

LENNAR

—AMERICAN DREAM SERIES—

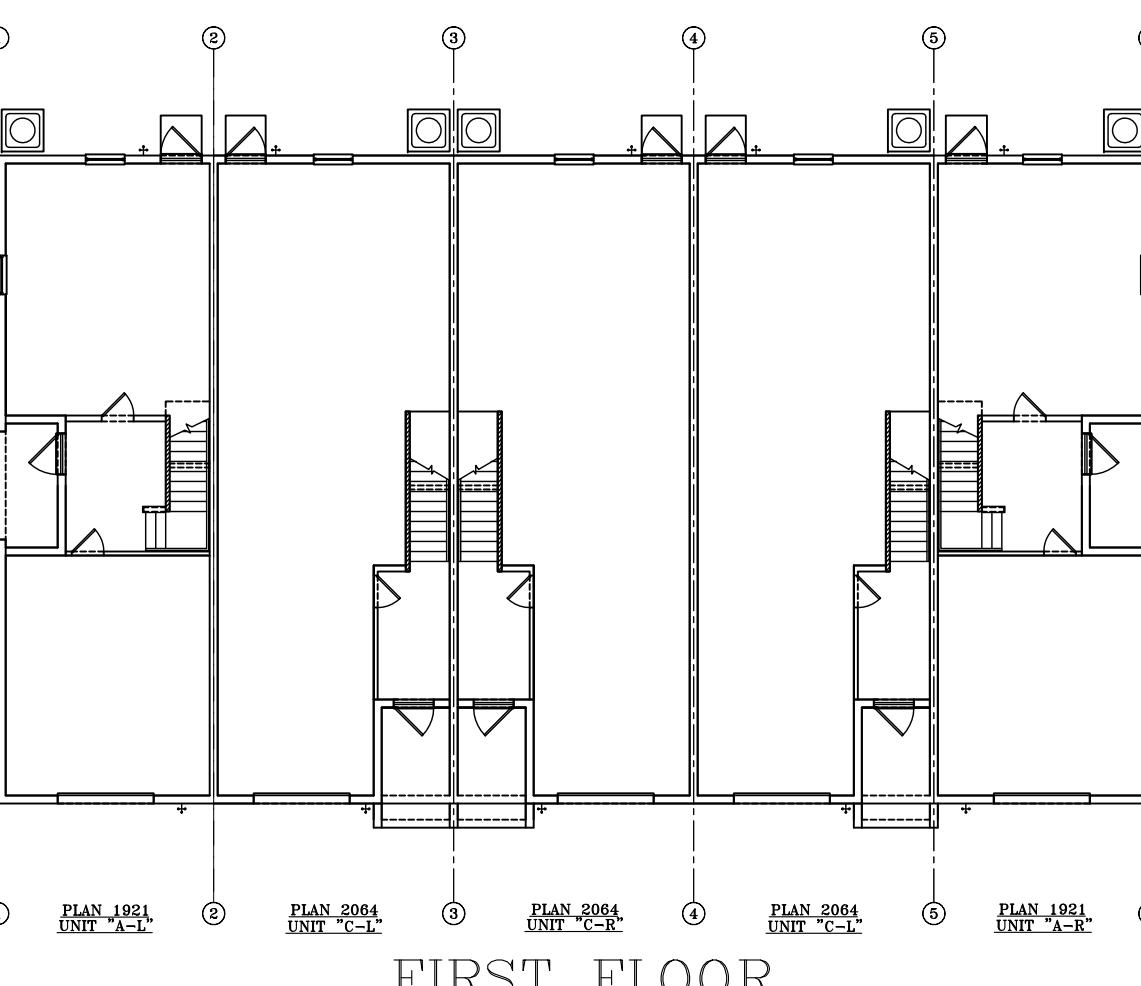


1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
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AA #: 0003325

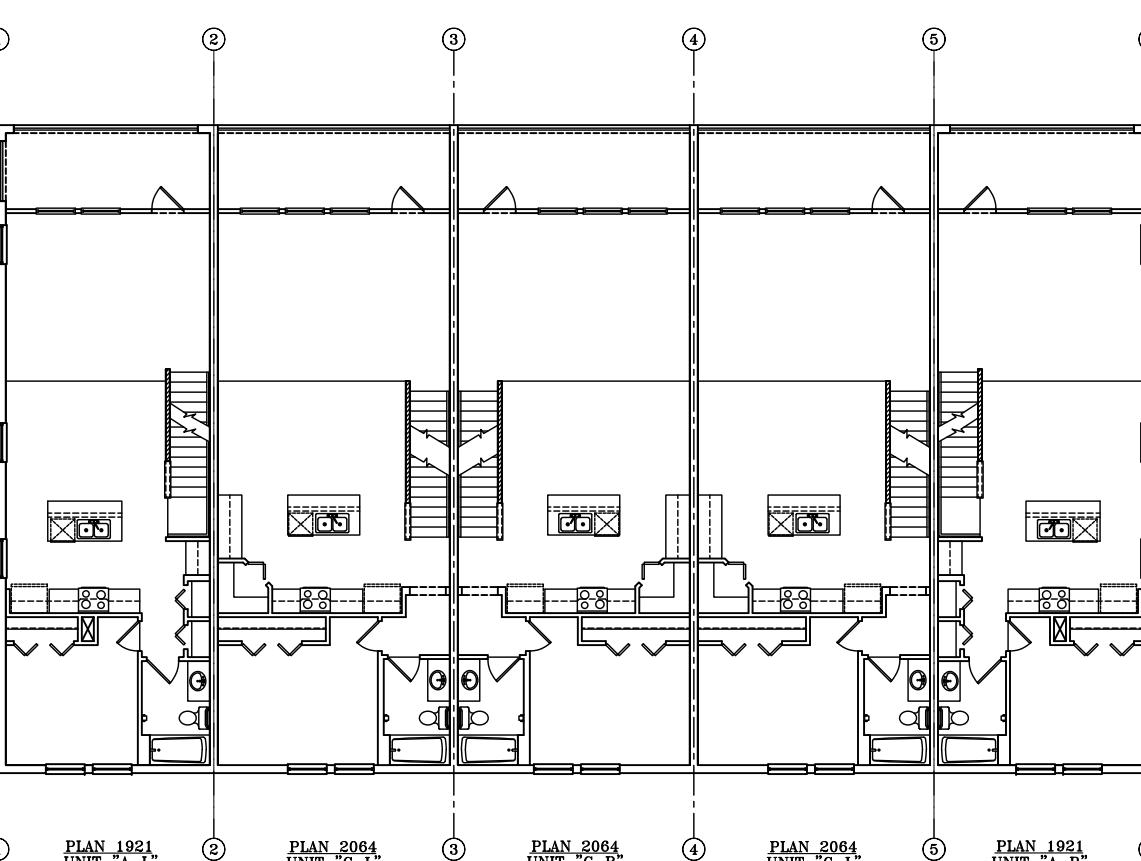
FLORIDA BUILDING CODE (FBCR) 7th ED. (2020)		BUILDING DESCRIPTION	INDEX OF DRAWINGS																					
OCCUPANCY: RESIDENTIAL, R3	(SINGLE FAMILY/TOWNHOUSE)	# OF UNITS CONFIGURED: 5 TOWNHOUSES	SHEET #	DESCRIPTION																				
CONSTRUCTION TYPE: V-B	UN-SPRINKLED	UNIT CONFIGURATION FROM LEFT TO RIGHT: UNIT "A" UNIT "C" UNIT "C" UNIT "C" UNIT "A"	STRUCTURAL	<p>CS COVER SHEET GN GENERAL NOTES F1.1 FIRST FLOOR FIRE PROTECTION PLAN F1.2 SECOND FLOOR FIRE PROTECTION PLAN F1.3 THIRD FLOOR FIRE PROTECTION PLAN</p> <p>S1S FOUNDATION PLAN S2S FIRST LIFT BEAM PLAN S3S SECOND FLOOR FRAMING PLAN S4S SECOND FLOOR PLAN S5S SECOND LIFT BEAM PLAN S6S THIRD FLOOR FRAMING PLAN S7S THIRD FLOOR PLAN S8S THIRD LIFT BEAM PLAN S9S ROOF FRAMING PLAN S10S FRAMING NOTES</p>																				
MIN. INT. FINISH CLASS: "C"	SPECIFIC PARAMETERS FROM FBCR 2020 CH. R301 USED FOR DESIGN INCLUDE:	STRUCTURAL LOADS: FLOORS @ SLEEPING AREA-30PSF LIVE FLOORS @ NON-SLEEPING AREA-40PSF LIVE BALCONIES-60PSF LIVE 10PSF DEAD DECKS-40PSF LIVE 10PSF DEAD STAIRS-40PSF LIVE ROOFS- W/ FIBERGLASS SHINGLES 20PSF LIVE 17PSF DEAD ROOFS- W/ TILE 20PSF LIVE	STRUCTURAL DETAILS	<p>SN STRUCTURAL NOTES SN1 DETAILS S2S.1 LIFT BEAM PLAN DETAILS S3 DETAILS S4 DETAILS S5 DETAILS S6 DETAILS ST STAIR DETAILS SS DETAILS FW1 FIREWALL DETAILS</p>																				
• STATE OF FLORIDA CERTIFIED BUILDING CONTRACTOR:	• STATE OF FLORIDA PROFESSIONAL ARCHITECT: A.B. DESIGN GROUP, INC. 1441 RONALD REAGAN NORTH LONGWOOD, FLORIDA 32750 JAMES CANTWELL Tel: (407) 774-6078 Fax: (407) 774-4078	DESIGN CRITERIA: 1. ALLOWABLE UNIT STRESS AND DESIGN CRITERIA: A. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE ACI 318 B. FLORIDA BUILDING CODE 7TH ED. (2020) / RESIDENTIAL AND ALL APPLICABLE LOCAL AND STATE CODES 2. SOIL A. NET ALLOWABLE SOIL BEARING PRESSURE USED IN DESIGN 2000 PSF FOR CONTINUOUS WALL FOOTINGS. 3. CONCRETE AND REINFORCING A. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318 AND WITH SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDING ACI 301. B. ALL CONCRETE SHALL DEVELOP MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI IN 28 DAYS. C. REINFORCING BARS SHALL CONFORM TO ASTM A615 A616 OR 617, GRADE 60 4. DESIGN LOADS A. IN ACCORDANCE WITH THE FLORIDA BUILDING CODE (FBC) 7TH ED. (2020)/ RESIDENTIAL PER SECTION R301 ASCE 7-16 CHAPTER 16 ROOF LIVE LOADS OF 20 PSF, DEAD LOAD 17 PSF WIND LOADS IN ACCORDANCE WITH FBC, SECTION R301, 2020 EDITION FOR 145 MPH REGION, INTERIOR PARTITIONS PSF PERPENDICULAR TO WALL FACE. (DETERMINATION OF WIND FORCES AS PER FBC, SECTION R301) B. BASIC WIND SPEED MPH (M/S)= 145 EXP. C C. INTERNAL PRESSURE CO-EFFICIENT= + .18 D. BUILDING CATEGORY=II 5. LUMBER A. ALL STRUCTURAL LUMBER SHALL BE #2 SYP MACHINE GRADED, EXCEPT INTERIOR BEARING WALLS OR EXTERIOR WALL, UNO. LUMBER FOR INTERIOR BEARING AND EXTERIOR WALL TO BE STUD GRADE SPF OR BETTER. B. STRUCTURAL LUMBER CONSISTS (U.N.O) OF : RAFTERS, VERTICAL STRONGBACKS, LEDGERS, BEAMS, AND POSTS. C. ALL LUMBER EXPOSED TO WEATHER, OR AGAINST SOIL, CONCRETE OR MASONRY MUST BE PRESSURE TREATED. 6. TRUSSES A. PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH FBC 2020/RESIDENTIAL EDITION. TRUSS MANUFACTURER SHALL SUBMIT SIGNED AND SEALED DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. 7. GARAGE DOOR A. ENGINEERED FOR 145 MPH 3 SEC. GUST MIN. WIND LOAD. B. DETAIL TO BE SUPPLIED BY GARAGE DOOR SUPPLIER. C. DETAIL TO BE ATTACHED TO PERMIT PACKAGE BY BUILDER	ARCHITECTURAL	<p>A1.1 FIRST FLOOR PLAN A1.2 SECOND FLOOR PLAN A1.3 THIRD FLOOR PLAN A2.1 FRONT & REAR BUILDING ELEVATIONS A2.2 LEFT & RIGHT BUILDING ELEVATIONS A3.1 UNIT A STAIR SECTIONS A3.2 UNIT B STAIR SECTIONS A4.1 BUILDING SECTION A4.2 BUILDING SECTIONS</p> <p>E1.1 FIRST FLOOR ELECTRICAL PLAN E1.2 SECOND FLOOR ELECTRICAL PLAN E1.3 THIRD FLOOR ELECTRICAL PLAN E2 ELECTRICAL RISER/CALCULATIONS</p>																				
GENERAL NOTES:	1. ALL WORK SHALL CONFORM TO THE FLORIDA BUILDING CODE 2020 RESIDENTIAL PER SECTION R301 ASCE 7-16, BUILDING CODE AND ALL OTHER LOCAL APPLICABLE RULES AND REGULATIONS. 2. SUBCONTRACTORS SHALL VERIFY ALL CONDITIONS, DETAILS AND DIMENSIONS BEFORE PROCEEDING WITH THE WORK AND SHALL BE NOTIFIED OF ANY DISCREPANCIES. 3. DO NOT SCALE DRAWINGS. 4. ALL WORK IN QUESTION INCLUDING MATERIALS, FINISHES AND COLORS SHALL BE COORDINATED WITH THE PROJECT MANAGER. 5. MECHANICAL AND ELECTRICAL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR SUBMITTING DRAWINGS AND OBTAINING THEIR RESPECTIVE PERMITS. 6. NUMBER SHALL BE DISPLAYED TO BE EASILY SEEN FROM SHEET IN COLORS THAT CONTRAST TO BLDG. 7. STRUCTURAL DESIGN OF BUILDING LOCATED WITHIN WIND-BORNE DEBRIS REGIONS AS PER 2020 FLORIDA BUILDING CODE, RESIDENTIAL FIGURE R301.2(4), PER SECTION R301 ASCE 7-16, BASIC WIND SPEEDS FOR 50-YEAR RECURRING INTERVAL, IS BASED ON ALL DOORS AND WINDOWS TO BE IMPACT RESISTANT MEETING THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996 AND OF ASTM E 1886 OR SUCH OPENINGS SHALL COMPLY WITH SECTION 1609 OF THE 2020 FLORIDA BUILDING CODE, BUILDING.	PLUMBING	<p>P1.1 FIRST FLOOR PLUMBING PLAN P1.2 SECOND FLOOR PLUMBING PLAN P1.3 THIRD FLOOR PLUMBING PLAN P2 PLUMBING RISERS</p> <p>PA1.0 PRODUCT APPROVALS PA1.1 PRODUCT APPROVALS PA1.2 PRODUCT APPROVALS PA1.3 PRODUCT APPROVALS</p>																					
ADDRESS CRITERIA	APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR ALL NEW BUILDINGS SO THAT THE NUMBER OR ADDRESS IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMERALS SHALL BE NOT LESS THAN FOUR INCHES IN HEIGHT PER 2020 FBC R319.1 & NFPA-1 10.11.1.2.	DETAILS	<p>WA1 WALL ASSEMBLY DETAILS WA2 WALL ASSEMBLY DETAILS WA3 WALL ASSEMBLY DETAILS WA4 WALL ASSEMBLY DETAILS WA5 WALL ASSEMBLY DETAILS WA6 WALL ASSEMBLY DETAILS</p>																					
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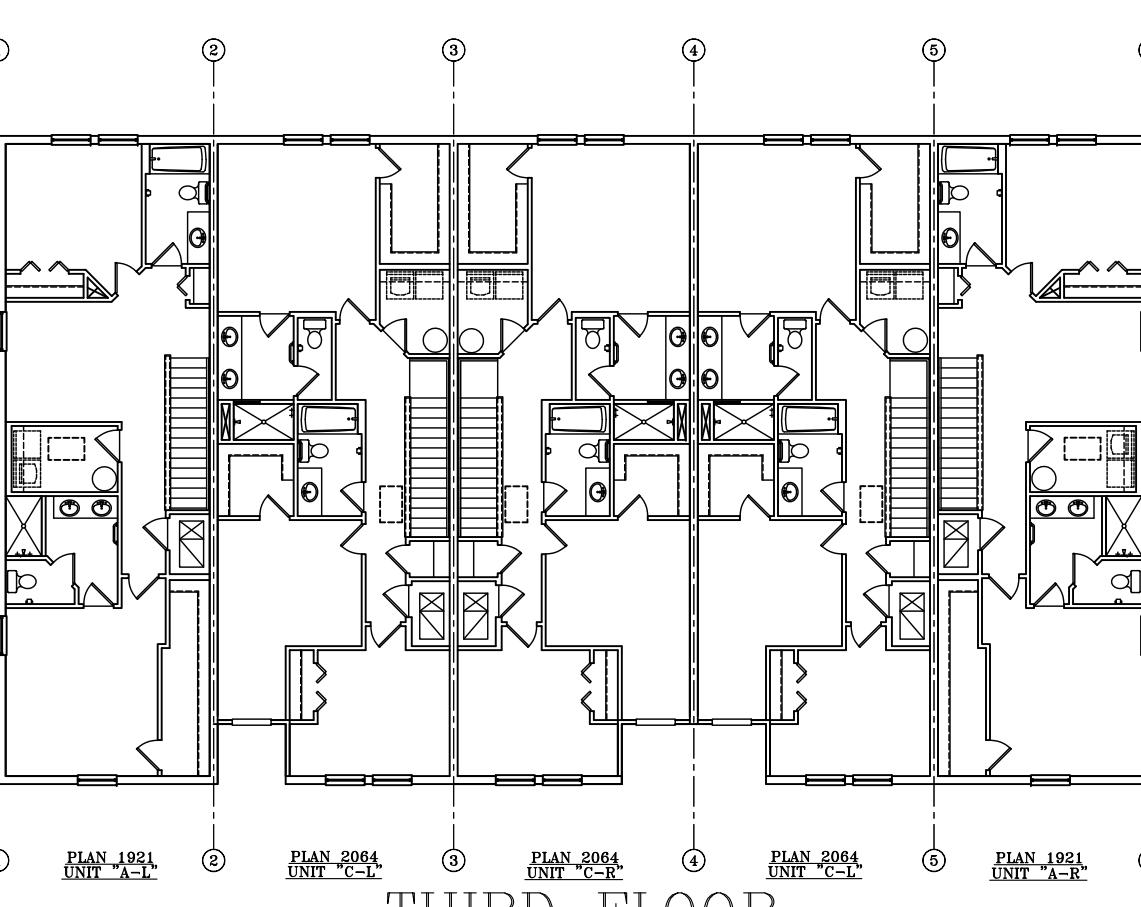
FLOOR PLAN CONFIGURATION



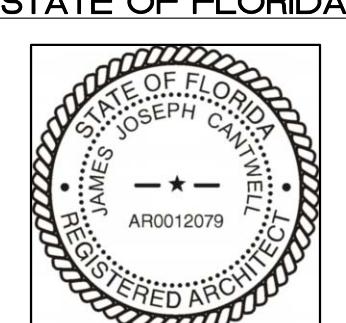
FIRST FLOOR



C-L UNIT "C-R" UNIT
SECOND FLOOR

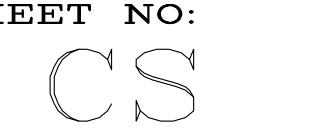


THIRD FLOOR



JAMES CANTWELL
AR NO 12079

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GENERAL NOTES

1. ALL WORK DONE UNDER THIS CONTRACT SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE RESIDENTIAL (FBCR) 7th EDITION, 2020 AND IN CONJUNCTION WITH ASCE 7-16.
2. WHERE BUILDING LOCATIONS ARE DETERMINED TO BE IN WIND BORNE DEBRIS REGIONS, ALL EXTERIOR BUILDING OPENINGS SUCH AS WINDOWS AND DOORS SHALL BE PROTECTED AGAINST WINDBORNE DEBRIS BY THE INSTALLATION OF STRUCTURAL PANELS OR IMPACT-RESISTANT GLASS. THESE OPENING PROTECTIONS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH CHAPTER 3, SECTION R301.2.1 OF THE FBCR 2020, 7th EDITION.
3. DO NOT SCALE DRAWINGS. THE CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO WORK PERFORMED AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE FOUND.
4. THE CONTRACTOR SHALL BRING ERRORS AND OMISSIONS WHICH MAY OCCUR IN CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT IN WRITING AND WRITTEN INSTRUCTIONS SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENTS, OF WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.
5. THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SAFETY AND CONSTRUCTION PROCEDURES, TECHNIQUES, OR THE FAILURE OF THE BUILDER TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR THE REQUIRED CODES.
6. THE STRUCTURAL DESIGN IS BASED ON THE INTERACTION OF ALL PARTS OF THE COMPLETED BUILDING. THE CONTRACTOR SHALL SOLELY BEAR THE RISK FOR PROVIDING ADEQUATE STABILITY AND SAFETY OF THE STRUCTURE DURING CONSTRUCTION UNTIL PERMANENT MEMBERS ARE COMPLETELY INSTALLED.
7. DETAILS SHOWN ON THE DRAWINGS ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.
8. THE CONTRACTOR SHALL MAKE NO STRUCTURAL CHANGES WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT/ENGINEER.
9. NO STRUCTURAL MEMBERS ARE TO BE CUT FOR PIPES, DUCTS, ETC. UNLESS SPECIFICALLY DETAILED.

GARAGES AND CARPORTS

1. GARAGE DOOR
 - A. ENGINEERED FOR MIN. WIND LOAD, LISTED ON COVER SHEET
 - B. DETAIL TO BE SUPPLIED BY GARAGE DOOR SUPPLIER
 - C. DETAIL TO BE ATTACHED TO PERMIT PACKAGE BY BUILDER
2. AS PER FBCR 2020, 7th EDITION SECTION R302.5.1: OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20-MINUTE FIRE-RATED DOORS & CLOSER.
3. AS PER FBCR 2020, 7th EDITION SECTION R302.5.2: DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (0.48 MM) SHEET STEEL 1" MIN. RIGID NON-METALLIC CLASS 0 OR CLASS 1 DUCT BOARD OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
4. AS PER FBCR 2020, 7th EDITION SECTION R302.6 & TABLE R302.6: THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½-INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5 ½-INCH TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN ½-INCH GYPSUM BOARD OR EQUIVALENT.

FOUNDATION NOTES

1. FLOOR SHALL BE 3 1/2" THICK CONCRETE SLAB WITH 6X6 W1.4xW1.4 WWM OVER 6 MIL VAPOR BARRIER, ON COMPACTED FILL. SEE GENERAL NOTES FOR COMPACTING REQUIREMENTS.
2. TOP OF FINISHED SLAB SHALL BE +0'-0".
3. COLUMN AND FOOTING CENTERLINES, SHALL COINCIDE UNLESS DIMENSIONED OTHERWISE.
4. REFERENCE ELEVATION +0'-0", SEE SURVEY PLOT FOR NGVD.
5. PROVIDE A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT SHOULD BE IN ACCORDANCE WITH THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
6. PROVIDE ISOLATION JOINTS BETWEEN INTERIOR AND EXTERIOR SLABS ON GRADE: PROVIDE 1/2" FELT PAPER AT THE JOINT.
7. COORDINATE SLAB ELEVATIONS, STEPS, AND SLOPES WITH ARCHITECTURAL DRAWINGS.
8. SEE ARCHITECTURAL DRAWINGS FOR THE ORIENTATION OF THE BUILDING.
9. WINDOWS, DOORS AND ROUGH OPENINGS ARE TO BE COORDINATED WITH THE WINDOW/DOOR TYPES AND LOCATIONS NOTED ON THE ARCHITECTURAL DRAWINGS AND WITH THE MANUFACTURES SPECIFICATIONS.
10. SEE ARCHITECTURAL DRAWINGS FOR WALKWAY SLAB LAYOUT.
11. INDICATED #5 BAR, INDICATES #6 BAR, INDICATES #7 BAR VERTICAL REINFORCING BAR IN CELLS FILLED WITH GROUT. ENDS OF REINF. BARS SHALL BE HOOKED INTO FOUNDATION BOND BEAM OR TIE BEAMS WITH AN ACI STANDARD 90° HOOK. BARS SHALL BE PLACED AS SHOWN IN HE PLANS.
12. SPLICES IN REINFORCING BARS SHALL NOT BE LESS THAN 48 BAR DIAMETERS (#5 = 30", #6 = 36"), AND REINFORCING SHALL BE CONTINUOUS.
13. RATIONAL ANALYSIS WAS PERFORMED TO DETERMINE SIZE AND STEEL REINFORCING FOR ALL FOUNDATIONS. DESIGN WAS BASED ON ALL ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF. TRANSFER REINFORCING (TOP STEEL) HAS BEEN DELETED UNLESS NOTED OTHERWISE.
14. VERTICAL REINFORCING IN CMU SHALL BE #5'S AS SHOWN ON THIS PLAN, UNLESS OTHERWISE NOTED IN THE PLAN. ONE REINFORCING BAR SHALL BE:
 - A) IN ALL WALL INTERSECTIONS
 - B) CHANGES IN ELEVATION
 - C) EACH SIDE OF ALL OPENINGS
 - D) ALL CORNERS
15. STRUCTURAL DESIGN IS IN ACCORDANCE WITH A.C.I. 530-16/ASCE 5/TMS 402-16 & ACI 530.1-16, ASCE 6/TMS 602-16 SPECIFICATIONS FOR MASONRY STRUCTURES AND THE COMMENTARY. CONSTRUCTION SHALL BE IN ACCORDANCE WITH A.C.I. 530-16/ASCE 5/TMS 402-16, USING: F'm = 2,000 PSI. MORTAR SHALL BE TYPE "S" FOR ALL MASONRY CONSTRUCTION. REFER TO SHEET "SN" FOR ADDITIONAL STRUCTURAL DESIGN SPECIFICATIONS.
16. A SPECIAL INSPECTOR SHALL INSPECT ALL REINFORCED MASONRY STRUCTURE AS REQUIRED BY FBC 2122.2.4, SAID INSPECTOR SHALL ONLY BE AN ARCHITECT, ENGINEER, OR THEIR DULY AUTHORIZED QUALIFIED REPRESENTATIVE.

INSPECTOR NOTE:

1. STRUCTURE WAS DESIGNED BASED ON THE 2020 FLORIDA RESIDENTIAL BUILDING CODE, RESIDENTIAL, 7th EDITION.

SITE WORK

1. REFER TO THE SOILS REPORT FOR SPECIFIC DESIGN REQUIREMENTS (IF REQUIRED BY BUILDING DEPARTMENT).
2. REFER TO THE CIVIL DRAWINGS FOR LOCATION OF BUILDING WORKING POINTS, ROUGH GRADING, ON-SITE UTILITIES, SITE IMPROVEMENTS, SITE RETAINING WALLS, AND SPECIFIC GENERAL NOTES. THE SOILS REPORT AND CIVIL DRAWINGS SHALL OVERRIDE CONFLICTS WITH SITE WORK NOTED HEREIN. SEE LANDSCAPE DRAWINGS FOR FINAL FINISH GRADES, PLANTING AND IRRIGATION.
3. ELEVATIONS SHOWN ON THE SITE DRAWINGS ARE MINIMUM REQUIRED DEPTHS, IF DIFFERENT CONTACT THE ARCHITECT.
4. NO EXCAVATION SHALL BE MADE WHOSE DEPTH BELOW THE FOOTING IS GREATER THAN ½ THE HORIZONTAL DISTANCE FROM THE NEAREST EDGE OF THE FOOTING.
5. ALL BACKFILL AT STRUCTURES, SLABS, STEPS, AND PAVEMENTS SHALL BE CLEAR OF GRANULAR FILL. PLACE IN 8" LAYERS AND COMPACT TO 95% MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D1557. THE BUILDING SITE SHALL BE KEPT DRY SO THAT EROSION WILL NOT OCCUR IN THE FOUNDATIONS.
6. COMPACTION BY FLOODING OR JETTING IS STRICTLY PROHIBITED.
7. DO NOT BACKFILL UNTIL SLABS HAVE CURED OR HAVE BEEN PROPERLY BRACED. (WHERE APPLICABLE)
8. EXCAVATIONS TO BE A MINIMUM OF 3'-0" BEYOND NEW FOOTING LINE.
9. THE GENERAL CONTRACTOR MUST TAKE MEASURES TO CONTROL SOIL EROSION AS PER ALL LOCAL AND STATE REQUIREMENTS.
10. THIS BUILDING IS DESIGNED TO BE CONSTRUCTED WITHIN A FLOOD ZONE, UNO. CONTRACTOR IS TO VERIFY THE ELEVATION OF THE FINISHED FLOOR SLAB WITH THE SIGNED AND SEALED SURVEY WHICH COMPLIES WITH ALL LOCAL CODES HAVING JURISDICTION, INCLUDING ALL APPLICABLE STATE, CITY, AND COUNTY BUILDING AND ZONING CODES.
11. SWIMMING POOL, DECK, SPA, AND ASSOCIATED WORK IS TO BE PERMITTED SEPARATELY BY ENGINEERED SHOP DRAWING.
12. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

TIMBER

1. ALL WOODS AND WOOD CONSTRUCTION SHALL COMPLY WITH SPECIFICATIONS AND CODES MODIFICATIONS AS SPECIFIED HEREIN:
 - A. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (STANDARDS MANUAL)
 - B. NATIONAL FOREST PRODUCTS ASSOCIATION:
 - I. NATIONAL DESIGN SPECIFICATIONS (NDS) FOR WOOD CONSTRUCTION
 - C. SOUTHERN PINE INSPECTION BUREAU:
 - I. STANDARD GRADING RULES FOR SOUTHERN PINE LUMBER
 - D. TRUSS PLATE INSTITUTE:
 - I. NATIONAL DESIGN STANDARDS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES (TPI 1-2014)
 - E. APA - THE ENGINEERED WOOD ASSOCIATION :
 - I. ENGINEERED WOOD CONSTRUCTION GUIDE
 - F. AMERICAN WOOD PRESERVERS ASSOCIATION STANDARDS
2. ALL LUMBER EXPOSED TO WEATHER, OR AGAINST SOIL, CONCRETE OR MASONRY MUST BE PRESSURE TREATED.
3. MINIMUM NAILING PER FBCR 2020, 7th EDITION. SEE TYPICAL NAILING SCHEDULE ON PLANS.
4. ALL BOLTS SHALL HAVE MINIMUM 2" SQUARE STANDARD CUT WASHERS UNDER HEADS AND/OR NUTS WHERE IN CONTACT WITH WOOD.
5. NOTCHING OR CUTTING OF FRAMING MEMBERS SHALL CONFORM TO FBCR 2020, 7th EDITION.
7. WALL SHEATHING SHALL BE PER STRUCTURAL.
8. MINIMUM DIMENSION OF ANY PLYWOOD SHEET SHALL BE 24" AND THE MINIMUM AREA SHALL BE 8 FT . SQ.



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INT.	DATE	DESCRIPTION (SEE COVER SHEET)

LENNAR

MODEL:
UNITS:
A-C-C-C-A
BUILDING #39
LOTS 01-05
145 MPH EXP. B

TITLE SHEET
"PALM RIVER"
5-UNIT TOWNHOMES
GENERAL NOTES
AB # 05368.000



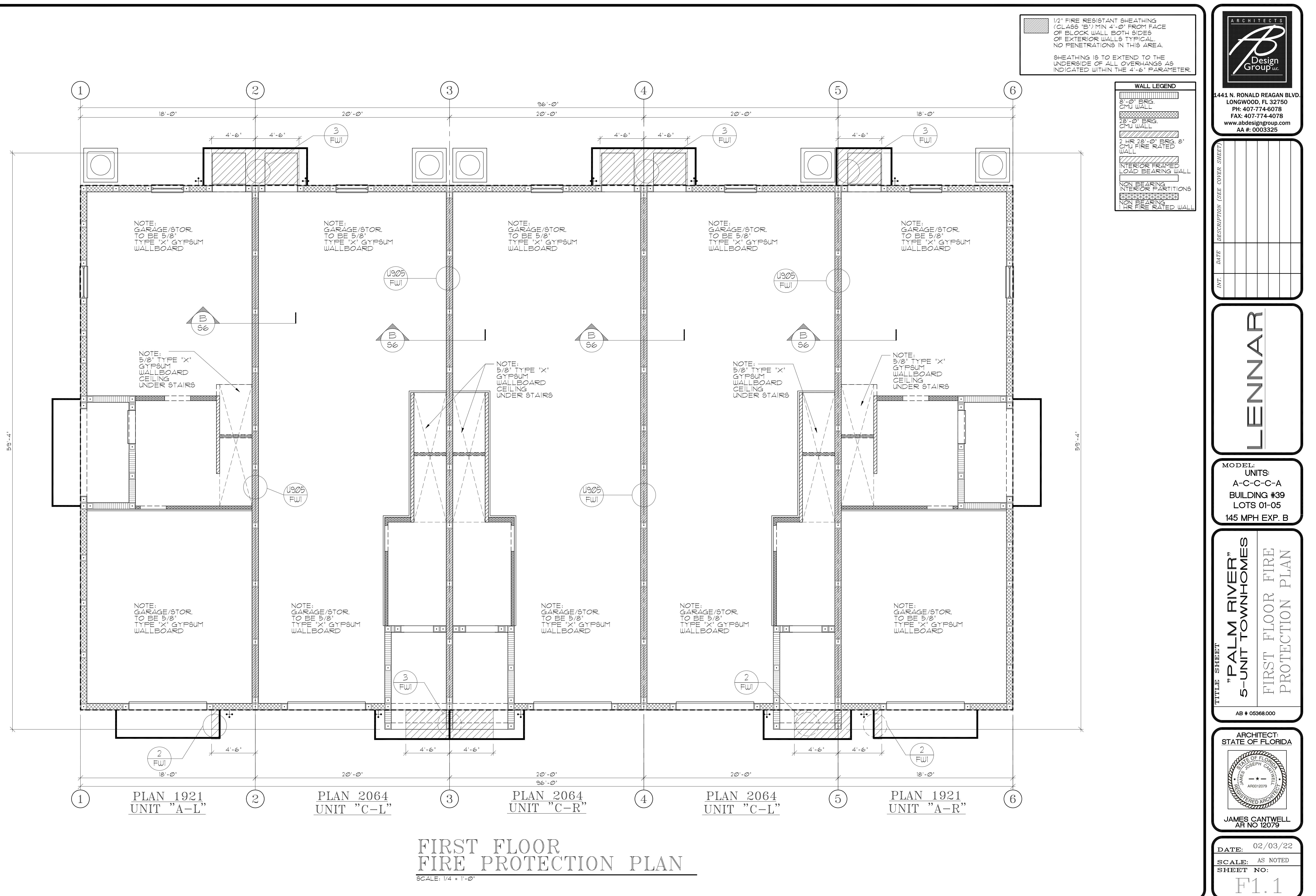
JAMES CANTWELL
AR NO 12079

DATE: 02/03/22

SCALE: AS NOTED

SHEET NO:

GN



FIRST FLOOR FIRE PROTECTION PLAN

SCALE: 1/4 = 1'-0"

1/2" FIRE RESISTANT SHEATHING
(CLASS 'B') MIN 4'-0" FROM FACE
OF BLOCK WALL. BOTH SIDES
OF EXTERIOR WALLS TYPICAL.
NO PENETRATIONS IN THIS AREA.

SHEATHING IS TO EXTEND TO THE
UNDERSIDE OF ALL OVERHANGS AS
INDICATED WITHIN THE 4'-6" PARAMETER.



