

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 N. RONALD REAGAN NORTH  
LONGWOOD, FLORIDA 32750  
Tel: (407) 774-6078  
Fax: (407) 774-4078

#### GENERAL NOTES:

- 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.
- SUBCONTRACTORS SHALL VERIFY ALL CONDITIONS, DETAILS AND DIMENSIONS BEFORE PROCEEDING WITH THE WORK AND SHALL BE NOTIFIED OF ANY DISCREPANCIES.
- DO NOT SCALE DRAWINGS.
- ALL WORK IN QUESTION INCLUDING MATERIALS, FINISHES AND COLORS SHALL BE COORDINATED WITH THE PROJECT MANAGER.
- MECHANICAL AND ELECTRICAL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR SUBMITTING DRAWINGS AND OBTAINING THEIR RESPECTIVE PERMITS.
- NUMBER SHALL BE DISPLAYED TO BE EASILY SEEN FROM SHEET IN COLORS THAT CONTRAST TO BLOC.
- 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 VISIBLE 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:

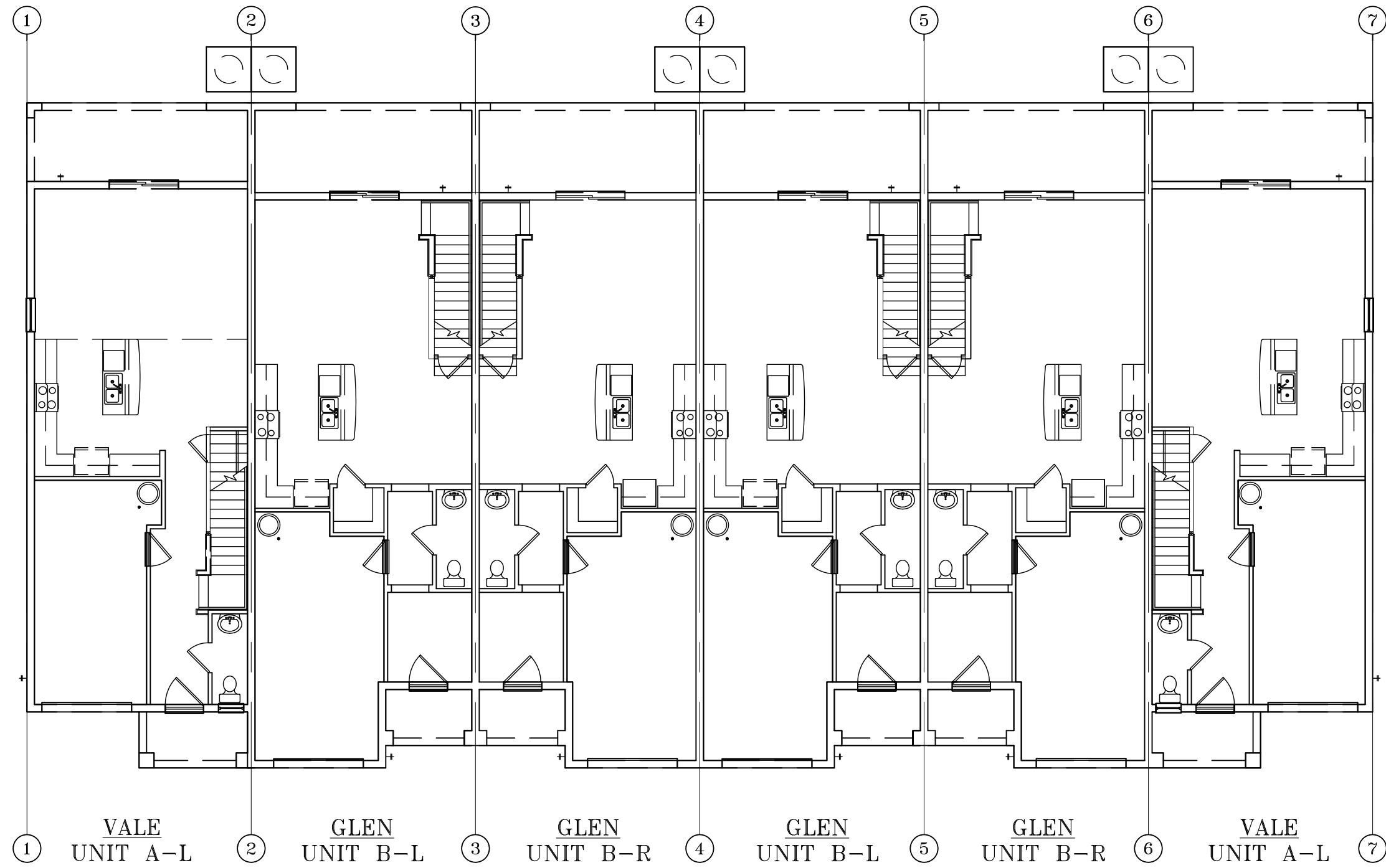
- ALLOWABLE UNIT STRESS AND DESIGN CRITERIA:  
A. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE ACI 318  
B. FLORIDA BUILDING CODE / RESIDENTIAL 7TH EDITION (2020) AND ALL APPLICABLE LOCAL AND STATE CODES
- SOIL  
A. NET ALLOWABLE SOIL BEARING PRESSURE USED IN DESIGN 2000 PSF FOR CONTINUOUS WALL, FOOTINGS.
- 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 ASTM A615 A616 OR 617, GRADE 40
- 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 PSP 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-EFFICIENT=+/- .18  
D. BUILDING CATEGORY-II
- 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 : RAPTERS, VERTICAL STRONGBACKS, LEDGERS, BEAMS, AND POSTS.  
C. ALL LUMBER EXPOSED TO WEATHER, OR AGAINST SOIL, CONCRETE OR MASONRY MUST BE PRESSURE TREATED.
- 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.
- 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

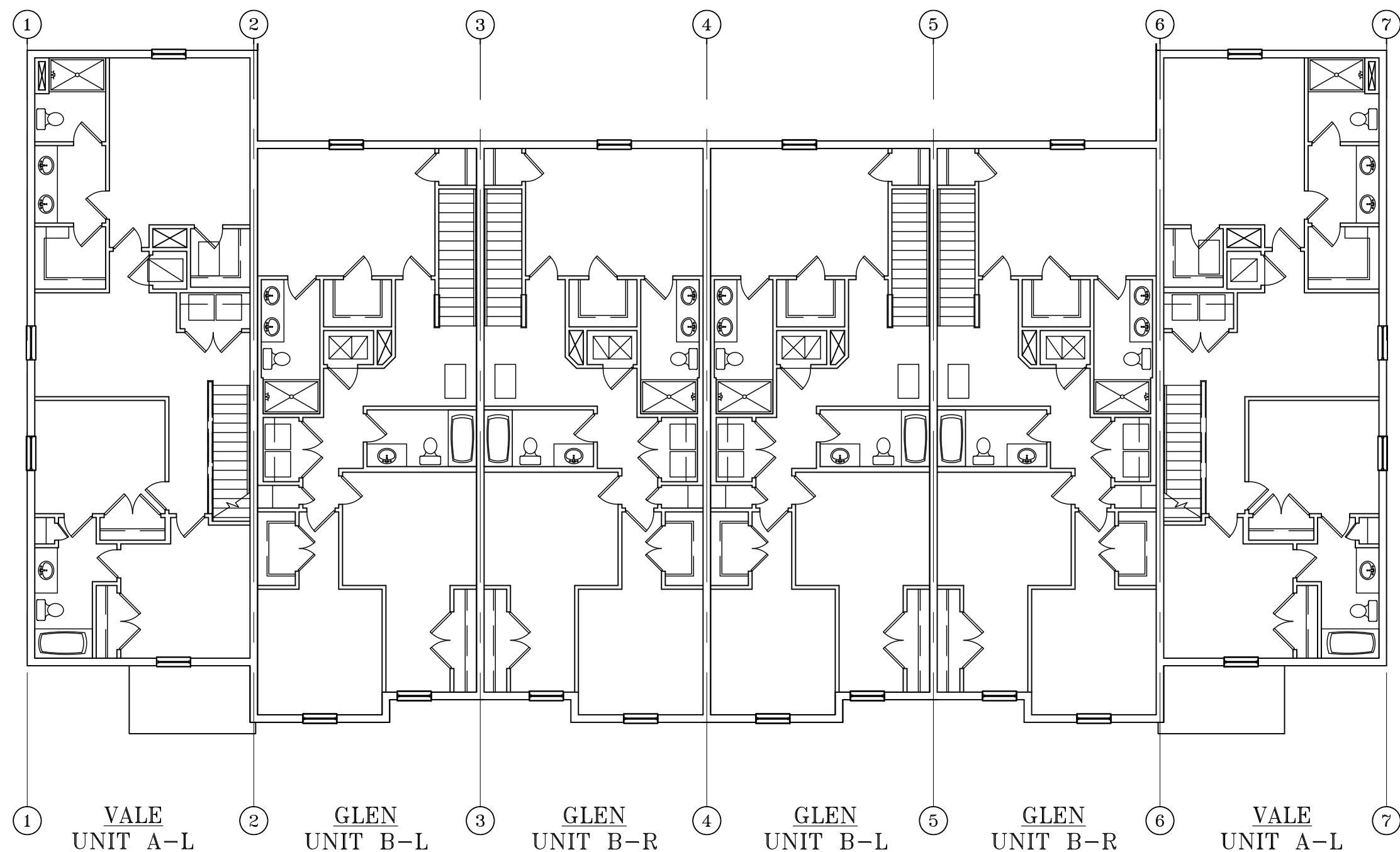
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GN	GENERAL NOTES
F1	FIRE PROTECTION PLAN
F1.1	FIRE PROTECTION DETAILS & ASSEMBLIES
F1.2	FIRE SEPARATION SHAFTLINER
A1	FIRST FLOOR PLAN
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#### FLOOR PLAN CONFIGURATION



#### FIRST FLOOR



#### SECOND FLOOR SQUARE FOOTAGE

SQ.FT. CALC.'S VALE		
1ST LIVING	109	SQ. FT.
2ND LIVING	1049	SQ. FT.
TOTAL AC	1758	SQ. FT.
GARAGE	231	SQ. FT.
LANAI	140	SQ. FT.
ENTRY	48	SQ. FT.
TOTAL UNDER ROOF	2183	SQ. FT.

SQ.FT. CALC.'S GLEN		
1ST LIVING	101	SQ. FT.
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LOTS \*\*\*-\*\*\*  
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TITLE SHEET  
VALE AND GLEN HOMES  
6 UNIT TOWN HOMES  
COVER SHEET  
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160 MPH EXP. C

STATE OF FLORIDA

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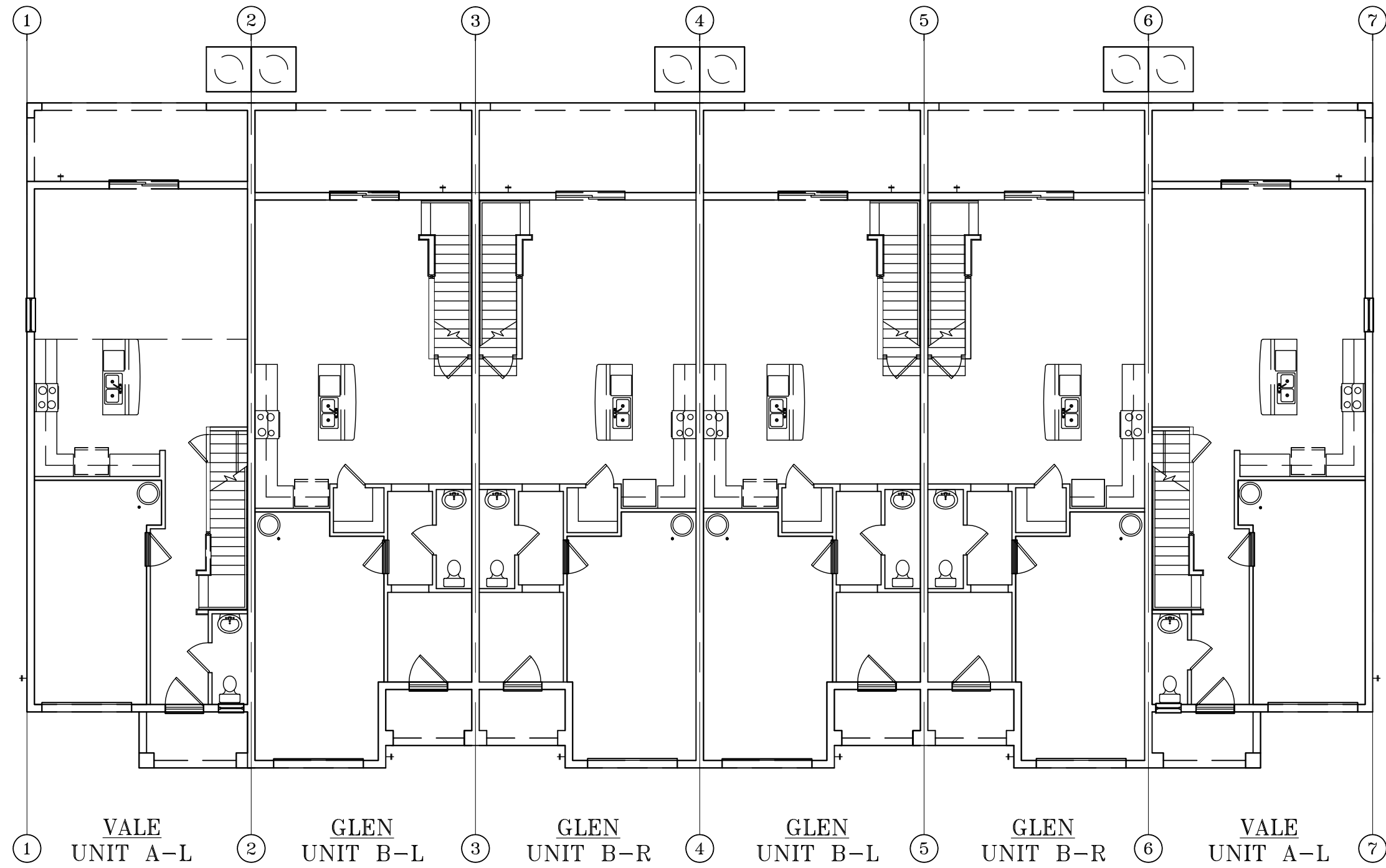
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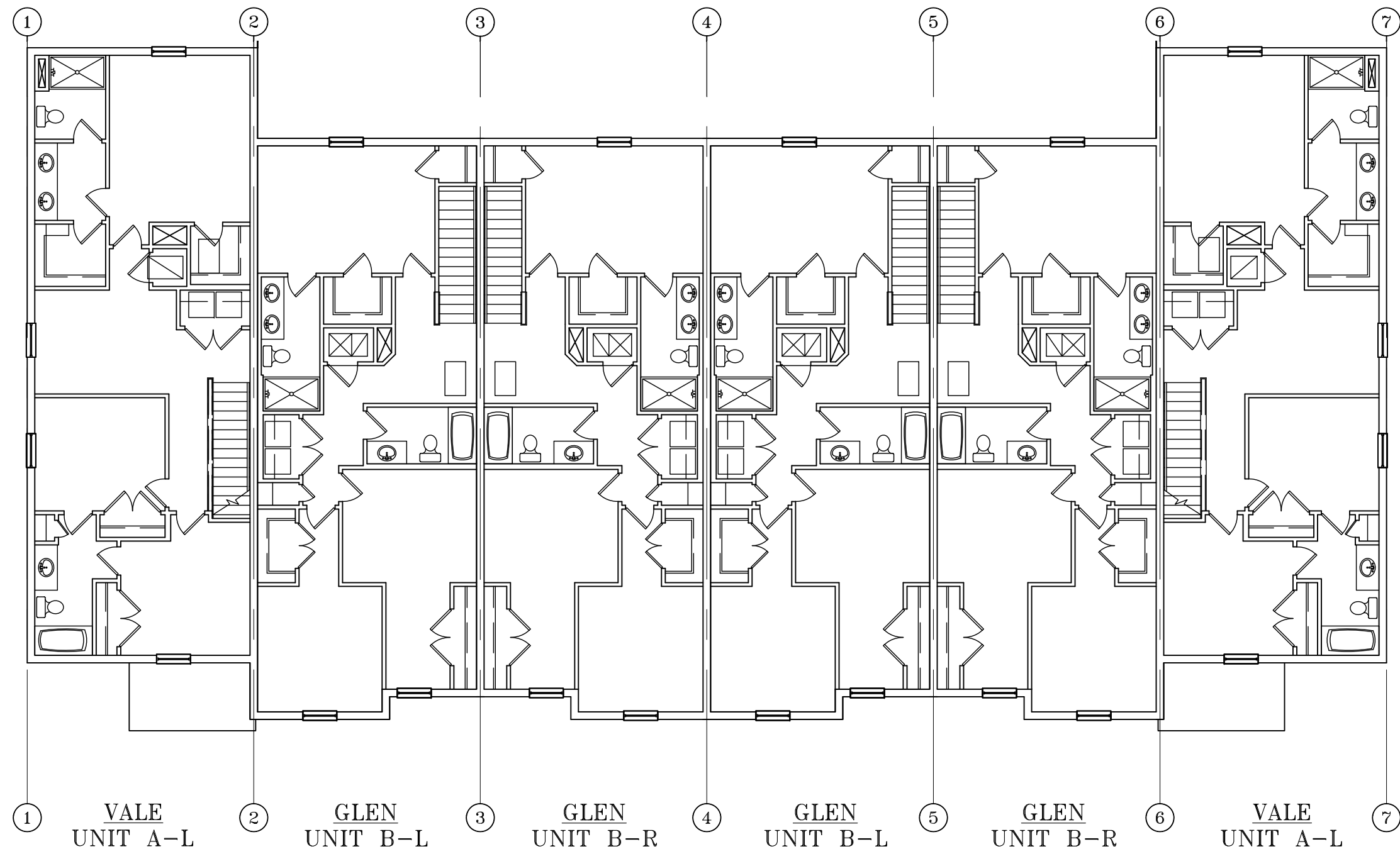
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LOTS \*\*\*-\*\*\*  
PLATS \*\*\*-\*\*\*

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

STATE OF FLORIDA

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3. 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.

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.

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."

3. 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:
    1. NATIONAL DESIGN SPECIFICATIONS (NDS) FOR WOOD CONSTRUCTION
  - C. SOUTHERN PINE INSPECTION BUREAU:
    1. STANDARD GRADING RULES FOR SOUTHERN PINE LUMBER
  - D. TRUSS PLATE INSTITUTE:
    1. NATIONAL DESIGN STANDARDS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES (TPI 1-2014)
  - E. APA - THE ENGINEERED WOOD ASSOCIATION :
    1. 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.

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

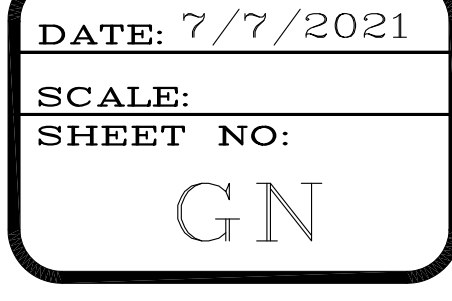
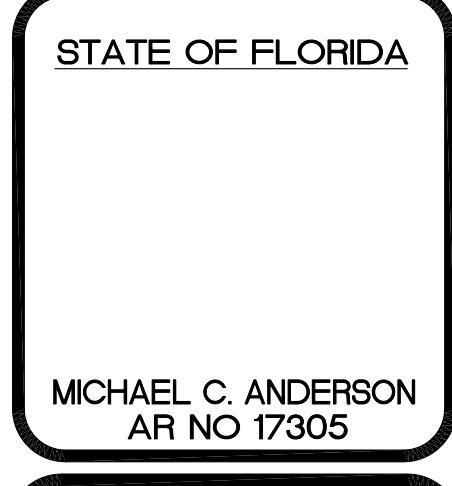
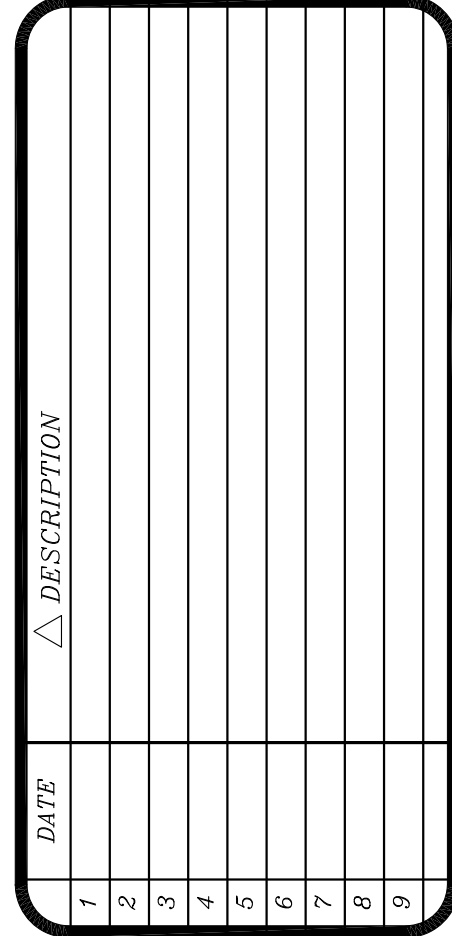
1. WHEN PLASTERING WITH CEMENT, PLASTER SHALL NOT BE LESS THAN THREE COATS,  $\frac{7}{8}$ " THICK, OVER FRAMED WALLS APPLIED OVER PAPER BACKED METAL LATH OR WIRE FABRIC LATH AND WITH TWO LAYERS OF VAPOR BARRIER, NOT LESS THAN 2 COATS,  $\frac{1}{2}$ " THICK, WHERE APPLIED OVER MASONRY OR CONCRETE.
2. STUCCO OR PORTLAND CEMENT PLASTER SHALL BE INSTALLED, PROPORTIONED AND MIXED IN ACCORDANCE WITH ASTM-C926-18a, ASTM-C1063-19a & ASTM-C1787.
3. LATH & ACCESSORIES PER ASTM-C-1063-19a & R703.7.1. ALL STUCCO APPLICATION DETAILS, INCLUDING BUT NOT LIMITED TO:
  - ALL STUCCO CONTROL JOINTS -- KICK-OUT DETAILS
  - "L" FLASHING -- HORIZONTAL LATH AND PAPER DETAILS
  - PIPE PENETRATION DETAILS -- VENT PENETRATION DETAILS
  - WEEP SCREED DETAILS -- CONDUIT PENETRATION DETAILS
  - CASING BEAD DETAILS -- DRIP EDGE DETAILS
  - CANTILEVER DRIP EDGE DETAILS -- CORNER BEAD DETAILS
  - WINDOW CASING DETAILS -- STUCCO TO SIDING TRANSITION DETAILS
  - WINDOW FLASHING DETAILS
4. SHALL BE INSTALLED PER ASTM-C1063 - 19a AND R703.7.

1. 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" GYPSUM BOARD. R302.7.

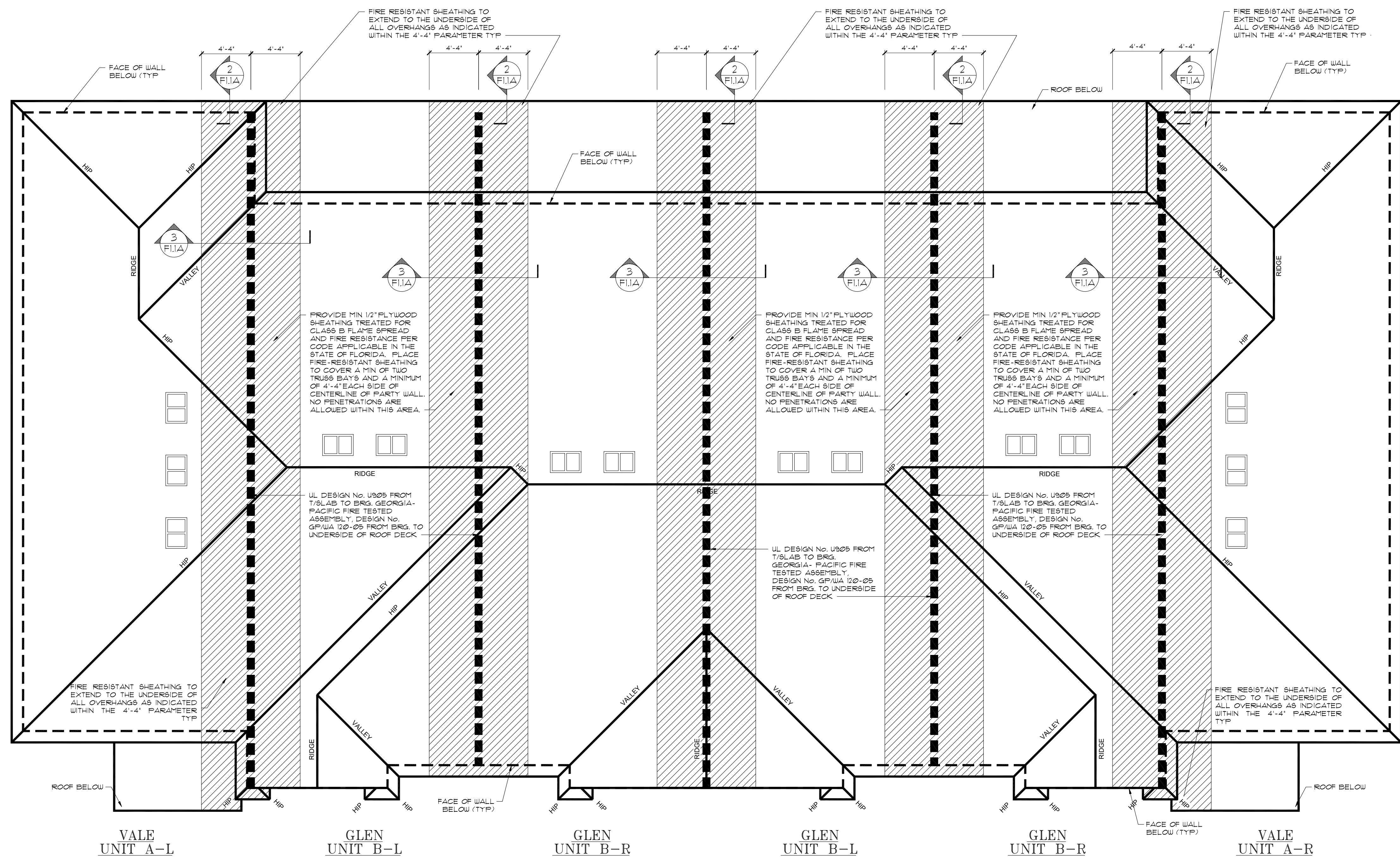
1. EXTERIOR CEILING TO BE 1/2" GOLD BOND BRAND EXTERIOR SOFFIT BOARD INSTALLED PERPENDICULAR TO THE FRAMING MEMBERS. THE 1/2" GOLD BOND BRAND EXTERIOR SOFFIT BOARD IS TO BE SECURED TO THE FRAMING MEMBERS WITH 1 1/4" TYPE "W" DRYWALL SCREWS AT 12" O.C. (PER MANUFACTURER'S SPECIFICATIONS).

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

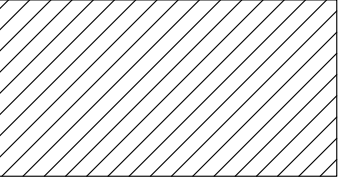
CONTROL DATE: 12/10/20 (RM)








**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. U305 FROM T/S LAB TP BR. GEORGIA-PACIFIC FIRE TESTED ASSEMBLY, DESIGN NO. GP/WA 120-05 FROM BRG. TO UNDERSIDE OF ROOF DECK

**ARCHITECTS**  
**Design Group LLC**

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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



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.

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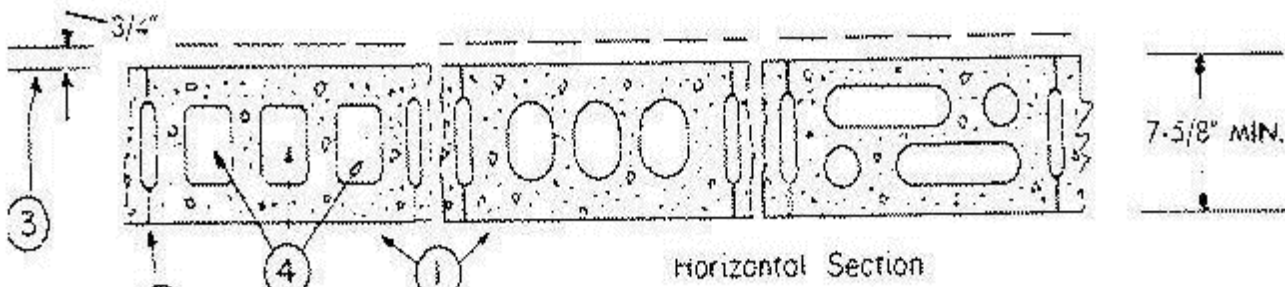
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- Concrete Block\*** — Various designs. Classification D-2 (2 hr). See **Concrete Blocks** category for list of eligible manufacturers.
- Mortar** — Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 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.
- 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).
- Loose Masonry Fill** — If all core spaces are filled with loose dry expanded slag, expanded clay or shale (Rotary Klink Process), water repellent vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 2 hr to classification.
- Foamed Plastic\*** — (Optional-Not Shown) — 1-1/2 in. thick max. 4 ft wide sheathing attached to concrete blocks (Item 1). **ATLAS INSULATION CORP.** — "EnergyShield Pro Wall Insulation", "EnergyShield Pro 2 Wall Insulation", EnergyShield CG® Pro and EnergyShield Rly Pro

**CARLSLE COATINGS & WATERPROOFING INC.** — Type R2+ SHEATH

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

**FORESTONE BUILDING PRODUCTS CO. L.L.C.** — "Invege™" CI Roll Exterior Wall Insulation" and "Invege™" CI Glass Exterior Wall Insulation"

**HUNTER PANELS, A DIVISION OF CARLSLE CONSTRUCTION MATERIALS, LLC** — Types "Xcl-Class A", "Xcl-Foil (Class A)", "Xcl-286"

**IMAX OPERATING L.L.C.** — Types "TSX-8500", "SCOMAXcl FR", "TSX-8510", "SCOMAX cl FR White", "SCOMAXcl", "SCOMAXcl FR Air Barrier", "Thermasheath-XP", "Thermasheath", "DuraSheath", "Thermasheath-3", "DuraSheath-3".

**SA, 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 CARLSLE CONSTRUCTION MATERIALS, LLC** — "Xcl-NB", "Xcl-Ply"

**IMAX OPERATING L.L.C.** — "Thermasheath-ST", "SCOMAXcl", "Thermasheath-CT", "SCOMAXcl FR Rly", "SCOMAXcl Rly".

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

## 2HR FIRE RATED SEPARATION WALL UL DESIGN NO. U905

SCALE: NTS

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 TRUSS BAYS AND A MINIMUM OF 4'-4" EACH SIDE OF CENTERLINE OF PARTY WALL. NO PENETRATIONS ARE ALLOWED WITHIN THIS AREA.

UL DESIGN No. U905 FROM T/S LAB TO BRG. GEORGIA-PACIFIC FIRE TESTED ASSEMBLY, DESIGN No. GP/WA 120-05 FROM BRG. TO UNDERSIDE OF ROOF DECK.

B-B

TWO LAYERS 1"-THICK GYPSUM WALL BOARD SECURED TO 2X4 FRAMING WITH ATTACHMENT CLIPS TO EXTEND TO UNDERSIDE OF ROOF SHEATHING

PRE-ENG'D ROOF TRUSS

2X6 SUB-BAND

2X6 SUB-BAND NOT SHOWN FOR CLARITY

2X4 FRAMING

STIFFBACK AT ALL UPRIGHTS OVER 4'-0" HIGH (AS PER TRUSS ENG.)

NO. 25 MSG GALVANIZED STEEL 2 3/16" WIDE "C" CHANNEL TRACK SECURE TRACK TO CMU W/ 1/4"x 1 3/4" TAPCONS WITHIN 6" OF EA. END & 24" OC MAX IN FIELD. SEAL GAPS W/JACO MANUFACTURING FIRE CAULKING AS NEEDED.

R-38 BATT. INSULATION ENERGY CALC'S (BO)

TRUSS TO MASONRY/CONCRETE SHALL BE META-16 @ 32" O.C.

DRAFT STOP AS REQUIRED BY FIRE RATED WALL ASSEMBLY SPECIFICATIONS

UL DESIGN No. U905 FROM T/S LAB TO BRG. GEORGIA-PACIFIC FIRE TESTED ASSEMBLY, DESIGN No. GP/WA 120-05 FROM BRG. TO UNDERSIDE OF ROOF DECK.

TENANT SEPARATION

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 TRUSS BAYS AND A MINIMUM OF 4'-4" EACH SIDE OF CENTERLINE OF PARTY WALL. NO PENETRATIONS ARE ALLOWED WITHIN THIS AREA.

SEE DETAIL "1" ON SHEET F1.2A (WHI 495-0143) FOR 2-HR FIRE RATING

(2) 2x4 #2 S.Y.P. DIAGONAL BRACE W/ (3) 12d's @ EACH TRUSS (DIAGONAL X-BRACING TO COVER 5-TRUSSES) MAX. SPACING 20'-0" O.C.

SECURE BT PLATE TO CMU W/ 1/4"x6" TAPCONS W/MIN. 4" EMBED. @ 16" O.C. MAX. 1" MIN FROM EDGE OF CMU

1ST FLOOR BRG HGT. (SEE ELEV.)

CONT. 2x4 RAT RUN SECURED W/ (2) 12d's @ EACH TRUSS

5/8" GYPSUM BOARD OR 1/2" HIGH STRENGTH CLG. BOARD

8" CMU (MIN.) 2 HR. FIRE RATED WALL ASSEMBLY. SEE DETAIL "2" ON SHEET F2.1 (UL U905)

CONC CURB HEIGHT VARIES

## 2HR FIRE RATED SEPARATION WALL

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

## 2HR FIRE RATED SEPARATION WALL

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

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LOTS \*\*\*\*  
PLATS \*\*\*\*

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

JOB #  
02218.007

STATE OF FLORIDA

MICHAEL C. ANDERSON  
AR NO 17305

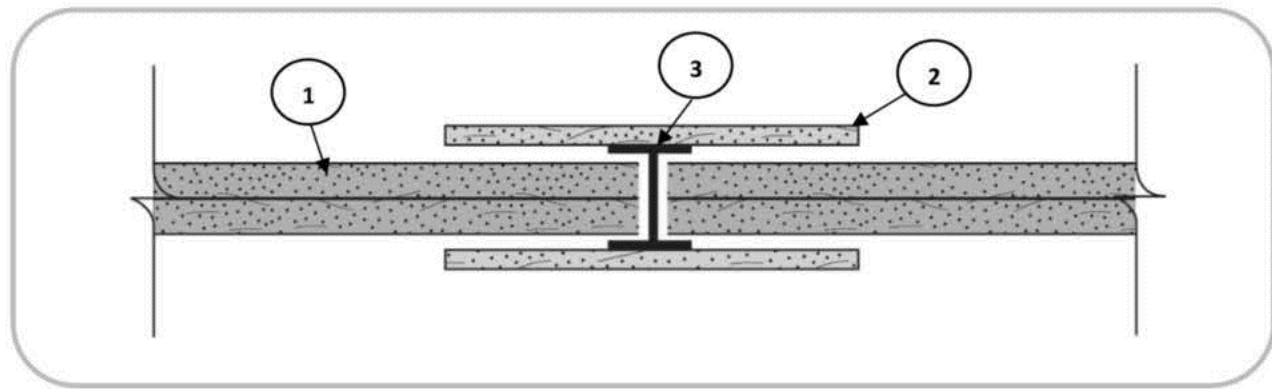
DATE: 7/7/2021

SCALE:  
SHEET NO:

F1.1A



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



- CERTIFIED MANUFACTURER:** Georgia-Pacific Gypsum, LLC  
**CERTIFIED PRODUCT:** Gypsum Shaftliner  
**CERTIFIED MODEL:** ToughRock Shaftliner or DensGlass Shaftliner  
**Gypsum Shaftliner:** Two layers 1-in. (25.4 mm) ToughRock Shaftliner or DensGlass Shaftliner inserted in H-Studs 24-in. (610 mm) o.c.
- 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.
- Steel Studs:** 'H' shaped Studs, 1-1/2-in. (38.1 mm) wide x 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.

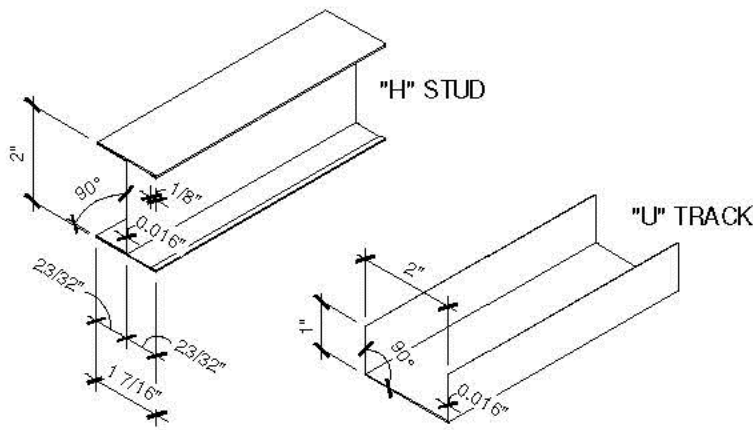
Date Issued: June 5, 2019  
Version: 02 August 2017

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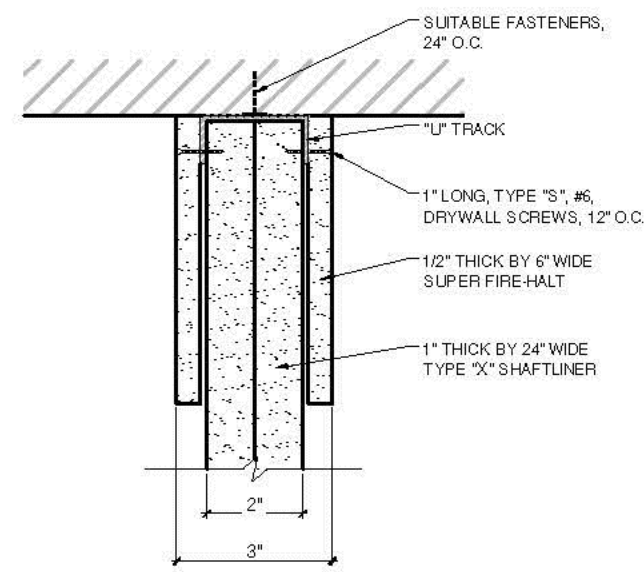
Project No. WHI-495-0743  
SFT-BC-OP-151

WARNOCK HERSEY INTERNATIONAL INC. WHI-495-0743/0744  
PAGE 18 OF 40  
**FIGURE #1**  
"H" STUD AND "U" TRACK

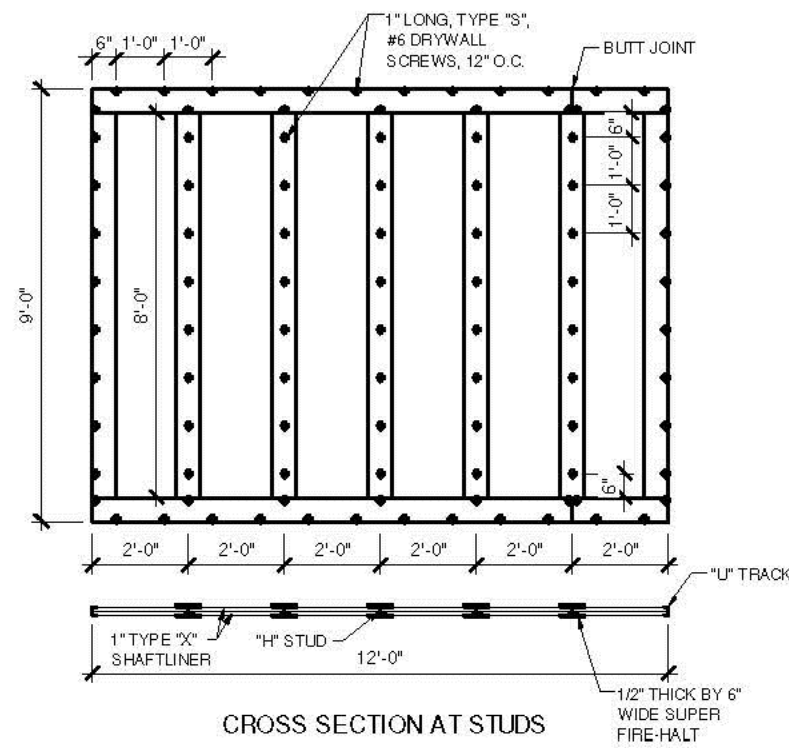
ALL MATERIAL ROLL FORMED FROM  
HOT-DIPPED GALVANIZED STEEL, 0.018" THICK  
AND DIMENSIONED AS SHOWN.



