

# D·R·HORTON®

America's Builder

ORANGE COUNTY, FLORIDA

FLORIDA BUILDING CODE (FBCR) 2020 RES. 7TH EDITION

OCCUPANCY:  
RESIDENTIAL, R3  
CONSTRUCTION TYPE: V-B  
UN-SPRINKLED  
WIND DESIGN LOAD: 140 MPH EXP C  
MIN. INT. FINISH CLASS: "B"

SPECIFIC PARAMETERS FROM FBCR 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 7-16

STATE OF FLORIDA  
CERTIFIED BUILDING CONTRACTOR:

STATE OF FLORIDA  
PROFESSIONAL ARCHITECT:  
ROLAND A. ABOUCHACRA  
AR NO 93723

A.B. DESIGN GROUP, INC.  
1441 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 2020 RESIDENTIAL PER SECTION R301 ASCE 7-10, 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 BLDG.
- STRUCTURAL DESIGN OF BUILDING LOCATED WITHIN WIND-BORNE DEBRIS REGIONS AS PER 2020 FLORIDA BUILDING CODE, RESIDENTIAL 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 1986 OR SUCH OPENINGS SHALL COMPLY WITH SECTION 1609 OF THE 2020 FLORIDA BUILDING CODE, BUILDING.

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. FPFC 3-7.1

REVISIONS

REV.	DATE	DESCRIPTION

BUILDING DESCRIPTION

# OF UNITS CONFIGURED:  
5 UNIT BUILDING  
UNIT CONFIGURATION FROM LEFT TO RIGHT:  
UNIT "A"  
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:

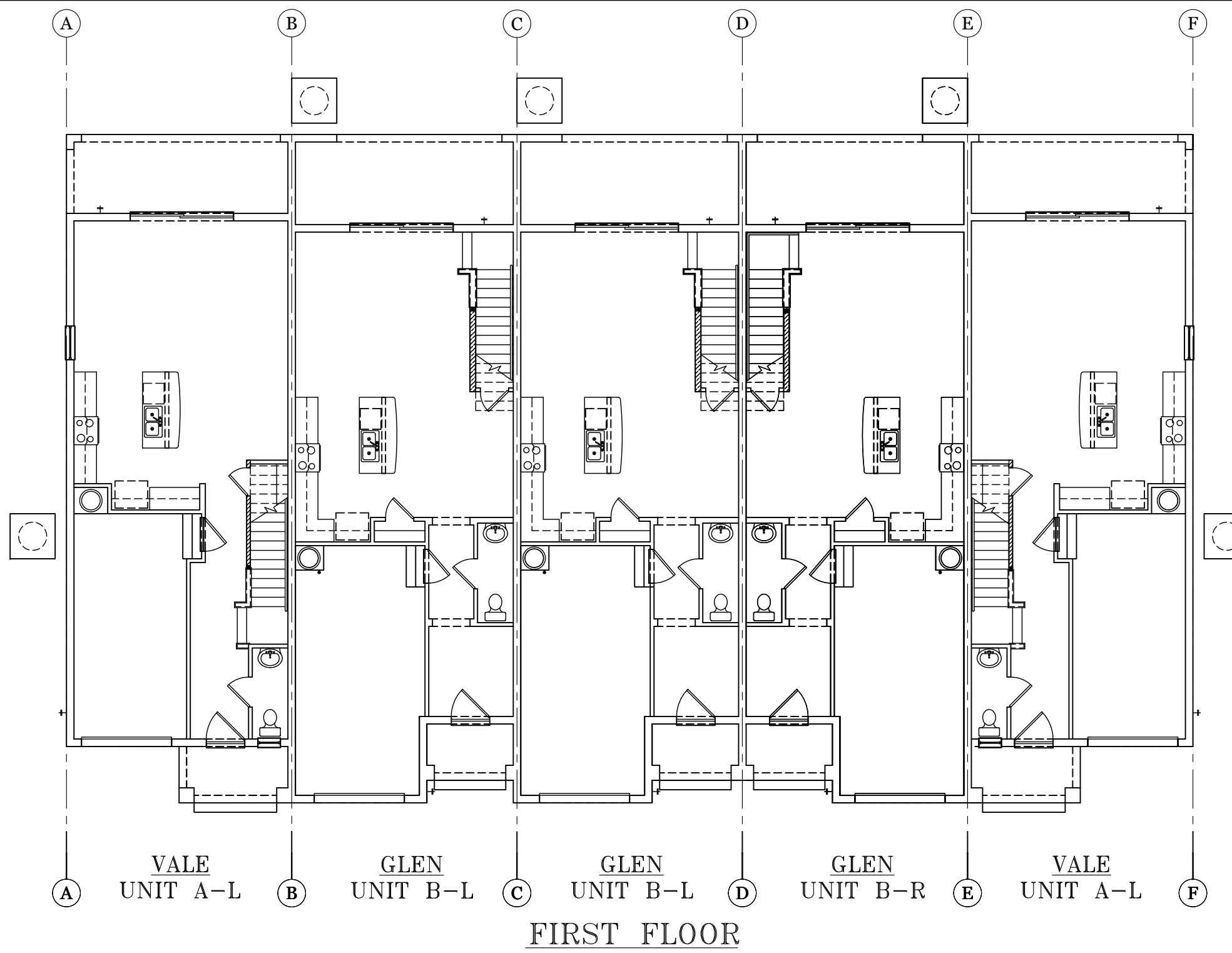
- ALLOWABLE UNIT STRESS AND DESIGN CRITERIA:  
A. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE ACI 318  
B. FLORIDA BUILDING CODE 2020/RESIDENTIAL 7TH ED. AND ALL APPLICABLE LOCAL AND STATE CODES
- SOIL:  
A. NET ALLOWABLE SOIL BEARING PRESSURE USED IN DESIGN 2000 PSF FOR CONTINUOUS WALL FOOTINGS.
- 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 (FBCR) 2020/RESIDENTIAL PER SECTION R301 ASCE 7-16 CHAPTER 16 ROOF LIVE LOADS OF 20 PSF, DEAD LOAD 17 PSF WIND LOADS IN ACCORDANCE WITH FBC, SECTION R301, 2020 EDITION FOR 140 MPH REGION.  
INTERIOR PARTITIONS PSF PERPENDICULAR TO WALL FACE (DETERMINATION OF WIND FORCES AS PER FBCR 2020 7TH ED., SECTION R301)  
B. BASIC WIND SPEED MPH (M/S)= 140  
C. INTERNAL PRESSURE CO-EFFICIENT=+ .18  
D. BUILDING CATEGORY-II
- LUMBER:  
A. ALL STRUCTURAL LUMBER SHALL BE SOUTHERN YELLOW PINE #2 OR BETTER, UNLESS NOTED OTHERWISE.  
B. STRUCTURAL LUMBER CONSISTS (U.N.O) OF : RAFTERS, VERTICAL STRONGBACKS, LEDGERS, BEAMS, AND POSTS.  
C. ALL LUMBER EXPOSED TO WEATHER, OR AGAINST SOIL, CONCRETE OR MASONRY MUST BE PRESSURE TREATED.
- TRUSSES:  
A. PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH FBC 2020/RESIDENTIAL 7TH EDITION  
TRUSS MANUFACTURER SHALL SUBMIT SIGNED AND SEALED DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
- GARAGE DOOR:  
A. ENGINEERED FOR 140 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

