

D·R·HORTON®

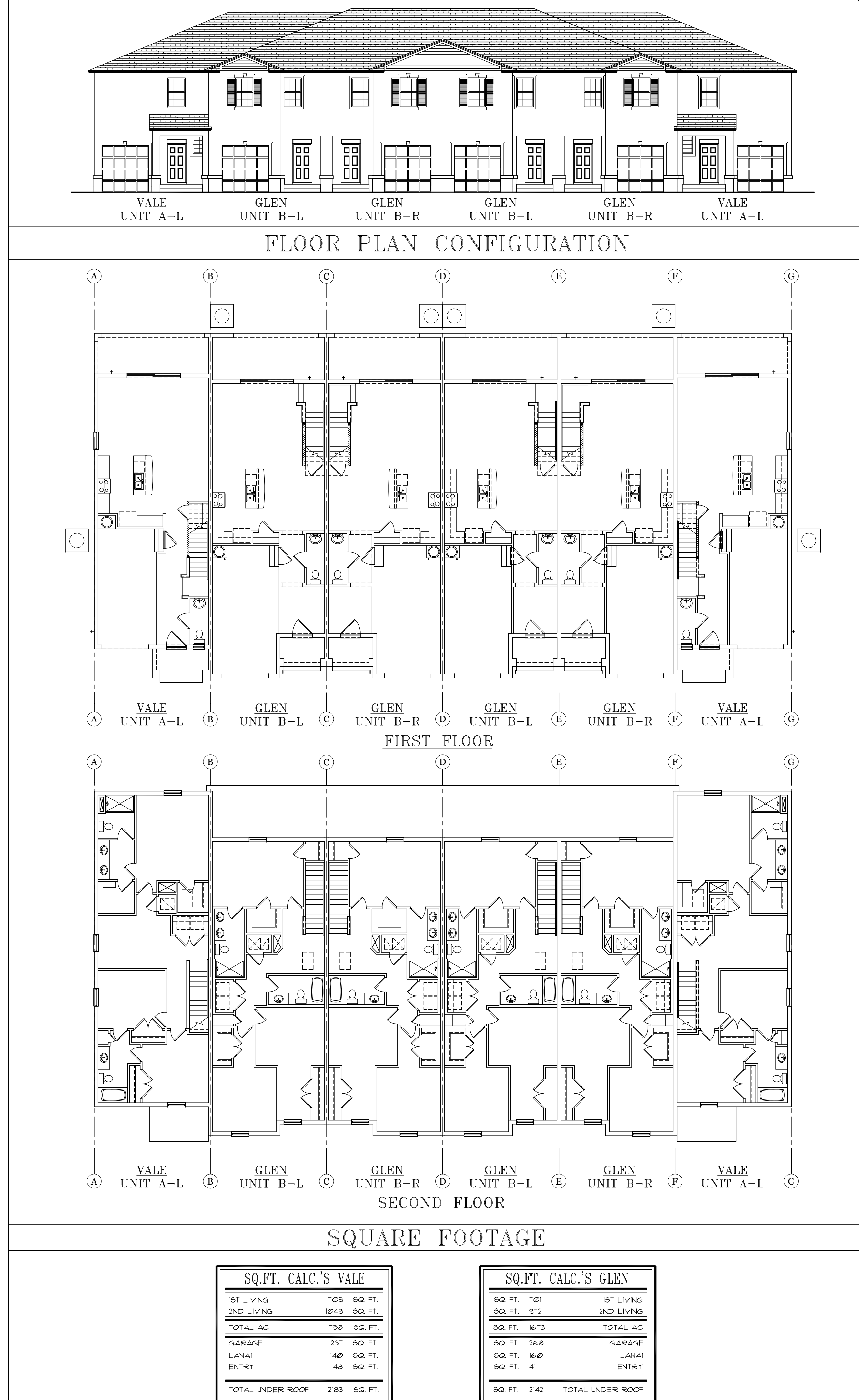
America's Builder

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:		
<ul style="list-style-type: none"> • 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:		
<ul style="list-style-type: none"> • STATE OF FLORIDA PROFESSIONAL ARCHITECT: ROLAND A. ABOUCHACRA AR NO 93723 	<ul style="list-style-type: none"> A.B. DESIGN GROUP, INC. 1441 RONALD REAGAN NORTH LONGWOOD, FLORIDA 32750 Tel: (407) 774-6078 Fax: (407) 774-4078 	
GENERAL NOTES:		
<ol style="list-style-type: none"> 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 F 1996 AND OF ASTM E 1886 OR SUCH OPENINGS SHALL COMPLY WITH SECTION 1609 OF THE 2020 FLORIDA BUILDING CODE, BUILDING. 		
ADDRESS CRITERIA		
<p>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 3-4-71</p>		
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:	
<ol style="list-style-type: none"> 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 	

