DRAWING INDEX

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NO EXCEPTIONS.

TERMITE PROTECTION:

1. PENETRATION. PROTECTIVE SLEEVES AROUND PIPING PENETRATING CONCRETE SLAB-ON-GRADE FLOORS SHALL NOT BE OF CELLULOSE CONTAINING MATERIALS. IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PROTECTION, THE SLEEVE SHALL HAVE A MAXIMUM WALL THICKNESS OF 0.010 INCH, AND BE SEALED WITHIN THE SLAB USING A NON-CORROSIVE CLAMPING DEVICE TO ELIMINATE THE ANNULAR SPACE BETWEEN THE PIPE AND THE SLEEVE. NO TERMITICIDES SHALL BE APPLIED INSIDE THE SLEEVE.
2. PROTECTION AGAINST DECAY AND TERMITES. - CONDENSATE LINES, IRRIGATION SPRINKLER SYSTEM RISERS FOR SPRAY HEADS, AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1 FOOT (305 mm) AWAY FROM THE STRUCTURE SIDEWALL, WHETHER BY UNDERGROUND PIPING, TAIL EXTENSIONS, OR SPLASH BLOCKS GUTTERS WITH DOWNSPOUTS ARE REQUIRED ON ALL BUILDINGS WITH EAVES OF LESS THAN 6 INCHES (152 mm) HORIZONTAL PROJECTION EXCEPT FOR GABLE END RAKES OR ON A ROOF ABOVE ANOTHER ROOF.

PARK SQUARE HOMES
BABCOCK RANCH-BLDG 6 (LOTS 6092-6089)
4-UNIT - ADAMS END UNITS - TOWNHOMES
ELEVATION A

REVISION LOG

REV#	DESCRIPTION OF REVISIONS	DATE	DRAWN BY	BROCHURE REQUIRED	ENGNRING REQUIRED		
1	CD'S	5-17-22	MC				
2	CHANGED ALL ENTRY DOORS TO 6 PANEL/OPTIONAL FRENCH DOORS	9-16-22	BA				
3	REVISIONS PER COUNTY COMMENTS	10-6-22	BA				
4	REMOVED +60" NOTE ON ALL ELECTRICAL PLANS	3-13-23	BA				
5	CHANGED BATHROOM NAMES PER CLIENT	3-15-23	KR				
6	REVISED PLANS PER RISK MITIGATION COMMENTS	4-11-23	BA				

NOTE:
FIRE SPRINKLERS ARE NOT REQUIRED FOR THIS BUILDING

ROOF CRITERIA

12" OVERHANG U.N.O. / PLUMB CUT FASCIA / ROOF PITCH PER ELEVATION / SHINGLES U.N.O.

ROOF PITCH VARIES PER SUBDIVISIONS IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ROOF SLOPE REQUIREMENTS WITH TRUSS MANUFACTURER.

FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, AT ALL CHANGES IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS.

STEP FLASHING SHALL BE USED ON ALL ROOF TO WALL INTERSECTIONS ON RAKES.

ATTENTION CONTRACTORS ALL PENETRATIONS THROUGH ROOF ARE TO BE LOCATED ON REAR OR IF NECESSARY ON THE SIDE OF THE ROOF BEHIND THE FRONT FACADE ZONE.

ASPHALT SHINGLES (IF APPLICABLE) :
1. WIND RESISTANCE OF ASPHALT SHINGLES. - ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH 2020 FBCR(7TH EDITION), SECTION R905.2.6 AND R905.2.6.1.
2. ASPHALT SHINGLES SHALL ONLY BE USED ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) AND LESS THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12), TWO LAYERS OF UNDERLAYMENT COMPLYING WITH ASTM D226, TYPE II, ASTM D4869, TYPE III OR TYPE IV OR ASTM D6757 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.1
FOR ROOF SLOPES FROM FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12) AND GREATER, TWO LAYER OF UNDERLAYMENT COMPLYING WITH ASTM D226, TYPE II, ASTM D4869, TYPE III OR IV OR ASTM D6757 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.1
3. AS AN ALTERNATIVE, THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1970 OR AN APPROVED SELF-ADHERING SYNTHETIC UNDERLAYMENT COMPLYING WITH ASTM D226 TYPE II INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.REFER TO R905.1.1.1.

CLAY AND CONCRETE TILE (IF APPLICABLE) :
PER FBCR 2020 7TH EDITION R905.3, THE INSTALLATION OF CLAY AND CONCRETE TILE AND REQUIRED UNDERLAYMENT SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR RECOMMENDATIONS OF FRSA/TRI FLORIDA HIGH WIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL, SIXTH EDITION WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION R301.2.1.3 OR THE RECOMMENDATIONS OF RAS 118, 119 OR 120. PER FBCR 2020 7TH EDITION R905.3.3, THE REQUIRED UNDERLAYMENT SHALL COMPLY WITH THE MANUFACTURER'S INSTRUCTIONS IN ACCORDANCE WITH THE FRSA/TRI FLORIDA HIGH WIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL, SIXTH EDITION WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION R301.2.1.3 OR THE RECOMMENDATIONS OF RAS 118, 199 OR 120.

GENERAL NOTES

1. MISCELLANEOUS
 a. PLANS ARE TO SCALE AS NOTED, UNLESS SPECIFIED N.T.S DO NOT SCALE PLANS.
 b. ALL DIMENSIONS AND SITUATIONS PERTAINING TO THE BUILDING ARE TO BE VERIFIED PRIOR TO BEGINNING OF CONSTRUCTION. NOTIFY B & A DESIGN STUDIO, INC. OF ANY DISCREPANCIES.
 c. ALL WALL THICKNESS DIMENSIONS AS SHOWN ARE NOMINAL. ACTUAL WALL THICKNESS DIMENSIONS MAY BE + OR -.
2. EXTERIOR WALLS:
 a. ASSUME ALL EXTERIOR WALLS TO BE LOAD BEARING.
 b. SEE FOUNDATION PLAN FOR CMU WALL REINFORCEMENT LOCATIONS.
 c. INTERIOR SURFACE OF CMU WALL TO HAVE 1/2" GPBD APPLIED TO 1x P.T. VERTICAL FURRING BATTS SPACED @ 16" O.C. ATTACH FURRING TO CONCRETE WALL AS REQUIRED.
 d. SECOND FLOOR EXTERIOR WALLS TO BE WOOD STUDS.
3. INTERIOR WALLS:
 a. WOOD FRAMING:
  i. ALL PLATES AND SLEEPERS ON CONCRETE SLAB, WHICH ARE IN DIRECT CONTACT WITH THE EARTH, SHALL BE PRESSURE TREATED.
  ii. ALL INTERIOR WALL PLATES, OTHER THAN SHEAR WALLS, ON CONCRETE SLAB TO BE ATTACHED WITH POWER ACTUATED FASTENERS, SPACED @ 48" O.C. MAX.
  iii. ALL WOOD BRG. INTERIOR PARTITIONS SHALL BE 2x4 STUDS SPACED @ 16" O.C. WITH DOUBLE TOP PLATE. TOWNHOMES
  iv. FIREBLOCKING/ DRAFTSTOPPING TO BE PROVIDED IN THE FLOOR/CEILING ASSEMBLIES ABOVE AND IN LINE WITH THE TENANT SEPARATION, WHEN TENANT SEPARATION WALLS DO NOT EXTEND TO THE FLOOR SHEATHING ABOVE AND IN OTHER LOCATIONS PER SECTION R602.8 / R302.11 OF THE 2020 FBCR 7TH EDITION.
4. WOOD:
 a. WOOD CONSTRUCTION SHALL CONFORM TO THE AMERICAN FOREST & PAPER ASSOCIATION (AF&PA) "NATIONAL SPECIFICATION FOR WOOD CONSTRUCTION", LATEST EDITION.
 b. ALL WOOD IN CONTACT WITH CONCRETE OR CONCRETE BLOCK IS TO BE PRESSURE TREATED.
 c. SEE STRUCTURAL GENERAL NOTES.
5. FINISHES:
 a. ACCESSIBLE SPACE UNDER STAIRS SHALL BE PROTECTED BY 1/2" GYPSUM BOARD.
 b. ALL INTERIOR WALLS SHALL HAVE STANDARD ½" GYP BD, EXCEPT IN HIGH HUMIDITY AND WET AREAS.
 c. HIGH HUMIDITY AND WET AREAS SHALL HAVE ½" DENSSHIELD TILE BACKER GYPSUM BOARD.
 d. ALL INTERIOR CEILINGS SHALL HAVE ½" SAG- RESISTANT GYP BD. INSTALL PERPENDICULAR TO FRAMING PER FBCR 702.3.5
 e. ALL EXTERIOR CEILINGS (PORCH & PATIOS) SHALL HAVE ½" SAG- RESISTANT GYP SOFFIT BOARD.
 f. STUCCO SURFACES TO HAVE STOPS, WEEP SCREEDS, AND EXPANSION JOINTS PER CODE.
 g. TILE IN TUBS, SHOWERS, AND WALL PANELS IN SHOWER AREAS ARE TO HAVE CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKERS R702.3.7 / R702.4.2 2020 FBCR 7TH EDITION.
 h. 2020 FBCR 7TH EDITION TABLE R302.6: 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT IS REQUIRED FOR A GARAGE CEILING WITH HABITABLE ROOMS ABOVE. ½" MINIMUM GYPSUM BOARD IS REQUIRED ON GARAGE SIDE OF INTERIOR WALLS.
6. CABINETS:
 a. CABINET MANUFACTURE'S SHOP DRAWINGS TAKE PRECEDENCE OVER THE INTERIOR CABINET ELEVATIONS SHOWN ON THESE DRAWINGS.
 b. SEE SUPPLIER / MFR'S DRAWINGS FOR KITCHEN, CABINETRY/MILLWORK, AND RESTROOM LAYOUTS.
7. HARDWARE:
 a. ALL LOCKING ARRANGEMENTS SHALL COMPLY WITH NFPA 101, SECTION 24.2.4.10.
8. WINDOW & DOORS:
 a. MISCELLANEOUS:
  i. WINDOW AND DOOR SUPPLIERS SHALL PROVIDE CURRENT ROUGH OPENING INFORMATION WHICH, SHALL HAVE PRECEDENCE OVER THE WINDOW AND DOOR SCHEDULES ON PLAN.
  ii. CONTRACTOR AND SUPPLIER TO VERIFY WINDOW LOCATION, TYPE (FIN vs. FLANGE), HEADER HEIGHTS, AND ROUGH OPENINGS PRIOR TO DELIVERY.
  iii. WINDOW ROUGH OPENING INCLUDES 1x P.T. FRAME ATTACHED TO CMU's.
  iv. DOOR ROUGH OPENING INCLUDES 2x P.T. FRAME ATTACHED TO CMU's.
  v. ALL GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL COMPLY WITH SECTION R308 OF THE 2020 FBCR 7TH EDITION.
  vi. WINDOW CONTRACTOR TO VERIFY ROUGH OPENINGS OF ALL FIELD ASSEMBLED FIXED GLASS WINDOW UNITS PRIOR TO INSTALLATION.
  vii. ALL WINDOWS IN WIND BORN DEBRIS AREAS SHALL BE PROTECTED FROM WIND BORN DEBRIS. PROVIDE SHUTTERS CERTIFIED TO MEET MIAMI-DADE IMPACT TEST. SHUTTERS MUST BE ROLL-DOWN, PANEL ACCORDIAN OR OTHER APPROVED DESIGN TYPE. BUILDER TO SUBMIT MANUFACTURER, MODEL NO. INSTALLATION INSTRUCTIONS, & COPY OF MIAMI-DADE IMPACT TEST DATA FOR PROPOSED SHUTTERS.
  viii. GARAGE OVERHEAD DOORS SHALL BE LISTED AND TESTED FOR 30 SECONDS AT DESIGN PRESURE (+/-) TO INCLUDE A 10 SECOND GUST AT 1.5 TIMES THE DESIGN PRESSURE AND BEAR A PERMANENT DESGIN LABEL.
 b. INSTALLATION:
  i. WINDOWS & DOORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
  ii. ALL WINDOW HEADS SHALL BE SET ABOVE FINISH FLOOR AS FOLLOWS:
   1. FIRST FLOOR AT 8'-0".
   2. SECOND FLOOR PER PLAN.
 c. ASSEMBLIES:
  i. WINDOW AND DOOR ASSEMBLIES TO CONFORM TO 2020 FBCR CHAPTER 6, SECTION 609
  ii. INTERIOR FACE OF WINDOW, FASTEN BUCK TO MASONRY W/ ¼"x 3" TAPCONS, 6" FROM EDGES AND 16" O.C. MAX. 2x P.T. BUCKS/NAILERS SHALL EXTEND BEYOND.
  iii. BUCKS LESS THAN 2x TO BE FASTENED W/ CUT NAILS OR EQUIVALENT. STRUCTURAL CONNECTION OF WINDOW TO STRUCTURE BY OTHERS IN THIS CASE.
  iV. SEE EXTERIOR ELEVATIONS FOR STYLE AND DIVIDED LITE CONFIGURATIONS.
 d. TESTING:
  i. EXTERIOR WINDOWS AND SLIDING DOORS SHALL BE TESTED AND COMPLY WITH AAMA/WDMA/CSA 101/I.S.2/A440 OR TAS 202 (HVHZ SHALL COMPLY WITH TAS 202 AND ASTM E1300). EXTERIOR SIDE HINGED DOORS SHALL COMPLY WITH AAMA/WDMA/CSA 101/1.S.2/A440 OR ANSI/WMA100 OR SECTION R609.5 IN THE 2020 FBCR.
  ii. ALL GARAGE/OVERHEAD DOORS SHALL BE LISTED AND TESTED FOR 30 SECONDS AT DESIGN PRESSURE (+/-) TO INCLUDE A 10 SECOND GUST AT 1.5 TIMES THE DESIGN PRESSURE.
9. INSULATION:
 a. INSULATE ALL EXTERIOR FRAME WALLS WITH R-13 BATT FIBERGLASS INSULATION.
 b. INSULATE CONDITIONED ATTIC SPACE WITH R-38 BLOWN FIBERGLASS. INACCESSIBLE ATTIC SPACE SHALL RECEIVE R-38 BATT INSULATION.
 c. INSULATE ALL CMU WALLS (THAT REQUIRE 1" P.T. FURRING STRIPS) WITH R4.1 FI-FOIL PANELS.
 d. APPLY HILTI FOAM FILLER AT EXTERIOR WALLS AROUND:
  i. WINDOW FRAMES
  ii. EXTERIOR DOOR FRAMES
  iii. GAPS AROUND PIPES, VENTS, OUTLETS, ETC.
 e. INSULATE ALL ATTIC KNEE WALLS WITH R-38 BATTS.
 f. APPLY OWENS CORNING ENERGY COMPLETE TO THE TOP OF ALL CONDINTIONED SPACE WALLS THAT INTERACT WITH UNCONDITIONED ATTIC SPACE ABOVE.

EXTERIOR PLASTER

R703.7 EXTERIOR PLASTER.
INSTALLATION OF THESE MATERIALS SHALL BE IN COMPLIANCE WITH ASTM C926, ASTM C1063 OR ASTM C1787 AND THE PROVISIONS OF THIS CODE.

R703.7.1 LATH.
LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1 1/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 1 1/2-INCH-LONG (22.2 MM), 16 GAGE STAPLES, SPACED AT IN ACCORDANCE WITH ASTM C1063 OR C1787, OR AS OTHERWISE APPROVED.

R703.7.2 PLASTER.
PLASTERING WITH CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHERE APPLIED OVER ANY TYPE OF CODE-APPROVED LATH AND SHALL BE NOT LESS THAN TWO COATS WHERE DIRECTLY APPLIED OVER MASONRY, CONCRETE, CLAY, BRICK, STONE OR TILE. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R702.1(1).

ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED. CEMENT PLASTER SHALL BE IN ACCORDANCE WITH ASTM C926. CEMENT MATERIALS SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING:
1. MASONRY CEMENT CONFORMING TO ASTM C91 TYPE M, S OR N.
2. PORTLAND CEMENT CONFORMING TO ASTM C150 TYPE I, II OR III.
3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C595 TYPE IP, IS(S<70), IL OR IT(S<70).
4. HYDRAULIC CEMENT CONFORMING TO ASTM C1157 TYPE GU, HE, MS, HS OR MH.
5. PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C1328
THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1(3).

R703.7.2.1 WEEP SCREEDS.
A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES (89 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C926. THE WEEP SCREED SHALL BE PLACED MOT LESS THAN 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.

R703.7.3 WATER-RESISTIVE BARRIERS.
WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.4) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS.

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N · C · B · D · C

Signing Date: 04/28/2023

This item has been digitally signed and sealed by Carl A. Brown, P.E. On using a Digital Signature.

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Engineer's S&S is only for the structural portions of the drawings. Any non-structural details or drawings (Electrical, HVAC, Waterproofing, Driveway Layout, etc.) are for information only and are not part of the EOR review.

CARL A. BROWN LICENSE No 56126 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Certificate Of Authorization No. 9161
☐ CARL A. BROWN, PE - FL # 56126
☐ SCOTT LEWKOWSKI, PE - FL #78750
☐

DATE: April 14, 2023

FDS JOB NO.:

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6089) 4 UNIT

title:
COVER
4-UNIT TOWNHOME

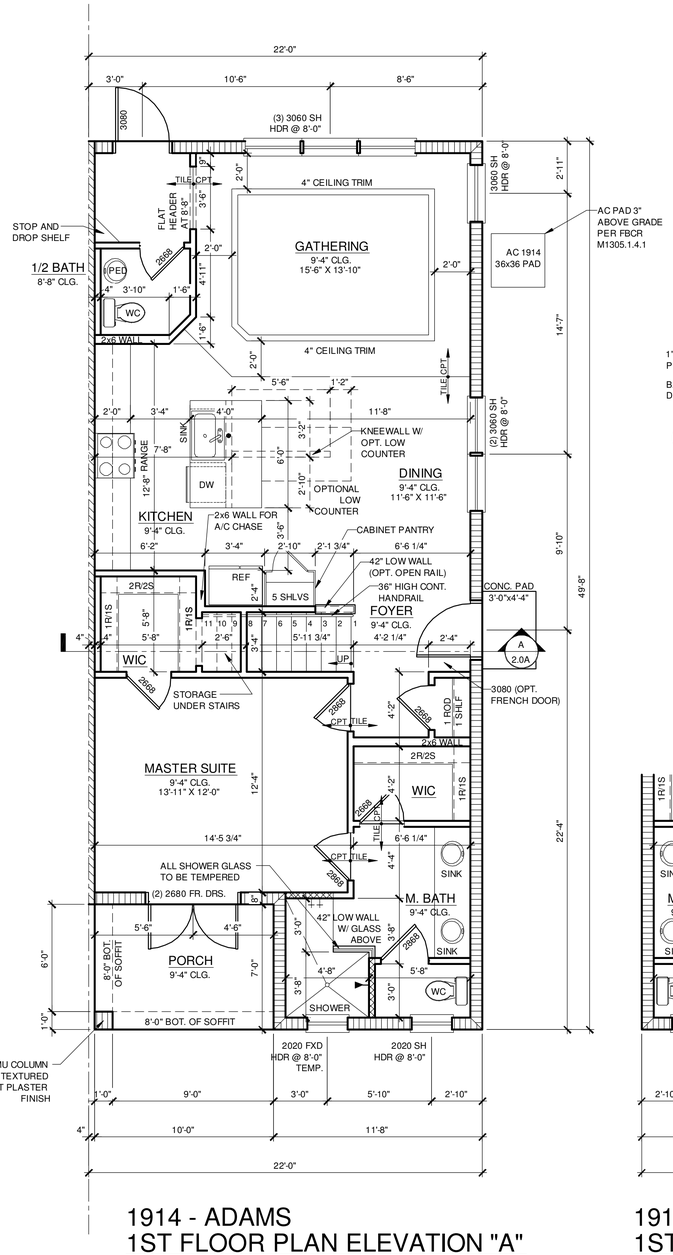
project no. 2023083
checked:
drawn: BA
date: 04-12-23
scale: AS SHOWN

CO

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

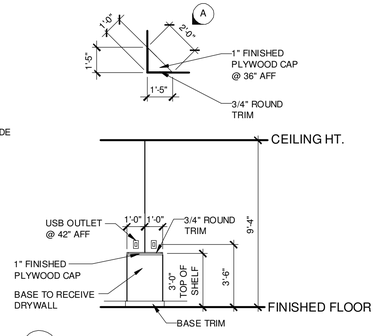
The structural design of this building is in accordance with the FLORIDA BUILDING CODE 7TH EDITION (2020) RESIDENTIAL and is certified as such.

UNIT 6092	1914 ADAMS REVERSED
UNIT 6089	1914 ADAMS



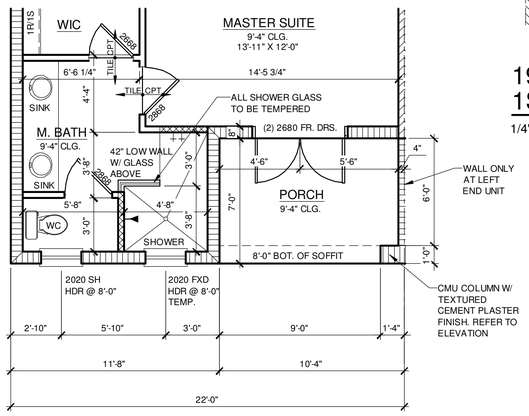
1914 - ADAMS
1ST FLOOR PLAN ELEVATION "A"

1/4" = 1'-0" RIGHT END UNIT



A STOP AND DROP SHELF

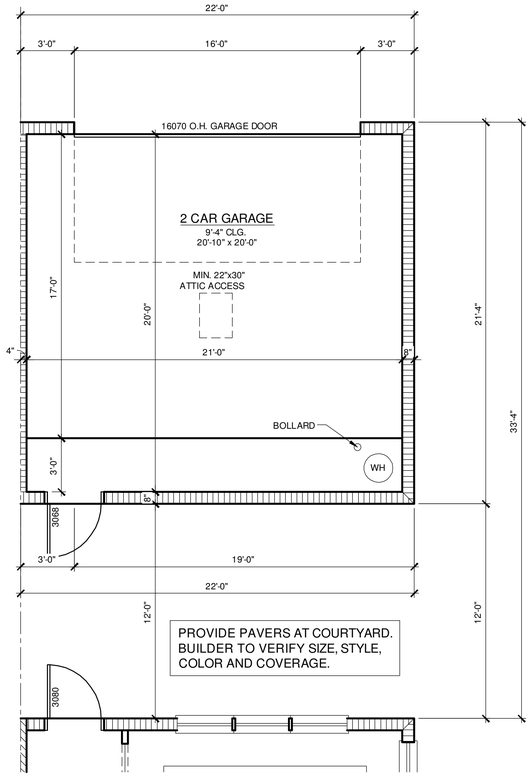
1/4" = 1'-0"



1914 - ADAMS REVERSED
1ST FLOOR PLAN ELEVATION "A"

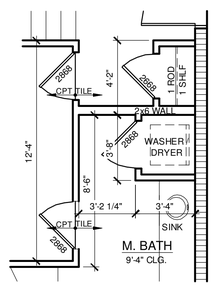
1/4" = 1'-0" LEFT END UNIT

SEE LEFT END UNIT FOR ALL OTHER INFORMATION



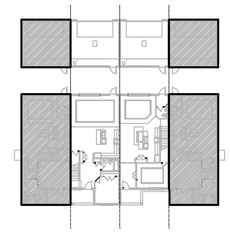
1914 - ADAMS
1ST FLOOR PLAN - GARAGE

1/4" = 1'-0"



OPT WASHER/DRYER

1/4" = 1'-0"



1ST FLOOR - KEY PLAN

1/32" = 1'-0"

1914 - ADAMS
AREA CALCULATIONS

1st FLR. LIVING	1,021 SQ. FT.
2ND FLR. LIVING	893 SQ. FT.
TOTAL LIVING	1,914 SQ. FT.
GARAGE	470 SQ. FT.
FRONT PORCH	70 SQ. FT.
TOTAL UR	2,454 SQ. FT.

WALL LEGEND

- INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING). 9'-4" TOP OF CMU
- INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING). 10'-8" TOP OF CMU
- INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING). 10'-8" TOP OF CMU
- INDICATES WALLS TO BE UTILIZED FOR TRUSS BEARING 2x4 WOOD STUDS @ 16" O.C. U.N.O.
- INDICATES 2X WOOD PARITIONS. (NON LOAD BEARING INTERIOR PARTITIONS ONLY.) (U.N.O.)
- INDICATES WET WALLS, 2X WOOD STUDS @ 12" O.C.
- INDICATES INSULATED WALLS

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All Bid

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SCOTT LENKOWSKI, PE - FL # 75750

DATE: April 14, 2023

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DAVID L. MOTT, P.E. AND SCOTT LENKOWSKI, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FDS JOB NO:

PARK SQUARE HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6089) 4 UNIT

title:
1914 - ADAMS FLOOR PLAN

project no.	2023083
checked:	BF
drawn:	BA
date:	04-12-23
scale:	AS SHOWN

1.1A
ELEV. A

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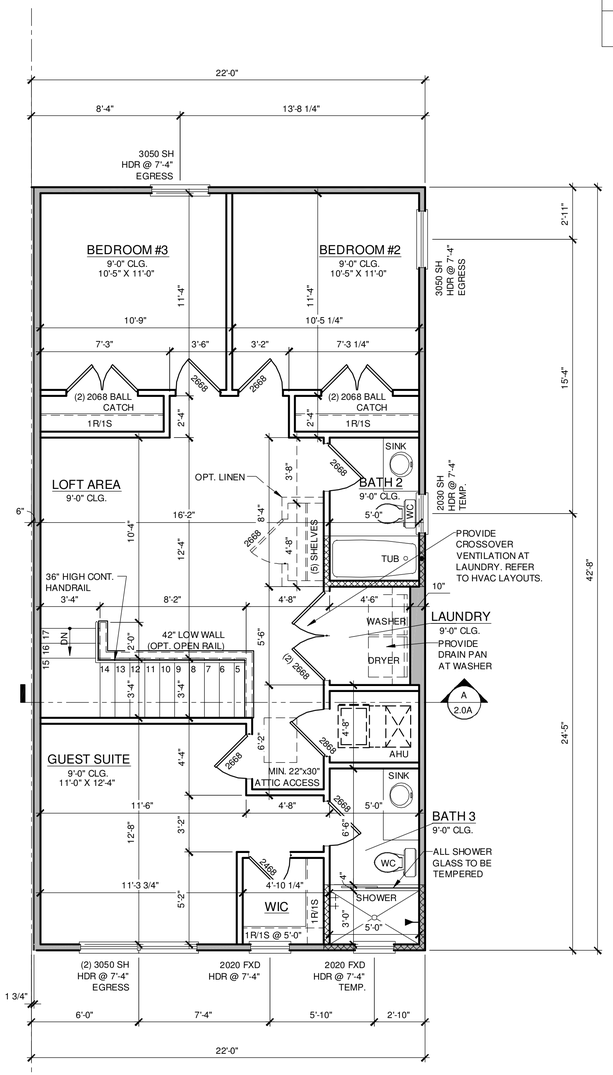

1914 - ADAMS
2ND FLOOR PLAN ELEVATION "A"

1/4" = 1'-0"

LAYOUT REVERSED FOR RIGHT END UNIT

2ND FLOOR - KEY PLAN

1/32" = 1'-0"

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- INDICATES INSULATED WALLS

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O: 321-972-0491 F: 407-880-2304
Certificate Of Authorization No. 9161
CIVIL - MICHAEL F. FOX, PE - FL # 57555
STRUCTURAL - SCOTT LENKOWSKI, PE - FL # 75750

DATE: April 14, 2023

FDS JOB NO:

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6089) 4 UNIT

title:
1914 - ADAMS
FLOOR PLAN

project no. 2023083
checked: BF
drawn: BA
date: 04-12-23
scale: AS SHOWN

1.2A
ELEV. A

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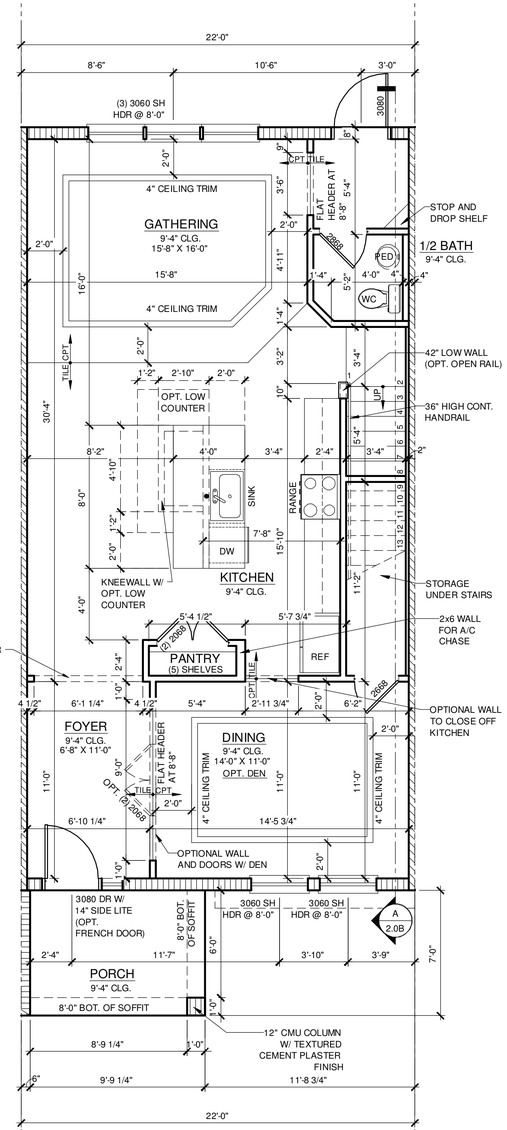
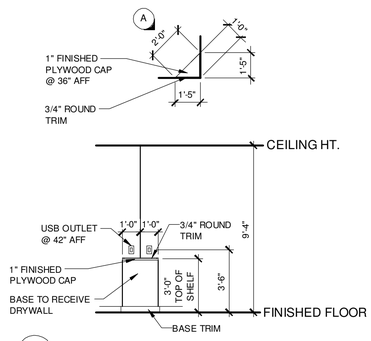
UNIT 6090 | 1840 JEFFERSON



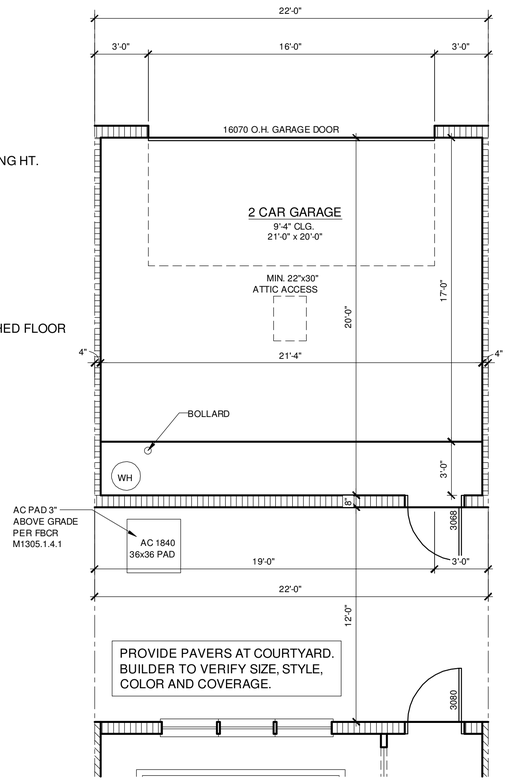
1840 - JEFFERSON
1ST FLOOR PLAN ELEVATION "A"

1/4" = 1'-0"



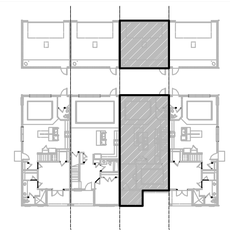
A STOP AND DROP SHELF

1/4" = 1'-0"



1840 - JEFFERSON
1ST FLOOR PLAN - GARAGE

1/4" = 1'-0"



1ST FLOOR - KEY PLAN

1/32" = 1'-0"

1840 - JEFFERSON AREA CALCULATIONS

1st FLR. LIVING	940 SQ. FT.
2ND FLR. LIVING	900 SQ. FT.
TOTAL LIVING	1,840 SQ. FT.
GARAGE	470 SQ. FT.
FRONT PORCH	70 SQ. FT.
TOTAL UR	2,380 SQ. FT.

WALL LEGEND

- INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING). 9'-4" TOP OF CMU
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Certificate Of Authorization No. 9161
CIVIL - MICHAEL F. FLYNN, PE - FL # 70765
SCOTT LENKOWSKI, PE - FL # 75750

DATE: April 14, 2023

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FDS JOB NO:

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6089) 4 UNIT

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title:
1840 - JEFFERSON FLOOR PLAN

project no.	2023083
checked:	BF
drawn:	BA
date:	04-12-23
scale:	AS SHOWN

1.1B
ELEV. A

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

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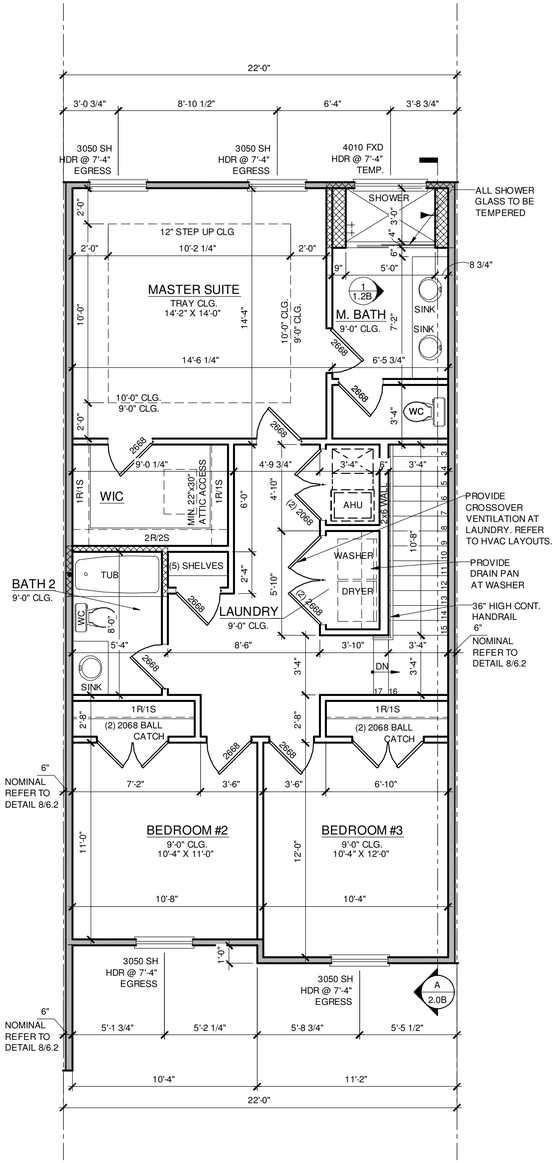
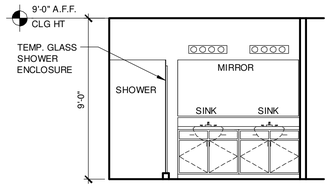


1840 - JEFFERSON
2ND FLOOR PLAN ELEVATION "A"

1/4" = 1'-0"

UNIT 6090	1840 JEFFERSON



1/1.2B MASTER BATH
SCALE: 1/4"=1'-0"

2ND FLOOR - KEY PLAN

1/32" = 1'-0"

1840 - JEFFERSON AREA CALCULATIONS

1st FLR. LIVING	940 SQ. FT.
2ND FLR. LIVING	900 SQ. FT.
TOTAL LIVING	1,840 SQ. FT.
GARAGE	470 SQ. FT.
FRONT PORCH	70 SQ. FT.
TOTAL UR	2,380 SQ. FT.

WALL LEGEND

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CIVIL ☐ MECH ☐ ELEC ☐ PLBG ☐ FP ☐ STRUCT ☐
SCOTT LENKOWSKI, PE - FL # 75750

DATE: April 14, 2023

FDS JOB NO:

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6089) 4 UNIT

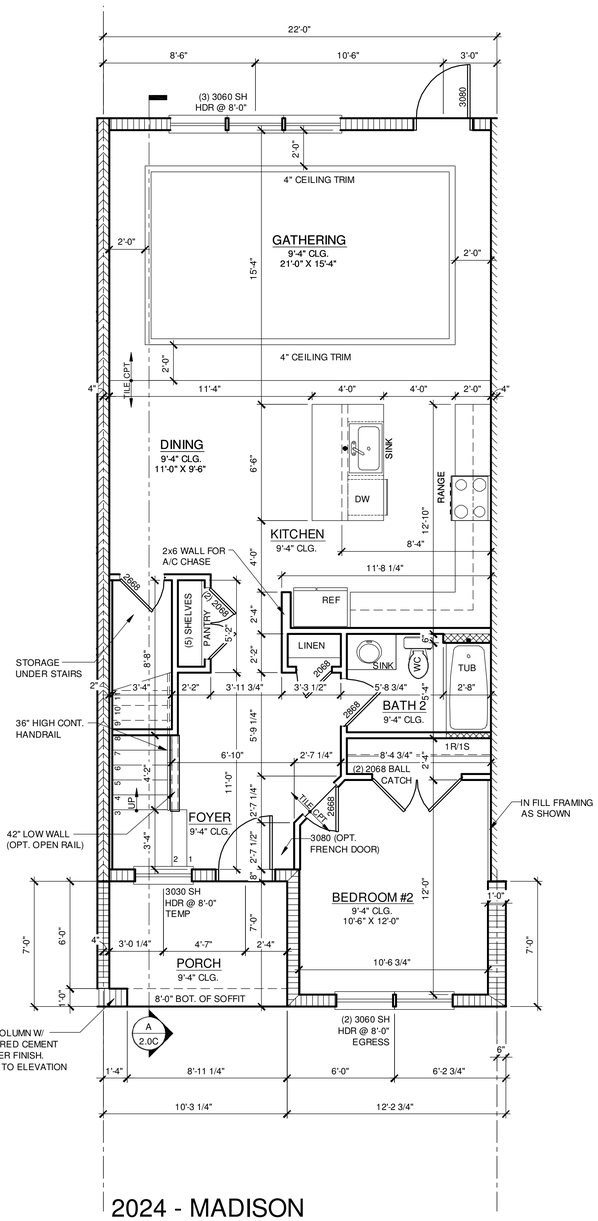
title:
1840 - JEFFERSON FLOOR PLAN

project no. 2023083
checked: BF
drawn: BA
date: 04-12-23
scale: AS SHOWN

1.2B
ELEV. A

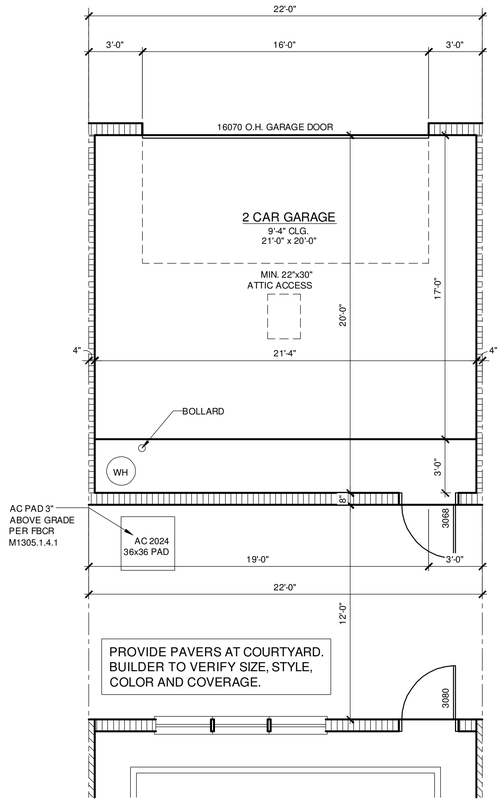
NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

UNIT 6091	2024 MADISON



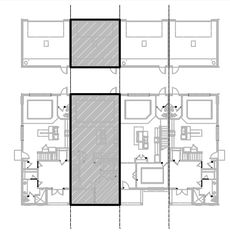
2024 - MADISON
1ST FLOOR PLAN ELEVATION "A"

1/4" = 1'-0"



2024 - MADISON
1ST FLOOR PLAN - GARAGE

1/4" = 1'-0"



1ST FLOOR - KEY PLAN

1/32" = 1'-0"

2024 - MADISON AREA CALCULATIONS

1st FLR. LIVING	1,023 SQ. FT.
2ND FLR. LIVING	1,001 SQ. FT.
TOTAL LIVING	2,024 SQ. FT.
GARAGE	470 SQ. FT.
FRONT PORCH	71 SQ. FT.
TOTAL UR	2,565 SQ. FT.

WALL LEGEND

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Certificate Of Authorization No. 9161
CHRIS MOORE, P.E. - FL # 70585
SCOTT LENKOWSKI, PE - FL # 75750

DATE: April 14, 2023

FDS JOB NO:

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6089) 4 UNIT

title:
2024 - MADISON FLOOR PLAN

project no. 2023083
checked: BF
drawn: BA
date: 04-12-23
scale: AS SHOWN

1.1C ELEV. A

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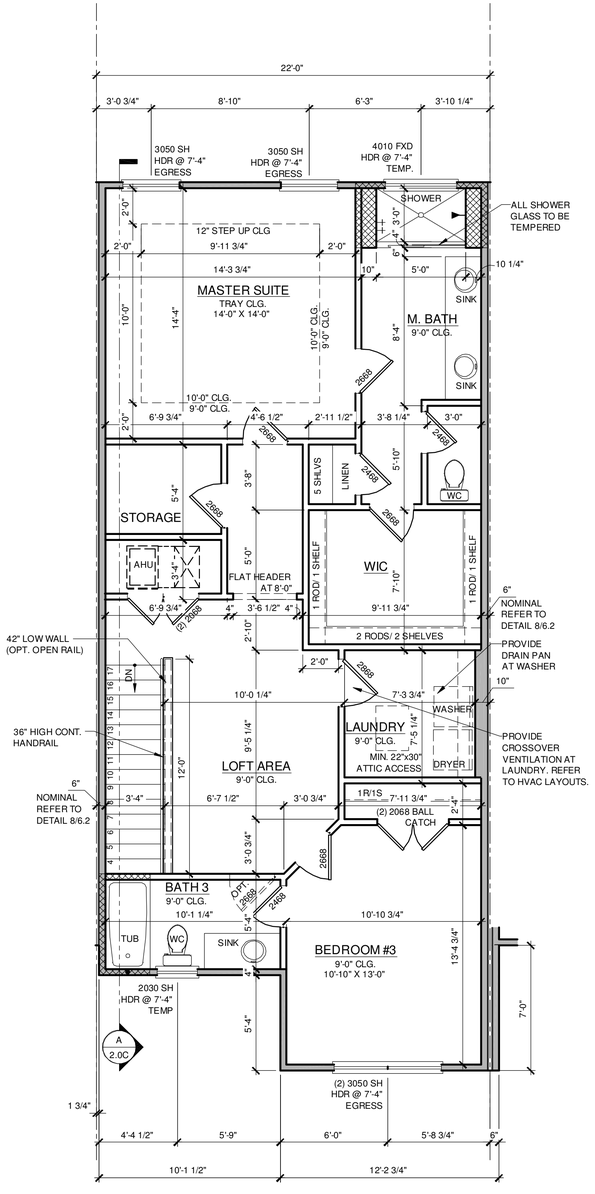
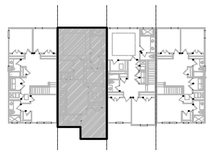


2024 - MADISON
2ND FLOOR PLAN ELEVATION "A"

1/4" = 1'-0"



2ND FLOOR - KEY PLAN

1/32" = 1'-0"

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Certificate Of Authorization No. 9161
Date Signed: 04-12-23
SCOTT LENKOWSKI, PE - FL # 78750
DATE:April 14, 2023
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FDS JOB NO:

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6089) 4 UNIT

title:
2024 - MADISON FLOOR PLAN

project no. 2023083
checked: BF
drawn: BA
date: 04-12-23
scale: AS SHOWN

1.2C ELEV. A

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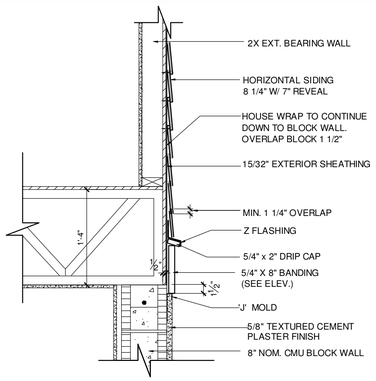


B BELLY BAND TRIM DETAIL AT T.O.M.

ABV. SMOOTH SAND FINISH

SCALE: 1" = 1'-0"

UNIT 6092	1914 ADAMS REVERSED
UNIT 6089	1914 ADAMS

ALL GUARDRAILS AND HANDRAILS TO COMPLY WITH R301 AND TABLE R301.5 PER FBCR 2020, 7TH EDITION

2020 FBCR :

R312.1 Guards.
Guards shall be provided in accordance with Sections R312.1.1 through R312.1.4.

R312.1.1 Where required.
Guards shall be provided for those portions of open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 24 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard.

R312.1.2 Height.
Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches (914 mm) in height as measured vertically above the adjacent walking surface or the line connecting the leading edges of the treads.

Exceptions:.
1. Guards on the open sides of stairs shall have a height not less than 34 inches (864 mm) measured vertically from a line connecting the leading edges of the treads.

2. Where the top of the guard serves as a handrail on the open sides of stairs, the top of the guard shall not be less than 34 inches (864 mm) and not more than 38 inches (965 mm) as measured vertically from a line connecting the leading edges of the treads.

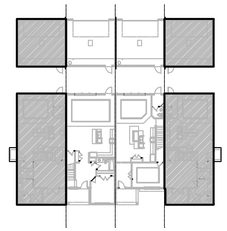
R312.1.3 Opening limitations.
Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches (102 mm) in diameter.

Exceptions:.
1. The triangular openings at the open side of stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches (153 mm) in diameter.

2. Guards on the open side of stairs shall not have openings which allow passage of a sphere 4 3/8 inches (111 mm) in diameter.

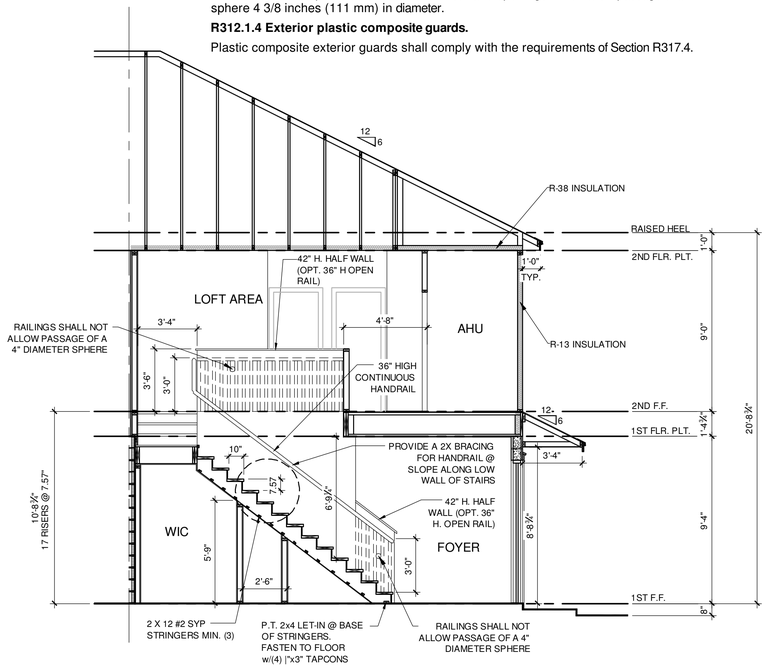
R312.1.4 Exterior plastic composite guards.

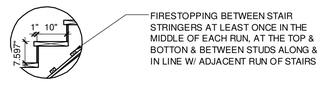
Plastic composite exterior guards shall comply with the requirements of Section R317.4.



SECTION - KEY PLAN

1/32" = 1'-0"





A 2-STORY STAIR SECTION - 1914

1/4" = 1'-0"

2020 FBCR:

R311.7.5.1 Risers.
The riser height shall be not more than 7 3/4 inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted provided that the opening located more than 30 inches (762mm), as measured vertically, to the floor or grade below do not permit the passage of a 4 inch diameter (102mm) sphere.

R311.7.5.2 Treads.
The tread depth shall be not less than10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

R311.7.5.2.1 Winder treads.
Winder treads shall have a tread depth of not less than 10 inches (254 mm) measured between the vertical planes of the foremost projection of adjacent treads at the intersections with the walkline. Winder treads shall have a tread depth of not less than 6 inches (152 mm) at any point within the clear width of the stair. Within any flight of stairs, the largest winder tread depth at the walkline shall not exceed the smallest winder tread by more than 3/8 inch (9.5 mm). Consistently shaped winders at the walkline shall be allowed within the same flight of stairs as rectangular treads and do not have to be within 3/8 inch (9.5 mm) of the rectangular tread depth.

R311.7.5.3 Nosings.
Nosings at treads, landings and floors of stairways shall have a radius of curvature at the nosing not greater than 9/16 inch (14mm) or a bevel not exceeding 1/2 inch (12.7mm). A nosing projection not less than 3/4 inch (19mm) and not more than 1 1/4 inch (32mm) shall be provided on stairways. The greatest nosing projection shall not excede the smallest nosing projection by more than 3/8 inch (9.5mm) within a stairway.

R311.7.8 Handrails.
Handrails shall be provided on not less than one side of each flight with four or more risers.

R311.7.8.1 Height.
Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

R311.7.8.2 Continuity.
Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 11/2 inch (38 mm) between the wall and the handrails.

R311.7.8.3 Grip-size.
Required handrails shall be one or the following types or provide equivalent graspability.
1. Type I. Handrails with a circular cross section shall have an outside diameter of not less than 1 1/4 inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a perimeter dimension of not less than 4 inches (102 mm) and not greater than 6 1/4 inches (160 mm) with a cross section of dimension of not less than 2 1/4 inches (57 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).
2. Type II. Handrails with a perimeter greater than 6 1/4 inches (160 mm) shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of no less than 5/16 inch (8 mm) within 7/8 inch (22 mm) below the widest portion of the profile. This required depth shall continue for not less than 3/8 inch (10 mm) to a level that is not less than 1 3/4 inches (45 mm) below the tallest portion of the profile. The width of the handrail above the recess shall be not less than 1 1/4 inches (32 mm) and not more than 2 3/4 inches (70 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).

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Certificate Of Authorization No. 9161
DAVID L. SCHMIT, P.E. #70165
SCOTT LEWICKI, PE - FL #78750

DATE: April 14, 2023

FDS JOB NO:

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6089) 4 UNIT

title:
1914 - ADAMS
STAIR SECTION

project no.	2023083
checked:	BF
drawn:	BA
date:	04-12-23
scale:	AS SHOWN

2.0A
ELEV. A

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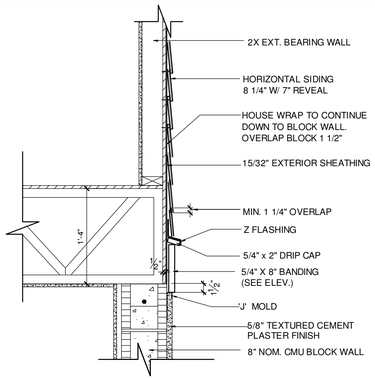


B BELLY BAND TRIM DETAIL AT T.O.M.

ABV. SMOOTH SAND FINISH

SCALE: 1" = 1'-0"

UNIT 6090	1840 JEFFERSON

ALL GUARDRAILS AND HANDRAILS TO COMPLY WITH R301 AND TABLE R301.5 PER FBCR 2020, 7TH EDITION

2020 FBCR :

R312.1 Guards.
Guards shall be provided in accordance with Sections R312.1.1 through R312.1.4.

R312.1.1 Where required.
Guards shall be provided for those portions of open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 24 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard.

R312.1.2 Height.
Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches (914 mm) in height as measured vertically above the adjacent walking surface or the line connecting the leading edges of the treads.

Exceptions:.
1. Guards on the open sides of stairs shall have a height not less than 34 inches (864 mm) measured vertically from a line connecting the leading edges of the treads.

2. Where the top of the guard serves as a handrail on the open sides of stairs, the top of the guard shall not be less than 34 inches (864 mm) and not more than 38 inches (965 mm) as measured vertically from a line connecting the leading edges of the treads.

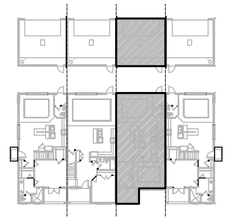
R312.1.3 Opening limitations.
Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches (102 mm) in diameter.

Exceptions:.
1. The triangular openings at the open side of stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches (153 mm) in diameter.

2. Guards on the open side of stairs shall not have openings which allow passage of a sphere 4 3/8 inches (111 mm) in diameter.

R312.1.4 Exterior plastic composite guards.

Plastic composite exterior guards shall comply with the requirements of Section R317.4.



SECTION - KEY PLAN

1/32" = 1'-0"

2020 FBCR:

R311.7.5.1 Risers.
The riser height shall be not more than 7 3/4 inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted provided that the opening located more than 30 inches (762mm), as measured vertically, to the floor or grade below do not permit the passage of a 4 inch diameter (102mm) sphere.

R311.7.5.2 Treads.
The tread depth shall be not less than10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

R311.7.5.2.1 Winder treads.
Winder treads shall have a tread depth of not less than 10 inches (254 mm) measured between the vertical planes of the foremost projection of adjacent treads at the intersections with the walkline. Winder treads shall have a tread depth of not less than 6 inches (152 mm) at any point within the clear width of the stair. Within any flight of stairs, the largest winder tread depth at the walkline shall not exceed the smallest winder tread by more than 3/8 inch (9.5 mm). Consistently shaped winders at the walkline shall be allowed within the same flight of stairs as rectangular treads and do not have to be within 3/8 inch (9.5 mm) of the rectangular tread depth.