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WALL LEGEND	
18'-0"	CMU BRG. CMU WALL
20'-0"	20'-0" BRG. CMU WALL
20'-0"	2 HR 20'-0" BRG. 8' CMU FIRE RATED WALL
20'-0"	INTERIOR FRAMED LOAD BEARING WALL
18'-0"	NON BEARING INTERIOR PARTITIONS
18'-0"	NON BEARING EXTERIOR PARTITIONS

INT.	DATE	DESCRIPTION (SEE COVER SHEET)

LENNAR

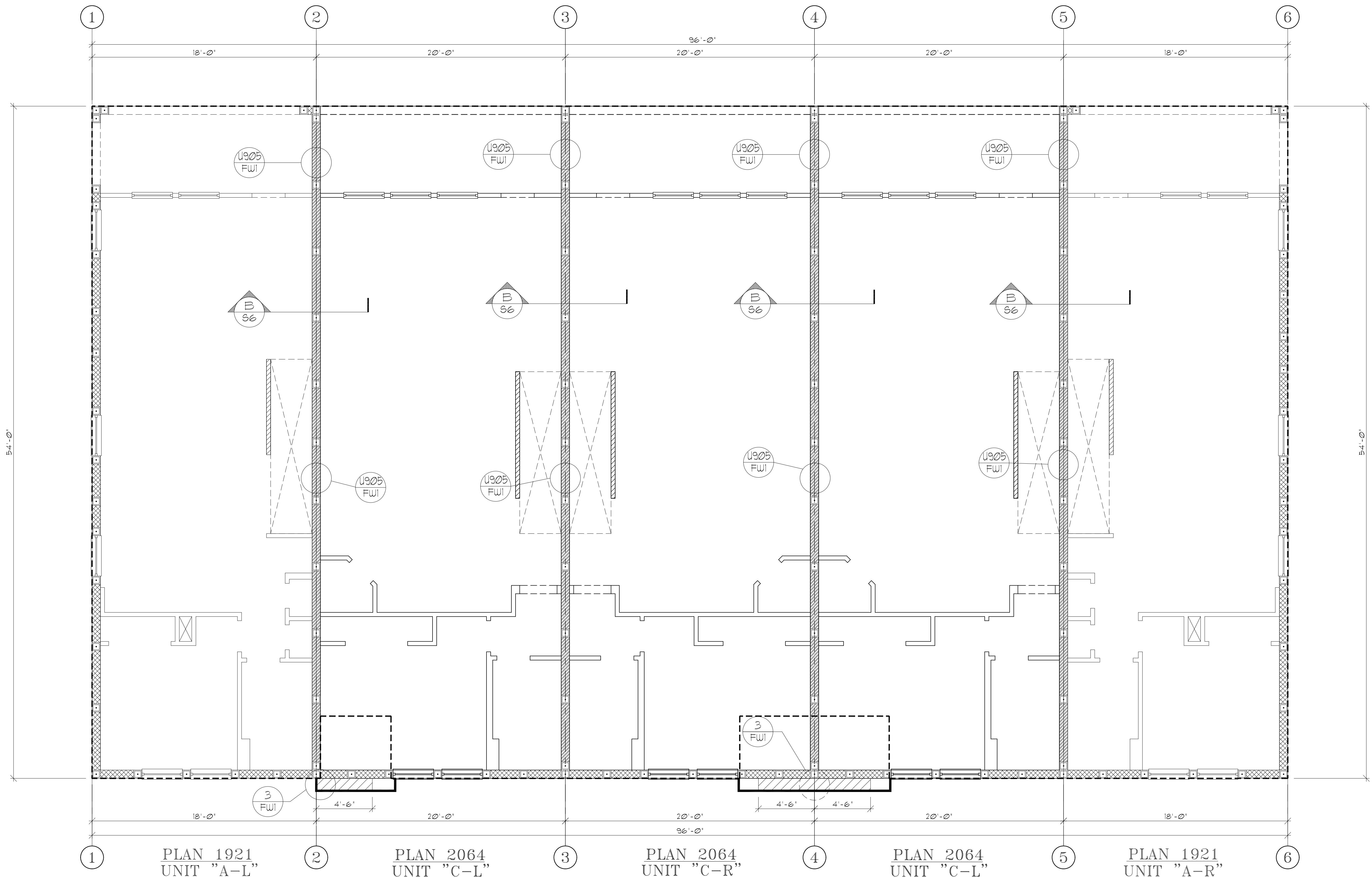
MODEL:
UNITS:
A-C-C-C-A
BUILDING #39
LOTS 01-05
145 MPH EXP. B

TITLE SHEET
"PALM RIVER"
5-UNIT TOWNHOMES
SECOND FLOOR FIRE
PROTECTION PLAN
AB # 05368.000

ARCHITECT:
STATE OF FLORIDA

JAMES JOSEPH CANTWELL
REGISTERED ARCHITECT
AR0012079

DATE: 02/03/22
SCALE: AS NOTED
SHEET NO:
F1.2



SECOND FLOOR FIRE PROTECTION PLAN

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



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WALL LEGEND
 8'-0" BRG. CMU WALL
 8'-0" BRG. CMU WALL
 2 HR 28'-0" BRG. 8" FIRE RATED WALL
 INTERIOR FRAMED LOAD BEARING WALL
 NON BEARING INTERIOR PARTITIONS
 NON BEARING 3HR FIRE RATED WALL

INT. DATE DESCRIPTION (SEE COVER SHEET)

LENNAR

MODEL:
UNITS:
A-C-C-C-A
BUILDING #39
LOTS 01-05
145 MPH EXP. B

TITLE SHEET
"PALM RIVER"
5-UNIT TOWNHOMES
ROOF FIRE
PROTECTION PLAN
AB # 05368.000

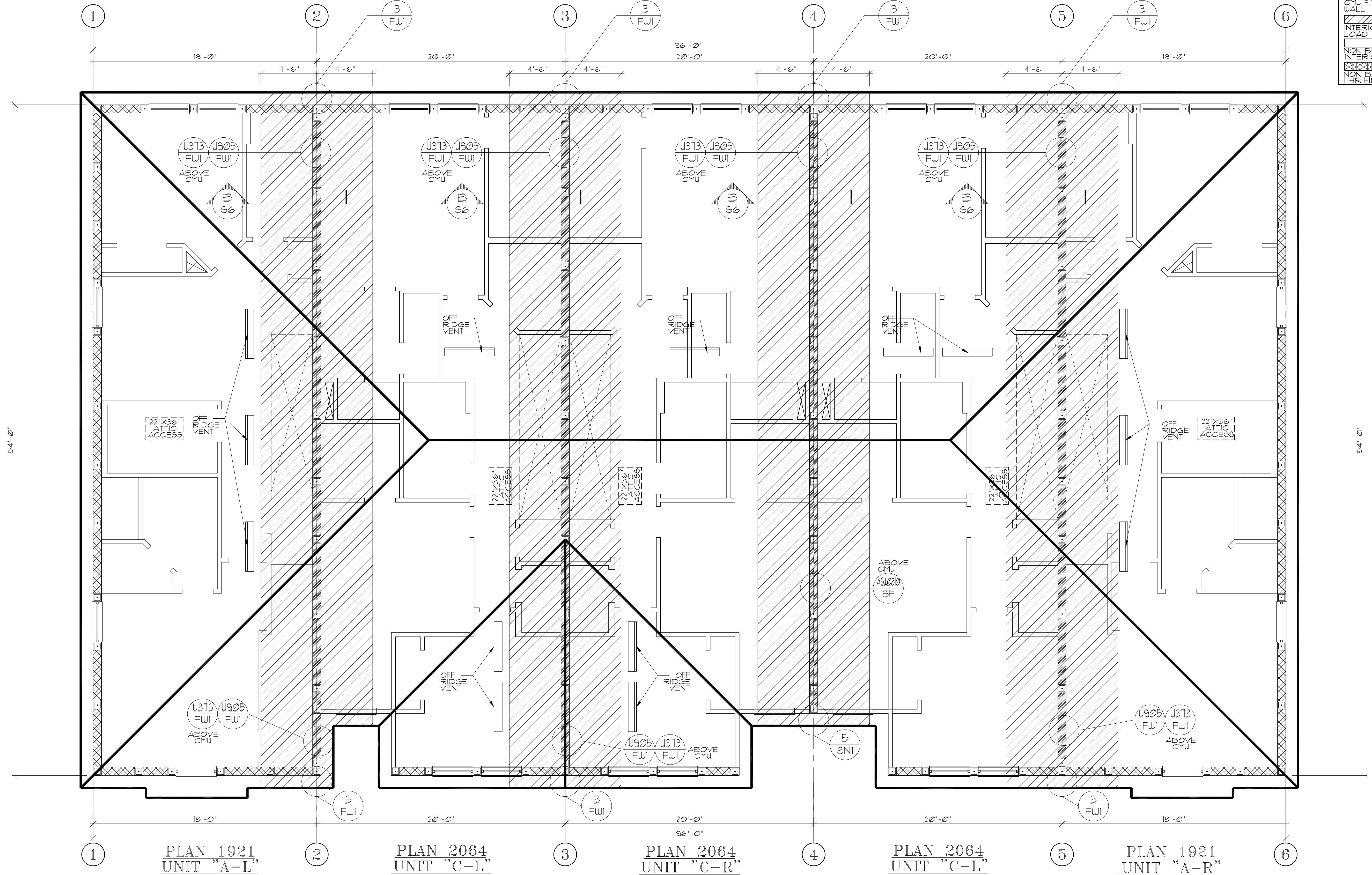
ARCHITECT:
STATE OF FLORIDA
JAMES CANTWELL
AR NO 12079

DATE: 02/03/22
SCALE: AS NOTED
SHEET NO:
F1.3

AREA OF ATTIC UNIT A	=	972 SQ. FT.
NET FREE VENTILATION AREA REQUIRED	=	1/300
REQUIRED VENTILATION AREA	=	972/300
	=	3.24
	=	466.56 SQ. IN.
MIN. REQUIRED VENTILATION IN UPPER PORTION OF ATTIC	=	.5 X 466.56
	=	233.28 SQ. IN.
(BALANCE TO BE PROVIDED IN SOFFIT OR EAVE VENTS)		
OFF RIDGE VENTILATION AREA	=	115 SQ. IN. PER VENT
TOTAL # OF VENTS REQUIRED	=	2.02852
TOTAL # OF VENTS PROVIDED	=	3

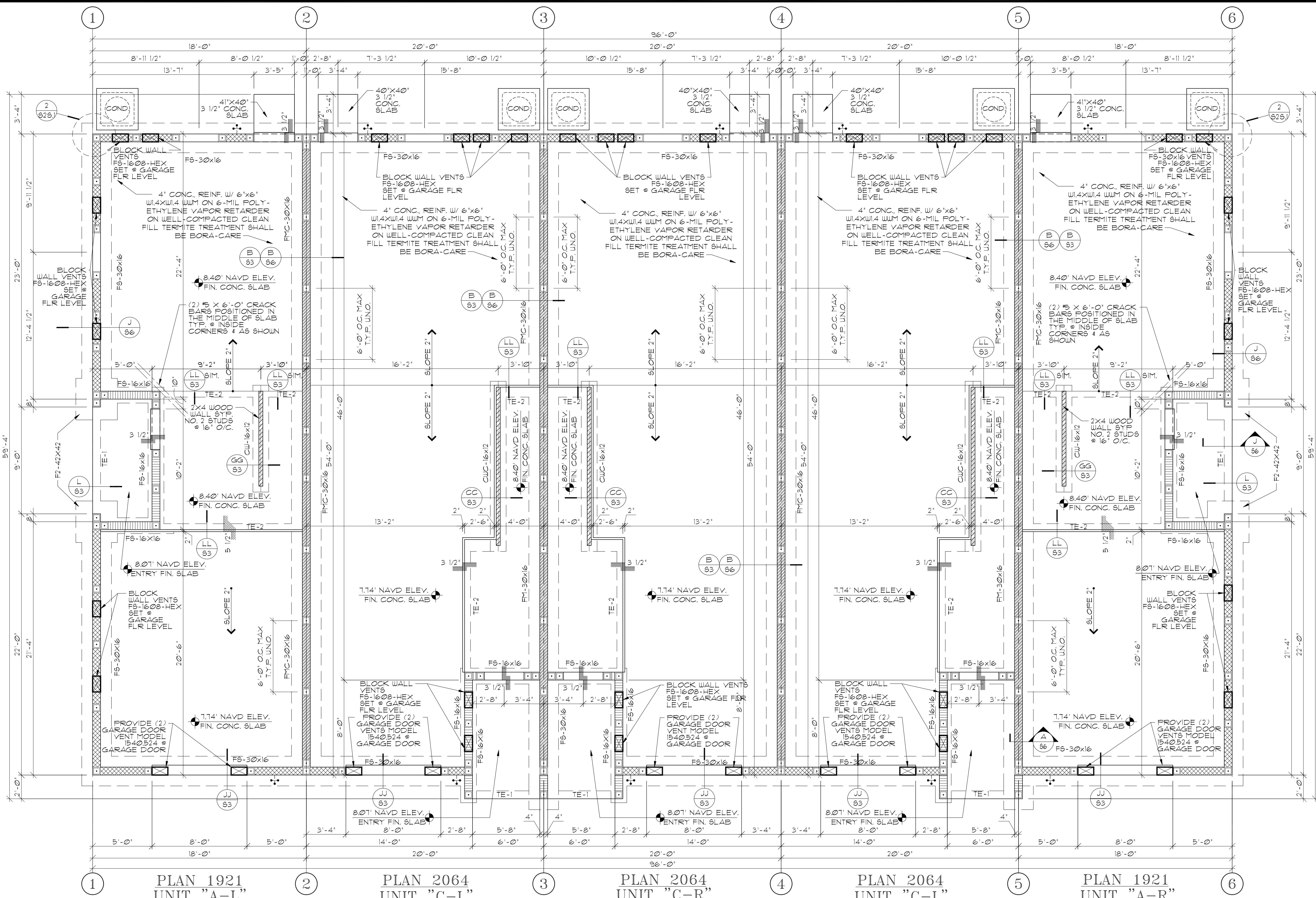
AREA OF ATTIC UNIT C	=	1050 SQ. FT.
NET FREE VENTILATION AREA REQUIRED	=	1/300
REQUIRED VENTILATION AREA	=	1050/300
	=	3.50
	=	504 SQ. IN.
MIN. REQUIRED VENTILATION IN UPPER PORTION OF ATTIC	=	.5 X 504
	=	252 SQ. IN.
(BALANCE TO BE PROVIDED IN SOFFIT OR EAVE VENTS)		
OFF RIDGE VENTILATION AREA	=	115 SQ. IN. PER VENT
TOTAL # OF VENTS REQUIRED	=	2.1913
TOTAL # OF VENTS PROVIDED	=	3

1/2" FIRE RESISTANT SHEATHING
(CLASS 'B') MIN 4'-0" FROM FACE
OF BLOCK WALL BOTH SIDES
OF EXTERIOR WALLS TYPICAL.
NO PENETRATIONS IN THIS AREA.
SHEATHING IS TO EXTEND TO THE
UNDERSIDE OF ALL OVERHANGS AS
INDICATED WITHIN THE 4'-0" PARAMETER.



THIRD FLOOR ADN ROOF FIRE PROTECTION PLAN

SCALE: 1/4 = 1'-0"



HYDROSTATIC RELIEF UNIT A

VENT USED	HYDROSTATIC RELIEF PROVIDED PER VENT (SQ FT.)	AMOUNT OF VENTS PROVIDED	TOTAL (SQ FT.)
SMART VENT MODEL 1540-524 OR SIM. @ GARAGE DOOR	200	2	400
FLOOD SOLUTIONS MODEL FS-1608-HEX OR SIM. @ EXTERIOR WALL (W/ WATER SHIELD)	110	6	660
TOTAL SQ. FT. OF HYDROSTATIC RELIEF PROVIDED		1060	
TOTAL SQ. FT. OF AREA BELOW THE DESIGN FLOOD ELEVATION		920	

HYDROSTATIC RELIEF UNIT C

VENT USED	HYDROSTATIC RELIEF PROVIDED PER VENT (SQ FT.)	AMOUNT OF VENTS PROVIDED	TOTAL (SQ FT.)
SMART VENT MODEL 1540-524 OR SIM. @ GARAGE DOOR	200	2	400
FLOOD SOLUTIONS MODEL FS-1608-HEX OR SIM. @ EXTERIOR WALL (W/ WATER SHIELD)	110	6	660
TOTAL SQ. FT. OF HYDROSTATIC RELIEF PROVIDED		1060	
TOTAL SQ. FT. OF AREA BELOW THE DESIGN FLOOD ELEVATION		1032	

FOUNDATION PLAN

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

NOTE:
1. SEE GENERAL NOTES SHEET FOR FOUNDATION NOTES.
2. PROVIDE MOUNTING BRACKETS FOR A/C UNIT. ADD FILLED CELL @ EACH SIDE OF BRACKET. GROUT SOLID W/O REINFORCEMENT.

LOWEST FLOOR ELEVATION: 8.40'
LIVING AREA: 17.13'
GARAGE AREA: 8.01'
ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988. MEAN SEA LEVEL = 0000'.
NOTE:
ALL PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT TO BE ABOVE BASE FLOOD ELEVATION +1".

FOOTING SCHEDULE

MARK	WIDTH	LENGTH	THICKNESS	BOTTOM REINF.	TOP REINF.	T.O.F.
CW-16x12	16"	CONTINUOUS	12"	-	(2) 5/8"	(+/- 0")
CUC-16x12	16"	CONTINUOUS	12"	-	(2) 5/8"	VARIES
F2-42x42	42"	42"	16"	-	(5) 5/8"	VARIES
FS-16x16	16"	CONTINUOUS	16"	-	(2) 5/8"	DBL WUM 60° PERIMETER
FS-30x16	30"	CONTINUOUS	16"	-	(3) 5/8"	DBL WUM 60° PERIMETER
TE-1	8"	SEE PLAN	8"	-	(1) 5/8"	(-/- 0")
TE-2	12"	SEE PLAN	10"	-	(2) 5/8"	(+/- 0")
FM-16x16	30"	CONTINUOUS	16"	-	(3) 5/8"	DBL WUM 60° PERIMETER
FM-30x16	30"	CONTINUOUS	16"	-	(3) 5/8"	DBL WUM 60° PERIMETER

PROVIDE CORNER BARS. SAME SIZE QUANTITY AS BARS IN FOUNDATION, WITH 30" LEG EACH WAY.



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INT. DATE DESCRIPTION (SEE COVER SHEET)

LENNAAR

MODEL:
UNITS:
A-C-C-C-A
BUILDING #39
LOTS 01-05
145 MPH EXP. B

TITLE SHEET
"PALM RIVER"
5-UNIT TOWNHOMES
SECOND FLOOR
FRAMING PLAN

AB # 05368.000

ARCHITECT:
STATE OF FLORIDA
JOSEPH CANTWELL
AR0012079
REGISTERED ARCHITECT

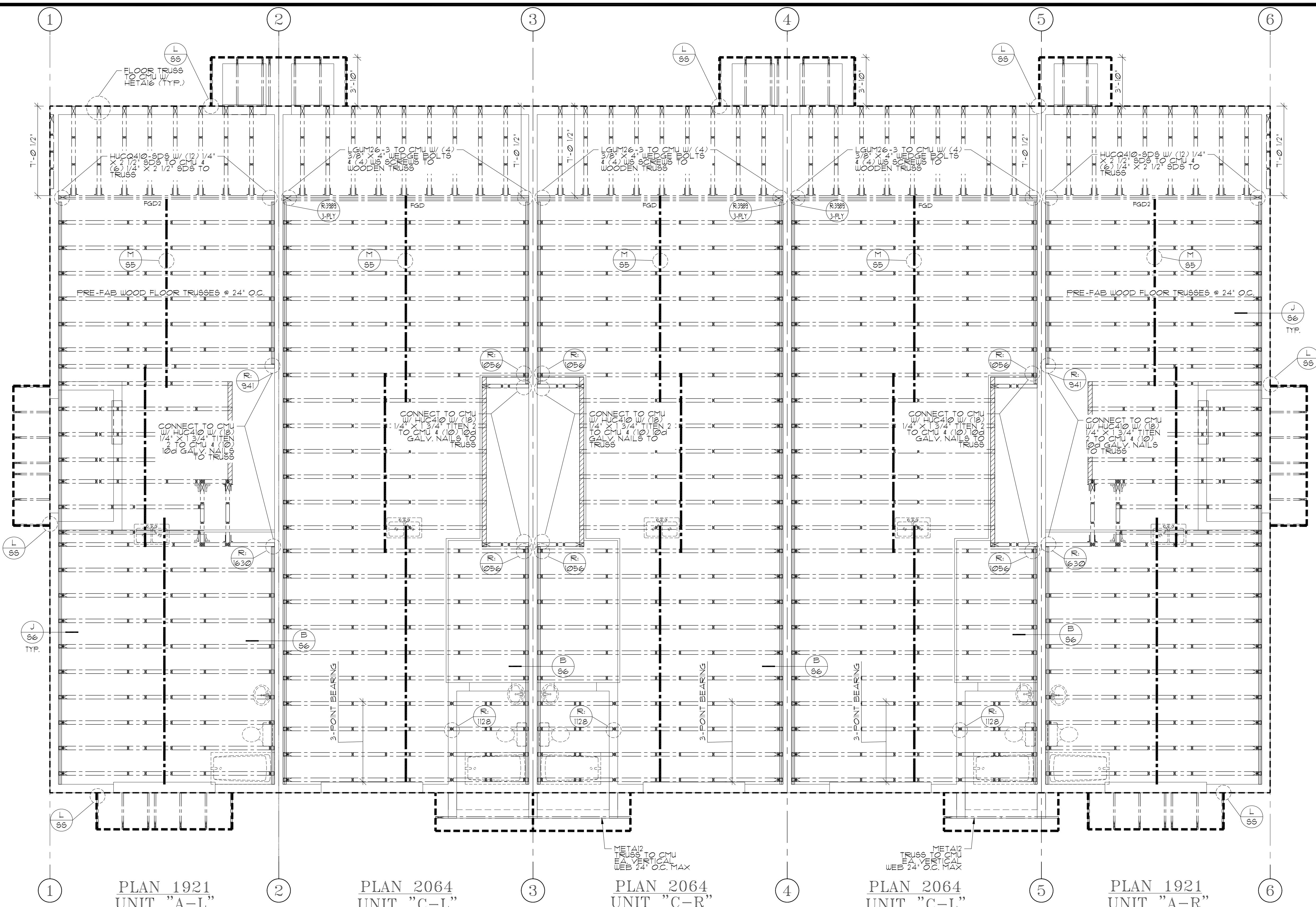
JAMES CANTWELL
AR NO 12079

DATE: 02/03/22

SCALE: AS NOTED

SHEET NO:

S3S



SECOND FLOOR FRAMING PLAN

SCALE: 1/4 = 1'-0"

FRAMING NOTES:
1. UNO. ALL STRAPS FOR ROOF TRUSSES TO BE CONCRETE TO WOOD ROOF: HETA-20 (9) 10d x 1-1/2" HDG. NAILS.
SMALL JACKS, 9' MAY BE NAILED W/ (10)d x 1 1/2" HDG NAILS, CONCRETE TO WOOD FLOOR:
LTA2 W/ (10) 10d x 1 1/2" HDG NAILS, WOOD TO WOOD:
LT10A OR LGT2, FILL ALL HOLES.

2. ALL PLYWOOD USED FOR EXTERIOR APPLICATIONS SHALL BE APA RATED STRUCTURAL SHEATHING IS 32 EXP. OR 1/16 STRUCTURAL 1. UNO.
3. GLUED FINGER WOOD FOR FLOOR SHEATHING SHALL BE 3/4" (23/32") APA RATED EXPOSURE 1 CDX GLUED AND NAILED TO TOP OF TRUSSES WITH ADHESIVES MEETING THE REQUIREMENTS OF AFG-01 AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

4. ALL NAILS FOR TRUSS TO BEAM AND TRUSS TO TRUSS METAL CONNECTORS ARE TO BE GALVANIZED.

5. LINTELS AND MASONRY BEAMS WERE DESIGNED BASED ON CAST-CRETE.

6. CONNECTORS ARE TO BE GALVANIZED.

7. LINTELS AND MASONRY BEAMS WERE DESIGNED BASED ON CAST-CONCRETE LINTELS.

8. BOTTOM OF LINTELS ARE TO BE PLACED AT TOP OF WINDOW, DOOR AND CLEAR SPAN OPENINGS.

9. LINTELS SHALL HAVE 4" NOMINAL BEARING (4").

10. THE TRUSS FRAMING SHOWN IS SCHEMATIC IN NATURE. HOWEVER THE SUPPORTING STRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL FINAL TRUSS DESIGNERS LAYOUT. SUBMIT FINAL TRUSS DRAWINGS FOR THE ENGINEER'S REVIEW AND APPROVAL.

11. PLACE 2x4 PT TO ALIGN WITH TOP AND BOTTOM CHORDS OF ROOF TRUSSES SECURE 2x MEMBERS TO WALL WITH HILTI X-ZP, POWER ACTUATED FASTENER, ZF 12 F88530, 111" x 2 1/8" LONG, WITH WASHER @ 16 OZ.

12. TRUSS REACTIONS AND UPLIFTS SHOWN ARE THE SAME ON EACH END UNLESS OTHERWISE SHOWN DIFFERENT.

13. WOOD BEARING WALLS AND HEADERS HAVE BEEN DESIGNED BASED ON RATIONAL ANALYSIS.

14. ALL ELEVATIONS ARE REFERENCED FROM 0'-0", FINISH FLOOR, UNLESS NOTED OTHERWISE.

INSPECTOR / CONTRACTOR NOTE:
THE FBC 2020 HY4Z REQUIRES 8d RING SHANK NAILS FOR THE MAJORITY OF THE ROOF SHEATHING.
ROOF SHEATHING, 8d COMMON NAILS MAY NOT BE USED.

TRUSS MANUFACTURER / ENGINEER NOTES:
1. ROOF GIRDERS W/ UPLIFT IN EXCESS OF 2,500 LBS SHALL BE FABRICATED W/ A 2x6 BIT CHORD MEMBER.
2. COORDINATE ANY CEILINGS, CORRIDORS, CEILINGS, AND ATTIC ACCESS WITH THE ARCHITECTURAL PLANS. TRAYS AND CORRIDORS ARE NOT SHOWN ON THIS PLAN IN ORDER TO AVOID CONFUSION AND MISTAKES.
3. TRUSS COMPANY / ENGINEER IS RESPONSIBLE FOR ALL TRUSS TO TRUSS CONNECTIONS.
4. AVOID PLACING A TRUSS PERPENDICULAR TO A STEEL COLUMN. MAINTAIN AT LEAST 8' FROM THE CENTER OF THE COLUMN.

Fixture Note:
SECOND FLOOR PLUMBING FIXTURES SHOWN FOR REFERENCE. VERIFY W/ ARCHITECTURAL PLANS



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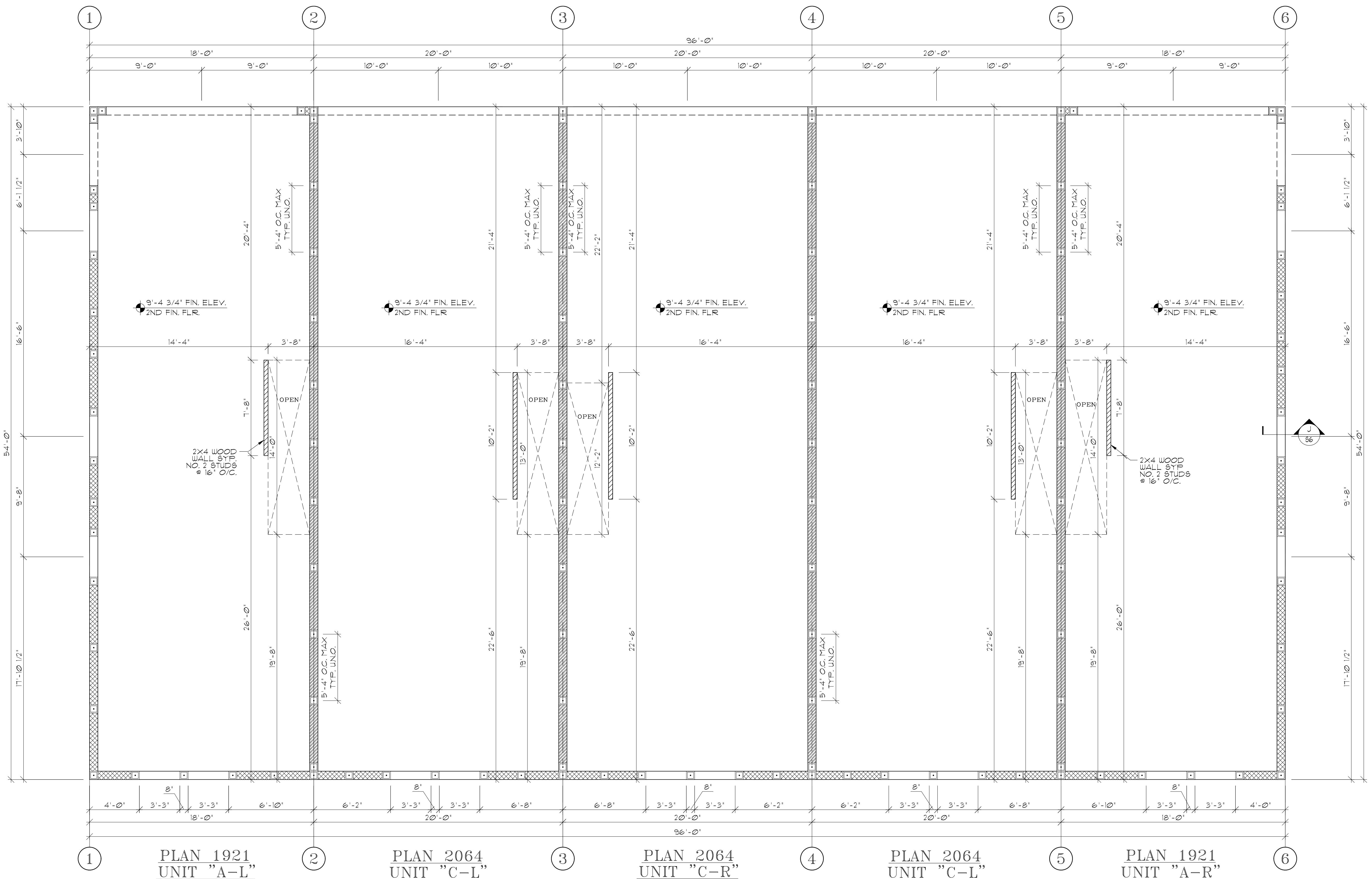
LENNAR

MODEL:
UNITS:
A-C-C-C-A
BUILDING #39
LOTS 01-05
145 MPH EXP. B

TITLE SHEET
"PALM RIVER"
5-UNIT TOWNHOMES
SECOND FLOOR
PLAN
AB # 05368.000

ARCHITECT:
STATE OF FLORIDA
JOSEPH CANTWELL
AR0012079

DATE: 02/03/22
SCALE: AS NOTED
SHEET NO.: S4S



SECOND FLOOR PLAN

SCALE: 1/4 = 1'-0"



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INT. DATE DESCRIPTION (SEE COVER SHEET)

LENNAR

MODEL:
UNITS:
A-C-C-C-A
BUILDING #39
LOTS 01-05
145 MPH EXP. B

"PALM RIVER"
5-UNIT TOWNHOMES

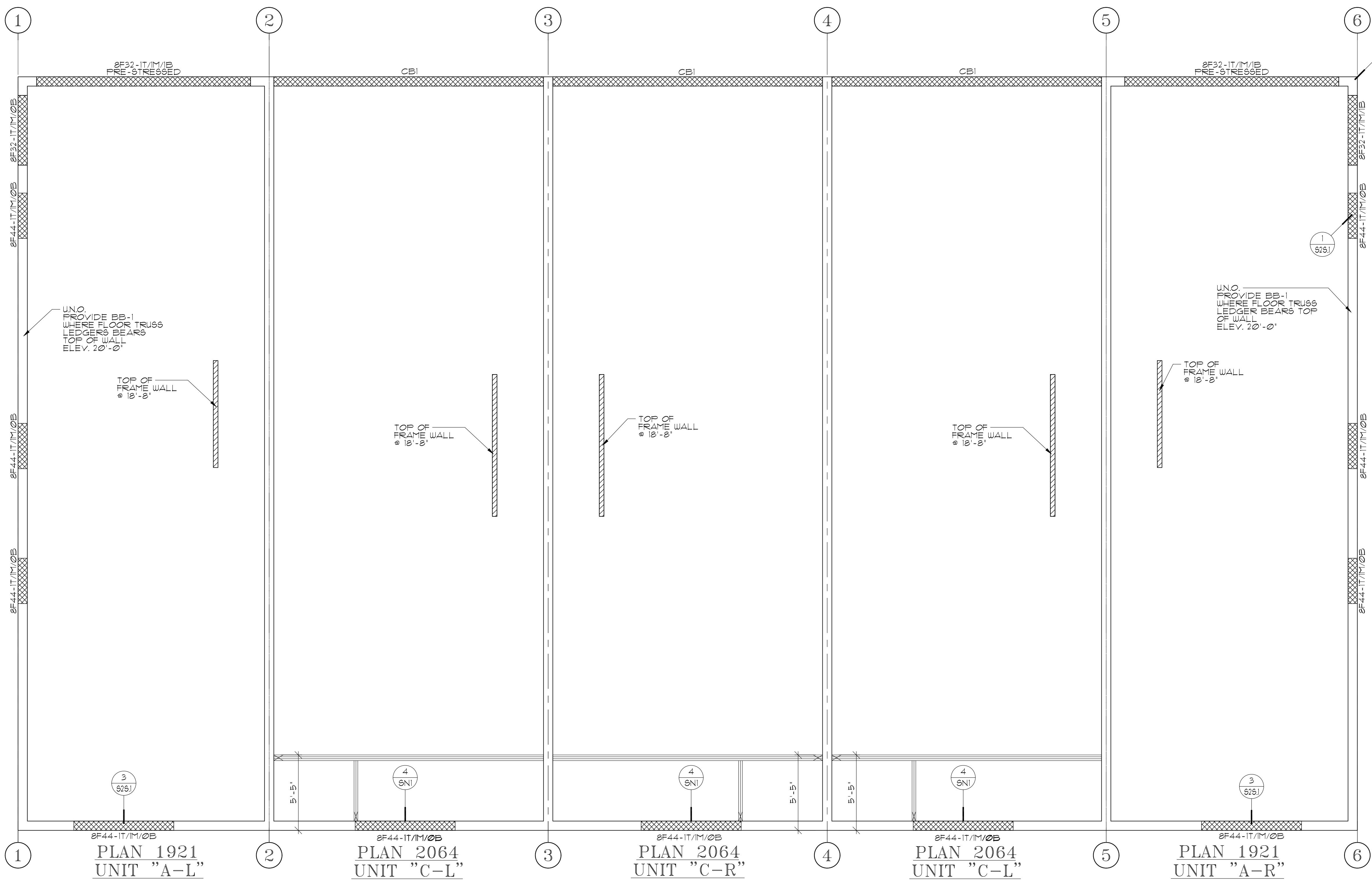
SECOND LIFT
BEAM PLAN

TITLE SHEET

ARCHITECT:
STATE OF FLORIDA
JOSEPH CANTWELL
AR NO 12079
SIGNED AND SEALED
BY THE STATE OF FLORIDA
JAMES CANTWELL
AR NO 12079

DATE: 02/03/22
SCALE: AS NOTED
SHEET NO:

S5S



"CAST-CRETE" SAFE LOAD TABLES																	
SAFE GRAVITY LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS					SAFE LATERAL LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS					SAFE UPLIFT LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS							
LENGTH	TYPE	SAFE LOAD - POUNDS PER LINEAR FOOT	SAFE LOAD - POUNDS PER LINEAR FOOT	SAFE LOAD - POUNDS PER LINEAR FOOT	LENGTH	TYPE	SAFE LOAD - POUNDS PER LINEAR FOOT	SAFE LOAD - POUNDS PER LINEAR FOOT	SAFE LOAD - POUNDS PER LINEAR FOOT	LENGTH	TYPE	SAFE LOAD - POUNDS PER LINEAR FOOT	SAFE LOAD - POUNDS PER LINEAR FOOT	SAFE LOAD - POUNDS PER LINEAR FOOT			
3'-6" (42") PRECAST	8UB	875-09 8712-10 8716-10 8720-10 8724-10 8728-09 8732-09	875-18 8712-10 8716-10 8720-10 8724-10 8728-18 8732-18	875-19 8719 8713 8607 8504 9502 10591	3069 2719 3163 2607 2914 3204 3034	1025 1024 1598	875-21 8712-21 8716-21 8720-21 8724-21 8728-21 8732-21	875-21 8712-21 8716-21 8720-21 8724-21 8728-21 8732-21	875-21 8712-21 8716-21 8720-21 8724-21 8728-21 8732-21	875-21 8712-21 8716-21 8720-21 8724-21 8728-21 8732-21	875-21 8712-21 8716-21 8720-21 8724-21 8728-21 8732-21	875-21 8712-21 8716-21 8720-21 8724-21 8728-21 8732-21	875-21 8712-21 8716-21 8720-21 8724-21 8728-21 8732-21	875-21 8712-21 8716-21 8720-21 8724-21 8728-21 8732-21	875-21 8712-21 8716-21 8720-21 8724-21 8728-21 8732-21	875-21 8712-21 8716-21 8720-21 8724-21 8728-21 8732-21	875-21 8712-21 8716-21 8720-21 8724-21 8728-21 8732-21
4'-0" (48") PRECAST	1966	2561 2751 3820 4890 5961 7034 8107	2683 4605 6113 7547 8974 10394 11809	2683 4605 6113 7547 8974 10394 11809	765 763 1309	592 591 591	592 591 591	592 591 591	592 591 591	592 591 591	592 591 591	592 591 591	592 591 591	592 591 591	592 591 591	592 591 591	
4'-6" (54") PRECAST	1599	2189 4375 6113 7547 8974 10394 11809	2189 4375 6113 7547 8974 10394 11809	2189 4375 6113 7547 8974 10394 11809	1204 1204 1204	1204 1204 1204	1204 1204 1204	1204 1204 1204	1204 1204 1204	1204 1204 1204	1204 1204 1204	1204 1204 1204	1204 1204 1204	1204 1204 1204	1204 1204 1204	1204 1204 1204	
5'-4" (64") PRECAST	1217	1349 1438 1999 2560 3123 3686 4248	1663 3090 5365 7547 8974 10394 11809	1663 3090 5365 7547 8974 10394 11809	411 411 745	411 411 745	411 411 745	411 411 745	411 411 745	411 411 745	411 411 745	411 411 745	411 411 745	411 411 745	411 411 745	411 411 745	
5'-10" (70") PRECAST	1062	1451 2622 4360 7168 10366 17817 3828	1451 2622 4360 7168 10366 17817 3828	1451 2622 4360 7168 10366 17817 3828	340 339 616	340 339 616	340 339 616	340 339 616	340 339 616	340 339 616	340 339 616	340 339 616	340 339 616	340 339 616	340 339 616	340 339 616	
6'-6" (78") PRECAST	995	1338 2177 3480 3031 3707 4383 5081	1338 2177 3480 3031 3707 4383 5081	1338 2177 3480 3031 3707 4383 5081	507 721 490	507 721 490	507 721 490	507 721 490	507 721 490	507 721 490	507 721 490	507 721 490	507 721 490	507 721 490	507 721 490	507 721 490	
7'-6" (90") PRECAST	743	1011 1729 2832 2205 2698 3191 3685	1011 1729 2832 2205 2698 3191 3685	1011 1729 2832 2205 2698 3191 3685	424 534 363	424 534 363	424 534 363	424 534 363	424 534 363	424 534 363	424 534 363	424 534 363	424 534 363	424 534 363	424 534 363	424 534 363	
9'-4" (112") PRECAST	554	752 1245 1943 2564 3486 4705 5360	752 1245 1943 2564 3486 4705 5360	752 1245 1943 2564 3486 4705 5360	324 512 230	324 512 230	324 512 230	324 512 230	324 512 230	324 512 230	324 512 230	324 512 230	324 512 230	324 512 230	324 512 230	324 512 230	
10'-6" (126") PRECAST	475	535 890 1247 2093 2777 2163 2536	535 890 1247 2093 2777 2163 2536	535 890 1247 2093 2777 2163 2536	284 401 180	284 401 180	284 401 180	284 401 180	284 401 180	284 401 180	284 401 180	284 401 180	284 401 180	284 401 180	284 401 180	284 401 180	
11'-4" (136") PRECAST	362	643 1052 1533 2093 2781 3643 4754	643 1052 1533 2093 2781 3643 4754	643 1052 1533 2093 2781 3643 4754	317 406 4008	317 406 4008	317 406 4008	317 406 4008	317 406 4008	317 406 4008	317 406 4008	317 406 4008	317 406 4008	317 406 4008	317 406 4008	317 406 4008	
12'-0" (144") PRECAST	337	540 873 1254 1864 2193 2805 3552	540 873 1254 1864 2193 2805 3552	540 873 1254 1864 2193 2805 3552	244 402 137	244 402 137	244 402 137	244 402 137	244 402 137	244 402 137	244 402 137	244 402 137	244 402 137	244 402 137	244 402 137	244 402 137	
13'-4" (160") PRECAST	296	471 755 1075 1428 1838 2116 2883	471 755 1075 1428 1838 2116 2883	471 755 1075 1428 1838 2116 2883	217 324 110	217 324 110	217 324 110	217 324 110	217 324 110	217 324 110	217 324 110	217 324 110	217 324 110	217 324 110	217 324 110	217 324 110	
14'-0" (168") PRECAST	279	442 706 1002 1328 1697 2127 2635	442 706 1002 1328 1697 2127 2635	442 706 1002 1328 1697 2127 2635	203 293 100	203 293 100	203 293 100	203 293 100	203 293 100	203 293 100	203 293 100	203 293 100	203 293 100	203 293 100	203 293 100	203 293 100	
14'-8" (176") PRECASTED	N.R.	NR NR NR NR NR NR	NR NR NR NR NR NR	NR NR NR NR NR NR	239 334 520	239 334 520	239 334 520	239 334 520	239 334 520	239 334 520	239 334 520	239 334 520	239 334 520	239 334 520	239 334 520	239 334 520	
15"-4" (184") PRECASTED	N.R.	458 783 1210 2248 3170 4546 5714	458 783 1210 2248 3170 4546 5714	458 783 1210 2248 3170 4546 5714	154 259 83	154 259 83	154 259 83	154 259 83	154 259 83	154 259 83	154 259 83	154 259 83	154 259 83	154 259 83	154 259 83	154 259 83	
17"-4" (208") PRECASTED	N.R.	412 710 1250 2173 3230 2513	412 710 1250 2173 3230 2513	412 710 1250 2173 3230 2513	187 308 405 521	187 308 405 521	187 308 405 521	187 308 405 521	187 308 405 521	187 308 405 521	187 308 405 521	187 308 405 521	187 308 405 521	187 308 405 521	187 308 405 521	187 308 405 521	
19"-4" (232") PRECASTED	N.R.</td																



1441 N. RONALD REAGAN BLVD.
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INT. DATE DESCRIPTION (SEE COVER SHEET)

LENNAR

MODEL:
UNITS:
A-C-C-C-A
BUILDING #39
LOTS 01-05
145 MPH EXP. B

TITLE SHEET
"PALM RIVER"
5-UNIT TOWNHOMES
THIRD FLOOR
FRAMING PLAN

AB # 05368.000

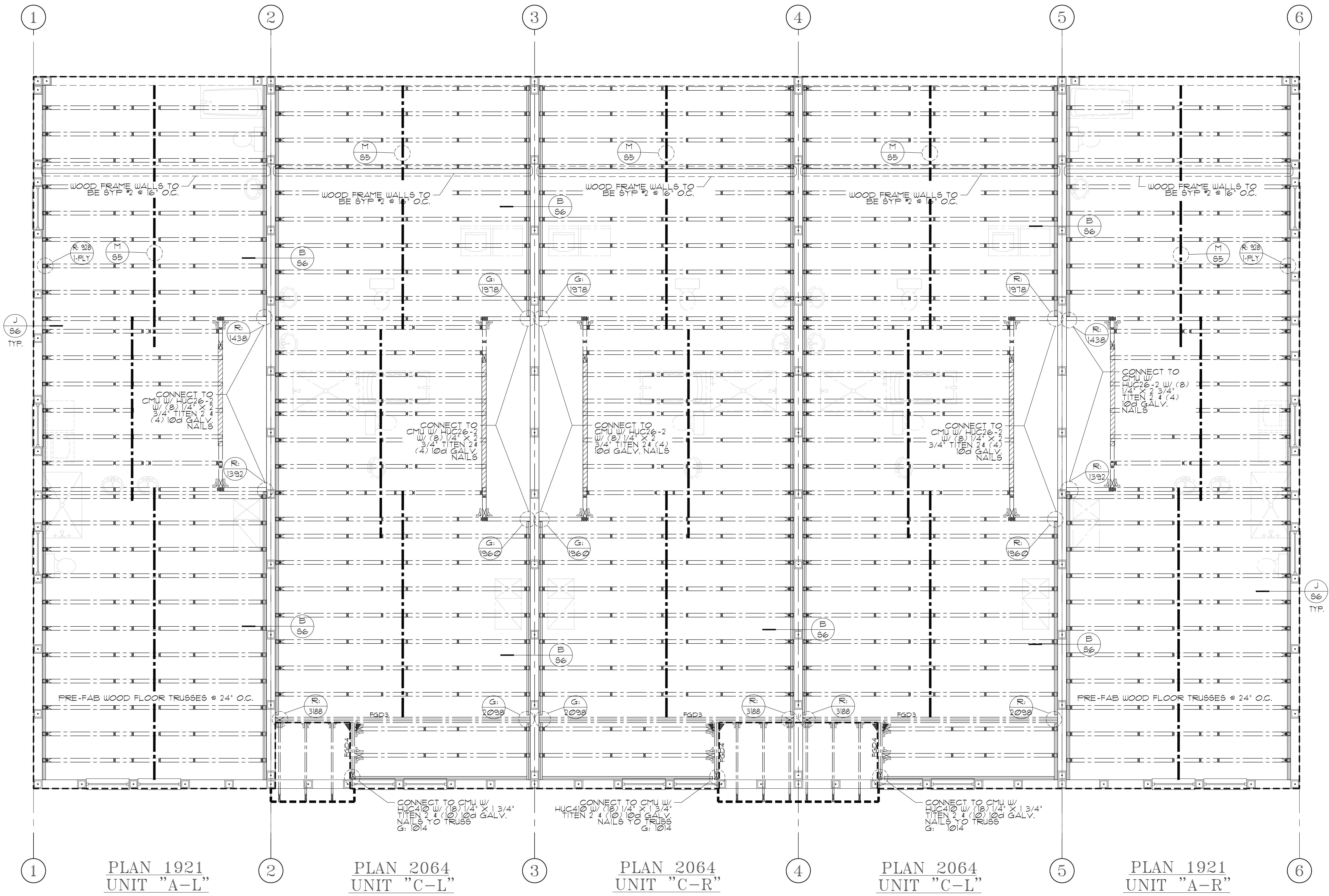
ARCHITECT:
STATE OF FLORIDA
JOSEPH CANTWELL
REGISTERED ARCHITECT
AR0012079

JAMES CANTWELL
AR NO 12079

DATE: 02/03/22
SCALE: AS NOTED

SHEET NO:

S6S



FRAMING NOTES:

1. UNO ALL STRAPS FOR ROOF TRUSSES TO BE CONCRETE TO WOOD ROOF. HETA-20 (8) 10d x 1-1/2" HDG. NAILS.
2. SMALL JACKS, 9" MAY BE NAILED W/ (10) 10d x 1-1/2" HDG NAILS, CONCRETE TO WOOD FLOOR: LTA2 W/ (10) 10d x 1-1/2" HDG NAILS, WOOD TO WOOD: H10d OR LGT2 FILL ALL HOLES.
3. ALL FLYWOOD USED FOR EXTERIOR APPLICATIONS SHALL BE APA RATED STRUCTURAL SHEATHING 15/32" EXP 1 OR 7/16" STRUCTURAL 1, UNO.
4. ALL FLYWOOD FOR FLOOR SHEATHING SHALL BE 3/4" (23/32") APA RATED EXPOSURE 1 CDX GLUED AND NAILED TO TOP OF TRUSS WITH ADHESIVES MEETING THE REQUIREMENTS OF AFG-01 AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
5. ALL NAILS FOR TRUSS TO BEAM AND TRUSS TO TRUSS METAL CONNECTORS ARE TO BE GALVANIZED.
6. LINTELS AND MASONRY BEAMS WERE DESIGNED BASED ON CAST-CRETE.
7. CONNECTORS ARE TO BE GALVANIZED.
8. LINTELS AND MASONRY BEAMS WERE DESIGNED BASED ON CAST-CRETE CONCRETE LINTELS.
9. BOTTOM OF LINTELS ARE TO BE PLACED AT TOP OF WINDOW, DOOR AND CLEAR SPAN OPENINGS.
10. LINTELS SHALL HAVE A NOMINAL BEARING 14".
11. THE FRAMING SHOWN IS SCHEMATIC IN NATURE. HOWEVER THE SUPPORTING STRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL FINAL TRUSS DESIGNERS LAYOUT. SUBMIT FINAL TRUSS DRAWINGS FOR THE ENGINEER'S REVIEW AND APPROVAL.
12. PLACE 2x4 PT TO ALIGN WITH TOP AND BOTTOM CHORDS OF ROOF TRUSSES SECURE 2x MEMBERS TO WALL w/ X-ZI, POWER ACTUATED FASTENER, ZF 12 P8636, 177" x 2 7/8" LONG, WITH WASHER @ 16" O.C.
13. TRUSS REACTIONS AND UPLIFTS SHOWN ARE THE SAME ON EACH END UNLESS OTHERWISE SHOWN DIFFERENT.
14. WOOD BEARING WALLS AND HEADERS HAVE BEEN DESIGNED BASED ON RATIONAL ANALYSIS.
15. ALL ELEVATIONS ARE REFERENCED FROM 0'-0", FINISH FLOOR UNLESS NOTED OTHERWISE.

