D·R·HORTON®
America's Builder

ORANGE COUNTY, FLORIDA

FLORIDA BUILDING CODE (FBCR) 2020 RES. ASCE-7-16

OCCUPANCY:
RESIDENTIAL, R3
CONSTRUCTION TYPE: V-B
UN-SPRINKLED
WIND DESIGN LOAD: 160 MPH EXP C
MIN. INT. FINISH CLASS: "B"

SPECIFIC PARAMETERS FROM FBCR 7TH ED. (2020) CH. R301 USED FOR DESIGN INCLUDE:

- SSTD-10
- CONCRETE MASONRY RESIDENTIAL CONSTRUCTION
- WOOD FRAME CONSTRUCTION MANUAL
- WOOD PRODUCTS PROMOTION COUNCIL
- AMERICAN SOCIETY OF CIVIL ENGINEERS 7-10

- STATE OF FLORIDA
CERTIFIED BUILDING CONTRACTOR:

- STATE OF FLORIDA
PROFESSIONAL ARCHITECT:

MICHAEL C. ANDERSON
AR NO. 17305

A.B. DESIGN GROUP, INC.
1441 RONALD REAGAN NORTH
LONGWOOD, FLORIDA 32750
Tel: (407) 774-6078
Fax: (407) 774-4078

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE FLORIDA BUILDING CODE/RESIDENTIAL 7TH ED. (2020) PER SECTION R301 ASCE 7-16, BUILDING CODE AND ALL OTHER LOCAL APPLICABLE RULES AND REGULATIONS.
2. SUBCONTRACTORS SHALL VERIFY ALL CONDITIONS, DETAILS AND DIMENSIONS BEFORE PROCEEDING WITH THE WORK AND SHALL BE NOTIFIED OF ANY DISCREPANCIES.
3. DO NOT SCALE DRAWINGS.
4. ALL WORK IN QUESTION INCLUDING MATERIALS, FINISHES AND COLORS SHALL BE COORDINATED WITH THE PROJECT MANAGER.
5. MECHANICAL AND ELECTRICAL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR SUBMITTING DRAWINGS AND OBTAINING THEIR RESPECTIVE PERMITS.
6. NUMBER SHALL BE DISPLAYED TO BE EASILY SEEN FROM SHEET IN COLORS THAT CONTRAST TO BLDG.
7. STRUCTURAL DESIGN OF BUILDING LOCATED WITHIN WIND-BORNE DEBRIS REGIONS AS PER FLORIDA BUILDING CODE, RESIDENTIAL 7TH EDITION (2020) FIGURE R301.2(4), PER SECTION R301 ASCE 7-16, BASIC WIND SPEEDS FOR 50-YEAR RECURRING INTERVAL, IS BASED ON ALL DOORS AND WINDOWS TO BE IMPACT RESISTANT MEETING THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996 AND OF ASTM E 1886 OR SUCH OPENINGS SHALL COMPLY WITH SECTION 1609 OF THE FLORIDA BUILDING CODE, BUILDING 7TH EDITION (2020).

ADDRESS CRITERIA

APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR ALL NEW BUILDINGS SO THAT THE NUMBER OR ADDRESS IS PLAINLY VISABLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMERALS SHALL BE NOT LESS THAN THREE INCHES IN HEIGHT FOR RESIDENTIAL BUILDINGS, STRUCTURES, AND AT LEAST SIX INCHES IN HEIGHT FOR ALL OTHER BUILDINGS, STRUCTURES. FFPC 3-7.1

REVISIONS

REV.	DATE	DESCRIPTION

BUILDING DESCRIPTION

OF UNITS CONFIGURED:
6 UNIT BUILDING

UNIT CONFIGURATION FROM LEFT TO RIGHT:
UNIT "A"
UNIT "B"
UNIT "B"
UNIT "B"
UNIT "B"
UNIT "A"

STRUCTURAL LOADS:

FLOORS @ SLEEPING AREA-30PSF LIVE 10PSF DEAD
FLOORS @ NON-SLEEPING AREA-40PSF LIVE 10PSF DEAD
BALCONIES-60PSF LIVE 10PSF DEAD
DECKS-40PSF LIVE 10PSF DEAD
STAIRS-40PSF LIVE 10PSF DEAD
ROOFS- W/ FIBERGLASS SHINGLES 20PSF LIVE 17PSF DEAD
ROOFS- W/ TILE 20PSF LIVE 25PSF DEAD

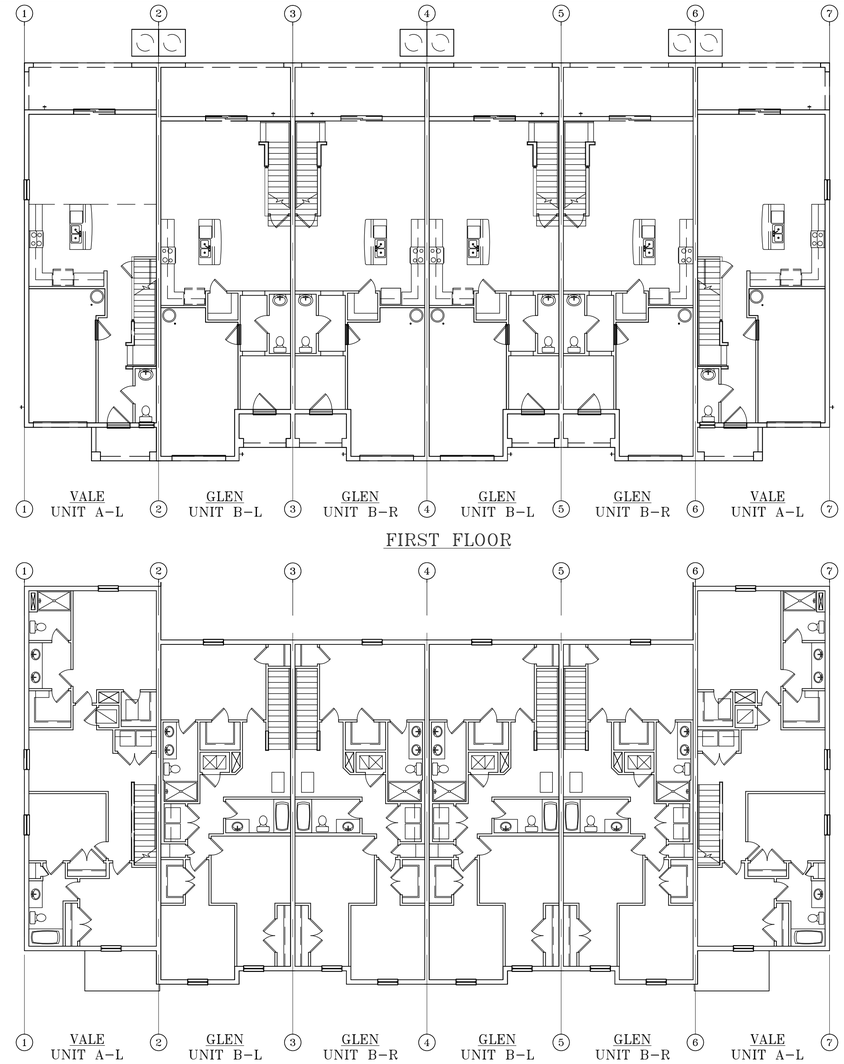
DESIGN CRITERIA:

1. ALLOWABLE UNIT STRESS AND DESIGN CRITERIA:
   A. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE ACI 318
   B. FLORIDA BUILDING CODE / RESIDENTIAL 7TH EDITION (2020) AND ALL APPLICABLE LOCAL AND STATE CODES
2. SOIL
   A. NET ALLOWABLE SOIL BEARING PRESSURE USED IN DESIGN 2000 PSF FOR CONTINUOUS WALL FOOTINGS.
3. CONCRETE AND REINFORCING
   A. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318 AND WITH SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDING ACI 301.
   B. ALL CONCRETE SHALL DEVELOP MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS
   C. REINFORCING BARS SHALL CONFORM TO ASIM A615 A616 OR 617, GRADE 40
4. DESIGN LOADS
   A. IN ACCORDANCE WITH THE FLORIDA BUILDING CODE / RESIDENTIAL (FBCR) 7TH EDITION (2020) PER SECTION R301 ASCE 7-10 CHAPTER 16 ROOF LIVE LOADS OF 20 PSF, DEAD LOAD 17 PSF WIND LOADS IN ACCORDANCE WITH FBCR, 7TH EDITION (2020) SECTION R301, FOR 145 MPH REGION, INTERIOR PARTITIONS PSF PERPENDICULAR TO WALL FACE. (DETERMINATION OF WIND FORCES AS PER FBCR 7TH ED. (2020), SECTION R301)
   B. BASIC WIND SPEED MPH (M/S)= 145 MPH EXP C
   C. INTERNAL PRESSURE CO-EFFICENT=+ .18
   D. BUILDING CATEGORY=II
5. LUMBER
   A. ALL STRUCTURAL LUMBER SHALL BE #2 SYP MACHINE GRADED, EXCEPT INTERIOR BEARING WALLS OR EXTERIOR WALL, UNO. LUMBER FOR INTERIOR BEARING AND EXTERIOR WALL TO BE STUD GRADE SPF OR BETTER.
   B. STRUCTURAL LUMBER CONSISTS (U.N.O) OF : RAFTERS, VERTICAL STRONGBACKS, LEDGERS, BEAMS, AND POSTS.
   C. ALL LUMBER EXPOSED TO WEATHER, OR AGAINST SOIL, CONCRETE OR MASONRY MUST BE PRESSURE TREATED.
6. TRUSSES
   A. PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH FBC/RESIDENTIAL 7TH ED. (2020) TRUSS MANUFACTURER SHALL SUBMIT SIGNED AND SEALED DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
7. GARAGE DOOR
   A. ENGINEERED FOR 145 MPH 3 SEC. GUST MIN. WIND LOAD.
   B. DETAIL TO BE SUPPLIED BY GARAGE DOOR SUPPLIER
   C. DETAIL TO BE ATTACHED TO PERMIT PACKAGE BY BUILDER

INDEX OF DRAWINGS

VALE UNIT A-L | GLEN UNIT B-L | GLEN UNIT B-R | GLEN UNIT B-L | GLEN UNIT B-R | VALE UNIT A-L

FLOOR PLAN CONFIGURATION



FIRST FLOOR

SECOND FLOOR

SQUARE FOOTAGE

SQ.FT. CALC.'S VALE		
1ST LIVING	709	SQ. FT.
2ND LIVING	1049	SQ. FT.
TOTAL AC	1758	SQ. FT.
GARAGE	237	SQ. FT.
LANAI	140	SQ. FT.
ENTRY	48	SQ. FT.
TOTAL UNDER ROOF	2183	SQ. FT.

SQ.FT. CALC.'S GLEN		
1ST LIVING	701	SQ. FT.
2ND LIVING	972	SQ. FT.
TOTAL AC	1673	SQ. FT.
GARAGE	268	SQ. FT.
LANAI	160	SQ. FT.
ENTRY	41	SQ. FT.
TOTAL UNDER ROOF	2142	SQ. FT.

ARCHITECTS
A.B. Design Group LLC
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

DATE	△ DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	

D·R·HORTON®
America's Builder
www.drhorton.com
CBC055300

LOTS **-**
PLATS **-**

TITLE SHEET
VALE AND GLEN
6 UNIT TOWN HOMES
COVER SHEET
160 MPH EXP. C
JOB # 02218.007

STATE OF FLORIDA

MICHAEL C. ANDERSON
AR NO 17305

DATE: 7/7/2021
SCALE:
SHEET NO:
CS

D·R·HORTON®
America's Builder

ORANGE COUNTY, FLORIDA

FLORIDA BUILDING CODE (FBCR) 2020 RES. ASCE-7-16

OCCUPANCY:
RESIDENTIAL, R3
CONSTRUCTION TYPE: V-B
UN-SPRINKLED
WIND DESIGN LOAD: 160 MPH EXP C
MIN. INT. FINISH CLASS: "B"

SPECIFIC PARAMETERS FROM FBCR 7TH ED. (2020) CH. R301 USED FOR DESIGN INCLUDE:

- SSTD-10
- CONCRETE MASONRY RESIDENTIAL CONSTRUCTION
- WOOD FRAME CONSTRUCTION MANUAL
- WOOD PRODUCTS PROMOTION COUNCIL
- AMERICAN SOCIETY OF CIVIL ENGINEERS 7-10

- STATE OF FLORIDA
CERTIFIED BUILDING CONTRACTOR:

- STATE OF FLORIDA
PROFESSIONAL ARCHITECT:

MICHAEL C. ANDERSON
AR NO. 17305

A.B. DESIGN GROUP, INC.
1441 RONALD REAGAN NORTH
LONGWOOD, FLORIDA 32750
Tel: (407) 774-6078
Fax: (407) 774-4078

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE FLORIDA BUILDING CODE/RESIDENTIAL 7TH ED. (2020) PER SECTION R301 ASCE 7-16, BUILDING CODE AND ALL OTHER LOCAL APPLICABLE RULES AND REGULATIONS.
2. SUBCONTRACTORS SHALL VERIFY ALL CONDITIONS, DETAILS AND DIMENSIONS BEFORE PROCEEDING WITH THE WORK AND SHALL BE NOTIFIED OF ANY DISCREPANCIES.
3. DO NOT SCALE DRAWINGS.
4. ALL WORK IN QUESTION INCLUDING MATERIALS, FINISHES AND COLORS SHALL BE COORDINATED WITH THE PROJECT MANAGER.
5. MECHANICAL AND ELECTRICAL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR SUBMITTING DRAWINGS AND OBTAINING THEIR RESPECTIVE PERMITS.
6. NUMBER SHALL BE DISPLAYED TO BE EASILY SEEN FROM SHEET IN COLORS THAT CONTRAST TO BLDG.
7. STRUCTURAL DESIGN OF BUILDING LOCATED WITHIN WIND-BORNE DEBRIS REGIONS AS PER FLORIDA BUILDING CODE, RESIDENTIAL 7TH EDITION (2020) FIGURE R301.2(4), PER SECTION R301 ASCE 7-16, BASIC WIND SPEEDS FOR 50-YEAR RECURRING INTERVAL, IS BASED ON ALL DOORS AND WINDOWS TO BE IMPACT RESISTANT MEETING THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996 AND OF ASTM E 1886 OR SUCH OPENINGS SHALL COMPLY WITH SECTION 1609 OF THE FLORIDA BUILDING CODE, BUILDING 7TH EDITION (2020).

ADDRESS CRITERIA

APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR ALL NEW BUILDINGS SO THAT THE NUMBER OR ADDRESS IS PLAINLY VISABLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMERALS SHALL BE NOT LESS THAN THREE INCHES IN HEIGHT FOR RESIDENTIAL BUILDINGS, STRUCTURES, AND AT LEAST SIX INCHES IN HEIGHT FOR ALL OTHER BUILDINGS, STRUCTURES. FFPC 3-7.1

REVISIONS

REV.	DATE	DESCRIPTION

BUILDING DESCRIPTION

OF UNITS CONFIGURED:
6 UNIT BUILDING

UNIT CONFIGURATION FROM LEFT TO RIGHT:
UNIT "A"
UNIT "B"
UNIT "B"
UNIT "B"
UNIT "B"
UNIT "A"

STRUCTURAL LOADS:

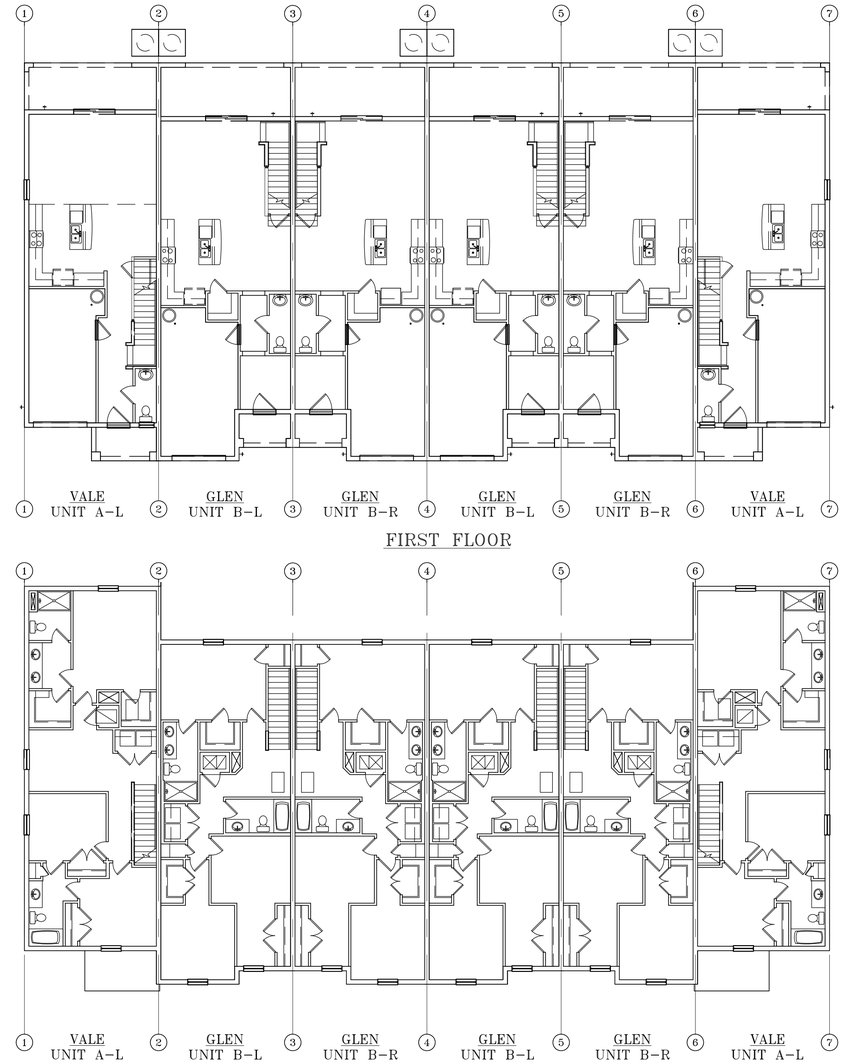
FLOORS @ SLEEPING AREA-30PSF LIVE
10PSF DEAD
FLOORS @ NON-SLEEPING AREA-40PSF LIVE
10PSF DEAD
BALCONIES-60PSF LIVE
10PSF DEAD
DECKS-40PSF LIVE
10PSF DEAD
STAIRS-40PSF LIVE
10PSF DEAD
ROOFS- W/ FIBERGLASS SHINGLES 20PSF LIVE
17PSF DEAD
ROOFS- W/ TILE 20PSF LIVE
25PSF DEAD

DESIGN CRITERIA:

1. ALLOWABLE UNIT STRESS AND DESIGN CRITERIA:
   A. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE ACI 318
   B. FLORIDA BUILDING CODE / RESIDENTIAL 7TH EDITION (2020) AND ALL APPLICABLE LOCAL AND STATE CODES
2. SOIL
   A. NET ALLOWABLE SOIL BEARING PRESSURE USED IN DESIGN 2000 PSF FOR CONTINUOUS WALL FOOTINGS.
3. CONCRETE AND REINFORCING
   A. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318 AND WITH SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDING ACI 301.
   B. ALL CONCRETE SHALL DEVELOP MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS
   C. REINFORCING BARS SHALL CONFORM TO ASIM A615 A616 OR 617, GRADE 40
4. DESIGN LOADS
   A. IN ACCORDANCE WITH THE FLORIDA BUILDING CODE / RESIDENTIAL (FBCR) 7TH EDITION (2020) PER SECTION R301 ASCE 7-10 CHAPTER 16 ROOF LIVE LOADS OF 20 PSF, DEAD LOAD 17 PSF WIND LOADS IN ACCORDANCE WITH FBCR, 7TH EDITION (2020) SECTION R301, FOR 145 MPH REGION, INTERIOR PARTITIONS PSF PERPENDICULAR TO WALL FACE. (DETERMINATION OF WIND FORCES AS PER FBCR 7TH ED. (2020), SECTION R301)
   B. BASIC WIND SPEED MPH (M/S)= 145 MPH EXP C
   C. INTERNAL PRESSURE CO-EFFICENT=+ .18
   D. BUILDING CATEGORY=II
5. LUMBER
   A. ALL STRUCTURAL LUMBER SHALL BE #2 SYP MACHINE GRADED, EXCEPT INTERIOR BEARING WALLS OR EXTERIOR WALL, UNO. LUMBER FOR INTERIOR BEARING AND EXTERIOR WALL TO BE STUD GRADE SPF OR BETTER.
   B. STRUCTURAL LUMBER CONSISTS (U.N.O) OF : RAFTERS, VERTICAL STRONGBACKS, LEDGERS, BEAMS, AND POSTS.
   C. ALL LUMBER EXPOSED TO WEATHER, OR AGAINST SOIL, CONCRETE OR MASONRY MUST BE PRESSURE TREATED.
6. TRUSSES
   A. PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH FBC/RESIDENTIAL 7TH ED. (2020)
   TRUSS MANUFACTURER SHALL SUBMIT SIGNED AND SEALED DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
7. GARAGE DOOR
   A. ENGINEERED FOR 145 MPH 3 SEC. GUST MIN. WIND LOAD.
   B. DETAIL TO BE SUPPLIED BY GARAGE DOOR SUPPLIER
   C. DETAIL TO BE ATTACHED TO PERMIT PACKAGE BY BUILDER

INDEX OF DRAWINGS

FLOOR PLAN CONFIGURATION



FIRST FLOOR

SECOND FLOOR

SQUARE FOOTAGE

SQ.FT. CALC.'S VALE		
1ST LIVING	709	SQ. FT.
2ND LIVING	1049	SQ. FT.
TOTAL AC	1758	SQ. FT.
GARAGE	237	SQ. FT.
LANAI	140	SQ. FT.
ENTRY	48	SQ. FT.
TOTAL UNDER ROOF	2183	SQ. FT.

SQ.FT. CALC.'S GLEN		
1ST LIVING	701	SQ. FT.
2ND LIVING	972	SQ. FT.
TOTAL AC	1673	SQ. FT.
GARAGE	268	SQ. FT.
LANAI	160	SQ. FT.
ENTRY	41	SQ. FT.
TOTAL UNDER ROOF	2142	SQ. FT.

ARCHITECTS
A.B. Design Group LLC.
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

DATE	△ DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	

D·R·HORTON®
America's Builder
www.drhorton.com
CBC055300

LOTS **-**
PLATS **-**

TITLE SHEET
VALE AND GLEN
6 UNIT TOWN HOMES
COVER SHEET
160 MPH EXP. C

JOB #
02218.007

STATE OF FLORIDA

MICHAEL C. ANDERSON
AR NO 17305

DATE: 7/7/2021
SCALE:
SHEET NO:
CS

GENERAL NOTES

1. ALL WORK DONE UNDER THIS CONTRACT SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE RESIDENTIAL (FBCR) 7th EDITION, (2020). ALL REFERENCED CHAPTERS, CODE SECTIONS AND TABLES STATED IN THESE DOCUMENTS ARE UNDER FBCR 7TH EDITION (2020) UNO.

2. WHERE BUILDING LOCATIONS ARE DETERMINED TO BE IN WIND BORNE DEBRIS REGIONS, ALL EXTERIOR BUILDING OPENINGS SUCH AS WINDOWS AND DOORS SHALL BE PROTECTED AGAINST WINDBORNE DEBRIS BY THE INSTALLATION OF STRUCTURAL PANELS OR IMPACT-RESISTANT GLASS. THESE OPENING PROTECTIONS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH FBCR 2020 CHAPTER 3, SECTION R301.2.1.2.

3. DO NOT SCALE DRAWINGS. THE CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO WORK PERFORMED AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE FOUND.

4. THE CONTRACTOR SHALL BRING ERRORS AND OMISSIONS WHICH MAY OCCUR IN CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT IN WRITING AND WRITTEN INSTRUCTIONS SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENTS, OF WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.

5. THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SAFETY AND CONSTRUCTION PROCEDURES, TECHNIQUES, OR THE FAILURE OF THE BUILDER TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR THE REQUIRED CODES.

6. THE STRUCTURAL DESIGN IS BASED ON THE INTERACTION OF ALL PARTS OF THE COMPLETED BUILDING. THE CONTRACTOR SHALL SOLELY BEAR THE RISK FOR PROVIDING ADEQUATE STABILITY AND SAFETY OF THE STRUCTURE DURING CONSTRUCTION UNTIL PERMANENT MEMBERS ARE COMPLETELY INSTALLED.

7. DETAILS SHOWN ON THE DRAWINGS ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.

8. THE CONTRACTOR SHALL MAKE NO STRUCTURAL CHANGES WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT/ENGINEER.

9. NO STRUCTURAL MEMBERS ARE TO BE CUT FOR PIPES, DUCTS, ETC. UNLESS SPECIFICALLY DETAILED.

GARAGES AND CARPORTS

1. GARAGE DOOR
   - A. ENGINEERED FOR MIN. WIND LOAD, LISTED ON COVER SHEET
   - B. DETAIL TO BE SUPPLIED BY GARAGE DOOR SUPPLIER
   - C. DETAIL TO BE ATTACHED TO PERMIT PACKAGE BY BUILDER

2. AS PER SECTION R302.5.1: OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1-3/8 INCHES THICK, OR 20-MINUTE FIRE-RATED DOORS.

3. AS PER SECTION R302.5.2: DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (0.48 MM) SHEET STEEL 1" MIN. RIGID ON-METALLIC CLASS OR CLASS 1 DUCT BOARD OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

4. AS PER SECTION R302.6 & TABLE R302.6: THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½ -INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5 / 8 -INCH TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN ½-INCH GYPSUM BOARD OR EQUIVALENT.

SITE WORK

1. REFER TO THE SOILS REPORT FOR SPECIFIC DESIGN REQUIREMENTS (IF REQUIRED BY BUILDING DEPARTMENT).

2. REFER TO THE CIVIL DRAWINGS FOR LOCATION OF BUILDING WORKING POINTS, ROUGH GRADING, ON-SITE UTILITIES, SITE IMPROVEMENTS, SITE RETAINING WALLS, AND SPECIFIC GENERAL NOTES. THE SOILS REPORT AND CIVIL DRAWINGS SHALL OVERRIDE CONFLICTS WITH SITE WORK NOTED HEREIN.SEE LANDSCAPE DRAWINGS FOR FINAL FINISH GRADES, PLANTING AND IRRIGATION.

3. ELEVATIONS SHOWN ON THE SITE DRAWINGS ARE MINIMUM REQUIRED DEPTHS, IF DIFFERENT CONTACT THE ARCHITECT.

4. NO EXCAVATION SHALL BE MADE WHOSE DEPTH BELOW THE FOOTING IS GREATER THAN ½ THE HORIZONTAL DISTANCE FROM THE NEAREST EDGE OF THE FOOTING.

5. ALL BACKFILL AT STRUCTURES, SLABS, STEPS, AND PAVEMENTS SHALL BE CLEAN GRANULAR FILL. PLACE IN 8" LAYERS AND COMPACT TO 95% MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D1557-2012 E1. THE BUILDING SITE SHALL BE KEPT DRY SO THAT EROSION WILL NOT OCCUR IN THE FOUNDATIONS.

6. COMPACTION BY FLOODING OR JETTING IS STRICTLY PROHIBITED.

7. DO NOT BACKFILL UNTIL SLABS HAVE CURED OR HAVE BEEN PROPERLY BRACED. (WHERE APPLICABLE)

8. EXCAVATIONS TO BE A MINIMUM OF 3'- 0" BEYOND NEW FOOTING LINE.

9. THE GENERAL CONTRACTOR MUST TAKE MEASURES TO CONTROL SOIL EROSION AS PER ALL LOCAL AND STATE REQUIREMENTS.

10. THIS BUILDING IS NOT DESIGNED TO BE CONSTRUCTED WITHIN A FLOOD ZONE, UNO. CONTRACTOR IS TO VERIFY THE ELEVATION OF THE FINISHED FLOOR SLAB WITH THE SIGNED AND SEALED SURVEY WHICH COMPLIES WITH ALL LOCAL CODES HAVING JURISDICTION, INCLUDING ALL APPLICABLE STATE, CITY, AND COUNTY BUILDING AND ZONING CODES.

11. SWIMMING POOL, DECK, SPA, AND ASSOCIATED WORK IS TO BE PERMITTED SEPARATELY BY ENGINEERED SHOP DRAWING.

12. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

TIMBER

1. ALL WOODS AND WOOD CONSTRUCTION SHALL COMPLY WITH SPECIFICATIONS AND CODES MODIFICATIONS AS SPECIFIED HEREIN:
   - A. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (STANDARDS MANUAL)
   - B. NATIONAL FOREST PRODUCTS ASSOCIATION:
     - I. NATIONAL DESIGN SPECIFICATIONS (NDS) FOR WOOD CONSTRUCTION
   - C. SOUTHERN PINE INSPECTION BUREAU:
     - I. STANDARD GRADING RULES FOR SOUTHERN PINE LUMBER
   - D. TRUSS PLATE INSTITUTE:
     - I. NATIONAL DESIGN STANDARDS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES (TPI 1-2014)
   - E. APA - THE ENGINEERED WOOD ASSOCIATION :
     - I. ENGINEERED WOOD CONSTRUCTION GUIDE
   - F. AMERICAN WOOD PRESERVERS ASSOCIATION STANDARDS

2. ALL LUMBER EXPOSED TO WEATHER, OR AGAINST SOIL, CONCRETE OR MASONRY MUST BE PRESSURE TREATED.

3. MINIMUM NAILING PER CHAPTER 6- WALL CONSTRUCTION AND TYPICAL NAILING SCHEDULE ON PLANS.

4. NOTCHING OR CUTTING OF FRAMING MEMBERS SHALL COMPLY WITH CHAPTER 6- WALL CONSTRUCTION.

5. WALL SHEATHING SHALL BE PER STRUCTURAL, SEE ROOF/WALL/FLOOR SHEATHING FASTENER SCHEDULE ON SHEET SN1.

6. MINIMUM DIMENSION OF ANY PLYWOOD SHEET SHALL BE 24" AND THE MINIMUM AREA SHALL BE 8 FT . SQ.

PLUMBING

1. SANITARY LINES SHALL BE OF CAST IRON OR PVC (SCHEDULE 40) AS APPROVED BY THE BUILDING OFFICIAL.
2. WATER SUPPLY LINES SHALL BE CPVC OR UPONOR PEX "A" (CROSS-LINKED POLYETHYLENE) WITH F1960 FITTINGS.
3. CONDENSATION LINES SHALL BE MINIMUM ¾" PVC (SCHEDULE 40), INSULATED WITH ½" AMAFLEX.
4. SHOWER HEADS SHALL HAVE A FLOW CONTROL DEVICE TO GIVE A MAXIMUM FLOW OF 3 GPM EACH.
5. ALL CLEANOUTS SHALL BE FLUSH WITH GRADE.
6. NO VENT STACKS SHALL PASS THROUGH ROOF CRICKETS, VALLEYS, OR RIDGES.
7. SIZE AND LOCATION OF CLEANOUTS SHALL CONFORM TO FBCR SECTION P3005.2.
8. FIXTURE SUPPLY SIZES SHALL CONFORM TO FBCR SECTION P2903.
9. THE PLUMBER IS TO DIVERT ALL VENTS TO REAR ELEVATION WHEN POSSIBLE.
10. DRILLING & NOTCHING OF WOOD FRAMED STRUCTURAL MEMBERS SHALL FOLLOW PROVISIONS OF FBCR SECTION P2603.2.

EXTERIOR WALL COVERINGS

1. ALL EXTERIOR WALL COVERINGS AND SOFFITS SHALL BE CAPABLE OF RESISTING THE DESIGN PRESSURES SPECIFIED FOR THE WALLS FOR COMPONENTS AND CLADDING LOADS IN ACCORDANCE WITH FBCR TABLE R301.2(2) AS MODIFIED BY FBCR TABLE R301.2(3), MANUFACTURED SOFFITS SHALL BE TESTED AT 1.5 TIMES THE DESIGN PRESSURE

EXTERIOR FINISHES

1. WHEN PLASTERING WITH CEMENT, PLASTER SHALL NOT BE LESS THAN THREE COATS, ⅞" THICK, OVER FRAMED WALLS APPLIED OVER PAPER BACKED METAL LATH OR WIRE FABRIC LATH AND WITH TWO LAYERS OF VAPOR BARRIER, NOT LESS THAN 2 COATS, 1/2" THICK, WHERE APPLIED OVER MASONRY OR CONCRETE.
2. STUCCO OR PORTLAND CEMENT PLASTER SHALL BE INSTALLED, PROPORTIONED AND MIXED IN ACCORDANCE WITH ASTM-C926-18b, ASTM-C1063-19a & ASTM-C1787.
3. LATH & ACCESORIES PER ASTM-C-1063-19a & R703.7.1. ALL STUCCO APPLICATION DETAILS, INCLUDING BUT NOT LIMITED TO:
   - -- ALL STUCCO CONTROL JOINTS
   - -- "L" FLASHING
   - -- PIPE PENETRATION DETAILS
   - -- WEEP SCREED DETAILS
   - -- CASING BEAD DETAILS
   - -- CANTILEVER DRIP EDGE DETAILS
   - -- WINDOW CASING DETAILS
   - -- WINDOW FLASHING DETAILS
   - -- KICK-OUT DETAILS
   - -- HORIZONTAL LATH AND PAPER DETAILS
   - -- VENT PENETRATION DETAILS
   - -- CONDUIT PENETRATION DETAILS
   - -- DRIP EDGE DETAILS
   - -- CORNER BEAD DETAILS
   - -- STUCCO TO SIDING TRANSITION DETAILS
4. SHALL BE INSTALLED PER ASTM-C1063 - 19a AND R703.7.

FIRE RESISTANT CONSTRUCTION

UNDER STAIR PROTECTION:

1. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD. R302.7.

EXTERIOR CEILINGS

1. EXTERIOR CEILING TO BE 1/2" GOLD BOND BRAND EXTERIOR SOFFIT BOARD INSTALLED PERPENDICULAR TO THE FRAMING MEMBERS. THE 1/2" GOLD BOND BRAND EXTERIOR SOFFIT BOARD IS TO BE SECURED TO THE FRAMING MEMBERS WITH 1 1/4" TYPE "W" DRYWALL SCREWS AT 12" O.C. (PER MANUFACTURER'S SPECIFICATIONS).

CONSTRUCTION OBSERVATION

CONSTRUCTION OBSERVATION SERVICES / CONSTRUCTION ADMINISTRATION SERVICES ARE **NOT** A PART OF AB DESIGN GROUP'S SERVICES FOR THIS PROJECT.

IT IS UNDERSTOOD AND AGREED THAT AB DESIGN GROUP'S SCOPE OF SERVICES DOES NOT INCLUDE PROJECT OBSERVATION OR REVIEW OF THE BUILDER'S / CONTRACTOR'S PERFORMANCE OR ANY OTHER CONSTRUCTION PHASE SERVICES, AND THAT SUCH SERVICES WILL BE PROVIDED BY THE BUILDER. THE BUILDER ASSUMES ALL RESPONSIBILITY FOR INTERPRETATION OF THE CONTRACT DOCUMENTS, AND FOR CONSTRUCTION OBSERVATION.

CONTROL DATE: 12/10/20 (RM)

ARCHITECTS
AB Design Group LLC.
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

DATE	△ DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	

D·R·HORTON®
America's Builder
www.drhorton.com
CBC055300

LOTS **-**
PLATS **-**

TITLE SHEET
VALE AND GLEN
6 UNIT TOWN HOMES
GENERAL NOTES
160 MPH EXP. C
JOB #
02218.007

STATE OF FLORIDA

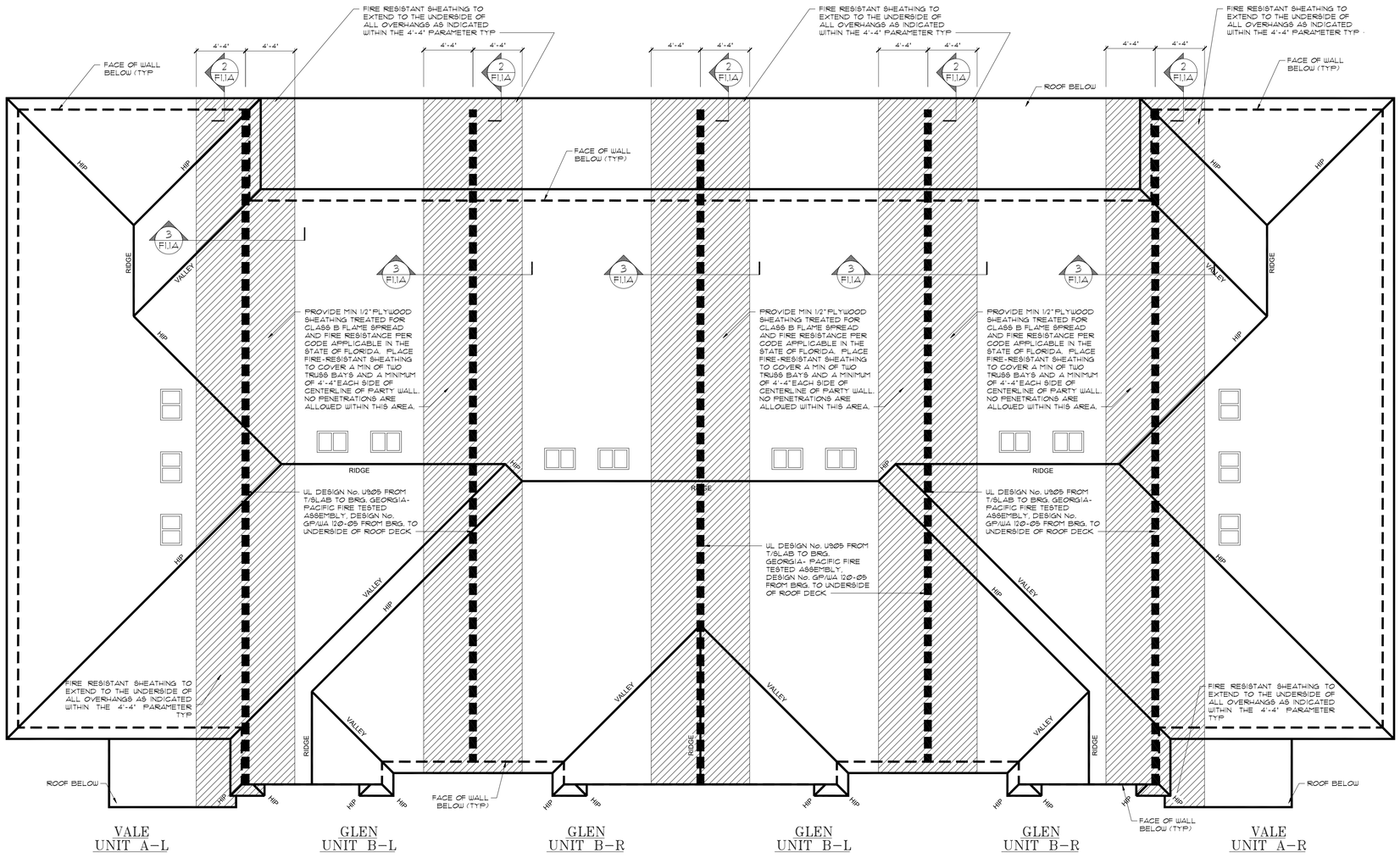
MICHAEL C. ANDERSON
AR NO 17305

DATE: 7/7/2021
SCALE:
SHEET NO:
GN

FIRE PROTECTION LEGEND

PROVIDE MIN 1/2" PLYWOOD SHEATHING TREATED FOR CLASS B FLAME SPREAD AND FIRE RESISTANCE PER CODE APPLICABLE IN THE STATE OF FLORIDA. PLACE FIRE-RESISTANT SHEATHING TO COVER A MIN OF TWO TRUSS BAYS AND A MINIMUM OF 4'-4" EACH SIDE OF CENTERLINE OF PARTY WALL. NO PENETRATIONS ARE ALLOWED WITHIN THIS AREA. SHEATHING TO EXTEND TO UNDERSIDE OF ALL OVERHANGS AS INDICATED WITHIN THE 4'-4" PARAMETERS

UL DESIGN NO. U805 FROM T/SLAB TO BR. GEORGIA-PACIFIC FIRE TESTED ASSEMBLY, DESIGN No. GP/WA 120-05 FROM BRG. TO UNDERSIDE OF ROOF DECK



FIRE PROTECTION PLAN

SCALE: 3/16 = 1'-0"

ARCHITECTS
AB Design Group LLC.
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

DATE	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	

D·R·HORTON®
America's Builder
www.drhorton.com
CBC055300

LOTS **-**
PLATS **-**

TITLE SHEET
VALE AND GLEN
6 UNIT TOWN HOMES
FIRE PROTECTION PLAN
160 MPH EXP. C
JOB #
02218.007

STATE OF FLORIDA

MICHAEL C. ANDERSON
AR NO 17305

DATE: 7/7/2021
SCALE:
SHEET NO:
F1

UL Product iQ™

BXUV.U905

Design/System/Construction/Assembly Usage Disclaimer

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

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

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

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

Design No. U905

March 02, 2020

Bearing Wall Rating — 2 HR.

Nonbearing Wall Rating — 2 HR

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

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

1. Concrete Blocks* — Various designs. Classification D-2 (2 hr).
See Concrete Blocks category for list of eligible manufacturers.

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

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

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

5. Foamed Plastic* — (Optional-Not Shown) — 1-1/2 in. thick max, 4 ft wide sheathing attached to concrete blocks (Item 1).
ATLAS ROOFING CORP — "EnergyShield Pro Wall Insulation", "EnergyShield Pro 2 Wall Insulation", EnergyShield CGF Pro and EnergyShield Ply Pro

CARLISLE COATINGS & WATERPROOFING INC — Type IR2+ SHEATHE

DUPONT DE NEMOURS, INC. — Types Thermax Sheathing, Thermax Light Duty Insulation, Thermax Heavy Duty Insulation, Thermax Metal Building Board, Thermax White Finish Insulation, Thermax ci Exterior Insulation, Thermax XARMOR ci Exterior Insulation, Thermax IH Insulation, Thermax Plus Liner Panel, Thermax Heavy Duty Plus (HDP), TUFF-R™ ci Insulation, Thermax Butler Stylwall Insulation Board and Thermax Morton Heavy Duty Insulation Board

FIRESTONE BUILDING PRODUCTS CO. L.L.C — "Enverge™ CI Foil Exterior Wall Insulation" and "Enverge™ CI Glass Exterior Wall Insulation"

HUNTER PANELS, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC — Types "Xci-Class A", "Xci Foil (Class A)", "Xci 286"

RMAX OPERATING L.L.C — Types "TSX-8500", "ECOMAXci FR", "TSX-8510", "ECOMAX xi FR White", "ECOMAXci", "ECOMAXci FR Air Barrier", "Thermasheath-XP", "Thermasheath", "Duresheath", "Thermasheath-3", "Duresheath-3".

5A. Building Units — As an alternate to Items 5, min. 1-in thick polyisocyanurate composite foamed plastic insulation boards, nom. 48 by 48 or 96 in.
HUNTER PANELS, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC — "Xci NB", "Xci Ply"

RMAX OPERATING L.L.C — "Thermasheath-SI", "ECOBASEci", "Thermabase-CI", "ECOMAXci FR Ply", "ECOMAXci Ply".

