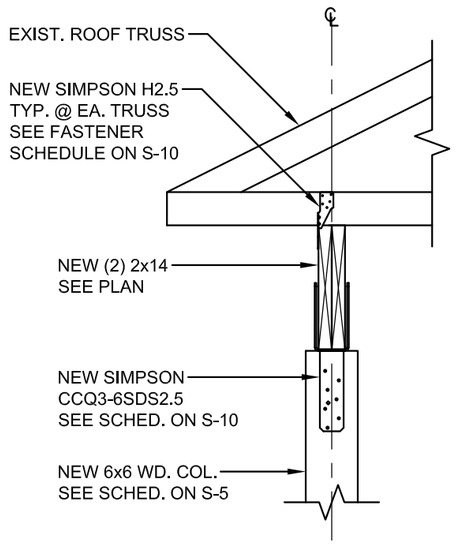


NOTE: FLOOR SLAB NOT SHOWN FOR CLARITY.

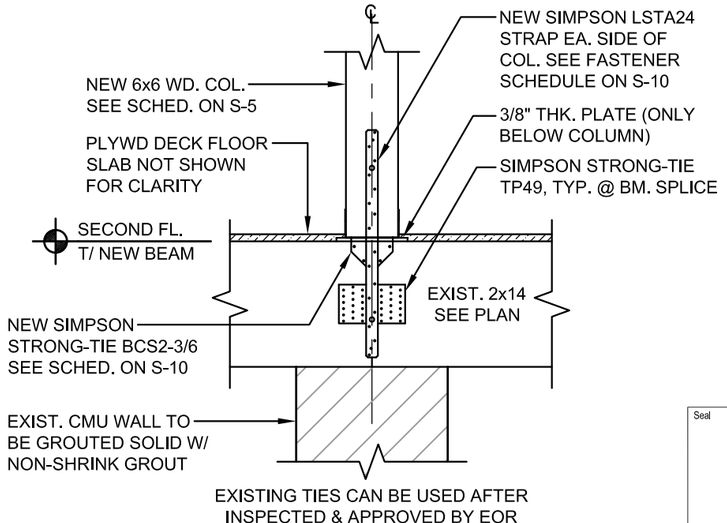
2A COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"



3 COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"



3A COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"



EXISTING TIES CAN BE USED AFTER INSPECTED & APPROVED BY EOR

TYPICAL MID-SPAN COLUMN/BEAM DETAIL
4
SCALE: 3/4" = 1'-0"

Seal

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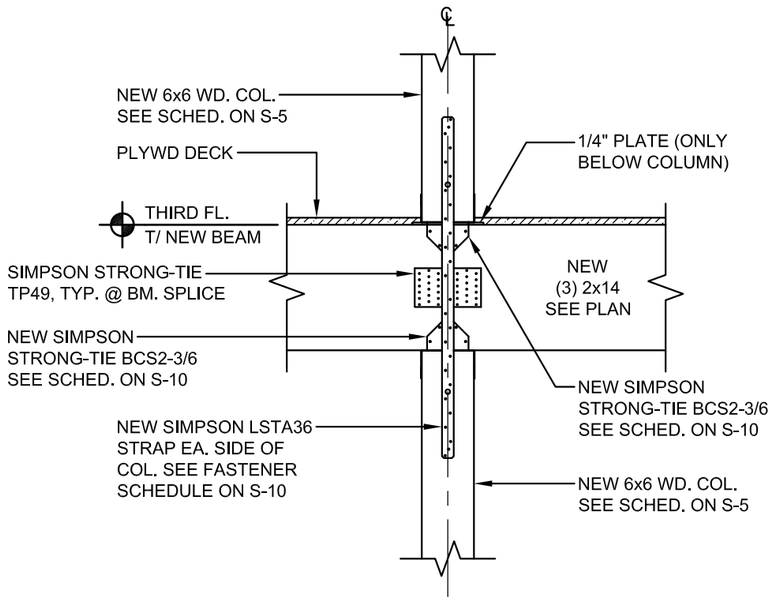
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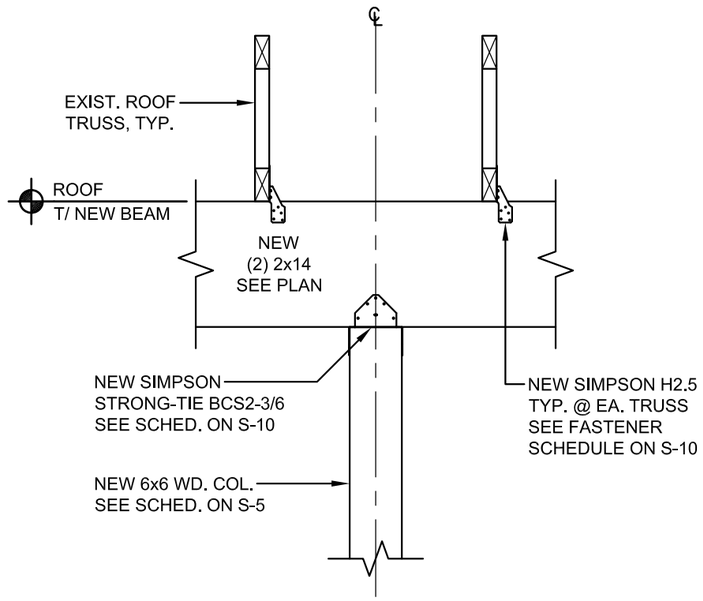
Project **Village at Haile Condominium Association**
5133 SW 91st Ct, G101 - G304, Gainesville, Florida 32608
Title **Section Details**
Project No. **1240125-0009412.00**
Original Size **ANSI D**
Sheet No. **S-9**
Sheet **10** of **13**



NOTE: FLOOR SLAB NOT SHOWN FOR CLARITY

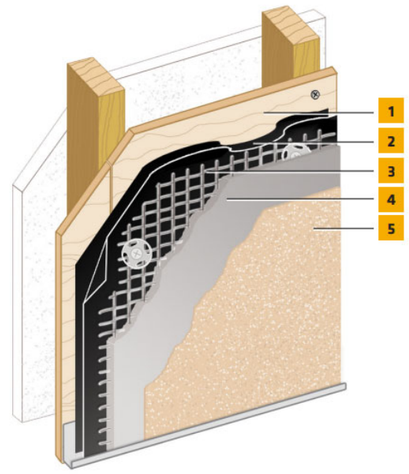
5 TYPICAL MID-SPAN COLUMN/BEAM DETAIL

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



6 TYPICAL MID-SPAN COLUMN/BEAM DETAIL

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



1. Acceptable Sheathing*
2. Water-Resistive Barrier
3. SikaWall Permalath 1000 or Metal Plaster Base
4. SikaWall Stucco Base
5. Senergy Finish

7 SENTRY STUCCO WALL SYSTEM

NO SCALE

FASTENER SCHEDULE

MODEL SERIES	FASTENERS	FLORIDA APPROVAL NO.
BCS2-3/6	(6) POST - 16d COMMON NAILS (3-1/2" x 0.162") (12) BEAM 10d COMMON NAILS (3" x 0.148") @ 30° TO 45° ANGLE	FL10860
H2.5	(5) TRUSS - 8d COMMON NAILS (2-1/2" x 0.131") (5) TOP PLATE - 8d COMMON NAILS (1-1/2" x 0.131")	FL10456
LSTA24	(14) 10d COMMON NAILS (3" x 0.148")	FL10456
LSTA36	(22) 10d COMMON NAILS (3" x 0.148")	FL10456
CCQ3-6SDS2.5	(30) SIMPSON STRONG-TIE STRONG-DRIVE (1/4" x 2-1/2") SDS HEAVY-DUTY CONNECTOR SCREWS	FL10860
TP49	(54) (0.131" x 2-1/2") NAILS, (0.131" x 1-1/2") NAILS OR #9 STRONG-DRIVE® SD SCREWS	

Seal

No.	Issue	Drawn	Approved	Date

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0 — 1"

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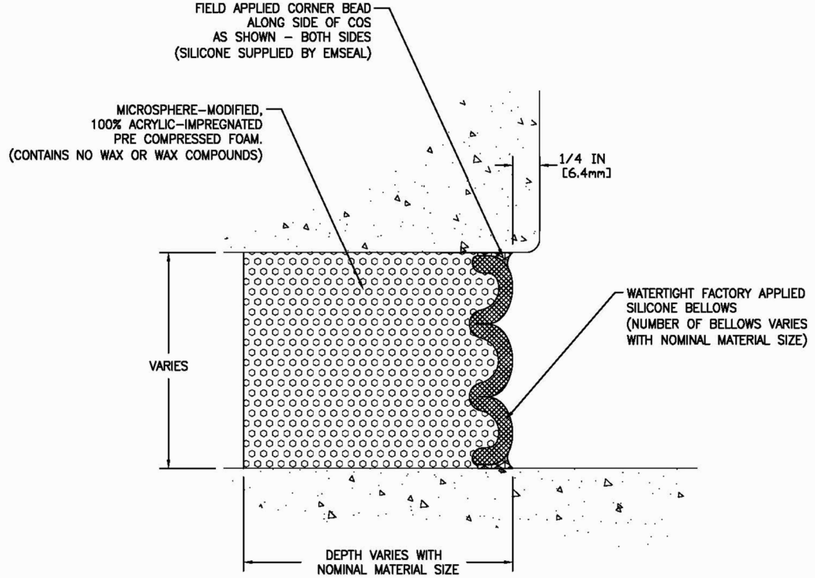
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SEISMIC COLORSEAL – INSIDE CORNER – TYPICAL

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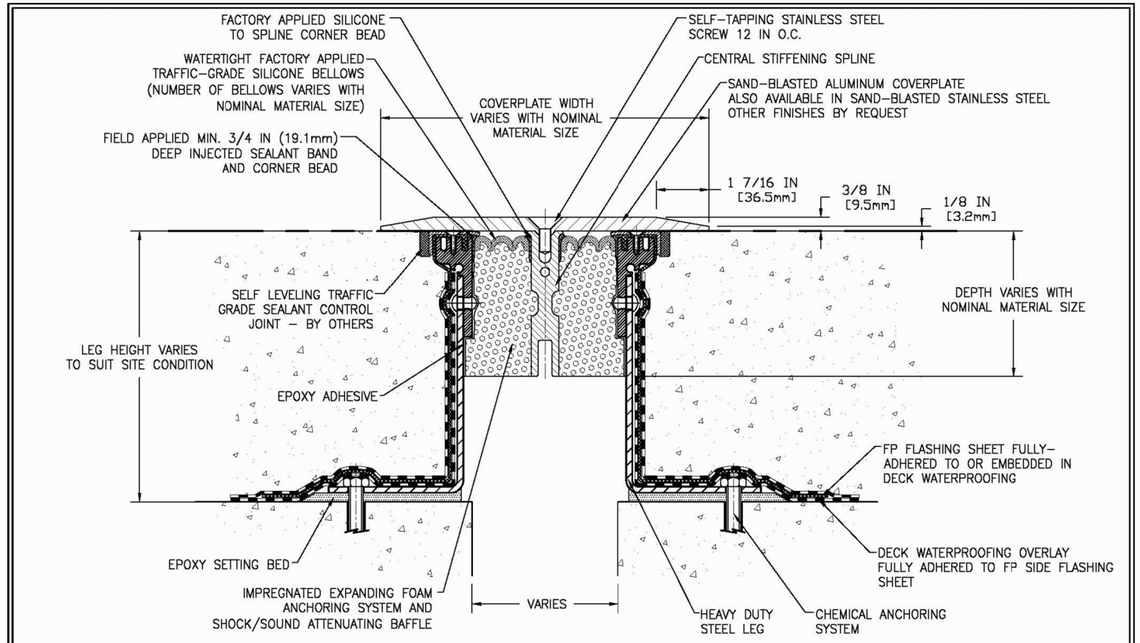
DRAWN BY:	DATE:	SCALE:	SHEET
SPA	2018/06/27	N.T.S.	No: 1 OF 1

PART NUMBER: COS_WW_INSIDE_CORNER_TYPICAL

8 TYPICAL VERTICAL JOINT

N.T.S.

NOTE:
DETAIL IS TYPICAL, CONTRACTOR IS RESPONSIBLE FOR SUBMITTING FOR APPROVAL.



NOTE: 3/8 IN (9.5mm) COVERPLATES FOR VEHICLE AND PEDESTRIAN–TRAFFIC USE
(FOR PEDESTRIAN–TRAFFIC ONLY, USE 1/4 IN (6.4mm) COVERPLATE)

MOVEMENT: ±50% (TOTAL 100%) OF NOMINAL MATERIAL SIZE

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SJS–FP – DECK TO DECK – TYPICAL

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LJL	2020/12/08	N.T.S.	No: 1 OF 1

PART NUMBER: SJS_FP_DD_CONC_TYPICAL

9 TYPICAL HORIZONTAL JOINT

N.T.S.

NOTE:
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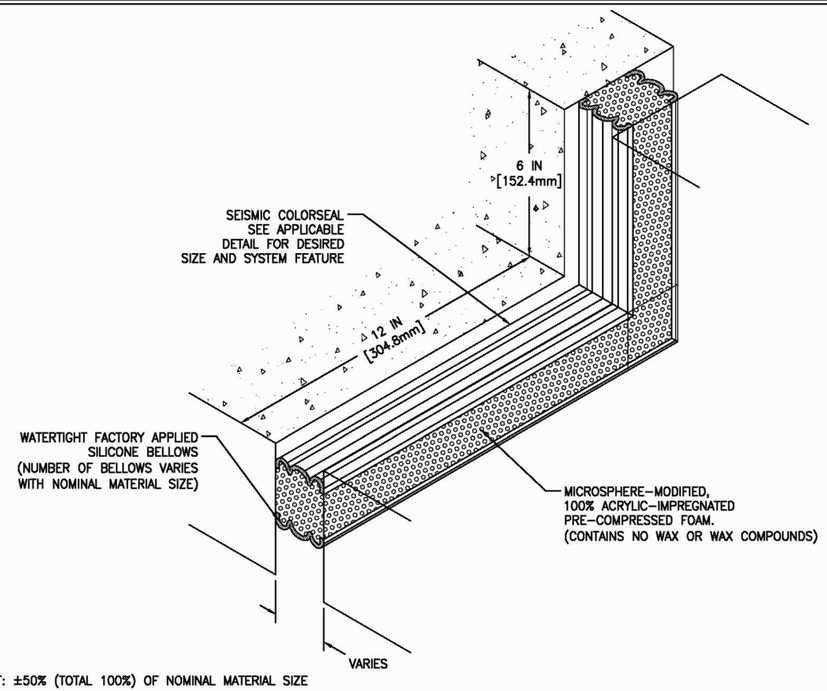
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Title **Section Details**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-11**



MOVEMENT: ±50% (TOTAL 100%) OF NOMINAL MATERIAL SIZE

EMSEAL JOINT SYSTEMS LTD.