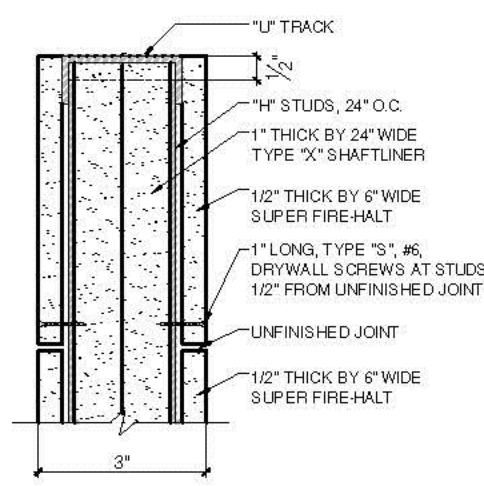
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PAGE 21 OF 40  
**FIGURE #4**  
TOP OR BOTTOM DETAIL BETWEEN STUDS OR END DETAIL



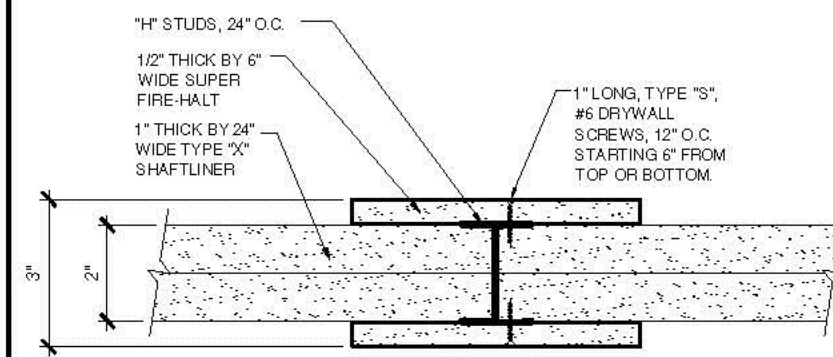
WARNOCK HERSEY INTERNATIONAL INC. WHI-495-0743/0744  
PAGE 19 OF 40  
**FIGURE #2**  
ELEVATION - SCREW LOCATIONS



WARNOCK HERSEY INTERNATIONAL INC. WHI-495-0743/0744  
PAGE 22 OF 40  
**FIGURE #5**  
TOP OR BOTTOM DETAIL AT STUDS



WARNOCK HERSEY INTERNATIONAL INC. WHI-495-0743/0744  
PAGE 20 OF 40  
**FIGURE #3**  
CROSS SECTION DETAIL AT STUD



1 2HR FIRE RATED SEPARATION WALL  
DESIGN NO. GP/WA 120-05  
SCALE: NTS



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

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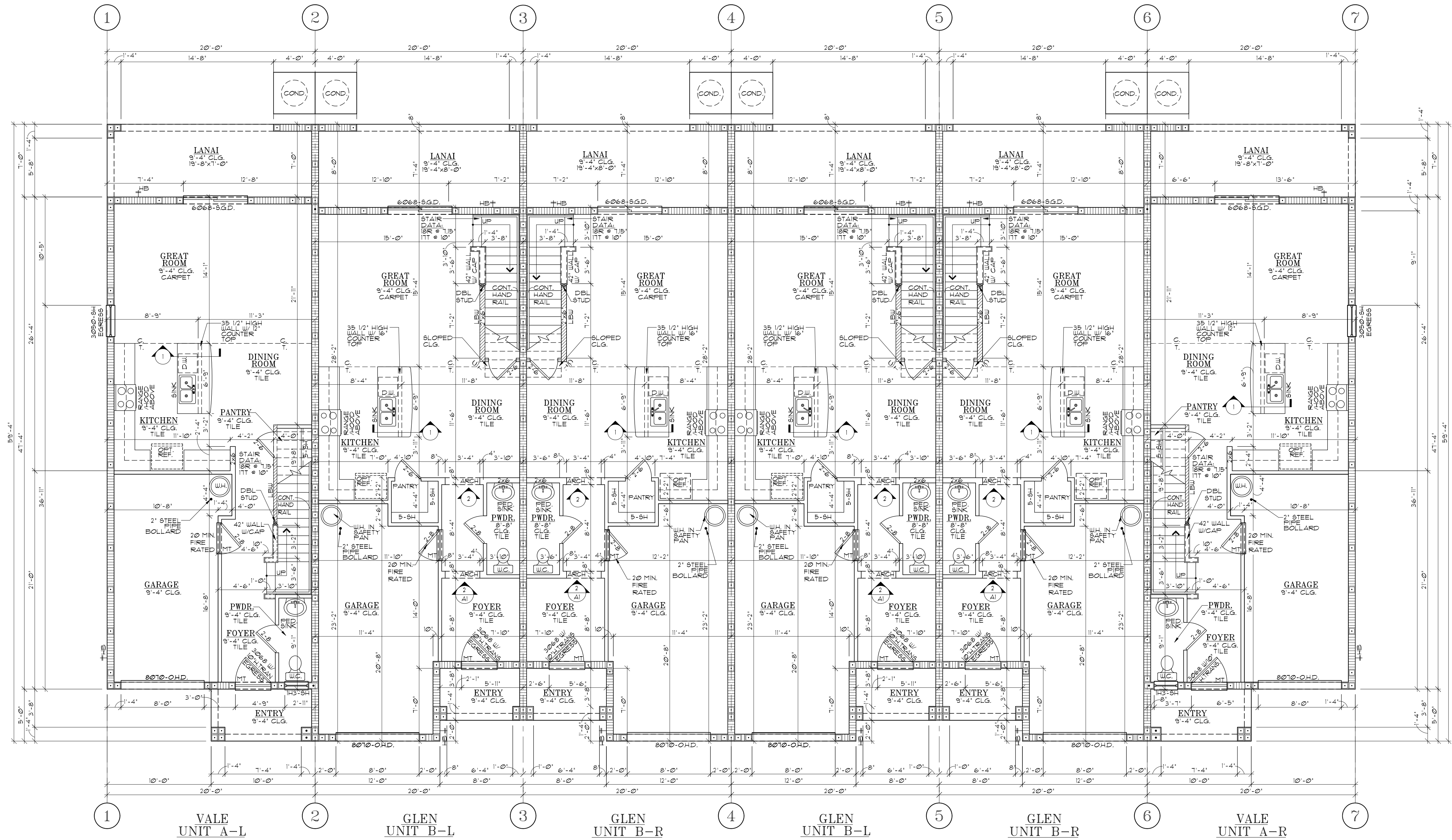
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AR NO 17305

DATE: 7/7/2021

SCALE:  
SHEET NO:

F1.2A



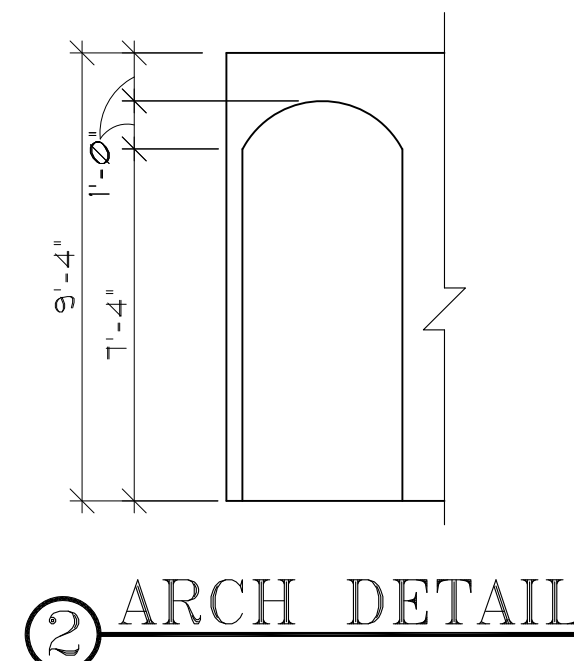
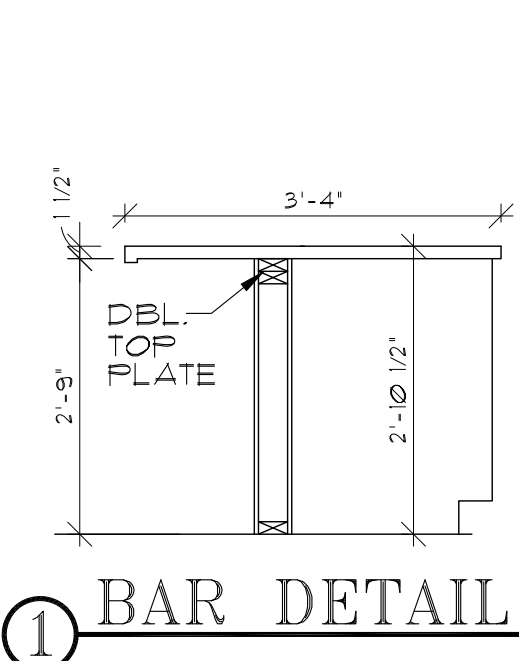


## FIRST FLOOR PLAN

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/-49.9	
BASIC WIND SPEED MPH = 160 (Vult) INTERNAL PRESSURE COEFFICIENT = ± 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 11/7/20				

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 1/2" (12.7mm) GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS BY NOT LESS THAN 5/8" (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



WALL LEGEND	
	13'-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	231 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.



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DATE	DESCRIPTION
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LOTS \*\*\*\*  
PLATS \*\*\*\*

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

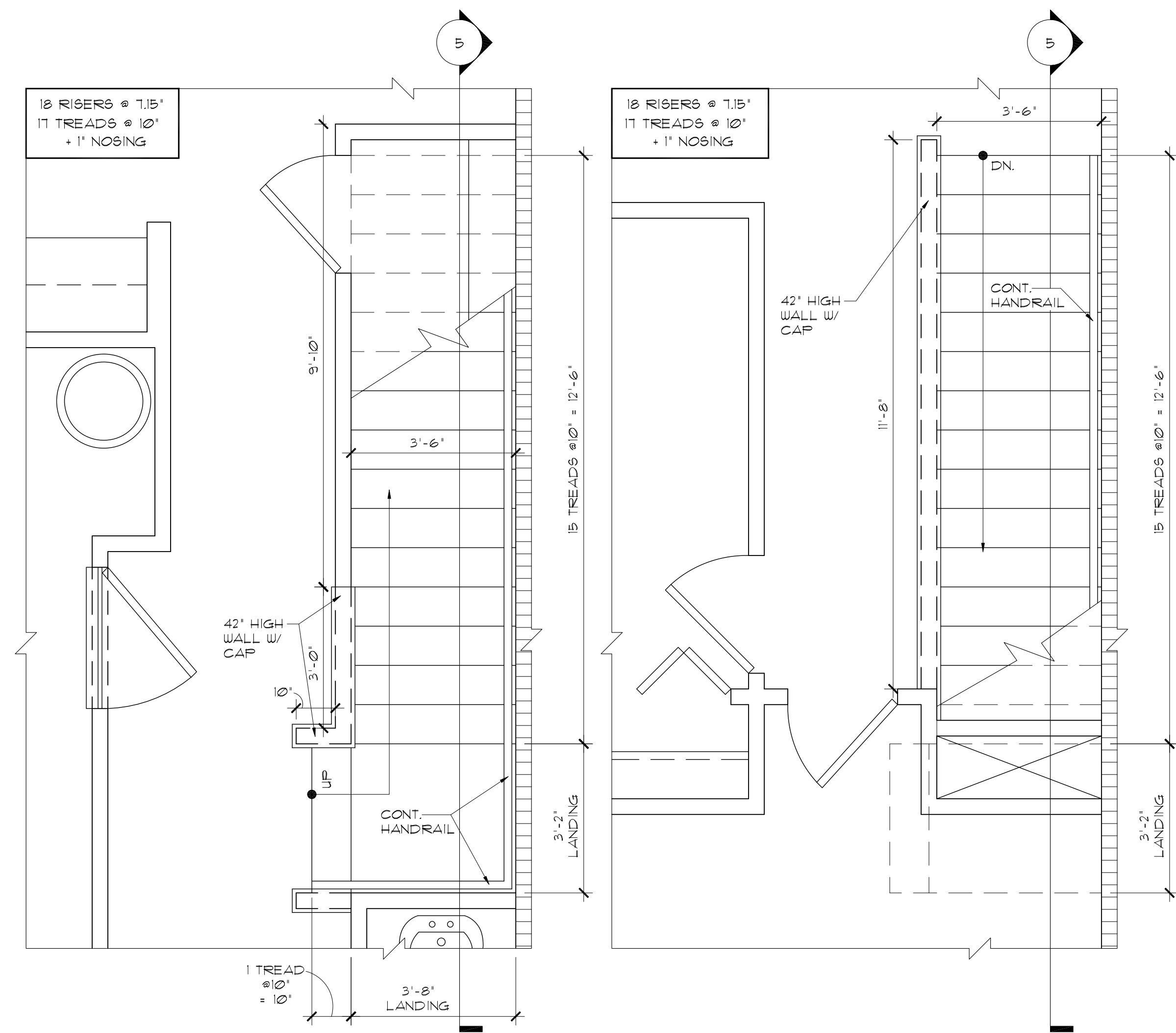
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AR NO 17305

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

A1





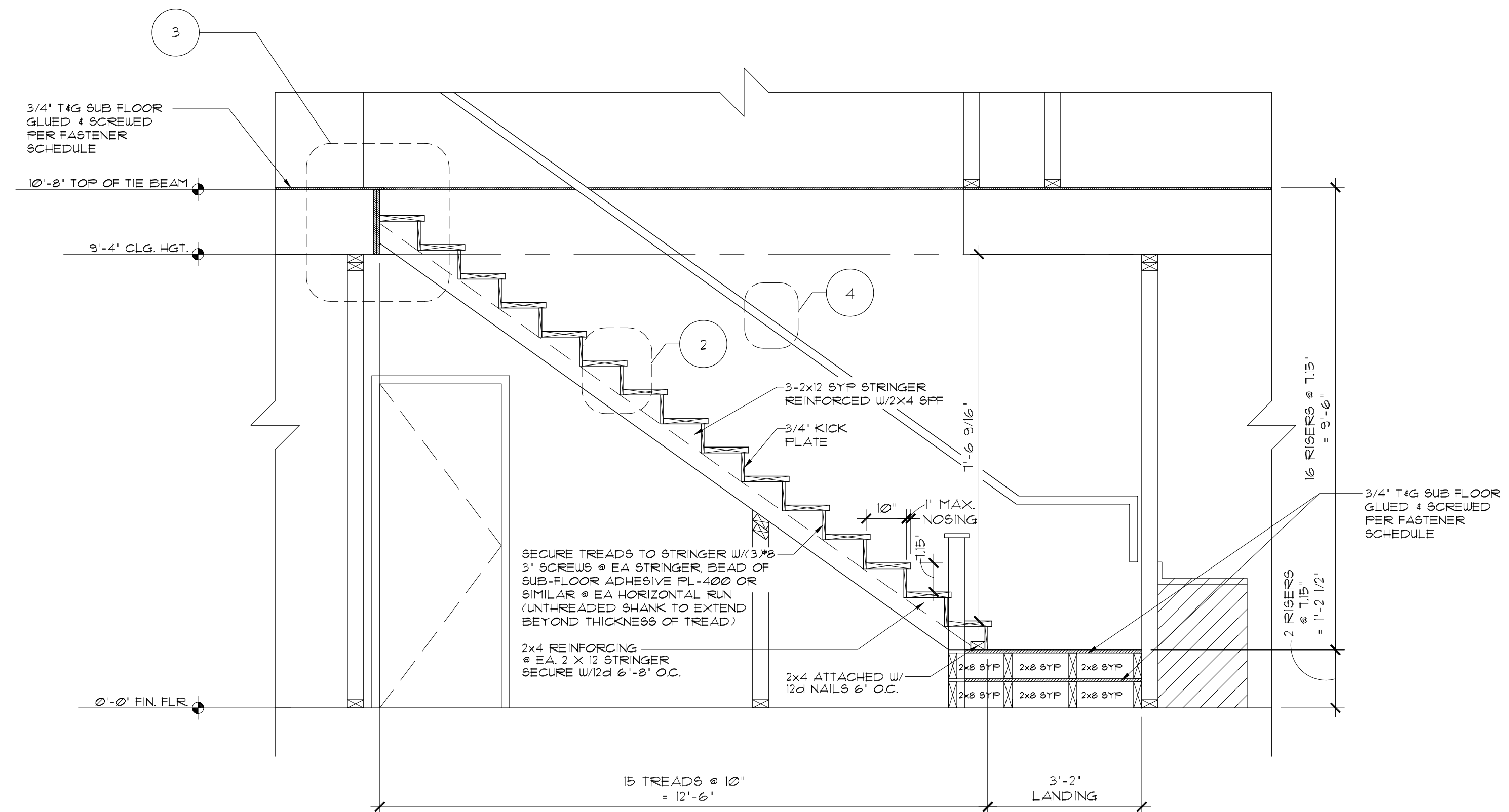
1ST. FLOOR STAIR PLAN

2ND. FLOOR STAIR PLAN

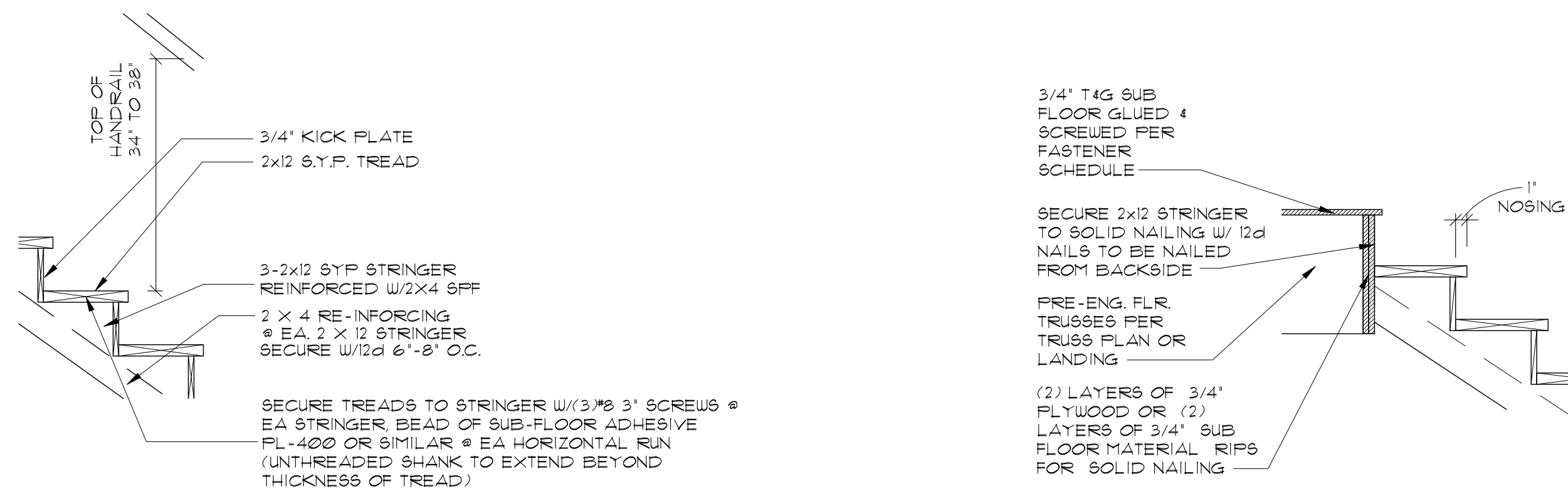
## STAIR PLAN - VALE UNIT LEFT

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

NOTE:  
STAIRS RISERS TO CONFORM TO FBOR 1TH 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'-0" A UNIT RIGHT OPPOSITE

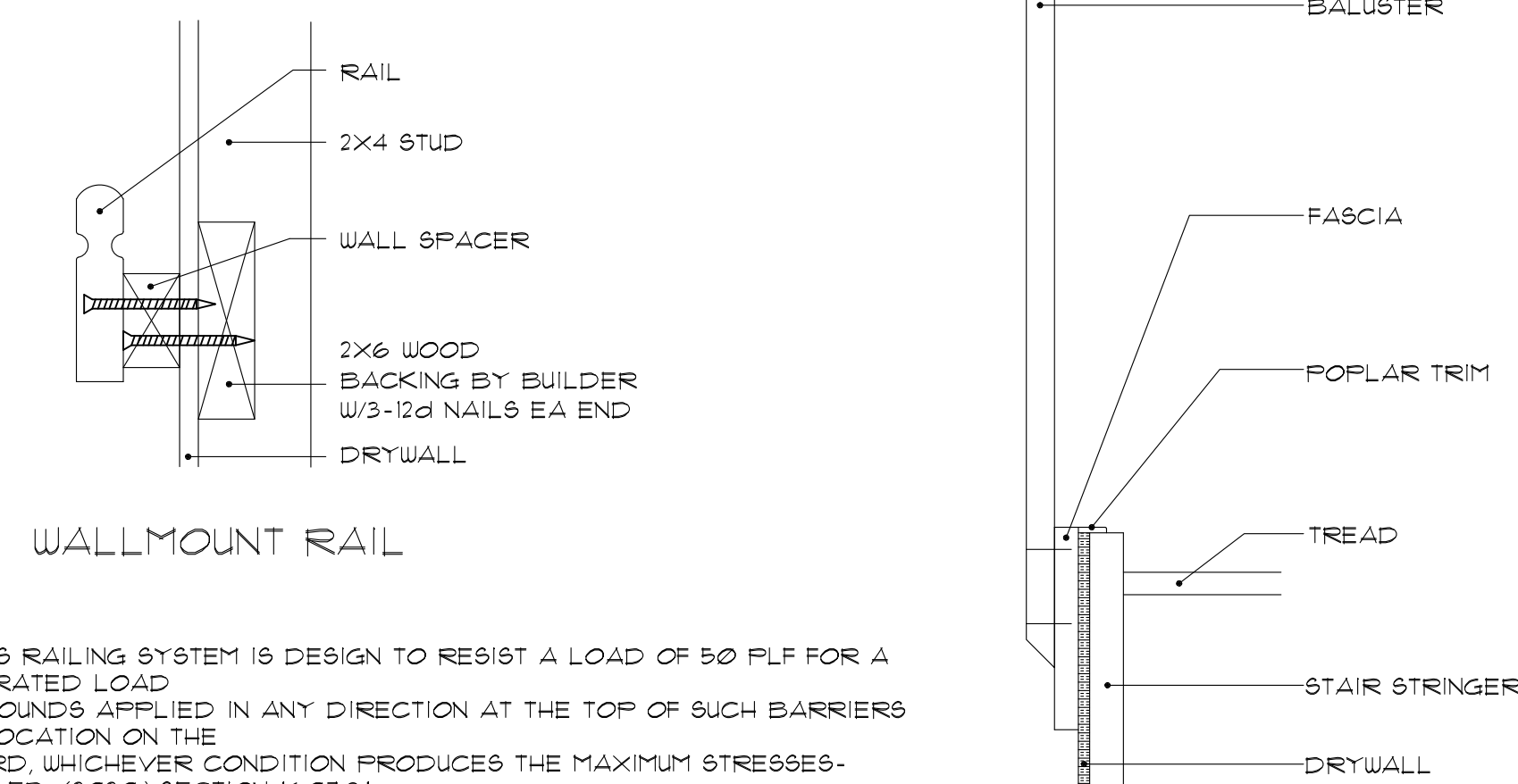


2 STAIR DETAIL  
SCALE: 3/4" = 1'-0"

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 - R311.1.8



WALLMOUNT RAIL

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



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LOTS \*\*\*\*  
PLATS \*\*\*\*

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

STATE OF FLORIDA

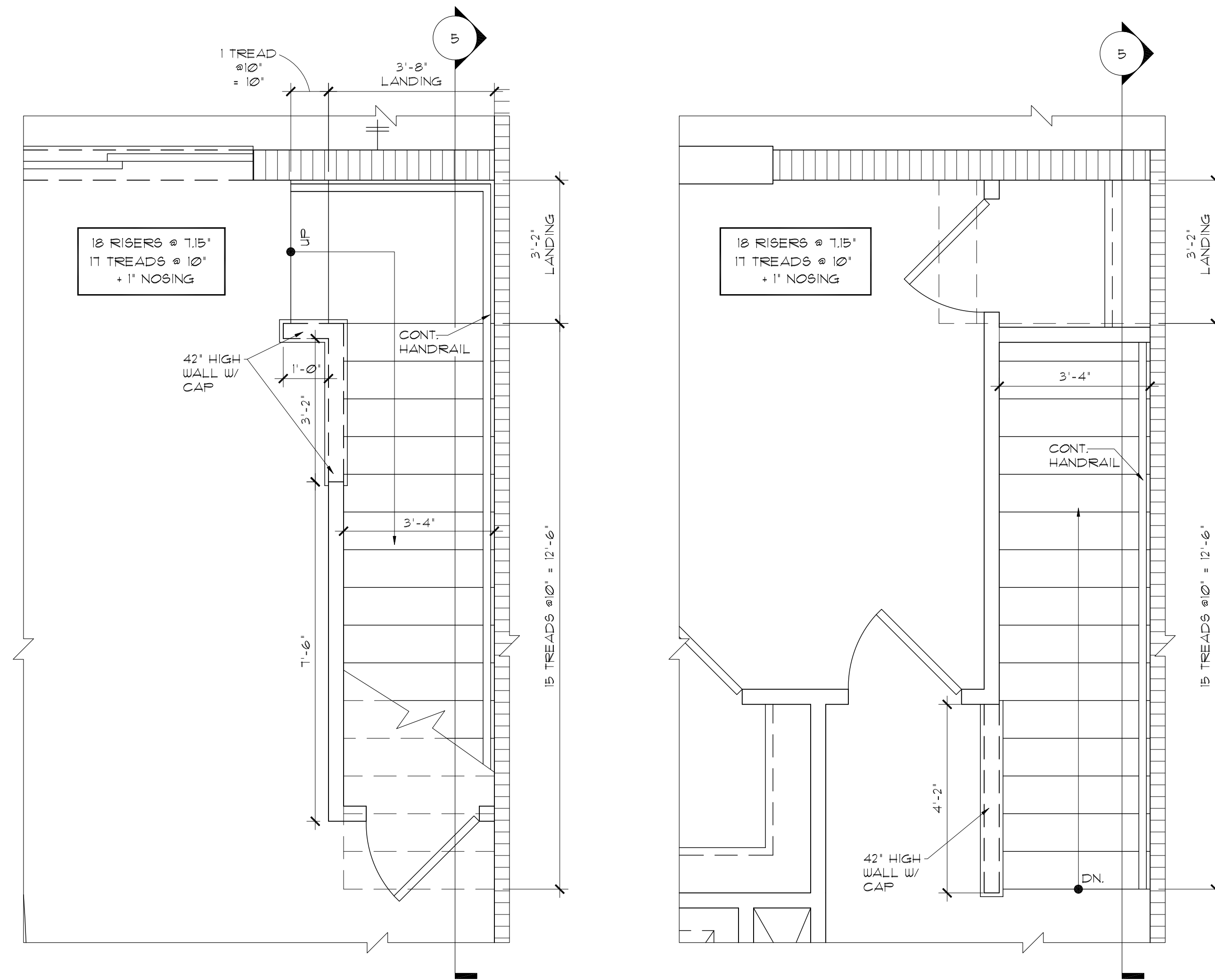
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SCALE:  
SHEET NO:

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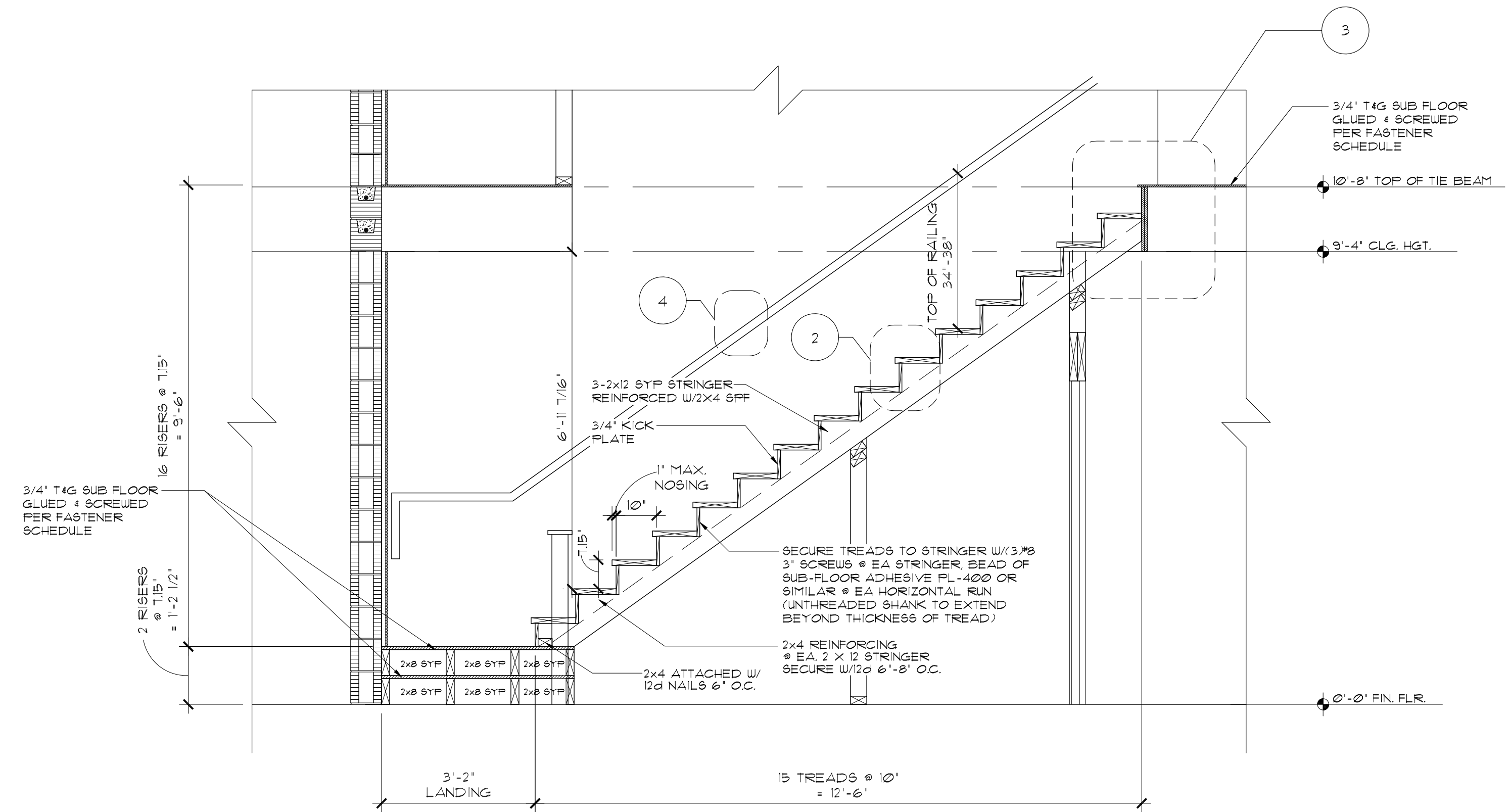
1ST. FLOOR STAIR PLAN

2ND. FLOOR STAIR PLAN

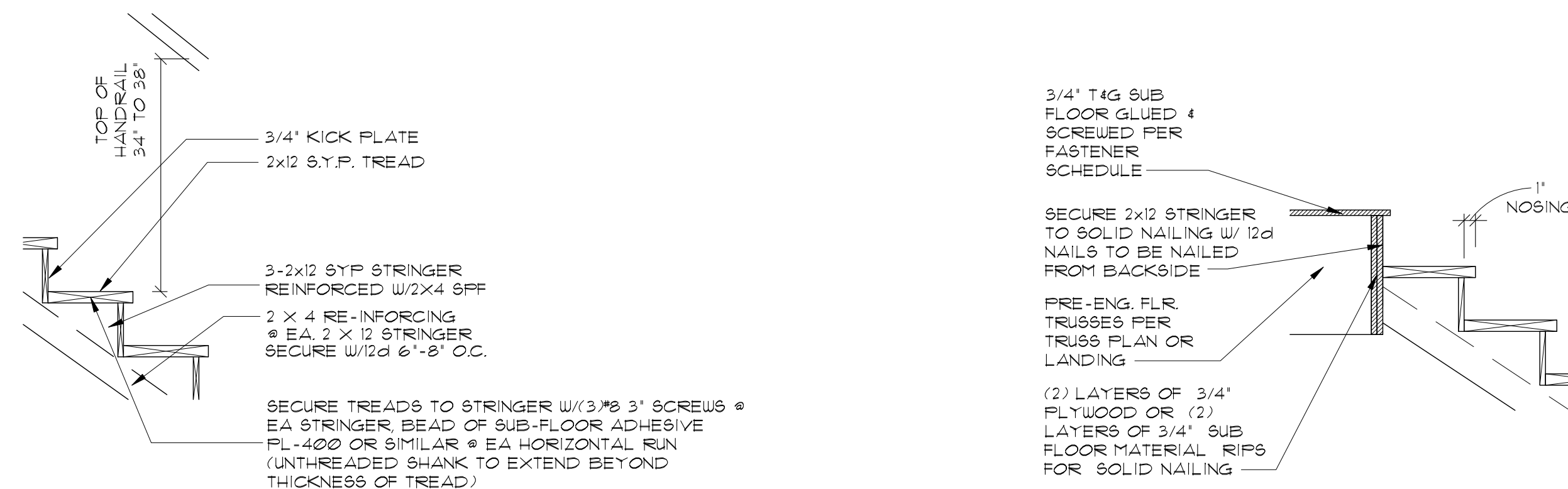
## STAIR PLAN - GLEN UNIT LEFT

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

NOTE:  
STAIRS RISERS TO CONFORM TO FBCR 1TH 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  
UNDERS- 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"

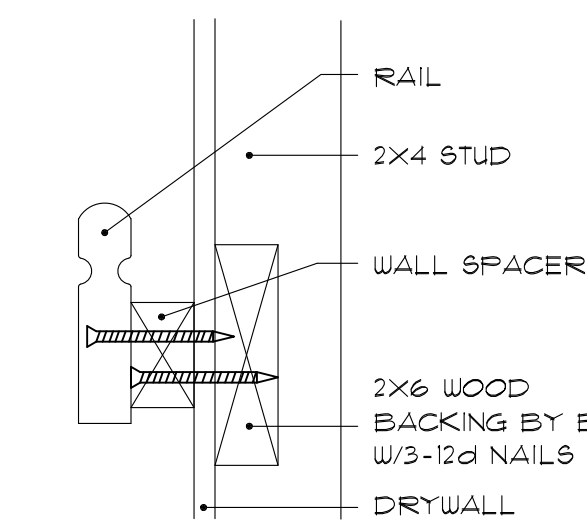


2 STAIR DETAIL  
SCALE: 3/4" = 1'-0"

3 STAIR LANDING DETAIL  
SCALE: 3/4" = 1'-0"

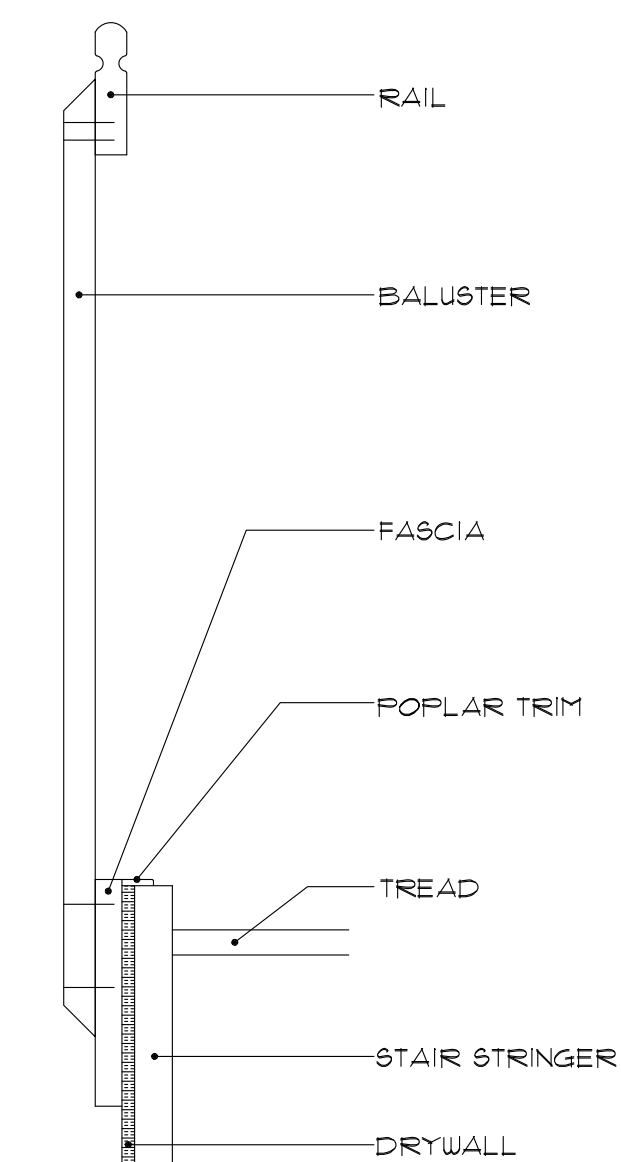
## PRODUCTION RAILING SYSTEM

RAILING SYSTEM TO COMPLY WITH THE FLORIDA BUILDING CODE  
RESIDENTIAL - 2020 - IN ACCORDANCE WITH SECTION - R311.1.8



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 1TH ED. (2020) SECTION 1607.1.1



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



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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

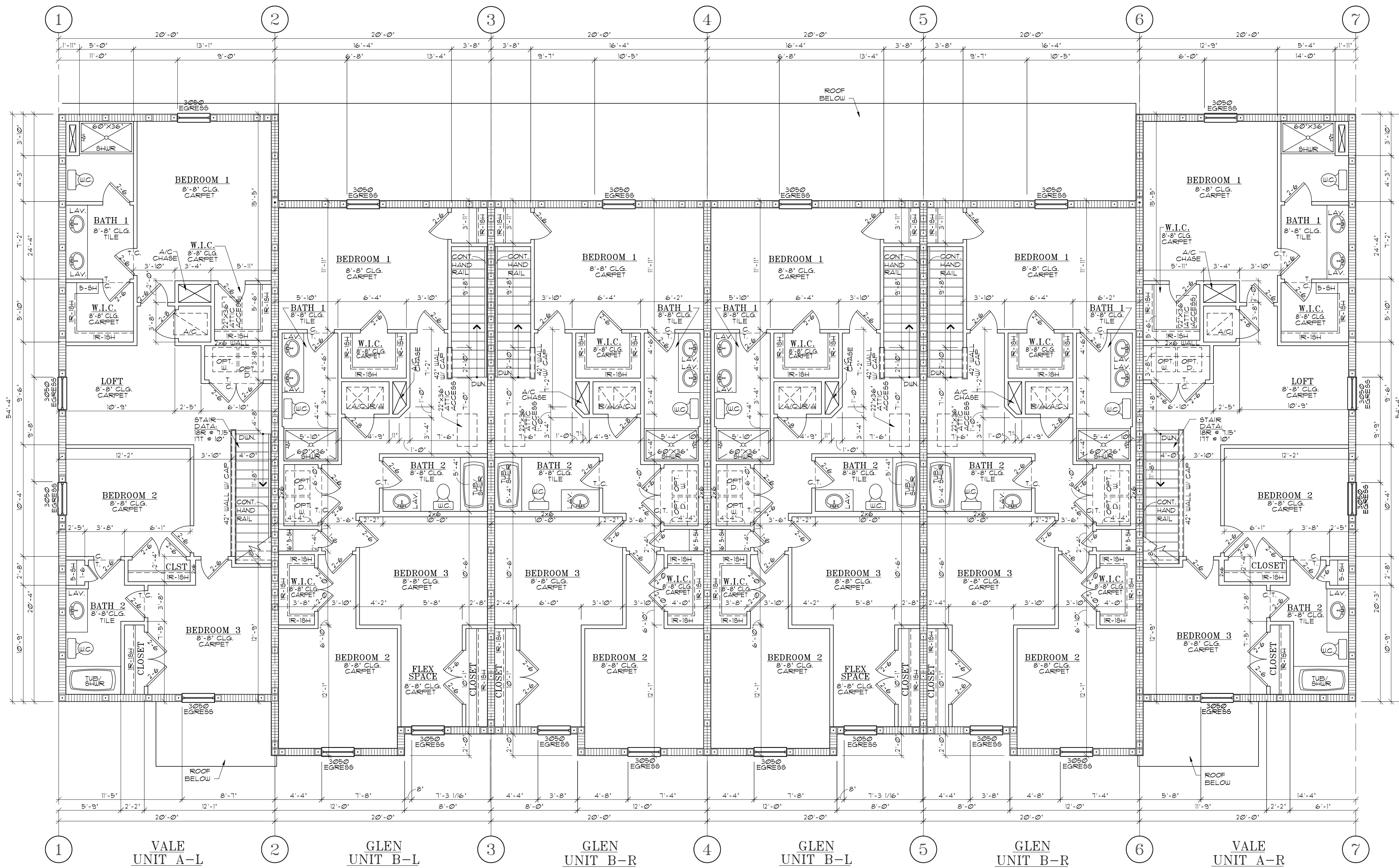
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AR NO 17305

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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 (V <sub>W</sub> )	REMARKS
143-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/-56.1	
12"x12" SOFFIT	10	5	37.3/-49.9	
BASIC WIND SPEED MPH = 160 (Vult) INTERNAL PRESSURE COEFFICIENT = ± 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	231 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	
	18'-4" BRG. CMU WALL
	9'-4" BRG. CMU WALL
	LOAD BEARING WALL
	NON BEARING INTERIOR PARTITIONS



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LOTS \*\*\*\*  
PLATS \*\*\*\*

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

JOB #  
02218.007

STATE OF FLORIDA

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AR NO 17305

DATE: 7/7/2021

SCALE:  
SHEET NO:

A2

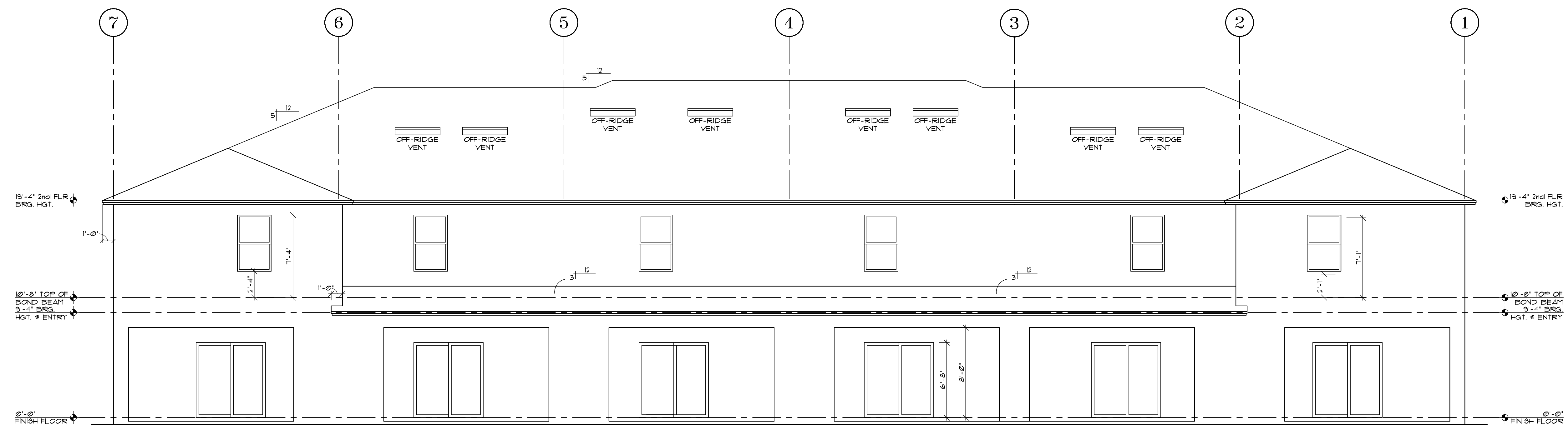


FOR OFF-RIDGE VENT CALCULATIONS  
SEE SHEET A4



FRONT ELEVATION

SCALE: 3/16" = 1'-0" TEXTURED FINISH  
NOTE: WALL FENESTRATION FLASHING AS PER FBCR 103.4



REAR ELEVATION

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



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[illegible]

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

VALE AND GLEN  
6 UNIT TOWN HOMES

---

FRONT & REAR  
ELEVATIONS

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160 MPH EXP. C

OB #  
218.007

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SCALE:
SHEET NO:

A3

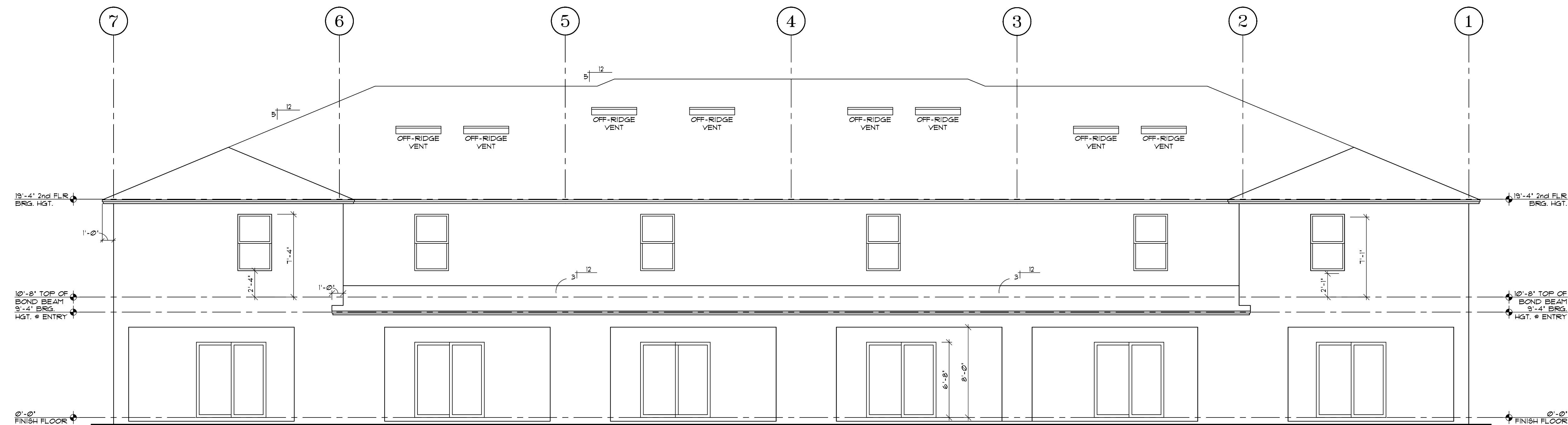


FOR OFF-RIDGE VENT CALCULATIONS  
SEE SHEET A4



## FRONT ELEVATION

SCALE: 3/16" = 1'-0" TEXTURED FINISH  
NOTE: WALL FENESTRATION FLASHING AS PER FBCR 103.4  
STONE VENEER TO BE INSTALLED PER  
MANUFACTURER'S SPECIFICATIONS



## REAR ELEVATION

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



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LOTS \*\*\*\*  
PLATS \*\*\*\*

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

JOB #  
02218.007

STATE OF FLORIDA

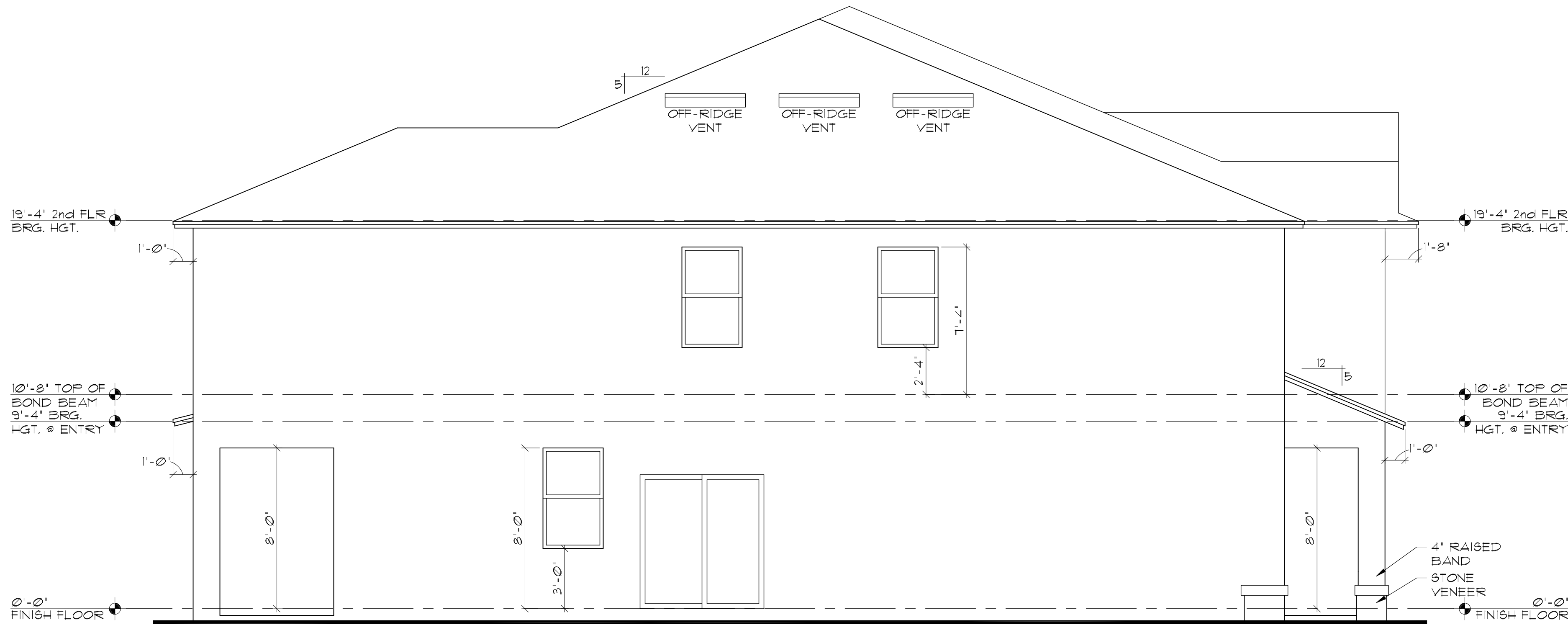
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SCALE:  
SHEET NO:

A3

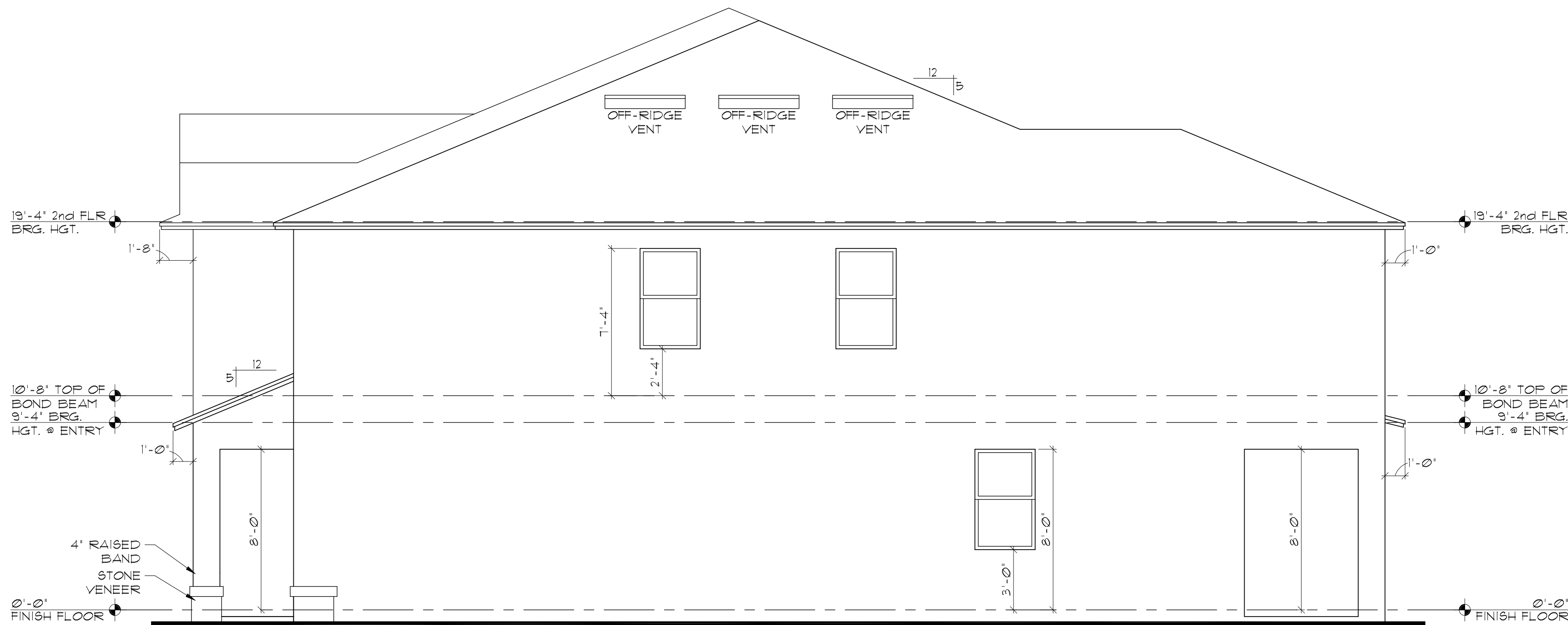




## LEFT ELEVATION

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

NOTE: STONE VENEER TO BE INSTALLED PER  
MANUFACTURER'S SPECIFICATIONS  
WALL FENESTRATION FLASHING AS PER FBCR 103.4

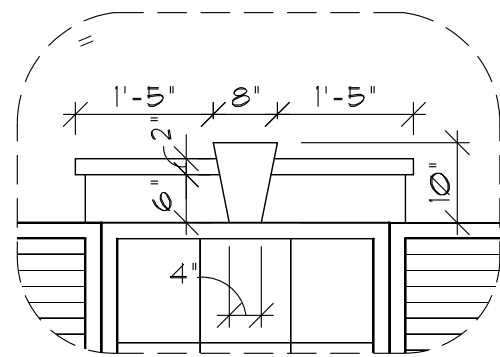


## RIGHT ELEVATION

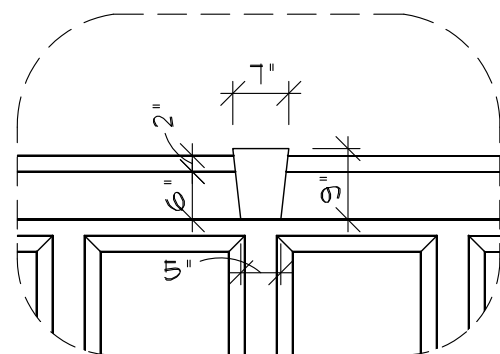
SCALE: 1/4" = 1'-0" TEXTURED FINISH

NOTE: STONE VENEER TO BE INSTALLED PER  
MANUFACTURER'S SPECIFICATIONS  
WALL FENESTRATION FLASHING AS PER FBCR 103.4

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 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)	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	3 UNITS
*AREA OF ATTIC IS THE PERIMETER 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"



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LOTS \*\*\*  
PLATS \*\*\*\*

TITLE SHEET  
VALE AND GLEN  
6 UNIT TOWN HOMES  
LEFT & RIGHT  
ELEVATIONS  
160 MPH EXP. C

JOB #  
02218.007

STATE OF FLORIDA

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AR NO 17305

DATE: 7/7/2021

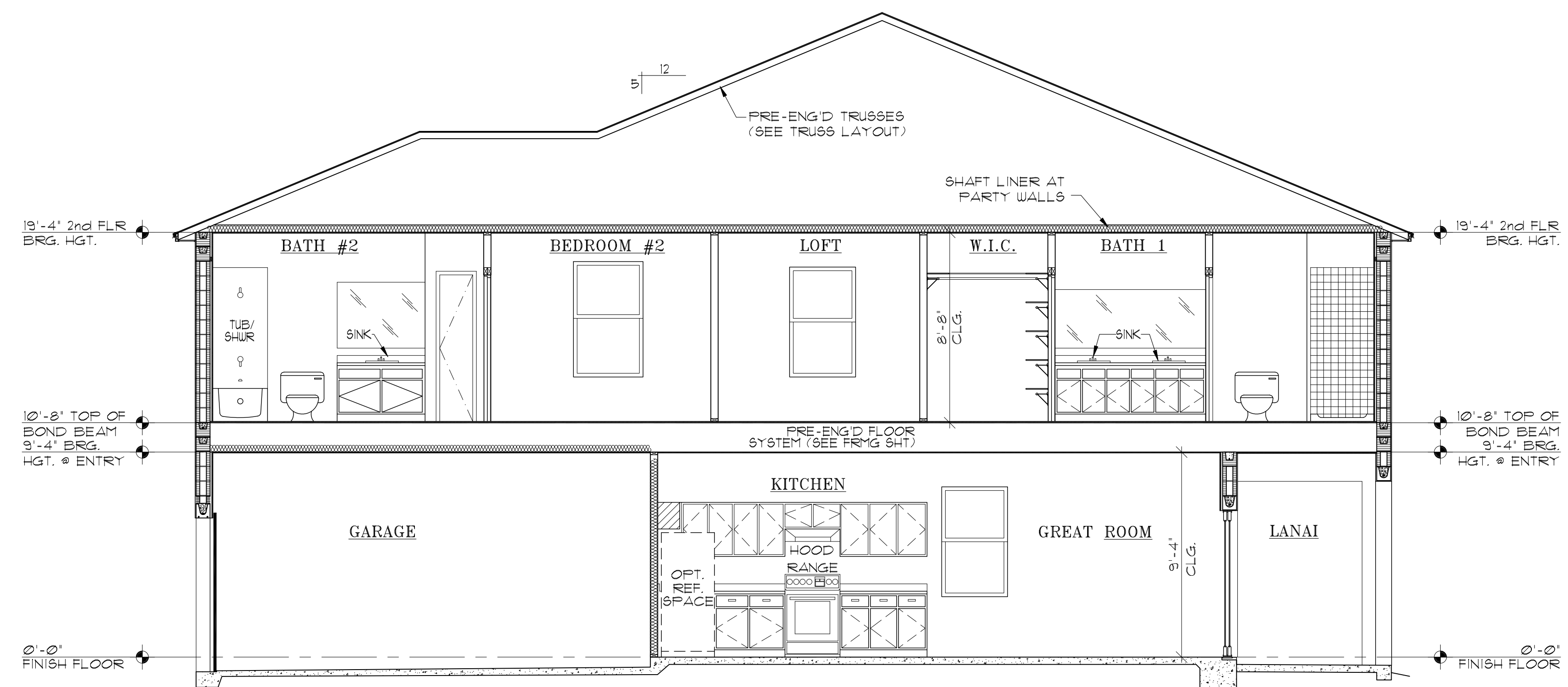
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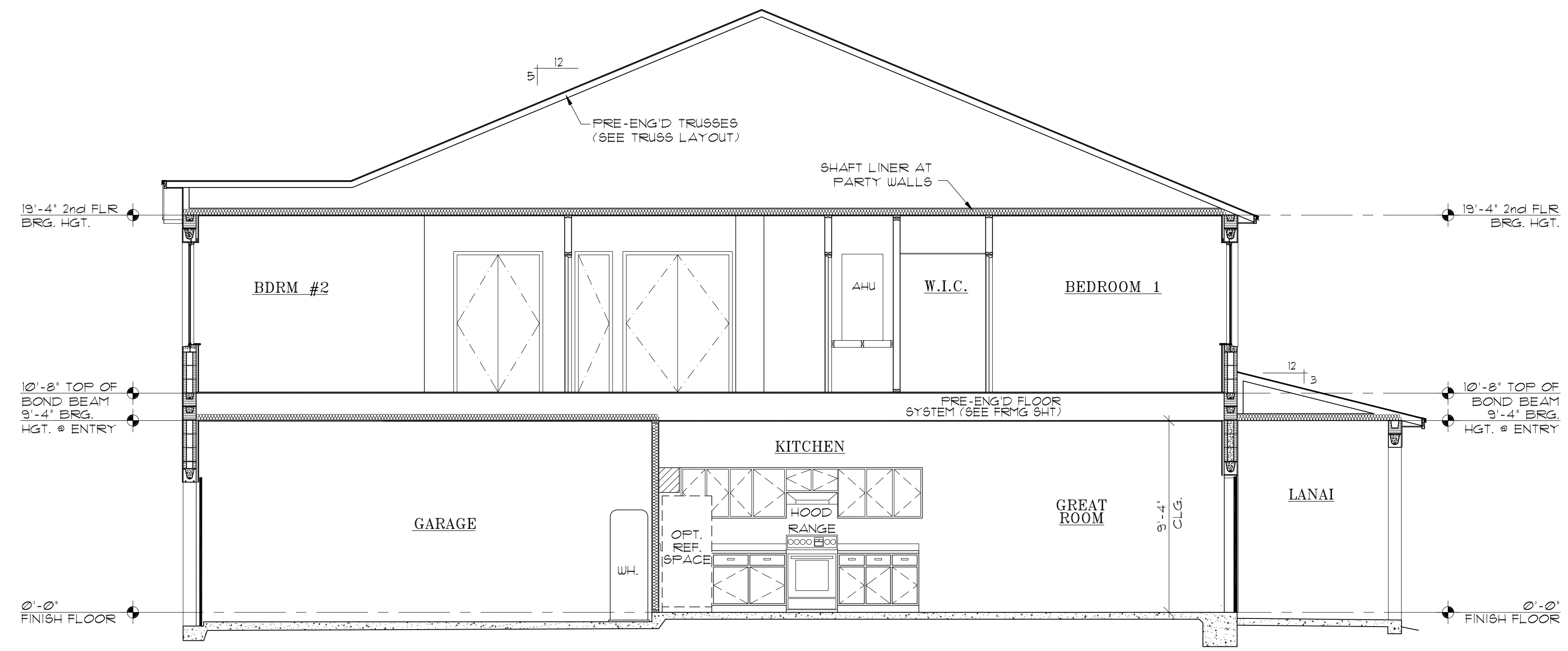


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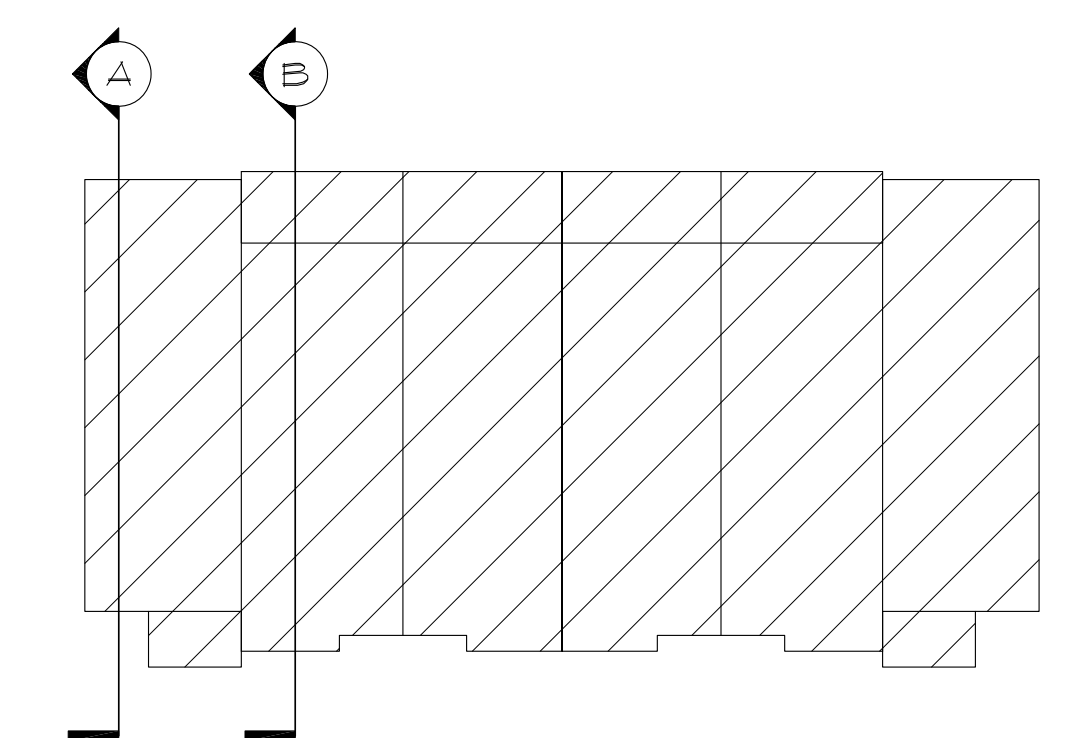




**VALE UNIT BUILDING SECTION**  
1/4"=1'-0"



**GLEN UNIT BUILDING SECTION**  
1/4"=1'-0"



**KEY PLAN**

**ARCHITECTS**  
**Design Group LLC.**  
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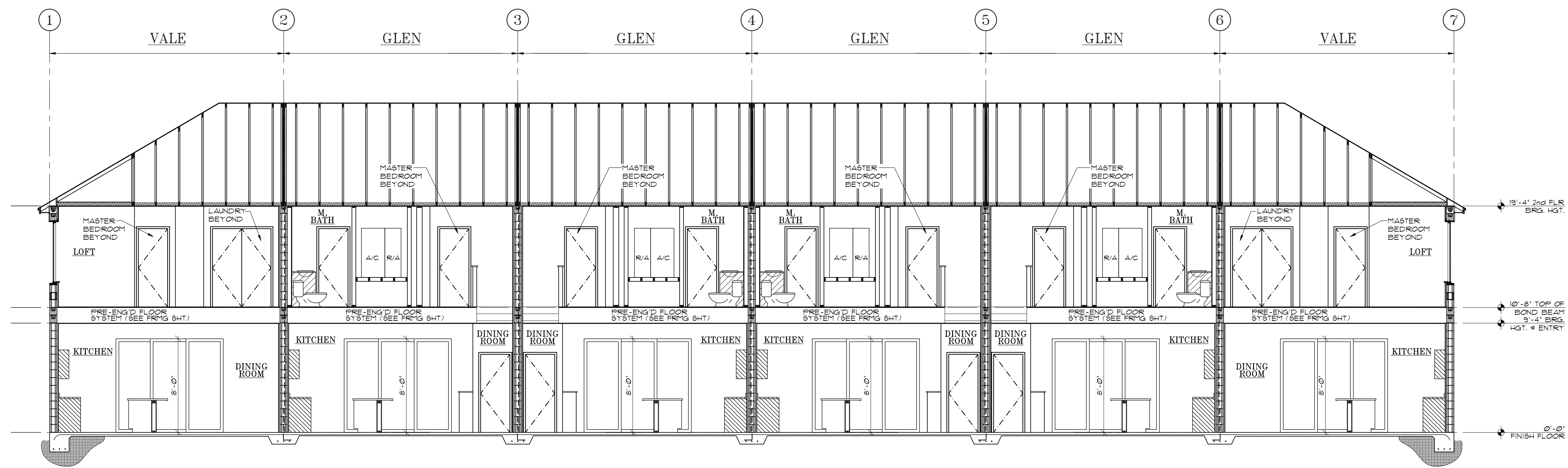
LOTS \*\*\*\*  
PLATS \*\*\*\*

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

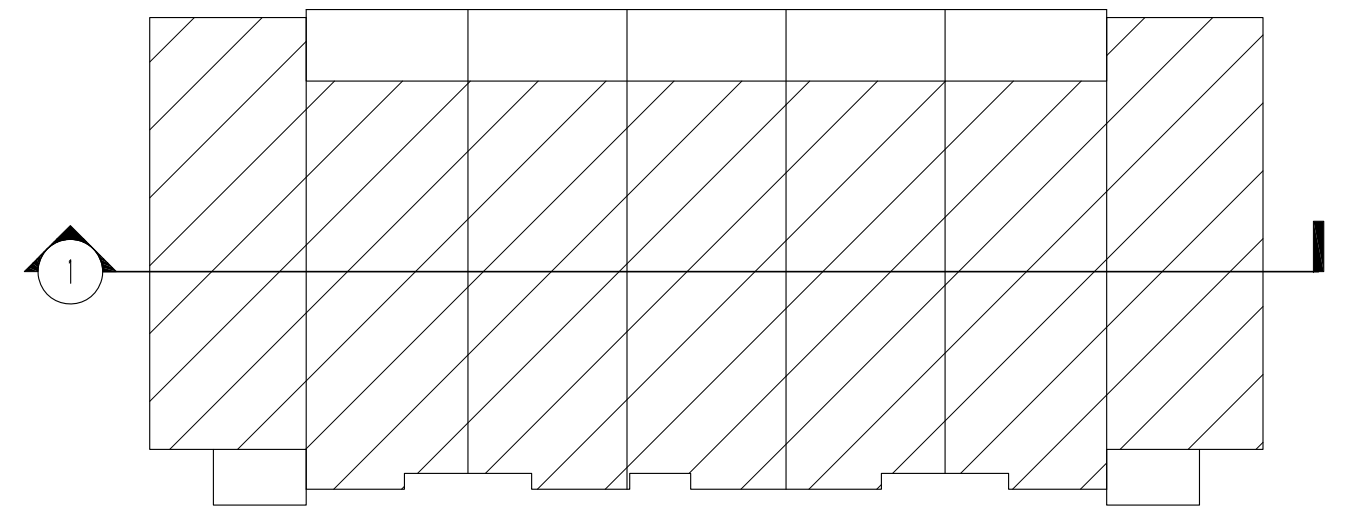
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MICHAEL C. ANDERSON  
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DATE: 7/7/2021  
SCALE:  
SHEET NO:  
**A5**





1 LONGITUDINAL CROSS SECTION  
3/16"=1'-0"



KEY PLAN

ARCHITECTS  
**AB**  
Design  
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LLC

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LOTS \*\*\*  
PLATS \*\*\*

TITLE SHEET  
VALE AND GLEN HOMES  
6 UNIT TOWN HOMES

LOGITUDINAL  
CROSS SECTION  
160 MPH EXP. C

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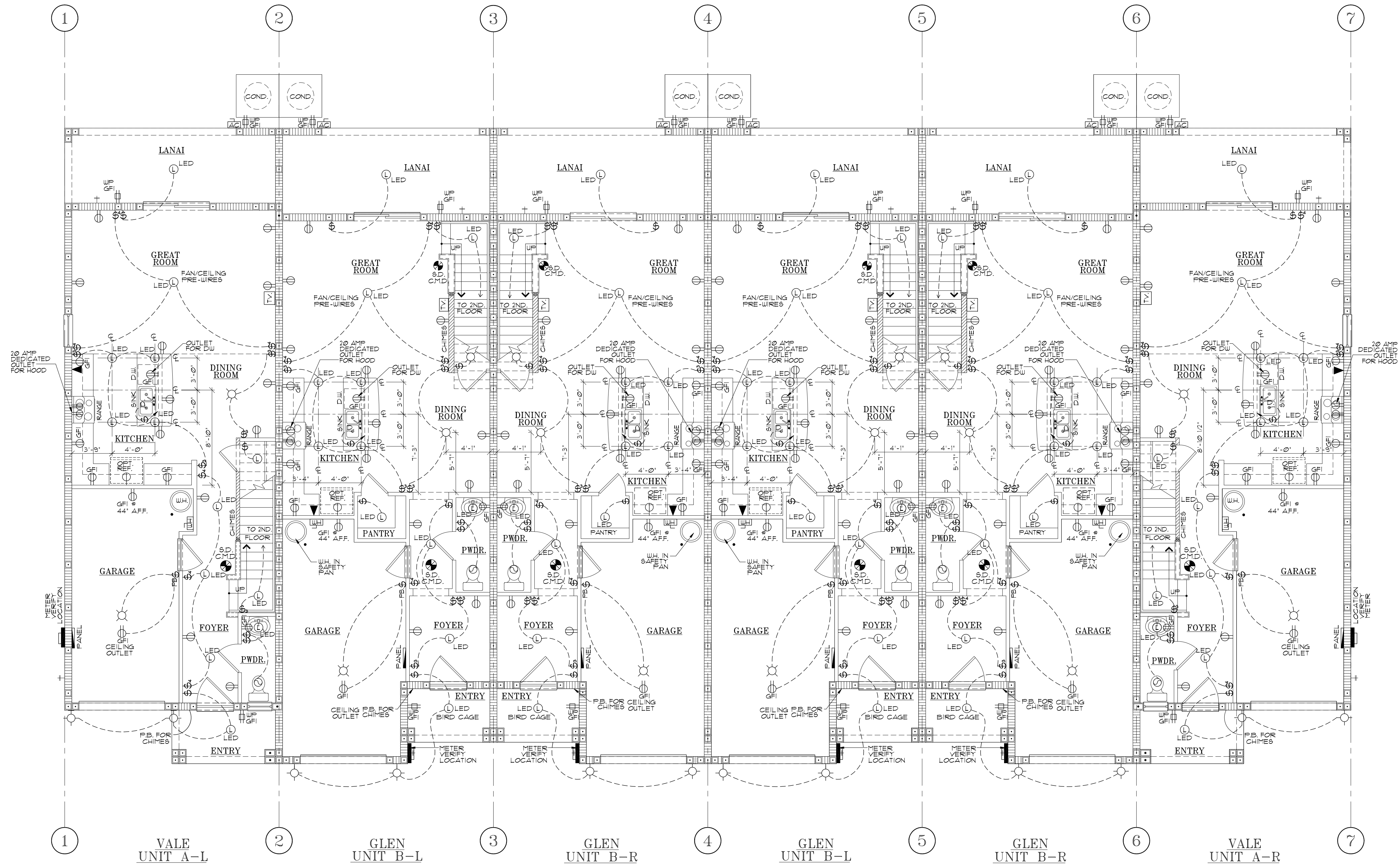
SCALE:  
SHEET NO:  
A6



ELECTRICAL LEGEND		
SYMBOL	DEFINITION	NOTES
	120V OUTLET	20 AMP SINGLE POLE
	110V OUTLET	
	110V OUTLET	12 GROUND WIRE TO BE WIRING TO GROUND
	110V OUTLET	EQUIPPED WITH GROUND FAULT INTERRUPTER (TYPICAL RESISTANT TYPE)
	220V OUTLET	4 WIRE CONNECTION
	EXTERIOR WATERPROOF OUTLET	GROUND FAULT INTERRUPTER
	SWITCH	
	SWITCH	3-WAY OPER.
	SWITCH	4-WAY OPER.
	LED LIGHT	
	WALL MOUNTED LIGHT	
	CEILING LIGHT	
	VAPOR PROOF LIGHT	
	RECESSED CAN	
	VENT. FAN	1 GPM PER SQ. FT.
	VENT. FAN WITH LIGHT	1 GPM PER SQ. FT.
	2' LIGHT STRIP	
	4' LIGHT STRIP	
	8' BULB LIGHT STRIP	
	2' FLUORESCENT PANEL	
	4' FLUORESCENT PANEL	
	METER	
	SMOKE DETECTOR	BATT. BACK-UP W/ HARDWARE OR INTERCONNECTION
	WALL MOUNTED SMOKE DETECTOR	BATT. BACK-UP W/ HARDWARE OR INTERCONNECTION
	SMOKE / CARBON MONOXIDE DETECTOR	BATT. BACK-UP W/ HARDWARE OR INTERCONNECTION
	TELEPHONE JACK	
	J-BOX	CEILING BOX REQUIRED TO BE IN ACCORDANCE WITH BOY MARKED AS SUCH FOR INSPECTION
	CEILING FAN/LIGHT	CEILING BOX REQUIRED TO BE SUPPORTED BY BOY MARKED AS SUCH FOR INSPECTION
	MAIN DISCONNECT	
	WATER HEATER DISCONNECT	IGNITION 18" AFF.
	AIR COND. DISCONNECT	
	TELEVISION JACK	
	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 2017 210.12(b).
- 20 AMP DEDICATED LAUNDRY CIRCUIT.
- GFI @ ISL 4 (NOT ON KITCHEN CIRCUIT).
- DISHWASHER DISCONNECT TO BE LOCATED IN PANEL.
- BATHROOM EXHAUST FAN TO HAVE MIN. CAPACITY OF 50 CFM INTERMITTENT/PSBC 6TH ED. (2020) CODE TABLE M15014.
- WIRING METHOD SHALL BE NON METALLIC CABLE AS NEC. 2017 ARTICLE 300.3 (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. 11.1.12.
- BATHUB OR SHOWER STALL RECEPTACLES: ALL 125-VOLT, SINGLE PHASE 15- & 20-AMP RECEPTACLES THAT ARE 6 FEET (1829mm) OF THE OUTSIDE EDGE OF A BATHUB OR SHOWER STALL SHALL HAVE GROUND CIRCUIT INTERRUPTER PROTECTIONS FOR PERSONNEL.
- LAUNDRY AREAS: 125-VOLT SINGLE PHASE 15- & 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 DUELING UNIT LOCATIONS.
- INTERIOR STAIRWAY ILLUMINATION: INTERIOR STAIRWAYS SHALL BE PROVIDED W/ AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDING & 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"

LED LIGHTING  
@ POWDER BATH  
SCALE: 1/2" = 1'-0"

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LOTS \*\*\*\*\*  
PLATS \*\*\*\*\*

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

STATE OF FLORIDA  
MICHAEL C. ANDERSON  
AR NO 17305

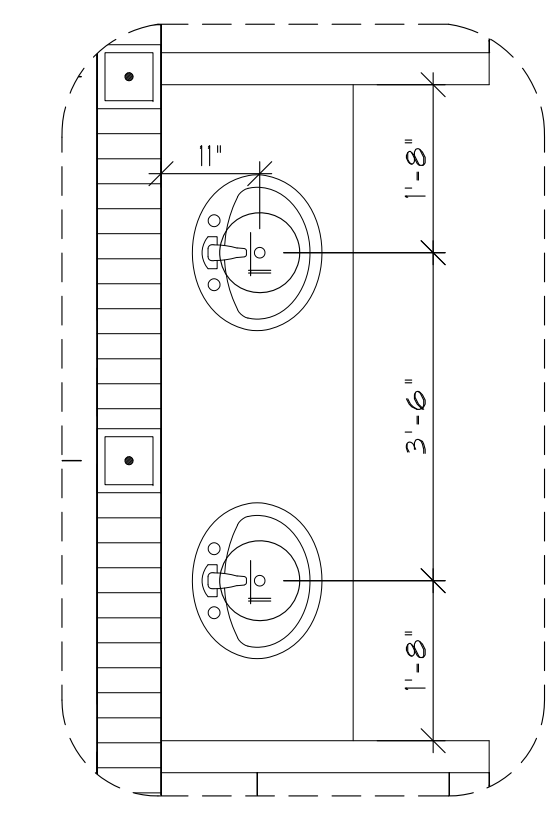
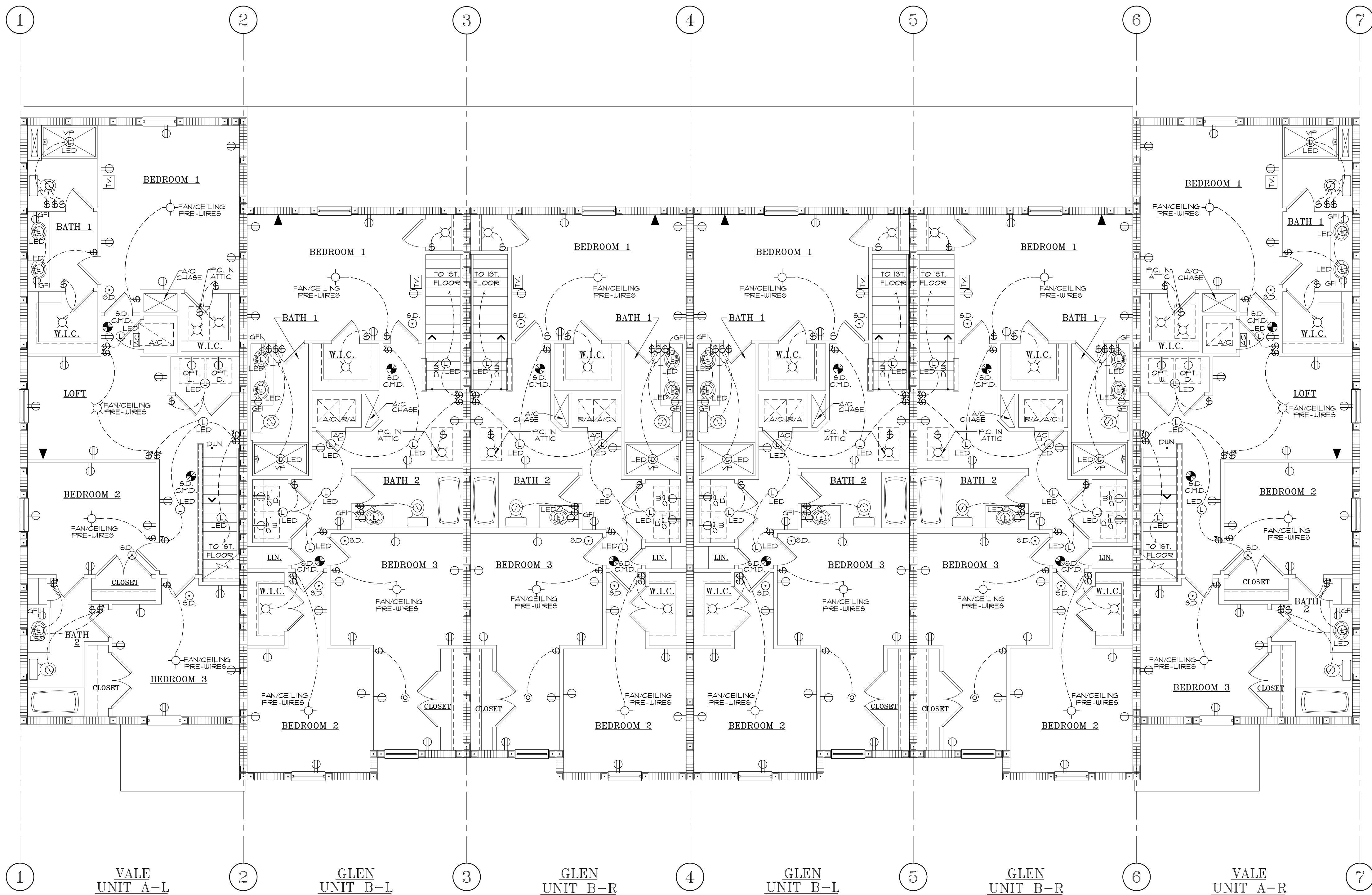
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SCALE:  
SHEET NO:  
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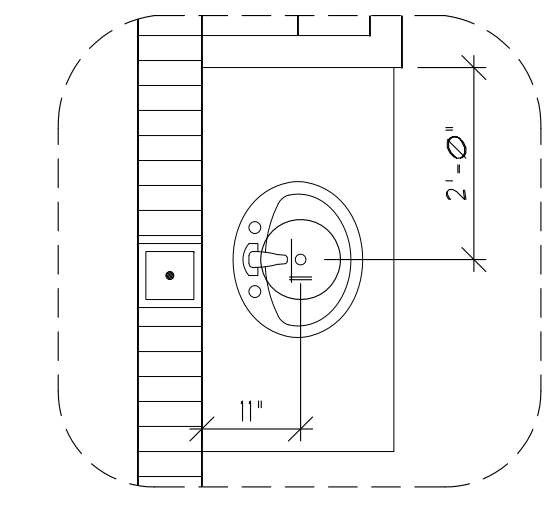
ELECTRICAL LEGEND		
SYMBOL	DEFINITION	NOTES
	125V OUTLET	30 AMP SINGLE POLE
	110V OUTLET	
	110V OUTLET	12 OF OUTLET WIRING TO GROUND
	110V OUTLET	EQUIPPED WITH GROUND FAULT INTERRUPTER (TYPICAL RESISTANT TYPE)
	220V OUTLET	4 WIRE CONNECTION
	EXTERIOR WATERPROOF OUTLET	GROUND FAULT INTERRUPTER
	SWITCH	3-WAY OPER.
	SWITCH	4-WAY OPER.
	LED LIGHT	
	WALL MOUNTED LIGHT	
	CEILING LIGHT	
	VAPOR PROOF LIGHT	
	RECESSED CAN	1 GFI PER SQ. FT.
	VENT. FAN	1 GFI PER SQ. FT.
	VENT. FAN	1 GFI PER SQ. FT.
	2 LIGHT STRIP	
	4 LIGHT STRIP	
	8 BULB LIGHT STRIP	
	2 FLUORESCENT PANEL	
	4 FLUORESCENT PANEL	
	METER	
	S.D. SMOKE DETECTOR	BATT. BACK-UP W/ HARDWARE OR INTERCONNECTION
	W.D. WALL MOUNTED SMOKE DETECTOR	BATT. BACK-UP W/ HARDWARE OR INTERCONNECTION
	S.D. C.M.D. SMOKE / CARBON MONOXIDE DETECTOR COMBO	BATT. BACK-UP W/ HARDWARE OR INTERCONNECTION DISTANCE OF NOT LESS THAN 4" FROM WALL
	TELEPHONE JACK	
	J-BOX	CEILING BOX REQUIRED TO BE SECURED IN ACCORDANCE W/ BOX MARKED AS SUCH FOR INSPECTION
	CEILING FAN/LIGHT	CEILING BOX TO BE SUPPORTED AS SUCH FOR INSPECTION
	MAIN DISCONNECT	
	WATER HEATER DISCONNECT	IGNITION W/ APP.
	A/C DISCONNECT	
	TELEVISION JACK	
	DOOR CHIMES	

NOTES:

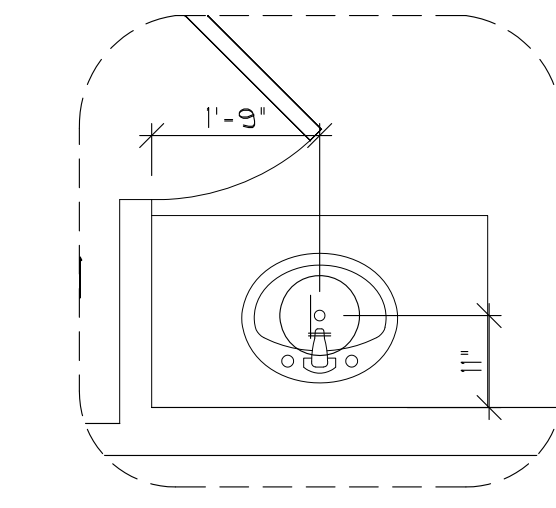
- LOCATION OF TV JACKS & PHONE OUTLETS & FANS TO BE VERIFIED & HOMEOWNER PRE-CONSTRUCTION MEETING.
- ALL RECEPTACLES IN ALL HABITABLE ROOMS TO BE ARC FAULT PROTECTED PER NEC 2017 210.12(b).
- 20 AMP DEDICATED LAUNDRY CIRCUIT.
- GFI @ ISL4 (NOT ON KITCHEN CIRCUIT).
- DISHWASHER DISCONNECT TO BE LOCATED IN PANEL.
- BATHROOM EXHAUST FAN TO HAVE MIN. CAPACITY OF 50 CFM INTERMITTENT/PSOC 6TH ED. (2020) CODE TABLE M15014.
- WIRING METHOD SHALL BE NON METALLIC CABLE AS NEC 2017 ARTICLE 300.3 (B) (3).
- ALL RECEPTACLES TO BE TYPICAL 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 PERSONNEL.
- LAUNDRY AREAS: 125-VOLT SINGLE PHASE 15- & 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 DUTIES UNIT LOCATIONS.
- INTERIOR STAIRWAY ILLUMINATION: INTERIOR STAIRWAYS SHALL BE PROVIDED W/ AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDING & 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.