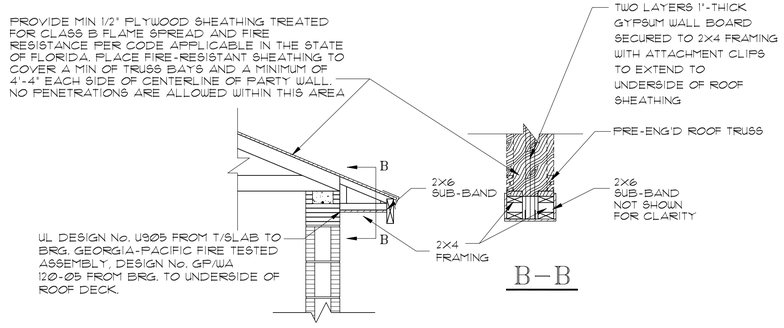
*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada),**

respectively.

Last Updated on 2020-03-02

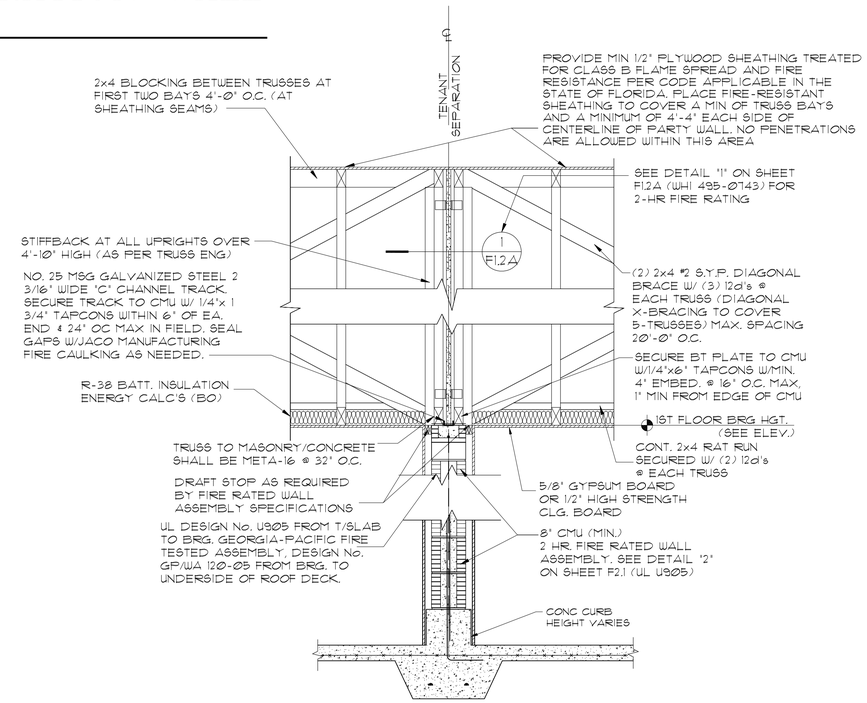
2HR FIRE RATED SEPARATION WALL
UL DESIGN NO. U905

1 SCALE: NTS



B–B

2 2HR FIRE RATED SEPARATION WALL
SCALE: 3/4" = 1'-0"



3 2HR FIRE RATED SEPARATION WALL
SCALE: 3/4" = 1'-0"

ARCHITECTS
A B Design Group LLC
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

DATE	△ DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	

D·R·HORTON®
America's Builder
www.drhorton.com
CBC055300

LOTS **-**
PLATS **-**

TITLE SHEET
VALE AND GLEN
6 UNIT TOWN HOMES
160 MPH EXP. C

FIRE PROTECTION DETAILS AND ASSEMBLIES

JOB # 02218.007

STATE OF FLORIDA

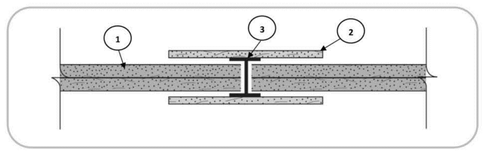
MICHAEL C. ANDERSON
AR NO 17305

DATE: 7/7/2021
SCALE:
SHEET NO:
F1.1A

intertek
Total Quality. Assured.

Division 09 – Finishes
09 21 00 Plaster and Gypsum Board Assemblies
09 21 16.33 Gypsum Board Area Separation Wall Assemblies

Georgia-Pacific Gypsum, LLC
Design No. GP/WA 120-05
Non-Bearing Wall Assembly
Area Separation Wall
ASTM E119
Rating: 2 hours



1. **CERTIFIED MANUFACTURER:** Georgia-Pacific Gypsum, LLC

   CERTIFIED PRODUCT: Gypsum Shaftliner

   CERTIFIED MODEL: ToughRock Staftliner or DensGlass Shaftliner

   Gypsum Shaftliner: Two layers 1-in. (25.4 mm) ToughRock Staftliner or DensGlass Shaftliner inserted in H-Studs 24-in. (610 mm) o.c.

2. **Gypsum Board:** Metal covered using 6-in. (152 mm) wide ½-in. (12.7 mm) DensArmor Plus Fireguard C Interior Panels or ½-in. (12.7 mm) ToughRock Fireguard C gypsum board.

3. **Steel Studs**: 'H' shaped Studs, 1-1/2-in. (38.1 mm) wide × 2-in. (50.8 mm) deep, roll-formed from minimum 0.018-in. thick galvanized steel. Cut to length ½-in. less than the openings height and spaced a maximum of 24-in. (610 mm) o.c.

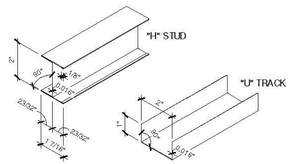
Date Issued: June 5, 2019 Page 1 of 1 Project No. WHI-495-0743

Version: 02 August 2017 SFT-BC-OP-19I

WARNOCK HERSEY INTERNATIONAL INC. WHI-495-0743/0744 PAGE 18 OF 40

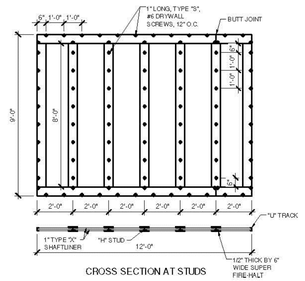
FIGURE #1
"H" STUD AND "U" TRACK

ALL MATERIAL ROLL-FORMED FROM HOT-DIPPED, GALVANIZED STEEL, 0.016" THICK AND DIMENSIONED AS SHOWN.



WARNOCK HERSEY INTERNATIONAL INC. WHI-495-0743/0744 PAGE 19 OF 40

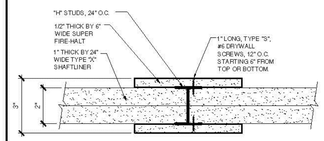
FIGURE #2
ELEVATION - SCREW LOCATIONS



CROSS SECTION AT STUDS

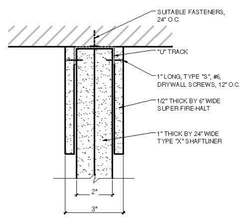
WARNOCK HERSEY INTERNATIONAL INC. WHI-495-0743/0744 PAGE 20 OF 40

FIGURE #3
CROSS SECTION DETAIL AT STUD



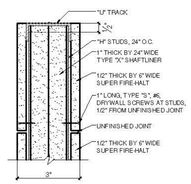
WARNOCK HERSEY INTERNATIONAL INC. WHI-495-0743/0744 PAGE 21 OF 40

FIGURE #4
TOP OR BOTTOM DETAIL BETWEEN STUDS OR END DETAIL



WARNOCK HERSEY INTERNATIONAL INC. WHI-495-0743/0744 PAGE 22 OF 40

FIGURE #5
TOP OR BOTTOM DETAIL AT STUDS



2HR FIRE RATED SEPARATION WALL
DESIGN NO. GP/WA 120-05

1 SCALE: NTS

ARCHITECTS
AB Design Group LLC.
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

DATE	△ DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	

D·R·HORTON®
America's Builder
www.drhorton.com
CBC055300

LOTS **-**
PLATS **-**

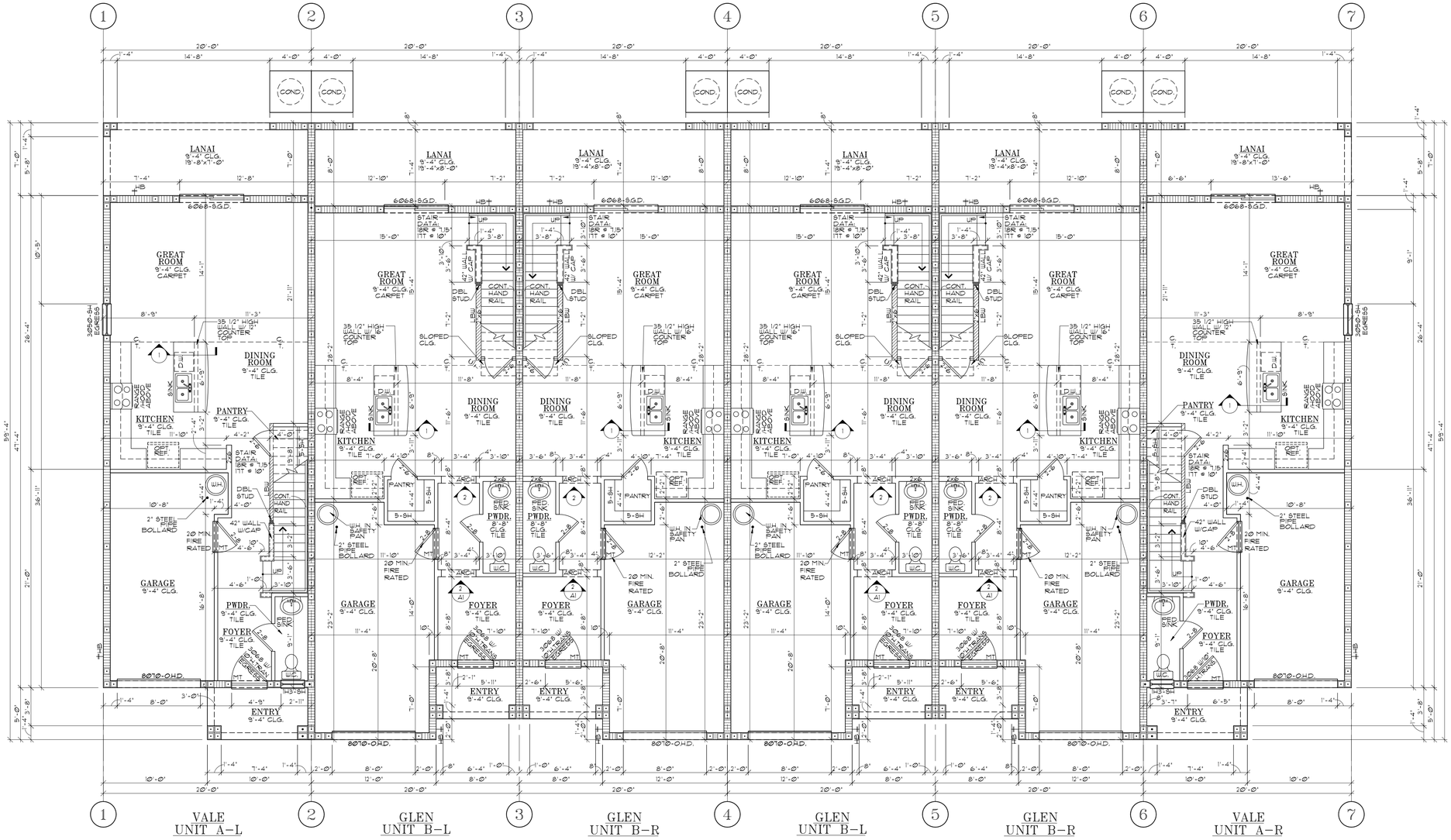
TITLE SHEET
VALE AND GLEN
6 UNIT TOWN HOMES
FIRE SEPARATION
SHAFTLINER
160 MPH EXP. C

JOB #
02218.007

STATE OF FLORIDA

MICHAEL C. ANDERSON
AR NO 17305

DATE: 7/7/2021
SCALE:
SHEET NO:
F1.2A



FIRST FLOOR PLAN

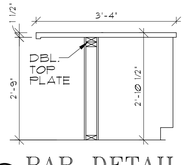
SCALE: 3/16 = 1'-0"

COMPONENT AND CLADDING WIND LOADS BASIC WIND EXPOSURE FOR 3 SECOND GUSTS				
OPENINGS AND TYPE	SQUARE FOOTAGE	ZONE	160 MPH WIND (Vult)	REMARKS
1H3-SH WINDOW	8	5	33.9/-62.1	
3050-SH WINDOW	15	5	33.9/-62.1	
3068 EXTERIOR SWING DOOR	20	5	33.9/-62.1	
6068 S.G.D.	40	5	30.9/-54.1	
8070 O.H.D.	56	5	31.9/-56.7	
12"X12" SOFFIT	10	5	37.3/-48.9	

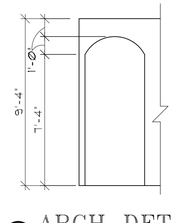
BASIC WIND SPEED MPH = 160 (Vult)
INTERNAL PRESSURE COEFFICENT = ± 0.18 BLDG. CAT.=II, EXP.=C, MEAN ROOF HT. = 22'-2"

PRESSURES HAVE BEEN MODIFIED PER SECTION R301.2.1 OF THE FBCR 7TH ED. (2020) TO MEET TESTED ALLOWABLE OR NOMINAL WIND LOAD VALUES FROM THE PRODUCT MANUFACTURER. CONTROL DATE 11/17/20

NOTE:
- 2-8 LOUV. DOOR W/ AIR HANDLER ON METAL STAND OR 2-8 SOLID DOOR W/ RETURN PLENUM AND RETURN AIR GRILLE.
- VERIFY CONDENSER PAD LOCATION WITH SITE PLAN
- OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" (35 MM) IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8" (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS.
- THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE & ITS ATTIC AREA BY NOT LESS THAN ½"(12.7mm) GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS BY NOT LESS THAN ⅝"(15.9mm) TYPE X GYPSUM BOARD OR EQUIVALENT.
- UNDER STAIR PROTECTION:
  ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH GYPSUM BOARDS. FBCR 2020 (7TH ED.) 302.7



1 BAR DETAIL



2 ARCH DETAIL

WALL LEGEND

- 18'-4" BRG. CMU WALL
- 9'-4" BRG. CMU WALL
- LOAD BEARING WALL
- NON BEARING INTERIOR PARTITIONS

SQ.FT. CALC.'S VALE		
1ST LIVING	709	SQ. FT.
2ND LIVING	1049	SQ. FT.
TOTAL AC	1758	SQ. FT.
GARAGE	237	SQ. FT.
LANAI	140	SQ. FT.
ENTRY	48	SQ. FT.
TOTAL UNDER ROOF	2183	SQ. FT.

SQ.FT. CALC.'S GLEN		
1ST LIVING	701	SQ. FT.
2ND LIVING	972	SQ. FT.
TOTAL AC	1673	SQ. FT.
GARAGE	268	SQ. FT.
LANAI	160	SQ. FT.
ENTRY	41	SQ. FT.
TOTAL UNDER ROOF	2142	SQ. FT.

ARCHITECTS
AB Design Group LLC.
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

DATE	△ DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	

D·R·HORTON
America's Builder
www.drhorton.com
CBC055300

LOTS **-**
PLATS **-**

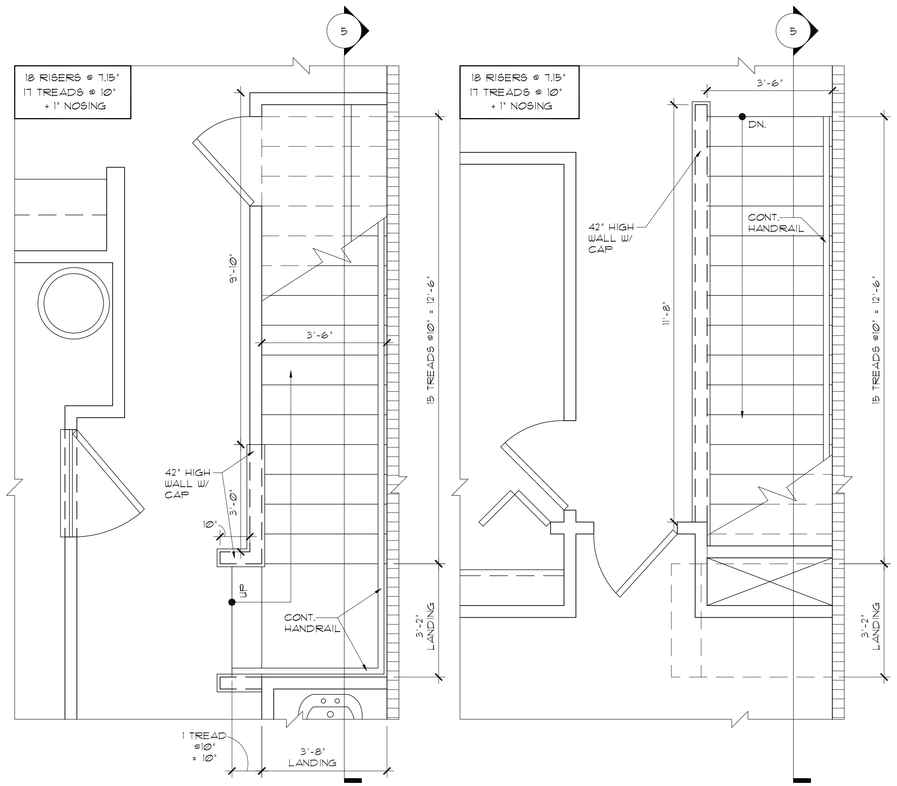
TITLE SHEET
VALE AND GLEN
6 UNIT TOWN HOMES
FIRST FLOOR PLAN
160 MPH EXP. C

JOB # 02218.007

STATE OF FLORIDA

MICHAEL C. ANDERSON
AR NO 17305

DATE: 7/7/2021
SCALE:
SHEET NO:
A1



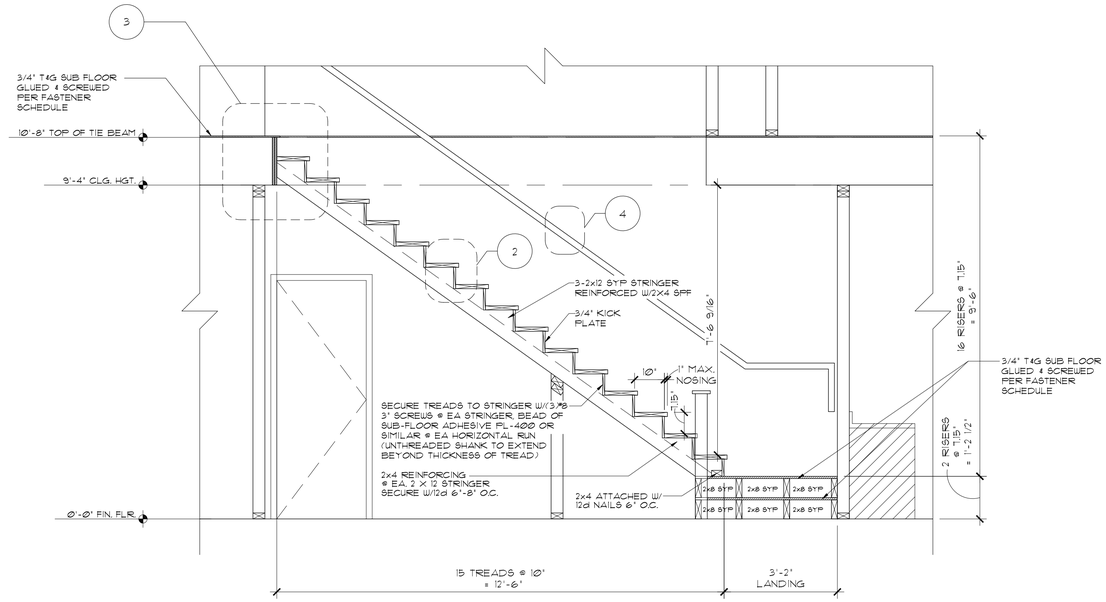
1ST. FLOOR STAIR PLAN

2ND. FLOOR STAIR PLAN

STAIR PLAN – VALE UNIT LEFT

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

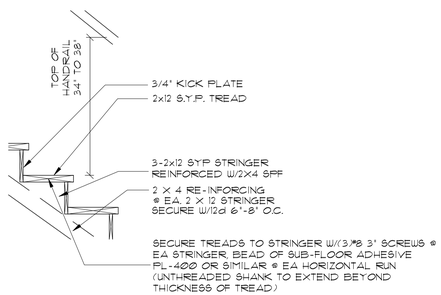
NOTE:
STAIRS RISERS TO CONFORM TO FBCR 7TH ED. (2020)
3/16" MAX. VARIATION IN RISERS/TREADS ADJACENT TO EACH OTHER.
3/8" MAX. VARIATION IN ANY RISER/TREAD
HANDRAIL CIRCULAR CROSS SECTION DIA. TO BE 1 3/4" +-1/4" OR PROVIDE EQUIVALENT GRASPABILITY.
WINDERS- MIN. 6" WIDE @ NARROW END MIN. 11" WIDTH @ 12" FROM NARROW END
34" MIN. HANDRAIL HGT.



1 STAIR SECTION – VALE LEFT

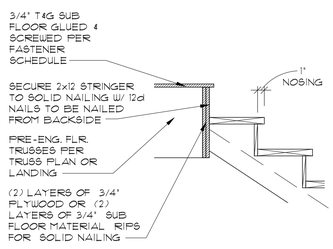
1/2"=1'-Ø"

A UNIT RIGHT OPPOSITE



2 STAIR DETAIL

SCALE: 3/4 = 1'-0"

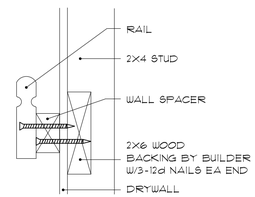


3 STAIR LANDING DETAIL

SCALE: 3/4 = 1'-0"

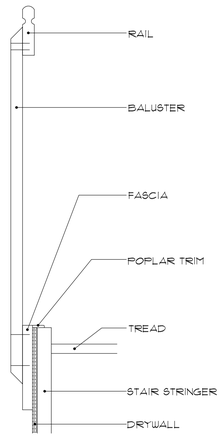
PRODUCTION RAILING SYSTEM

RAILING SYSTEM TO COMPLY WITH THE FLORIDA BUILDING CODE RESIDENTIAL - 2020 - IN ACCORDANCE WITH SECTION - R311.7.8



WALLMOUNT RAIL

NOTE: THIS RAILING SYSTEM IS DESIGN TO RESIST A LOAD OF 50 PLF FOR A CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT THE TOP OF SUCH BARRIERS AT ANY LOCATION ON THE SAFEGUARD, WHICHEVER CONDITION PRODUCES THE MAXIMUM STRESSES- FBCR 7TH ED. (2020) SECTION 1607.8.1



4 HANDRAIL DETAIL

SCALE: 3/4 = 1'-0"

ARCHITECTS
AB Design Group LLC.
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

DATE	△ DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	

D·R·HORTON®
America's Builder
www.drhorton.com
CBC055300

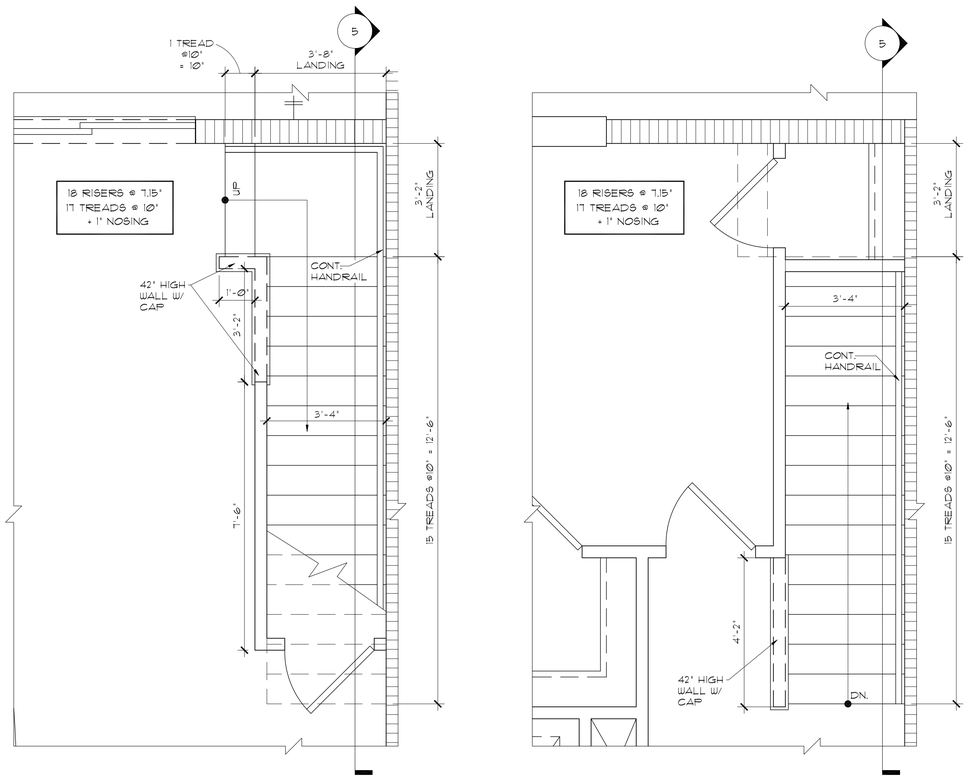
LOTS **-**
PLATS **-**

TITLE SHEET
VALE AND GLEN
6 UNIT TOWN HOMES
VALE
STAIR SECTION DTLS.
160 MPH EXP. C
JOB #
02218.007

STATE OF FLORIDA

MICHAEL C. ANDERSON
AR NO 17305

DATE: 7/7/2021
SCALE:
SHEET NO:
A1A



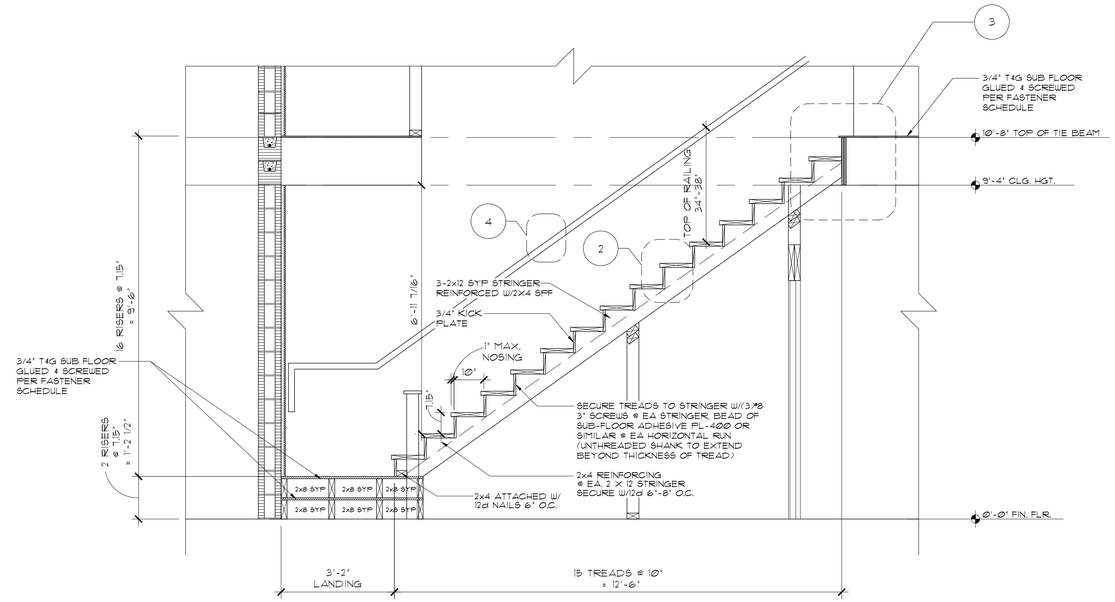
1ST. FLOOR STAIR PLAN

2ND. FLOOR STAIR PLAN

STAIR PLAN – GLEN UNIT LEFT

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

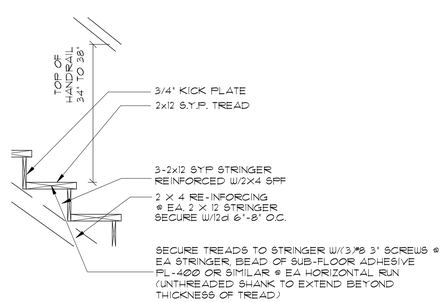
NOTE:
STAIRS RISERS TO CONFORM TO FBCR 7TH ED. (2020)
3/16" MAX. VARIATION IN RISERS/TREADS ADJACENT TO EACH OTHER.
3/8" MAX. VARIATION IN ANY RISER/TREAD
HANDRAIL CIRCULAR CROSS SECTION DIA. TO BE 1 3/4" +-1/4" OR PROVIDE EQUIVALENT GRASPABILITY.
WINDERS- MIN. 6" WIDE @ NARROW END MIN. 11" WIDTH @ 12" FROM NARROW END
34" MIN. HANDRAIL HGT.



1 STAIR SECTION – GLEN LEFT

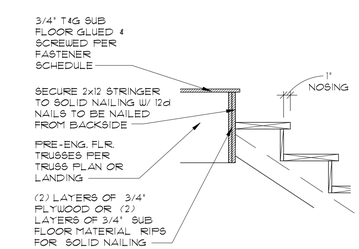
1/2"=1'-0"

A UNIT RIGHT OPPOSITE



2 STAIR DETAIL

SCALE: 3/4 = 1'-0"

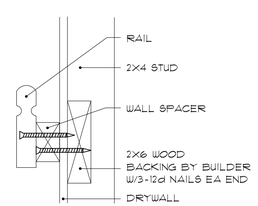


3 STAIR LANDING DETAIL

SCALE: 3/4 = 1'-0"

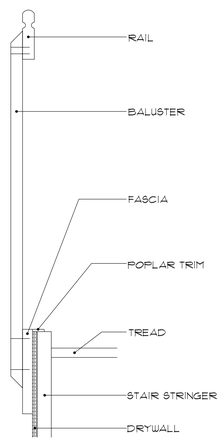
PRODUCTION RAILING SYSTEM

RAILING SYSTEM TO COMPLY WITH THE FLORIDA BUILDING CODE RESIDENTIAL - 2020 - IN ACCORDANCE WITH SECTION - R311.7.8



WALLMOUNT RAIL

NOTE: THIS RAILING SYSTEM IS DESIGN TO RESIST A LOAD OF 50 PLF FOR A CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT THE TOP OF SUCH BARRIERS AT ANY LOCATION ON THE SAFEGUARD, WHICHEVER CONDITION PRODUCES THE MAXIMUM STRESSES- FBCR 7TH ED. (2020) SECTION 1607.8.1



4 HANDRAIL DETAIL

SCALE: 3/4 = 1'-0"

ARCHITECTS
AB Design Group LLC.
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

DATE	△ DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	

D·R·HORTON®
America's Builder
www.drhorton.com
CBC055300

LOTS **-**
PLATS **-**

TITLE SHEET
VALE AND GLEN
6 UNIT TOWN HOMES

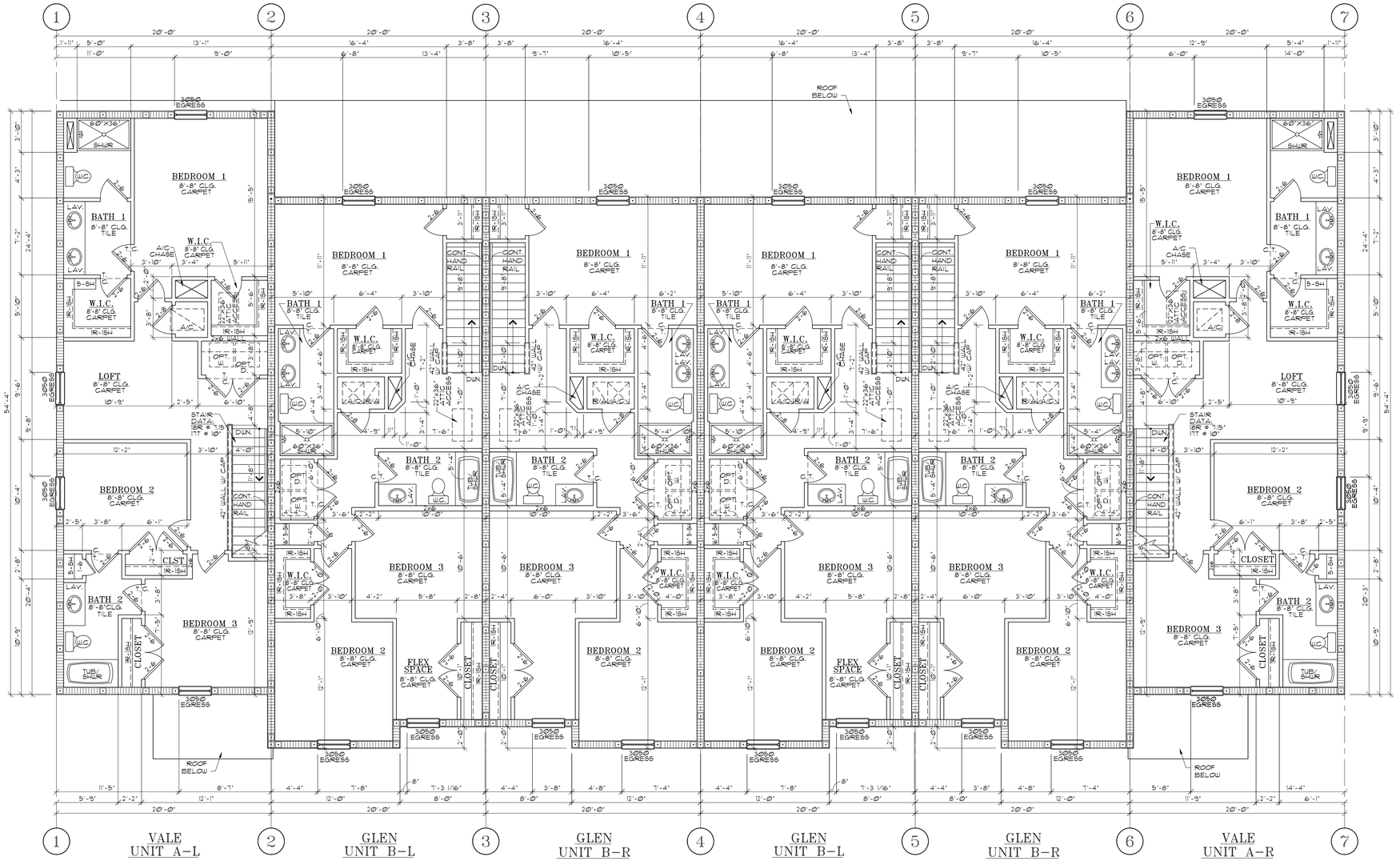
GLEN
STAIR SECTION DTLS.
160 MPH EXP. C

JOB # 02218.007

STATE OF FLORIDA

MICHAEL C. ANDERSON
AR NO 17305

DATE: 7/7/2021
SCALE:
SHEET NO:
A1B



SECOND FLOOR PLAN

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

NOTE:
IN OCCUPANCIES REQUIRING RESCUE WINDOWS THE WINDOWS SHALL BE DESIGNED SO THAT THE WINDOW IS OPENABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT, AND 5.7 SQUARE FEET IN AREA. THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FLOOR. THE CLEAR OPENING SHALL ALLOW A RECTANGULAR SOLID WITH A WIDTH AND HEIGHT THAT PROVIDES NOT LESS THAN 20 INCHES TO PASS FULLY THROUGH THE OPENING.

COMPONENT AND CLADDING WIND LOADS
BASIC WIND EXPOSURE FOR 3 SECOND GUSTS

OPENINGS AND TYPE	SQUARE FOOTAGE	ZONE	160 MPH WIND (Vult)	REMARKS
1H3-5H WINDOW	8	5	33.9/-62.1	
3050-5H WINDOW	15	5	33.9/-62.1	
3068 EXTERIOR SWING DOOR	20	5	33.9/-62.1	
6068 S.G.D.	40	5	30.9/-54.1	
8070 O.H.D.	56	5	31.9/-56.7	
12"X12" SOFFIT	10	5	37.3/-49.9	

BASIC WIND SPEED MPH = 160 (Vult)
INTERNAL PRESSURE COEFFICENT = ± 0.18 BLDG. CAT.=II, EXP.=C, MEAN ROOF HT. = 22'-2"

PRESSURES HAVE BEEN MODIFIED PER SECTION R301.2.1 OF THE FBCR 7TH ED. (2020) TO MEET TESTED ALLOWABLE OR NOMINAL WIND LOAD VALUES FROM THE PRODUCT MANUFACTURER. **CONTROL DATE 11/17/20**

SQ.FT. CALC.'S VALE

1ST LIVING	709	SQ. FT.
2ND LIVING	1049	SQ. FT.
TOTAL AC	1758	SQ. FT.
GARAGE	237	SQ. FT.
LANAI	140	SQ. FT.
ENTRY	48	SQ. FT.
TOTAL UNDER ROOF	2183	SQ. FT.

SQ.FT. CALC.'S GLEN

1ST LIVING	701	SQ. FT.
2ND LIVING	972	SQ. FT.
TOTAL AC	1673	SQ. FT.
GARAGE	268	SQ. FT.
LANAI	160	SQ. FT.
ENTRY	41	SQ. FT.
TOTAL UNDER ROOF	2142	SQ. FT.