TRUSS MANUFACTURER / ENGINEER NOTES:
1. ROOF GIRDERS w/ UPLIFT IN EXCESS OF 2,500 LBS SHALL BE FABRICATED w/ A 2x6 BTW CHORD (MIN. 100MM).
2. COULD OCCUR IN ANY TRUSS, DIFFERENT CEILINGS AND ATTIC ACCESS WITH THE ARCHITECTURAL PLANS TRAYS AND COFFERS ARE NOT SHOWN ON THIS PLAN IN ORDER TO AVOID CONFUSION AND MISTAKES.

3. TRUSS COMPANY / ENGINEER IS RESPONSIBLE FOR ALL TRUSS TO TRUSS CONNECTIONS.

4. AVOID PLACING A TRUSS PERPENDICULAR TO A STEEL COLUMN. MAINTAIN AT LEAST 8" FROM THE CENTER OF THE COLUMN.

INSPECTOR / CONTRACTOR NOTE:
THE FBC 2020 HYHZ REQUIRES 2d RING SHANK NAILS FOR THE MAJORITY OF THE ROOF SHEATHING.
ROOF SHEATHING 2d COMMON NAILS MAY NOT BE USED.

Fixture Note:
THIRD FLOOR PLUMBING FIXTURES SHOWN FOR REFERENCE.
VERIFY w/ ARCHITECTURAL PLANS



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LONGWOOD, FL 32750
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LENNAR

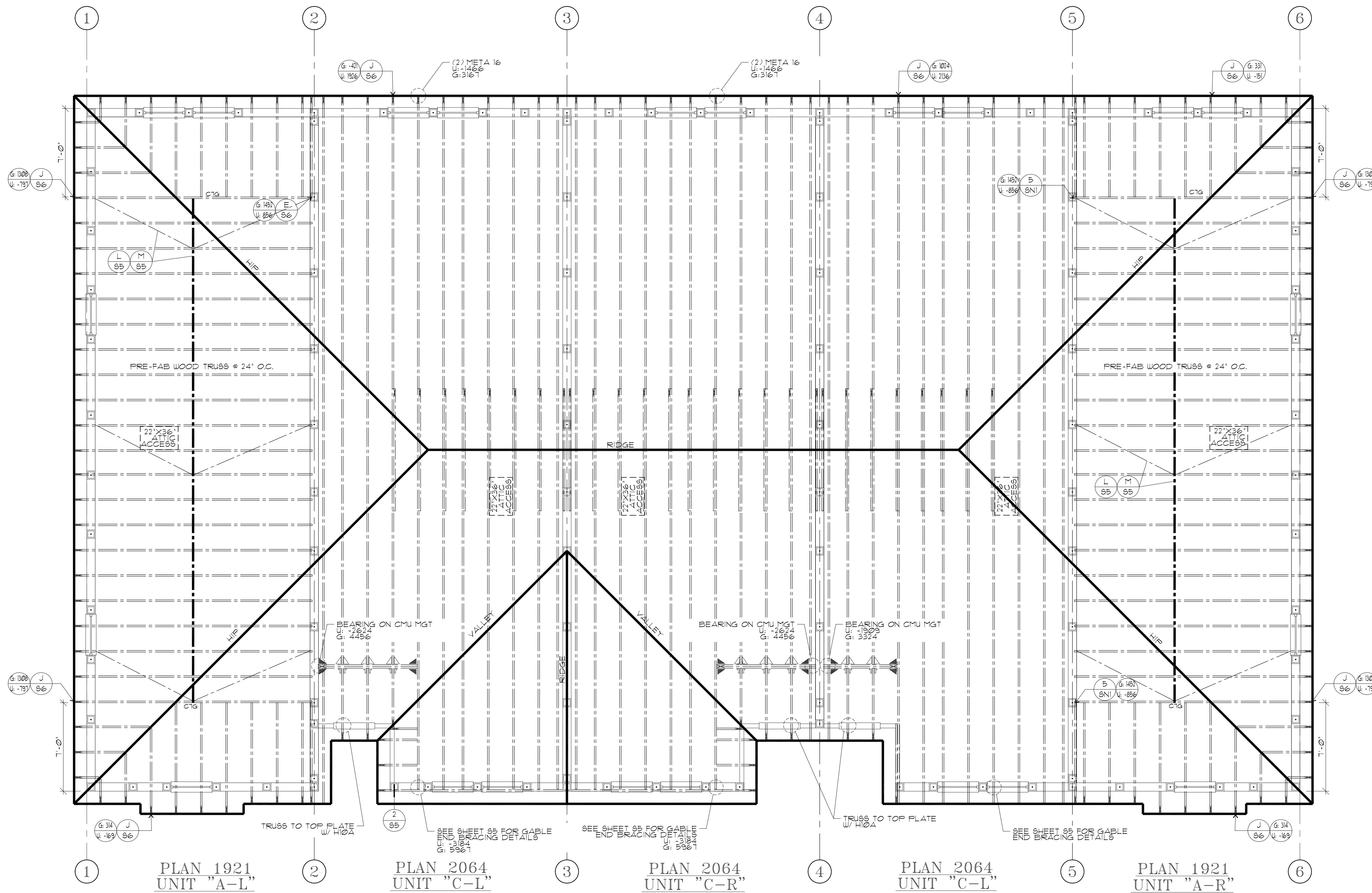
MODEL:
UNITS:
A-C-C-C-A
BUILDING #39
LOTS 01-05
145 MPH EXP. B

TITLE SHEET
"PALM RIVER"
5-UNIT TOWNHOMES
ROOF FRAMING
PLAN

AB # 05368.000

ARCHITECT:
STATE OF FLORIDA
JOSEPH CANTWELL
AR0012079
REGISTERED ARCHITECT
JAMES CANTWELL
AR NO 12079

DATE: 02/03/22
SCALE: AS NOTED
SHEET NO:
S9S



FRAMING NOTES:

1. UNO, ALL STRAPS FOR ROOF TRUSSES TO BE CONCRETE TO WOOD ROOF; HETA-20 (9) 10d X 1-1/2" HDG. NAILS, SMALL JACKS & 9" MAY BE NAILED W/ 10d x 1/2" HDG NAILS, CONCRETE TO WOOD FLOOR; LTAW (10) 10d x 1/2" HDG NAILS, WOOD TO WOOD;
2. ALL PL. WOOD USED FOR EXTERIOR APPLICATIONS SHALL BE APA RATED STRUCTURAL SHEATHING (B/32" OR 7/16" OR 5/8") OR 3/4" (23/32") APA RATED EXPOSURE 1 CDP GLUED AND NAILED TO TOP OF TRUSS WITH ADHESIVES MEETING THE REQUIREMENTS OF AFG-01 AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ALL NAILS FOR TRUSS TO BEAM AND TRUSS TO TRUSS METAL CONNECTORS ARE TO BE GALVANIZED.
4. LINTELS AND MASONRY BEAMS WERE DESIGNED BASED ON CAST-CRETE.
5. CONNECTORS ARE TO BE GALVANIZED.
6. LINTELS AND MASONRY BEAMS WERE DESIGNED BASED ON CAST-CRETE CONCRETE LINTELS.
7. BOTTOM OF LINTELS ARE TO BE PLACED AT TOP OF WINDOW, DOOR AND CLEAR SPAN OPENINGS.
8. LINTELS SHALL HAVE 4" NOMINAL BEARING (4").
9. THE TRUSS FRAMING SHOWN IS SCHEMATIC IN NATURE, HOWEVER THE SUPPORTING STRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL FINAL TRUSS DESIGNERS LAYOUT. SUBMIT FINAL TRUSS DRAWINGS FOR THE ENGINEER'S REVIEW AND APPROVAL.
10. PLACE 2x4 PT TO ALIGN WITH TOP AND BOTTOM CHORDS OF ROOF TRUSSES SECURE 2x MEMBERS TO WALL WITH HILTI X-ZP, POWER ACTUATED FASTENER, ZP 12 P650, 111" x 2 1/8" LONG, WITH WASHER & 1/8" O.C.
11. TRUSS REACTIONS AND UPLIFTS SHOWN ARE THE SAME ON EACH END UNLESS OTHERWISE SHOWN DIFFERENT.
12. WOOD BEARING WALLS AND HEADERS HAVE BEEN DESIGNED BASED ON RATIONAL ANALYSIS.
13. ALL ELEVATIONS ARE REFERENCED FROM 0'-0", FINISH FLOOR, UNLESS NOTED OTHERWISE.

ROOF FRAMING PLAN

SCALE: 1/4 = 1'-0"

TRUSS MANUFACTURER / ENGINEER NOTES:
 1. ROOF GIRDERS W/ UPLIFT IN EXCESS OF 2,500 LBS SHALL BE FABRICATED W/ A 2x6 BTM. CHORD (MIN.)
 2. COORDINATE ANY TRAY/COFFERED CEILINGS, AND ATTIC ACCESS WITH THE ARCHITECTURAL PLANS. TRAYS AND COFFERS ARE NOT SHOWN ON THIS PLAN IN ORDER TO AVOID CONFUSION AND MISLEADS.
 3. THE COMPANY ENGINEER IS RESPONSIBLE FOR ALL TRUSS TO BEAM CONNECTIONS.
 4. AVOID PLACING A TRUSS PERPENDICULAR TO A STEEL COLUMN. MAINTAIN AT LEAST 8' FROM THE CENTER OF THE COLUMN.

INSPECTOR / CONTRACTOR NOTE:
 THE FBC 2020 HY4Z REQUIRES 8d RING SHANK NAILS FOR THE MAJORITY OF THE ROOF SHEATHING.
 ROOF SHEATHING 8d COMMON NAILS MAY NOT BE USED.



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FRAMING NOTES:

1. HURRICANE STRAPS TO BE MANUFACTURED BY "SIMPSON" OR EQUAL, U.N.O.
 2. TYPICAL HURRICANE STRAPS ARE AS FOLLOWS, U.N.O:
 - * TRUSS TO MASONRY/CONCRETE SHALL BE META-16 (INCLUDING FLOOR TRUSSES).
 - * STRUCTURAL RIM BOARD TO MASONRY/CONCRETE SHALL BE HETA-16 AT 32" ON CENTER MAX. STRUCTURAL RIM BOARD W/ PERPENDICULAR I-JOIST STRAP TO MASONRY/CONCRETE SHALL BE HETA-16 AT 24" ON CENTER MAX.
 - * TRUSS TO WOOD FRAMING SHALL BE MTS-12 (INCLUDING FLOOR TRUSSES).
 3. TRUSS TO TRUSS CONNECTIONS AND HANGERS SHALL BE DESIGNED AND SUPPLIED BY TRUSS MFR.
 4. REFER TO TRUSS MANUFACTURER'S SIGNED AND SEALED DRAWINGS FOR LOCATIONS, PROFILE, AND SIZE OF ROOF/FLOOR TRUSSES.
 5. HEADER SPAN CHART & MINIMUM WALL & HEADER STUD REQ. ARE STANDARD U.N.O ON FRAMING PLAN
 6. MIN. 2X4 HIP CUT BLOCKING SECURED W/3-10d GUN NAILS OR 3-12d HAND DRIVES @ EA. END. CUT PITCH & BEVEL TO FIT TIGHT TO TRUSS AS PER APA REQUIREMENTS.
 7. EXTEND AND ATTACH WALL SHEATHING PAST FLOOR TRUSSES TO TOP OF TRUSS BEARING.
 8. PROVIDE DRAFT STOPPING IN FLOOR TRUSSES AS REQUIRED FOR MAX 1000 SF. COMPARTMENT PER FBCR 1TH ED. (2020)-SECTION R302.12.

MODEL:
UNITS:
A-C-C-C-A
BUILDING #39
LOTS 01-05
145 MPH EXP. B

TITLE SHEET

**"PALM RIVER"
5-UNIT TOWNHOMES**

FRAMING NOTES

A circular registration seal for an architect in Florida. The outer ring contains the words "REGISTERED ARCHITECT" at the bottom and "FLORIDA" at the top, separated by a decorative border. The inner circle contains the name "JOSEPH CANTWELL" in the center, flanked by two stars. At the bottom of the inner circle is the identification number "AR0012079".

JAMES CANTWELL	
AR NO 12079	
DATE:	02/03/22
SCALE:	AS NOTED
SHEET NO:	
S10S	

STRUCTURE	DESIGN	DESCRIPTION (SEE COVER SHEET)

LENNAR

MODEL:
UNITS:
A-C-C-C-A
BUILDING #39
LOTS 01-05
145 MPH EXP. B

TITLE SHEET
"PALM RIVER"
5-UNIT TOWNHOMES
STRUCTURAL NOTES

WORST CASE DESIGN PRESSURE TABLE

BUILDING DATA	WIND SPEED (ULTIMATE)	145 MPH
	WIND SPEED (ALLOWABLE)	112 MPH
WIND EXPOSURE -	"C" FBC-R 7TH EDITION (2020) R301.2.1.1	
INTERNAL PRESSURE COEFFICIENT =	+/- 0.18 ENCLOSED BLDG	
BUILDING CATEGORY = II		
DESIGN WIND PRESSURE:		
(COMPONENT AND CLADDING)	WORST CASE (10 SF - END ZONE)	
# END ZONE IS ONLY WITHIN 4'-0"		
OF ALL EXTERIOR BUILDING CORNERS		
CONSTRUCTION TYPE: 5B	WINDOWS AND DOORS	
	145 MPH	+31.8 PSF / -34.5 PSF (INTERIOR) U.N.O. +
		31.8 PSF / -42.6 PSF (END) U.N.O.
	GARAGE DOORS (V = 145 MPH)	
	SINGLE 9x7	+ 27.9 PSF / -32.1 PSF
	DOUBLE 16x7	+ 26.8 PSF / -30.0 PSF

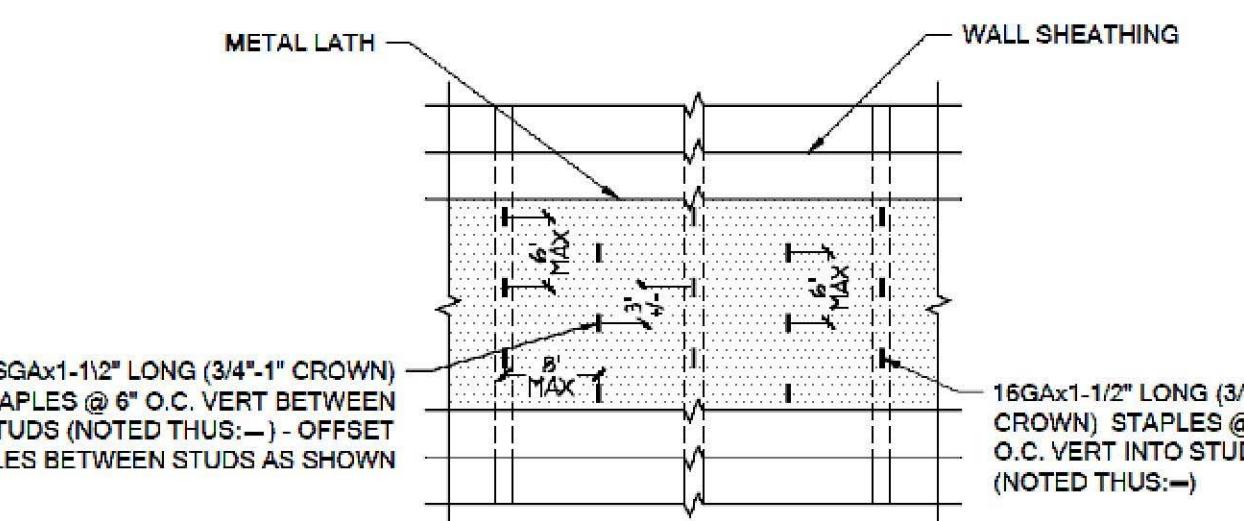
NOTE: THE WIND PRESSURES LISTED ABOVE ARE ALLOWABLE PRESSURES.

NOTE:
IT IS THE CONTRACTORS RESPONSIBILITY TO REVIEW ALL DRAWINGS BEFORE CONSTRUCTION BEGINS. FLORIDA DESIGN SOLUTIONS, INC. IS RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF THIS PROJECT ONLY. ANY DISCREPANCY BETWEEN FIELD CONDITIONS, OTHER DESIGN PROFESSIONALS' SHOP DRAWINGS, CONTRACTORS' BUILDING METHODS, AND THESE SIGNED AND SEALED DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF FLORIDA DESIGN SOLUTIONS, INC. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

NOTE:
GYPSUM BOARD MAY BE INSTALLED USING GBW54 NAILS TO SET IN PLACE. FIELD FASTENING SHOULD BE TYPE "W" 1/4" DRYWALL SCREWS AT 12" O.C. FOR CEILINGS AND 1 1/8" DRYWALL SCREWS AT 12" O.C. FOR WALLS. ALL ENDS AND EDGES OF WALLBOARD SHALL OCCUR OVER AND BE SCREWED TO SUPPORTS. MAXIMUM SCREW SPACING AT ENDS (EDGES IN VERTICAL APPLICATION) SHALL BE 6" O.C. AT EACH SUPPORT. MINIMUM SCREW / NAIL DISTANCE FROM EDGE SHALL BE 3/8". THIS SHALL APPLY TO BOTH CEILING AND WALL INSTALLATION. DRYWALL SHIMS SHALL BE USED ONLY WHERE NECESSARY. OPENINGS CUT FOR OUTLETS, SWITCHES, ETC. SHALL BE OF A TOLERANCE THAT CAN BE COVERED ADEQUATELY WITH NORMAL SWITCH PLATES AND COVERS WITHOUT ADDITIONAL TAPING OR CAULKING. DRYWALL SHALL NOT BE INSTALLED WITHOUT PROPER BACKING.

NOTE:
ALL HEADERS, BEAMS, ETC ARE TO BE SYP #2 OR BETTER AND OR MICROLAM AS INDICATED ON THE DRAWINGS AND CAN NOT BE REVISED.

THIS DETAIL ONLY REFERS TO THE DIAMOND-MESH EXPANDED METAL LATH ATTACHMENT.



METAL LATH ATTACHMENT DETAIL

REV. 09.24.21 SCALE: 3/4" = 1'-0"
DETAIL EXCEEDS THE REQUIREMENTS FOR FBCR 703.7.1 LATH
ONLY APPLIES TO LENNAR TPA/JAX

LATHING ACCESSORIES:

ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS.

WOOD APPLICATION: 16 GA. x 1-1/2" LONG (3/4"-1" CROWN) STAPLES @ 6" O.C. VERTICALLY/HORIZONTALLY INTO FRAMING MEMBERS.

MASONRY APPLICATION: CONCRETE STUB NAIL, 3/8" (10 MM) HEAD DIA. MIN. @ 6" O.C. VERTICALLY/HORIZONTALLY OR COMPATIBLE ADHESIVES, EXTERIOR GUN-GRADE, CONSTRUCTION ADHESIVE WITH 1" DABS @ 6" O.C. OR IN A SEMI-CONTINUOUS BEAD BETWEEN THE SOLID PLASTER BASE AND THE SOLID PORTION OF THE KEY ATTACHMENT FLANGE.

CONTROL JOINTS: INSTALL CONTROL JOINT LATHING ACCESSORIES IN CONFORMANCE WITH C1063. LATH SHALL NOT BE CONTINUOUS THROUGH CONTROL JOINTS, BUT SHALL BE STOPPED AND TIED AT EACH SIDE.

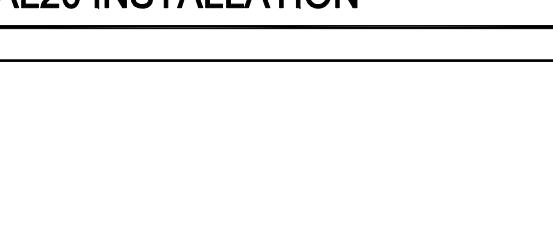
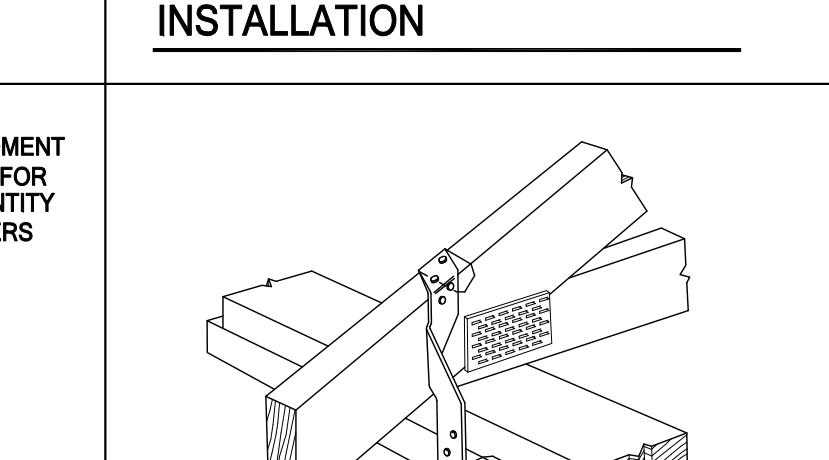
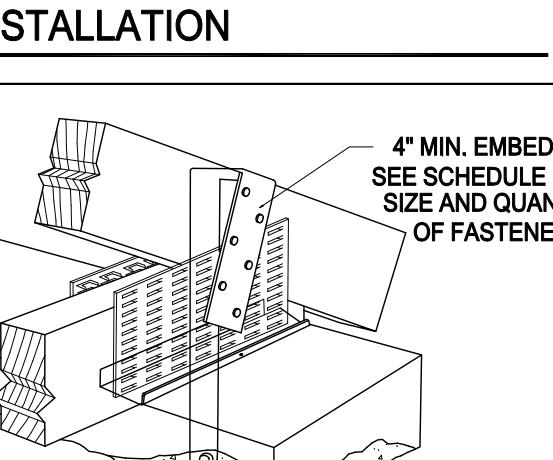
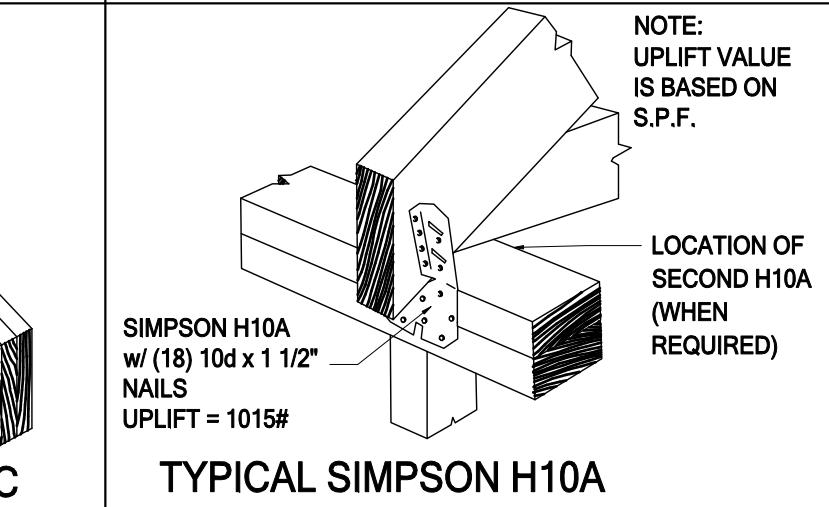
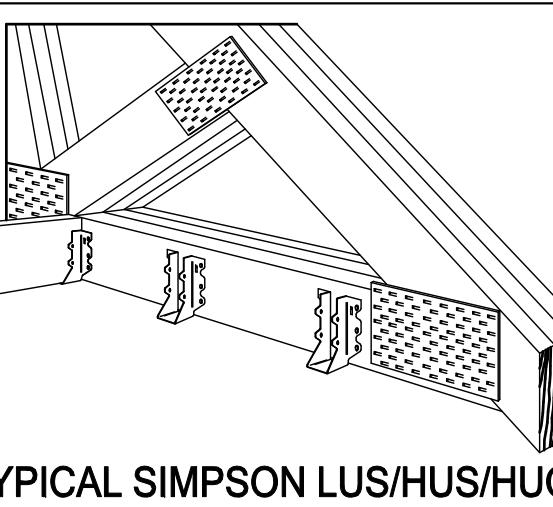
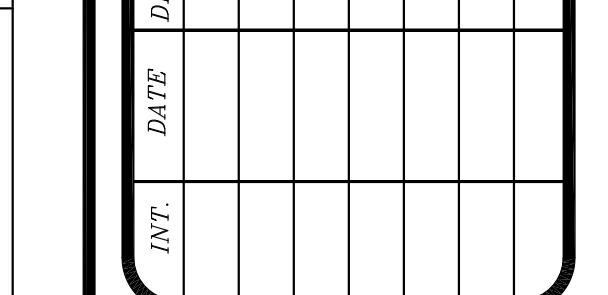
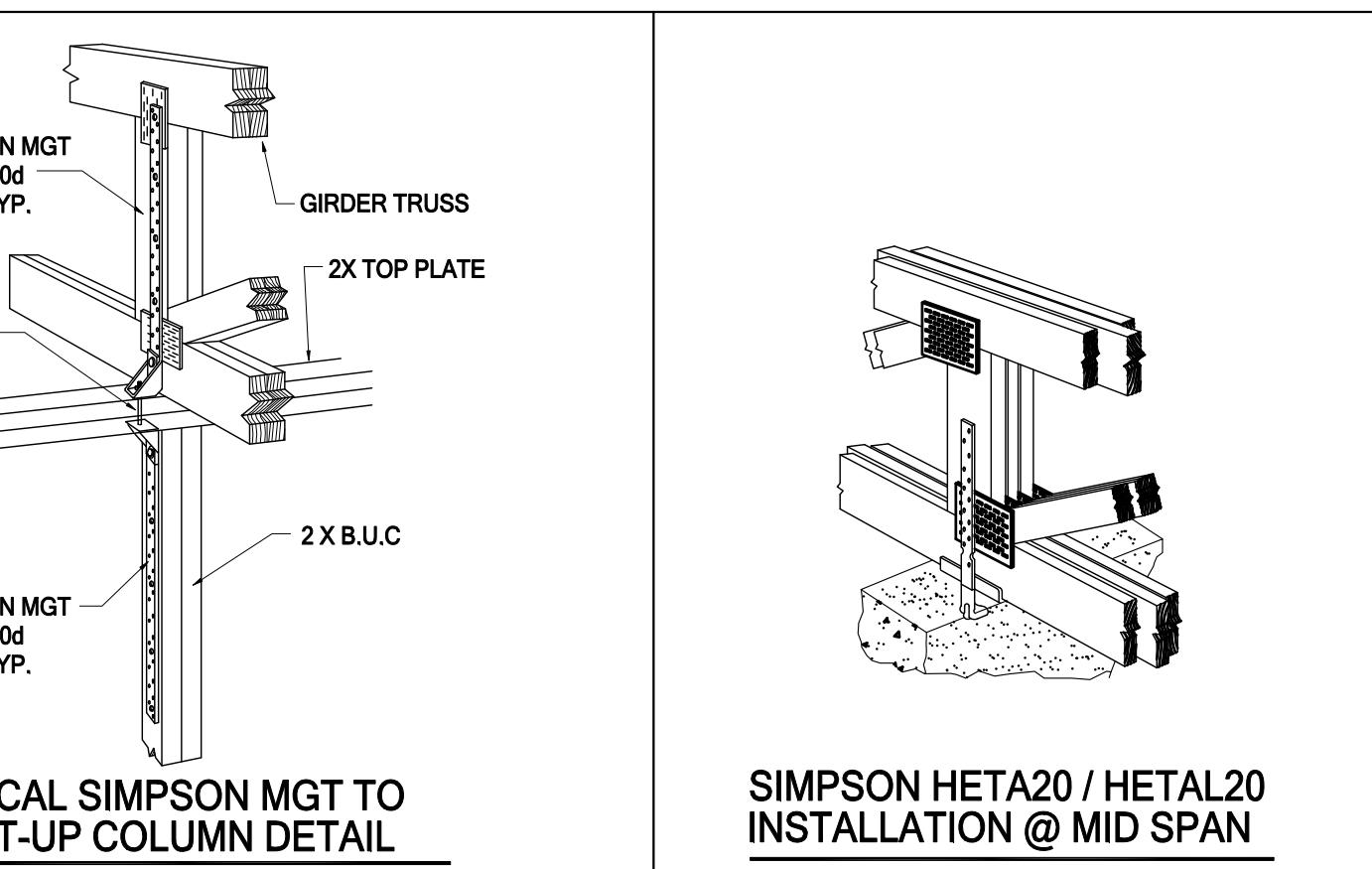
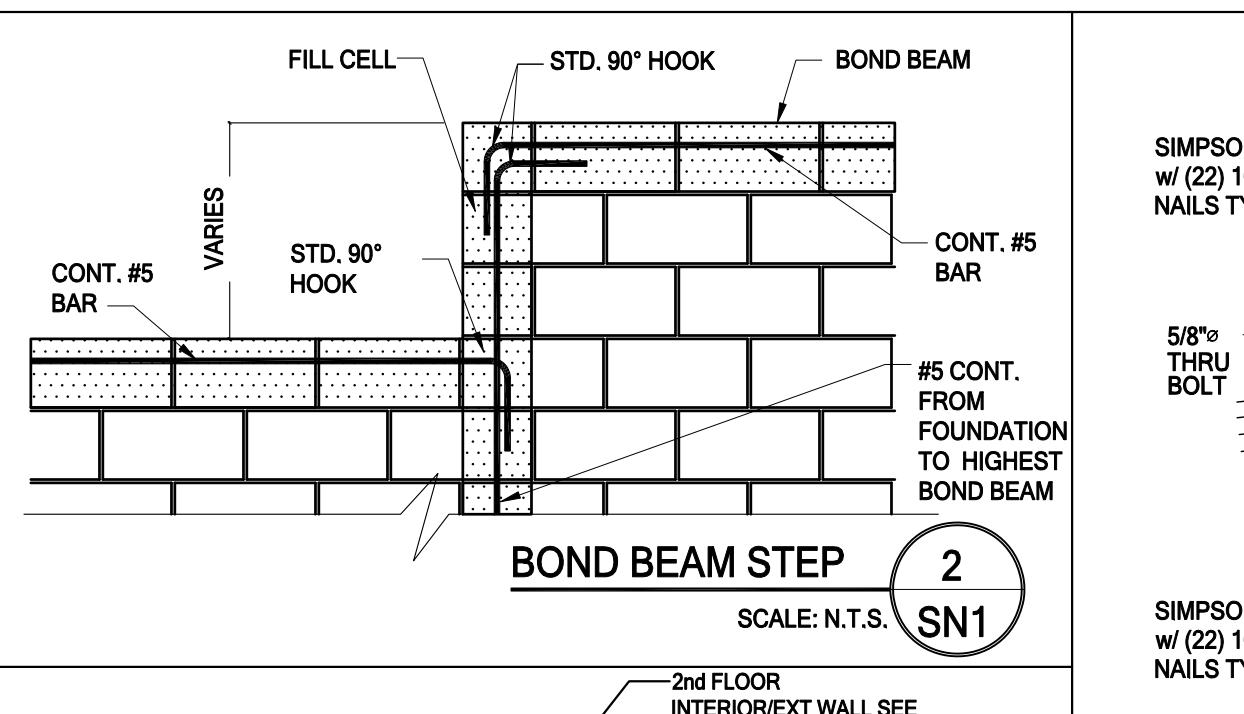
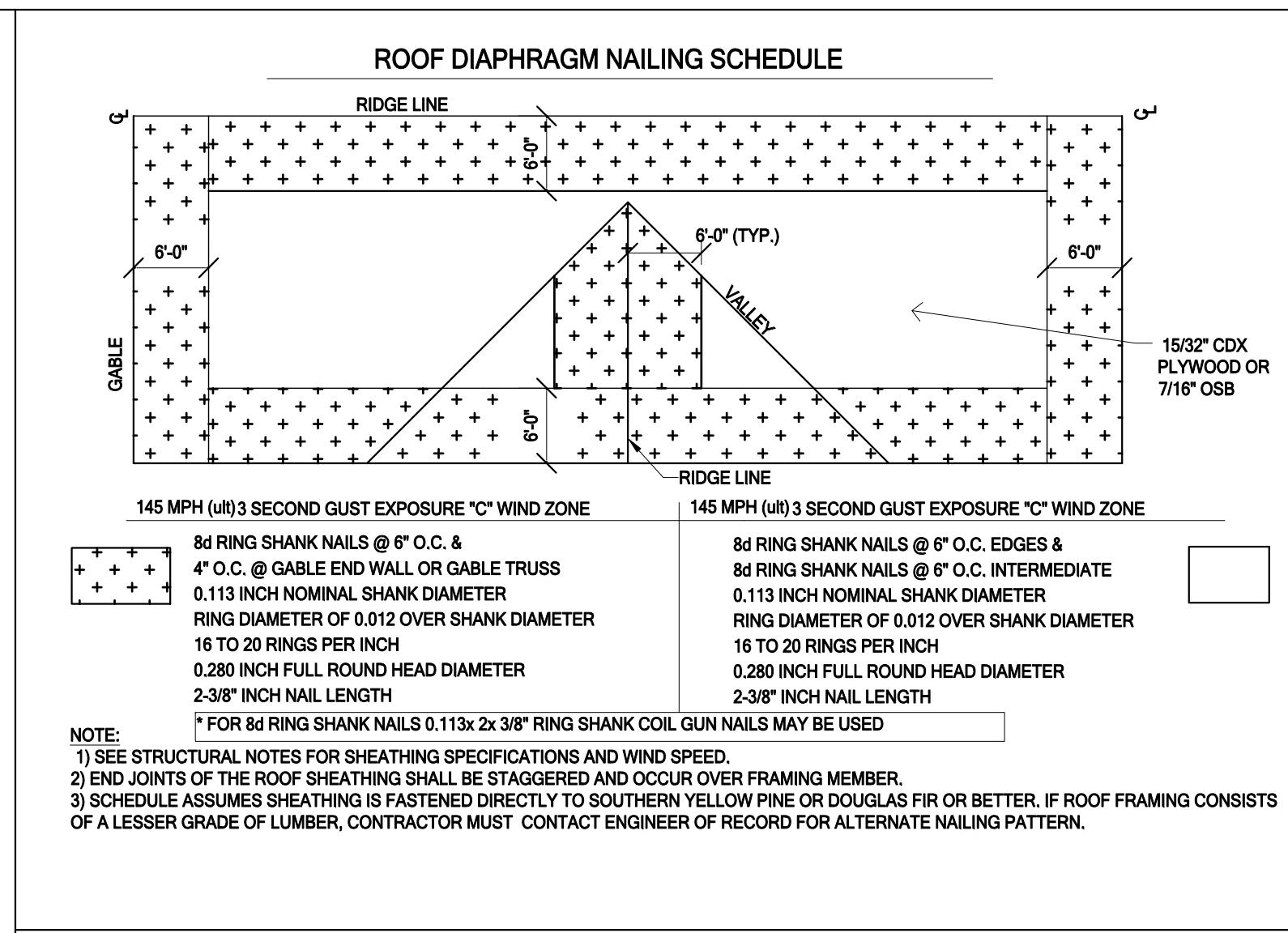
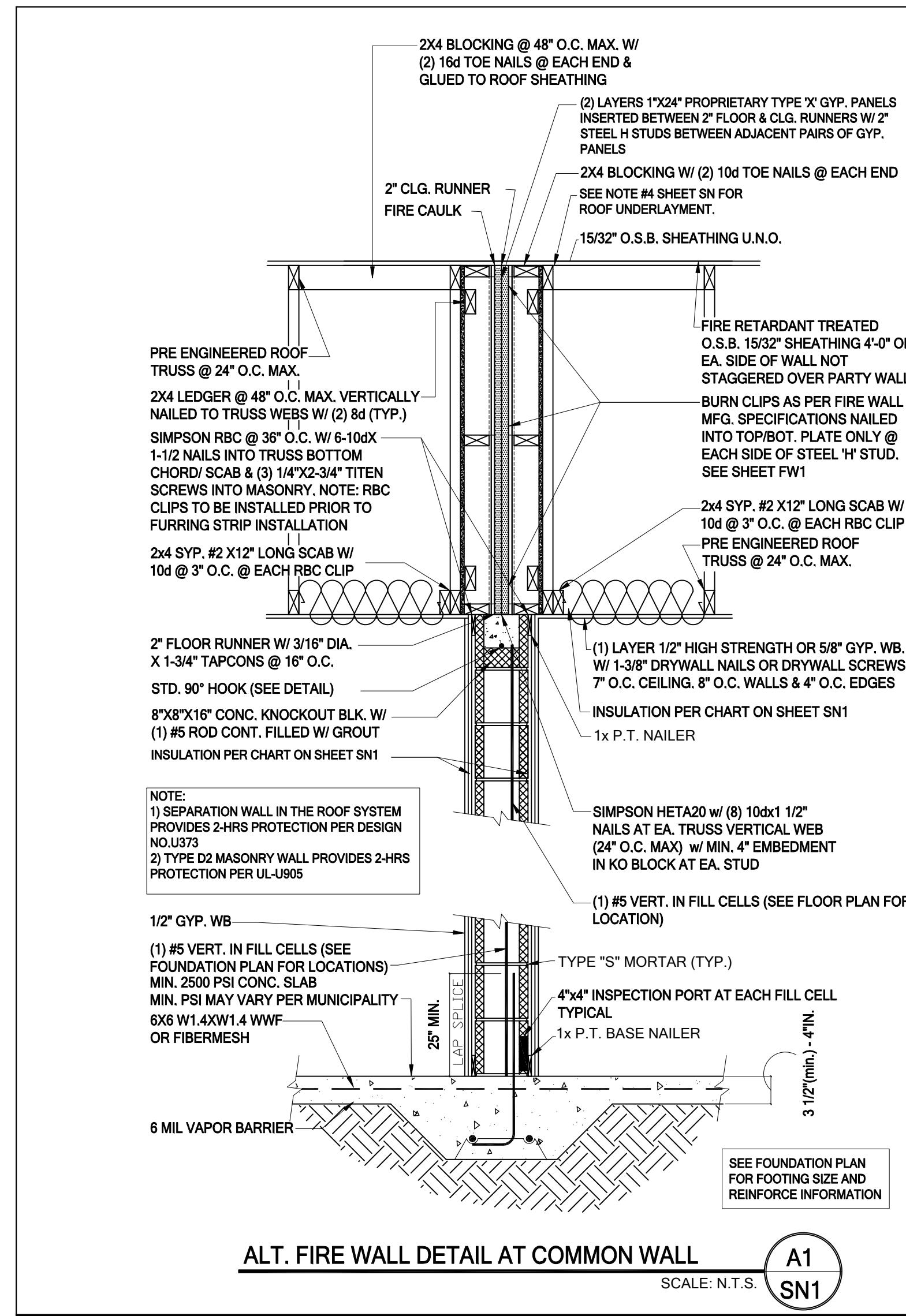
ALL ACCESSORIES SHALL BE IN ACCORDANCE WITH THE LATEST ASTM C1063 & ASTM C1861.