COS UNIVERSAL 90 UPTURN TYPICAL

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JNM	2015/07/28	N.T.S.	No: 1 OF 1

PART NUMBER: COS_U-90_UPTURN_TYPICAL

10 TYPICAL TRANSITIONS JOINT
N.T.S.

NOTE:
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Title **Section Details**
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Original Size **ANSI D**
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Sheet 13 of 13

MILESTONE RESTORATION DESIGN - BUILDING H

VILLAGE AT HAILE CONDOMINIUM ASSOCIATION

5025 SW 91ST CT, H101 THROUGH H304
GAINESVILLE, FLORIDA 32608

MARCH 2026

PROJECT NUMBER: 1240125-0009412.00



AREA MAP



LOCATION VIEW

BUILDING H ADDRESS INDEX

5025 SW 91ST CT H101 GAINESVILLE, FL 32608
5025 SW 91ST CT H102 GAINESVILLE, FL 32608
5025 SW 91ST CT H103 GAINESVILLE, FL 32608
5025 SW 91ST CT H104 GAINESVILLE, FL 32608
5025 SW 91ST CT H201 GAINESVILLE, FL 32608
5025 SW 91ST CT H202 GAINESVILLE, FL 32608
5025 SW 91ST CT H203 GAINESVILLE, FL 32608
5025 SW 91ST CT H204 GAINESVILLE, FL 32608
5025 SW 91ST CT H301 GAINESVILLE, FL 32608
5025 SW 91ST CT H302 GAINESVILLE, FL 32608
5025 SW 91ST CT H303 GAINESVILLE, FL 32608
5025 SW 91ST CT H304 GAINESVILLE, FL 32608

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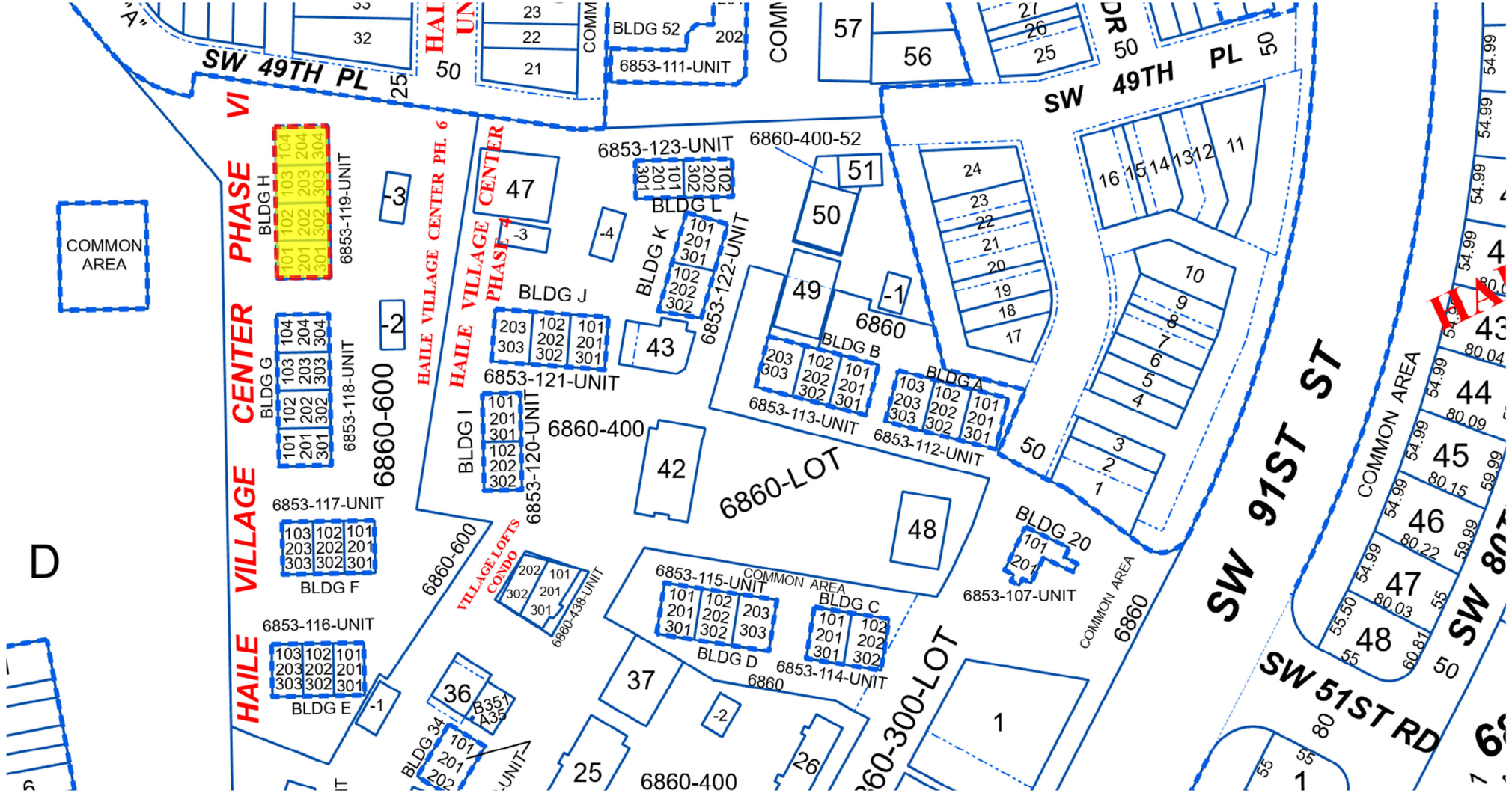
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Title **Cover Sheet**
Project No. **1240125-0009412.00**
Original Size **ANSI D**
Sheet No. **S-0**
Sheet **1** of **13**



Overview

Legend

- Parcels
- Lakes

LIMITED SITE PLAN

HAILE VILLAGE CENTER BLDG A THE VILLAGE AT HAILE CONDO
SITUATED IN SECTION 19, TOWNSHIP 10 SOUTH, RANGE IS 19 EAST,
ALACHUA COUNTY, FLORIDA

GRAPHIC SCALE
0 25 50 100

NOTE: BASE MAP GENERATED FROM ALACHUA COUNTY PROPERTY APPRAISER DATED 02/26/2026.

Seal

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Project: Village at Haile Condominium Association
5025 SW 91st Ct, H101 - H304, Gainesville, Florida 32608
Title: Site Plan
Project No. 1240125-0009412.00
Original Size: ANSI D
Sheet No. S-1
Sheet 2 of 13

I. GENERAL NOTES

1. All work shall conform to the Florida Building Code (2023 FBC - Building, Existing Building, Residential), ASCE 7_16, ACI 318_19, NDS 2018, and TMS 402/602.
2. The most stringent requirement shall govern when conflicts occur between drawings, notes, specifications, or manufacturer instructions.
3. Contractor must field_verify all dimensions, elevations, member sizes, bearing conditions, and quantities before ordering materials or beginning work.
4. No deviation from the drawings shall be made without written Engineer-of-Record (EOR) approval.
5. All material submittals (wood, anchors, connectors, sealants, waterproofing, joint products, grout, flashing, etc.) shall be submitted to the EOR for review and approval prior to installation.
6. Any deterioration, concealed damage, moisture intrusion, fungal decay, or insect damaged material discovered during work shall be reported immediately to the EOR prior to reconstruction.
7. Contractor shall coordinate all work with HOA and building management to maintain safe access to units during construction.
8. Existing structural members not indicated for removal shall remain; protect from damage, vibration, or temporary overload.
9. Contractor is responsible for all means, methods, sequencing, shoring, temporary supports, and must ensure the structure remains stable during all phases of demolition and rebuilding.
10. The EOR shall be notified minimum 48 hours before required inspections or concealed condition verifications.

II. CONSTRUCTION SAFETY

1. The contractor is solely responsible for strictly following all safety regulations, programs, and precautions related to all work on this project.
2. The contractor is solely responsible for the protection of persons and property either on or adjacent to the project and shall protect the same against injury, damage, or loss.
3. No openings shall be added, nor any changes in size, dimension, or location, shall be made in any structural elements without the written approval of the engineer.
4. The contractor is responsible for limiting the amount of construction load imposed or placed on the existing structure. These loads shall not exceed the capacity of the existing structure at any time. The contractor is responsible for informing any subcontractors and ensuring that they do not violate this important requirement.
5. Any temporary bracing and supports required to accommodate the contractor's means and methods shall be the responsibility of the contractor. The contractor is responsible for designing, furnishing, erecting, and removing any temporary supports and bracing required during construction.
6. The contractor shall be responsible for means and methods of construction and erection of materials in accordance with the drawings.
7. Where construction tolerances allow for variations in location, size, etc. of structural elements, it shall be the responsibility of the contractor to provide all materials and labor necessary to modify connection elements as required to provide a finished product which is in accordance with the requirements of the drawings. Any such modifications required shall be reviewed and approved by the engineer prior to execution.
8. The building repairs outlined in these drawings should be performed under the observation and monitoring of an NV5 representative to check for satisfactory completion of repairs as outlined herein, and modifications to the design can be made if required.
9. The engineer shall be notified at the proper time if/when items are ready for field review. Sufficient notice of one week shall be given to allow scheduling of any field review.

III. DRAWINGS & COORDINATION

1. The dimensions shown on these drawings are based upon orginal design details provided to NV5. The contractor is responsible for confirming all dimensions shown on the drawings and to notify the engineer of any discrepancies between dimensions in the field and dimensions shown on the drawings.
2. Plans, sections, and details are not to be scaled for determination of quantities, lengths, or fit of materials.
3. Anything which, in the opinion of the contractor, appears to be deficiencies, omissions, contradictions, or ambiguities in the drawings, shall be brought to the attention of the engineer in the form of a Request For Information (RFI). Corrections or written interpretations shall be issued by the engineer before construction in the affected work area may proceed.
4. The contractor shall verify all existing conditions, including dimensions, prior to ordering materials or proceeding with new work in areas affected by existing conditions. The engineer shall be informed in writing of conflicts between existing and proposed new construction.
4. Details are marked at the specific location where they apply, but also indicate general construction requirements for other locations with similar conditions. These areas will be denoted as "typical" (TYP.)

IV. DEMOLITION (WITH TEMPORARY SHORING)

1. Demolition shall proceed only as required to perform the repairs shown in the drawings.
2. Temporary shoring is REQUIRED prior to removal or disturbance of:
   - Existing beams
   - Existing joists
   - Columns or column supports
   - Slab segments near column bases
   - Any load_bearing or diaphragm_contributing components
3. Shoring must:
   - Support full dead + live loads expected during construction.
   - Remain in place until new framing is installed, fastened, and inspected.
   - Prevent damage, settlement, or rotation of adjacent structural members.
4. Structural stability of surrounding floors, walls, and roof framing must be maintained throughout demolition.
5. Demo cuts shall be clean, square, and controlled, avoiding over excavation.
6. Protect utilities, existing finishes to remain, and adjacent units from vibration and impact.
7. Remove all debris promptly and maintain safe walkable surfaces.

V. WOOD FRAMING

1. All structural wood shall be SYP No.2 or better; pressure treated UC4A at concrete/masonry interfaces.
2. Replace beams per plan using (2) 2×14, (3) 2×14, or matched existing sizes.
3. Built-up beams shall be fastened to act as one unit using 10d nails @ 12" O.C. staggered, unless noted otherwise.
4. All lumber shall be straight, free of twist/warp, and properly stored to prevent moisture absorption.
5. All fasteners and connectors shall be Simpson Strong-Tie (or EOR approved equal) installed per manufacturer instructions.
6. Use structural connector nails or SDS screws only - no drywall or deck screws permitted.
7. Wood replacement areas shall be rebuilt in kind, matching original dimensions and load path.

VI. COLUMN INSTALLATION (4×4 AND 6×6)

1. Columns to be installed per plan:
   - P1: 6×6 PT SYP No.2
   - P2: 4×4 PT SYP No.2
2. Provide Simpson BCS2-3/6, CCQ, or applicable post caps per details on sheets S-10 and S-11.
3. Install flashing boots at all column bases to isolate wood from concrete/water exposure.
4. Columns must bear on a full, level surface with non-compressible shims only (stainless or engineered).
5. Secure columns plumb before beam installation.
6. Coordinate with waterproofing trades to ensure continuous seal at bases.

VII. EXPANSION JOINTS (VERTICAL, HORIZONTAL & TRANSITIONS)

1. Vertical joints at CMU/wood interfaces:
   - Use Sika Emseal Colorseal.
2. Horizontal joints at breezeway slabs/walkways:
   - Use Sika Emseal SJS_FP.
3. Transitions between vertical/horizontal joints:
   - Use factory_fabricated Emseal transition units.
4. All joints shall maintain a continuous watertight seal and be installed per manufacturer instructions.
5. Expansion joints at exposed walkway surfaces shall be tooled joints, as noted in the plans.

Seal

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Project **Village at Haile Condominium Association**
5025 SW 91st Ct, H101 - H304, Gainesville, Florida 32608

Title **General Structural Notes**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-2**

VIII. SLAB REPAIR, SLOPING & WATERPROOFING

1. Rebuild slab edges or cut_outs using concrete to match adjacent thickness unless detailed otherwise.
2. Provide a minimum slope of 1/4" per foot away from building walls and toward drainage paths.
3. Apply a fully adhered waterproofing membrane compatible with pedestrian traffic.
4. Membrane shall extend up vertical surfaces (curbs, walls, columns) to manufacturer_required height.
5. Ensure transitions to Emseal products are continuous and properly terminated.

IX. NON-SHRINK GROUT

1. Use non_shrink, non_metallic grout with compressive strength ≥ 5,000 psi @ 28 days.
2. Grout shall be used for:
   - Slab patching around columns
   - Filling anchor pockets
   - Surface leveling under column bases
3. Prepare substrate per manufacturer requirements; fully consolidate grout and finish flush unless slope is required.
4. Anchor embedment must follow ESR data for the approved anchor type (typically 8-12 anchor diameters).

X. STUCCO REMOVAL & REPLACEMENT

1. Remove only the stucco necessary to complete structural repairs.
2. Reinstall stucco using:
   - WRB (water_resistive barrier)
   - Sika Permalath 1000 or metal lath
   - Sika stucco base/scratch coat
   - Senergy finish (or matching existing finish)
3. Blend texture and color to match existing adjacent surfaces.
4. Terminate stucco cleanly at expansion joints with proper sealant or Emseal interface.

XI. MOISTURE DAMAGED WOOD - CHASE-OUT PROCEDURE

1. Remove finishes and sheathing to expose damaged areas fully.
2. Continue removal until only solid, undamaged, structurally sound wood remains.
3. Notify the EOR for verification before reconstruction.
4. Replace wood in_kind using matching sizes and grades.
5. Treat surrounding wood with borate preservative if fungal staining or beginning decay is observed.
6. Ensure all new connections meet NDS edge distance, spacing, and fastener requirements.

XII. ANCHORS & FASTENER SPECIFICATIONS

1. Adhesive anchors shall be:
   - Simpson SET-XP, Hilti HY-200, or approved equal.
2. Install anchors according to ESR instructions including brush-blow-vac hole cleaning.
3. Hot-dip galvanized fasteners shall meet ASTM A153; anchor bolts per ASTM F1554 where applicable.
4. All connectors installed per Simpson Strong-Tie requirements.

XIII. INSPECTIONS AND QUALITY CONTROL

1. All work is subject to inspection by local building official.
2. Concealed work shall not be covered prior to inspection.
3. Engineer reserves the right to perform observational site visits.