WALL LEGEND

- 19'-4" BRG. CMU WALL
- 9'-4" BRG. CMU WALL
- LOAD BEARING WALL
- NON BEARING INTERIOR PARTITIONS

ARCHITECTS
AB Design Group LLC.
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

DATE	△ DESCRIPTION

D·R·HORTON®
America's Builder
www.drhorton.com
CBC055300

LOTS **-**
PLATS **-**

TITLE SHEET
VALE AND GLEN
6 UNIT TOWN HOMES
SECOND FLOOR PLAN
160 MPH EXP. C

JOB # 02218.007

STATE OF FLORIDA

MICHAEL C. ANDERSON
AR NO 17305

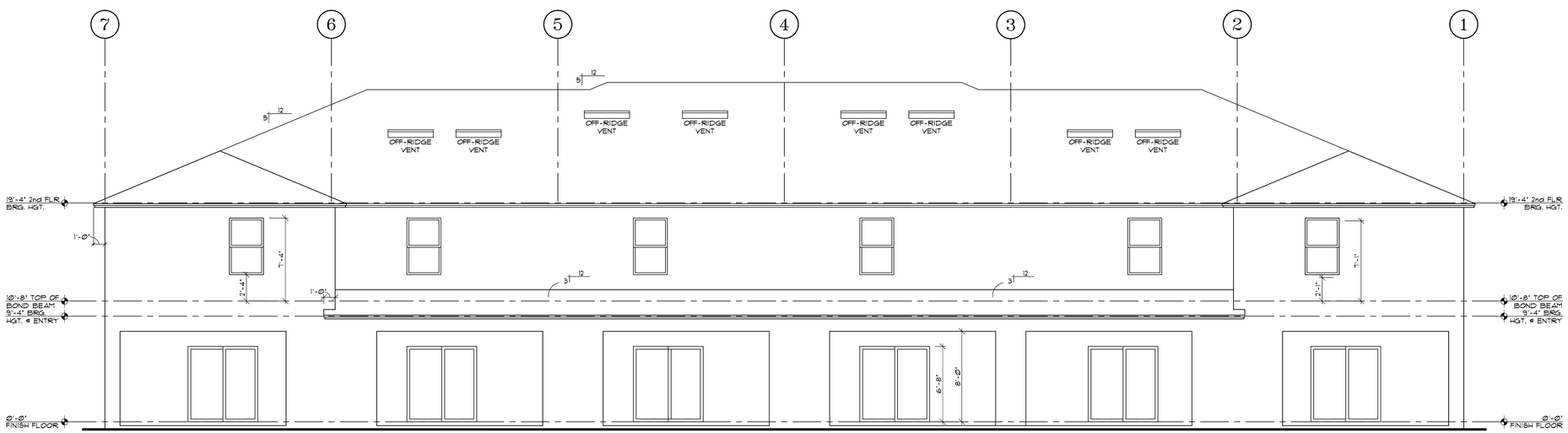
DATE: 7/7/2021
SCALE:
SHEET NO:
A2

FOR OFF-RIDGE VENT CALCULATIONS
SEE SHEET A4

FRONT ELEVATION

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

NOTE: WALL FENESTRATION FLASHING AS PER FBCR 703.4



REAR ELEVATION

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

ARCHITECTS
AB Design Group LLC.
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

DATE	△ DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	

D·R·HORTON
America's Builder
www.drhorton.com
CBC055300

LOTS **-**
PLATS **-**

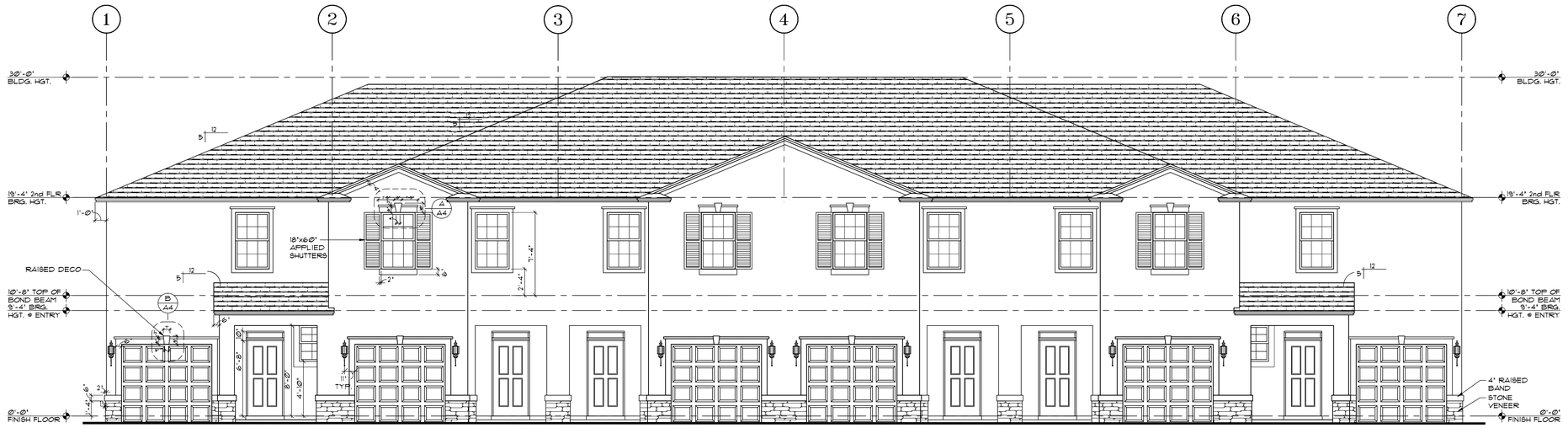
TITLE SHEET
VALE AND GLEN
6 UNIT TOWN HOMES
FRONT & REAR ELEVATIONS
160 MPH EXP. C
JOB # 02218.007

STATE OF FLORIDA

MICHAEL C. ANDERSON
AR NO 17305

DATE: 7/7/2021
SCALE:
SHEET NO:
A3

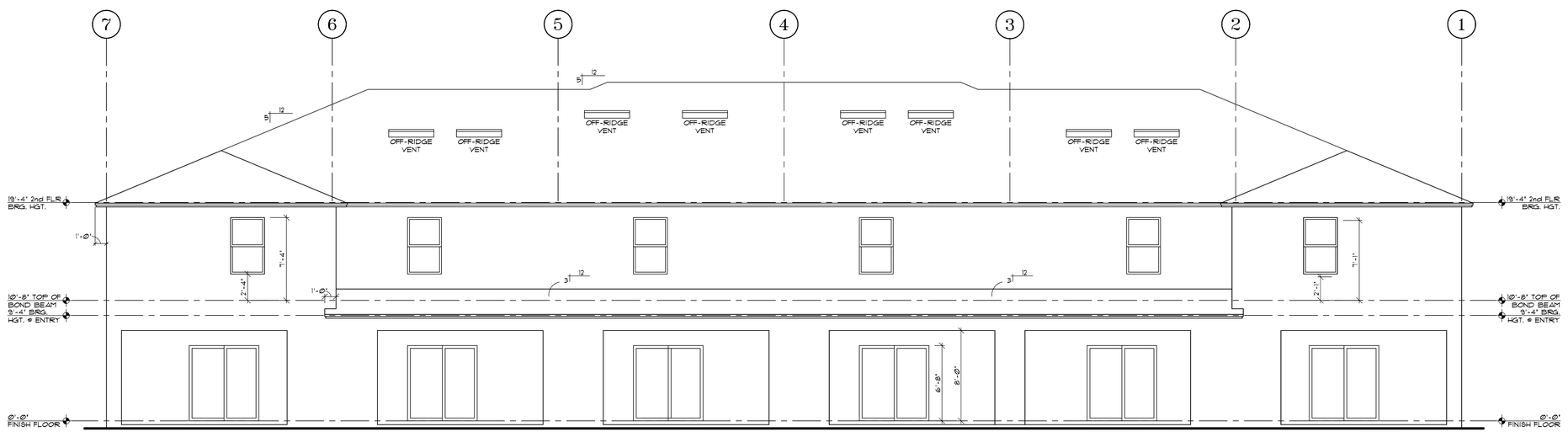
FOR OFF-RIDGE VENT CALCULATIONS
SEE SHEET A4



FRONT ELEVATION

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

NOTE: WALL FENESTRATION FLASHING AS PER FBCR 703.4
STONE VENEER TO BE INSTALLED PER
MANUFACTURER'S SPECIFICATIONS



REAR ELEVATION

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

ARCHITECTS
AB Design Group LLC.
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

DATE	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	

D·R·HORTON®
America's Builder
www.drhorton.com
CBC055300

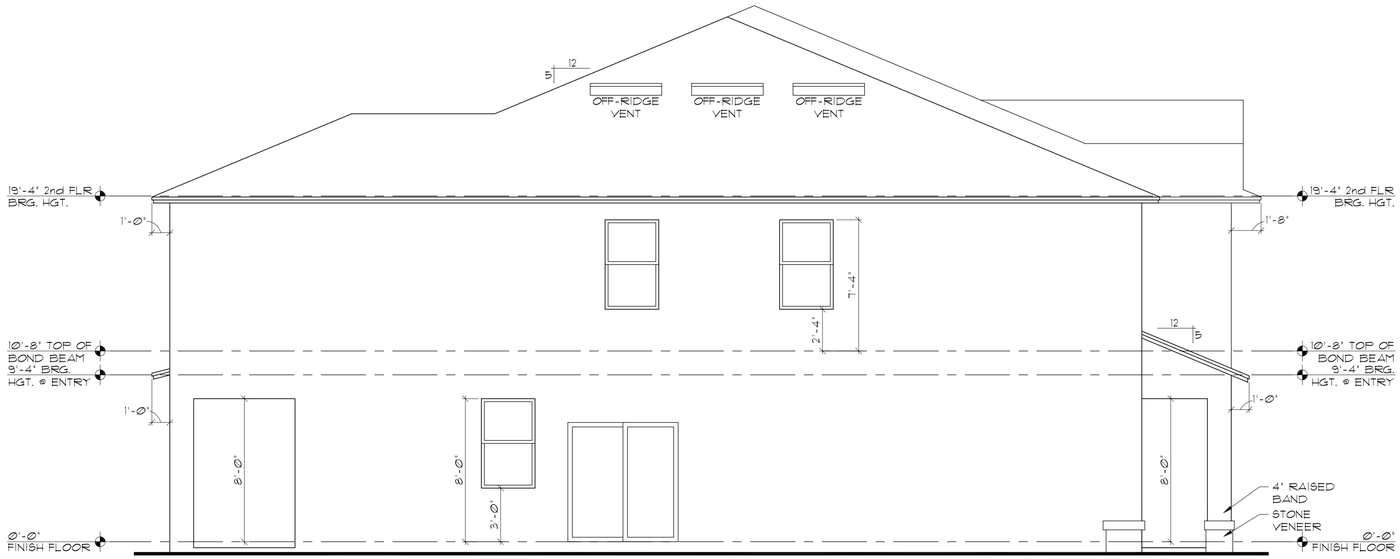
LOTS **-**
PLATS **-**

TITLE SHEET
VALE AND GLEN
6 UNIT TOWN HOMES
FRONT & REAR ELEVATIONS
160 MPH EXP. C
JOB # 02218.007

STATE OF FLORIDA

MICHAEL C. ANDERSON
AR NO 17305

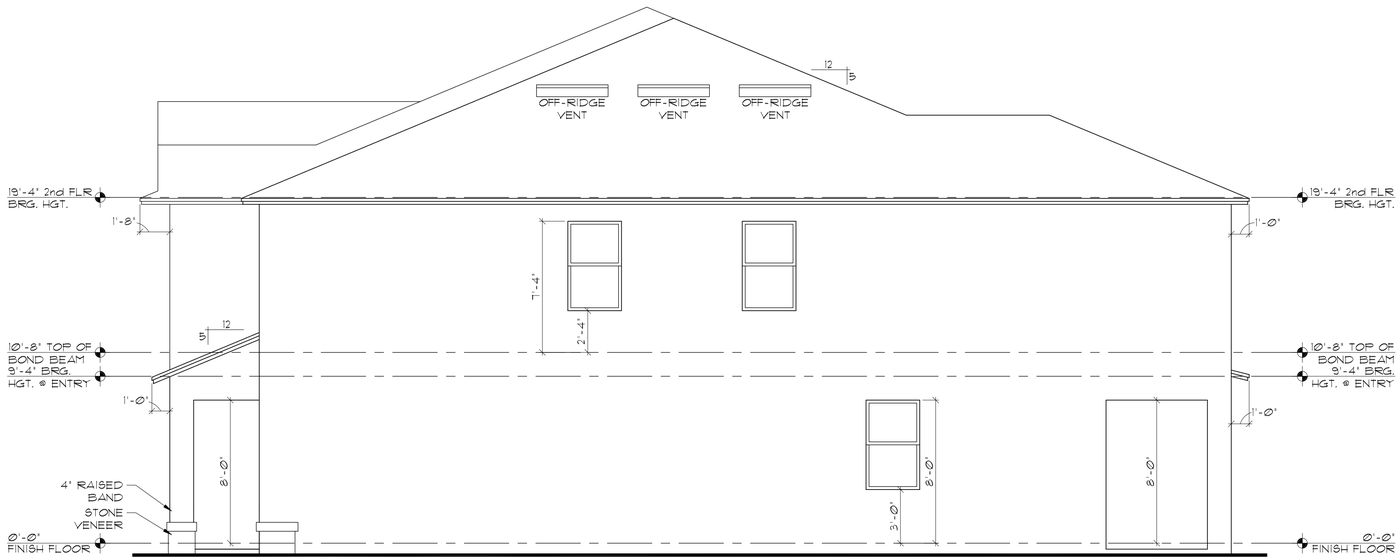
DATE: 7/7/2021
SCALE:
SHEET NO:
A3



LEFT ELEVATION

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

NOTE: STONE VENEER TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
WALL FENESTRATION FLASHING AS PER FBCR 703.4

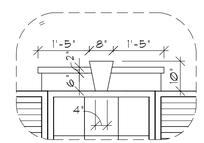


RIGHT ELEVATION

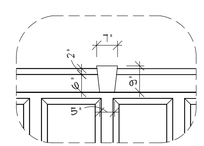
SCALE: 1/4 = 1'-0" TEXTURED FINISH

NOTE: STONE VENEER TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
WALL FENESTRATION FLASHING AS PER FBCR 703.4

OFF RIDGE VENT CALCULATION FOR ATTIC AREA ABOVE DRAFT STOP CONFINES OF UNIT "A"	
AREA OF ATTIC*	1201 SQ. FT.
REQUIRED VENTILATION AREA AT 1 PER 300	4.00 SQ. FT.
VENTILATION AREA X SQ. INCHES PER FT. (144)	576.48 SQ. IN.
MAX. ALLOWED VENTILATION IN UPPER PORTION OF ATTIC (50% OF TOTAL REQUIRED VENTILATION AREA)	288.24 SQ. IN.
NUMBER OF LOMANCO 770-DFT VENTS REQUIRED AT 140 SQ.IN. PER VE	**3 UNITS**
OFF RIDGE VENT CALCULATION FOR ATTIC AREA ABOVE DRAFT STOP CONFINES OF UNIT "B"	
AREA OF ATTIC*	1043 SQ. FT.
REQUIRED VENTILATION AREA AT 1 PER 300	3.48 SQ. FT.
VENTILATION AREA X SQ. INCHES PER FT. (144)	500.64 SQ. IN.
MAX. ALLOWED VENTILATION IN UPPER PORTION OF ATTIC (50% OF	250.32 SQ. IN.
NUMBER OF LOMANCO 770-DFT VENTS REQUIRED AT 140 SQ.IN. PER VE	**2 UNITS**
OFF RIDGE VENT CALCULATION FOR ATTIC AREA ABOVE DRAFT STOP CONFINES OF UNIT "B"	
AREA OF ATTIC*	1044 SQ. FT.
REQUIRED VENTILATION AREA AT 1 PER 300	3.48 SQ. FT.
VENTILATION AREA X SQ. INCHES PER FT. (144)	501.12 SQ. IN.
MAX. ALLOWED VENTILATION IN UPPER PORTION OF ATTIC (50% OF TOTAL REQUIRED VENTILATION AREA)	250.56 SQ. IN.
NUMBER OF LOMANCO 770-DFT VENTS REQUIRED AT 140 SQ.IN. PER VE	**2 UNITS**
OFF RIDGE VENT CALCULATION FOR ATTIC AREA ABOVE DRAFT STOP CONFINES OF UNIT "B"	
AREA OF ATTIC*	1043 SQ. FT.
REQUIRED VENTILATION AREA AT 1 PER 300	3.48 SQ. FT.
VENTILATION AREA X SQ. INCHES PER FT. (144)	500.64 SQ. IN.
MAX. ALLOWED VENTILATION IN UPPER PORTION OF ATTIC (50% OF TOTAL REQUIRED VENTILATION AREA)	250.32 SQ. IN.
NUMBER OF LOMANCO 770-DFT VENTS REQUIRED AT 140 SQ.IN. PER VE	**2 UNITS**
OFF RIDGE VENT CALCULATION FOR ATTIC AREA ABOVE DRAFT STOP CONFINES OF UNIT "B"	
AREA OF ATTIC*	1043 SQ. FT.
REQUIRED VENTILATION AREA AT 1 PER 300	3.48 SQ. FT.
VENTILATION AREA X SQ. INCHES PER FT. (144)	500.64 SQ. IN.
MAX. ALLOWED VENTILATION IN UPPER PORTION OF ATTIC (50% OF TOTAL REQUIRED VENTILATION AREA)	250.32 SQ. IN.
NUMBER OF LOMANCO 770-DFT VENTS REQUIRED AT 140 SQ.IN. PER VE	**2 UNITS**
OFF RIDGE VENT CALCULATION FOR ATTIC AREA ABOVE DRAFT STOP CONFINES OF UNIT "A"	
AREA OF ATTIC*	1201 SQ. FT.
REQUIRED VENTILATION AREA AT 1 PER 300	4.00 SQ. FT.
VENTILATION AREA X SQ. INCHES PER FT. (144)	576.48 SQ. IN.
MAX. ALLOWED VENTILATION IN UPPER PORTION OF ATTIC (50% OF TOTAL REQUIRED VENTILATION AREA)	288.24 SQ. IN.
NUMBER OF LOMANCO 770-DFT VENTS REQUIRED AT 140 SQ.IN. PER VE	**3 UNITS**
*AREA OF ATTIC IS THE PERIMITER OF THE HOUSE, LESS THE OVERHANG	
TOTAL NUMBER OF OFF RIDGE VENTS	**14**



A DECO. DTL.
SCALE: 1/2 = 1'-0"



B DECO. DTL.
SCALE: 1/2 = 1'-0"

ARCHITECTS
AB Design Group LLC.
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

DATE	△ DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	

D·R·HORTON®
America's Builder
www.drhorton.com
CBC055300

LOTS **-**
PLATS **-**

TITLE SHEET
VALE AND GLEN
6 UNIT TOWN HOMES
160 MPH EXP. C

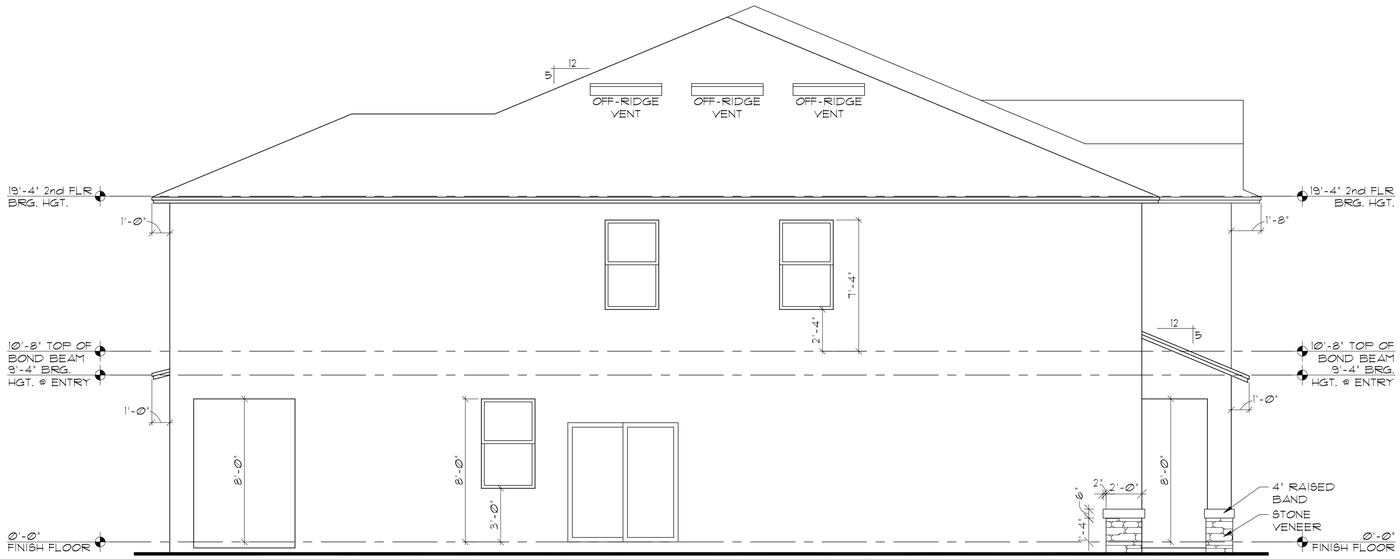
LEFT & RIGHT
ELEVATIONS

JOB #
02218.007

STATE OF FLORIDA

MICHAEL C. ANDERSON
AR NO 17305

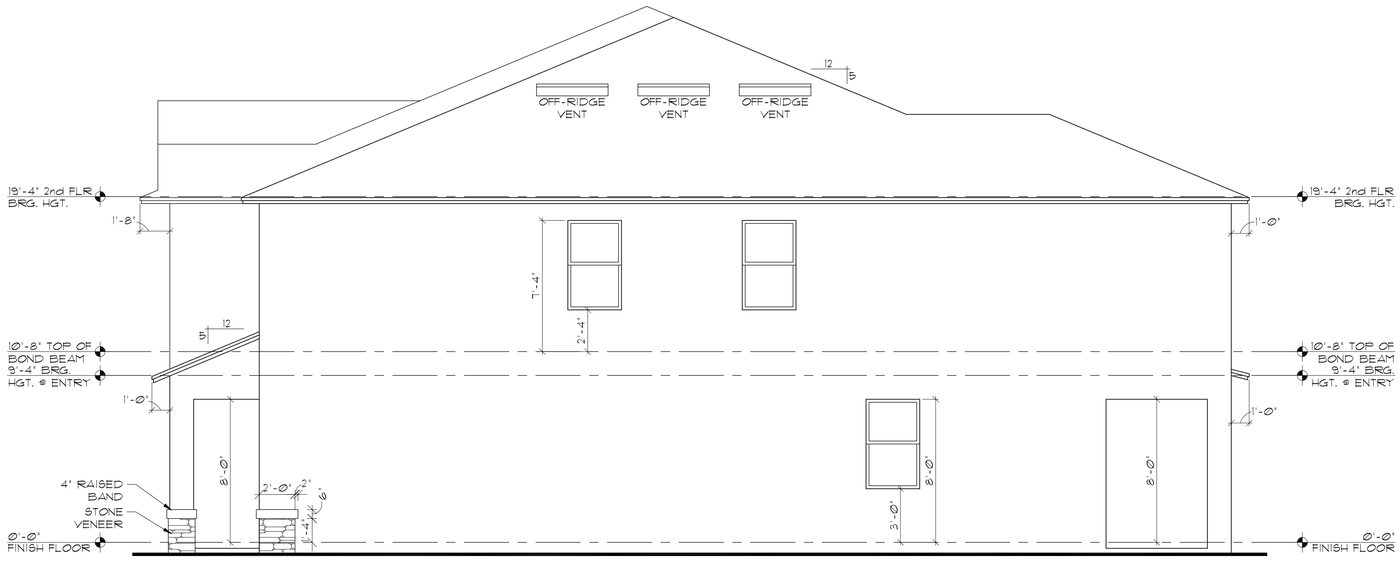
DATE: 7/7/2021
SCALE:
SHEET NO:
A4



LEFT ELEVATION

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

NOTE: STONE VENEER TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
WALL FENESTRATION FLASHING AS PER FBCR 703.4

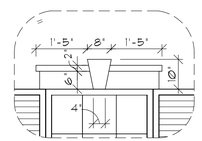


RIGHT ELEVATION

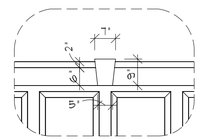
SCALE: 1/4 = 1'-0" TEXTURED FINISH

NOTE: STONE VENEER TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
WALL FENESTRATION FLASHING AS PER FBCR 703.4

OFF RIDGE VENT CALCULATION FOR ATTIC AREA ABOVE DRAFT STOP CONFINES OF UNIT "A"	
AREA OF ATTIC*	1201 SQ. FT.
REQUIRED VENTILATION AREA AT 1 PER 300	4.00 SQ. FT.
VENTILATION AREA X SQ. INCHES PER FT. (144)	576.48 SQ. IN.
MAX. ALLOWED VENTILATION IN UPPER PORTION OF ATTIC (50% OF TOTAL REQUIRED VENTILATION AREA)	288.24 SQ. IN.
NUMBER OF LOMANCO 770-DFT VENTS REQUIRED AT 140 SQ.IN. PER VE	**3 UNITS**
OFF RIDGE VENT CALCULATION FOR ATTIC AREA ABOVE DRAFT STOP CONFINES OF UNIT "B"	
AREA OF ATTIC*	1043 SQ. FT.
REQUIRED VENTILATION AREA AT 1 PER 300	3.48 SQ. FT.
VENTILATION AREA X SQ. INCHES PER FT. (144)	500.64 SQ. IN.
MAX. ALLOWED VENTILATION IN UPPER PORTION OF ATTIC (50% OF	250.32 SQ. IN.
NUMBER OF LOMANCO 770-DFT VENTS REQUIRED AT 140 SQ.IN. PER VE	**2 UNITS**
OFF RIDGE VENT CALCULATION FOR ATTIC AREA ABOVE DRAFT STOP CONFINES OF UNIT "B"	
AREA OF ATTIC*	1044 SQ. FT.
REQUIRED VENTILATION AREA AT 1 PER 300	3.48 SQ. FT.
VENTILATION AREA X SQ. INCHES PER FT. (144)	501.12 SQ. IN.
MAX. ALLOWED VENTILATION IN UPPER PORTION OF ATTIC (50% OF TOTAL REQUIRED VENTILATION AREA)	250.56 SQ. IN.
NUMBER OF LOMANCO 770-DFT VENTS REQUIRED AT 140 SQ.IN. PER VE	**2 UNITS**
OFF RIDGE VENT CALCULATION FOR ATTIC AREA ABOVE DRAFT STOP CONFINES OF UNIT "B"	
AREA OF ATTIC*	1045 SQ. FT.
REQUIRED VENTILATION AREA AT 1 PER 300	3.48 SQ. FT.
VENTILATION AREA X SQ. INCHES PER FT. (144)	501.60 SQ. IN.
MAX. ALLOWED VENTILATION IN UPPER PORTION OF ATTIC (50% OF TOTAL REQUIRED VENTILATION AREA)	250.8 SQ. IN.
NUMBER OF LOMANCO 770-DFT VENTS REQUIRED AT 140 SQ.IN. PER VE	**2 UNITS**
OFF RIDGE VENT CALCULATION FOR ATTIC AREA ABOVE DRAFT STOP CONFINES OF UNIT "B"	
AREA OF ATTIC*	1043 SQ. FT.
REQUIRED VENTILATION AREA AT 1 PER 300	3.48 SQ. FT.
VENTILATION AREA X SQ. INCHES PER FT. (144)	500.64 SQ. IN.
MAX. ALLOWED VENTILATION IN UPPER PORTION OF ATTIC (50% OF TOTAL REQUIRED VENTILATION AREA)	250.32 SQ. IN.
NUMBER OF LOMANCO 770-DFT VENTS REQUIRED AT 140 SQ.IN. PER VE	**2 UNITS**
OFF RIDGE VENT CALCULATION FOR ATTIC AREA ABOVE DRAFT STOP CONFINES OF UNIT "B"	
AREA OF ATTIC*	1043 SQ. FT.
REQUIRED VENTILATION AREA AT 1 PER 300	3.48 SQ. FT.
VENTILATION AREA X SQ. INCHES PER FT. (144)	500.64 SQ. IN.
MAX. ALLOWED VENTILATION IN UPPER PORTION OF ATTIC (50% OF TOTAL REQUIRED VENTILATION AREA)	250.32 SQ. IN.
NUMBER OF LOMANCO 770-DFT VENTS REQUIRED AT 140 SQ.IN. PER VE	**2 UNITS**
OFF RIDGE VENT CALCULATION FOR ATTIC AREA ABOVE DRAFT STOP CONFINES OF UNIT "A"	
AREA OF ATTIC*	1201 SQ. FT.
REQUIRED VENTILATION AREA AT 1 PER 300	4.00 SQ. FT.
VENTILATION AREA X SQ. INCHES PER FT. (144)	576.48 SQ. IN.
MAX. ALLOWED VENTILATION IN UPPER PORTION OF ATTIC (50% OF TOTAL REQUIRED VENTILATION AREA)	288.24 SQ. IN.
NUMBER OF LOMANCO 770-DFT VENTS REQUIRED AT 140 SQ.IN. PER VE	**3 UNITS**
*AREA OF ATTIC IS THE PERIMITER OF THE HOUSE, LESS THE OVERHANG (EXTERIOR OF WALL TO EXTERIOR OF WALL, NO OVERHANGS INCLUDED)	
TOTAL NUMBER OF OFF RIDGE VENTS	**16**



A DECO. DTL.
SCALE: 1/2 = 1'-0"



B DECO. DTL.
SCALE: 1/2 = 1'-0"

ARCHITECTS
AB Design Group LLC.
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

DATE	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	

D·R·HORTON®
America's Builder
www.drhorton.com
CBC055300

LOTS **-**
PLATS **-**

TITLE SHEET

LEFT & RIGHT ELEVATIONS

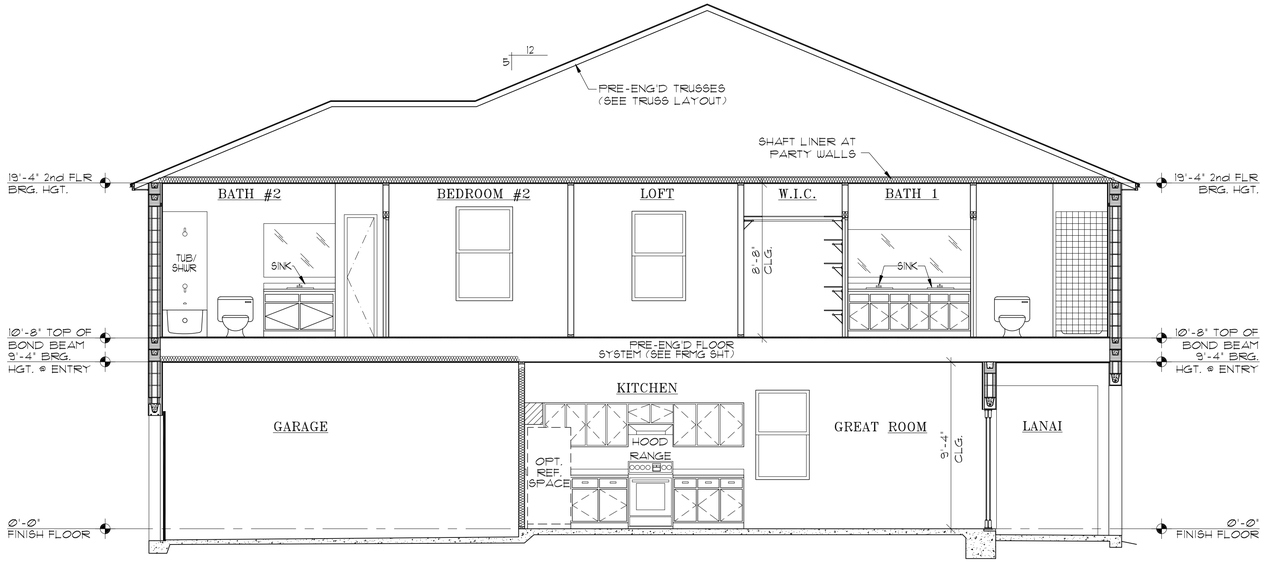
160 MPH EXP. C

JOB #
02218.007

STATE OF FLORIDA

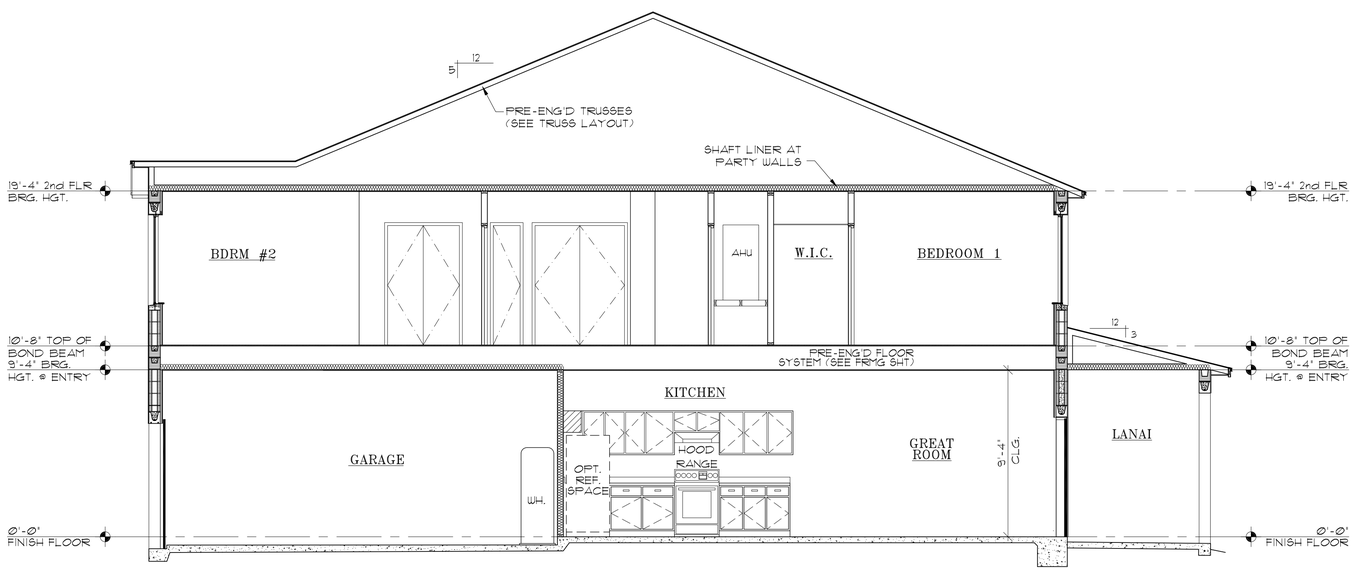
MICHAEL C. ANDERSON
AR NO 17305

DATE: 7/7/2021
SCALE:
SHEET NO:
A4



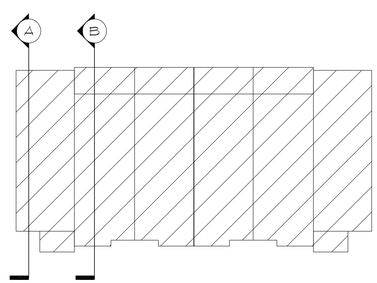
A VALE UNIT BUILDING SECTION

1/4"=1'-0"



B GLEN UNIT BUILDING SECTION

1/4"=1'-0"



KEY PLAN

ARCHITECTS
AB Design Group LLC.
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

DATE	△ DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	

D·R·HORTON
America's Builder
www.drhorton.com
CBC055300

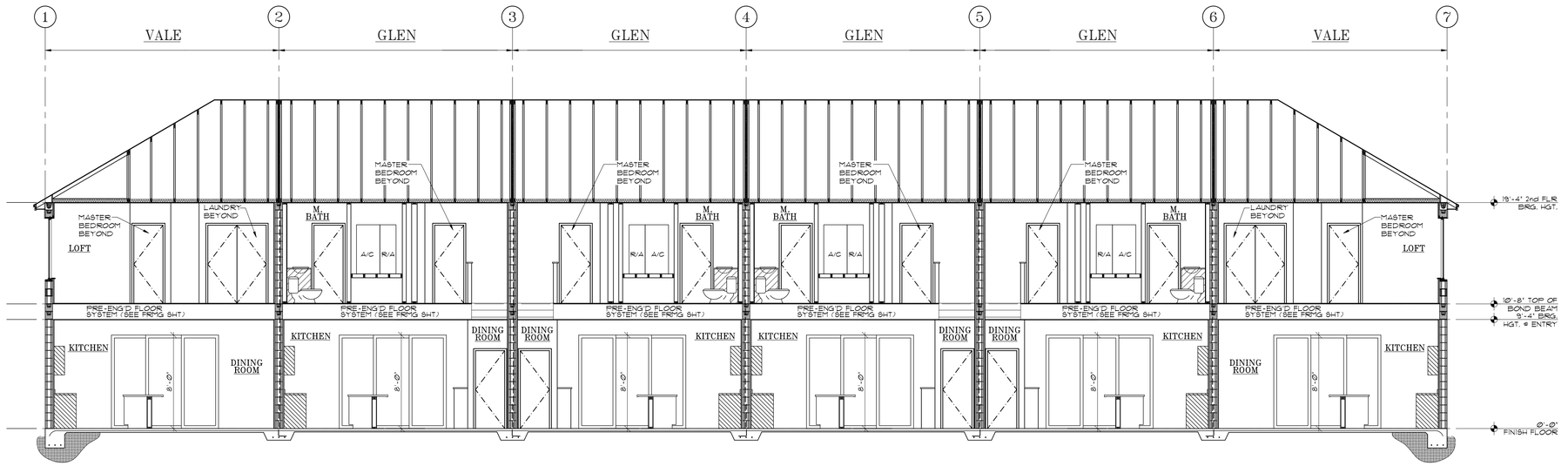
LOTS **-**
PLATS **-**

TITLE SHEET
VALE AND GLEN
6 UNIT TOWN HOMES
UNIT SECTIONS
160 MPH EXP. C
JOB #
02218.007

STATE OF FLORIDA

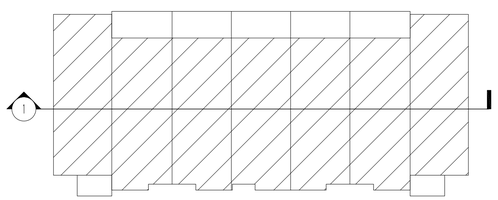
MICHAEL C. ANDERSON
AR NO 17305

DATE: 7/7/2021
SCALE:
SHEET NO:
A5



1 LONGITUDINAL CROSS SECTION

3/16"=1'-0"



KEY PLAN

ARCHITECTS
AB Design Group LLC.
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

DATE	△ DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	

D·R·HORTON®
America's Builder
www.drhorton.com
CBC055300

LOTS **-**
PLATS **-**

TITLE SHEET
VALE AND GLEN
6 UNIT TOWN HOMES
LOGITUDINAL CROSS SECTION
160 MPH EXP. C
JOB # 02218.007

STATE OF FLORIDA

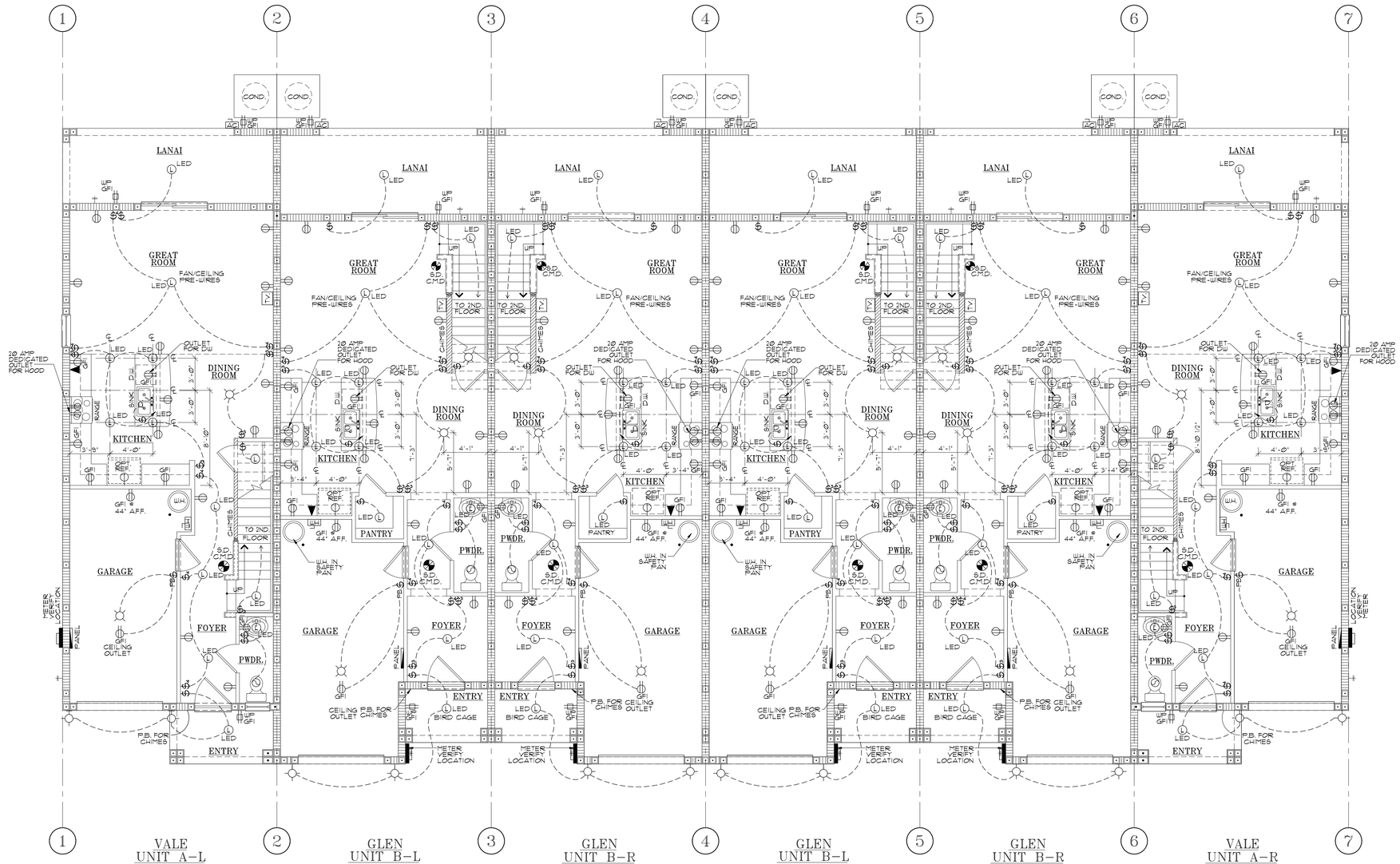
MICHAEL C. ANDERSON
AR NO 17305

DATE: 7/7/2021
SCALE:
SHEET NO:
A6

ELECTRICAL LEGEND		
SYMBOL	DEFINITION	NOTES
	125V OUTLET	20 AMP SINGLE POLE
	110V OUTLET	
	110V OUTLET	1/2 OF OUTLET WIRED TO SWITCH
GFI	110V OUTLET	EQUIPED WITH GROUND FAULT INTERRUPTER (TAMPER RESISTANT TYPE)
	220V OUTLET	4 WIRE CONNECTION
	EXTERIOR WATERPROOF OUTLET	GROUND FAULT INTERRUPTER
	SWITCH	
3	SWITCH	3-WAY OPER.
4	SWITCH	4-WAY OPER.
L	LED LIGHT	
	WALL MOUNTED LIGHT	
	CEILING LIGHT	
VP	VAPOR PROOF LIGHT	
	RECESSED CAN	
	VENT. FAN	1 CFM PER SQ. FT.
	VENT. FAN W/LIGHT	1 CFM PER SQ. FT.
	2' LIGHT STRIP	
	4' LIGHT STRIP	
	8 BULB LIGHT STRIP	
	2' FLUORESCENT	
	4' FLUORESCENT	
	PANEL	
	METER	
S.D.	SMOKE DETECTOR	BATT. BACK-UP W/ HARDWIRE OR WIRELESS INTERCONNECTION
S.D.	WALL MOUNTED SMOKE DETECTOR	BATT. BACK-UP W/ HARDWIRE OR WIRELESS INTERCONNECTION
S.D. CMD.	SMOKE /CARBON MONOXIDE DETECTOR COMBO	BATT. BACK-UP W/ HARDWIRE INTER-CONNECTED SHALL BE A DISTANCE OF NOT LESS THEN 4' FROM WALL
	TELEPHONE JACK	
J	J-BOX	CEILING BOX REQUIRED TO BE SUPPORTED IN ACCORDANCE W/ BOX MARKED AS SUCH FOR INSPECTION
	CEILING FAN/LIGHT	CEILING BOX REQUIRED TO BE SUPPORTED IN ACCORDANCE W/ BOX MARKED AS SUCH FOR INSPECTION
MAIN	MAIN DISCONNECT	
WH	WATER HEATER DISCONNECT	IGNITION 18" A.F.F.
A/C	AIR. COND. DISCONNECT	
TV	TELEVISION JACK	
CHIMES	DOOR CHIMES	

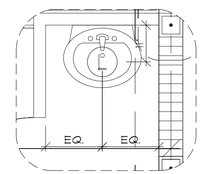
NOTES:

- LOCATION OF TV JACKS & PHONE OUTLETS & FANS TO BE VERIFIED @ HOMEOWNER PRE-CONSTRUCTION MEETING.
- ALL RECEPTACLES IN ALL HABITABLE ROOMS TO BE ARC FAULT PROTECTED PER NEC 2011 210.12(B)
- 20 AMP DEDICATED LAUNDRY CIRCUIT.
- GFI @ WL1 (NOT ON KITCHEN CIRCUIT)
- DISHWASHER DISCONNECT TO BE LOCKOUT IN PANEL.
- BATHROOM EXHAUST FAN TO HAVE MIN. CAPACITY OF 50 CFM INTERMITTENT/FBCR 6TH ED. (2012)/ CODE TABLE M1507.4)
- WIRING METHOD SHALL BE NON METALLIC CABLE AS N.E.C. 2011 ARTICLE 362.0.3 (B) (3)
- ALL RECEPTACLES TO BE TAMPER- RESISTANT TYPE
- MEANS SHALL BE PROVIDED FOR THE FIRE DEPT TO DISCONNECT. THE DISCONNECTING MEANS SHALL BE MAINTAINED ACCESSIBLE TO THE FIRE DEPARTMENT. NFPA 1, SEC. 11.11.2
- BATHTUB OR SHOWER STALL RECEPTACLES: ALL 125-VOLT, SINGLE PHASE, 15- & 20-AMP RECEPTACLES THAT ARE LOCATED WITHIN 6 FEET (1829mm) OF THE OUTSIDE EDGE OF A BATHTUB OR SHOWER STALL SHALL HAVE GROUND-CIRCUIT INTERRUPTER PROTECTIONS FOR PERSONEL.
- LAUNDRY AREAS: 125-VOLT, SINGLE PHASE, 15- AND 20-AMP RECEPTACLES INSTALLED IN LAUNDRY AREAS SHALL HAVE GFCI PROTECTION FOR PERSONNEL.
- KITCHEN DISHWASHER BRANCH CIRCUIT. GFCI PROTECTION SHALL BE PROVIDED FOR OUTLETS THAT SUPPLY DISHWASHERS IN DWELLING UNIT LOCATIONS.
- INTERIOR STAIRWAY ILLUMINATION. INTERIOR STAIRWAYS SHALL BE PROVIDED W/ AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS & TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS & LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOT-CANDLE (11 LUX) AS MEASURED AT THE CENTER OF TREADS & LANDINGS.
- GARAGES: THE BRANCH CIRCUIT SUPPLYING THE RECEPTACLE(S) IN A GARAGE SHALL NOT SUPPLY OUTLETS OUTSIDE OF THE GARAGE & NOT LESS THAN ONE RECEPTACLE SHALL BE INSTALLED FOR EACH MOTOR VEHICLE SPACE.



FIRST FLOOR ELECTRICAL PLAN

SCALE: 3/16 = 1'-0"



A LED LIGHTING @ POWDER BATH

SCALE: 1/2 = 1'-0"

ARCHITECTS A B Design Group LLC.