DATE: 02/03/22
SCALE: AS NOTED
SHEET NO: SN

STRUCTURAL NOTES	
1. SPECIFICATIONS	
1.1. CONSTRUCTION :	
1.1.1. ACI 318-14 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE 1.1.2. ACI 572-16 & ACI 530-13, ASCE 6/7MS 602-15 1.1.3. SPECIFICATIONS FOR MASONRY STRUCTURES 1.1.4. NATIONAL DESIGN SPECIFICATIONS (NDS) FOR WOOD CONSTRUCTION, 2018 EDITION, AND ALL ACCOMPANYING SUPPLEMENTS. 1.1.5. FLORIDA RESIDENTIAL CODE (FRC), FLORIDA BUILDING CODE (FBC) 7TH EDITION (2020) 1.1.6. "MANUAL OF STEEL CONSTRUCTION, ALLOWABLE STRESS DESIGN", BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, (AISC) 15TH EDITION. 1.1.7. "DESIGN SPECIFICATION FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES" BY THE TRUSS PLATE INSTITUTE (TRI)-14.	
1.2. DESIGN :	
1.2.1. ACI 301-16 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE 1.2.2. ACI 530-16 & ACI 530-16, ASCE 6/7MS 602-15 SPECIFICATIONS FOR MASONRY STRUCTURES. 1.2.3. ASTM C2070-14, C90-14 & C91-05 SPECIFICATIONS FOR MASONRY STRUCTURES 1.2.4. ACI 500-18, SUPPLEMENTAL SPECIFICATIONS FOR MASONRY STRUCTURES 1.2.5. PLYWOOD DESIGN SPECIFICATIONS (APA) 1.2.6. FLORIDA BUILDING CODE (FBC) 7TH EDITION (2020) AND FLORIDA BUILDING CODE 7TH EDITION RESIDENTIAL (FBCR)	
1.3. SHOP DRAWINGS :	
1.3.1. THERE SHALL NOT BE ANY DEVIATIONS FROM THESE DESIGN PLANS BY OTHERS DURING THE PREPARATION OF SHOP DRAWINGS WITHOUT WRITTEN APPROVAL FROM THE ENGINEER OF RECORD. 1.3.2. ALL SHOP DRAWINGS ARE TO BE SUBMITTED TO THE ENGINEER OF RECORD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. 1.3.3. ALL SHOP DRAWINGS FOR EXTERIOR APPLICATIONS ARE TO BE SIGNED AND SEALED BY A FLA. REG. PE, AND SHALL INCLUDE DRAWINGS AND CALCULATIONS, REACTIONS AND BEARING POINTS, BRACING REQUIREMENTS, AND CONNECTIONS TO SUPPORTING TRUSS MEMBERS.	
2. DESIGN LOADS	
2.1. DEAD LOADS :	
2.1.1. UNIT WEIGHT OF SOIL, COMPAKTED : 120 PSF 2.1.2. UNIT WEIGHT OF REINFORCED CONCRETE : 150 PSF 2.1.3. UNIT WEIGHT OF WATER : 55 PSF 2.1.4. 1ST FLOOR SUPERIMPOSED LOAD : 20 PSF 2.1.5. UNIT WEIGHT OF 2x6 PARTITION WALLS : 11 PSF 2.1.6. UNIT WEIGHT OF 2x8 BEARING WALLS : 12 PSF 2.1.7. BALCONY DECKS : 15 PSF 2.1.8. TILE FLOOR : 15 PSF 2.1.9. TOP CHORD : 10 PSF 2.1.10. SHINGLE ROOF : 10 PSF 2.1.10. FLOOR TRUSSES : 15 PSF	
2.2. LIVE LOADS :	
2.2.1. SIDEWALK AND DRIVEWAY LOAD : 250 PSF 2.2.2. GARAGE LOADS : 40 PSF 2.2.3. PARTITION ROOMS : 40 PSF 2.2.4. BATHROOM LOADS : 60 PSF / UNDER 100 sq. ft. 2.2.5. STAIRWAYS AND LANDINGS : 30 PSF 2.2.6. SLEEPING ROOMS : 30 PSF 2.2.7. FLOOR TRUSS : 40 PSF 2.2.8. ROOF TRUSS : 40 PSF 2.2.9. TOP CHORD MINIMUM : 10 PSF 2.2.10. BOTTOM CHORD (ATTIC W/O LIMITED STORAGE) : 10 PSF (NON-CURRENT) 2.2.11. BOTTOM CHORD (ATTIC W/LIMITED STORAGE) : 10 PSF	
2.3. RAILING LOADS :	
2.3.1. ALL RAILING AND GUARD RAIL SYSTEMS ARE TO BE DESIGNED TO WITHSTAND A CONCENTRATED LOAD OF 200 POUNDS APPLIED AT ANY POINT AND IN ANY DIRECTION. 2.3.2. ALL RAILING AND GUARD RAIL SYSTEMS ARE TO BE DESIGNED TO WITHSTAND A HORIZONTAL LOAD OF 50 LBS ON THE GUARDRAIL AND A SIMULTANEOUS LOAD OF 100 LBS APPLIED VERTICALLY DOWNWARD AT THE TOP OF THE GUARDRAIL. 2.3.3. GUARDRAIL SYSTEM SHALL BE DESIGNED TO WITHSTAND 2006 CONCENTRATED HORIZONTAL LOAD APPLIED IN 1 SQ. FT. AT ANY POINT IN THE SYSTEM. 2.3.4. 2.3.1, 2.3.2 & 2.3.3 ARE NOT REQUIRED TO BE APPLIED SIMULTANEOUSLY, BUT EACH SHALL BE APPLIED TO PRODUCE THE MAXIMUM STRESSES IN THE MEMBER COMPONENTS.	
2.4. WIND LOADS :	
2.4.1. WIND DESIGN TO BE CONDUCTED IN ACCORDANCE WITH SECT. R301.2 OF THE FBC 7TH EDITION (2020), AND CONDUCTED BASED ON A 145 MPH 3 SECOND GUST, EXPOSURE "C", IMPORTANCE FACTOR "I" = 1.0, EXCLUDED BUILDING 2.4.2. NET DEAD LOADS - 10 PSF SHINGLE, 15 PSF TILE 2.4.3. WIND LOAD DETERMINATION BASED ON ASCE 7-16	
2.5. DEFLECTIONS :	
2.5.1. FLOOR TRUSSES SHALL LIMIT DEFLECTION TO 1/480TIMES THE SPAN FOR LIVE LOADS AND 1/240 TIMES THE SPAN FOR TOTAL LOAD.	
3. DESIGN METHOD	
3.1. LOAD FACTOR DESIGN :	
3.1.1. THE LOAD FACTOR DESIGN METHOD WAS USED TO DESIGN : CAST-IN-PLACE CONCRETE SLABS AND FOOTINGS	
3.2. SERVICE LOAD DESIGN :	
3.2.1. THE SERVICE LOAD DESIGN METHOD WAS USED TO DESIGN : MAXIMUM SERVICE LOADS, INTERIOR AND EXTERIOR WOOD FRAMING AND SHEATHING, STAIRS AND FLOOR FRAMING, ROOF FRAMING, SHEATHING AND UPLIFT	
3.3. LOAD COMBINATIONS FOR LRFD DESIGNS :	
3.3.1. THE FOLLOWING LOAD COMBINATIONS WERE DESIGNED FOR : TOTAL DL + FLOOR LL + ROOF LL TOTAL DL + FLOOR LL + W TOTAL DL + WL	
3.3.2. ALL FLOOR AND FLOOR TRUSSES SHALL BE DESIGNED TO RESIST THE WORST LOAD COMBINATION RESULTING IN THE MAXIMUM STRESSES PLACED ON THAT COMPONENT. BOTH PARTS OF THE ALTERNATING SPAN LOADING ARE TO BE CONSIDERED.	
3.4. DESIGN ASSUMPTIONS :	
3.4.1. ALL FOUNDATIONS ARE CENTERED UNDER SUPPORTED COLUMNS AND WALLS UNLESS SHOWN OTHERWISE IN THE DESIGN PLANS.	
4. MATERIALS	
4.1. REINFORCING STEEL :	
4.1.1. REINFORCING STEEL SHALL BE ASTM A615 / A615M-12 MIN. GRADE 60, fy = 60 ksi 4.1.2. UPL SPICE SHALL BE AS FOLLOWS: #5 1/2" x 1/2" x 1/2" #5 1/2" x 1/2" x 1/2" 4.1.3. ALL DIMENSIONS REFERRING TO THE LOCATION OF REINFORCING ARE TO THE CENTERLINE OF EACH BAR EXCEPT WHERE THE COVER DIMENSION IS SHOWN TO THE FACE OF THE CONCRETE. 4.1.4. REINFORCING DETAIL DIMENSIONS ARE OUT TO OUT OF BARS. 4.1.5. REINFORCING MECHANICAL COUPLERS ARE TO DEVELOP 125 % OF THE REQUIRED YIELD STRENGTH OF THE BAR AND ARE TO BE APPROVED BY THE ENGINEER OF RECORD. 4.1.6. DESIGN COVER REQUIREMENTS : C-I-P CONCRETE FORMED AGAINST EARTH : 3" C-I-P CONCRETE EXPOSED TO EXTERIOR : 1 1/2" C-I-P CONCRETE EXPOSED TO INTERIOR : 1 1/2" GROUT FILLED MASONRY : 3/4" WELDED WIRE FABRIC (WWF) : ASTM A-185 / A 185M-14 DETAIL REINFORCEMENT IN ACCORDANCE WITH ACI 318-14 (STRUCTURAL CONCRETE) ACI 530-16 (MASONRY STRUCTURES)	
4.2. CONCRETE :	
4.2.1. CONCRETE TYPE MIN. 28 DAY DESIGN (f _c) MODULES OF ELASTICITY DESIGN (E)	
C-I-P CONCRETE (NORMAL WEIGHT) 2,500 Psi 2,850 Psi	
C-I-P CONCRETE (NORMAL WEIGHT) HERNANDO CO. ONLY 3,000 Psi 3,122 Psi	
C-I-P GROUT 3,000 Psi 3,122 Psi	

STRUCTURAL NOTES	
4.2.2. CONCRETE SHALL CONSIST OF 1" MAXIMUM AGGREGATE CONCRETE MIX WITH SLUMP BETWEEN 9" AND 7" AT TIME OF PLACEMENT. SEE SPECIFICATIONS FOR ADDITIONAL CRITERIA. 4.2.3. GROUT SHALL CONSIST OF PE ROCK (30% MAXIMUM AGGREGATE) CONCRETE MIX WITH SLUMP BETWEEN 6" AND 10" AT TIME OF PLACEMENT. SEE SPECIFICATIONS FOR ADDITIONAL CRITERIA. 4.2.4. CONCRETE JOINTS WILL BE PERMITTED. 4.2.5. METHOD OF CONCRETE FORMING, PLACEMENT AND CURING SHALL BE CONDUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AS STATED. 4.2.6. EARTH SUPPORTED SLABS (EXCLUDING EXTERIOR WALKWAYS & DRIVEWAYS): 3 1/2 MIN. THICKNESS W/ MIN. REINFORCEMENT OF 6.0 x 6.0 14 x 1.4 WWF @ MID-DEPTH OF SLAB. FIBER MESH PER DESIGN MIX MAY BE USED (L.L. WWF @ CONTRACTORS DISCRETION).	
4.3. CONCRETE MASONRY :	
4.3.1. FILLED CELLS W/ (1) #5 BAR SHALL BE LOCATED PER PLAN. 4.3.2. LOAD BEARING CONCRETE MASONRY BLOCK SHALL BE ASTM C90-14, TYPE II NON-SOFTENING CONTROLLED. 4.3.3. ALL CAVES & CAVITIES BELOW GRADE WILL BE FILLED W/ CONCRETE IN ALL STEM WALLS. 4.3.4. THE AGGREGATE STRENGTH OF THE BLOCK AND MORTAR SHALL BE f'm = 2,000 PSI MINIMUM. 4.3.5. METHOD OF CONCRETE MASONRY PLACEMENT AND CONSTRUCTION SHALL BE CONDUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AS STATED. 4.3.6. MORTAR SHALL BE ASTM C70 TYPE "S" FOR ALL MASONRY CONSTRUCTION.	
4.4. STRUCTURAL LUMBER :	
4.4.1. INTERIOR LOAD BEARING WALLS SPF #2 ALL EXTERIOR FRAMING SPF #2 4.4.1.2. ALL FRAME WALLS TO BE CONSTRUCTED USING SPF #2, STUD QUALITY OR BETTER 4.4.1.3. ALL HEADER, BEAMS, COLUMNS ETC. TO BE SYP #2 OR BETTER 4.4.1.4. ALL PLYWOOD USED FOR EXTERIOR APPLICATIONS SHALL BE APA RATED STRUCTURAL SHEATHING 15/32 EXP 1/4" X 7/16" STRUCTURAL 1, U.O. 4.4.1.5. ALL PLYWOOD USED FOR INTERIOR APPLICATIONS SHALL BE SUBSTITUTED FOR SUBFLOORING AND SHEET WALLS. SHALL BE A PAVER RATED SHEATHING EXP 1/4" X 7/16" U.O. 4.4.1.6. IF OSB BOARD IS TO BE USED IN PLACE OF PLYWOOD IT IS TO HAVE SIMILAR OR GREATER SECTION PROPERTIES. 4.4.1.7. ONLY STRUCTURAL LUMBER TO BE USED FOR AN EXTERIOR APPLICATION, WOOD IN CONTACT WITH SOIL OR RECLINED TO RECEIVE A STANDARD GRADE PRESSURE TREATING. 4.4.1.8. WHEN PRE-ENGINEERED TRUSSES ARE CALLED FOR ON THE PLANS THE MANUFACTURER IS TO SUBMIT SHOP DRAWINGS TO THE ENGINEER OF RECORD, DESIGN, FABRICATE AND ERECT WOOD TRUSSES IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS FOR THE DESIGN, FABRICATION, AND ERECTION OF WOOD TRUSSES. 4.4.1.9. TOP CHORD : DO NOT USE 4.4.1.10. SHINGLE ROOF : 4.4.1.11. TOP CHORD : 4.4.1.12. FLOOR TRUSSES : 4.4.1.13. FASTENERS AND TIE DOWNS :	
4.5. FASTENERS AND TIE DOWNS :	
4.5.1. FASTENERS AND TIE DOWNS WILL CONSIST OF BUT ARE NOT LIMITED TO: 4.5.2. PARTITION CHAINNOL : ASTM A320M-10 D1 P1 = 56 Ksi ROUND METAL PIPE : ASTM A325, GRADE B Fy = 36 Ksi SQUARE METAL TUBING : ASTM A500, GRADE B Fy = 48Ksi HIGH STRENGTH BOLTS : ASTM A325 MACHINE SCREW : ASTM A307 4.5.3. SHEET METAL ACCESSORIES SHALL CONFORM TO: f'm = 33kN/Width G90 GALVANIZED COATING IN ACCORDANCE WITH ASTM A525-87. 4.5.4. NAILS SHALL CONSIST OF: COMMON WIRE NAILS WITH MINIMUM DIAMETER AS FOLLOWS: 8d = 0.131", 10d = 0.148", 12d = 0.148", 16d = 0.162" 4.5.5. ALL PARTITION TIE DOWNS EMBEDDED IN CONCRETE OR USED IN AN EXTERIOR APPLICATION TO RECEIVE AN ANTI-CORROSION COATING BY MANUFACTURER PRIOR TO INSTALLATION. 4.5.6. ALL FASTENERS AND TIE DOWNS ARE TO PROVIDE THE UPLIFT CAPACITY CALLED FOR IN THE PLANS. 4.5.7. ALL FASTENERS AND TIE DOWNS, BEAM HANGERS, JOIST HANGERS, AND FLOOR TRUSS STRAPPING ARE TO BE INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. 4.5.8. CONCRETE EMBEDDED J BOLTS USED FOR UPLIFT ARE TO BE SET PRIOR TO INSTALLATION OF THE PLANS. U.N.O., ALTERNATIVE TO J BOLTS ARE NOTED ON PLANS. CONCRETE EMBEDDED TIE DOWNS USED FOR TRUSS AND WALL UPLIFT ARE TO BE PLACED AROUND EMBEDDED REINFORCING PRIOR TO OR WHILE PLACING GROUT.	
4.6. MICRO-LAM LUMBER:	
4.6.1. MICRO-LAM STRESS GRADES SHALL PROVIDE THE FOLLOWING MINIMUM PROPERTIES: E = 2,000,000 PSI Fb = 2,950 PSI R = 1,800 PSI F = 500 (90° PERPENDICULAR) Fc = 2,700 (PARALLEL) Fr = 285 PSI	
4.7. STEEL:	
4.7.1. INSTALLATION OF ALL STEEL TO BE PERFORMED BY AN EXPERIENCED, QUALIFIED STEEL ERECTOR. 4.7.2. FABRICATE AND ERECT ALL STRUCTURAL STEEL IN ACCORDANCE WITH A.I.S.C. SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR INDOOR USE. 4.7.3. STRUCTURAL STEEL : ASTM A36/FRW 05. 4.7.4. STEEL TUBING : ASTM A500, GRADE B. 4.7.5. WELDED CONNECTIONS : E70XX ELECTRODES, MINIMUM SIZE FILLET WELDS 3/16", AWS CERTIFIED WELDERS. CERTIFICATION PAPERS TO BE SUBMITTED UPON REQUEST. 4.7.6. WHERE STEEL BEAMS ARE CONTINUOUS OVER COLUMNS, PROVIDE WEB STIFFENER PLATES TO ENSURE THAT THE COLUMN IS STIFFENED AT	



INSULATION REQ.

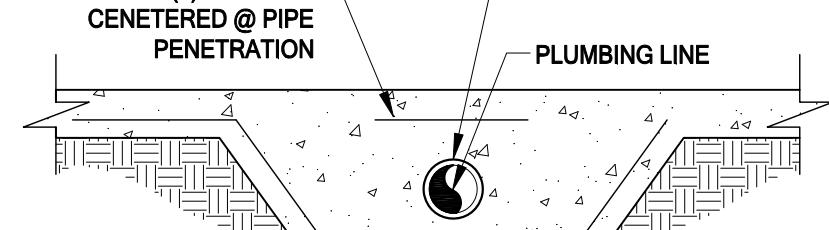
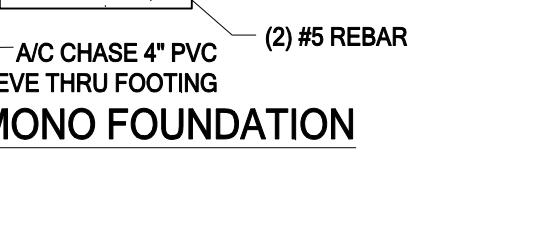
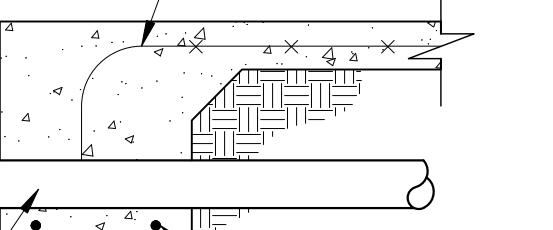
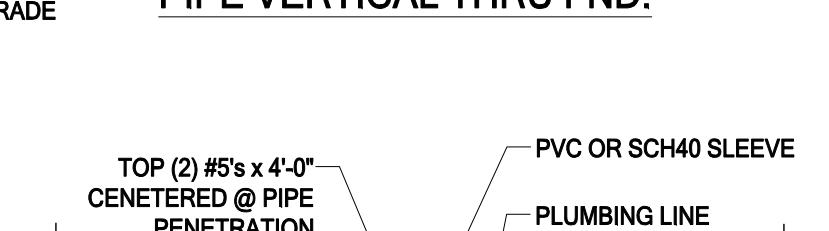
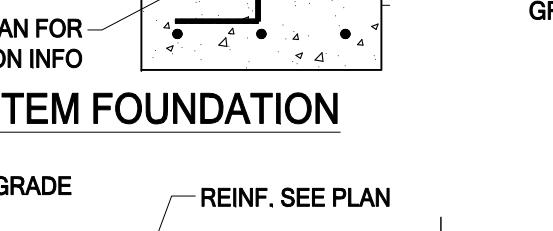
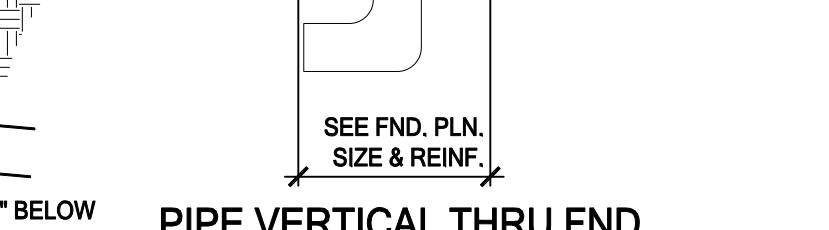
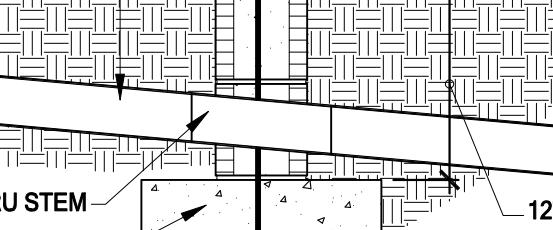
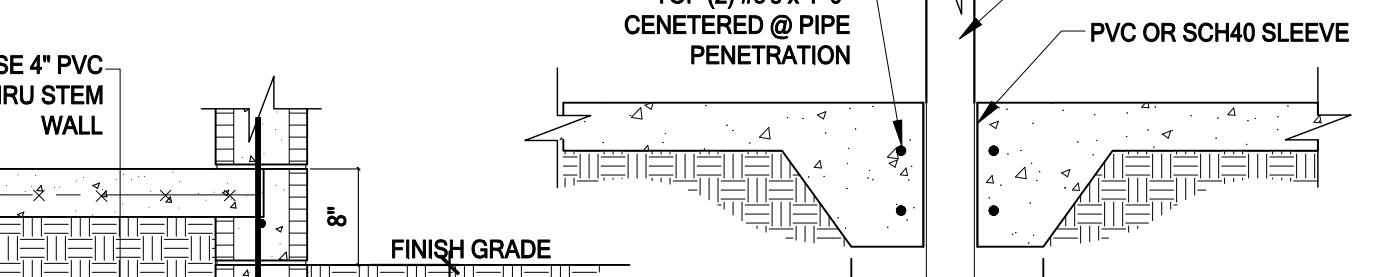
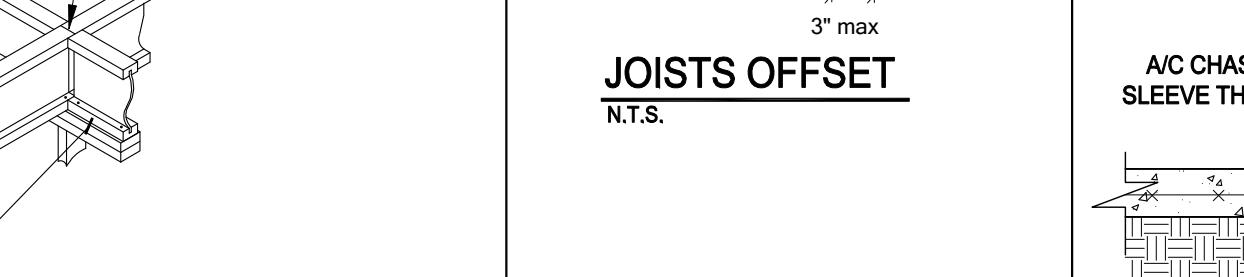
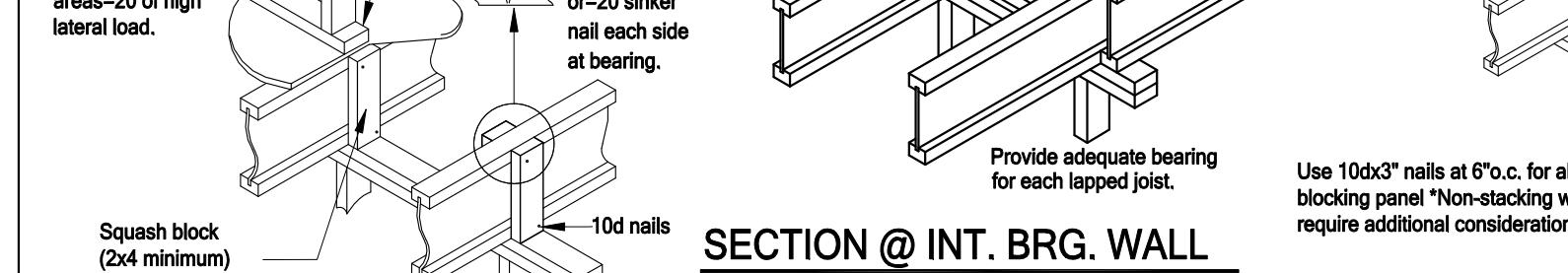
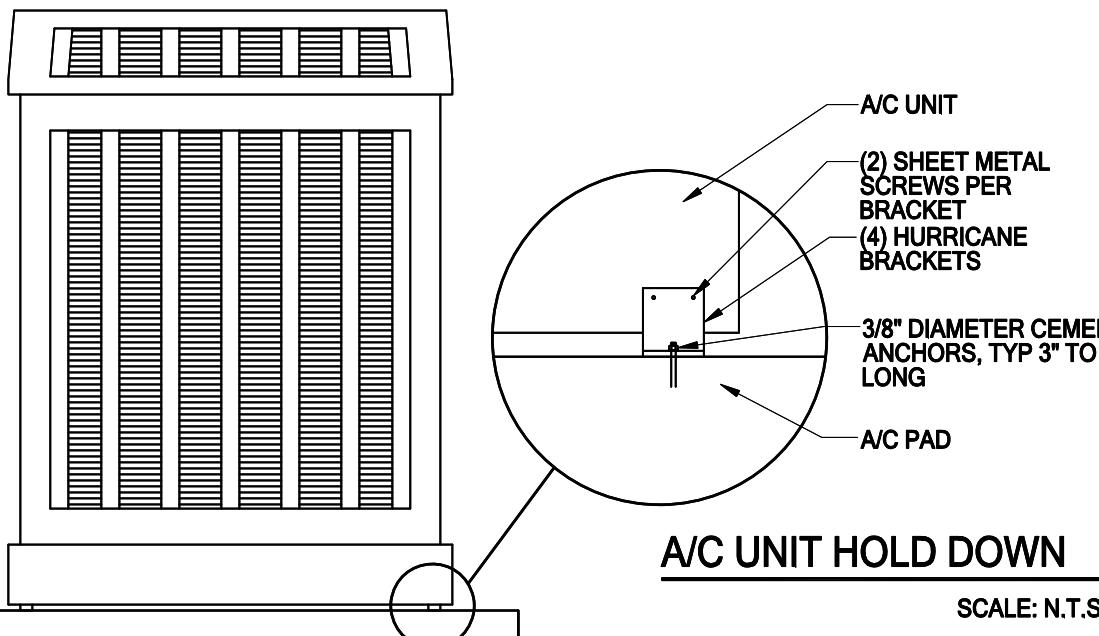
LOCATION	R-VALUE / TYPE
EXT CONC WALL	FOAM INSUL & FOIL (R-10.1)
COMMON CONC WALL	R-4.1 HIGH PERM
EXT FRAME 2X4	R-11/R-13 KRAFT FACED
EXT FRAME 2X6	R-19 KRAFT FACED
CERTIFIED CEILING	R-30 BLOWN-IN (INSTALL BAFFLES AT EAVE)
GARAGE SEPARATION (GARAGE / LIVING)	R-11/R-13 KRAFT FACED

RAFTER SPAN TABLE

MEMBER SIZE AND SPACING	MAXIMUM LENGTH	MEMBER CONNECTIONS*
2" X 4" @ 16" O.C.	7'-5"	(2) 16d TOENAILS
2" X 6" @ 16" O.C.	10'-8"	(2) 16d TOENAILS
2" X 8" @ 16" O.C.	13'-9"	(3) 16d TOENAILS
2" X 10" @ 16" O.C.	16'-5"	(1) SIMPSON HTS20 OR (3) 16d TOENAILS
2" X 12" @ 16" O.C.	19'-3"	(1) SIMPSON HTS20 OR (4) 16d TOENAILS
2" X 4" @ 24" O.C.	6'-1"	(2) 16d TOENAILS
2" X 6" @ 24" O.C.	8'-6"	(2) 16d TOENAILS
2" X 8" @ 24" O.C.	11'-0"	(2) 16d TOENAILS
2" X 10" @ 24" O.C.	13'-0"	(3) 16d TOENAILS
2" X 12" @ 24" O.C.	15'-4"	(1) SIMPSON HTS20 OR (3) 16d TOENAILS

*TOENAIL CONNECTIONS DESIGNED FOR SHEAR ONLY (i.e. RAFTER TO RIDGEBEAM).

** SOUTHERN YELLOW PINE, 55 PSF LOADING



NOTES:
1. JOISTS MUST BE PROPERLY DESIGNED TO MEET BUILDING CODE REQUIREMENTS.
2. TABLE IS FOR UNIFORMLY LOADED MAXIMUM LOADS OF 40 PSI(LIVE) AND 15 PSF(DEAD) ON SIMPLE SPAN APPLICATIONS ONLY.
3. REFER TO JOIST SPECIFIER GUIDE FOR INSTALLATION AND OTHER INFO.
4. SELECT A TABLE ROW BASED ON JOIST DEPTH AND THE ACTUAL JOIST SPAN ROUNDED UP TO THE NEAREST TABLE SPAN. SCAN ACROSS THE ROW TO THE COLUMN HEADED BY THE APPROPRIATE ROUND HOLE DIAMETER OR RECTANGULAR HOLE SIDE. USE THE LONGEST SIDE OF A RECOMMENDED ROW. THE TABLE VALUES IS THE CLOSEST THAT THE CENTERLINE OF THE NEAREST SUPPORT.
5. THE ENLARGED WEB MAY BE CUT OUT. DO NOT CUT THE FLANGES. HOLES APPLY TO EITHER SINGLE OR MULTIPLE JOISTS IN REPETITIVE MEMBER CONDITIONS.
6. FOR MULTIPLE HOLES, THE AMOUNT OF UNCUT WEB BETWEEN HOLES MUST EQUAL AT LEAST TWICE THE DIAMETER (OR LONGEST SIDE) OF THE LARGEST HOLE.
7. 1/2" ROUND KNOCKOUTS IN THE WEB MAY BE REMOVED BY USING A SHORT PIECE OF METAL PIPE AND HAMMER.
8. HOLES MAY BE POSITIONED VERTICALLY ANYWHERE IN THE WEB. THE JOIST MAY BE SET WITH THE 1/2" KNOCKOUT HOLES TURNED WIDER UP OR DOWN.
9. THIS TABLE WAS DESIGNED TO APPLY TO THE DESIGN CONDITIONS COVERED BY TABLES ELSEWHERE IN HIS PUBLICATION USE THE BC CALC SOFTWARE TO CHECK OTHER HOLE SIZES OR HOLES UNDER OTHER DESIGN CONDITIONS. IT MAY BE POSSIBLE TO EXCEED THE LIMITATIONS OF THIS TABLE BY ANALYZING A SPECIFIC APPLICATION WITH THE BC CALC SOFTWARE.

HOLE CUTTING CHART
N.T.S.

TABLE 1

TABLE 2

TABLE 3

TABLE 4

TABLE 5

TABLE 6

TABLE 7

TABLE 8

TABLE 9

TABLE 10

TABLE 11

TABLE 12

TABLE 13

TABLE 14

TABLE 15

TABLE 16

TABLE 17

TABLE 18

TABLE 19

TABLE 20

TABLE 21

TABLE 22

TABLE 23

TABLE 24

TABLE 25

TABLE 26

TABLE 27

TABLE 28

TABLE 29

TABLE 30

TABLE 31

TABLE 32

TABLE 33

TABLE 34

TABLE 35

TABLE 36

TABLE 37

TABLE 38

TABLE 39

TABLE 40

TABLE 41

TABLE 42

TABLE 43

TABLE 44

TABLE 45

TABLE 46

TABLE 47

TABLE 48

TABLE 49

TABLE 50

TABLE 51

TABLE 52

TABLE 53

TABLE 54

TABLE 55

TABLE 56

TABLE 57

TABLE 58



1441 N. RONALD REAGAN BLVD.
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AA #: 0003325

LENNAR

MODEL:
UNITS:
A-C-C-C-A
BUILDING #39
LOTS 01-05
145 MPH EXP. B

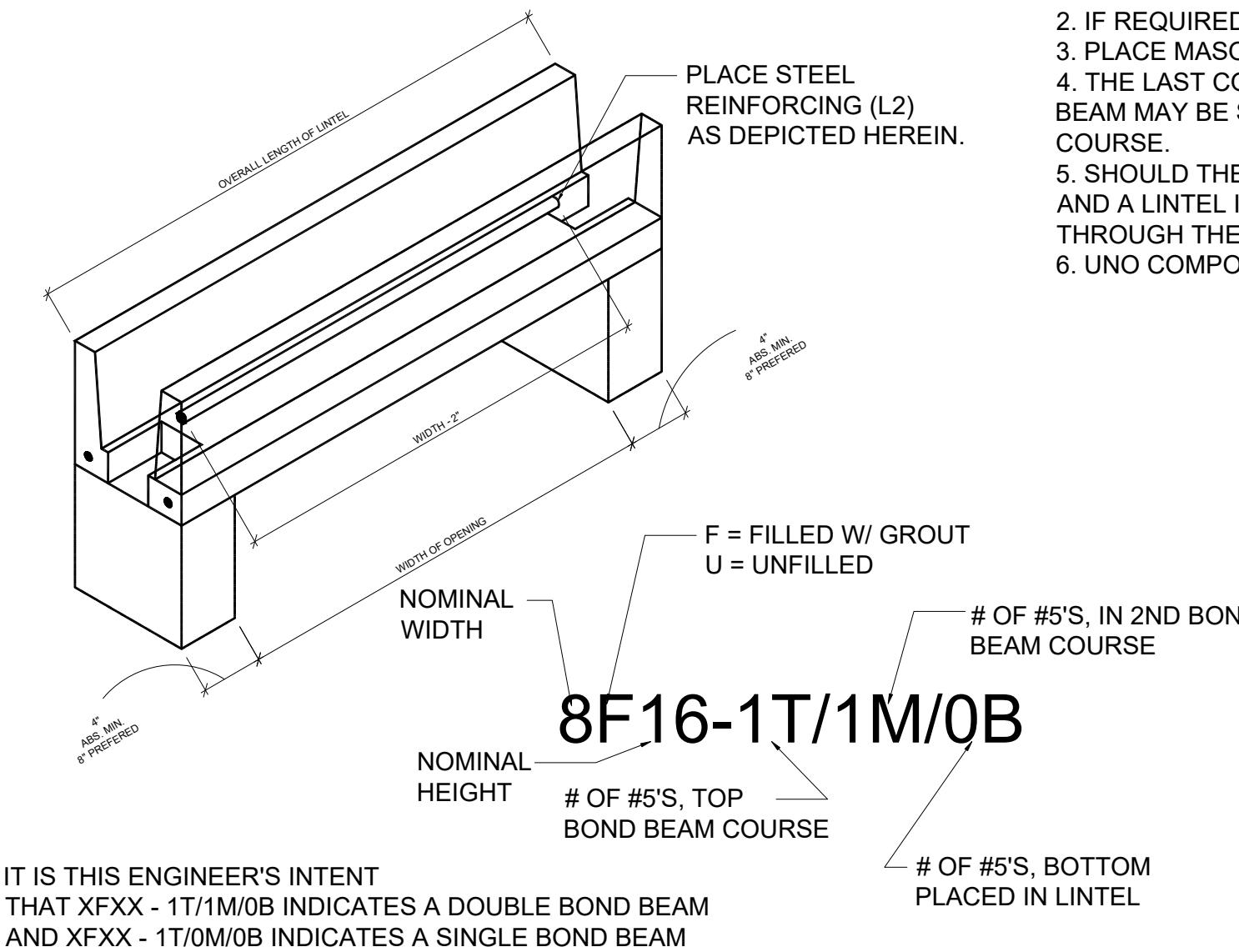
TITLE SHEET
"PALM RIVER"
5-UNIT TOWNHOMES
LIFT BEAM PLAN
AB # 05368.000

ARCHITECT:
STATE OF FLORIDA
JAMES CANTWELL
AR NO 12079

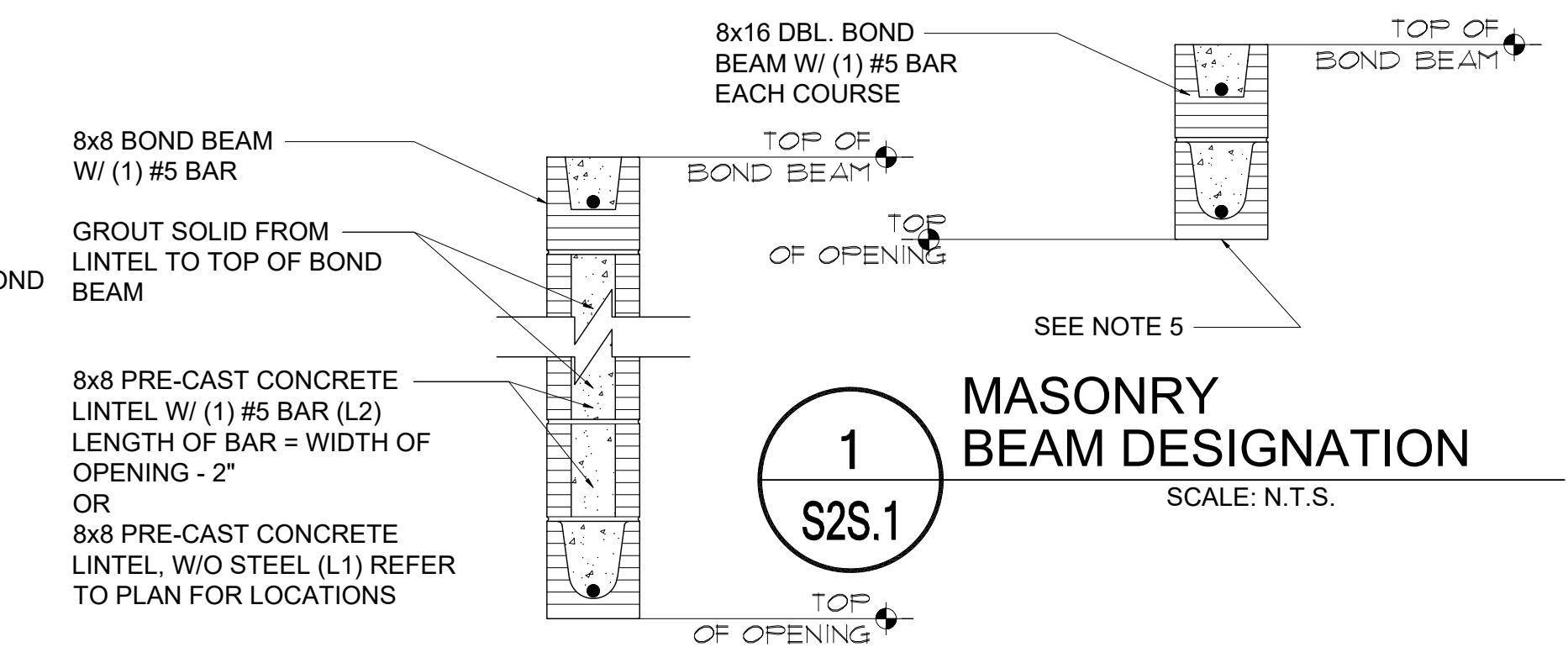
DATE: 02/03/22
SCALE: AS NOTED
SHEET NO:
S2S.1

NOTES TO THE INSPECTOR/CONTRACTOR

1. PLACE LINTEL ACROSS TOP OF OPENING.
2. IF REQUIRED PLACE #5 BAR IN LINTEL, FOR L2 DESIGNATION ONLY.
3. PLACE MASONRY UNITS AS REQUIRED TO ACHIEVE THE REQUIRED BEARING HEIGHT.
4. THE LAST COURSE WILL BE A BOND BEAM WITH (1) #5 BAR CONTINUOUS AROUND STRUCTURE. A DOUBLE BOND BEAM MAY BE SPECIFIED SO THAT THEN THE LAST TWO COURSES ARE BOND BEAMS WITH A #5 BAR IN EACH COURSE.
5. SHOULD THE DOUBLE BOND BEAM COINCIDE WITH A LINTEL THE BOTTOM COURSE OF BOND BEAM IS OMITTED AND A LINTEL IS PLACED. THE STEEL REINFORCING FOR THE BOTTOM BOND BEAM IS TO BE CONTINUOUS THROUGH THE TOP OF THE LINTEL.
6. ONE COMPOSITE MASONRY BEAM IS TO BE NOT LESS THAN 16" DEEP.