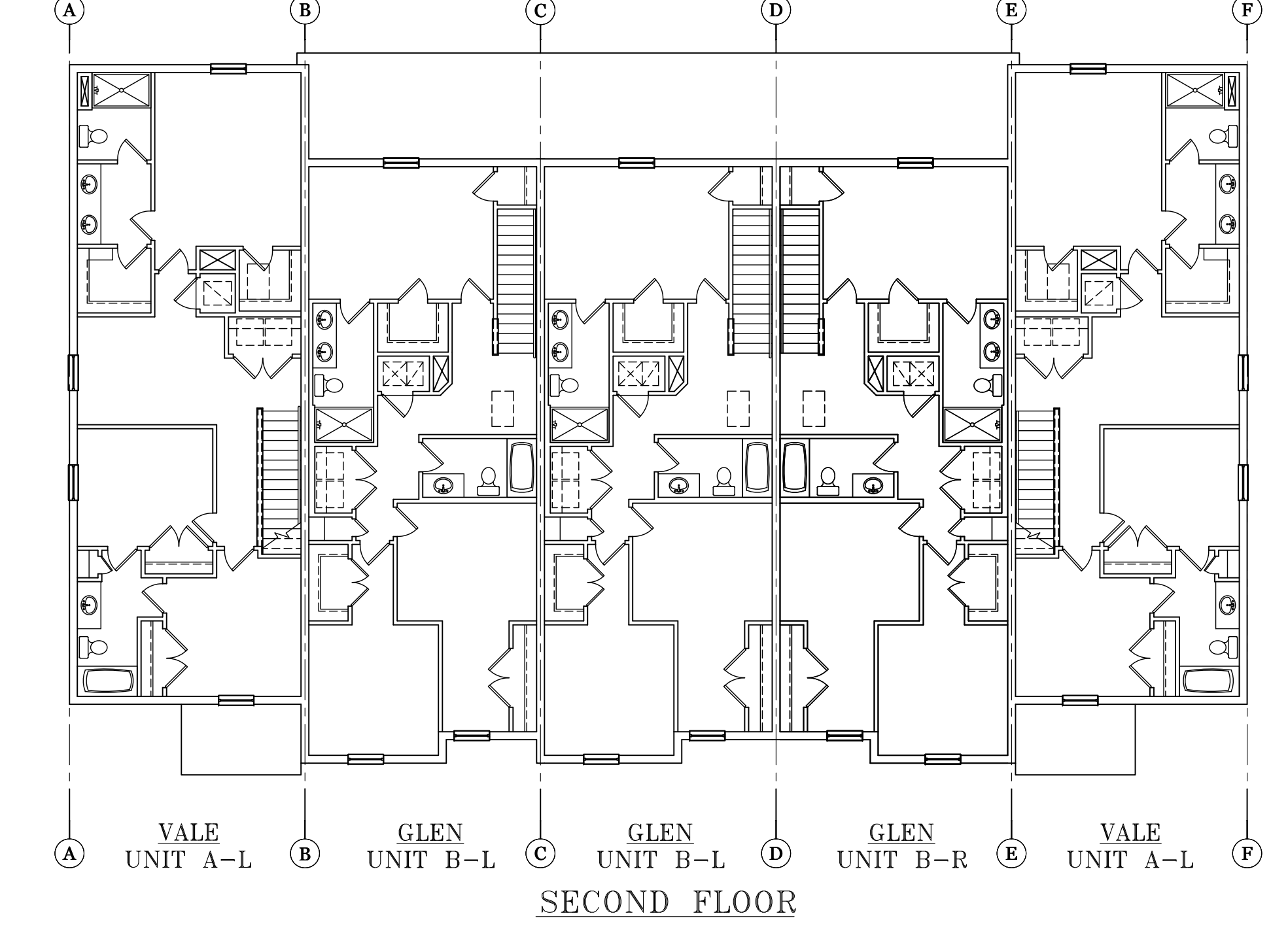
SHEET #	DESCRIPTION
CS	COVER SHEET
GN	GENERAL NOTES
FL1	FIRE PROTECTION PLAN
FL1.A	FIRE RATED WALL DETAILS
FL1.2A	FIRE RATED WALL DETAILS
A1	FIRST FLOOR PLAN
A1A	VALE STAIR SECTION DETAILS
A1B	GLEN STAIR SECTION DETAILS
A2	SECOND FLOOR PLAN
A3	BUILDING ELEVATIONS
A4	UNIT SECTIONS
A5	LONGITUDINAL CROSS SECTION
E1	FIRST FLOOR ELECTRICAL PLAN
E2	SECOND FLOOR ELECTRICAL PLAN
E3	ELECTRICAL PANEL & RISER DIAGRAM
P1	FIRST FLOOR PLUMBING PLAN
P2	SECOND FLOOR PLUMBING PLAN
P3	PLUMBING RISERS
PA	PRODUCT APPROVALS
D1	WALL SECTIONS DETAILS
D2	WALL SECTIONS DETAILS
D3	DETAILS
WA1	WALL ASSEMBLY DETAILS
WA2	WALL ASSEMBLY DETAILS
WA3	WALL ASSEMBLY DETAILS
WA4	WALL ASSEMBLY DETAILS
WA6	WALL ASSEMBLY DETAILS
S1	FOUNDATION PLAN
S1.1A	DETAILS
S1.1B	DETAILS
S1.1C	STEMWALL DETAILS
S1.2	FIRST FLOOR DOWEL PLAN
S2	FIRST FLOOR LIFT BEAM PLAN
S2.1A	DETAILS
S2.2A	LINTEL SCHEDULE
S3	FIRST FLOOR FRAMING PLAN
S3.1A	DETAILS
S4	SECOND FLOOR DECK PLAN
S4.2	SECOND FLOOR DOWEL PLAN
S5	SECOND FLOOR LIFT BEAM PLAN
S6	ROOF FRAMING PLAN
SN1	DETAILS
SFD1	SOFFIT INFORMATION BY OTHERS
SFD2	SOFFIT INFORMATION BY OTHERS