1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

DATE	△ DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	

D·R·HORTON® America's Builder
www.drhorton.com
CBC055300

LOTS **-**
PLATS **-**

TITLE SHEET
VALE AND GLEN
6 UNIT TOWN HOMES

FIRST FLOOR
ELECTRICAL PLAN

160 MPH EXP. C

JOB #
02218.007

STATE OF FLORIDA

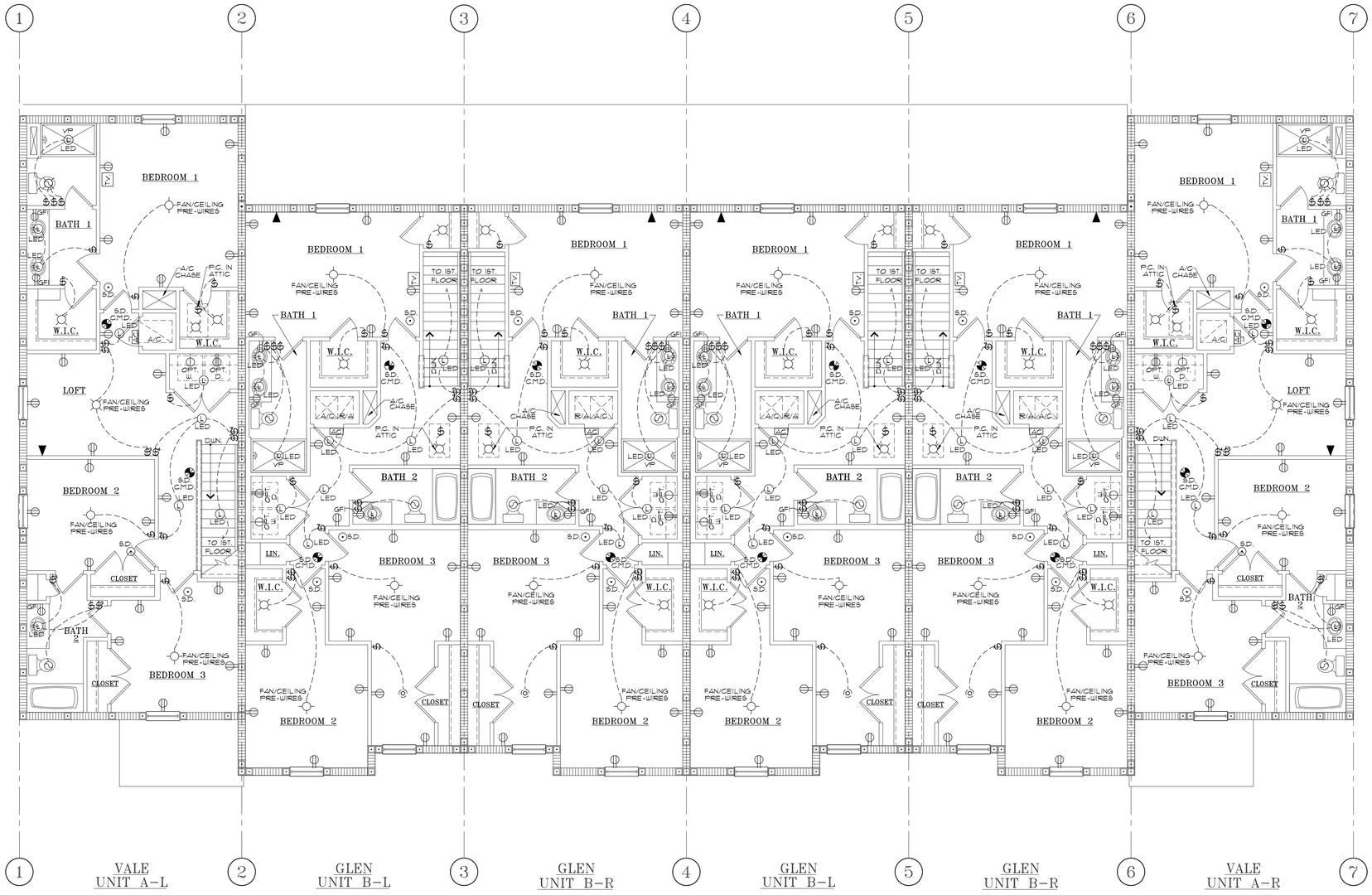
MICHAEL C. ANDERSON
AR NO 17305

DATE: 7/7/2021
SCALE:
SHEET NO:
E1

ELECTRICAL LEGEND		
SYMBOL	DEFINITION	NOTES
	125V OUTLET	20 AMP SINGLE POLE
	110V OUTLET	
	110V OUTLET	1/2 OF OUTLET WIRED TO SWITCH
GFI	110V OUTLET	EQUIPED WITH GROUND FAULT INTERRUPTER (TAMPER RESISTANT TYPE)
	220V OUTLET	4 WIRE CONNECTION
	EXTERIOR WATERPROOF OUTLET	GROUND FAULT INTERRUPTER
$	SWITCH	
$3	SWITCH	3-WAY OPER.
$4	SWITCH	4-WAY OPER.
L	LED LIGHT	
	WALL MOUNTED LIGHT	
	CEILING LIGHT	
VIP	VAPOR PROOF LIGHT	
	RECESSED CAN	
	VENT. FAN	1 CFM PER SQ. FT.
	VENT. FAN W/LIGHT	1 CFM PER SQ. FT.
	2' LIGHT STRIP	
	4' LIGHT STRIP	
	8 BULB LIGHT STRIP	
	2' FLUORESCENT	
	4' FLUORESCENT	
	PANEL	
	METER	
S.D.	SMOKE DETECTOR	BATT. BACK-UP W/ HARDWIRE OR WIRELESS INTERCONNECTION
WALL MOUNTED S.D.	WALL MOUNTED SMOKE DETECTOR	BATT. BACK-UP W/ HARDWIRE OR WIRELESS INTERCONNECTION
S.D. CMD.	SMOKE /CARBON MONOXIDE DETECTOR COMBO	BATT. BACK-UP W/ HARDWIRE INTER-CONNECTED SHALL BE A DISTANCE OF NOT LESS THEN 4' FROM WALL
	TELEPHONE JACK	
J	J-BOX	CEILING BOX REQUIRED TO BE SUPPORTED IN ACCORDANCE W/ BOX MARKED AS SUCH FOR INSPECTION
	CEILING FAN/LIGHT	CEILING BOX REQUIRED TO BE SUPPORTED IN ACCORDANCE W/ BOX MARKED AS SUCH FOR INSPECTION
MAIN	MAIN DISCONNECT	
WH	WATER HEATER DISCONNECT	IGNITION 18" A.F.F.
A/C	AIR. COND. DISCONNECT	
TV	TELEVISION JACK	
CHIMES	DOOR CHIMES	

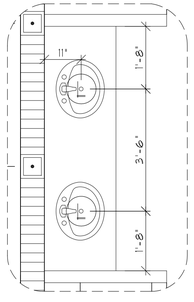
NOTES:

- LOCATION OF TV JACKS & PHONE OUTLETS & FANS TO BE VERIFIED @ HOMEOWNER PRE-CONSTRUCTION MEETING.
- ALL RECEPTACLES IN ALL HABITABLE ROOMS TO BE ARC FAULT PROTECTED PER NEC 2011 210.12(b)
- 20 AMP DEDICATED LAUNDRY CIRCUIT.
- GFI @ (1) (NOT ON KITCHEN CIRCUIT)
- DISHWASHER DISCONNECT TO BE LOCKOUT IN PANEL
- BATHROOM EXHAUST FAN TO HAVE MIN. CAPACITY OF 50 CFM INTERMITTENT/FBCR 6TH ED. (2020) CODE TABLE M1507.4)
- WIRING METHOD SHALL BE NON METALLIC CABLE AS N.E.C. 2011 ARTICLE 336.9 (B) (3)
- ALL RECEPTACLES TO BE TAMPER- RESISTANT TYPE
- MEANS SHALL BE PROVIDED FOR THE FIRE DEPT. TO DISCONNECT. THE DISCONNECTING MEANS SHALL BE MAINTAINED ACCESSIBLE TO THE FIRE DEPARTMENT. NFPA 1, SEC. 11.11.2
- BATHTUB OR SHOWER STALL RECEPTACLES: ALL 125-VOLT, SINGLE PHASE, 15-1 AND 20-AMP RECEPTACLES THAT ARE LOCATED WITHIN 6 FEET (1829mm) OF THE OUTSIDE EDGE OF A BATHTUB OR SHOWER STALL SHALL HAVE GROUND-CIRCUIT INTERRUPTER PROTECTIONS FOR PERSONNEL.
- LAUNDRY AREAS: 125-VOLT SINGLE PHASE, 15- AND 20-AMP RECEPTACLES INSTALLED IN LAUNDRY AREAS SHALL HAVE GFCI PROTECTION FOR PERSONNEL.
- KITCHEN DISHWASHER BRANCH CIRCUIT. GFCI PROTECTION SHALL BE PROVIDED FOR OUTLETS THAT SUPPLY DISHWASHERS IN DUELLING UNIT LOCATIONS.
- INTERIOR STAIRWAY ILLUMINATION: INTERIOR STAIRWAYS SHALL BE PROVIDED W/ AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDS & TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS & LANDS TO LEVELS OF NOT LESS THAN 1 FOOT-CALE (11 LUX) AS MEASURED AT THE CENTER OF TREADS & LANDS.
- GARAGES: THE BRANCH CIRCUIT SUPPLYING THE RECEPTACLE(S) IN A GARAGE SHALL NOT SUPPLY OUTLETS OUTSIDE OF THE GARAGE & NOT LESS THAN ONE RECEPTACLE SHALL BE INSTALLED FOR EACH MOTOR VEHICLE BAY SPACE.

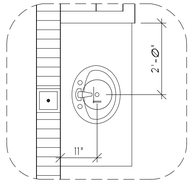


SECOND FLOOR ELECTRICAL PLAN

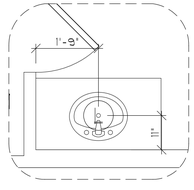
SCALE: 3/16 = 1'-0"



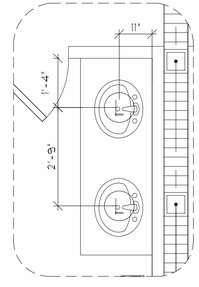
A LED LIGHTING @ DOUBLE BATH
SCALE: 1/2 = 1'-0" VALE - UNIT A



B LED LIGHTING @ SINGLE BATH
SCALE: 1/2 = 1'-0" VALE - UNIT A



C LED LIGHTING @ SINGLE BATH
SCALE: 1/2 = 1'-0" GLEN - UNIT B



D LED LIGHTING @ DOUBLE BATH
SCALE: 1/2 = 1'-0" GLEN - UNIT B

ARCHITECTS
AB Design Group LLC.
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

DATE	△ DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	

D·R·HORTON
America's Builder
www.drhorton.com
CBC055300

LOTS **-**
PLATS **-**

TITLE SHEET
VALE AND GLEN
6 UNIT TOWN HOMES
160 MPH EXP. C

SECOND FLOOR
ELECTRICAL PLAN

JOB #
02218.007

STATE OF FLORIDA

MICHAEL C. ANDERSON
AR NO 17305

DATE: 7/7/2021
SCALE:
SHEET NO:
E2

LOAD CALCULATIONS ONE FAMILY DWELLING WITH HEAT PUMP (NEC CODE #D2)

HOUSE PLAN: VALE MODEL [redacted]

1758	SQ. FT. GENERAL LIGHTING X 3 VA. PER SQ. FT.	5,274
2	20 AMP APPLIANCE CIRCUIT AT 1500 VA EA.	3,000
1	LAUNDRY CIRCUIT AT	1,500
1	RANGE AT NAME PLATE RATING OR COOKTOP/OVEN	12,000
1	WATER HEATER	4,500
1	DISHWASHER	1,200
1	CLOTHES DRYER	5,000
1	DISPOSAL	500
1	MICROWAVE	1,500
1	REF.	1,200
SUBTOTAL OF GENERAL LOAD		35,674
FIRST 10 KVA OF GENERAL LOAD AT 100%		10,000
REMAINDER OF GENERAL LOAD AT 40%	25674 VA. X 0.4	10,270
[redacted]	TOTAL NET GENERAL LOAD	20,270
[redacted]	4 TON HEAT PUMP (W/5kw EMERGENCY HEAT STRIP) 21 AMP X 240 VA	———
[redacted]	4 TON COOLING SYSTEM 40 AMP X 240 VA	9,600
[redacted]	NET GENERAL LOAD	20,270
[redacted]	NET TOTAL HEAT	9,600
[redacted]	TOTAL LOAD	29,870

CALCULATED LOAD FOR SERVICE
29,870 VA/ 240 V= 124 AMP
150 AMP SERVICE REQUIRED

NOTE: ALL BREAKERS SERVING HABITABLE RECEPTACLES SHALL BE ARC-FAULT TYPE PER NEC 210-12 REQUIREMENTS.

NEUTRAL CALCULATION:

LIGHTING, APPLIANCE, LAUNDRY LOADS:		14,283 VA
3000 VA @ 100%, REMAINDER @ 35%		
	NET LOAD	6,949 VA
RANGE: 12,000 @ 70%		8,400 VA
DRYER: 5,000 @ 70%		3,500 VA
	TOTAL	18,849 VA

NEUTRAL AMPACITY: 18,489/240 = 78 A
#2 AL MINIMUM NEUTRAL CONDUCTOR.

LOAD CALCULATIONS ONE FAMILY DWELLING WITH HEAT PUMP (NEC CODE #D2)

HOUSE PLAN: GLEN MODEL [redacted]

1673	SQ. FT. GENERAL LIGHTING X 3 VA. PER SQ. FT.	5,019
2	20 AMP APPLIANCE CIRCUIT AT 1500 VA EA.	3,000
1	LAUNDRY CIRCUIT AT	1,500
1	RANGE AT NAME PLATE RATING OR COOKTOP/OVEN	12,000
1	WATER HEATER	4,500
1	DISHWASHER	1,200
1	CLOTHES DRYER	5,000
1	DISPOSAL	500
1	MICROWAVE	1,500
1	REF.	1,200
SUBTOTAL OF GENERAL LOAD		35,419
FIRST 10 KVA OF GENERAL LOAD AT 100%		10,000
REMAINDER OF GENERAL LOAD AT 40%	25419 VA. X 0.4	10,168
[redacted]	TOTAL NET GENERAL LOAD	20,168
[redacted]	4 TON HEAT PUMP (W/5kw EMERGENCY HEAT STRIP) 21 AMP X 240 VA	———
[redacted]	4 TON COOLING SYSTEM 40 AMP X 240 VA	9,600
[redacted]	NET GENERAL LOAD	20,168
[redacted]	NET TOTAL HEAT	9,600
[redacted]	TOTAL LOAD	29,768

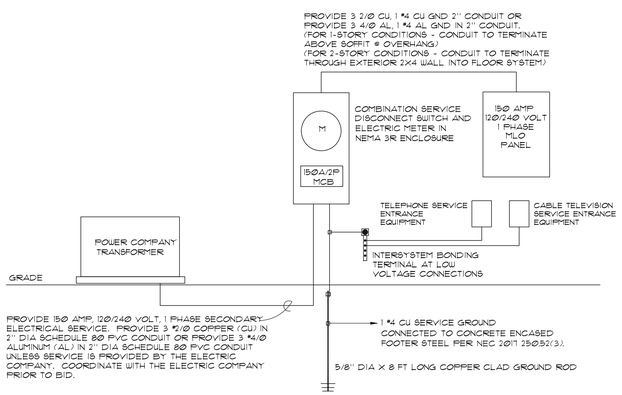
CALCULATED LOAD FOR SERVICE
29,768 VA/ 240 V= 124 AMP
150 AMP SERVICE REQUIRED

NOTE: ALL BREAKERS SERVING HABITABLE RECEPTACLES SHALL BE ARC-FAULT TYPE PER NEC 210-12 REQUIREMENTS.

NEUTRAL CALCULATION:

LIGHTING, APPLIANCE, LAUNDRY LOADS:		14,283 VA
3000 VA @ 100%, REMAINDER @ 35%		
	NET LOAD	6,949 VA
RANGE: 12,000 @ 70%		8,400 VA
DRYER: 5,000 @ 70%		3,500 VA
	TOTAL	18,849 VA

NEUTRAL AMPACITY: 18,489/240 = 78 A
#2 AL MINIMUM NEUTRAL CONDUCTOR.



RISER DIAGRAM

SCALE: 3/16 = 1'-0"

150 AMP ELECTRICAL RISER

NOT TO SCALE.

GENERAL NOTES:
A. ELECTRICAL MATERIALS AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NATIONAL ELECTRICAL CODE, LOCAL CODES, AND ALL LOCAL POWER COMPANY REQUIREMENTS & ELEC. PROVISIONS OF FBCR 7TH EDITION (2020)

B. ALL CONDUCTORS SHALL BE TYPE THHN/THWN UNLESS NOTED OTHERWISE.

ARCHITECTS AB Design Group LLC.
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

△	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		

D·R·HORTON® America's Builder
www.drhorton.com
CBC055300

LOTS **-**
PLATS **-**

TITLE SHEET
VALE AND GLEN
6 UNIT TOWN HOMES
160 MPH EXP. C

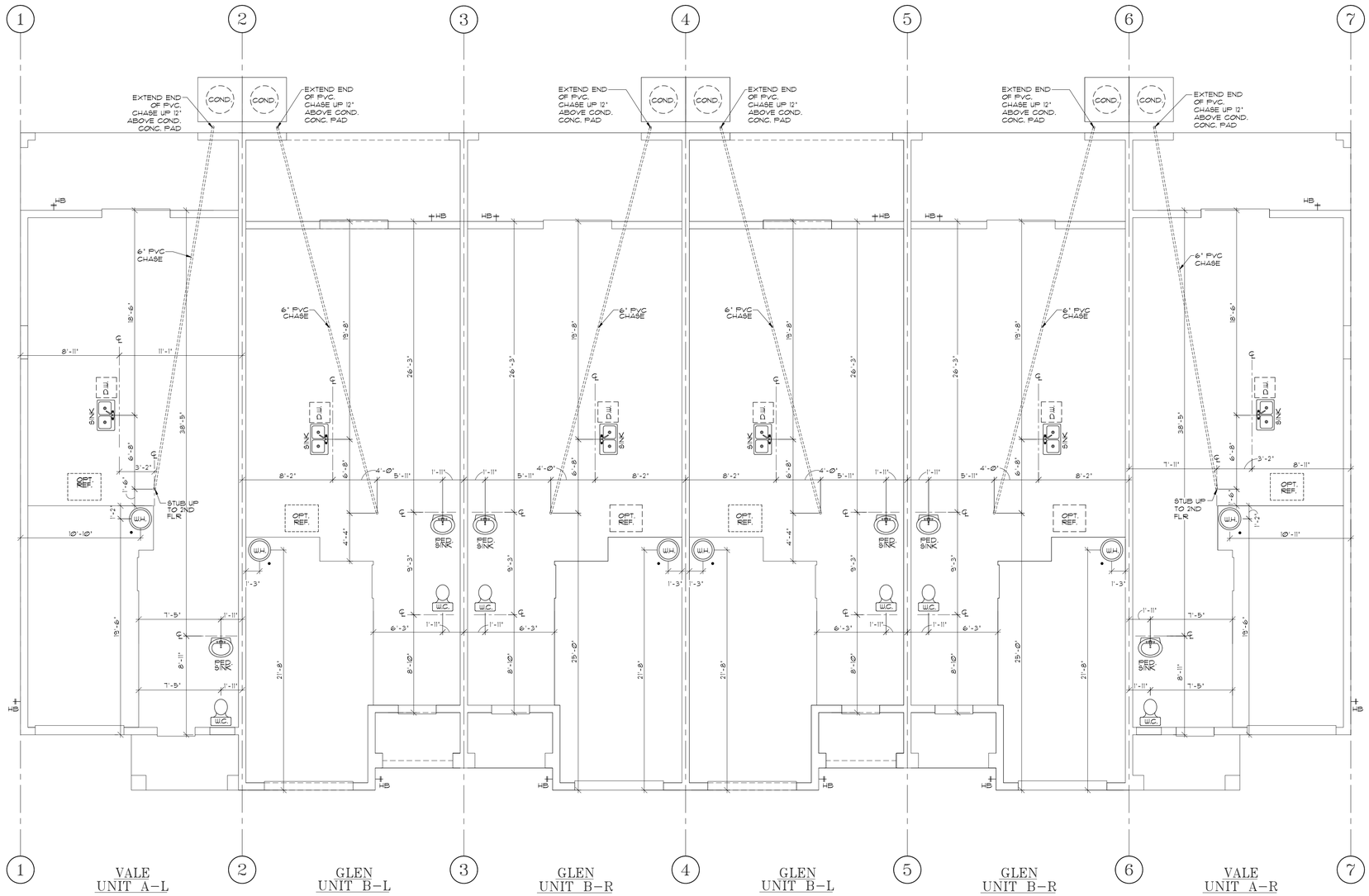
ELECTRICAL PANEL & RISER DIAGRAM

JOB # 02218.007

STATE OF FLORIDA

MICHAEL C. ANDERSON
AR NO 17305

DATE: 7/7/2021
SCALE:
SHEET NO:
E3



FIRST FLOOR PLUMBING PLAN

SCALE: 3/16 = 1'-0"

ARCHITECTS
AB Design Group LLC.
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

DATE	△ DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	

D·R·HORTON®
America's Builder
www.drhorton.com
CBC055300

LOTS **-**
PLATS **-**

TITLE SHEET
VALE AND GLEN
6 UNIT TOWN HOMES

FIRST FLOOR
PLUMBING PLAN

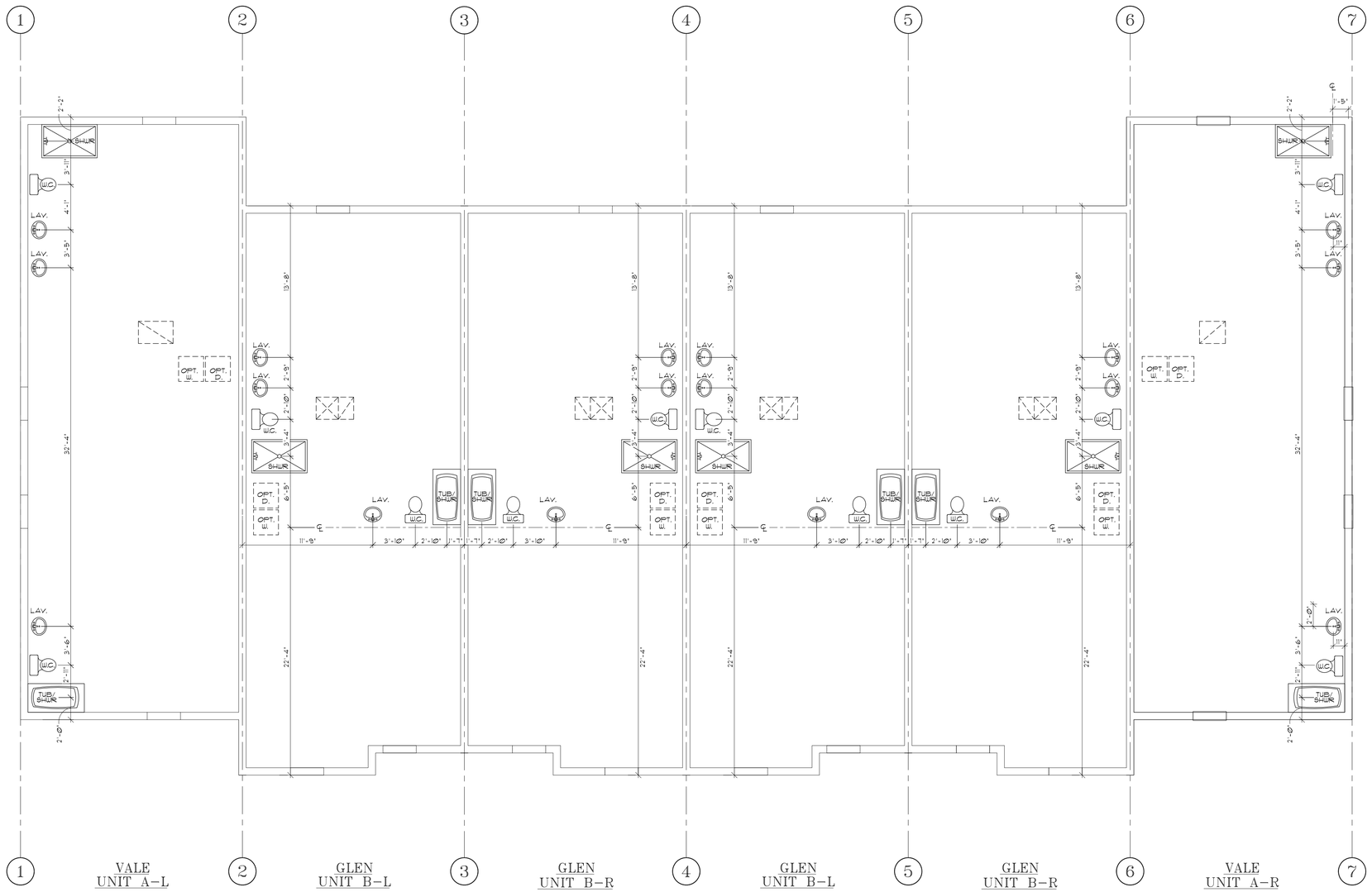
160 MPH EXP. C

JOB #
02218.007

STATE OF FLORIDA

MICHAEL C. ANDERSON
AR NO 17305

DATE: 7/7/2021
SCALE:
SHEET NO:
P1



SECOND FLOOR PLUMBING PLAN

SCALE: 3/16 = 1'-0"

ARCHITECTS
AB Design Group LLC.
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

DATE	△ DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	

D·R·HORTON
America's Builder
www.drhorton.com
CBC055300

LOTS **-**
PLATS **-**

TITLE SHEET
VALE AND GLEN
6 UNIT TOWN HOMES

SECOND FLOOR
PLUMBING PLAN

160 MPH EXP. C

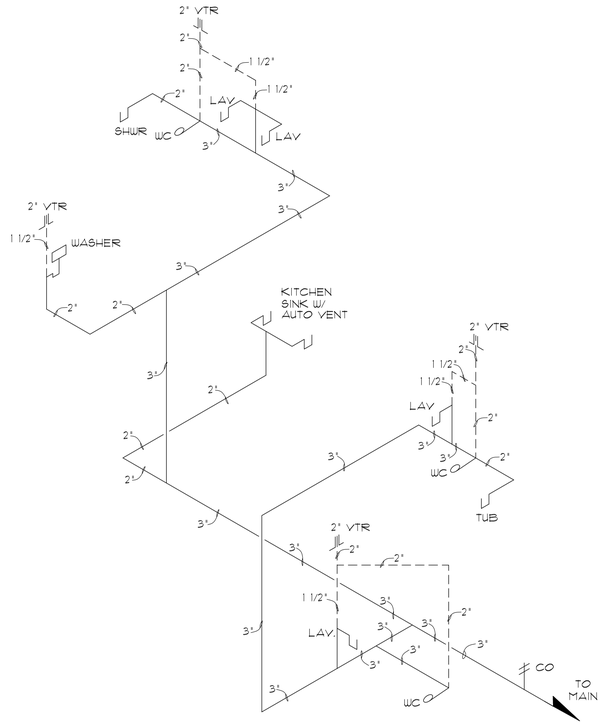
JOB #
02218.007

STATE OF FLORIDA

MICHAEL C. ANDERSON
AR NO 17305

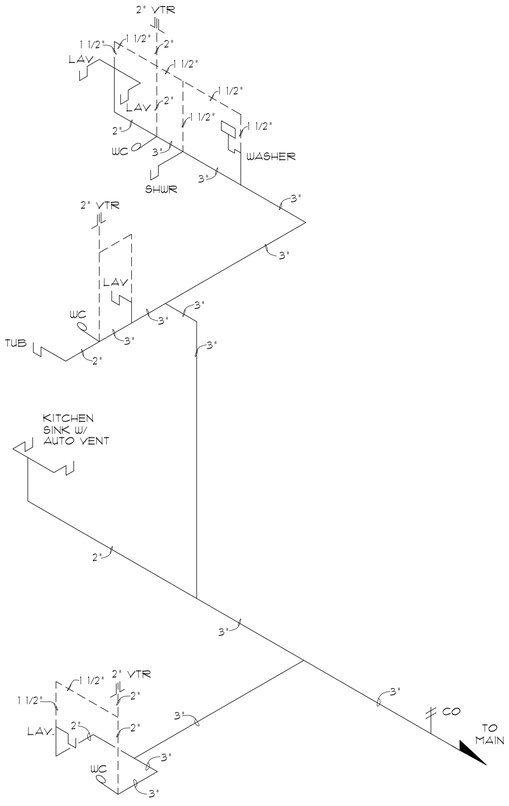
DATE: 7/7/2021
SCALE:
SHEET NO:
P2

NOTE:
NO PENETRATIONS IN AREA 4'-4" ON EACH SIDE OF CENTERLINE OF PARTY WALLS.



PLUMBING RISER DIAGRAM

VALE UNIT



PLUMBING RISER DIAGRAM

GLEN UNIT

ARCHITECTS
AB Design Group LLC.
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

DATE	△ DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	

D·R·HORTON®
America's Builder
www.drhorton.com
CBC055300

LOTS **-**
PLATS **-**

TITLE SHEET
VALE AND GLEN
6 UNIT TOWN HOMES

PLUMBING RISER

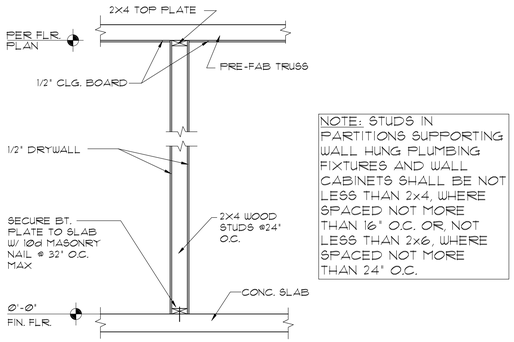
160 MPH EXP. C

JOB #
02218.007

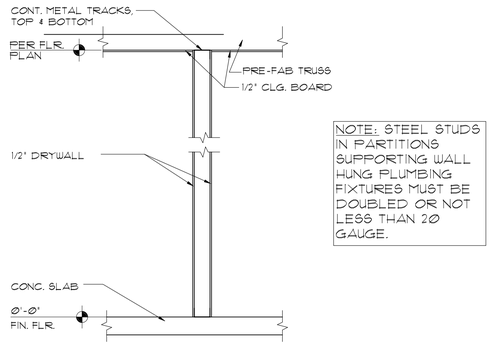
STATE OF FLORIDA

MICHAEL C. ANDERSON
AR NO 17305

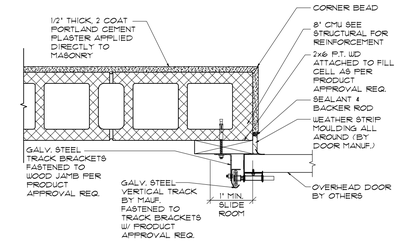
DATE: 7/7/2021
SCALE:
SHEET NO:
P3



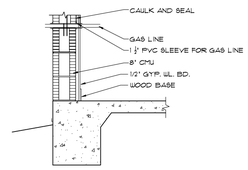
1A / D1 TYP. INT. WALL (NON-BRG.)
SCALE: 3/4"=1'-0"



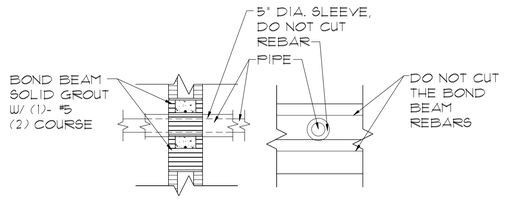
1B / D1 TYP. INT. WALL METAL STUDS (NON-BRG.)
SCALE: 3/4"=1'-0"



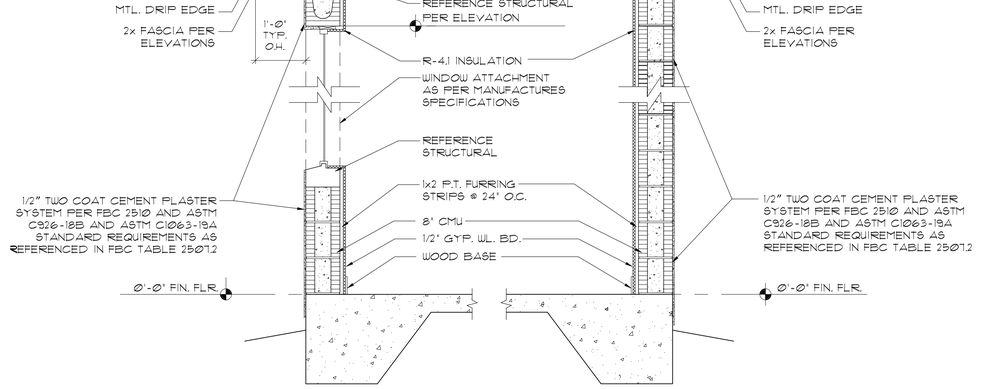
2 / D1 GARAGE DOOR JAMBS
SCALE: 1 1/2"=1'-0"



3A / D1 GAS LINE THRU BLOCK
SCALE: 1/2"=1'-0"



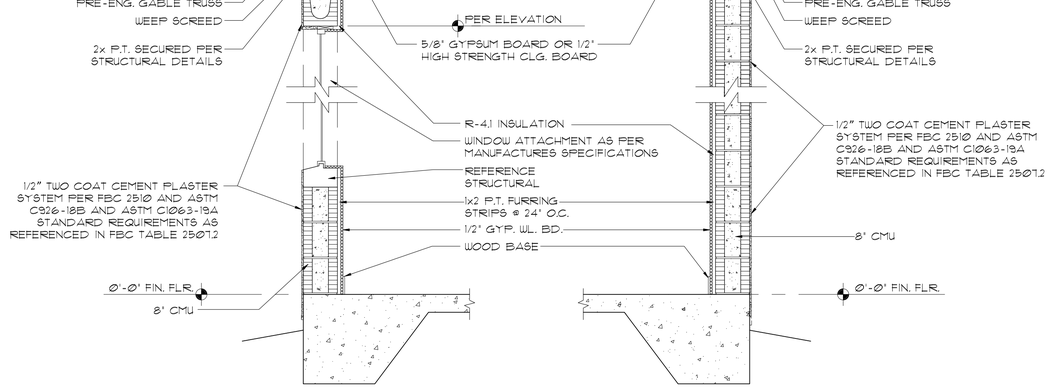
3B / D1 PIPE THROUGH BOND BEAM
SCALE: 3/4"=1'-0"



A W/ WINDOW OPENING

B TYP. WALL SECTION NO OPENING

4 / D1 1-STORY HIP BLOCK WALL
SCALE: 3/4"=1'-0"



A W/ WINDOW OPENING

B TYP. WALL SECTION NO OPENING

5 / D1 1-STORY GABLE BLOCK WALL
SCALE: 3/4"=1'-0"

NOTE:
2020 FBC 1507.1.1 UNDERLAYMENT FOR ROOF SLOPES 2:12 AND GREATER SHALL CONFORM TO THE APPLICABLE STANDARDS LISTED IN THIS CHAPTER. UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869, AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED. UNDERLAYMENT FOR ROOF SLOPES 2:12 AND GREATER SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH SECTION 1507.1.1.1, 1507.1.1.2 OR 1507.1.1.3, AS APPLICABLE.

METHOD 4.
TWO LAYERS OF ASTM D226 TYPE II OR ASTM D4869 TYPE III OR TYPE IV UNDERLAYMENT SHALL BE INSTALLED AS FOLLOWS: APPLY A 19-INCH (483 MM) STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY 36-INCH-WIDE (914 MM) SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19 INCHES (483 MM). END LAPS SHALL BE 6 INCHES AND SHALL BE OFFSET BY 6 FEET. THE UNDERLAYMENT SHALL BE ATTACHED TO A NAILABLE DECK WITH CORROSION-RESISTANT FASTENERS WITH ONE ROW CENTERED IN THE FIELD OF THE SHEET WITH A MAXIMUM FASTENER SPACING OF 12 INCHES (305 MM) O.C., AND ONE ROW AT THE END AND SIDE LAPS FASTENED 6 INCHES (152 MM) O.C. UNDERLAYMENT SHALL BE ATTACHED USING ANNULAR RING OR DEFORMED SHANK NAILS WITH METAL OR PLASTIC CAPS WITH A NOMINAL CAP DIAMETER OF NOT LESS THAN 1 INCH. METAL CAPS ARE REQUIRED WHERE THE ULTIMATE DESIGN WIND SPEED, V_{ULT}, EQUALS OR EXCEEDS 170 MPH. METAL CAPS SHALL HAVE A THICKNESS OF NOT LESS THAN 32-GAGE SHEET METAL. POWER-DRIVEN METAL CAPS SHALL HAVE A MINIMUM THICKNESS OF 0.010 INCH. MINIMUM THICKNESS OF THE OUTSIDE EDGE OF PLASTIC CAPS SHALL BE 0.035 INCH. THE CAP NAIL SHANK SHALL BE NOT LESS THAN 0.083 INCH FOR RING SHANK CAP NAILS. CAP NAIL SHANK SHALL HAVE A LENGTH SUFFICIENT TO PENETRATE THROUGH THE ROOF SHEATHING OR NOT LESS THAN 3/4 INCH INTO THE ROOF SHEATHING.

ARCHITECTS
AB Design Group LLC.
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

DATE	△ DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	

D·R·HORTON®
America's Builder
www.drhorton.com
CBC055300

LOTS **-**
PLATS **-**

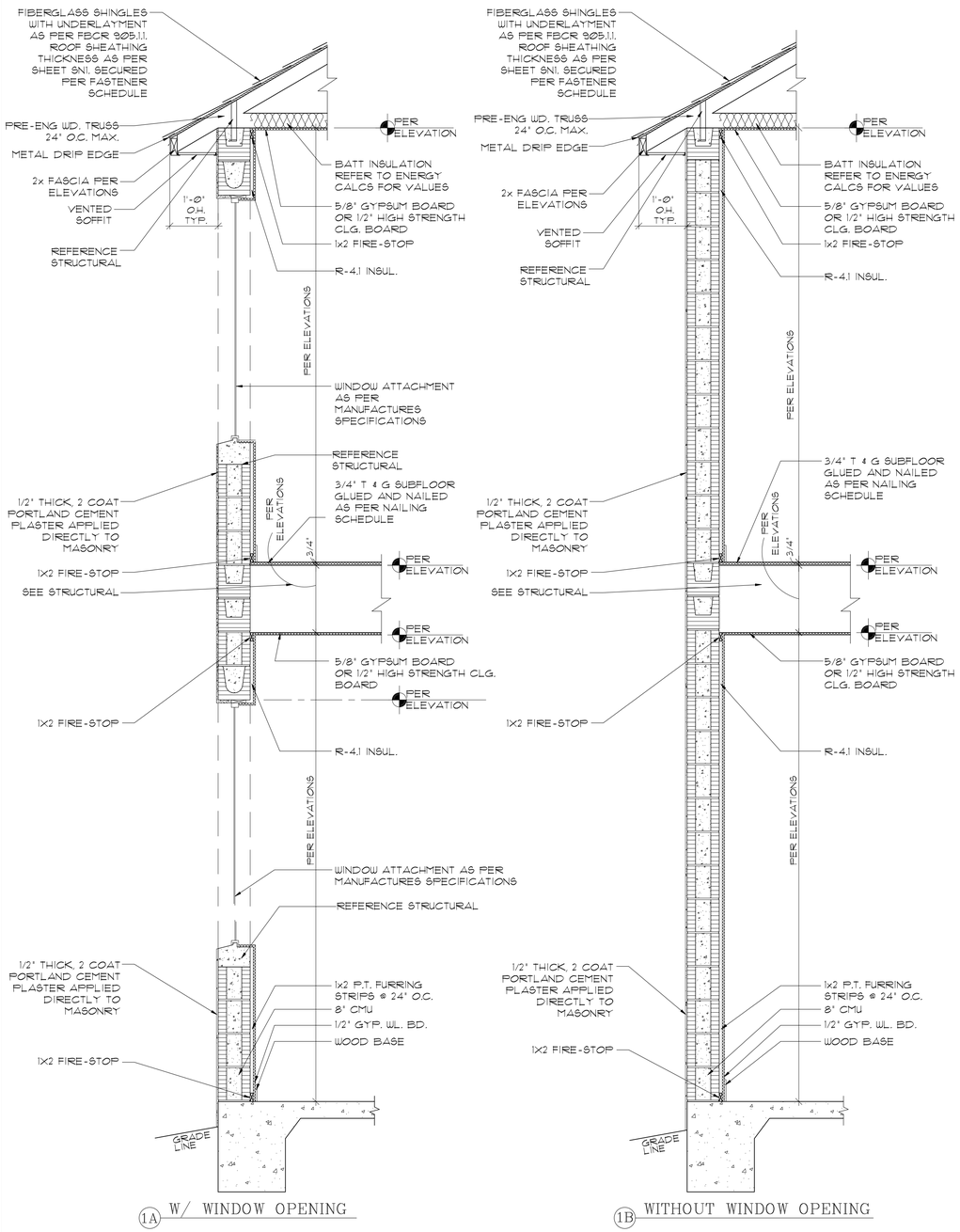
TITLE SHEET
VALE AND GLEN
6 UNIT TOWN HOMES
DETAILS
160 MPH EXP. C

JOB # 02218.007

STATE OF FLORIDA

MICHAEL C. ANDERSON
AR NO 17305

DATE: 7/7/2021
SCALE:
SHEET NO:
D1



2-STORY FIRST FLOOR BLOCK SECOND FLOOR BLOCK

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

ARCHITECTS
AB Design Group LLC.
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

DATE	△ DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	

D·R·HORTON®
America's Builder
www.drhorton.com
CBC055300

LOTS **-**
PLATS **-**

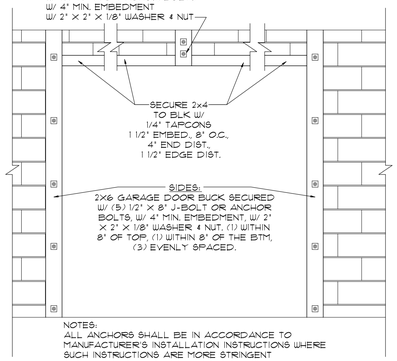
TITLE SHEET
VALE AND GLEN
6 UNIT TOWN HOMES
DETAILS
160 MPH EXP. C
JOB # 02218.007

STATE OF FLORIDA

MICHAEL C. ANDERSON
AR NO 17305

DATE: 7/7/2021
SCALE:
SHEET NO:
D2

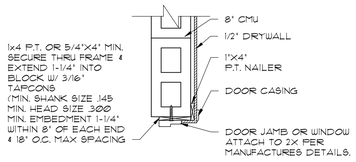
TOP:
2X6 P.T. @ CENTER OF DOOR HEADER SECURED
W/ (1) 1/2" X 8" J-BOLT
W/ 4" MIN. EMBEDMENT
W/ 2" X 2" X 1/8" WASHER & NUT
OR
W/ (2) 1/2" X 8" ANCHOR BOLTS
W/ 4" MIN. EMBEDMENT
W/ 2" X 2" X 1/8" WASHER & NUT



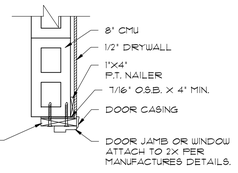
NOTES:
ALL ANCHORS SHALL BE IN ACCORDANCE TO MANUFACTURER'S INSTALLATION INSTRUCTIONS WHERE SUCH INSTRUCTIONS ARE MORE STRINGENT

1/D3 GARAGE DOOR BUCK ATTACHMENT
SCALE: 1/2"=1'-0"

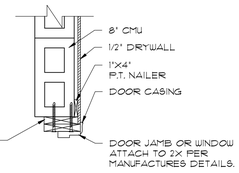
2X4: SECURE TO BLOCK W/ 3/16" TAPCONS (MIN. SHANK SIZE .145 MIN. HEAD SIZE .300 MIN. EMBEDMENT 1 1/4") WITHIN 8" OF EACH END & 18" O.C. MAX SPACING.
2X6: SECURE TO BLOCK W/(2) 3/16" TAPCONS (MIN. SHANK SIZE .145 MIN. HEAD SIZE .300 MIN. EMBEDMENT 1 1/4") WITHIN 8" OF EACH END & 18" O.C. MAX SPACING.
2X8: SECURE TO BLOCK W/(2) 3/16" TAPCONS (MIN. SHANK SIZE .145 MIN. HEAD SIZE .300 MIN. EMBEDMENT 1 1/4") WITHIN 8" OF EACH END & 18" O.C. MAX SPACING.