XIV. BUILDING CODE & DESIGN CRITERIA

Building Classification

- Occupancy: Residential (R_2 - Multi_Family / Condominium)
- Construction Type: Per drawings (typically V_B unless noted otherwise)
- Building Height: 3 stories
- Exposure: Urban environment, Exposure Category “C” (as typical for Gainesville unless shielded)

Wind Design (ASCE 7_16, FBC 2023)

- Basic Wind Speed (Vult): 147 mph
- Allowable Stress Design Wind (VASD): 114 mph
- Importance Category (Risk Category): II
- Internal Pressure Coefficient: ± per condo classification and enclosure type
- Exposure Category: C
- All components & cladding, connectors, and exterior repairs must satisfy local wind pressures.

Live Loads:

- Breezeways / Exterior Walkways: 100 psf
- Roof Live Load: 20 psf

Dead Loads:

- 4" concrete topping slab: approx. 50 psf
- Breezeway framing dead load (joists, ledgers, sheathing): approx. 10-12 psf
- Roof framing + sheathing + underlayment: approx. 10-15 psf
- Roof finishes (shingles, felt, etc.): approx. 3-5 psf

DRAWING SHEET INDEX

S-0 Cover Sheet
S-1 Site Plan
S-2 General Structural Notes
S-3 General Structural Notes
S-4 First Floor Breezeway Plan
S-5 Second Floor Breezeway Framing Plan
S-6 Third Floor Breezeway Framing Plan
S-7 Roof Breezeway Framing Plan
S-8 Breezeway Elevation
S-9 Section Details
S-10 Section Details
S-11 Section Details
S-12 Section Details

Seal

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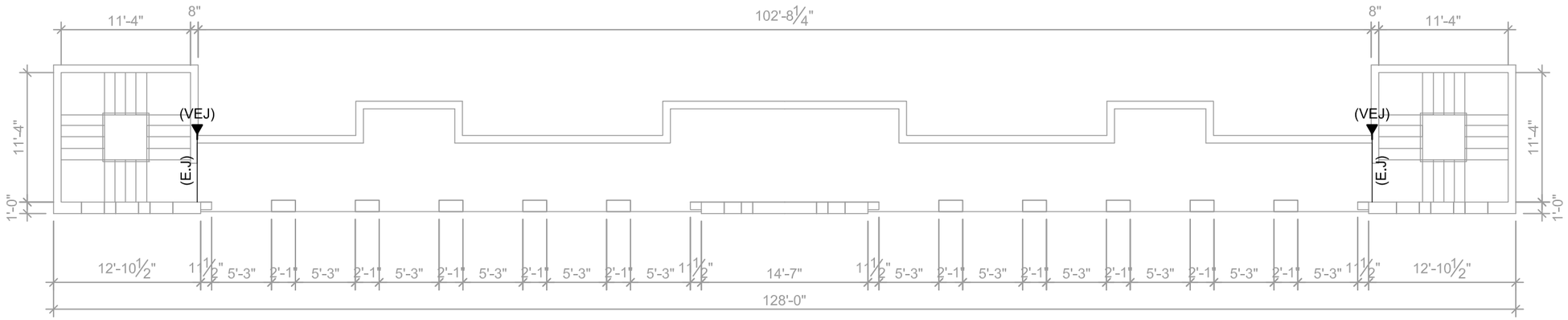
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Project No. **1240125-0009412.00**
Original Size **ANSI D**
Sheet No. **S-3**
Sheet **4** of **13**



FIRST FLOOR BREEZEWAY PLAN

SCALE: 3/16" = 1'-0"

NOTES:

1. FOR GENERAL STRUCTURAL NOTES, SEE SHEET S-2 AND S-3.
2. (E.J) DENOTES EXPANSION JOINTS. EXPANSION JOINTS AT EXPOSED TO WEATHER WALKWAYS SHALL BE TOOLED JOINTS.
3. VERTICAL EXPANSION JOINT SHOWN THUS ◀ (VEJ) ON PLAN.
4. DIMENSION SHOWN ON DRAWINGS ARE APPROXIMATE, FOR CONTRACTOR REFERENCE. VERIFY ALL EXISTING DIMENSIONS AND ELEVATIONS, ALL ARCHITECTURAL, MECHANICAL, AND ELECTRICAL OPENINGS, AND ALL EXISTING UTILITIES BEFORE PROCEEDING WITH THE WORK.
5. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AND/OR SHORING FOR THE STRUCTURAL COMPONENTS DURING DEMOLITION AND UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED.

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5025 SW 91st Ct, H101 - H304, Gainesville, Florida 32608

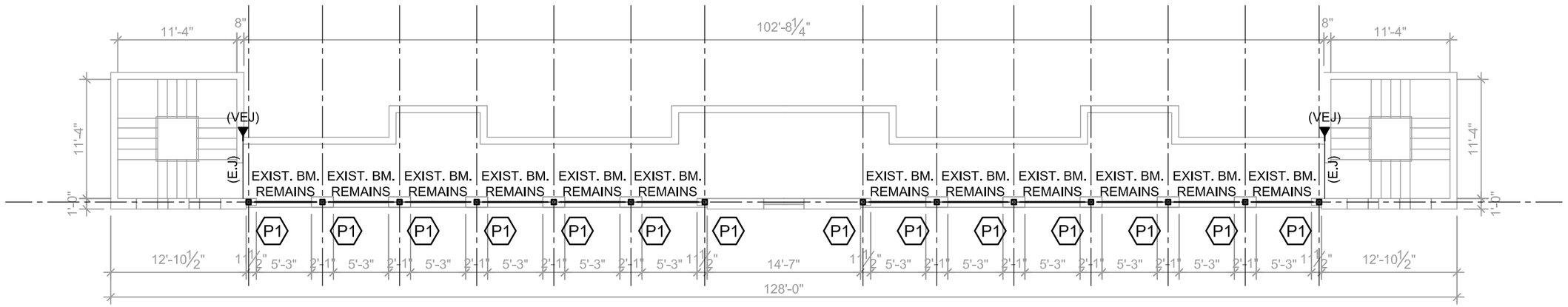
Title **First Floor Breezeway Plan**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-4**

Sheet **5** of **13**



SECOND FLOOR BREEZEWAY FRAMING PLAN

SCALE: 3/16" = 1'-0"

NOTES:

1. FOR GENERAL STRUCTURAL NOTES, SEE SHEET S-2 AND S-3.
2. COLUMN DESIGNATION SHOWN THUS ⟨P1⟩ ON PLAN. FOR SIZE SEE SCHEDULE ON SHEET S-5.
3. (E.J) DENOTES EXPANSION JOINTS. EXPANSION JOINTS AT EXPOSED TO WEATHER WALKWAYS SHALL BE TOOLED JOINTS.
4. VERTICAL EXPANSION JOINT SHOWN THUS ◀ (VEJ) ON PLAN.
2. DIMENSION SHOWN ON DRAWINGS ARE APPROXIMATE, FOR CONTRACTOR REFERENCE. VERIFY ALL EXISTING DIMENSIONS AND ELEVATIONS, ALL ARCHITECTURAL, MECHANICAL, AND ELECTRICAL OPENINGS, AND ALL EXISTING UTILITIES BEFORE PROCEEDING WITH THE WORK.
3. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AND/OR SHORING FOR THE STRUCTURAL COMPONENTS DURING DEMOLITION AND UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED.

TIMBER COLUMN SCHEDULE

MARK	COLUMN SIZE (NOMINAL)	COLUMN BASE	REMARKS
⟨P1⟩	6"x6" SYP NO. 2 PT WOOD POST	SIMPSON BCS2-3/6	

Seal

No.	Issue	Drawn	Approved	Date

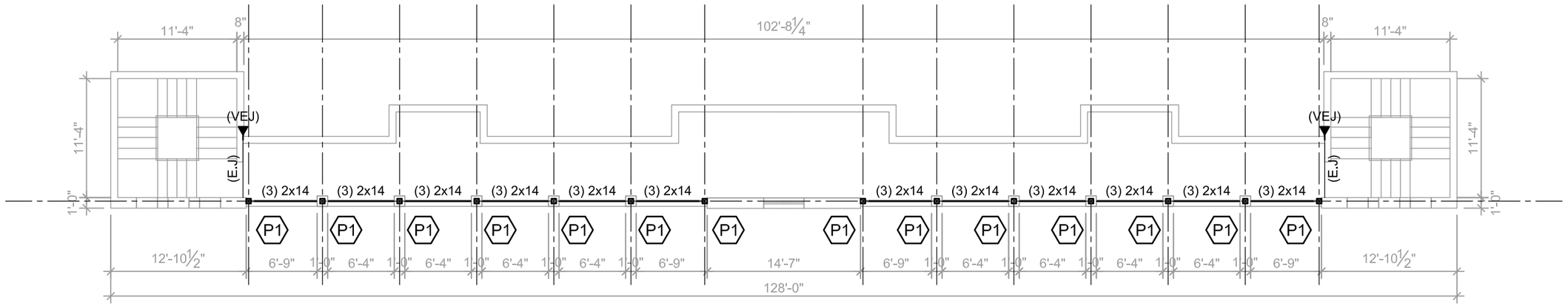
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Project Manager	BE	Date	March 13, 2026
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Project **Village at Haile Condominium Association**
5025 SW 91st Ct, H101 - H304, Gainesville, Florida 32608
Title **Second Floor Breezeway Framing Plan**
Project No. **1240125-0009412.00**
Original Size **ANSI D**
Sheet No. **S-5**
Sheet **6** of **13**



THIRD FLOOR BREEZEWAY FRAMING PLAN

SCALE: 3/16" = 1'-0"

NOTES:

1. FOR GENERAL STRUCTURAL NOTES, SEE SHEET S-2 AND S-3.
2. COLUMN DESIGNATION SHOWN THUS ⟨P1⟩ ON PLAN. FOR SIZE SEE SCHEDULE ON SHEET S-5.
3. (E.J) DENOTES EXPANSION JOINTS. EXPANSION JOINTS AT EXPOSED TO WEATHER WALKWAYS SHALL BE TOOLED JOINTS.
4. VERTICAL EXPANSION JOINT SHOWN THUS ◀ (VEJ) ON PLAN.
2. DIMENSION SHOWN ON DRAWINGS ARE APPROXIMATE, FOR CONTRACTOR REFERENCE. VERIFY ALL EXISTING DIMENSIONS AND ELEVATIONS, ALL ARCHITECTURAL, MECHANICAL, AND ELECTRICAL OPENINGS, AND ALL EXISTING UTILITIES BEFORE PROCEEDING WITH THE WORK.
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Seal

No.	Issue	Drawn	Approved	Date

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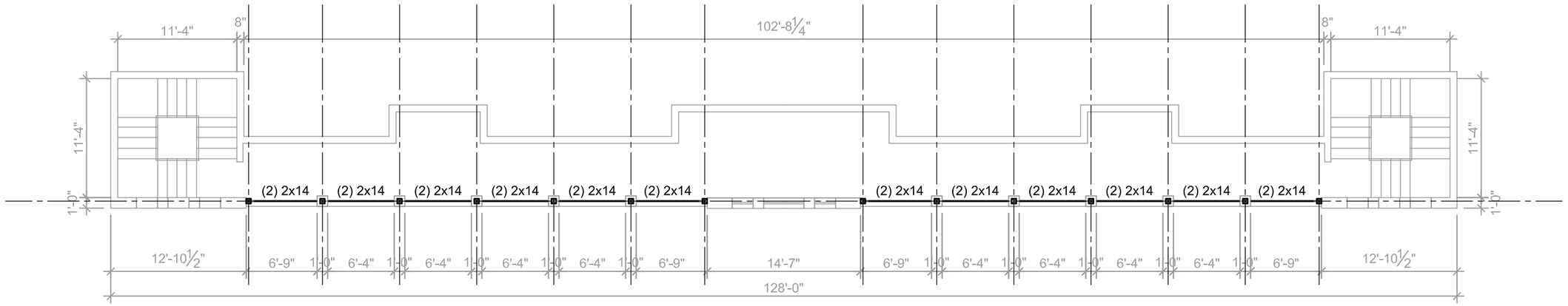
Title **Third Floor Breezeway Framing Plan**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-6**

Sheet **7** of **13**



ROOF BREEZEWAY FRAMING PLAN

SCALE: 3/16" = 1'-0"

NOTES:

1. FOR GENERAL STRUCTURAL NOTES, SEE SHEET S-2 AND S-3.
2. DIMENSION SHOWN ON DRAWINGS ARE APPROXIMATE, FOR CONTRACTOR REFERENCE. VERIFY ALL EXISTING DIMENSIONS AND ELEVATIONS, ALL ARCHITECTURAL, MECHANICAL, AND ELECTRICAL OPENINGS, AND ALL EXISTING UTILITIES BEFORE PROCEEDING WITH THE WORK.
3. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AND/OR SHORING FOR THE STRUCTURAL COMPONENTS DURING DEMOLITION AND UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED.

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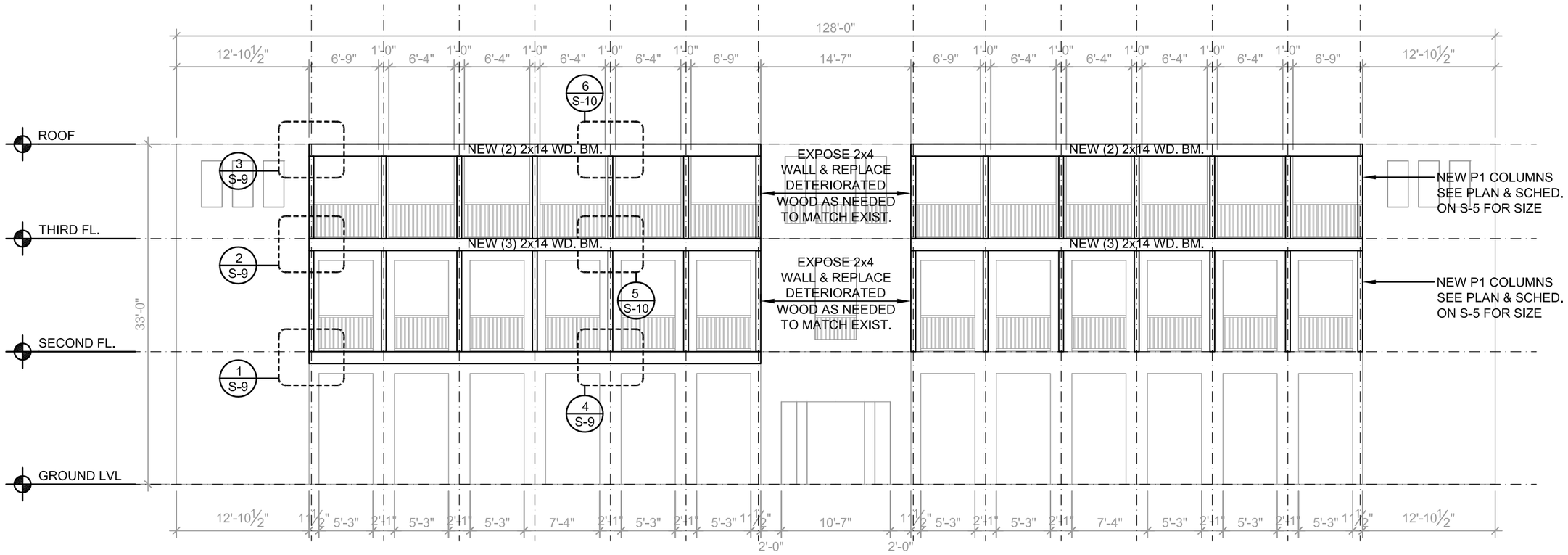
Title **Roof Breezeway Framing Plan**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-7**

