3170
ASHFORD
FLORIDA SERIES
40' X 65'



REVISION SCHEDULE			
NO.	DATE	DESCRIPTION	BY
1	11-18-25	-CREATED NEW MASTER	M.W.
2	04-24-26	-REMOVED TILE FLOOR @ ENTRY TO MASTER BEDROOM & REPLACED W/ CARPET	M.R.
3	05-06-26	-ADD OPTIONAL SUMMER KITCHEN & REMOVED 'TEMPERED' FROM WINDOWS @ BATH 2 & BATH 3	M.W.

SHEET INDEX:

00	COVER SHEET
00.1	GENERAL NOTES
01.0	SLAB INTERFACE PLAN "A"
02.0	FIRST FLOOR PLAN W/ NOTES "A"
02.1	FIRST FLOOR PLAN W/ DIMENSIONS "A"
03.0	SECOND FLOOR PLAN W/ NOTES "A"
03.1	SECOND FLOOR PLAN W/ DIMS "A"
04.0	EXTERIOR ELEVS.- FRONT/ REAR "A"
04.1	EXTERIOR ELEVS.- LEFT/ RIGHT "A"
05.0	ROOF PLAN
06.0	STAIR SECTION
07.0	FIRST FLOOR UTILITY PLAN "A"
07.1	SECOND FLOOR UTILITY PLAN "A"
AD1	DETAILS
AD2	DETAILS
S1	FOUNDATION PLAN "A"
S2	PRECAST LINTEL LAYOUT "A"
S3.A	FIRST FLOOR TRUSS LAYOUT "A"
S4.A	SECOND FLOOR TRUSS LAYOUT "A"
D1	TYPICAL DETAILS
D2	TYP. DETAILS/ CONNECTOR SCHEDULE
D3	TYPICAL STRUCTURAL DETAILS
D4	TYPICAL STRUCTURAL DETAILS
SD5	TYPICAL STRUCTURAL DETAILS
SD6	TYPICAL STRUCTURAL DETAILS
SD7	TYPICAL STRUCTURAL DETAILS
SD8	TYPICAL STRUCTURAL DETAILS

SHEET INDEX:

00	COVER SHEET
00.1	GENERAL NOTES
01.0	SLAB INTERFACE PLAN "B"
02.0	FIRST FLOOR PLAN W/ NOTES "B"
02.1	FIRST FLOOR PLAN W/ DIMENSIONS "B"
03.0	SECOND FLOOR PLAN W/ NOTES "B"
03.1	SECOND FLOOR PLAN W/ DIMS "B"
04.0	EXTERIOR ELEVS.- FRONT/ REAR "B"
04.1	EXTERIOR ELEVS.- LEFT/ RIGHT "B"
05.0	ROOF PLAN
06.0	STAIR SECTION
07.0	FIRST FLOOR UTILITY PLAN "B"
07.1	SECOND FLOOR UTILITY PLAN "B"
AD1	DETAILS
AD2	DETAILS
S1	FOUNDATION PLAN "B"
S2	PRECAST LINTEL LAYOUT "B"
S3.B	FIRST FLOOR TRUSS LAYOUT "B"
S4.B	SECOND FLOOR TRUSS LAYOUT "B"
D1	TYPICAL DETAILS
D2	TYP. DETAILS/ CONNECTOR SCHEDULE
D3	TYPICAL STRUCTURAL DETAILS
D4	TYPICAL STRUCTURAL DETAILS
SD5	TYPICAL STRUCTURAL DETAILS
SD6	TYPICAL STRUCTURAL DETAILS
SD7	TYPICAL STRUCTURAL DETAILS
SD8	TYPICAL STRUCTURAL DETAILS

SHEET INDEX:

00	COVER SHEET
00.1	GENERAL NOTES
01.0	SLAB INTERFACE PLAN "C"
02.0	FIRST FLOOR PLAN W/ NOTES "C"
02.1	FIRST FLOOR PLAN W/ DIMENSIONS "C"
03.0	SECOND FLOOR PLAN W/ NOTES "C"
03.1	SECOND FLOOR PLAN W/ DIMS "C"
04.0	EXTERIOR ELEVS.- FRONT/ REAR "C"
04.1	EXTERIOR ELEVS.- LEFT/ RIGHT "C"
05.0	ROOF PLAN
06.0	STAIR SECTION
07.0	FIRST FLOOR UTILITY PLAN "C'
07.1	SECOND FLOOR UTILITY PLAN "C'
AD1	DETAILS
AD2	DETAILS
S1	FOUNDATION PLAN "C"
S2	PRECAST LINTEL LAYOUT "C"
S3.C	FIRST FLOOR TRUSS LAYOUT "C"
S4.C	SECOND FLOOR TRUSS LAYOUT "C"
D1	TYPICAL DETAILS
D2	TYP. DETAILS/ CONNECTOR SCHEDULE
D3	TYPICAL STRUCTURAL DETAILS
D4	TYPICAL STRUCTURAL DETAILS
SD5	TYPICAL STRUCTURAL DETAILS
SD6	TYPICAL STRUCTURAL DETAILS
SD7	TYPICAL STRUCTURAL DETAILS
SD8	TYPICAL STRUCTURAL DETAILS

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COVER SHEET

3170 ASHFORD

FLORIDA SERIES

REVISIONS	
DELTA #	DATE

DATE: 09-16-24

SCALE: AS NOTED

DRAWN: MR

SHEET: 00

ABBREVIATIONS:

A/C	AIR CONDITIONER
A.F.F	ABOVE FINISHED FLOOR
A.H.U.	AIR HANDLER UNIT
ALT.	ALTERNATE
ALUM.	ALUMINUM
BRG.	BEARING
CAB.	CABINET
CANT.	CANTILEVER
	CENTER LINE
CLG.	CEILING
C.J.	CONTROL JOINT
CMU	CONCRETE MASONRY UNIT
CONT.	CONTINUOUS
CPT.	CARPET
D. SP.	DRYER SPACE
D.H.	DOUBLE HUNG
DIA.	DIAMETER
DISP	DISPOSAL
D.V.	DRYER VENT
DW	DISHWASHER
EA	EACH
ELEC	ELECTRICAL
ELEV	ELEVATION
E.O.R.	ENGINEER OF RECORD
E.W.	EACH WAY
FBC	FLORIDA BUILDING CODE
FBC(B)	FLORIDA BUILDING CODE, BUILDING
FBC(E)	FLORIDA BUILDING CODE, ENERGY CONSERVATION
FBC(M)	FLORIDA BUILDING CODE, MECHANICAL
FBC(P)	FLORIDA BUILDING CODE, PLUMBING
FBC(R)	FLORIDA BUILDING CODE, RESIDENTIAL
F.F.E.	FINISHED FLOOR ELEVATION
F.G.	FIXED GLASS
FLR.	FLOOR
F.R.	FIRE RATED
FT	FOOT / FEET
FTG.	FOOTING
F.V.	FIELD VERIFY
GALV.	GALVANIZED
G.C.	GENERAL CONTRACTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFI	GROUND FAULT INTERRUPTER
G.T.	GIRDER TRUSS
GYP.	GYPSUM
HDR.	HEADER
HGT.	HEIGHT
H.B.	HOSE BIB
HORIZ.	HORIZONTAL
H.S.	HARD SURFACE
I.L.	ICEMAKER LINE
I.L.O.	IN LIEU OF
INT.	INTERIOR
L.T.	LAUNDRY TUB
LOC.	LOCATION
MAX.	MAXIMUM
M. CA.	MEDICINE CABINET
MECH.	MECHANICAL
MIN.	MINIMUM
MONO.	MONOLITHIC
M.P.H	MILES PER HOUR
NO.	NUMBER
N.S.	NOT TO SCALE
O.C.	ON CENTER
O.H.C.	OVERHEAD CABINETS
O.H.G.D.	OVERHEAD GARAGE DOOR
OPT.	OPTIONAL
PED.	PEDESTAL SINK
P.L.F.	POUNDS PER LINEAR FOOT
PLT. HGT.	PLATE HEIGHT
P.S.F.	POUNDS PER SQUARE FOOT
P.T.	PRESSURE TREATED
PWR	POWER
REF. SP.	REFRIGERATOR SPACE
REQ'D	REQUIRED
RM	ROOM
R.O.	ROUGH OPENING
R/S	ROD AND SHELF
SC	SOLID CORE
S.G.D.	SLIDING GLASS DOOR
S.H.	SINGLE HUNG
SIM.	SIMILAR
S.P.F.	SPRUCE PINE FUR
SQ. FT.	SQUARE FOOT/ FEET
SUB	SUB-CONTRACTOR
S.Y.P.	SOUTHERN YELLOW PINE
TEMP.	TEMPERED
T.O.M.	TOP OF MASONRY
T.O.W.	TOP OF WALL
TRANS.	TRANSOM
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
V.P.	VAPOR PROOF
V.T.R.	VENT THRU ROOF
W/	WITH
W.C.	WATER CLOSET
W. SP.	WASHER SPACE
W.H.	WATER HEATER
W.P.	WEATHER PROOF
W.S.	WATER SOFTENER

THE ANSI STANDARD FOR MEASURING HOUSES:

NATIONAL STANDARD Z765-1996 NEW CONSTRUCTION THE ANSI STANDARDS BASE FLOOR AREA CALCULATIONS ON THE EXTERIOR DIMENSIONS OF THE BUILDING AT EACH FLOOR LEVEL & INCLUDE ALL INTERIOR WALLS & VOIDS. FOR ATTACHED UNITS, THE OUTSIDE DIMENSION IS THE CENTER LINE OF THE COMMON WALLS. INTERNAL ROOM DIMENSIONS AREN'T USED IN THIS SYSTEM OF MEASURING. THE ANSI STANDARDS BASE FLOOR AREA CALCULATIONS ON THE EXTERIOR DIMENSIONS OF THE BUILDING AT EACH FLOOR LEVEL & INCLUDE ALL INTERIOR WALLS & VOIDS. FOR ATTACHED UNITS, THE OUTSIDE DIMENSION IS THE CENTER LINE OF THE COMMON WALLS. INTERNAL ROOM DIMENSIONS AREN'T USED IN THIS SYSTEM OF MEASURING.

THE ANSI STANDARDS BASE FLOOR AREA CALCULATIONS ON THE EXTERIOR DIMENSIONS OF THE BUILDING AT EACH FLOOR LEVEL & INCLUDE ALL INTERIOR WALLS & VOIDS SEPARATED INTO TWO AREAS:

1. AIR-CONDITIONED SPACE
2. NON-AIR-CONDITIONED SPACE (GARAGES, PATIOS, PORCHES, BREEZEWAYS)

THE ANSI STANDARDS DEFINE "FINISHED AREA" AS AN ENCLOSED AREA IN A HOUSE SUITABLE FOR YEAR-ROUND USE, EMBODYING WALLS, FLOORS & CEILINGS THAT ARE LIKE THE REST OF THE MEASUREMENTS MUST BE TAKEN TO THE NEAREST INCH OR TENTH OF A FOOT, & FLOOR AREA MUST BE REPORTED TO THE NEAREST SQUARE FOOT. THESE WOULD INCLUDE BONUS/ATTIC SPACES & ARE USUALLY LISTED SEPARATELY.

MISCELLANEOUS:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
2. DO NOT SCALE PRINTS! PLANS ARE TO SCALED AS NOTED, UNLESS SPECIFIED N.T.S. CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
3. FULL ALL DIMENSIONS FROM THE REAR OF PLAN
4. ALL FINISH FLOOR ELEVATIONS ARE TO TOP OF ROUGH SLAB OR TO TOP OF STRUCTURE U.N.O.
5. ANCHOR THE CONDENSER UNIT TO SLAB PER CODE: M 1307.1 - M1307.2
6. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSTALL ALL MATERIALS MEETING FLORIDA APPROVAL COMPLIANCE TO AVOID WATER INTRUSION & MOISTURE INTRUSION ON WINDOWS, DOORS, ROOF & ANY OTHER AREA AROUND EACH SINGLE FAMILY HOUSE/ APARTMENT/ CONDOMINIUM/ TOWNHOUSE.

GRADING:

1. PER FRC R401.3, LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET (APPROXIMATELY 5%)

EXTERIOR WALLS:

1. ASSUME ALL EXTERIOR WALLS TO BE LOAD BEARING.
2. SEE STRUCTURAL DRAWINGS FOR CMU WALL REINFORCEMENT LOCATIONS
3. 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.
4. SECOND FLOOR EXTERIOR WALLS TO BE WOOD STUDS.
5. REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES
5. REFER TO TYPICAL DETAIL SHEET FOR EXTERIOR WALL FINISH SPECIFICATIONS
6. ALL EXTERIOR CEILINGS (PORCH & PATIOS) SHALL HAVE SAG-RESISTANT GYP SOFFIT BOARD.

INTERIOR WALLS:

1. ALL INTERIOR WALLS SHALL HAVE STANDARD 1/2" GYP BD, EXCEPT IN HIGH HUMIDITY AND WET AREAS.
2. HIGH HUMIDITY AND WET AREAS SHALL HAVE 1/2" DENSSHIELD TILE BACKER GYPSUM BOARD.
3. ALL INTERIOR CEILINGS SHALL HAVE PER FBCR 702.3.5 1/2" SAG-RESISTANT GYP BD. INSTALL PERPENDICULAR TO FRAMING.
4. TILE IN TUBS, SHOWERS, & WALL PANELS IN SHOWER AREAS ARE TO HAVE CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKERS R702.3.7 / R702.4.2 2023 FBC-R 8TH EDITION.
5. 2023 FBC-R 8TH EDITION TABLE R302.6: 5/8" TYPE 'X" GYPSUM BOARD OR EQUIVALENT IS REQUIRED FOR A GARAGE CEILING WITH HABITABLE ROOMS ABOVE. 1/2" MINIMUM GYPSUM BOARD IS REQUIRED ON GARAGE SIDE OF INTERIOR WALLS.
6. ALL PLATES AND SLEEPERS ON CONCRETE SLAB, WHICH ARE IN DIRECT CONTACT WITH THE EARTH, SHALL BE PRESSURE TREATED.
7. ALL INTERIOR WALL PLATES, OTHER THAN SHEAR WALLS, ON CONC. SLAB TO BE ATTACHED W/ POWER ACTUATED FASTENERS, SPACED @ 48" O.C. MAX.
8. ALL WOOD BRG. INTERIOR PARTITIONS SHALL BE 2X4 STUDS SPACED @ 16" O.C. WITH DOUBLE TOP PLATE, U.N.O.
9. WOOD CONSTRUCTION SHALL CONFORM TO THE AMERICAN FOREST & PAPER ASSOCIATION (AF&PA) "NATIONAL SPECIFICATION FOR WOOD CONSTRUCTION", LATEST EDITION.

MEANS OF EGRESS:

1. NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED IN EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP.
2. RAMPS SERVING EGRESS DOOR REQUIRED BY SECTION R311.2 SHALL HAVE A SLOPE OF NOT MORE THAN 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.3 PERCENT SLOPE). ALL OTHER RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1 UNIT VERTICAL IN 8 UNITS HORIZONTAL (12.5%)
3. THE WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 36 INCHES MEASURED FROM FINISHED MATERIALS.
4. WINDOWS DESIGNATED AS EGRESS SHALL COMPLY WITH SECTION R310.2
5. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT MORE THAN 44"MIN. A.F.F.- R310.2- FBC-R (2023)
6. IN DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24"ABOVE FINISH FLOOR AND GREATER THAN 72" FINISHED GRADE MUST COMPLY WITH FBC-R 312.2

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.

DOORS AND WINDOWS:

1. WINDOW AND DOOR SUPPLIERS SHALL PROVIDE CURRENT ROUGH OPENING INFORMATION WHICH, SHALL HAVE PRECEDENCE OVER THE WINDOW AND DOOR SCHEDULES ON PLAN.
2. CONTRACTOR AND SUPPLIER TO VERIFY WINDOW LOCATION, TYPE (FIN VS. FLANGE), HEADER HEIGHTS, AND ROUGH OPENINGS PRIOR TO DELIVERY.
3. WINDOWS & DOORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS
4. ALL GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED & COMPLY WITH SECTION R308 OF THE 2023 FBC-R 8TH EDITION.
5. WINDOW CONTRACTOR TO VERIFY ROUGH OPENINGS OF ALL FIELD ASSEMBLED FIXED GLASS WINDOW UNITS PRIOR TO INSTALLATION.
6. WINDOW ROUGH OPENING INCLUDES 1X P.T. FRAME ATTACHED TO CMU'S.
7. DOOR ROUGH OPENING INCLUDES 2X P.T. FRAME ATTACHED TO CMU'S.
8. DOOR FROM HOUSE TO GARAGE MUST BE SOLID WOOD DOOR NO LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20 MIN. FIRE RATED (AW R302.5.1
9. 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 ACCORDION OR OTHER APPROVED DESIGN TYPE. BUILDER TO SUBMIT MANUFACTURER MODEL NO. INSTALLATION INSTRUCTIONS, & COPY OF MIAMI-DADE IMPACT TEST DATA FOR PROPOSED SHUTTERS.
10. WINDOW AND DOOR ASSEMBLIES TO CONFORM TO 2023 FBC-R CHAPTER 6, SECTION 609. INTERIOR FACE OF WINDOW, FASTEN BUCK TO MASONRY W/ 1/4" X 3" TAPCONS, 6" FROM EDGES AND 16" O.C. MAX. 2X P.T. BUCKS/NAILERS SHALL EXTEND BEYOND.
11. BUCKS LESS THAN 2X TO BE FASTENED W/ CUT NAILS OR EQUIVALENT. STRUCTURAL CONNECTION OF WINDOW TO STRUCTURE BY OTHERS IN THIS CASE.
12. 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/I.S.2/A440 OR ANSI/WMA100 OR SECTION R609.5 IN THE 2023 FBC-R.
13. 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.

ROOFING:

1. 12" OVERHANG U.N.O./ PLUMB CUT FASCIA/ ROOF PITCH PER ELEVATION/ SHINGLES U.N.O.
2. FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, AT ALL CHANGES IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS.
3. STEP FLASHING SHALL BE USED ON ALL ROOF TO WALL INTERSECTIONS ON RAKES.
4. ALL PENETRATIONS THROUGH ROOF ARE TO BE LOCATED ON REAR OR IF NECESSARY ON THE SIDE OF THE ROOF BEHIND THE FRONT FACADE ZONE.
5. CLAY & CONCRETE TILE (IF APPLICABLE):
   i. PER FBC-R 2023 8TH EDITION R905.3, THE INSTALLATION OF CLAY AND CONCRETE TILE 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, LATEST EDITION, WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION R301.2.1.3.
   ii. UNLESS OTHERWISE NOTED, REQUIRED UNDERLAYMENT SHALL COMPLY WITH THE UNDERLAYMENT MANUFACTURER'S INSTALLATION INSTRUCTIONS IN ACCORDANCE WITH THE FRSA/TRI FLORIDA HIGH WIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL, LATEST EDITION, WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION R301.2.1.3.
6. ASPHALT SHINGLES (IF APPLICABLE):
   i. WIND RESISTANCE OF ASPHALT SHINGLES. - ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH 2023 FBC-R (8TH EDITION), SECTION R905.2.6 AND R905.2.6.1.
   ii. 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 D8257 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1. FOR ROOF SLOPES FROM FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12) AND GREATER, ONE LAYER OF UNDERLAYMENT COMPLYING WITH ASTM D226, TYPE II, ASTM D4869, TYPE III OR IV OR ASTM D8257 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.
   iii. AS AN ALTERNATIVE, THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1970 INSTALLED IN ACCORDANCE WITH BOTH THE UNDERLAYMENT MANUFACTURER'S AND ROOF COVERING MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE DECK MATERIAL, ROOF VENTILATION CONFIGURATION AND CLIMATE EXPOSURE FOR THE ROOF COVERING TO BE INSTALLED. REFER TO R905.1.1.1.

INSULATION:

1. INSULATE ALL EXTERIOR FRAME WALLS WITH R-13 BATT FIBERGLASS INSULATION.
2. INSULATE ATTIC SPACE WITH R-38. PER FECC TABLE R402.1.2. INACCESSIBLE ATTIC SPACE SHALL RECEIVE BATT INSULATION. IF R-30 - INSTALL OVER 100% OF THE CEILING OR ATTIC AREA AND THE FULL HEIGHT OF UNCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES
3. INSULATE ALL CMU WALLS (THAT REQUIRE 1" P.T. FURRING STRIPS) WITH R4.1 FI-FOIL.
4. APPLY HILTI FOAM FILLER AT EXTERIOR WALLS AROUND: WINDOW FRAMES, EXTERIOR DOOR FRAMES, GAPS AROUND PIPES, VENTS, OUTLETS, ETC.
5. INSULATE ALL ATTIC KNEE WALLS WITH R-38 BATTS.
6. APPLY OWENS CORNING ENERGY COMPLETE TO THE TOP OF ALL CONDITIONED SPACE WALLS THAT INTERACT WITH UNCONDITIONED ATTIC SPACE ABOVE.
7. PER FECC R402.2.4, VERTICAL OR HORIZONTAL ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SUCH AS ATTICS AND CRAWL SPACES SHALL BE WEATHER STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES. WHERE LOOSE-FILL INSULATION IS INSTALLED, A WOOD-FRAMED OR EQUIVALENT BAFFLE, RETAINER OR DAM SHALL BE INSTALLED TO PREVENT LOOSE-FILL INSULATION FROM SPILLING INTO LIVING SPACE.

CABINETS:

1. CABINET MANUFACTURER'S SHOP DRAWINGS TAKE PRECEDENCE OVER THE INTERIOR CABINET ELEVATIONS SHOWN ON THESE DRAWINGS.
2. SEE SUPPLIER / MANUFACTURER'S DRAWINGS FOR KITCHEN, CABINETRY/MILLWORK, AND RESTROOM LAYOUTS.

PLUMBING:

1. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY SIZE, DESIGN, AND INSTALL ALL PLUMBING SYSTEM COMPONENTS BY THE TERMS OF THEIR APPROVAL, IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING, AND PER THE CURRENT EDITION OF THE FBC(P), THE FBC(R), THE FBC, OR AS APPLICABLE.
2. PROVIDE RECESS HOT & COLD WATER WITH DRAIN @ WASHER SPACE.
3. PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
4. VENT DRYER THRU ROOF. NO VENT STACKS SHALL PENETRATE THROUGH ROOF CRICKETS, VALLEYS, OR RIDGES. BUILDER SHALL VERIFY AND APPROVE ALL LOCATIONS.
5. HOT WATER PIPES FROM WATER HEATER TO RESIDENCE TO COMPLY WITH FBC-R CH.29 & R403.5.3

ELECRICAL:

1. IAW NEC 2020- 210.12- ALL 15A OR 20A, 120V BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN THE FOLLOWING LOCATIONS REQUIRE AFCI PROTECTION- KITCHEN, FAMILY RMS, DINING RMS, LIVING RMS, PARLORS, LIBRARIES, BEDROOMS, DENS, CLOSETS, SUNROOMS, RECREATION RMS, HALLWAYS OR SIMILAR AREAS SHALL BE PROTECTED BY A LISTED AFCI DEVICE OF THE COMBINATION TYPE.
2. IAW NEC 2020- 406.12, ALL 15A AND 20A, 125V RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT.
3. ALL SERVICES SUPPLYING DWELLING UNITS SHALL BE PROVIDED WITH A SURGE-PROTECTION DEVICE (SPD). THE SPD SHALL BE A TYPE (1) OR TYPE (2) SPD.
4. ALL OUTLETS IN BATHROOMS, KITCHEN, GARAGES AND LAUNDRY ROOM SHALL BE GFCI
5. SMOKE ALARMS SHALL BE IN ALL SLEEPING AREAS, SHALL BE INTERCONNECTED, SHALL BE WITHIN 1' TO 3' OF PEAK & SHALL BE 3' FROM THE SUPPLY OR RETURN AIR- STREAM & EQUIPPED W/ A BATTERY BACKUP. ALARMS MAY NOT BE CONNECTED WHERE ALARMS ARE WIRELESS & ALL ALARMS SOUND UPON ACTIVATION (AW FBC-R R314.3 & R314.4.
6. ALL ELECTRICAL WORK TO BE DONE PER NFPA70-NEC 2020
7. ADDITIONAL ELECTRODE MAY BE REQUIRED IN ACCORDANCE WITH NEC 250.53(A)(2)
8. ALL DWELLING UNIT RECEPTACLE WILL BE IN ACCORDANCE WITH NFPA70-NEC2020 - ARTICLE 210-52
9. ALL DEVICES AND TRIM PLATES SHALL BE GANGED, WHERE POSSIBLE
10. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE ARE SUBJECT TO THE PROVISIONS OF FECC R402.4.5. FIXTURES SHALL BE IC-RATED (FOR ZERO CLEARANCE INSULATION CONTACT) AND SEALED AIR TIGHT

MECHANICAL:

1. EQUIPMENT LOCATIONS TO BE FIELD VERIFIED & MAY VARY DEPENDANT UPON COMMUNITY & MUNICIPALITY CODES.
2. COMPLETE DUCT DESIGN W/ SIZES & R-VALUE COMPLYING W/ THE FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION 610.1 ABC.1
3. APPLIANCES SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION.
   A) CHAPTER 13 OF THE FBC-R 2023 8TH EDITION, SECTION M1305.1
4. AIR CONDITIONING SYSTEM SHALL BE COMPLETELY BALANCED. ALL ROOMS ISOLATED FROM THE RETURN AIR SHALL BE PROVIDED WITH MEANS TO COMPLY WITH SECTION M1601 OF THE FBC-R 2023 8TH EDITION.
5. ALL WATER HEATERS HAVING AN IGNITION SOURCE TO BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS MINIMUM 18" ABOVE GARAGE FLOOR UNLESS WATER HEATER IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. (AW FBC-R 2023 8TH EDITION P2801.7
6. ALL EQUIPMENT & APPLIANCES, INCLUDING WATER HEATERS HAVING AN IGNITION SOURCE TO BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS MINIMUM 18" ABOVE GARAGE FLOOR UNLESS IT IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. (AW FBC-R 2023 8TH EDITION.
7. THE MAXIMUM ALLOWABLE EXHAUST DUCT LENGTH SHALL BE DETERMINED BY ONE OF THE METHODS SPECIFIED IN SECTIONS M1502.4.5.1 THROUGH M1502.4.5.3
8. PER FRC G2439.5.1 WHERE A CLOSET IS DESIGNED FOR THE INSTALLATION OF A CLOTHES DRYER, AN OPENING HAVING AN AREA OF NOT LESS THAN 100 SQUARE INCHES SHALL BE PROVIDED IN THE CLOSET ENCLOSURE OR MAKEUP AIR SHALL BE PROVIDED BY OTHER APPROVED MEANS.

STAIRS:

1. SEE STAIR SECTIONS FOR TREAD AND RISER GENERAL REQUIREMENTS.
2. ACCESSIBLE SPACE UNDER STAIRS SHALL BE PROTECTED BY 1/2" GYPSUM BOARD.
3. HANDRAIL CONTINUITY PER R311.7.8.2.- HANDRAILS FOR STAIRS SHALL BE CONTINUOUS FOR 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 POST OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NO LESS THAN 1 1/2"(38MM) BETWEEN THE WALL AND THE HANDRAIL.

SWIMMING POOLS:

1. CHAPTER 45 PRIVATE SWIMMING POOLS - OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING W/ R4501.17.1. THROUGH R4051.17.1.14.

TOWNHOMES:

1. FIREBLOCKING/ DRAFTSTOPPING TO BE PROVIDED IN THE FLOOR/ CEILING ASSEMBLIES ABOVE & IN LINE W/ THE TENANT SEPARATION, WHEN TENANT SEPARATION WALLS DO NOT EXTEND TO THE FLOOR SHEATHING ABOVE & IN OTHER LOCATIONS PER SECTION R302.11 OF THE 2023 FBC-R, 8TH EDITION.

COMBUSTABLE CONSTRUCTION:

1. FIREBLOCKING/ DRAFTSTOPPING TO BE PROVIDED TO CUT OFF BOTH VERTICAL & HORIZONTAL CONCEALED DRAFT OPENINGS & TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, & BETWEEN A TOP STORY & THE ROOF SPACE PER FBC-R302.11, 2023 8TH EDITION.

PER FBC R301- TABLE R301.5		
GUARDRAILS & HANDRAILS	CONC. LOAD	200 LBS
GUARDRAIL IN - FILL COMPONENTS	CONC. LOAD	50 LBS
STAIRS	CONC. LOAD	300 LBS
PER FBC R312- R312.1.2 & R312.1.3 & R311.7.8.1		
GUARDRAILS HEIGHT		36" MIN.
HANDRAIL HEIGHT		34" MIN. TO 38"MAX.
GUARDRAIL OPENING LIMITATIONS		4" IN DIAMETER MAX.

EERO- R310.2.1- FBCR2023

SH25	NET CLEAR OPNG. HEIGHT 32" X NET CLEAR OPNG. WIDTH 27 1/2" = 6.119 SQFT	NET CLEAR OPENING OF NOT LESS THAN 5.7 SQFT MIN. NET CLEAR OPNG. HEIGHT DIMENSION SHALL BE 24". THE MIN. NET CLEAR OPNG. WIDTH DIMENSION SHALL BE 20" MIN. NET CLEAR OPNG. FOR GRADE-FLOOR EMERGENCY ESCAPE AND RESCUE OPNG. SHALL BE- 5 SQFT
SH25	63" H. X 37" W. WDW SIZE	

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3170 ASHFORD
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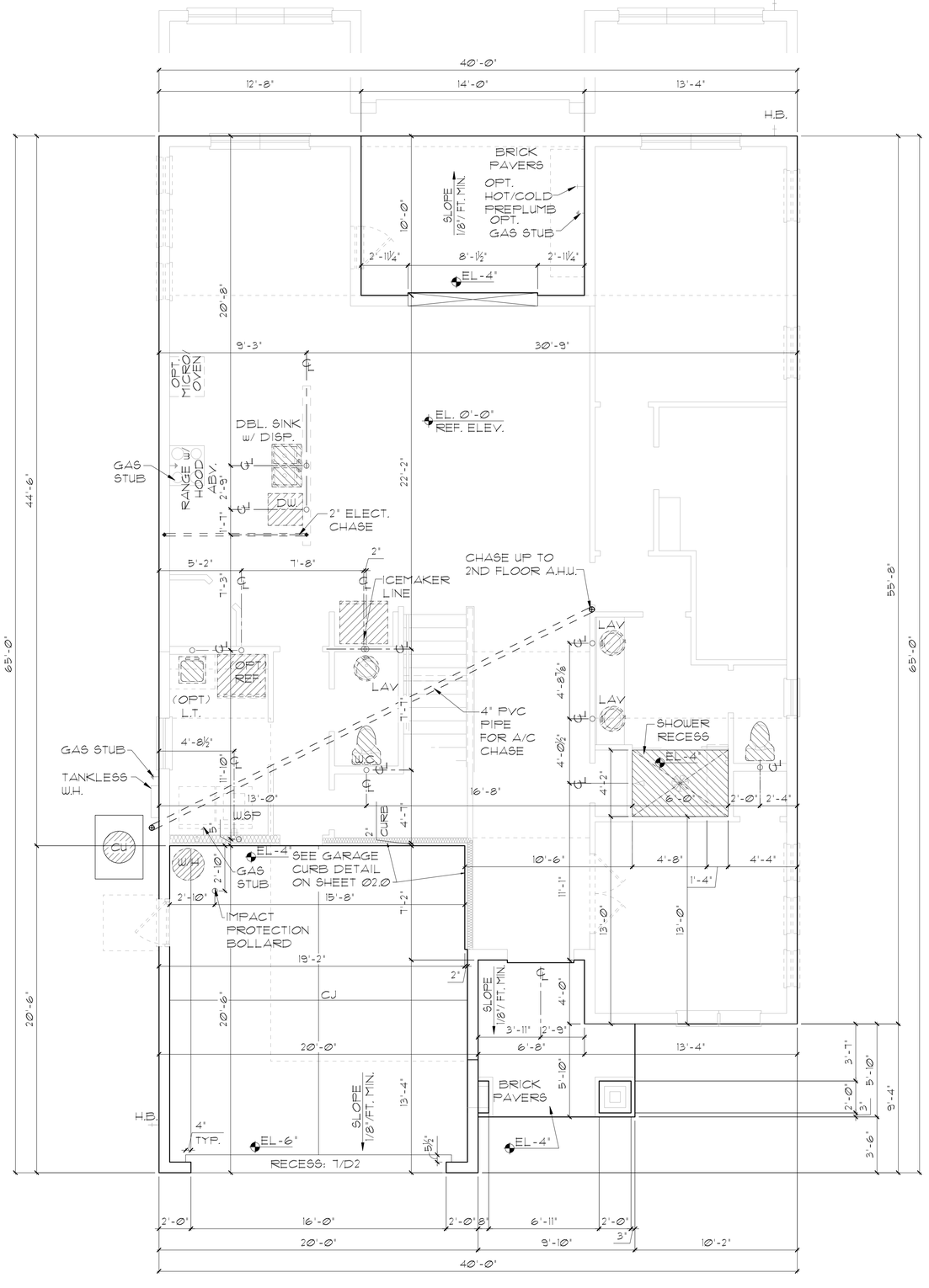
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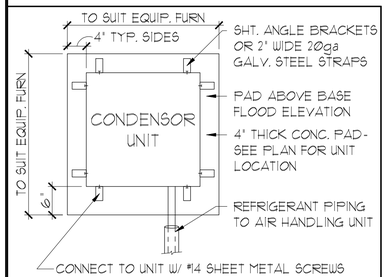
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DELTA #	DATE

DATE: 09-16-24
SCALE: AS NOTED
DRAWN: MR
SHEET: 00.1

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ANCHOR SPACING TABLE	
LENGTH / SIDE	NO. OF ANCHOR/SIDES
LESS THAN 12"	ONE / SIDE
12" - 24"	TWO / SIDE
24" - 36"	THREE / SIDE
36" UP & 5tons & UP	FOUR / SIDE

1 COND. ANCHOR DET.
N.T.S.

ELEVATION C STD
SLAB INTERFACE PLAN
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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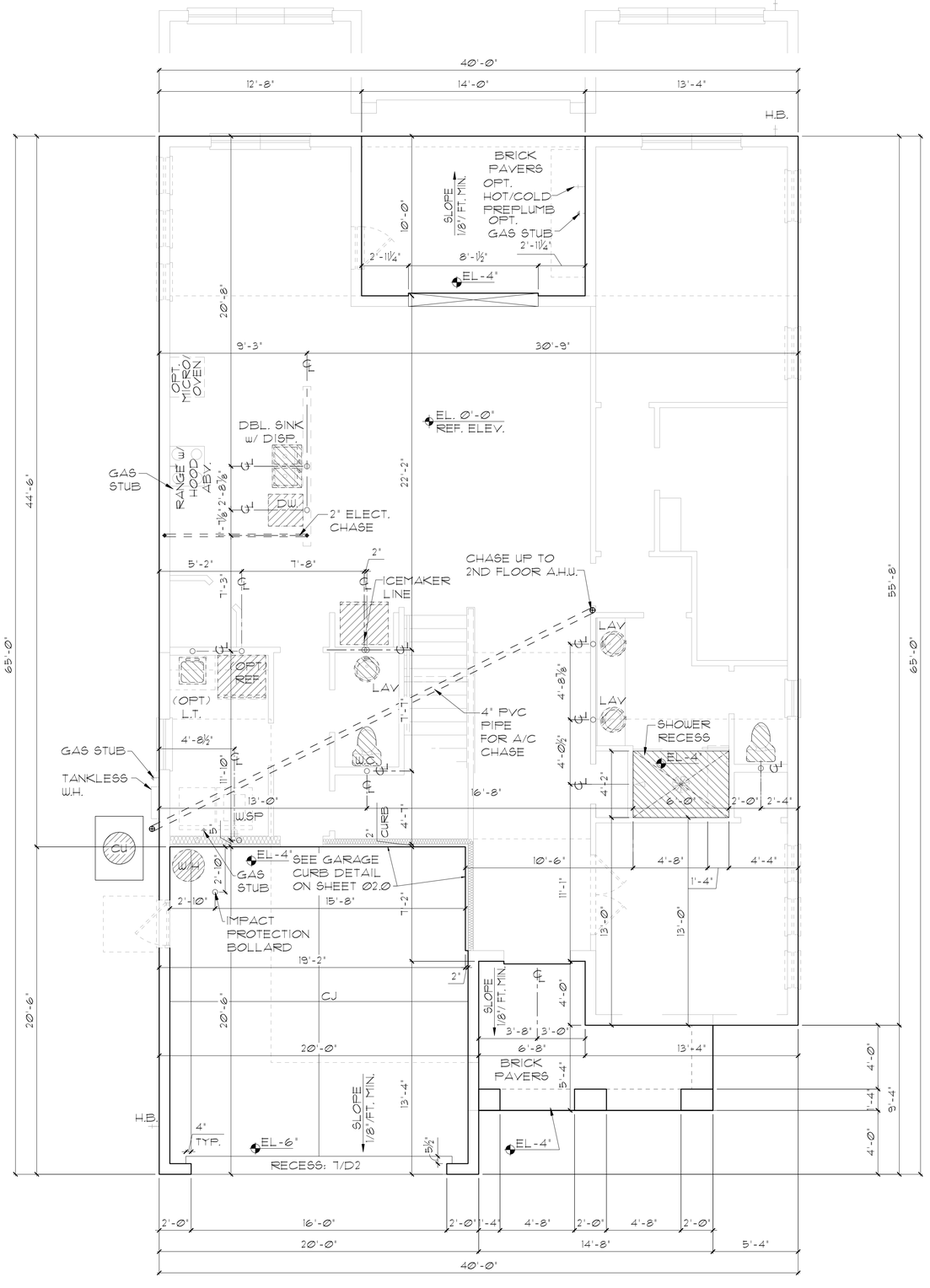
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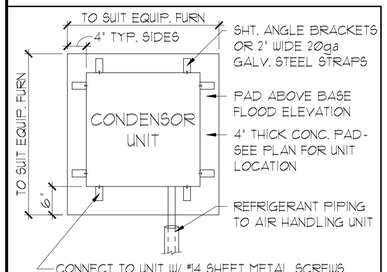
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SLAB INTERFACE PLAN

3170 ASHFORD
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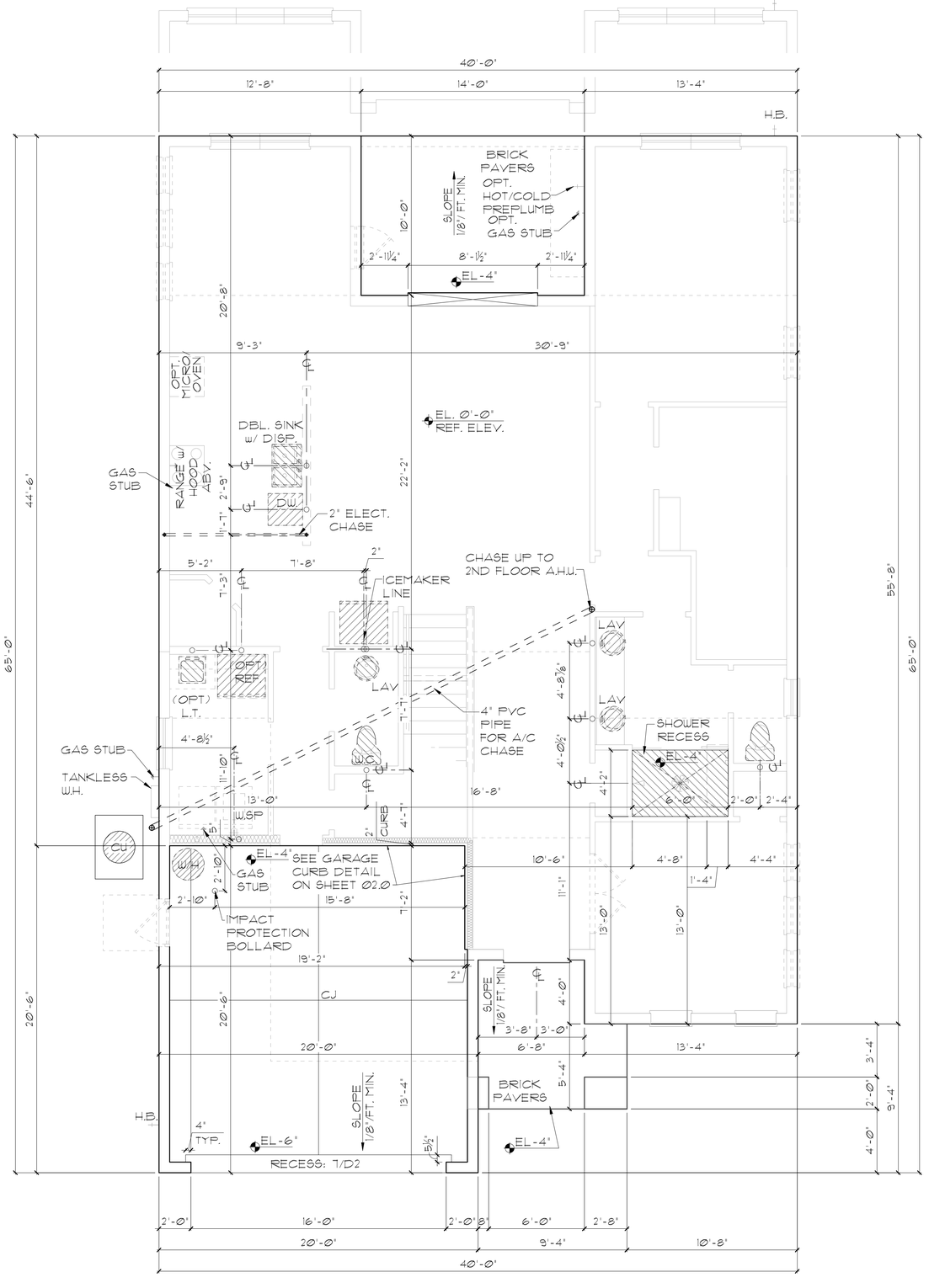
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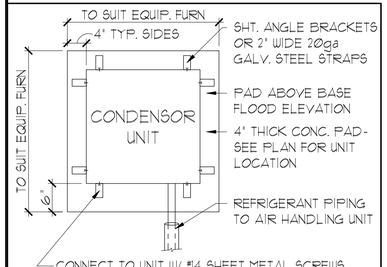
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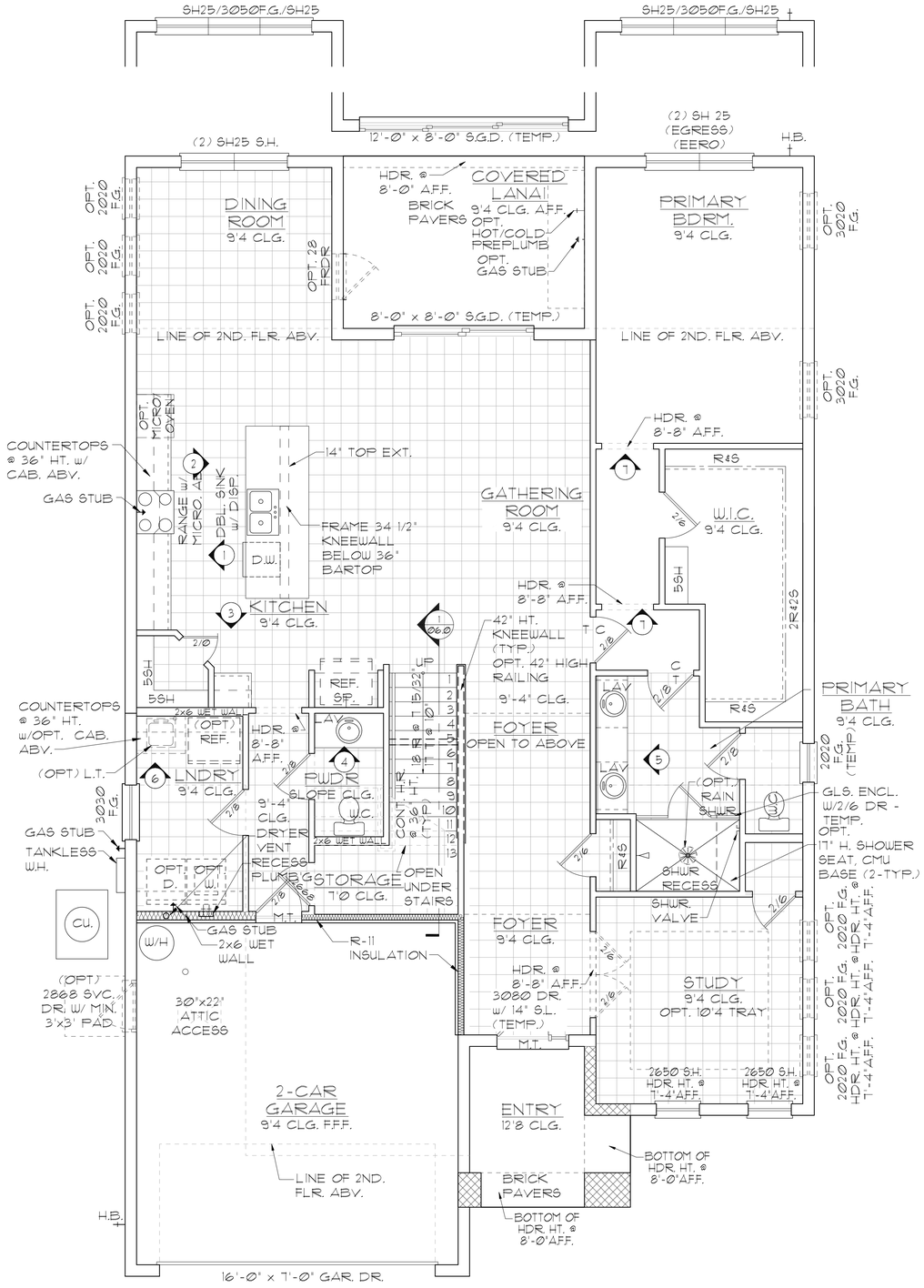
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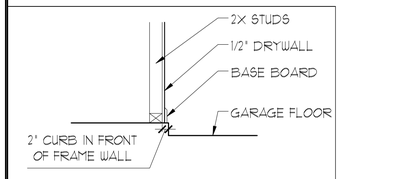
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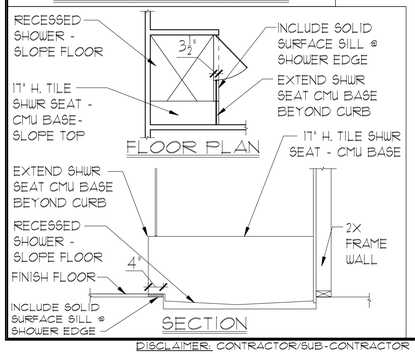
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GARAGE CURB DETAIL



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5. DOOR FROM HOUSE TO GARAGE MUST BE SOLID WOOD DOOR NO LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20 MIN. FIRE RATED IAW R302.5.1
6. GARAGE SHALL BE SEPARATED FROM THE RESIDENCE & ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. APPLIED TO THE GAR. SIDE. PROVIDE 5/8" TYPE 'X' GYP. BD. AT CEILING ONLY APPLIED PERPENDICULAR TO CEILING FRAME R302.5.5
7. PULL ALL DIMENSIONS FROM THE REAR OF THE PLAN
8. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFO.

WALL LEGEND

FIRST FLOOR

- DENOTES CONC. BLOCK WALL HGT. @ 10'-8" A.F.F.
- DENOTES CONC. BLOCK WALL HGT. @ 9'-4" A.F.F.
- DENOTES CONC. BLOCK WALL HGT. @ 12'-8" A.F.F.
- DENOTES 2x INSULATED FRAME WALL

SECOND FLOOR

- DENOTES 2ND FLR FRAME WALL HGT. @ 9'-0" A.F.F.
- DENOTES 2ND FLR FRAME WALL HGT. @ 12'-0" A.F.F.

NOTE: SEE COLOR SHEET FOR FLOORING & INTERIOR DOOR HEIGHT REQUIREMENTS

AREA CALCULATIONS

LIVING:	
FIRST FLOOR	1,838 SF.
SECOND FLOOR	1,332 SF.
TOTAL LIVING	3,170 SF.
GARAGE	408 SF.
ENTRY	77 SF.
LANAI	140 SF.
TOTAL UNDER ROOF	3,795 SF.