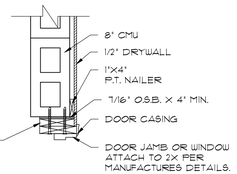
NOTE: SHIM AS NEEDED TO PLUMB JAMB (DO NOT EXCEED 1/4")
A DOOR JAMB TO BLOCK +3/4" OR +5/4" WINDOW TO BLOCK +3/4" OR +5/4"
SCALE: N.T.S.



NOTE: SHIM AS NEEDED TO PLUMB JAMB (DO NOT EXCEED 1/4")
C DOOR JAMB TO BLOCK +1 15/16" WINDOW TO BLOCK +1 15/16"
SCALE: N.T.S.

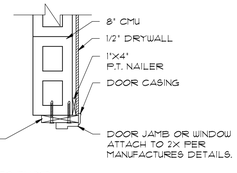


NOTE: SHIM AS NEEDED TO PLUMB JAMB (DO NOT EXCEED 1/4")
E DOOR JAMB TO BLOCK +3" WINDOW TO BLOCK +3"
SCALE: N.T.S.



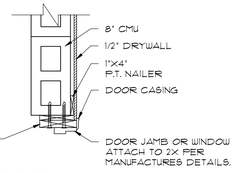
NOTE: SHIM AS NEEDED TO PLUMB JAMB (DO NOT EXCEED 1/4")
G DOOR JAMB TO BLOCK +3 7/16" WINDOW TO BLOCK +3 7/16"
SCALE: N.T.S.

2X4: SECURE TO BLOCK W/ 3/16" TAPCONS (MIN. SHANK SIZE .145 MIN. HEAD SIZE .300 MIN. EMBEDMENT 1 1/4") WITHIN 8" OF EACH END & 18" O.C. MAX SPACING.
2X6: SECURE TO BLOCK W/(2) 3/16" TAPCONS (MIN. SHANK SIZE .145 MIN. HEAD SIZE .300 MIN. EMBEDMENT 1 1/4") WITHIN 8" OF EACH END & 18" O.C. MAX SPACING.
2X8: SECURE TO BLOCK W/(2) 3/16" TAPCONS (MIN. SHANK SIZE .145 MIN. HEAD SIZE .300 MIN. EMBEDMENT 1 1/4") WITHIN 8" OF EACH END & 18" O.C. MAX SPACING.



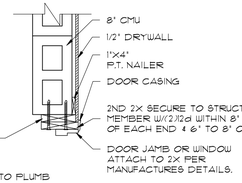
NOTE: SHIM AS NEEDED TO PLUMB JAMB (DO NOT EXCEED 1/4")
B DOOR JAMB TO BLOCK +1 1/2" WINDOW TO BLOCK +1 1/2"
SCALE: N.T.S.

NOTE: STRUCTURAL 2X MUST BE ON OUTSIDE & SECURED THROUGH NON-STRUCTURAL 3/16" TAPCON MIN. 1-1/4" EMBEDMENT INTO BLOCK.



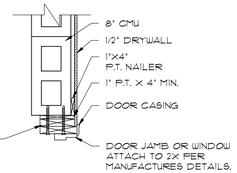
NOTE: SHIM AS NEEDED TO PLUMB JAMB (DO NOT EXCEED 1/4")
D DOOR JAMB TO BLOCK +2 1/4" WINDOW TO BLOCK +2 1/4"
SCALE: N.T.S.

NOTE: STRUCTURAL 2X MUST BE ON OUTSIDE & SECURED THROUGH NON-STRUCTURAL 3/16" TAPCON MIN. 1-1/4" EMBEDMENT INTO BLOCK.



NOTE: SHIM AS NEEDED TO PLUMB JAMB (DO NOT EXCEED 1/4")
F DOOR JAMB TO BLOCK +3" WINDOW TO BLOCK +3"
SCALE: N.T.S.

NOTE: STRUCTURAL 2X MUST BE ON OUTSIDE & SECURED THROUGH NON-STRUCTURAL 3/16" TAPCON MIN. 1-1/4" EMBEDMENT INTO BLOCK.



NOTE: SHIM AS NEEDED TO PLUMB JAMB (DO NOT EXCEED 1/4")
H DOOR JAMB TO BLOCK +3 3/4" WINDOW TO BLOCK +3 3/4"
SCALE: N.T.S.

ARCHITECTS
AB Design Group LLC.
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

DATE	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	

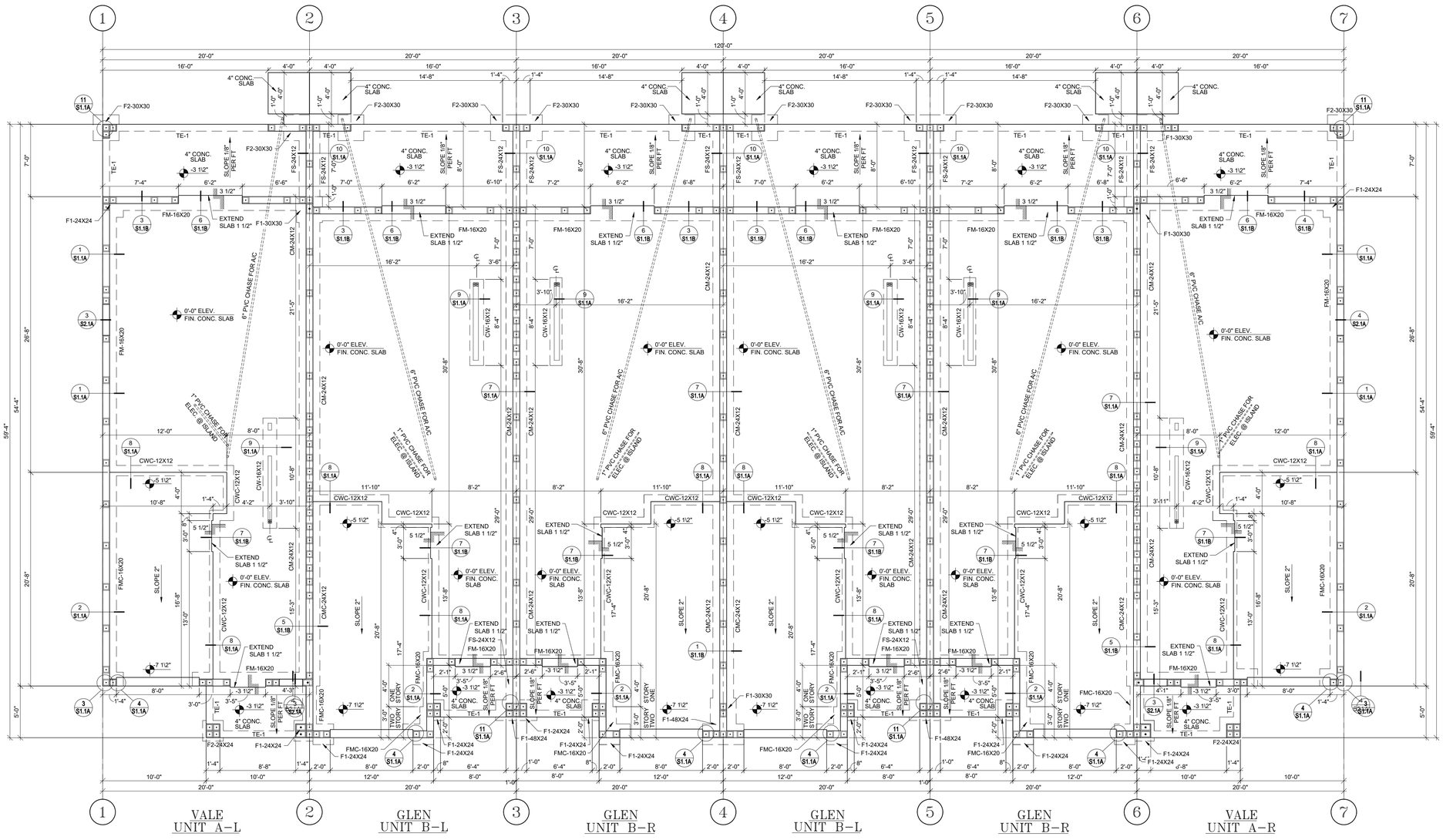
D·R·HORTON®
America's Builder
www.drhorton.com
CBC055300

LOTS **-**
PLATS **-**

TITLE SHEET
VALE AND GLEN
6 UNIT TOWN HOMES
DETAILS
160 MPH EXP. C
JOB # 02218.007

STATE OF FLORIDA
MICHAEL C. ANDERSON
AR NO 17305

DATE: 7/7/2021
SCALE:
SHEET NO:
D3



FOUNDATION PLAN

SCALE: 3/16 = 1'-0"

FOUNDATION NOTES

1. SEE SLAB SCHEDULE FOR SLAB REQUIREMENTS. SEE GENERAL NOTES FOR COMPACTING REQUIREMENTS.
2. TOP OF FINISHED SLAB SHALL BE +-0'-0".
3. COLUMN AND FOOTING CENTERLINES, SHALL COINCIDE UNLESS DIMENSIONED OTHERWISE.
4. REFERENCE ELEVATION +-0'-0", SEE SURVEY PLOT FOR NAVD.
5. PROVIDE A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT SHOULD BE IN ACCORDANCE WITH THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
6. PROVIDE ISOLATION JOINTS BETWEEN INTERIOR AND EXTERIOR SLABS ON GRADE: PROVIDE 1/2" FELT PAPER AT THE JOINT.
7. COORDINATE SLAB ELEVATIONS, STEPS, AND SLOPES WITH ARCHITECTURAL DRAWINGS.
8. SEE ARCHITECTURAL DRAWINGS FOR THE ORIENTATION OF THE BUILDING.
9. WINDOWS, DOORS AND ROUGH OPENINGS ARE TO BE COORDINATED WITH THE WINDOW/DOOR TYPES AND LOCATIONS NOTED ON THE ARCHITECTURAL DRAWINGS AND WITH THE MANUFACTURES SPECIFICATIONS.
10. SEE ARCHITECTURAL DRAWINGS FOR WALKWAY SLAB LAYOUT.
11. ⊡INDICATES #5 BAR, ⧈INDICATES #6 BAR, ■INDICATES #7 BAR VERTICAL REINFORCING BAR IN CELLS FILLED WITH GROUT. ENDS OF REINF. BARS SHALL BE HOOKED INTO FOUNDATION BOND BEAM OR TIE BEAMS WITH AN ACI STANDARD 90° HOOK. BARS SHALL BE PLACED AS SHOWN IN HE PLANS.
12. SPLICES IN REINFORCING BARS SHALL NOT BE LESS THEN 48 BAR DIAMETERS (#5 = 30", #6 =36"), AND REINFORCING SHALL BE CONTINUOUS.
13. RATIONAL ANALYSIS WAS PERFORMED TO DETERMINE SIZE AND STEEL REINFORCING FOR ALL FOUNDATIONS. DESIGNED WAS BASED ON ALL ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF. TRANSFER REINFORCING (TOP STEEL) HAS BEEN DELETED UNLESS NOTED OTHERWISE.
14. VERTICAL REINFORCING IN CMU SHALL BE #5'S AS SHOWN ON THIS PLAN, UNLESS OTHERWISE NOTED IN THE PLAN. ONE REINFORCING BAR SHALL BE:
A) IN ALL WALL INTERSECTIONS B) CHANGES IN ELEVATION
C) EACH SIDE OF ALL OPENINGS D) ALL CORNERS
15. STRUCTURAL DESIGN IS IN ACCORDANCE WITH TMS 402/602-16, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND THE COMMENTARY. CONSTRUCTION SHALL BE IN ACCORDANCE WITH TMS 402/602-16, USING: F'm = 2,000 PSI, TYPE "M" OR"S" MORTAR, ASTM C476 GROUT (3000 PSI), UNITS LAID IN RUNNING BOND.
16. WIRE WELDED MESH LOCATED IN THE MIDDLE TO UPPER ⅓ OF SLAB SUPPORTED 3'-0" O/C MAX. SEE PLAN FOR WWM SIZE.

INSPECTOR NOTE:

1. STRUCTURE WAS DESIGNED BASED ON THE 2020 FLORIDA RESIDENTIAL BUILDING CODE, RESIDENTIAL, 7th EDITION

FOOTING SCHEDULE

PROVIDE CORNER BARS, SAME SIZE QUANTITY AS BARS IN FOUNDATION, WITH 30" LEG EACH WAY.

MARK	WIDTH	LENGTH	THICKNESS	BOTTOM REINF.		TOP REINF.	T.O.F.
				SHORT	LONG		
F1-24X24	24"	24"	12"	(2) #5's	(2) #5's	-	(-) 0'-8"
F2-24X24	24"	24"	12"	(2) #5's	(2) #5's	-	(-) 0'-8"
F1-30X30	30"	30"	12"	(3) #5's	(3) #5's	-	(-) 0'-8"
F2-30X30	30"	30"	12"	(3) #5's	(3) #5's	-	(-) 0'-8"
F1-48X24	48"	24"	12"	(4) #5's	(2) #5's	-	(-) 0'-8"
TE-1	8"	SEE PLAN	10"	-	(1) #5's	-	(-) 0'-4"
FM-16x20	16"	CONTINUOUS	20"	-	(2) #5's	-	(+) 0"-0"
FMC-16x20	16"	CONTINUOUS	20"	-	(2) #5's	(1) #5 IN CURB	VARIES
FS-24x12	24"	CONTINUOUS	12"	-	(3) #5's	-	(-) 0'-4"
CM-24x12	24"	CONTINUOUS	12"	-	(3) #5's	-	(+) 0"-0"
CMC-24x12	24"	CONTINUOUS	12"	-	(3) #5's	-	(-) 0'-4"
CW-16x12	16"	CONTINUOUS	12"	-	(2) #5's	-	(+) 0"-0"
CWC-12x12	12"	CONTINUOUS	12"	-	(2) #5's	(1) #5 IN CURB	VARIES

SLAB SCHEDULE

SLAB	THICKNESS	REINF.	REMARKS
GENERAL	3 1/2"	6x6 W1.4xW1.4 OVER 6 MIL VAPOR BARRIER	COMPACTED FILL

ARCHITECTS AB Design Group LLC.
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

DATE	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	

LOTS **-**
PLATS **-**

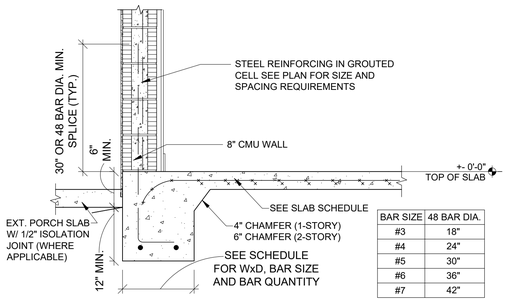
TITLE SHEET
VALE AND GLEN
6 UNIT TOWN HOMES
FOUNDATION PLAN
160 MPH EXP. C

JOB # 02218.007

STATE OF FLORIDA

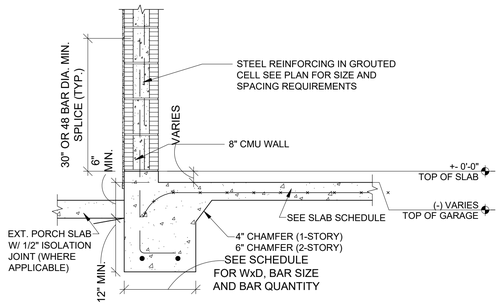
MICHAEL C. ANDERSON
AR NO 17305

DATE: 7/7/2021
SCALE:
SHEET NO: S1

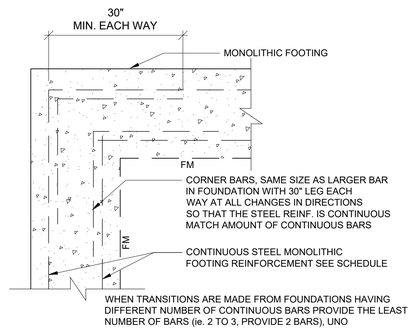


BAR SIZE	48 BAR DIA.
#3	18"
#4	24"
#5	30"
#6	36"
#7	42"

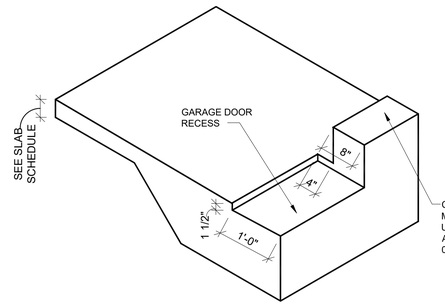
1 EXTERIOR MONO-FOOTING
SCALE: 3/4"=1'-0"



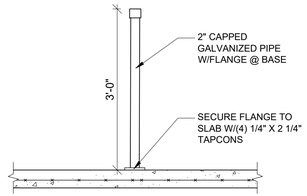
2 EXTERIOR MONO-FOOTING @ GARAGE
SCALE: 3/4"=1'-0"



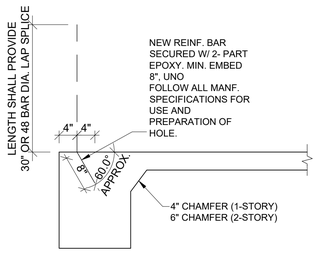
3 MONOLITHIC FOUNDATION CORNER BARS DETAIL
SCALE: 3/4"=1'-0"



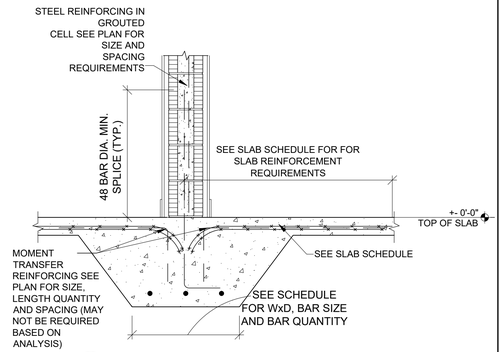
4 RECESS AROUND GARAGE DOOR OPENING
SCALE: 3/4"=1'-0"



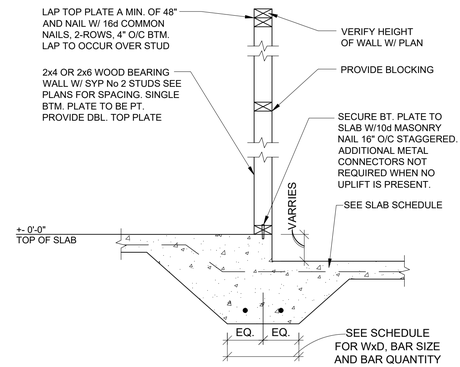
5 BOLLARD
SCALE: 3/4"=1'-0"



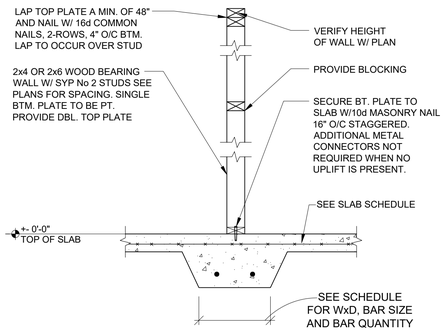
6 ADDING BAR TO MONOLITHIC FOUNDATION
SCALE: 3/4"=1'-0"



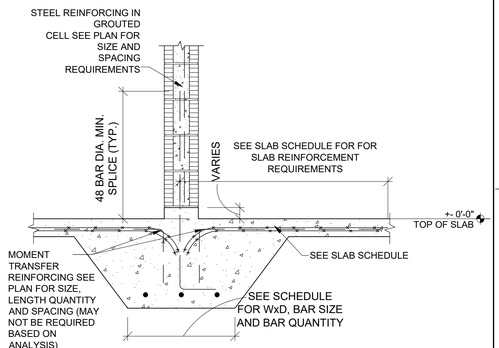
7 INTERIOR FOOTING @ PARTY WALL
SCALE: 3/4"=1'-0"



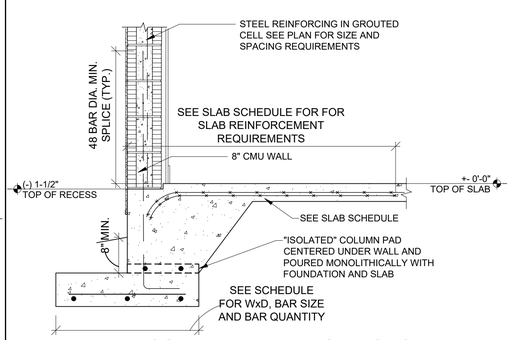
8 INTERIOR CURB FOUNDATION WOOD WALL (NO UPLIFT)
SCALE: 3/4"=1'-0"



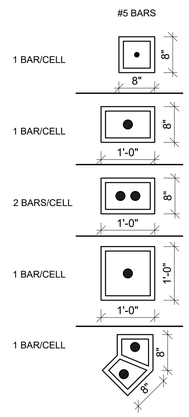
9 INTERIOR FOUNDATION WOOD WALL (NO UPLIFT)
SCALE: 3/4"=1'-0"



10 INTERIOR FOOTING W/ CURB @ PARTY WALL
SCALE: 3/4"=1'-0"



11 COMBINED EXTERIOR MONO-FOOTING AND COL. PAD
SCALE: 3/4"=1'-0"



8 MASONRY SYMBOLS
SCALE: 3/4"=1'-0"

ARCHITECTS
AB Design Group LLC.
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

DATE	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	

D·R·HORTON®
America's Builder
www.drhorton.com
CBC055300

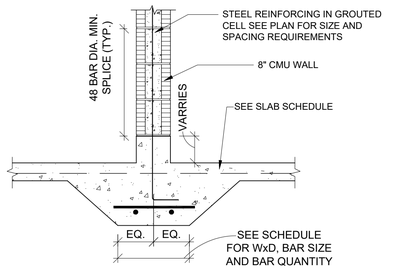
LOTS **-**
PLATS **-**

TITLE SHEET
VALE AND GLEN
6 UNIT TOWN HOMES
DETAILS
160 MPH EXP. C
JOB # 02218.007

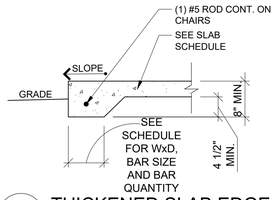
STATE OF FLORIDA

MICHAEL C. ANDERSON
AR NO 17305

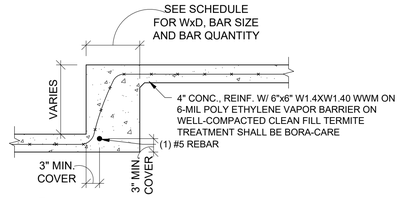
DATE: 7/7/2021
SCALE: AS NOTED
SHEET NO:
S1.1A



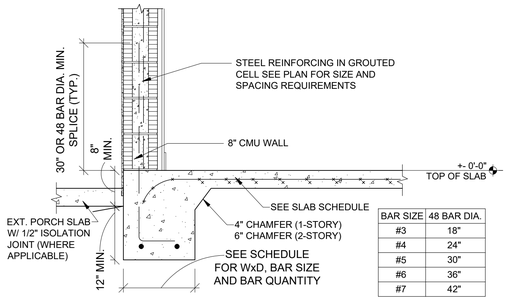
1 INTERIOR CURB FOUNDATION CMU WALL
SCALE: 3/4"=1'-0"



2 THICKENED SLAB EDGE
SCALE: 3/4"=1'-0"



3 GARAGE STEP-UP NON-BEARING EXT. STEP
SCALE: 3/4"=1'-0"



BAR SIZE	48 BAR DIA.
#3	18"
#4	24"
#5	30"
#6	36"
#7	42"

4 EXTERIOR MONO-FOOTING
SCALE: 3/4"=1'-0"

5 INTERIOR FOOTING @ PARTY WALL
SCALE: 3/4"=1'-0"

6 EXTERIOR DOOR SILL @ S.G.D. (CONCRETE)
SCALE: 3/4"=1'-0"

7 EXTERIOR DOOR SILL @ ENTRY (CONCRETE)
SCALE: 3/4"=1'-0"

8 EXTERIOR MONO-FOOTING @ GARAGE
SCALE: 3/4"=1'-0"

ARCHITECTS
AB Design Group LLC.
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

DATE	△ DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	

D·R·HORTON®
America's Builder
www.drhorton.com
CBC055300

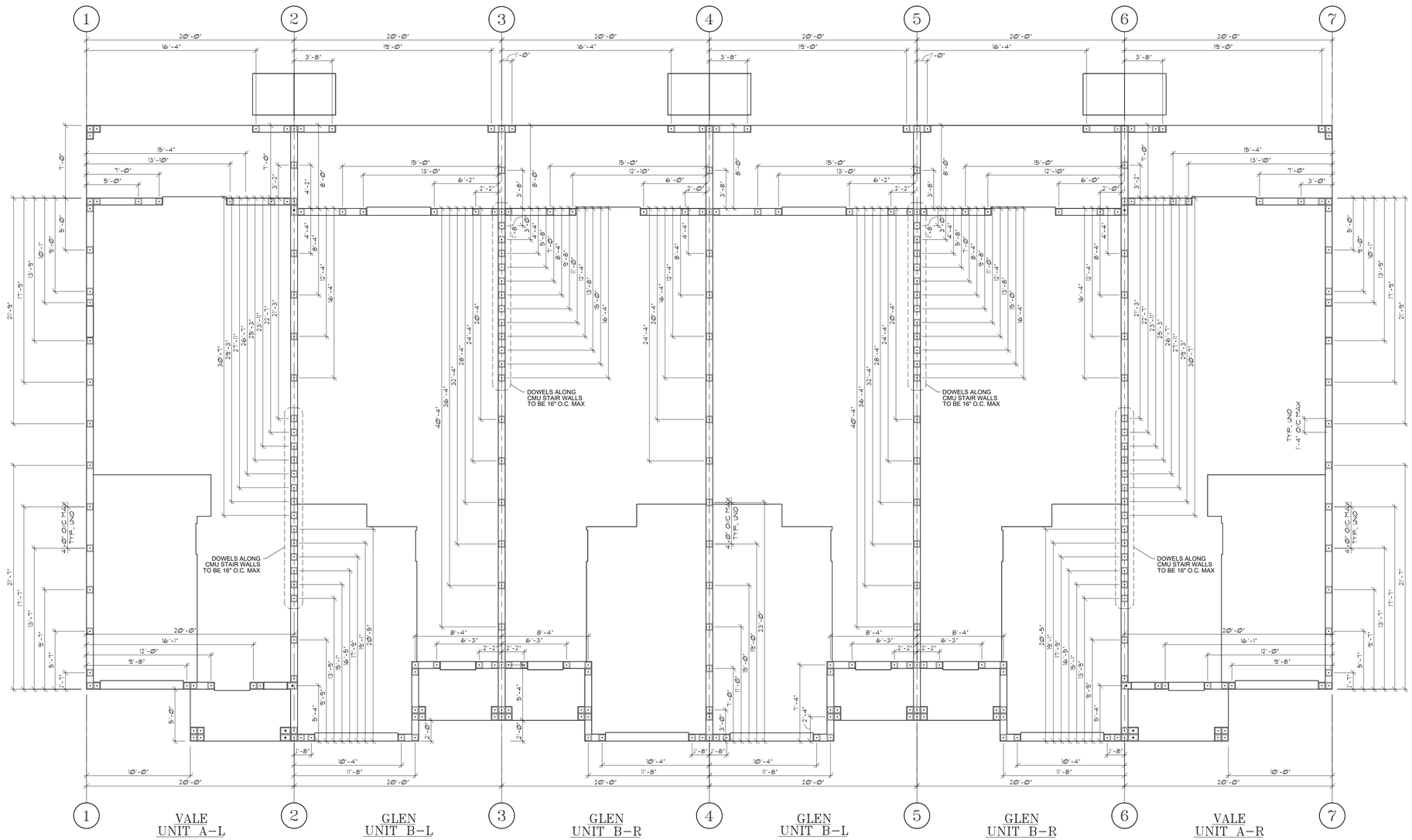
LOTS **-**
PLATS **-**

TITLE SHEET
VALE AND GLEN
6 UNIT TOWN HOMES
DETAILS
160 MPH EXP. C
JOB # 02218.007

STATE OF FLORIDA

MICHAEL C. ANDERSON
AR NO 17305

DATE: 7/7/2021
SCALE:
SHEET NO:
S1.1B



FIRST FLOOR DOWEL PLAN

SCALE: 3/16 = 1'-0"

ARCHITECTS
AB Design Group LLC.
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

DATE	△ DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	

D·R·HORTON
America's Builder
www.drhorton.com
CBC055300

LOTS **-**
PLATS **-**

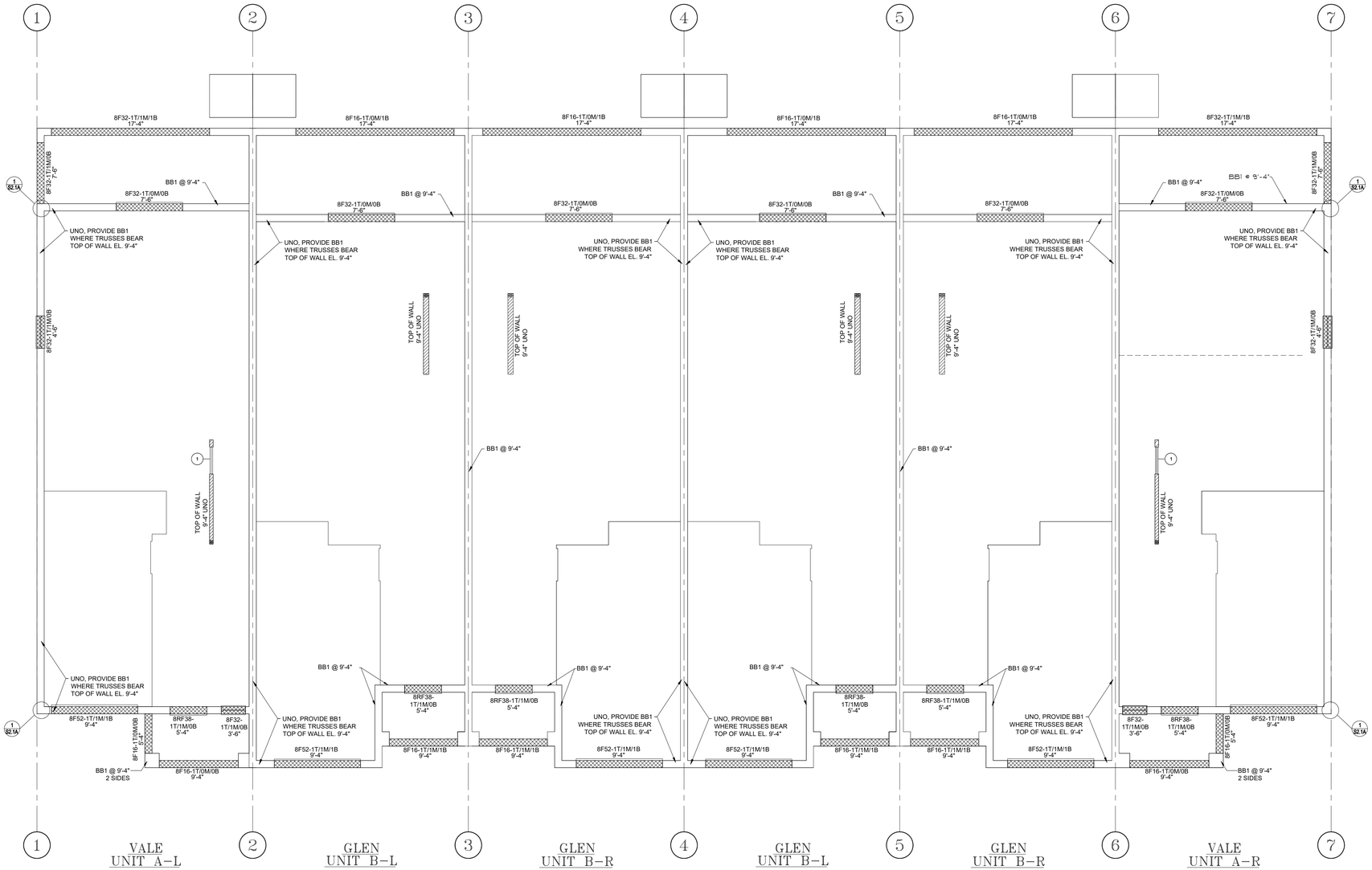
TITLE SHEET
VALE AND GLEN
6 UNIT TOWN HOMES
FIRST FLOOR
DOWEL PLAN
160 MPH EXP. C

JOB #
02218.007

STATE OF FLORIDA

MICHAEL C. ANDERSON
AR NO 17305

DATE: 7/7/2021
SCALE:
SHEET NO:
S1.2



FIRST FLOOR LIFT BEAM PLAN

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

FRAMING NOTES:

1. U.N.O. ALL STRAPS FOR ROOF TRUSSES TO BE
CONCRETE TO WOOD ROOF: SIMPSON HETA16 W/ (9) 10d x 1 1/2" HDG NAILS.
CONCRETE TO WOOD FLOOR:
SIMPSON LTA2 W/ (8) 10d x 1 1/2" HDG NAILS, WOOD TO WOOD:
SIMPSON H10A OR LGT2 W/ 10d x 1 1/2" HDG NAILS, FILL ALL HOLES.
2. ALL PLYWOOD FOR WALL AND ROOF SHEATHING IS TO BE PER FASTENER SCHEDULE.
3. ALL PLYWOOD FOR FLOOR SHEATHING SHALL BE PER FASTER SCHEDULE MEETING THE REQUIREMENTS OF AFG-01 AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. ALL NAILS FOR TRUSS TO BEAM AND TRUSS TO TRUSS METAL CONNECTORS ARE TO BE GALVANIZED.
5. LINTELS AND MASONRY BEAMS WERE DESIGNED BASED ON CAST-CRETE, CONNECTERS ARE TO BE GALVANIZED.
6. LINTELS AND MASONRY BEAMS WERE DESIGNED BASED ON CAST-CRETE CONCRETE LINTELS.
7. BOTTOM OF LINTELS ARE TO BE PLACED AT TOP OF WINDOW, DOOR AND CLEAR SPAN OPENINGS.
8. LINTELS SHALL HAVE 4" NOMINAL BEARING (4").
9. THE TRUSS FRAMING SHOWN IS SCHEMATIC IN NATURE. HOWEVER THE SUPPORTING STRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL FINAL TRUSS DESIGNERS LAYOUT. SUBMIT FINAL TRUSS DRAWINGS FOR THE ENGINEER'S REVIEW AND APPROVAL.
10. PLACE 2x4 PT TO ALIGN WITH TOP AND BOTTOM CHORDS OF ROOF TRUSSES SECURE 2x MEMBERS TO WALL WITH HILTI X-ZF, POWDER ACCTUATED FASTENER, ZF 72 P8S36, .177" ° x 2 7/8" LONG, WITH WASHER @ 16" O.C.
11. TRUSS REACTIONS AND UPLIFTS SHOWN ARE THE SAME ON EACH END UNLESS OTHERWISE SHOWN DIFFERENT.
12. WOOD BEARING WALLS AND HEADERS HAVE BEEN DESIGNED BASED ON RATIONAL ANALYSIS.
13. ALL ELEVATIONS ARE REFERENCED FROM 0'-0", FINISH FLOOR. UNLESS NOTED OTHERWISE.

BEAM SCHEDULE

▨ INDICATES OPENING BELOW / T.O.B. = TOP OF BEAM / B.O.L. = BOTTOM OF LINTEL / T.O.A. = TOP OF ARCH / T.O.S = TOP OF SLAB

ABBREVIATIONS E.E. = EACH END, O/C = ON CENTER, F.E.S. = FROM EACH SUPPORT, T.O. = THROUGHOUT

MARK	DESCRIPTION	f'c (psi)	SIZE W'xH'	REINFORCEMENT			STIRRUPS		REMARKS
				BTM.	TOP	MID	SIZE	SPACING	
BB1	MASONRY	3000	8"x8"	-	(1) #5's	-	N/A	-	GROUTED SOLID
BB2	MASONRY	3000	8"x16"	-	(1) #5's	-	N/A	-	GROUTED SOLID

ARCHITECTS
AB Design Group LLC.
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

DATE	△ DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	

D·R·HORTON®
America's Builder
www.drhorton.com
CBC055300

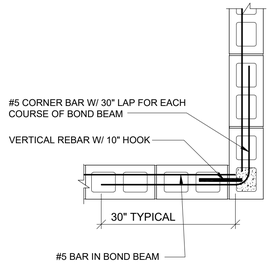
LOTS **-**
PLATS **-**

TITLE SHEET
VALE AND GLEN
6 UNIT TOWN HOMES
FIRST FLOOR
LIFT BEAM PLAN
160 MPH EXP. C
JOB # 02218.007

STATE OF FLORIDA

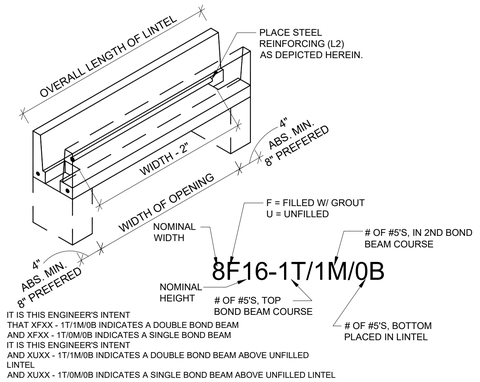
MICHAEL C. ANDERSON
AR NO 17305

DATE: 7/7/2021
SCALE:
SHEET NO:
S2



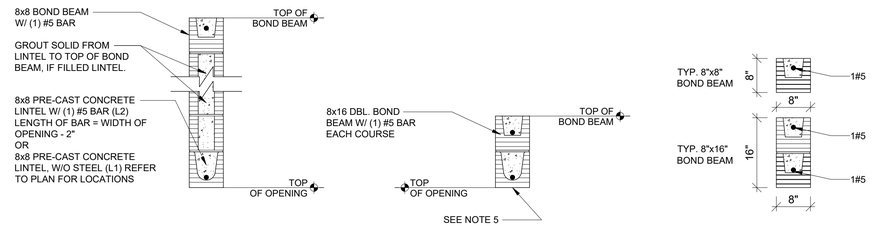
1 CORNER REINFORCING OF BOND BEAM

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



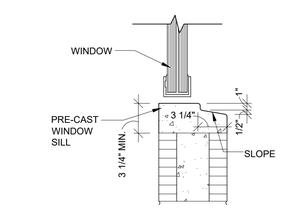
NOTES TO THE INSPECTOR/CONTRACTOR

1. PLACE LINTEL ACROSS TOP OF OPENING.
2. IF BOTTOM STEEL IS REQUIRED PLACE #5 BAR IN LINTEL.
3. PLACE MASONRY UNITS AS REQUIRED TO ACHIEVE THE REQUIRED BEARING HEIGHT.
4. THE LAST COURSE WILL BE A BOND BEAM WITH (1) #5 BAR CONTINUOUS AROUND STRUCTURE. A DOUBLE BOND BEAM MAY BE SPECIFIED SO THAT THEN THE LAST TWO COURSES ARE BOND BEAMS WITH A #5 BAR IN EACH COURSE.
5. SHOULD THE DOUBLE BOND BEAM COINCIDE WITH A LINTEL THE BOTTOM COURSE OF BOND BEAM IS OMITTED AND A LINTEL IS PLACED. THE STEEL REINFORCING FOR THE BOTTOM BOND BEAM IS TO BE CONTINUOUS THROUGH THE TOP OF THE LINTEL.
6. UNO COMPOSITE MASONRY BEAM IS TO BE NOT LESS THAN 16" DEEP.