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	1158 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	
SQ. FT. 101	1ST LIVING
SQ. FT. 972	2ND LIVING
SQ. FT. 1673	TOTAL AC
SQ. FT. 268	GARAGE
SQ. FT. 160	LANAI
SQ. FT. 41	ENTRY
SQ. FT. 2142	TOTAL UNDER ROOF



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

DATE	DESCRIPTION



MASTER

TITLE SHEET  
VALE AND GLEN  
5 UNIT TOWNHOMES  
COVER SHEET  
JOB # 02353.000  
140 MPH EXP. C

ARCHITECT:  
STATE OF FLORIDA

ROLAND A. ABOUCHACRA  
AR NO 93723

DATE: 9/21/2021

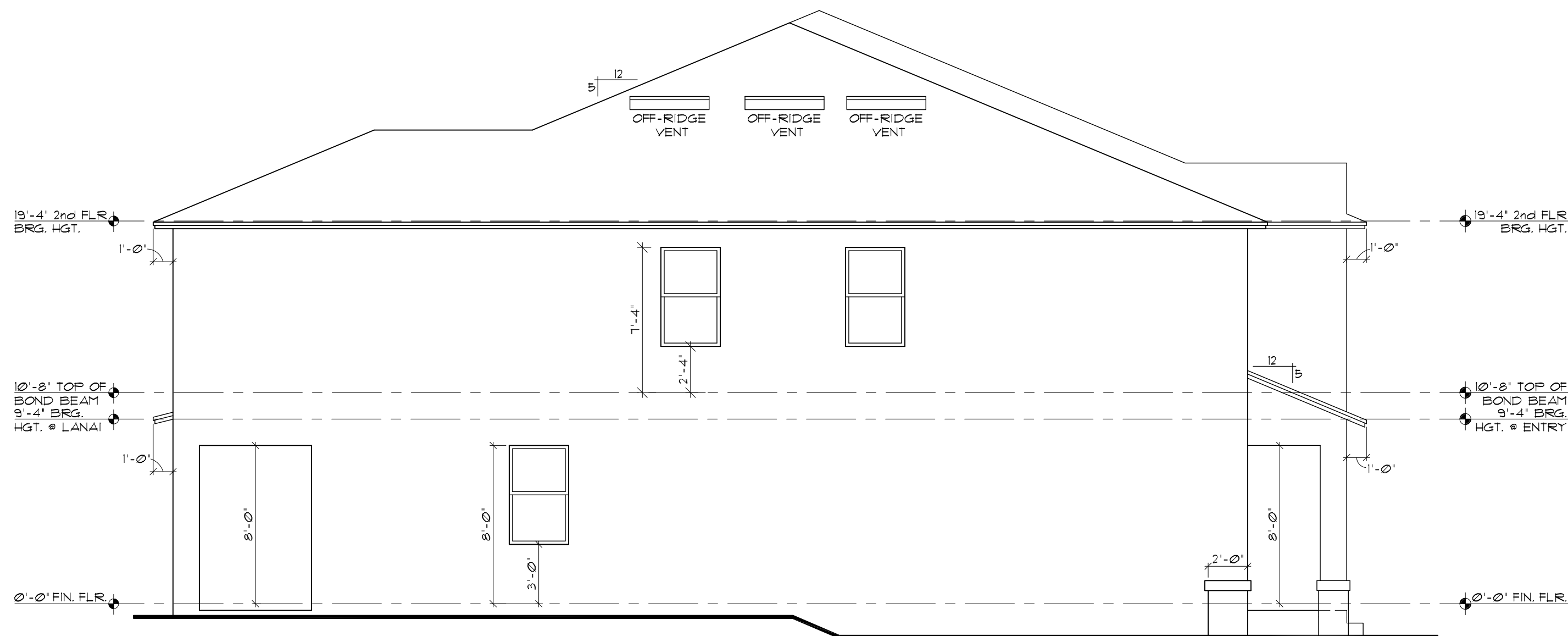
SCALE: AS NOTED

SHEET NO:

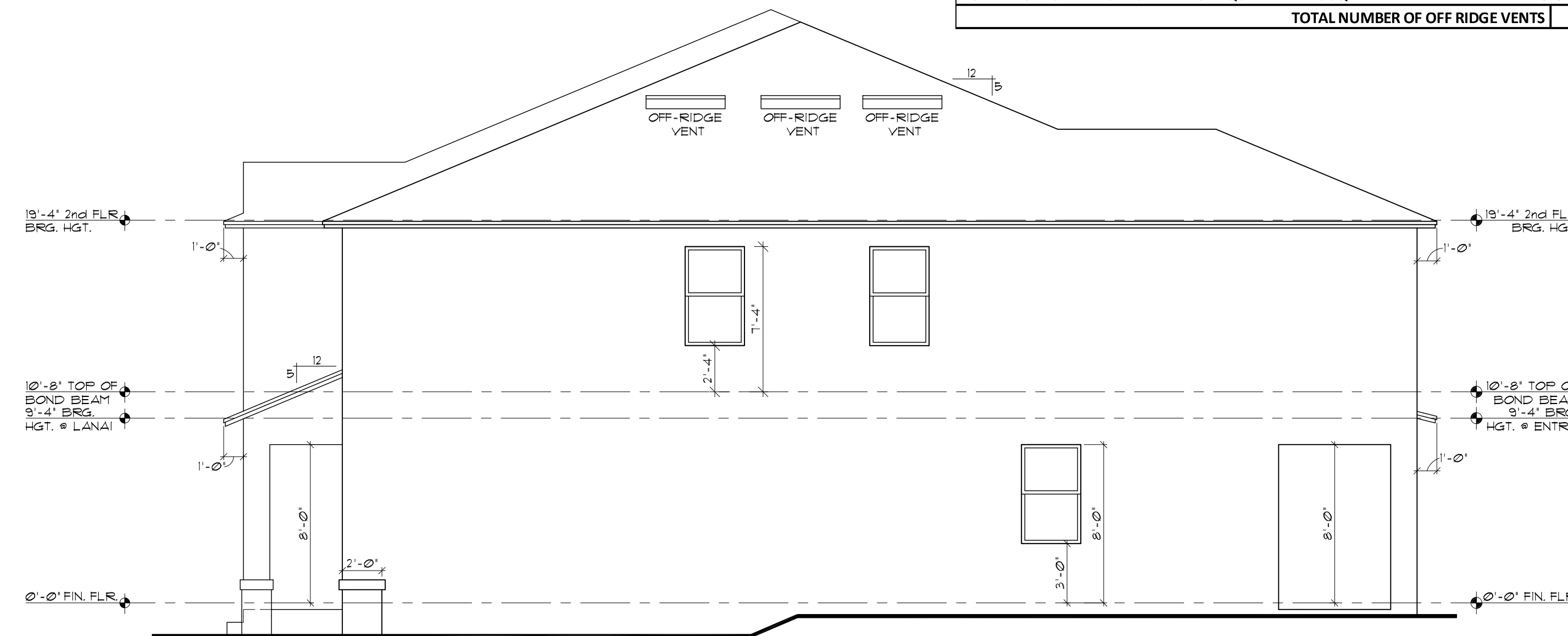
CS



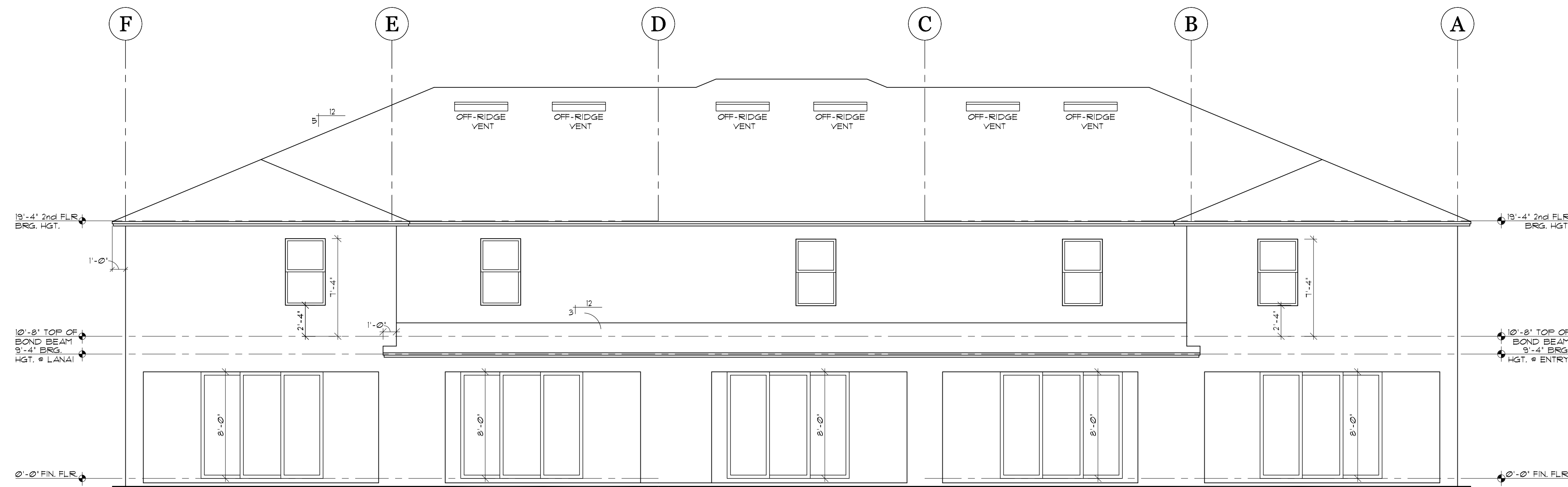
**FRONT ELEVATION**  
 SCALE: 3/16" = 1'-0" TEXTURED FINISH  
 NOTE: WALL PENETRATION FLASHING AS PER FBOR 103.4