ELEVATION A STD
FIRST FLOOR PLAN
W/ NOTES

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FIRST FLOOR PLAN W/ NOTES

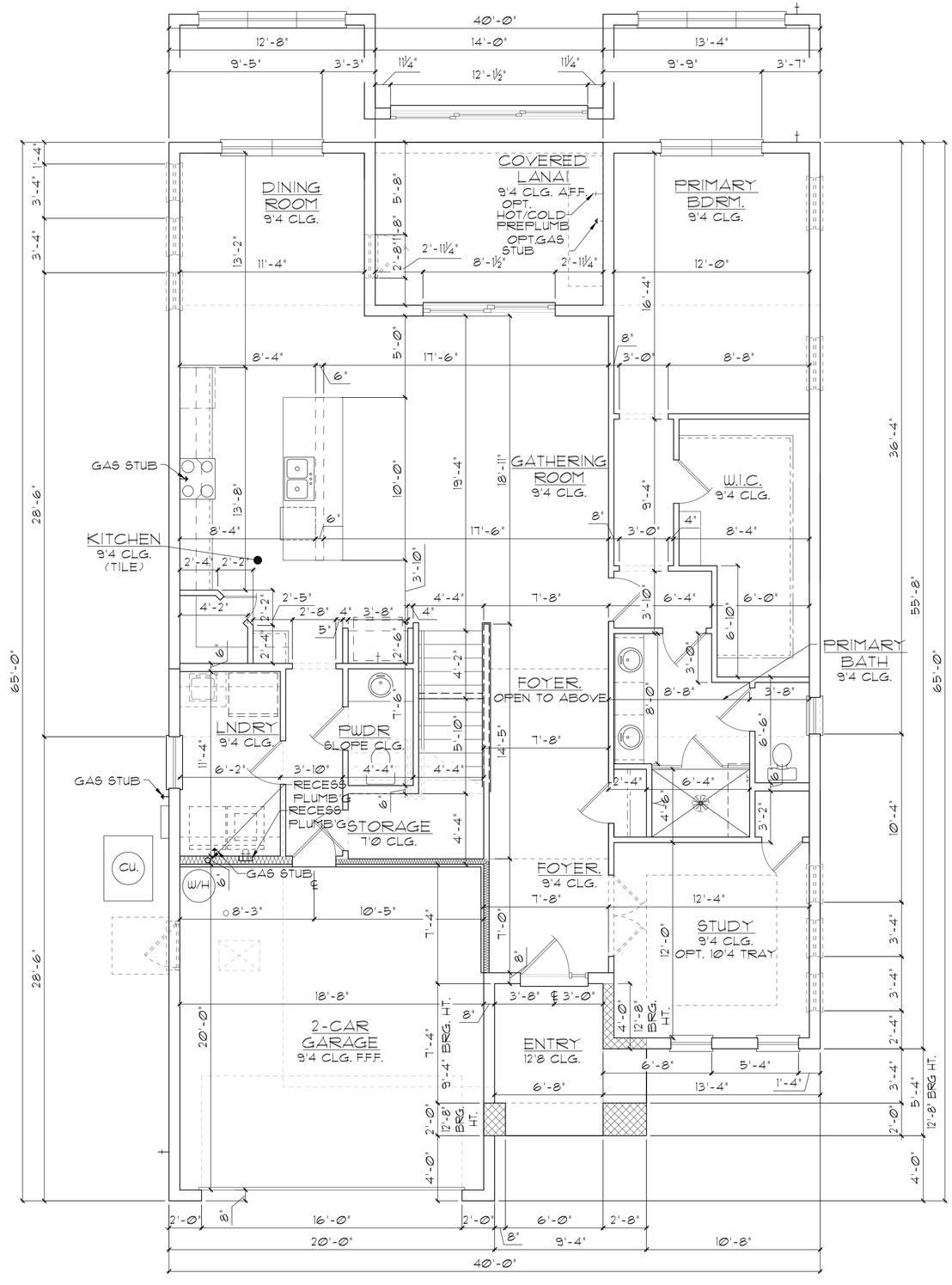
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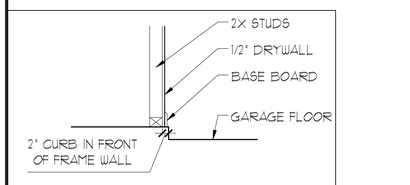
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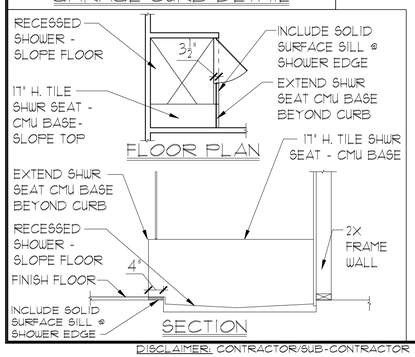
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GARAGE CURB DETAIL



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- DENOTES 2ND FLR FRAME WALL HGT. @ 12'-0" A.F.F.

NOTE: SEE COLOR SHEET FOR FLOORING & INTERIOR DOOR HEIGHT REQUIREMENTS

AREA CALCULATIONS

LIVING:	
FIRST FLOOR	1,838 SF.
SECOND FLOOR	1,332 SF.
TOTAL LIVING	3,170 SF.
GARAGE	408 SF.
ENTRY	77 SF.
LANAI	140 SF.
TOTAL UNDER ROOF	3,795 SF.

ELEVATION A STD
FIRST FLOOR PLAN
W/ DIMENSIONS

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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FIRST FLOOR PLAN W/ DIMENSIONS

3170 ASHFORD

FLORIDA SERIES

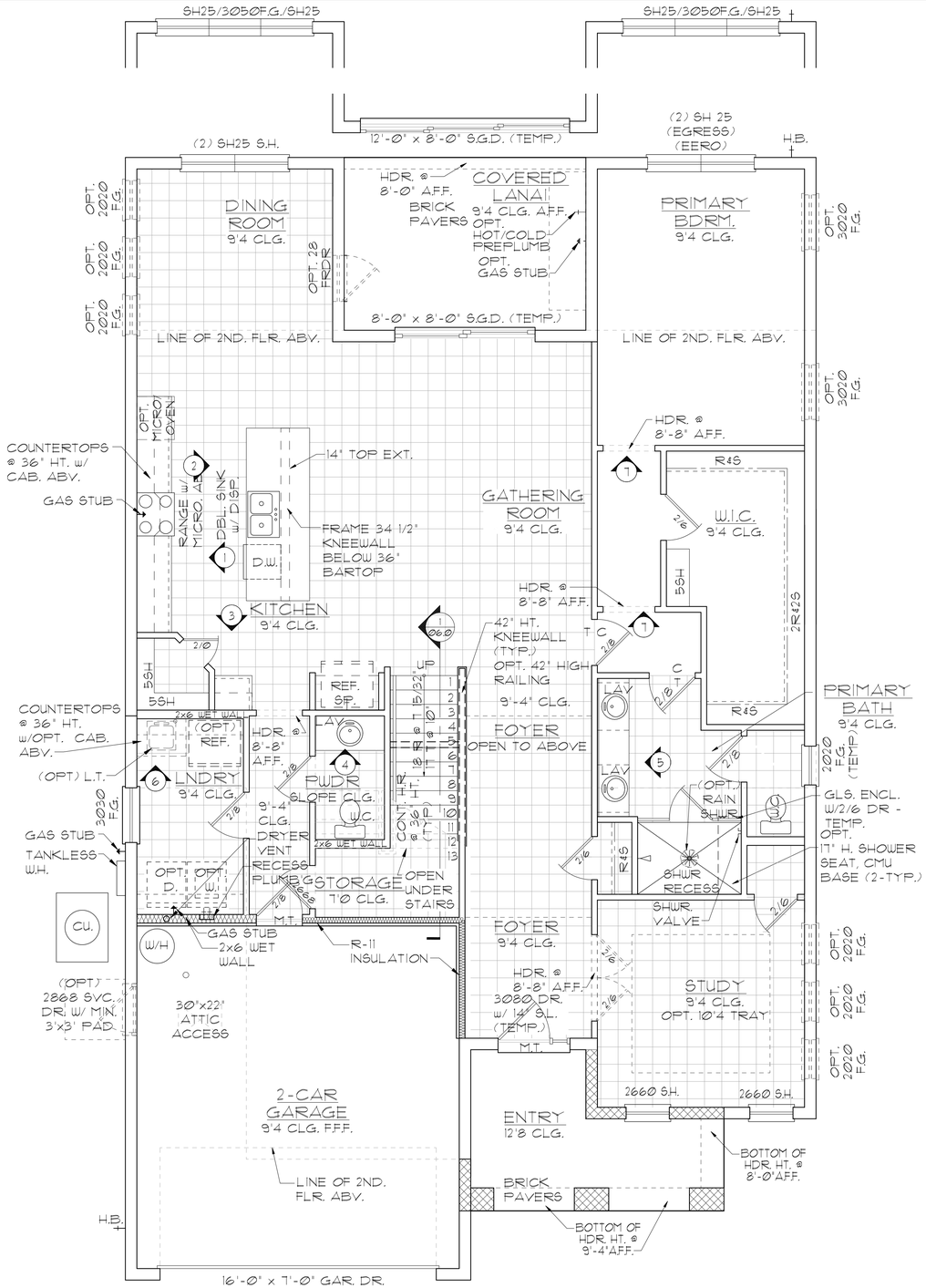
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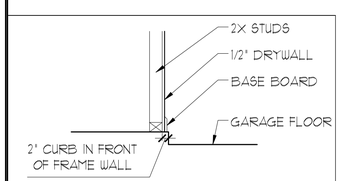
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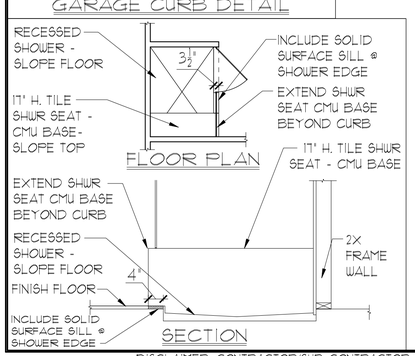
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SHEET: 02.1





GARAGE CURB DETAIL



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ELEVATION B STD
FIRST FLOOR PLAN
W/ NOTES

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3170 ASHFORD

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FIRST FLOOR PLAN W/ NOTES

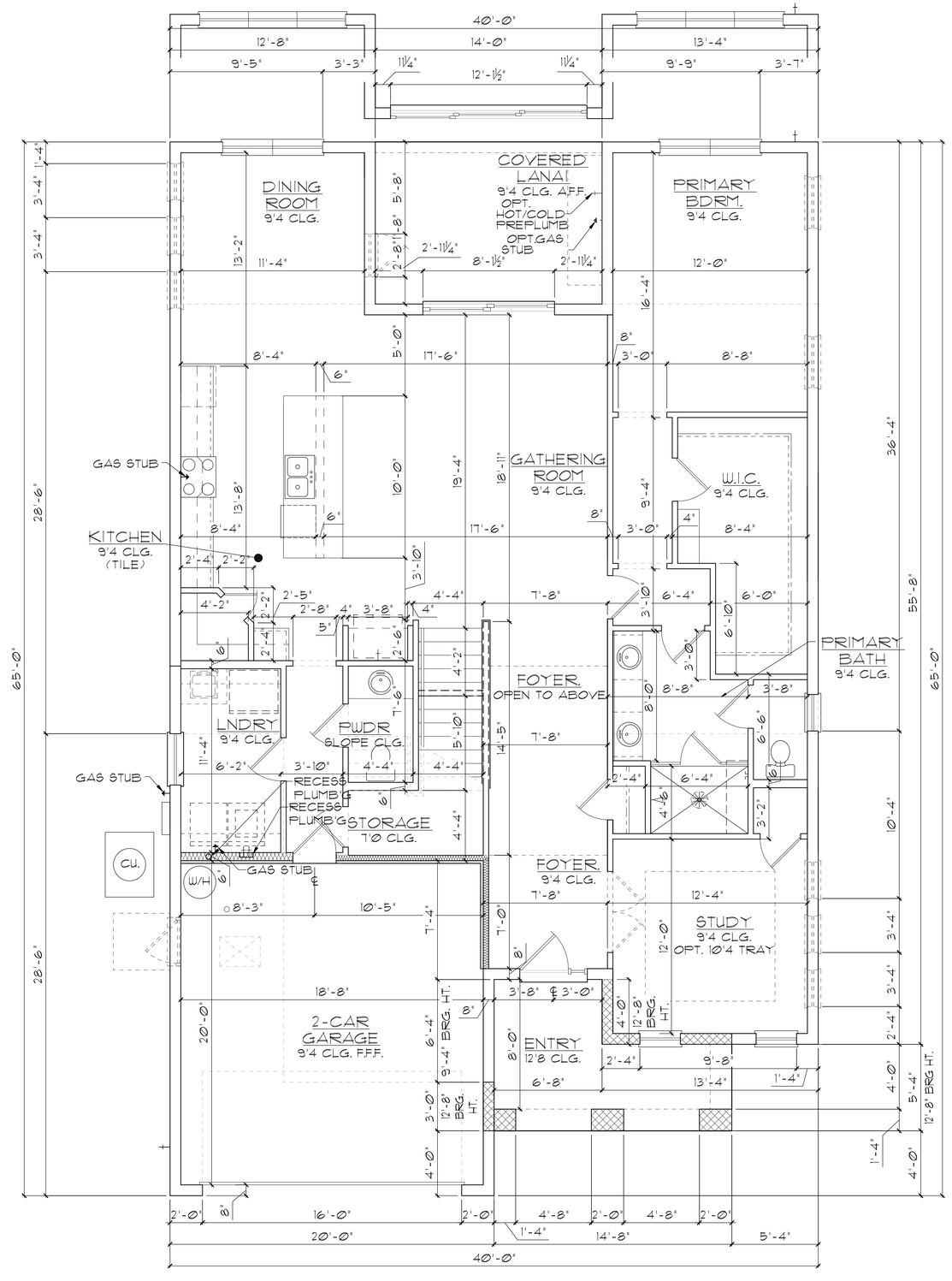
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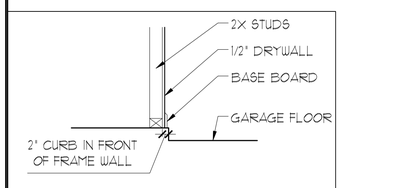
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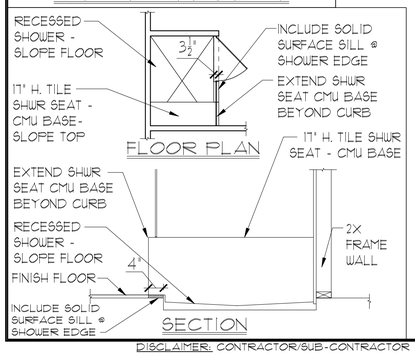
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SHEET: 02.0





GARAGE CURB DETAIL



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FIRST FLOOR PLAN W/ DIMENSIONS

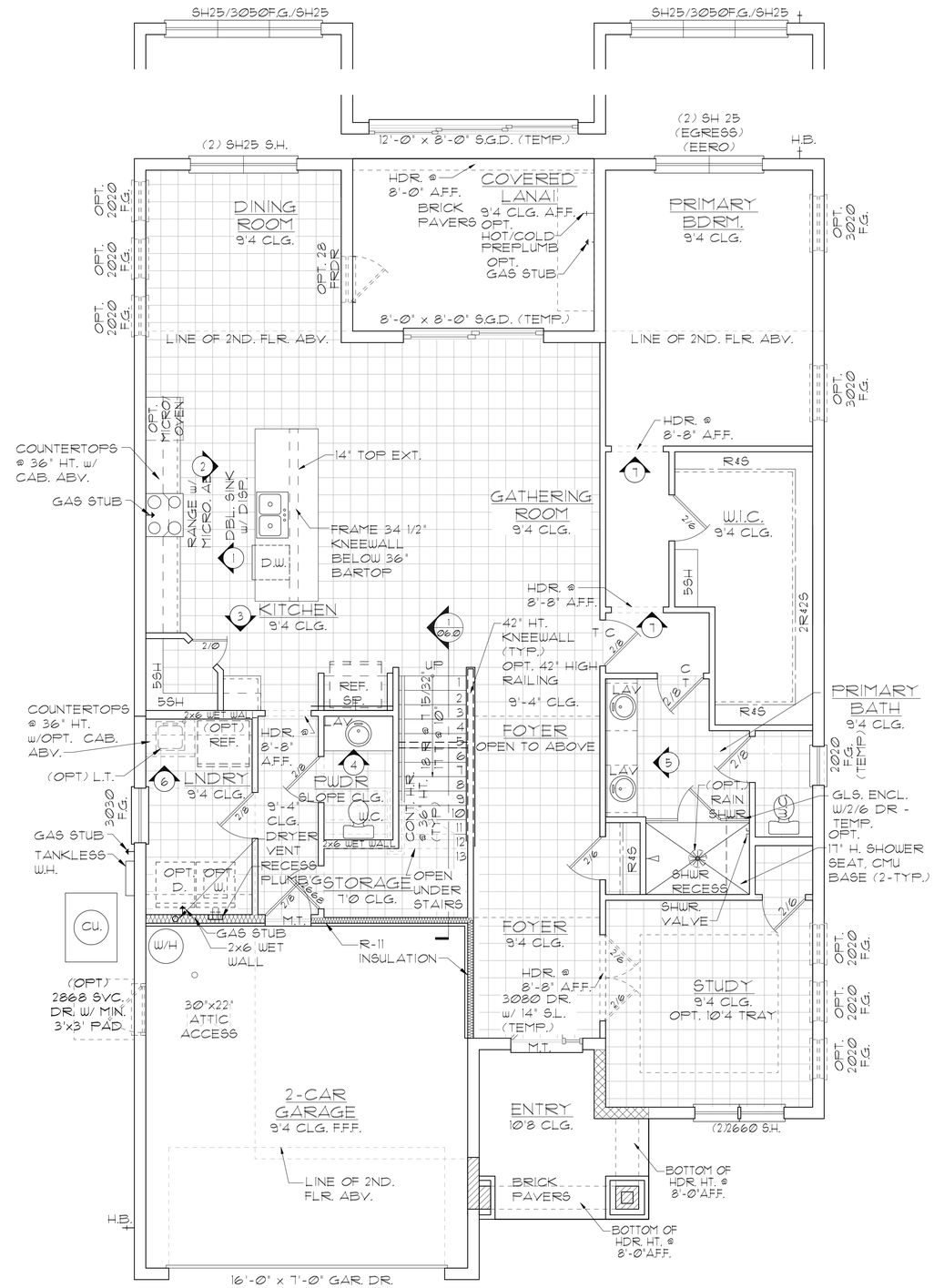
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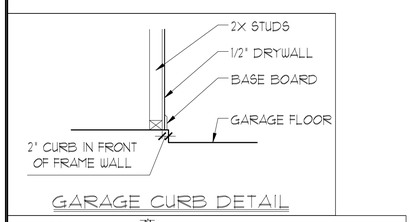
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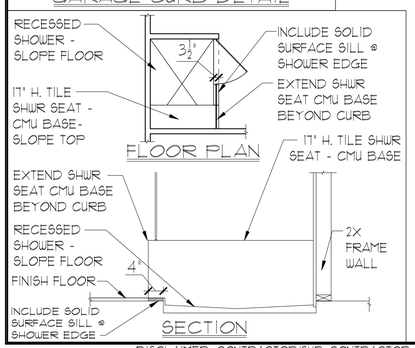
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GARAGE CURB DETAIL



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WALL LEGEND

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AREA CALCULATIONS

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SECOND FLOOR	1,332 SF.
TOTAL LIVING	3,17Ø SF.
GARAGE	4Ø8 SF.
ENTRY	84 SF.
LANAI	14Ø SF.
TOTAL UNDER ROOF	3,8Ø2 SF.

ELEVATION C STD
FIRST FLOOR PLAN
W/ NOTES

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FIRST FLOOR PLAN W/ NOTES

3170 ASHFORD

FLORIDA SERIES

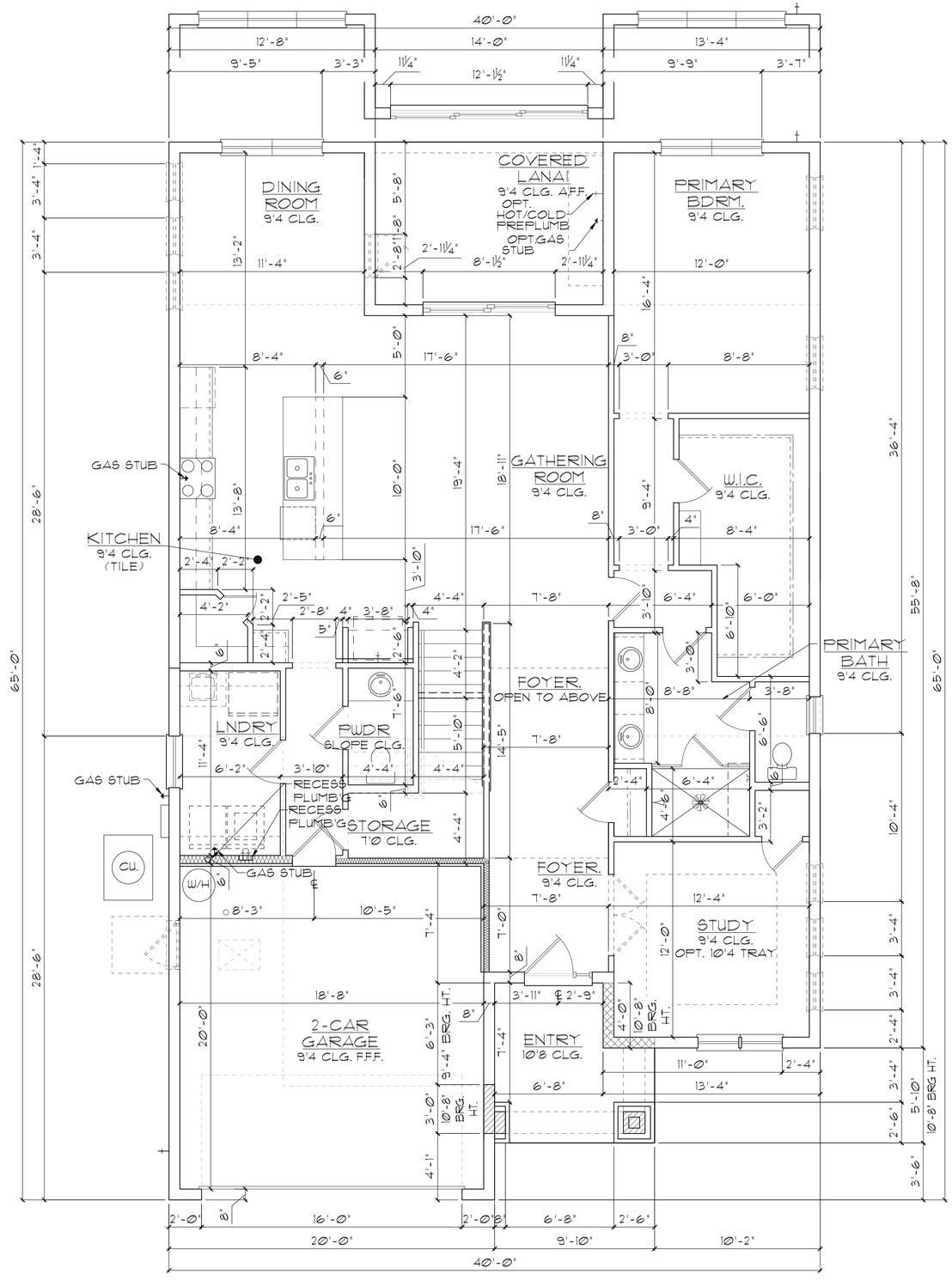
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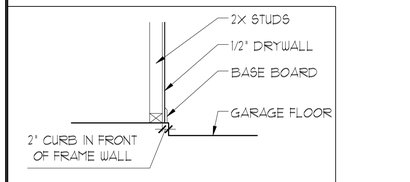
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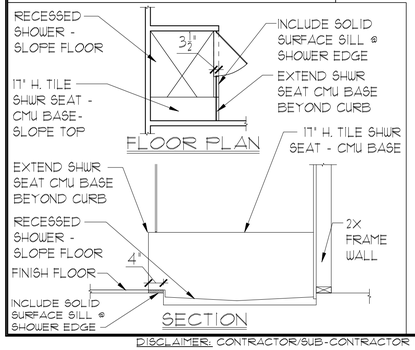
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SHEET: 02.0





GARAGE CURB DETAIL



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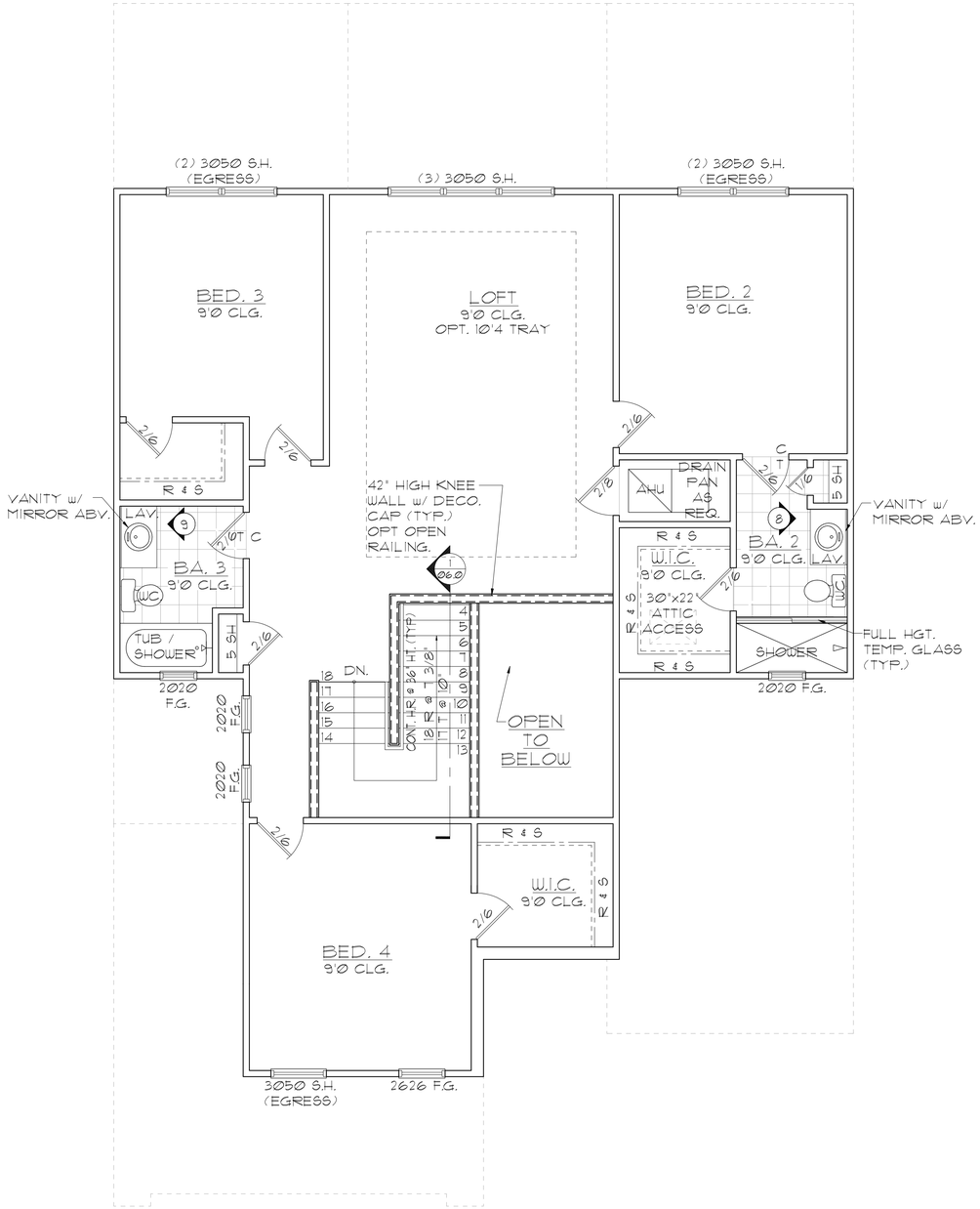
3170 ASHFORD

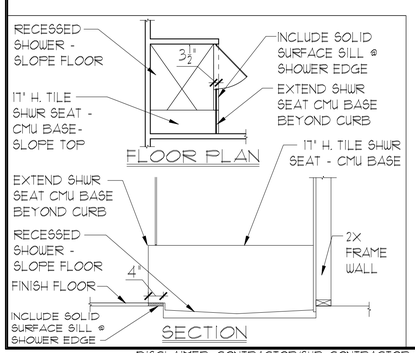
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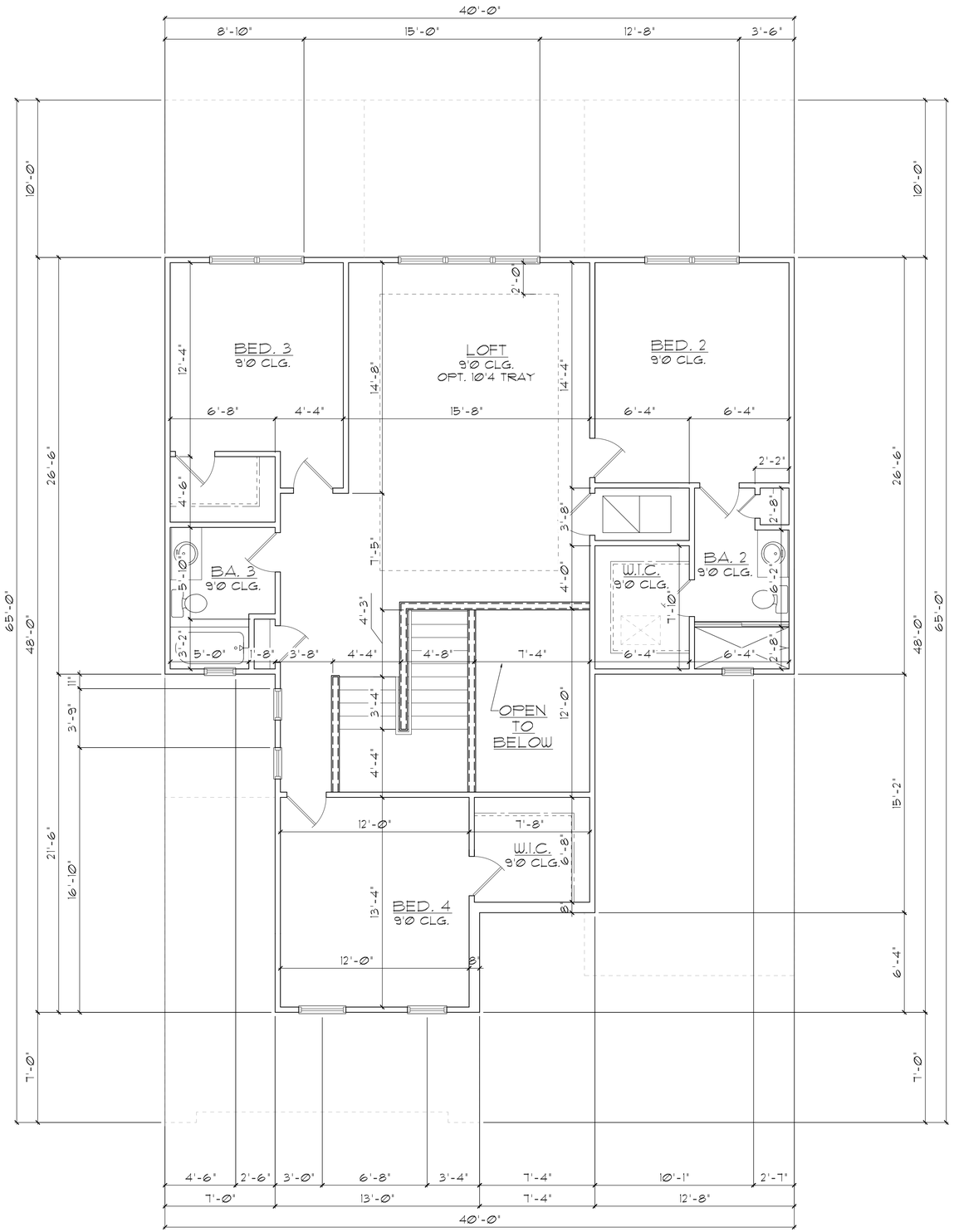
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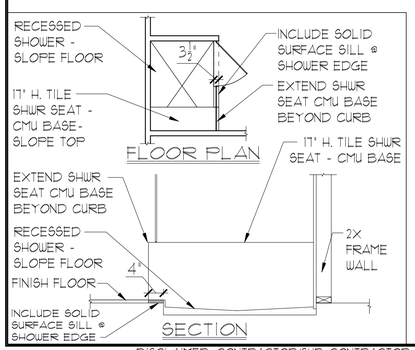
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REVISIONS	
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DATE: 03-16-24
SCALE: AS NOTED
DRAWN: MR
SHEET: 03.0

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7. PULL ALL DIMENSIONS FROM THE REAR OF THE PLAN
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WALL LEGEND

FIRST FLOOR

- DENOTES CONC. BLOCK WALL HGT. @ 10'-8" A.F.F.
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NOTE: SEE COLOR SHEET FOR FLOORING & INTERIOR DOOR HEIGHT REQUIREMENTS

AREA CALCULATIONS

LIVING:	
FIRST FLOOR	1,838 SF.
SECOND FLOOR	1,332 SF.
TOTAL LIVING	3,170 SF.
GARAGE	408 SF.
ENTRY	77 SF.
LANAI	140 SF.
TOTAL UNDER ROOF	3,795 SF.

ELEVATION A STD
SECOND FLOOR PLAN
W/ DIMENSIONS

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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SECOND FLOOR PLAN W/ DIMENSIONS

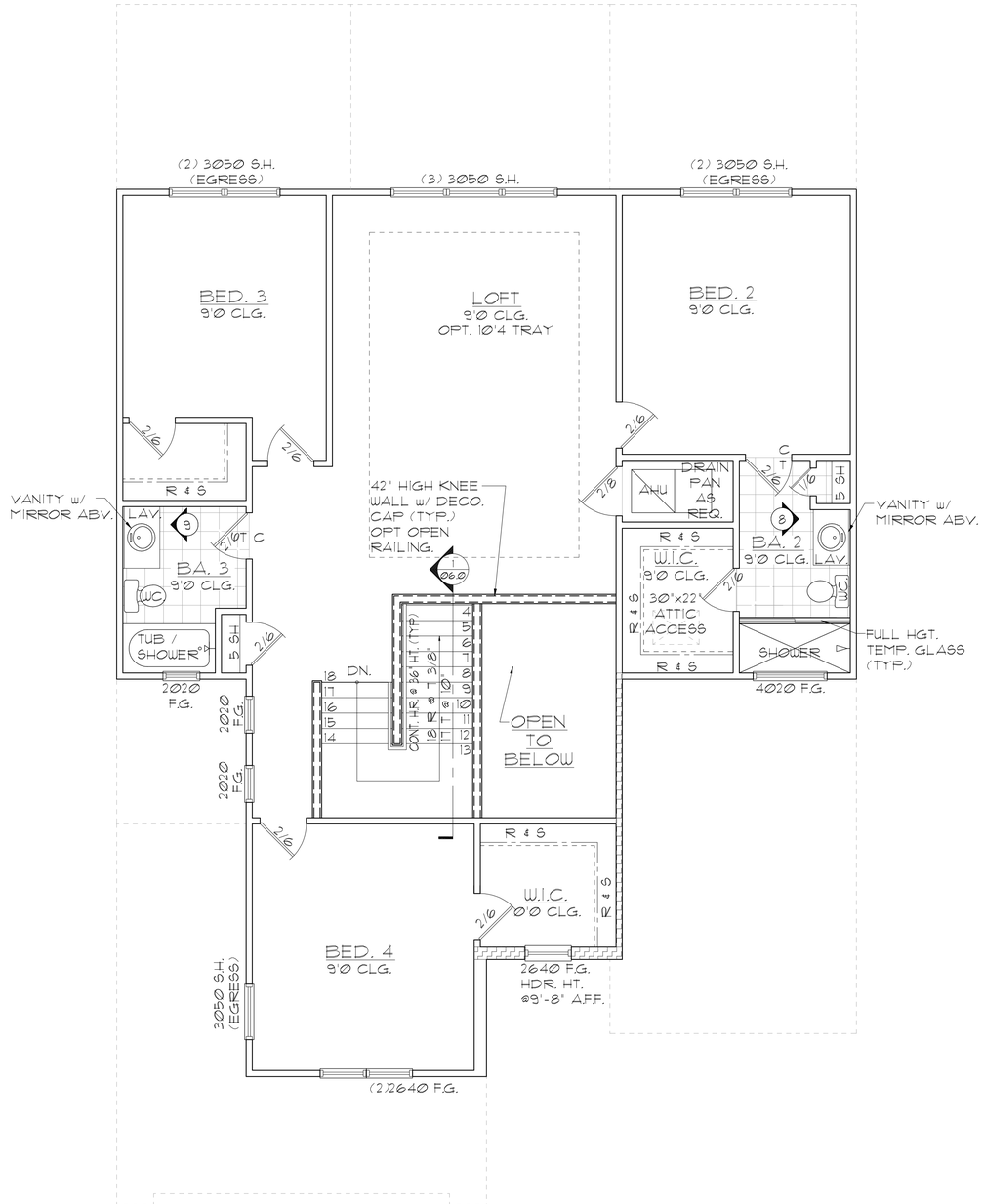
3170 ASHFORD

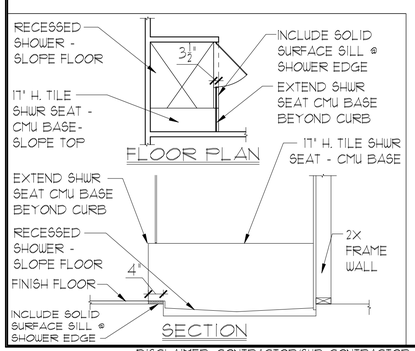
FLORIDA SERIES

REVISIONS	
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SECOND FLOOR PLAN W/ NOTES

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SECOND FLOOR PLAN W/ NOTES

3170 ASHFORD

FLORIDA SERIES

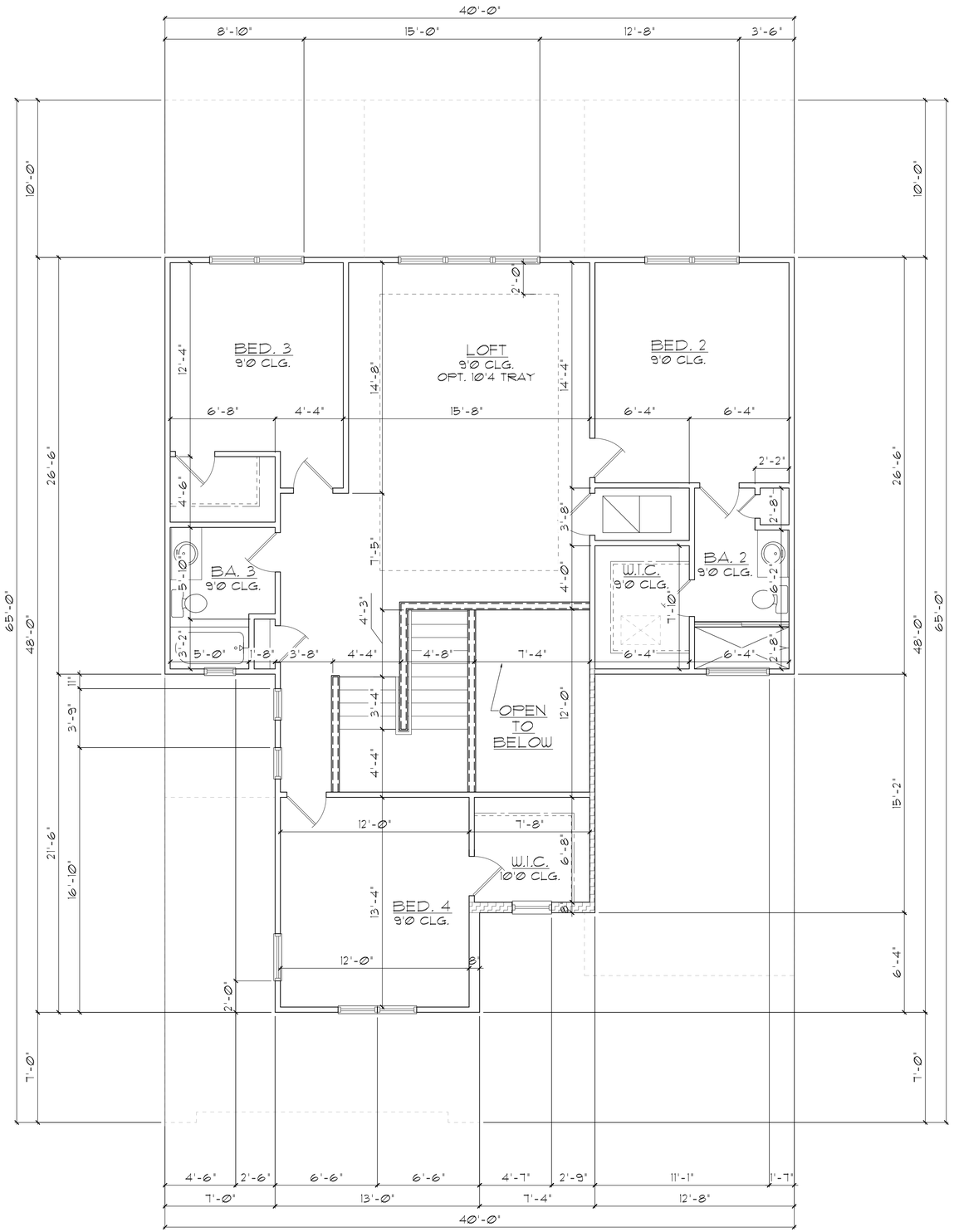
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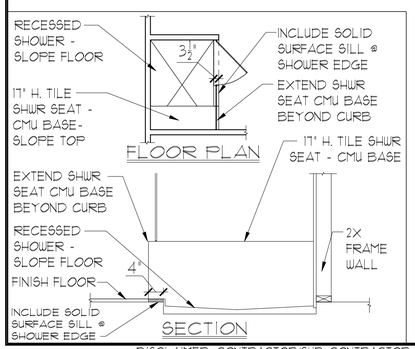
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SECOND FLOOR PLAN W/ DIMENSIONS

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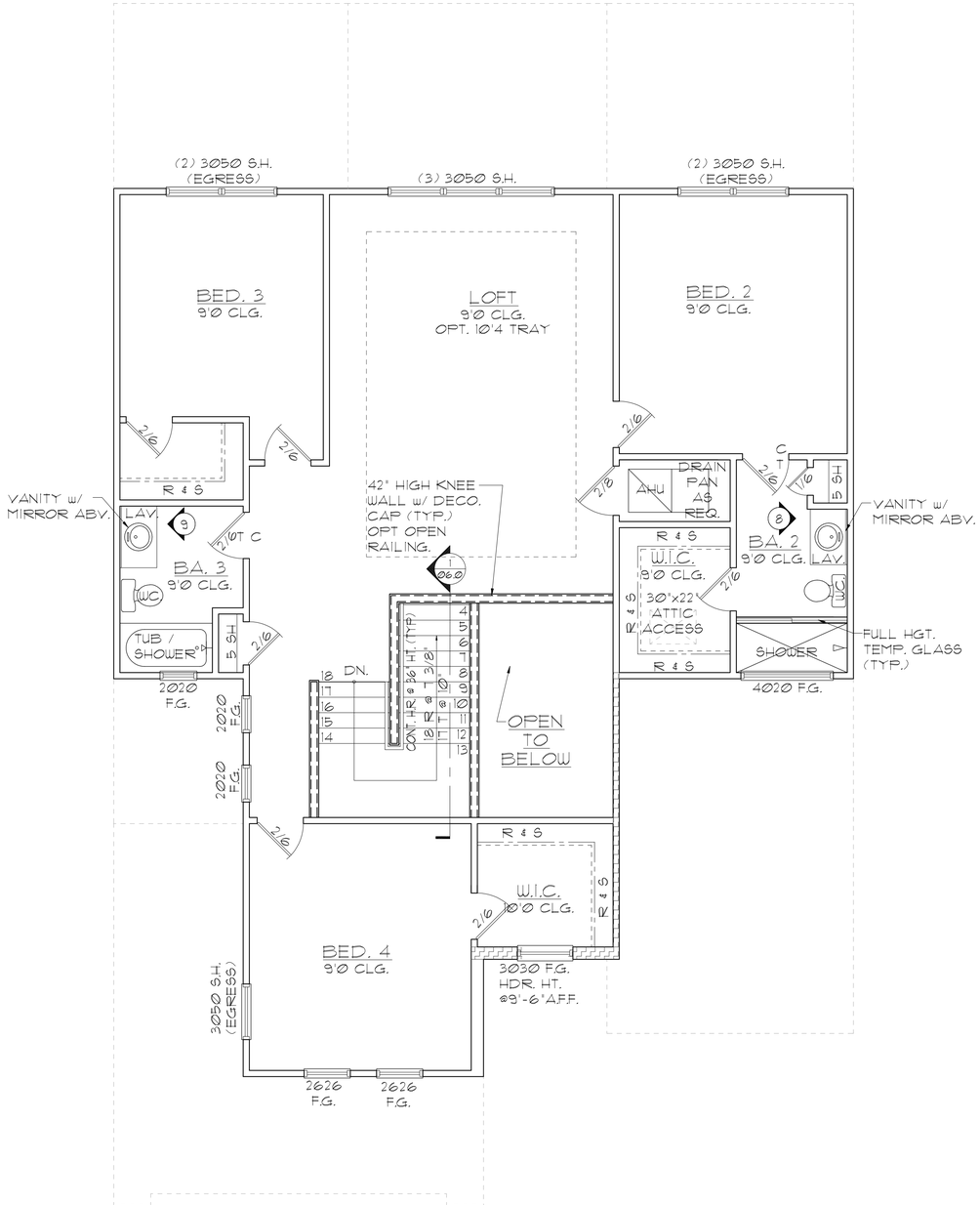
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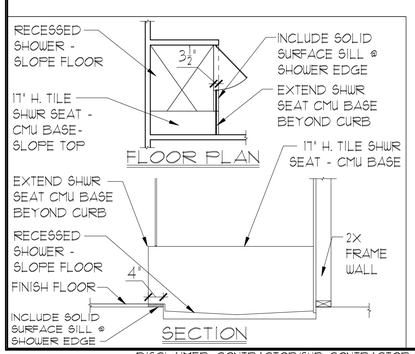
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SECOND FLOOR PLAN W/ NOTES

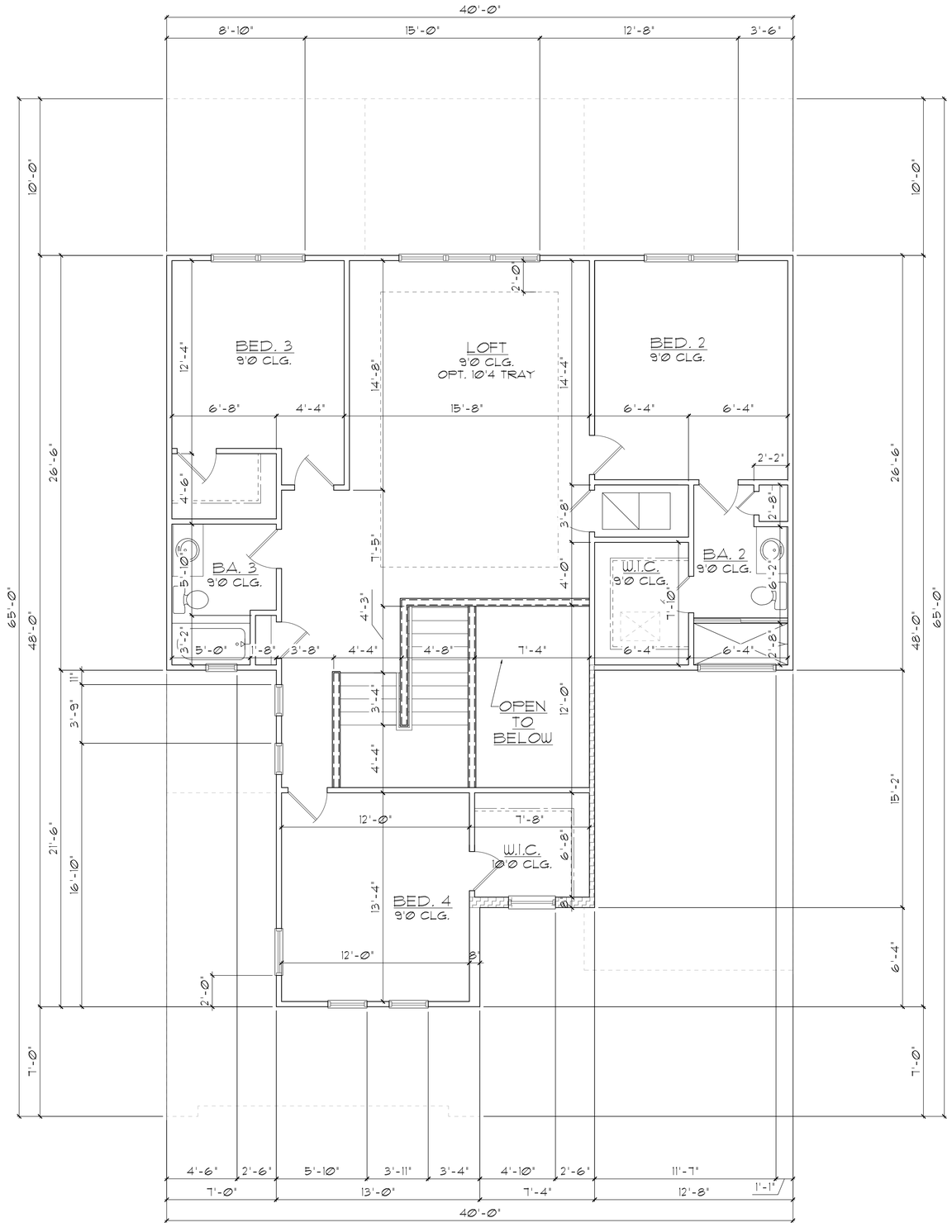
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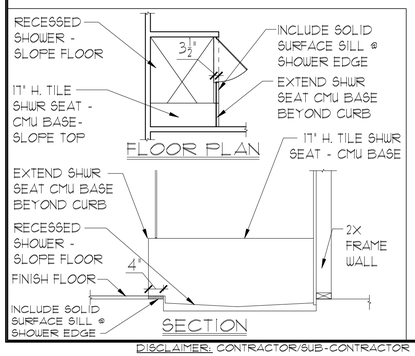
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SECOND FLOOR PLAN W/ DIMENSIONS