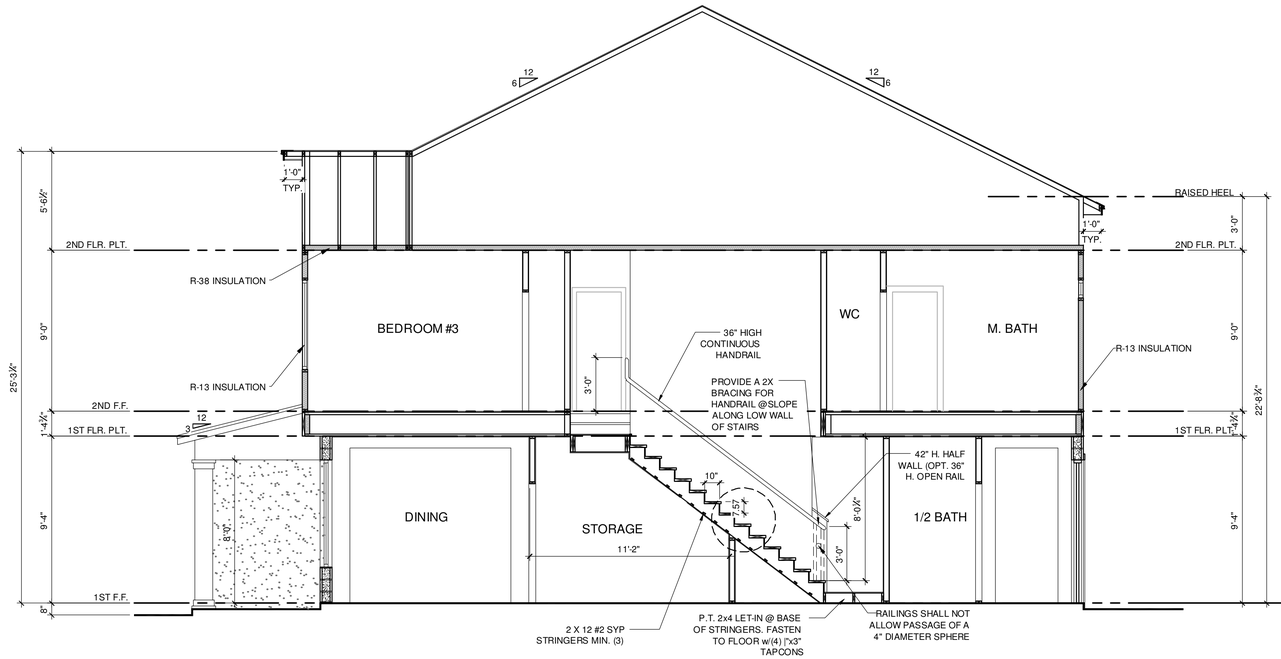
R311.7.5.3 Nosings**.**
Nosings at treads, landings and floors of stairways shall have a radius of curvature at the nosing not greater than 9/16 inch (14mm) or a bevel not exceeding 1/2 inch (12.7mm). A nosing projection not less than 3/4 inch (19mm) and not more than 1 1/4 inch (32mm) shall be provided on stairways. The greatest nosing projection shall not excede the smallest nosing projection by more than 3/8 inch (9.5mm) within a stairway.

R311.7.8 Handrails.
Handrails shall be provided on not less than one side of each flight with four or more risers.

R311.7.8.1 Height.
Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

R311.7.8.2 Continuity.
Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 11/2 inch (38 mm) between the wall and the handrails.

R311.7.8.3 Grip-size.
Required handrails shall be one or the following types or provide equivalent graspability.
1. Type I. Handrails with a circular cross section shall have an outside diameter of not less than 1 1/4 inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a perimeter dimension of not less than 4 inches (102 mm) and not greater than 6 1/4 inches (160 mm) with a cross section of dimension of not less than 2 1/4 inches (57 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).
2. Type II. Handrails with a perimeter greater than 6 1/4 inches (160 mm) shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of no less than 5/16 inch (8 mm) within 7/8 inch (22 mm) below the widest portion of the profile. This required depth shall continue for not less than 3/8 inch (10 mm) to a level that is not less than 1 3/4 inches (45 mm) below the tallest portion of the profile. The width of the handrail above the recess shall be not less than 1 1/4 inches (32 mm) and not more than 2 3/4 inches (70 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).



A 2-STORY STAIR SECTION - 1840

1/4" = 1'-0"

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Certificate Of Authorization No. 9161
DAVID L. BOWLES, P.E. # 67555
SCOTT LEWICKI, P.E. # 78750
DATE: April 14, 2023

FDS JOB NO:

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6089) 4 UNIT

title:
1840 - JEFFERSON STAIR SECTION

project no.	2023083
checked:	BF
drawn:	BA
date:	04-12-23
scale:	AS SHOWN

2.0B ELEV. A

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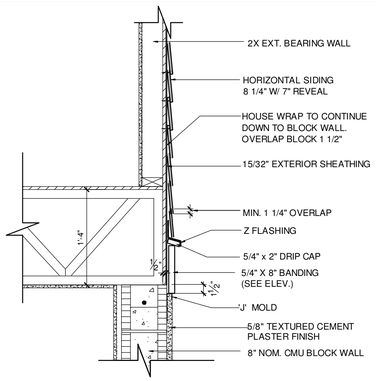

B BELLY BAND TRIM DETAIL AT T.O.M.

ABV. SMOOTH SAND FINISH

SCALE: 1" = 1'-0"

UNIT 6091	2024 MADISON

ALL GUARDRAILS AND HANDRAILS TO COMPLY WITH R301 AND TABLE R301.5 PER FBCR 2020, 7TH EDITION

2020 FBCR :

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Exceptions:.
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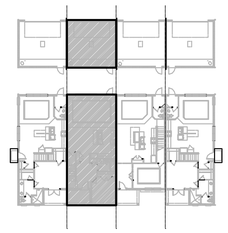

SECTION - KEY PLAN

1/32" = 1'-0"

2020 FBCR:

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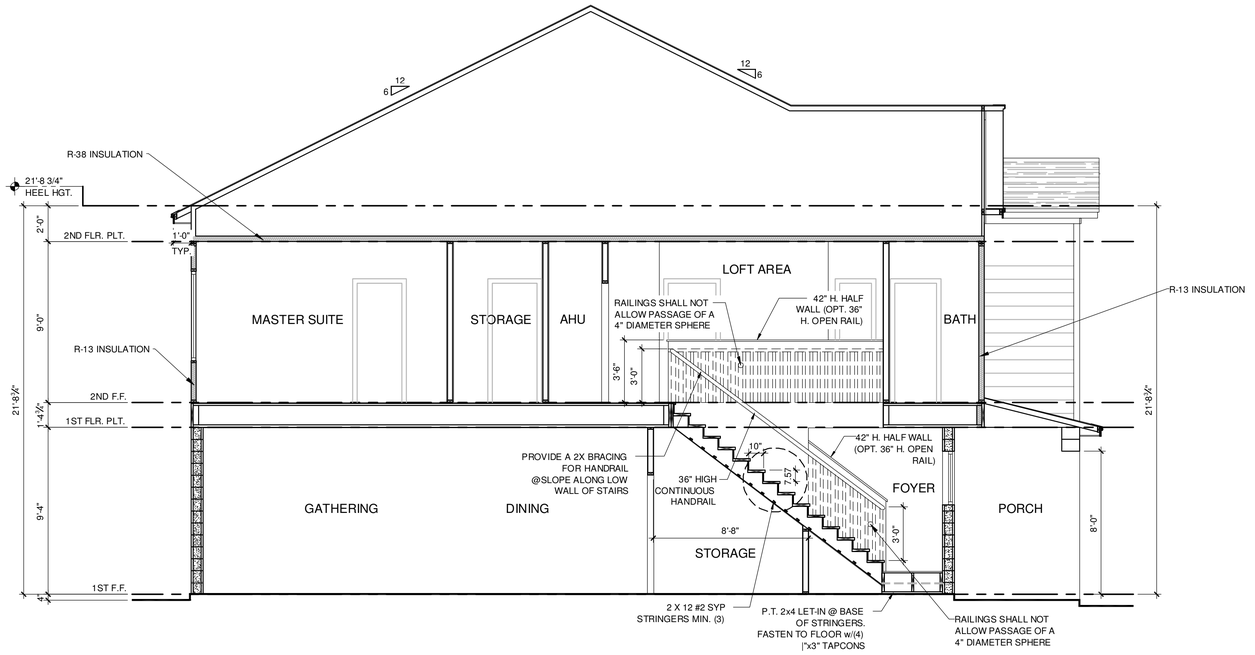

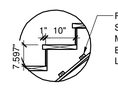

FIRESTOPPING BETWEEN STAIR STRINGERS AT LEAST ONCE IN THE MIDDLE OF EACH RUN, AT THE TOP & BOTTON & BETWEEN STUDS ALONG & IN LINE W/ ADJACENT RUN OF STAIRS

A 2-STORY STAIR SECTION - 2024

1/4" = 1'-0"

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Certificate Of Authorization No. 9161
DAN A. BOWEN, P.E. - FL #70556
SCOTT LEWICKI, P.E. - FL #78759

DATE: April 14, 2023

FDS JOB NO:

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6089) 4 UNIT

title:
2024 - MADISON
STAIR SECTION

project no. 2023083
checked: BF
drawn: BA
date: 04-12-23
scale: AS SHOWN

2.0C
ELEV. A

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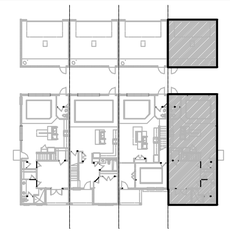
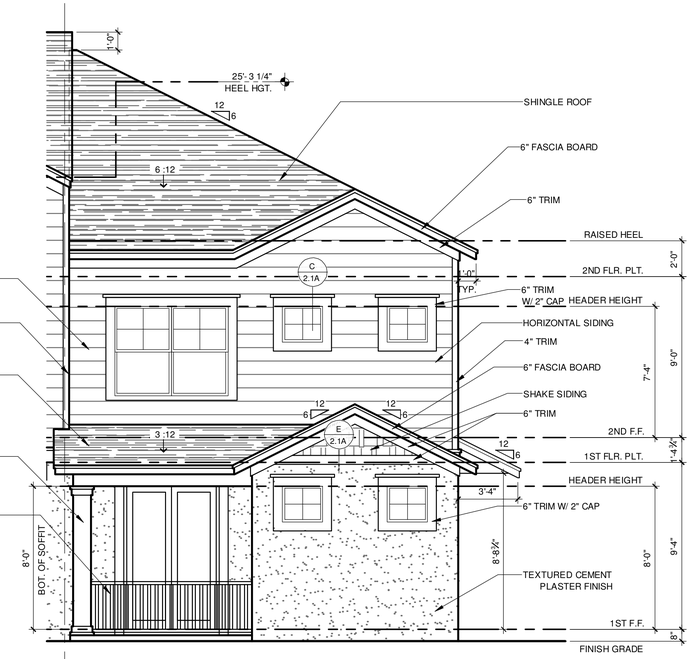
UNIT 6089	1914 ADAMS

G.C. TO VERIFY FASCIA CALLOUT

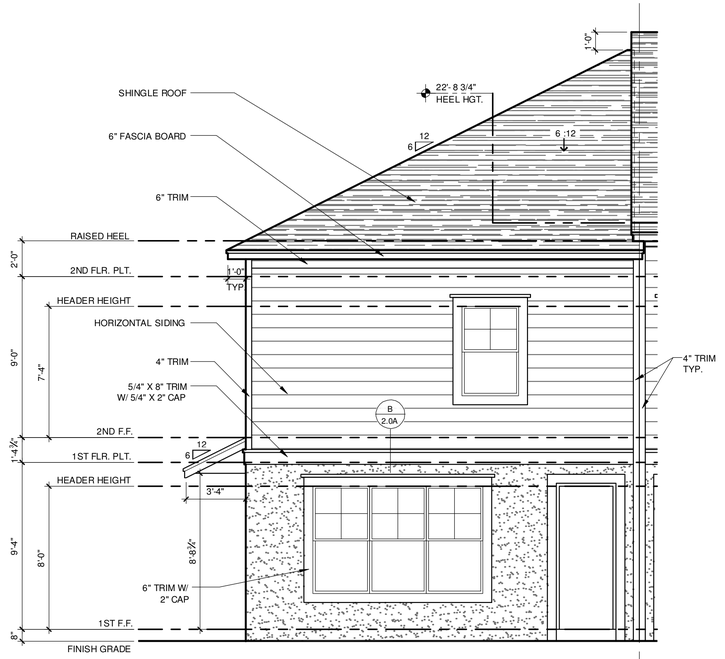


ELEVATION - KEY PLAN

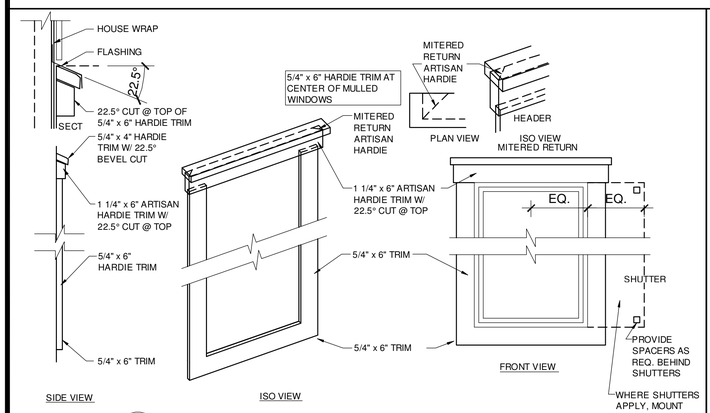
1/32" = 1'-0"



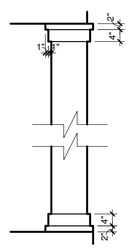
1914 - ADAMS
FRONT ELEVATION "A"
1/4" = 1'-0"



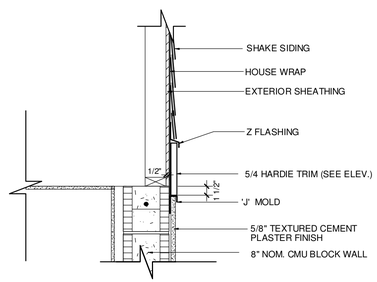
1914 - ADAMS
REAR ELEVATION "A"
1/4" = 1'-0"



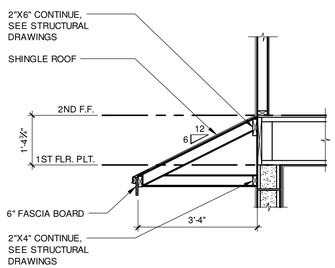
C 6" TRIM BOARD WINDOW TRIM
1/2" = 1'-0"



D COLUMN AT FRONT PORCH
1/2" = 1'-0"



E SHAKE SIDING AT GABLE
SCALE: 1" = 1'-0"



F SHED ROOF SECTION
SCALE: 1" = 1'-0"

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Certificate Of Authorization No. 9161
CHRIS L. BROWN, PE - FL #70165
SCOTT LEWICKI, PE - FL #78750

DATE: April 14, 2023

FDS JOB NO:

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6089) 4 UNIT

title:
1914 - ADAMS
EXT. ELEVATIONS

project no.	2023083
checked:	BF
drawn:	BA
date:	04-12-23
scale:	AS SHOWN

2.1A
ELEV. A

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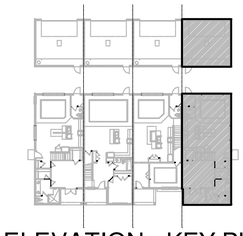
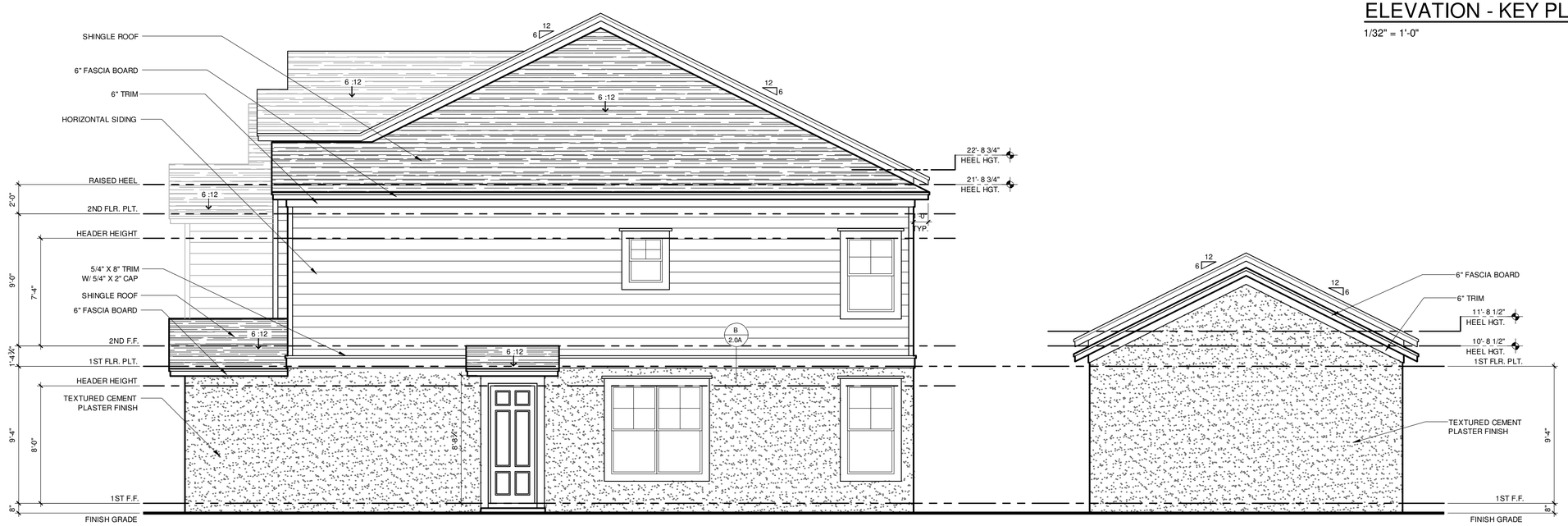
UNIT 6089	1914 ADAMS



ELEVATION - KEY PLAN

1/32" = 1'-0"



1914 - ADAMS
RIGHT ELEVATION "A"

1/4" = 1'-0"

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Certificate Of Authorization No. 9161
CHRIS A. BRUNK, PE - FL #78161
SCOTT LEWICKNSKI, PE - FL #78750

DATE: April 14, 2023

FDS JOB NO:

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6088) 4 UNIT

title:
1914 - ADAMS
EXT. ELEVATIONS

project no. 2023083
checked: BF
drawn: BA
date: 04-12-23
scale: AS SHOWN

2.2A
ELEV. A

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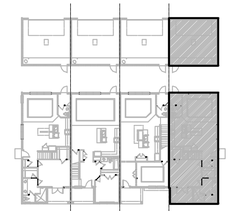
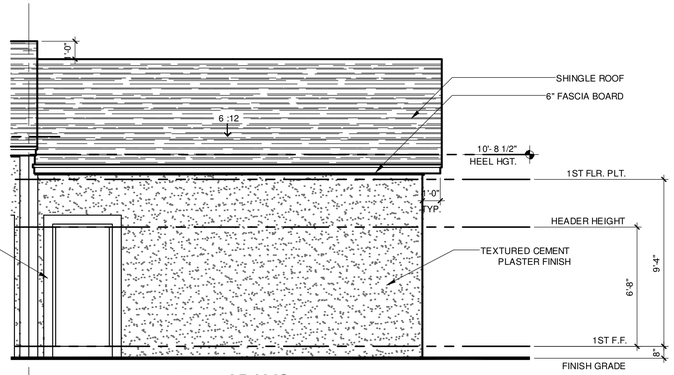
UNIT 6089	1914 ADAMS



ELEVATION - KEY PLAN

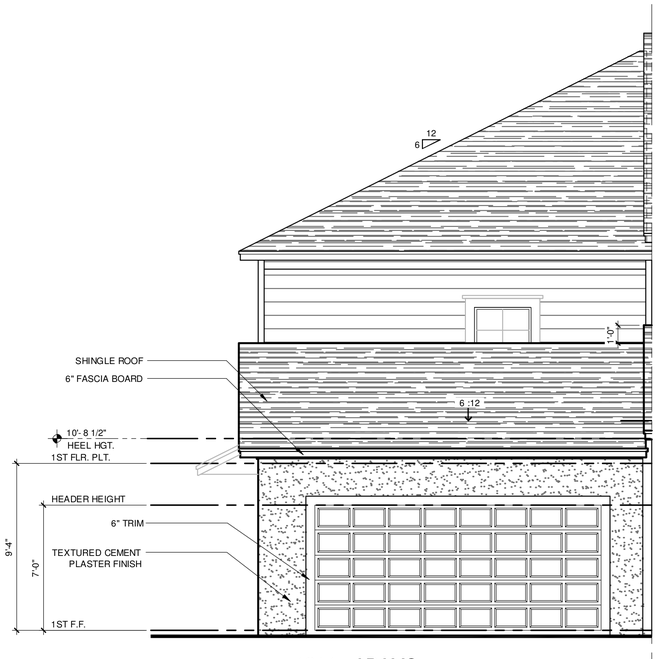
1/32" = 1'-0"



1914 - ADAMS

FRONT ELEVATION "A" - GARAGE

1/4" = 1'-0"



1914 - ADAMS

REAR ELEVATION "A" - GARAGE

1/4" = 1'-0"

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Certificate Of Authorization No. 9161
CHAD A. BROWN, P.E. # 67555
SCOTT LENKOWSKI, PE - FL #78750
□□□

DATE: April 14, 2023

FDS JOB NO:

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6082-6089) 4 UNIT

title:
1914 - ADAMS
EXT. ELEVATIONS

project no. 2023083
checked: BF
drawn: BA
date: 04-12-23
scale: AS SHOWN

2.3A
ELEV. A

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UNIT 6090	1840 JEFFERSON

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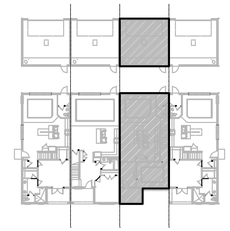
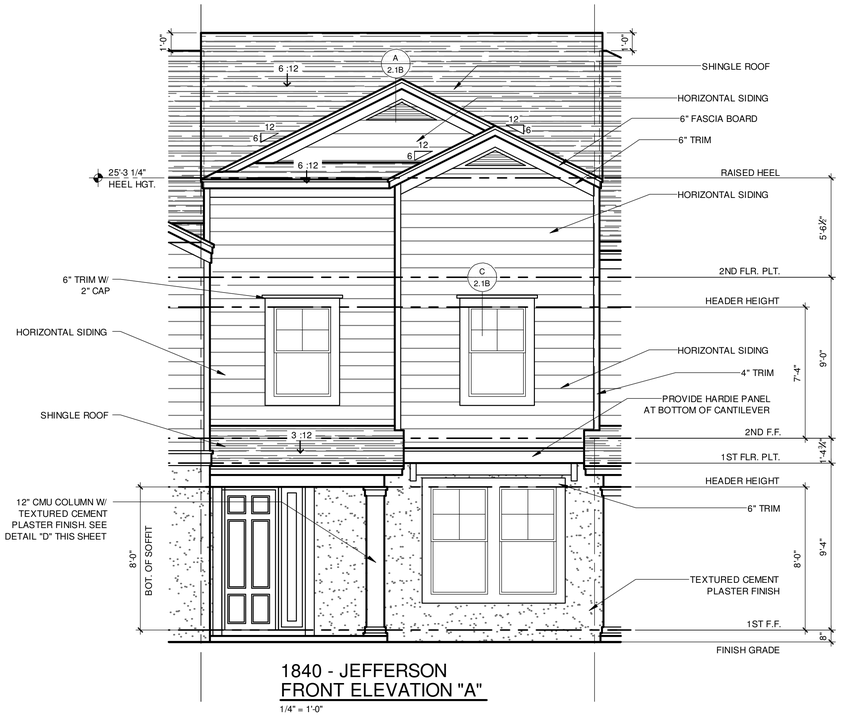


ELEVATION - KEY PLAN

1/32" = 1'-0"

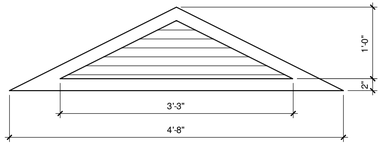


1840 - JEFFERSON
FRONT ELEVATION "A"

1/4" = 1'-0"

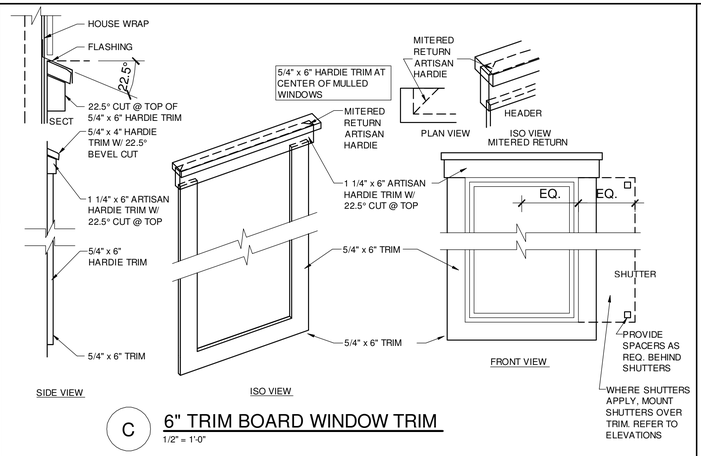
1840 - JEFFERSON
REAR ELEVATION "A"

1/4" = 1'-0"



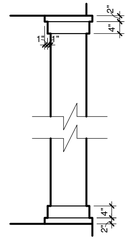
A DECORATIVE GABLE LOUVER

1" = 1'-0"



C 6" TRIM BOARD WINDOW TRIM

1/2" = 1'-0"



D COLUMN AT FRONT PORCH

1/2" = 1'-0"

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ALL WORK BY: KENNETH E. FOX, PE - FL #70155
SCOTT LEWKOWSKI, PE - FL #78750

DATE: April 14, 2023

FDS JOB NO:

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6089) 4 UNIT

title:
1840 - JEFFERSON EXT. ELEVATIONS

project no.	2023083
checked:	BF
drawn:	BA
date:	04-12-23
scale:	AS SHOWN

2.1B ELEV. A

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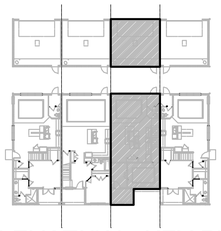
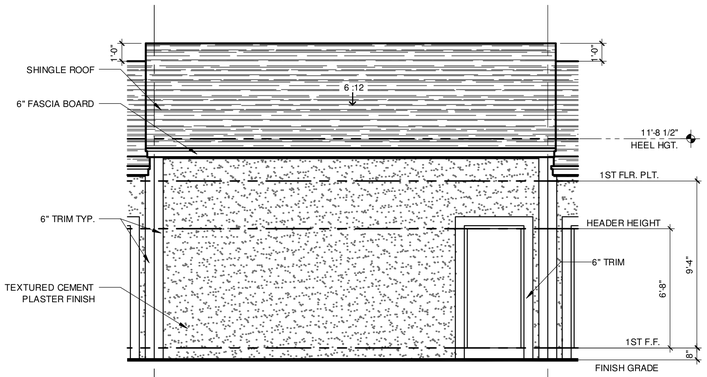
UNIT 6090	1840 JEFFERSON



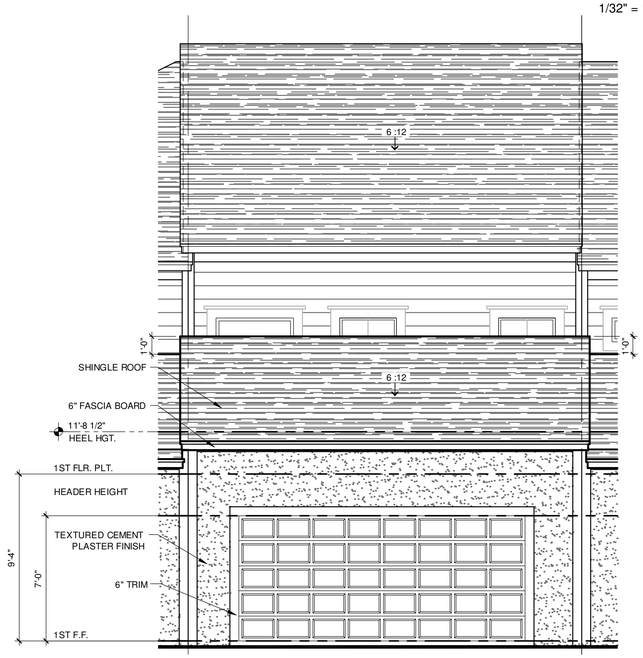
ELEVATION - KEY PLAN

1/32" = 1'-0"



1840 - JEFFERSON
FRONT ELEVATION "A" - GARAGE

1/4" = 1'-0"



1840 - JEFFERSON
REAR ELEVATION "A" - GARAGE

1/4" = 1'-0"

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CHAD ARNOLD, P.E. - FL #78168
SCOTT LEWKOWSKI, PE - FL #77750
DATE: April 14, 2023

FDS JOB NO:

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6089) 4 UNIT

title:
1840 - JEFFERSON EXT. ELEVATIONS

project no.	2023083
checked:	BF
drawn:	BA
date:	04-12-23
scale:	AS SHOWN

2.2B ELEV. A

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UNIT 6091	2024 MADISON

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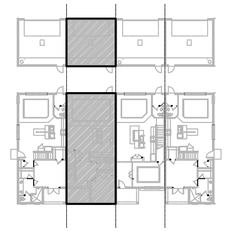
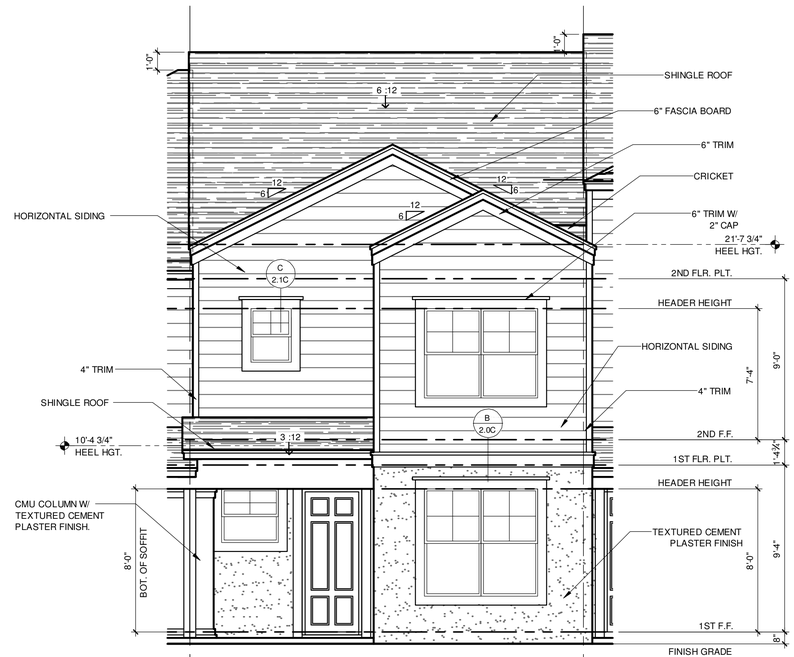


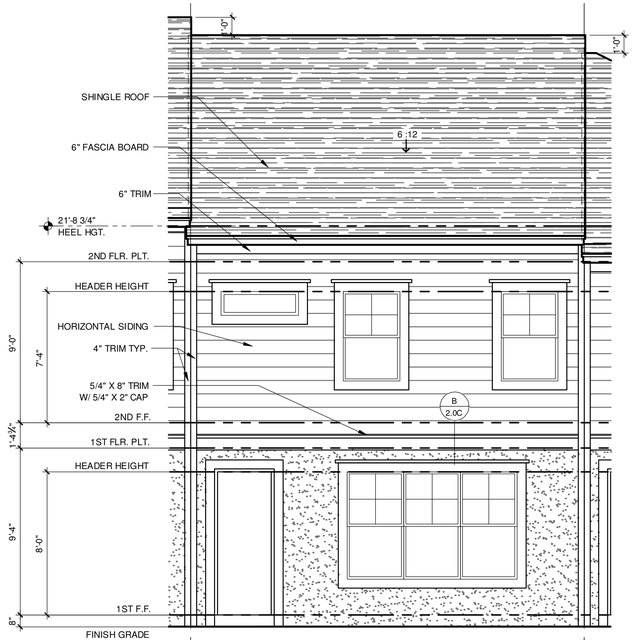
ELEVATION - KEY PLAN

1/32" = 1'-0"



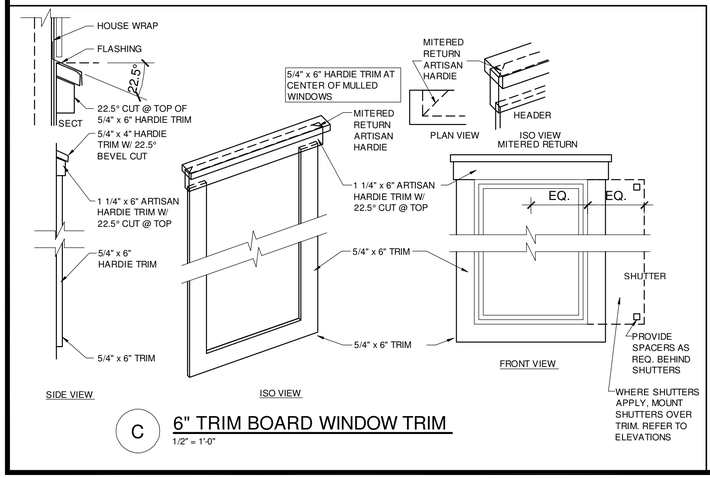
2024 - MADISON
FRONT ELEVATION "A"

1/4" = 1'-0"



2024 - MADISON
REAR ELEVATION "A"

1/4" = 1'-0"



C 6" TRIM BOARD WINDOW TRIM

1/2" = 1'-0"

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Certificate Of Authorization No. 9161
DAVID A. BROWN, P.E. - FL #73555
SCOTT LEWICKI, PE - FL #78750

DATE: April 14, 2023

FDS JOB NO:

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6089) 4 UNIT

title:
2024 - MADISON EXT. ELEVATIONS

project no. 2023083
checked: BF
drawn: BA
date: 04-12-23
scale: AS SHOWN

2.1C ELEV. A

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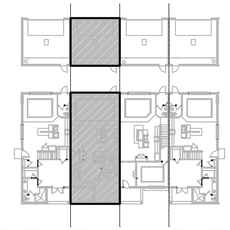
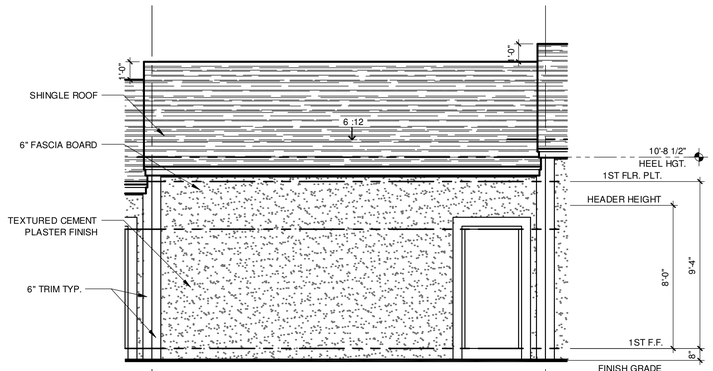
UNIT 6091	2024 MADISON



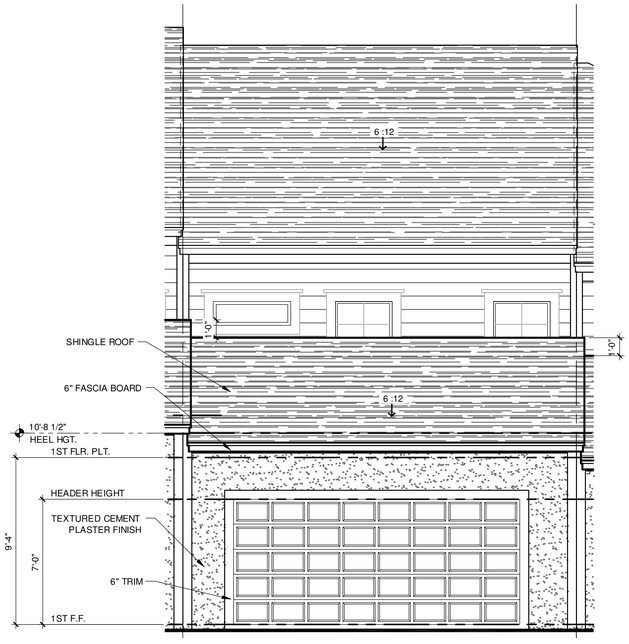
ELEVATION - KEY PLAN

1/32" = 1'-0"



2024 - MADISON
FRONT ELEVATION "A" - GARAGE

1/4" = 1'-0"



2024 - MADISON
REAR ELEVATION "A" - GARAGE

1/4" = 1'-0"

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Certificate Of Authorization No. 9161
DAVID L. BROWN, P.E. - FL # 57955
SCOTT LEWKOWSKI, PE - FL # 87750
DATE: April 14, 2023

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FDS JOB NO:

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6089) 4 UNIT

title:
2024 - MADISON
EXT. ELEVATIONS

project no. 2023083
checked: BF
drawn: BA
date: 04-12-23
scale: AS SHOWN

2.2C
ELEV. A

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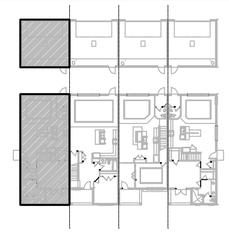
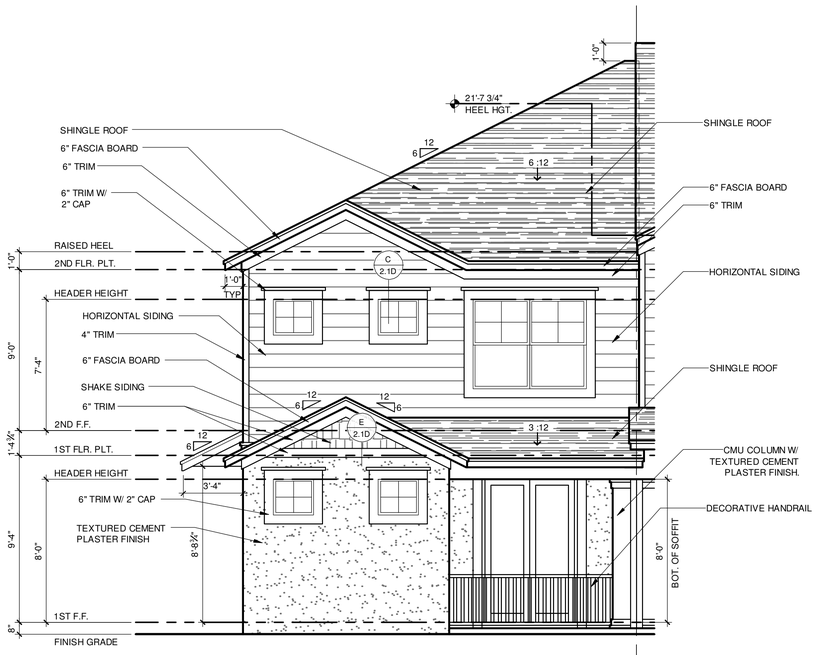
UNIT 6092	1914 ADAMS REVERSED

G.C. TO VERIFY FASCIA CALLOUT



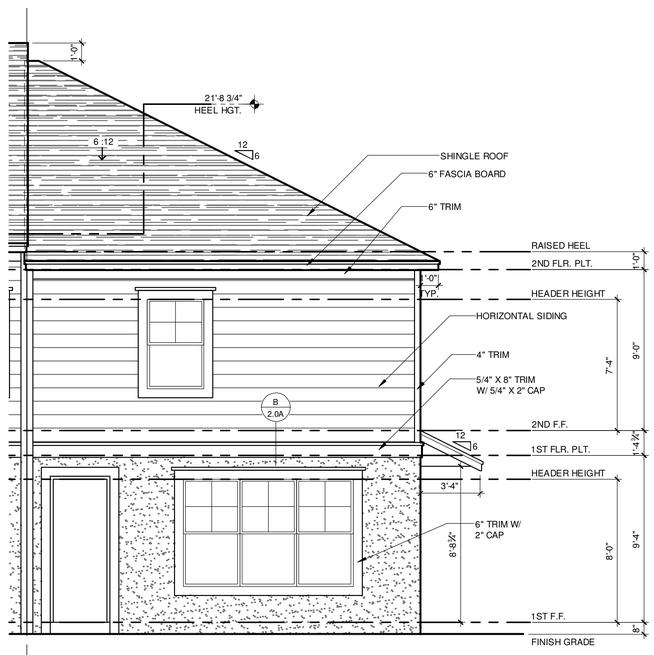
ELEVATION - KEY PLAN

1/32" = 1'-0"



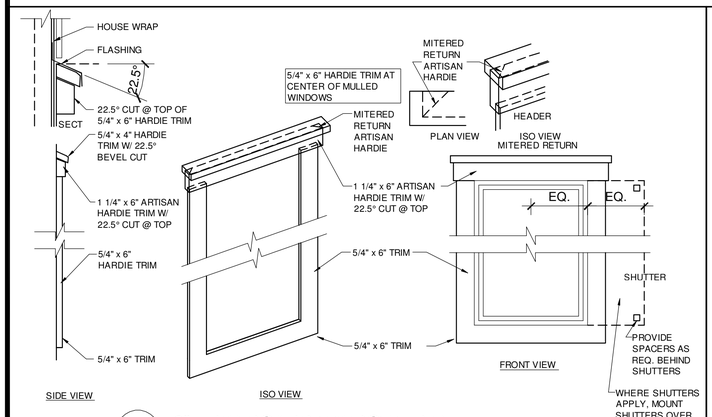
1914 - ADAMS REVERSED
FRONT ELEVATION "A"

1/4" = 1'-0"



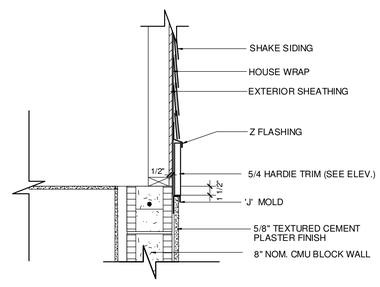
1914 - ADAMS REVERSED
REAR ELEVATION "A"

1/4" = 1'-0"



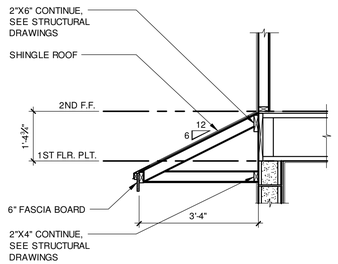
C 6" TRIM BOARD WINDOW TRIM

1/2" = 1'-0"



E SHAKE SIDING AT GABLE

SCALE: 1" = 1'-0"



F SHED ROOF SECTION

SCALE: 1" = 1'-0"

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Certificate Of Authorization No. 9161
DANIEL BROWN, P.E. # 67755
SCOTT LEWICKI, P.E. - FL #78750

DATE: April 14, 2023

FDS JOB NO:

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6089) 4 UNIT

title:
1914 - ADAMS EXT. ELEVATIONS

project no.	2023083
checked:	BF
drawn:	BA
date:	04-12-23
scale:	AS SHOWN

2.1D ELEV. A

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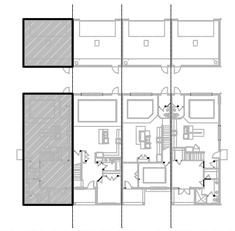
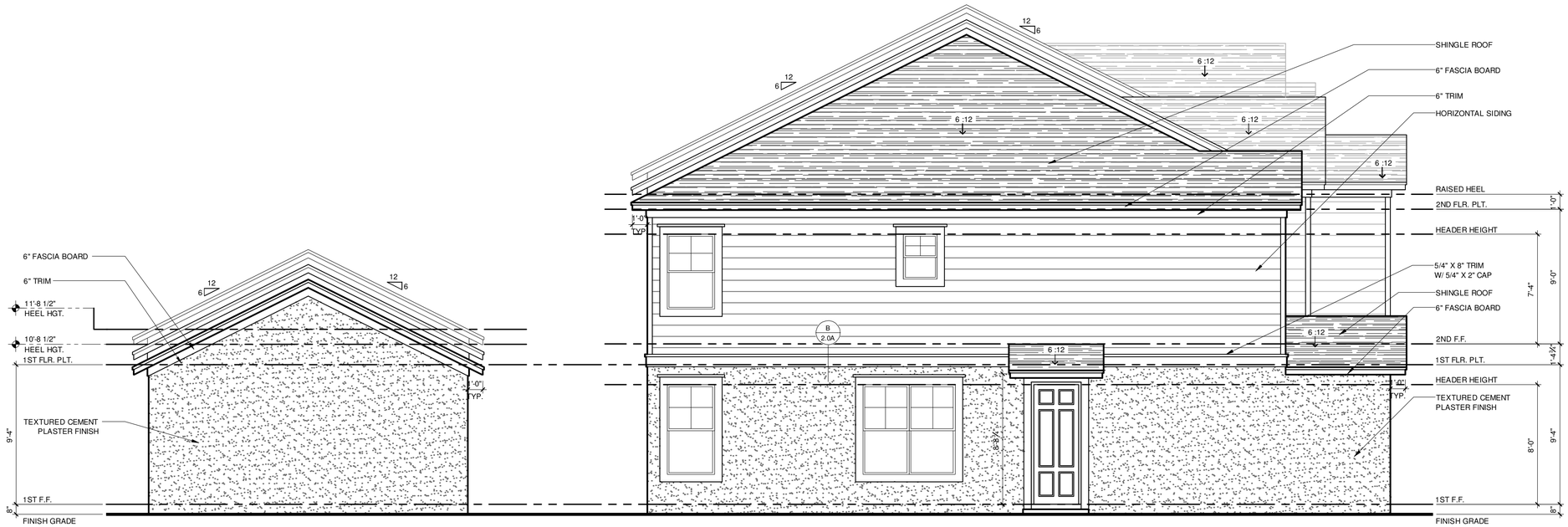
UNIT 6092	1914 ADAMS REVERSED



ELEVATION - KEY PLAN

1/32" = 1'-0"



1914 - ADAMS REVERSED

LEFT ELEVATION "A"

1/4" = 1'-0"

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Certificate Of Authorization No. 9161
DAVID F. KOWAL, PE - FL #78161
SCOTT LEWOWSKI, PE - FL #78750
DATE: April 14, 2023

FDS JOB NO:

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6088) 4 UNIT

title:
1914 - ADAMS EXT. ELEVATIONS

project no.	2023083
checked:	BF
drawn:	BA
date:	04-12-23
scale:	AS SHOWN

2.2D ELEV. A

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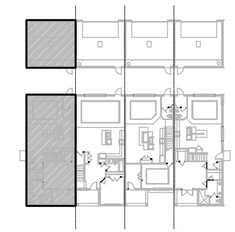
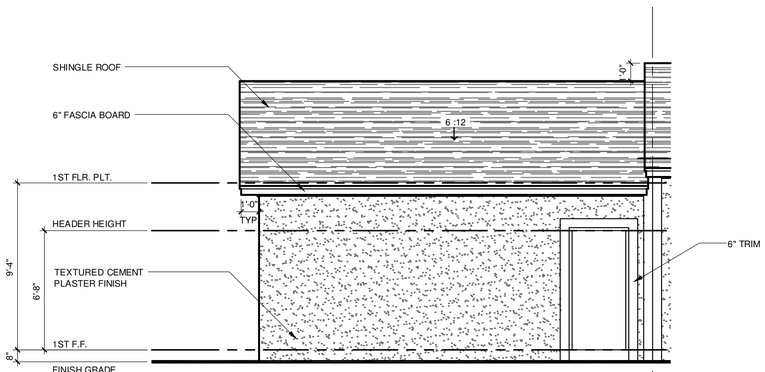
UNIT 6092	1914 ADAMS REVERSED



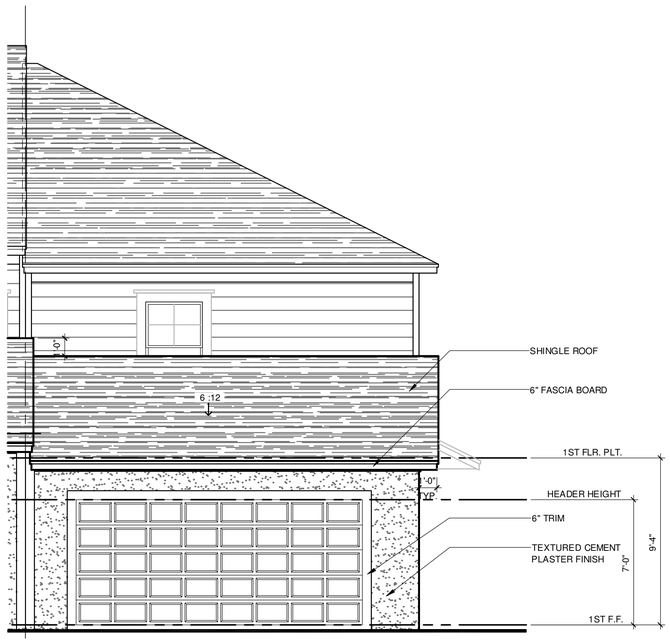
ELEVATION - KEY PLAN

1/32" = 1'-0"



1914 - ADAMS REVERSED
FRONT ELEVATION "A" - GARAGE

1/4" = 1'-0"



1914 - ADAMS REVERSED
REAR ELEVATION "A" - GARAGE

1/4" = 1'-0"

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DAVID L. BROWN, P.E. # 61958
SCOTT LENKOWSKI, PE - FL #78750

DATE: April 14, 2023

FDS JOB NO:

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6089) 4 UNIT

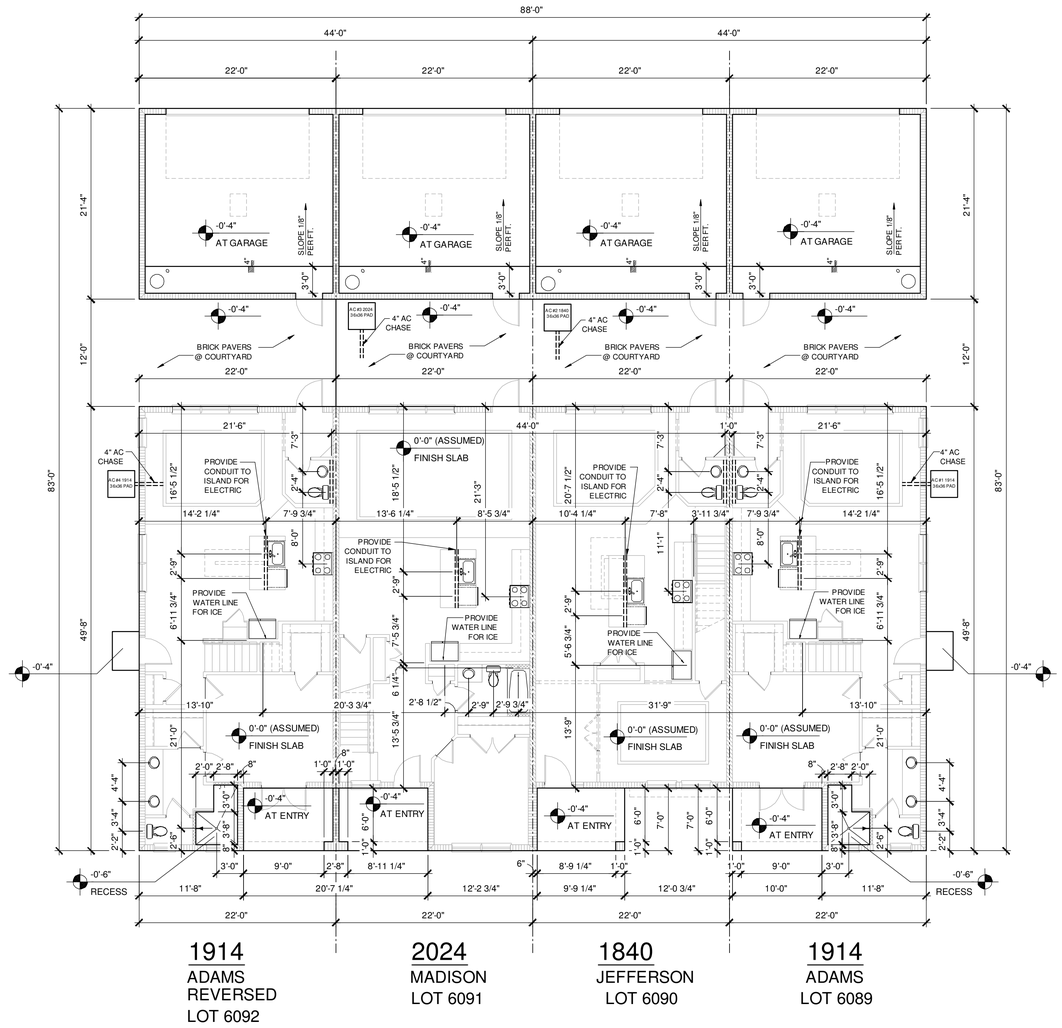
title:
1914 - ADAMS
EXT. ELEVATIONS

project no.	2023083
checked:	BF
drawn:	BA
date:	04-12-23
scale:	AS SHOWN

2.3D
ELEV. A

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

The structural design of this building is in accordance with the FLORIDA BUILDING CODE 7TH EDITION (2020) RESIDENTIAL and is certified as such.