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



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



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

<b>OFF RIDGE VENT CALCULATION FOR ATTIC AREA ABOVE DRAFT STOP CONFINES OF UNIT "A"</b>	
AREA OF ATTIC*	1202 SQ. FT.
REQUIRED VENTILATION AREA AT 1 PER 300	4.01 SQ. FT.
VENTILATION AREA X SQ. INCHES PER FT. (144)	576.96 SQ. IN.
MIN. REQUIRED VENTILATION IN UPPER PORTION OF ATTIC (50% OF TOTAL REQUIRED VENTILATION AREA)	288.48 SQ. IN.
NUMBER OF LOMANCO 770-D VENTS REQUIRED AT 140 SQ. IN. PER VENT	3 UNITS
<b>OFF RIDGE VENT CALCULATION FOR ATTIC AREA ABOVE DRAFT STOP CONFINES OF UNIT "B"</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.
MIN. REQUIRED VENTILATION IN UPPER PORTION OF ATTIC (50% OF TOTAL REQUIRED VENTILATION AREA)	250.32 SQ. IN.
NUMBER OF LOMANCO 770-D VENTS REQUIRED AT 140 SQ. IN. PER VENT	2 UNITS
<b>OFF RIDGE VENT CALCULATION FOR ATTIC AREA ABOVE DRAFT STOP CONFINES OF UNIT "B"</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.
MIN. REQUIRED VENTILATION IN UPPER PORTION OF ATTIC (50% OF TOTAL REQUIRED VENTILATION AREA)	250.32 SQ. IN.
NUMBER OF LOMANCO 770-D VENTS REQUIRED AT 140 SQ. IN. PER VENT	2 UNITS
<b>OFF RIDGE VENT CALCULATION FOR ATTIC AREA ABOVE DRAFT STOP CONFINES OF UNIT "A"</b>	
AREA OF ATTIC*	1202 SQ. FT.
REQUIRED VENTILATION AREA AT 1 PER 300	4.01 SQ. FT.
VENTILATION AREA X SQ. INCHES PER FT. (144)	576.96 SQ. IN.
MIN. REQUIRED VENTILATION IN UPPER PORTION OF ATTIC (50% OF TOTAL REQUIRED VENTILATION AREA)	288.48 SQ. IN.
NUMBER OF LOMANCO 770-D VENTS REQUIRED AT 140 SQ. IN. PER VENT	3 UNITS
<b>TOTAL NUMBER OF OFF RIDGE VENTS</b>	<b>12</b>

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

DATE	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	

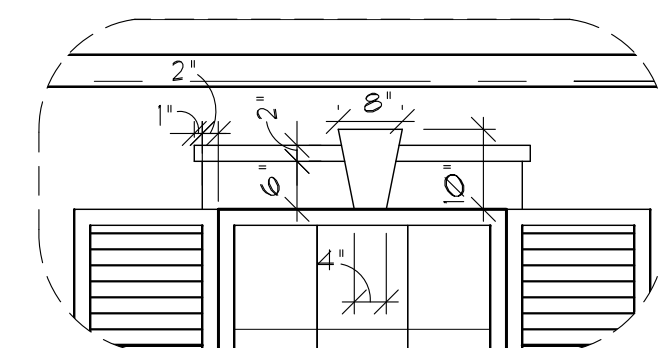
**D.R. HORTON**  
 America's Builder  
 www.drhorton.com  
 CBC055300

MASTER

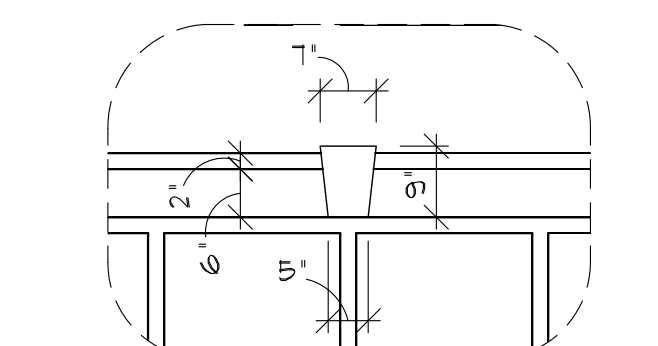
TITLE SHEET  
 VALE AND GLEN  
 5 UNIT TOWNHOMES  
 BUILDING ELEVATIONS  
 140 MPH EXP. C  
 JOB # 02353.000

ARCHITECT:  
 STATE OF FLORIDA  
 ROLAND A. ABOUCHACRA  
 AR NO 93723

DATE: 9/21/2021  
 SCALE: AS NOTED  
 SHEET NO:  
 A3



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



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