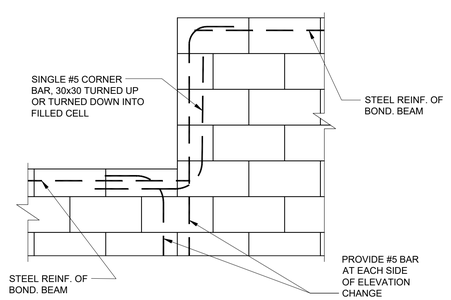
2 MASONRY BEAM DESIGNATION

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



3 TYPICAL MASONRY WINDOW SILL CONSTRUCTION

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



4 CHANGE IN ELEVATION OF BOND BEAM

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

ARCHITECTS
AB Design Group LLC.
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

DATE	△ DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	

D·R·HORTON®
America's Builder
www.drhorton.com
CBC055300

LOTS **-**
PLATS **-**

TITLE SHEET

VALE AND GLEN
6 UNIT TOWN HOMES

DETAILS

160 MPH EXP. C

JOB # 02218.007

STATE OF FLORIDA

MICHAEL C. ANDERSON
AR NO 17305

DATE: 7/7/2021
SCALE: AS NOTED
SHEET NO:
S2.1A

"CAST-CRETE" SAFE LOAD TABLES

SAFE GRAVITY LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS

CAST-CRETE — SAFE LOAD - POUNDS PER LINEAR FOOT

LENGTH \ TYPE		8U8	8F8-0B	8F12-0B	8F16-0B	8F20-0B	8F24-0B	8F28-0B	8F32-0B
			8F8-1B	8F12-1B	8F16-1B	8F20-1B	8F24-1B	8F28-1B	8F32-1B
3'-6"	(42") PRECAST	2231	3069	3719	5163	6607	8054	9502	10951
			3069	4605	6113	7547	8974	10394	11809
4'-0"	(48") PRECAST	1966	2561	2751	3820	4890	5961	7034	8107
			2693	4605	6113	7547	8974	10394	11809
4'-6"	(54") PRECAST	1599	1969	2110	2931	3753	4576	5400	6224
			2189	4375	6113	7547 (7)	8672	10294	11809
5'-4"	(64") PRECAST	1217	1349	1438	1999	2560	3123	3686	4249
			1663	3090	5365	7547 (36)	7342 (19)	8733 (19)	10127 (19)
5'-10"	(70") PRECAST	1062	1105	1173	1631	2090	2549	3009	3470
			1451	2622	4360	7168 (40)	6036 (19)	7181 (19)	8328 (22)
6'-6"	(78") PRECAST	908	1238	2177	3480	3031	3707	4383	5061
			1238	2177	3480	5381	8360	10394 (37)	8825 (14)
7'-6"	(90") PRECAST	743	1011	1729	2632	2205	2698	3191	3685
			1011	1729	2661	3898	5681	8467 (44)	6472 (15)
9'-4"	(112") PRECAST	554	699	1160	1625	2564	3486	2818	3302
			752	1245	1843	2564	3486	4705 (37)	6390 (47)
10'-6"	(126") PRECAST	475	535	890	1247	2093	2777	2163	2536
			643	1052	1533	2093	2781	3643 (38)	4754 (44)
11'-4"	(136") PRECAST	362	582	945	1366	1846	2423	3127	4006
			582	945	1366	1846	2423	3127	4006
12'-0"	(144") PRECAST	337	540	873	1254	1684	2193	2805	3552
			540	873	1254	1684	2193	2805	3552
13'-4"	(160") PRECAST	296	471	755	1075	1428	1838	2316	2883
			471	755	1075	1428	1838	2316	2883
14'-0"	(168") PRECAST	279	424	706	1002	1326	1697	2127	2630
			442	706	1002	1326	1697	2127	2630
14'-8"	(176") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
			458	783	1370	1902	2245	2517	2712
15'-4"	(184") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
			412	710	1250	1733	2058	2320	2513
17'-4"	(208") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
			300	548	950	1326	1609	1849	2047
19'-4"	(232") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
			235	420	750	1037	1282	1515	1716
21'-4"	(256") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
			180	340	598	845	1114	1359	1468
22'-0"	(264") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
			165	315	550	784	1047	1285	1399
24'-0"	(288") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
			129	250	450	654	884	1092	1222

SAFE LATERAL LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS

CAST-CRETE — SAFE LOAD PLF

LENGTH \ TYPE		8U8	8F8	RCMU
3'-6"	(42") PRECAST	1025	1024	1598
4'-0"	(48") PRECAST	765	763	1309
4'-6"	(54") PRECAST	592	591	1073
5'-4"	(64") PRECAST	411	411	745
5'-10"	(70") PRECAST	340	339	616
6'-6"	(78") PRECAST	507	721	490
7'-6"	(90") PRECAST	424	534	363
9'-4"	(112") PRECAST	326	512	230
10'-6"	(126") PRECAST	284	401	180
11'-4"	(136") PRECAST	260	452	154
12'-0"	(144") PRECAST	244	402	137
13'-4"	(160") PRECAST	217	324	110
14'-0"	(168") PRECAST	205	293	100
14'-8"	(176") PRESTRESSED	N.R.	284	91
15'-4"	(184") PRESTRESSED	N.R.	259	83
17'-4"	(208") PRESTRESSED	N.R.	194	64
19'-4"	(232") PRESTRESSED	N.R.	148	52
21'-4"	(256") PRESTRESSED	N.R.	125	42
22'-0"	(264") PRESTRESSED	N.R.	116	40
24'-0"	(288") PRESTRESSED	N.R.	91	33

SAFE UPLIFT LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS

CAST-CRETE — SAFE LOAD - POUNDS PER LINEAR FOOT

LENGTH \ TYPE		8F8-1T	8F12-1T	8F16-1T	8F20-1T	8F24-1T	8F28-1T	8F32-1T
		8F8-2T	8F12-2T	8F16-2T	8F20-2T	8F24-2T	8F28-2T	8F32-2T
3'-6"	(42") PRECAST	1569	2655	3524	4394	5263	6132	7001
		1569	2655	3524	4394	5263	6132	7001
4'-0"	(48") PRECAST	1363	2305	3060	3815	4570	5325	6079
		1363	2305	3060	3815	4570	5325	6079
4'-6"	(54") PRECAST	1207	2040	2707	3375	4043	4711	5379
		1207	2040	2707	3375	4043	4711	5379
5'-4"	(64") PRECAST	1016	1715 (11)	2276 (4)	2838	3399	3961	4522
		1016	1715	2276	2838	3399	3961	4522
5'-10"	(70") PRECAST	909	1567 (19)	2080 (13)	2593 (9)	3107 (8)	3620 (4)	4133 (3)
		929	1567	2080	2593	3107	3620	4133
6'-6"	(78") PRECAST	835 (12)	1407 (28)	1868 (21)	2329 (18)	2790 (16)	3251 (14)	3712 (12)
		835	1407	1868	2329	2790	3251	3712
7'-6"	(90") PRECAST	727 (28)	1085 (58)	1624 (31)	2025 (28)	2426 (26)	2827 (25)	3228 (24)
		727	1224	1624	2025	2426	2827	3228
9'-4"	(112") PRECAST	591	708 (25)	1136 (54)	1474 (34)	1815 (34)	2157 (34)	2500 (34)
		591	862	1318	1643	1969	2294	2619
10'-6"	(126") PRECAST	530	575 (24)	916 (33)	1188 (33)	1461 (33)	1736 (33)	2011 (33)
		530	695	1180 (8)	1472 (4)	1763 (2)	2055	2346
11'-4"	(136") PRECAST	474	504 (23)	800 (32)	1037 (32)	1274 (32)	1513 (32)	1753 (32)
		494	607	1042 (10)	1372 (11)	1643 (8)	1915 (8)	2187 (5)
12'-0"	(144") PRECAST	470 (9)	458 (23)	724 (31)	938 (32)	1153 (32)	1369 (32)	1585 (32)
		470	550	940 (10)	1302 (18)	1560 (13)	1818 (11)	2075 (10)
13'-4"	(160") PRECAST	418 (15)	386 (22)	607 (30)	785 (30)	964 (30)	1143 (31)	1323 (31)
		428	460	780 (9)	1159 (21)	1418 (20)	1653 (19)	1887 (17)
14'-0"	(168") PRECAST	384 (15)	358 (21)	560 (29)	724 (29)	889 (30)	1054 (30)	1220 (29)
		410	425	717 (9)	1063 (21)	1358 (23)	1582 (22)	1807 (21)
14'-8"	(176") PRESTRESSED	239	334 (21)	520 (28)	672 (28)	825 (28)	978 (28)	1131 (28)
		246	395	663 (9)	980 (20)	1303 (26)	1518 (25)	1734 (24)
15'-4"	(184") PRESTRESSED	224	313 (20)	486 (28)	627 (28)	769 (28)	911 (28)	1054 (28)
		230	368	616 (9)	908 (28)	1245 (28)	1450 (27)	1668 (28)
17'-4"	(208") PRESTRESSED	187	263 (19)	405 (28)	521 (27)	638 (27)	756 (27)	873 (27)
		192	306	506 (8)	740 (19)	1005 (27)	1271 (31)	1473 (31)
19'-4"	(232") PRESTRESSED	162	229 (17)	348 (28)	447 (28)	547 (28)	647 (28)	747 (28)
		166	263	429 (9)	623 (18)	841 (26)	1059 (30)	1227 (30)
21'-4"	(256") PRESTRESSED	142	204 (16)	307 (23)	393 (23)	480 (23)	568 (24)	655 (24)
		142	232	373 (7)	537 (17)	721 (25)	905 (29)	1048 (29)
22'-0"	(264") PRESTRESSED	137	197 (15)	295 (22)	379 (23)	462 (23)	546 (23)	630 (23)
		137	223	358 (7)	513 (17)	688 (24)	863 (28)	999 (28)
24'-0"	(288") PRESTRESSED	124	179 (14)	267 (21)	342 (21)	416 (21)	492 (21)	567 (22)
		124	202	319 (7)	455 (16)	606 (23)	757 (27)	876 (27)

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GRADE 40 FIELD ADDED REBAR.

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GRADE 40 FIELD ADDED REBAR.

- ALL VALUES TAKEN FROM "SAFE LOAD TABLES" BY CASTCRETE MAY 2015 EDITION
- ALL PRECAST PRODUCTS ARE TO BE INSTALLED PER MANUFACTURES SPECIFICATIONS
- PRECAST PRODUCTS BY OTHERS TO MEET OR EXCEED VALUES STATED ABOVE
- PROVIDE MINIMUM 4" OF BEARING PAST EACH SIDE OF WINDOW OPENING

PRODUCT CONTROL NOTICE OF ACCEPTANCE F.E.C.P. CORPORATION-CASTE-CRETE DIVISION ACCEPTANCE #: 19-0130.13

"LOTT'S CONCRETE" / "CAST-CRETE" SAFE LOAD TABLES

SAFE GRAVITY LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS

SAFE LOAD - POUNDS PER LINEAR FOOT

LENGTH \ TYPE		8U8	8/8-0B	8/16-1T/0B	8/20-1T/0B	8/24-1T/0B	8/28-1T/0B	8/32-1T/0B
			8/8-1B	8/16-1T/1B	8/20-1T/1B	8/24-1T/1B	8/28-1T/1B	8/32-1T/1B
3'-6"	PRECAST	1746	1190	5163	6607	8054	9502	10000
			3069	6113	7547	8974	10000	10000
4'-0"	PRECAST	1293	873	3820	4890	5961	7034	8107
			2693	6113	7547	8974	10000	10000
4'-6"	PRECAST	993	662	2931	3753	4576	5400	6224
			2189	6113	7547	8672	10000	10000
5'-4"	PRECAST	1063	1349	1999	2560	3123	3686	4249
			1663	5365	7547	7342	8733	10000
5'-10"	PRECAST	927	1105	1631	2090	2549	3009	3470
			1451	4360	7168	6036	7181	8328
6'-6"	PRECAST	791	1238	3480	3031	3707	4383	5061
			1238	3480	5381	8360	10000	8825
7'-6"	PRECAST	646	1011	2632	2205	2698	3191	3685
			1011	2661	3898	5681	8467	6472
9'-4"	PRECAST	481	699	1625	2522	2481	2818	3302
			752	1843	2564	3486	4705	4899
10'-6"	PRECAST	411	535	1247	1943	1904	2163	2536
			643	1533	2093	2781	3643	3784
11'-4"	PRECAST	362	582	1366	1846	2423	3127	4006
			582	1366	1846	2423	3127	4006
12'-0"	PRECAST	337	540	1254	1684	2193	2805	3552
			540	1254	1684	2193	2805	3552
13'-4"	PRECAST	296	471	1075	1428	1838	2316	2883
			471	1075	1428	1838	2316	2883
14'-0"	PRECAST	279	424	1002	1326	1697	2127	2630
			442	1002	1326	1697	2127	2630
14'-8"	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR
			458	1079	1429	1824	2277	2712
15'-4"	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR
			412	1014	1340	1703	2118	2513
17'-4"	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR
			300	856	1121	1413	1739	2047
19'-4"	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR
			235	736	959	1200	1467	1716
21'-4"	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR
			180	598	833	1038	1261	1468
22'-0"	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR
			165	550	784	992	1203	1399
24'-0"	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR
			129	450	654	872	1054	1222

SAFE LATERAL LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS

SAFE LOAD PLF

LENGTH \ TYPE		8/8 PLAIN	8/8 SOLID
3'-6"	PRECAST	1025	1024
4'-0"	PRECAST	765	763
4'-6"	PRECAST	592	591
5'-4"	PRECAST	411	411
5'-10"	PRECAST	340	339
6'-6"	PRECAST	507	721
7'-6"	PRECAST	424	534
9'-4"	PRECAST	326	510
10'-6"	PRECAST	284	400
11'-4"	PRECAST	260	452
12'-0"	PRECAST	244	402
13'-4"	PRECAST	217	324
14'-0"	PRECAST	205	293
14'-8"	PRESTRESSED	N.R.	284
15'-4"	PRESTRESSED	N.R.	259
17'-4"	PRESTRESSED	N.R.	194
19'-4"	PRESTRESSED	N.R.	148
21'-4"	PRESTRESSED	N.R.	125
22'-0"	PRESTRESSED	N.R.	116
24'-0"	PRESTRESSED	N.R.	91

SAFE UPLIFT LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS

SAFE LOAD - POUNDS PER LINEAR FOOT

LENGTH \ TYPE		8/8-1T	8/16-1T	8/20-1T	8/24-1T	8/28-1T	8/32-1T
		8/8-2T	8/16-2T	8/20-2T	8/24-2T	8/28-2T	8/32-2T
3'-6"	PRECAST	1569	3524	4394	5263	6132	7001
		1569	3524	4394	5263	6132	7001
4'-0"	PRECAST	1363	3060	3815	4570	5325	6079
		1363	3060	3815	4570	5325	6079
4'-6"	PRECAST	1207	2707	3375	4043	4711	5379
		1207	2707	3375	4043	4711	5379
5'-4"	PRECAST	1016	2276	2838	3399	3961	4522
		1016	2276	2838	3399	3961	4522
5'-10"	PRECAST	909	2080	2593	3107	3620	4133
		929	2080	2593	3107	3620	4133
6'-6"	PRECAST	835	1868	2329	2790	3251	3712
		835	1868	2329	2790	3251	3712
7'-6"	PRECAST	727	1548	1993	2426	2827	3228
		727	1624	2025	2426	2827	3228
9'-4"	PRECAST	572	1027	1320	1612	1904	2197
		572	1318	1643	1969	2294	2619
10'-6"	PRECAST	473	830	1066	1301	1537	1773
		504	1180	1472	1763	2055	2346
11'-4"	PRECAST	466	1042	1372	1643	1915	2187
		466	727	933	1138	1344	1550
12'-0"	PRECAST	440	659	846	1032	1217	1404
		440	940	1302	1560	1818	2075
13'-4"	PRECAST	396	555	711	866	1022	1178
		396	760	1159	1418	1653	1887
14'-0"	PRECAST	378	513	657	801	944	1088
		378	717	1063	1358	1582	1807
14'-8"	PRESTRESSED	239	477	611	744	877	1011
		246	663	980	1273	1509	1734
15'-4"	PRESTRESSED	224	446	571	695	820	944
		230	616	908	1179	1398	1617
17'-4"	PRESTRESSED	187	374	478	581	685	788
		192	506	740	501	1135	1312
19'-4"	PRESTRESSED	162	323	412	501	590	679
		166	429	623	803	950	1098
21'-4"	PRESTRESSED	142	287	365	443	521	599
		142	373	537	690	816	943
22'-0"	PRESTRESSED	137	276	352	427	502	578
		137	358	513	659	779	900
24'-0"	PRESTRESSED	124	251	319	387	455	523
		124	319	455	581	687	793

- ALL VALUES TAKEN AS THE LESSER FROM "SAFE LOAD TABLES" BY LOTT'S MAY 2015 EDITION AND CASTCRETE MAY 2015 EDITION
- ALL PRECAST PRODUCTS ARE TO BE INSTALLED PER MANUFACTURES SPECIFICATIONS
- PRECAST PRODUCTS BY OTHERS TO MEET OR EXCEED VALUES STATED ABOVE
- PROVIDE MINIMUM 4" OF BEARING PAST EACH SIDE OF WINDOW OPENING

PRODUCT CONTROL NOTICE OF ACCEPTANCE F.E.C.P. CORPORATION-CASTE-CRETE DIVISION ACCEPTANCE #: 19-0130.13

PRODUCT CONTROL NOTICE OF ACCEPTANCE LOTT'S CONCRETE PRODUCTS,INC. ACCEPTANCE #: 15-0526.12

ARCHITECTS
AB Design Group LLC.
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

△	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		

D·R·HORTON® America's Builder
www.drhorton.com
CBC055300

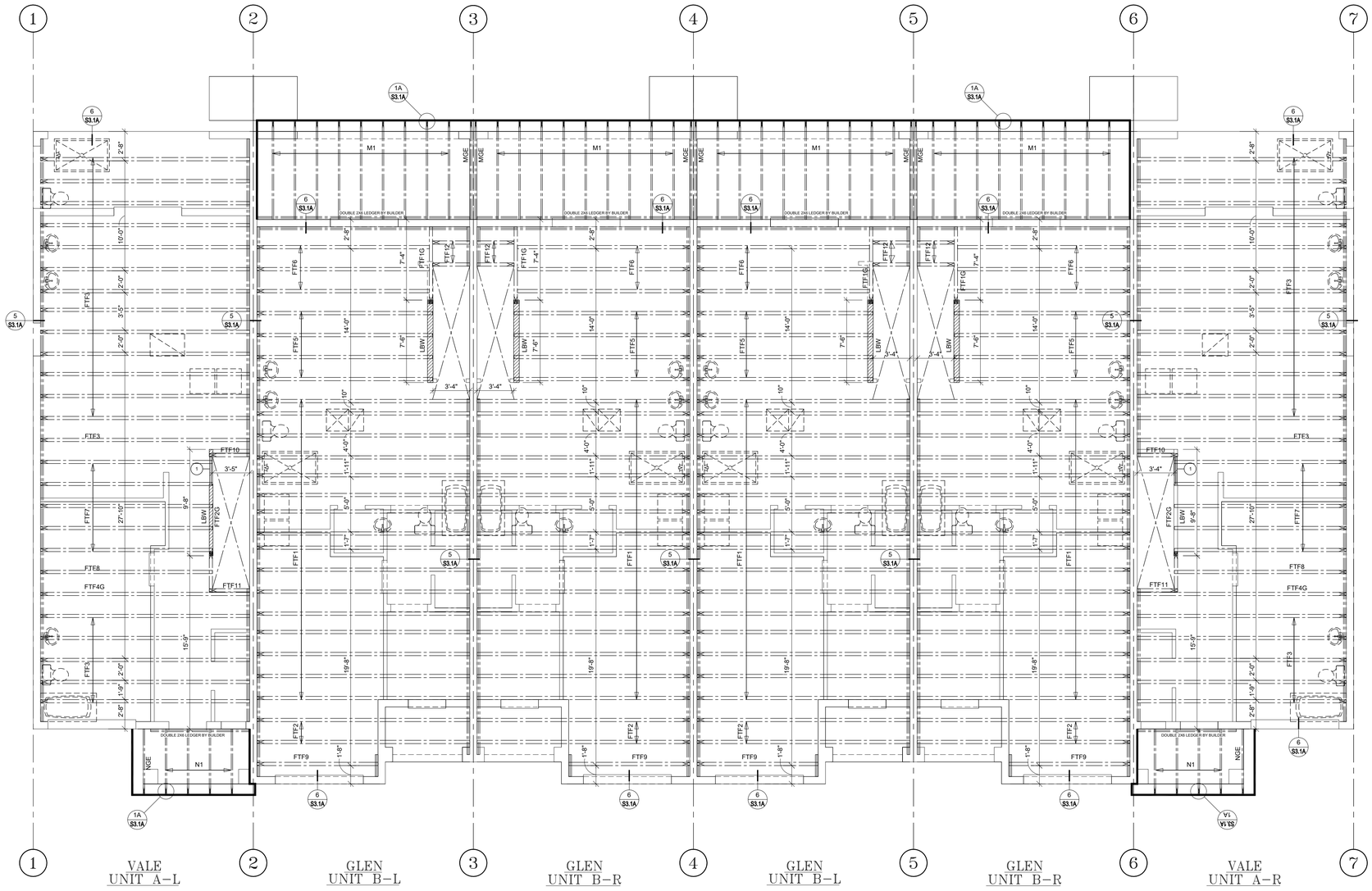
LOTS **-**
PLATS **-**

TITLE SHEET
VALE AND GLEN
6 UNIT TOWN HOMES
DETAILS
160 MPH EXP. C
JOB # 02218.007

STATE OF FLORIDA

MICHAEL C. ANDERSON
AR NO 17305

DATE: 7/7/2021
SCALE: AS NOTED
SHEET NO:
S2.2A



FIRST FLOOR FRAMING PLAN

SCALE: 3/16 = 1'-0"

FRAMING NOTES:

1. U.N.O. ALL STRAPS FOR ROOF TRUSSES TO BE
CONCRETE TO WOOD ROOF: SIMPSON HETA16 W/ (9) 10d x 1 1/2" HDG NAILS.
CONCRETE TO WOOD FLOOR:
SIMPSON LTA2 W/ (8) 10d x 1 1/2" HDG NAILS, WOOD TO WOOD:
SIMPSON H10A OR LGT2 W/ 10d x 1 1/2" HDG NAILS, FILL ALL HOLES.
2. ALL PLYWOOD FOR WALL AND ROOF SHEATHING IS TO BE PER FASTENER SCHEDULE.
3. ALL PLYWOOD FOR FLOOR SHEATHING SHALL BE PER FASTER SCHEDULE MEETING THE REQUIREMENTS OF AFG-01 AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. ALL NAILS FOR TRUSS TO BEAM AND TRUSS TO TRUSS METAL CONNECTORS ARE TO BE GALVANIZED.
5. LINTELS AND MASONRY BEAMS WERE DESIGNED BASED ON CAST-CRETE, CONNECTERS ARE TO BE GALVANIZED.
6. LINTELS AND MASONRY BEAMS WERE DESIGNED BASED ON CAST-CRETE CONCRETE LINTELS.
7. BOTTOM OF LINTELS ARE TO BE PLACED AT TOP OF WINDOW, DOOR AND CLEAR SPAN OPENINGS.
8. LINTELS SHALL HAVE 4" NOMINAL BEARING (4").
9. THE TRUSS FRAMING SHOWN IS SCHEMATIC IN NATURE. HOWEVER THE SUPPORTING STRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL FINAL TRUSS DESIGNERS LAYOUT. SUBMIT FINAL TRUSS DRAWINGS FOR THE ENGINEER'S REVIEW AND APPROVAL.
10. PLACE 2x4 PT TO ALIGN WITH TOP AND BOTTOM CHORDS OF ROOF TRUSSES SECURE 2x MEMBERS TO WALL WITH HILTI X-ZF, POWDER ACCTUATED FASTENER, ZF 72 P8S36, .177" ° x 2 7/8" LONG, WITH WASHER @ 16" O.C.
11. TRUSS REACTIONS AND UPLIFTS SHOWN ARE THE SAME ON EACH END UNLESS OTHERWISE SHOWN DIFFERENT.
12. WOOD BEARING WALLS AND HEADERS HAVE BEEN DESIGNED BASED ON RATIONAL ANALYSIS.
13. ALL ELEVATIONS ARE REFERENCED FROM 0'-0", FINISH FLOOR. UNLESS NOTED OTHERWISE.

TRUSS MANUFACTURER / ENGINEER NOTES:

1. ROOF GIRDERS W/ UPLIFT IN EXCESS OF 2,500 LBS SHALL BE FABRICATED W/ A 2x6 BTM. CHORD (MIN.)
2. COORDINATE ANY TRAY/COFFERED CEILINGS, AND ATTIC ACCESS WITH THE ARCHITECTURAL PLANS TRAYS AND COFFERS ARE NOT SHOWN ON THIS PLAN IN ORDER TO AVOID CONFUSION AND MISTAKES.
3. TRUSS COMPANY / ENGINEER IS RESPONSIBLE FOR ALL TRUSS TO TRUSS CONNECTIONS.
4. AVOID PLACING A TRUSS PERPENDICULAR TO A STEEL COLUMN. MAINTAIN AT LEAST 8" FROM THE CENTER OF THE COLUMN.

HEADER SCHEDULE

MARK	SIZE & DESCRIPTION	REMARK
1	(2) 2X12	

ARCHITECTS
AB Design Group LLC.
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

DATE	△ DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	

D·R·HORTON®
America's Builder
www.drhorton.com
CBC055300

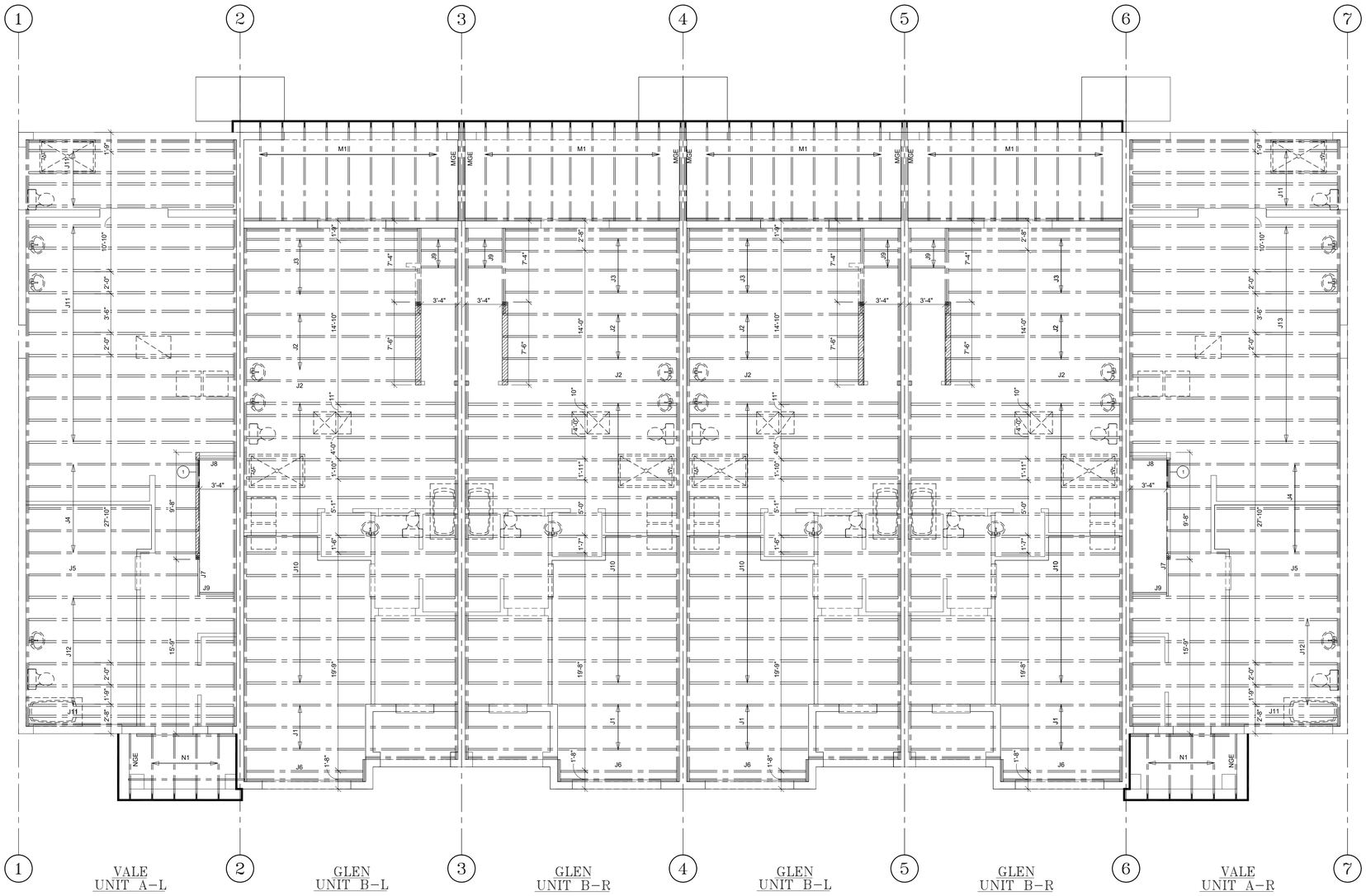
LOTS **-**
PLATS **-**

TITLE SHEET
VALE AND GLEN
6 UNIT TOWN HOMES
FIRST FLOOR
FRAMING PLAN (OWT)
160 MPH EXP. C
JOB # 02218.007

STATE OF FLORIDA

MICHAEL C. ANDERSON
AR NO 17305

DATE: 7/7/2021
SCALE:
SHEET NO:
S3



FIRST FLOOR FRAMING PLAN

SCALE: 3/16 = 1'-0"

FRAMING NOTES:

1. U.N.O. ALL STRAPS FOR ROOF TRUSSES TO BE
CONCRETE TO WOOD ROOF: SIMPSON HETA16 W/ (9) 10d x 1 1/2" HDG NAILS.
CONCRETE TO WOOD FLOOR:
SIMPSON LTA2 W/ (8) 10d x 1 1/2" HDG NAILS, WOOD TO WOOD:
SIMPSON H10A OR LGT2 W/ 10d x 1 1/2" HDG NAILS, FILL ALL HOLES.
2. ALL PLYWOOD FOR WALL AND ROOF SHEATHING IS TO BE PER FASTENER SCHEDULE.
3. ALL PLYWOOD FOR FLOOR SHEATHING SHALL BE PER FASTER SCHEDULE MEETING THE REQUIREMENTS OF AFG-01 AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. ALL NAILS FOR TRUSS TO BEAM AND TRUSS TO TRUSS METAL CONNECTORS ARE TO BE GALVANIZED.
5. LINTELS AND MASONRY BEAMS WERE DESIGNED BASED ON CAST-CRETE, CONNECTERS ARE TO BE GALVANIZED.
6. LINTELS AND MASONRY BEAMS WERE DESIGNED BASED ON CAST-CRETE CONCRETE LINTELS.
7. BOTTOM OF LINTELS ARE TO BE PLACED AT TOP OF WINDOW, DOOR AND CLEAR SPAN OPENINGS.
8. LINTELS SHALL HAVE 4" NOMINAL BEARING (4").
9. THE TRUSS FRAMING SHOWN IS SCHEMATIC IN NATURE. HOWEVER THE SUPPORTING STRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL FINAL TRUSS DESIGNERS LAYOUT. SUBMIT FINAL TRUSS DRAWINGS FOR THE ENGINEER'S REVIEW AND APPROVAL.
10. PLACE 2x4 PT TO ALIGN WITH TOP AND BOTTOM CHORDS OF ROOF TRUSSES SECURE 2x MEMBERS TO WALL WITH HILTI X-ZF, POWDER ACCTUATED FASTENER, ZF 72 P8S36, .177" ° x 2 7/8" LONG, WITH WASHER @ 16" O.C.
11. TRUSS REACTIONS AND UPLIFTS SHOWN ARE THE SAME ON EACH END UNLESS OTHERWISE SHOWN DIFFERENT.
12. WOOD BEARING WALLS AND HEADERS HAVE BEEN DESIGNED BASED ON RATIONAL ANALYSIS.
13. ALL ELEVATIONS ARE REFERENCED FROM 0'-0", FINISH FLOOR. UNLESS NOTED OTHERWISE.

TRUSS MANUFACTURER / ENGINEER NOTES:

1. ROOF GIRDERS W/ UPLIFT IN EXCESS OF 2,500 LBS SHALL BE FABRICATED W/ A 2x6 BTM. CHORD (MIN.)
2. COORDINATE ANY TRAY/COFFERED CEILINGS, AND ATTIC ACCESS WITH THE ARCHITECTURAL PLANS TRAYS AND COFFERS ARE NOT SHOWN ON THIS PLAN IN ORDER TO AVOID CONFUSION AND MISTAKES.
3. TRUSS COMPANY / ENGINEER IS RESPONSIBLE FOR ALL TRUSS TO TRUSS CONNECTIONS.
4. AVOID PLACING A TRUSS PERPENDICULAR TO A STEEL COLUMN. MAINTAIN AT LEAST 8" FROM THE CENTER OF THE COLUMN.

HEADER SCHEDULE

MARK	SIZE & DESCRIPTION	REMARK
①	(2) 2X12	

ARCHITECTS
AB Design Group LLC.
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

DATE	△ DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	

LOTS **-**
PLATS **-**

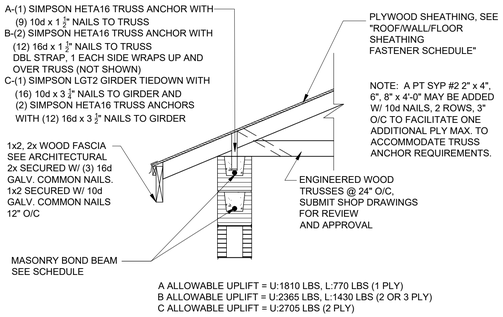
TITLE SHEET
VALE AND GLEN
6 UNIT TOWN HOMES
FIRST FLOOR
FRAMING PLAN
(I-JOIST)
160 MPH EXP. C

JOB #
02218.007

STATE OF FLORIDA

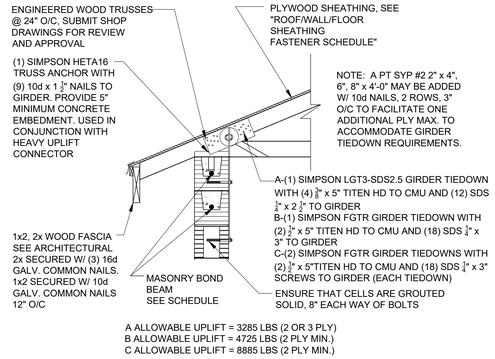
MICHAEL C. ANDERSON
AR NO 17305

DATE: 7/7/2021
SCALE:
SHEET NO:
S3



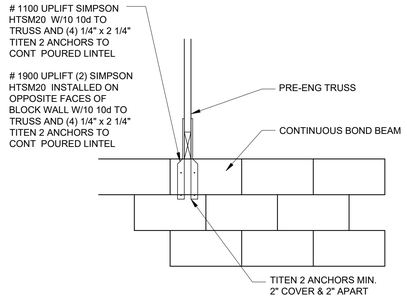
A ALLOWABLE UPLIFT = U:1810 LBS, L:770 LBS (1 PLY)
B ALLOWABLE UPLIFT = U:2365 LBS, L:1430 LBS (2 OR 3 PLY)
C ALLOWABLE UPLIFT = U:2705 LBS (2 PLY)

1A 1B 1C TYPICAL TRUSS/ GIRDER CONNECTOR(S) SCALE: 3/4"=1'-0"

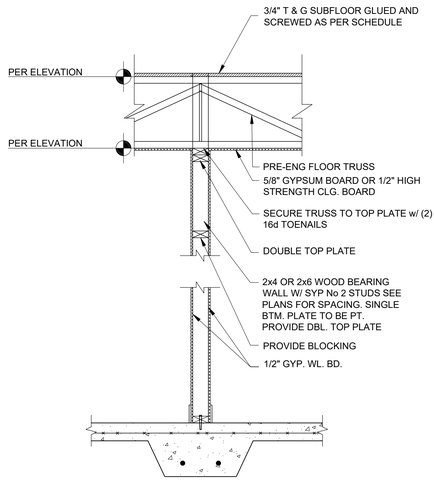


A ALLOWABLE UPLIFT = 3285 LBS (2 OR 3 PLY)
B ALLOWABLE UPLIFT = 4725 LBS (2 PLY MIN.)
C ALLOWABLE UPLIFT = 8885 LBS (2 PLY MIN.)

2A 2B 2C TYPICAL ROOF GIRDER CONNECTOR(S) SCALE: 3/4"=1'-0"



3 REPAIR OF MULTIPLE MISPLACED EMBEDDED TRUSS ANCHOR SCALE: 3/4"=1'-0"



4 FLOOR TRUSS CONNECTION @ L.B.W. (NO UPLIFT) SCALE: 3/4"=1'-0"

5 SECTION DETAIL AT TRUSSES PARALLEL TO EXTERIOR WALL SCALE: 3/4"=1'-0"

6 SECTION DETAIL AT TRUSSES BEARING ON EXTERIOR WALL SCALE: 3/4"=1'-0"

WOOD SECTION	FASTENER SPACING
(2) 2x4	d_e =2" MIN, 2 1/2" MAX s_a = 2 1/2" MIN, 9" MAX s_s =1 1/2" MIN, 2 1/2" MAX e_d = 3/4" MIN, 2 1/2" MAX
(2) 2x6	d_e =2" MIN, 2 1/2" MAX s_a = 2 1/2" MIN, 9" MAX s_s =1 1/2" MIN, 2 1/2" MAX* e_d = 3/4" MIN, 2 1/2" MAX
(2) 2x8	d_e =2" MIN, 2 1/2" MAX s_a = 2 1/2" MIN, 9" MAX s_s =1 1/2" MIN, 2 1/2" MAX* e_d = 3/4" MIN, 2 1/2" MAX

*MUST HAVE 2 OR MORE LONGITUDINAL ROWS OF NAILS

NOTE:
- ADJACENT NAILS ARE DRIVEN FROM OPPOSITE SIDES OF THE COLUMN
- ALL NAILS PENETRATE ALL LAMINATIONS AND AT LEAST 1 1/4" OF THE THICKNESS OF THE OUTERMOST LAMINATION

WHERE:
d_e = END DISTANCE
s_a = SPACING BETWEEN ADJACENT FASTENERS IN A ROW
s_s = SPACING BETWEEN ROWS OF FASTENERS
e_d = EDGE DISTANCE

7 DOUBLE STUD W/ 10d NAIL ATTACHMENT SCALE: N.T.S.

8 STUD NOTCHING AND BORING LIMITS SCALE: 1 1/2"=1'-0"

FLOOR JOIST LEDGER SCHEDULE				
MARK	SIZE	BOLT SIZE	MIN. END DISTANCE	CENTRAL SPACING
A	DOUBLE 2x8	1/2"	8"	16" O/C
E	DOUBLE 2x10	(2) 3/4"	8"	22" O/C

9 WOOD LEDGER DETAIL SCALE: 3/4"=1'-0"

THE USE OF ALTERNATE MATERIALS MAY BE USED SO LONG AS THEY CONFORM TO THE FOLLOWING

1. METAL STRAPS FOR ROOF AND FLOOR CONNECTIONS
A) AN ALTERNATE STRAP MAY BE USED SO LONG AS THE NEW STRAP HAS EQUIVALENT OR GREATER UPLIFT AND LATERAL (F1 AND F2) LOAD CAPACITIES AS THE ONE SPECIFIED, CONCURRENTLY. IT SHOULD BE NOTED FLOOR AND ROOF TRUSSES ARE SUBJECT TO LATERAL LOADS DUE TO WIND AND REQUIRE THE CONNECTIONS INDICATED. A FLAT OR TWIST STRIP IS NOT EQUIVALENT TO A SIMPSON H10A OR LGT2. ROOF TRUSSES ARE SUBJECT TO UPLIFT, F1, AND F2 FORCES ALL AT THE SAME TIME. FLOOR TRUSSES NOT EXPOSED TO WIND ARE SUBJECT TO F1 AND F2 FORCES.

