

# HILLSIDE GROVES AMENITY

## HOWEY-IN-THE-HILLS, FLORIDA



CONTACT INFORMATION:



OWNER:  
MERITAGE HOMES ORLANDO  
5337 MILLENIA LAKES BLVD.  
SUITE 235  
ORLANDO, FL. 32839  
MANAGER: CLAUDIO TORRES  
CELL: (630) 974-7644



ARCHITECT:  
TOTAL SOLUTIONS GROUP  
258 SOUTHHALL LANE, SUITE 200  
MAITLAND, FL 32751  
(o) 407.880.2333  
AA 26003115  
ARCHITECT: STEVEN TENZEL R.A.  
PROJECT MANAGER: AMBER AMRHEIN  
TEL: (407)880-2333  
EMAIL:  
AMBER.AMRHEIN@myTSGhome.COM  
www.myTSGhome.com

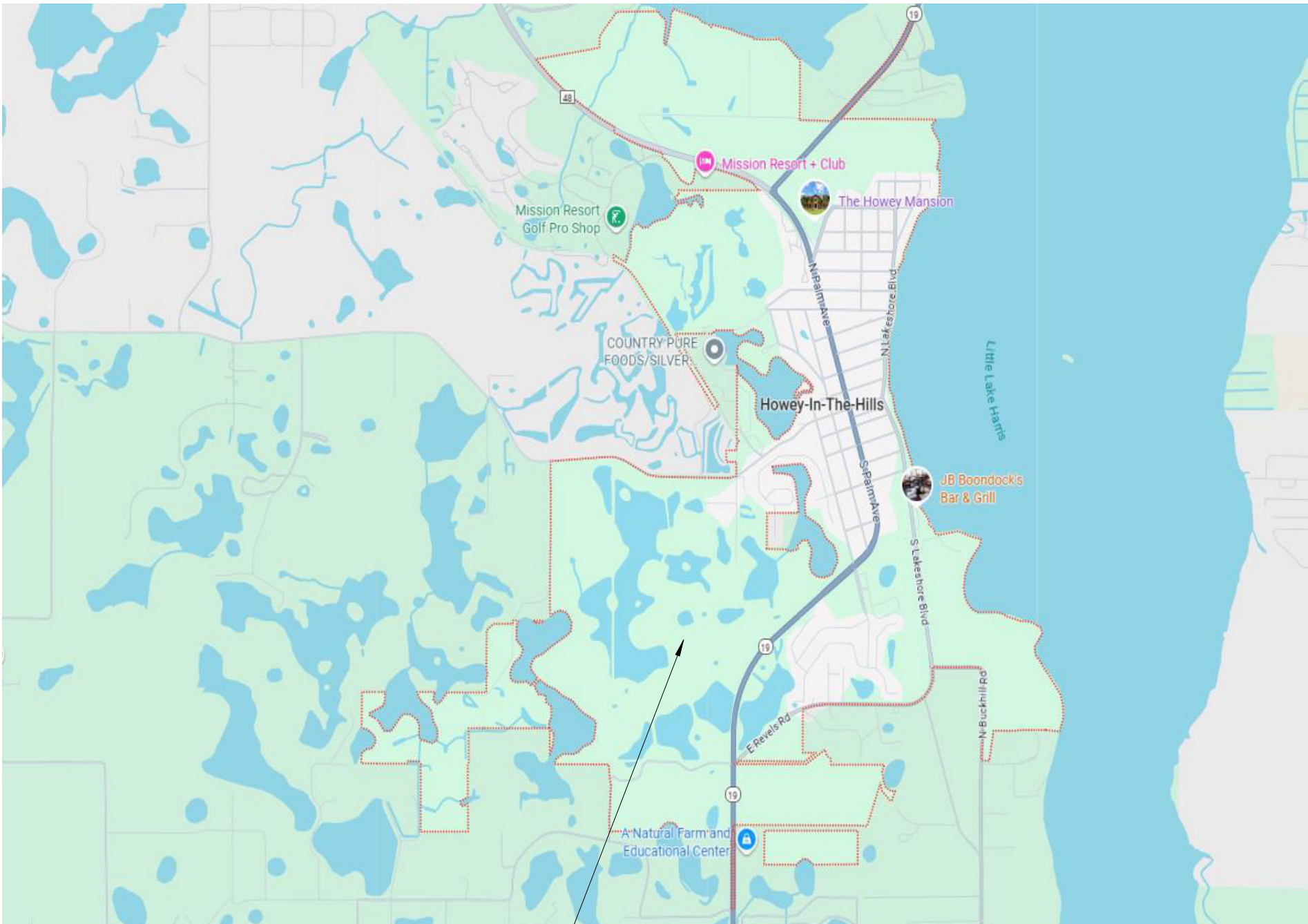
STRUCTURAL ENGINEER:  
TOTAL SOLUTIONS GROUP  
258 SOUTHHALL LANE, SUITE 200  
MAITLAND, FL 32751  
ENGINEER: SCOTT LEWKOWSKI  
TEL: (407)880-2333  
EMAIL: SCOTT.LEWKOWSKI@MYTSGHOME.COM  
www.myTSGhome.com



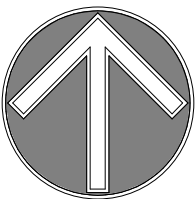
MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:  
MIGRE ENGINEERING LLC  
760 FLORIDA CENTRAL PARKWAY  
SUITE 224  
LONGWOOD, FL 32750  
ENGINEER: GREG H. KLEBANOFF, PE  
DIRECTOR OF MECHANICAL ENGINEERING  
TEL: (407) 636-7999 x128



CIVIL ENGINEER:  
GREGORY WITHERSPOON, PLA, AICP  
KIMLEY-HORN  
200 SOUTH ORANGE AVE.  
SUITE 600  
ORLANDO, FL. 32801  
DIRECT: (407) 849-2713



PROJECT LOCATION



VICINITY MAP

SCALE: NTS

DRAWING INDEX

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0 - GENERAL			
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A800	BUILDING SECTIONS	08.26.25	
A900	WALL SECTIONS	08.26.25	
A1000	DOOR & WINDOW SCHEDULES & DETAILS	08.26.25	
A1100	WALL PARTITION TYPES	08.26.25	
A1101	DETAILS	08.26.25	

GROSS AREA TABULATION

AREA NAME	SQUARE FT.
CLUBHOUSE	1829 SF
COVERED LANAI - NON AC	789 SF
FRONT ENTRY - NON AC	207 SF
TOTAL SQUARE FOOTAGE	2826 SF

OCCUPANCY CLASSIFICATION

GROUP - A3 - ASSEMBLY

CONSTRUCTION TYPE

NEW - TYPE VB - NON-SPRINKLED/UNPROTECTED

JURISDICTION

HOWEY-IN-THE-HILLS, FLORIDA DIGITAL SIGNED & SEALED

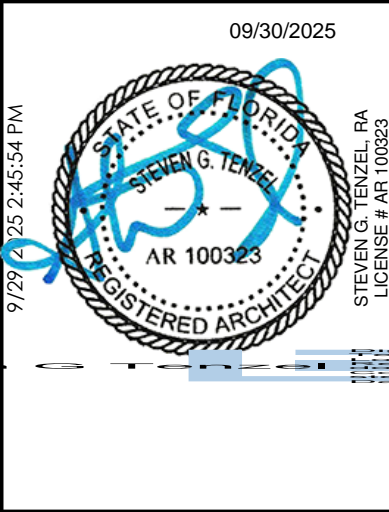
APPLICABLE CODES:

FLORIDA BUILDING CODE FLORIDA PLUMBING CODE FLORIDA MECHANICAL CODE FLORIDA FUEL GAS CODE NFPA 70 NATIONAL ELECTRIC CODE FLORIDA FIRE PREVENTION CODE	FLORIDA BUILDING CODE 2023 8th ED. FLORIDA BUILDING CODE 2023 8th ED. FLORIDA BUILDING CODE 2023 8th ED. FLORIDA BUILDING CODE 2023 8th ED. 2020 NEC 2023 8th ED. & CURRENT ADOPTED CODES & STANDARD BY THE STATE FLORIDA 2021 EDITION FLORIDA BUILDING CODE 2023 8TH ED. FLORIDA BUILDING CODE 2023 8TH ED.
NFPA 1 AND NFPA 101 FLORIDA EDITION FLORIDA ACCESSIBILITY CODE EXISTING FLORIDA BUILDING CODE	



TOTAL SOLUTIONS GROUP  
258 Southhall Lane, Suite 200  
Maitland, Florida, 32751  
(407) 880 2333

100% Employee Owned  
myTSGhome.com



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HILLSIDE GROVES AMENITY

HOWEY-IN-THE-HILLS, FLORIDA

Revision Schedule		
NO	DESCRIPTION	DATE
1	Color Elevations	09.29.25

Permit #  
Publish Date: 9/29/2025 2:45:54 PM  
Original Issue Date: 08/27/23  
Drawn By: MAR  
Reviewed By: SGT

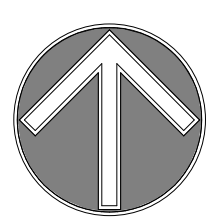
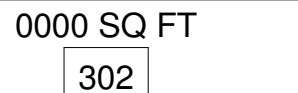

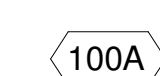

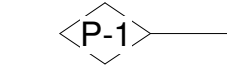


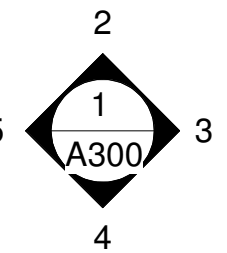



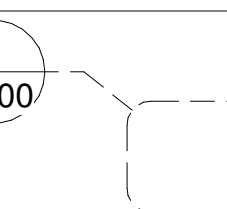



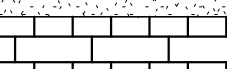



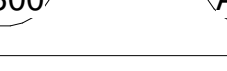
INDEX & BUILDING DATA

Project No:  
25-01934  
Sheet No:

A001

SITE PLAN SUBMITTAL ONLY



ABBREVIATIONS			LEGEND OF SYMBOLS		PROJECT REQUIREMENTS & COMPLIANCE		PROJECT NOTES	
& ∠ @ ⌒ ⌒ ∅ ⊥ # ABV. ACOUS./ACT ADJ. A/C A.F.F. ALT. AL. ALUM. A.S.T.M. A.I.S.C. A.I.A. AB. ANOD. ARCH. A.R. AUTO. A.N.S.I. AWWM. BKSPL. BSMT. BRG. BM. BTWN. BIT. BLK. BLKG. BD. BOT. BRK. BLDG. BU. CO. CPT. C.B. CTR. CLG. C.F.C.I. CEM. C.T. CHAM. CHN LNK C.I. C.I.P. CIR. CIRCUM. CLR. COL. CONC. CMU CONST. CONTR. CONT. CJT CTPG CTR CW DCD D.F. DTL DIA DIM DS DWG DL. DN EA. E E.H.D. ELEC EL ELEV EQ. E.W. E.W.C. E.W.H. EXH. EJTT/E.J. EXP. EXIST.EXTG. EXT. FA FE. F. CLG/ FIN. CEIL. F.F./FIN. FL. FIN. FLASH. FLR. FLUOR FOC. FOF. FOFM FOS F.O.SH. F.O.S.M. FTG. FT. GALV. G.I. GD. GEN. GYP./GWB H OR HT. HDW. HDR. HVAC.	AND ANGLE AT CENTERLINE CHANNEL DIAMETER OR ROUND PERPENDICULAR OR STRUCTURAL TEE NUMBER OR POUND ABOVE ACOUSTICAL TILE ADJUSTABLE AIR CONDITIONING ABOVE FINISHED FLOOR ALTERNATE ALUMINUM ALUMINUM AMERICAN SOCIETY TESTING MATERIALS AMERICAN INSTITUTE OF STEEL CONSTRUCTION AMERICAN INSTITUTE OF ARCHITECTS ANCHOR BOLT ANODIED ARCHITECT(URAL) AS REQUIRED AUTOMATIC AMERICAN NATIONAL STANDARDS INSTITUTE ALIGN WITH WINDOW MULLION BACK SPLASH BASEMENT BEARING BEAM BETWEEN BITUMINOUS BLOCK BLOCKING BOARD BOTTOM BRICK BUILDING BUILT-UP CLEAN OUT CARPET (ED) CATCH BASIN CENTER CEILING FURNISHED INSTALLED CEMENT CERAMIC TILE CHAMFER CHAIN LINK CAST IRON CAST IN PLACE CIRCLE CIRCUMFERENCE CLEARANCE COLUMN CONCRETE CONCRETE MASONRY UNIT CONSTRUCTION CONTRACTOR CONTINUOUS OR CONTINUE CONTROL JOINT CLEAR TEMPERED PLATE GLASS COUNTER COLD WATER CASE DRAIN DRINKING WATER FOUNTAIN DETAIL DIAMETER DIMENSION DOWN SPOUT DRAWING DOWN LEADER DOWN EAST EACH ELECTRIC HAND DRYER ELECTRIC ELEVATION ELEVATION EQUAL EACH WAY ELECTRIC WATER COOLER ELECTRIC WATER HEATER EXHAUST EXPANSION JOINT EXPOSED EXISTING EXTERIOR FIRE ALARM FIRE EXTINGUISHER FIN. CLG/ FIN. CEIL. F.F./FIN. FL. FIN. FLASH. FLR. FLUOR FOC. FOF. FOFM FOS FACE OF SHEATHING FACE OF STRUCTURAL MASONRY FOOTING FOOT GALVANIZED GALVANIZED IRON GRADE (GRADING) GENERAL GYPSUM WALL BOARD HEIGHT HARDWARE HEADER HEATING/VENTILATING/AC	HGT. H.C. HM. HORZ. HB. HR. INCL. INSUL. INT. JB JC JCT. JT. L. LAM. LAV. LG. LDG. LL. LT.WT. MANUF. MARB. MAS. M.O. MAX. MG. MIN. MR. MTD. MTL. MECH. MAT. MISC. NFPA N. NTS NEC NR NSF OSHA OC. OPG. OA. OD. O.F.O.I. O.F.C.I. O.H. OWG. PNT PTD. PL PLAM PLYWWD P/CF P/LF P/SF PSI PT. P.T. R RAD. RE. REF. REINF. REQ'D. REV. RO R/W SCH. SHT. SC. S. SPEC. S.S. S/S SPG STD STL. STOR STRUCT SUSP. T & B T.M. T.M.E. T.O.C. TOH. T.O.M. T.O.R.F. T.O.R.D. T.O.W. TTPG T. OF F. TEL. TV. T & G TYP. U.N.O. V.B. VERT. VCT. VP VTR. W/ W. WC. W. HTR. WINDW WO WD WO WG WT. WP. WWF.	HEIGHT HANDICAPPED ACCESSIBLE HOLLOW METAL HORIZONTAL (LY) HOSE BIBB HOUR INCLUDING INSULATE (D) (ING) (TION) INTERIOR JUNCTION BOX (ES) JANITORS CLOSET JUNCTION JOINT LENGTH LAMINATE (D) LAVATORY LAMINATED GLASS LEADED GLASS LIVE LOAD LIGHT WEIGHT MANUFACTURE (ER) MARBLE MASONRY MASONRY OPENING MAXIMUM MIRROR GLASS MINIMUM MOISTURE RESISTANT MOUNTED METAL MECHANIC (AL) MATERIAL MISCELLANEOUS NATIONAL FIRE PROTECTION AGENCY NORTH NOT TO SCALE NATIONAL ELECTRIC CODE NON FIRE RATED NATIONAL SANITATION FOUNDATION OCCUPATIONAL SAFETY AND HEALTH ADMIN. ON CENTER OPENING OVERALL OUTSIDE DIAMETER OWNER FURNISHED OWNER INSTALLED OWNER FURNISHED CONTRACTOR INSTALLED OPPOSITE HAND ONE WAY GLASS PAINT PAPER TOWEL DISPENSER PROPERTY LINE PLASTIC LAMINATE PLYWOOD POUND PER CUBIC FOOT POUNDS PER LINEAR FOOT POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH POINT PRESSURE TREATED FIRE RATED RADIUS REFERENCE OR SEE REFERENCE REINFORCING REQUIRED REVISION (S) (REVISED) ROUGH OPENING RIGHT OF WAY SCHEDULE SHEET SOLID CORE SOUTH SPECIFICATION (S) STAINLESS STEEL SANITARY SEWER SPANDRELITE PANEL GLASS STANDARD STEEL STORAGE STRUCTURE (AL) SUSPENDED TOP AND BOTTOM TO MATCH TO MATCH EXISTING TOP OF CONCRETE TOTAL DYNAMIC HEAD TOP OF MASONRY TOP OF ROOF PERIMETER TOP OF ROOF DECK TOP OF WALL TINTED TEMPERED PLATE GLASS TOP OF FOUNDATION TELEPHONE TELEVISION TONGUE AND GROOVE TYPICAL UNLESS NOTED OTHERWISE VAPOR BARRIER VERTICAL VINYL COMPOSITION TILE VENEER PLASTER VENT THRU ROOF WITH WIDTH OR WEST WATER CLOSET WATER HEATER WINDOW WITHOUT WOOD WIRE GLASS WEIGHT WATER PROOFING WELDED WIRE FABRIC	<div><div>SYMBOL</div><div></div><div>NORTH ARROW</div></div> <div><div>ROOM NAME</div><div></div><div>ROOM NAME &amp; NUMBER - SEE FINISH SCHEDULE</div></div> <div><div></div><div>DOOR NUMBER - SEE DOOR SCHEDULE</div></div> <div><div></div><div>WINDOW NUMBER - SEE WINDOW SCHEDULE</div></div> <div><div></div><div>COLUMN GRID REFERENCE</div></div> <div><div></div><div>PARTITION TYPE - SEE SHEET A000</div></div> <div><div></div><div>FLOOR FINISH TAG</div></div> <div><div></div><div>ELEVATION MARK</div></div> <div><div></div><div>INTERIOR ELEVATION MARK</div></div> <div><div></div><div>PLAN NOTE NUMBER</div></div> <div><div></div><div>LOUVER MARK</div></div> <div><div></div><div>REVISION MARK</div></div> <div><div></div><div>DETAIL MARK</div></div> <div><div></div><div>INSULATION</div></div> <div><div></div><div>CONCRETE</div></div> <div><div></div><div>STUCCO, PLASTER OR G.W.B.</div></div> <div><div></div><div>BRICK / BLOCK ELEV.</div></div> <div><div></div><div>GRADE / EARTH</div></div> <div><div></div><div>BUILDING SECTION MARK</div></div> <div><div></div><div>WALL SECTION MARK</div></div> <div><div></div><div>DETAIL MARK</div></div>	<div><div>1. CODE REQUIREMENTS: IT IS THE INTENT THAT ALL WORK SHALL CONFORM TO THE ADOPTED CODES, STANDARDS AND RULES OF THE ADMINISTRATIVE AUTHORITY HAVING JURISDICTION</div><div>2. ALL WORK SHALL CONFORM WITH DRAWINGS AND SPECIFICATIONS IN ACCORDANCE WITH THE REQUIREMENTS OF ALL THE FOLLOWING WHERE APPLICABLE:<div><div>A. GOVERNING MUNICIPAL REGULATORY AGENCIES</div><div>B. LOCAL, STATE AND FEDERAL CODES</div></div></div></div> <div><div>APPLICABLE CODES:</div><div><div>FLORIDA BUILDING CODE</div><div>FLORIDA PLUMBING CODE</div><div>FLORIDA MECHANICAL CODE</div><div>FLORIDA FUEL GAS CODE</div><div>NFPA 70 NATIONAL ELECTRIC CODE</div><div>FLORIDA FIRE PREVENTION CODE</div></div><div><div>NFPA 1 AND NFPA 101 FLORIDA EDITION</div><div>FLORIDA ACCESSIBILITY CODE</div><div>EXISTING FLORIDA BUILDING CODE</div></div><div><div>FLORIDA BUILDING CODE 2023 8th ED.</div><div>FLORIDA BUILDING CODE 2023 8th ED.</div><div>FLORIDA BUILDING CODE 2023 8th ED.</div><div>FLORIDA BUILDING CODE 2023 8th ED.</div><div>2020 NEC</div><div>2023 8th ED. &amp; CURRENT ADOPTED CODES &amp; STANDARD BY THE STATE FLORIDA</div><div>2021 EDITION</div><div>FLORIDA BUILDING CODE 2023 8TH ED.</div><div>FLORIDA BUILDING CODE 2023 8TH ED.</div></div></div> <div><div>3. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL THE REQUIREMENTS OF THE SOILS REPORT. OBTAIN FROM THE OWNER THE CURRENT COPY OF THE SOILS INVESTIGATION REPORT IF NECESSARY.</div><div>4.ALL DEBRIS SHALL BE REMOVED FROM THE PREMISES BY THE GENERAL CONTRACTOR AND ALL AREAS SHALL BE LEFT IN A CLEAN CONDITION AT ALL TIMES DURING CONSTRUCTION.</div><div>5. IT IS UNDERSTOOD THAT ALL INTENDED WORK IS SUBJECT TO REVIEW AND INTERPRETATION BY THE ADMINISTRATIVE AUTHORITY HAVING JURISDICTION. IN NO CASE SHALL WORK BE PERFORMED WITHOUT THE REVIEW AND WRITTEN APPROVAL OF SAID AUTHORITY.</div><div>6. ALL TRADES SHALL BE RESPONSIBLE FOR ALL FEES RELATED TO THE ISSUE OF TRADE-SPECIFIC PERMITS, INSPECTIONS AND CERTIFICATES NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK, AND THE OCCUPANCY OF THE WORK.</div><div>7. EXISTING CONDITIONS: THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND FIELD-COORDINATE THE CORRECTIVE ACTION AS REQUIRED. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT/DESIGNER OF ALL CONFLICTS AND DISCREPANCIES THAT AFFECT THE WORK PRIOR TO PROCEEDING WITH SAID WORK.</div><div>8. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS WILL GOVERN. LARGE-SCALE DRAWINGS SHALL GOVERN OVER SMALLER-SCALED DRAWINGS. CONTACT ARCHITECT/DESIGNER TO CONFIRM ALL DISCREPANCIES.</div><div>9. THE ARCHITECT/DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR WORK PERFORMED NOT IN ACCORDANCE WITH THESE DOCUMENTS NOR FOR MISINTERPRETATION OF THE DRAWINGS, NOR FOR UNSATISFACTORY WORK BY CONTRACTOR.</div><div>10. CONFIRM ALL DIMENSIONS WITH PLANS AND IN FIELD PRIOR TO FABRICATION AND/OR CONSTRUCTION</div><div>11. ALL ELECTRICAL AND MECHANICAL INFORMATION CONTAINED IN THESE DRAWINGS IS SOLELY FOR THE PURPOSE OF COORDINATION OF THE ARCHITECT/DESIGNER'S WORK.</div></div> <div><div>TERMITE PROTECTION NOTES</div><div>PER FLORIDA BUILDING CODE 2023 8TH EDITION</div><div>SOIL CHEMICAL BARRIER METHOD</div><div>1. "A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR RE-INSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR WATER HEATER OR ELECTRICAL PANEL."</div><div>2. "CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS."</div><div>3. "IRRIGATION / SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" OF BUILDING SIDE WALLS."</div><div>4. "TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERING AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6 INCHES." EXCEPTION: PAINT OR DECORATIVE CEMENTIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL.</div><div>5. "INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE."</div><div>6. "SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED."</div><div>7. "BOXED AREAS IN CONCRETE FLOORS FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC., SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT."</div><div>8. "MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAIN FALL DILUTION. IF RAIN FALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREAT AS REQUIRED."</div><div>9. "CONCRETE OVERPOUR AND MORTAR ALONG FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT."</div><div>10. "SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS."</div><div>11. "AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE CHEMICAL BARRIER IS APPLIED, SHALL BE RETREATED."</div><div>12. "ALL BUILDINGS ARE REQUIRED TO HAVE PRE-CONSTRUCTION TREATMENT."</div><div>13. "A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BE FOR CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: 'THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS OF THE FLORIDA BUILDING DEPARTMENT OF AGRICULTURE AND CUSTOMER SERVICES.'"</div><div>14. "AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAP BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL."</div><div>15. "NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING."</div></div>	<div><div>1. THE SPECIFICATION, IDEAS, DESIGNS, AND ARRANGEMENTS REPRESENTED HEREIN ARE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT WRITTEN CONSENT. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.</div><div>2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE OWNER PRIOR TO BEGINNING WORK. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.</div><div>3. THE PLANS SHOW THE LOCATION OF ALL FIXTURES AND EQUIPMENT AND ARE INTENDED TO CONVEY THE GENERAL INTENT OF THE WORK IN SCOPE AND LAYOUT. THEY ARE NOT INTENDED TO SHOW IN MINUTE DETAIL EVERY AND ALL ACCESSORIES INTENDED FOR THE PURPOSE OF EXECUTION OF THE WORK, BUT IS UNDERSTOOD THAT SUCH DETAILS ARE PART OF THIS WORK.</div><div>4. NO WORK IS TO BE INSTALLED PRIOR TO THE SUBMISSION AND APPROVAL OF APPROPRIATE AND REQUIRED SHOP DRAWINGS, SAMPLES, ETC. AS DESCRIBED IN THE CONTRACT DOCUMENTS.</div><div>5. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE AND FINISHED PRODUCT. ANY ITEMS NOT SPECIFIED, OR IDENTIFIED, BUT REQUIRED TO COMPLETE AN ASSEMBLY, SYSTEM, ETC. SHALL BE CONSIDERED PART OF THIS CONTRACT.</div><div>6. THE CONTRACTORS SHALL COORDINATE AND ASSURE THEMSELVES THAT ALL ITEMS OF WORK WILL FIT AND FUNCTION IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS AND THAT INDIVIDUAL PIECES OF THE SAME AND DIFFERENT SYSTEMS WILL PROPERLY FUNCTION IN CONFORMANCE WITH THE MANUFACTURER AND INDUSTRY STANDARD REQUIREMENTS.</div><div>7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE, INSIDE OR OUTSIDE THE LIMIT OF WORK DUE TO OPERATIONS. THE CONTRACTOR SHALL RESTORE ALL DAMAGED AREAS OR ITEMS TO THEIR ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY PROTECTION AS REQUIRED TO PROPERLY SECURE THE BUILDING FROM INTRUDERS, ANIMALS, AND THE ELEMENTS.</div><div>8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EXISTING MATERIAL OR SYSTEM INTEGRATED WITH SCOPE OF WORK FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS AND OBJECTIVES OF THIS PROJECT. ALL CLEARANCES AND CONFLICTS OF ANY AND ALL CONSTRUCTION; FRAMING/ MECHANICAL/ PLUMBING/ ELECTRICAL/ ETC REQUIRED SHALL BE ADJUSTED FOR PROPER FIT, ACCESSIBILITY AND FUNCTION.</div><div>9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL TRADES NOT IDENTIFIED, INDICATED OR DESCRIBED IN THE DRAWINGS. INDIVIDUAL CONTRACTORS SHALL BE RESPONSIBLE FOR THE CONFORMANCE OF THEIR DESIGN AND EXECUTION TO ALL APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES AND ORDINANCES, ZONING BYLAWS AND GOVERNING AGENCIES AS WELL AS OSHA, NFPA AND THE HEALTH ACTS. THE CONTRACTOR SHALL COORDINATE ALL N.I.C., OWNER SUPPLIED, AND FURNISHED ITEMS AS REQUIRED.</div><div>10. THE CONTRACTOR SHALL WORK IN A CLEAN, ORGANIZED, AND PROFESSIONAL MANNER AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SAFETY AND SECURITY OF THE SITE DURING CONSTRUCTION.</div><div>11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF TRASH FROM THE SITE, ON A WEEKLY BASIS, AT A MINIMUM, AND MAINTAIN A SAFE AND ORDERLY CONDITION.</div><div>12. MATERIALS SPECIFIED ARE FOR CONFIGURATION, QUALITY, AND PERFORMANCE. DEMONSTRATED EQUIPALS WILL BE AMENABLE AND ACCEPTABLE WITH OWNER'S WRITTEN APPROVAL (UNLESS OTHERWISE NOTED IN CONTRACT DOCUMENTS).</div><div>13. COORDINATE ALL DIMENSIONS OR EQUIPMENT AND BUILT IN ITEMS WITH FINAL PLACEMENT LOCATIONS AS-BUILT CONDITIONS.</div><div>14. ALL MATERIAL SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND RELATED TRADE PRACTICES OR STANDARDS. THE PREPARATIONS AND MODIFICATIONS OF UNDERLYING CONDITIONS SHALL BE COMPLETE AND READY FOR THE NEXT TRADE OR PRODUCT. ALL WORK SHALL BE IN CONFORMANCE WITH GOOD TRADE PRACTICE AND PERFORMED BY SKILLED WORKERS, TRAINED IN THE INSTALLATION OF THE PRODUCT BEING INSTALLED. WORK NOT CONFORMING TO THESE REQUIREMENTS SHALL BE CAUSE FOR REJECTION. SATISFACTORY REMEDIES MAY INVOLVE COMPLETE REMOVAL AND REPLACEMENT OF DEFECTIVE WORK OR MATERIAL AT THE CONTRACTORS EXPENSE .</div><div>15. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED DRAWINGS, CALCULATIONS AND DIAGRAMS FOR PLUMBING, MECHANICAL AND ELECTRICAL PERMITS AND TO INSTALL REQUIRED COMPONENTS TO MEET ALL APPLICABLE CODES.</div><div>16. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED DRAWINGS, CALCULATIONS, DIAGRAMS AND CERTIFICATION FOR CONTRACTOR SUPPLIED SYSTEMS FOR REQUIRED PERMITTING AND AS REQUIRED TO MEET ALL APPLICABLE CODES.</div><div>17. IN THE EVENT OF A CONFLICT WITH ITEMS OR SYSTEMS SPECIFIED OR DETAILED IN MORE THAN ONE LOCATION, THE CONTRACTOR SHALL PROVIDE THE MORE EXPENSIVE OR HIGHER QUALITY ITEM AT NO COST TO THE OWNER.</div><div>18. THE CONTRACTOR IS ADVISED THAT THE OWNER AND OTHER CONTRACTORS MAY BE PERFORMING WORK DURING THE PERFORMANCE OF HIS WORK. COMPLETE COOPERATION AND COORDINATION IS REQUIRED.</div><div>19. ANY CONTRACTOR, SUBCONTRACTOR, INDIVIDUAL, COMPANY, OR THEIR DESIGNEES PERFORMING WORK OR SERVICES FOR THIS PROJECT, BE IT FOR MATERIALS, LABOR OR BOTH SHALL BE RESPONSIBLE FOR THE DETAILED EXAMINATION OF EXISTING CONDITIONS AT THE SITE, AS INDICATED IN DRAWINGS, OR IN OTHER INFORMATION AVAILABLE FROM A PUBLIC AGENCY OR UTILITY COMPANY. NO CONSIDERATION SHALL BE GIVEN FOR CLAIMS MADE AS A RESULT OF FAILURE TO UNDERSTAND, IDENTIFY OR ESTABLISH EXISTING CONDITIONS. ANY DAMAGE TO EXISTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND REPAIRED AT HIS OWN EXPENSE.</div><div>20. THE CONTRACTOR SHALL SUPPLY ALL ITEMS IDENTIFIED TO BE PROVIDED IN THE SPECIFICATIONS OR THE DRAWING INDEPENDENT OF BEING INDICATED WITHIN THE OTHER.</div><div>21. CONTRACTOR TO PROVIDE 'UTILIGUARD SYSTEM' ENERGY MANAGEMENT SYSTEMS OR APPROVED EQUAL ON ALL ELECTRICAL POWER PANELS FOR ENERGY/GREEN SYSTEMS.</div></div>		

9/29/2025 2:45:55 PM

STATE OF FLORIDA

FLORIDA BOARD OF ARCHITECTS

AR 100365

REGISTERED ARCHITECT

09/30/2025

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HILLSIDE GROVES AMENITY

HOWEY-IN-THE-HILLS, FLORIDA

Revision Schedule

NO.	DESCRIPTION	00/00/00

Permit #

###

Publish Date:

9/29/2025 2:45:55 PM

Original Issue Date:

08/27/25

Drawn by:

MAS

Reviewed by:

SGT

ABBREVIATIONS, LEGENDS, & NOTES

Project No:

25-01934

Sheet No:

A002

GENERAL NOTES

1. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO PREPARATION OF HIS BID AND THOROUGHLY FAMILIARIZE HIMSELF WITH CONDITIONS OF THE CONSTRUCTION AREA AND WORK REQUIRED TO PERFORM THE WORK OF THIS CONTRACT. OBTAIN DIMENSIONS BY CALCULATION. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE DO NOT SCALE THE DRAWINGS ARCHITECT PRIOR TO CONTINUING CONSTRUCTION OF THE AREA IN QUESTION.  
2. THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH SECTION 1606 OF THE 2023 FLORIDA BUILDING CODE.  
3. ALL DIMENSION ARE TAKEN FROM FACE OF MASONRY OR STUD UNLESS NOTED OTHERWISE.  
4. ALL CONDUIT, PIPING, AND DUCTWORK PENETRATING ANY RATED ASSEMBLY; FLOOR, CEILING OR WALL SHALL HAVE AN APPROVED FIRE RATED ASSEMBLY FOR THE SPECIFIC APPLICATION.  
5. ALL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE LOCATED ON SITE PER ARCHITECTURAL OR CIVIL DRAWINGS.  
6. ALL LUMBER IN CONTACT WITH THE SOIL, CONCRETE, MASONRY, OR AS INDICATED OR REQUIRED SHALL BE PRESSURE PRESERVATIVE TREATED.  
7. ALL EXTERIOR STEEL STUD CONSTRUCTION SHALL BE MINIMUM 20 GAGE WITH A MAXIMUM SPACING OF 24" O.C. ALL INTERIOR STEEL STUD CONSTRUCTION SHALL BE MINIMUM 25 GAGE WITH A MAXIMUM SPACING OF 24" O.C. WITH NO EXCEPTION

8. AT ALL PERIMETER STOREFRONT WINDOW FRAMING PROVIDE CLOSED END FLAT POCKET FILLER.  
9. AT ALL PERIMETER STOREFRONT FRAME ASSEMBLIES PROVIDE MIN. 1" SHIM.  
10. PROVIDE DURAROCK TILE BACKER BOARD @ ALL LOCATIONS SCHEDULED FOR TILE FINISH SEALANT APPLICATION.  
11. HIGH PERFORMANCE STOREFRONT WINDOW SILL TO BE EXTRUDED ALUMINUM WITH CLOSED END PAN.  
12. SEE FLOOR PLANS AND REFLECTED CEILING PLANS FOR SPECIFIC ELEVATIONS AND DETAILS.  
13. INSTALL THRESHOLDS AT ALL EXTERIOR DOORS, AT FIRE RATED DOORS, AND DOORS BETWEEN AIR CONDITIONED & NON AIR CONDITIONED SPACES AND WHERE MATERIALS CHANGE ON EITHER SIDE.  
14. ALL SOFFIT SYSTEMS, ROOF SYSTEMS AND WINDOW SYSTEMS TO MEET ALL UPLIFT AND SHARE CRITERIA AS REQUIRED BY CODES.  
15. SPECIFICATIONS AND REQUIREMENTS INDICATED ON STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS ARE CONSIDERED MINIMUM ACCEPTABLE CRITERIA AND MAY BE SUPERCEDED BY MORE STRINGENT CRITERIA REQUIRED AS PART OF ARCHITECTURAL DOCUMENTS. CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR ANY POSSIBLE CONFLICTS OR DISCREPANCIES PRIOR TO COMMENCING THE SPECIFIC WORK.