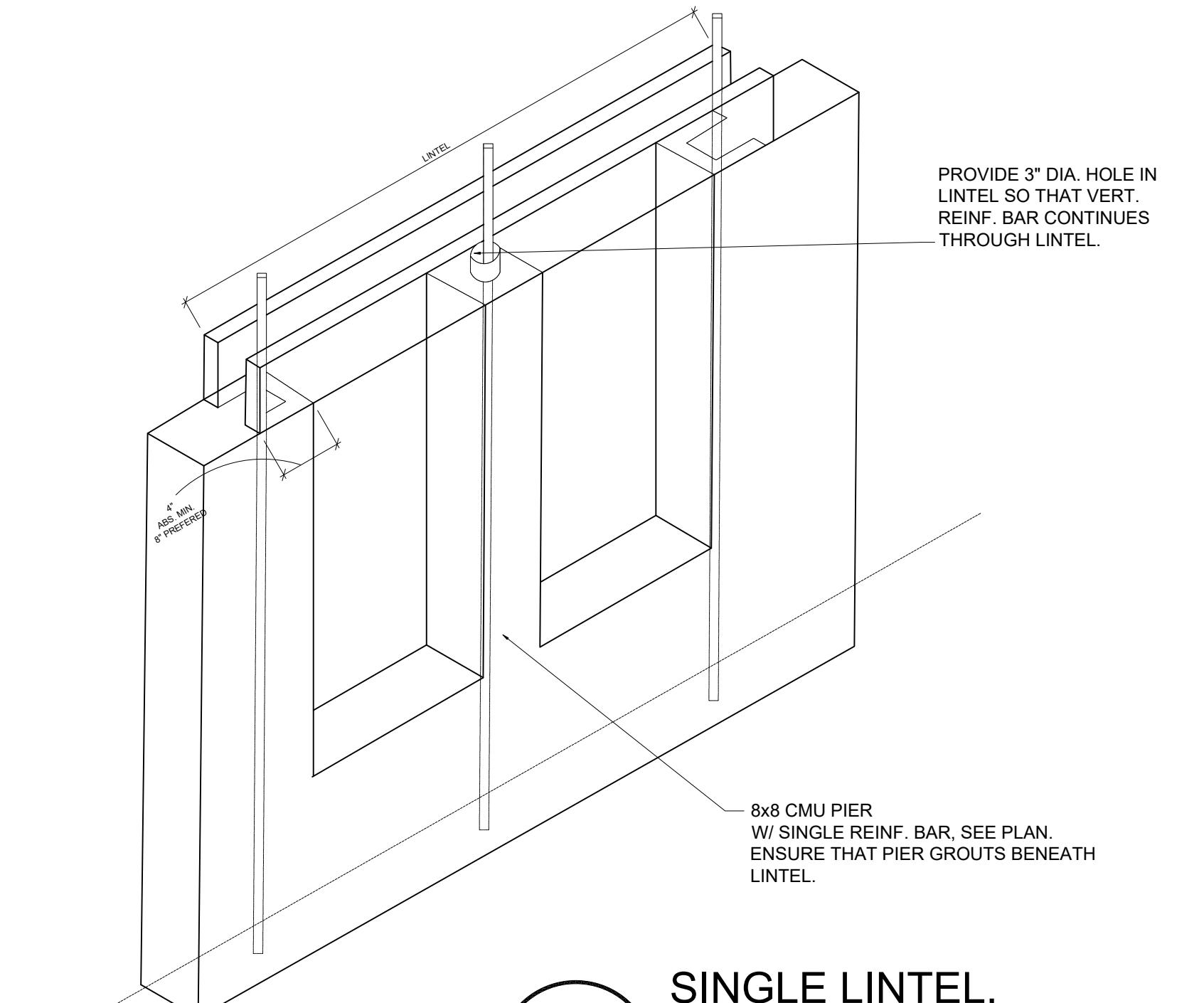
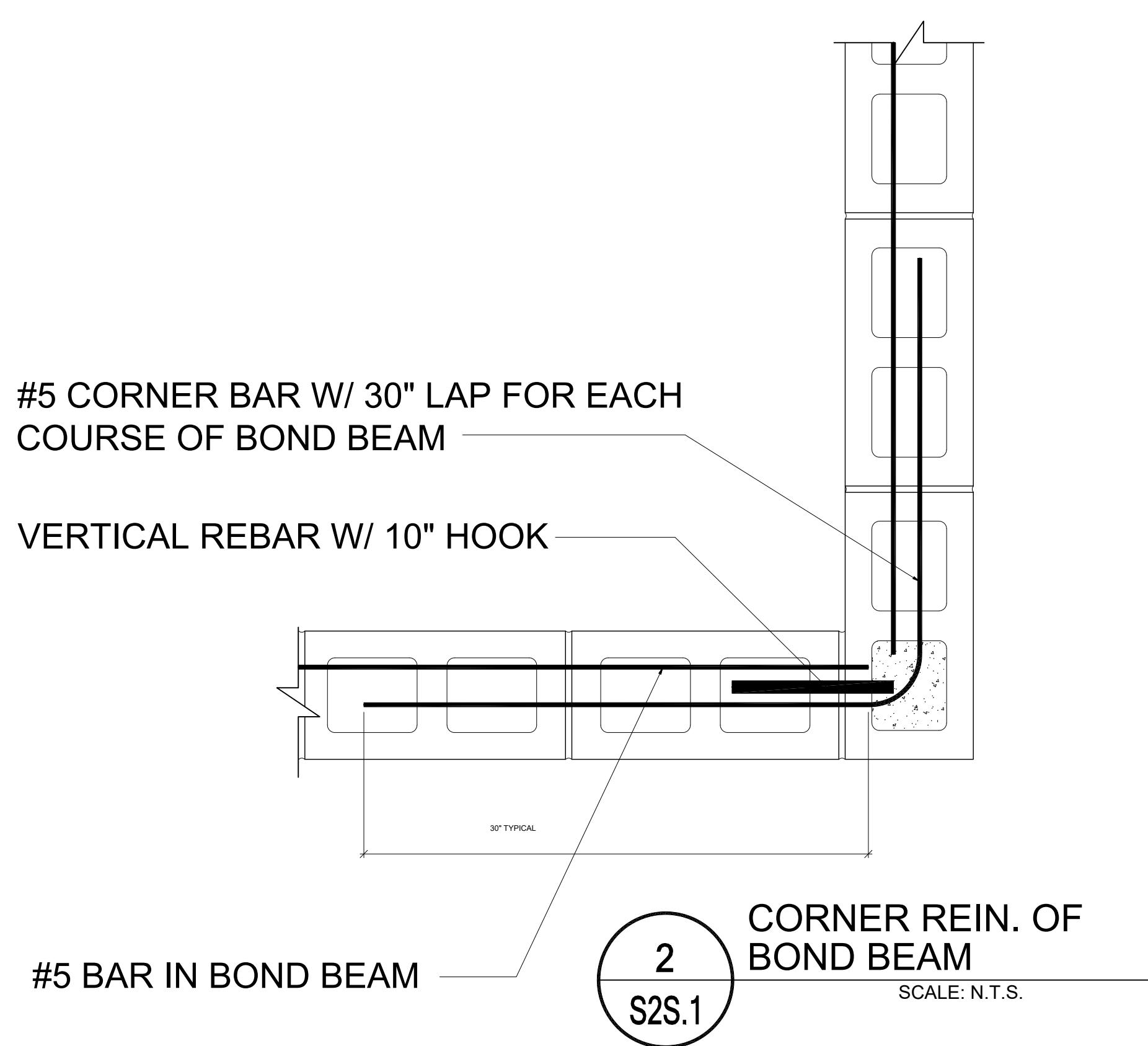


IT IS THIS ENGINEER'S INTENT
THAT XFX - 1T/1M/0B INDICATES A DOUBLE BOND BEAM
AND XFX - 1T/0M/0B INDICATES A SINGLE BOND BEAM



MASONRY
BEAM DESIGNATION

SCALE: N.T.S.



SINGLE LINTEL,
MULTIPLE OPENINGS

SCALE: N.T.S.



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MODEL:
UNITS:
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BUILDING #39
LOTS 01-05
145 MPH EXP. B

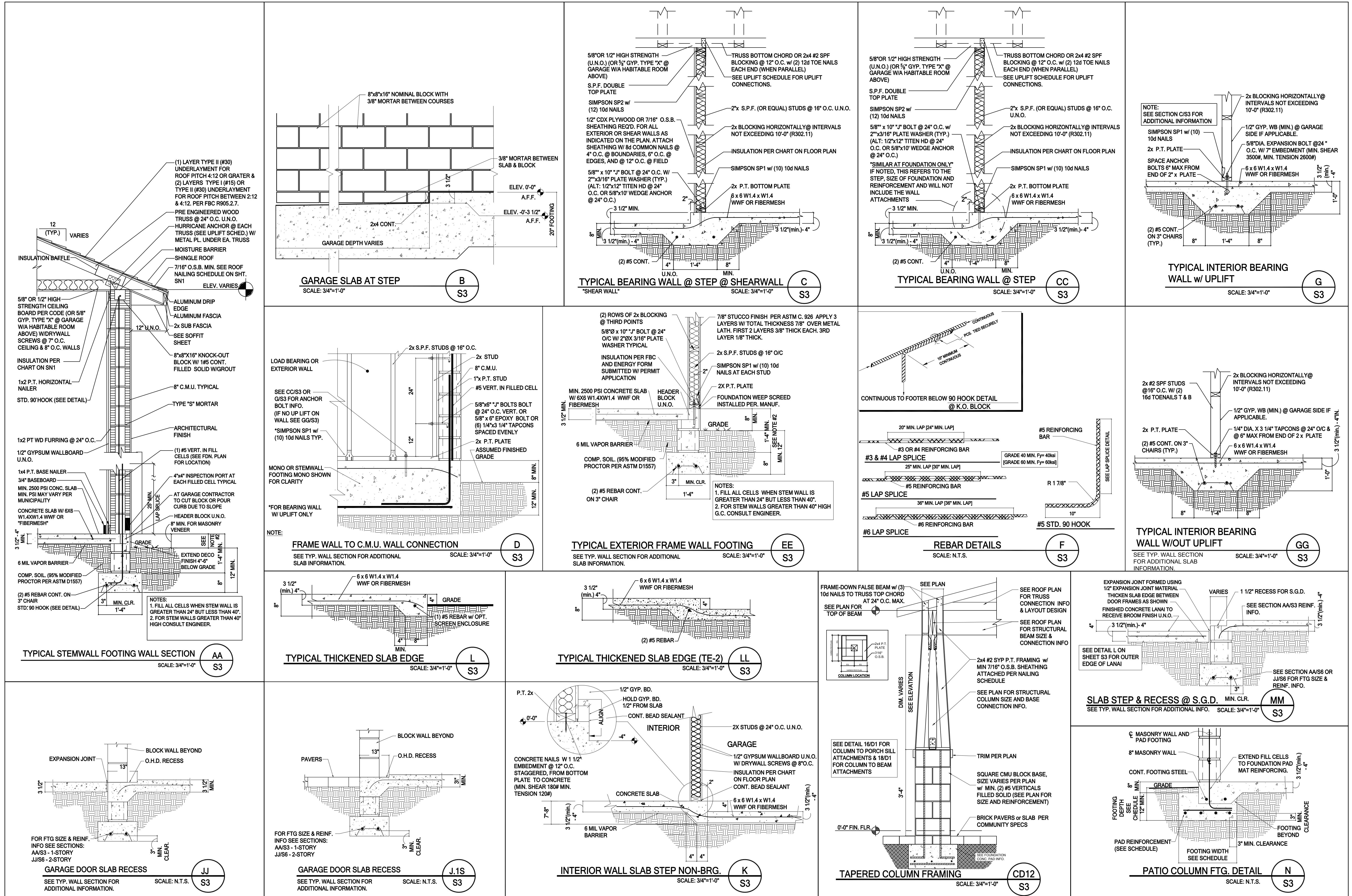
"PALM RIVER" 5-UNIT TOWNHOMES

DETAILS

AB # 05368.000

The seal is circular with a decorative outer border. The words "STATE OF FLORIDA" are at the top and "REGISTERED ARCHITECT" are at the bottom. In the center, it says "JOSEPH CANTWELL" above a double-lined star, with "JAMES" on the left and "AR0012079" on the right.

ATE: 02/03/22
CALE: AS NOTED
HEET NO:
S3



LENNAR

MODEL:
UNITS:
A-C-C-A
BUILDING #39
LOTS 01-05
145 MPH EXP. B

TITLE SHEET
"PALM RIVER"
5-UNIT TOWNHOMES
DETAILS
AB # 05368.000

ARCHITECT:
STATE OF FLORIDA
JAMES CANTWELL
AR NO 12079

DATE: 02/03/22
SCALE: AS NOTED
SHEET NO:
S4

WALL HEADER DETAIL (1 S4)
2x6 OR 2x8 TOP PLATE SEE PLAN
2x6 / 2x8 WALL BEYOND SEE PLAN FOR HEADER CONNECTION
2x DEAD WOOD @ MID POINT w/ (3) 12d TOE NAILS SPACED EVENLY
DOUBLE 2x TOP PLATE
HEADER FLUSH TO OUTSIDE OPTION
2x BLOCKING @ EACH END w/ 10d @ 4" O.C. FROM EACH HEADER FACE TO BLOCKING
(2) 2x HEADER PER PLAN
2x BOTTOM PLATE W/ (1) 10d @ 8" O.C. TO EACH HEADER FACE
VARIES
2x 6 (MIN.) FRAME WALL HEADER DETAIL
SCALE: N.T.S.

TYPICAL SECTION THRU WINDOW (B S4)
2x6 OR 2x8 TOP PLATE SEE PLAN
1/2" MINIMUM CEMENT FINISH
STANDARD 3" DIA. TEE
THREADED OFF CAP (3" DIA.) FOR CLEAN-OUT
MIN. EXTENSION FROM EXTERIOR FACE OF BLOCK WALL IS 1 1/2" MAXIMUM
EXTENSION FROM EXTERIOR FACE OF BLOCK WALL IS 2 1/4"
1/2" GYPSUM BOARD w/ DRYWALL SCREWS @ 8" O.C. OR 4d DRYWALL NAILS
TO DRAIN
VENT OR 2ND FLOOR
TYPICAL C.M.U. WALL
3/4" FURRING STRIPS
2x4 HEADER TO SIT FLUSH TO THE OUTSIDE SEE PLAN FOR SIZE
2x DEAD WOOD @ MID POINT w/ (3) 12d TOE NAILS SPACED EVENLY
MIN. EXTENSION FROM EXTERIOR FACE OF BLOCK WALL IS 1 1/2" MAXIMUM
EXTENSION FROM EXTERIOR FACE OF BLOCK WALL IS 2 1/4"
WALL CLEAN-OUT
SCALE: N.T.S.

MASONRY LAYOUT (D S4)
1ST COURSE
2ND COURSE
3RD COURSE
MASON TO LAY BLOCK AS SHOWN ABOVE. EVERY COURSE MUST BE BONDED TO THE COURSE BELOW. EVERY THIRD (3RD) COURSE THE 11" DOOR JAMB WALL IS TO BE WOVEN INTO THE MAIN FRONT TO REAR WALL AS SHOWN.

ALT. KNEEWALL ABOVE MASONRY WALL DETAIL (E S4)
PRE-ENGINEERED WOOD TRUSSES @ 24" O.C.
UPLIFT CONNECTOR (SEE SCHEDULE)
DOUBLE 2x4 S.P.F. TOP PLATE
7/8" STUCCO FINISH PER ASTM C. 926 APPLY 3 LAYERS W/ TOTAL THICKNESS 7/8" OVER METAL LATHE. FIRST 2 LAYERS 3/8" THICK EACH, 3RD LAYER 1/8" THICK OVER WATER RESISTIVE BARRIER
SIMPSON SP2 w/ (12) 10d NAILS AT EACH STUD
1/2" EXTERIOR GRADE SHEATHING FASTENED TO TRUSSES WITH 8d COMMON WIRE NAILS @ 4" O.C. BOUNDARIES 6" O.C. EDGES & 8" O.C. FIELD
2x4 PT STUDS @ 16" O.C.
(2) 2x4 PT STUDS UNDER HIP CARRIER/GIRDER TRUSS
SIMPSON HETA20 w/ (8) 10dx1 1/2" NAILS AT EA. TRUSS VERTICAL WEB (24" O.C. MAX.) w/ MIN. 4" EMBEDMENT IN KO BLOCK AT EA. STUD
MOISTURE BARRIER
8"X8"X16" K.O. BLOCK W/ (1) 5# CONT. AND FILLED W/ GROUT
1 #5 VERT. IN CONC. FILLED CELL W/ STD. 90° HOOK IN K.O. BLOCK
CRICKET AS REQUIRED
BLOCKING (TYP.)
MAIN SPAN ROOF TRUSS
UPLIFT CONNECTOR (SEE SCHEDULE)
2x TOP PLATE
2x STUD @ 24" O.C. MAX.
2x P.T. PLATE
SEE A/S3 FOR REINF. INFO.
PROVIDE P.A.F. NAILS OR EQUAL @ 12" O.C. STAGGERED FROM BOT. PLATE TO CONCRETE
TYPICAL INTERIOR NON-BEARING WOOD FRAME WALL (J S4)
SCALE: N.T.S.

TYPICAL GARAGE DOOR BUCK (K S4)
NOTCH LINTEL WHERE REQUIRED FOR CONCRETE PLACEMENT
NOTCH LINTEL @ 5 1/2" X 8" J-BOLTS AT 6 3/4", 4 1/4", 7 1/2", AND 9 3/8" ABOVE GARAGE FLOOR. ALL J-BOLTS WILL BE IN FILLED CELLS (2,000 PSI MIN CONCRETE). ANCHORS MAY BE COUNTERSUNK (BUT NOT REQUIRED) TO PROVIDE A FLUSH MOUNTING SURFACE. HORIZONTAL JAMBS DO NOT TRANSFER LOAD.
OPENING
FILLED CELL W/ (1) 5" VERTICAL SEE FDN. PLAN FOR LOCATION
NOTES:
① FILL LINTEL AND ALL CELLS ABOVE LINTEL. NOTE: FOR BEAM DEPTH 22", PROVIDE A 4" x 4" INSPECTION PORT @ EACH VERTICAL REBAR & DIRECTLY ABOVE THE LINTEL.
② VERIFY THAT ALL REINFORCEMENT HAS BEEN PLACED PROPERLY.
③ SEE FLOOR PLAN FOR ADDITIONAL INFORMATION.
④ OPENINGS LESS THAN OR EQUAL TO 6-0" IN WIDTH DO NOT REQUIRE ADDITIONAL STEEL REINFORCEMENT UNLESS NOTED ON FLOOR PLAN.
TYPICAL FILLED LINTEL ASSEMBLY (G S4)
SCALE: N.T.S.

KNEE WALL ABOVE MASONRY WALL DETAIL (F S4)
SEE TYPICAL WALL SECTION
PRE-ENGINEERED WOOD TRUSSES @ 24" O.C.
UPLIFT CONNECTOR (SEE SCHEDULE)
DOUBLE 2x4 S.P.F. #2 TOP PLATE
2x S.P.F. STUDS @ 16" O.C.
SINGLE 2x CONT. TOP PLATE W/ (2) 12d INTO TRUSS ABOVE
2x BLOCKING @ MID POINT EVERY OTHER STUD W/ (3) 10d NAILS
NOTCH LINTEL WHERE REQUIRED FOR CONCRETE PLACEMENT
OPENING
FILLED CELL W/ (1) 5" VERTICAL SEE FDN. PLAN FOR LOCATION
NOTES:
① FILL LINTEL AND ALL CELLS ABOVE LINTEL. NOTE: FOR BEAM DEPTH 22", PROVIDE A 4" x 4" INSPECTION PORT @ EACH VERTICAL REBAR & DIRECTLY ABOVE THE LINTEL.
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TYPICAL FILLED LINTEL ASSEMBLY (G S4)
SCALE: N.T.S.

HEADER SUPPORT NO. OF JACKS & STUDS REQ. AT OPENINGS (Table)

OPENING SIZE	2" x 4" WALL	2" x 6" WALL	STRAPS		
JACKS EA END	STUDS EA END	JACKS EA END	STUDS EA END	SIMPSON	
1'-4"	(1)	(2)	(1)	(2)	(1) LSTA30
4'-9"	(2)	(3)	(2)	(2)	(1) LSTA30
9'-16"	(3)	(4)	(2)	(4)	(2) LSTA30

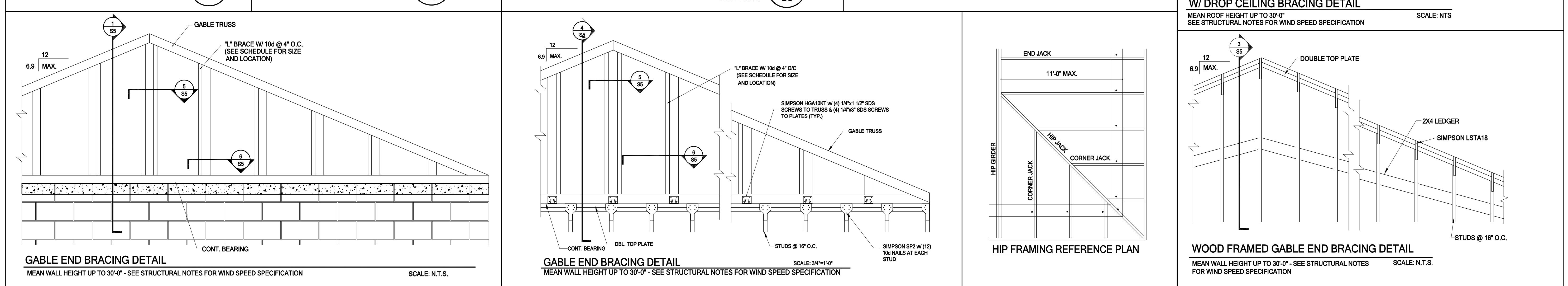
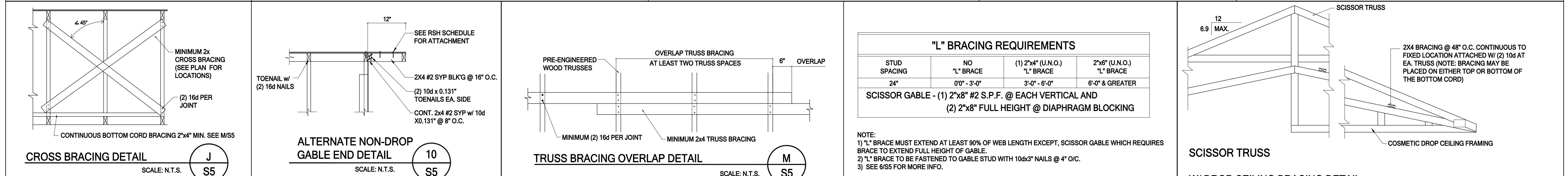
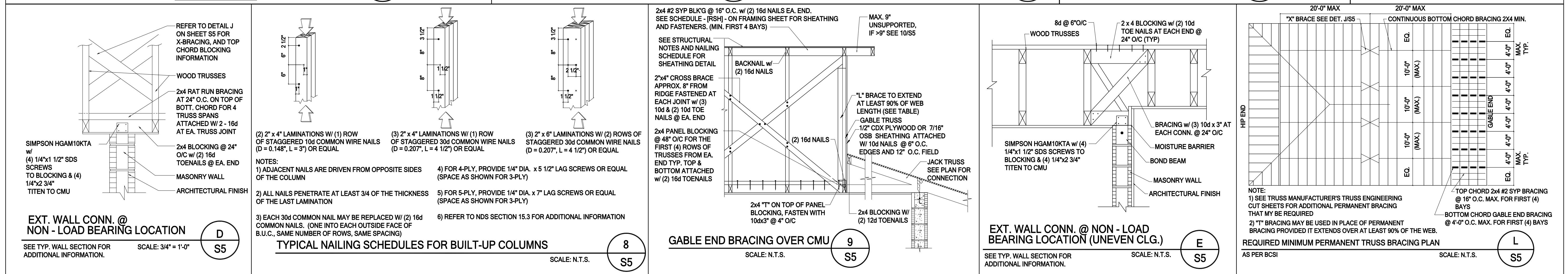
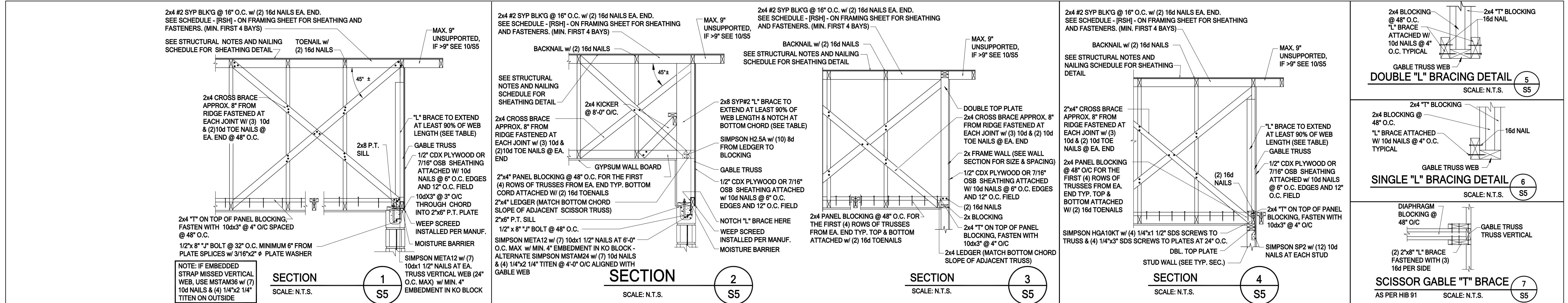
WALL HEADER DETAIL (Q S4)
1/2" X 9 1/2" PLYWOOD
SCRAP MATERIAL
WIDTH OF OPENING VARIES 4"
FORM CONCRETE INSET TO CREATE A SOLID BASE FOR BLOCK WALL ABOVE.
2x4 (NOM.)
11" OVERALL
FORM CREATES CONCRETE RECESS TO RECEIVE GARAGE DOOR AND TO ALLOW FOR WATER SHED.
KEEP STIFFENER BACK FROM SIDES ENOUGH TO ALLOW SPACE FOR FLAT MASON'S TOOLS
THIS IS A RECOMMENDATION FOR CONSTRUCTION OF THIS FORM. ANY MATERIAL OR CONSTRUCTION METHOD MAY BE USED PROVIDED END PRODUCT MEETS THE SHAPE AND DIMENSIONS OF THIS DRAWING.
GARAGE ENTRY FORM DETAIL
SCALE: N.T.S.

PARTIAL INTERIOR ELEVATION (P S4)
MOUNTING BASE NOT SHOWN FOR CLARITY SEE DETAIL K/S4
SEAT FOR BLOCK IS Poured IN PLACE CONCRETE
GARAGE FLOOR SLAB TROWEL FINISH SEE GENERAL NOTES SLOPE FORWARD FOR DRAINAGE
SEE PLAN FOR FOOTING DIMENSIONS
GARAGE ENTRY FINISHED MASONRY DETAIL
SCALE: N.T.S.

WALL HEADER DETAIL (R S4)
2x STUDS @ 24" O.C.
5 1/2" X 10" J-BOLT @ 24" O.C. MAX. MIN. (2) PER BOTTOM PLATE
NAILED INTO TRANSOM FRAMING
RECESS LINTEL
10d NAILS @ 6" STAGGERED
2x P.T. PLATE
ROOF TRUSS ABOVE
2x BLOCKING
(2) 16d TOE NAILS EA. BLOCKING
2x WALL ABOVE ENTRY
K.O. BLOCK W/ (1) #5 CONT. & FILLED 5/8"X10" J-BOLTS @ 24" O.C.
MASONRY WALL
TRANSOM FRAMING SEE SECTION A/A1 AND BB/S1 FOR ADDITIONAL DETAILS
RECESS LINTEL
PLYWOOD FASTENED TO TRUSSES WITH 8d COMMON WIRE NAILS @ 4" O.C. EDGES & 8" O.C. FIELD
• SIMPSON SP4 w/ (6) 10d x 1 1/2" (USE SP6 FOR 2x6 WALL, USE SP8 FOR 2x8 WALL)
• SIMPSON SP2 w/ (12) 10d NAILS
• SIMPSON SP1 w/ (10) 10d NAILS
MASONRY WALL BELOW
ALTERNATE:
5/8" DIA. ATR EPOXIED MIN. 6" INTO BOND BEAM @ 24" O.C.
PLYWOOD SHEATHING
5/8"X10" J-BOLTS @ 24" O.C. MAX. (MIN. (2) PER BOTTOM PLATE)
FRAMING DETAILS ABOVE ENTRY (R S4)
SCALE: N.T.S.



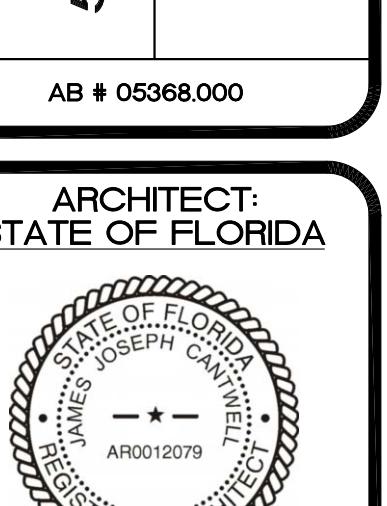
L N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325



LENINAR

MODEL:
UNITS:
A-C-C-C-A
BUILDING #39
LOTS 01-05
145 MPH EXP. B

"PALM RIVER" 5-UNIT TOWNHOMES

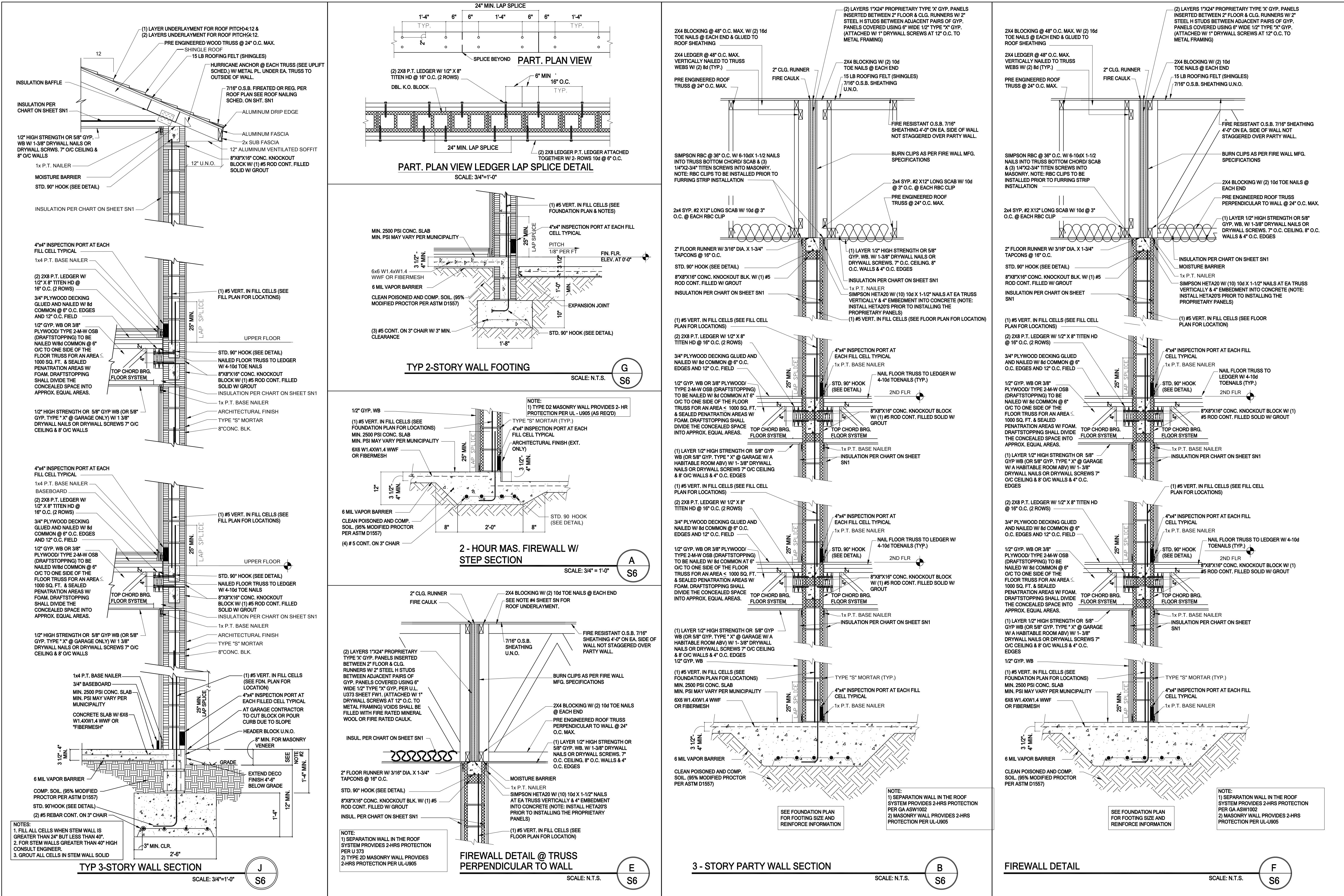


The seal is circular with a decorative outer border. The words "REGISTERED ARCHITECT" are at the bottom, "FLORIDA" is at the top, and "STATE OF" is on either side. In the center is a five-pointed star above the registration number "AR0012079".

DATE: 02/03/22
SCALE: AS NOTED
HEET NO.: S5



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FAX: 407-774-4078
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AA #: 0003325



MODEL:
UNITS:
A-C-C-C-A
BUILDING #39
LOTS 01-05
115 MPH EXP. B

"PALM RIVER" 5-UNIT TOWNHOMES

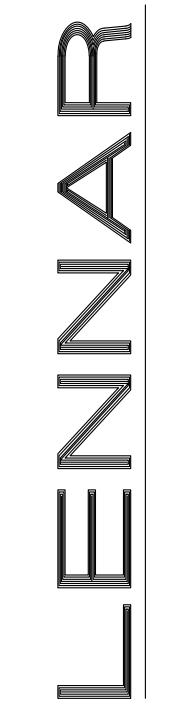
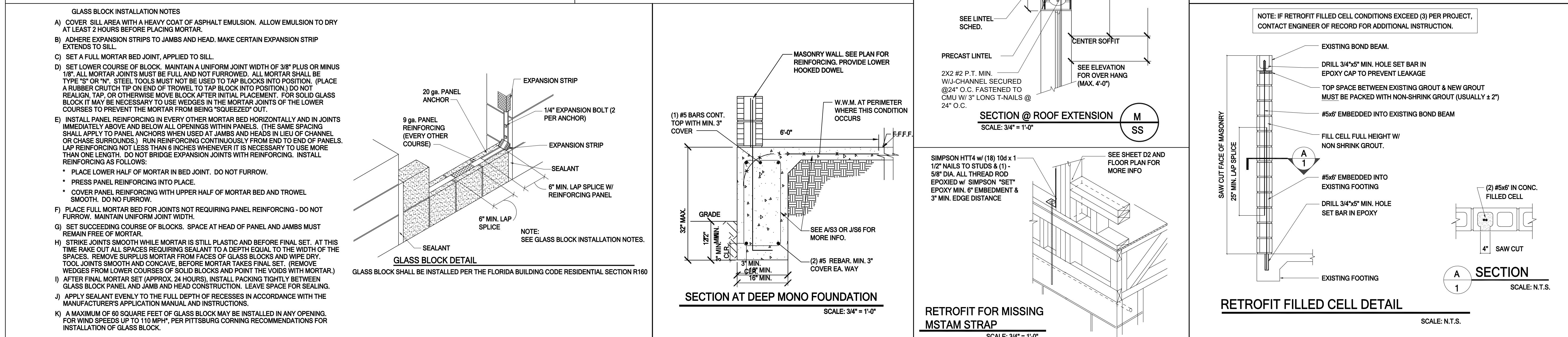
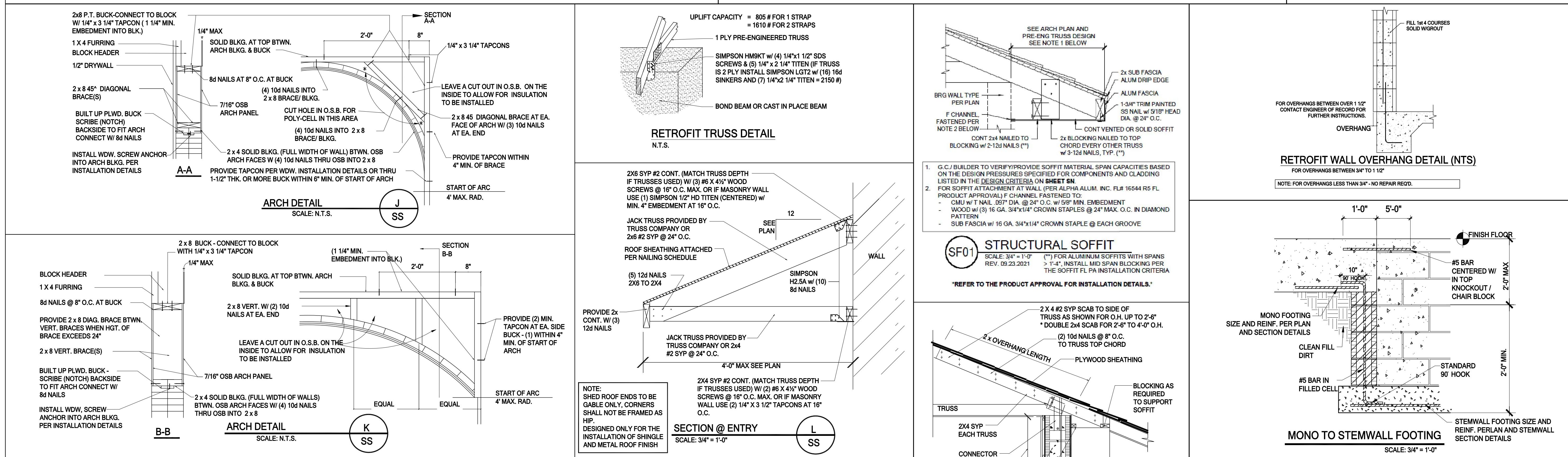
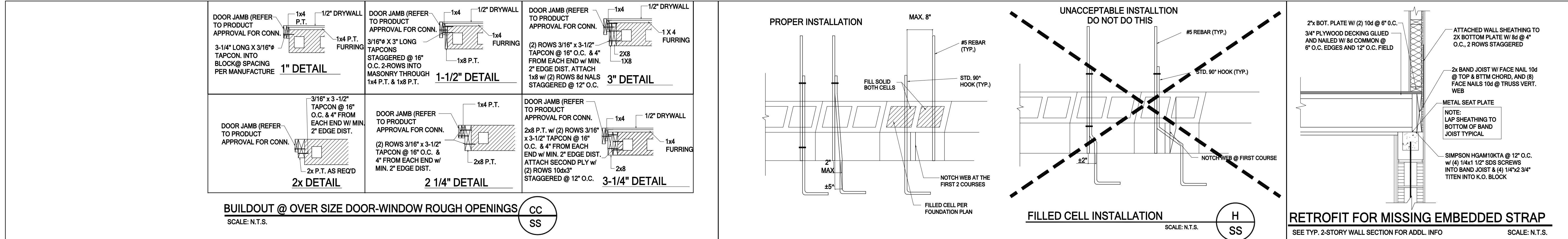
DETAILS

The seal is circular with a rope-like outer border. Inside, the words "STATE OF FLORIDA" are at the top and "REGISTERED ARCHITECT" are at the bottom, separated by a dotted line. In the center, it says "JOSEPH CANTWELL" above a horizontal line with two stars. Below that is the registration number "AR0012079".