10 ALTERNATE MATERIALS SCALE: 3/4"=1'-0"

ARCHITECTS
AB Design Group LLC.
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

DATE	△ DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	

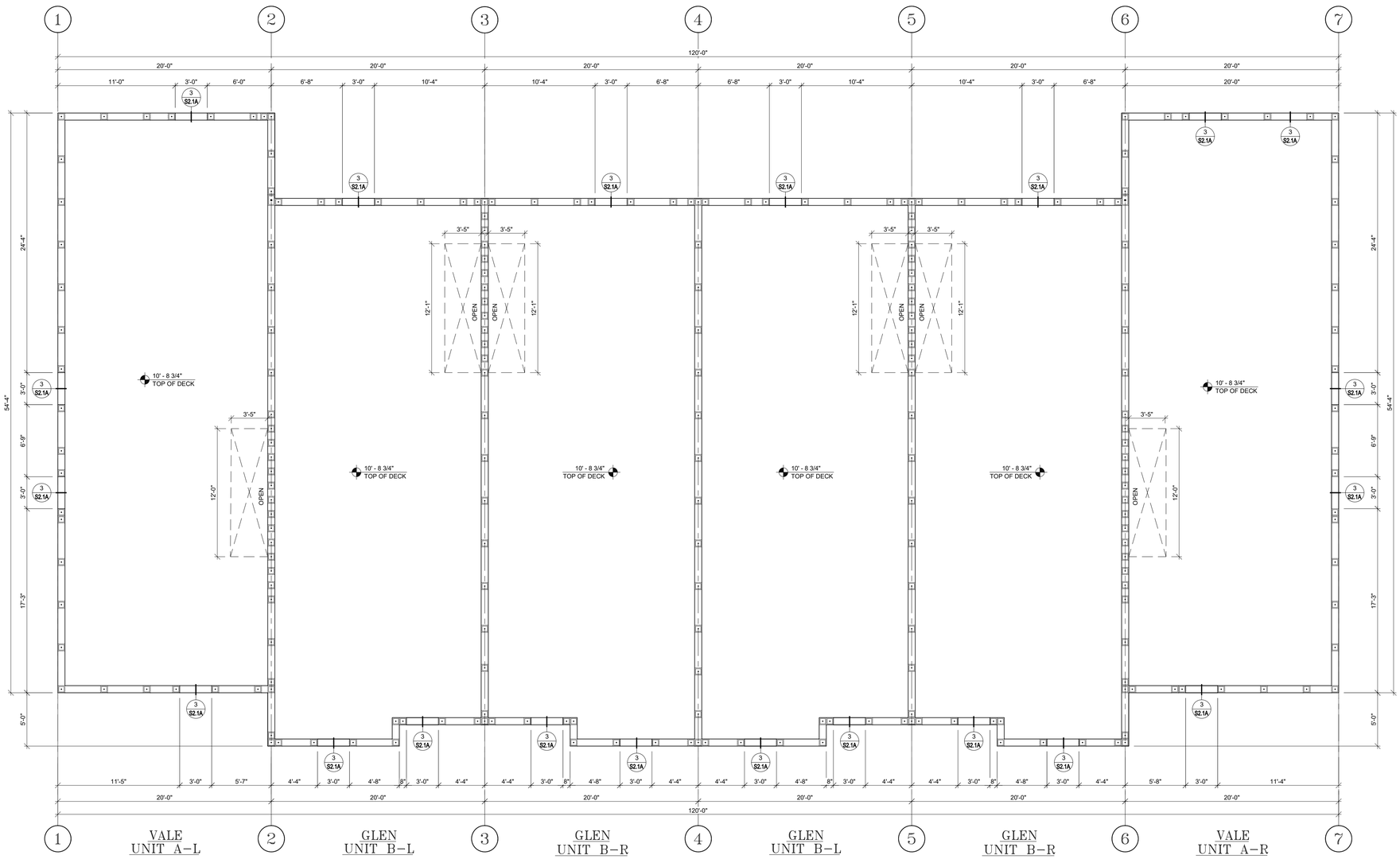
D·R·HORTON®
America's Builder
www.drhorton.com
CBC055300

LOTS **-**
PLATS **-**

TITLE SHEET
VALE AND GLEN
6 UNIT TOWN HOMES
DETAILS
160 MPH EXP. C
JOB # 02218.007

STATE OF FLORIDA
MICHAEL C. ANDERSON
AR NO 17305

DATE: 7/7/2021
SCALE:
SHEET NO:
S3.1A



SECOND FLOOR DECK PLAN

SCALE: 3/16 = 1'-0"

ARCHITECTS
AB Design Group LLC.
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

DATE	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	

D·R·HORTON®
America's Builder
www.drhorton.com
CBC055300

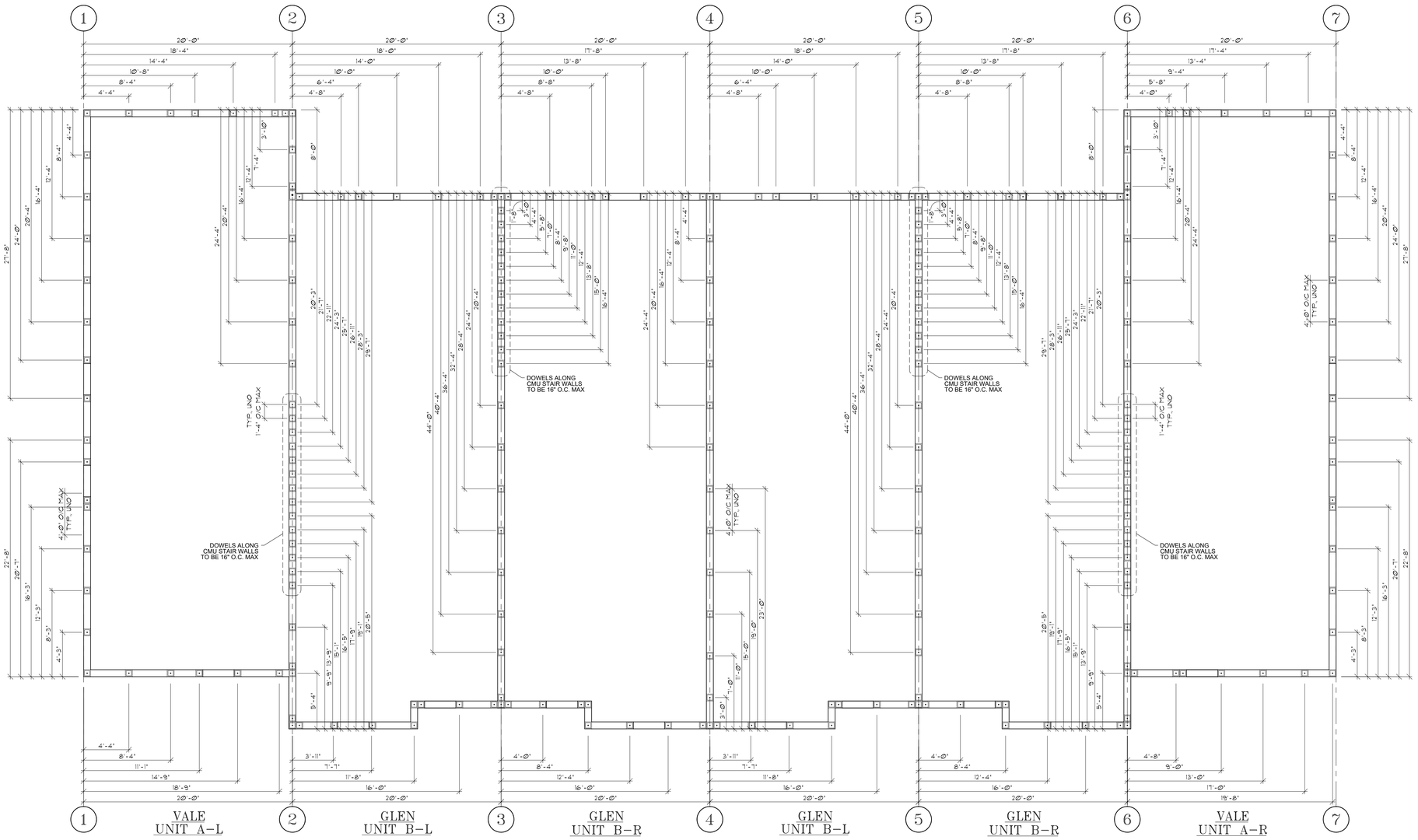
LOTS **-**
PLATS **-**

TITLE SHEET
VALE AND GLEN
6 UNIT TOWN HOMES
SECOND FLOOR
DECK PLAN
160 MPH EXP. C
JOB #
02218.007

STATE OF FLORIDA

MICHAEL C. ANDERSON
AR NO 17305

DATE: 7/7/2021
SCALE:
SHEET NO:
S4.1



SECOND FLOOR DOWEL PLAN

SCALE: 3/16 = 1'-0"

ARCHITECTS
AB Design Group LLC.
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

DATE	△ DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	

D·R·HORTON®
America's Builder
www.drhorton.com
CBC055300

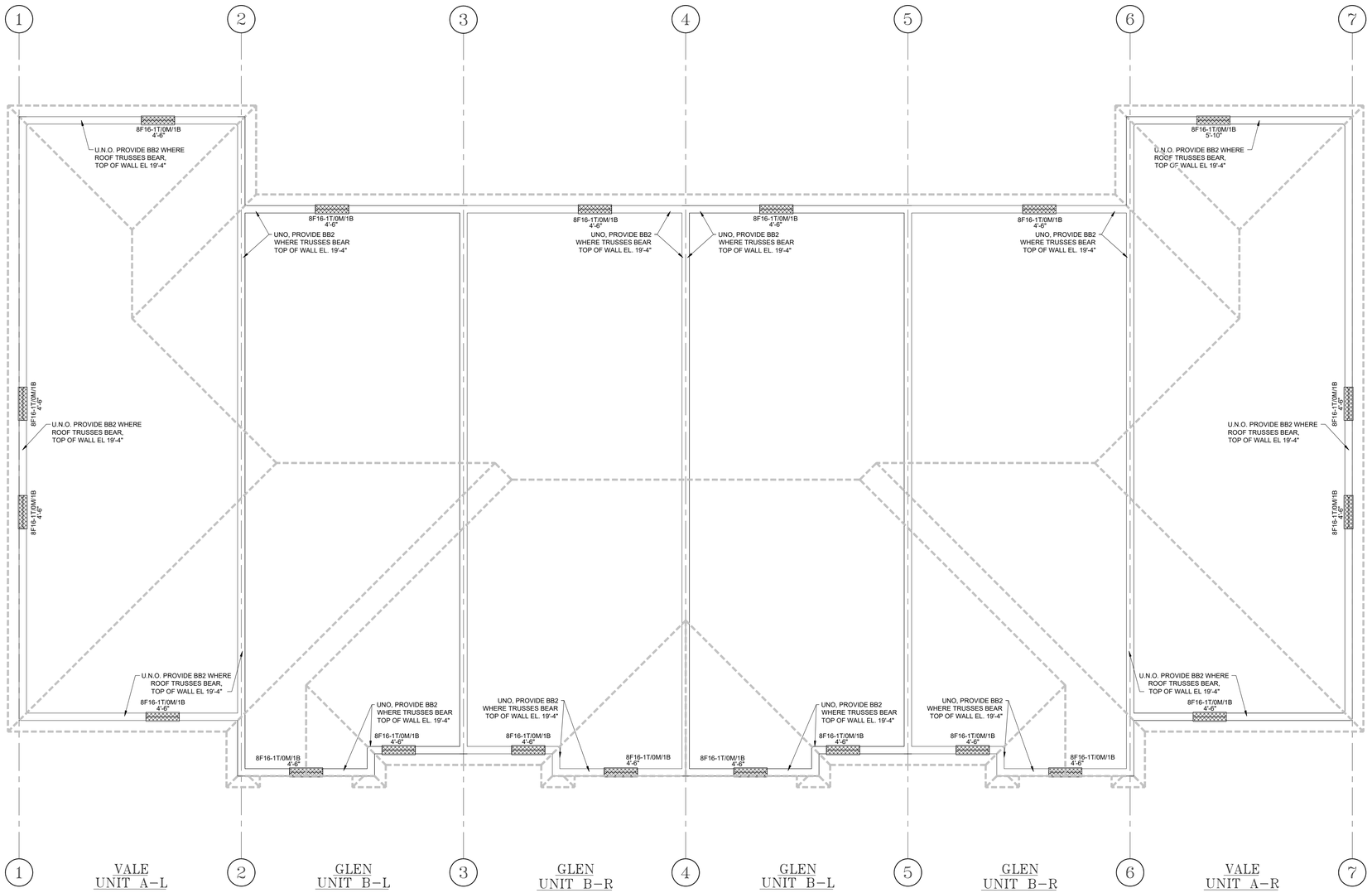
LOTS **-**
PLATS **-**

TITLE SHEET
VALE AND GLEN
6 UNIT TOWN HOMES
SECOND FLOOR
DOWEL PLAN
160 MPH EXP. C
JOB #
02218.007

STATE OF FLORIDA

MICHAEL C. ANDERSON
AR NO 17305

DATE: 7/7/2021
SCALE:
SHEET NO:
S4.2



SECOND FLOOR LIFT BEAM PLAN

SCALE: 3/16 = 1'-0"

FRAMING NOTES:

1. U.N.O. ALL STRAPS FOR ROOF TRUSSES TO BE
CONCRETE TO WOOD ROOF: SIMPSON HETA16 W/ (9) 10d x 1 1/2" HDG NAILS.
CONCRETE TO WOOD FLOOR:
SIMPSON LTA2 W/ (8) 10d x 1 1/2" HDG NAILS, WOOD TO WOOD:
SIMPSON H10A OR LGT2 W/ 10d x 1 1/2" HDG NAILS, FILL ALL HOLES.
2. ALL PLYWOOD FOR WALL AND ROOF SHEATHING IS TO BE PER FASTENER SCHEDULE.
3. ALL PLYWOOD FOR FLOOR SHEATHING SHALL BE PER FASTER SCHEDULE MEETING THE REQUIREMENTS OF AFG-01 AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. ALL NAILS FOR TRUSS TO BEAM AND TRUSS TO TRUSS METAL CONNECTORS ARE TO BE GALVANIZED.
5. LINTELS AND MASONRY BEAMS WERE DESIGNED BASED ON CAST-CRETE, CONNECTERS ARE TO BE GALVANIZED.
6. LINTELS AND MASONRY BEAMS WERE DESIGNED BASED ON CAST-CRETE CONCRETE LINTELS.
7. BOTTOM OF LINTELS ARE TO BE PLACED AT TOP OF WINDOW, DOOR AND CLEAR SPAN OPENINGS.
8. LINTELS SHALL HAVE 4" NOMINAL BEARING (4").
9. THE TRUSS FRAMING SHOWN IS SCHEMATIC IN NATURE. HOWEVER THE SUPPORTING STRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL FINAL TRUSS DESIGNERS LAYOUT. SUBMIT FINAL TRUSS DRAWINGS FOR THE ENGINEER'S REVIEW AND APPROVAL.
10. PLACE 2x4 PT TO ALIGN WITH TOP AND BOTTOM CHORDS OF ROOF TRUSSES SECURE 2x MEMBERS TO WALL WITH HILTI X-ZF, POWDER ACCTUATED FASTENER, ZF 72 P8S36, .177" ° x 2 7/8" LONG, WITH WASHER @ 16" O.C.
11. TRUSS REACTIONS AND UPLIFTS SHOWN ARE THE SAME ON EACH END UNLESS OTHERWISE SHOWN DIFFERENT.
12. WOOD BEARING WALLS AND HEADERS HAVE BEEN DESIGNED BASED ON RATIONAL ANALYSIS.
13. ALL ELEVATIONS ARE REFERENCED FROM 0'-0", FINISH FLOOR. UNLESS NOTED OTHERWISE.

BEAM SCHEDULE

INDICATES OPENING BELOW / T.O.B. = TOP OF BEAM / B.O.L. = BOTTOM OF LINTEL / T.O.A. = TOP OF ARCH / T.O.S = TOP OF SLAB

ABBREVIATIONS E.E. = EACH END, O/C = ON CENTER, F.E.S. = FROM EACH SUPPORT, T.O. = THROUGHOUT

MARK	DESCRIPTION	f'c (psi)	SIZE W"xH"	REINFORCEMENT			STIRRUPS		REMARKS
				BTM.	TOP	MID	SIZE	SPACING	
BB1	MASONRY	3000	8"x8"	-	(1) #5's	-	N/A	-	GROUTED SOLID
BB2	MASONRY	3000	8"x16"	-	(1) #5's	-	N/A	-	GROUTED SOLID

ARCHITECTS AB Design Group LLC.
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

DATE	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	

D·R·HORTON® America's Builder
www.drhorton.com
CBC055300

LOTS **-**
PLATS **-**

TITLE SHEET
VALE AND GLEN
6 UNIT TOWN HOMES
160 MPH EXP. C

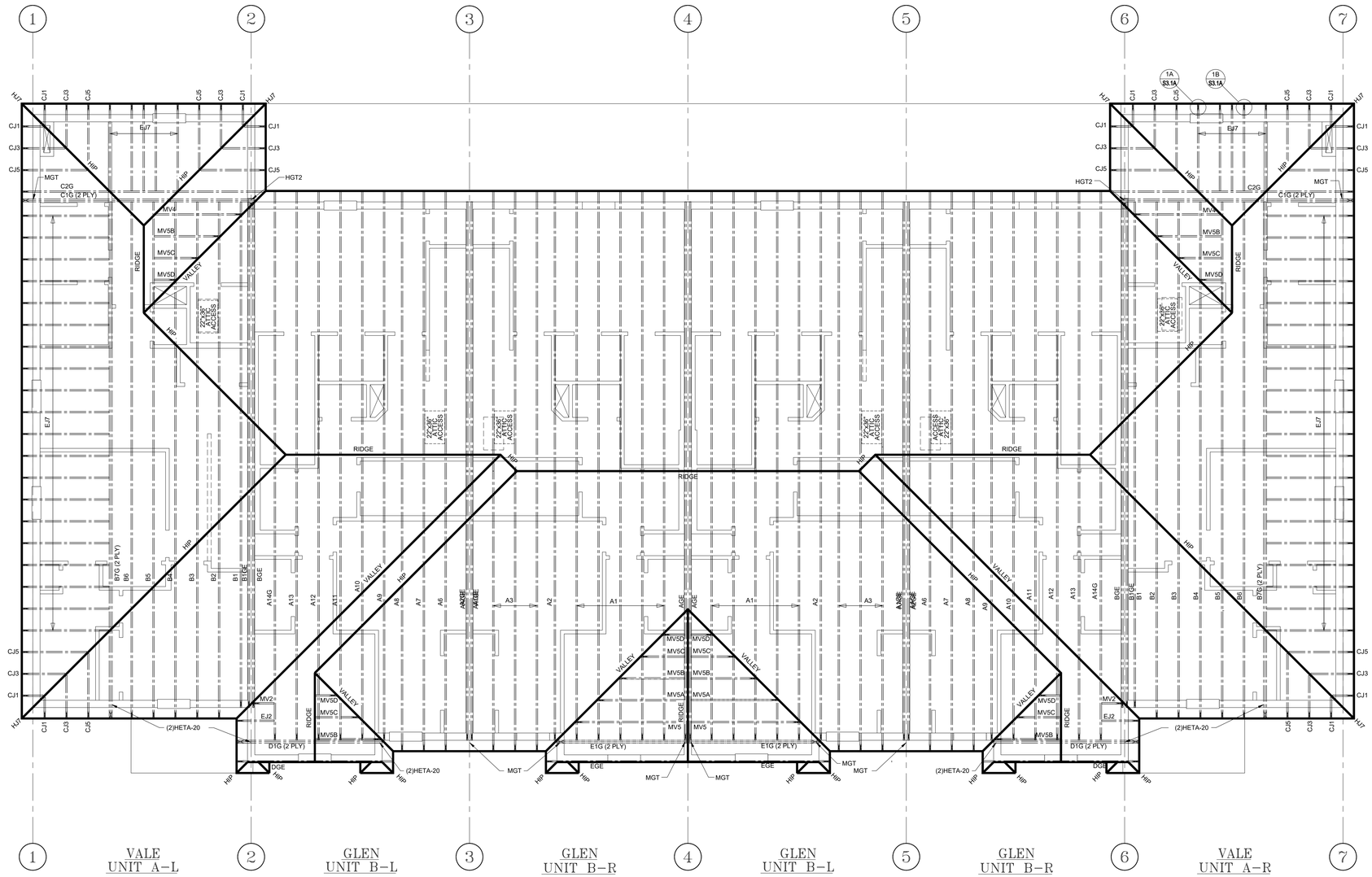
SECOND FLOOR
LIFT BEAM PLAN

JOB #
02218.007

STATE OF FLORIDA

MICHAEL C. ANDERSON
AR NO 17305

DATE: 7/7/2021
SCALE:
SHEET NO:
S5



1 VALE UNIT A–L | 2 GLEN UNIT B–L | 3 GLEN UNIT B–R | 4 GLEN UNIT B–L | 5 GLEN UNIT B–R | 6 VALE UNIT A–R | 7

ROOF FRAMING PLAN

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

FRAMING NOTES:

1. U.N.O. ALL STRAPS FOR ROOF TRUSSES TO BE CONCRETE TO WOOD ROOF: SIMPSON HETA16 W/ (9) 10d x 1 1/2" HDG NAILS. CONCRETE TO WOOD FLOOR: SIMPSON LTA2 W/ (8) 10d x 1 1/2" HDG NAILS, WOOD TO WOOD: SIMPSON H10A OR LGT2 W/ 10d x 1 1/2" HDG NAILS, FILL ALL HOLES.
2. ALL PLYWOOD FOR WALL AND ROOF SHEATHING IS TO BE PER FASTENER SCHEDULE.
3. ALL PLYWOOD FOR FLOOR SHEATHING SHALL BE PER FASTER SCHEDULE MEETING THE REQUIREMENTS OF AFG-01 AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. ALL NAILS FOR TRUSS TO BEAM AND TRUSS TO TRUSS METAL CONNECTORS ARE TO BE GALVANIZED.
5. LINTELS AND MASONRY BEAMS WERE DESIGNED BASED ON CAST-CRETE, CONNECTERS ARE TO BE GALVANIZED.
6. LINTELS AND MASONRY BEAMS WERE DESIGNED BASED ON CAST-CRETE CONCRETE LINTELS.
7. BOTTOM OF LINTELS ARE TO BE PLACED AT TOP OF WINDOW, DOOR AND CLEAR SPAN OPENINGS.
8. LINTELS SHALL HAVE 4" NOMINAL BEARING (4").
9. THE TRUSS FRAMING SHOWN IS SCHEMATIC IN NATURE. HOWEVER THE SUPPORTING STRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL FINAL TRUSS DESIGNERS LAYOUT. SUBMIT FINAL TRUSS DRAWINGS FOR THE ENGINEER'S REVIEW AND APPROVAL.
10. PLACE 2x4 PT TO ALIGN WITH TOP AND BOTTOM CHORDS OF ROOF TRUSSES SECURE 2x MEMBERS TO WALL WITH HILTI X-ZF, POWDER ACCTUATED FASTENER, ZF 72 P8S36, .177" " x 2 7/8" LONG, WITH WASHER @ 16" O.C.
11. TRUSS REACTIONS AND UPLIFTS SHOWN ARE THE SAME ON EACH END UNLESS OTHERWISE SHOWN DIFFERENT.
12. WOOD BEARING WALLS AND HEADERS HAVE BEEN DESIGNED BASED ON RATIONAL ANALYSIS.
13. ALL ELEVATIONS ARE REFERENCED FROM 0'-0", FINISH FLOOR. UNLESS NOTED OTHERWISE.

TRUSS MANUFACTURER / ENGINEER NOTES:

1. ROOF GIRDERS W/ UPLIFT IN EXCESS OF 2,500 LBS SHALL BE FABRICATED W/ A 2x6 BTM. CHORD (MIN.)
2. COORDINATE ANY TRAY/COFFERED CEILINGS, AND ATTIC ACCESS WITH THE ARCHITECTURAL PLANS TRAYS AND COFFERS ARE NOT SHOWN ON THIS PLAN IN ORDER TO AVOID CONFUSION AND MISTAKES.
3. TRUSS COMPANY / ENGINEER IS RESPONSIBLE FOR ALL TRUSS TO TRUSS CONNECTIONS.
4. AVOID PLACING A TRUSS PERPENDICULAR TO A STEEL COLUMN. MAINTAIN AT LEAST 8" FROM THE CENTER OF THE COLUMN.

HEADER SCHEDULE

MARK	SIZE & DESCRIPTION	REMARK
①	(2) 2X12	

ARCHITECTS
AB Design Group LLC.
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

DATE	△ DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	

D·R·HORTON®
America's Builder
www.drhorton.com
CBC055300

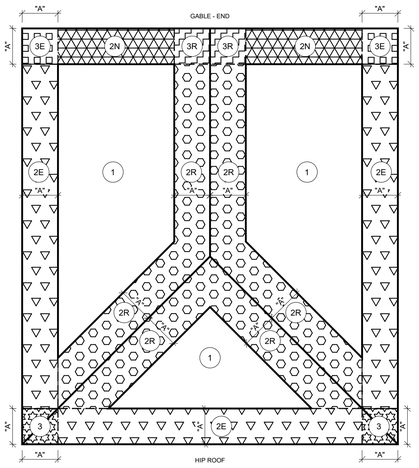
LOTS **-**
PLATS **-**

TITLE SHEET
VALE AND GLEN
6 UNIT TOWN HOMES
160 MPH EXP. C
ROOF FRAMING PLAN
JOB # 02218.007

STATE OF FLORIDA

MICHAEL C. ANDERSON
AR NO 17305

DATE: 7/7/2021
SCALE:
SHEET NO:
S6



ROOF/ WALL/ FLOOR SHEATHING FASTENER SCHEDULE

ROOF DIAPHRAGM
FOR ASPHALT SHINGLE ROOF, USE MIN 7/16" STRUCTURAL SHEATHING EXP 1(24/16) or 15/32" STRUCTURAL SHEATHING EXP 1 (32/16), FOR CEMENTITIOUS TILE AND METAL ROOFING, USE 15/32" STRUCTURAL SHEATHING EXP 1 (32/16) .(SEE TABLE FOR FIELD AND EDGE SPACING) SEE DETAIL.
ROOF SHEATHING TO GABLE END FRAME USE 8d RING SHANK GUN NAILS @ 4" O.C. EDGEWISE 2x4 BLOCKING ALL PANEL JOINTS W/ IN 4' OF GABLE END.

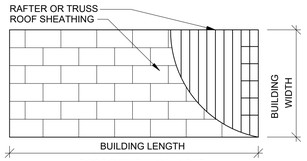
NAIL REQUIREMENTS

SIZE	HEAD	LENGTH	DIA.	TENSILE STR.	SHANK	ASTM
8d	RING SHANK, SCREW SHANK	2 3/8"	0.113	170,000	RING (16-20 RINGS PER INCH)	F1667 RSRS-01
8d	RING SHANK, PNEUMATIC SCREW-NAILS	2 3/8"	0.113			F1667 RSRS-01

EXTERIOR SHEATHING
USE 1/2" CDX OR 7/16" O.S.B. PLY WITH 8d RING SHANK GUN NAILS AT 4" O.C. AT PANEL SIDES AND 8d RING SHANK GUN NAILS 4" O.C. TOP & BOTTOM PANEL AND 8d RING SHANK GUN NAILS AT 6" O.C. AT INTERMEDIATE SUPPORTS OR 7/16" ZIP SHEATHING SYSTEM (INSTALLED PER MANUF. SPECS.) SEE DETAIL.

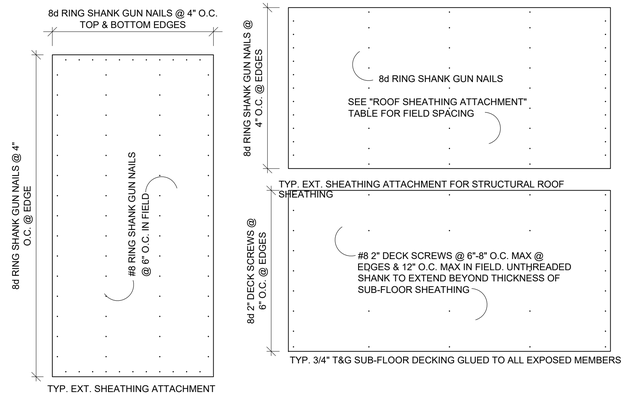
ROOF SHEATHING ATTACHEMENT SPACING
ZONE 1: 8d NAILS @ 4" O.C. ON EDGE AND 6" O.C. IN FIELD
ZONE 2e, 2n, 2r: 8d NAILS @ 4" O.C. ON EDGE AND 4" O.C. IN FIELD
ZONE 3,3e, 3r: 8d NAILS @ 4" O.C. ON EDGE AND 4" O.C. IN FIELD

NOTE: ROOF SHEATHING THICKNESS WAS CALCULATED AND ADHERES TO ASCE 7-16



ROOF SHEATHING LAYOUT AND ENDWALL BRACING FOR GABLE END FRAMING

NOTE: GABLES-DROP GABLE END & (1) ADD'L DROPPED TRUSS 2x4 #2 SYP OUTLOOKER RAFTER W/ BLOCKING @ 16"O.C. IF NO DROPPED GABLE END, ATTACH 2x4 #2 SYP BLOCKING @ 16" O.C. FIRST 4 BAYS W/ (2)12d NAILS EA. END. ATTACH ROOF SHEATHING TO RAFTERS 2/ BLOCKING PER NAILING SCHEDULE



GENERAL NOTES:
STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND SITE DRAWINGS. CONSULT ARCHITECTURAL DRAWINGS FOR SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS. APPLICABLE BUILDING CODE STANDARDS: FBC 2020, 7th EDITION
ACI 318-14, BUILDING CODE REQUIREMENTS
FOR STRUCTURAL CONCRETE, ACI 530-13/ASCE 5-13 AISI SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS 2011, ASCE 7-16 AND AISC SPECIFICATIONS

ALL DETAILS AND SECTIONS SHOW ON THE DRAWINGS 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.

ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. DO NOT SCALE THE DRAWINGS. FOLLOW WRITTEN DIMENSIONS ONLY. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH THE AFFECTED PART OF THE WORK.

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCES TO INSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS WORK INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE-DOWNS.

THE CONTRACTOR SHALL SUPPLEMENT THE MINIMUM REQUIRED FOUNDATION AND SITE PREPARATION REQUIREMENTS AND SLAB-ON-GRADE THICKNESS TO HANDLE CONSTRUCTION LOADS.

DO NOT SCALE DRAWINGS. THE CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO WORK PERFORMED AND SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE FOUND.

DESIGN LOADS:
ROOF: LIVE LOAD 20 psf
TOP CHORD -non-concurrent 10 psf
BTM CHORD -non-concurrent 200lb CONCENTRATED LOAD ALL BTM CHORD PANEL JOINTS (HVHZ ONLY)-non-concurrent
DEAD LOAD 15 psf TOP CHORD (10 psf w/ ASPHALT SHINGLES) 10 psf BTM CHORD
DEAD LOAD TO RESIST WIND UPLIFT: 10psf

FLOOR: LIVE LOAD 40 psf
DEAD LOAD 20 psf TOP CHORD (10 psf w/ No GYPCRETE) 5 psf BTM CHORD
BALCONY LIVE LOAD 60 psf

WIND: DEAD LOAD SPEED =160 MPH 3- SECOND GUST (ASCE 7-16 (FBC 2020) EXPOSURE C RISK CATEGORY II)
LIVE LOADS: UNINHABITABLE ATTIC WITHOUT STORAGE: 10psf, UNINHABITABLE ATTIC WITH LIMITED STORAGE: 20psf, HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS: 30psf, BALCONIES (EXTERIOR) AND DECKS: 40psf, GUARDS AND HANDRAILS: 200psf, GUARD IN-FILL COMPONENTS: 50psf, PASSENGER VEHICLE GARAGES: 50psf, ROOMS OTHER THAN SLEEPING ROOM: 40psf, SLEEPING ROOMS: 30psf, STAIRS: 40psf

SHOP DRAWING REVIEW:
SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGNING INTENT OF THE CONTRACT DOCUMENTS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS AS TO QUANTITY, LENGTH, ELEVATIONS, DIMENSIONS, ETC.

ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE CONTRACTORS PRIOR TO SUBMITTAL TO THE ENGINEER. DRAWINGS SUBMITTED WITHOUT REVIEW WILL BE RETURNED UNCHECKED. SHOP DRAWINGS IN THE FORM OF REPRODUCIBLE SEPIAS OF STRUCTURAL DRAWINGS (CON-TRACT DOCUMENTS) ARE PROHIBITED WITHOUT THE EXPRESS WRITTEN PERMISSION FROM THE ENGINEER. IN ALL INSTANCES, THE CONTRACT DOCUMENTS WILL GOVERN OVER THE SHOP DRAWINGS CHECKED, UNLESS OTHERWISE SPECIFIED IN WRITING BY THE ENGINEER.

FOUNDATION/ SITE PREPARATION:
FOOTINGS WERE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 2,000 psf, FOOTING EXCAVATIONS AND SLAB SUB-GRADE SHALL BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY, DETERMINED IN ACCORDANCE WITH ASTM D-1557. TREAT ALL SOIL FOR TERMITE PROTECTION.

THE OWNER SHALL RETAIN THE SERVICES OF AN INDEPENDENT GEO-TECHNICAL ENGINEER TO VERIFY SUCCESSFUL COMPLETION OF SITE PREPARATION EFFORTS. LOCATIONS FAILING TO MEET THE GEO-TECHNICAL ENGINEER'S REQUIREMENTS SHALL BE RE-COMPACTED AND RETESTED AT THE CONTRACTOR'S EXPENSE, AND AS DIRECTED BY THE ENGINEER. WRITTEN CERTIFICATION THAT THE MINIMUM DESIGN BEARING CAPACITY, AND THAT THE COMPACTION REQUIREMENTS HAVE BEEN MET SHALL BE MADE BY THE GEO-TECH. ENGINEER. IF BUILDING PAD AREA TESTING RESULTS IN SOIL BEARING CAPACITY THAT IS LESS THAN THE DESIGN BEARING CAPACITY, IT IS THE RESPONSIBILITY OF THE BUILDER TO NOTIFY THE ENGINEER OF RECORD (VIA WRITTEN R.F.I.) SO THAT THE FOUNDATION CAN BE MODIFIED ACCORDINGLY PRIOR TO START OF CONSTRUCTION. ENGINEER SHALL TAKE NO RESPONSIBILITY FOR NEGLIGENCE BY BUILDER IN THIS ASPECT OF CONSTRUCTION.

CONCRETE:
CONCRETE SHALL ACHIEVE MINIMUM 28 DAY COMPRESSIVE STRENGTHS AS FOLLOWS:

2,500 PSI REGULAR WEIGHT FOR FOOTINGS, AND SLAB-ON-GRADE
3,000 PSI REGULAR WEIGHT FOR BEAMS, COLUMNS, AND 5" STRUCTURAL TERRACE SLAB.

CONTRACTOR SHALL SUBMIT PROPOSED MIX DESIGNS, WITH HISTORICAL STRENGTH DATA FOR EACH SEPARATE MIX PRIOR TO CONCRETE PLACEMENT. CONCRETE SLUMP SHALL NOT EXCEED 5" +/- PRIOR TO THE ADDITION OF PLASTICIZER.

CONCRETE SHALL COMPLY WITH ALL THE REQUIREMENTS OF ACI 301 AND ASTM C-94 OR MEASURING, MIXING, TRANSPORTING, ETC. CONCRETE TICKETS SHALL BE TIME-STAMPED WHEN CONCRETE IS BATCHED. THE MAXIMUM TIME ALLOWED FROM WHEN WATER IS ADDED TO THE MIX UNTIL IT IS DEPOSITED IN ITS FINAL POSITION SHALL NOT EXCEED 90 MINUTES. IF FOR ANY REASON THERE IS A DELAY IN SUCH THAT A BATCH IS HELD FOR LONGER THAN 90 MINUTES, THE CONCRETE SHALL NOT BE PLACED. IT SHALL BE THE RESPONSIBILITY OF THE TESTING LABORATORY TO NOTIFY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR OF ANY NON COMPLIANCE WITH THE ABOVE.

REQUIRED CONCRETE COVERAGE OVER REBAR SHALL BE AS FOLLOWS:
A. 3" FOR CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH (FOUNDATIONS):
B. FOR CONCRETE EXPOSED TO EARTH AND/OR WEATHER:
1-1/2" FOR #5 AND SMALLER
2" FOR #6 AND LARGER
C. FOR CONCRETE NOT EXPOSED TO WEATHER
3/4" FOR SLABS, WALLS AND JOISTS
1-1/2" FOR BEAM AND COLUMN PRIMARY REINFORCEMENT, TIES, STIRRUPS

ALL AGGREGATE USED IN CONCRETE SHALL CONFORM TO ASTM C33. MAXIMUM AGGREGATE SIZE SHALL BE 3/4".

PROVIDE 6% AIR ENTRAINED CONCRETE EXPOSED TO EARTH OR WEATHER

ALL EXPOSED EDGES OF CONCRETE ARE TO BE CHAMFERED 3/4".

PROVIDE 6-MIL CONTINUOUS POLYETHYLENE VAPOR BARRIER MEMBRANE UNDER ALL SLABS-ON-GROUND WHERE INDICATED ON DRAWINGS. SEAMS LAPPED 6 INCHES AND SEALED WITH ADHESIVE TAPE.

FORM-WORK:
FORM-WORK, SHORING, AND BRACING FOR ALL CONCRETE BEAMS, SLABS, COLUMNS, WALLS, AND FOOTINGS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ACI 347, "RECOMMENDED PRACTICE FOR CONCRETE FORM-WORK.

EXCLUSIONS FROM THESE PLANS:
WATERPROOFING, FLASHING, SOUND ISOLATION, FIRE SEPARATION, OR OTHER NON STRUCTURAL ITEMS ARE NOT PART OF THE STRUCTURAL PLANS AS THEY ARE NOT CONSIDERED TO BE STRUCTURAL.DEPENDING ON THE TYPE OF CONSTRUCTION THESE ITEMS SOME OR ALL MAY BE REQUIRED BUT ARE BY OTHERS.

WELDED WIRE MESH:
WELDED WIRE MESH, SHALL BE ASTM A185, GRADE 65, FREE FROM OIL, SCALE, AND RUST, AND BE PLACED IN ACCORDANCE WITH THE ACI TYPICAL DETAILS. MINIMUM LAP SHALL BE ONE SPACE PLUS TWO INCHES. WIRE MESH FOR SLABS SHALL BE SUPPORTED WITH 2" CHAIRS SPACED 3'-0" OC, EACH WAY.

REINFORCING STEEL:
REBAR SHALL BE ASTM A615 GRADE 60 DEFORMED BARS, FREE FROM OIL, SCALE, AND RUST AND PLACED IN ACCORDANCE W/ THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF THE ACI STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL SUBMIT REBAR SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION. HORIZONTAL AND VERTICAL BARS SHALL LAP 6 x BAR NO. UNSCHEDULED FIELD LAPS ARE SUBJECT TO ENGINEER'S REVIEW.
TYP. MIN LAPS SHALL BE AS FOLLOWS: #4 BAR - 25" #5 BAR - 30" #6 BAR - 36" #7 BAR - 42"
PROVIDE 36" x 36" CORNER BARS, BOND BEAM ONLY, LAPPED AND TIED TO EACH BEAM REBAR, SEE DETAILS FOR ADDITIONAL INFORMATION.

ALL VERTICAL REINFORCING BARS IN CMU CELLS SHALL BE ANCHORED IN THE FOOTING, THICKENED SLAB, BEAM OR LINTEL SUPPORTING THE WALL AT THE TOP AND BOTTOM WITH MINIMUM 10 INCH HOOKS OR BENDS AND SHALL BE CONTINUOUS THROUGHOUT THE HEIGHT OF THE WALL.

RUN REINFORCING BARS CONTINUOUSLY LAPPED AT SPLICES AND AROUND CORNERS. DOWEL INTO INTERSECTING WALLS AND HOOK AT ENDS. STAGGER SPLICES WHEREVER POSSIBLE.

DO NOT CUT OR DISPLACE REINFORCING STEEL TO ACCOMMODATE THE INSTALLATION OF EMBEDDED ITEMS WITHOUT THE APPROVAL OF THE ENGINEER.

MASONRY:
MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM WITH ALL REQUIREMENTS OF THE "SPECIFICATION MASONRY STRUCTURES" (ACI 530/ ASCE 5/TMS 402, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND SPECIFICATIONS FOR MASONRY STRUCTURES AND COMMENTARIES), AS PUBLISHED BY THE MASONRY STANDARDS JOINT COMMITTEE.

MASONRY WALLS SHALL BE LAID IN A RUNNING BOND PATTERN. PROVIDE 9 GA. LADDER TYPE HORIZONTAL JOINT REINFORCING AT 16" O.C. TYP. (VERIFY WIDTH PER PLAN)

ALL BLOCK WALLS SHALL BE TWO-CELL HOLLOW CONCRETE MASONRY REGULAR SIZE BLOCK MANUFACTURED IN CONFORMANCE WITH ASTM C-90, GRADE f'm = 2000 PSI. BLOCK SHALL BE PLACED USING RUNNING BOND UNLESS OTHERWISE NOTED. LAY-UP MASONRY WALLS TO BOTTOM OF TIE BEAMS BEFORE PLACING CONCRETE FOR IN-WALL COLUMNS. GROUT USED TO FILL MASONRY CELLS SHALL COMPLY WITH ASTM C-476, AND SHALL PROVIDE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS SPECIFICALLY NOTED OTHERWISE ON FOUNDATION PLAN. THE GROUT MIX SHALL HAVE A MAXIMUM 3/8" COURSE AGGREGATE, AND SHALL BE PLACED W/ A SLUMP OF 8" TO 10". USE ONLY MECHANICAL VIBRATION TO CONSOLIDATE GROUT.

TYPE "M" OR "S" MORTAR SHALL BE USED EXCLUSIVELY ON THIS PROJECT. MORTAR SHALL BE PROPORTIONED AND MIXED AS OUTLINED UNDER ASTM C-270. HORIZONTAL AND VERTICAL MORTAR JOINTS SHALL BE 3/8" THICK UNLESS OTHERWISE NOTED. REMOVE MORTAR PROTRUSIONS THAT EXTEND INTO CELLS TO BE FILLED. ALLOW A MINIMUM OF 72 HOURS FOR MORTAR TO CURE PRIOR TO GROUTING CELLS.

FILL CMU CELLS SOLID WITH GROUT AT ALL CELLS TO RECEIVE EXPANSION ANCHORS AND/OR VERTICAL REINFORCING.

LAP VERTICAL REBAR 6 X BAR NO. (48 BAR DIAMETERS)., U.N.O.

MASONRY CONSTRUCTION SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A "CERTIFIED STRUCTURAL MASONRY CONTRACTOR". THE SUPERVISOR OF THE MASONRY PORTION OF THE PROJECT SHALL BE A "CERTIFIED STRUCTURAL MASONRY CONTRACTOR" OR A "CERTIFIED STRUCTURAL MASON" AS RECOGNIZED BY THE FLORIDA CONCRETE AND PRODUCTS ASSOCIATION (FC&PA). THE SENIOR MASONRY SUPERVISOR WILL BE RESPONSIBLE TO ASSURE THAT THE WORK IS ACCOMPLISHED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE MASONRY CONTRACTOR SHALL SUBMIT CREDENTIALS FROM THE FC&PA TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO BIDDING.

STRUCTURAL STEEL:
THE MATERIAL, FABRICATION, AND ERECTION OF STRUCTURAL STEEL SHALL COMPLY WITH THE SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, 9TH EDITION, BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION. STRUCTURAL STEEL SHALL BE ASTM A36, Fy = 36 ksi FOR ANGLES, PLATES, AND W-SHAPES. STRUCTURAL TUBING SHALL BE ASTM A-500, GRADE B, Fy = 46 ksi. STRUCTURAL PIPE SHALL BE ASTM-53, GRADE B, TYPE E OR S, Fy = 35 ksi. TUBE AND PIPE COLUMNS SHALL BE CONCRETE-FILLED IN THE SHOP.

ANCHOR BOLTS AT THE COLUMN BASES SHALL BE ASTM A307 BOLTS WITH DOUBLE-NUT LEVELING. ALL OTHER BOLTS SHALL BE ASTM A325-N BOLTS WITH WASHERS UNDER THE TURNED ELEMENT. BOLTS SHALL BE TIGHTENED IN ACCORDANCE WITH THE TURN-OFF-THE-NUT METHOD.

ALL ANCHOR BOLTS SHALL BE GALVANIZED STEEL

WOOD:
ALL WOOD FOR BEAMS, BEARING WALLS, SOLE PLATES, TOP PLATES, BRACING, LEDGERS, BLOCKING, CRIPPLERS, SILLS, ETC., SHALL BE SOUTHERN PINE NO. 2 OR BETTER. Fb = 1100 PSI AND A MODULUS OF ELASTICITY = 1,400,000 PSI. ALL WOOD IN CONTACT WITH CONCRETE OR CONCRETE BLOCK SHALL BE PRESSURE TREATED. WOOD FOR NON-STRUCTURAL USES SHALL BE RATED TO RETENTION LEVELS OF 0.25 PCF OF A BORATE PRESERVATIVE TREATMENT: DISODIUM CORROBORATE TETRAHEDRAL (DOT). WOOD FOR STRUCTURAL USE THAT SHALL BE TREATED FOR ANY REASON SHALL BE RATED TO RETENTION LEVELS OF 0.42 PCF FOR DOT OR MORE. NAILS, SPIKE, BOLTS USED W/ DOT SHALL BE HOT DIPPED GALV. FOR STRUCTURAL USES, AVOID BUYING TREATED LUMBER THAT CONTAINS MORE THAN ½" OF HEARTWOOD.

MINIMUM NAILING PER FBC 2020, 7th EDITION. SEE NAILING SCHEDULE ON PLANS.

PROVIDE SOLID BLOCKING UNDER ALL POINT LOADS AND WOOD COLUMNS WITH 2x STRUCTURAL LUMBER SYP #2.

UNTREATED WOOD SHALL NOT BE IN DIRECT CONTACT WITH CONCRETE. SEAT PLATES SHALL BE PROVIDED AT BEARING LOCATIONS WITHOUT WOODEN TOP PLATES.

WOOD TRUSSES:
TO BE DESIGNED AND FABRICATED IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATIONS FOR STRESS-GRADE LUMBER AND ITS FASTENINGS" BY THE NFPA. TRUSS DESIGNS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN FLORIDA. SEE NOTED FOR SHOP DRAWINGS.

CONNECTOR PLATES SHALL BE A MINIMUM THICKNESS OF 0.036" AND BE MANUFACTURED FROM STEEL MEETING THE REQUIREMENTS OF ASTM A446, GRADE A, AND SHALL BE HOT-DIPPED GALVANIZED.

DESIGN, FABRICATE, AND ERECT WOOD TRUSSES IN ACCORDANCE WITH TPI-14, "DESIGN NATIONAL STANDARDS FOR METAL-PLATE-CONNECTED WOOD TRUSS CONSTRUCTION;, AND "TPI/WTCA BCSI 1" COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLATION BRACING METAL-PLATE-CONNECTED WOOD TRUSSES.

TRUSS MANUFACTURER WILL PROVIDE CALCULATIONS INDICATING ADDITIONAL DEAD LOADS FOR THE ROOF LOCATIONS WITH GUSSETS, CRICKETS AND VALLEY LOCATIONS REQUIRING ADDITIONAL ROOF FRAMING FOR INTERSECTIONS OF HIGHER OR LOWER ROOFS IN ACCORDANCE WITH ANSI A58.1-1982.

HURRICANE STRAPS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

CONTRACTOR SHALL SUBMIT SIGNED AND SEALED DRAWINGS FOR ALTERNATE CONNECTION DETAILS AT TRUSSES/GIRDERS TO COLUMNS AND WALLS FOR APPROVAL.

ROOF & FLOOR LAYOUTS PROVIDED ON THESE PLANS ARE TO BE USED AS A GUIDE FOR BEARING DETERMINATIONS, FEASIBILITY & ARCHITECTURAL AIDE. TRUSS MANUFACTURER IS RESPONSIBLE FOR FINAL LAYOUT, SPANS & ALL TRUSS/ HEADER ENGINEERING. ANY DISCREPANCIES FROM THESE LAYOUTS THAT AFFECT THE STRUCTURAL BEARING AS CALLED OUT ON THESE PLANS SHALL BE NOTIFIED TO THE STRUCTURAL ENGINEER OF RECORD PRIOR TO MANUFACTURE OF TRUSSES. THE TRUSS FABRICATOR SHALL PROVIDE ENGINEERED SHOP DRAWINGS OF EACH INDIVIDUAL TRUSS AND A FULLY DIMENSIONED ERECTION PLAN SHOWING COMPONENT LAYOUT. SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER.

THE HURRICANE STRAPS SPECIFIED ON THE WALL SECTIONS AND PLANS ARE PROVIDED TO FACILITATE THE CONSTRUCTION SCHEDULE, AND MAY CHANGE PREDICATED ON THE TRUSS AND GIRDER REACTIONS PROVIDED BY THE TRUSS ENGINEER.
THE TRUSS TO STRUCTURE CONNECTIONS AND LOADS SPECIFIED ON THIS PLAN SHALL SUPERCEDE THOSE OF THE DELEGATED TRUSS ENGINEER. WIND UPLIFT VALUES HAVE BEEN BASED ON ASCE 7-16 COMPONENT AND CLADDING WIND LOAD PRESSURES. THE DELEGATED TRUSS ENGINEER SHALL BE RESPONSIBLE FOR ALL TRUSS TO TRUSS CONNECTIONS.