SLAB INTERFACE PLAN - 4 UNIT

1/8" = 1'-0"

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DOUGLAS L. MOWRY, PE - FL #70167
SCOTT LENKOWSKI, PE - FL #78750

DATE: April 14, 2023

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PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6089) 4 UNIT

title:
4 UNIT / 2-STORY SLAB INTERFACE

project no. 2023083
checked:
drawn: BA
date: 04-12-23
scale: AS SHOWN

3.0
ELEV. A

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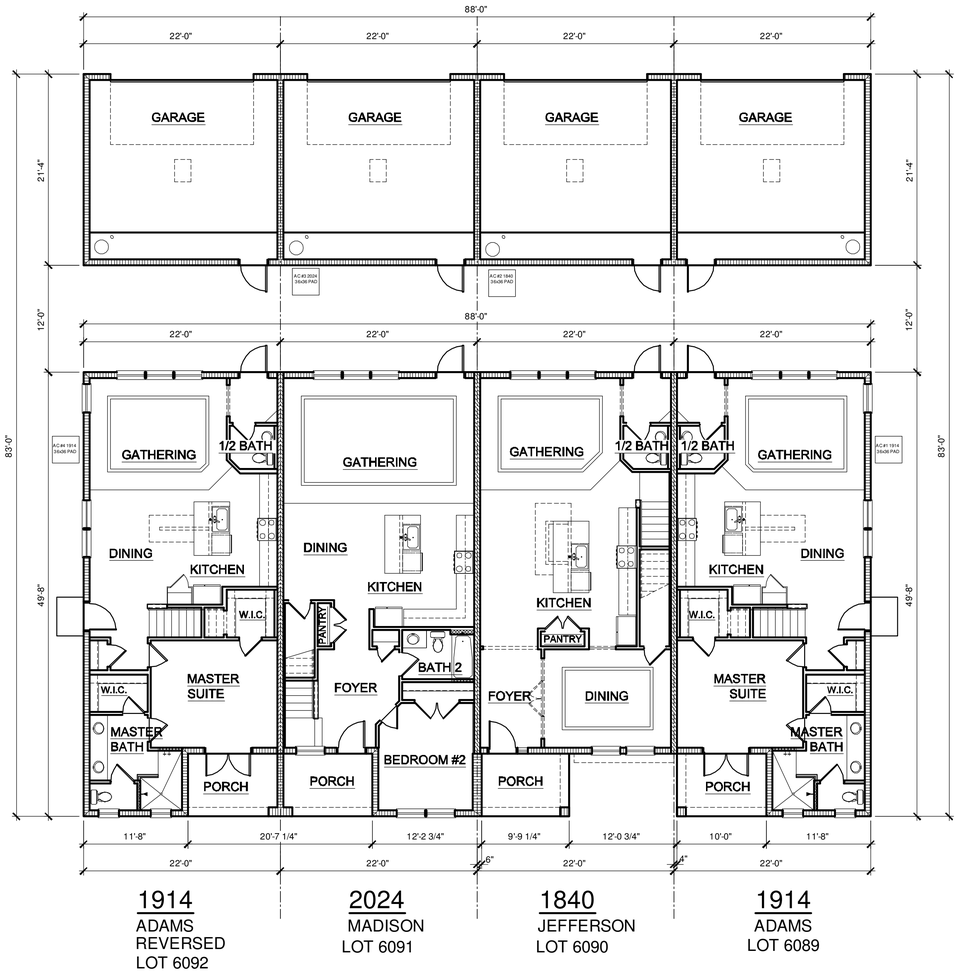

1914
ADAMS
REVERSED
LOT 6092

2024
MADISON
LOT 6091

1840
JEFFERSON
LOT 6090

1914
ADAMS
LOT 6089

1ST FLOOR PLAN - 4 UNIT

1/8" = 1'-0"

WALL LEGEND

- INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING), 9'-4" TOP OF CMU
- INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING), 10'-8" TOP OF CMU
- INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING), 10'-8" TOP OF CMU
- INDICATES WALLS TO BE UTILIZED FOR TRUSS BEARING 2x4 WOOD STUDS @ 16" O.C. U.N.O.
- INDICATES 2X WOOD PARITIONS. (NON LOAD BEARING INTERIOR PARTITIONS ONLY.) (U.N.O.)
- INDICATES WET WALLS, 2X WOOD STUDS @ 12" O.C.
- INDICATES INSULATED WALLS

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Certificate Of Authorization No. 9161
DAVID L. MOORE, PE - FL # 70755
SCOTT LENKOWSKI, PE - FL # 75750

DATE: April 14, 2023

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FDS JOB NO:

PARK SQUARE HORIZONS WEST

BABCOCK RANCH BLDG 6 (LOTS 6092-6089) 4 UNIT

title:
4 UNIT / 2-STORY 1ST FLOOR PLAN

project no.	2023083
checked:	BF
drawn:	BA
date:	04-12-23
scale:	AS SHOWN

3.1 ELEV. A

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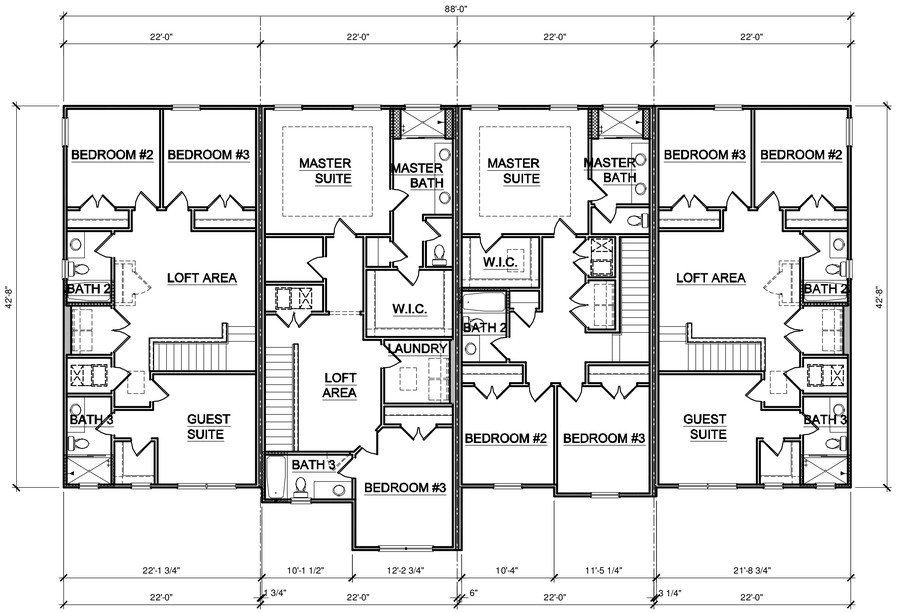

1914	2024	1840	1914
ADAMS REVERSED	MADISON	JEFFERSON	ADAMS
LOT 6092	LOT 6091	LOT 6090	LOT 6089

2ND FLOOR PLAN - 4 UNIT

1/4" = 1'-0"

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WALL LEGEND

- INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING). 9'-4" TOP OF CMU
- INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING). 10'-8" TOP OF CMU
- INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING). 10'-8" TOP OF CMU
- INDICATES WALLS TO BE UTILIZED FOR TRUSS BEARING 2x4 WOOD STUDS @ 16" O.C. U.N.O.
- INDICATES 2X WOOD PARITIONS. (NON LOAD BEARING INTERIOR PARTITIONS ONLY.) (U.N.O.)
- INDICATES WET WALLS, 2X WOOD STUDS @ 12" O.C.
- INDICATES INSULATED WALLS

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Certificate Of Authorization No. 9161
DAVID L. MOORE, P.E. - FL # 57955
SCOTT LENKOWSKI, PE - FL #78750

DATE: April 14, 2023

FDS JOB NO:

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6089) 4 UNIT

title:
4 UNIT / 2-STORY
2ND FLOOR PLAN

project no. 2023083
checked: BF
drawn: BA
date: 04-12-23
scale: AS SHOWN

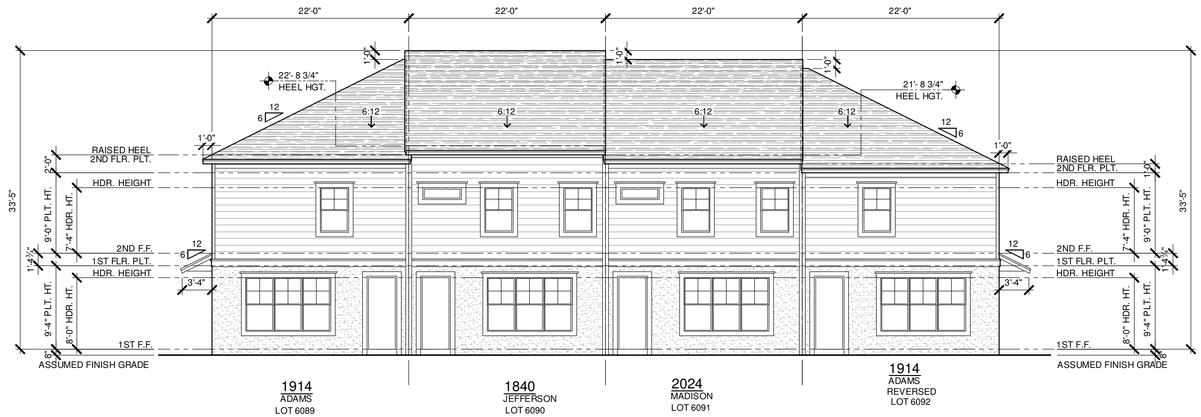
3.2
ELEV. A

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

The structural design of this building is in accordance with the FLORIDA BUILDING CODE 7TH EDITION (2020) RESIDENTIAL and is certified as such.

FRONT ELEVATION - 4 UNIT

1/8" = 1'-0"



REAR ELEVATION - 4 UNIT

1/8" = 1'-0"

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Certificate Of Authorization No. 9161
DAVID L. KENNEY, P.E. # 67955
SCOTT I. LENKOWSKI, PE - FL #77750

DATE: April 14, 2023

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FDS JOB NO.:

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6089) 4 UNIT

title:
4 UNIT EXT. ELEVATIONS

project no.	2023083
checked:	BF
drawn:	BA
date:	04-12-23
scale:	AS SHOWN

3.3
ELEV. A

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

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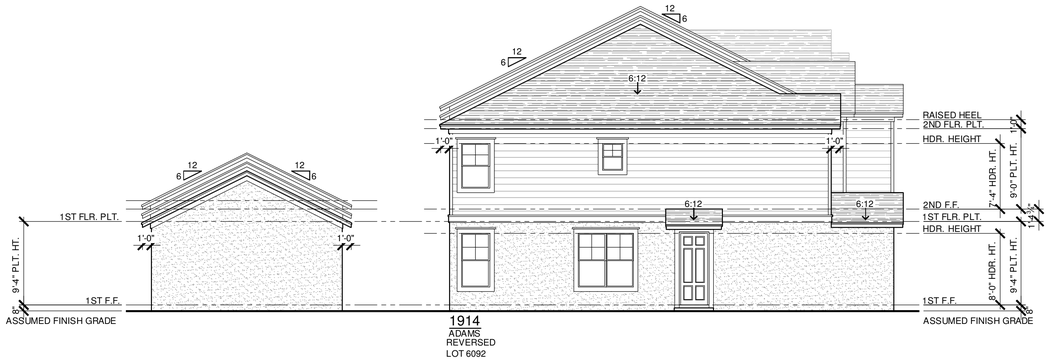
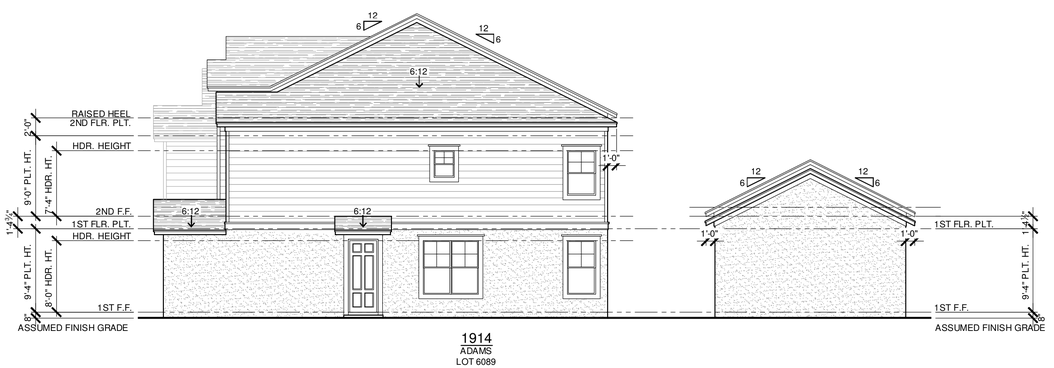


1914
ADAMS
REVERSED
LOT 6092

LEFT ELEVATION - 4 UNIT

1/8" = 1'-0"



1914
ADAMS
LOT 6089

RIGHT ELEVATION - 4 UNIT

1/8" = 1'-0"

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Certificate Of Authorization No. 9161
DANIEL KEVIN REID, P.E. # 87555
SCOTT LENKOWSKI, PE - FL # 87750

DATE: April 14, 2023

FDS JOB NO.:

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6089) 4 UNIT

title:
4 UNIT
EXT. ELEVATIONS

project no. 2023083
checked: BF
drawn: BA
date: 04-12-23
scale: AS SHOWN

3.3_1
ELEV. A

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

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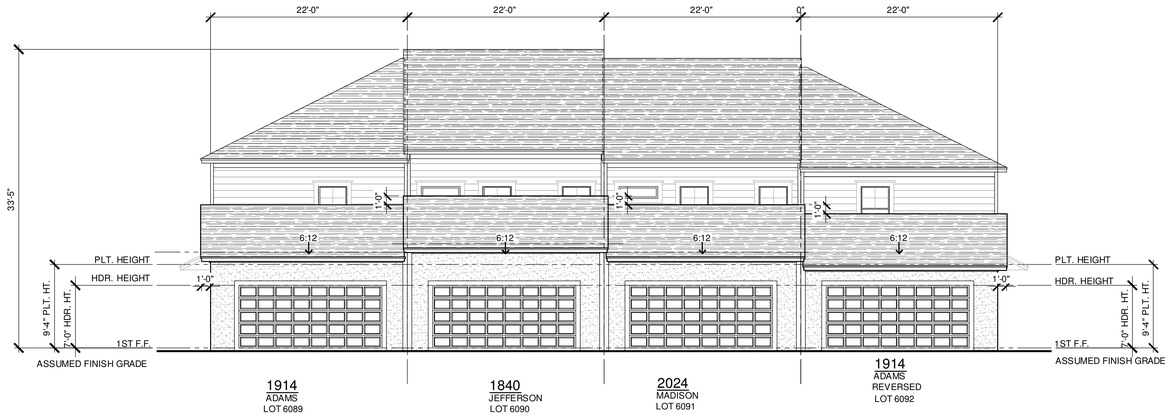
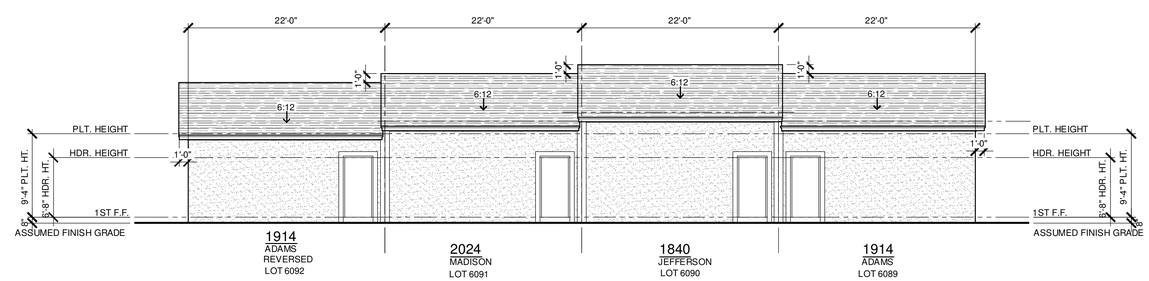


GARAGE
REAR ELEVATION - 4 UNIT
1/8" = 1'-0"



GARAGE
FRONT ELEVATION - 4 UNIT
1/8" = 1'-0"

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fax 407 829 2040
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O: 321-972-0491 F: 407-880-2304
Certificate Of Authorization No. 9161
DAVID L. KNOWLES, PE - FL # 70161
SCOTT I. LEWICKI, PE - FL # 77750

DATE: April 14, 2023

FDS JOB NO.:

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6089) 4 UNIT

title:
4 UNIT EXT. ELEVATIONS

project no. 2023083
checked: BF
drawn: BA
date: 04-12-23
scale: AS SHOWN

3.3_2
ELEV. A

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

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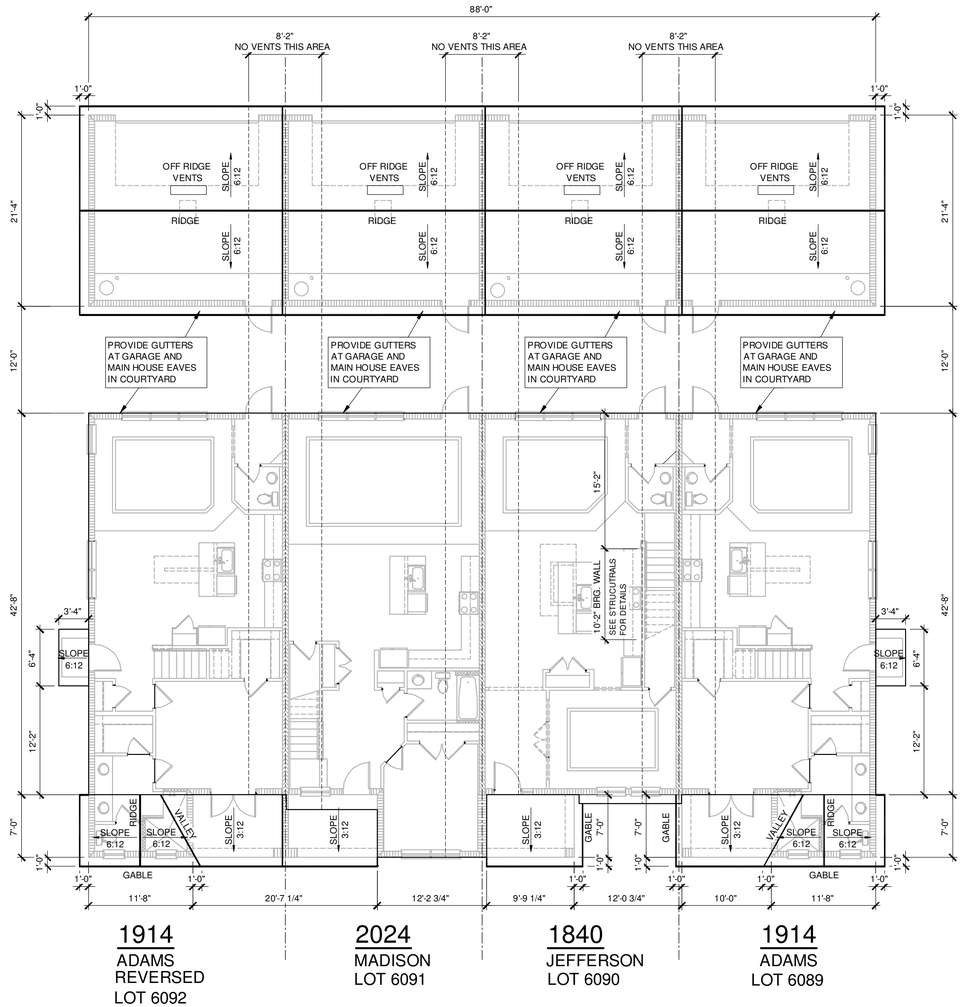

1914
ADAMS
REVERSED
LOT 6092

2024
MADISON
LOT 6091

1840
JEFFERSON
LOT 6090

1914
ADAMS
LOT 6089

LOWER ROOF PLAN - 4 UNIT

1/8" = 1'-0"

1914 - ADAMS
VENTILATION REQUIRED @ GARAGE

469 S.F. / 300 = 1.56
1.56 / 2 = 0.78
0.78 *144 = 112.56 SQ. IN.
113 SQ. IN. OF VENT REQUIRED

1914 - ADAMS
VENTILATION REQUIRED @ ENTRY

154 S.F. / 300 = .51
.51 / 2 = 0.26
0.26 *144 = 36.96 SQ. IN.
37 SQ. IN. OF VENT REQUIRED
SOFFIT VENTILATION PROVIDES ADEQUATE VENTILATION

1840 - JEFFERSON
VENTILATION REQUIRED @ GARAGE

469 S.F. / 300 = 1.56
1.56 / 2 = 0.78
0.78 *144 = 112.56 SQ. IN.
113 SQ. IN. OF VENT REQUIRED

1840 - JEFFERSON
VENTILATION REQUIRED @ ENTRY

72 S.F. / 300 = .24
.24 / 2 = 0.12
0.12 *144 = 17.28 SQ. IN.
18 SQ. IN. OF VENT REQUIRED
SOFFIT VENTILATION PROVIDES ADEQUATE VENTILATION

2024 - MADISON
VENTILATION REQUIRED @ GARAGE

469 S.F. / 300 = 1.56
1.56 / 2 = 0.78
0.78 *144 = 112.56 SQ. IN.
113 SQ. IN. OF VENT REQUIRED

2024 - MADISON
VENTILATION REQUIRED @ ENTRY

72 S.F. / 300 = .24
.24 / 2 = 0.12
0.12 *144 = 17.28 SQ. IN.
18 SQ. IN. OF VENT REQUIRED
SOFFIT VENTILATION PROVIDES ADEQUATE VENTILATION

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O: 321-972-0491 F: 407-880-2304
Certificate Of Authorization No. 9161
CIVIL - MICHAEL F. DEMPSEY, PE - FL # 57555
STRUCTURAL - SCOTT LENKOWSKI, PE - FL # 78750

FDS JOB NO:

DATE: April 14, 2023
☐ PRELIMINARY
☐ ☐ ☐

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6089) 4 UNIT

title:
4 UNIT - 2 STORY
1ST FL. ROOF PLAN

project no. 2023083
checked: BF
drawn: BA
date: 04-12-23
scale: AS SHOWN

3.4
ELEV. A

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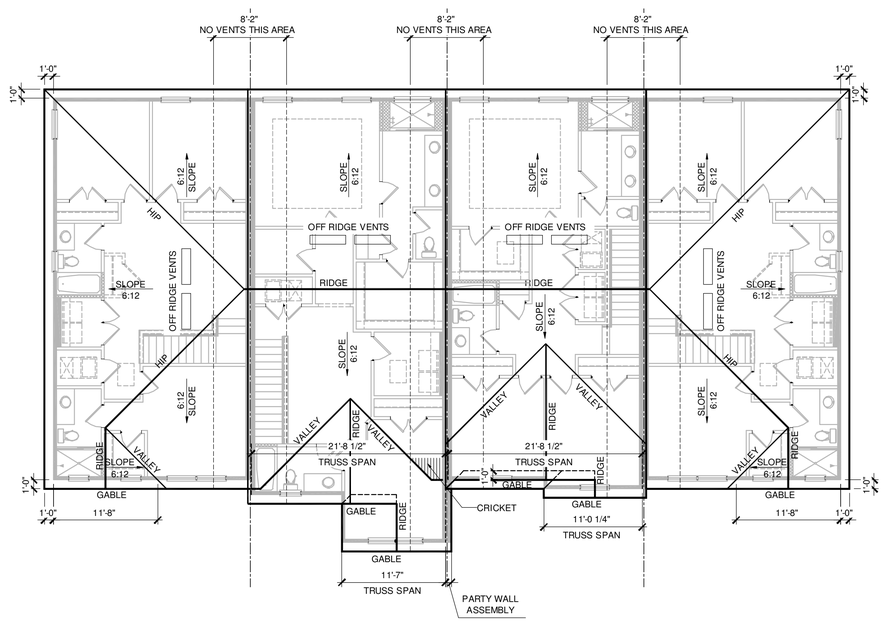

1914	2024	1840	1914
ADAMS REVERSED	MADISON	JEFFERSON	ADAMS
LOT 6092	LOT 6091	LOT 6090	LOT 6089

UPPER ROOF PLAN - 4 UNIT

1/8" = 1'-0"

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2024 - MADISON
VENTILATION REQUIRED
1040 S.F. / 300 = 3.47
3.47 / 2 = 1.735
1.735 *144 = 249.84 SQ. IN.
250 SQ. IN. OF VENT REQUIRED

1840 - JEFFERSON
VENTILATION REQUIRED
950 S.F. / 300 = 3.17
3.17 / 2 = 1.585
1.585 *144 = 228.24 SQ. IN.
229 SQ. IN. OF VENT REQUIRED

1914 - ADAMS
VENTILATION REQUIRED
939 S.F. / 300 = 3.13
3.13 / 2 = 1.565
1.565 *144 = 225.36 SQ. IN.
226 SQ. IN. OF VENT REQUIRED

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258 Southhall Lane, Suite 200, Maitland, FL. 32751
O. 321-972-2491 F. 407-880-2304
CERTIFICATE OF AUTHORIZATION #: 30787
☐ CARL A. BROWN, PE - FL # 89128
☐ SCOTT LENKOWSKI, PE - FL #78750
☐ DATE: April 14, 2023
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CARL A. BROWN, PE AND SCOTT LENKOWSKI, PE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FDS JOB NO:

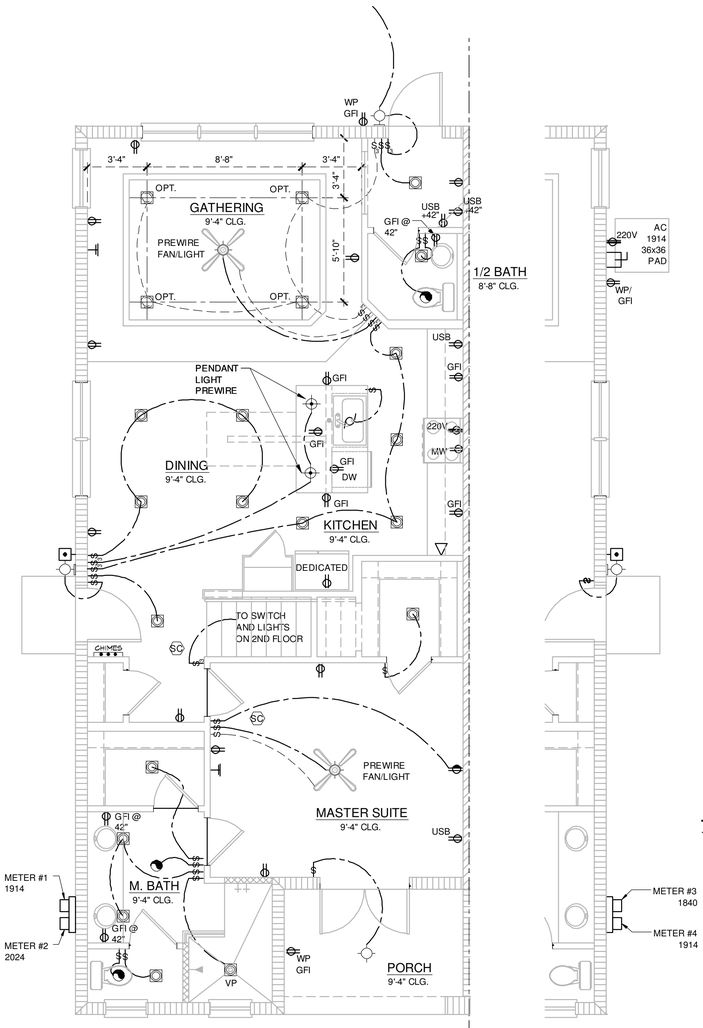
PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6089) 4 UNIT

title:
4 UNIT - 2 STORY
2ND FL. ROOF PLAN

project no. 2023083
checked: BF
drawn: BA
date: 04-12-23
scale: AS SHOWN

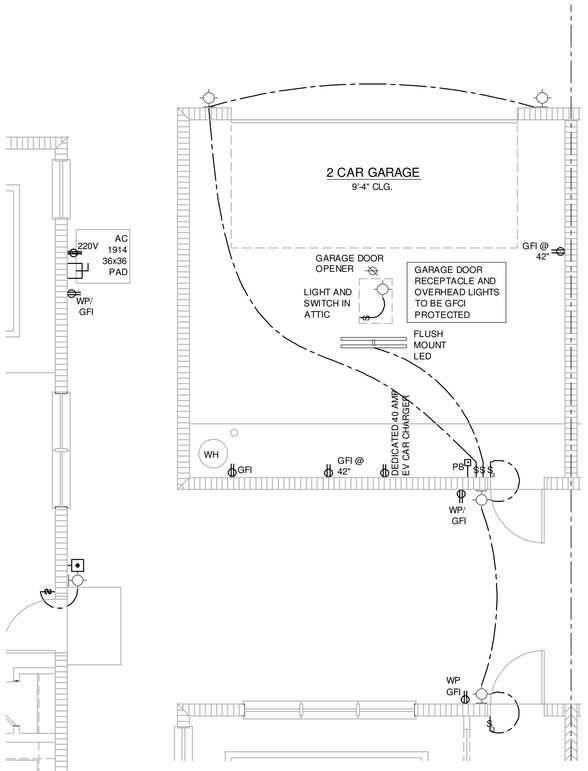
3.5
ELEV. A

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED



1914 - ADAMS REVERSED 1ST FLOOR ELECTRICAL

1/4" = 1'-0"



1914 - ADAMS 1ST FLOOR ELECTRICAL - GARAGE

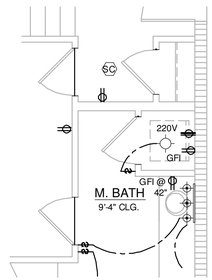
1/4" = 1'-0"

1914 - ADAMS 1ST FLOOR ELECTRICAL

1/4" = 1'-0"

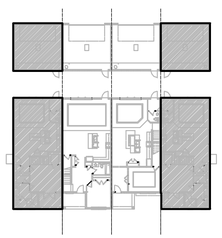
FOR FULL ELECTRICAL PLAN, REFER TO STANDARD ADAMS REVERSED PLAN

UNIT 6092	1914 ADAMS REVERSED
UNIT 6089	1914 ADAMS



OPT WASHER/DRYER

1/4" = 1'-0"



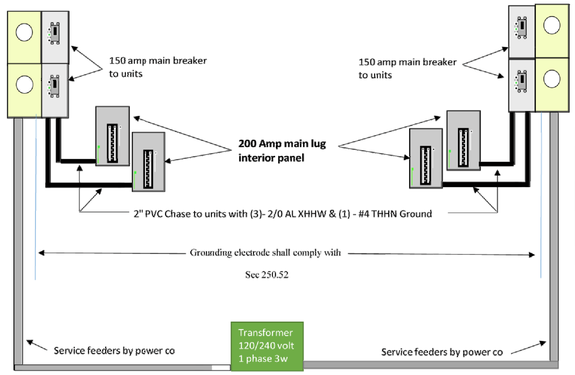
1ST FLOOR - KEY PLAN

1/32" = 1'-0"

SYNERGY ELECTRICAL SYSTEMS, INC

Park Square Homes

4 Unit building - 2 meters on each side of building



Residential Standard Calculation — Version 7.28 — 9/25/1997

Ravenna Townhomes - Adams

Synergy Electrical Systems, Inc
550 Parkside Pointe Blvd
Apopka, FL 32712
Ph: 407-880-3144 Fax: 407-880-3145
11/30/2018 8:26

STEP 1 Article 220.42 & 220.52

sq. ft				
1914	General Lighting load	5,742 VA		
2	Small Appliance	3,000 VA		
1	Laundry circuit	1,500 VA		
	Gen.Lgt.,Sm App.& Laun. Load	10,242 VA		
		3,000 VA @ 100%=	3,000 VA	
		7,242 VA @ 35% =	2,535 VA	
		VA @ 25% =	VA	

General Lighting Demand Load — 5,535 VA

STEP 2 Article 220.50 & 220.51

2.5 ton	4,400 VA	AHU 1 5kW	5,800 VA	
A/C #2	VA	AHU 2 Select	VA	
A/C #3	VA	AHU 3 Select	VA	
A/C #4	VA	AHU 4 Select	VA	
A/C #5	VA	AHU 5 Select	VA	

Total Heat Load 5,800 VA
Total CU Load 4,400 VA
Greater of Heat @ 103% vs.A/C @ 100% — 5,800 VA

STEP 3 Article 220.53

4,500 VA	1	Water Heater	4,500 VA	
1,400 VA	1	Refrigerator	1,400 VA	
600 VA		Freezer	VA	
1,030 VA	1	Dishwasher	1,030 VA	
660 VA	1	Disposal	660 VA	
780 VA		Trash Compactor	VA	
1,630 VA	1	Microwave	1,630 VA	
		Central Vac	VA	
340 VA		Mini Refrigerator	VA	
400 VA		Range hood	VA	
540 VA		Wine Cooler	VA	
1,500 VA		Ironing Center	VA	
	select	Jacuzzi Tub	VA	
	select	Sprinkler Pump	VA	
	select	Well Pump	VA	
	select	Fountain Pump	VA	
	select	Elevator	VA	
		Pool Equip. Panel	VA 100% Demand	
			VA No Demand	
			VA No Demand	

Appliance Demand Load — 6,938 VA
Dryer Demand Load — 5,000 VA
Range Demand Load — 8,000 VA
Service Demand — 31,272 VA
Demand Load — 130 A
Neutral Demand — 76 A
Min.Service Req. — 150 A
Min. Feeder size — 1
Min. Neutral size — 4
Eq. Grding Cond. — 6
Copper

Total Appliance Load 9,250 VA
4 or more demand @ 75% plus 100% demand loads — 6,938 VA

STEP 4 Article 220.54
Electric Clothes Dryers — 5,000 VA

STEP 5 Article 220.55
Electric Ranges — Col C demand — 8,000 W
Number of appliances: 1
Cooktop — Col B demand
Cooktop — Col B demand
Oven(s) — Col B demand
Oven(s) — Col B demand
Check Box for Gas Range
Number of appliances — Dem. Factor 0% — W
Cooktop & Oven Demand Load

jmo1ds@earthlink.net

ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET
- WP — WEATHERPROOF DUPLEX OUTLET
- GFI — GROUND FAULT INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- DUPLEX OUTLET IN FLOOR
- 220V — 220 VOLT OUTLET
- DISPOSAL
- S — WALL SWITCH
- S3 — THREE-WAY SWITCH
- S4 — FOUR-WAY SWITCH
- SD — DIMMER SWITCH
- M — MOTION DETECTOR SWITCH (OPTIONAL)
- SP — PRE-WIRED SPEAKER
- FLUSH MOUNT LED LIGHT FIXTURE
- VP — FLUSH MOUNT LED LIGHT FIXTURE - VAPOR PROOF
- MONO POINT TRACK HEAD (OPTIONAL)
- PENDANT FIXTURE
- SURFACE MOUNTED LED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- FLUSH MOUNTED LED LIGHT FIXTURE
- WALL MOUNTED STRIP LIGHT — # OF BULBS SPECIFIED BY BUILDER
- UNDERCABINET LIGHTING (OPTIONAL)
- WALL SCONCE
- EXHAUST FAN
- EXHAUST FAN & LIGHT COMBO
- OUTLET FOR GARAGE DOOR OPENER
- SOFFIT OUTLET (OPTIONAL)
- CHIMES — CHIMES
- PUSHBUTTON SWITCH
- S — SMOKE DETECTOR
- SC — SMOKE DETECTOR/CARBON MONOXIDE DETECTOR
- CAT 5 TELEPHONE OUTLET PREWIRE
- TELEVISION OUTLET PREWIRE
- THERMOSTAT
- ELECTRIC METER
- ELECTRIC PANEL
- DISCONNECT SWITCH
- SECURITYSYSTEM KEYPAD
- PRE-WIRE FOR CEILING FAN
- PRE-WIRE FOR CEILING FAN / LIGHT COMBO
- SECURITY/FLOOD LIGHTS
- GAS METER
- JB — JUNCTION BOX

GENERAL NOTES

1. FAN, PHONE, & CATV LOCATIONS PER CONTRACT.
2. ALL SMOKE/CARBON MONOXIDE DETECTORS TO BE INSTALLED PER 2020 FBCR. REFERENCED NFPA 72 AND R314. SMOKE DETECTORS SHALL BE HARDWIRED INTO AN AC ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP AND SHALL BE INTERCONNECTED.
3. ARCH FAULT BREAKERS: ALL BRANCH CIRCUITS SERVING BEDROOMS, FAMILY ROOMS, HALLWAYS, KITCHEN, LIVING ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DENS, SUNROOMS, REC. ROOMS, CLOSETS AND LAUNDRY AREAS SHALL BE PROTECTED BY ARCH FAULT BREAKERS, PER 2020 FBCR. (REFER TO CHAPTERS 34 - 43)
4. NEC 2017 210.52(G)(1) GARAGES. IN EACH ATTACHED GARAGE AND IN EACH DETACHED GARAGE WITH ELECTRIC POWER, AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN EACH VEHICLE BAY, NOT MORE THAN 1.7M (5-1/2 FT.) ABOVE THE FLOOR.
5. TAMPER-RESISTANT "TR" RECEPTACLES: ALL 125-VOLT, 15 & 20 AMPERE ELECTICAL OUTLETS (RECEPTACLES) IN LIVING ROOM AREAS, BATHROOMS, KITCHEN, GARAGE, LAUNDRY ROOM, AND EXTERIOR LOCATIONS MUST BE "TAMPER-RESISTANT" PER 2020 FBCR. (REFER TO CHAPTERS 34 - 43)
6. ALL ELECTRICAL WORK AND APPLIANCES SHALL CONFORM TO 2020 FBCR. REFERENCED NFPA 70.
7. EXCEPTIONS FROM GFI REQUIREMENTS SHALL BE PERMITTED PROVIDED LOCATION WHERE EXCEPTION IS DESIRED IS ALLOWED PER 2020 FBCR REFERENCED NFPA 70.
8. UNLESS OTHERWISE INDICATED OR GOVERNED BY CODE, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISH FLOOR.

ELECTRICAL DEVICES	ABOVE FIN. FLR.
SWITCHES AND WALL OUTLETS OVER COUNTERS	48" TO C.L.
REMAINING SWITCHES	48" TO C.L.
WALL OUTLETS	12" TO C.L.
TELEPHONE OUTLETS	12" TO C.L.
TELEVISION OUTLETS	12" TO C.L.
EXTERIOR GFI'S	12" TO C.L.
GARAGE GFI'S (ABOVE GARAGE FLOOR)	48" TO C.L.
THERMOSTAT	54" TO C.L.
DOOR BELL CHIMES	84" TO C.L.
DOOR BELL BUTTON	LEVEL W/ DOOR HANDLE
KITCHEN HOOD FAN "WHIP"	66" TO C.L.
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	76" TO C.L.
KITCHEN DISHWASHER RECEPTACLE	UNDER SINK
KITCHEN RANGE	24" TO C.L.
KITCHEN REFRIGERATOR	48" TO C.L.
WASHER/DRYER OUTLET	36" TO C.L.
HOLLYWOOD LIGHTS	84" TO C.L.

C.L. = CENTER LINE

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NFPA 70
ADD GFCI PROTECTION TO RECEPTACLES IN LAUNDRY ROOMS AND UTILITY ROOMS OF DWELLINGS WHERE INSTALLED WITHIN 6' OF THE OUTSIDE EDGE OF A SINK. THIS WOULD INCLUDE THE RECEPTACLE INSTALLED FOR A WASHING MACHINE.

RECEPTACLE OUTLETS SHALL NOT BE REQUIRED ON A WALL DIRECTLY BEHIND A RANGE OR SINK TO FULFILL THE REQUIREMENT FOR AN OUTLET EVERY 24". THE WIDTH OF THE SINK OR RANGE IS NOT TO BE INCLUDED IN THE SPACING OF THE OUTLETS UNLESS THE DISTANCE FROM THE SINK OR RANGE IS GREATER THAN 12" FOR STRAIGHT COUNTER TOPS AND 18" FOR SINKS AND RANGES INSTALLED IN CORNER COUNTERS.

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Certificate Of Authorization No. 9161
Scott Lenkowski, P.E. # 78750
SCOTT LENKOWSKI, PE - FL #78750

DATE: April 14, 2023

FDS JOB NO:

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6089) 4 UNIT

title:
1914 - ADAMS ELECTRICAL

project no. 2023083
checked: BF
drawn: BA
date: 04-12-23
scale: AS SHOWN

4.1A
ELEV. A

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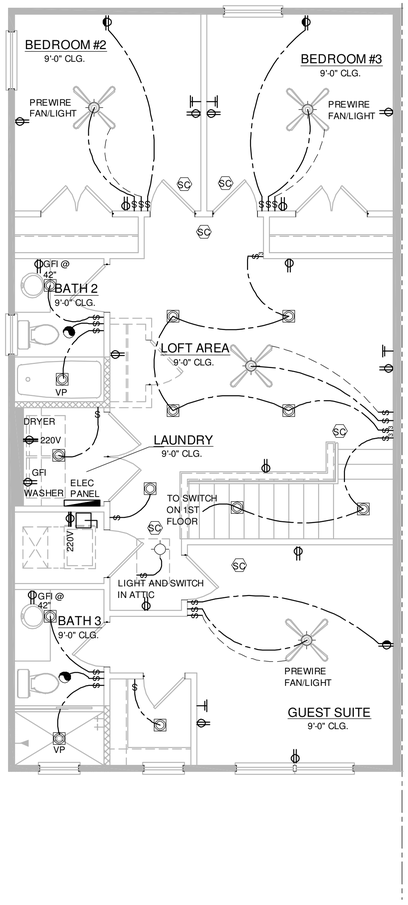

1914 - ADAMS
2ND FLOOR ELECTRICAL

1/4" = 1'-0"

2ND FLOOR - KEY PLAN

1/32" = 1'-0"

UNIT 6092	1914 ADAMS REVERSED
UNIT 6089	1914 ADAMS

NFPA 70
ADD GFCI PROTECTION TO RECEPTACLES IN LAUNDRY ROOMS AND UTILITY ROOMS OF DWELLINGS WHERE INSTALLED WITHIN 6' OF THE OUTSIDE EDGE OF A SINK. THIS WOULD INCLUDE THE RECEPTACLE INSTALLED FOR A WASHING MACHINE.

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- ELECTRIC METER
- ELECTRIC PANEL
- DISCONNECT SWITCH
- SECURITYSYSTEM KEYPAD
- PRE-WIRE FOR CEILING FAN
- PRE-WIRE FOR CEILING FAN / LIGHT COMBO
- SECURITY/FLOOD LIGHTS
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REMAINING SWITCHES	48" TO C.L.
WALL OUTLETS	12" TO C.L.
TELEPHONE OUTLETS	12" TO C.L.
TELEVISION OUTLETS	12" TO C.L.
EXTERIOR GFIS	12" TO C.L.
GARAGE GFIS (ABOVE GARAGE FLOOR)	48" TO C.L.
THERMOSTAT	54" TO C.L.
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DOOR BELL BUTTON	LEVEL W/ DOOR HANDLE
KITCHEN HOOD FAN "WHIP"	66" TO C.L.
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	76" TO C.L.
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C.L. = CENTER LINE

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258 Southhall Ln. Suite 200 Maitland, FL. 32751
O: 321-972-0491 F: 407-880-2304
Certificate Of Authorization No. 9161
CHAD A. MOYER, PE - FL # 75161
SCOTT LENKOWSKI, PE - FL # 75750

DATE: April 14, 2023

FDS JOB NO:

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6089) 4 UNIT

title:
1914 - ADAMS FLOOR PLAN

project no. 2023083
checked: BF
drawn: BA
date: 04-12-23
scale: AS SHOWN

4.2A
ELEV. A

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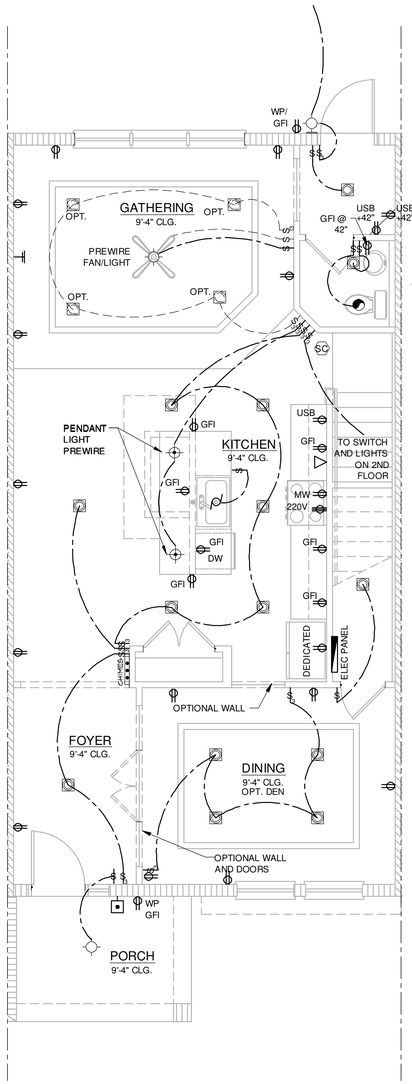
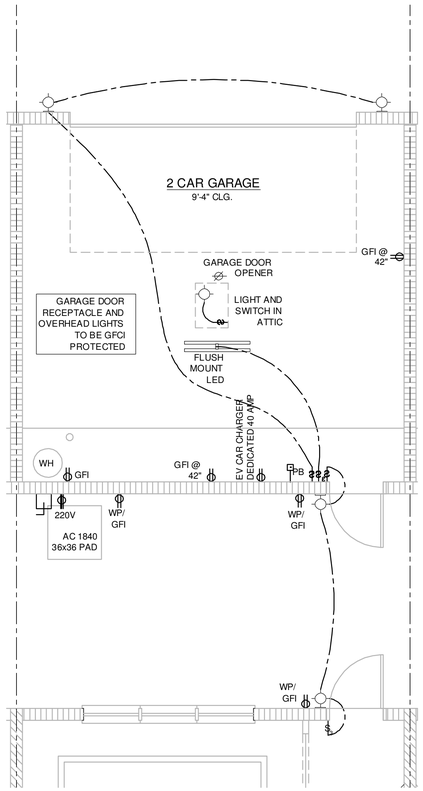


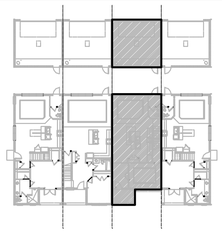
1840 - JEFFERSON
1ST FLOOR ELECTRICAL

1/4" = 1'-0"



1840 - JEFFERSON
1ST FLOOR ELECTRICAL - GARAGE

1/4" = 1'-0"



1ST FLOOR - KEY PLAN

1/32" = 1'-0"

UNIT 6090	1840 JEFFERSON

Residential Standard Calculation
by John Swords — Version 7.28

9/25/1997

Ravenna Townhomes - Jefferson

Synergy Electrical Systems, Inc
550 Parkside Pointe Blvd
Apopka, FL 32712
Ph: 407-880-3144 Fax: 407-880-3145
11/30/2018 8:27

STEP 1 Article 220.42 & 220.52

sq. ft			
1840	General Lighting load	5,520 VA	
2	Small Appliance	3,000 VA	
1	Laundry circuit	1,500 VA	
	Gen.Lgt.,Sm App.& Laun. Load	10,020 VA	
		3,000 VA @ 100%=	3,000 VA
		7,020 VA @ 35% =	2,457 VA
		VA @ 25% =	VA
		General Lighting Demand Load	5,457 VA

STEP 2 Article 220.50 & 220.51

2.5 ton	4,400 VA	AHU 1	SWW	5,800 VA
A/C #2	VA	AHU 2	Select	VA
A/C #3	VA	AHU 3	Select	VA
A/C #4	VA	AHU 4	Select	VA
A/C #5	VA	AHU 5	Select	VA

Total Heat Load	5,800 VA	
Total CU Load	4,400 VA	
Greater of Heat @ 100% vs.A/C @ 100%		5,800 VA

STEP 3 Article 220.53

4,500 VA	1	Water Heater	4,500 VA
1,400 VA	1	Refrigerator	1,400 VA
600 VA		Freezer	VA
1,030 VA	1	Dishwasher	1,030 VA
690 VA	1	Disposal	690 VA
780 VA		Trash Compactor	VA
1,630 VA	1	Microwave	1,630 VA
		Central Vac	VA
340 VA		Mini Refrigerator	VA
400 VA		Range hood	VA
540 VA		Wine Cooler	VA
1,500 VA		Ironing Center	VA
	select	Jacuzzi Tub	VA
	select	Sprinkler Pump	VA
	select	Well Pump	VA
	select	Fountain Pump	VA
	select	Elevator	VA
		Pool Equip. Panel	VA
			VA 100% Demand
			VA No Demand
			VA No Demand

Appliance Demand Load	6,938 VA
Dryer Demand Load	5,000 VA
Range Demand Load	8,000 VA
Service Demand	31,195 VA
Demand Load	130 A
Neutral Demand	75 A
Min.Service Req.	150 A
Min. Feeder size	1
Min. Neutral size	4
Eq. Grding Cond.	6
	☐ Copper

Total Appliance Load 9,250 VA
4 or more demand @ 75% plus 100% demand loads 6,938 VA

STEP 4 Article 22054
Electric Clothes Dryers 5,000 VA

STEP 5 Article 22055
Electric Ranges Col C demand 8,000 W
Number of appliances 1
☐ Check Box for Gas Range
Cooktop Col B demand
Cooktop Col B demand
Oven(s) Col B demand
Oven(s) Col B demand
Number of appliances Dem. Factor 0%
Cooktop & Oven Demand Load W

imo1dst@earthlink.net

ELECTRICAL KEY

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ENGINEERING ASSOCIATES
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O: 321-972-0491 F:407-880-2304
Certificate Of Authorization No. 9161
Date Of Authorization: May 1, 2001
SCOTT LENKOWSKI, PE - FL #78750

DATE:April 14, 2023

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FDS JOB NO:

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6088) 4 UNIT

title:
1840 - JEFFERSON ELECTRICAL

project no. 2023083
checked: BF
drawn: BA
date: 04-12-23
scale: AS SHOWN

4.1B
ELEV. A

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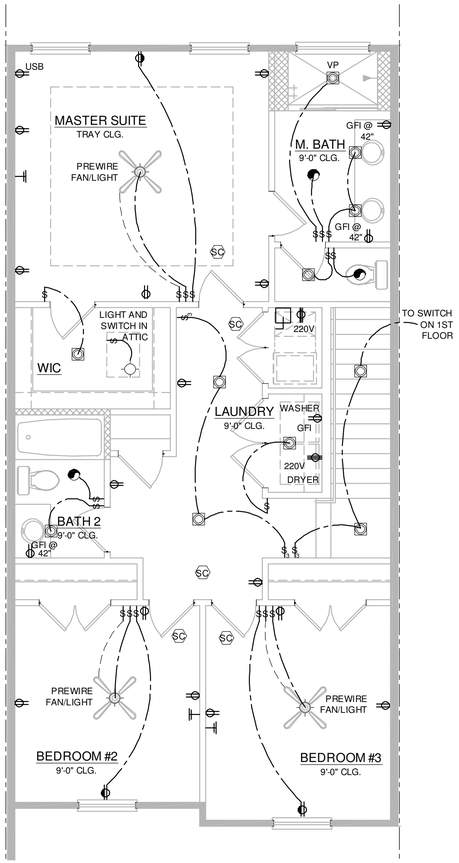

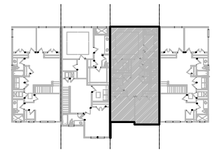

2ND FLOOR - KEY PLAN

1/32" = 1'-0"

UNIT 6090	1840 JEFFERSON

1840 - JEFFERSON
2ND FLOOR ELECTRICAL

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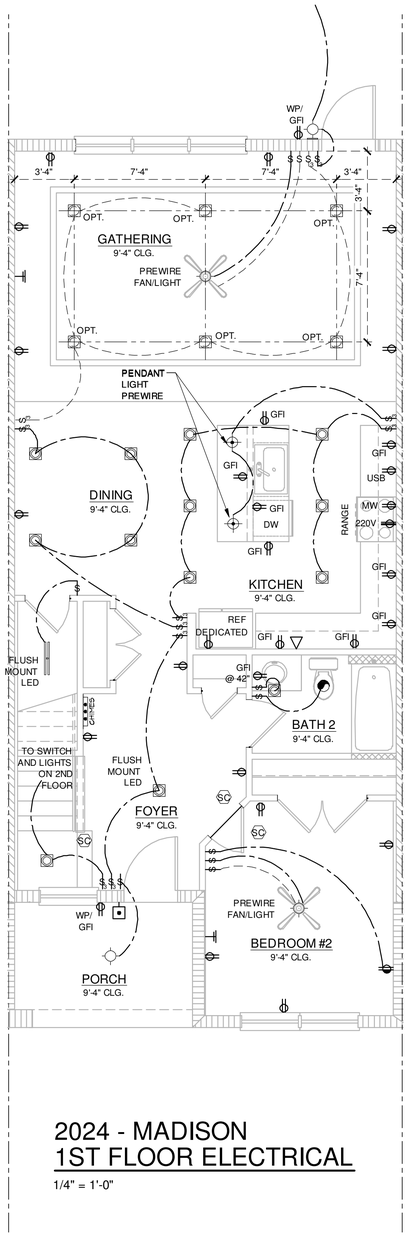
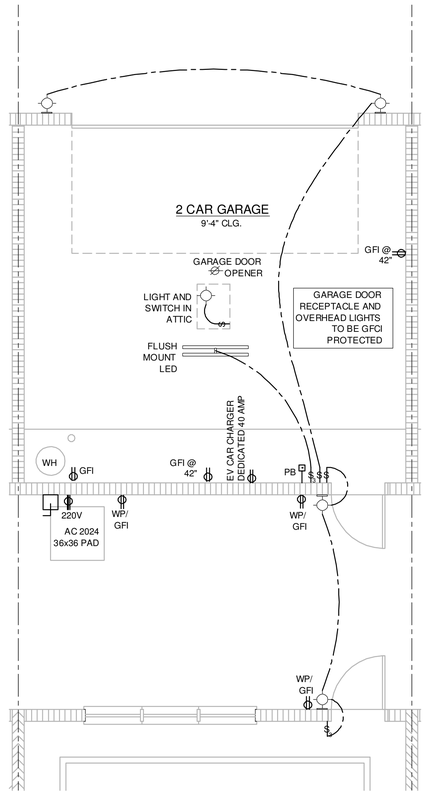


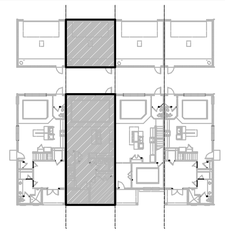
2024 - MADISON
1ST FLOOR ELECTRICAL

1/4" = 1'-0"



2024 - MADISON
1ST FLOOR ELECTRICAL - GARAGE

1/4" = 1'-0"



1ST FLOOR - KEY PLAN

1/32" = 1'-0"

UNIT 6091	2024 MADISON

Residential Standard Calculation
Version 7.28

9/25/1997

Ravenna Townhomes - Madison

Synergy Electrical Systems, Inc
550 Parkside Pointe Blvd
Apopka, FL 32712
Ph: 407-880-3144 Fax: 407-880-3145
11/30/2018 8:27

STEP 1 Article 220.42 & 220.52

sq. ft	2014	General Lighting load	6,042 VA	
	2	Small Appliance	3,000 VA	
	1	Laundry circuit	1,500 VA	
	Gen.Lgt.,Sm App.& Laun. Load		10,542 VA	
			3,000 VA @ 100%=	3,000 VA
			7,542 VA @ 35% =	2,640 VA
			VA @ 25% =	VA
			General Lighting Demand Load	5,640 VA

STEP 2 Article 220.50 & 220.51

2.5 ton	4,400 VA	AHU 1	SkW	5,800 VA	
A/C #2	VA	AHU 2	Select	VA	
A/C #3	VA	AHU 3	Select	VA	
A/C #4	VA	AHU 4	Select	VA	
A/C #5	VA	AHU 5	Select	VA	
			Total Heat Load	5,800 VA	
			Total CU Load	4,400 VA	
			Greater of Heat @ 100% vs.A/C @ 100%		5,800 VA

STEP 3 Article 220.53

4,500 VA	1	Water Heater	4,500 VA	
1,400 VA	1	Refrigerator	1,400 VA	
600 VA		Freezer	VA	
1,030 VA	1	Dishwasher	1,030 VA	
690 VA	1	Disposal	690 VA	
780 VA		Trash Compactor	VA	
1,630 VA	1	Microwave	1,630 VA	
		Central Vac	VA	
340 VA		Mini Refrigerator	VA	
400 VA		Range hood	VA	
540 VA		Wine Cooler	VA	
1,500 VA		Ironing Center	VA	
	select	Jacuzzi Tub	VA	
	select	Sprinkler Pump	VA	
	select	Well Pump	VA	
	select	Fountain Pump	VA	
	select	Elevator	VA	
		Pool Equip. Panel	VA	
			VA 100% Demand	
			VA No Demand	
			VA No Demand	
		Appliance Demand Load		6,938 VA
		Dryer Demand Load		5,000 VA
		Range Demand Load		8,000 VA
		Service Demand		31,377 VA
		Demand Load		131 A
		Neutral Demand		76 A
		Min.Service Req.		150 A
		Min. Feeder size		1
		Min. Neutral size		4
		Eq. Grding Cond.		6
		Total Appliance Load	9,250 VA	
		4 or more demand @ 75% plus 100% demand loads		6,938 VA

Copper

STEP 4 Article 220.54
Electric Clothes Dryers 5,000 VA

STEP 5 Article 220.55
Electric Ranges Col C demand 8,000 W
Number of appliances 1
Check Box for Gas Range
Cooktop Col B demand
Cooktop Col B demand
Oven(s) Col B demand
Oven(s) Col B demand
Number of appliances Dem. Factor 0%
Cooktop & Oven Demand Load W

jmo1dsd@earthlink.net

ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET
- WP WEATHERPROOF DUPLEX OUTLET
- GFI GROUND FAULT INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- DUPLEX OUTLET IN FLOOR
- 220V 220 VOLT OUTLET
- DISPOSAL
- S WALL SWITCH
- S3 THREE-WAY SWITCH
- S4 FOUR-WAY SWITCH
- S DIMMER SWITCH
- M MOTION DETECTOR SWITCH (OPTIONAL)
- SP PRE-WIRED SPEAKER
- FLUSH MOUNT LED LIGHT FIXTURE
- VP FLUSH MOUNT LED LIGHT FIXTURE - VAPOR PROOF
- MONO POINT TRACK HEAD (OPTIONAL)
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- EXHAUST FAN & LIGHT COMBO
- OUTLET FOR GARAGE DOOR OPENER
- SOFFIT OUTLET (OPTIONAL)
- CHIMES CHIMES
- PUSHBUTTON SWITCH
- S SMOKE DETECTOR
- SC SMOKE DETECTOR/CARBON MONOXIDE DETECTOR
- CAT 5 TELEPHONE OUTLET PREWIRE
- TELEVISION OUTLET PREWIRE
- THERMOSTAT
- ELECTRIC METER
- ELECTRIC PANEL
- DISCONNECT SWITCH
- SECURITYSYSTEM KEYPAD
- PRE-WIRE FOR CEILING FAN
- PRE-WIRE FOR CEILING FAN / LIGHT COMBO
- SECURITY/FLOOD LIGHTS
- GAS METER
- JB JUNCTION BOX

GENERAL NOTES

1. FAN, PHONE, & CATV LOCATIONS PER CONTRACT.
2. ALL SMOKE/CARBON MONOXIDE DETECTORS TO BE INSTALLED PER 2020 FBCR REFERENCED NFPA 72 AND R314. SMOKE DETECTORS SHALL BE HARDWIRED INTO AN AC ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP AND SHALL BE INTERCONNECTED.
3. ARCH FAULT BREAKERS: ALL BRANCH CIRCUITS SERVING BEDROOMS, FAMILY ROOMS, HALLWAYS, KITCHEN, LIVING ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DENS, SUNROOMS, REC. ROOMS, CLOSETS AND LAUNDRY AREAS SHALL BE PROTECTED BY ARCH FAULT BREAKERS, PER 2020 FBCR. (REFER TO CHAPTERS 34 - 43)
4. NEC 2017 210.52(G)(1) GARAGES. IN EACH ATTACHED GARAGE AND IN EACH DETACHED GARAGE WITH ELECTRIC POWER, AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN EACH VEHICLE BAY, NOT MORE THAN 1.7M (5-1/2 FT.) ABOVE THE FLOOR.
5. TAMPER-RESISTANT "TR" RECEPTACLES: ALL 125-VOLT, 15 & 20 AMPERE ELECTICAL OUTLETS (RECEPTACLES) IN LIVING ROOM AREAS, BATHROOMS, KITCHEN, GARAGE, LAUNDRY ROOM, AND EXTERIOR LOCATIONS MUST BE "TAMPER-RESISTANT" PER 2020 FBCR. (REFER TO CHAPTERS 34 - 43)
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8. UNLESS OTHERWISE INDICATED OR GOVERNED BY CODE, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISH FLOOR.