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FLORIDA SERIES

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OPT. WDW'S & S.G.D.
REAR ELEVATION

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EXTERIOR ELEVATION FRONT AND REAR

3170 ASHFORD

FLORIDA SERIES

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ELEVATION A STD
FRONT ELEVATION

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FIBERGLASS SHINGLE ROOF INSTALLED — OFF-RIDGE ROOF VENTS - REFER TO ATTIC

ELEVATION A STD
REAR ELEVATION

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EXTERIOR FINISH NOTES

1. LATH TO BE ATTACHED IAW R703.7.1 OF THE 8TH EDITION, FBC-R 2023 & ASTM C1063 OR C1787.
2. PLASTERING TO BE INSTALLED IAW R703.7 & R703.7.2 OF THE 8TH EDITION, FBC-R 2023
3. WEEP SCREED TO BE INSTALLED IAW R703.7.2.1 OF THE 8TH EDITION, FBC-R 2023 & ASTM C926.
4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R703.2 & R703.7.3 OF THE 8TH EDITION, FBC-R 2023.
5. FLASHING TO BE INSTALLED IAW R703.4 OF THE 8TH EDITION, FBC-R 2023.
6. WIND RESISTANCE OF WALL COVERINGS & BACK MATERIALS SHALL BE IAW R703.2 OF THE 8TH EDITION, FBC-R 2023
7. ALL HORIZONTAL & VERTICAL CONTROL JOINTS SHALL BE INSTALLED IAW ASTM 1063.
8. ALL FIBER CEMENT SIDING SHALL BE IAW R703.1 OF THE 8TH EDITION, FBC-R 2023.
9. "ZIP SYSTEMS" WALL SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER, ON EXTERIOR FRAME WALLS.
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EXTERIOR ELEVATION
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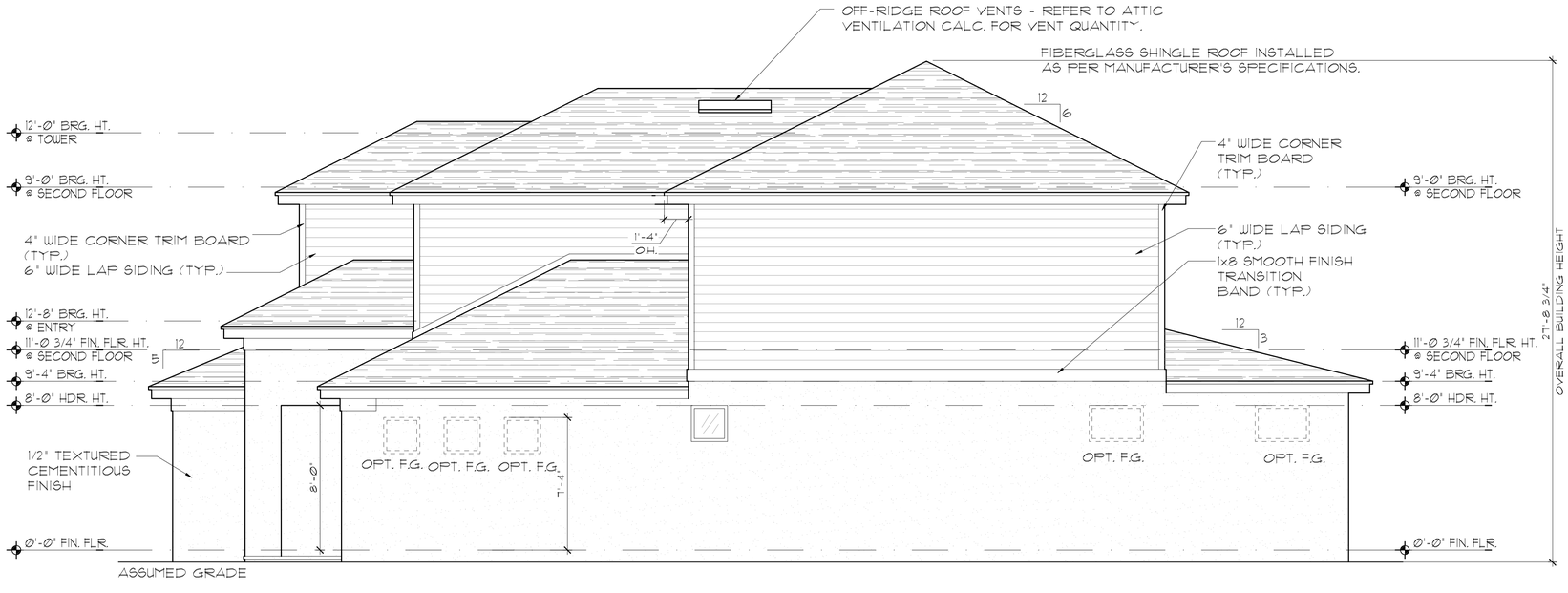
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ELEVATION A STD
LEFT ELEVATION

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



ELEVATION A STD
RIGHT ELEVATION

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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EXTERIOR ELEVATION
LEFT AND RIGHT

3170 ASHFORD

FLORIDA SERIES

REVISIONS	
DELTA #	DATE

DATE: 08-16-24

SCALE: AS NOTED

DRAWN: MR

SHEET: 04.1

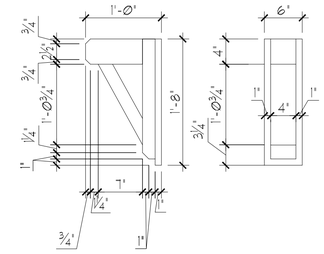


ELEVATION B STD
FRONT ELEVATION

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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DETAIL #1

3/4"=1'-0" (22X34)



ELEVATION B STD
REAR ELEVATION

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EXTERIOR ELEVATION FRONT AND REAR

3170 ASHFORD

FLORIDA SERIES

REVISIONS	
DELTA #	DATE

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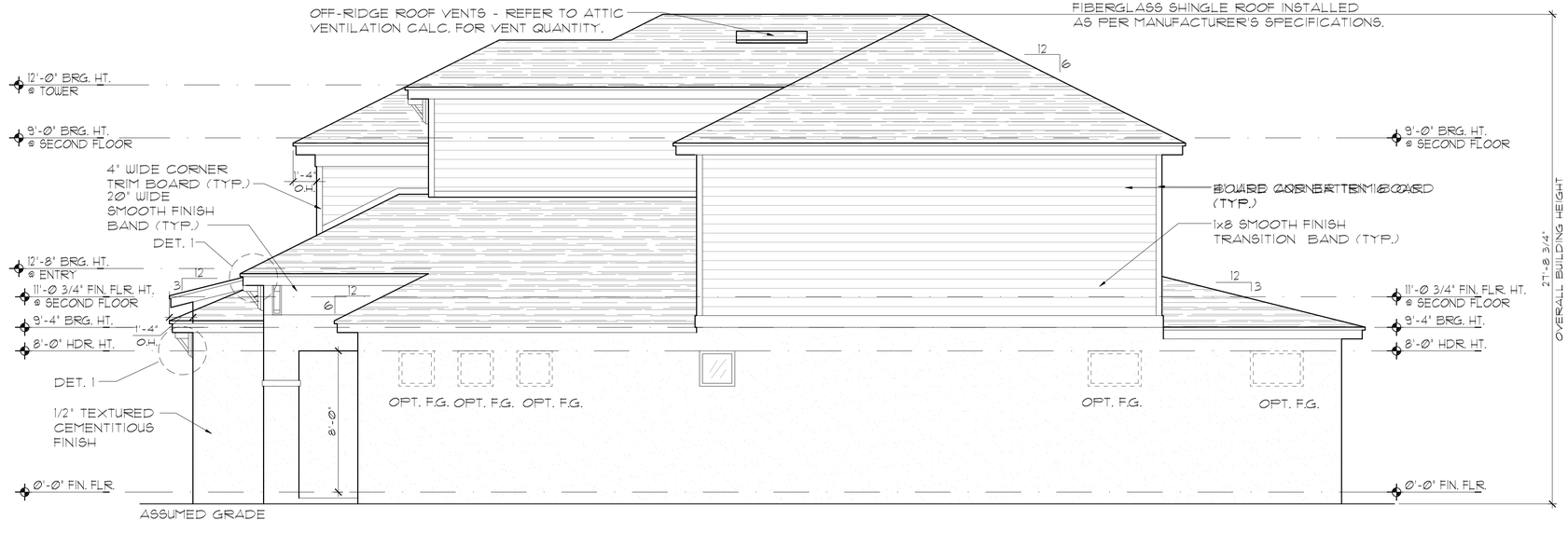
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ELEVATION B STD
LEFT ELEVATION
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



ELEVATION B STD
RIGHT ELEVATION
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EXTERIOR ELEVATION
LEFT AND RIGHT

3170 ASHFORD
FLORIDA SERIES

REVISIONS	
DELTA #	DATE

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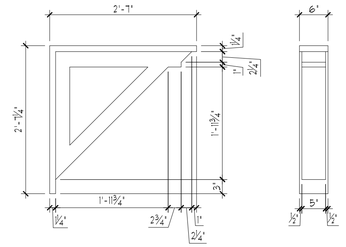
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ELEVATION C STD
FRONT ELEVATION

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



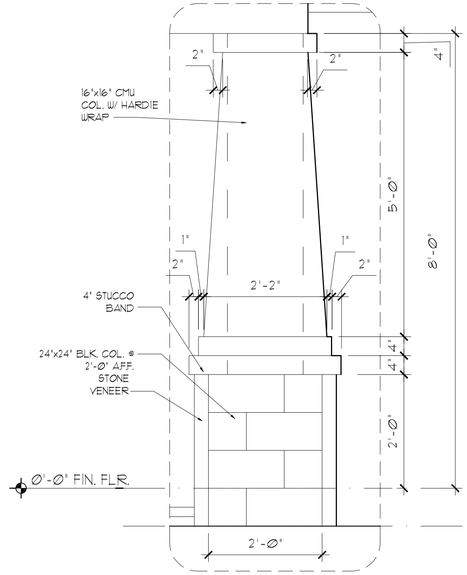
DETAIL #1

3/4"=1'-0" (22X34)



ELEVATION C STD
REAR ELEVATION

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



DETAIL #2

3/4"=1'-0" (22X34)

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EXTERIOR ELEVATION
FRONT AND REAR

3170 ASHFORD
FLORIDA SERIES

REVISIONS	
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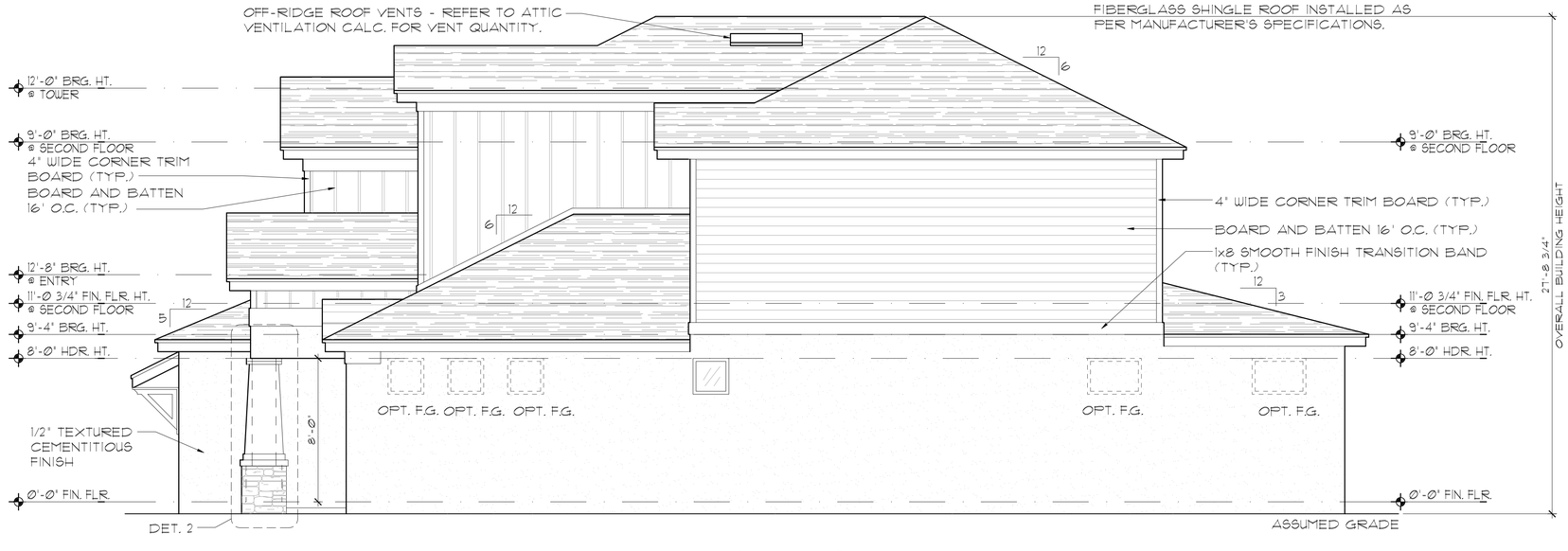
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ELEVATION C STD
LEFT ELEVATION

1/8"=1'-Ø" (11X17) 1/4"=1'-Ø" (22X34)



ELEVATION C STD
RIGHT ELEVATION

1/8"=1'-Ø" (11X17) 1/4"=1'-Ø" (22X34)

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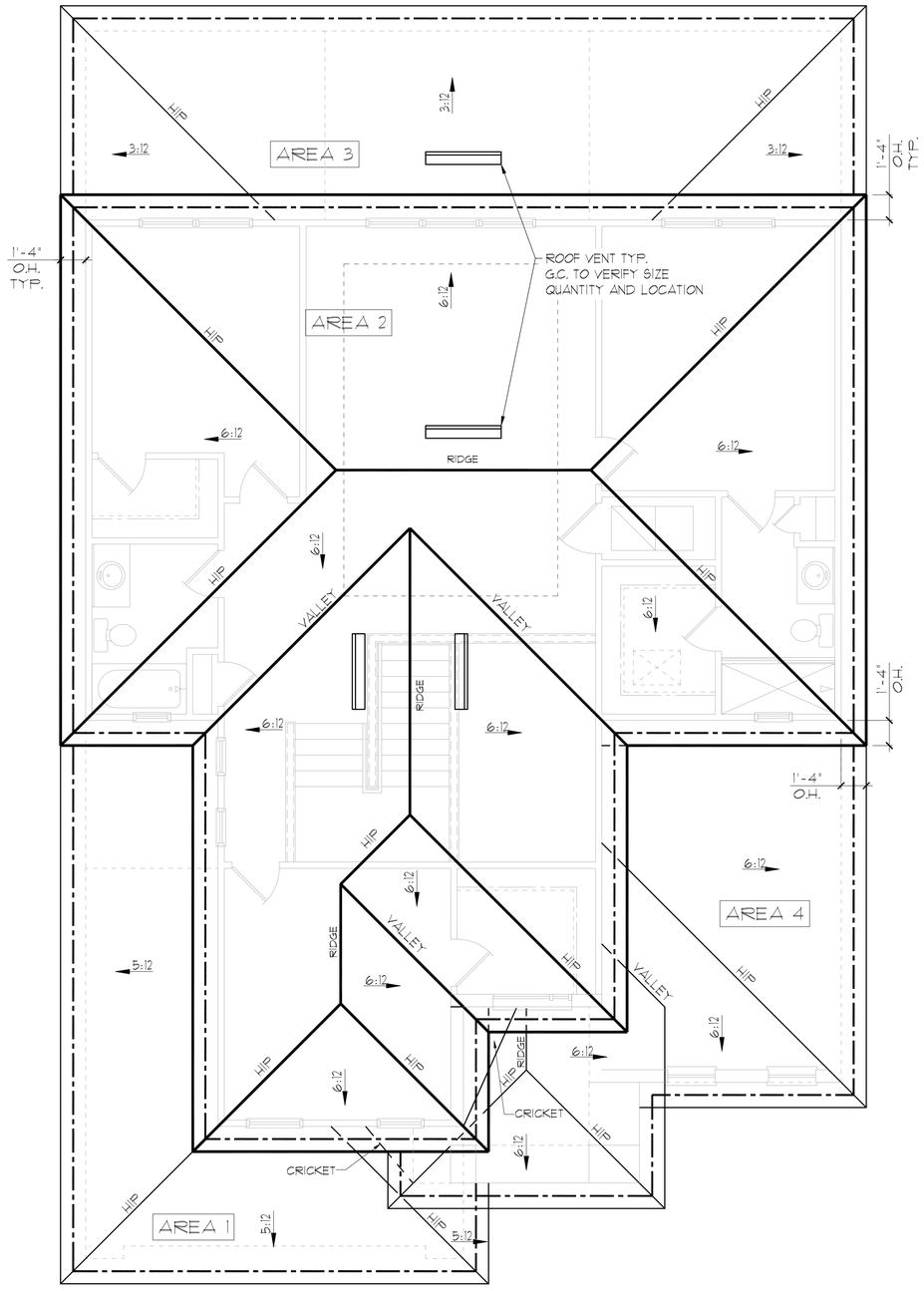
EXTERIOR ELEVATION
LEFT AND RIGHT

3170 ASHFORD
FLORIDA SERIES

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ELEVATION A STD
ROOF PLAN

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

GENERAL NOTES

ENCLOSED ATTIC SPACES AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. MINIMUM NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE VENTED SPACE, *(EXCEPT THAT THE REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED, PROVIDED THAT AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.)

1. PLAN SHOWS APPROXIMATE VENT LOCATIONS AND STILL REQUIRES REVIEW BY THE BUILDER/G.C. TO VERIFY ALL VENTING COMPONENTS ARE INSTALLED PER THE MIN. REQUIREMENTS AS STATED IN THE CURRENT EDITION OF THE FBC(R) SECTION R806 AND ALL SUBSEQUENT SUB-SECTIONS.

2. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, PROVIDE BAFFLES TO MAINTAIN A MIN. 1" AIRSPACE BETWEEN INSULATION AND ROOF SHEATHING AND AT THE LOCATION OF THE VENT.

3. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSIONS OF 1/16" MIN. AND 1/4" MAX. VENTILATION OPENINGS HAVING A LEAST DIMENSION GREATER THAN 1/4" SHALL BE PROVIDED WITH AN APPROVED CORROSION PROTECTIVE COVER HAVING A LEAST DIMENSIONS OF 1/16" AND 1/4" MAXIMUM.

4. ALL VENTS SHALL BE INSTALLED PER THE MANUFACTURER'S WRITTEN SPECIFICATIONS (FREE FROM BLOCKAGES AND/OR OBSTRUCTIONS) PROVIDING ADEQUATE CROSS VENTILATION.

5. THE BUILDER/ROOFING CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL CALCULATIONS AND QUANTITIES OF REQUIRED VENTILATORS PRIOR TO INSTALLATION.

6. ROOF PLAN DEPICTED IS NOT INTENDED TO SERVE AS A TRUSS DESIGN

7. SEE BUILDING SECTIONS, WALL SECTIONS & ELEVATIONS FOR BEARING HEIGHTS

CALCULATIONS BELOW ARE BASED OFF OF THE FOLLOWING ASSUMPTIONS:

OFF RIDGE VENTS TO HAVE A NET FREE VENTILATION AREA OF:

TILE: O'HAGIN- MODEL-"S"= 97.5 SQ. INCHES PER VENT INSTALLED

SHINGLE: MILLENIUM METALS-MMI-2= 80.5 SQ. INCHES PER VENT INSTALLED
LOMANCO-770D = 140 SQ. INCHES PER VENT INSTALLED

INDICATES POSSIBLE LOCATION OF OFF RIDGE VENTS

SOFFIT VENTILATION TO HAVE A NET FREE VENTILATION AREA OF 10 SQ. INCHES PER LINEAR FOOT

INDICATES POSSIBLE LOCATION OF SOFFIT VENTING

ATTIC VENTILATION CALCULATIONS

NET FREE VENTILATED AREA(S): AREA 1

AREA #1 = 291 SQ. FT * 144 / 150 = 279 SQ. IN. REQUIRED
280 SQ. IN. PROVIDED

28 LINEAR FEET OF VENTED SOFFIT
@ 10 SQ. IN. PER LINEAR FOOT REQUIRED = 280 SQ. IN.

NET FREE VENTILATED AREA(S): AREA 2

(O'HAGIN- MODEL "S")
NFVA = 1,451 SQ. FT * 144 / 300 = 279-348 SQ. IN. REQUIRED (40%-50%)

(3) OFF RIDGE VENTS @ 97.5 SQ. IN. (O'HAGIN- MODEL "S") = 292.5 SQ. IN. PROVIDED

(MILLENIUM METALS- MMI-2)
NFVA = 1,451 SQ. FT * 144 / 300 = 279-348 SQ. IN. REQUIRED (40%-50%)

(4) OFF RIDGE VENTS @ 80.5 SQ. IN. (MILLENIUM METALS- MMI-2) = 322 SQ. IN. PROVIDED

(LOMANCO-770D)
NFVA = 1,451 SQ. FT * 144 / 300 = 279-348 SQ. IN. REQUIRED (40%-50%)

(2) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-770D) = 280 SQ. IN. PROVIDED

+/- 200 LINEAR FEET OF VENTED SOFFIT.

NET FREE VENTILATED AREA(S): AREA 3

(O'HAGIN- MODEL "S")
NFVA = 400 SQ. FT * 144 / 300 = 77-96 SQ. IN. REQUIRED (40%-50%)

(1) OFF RIDGE VENTS @ 97.5 SQ. IN. (O'HAGIN- MODEL "S") = 97.5 SQ. IN. PROVIDED

(MILLENIUM METALS- MMI-2)
NFVA = 400 SQ. FT * 144 / 300 = 77-96 SQ. IN. REQUIRED (40%-50%)

(1) OFF RIDGE VENTS @ 80.5 SQ. IN. (MILLENIUM METALS- MMI-2) = 80.5 SQ. IN. PROVIDED

(LOMANCO-770D)
NFVA = 400 SQ. FT * 144 / 300 = 77-96 SQ. IN. REQUIRED (40%-50%)

(1) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-770D) = 140 SQ. IN. PROVIDED

+/- 200 LINEAR FEET OF VENTED SOFFIT.

NET FREE VENTILATED AREA(S): AREA 4

AREA #4 = 330 SQ. FT * 144 / 150 = 317 SQ. IN. REQUIRED
320 SQ. IN. PROVIDED

32 LINEAR FEET OF VENTED SOFFIT
@ 10 SQ. IN. PER LINEAR FOOT REQUIRED = 320 SQ. IN.

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ROOF

3170 ASHFORD

FLORIDA SERIES

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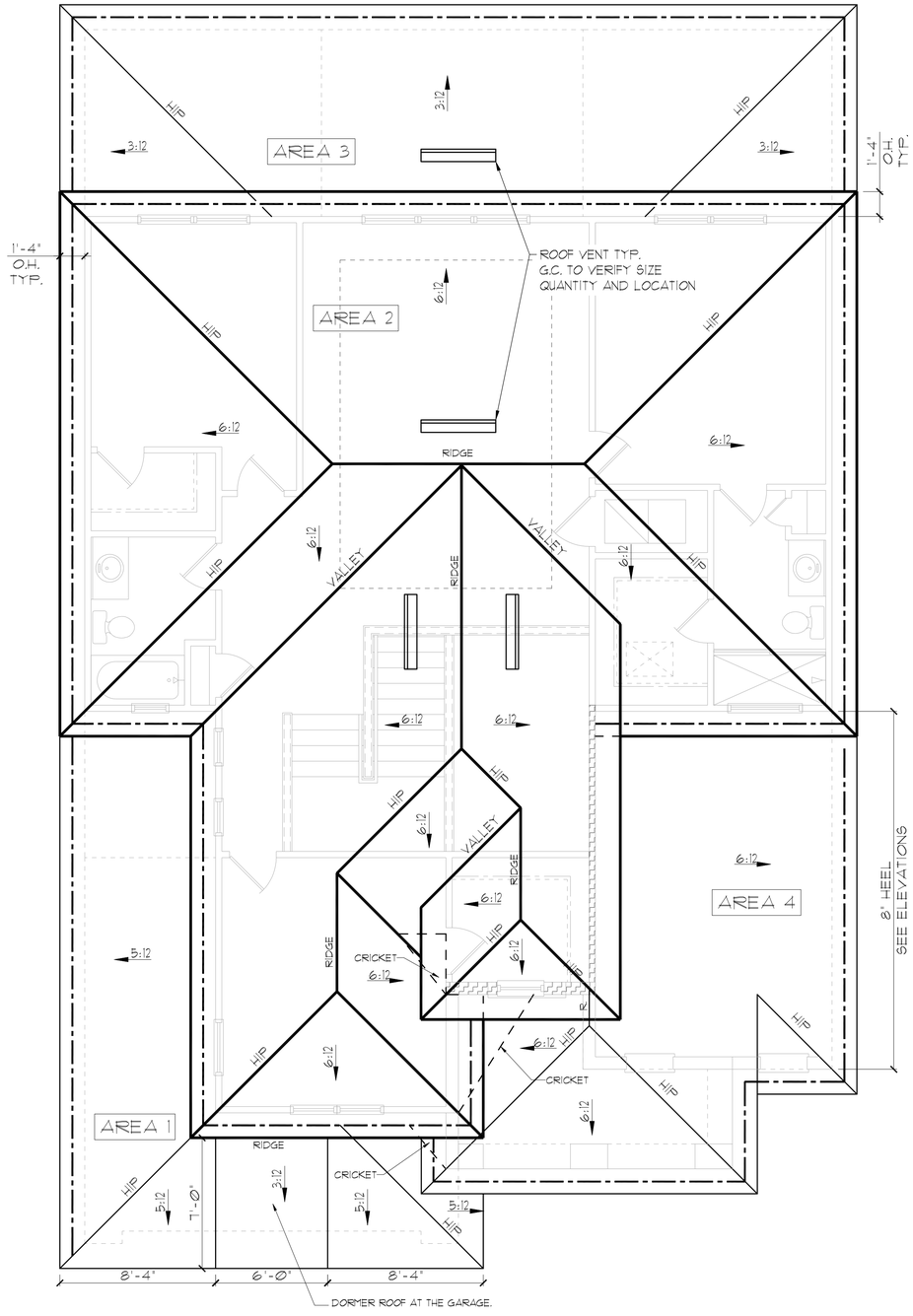
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ROOF PLAN

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1. PLAN SHOWS APPROXIMATE VENT LOCATIONS AND STILL REQUIRES REVIEW BY THE BUILDER/G.C. TO VERIFY ALL VENTING COMPONENTS ARE INSTALLED PER THE MIN. REQUIREMENTS AS STATED IN THE CURRENT EDITION OF THE FBC(R) SECTION R806 AND ALL SUBSEQUENT SUB-SECTIONS.

2. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, PROVIDE BAFFLES TO MAINTAIN A MIN. 1" AIRSPACE BETWEEN INSULATION AND ROOF SHEATHING AND AT THE LOCATION OF THE VENT.

3. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSIONS OF 1/16" MIN. AND 1/4" MAX. VENTILATION OPENINGS HAVING A LEAST DIMENSION GREATER THAN 1/4" SHALL BE PROVIDED WITH AN APPROVED CORROSION PROTECTIVE COVER HAVING A LEAST DIMENSIONS OF 1/16" AND 1/4" MAXIMUM.

4. ALL VENTS SHALL BE INSTALLED PER THE MANUFACTURER'S WRITTEN SPECIFICATIONS (FREE FROM BLOCKAGES AND/OR OBSTRUCTIONS) PROVIDING ADEQUATE CROSS VENTILATION.

5. THE BUILDER/ROOFING CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL CALCULATIONS AND QUANTITIES OF REQUIRED VENTILATORS PRIOR TO INSTALLATION.

6. ROOF PLAN DEPICTED IS NOT INTENDED TO SERVE AS A TRUSS DESIGN

7. SEE BUILDING SECTIONS, WALL SECTIONS & ELEVATIONS FOR BEARING HEIGHTS

CALCULATIONS BELOW ARE BASED OFF OF THE FOLLOWING ASSUMPTIONS:

OFF RIDGE VENTS TO HAVE A NET FREE VENTILATION AREA OF:

TILE: O'HAGIN- MODEL-"S" = 97.5 SQ. INCHES PER VENT INSTALLED

SHINGLE: MILLENIUM METALS-MMI-2 = 80.5 SQ. INCHES PER VENT INSTALLED
LOMANCO-770D = 140 SQ. INCHES PER VENT INSTALLED

▭ INDICATES POSSIBLE LOCATION OF OFF RIDGE VENTS

SOFFIT VENTILATION TO HAVE A NET FREE VENTILATION AREA OF 10 SQ. INCHES PER LINEAR FOOT

— — — INDICATES POSSIBLE LOCATION OF SOFFIT VENTING

ATTIC VENTILATION CALCULATIONS

NET FREE VENTILATED AREA(S): AREA 1

AREA #1 = 291 SQ. FT * 144 / 150 = 279 SQ. IN. REQUIRED
280 SQ. IN. PROVIDED

28 LINEAR FEET OF VENTED SOFFIT
@ 10 SQ. IN. PER LINEAR FOOT REQUIRED = 280 SQ. IN.

NET FREE VENTILATED AREA(S): AREA 2

(O'HAGIN- MODEL "S")
NFVA = 1,451 SQ. FT * 144 / 300 = 279-348 SQ. IN. REQUIRED (40%-50%)

(3) OFF RIDGE VENTS @ 97.5 SQ. IN. (O'HAGIN- MODEL "S") = 292.5 SQ. IN. PROVIDED

(MILLENIUM METALS- MMI-2)
NFVA = 1,451 SQ. FT * 144 / 300 = 279-348 SQ. IN. REQUIRED (40%-50%)

(4) OFF RIDGE VENTS @ 80.5 SQ. IN. (MILLENIUM METALS- MMI-2) = 322 SQ. IN. PROVIDED

(LOMANCO-770D)
NFVA = 1,451 SQ. FT * 144 / 300 = 279-348 SQ. IN. REQUIRED (40%-50%)

(2) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-770D) = 280 SQ. IN. PROVIDED

+/- 200 LINEAR FEET OF VENTED SOFFIT.

NET FREE VENTILATED AREA(S): AREA 3

(O'HAGIN- MODEL "S")
NFVA = 400 SQ. FT * 144 / 300 = 77-96 SQ. IN. REQUIRED (40%-50%)

(1) OFF RIDGE VENTS @ 97.5 SQ. IN. (O'HAGIN- MODEL "S") = 97.5 SQ. IN. PROVIDED

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NET FREE VENTILATED AREA(S): AREA 4

AREA #4 = 330 SQ. FT * 144 / 150 = 317 SQ. IN. REQUIRED
320 SQ. IN. PROVIDED

32 LINEAR FEET OF VENTED SOFFIT
@ 10 SQ. IN. PER LINEAR FOOT REQUIRED = 320 SQ. IN.

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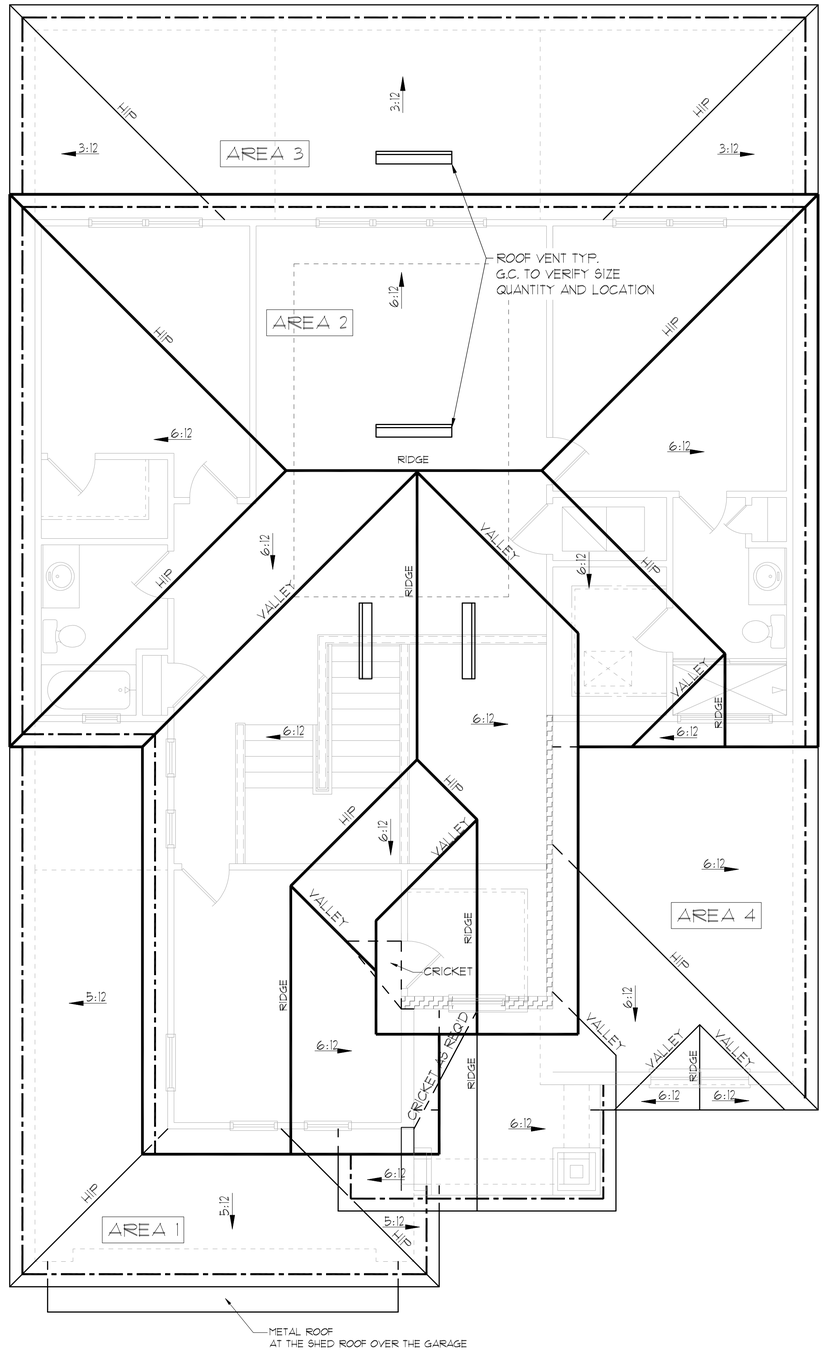
ROOF PLAN

3170 ASHFORD
FLORIDA SERIES

REVISIONS	
DELTA #	DATE

DATE: 09-16-24
SCALE: AS NOTED
DRAWN: MR
SHEET: 05.0

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ELEVATION C STD
ROOF PLAN

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

GENERAL NOTES

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ROOF PLAN

3170 ASHFORD

FLORIDA SERIES

REVISIONS	
DELTA #	DATE

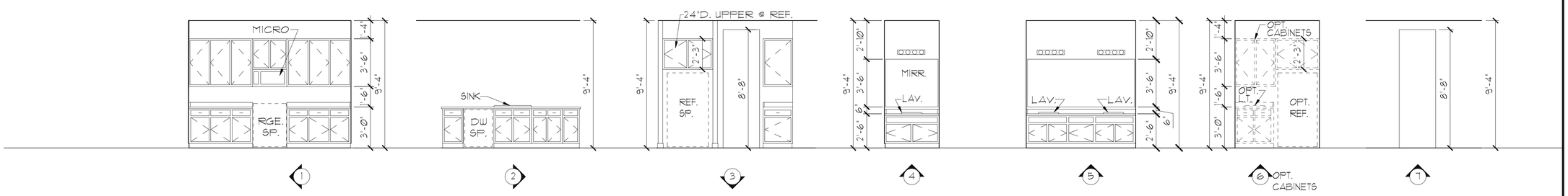
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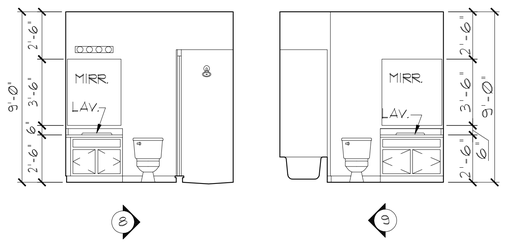
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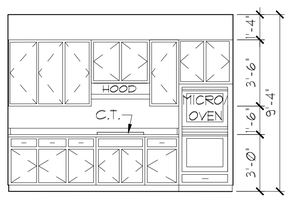
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INTERIOR ELEVATIONS

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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INTERIOR ELEVATIONS

3170 ASHFORD

FLORIDA SERIES

REVISIONS	
DELTA #	DATE

DATE: 09-16-24

SCALE: AS NOTED

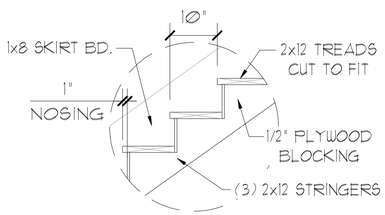
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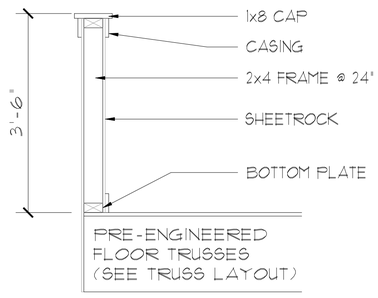
NOTES:

1. STAIRWAY CONSTRUCTION TO CONFORM TO FBC-R 2023, 8TH EDITION SECTION R311.7
2. MAX HT. OF RISER TO BE 7 3/4".
3. MIN. WIDTH OF TREAD TO BE 10" (EXCLUSIVE OF 1" NOSING).
4. 3/16" MAX VARIATION IN RISERS/TREADS ADJACENT TO EACH OTHER.
5. 3/8" MAX VARIATION IN ANY STAIR RUN.
6. HAND RAIL CIRCULAR CROSS SECTION DIA. TO BE 1 1/4" - 2" OR TO PROVIDE EQUIVALENT GRASPABILITY.
7. 34"-38" HANDRAIL HT.
8. HEADROOM CLEARANCE MIN 6'-8".



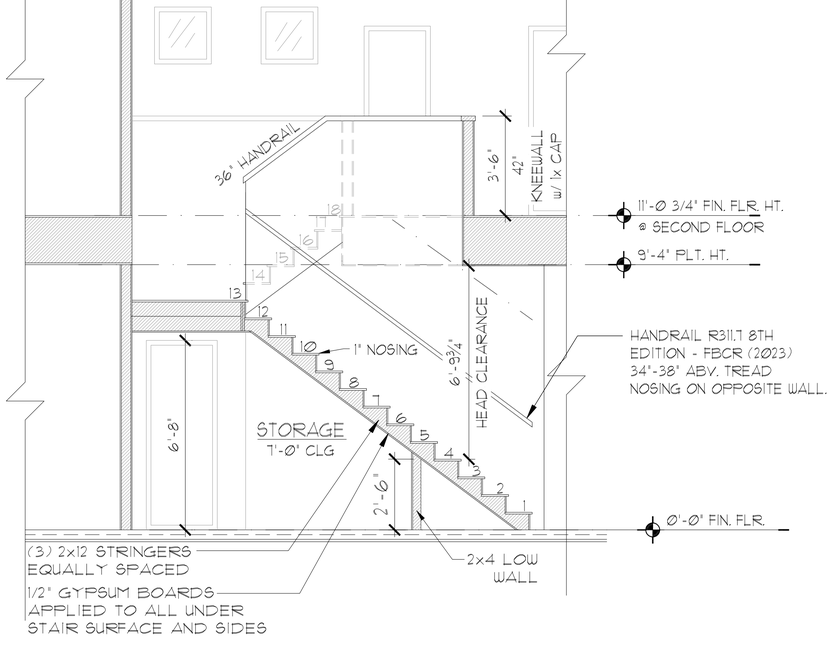
TREAD & RISER DETAIL

SCALE: 3/4"= 1'-0"(11x17) 1 1/2"= 1'-0"(22x34)



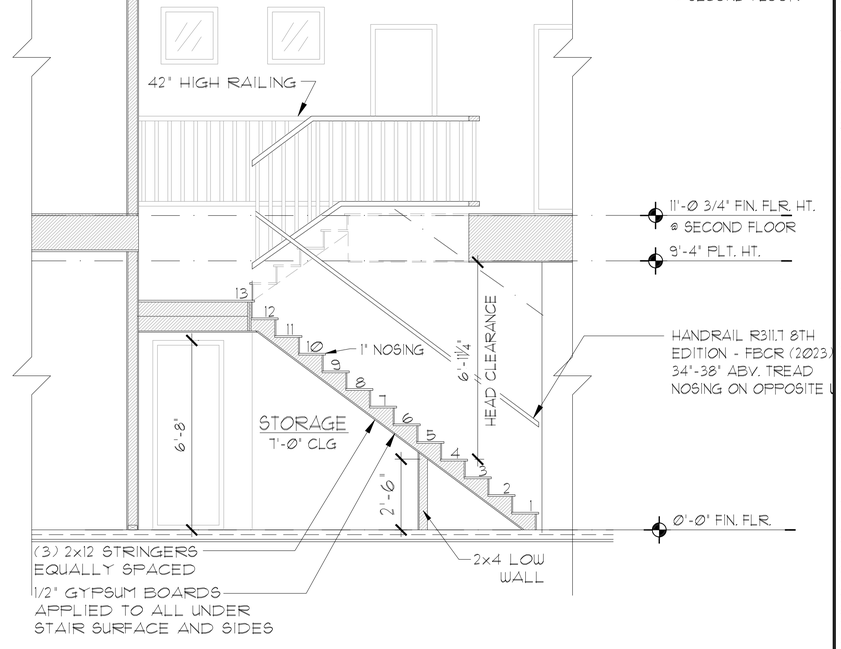
HALF WALL DETAIL

SCALE: 3/4"= 1'-0"(11x17) 1 1/2"= 1'-0"(22x34)



1/06.0 STAIR SECTION

3/8"=1'-0" (11X17) 3/4"=1'-0" (22X34)



1/06.0 STAIR SECTION - OPT. RAILING

3/8"=1'-0" (11X17) 3/4"=1'-0" (22X34)

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STAIR SECTION

3170 ASHFORD

FLORIDA SERIES

REVISIONS	
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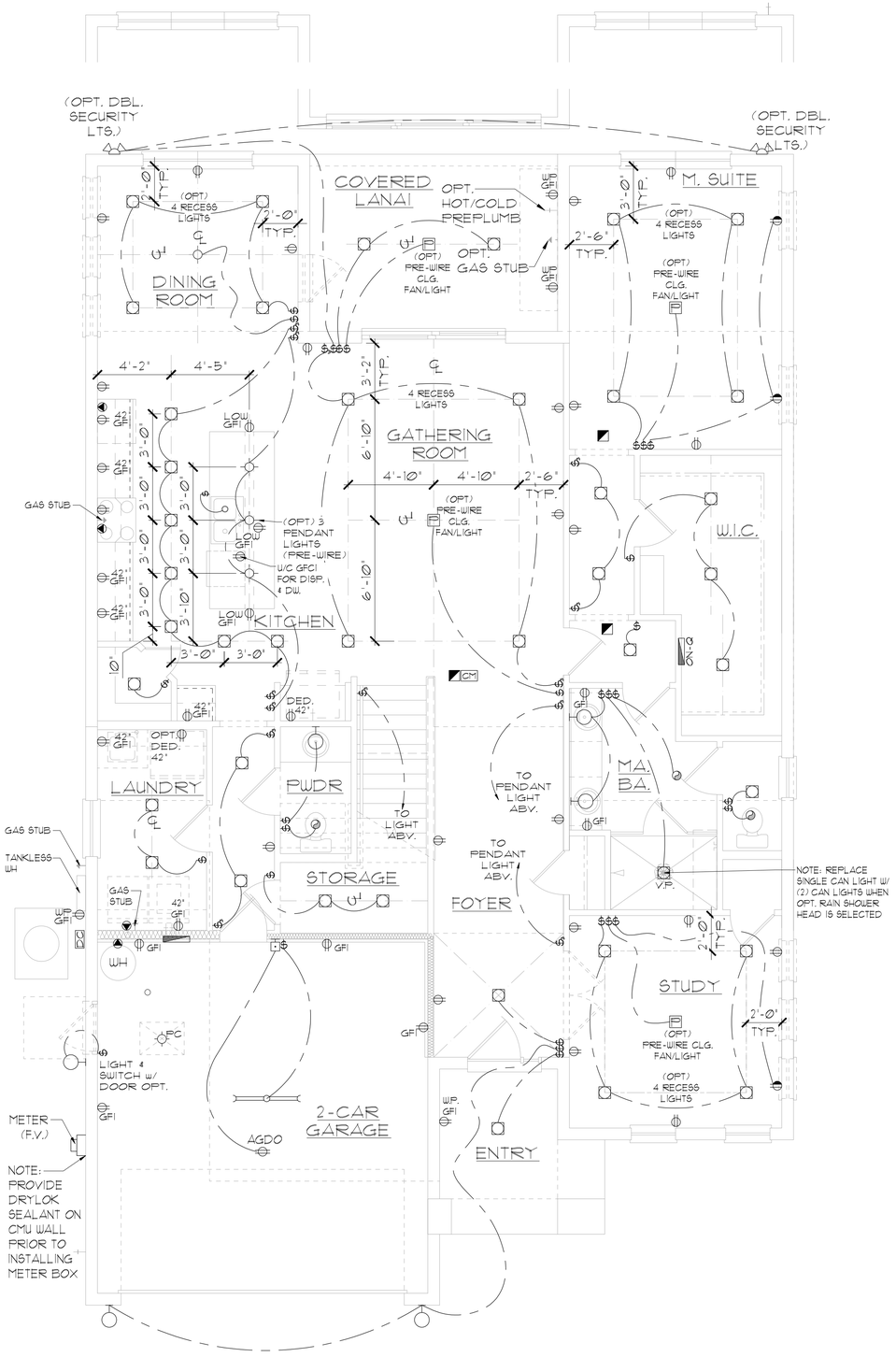
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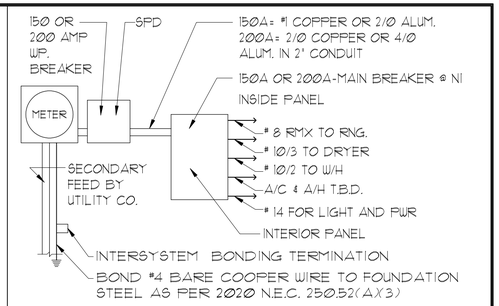
SCALE: AS NOTED

DRAWN: MR

SHEET: 06.1

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ELECTRICAL RISER DIAGRAM
N.T.S.

NOTES:
1. ELECTRICAL MATERIALS AND INSTALLATIONS SHALL COMPLY W/ APPLICABLE PROVISIONS OF THE NATIONAL ELEC. CODE 250.52(A)(1) TO (6), NFPA 70, LOCAL CODES, AND THE LOCAL POWER/ UTILITY COMPANY.
2. ALL SERVICES SUPPLYING DWELLING UNITS SHALL BE PROVIDED WITH A SURGE-PROTECTION DEVICE (SPD) THE SPD SHALL BE A TYPE 1 OR TYPE 2 SPD.
3. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFORMATION.

250.52(A)(3) Concrete-Encased Electrode. Concrete-encased electrodes can be horizontal or vertical and must be at least 20 ft. long. Concrete-encased electrodes can be horizontal or vertical and must be at least 20 ft. long. There are two types of concrete-encased electrodes: (1) steel reinforcing bars or rods which are not less than 1/2 inch in diameter and at least 20 ft. long, encased in 2 inches of concrete; (2) 20 ft. of bare copper conductor not smaller than No. 4 AWG encased in 2 inches of concrete. The steel reinforcing rods must be in a location that is in direct contact with the earth. The reinforcing rods can be connected with tie wires, and a single length of rod can be used as the concrete-encased electrode. The reinforcing rods cannot be coated with non-conductive material. Section 250.50 requires a concrete-encased electrode to be connected to the grounding electrode system if it is present. Several states have modified this requirement to say a concrete-encased electrode must be used as a grounding electrode only if it is available. In those jurisdictions, if the footings or foundations have been poured before the electrical contractor arrives at the site, and a reinforcing rod is not available for use as a grounding electrode, then a grounding connection to the reinforcing rod is not required.