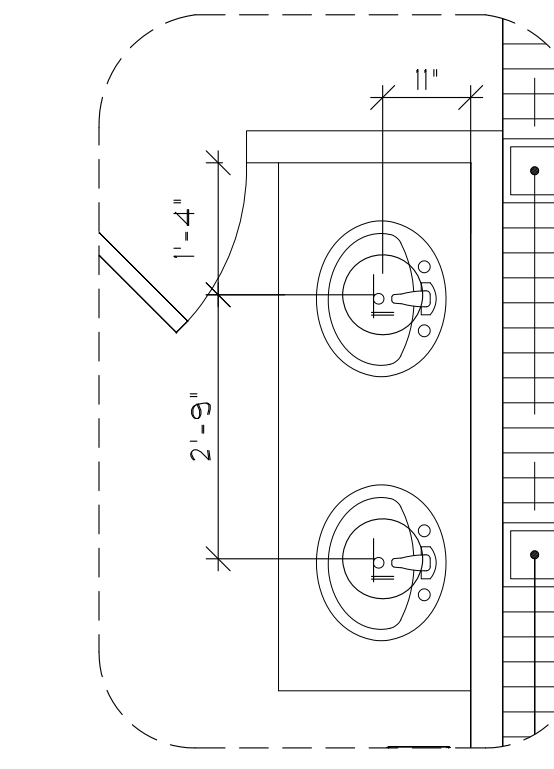
**A** LED LIGHTING @ DOUBLE BATH  
SCALE: 1/2" = 1'-0" VALE - UNIT A



**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

## SECOND FLOOR ELECTRICAL PLAN

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



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LOTS \*\*\*\*\*  
PLATS \*\*\*\*\*

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

STATE OF FLORIDA

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DATE: 7/7/2021

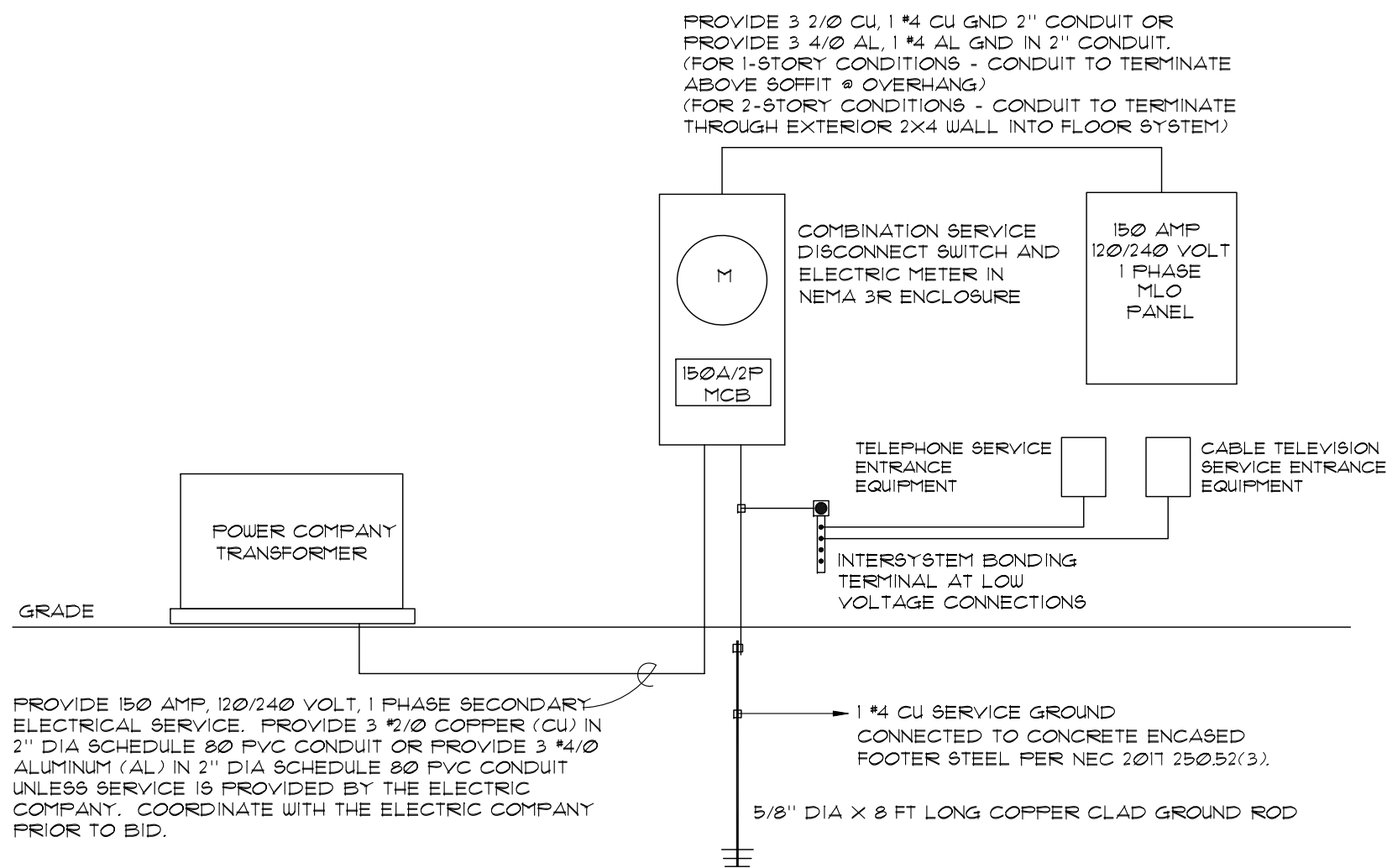
SCALE:  
SHEET NO:

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LOAD CALCULATIONS ONE FAMILY DWELLING WITH HEAT PUMP (NEC CODE #D2)				
HOUSE PLAN:		VALE	MODEL	
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
TOTAL NET GENERAL LOAD				20,270
4 TON HEAT PUMP (W/5kw EMERGENCY HEAT STRIP) 21 AMP X 240 VA				—
4 TON COOLING SYSTEM 40 AMP X 240 VA				9,600
NET GENERAL LOAD				20,270
NET TOTAL HEAT				9,600
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	
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
TOTAL NET GENERAL LOAD				20,168
4 TON HEAT PUMP (W/5kw EMERGENCY HEAT STRIP) 21 AMP X 240 VA				—
4 TON COOLING SYSTEM 40 AMP X 240 VA				9,600
NET GENERAL LOAD				20,168
NET TOTAL HEAT				9,600
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"

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PLATS \*\*\*

TITLE SHEET

VALE AND GLEN  
6 UNIT TOWN HOMES

ELECTRICAL PANEL  
& RISER DIAGRAM

160 MPH EXP. C

JOB #  
02218.007

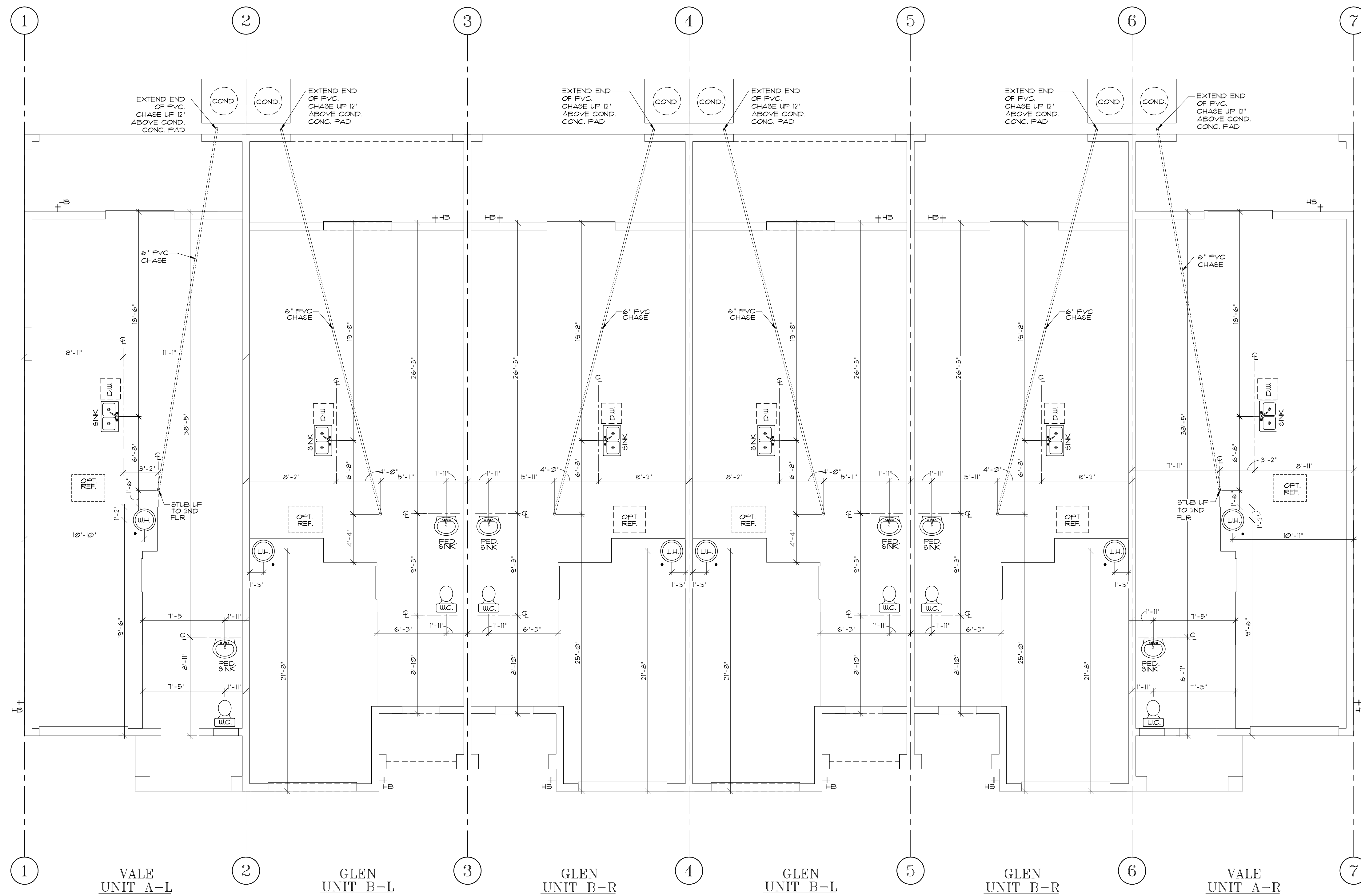
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SCALE:  
SHEET NO:  
E3





FIRST FLOOR PLUMBING PLAN  
SCALE: 3/16" = 1'-0"



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LOTS \*\*\*\*\*  
PLATS \*\*\*\*\*

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

JOB #  
02218.007

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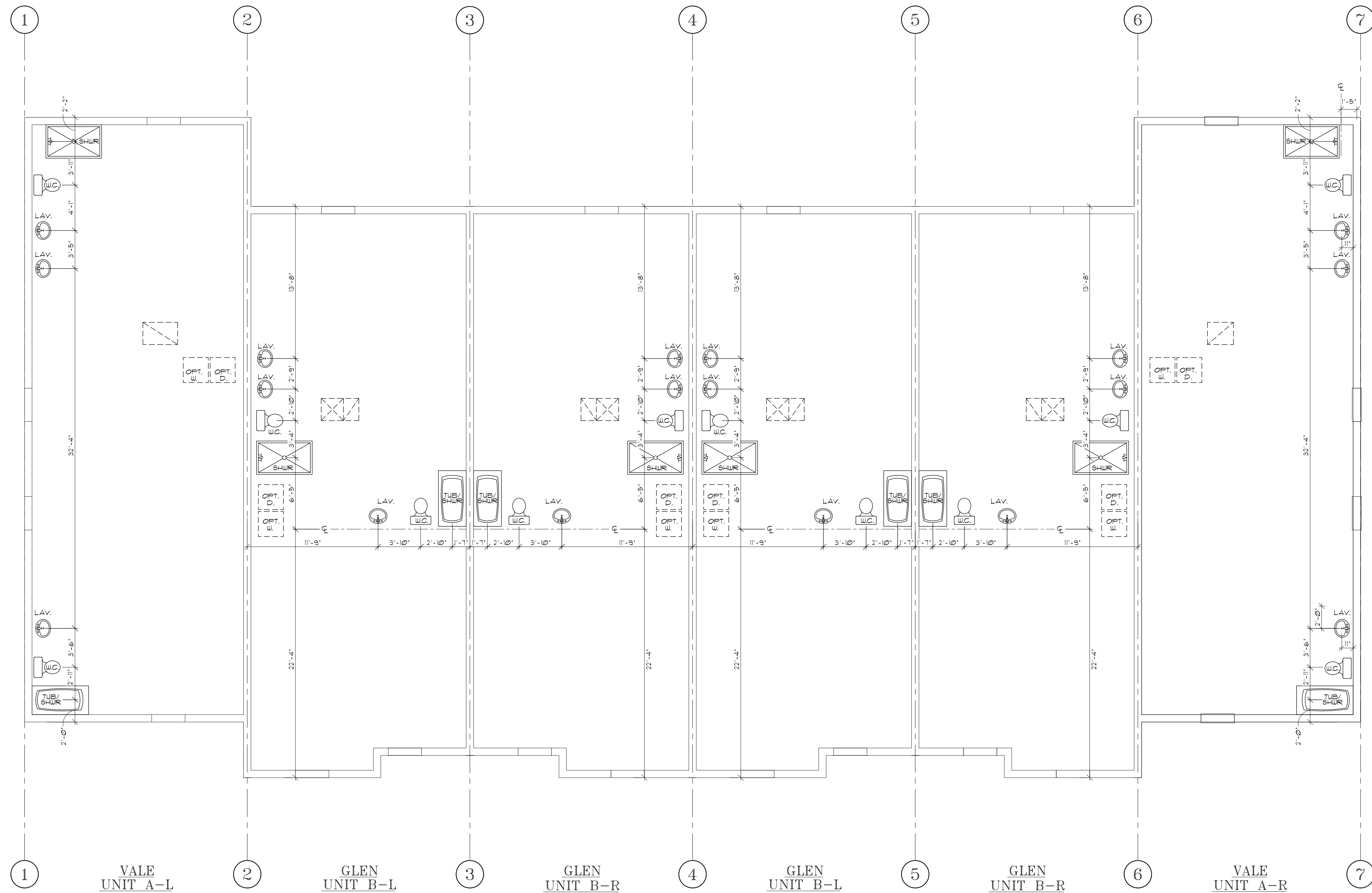
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SCALE:  
SHEET NO:

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SECOND FLOOR PLUMBING PLAN  
SCALE: 3/16" = 1'-0"

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LOTS \*\*\*\*  
PLATS \*\*\*\*\*

TITLE SHEET  
VALE AND GLEN  
6 UNIT TOWN HOMES

SECOND FLOOR  
PLUMBING PLAN  
160 MPH EXP. C

JOB #  
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DATE: 7/7/2021

SCALE:  
SHEET NO:  
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LOTS \*\*\*\*

PLATS \*\*\*\*\*

TITLE SHEET

VALE AND GLEN  
6 UNIT TOWN HOMES

PLUMBING RISER

160 MPH EXP. C

JOB #

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MICHAEL C. ANDERSON

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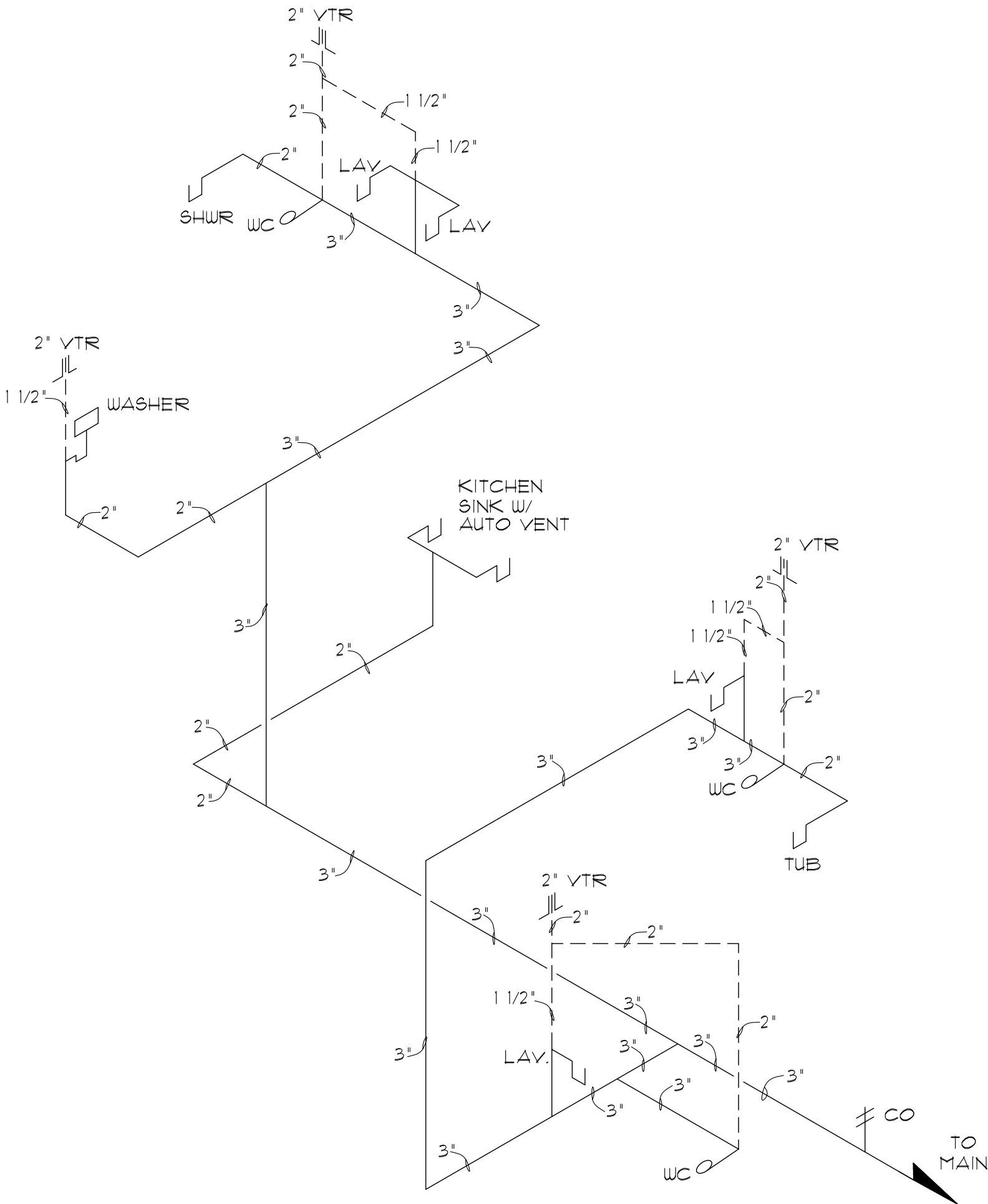
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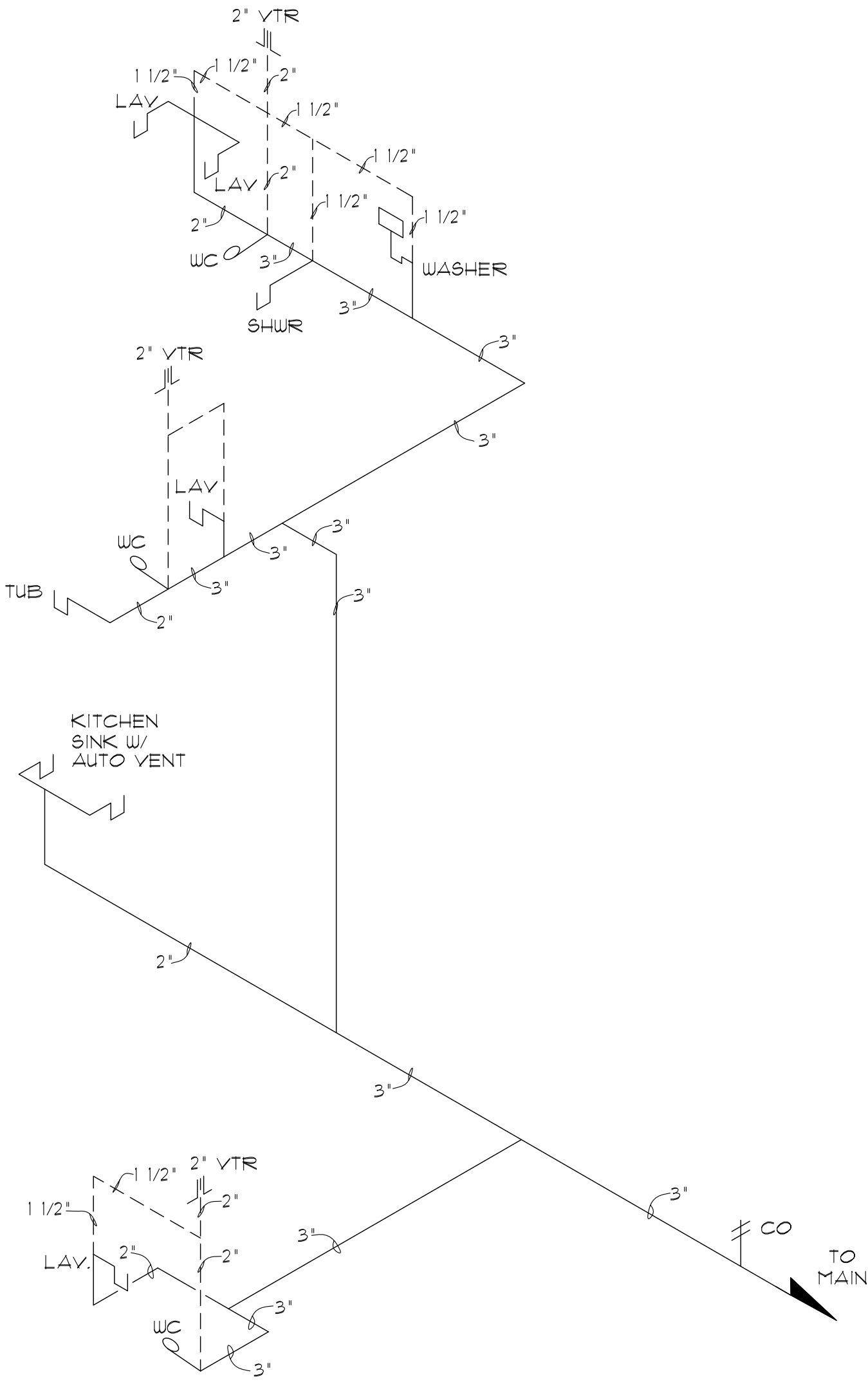
NOTE:

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



PLUMBING RISER DIAGRAM

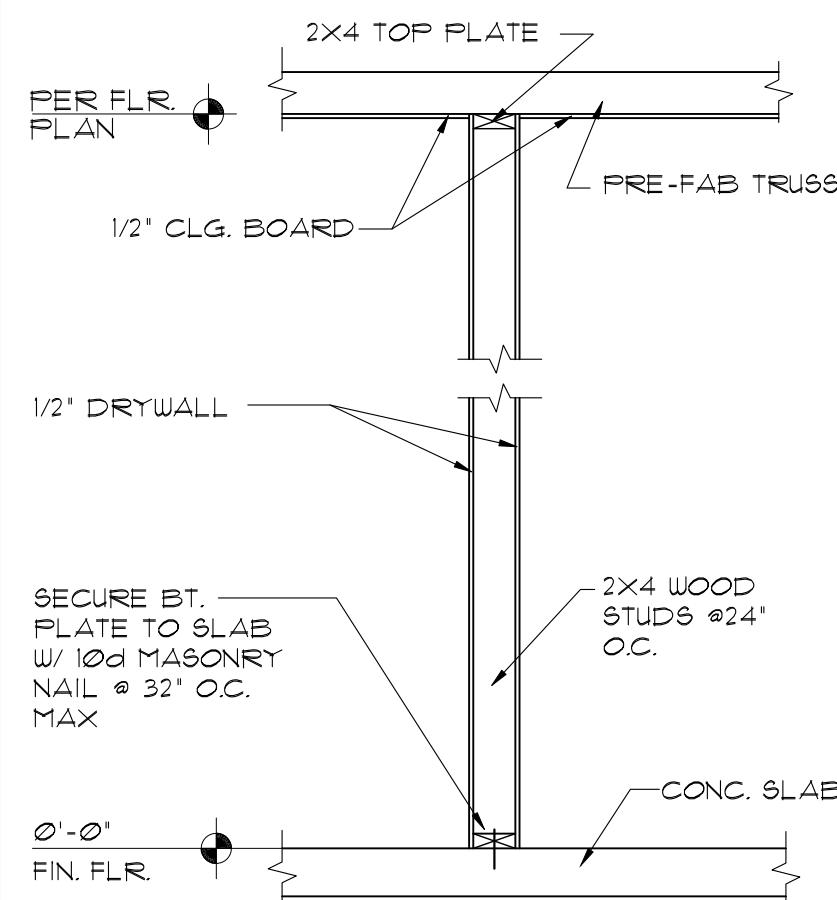
VALE UNIT



PLUMBING RISER DIAGRAM

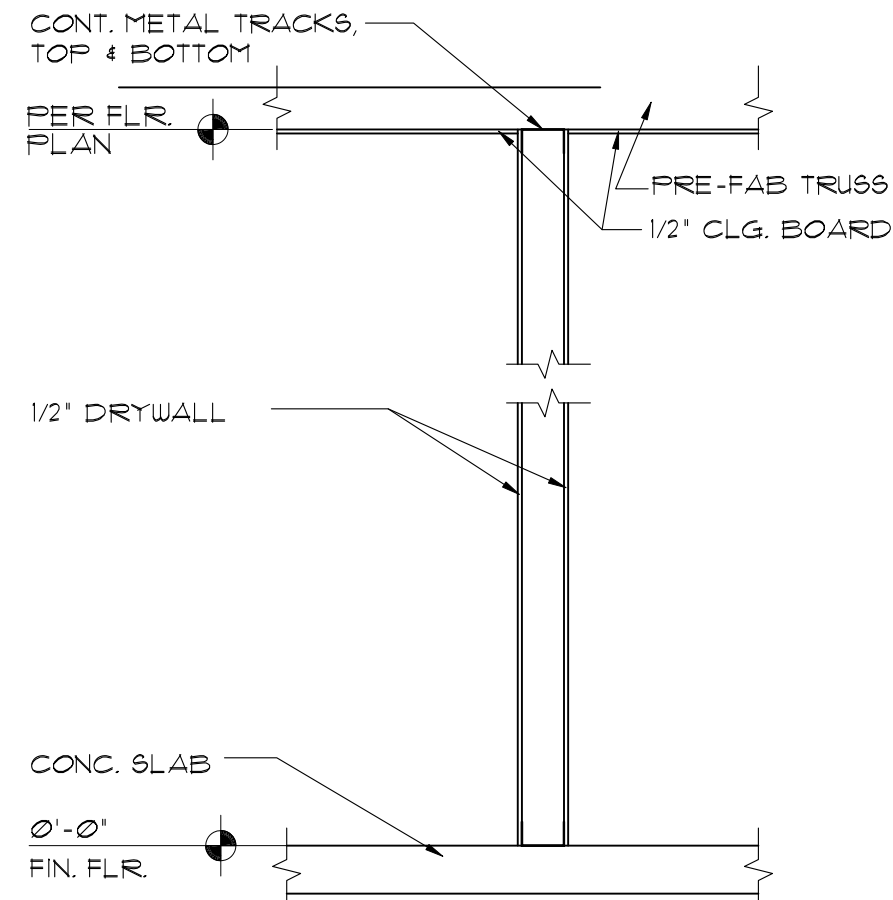
GLEN UNIT





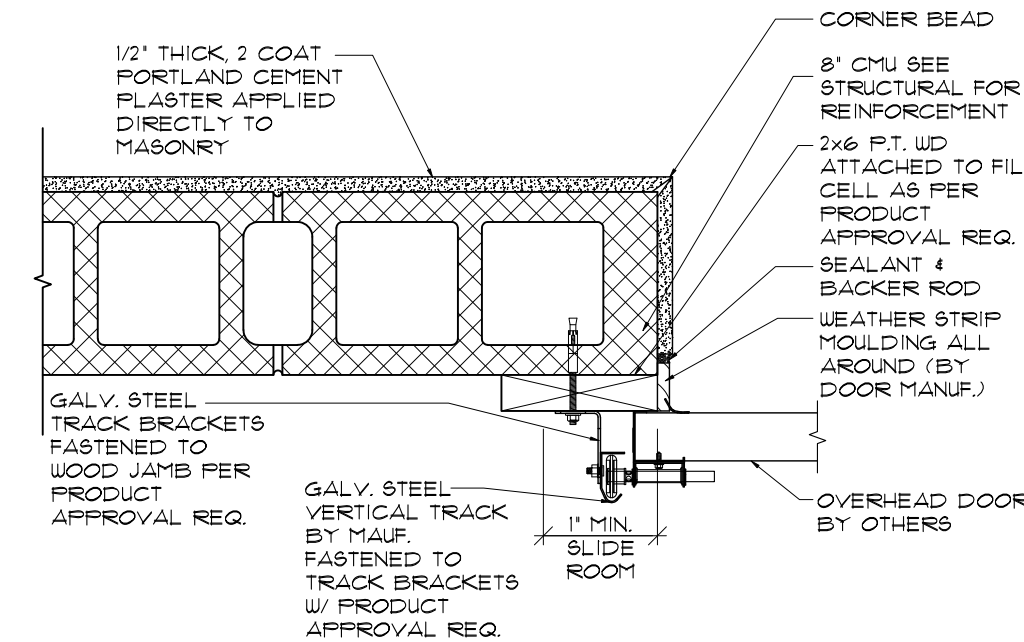
**1A**  
D1 TYP. INT. WALL (NON-BRG.)  
SCALE: 3/4"=1'-0"

NOTE: STUDS IN PARTITIONS SUPPORTING WALL HUNG PLUMBING FIXTURES AND WALL CABINETS SHALL BE NOT LESS THAN 2x4, WHERE SPACED NOT MORE THAN 16' O.C. OR, NOT LESS THAN 2x6, WHERE SPACED NOT MORE THAN 24' O.C.

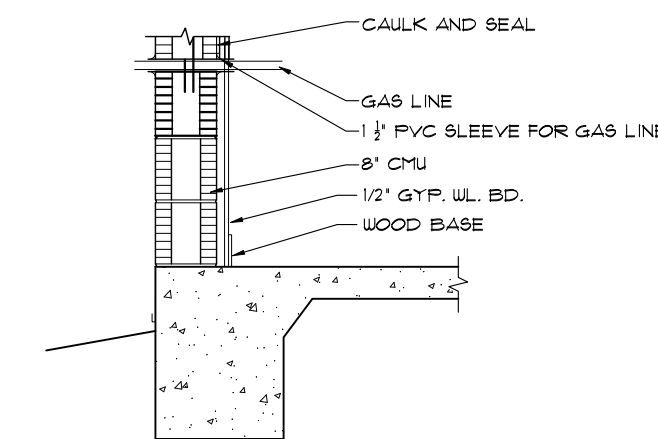


**1B**  
D1 TYP. INT. WALL METAL STUDS (NON-BRG.)  
SCALE: 3/4"=1'-0"

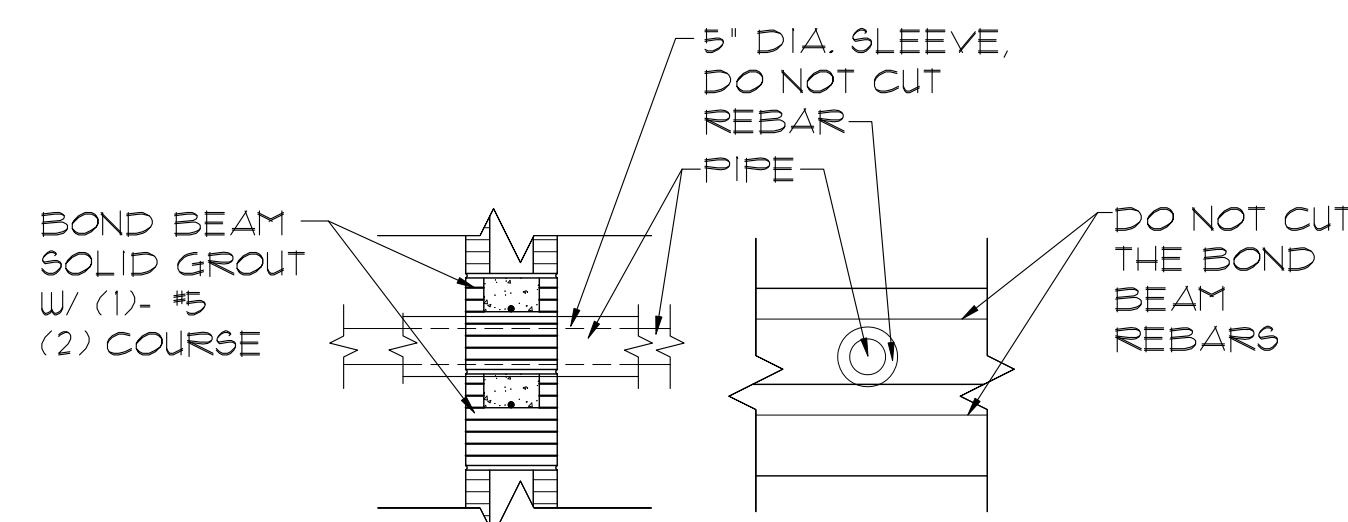
NOTE: STEEL STUDS IN PARTITIONS SUPPORTING WALL HUNG PLUMBING FIXTURES MUST BE DOUBLED OR NOT LESS THAN 20 GAUGE.



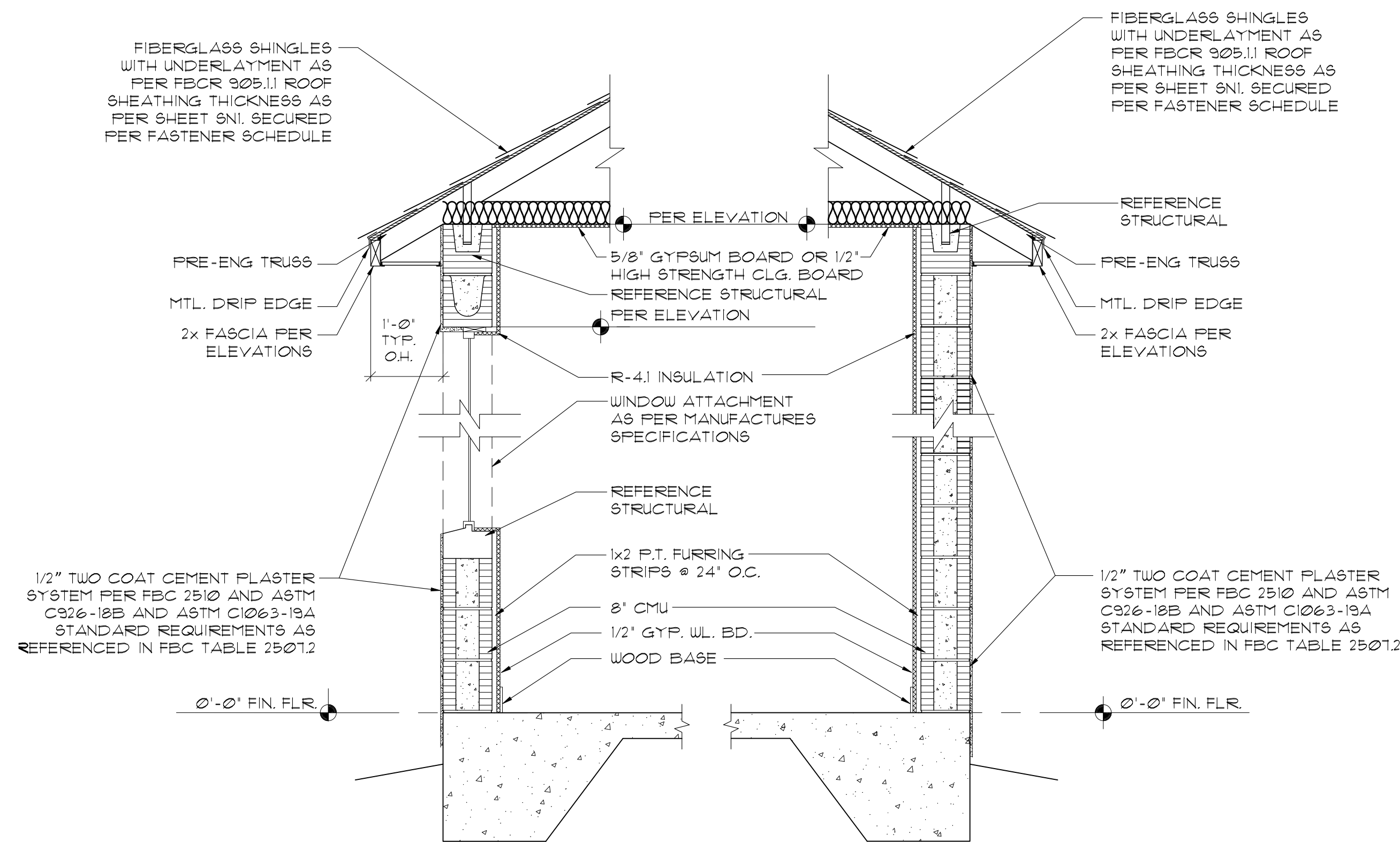
**2**  
D1 GARAGE DOOR JAMBS  
SCALE: 1 1/2"=1'-0"



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



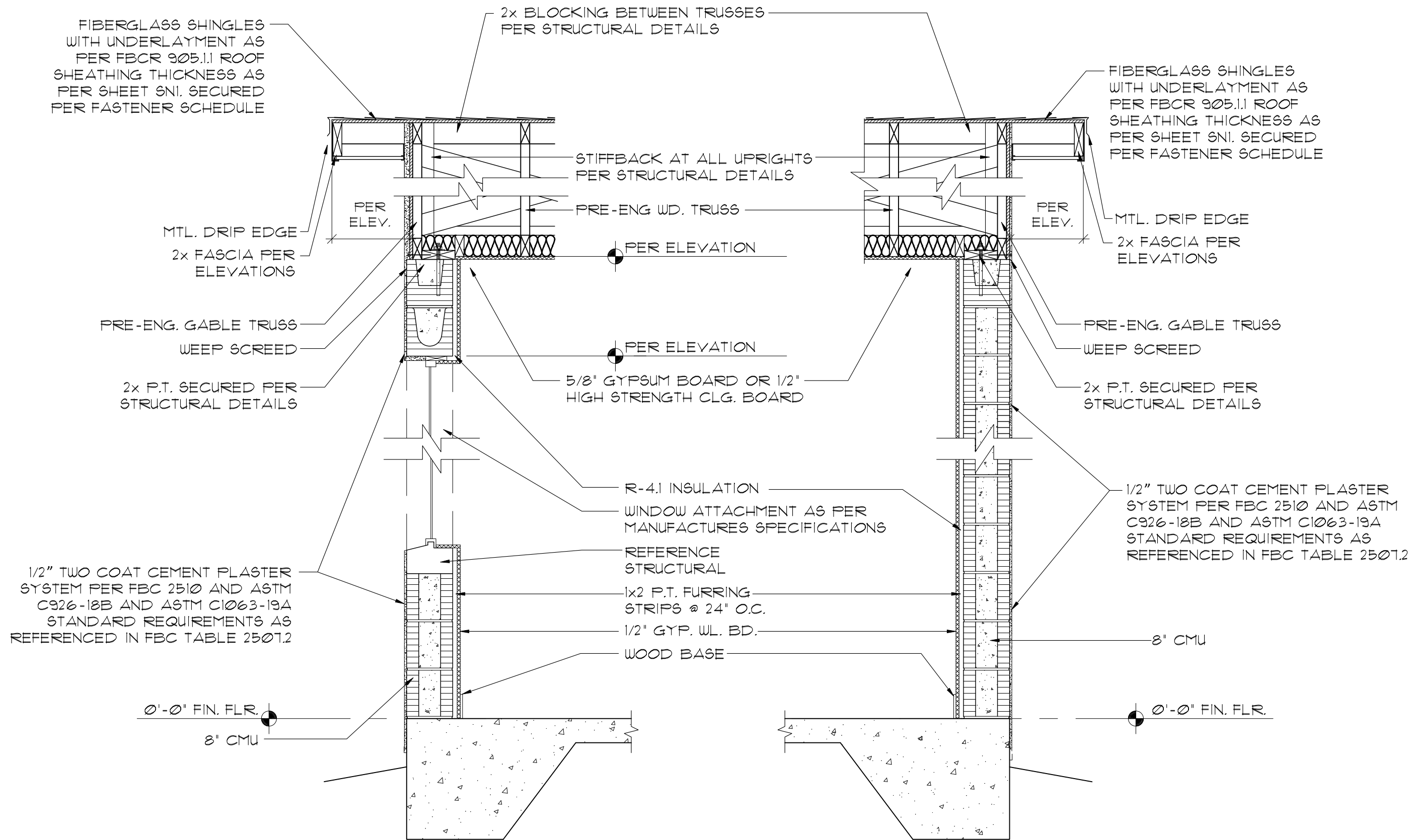
**3B**  
D1 PIPE THROUGH BOND BEAM  
SCALE: 3/4"=1'-0"



**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 D6151 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, VULT, EQUALS OR EXCEEDS 110 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.



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LOTS \*\*\*  
PLATS \*\*\*

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

JOB #  
02218.007

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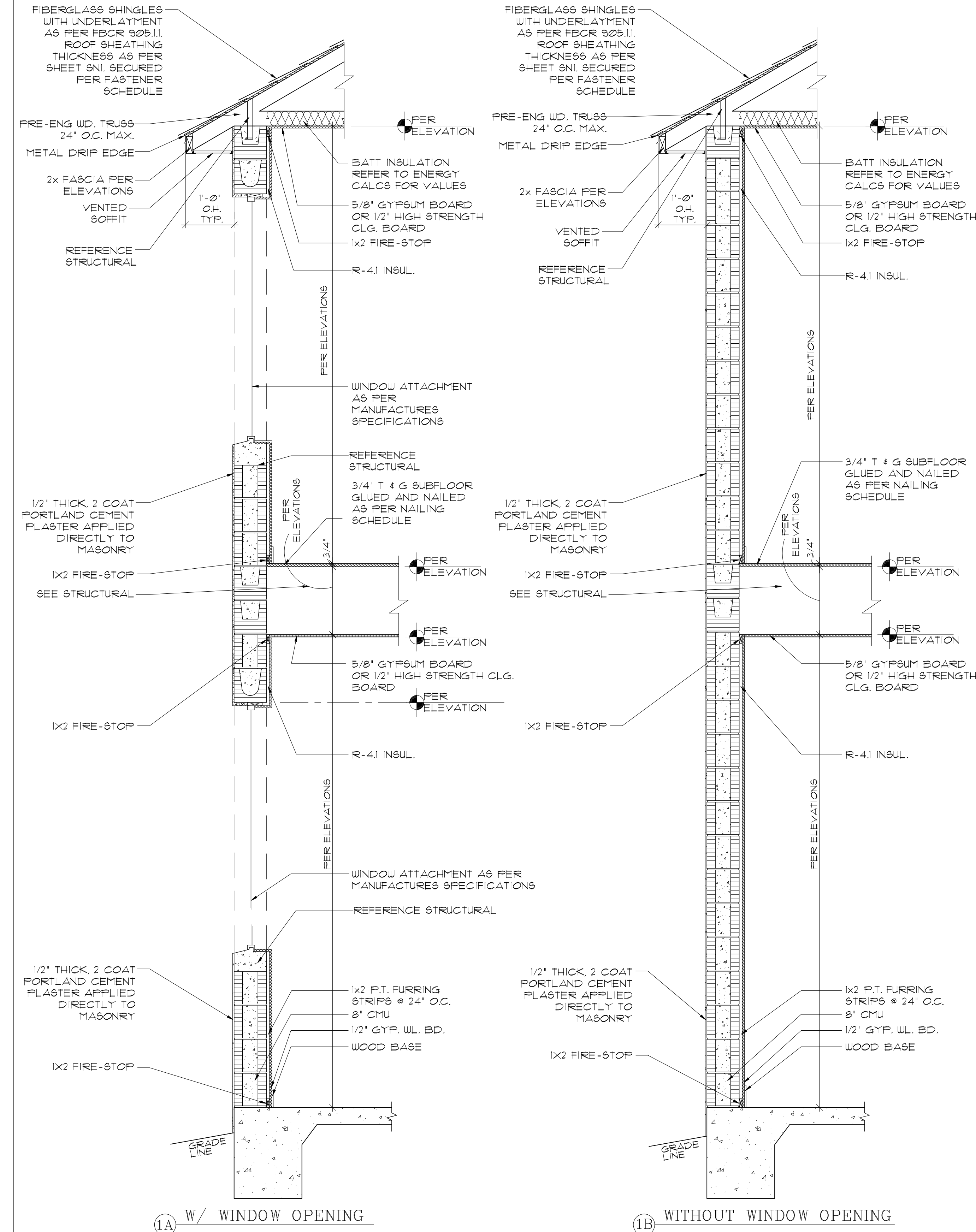
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SCALE:  
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2-STORY FIRST FLOOR BLOCK  
SECOND FLOOR BLOCK  
SCALE: 3/4"=1'-0"



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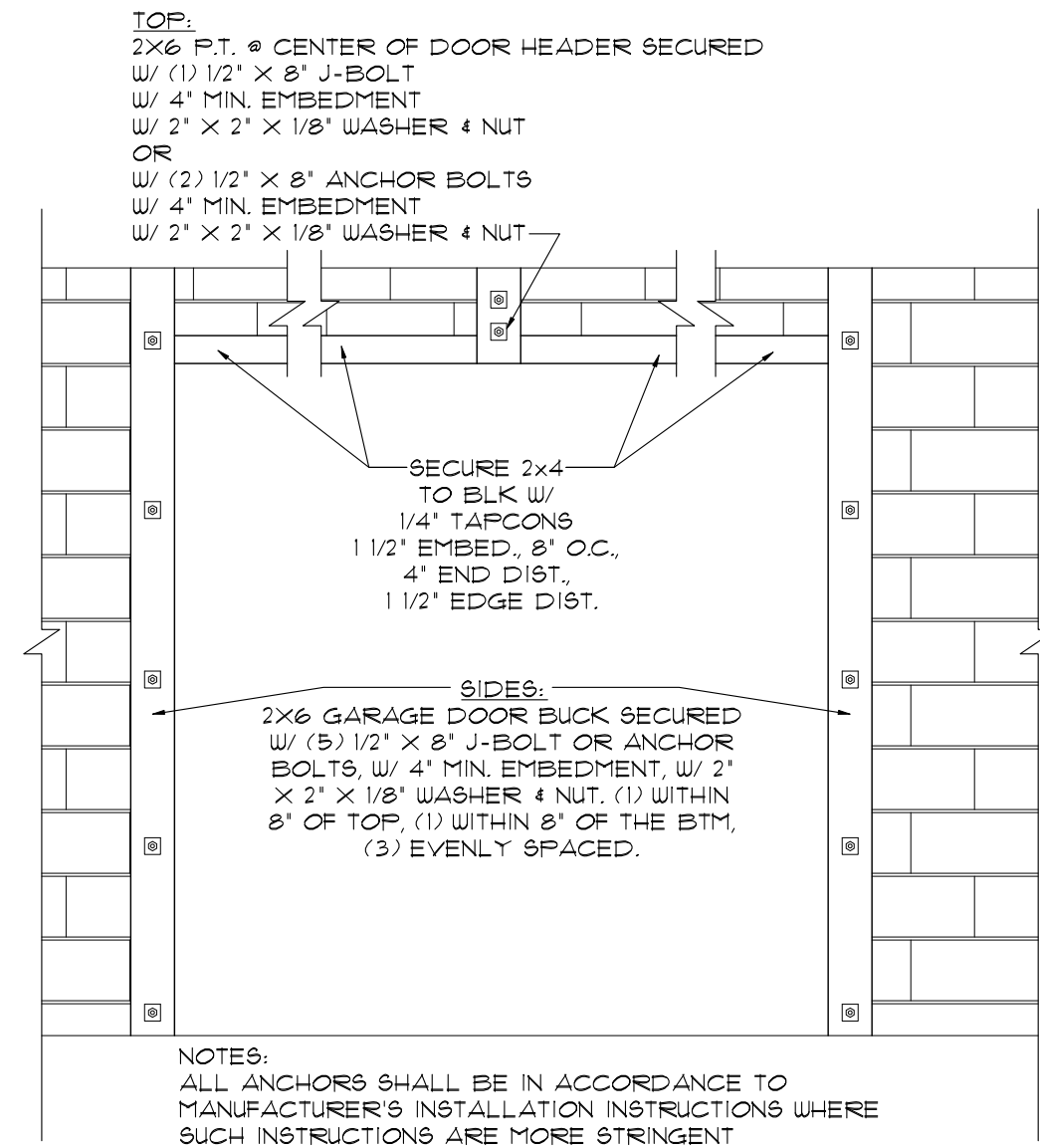
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SCALE:  
SHEET NO:

D2

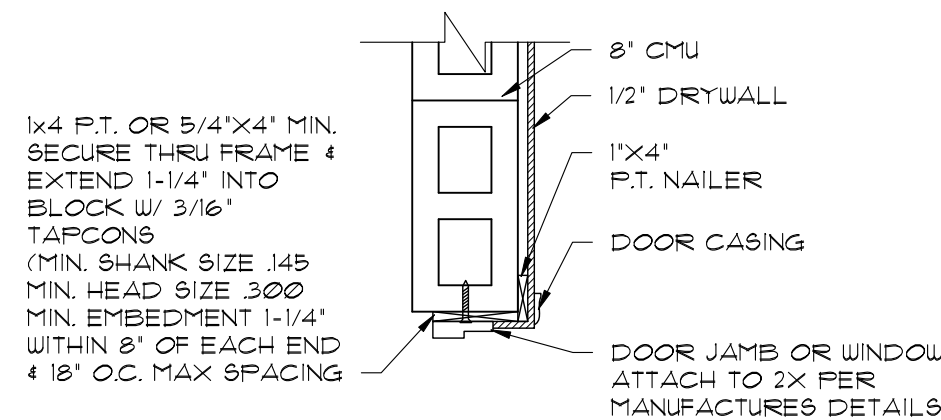




1  
D3

GARAGE DOOR  
BUCK ATTACHMENT

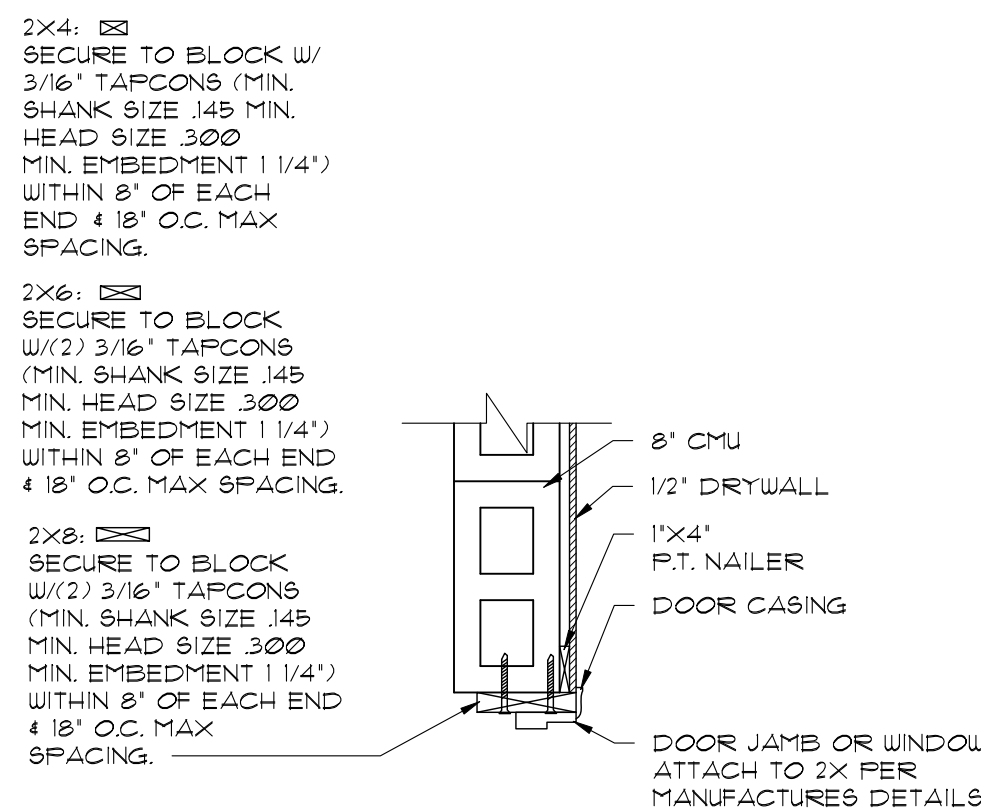
SCALE: 1/2"=1'-0"