ALL SHEET METAL FRAMING CONNECTORS SHOWN ON THE PLANS SHALL BE "SIMPSON" STRONG-TIE BY SIMPSON CO., OR EQUAL UNLESS NOTED OTHERWISE ON PLANS, INSTALL CONNECTIONS WITH THE SIZE AND NUMBER OF BOLTS/NAILS AS RECOMMENDED BY THE MANUFACTURER IN THE LATEST CATALOG.

CONSTRUCTION OBSERVATION
CONSTRUCTION OBSERVATION SERVICES / CONSTRUCTION ADMINISTRATION SERVICES ARE **NOT** A PART OF AB DESIGN GROUP'S SERVICES FOR THIS PROJECT.

IT IS UNDERSTOOD AND AGREED THAT FLORIDA HORIZON ENGINEERING'S/AB DESIGN GROUP'S SCOPE OF SERVICES DOES NOT INCLUDE PROJECT OBSERVATION OR REVIEW OF THE BUILDER'S / CONTRACTOR'S PERFORMANCE OR ANY OTHER CONSTRUCTION PHASE SERVICES, AND THAT SUCH SERVICES WILL BE PROVIDED BY THE BUILDER. THE BUILDER ASSUMES ALL RESPONSIBILITY FOR INTERPRETATION OF THE CONTRACT DOCUMENTS, AND FOR CONSTRUCTION OBSERVATION.

FASTENER SCHEDULE

WINDOW AND DOOR BUCK FASTENERS

APPLICATION	SIZE	TYPE	SPACING	REMARKS
1x2 PT FURRING TO MASONRY / CONC.	CASE HARDENED COIL NAIL 1 1/2" LONG.		8" O/C	
SGD, AL. EXT. DOORS 1x PT, SEE NOTE 6	CASE HARDENED COIL NAIL 1 1/2" LONG.		9" O/C STAGGERED	WINDOW/DOOR/ FASTENED INTO MASONRY/CONC.
WINDOW BUCK 1x PT, SEE NOTE 6	CASE HARDENED COIL NAIL 1 1/2" LONG.		9" O/C STAGGERED	WINDOW/DOOR/ FASTENED INTO MASONRY/CONC.
EXT. SWING DOOR BUCK 2x PT, SEE NOTE 6	(2) 3/16"DIA. NO WASHER	"TAPCON" FASTNER	18" O/C	1 1/2" EMBED, 8" END. DIST., 1 1/2" EDGE DIST.
2x PT WINDOW BUCK PT TO STEEL COL., SEE NOTE 6	0.138" PAF x 2 1/8" W/ WASHER		9" O/C STAGGERED	4" END. DIST., 1 1/2" EDGE DIST.

FASTENER

APPLICATION	SIZE	TYPE	SPACING	REMARKS
GARAGE DOOR BUCK TO MASONRY/CONC.	1/4" DIA. NO WASHER	TAPCON MASONRY FASTENER	8" O/C	1 1/2" EMBED., 4" END DIST., 1 1/2" EDGE DIST.
GARAGE DOOR BUCK TO MASONRY/CONC.	3/8" DIA. OR 1/2" DIA. w/ WASHER	EXPANSION BOLT	16" O/C (3/8" DIA) 24" O/C (1/2" DIA)	4" EMBED., 4" END DIST., 3" EDGE DIST.
METAL STRAP TO MASONRY / CONC.	CONTACT THIS ENGINEER FOR SPACING REQUIREMENTS			
NON-BEARING WOOD WALL TO CONC. SLAB	1/2"" W/ WASHER	EXPANSION BOLT	24" O/C	4" EMBED, 4" END DIST., 3" EDGE DIST.

NOTES
1. STAPLES SHALL NOT BE USED FOR ANY STRUCTURAL APPLICATIONS
2. FASTENING OF GARAGE DOORS, WINDOWS AND EXTERIOR SWING DOORS TO FRAMING BUCKS SHALL BE AS PER MANUFACTURER'S SPECS AND / OR NOA
3. ALL FASCIA MATERIAL SHALL BE HAND FRAMED
4. PAF SHALL BE HILTI X-Z3" HEAVY DUTY PINS OR EQUAL SAME DIAMETER AS SPECIFIED HEREIN
5. FASTENER SPACING FOR THE BUCKS SHALL BE THE STRICTER REQUIREMENT OF THE NOA OR THE SPACING DETAILED ABOVE
6. WINDOW AND DOOR BUCKS SHALL BE AS WIDE OR WIDER AS THE DOOR OR WINDOW FRAME EXCEPT FOR AN EXTERIOR SWING DOOR WITH A WOOD DOOR FRAME. 1x MEMBERS ARE NAILED AND 2x MEMBERS ARE SECURED W/ TAPCONS OR PAF TO THE SUBSTRATE.

ARCHITECTS AB Design Group LLC.
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

DATE	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	

D·R·HORTON
America's Builder
www.drhorton.com
CBC055300

LOTS **-**
PLATS **-**

TITLE SHEET
VALE AND GLEN
6 UNIT TOWN HOMES
DETAILS
160 MPH EXP. C
JOB # 02218.007

STATE OF FLORIDA
MICHAEL C. ANDERSON
AR NO 17305

DATE: 7/7/2021
SCALE: AS NOTED
SHEET NO: SN1

KAYCAN LTD
VINYL SOFFIT - SOLID AND VENTED WITH SINGLE SPANS
INSTALLATION ANCHORAGE DETAILS

GENERAL NOTES:

1. THIS PRODUCT HAS BEEN TESTED AND DESIGNED TO COMPLY WITH THE CURRENT EDITION OF FLORIDA BUILDING CODE- BUILDING AND RESIDENTIAL VOLUMES EXCLUDING THE HIGH VELOCITY HURRICANE ZONE (HVHZ) AT THE DESIGN PRESSURES SHOWN ON SHEET 1. THESE PRODUCTS WERE TESTED TO ASTM E330-14. STRUCTURAL TEST RESULTS BASED ON ASTM E330-14 WERE DIVIDED BY 1.5 AS REQUIRED BY THE BUILDING CODE.
2. DESIGN PRESSURE (DP) RATINGS SHOWN ON THIS SHEET ARE BASED ON 10" EAVE WIDTHS IN SINGLE SPANS. SPAN WIDTHS AT 10", 12", 14" AND 16" ARE SHOWN ON SHEET 2.
3. THE PRODUCT DETAILS CONTAINED HEREIN ARE BASED UPON TESTING PERFORMED AT MOLIMO ARCHITECTURAL PRODUCT TESTING, 11410 EDEN ROAD, YORK, PA 1740.
4. ADEQUACY OF THE EXISTING STRUCTURAL CONCRETE, MASONRY AND WOOD FRAMING COMPRISING THE ATTACHMENT SUBSTRATE FOR THE SOFFIT SHALL BE DETERMINED TO BE CAPABLE OF WITHSTANDING AND TRANSFERRING APPLIED PRODUCT LOADS TO THAT STRUCTURE AND IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OF RECORD FOR THE PROJECT.
5. OVERHANGS RECEIVING SOFFIT SHALL BE CHECKED FOR STRUCTURAL ADEQUACY, DAMAGE, CRACKS OR DEFECTS THAT MAY PRECLUDE THE SOFFIT FROM PERFORMING ITS INTENDED FUNCTIONS. SUCH DEFECTS SHALL BE ELIMINATED PRIOR TO SOFFIT INSTALLATION.
6. INSTALLATION OF SOFFIT AND ACCESSORIES SUCH AS CORNER POSTS, STARTER STRIPS, AND TRIM AROUND OPENINGS SHALL BE DONE IN ACCORDANCE WITH THE CURRENT EDITION OF THE FLORIDA BUILDING CODE - BUILDING AND RESIDENTIAL VOLUMES AND THE MANUFACTURER'S INSTRUCTIONS.
7. SITE CONDITIONS THAT DEVIATE FROM THE DETAILS OF THIS DRAWING REQUIRE FURTHER ENGINEERING EVALUATION BY A LICENSED ENGINEER OR REGISTERED ARCHITECT
8. SOFFIT SHALL BE LABELED IN ACCORDANCE WITH THE CURRENT EDITION OF THE FLORIDA BUILDING CODE.
9. SOFFIT NET FREE AREA IN ACCORDANCE WITH THE CURRENT EDITION OF THE FLORIDA BUILDING CODE ARE SHOWN IN THE APPROVED SOFFIT SCHEDULE ON SHEET 1.
10. MATERIALS:
  - 10.1. KAYCAN BUILDING PRODUCTS VINYL SOFFIT AND TRIM IS MANUFACTURED FROM A FORMULATED PVC POWDER COMPOUND MEETING THE SPECIFICATIONS OF ASTM D3679.
  - 10.2. KAYCAN BUILDING PRODUCTS ALUMINUM TRIM IS MANUFACTURED FROM ALUMINUM ALLOY WITH ASTM E8 TESTED TENSILE STRENGTH OF 21 KSI AND YIELD STRENGTH OF 9.86 KSI.

DESIGN PRESSURE (PSF) RATING AT 10" SPAN (NOTE 2)

VINYL SOFFIT SERIES	INSTALLATION METHOD (SEE NOTE 2)	DESIGN PRESSURE (PSF) (SEE NOTE 1)	NET FREE AREA (SQ. IN./LINEAL FT.)	NET FREE AREA (SQ. IN./SQ. FT.)
12" TRIPLE 4 SOLID NO. 0623 SOLID SOFFIT	FASCIA / J–CHANNEL	+66.7/–63.3	N/A	N/A
	J–CHANNEL / J–CHANNEL	+66.7/–60	N/A	N/A
12" TRIPLE 4 FULL–O–VENT NO. 0622 VENTED SOFFIT	FASCIA / J–CHANNEL	+66.7/–56.7	4.18	4.18
	J–CHANNEL / J–CHANNEL	+66.7/–66.7	4.18	4.18
12" TRIPLE 4 FULL–O–VENT ECO NO. 0639 VENTED SOFFIT	FASCIA / J–CHANNEL	+66.7/–60	4.18	4.18
	J–CHANNEL / J–CHANNEL	+66.7/–60	4.18	4.18

NOTE 1: DESIGN PRESSURE RATINGS SHOWN ABOVE SHALL BE COMPARED TO LOADING BASED ON Vasd BASIC WIND SPEEDS. THUS PROJECT DESIGN PRESSURES AS DETERMINED FROM ASCE 7 BASED ON Vult BASIC WIND SPEEDS ARE PERMITTED TO BE MULTIPLIED BY 0.6 PER THE CURRENT EDITION OF THE FLORIDA BUILDING CODE FOR COMPARISON TO THE DESIGN PRESSURE RATINGS ABOVE.

NOTE 2: SEE SHEET 2 FOR DESIGN PRESSURES AT 10", 12", 14" AND 16". SEE SHEETS 3 AND 4 FOR SINGLE SPAN INSTALLATIONS FOR TRUSS/WOOD FRAMING CANTILEVER AND OVERHANG EAVE CONSTRUCTION. SEE SHEET 5 FOR CONNECTION DETAILS.

TABLE OF CONTENT

PROJECT #419-1115
KAYCAN LTD
1 MEMORIAL DRIVE
RICHFORD, VT 05476
VINYL SOFFIT INSTALLATION - SINGLE SPANS
GENERAL NOTES AND PERFORMANCE RATINGS
DATE: 03/20/17 DRAWN BY: RJA SCALE: N.T.S. DRAWING NO: KAY0011 SHEET: 1 OF 7 REV: C
C UPDATE INSTALLATION 12/28/20 RJA
B UPDATED NOTES 9/29/20 RJA
A UPDATE TO CURRENT EDITION OF FBC 11/27/17 RJA
Robert J. Amoruso, P.E. Florida P.E. No. 49752
Digitally signed by Robert J Amoruso Date: 2020.12.30 11:26:39 -05'00'

VINYL SOFFIT INSTALLATION INSTRUCTIONS
DP RATINGS AT VARIOUS SPANS

INSTALLATION NOTES:

1. EAVE WIDTHS (SPANS)
  - 1.1. THE INSTALLATION CROSS SECTIONS SHOWN ON SHEETS 3 AND 4 DEPICT SINGLE SPANS FOR EAVE CONSTRUCTION OF TRUSS/WOOD FRAMING IN EITHER CANTILEVER OR OVERHANG CONFIGURATIONS. HOWEVER, THIS DOES NOT LIMIT SOFFIT INSTALLATION TO THESE CONFIGURATIONS ONLY AS LONG AS MINIMUM FASTENER REQUIREMENTS AND SPAN LIMITS ARE MAINTAINED.
  - 1.2. SEE TABLE ON THIS SHEET FOR SPANS OF 10", 12", 12.75", 14" AND 16".
2. INSTALLATION FASTENERS
  - 2.1. FASTENERS SHALL BE THE TYPE, SIZE, EMBEDMENT AND EDGE DISTANCE SHOWN HEREIN FOR RESPECTIVE SUBSTRATE. SEE FASTENER SCHEDULE TABLE ON THIS SHEET.
  - 2.2. MINIMUM EMBEDMENT EXCLUDE WALL FINISHES (INCLUDING BUT NOT LIMITED TO STUCCO, FOAM, BRICK VENEER AND SIDING). EDGE DISTANCES SHALL BE SUCH TO PREVENTIVE CRACKING OF SUBSTRATE MATERIAL.
  - 2.3. FASTENER LENGTHS SHOWN IN THE INSTALLATION DETAILS DO NOT TAKE INTO ACCOUNT WALL FINISHES. WALL FINISH THICKNESS SHALL BE ADDED TO THE REQUIRED FASTENER LENGTHS. SEE FASTENER SCHEDULE TABLE ON THIS SHEET.
3. ALL FASTENERS SHALL HAVE CORROSION RESISTANT COATINGS OR BE MADE OF CORROSION RESISTANT MATERIALS COMPATIBLE WITH THE SUBSTRATE MATERIALS.

DESIGN PRESSURE (PSF) AT VARIOUS SINGLE SPAN LENGTHS

12" TRIPLE 4 SOLID / NO. 0623 SOLID SOFFIT

Single Span Length "L"	INSTALLATION DETAILS A THRU F (SHEET 5)	Positive	Negative
10	B & C or D & E	66.7	-63.3
	A & C	66.7	-60.0
12	B & C or D & E	55.6	-52.8
	A & C	55.6	-50.0
12.75	B & C or D & E	52.3	-49.6
	A & C	52.3	-47.1
14	B & C or D & E	47.6	-45.2
	A & C	47.6	-42.9
16	B & C or D & E	41.7	-39.6
	A & C	41.7	-37.5

12" TRIPLE 4 FULL-O-VENT ECO / NO. 0639 VENTED SOFFIT

Single Span Length "L"	INSTALLATION DETAILS A THRU F (SHEET 5)	Positive	Negative
10	B & C or D & E	66.7	-60.0
	A & C	66.7	-60.0
12	B & C or D & E	55.6	-50.0
	A & C	55.6	-50.0
12.75	B & C or D & E	52.3	-47.1
	A & C	52.3	-47.1
14	B & C or D & E	47.6	-42.9
	A & C	47.6	-42.9
16	B & C or D & E	41.7	-37.5
	A & C	41.7	-37.5

12" TRIPLE 4 FULL-O-VENT / NO. 0622 VENTED SOFFIT

Single Span Length "L"	INSTALLATION DETAILS A THRU F (SHEET 5)	Positive	Negative
10	B & C or D & E	66.7	-56.7
	A & C	66.7	-66.7
12	B & C or D & E	55.6	-47.3
	A & C	55.6	-55.6
12.75	B & C or D & E	52.3	-44.5
	A & C	52.3	-52.3
14	B & C or D & E	47.6	-40.5
	A & C	47.6	-47.6
16	B & C or D & E	41.7	-35.4
	A & C	41.7	-41.7

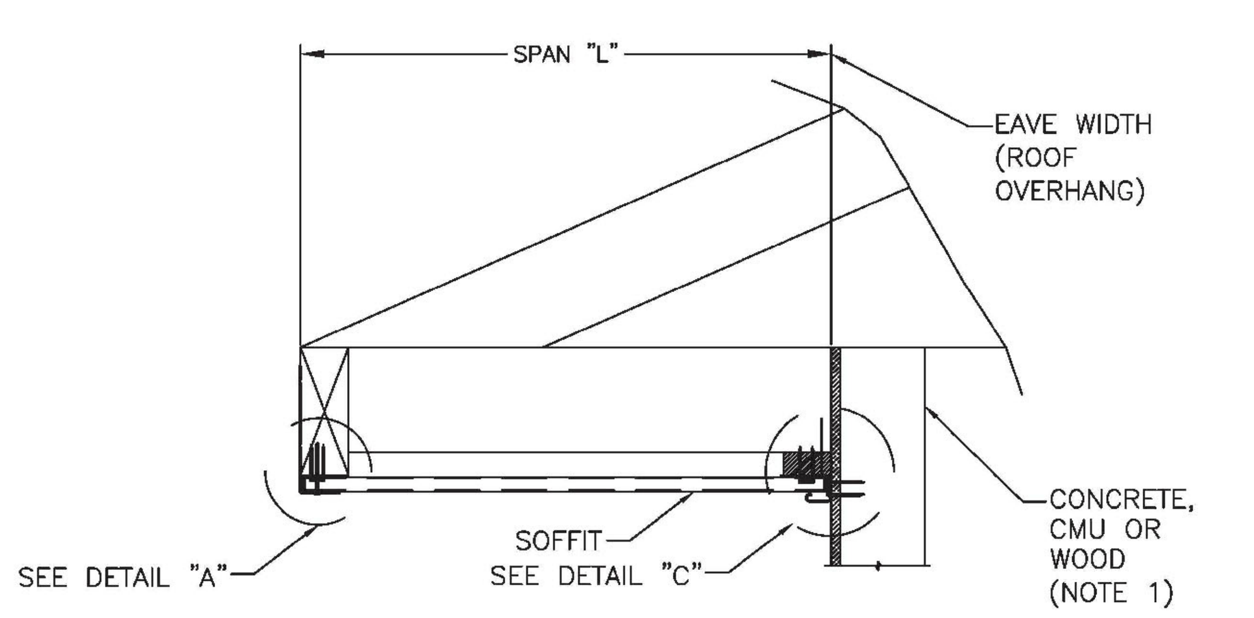
FASTENER SCHEDULE

FASTENER DESCRIPTION	SUBSTRATE	MIN. EMBEDMENT (SEE NOTE 1)	EDGE DISTANCE
0.097" DIAMETER x 1–1/2" T–NAIL	CONCRETE OR MASONRY	1"	1/4"
0.072" DIAMETER X 1–3/4" TRIM NAIL	WOOD	1–3/4"	1/4"
16 GA. X 7/16" WIDTH CROWN STAPLE 1" MIN. LENGTH	WOOD	7/8"	1/4"
#8 x 3" FH WOOD SCREW OR #8 x 3" FH TAPPING SCREW.	WOOD	1–1/2"	5/8"
3/16" ITW TAPCON CONCRETE SCREW	CONCRETE OR MASONRY	1"	1–1/8"
10d NAIL	WOOD	2–1/4"	1/2"

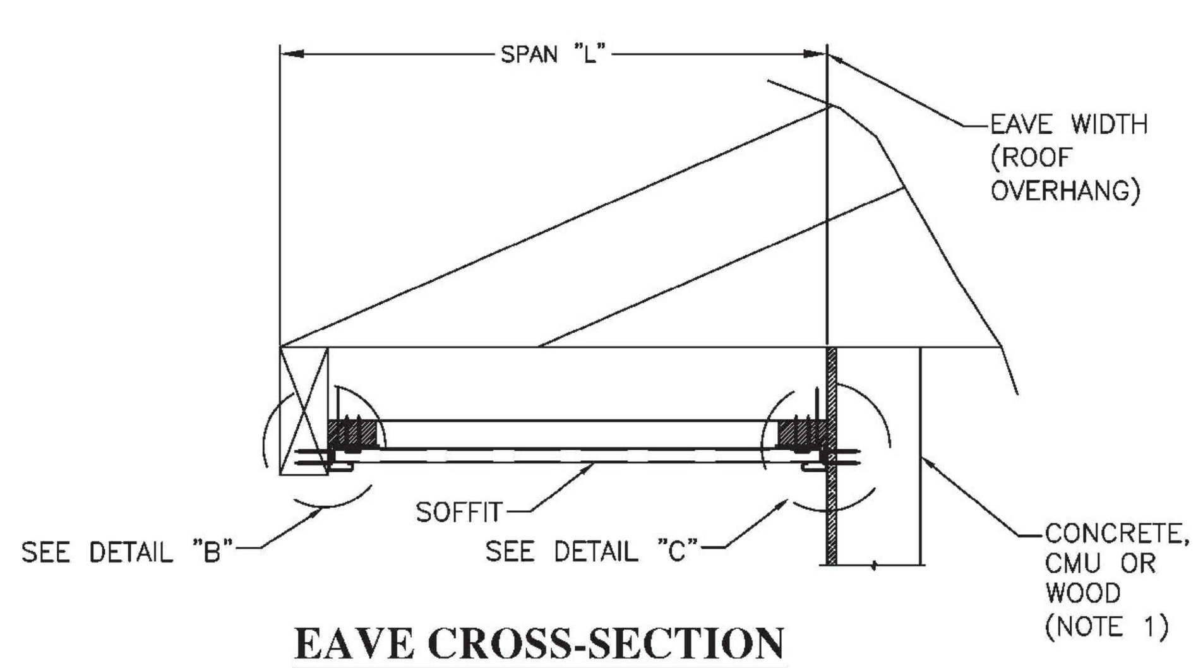
NOTE 1: EMBEDMENT BASED ON NOMINAL LENGTH OF FASTENER THROUGH SOFFIT OR CHANNEL INTO SUPPORTING SUBSTRATE W/O WALL FINISHES. WHERE WALL FINISHES ARE PRESENT, THE FASTENER LENGTH WILL BE INCREASED AS REQUIRED TO MAINTAIN EMBEDMENT DEPTH INTO SUPPORTING SUBSTRATE.

PROJECT #419-1115
KAYCAN LTD
1 MEMORIAL DRIVE
RICHFORD, VT 05476
VINYL SOFFIT INSTALLATION - SINGLE SPANS
INSTALLATION NOTES AND DP RATINGS AT VARIOUS SPANS
DATE: 03/20/17 DRAWN BY: RJA SCALE: N.T.S. DRAWING NO: KAY0011 SHEET: 2 OF 7 REV: C
Robert J. Amoruso, P.E. Florida P.E. No. 49752
Digitally signed by Robert J Amoruso Date: 2020.12.30 11:26:55 -05'00'

TRUSS/FRAMING CANTILEVER EAVE CONSTRUCTION



EAVE CROSS-SECTION
SINGLE SPAN W/J-CHANNEL
J-CHANNEL @ WALL, FASCIA @ FASCIA END



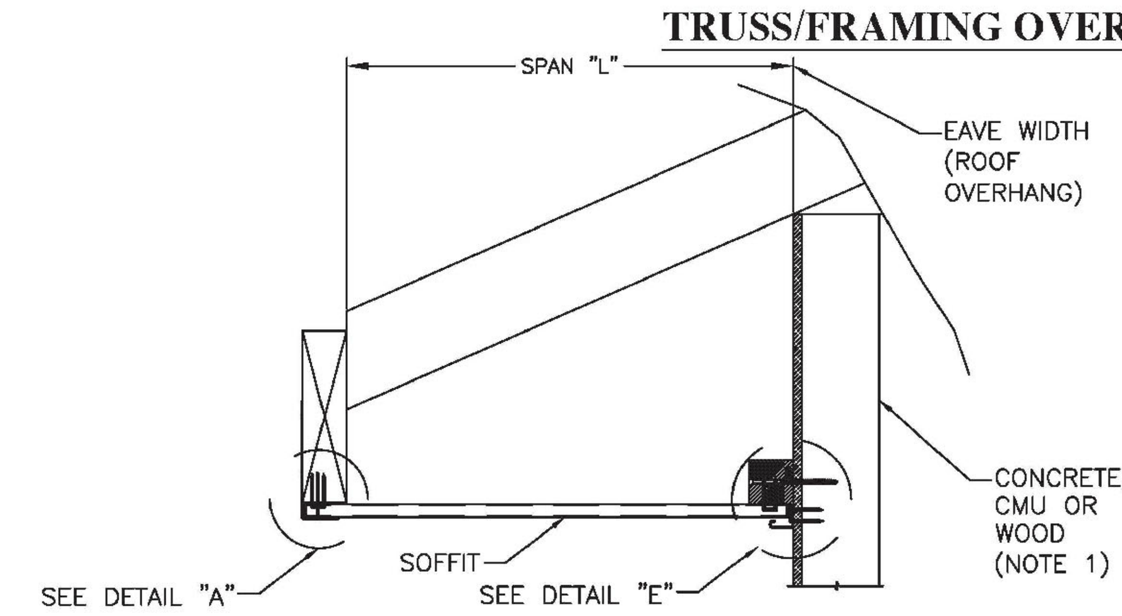
EAVE CROSS-SECTION
SINGLE SPAN W/J-CHANNELS
J-CHANNEL @ WALL AND FASCIA END

SEE SHEET 2 FOR INSTALLATION NOTES, FASTENER SCHEDULE AND DESIGN PRESSURE PERFORMANCE RATING TABLES. SEE SHEET 5 OR DETAILS A, B & C.

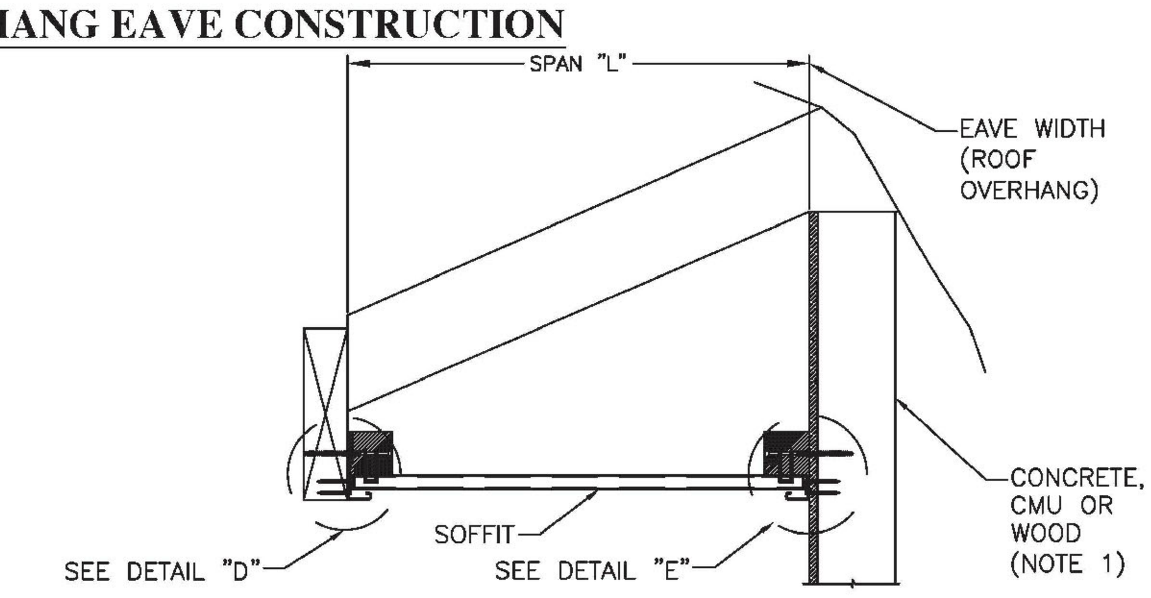
NOTE 1: MINIMUM SPRUCE–PINE–FIR FRAMING OR CONCRETE/MASONRY. BUILDING CODE REQUIREMENTS FOR SUBSTRATE MATERIAL MUST BE MET.

PROJECT #419-1115
KAYCAN LTD
1 MEMORIAL DRIVE
RICHFORD, VT 05476
VINYL SOFFIT INSTALLATION - SINGLE SPANS
INSTALLATION DETAILS, CANTILEVER CONSTRUCTION
DATE: 03/20/17 DRAWN BY: RJA SCALE: N.T.S. DRAWING NO: KAY0011 SHEET: 3 OF 7 REV: C
Robert J. Amoruso, P.E. Florida P.E. No. 49752
Digitally signed by Robert J Amoruso Date: 2020.12.30 11:27:05 -05'00'

TRUSS/FRAMING OVERHANG EAVE CONSTRUCTION



EAVE CROSS-SECTION
SINGLE SPAN W/J-CHANNEL
J-CHANNEL @ WALL, FASCIA @ FASCIA END



EAVE CROSS-SECTION
SINGLE SPAN W/J-CHANNELS
J-CHANNEL @ WALL AND FASCIA END

SEE SHEET 2 FOR INSTALLATION NOTES, FASTENER SCHEDULE AND DESIGN PRESSURE PERFORMANCE RATING TABLES. SEE SHEET 5 OR DETAILS A, D & E.

NOTE 1: MINIMUM SPRUCE–PINE–FIR FRAMING OR CONCRETE/MASONRY. BUILDING CODE REQUIREMENTS FOR SUBSTRATE MATERIAL MUST BE MET.

PROJECT #419-1115
KAYCAN LTD
1 MEMORIAL DRIVE
RICHFORD, VT 05476
VINYL SOFFIT INSTALLATION - SINGLE SPANS
INSTALLATION DETAILS, OVERHANG CONSTRUCTION
DATE: 03/20/17 DRAWN BY: RJA SCALE: N.T.S. DRAWING NO: KAY0011 SHEET: 4 OF 7 REV: C
Robert J. Amoruso, P.E. Florida P.E. No. 49752
Digitally signed by Robert J Amoruso Date: 2020.12.30 11:27:16 -05'00'

ARCHITECTS
AB Design Group LLC.
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

DATE | DESCRIPTION

D.R.HORTON America's Builder
www.drhorton.com
CBC055300

LOTS **-**
PLATS **-**

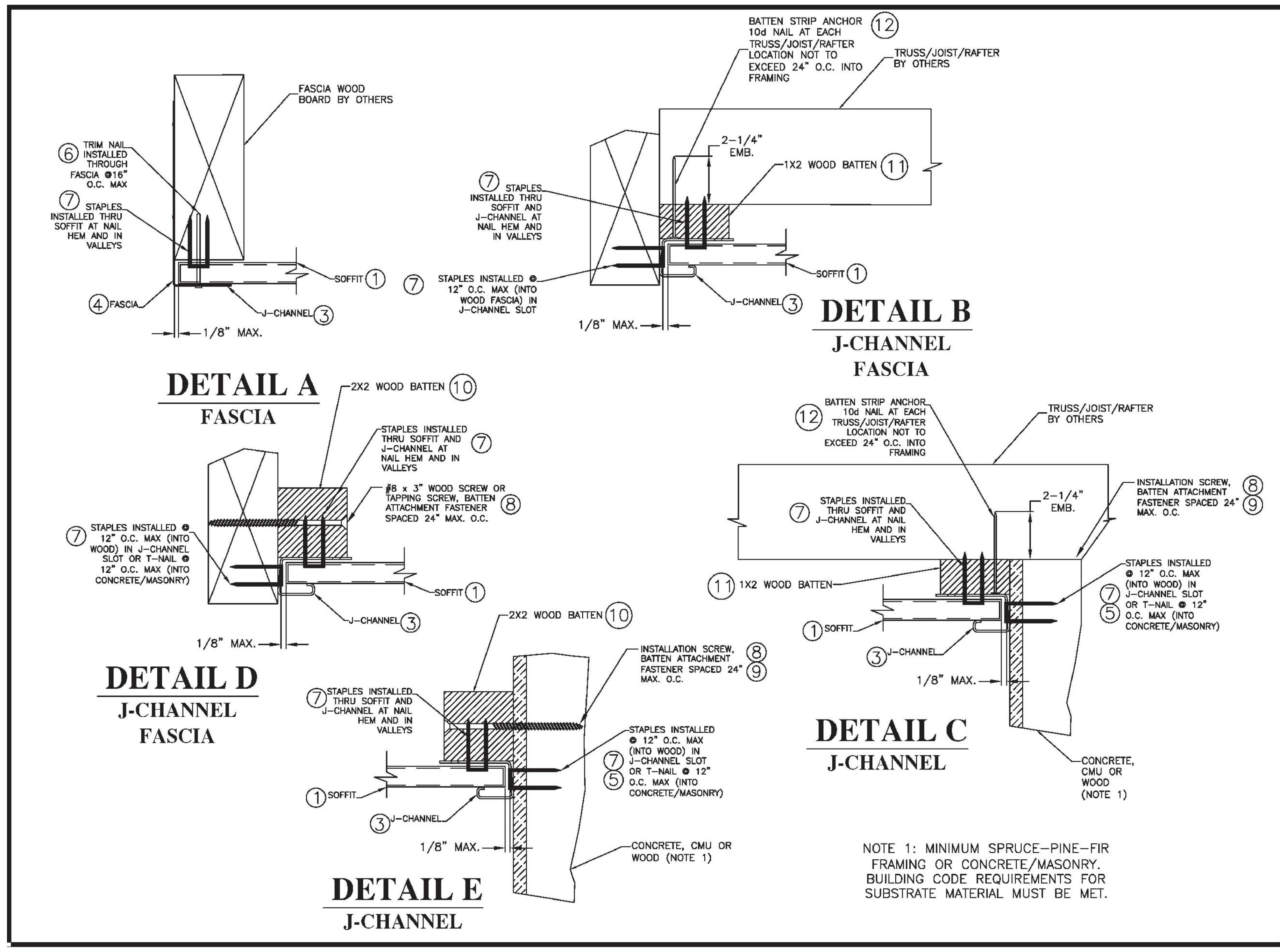
TITLE SHEET
VALE AND GLEN
6 UNIT TOWN HOMES
SOFFIT INFORMATION BY OTHERS
160 MPH EXP. C

JOB # 02218.007

STATE OF FLORIDA

MICHAEL C. ANDERSON
AR NO 17305

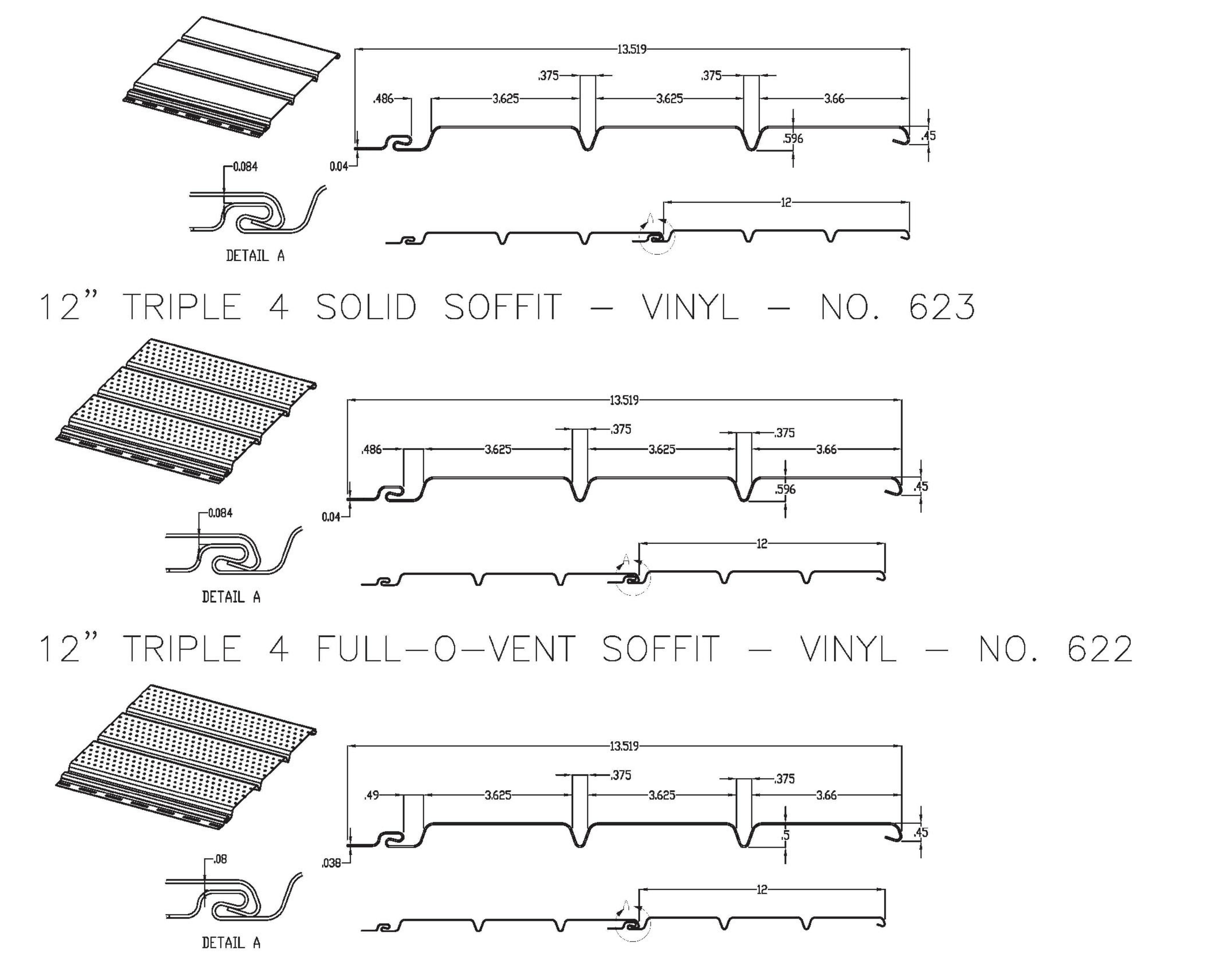
DATE: 7/7/2021
SCALE: AS NOTED
SHEET NO: SFD1



PROJECT #419-1115

KAYCAN LTD
1 MEMORIAL DRIVE
RICHFORD, VT 05476
VINYL SOFFIT INSTALLATION - SINGLE SPANS
INSTALLATION DETAILS A THROUGH E

Robert J. Amoruso, P.E.
Florida P.E. No. 49752
Digitally signed by Robert J Amoruso
Date: 2020.12.30 11:27:26 -05'00'



12" TRIPLE 4 SOLID SOFFIT – VINYL – NO. 623

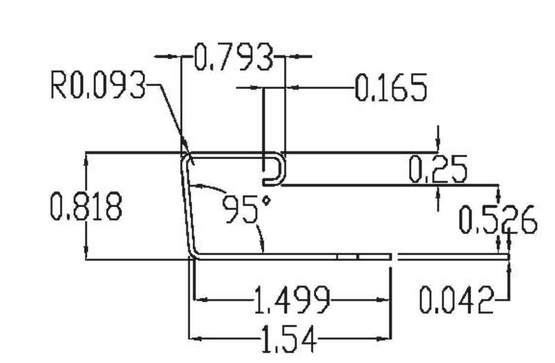
12" TRIPLE 4 FULL-O-VENT SOFFIT – VINYL – NO. 622

12" TRIPLE 4 FULL-O-VENT SOFFIT ECO – VINYL – NO. 639

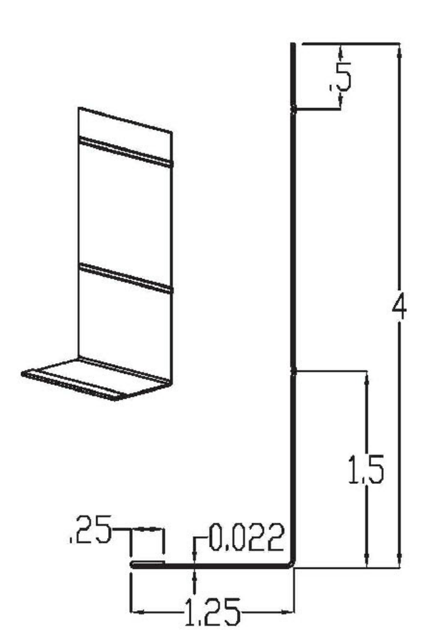
PROJECT #419-1115

KAYCAN LTD
1 MEMORIAL DRIVE
RICHFORD, VT 05476
VINYL SOFFIT INSTALLATION - SINGLE SPANS
VINYL SOFFIT PROFILES

Robert J. Amoruso, P.E.
Florida P.E. No. 49752
Digitally signed by Robert J Amoruso
Date: 2020.12.30 11:27:36 -05'00'



1/2" J-CHANNEL/TRIM VINYL (No. 1100)



4" FASCIA SMOOTH ALUMINUM (No. 9700)

BILL OF MATERIALS		
ITEM	DESCRIPTION	MATERIAL
1	SOFFIT – SEE SCHEDULE ON SHEET 1 AND DRAWINGS ON SHEETS 6	VINYL (SEE NOTE 10 ON SHEET 1)
2	NOT USED	
3	J-CHANNEL – SEE DRAWING ON SHEET 7	
4	FASCIA – SEE DRAWING ON SHEET 7	ALUMINUM (SEE NOTE 10 ON SHEET 1)
5	0.097" DIAMETER x 1-1/2" T-NAIL FOR CONCRETE AND MASONRY SUBSTRATES.	STEEL
6	0.072" DIAMETER X 1-3/4" TRIM NAIL	STEEL
7	16 GA. X 7/16" WIDTH CROWN STAPLE 1" MIN. LENGTH	STEEL
8	#8 x 3" FH WOOD SCREW OR #8 x 3" FH TAPPING SCREW. USED TO ATTACH BATTEN TO WOOD STRUCTURE.	STEEL
9	3/16" ITW TAPCON CONCRETE SCREW, MIN. 1" EMBEDMENT	STEEL
10	2" X 2" NOMINAL WOOD BATTEN – SG = 0.42 MIN.	WOOD
11	1" X 2" NOMINAL WOOD BATTEN – SG = 0.42 MIN.	WOOD
12	10d NAIL	STEEL

VINYL SOFFIT AND TRIM SCHEDULE		
VINYL SOFFIT SERIES	J-CHANNEL	FASCIA
12" TRIPLE 4 SOLID NO. 0623 SOLID SOFFIT	1/2" J-CHANNEL VINYL NO. 1100	4" FASCIA ALUMINUM NO. 9700
12" TRIPLE 4 FULL-O-VENT NO. 0622 VENTED SOFFIT		
12" TRIPLE 4 FULL-O-VENT ECO NO. 0639 VENTED SOFFIT		

PROJECT #419-1115

KAYCAN LTD
1 MEMORIAL DRIVE
RICHFORD, VT 05476
VINYL SOFFIT INSTALLATION - SINGLE SPANS
J-CHANNEL AND FASCIA PROFILES / BOM / SOFFIT SCHEDULE

Robert J. Amoruso, P.E.
Florida P.E. No. 49752
Digitally signed by Robert J Amoruso
Date: 2020.12.30 11:27:47 -05'00'

ARCHITECTS
AB Design Group LLC
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

D·R·HORTON America's Builder
www.drhorton.com
CBC055300

LOTS **-**
PLATS **-**

TITLE SHEET
VALE AND GLEN
6 UNIT TOWN HOMES
SOFFIT INFORMATION BY OTHERS
160 MPH EXP. C

JOB # 02218.007

STATE OF FLORIDA

MICHAEL C. ANDERSON
AR NO 17305

DATE: 7/7/2021
SCALE: AS NOTED
SHEET NO: SFD2