16. CONTRACTOR TO COORDINATE AND VERIFY ALL EXTERIOR WALL CONTROL AND EXPANSION JOINTS PRIOR TO THE COMMENCEMENT OF SPECIFIC WORK.  
17. ALL GLASS TO BE TEMPERED PER CODE ADJACENT TO DOORS, ETC.  
18. PROVIDE DURAROCK TILE BACKER BOARD @ ALL LOCATIONS SCHEDULED FOR TILE FINISH  
19. PROVIDE VINYL BASE @ ALL WALLS UNLESS OTHERWISE SPECIFIED/NOTED.  
20. PROVIDE CASING BEADS @ ALL STUCCO AND DRYWALL TRANSITIONS TO DIFFERENT MATERIAL. PROVIDE SEALANT JOINT W/ BACKER ROD OR BOND BREAK. TYPICAL UNLESS NOTED OTHERWISE.  
21. PROVIDE CORNER BEADS @ ALL STUCCO & DRYWALL RETURNS.  
22. EXTEND ALL NON BEARING WALLS TO 4" ABOVE FINISH CEILING UNLESS NOTED OTHERWISE.  
23. PROVIDE CONTROL JOINTS BETWEEN DIFFERENT CONSTRUCTION TYPES. I.E. METAL FRAMING AND G.I.P. OR C.M.U. CONSTRUCTION.  
24. ALL FINISHES SHALL BE PROTECTED WHERE INDICATED AS FINAL FINISH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REPAIRS TO PRODUCE A UNIFORM FINISH.  
25. EXTERIOR PAINT - 2 COLOR LOCATIONS - TO BE DETERMINED BY ARCHITECT/OWNER.  
26. ARCHITECT SHALL BE INDEMNIFIED, HELD HARMLESS FOR ANY HURT, LOSS, OR DAMAGE DUE TO ANY AND ALL OWNER FINISH SELECTIONS.



FIXTURE CALCULATIONS			
FIRST FLOOR PLAN (BASIS = M - 62, W - 63)			
WC MEN @	1/75 =	REQ'D 1	PROVIDED 2
WC WOMEN @	1/75 =	REQ'D 2	PROVIDED 3
LAVS MEN @	1/200 =	REQ'D 1	PROVIDED 3
LAVS WOMEN @	1/200 =	REQ'D 1	PROVIDED 3
SERVICE SINK		REQ'D 1	PROVIDED 1
DRINKING FOUNTAINS @	1/500 =	REQ'D 1	PROVIDED 1

FIXTURE CALCULATIONS - POOL					
TABLE 403.6 PUBLIC SWIMMING POOL - REQUIRED FIXTURE COUNT PER SQUARE FOOT OF POOL SERVICE					
SIZE OF POOL (SF)	MEN'S RESTROOM		WOMEN'S RESTROOM		
	URINALS	WC LAVATORY	WC	LAVATORY	
3,333 SF	1	2	3	3	3

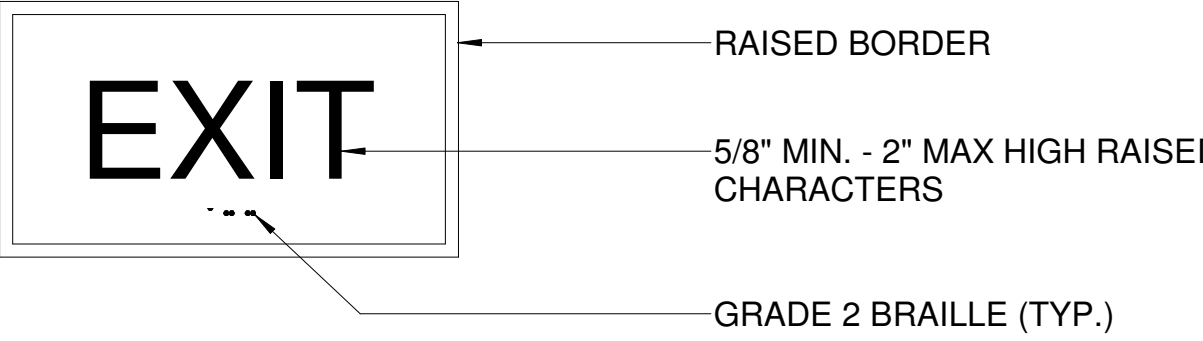
TABLE 403.6 PUBLIC SWIMMING POOL - REQUIRED FIXTURE COUNT PER SQUARE FOOT OF POOL SERVICE			
MEN'S RESTROOMS		WOMEN'S RESTROOMS	
WC	LAVATORY	WC	LAVATORY
1 per 2,500 for the first 10,000, 1 per 5,000 for the remainder exceeding 10,000	1 per 5,000 for the first 10,000, 1 per 10,000 for the remainder exceeding 10,000	1 per 1,250 for the first 10,000, 1 per 2,500 for the remainder exceeding 10,000	1 per 5,000 for the first 10,000, 1 per 10,000 for the remainder exceeding 10,000

ROOM OCCUPANCY SCHEDULE						
ROOM NUMBER	ROOM NAME	OCCUPANCY CLASSIFICATION	GROSS ROOM AREA	OCCUPANT LOAD FACTOR	OCCUPANCY LOAD CALCULATED	REQUIRED EGRESS WIDTH
100	GREAT ROOM	ASSEMBLY (NON-FIXED SEATS)	931 SF	15 SF NET	62 PPL	12.4"
101	MECH ROOM	NO OCCUPANCY	26 SF	---	---	---
102	STORAGE CLOSET	STORAGE	72 SF	300 SF GROSS	1 PPL	0.2"
103	KITCHENETTE	ASSEMBLY (NON-FIXED SEATS)	180 SF	15 SF NET	12 PPL	2.4"
104	MEN'S RESTROOM	NO OCCUPANCY	171 SF	---	---	---
105	WOMEN'S RESTROOM	NO OCCUPANCY	191 SF	---	---	---
106	VESTIBULE	CIRCULATION	---	---	---	---
107	JANITOR	NO OCCUPANCY	45 SF	---	---	---
108	COVERED LANAI	ASSEMBLY (NON-FIXED SEATS)	741 SF	15 SF	50 PPL	10"
109	FRONT ENTRY	CIRCULATION	---	---	---	---
TOTALS:					125 PPL	25.0"
TOTAL EGRESS PROVIDED:					---	288"

NOTES:

- SCHEDULE COMPLIES WITH FBC 2023 8TH EDITION TABLE 1004.5
- FBC 8TH ED. 2023 CH. 10 SECTION 1005.3.1 - REQUIRED EGRESS WIDTH IN INCHES FOR STAIRWAYS SHALL PROVIDE A MIN. OF .3" PER OCCUPANT, OCCUPANT FACTOR MAY BE REDUCED TO .2" IF THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM
- FBC 8TH ED. 2023 CH. 10 SECTION 1005.3.2 - REQUIRED EGRESS WIDTH IN INCHES FOR OTHER EGRESS COMPONENTS SHALL PROVIDE A MIN. OF .2" PER OCCUPANT, OCCUPANT FACTOR MAY BE REDUCED TO .15" IF THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM
- ANY DOOR IN A REQUIRED MEANS OF EGRESS FROM AN AREA HAVING AN OCCUPANT LOAD OF 100 OR MORE PERSONS SHALL BE PERMITTED TO BE PROVIDED WITH A LATCH OR LOCK ONLY IF THE LATCH OR LOCK IS PANIC HARDWARE OR FIRE EXIT HARDWARE AS PER NFPA 101.12.2.2.3
- FBC 8TH ED. 2023 CH. 10 TABLE 1006.2.1 - AN ASSEMBLY OCCUPANCY OF 49 PPL OR LESS MAY UTILIZE A SINGLE MEANS OF EGRESS, HOWEVER WITH 50 OR MORE, TWO MEANS OF EGRESS SHALL BE REQUIRED W/ NECESSARY SEPARATION & DOORS SHALL BE EQUIPPED WITH PANIC HARDWARE
- FBC 8TH ED. 2023 CH. 10 SECTION 1004.7 OUTDOOR AREAS

LEGEND		
SYMBOL	DISTRIBUTION	NOTES
	PATH OF TRAVEL	
	FIRE EXTINGUISHER - G.C. TO COORDINATE FINAL LOCATION WITH FIRE MARSHAL	
	EXIT LIGHT SIGN, REF. ELECTRICAL	
	EMERGENCY LIGHTING CEILING PACK, REF. ELECTRICAL	



SIGNS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 101, SECT 7.10.1.3 AND ICC/ANSI A117.1, SECT 703.3-703.4

NOTE:  
1. ALL COPY AND GRAPHICS SHALL BE RAISED 1/32"  
2. LETTER FORM SHALL BE SANS SERIF

EXIT DOOR IDENTIFICATION DETAIL  
SCALE: NTS

NOTE:  
GC TO COORD. TYPE AND LOCATION OF ALL FIRE EXTINGUISHERS WITH LOCAL FIRE CHIEF PRIOR TO INSTALLATION

PROVIDE WALL BLOCKING SUPPORT WHERE REQUIRED

WALL MOUNTED EXTINGUISHER AMEREX MODEL #2160 WITH MOUNTING BRACKET LOCATED IN KITCHEN, IN PUBLIC AREAS PROVIDE AS INDICATED ON PLANS LB-4A60BC FIRE EXTINGUISHERS WITH MOUNTING BRACKET (COORDINATE LOCATIONS WITH FIRE MARSHAL)

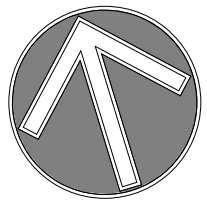
FIRE EXTINGUISHER DETAIL  
SCALE: NTS

## 2 DETAIL - FIRE EXTINGUISHER-EXIT SIGNAGE

1/4" = 1'-0"

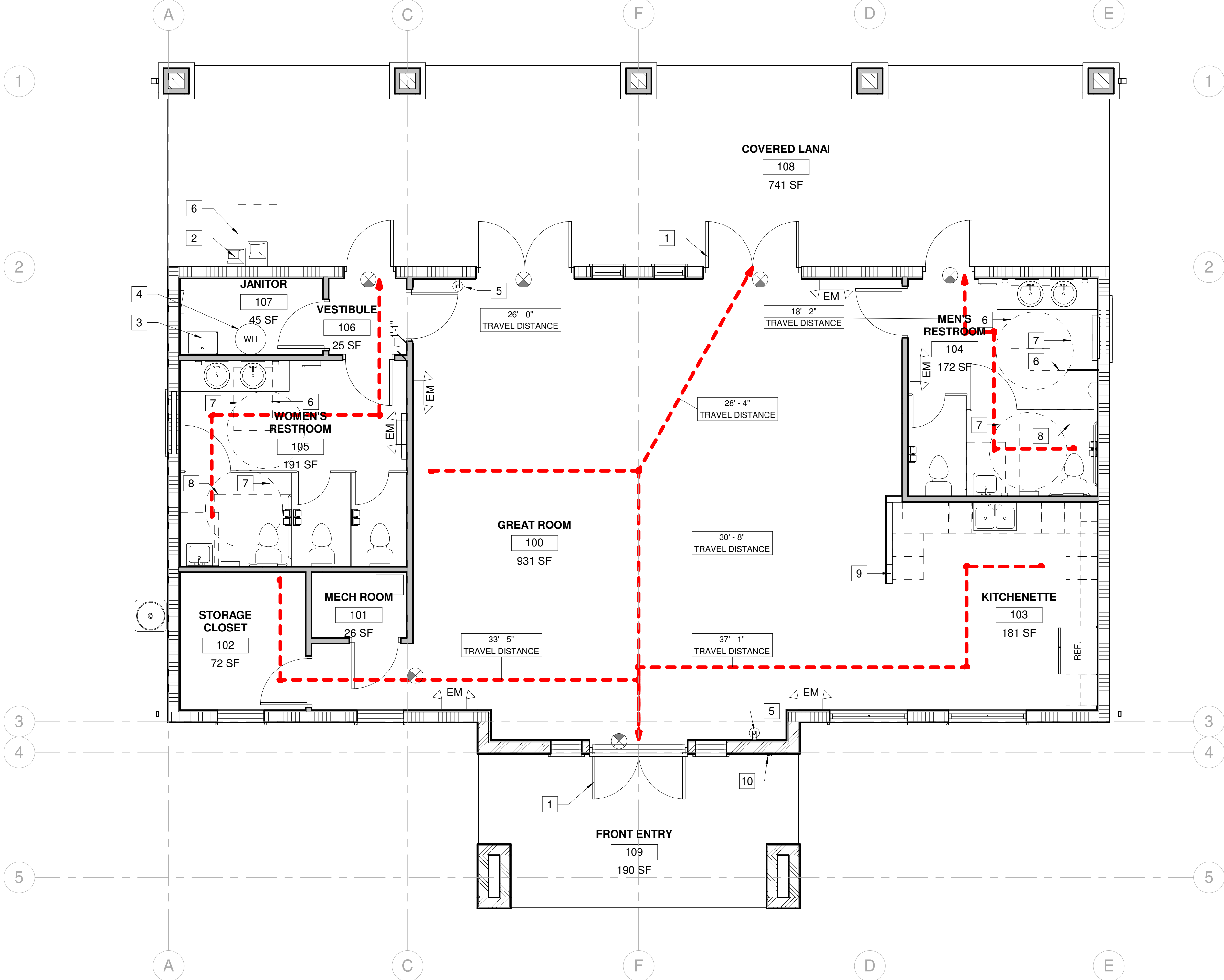
### # KEY NOTES

- DOOR EXIT REQUIRES PANIC HARDWARE AS PER NFPA 101:12.2.2.2.3
- HI-LOW DRINKING FOUNTAIN, REFER TO MEP DRAWINGS, REFER TO DETAIL 8/A102
- SERVICE SINK, REFER TO MEP DRAWINGS
- WATER HEATER
- FIRE EXTINGUISHER, REFER TO DETAIL 2/A100
- 30"x48" CLEAR FLOOR SPACE
- 60" DIA. CLEAR FLOOR SPACE
- 56"x60" CLEAR FLOOR SPACE
- 34" MAX. HT. ADA COUNTERTOP
- KNOX BOX INSTALLED AT FRONT ENTRANCE AT 6FT A.F.F.



## 1 LIFE SAFETY PLAN

1/4" = 1'-0"



TOTAL SOLUTIONS GROUP  
258 Southhall Lane, Suite 200  
Maitland, Florida, 32751  
(407) 880 2333

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HILLSIDE GROVES AMENITY

HOWEY-IN-THE-HILLS, FLORIDA

Revision Schedule		
NO	DESCRIPTION	00/00/00

LIFE SAFETY PLAN

Project No:  
25-01934  
Sheet No:  
A100



FIXTURE CALCULATIONS					
FIRST FLOOR PLAN (BASIS = M - 62, W - 63)					
WC MEN @	1/75 =	REQ'D 1	PROVIDED 2		
WC WOMEN @	1/75 =	REQ'D 2	PROVIDED 3		
LAVS MEN @	1/200 =	REQ'D 1	PROVIDED 3		
LAVS WOMEN @	1/200 =	REQ'D 1	PROVIDED 3		
SERVICE SINK		REQ'D 1	PROVIDED 1		
DRINKING FOUNTAINS @	1/500 =	REQ'D 1	PROVIDED 1		

FIXTURE CALCULATIONS - POOL					
TABLE 403.6 PUBLIC SWIMMING POOL - REQUIRED FIXTURE COUNT PER SQUARE FOOT OF POOL SERVICE					
SIZE OF POOL (SF)	MEN'S RESTROOM			WOMEN'S RESTROOM	
	URINALS	WC	LAVATORY	WC	LAVATORY
3,333 SF	1	2	3	3	3

TABLE 403.6 PUBLIC SWIMMING POOL - REQUIRED FIXTURE COUNT PER SQUARE FOOT OF POOL SERVICE			
MEN'S RESTROOMS		WOMEN'S RESTROOMS	
WC	LAVATORY	WC	LAVATORY
1 per 2,500 for the first 10,000, 1 per 5,000 for the remainder exceeding 10,000	1 per 5,000 for the first 10,000, 1 per 10,000 for the remainder exceeding 10,000	1 per 1,250 for the first 10,000, 1 per 2,500 for the remainder exceeding 10,000	1 per 5,000 for the first 10,000, 1 per 10,000 for the remainder exceeding 10,000

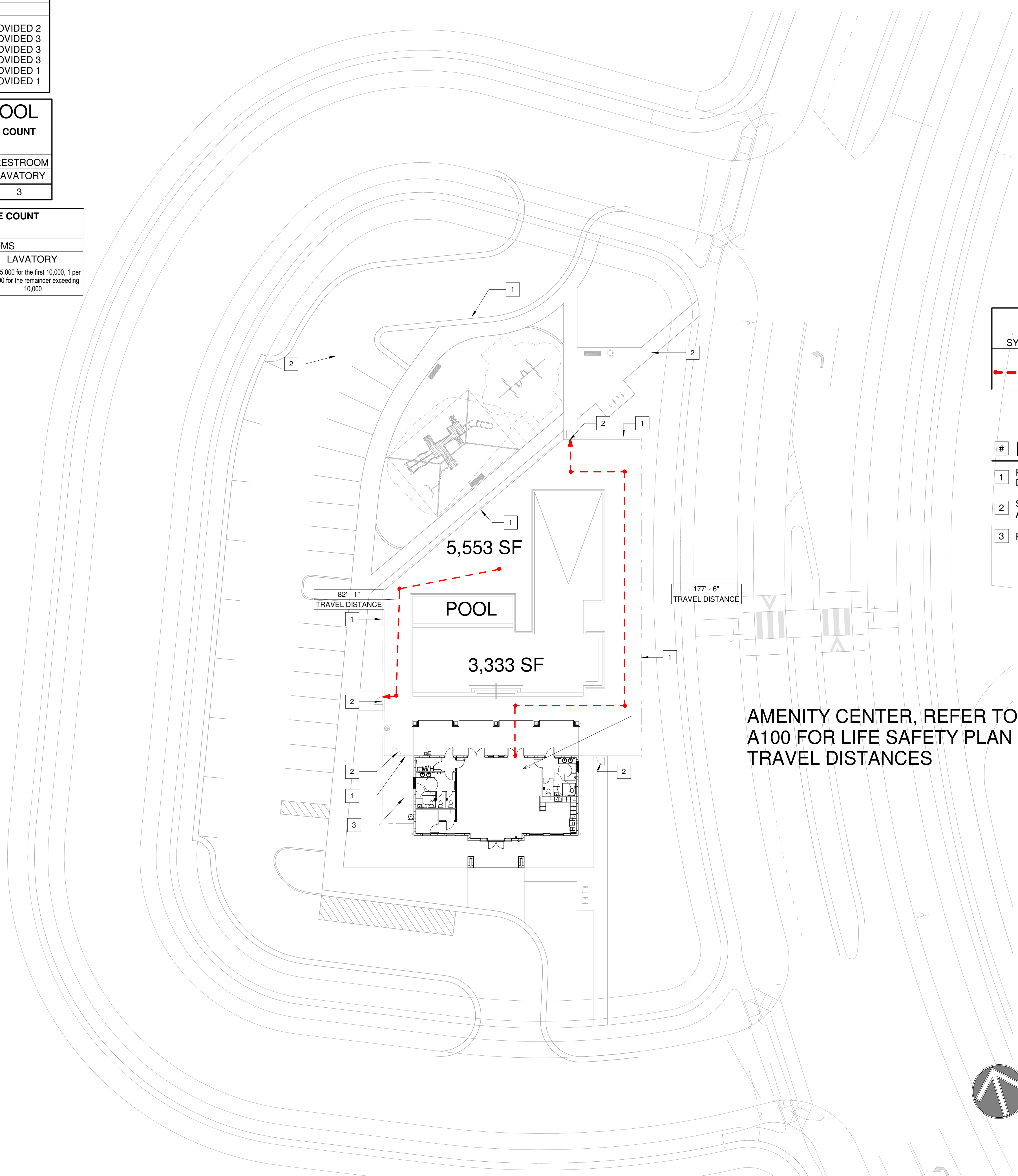
GENERAL NOTES

1. THIS SITE PLAN IS PRESENTED FOR INFORMATION PURPOSES OF BUILDING LOCATION ONLY AND SHALL NOT BE VIEWED AS A SURVEY, LANDSCAPE SITE PLAN, IRRIGATION PLAN, PAVING PLAN, GRADING PLAN, DRAINAGE PLAN, OR UTILITY/CIVIL ENGINEERED PLAN
2. ALL BOUNDARY, SETBACK, EASEMENT, UTILITY, AND PERMANENT OBJECT INFORMATION AS SHOWN WAS SUPPLIED TO TOTAL SOLUTIONS GROUP VIA A SURVEY FURNISHED BY A LICENSED SURVEYOR
3. IF A LANDSCAPE SITE PLAN, IRRIGATION PLAN, PAVING PLAN, GRADING PLAN, DRAINAGE PLAN, OR UTILITY/CIVIL ENGINEERED PLAN IS REQUIRED, IT SHALL BE PROVIDED BY OTHERS AS A SEPARATE ATTACHMENT TO THE PERMIT PLAN SET PACKAGE SUBMITTED
4. DIMENSIONS AS SHOWN ARE FROM THE BUILDING CORNERS TO THEIR RESPECTIVE PERPENDICULAR LOCATIONS ALONG THE BOUNDARY LINES
5. PROPOSED FENCES AND/OR GATES ARE PROVIDED AND SUBMITTED BY OTHERS

LEGEND		
SYMBOL	DISTRIBUTION	NOTES
	PATH OF TRAVEL	

# KEY NOTES

- 1 PERIMETER FENCE @ MIN. 60" ABV. FINISH DECK
- 2 SELF CLOSING SELF LATCHING GATE @ 60" A.F.F. BY OTHERS
- 3 PROPOSED POOL EQUIP. LOCATION



1 LIFE SAFETY SITE PLAN  
1" = 20'-0"

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Making Dreams Come True

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258 Southhall Lane, Suite 200  
Maitland, Florida, 32751  
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HOWEY-IN-THE-HILLS, FLORIDA

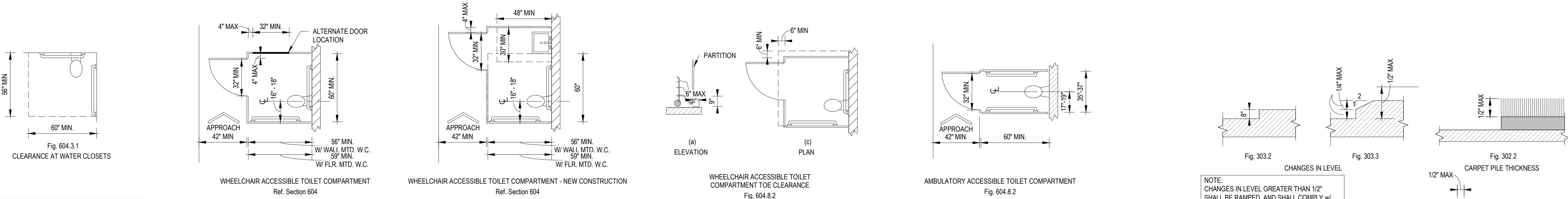
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**LIFE SAFETY SITE PLAN**

Project No:  
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Sheet No:  
**A101**

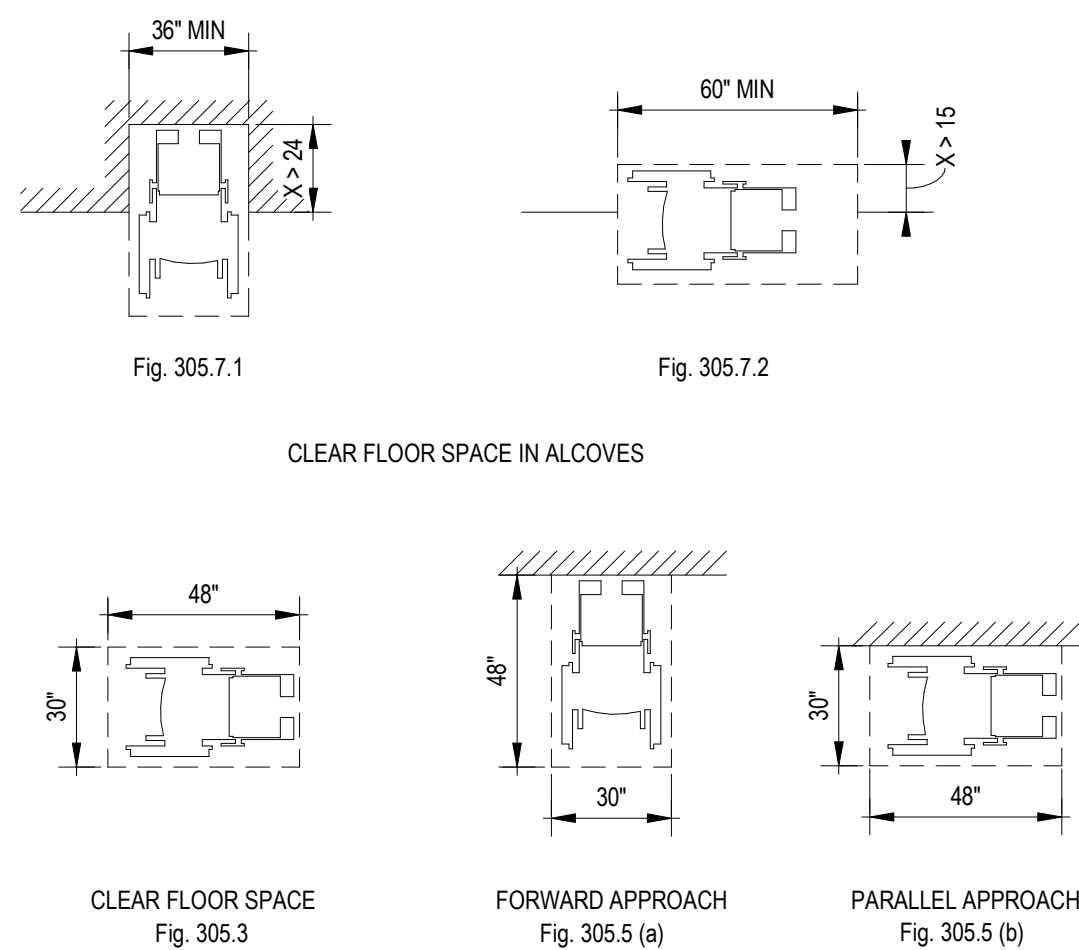
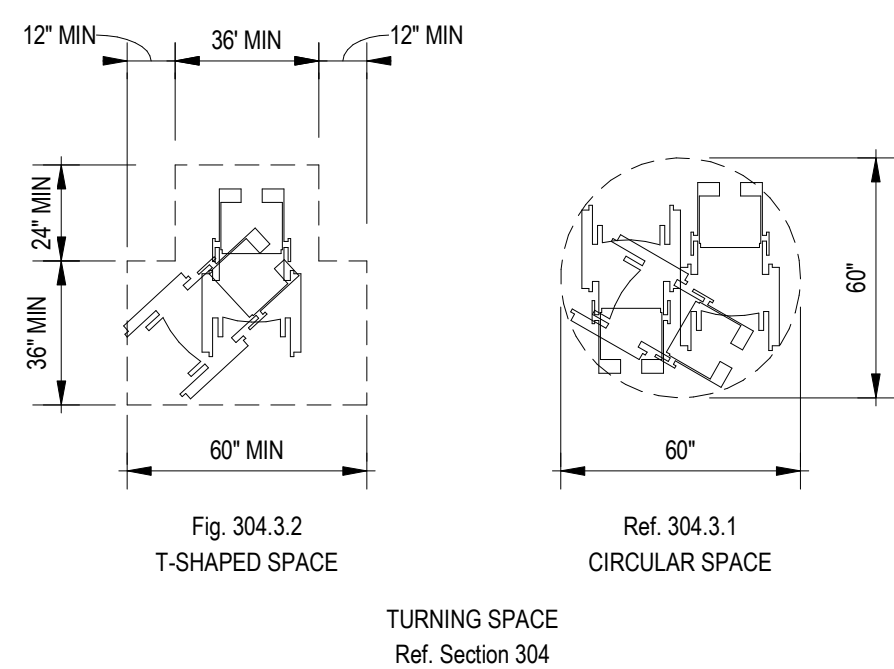