NOTE: SHIM AS NEEDED TO PLUMB  
JAMB (DO NOT EXCEED 1/4")

DOOR JAMB TO BLOCK +3/4" OR +5/4"  
C WINDOW TO BLOCK +3/4" OR +5/4"

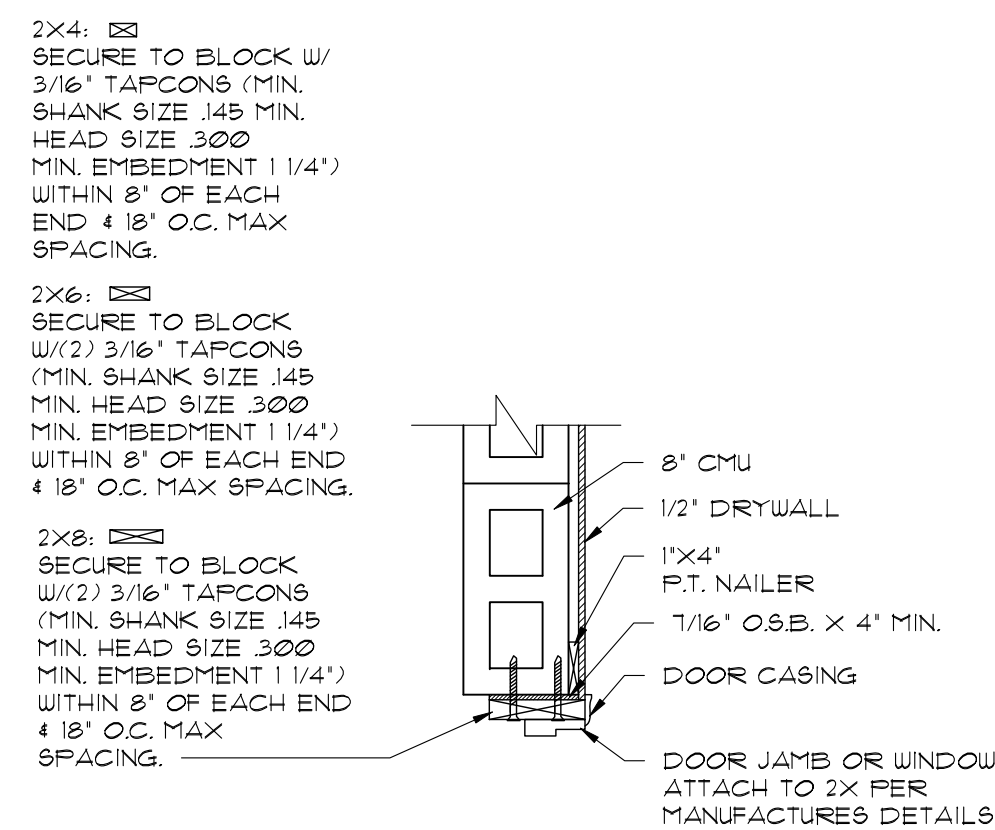
SCALE: NTS



NOTE: SHIM AS NEEDED TO PLUMB  
JAMB (DO NOT EXCEED 1/4")

DOOR JAMB TO BLOCK +1 1/2"  
B WINDOW TO BLOCK +1 1/2"

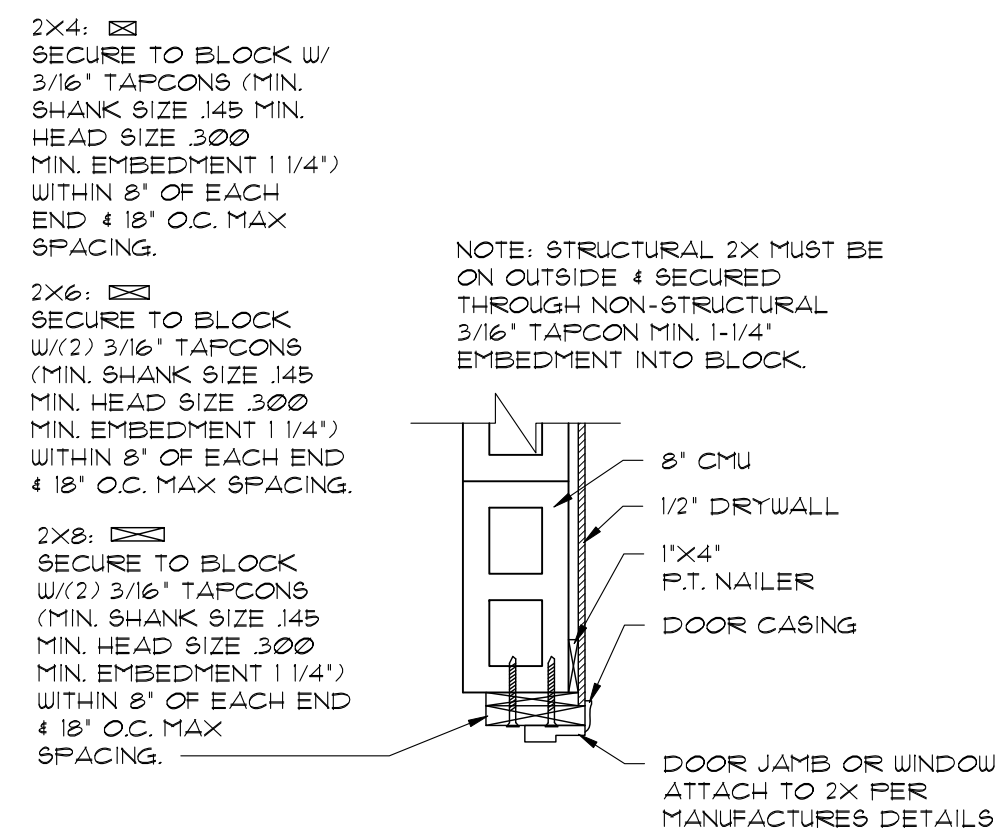
SCALE: NTS



NOTE: SHIM AS NEEDED TO PLUMB  
JAMB (DO NOT EXCEED 1/4")

DOOR JAMB TO BLOCK +1 15/16"  
C WINDOW TO BLOCK +1 15/16"

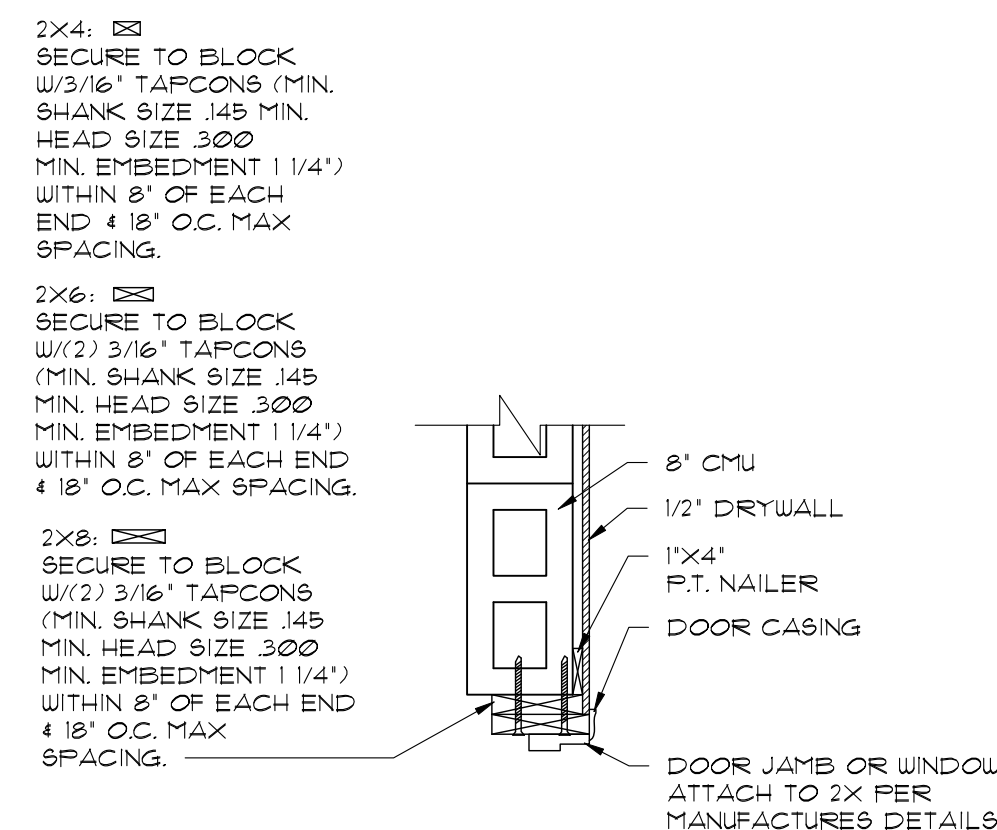
SCALE: NTS



NOTE: SHIM AS NEEDED TO PLUMB  
JAMB (DO NOT EXCEED 1/4")

DOOR JAMB TO BLOCK +2 1/4"  
D WINDOW TO BLOCK +2 1/4"

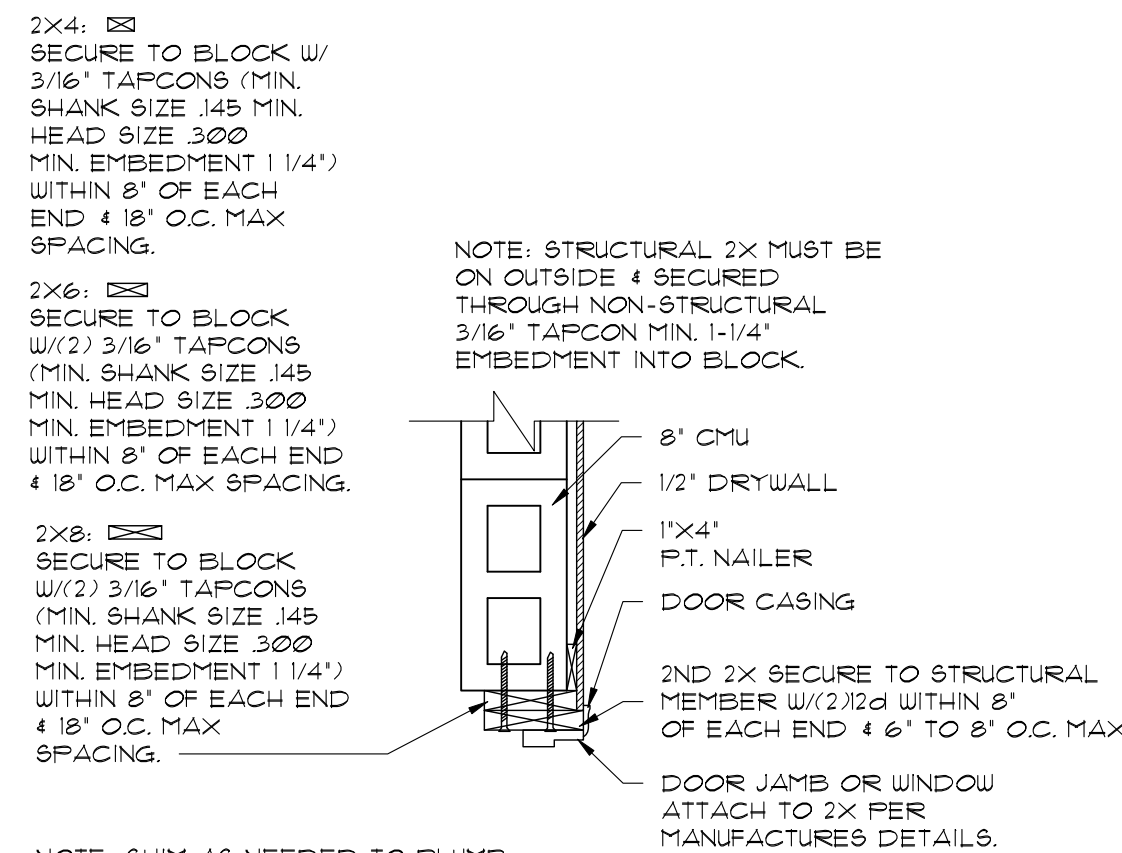
SCALE: NTS



NOTE: SHIM AS NEEDED TO PLUMB  
JAMB (DO NOT EXCEED 1/4")

DOOR JAMB TO BLOCK +3"  
E WINDOW TO BLOCK +3"

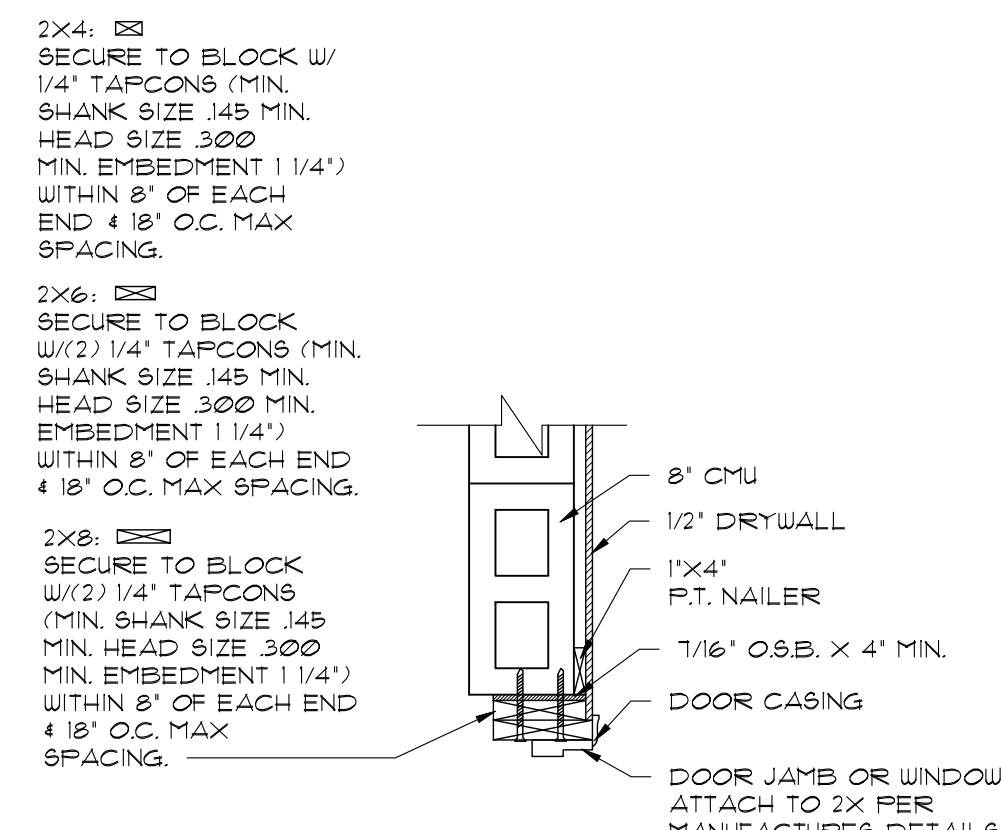
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NOTE: SHIM AS NEEDED TO PLUMB  
JAMB (DO NOT EXCEED 1/4")

DOOR JAMB TO BLOCK +3"  
F WINDOW TO BLOCK +3"

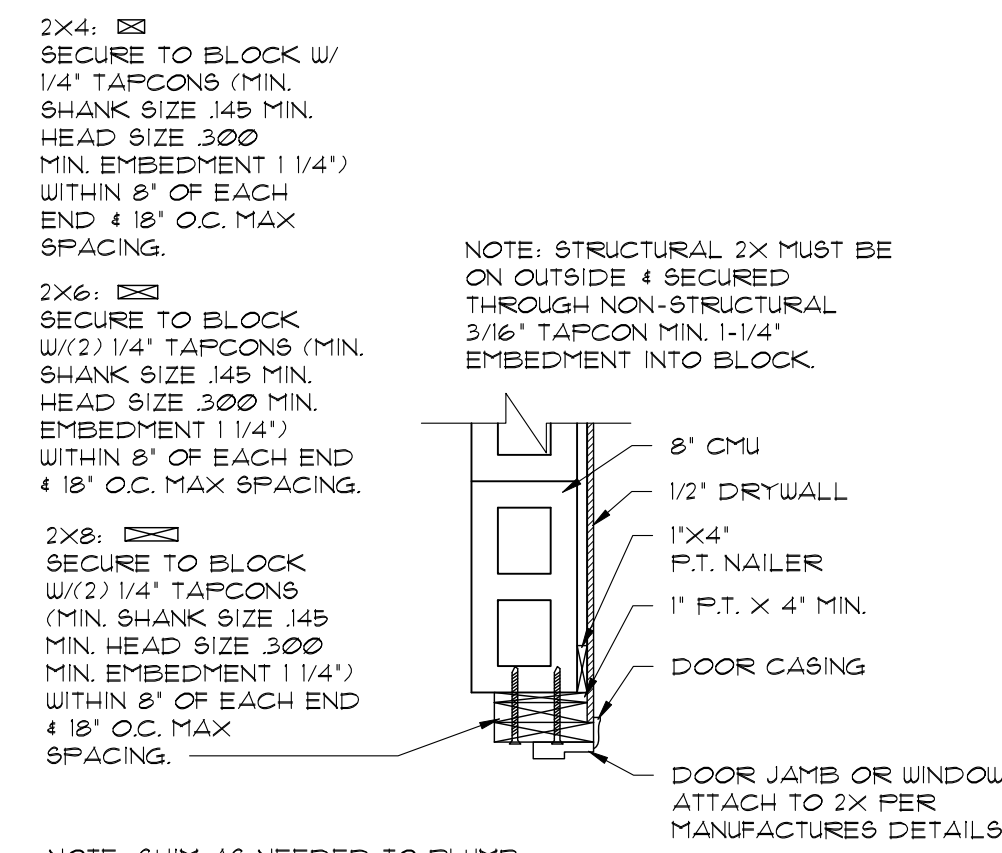
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NOTE: SHIM AS NEEDED TO PLUMB  
JAMB (DO NOT EXCEED 1/4")

DOOR JAMB TO BLOCK +3 7/16"  
G WINDOW TO BLOCK +3 7/16"

SCALE: NTS



NOTE: SHIM AS NEEDED TO PLUMB  
JAMB (DO NOT EXCEED 1/4")

DOOR JAMB TO BLOCK +3 3/4"  
H WINDOW TO BLOCK +3 3/4"

SCALE: NTS



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

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

JOB #  
02218.007

STATE OF FLORIDA

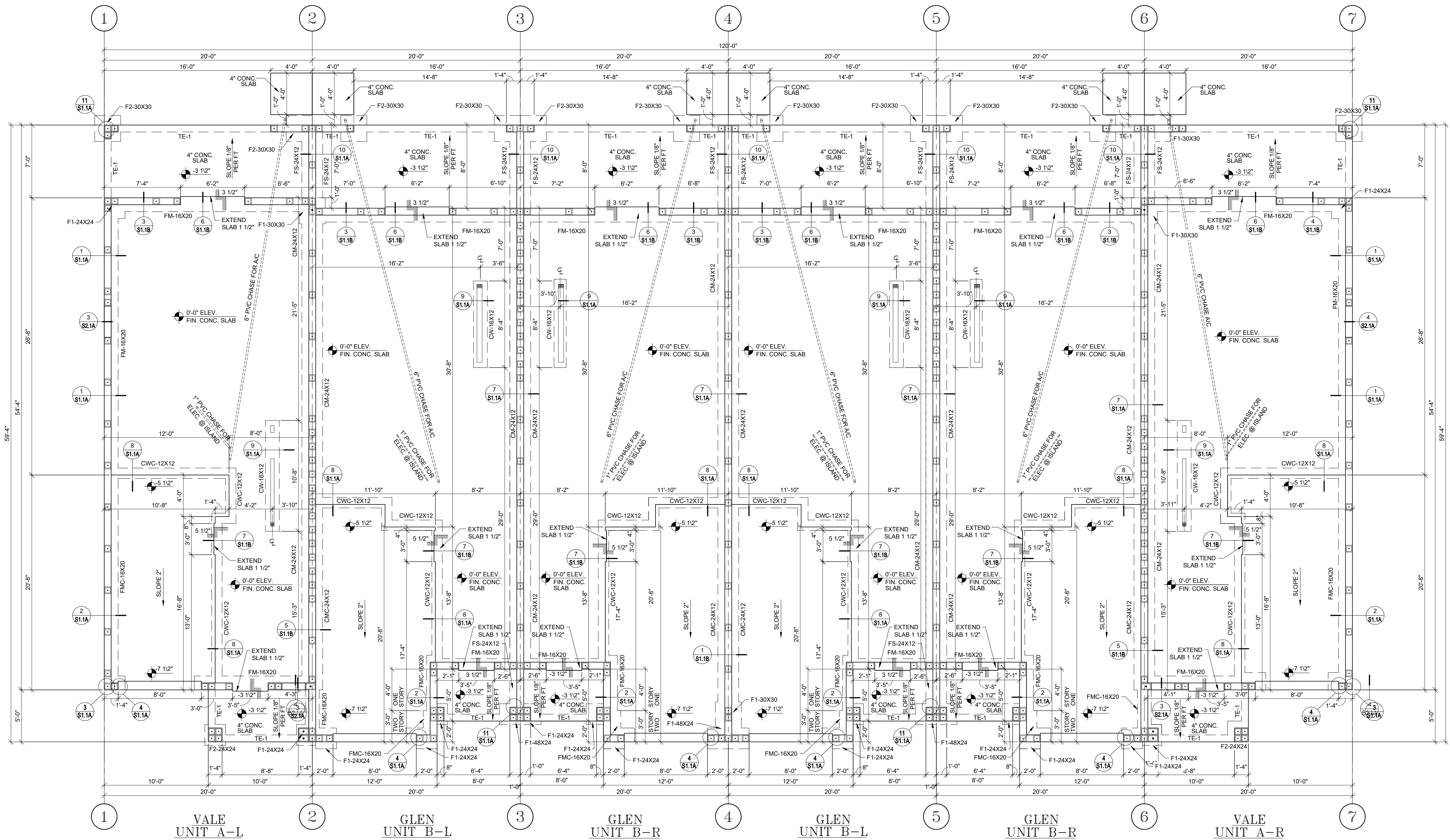
MICHAEL C. ANDERSON  
AR NO 17305

DATE: 7/7/2021

SCALE:  
SHEET NO:

D3





## FOUNDATION PLAN

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

### FOUNDATION NOTES

- SEE SLAB SCHEDULE FOR SLAB REQUIREMENTS. SEE GENERAL NOTES FOR COMPACTING REQUIREMENTS.
- TOP OF FINISHED SLAB SHALL BE +0'-0".
- COLUMN AND FOOTING CENTERLINES, SHALL COINCIDE UNLESS DIMENSIONED OTHERWISE.
- REFERENCE ELEVATION +0'-0", SEE SURVEY PLOT FOR NAVD.
- PROVIDE ISOLATION JOINTS BETWEEN INTERIOR AND EXTERIOR SLABS ON GRADE: PROVIDE 1/2" FELT PAPER AT THE JOINT.
- COORDINATE SLAB ELEVATIONS, STEPS, AND SLOPES WITH ARCHITECTURAL DRAWINGS.
- SEE ARCHITECTURAL DRAWINGS FOR THE ORIENTATION OF THE BUILDING.
- WINDOWS, DOORS AND ROUGH OPENINGS ARE TO BE COORDINATED WITH THE WINDOW/DOOR TYPES AND LOCATIONS NOTED ON THE ARCHITECTURAL DRAWINGS AND WITH THE MANUFACTURERS SPECIFICATIONS.
- SEE ARCHITECTURAL DRAWINGS FOR WALKWAY SLAB LAYOUT.
- 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.

- SPICES IN REINFORCING BARS SHALL NOT BE LESS THEN 48 BAR DIAMETERS (#5 = 30", #6 = 36"), AND REINFORCING SHALL BE CONTINUOUS.
- 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.
- VERTICAL REINFORCING IN CMU SHALL BE #5'S AS SHOWN ON THIS PLAN, UNLESS OTHERWISE NOTED IN THE PLAN. ONE REINFORCING BAR SHALL BE:
  - IN ALL WALL INTERSECTIONS
  - CHANGES IN ELEVATION
  - EACH SIDE OF ALL OPENINGS
  - ALL CORNERS
- 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: Fm = 2,000 PSI, TYPE "M" OR"S" MORTAR, ASTM C476 GROUT (3000 PSI), UNITS LAID IN RUNNING BOND.
- WIRE WELDED MESH LOCATED IN THE MIDDLE TO UPPER 1/3 OF SLAB SUPPORTED 3'-0" O/C MAX. SEE PLAN FOR WWM SIZE.

### INSPECTOR NOTE:

- 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.		T.O.F.
				SHORT	LONG	
F1-24X24	24"	24"	12"	(2) #5's	(2) #5's	(+) 0'-8"
F2-24X24	24"	24"	12"	(3) #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	(2) #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	(+) 0'-0"
FS-24x12	24"	CONTINUOUS	12"	-	(3) #5's	(+) 0'-4"
CM-24x12	24"	CONTINUOUS	12"	-	(3) #5's	(+) 0'-4"
CW-24x12	24"	CONTINUOUS	12"	-	(3) #5's	(+) 0'-4"
CM-16x12	16"	CONTINUOUS	12"	-	(2) #5's	(+) 0'-0"
CWC-12x12	12"	CONTINUOUS	12"	-	(2) #5's	(+) 0'-0"

### SLAB SCHEDULE

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



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PLATS \*\*\*\*

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

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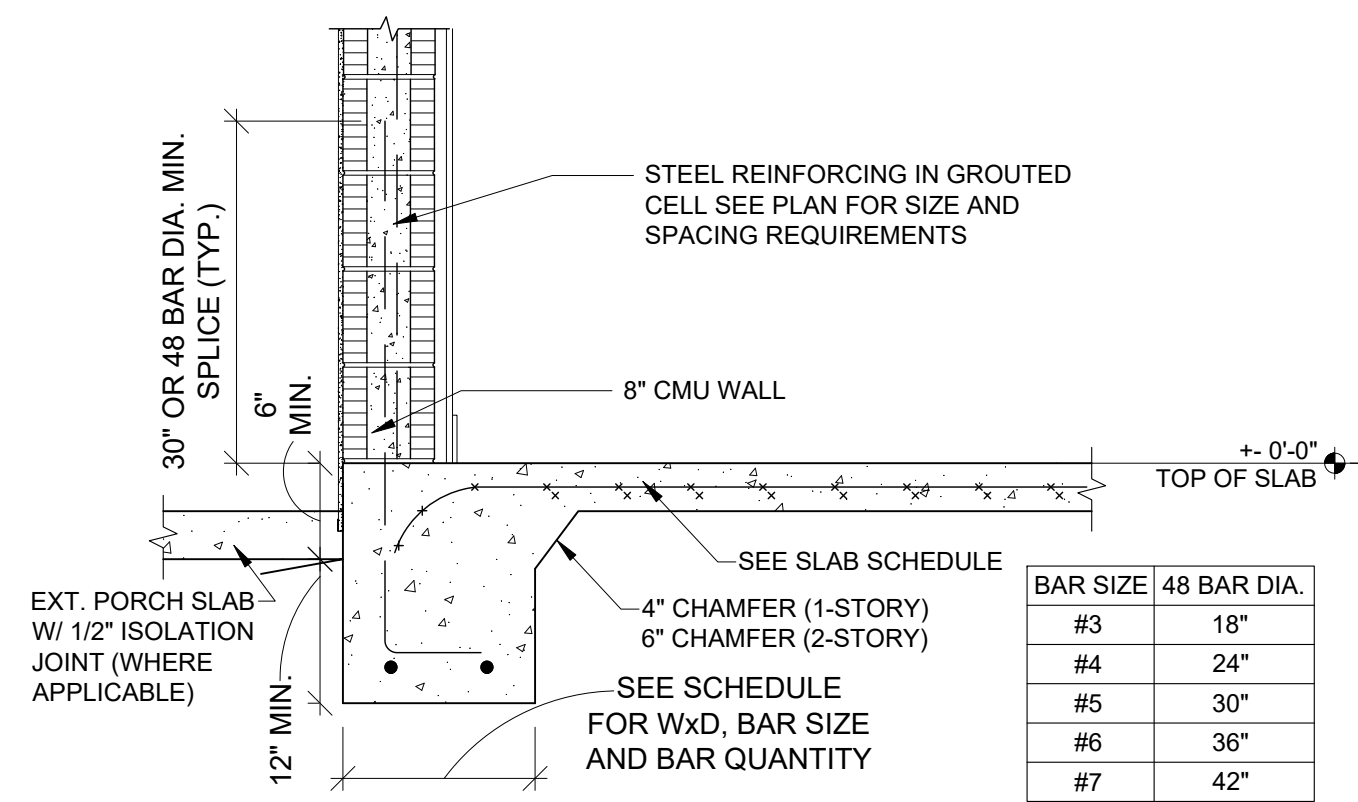
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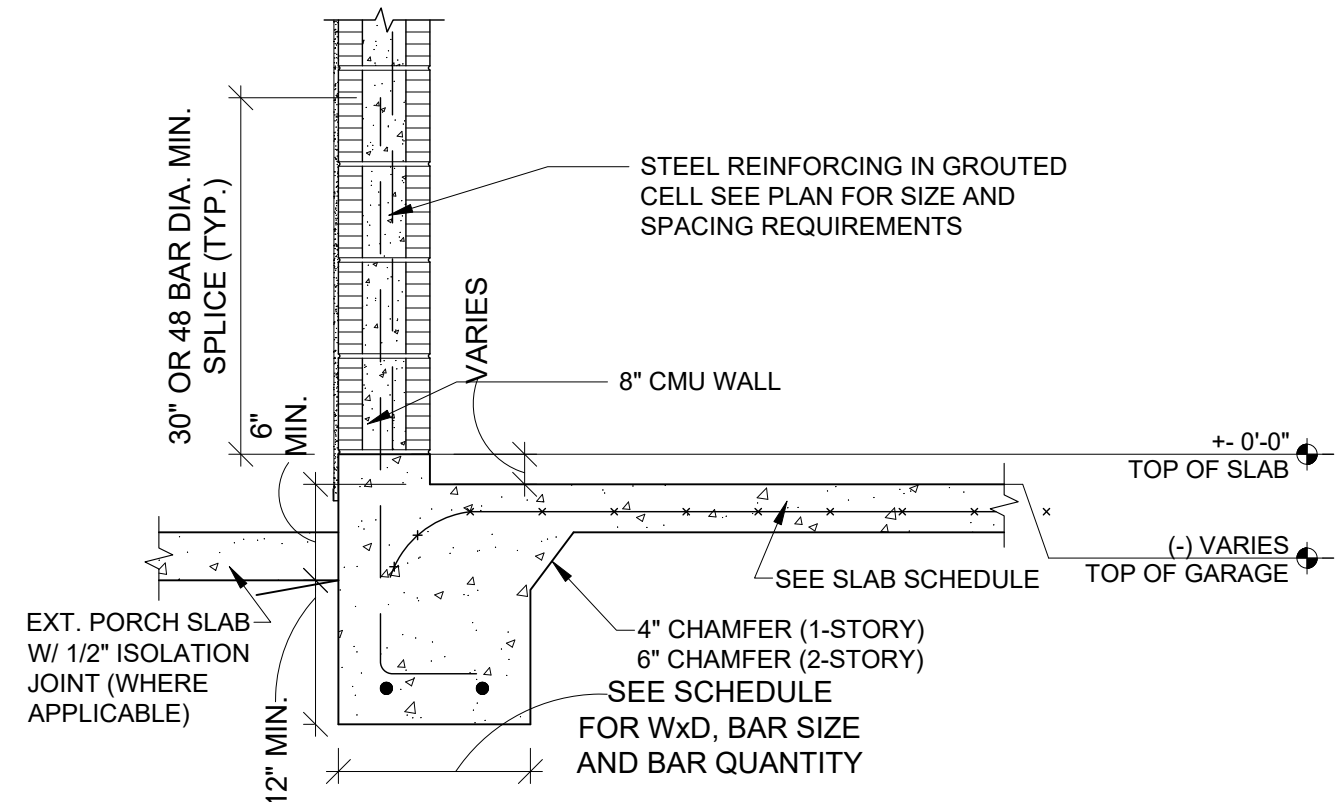
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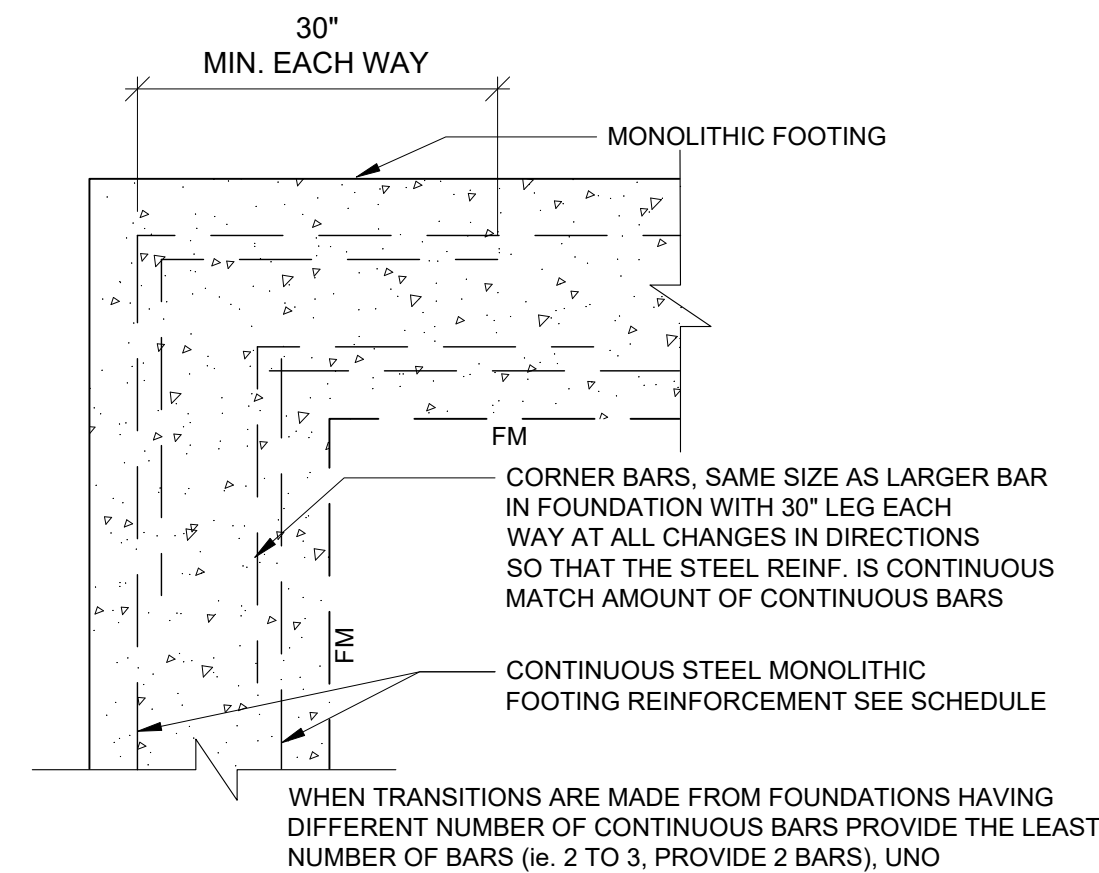




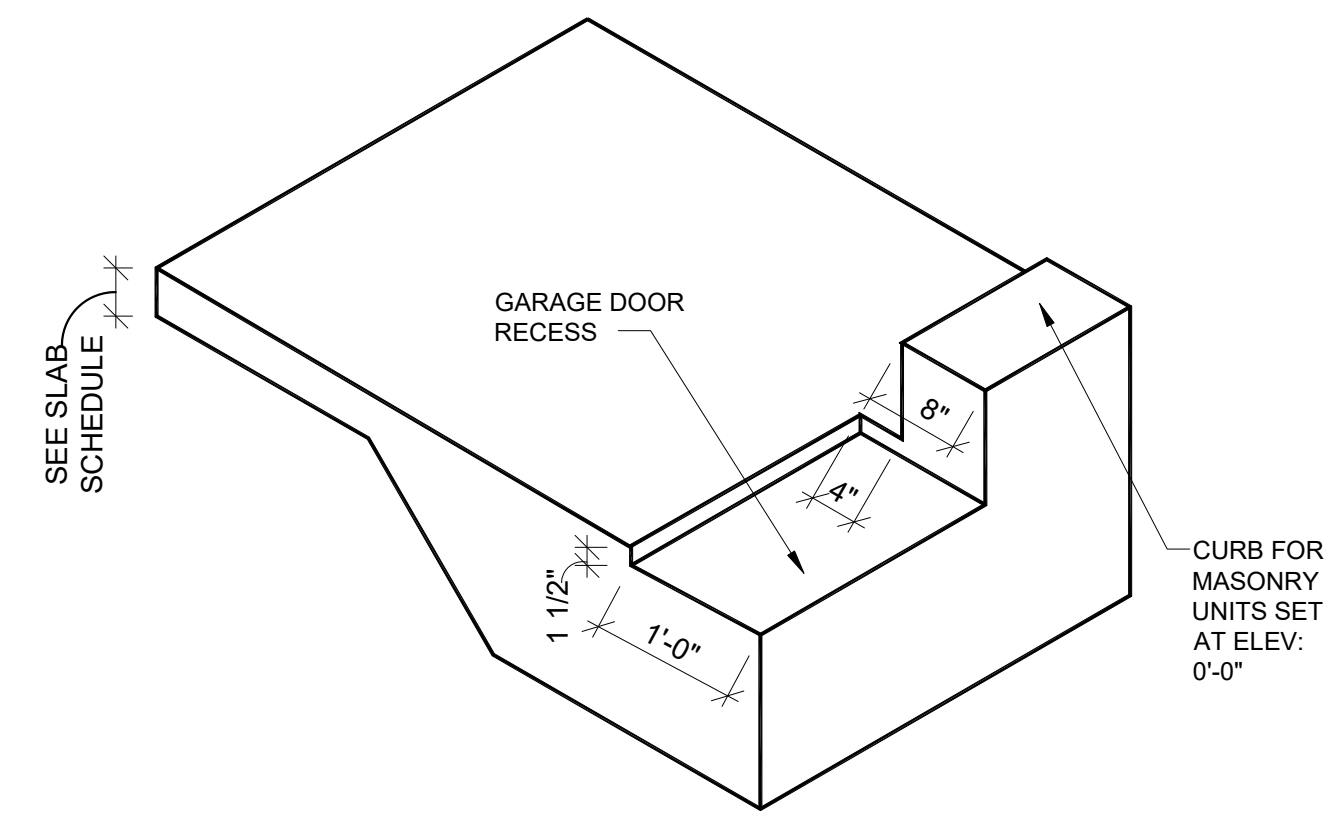
1 EXTERIOR MONO-FOOTING  
SCALE: 3/4"=1'-0"



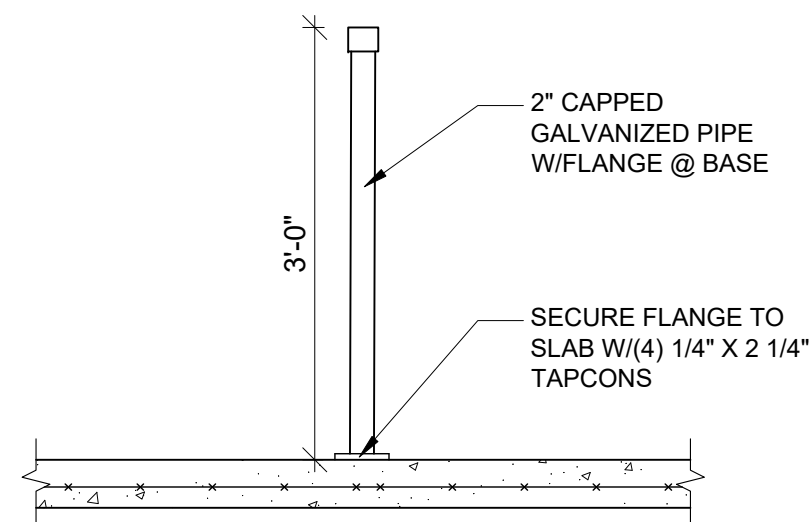
2 EXTERIOR MONO-FOOTING @ GARAGE  
SCALE: 3/4"=1'-0"



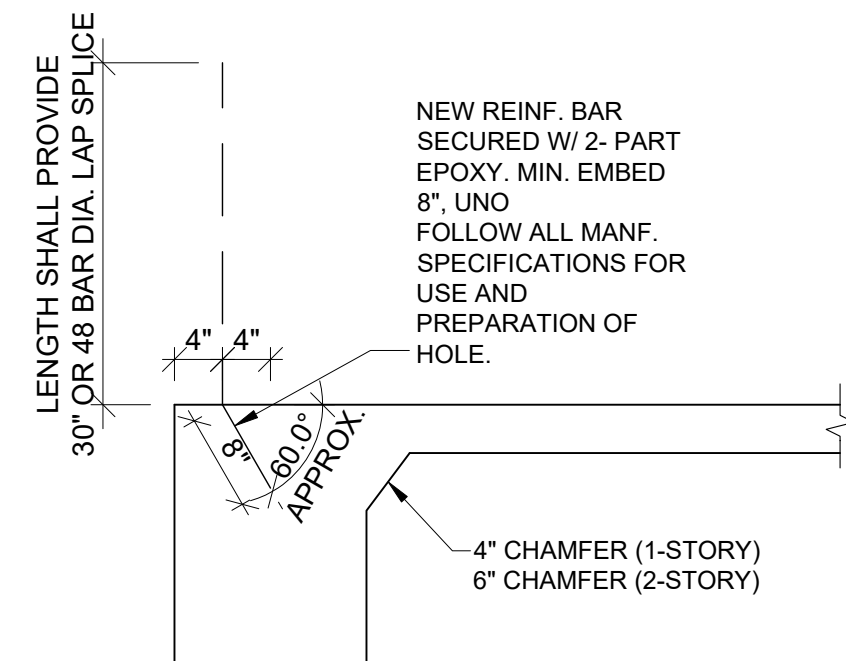
3 MONOLITHIC FOUNDATION CORNER BARS DETAIL  
SCALE: 3/4"=1'-0"