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A6	LONGITUDINAL CROSS SECTION
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S3	FIRST FLOOR FRAMING PLAN
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S5	SECOND FLOOR LIFT BEAM PLAN
S6	ROOF FRAMING PLAN
SN1	DETAILS
SFD1	SOFFIT INFORMATION BY OTHERS
SFD2	SOFFIT INFORMATION BY OTHERS



ARCHITECTS
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CBC055300

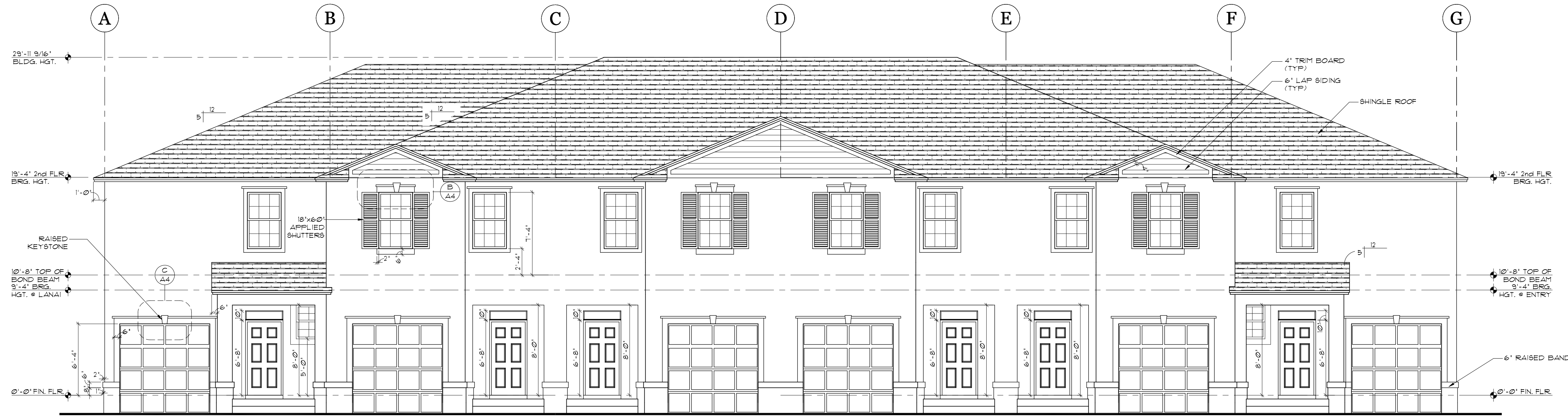
MASTER

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

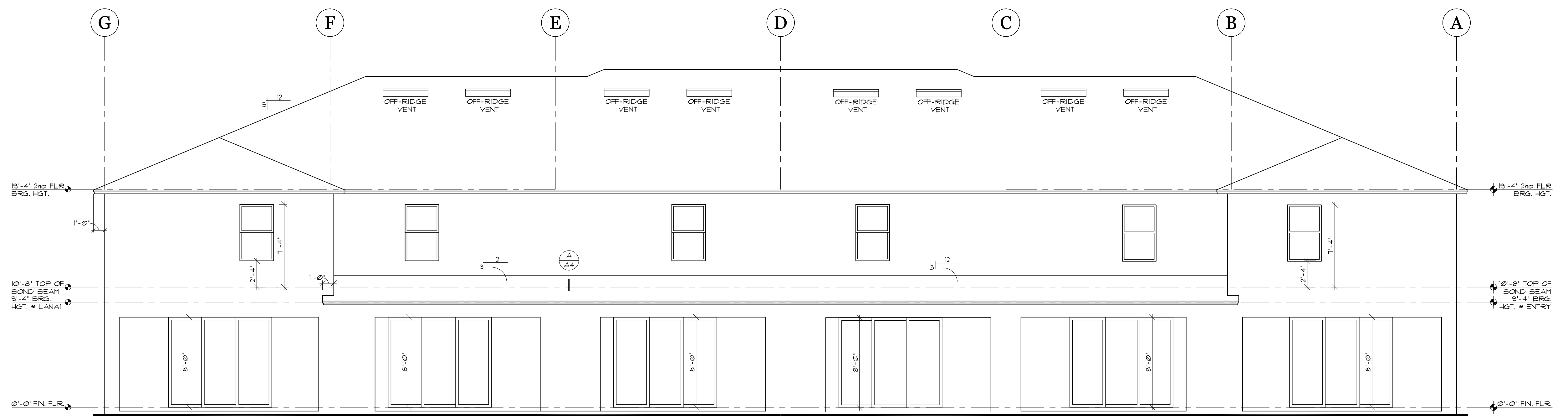
ARCHITECT:
STATE OF FLORIDA
ROLAND A. ABOUCHACRA
AR NO 93723

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

FOR OFF-RIDGE VENT CALCULATIONS
SEE SHEET A4



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