- TOILET ROOM NOTES:
1. A TURNING SPACE PER SECTION 304 IS REQUIRED WITHIN A TOILET ROOM (603.2.1)
  2. ONLY THE FOLLOWING OBJECTS ARE PERMITTED TO OVERLAP THE REQUIRED CLEARANCE: GRAB BARS, DISPENSERS, SANITARY NAPKIN DISPOSAL UNIT, COAT HOOKS AND SHELVES (604.3.2)
  3. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET (604.6)
  4. URINALS SHALL HAVE A CLEAR FLOOR SPACE COMPLYING WITH 305 POSITIONED FOR FORWARD APPROACH AND CENTERED ON UNIT (605.3)
  5. LAVATORIES SHALL HAVE A CLEAR FLOOR SPACE COMPLYING WITH 305 POSITIONED FOR FORWARD APPROACH AND CENTERED ON UNIT (606.2)
  6. KNEE & TOE CLEARANCE COMPLYING WITH 306 SHALL BE PROVIDED (602.2)
  7. EXPOSED WATER SUPPLY AND DRAIN PIPES SHALL BE INSULATED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES (606.5)
  8. INSTALL GRAB BARS TO WITHSTAND NOT LESS THAN A 250 POUND FORCE APPLIED AT ANY POINT ON THE BAR (609.8)

## 1 FBC ADA CHAPTER 6

1/4" = 1'-0"



- CLEAR FLOOR SPACE NOTES:
1. DOORS SHALL BE PERMITTED TO SWING INTO TURNING SPACES (304.4)
  2. ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR SPACE MUST ADJOIN AN ACCESSIBLE ROUTE OR ANOTHER CLEAR FLOOR SPACE (305.6)
  3. A CLEAR FLOOR SPACE IS REQUIRED AT ANY DEVICE WITH AN OPERABLE PART (309.2)

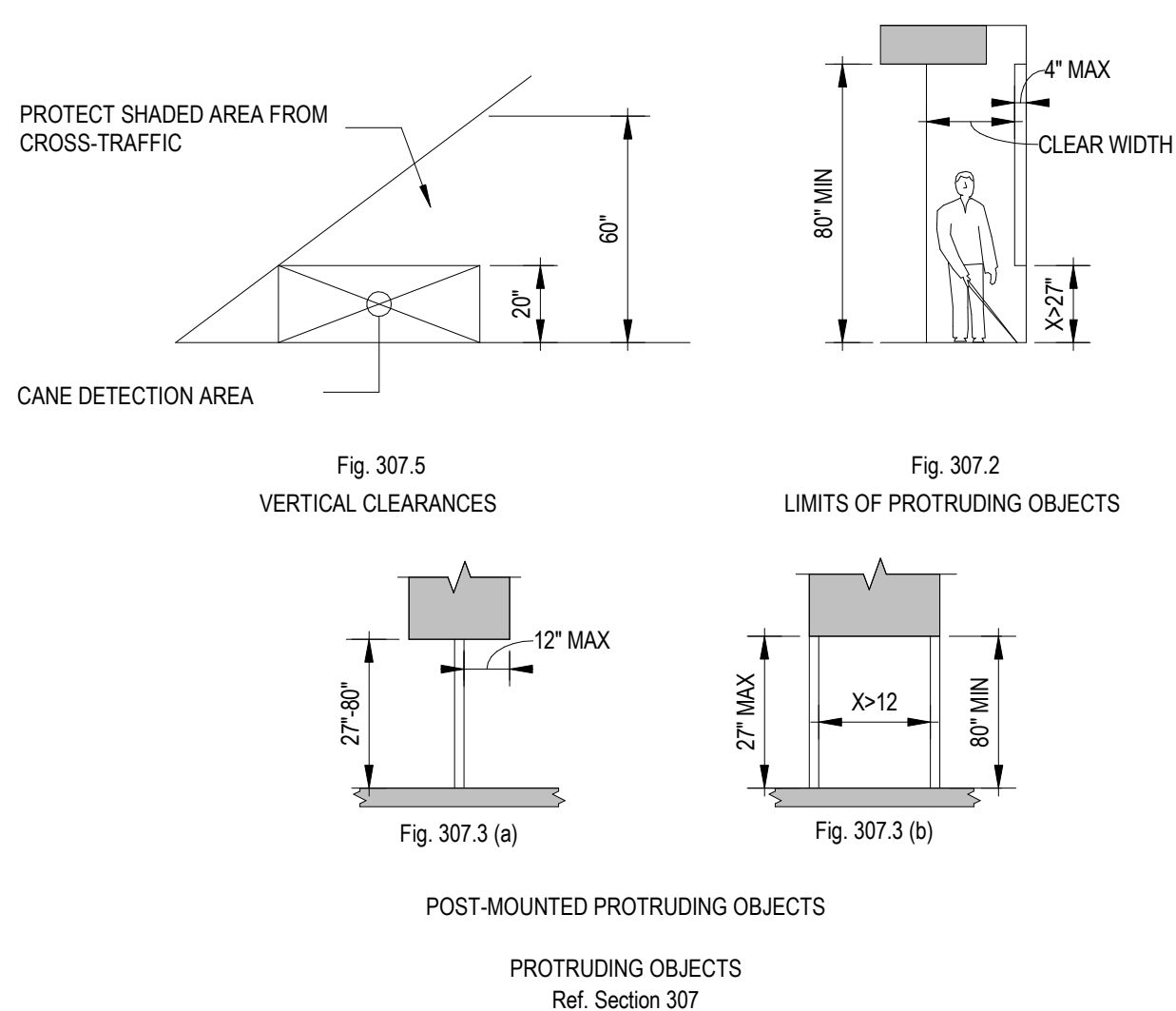
MINIMUM CLEAR FLOOR SPACE  
Ref. Sections 304 & 305

## 3 FBC ADA SECTIONS 304 & 305

1/4" = 1'-0"

## 4 FBC ADA SECTION 306

1/4" = 1'-0"



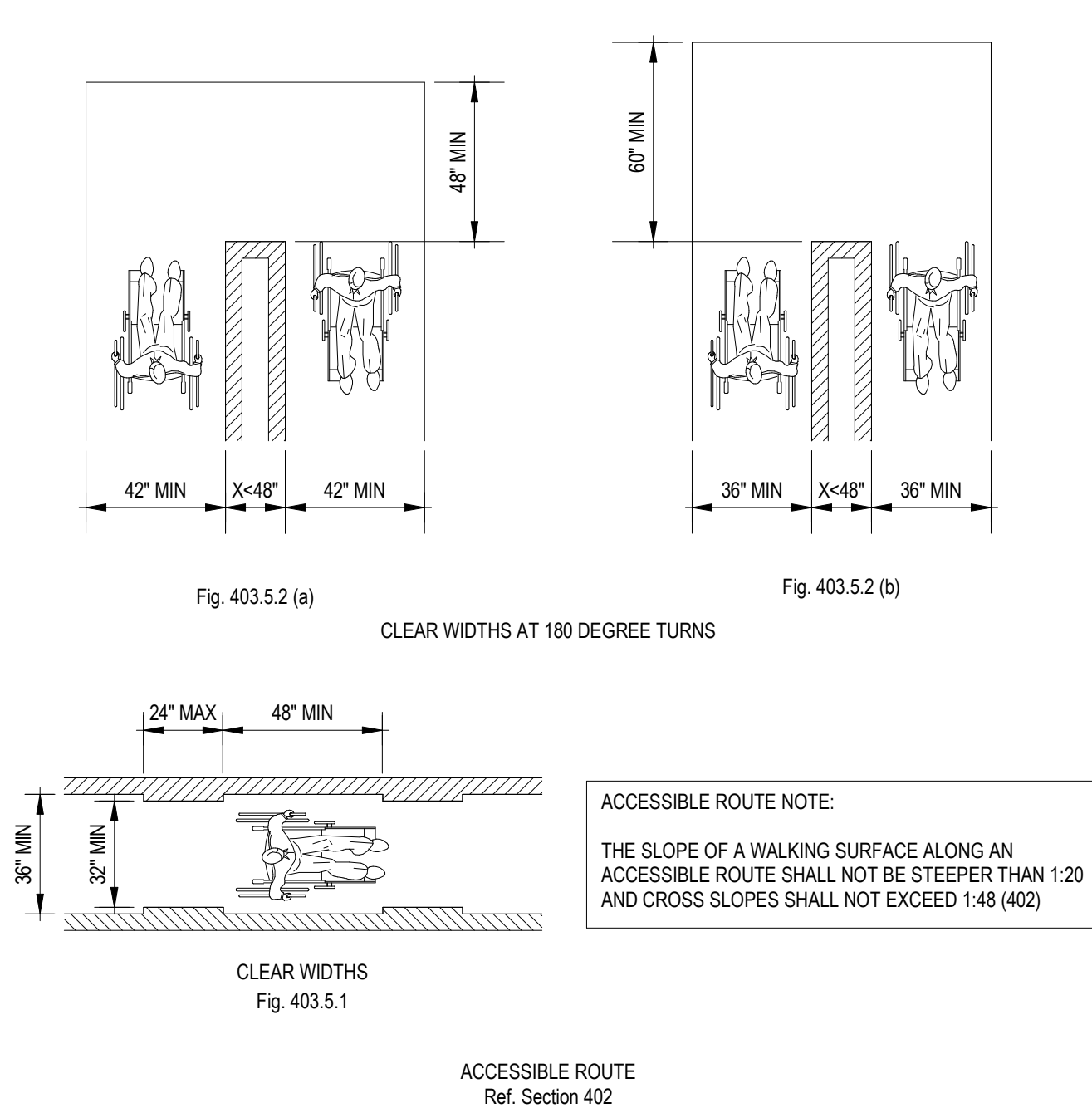
- NOTES:
1. PROTRUDING OBJECTS SHALL NOT REDUCE THE REQUIRED WIDTH OF AN ACCESSIBLE ROUTE (307.5)
  2. PROTRUDING OBJECTS ON A CIRCULATION PATH SHALL COMPLY W/ SECTION 307 (204.1)

## 5 FBC ADA SECTION 307

1/4" = 1'-0"

## 6 FBC ADA SECTION 308

1/4" = 1'-0"

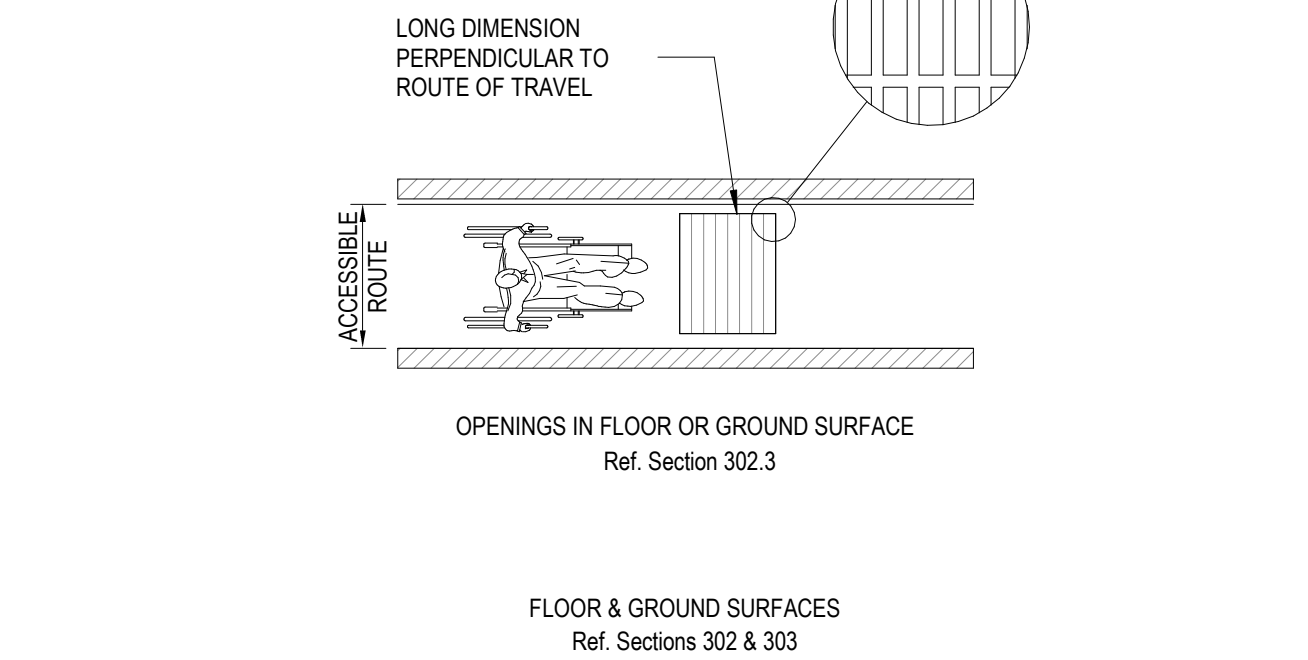


- ACCESSIBLE ROUTE NOTE:
- THE SLOPE OF A WALKING SURFACE ALONG AN ACCESSIBLE ROUTE SHALL NOT BE STEEPER THAN 1:20 AND CROSS SLOPES SHALL NOT EXCEED 1:48 (402)

## 7 FBC ADA SECTION 402

1/4" = 1'-0"

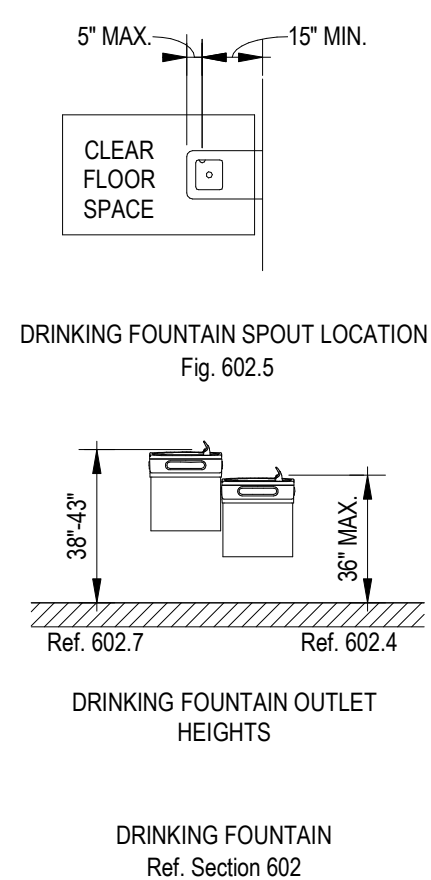
NOTE:  
CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE RAMPED, AND SHALL COMPLY W/ SECTIONS 405 OR 406. (303.4)



## 2 FBC ADA SECTIONS 302 & 303

1/4" = 1'-0"

- DRINKING FOUNTAIN NOTES:
1. KNEE & TOE CLEARANCE COMPLYING WITH 306 SHALL BE PROVIDED (602.2)
  2. WHERE A DRINKING FOUNTAIN IS REQUIRED, TWO SHALL BE PROVIDED; ONE HIGH & ONE LOW (211.2)
  3. UNITS SHALL HAVE A CLEAR FLOOR SPACE COMPLYING WITH 305 POSITIONED FOR FORWARD APPROACH AND CENTERED ON UNIT (602.2)



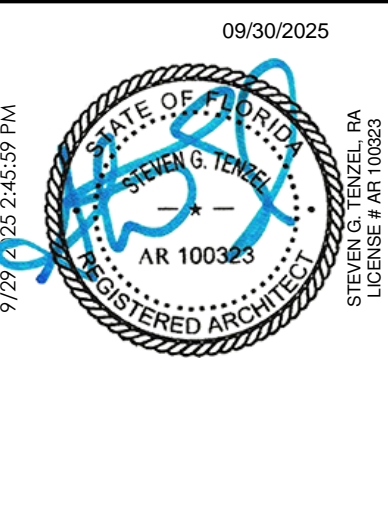
## 8 FBC ADA SECTION 602

1/4" = 1'-0"



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Maitland, Florida, 32751  
(407) 880 2333

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HILLSIDE GROVES AMENITY

HOWEY-IN-THE-HILLS, FLORIDA

Revision Schedule		
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Reviewed By: SGT

ADA CLEARANCE REQUIREMENTS

Project No:  
25-01934  
Sheet No:  
A102

SITE PLAN SUBMITTAL ONLY







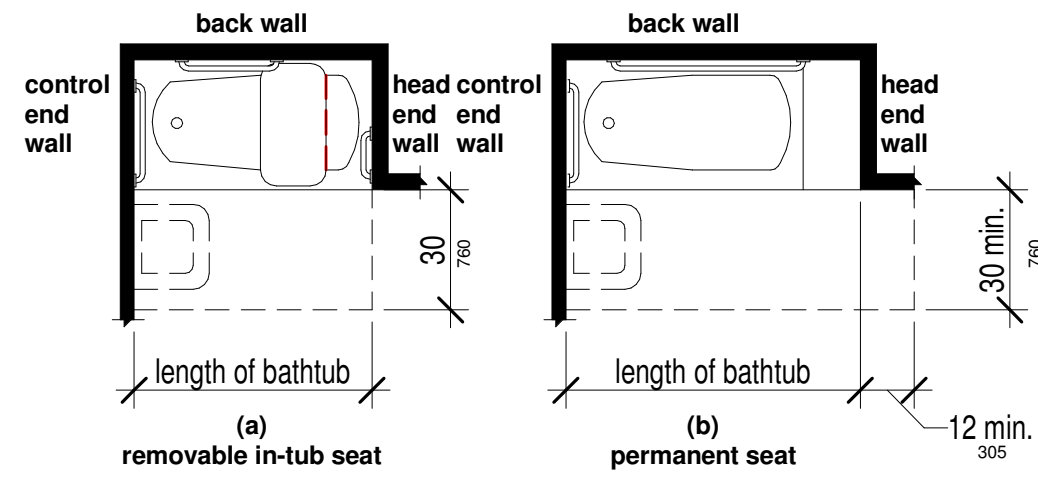


FIGURE 607.2 CLEARANCE FOR BATHTUBS

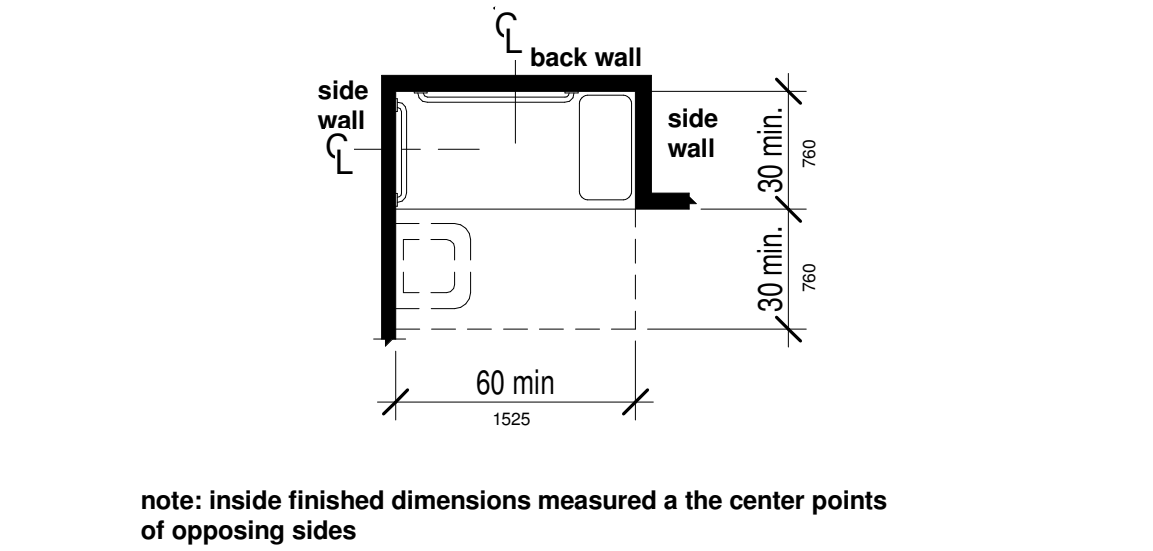


FIGURE 608.2.2 STANDARD ROLL-IN TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE

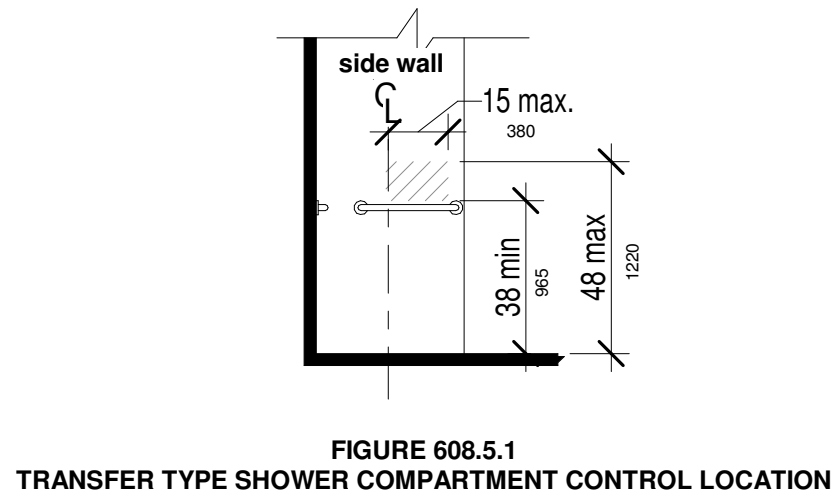


FIGURE 608.5.1 TRANSFER TYPE SHOWER COMPARTMENT CONTROL LOCATION

1 FBC ADA SECTION 607.2  
1/4" = 1'-0"

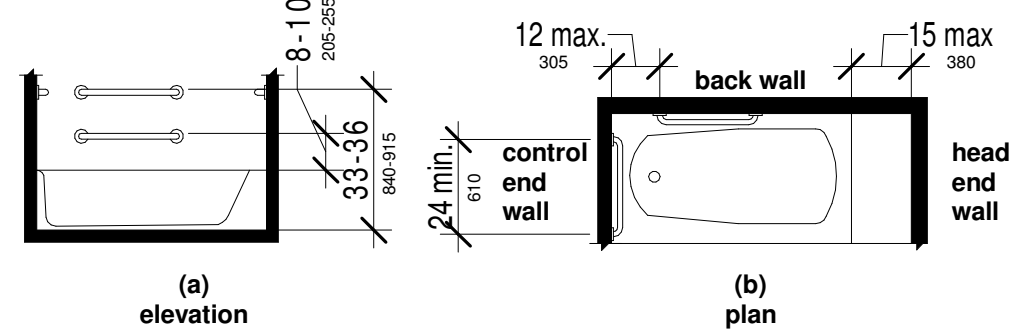


FIGURE 607.4.2 GRAB BARS FOR BATHTUBS WITH PERMANENT SEATS

6 FBC ADA SECTION 608.2.2  
1/4" = 1'-0"

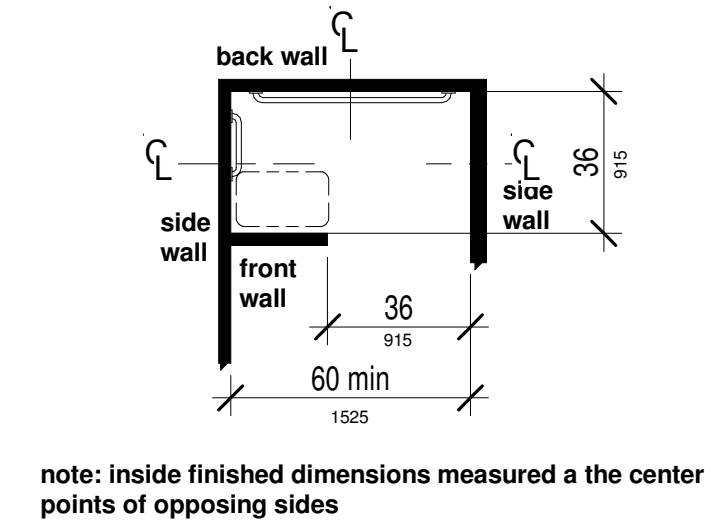


FIGURE 608.2.3 ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE

11 FBC ADA SECTION 608.5.1  
1/4" = 1'-0"

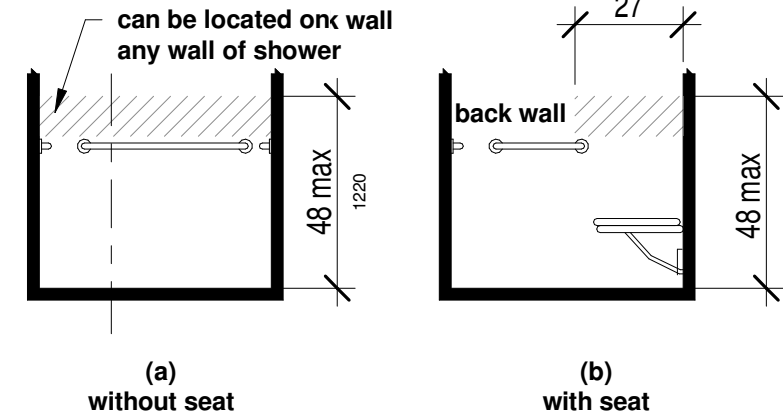


FIGURE 608.5.2 STANDARD ROLL-IN TYPE SHOWER COMPARTMENT CONTROL LOCATION

2 FBC ADA SECTION 607.4.1  
1/4" = 1'-0"

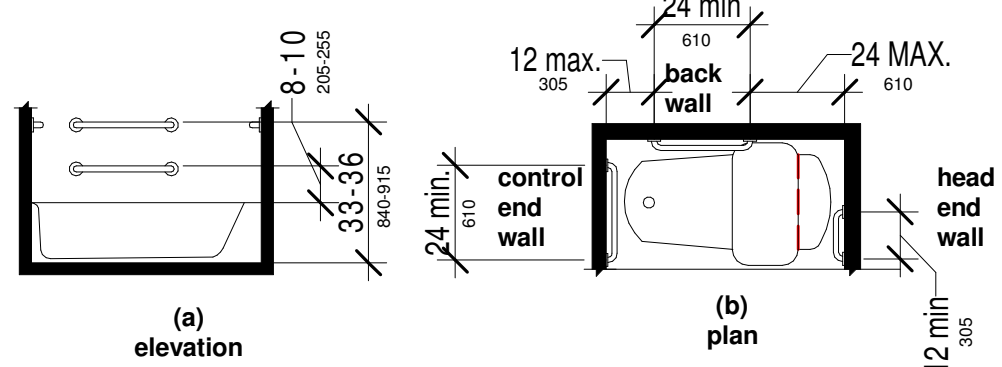


FIGURE 607.4.2 GRAB BARS FOR BATHTUBS WITH REMOVABLE IN-TUB SEATS

7 FBC ADA SECTION 608.2.3  
1/4" = 1'-0"

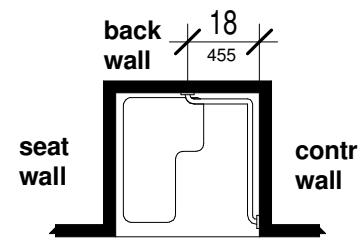


FIGURE 608.3.1 GRAB BARS FOR TRANSFER TYPE SHOWERS

12 FBC ADA SECTION 608.5.2  
1/4" = 1'-0"

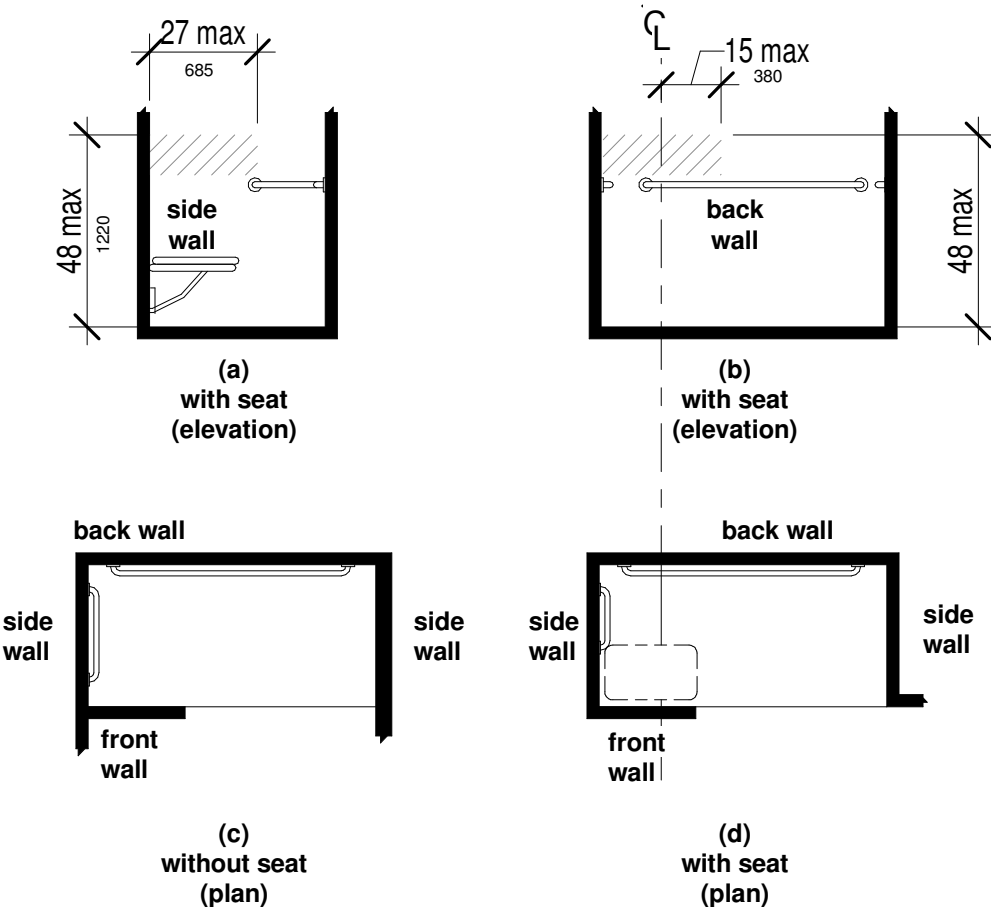


FIGURE 608.5.3 ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENT CONTROL LOCATION