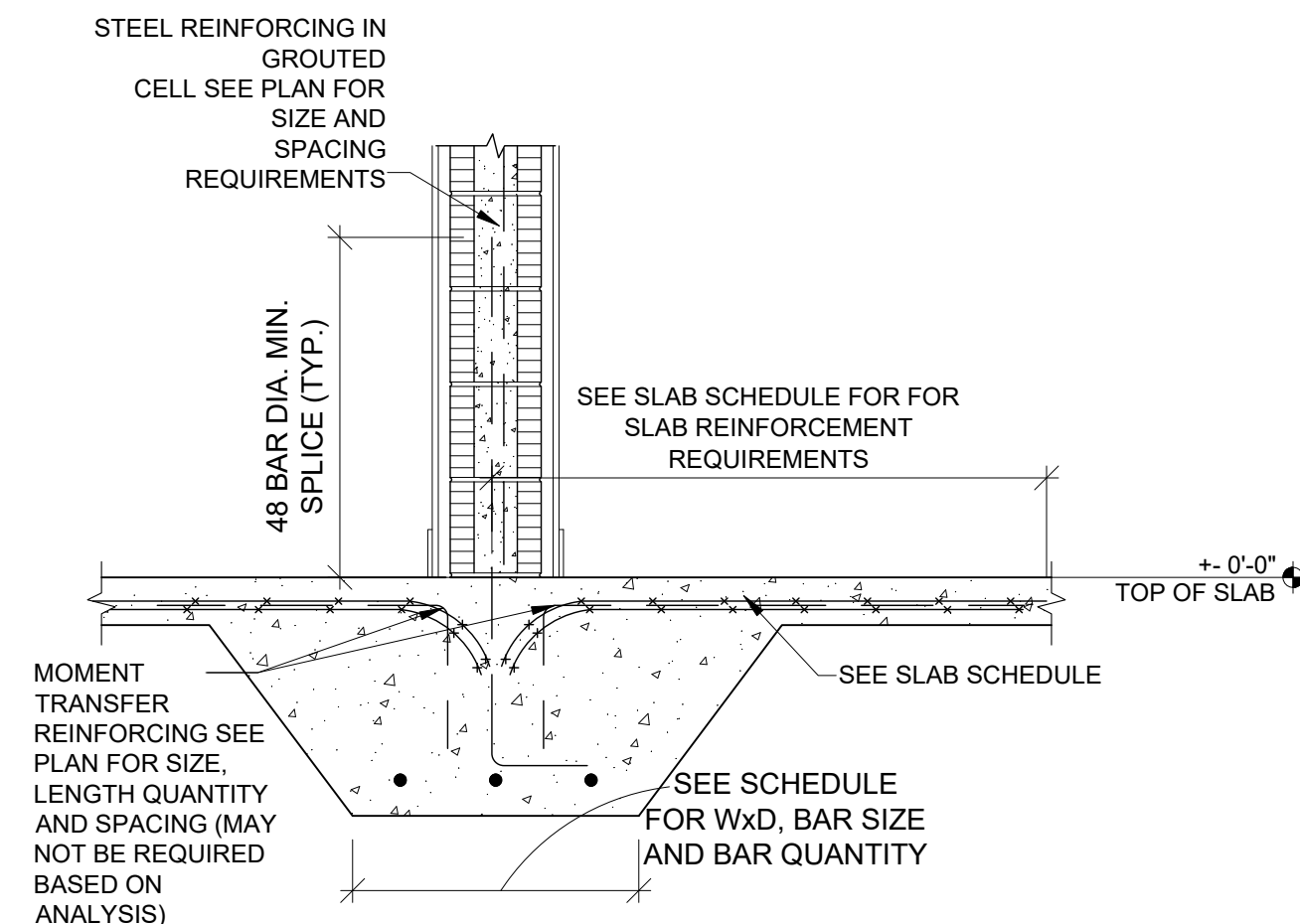
4 RECESS AROUND GARAGE DOOR OPENING  
SCALE: 3/4"=1'-0"



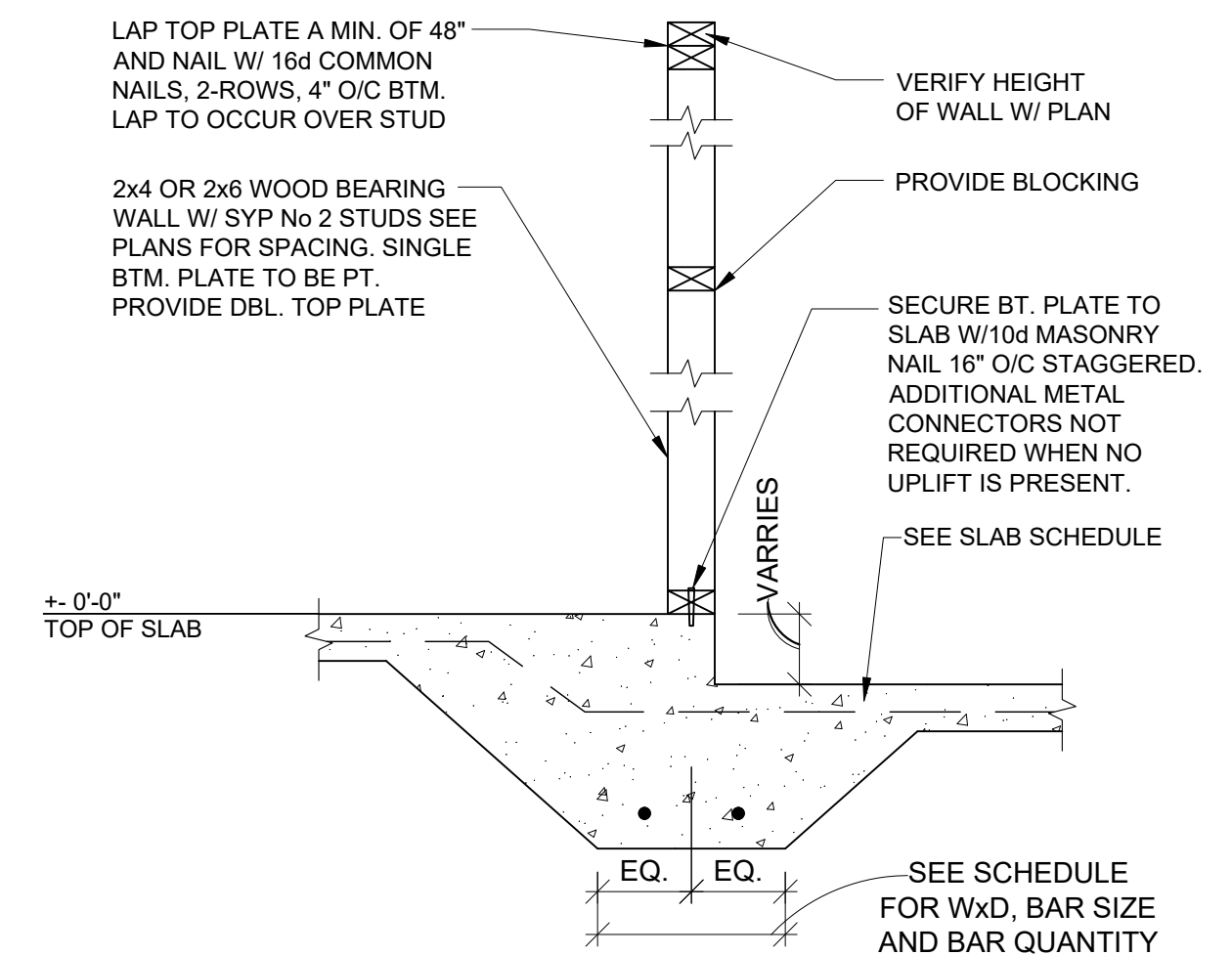
5 BOLLARD  
SCALE: 3/4"=1'-0"



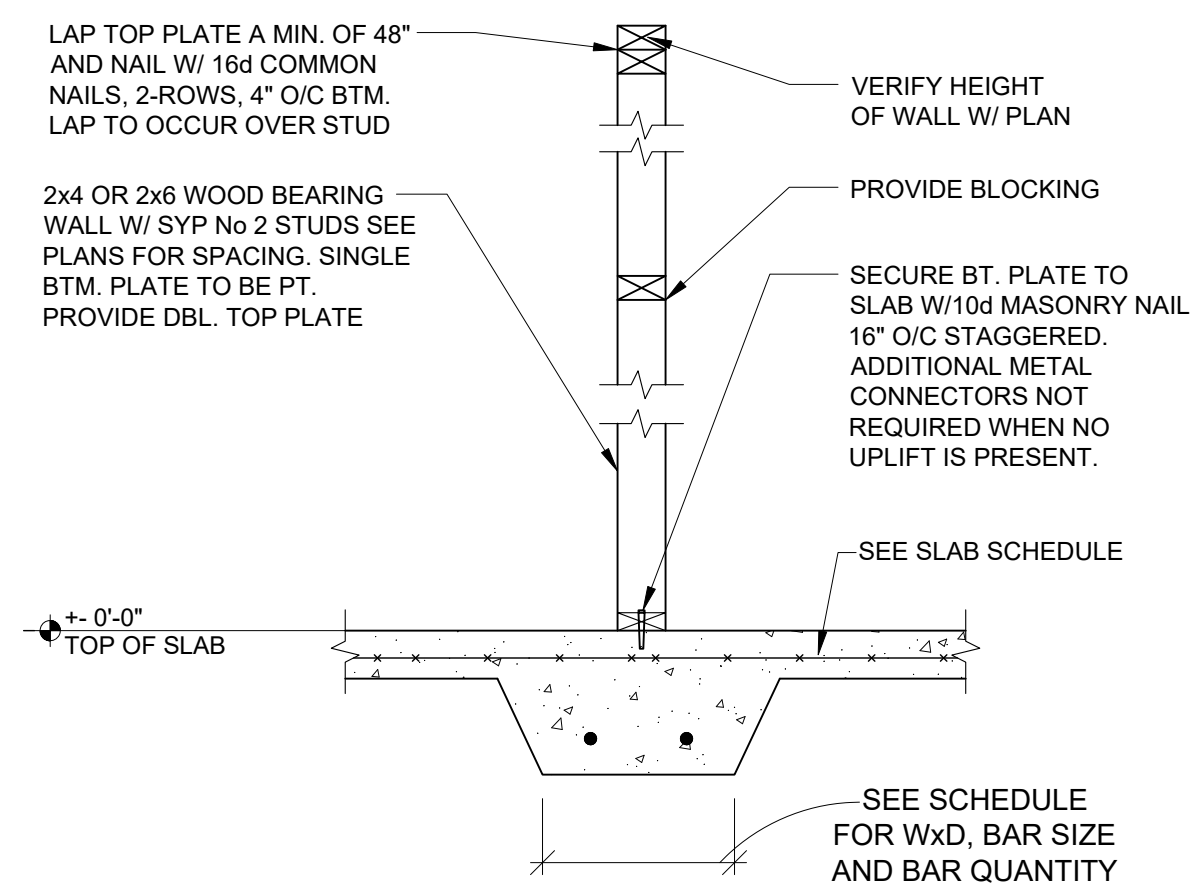
6 ADDING BAR TO MONOLITHIC FOUNDATION  
SCALE: 3/4"=1'-0"



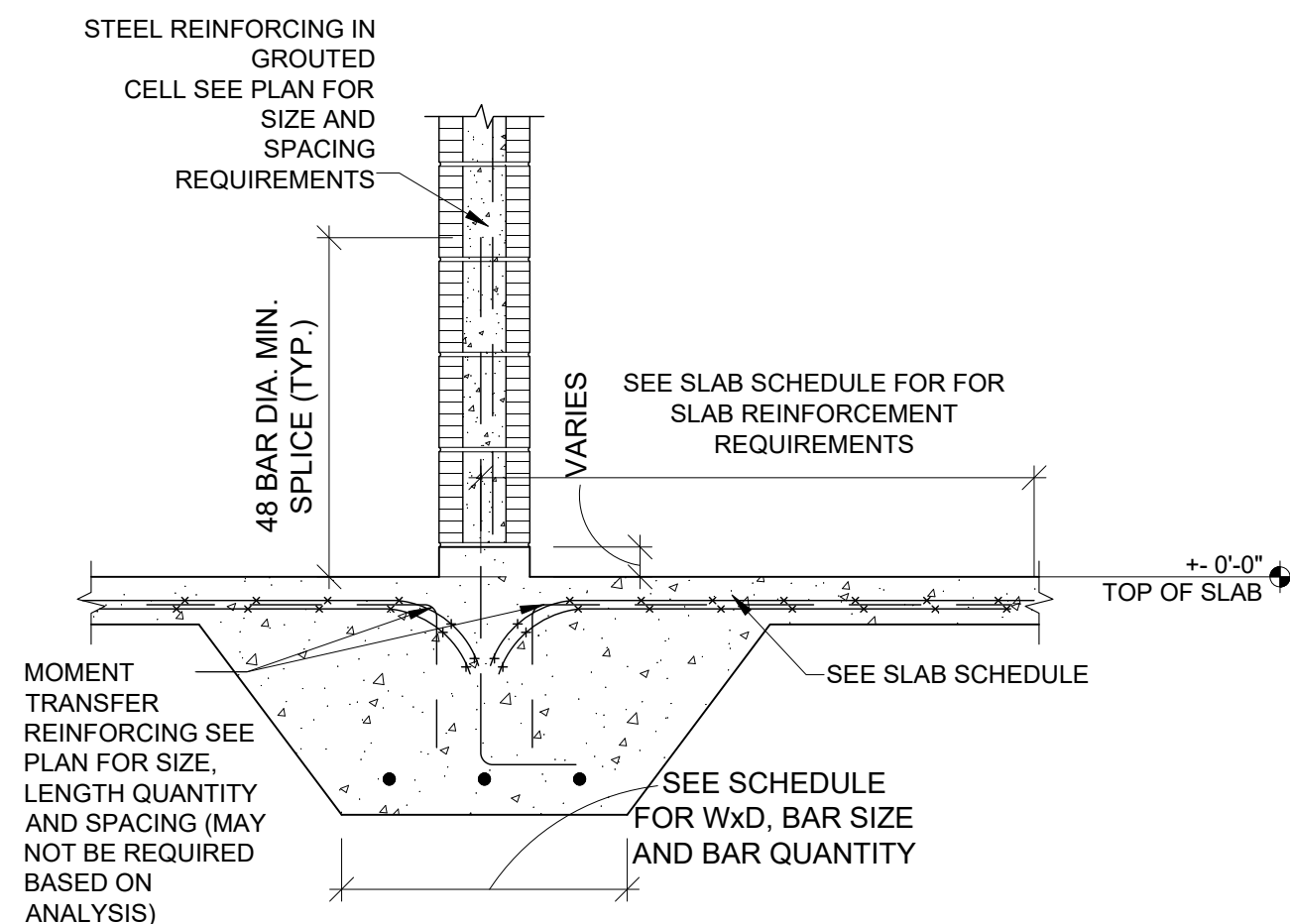
7 INTERIOR FOOTING @ PARTY WALL  
SCALE: 3/4"=1'-0"



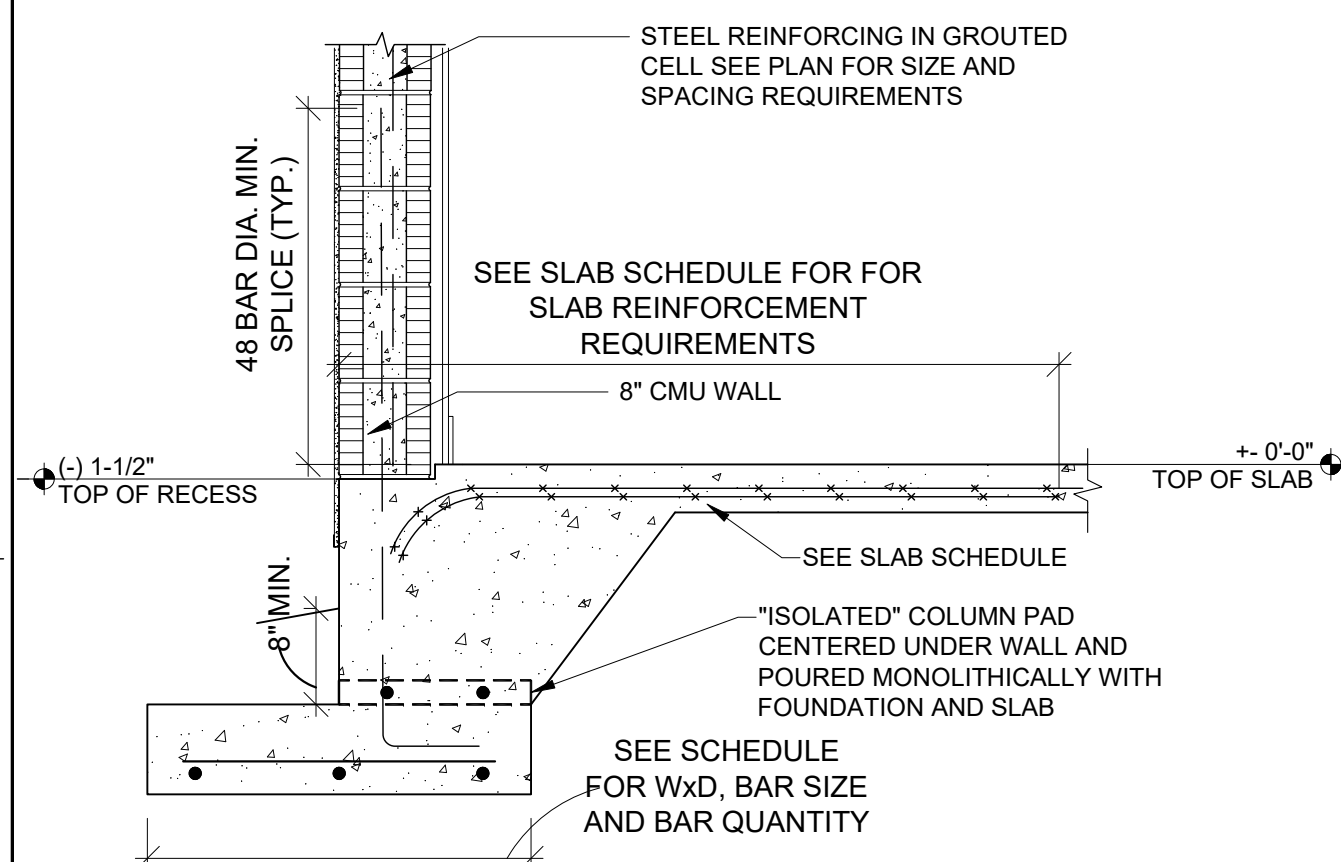
8 INTERIOR CURB FOUNDATION WOOD WALL (NO UPLIFT)  
SCALE: 3/4"=1'-0"



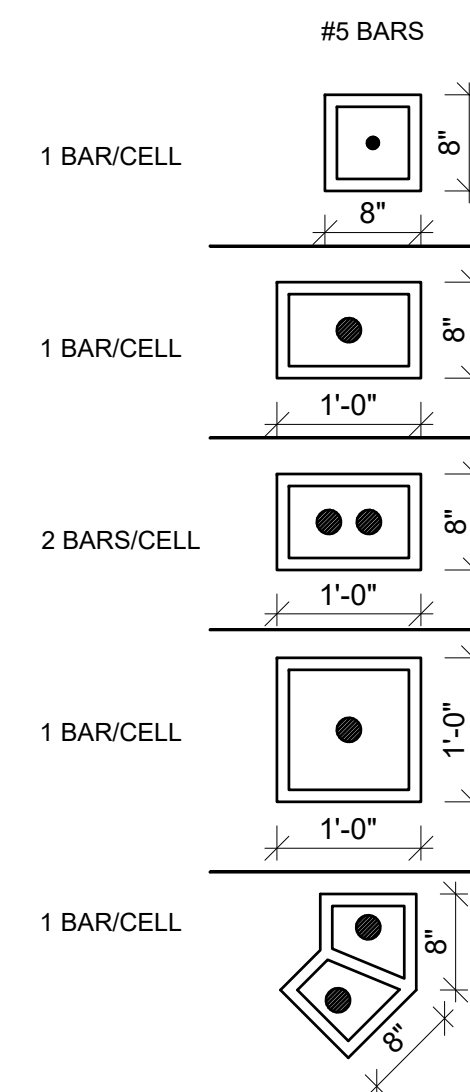
9 INTERIOR FOUNDATION WOOD WALL (NO UPLIFT)  
SCALE: 3/4"=1'-0"



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"



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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



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6 UNIT TOWN HOMES

DETAILS

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STATE OF FLORIDA

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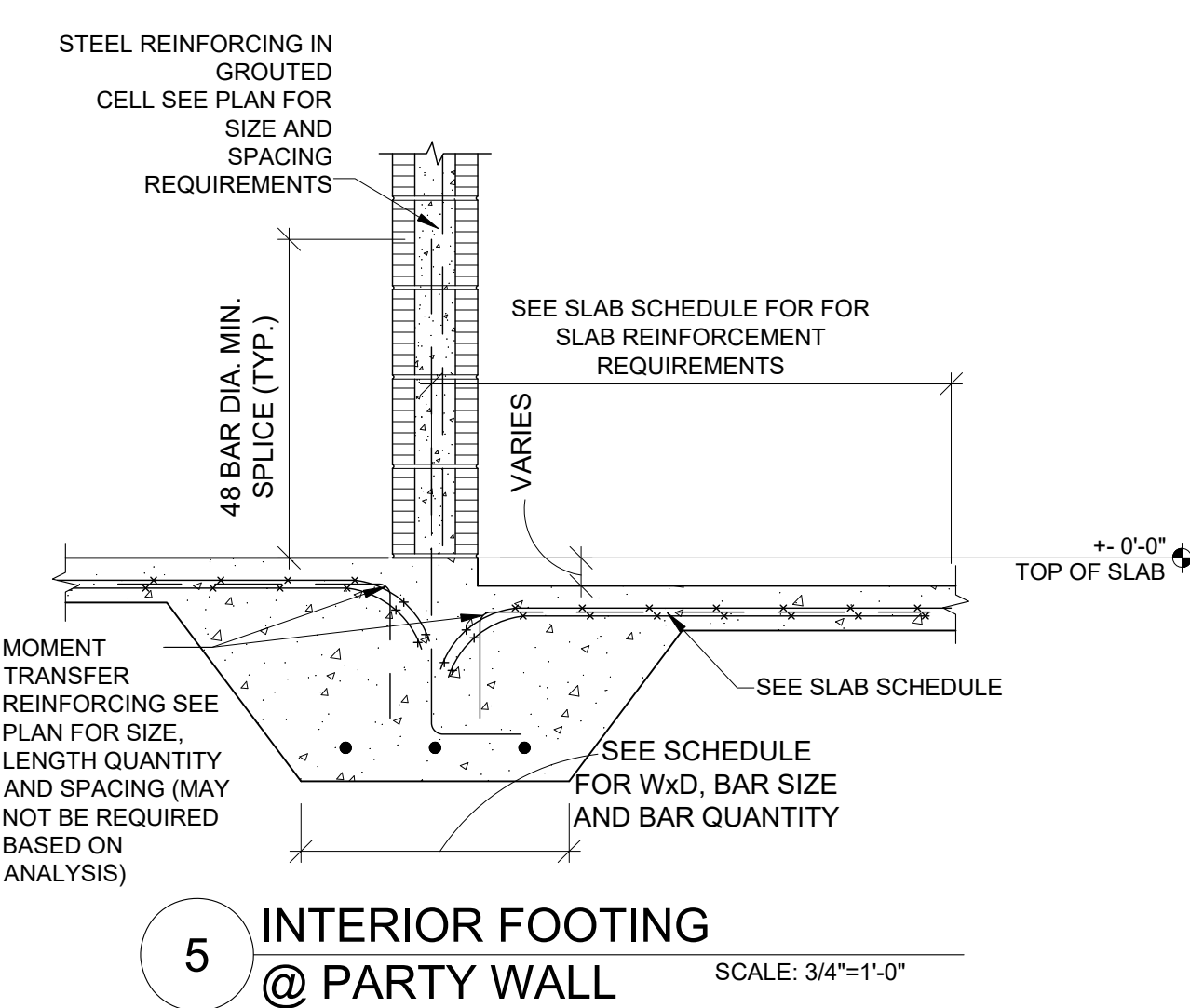
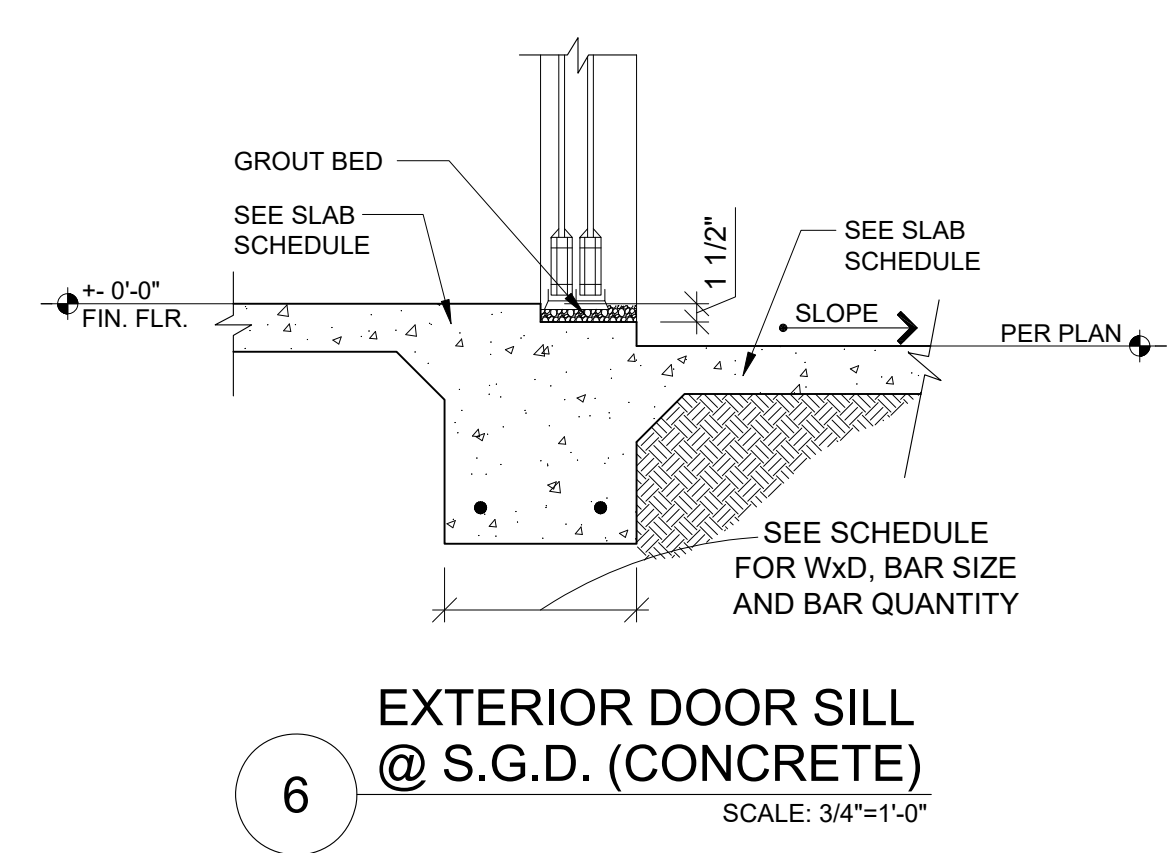
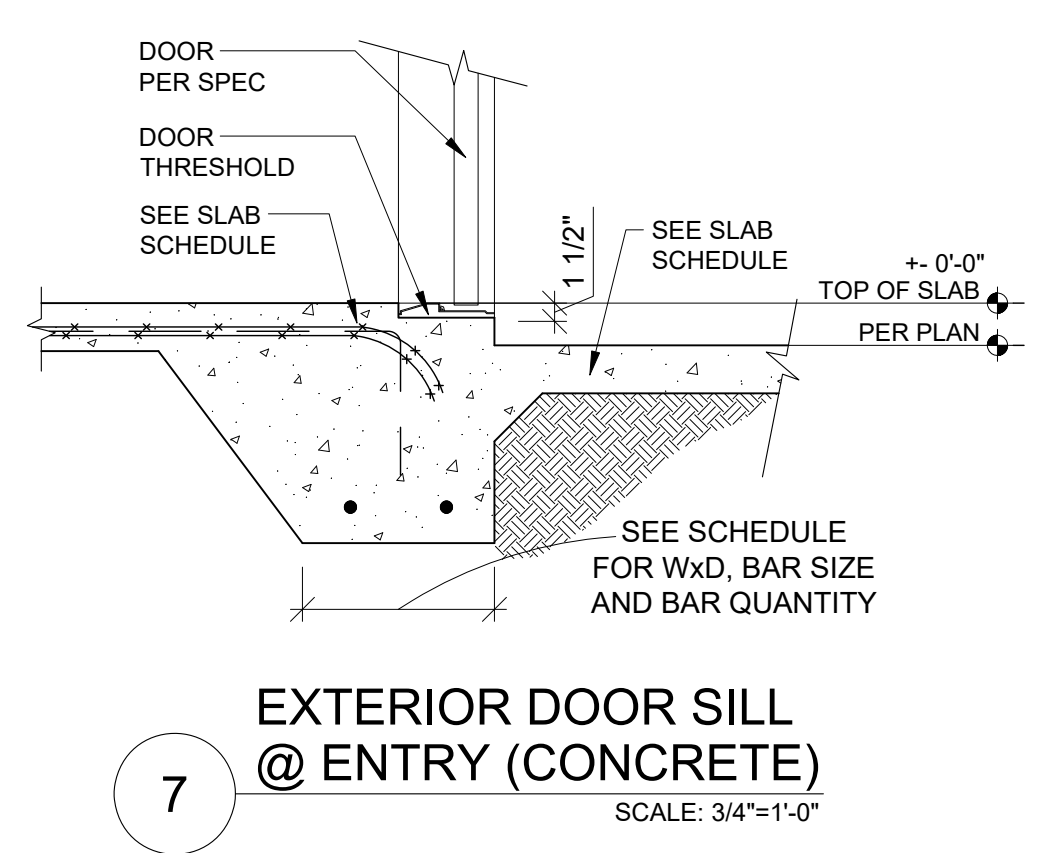
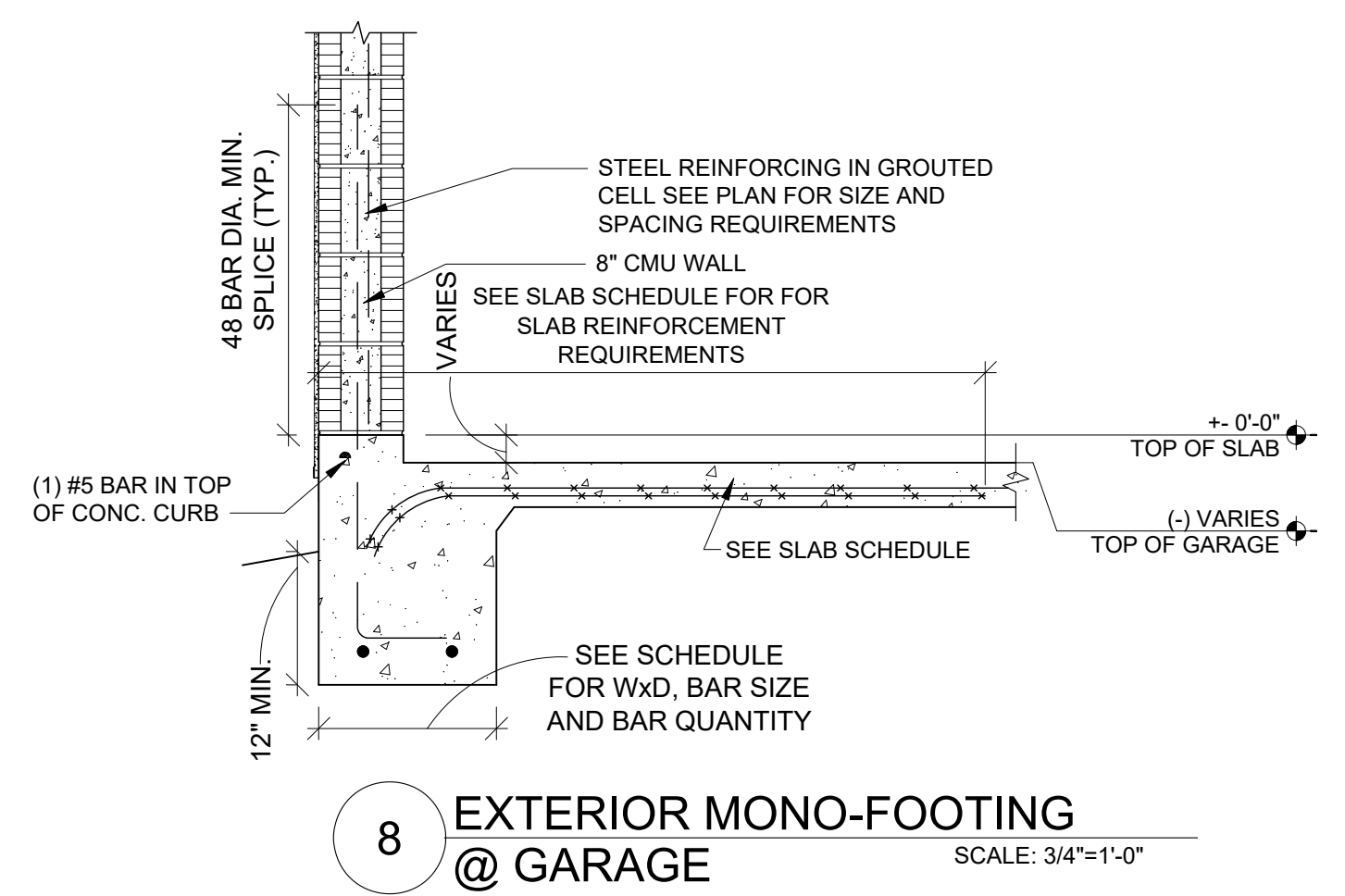
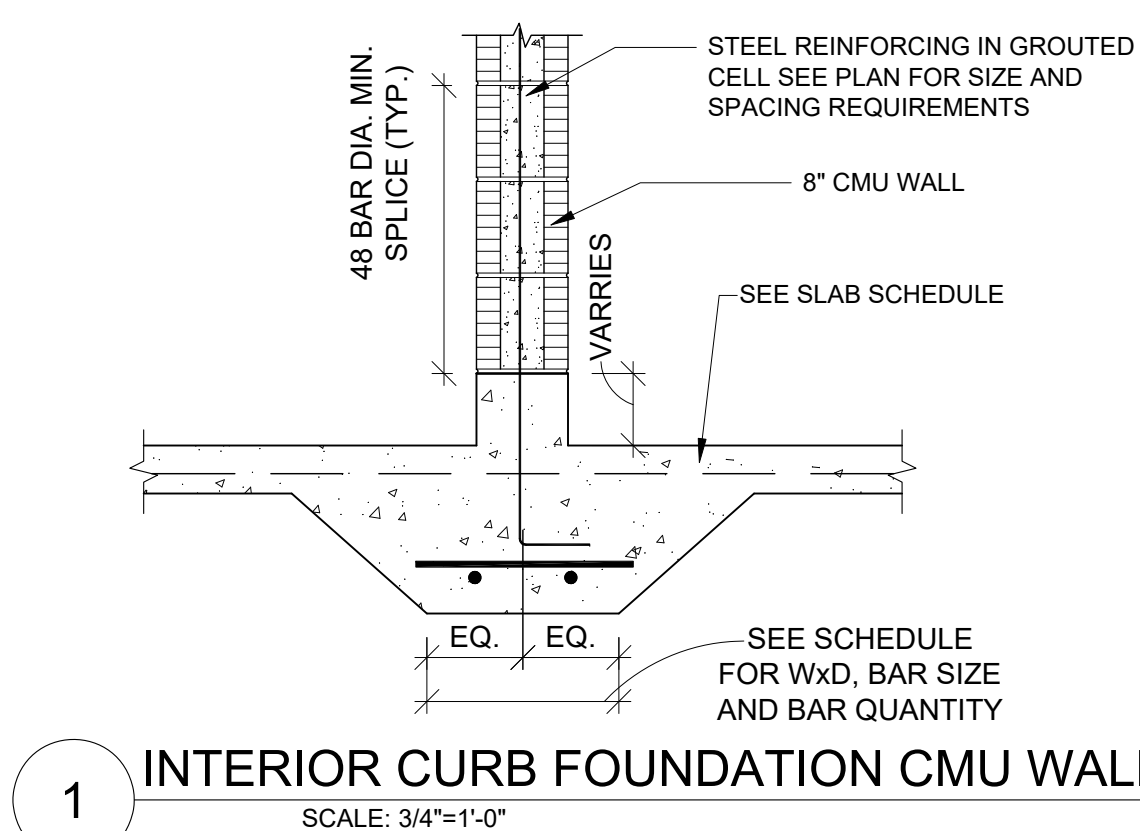
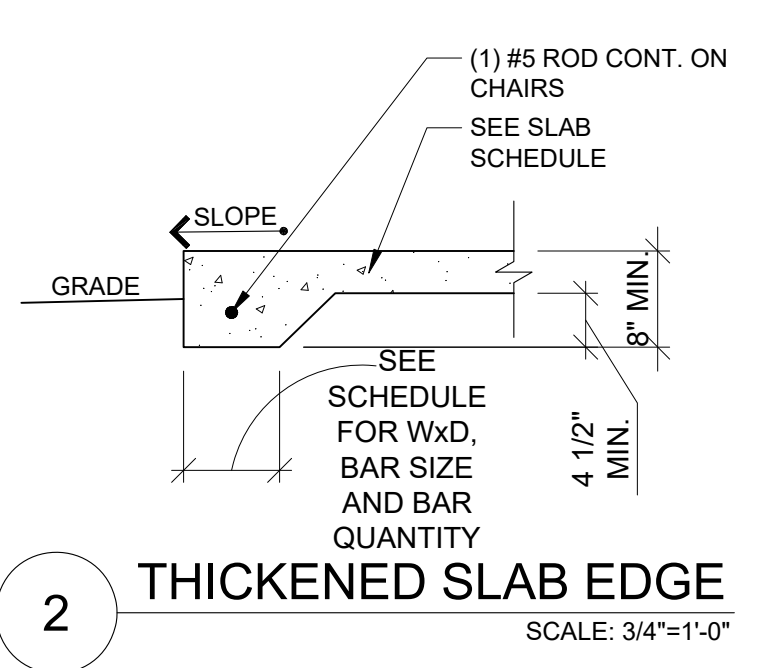
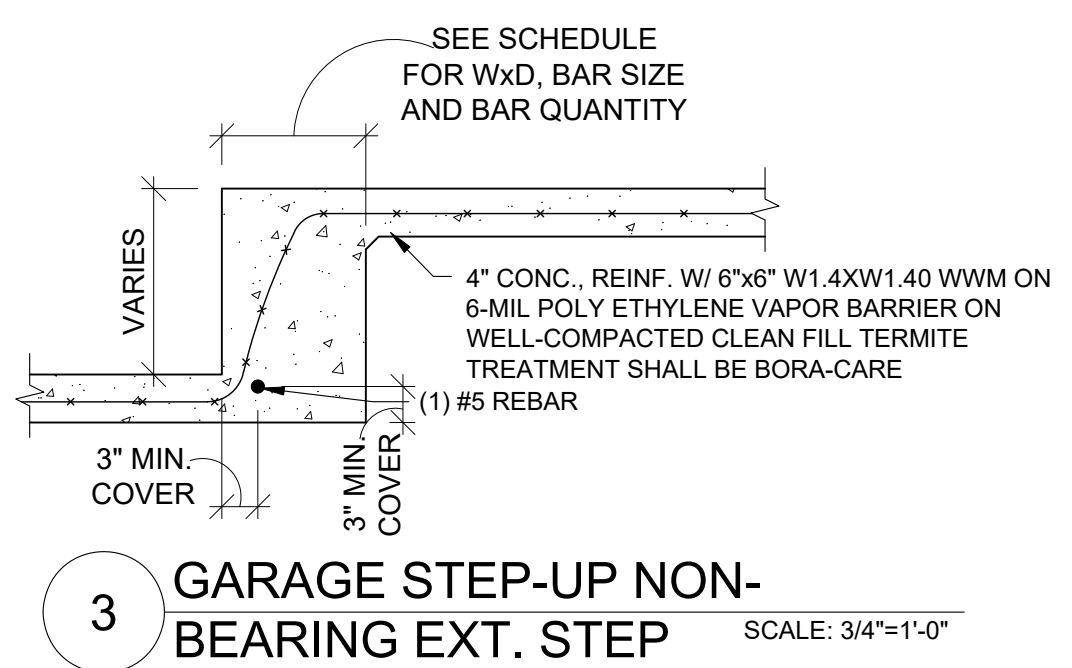
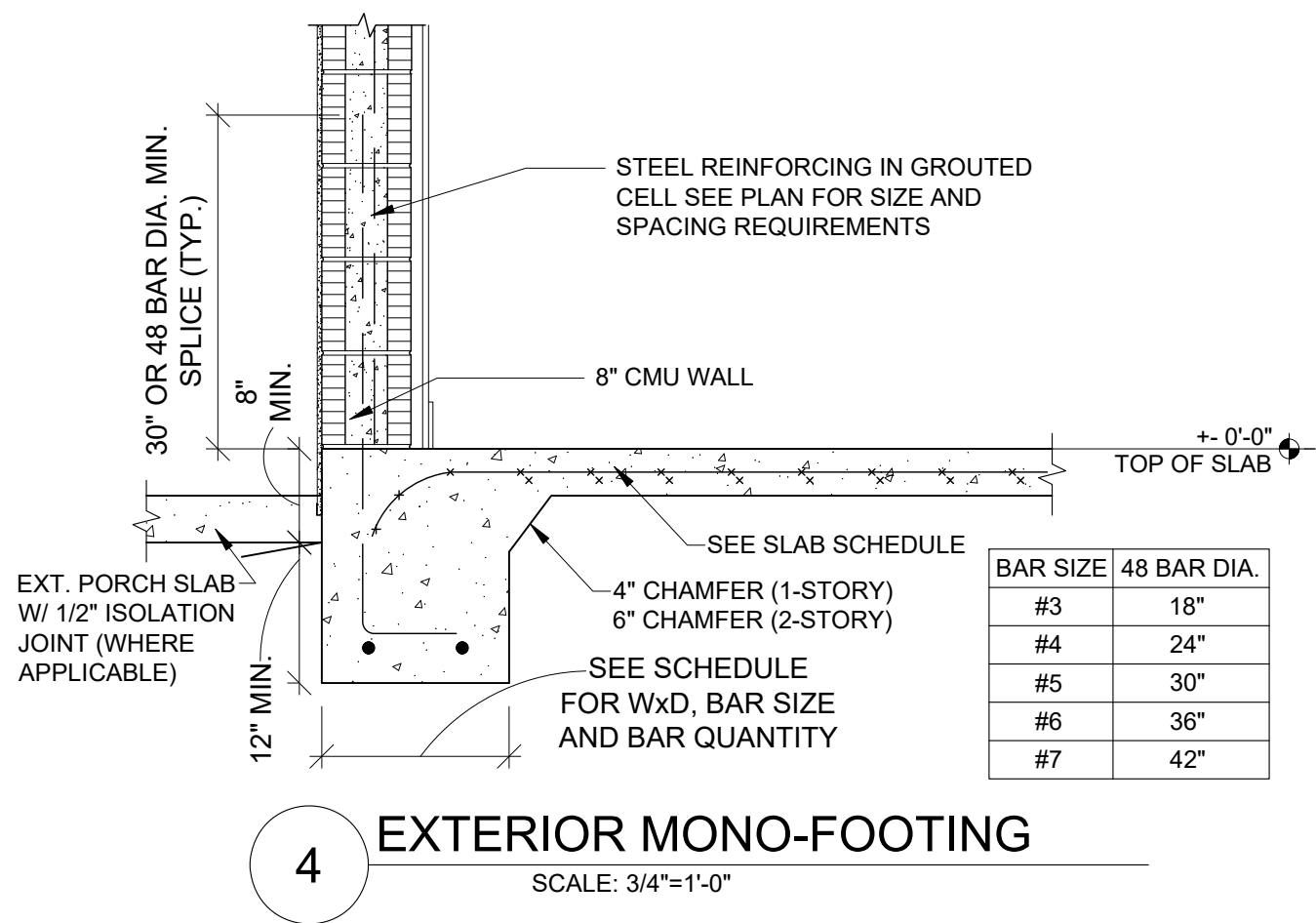
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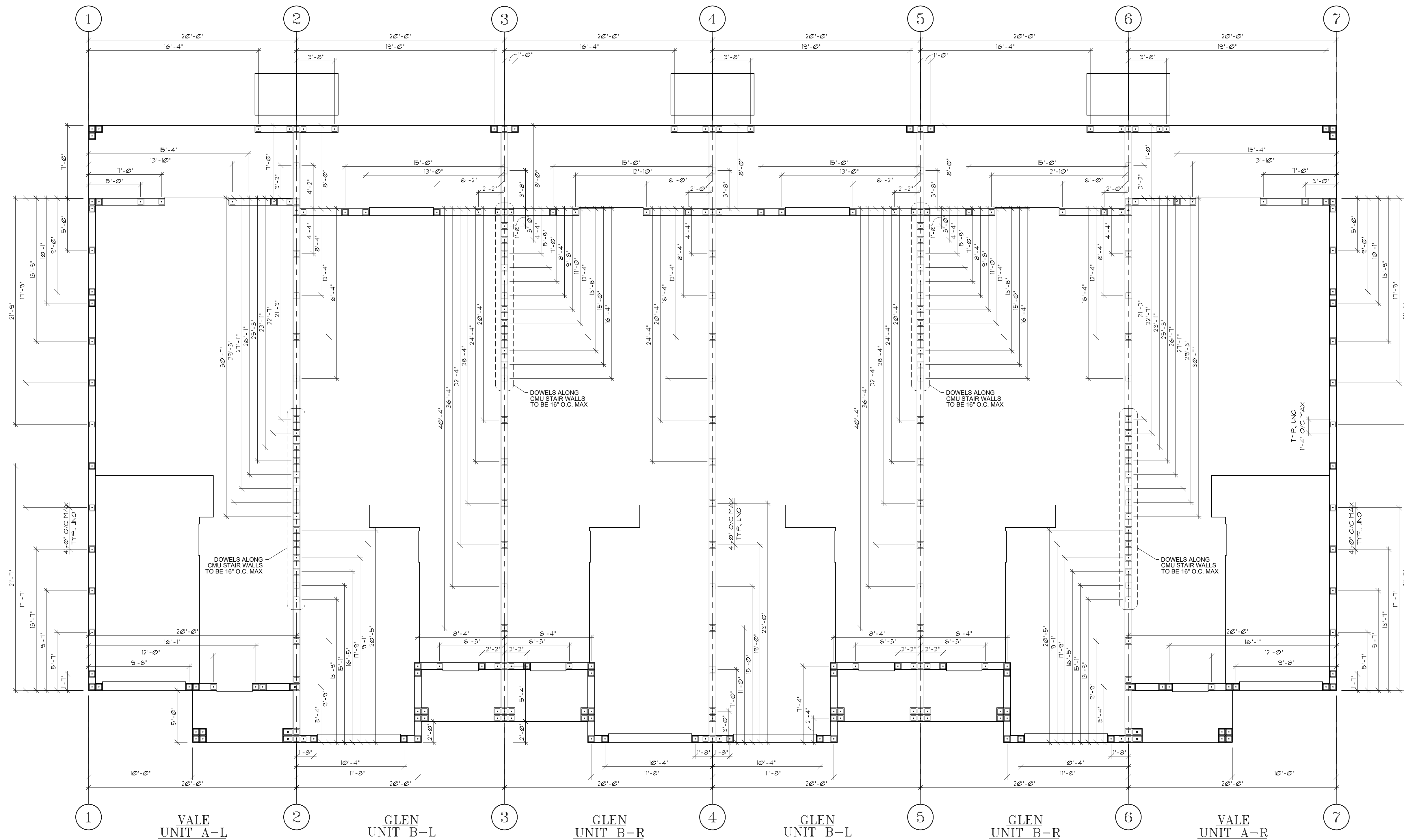
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# FIRST FLOOR DOWEL PLAN