Sheet **8** of **13**



BREEZWAY ELEVATION

SCALE: 3/16" = 1'-0"

No.	Issue	Drawn	Approved	Date

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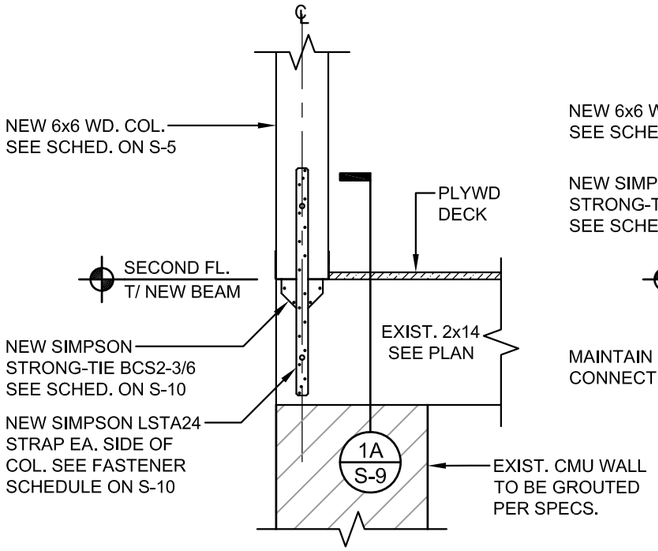
Title **Breezeway Elevation**

Project No. **1240125-0009412.00**

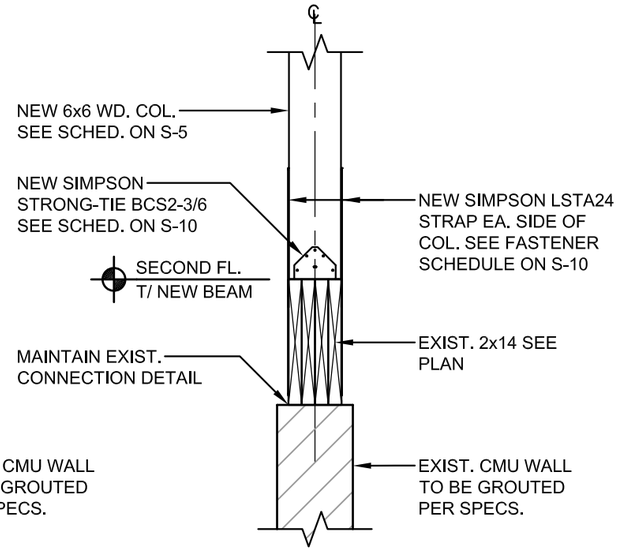
Original Size **ANSI D**

Sheet No. **S-8**

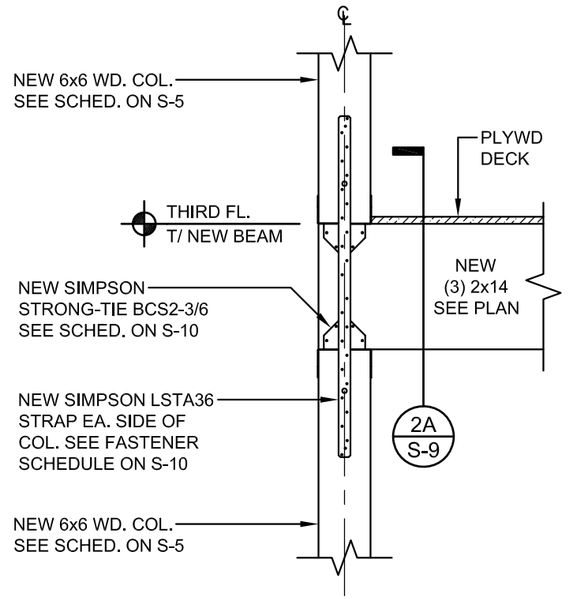
Sheet **9** of **13**



1 COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"

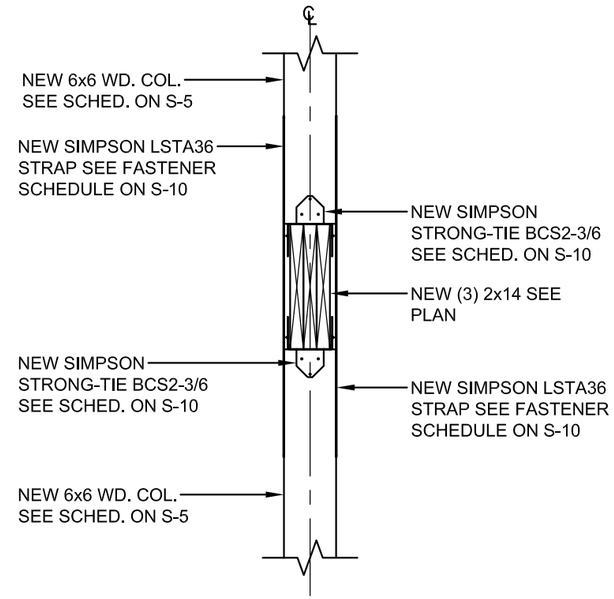


1A COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"



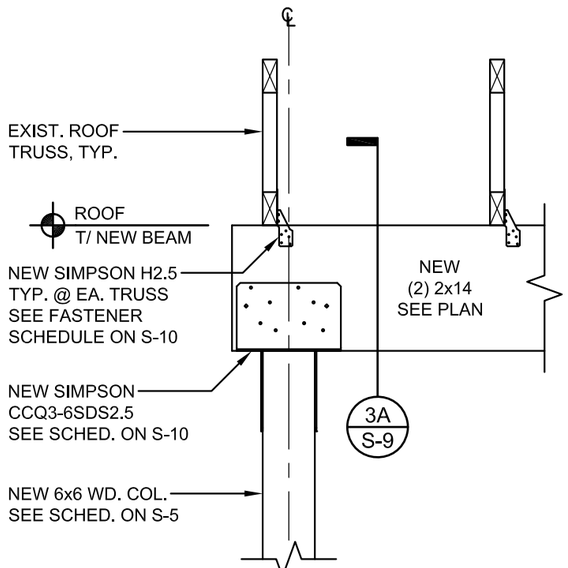
NOTE: FLOOR SLAB NOT SHOWN FOR CLARITY.

2 COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"

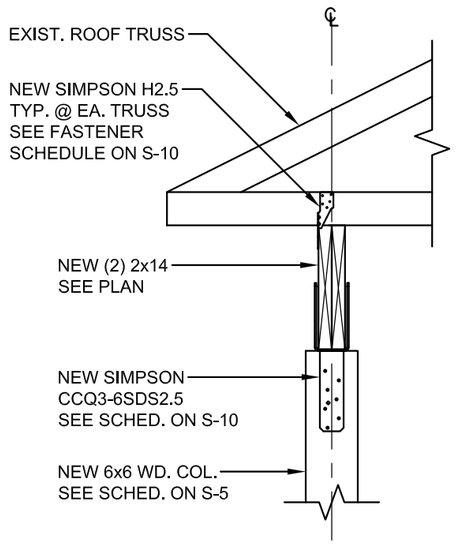


NOTE: FLOOR SLAB NOT SHOWN FOR CLARITY.

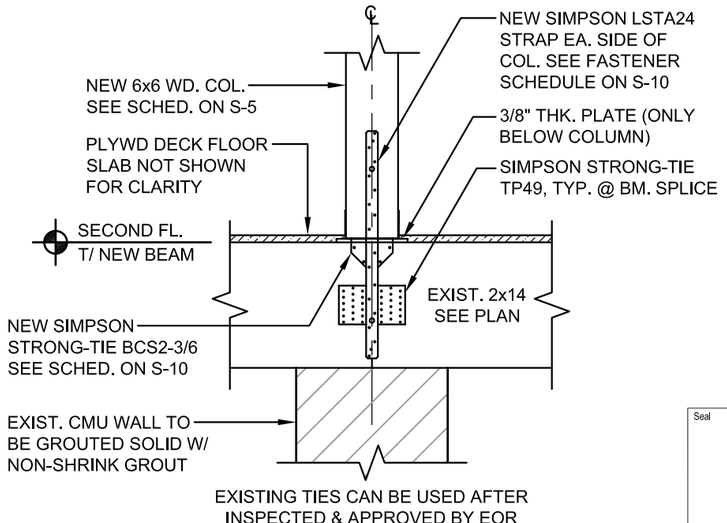
2A COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"



3 COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"



3A COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"



EXISTING TIES CAN BE USED AFTER
INSPECTED & APPROVED BY EOR

TYPICAL MID-SPAN
4 COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"

Seal

No.	Issue	Drawn	Approved	Date

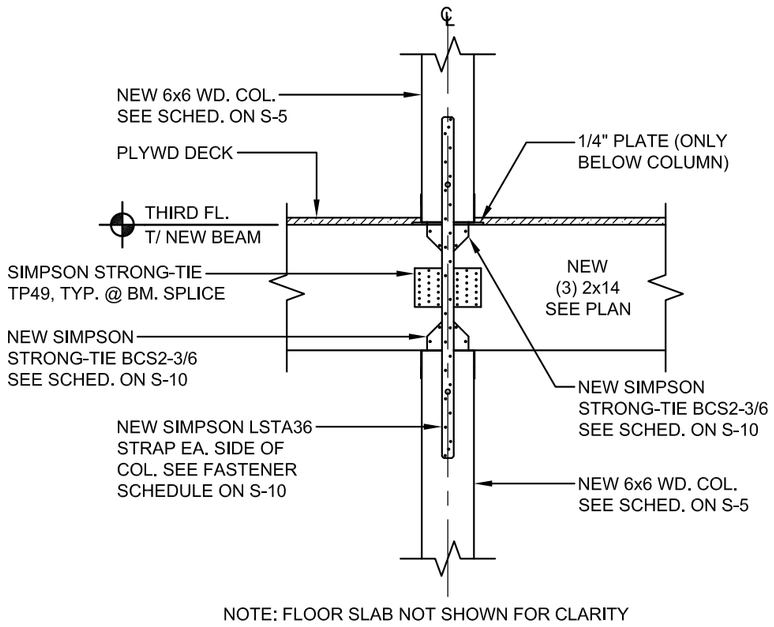
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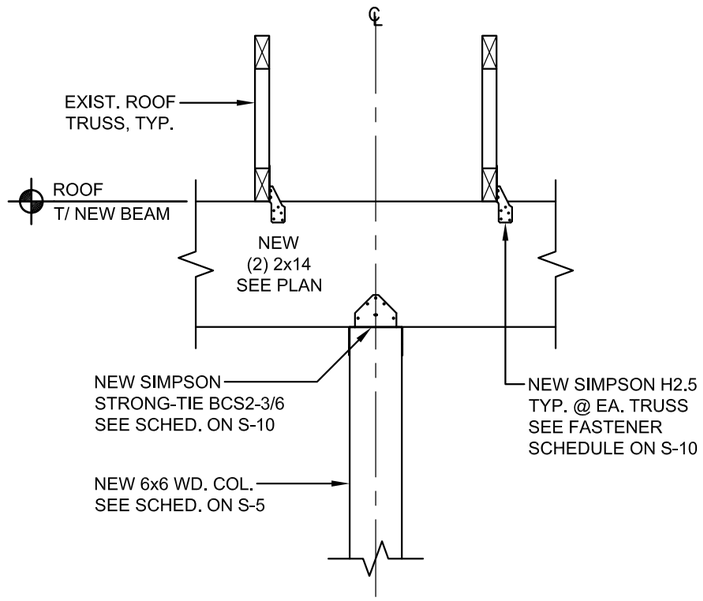
Project **Village at Haile Condominium Association**
5025 SW 91st Ct, H101 - H304, Gainesville, Florida 32608
Title **Section Details**
Project No. **1240125-0009412.00**
Original Size **ANSI D**
Sheet No. **S-9**
Sheet **10** of **13**



NOTE: FLOOR SLAB NOT SHOWN FOR CLARITY

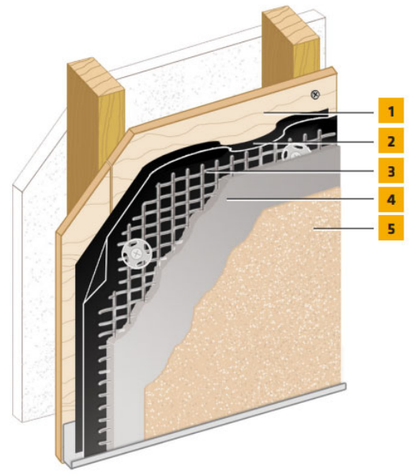
5 TYPICAL MID-SPAN COLUMN/BEAM DETAIL

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



6 TYPICAL MID-SPAN COLUMN/BEAM DETAIL

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



1. Acceptable Sheathing*
2. Water-Resistive Barrier
3. SikaWall Permalath 1000 or Metal Plaster Base
4. SikaWall Stucco Base
5. Senergy Finish

7 SENTRY STUCCO WALL SYSTEM

NO SCALE

FASTENER SCHEDULE

MODEL SERIES	FASTENERS	FLORIDA APPROVAL NO.
BCS2-3/6	(6) POST - 16d COMMON NAILS (3-1/2" x 0.162") (12) BEAM 10d COMMON NAILS (3" x 0.148") @ 30° TO 45° ANGLE	FL10860
H2.5	(5) TRUSS - 8d COMMON NAILS (2-1/2" x 0.131") (5) TOP PLATE - 8d COMMON NAILS (1-1/2" x 0.131")	FL10456
LSTA24	(14) 10d COMMON NAILS (3" x 0.148")	FL10456
LSTA36	(22) 10d COMMON NAILS (3" x 0.148")	FL10456
CCQ3-6SDS2.5	(30) SIMPSON STRONG-TIE STRONG-DRIVE (1/4" x 2-1/2") SDS HEAVY-DUTY CONNECTOR SCREWS	FL10860
TP49	(54) (0.131" x 2-1/2") NAILS, (0.131" x 1-1/2") NAILS OR #9 STRONG-DRIVE® SD SCREWS	

Seal

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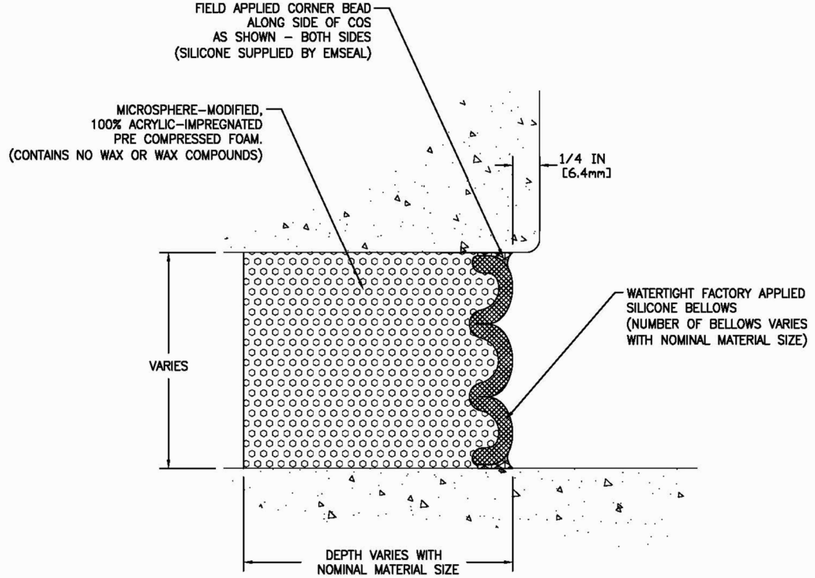
Title **Section Details**

Project No. **1240125-0009412.00**

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Sheet No. **S-10**

Sheet **11** of **13**



EMSEAL JOINT SYSTEMS LTD.