3 FBC ADA SECTION 607.4.2  
1/4" = 1'-0"

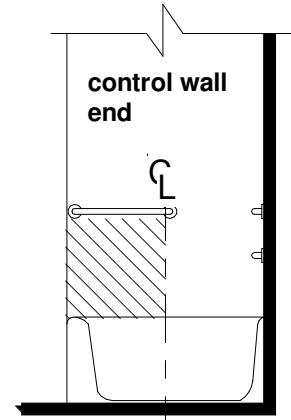


FIGURE 607.5 BATHTUB CONTROL LOCATION

8 FBC ADA SECTION 608.3.1  
1/4" = 1'-0"

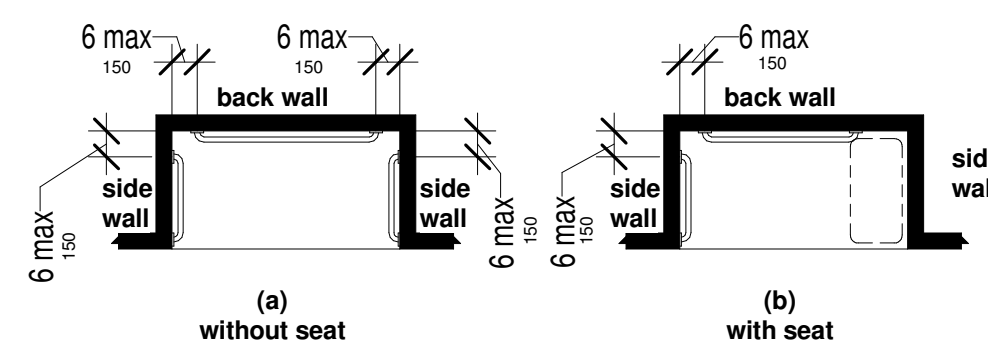


FIGURE 608.3.2 GRAB BARS FOR STANDARD ROLL-IN TYPE SHOWERS

4 FBC ADA SECTION 607.5  
1/4" = 1'-0"

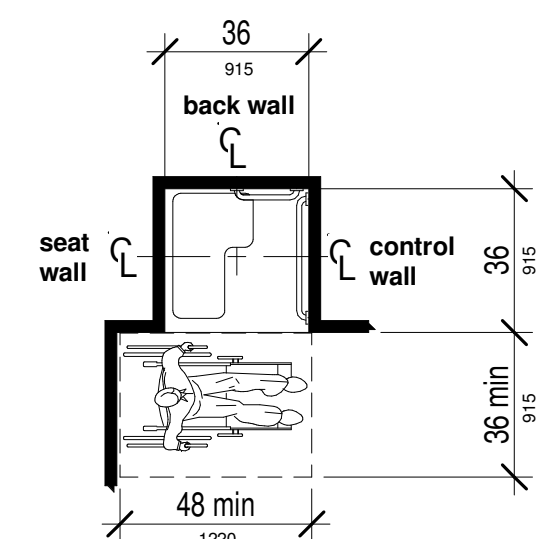


FIGURE 608.2.1 TRANSFER TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE

9 FBC ADA SECTION 608.3.2  
1/4" = 1'-0"

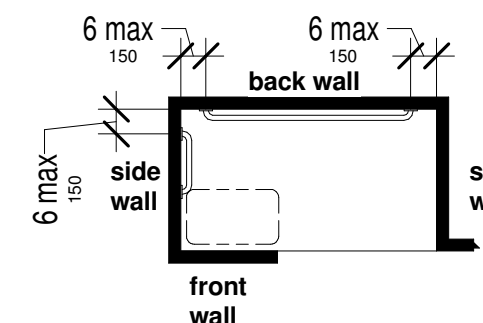


FIGURE 608.3.3 GRAB BARS FOR ALTERNATE ROLL-IN TYPE SHOWERS

5 FBC ADA SECTION 608.2.1  
1/4" = 1'-0"

10 FBC ADA SECTION 608.3.3  
1/4" = 1'-0"

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HILLSIDE GROVES AMENITY  
HOWEY-IN-THE-HILLS, FLORIDA

Revision Schedule		
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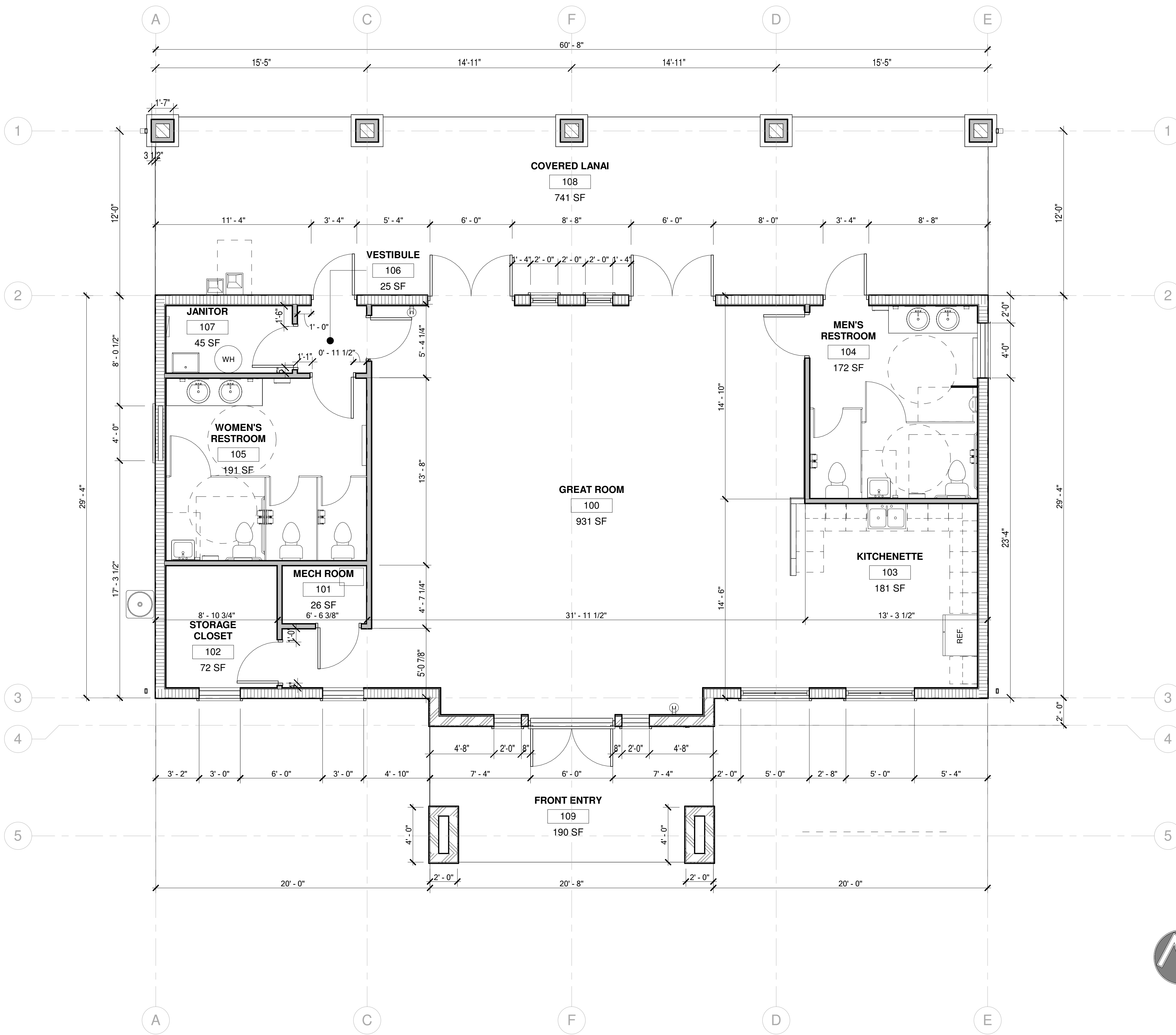
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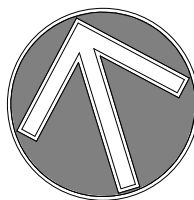
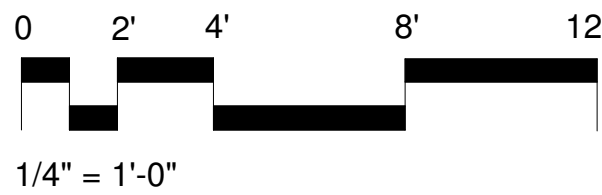






GROSS AREA TABULATION	
AREA NAME	SQUARE FT.
CLUBHOUSE	1829 SF
COVERED LANAI - NON AC	789 SF
FRONT ENTRY - NON AC	207 SF
TOTAL SQUARE FOOTAGE	2826 SF

WALL TYPE LEGEND	
	8" CONCRETE BLOCK, AT 10'-0" HT
	8" CONCRETE BLOCK, AT 11'-4" HT
	2x 4 WOOD FRAMED WALL



1 FIRST FLOOR PLAN - DIMENSIONS  
1/4" = 1'-0"



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# HILLSIDE GROVES AMENITY

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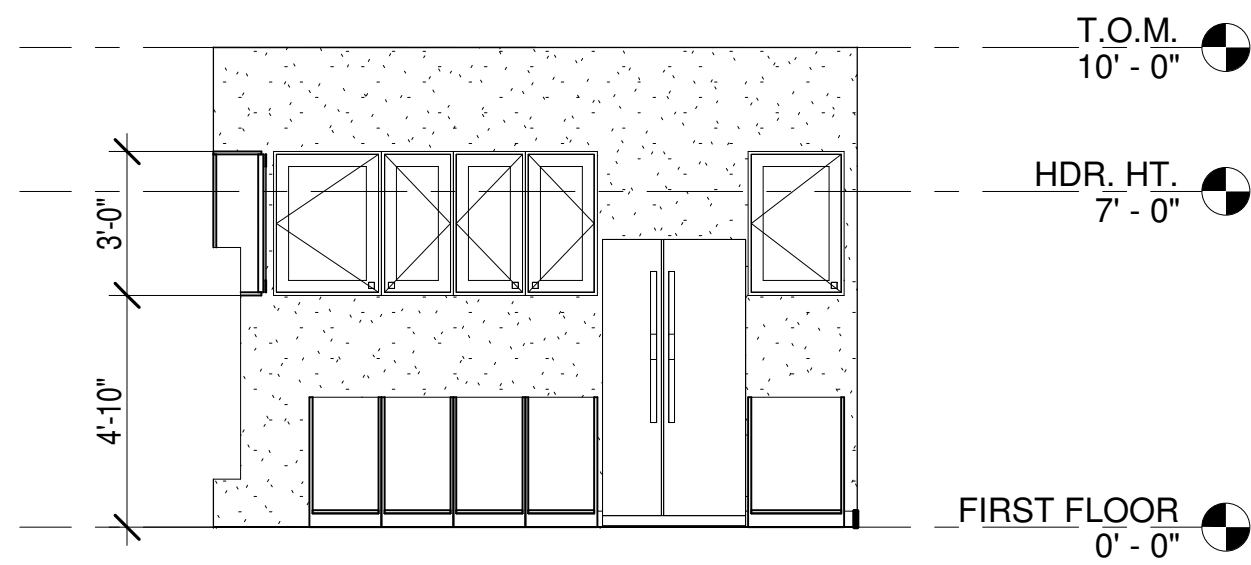
FLOOR PLAN - DIMENSIONS

Project No:  
25-01934

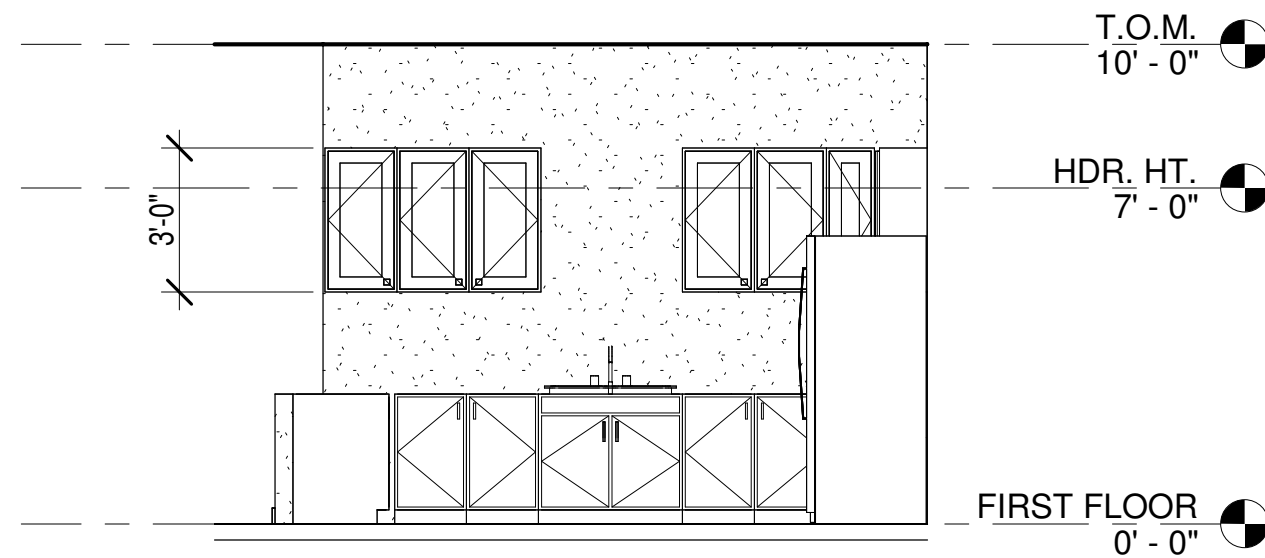
Sheet No:  
**A302**

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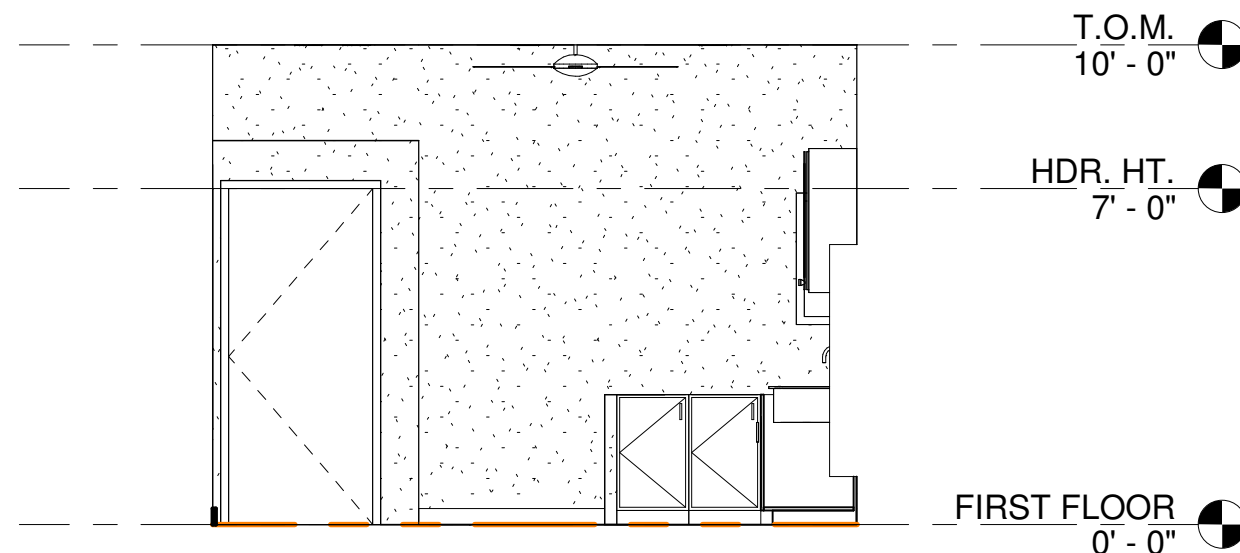




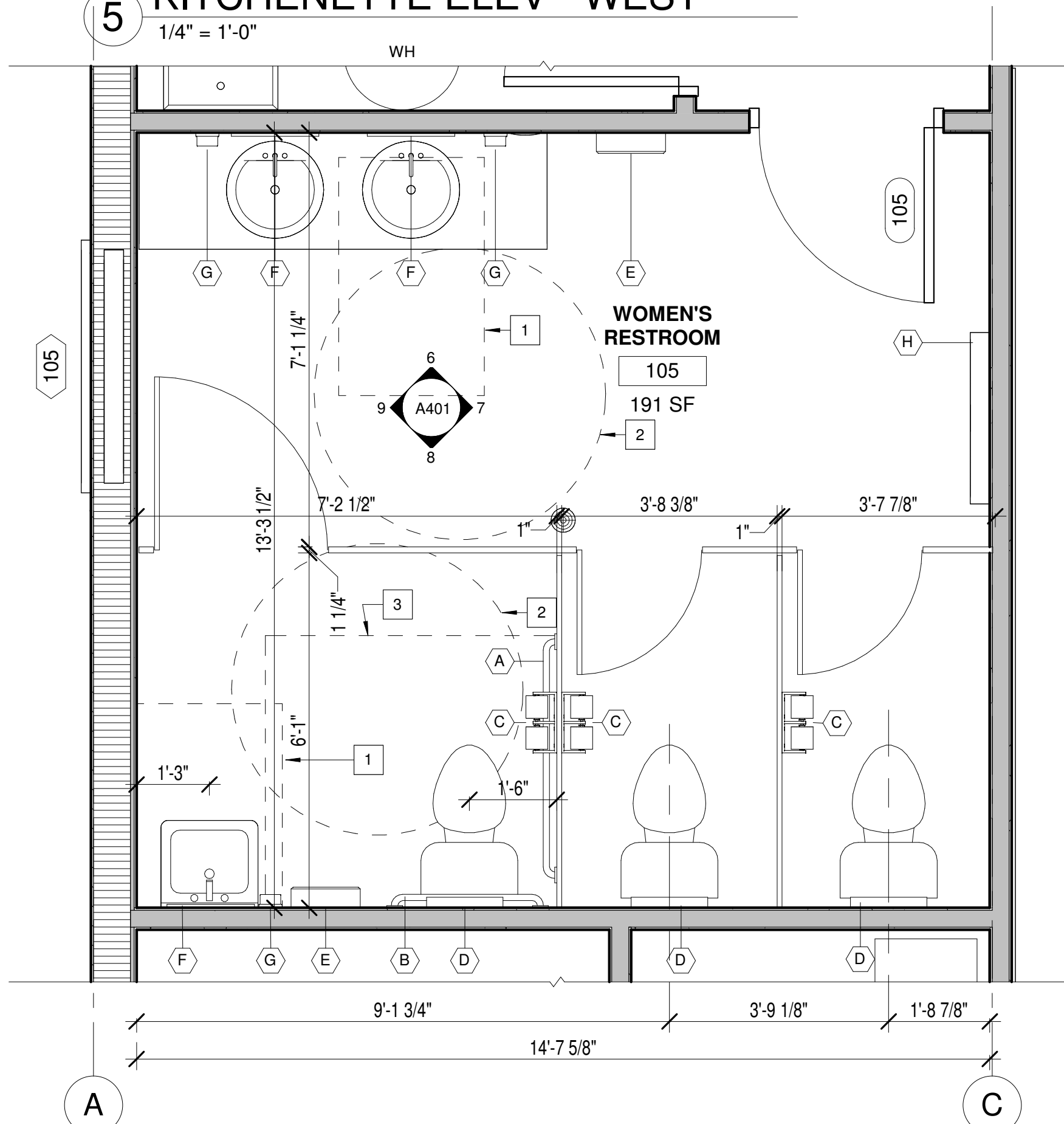
3 KITCHENETTE ELEV - EAST  
1/4" = 1'-0"



4 KITCHENETTE ELEV - NORTH  
1/4" = 1'-0"

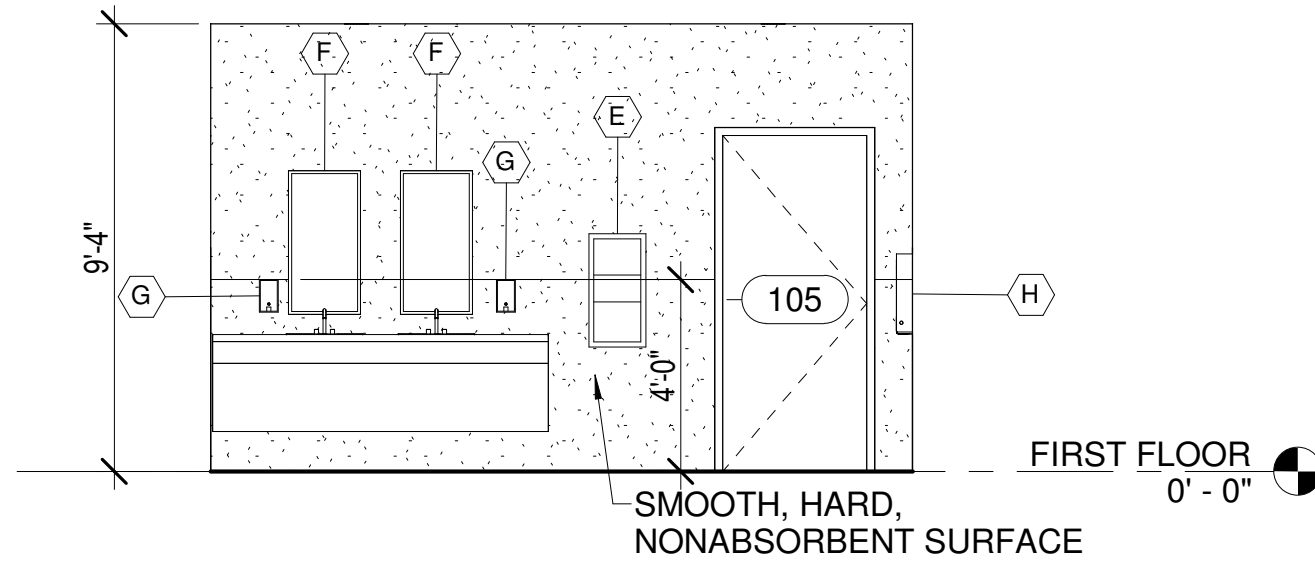


5 KITCHENETTE ELEV - WEST  
1/4" = 1'-0"

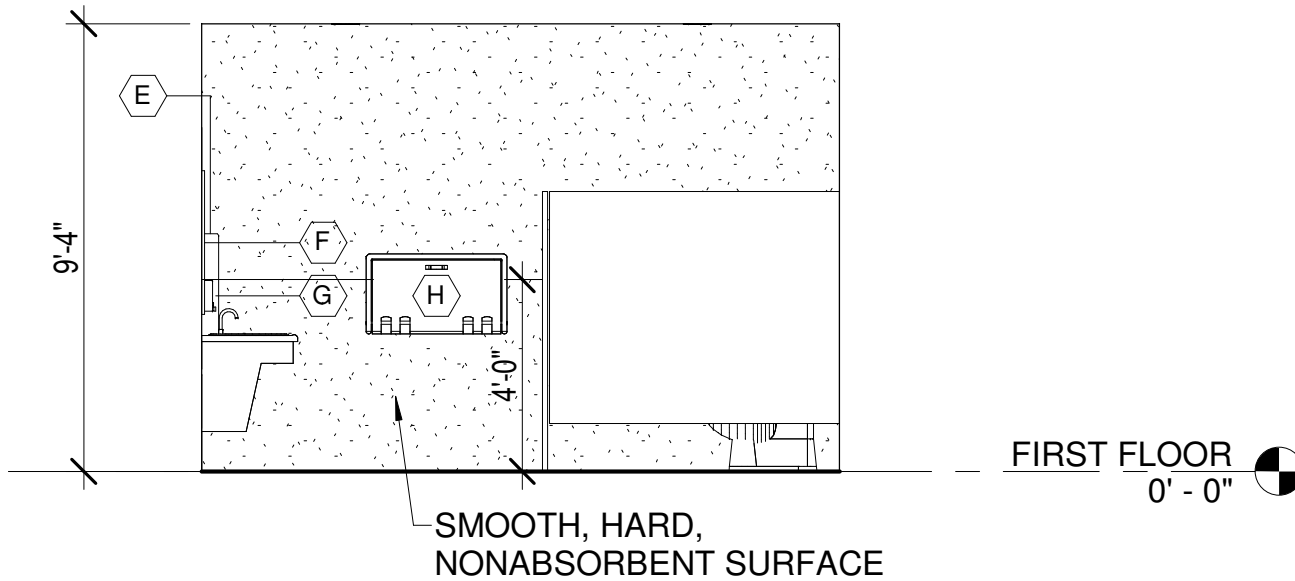


1 ENLARGED WOMENS RR PLAN  
1/2" = 1'-0"

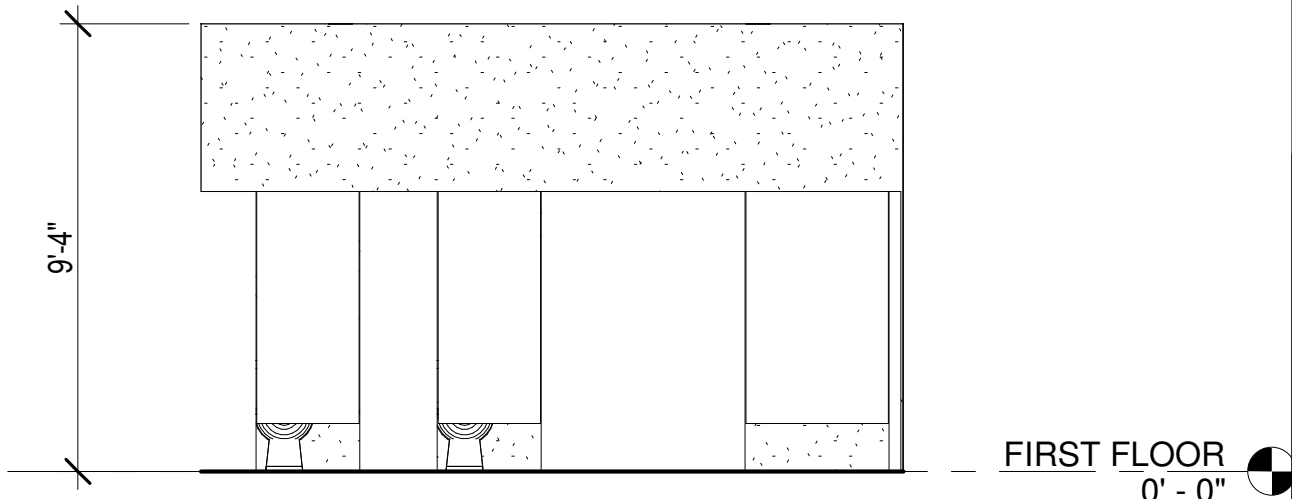
ROOM SCHEDULE								
ROOM NUMBER	ROOM NAME	Area	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH	CEILING HEIGHT	COMMENTS
100	GREAT ROOM	931 SF	TILE	WOOD	PAINTED GYP. BD.	PAINTED GYP. BD.	10'-0"	TRAY CEILING AT 11'-0"
101	MECH ROOM	26 SF	CONC.	WOOD	PAINTED GYP. BD.	PAINTED GYP. BD.	9'-11 1/2"	
102	STORAGE CLOSET	72 SF	CONC.	WOOD	PAINTED GYP. BD.	PAINTED GYP. BD.	10	
103	KITCHENETTE	181 SF	TILE	WOOD	PAINTED GYP. BD.	PAINTED GYP. BD.	10'-0"	
104	MEN'S RESTROOM	172 SF	TILE	TILE	PAINTED GYP. BD. & TILE	PAINTED GYP. BD.	9'-4"	SMOOTH, HARD, NONABSORBENT SURFACE TO A HEIGHT OF 4' ABV. FFE AT SINK, URINAL AND WC.
105	WOMEN'S RESTROOM	191 SF	TILE	TILE	PAINTED GYP. BD. & TILE	PAINTED GYP. BD.	9'-4"	SMOOTH, HARD, NONABSORBENT SURFACE TO A HEIGHT OF 4' ABV. FFE AT SINK AND WC.
106	VESTIBULE	25 SF	TILE	WOOD	PAINTED GYP. BD.	PAINTED GYP. BD.	9'-4"	
107	JANITOR	45 SF	CONC.	TILE	PAINTED GYP. BD.	PAINTED GYP. BD.	9'-4"	SMOOTH, HARD, NONABSORBENT SURFACE TO A HEIGHT OF 4' ABV. FFE AT SERVICE SINK
108	COVERED LANAI	741 SF	PAVERS	--	(SEE BUILDING ELEVATION)	PAINTED GYP. BD.	9'-11 1/2"	OUTDOOR COVERED
109	FRONT ENTRY	190 SF	PAVERS	--	(SEE BUILDING ELEVATION)	T&G CEILING	11'-4"	OUTDOOR COVERED



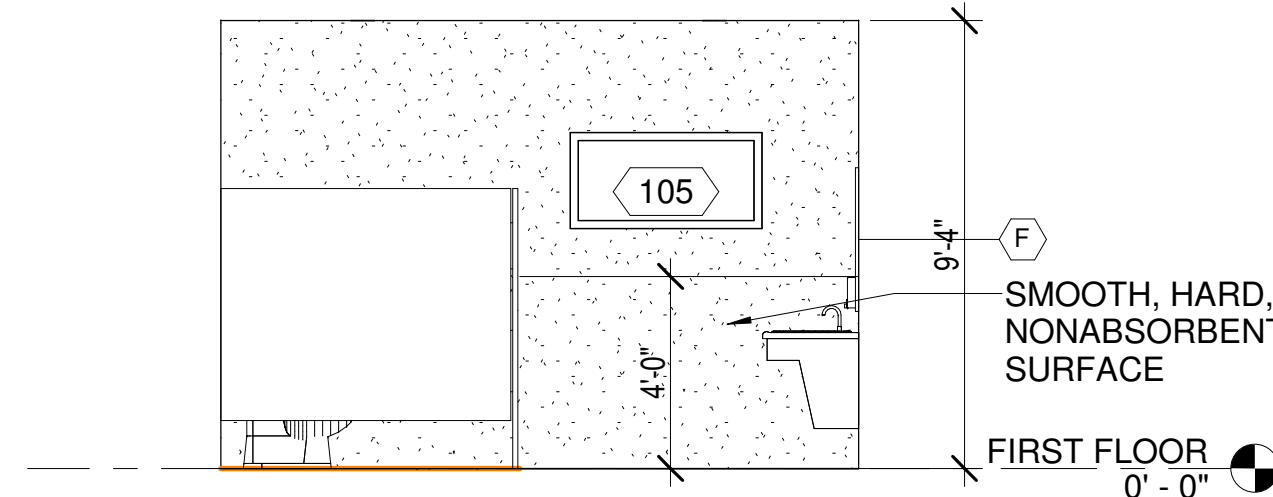
6 WOMEN'S RR ELEVATION 1  
1/4" = 1'-0"



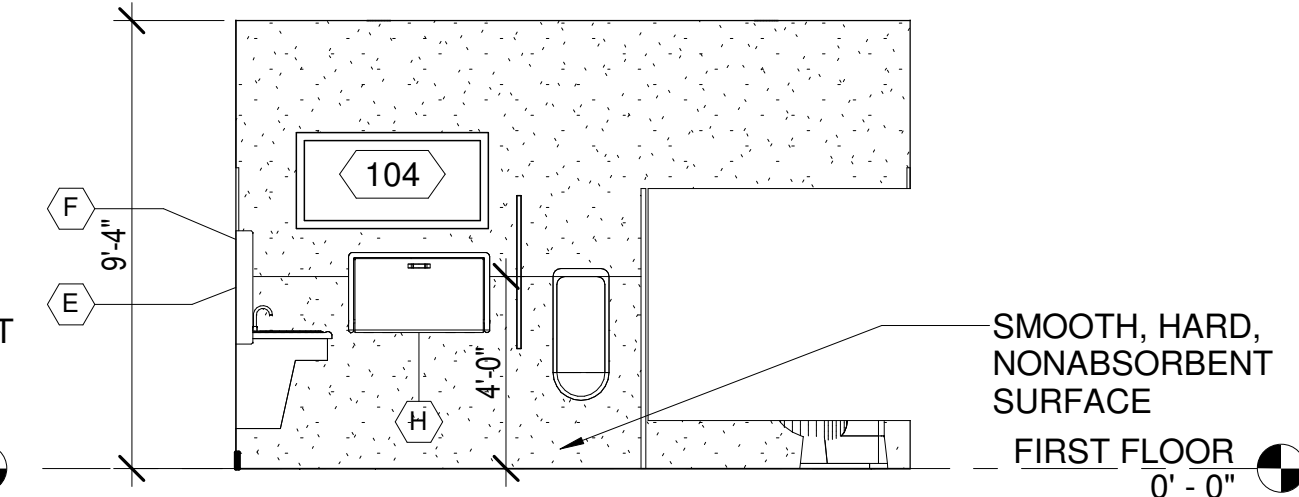
7 WOMEN'S RR ELEVATION 2  
1/4" = 1'-0"



8 WOMEN'S RR ELEVATION 3  
1/4" = 1'-0"



9 WOMEN'S RR ELEVATION 4  
1/4" = 1'-0"



10 MEN'S RR ELEVATION  
1/4" = 1'-0"

#### # KEY NOTES

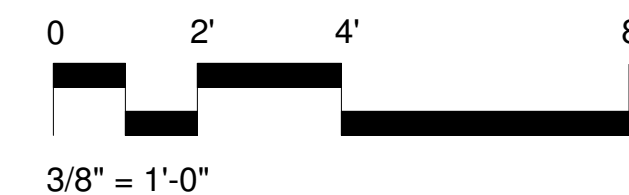
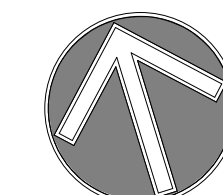
- 30"x 48" CLEAR FLOOR SPACE
- 60" DIA. CLEAR FLOOR SPACE
- 60"x60" CLEAR FLOOR SPACE

#### GENERAL NOTES

- REFER TO SHEET A103 FOR MOUNTING HEIGHTS.
- FOR DRINKING FOUNTAIN DETAIL, REFER TO 8/A102.
- FOR HANDICAP SIGNAGE DETAIL, REFER TO 9/A103.