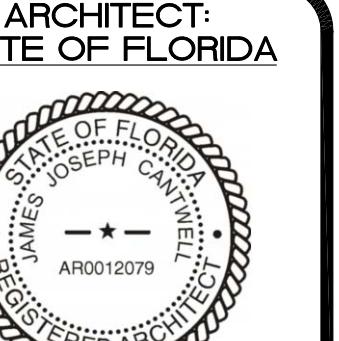
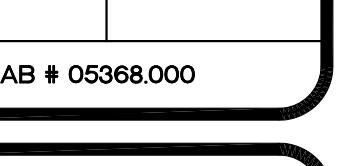
ATE: 02/03/22
CALE: AS NOTED
HEET NO:
S6



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AA #: 0003325



MODEL:
UNITS:
A-C-C-C-A
BUILDING #39
LOTS 01-05
145 MPH EXP. B



JAMES CANTWELL
AR NO 12079

ATE: 02/03/22
CALE: AS NOTED
HEET NO: SS

LENNAR

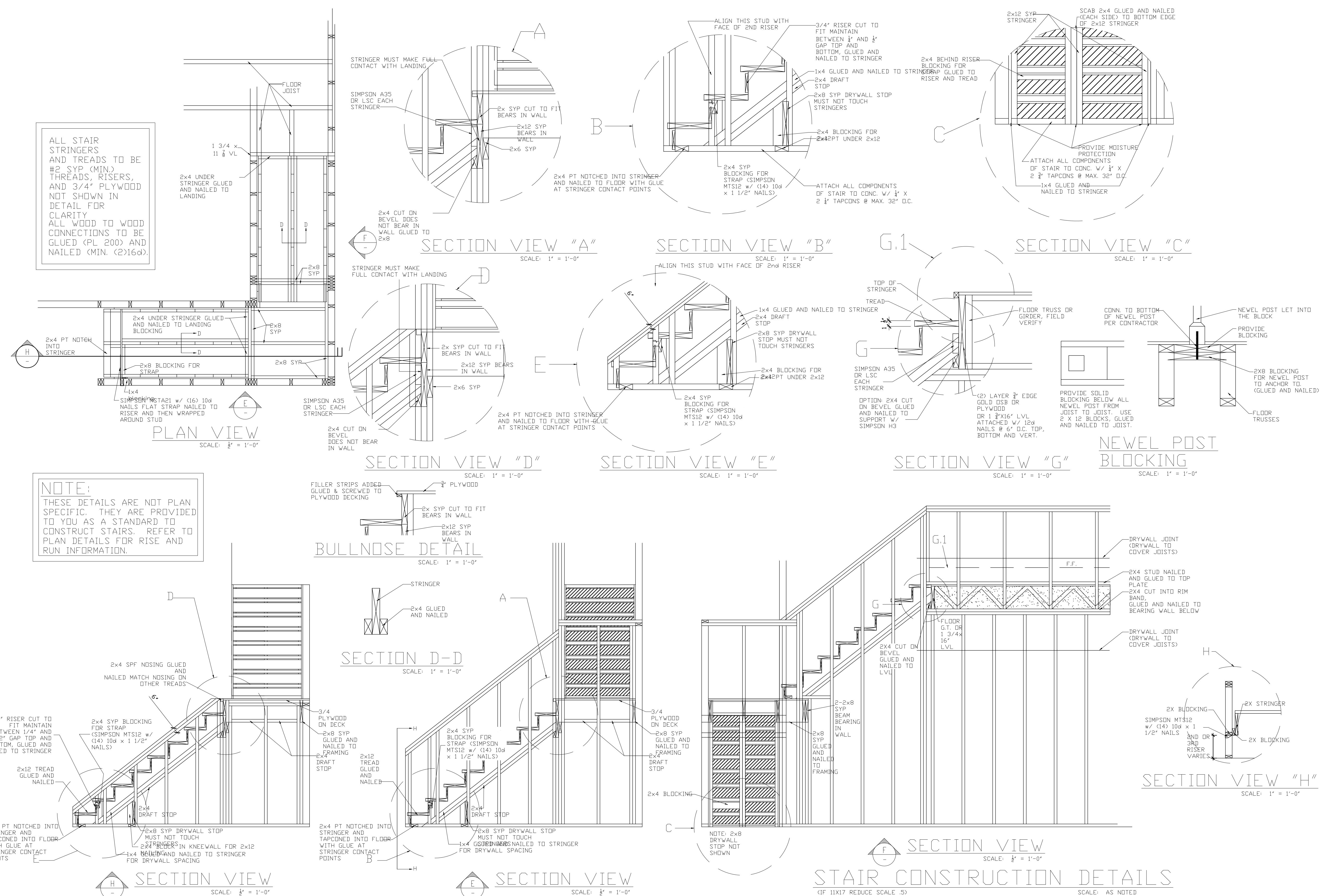
MODEL:
UNITS:
A-C-C-A
BUILDING #39
LOTS 01-05
145 MPH EXP. B

TITLE SHEET
"PALM RIVER"
5-UNIT TOWNHOMES

STAIR DETAILS

ARCHITECT:
STATE OF FLORIDA
JAMES CANTWELL
AR NO 12079

DATE: 02/03/22
SCALE: AS NOTED
SHEET NO:
ST



FIRE-RESISTANCE DESIGN

Assembly Usage Disclaimer

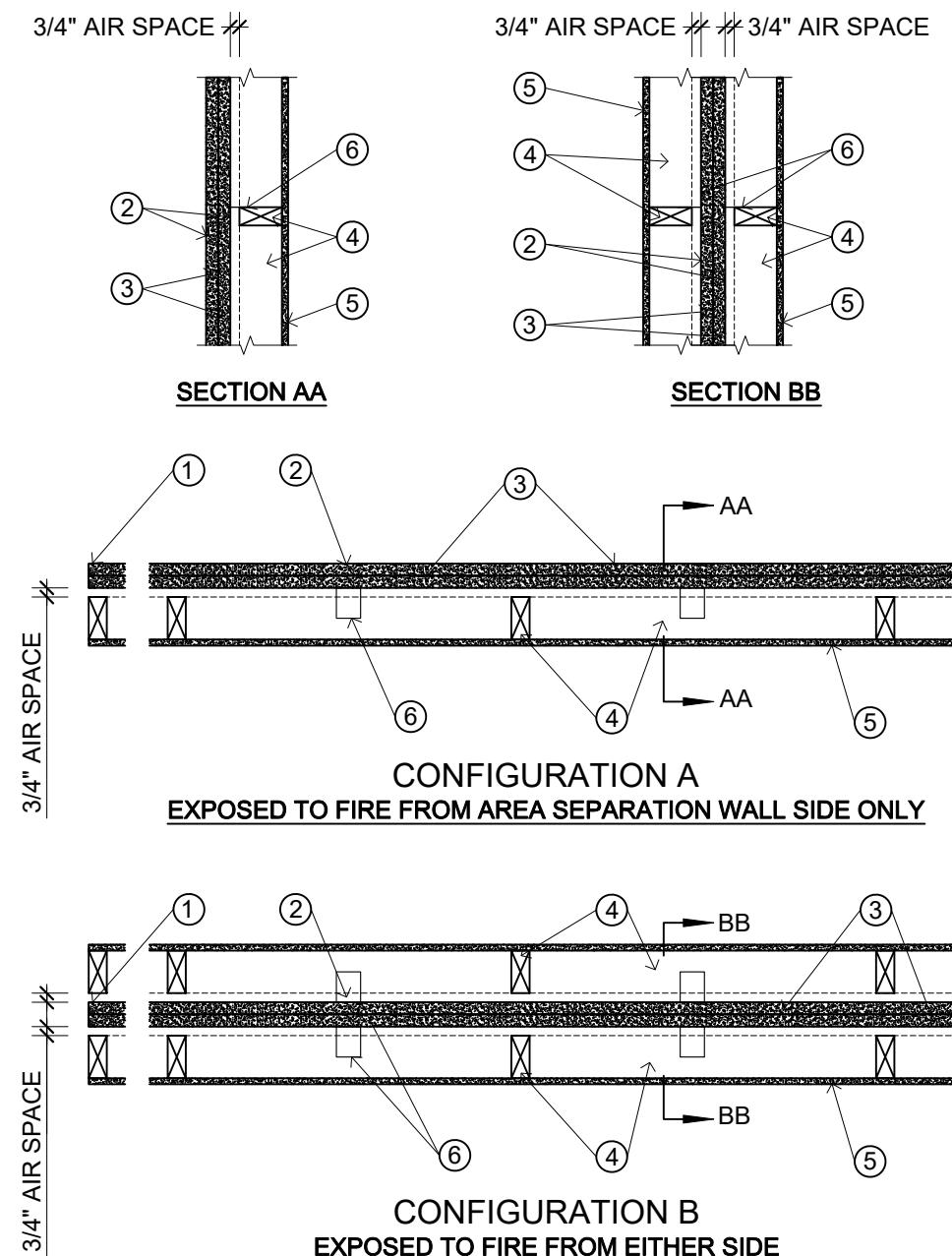
BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States
 BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States Design Criteria and Allowable Variances
 See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada Design Criteria and Allowable Variances

Design No. U373 March 05, 2018

- Nonbearing Wall Rating - 2 Hr (Area Separation Wall, See Items 1, 2 and 3)
- Bearing Wall Rating 2 Hr (Protected Wall, See Items 4, 4A and 4B)
- Nonbearing Wall Rating 2 Hr (Protected Wall, See Item 4B)
- Finish Rating - 120 Min (See Item 4)

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



AREA SEPARATION WALL: -(Nonbearing, Max Height - 44 ft)

- Floor, Intermediate or Top Wall - 2-3/16 in. wide channel shaped with 1 in. long legs formed from No. 25 MSG galv steel, secured with suitable fasteners spaced 24 in. DC.
- Steel Studs - Steel members formed from No. 25 MSG galv steel having "H"-shaped flanges spaced 24 in. DC; overall depth 2-1/8 in. and flange width 1-1/2 in.
- Gypsum Board* - Two layers of 1 in. thick gypsum wallboard liner panels, supplied in nom 24 in. widths. Vertical edges of panels friction fitted into "H"-shaped studs. GEORGIA-PACIFIC GYPSUM L L C -Types TRSL, DGUSL PROTECTED WALL: (Bearing or Nonbearing Wall, as indicated in Items 4, 4A and 4B, When Bearing, Load Restricted for Canadian Applications -See Guide BXUV7.)
- Wood Studs -For 2 Hr. Bearing or Nonbearing Wall Rating - Nom 2 by 4 in., max spacing 24 in. DC. Studs cross-braced at midheight where necessary for clip attachment. Min 3/4 in. separation between wood framing and area separation wall. Finish rating evaluated for wood studs only. 4A. Steel Studs -Corrosion protected steel studs, min 20 MSG (0.0329 in., min bare metal thickness) steel or min 3-1/2 in. wide, min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, cold formed, shall be designed in accordance with the current version of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing of wall assemblies shall not exceed 24 in. DC. Studs attached to floor and ceiling tracks with 1/2 in. long Type S-12 steel screws on both sides of stud or by welded or bolted connections designed in accordance with the AISI specifications. Top and bottom tracks shall consist of steel members, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, that provide a sound structural connection between steel studs, and to adjacent assemblies such as a floor, ceiling, and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. DC. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs. 4B. Steel Studs - (As an alternate to Items 4 and 4A, for use in Configuration B only, not shown) For 2 Hr. Nonbearing Wall Rating - Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min 1-1/2 in. wide flanges and 1/4 in. return, spaced max of 24 in. DC. Studs to be cut 3/8 to 3/4 in. less than assembly height. Top and bottom tracks shall be channel shaped, fabricated from min 25 MSG corrosion-protected steel, min width to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners 24 in. DC max. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.

5. Gypsum Board -Classified or Unclassified - Min 1/2 in thick, 4 ft wide, applied either horizontally or vertically. Wallboard attached to wood studs (Item 4) with 1-1/4 in long steel drywall nails spaced 12 in. DC. Wallboard attached to steel studs (Item 4A or 4B) with 1 in. long Type S steel screws spaced 12 in. DC. Vertical joints located over studs. Horizontal joints to be covered with paper tape and joint compound. Nails or screw heads covered with joint compound. 5A. Plywood Sheathing or OSB - (Not shown) As an alternate to Item 5, Nominal 1/2 in. thick or greater plywood or OSB applied horizontally or vertically to wood or steel studs. Vertical joints located over studs. Horizontal joints shall be butted tight to form a closed joint. Fastened to studs with nails or screws of sufficient length, spaced 12 in. DC. Joints and fastener heads are not required to be treated. Aluminum clips shall be spaced as described in Item 6.

6. Attachment Clips -Aluminum angle, 0.062 in. thick, min 2 in. wide with min 2 in. and 2-1/2 in. legs. Clips secured with minimum one Type S screw 3/8 in. long to "H" studs and with minimum one Type W screw 1-1/4 in. long to wood framing or steel framing through holes provided in clip. Clips spaced a max of 10 ft DC vertically between wood or steel framing and "H" studs for separation walls up to 23 ft high. For separation walls up to 44 ft high, clips spaced as described above for the upper 24 ft and the remaining wall area below requires clips spaced a max 5 ft DC vertically between wood or steel framing and "H" studs.

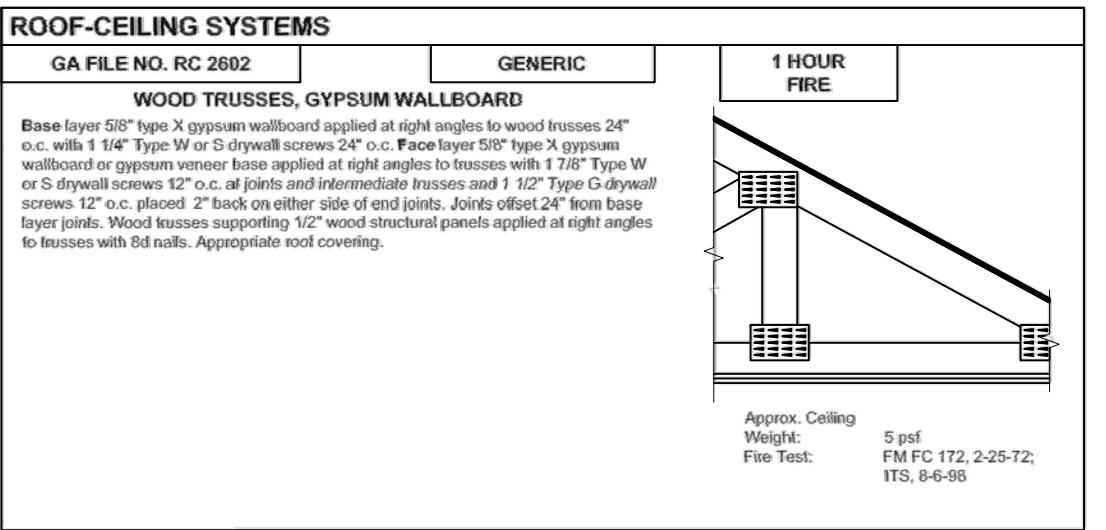
7. Batts and Blankets* - (Optional, not shown) -Placed in stud cavities, any glass fiber or mineral wool insulation, max 30 pcf density, bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies.

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

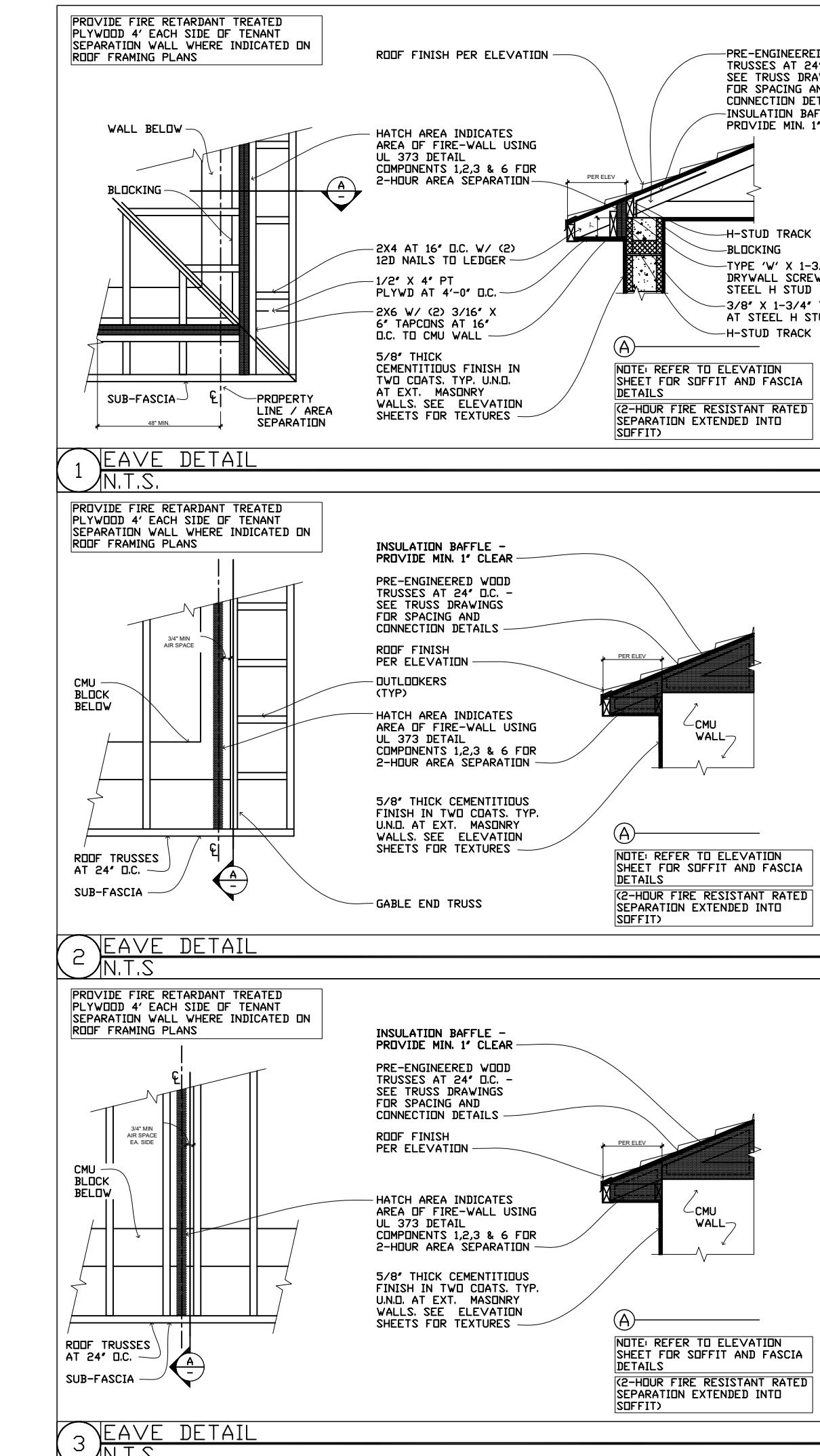
Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

The appearance of a company's name or product in this database does not in itself assure that products so identified have been manufactured under UL's Follow-Up Service. Only those products bearing the UL Mark should be considered to be Certified and covered under UL's Follow-Up Service. Always look for the Mark on the product. UL permits the reproduction of the material contained in the Online Certification Directory subject to the following conditions: 1. The Guide Information, Assemblies, Constructions, Designs, Systems, and/or Certifications (files) must be presented in their entirety and in a non-misleading manner, without any manipulation of the data (or drawings). 2. The statement "Reprinted from the Online Certifications Directory with permission from UL" must appear adjacent to the extracted material. In addition, the reprinted material must include a copyright notice in the following format: © 2019 UL LLC.



Approx. Ceiling Weight: 5 psf
 Fire Test: FM FC 1T2, 2-25-72
 IT3, 8-6-96

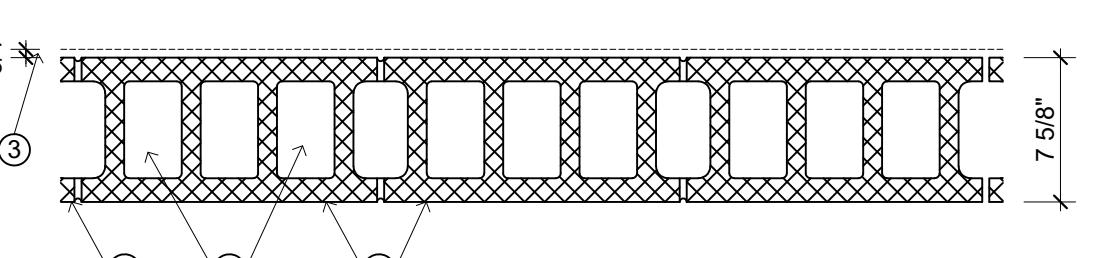


Design No. U905 February 18, 2019

Bearing Wall Rating - 2 HR
 Nonbearing Wall Rating - 2 HR

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used -See Guide BXUV or BXUV7

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



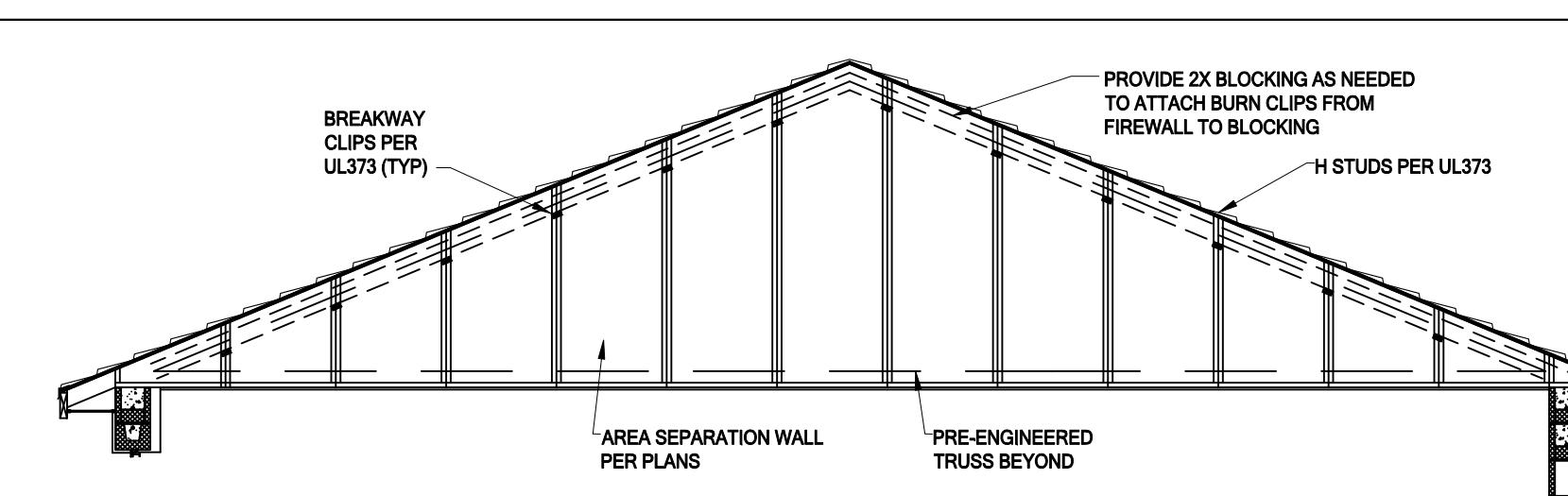
1. Concrete Blocks* -Various designs. Classification D-2 (2 hr). See Concrete Blocks category for list of eligible manufacturers.

2. Mortar -Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.

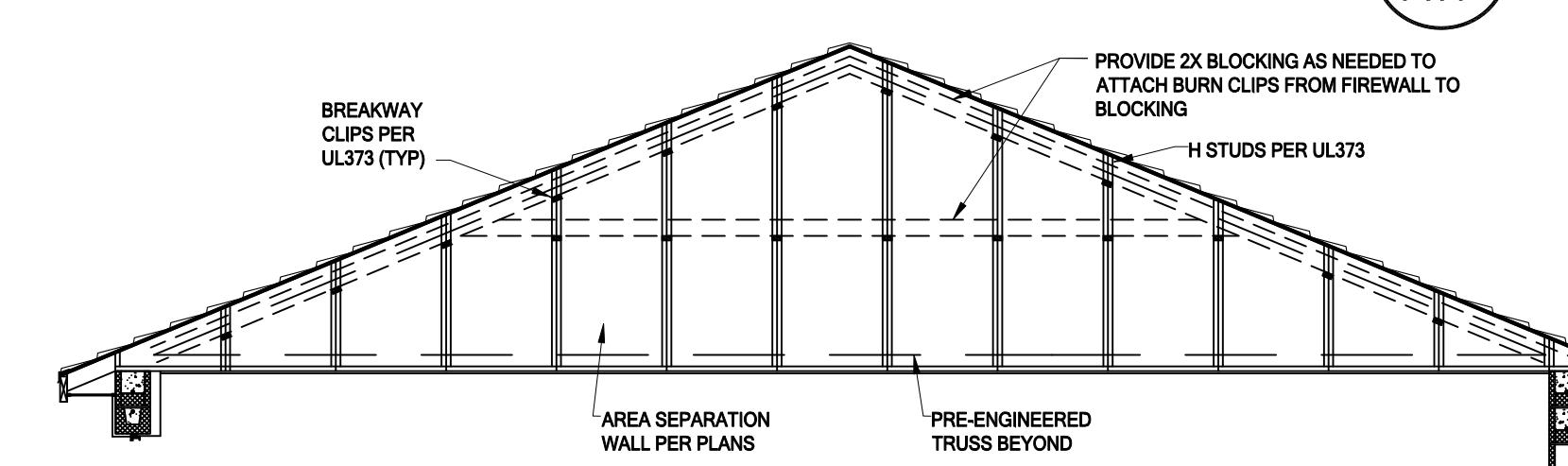
3. Portland Cement Stucco or Gypsum Plaster -Add 1/2 hr to classification if used. Where combustible members are framed in wall, plaster or stucco must be applied on the face opposite framing to achieve a max. Classification of 1-1/2 hr. Attached to concrete blocks (Item 1).

4. Loose Masonry Fill -If all core spaces are filled with loose dry expanded slag, expanded clay or shale (Rotary Kiln Process), water repellent vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 2 hr to classification.

5. Foamed Plastic* - (Optional-Not Shown) -1-1/2 in. thick max, 4 ft wide sheathing attached to concrete blocks (Item 1). ATLAS ROOFING CORP - 'EnergyShield Pro Wall Insulation', 'EnergyShield Pro 2 Wall Insulation', EnergyShield CGF Pro and EnergyShield Ply Pro



SCALE: N.T.S.
 4 FW1
 AB # 05368.000



SCALE: N.T.S.
 5 FW1
 AB # 05368.000

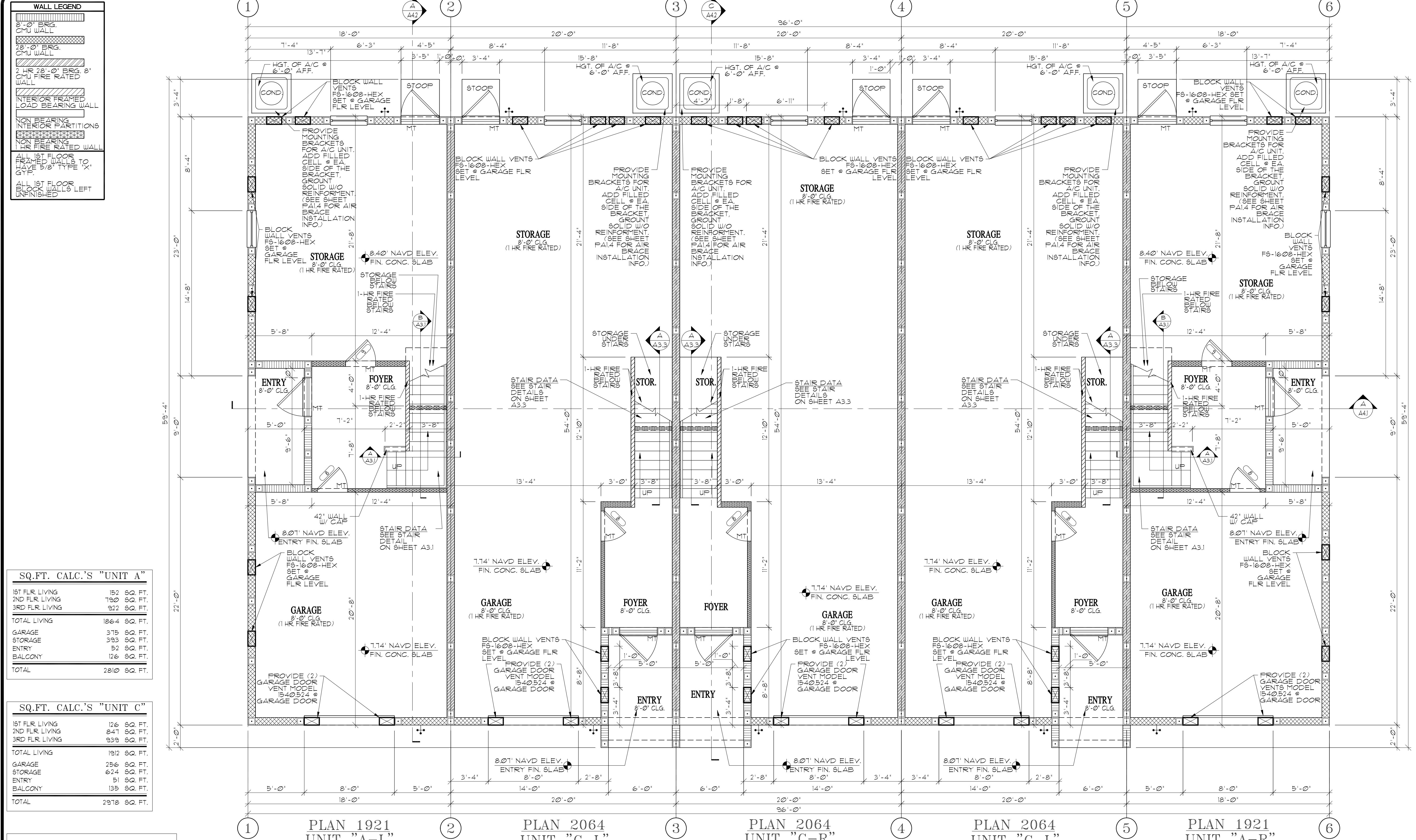
LENNAR

MODEL:
UNITS:
A-C-C-C-A
BUILDING #39
LOTS 01-05
145 MPH EXP. B

"PALM RIVER"
5-UNIT TOWNHOMES
FIRST FLOOR
PLAN
AB # 05368.000

ARCHITECT:
STATE OF FLORIDA
JAMES CANTWELL
AR NO 12079

DATE: 02/03/22
SCALE: AS NOTED
SHEET NO:
A1.1



WINDOW/DOOR SCHEDULE

CALL NO.	TYPE	SIZE	REMARKS
1	8'-0" x 7'-0" OH.	8'-0" x 7'-0"	MASONRY OPG. A
2	8'-0" x 7'-0" OH.	8'-0" x 7'-0"	MASONRY OPG. UNIT B
3	39'-0" x 9'	3'-3" x 4'-11"	MASONRY OPG.
4	26'-0" x 6'	2'-2" x 3'-0"	MASONRY OPG.
5	39'-0" x 9'	3'-3" x 4'-11"	FRAME OPG.
6	3068 W 1/3RD LITE	3'-5" x 6'-8"	MASONRY OPG.
7	3068	3'-3" x 6'-8"	MASONRY OPG.
8	2868	2'-8" x 6'-8"	20 MIN FIRE RATED
9	2868	2'-8" x 6'-8"	
10	2868	2'-8" x 6'-8"	FRENCH DOOR BI-FOLD
11	2668 BF	2'-8" x 6'-8"	
12	2668 BF	2'-8" x 6'-8"	
13	5068 BF	5'-0" x 6'-8"	BI-FOLD
14	4068 BF	4'-0" x 6'-8"	BI-FOLD
15	2468	2'-4" x 6'-8"	
16	2668 BF	2'-4" x 6'-8"	BI-FOLD

FIRST FLOOR PLAN

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

NOTE:
R31.3.1-FLOOR ELEVATIONS @ REQUIRED EGREGS
DOOR SHALL MEET PROVISION OF SECTION
R31.3.1 IN FBCR 6TH ED. (2017).

LOWEST FLOOR ELEVATION: 8.40'
LIVING AREA: 17.13'
GARAGE AREA: 8.07'
ELEVATIONS REFERENCED TO NORTH
AMERICAN VERTICAL DATUM OF 1988, MEAN
SEA LEVEL = 00.00'

NOTE:
ALL PLUMBING, MECHANICAL, AND ELECTRICAL
EQUIPMENT TO BE ABOVE BASE FLOOD
ELEVATION +1'

WALL CONSTRUCTION

CONSTRUCTION OF ALL WALLS AT THIS LEVEL
SHALL COMPLY WITH SECTION R322 OF THE
FBCR 7TH ED. (2020)
(FLOOD RESISTANT CONSTRUCTION)

HYDROSTATIC RELIEF UNIT A

VENT USED	HYDROSTATIC RELIEF PROVIDED PER VENT (SQ FT.)	AMOUNT OF VENTS PROVIDED	TOTAL (SQ FT.)
SMART VENT MODEL 1540-524 OR SIM. @ GARAGE DOOR	200	2	400
FLOOD SOLUTIONS MODEL FS-1608-HEX OR SIM. @ EXTERIOR WALL (W/ WATER SHIELD)	110	6	660
TOTAL SQ. FT. OF HYDROSTATIC RELIEF PROVIDED		1060	
TOTAL SQ. FT. OF AREA BELOW THE DESIGN FLOOD ELEVATION		920	

HYDROSTATIC RELIEF UNIT C

VENT USED	HYDROSTATIC RELIEF PROVIDED PER VENT (SQ FT.)	AMOUNT OF VENTS PROVIDED	TOTAL (SQ FT.)
SMART VENT MODEL 1540-524 OR SIM. @ GARAGE DOOR	200	2	400
FLOOD SOLUTIONS MODEL FS-1608-HEX OR SIM. @ EXTERIOR WALL (W/ WATER SHIELD)	110	6	660
TOTAL SQ. FT. OF HYDROSTATIC RELIEF PROVIDED		1060	
TOTAL SQ. FT. OF AREA BELOW THE DESIGN FLOOD ELEVATION		1032	



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MODEL:
UNITS:
A-C-C-C-A
BUILDING #39
LOTS 01-05
145 MPH EXP. B

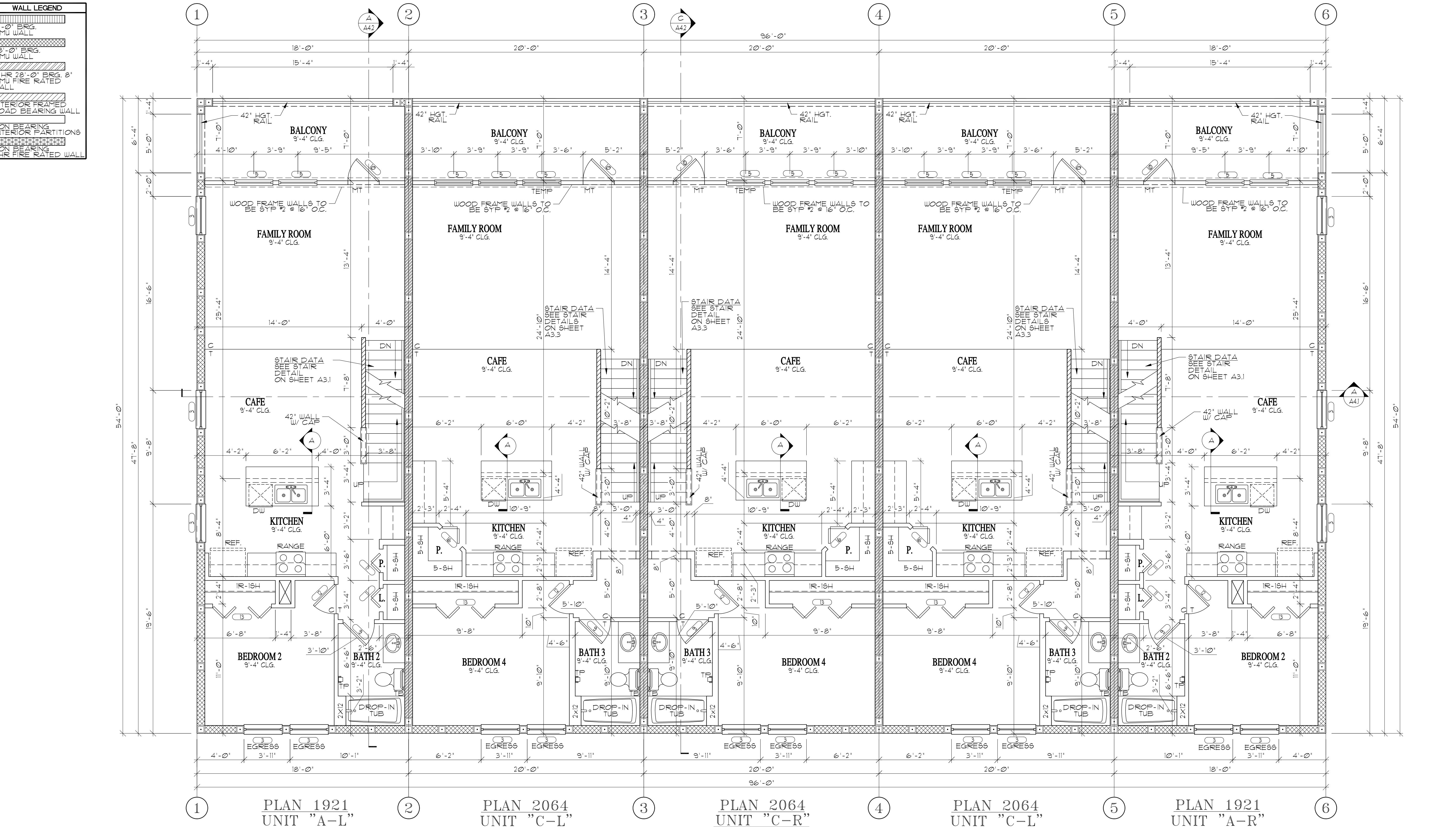
"PALM RIVER"
5-UNIT TOWNHOMES
SECOND FLOOR
PLAN

TITLE SHEET

AB # 05368.000

ARCHITECT:
STATE OF FLORIDA
JAMES CANTWELL
AR NO 12079

DATE: 02/03/22
SCALE: AS NOTED
SHEET NO: A1.2



SECOND FLOOR PLAN

SCALE: 1/4 = 1'-0"

NOTE:

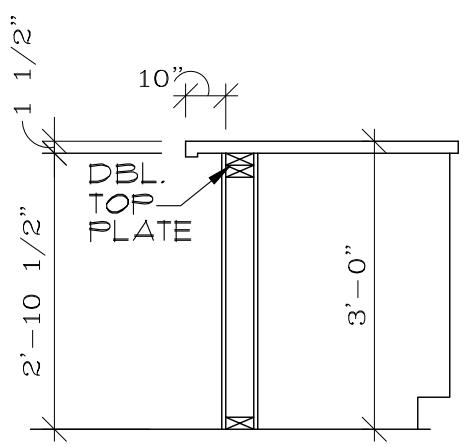
- R311.3.1-FLOOR ELEVATIONS & REQUIRED EGRESS DOOR SHALL MEET PROVISION OF SECTION R311.3.1 IN FBCR 6TH ED. (2017).
- PROVIDE PLI-DEK ICC-E5 ESR-2031 WATERPROOFING SYSTEM ON EXTERIOR BALCONY. INSTALL PER MFR. SPEC'S.

WINDOW/DOOR SCHEDULE

CALL NO.	TYPE	SIZE	REMARKS
1	8'-0" x 7'-0" O.H.	8'-0" x 7'-0"	MASONRY OPNG UNIT A
2	8'-0" x 7'-0" O.H.	8'-0" x 7'-0"	MASONRY OPNG UNIT B
3	3'9"x5'9"	3'-3" x 4'-11"	MASONRY OPNG
4	26'x36'	2'-2" x 3'-0"	MASONRY OPNG
5	39'x5'9"	3'-3" x 4'-11"	FRAME OPNG
6	3068 W VARD LITE	3'-5" x 6'-8"	MASONRY OPNG
7	3068	3'-5" x 6'-8"	MASONRY OPNG
8	2'-8" x 6'-8"	2'-8" x 6'-8"	20 MIN. FIRE RATED
9	2'-8" x 6'-8"	2'-8" x 6'-8"	
10	2'-8" x 6'-8"	2'-8" x 6'-8"	FRENCH DOOR
11	2068 BF	2'-0" x 6'-8"	BI-FOLD
12	2068	2'-6" x 6'-8"	
13	3068 BF	5'-0" x 6'-8"	BI-FOLD
14	4068 BF	4'-0" x 6'-8"	BI-FOLD
15	2468	2'-4" x 6'-8"	
16	2668 BF	2'-4" x 6'-8"	BI-FOLD

SQ.FT. CALC.'S "UNIT A"	
1ST FLR LIVING	152 SQ. FT.
2ND FLR LIVING	700 SQ. FT.
3RD FLR LIVING	922 SQ. FT.
TOTAL LIVING	1864 SQ. FT.
GARAGE	375 SQ. FT.
STORAGE	393 SQ. FT.
ENTRY	52 SQ. FT.
BALCONY	126 SQ. FT.
TOTAL	2810 SQ. FT.

SQ.FT. CALC.'S "UNIT C"	
1ST FLR LIVING	126 SQ. FT.
2ND FLR LIVING	247 SQ. FT.
3RD FLR LIVING	939 SQ. FT.
TOTAL LIVING	1912 SQ. FT.
GARAGE	256 SQ. FT.
STORAGE	624 SQ. FT.
ENTRY	51 SQ. FT.
BALCONY	135 SQ. FT.
TOTAL	2918 SQ. FT.