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



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MASTER

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VALE AND GLEN
6 UNIT TOWNHOMES
BUILDING FRONT &
REAR ELEVATIONS
140 MPH EXP. C

JOB # 02353.000

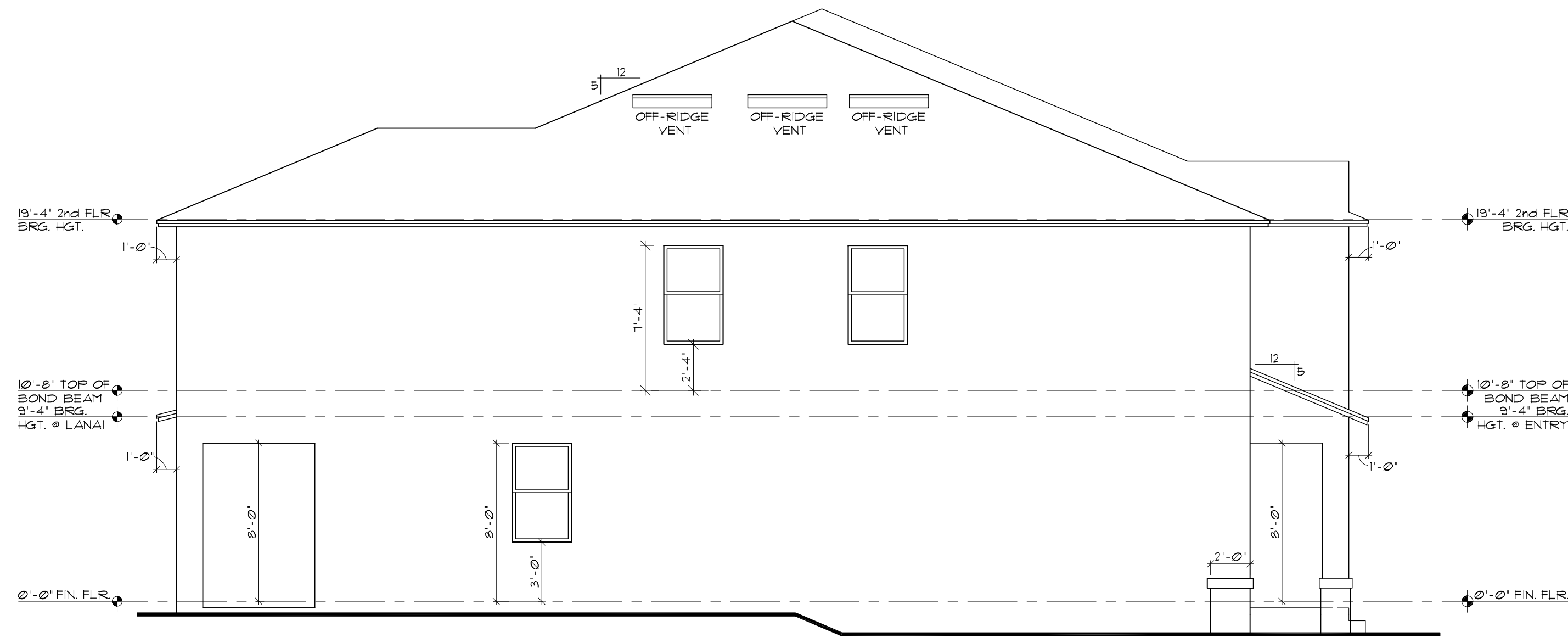
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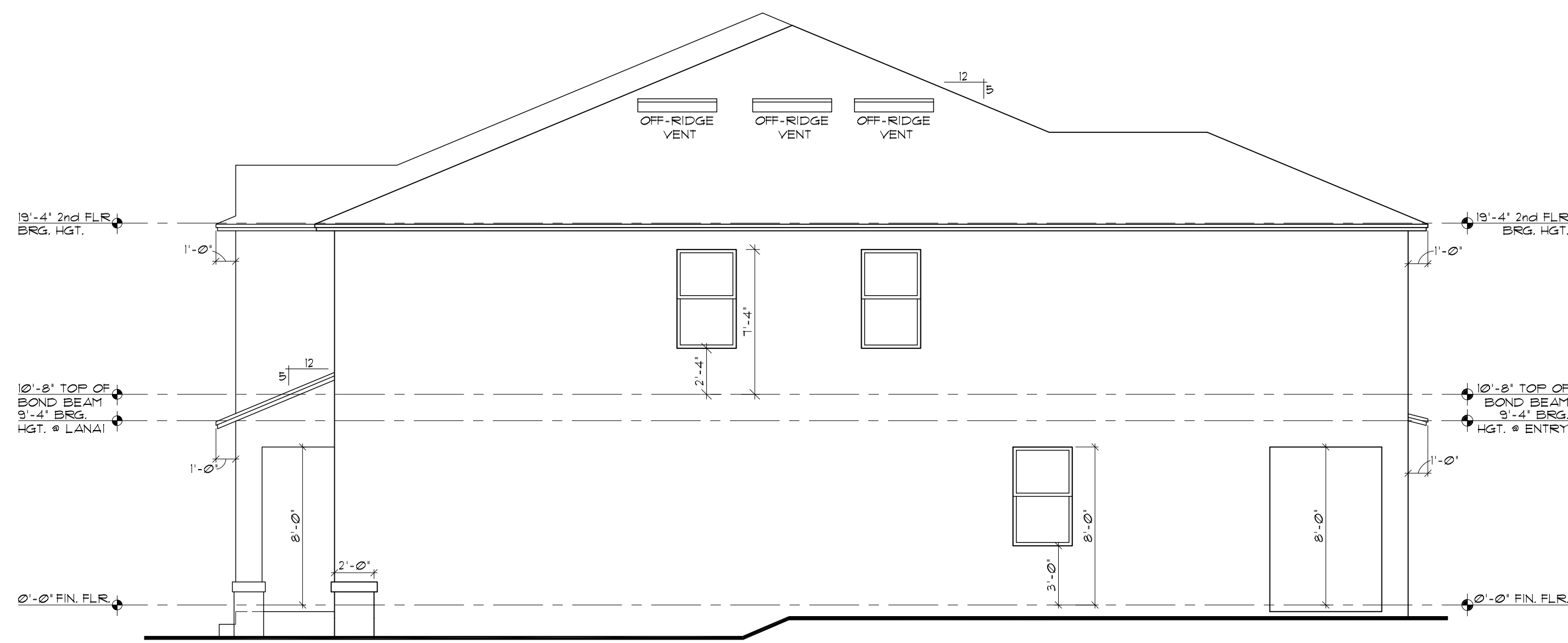
DATE: 9/21/2021