#### EQUIPMENT SCHEDULE

Type Mark	DESCRIPTION	MODEL NO.	COMMENTS
A	1 1/4" Diameter Stainless Steel Grab Bars with Snap Flange	B-5806 Series	42"
B	1 1/4" Diameter Stainless Steel Grab Bars with Snap Flange	B-5806 Series	36"
C	Bobrick B-2740 Surface Mounted Double Toilet Tissue Dispenser	B-2740	
D	Contura Series Surface Mounted Seat Cover Dispenser	B-4221	
E	Surface-Mounted Paper Towel Dispenser And Waste Receptacle	B-3699 ClassicSeries	
F	Glass Mirror with Stainless Steel Angle Frame	B-290 Series	
G	Classic Series Surface Mounted Soap Dispenser	B-2111	
H	Baby Changing Station		



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HILLSIDE GROVES AMENITY


HOWEY-IN-THE-HILLS, FLORIDA



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ENLARGED PLANS / INTERIOR ELEVATIONS

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25-01934

Sheet No:  
A401



GENERAL NOTES

1. REFER TO ELECTRICAL DRAWINGS FOR FINAL LIGHTING LAYOUT AND FIXTURE INFORMATION  
2. REFER TO MECHANICAL DRAWINGS FOR MECHANICAL INFORMATION.  
3. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWING ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.  
4. ALL ELECTRICAL FIXTURES/EQUIPMENT BY INTERIOR DESIGNER, OWNER FURNISHED, CONTRACTOR INSTALLED.

LEGEND - REFLECTED CEILING PLAN

SYMBOL	DESCRIPTION	NOTES
	GYPSUM BOARD CEILING	-
	6" T & G CEILING	
	EMERGENCY LIGHT	REFER TO MEP DRAWINGS
	EXIT SIGNAGE	REFER TO MEP DRAWINGS
	HVAC SUPPLY GRILL	REFER TO MEP DRAWINGS
	HVAC RETURN AIR GRILL	REFER TO MEP DRAWINGS
	RECESSED LIGHT	REFER TO MEP DRAWINGS

KEYNOTES

- 1 WD STRUCT. BEAM, REFER TO STRUCT. DWGS.  
2 NOT USED  
3 CONTINUOUS VINYL SOFFIT  
4 GUTTER SYSTEM, 5" MIN  
5 2X WD. FRAMED BEAM, SEE STRUCT. DWGS. W/ HARDIE BD. FINISH  
6 WD. FRAMED GABLE END W/ HARDIE SMOOTH PANEL AND DECORATIVE HARDIE TRIM, SEE ELEVATION  
7 DOWNSPOUT, MIN 4", TIE TO TERMINATE ON SPLASH BLOCK

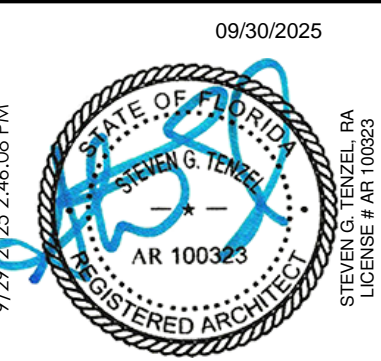


1 REFLECTED CEILING PLAN  
1/4" = 1'-0"



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HILLSIDE GROVES AMENITY

HOWEY-IN-THE-HILLS, FLORIDA

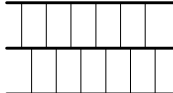
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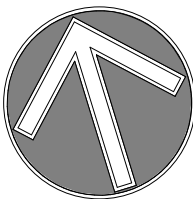
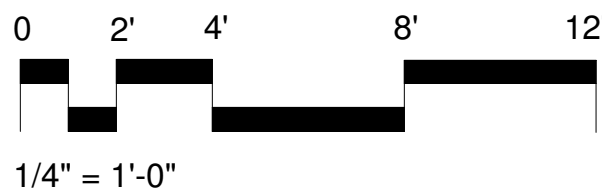
REFLECTED CEILING PLAN

Project No:  
25-01934  
Sheet No:  
A500



ROOF TYPE LEGEND	
	ARCH. SHINGLES

- # KEYNOTES
- 1 ARCH. SHINGLES, ON ROOFING UNDERLAYMENT ON STRUCT. SHEATHING, ON PRE. ENG. WD. TRUSSES
  - 2 ALUMINUM GUTTER SYSTEM, 5" MIN.
  - 3 ALUMINUM DOWNSPOUT, 4" MIN. TERMINATE ON SPLASH BLOCKS.

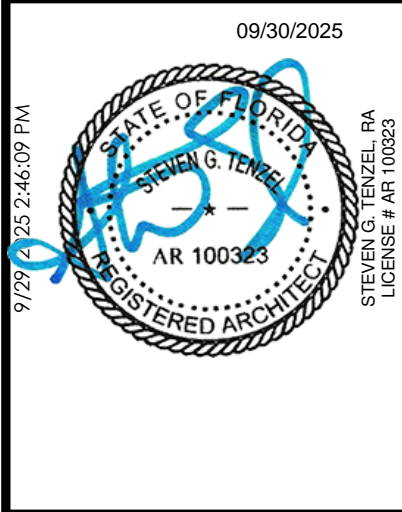


1 ROOF PLAN  
1/4" = 1'-0"



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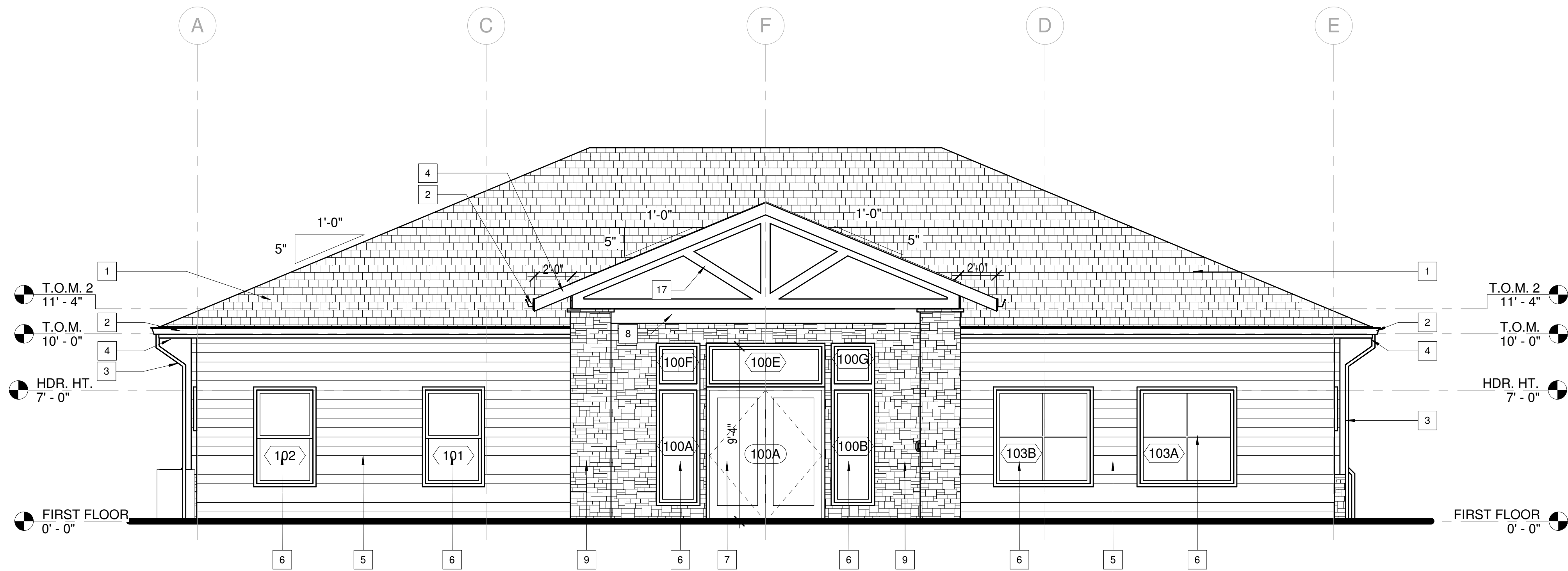
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ROOF PLAN

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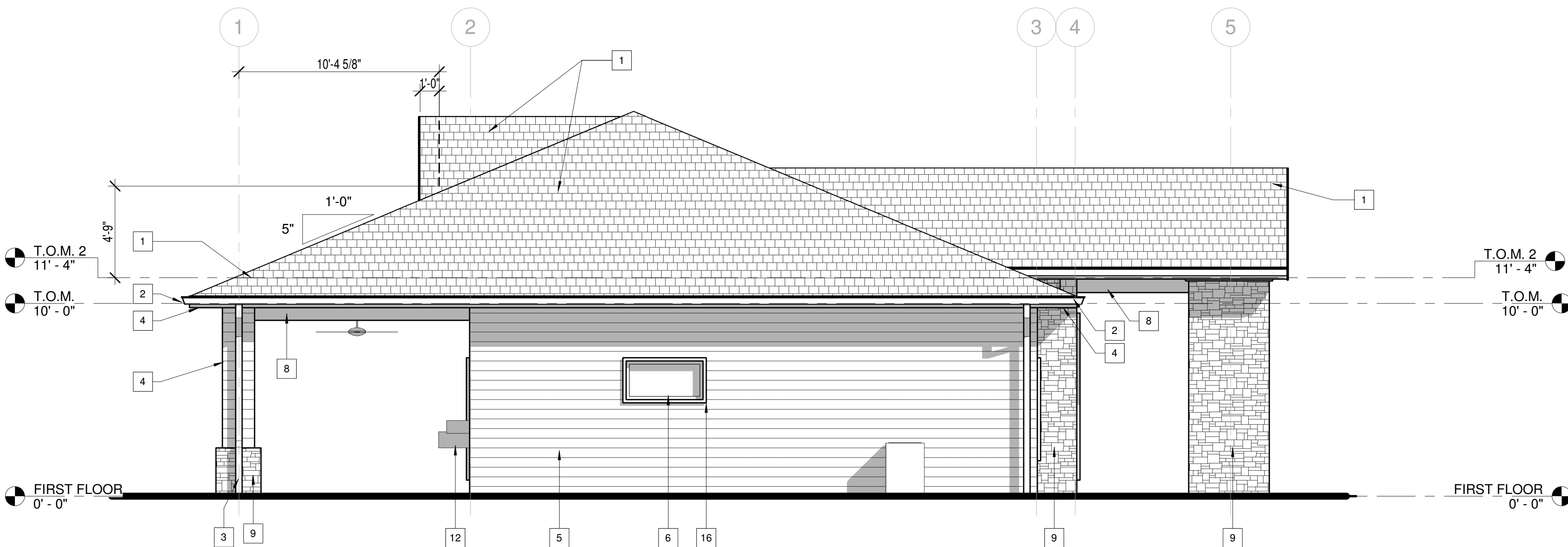




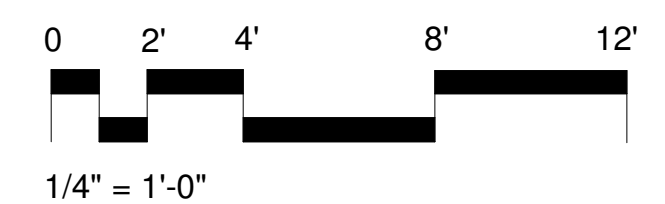
1 BUILDING ELEVATION - SOUTH  
1/4" = 1'-0"

## # KEYNOTES

- 1 ARCH. SHINGLES, ON ROOFING  
UNDERLAYMENT ON STRUCT. SHEATHING, ON  
PRE. ENG. WD. TRUSSES
- 2 GUTTER SYSTEM, 5" MIN.
- 3 DOWNSPOUT, 4" MIN. TERMINATE ON SPLASH  
BLOCK
- 4 2X P.T. WOOD FASCIA BD.
- 5 HORIZONTAL HARDIE PLANK LAP SIDING, ON  
WATER RESISTANT BARRIERS
- 6 ALUMINUM WINDOW, REFER TO WINDOW  
SCHEDULE
- 7 STOREFRONT ENTRANCE DOOR, REFER TO  
DOOR SCHEDULE
- 8 WD. STRUCTURAL BEAM, W/ HARDIE FINISH  
SEE STRUCT.
- 9 STONE VENEER W/ STONE CAP SLOPED
- 10 HEAVY TIMBER TRUSS, REFER TO STRUCT.  
DWGS.
- 11 METAL EXTERIOR DOOR, REFER TO DOOR  
SCHEDULE
- 12 HI/LO ADA WATER FOUNTAIN
- 13 HARDIE VERTICAL BOARD & BATTEN SIDING
- 14 1X6 HARDIE CORNER BD.
- 15 STONE STRINGCOURSE
- 16 HARDIE WINDOW AND DOOR TRIM BD.
- 17 HARDIE SMOOTH PANEL GABLE END
- 18 DECORATIVE HARDIE TRIM BOARD
- 19 FLASHING



2 BUILDING ELEVATION - WEST  
1/4" = 1'-0"

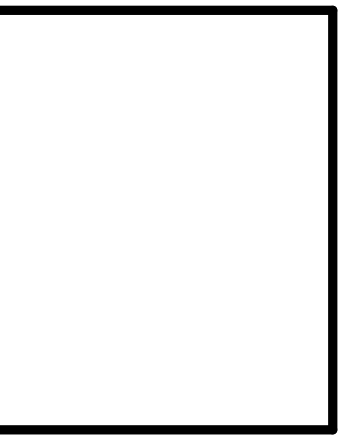
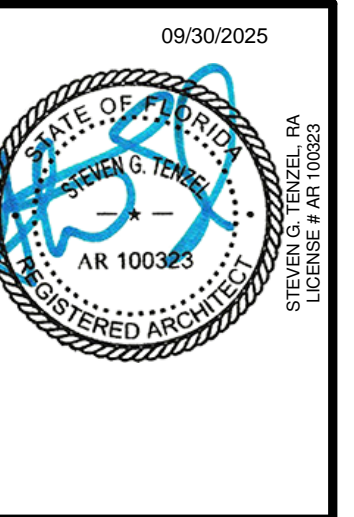


1/4" = 1'-0"



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BUILDING  
ELEVATIONS

Project No:

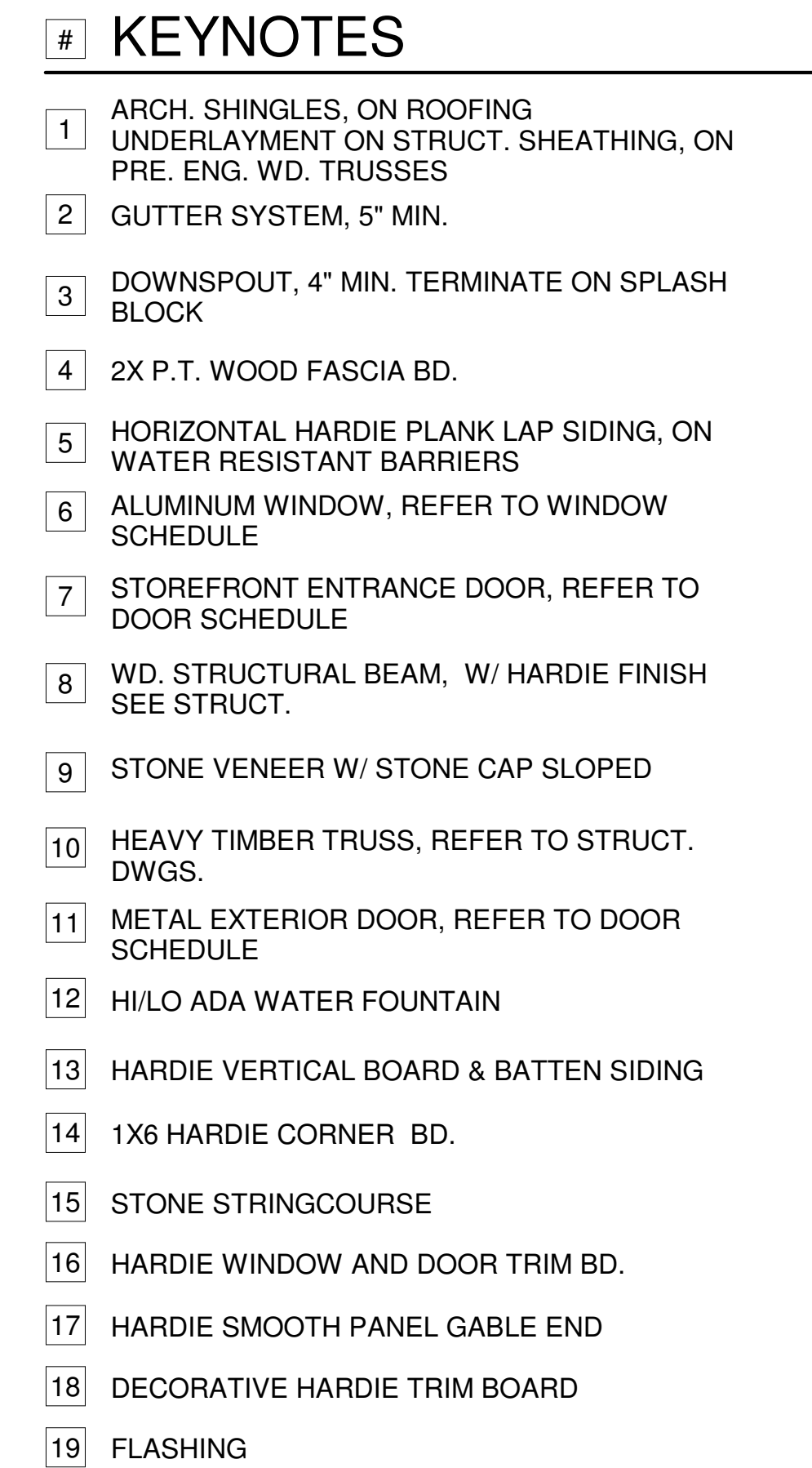
25-01934

Sheet No:

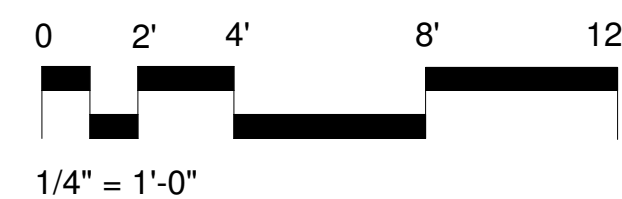
A700

SITE PLAN SUBMITTAL ONLY





A vertical strip of images. At the top is the TS&S logo, a stylized 'G' shape. Below it is the text 'TOTAL SOLUTIONS GROUP' in bold, followed by the address '255 Southhall Lane, Suite 200', 'Maitland, Florida, 32751', and the phone number '(407) 880 2333'. Below the address is a blue horizontal bar. Underneath the bar is the text '100% Employee Owned' in bold, followed by 'myTS&SHome.com'. Below this is a row of logos: 'AIBI', 'AIA', 'fhba', and 'GOBA'. Below the logos is a date stamp '09/30/2025'. Below the date is a circular archival stamp from the 'STATE OF FLORIDA' with the text 'SERIAL G TEMPL', 'AR 100323', and 'REGISTERED ARCHITECT'. To the left of the stamp is a date stamp '9/30/2025 4:14 PM'. To the right of the stamp is a date stamp '9/30/2025' and the text 'STATE OF FLORIDA' and 'LICENSE # AR100323'. Below the stamp is a large, empty rectangular box. At the bottom is a small rectangular box containing the text: 'This document and/or the design concepts expressed herein are the property of TS&S (Total Solutions Group) and all rights of ownership, including copyright of intellectual property are reserved. The reproductions, copying, or use of this document and/or the design concept without the written consent of TS&S (Total Solutions Group) is strictly prohibited and protected by United States and International law.'



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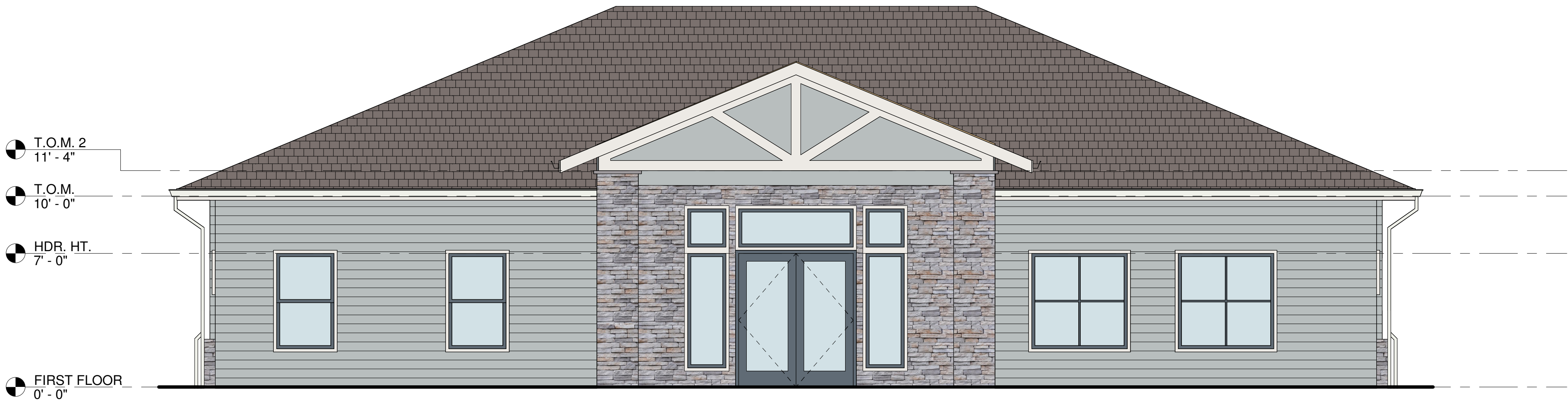
HOWEY-IN-THE-HILLS, FLORIDA

[illegible]

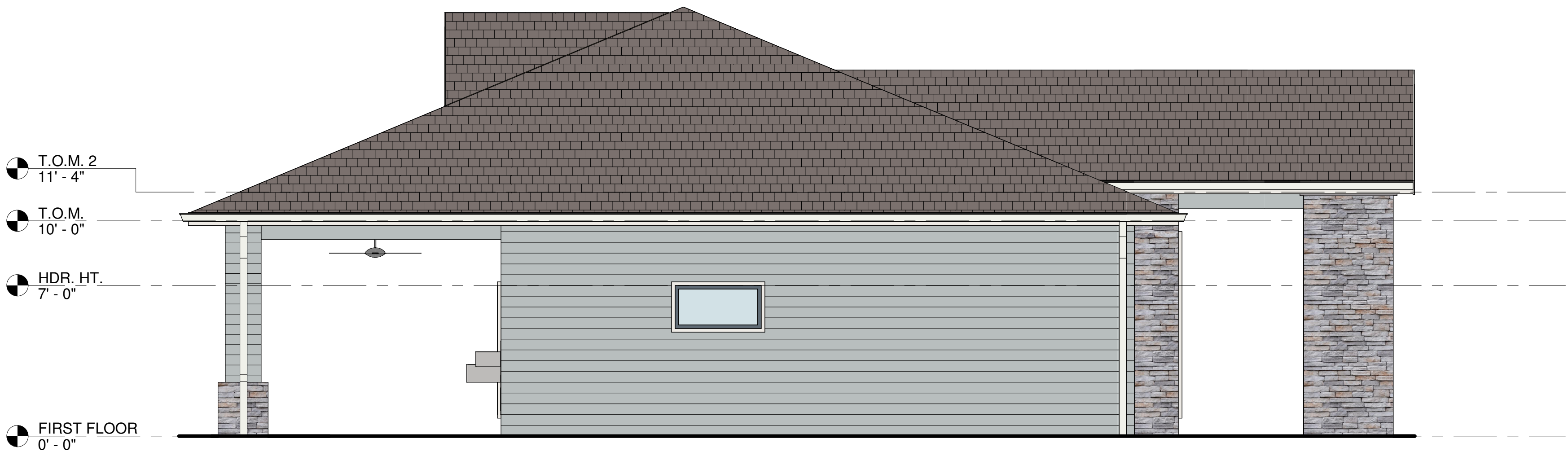
Project No:  
**25-01934**  
Sheet No:

Sheet No. **A701**





1 COLOR BUILDING ELEVATION - SOUTH  
1/4" = 1'-0"



2 COLOR BUILDING ELEVATION - WEST  
1/4" = 1'-0"

Exterior Finishes	
Stucco texture and color	Stucco: Accessible Beige SW7036, Finish (Smooth Cementous)
Exterior Paint	Ceiling: Whitetail SW7103 Doors/Door frames: Granite Peak SW6250 Storage Rooms: Accessible Beige SW7036 Exterior Paint (Hardie): Cadet SW9143 Hardie Trim and Stucco Bands: Snowbound SW7004
Gutters & Downspouts	White 30
Stone Veneer/Mortar	Nappanee Laytite with Grey Grout
Doors/Frames/Hardware	Doors – Granite Peak SW6250 Frames – Granite Peak SW6250 Hardware: Per Drawings Finish: Brushed Alum
Siding & Trim	Hardie siding – Color – Cadet SW9143 Hardie Trim and Stucco bands – Snowbound SW7004
Roofing	Shingle Roof: Certainteed Weathered Wood Metal Roof: 24ga Black snaplock metal roof
Eaves, Flashing & Soffit, Drip Edge	White
Fence & Gate Color	Powder Coated Black
Board & Batten Ceilings	Color – Whitetail SW7103
Toilet Partitions	Pebble 959
Flooring	Resuflor 3561V Epoxy Deco Flake ¾" Velvet Feather

Hardscape/Other Finishes	
Fences & Gates	PVC pool fence color - White
Pool Finishes: Tiles/Surface	Pool Tile – NPT - Terrasini Blue Step Edge tile – LUV Tile-2685 Sapphire Blue Interior/Step Edge Finish – PMM Marquis Series- 050462 Pool Quartz Coping – Buff White Zero Entry Grate – Buff White
Pavers type & Color	Amaretto (12x12 with 4x8 Holland Stone Border at deck edges) Layout – block on block
Playground	Color Scheme – Creamsicle RSP Color – Chocolate & Latte
Sidewalks Concrete Finish	Broom Finish



1/4" = 1'-0"



TOTAL SOLUTIONS GROUP  
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HILLSIDE GROVES AMENITY

HOWEY-IN-THE-HILLS, FLORIDA

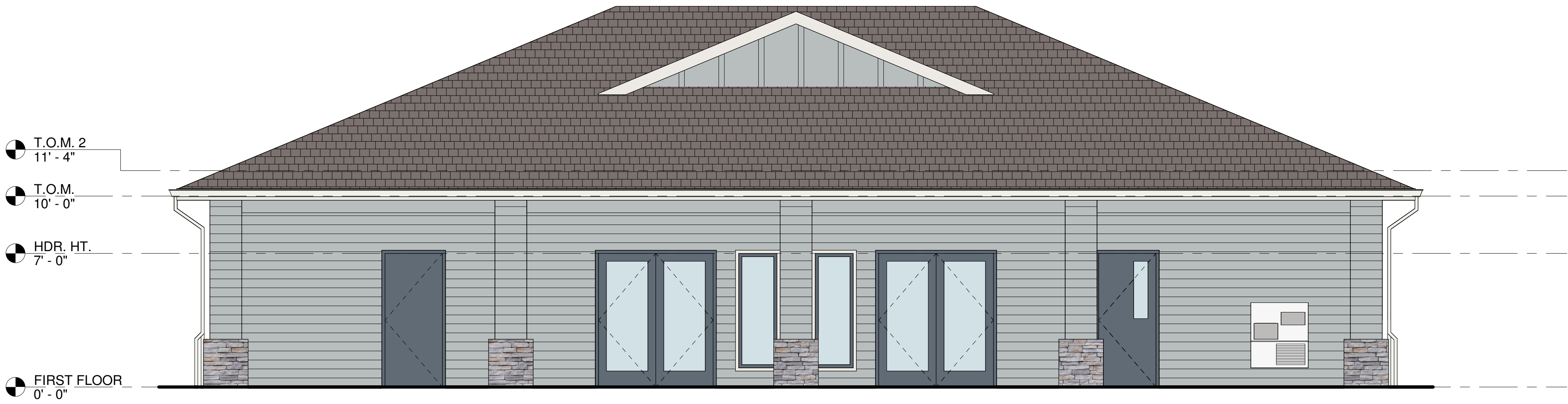
Revision Schedule		
NO	DESCRIPTION	DATE
1	Color Elevations	09.29.25