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



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PLATS \*\*\*\*

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

JOB #  
02218.007

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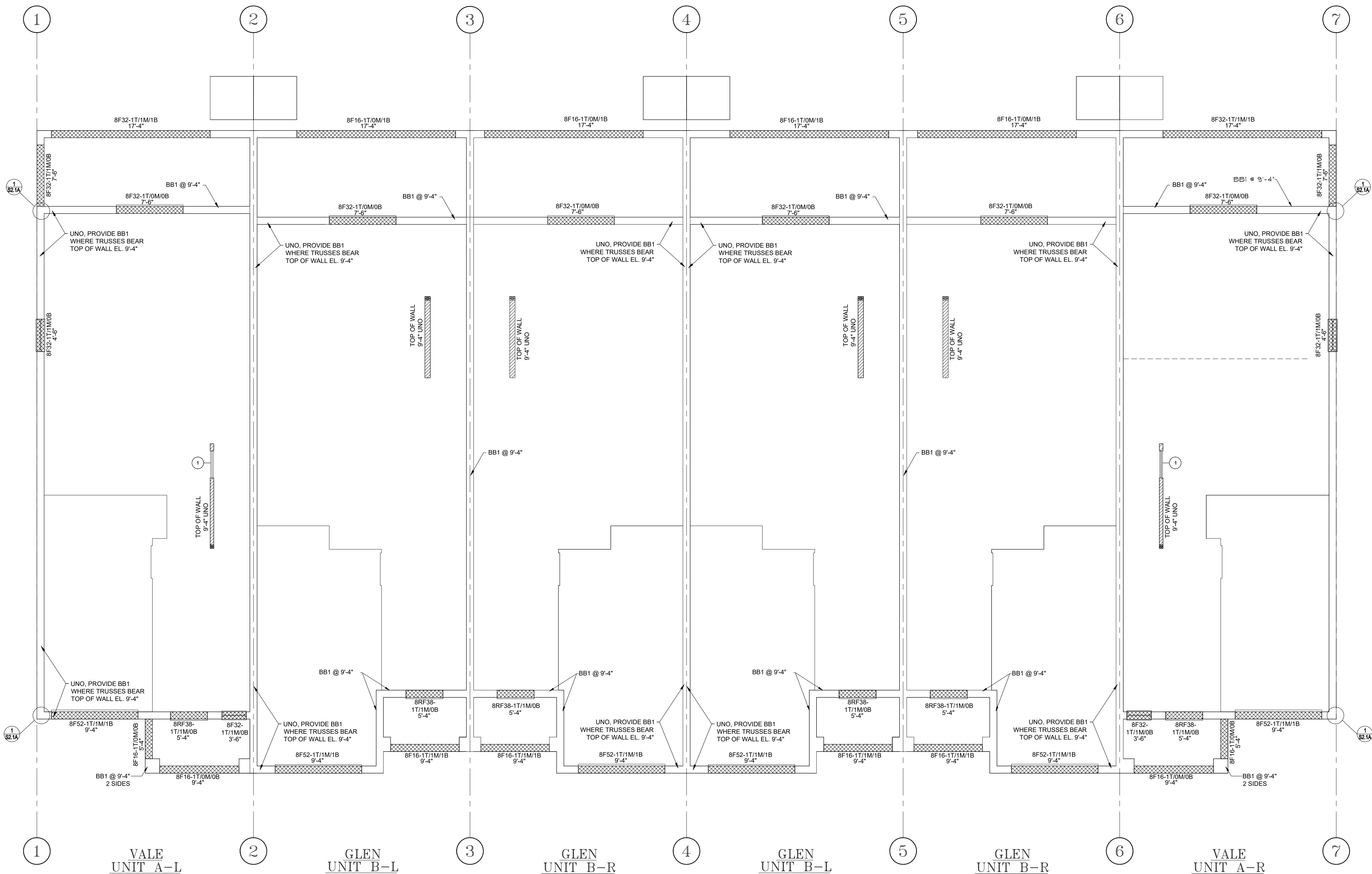
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SCALE:  
SHEET NO:

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FIRST FLOOR LIFT BEAM PLAN  
SCALE: 3/16" = 1'-0"

- FRAMING NOTES:**
- 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.
  - ALL PLYWOOD FOR WALL AND ROOF SHEATHING IS TO BE PER FASTENER SCHEDULE.
  - ALL PLYWOOD FOR FLOOR SHEATHING SHALL BE PER FASTER SCHEDULE MEETING THE REQUIREMENTS OF AFG-01 AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  - ALL NAILS FOR TRUSS TO BEAM AND TRUSS TO TRUSS METAL CONNECTORS ARE TO BE GALVANIZED.
  - LINTELS AND MASONRY BEAMS WERE DESIGNED BASED ON CAST-CRETE, CONNECTORS ARE TO BE GALVANIZED.
  - LINTELS AND MASONRY BEAMS WERE DESIGNED BASED ON CAST-CRETE CONCRETE LINTELS.
  - BOTTOM OF LINTELS ARE TO BE PLACED AT TOP OF WINDOW, DOOR AND CLEAR SPAN OPENINGS.
  - LINTELS SHALL HAVE 4" NOMINAL BEARING (4").
  - 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.
  - PLACE 2x4 PT TO ALIGN WITH TOP AND BOTTOM CHORDS OF ROOF TRUSSES SECURE 2x MEMBERS TO WALL WITH HILTI X-ZF, POWDER ACTUATED FASTENER, ZF 72 P8S36, .177" x 2 7/8" LONG, WITH WASHER @ 16" O.C.
  - TRUSS REACTIONS AND UPLIFTS SHOWN ARE THE SAME ON EACH END UNLESS OTHERWISE SHOWN DIFFERENT.
  - WOOD BEARING WALLS AND HEADERS HAVE BEEN DESIGNED BASED ON RATIONAL ANALYSIS.
  - ALL ELEVATIONS ARE REFERENCED FROM 0'-0", FINISH FLOOR. UNLESS NOTED OTHERWISE.

BEAM SCHEDULE									
<div><div></div> 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</div>									
ABBREVIATIONS      E.E. = EACH END, O/C = ON CENTER, F.E.S. = FROM EACH SUPPORT, T.O. = THROUGHOUT									
MARK	DESCRIPTION	f'c (psi)	SIZE WxH'	REINFORCEMENT			STIRRUPS		REMARKS
				BTM.	TOP	MID	SIZE	SPACING	
BB1	MASONRY	3000	8"x8"	-	(1) #5s	-	N/A	-	GRAOUTED SOLID
BB2	MASONRY	3000	8"x16"	-	(1) #5s	-	N/A	-	GRAOUTED SOLID

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6 UNIT TOWN HOMES

FIRST FLOOR  
LIFT BEAM PLAN

160 MPH EXP. C

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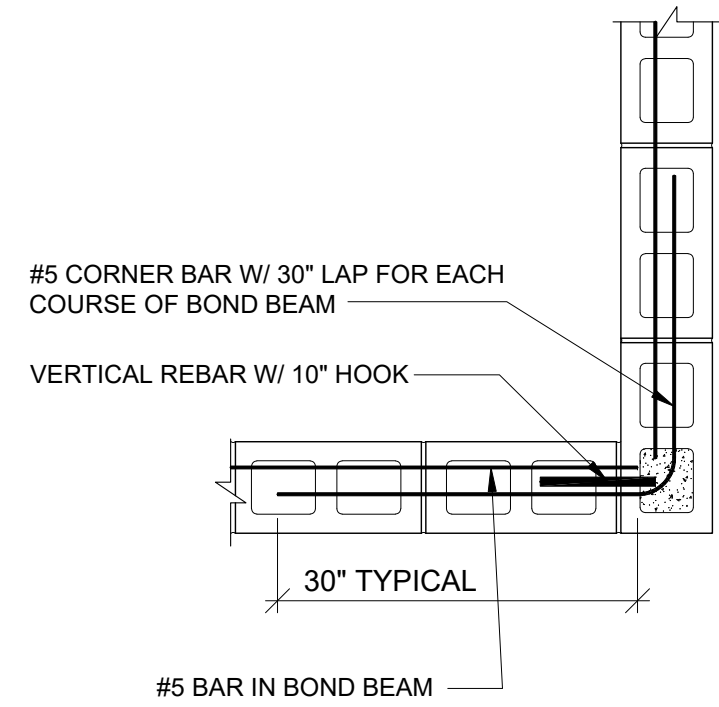
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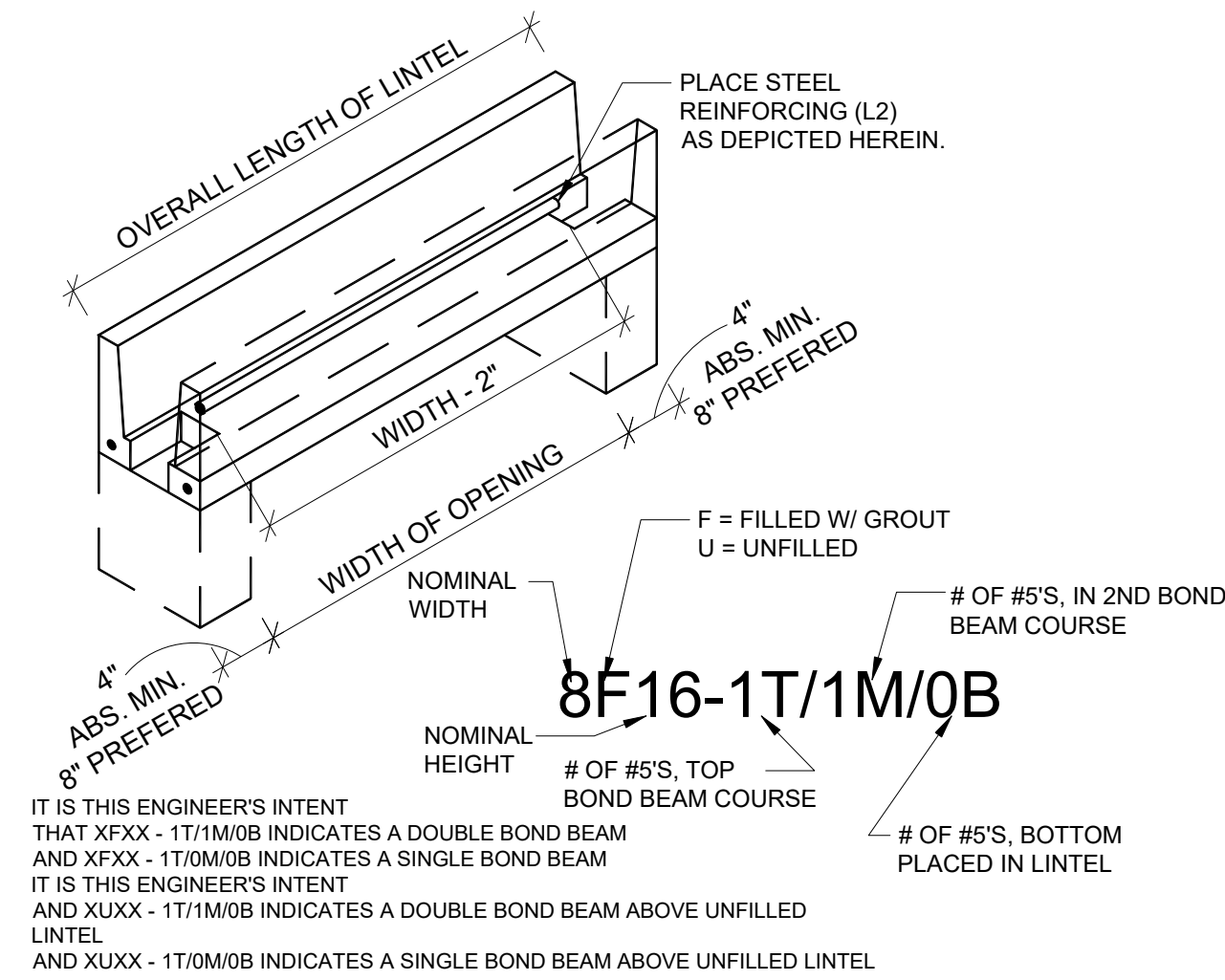
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SCALE:  
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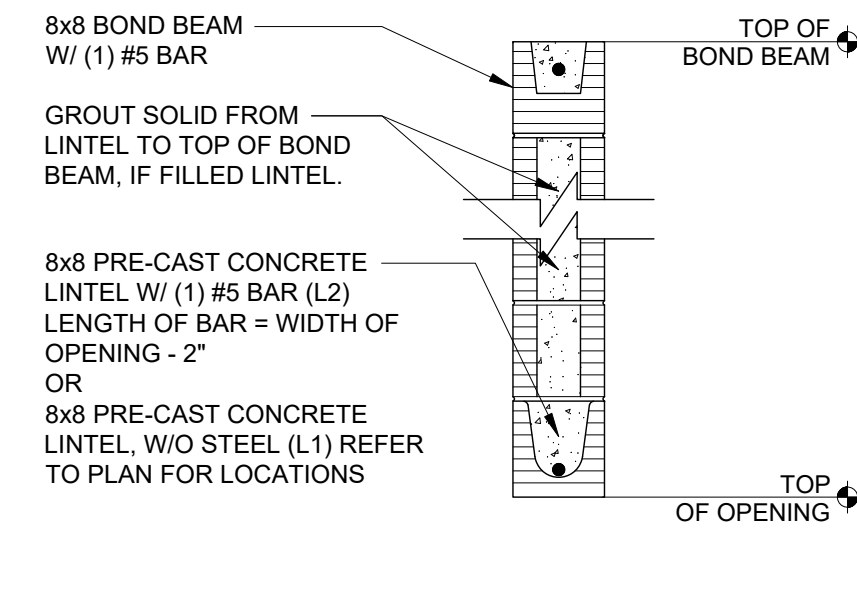




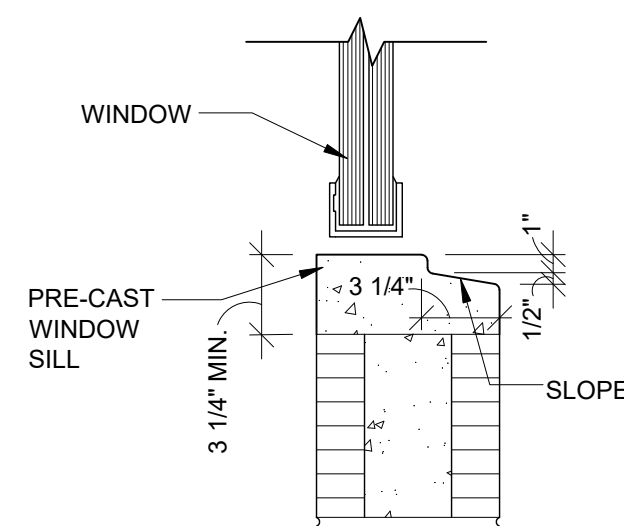
1 CORNER REINFORCING OF BOND BEAM  
SCALE: 3/4"=1'-0"



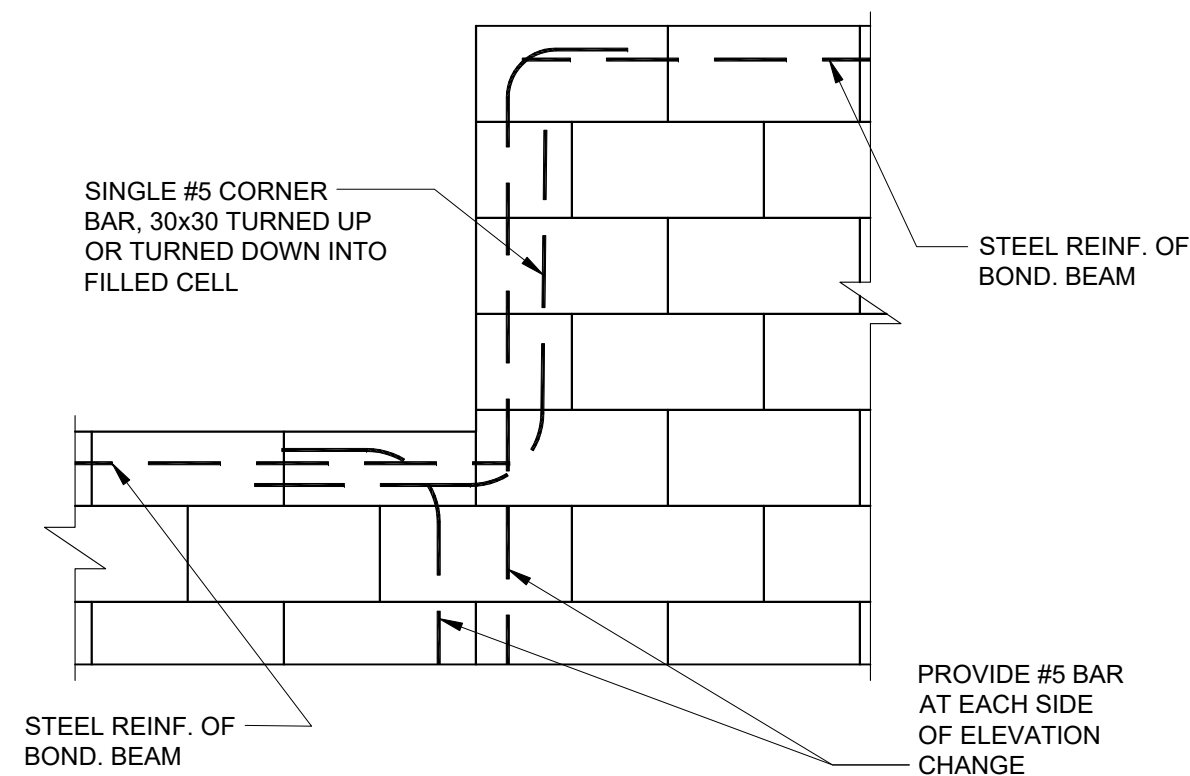
- NOTES TO THE INSPECTOR/CONTRACTOR
1. PLACE LINTEL ACROSS TOP OF OPENING.
  2. IF BOTTOM STEEL IS REQUIRED PLACE #5 BAR IN LINTEL.
  3. PLACE MASONRY UNITS AS REQUIRED TO ACHIEVE THE REQUIRED BEARING HEIGHT.
  4. THE LAST COURSE WILL BE A BOND BEAM WITH (1) #5 BAR CONTINUOUS AROUND STRUCTURE. A DOUBLE 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"

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

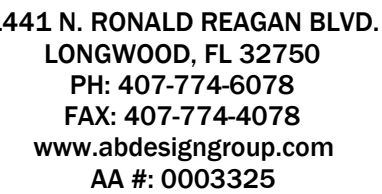
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MICHAEL C. ANDERSON  
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VALE AND GLEN  
6 UNIT TOWN HOMES

JOB #  
02218.007

DETAILS

160 MPH EXP. C

STATE OF FLORIDA

MICHAEL C. ANDERSON  
AR NO 17305

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

S2.2A

[illegible]

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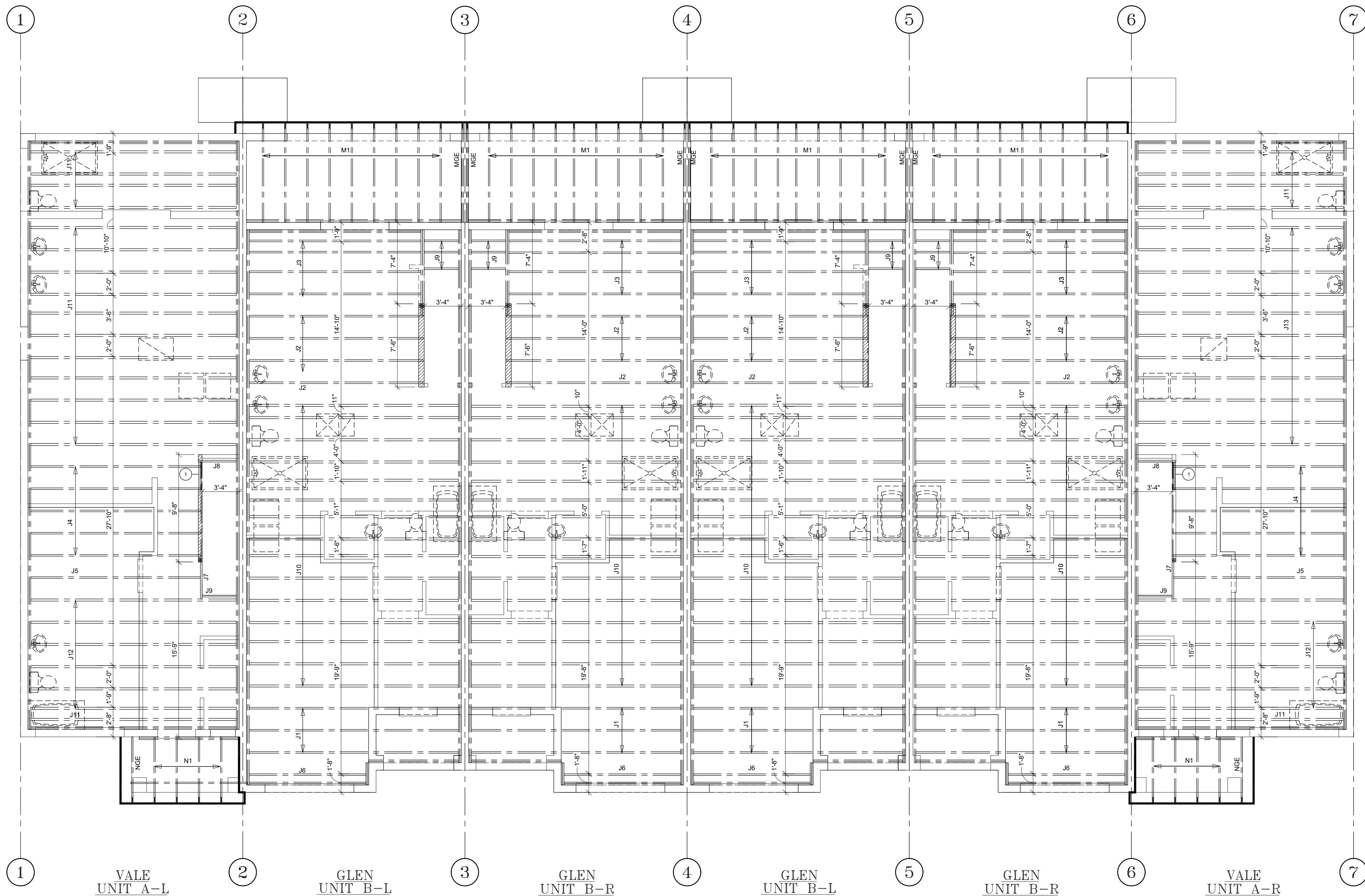




HEADER SCHEDULE		
MARK	SIZE & DESCRIPTION	REMARK
①	(2) 2X12	

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 HT0A 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	

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LOTS \*\*\*  
PLATS \*\*\*\*

TITLE SHEET

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

JOB #  
02218.007

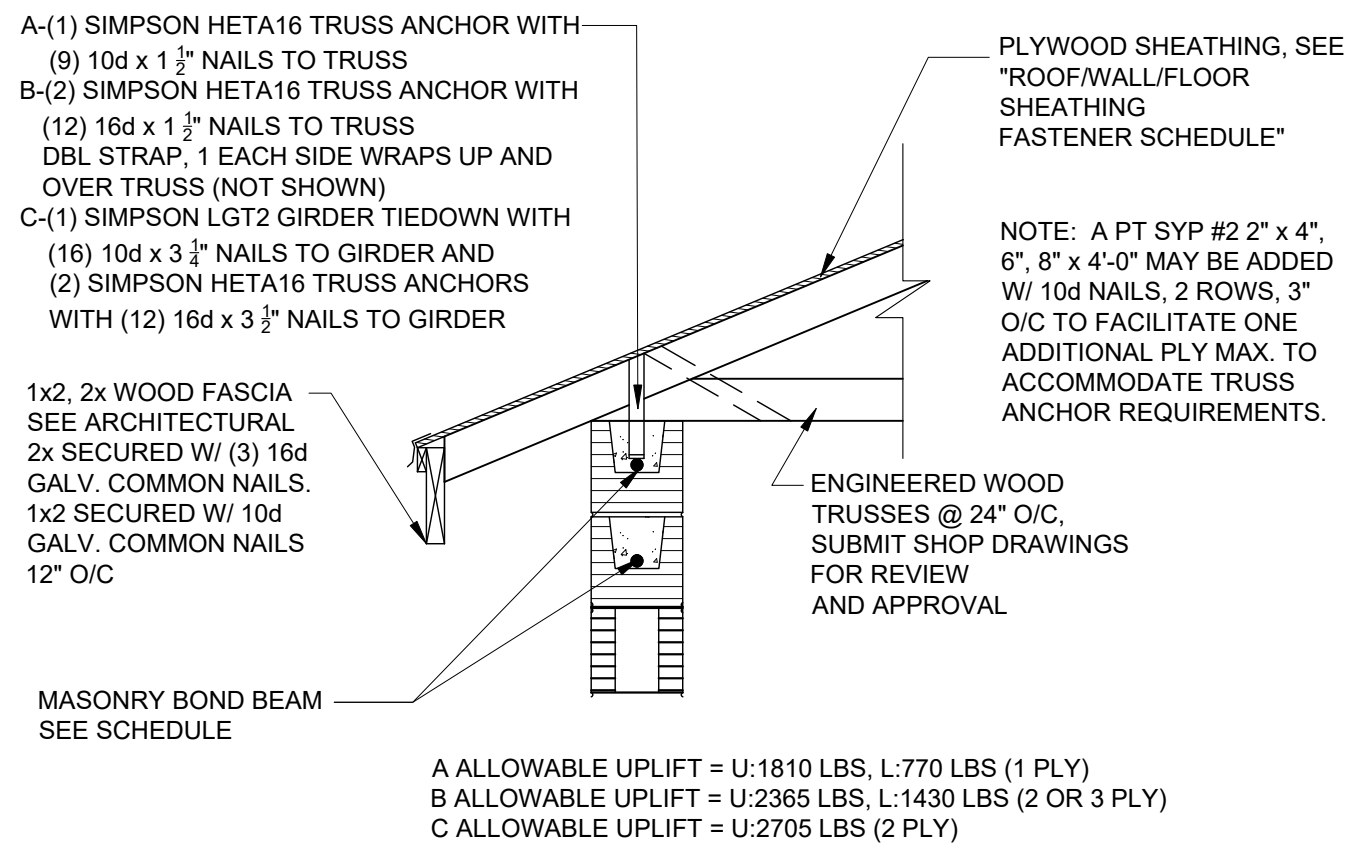
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MICHAEL C. ANDERSON  
AR NO 17305

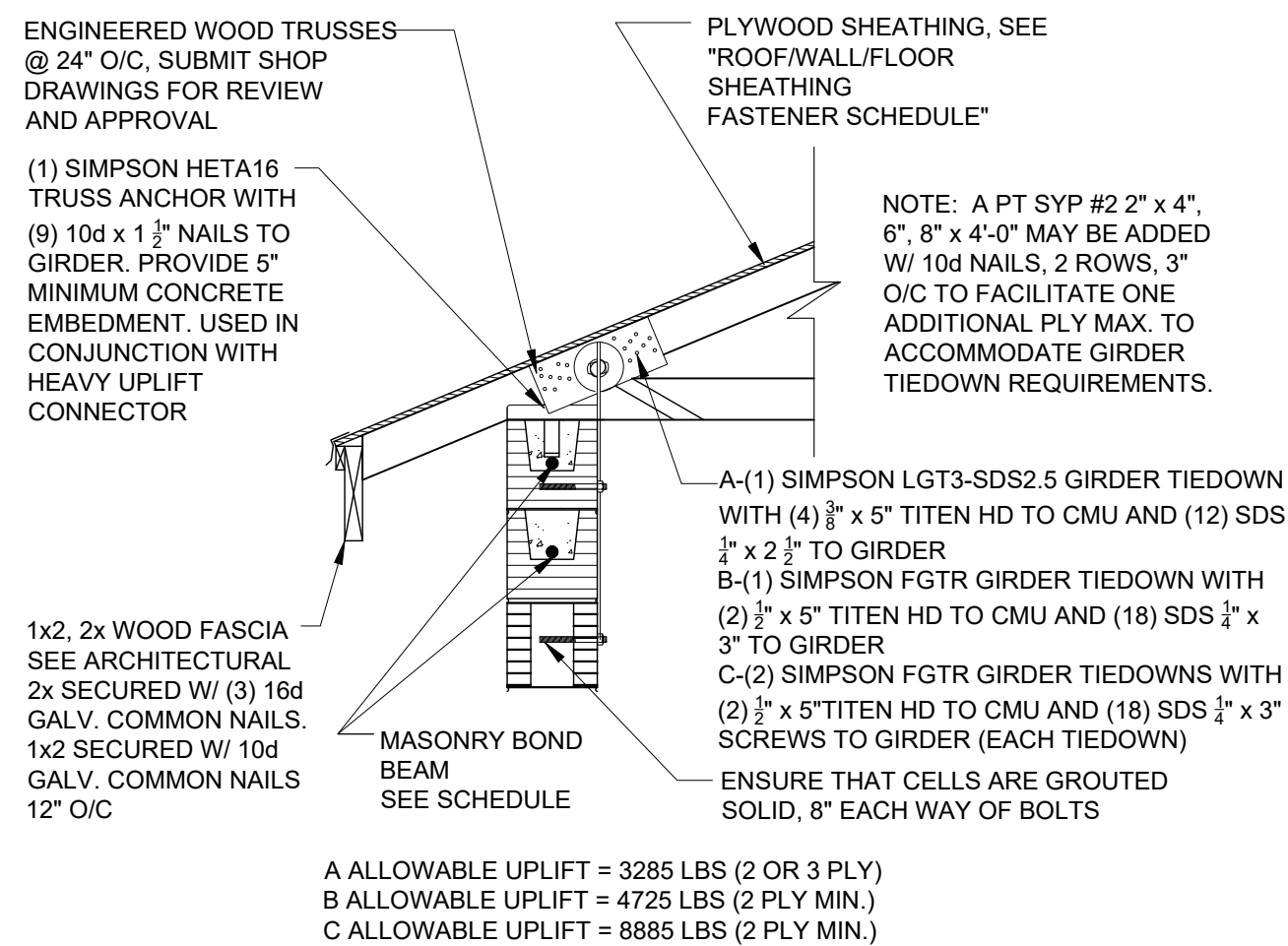
DATE: 7/7/2021

SCALE:  
SHEET NO:  
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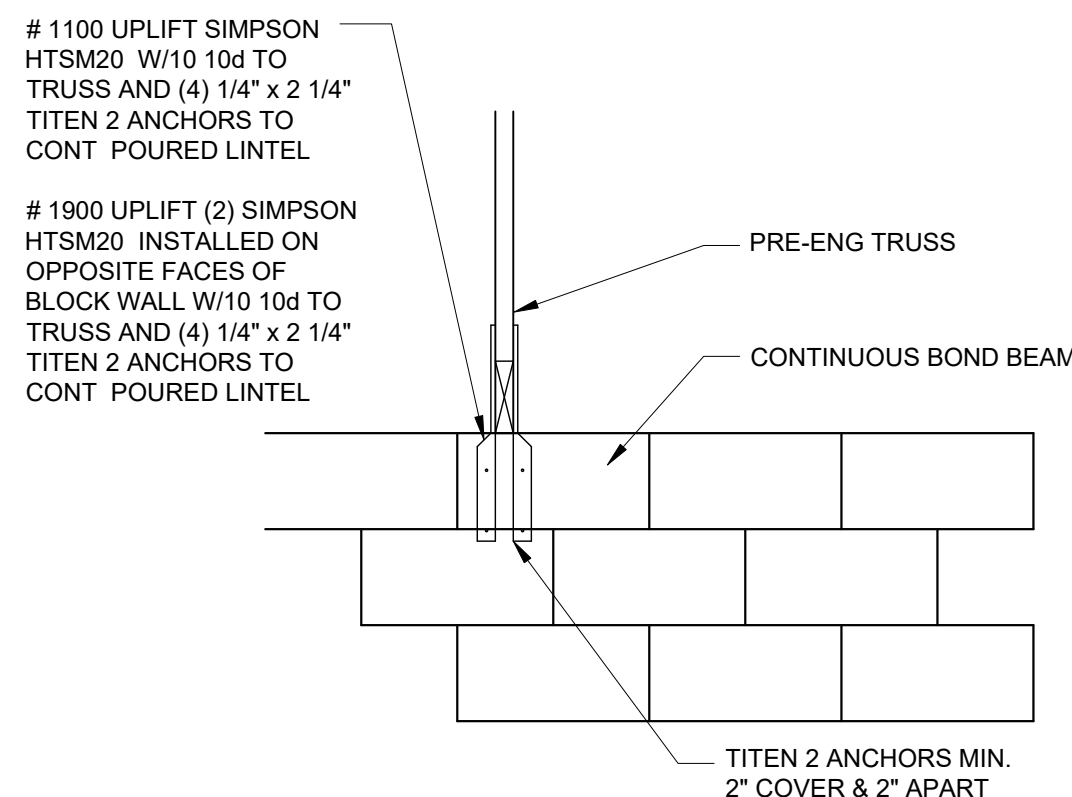




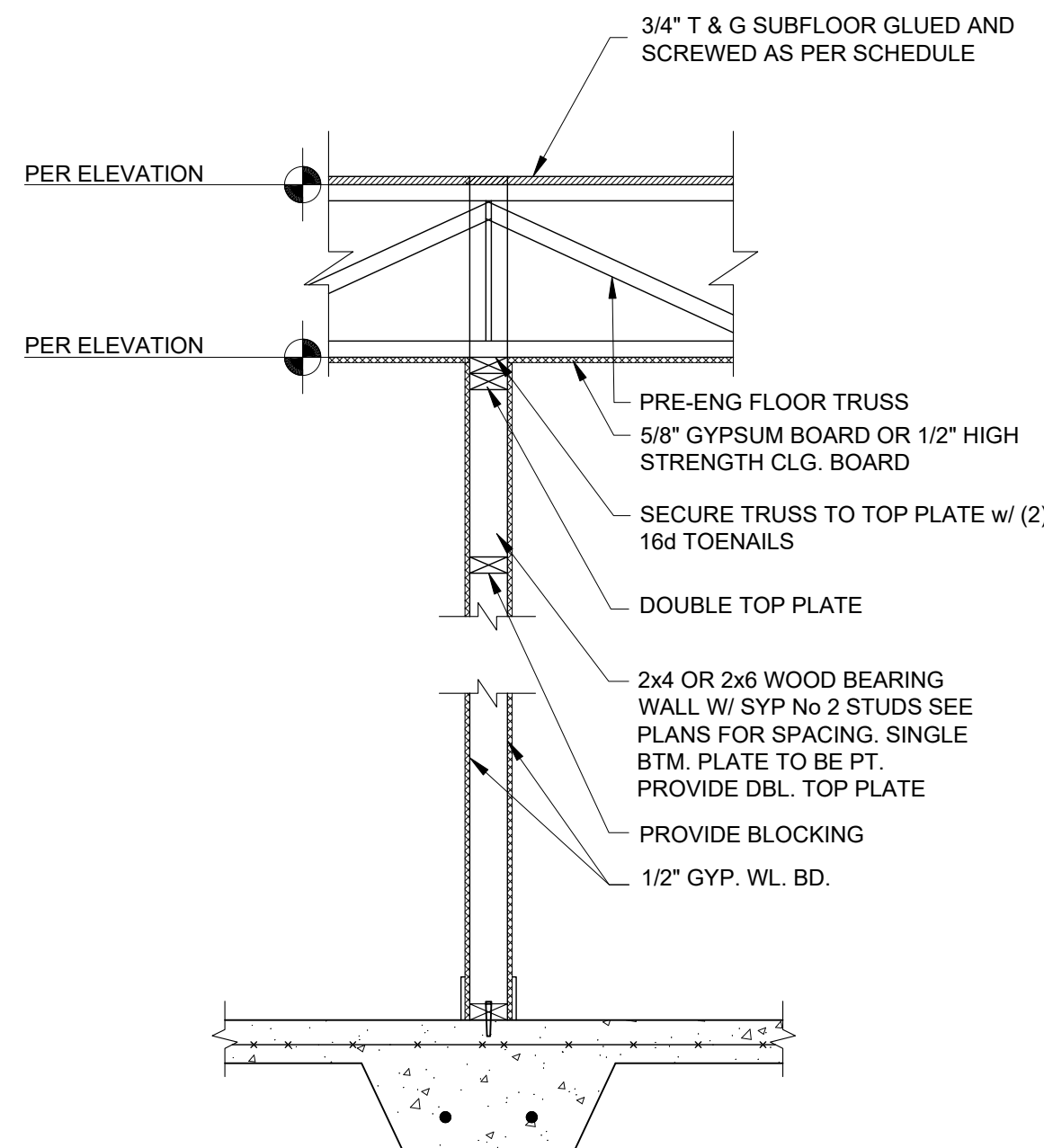
1A 1B 1C **TYPICAL TRUSS/  
GIRDER CONNECTOR(S)** SCALE: 3/4"=1'-0"



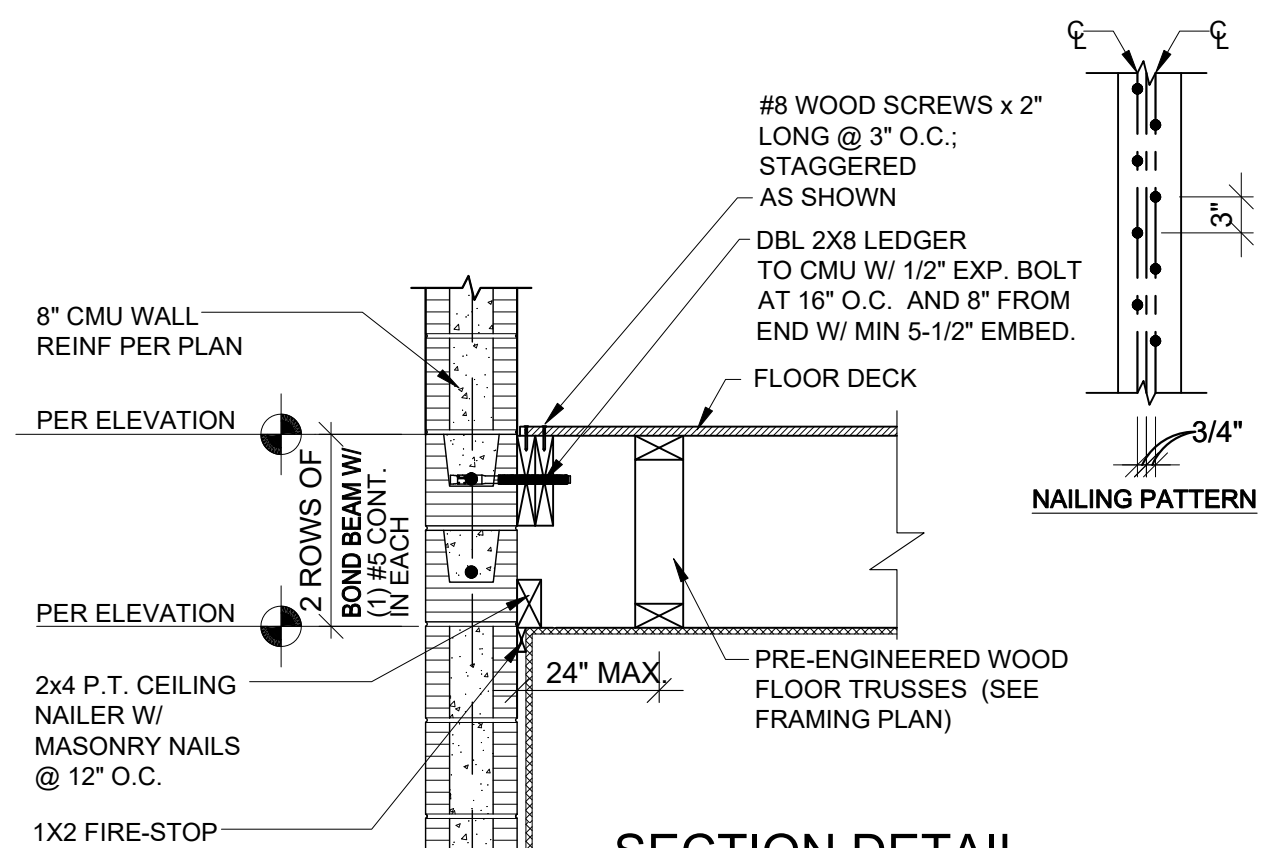
2A 2B 2C **TYPICAL ROOF  
GIRDER CONNECTOR(S)** SCALE: 3/4"=1'-0"



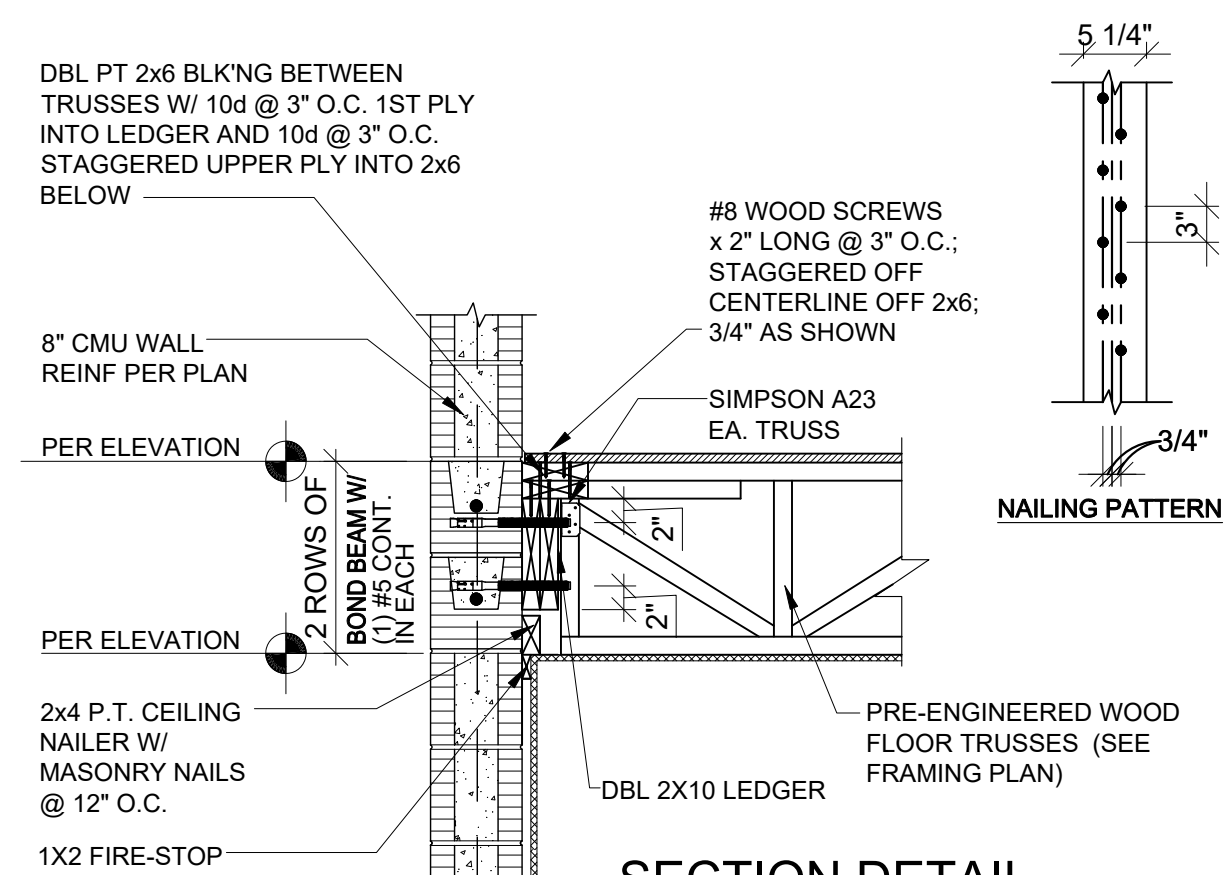
3 **REPAIR OF MULTIPLE  
MISPLACED EMBEDDED TRUSS ANCHOR** SCALE: 3/4"=1'-0"