ELECTRICAL DEVICES	ABOVE FIN. FLR.
SWITCHES AND WALL OUTLETS OVER COUNTERS	48" TO C.L.
REMAINING SWITCHES	48" TO C.L.
WALL OUTLETS	12" TO C.L.
TELEPHONE OUTLETS	12" TO C.L.
TELEVISION OUTLETS	12" TO C.L.
EXTERIOR GFI'S	12" TO C.L.
GARAGE GFI'S (ABOVE GARAGE FLOOR)	48" TO C.L.
THERMOSTAT	54" TO C.L.
DOOR BELL CHIMES	84" TO C.L.
DOOR BELL BUTTON	LEVEL W/ DOOR HANDLE
KITCHEN HOOD FAN "WHIP"	66" TO C.L.
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	76" TO C.L.
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C.L. = CENTER LINE

NFPA 70
ADD GFCI PROTECTION TO RECEPTACLES IN LAUNDRY ROOMS AND UTILITY ROOMS OF DWELLINGS WHERE INSTALLED WITHIN 6' OF THE OUTSIDE EDGE OF A SINK. THIS WOULD INCLUDE THE RECEPTACLE INSTALLED FOR A WASHING MACHINE.

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Certificate Of Authorization No. 9161
Civil, Mech., Elec., Plumb., P.E.'s
SCOTT LENKOWSKI, PE - FL #78750

DATE:April 14, 2023

FDS JOB NO:

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6088) 4 UNIT

title:
2024 - MADISON ELECTRICAL

project no. 2023083
checked: BF
drawn: BA
date: 04-12-23
scale: AS SHOWN

4.1C
ELEV. A

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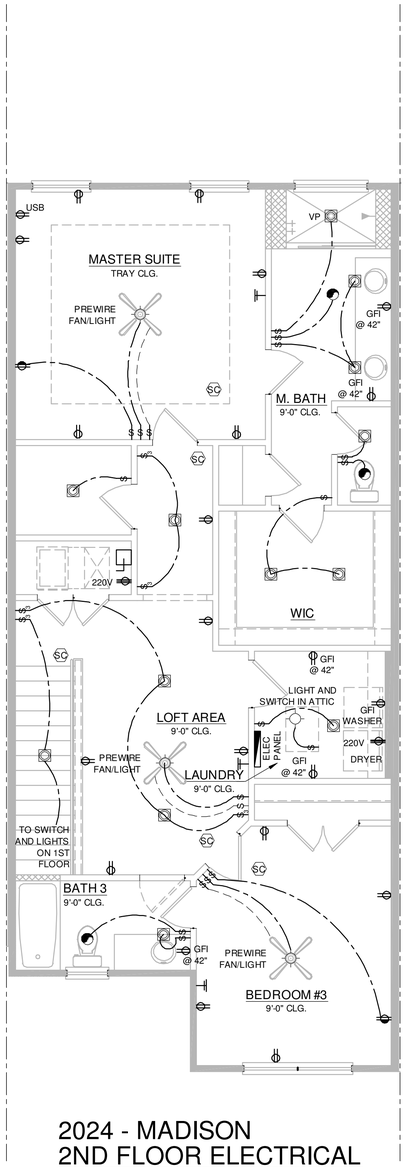
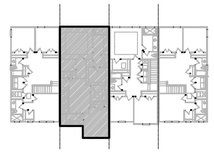


2024 - MADISON
2ND FLOOR ELECTRICAL

1/4" = 1'-0"



2ND FLOOR - KEY PLAN

1/32" = 1'-0"

UNIT 6091	2024 MADISON

ELECTRICAL KEY

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- WP — WEATHERPROOF DUPLEX OUTLET
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Certificate Of Authorization No. 9161
DAVID L. MOORE, PE - FL # 57555
SCOTT LENKOWSKI, PE - FL # 75750

DATE: April 14, 2023

FDS JOB NO:

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6089) 4 UNIT

title:
2024 - MADISON
FLOOR PLAN

project no. 2023083
checked: BF
drawn: BA
date: 04-12-23
scale: AS SHOWN

4.2C
ELEV. A

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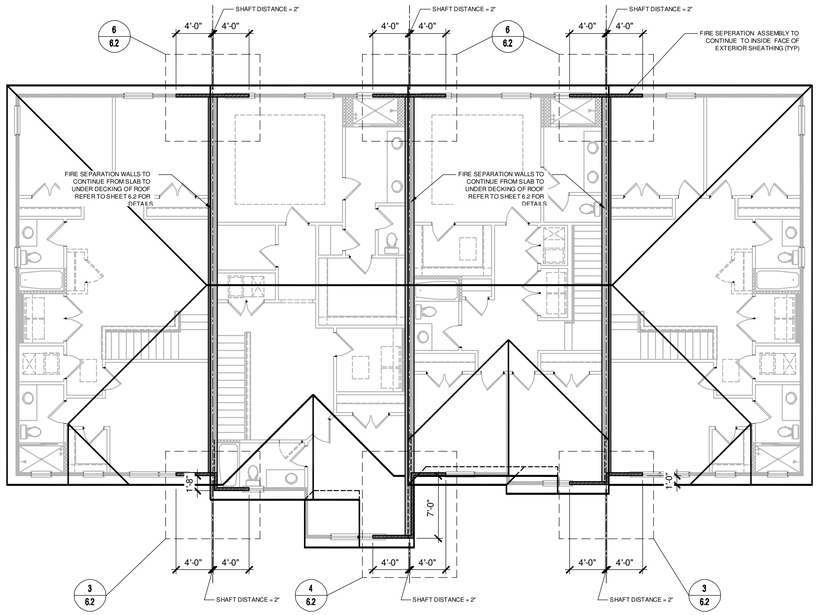

1914
ADAMS
REVERSED
LOT 6092

2024
MADISON
LOT 6091

1840
JEFFERSON
LOT 6090

1914
ADAMS
LOT 6089

ROOF - FIRE SEPERATION ELEV. "A"

1/8" = 1'-0"

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Certificate Of Authorization No. 9161
□ □ □ CHRIS L. MOYNE, PE - FL # 75751
□ □ □ SCOTT LENKOWSKI, PE - FL # 78750

DATE: April 14, 2023

FDS JOB NO:

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6089) 4 UNIT

title:
4 UNIT - 2ND FLOOR FIRE SEPERATION

project no.	2023083
checked:	BF
drawn:	BA
date:	04-12-23
scale:	AS SHOWN

5.1
ELEV. A

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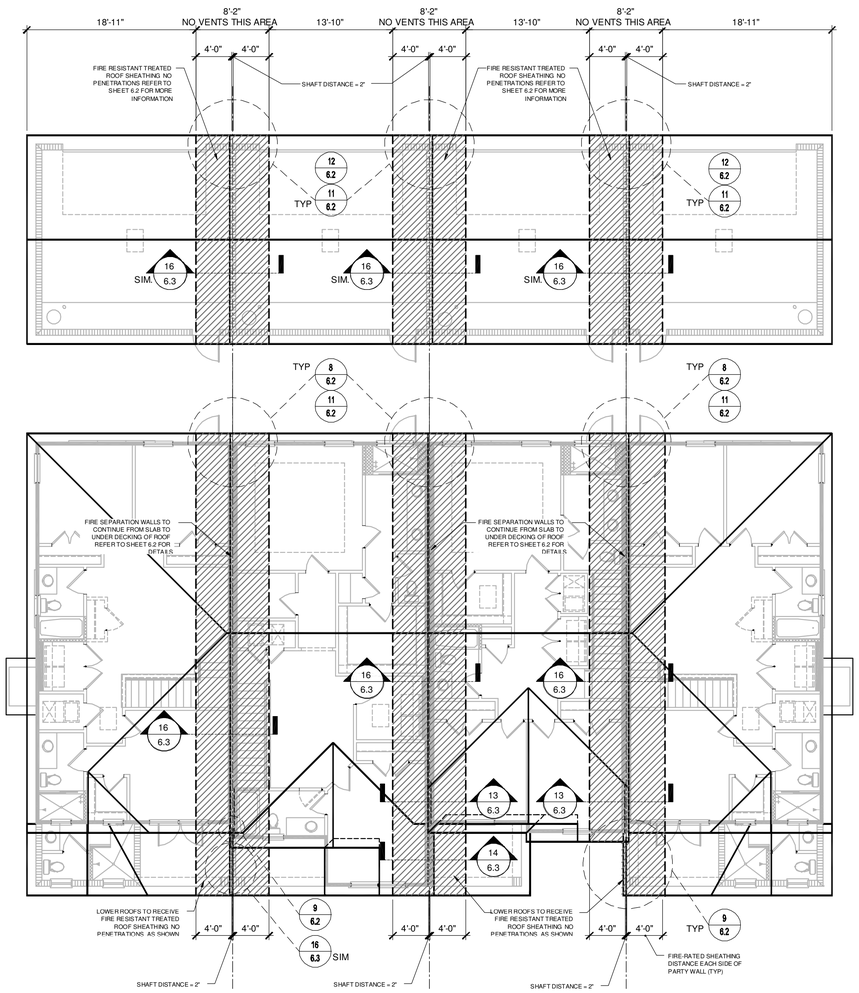

1914
ADAMS
REVERSED
LOT 6092

2024
MADISON
LOT 6091

1840
JEFFERSON
LOT 6090

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LOT 6089

ROOF - FIRE SEPERATION ELEV. "A"

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DATE: April 14, 2023

FDS JOB NO:

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6089) 4 UNIT

title:
4 UNIT - ROOF FIRE SEPERATION

project no. 2023083
checked: BF
drawn: BA
date: 04-12-23
scale: AS SHOWN

6.1
ELEV. A

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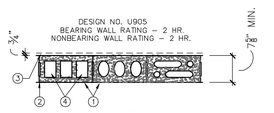
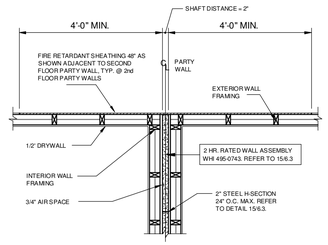


HORIZONTAL SECTION

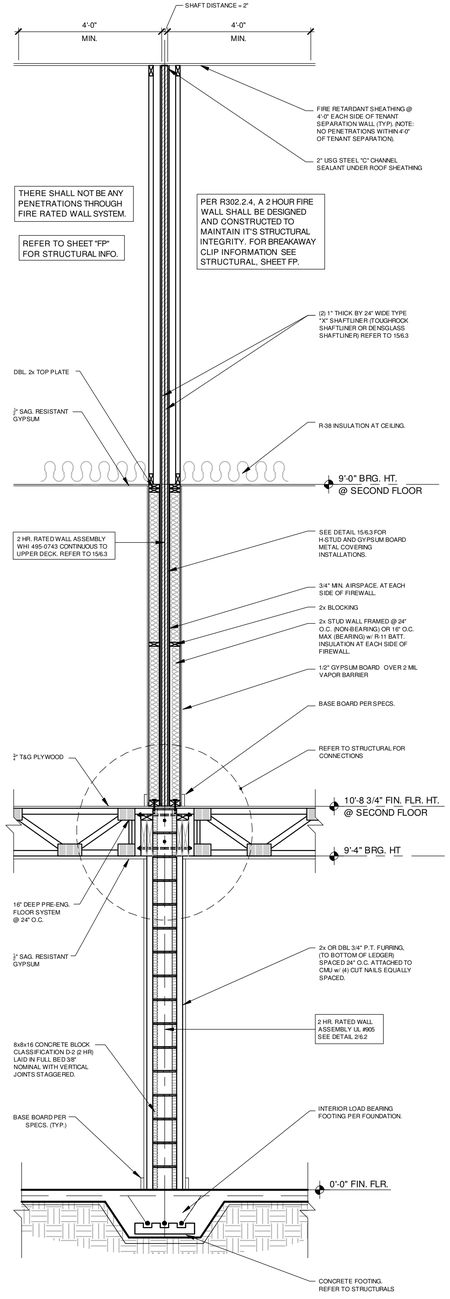
1. CONCRETE BLOCKS* – VARIOUS DESIGNS, CLASSIFICATION D–2 (2 HR)
2. MORTAR – BLOCKS LAID IN FULL BED OF MORTAR, NOM. 3/8 IN. THICK, OF NOT LESS THAN 2–1/4 AND NOT MORE THAN 3–1/2 PARTS OF CLEAN SHARP SAND TO 1 PART PORTLAND CEMENT (PROPORTIONED BY VOLUME) AND NOT MORE THAN 50 PERCENT HYDRATED LIME (BY CEMENT VOLUME). VERTICAL JOINTS STAGGERED.
3. PORTLAND CEMENT STUCCO OR GYPSUM PLASTER – ADD 1/2 HR TO CLASSIFICATION IF USED. WHERE COMBUSTIBLE MEMBERS ARE FRAMED IN WALL, PLASTER OR STUCCO MUST BE APPLIED ON THE FACE OPPOSITE FRAMING TO ACHIEVE A MAX. CLASSIFICATION OF 1–1/2 HR. ATTACHED TO CONCRETE BLOCKS (ITEM 1).
4. LOOSE MASONRY FILL – IF ALL CORE SPACES ARE FILLED WITH LOOSE DRY EXPANDED SLAG, EXPANDED CLAY OR SHALE (ROTARY KILN PROCESS), WATER REPELLENT VERMICULITE MASONRY FILL INSULATION, OR SILICONE TREATED PERLITE LOOSE FILL INSULATION ADD 2 HR TO CLASSIFICATION.
5. FOAMED PLASTIC* – (OPTIONAL NOT SHOWN) – 1–1/2 IN. THICK MAX, 4 FT WIDE SHEATHING ATTACHED TO CONCRETE BLOCKS (ITEM 1).

* BEARING THE UL CLASSIFICATION MARK

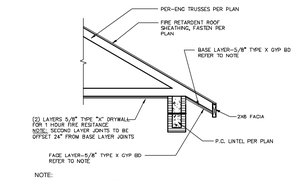
2 **2-HOUR SEPARATION WALL DETAIL** NTS



6 **2 HR. FIRE WALL@ 2nd FLOOR FRAME TO FRAME** 3/4"=1'-0"



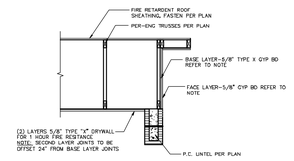
8 **2 STORY WALL SECTION** 3/4"=1'-0"



NOTE:
PER PRESCRIPTIVE FBC 721.1 (3) ITEM 21-1.1 CONT

BASE LAYR 5/8" TYPE X GYPSUM WALL BOARD APPLIED @ RIGHT ANGLES TO JOIST OR TRUSS 24" O.C. W/ 1 1/4" TYPE S OR W DRY WALL SCREW 24" O.C.
FACE LAYER 5/8" TYPE X GYPSUM WALL BOARD OR VENEER BASE APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS THROUGH BASE LAYER W/ 1 7/8" TYPE S OR W DRY WALL SCREWS @ 12" O.C. AT JOINTS AND INTERMEDIATE JOISTS OR TRUSS, FACE LAYER TYPE G DRYWALL SCREWS PLACED 2" BACK ON EITHER SIZE OF FACE LAYER END JOINTS 12" O.C.

9 **1-HR FIRE RATED CEILING DETAIL** 3/4"=1'-0"



NOTE:
PER PRESCRIPTIVE FBC 721.1 (3) ITEM 21-1.1 CONT

BASE LAYR 5/8" TYPE X GYPSUM WALL BOARD APPLIED @ RIGHT ANGLES TO JOIST OR TRUSS 24" O.C. W/ 1 1/4" TYPE S OR W DRY WALL SCREW 24" O.C.
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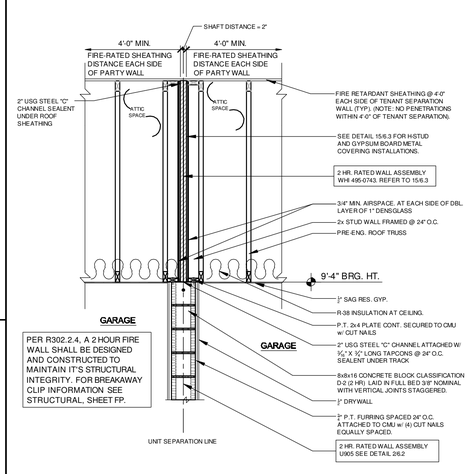
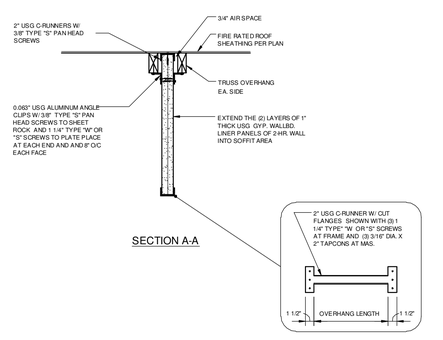
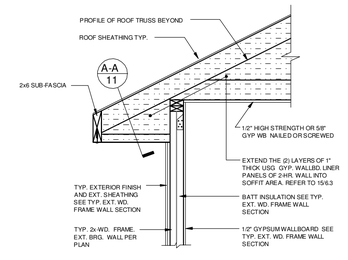
10 **1-HR FIRE RATED @ GABLE CEILING DETAIL** 3/4"=1'-0"



PER R302.2.4, A 2 HOUR FIRE WALL SHALL BE DESIGNED AND CONSTRUCTED TO MAINTAIN IT'S STRUCTURAL INTEGRITY. FOR BREAKAWAY CLIP INFORMATION SEE STRUCTURAL, SHEET FP.

12 **GARAGE SEPARATION FIREWALL** 3/4"=1'-0"





ELEVATION

11 **2 HR. SEPARATION AT EAVE @ 2nd FLOOR - FRAME EXT. WALLS** 3/4"=1'-0"

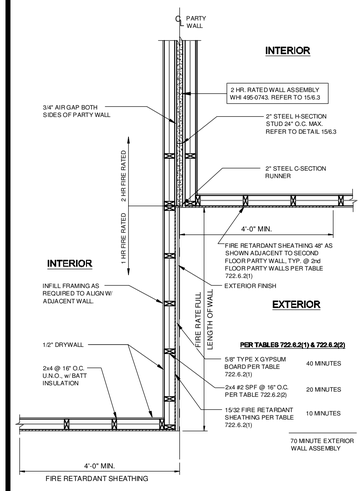
TABLE 722.6.2(1)

DESCRIPTION OF FINISH	TIME(MINUTES)
15/32-INCH WOOD STRUCTURAL PANEL, BONDED WITH EXTERIOR GLUE	10
5/8-INCH TYPE X GYPSUM WALLBOARD	40

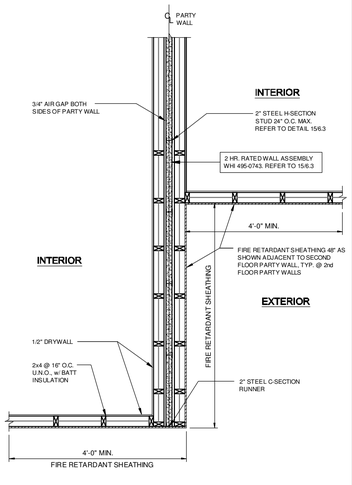
TABLE 722.6.2(2)

DESCRIPTION	TIME(MINUTES)
WOOD STUDS 16 INCHES O.C.	20

TOTAL	70 MINUTE EXTERIOR WALL ASSEMBLY



3 **2 HR. TO 1HR. FIRE RATED WALL @ 2nd FLOOR OFFSET EXTERIOR WALL DETAIL** 1/2"=1'-0"



4 **2 HR. FIRE RATED WALL @ 2nd FLOOR OFFSET EXTERIOR WALL DETAIL** 1/2"=1'-0"

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259 Southhall Lane, Suite 200, Maitland, FL 32751
O: 321-972-0495, F: 407-740-3941
CA#26980, CA#LC26001141
☐ CARL A. BROWN, PE - FL # 59126
☐ SCOTT LEWKOWSKI, PE - FL #79750

DATE: April 14, 2023

FDS JOB NO:

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 60092-60089) 4 UNIT

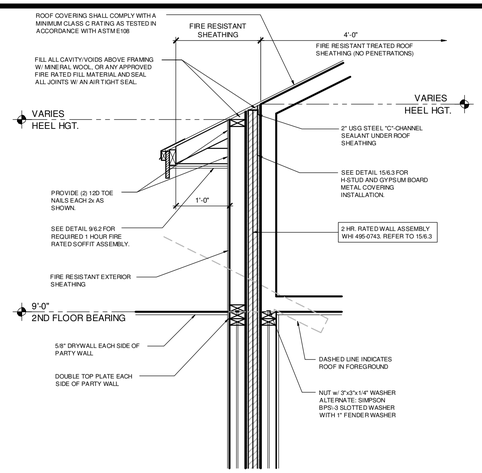
title:
2-STORY FIRE SEPERATION

project no. 2023083
checked: BF
drawn: BA
date: 04-12-23
scale: AS SHOWN

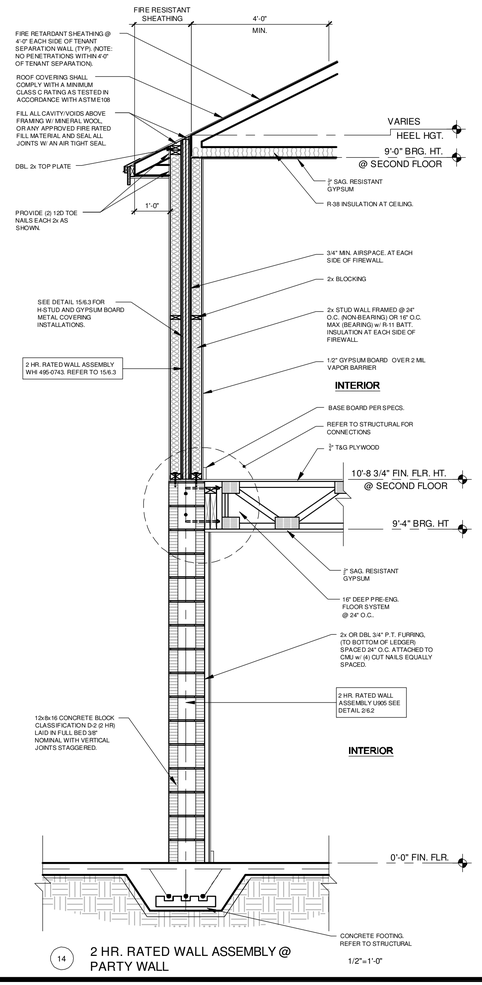
6.2

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

The structural design of this building is in accordance with the FLORIDA BUILDING CODE 7TH EDITION (2020) RESIDENTIAL and is certified as such.



13 FIRE SEPARATION DETAIL AT OVERHANG 3/4"=1'-0"



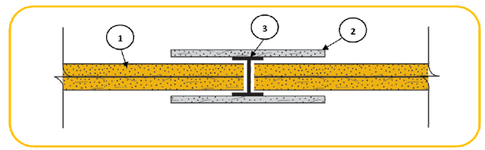
14 2 HR. RATED WALL ASSEMBLY @ PARTY WALL 1/2"=1'-0"

intertek
Total Quality. Assured.

Assemblies

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

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



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

   CERTIFIED PRODUCT: Gypsum Shaftliner

   CERTIFIED MODEL: ToughRock Staftliner or DensGlass Shaftliner

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

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

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

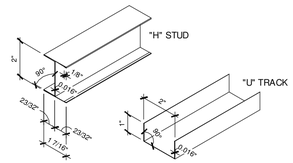
Date Issued: June 5, 2019 | Page 1 of 1 | Project No. WHI-495-0743

Version: 02 August 2017 | SFT-BC-OP-19i

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

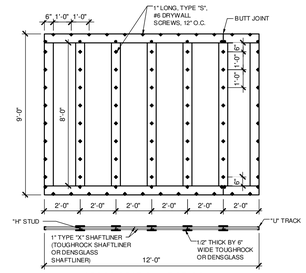
FIGURE #1
"H" STUD AND "U" TRACK

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



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

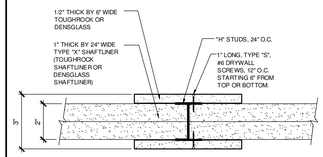
FIGURE #2
ELEVATION - SCREW LOCATIONS



CROSS SECTION AT STUDS

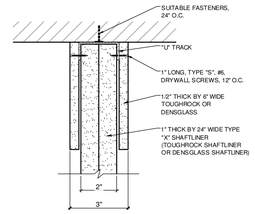
WARNOCK HERSEY INTERNATIONAL INC. WHI-495-0743/0744 PAGE 20 OF 40

FIGURE #3
CROSS SECTION DETAIL AT STUD



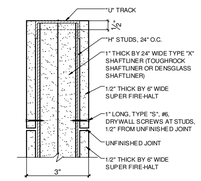
WARNOCK HERSEY INTERNATIONAL INC. WHI-495-0743/0744 PAGE 21 OF 40

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

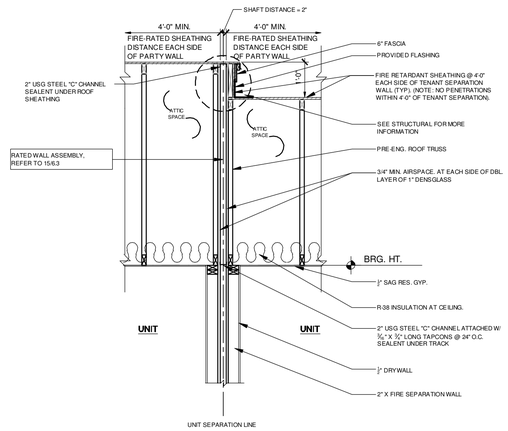


WARNOCK HERSEY INTERNATIONAL INC. WHI-495-0743/0744 PAGE 22 OF 40

FIGURE #5
TOP OR BOTTOM DETAIL AT STUDS



15 WHI-495-0743
SCALES VARY.



16 TYPICAL OVERHANG ELEVATED ROOF
SCALE: 1/2" =1'-0"

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Certificate Of Authorization No. 9161
DANIEL MARK WEST, P.E. - FL # 77750
SCOTT LENKOWSKI, PE - FL # 87750

DATE: April 14, 2023

FDS JOB NO:

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6088) 4 UNIT

title:
2-STORY FIRE SEPERATION

project no. 2023083
checked:
drawn: BA
date: 04-12-23
scale: AS SHOWN

6.3

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

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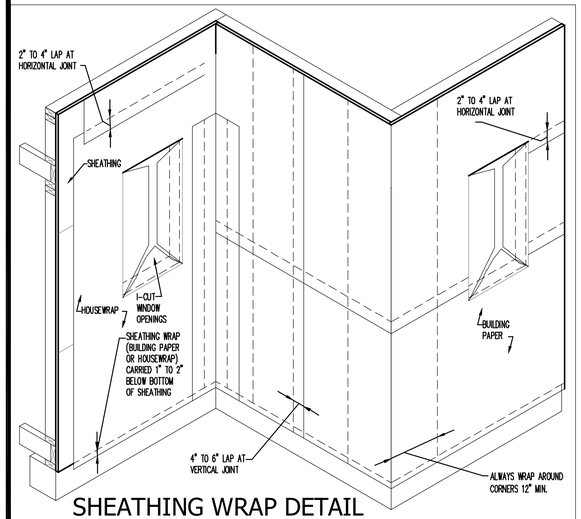
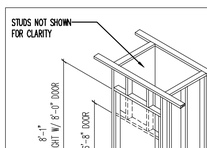


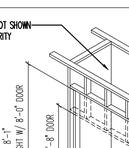
SHEATHING WRAP DETAIL

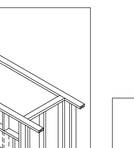
SCALE: N.T.S.

INTERIOR DOOR ROUGH OPENING SIZING CHART

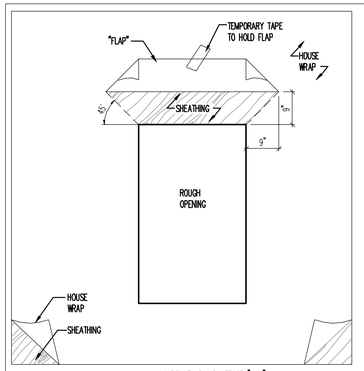
DOOR TYPE	DOOR CALL SIZE ON PRINT	ROUGH OPENING WIDTH DETERMINED BY	ROUGH OPENING HEIGHT DETERMINED BY	6'-8" DOOR R.O. HEIGHT	8'-0" DOOR R.O. HEIGHT
SINGLE DOOR	WIDTH x 6-8 OR WIDTH x 8-0	ADDING 2 INCHES TO THE WIDTH OF THE CALL SIZE	ADDING 2 1/2" INCHES TO THE HEIGHT OF THE CALL SIZE	82-1/2"	98-1/2"
DOUBLE BI-PASS	WIDTH x 6-8 OR WIDTH x 8-0	WIDTH EQUALS THE CALL SIZE WIDTH	ADDING 3 INCHES TO THE HEIGHT OF THE CALL SIZE	83"	99"
DOUBLE BALL CATCH	WIDTH x 6-8 OR WIDTH x 8-0	ADDING 2 1/2 INCHES TO THE WIDTH OF THE CALL SIZE	ADDING 2 1/2INCHES TO THE HEIGHT OF THE CALL SIZE	82-1/2"	98-1/2"
DOUBLE WITH T-ASTRAGAL	WIDTH x 6-8 OR WIDTH x 8-0	ADDING 3 INCHES TO THE WIDTH OF THE CALL SIZE	ADDING 2 1/2 INCHES TO THE HEIGHT OF THE CALL SIZE	82-1/2"	98-1/2"





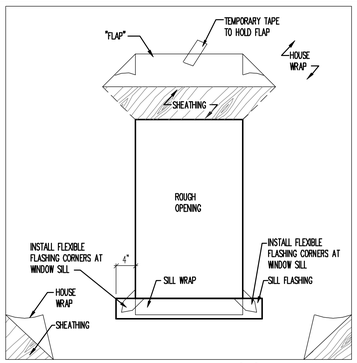


INTERIOR DOOR ROUGH-OPENING SIZING CHART



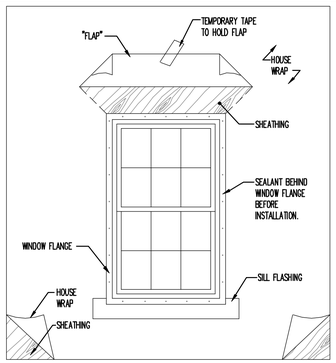
WINDOW FLASHING METHOD "A-1"

1 A. A WINDOW INSTALLER WILL CUT THE BUILDING PAPER AT A 45° ANGLE TO A POINT 9" UP AND 9" OUT FROM THE UPPER CORNERS OF THE ROUGH OPENING.
B. THIS WILL MAKE A "FLAP" THAT WILL BE USED TO COVER THE HEAD FLASHING IN STEP 6.



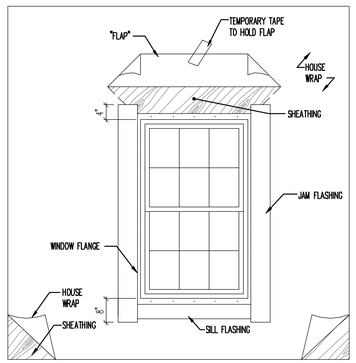
WINDOW FLASHING METHOD "A-1"

2 3-STEP PROCESS:
A. INSTALL SILL FLASHING (EXTENDING 4" BEYOND THE ROUGH OPENING ON EACH SIDE)
B. INSTALL CORNER SHIELD FLASHING (FASTEN WITH MOISTOP SEALANT OR EQUAL)
C. INSTALL SILL WRAP (MUST COMPLETELY COVER ROUGH OPENING SILL (INCLUDING CORNER SHIELDS)



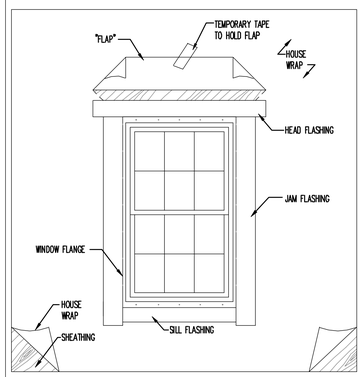
WINDOW FLASHING METHOD "A-1"

3 A. APPLY A CONTINUOUS BEAD OF SEALANT ON THE BACK SIDE OF THE WINDOW FLANGE.
B. INSTALL THE WINDOW ACCORDING TO THE MANUFACTURERS SPECIFICATIONS.



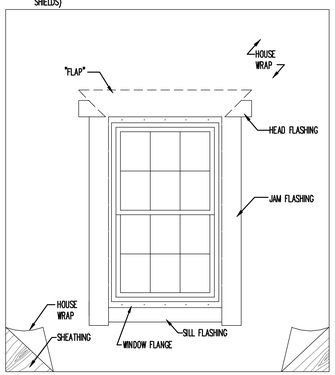
WINDOW FLASHING METHOD "A-1"

4 A. INSTALL JAMB FLASHING OVER THE WINDOW FLANGE ON EACH SIDE.
B. EXTEND THE JAMB FLASHING 4" ABOVE THE ROUGH OPENING AND 8" BELOW THE ROUGH OPENING.
C. INSTALL THE WINDOW ACCORDING TO THE MANUFACTURERS SPECIFICATIONS.



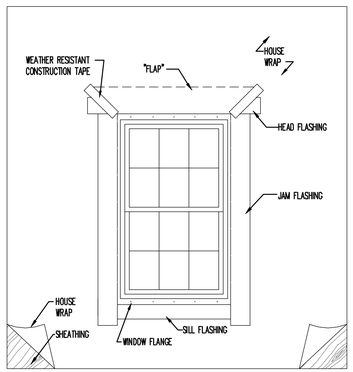
WINDOW FLASHING METHOD "A-1"

5 A. INSTALL HEAD FLASHING OVER THE WINDOW FLANGE.
B. EXTEND THE HEAD FLASHING 8" BEYOND THE ROUGH OPENING ON EACH SIDE.



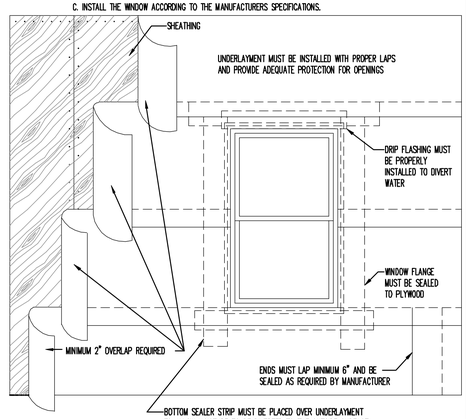
WINDOW FLASHING METHOD "A-1"

6 A. ALLOW THE BUILDING PAPER "FLAP" TO DRAPE OVER THE HEAD FLASHING.



WINDOW FLASHING METHOD "A-1"

7 A. APPLY WEATHER RESISTANT TAPE OVER THE 45° ANGLE CUT ON THE BUILDING PAPER.
B. ON INSIDE PERIMETER OF WINDOW APPLY CONTINUOUS BEAD OF SEALANT OR EXPANDABLE FOAM



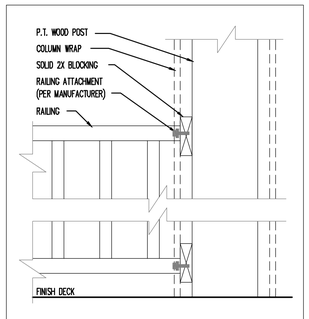
WINDOW FLASHING AND WRAP DETAILS

AC CLOSET FRAMING AND DOOR DETAILS

- PLATFORM HEIGHT TO BE DETERMINED BY EQUIPMENT SIZE.
- R.O. OF DOOR HEADER HEIGHT TO BE AT 97" ABOVE FLOOR FOR 8'-0" TALL DOORS AND 81" ABOVE FLOOR FOR 6'-8" TALL DOORS
- DOOR FRAMING WIDTH FOR SINGLE DOOR CLOSET IS 32"
- DOOR FRAMING WIDTH FOR DOUBLE DOOR CLOSET IS: 63" W/ 2-26 AND 67" W/ 2-28
- CLOSET DEPTH SHALL BE A MINIMUM OF 32" ALL HVAC DOORS SHALL BE CUT DOORS WHEN CLOSET USED FOR HVAC ONLY. DOUBLE DOORS WILL HAVE T-ASTRIGAL.
- ALL HVAC DOORS THAT ACCESS VIA THE GARAGE SHALL BE SOLID CORE DOORS AND TRIMMED ON ALL FOUR SIDES OF DOOR WITH WEATHERSTRIPPING.
- 32" MIN CLOSET DEPTH FOR ELEC.
- 36" MIN. CLOSET DEPTH FOR GAS.

AHU CLOSET FRAMING

SCALE: N.T.S.



RAILING ATTACHMENT DTL. AT BOXED COLUMNS

SCALE: N.T.S.

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CONSTRUCTION DETAILS

03-23-12

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☐ CARL A. BROWN, PE - FL# 59128
☐ SCOTT LEWICKI, PE - FL# 78750

DATE: April 14, 2023

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FDS JOB NO.:

PARK SQUARE HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6088) 4 UNIT

title: **FLASHING DTLS**

project no.	2023083
checked:	
drawn:	BA
date:	04-12-23
scale:	AS SHOWN

DT1

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

The structural design of this building is in accordance with the FLORIDA BUILDING CODE 7TH EDITION (2020) RESIDENTIAL and is certified as such.

WALL COVERING

2020 FBCR
SECTION R703 EXTERIOR COVERING
EXTERIOR WALLS SHALL PROVIDE THE BUILDNG WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING AS DESCRIBED IN SECTION R703.4.

R703.1.1 WATER RESISTANCE
THE EXTERIOR WALL ENVELOPE SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT PREVENTS THE ACCUMULATION OF WATER WITHIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR CLADDING AS REQUIRED BY SECTION R703.2 AND A MEANS OF DRAINING TO THE EXTERIOR WALL THAT PENETRATES THE EXTERIOR CLADDING.

R703.2 WATER-RESISTIVE BARRIER
ONE LAYER OF NO.15 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D226 FOR TYPE 1 FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS. NO,15 ASPHALT FELT SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES (51MM). WHERE JOINTS OCCUR, FELT SHALL BE LAPPED NOT LESS THAN 6 INCHES (152 MM). OTHER APPROVED MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE WATER-RESISTIVE BARRIER MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE NO.15 ASPHALT FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER MATERIAL SHALL BE CONTINUOUS TO THE TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MEET THE REQUIREMENTS OF THE EXTERIOR WALL ENVELOPE AS DESCRIBED IN SECTION R703.1.

R703.4 FLASHING
APPROVED METAL FLASHING, VINYL FLASHING, SELF-ADHERED MEMBRANES AND MECHANICALLY ATTACHED FLEXIBLE FLASHING SHALL BE APPLIED SHINGLE-FASHION OR IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. METAL FLASHING SHALL BE CORROSION RESISTANT. FLUID-APPLIED MEMBRANES USED AS FLASHING SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL FLASHING SHALL BE APPLIED IN A MANNER TO PREVENT THE ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURE FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. ALL EXTERIOR FENESTRATION PRODUCTS SHALL BE SEALED AT THE JUNCTURE WITH THE BUILDING WALL WITH A SEALANT COMPLYING WITH THE AAMA 800 OR ASTM C920 CLASS 25 GRADE NS OR GREATER FOR PROPER JOINT EXPANSION AND CONTRACTION, ASTM C1281, AAMA 812, OR OTHER APPROVED STANDARD AS APPROPRIATE FOR THE TYPE OF SEALANT. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AAMA 714. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS.

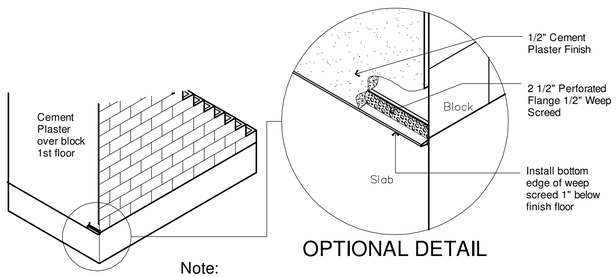
1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER COMPLYING WITH SECTION 703.2 FOR SUBSEQUENT DRAINAGE. MECHANICALLY ATTACHED FLEXIBLE FLASHINGS SHALL COMPLY WITH AAMA 712. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING :
   1.1 THE FENESTRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE FENESTRATION MANUFACTURER'S INSTRUCTIONS, IN ACCORDANCE WITH THE FLASHING MANUFACTURER'S INSTRUCTIONS. WHERE FLASHING INSTRUCTIONS OR DETAILS ARE NOT PROVIDED, PAN FLASHING SHALL BE INSTALLED AT THE SILL OF EXTERIOR WINDOWS AND DOOR OPENINGS. PAN FLASHING SHALL BE SEALED OR SLOPED IN SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES.
   1.2 IN ACCORDANCE WITH THE FLASHING DESIGN OR METHOD OF A REGISTERED DESIGN PROFESSIONAL.
   1.3 IN ACCORDANCE WITH OTHER APPROVED METHODS.
   1.4 IN ACCORDANCE WITH FMA/AAMA 100, FMA/AAMA 200, FMA/WDMA 250, FMA/AAMA/WDMA 300 OR 400.

2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.

3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.

4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.

5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.



OPTIONAL DETAIL

Note:
The building paper and metal lath must be installed over the top of the weep screed.

A WEEP SCREED DETAIL
SCALE: NOT TO SCALE

FIGURE 1: FLASHING INSTALLATION

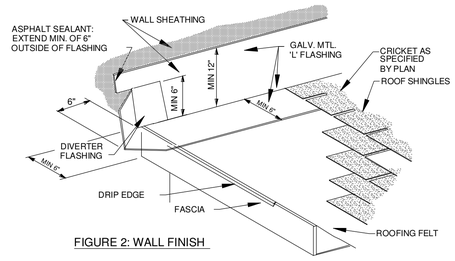
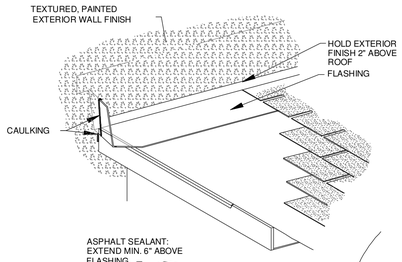


FIGURE 2: WALL FINISH



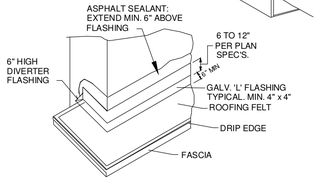
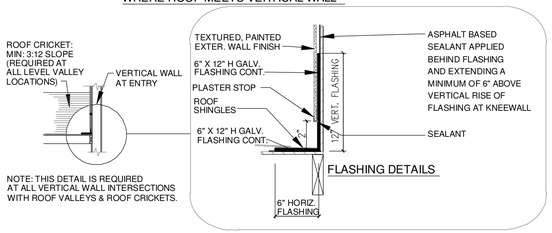


FIGURE 3: CORNER DETAIL

FLASHING INSTALLATION
WHERE ROOF MEETS VERTICAL WALL



FLASHING DETAILS

FLASHING DETAIL AT CRICKET / KNEEWALL INTERSECTION

ROOFING SYSTEM IS CERTAINTEED LANDMARK TL OR AR ASPHALT SHINGLES MANUFACTURED BY CERTAINTEED CORPORATION.

NAIL SHINGLES W/ 11 OR 12 GAUGE ROOFING NAILS. 3/8" MIN HEADS. 6 PER SHINGLE.