Permit #  
Publish Date: 9/29/2025 2:46:16 PM  
Original Issue Date: 08/27/23  
Drawn By: MAB  
Reviewed By: SGT

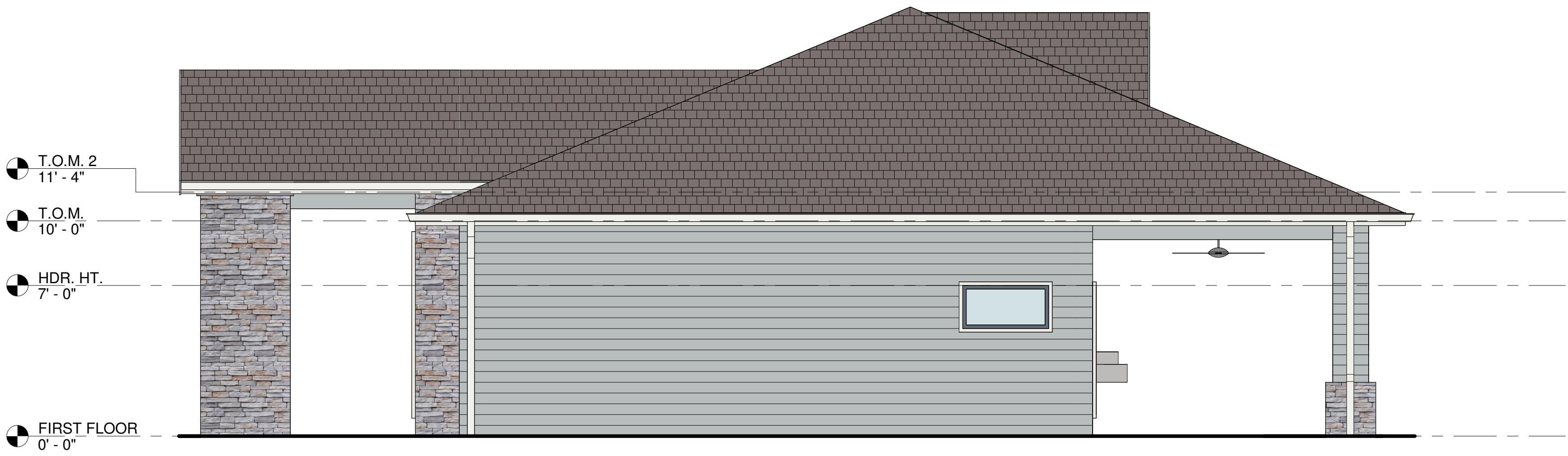
COLOR BUILDING ELEVATIONS  
Project No: 25-01934  
Sheet No: A702

SITE PLAN SUBMITTAL ONLY





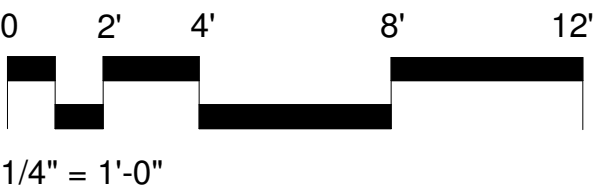
1 COLOR BUILDING ELEVATION - NORTH  
1/4" = 1'-0"



2 COLOR BUILDING ELEVATION - EAST  
1/4" = 1'-0"

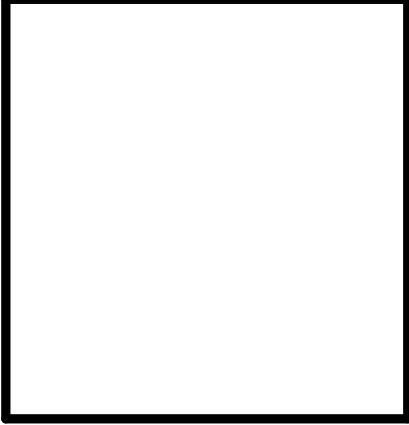
Exterior Finishes	
Stucco texture and color	Stucco: Accessible Beige SW7036, Finish (Smooth Cementous)
Exterior Paint	Ceiling: Whitetail SW7103 Doors/Door frames: Granite Peak SW6250 Storage Rooms: Accessible Beige SW7036 Exterior Paint (Hardie): Cadet SW9143 Hardie Trim and Stucco Bands: Snowbound SW7004
Gutters & Downspouts	White 30
Stone Veneer/Mortar	Nappanee Laytite with Grey Grout
Doors/Frames/Hardware	Doors – Granite Peak SW6250 Frames – Granite Peak SW6250 Hardware: Per Drawings Finish- Brushed Alum
Siding & Trim	Hardie siding – Color – Cadet SW9143 Hardie Trim and Stucco bands – Snowbound SW7004
Roofing	Shingle Roof: Certainteed Weathered Wood Metal Roof: 24ga Black snaplock metal roof
Eaves, Flashing & Soffit, Drip Edge	White
Fence & Gate Color	Powder Coated Black
Board & Batten Ceilings	Color – Whitetail SW7103
Toilet Partitions	Pebble 959
Flooring	Resufloor 3561V Epoxy Deco Flake ¾" Velvet Feather

Hardscape/Other Finishes	
Fences & Gates	PVC pool fence color - White
Pool Finishes: Tiles/Surface	Pool Tile – NPT - Terrasini Blue Step Edge tile – LUV Tile-2685 Sapphire Blue Interior/Step Edge Finish – PMM Marquis Series- 050462 Pool Quartz Coping – Buff White Zero Entry Grate – Buff White
Pavers type & Color	Amaretto (12x12 with 4x8 Holland Stone Border at deck edges) Layout – block on block
Playground	Color Scheme – Creamsicle RSP Color – Chocolate & Latte
Sidewalks Concrete Finish	Broom Finish



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HILLSIDE GROVES AMENITY

HOWEY-IN-THE-HILLS, FLORIDA

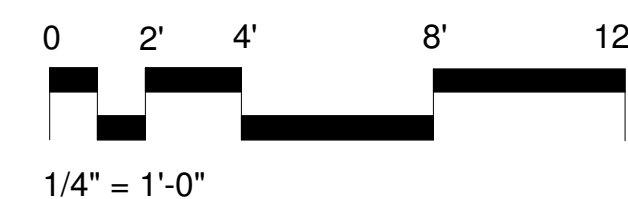
Revision Schedule		
NO	DESCRIPTION	DATE
1	Color Elevations	09.29.25
Permit #		
Publish Date: 9/29/2025 2:46:18 PM		
Original Issue Date: 08/27/23		
Drawn By: MAB		
Reviewed By: SGT		

COLOR BUILDING ELEVATIONS

Project No:  
25-01934

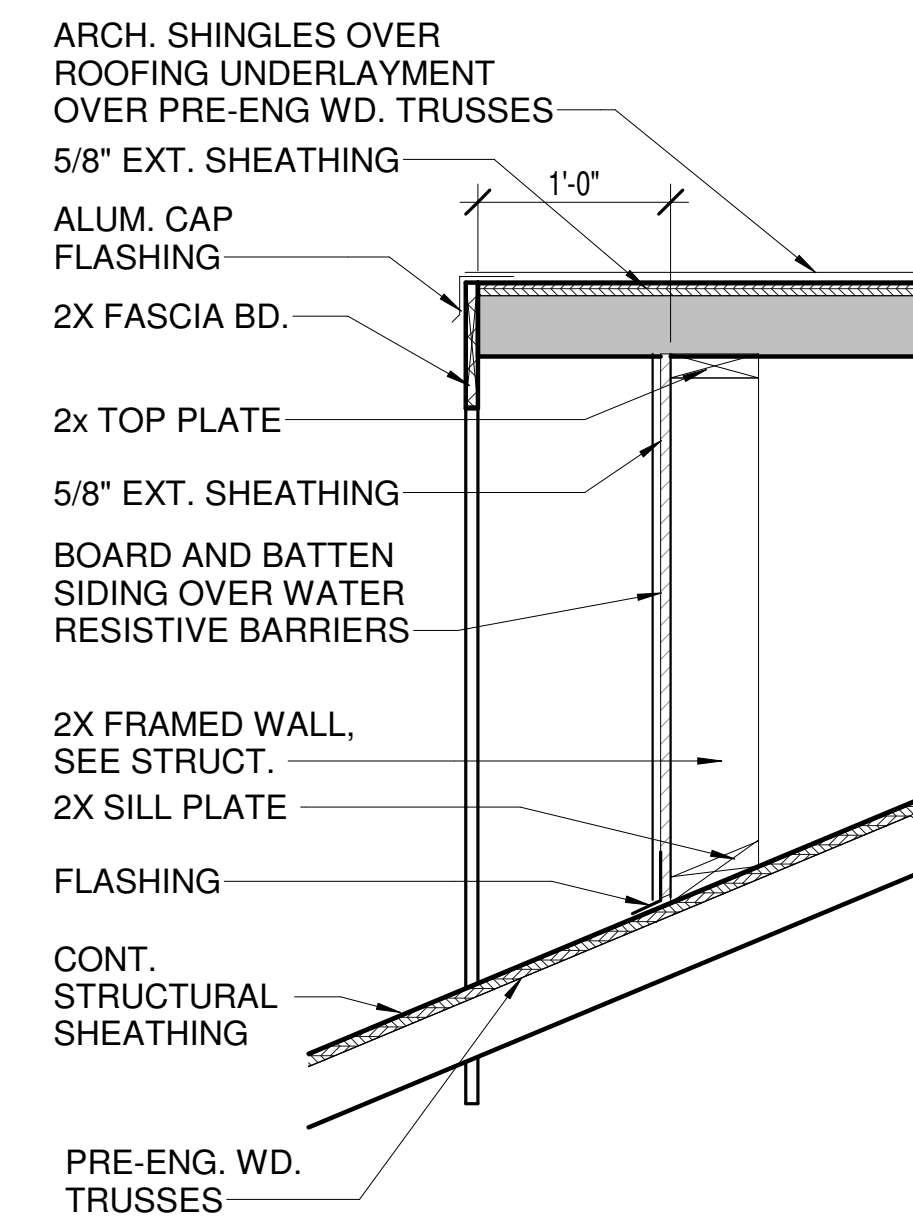
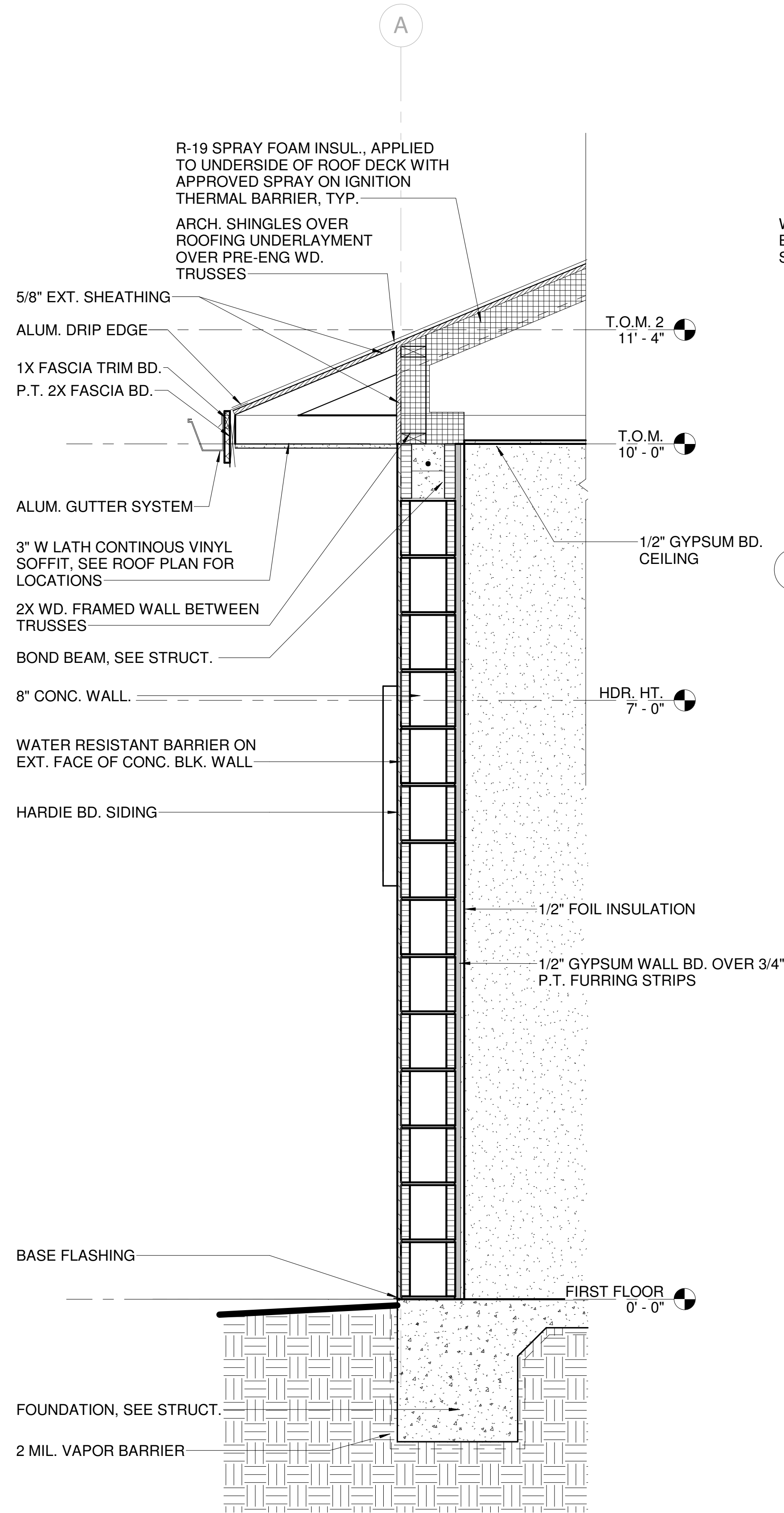
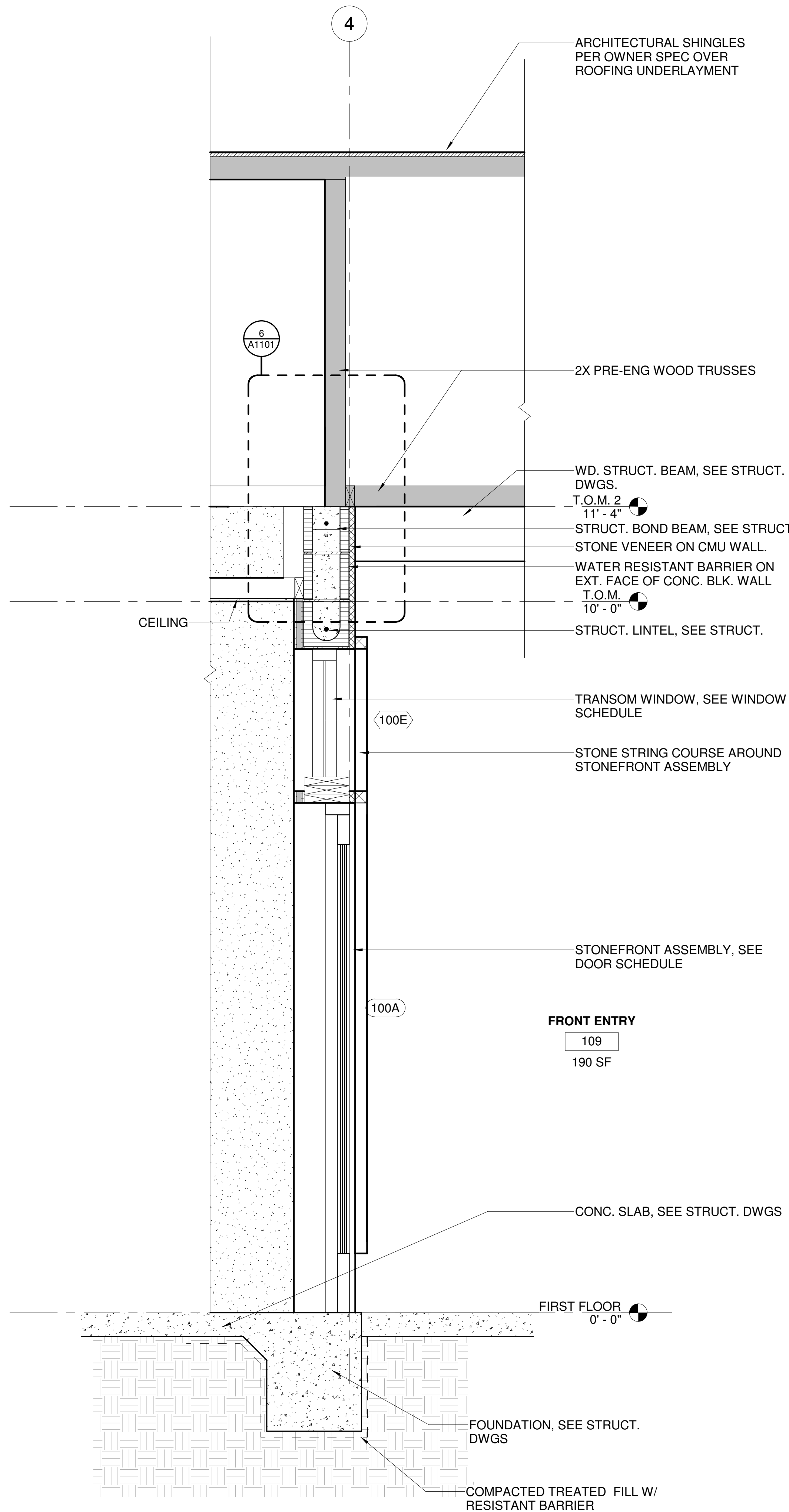
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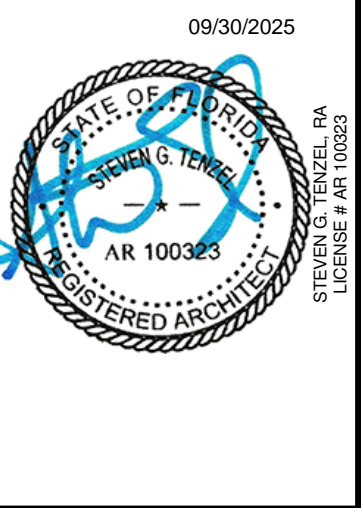


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**HILLSIDE GROVES AMENITY**

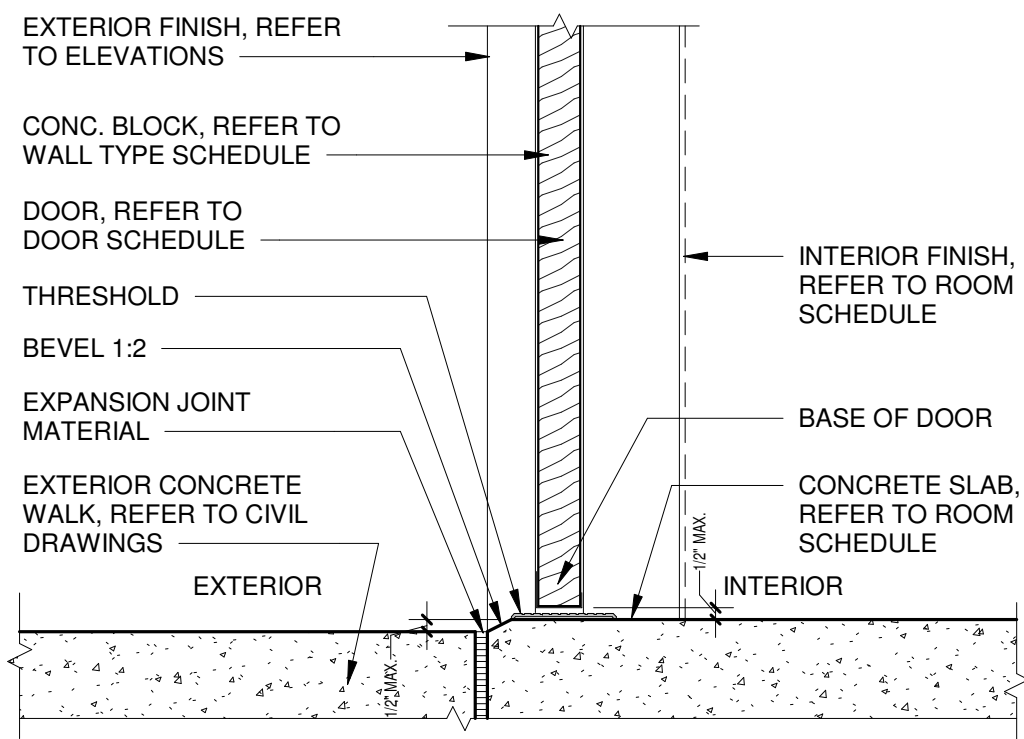
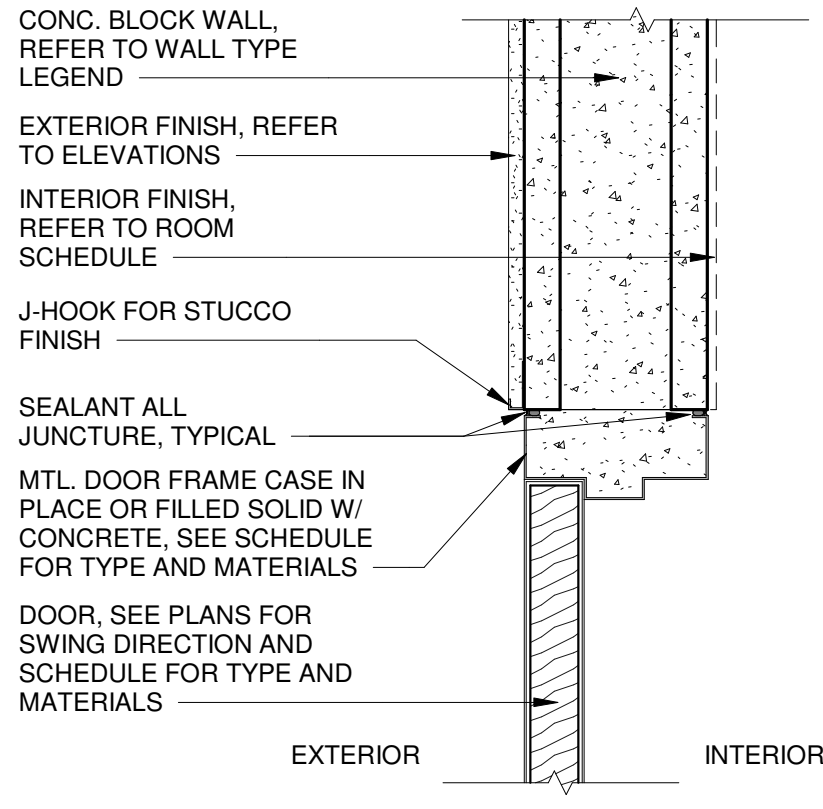
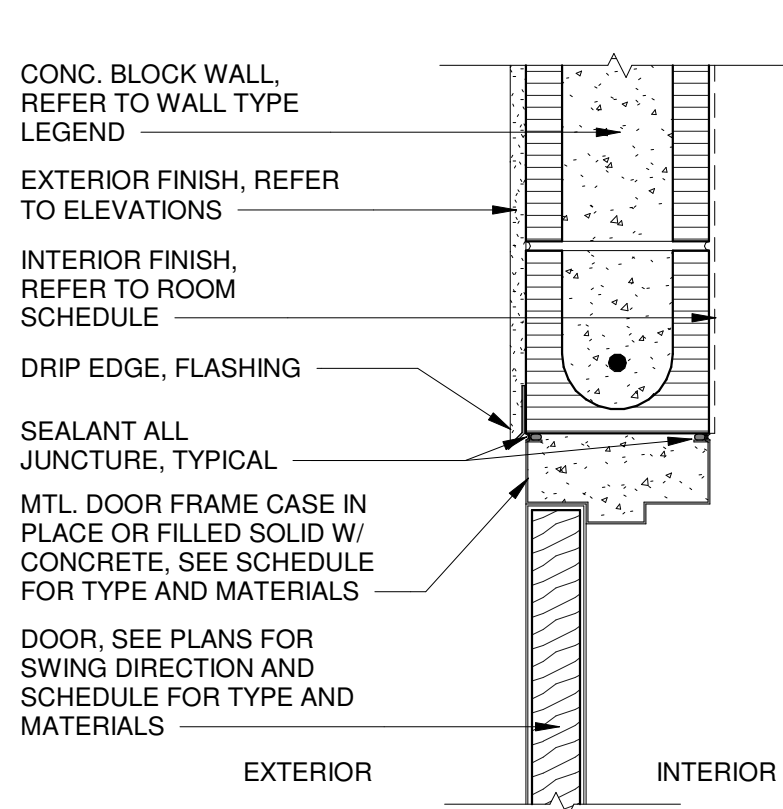
HOWEY-IN-THE-HILLS, FLORIDA

Revision Schedule		
NO	DESCRIPTION	00/00/00

**WALL SECTIONS**

Project No:  
**25-01934**  
Sheet No:  
**A900**

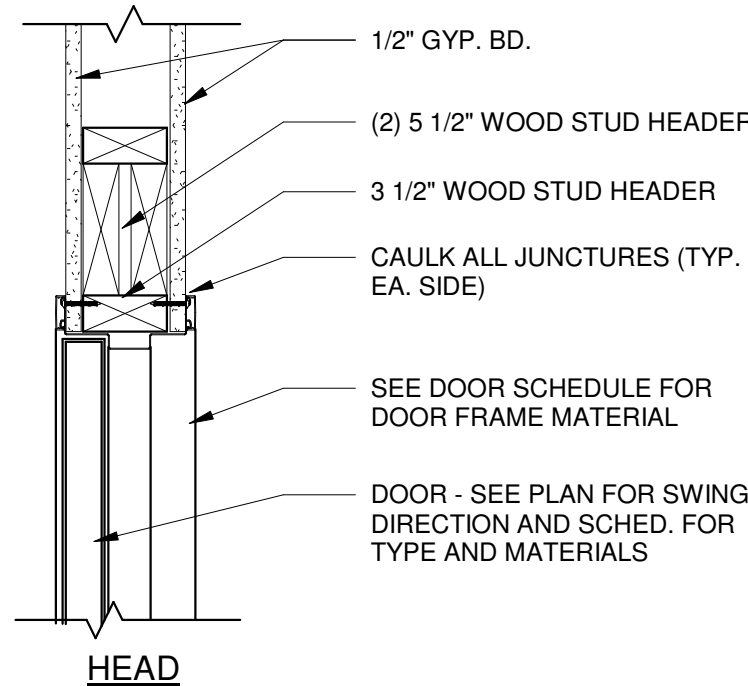




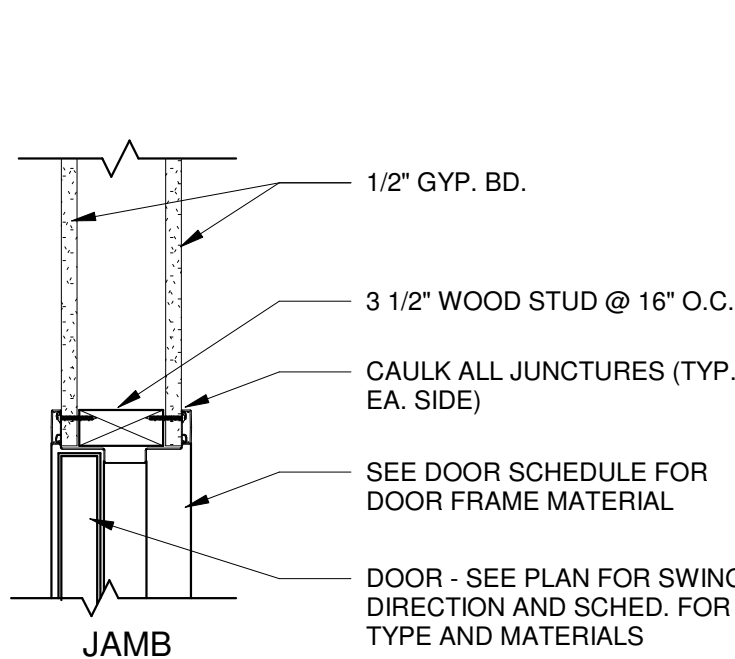
## GENERAL NOTES

1. ALL EXTERIOR DOORS TO MEET WIND LOAD CRITERIA
2. ALL GROUND FLOOR UNIT HARDWARE @ ENTRY DOORS SHALL MEET ALL CODES, LAWS AND GUIDELINES FOR HANDICAP ACCESSIBILITY
3. THRESHOLDS AT EXTERIOR DOORS, INCLUDING SLIDING GLASS DOOR TRACKS, ARE NO HIGHER THAN 1/2 INCH. THRESHOLDS AND CHANGES IN LEVEL AT THESE LOCATIONS ARE BEVELED WITH SLOPES NO GREATER THAN 1:12
4. FRAMES ARE TYPICALLY WRAPAROUND; SET EXTERIOR FRAMES AS DETAILED
5. ALL GLASS LIGHTS IN DOORS AND DOORS AND FRAMES SHALL BE TEMPERED UNLESS NOTED AS LABELED; ALL GLASS LIGHTS IN LABELED DOORS AND FRAMES SHALL BE CLEAR FIREGLASS 20 BY TGP OR EQUAL
6. ALL EXT. FRAMES SHALL BE GROUTED FULL
7. ALL DOORS 1 3/4" THICK; ALL FRAMES TO HAVE 5/8" X 1 3/4" RABBETS EACH SIDE, VARY STOP WIDTHS TO ACCOMMODATE CLEAR THROAT DIMENSIONS INDICATED.
8. ALL DOOR AND FRAME LABELS SHALL BE METAL (RIVET OR SCREW ATTACHED), STICK-ON LABELS NOT ACCEPTABLE; PROTECT LABELS FROM BOTH PRIMERS AND FINISH PAINTING, LABELS SHALL BE BRIGHT EMBOSSED METAL PER NFPA 80
9. THRESHOLDS SHALL BE ALUMINUM @ EXTERIOR, INCLUDE TRANSITION STRIPS, CONTINUE FLOOR UNDER DOOR