SEISMIC COLORSEAL – INSIDE CORNER – TYPICAL

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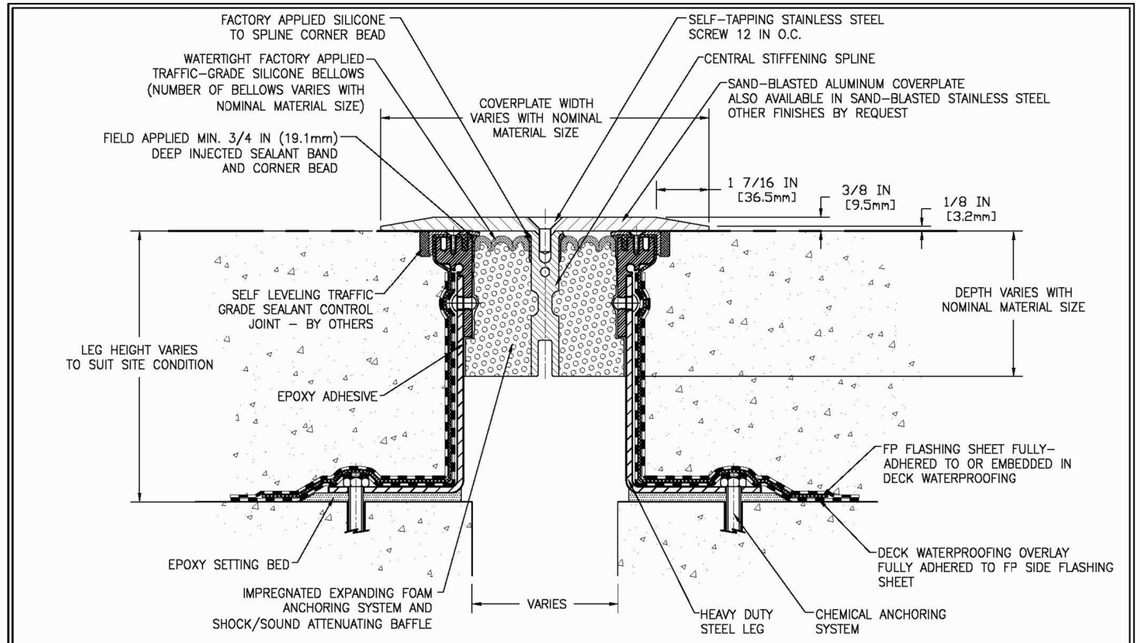
DRAWN BY:	DATE:	SCALE:	SHEET
SPA	2018/06/27	N.T.S.	No: 1 OF 1

PART NUMBER: COS_WW_INSIDE_CORNER_TYPICAL

8 TYPICAL VERTICAL JOINT

N.T.S.

NOTE:
DETAIL IS TYPICAL, CONTRACTOR IS RESPONSIBLE FOR SUBMITTING FOR APPROVAL.



NOTE: 3/8 IN (9.5mm) COVERPLATES FOR VEHICLE AND PEDESTRIAN–TRAFFIC USE
(FOR PEDESTRIAN–TRAFFIC ONLY, USE 1/4 IN (6.4mm) COVERPLATE)

MOVEMENT: ±50% (TOTAL 100%) OF NOMINAL MATERIAL SIZE

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SJS–FP – DECK TO DECK – TYPICAL

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LJL	2020/12/08	N.T.S.	No: 1 OF 1

PART NUMBER: SJS_FP_DD_CONC_TYPICAL

9 TYPICAL HORIZONTAL JOINT

N.T.S.

NOTE:
DETAIL IS TYPICAL, CONTRACTOR IS RESPONSIBLE FOR SUBMITTING FOR APPROVAL.

Seal

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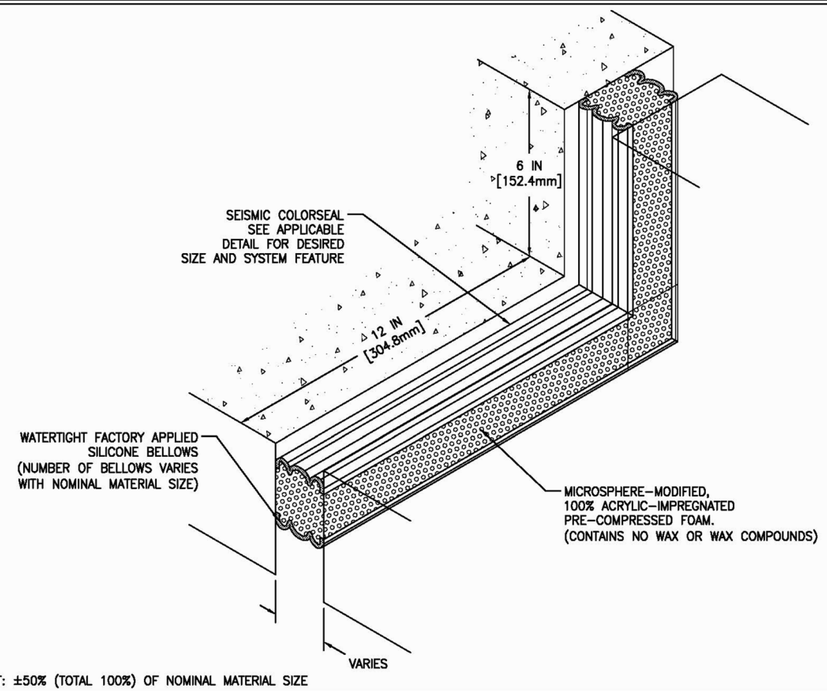
Project **Village at Haile Condominium Association**
5025 SW 91st Ct, H101 - H304, Gainesville, Florida 32608

Title **Section Details**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-11**



MOVEMENT: ±50% (TOTAL 100%) OF NOMINAL MATERIAL SIZE

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COS UNIVERSAL 90 UPTURN TYPICAL

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JNM	2015/07/28	N.T.S.	No: 1 OF 1

PART NUMBER: COS_U-90_UPTURN_TYPICAL

10 TYPICAL TRANSITIONS JOINT
N.T.S.

NOTE:
DETAIL IS TYPICAL, CONTRACTOR IS RESPONSIBLE FOR SUBMITTING FOR APPROVAL.

Seal

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Bar is one inch on original size drawing
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5025 SW 91st Ct, H101 - H304, Gainesville, Florida 32608

Title: **Section Details**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-12**

Sheet 13 of 13

MILESTONE RESTORATION DESIGN - BUILDING J

VILLAGE AT HAILE CONDOMINIUM ASSOCIATION

9158 SW 51ST RD, UNITS 101 THROUGH 303
GAINESVILLE, FLORIDA 32608

MARCH 2026

PROJECT NUMBER: 1240125-0009412.00

DRAFT



AREA MAP



LOCATION VIEW

BUILDING J ADDRESS INDEX

9158 SW 51ST RD UNIT 101 GAINESVILLE, FL 32608
9158 SW 51ST RD UNIT 201 GAINESVILLE, FL 32608
9158 SW 51ST RD UNIT 301 GAINESVILLE, FL 32608
9158 SW 51ST RD UNIT 102 GAINESVILLE, FL 32608
9158 SW 51ST RD UNIT 202 GAINESVILLE, FL 32608
9158 SW 51ST RD UNIT 302 GAINESVILLE, FL 32608
9158 SW 51ST RD UNIT 103 GAINESVILLE, FL 32608
9158 SW 51ST RD UNIT 203 GAINESVILLE, FL 32608
9158 SW 51ST RD UNIT 303 GAINESVILLE, FL 32608

Seal

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Project **Village at Haile Condominium Association**
9158 SW 51st Rd, Units 101 - 303, Gainesville, Florida 32608

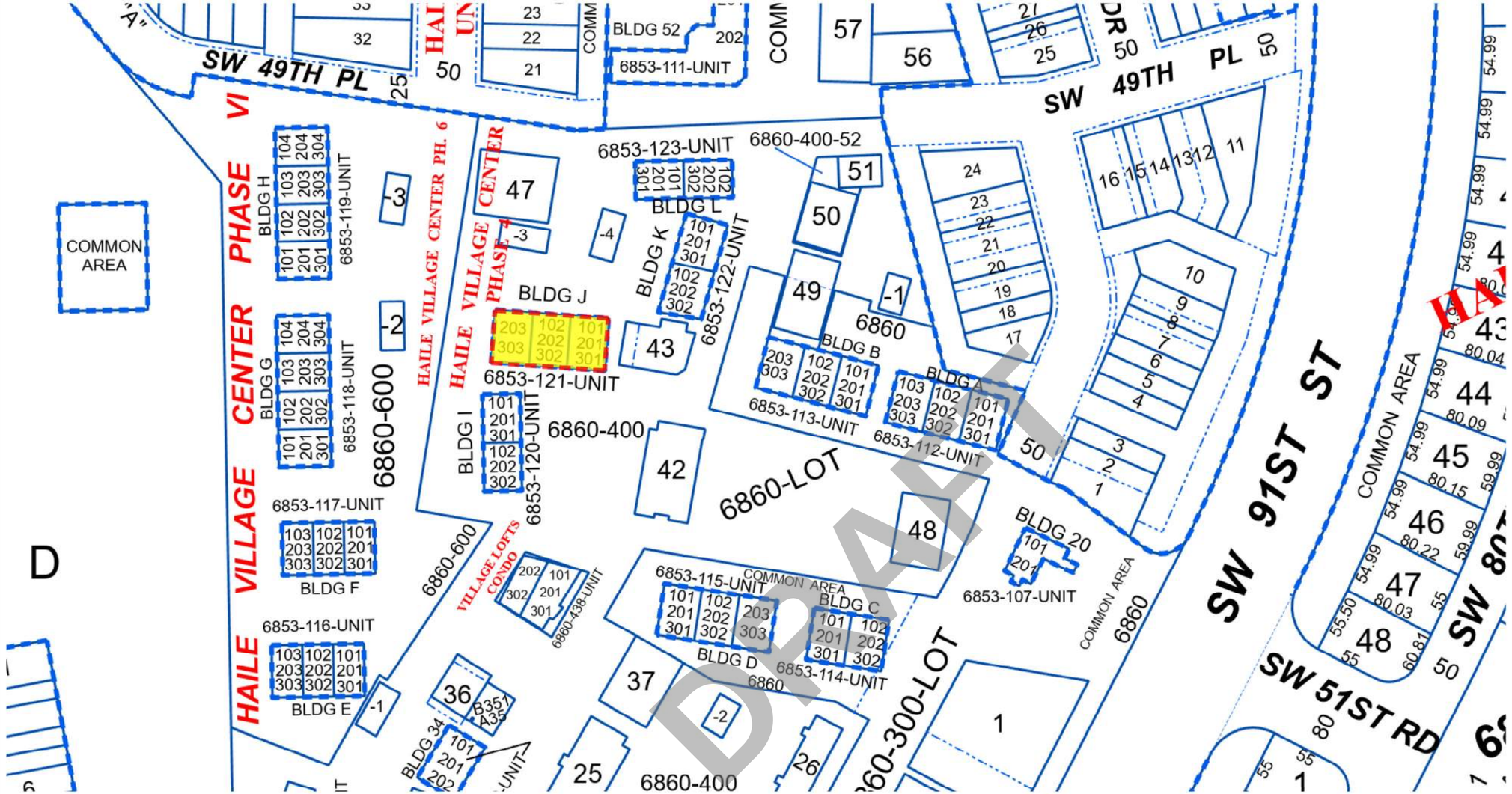
Title **Cover Sheet**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-0**

Sheet 1 of 13





LIMITED SITE PLAN

HAILE VILLAGE CENTER BLDG A THE VILLAGE AT HAILE CONDO
SITUATED IN SECTION 19, TOWNSHIP 10 SOUTH, RANGE IS 19 EAST,
ALACHUA COUNTY, FLORIDA

NOTE: BASE MAP GENERATED FROM ALACHUA COUNTY PROPERTY APPRAISER DATED 02/26/2026.

N

GRAPHIC SCALE
0 25 50 100

Seal

No.	Issue	Drawn	Approved	Date

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Title: Site Plan
Project No. 1240125-0009412.00
Original Size: ANSI D
Sheet No. S-1
Sheet 2 of 13

I. GENERAL NOTES

1. All work shall conform to the Florida Building Code (2023 FBC - Building, Existing Building, Residential), ASCE 7_16, ACI 318_19, NDS 2018, and TMS 402/602.
2. The most stringent requirement shall govern when conflicts occur between drawings, notes, specifications, or manufacturer instructions.
3. Contractor must field_verify all dimensions, elevations, member sizes, bearing conditions, and quantities before ordering materials or beginning work.
4. No deviation from the drawings shall be made without written Engineer-of-Record (EOR) approval.
5. All material submittals (wood, anchors, connectors, sealants, waterproofing, joint products, grout, flashing, etc.) shall be submitted to the EOR for review and approval prior to installation.
6. Any deterioration, concealed damage, moisture intrusion, fungal decay, or insect damaged material discovered during work shall be reported immediately to the EOR prior to reconstruction.
7. Contractor shall coordinate all work with HOA and building management to maintain safe access to units during construction.
8. Existing structural members not indicated for removal shall remain; protect from damage, vibration, or temporary overload.
9. Contractor is responsible for all means, methods, sequencing, shoring, temporary supports, and must ensure the structure remains stable during all phases of demolition and rebuilding.
10. The EOR shall be notified minimum 48 hours before required inspections or concealed condition verifications.

II. CONSTRUCTION SAFETY

1. The contractor is solely responsible for strictly following all safety regulations, programs, and precautions related to all work on this project.
2. The contractor is solely responsible for the protection of persons and property either on or adjacent to the project and shall protect the same against injury, damage, or loss.
3. No openings shall be added, nor any changes in size, dimension, or location, shall be made in any structural elements without the written approval of the engineer.
4. The contractor is responsible for limiting the amount of construction load imposed or placed on the existing structure. These loads shall not exceed the capacity of the existing structure at any time. The contractor is responsible for informing any subcontractors and ensuring that they do not violate this important requirement.
5. Any temporary bracing and supports required to accommodate the contractor's means and methods shall be the responsibility of the contractor. The contractor is responsible for designing, furnishing, erecting, and removing any temporary supports and bracing required during construction.
6. The contractor shall be responsible for means and methods of construction and erection of materials in accordance with the drawings.
7. Where construction tolerances allow for variations in location, size, etc. of structural elements, it shall be the responsibility of the contractor to provide all materials and labor necessary to modify connection elements as required to provide a finished product which is in accordance with the requirements of the drawings. Any such modifications required shall be reviewed and approved by the engineer prior to execution.
8. The building repairs outlined in these drawings should be performed under the observation and monitoring of an NV5 representative to check for satisfactory completion of repairs as outlined herein, and modifications to the design can be made if required.
9. The engineer shall be notified at the proper time if/when items are ready for field review. Sufficient notice of one week shall be given to allow scheduling of any field review.