SCALE: AS NOTED
SHEET NO:

A3

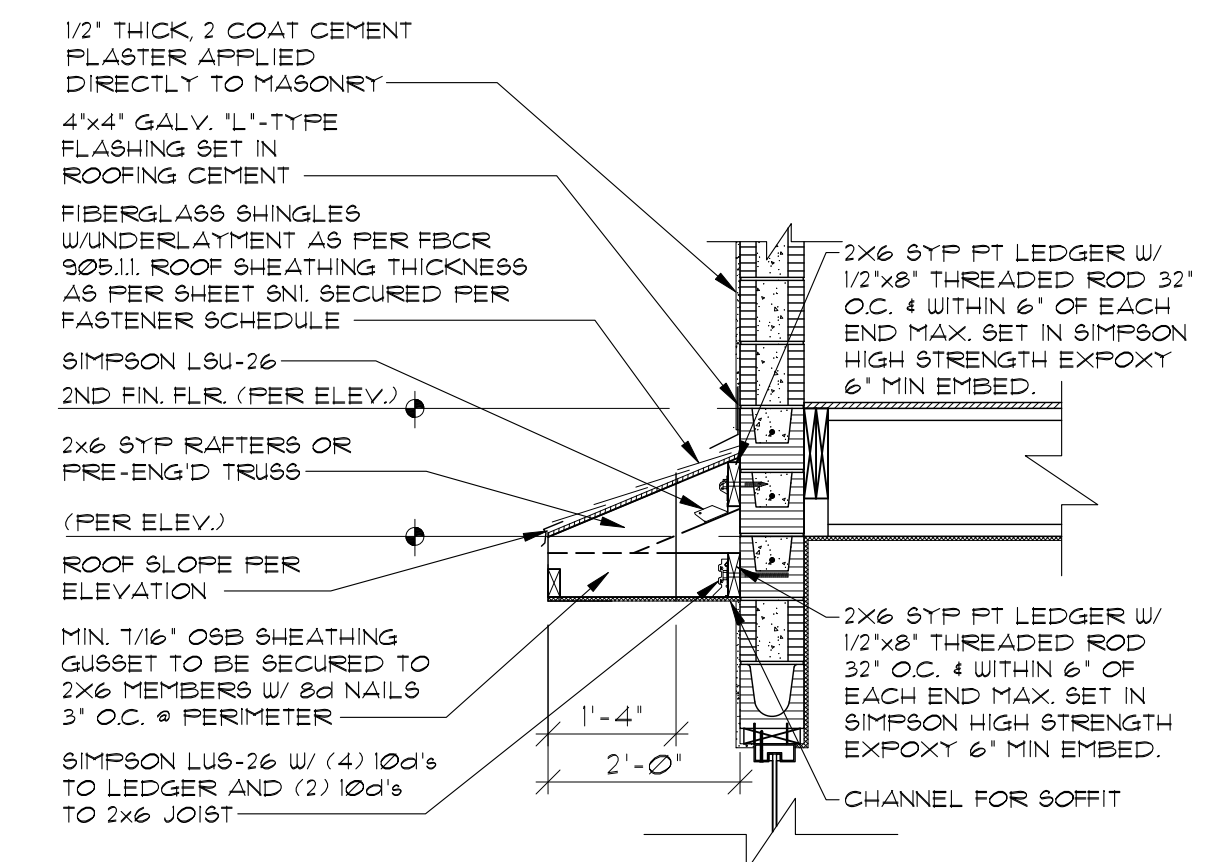


LEFT ELEVATION
SCALE: 3/16" = 1'-0" TEXTURED FINISH

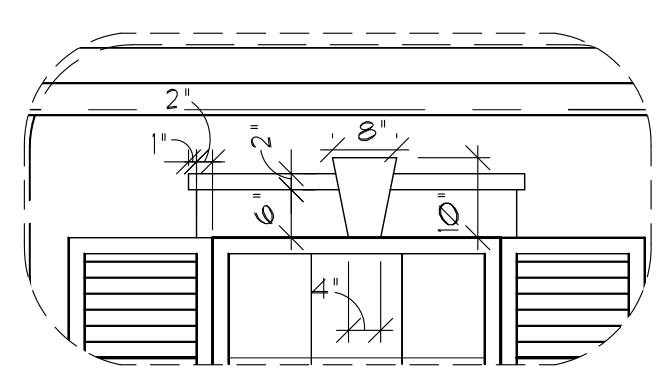


RIGHT ELEVATION
SCALE: 3/16" = 1'-0" TEXTURED FINISH

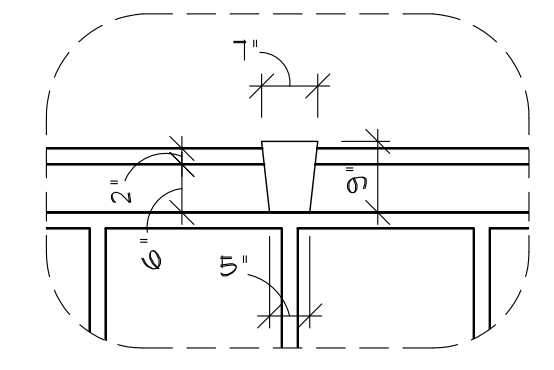
OFF RIDGE VENT CALCULATION FOR ATTIC AREA ABOVE DRAFT STOP CONFINES OF UNIT "A"	
AREA OF ATTIC*	1202 SQ. FT.
REQUIRED VENTILATION AREA AT 1 PER 300	4.01 SQ. FT.
VENTILATION AREA X SQ. INCHES PER FT. (144)	576.96 SQ. IN.
MIN. REQUIRED VENTILATION IN UPPER PORTION OF ATTIC (50% OF TOTAL REQUIRED VENTILATION AREA)	288.48 SQ. IN.
NUMBER OF LOMANCO 770-D VENTS REQUIRED AT 140 SQ. IN. PER VENT	3 UNITS
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.
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
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.
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NUMBER OF LOMANCO 770-D VENTS REQUIRED AT 140 SQ. IN. PER VENT	3 UNITS
TOTAL NUMBER OF OFF RIDGE VENTS	14



A OVERHANG DETAIL
SCALE: 1/2" = 1'-0"



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



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



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RIGHT ELEVATIONS
140 MPH EXP. C

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SCALE: AS NOTED
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A4