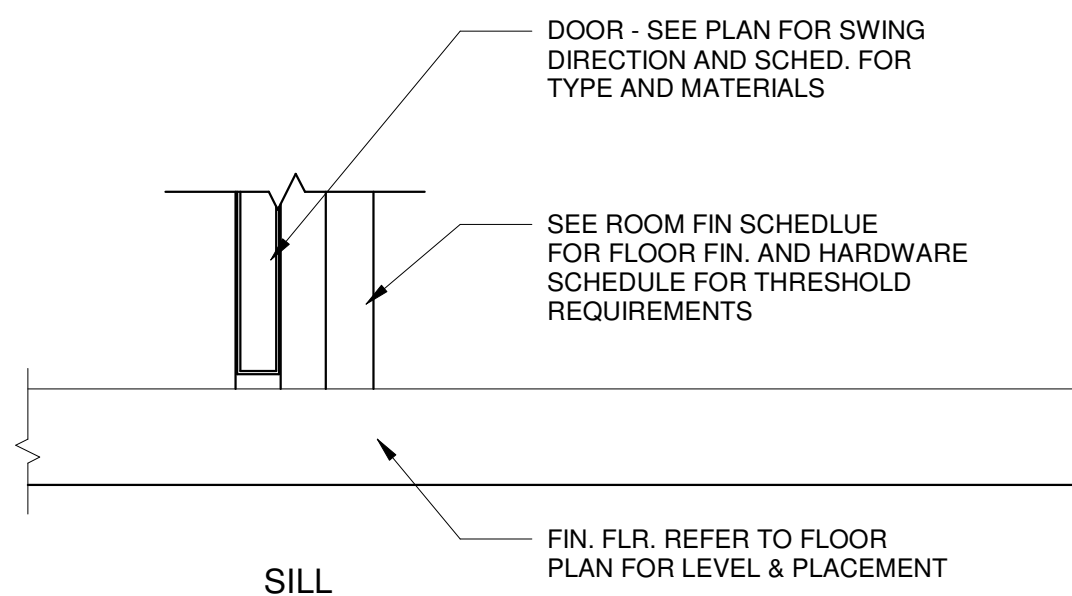
### 1 DETAIL - DOOR HEAD @ CONCRETE



### 2 DETAIL - DOOR JAMB @ CONCRETE



### 3 DETAIL - DOOR SILL @ CONCRETE



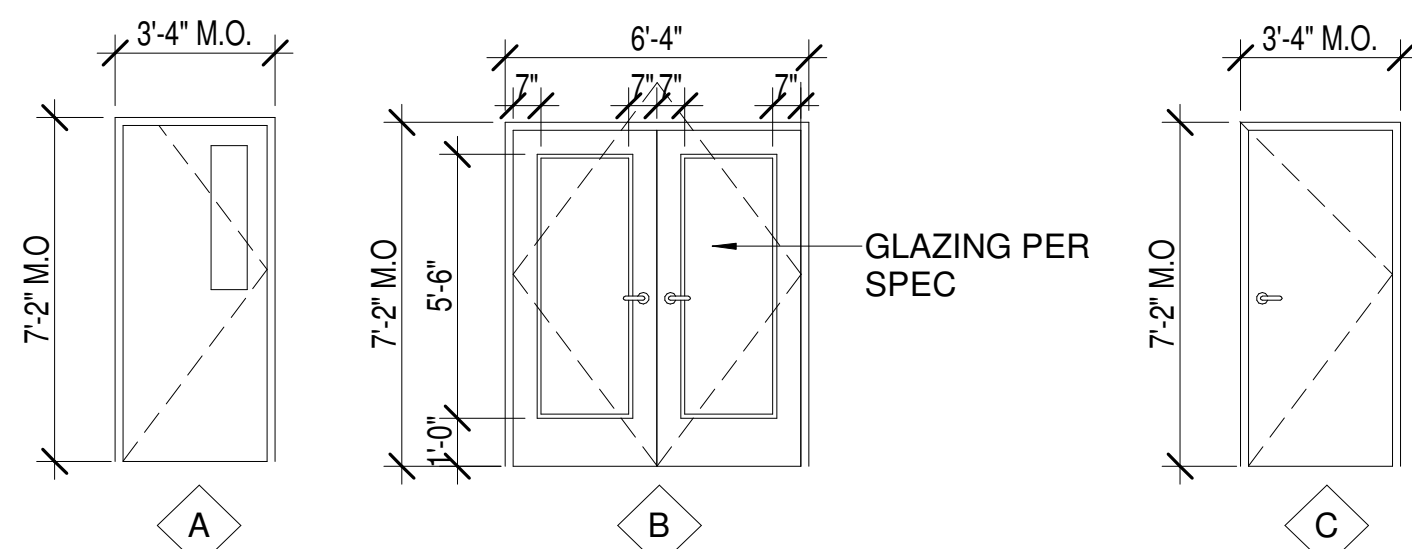
### 4 DETAIL - DOOR HEAD WOOD STUD



### 5 DETAIL - DOOR JAMB WOOD STUD



### 6 DETAIL - DOOR SILL WOOD STUD



## DOOR LEGEND

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

## DOOR SCHEDULE

DOOR MARK	ROOM NUMBER	DOOR TYPE	DOOR MATERIAL	FRAME MATERIAL	HARDWARE	DOOR SIZE		DETAIL REFERENCES			COMMENTS
						WIDTH	HEIGHT	SILL DETAIL REF.	JAMB DETAIL REF.	HEAD DETAIL REF.	
100A	100	B	METAL	ALUM	H1	6' - 0"	7' - 0"	3/A1000	2/A1000	1/A1000	ACCESS CONTROL, WITH PANIC HARDWARE
100B	100	B	METAL	ALUM	H1	6' - 0"	7' - 0"	3/A1000	2/A1000	1/A1000	ACCESS CONTROL, WITH PANIC HARDWARE
100C	100	B	METAL	ALUM	H1	6' - 0"	7' - 0"	3/A1000	2/A1000	1/A1000	ACCESS CONTROL, WITH PANIC HARDWARE
101	101	C	WOOD	WOOD	H3	3' - 0"	7' - 0"	6/A1000	5/A1000	4/A1000	
102	102	C	WOOD	WOOD	H3	3' - 0"	7' - 0"	6/A1000	5/A1000	4/A1000	
104A	104	C	METAL	H.M	H2	3' - 0"	7' - 0"	6/A1000	5/A1000	4/A1000	
104B	104	C	METAL	H.M	H2	3' - 0"	7' - 0"	3/A1000	2/A1000	1/A1000	
105	105	C	METAL	H.M	H2	3' - 0"	7' - 0"	6/A1000	5/A1000	4/A1000	
106A	106	A	METAL	H.M	H2	3' - 0"	7' - 0"	3/A1000	2/A1000	1/A1000	
106B	106	C	METAL	H.M	H3	3' - 0"	7' - 0"	6/A1000	5/A1000	4/A1000	
107	107	C	METAL	H.M	H3	3' - 0"	7' - 0"	6/A1000	5/A1000	4/A1000	

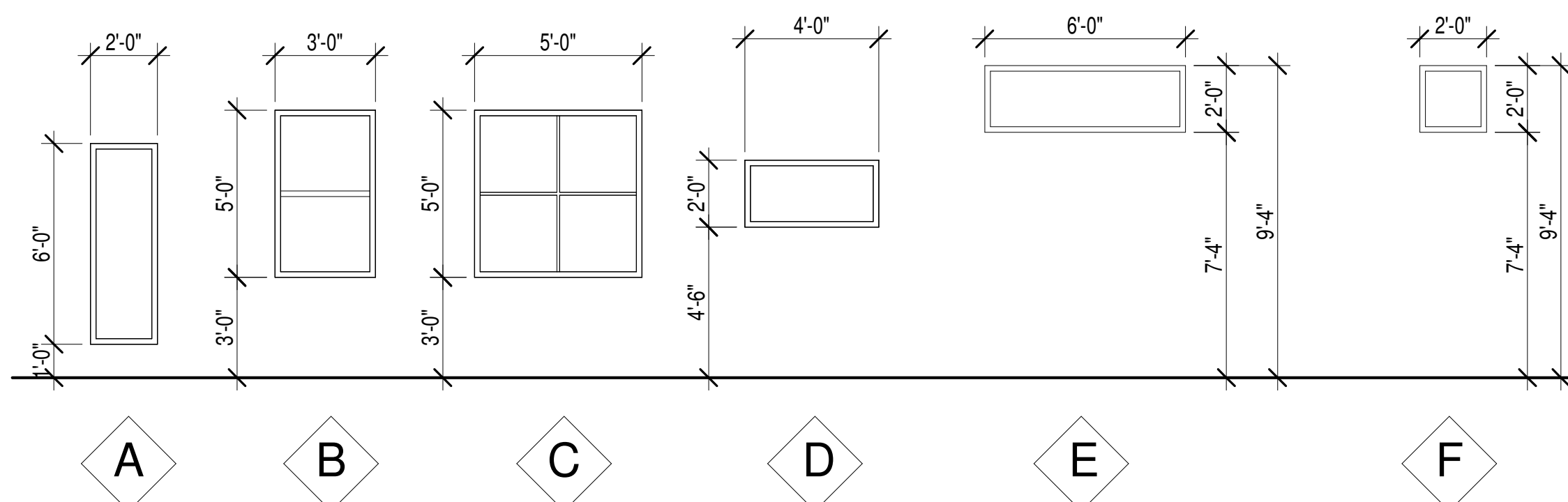
#### HARDWARE TYPE KEY

SET	PANIC	LOCKSET	PUSH PULL	DEAD BOLT	DESCRIPTION	LOCATIONS	INSIDE	OUTSIDE
H1			YES	YES	PANIC INSIDE PULL HANDLE OUTSIDE	EXTERIOR MAINS	Ⓢ PANIC BAR	KEY LOCK OR CARD READER WITH HANDLE
H2				YES	ACCESSIBLE LEVER W/ KEY DEAD BOLT LOCK OUTSIDE	UTILITY ROOMS & RESTROOMS	THUMB LOCK, LEVER	KEY LOCK, OR CARD READER LEVER
H3		YES			ACCESSIBLE LEVER W/ KEY LOCK OUTSIDE LEVERLOCK INSIDE	LOCKED STORAGE/UTILITY ROOMS	THUMB LOCK, LEVER	KEY LOCK, LEVER

NOTES: ALL EXTERIOR DOORS SHALL BE KEYED THE SAME BASED ON ONE MASTER KEY SET.  
HARDWARE IS GIVEN AS BASIS OF DESIGN FOR OPERATION AND FUNCTIONS ONLY. REFER TO 'ID' FOR SPECS AND FINISHES.

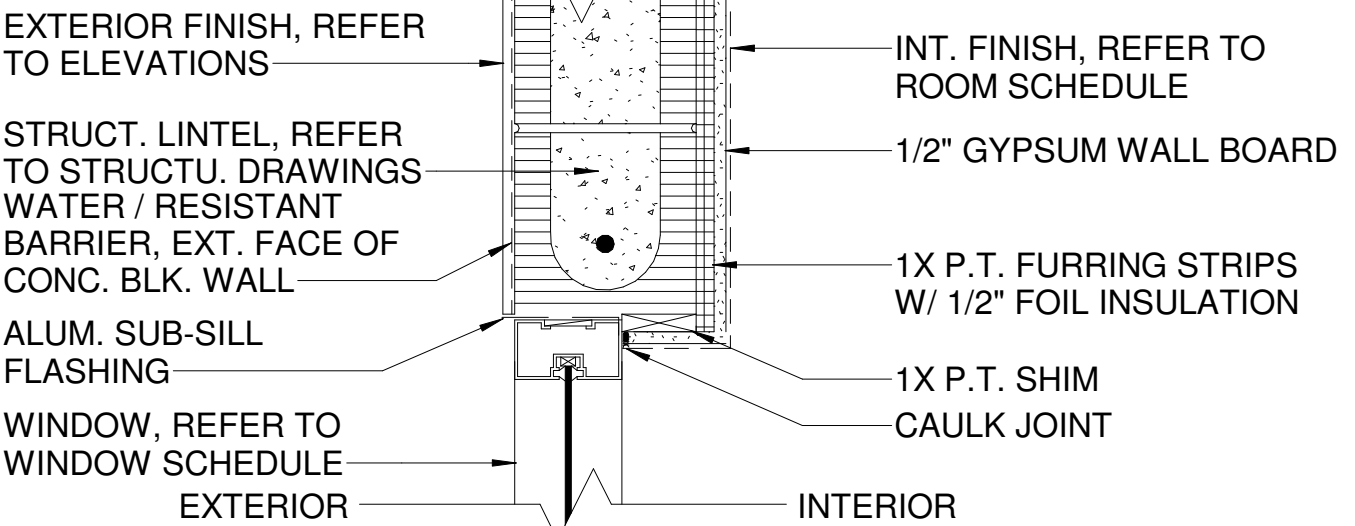
## WINDOW SCHEDULE

WINDOW NUMBER	WINDOW TYPE	FRAME TYPE	SIZE BREAKDOWN		DETAIL REFERENCES			COMMENTS
			WIDTH	HEIGHT	HEAD DETAIL REF.	JAMB DETAIL REF.	SILL DETAIL REF.	
100A	A	ALUM	2' - 0"	6' - 0"	7/A1000	8/A1000	9/A1000	
100B	A	ALUM	2' - 0"	6' - 0"	7/A1000	8/A1000	9/A1000	
100C	A	ALUM	2' - 0"	6' - 0"	7/A1000	8/A1000	9/A1000	
100D	A	ALUM	2' - 0"	6' - 0"	7/A1000	8/A1000	9/A1000	
100E	E	ALUM	6' - 0"	2' - 0"	7/A1000	8/A1000	9/A1000	
100F	F	ALUM	2' - 0"	2' - 0"	7/A1000	8/A1000	9/A1000	
100G	F	ALUM	2' - 0"	2' - 0"	7/A1000	8/A1000	9/A1000	
101	B	ALUM	3' - 0"	5' - 0"	7/A1000	8/A1000	9/A1000	
102	B	ALUM	3' - 0"	5' - 0"	7/A1000	8/A1000	9/A1000	
103A	C	ALUM	5' - 0"	5' - 0"	7/A1000	8/A1000	9/A1000	
103B	C	ALUM	5' - 0"	5' - 0"	7/A1000	8/A1000	9/A1000	
104	D	ALUM	4' - 0"	2' - 0"	7/A1000	8/A1000	9/A1000	PRIVACY FILMS
105	D	ALUM	4' - 0"	2' - 0"	7/A1000	8/A1000	9/A1000	PRIVACY FILMS



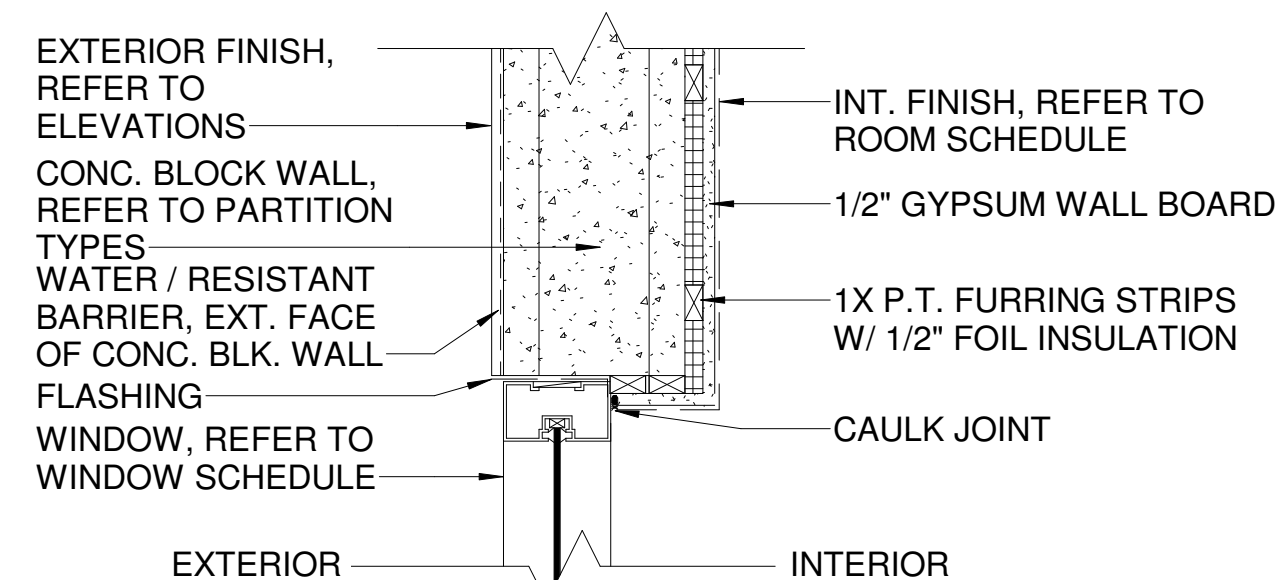
## WINDOW TYPES

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



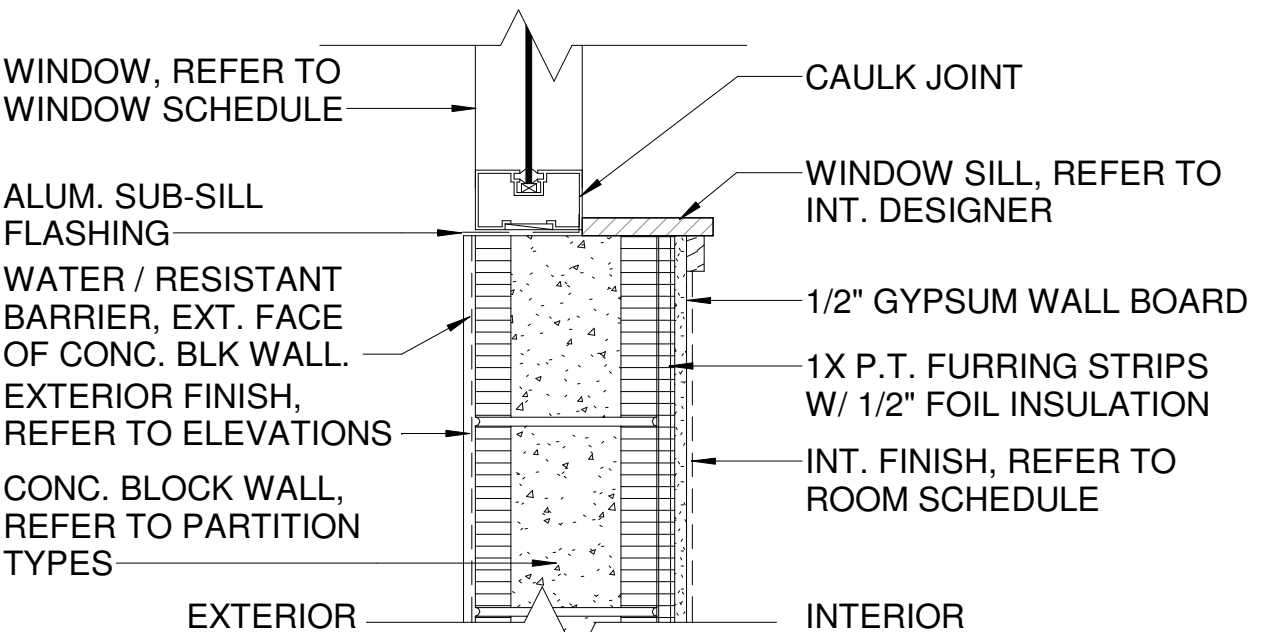
### 7 DETAIL - WNDW. HEAD

1 1/2" = 1'-0"



### 8 DETAIL - WNDW. JAMB

1 1/2" = 1'-0"



### 9 DETAIL - WNDW. SILL

1 1/2" = 1'-0"



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HILLSIDE GROVES AMENITY

HOWEY-IN-THE-HILLS, FLORIDA

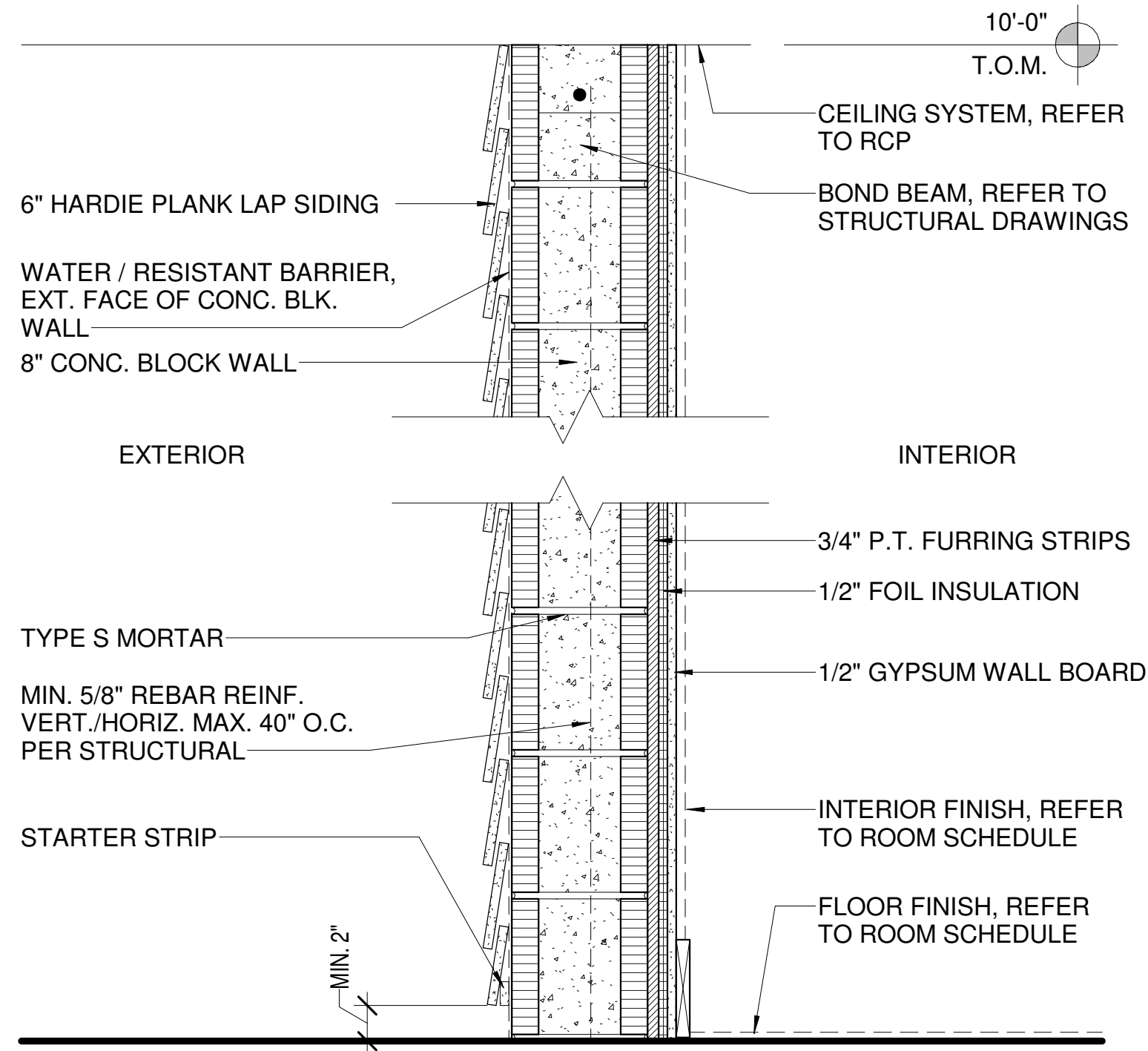
Revision Schedule		
NO	DESCRIPTION	DATE

Permit # #####  
Publish Date: 9/29/2025 2:46:22 PM  
Original Issue Date: 08/27/23  
Drawn By: MAR  
Reviewed By: SGT

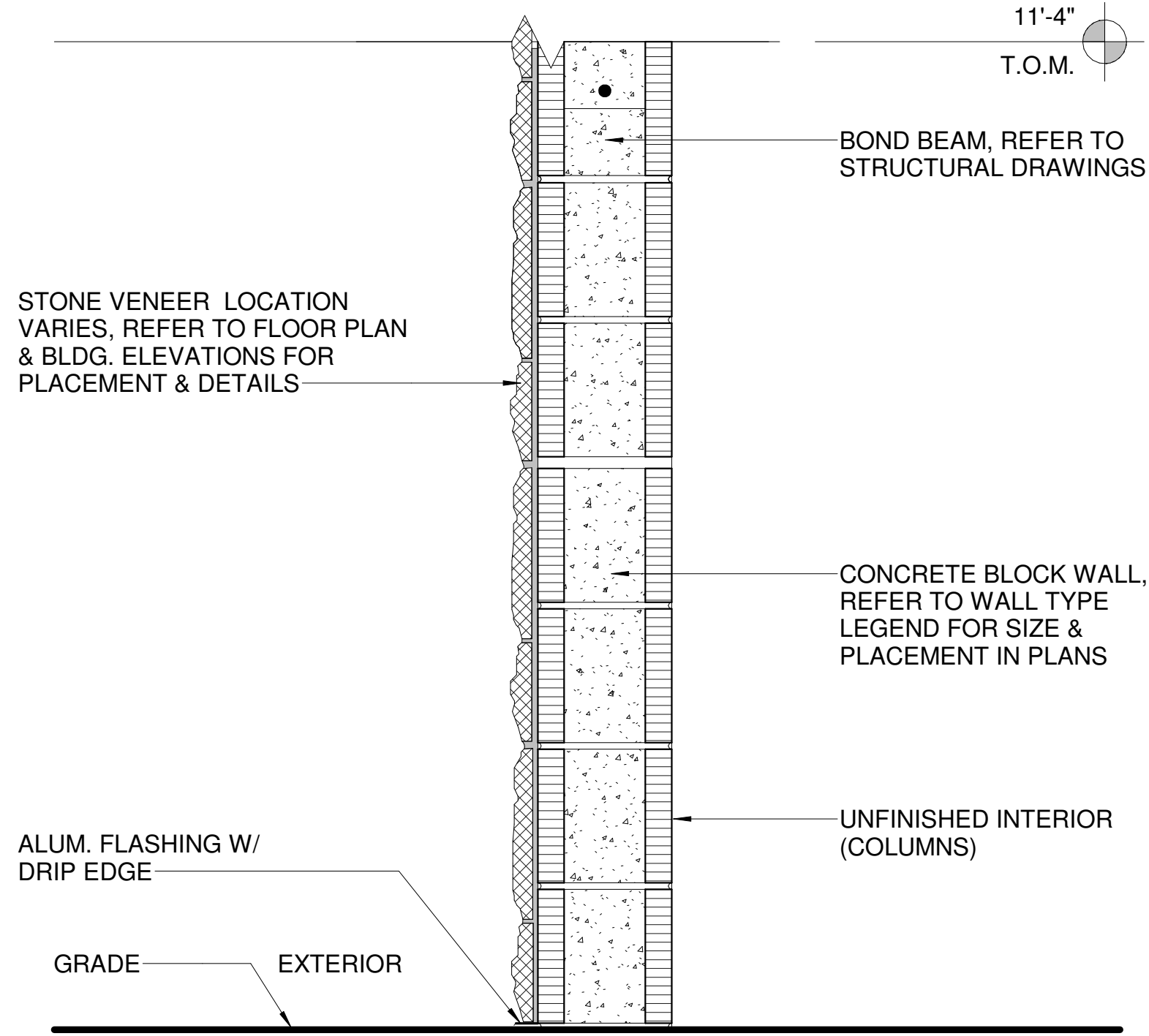
DOOR & WINDOW SCHEDULES & DETAILS  
Project No: 25-01934  
Sheet No: A1000

SITE PLAN SUBMITTAL ONLY

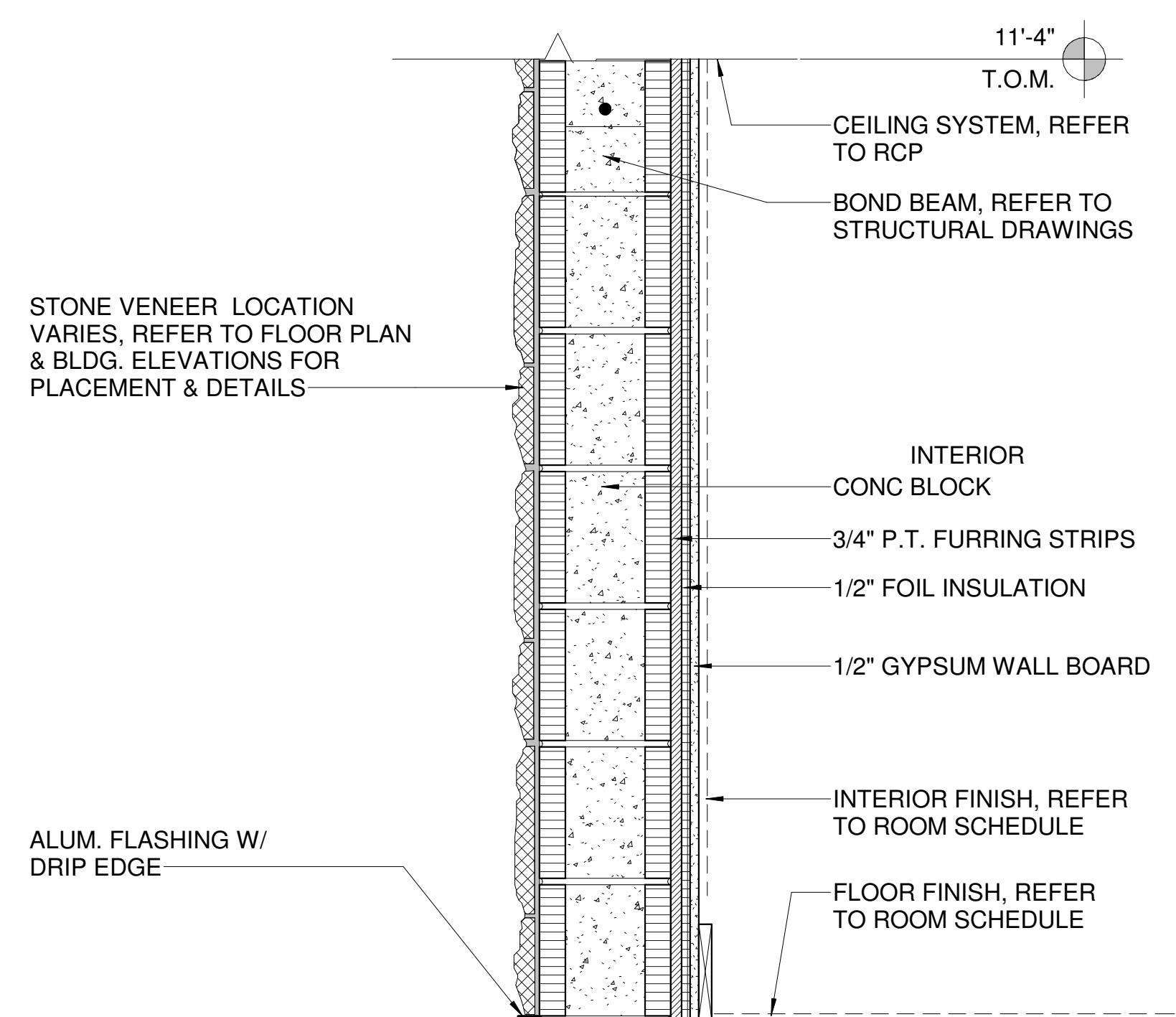




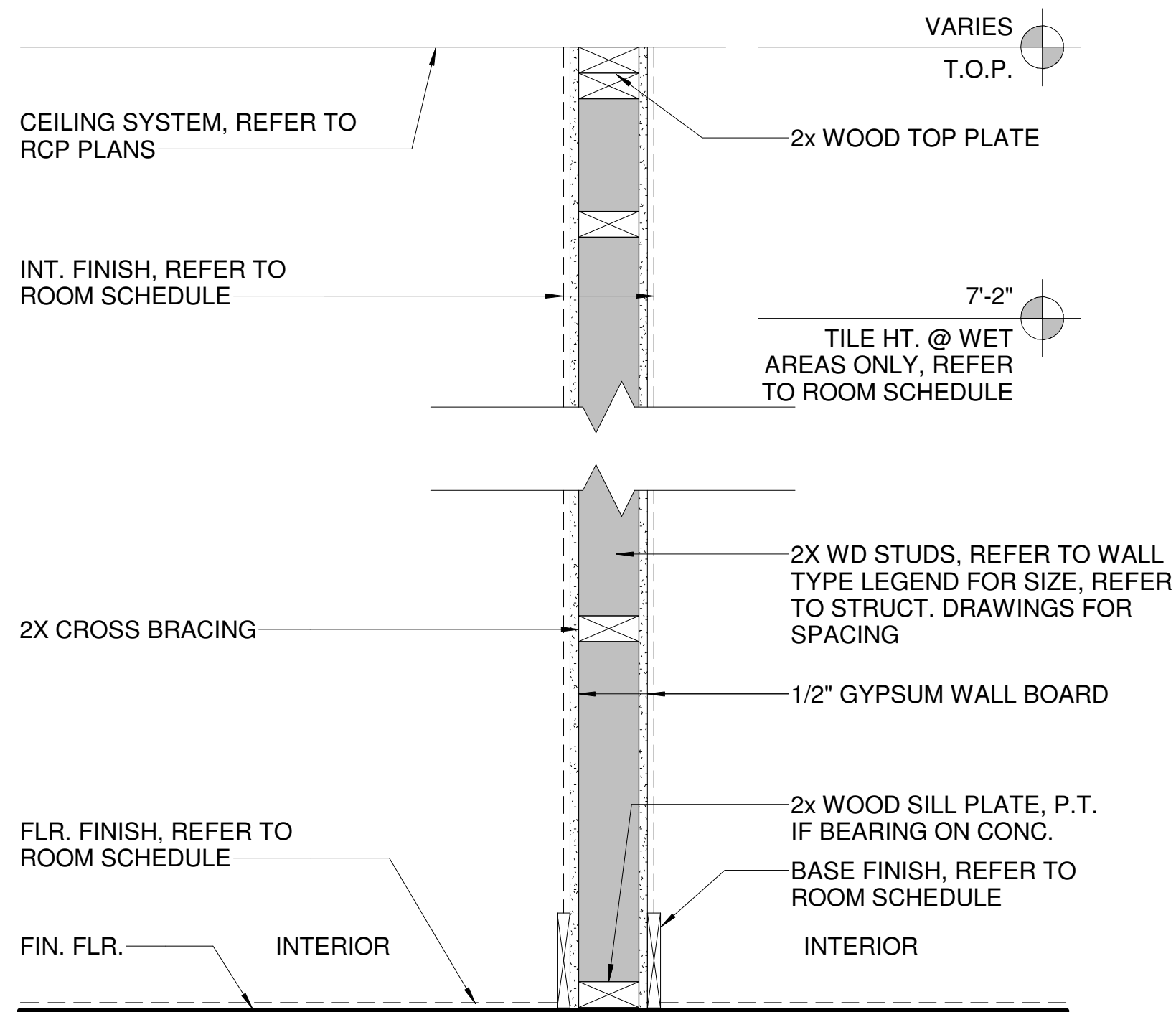
1 P-1 PARTITION TYPE - EXT. CONC. BLOCK WALL & SIDING  
1 1/2" = 1'-0"