ROOF FLASHING DETAILS
SCALE: NOT TO SCALE

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Certificate Of Authorization No. 9181
DAVID L. MOORE, PE - FL #70519
SCOTT LEWICKSKI, PE - FL #78750

DATE: April 14, 2023

FDS JOB NO:

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6089) 4 UNIT

title:
FLASHING DTLS

project no. 2023083
checked:
drawn: BA
date: 04-12-23
scale: AS SHOWN

DT1.1

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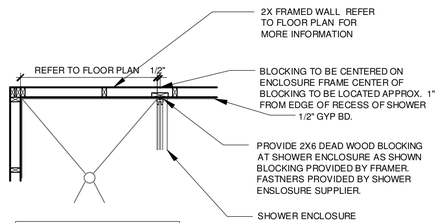
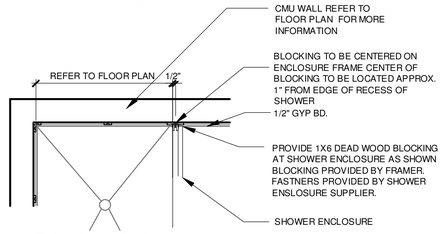


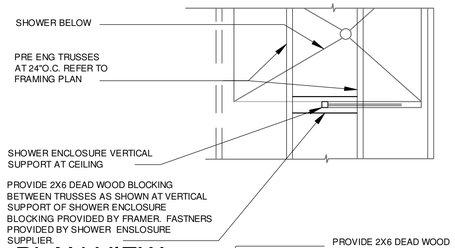
DO NOT FASTEN SHOWER ENCLOSURE DIRECTLY TO DRYWALL WITHOUT DEADWOOD BLOCKING

SHOWER ENCLOSURE AT FRAME WALL

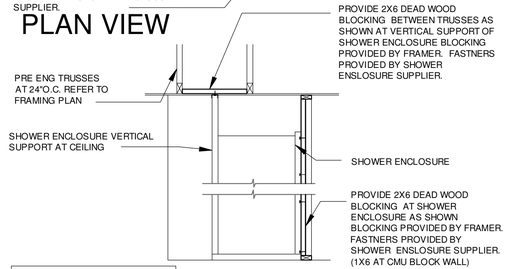


DO NOT FASTEN SHOWER ENCLOSURE DIRECTLY TO DRYWALL WITHOUT DEADWOOD BLOCKING

SHOWER ENCLOSURE AT CMU WALL



PLAN VIEW



DO NOT FASTEN SHOWER ENCLOSURE DIRECTLY TO DRYWALL WITHOUT DEADWOOD BLOCKING

ELEVATION SHOWER ENCLOSURE AT VERTICAL SUPPORT

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DATE: April 14, 2023

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FDS JOB NO.:

PERMIT

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6089) 4 UNIT

title:
TUB ENCLOSURE DTLS

project no. 2023083
checked:
drawn: BA
date: 04-12-23
scale: AS SHOWN

DT3.1

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

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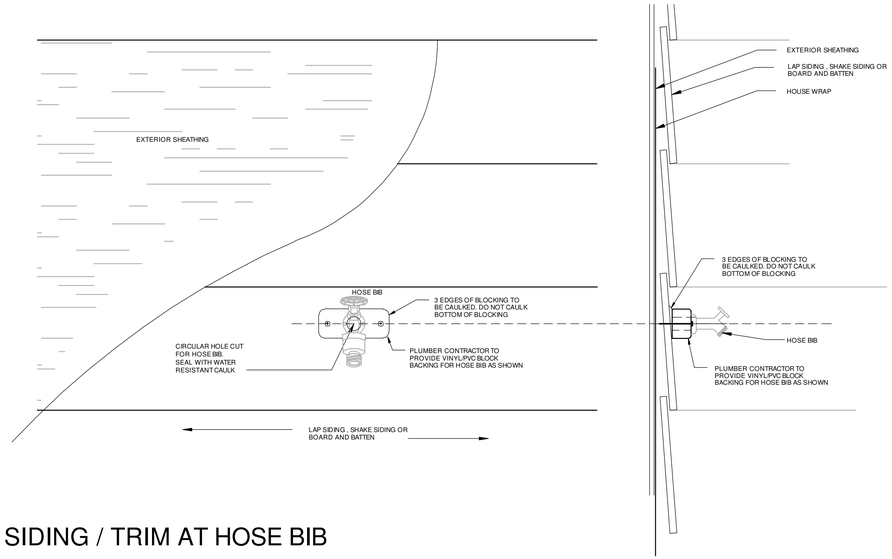
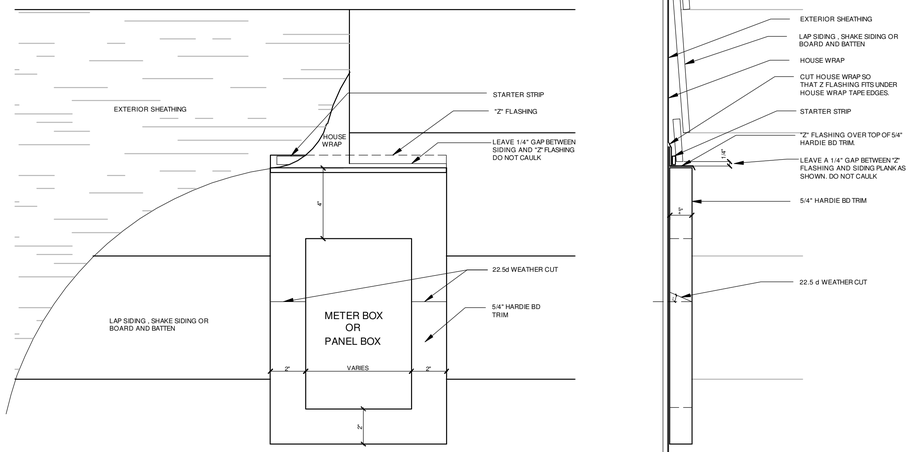
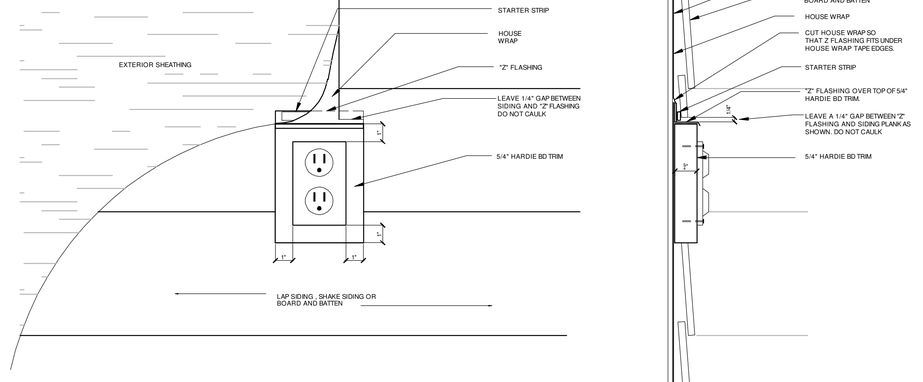


SIDING / TRIM AT HOSE BIB



SIDING / TRIM AT ELECTRIC METER BOX



SIDING / TRIM AT ELECTRICAL OUTLET

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Certificate of Authorization No. 31051
☐ CARL A. BROWN, PE - FL # 56135
☐ SCOTT LEWKOWSKI, PE - FL # 76750
☐ ☐
DATE: April 14, 2023
FDS JOB NO.:

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6089) 4 UNIT

title:
TRIM DETAILS, HB METER, HVAC, ELEC

project no. 2023083
checked:
drawn: BA
date: 04-12-23
scale: AS SHOWN

DT4

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

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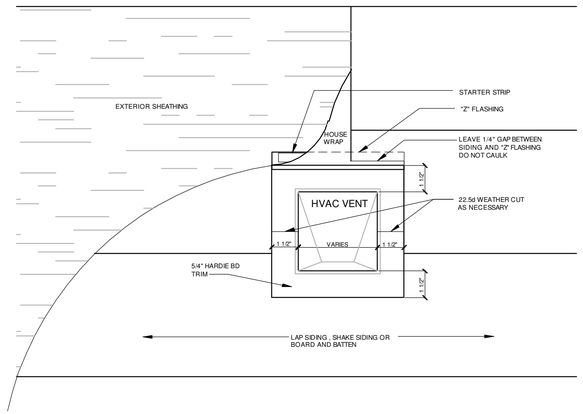
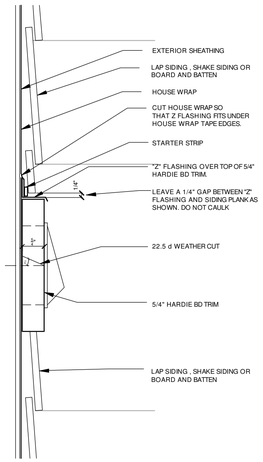
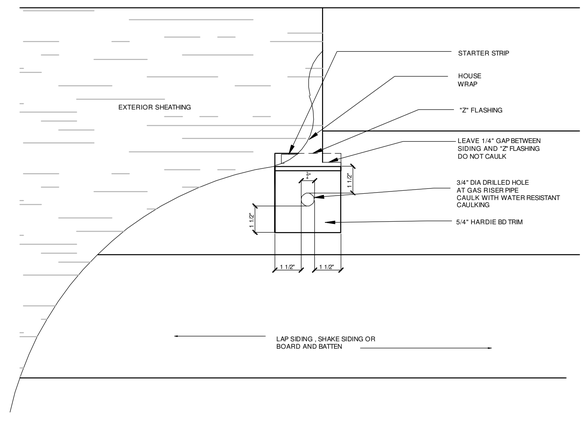
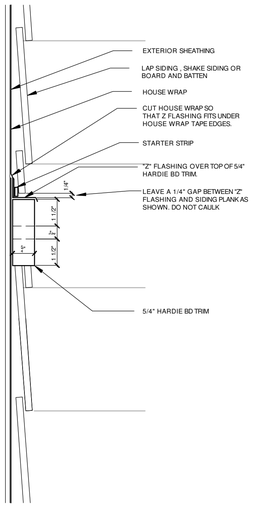




SIDING / TRIM AT HVAC OPENINGS





SIDING / TRIM AT GAS RISER

NOTE: DRAWINGS ON 11"x17" SHEET
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☐ CARL A. BROWN, PE- FL # 56128
☐ ☐ SCOTT LEWONSKI, PE- FL #78790

DATE: April 14, 2023

IN THE INTEREST OF PROVIDING IMPROVED SERVICE, THE STRUCTURAL DESIGN OF THIS BUILDING IS IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 7TH EDITION (2020) RESIDENTIAL AND IS CERTIFIED AS SUCH.

FDS JOB NO.:

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6089) 4 UNIT

title:
TRIM DETAILS, HB METER, HVAC, ELEC

project no. 2023083
checked:
drawn: BA
date: 04-12-23
scale: AS SHOWN

DT5

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

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REVISION SUMMARY

NO.	DATE	REVISION DESCRIPTION	DESIGNER

ABBREVIATIONS

A.B.	Anchor Bolt	Flr. Sys.	Floor System	PSF	Pounds per square foot
Abv.	Above	F.O.M.	Face Of Masonry	P.T.	Pressure Treated
Adj.	Adjustable	Ft.	Foot / Feet	Rad.	Radius
A.F.F.	Above Finished Floor	Ftg.	Footing	Req'd.	Required
ALT.	Alternate	Galv.	Galvanized	Rm.	Room
Bm.	Beam	G.C.	General Contractor	Rnd.	Round
B/Beam	Bottom of Beam	G.F.I.	Ground Fault Interrupter	S.F.	Square Ft.
Brg.	Bearing	G.T.	Girder Truss	SHT	Sheet
Cant.	Cantilever	Hdr.	Header	S.L.	Side Lights
Cir.	Circle	Hgt.	Height	S.P.F.	Spruce Pine Fir
Clg.	Ceiling	Int.	Interior	Sq.	Square
CJ	Control Joint	K/Wall	Kneewall	S.Y.P.	Southern Yellow Pine
Col.	Column	L.F.	Linear Ft.	Thik'n.	Thicken
Cont.	Continuous	Mas.	Masonry	T.O.B.	Top of Block
Dbl.	Double	Max	Maximum	T.O.M.	Top of Masonry
Dia.	Diameter	Min	Minimum	T.O.P.	Top of Plate
Ea.	Each	M.L.	Microlam	Trans.	Transom Window
E.W.	Each Way	Mir.	Mirror	Typ.	Typical
Elec.	Electrical	Mono	Monolithic	U.N.O.	Unless Noted Otherwise
Elev.	Elevation	N.T.S.	Not to Scale	Vert.	Vertical
E.O.R	Engineering or Record	O.C.	On center	V.L.	Versalam
Ext.	Exterior	Opn'g.	Opening	VTR	Vent through Roof
Exp.	Expansion	Opt.	Optional	W	Washer
F.B.C.	Florida Bldg. Code	Pc.	Piece	W/	With
Fin. Flr.	Finished Floor	P.L.	Parallam	W.A.	Wedge Anchor
Flr.	Floor	PLF	Pounds per linear foot	Wd	Wood
Fdn.	Foundation	Plt. Ht.	Plate Height	WP	Water Proof

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH -BLDG 6
(LOTS 6092-6089) 4 UNIT

TERMITE SPECIFICATIONS

SECTION R318 PROTECTION AGAINST TERMITES

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 A PREVENTIVE TREATMENT TO NEW CONSTRUCTION (SEE SECTION 202, REGISTERED TERMITICIDE). 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."

NOTES:
1. METHOD OF TREATMENT SHALL BE APPROVED BY THE GOVERNING JURISDICTION "LIQUID BORATE OR BOR-A-COR" PRODUCT METHODS MUST BE DETERMINED AT PERMIT STAGE AND PRODUCT APPROVAL DATA MUST BE ON FILE WITH THE BUILDING DEPARTMENT.
2. PRESSURE TREATED LUMBER THAT HAS BEEN CUT OR DRILLED THAT EXPOSES UNTREATED PORTIONS OF WOOD ARE REQUIRED TO BE FIELD TREATED TO PREVENT INSECT INFESTATION.
3. OPTIONAL BORATE APPLIED TO ALL FRAME MEMBERS WITHIN 24" A.F.F.

-NOTICE TO BUILDER AND ALL SUBCONTRACTORS-

IT IS THE INTENT OF THE ENGINEER LISTED IN THE TITLEBLOCK OF THESE DOCUMENTS THAT THESE DOCUMENTS BE ACCURATE, PROVIDING LICENSED PROFESSIONALS CLEAR INFORMATION. EVERY ATTEMPT HAS BEEN MADE TO PREVENT ERROR. THE BUILDER AND ALL SUBCONTRACTORS ARE REQUIRED TO:
1. REVIEW ALL THE INFORMATION CONTAINED IN THESE DOCUMENTS, PRIOR TO THE COMMENCEMENT OF ANY WORK. THE ENGINEER ARE NOT RESPONSIBLE FOR ANY PLAN ERRORS, OMISSIONS, OR MISINTERPRETATIONS UNDETECTED AND NOT REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. SHALL STRICTLY OBSERVE ALL APPLICATION CODES DURING THE COURSE OF CONSTRUCTION INCLUDING ALL STATE, CITY, AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK.
3. THE ARCHITECT / ENGINEER SHALL NOT BE RESPONSIBLE FOR SAFETY PROCEDURES, THE MEANS AND METHODS OF CONSTRUCTION, TECHNOLOGIES, OR THE CONTRACTION TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS OR RELATED CODES.
4. THE FRAMING PLAN SHOWN INDICATES THE "TRUSS SYSTEM" AND IS THE RESPONSIBILITY OF THE TRUSS SYSTEM ENGINEER (DESIGN PROFESSIONAL OF RECORD). THE TRUSS DESIGN ENGINEER (DELEGATED ENGINEER) HAS FINAL, RESPONSIBILITY FOR EACH INDIVIDUAL TRUSS AND TRUSS PROFILE, AND IS TO SUBMIT A FINAL SET OF TRUSS ENGINEERING SIGNED AND SEALED TRUSS DRAWINGS TO DESIGN PROFESSIONAL OF RECORD FOR REVIEW PRIOR TO FABRICATION
5. ANY DISCREPANCY OR ERROR IN DIMENSIONS OR NOTES WITH IN THIS PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL FOR CLARIFICATION PRIOR TO CONSTRUCTION.
6. ALL CONSTRUCTION MUST BE IN ACCORDANCE TO THE INFORMATION FOUND IN THESE DOCUMENTS. ANY QUESTIONS REGARDING THE INFORMATION FOUND IN THESE PLANS SHOULD BE DIRECTED TO OUR QUALITY ASSURANCE MANAGER AT 321-972-0491 IMMEDIATELY. NO BACK CHARGES WILL BE CONSIDERED FOR REIMBURSEMENT BY THE THE ENGINEER WITHOUT ADVANCED NOTIFICATION AND APPROVAL BY THE ENGINEER. PAYMENTS WILL BE MADE IN ACCORDANCE TO THE TERMS OF THE AGREEMENT.

HOME MAINTENANCE & INSPECTIONS

YEARLY MAINTENANCE AND INSPECTIONS BY THE BUILDER/HOMEOWNER ARE NECESSARY FOR THE FUTURE LIFE OF THIS HOME. CARE MUST BE TAKEN TO CHECK WINDOWS AND DOORS FOR CAULKING, REMOVE LEAVES AND DEBRIS OFF ROOFS, MAKE SURE THAT WATER FLOW IS AWAY FROM THE HOUSE AND HAVE YOUR HOME REPAINTED EVERY 3 - 5 YEARS TO PROTECT THE COATINGS. THE DESIGNER AND ENGINEER OF RECORD ARE NOT RESPONSIBLE FOR THE UPKEEP OF THE HOME AND WILL NOT BE HELD LIABLE FOR INSTANCES THAT MAY OCCUR OVER THE NORMAL LIFE OF THE HOME WITHOUT PROPER MAINTENANCE.

GENERAL STRUCTURAL NOTES

CAST IN PLACE REINFORCED CONCRETE

1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 2500 PSI (SLABS) 3000 PSI (COLUMNS AND BEAMS), A SLUMP OF 5" PLUS OR MINUS 1", AND HAVE 2 TO 5% AIR ENTRAINMENT, AND A MAXIMUM WATER/CEMENT RATIO OF 0.63
2. HOOKS SHALL BE PROVIDED AT DISCONTINUOUS ENDS OF ALL TOP BARS OF BEAMS.
3. HORIZONTAL FOOTING BARS SHALL BE BENT 25" AROUND CORNERS OR CORNER BARS WITH A 25" LAP PROVIDED EA WAY.
4. CONCRETE COVER MIN. 3" WHEN EXPOSED TO EARTH OR 1 1/2" TO FORM U.N.O.
5. FIBER MESH LENGTH SHALL BE ½" TO 2", DOSAGE AMOUNT SHALL BE FROM 1.0 TO 1.5 LBS PER CUBIC YARD IN ACCORDANCE WITH THE MANUFACTURER'S AND SHALL COMPLY WITH ASTM C1116
6. ALL REINFORCING STEEL / STIRRUPS AND TIES SHALL BE NEW DOMESTIC DEFORMED BARS FREE FROM RUST,SCALE & OIL & SHALL MEET ASTM A615/ A615M GRADE 60 U.N.O. REINFORCING FOR FOOTING SHALL BE SUPPORTED ON PRE-CAST CONCRETE PADS, STEEL WIRE OR PLASTIC SUPPORT. TOP REINFORCING SHALL BE POSITIVELY SUPPORTED BY TEMPORARY STRINGERS. DOWELS FOR COLUMNS & FILLED CELLS SHALL BE SECURED IN PLACE BY USING ADDITIONAL CROSS- REINFORCING TIED TO FOOTING REINFORCING. SPLICES IN REINFORCING WHERE PERMITTED SHALL BE AS PER DETAIL **MS05/L2**.
7. HIGH STRENGTH SIMPSON SET EPOXY-TIE WAS USED IN THE DESIGN OF THIS PRODUCT. IF CONTRACTORS WISH TO USE A DIFFERENT EPOXY, THEY MUST FIRST CONTACT THE ENGINEER OF RECORD FOR WRITTEN APPROVAL.
8. WHERE PROJECT IS TO BE LOCATED IN KNOWN RADON GAS PREVALENT AREAS, APPENDIX "F" OF THE FLORIDA BUILDING CODE 7TH EDITION (2020) RESIDENTIAL IS TO BE IMPLEMENTED. F303.4 CONCRETE STRENGTH IN THESE AREAS ARE TO BE A MINIMUM OF 3000 P.S.I. THEREFORE, ANY AND ALL NOTES ON THESE PLANS THAT INDICATE 2500 P.S.I. SHALL BE REPLACED WITH 3000 P.S.I. FOR THE CONCRETE STRENGTH.

MASONRY

1. HOLLOW LOAD BEARING UNITS SHALL BE NORMAL WEIGHT, GRADE N, TYPE 2, CONFORMING TO ASTM C90-014, WITH A MINIMUM NET COMPRESSIVE STRENGTH OF 2000 PSI (f'm = 2000 PSI)
2. MORTAR SHALL BE TYPE "S", CONFORMING TO ASTM C270-14A.
3. COARSE GROUT SHALL CONFORM TO ASTM C476-10 WITH A MAXIMUM AGGREGATE SIZE OF 3/8" AND A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI SLUMP 8" TO 11". CONTINUOUS MASONRY INSPECTIONS ARE REQUIRED DURING CONSTRUCTION
4. GRADE 40 U.N.O. VERTICAL REINFORCEMENT SHALL BE AS NOTED ON THE DRAWINGS WITH THE CELLS FILLED WITH COARSE GROUT.
5. GRADE 40 U.N.O.VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM AND AT A MAXIMUM SPACING OF 192 DIA OR 10FT WHICH EVER IS LESS. REINFORCING SHALL BE PLACED IN THE CENTER OF THE MASONRY CELL WITH MIN 1/2" CLEARANCE TO INSIDE FACE.
6. REINFORCING STEEL SHALL BE LAPPED PER DETAIL **MS05/L2**, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
7. GROUT STOPS SHALL BE PROVIDED BELOW BOND BEAM. PLASTIC SCREEN, METAL LATH STRIP OR CAVITY CAPS MAY BE USED TO PREVENT THE FLOW OF GROUT INTO CELLS BELOW. THE USE OF FELT PAPER AS A STOP IS PROHIBITED.
8. TEMPORARY BRACING AND SHORING OF WALL TO PROVIDE STABILITY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR
9. TYPICAL FILLED CELL REINFORCING SIZE AND SPACING SHALL BE ABOVE AND BELOW ALL WALL OPENINGS
10. DO NOT APPLY UNIFORM LOADS TO MASONRY WALLS FOR (3) DAYS AND NO CONCENTRATED LOADS FOR (7) DAYS. PER CODE ACI 318-14
11. CONSOLIDATE POURS EXCEEDING 12" IN HEIGHT BY MECHANICAL VIBRATION, AND RECONSOLIDATE BY MECHANICAL VIBRATION AFTER INITIAL WATER LOSS AND SETTLEMENT HAS OCCURRED. GROUT SHALL BE FLUSH WITH TOP OF WALL.

WOOD

1. ALL EXTERIOR WOOD STUDS WALLS, BEARING WALLS, SHEAR WALLS, AND MISC. STRUCTURAL WOOD FRAMING MEMBERS,(I.E. BLOCKING OR GABLE END BRACING) SHALL BE EITHER AS SPECIFIED IN PLAN OR IN DETAILS. IF CONFLICTS OCCUR BETWEEN PLAN AND DETAILS, THE STRONGEST MATERIAL SHALL BE USED. AT A MINIMUM, ALL WOOD STRUCTURAL FRAMING MEMBERS SHALL BE SPF #2.
2. ALL LUMBER SPECIFIED ON DRAWINGS ARE INTENDED FOR DRY USE ONLY (MOISTURE CONTENT 19% OR LESS), U.N.O. ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAILED BY OTHERS
3. ANY WOOD FRAME INTERIOR BEARING WALL STUDS THAT HAVE HOLES IN THE CENTER OF THE STUD UP TO 1" DIA. SHALL HAVE STUD PROTECTION SHIELDS. ALL HOLES OVER 1" IN DIA. FOR PLUMBING LINES, ETC. SHALL BE REPAIRED WITH SIMPSON HSS2 STUD SHOES,TYP., U.N.O.
4. MANY OF THE NEW PRESSURE TREATED WOODS USE CHEMICALS THAT ARE CORROSIVE TO STEEL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE TYPE OF WOOD TREATMENT AND TO SELECT APPROPRIATE CONNECTORS THAT RESIST CORROSION. FOR EXAMPLE, ACQ-C, ACQ-D, CBA-A OR CA-B REQUIRE HOT-DIPPED GALVANIZED OR STAINLESS STEEL FASTENERS. DOT SODIUM BORATE (SBX) DOES NOT.
5. ALL EXPOSED WOOD OR WOOD IN CONTACT WITH EARTH OR CONCRETE TO BE PRESSURE TREATED.
6. UNTREATED WOOD SHALL NOT BE IN DIRECT CONTACT WITH CONCRETE OR MASONRY. SEAT PLATES SHALL BE PROVIDED AT BEARING LOCATIONS WITHOUT WOODEN TOP PLATES.
7. SEE PLAN FOR STUD PACK AND BEAM NAILING PATTERNS
8. ALL ENGINEERED LUMBER TO HAVE THE FOLLOWING MIN VALUES U.N.O.
   PARALLAM COLUMNS: 1.8E Fb = 2400 PSI
   MICROLAM (LVL) BEAMS: 2.0E Fb= 2600 PSI
   GLULAM BEAMS: SP/SP 24F-V5 LAYUP (1.7E FB=2400 PSI) MIN.
9. SEE PLAN NOTE FOR ADDITIONAL ROOF, WALL, SHEAR WALL AND FLOOR SHEATHING REQUIREMENTS ALONG W/ NAILING INFORMATION OTHERWISE:
   9.1. ROOF DECK: PLYWOOD C-C/C-D, EXTERIOR OR OSB
   9.2. FLOOR SHEATHING: T&G A-C GROUP 1 APA RATED (48/24) SHEATHING SHALL FINISH FLUSH TO EXTERIOR WALL FACE.
   9.3. WALL SHEATHING: $\frac{7}{16}$" STRUCTURAL I OSB EXPOSURE 1 OR $\frac{15}{32}$" RATED OSB EXPOSURE 1 (SPECIFIC GRAVITY, G=0.50, MIN.). A MINIMUM $\frac{1}{8}$" SPACE IS RECOMMENDED BETWEEN PANELS AT EDGE AND END JOINTS TO ALLOW FOR EXPANSION. PER R604.3 SHEATHING SHALL NOT BE USED AS WEATHER RESISTANCE BARRIER UNLESS SPECIFIED.
10. LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED TO WOOD SHEATHING WITH 1½" LONG, 11 GAGE NAILS HAVING A $\frac{7}{16}$" HEAD, OR 1 ½" LONG, 16 GAGE STAPLES, SPACED IN ACCORDANCE WITH ASTM C1062 OR C1787, OR AS OTHERWISE APPROVED (REF. 2020 FBC-R-R703.7.1).

STRUCTURAL STEEL

1. MATERIAL SPECIFICATIONS: WIDE FLANGE SECTIONS: ASTM A992, GRADE 50, Fy=50 KSI TUBE STEEL (HSS): ASTM A500, GRADE B, Fy = 46 KSI PIPE STEEL: ASTM F3125, TYPE E OR S, Fy = 35 KSI ALL OTHER STRUCTURAL & MISC. STEEL: A36 Fy=36 KSI STRUCTURAL CONNECTIONS: ALL STRUCTURAL BOLTS TO BE A325 U.N.O
2. STRUCTURAL BOLTS SMALLER THAN 5/8" DIA. TO BE A307 THREADED ROD SHALL CONFORM TO A36 OR A307 ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 ALL BOLTS CAST IN CONCRETE: ASTM A36 OR ASTM A-307 SHOP AND FIELD WELDS: E70XX ELECTRODES STEEL REINFORCEMENT SHOP DRAWINGS TO BE PROVIDED TO ENGINEER OF RECORD BEFORE FABRICATION FOR REVIEW AND APPROVAL
3. STRUCTURAL CONNECTIONS: ALL STRUCTURAL BOLTS TO BE A325N U.N.O. ALL A325N BOLTS SHALL BE BROUGHT TO A "SNUG-TIGHT" CONDITION , AS DEFINED IN THE SPECIFICATION. SLIP CRITICAL (SC) BOLTS MUST BE FULLY TENSIONED PER SPECIFICATION STRUCTURAL BOLTS SMALLER THAN 5/8" DIA. TO BE A307 THREADED ROD SHALL CONFORM TO A36 OR A307 ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 ALL BOLTS CAST IN CONCRETE: ASTM A36 OR ASTM A-307 SHOP AND FIELD WELDS: E70XX ELECTRODES STEEL REINFORCEMENT SHOP DRAWINGS TO BE PROVIDED TO ENGINEER OF RECORD BEFORE FABRICATION FOR REVIEW AND APPROVAL. WELDED CONNECTIONS: ELECTRODES - E70XX UNO (LOW HYDROGEN). FILLET WELDS SHALL BE $\frac{3}{16}$" UNO.
4. SHOP DRAWINGS OF ALL STRUCTURAL STEEL SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW PRIOR TO FABRICATION. SHOP DRAWINGS SHALL INCLUDE COMPLETE DETAILS AND SCHEDULES FOR FABRICATION AND ASSEMBLY OF STRUCTURAL STEEL MEMBERS, PROCEDURES, AND DIAGRAMS INCLUDING DETAILS OF CUTS, CAMBERS, HOLES, PROFILES, SIZES, SPACING, AND LOCATIONS OF STRUCTURAL MEMBERS, CONNECTION ATTACHMENTS, FASTENERS, LOAD, TOLERANCES, AND OTHER PERTINENT DATA. INDICATE WELDS BY STANDARD AWS SYMBOLS AND SHOW SIZE, LENGTHS, AND TYPES OF WELDS. PROVIDE SETTING DRAWINGS, TEMPLATES, AND DIRECTIONS FOR INSTALLATION OF ANCHOR BOLTS AND OTHER ANCHORAGE TO BE INSTALLED FOR WORK OF OTHER TRADES.
5. STRUCTURAL STEEL SHALL RECEIVE SHOP COAT OF PRIMER (COLOR AS DIRECTED BY ARCHITECT) EXCEPT FOR AREAS WHICH WILL RECEIVE SPRAY-ON FIRE PROTECTION..
6. A CERTIFIED TESTING AGENCY SHALL BE ENGAGED TO PERFORM INDUSTRY STANDARD INSPECTIONS TO ENSURE CONFORMANCE WITH PLANS AND SPECIFICATIONS (IF PROVIDED). SUBMIT REPORTS TO ARCHITECT AND ENGINEER.

PRE ENGINEERED WOOD TRUSSES

1. ALL PREFABRICATED WOOD TRUSSES SHALL BE SECURELY FASTENED TO THEIR SUPPORTING WALLS OR BEAMS WITH HURRICANE CLIPS OR ANCHORS PER STRUCTURAL PLAN
2. PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENERS" AS RECOMMENDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
3. TRUSS MEMBERS AND CONNECTIONS SHALL BE PROPORTIONED (WITH A MAXIMUM ALLOWABLE STRESS INCREASE FOR LOAD DURATION OF 25%) TO WITHSTAND THE LIVE LOADS GIVEN IN THE NOTES AND TOTAL DEAD LOAD.
4. BRIDGING FOR PRE-ENGINEERED TRUSSES SHALL BE AS REQUIRED BY THE TRUSS MANUFACTURER UNLESS NOTED ON THE PLANS.
5. TRUSS ELEVATIONS AND SECTIONS ARE FOR GENERAL CONFIGURATION OF TRUSSES ONLY. WEB MEMBERS ARE NOT SHOWN, BUT SHALL BE DESIGNED BY THE TRUSS MANUFACTURER IN ACCORDANCE WITH THE FRAMING DESIGN LOADS:
6. DESIGN SPECIFICATIONS FOR LIGHT WEIGHT METAL PLATE CONNECTED WOOD TRUSSES PER THE TRUSS PLATE INSTITUTE TPI LATEST EDITION.
7. PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH SPECIFIED LOADS AND GOVERNING CODES . SUBMITTALS SHALL INCLUDE TRUSS FRAMING PLANS AND DETAILS SHOWING MEMBER SIZES, BRACING, ANCHORAGE, CONNECTIONS, TRUSS LOCATIONS, AND PERMANENT BRACING AND/OR BRIDGING AS REQUIRED FOR ERECTION AND FOR THE PERMANENT STRUCTURE. EACH SUBMITTAL SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER. SUBMIT 3 COPIES FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
8. THE TRUSS MANUFACTURER SHALL DETERMINE ALL SPANS WORKING POINTS, BEARING POINTS, AND SIMILAR CONDITIONS. TRUSS SHOP DRAWINGS SHALL SHOW ALL TRUSSES, ALL BRACING MEMBERS, AND ALL TRUSS TO TRUSS HANGERS.

UPLIFT CONNECTORS

1. UPLIFT CONNECTORS SUCH AS HURRICANE CLIPS, TRUSS ANCHORS AND ANCHOR BOLTS ARE ONLY REQUIRED ON MEMBERS IN WALLS THAT ARE EXPOSED TO UPLIFT OR LATERAL FORCES. INTERIOR LOAD BEARING WALLS ARE NOT ALWAYS EXPOSED TO UPLIFT FORCES. THE MEMBERS OF THESE WALLS WOULD NOT NEED TO HAVE CONNECTORS APPLIED. PLEASE COORDINATE THE TRUSS ENGINEER FOR THE LOCATION OF THESE WALLS.AND STRUCTURAL PLANS FOR MORE INFO.

FIELD REPAIR NOTES

1. MISSED "J" BOLTS FOR WOOD BEARING WALLS MAY BE SUBSTITUTED WITH 1/2" DIA. EPOXY ANCHORS WITH 7" EMBEDMENT. SIMPSON "SET" EPOXY ADHESIVE BINDER FOLLOWING ALL MANUFACTURER'S RECOMMENDATIONS OR SIMPSON 1/2" TITEN HD BOLTS WITH MINIMUM 7" EMBEDMENT. SEE PLAN FOR EMBEDMENT DEPTH AT FLOOR STEPS.
2. FOR MISSED VERT. DOWELS, DRILL A 3/4" DIAMETER HOLE 6" DEEP AT THE LOCATION OF THE OMITTED REBAR AND INSTALL A 32" LONG #5 BAR INTO THE EPOXY FILLED HOLE. USE A TWO PART EMBEDMENT EPOXY (SIMPSON HIGH STRENGTH EPOXY-TIE ANCHORING ADHESIVE) MIXED PER THE MANUFACTURER'S INSTRUCTIONS. ASSURE THAT ALL DUST AND DEBRIS FROM DRILLING ARE REMOVED FROM THE HOLE BY BRUSHING AND USING COMPRESSED AIR PRIOR TO APPLYING THE EPOXY. ALLOW THE EPOXY TO CURE TO THE MANUFACTURER'S SPECIFICATIONS, THEN FILL THE CELL IN THE NORMAL WAY DURING BOND BEAM POUR.
3. FOR MORTAR JOINTS LESS THAN 1/4", PROVIDE (1) #5 VERT. IN CONC. FILLED CELL EACH SIDE OF THE JOINT (BAR DOES NOT HAVE TO BE CONT. TO FOOTING).
4. MISSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED WITH (1) SIMPSON MTSM16 TWIST STRAP W/ (4) ¼"x 2¼" TITENS TO MASONRY AND (7)-10d NAILS TO TRUSS FOR UPLIFTS LESS THAN 860 LBS (USE (2) MTSM16 FOR UPLIFTS LESS THAN 1660#). IF CORNER STRAP IS MISSED, CONTRACTOR IS TO INSTALL (2) SIMPSON HGAM10 W/ (4) 1/4" x 1 1/2" SDS SCREWS AND (5) 1/4" x 2 1/4" TITENS ONE EACH SIDE OF TRUSS.
5. NO MORE THAN 10 STRAPS MAY BE SUBSTITUTED OR NO MORE THAN 3 IN A ROW WITHOUT APPROVAL FROM EOR. IF GIRDER TRUSS CONNECTIONS ARE MISSED, CONTACT THE EOR FOR SUBSTITUTION.
6. IF MISSED, MSTAM36 OR MSTAM40 STRAP IS MISSED FOR 2ND FLOOR JAMB STUD CONNECTION, CONTRACTOR MAY INSTALL SIMPSON HTT5 W/ (26) 16d x 21/2" NAILS AND 5/8" ANCHOR BOLT SET IN SIMPSON HIGH STRENGTH EPOXY W/ MIN 6" EMBEDMENT AND MIN 3" EDGE DISTANCE. CONTACT EOR IF STRAPS ARE MISSED UNDER GIRDER JAMB STUD LOCATIONS.

STRUCTURAL DESIGN CRITERIA

CODE CRITERIA

- FLORIDA BUILDING CODE 7TH EDITION (2020) RESIDENTIAL.
- FLORIDA FIRE PREVENTION CODE 7TH EDITION (2020)
- FLORIDA BUILDING CODE ACCESSIBILITY 7TH EDITION (2020)
- NFPA 70-17. NATIONAL ELECTRICAL CODES. (NEC 2017)
- BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE - (ACI 318-14).
- SPECIFICATIONS FOR STRUCTURAL CONCRETE - (ACI 301-16).
- BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES - (ACI 530-13).
- NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - 2018 EDITION.
- WOOD FRAMED CONSTRUCTION MANUAL 2018 EDITION.
- APA PLYWOOD DESIGN SPECIFICATION E30-16
- AMERICAN SOCIETY OF CIVIL ENGINEERS: ASCE / SEI 7-16
- ALUMINUM DESIGN MANUAL - AFF-20

GENERAL ROOF LOADING

	SHINGLE / METAL ROOF (PSF)	FLAT ROOF (PSF)	TILE ROOF (PSF)	HEAVY ROOF (PSF)
TOP CHORD LL	20	30	20	20
TOP CHORD DL	10	10	15	25
BOTTOM CHORD LL*	0	0	0	0
BOTTOM CHORD DL	10	10	10	10
TOTAL (PSF)	40	50	45	55
BOTTOM CHORD LL (OPT)				
ATTICS W/ LIMITED STORAGE	20			
ATTICS W/ HEAVY STORAGE	50			
* ATTICS W/ NO STORAGE (NON-CONCURRENT)	10			

NOTE: LL REDUCTIONS ARE ALLOWED PER CODE BUT ONLY WITH WRITTEN APPROVAL FROM EOR OR INDICATED ON PLAN

GENERAL FLOOR LOADING

TOP CHORD LL	40 (PSF)	COMMENTS:
TOP CHORD DL	10 (PSF)	
BOTTOM CHORD LL	0 (PSF)	
BOTTOM CHORD DL	5 (PSF)	

SPECIAL FLOOR LOADING

GAME ROOM / READING ROOMS	60 (PSF)	COMMENTS:
BALCONIES/ DECKS	40(PSF)	d. A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.
BALCONIES OVER 100 SQ:FT	100(PSF)	
LIGHT STORAGE	125(PSF)	
GUARDRAILS AND HANDRAILS	200(LBS)(d)	f. BALUSTERS AND PANELS FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 SQ. FT.
GUARDRAIL IN-FILL COMPONENTS	50 (LBS)(f)	
STAIRS / NON SLEEPING ROOMS	40 (PSF)	
SLEEPING ROOMS	30 (PSF)	
LIBRARIES - STACK ROOMS	150(PSF)	

DEFLECTION CRITERIA

ROOF TRUSSES*	LL/360	TL/240	COMMENTS:
ROOF RAFTERS	LL/180	TL/120	
ROOF RAFTERS (W/O CLG)	LL/360	TL/240	
FLOOR TRUSSES/ BEAMS **	LL/360	TL/240	
FLOOR I-JOIST***	LL/480	TL/240	

*TL MAX 2" UP TO 40FT SPAN
**TL MAX 3/4"
*** TL MAX 1/2"
****TL MAX 1/4" DIFFERENTIAL BETWEEN ADJACENT TRUSSES

WIND LOADING CRITERIA

WIND SPEED (ULTIMATE)	150.0 MPH
WIND SPEED (ALLOWABLE)	116.0 MPH
EXPOSURE CATEGORY	C
BUILDING CATEGORY	II
BUILDING TYPE	V
ENCLOSURE CLASSIFICATION	ENCLOSED
INTERNAL PRESSURE COEFFICIENT	+/- 0.18

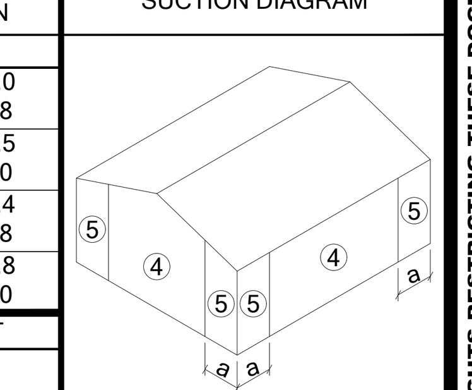
NOTE: MEAN ROOF HEIGHT FOR TYPICAL SINGLE STORY HOME IS 15FT, AND FOR 2 STORY HOME IS 30FT

ASCE 7-16 WALL DESIGN ALLOWABLE COMPONENTS AND CLADDING WIND PRESSURES AND SUCTIONS FOR MEAN ROOF HEIGHT ≤ 60 ft

EFFECTIVE WIND AREA (SQ FEET)	WIND PRESSURE AND SUCTION (PSF) (+) VALUE DENOTES PRESSURE (-) VALUE DENOTES SUCTION			
AREA	4		5	
10 - 19.99	A	(+) 34.0 (-) 36.4	B	(+) 34.0 (-) 44.8
20 - 49.99	C	(+) 32.5 (-) 35.0	D	(+) 32.5 (-) 42.0
50 - 99.99	E	(+) 30.4 (-) 32.2	F	(+) 30.4 (-) 37.8
> 100	G	(+) 28.8 (-) 30.8	H	(+) 28.8 (-) 35.0

GARAGE DOORS*				SOFFIT
9'-0" x 7'-0"		16'-0" x 7'-0"		
(+) 29.8 (-) 33.7	J	(+) 28.6 (-) 31.8	K	(+) 34.0 (-) 44.8

WIND PRESSURE AND SUCTION DIAGRAM



DIAGRAM

GENERAL PRESSURE NOTES

NOTES:
1. MULTIPLY THE ABOVE PRESSURES BY 1.67 TO GET ULTIMATE WIND PRESSURES.
2. "a" = END ZONE IS ONLY WITHIN 4'-0" OF ALL EXTERIOR BUILDING CORNERS. * INDICATED PRESSURES CAN BE INTERPOLATED FOR OTHER DOOR SIZES, OTHERWISE USE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREAS.
3. DESIGNATED AREAS WHERE THE ULTIMATE WIND SPEED IS 140 MPH OR GREATER AND IS CONSIDER TO BE IN THE WIND-BOURNE DEBRIS AREA. CONTRACTOR TO PROVIDED ADDITIONAL INFO AS REQUIRED FOR PERMITTING.

SHEET INDEX

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AIBD AMERICAN INSTITUTE OF BUILDING DESIGN

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O: 321-972-0491 F: 407-880-2304
Certificate Of Authorization No. 9161
☐ CARL A. BROWN, PE - FL # 56126
☐ SCOTT LEWKOWSKI, PE - FL #78750
☐

DATE: April 28, 2023

TO THE BEST OF THE ENGINEERS KNOWLEDGE AND UNDERSTANDING, THE STRUCTURAL PLANS AND SPECIFICATIONS COMPLY WITH THE CURRENT FLORIDA RESIDENTIAL BUILDING CODE SIGNED AND SEALED FOR THE STRUCTURAL PORTION OF THIS DRAWING.

FDS JOB NO.:

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6089) 4 UNIT

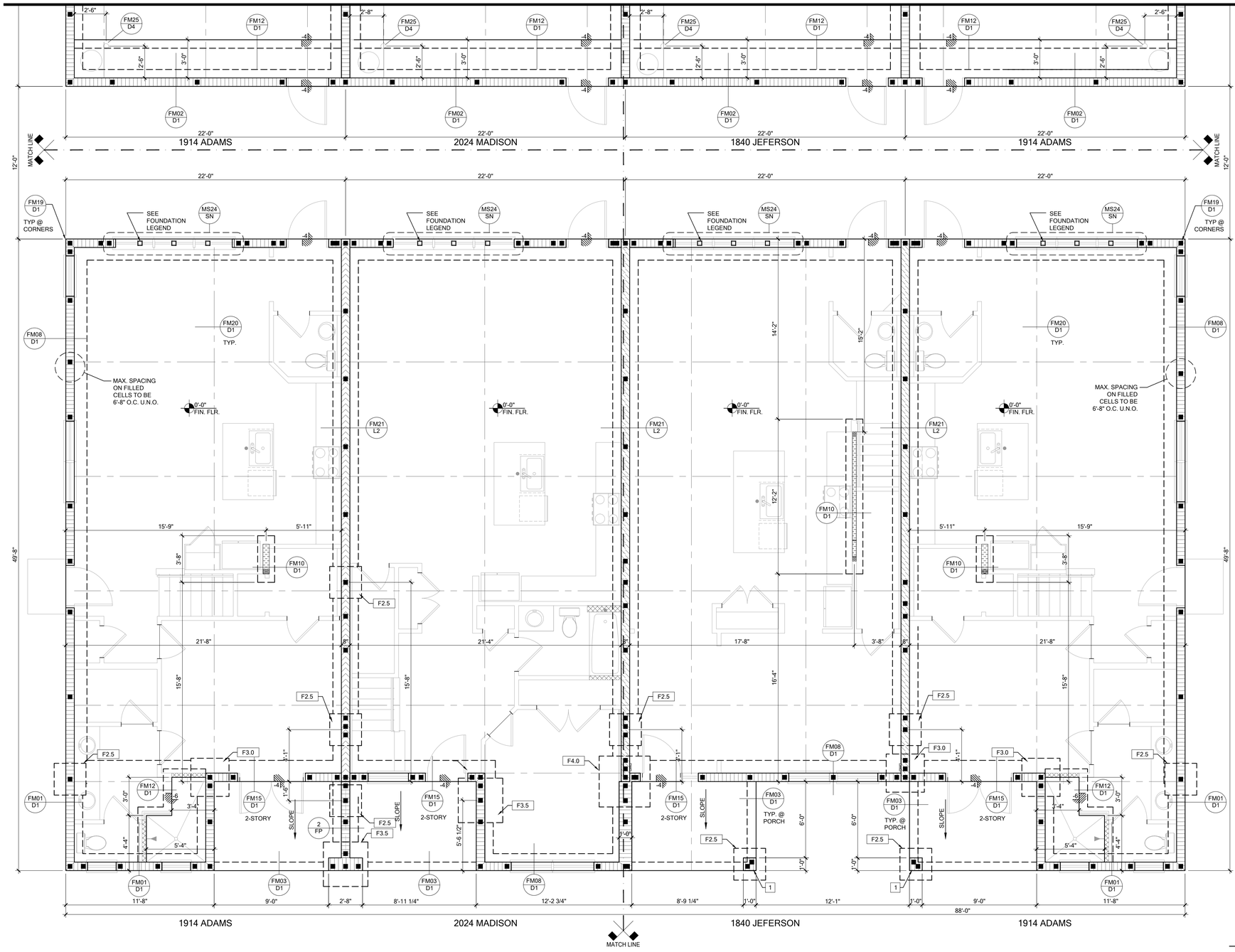
title:

project no.	2023083
checked:	
drawn:	BA
date:	04-12-23
scale:	

S0

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

The structural design of this building is in accordance with the FLORIDA BUILDING CODE 7TH EDITION (2020) RESIDENTIAL and is certified as such.



FOUNDATION LEGEND

SYMBOL	DESIGN DESCRIPTION
■	INDICATES FILLED CELL w/3000 PSI CONCRETE CONSTRUCTED PER DETAIL **MS01/SN** AND SPACED PER PLAN
□	INDICATES FILLED CELL BELOW WINDOWS w/3000 PSI CONCRETE CONSTRUCTED PER DETAIL **MS01/SN** AND SPACED PER PLAN
F# #	INDICATES CONCRETE FOOTING w/ MINIMUM SOIL BEARING CAPACITY OF 2000 PSF. REINFORCE PER GENERAL FOUNDATIONS SCHEDULE ON SHEET **SN** FOR DESIGN SPECIFICATIONS.
	INDICATES CONSTRUCTION JOINT (IF SHOWN) SHALL BE ½" x 1" SAW CUTS FILLED WITH APPROVED SLAB JOINT MATERIAL COVERING A 12'x12' SQUARE MAXIMUM
4"	INDICATES STEP IN FOUNDATION, VERIFY PER ARCHITECTURAL PLANS CONSTRUCT PER PLAN SECTION CUT AND DETAIL SHEET **D1**
0'-0" FIN. FLR.	4" 2500 PSI CONC. SLAB W/ REINF. PER S0 w/6 MIL VISQUEEN VAPOR BARRIER & TREATED FOR TERMITES. SEE FOUNDATION SCHEDULE ON SN
	INDICATES BUILT UP COLUMN, SEE FRAMING PLAN FOR SIZE, DETAIL WF37/SN FOR PLY ATTACHMENT, AND UPLIFT CONNECTION SCHEDULE ON SN FOR CONNECTION TO SLAB

GENERAL NOTES:
1. TYPICAL CORNER FRAMING PER DETAIL FM19/D1
2. SEE ARCHITECTURAL PLANS FOR ALL SLAB STEP DEPTHS IF SHOW SHOWN WITHIN THESE DOCUMENTS.

FILLED CELL NOTES:
1. SEE PLAN FOR ZONE MIDDLE AND END DESIGNATIONS
2. PLACE FILLED CELLS AT ALL BUILDING CORNER, UNDER GIRDERS, BOTH ENDS OF EXTERIOR WALL OPENING, AND WHERE INTERIOR BEARING WALLS ARE PERPENDICULAR TO EXTERIOR MASONRY WALL.
3. PLACE 1-#5 IN FIRST TWO CELLS ADJACENT TO GARAGE DOOR OPENING & ALL OPENINGS 8'-0" & LARGER. FILL CELLS SOLID.
4. PLACE 1-#5 WHERE WOOD BEAMS CONNECT TO MASONRY WALL
5. NO NOT PLACE FILLED CELLS DIRECTLY IN LINE w/ STOVE VENT

PLAN KEY NOTES

1 12" x 12" CMU COL. w/ (2) #5 - T/COL. EL. 9'-4" A.F.F.

BUILDER NOTE:
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WALL TYPE

SYMBOL	DESIGN DESCRIPTION
	2x_ INTERIOR BEARING SHEARWALL - SEE BEARING WALL SCHEDULE ON SHEET SN FOR REQUIREMENTS.
	INDICATES BEARING WALL SEE BEARING WOOD BEARING SCHEDULE ON SN
	MASONRY WALL TOP @ 9'-4"
	MASONRY WALL TOP @ 10'-8" ABV. GRADE
	MASONRY WALL TOP @ 10'-8" ABV. GRADE

KEY PLAN

FOUNDATION PLAN

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

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AIBD AMERICAN INSTITUTE OF BUILDING DESIGN

WWW.FDSENG.COM
FDS ENGINEERING ASSOCIATES
258 Southhall Lane, Suite 200 Maitland, FL 32751
O: 321-972-0491 F: 407-880-2304
Certificate Of Authorization No: 9161
Date: 04-12-23 Project #: 21-0080
SCOTT LEWKOWSKI, PE - FL #78750
DATE: April 28, 2023
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SCOTT LEWKOWSKI, PE. ELECTRONIC SIGNATURE AND SPECIFICATIONS CANNOT BE CHANGED OR ALTERED WITHOUT THE EXPRESS WRITTEN CONSENT OF FDS ENGINEERING ASSOCIATES, INC.

FDS JOB NO.:

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6089) 4 UNIT

title:

project no. 2023083
checked:
drawn: BA
date: 04-12-23
scale:

S1.1

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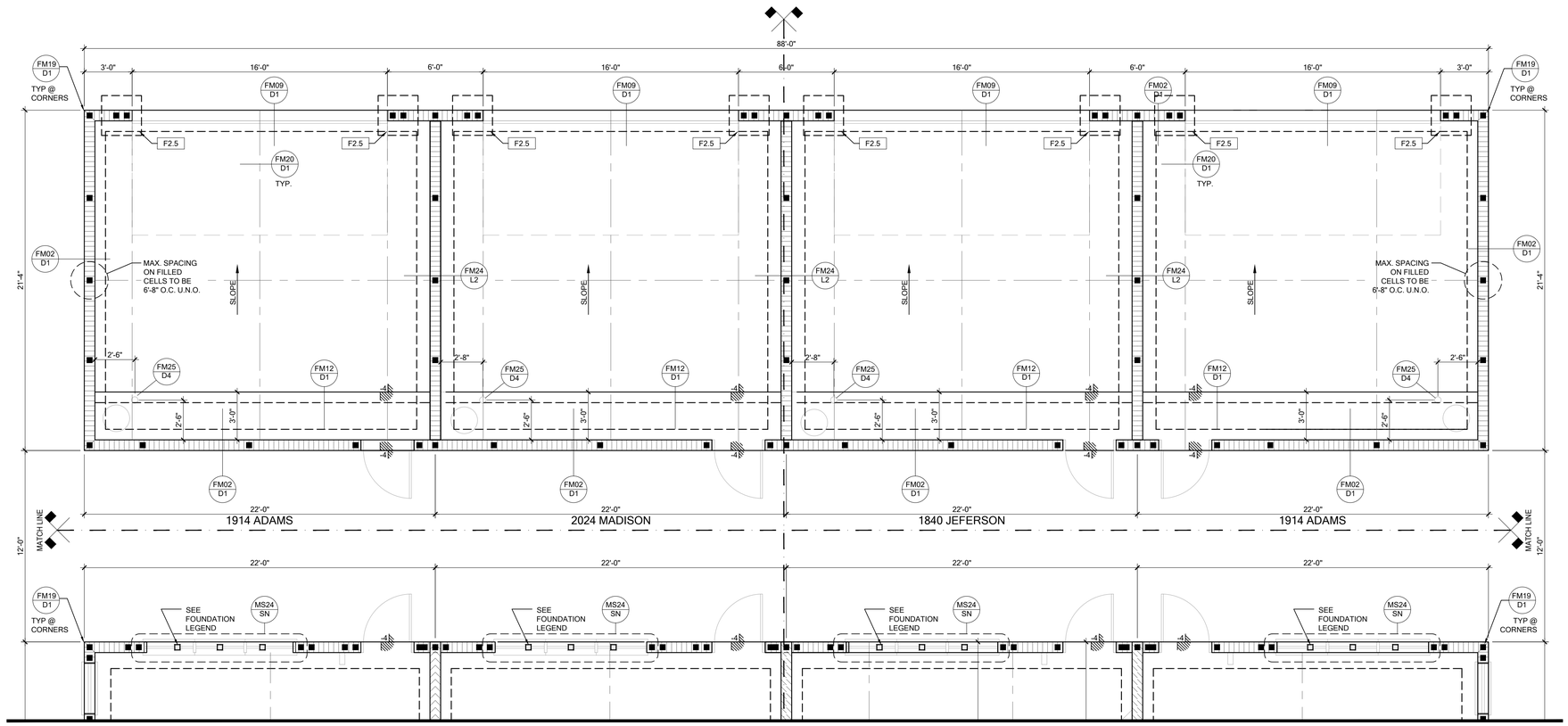

FOUNDATION LEGEND

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PLAN KEY NOTES

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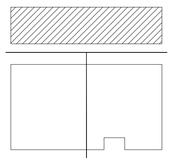

KEY PLAN

FOUNDATION PLAN

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

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Certificate Of Authorization No: 9161
DAVID F. SCHMIDT, PE - FL #70667
SCOTT LEWKOWSKI, PE - FL #78750

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FDS JOB NO.:

DATE: April 28, 2023

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6089) 4 UNIT

title:

project no. 2023083
checked:
drawn: BA
date: 04-12-23
scale:

S1.2

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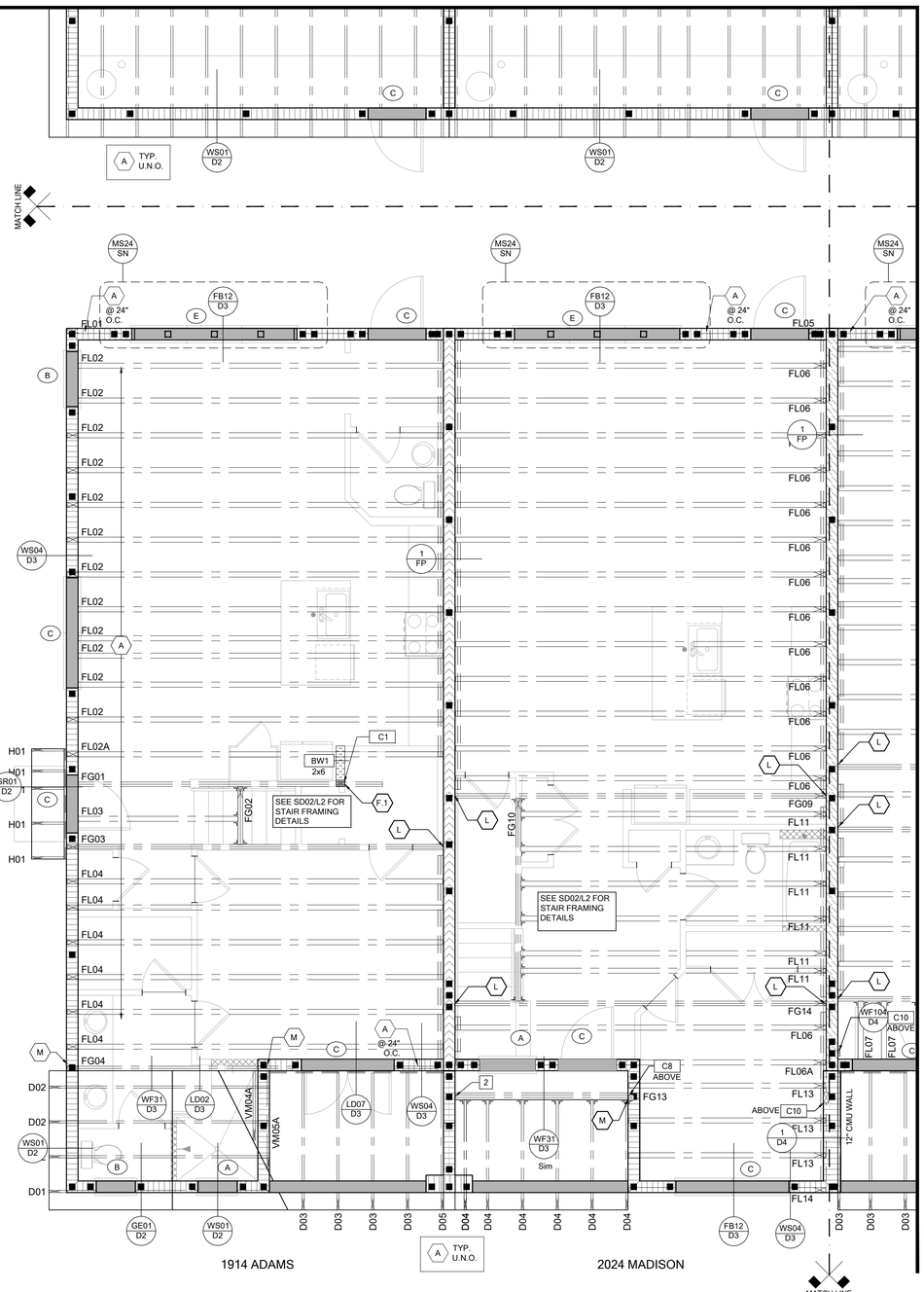

SYMBOL	DESIGN DESCRIPTION
BW# 2x_	INDICATES BEARING WALL SEE BEARING WOOD BEARING SCHEDULE ON SN , SEE ARCHITECTURAL PLANS FOR WALL WIDTH, 2x4 MINIMUM U.O.N.
PSW	INDICATES PERFORATED SHEAR WALL, SEE ARCHITECTURAL PLANS FOR WALL WIDTH, 2x4 MINIMUM U.O.N.
C#	INDICATES BUILT UP COLUMN, SEE FRAMING PLAN FOR SIZE, DETAIL WF37/SN FOR PLY ATTACHMENT AND UPLIFT CONNECTION SCHEDULE ON SN FOR CONNECTION TO SLAB
C# *	INDICATES NO BOTTOM CONNECTOR REQUIRED
#	INDICATES UPLIFT CONNECTION CONSTRUCTED PER DETAIL UPLIFT CONNECTOR SCHEDULE ON SHEET **SN**
#	INDICATES WINDOW PRESSURE - SEE S0 FOR MORE INFORMATION.
	INDICATES LINTEL PER LINTEL PLAN

FRAMING NOTES:
1. SEE WIND SPEED CHART ON **S0** FOR WINDOW PRESSURES
2. AT SECOND FLOOR FOR TYPICAL CORNER FRAMING SEE DETAIL **FB06/D3**

GENERAL NOTES:
1. THE FRAMING PLAN SHOWN INDICATES THE "TRUSS SYSTEM" AND IS THE RESPONSIBILITY OF THE TRUSS SYSTEM ENGINEER (DESIGN PROFESSIONAL OF RECORD). THE TRUSS DESIGN ENGINEER (DELEGATED ENGINEER) HAS FINAL, RESONSIBILITY FOR EACH INDIVIDUAL TRUSS AND TRUSS PROFILE, AND IS TO SUBMIT A FINAL SET OF TRUSS ENGINEERING SIGNED AND SEALED TRUSS DRAWINGS TO DESIGN PROFESSIONAL OF RECORD FOR REVIEW PRIOR TO FABRICATION
2. ANY DISCREPANCY OR ERROR IN DIMENSIONS OR NOTES WITH IN THIS PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL FOR CLARIFICATION PRIOR TO CONSTRUCTION.
3. SEE SHEET SN FOR DESIGN SCHEDULES AND NOTES: FOUNDATION SCHEDULE / COLUMN SCHEDULE / BEARING WALL SCHEDULE / BEAM SCHEDULE / HEADER SCHEDULE / CONNECTION SCHEDULE / FLOOR AND ROOF NOTES.