(A) BAR DETAIL



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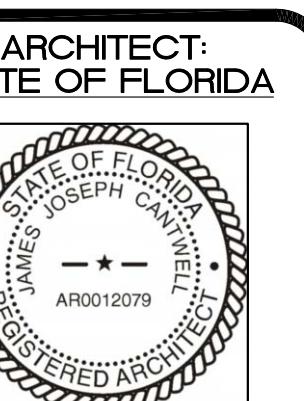
INT. DATE DESCRIPTION (SEE COVER SHEET)

LENNAR

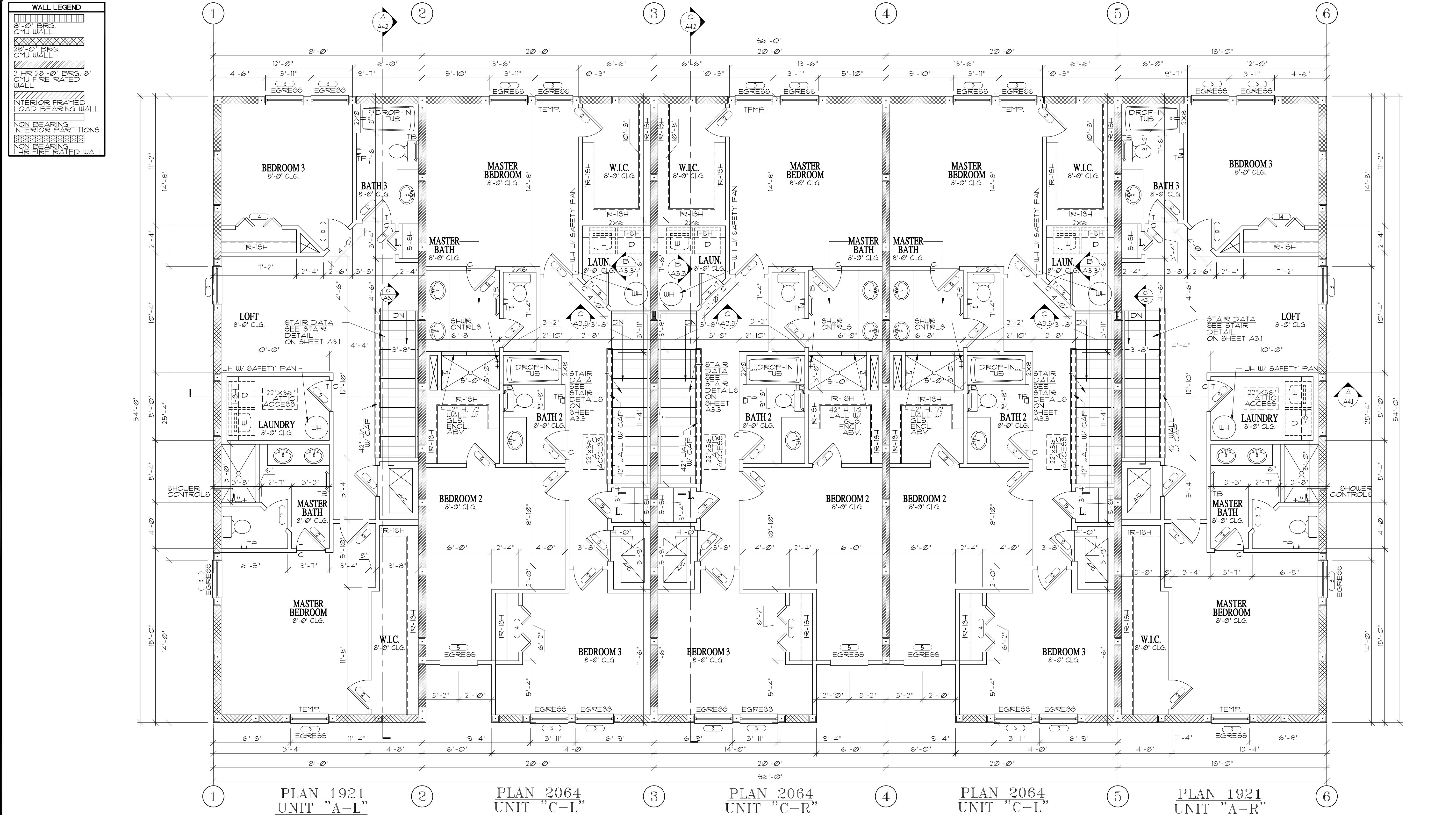
MODEL:
UNITS:
A-C-C-C-A
BUILDING #39
LOTS 01-05
145 MPH EXP. B

"PALM RIVER"
5-UNIT TOWNHOMES
THIRD FLOOR
PLAN

TITLE SHEET
AB # 05368.000



DATE: 02/03/22
SCALE: AS NOTED
SHEET NO.: A1.3



THIRD FLOOR PLAN

SCALE: 1/4 = 1'-0"

NOTE:
 1. R311.3.1-FLOOR ELEVATIONS @ REQUIRED EGRESS DOOR SHALL MEET PROVISION OF SECTION R311.3.1 IN FBCR 6TH ED. (2017).
 2. ALL WATER HEATERS ON 3RD FLOOR TO HAVE A SAFETY PAN.

WINDOW/DOOR SCHEDULE

CALL. NO.	TYPE	SIZE	REMARKS
1	8'-0" x 7'-0" OH.	8'-0" x 7'-0"	MASONRY OPG. UNIT A
2	8'-0" x 7'-0" OH.	8'-0" x 7'-0"	MASONRY OPG. UNIT A
3	3'-3" x 5'-9"	3'-3" x 4'-11"	MASONRY OPG.
4	2'-0" x 3'-0"	2'-0" x 3'-0"	MASONRY OPG.
5	3'-3" x 5'-9"	3'-3" x 4'-11"	FRAME OPG.
6	3068 WARD LITE	3'-5" x 6'-8"	MASONRY OPG.
7	3068	3'-5" x 6'-8"	MASONRY OPG.
8	3068	2'-8" x 6'-8"	20 MIN. FIRE RATED
9	2668	2'-8" x 6'-8"	
10	2668	2'-8" x 6'-8"	FRENCH DOOR
11	2668 BF	2'-0" x 6'-8"	BI-FOLD
12	2668	2'-6" x 6'-8"	
13	2668 BF	5'-0" x 6'-8"	BI-FOLD
14	4068 BF	4'-0" x 6'-8"	BI-FOLD
15	2468	2'-4" x 6'-8"	
16	2668 BF	2'-4" x 6'-8"	BI-FOLD

SQ.FT. CALC.'S "UNIT A"

1ST FLR. LIVING	152 SQ. FT.
2ND FLR. LIVING	847 SQ. FT.
3RD FLR. LIVING	932 SQ. FT.
TOTAL LIVING	1264 SQ. FT.
GARAGE	126 SQ. FT.
STORAGE	790 SQ. FT.
ENTRY	847 SQ. FT.
BALCONY	126 SQ. FT.
TOTAL	2810 SQ. FT.

SQ.FT. CALC.'S "UNIT C"

1ST FLR. LIVING	126 SQ. FT.
2ND FLR. LIVING	847 SQ. FT.
3RD FLR. LIVING	932 SQ. FT.
TOTAL LIVING	1912 SQ. FT.
GARAGE	256 SQ. FT.
STORAGE	624 SQ. FT.
ENTRY	52 SQ. FT.
BALCONY	135 SQ. FT.
TOTAL	2978 SQ. FT.



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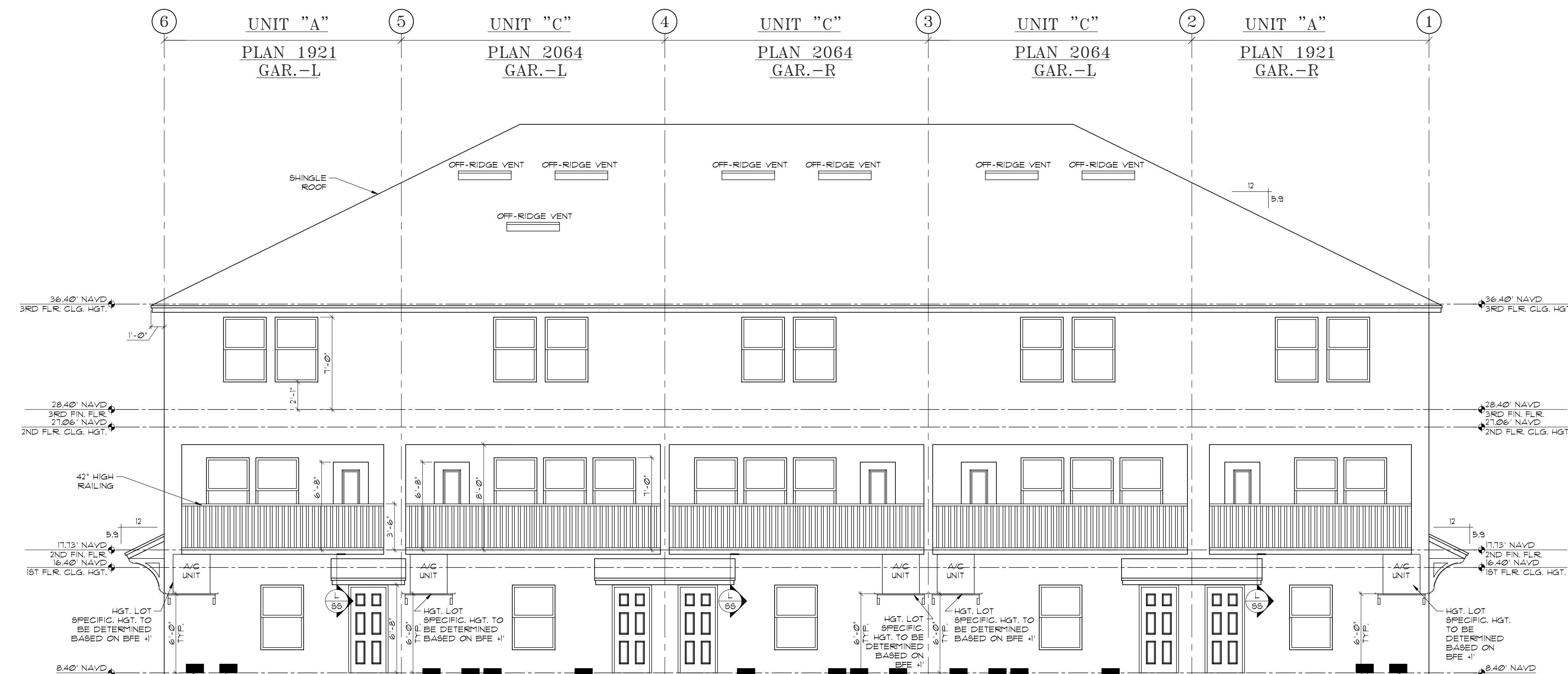
INT.	DATE	DESCRIPTION (SEE COVER SHEET)

LENNAAR



FRONT ELEVATION "A"

SCALE: 3'-0" x 1'-0"



REAR ELEVATION

SCALE: 3'-0" x 1'-0"

AREA OF ATTIC UNIT A	= 972 SQ. FT.
NET FREE VENTILATION AREA REQUIRED	= 1/ 300
REQUIRED VENTILATION AREA	= 972 / 300
	= 3.24
	= 466.56 SQ. IN.
	= .5 X 466.56
MIN. REQUIRED VENTILATION IN UPPER PORTION OF ATTIC	= 233.28 SQ. IN.
(BALANCE TO BE PROVIDED IN SOFFIT OR EAVE VENTS)	

OFF RIDGE VENTILATION AREA	= 115 SQ. IN. PER VENT
TOTAL # OF VENTS REQUIRED	= 2.02852
TOTAL # OF VENTS PROVIDED	= 3

AREA OF ATTIC UNIT C	= 1050 SQ. FT.
NET FREE VENTILATION AREA REQUIRED	= 1/ 300
REQUIRED VENTILATION AREA	= 1050 / 300
	= 3.50
	= 504 SQ. IN.
	= .5 X 504
MIN. REQUIRED VENTILATION IN UPPER PORTION OF ATTIC	= 252 SQ. IN.
(BALANCE TO BE PROVIDED IN SOFFIT OR EAVE VENTS)	

OFF RIDGE VENTILATION AREA	= 115 SQ. IN. PER VENT
TOTAL # OF VENTS REQUIRED	= 2.1913
TOTAL # OF VENTS PROVIDED	= 3

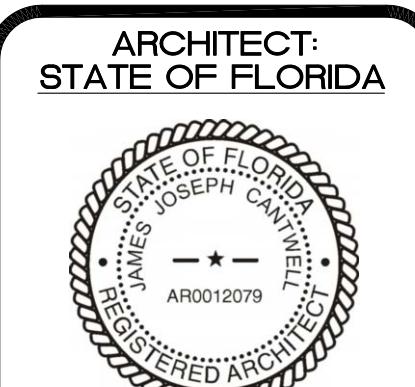
LOWEST FLOOR ELEVATION: 8.40'
LIVING AREA: 17.13'
GARAGE AREA: 8.07'
ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988. MEAN SEA LEVEL = 00.00'

NOTE:
ALL PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT TO BE ABOVE BASE FLOOD ELEVATION +1'

HYDROSTATIC RELIEF UNIT A			
VENT USED	HYDROSTATIC RELIEF PROVIDED PER VENT (SQ FT.)	AMOUNT OF VENTS PROVIDED	TOTAL (SQ FT.)
SMART VENT MODEL 1B40-524 OR SIM. @ GARAGE DOOR	200	2	400
FLOOD SOLUTIONS MODEL FS-1608-HEX OR SIM. @ EXTERIOR WALL (W/ WATER SHIELD)	110	6	660
TOTAL SQ. FT. OF HYDROSTATIC RELIEF PROVIDED			1060
TOTAL SQ. FT. OF AREA BELOW THE DESIGN FLOOD ELEVATION			920

HYDROSTATIC RELIEF UNIT C			
VENT USED	HYDROSTATIC RELIEF PROVIDED PER VENT (SQ FT.)	AMOUNT OF VENTS PROVIDED	TOTAL (SQ FT.)
SMART VENT MODEL 1B40-524 OR SIM. @ GARAGE DOOR	200	2	400
FLOOD SOLUTIONS MODEL FS-1608-HEX OR SIM. @ EXTERIOR WALL (W/ WATER SHIELD)	110	6	660
TOTAL SQ. FT. OF HYDROSTATIC RELIEF PROVIDED			1060
TOTAL SQ. FT. OF AREA BELOW THE DESIGN FLOOD ELEVATION			1032

TITLE SHEET
"PALM RIVER"
5-UNIT TOWNHOMES
FRONT & REAR
BUILDING ELEVATIONS
AB # 05368.000



JAMES CANTWELL
AR NO 12079

DATE: 02/03/22
SCALE: AS NOTED

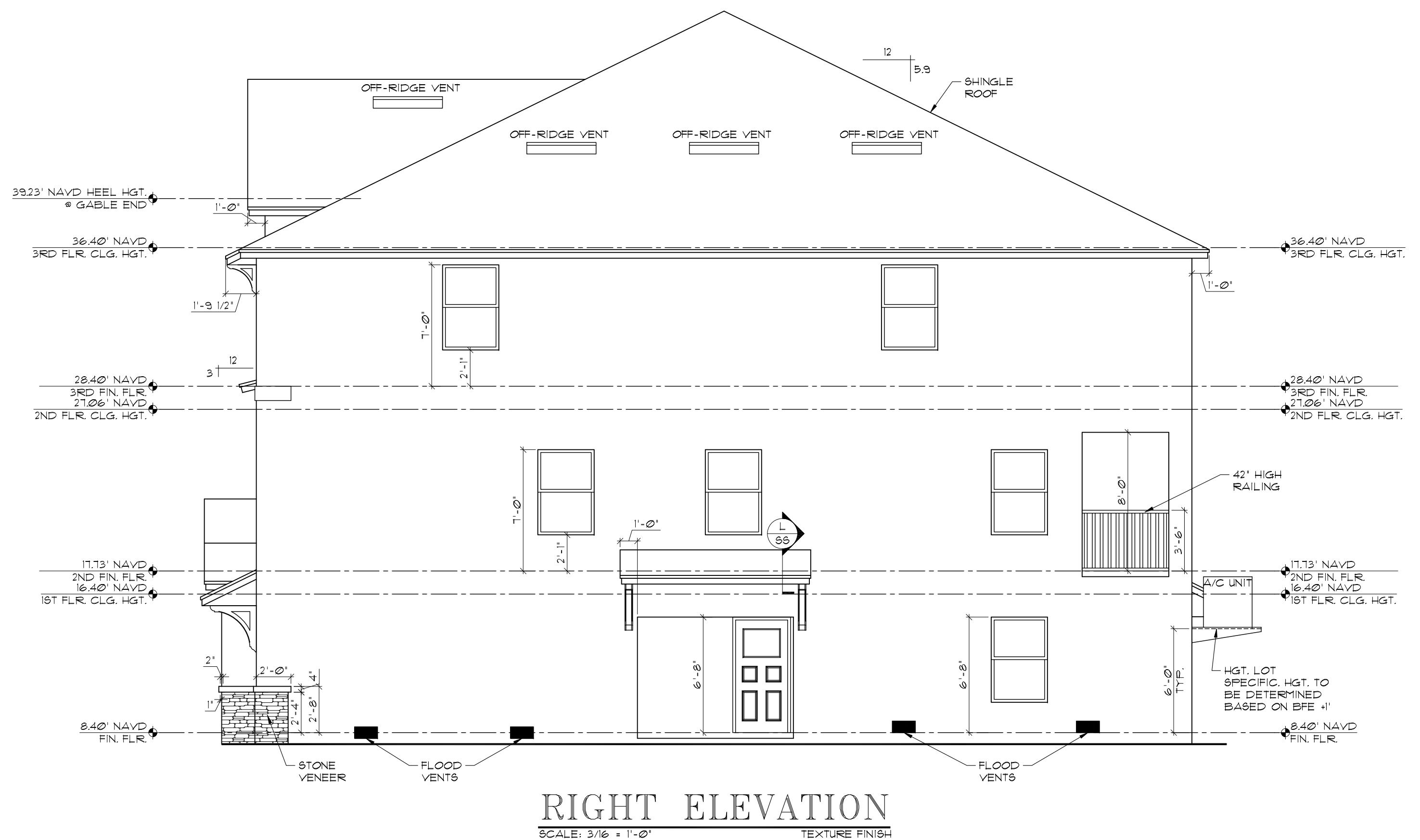
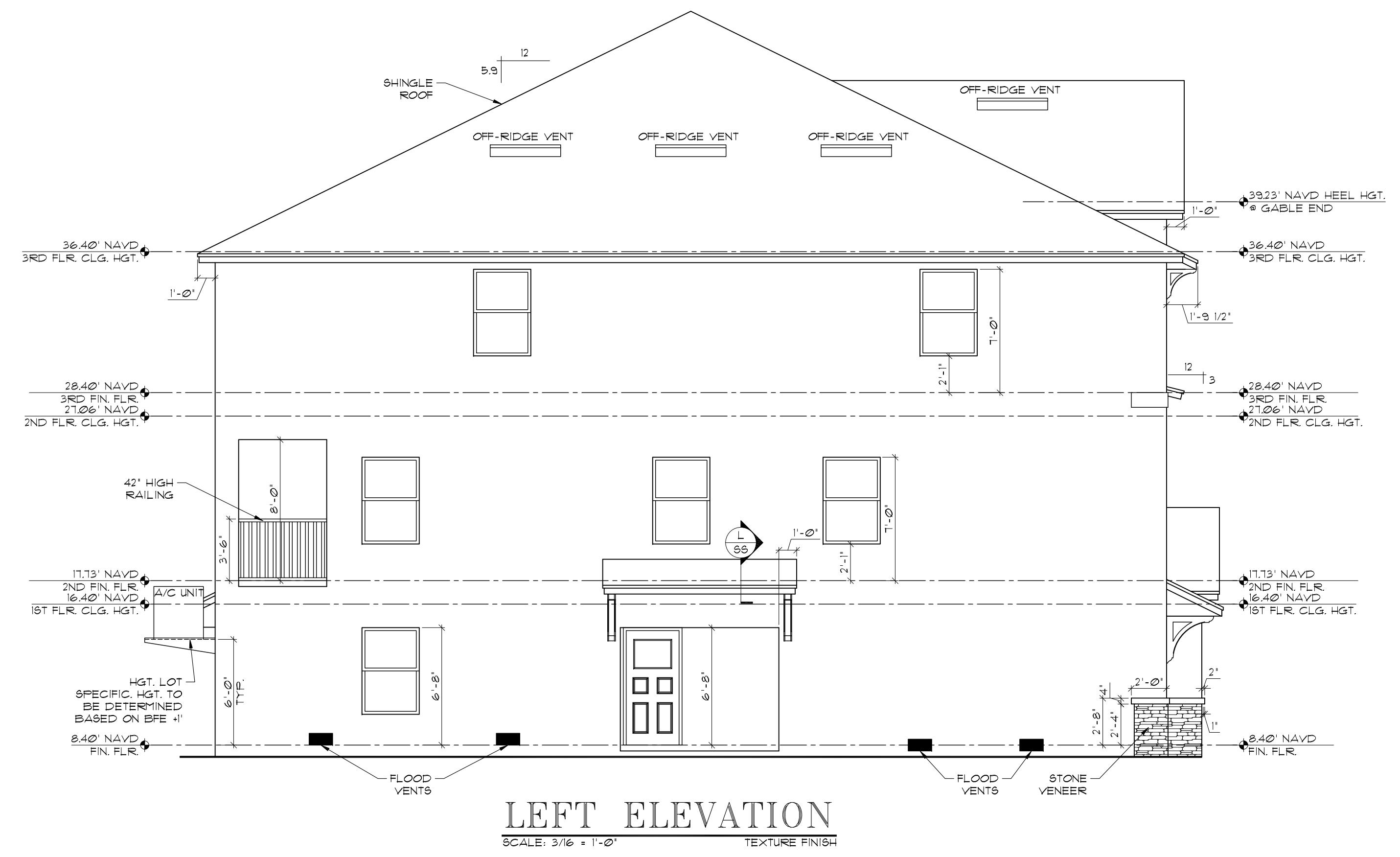
SHEET NO:

A2.1



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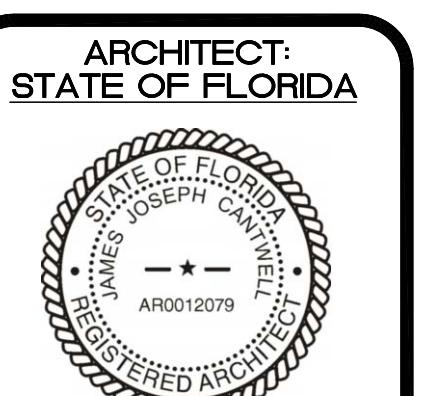
LENNAAR



MODEL:
UNITS:
A-C-C-C-A
BUILDING #39
LOTS 01-05
145 MPH EXP. B

TITLE SHEET
"PALM RIVER"
5-UNIT TOWNHOMES
LEFT & RIGHT
BUILDING ELEVATIONS

AB # 05368.000



DATE: 02/03/22
SCALE: AS NOTED
SHEET NO:
A2.2

STAIR SECTION - UNIT "A" LEFT

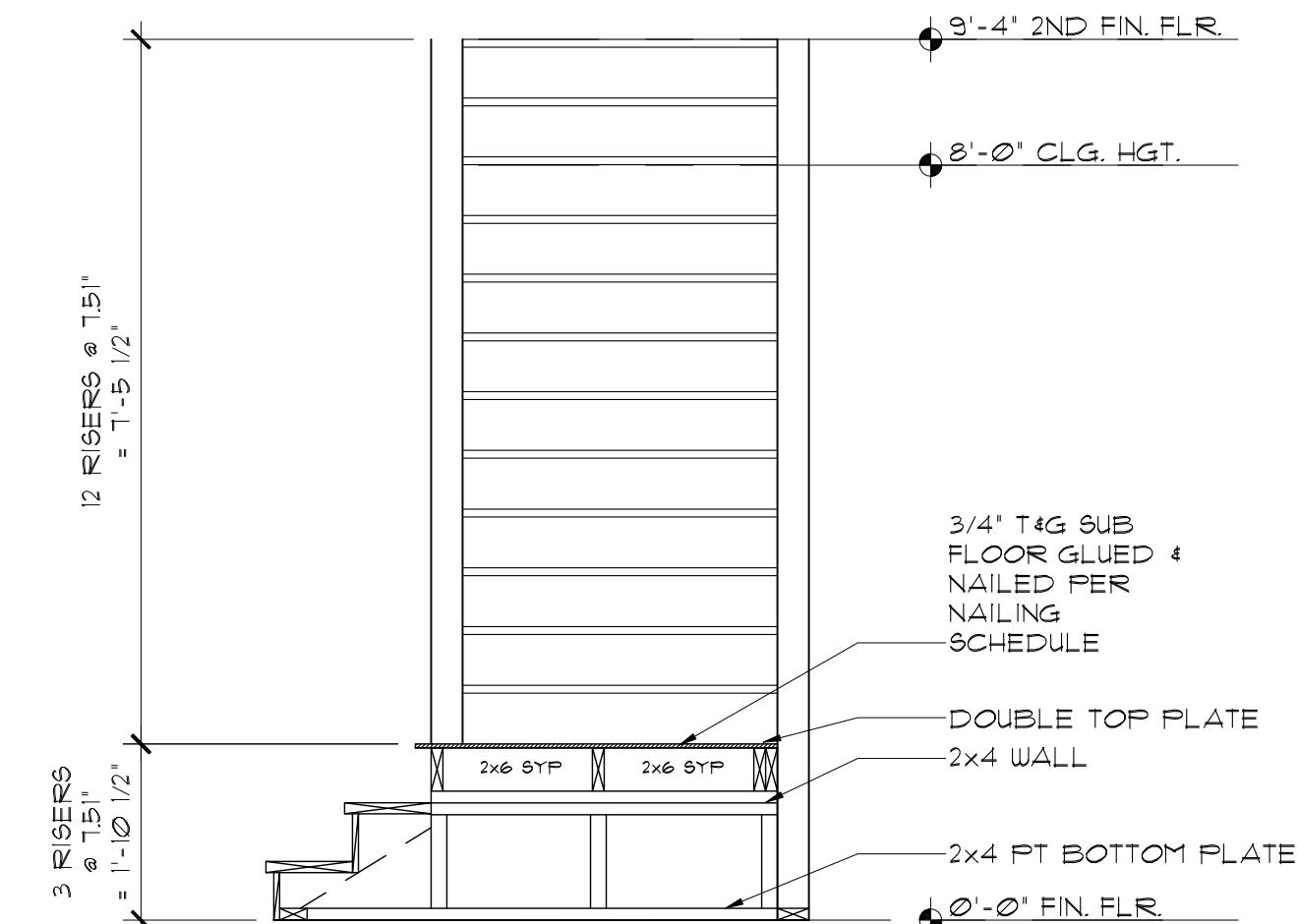
LENNAAR

MODEL:
UNITS:
A-C-C-C-A
BUILDING #39
LOTS 01-05
145 MPH EXP. B

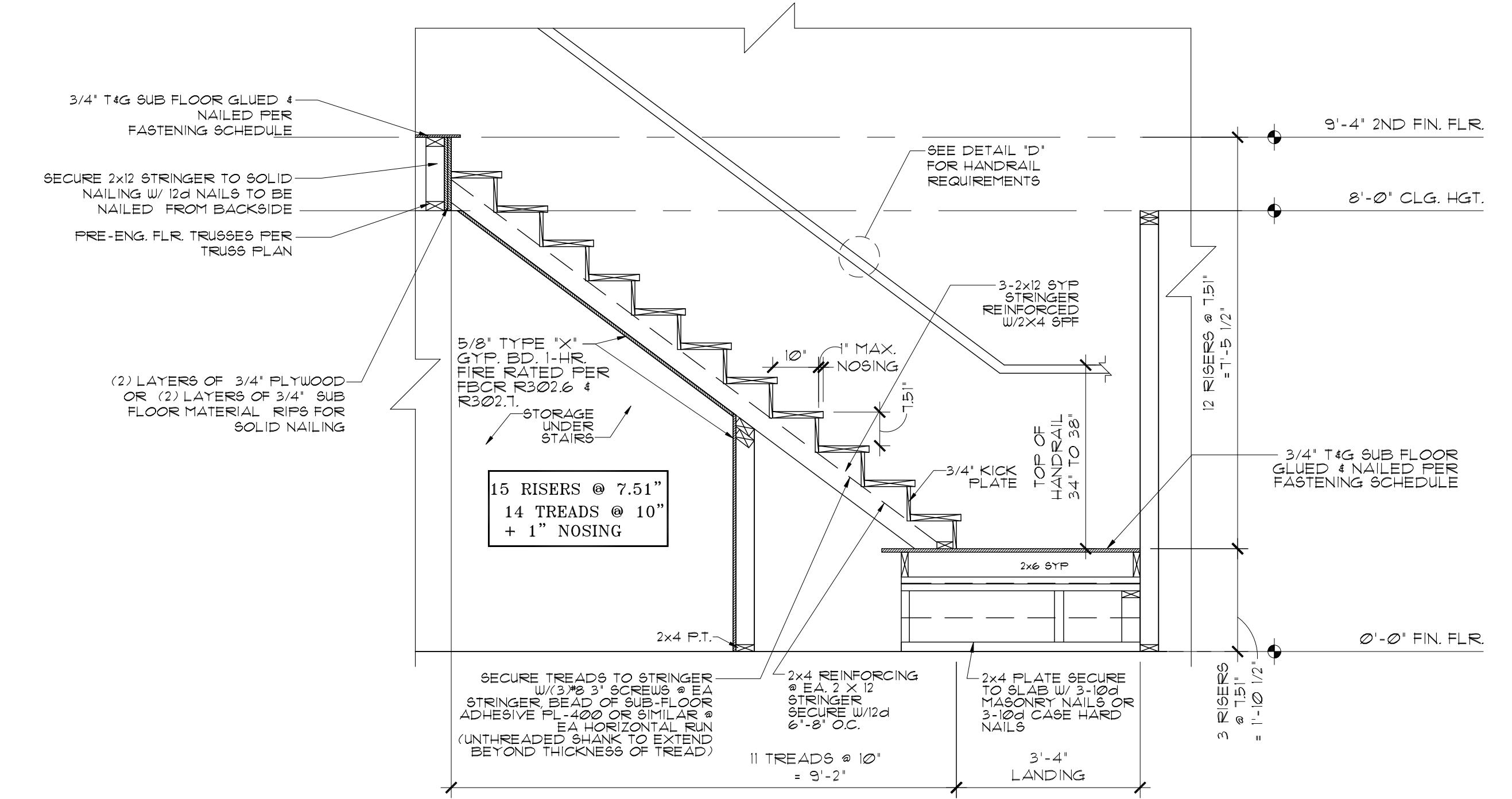
"PALM RIVER"
5-UNIT TOWNHOMES
UNIT A
STAIR SECTIONS

TITLE SHEET
AB # 05368.000
ARCHITECT:
STATE OF FLORIDA
JAMES CANTWELL
AR NO 12079

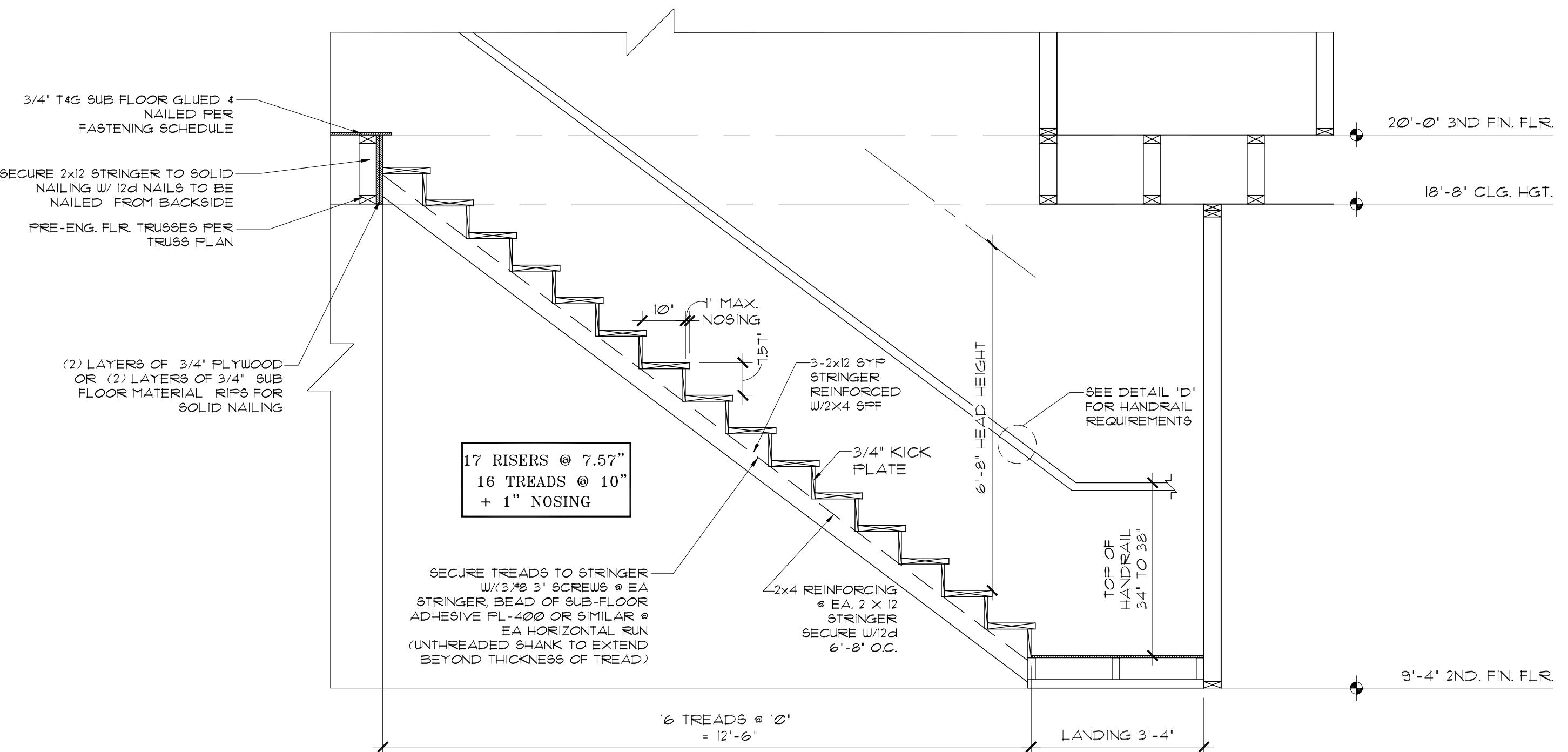
DATE: 02/03/22
SCALE: AS NOTED
SHEET NO:
A3.1



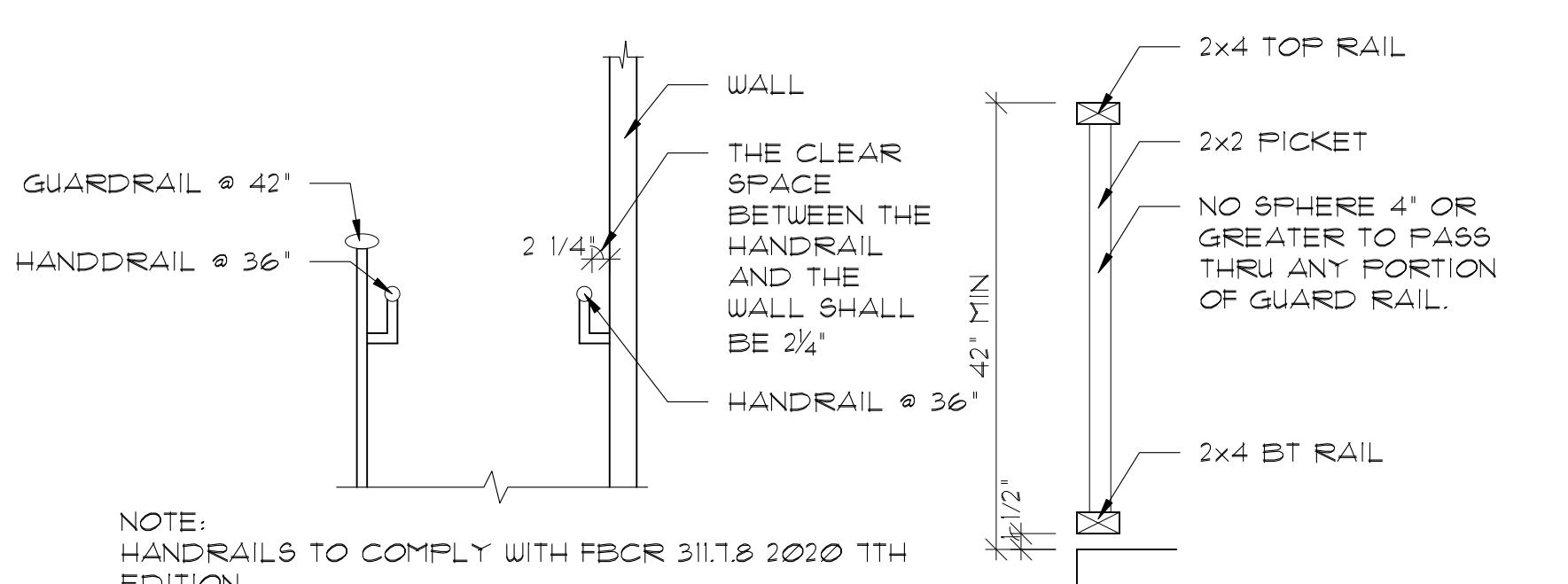
(A) STAIR SECTION - UNIT "A" LEFT
1/2'-1'-0" PLAN 1921
UNIT 'A' RIGHT OPPOSITE



(B) STAIR SECTION - UNIT "A" LEFT
1/2'-1'-0" PLAN 1921
UNIT 'A' RIGHT OPPOSITE



(C) STAIR SECTION - UNIT "A" LEFT
1/2'-1'-0" PLAN 1921
UNIT 'A' RIGHT OPPOSITE



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



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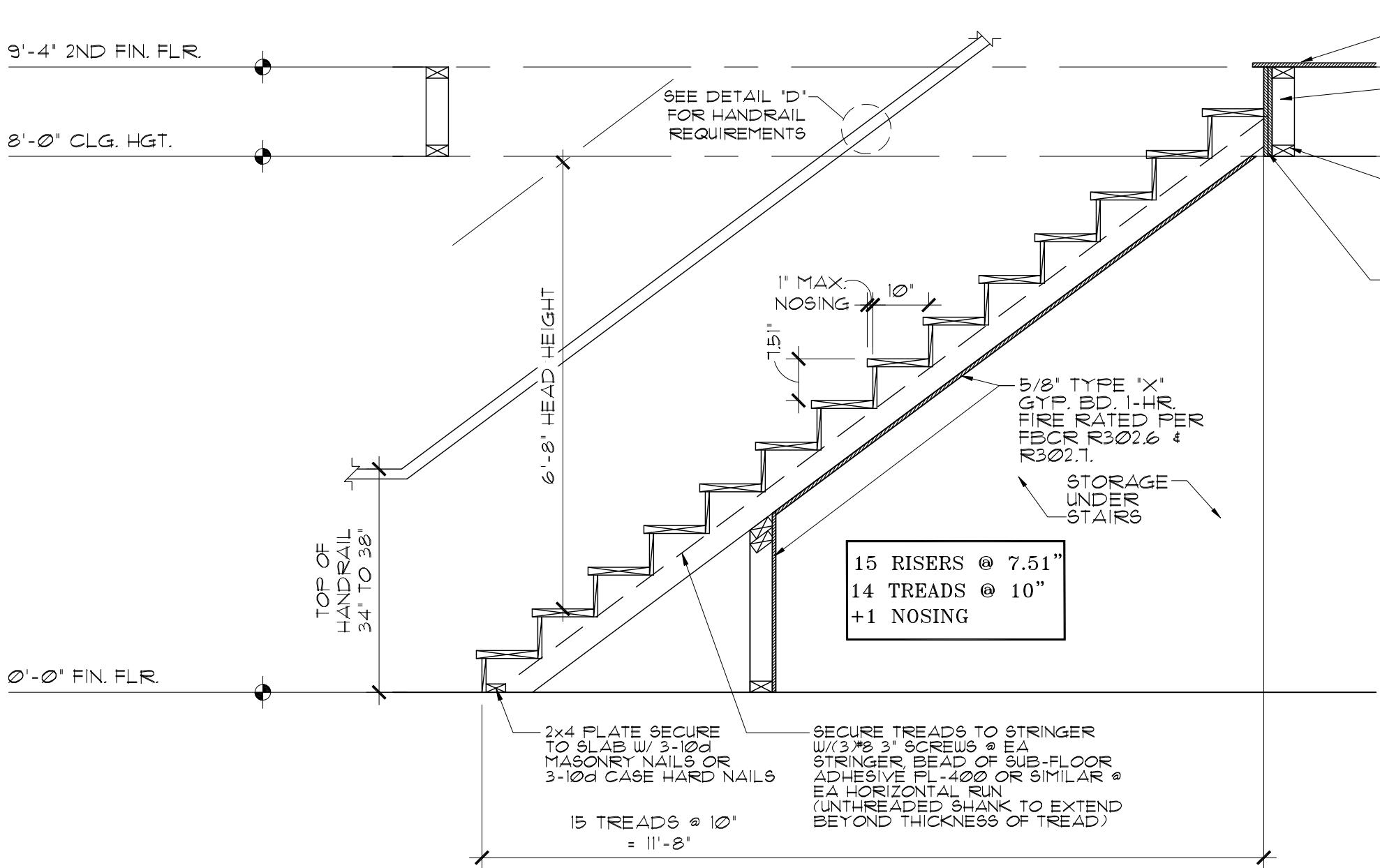
ZENAR

MODEL:
UNITS:
A-C-C-C-A
BUILDING #39
LOTS 01-05
145 MPH EXP. B

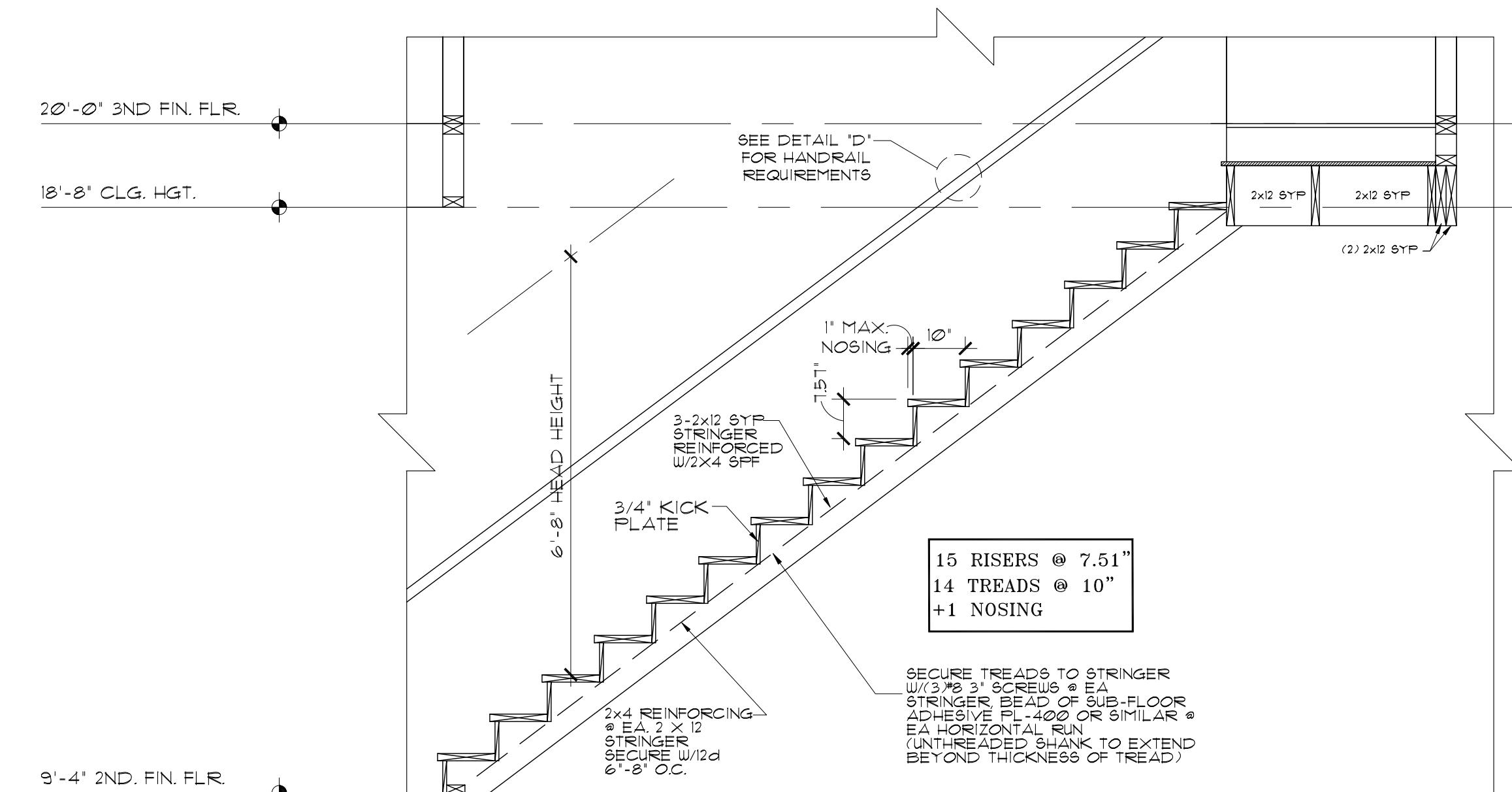
-UNIT TOWNHOMES

The image shows a circular seal for a registered architect. The outer ring contains the words "REGISTERED ARCHITECT" at the top and "FLORIDA" at the bottom, separated by a decorative dotted line. The inner circle features a rope-like border. In the center, the name "JOSEPH CANTWELL" is written above a horizontal line with two stars. Below the line is the registration number "AR0012079".