2 P-3 PARTITION TYPE - EXT. CONC. BLOCK & STONE  
1 1/2" = 1'-0"



3 P-4 PARTITION TYPE - EXT. CONC. BLOCK & STONE  
1 1/2" = 1'-0"



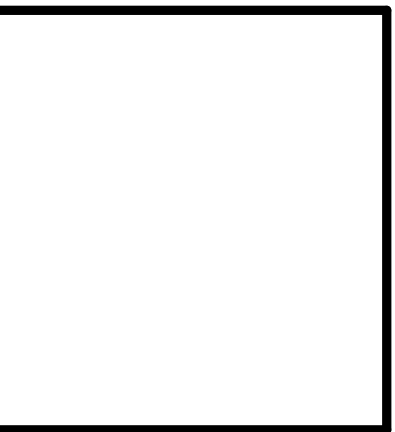
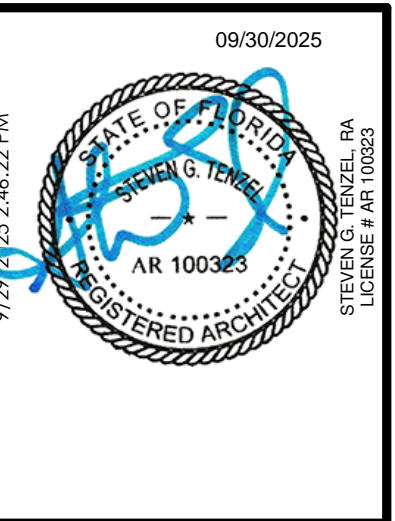
4 P-2 PARTITION TYPE - WD FRAME WALL (NR/NLB)  
1 1/2" = 1'-0"

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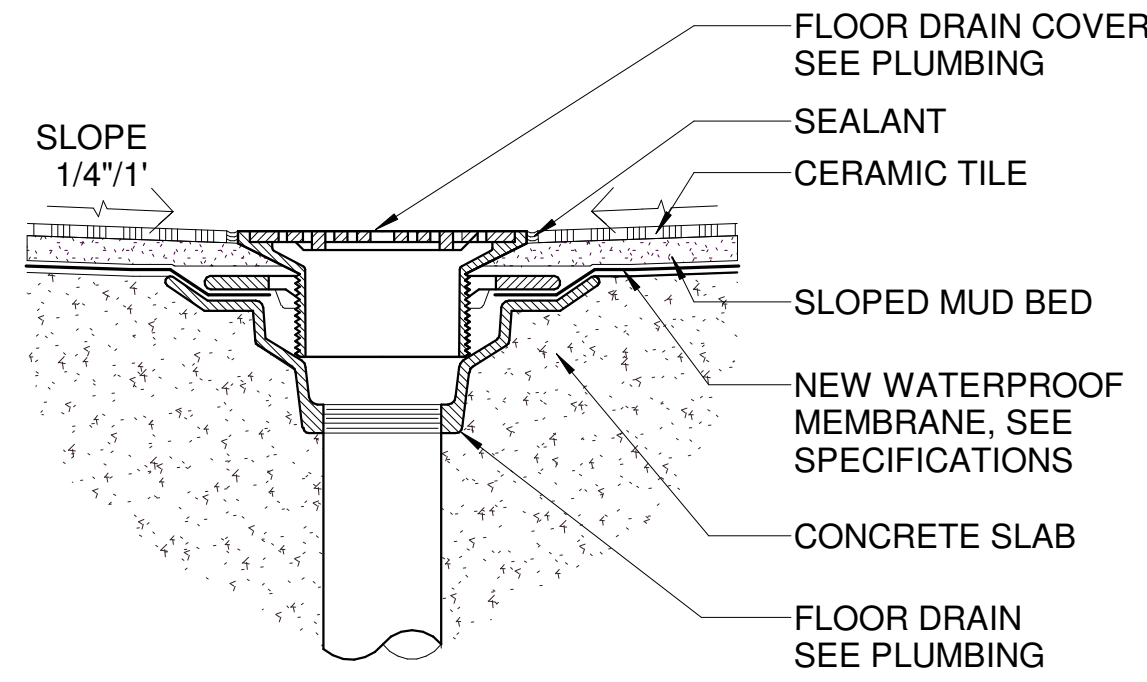
HILLSIDE GROVES AMENITY

HOWEY-IN-THE-HILLS, FLORIDA

Revision Schedule		
NO	DESCRIPTION	00/00/00
Permit #		
Publish Date: 9/29/2025 2:46:22 PM		
Original Issue Date: 08/27/23		
Drawn By: MAR		
Reviewed By: SGT		

WALL PARTITION TYPES  
Project No:  
25-01934  
Sheet No:  
A1100

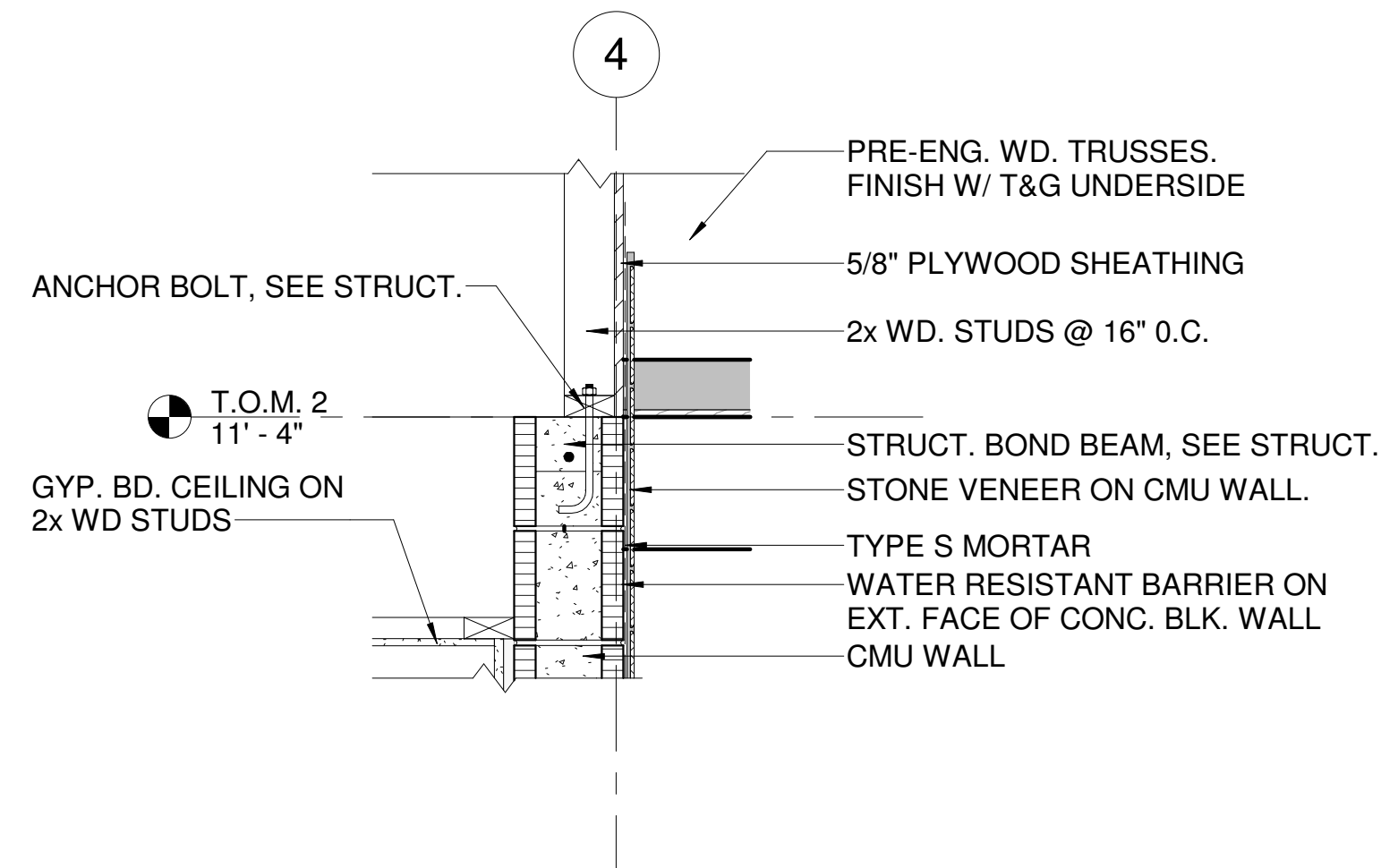




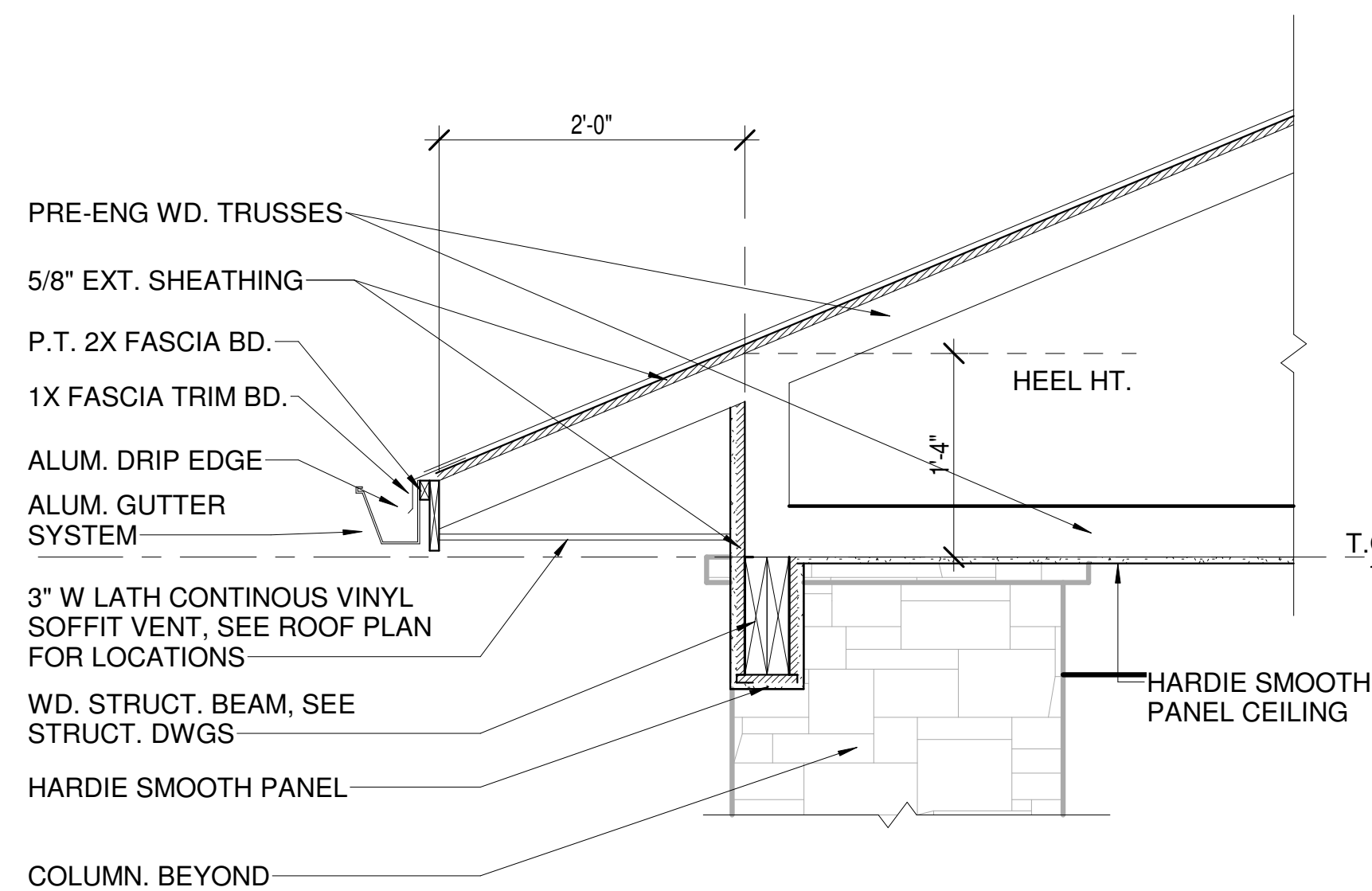
NOTE:

SEE PLUMBING DRAWINGS FOR  
ADDITIONAL INFORMATION.

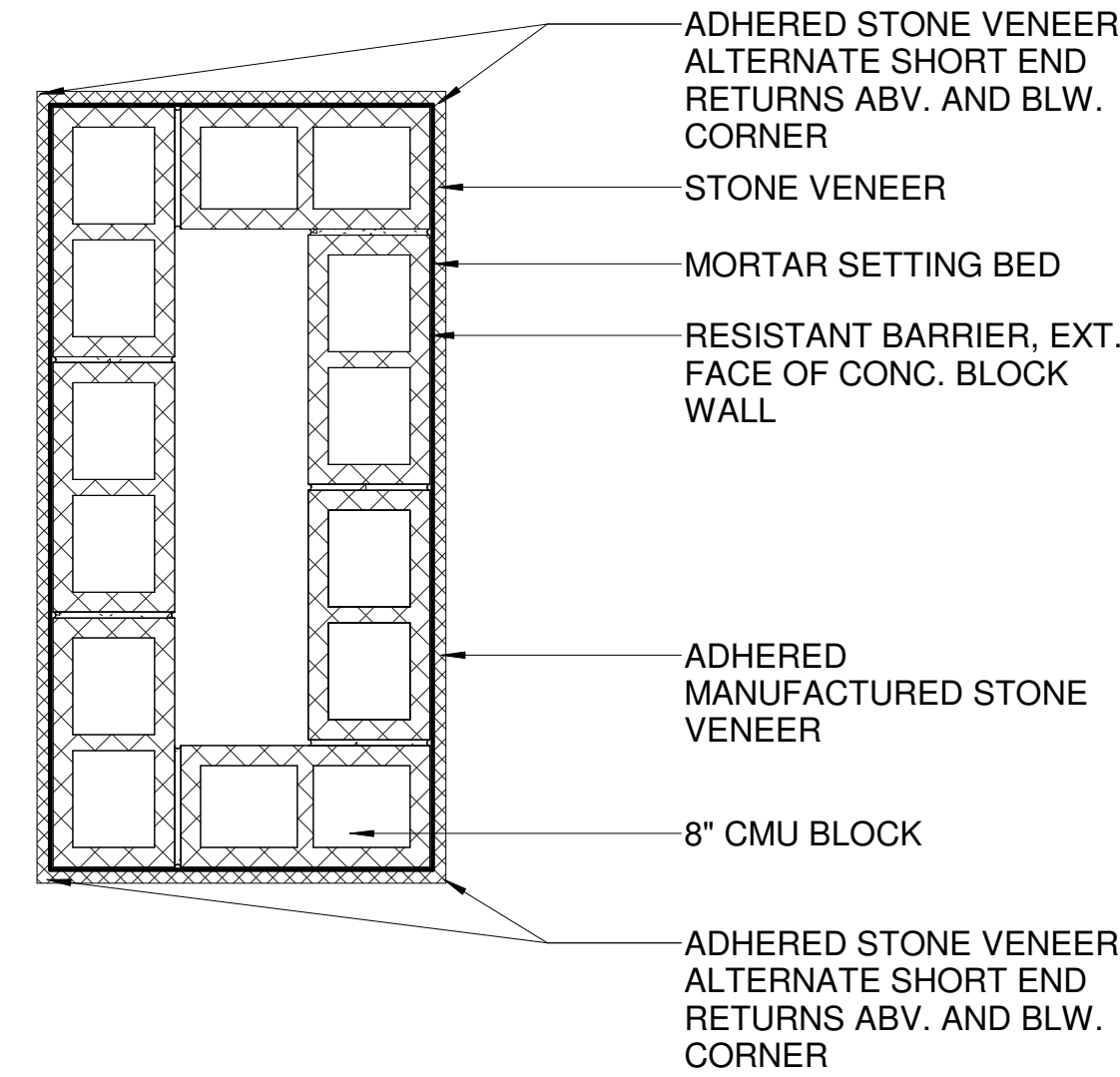
4 FLOOR DRAIN SECTION  
3" = 1'-0"



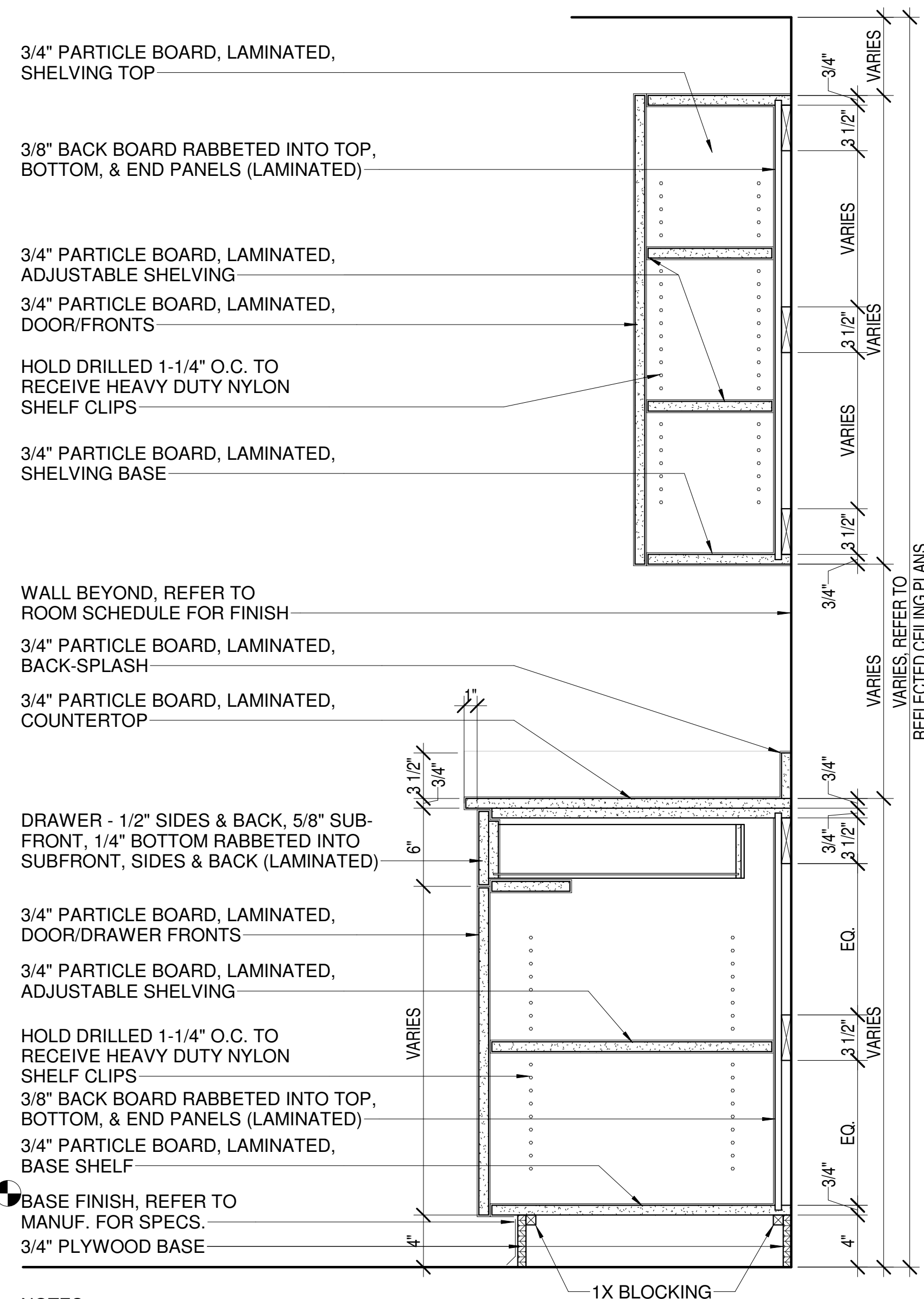
6 WALL DETAIL  
1" = 1'-0"



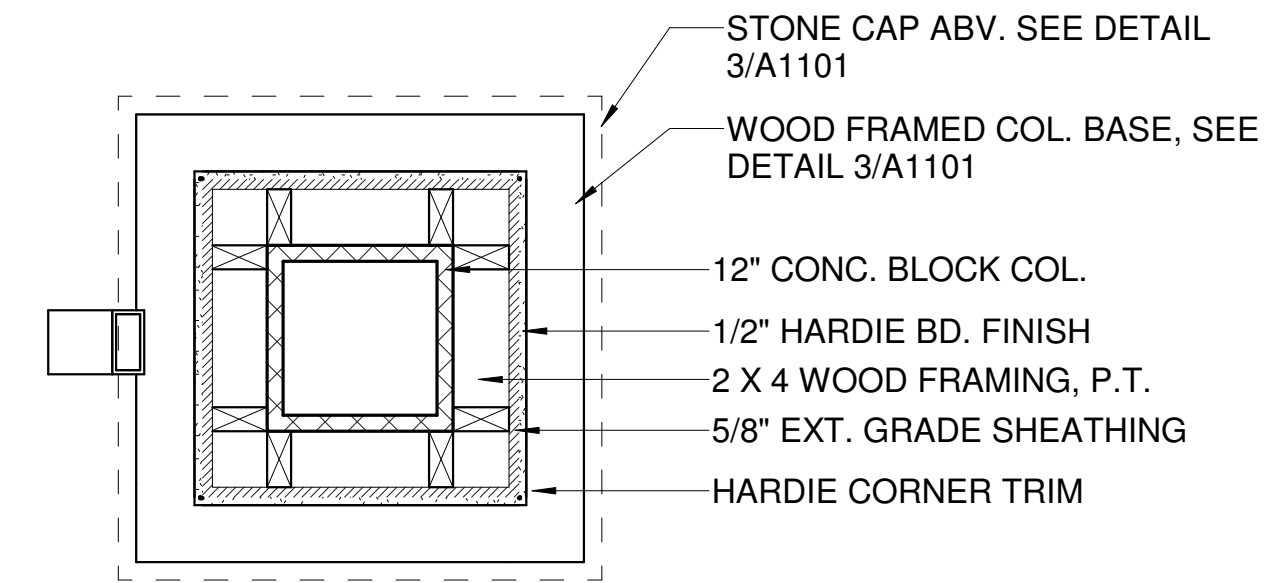
7 ENTRANCE SECTION DETAIL  
1" = 1'-0"



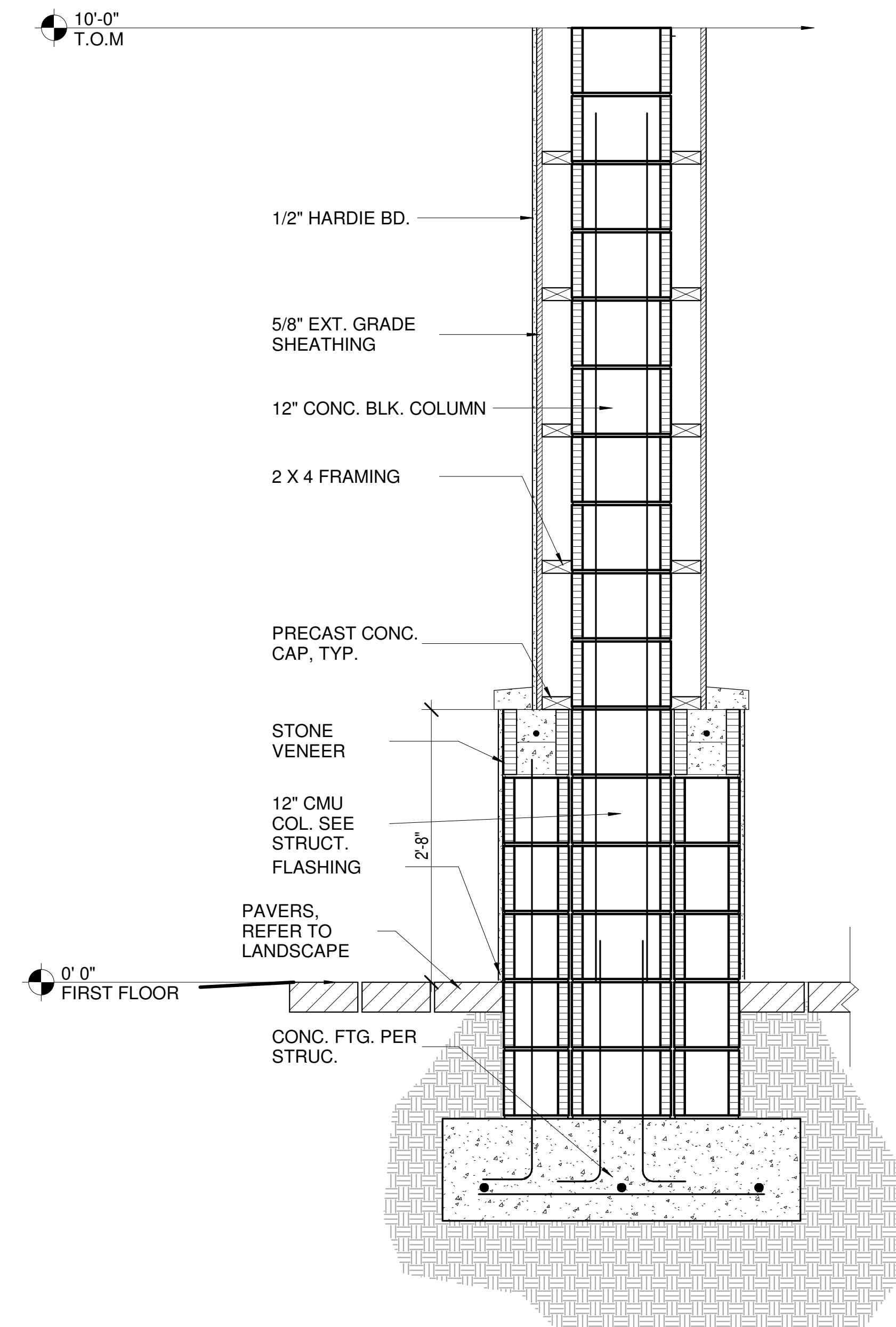
1 TYP. ENLARGED COLUMN PLAN 1  
1" = 1'-0"



5 DETAIL - TYPICAL BASE & UPPER CABINETS  
1 1/2" = 1'-0"



2 TYP. ENLARGED COLUMN PLAN 2  
1" = 1'-0"

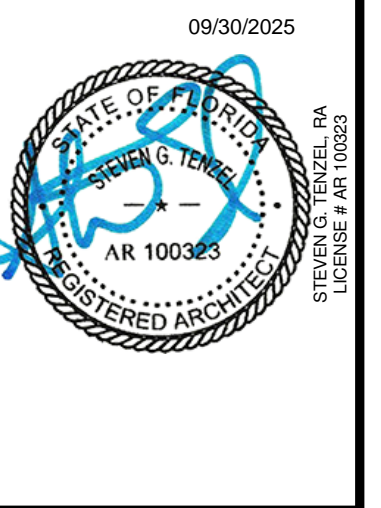


3 COLUMN DETAIL  
1" = 1'-0"



TOTAL SOLUTIONS GROUP  
258 Southhall Lane, Suite 200  
Maitland, Florida, 32751  
(407) 880 2333

100% Employee Owned  
myTSGhome.com



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HILLSIDE GROVES AMENITY

HOWEY-IN-THE-HILLS, FLORIDA

Revision Schedule		
NO	DESCRIPTION	00/00/00

Project No:  
25-01934  
Sheet No:  
A1101

SITE PLAN SUBMITTAL ONLY