PLAN KEY NOTES

1. 12" SQ CMU COLUMN W/(2)#5 FULLY GROUTED
2. LGUM28-3-SDS CONNECTOR BY SIMPSON STRONG TIE w/(6) 3/8"x4" TITEN HD ANCHORS TO MASONRY AND (6) 1/4"x2-1/2" STRONG DRIVE SDS SCREWS

BUILDER NOTE:
TRUSS LAYOUT, CONNECTORS & ENGINEERING BASED ON TRUSSES PROVIDED BY A-1 INDUSTRIES, PROJECT NAME CPSMU4 w/ TRUSS DESIGN DATED 4/24/23 IF THE TRUSS LAYOUT SHOWN DOES NOT MATCH THE TRUSS MANUFACTURERS LAYOUT AND DATE ABOVE

----STOP-----

AND CALL THE ENGINEER OF RECORD PRIOR TO PLACEMENT OF ANY TRUSSES.

WALL TYPE

SYMBOL	DESIGN DESCRIPTION
	2x_ INTERIOR BEARING SHEARWALL - SEE BEARING WALL SCHEDULE ON SHEET SN FOR REQUIREMENTS.
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RSH	ENGINEERED ROOF PER ASCE 7-16 ROOF DESIGN ALLOWABLE COMPONENTS AND CLADDING WIND PRESSURES AND SUCTIONS FOR MEAN ROOF HEIGHT ≤ 25 ft							
WIND SPEED (ULTIMATE)	150.0 MPH							
WIND SPEED (ALLOWABLE)	116.2 MPH							
EXPOSURE CATEGORY	C							
EFFECTIVE WIND AREA (SQ FEET)	WIND PRESSURE AND SUCTION (PSF) (+) VALUE DENOTES PRESSURE (-) VALUE DENOTES SUCTION							
AREA	ROOF	1	2e	2n	2r	3	3e	3r
10	HIP	-43.90	-60.59		-60.59	-60.59		
	GABLE	-43.86	-43.86	-69.97	-69.97		-69.97	-90.23

ROOF NAILING SCHEDULE/ NAILING ZONES (SHINGLE AND TILE):

ZONE 1: ASTM F1667 RSRS-01 (8d) NAILS @ 6" O.C. ON EDGE AND 6" O.C IN FIELD

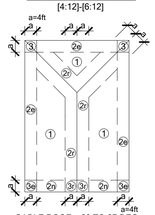
ZONE 2e, 2n, 2r: ASTM F1667 RSRS-01 (8d) NAILS @ 4" O.C. ON EDGE AND 4" O.C IN FIELD

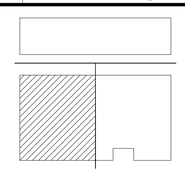
ZONE 3, 3e, 3r: ASTM F1667 RSRS-01 (8d) NAILS @ 4" O.C. ON EDGE AND 4" O.C IN FIELD

ROOF SHEATHING:
SHINGLE: 7/16" EXP. 1 (24/16) or 15/32" EXP. 1 (32/16)

TILE: 15/32" EXP. 1 (32/16)
NOTE:
1. PER CODE ASTM F1667 RSRS-01 REFERENCE TO 8d (2 3/8" x 0.113") NAILS
2. WHERE THE SHEATHING THICKNESS IS GREATER THAN 15/32", SHEATHING SHALL BE FASTENED WITH ASTM F1667 RSRS-03 10d (2½" x 0.131") NAILS OR ASTM F1667 RSRS-04 (3" x .120") NAILS
3. GABLES- DROP GABLE END & (1) ADDITIONAL DROPPED TRUSS 2x4 #2 SYP OUTLOOKER RAFTER W/ BLOCKING @ 16" O.C. IF NO DROPPED GABLE END, ATTACH 2x4 #2 SYP BLOCKING @ 16" O.C FIRST 4 BAYS WITH (2) 12d NAILS EA. END. ATTACH ROOF SHEATHING TO RAFTERS W/ BLOCKING PER NAILING SCHEDULE.

HIP ROOF >20 TO 27 DEG.
[4:12]-[6:12]





KEY PLAN

LOW ROOF & FLOOR FRAMING PLAN

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

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FDS JOB NO.:

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 60092-60089) 4 UNIT

title:

project no. 2023083
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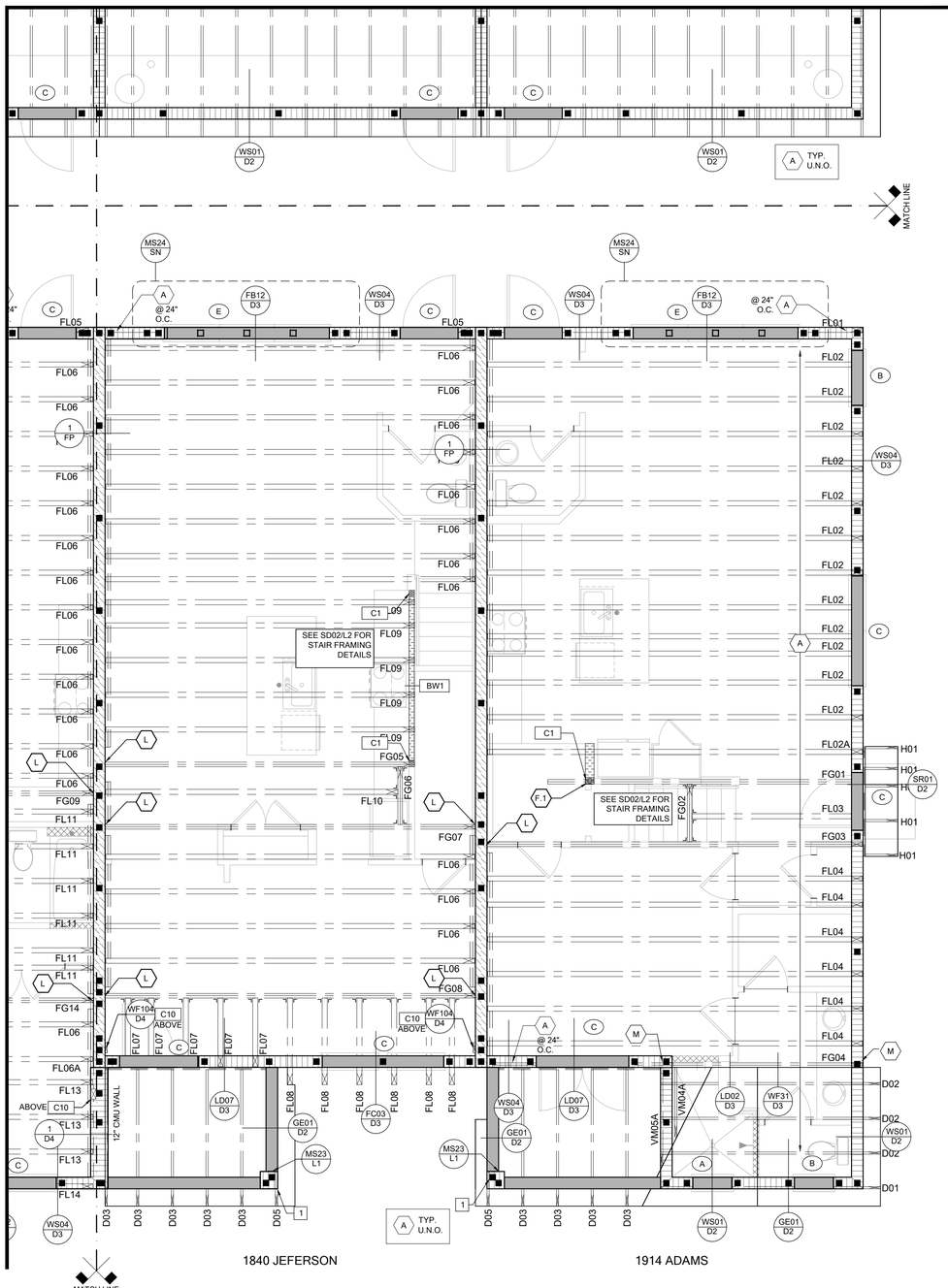

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EXPOSURE CATEGORY		C	

EFFECTIVE WIND AREA (SQ FEET)	WIND PRESSURE AND SUCTION (PSF) (+) VALUE DENOTES PRESSURE (-) VALUE DENOTES SUCTION						
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ZONE 1: ASTM F1667 RSRS-01 (8d) NAILS @ 6" O.C. ON EDGE AND 6" O.C IN FIELD

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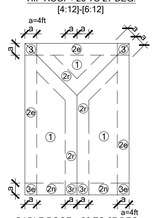

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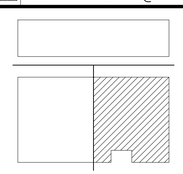

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SCALE: 1/4" = 1'-0"

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Certificate Of Authorization No: 9161
DAVID L. FRANCIS, PE - FL # 66561
SCOTT LEWKOWSKI, PE - FL # 78750

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FDS JOB NO.:

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 60092-60089) 4 UNIT

title:

project no. 2023083
checked:
drawn: BA
date: 04-12-23
scale:

S2.2

DATE: April 28, 2023

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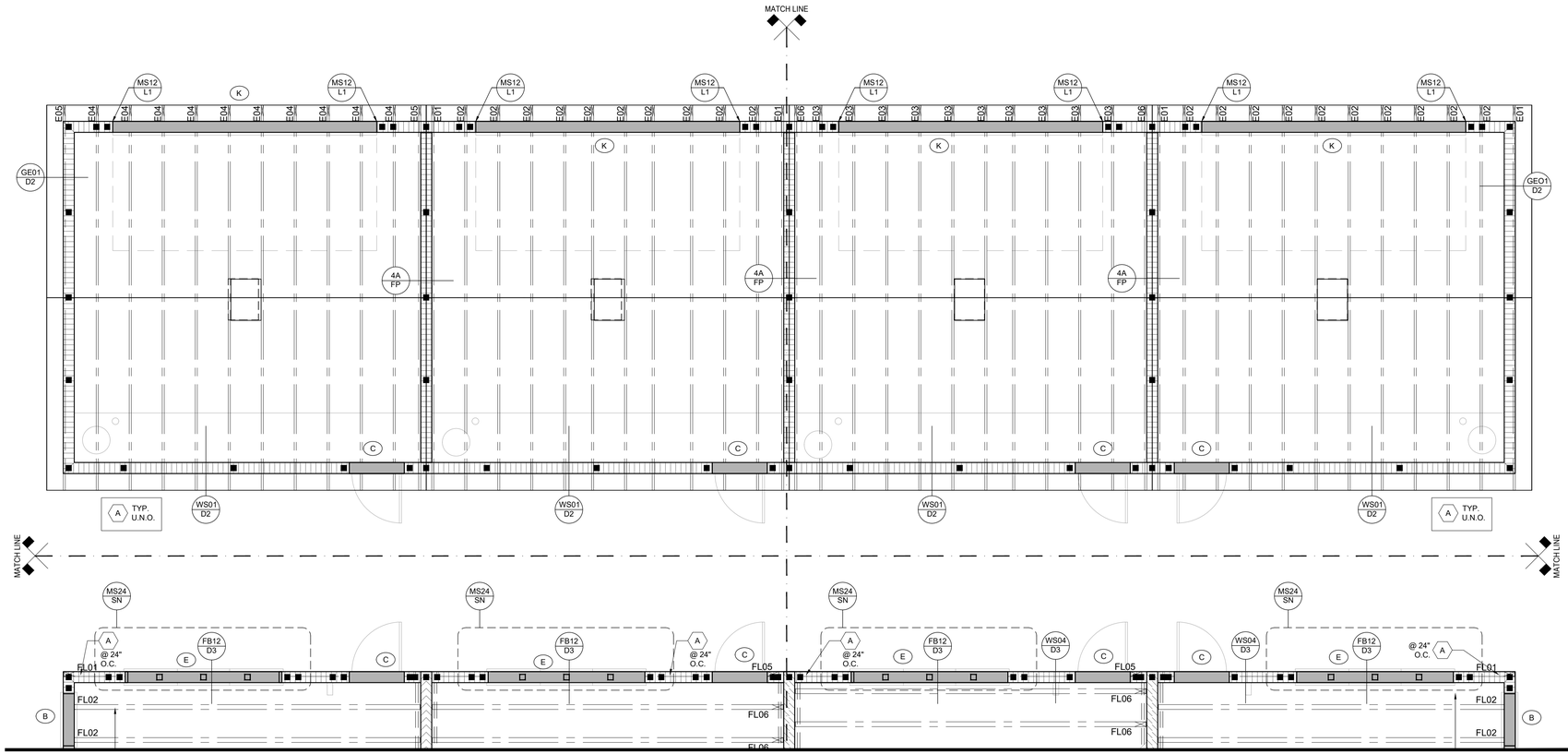


SYMBOL	DESIGN DESCRIPTION
BW# 2x_	INDICATES BEARING WALL SEE BEARING WOOD BEARING SCHEDULE ON SN , SEE ARCHITECTURAL PLANS FOR WALL WIDTH, 2x4 MINIMUM U.O.N.
PSW	INDICATES PERFORATED SHEAR WALL, SEE ARCHITECTURAL PLANS FOR WALL WIDTH, 2x4 MINIMUM U.O.N.
C#	INDICATES BUILT UP COLUMN, SEE FRAMING PLAN FOR SIZE, DETAIL WF37/SN FOR PLY ATTACHMENT AND UPLIFT CONNECTION SCHEDULE ON SN FOR CONNECTION TO SLAB
C# *	INDICATES NO BOTTOM CONNECTOR REQUIRED
#	INDICATES UPLIFT CONNECTION CONSTRUCTED PER DETAIL UPLIFT CONNECTOR SCHEDULE ON SHEET **SN**
#	INDICATES WINDOW PRESSURE - SEE S0 FOR MORE INFORMATION.
	INDICATES LINTEL PER LINTEL PLAN

FRAMING NOTES:
1. SEE WIND SPEED CHART ON **S0** FOR WINDOW PRESSURES
2. AT SECOND FLOOR FOR TYPICAL CORNER FRAMING SEE DETAIL **FB06/D3**

GENERAL NOTES:
1. THE FRAMING PLAN SHOWN INDICATES THE "TRUSS SYSTEM" AND IS THE RESPONSIBILITY OF THE TRUSS SYSTEM ENGINEER (DESIGN PROFESSIONAL OF RECORD). THE TRUSS DESIGN ENGINEER (DELEGATED ENGINEER) HAS FINAL, RESONSIBILITY FOR EACH INDIVIDUAL TRUSS AND TRUSS PROFILE, AND IS TO SUBMIT A FINAL SET OF TRUSS ENGINEERING SIGNED AND SEALED TRUSS DRAWINGS TO DESIGN PROFESSIONAL OF RECORD FOR REVIEW PRIOR TO FABRICATION
2. ANY DISCREPANCY OR ERROR IN DIMENSIONS OR NOTES WITH IN THIS PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL FOR CLARIFICATIOIN PRIOR TO CONSTRUCTION.
3. SEE SHEET SN FOR DESIGN SCHEDULES AND NOTES: FOUNDATION SCHEDULE / COLUMN SCHEDULE / BEARING WALL SCHEDULE / BEAM SCHEDULE / HEADER SCHEDULE / CONNECTION SCHEDULE / FLOOR AND ROOF NOTES.

PLAN KEY NOTES

1 12" SQ CMU COLUMN W/(2)#5 FULLY GROUTED

BUILDER NOTE:

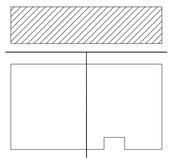
TRUSS LAYOUT, CONNECTORS & ENGINEERING BASED ON TRUSSES PROVIDED BY A-1 INDUSTRIES, PROJECT NAME CPSMU4 w/ TRUSS DESIGN DATED 4/24/23 IF THE TRUSS LAYOUT SHOWN DOES NOT MATCH THE TRUSS MANUFACTURERS LAYOUT AND DATE ABOVE

----STOP-----

AND CALL THE ENGINEER OF RECORD PRIOR TO PLACEMENT OF ANY TRUSSES.

WALL TYPE

SYMBOL	DESIGN DESCRIPTION
	2x_ INTERIOR BEARING SHEARWALL - SEE BEARING WALL SCHEDULE ON SHEET SN FOR REQUIREMENTS.
	INDICATES BEARING WALL SEE BEARING WOOD BEARING SCHEDULE ON SN
	MASONRY WALL TOP @ 9'-4"
	MASONRY WALL TOP @ 10'-8" ABV. GRADE
	MASONRY WALL TOP @ 10'-8" ABV. GRADE



KEY PLAN
LOW ROOF & FLOOR FRAMING PLAN

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

RSH	ENGINEERED ROOF PER ASCE 7-16 ROOF DESIGN ALLOWABLE COMPONENTS AND CLADDING WIND PRESSURES AND SUCTIONS FOR MEAN ROOF HEIGHT ≤ 25 ft	
WIND SPEED (ULTIMATE)	150.0 MPH	
WIND SPEED (ALLOWABLE)	116.2 MPH	
EXPOSURE CATEGORY	C	

EFFECTIVE WIND AREA (SQ FEET)	WIND PRESSURE AND SUCTION (PSF) (+) VALUE DENOTES PRESSURE (-) VALUE DENOTES SUCTION							
AREA	ROOF	1	2e	2n	2r	3	3e	3r
10	HIP	-43.90	-60.59		-60.59	-60.59		
	GABLE	-43.86	-43.86	-69.97	-69.97		-69.97	-90.23

ROOF NAILING SCHEDULE/ NAILING ZONES (SHINGLE AND TILE):

ZONE 1: ASTM F1667 RSRS-01 (8d) NAILS @ 6" O.C. ON EDGE AND 6" O.C IN FIELD

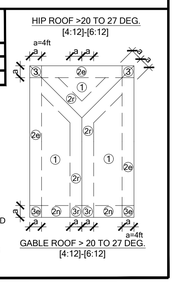
ZONE 2e, 2n, 2r: ASTM F1667 RSRS-01 (8d) NAILS @ 4" O.C. ON EDGE AND 4" O.C IN FIELD

ZONE 3, 3e, 3r: ASTM F1667 RSRS-01 (8d) NAILS @ 4" O.C. ON EDGE AND 4" O.C IN FIELD

ROOF SHEATHING:
SHINGLE: $^{7}/_{16}$" EXP. 1 ($^{29}/_{32}$) or $^{15}/_{32}$" EXP. 1 ($^{31}/_{32}$)

TILE: $^{15}/_{32}$" EXP. 1 ($^{31}/_{32}$)

NOTE:
1. PER CODE ASTM F1667 RSRS-01 REFERENCE TO 8d (2 $^{3}/_{4}$" x 0.113") NAILS
2. WHERE THE SHEATHING THICKNESS IS GREATER THAN $^{15}/_{32}$", SHEATHING SHALL BE FASTENED WITH ASTM F1667 RSRS-03 10d (2½" x 0.131") NAILS OR ASTM F1667 RSRS-04 (3" x .120") NAILS
3. GABLES- DROP GABLE END & (1) ADDITIONAL DROPPED TRUSS 2x4 #2 SYP OUTLOOKER RAFTER W/ BLOCKING @ 16" O.C. IF NO DROPPED GABLE END, ATTACH 2x4 #2 SYP BLOCKING @ 16" O.C FIRST 4 BAYS WITH (2) 12d NAILS EA. END. ATTACH ROOF SHEATHING TO RAFTERS W/ BLOCKING PER NAILING SCHEDULE.



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Certificate Of Authorization No: 9161
Date: 4/28/2023 Time: 8:47:47 AM
SCOTT LEWKOWSKI, PE - FL # 78750

FDS JOB NO.:

DATE: April 28, 2023

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PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6089) 4 UNIT

title:

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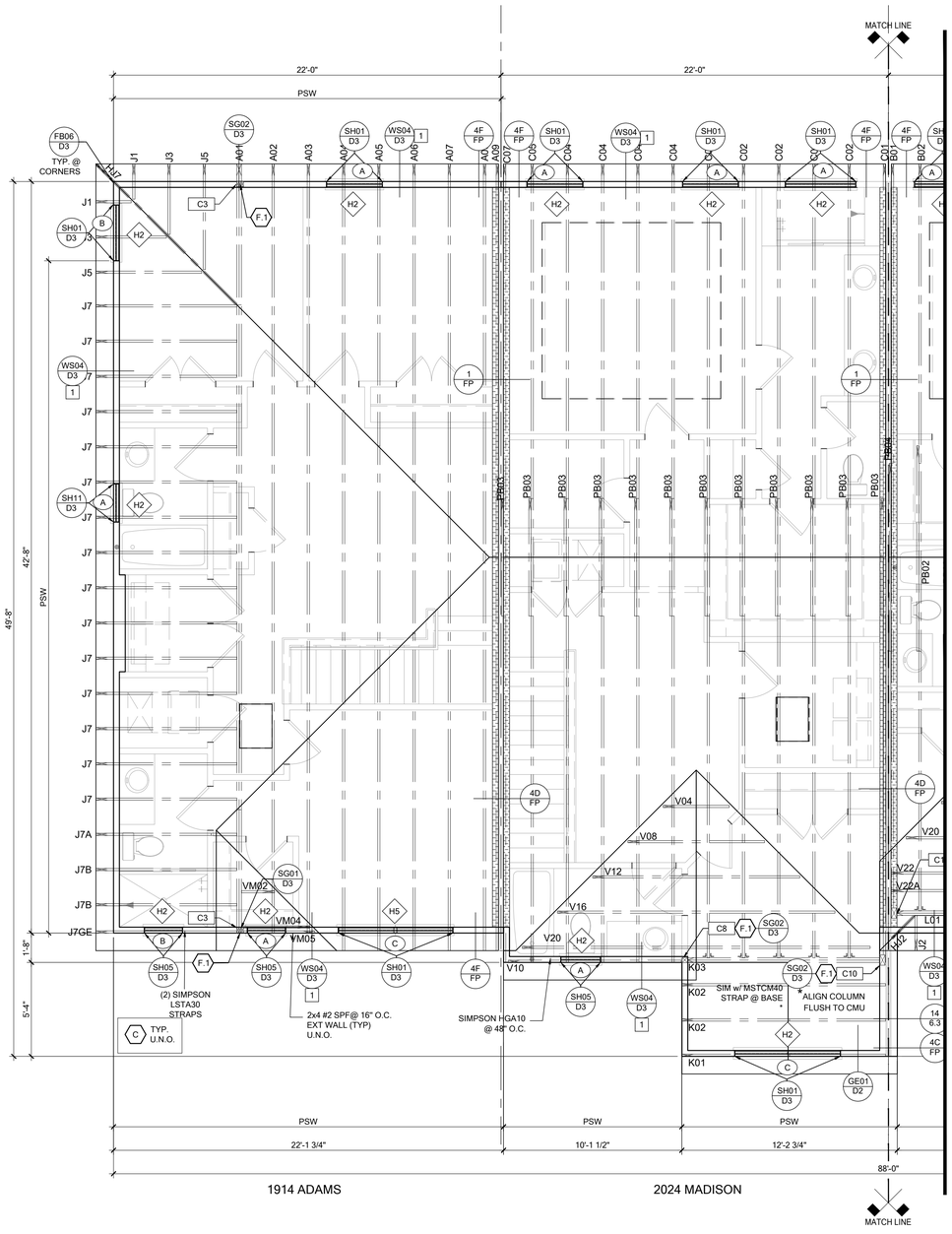

RSH	ENGINEERED ROOF PER ASCE 7-16 ROOF DESIGN ALLOWABLE COMPONENTS AND CLADDING WIND PRESSURES AND SUCTIONS FOR MEAN ROOF HEIGHT ≤ 25 ft							
WIND SPEED (ULTIMATE) WIND SPEED (ALLOWABLE) EXPOSURE CATEGORY		150.0 MPH 116.2 MPH C						
EFFECTIVE WIND AREA (SQ FEET)	WIND PRESSURE AND SUCTION (PSF) (+) VALUE DENOTES PRESSURE (-) VALUE DENOTES SUCTION							
AREA	ROOF	1	2e	2n	2r	3	3e	3r
10	HIP	-43.90	-60.59		-60.59	-60.59		
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ROOF SHEATHING:
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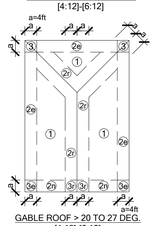
HIP ROOF >20 TO 27 DEG.
[4:12]-[6:12]



GABLE ROOF > 20 TO 27 DEG.
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SYMBOL	DESIGN DESCRIPTION
BW# 2x	INDICATES BEARING WALL SEE BEARING WOOD BEARING SCHEDULE ON SN , SEE ARCHITECTURAL PLANS FOR WALL WIDTH, 2x4 MINIMUM U.O.N.
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C# *	INDICATES NO BOTTOM CONNECTOR REQUIRED
#	INDICATES UPLIFT CONNECTION CONSTRUCTED PER DETAIL UPLIFT CONNECTOR SCHEDULE ON SHEET **SN**
#	INDICATES WINDOW PRESSURE - SEE S0 FOR MORE INFORMATION.
	INDICATES LINTEL PER LINTEL PLAN

FRAMING NOTES:
1. SEE WIND SPEED CHART ON **S0** FOR WINDOW PRESSURES
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PLAN KEY NOTES

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	2x WOOD FRAME WALL @ 9'-0"

KEY PLAN

ROOF FRAMING PLAN

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

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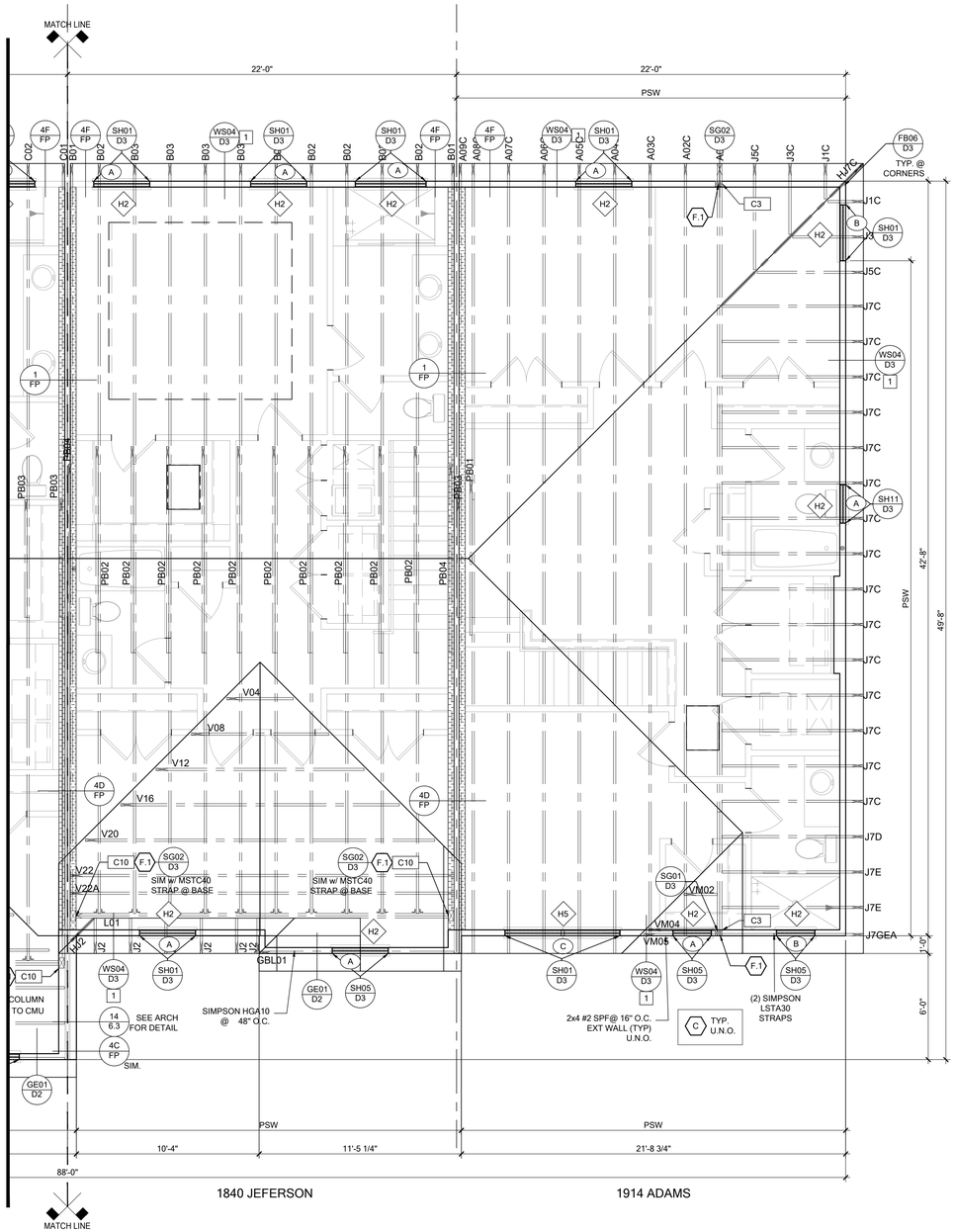

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WIND SPEED (ALLOWABLE)	116.2 MPH		
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ZONE 3, 3e, 3r: ASTM F1667 RSRS-01 (8d) NAILS @ 4" O.C. ON EDGE AND 4" O.C IN FIELD

ROOF SHEATHING:
SHINGLE: 7/16" EXP. 1 (29/16) or 15/32" EXP. 1 (25/16)

TILE: 15/32" EXP. 1 (25/16)
NOTE:
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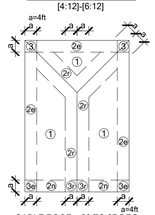

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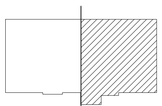

KEY PLAN

ROOF FRAMING PLAN

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

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THE PLANS, SPECIFICATIONS AND IDEAS CONTAINED HEREIN, THE EXECUTION OF WORK AND SPECIFICATIONS CONFORM TO THE CONSTRUCTION DOCUMENTS WILL COMPLY WITH THE FLORIDA BUILDING CODE AND ALL APPLICABLE CODES AND LAWS AND REGULATIONS IN EFFECT AT THE TIME OF PERMITTING.

DATE: April 28, 2023

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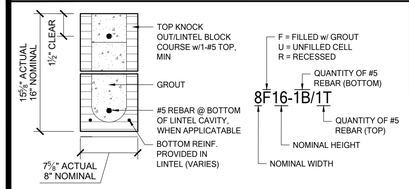
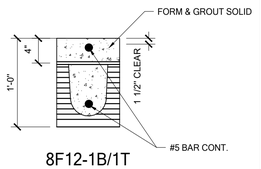
GENERAL CONCRETE LINTEL SCHEDULE

APPROVED LINTEL MANUFACTURERS: CASTE-CRETE, QUALITY AND LOTTS.



TYPICAL LINTEL DETAIL — TYPE DESIGNATION



8F12-1B/1T

LINTEL DESIGNATION SCHEDULE

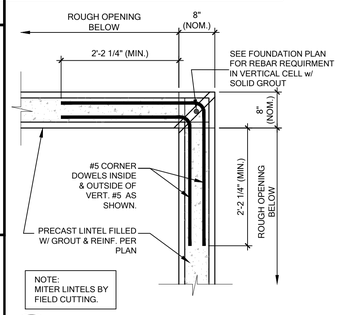
MARK	LINTEL DESIGN	MARK	LINTEL DESIGN	MARK	LINTEL DESIGN
A	8RF6-0B/1T	H	8RF30-1B/1T	Q	8RF30-0B/1T
B	8F8-0B/1T	J	8F32-1B/1T	R	8F32-0B/1T
C	8RF14-1B/1T	K	8RF14-0B/1T	S	8F28-1B/1T
D	8F16-1B/1T	L	8F16-0B/1T	T	8F40-1B/1T
E	8F20-1B/1T	M	8F20-0B/1T	U	8F16-2B/2T
F	8RF22-1B/1T	N	8RF22-0B/1T	V	8F12-1B/1T
G	8F24-1B/1T	P	8F24-0B/1T		

GENERAL INSTALLATION NOTES:
1. PROVIDE FULL MORTAR HEAD AND BED JOINTS.
2. SHARE FILLED LINTELS ARE REQUIRED
3. INSTALLATION OF LINTEL MUST COMPLY w/ THE ARCHTECTURAL AND STRUCTURAL DRAWINGS
4. U-LINTELS ARE LOCATED MANUFACTURED w/ 5½" LONG NOTCHES AT THE END TO ACCOMMODATE VERTICAL CELL REINFORCING AND GROUTING.
5. ALL LINTELS MEET OR EXCEED L/360 VERTICAL DEFLECTION, EXCEPT LINTELS 17'-4" AND LONGER w/ NOMINAL HEIGHT OF 8" MEET OR EXCEED L/180
6. BOTTOM FIELD ADDED REBAR TO BE LOCATED AT THE BOTTOM OF THE LINTEL CAVITY
7. 7/32" Ø WIRE STIRRUPS ARE WELDED TO THE BOTTOM STEEL FOR MECHANICAL ANCHORAGE
8. CASTPIN-PLACE CONC. MAY BE PROVIDED IN COMPOSITE LINTELS IN LIEU OF CMU
9. SAFE LOAD RATING BASED ON RATIONAL DESIGN ANALYSIS PER ACI 318 AND ACI 530
10. FLORIDA APPROVAL NUMBER 158.1
11. THE EXTERIOR SURFACE OF LINTELS INSTALLED IN EXTERIOR CONCRETE MASONRY WALLS SHALL HAVE A COATING OF STUCCO APPLIED IN ACCORDANCE WITH ASTM C-926 OR OTHER APPROVED COATING
12. LINTELS LOADED SIMULTANEOUSLY w/ VERTICAL (GRAVITY AND UPLIFT) AND HORIZONTAL (LATERAL) LOADS SHOULD BE FOR COMBINE LOADING WITH THE FOLLOWING EQUATIONS:

$$\frac{\text{APPLIED VERTICAL LOAD}}{\text{SAFE VERTICAL LOAD}} + \frac{\text{APPLIED HORIZONTAL LOAD}}{\text{SAFE HORIZONTAL LOAD}} \leq 1.0$$

GENERAL MATERIAL NOTES:
1. f'c PRECAST LINTEL = 3500 P.S.I.
2. f'c PRESTRESSED LINTEL = 6000 P.S.I.
3. GROUTED PER ASCM C476 f'g = 3000 P.S.I. w/ MAX ⅜" AGGREGATE AND 8" TO 11" SUMP
4. CMU PER ASTM C90 w/ MIN NET AREA COMPRESSION STRENGTH = 2000 P.S.I
5. REBAR PER ASTM A615 GRADE 60
6. 270 LOW RELAXATION 7/32" WIRE PER ASTM A510
7. MORTAR PER ASTM C270 TYPE M OR S

GENERAL LINTEL NOTES:
1. AREAS OF BLOCK ABV. MASONRY OPENINGS ARE TO BE GROUTED SOLID TO TIE BEAM.
2. 1-#5 REBAR IN TIE BEAM IS TO BE CONT. THROUGH OUT INCLUDING ABV. MASONRY OPENINGS. U.N.O.
3. ALL STANDARD LINTELS TO HAVE MIN. 4" BEARING EACH END BASED ON CAST CRETE, LOTTS, AND QUALITY LINTEL SPECS.
4. LINTEL MINIMUM DEPTHS ARE CALLED OUT ON LINTEL PLAN. IF CONTRACTOR INSTALLS A DEEPER LINTEL THAN INDICATED ON THE PLAN, DOING THIS INCREASES THE STRENGTH OF THE LINTEL AND IS APPROVED WITHOUT ENGINEERING LETTER. IF A SMALLER LINTEL IS INSTALLED CONTACT EOR FOR APPROVAL.
5. (*) ANY LINTEL DEEPER THAN 32" HAS BEEN VERIFIED TO WORK AS A MIN. 32" FOR THE LOAD CONDITIONS. ANY LINTEL GREATER THAN 32" HAS A GREATER CAPACITY AND THEREFORE IS ADEQUATE FOR THE LOADS.
6. G.C. TO VERIFY ALL LINTEL DIMENSIONS IN FIELD. DIMENSIONS SHOWN ARE CLEAR SPAN ONLY

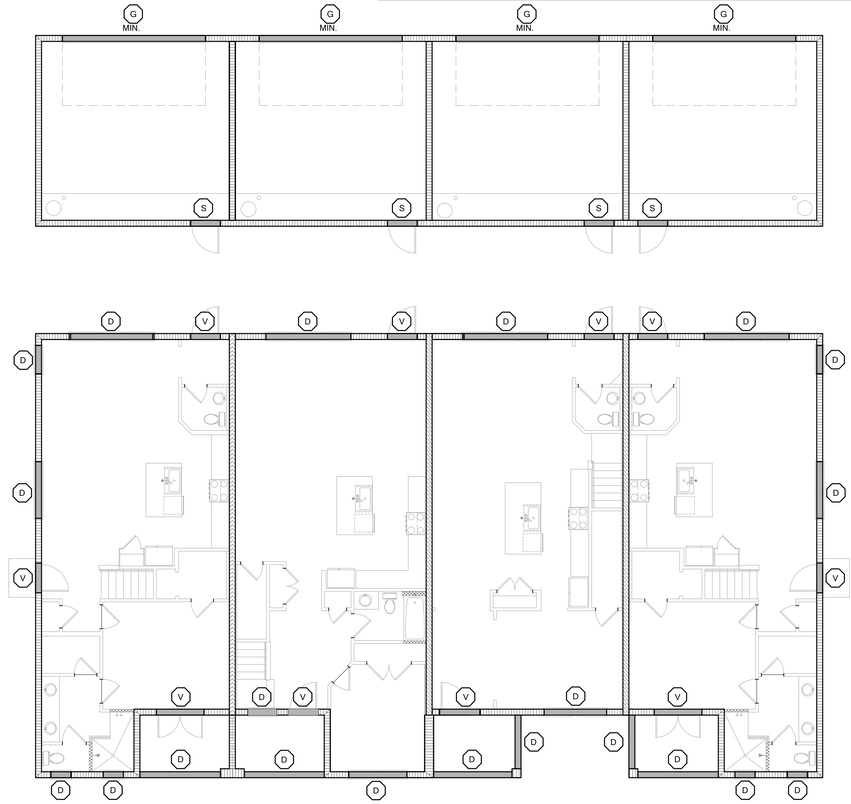


MS23 — 90 DEGREE CORNER DETAIL
SCALE: 3/4" = 1'-0"

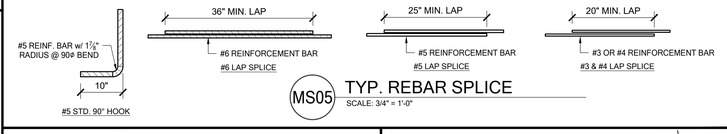
WALL TYPE

SYMBOL	DESIGN DESCRIPTION
	2x_ INTERIOR BEARING SHEARWALL - SEE BEARING WALL SCHEDULE ON SHEET SN FOR REQUIREMENTS.
	INDICATES BEARING WALL SEE BEARING WOOD BEARING SCHEDULE ON SN
	MASONRY WALL TOP @ 9'-4"
	MASONRY WALL TOP @ 10'-8" ABV. GRADE
	MASONRY WALL TOP @ 10'-8" ABV. GRADE

LINTEL MINIMUM DEPTHS ARE CALLED OUT ON LINTEL PLAN. IF CONTRACTOR INSTALLS A DEEPER LINTEL THAN INDICATED ON THE PLAN, DOING THIS INCREASES THE STRENGTH OF THE LINTEL AND IS APPROVED WITHOUT ENGINEERING LETTER. IF A SMALLER LINTEL IS INSTALLED CONTACT EOR FOR APPROVAL (SEE SHEET L1 FOR LINTEL SCHEDULE).



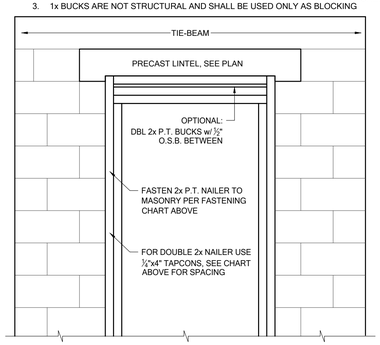
LINTEL PLAN
SCALE: 1/8" = 1'-0"



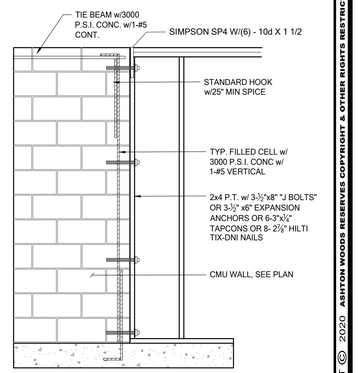
MS05 — TYP. REBAR SPLICE
SCALE: 3/4" = 1'-0"

ATTACHMENT REQUIREMENTS			
SIZE	TAPCONS	SPACING	# ROWS
2 x 4	3/16" X 3"	12" O.C.	1
2 x 6	3/16" X 3"	12" O.C.	2
2 x 8	3/16" X 3"	12" O.C.	2

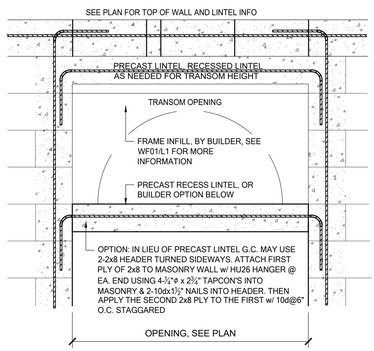
NOTES:
1. TAPCONS TO BE 6" FROM END
2. FASTENING TO WINDOW TO BUCK RESPONSIBILITY OF WINDOW MANUFACTURER
3. 1x BUCKS ARE NOT STRUCTURAL AND SHALL BE USED ONLY AS BLOCKING



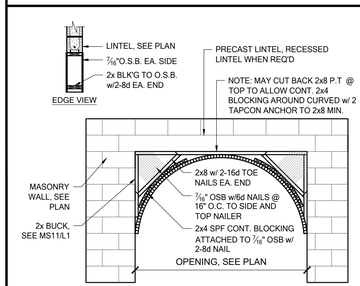
MS11 — MASONRY BUCK INSTALLATION
SCALE: 3/4" = 1'-0"



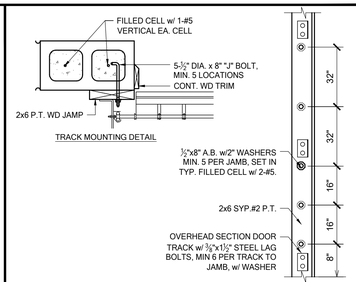
MS03 — MASONRY TO WD BRG WALL
SCALE: 3/4" = 1'-0"



MS07 — DBL LINTEL @ TRANSOM
SCALE: 3/4" = 1'-0"



WF01 — MASONRY ARCH FRAMING
SCALE: 3/4" = 1'-0"



MS12 — GARAGE DOOR INSTALLATION
SCALE: 3/4" = 1'-0"

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Certificate Of Authorization No: 9161
□ □ □ FRANK D. SPINELLI, P.E. - FL # 70161
□ □ □ SCOTT LEWKOWSKI, PE - FL # 78750

DATE: April 28, 2023

FDS JOB NO.:

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6089) 4 UNIT

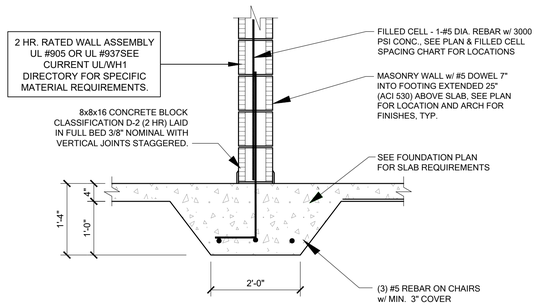
title:

project no. 2023083
checked:
drawn: BA
date: 04-12-23
scale:

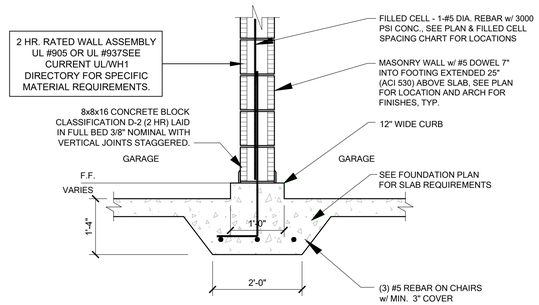
L1

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

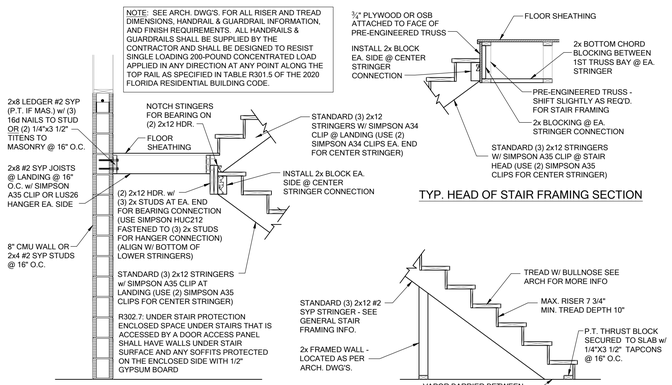
The structural design of this building is in accordance with the FLORIDA BUILDING CODE 7TH EDITION (2020) RESIDENTIAL and is certified as such.



FM21 PARTY WALL FOOTING
SCALE: 3/4" = 1'-0"



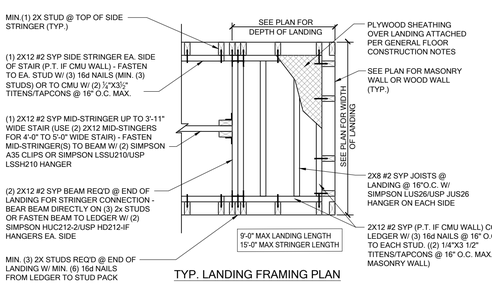
FM24 GARAGE PARTY WALL FOOTING
SCALE: 3/4" = 1'-0"



TYP. LANDING FRAMING SECTION

TYP. HEAD OF STAIR FRAMING SECTION

TYP. BASE OF STAIR FRAMING SECTION



TYP. LANDING FRAMING PLAN

SD02 GENERAL STAIR SECTIONS & PLAN
SCALE: 3/4"=1'-0"

CAST CRETE OR QUALITY/ LOTTS LINTEL LOAD SPECIFICATIONS

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

CAST-CRETE OR QUALITY/ LOTTS		SAFE LOAD - POUNDS PER LINEAR FOOT						
LENG.T.H \ TYPE	8U8	8F8–0B	8F12–0B	8F16–0B	8F20–0B	8F24–0B	8F28–0B	8F32–0B
		8F8–1B	8F12–1B	8F16–1B	8F20–1B	8F24–1B	8F28–1B	8F32–1B
2'–10" (34") PRECAST	2231	3069	4605	6113	7547	8974	10394	11809
		3069	4605	6113	7547	8974	10394	11809
3'–6" (42") PRECAST	2231	3069	3719	5163	6607	8054	9502	10951
		3069	4605	6113	7547	8974	10394	11809
4'–0" (48") PRECAST	1966	2561	2751	3820	4890	5961	7034	8107
		2693	4605	6113	7547	8974	10394	11809
4'–6" (54") PRECAST	1599	1969	2110	2931	3753	4576	5400	6224
		2189	4375	6113	7547 (7)	8672	10294	11809
5'–4" (64") PRECAST	1217	1349	1438	1999	2560	3123	3686	4249
		1663	3090	5365	7547 (36)	7342 (19)	8733 (19)	10127 (19)
5'–10" (70") PRECAST	1062	1105	1173	1631	2090	2549	3009	3470
		1451	2622	4360	7168 (45)	6036 (19)	7181 (19)	8328 (20)
6'–6" (78") PRECAST	908	1238	2177	3480	3031	3707	4383	5061
		1238	2177	3480	5381	8360	10394 (37)	8825 (14)
7'–6" (90") PRECAST	743	1011	1729	2632	2205	2698	3191	3685
		1011	1729	2661	3898	5681	8467 (44)	6472 (15)
9'–4" (112") PRECAST	554	699	1160	1625	2564	3486	2818	3302
		752	1245	1843	2564	3486	4705 (37)	6390 (47)
10'–6" (126") PRECAST	475	535	890	1247	2093	2777	2163	2536
		643	1052	1533	2093	2781	3643 (38)	4754 (45)
11'–4" (136") PRECAST	362	582	945	1366	1846	2423	3127	4006
		582	945	1366	1846	2423	3127	4006
12'–0" (144") PRECAST	337	540	873	1254	1684	2193	2805	3552
		540	873	1254	1684	2193	2805	3552
13'–4" (160") PRECAST	296	471	755	1075	1428	1838	2316	2883
		471	755	1075	1428	1838	2316	2883
14'–0" (168") PRECAST	279	424	706	1002	1326	1697	2127	2630
		442	706	1002	1326	1697	2127	2630
14'–8" (176") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		458	783	1370	1902	2245	2517	2712
15'–4" (184") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		412	710	1250	1733	2058	2320	2513
17'–4" (208") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		300	548	950	1326	1609	1849	2047
19'–4" (232") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		235	420	750	1037	1282	1515	1716
21'–4" (256") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		180	340	598	845	1114	1359	1468
22'–0" (264") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		165	315	550	784	1047	1285	1399
24'–0" (288") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		129	250	450	654	884	1092	1222

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GR40 FIELD ADDED REBAR.