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	◀	OUTLET, PHONE
$3	THREE WAY SWITCH	▢H	INTERCOM
⊖	OUTLET 110-115	▢CH	CHIMES
⊖	OUTLET 110-115, SPLIT WIRED	◥	SMOKE DETECTOR/SMOKE ALARM W/ INTEGRATED SOUNDER BASE
⊖	OUTLET 110-115, W/ USB		
⊖	OUTLET 110-115, CEILING MOUNTED	CM	CARBON MONOXIDE
⊖	OUTLET 110-115, FLOOR MOUNTED	·H	PUSH BUTTON
▶	SPECIAL PURPOSE 220-240		EXHAUST FAN
☼	LIGHT FIXTURE, CEILING MOUNTED		EX. FAN/LIGHT COMBO
☼H	LIGHT FIXTURE, WALL MOUNTED	◎	DISPOSAL
▢	LED LIGHT FIXTURE, RECESSED		ON-Q PANEL
E	LIGHT FIXTURE, RECESSED ADJUST.		ELECTRICAL PANEL
☼PC	LIGHT FIXTURE, PULL CHAIN	F	CEILING FAN, PREWIRE
	LED LIGHT FIXTURE, FLUORESCENT	F	CEILING FAN, INSTALL
	LIGHT FIXTURE, EXTERIOR FLOODS	J	ELEC. JUNCTION BOX
EXIT	LIGHT FIXTURE, EMERGENCY EXIT	T	THERMOSTAT
	LIGHT FIXTURE, EXIT/BACKUP	DC	DISCONNECT SWITCH
	OUTLET, TV/CABLE		ELEC. POWER METER

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

NOTE: SEE FINAL COLOR SHEET FOR TV, FANS & PHONE LOCATIONS

NOTE: ELEC. CONTRACTOR TO VERIFY IF ON-Q IS NEEDED PER COMMUNITY SPECS.

ELEVATION A,C STD
FIRST FLOOR UTILITY PLAN

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Park Square HOMES
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Orlando, Florida 32811
Phone: (407) 529 - 3000

FIRST FLOOR UTILITY PLAN

3170 ASHFORD

FLORIDA SERIES

REVISIONS	
DELTA #	DATE

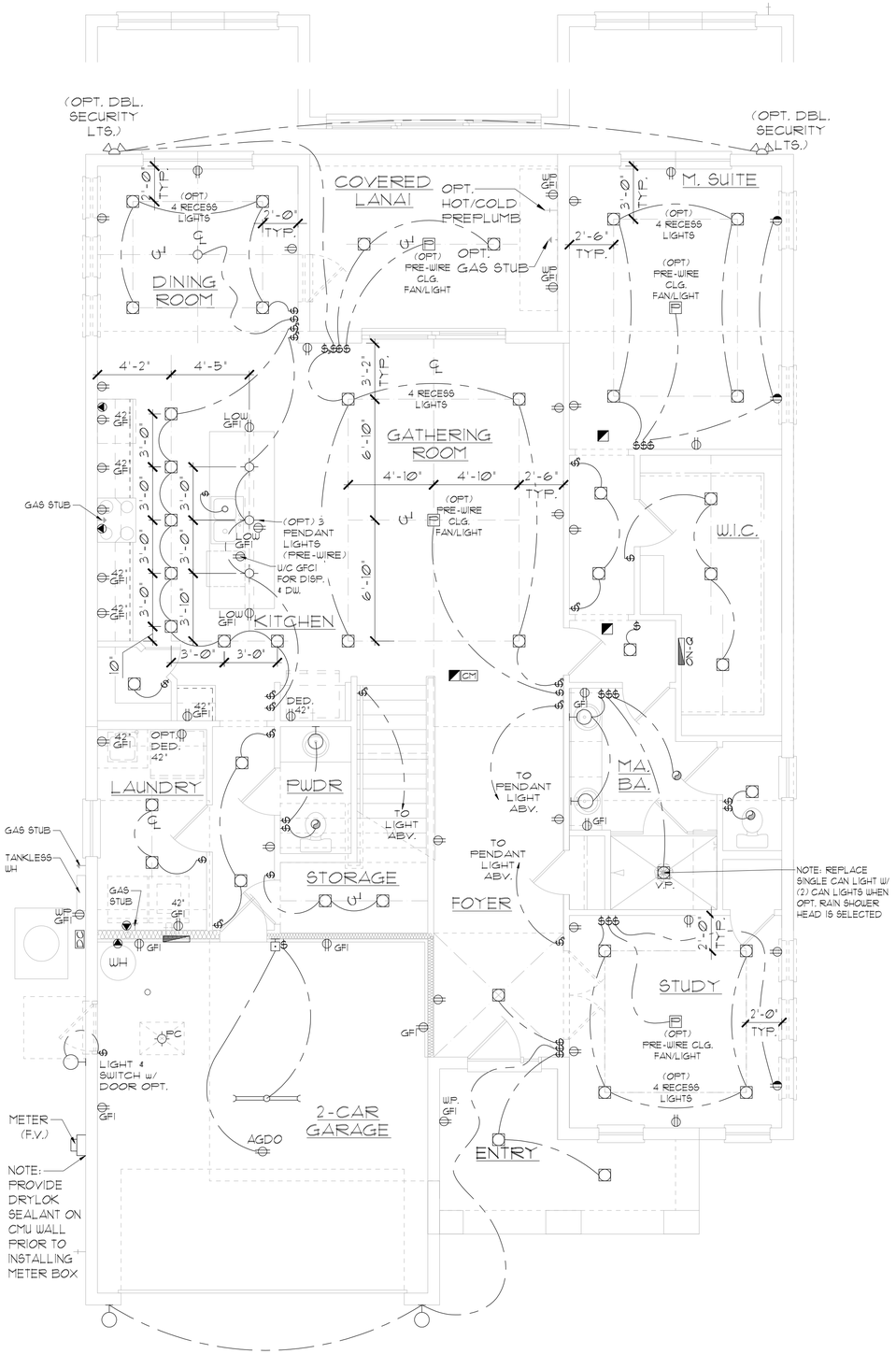
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SCALE: AS NOTED

DRAWN: MR

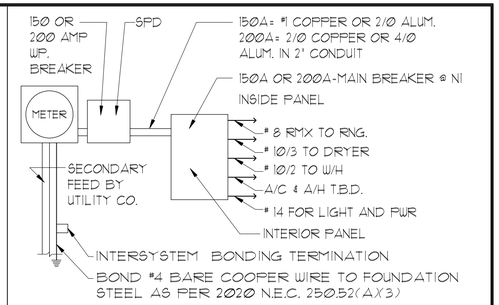
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NOTE: SEE FINAL COLOR SHEET FOR TV, FANS & PHONE LOCATIONS

NOTE: ELEC. CONTRACTOR TO VERIFY IF ON-Q IS NEEDED PER COMMUNITY SPECS.



ELECTRICAL RISER DIAGRAM
N.T.S.

NOTES:
1. ELECTRICAL MATERIALS AND INSTALLATIONS SHALL COMPLY W/ APPLICABLE PROVISIONS OF THE NATIONAL ELEC. CODE 250.52(A)(1) TO (6), NFPA 70, LOCAL CODES, AND THE LOCAL POWER/ UTILITY COMPANY.
2. ALL SERVICES SUPPLYING DWELLING UNITS SHALL BE PROVIDED WITH A SURGE-PROTECTION DEVICE (SPD) THE SPD SHALL BE A TYPE 1 OR TYPE 2 SPD.
3. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFORMATION.

250.52(A)(3) Concrete-Encased Electrode. Concrete-encased electrodes can be horizontal or vertical and must be at least 20 ft. long. Concrete-encased electrodes can be horizontal or vertical and must be at least 20 ft. long. There are two types of concrete-encased electrodes: (1) steel reinforcing bars or rods which are not less than 1/2 inch in diameter and at least 20 ft. long, encased in 2 inches of concrete; (2) 20 ft. of bare copper conductor not smaller than No. 4 AWG encased in 2 inches of concrete. The steel reinforcing rods must be in a location that is in direct contact with the earth. The reinforcing rods can be connected with tie wires, and a single length of rod can be used as the concrete-encased electrode. The reinforcing rods cannot be coated with non-conductive material. Section 250.50 requires a concrete-encased electrode to be connected to the grounding electrode system if it is present. Several states have modified this requirement to say a concrete-encased electrode must be used as a grounding electrode only if it is available. In those jurisdictions, if the footings or foundations have been poured before the electrical contractor arrives at the site, and a reinforcing rod is not available for use as a grounding electrode, then a grounding connection to the reinforcing rod is not required.

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	◀	OUTLET, PHONE
$3	THREE WAY SWITCH	H	INTERCOM
⊖	OUTLET 110-115	⊡⊡	CHIMES
⊖	OUTLET 110-115, SPLIT WIRED	◣	SMOKE DETECTOR/SMOKE ALARM W/ INTEGRATED SOUNDER BASE
⊖	OUTLET 110-115, W/ USB	CM	CARBON MONOXIDE
⊖	OUTLET 110-115, CEILING MOUNTED	H	PUSH BUTTON
⊖	OUTLET 110-115, FLOOR MOUNTED	◔	EXHAUST FAN
▶	SPECIAL PURPOSE 220-240	◔	EX. FAN/LIGHT COMBO
☼	LIGHT FIXTURE, CEILING MOUNTED	◎	DISPOSAL
☼	LIGHT FIXTURE, WALL MOUNTED	▬	ON-Q PANEL
◯	LED LIGHT FIXTURE, RECESSED	▭	ELECTRICAL PANEL
E	LIGHT FIXTURE, RECESSED ADJUST.	F	CEILING FAN, PREWIRE
PC	LIGHT FIXTURE, PULL CHAIN	F	CEILING FAN, INSTALL
⊂⊃	LED LIGHT FIXTURE, FLUORESCENT	J	ELEC. JUNCTION BOX
⧋	LIGHT FIXTURE, EXTERIOR FLOODS	T	THERMOSTAT
EXIT	LIGHT FIXTURE, EMERGENCY EXIT	DC	DISCONNECT SWITCH
⊂⊃	LIGHT FIXTURE, EXIT/BACKUP	▭	ELEC. POWER METER
⊣	OUTLET, TV/CABLE		

ELECTRICAL DEVICES — ABOVE FIN. FLR.

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

CL. = CENTER LINE

ELEVATION B STD
FIRST FLOOR UTILITY PLAN
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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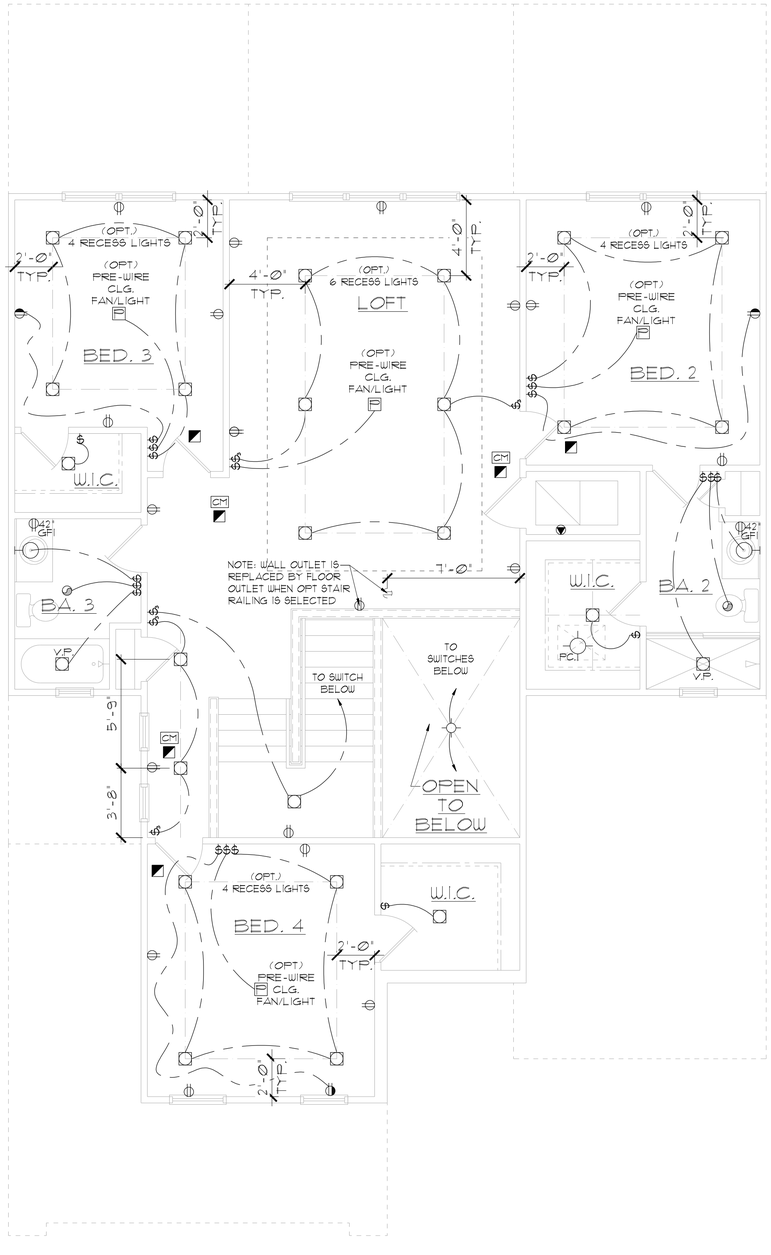
FIRST FLOOR UTILITY PLAN

370 ASHFORD
FLORIDA SERIES

REVISIONS	
DELTA #	DATE

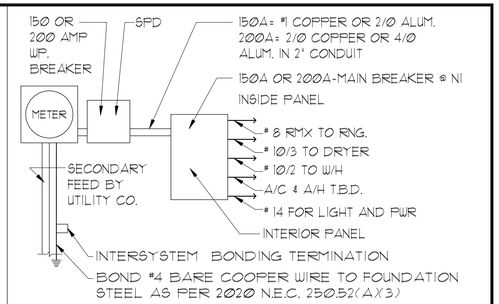
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NOTE: SEE FINAL COLOR SHEET FOR TV, FANS & PHONE LOCATIONS

NOTE: ELEC. CONTRACTOR TO VERIFY IF ON-Q IS NEEDED PER COMMUNITY SPECS.



ELECTRICAL RISER DIAGRAM
N.T.S.

NOTES:
1. ELECTRICAL MATERIALS AND INSTALLATIONS SHALL COMPLY W/ APPLICABLE PROVISIONS OF THE NATIONAL ELEC. CODE 250.52(AX1) TO (6), NFPA 70, LOCAL CODES, AND THE LOCAL POWER/ UTILITY COMPANY.
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ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	◀	OUTLET, PHONE
$3	THREE WAY SWITCH	H	INTERCOM
⊖	OUTLET 110-115		CHIMES
⊖	OUTLET 110-115, SPLIT WIRED		SMOKE DETECTOR/SMOKE ALARM W/ INTEGRATED SOUNDER BASE
⊖	OUTLET 110-115, W/ USB		
⊖	OUTLET 110-115, CEILING MOUNTED	CM	CARBON MONOXIDE
⊖	OUTLET 110-115, FLOOR MOUNTED	H	PUSH BUTTON
▶	SPECIAL PURPOSE 220-240		EXHAUST FAN
	LIGHT FIXTURE, CEILING MOUNTED		EX. FAN/LIGHT COMBO
	LIGHT FIXTURE, WALL MOUNTED		DISPOSAL
	LED LIGHT FIXTURE, RECESSED		ON-Q PANEL
E	LIGHT FIXTURE, RECESSED ADJUST.		ELECTRICAL PANEL
PC	LIGHT FIXTURE, PULL CHAIN	F	CEILING FAN, PREWIRE
	LED LIGHT FIXTURE, FLUORESCENT	F	CEILING FAN, INSTALL
	LIGHT FIXTURE, EXTERIOR FLOODS	J	ELEC. JUNCTION BOX
EXIT	LIGHT FIXTURE, EMERGENCY EXIT	T	THERMOSTAT
	LIGHT FIXTURE, EXIT/BACKUP	DC	DISCONNECT SWITCH
	OUTLET, TV/CABLE		ELEC. POWER METER

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

ELEVATION A,B,C STD
SECOND FLOOR UTILITY PLAN
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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SECOND FLOOR UTILITY PLAN

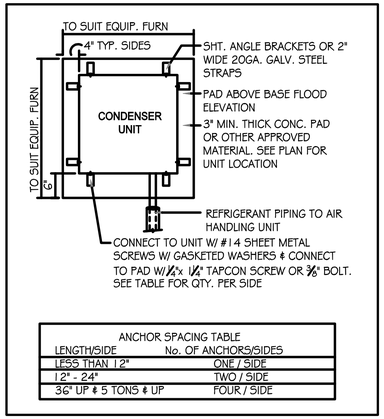
3170 ASHFORD

FLORIDA SERIES

REVISIONS	
DELTA #	DATE

DATE: 09-16-24
SCALE: AS NOTED
DRAWN: MR
SHEET: 07.1

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ANCHOR SPACING TABLE	
LENGTH/SIDE	No. OF ANCHORS/SIDES
LESS THAN 12"	ONE / SIDE
12" - 24"	TWO / SIDE
36" UP & 5 TONS & UP	FOUR / SIDE

1 COND. ANCHOR DETAIL
N.T.S.

FIELD REPAIR NOTES

1- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEX PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.

2- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1 1/4" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 1 1/4"+ - REQUIRE SPECIAL ENGINEERING LETTER.

3- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE.

VERIFICATION OF FIELD CONDITIONS:

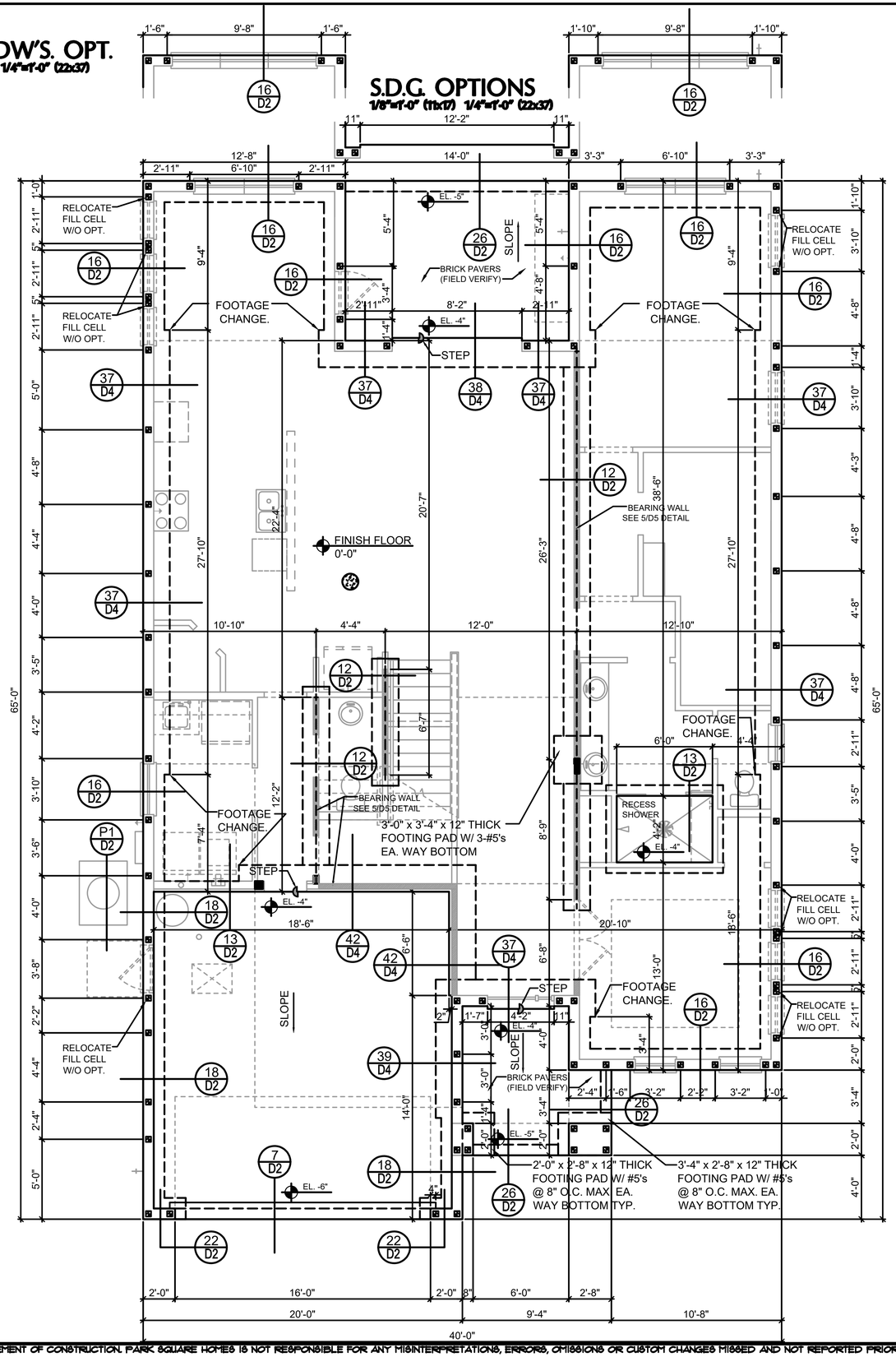
CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS RELATIVE TO SAME. WHERE THERE ARE CONFLICTS BETWEEN ACTUAL FIELD CONDITIONS AND DATA PRESENTED IN THE DRAWINGS, SUCH CONDITIONS SHALL BE CALLED TO THE ARCHITECT'S AND OR TO THE ENGINEER OF RECORD'S (EOR) ATTENTION AND NECESSARY ADJUSTMENTS MADE PER THEIR INSTRUCTIONS.

FOUNDATION NOTES

1. CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
2. ■ DENOTES FILL CELL REINF. W/ CONC. W/ 1- #5 REBAR. GRADE 60.
   ⊠ DENOTES FILL CELL RE NE_ W/ CONC. W/ 2-#5 REBAR. GRADE 60
3. ⊛ DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 2500 P.S.I. 4" THICK WITH 6X6 10/10 GAUGE REINFORCING MAT. W/ MIN. 1' COVER TERMITE TREATED SOIL WITH 0.006mm (6mil) POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL. WWF SHALL BE PLACE IN MIDDLE TO UPPER THIRD OF SLAB AND SUPPORTED ON APPROVED SLAB BOLSTERS. *FIBER MESH REINFORCEMENT MAY USED AS ALTERNATIVE TO WIRE.
4. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPER-VISOR FOR CLARIFICATION.
5. WATER HEATER T&P RELIEF VALVE SHALL E FULL SIZE TO EXTERIOR. WATER HEATER AT OR ABOVE FLOOR LEVEL 61-FALL E IN A FAN WITH DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE AFFROVED THERMAL EXPANSION DEVICE
6. PAVERS MAY BE USED ILO CONCRETE SLABS IN PATIO, PORCH, DRIVE AND WALKWAY AREAS. DELETE SLAB IN AREAS PAVERS ARE USED.
7. MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
8. IN LIEU OF TREATING THE SOIL, AN ALTERNATIVE TO TERMITE TREATED SOIL CA BE PREMISE 75 WP TERMICIDE.
9. BORA -CARE TO BE APPLIED ON INTERIOR WALLS W/ MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS, PURSUANT FLORIDA BUILDING CODE LATEST EDITION.
10. WOOD STAIRS STRINGERS IN CONTACT WITH CONCRETE SHALL BE PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER OR SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD PER FBC R317.1

TRPL WDW'S. OPT.
1/8"=1'-0" (11x17) 1/4"=1'-0" (22x37)

S.D.G. OPTIONS
1/8"=1'-0" (11x17) 1/4"=1'-0" (22x37)



FOUNDATION PLAN
A (Standard)
1/8"=1'-0" (11x17) 1/4"=1'-0" (22x37)

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FOUNDATION PLAN

3170 ASHFORD
FLORIDA SERIES

REVISIONS	
DELTA #	DATE

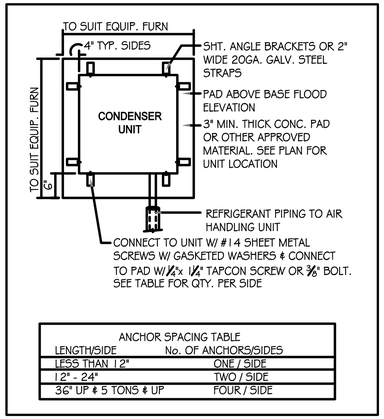
DATE: 03-16-24
SCALE: AS NOTED
DRAWN: MR
SHEET: S1A.0

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ANCHOR SPACING TABLE	
LENGTH/SIDE	No. OF ANCHORS/SIDES
LESS THAN 12"	ONE / SIDE
12" - 24"	TWO / SIDE
36" UP & 5 TONS & UP	FOUR / SIDE

1 COND. ANCHOR DETAIL
N.T.S.

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FOUNDATION NOTES

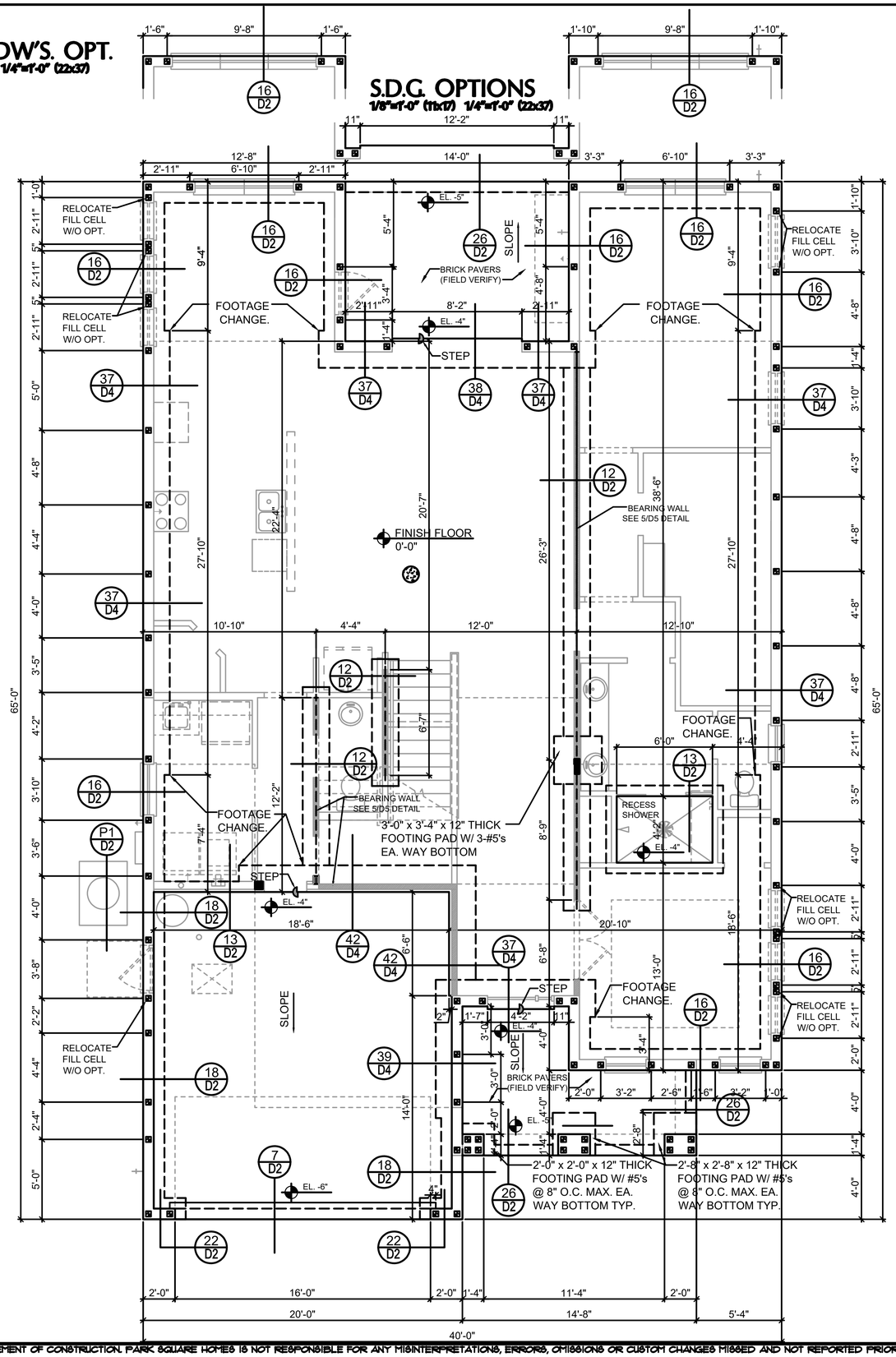
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TRPL WDW'S. OPT.

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S.D.G. OPTIONS

1/8"=1'-0" (11x17) 1/4"=1'-0" (22x37)



FOUNDATION PLAN

B (Standard)

1/8"=1'-0" (11x17) 1/4"=1'-0" (22x37)

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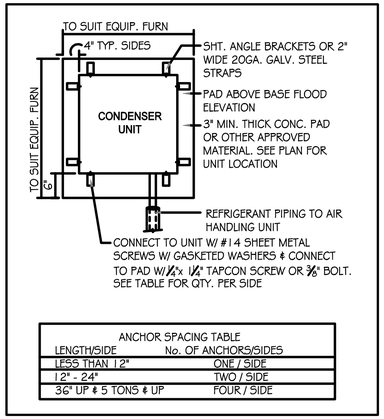
FOUNDATION PLAN

3170 ASHFORD

FLORIDA SERIES

REVISIONS	
DELTA #	DATE

DATE: 03-16-24
SCALE: AS NOTED
DRAWN: MR
SHEET:
S1B.0



ANCHOR SPACING TABLE	
LENGTH/SIDE	No. OF ANCHORS/SIDES
LESS THAN 12"	ONE / SIDE
12" - 24"	TWO / SIDE
36" UP & 5 TONS & UP	FOUR / SIDE

1 COND. ANCHOR DETAIL
N.T.S.

FIELD REPAIR NOTES

1- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEX PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.

2- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1 1/4" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 1 1/4"+ - REQUIRE SPECIAL ENGINEERING LETTER.

3- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE.

VERIFICATION OF FIELD CONDITIONS:

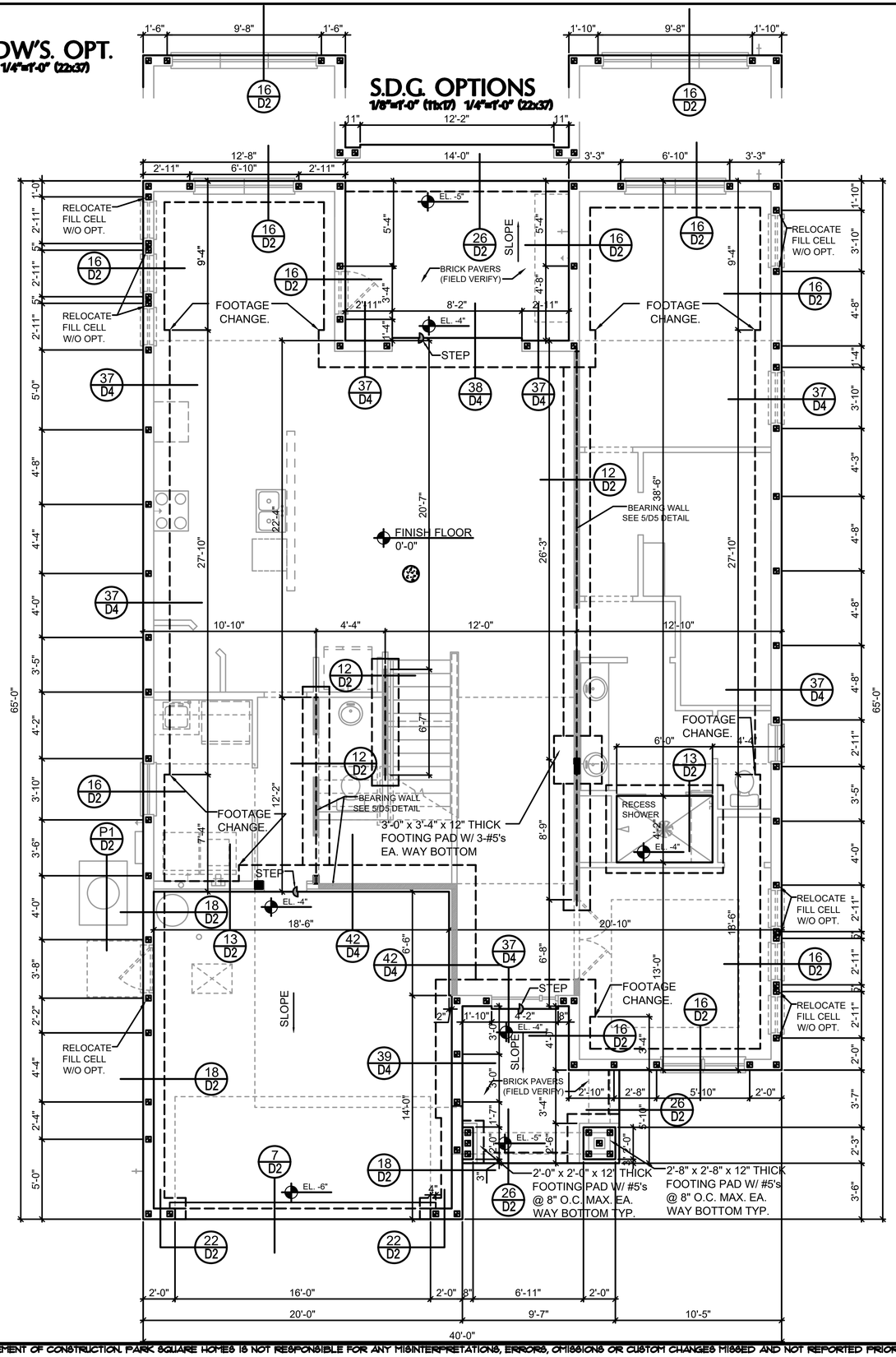
CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS RELATIVE TO SAME. WHERE THERE ARE CONFLICTS BETWEEN ACTUAL FIELD CONDITIONS AND DATA PRESENTED IN THE DRAWINGS, SUCH CONDITIONS SHALL BE CALLED TO THE ARCHITECT'S AND OR TO THE ENGINEER OF RECORD'S (EOR) ATTENTION AND NECESSARY ADJUSTMENTS MADE PER THEIR INSTRUCTIONS.

FOUNDATION NOTES

1. CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
2. ▪ DENOTES FILL CELL REINF. W/ CONC. W/ 1- #5 REBAR. GRADE 60.
   ⓑ DENOTES FILL CELL RE NE_ W/ CONC. W/ 2-#5 REBAR. GRADE 60
3. ⓕ DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 2500 P.S.I. 4" THICK WITH 6X6 10/10 GAUGE REINFORCING MAT. W/ MIN. 1' COVER TERMITE TREATED SOIL WITH 0.006mm (6mil) POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL. WWF SHALL BE PLACE IN MIDDLE TO UPPER THIRD OF SLAB AND SUPPORTED ON APPROVED SLAB BOLSTERS. *FIBER MESH REINFORCEMENT MAY USED AS ALTERNATIVE TO WIRE.
4. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPER-VISOR FOR CLARIFICATION.
5. WATER HEATER T&P RELIEF VALVE SHALL E FULL SIZE TO EXTERIOR. WATER HEATER AT OR ABOVE FLOOR LEVEL &1-FALL E IN A FAN WITH DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE AFFROVED THERMAL EXPANSION DEVICE
6. PAVERS MAY BE USED ILO CONCRETE SLABS IN PATIO, PORCH, DRIVE AND WALKWAY AREAS. DELETE SLAB IN AREAS PAVERS ARE USED.
7. MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
8. IN LIEU OF TREATING THE SOIL, AN ALTERNATIVE TO TERMITE TREATED SOIL CA BE PREMISE 75 WP TERMICIDE.
9. BORA -CARE TO BE APPLIED ON INTERIOR WALLS W/ MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS, PURSUANT FLORIDA BUILDING CODE LATEST EDITION.
10. WOOD STAIRS STRINGERS IN CONTACT WITH CONCRETE SHALL BE PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER OR SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD PER FBC R317.1

TRPL WDW'S. OPT.
1/8"=1'-0" (11x17) 1/4"=1'-0" (22x37)

S.D.G. OPTIONS
1/8"=1'-0" (11x17) 1/4"=1'-0" (22x37)



FOUNDATION PLAN
C (Standard)
1/8"=1'-0" (11x17) 1/4"=1'-0" (22x37)

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Orlando, Florida 32811
Phone (407) 529 - 3000

FOUNDATION PLAN

3170 ASHFORD
FLORIDA SERIES

REVISIONS	
DELTA #	DATE

DATE: 03-16-24
SCALE: AS NOTED
DRAWN: MR
SHEET: S1C.0

THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 8th EDITION, 2023 OF THE FLORIDA BUILDING CODE-RESIDENTIAL AND IS CERTIFIED AS SUCH

LOT: 0000, COMMUNITY

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SAFE LOAD TABLES
FOR GRAVITY, UPLIFT & LATERAL LOADS

8" PRECAST & PRESTRESSED U-LINTELS

GRAVITY

LENGTH \ TYPE	8U8	8F8-0B / 8F8-1B	8F12-0B / 8F12-1B	8F16-0B / 8F16-1B	8F20-0B / 8F20-1B	8F24-0B / 8F24-1B	8F28-0B / 8F28-1B	8F32-0B / 8F32-1B
2'-10" (34") PRECAST	2302	3166	4473	6039	7526	9004	10472	11936
		3166	4473	6039	7526	9004	10472	11936
3'-6" (42") PRECAST	2302	3138	3377	4689	6001	7315	8630	9947
		3166	4473	6039	7526	9004	10472	11936
4'-0" (48") PRECAST	2029	2325	2496	3467	4438	5410	6384	7358
		2646	4473	6039	7526	9004	10472	11936
4'-6" (54") PRECAST	1651	1787	1913	2657	3403	4149	4896	5644
		2170	4027	6039	7526	9004	10472	9668
5'-4" (64") PRECAST	1184	1223	1301	1809	2317	2826	3336	3846
		1665	2889	5057	6096	5400	6424	7450
5'-10" (70") PRECAST	972	1000	1059	1474	1889	2304	2721	3137
		1459	2464	4144	5458	4437	5280	6122
6'-6" (78") PRECAST	937	1255	2101	3263	2746	3358	3971	4585
		1255	2101	3396	5260	7134	8995	6890
7'-6" (90") PRECAST	767	1029	1675	2385	1994	2439	2886	3333
		1029	1675	2610	3839	5596	6613	5047
8'-0" (96") PRECAST	670	830	1362	1927	1602	1961	2320	2680
		899	1445	2214	3192	4533	6513	4087
8'-8" (104") PRECAST	618	767	1257	1779	1479	1810	2142	2474
		829	1332	2044	2946	4184	6012	3773
9'-4" (112") PRECAST	573	632	1049	1469	1210	1482	1754	2027
		768	1212	1818	2544	3469	4030	3127
10'-6" (126") PRECAST	456	482	802	1125	915	1122	1328	1535
		658	1025	1514	2081	2774	3130	2404
11'-4" (136") PRECAST	445	598	935	1365	1854	2355	1793	2075
		598	935	1365	1854	2441	3155	4044
12'-0" (144") PRECAST	414	545	864	1254	1689	2074	1570	1818
		555	864	1254	1693	2211	2832	3590
13'-4" (160") PRECAST	362	427	726	1028	1331	1635	1224	1418
		485	748	1076	1438	1855	2343	2920
14'-0" (168") PRECAST	338	381	648	919	1190	1462	1087	1260
		455	700	1003	1335	1714	2153	2666
14'-8" (176") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		465	765	1370	2945	2610	3185	3765
15'-4" (184") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		420	695	1250	1855	2370	2890	3410
17'-4" (208") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		310	530	950	1400	1800	2200	2600
19'-4" (232") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		240	400	750	1090	1400	1720	2030
21'-4" (256") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		183	330	610	940	1340	1780	2110
22'-0" (264") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		160	300	570	870	1250	1660	1970
24'-0" (288") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		130	240	470	720	1030	1350	1610

8" PRECAST W/ 2" RECESS DOOR U-LINTELS

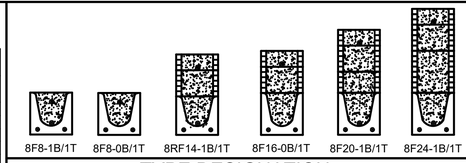
GRAVITY

LENGTH \ TYPE	8RU6	8RF6-0B / 8RF6-1B	8RF10-0B / 8RF10-1B	8RF14-0B / 8RF14-1B	8RF18-0B / 8RF18-1B	8RF22-0B / 8RF22-1B	8RF26-0B / 8RF26-1B	8RF30-0B / 8RF30-1B
4'-4" (52") PRECAST	1489	1591	3053	2982	3954	4929	5904	6880
		1827	3412	4982	6472	7947	9416	10878
4'-6" (54") PRECAST	1357	1449	2782	2714	3600	4487	5375	6264
		1702	3412	4982	6472	7947	9416	10878
5'-8" (68") PRECAST	785	832	1602	1550	2058	2566	3075	3585
		1153	2162	4074	6472	6516	5814	6839
5'-10" (70") PRECAST	735	779	1500	1449	1924	2400	2876	3352
		1103	2051	3811	6472	6516	5450	6411
6'-8" (80") PRECAST	822	907	1677	2933	2576	3223	3872	4522
		907	1677	2933	4100	6730	8177	6707
7'-6" (90") PRECAST	665	761	1377	2252	1958	2451	2944	3439
		764	1377	2329	3609	5492	6624	5132
9'-8" (116") PRECAST	371	420	834	1253	1071	1342	1614	1886
		535	928	1497	2179	2618	3595	2875

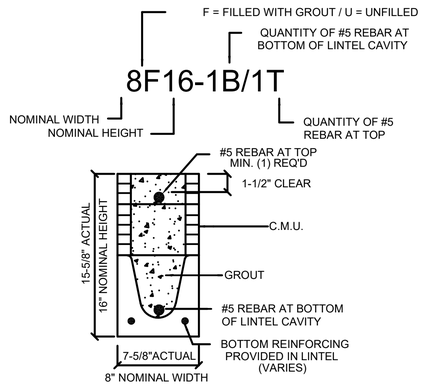
8" PRECAST & PRESTRESSED U-LINTELS

LENGTH \ TYPE	UPLIFT 8F8-1T / 8F8-2T	8F12-1T / 8F12-2T	8F16-1T / 8F16-2T	8F20-1T / 8F20-2T	8F24-1T / 8F24-2T	8F28-1T / 8F28-2T	8F32-1T / 8F32-2T	LATERAL 8U8	LATERAL 8F8
2'-10" (34") PRECAST	2727	2878	4101	5332	6569	7811	9055	2021	2021
	2727	2784	3981	5190	6407	7630	8857		
3'-6" (42") PRECAST	2165	2289	3260	4237	5219	6204	7192	1257	1257
	2165	2215	3165	4125	5091	6061	7036		
4'-0" (48") PRECAST	1878	1989	2832	3680	4532	5387	6245	938	938
	1878	1925	2750	3583	4422	5264	6110		
4'-6" (54") PRECAST	1660	1762	2507	3257	4010	4767	5525	727	727
	1660	1705	2435	3171	3913	4658	5406		
5'-4" (64") PRECAST	1393*	1484	2110	2741	3375	4010	4648	505	505
	1393	1437	2050	2670	3293	3920	4549		
5'-10" (70") PRECAST	1272*	1357	1930	2505	3084	3665	4247	418	418
	1272	1315	1875	2441	3010	3583	4157		
6'-6" (78") PRECAST	1141*	1200	1733	2250	2769	3290	3812	707	887
	1141	1182	1684	2192	2703	3216	3732		
7'-6" (90") PRECAST	959*	912	1475	1914	2354	2797	3240	591	657
	990	1029	1466	1907	2351	2797	3245		
9'-4" (112") PRECAST	801*	612	980	1269	1560	1852	2144	454	630
	801	755	1192	1550	1910	2271	2634		
10'-6" (126") PRECAST	716*	498	793	1027	1261	1496	1731	396	493
	716	611	1039	1389	1711	2034	2358		
11'-4" (136") PRECAST	666*	439	696	899	1104	1309	1515	363	556
	666	535	905	1295	1595	1896	2198		
12'-0" (144") PRECAST	607*	400	631	816	1001	1186	1372	340	494
	631	486	818	1209	1514	1799	2086		
13'-4" (160") PRECAST	500*	340	532	686	841	997	1153	302	398
	573	409	682	1004	1367	1637	1897		
14'-0" (168") PRECAST	458*	316	493	635	778	922	1065	286	360
	548	378	629	922	1254	1567	1816		
14'-8" (176") PRESTRESSED	243	295	459	591	724	857	990	N.R.	357
	243	352	582	852	1156	1491	1742		
15'-4" (184") PRESTRESSED	228	278	430	553	677	801	925	N.R.	327
	228	329	542	791	1072	1381	1676		
17'-4" (208") PRESTRESSED	188	236	361	464	567	670	774	N.R.	255
	188	276	449	649	874	1121	1389		
19'-4" (232") PRESTRESSED	165	207	313	401	490	578	667	N.R.	204
	165	239	383	550	736	940	1160		
21'-4" (256") PRESTRESSED	145	186	278	356	433	512	590	N.R.	172
	142	212	336	477	635	807	993		
22'-0" (264") PRESTRESSED	140	180	268	343	418	493	568	N.R.	161
	137	205	322	457	607	771	947		
24'-0" (288") PRESTRESSED	127	165	244	312	380	447	515	N.R.	135
	124	186	290	408	538	680	833		

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR



TYPE DESIGNATION



MATERIALS

1. f'c precast lintels = 3500 psi.
2. f'c prestressed lintels = 6000 psi.
3. f'c grout = 3000 psi w/ maximum 3/8" aggregate.
4. Concrete masonry units (CMU) per ASTM C90 w/ minimum net area compressive strength = 1900 psi.
5. Rebar provided in precast lintel per ASTM A615 GR60. Field rebar per ASTM A615 GR40 or GR60.
6. Prestressing strand per ASTM A416 grade 270 low relaxation.
7. 7/32 wire per ASTM A510.
8. Mortar per ASTM C270 type M or S.

GENERAL NOTES

1. Provide full mortar head and bed joints.
2. Shore filled lintels as required.
3. Installation of lintel must comply with the architectural and/or structural drawings.
4. Lintels are manufactured with 5-1/2" long notches at the ends to accommodate vertical cell reinforcing and grouting.
5. All lintels meet or exceed L/360 vertical deflection, except lintels 17'-4" and longer with a 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" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
8. Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
9. Safe load ratings based on rational design analysis per ACI 318 and ACI 530

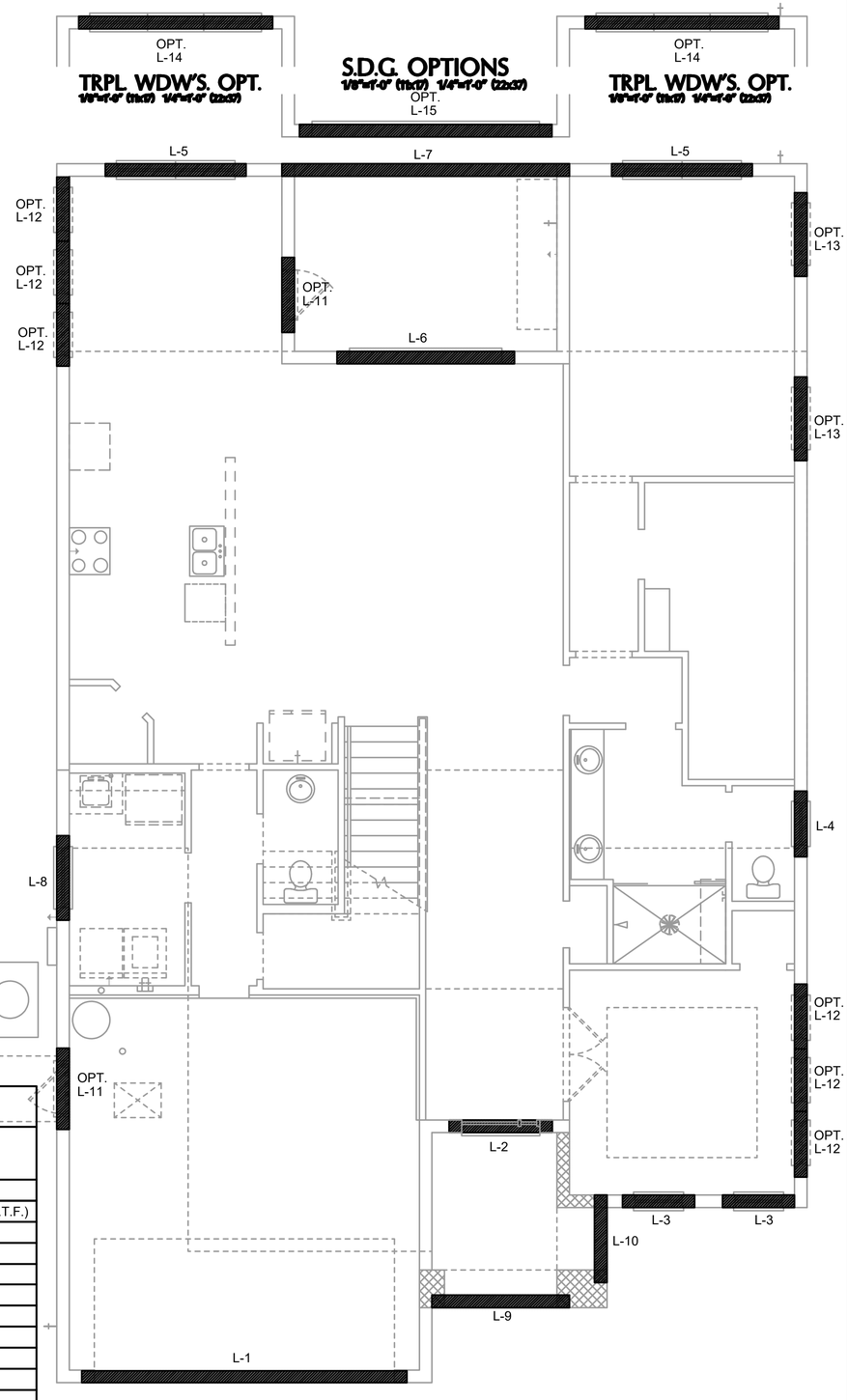
SAFE LOAD TABLE NOTES

1. All values based on minimum 4" bearing. Exception: Safe loads for unfilled lintels must be reduced by 20% if bearing length is less than 6-1/2". Safe loads for all recessed lintels based on 8" nominal bearing.
2. N.R. = Not Rated.
3. Safe loads are total superimposed allowable load on the section specified.
4. Safe loads based on grade 40 or grade 60 field rebar.
5. Additional lateral load capacity can be obtained by the designer by providing addional reinforced masonry above the precast lintel.
6. One #7 rebar may be substituted for two #5 rebars in 8" lintels only.
7. The designer may evaluate concentrated loads from the safe load tables by calculating the maximum resisting moment and shear at d-away from the face of support.
8. For composite lintel heights not shown, use safe load from next lower height.
9. All safe loads in units of pounds per linear foot.