III. DRAWINGS & COORDINATION

1. The dimensions shown on these drawings are based upon orginal design details provided to NV5. The contractor is responsible for confirming all dimensions shown on the drawings and to notify the engineer of any discrepancies between dimensions in the field and dimensions shown on the drawings.
2. Plans, sections, and details are not to be scaled for determination of quantities, lengths, or fit of materials.
3. Anything which, in the opinion of the contractor, appears to be deficiencies, omissions, contradictions, or ambiguities in the drawings, shall be brought to the attention of the engineer in the form of a Request For Information (RFI). Corrections or written interpretations shall be issued by the engineer before construction in the affected work area may proceed.
4. The contractor shall verify all existing conditions, including dimensions, prior to ordering materials or proceeding with new work in areas affected by existing conditions. The engineer shall be informed in writing of conflicts between existing and proposed new construction.
4. Details are marked at the specific location where they apply, but also indicate general construction requirements for other locations with similar conditions. These areas will be denoted as "typical" (TYP.)

IV. DEMOLITION (WITH TEMPORARY SHORING)

1. Demolition shall proceed only as required to perform the repairs shown in the drawings.
2. Temporary shoring is REQUIRED prior to removal or disturbance of:
   - Existing beams
   - Existing joists
   - Columns or column supports
   - Slab segments near column bases
   - Any load_bearing or diaphragm_contributing components
3. Shoring must:
   - Support full dead + live loads expected during construction.
   - Remain in place until new framing is installed, fastened, and inspected.
   - Prevent damage, settlement, or rotation of adjacent structural members.
4. Structural stability of surrounding floors, walls, and roof framing must be maintained throughout demolition.
5. Demo cuts shall be clean, square, and controlled, avoiding over excavation.
6. Protect utilities, existing finishes to remain, and adjacent units from vibration and impact.
7. Remove all debris promptly and maintain safe walkable surfaces.

V. WOOD FRAMING

1. All structural wood shall be SYP No.2 or better; pressure_treated UC4A at concrete/masonry interfaces.
2. Replace beams per plan using (2) 2×14, (3) 2×14, or matched existing sizes.
3. Built-up beams shall be fastened to act as one unit using 10d nails @ 12" O.C. staggered, unless noted otherwise.
4. All lumber shall be straight, free of twist/warp, and properly stored to prevent moisture absorption.
5. All fasteners and connectors shall be Simpson Strong-Tie (or EOR approved equal) installed per manufacturer instructions.
6. Use structural connector nails or SDS screws only - no drywall or deck screws permitted.
7. Wood replacement areas shall be rebuilt in kind, matching original dimensions and load path.

VI. COLUMN INSTALLATION (4×4 AND 6×6)

1. Columns to be installed per plan:
   - P1: 6×6 PT SYP No.2
   - P2: 4×4 PT SYP No.2
2. Provide Simpson BCS2-3/6, CCQ, or applicable post caps per details on sheets S-10 and S-11.
3. Install flashing boots at all column bases to isolate wood from concrete/water exposure.
4. Columns must bear on a full, level surface with non-compressible shims only (stainless or engineered).
5. Secure columns plumb before beam installation.
6. Coordinate with waterproofing trades to ensure continuous seal at bases.

VII. EXPANSION JOINTS (VERTICAL, HORIZONTAL & TRANSITIONS)

1. Vertical joints at CMU/wood interfaces:
   - Use Sika Emseal Colorseal.
2. Horizontal joints at breezeway slabs/walkways:
   - Use Sika Emseal SJS_FP.
3. Transitions between vertical/horizontal joints:
   - Use factory_fabricated Emseal transition units.
4. All joints shall maintain a continuous watertight seal and be installed per manufacturer instructions.
5. Expansion joints at exposed walkway surfaces shall be tooled joints, as noted in the plans.

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No.	Issue	Drawn	Approved	Date

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Project Manager	BE	Date	March 6, 2026
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9158 SW 51st Rd, Units 101 - 303, Gainesville, Florida 32608
Title **General Structural Notes**
Project No. **1240125-0009412.00**
Original Size **ANSI D**
Sheet No. **S-2**

VIII. SLAB REPAIR, SLOPING & WATERPROOFING

1. Rebuild slab edges or cut_outs using concrete to match adjacent thickness unless detailed otherwise.
2. Provide a minimum slope of 1/4" per foot away from building walls and toward drainage paths.
3. Apply a fully adhered waterproofing membrane compatible with pedestrian traffic.
4. Membrane shall extend up vertical surfaces (curbs, walls, columns) to manufacturer_required height.
5. Ensure transitions to Emseal products are continuous and properly terminated.

IX. NON-SHRINK GROUT

1. Use non_shrink, non_metallic grout with compressive strength ≥ 5,000 psi @ 28 days.
2. Grout shall be used for:
   - Slab patching around columns
   - Filling anchor pockets
   - Surface leveling under column bases
3. Prepare substrate per manufacturer requirements; fully consolidate grout and finish flush unless slope is required.
4. Anchor embedment must follow ESR data for the approved anchor type (typically 8-12 anchor diameters).

X. STUCCO REMOVAL & REPLACEMENT

1. Remove only the stucco necessary to complete structural repairs.
2. Reinstall stucco using:
   - WRB (water_resistive barrier)
   - Sika Permalath 1000 or metal lath
   - Sika stucco base/scratch coat
   - Senergy finish (or matching existing finish)
3. Blend texture and color to match existing adjacent surfaces.
4. Terminate stucco cleanly at expansion joints with proper sealant or Emseal interface.

XI. MOISTURE DAMAGED WOOD - CHASE-OUT PROCEDURE

1. Remove finishes and sheathing to expose damaged areas fully.
2. Continue removal until only solid, undamaged, structurally sound wood remains.
3. Notify the EOR for verification before reconstruction.
4. Replace wood in_kind using matching sizes and grades.
5. Treat surrounding wood with borate preservative if fungal staining or beginning decay is observed.
6. Ensure all new connections meet NDS edge distance, spacing, and fastener requirements.

XII. ANCHORS & FASTENER SPECIFICATIONS

1. Adhesive anchors shall be:
   - Simpson SET-XP, Hilti HY-200, or approved equal.
2. Install anchors according to ESR instructions including brush-blow-vac hole cleaning.
3. Hot-dip galvanized fasteners shall meet ASTM A153; anchor bolts per ASTM F1554 where applicable.
4. All connectors installed per Simpson Strong-Tie requirements.

XIII. INSPECTIONS AND QUALITY CONTROL

1. All work is subject to inspection by local building official.
2. Concealed work shall not be covered prior to inspection.
3. Engineer reserves the right to perform observational site visits.

XIV. BUILDING CODE & DESIGN CRITERIA

Building Classification

- Occupancy: Residential (R_2 - Multi_Family / Condominium)
- Construction Type: Per drawings (typically V_B unless noted otherwise)
- Building Height: 3 stories
- Exposure: Urban environment, Exposure Category “C” (as typical for Gainesville unless shielded)

Wind Design (ASCE 7_16, FBC 2023)

- Basic Wind Speed (Vult): 147 mph
- Allowable Stress Design Wind (VASD): 114 mph
- Importance Category (Risk Category): II
- Internal Pressure Coefficient: ± per condo classification and enclosure type
- Exposure Category: C
- All components & cladding, connectors, and exterior repairs must satisfy local wind pressures.

Live Loads:

- Breezeways / Exterior Walkways: 100 psf
- Roof Live Load: 20 psf

Dead Loads:

- 4" concrete topping slab: approx. 50 psf
- Breezeway framing dead load (joists, ledgers, sheathing): approx. 10-12 psf
- Roof framing + sheathing + underlayment: approx. 10-15 psf
- Roof finishes (shingles, felt, etc.): approx. 3-5 psf

DRAWING SHEET INDEX

S-0 Cover Sheet
S-1 Site Plan
S-2 General Structural Notes
S-3 General Structural Notes
S-4 First Floor Breezeway Plan
S-5 Second Floor Breezeway Framing Plan
S-6 Third Floor Breezeway Framing Plan
S-7 Roof Breezeway Framing Plan
S-8 Breezeway Elevation
S-9 Section Details
S-10 Section Details
S-11 Section Details
S-12 Section Details

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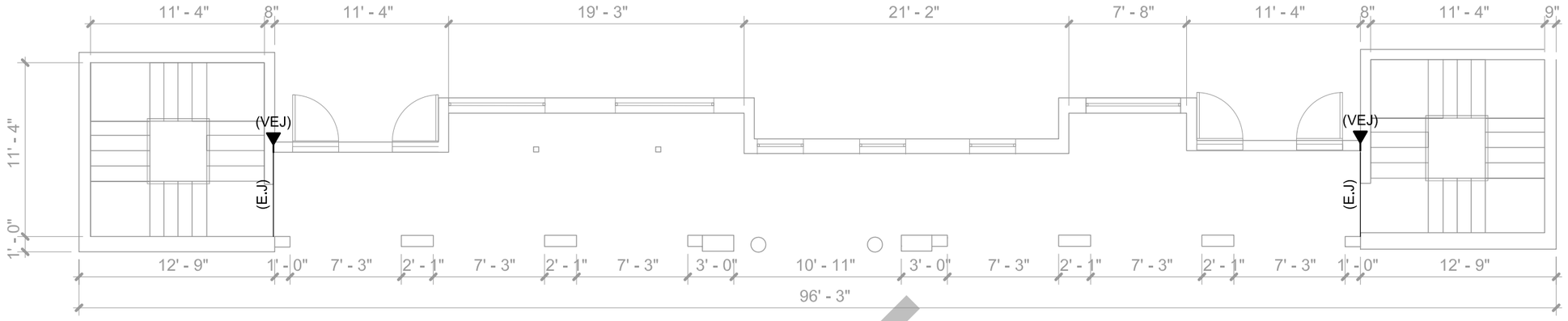
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Title **General Structural Notes**
Project No. **1240125-0009412.00**
Original Size **ANSI D**
Sheet No. **S-3**
Sheet **4** of **13**



FIRST FLOOR BREEZEWAY PLAN

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

NOTES:

1. FOR GENERAL STRUCTURAL NOTES, SEE SHEET S-2 AND S-3.
2. (E.J) DENOTES EXPANSION JOINTS. EXPANSION JOINTS AT EXPOSED TO WEATHER WALKWAYS SHALL BE TOOLED JOINTS.
3. VERTICAL EXPANSION JOINT SHOWN THUS ◀ (VEJ) ON PLAN.
4. DIMENSION SHOWN ON DRAWINGS ARE APPROXIMATE, FOR CONTRACTOR REFERENCE. VERIFY ALL EXISTING DIMENSIONS AND ELEVATIONS, ALL ARCHITECTURAL, MECHANICAL, AND ELECTRICAL OPENINGS, AND ALL EXISTING UTILITIES BEFORE PROCEEDING WITH THE WORK.
5. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AND/OR SHORING FOR THE STRUCTURAL COMPONENTS DURING DEMOLITION AND UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED.

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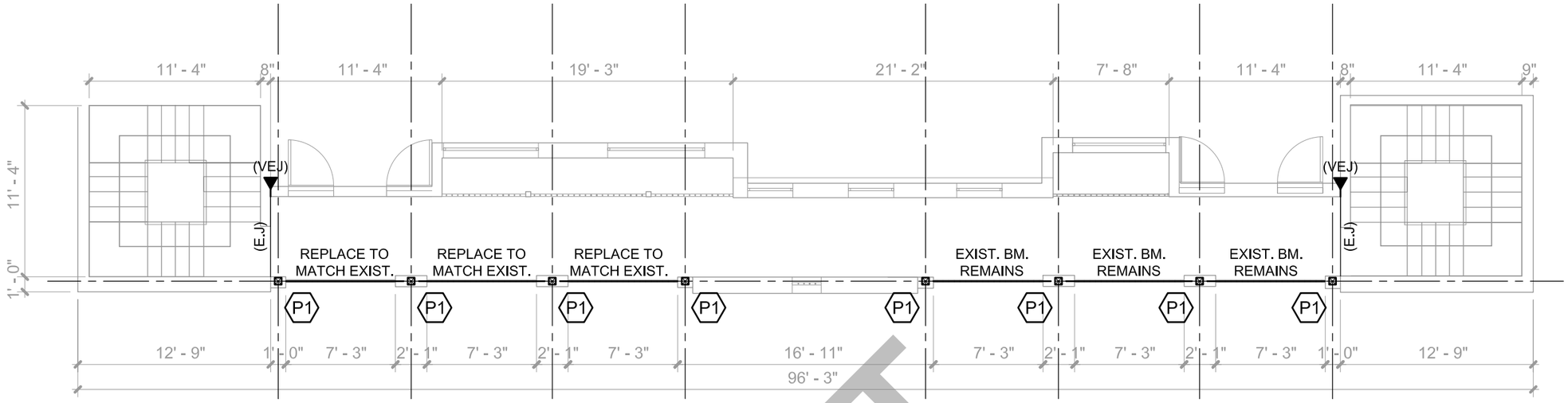
Title **First Floor Breezeway Plan**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-4**

Sheet **5** of **13**



SECOND FLOOR BREEZEWAY FRAMING PLAN

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

NOTES:

1. FOR GENERAL STRUCTURAL NOTES, SEE SHEET S-2 AND S-3.
2. COLUMN DESIGNATION SHOWN THUS ⟨P1⟩ ON PLAN. FOR SIZE SEE SCHEDULE ON SHEET S-5.
3. (E.J) DENOTES EXPANSION JOINTS. EXPANSION JOINTS AT EXPOSED TO WEATHER WALKWAYS SHALL BE TOOLED JOINTS.
4. VERTICAL EXPANSION JOINT SHOWN THUS ◀ (VEJ) ON PLAN.
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TIMBER COLUMN SCHEDULE

MARK	COLUMN SIZE (NOMINAL)	COLUMN BASE	REMARKS
⟨P1⟩	6"x6" SYP NO. 2 PT WOOD POST	XX	

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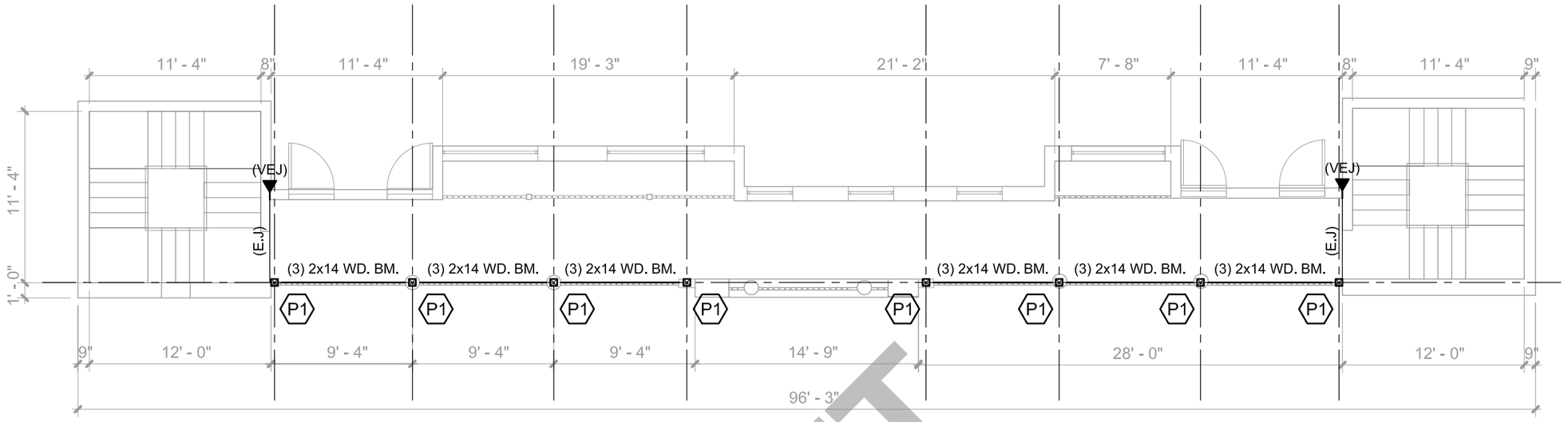
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Title **Second Floor Breezeway Framing Plan**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-5**



THIRD FLOOR BREEZEWAY FRAMING PLAN

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

NOTES:

1. FOR GENERAL STRUCTURAL NOTES, SEE SHEET S-2 AND S-3.
2. COLUMN DESIGNATION SHOWN THUS ⟨P1⟩ ON PLAN. FOR SIZE SEE SCHEDULE ON SHEET S-5.
3. (E.J) DENOTES EXPANSION JOINTS. EXPANSION JOINTS AT EXPOSED TO WEATHER WALKWAYS SHALL BE TOOLED JOINTS.
4. VERTICAL EXPANSION JOINT SHOWN THUS ◀ (VEJ) ON PLAN.
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3. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AND/OR SHORING FOR THE STRUCTURAL COMPONENTS DURING DEMOLITION AND UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED.