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

CAST-CRETE OR QUALITY/ LOTTS	SAFE LOAD - POUNDS PER LINEAR FOOT						
LENG.T.H \ TYPE	8F8–1T	8F12–1T	8F16–1T	8F20–1T	8F24–1T	8F28–1T	8F32–1T
	8F8–2T	8F12–2T	8F16–2T	8F20–2T	8F24–2T	8F28–2T	8F32–2T
2'–10" (34") PRECAST	1972	3173	4460	5747	7034	8321	9608
	1972	3173	4460	5747	7034	8321	9608
3'–6" (42") PRECAST	1569	2524	3547	4569	5591	6613	7636
	1569	2524	3547	4569	5591	6613	7636
4'–0" (48") PRECAST	1363	2192	3079	3966	4853	5740	6627
	1363	2192	3079	3966	4853	5740	6627
4'–6" (54") PRECAST	1207	1940	2724	3508	4292	5077	5861
	1207	1940	2724	3508	4292	5077	5861
5'–4" (64") PRECAST	1016	1632	2290	2949	3607	4265	4924
	1016	1632	2290	2949	3607	4265	4924
5'–10" (70") PRECAST	909	1492	2093	2694	3295	3897	4498
	929	1492	2093	2694	3295	3897	4498
6'–6" (78") PRECAST	835 (12)	1340	1880	2419	2959	3498	4038
	835	1340	1880	2419	2959	3498	4038
7'–6" (90") PRECAST	727 (23)	1021	1634 (12)	2102 (11)	2571 (10)	3039 (10)	3508 (9)
	727	1166	1634	2102	2571	3039	3508
9'–4" (112") PRECAST	591	680	1133 (15)	1471 (15)	1811 (15)	2152 (16)	2494 (15)
	591	851	1326	1705	2084	2463	2842
10'–6" (126") PRECAST	530	552	914 (15)	1185 (15)	1458 (15)	1732 (15)	2007 (15)
	530	686	1183	1526	1865	2204	2544
11'–4" (136") PRECAST	474	485	798 (15)	1034 (15)	1272 (15)	1510 (15)	1749 (15)
	494	599	1028	1422	1738	2053	2369
12'–0" (144") PRECAST	470 (9)	441	723 (14)	936 (14)	1151 (15)	1366 (15)	1582 (15)
	470	543	928	1349	1649	1948	2247
13'–4" (160") PRECAST	418 (15)	373	606 (14)	783 (14)	962 (14)	1141 (14)	1321 (14)
	428	455	770	1145	1444	1718	1993
14'–0" (168") PRECAST	384 (15)	346	559 (14)	723 (14)	887 (14)	1052 (14)	1218 (14)
	410	420	709	1050	1434 (8)	1694 (8)	1954 (7)
14'–8" (176") PRESTRESSED	239	323	519 (13)	671 (13)	823 (13)	976 (14)	1129 (14)
	246	390	655	968	1324 (8)	1625 (11)	1874 (11)
15'–4" (184") PRESTRESSED	224	302	485 (13)	626 (13)	767 (13)	909 (13)	1052 (13)
	230	364	609	897	1224 (8)	1562 (14)	1801 (14)
17'–4" (208") PRESTRESSED	187	255	404 (12)	520 (12)	637 (12)	754 (12)	872 (12)
	192	303	500	732	993 (8)	1268 (14)	1470 (14)
19'–4" (232") PRESTRESSED	162	222	347 (11)	446 (11)	546 (12)	646 (12)	746 (12)
	166	261	424	616	831 (8)	1057 (14)	1225 (14)
21'–4" (256") PRESTRESSED	142	198	306 (11)	393 (11)	480 (11)	567 (11)	654 (11)
	142	230	369	531	713 (7)	903 (13)	1046 (13)
22'–0" (264") PRESTRESSED	137	192	295 (10)	378 (11)	461 (10)	545 (11)	629 (11)
	137	221	354	508	681 (7)	861 (13)	997 (13)
24'–0" (288") PRESTRESSED	124	175	267 (10)	341 (10)	416 (10)	491 (10)	566 (10)
	124	200	316	450	600 (7)	756 (12)	875 (13)

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GR40 FIELD ADDED REBAR.

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N·C·B·D·C

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Florida Registered Engineers:
SCOTT LEWKOWSKI, PE - FL #78750

FDS JOB NO.:

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6089) 4 UNIT

title:

project no. 2023083
checked:
drawn: BA
date: 04-12-23
scale:

L2

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NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

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FOUNDATION SCHEDULE

MARK	SIZE	DEPTH	REINFORCING	GRAVITY CAP. [lbs]
F1.5	1'-6" x 1'-6"	1'-0"	(2) #5 E.W. BOT.	3500
F2.0	2'-0" x 2'-0"	1'-0"	(3) #5 E.W. BOT.	7200
F2.5	2'-6" x 2'-6"	1'-0"	(3) #5 E.W. BOT.	11000
F3.0	3'-0" x 3'-0"	1'-0"	(4) #5 E.W. BOT.	15600
F3.5	3'-6" x 3'-6"	1'-0"	(4) #5 E.W. BOT.	21500
F4.0	4'-0" x 4'-0"	1'-0"	(5) #5 E.W. BOT.	28000
F4.5	4'-6" x 4'-6"	1'-4"	(5) #5 E.W. BOT.	34500
F5.0	5'-0" x 5'-0"	1'-4"	(6) #5 E.W. BOT.	42500
F6.0	6'-0" x 6'-0"	1'-6"	(8) #5 E.W. BOT.	

FOUNDATION DEPTH NOTE:
- INTERIOR PAD DEPTHS AS LISTED IN THE SCHEDULE ARE THE TOTAL DEPTH AND MEASURED FROM THE TOP OF THE SLAB.
- EXTERIOR PAD DEPTHS AS LISTED IN THE SCHEDULE ARE TOTAL DEPTH WITH THE BOTTOM OF THE FOOTING TO MATCH THE BOTTOM OF THE CONTINUOUS MONOLITHIC POUR WHICH RUNS THROUGH IT.

GENERAL FOUNDATION NOTES:
1. PROVIDE MIN. 6 MIL. APPROVED VAPOR BARRIER. ALL JOINTS TO BE LAPPED MIN. 6" AND SEALED.
2. 4" 2500 PSI CONC. SLAB WITH W1.4xW1.4 OVER 6 MIL VISQUEEN VAPOR BARRIER & TREATED FOR TERMITES.
3. GC/ BUILDER, SEE ARCH PLANS FOR ROUGH OPENING LOCATIONS AND ADDITIONAL INFORMATION REQ'D FOR DOOR/WINDOW INSTALLATION ALONG w/ DIMENSIONS NOT SHOWN ON FOUNDATION
4. CONSULT W/ MANUFACTURER SPECIFICATIONS PRIOR TO POURING OR RECESSING DOOR SILLS OR SLIDING GLASS DOOR SILLS.
5. NO WOOD STAKES PERMITTED IN FOUNDATION.
6. PENDING SITE CONDITIONS, FOUNDATION MAY HAVE TO BE STEPPED DOWN. SEE **FM18/D1** FOR ADDITIONAL INFORMATION. G.C. TO DETERMINE STEP LOCATIONS, IF REQUIRED.
7. STEEL BENDS AND LAP SPLICE SEE **FM18/D1 AND FM19/D1**
8. ALL EQUIPMENT AND/OR APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED A MIN OF 18". CONTRACTOR TO PROVIDE SUCH PLATFORM w/ EITHER MASONRY OR WOOD CONSTRUCTION
9. ASSUMED ALLOWABLE SOIL BEARING PRESSURE AFTER COMPACTION: 2000 PSF (SEE SOILS REPORT AND SPECIFICATIONS FOR COMPACTION REQUIREMENTS). IF SOIL CONDITIONS ON THE PROJECT DO NOT MEET OR EXCEED THE CAPACITY, THE GENERAL CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO FOUNDATION POUR FOR VERIFICATION OF FOUNDATION DESIGN. SOIL TO BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS, COMPACTED IN 12" LIFTS TO AT LEAST 95% OF MAX. DRY DENSITY AS DETERMINED BY ASTM D 1557 (MODIFIED PROCTOR).
10. R.403.1.4 MINIMUM DEPTH: EXTERIOR FOOTINGS SHALL BE PLACED NOT LESS THAN 12 INCHES (305mm) BELOW THE FINISHED GRADE OF GROUND SURFACE.

COLUMN SCHEDULE

MARK	COLUMN SIZE	FIRST FLOOR BASE CONNECTIONS, SEE PLAN FOR SECOND FLOOR CONNECTIONS	UPLIFT(lb)
C1	(3) 2x #2 SPF	(4)12d TOENAILS	NO UPLIFT
C2	(3) 2x #2 SPF	DTT2Z W/ ½" ATR & (8) ¼" X 1 ½" SDS SCREWS	1835
C3	(3) 2x #2 SPF	(4)12d TOENAILS	NO UPLIFT
C4	(3) 2x #2 SPF	DTT2Z w/ ½" ATR & (8) ¼" x 1½" SDS SCREWS	1835
C5	4x4 P.T.#2 SYP POST	ABU44 w/ ⅝" ATR & (12)16d NAILS FIRST/SECOND FLOOR CONN.	G = 6665 U = 1782
C6	6x6 P.T. #2 SYP POST	ABU66 w/ ⅝" ATR & (12)16d NAILS FIRST/SECOND FLOOR CONN.	G = 12000 U = 2070
C7	8x8 P.T. #2 SYP POST	ABU88 w/(2)⅝" ATR & (18)16d FIRST/SECOND FLOOR CONN.	G = 24335 U = 2088
C8	3.5" x 3.5" P.L. 1.8E Fb=2400 PSI (WOLMANIZED IF EXT.)	HDU5-SDS2.5 w/ ⅝" ATR AND (14) ¼"x2½" SDS WOOD SCREWS	5080
C9	3.5" x 5.25" P.L. 1.8E Fb=2400 PSI (WOLMANIZED IF EXT.)	HDU5-SDS2.5 w/ ⅝" ATR AND (14) ¼"x2 ½" SDS WOOD SCREWS	5080
C10	3.5" x 7" P.L. 1.8E Fb=2400 PSI (WOLMANIZED IF EXT.)	HDU8-SDS2.5 w/ ⅞" ATR AND (20) ¼"x2½" SDS WOOD SCREWS	6372
C11	5.25" x 5.25" P.L. 1.8E Fb=2400 PSI (WOLMANIZED IF EXT.)	HDU8-SDS2.5 w/ ⅞" ATR AND (20) ¼"x2 ½" SDS WOOD SCREWS	7082

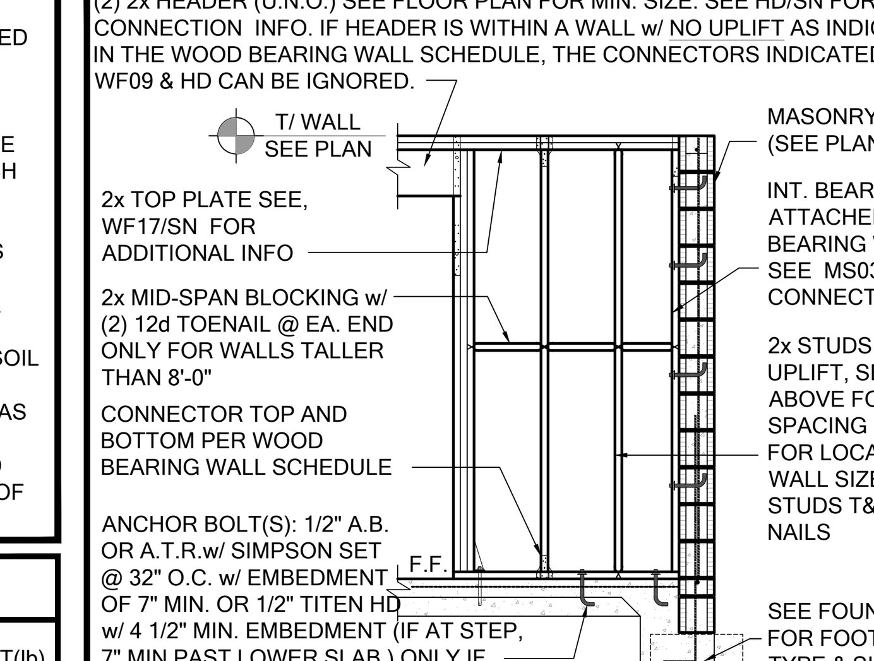
GENERAL COLUMN NOTES:
1. ALL STRUCTURAL LUMBER TO BE SYP#2 OR SPF#2 UNO ON PLAN.
2. MINIMUM BOLT EMBEDMENT: 5" EMBEDMENT FOR 1/2" ATR. 6" EMBEDMENT FOR 5/8" ATR. 8" EMBEDMENT FOR 7/8" ATR.
3. P.L. COL. TO BRG DIRECTLY ON FOUNDATION. CUT BASE PLATE AS REQ'D. G.C. TO PROVIDE MOISTURE BARRIER
4. IF COL. IS CALLED OUT ON 2ND FLOOR, THE BASE CONNECTION IS NOT REQ'D. SEE PLANS FOR BASE CONNECTION
5. VALUES HAVE BEEN REDUCED FOR NARROW FACE APPLICATION. CONNECTIONS SHALL BE INSTALLED ON NARROW OR WIDE FACE PER SIMPSON TC-SCLCLM

WOOD BEARING WALL SCHEDULE

MARK	STUD SPACING	CONNECTION & FASTENERS: TOP	CONNECTION & FASTENERS: BOTTOM	LUMBER SPECIES	UPLIFT CAP. [plf]
BW1	16"	(2)16d TOENAILS	(3) 12d TOENAILS OR (2) 12d END OR BOX NAILS	#2 SPF	NO UPLIFT
BW2	16"	SP2 w/ (6)10d NAILS	SP1 w/ (6) 10d NAILS & ANCHOR BOLTS	#2 SPF	402
BW3	16"	(2) SP2 w/ (6)10d NAILS	(2) SP1 w/ (6) 10d NAILS & ANCHOR BOLTS	#2 SPF	804
BW4	16"	(2)16d TOENAILS	(3) 12d TOENAILS OR (2) 12d END OR BOX NAILS	#2 SYP	NO UPLIFT
BW5	16"	SP2 w/ (6)10d NAILS	SP1 w/ (6) 10d NAILS & ANCHOR BOLTS	#2 SYP	439
BW6	16"	(2) SP2 w/ (6)10d NAILS	(2) SP1 w/ (6) 10d NAILS & ANCHOR BOLTS	#2 SYP	878
BW7	12"	(2)16d TOENAILS	(3) 12d TOENAILS OR (2) 12d END OR BOX NAILS	#2 SPF	NO UPLIFT
BW8	12"	SP2 w/ (6)10d NAILS	SP1 w/ (6) 10d NAILS & ANCHOR BOLTS	#2 SPF	535
BW9	12"	(2) SP2 w/ (6)10d NAILS	(2) SP1 w/ (6) 10d NAILS & ANCHOR BOLTS	#2 SPF	1070
BW10	12"	(2)16d TOENAILS	(3) 12d TOENAILS OR (2) 12d END OR BOX NAILS	#2 SYP	NO UPLIFT
BW11	12"	SP2 w/ (6)10d NAILS	SP1 w/ (6) 10d NAILS & ANCHOR BOLTS	#2 SYP	585
BW12	12"	(2) SP2 w/ (6)10d NAILS	(2) SP1 w/ (6) 10d NAILS & ANCHOR BOLTS	#2 SYP	1170

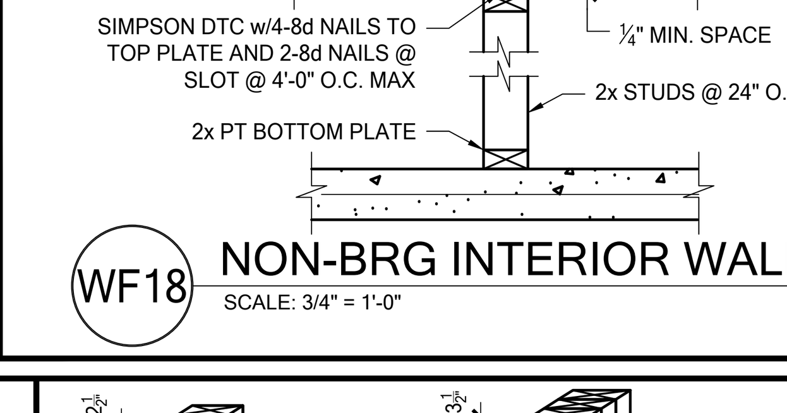
CROSS REFERENCE CHART
SIMPSON SP1 / USP SPT22 SIMPSON SP2 / USP SPT24

(2) 2x HEADER (U.N.O.) SEE FLOOR PLAN FOR MIN. SIZE. SEE HD/SN FOR CONNECTION INFO. IF HEADER IS WITHIN A WALL w/ NO UPLIFT AS INDICATED IN THE WOOD BEARING WALL SCHEDULE, THE CONNECTORS INDICATED IN WF09 & HD CAN BE IGNORED.



BWD BEARING WALL DETAIL
SCALE: NONE

GENERAL BEARING WALL NOTES:
1. ALL STRUCTURAL LUMBER DESIGNATED AS SYP SHALL BE SYP #2 AND ALL STRUCTURAL LUMBER DESIGNATED AS SPF SHALL BE SPF #2 U.N.O.
2. SEE FLOOR PLAN FOR WALL SIZE, ASSUME 2x4 STUDS USED UNO.
3. CONNECTIONS TO BE INSTALLED TO EACH STUD AS INDICATED
4. CONTACT E.O.R. IF SP4's, SP6's OR SP8's CONNECTORS ARE SUBSTITUTED, TO VERIFY THEY MEET THE STRUCTURAL REQUIREMENTS.
5. IF "BW" IS INDICATED ON SECOND FLOOR BASE CONNECTION TO BE IGNORED. SEE WF06 AND FB06 OR INDICATED DETAIL FOR PROPER CONNECTIONS FOR 2ND FLOOR TO FIRST FLOOR CONNECTIONS. (NOTE: THIS IS FOR 2 STORY PROJECTS ONLY)
6. IF "SW" IS INDICATED ON PLAN THE WALL IS CONSIDERED A SHEAR WALL AND REQUIRES MIN. 7/16" OSB / PLYWOOD w/8d NAILS @ 4" O.C. IN FIELD AND EDGE TO ONE SIDE OF WALL. U.N.O. ON PLANS.
7. ALL 2x EXTERIOR WALLS w/ SHEATHING ATTACHED PER NAILING SCHEDULE TB13/SN ACTS AS SHEAR WALLS, SEE PLAN AND WALL SECTIONS FOR STUD SPACING AND GRADE.
8. ALL TOP PLATES AND SILL PLATES SHALL BE THE SAME SPECIES AS THE WOOD STUDS.
9. IF THE BEARING WALL IS INDICATED WITH THE BW1, BW4, BW7, BW10, THESE WALLS ARE ONLY SUPPORTING THE FLOOR LOAD AND DO NOT HAVE UPLIFT, THE STUDS ARE TOE NAILED TO THE PLATE AND THE 2X PLATE CAN BE ATTACHED WITH HARD CASED NAILS (GUN NAILS) AND WILL NOT REQUIRE THE ANCHOR BOLT ATTACHMENT INDICATED IN THE BEARING WALL SCHEDULE.



WF18 NON-BRG INTERIOR WALL
SCALE: 3/4" = 1'-0"

HEADER SCHEDULE

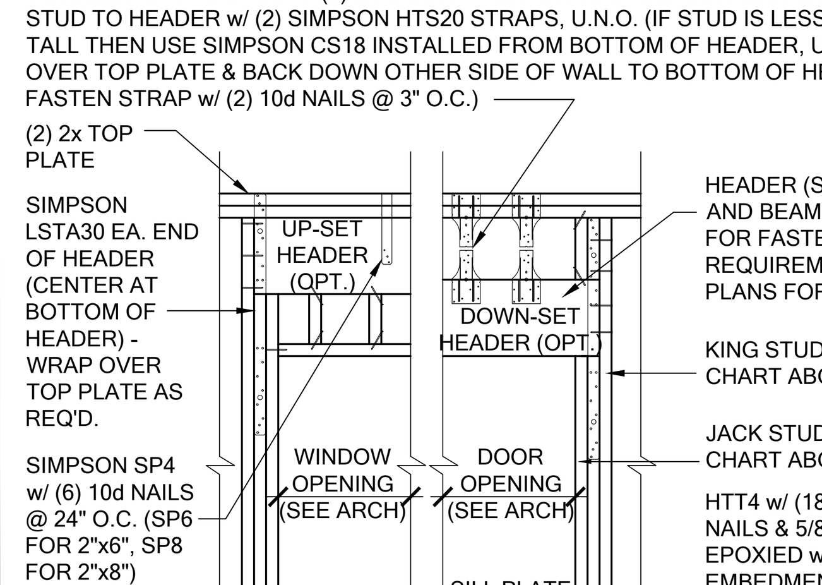
MARK	HEADER SIZE
H1	(2) 2x6 #2 SYP w/ 7/16" FLITCH PLATE
H2	(2) 2x8 #2 SYP w/ 7/16" FLITCH PLATE
H3	(2) 2x10 #2 SYP w/ 7/16" FLITCH PLATE
H4	(2) 2x12 #2 SYP w/ 7/16" FLITCH PLATE
H5	(2) 1 3/4" x 11 1/4" LVL 2.0E Fb=2600
H6	(2) 1 3/4" x 9 1/4" LVL 2.0E Fb=2600
H7	(3) 2x10 #2 SYP w/ 1" FLITCH PLATE
H8	

HEADER NOTES
1. VERIFY w/ PLAN CORRECT LENGTH OF HEADER REQUIRED.
2. IF HEADER IS ON THE 1ST FLOOR SEE PLAN FOR BEARING WALL TYPE AND FOLLOW INSTRUCTIONS WITHIN BEARING WALL SCHEDULE FOR REQUIRED CORRECTIONS U.N.O. ON PLAN.
3. IF HEADER IS ON THE 2ND FLOOR SEE PLAN FOR INDICATED HEADER CONNECTION FOR REQUIRED CONNECTIONS.
4. ALL HEADER JACK AND KING STUDS SHALL BE FASTENED TO EACH PER DETAIL **WF37/SN**.
5. FASTEN ALL MULTI-PLY HEADERS TOGETHER w/ (2) ROWS 12d COMMON NAILS AT 12" O.C. OR (3) ROWS IF 2x10 OR LARGER TYP. EACH SIDE OR (2) ROWS 1/4" x 3 1/2" SDS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE.
6. FASTEN ALL HEADERS TO KING STUDS w/ (3) 10d TOENAILS PER SIDE.
7. IF HEADER IS NOT SPECIFIED CONTACT E.O.R.

HEADER SUPPORT - NUMBER OF JACKS & STUDS REQUIRED AT OPENINGS

OPENING SIZE	2x4 WALL: JACKS EA END	2x4 WALL: KINGS EA END	2x6 OR 2x8 WALL: JACKS EA END	2x6 OR 2x8 WALL: KINGS EA END
1'-0" - 3'-11"	(1)	(2)	(1)	(2)
4'-0" - 8'-11"	(2)	(3)	(2)	(2)
10'-0" - 16'-0"	(3)	(4)	(3)	(4)

2x CRIPPLE STUDS @ 16" O.C. w/ (1) SIMPSON SP2 CONNECTOR @ TOP AND BOTTOM. **PROVIDE (3) 2x CRIPPLE STUDS BELOW ANY GIRDER TRUSS BEARING OVER HEADER. CONNECT G.T. TO STUD w/ (2) SIMPSON HTS20 STRAPS AND CONNECT BOTTOM OF STUD TO HEADER w/ (2) SIMPSON HTS20 STRAPS, U.N.O. (IF STUD IS LESS THAN 10" TALL THEN USE SIMPSON CS18 INSTALLED FROM BOTTOM OF HEADER, UP STUD, OVER TOP PLATE & BACK DOWN OTHER SIDE OF WALL TO BOTTOM OF HEADER - FASTEN STRAP w/ (2) 10d NAILS @ 3" O.C.)



NOTES:
1. OPENINGS GREATER THAN 4'-0" PROVIDE (2) 2x SILL PLATE w/ A35 CLIPS EACH SIDE.
2. NO TOP PLATE SPLICES SHALL OCCUR OVER OR WITHIN 2 FEET OF HEADER.
3. HOLD DOWN CONNECTIONS NOT REQUIRED AT BEARING WALLS WITHOUT UPLIFT.

CROSS REFERENCE CHART
SIMPSON LSTA30 / USP LSTA30
SIMPSON SP4 / USP SPT4
SIMPSON SP6 / USP SPT6
SIMPSON SP8 / USP SPT8
SIMPSON HTS20 / USP HTW20
SIMPSON SP2 / USP SPT24
SIMPSON A35 / USP MPA1
SIMPSON HTT4 / USP HTT45

HD TYPICAL FRAMING CONNECTIONS AT OPENINGS
SCALE: NONE

BEAM SCHEDULE

MARK	BEAM SIZE	SIMPSON - CONNECTIONS	USP - CONNECTIONS
BM1	(2) 2x8 #2 SYP w/ ⁷⁄₁₆" OSB FLITCH PLATE	WOOD POST (2) HTS20 CMU COLUMN (2) HETA16 U.N.O. ON FRAMING PLAN	WOOD POST (2) HTS20 CMU COLUMN (2) HETA16 U.N.O. ON FRAMING PLAN
BM2	(2) 2x10 #2 SYP w/ ⁷⁄₁₆" OSB FLITCH PLATE.	FASTEN BEAM PLY'S: 2- ROWS OF 12d @ 12" O.C. EACH SIDE, TYPICAL	FASTEN BEAM PLY'S: 2- ROWS OF 12d @ 12" O.C. EACH SIDE, TYPICAL
BM3	(2) 2x12 #2 SYP w/ ⁷⁄₁₆" OSB FLITCH PLATE.		
BM4	(2) 1¾"x11¼" LVL 2.0E Fb=2600 PSI	WOOD POST (2) HTS20 CMU COLUMN (2) HETA16 U.N.O. ON FRAMING PLAN	WOOD POST (2) HTS20 CMU COLUMN (2) HETA16 U.N.O. ON FRAMING PLAN
BM5	(2) 1¾"x11⅞" LVL 2.0E Fb=2600 PSI	FASTEN BEAM PLY'S: 2- ROWS OF ¼"x3½" SDS WD SCREWS @ 16" O.C TYP. EA. SIDE	FASTEN BEAM PLY'S: 2- ROWS OF ¼"x3½" SDS WD SCREWS @ 16" O.C TYP. EA. SIDE
BM6	(2) 1 ¾"x16" LVL 2.0E Fb=2600 PSI		
BM7	(3) 2x10 #2 SYP w/ 1" FLITCH PLATE	FASTEN BEAM PLY'S: 2- ROWS OF 12d @ 12" O.C. EACH SIDE, TYPICAL	FASTEN BEAM PLY'S: 2- ROWS OF 12d @ 12" O.C. EACH SIDE, TYPICAL
BM8	(3) 1¾"x9 ¼" LVL 2.0E Fb=2600 PSI x/ ¼" FLITCH PLATE	FASTEN BEAM PLY'S: 2- ROWS OF ¼"x3½" SDS WD SCREWS @ 16" O.C TYP. EA. SIDE	FASTEN BEAM PLY'S: 2- ROWS OF ¼"x3½" SDS WD SCREWS @ 16" O.C TYP. EA. SIDE

GENERAL BEAM NOTES:
1. VERIFY WITH PLAN CORRECT LENGTH OF BEAMS REQUIRED (MIN 4" BEARING EACH END)
2. SEE PLAN FOR TOP OR BOTTOM OF BEAM INDICATIONS
3. BEAMS ARE NOT TO BE DRILLED OR NOTCHED IN ANY WAY WITHOUT WRITTEN APPROVAL FROM THE E.O.R.

SIMPSON STRONG TIE (C-C-2021) / USP MANUF, INC. (60th EDITION)

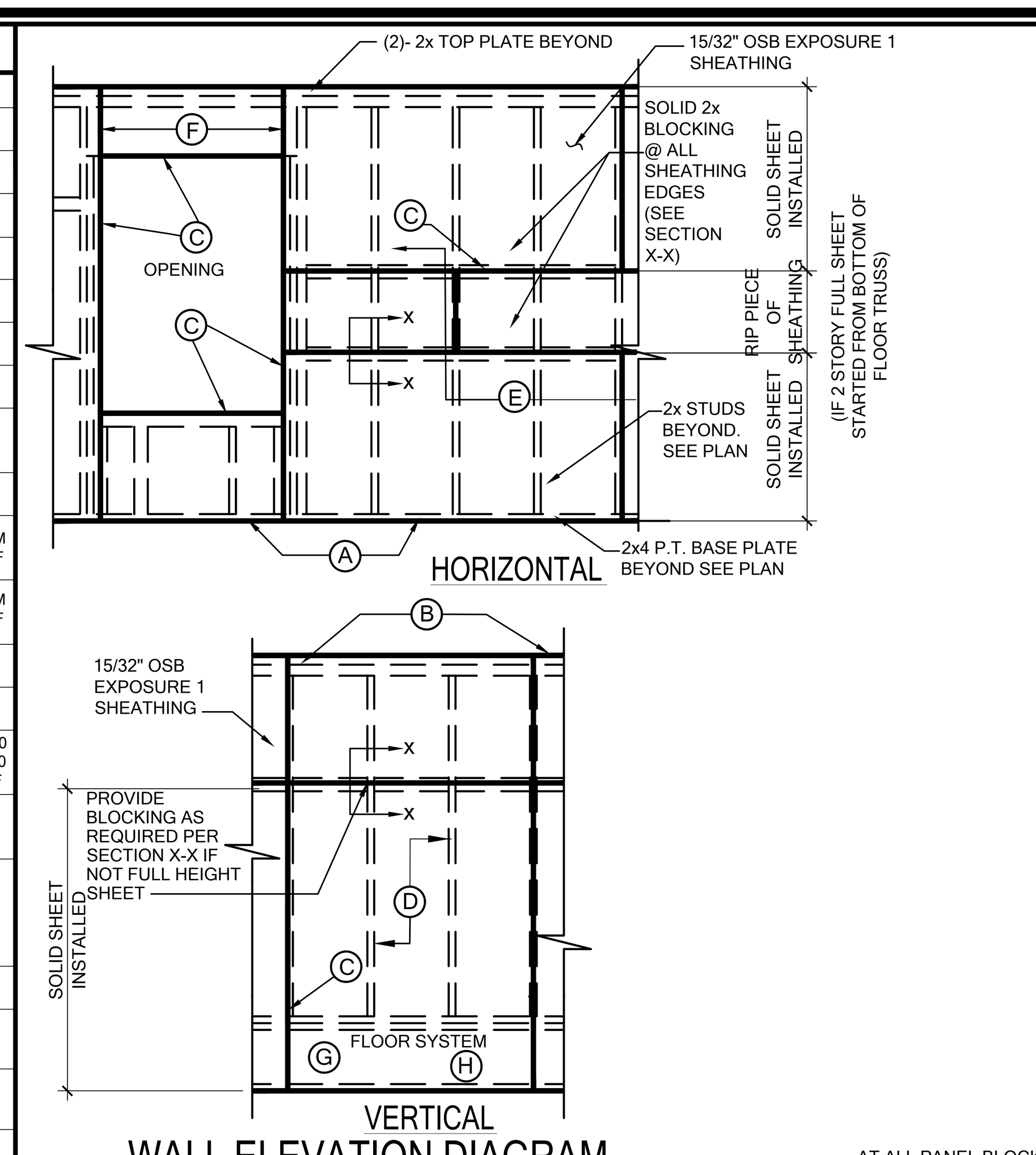
MARK	TYPE	SIMPSON CONNECTOR & FASTENERS	SYP	SPF	USP CONNECTOR & FASTENERS	SYP	SPF
A	FRAME TO MASONRY	HETA16 w/ (9)10d x 1 1/2" OR HETA20 w/ (9)10d x 1 1/2"	1810		HTA16 w/ (9)10d x 1 1/2" OR HTA20 w/ (9)10d x 1 1/2"	1870	1730
B	FRAME TO FRAME	H2.5A w/ (10)8d x 2-1/2" NAILS	700	615	RT7A w/ (10)8d x 1-1/2" NAILS	630	510
C	FRAME TO FRAME	H10A w/(18)10d x 1 1/2" H10A-2 w/(18)10d x 1 1/2" AT 2 PLY TRUSSES	1040 1080	1015 930	RT16A w/(9)10d x 1 1/2" & 8- 10d RT16-2 w/(8) 8d & (8) 8d AT 2 PLY TRUSSES	1025 1060	900 925
D	FRAME TO FRAME	MTS12 w/(14)10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3) 12d TOENAILS)	990	850	MTW12 w/(14)10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3) 12d TOENAILS)	965	810
E	FRAME TO MASONRY	MGT w/(22)10d NAILS AND 5/8" A.T.R. w/ 12" EMBEDMENT w/ SIMPSON "SET" EPOXY	3965	3330	MUGT15 w/(28)10d NAILS AND 5/8" A.T.R. w/ 12" EMBEDMENT w/ SIMPSON "SET" EPOXY	4240	3730
F	FRAME TO FRAME	HTS20 w/(16)10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3)12d TOENAILS	1415	1215	HTW20 w/(24)10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3)12d TOENAILS	1355	1140
F.1	FRAME TO FRAME	(2) HTS20 w/(36)10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (6)12d TOENAILS	2830	2430	(2) HTW20 w/(48)10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (6)12d TOENAILS (EA)	2710	2280
G	FRAME TO MASONRY	HGT-2 w/ (16)10d NAILS AND (2) 3/4" A.T.R. w/ 12" EMBEDMENT w/ SIMPSON "SET" EPOXY (HGT-3 FOR 3-PLY)	10690	10690	HUGT2 w/ (16)10d NAILS AND (2) 5/8" A.T.R. w/ 12" EMBEDMENT w/ SIMPSON "SET" EPOXY (HUGT3 FOR 3-PLY)	9575	6925
H	FRAME TO MASONRY	FGTR w/ (18) 1/4" x 3" SDS WOOD SCREWS AND (2) 1/2" x 5" TITEN HD ANCHOR BOLTS	4725	3400	RFUS w/ (12) WS3 WOOD SCREWS AND (4) 3/4" x 6" WEDGE-BOLT	7100	
J2	FRAME TO MASONRY / FRAME	(2) LGT2 w/ (32) 16d SINKERS & (14) 1/4" x 2 1/4" TITEN TURBO (2 PLY TRUSS) OR (28) 16d SINKERS FOR FRAME (EA)	4060-M 4080-F	3500-M 3510-F	(2) LUGT2 w/ (32) 16d SINKERS & (10) 1/4" x 3" WEDGE-BOLT (2 PLY TRUSS) OR (32) 16d SINKERS FOR FRAME (EA)	3100-M 4040-F	2920-M 3560-F
J3	FRAME TO MASONRY / FRAME	(2) LGT3 w/ (24) 1/4" x 3" SDS SCREWS & (8) 3/8" x 5" TITEN (2 PLY TRUSS) OR (52) 16d SINKERS FOR FRAME (EA)	6570-M 6960-F	4730-M 5010-F	(2) LUGT3 w/ (12) 1/4" x 2 1/2" WS25 SCREWS & (4) 3/8" x 5" WB (3 PLY TRUSS) OR (28) 16d SINKERS FOR FRAME (EA)	6760-M 7000-F	6760-M 6160-F
K	BEAM TO BEAM	HU410 OPT HUC410 w/ (18) 16d & (10) 10d NAILS	G#3250 U#1795	G#2800 U#1635	HD410 OPT HD410IF w/ (20) 16d & (10) 10d NAILS	G#3080 U#1950	
L	BEAM TO MASONRY	HU410 OPT HUC410 w/ (18) TITEN TURBO 1/4" x2 3/4" & (10) 10d NAILS	G#4500 U#1800		HD410 OPT HD410IF w/ (20) 3/16" x 1 3/4" WEDGE-BOLT & (10) 10d NAILS	G#5000 U#1950	
L2	BEAM TO MASONRY / FRAME	HU46 OPT HUC46 w/ (6) 10d NAILS & (12) 1/4" x 2 3/4" TITEN TURBO (TO MAS.) OR (12) 16d & (6) 10d (FOR FRAME)	G#3000 U#1135 SYP-M	G#2165 U#1135 SYP-F	HD46 OPT HU46 w/ (6) 10d NAILS & (12) 3/16" x 1 3/4" TAPPER+ (TO MAS.) OR (12) 16d & (6) 10d (FOR FRAME)	G#3000 U#1170 SYP-M	G#1850 U#1170 SYP-F
M	FRAME TO MASONRY	(2) HETA16 OPT (2) HETA20 1-PLY w/ (10) 10d x 1 1/2" OR 2-PLY w/ (12) 16d	1920 2365		(2) HTA16 OPT (2) HTA20 1-PLY w/ (10) 10d x 1 1/2" OR 2-PLY w/ (12) 16d	2430 2430	-
N	FRAME TO MASONRY	HTSM16 w/ (8)10d NAILS AND (4) 1/4"x2 1/4" TITEN TURBO OR HTSM20 w/ (10)10d NAILS AND (4) 1/4"x2 1/4" TITEN TURBO	1110 1110	955 955	HTWM16 w/ (8)10d NAILS AND (4) 1/4"x1 3/4" WEDGE-BOLT OR HTWM20 w/ (10)10d NAILS AND (4) 1/4"x1 3/4" WEDGE-BOLT	1225 1225	1145 1145
P	FRAME TO MASONRY	H10S w/ (8) 8d x1 1/2" NAILS AND (2) 3/8"x4" TITEN HD	910	785	LUGT1 w/ (8) 8d x1 1/2" NAILS AND (2) 3/8"x4" WEDGE-BOLT	1045	920
Q	FRAME TO MASONRY	DTT2Z w/ (8) 1/4" x1 1/2" SDS WOOD SCREWS AND (1) 1/2"ϕ A.T.R. EPOXIED w/ SIMPSON "SET" (SEE NOTE #4)	2145	1835	DTB-TZ w/ (8) 1/4" x1 1/2" WS15 WOOD SCREWS AND (1) 1/2"ϕ A.T.R. EPOXIED w/ SIMPSON "SET" (SEE NOTE #4)	1835	1510
R	FRAME TO MASONRY	HTT5 w/ (26) 10d x 1 1/2" NAILS AND (1) 5/8"ϕ A.T.R. EPOXIED w/ SIMPSON "SET" (SEE NOTE #4 BELOW)	4350	3740	HTT45 w/ (26) 16d x2 1/2" NAILS AND (1) 5/8"ϕ A.T.R. EPOXIED w/ SIMPSON "SET" (SEE NOTE #4 BELOW)	5005	-
S	FRAME TO MASONRY	HTT4 w/ (18) 16d x2 1/2" NAILS AND (1) 5/8"ϕ A.T.R. EPOXIED w/ SIMPSON "SET" (SEE NOTE #4 BELOW)	4235	3640	HTT45 w/ (18) 16d x2 1/2" NAILS AND (1) 5/8"ϕ A.T.R. EPOXIED w/ SIMPSON "SET" (SEE NOTE #4 BELOW)	4160	-
T	FRAME TO FRAME	H10S w/ (24) 10d x1 1/2" NAILS	910	785	LUGT1 w/ (23) 8d x1 1/2" NAILS	1045	920
U	FRAME TO MASONRY	HM9KT w/ (4) 1/4"x1 1/2" SDS WOOD SCREWS & (5) 1/4"x2 1/4" TAPCONS	760	760	RT16M w/ (9) 10d x 1 1/2" NAILS & (4) 1/4" x 1 3/4" TAPCONS	1395	1225
V	FRAME TO MASONRY	VGT w/ (16) 1/4"x3" SDS WOOD SCREWS & (1) 5/8"ϕ A.T.R. EPOXIED w/ SIMPSON "SET" w/ 12" MIN. EMBEDMENT	4940	3555			
W	FRAME TO MASONRY	(2) VGT w/ (32) 1/4"x3" SDS WOOD SCREWS & (2) 5/8"ϕ A.T.R. EPOXIED w/ SIMPSON "SET" w/ 12" MIN. EMBEDMENT	7185	5170			
X	FRAME TO FRAME	VGT w/ (16) 1/4"x3" SDS WOOD SCREWS & HDU4-SDS2.5 w/ (10) 1/4"x2 1/2" SDS WOOD SCREWS & (1) 5/8"ϕ A.T.R.	4940	3555	MUGT15 w/ (28) 10d NAILS & HTT45 w/ (18) 10d NAILS & (1) 5/8"ϕ A.T.R.	4215	-
Y	FRAME TO FRAME	(2) HTT5 w/ (52) 16d"x2 1/2" NAILS & (2) 5/8"ϕ A.T.R. (SEE NOTE #4)	10180	8750	(2) HTT45 w/ (26) 16d"x2 1/2" NAILS EA. & (1) 5/8"ϕ A.T.R. (SEE NOTE #4)	5005	-

GENERAL CONNECTOR NOTES:
1. CONNECT ALL FLOOR TRUSSES TO INTERIOR BEARING WOOD WALLS / BEAMS w/ (2) 12d TOENAILS.
2. ALL TRUSS TO TRUSS CONNECTIONS ARE PROVIDED BY TRUSS MANUFACTURER, U.N.O ON PLAN.
3. G.C. MAY USE EITHER SIMPSON OR USP CONNECTIONS, SEE FRAMING PLAN FOR CONNECTOR CALL OUT.
4. FOR SINGLE PLY TRUSSES, SCAB ON FULL HEIGHT SYP #1 2"x4" TO TRUSS VERTICAL WEB w/ (2) ROWS OF 10d NAILS @ 3" O.C. STAGGERED.
5. MINIMUM A.T.R. EMBEDMENT: 5" EMBEDMENT FOR 1/2" A.T.R. 6" EMBEDMENT FOR 5/8" A.T.R. 8" EMBEDMENT FOR 7/8" A.T.R. (IF AT STEP, DEPTH IS FROM LOWER SLAB).

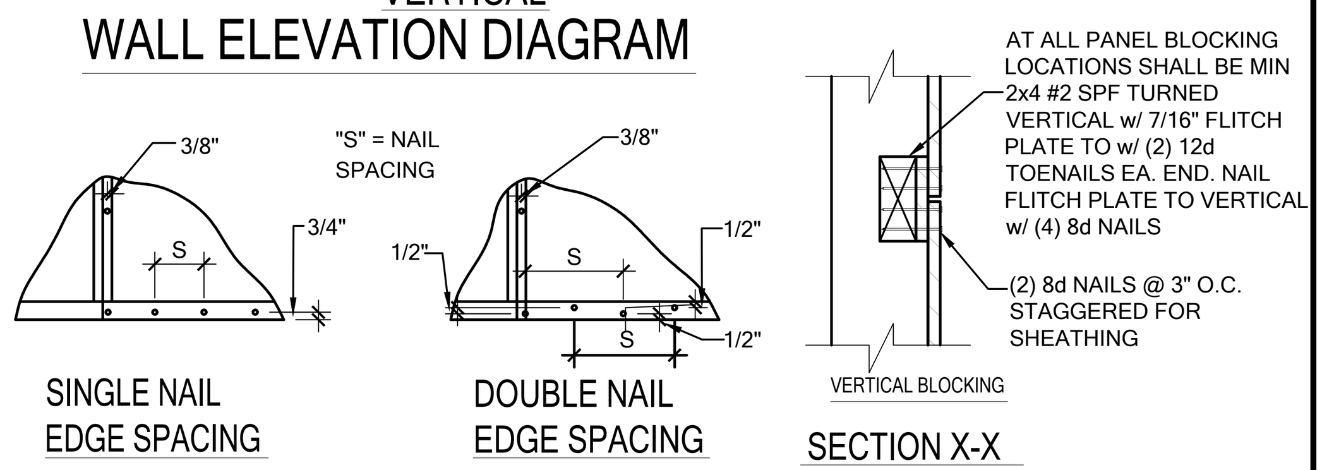
(A) MINIMAL CONNECTOR UNO ON FRAMING PLAN
1. CONNECTION FOR ALL ROOF / FLOOR TRUSSES TO MASONRY WALLS/ LINTELS/ ICF WALLS UNO ON PLAN
2. CONNECTION AT 24" OR 32" O.C. PENDING VERTICALS FOR ALL FLOOR TRUSSES PARALLEL TO MASONRY WALLS SEE DETAIL FB12/D3 FOR MORE INFORMATION
3. CONNECTION FOR ALL HIP JACK (CORNER JACK) TO MASONRY WALLS/ICF WALLS/LINTELS
4. CONNECTION FOR ALL CONTINUOUS RIM BOARD TO TOP OF MASONRY AT 32" O.C MAX. w/ (2) AT EACH CORNER. G.C. TO VERIFY LOCATION DOES NOT CONFLICT w/TJI (IF APPLICABLE) LAYOUT
5. CONNECT ALL FLOOR TRUSSES TO INTERIOR BEARING WOOD WALL/BEAMS w/ (2) 12d TONAILS

(B) MINIMAL CONNECTOR UNO ON FRAMING PLAN
1. CONNECTION FOR JACK TRUSS TO WOOD WALL OR BEAM

(C) MINIMAL CONNECTOR UNO ON FRAMING PLAN
1. CONNECTION FOR ALL TRUSSES TO INTERIOR/EXTERIOR BEARING WOOD WALLS AND/OR BEAMS



WALL ELEVATION DIAGRAM

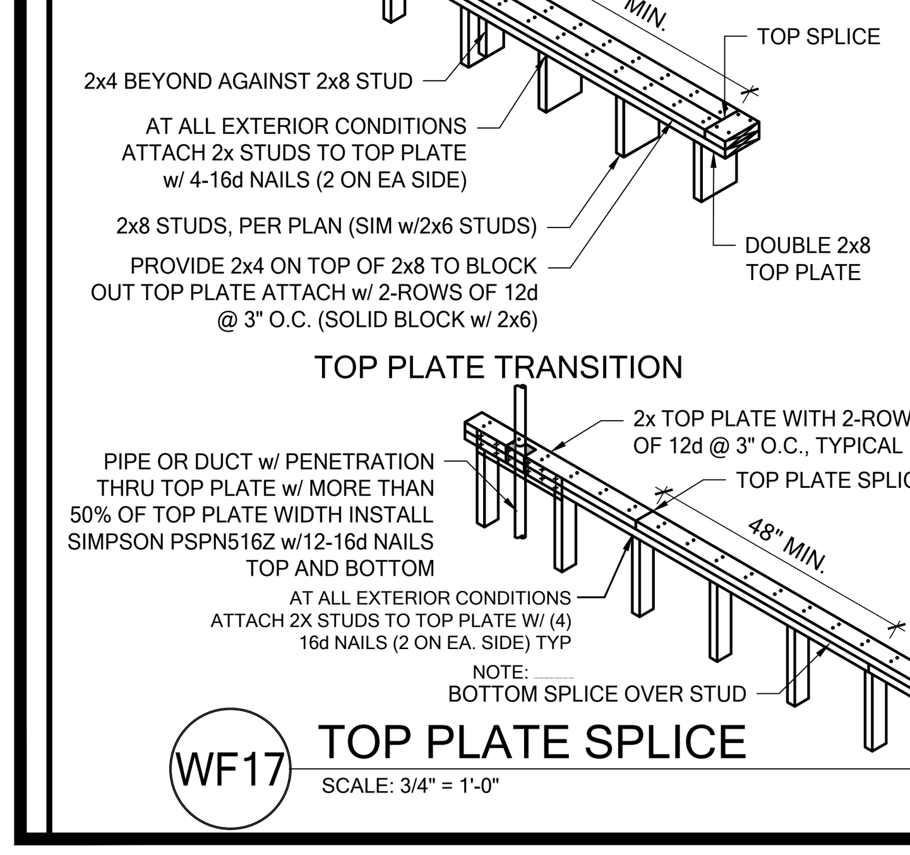


(A) NAIL AT BASE 2 ROWS @ 4" O.C. w/ 8d COMMON NAIL.
(B) NAIL AT TOP PLATE TWO ROWS @ 4" O.C. w/ 8d COMMON NAIL.
(C) NAIL OPENING PERIMETER w/ (2) ROWS @ 4" O.C. w/ 8d COMMON NAIL.
(D) NAIL INTERIOR AT 6" O.C. w/ 8d COMMON NAIL.
(E) STAGGER ALL VERTICAL JOINTS & NAIL @ 4" O.C. w/ 8d COMMON NAIL.
(F) PLYWOOD SPLICES @ HEADER - NAIL SHEATHING TO HEADER w/ 8d COMMON NAILS @ 4" O.C. (2) ROWS @ TOP & BOTT.
(G) (2) 8d NAILS @ 3" O.C. TO EACH TRUSS END OR @ VERTICAL MEMBER IF GABLE END.
(H) FLOOR SHEATHING ¾" PLYWOOD DECKING GLUED AND NAILED w/ 8d COMMON NAILS AT 6" O.C. AT EDGES OVERDRIVE NAILS: FASTNERS SHALL NOT PENETRATE SURFACE MORE THAN ⅛".

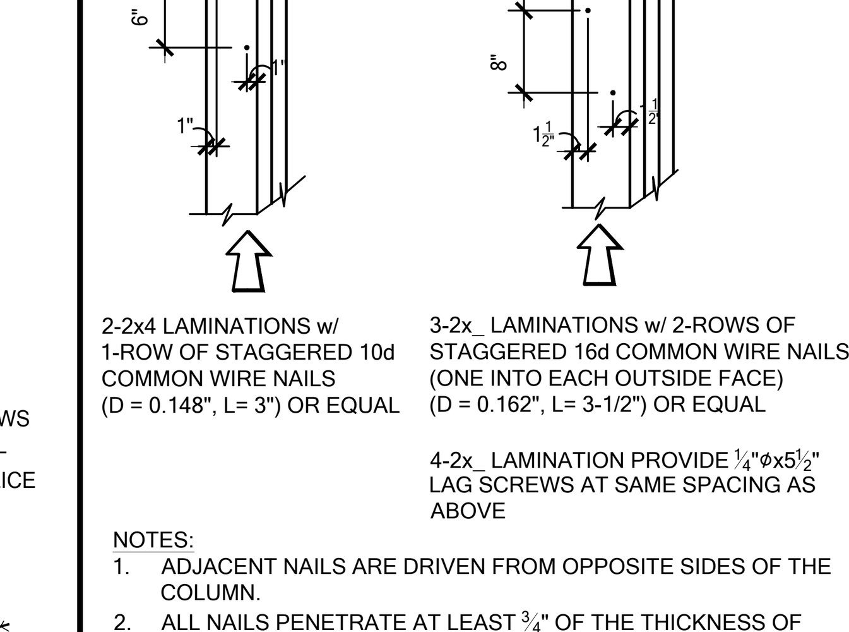
WALL SHEATHING MAY BE INSTALLED VERTICALLY OR HORIZONTALLY, ATTACH PER NAILING SCHEDULE. PANEL EDGES WILL NEED TO BE ATTACHED TO STUD AND OR BLOCKING AT ALL EDGES. A MINIMUM ⅛" SPACE IS RECOMMENDED BETWEEN PANELS AT EDGES AND END JOINTS TO ALLOW FOR EXPANSION. FASTENERS SHALL NOT PENETRATE SURFACE MORE THAN ⅛".

NOTE: 8d NAILS FOR WALL SHEATHING MUST BE MIN .131" x 2-1/2". DO NOT OVERDRIVE NAILS: FASTENERS SHALL NOT PENETRATE SURFACE MORE THAN ⅛"

TB13 ROOF AND WALL SHEATHING SPECIFICATIONS
SCALE: N.T.S.