8" PRECAST W/ 2" RECESS DOOR U-LINTELS

LENGTH \ TYPE	UPLIFT 8RF6-1T / 8RF6-2T	8RF10-1T / 8RF10-2T	8RF14-1T / 8RF14-2T	8RF18-1T / 8RF18-2T	8RF22-1T / 8RF22-2T	8RF26-1T / 8RF26-2T	8RF30-1T / 8RF30-2T	LATERAL 8RU6	LATERAL 8RF6
4'-4" (52") PRECAST	1244	1573	2413	3260	4112	4967	5825	932	932
	1244	1519	2339	3170	4008	4850	5696		
4'-6" (54") PRECAST	1192	1507	2311	3121	3937	4758	5577	853	853
	1192	1455	2240	3036	3837	4643	5453		
5'-8" (68") PRECAST	924*	1172	1795	2423	3055	3689	4325	501	501
	924	1132	1741	2357	2978	3603	4230		
5'-10" (70") PRECAST	896*	1138	1742	2352	2965	3581	4198	469	469
	896	1099	1690	2288	2891	3497	4106		
6'-8" (80") PRECAST	778	882	1513	2042	2573	3107	3642	830	1100
	778	956	1468	1987	2509	3035	3563		
7'-6" (90") PRECAST	688	697	1325	1810	2280	2753	3227	710	941
	688	849	1302	1762	2225	2690	3157		
9'-8" (116") PRECAST	533*	433	808	1123	1413	1704	1995	516	614
	533	527	1009	1369	1728	2088	2450		

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR



CAST CRETE / LOTTS / WEKIWA / FLORIDA ROCK PRECAST LINTEL SCHEDULE

LINTEL NO.	LENGTH	TYPE	COMMENTS
L-1	17'-4"	8F32-1B/1T	GARAGE
L-2	5'-4"	8RF12-1B/1T	3080 DR. W/ 14" SL (C.T.F.)
L-3	4'-0"	8F24-1B/1T	2650 S.H.
L-4	3'-6"	8F16-1B/1T	2020 F.G.
L-5	7'-6"	8F16-1B/1T	(2) 3050 S.H.
L-6	9'-4"	8F16-1B/1T	8/0X8/0 S.G.D.
L-7	15'-4"	8F16-1B/1T	LANAI
L-8	4'-6"	8F16-1B/1T	3030 S.H.
L-9	7'-6"	8F56-1B/1T	ENTRY
L-10	5'-4"	8F56-1B/1T	ENTRY (C.T.F.)
OPT. L-11	4'-6"	8RF32-1B/1T	OPT. 2868 DR
OPT. L-12	3'-6"	8F24-1B/1T	OPT. 2020 F.G.
OPT. L-13	4'-6"	8F16-1B/1T	OPT. 3020 F.G.
L-OPT.14	10'-6"	8F16-1B/1T	OPT. (3) 2020 F.G.
L-OPT.15	13'-4"	8F16-1B/1T	12/0X8/0 S.G.D.

PRECAST LINTEL PLAN

A (Standard)
1/8"=1'-0" (11x17) 1/4"=1'-0" (22x37)

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PRECAST LINTEL PLAN

3170 ASHFORD
FLORIDA SERIES

REVISIONS	
DELTA #	DATE

DATE: 09-16-24
SCALE: AS NOTED
DRAWN: MR
SHEET: S2.0

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SAFE LOAD TABLES
FOR GRAVITY, UPLIFT & LATERAL LOADS

8" PRECAST & PRESTRESSED U-LINTELS

GRAVITY

LENGTH \ TYPE	8U8	8F8-0B / 8F8-1B	8F12-0B / 8F12-1B	8F16-0B / 8F16-1B	8F20-0B / 8F20-1B	8F24-0B / 8F24-1B	8F28-0B / 8F28-1B	8F32-0B / 8F32-1B
2'-10" (34") PRECAST	2302	3166	4473	6039	7526	9004	10472	11936
		3166	4473	6039	7526	9004	10472	11936
3'-6" (42") PRECAST	2302	3138	3377	4689	6001	7315	8630	9947
		3166	4473	6039	7526	9004	10472	11936
4'-0" (48") PRECAST	2029	2325	2496	3467	4438	5410	6384	7358
		2646	4473	6039	7526	9004	10472	11936
4'-6" (54") PRECAST	1651	1787	1913	2657	3403	4149	4896	5644
		2170	4027	6039	7526	9004	10472	9668
5'-4" (64") PRECAST	1184	1223	1301	1809	2317	2826	3336	3846
		1665	2889	5057	6096	5400	6424	7450
5'-10" (70") PRECAST	972	1000	1059	1474	1889	2304	2721	3137
		1459	2464	4144	5458	4437	5280	6122
6'-6" (78") PRECAST	937	1255	2101	3263	2746	3358	3971	4585
		1255	2101	3396	5260	7134	8995	6890
7'-6" (90") PRECAST	767	1029	1675	2385	1994	2439	2886	3333
		1029	1675	2610	3839	5596	6613	5047
8'-0" (96") PRECAST	670	830	1362	1927	1602	1961	2320	2680
		899	1445	2214	3192	4533	6513	4087
8'-8" (104") PRECAST	618	767	1257	1779	1479	1810	2142	2474
		829	1332	2044	2946	4184	6012	3773
9'-4" (112") PRECAST	573	632	1049	1469	1210	1482	1754	2027
		768	1212	1818	2544	3469	4030	3127
10'-6" (126") PRECAST	456	482	802	1125	915	1122	1328	1535
		658	1025	1514	2081	2774	3130	2404
11'-4" (136") PRECAST	445	598	935	1365	1854	2355	1793	2075
		598	935	1365	1854	2441	3155	4044
12'-0" (144") PRECAST	414	545	864	1254	1689	2074	1570	1818
		555	864	1254	1693	2211	2832	3590
13'-4" (160") PRECAST	362	427	726	1028	1331	1635	1224	1418
		485	748	1076	1438	1855	2343	2920
14'-0" (168") PRECAST	338	381	648	919	1190	1462	1087	1260
		455	700	1003	1335	1714	2153	2666
14'-8" (176") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		465	765	1370	2045	2610	3185	3765
15'-4" (184") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		420	695	1250	1855	2370	2890	3410
17'-4" (208") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		310	530	950	1400	1800	2200	2600
19'-4" (232") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		240	400	750	1090	1400	1720	2030
21'-4" (256") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		183	330	610	940	1340	1780	2110
22'-0" (264") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		160	300	570	870	1250	1660	1970
24'-0" (288") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		130	240	470	720	1030	1350	1610

8" PRECAST W/ 2" RECESS DOOR U-LINTELS

GRAVITY

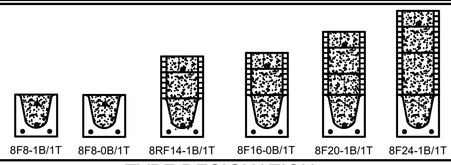
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4'-4" (52") PRECAST	1489	1591	3053	2982	3954	4929	5904	6880
		1827	3412	4982	6472	7947	9416	10878
4'-6" (54") PRECAST	1357	1449	2782	2714	3600	4487	5375	6264
		1702	3412	4982	6472	7947	9416	10878
5'-8" (68") PRECAST	785	832	1602	1550	2058	2566	3075	3585
		1153	2162	4074	6472	6516	5814	6839
5'-10" (70") PRECAST	735	779	1500	1449	1924	2400	2876	3352
		1103	2051	3811	6472	6516	5450	6411
6'-8" (80") PRECAST	822	907	1677	2933	2576	3223	3872	4522
		907	1677	2933	4100	6730	8177	6707
7'-6" (90") PRECAST	665	761	1377	2252	1958	2451	2944	3439
		764	1377	2329	3609	5492	6624	5132
9'-8" (116") PRECAST	371	420	834	1253	1071	1342	1614	1886
		535	928	1497	2179	2618	3595	2875

8" PRECAST & PRESTRESSED U-LINTELS

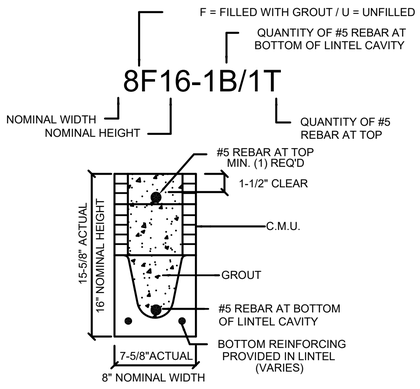
UPLIFT

LENGTH \ TYPE	8F8-1T / 8F8-2T	8F12-1T / 8F12-2T	8F16-1T / 8F16-2T	8F20-1T / 8F20-2T	8F24-1T / 8F24-2T	8F28-1T / 8F28-2T	8F32-1T / 8F32-2T	LATERAL 8U8	LATERAL 8F8
2'-10" (34") PRECAST	2727	2878	4101	5332	6569	7811	9055	2021	2021
	2727	2784	3981	5190	6407	7630	8857		
3'-6" (42") PRECAST	2165	2289	3260	4237	5219	6204	7192	1257	1257
	2165	2215	3165	4125	5091	6061	7036		
4'-0" (48") PRECAST	1878	1989	2832	3680	4532	5387	6245	938	938
	1878	1925	2750	3583	4422	5264	6110		
4'-6" (54") PRECAST	1660	1762	2507	3257	4010	4767	5525	727	727
	1660	1705	2435	3171	3913	4658	5406		
5'-4" (64") PRECAST	1393*	1484	2110	2741	3375	4010	4648	505	505
	1393	1437	2050	2670	3293	3920	4549		
5'-10" (70") PRECAST	1272*	1357	1930	2505	3084	3665	4247	418	418
	1272	1315	1875	2441	3010	3583	4157		
6'-6" (78") PRECAST	1141*	1200	1733	2250	2769	3290	3812	707	887
	1141	1182	1684	2192	2703	3216	3732		
7'-6" (90") PRECAST	959*	912	1475	1914	2354	2797	3240	591	657
	990	1029	1466	1907	2351	2797	3245		
9'-4" (112") PRECAST	801*	612	980	1269	1560	1852	2144	454	630
	801	755	1192	1550	1910	2271	2634		
10'-6" (126") PRECAST	716*	498	793	1027	1261	1496	1731	396	493
	716	611	1039	1389	1711	2034	2358		
11'-4" (136") PRECAST	666*	439	696	899	1104	1309	1515	363	556
	666	535	905	1295	1595	1896	2198		
12'-0" (144") PRECAST	607*	400	631	816	1001	1186	1372	340	494
	631	486	818	1209	1514	1799	2086		
13'-4" (160") PRECAST	500*	340	532	686	841	997	1153	302	398
	573	409	682	1004	1367	1637	1897		
14'-0" (168") PRECAST	458*	316	493	635	778	922	1065	286	360
	548	378	629	922	1254	1567	1816		
14'-8" (176") PRESTRESSED	243	295	459	591	724	857	990	N.R.	357
	243	352	582	852	1156	1491	1742		
15'-4" (184") PRESTRESSED	228	278	430	553	677	801	925	N.R.	327
	228	329	542	791	1072	1381	1676		
17'-4" (208") PRESTRESSED	188	236	361	464	567	670	774	N.R.	255
	188	276	449	649	874	1121	1389		
19'-4" (232") PRESTRESSED	165	207	313	401	490	578	667	N.R.	204
	165	239	383	550	736	940	1160		
21'-4" (256") PRESTRESSED	145	186	278	356	433	512	590	N.R.	172
	142	212	336	477	635	807	993		
22'-0" (264") PRESTRESSED	140	180	268	343	418	493	568	N.R.	161
	137	205	322	457	607	771	947		
24'-0" (288") PRESTRESSED	127	165	244	312	380	447	515	N.R.	135
	124	186	290	408	538	680	833		

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR



TYPE DESIGNATION



MATERIALS

1. f'c precast lintels = 3500 psi.
2. f'c prestressed lintels = 6000 psi.
3. f'c grout = 3000 psi w/ maximum 3/8" aggregate.
4. Concrete masonry units (CMU) per ASTM C90 w/ minimum net area compressive strength = 1900 psi.
5. Rebar provided in precast lintel per ASTM A615 GR60. Field rebar per ASTM A615 GR40 or GR60.
6. Prestressing strand per ASTM A416 grade 270 low relaxation.
7. 7/32 wire per ASTM A510.
8. Mortar per ASTM C270 type M or S.

GENERAL NOTES

1. Provide full mortar head and bed joints.
2. Shore filled lintels as required.
3. Installation of lintel must comply with the architectural and/or structural drawings.
4. Lintels are manufactured with 5-1/2" long notches at the ends to accommodate vertical cell reinforcing and grouting.
5. All lintels meet or exceed L/360 vertical deflection, except lintels 17'-4" and longer with a 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" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
8. Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
9. Safe load ratings based on rational design analysis per ACI 318 and ACI 530

SAFE LOAD TABLE NOTES

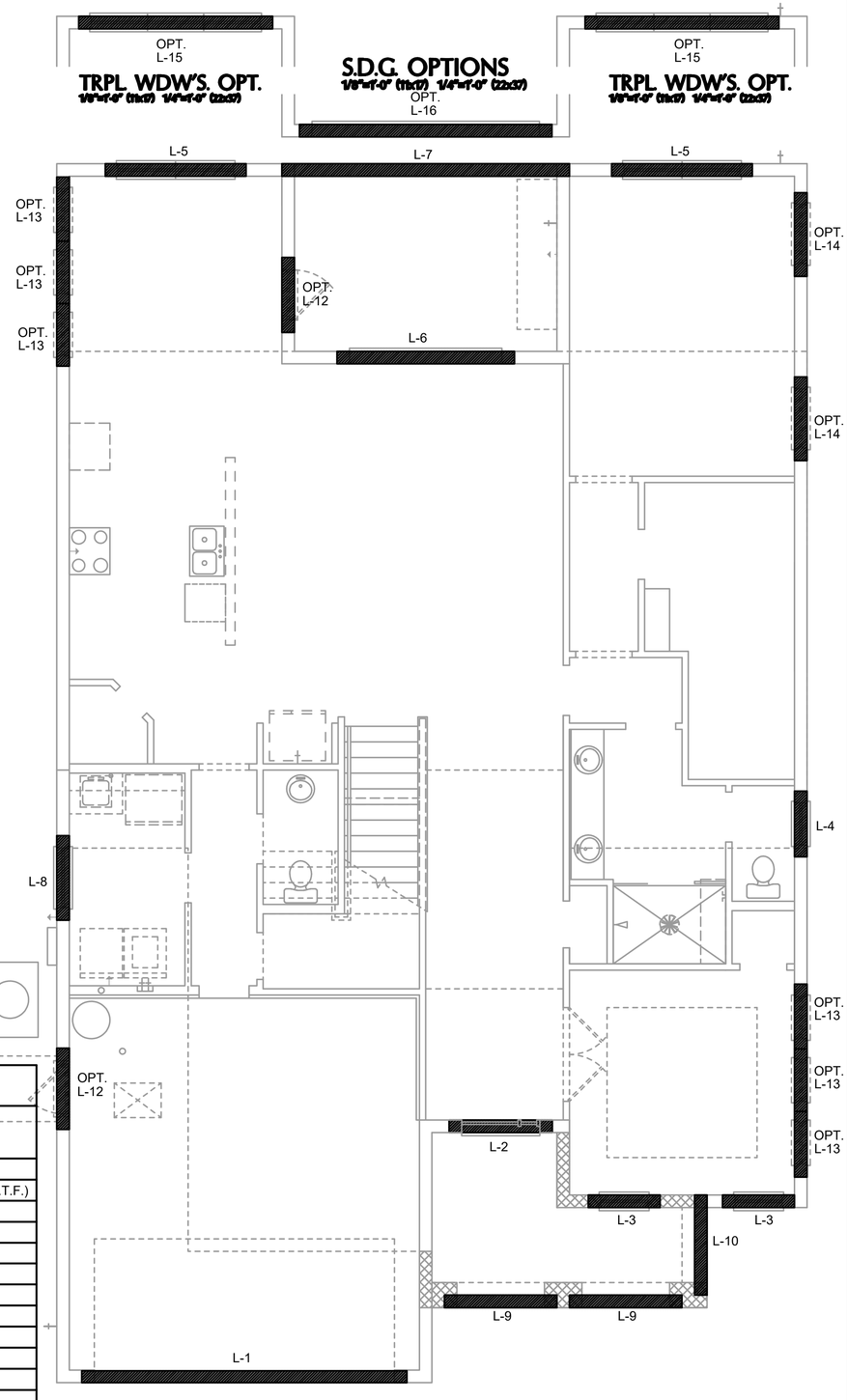
1. All values based on minimum 4" bearing. Exception: Safe loads for unfilled lintels must be reduced by 20% if bearing length is less than 6-1/2". Safe loads for all recessed lintels based on 8" nominal bearing.
2. N.R. = Not Rated.
3. Safe loads are total superimposed allowable load on the section specified.
4. Safe loads based on grade 40 or grade 60 field rebar.
5. Additional lateral load capacity can be obtained by the designer by providing addional reinforced masonry above the precast lintel.
6. One #7 rebar may be substituted for two #5 rebars in 8" lintels only.
7. The designer may evaluate concentrated loads from the safe load tables by calculating the maximum resisting moment and shear at d-away from the face of support.
8. For composite lintel heights not shown, use safe load from next lower height.
9. All safe loads in units of pounds per linear foot.

8" PRECAST W/ 2" RECESS DOOR U-LINTELS

UPLIFT

LENGTH \ TYPE	8RF6-1T / 8RF6-2T	8RF10-1T / 8RF10-2T	8RF14-1T / 8RF14-2T	8RF18-1T / 8RF18-2T	8RF22-1T / 8RF22-2T	8RF26-1T / 8RF26-2T	8RF30-1T / 8RF30-2T	LATERAL 8RU6	LATERAL 8RF6
4'-4" (52") PRECAST	1244	1573	2413	3260	4112	4967	5825	932	932
	1244	1519	2339	3170	4008	4850	5696		
4'-6" (54") PRECAST	1192	1507	2311	3121	3937	4758	5577	853	853
	1192	1455	2240	3036	3837	4643	5453		
5'-8" (68") PRECAST	924*	1172	1795	2423	3055	3689	4325	501	501
	924	1132	1741	2357	2978	3603	4230		
5'-10" (70") PRECAST	896*	1138	1742	2352	2965	3581	4198	469	469
	896	1099	1690	2288	2891	3497	4106		
6'-8" (80") PRECAST	778	882	1513	2042	2573	3107	3642	830	1100
	778	956	1468	1987	2509	3035	3563		
7'-6" (90") PRECAST	688	697	1325	1810	2280	2753	3227	710	941
	688	849	1302	1762	2225	2690	3157		
9'-8" (116") PRECAST	533*	433	808	1123	1413	1704	1995	516	614
	533	527	1009	1369	1728	2088	2450		

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR



PRECAST LINTEL PLAN
B (Standard)
1/8"=1'-0" (11x17) 1/4"=1'-0" (22x37)

CAST CRETE / LOTTS / WEKIWA / FLORIDA ROCK PRECAST LINTEL SCHEDULE

LINTEL NO.	LENGTH	TYPE	COMMENTS
L-1	17'-4"	8F32-1B/1T	GARAGE
L-2	5'-4"	8RF12-1B/1T	3080 DR. W/ 14" SL (C.T.F.)
L-3	4'-0"	8F24-1B/1T	2660 S.H
L-4	3'-6"	8F16-1B/1T	2020 F.G.
L-5	7'-6"	8F16-1B/1T	(2) 3050 S.H.
L-6	9'-4"	8F16-1B/1T	8/0X8/0 S.G.D.
L-7	15'-4"	8F16-1B/1T	LANAI
L-8	4'-6"	8F16-1B/1T	3030 S.H.
L-9	6'-6"	8F40-1B/1T	ENTRY (C.T.F.)
L-10	5'-4"	8F56-1B/1T	ENTRY
L-11	4'-0"	8R56-1B/1T	2660 S.H.
OPT. L-12	4'-6"	8RF32-1B/1T	OPT. 2868 DR
OPT. L-13	3'-6"	8F24-1B/1T	OPT. 2020 F.G.
OPT. L-14	4'-6"	8F16-1B/1T	OPT. 3020 F.G.
L-OPT.15	10'-6"	8F16-1B/1T	OPT. (3) 2020 F.G.
L-OPT.16	13'-4"	8F16-1B/1T	12/0X8/0 S.G.D.

THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 8th EDITION, 2023 OF THE FLORIDA BUILDING CODE-RESIDENTIAL AND IS CERTIFIED AS SUCH

LOT: 0000, COMMUNITY

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PRECAST LINTEL PLAN

3170 ASHFORD
FLORIDA SERIES

REVISIONS	
DELTA #	DATE

DATE: 09-16-24
SCALE: AS NOTED
DRAWN: MR
SHEET: S2.0

DISCLAIMER: CONTRACTOR/SUB-CONTRACTOR IS RESPONSIBLE TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. PARK SQUARE HOMES IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED PRIOR TO CONSTRUCTION. NO EXCEPTIONS.

SAFE LOAD TABLES
FOR GRAVITY, UPLIFT & LATERAL LOADS

8" PRECAST & PRESTRESSED U-LINTELS

GRAVITY

LENGTH \ TYPE		8U8	8F8-0B / 8F8-1B	8F12-0B / 8F12-1B	8F16-0B / 8F16-1B	8F20-0B / 8F20-1B	8F24-0B / 8F24-1B	8F28-0B / 8F28-1B	8F32-0B / 8F32-1B
2'-10" (34")	PRECAST	2302	3166	4473	6039	7526	9004	10472	11936
			3166	4473	6039	7526	9004	10472	11936
3'-6" (42")	PRECAST	2302	3138	3377	4689	6001	7315	8630	9947
			3166	4473	6039	7526	9004	10472	11936
4'-0" (48")	PRECAST	2029	2325	2496	3467	4438	5410	6384	7358
			2646	4473	6039	7526	9004	10472	11936
4'-6" (54")	PRECAST	1651	1787	1913	2657	3403	4149	4896	5644
			2170	4027	6039	7526	9004	10472	9668
5'-4" (64")	PRECAST	1184	1223	1301	1809	2317	2826	3336	3846
			1665	2889	5057	6096	5400	6424	7450
5'-10" (70")	PRECAST	972	1000	1059	1474	1889	2304	2721	3137
			1459	2464	4144	5458	4437	5280	6122
6'-6" (78")	PRECAST	937	1255	2101	3263	2746	3358	3971	4585
			1255	2101	3396	5260	7134	8995	6890
7'-6" (90")	PRECAST	767	1029	1675	2385	1994	2439	2886	3333
			1029	1675	2610	3839	5596	6613	5047
8'-0" (96")	PRECAST	670	830	1362	1927	1602	1961	2320	2680
			899	1445	2214	3192	4533	6513	4087
8'-8" (104")	PRECAST	618	767	1257	1779	1479	1810	2142	2474
			829	1332	2044	2946	4184	6012	3773
9'-4" (112")	PRECAST	573	632	1049	1469	1210	1482	1754	2027
			768	1212	1818	2544	3469	4030	3127
10'-6" (126")	PRECAST	456	482	802	1125	915	1122	1328	1535
			658	1025	1514	2081	2774	3130	2404
11'-4" (136")	PRECAST	445	598	935	1365	1854	2355	1793	2075
			598	935	1365	1854	2441	3155	4044
12'-0" (144")	PRECAST	414	545	864	1254	1689	2074	1570	1818
			555	864	1254	1693	2211	2832	3590
13'-4" (160")	PRECAST	362	427	726	1028	1331	1635	1224	1418
			485	748	1076	1438	1855	2343	2920
14'-0" (168")	PRECAST	338	381	648	919	1190	1462	1087	1260
			455	700	1003	1335	1714	2153	2666
14'-8" (176")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
			465	765	1370	2045	2610	3185	3765
15'-4" (184")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
			420	695	1250	1855	2370	2890	3410
17'-4" (208")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
			310	530	950	1400	1800	2200	2600
19'-4" (232")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
			240	400	750	1090	1400	1720	2030
21'-4" (256")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
			183	330	610	940	1340	1780	2110
22'-0" (264")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
			160	300	570	870	1250	1660	1970
24'-0" (288")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
			130	240	470	720	1030	1350	1610

8" PRECAST W/ 2" RECESS DOOR U-LINTELS

GRAVITY

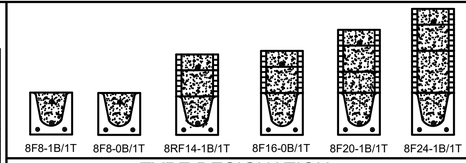
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4'-4" (52")	PRECAST	1489	1591	3053	2982	3954	4929	5904	6880
			1827	3412	4982	6472	7947	9416	10878
4'-6" (54")	PRECAST	1357	1449	2782	2714	3600	4487	5375	6264
			1702	3412	4982	6472	7947	9416	10878
5'-8" (68")	PRECAST	785	832	1602	1550	2058	2566	3075	3585
			1153	2162	4074	6472	6516	5814	6839
5'-10" (70")	PRECAST	735	779	1500	1449	1924	2400	2876	3352
			1103	2051	3811	6472	6516	5450	6411
6'-8" (80")	PRECAST	822	907	1677	2933	2576	3223	3872	4522
			907	1677	2933	4100	6730	8177	6707
7'-6" (90")	PRECAST	665	761	1377	2252	1958	2451	2944	3439
			764	1377	2329	3609	5492	6624	5132
9'-8" (116")	PRECAST	371	420	834	1253	1071	1342	1614	1886
			535	928	1497	2179	2618	3595	2875

8" PRECAST & PRESTRESSED U-LINTELS

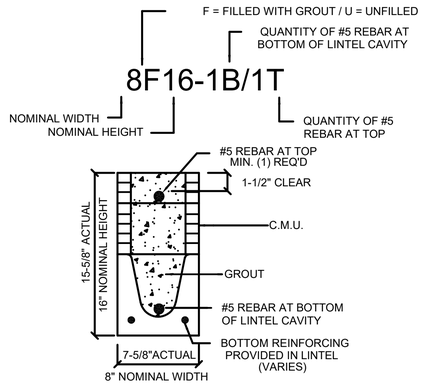
UPLIFT

LENGTH \ TYPE		8F8-1T / 8F8-2T	8F12-1T / 8F12-2T	8F16-1T / 8F16-2T	8F20-1T / 8F20-2T	8F24-1T / 8F24-2T	8F28-1T / 8F28-2T	8F32-1T / 8F32-2T	LATERAL 8U8	LATERAL 8F8
2'-10" (34")	PRECAST	2727	2878	4101	5332	6569	7811	9055	2021	2021
		2727	2784	3981	5190	6407	7630	8857		
3'-6" (42")	PRECAST	2165	2289	3260	4237	5219	6204	7192	1257	1257
		2165	2215	3165	4125	5091	6061	7036		
4'-0" (48")	PRECAST	1878	1989	2832	3680	4532	5387	6245	938	938
		1878	1925	2750	3583	4422	5264	6110		
4'-6" (54")	PRECAST	1660	1762	2507	3257	4010	4767	5525	727	727
		1660	1705	2435	3171	3913	4658	5406		
5'-4" (64")	PRECAST	1393*	1484	2110	2741	3375	4010	4648	505	505
		1393	1437	2050	2670	3293	3920	4549		
5'-10" (70")	PRECAST	1272*	1357	1930	2505	3084	3665	4247	418	418
		1272	1315	1875	2441	3010	3583	4157		
6'-6" (78")	PRECAST	1141*	1200	1733	2250	2769	3290	3812	707	887
		1141	1182	1684	2192	2703	3216	3732		
7'-6" (90")	PRECAST	959*	912	1475	1914	2354	2797	3240	591	657
		990	1029	1466	1907	2351	2797	3245		
9'-4" (112")	PRECAST	801*	612	980	1269	1560	1852	2144	454	630
		801	755	1192	1550	1910	2271	2634		
10'-6" (126")	PRECAST	716*	498	793	1027	1261	1496	1731	396	493
		716	611	1039	1389	1711	2034	2358		
11'-4" (136")	PRECAST	666*	439	696	899	1104	1309	1515	363	556
		666	535	905	1295	1595	1896	2198		
12'-0" (144")	PRECAST	607*	400	631	816	1001	1186	1372	340	494
		631	486	818	1209	1514	1799	2086		
13'-4" (160")	PRECAST	500*	340	532	686	841	997	1153	302	398
		573	409	682	1004	1367	1637	1897		
14'-0" (168")	PRECAST	458*	316	493	635	778	922	1065	286	360
		548	378	629	922	1254	1567	1816		
14'-8" (176")	PRESTRESSED	243	295	459	591	724	857	990	N.R.	357
		243	352	582	852	1156	1491	1742		
15'-4" (184")	PRESTRESSED	228	278	430	553	677	801	925	N.R.	327
		228	329	542	791	1072	1381	1676		
17'-4" (208")	PRESTRESSED	188	236	361	464	567	670	774	N.R.	255
		188	276	449	649	874	1121	1389		
19'-4" (232")	PRESTRESSED	165	207	313	401	490	578	667	N.R.	204
		165	239	383	550	736	940	1160		
21'-4" (256")	PRESTRESSED	145	186	278	356	433	512	590	N.R.	172
		142	212	336	477	635	807	993		
22'-0" (264")	PRESTRESSED	140	180	268	343	418	493	568	N.R.	161
		137	205	322	457	607	771	947		
24'-0" (288")	PRESTRESSED	127	165	244	312	380	447	515	N.R.	135
		124	186	290	408	538	680	833		

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR



TYPE DESIGNATION



MATERIALS

1. f'c precast lintels = 3500 psi.
2. f'c prestressed lintels = 6000 psi.
3. f'c grout = 3000 psi w/ maximum 3/8" aggregate.
4. Concrete masonry units (CMU) per ASTM C90 w/ minimum net area compressive strength = 1900 psi.
5. Rebar provided in precast lintel per ASTM A615 GR60. Field rebar per ASTM A615 GR40 or GR60.
6. Prestressing strand per ASTM A416 grade 270 low relaxation.
7. 7/32 wire per ASTM A510.
8. Mortar per ASTM C270 type M or S.

GENERAL NOTES

1. Provide full mortar head and bed joints.
2. Shore filled lintels as required.
3. Installation of lintel must comply with the architectural and/or structural drawings.
4. Lintels are manufactured with 5-1/2" long notches at the ends to accommodate vertical cell reinforcing and grouting.
5. All lintels meet or exceed L/360 vertical deflection, except lintels 17'-4" and longer with a 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" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
8. Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
9. Safe load ratings based on rational design analysis per ACI 318 and ACI 530

SAFE LOAD TABLE NOTES

1. All values based on minimum 4" bearing. Exception: Safe loads for unfilled lintels must be reduced by 20% if bearing length is less than 6-1/2". Safe loads for all recessed lintels based on 8" nominal bearing.
2. N.R. = Not Rated.
3. Safe loads are total superimposed allowable load on the section specified.
4. Safe loads based on grade 40 or grade 60 field rebar.
5. Additional lateral load capacity can be obtained by the designer by providing addional reinforced masonry above the precast lintel.
6. One #7 rebar may be substituted for two #5 rebars in 8" lintels only.
7. The designer may evaluate concentrated loads from the safe load tables by calculating the maximum resisting moment and shear at d-away from the face of support.
8. For composite lintel heights not shown, use safe load from next lower height.
9. All safe loads in units of pounds per linear foot.

8" PRECAST W/ 2" RECESS DOOR U-LINTELS

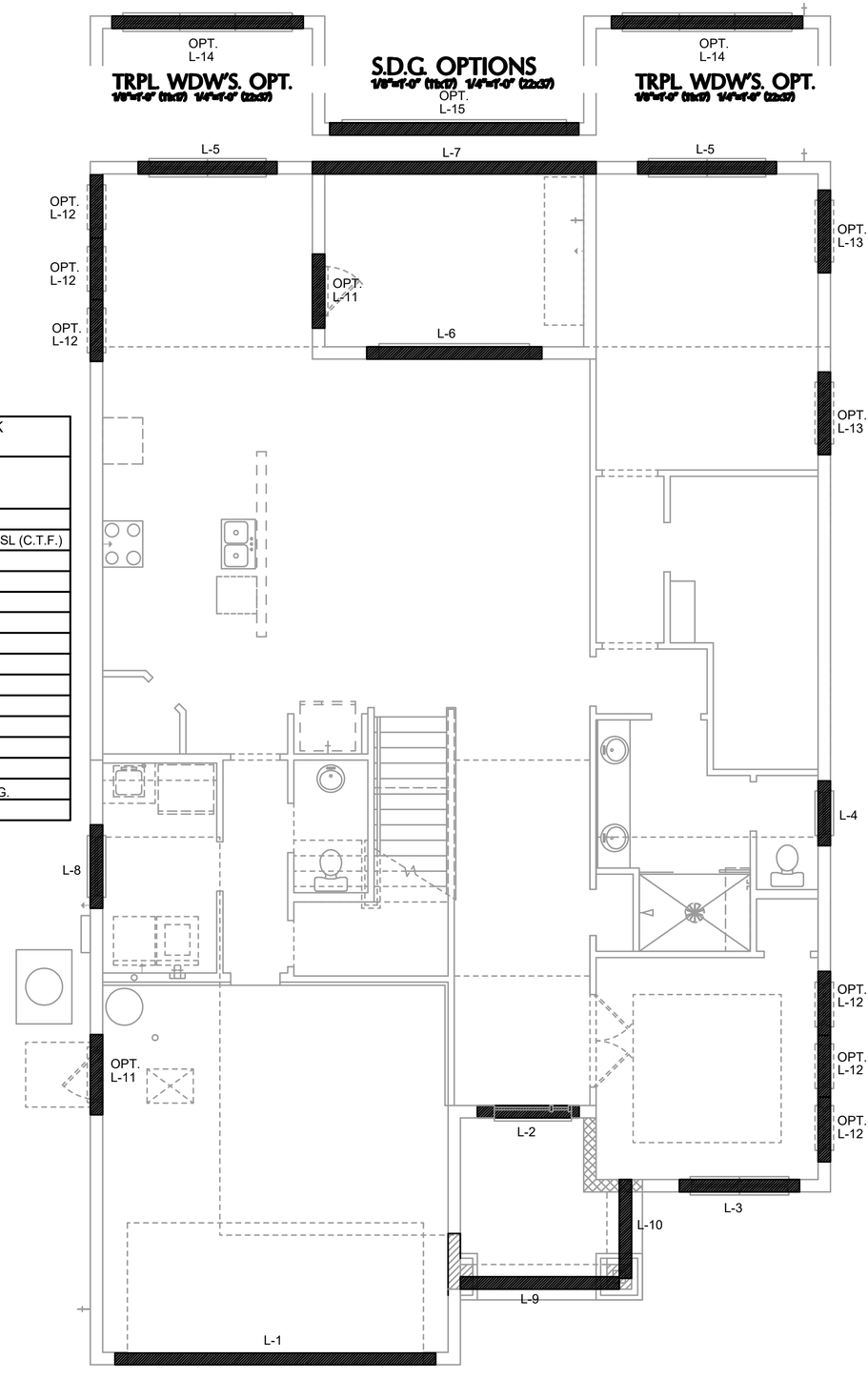
UPLIFT

LENGTH \ TYPE		8RF6-1T / 8RF6-2T	8RF10-1T / 8RF10-2T	8RF14-1T / 8RF14-2T	8RF18-1T / 8RF18-2T	8RF22-1T / 8RF22-2T	8RF26-1T / 8RF26-2T	8RF30-1T / 8RF30-2T	LATERAL 8RU6	LATERAL 8RF6
4'-4" (52")	PRECAST	1244	1573	2413	3260	4112	4967	5825	932	932
		1244	1519	2339	3170	4008	4850	5696		
4'-6" (54")	PRECAST	1192	1507	2311	3121	3937	4756	5577	853	853
		1192	1455	2240	3036	3837	4643	5453		
5'-8" (68")	PRECAST	924*	1172	1795	2423	3055	3689	4325	501	501
		924	1132	1741	2357	2978	3603	4230		
5'-10" (70")	PRECAST	896*	1138	1742	2352	2965	3581	4198	469	469
		896	1099	1690	2288	2891	3497	4106		
6'-8" (80")	PRECAST	778	882	1513	2042	2573	3107	3642	830	1100
		778	956	1468	1987	2509	3035	3563		
7'-6" (90")	PRECAST	688	697	1325	1810	2280	2753	3227	710	941
		688	849	1302	1762	2225	2690	3157		
9'-8" (116")	PRECAST	533*	433	808	1123	1413	1704	1995	516	614
		533	527	1009	1369	1728	2088	2450		

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR

CAST CRETE / LOTTS / WEKIWA / FLORIDA ROCK PRECAST LINTEL SCHEDULE

LINTEL NO.	LENGTH	TYPE	COMMENTS
L-1	17'-4"	8F32-1B/1T	GARAGE
L-2	5'-4"	8RF12-1B/1T	3080 DR. W/ 14" SL (C.T.F.)
L-3	6'-6"	8F24-1B/1T	(2) 2660 F.G.
L-4	3'-6"	8F16-1B/1T	2020 F.G.
L-5	7'-6"	8F16-1B/1T	(2) 3050 S.H.
L-6	9'-4"	8F16-1B/1T	8/0X8/0 S.G.D.
L-7	15'-4"	8F16-1B/1T	LANAI
L-8	4'-6"	8F16-1B/1T	3030 S.H.
L-9	8'-8"	8F32-1B/1T	ENTRY (C.T.F.)
L-10	5'-4"	8F32-1B/1T	ENTRY
OPT. L-11	4'-6"	8RF32-1B/1T	OPT. 2868 DR
OPT. L-12	3'-6"	8F24-1B/1T	OPT. 2020 F.G.
OPT. L-13	4'-6"	8F16-1B/1T	OPT. 3020 F.G.
L-OPT.14	10'-6"	8F16-1B/1T	OPT. (3) 2020 F.G.
L-OPT.15	13'-4"	8F16-1B/1T	12/0X8/0 S.G.D.



PRECAST LINTEL PLAN
C (Standard)
1/8"=1'-0" (11x17) 1/4"=1'-0" (22x37)

THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 8th EDITION, 2023 OF THE FLORIDA BUILDING CODE-RESIDENTIAL AND IS CERTIFIED AS SUCH

LOT: 0000, COMMUNITY

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PRECAST LINTEL PLAN

3170 ASHFORD
FLORIDA SERIES

REVISIONS	
DELTA #	DATE

DATE: 03-16-24
SCALE: AS NOTED
DRAWN: MR
SHEET: S2.0

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CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	SIMPSON FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1½"	1,810	65 / 960
5	DETAL20	18-10d x 1½"	2,480	2000/ 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT:6-8dx1½"/PLT:4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1½"	1010	660/550
		PLT: 8-8d x 1½"		
23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d	985	400 / N/A
		PLT / STD: 10-8d		
26	H2.5	RFT:5-8d / PLT: 5-8d	415	150 / 150
34	A34	H:4-8dx1½"/P:4-8dx1½"	365	280 / 303
35	A35F	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD:6-10d / PLT:4-10d	535	560 / 260
80	SP2	STD:6-10d / PLT:6-10d	605	560 / 260
81	SPH4,6,8	12-10d x 1½"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT	7,910	N/A
		STUD:(3) 7/8"X5½" BOLTS		
97	MTSM16	BLOCK: 4-¼"X2¼" TC JOIST : 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT	4,235	N/A
		STRAP: 18-16d		
99	A35	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
102	HTT5	5/8" BOLT/ 26-10d	4,275	N/A
103	VGTR/L	32-SDS¼"X3"/(2) 7/8" BLT	3,990	N/A
104	HDUE7-SDS3	5/8" BLT/ (13)-SDS 1/4"X 3"	7,015	N/A
110	HCP2	12-10d x 1½"	520	260 / N/A
167	HHUS46	H:14-16d/J:6-16d	1,550	N/A
168	U46	H:8-10d/J:4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H:(14)-16d/J:4-10d	1,085	N/A
186	HUCQ210-2 SDS	H:(12)-1/4"x2-1/2" SDS" J:(6)-1/4"x2-1/2" SDS	2,345	N/A
190	HU210-2	CMU:(18)-1/4"x2-1/2" TITEN T." J:(10)-0.148x3"	1,800 U. 5,095 D.	N/A
191	HU410/HUC410	CMU:(18)-1/4"x2-1/2" TITEN T." J:(10)-0.148x3"	1,800 U. 5,095 D.	N/A
214	HUC212-3	HD:(22)0.162"X3½" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR:46-16d/JST:10-16d	2,720	N/A
216	HUS412	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	2,630	N/A
219	MBHA412	H:1-ATR3/4X8 TOP&FACE	3,145	N/A
		JOIST: 18-10d		
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	2,160	N/A
231	MBHA3.56/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
232	MBHA5.50/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
240	H16	R:2-10dx1½"P:10-10dx1½"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MGT	(1) 5/8"BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL:3/4"BLTS./GIR: 8-10d	6485	N/A
303	HGT-4	LTL:3/4"BLTS./GIR: 16-10d	9,250	N/A
401	SUR/L414	FACE:18-16d/JST:8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			

WALL KEY

T.O.WALL 10'-0"

BRG. T.O.WALL 12"-8"

NOTES

1. TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
2. TYPICAL ROOF EAVES OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
3. PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC.STANDARDS AND/ OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023)FLORIDA RESIDENTIAL CODE.
4. ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL. REG. ENG.
5. TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY KIN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPI/WTCA BCSI 1.
6. REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
7. ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
8. SHINGLE ROOF : UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R905.1.1 UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1
9. OFF RIDGE VENTS MAXIMUM OPENING SIZES: REFER TO MANUFACTURE SPECIFICATIONS.

COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

+ XXX — ULTIMATE DESIGNED POSITIVE PRESSURE
- XXX — ULTIMATE DESIGNED NEGATIVE PRESSURE

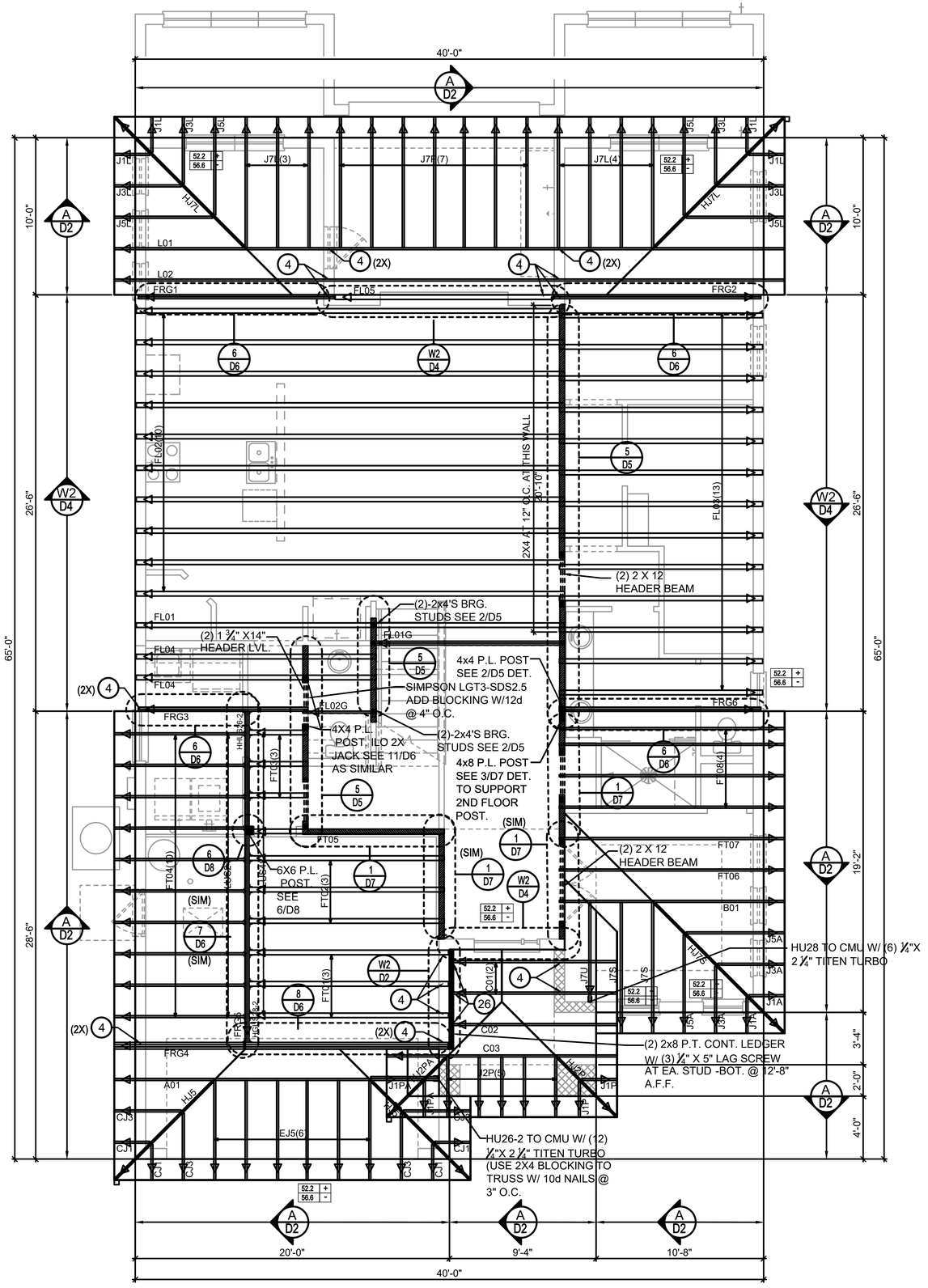
NOTE: DESIGN PRESSURES BASED ULTIMATE WIND SPEED TO OBTAIN NOMINAL "ASD" WIND PRESSURES MULTIPLY VALUES SHOWN BY A FACTOR OF 0.6

FIELD REPAIR NOTES

1- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEX PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.

2- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1¼" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 1¼" - REQUIRE SPECIAL ENGINEERING LETTER.

3- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE



FLOOR FRAMING PLAN

A (Standard)
1/8"=1'-0" (11x17) 1/4"=1'-0" (22x37)

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3170 ASHFORD
FLORIDA SERIES

REVISIONS	
DELTA #	DATE

DATE: 03-16-24
SCALE: AS NOTED
DRAWN: MR
SHEET: S3A.0

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CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	SIMPSON FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1½"	1,810	65 / 960
5	DETAL20	18-10d x 1½"	2,480	2000/ 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT:6-8dx1½"/PLT:4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1½" / PLT: 8-8d x 1½"	1010	660/550
23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d / PLT / STD: 10-8d	985	400 / N/A
26	H2.5	RFT:5-8d / PLT: 5-8d	415	150 / 150
34	A34	H:4-8dx1½"/P:4-8dx1½"	365	280 / 303
35	A35F	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD:6-10d / PLT:4-10d	535	560 / 260
80	SP2	STD:6-10d / PLT:6-10d	605	560 / 260
81	SPH4,6,8	12-10d x 1½"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT / STUD:(3) 7/8"X5½" BOLTS	7,910	N/A
97	MTSM16	BLOCK: 4-¼"X2¼" TC JOIST : 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT / STRAP: 18-16d	4,235	N/A
99	A35	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
102	HTT5	5/8" BOLT/ 26-10d	4,275	N/A
103	VGTR/L	32-SDS¼"X3"/(2) 7/8" BLT	3,990	N/A
104	HDUE7-SDS3	5/8" BLT/ (13)-SDS 1/4"X 3"	7,015	N/A
110	HCP2	12-10d x 1½"	520	260 / N/A
167	HHUS46	H:14-16d/J:6-16d	1,550	N/A
168	U46	H:8-10d/J:4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H:(14)-16d/J:4-10d	1,085	N/A
186	HUCQ210-2 SDS	H:(12)-1/4"x2-1/2" SDS" J:(6)-1/4"x2-1/2" SDS	2,345	N/A
190	HU210-2	CMU:(18)-1/4"x2-1/2" TITEN T." J:(10)-0.148x3"	1,800 U. 5,095 D.	N/A
191	HU410/HUC410	CMU:(18)-1/4"x2-1/2" TITEN T." J:(10)-0.148x3"	1,800 U. 5,095 D.	N/A
214	HUC212-3	HD:(22)0.162"X3½" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR:46-16d/JST:10-16d	2,720	N/A
216	HUS412	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	2,630	N/A
219	MBHA412	H:1-ATR3/4X8 TOP&FACE / JOIST: 18-10d	3,145	N/A
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	2,160	N/A
231	MBHA3.56/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
232	MBHA5.50/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
240	H16	R:2-10dx1½"P:10-10dx1½"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MGT	(1) 5/8"BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL:3/4"BLTS./GIR: 8-10d	6485	N/A
303	HGT-4	LTL:3/4"BLTS./GIR: 16-10d	9,250	N/A
401	SUR/L414	FACE:18-16d/JST:8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			

WALL KEY

T.O.WALL 10'-0"

BRG. T.O.WALL 12"-8"

NOTES

1. TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
2. TYPICAL ROOF EAVES OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
3. PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC.STANDARDS AND/ OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023)FLORIDA RESIDENTIAL CODE.
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6. REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
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9. OFF RIDGE VENTS MAXIMUM OPENING SIZES: REFER TO MANUFACTURE SPECIFICATIONS.

COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

+ XXX — ULTIMATE DESIGNED POSITIVE PRESSURE
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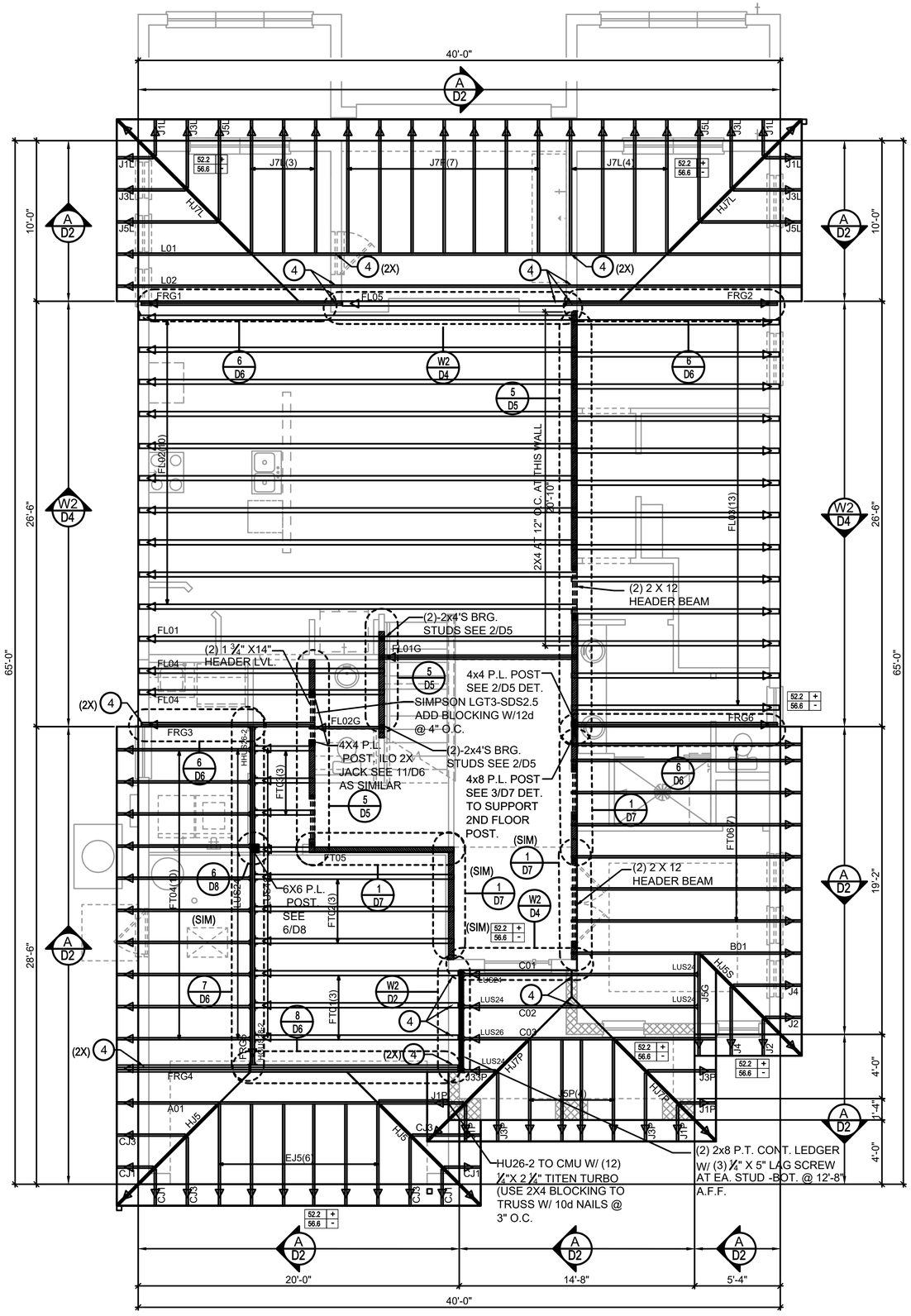
NOTE: DESIGN PRESSURES BASED ULTIMATE WIND SPEED TO OBTAIN NOMINAL "ASD" WIND PRESSURES MULTIPLY VALUES SHOWN BY A FACTOR OF 0.6

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3- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE



FLOOR FRAMING PLAN

B (Standard)
1/8"=1'-0" (11x17) 1/4"=1'-0" (22x37)

THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 8th EDITION, 2023 OF THE FLORIDA BUILDING CODE-RESIDENTIAL AND IS CERTIFIED AS SUCH

LOT: 0000, COMMUNITY

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5200 Vineland Road, Suite 200
Orlando, Florida 32811
Phone (407) 529 - 3000

3170 ASHFORD
FLORIDA SERIES

REVISIONS

DELTA #	DATE

DATE: 03-16-24
SCALE: AS NOTED
DRAWN: MR
SHEET: S3B.0

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CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	SIMPSON FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1½"	1,810	65 / 960
5	DETAL20	18-10d x 1½"	2,480	2000/ 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT:6-8dx1½"/PLT:4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1½"	1010	660/550
		PLT: 8-8d x 1½"		
23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d	985	400 / N/A
		PLT / STD: 10-8d		
26	H2.5	RFT:5-8d / PLT: 5-8d	415	150 / 150
34	A34	H:4-8dx1½"/P:4-8dx1½"	365	280 / 303
35	A35F	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD:6-10d / PLT:4-10d	535	560 / 260
80	SP2	STD:6-10d / PLT:6-10d	605	560 / 260
81	SPH4,6,8	12-10d x 1½"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT	7,910	N/A
		STUD:(3) 7/8"X5½" BOLTS		
97	MTSM16	BLOCK: 4-¼"X2¼" TC JOIST : 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT	4,235	N/A
		STRAP: 18-16d		
99	A35	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
102	HTT5	5/8" BOLT/ 26-10d	4,275	N/A
103	VGTR/L	32-SDS¼"X3"/(2) 7/8" BLT	3,990	N/A
104	HDUE7-SDS3	5/8" BLT/ (13)-SDS 1/4"X 3"	7,015	N/A
110	HCP2	12-10d x 1½"	520	260 / N/A
167	HHUS46	H:14-16d/J:6-16d	1,550	N/A
168	U46	H:8-10d/J:4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H:(14)-16d/J:4-10d	1,085	N/A
186	HUCQ210-2 SDS	H:(12)-1/4"x2-1/2" SDS" J:(6)-1/4"x2-1/2" SDS	2,345	N/A
190	HU210-2	CMU:(18)-1/4"x2-1/2" TITEN T." J:(10)-0.148x3"	1,800 U. 5,095 D.	N/A
191	HU410/HUC410	CMU:(18)-1/4"x2-1/2" TITEN T." J:(10)-0.148x3"	1,800 U. 5,095 D.	N/A
214	HUC212-3	HD:(22)0.162"X3½" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR:46-16d/JST:10-16d	2,720	N/A
216	HUS412	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	2,630	N/A
219	MBHA412	H:1-ATR3/4X8 TOP&FACE	3,145	N/A
		JOIST: 18-10d		
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	2,160	N/A
231	MBHA3.56/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
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WALL KEY

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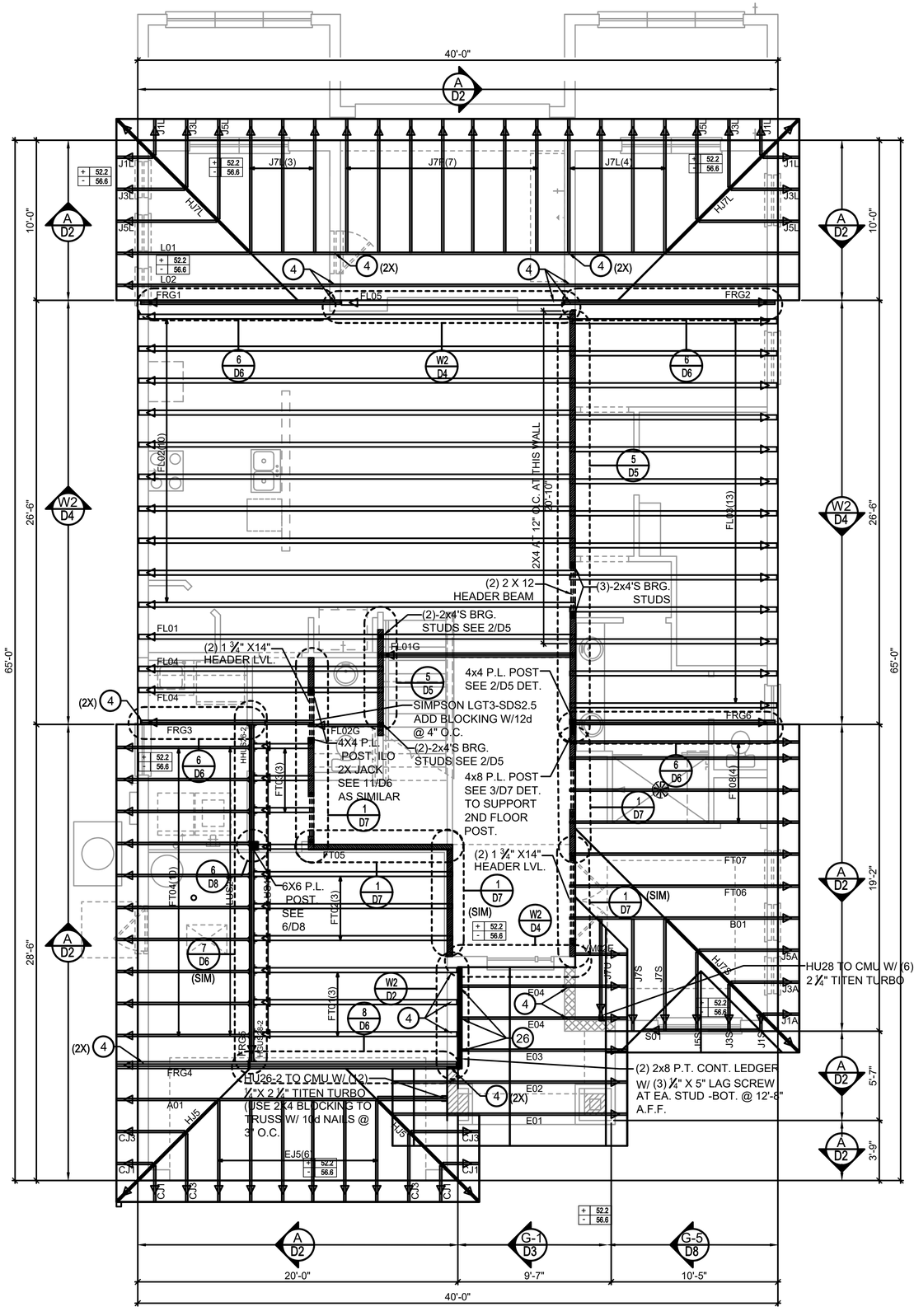
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FLOOR FRAMING PLAN

C (Standard)

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5200 Vineland Road, Suite 200
Orlando, Florida 32811
Phone (407) 529 - 3000

PLAN Park Square HOMES

3170 ASHFORD

FLORIDA SERIES

FLOOR FRAMING PLAN

REVISIONS

DELTA #	DATE

DATE: 03-16-24

SCALE: AS NOTED

DRAWN: MR

SHEET: S3C.0

CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	SIMPSON FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1½"	1,810	65 / 960
5	DETAL20	18-10d x 1½"	2,480	2000/ 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT:6-8dx1½"/PLT:4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1½"	1010	660/550
		PLT: 8-8d x 1½"		
23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d	985	400 / N/A
		PLT / STD: 10-8d		
26	H2.5	RFT:5-8d / PLT: 5-8d	415	150 / 150
34	A34	H:4-8dx1½"/P:4-8dx1½"	365	280 / 303
35	A35F	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD:6-10d / PLT:4-10d	535	560 / 260
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81	SPH4,6,8	12-10d x 1½"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT	7,910	N/A
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184	HUC28-2	H:(14)-16d/J:4-10d	1,085	N/A
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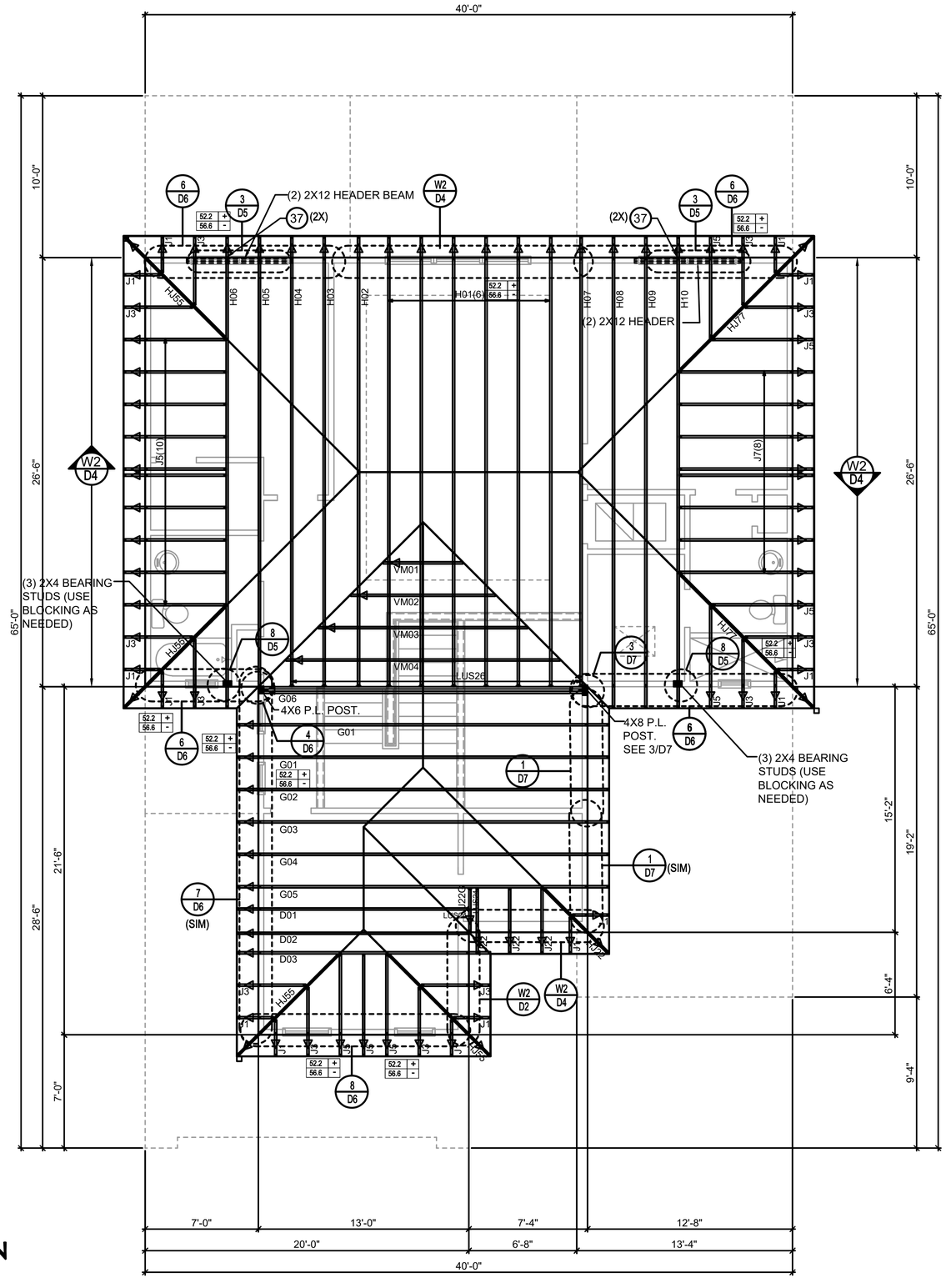
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4901 Vineland Road, Suite A-9 Orlando, FL. 32811
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Park Square HOMES

A DIVISION OF PARK SQUARE ENTERPRISES, INC.
5200 Vineland Road, Suite 200
Orlando, Florida 32811
Phone (407) 529 - 3000

3170 ASHFORD
FLORIDA SERIES

REVISIONS	
DELTA #	DATE

DATE: 03-16-24
SCALE: AS NOTED
DRAWN: MR
SHEET: S4A.0

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CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	SIMPSON FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1½"	1,810	65 / 960
5	DETAL20	18-10d x 1½"	2,480	2000/ 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT:6-8dx1½"/PLT:4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1½" / PLT: 8-8d x 1½"	1010	660/550
23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d / PLT / STD: 10-8d	985	400 / N/A
26	H2.5	RFT:5-8d / PLT: 5-8d	415	150 / 150
34	A34	H:4-8dx1½"/P:4-8dx1½"	365	280 / 303
35	A35F	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD:6-10d / PLT:4-10d	535	560 / 260
80	SP2	STD:6-10d / PLT:6-10d	605	560 / 260
81	SPH4,6,8	12-10d x 1½"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT / STUD:(3) 7/8"X5½" BOLTS	7,910	N/A
97	MTSM16	BLOCK: 4-¼"X2¼" TC JOIST : 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT / STRAP: 18-16d	4,235	N/A
99	A35	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
102	HTT5	5/8" BOLT/ 26-10d	4,275	N/A
103	VGTR/L	32-SDS¼"X3"/(2) 7/8" BLT	3,990	N/A
104	HDUE7-SDS3	5/8" BLT/ (13)-SDS 1/4"X 3"	7,015	N/A
110	HCP2	12-10d x 1½"	520	260 / N/A
167	HHUS46	H:14-16d/J:6-16d	1,550	N/A
168	U46	H:8-10d/J:4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H:(14)-16d/J:4-10d	1,085	N/A
186	HUCQ210-2 SDS	H:(12)-1/4"x2-1/2" SDS" J:(6)-1/4"x2-1/2" SDS	2,345	N/A
190	HU210-2	CMU:(18)-1/4"x2-1/2" TITEN T." J:(10)-0.148x3"	1,800 U. 5,095 D.	N/A
191	HU410/HUC410	CMU:(18)-1/4"x2-1/2" TITEN T." J:(10)-0.148x3"	1,800 U. 5,095 D.	N/A
214	HUC212-3	HD:(22)0.162"X3½" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR:46-16d/JST:10-16d	2,720	N/A
216	HUS412	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	2,630	N/A
219	MBHA412	H:1-ATR3/4X8 TOP&FACE / JOIST: 18-10d	3,145	N/A
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	2,160	N/A
231	MBHA3.56/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
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240	H16	R:2-10dx1½"P:10-10dx1½"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MGT	(1) 5/8"BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL:3/4"BLTS./GIR: 8-10d	6485	N/A
303	HGT-4	LTL:3/4"BLTS./GIR: 16-10d	9,250	N/A
401	SUR/L414	FACE:18-16d/JST:8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			

WALL KEY

- T.O.WALL 9'-0"
- BRG. T.O.WALL 12"-0"
- CEILING HGT. 12"-0"

NOTES

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2. TYPICAL ROOF EAVES OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
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6. REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
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8. SHINGLE ROOF : UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R905.1.1 UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1
9. OFF RIDGE VENTS MAXIMUM OPENING SIZES: REFER TO MANUFACTURE SPECIFICATIONS.

COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

+ XXX — ULTIMATE DESIGNED POSITIVE PRESSURE
- XXX — ULTIMATE DESIGNED NEGATIVE PRESSURE

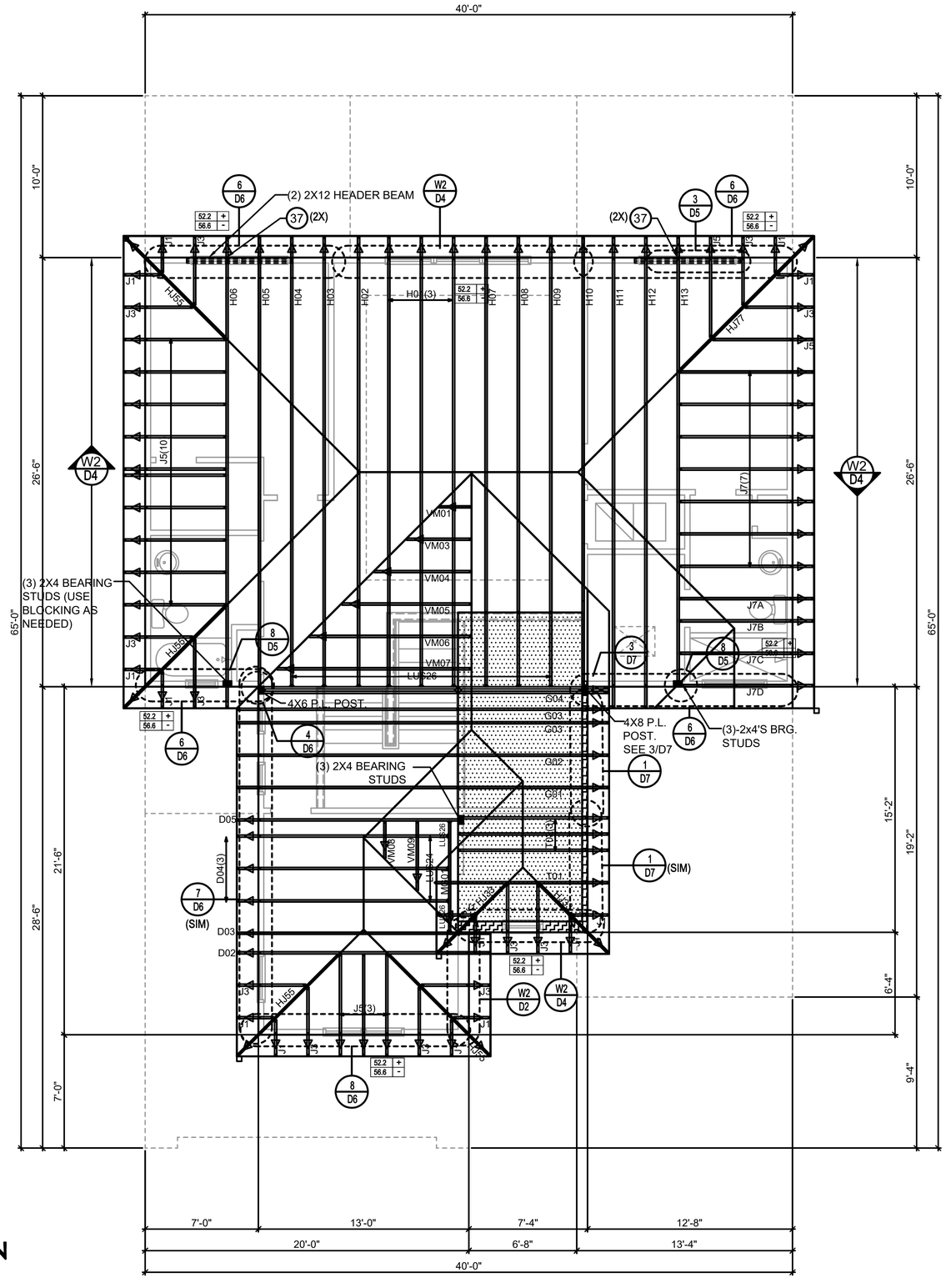
NOTE: DESIGN PRESSURES BASED ULTIMATE WIND SPEED TO OBTAIN NOMINAL "ASD" WIND PRESSURES MULTIPLY VALUES SHOWN BY A FACTOR OF 0.6

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ROOF FRAMING PLAN

B (Standard)

1/8"=1'-0" (11x17) 1/4"=1'-0" (22x37)

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ROOF FRAMING PLAN

3170 ASHFORD

FLORIDA SERIES

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21	H1	RFT:6-8dx1½"/PLT:4-8d	475	485 / 165
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23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d / PLT / STD: 10-8d	985	400 / N/A
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WALL KEY

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- CEILING HGT. 12"-0"

NOTES

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COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

+ XXX	ULTIMATE DESIGNED POSITIVE PRESSURE
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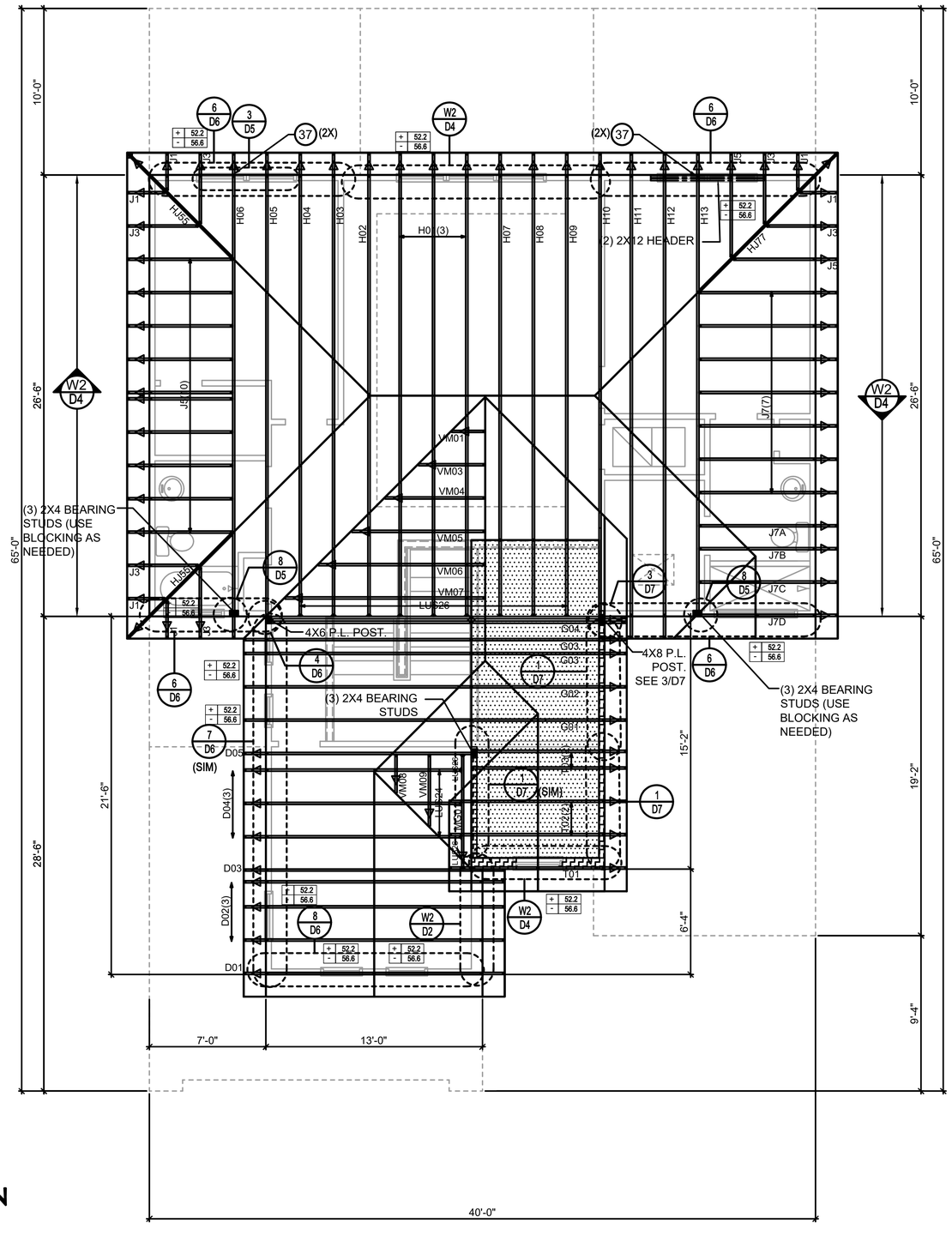
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ROOF FRAMING PLAN

C (Standard)

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PLAN ROOF FRAMING PLAN

3170 ASHFORD
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STRUCTURAL NOTES

1. THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 8TH EDITION, FBCR 2023 (WIND LOAD @ 145 MPH.)
   LIVE LOAD ROOF: 20 PSF.
   FLOOR: 40 PSF, BALCONIES & STAIRS: 40 PSF
   OCCUPANCY= 1.0
   BUILDING CATEGORY R3, WIND EXPOSURE C
   INTERNAL PRESSURE COEFFICIENTS = +0.18 AND -0.18
2. WINDOWS, DOORS, AND GARAGE DOORS TO BE DESIGNED TO MEET FBCR SECTION R301
3. ALL FLOOR SLABS TO BE OF 2,500 PSI CONC. PLANT MIX MIN. 4" THICK WITH 6x6 10/10 WIRE MESH 6 MIL. POLY. VAPOR-BARRIER OVER TERMITE TREATED COMPACTED CLEAN FILL.
4. CONCRETE MASONRY UNITS SHALL MEET: CH. 1-3 OF ACI 530-02/ ASCE 5-02/TMS 402-02 OR BIA BUILDING CODE REQUIREMENTS.
5. MORTAR TO BE TYPE "M" OR "S", GROUT - 2,500 PSI @ 28 DAYS.
6. MASONRY CLEAN OUTS REQUIRED @ GROUT GREATER THAN FIVE (5) FEET IN HEIGHT AND ALL VERTICALS.
7. REBAR TO BE # 5'S GRADE 60, W/ MIN. LAP OF 25". USE "L" BARS @ CORNERS AND USE STANDARD HOOKS @ CHANGE IN DIRECTION WITH MIN. LAP 12"
8. GYP. BD. CEILING SHALL BE INSTALLED PERP. TO FRAMING & NAILED @ 7" O.C. WITH 5d NAILS. GYP. BD. WALLS SHALL BE NAILED @8" O.C. WITH 5d NAILS
9. UPLIFT CONNECTOR'S TO PROVIDE CONTINUITY FROM ROOF TRUSSES THRU PLATES TO SLAB AND FOUNDATION PER ENCLOSED DETAILS.
10. EPOXY ANCHOR ALTERNATIVE:
    THREADED ANCHOR ROD MAY BE USED IN LIEU OF ANCHOR BOLTS FOR USE AS PLATE ANCHORS OR HURRICANE ANCHORS.
    THE FOLLOWING CRITERIA MUST BE MET:

ANCHOR SIZE	CONC. HOLE SIZE	MIN. HOLE DEPTH
½"	-3/4"	7"
-5/8"	-7/8"	7"
-3/4"	1"	8"
-7/8"	1-1/8"	9"

    AFTER HOLE IS DRILLED, ALL CONCRETE DUST MUST BE REMOVED PRIOR TO EPOXY INSTALLATION. THREADED ROD TO BE MIN. A36 STEEL AND FREE OF DIRT OR GREASE. LOAD ON ROD CANNOT BE APPLIED UNTIL 12 HOURS AFTER INSTALLATION. 2 COMPONENT EPOXY RESIN MATERIAL TO BE MIXED PER MFG. DIRECTIONS.
11. SOIL BEARING CAPACITY 2000 PSF MINIMUM

WOOD STRUCTURAL NOTES

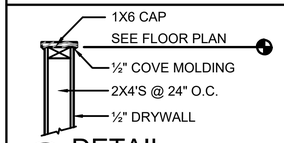
1. ALL WOOD TO BE SPECIES, GROUP, AND GRADE AS NOTED BELOW. DAMAGED WOOD NOT TO BE USED.
2. ALL STRUCTURAL LUMBER SHALL BE SPF (SPRUCE-PINE-FIR) #2 OR BETTER UNLESS OTHERWISE NOTED. (PRE ENG. TRUSSES EXCLUDED)
3. END JOINT IN STRUCTURAL DOUBLE TOP PLATE TO BE OFFSET AT LEAST 4". STRUCTURAL DOUBLE PLATES TO BE NAILED @ 6" O.K..
4. PLYWOOD OR OSB. WALL SHEATHING NAIL PATTERN TO BE 10d @ 6" O.C.. UNLESS OTHERWISE NOTED.
5. NUMBER OF HEADER STUDS AND ADJACENT FULL LENGTH STUDS PER WALL AND HEADER STUD REQUIREMENT SCHEDULE.
6. MAX. 1" HOLE DRILLED INTO EXTERIOR STRUCTURAL STUDS.
7. DBL. STUDS @ EA. END OF SHEAR WALL.
8. WHEN ANCHORING MULTIPLE WD. ITEMS TOGETHER, THE LENGTH OF HURRICANE STRAP MUST BE CENTERED.
9. NAIL PATTERN -DOUBLE PLATE 12" O.C.. OUTSIDE SPLICE ZONE (SEE NOTE 4)
   -DOUBLE STUDS @ 12" O.C..
   -DOUBLE OR TRIPLE HEADER @ 6" O.C.. @ EDGE @ 12" O.C.. INTERMEDIATE.
   -HEADER TO STUD @ 4" O.C.. EA. HEADER MEMBER.
   -STUD TO TOP OR BOTTOM PLATE : (2) 16d THRU PLT. OR (2) 16d EA. SIDE TOE NAILED TO PLT.
10. -ROOF SHEATHING FOR SHINGLE ROOF TO BE MIN. 19/32 OSB, NAILED (10d RING SHANK NAILS) TO ROOF TRUSSES SPACED @ 24" O.C. (MAX) WITHOUT BLOCKING.
    -ROOF SHEATHING FOR TILE ROOF TO BE MIN. 19/32" OSB, 1/2" CDX PLYWOOD OR 1/2" ADVANTECH. NAILED (10d RING SHANK NAILS)TO ROOF TO ROOF TRUSS SPACED @ 24" O.C. (MAX) WITHOUT BLOCKING.
11. FLOOR SHEATHING TO BE MIN. 23/32" PLYWOOD NAILED @ 6" O.C. W/ #8 RING SHANK NAILS AND LIQUID NAIL ADHESIVE.
12. ALL FLOOR TRUSSES TO BE END BLOCKED @ BEARING LOCATIONS
13. TRUSS BRACING PER TRUSS MANUFACTURE'S DRAWINGS.
14. ALL NAILING SPECIFIED TO BE APPLIED BY NAIL GUN OR MANUALLY
15. ALL WOOD IN DIRECT CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
16. 2000 PSF MINIMUM SOIL BEARING CAPACITY
17. NON BEARING WALL: 2X4 SPACED AT 24" O.C. UP TO 12'-0" HEIGHT WITH 2 ROWS OF HORIZONTAL 2X4 BLOCKING SPACE AT 4'-0" O.C.

GENERAL CONTRACTOR:

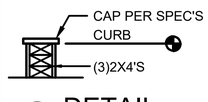
IT IS RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSTALL ALL MATERIALS MEETING FLORIDA APPROVAL COMPLIANCE TO AVOID WATER INTRUSION AND MOISTURE INTRUSION ON WINDOWS, DOORS, ROOF, AND ANY OTHER AREA AROUND EACH UNIT/ HOUSE/ APARTMENT/ CONDOMINIUM/ TOWNHOUSE.

FIELD REPAIR NOTES

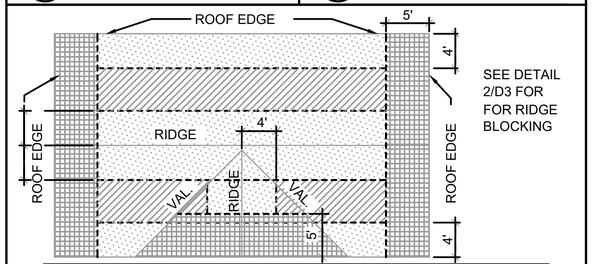
1. MISSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED W/ (1) USP MTW16 OR HC10 OR SIMPSON MTSM16 W/ (4) -1/4" X 2-1/4" TAPCONS TO BOND BEAM AND (7) 10d NAILS TO TRUSS FOR UPLIFTS LESS THAN 860 LBS (USE (2) MTSM16 FOR UPLIFTS LESS THAN 1720#). NO MORE THAN 10 STRAPS MAY BE SUBSTITUTED OR NO MORE THAN 3 IN A ROW. IF GIRDER TRUSS CONNECTIONS ARE MISSED CONTACT ENGINEER FOR SUBTITUTION.
2. MISSED J-BOLTS FOR FRAMED EXTERIOR/ BEARING WALLS MAY BE SUBSTITUTED W/ 1/2" DIA. x 7" LONG WEDGE ANCHORS (REDHEADS).
3. MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEX PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.
4. BLOCK WALL OVERHANGING SLAB CONDITION:
   UP TO -7/8" - NO REPAIR NECESSARY
   -7/8" TO 1-1/4" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED.
   1-1/4"+ - REQUIRE SPECIAL ENGINEERING LETTER .
5. PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/ FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE.



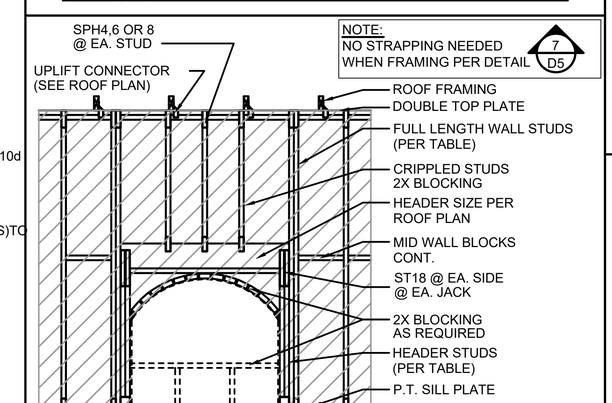
3 / D1 DETAIL 1/2"= 1'-0"



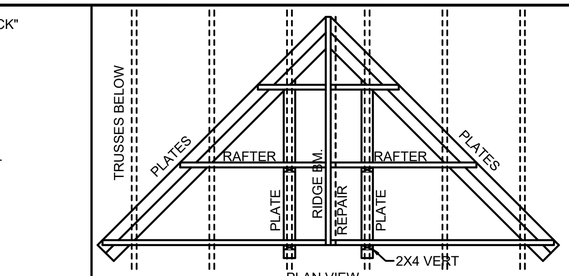
4 / D1 DETAIL 1/2"= 1'-0"



ROOF NAILING PATTERN	
ZONE:	10d RING SHANK NAILS @ 6" O.C. EDGES AND 6" O.C. FIELD
ZONE:	10d RING SHANK NAILS @ 6" O.C. EDGES AND 6" O.C. FIELD
ZONE:	10d RING SHANK NAILS @ 4" O.C. EDGES AND 6" O.C. FIELD



TYP. FRAMING FOR OPNGS.

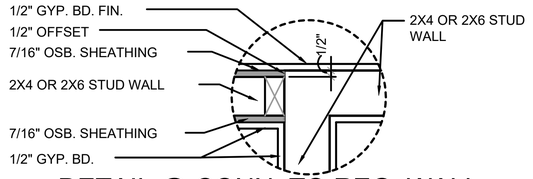


- DETAIL TO SATISFY 150 MPH WIND LOAD
- MASONRY FRAME SHALL BE MIN 8X16 ASTM C-9D
- GROUT FILLED CELL W/½" ASTM 2 #5 REBAR (GRADE 60) @ EA. SIDE OF GARAGE DOOR OPENING
- MAX. DISTANCE TO CORNER OF C.B.S. WALL REINF. 48"
- REINF. TO BE CONT. FROM FTG. TO TIE BEAM W/ ALL "ACI" DETAILS & DEVELOPMENT LENGTHS ADHERED TO
- GARAGE DOOR MANUF. TO PROVIDE ATTACHMENT TO "BUCK"

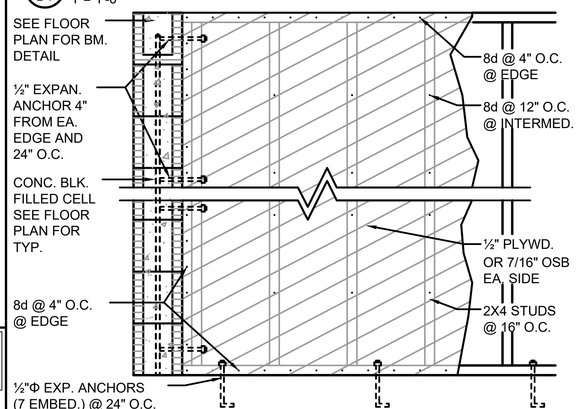
1.) THE GARAGE DOOR ASSEMBLY SHALL BE DESIGNED FOR POSITIVE AND NEGATIVE WIND PRESSURES OF 25 PSF IN ACCORDANCE WITH SECTION R301 OF THE FLORIDA RESIDENTIAL CODE CERTIFICATION SHALL BE SUBMITTED FROM THE GARAGE DOOR MANUFACTURER TO THE BUILDING DEPARTMENT FOR THE FOLLOWING ITEMS:
   A.) THE DESIGN OF THE DOOR CAN WITHSTAND POSITIVE AND NEGATIVE WIND PRESSURES OF 25 PSF.
   B.) THE DESIGN OF THE DOOR COMPLIES WITH THE CRITERIA SPECIFIED IN SECTION R609 OF THE 2023 FLORIDA BUILDING CODE RESIDENTIAL, 8TH EDITION
   C.) DOOR SIZE, TYPE AND GLAZING
   D.) TRACK SIZE AND FASTENER DETAILS.
   E.) TRACK BRACKET QUANTITY, SPACING AND FASTENER DETAILS.
   F.) REINFORCING MEMBER QUANTITY, LOCATION, SIZE, TYPE AND FASTENER DETAILS. (IF REQUIRED)

GARAGE BUCK DETAIL

1"= 1'-0"



7A / D1 DETAIL @ CONN. TO REG. WALL 1"= 1'-0"

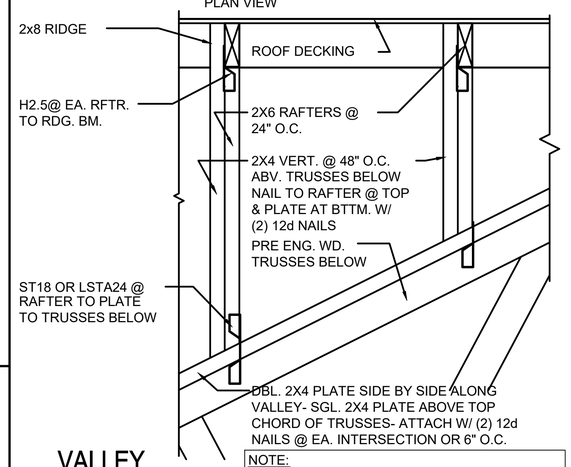


7 / D1 SHEAR WALL DETAIL 1/2"= 1'-0"

USE ONLY WHEN NOTED AS SHEAR WALL ON PLANS

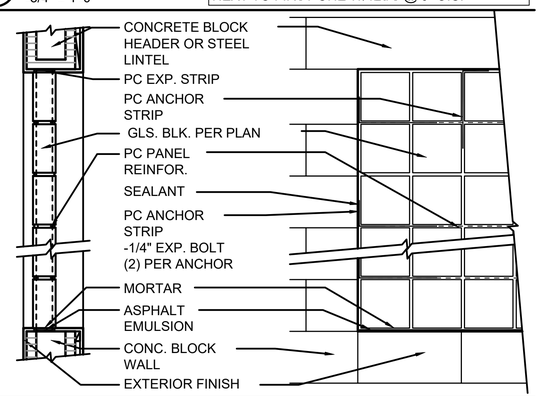
MIN. WALL AND HEADER REQUIREMENTS

UNSUPPORTED WALL HEIGHT	STUD SPACING	MAXIMUM HEADER SPAN (ft.)					
		3'	6'	9'	12'	15'	18'
		NUMBER OF HEADER STUDS SUPPORTING END OF HEADER					
		1	1	2	2	2	2
		NUMBER OF FULL-LENGTH STUDS @ EACH END OF HEADER					
10' OR LESS		2	2	3	3	3	3
GREATER THAN 10'		2	2	3	4	5	5



8 / D1 VALLEY DETAIL -3/4" = 1'-0"

NOTE:
IF RIDGE BEAM IS UNDERSIZED-CUT 1 1/2" FROM END OF RAFTERS ON ONE SIDE AND ADD 2X8 NEXT TO FIRST ONE W/12d'S @ 6" O.C.



PANEL ANCHOR CONSTRUCTION

PC PANEL REINFORCING (TOP):
USED IN PANELS OVER 25"S.F. IN AREA,IS EMBEDDED HORIZONTALLY IN THE MORTAR JOINTS BETWEEN EVERY OTHER COURSE. PANEL REINFORCING IS FORMED OF TWO PARALLEL WIRES, EITHER 1-5/8" O.C. (FOR USE WITH "THINLINE" SERIES GLS. BLK.) OR 2" O.C. (FOR USE W/ "PREMIERE" SERIES GLS. BLK.), W/ BUTT WELDED CROSSWIRES AT REGULAR INTERVALS. 4' AND 10' LENGTHS AVAILABLE.

PC PANEL ANCHORS (MIDDLE):
ARE USED TO TIE PITTSBURGH CORNING GLASS BLOCK PANELS INTO THE SURROUNDING FRAMEWORK WHEN CHANNELS ARE NOT USED. FORMED FROM 20 GAUGE PERFORATED- THEN GALVANIZED STEEL STRIPS, PANEL ANCHORS ARE AVAIL. IN 1-3/4" WIDTHS X 24" LENGTHS.

PC EXPANSION STRIPS (BOTTOM):
MADE OF WHITE POLYETHYLENE, ARE INSERTED AT THE HEAD AND THE STRIPS REPLACE MORTAR AT THESE POINTS TO CUSHION THE GLASS BLOCK AND ALLOW THE PANEL TO EXPAND & CONTRACT FREELY. FOR METAL CHANNEL OR MASONRY CHASE CONSTRUCTION, PC EXPANSION STRIPS ARE AVAILABLE 3/8" THICK X 4" WIDE X 24" LONG. FOR PANEL ANCHOR CONSTRUCTION, STD. 4" WIDE STRIPS ARE EASILY CUT TO 3" WIDTH, FOR 3-7/8" "PREMIERE" SERIES BLK., AND TO 2-1/4" WIDTH, FOR 3-1/8" "THINLINE" SERIES BLOCK.