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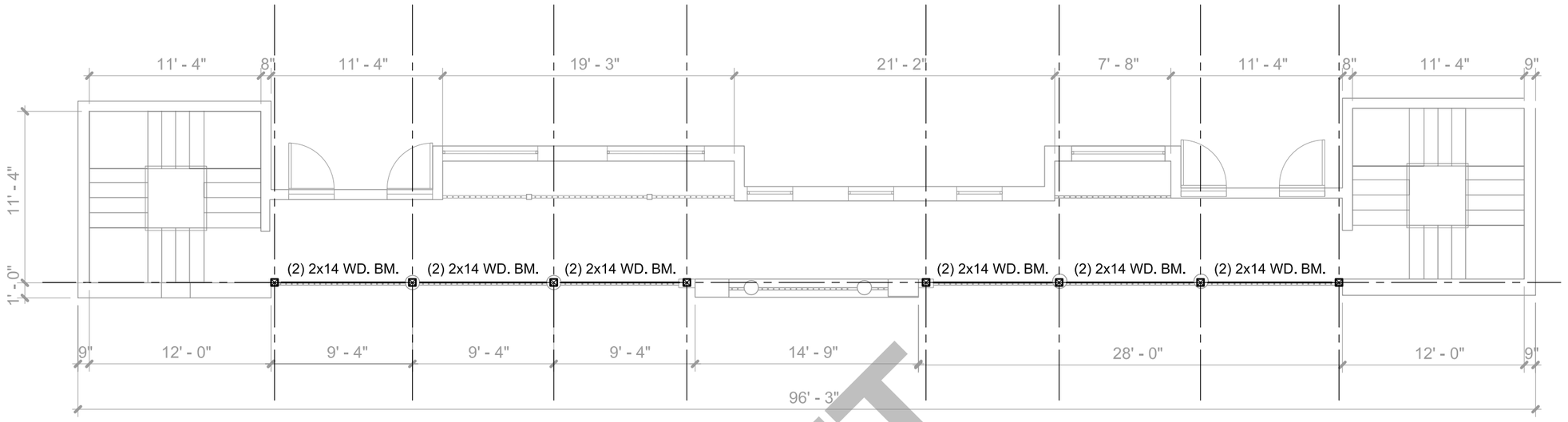
Title **Third Floor Breezeway Framing Plan**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-6**

Sheet **7** of **13**



ROOF BREEZEWAY FRAMING PLAN

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

NOTES:

1. FOR GENERAL STRUCTURAL NOTES, SEE SHEET S-2 AND S-3.
2. DIMENSION SHOWN ON DRAWINGS ARE APPROXIMATE, FOR CONTRACTOR REFERENCE. VERIFY ALL EXISTING DIMENSIONS AND ELEVATIONS, ALL ARCHITECTURAL, MECHANICAL, AND ELECTRICAL OPENINGS, AND ALL EXISTING UTILITIES BEFORE PROCEEDING WITH THE WORK.
3. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AND/OR SHORING FOR THE STRUCTURAL COMPONENTS DURING DEMOLITION AND UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED.

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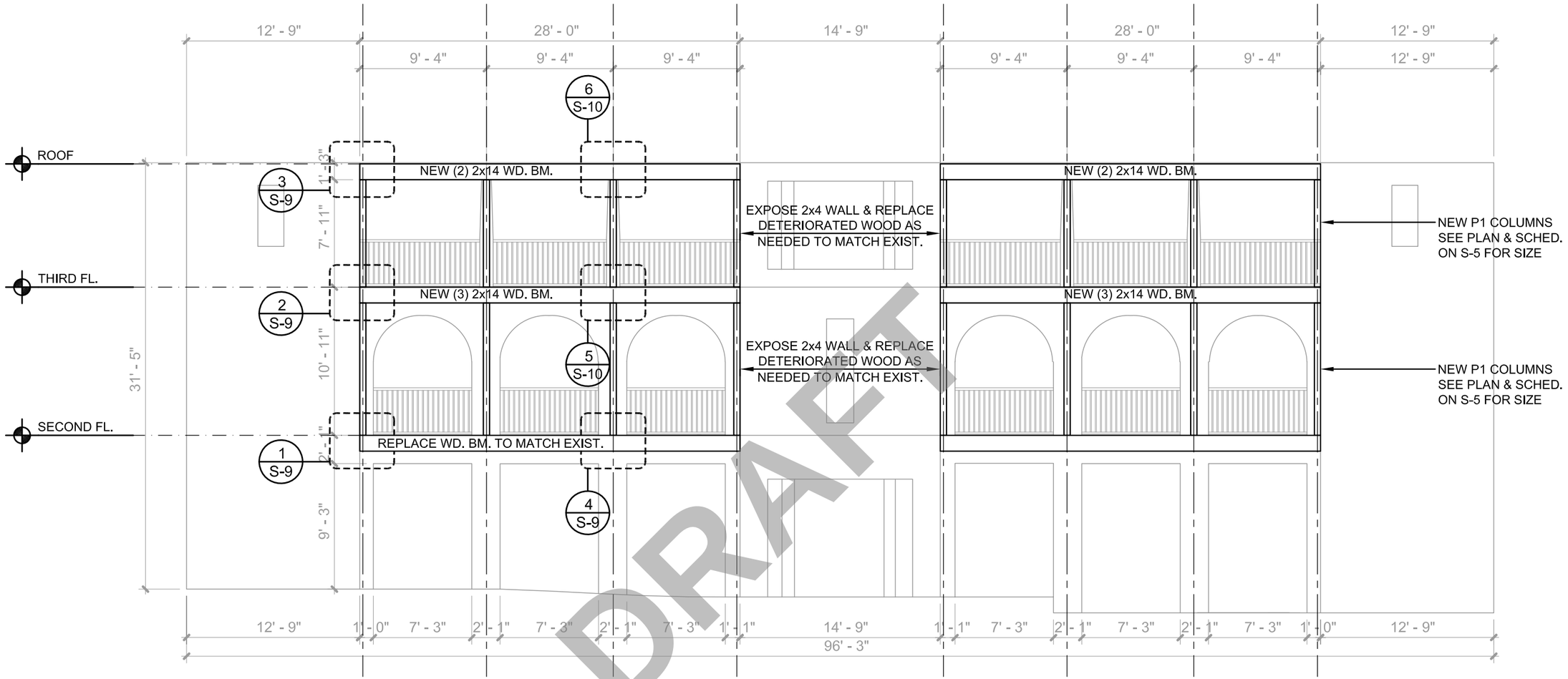
Title **Roof Breezeway Framing Plan**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-7**

Sheet **8** of **13**



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BREEZWAY ELEVATION

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

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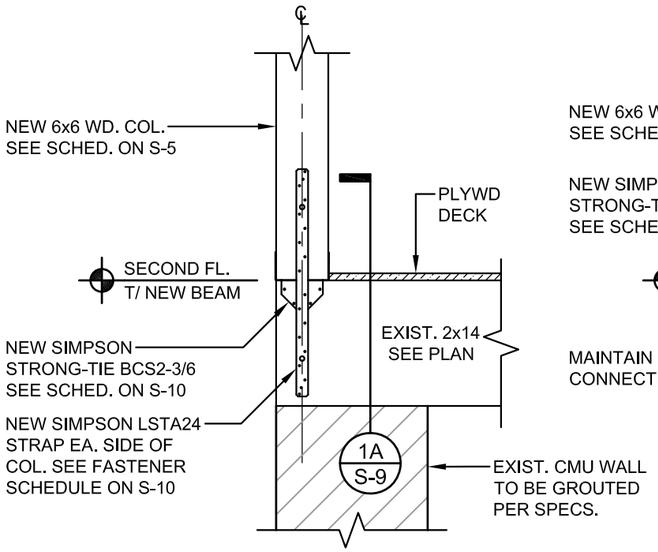
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Project No. **1240125-0009412.00**

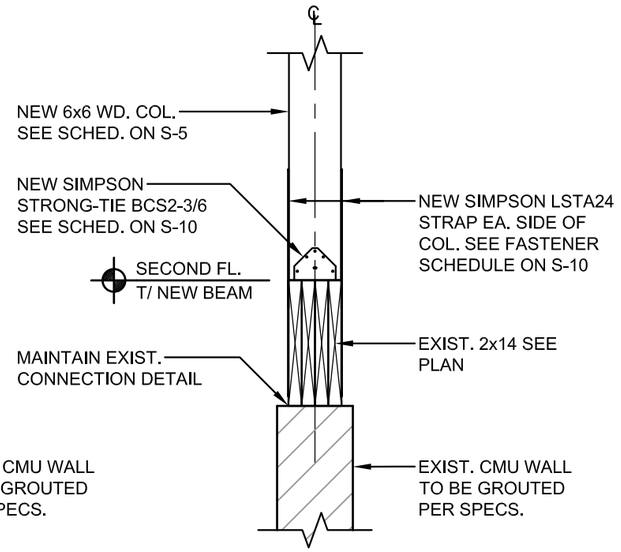
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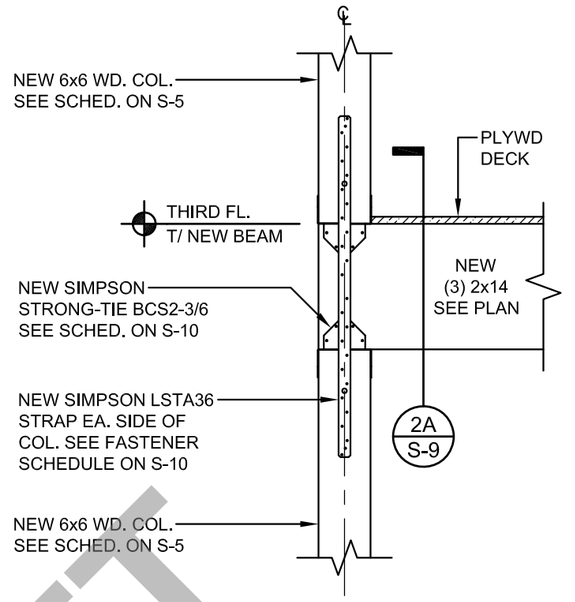
Sheet **9** of **13**



1 COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"

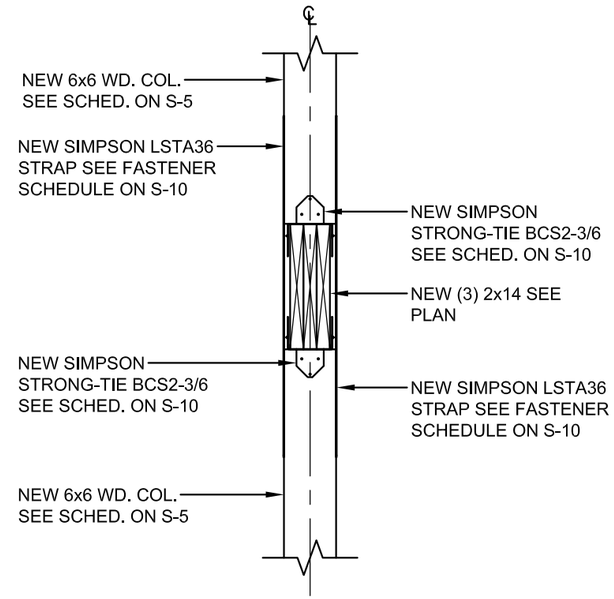


1A COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"



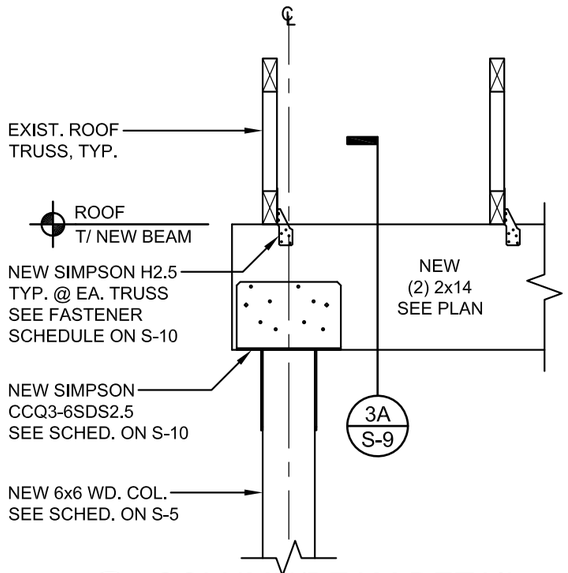
NOTE: FLOOR SLAB NOT SHOWN FOR CLARITY.

2 COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"

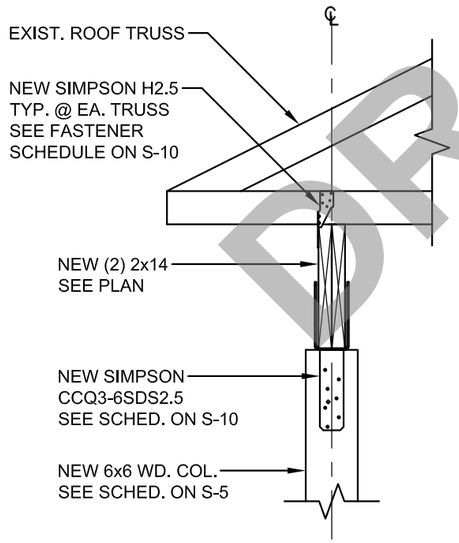


NOTE: FLOOR SLAB NOT SHOWN FOR CLARITY.