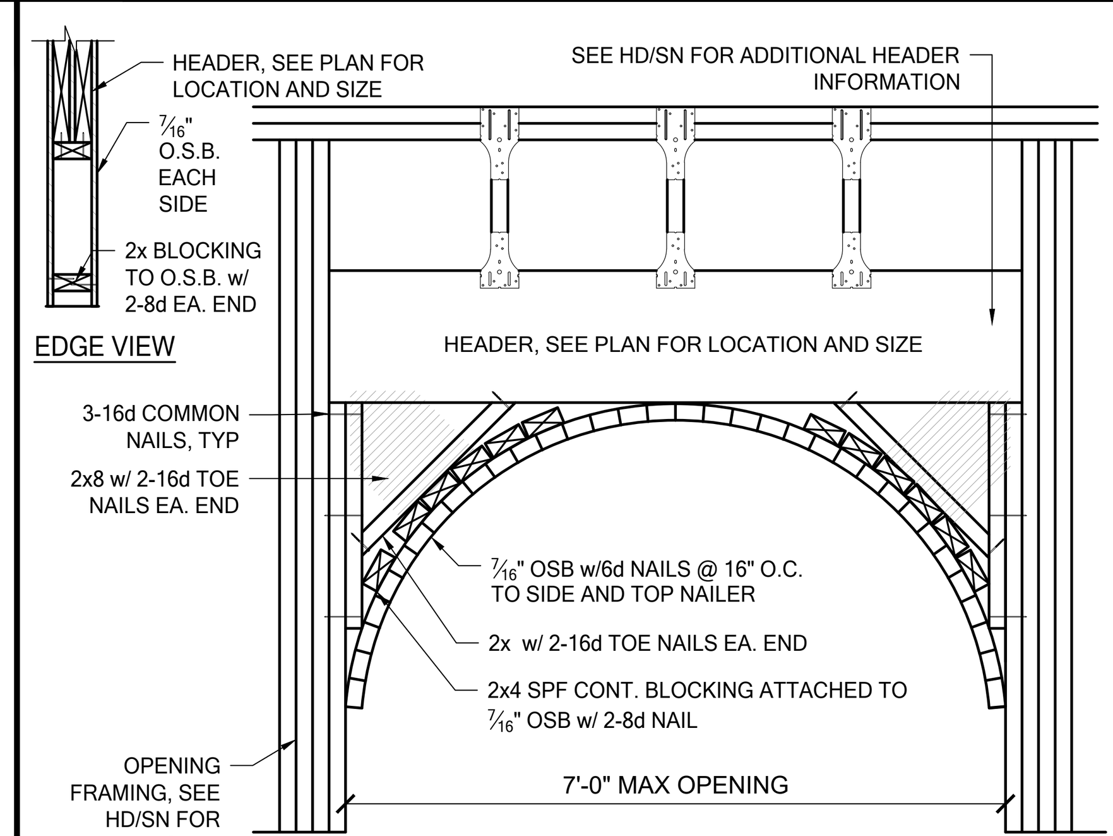


WF17 TOP PLATE SPLICE
SCALE: 3/4" = 1'-0"

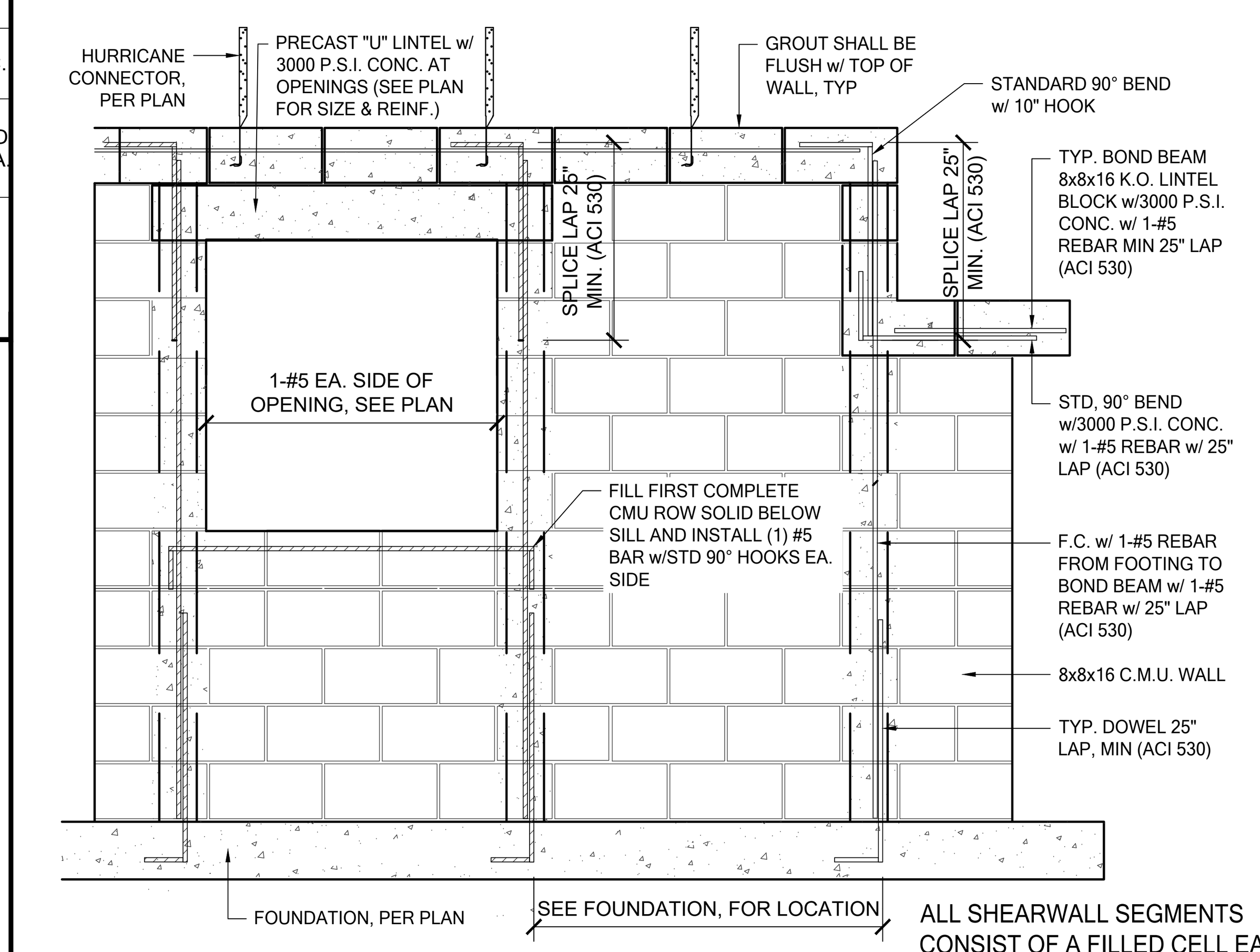


NOTES:
1. ADJACENT NAILS ARE DRIVEN FROM OPPOSITE SIDES OF THE COLUMN.
2. ALL NAILS PENETRATE AT LEAST ¾" OF THE THICKNESS OF THE LAST LAMINATION
3. REFER TO NDS SECTION 15.3 FOR ADDITIONAL INFO.

WF37 MULI-PLY FASTENING
SCALE: 3/4" = 1'-0"

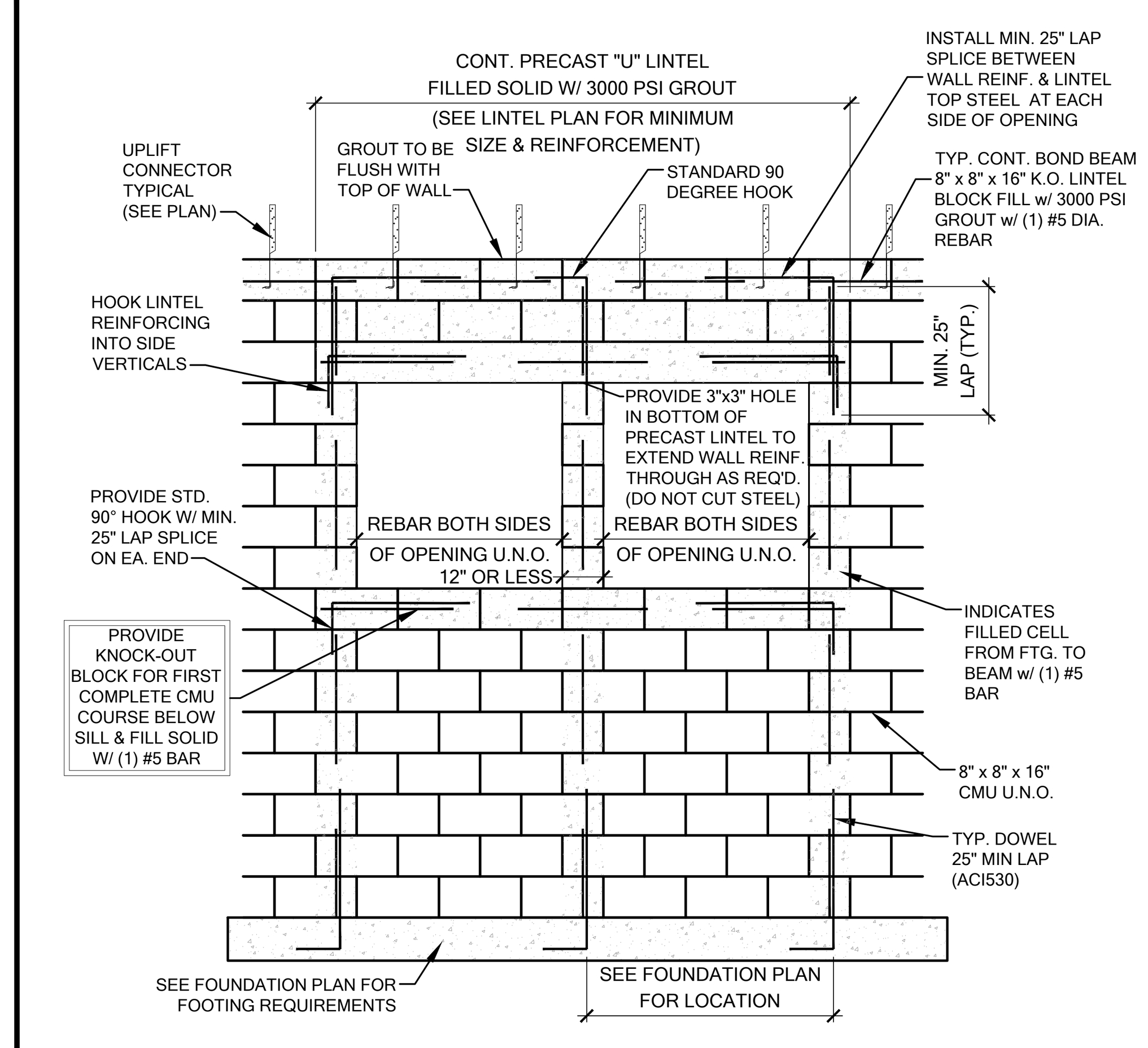


WF02 WOOD FRAMED ARCH
SCALE: 3/4" = 1'-0"



ALL SHEARWALL SEGMENTS CONSIST OF A FILLED CELL EA END WITHOUT AN OPENING BETWEEN, IF SHOWN ON PLAN

MS01 MASONRY WALL REINFORCEMENT
SCALE: 3/4" = 1'-0"
*GRADE 40 U.N.O.



MS24 SHEAR FRAME @ SINGLE OR MULTIPLE WINDOWS
SCALE: 1/2" = 1'-0"
REVISION 10-19-16

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AIBD AMERICAN INSTITUTE OF BUILDING DESIGN

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Certificate Of Authorization No. 9161
☐ CARL A. BROWN, PE - FL # 56126
☐ SCOTT LEWKOWSKI, PE - FL #78750
☐

DATE: April 28, 2023

TO THE BEST OF THE ENGINEERS KNOWLEDGE AND UNDERSTANDING, THE STRUCTURAL PLANS AND SPECIFICATIONS COMPLY WITH THE CURRENT FLORIDA RESIDENTIAL BUILDING CODE SIGNED AND SEALED FOR THE STRUCTURAL PORTION OF THIS DRAWING.

FDS JOB NO.:

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6089) 4 UNIT

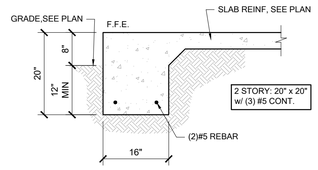
title:

project no. 2023083
checked:
drawn: BA
date: 04-12-23
scale:

SN

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

The structural design of this building is in accordance with the FLORIDA BUILDING CODE 7TH EDITION (2020) RESIDENTIAL and is certified as such.



FM01 SINGLE STORY FTG
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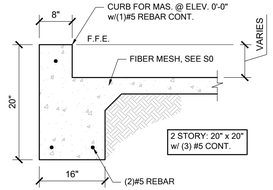
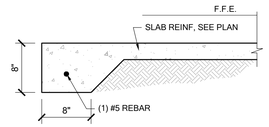
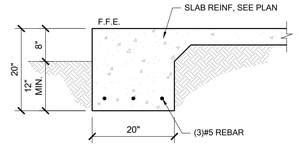


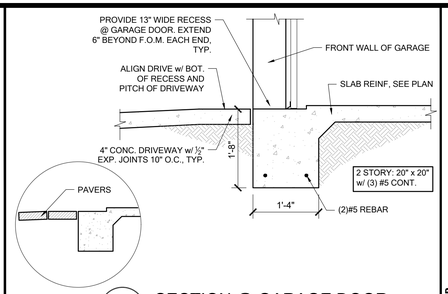
FM02 SECTION @ GARAGE
SCALE: 3/4" = 1'-0"



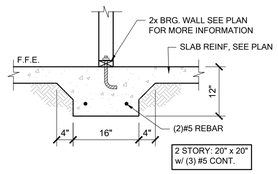
FM03 THICKENED EDGE
SCALE: 3/4" = 1'-0"



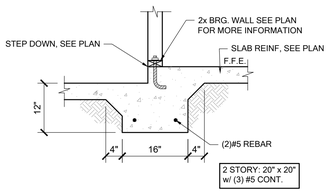
FM08 2-STORY FOOTING
SCALE: 3/4" = 1'-0"



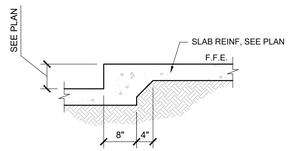
FM09 SECTION @ GARAGE DOOR
SCALE: 3/4" = 1'-0"



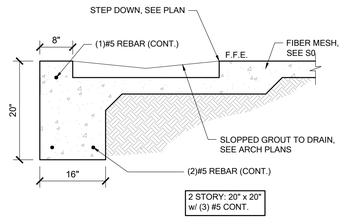
FM10 INTERIOR BEARING WALL
SCALE: 3/4" = 1'-0"



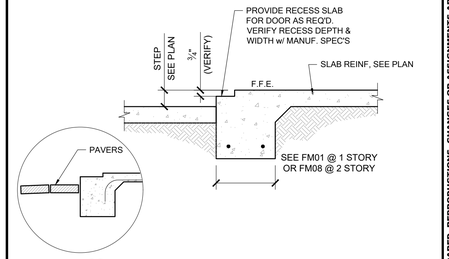
FM11 STEP DOWN BEARING
SCALE: 3/4" = 1'-0"



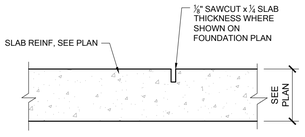
FM12 STEP DOWN NON-BEARING
SCALE: 3/4" = 1'-0"



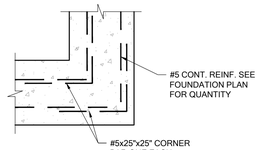
FM14 SECTION @ SHOWER
SCALE: 3/4" = 1'-0"



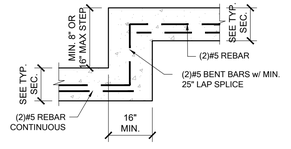
FM15 EXTERIOR BEARING @ RECESS
SCALE: 3/4" = 1'-0"



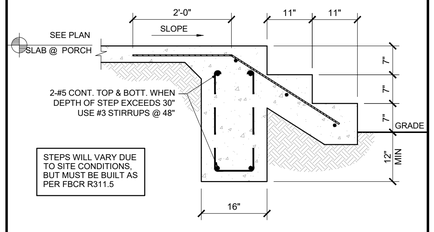
FM20 CONTROL JOINT
SCALE: 3/4" = 1'-0"



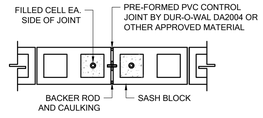
FM19 TYP. CORNER BAR DETAIL
SCALE: 3/4" = 1'-0"



FM18 TYP. STEP FOOTING DETAIL
SCALE: 3/4" = 1'-0"

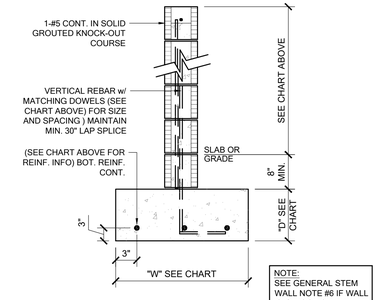


FM22 PORCH STEP
SCALE: 3/4" = 1'-0"



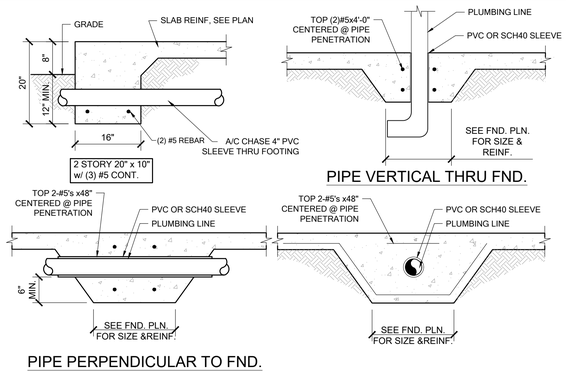
MASONRY CONTROL JOINT

SITE WALL SCHEDULE				
SITE WALL HEIGHT (h)	FOOTING SIZE WIDTH	FOOTING SIZE DEPTH	NUMBER/SIZE OF BARS	MAXIMUM DOWEL SPACING
0'-0"-2'-8"	2'-0"	1'-0"	w/ (3) #5 CONT.	#5 @72" O.C.
>2'-8"-5'-0"	3'-0"	1'-0"	w/ (3) #5 CONT.	#5 @48" O.C.
>5'-0" - 7'-0"	3'-4"	1'-0"	w/ (5) #5 CONT.	#5 @24" O.C.
>7'-0" - 8'-0"	4'-0"	1'-4"	w/ (5) #5 CONT. & #5 @ 32" O.C. TRANSV.	#6 @24" O.C.

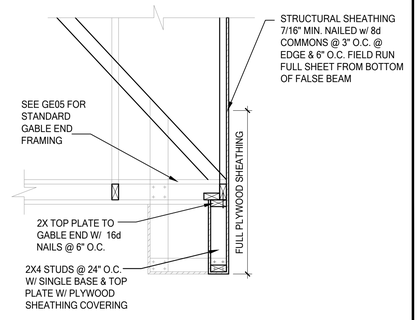


1. CONTROL JOINTS TO BE LOCATED AT 20' O.C. MAX AND @ ALL CHANGES IN WALL WIDTHS.
2. G.C TO COORDINATE ALL UTILITIES IN EASEMENT

FS12 SITE WALL DETAIL
SCALE: 3/4" = 1'-0"



FM23 FOUNDTION PENETRATIONS, TYPICAL
SCALE: 3/4" = 1'-0"



GE15 FALSE BEAM @ GABLE END
SCALE: 3/4" = 1'-0"

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Certificate Of Authorization No: 9161
DAVID E. FORSBERG, PE - FL #78491
SCOTT LEWKOWSKI, PE - FL #78750

DATE: April 28, 2023

FDS JOB NO.:

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6089) 4 UNIT

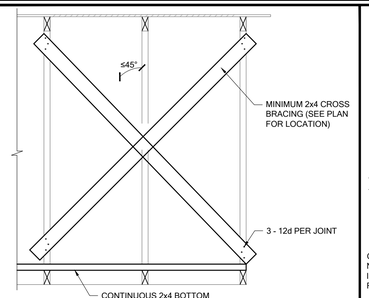
title:

project no. 2023083
checked:
drawn: BA
date: 04-12-23
scale:

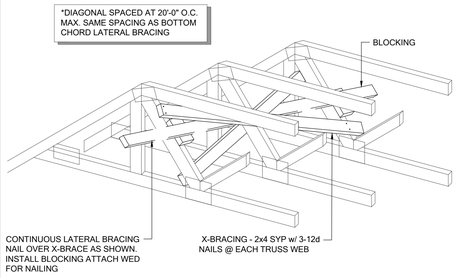
D1

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

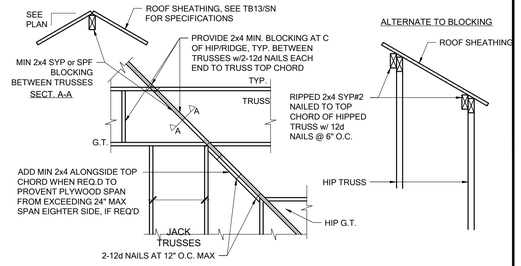
The structural design of this building is in accordance with the FLORIDA BUILDING CODE 7TH EDITION (2020) RESIDENTIAL and is certified as such.



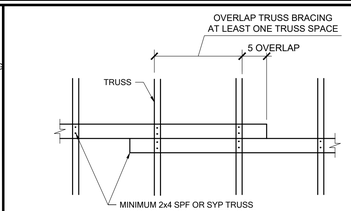
TB01 CROSS BRACING, TYP.
SCALE: 3/4" = 1'-0"



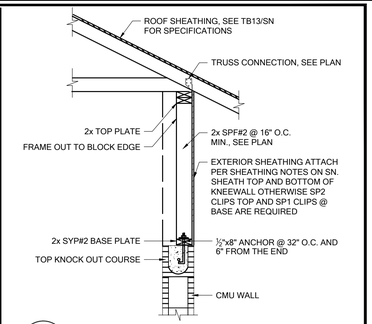
TB02 CROSS BRACING TYPICAL
SCALE: N.T.S.



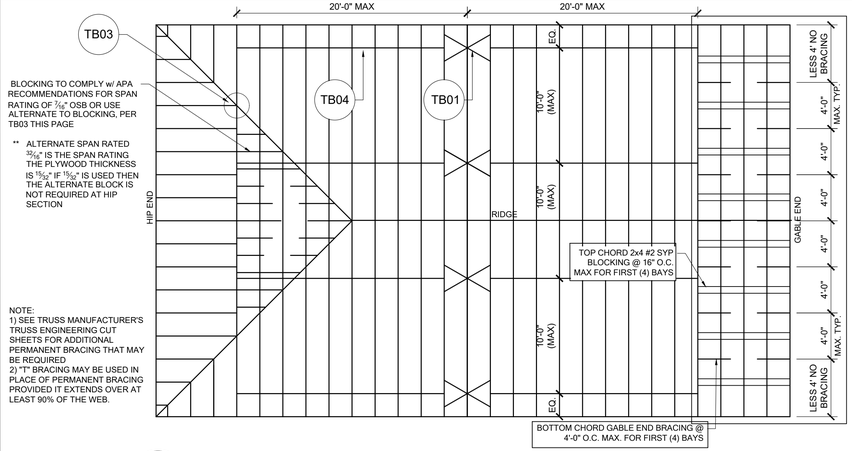
TB03 HIP/RIDGE BLOCKING
SCALE: 3/4" = 1'-0"



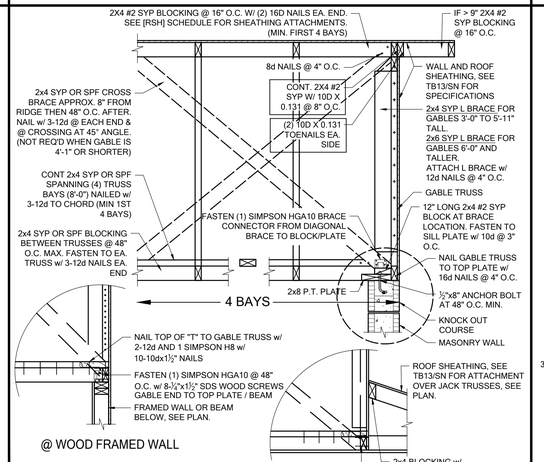
TB04 TRUSS BRACING OVER LAP
SCALE: 3/4" = 1'-0"



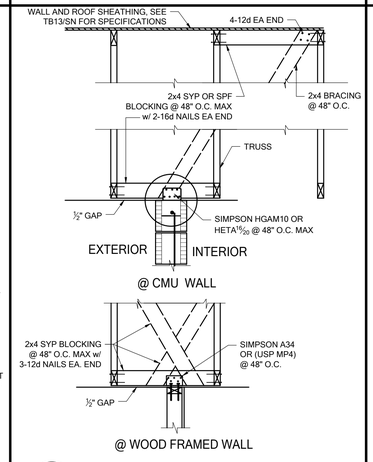
WF21 KNEE WALL @ ENTRY (OPTION)
SCALE: 3/4" = 1'-0"



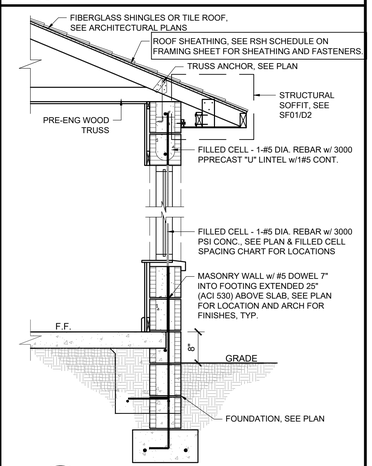
TB05 REQUIRED MIN. PERMANENT TRUSS BRACING PLAN
SCALE: N.T.S.



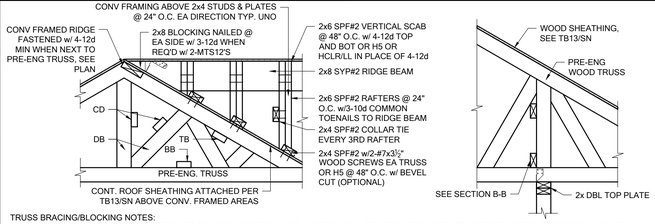
GE01 GABLE END BRACE
SCALE: 3/4" = 1'-0"



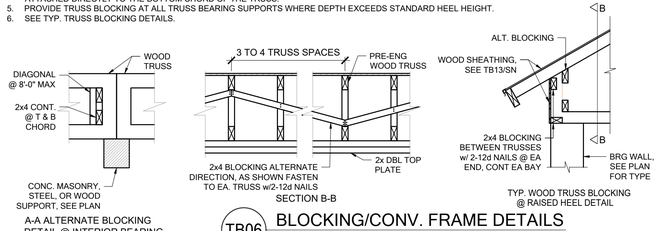
TB14 NON-BEARING EXTERIOR WALL
SCALE: 3/4" = 1'-0"



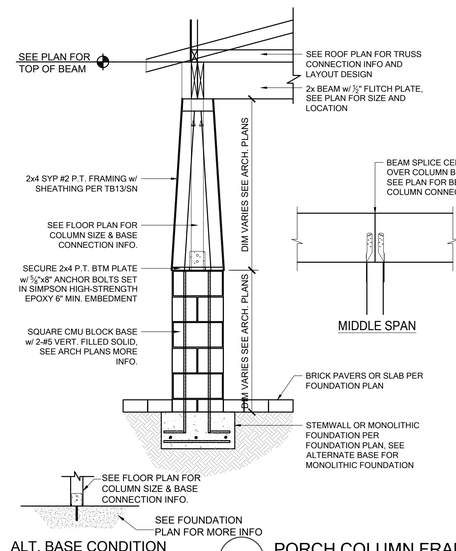
WS01 1-STORY WALL SECTION
SCALE: 3/4" = 1'-0"



TRUSS BRACING/BLOCKING NOTES:
1. WOOD TRUSS ERECTOR SHALL PROVIDE BRACING ACCORDING TO ANSI/TP1-2014 (TRUSS PLATE INSTITUTE) NOTE THAT THE COMBINED WIND AREA IS GREATER BEFORE THE ROOF SHEATHING IS APPLIED, AND BRACING SHALL THEREFORE BE INSTALLED AS THE TRUSSES ARE ERECTED. INADEQUATE TRUSSES BRACING IS THE MOST COMMON CAUSE OF ACCIDENT IN WOOD TRUSS CONSTRUCTION. FULL BUNDLES OF PLYWOOD SHALL NOT BE PLACED ON TRUSSES. THIS CONSTRUCTION LOAD SHOULD BE LIMITED TO 8 SHEETS OF PLYWOOD ON ANY PAIR OF TRUSSES & SHALL BE LOCATED ADJACENT TO THE SUPPORTS. NO EXCESS CONCENTRATION OF ANY CONSTRUCTION MATERIAL (SUCH AS GRAVEL OR SHINGLES) SHALL BE PLACED ON THE TRUSSES IN ANY ONE AREA THEY SHALL BE SPREAD OUT EVENLY OVER A LARGE SO AS TO AVOID OVERLOADING ANY ONE TRUSS.
2. ALL BRACING (DB, CB, BB) SHOWN ABOVE SHALL BE IN ADDITION TO CONTINUOUS LATERAL BRACING SPECIFIED BY THE TRUSS MANUFACTURER ALL LATERAL BRACING SPECIFIED BY TRUSS MANUF. SHALL HAVE ADDITIONAL DIAGONAL BRACES AT 20'-0" O.C. MAXIMUM.
3. ALL BRACES SHALL BE 2x4 NOMINAL DIMENSION LUMBER & SHALL BE ATTACHED w/ (3)12d NAILS AT EACH TRUSS INTERSECTION.
4. ADDITIONAL BOTTOM CHORD BRACING SHALL BE INSTALLED AS REQUIRED BY TRUSS DESIGN WHEREVER ADEQUATE STRUCTURAL CEILING ARE NOT ATTACHED DIRECTLY TO THE BOTTOM CHORD OF THE TRUSS.
5. PROVIDE TRUSS BLOCKING AT ALL TRUSS BEARING SUPPORTS WHERE DEPTH EXCEEDS STANDARD HEEL HEIGHT.
6. SEE TYP. TRUSS BLOCKING DETAILS.

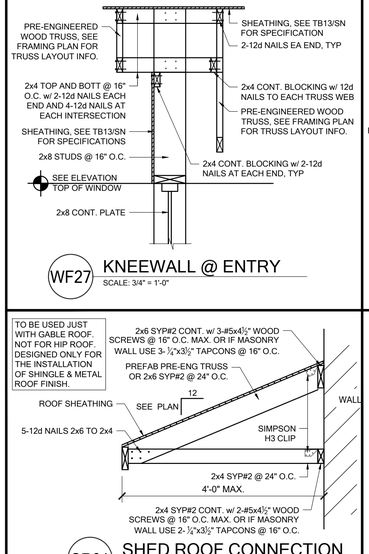


TB06 BLOCKING/CONV. FRAME DETAILS
SCALE: 1/2" = 1'-0"

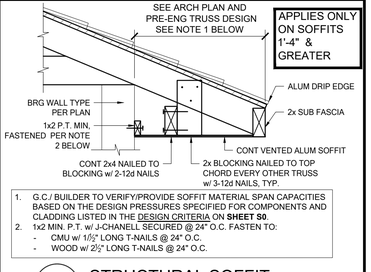


1. 2x BEAM w/ ½" FLITCH PLATE. SEE PLAN FOR SIZE AND LOCATION NAIL BEAMS TOGETHER PER BEAM SCHEDULE ON SHEET **SN**
2. BEAM SUPPORT SEE PLAN FOR SIZE AND LOCATION

CD12 PORCH COLUMN FRAMING
SCALE: 3/4" = 1'-0"



WF27 KNEEWALL @ ENTRY
SCALE: 3/4" = 1'-0"

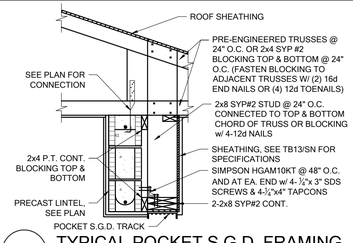


1. G.C./ BUILDER TO VERIFY/PROVIDE SOFFIT MATERIAL SPAN CAPACITIES BASED ON THE DESIGN PRESSURES SPECIFIED FOR COMPONENTS AND CLADDING LISTED IN THE DESIGN CRITERIA ON **SHEET S0**.
2. 1x2 MIN. P.T. w/ J-CHANNELL SECURED @ 24" O.C. FASTEN TO:
   - CMU w/ 1⅛" LONG T-NAILS @ 24" O.C.
   - WOOD w/ 2½" LONG T-NAILS @ 24" O.C.

SF01 STRUCTURAL SOFFIT
SCALE: 3/4" = 1'-0"
SOFFITS 1'-4" & GREATER

TO BE USED JUST WITH GABLE ROOF. NOT FOR HIP ROOF. DESIGNED ONLY FOR THE INSTALLATION OF SHINGLE & METAL ROOF FINISH.

SR01 SHED ROOF CONNECTION
SCALE: 3/4" = 1'-0"



PS18 TYPICAL POCKET S.G.D. FRAMING
SCALE: 3/4" = 1'-0"

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Certificate Of Authorization No: 9161
□ □ □ DAVID SCHNEIDER, PE - FL # 73997
□ □ □ SCOTT LEWKOWSKI, PE - FL #78750

FDS JOB NO.:

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6089) 4 UNIT

title:

project no. 2023083
checked:
drawn: BA
date: 04-12-23
scale:

D2

DATE: April 28, 2023

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

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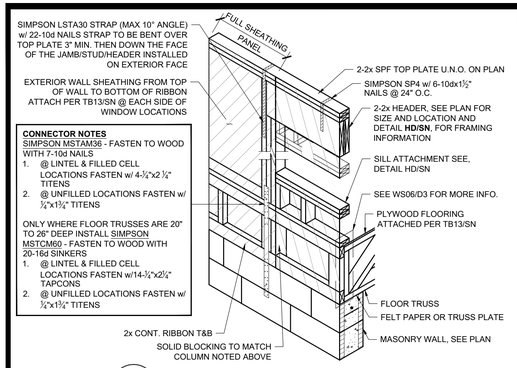
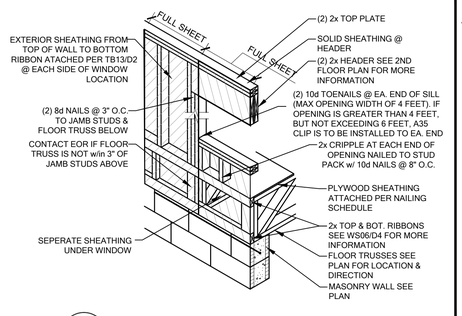
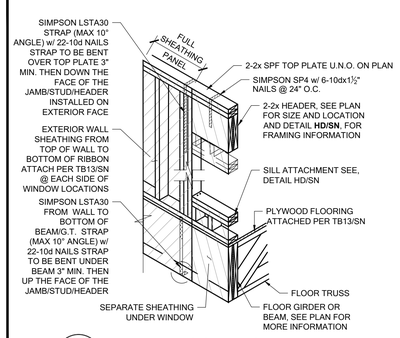


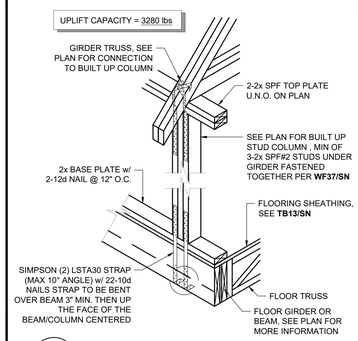
SH01 HEADER CONN. (SINGLE STRAP)
SCALE: N.T.S.



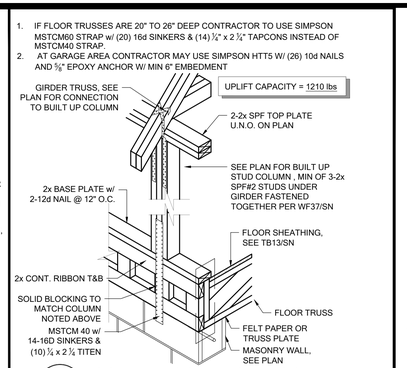
SH11 HEADER CONN. @ 2nd FLOOR
SCALE: N.T.S.



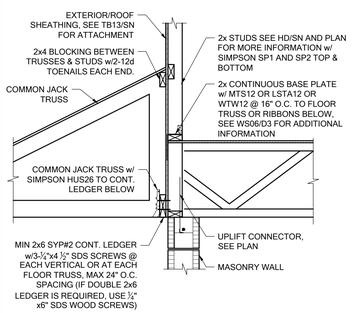
SH05 HEADER CONN. @ BEAM
SCALE: N.T.S.



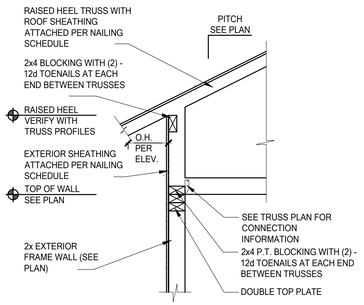
SG01 COLUMN CONN. @ BEAM
SCALE: 3/4" = 1'-0"



SG02 COLUMN CONN. @ MASONRY
SCALE: 3/4" = 1'-0"

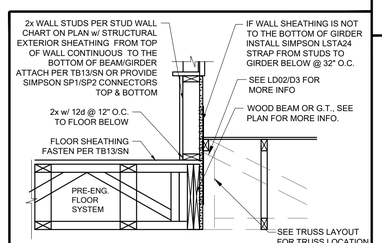


LD07 LEDGER CONNECTION
SCALE: 3/4" = 1'-0"

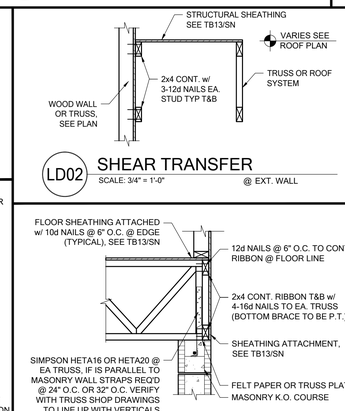


WOOD WALL

WS18 RAISED HEEL DETAIL
SCALE: 3/4" = 1'-0"

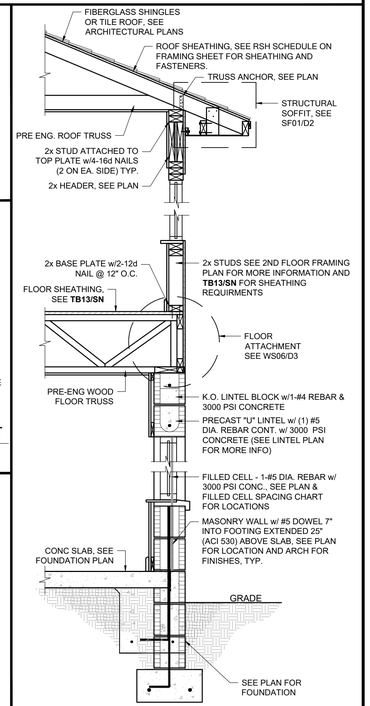


WF31 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"

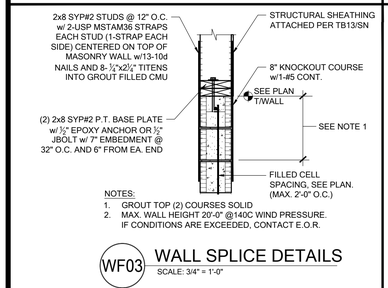


LD02 SHEAR TRANSFER
SCALE: 3/4" = 1'-0"

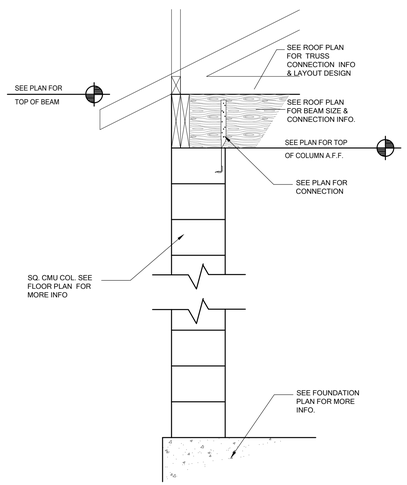
WS06 TYPICAL FLOOR ATTACHMENT
SCALE: 3/4" = 1'-0"



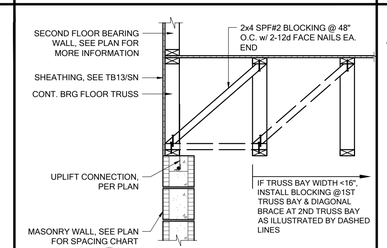
WS04 2-STORY WALL SECTION
SCALE: 3/4" = 1'-0"



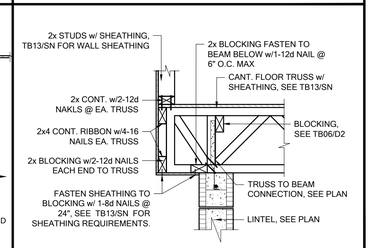
WF03 WALL SPLICE DETAILS
SCALE: 3/4" = 1'-0"



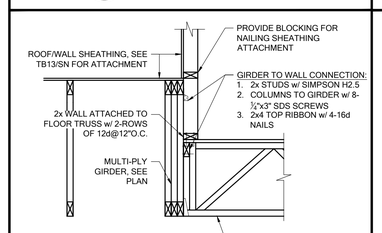
CD10 COLUMN DETAILS
SCALE: 3/4" = 1'-0"



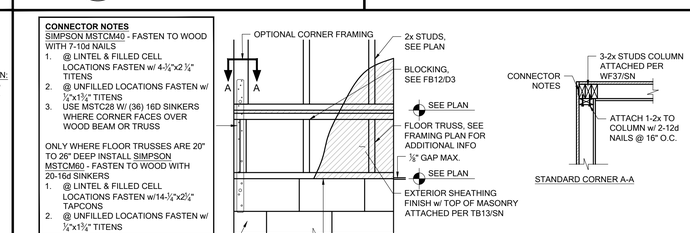
FB12 BLOCKING DETAIL
SCALE: 3/4" = 1'-0" VE



FC03 CANTILEVER FLOOR
SCALE: 3/4" = 1'-0"



WF100 BRG. WALL OVER FLOOR SYSTEM
SCALE: 3/4" = 1'-0"



FB06 TYP. CORNER FRAMING
SCALE: 3/4" = 1'-0" OPT 2760

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DATE: April 28, 2023

FDS JOB NO.:

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 60092-60089) 4 UNIT

title:

project no. 2023083
checked:
drawn: BA
date: 04-12-23
scale:

D3

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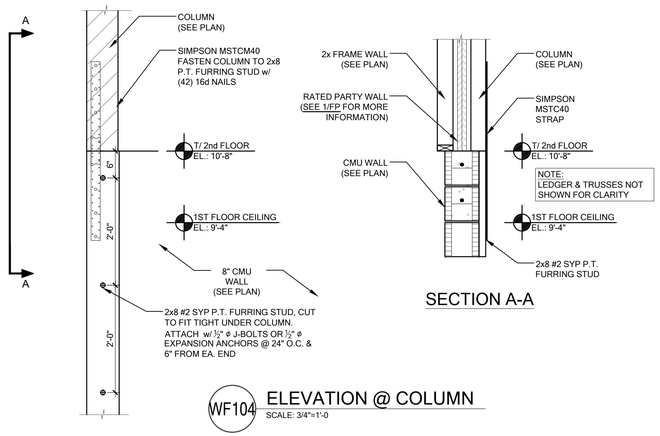
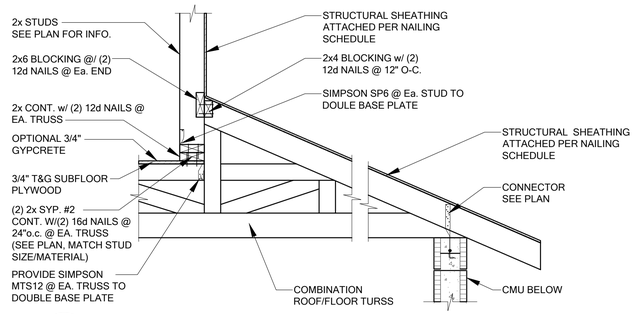
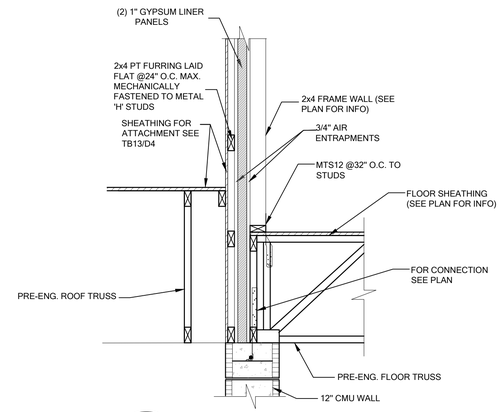


SECTION A-A

WF104 ELEVATION @ COLUMN
SCALE: 3/4"=1'-0

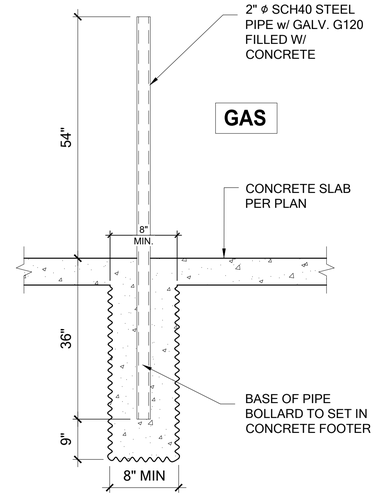


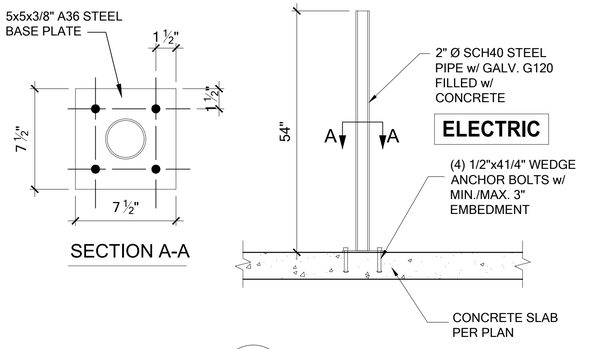
CT04 SECTION @ COMBINATION TRUSS
SCALE: 3/4" = 1'-0"



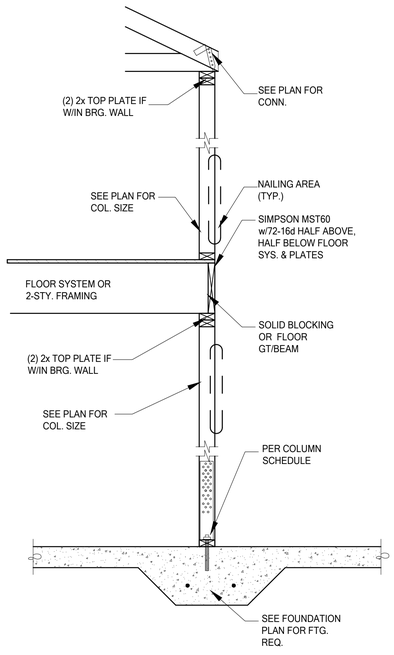
1/D4 OFFSET EXTERIOR WALL DETAIL
SCALE: 3/4" = 1'-0"

LOCATION OF BARRIER TO BE 1'-0" IN
FRONT OF MECH. OR APP. WHEN REQUIRED





FM25 BOLLARD DETAIL
SCALE: 3/4" = 1'-0"



SG07 2 STORY COL. @ GIRDER
SCALE: 3/4" = 1'-0"

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DATE: April 28, 2023

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title:

project no. 2023083
checked:
drawn: BA
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scale:

D4

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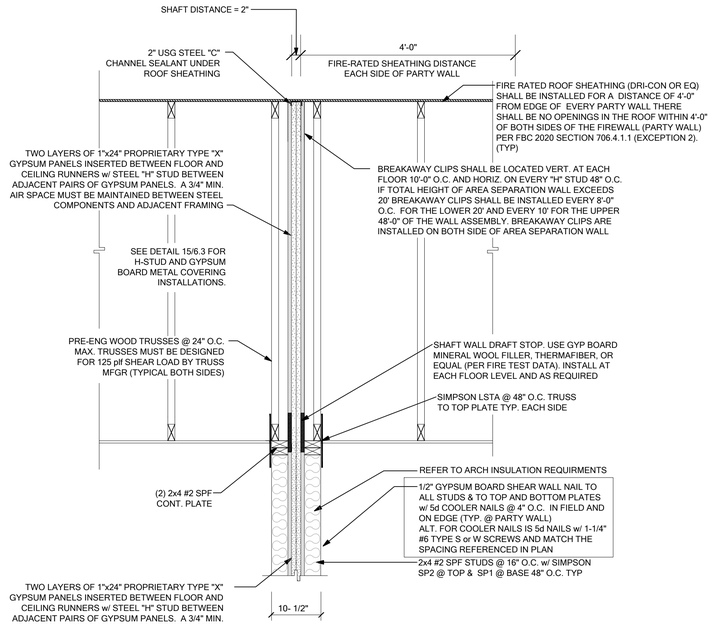
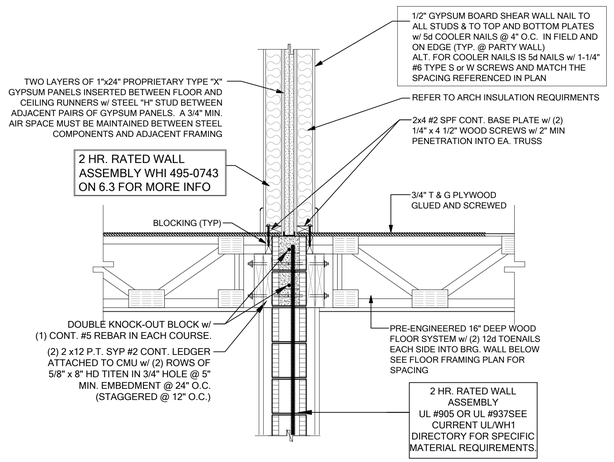


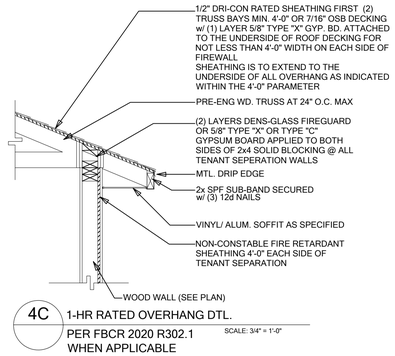
4 TYPICAL 2 STORY 2-HR. RATED PARTY WALL AT ROOF SYSTEM

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



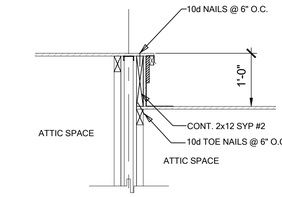
3 TYPICAL 2 STORY 2-HR. RATED PARTY WALL AT FLOOR SYSTEM

SCALE: 1" = 1'-0"



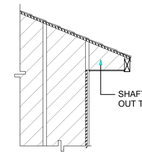
4C 1-HR RATED OVERHANG DTL. PER FBCR 2020 R302.1 WHEN APPLICABLE

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



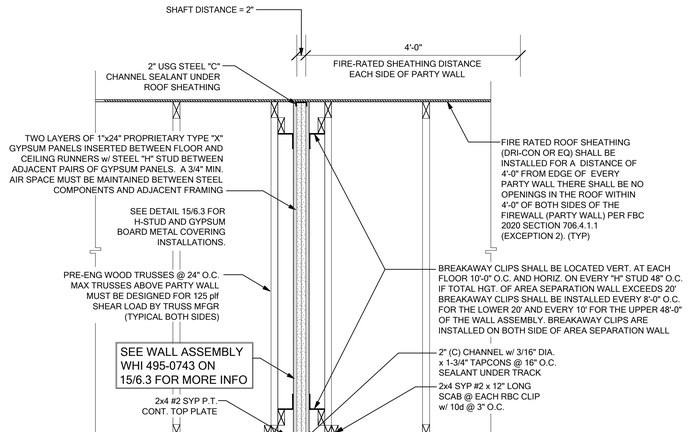
4D 1-HR RATED STEPPED ROOF DTL.

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



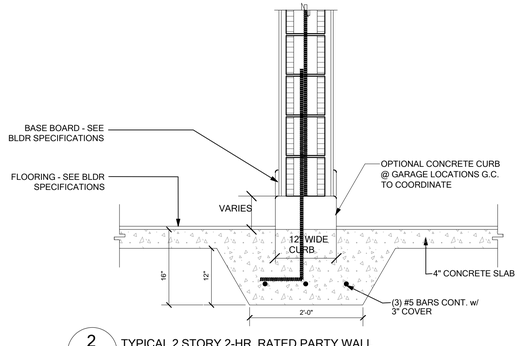
4F SOFFIT AT FRAME WALL

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



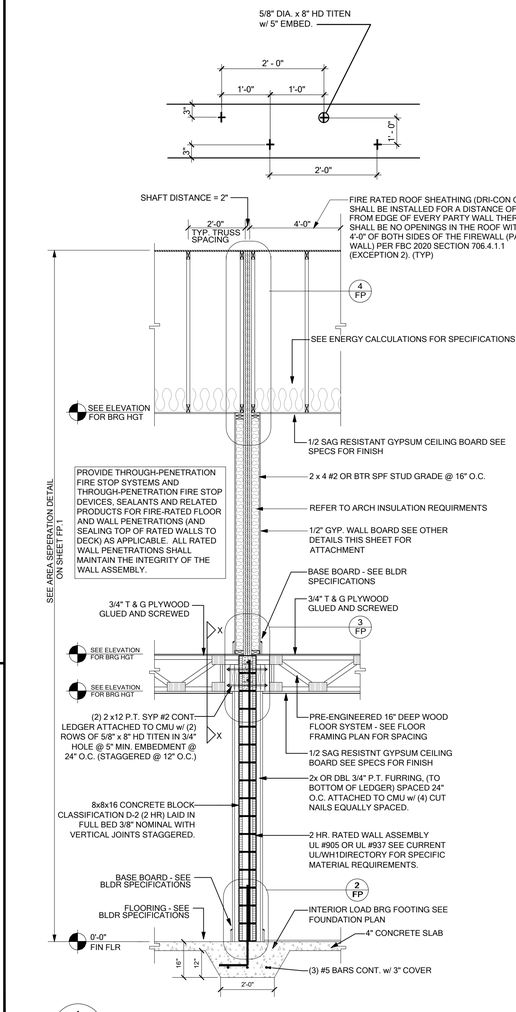
4A TYPICAL 2-HR. RATED PARTY WALL AT GARAGE ROOF SYSTEM

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



2 TYPICAL 2 STORY 2-HR. RATED PARTY WALL AT FOUNDATION

SCALE: 1" = 1'-0"



1 TYPICAL 2 STORY 2-HR. RATED PARTY WALL ASSEMBLY

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

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258 Southhall Lane, Maitland, FL 32751
O: 321-972-0491 F: 407-880-2304
Certificate Of Authorization No: 9161
DATE: 04-12-23
SCOTT LEWKOWSKI, PE - FL #78750

FDS JOB NO.:

DATE: April 28, 2023

PARK SQUARE
HORIZONS WEST
BABCOCK RANCH BLDG 6 (LOTS 6092-6089) 4 UNIT

title:

project no. 2023083
checked:
drawn: BA
date: 04-12-23
scale:

FP
STRUCTURAL

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NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

The structural design of this building is in accordance with the FLORIDA BUILDING CODE 7TH EDITION (2020) RESIDENTIAL and is certified as such.