6 / D1 GLASS BLOCK DETAIL

TEG
THOMPSON ENGINEERING GROUP, INC
4411 Vineland Road Suite A4 Orlando, FL. 32811
Ph: (407) 734-1450
Fax: (407) 734-1790
www.teg1.com

A DIVISION OF PARK SQUARE ENTERPRISES, INC.
5200 Vineland Road, Suite 200
Orlando, Florida 32811
Phone (407) 529 - 3000

THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 8th EDITION, 2023 OF THE FLORIDA BUILDING CODE-RESIDENTIAL AND IS CERTIFIED AS SUCH

LOT: 0000, COMMUNITY

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STRUCTURAL NOTE & DETAILS

3170 ASHFORD

FLORIDA SERIES

REVISIONS	
DELTA #	DATE

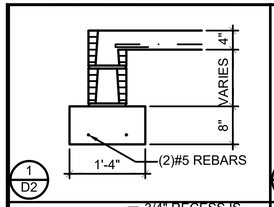
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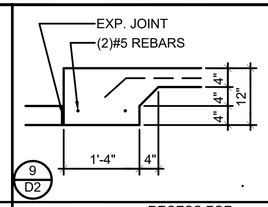
DRAWN: MR

SHEET: D1

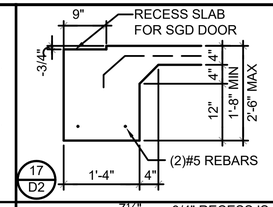
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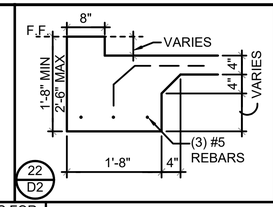
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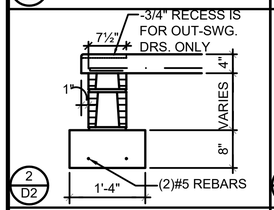
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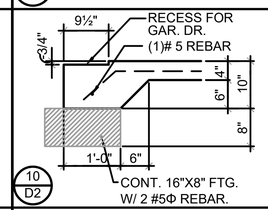
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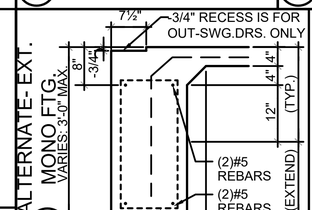
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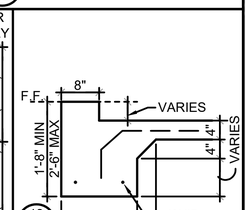
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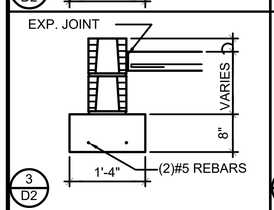
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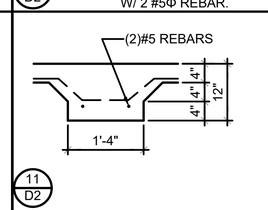
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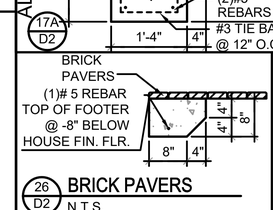
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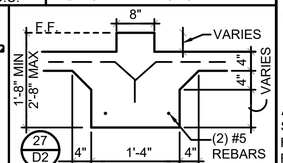
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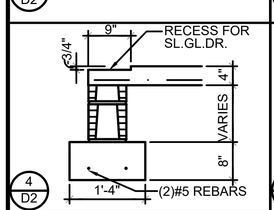
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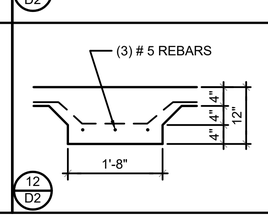
26 D2 BRICK PAVERS N.T.S.



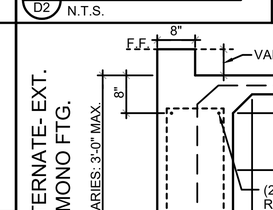
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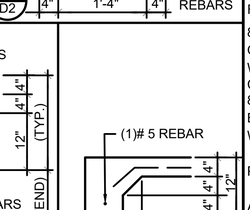
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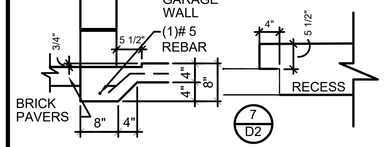
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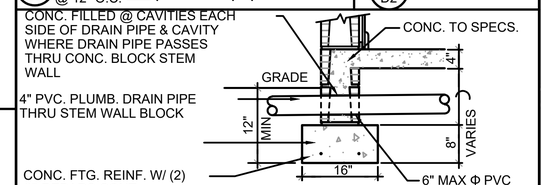
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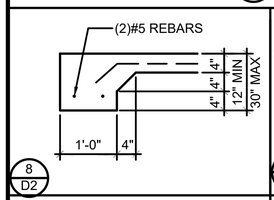


24 D2

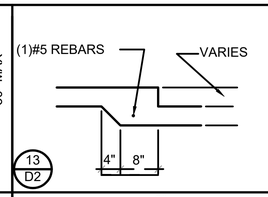


7 D2



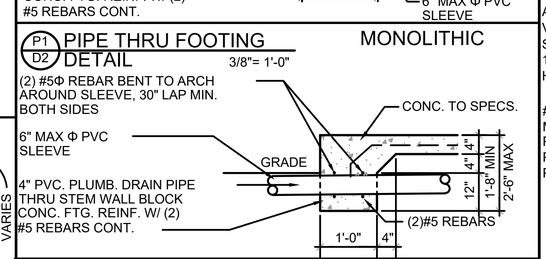


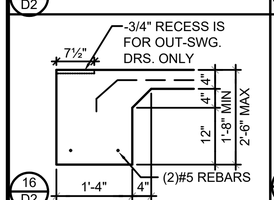
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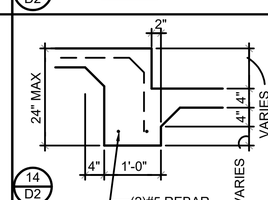
13 D2

P1 D2 PIPE THRU FOOTING DETAIL 3/8"= 1'-0" MONOLITHIC

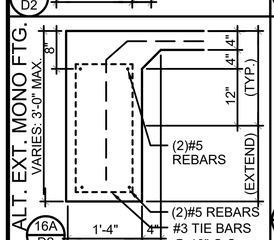




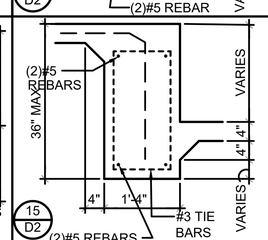
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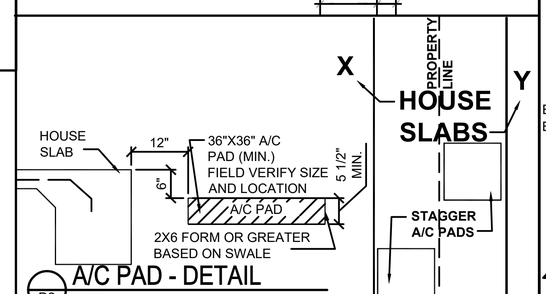
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16A D2

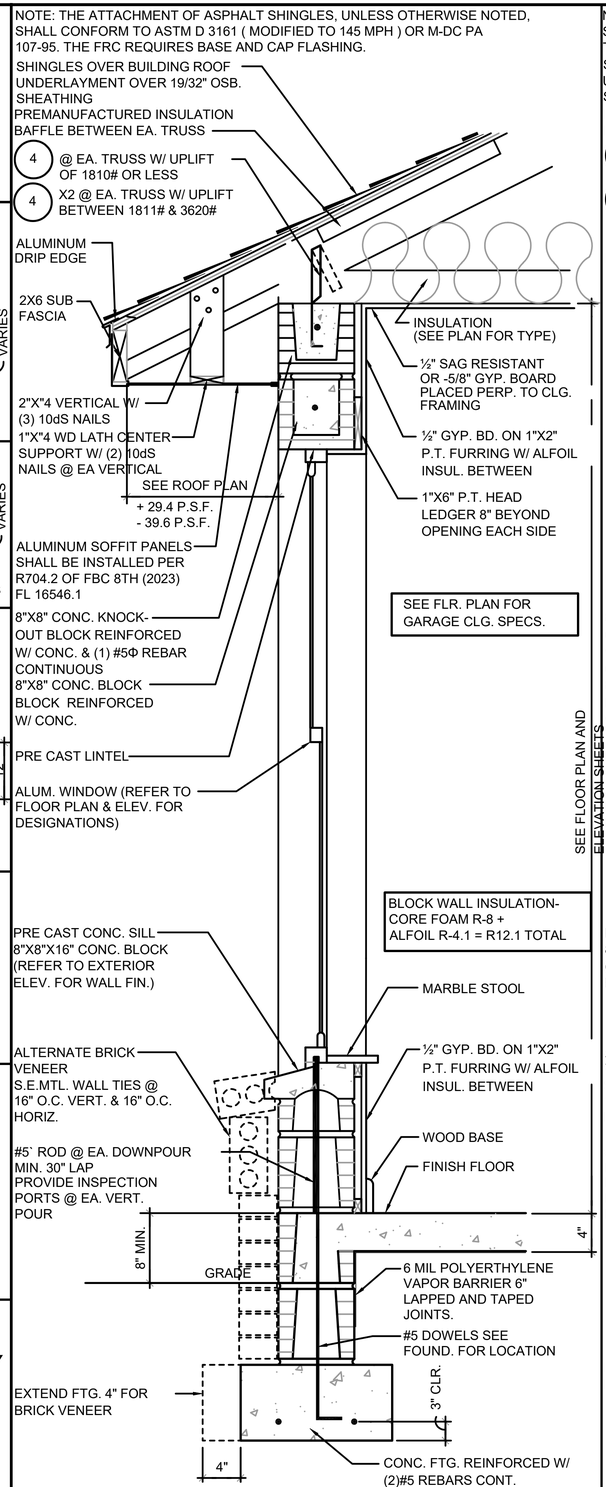


15 D2



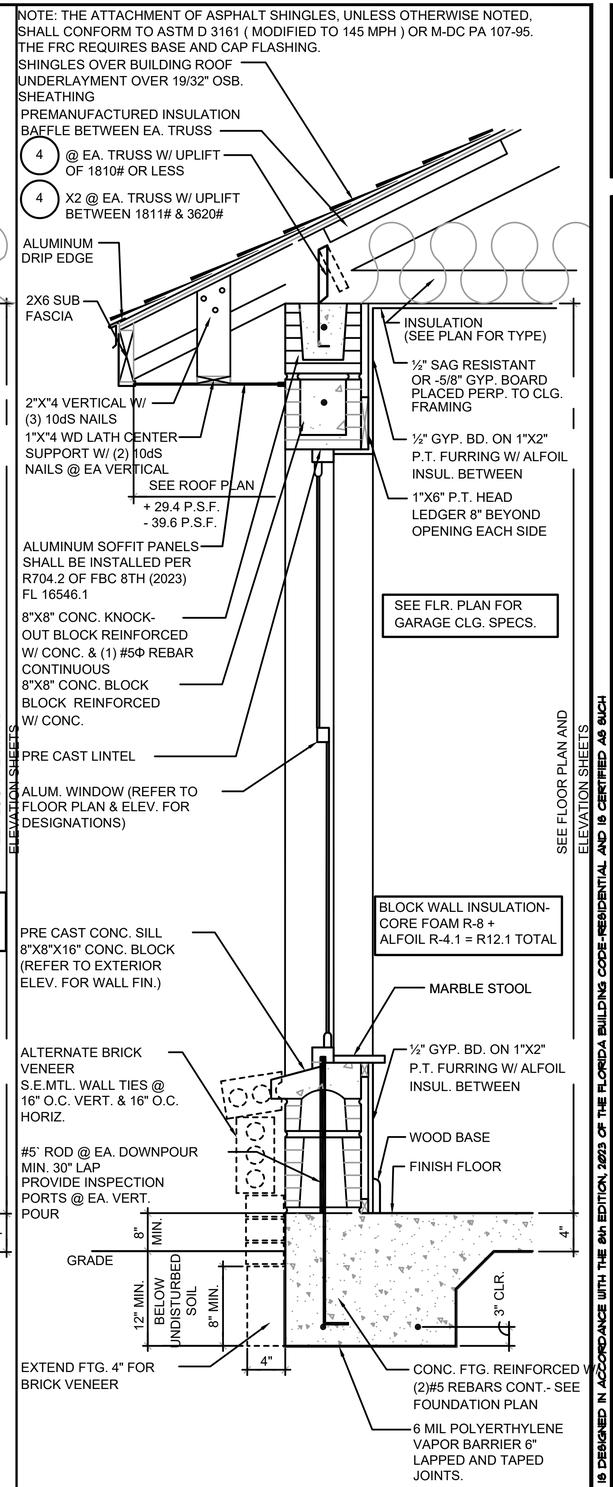
D2 A/C PAD - DETAIL N.T.S.

NOTE: THE ATTACHMENT OF ASPHALT SHINGLES, UNLESS OTHERWISE NOTED, SHALL CONFORM TO ASTM D 3161 (MODIFIED TO 145 MPH) OR M-DC PA 107-95. THE FRC REQUIRES BASE AND CAP FLASHING.



A D2 TYPICAL WALL SECTION W/ STEM WALL FOOTING 3/4"= 1'-0"

NOTE: THE ATTACHMENT OF ASPHALT SHINGLES, UNLESS OTHERWISE NOTED, SHALL CONFORM TO ASTM D 3161 (MODIFIED TO 145 MPH) OR M-DC PA 107-95. THE FRC REQUIRES BASE AND CAP FLASHING.



A D2 TYPICAL WALL SECTION W/ MONOLITHIC FOOTING 3/4"= 1'-0"

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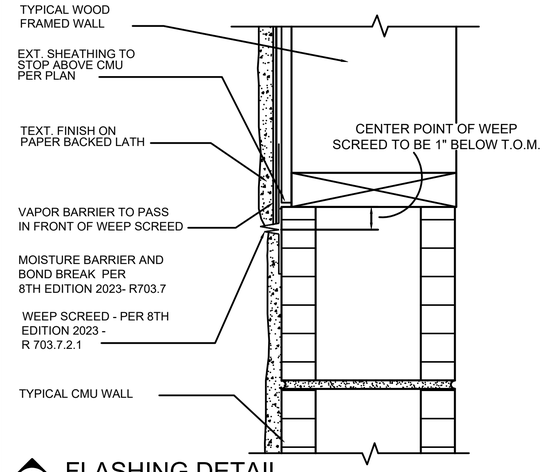
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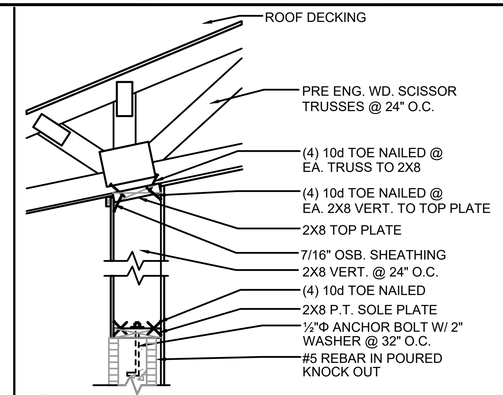
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SHEET: D2

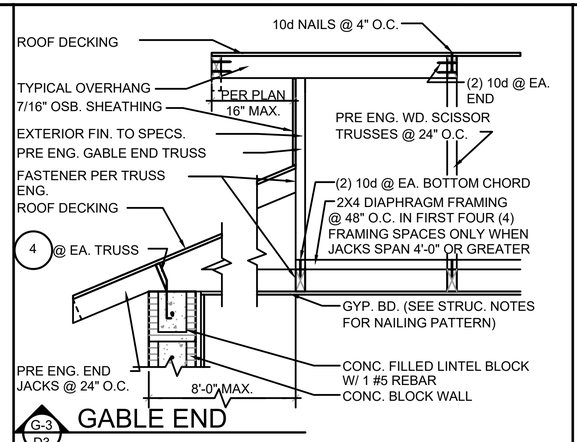
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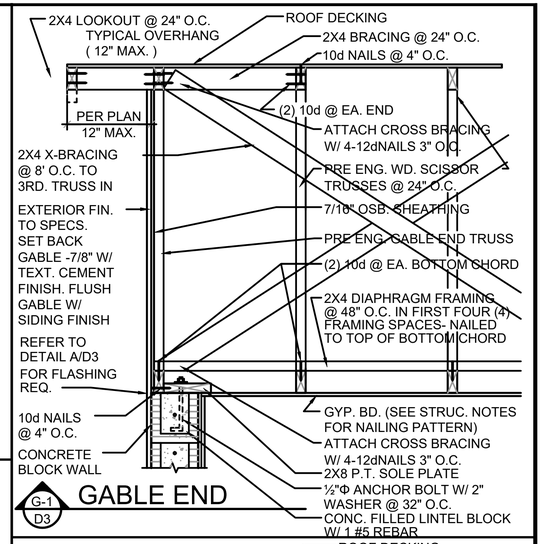
A / D3 FLASHING DETAIL



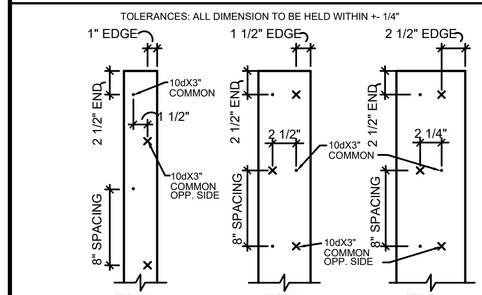
G-6 / D3 NON-BEARING



G-3 / D3 GABLE END

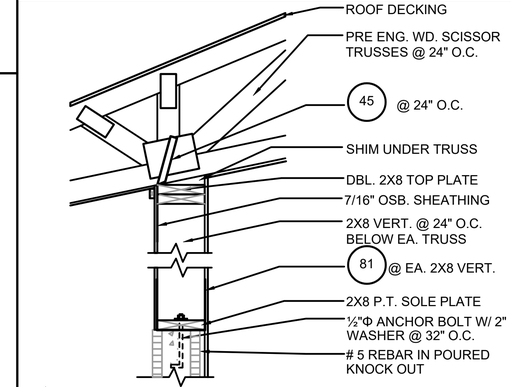


G-1 / D3 GABLE END

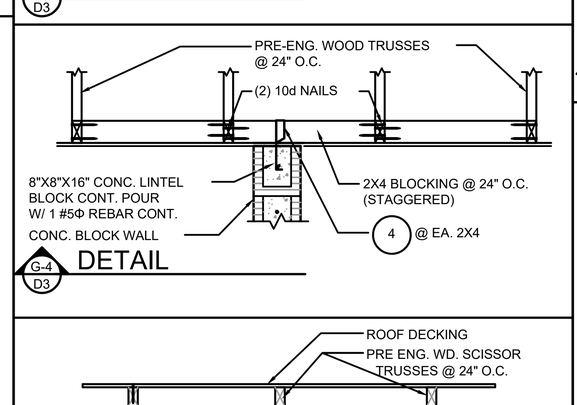


B 2X BUILT-UP STUD COLUMN DETAILS

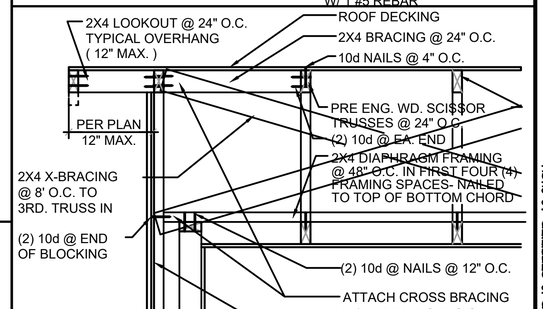
1½"=1'-0"



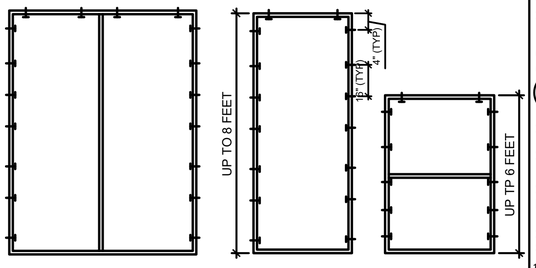
G-7 / D3 BEARING



G-4 / D3 DETAIL



G-2F / D3 GABLE END



FOR MULTIPLE WINDOWS AND DOORS USE 2 TAPCONS PER WINDOW AT THE HEAD AND 4 TAPCONS AT THE JAMB.

BUCK ATTACHMENT DATA

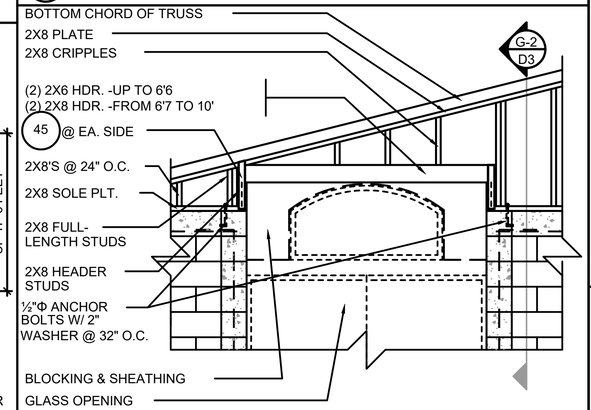
BUCKS SHALL BE 1x4 OR 2x8 PT AT WINDOWS OR 2x8 PT AT DOORS IN PINE OR SPRUCE. AT WINDOWS ATTACH BUCKS TO BLOCK WITH COMMON T-NAILS AND PLACEMENT SIMILAR TO TAPCONS SHOWN. AT DOORS OR FIN WINDOWS IN BLOCK, ATTACH BUCKS w/ 2 T-NAILS TOP AND BOTTOM AND 8" O.C. STAGGERED IN THE FIELD.

USE MIN. 2-1/4" T-NAILS w/ 1x BUCK. USE MIN. -1/4" x 3" TAPCONS w/ 2x BUCK. START ALL END TAPCONS WITHIN 4" OF CORNERS AND 16" ON CENTER MAXIMUM.

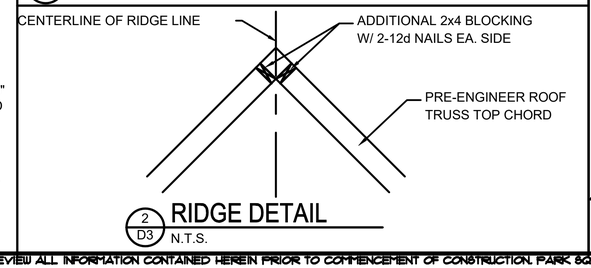
FOR FRAME ANCHORING USE MIN. 2-1/4" T-NAILS w/ 1x BUCK. USE MIN. -1/4" x 3" TAPCONS w/ 2x BUCK. START ALL END TAPCONS WITHIN 6" OF CORNERS AND 14" ON CENTER MAXIMUM.

NOTE

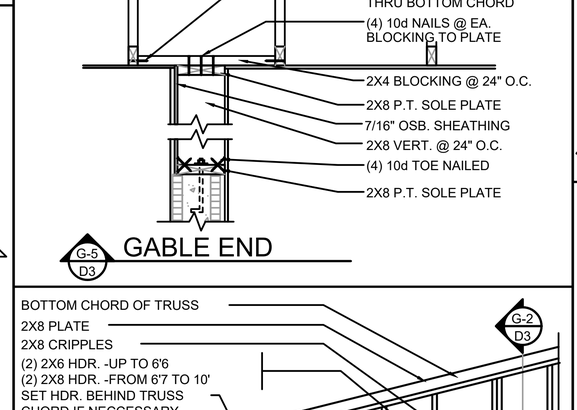
IN CASE OF BLOCK OPENINGS LARGER THAN DOOR FRAMING: ATTACH ADDITIONAL 2X FRAMING TO THE BLOCK WALL USING 1/4" X 4" TAPCONS AT 3" FROM END AND 12" O.C. IN THE CENTER. ATTACH TOP FRAMING TO HEADER USING 1/4"X1-3/4" TAPCONS W/ (1) 6" FROM END TO END AND 12" O.C. IN THE CENTER.



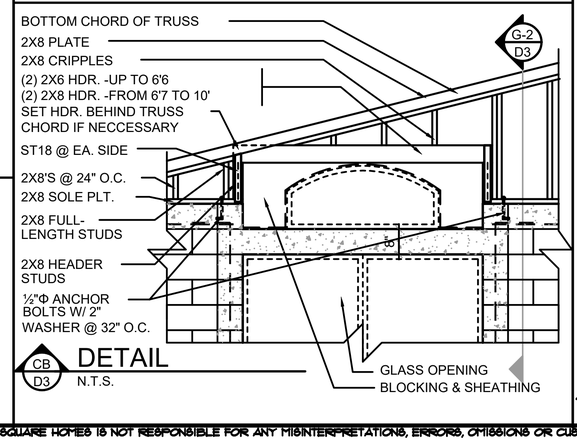
B / D3 GABLE END



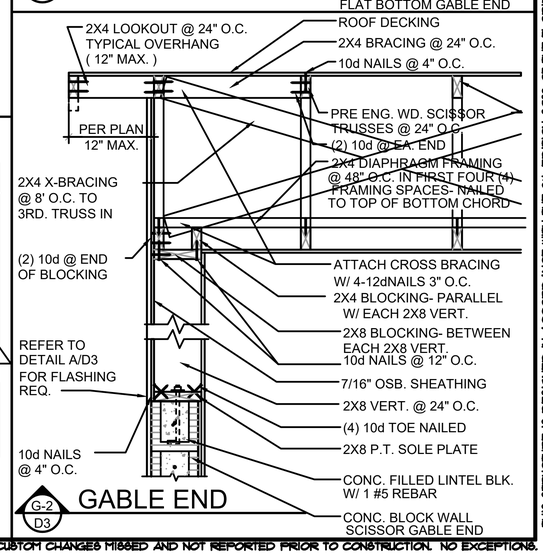
2 / D3 RIDGE DETAIL N.T.S.



G-5 / D3 GABLE END



CB / D3 DETAIL N.T.S.



G-2 / D3

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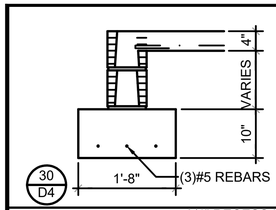
STRUCTURAL DETAILS

3170 ASHFORD

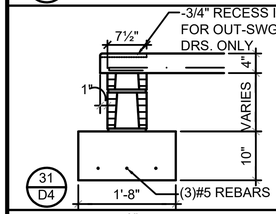
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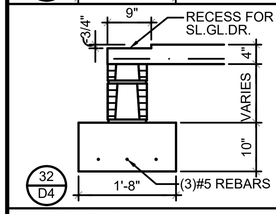
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SCALE: AS NOTED
DRAWN: MR
SHEET: D3



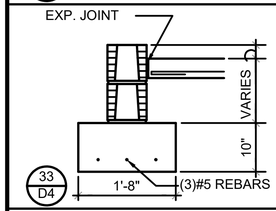
30 / D4



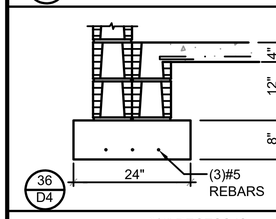
31 / D4



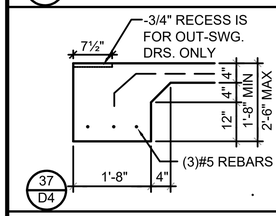
32 / D4



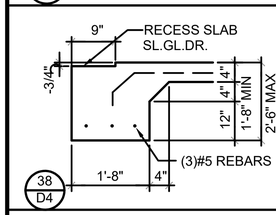
33 / D4



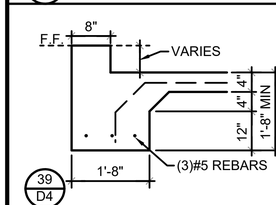
36 / D4



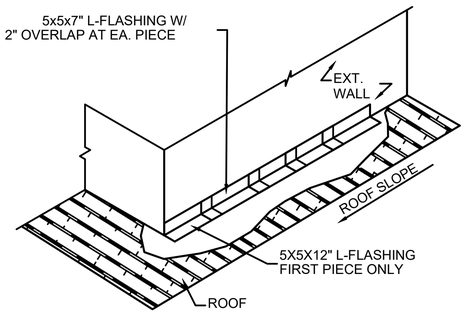
37 / D4



38 / D4

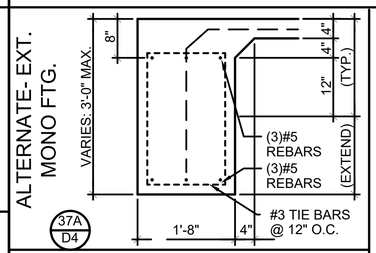


39 / D4

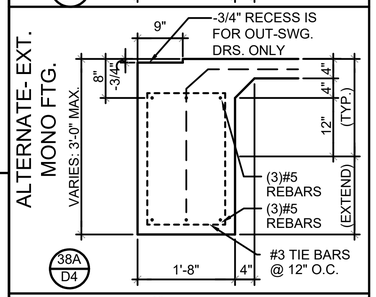


STEP FLASHING DETAIL

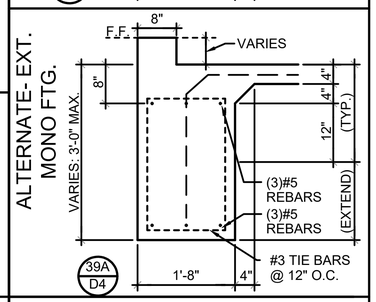
N.T.S.



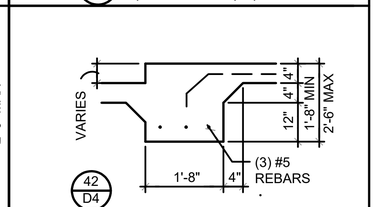
37A / D4



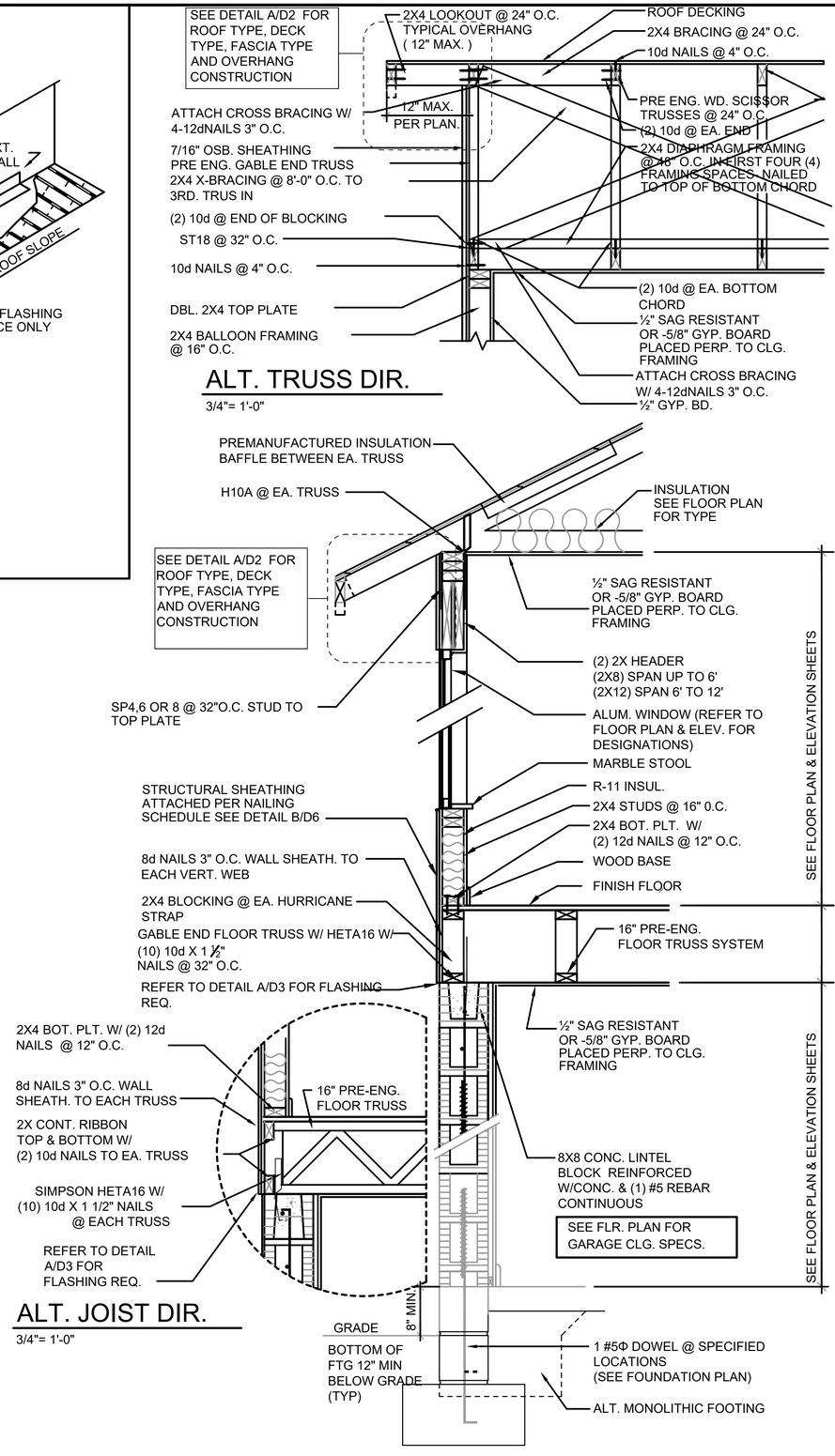
38A / D4



39A / D4



42 / D4



ALT. TRUSS DIR.

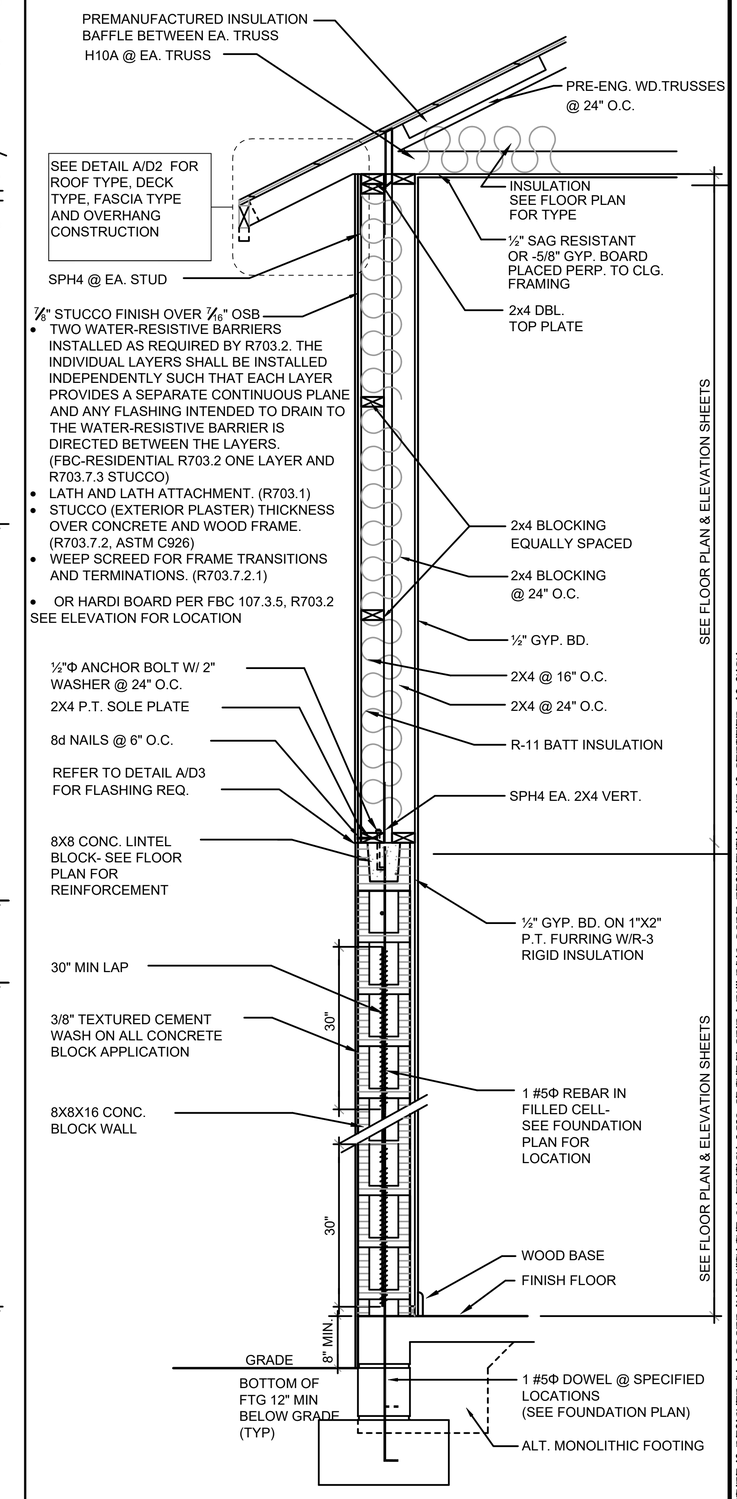
3/4"= 1'-0"

ALT. JOIST DIR.

3/4"= 1'-0"

W2 / D4 TYP. WALL SECTION

3/4"= 1'-0"



W1 / D4 TYP. WALL SECTION

3/4"= 1'-0"

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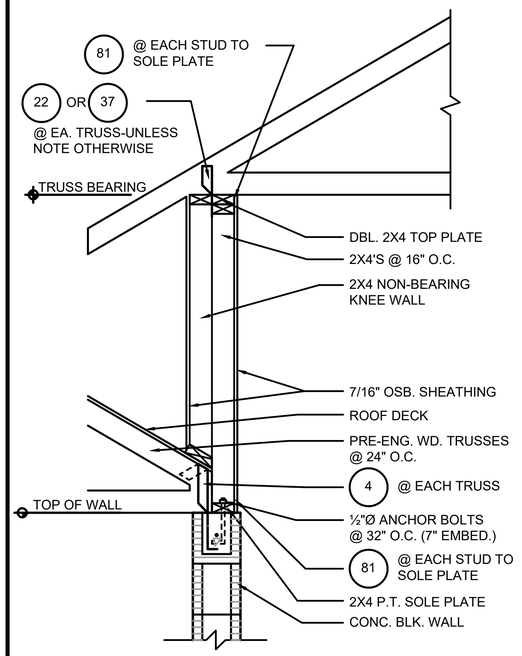
3170 ASHFORD FLORIDA SERIES

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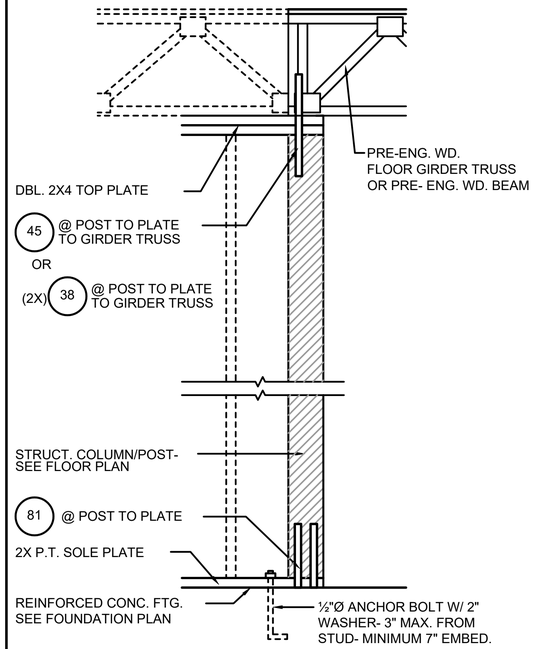
DATE: 09-16-24
SCALE: AS NOTED
DRAWN: MR
SHEET: D4

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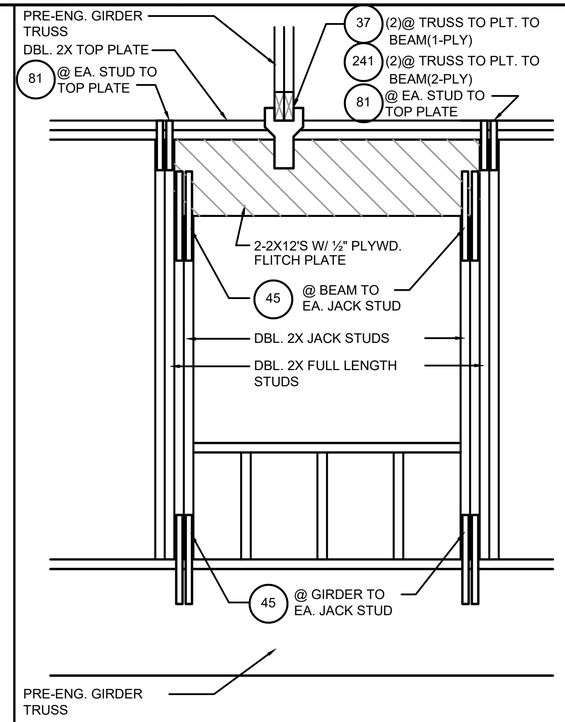
1 D5 DETAIL

1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



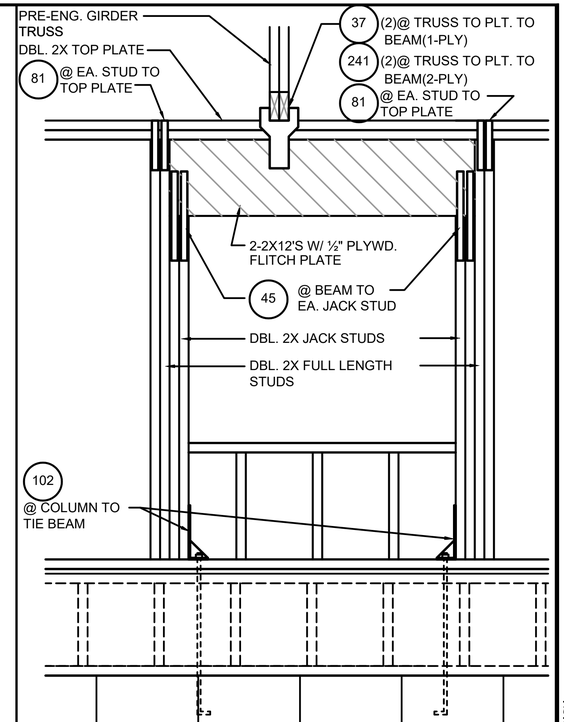
2 D5 DETAIL

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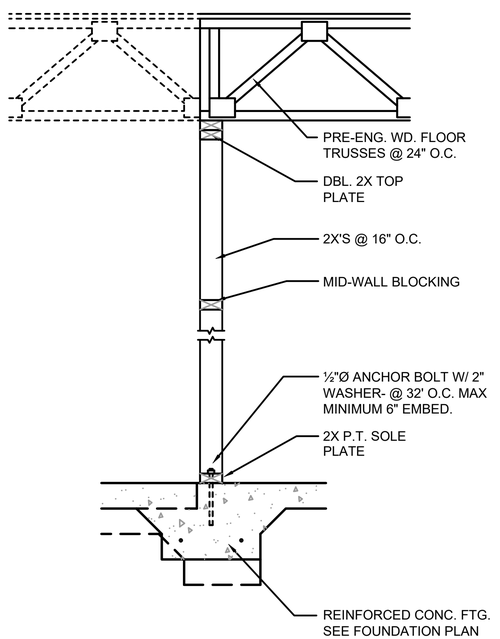
3 D5 DETAIL

1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



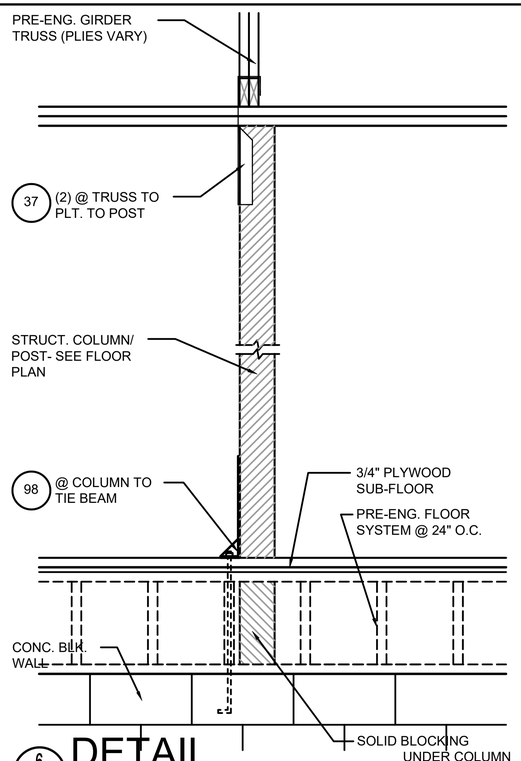
4 D5 DETAIL

1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



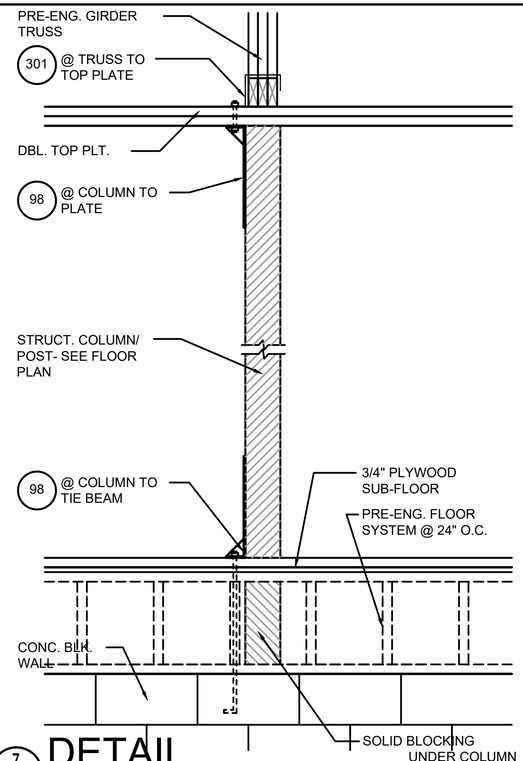
5 D5 DETAIL

1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



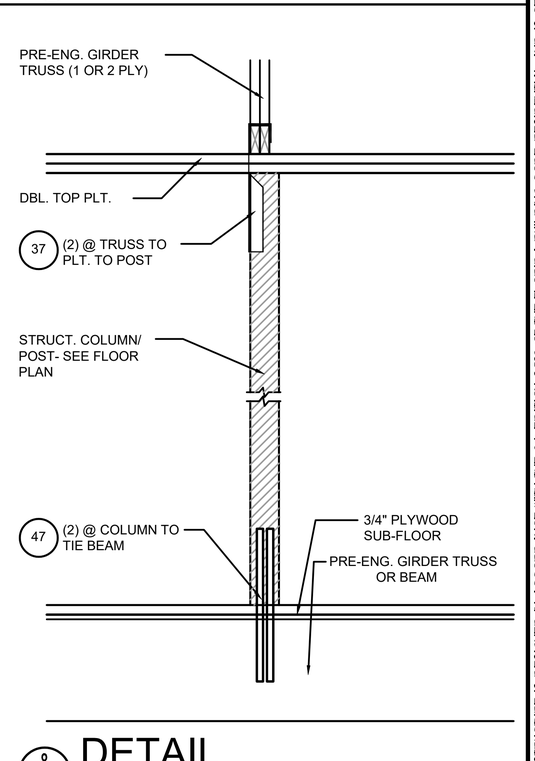
6 D5 DETAIL

1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



7 D5 DETAIL

1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



8 D5 DETAIL

1/2"= 1'-0" (11X17) 1"= 1'-0" (22"X34")

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REVISIONS	
DELTA #	DATE

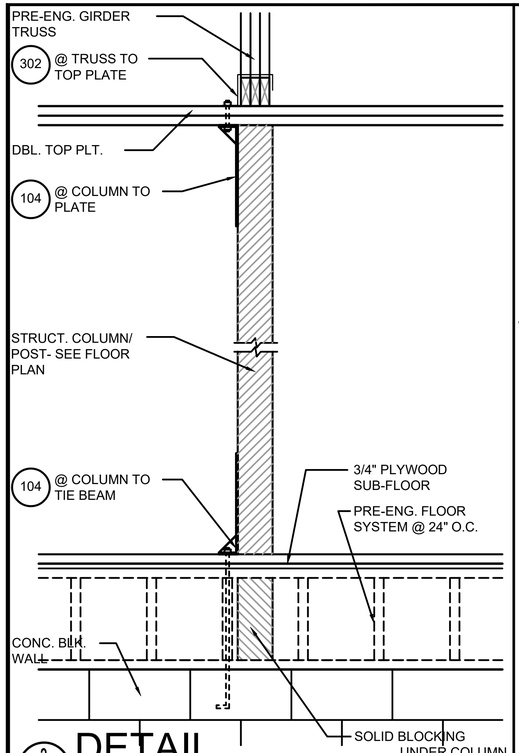
DATE: 03-16-24

SCALE: AS NOTED

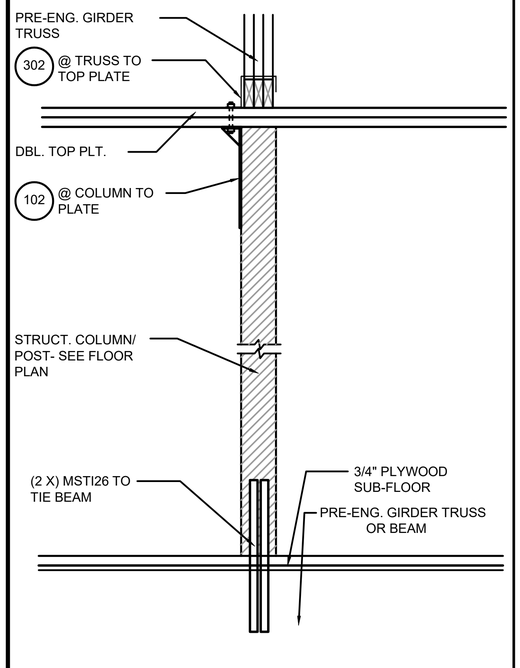
DRAWN: MR

SHEET: D5

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3 D6 DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



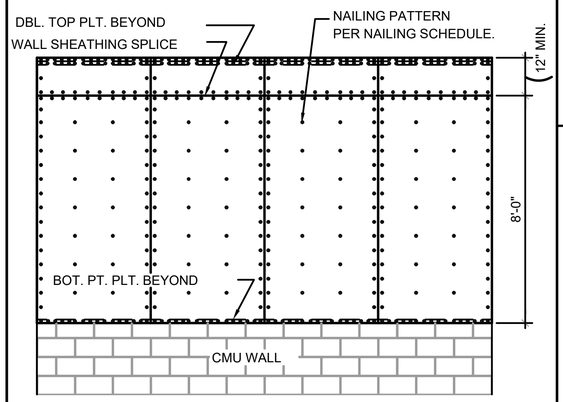
4 D6 DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

NOTE:

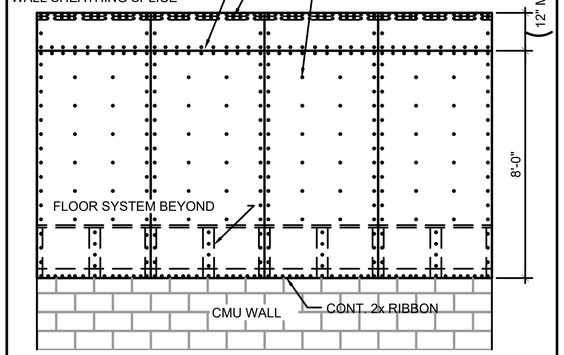
1/2" PLYWOOD OR 7/16" O.S.B. TO BE USED AS UPLIFT RESISTANCE NO OTHER FASTENERS REQ'D. AT STUD/FLOOR TRUSS, EXCEPT AS NOTED ON PLANS IN TWO STORY FRAME APPLICATIONS, SHEATHING SHALL EXTEND MIN. 1'-0" W/O BREAK ABV. 2nd FLOOR BOTTOM PLT. TO T.O.M.