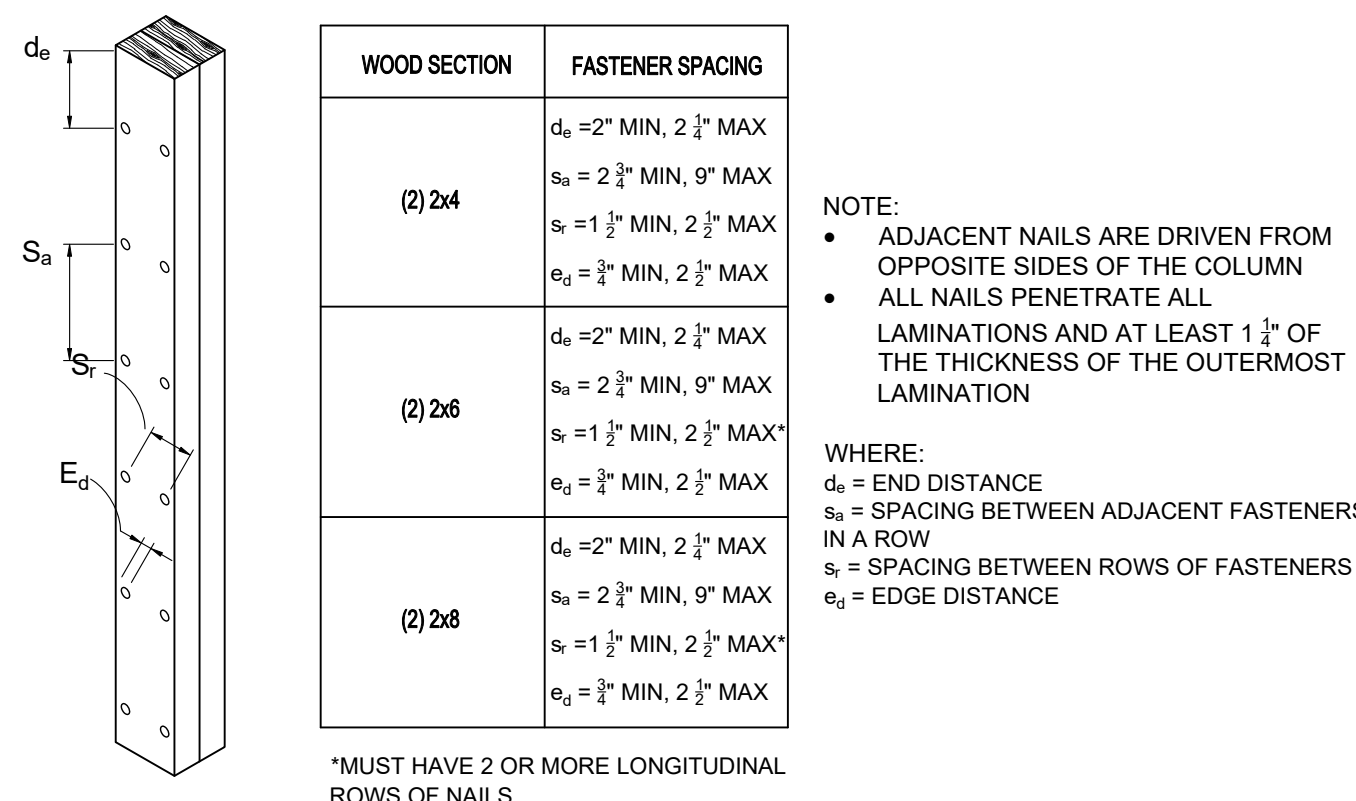
4 **FLOOR TRUSS CONNECTION @ L.B.W.  
(NO UPLIFT)** SCALE: 3/4"=1'-0"



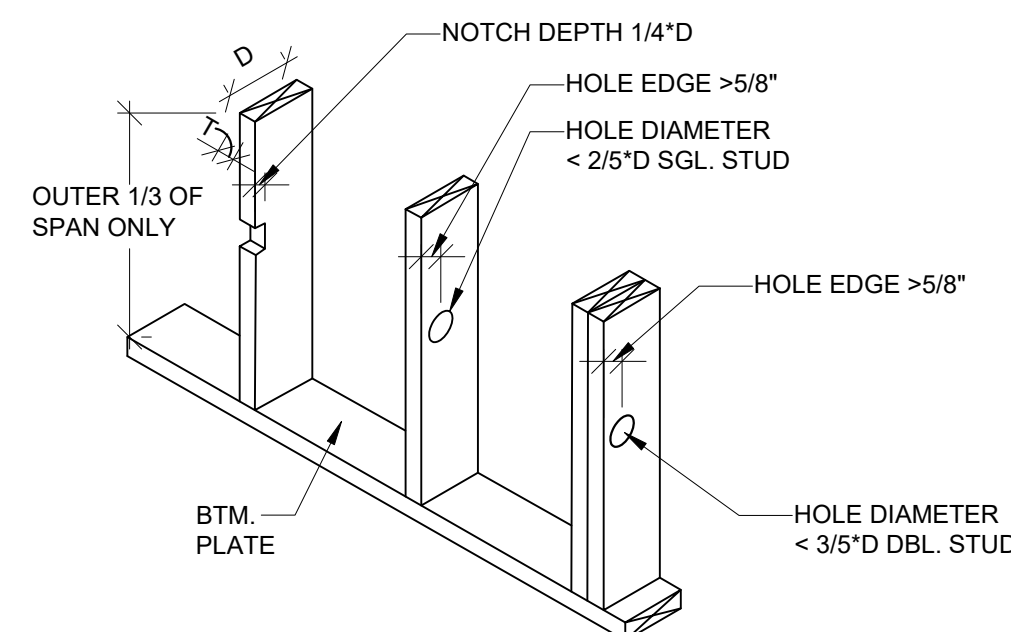
5 **SECTION DETAIL  
AT TRUSSES PARALLEL  
TO EXTERIOR WALL** SCALE: 3/4"=1'-0"



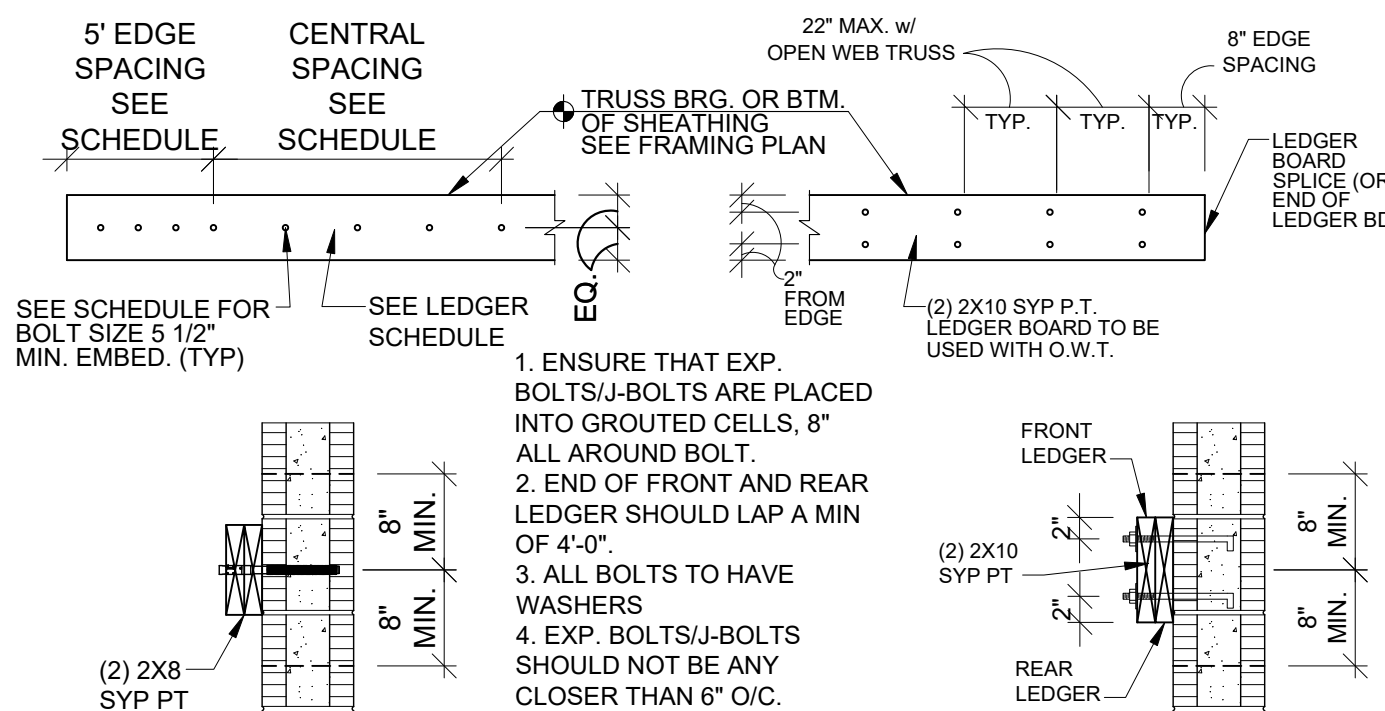
6 **SECTION DETAIL  
AT TRUSSES BEARING  
ON EXTERIOR WALL** SCALE: 3/4"=1'-0"



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

- METAL STRAPS FOR ROOF AND FLOOR CONNECTIONS
  - 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"



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

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

STATE OF FLORIDA

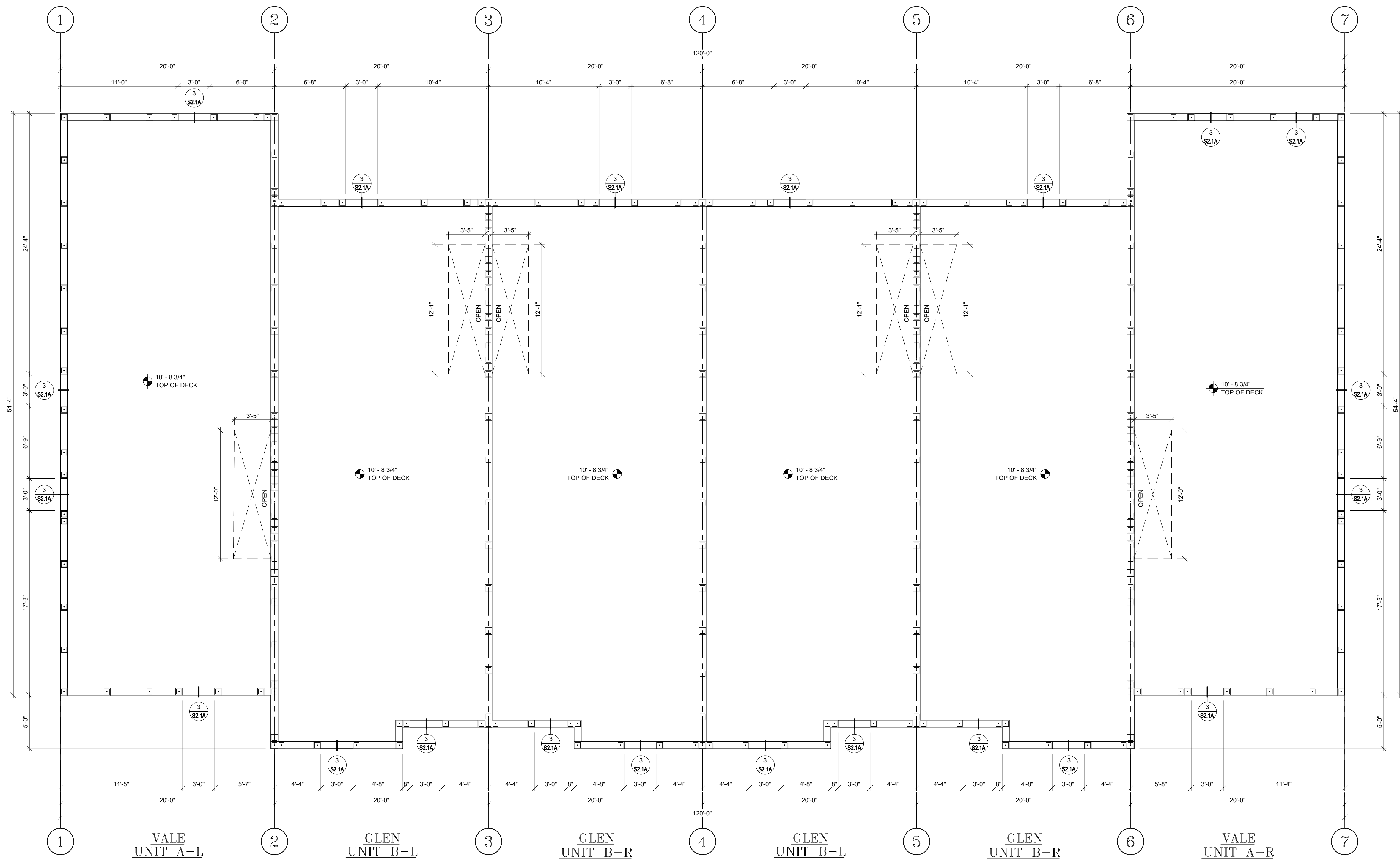
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DATE: 7/7/2021

SHEET NO:

S3.1A





SECOND FLOOR DECK PLAN

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



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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

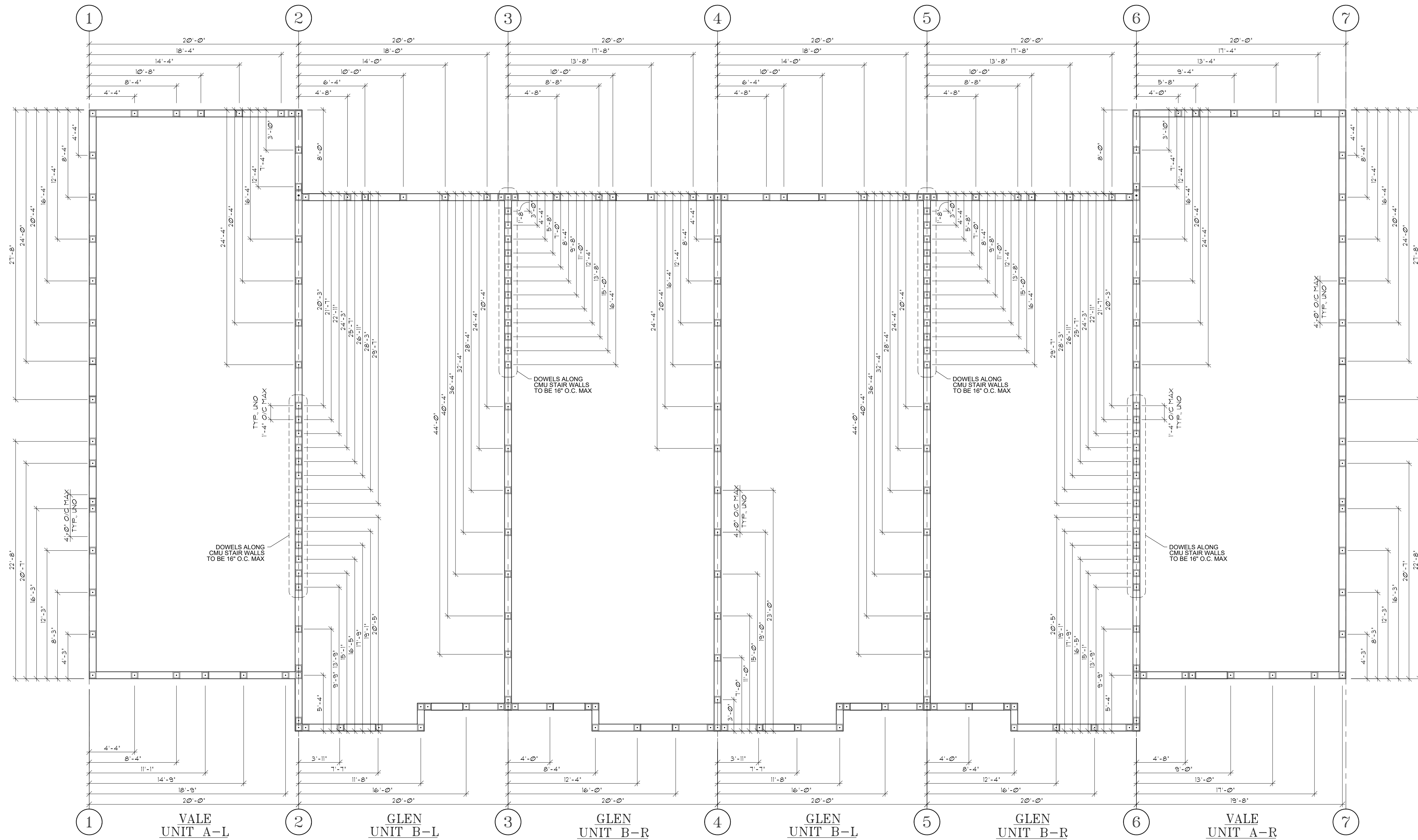
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AR NO 17305

DATE: 7/7/2021

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SHEET NO:

S4.1





## SECOND FLOOR DOWEL PLAN

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



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**D.R. HORTON**

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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

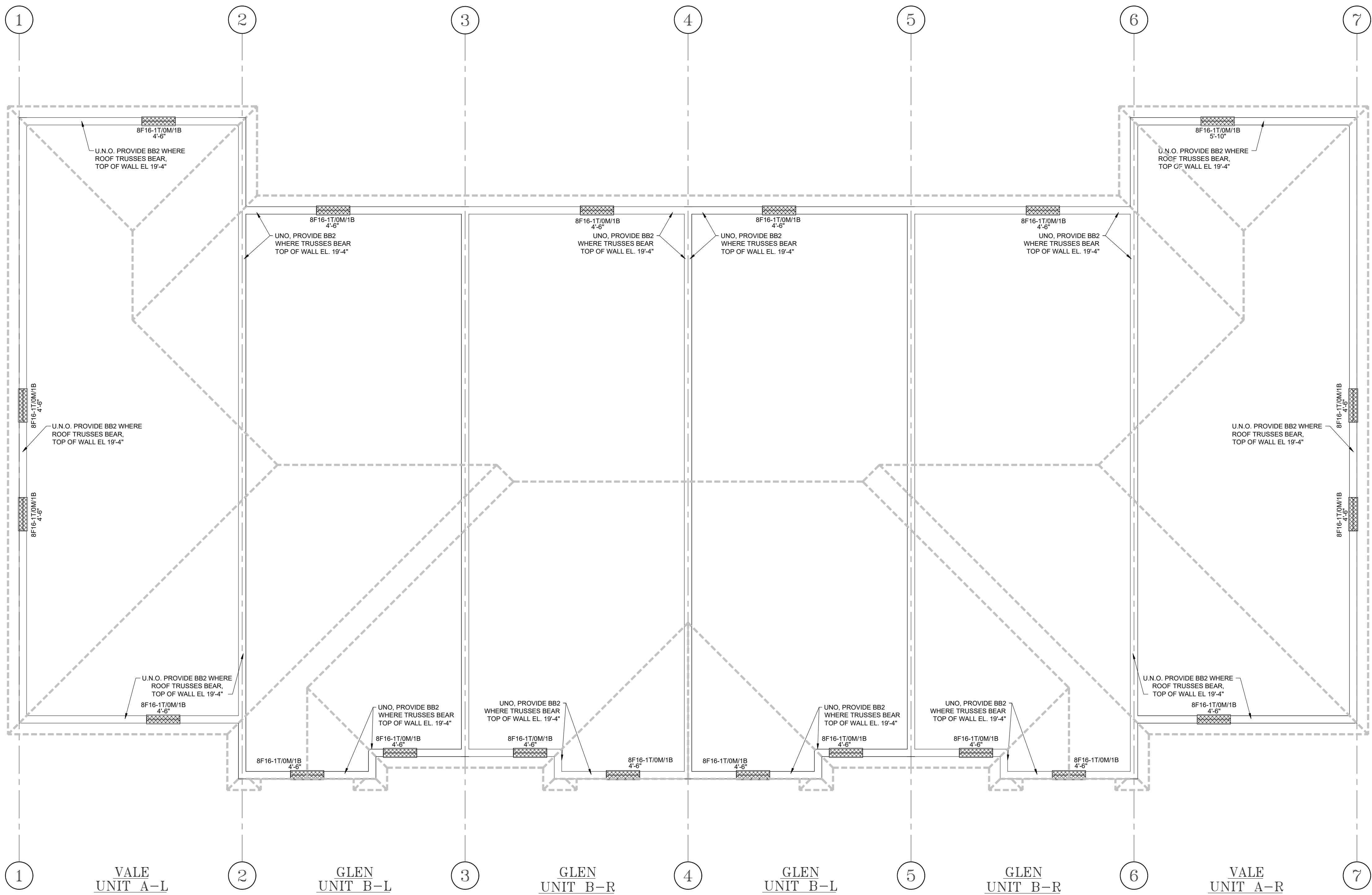
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AR NO 17305

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 ACCUTATED 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									
<div>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</div> <div>ABBREVIATIONS                      E.E. = EACH END, O/C = ON CENTER, F.E.S. = FROM EACH SUPPORT, T.O. = THROUGHOUT</div>									
MARK	DESCRIPTION	f'c (psi)	SIZE WxH'	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

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LOTS \*\*\*\*  
PLATS \*\*\*\*\*

TITLE SHEET

VALE AND GLEN HOMES  
6 UNIT TOWN HOMES

SECOND FLOOR  
LIFT BEAM PLAN

160 MPH EXP. C

JOB #  
02218.007

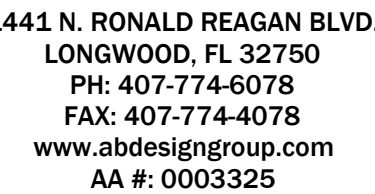
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MICHAEL C. ANDERSON  
AR NO 17305

DATE: 7/7/2021

SCALE:  
SHEET NO:  
S5





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

VALE AND GLEN  
6 UNIT TOWN HOMES

---

ROOF  
FRAMING PLAN

160 MPH EXP C

JOB #  
02218.007

STATE OF FLORIDA

MICHAEL C. ANDERSON  
AR NO 17305

DATE: 7/7/2021

SCALE: \_\_\_\_\_  
SHEET NO: S6

## 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, CONNECTORS 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-2F, POWDER ACTUATED FASTENER, 2F 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 2IN. CHORD (MIN.)
2. COORDINATE ANY TRAY/OFFERED 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	







**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 VULNERABILITY 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 MOJIMO 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 PREJUDICE 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 D669.
- 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 V<sub>50</sub> BASIC WIND SPEEDS. THIS PROJECT DESIGN PRESSURES AS DETERMINED FROM ASCE 7 BASED ON V<sub>50</sub> 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	
SHEET	DESCRIPTION
1	GENERAL NOTES, PERFORMANCE RATINGS, SOFFIT SCHEDULE
2	INSTALLATION NOTES AND DP RATINGS AT VARIOUS SPANS
3	INSTALLATION DETAILS, CANTILEVER CONSTRUCTION
4	INSTALLATION DETAILS, OVERHANG CONSTRUCTION
5	INSTALLATION DETAILS A THROUGH E
6	SOFFIT PROFILE
7	CHANNEL AND FASCIA PROFILES / BOM

Robert J. Amoroso, P.E.  
Florida P.E. No. 48752

Digitally signed by Robert J Amoroso  
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.
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 & Cor D & E	66.7	-63.3	
	A & C	66.7	-60.0	
12	B & Cor D & E	55.6	-52.8	
	A & C	55.6	-50.0	
12.75	B & Cor D & E	52.3	-49.6	
	A & C	52.3	-47.1	
14	B & Cor D & E	47.6	-45.2	
	A & C	47.6	-42.9	
16	B & Cor D & E	41.7	-39.6	
	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 & Cor D & E	66.7	-56.7	
	A & C	66.7	-66.7	
12	B & Cor D & E	55.6	-47.3	
	A & C	55.6	-55.6	
12.75	B & Cor D & E	52.3	-44.5	
	A & C	52.3	-52.3	
14	B & Cor D & E	47.6	-40.5	
	A & C	47.6	-47.6	
16	B & Cor D & E	41.7	-35.4	
	A & C	41.7	-41.7	

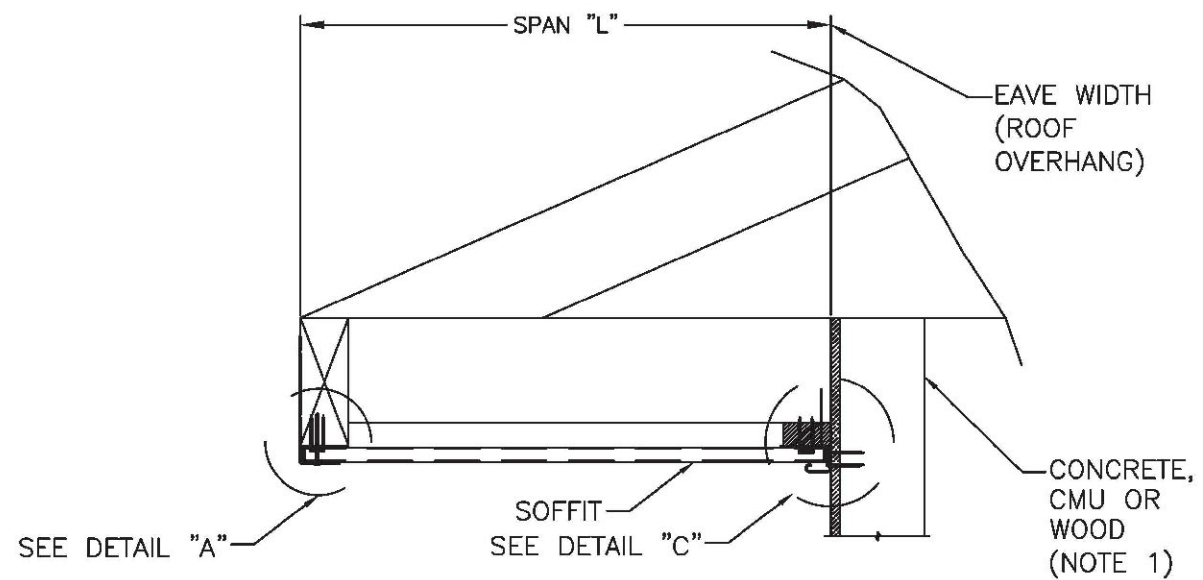
FASTENER SCHEDULE			
FASTENER DESCRIPTION	SUBSTRATE	MIN. EMBEDMENT (SEE NOTE 1)	EDGE DISTANCE
0.097" DIAMETER x 1-1/2" T-NAIL	CONCRETE OR MASONRY	1"	1/4"
0.072" DIAMETER x 1-3/4" TRIM NAIL	WOOD	1-3/4"	1/4"
16 GA. X 7/16" WIDTH CROWN STAPLE 1" MIN. LENGTH	WOOD	7/8"	1/4"
#8 x 3" FH WOOD SCREW OR #8 x 3"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

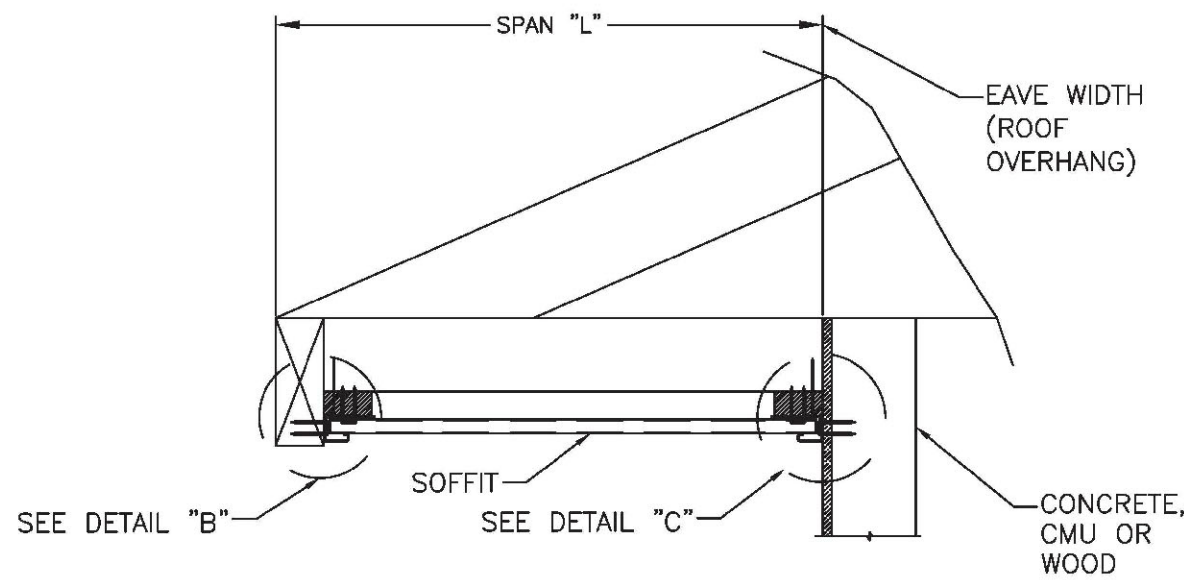
Robert J. Amoroso, P.E.  
Florida P.E. No. 48752

Digitally signed by Robert J Amoroso  
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

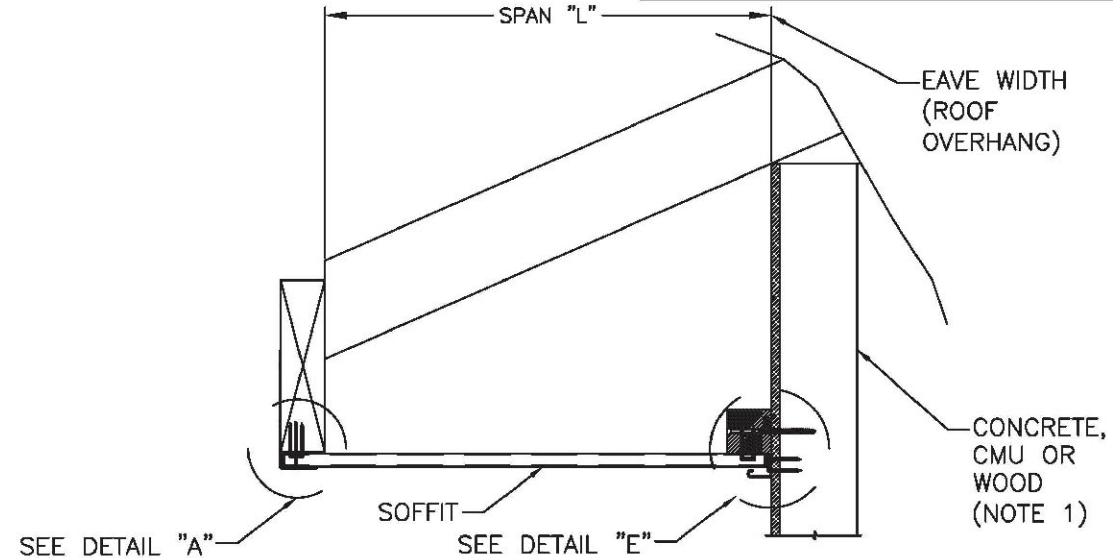
SEE SHEET 2 FOR INSTALLATION NOTES, FASTENER SCHEDULE AND DESIGN PRESSURE PERFORMANCE RATING TABLES. SEE SHEET 5 OR DETAILS A, B & C.

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

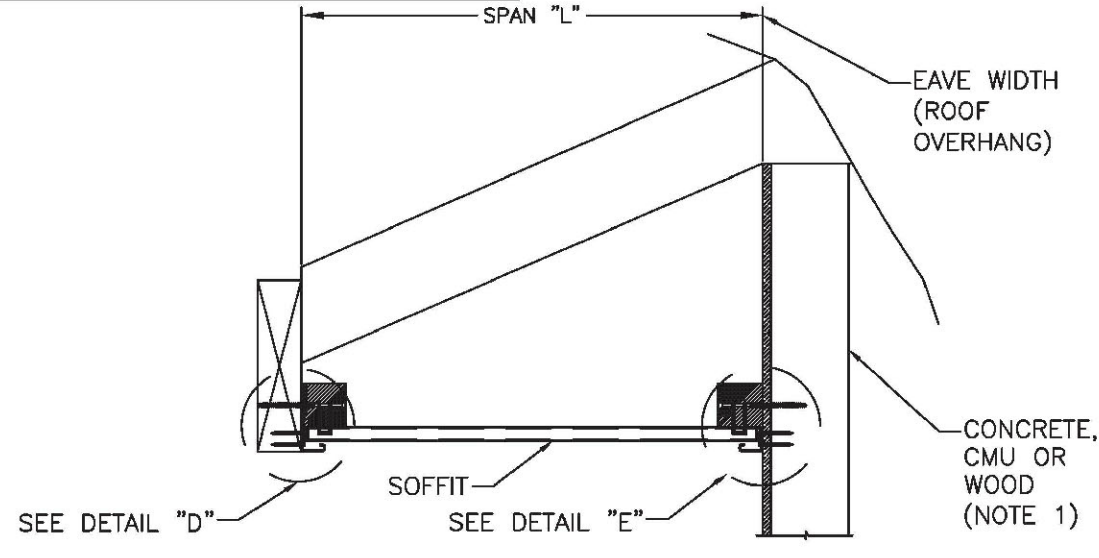
Robert J. Amoroso, P.E.  
Florida P.E. No. 48752

Digitally signed by Robert J Amoroso  
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.

Robert J. Amoroso, P.E.  
Florida P.E. No. 48752

Digitally signed by Robert J Amoroso  
Date: 2020.12.30 11:27:16 -05'00'

DATE	DESCRIPTION
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LOTS \*\*\*\*\*  
PLATS \*\*\*\*\*

JOB # 02218.007

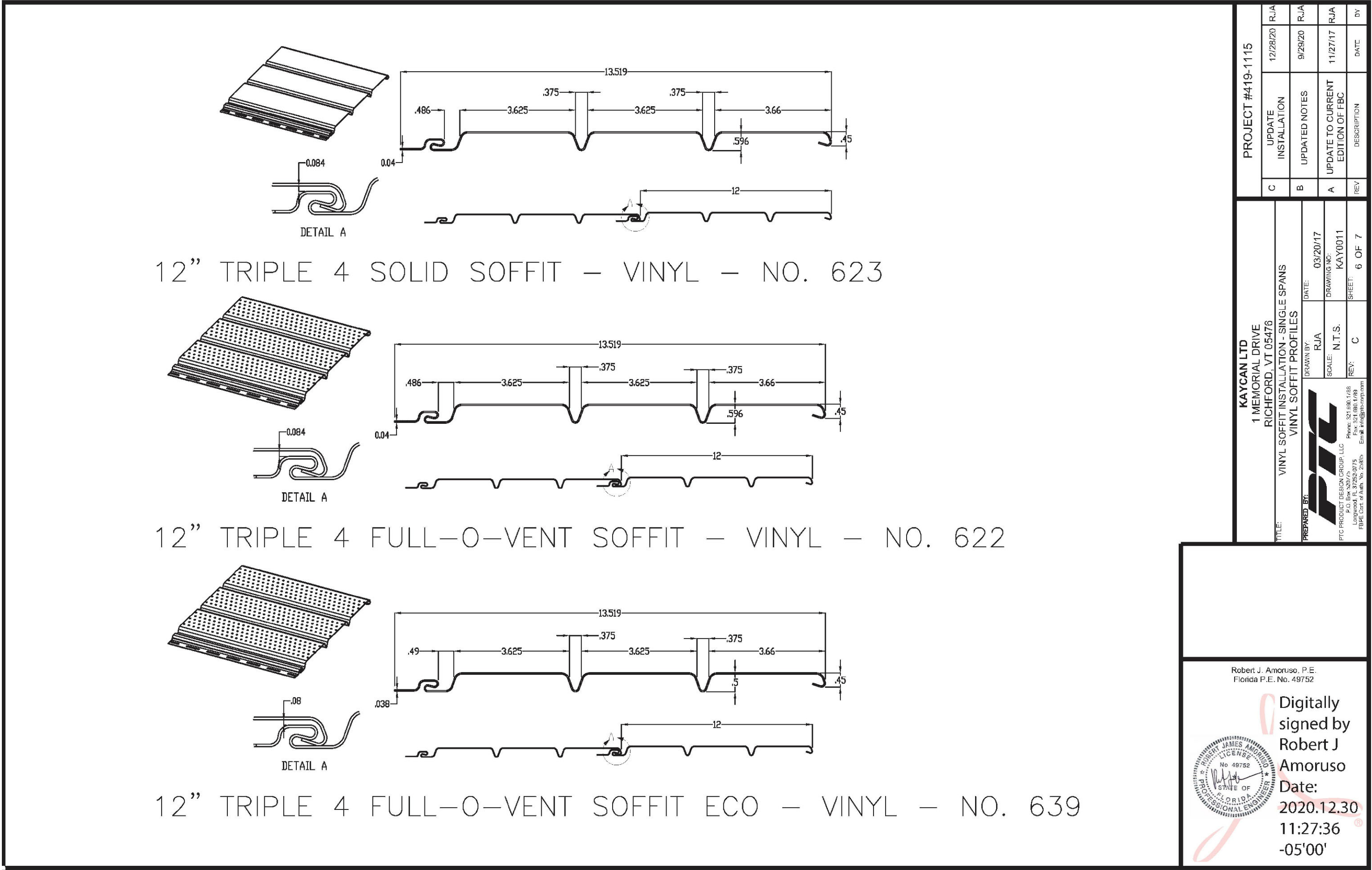
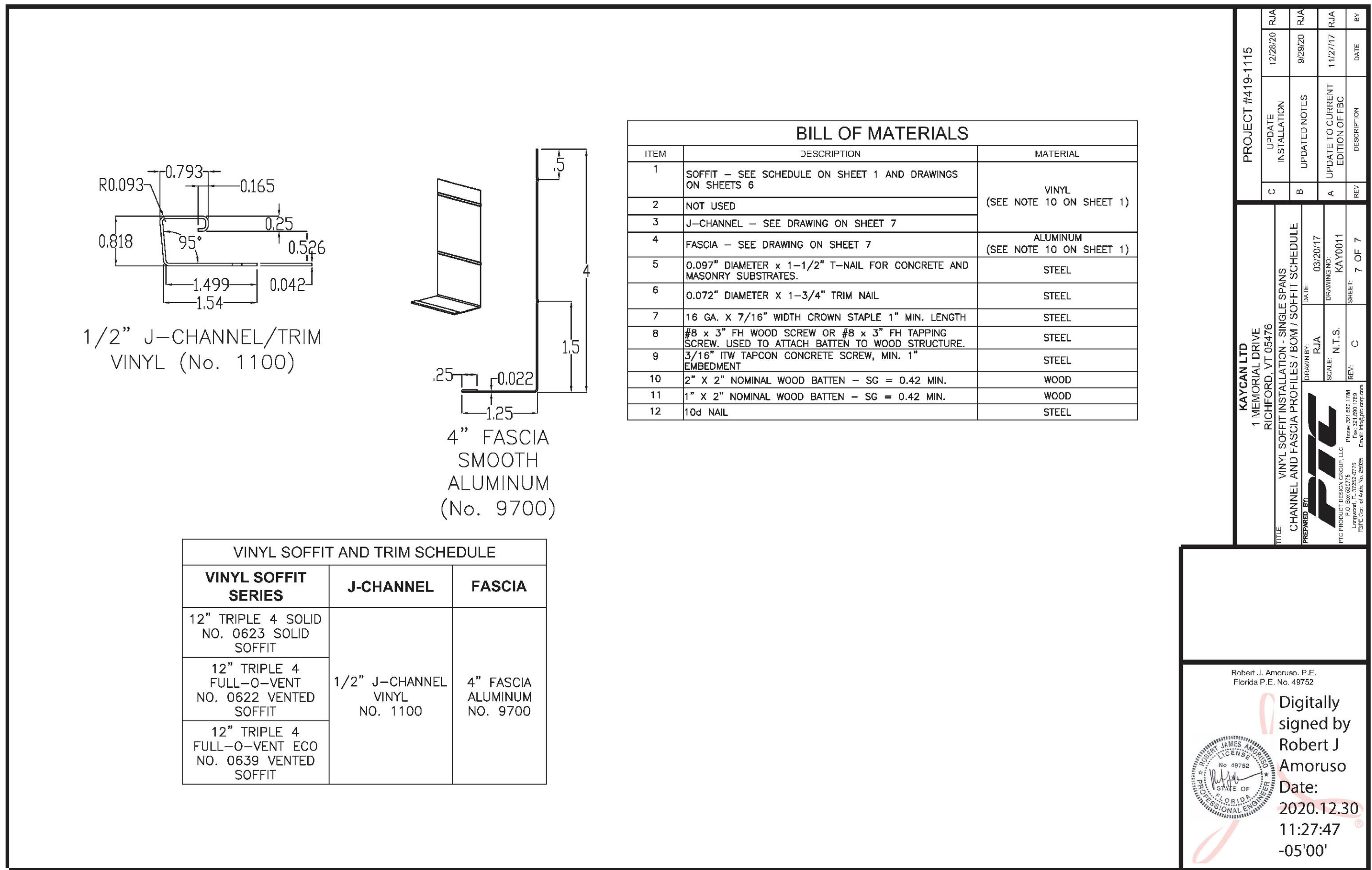
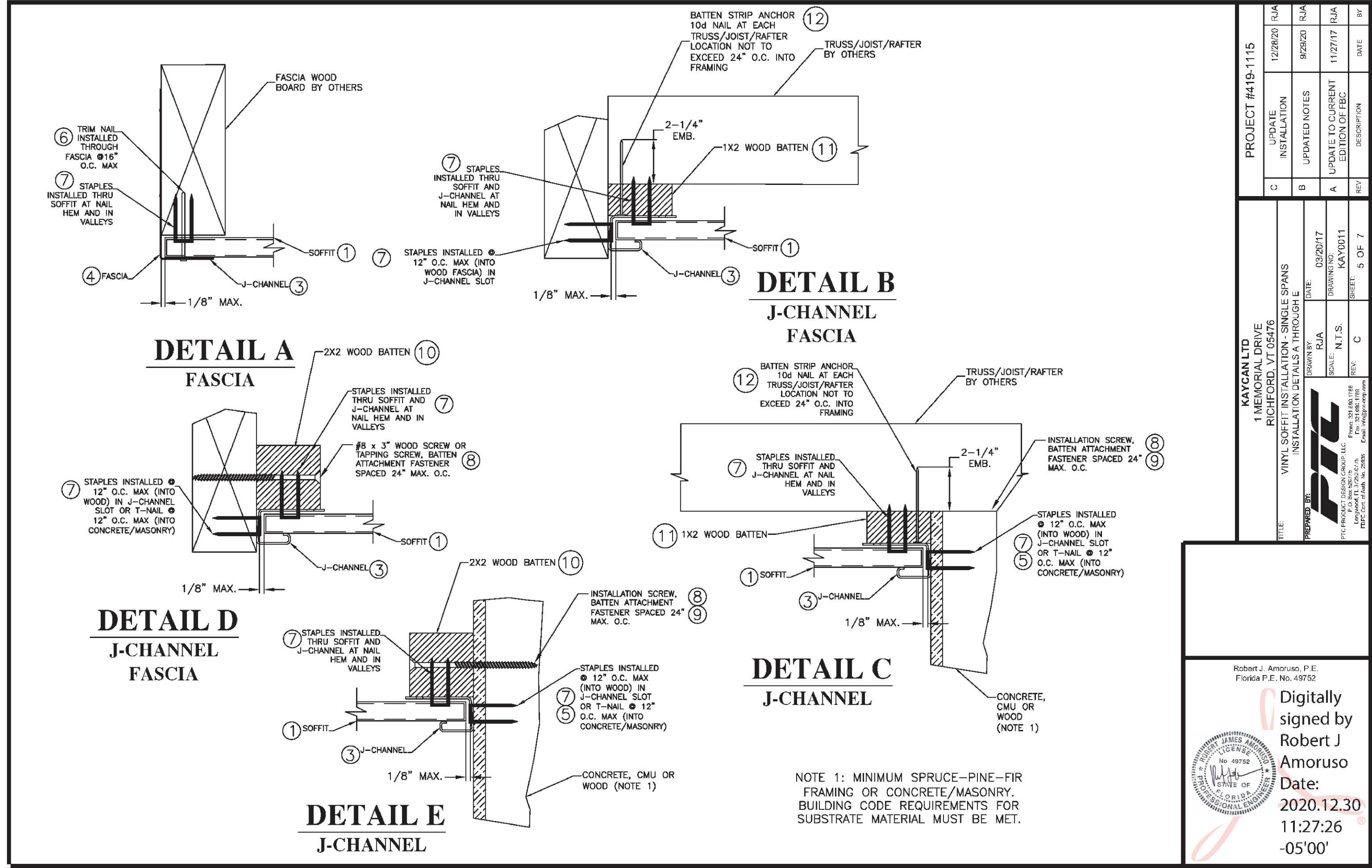
STATE OF FLORIDA

MICHAEL C. ANDERSON  
AR NO 17305

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

SFD1





DATE	DESCRIPTION
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