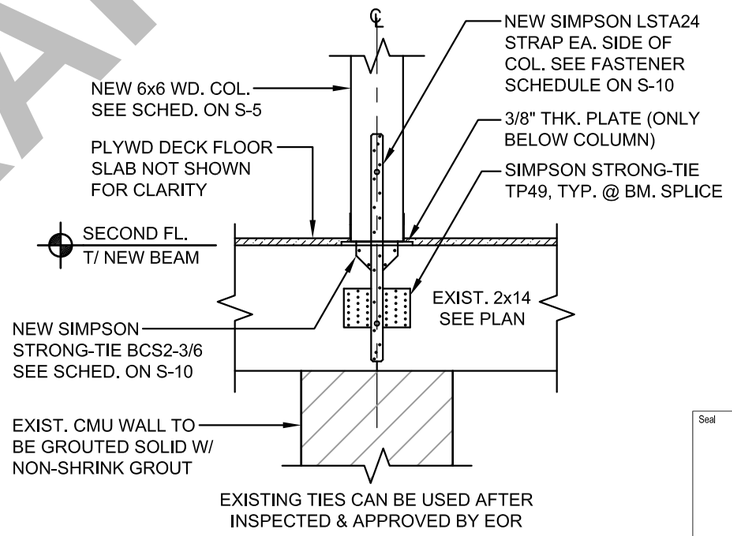
2A COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"



3 COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"



3A COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"



TYPICAL MID-SPAN
4 COLUMN/BEAM DETAIL
SCALE: 3/4" = 1'-0"

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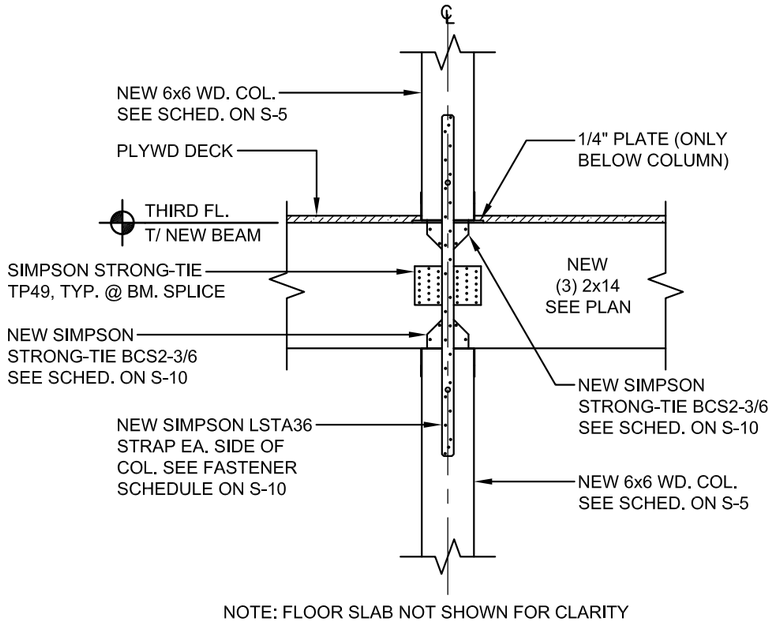
Title **Section Details**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

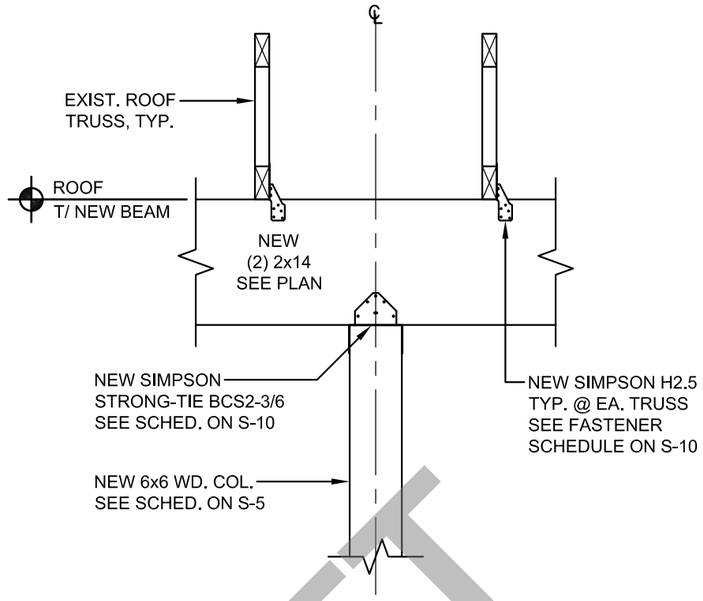
Sheet No. **S-9**

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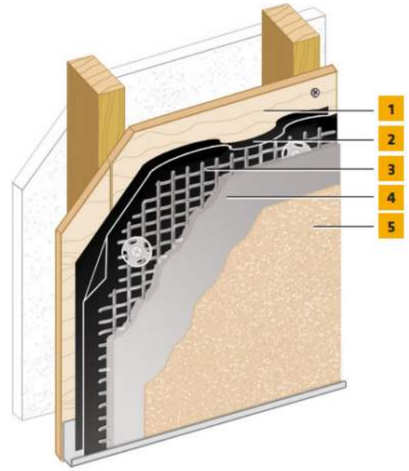
5 TYPICAL MID-SPAN COLUMN/BEAM DETAIL

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



6 TYPICAL MID-SPAN COLUMN/BEAM DETAIL

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



1. Acceptable Sheathing*
2. Water-Resistive Barrier
3. SikaWall Permalath 1000 or Metal Plaster Base
4. SikaWall Stucco Base
5. Senergy Finish

7 SENTRY STUCCO WALL SYSTEM

NO SCALE

DRAFT

FASTENER SCHEDULE

MODEL SERIES	FASTENERS	FLORIDA APPROVAL NO.
BCS2-3/6	(6) POST - 16d COMMON NAILS (3-1/2" x 0.162") (12) BEAM 10d COMMON NAILS (3" x 0.148") @ 30° TO 45° ANGLE	FL10860
H2.5	(5) TRUSS - 8d COMMON NAILS (2-1/2" x 0.131") (5) TOP PLATE - 8d COMMON NAILS (1-1/2" x 0.131")	FL10456
LSTA24	(14) 10d COMMON NAILS (3" x 0.148")	FL10456
LSTA36	(22) 10d COMMON NAILS (3" x 0.148")	FL10456
CCQ3-6SDS2.5	(30) SIMPSON STRONG-TIE STRONG-DRIVE (1/4" x 2-1/2") SDS HEAVY-DUTY CONNECTOR SCREWS	FL10860
TP49	(54) (0.131" x 2-1/2") NAILS, (0.131" x 1-1/2") NAILS OR #9 STRONG-DRIVE® SD SCREWS	

No.	Issue	Drawn	Approved	Date

Bar is one inch on original size drawing

0 1"

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Drawn	SM	Designer	CN
Drafting Check	BE	Design Check	CN
Project Manager	BE	Date	March 6, 2026
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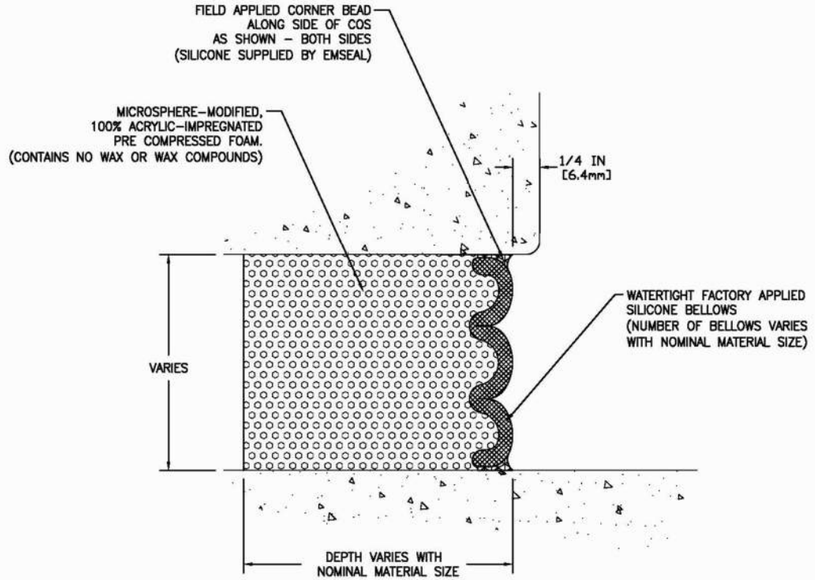
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EMSEAL JOINT SYSTEMS LTD.

SEISMIC COLORSEAL – INSIDE CORNER – TYPICAL

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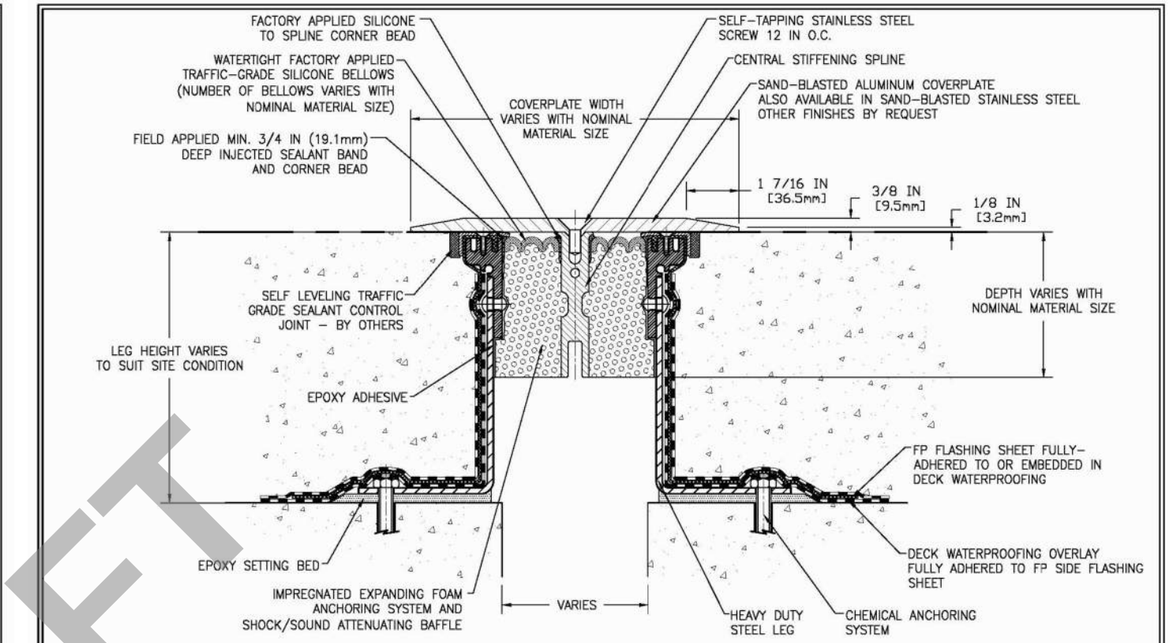
DRAWN BY:	DATE:	SCALE:	SHEET
SPA	2016/06/27	N.T.S.	No: 1 OF 1

PART NUMBER: COS_WW_INSIDE_CORNER_TYPICAL

8 TYPICAL VERTICAL JOINT

N.T.S.

NOTE:
DETAIL IS TYPICAL, CONTRACTOR IS RESPONSIBLE FOR SUBMITTING FOR APPROVAL.



NOTE: 3/8 IN (9.5mm) COVERPLATES FOR VEHICLE AND PEDESTRIAN–TRAFFIC USE
(FOR PEDESTRIAN–TRAFFIC ONLY, USE 1/4 IN (6.4mm) COVERPLATE)

MOVEMENT: ±50% (TOTAL 100%) OF NOMINAL MATERIAL SIZE

EMSEAL JOINT SYSTEMS LTD.

SJS–FP – DECK TO DECK – TYPICAL

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LJL	2020/12/08	N.T.S.	No: 1 OF 1

PART NUMBER: SJS_FP_DD_CONC_TYPICAL

9 TYPICAL HORIZONTAL JOINT

N.T.S.

NOTE:
DETAIL IS TYPICAL, CONTRACTOR IS RESPONSIBLE FOR SUBMITTING FOR APPROVAL.

DRAFT

Seal

No.	Issue	Drawn	Approved	Date

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0 1"

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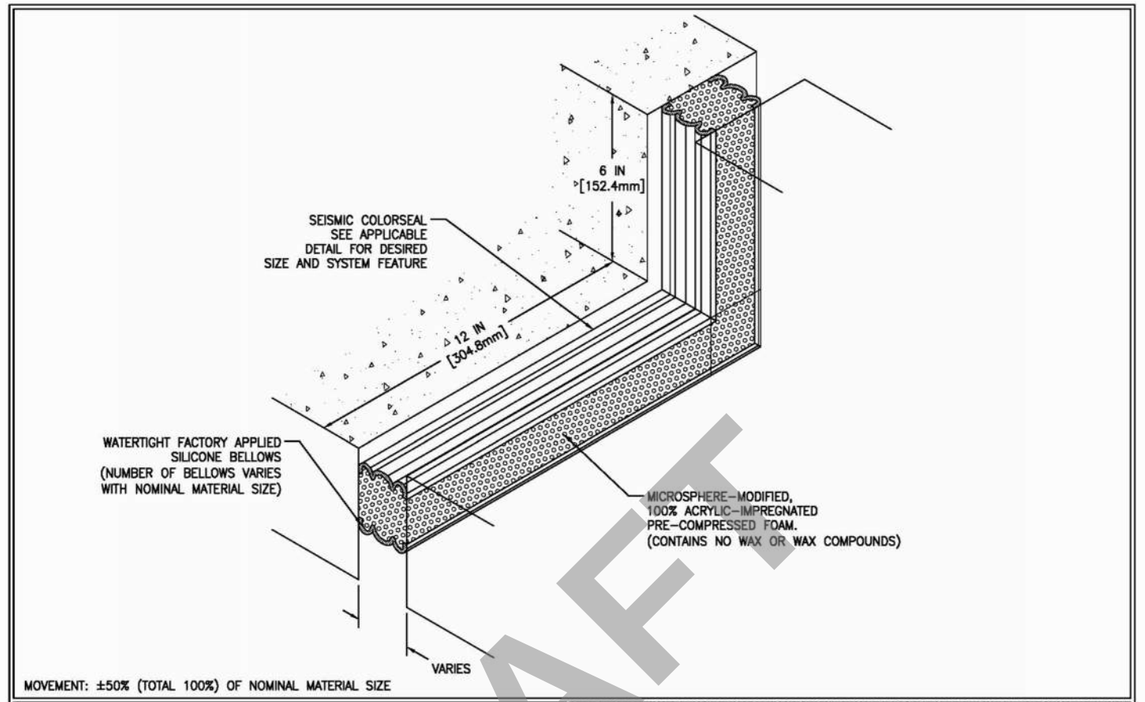
Title **Section Details**

Project No. **1240125-0009412.00**

Original Size **ANSI D**

Sheet No. **S-11**

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10 TYPICAL TRANSITIONS JOINT

N.T.S.

NOTE:
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DRAFT

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