NAILING SCHEDULE:

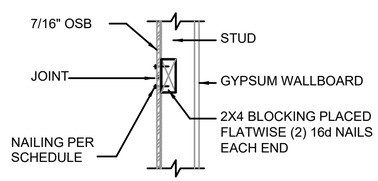
(2)ROWS @ 3" O.C. AT TOP AND (1)ROW AT BOTTOM OF WALL, 6" O.C. ALL OTHER EDGES AND 12" IN FIELD. BLOCKING SHALL BE PLACED AT ALL SHEATHING JOINTS.



A SHEATHING ELEV. BALLOON FRAMING N.T.S.

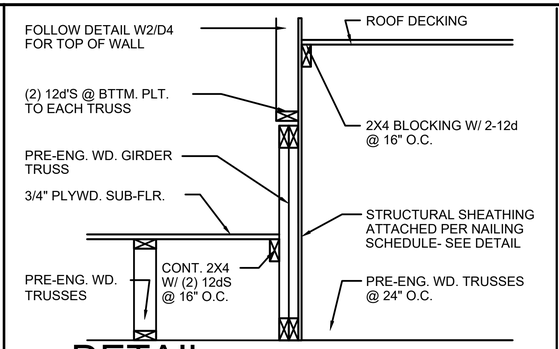


B SHEATHING ELEV. 2-STORY FRAMING N.T.S.

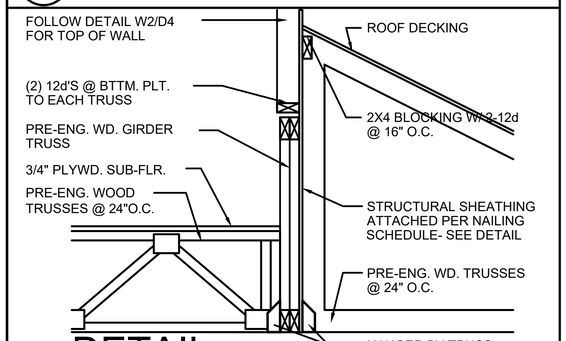


C SHEATHING BLOCKING @HORIZONTAL JOINTS N.T.S

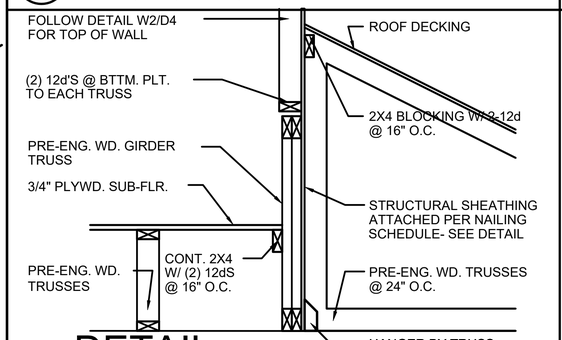
5 D6 SHEATHING UPLIFT DETAILS



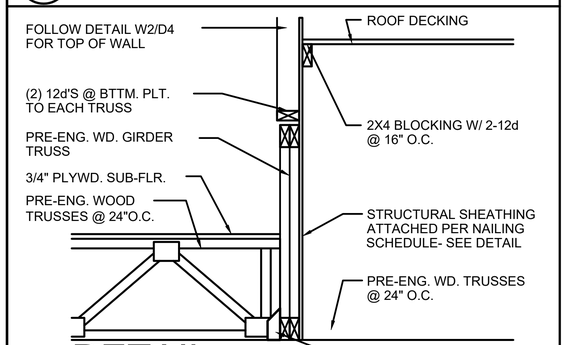
6 D6 DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



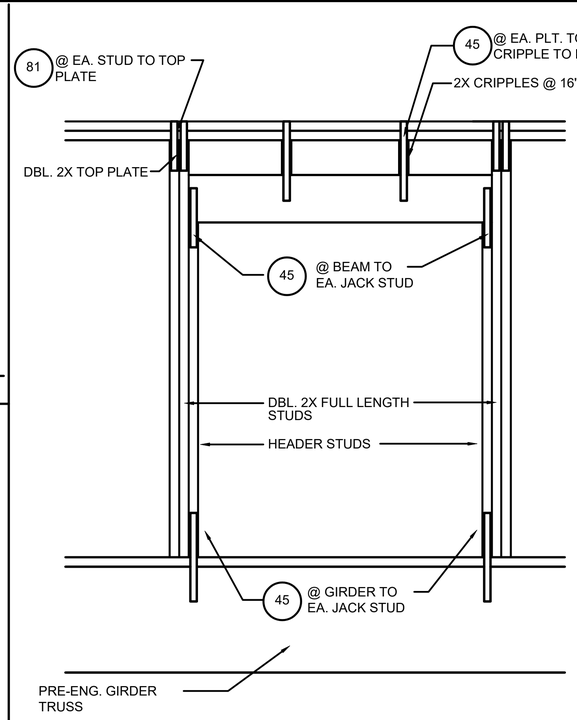
7 D6 DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



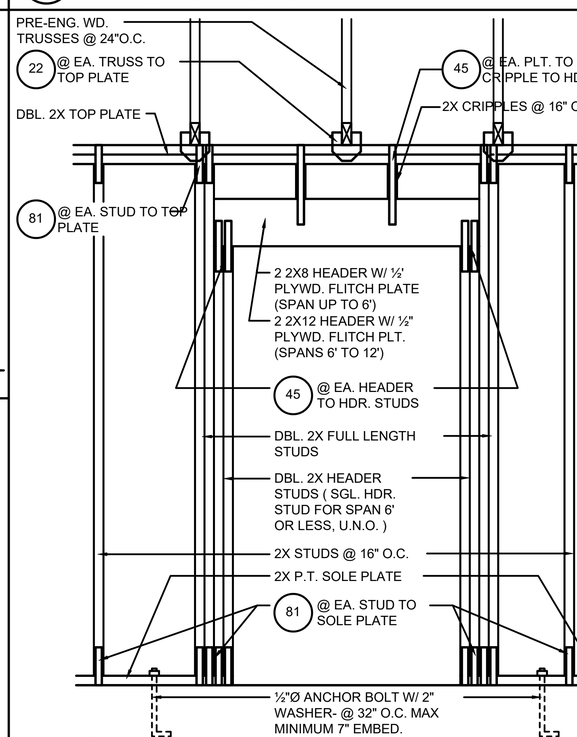
8 D6 DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



9 D6 DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



10 D6 DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



11 D6 DETAIL (BRG. W/ UPLIFT)
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

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Orlando, Florida 32811
Phone (407) 629 - 3000

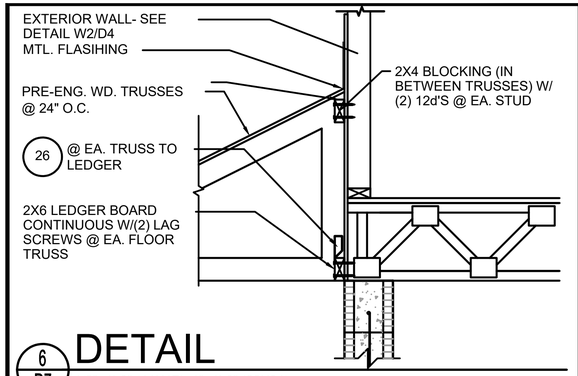
STRUCTURAL DETAILS

3170 ASHFORD

FLORIDA SERIES

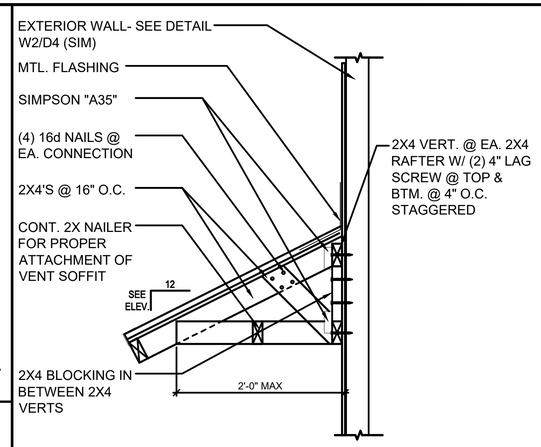
REVISIONS	
DELTA #	DATE

DATE: 03-16-24
SCALE: AS NOTED
DRAWN: MR
SHEET: D6



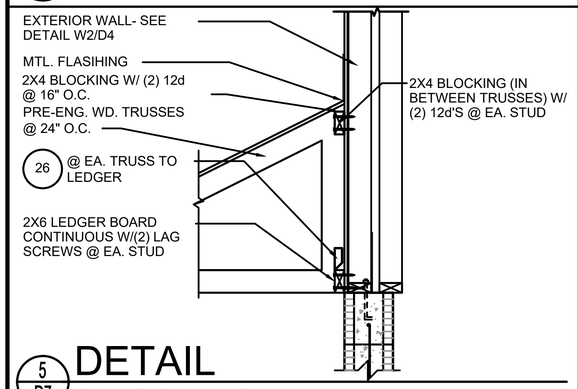
6/D7 DETAIL

1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



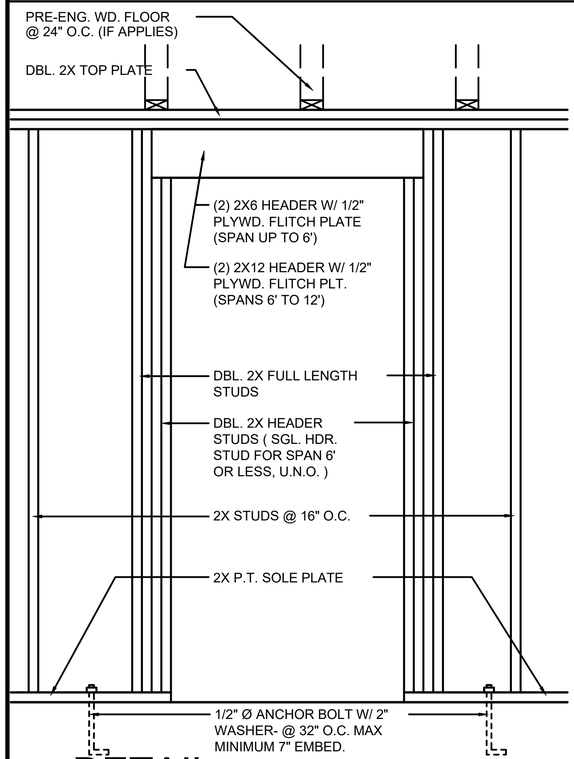
7/D7 CONV. FRAME OVERHANG

1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



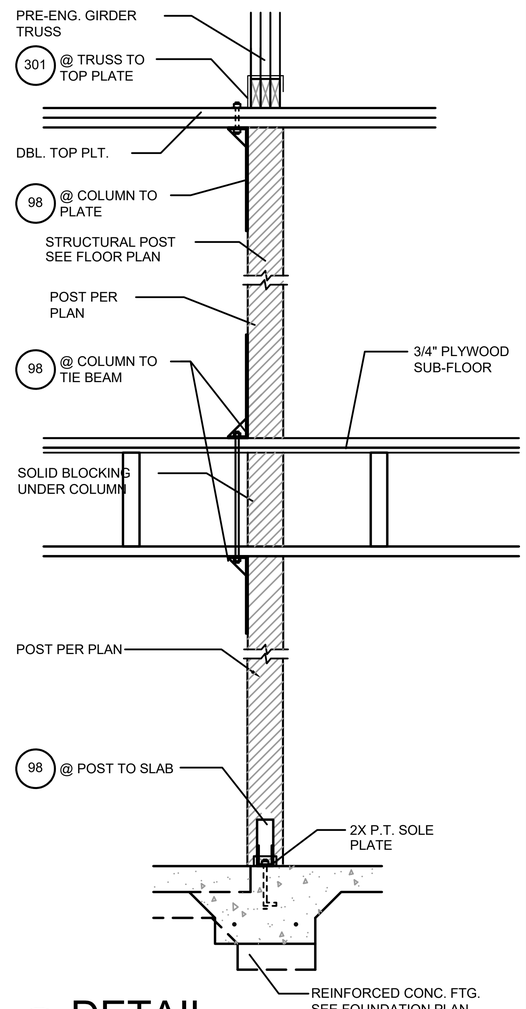
5/D7 DETAIL

1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



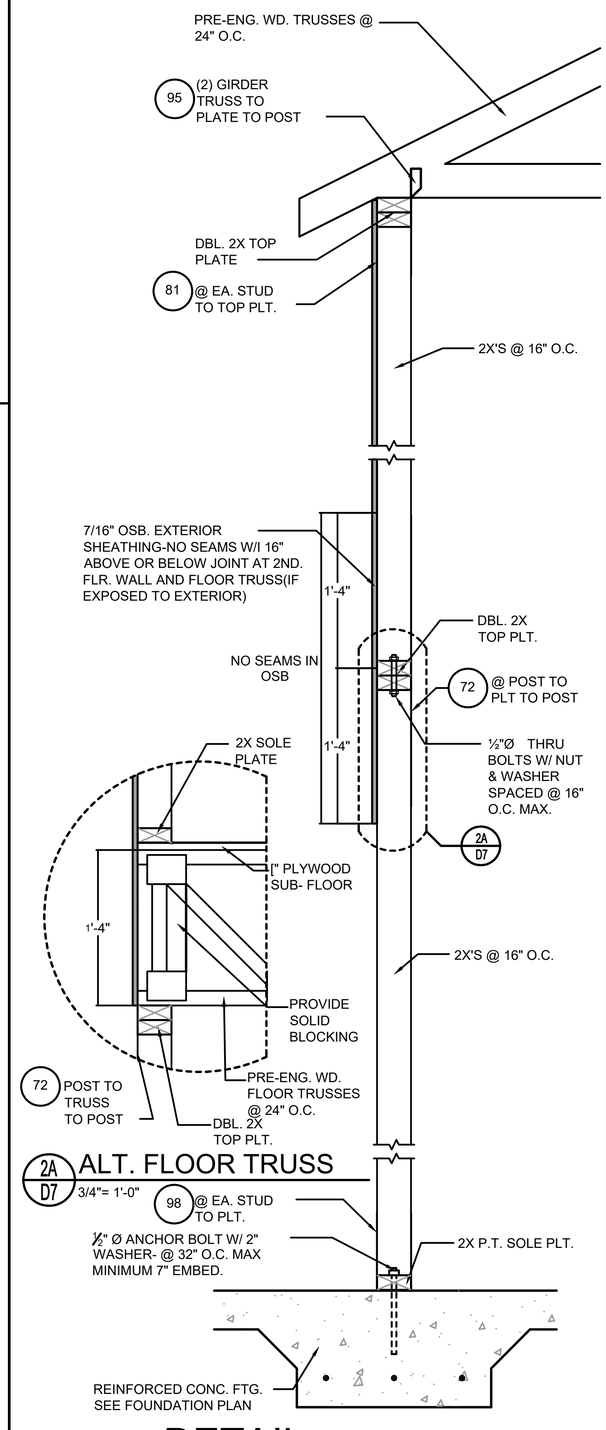
4/D7 DETAIL (BRG. W/O UPLIFT)

1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



3/D7 DETAIL

1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

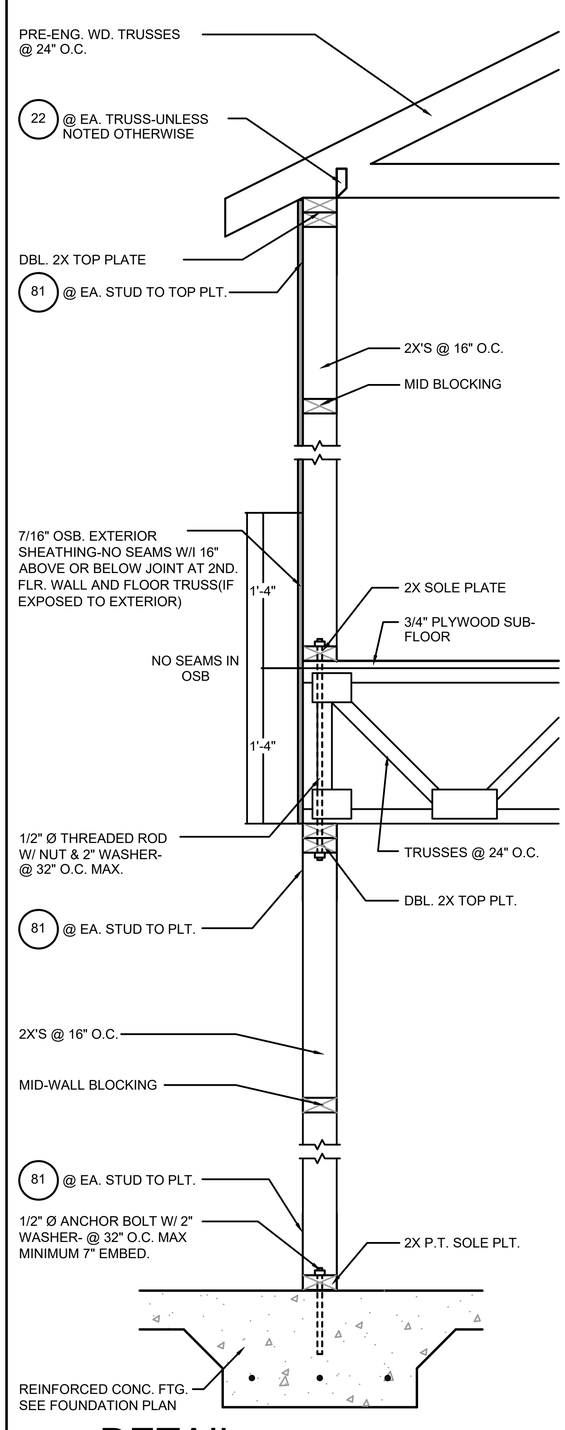


2A/D7 ALT. FLOOR TRUSS

3/4"= 1'-0"

2/D7 DETAIL

3/4"=1'-0" (11X17) 1\"=1'-0" (22X34)



1/D7 DETAIL

3/4"=1'-0" (11X17) 1\"=1'-0" (22X34)

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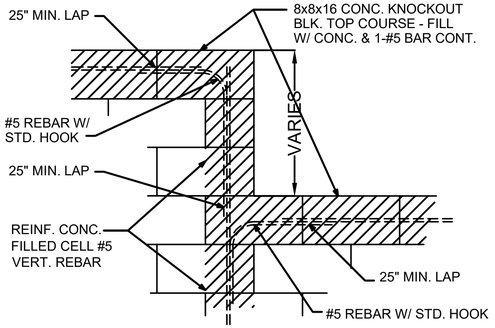
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Phone (407) 529 - 3000

STRUCTURAL DETAILS

3170 ASHFORD
FLORIDA SERIES

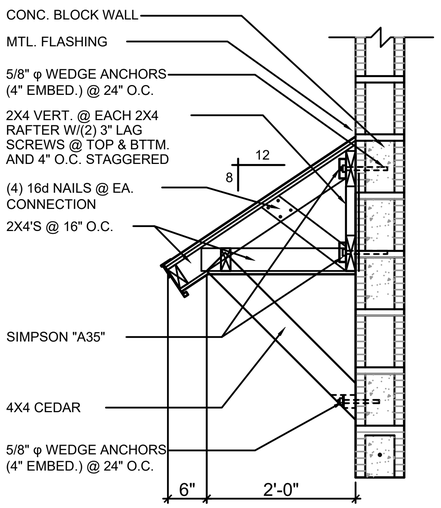
REVISIONS	
DELTA #	DATE

DATE: 09-16-24
SCALE: AS NOTED
DRAWN: MR
SHEET: D7



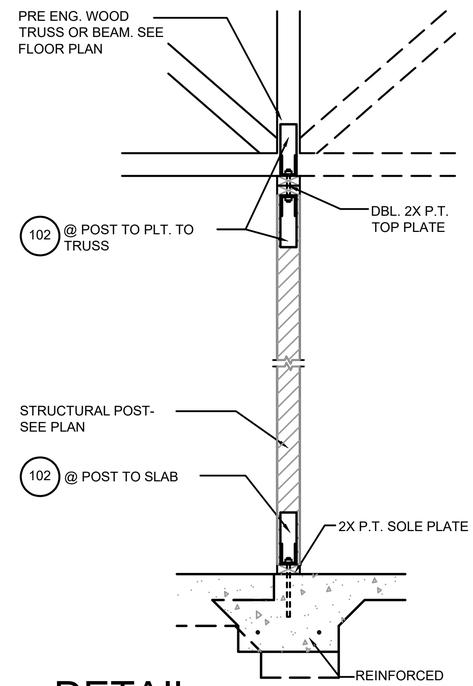
1 / D8 BLOCK WALL HT. TRANSITION

1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



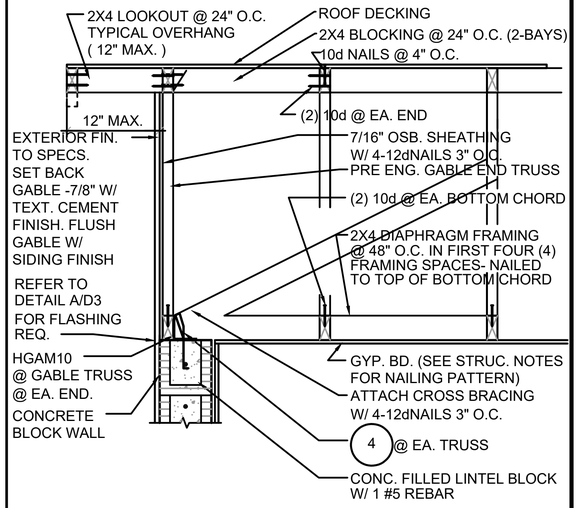
4 / D8 SHED ROOF DETAIL

1/2"= 1'-0" (11X17) 1"= 1'-0" (22"X34")



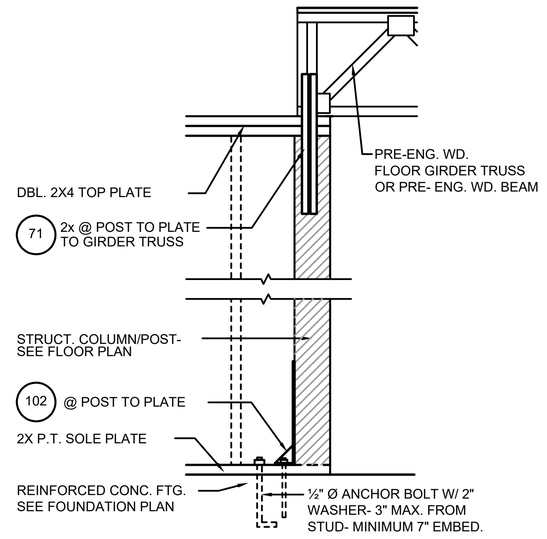
6 / D8 DETAIL

1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



G-5 / D8 GABLE END

1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

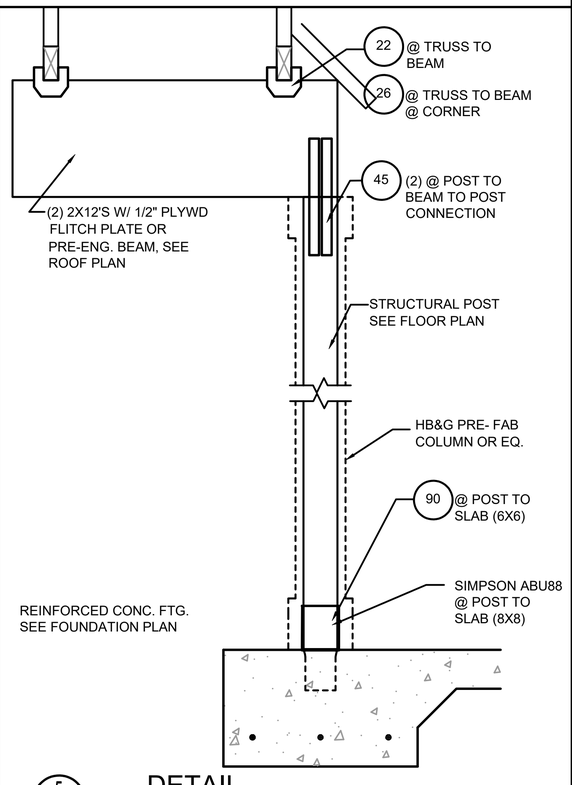


2 / D8 DETAIL

1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

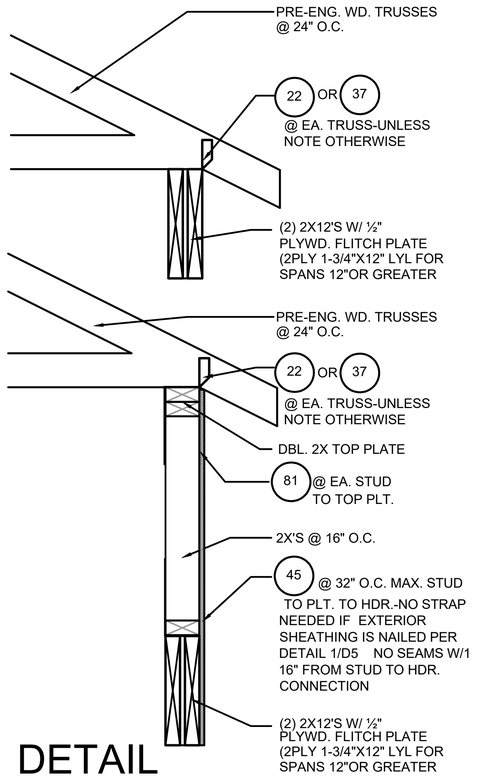
3 / D8 DETAIL

1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



5 / D8 DETAIL

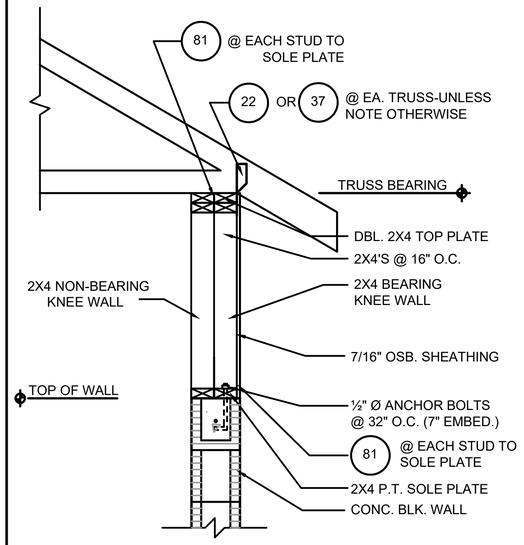
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



7 / D8 DETAIL

1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

- INDICATES TRUSS CONNECTOR, GO TO CONNECTOR SCHEDULE ON ROOF FRAMING PLAN FOR CONNECTOR NAME AND SPECIFICATION.



9 / D8 DETAIL

1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

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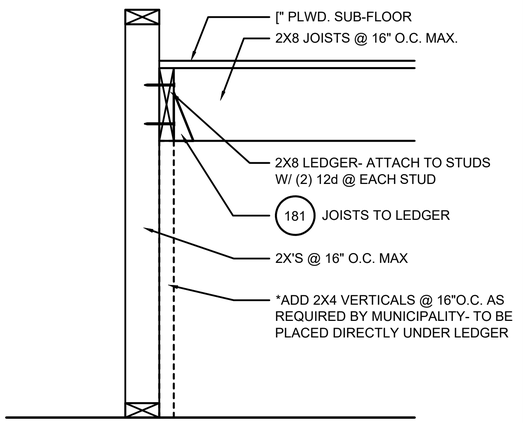
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3170 ASHFORD
FLORIDA SERIES

STRUCTURAL DETAILS

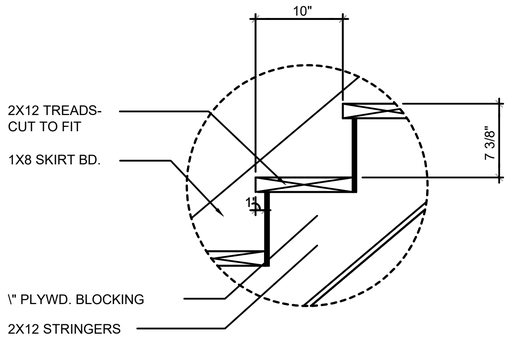
REVISIONS	
DELTA #	DATE
DATE:	09-16-24
SCALE:	AS NOTED
DRAWN:	MR
SHEET:	D8

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4/D9 TYP. STAIR CONNECT.

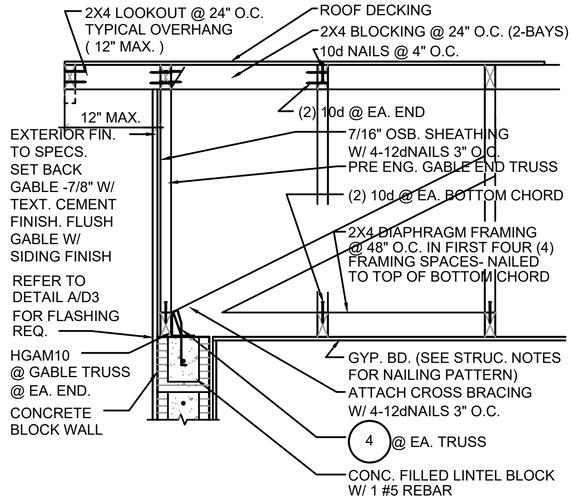
3/4"= 1'-0" (11X17) 1\"= 1'-0" (22"X34") PLATFORM FRAMING



DATA: TOTAL RISE: 11'-0 3/4" (18 RISERS @ 7 3/8" EA.)
TOTAL RUN: 14'-2" (17 TREADS @ 10" EA.)

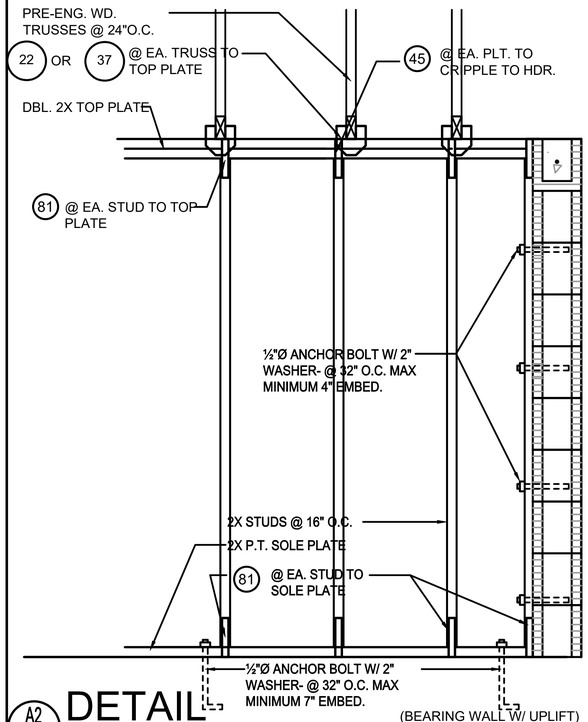
1/D9 STAIR DETAIL

3/4"= 1'-0" (11X17) 1\"= 1'-0" (22"X34") STAIR DATA



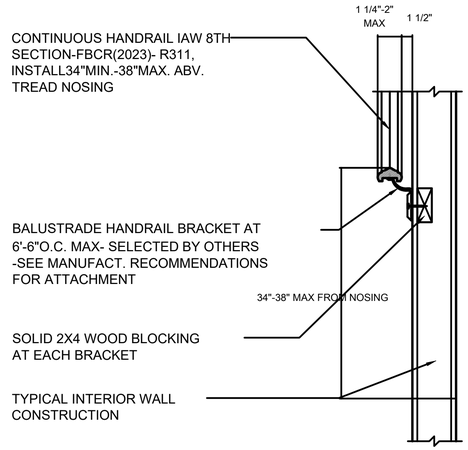
G-5/D9 GABLE END

1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



A2/D9 DETAIL

1/2"=1'-0" (11X17) 1"=1'-0" (22X34) (BEARING WALL W/ UPLIFT)



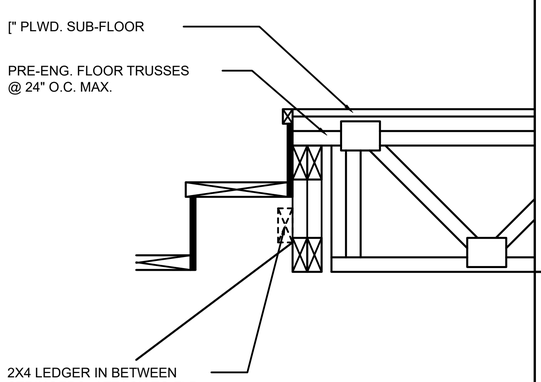
5/D9 TYP. HANDRAIL DET.

3/4"= 1'-0" (11X17) 1\"= 1'-0" (22"X34")

NOTES:

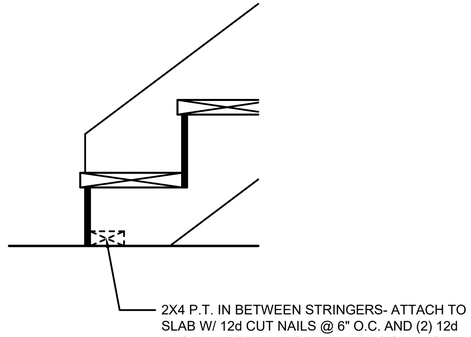
STAIRWAY CONSTRUCTION TO CONFORM TO FBCR 2023, 8 TH EDITION SECTION R311.7

MAX. HGT. OF RISER TO BE NOT MORE 7 ¾". WIDTH OF TREAD TO BE 9"(EXCLUSIVE OF NOSING) ALL TREADS LESS THAN 10" IN WIDTH SHALL HAVE APPROX. 1" OF NOSING 3/16" MAX. VARIATION IN RISERS/TREADS ADJACENT TO EACH OTHER 3/8" MAX. VARIATION IN ANY RISER/TREAD HAND RAIL CIRCULAR CROSS SECTION DIA. TO BE 1 1/4" - 2" OR TO PROVIDE EQUIVALENT GRASPABILITY. WINDERS: MIN. 6" WIDE @ NARROW END 34"MIN.-38"MAX., HANDRAIL HGT. HEADROOM CLEARANCE MIN. 6'-8"



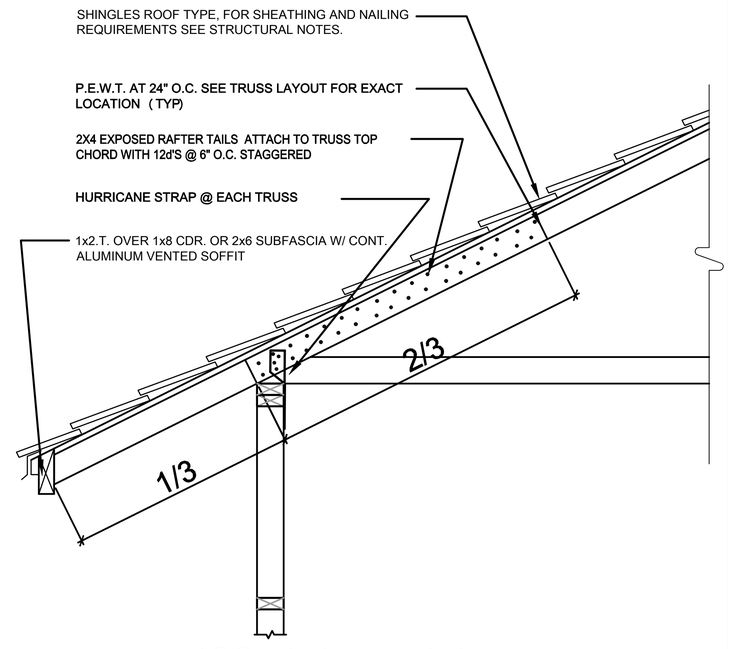
2/D9 TYP. STAIR CONNECT.

3/4"=1'-0" (11X17) 1\"=1'-0" (22"X34") STRINGER TO FLOOR TRUSS



3/D9 TYP. STAIR CONNECT.

3/4"= 1'-0" (11X17) 1\"= 1'-0" (22"X34") STRINGER TO FLOOR



A1/D9 EXPOSED RAFTER DETAIL

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Phone (407) 529 - 3000

STAIRS DATA

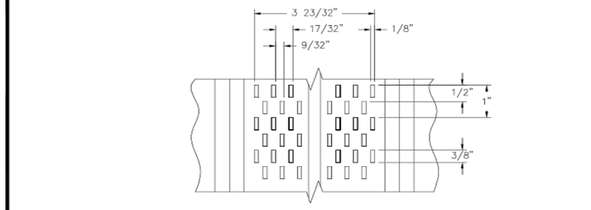
3170 ASHFORD

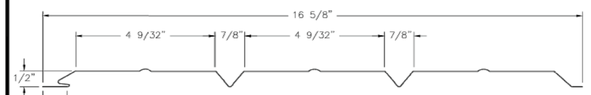
FLORIDA SERIES

REVISIONS	
DELTA #	DATE

DATE: 03-16-24
SCALE: AS NOTED
DRAWN: MR
SHEET: D9

DISCLAIMER: CONTRACTOR/SUB-CONTRACTOR IS RESPONSIBLE TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. PARK SQUARE HOMES IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED PRIOR TO CONSTRUCTION. NO EXCEPTIONS.





① **16" ALUMINUM SOFFIT- SOLID AND VENTED**
3105 H28 ALUMINUM .012" THICK
VENTED VERSION VENTED AREA: 20.25 IN²/LINEAR FOOT

REVISIONS			
REV.	DESCRIPTION	DATE	APPROVED
A	REVISED DIMENSIONS AND MATERIAL GRADE	11/13/14	R.L.
B	ADDED J-CHANNEL INSTALLATION	01/10/2020	R.L.

NOTES:
1. THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE.
2. WOOD FRAMING AND MASONRY OPENING TO BE DESIGNED AND ANCHORED TO PROPERLY TRANSFER ALL LOADS TO STRUCTURE. FRAMING AND MASONRY OPENING IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OF RECORD.
3. ALLOWABLE STRESS INCREASE OF 1/3 WAS NOT USED IN THE DESIGN OF THE PRODUCT SHOWN HEREIN. WIND LOAD DURATION FACTOR Cd=1.6 WAS USED FOR WOOD ANCHOR CALCULATIONS.
4. FRAME MATERIAL: COLD ROLLED FORM ALUMINUM 3105-H28.
5. FOR ANCHORING INTO WOOD FRAMING OR 2X BUCK USE 1 3/4" TRIM PAINTED STAINLESS STEEL NAILS WITH 1/4" HEAD DIAMETER, 3/4"X1/4" CROWN OR 3/8"X3/8" STAPLES. REFER TO DETAILS A, B, C, AND E FOR MINIMUM EMBEDMENT AND SPACING.
6. FOR ANCHORING INTO MASONRY/CONCRETE USE .097" DIAMETER T NAILS OR STUB NAILS REFER TO DETAIL D FOR MINIMUM EMBEDMENT AND SPACING.
7. ALL FASTENERS TO BE CORROSION RESISTANT.
8. INSTALLATION ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ANCHOR MANUFACTURER'S INSTALLATION INSTRUCTIONS AND ANCHORS SHALL NOT BE USED IN SUBSTRATES WITH STRENGTHS LESS THAN THE MINIMUM STRENGTH SPECIFIED BELOW:
   A. WOOD – MINIMUM SPECIFIC GRAVITY OF G=0.42
   B. CONCRETE – MINIMUM COMPRESSIVE STRENGTH OF 3,192 PSI.
   C. MASONRY – STRENGTH CONFORMANCE TO ASTM C-90, GRADE N, TYPE 1 (OR GREATER).

DESIGN PRESSURE RATING	IMPACT RATING
±54.2PSF	NONE

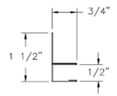
WHEN INSTALLED IN 12" OVERHANG

DESIGN PRESSURE RATING	IMPACT RATING
±38.4PSF	NONE

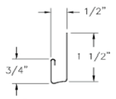
WHEN INSTALLED IN 16" OVERHANG

DESIGN PRESSURE RATING	IMPACT RATING
±31.1PSF	NONE

WHEN INSTALLED IN 24" OVERHANG



② **F CHANNEL**
3105-H28 ALUMINUM .012" THICK

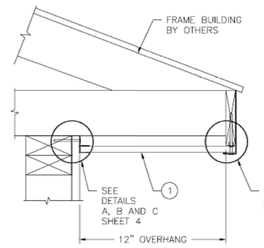


③ **J CHANNEL**
3105-H28 ALUMINUM .012" THICK

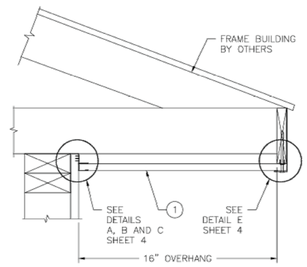
TABLE OF CONTENTS	
SHEET NO.	DESCRIPTION
1	PROFILES AND NOTES
2 – 4	INSTALLATION DETAILS AND COMPONENTS

BILL OF MATERIALS				
ITEM NO.:	PART NUMBER	DESCRIPTION	MANUFACTURER	MATERIAL
1		SOFFIT	ALPHA ALUMINUM INC	ALUMINUM 3105-H28
2		F CHANNEL	ALPHA ALUMINUM INC	ALUMINUM 3105-H28
3		J CHANNEL	ALPHA ALUMINUM INC	ALUMINUM 3105-H28

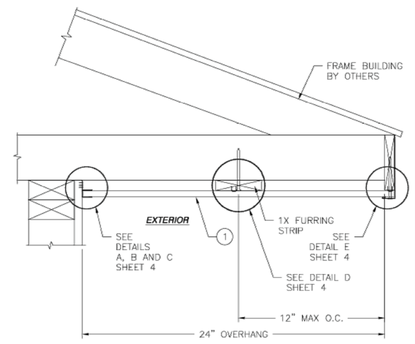
REVISIONS			
REV.	DESCRIPTION	DATE	APPROVED
A	REVISED DIMENSIONS AND MATERIAL GRADE	11/13/14	R.L.
B	ADDED J-CHANNEL INSTALLATION	01/10/2020	R.L.



12" OVERHANG INSTALLATION DETAIL



16" OVERHANG INSTALLATION DETAIL



24" OVERHANG INSTALLATION DETAIL

SIGNED: 01/28/2020

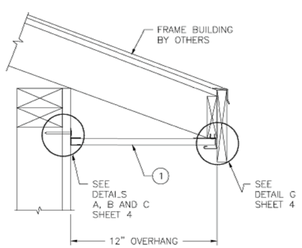
ALPHA ALUMINUM INC. 1710 PREMIER ROW ORLANDO, FL 32809		
16" ALUMINUM SOFFIT		
INSTALLATION DETAILS		
DRAWN: V.L.	DWG NO. 08-02198	REV. B
SCALE NTS	DATE 08/05/13	SHEET 2 OF 4

L. ROBERTO LOMAS P.E.
1432 WOODFORD RD LEWISVILLE, NC 27023
434-688-0609 rlomas@hlomaspe.com

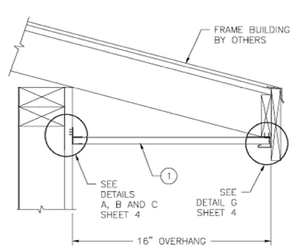
LUIS R. LOMAS LICENSE No. 62514 STATE OF FLORIDA PROFESSIONAL ENGINEER

Luis R. Lomas P.E.
FL No.: 62514

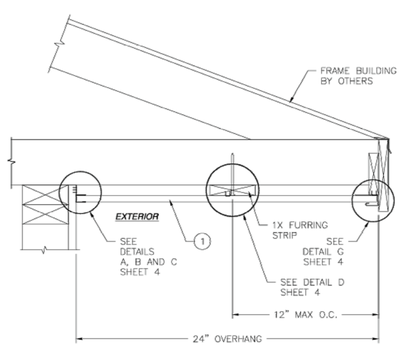
REVISIONS			
REV.	DESCRIPTION	DATE	APPROVED
A	REVISED DIMENSIONS AND MATERIAL GRADE	11/13/14	R.L.
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12" OVERHANG INSTALLATION DETAIL



16" OVERHANG INSTALLATION DETAIL



24" OVERHANG INSTALLATION DETAIL

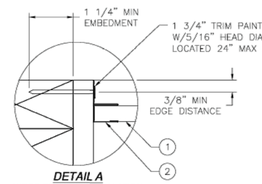
SIGNED: 01/28/2020

ALPHA ALUMINUM INC. 1710 PREMIER ROW ORLANDO, FL 32809		
16" ALUMINUM SOFFIT		
INSTALLATION DETAILS		
DRAWN: V.L.	DWG NO. 08-02198	REV. B
SCALE NTS	DATE 08/05/13	SHEET 3 OF 4

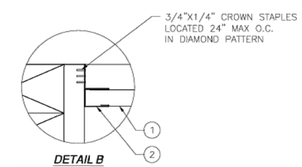
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1432 WOODFORD RD LEWISVILLE, NC 27023
434-688-0609 rlomas@hlomaspe.com

LUIS R. LOMAS LICENSE No. 62514 STATE OF FLORIDA PROFESSIONAL ENGINEER

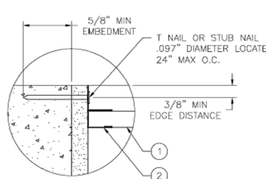
Luis R. Lomas P.E.
FL No.: 62514



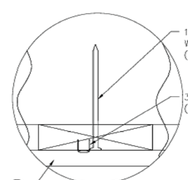
DETAIL A
WOOD FRAMING INSTALLATION W/ F CHANNEL AND NAILS



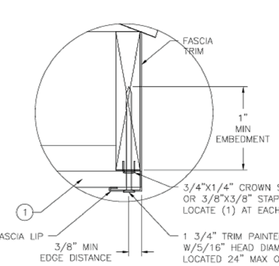
DETAIL B
WOOD FRAMING INSTALLATION W/ F CHANNEL AND STAPLES



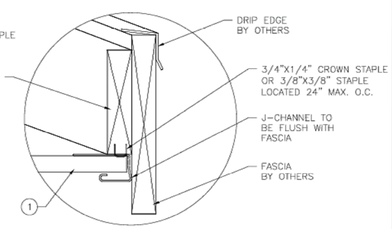
DETAIL C
MASONRY/CONCRETE INSTALLATION W/ F CHANNEL AND NAILS



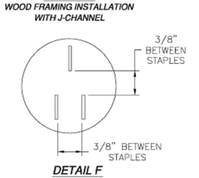
DETAIL D
FURRING STRIP INSTALLATION 24" OVERHANG



DETAIL E
WOOD FRAMING INSTALLATION FASCIA SIDE



DETAIL G
WOOD FRAMING INSTALLATION WITH J-CHANNEL



DETAIL F
STAPLE DIAMOND PATTERN

SIGNED: 01/28/2020

ALPHA ALUMINUM INC. 1710 PREMIER ROW ORLANDO, FL 32809		
16" ALUMINUM SOFFIT		
INSTALLATION DETAILS		
DRAWN: V.L.	DWG NO. 08-02198	REV. B
SCALE NTS	DATE 08/05/13	SHEET 4 OF 4

L. ROBERTO LOMAS P.E.
1432 WOODFORD RD LEWISVILLE, NC 27023
434-688-0609 rlomas@hlomaspe.com

LUIS R. LOMAS LICENSE No. 62514 STATE OF FLORIDA PROFESSIONAL ENGINEER

Luis R. Lomas P.E.
FL No.: 62514

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LOT: 0000, COMMUNITY

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Park Square HOMES
A DIVISION OF PARK SQUARE ENTERPRISES, INC.
5200 Vineland Road, Suite 200
Orlando, Florida 32811
Phone (407) 529 - 3000

SOFFIT DETAILS

3170 ASHFORD

FLORIDA SERIES

REVISIONS	
DELTA #	DATE

DATE: 09-16-24

SCALE: AS NOTED

DRAWN: MR

SHEET: D10

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