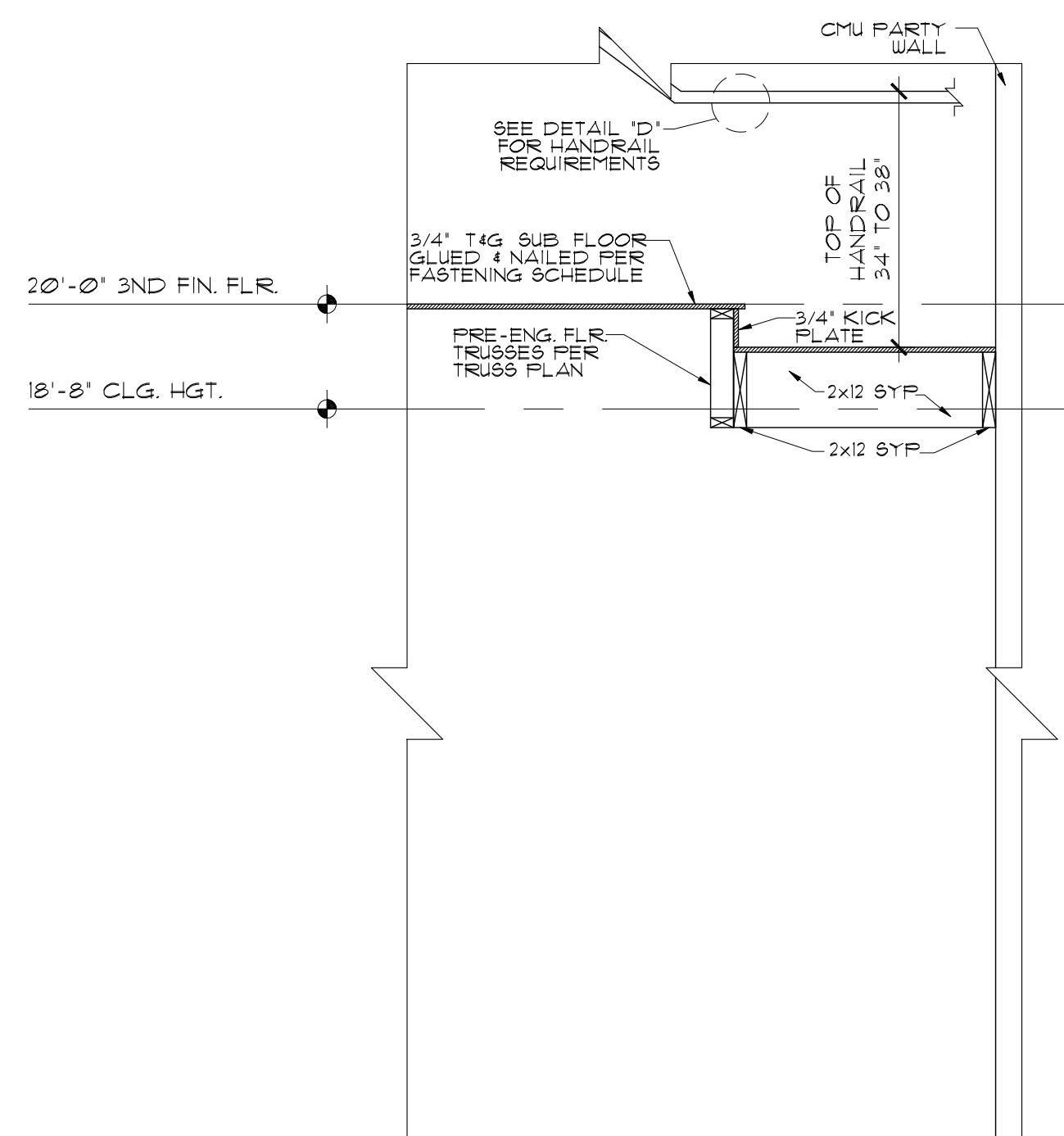
DATE: 02/03/22
SCALE: AS NOTED
SHEET NO.: A3.3



A STAIR SECTION-UNIT "C" LEFT
1/2" = 1'-0" PLAN 2064 **UNIT "C" RIGHT OPPOSITE**



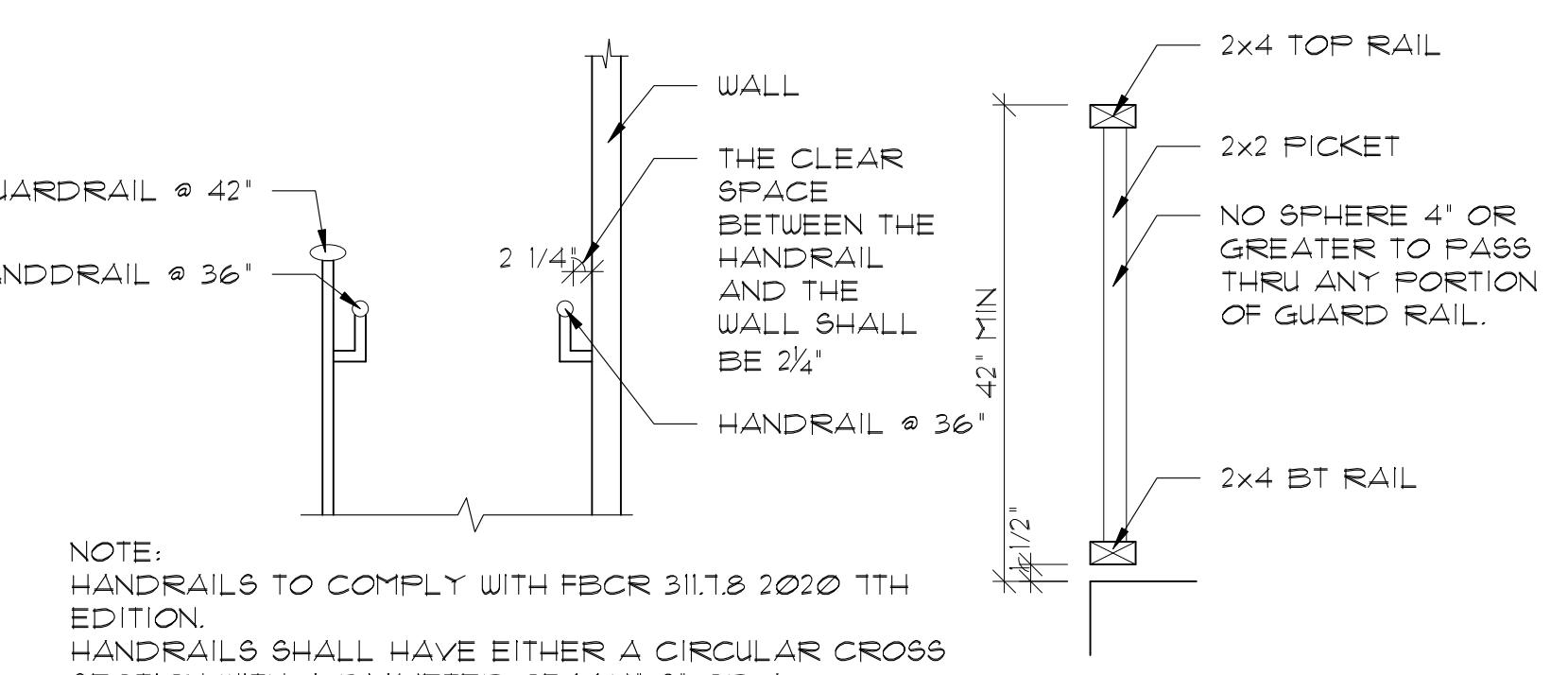
B STAIR SECTION-UNIT "C" LEFT
1/2" = 1'-0" PLAN 2064 **UNIT "C" RIGHT OPPOSITE**



C STAIR SECTION-UNIT "C" LEFT



NOTE:
HANDRAILS TO COMPLY WITH FBCR 311.7.8 2020 11TH EDITION.
HANDRAILS SHALL HAVE EITHER A CIRCULAR CROSS SECTION WITH A DIAMETER OF 1 1/4"-2" OR A NONCIRCULAR CROSS SECTION WITH A PERIMETER DIMENSION OF AT LEAST 4" BUT NOT MORE THAN 6 1/4" AND A LARGEST CROSS SECTION DIMENSION NOT EXCEEDING 2 1/4". EDGES SHALL HAVE A RADIUS OF NOT LESS THAN $\frac{1}{8}$ INCH.





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AA #: 0003325

LENNAR

MODEL:
UNITS:
A-C-C-C-A
BUILDING #39
LOTS 01-05
145 MPH EXP. B

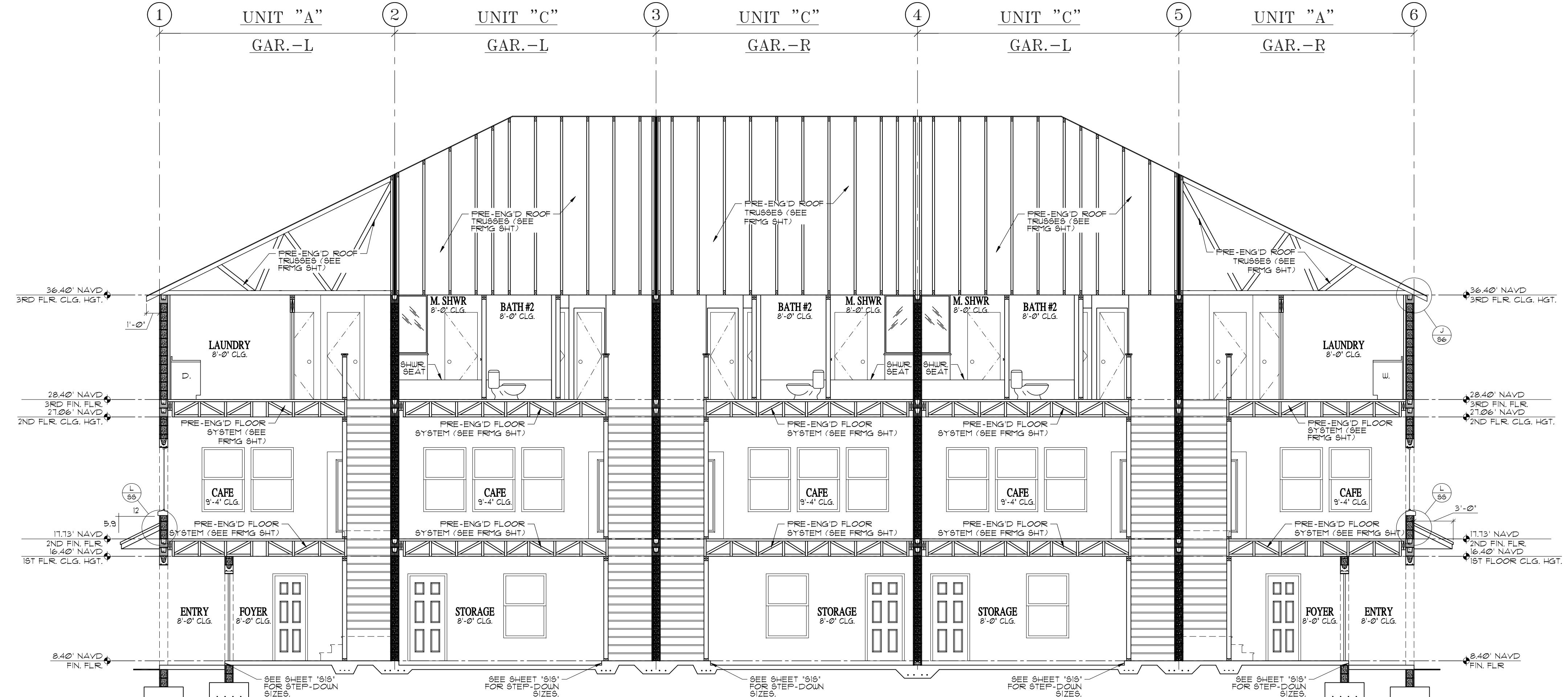
"PALM RIVER"
5-UNIT TOWNHOMES

BUILDING SECTION

TITLE SHEET
AB # 05368.000



DATE: 02/03/22
SCALE: AS NOTED
SHEET NO: A4.1



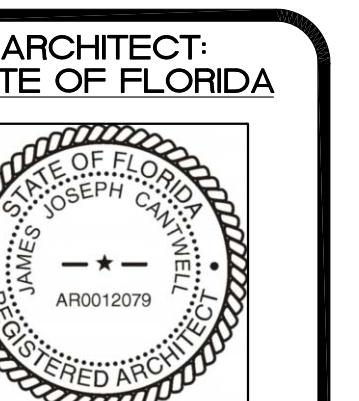


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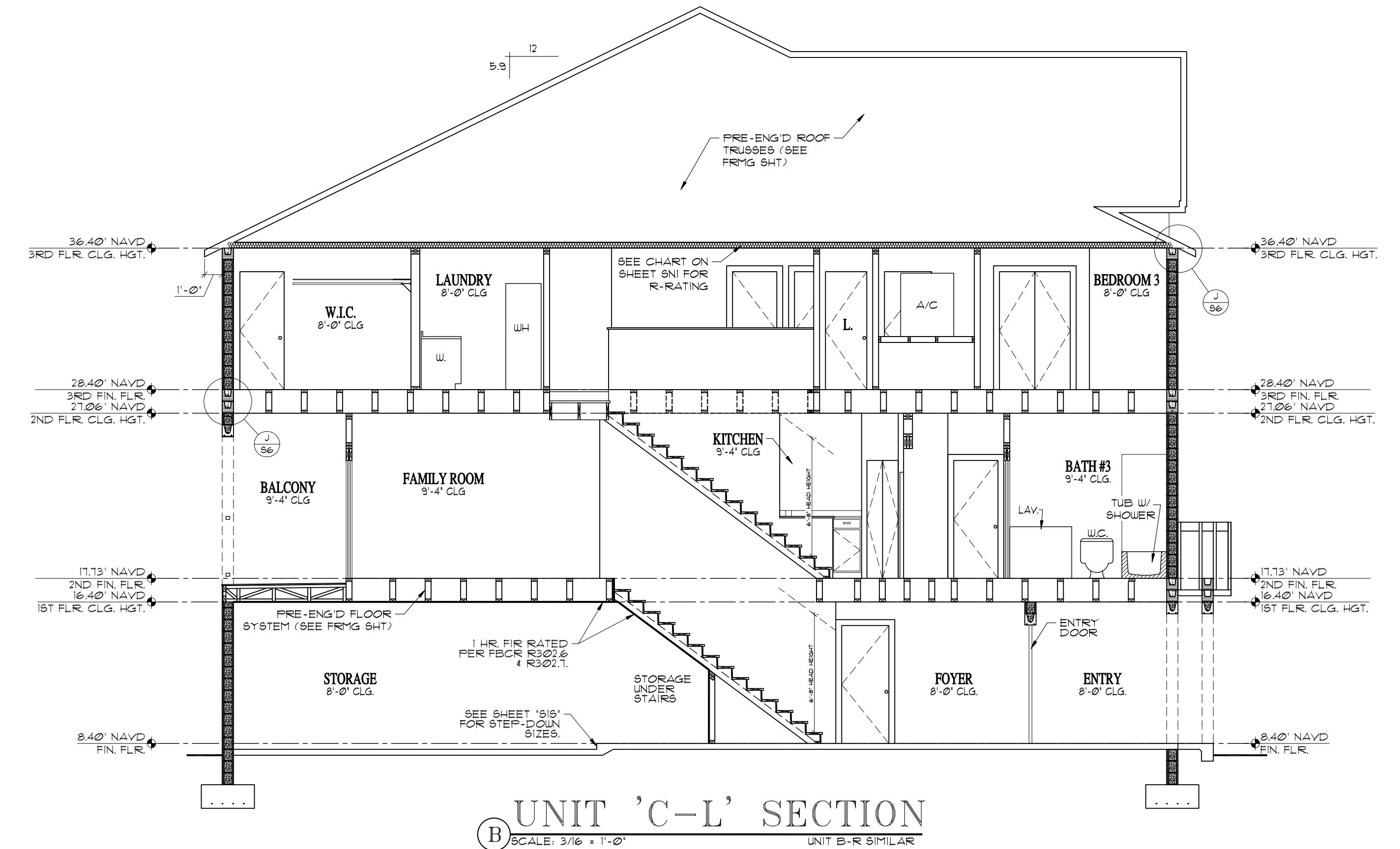
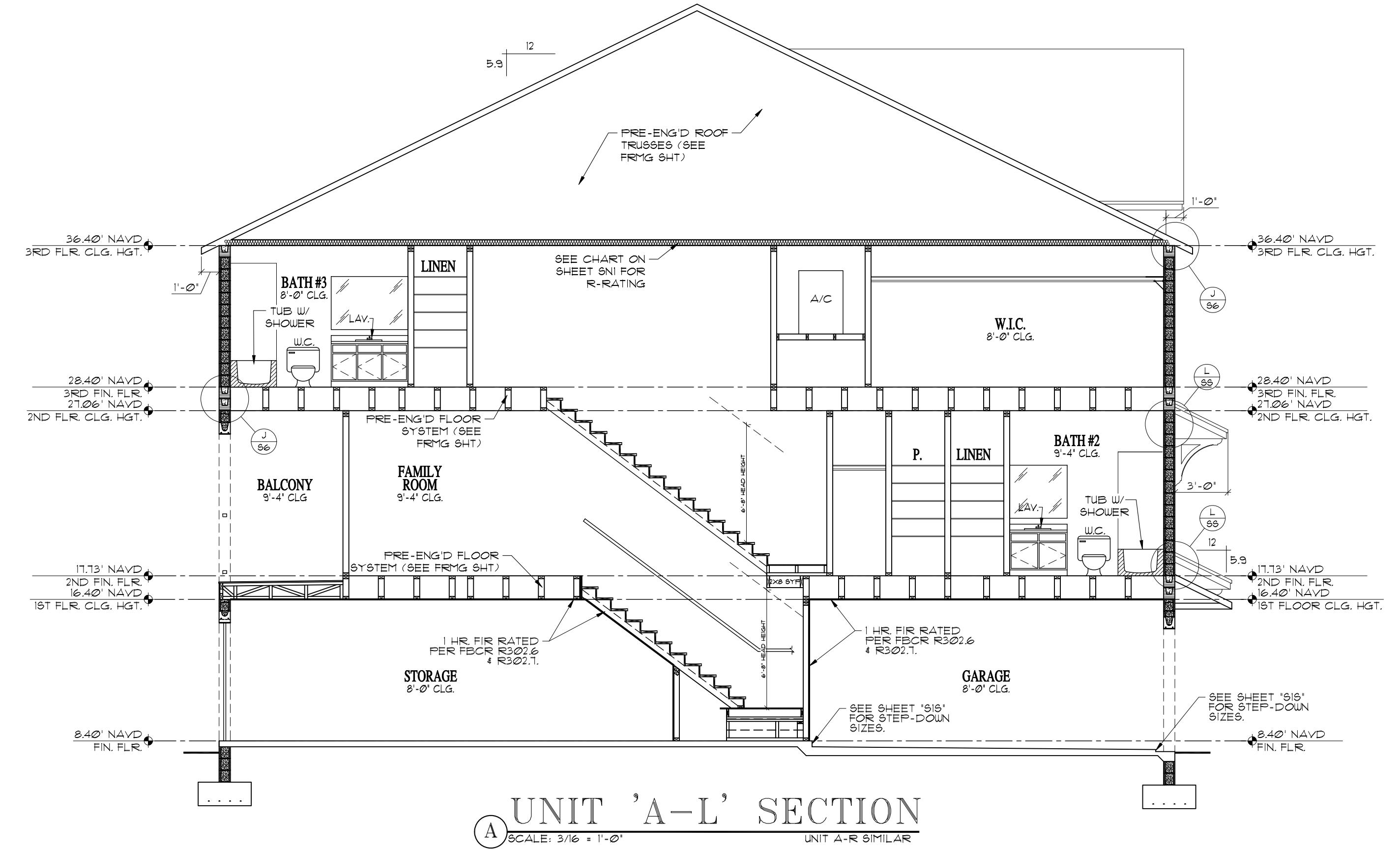
MODEL:
UNITS:
A-C-C-C-A
BUILDING #39
LOTS 01-05
145 MPH EXP. B

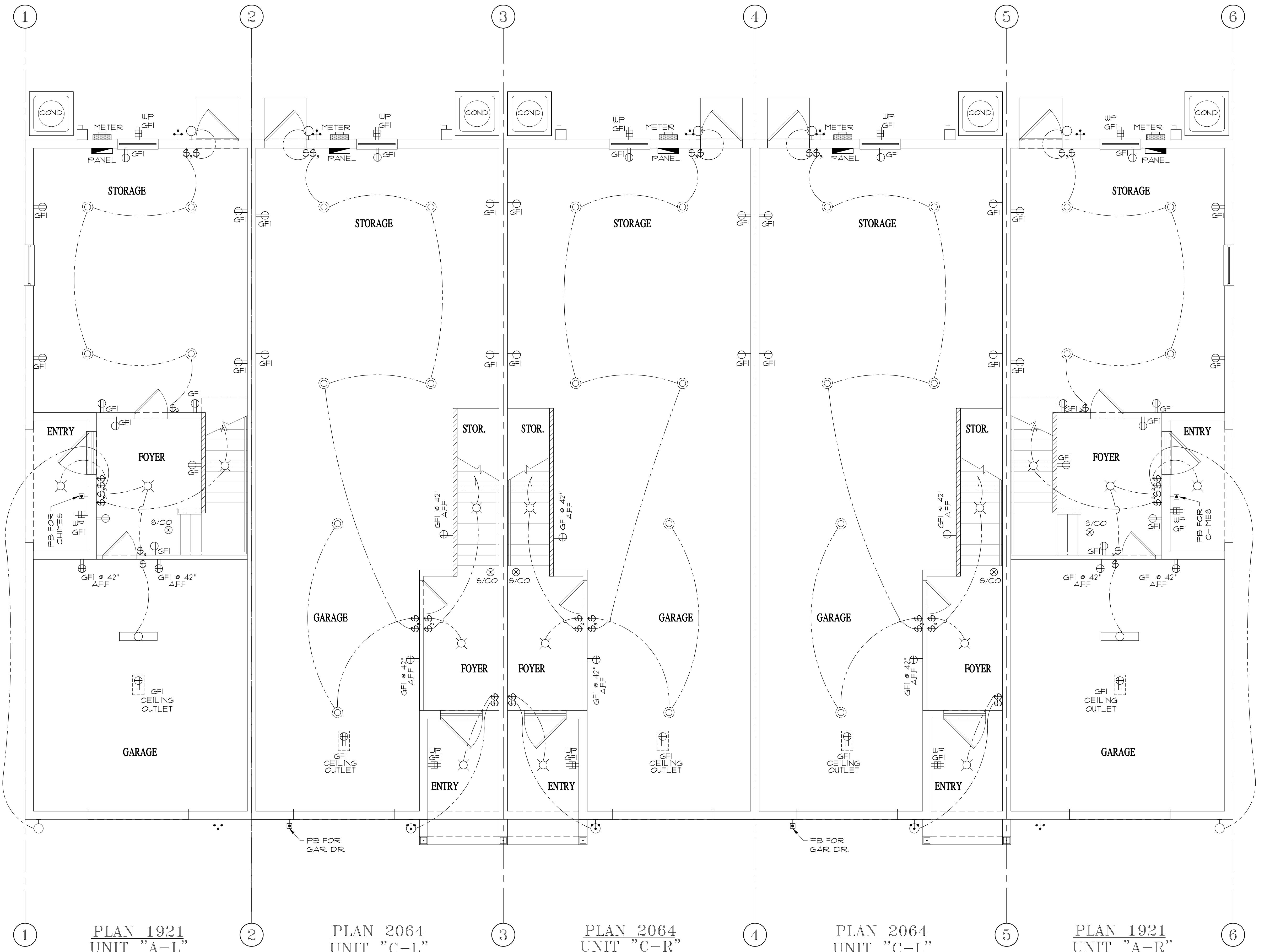
TITLE SHEET
"PALM RIVER"
5-UNIT TOWNHOMES
BUILDING SECTIONS
AB # 05368.000



JAMES CANTWELL
AR NO 12079

DATE: 02/03/22
SCALE: AS NOTED
SHEET NO.: A4.2





FIRST FLOOR ELECTRICAL PLAN

SCALE: 1/4 = 1'-0"

NOTE:
ALL PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT TO BE ABOVE BASE FLOOD ELEVATION +1'

ELECTRICAL LEGEND		
SYMBOL DEFINITION	NOTES	
○ 120V OUTLET	20 AMP SINGLE POLE	
○ 110V OUTLET		
○ 110V OUTLET	120V OUTLET WIRED TO SWITCH	
○ GFI	EQUIPPED WITH GROUND FAULT INTERRUPTER (TAMPER-RESISTANT TYPE)	
○ 220V OUTLET	4 WIRE CONNECTION	
○ EXTERIOR WATERPROOF OUTLET	GROUND FAULT INTERRUPTER	
\$ SWITCH		
\$ ₃ SWITCH	3-WAY OPER.	
\$ ₄ SWITCH	4-WAY OPER.	
○ WALL MOUNTED LIGHT		
○ CEILING LIGHT		
○ _{VP} VAPOR PROOF LIGHT		
○ RECESSED CAN		
○ VENT. FAN	1 CFM PER SQ. FT.	
○ VENT. FAN W/LIGHT	1 CFM PER SQ. FT.	
○ 2' LIGHT STRIP		
○ 4' LIGHT STRIP		
○ 4' RECESSED FLUORESCENT LIGHT	2-BULB WRAP AROUND	
○ 2' FLUORESCENT		
○ 4' FLUORESCENT PANEL		
— METER		
○ S.D.	BATT BACK-UP W/HARDWARE OR WIRELESS INTERACTION	
○ S.D.	BATT BACK-UP W/HARDWARE OR WIRELESS INTERACTION	
○ S.CO	BATT BACK-UP W/HARDWARE INTERACTED COULD NOT BE A DISTANCE OF NOT LESS THAN 12 IN. FROM WALL	
▼ TELEPHONE JACK		
○ J-BOX	CEILING BOX REQUIRED TO BE SUPPORTED IN ACCORDANCE W/ MARKED AS FOR INSPECTION	
○ OPT. FAIR CEILING PRE-WIRES	CEILING BOX REGULATED BY SEE SUPPORTED IN ACCORDANCE W/ FOR INSPECTION	
MAIN	MAIN DISCONNECT	
WH	WATER HEATER DISCONNECT	
A/C	AIR COND. DISCONNECT	
TV	TELEVISION JACK	
PB	PHONE PORTION	
CHIMES	FOR CHIMES	

NOTES:

- LOCATION OF TV JACKS & PHONE OUTLETS TO BE VERIFIED @ HOMEOWNER PRE-CONSTRUCTION
- ALL RECEPTACLES IN ALL HABITABLE ROOMS TO BE ARC FAULT PROTECTED PER NEC 2011 210.12(B)
- 20 AMP DEDICATED LAUNDRY CIRCUIT
- GFI @ 18L4 (NOT ON KITCHEN CIRCUIT)
- DISHWASHER DISCONNECT TO BE LOCKOUT PANEL
- BATHROOM OR HALL FAN TO HAVE MIN CAPACITY OF 100 CFM INTERMITTENT/FBCR (7TH ED. (2009) CODE TABLE M107.14)
- WIRING METHOD SHALL BE NON METALLIC CABLE AS NEC 2011 ARTICLE 300.4 (B)
- ALL RECEPTACLES TO BE TAMPER-RESISTANT TYPE
- MEANS SHALL BE PROVIDED FOR THE FIRE DEPT. TO DISCONNECT THE DISCONNECT TO BE EASILY ACCESSIBLE TO THE FIRE DEPARTMENT. NFPA 1 SEC. 11.1.2
- BATHTUB OR SHOWER STALL RECEPTACLES: ALL 25-VOLT, 15-AMP, GFCI PROTECTED RECEPTACLES THAT ARE LOCATED WITHIN 6 FEET (1829MM) OF THE OUTSIDE EDGE OF A BATHTUB OR SHOWER STALL SHALL HAVE GFCI PROTECTION FOR PERSONNEL
- KITCHEN DISHWASHER BRANCH CIRCUIT: GFCI PROTECTION SHALL BE PROVIDED FOR OUTLETS THAT SUPPLY DISHWASHERS AND DISHWASHER CONNECTIONS
- INTERIOR STAIRWAY ILLUMINATION: INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ENSURE 100% LUMENS & LENGTHS OF THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS 4 FEET TO LEVELS OF NOT LESS THAN 1 FOOT 6 INCHES (4.6M) AT THE CENTER OF TREADS 4 FEET LONG
- GARAGES: THE BRANCH CIRCUIT SUPPLYING THE RECEPTACLE(S) IN A GARAGE SHALL NOT HAVE OUTLETS OUTSIDE OF THE GARAGE & NO LESS THAN ONE RECEPTACLE SHALL BE INSTALLED FOR EACH MOTOR VEHICLE SPACE.

LENNAAR

MODEL:
UNITS:
A-C-C-C-A
BUILDING #39
LOTS 01-05
145 MPH EXP. B

TITLE SHEET
"PALM RIVER"
5-UNIT TOWNHOMES
FIRST FLOOR
ELECTRICAL PLAN
AB # 05368.000

ARCHITECT:
STATE OF FLORIDA
JAMES JOSEPH CANTWELL
REGISTERED ARCHITECT
AR0012079

DATE: 02/03/22
SCALE: AS NOTED
SHEET NO: E1.1

ARCHITECTS
AB
Design Group LLC
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LONGWOOD, FL 32750
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AA #: 0003325

INT. DATE
DESCRIPTION (SEE COVER SHEET)



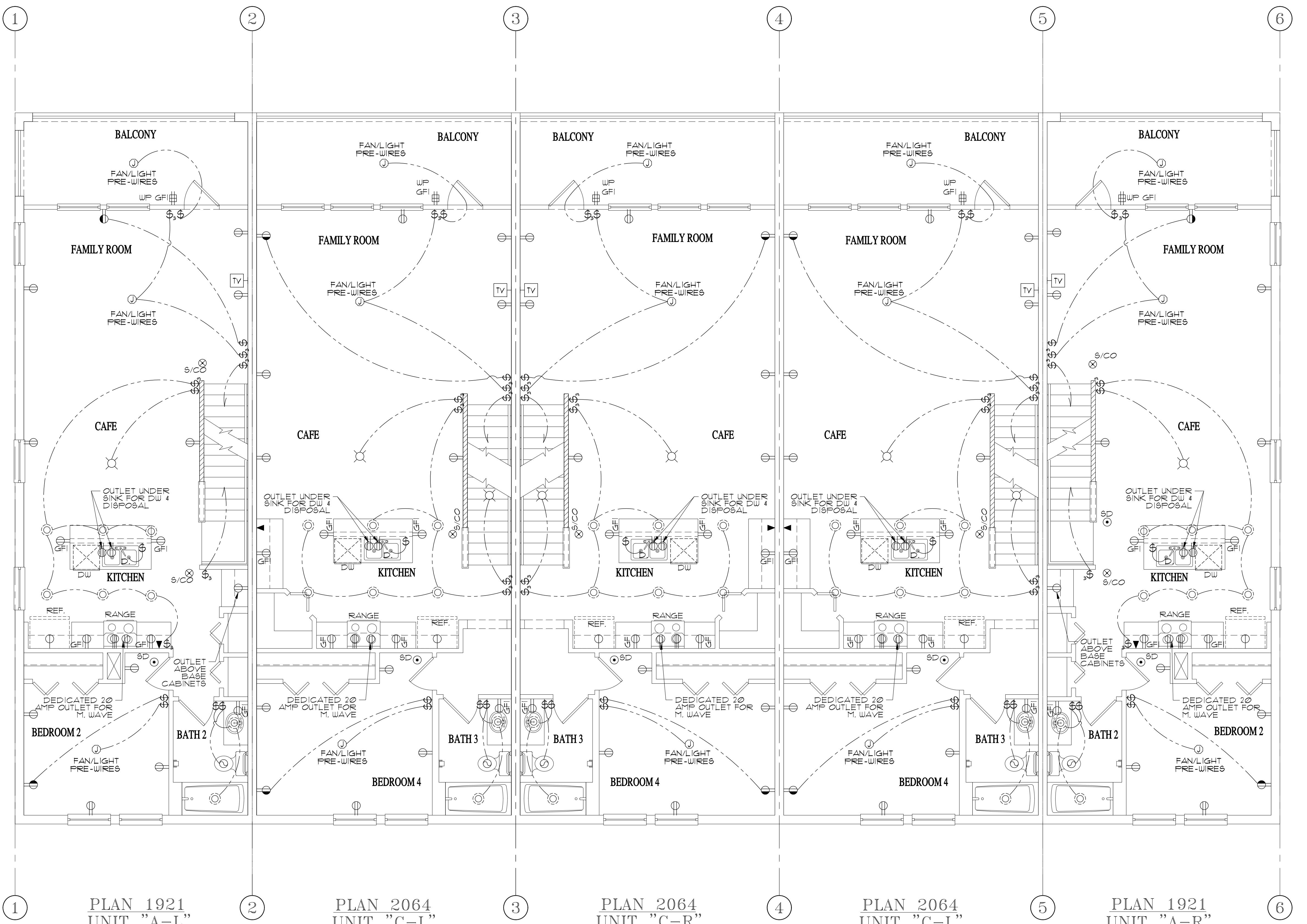
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AA #: 0003325

INT.	DATE	DESCRIPTION (SEE COVER SHEET)

LENNAR

MODEL:
UNITS:
A-C-C-C-A
BUILDING #39
LOTS 01-05
145 MPH EXP. B

TITLE SHEET
"PALM RIVER"
5-UNIT TOWNHOMES
SECOND FLOOR
ELECTRICAL PLAN
AB # 05368.000



SECOND FLOOR ELECTRICAL PLAN

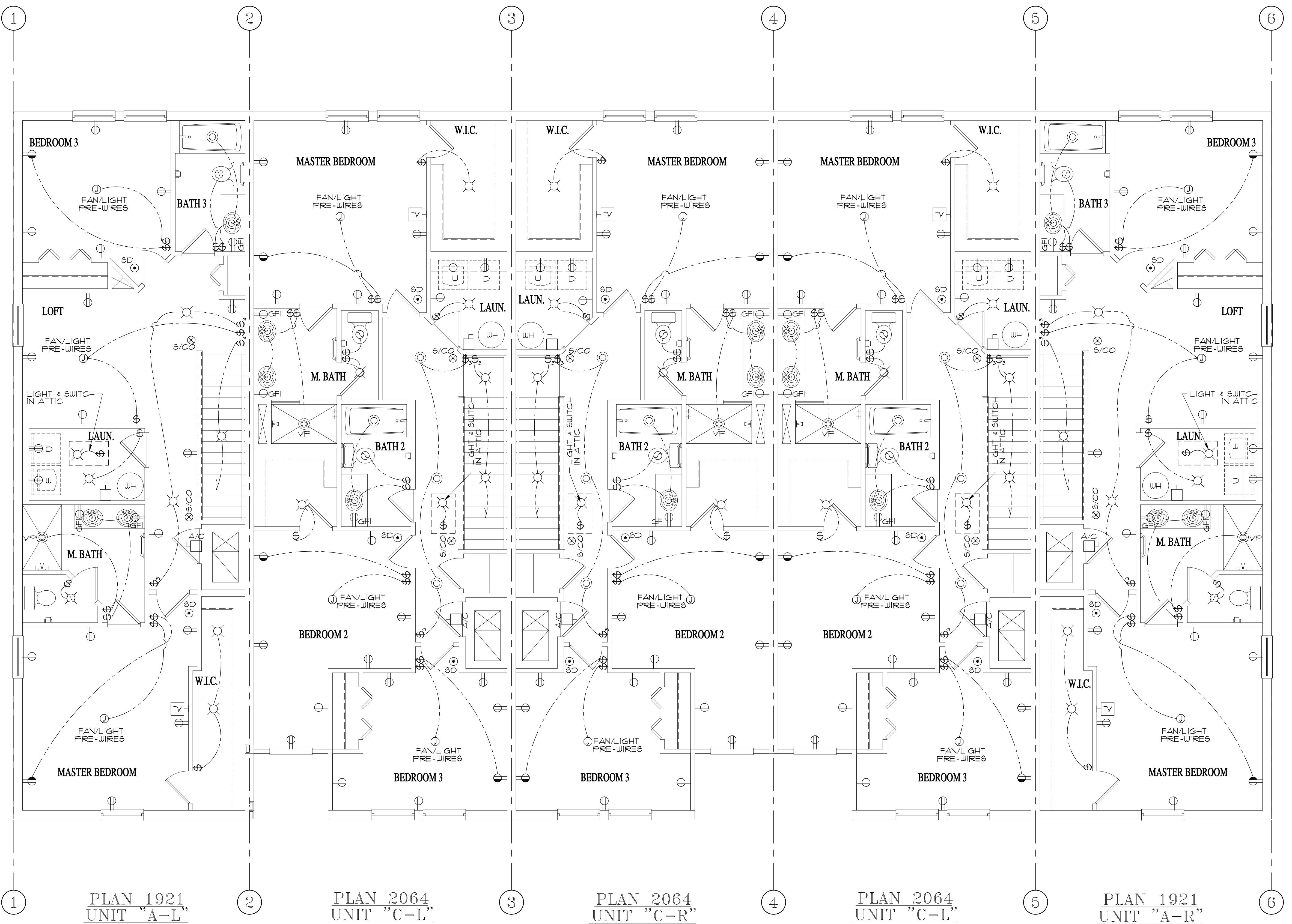
SCALE: 1/4 = 1'-0"

ELECTRICAL LEGEND		
SYMBOL	DEFINITION	NOTES
○	120V OUTLET	20 AMP SINGLE POLE
○	110V OUTLET	
○	110V OUTLET	120V OUTLET WIRED TO SWITCH
○	110V OUTLET	EQUIPPED WITH GFCI FAULT INTERRUPTER (TAMPER-RESISTANT TYPE)
○	220V OUTLET	4 WIRE CONNECTION
○	EXTERIOR WATERPROOF OUTLET	GROUND FAULT INTERRUPTER
\$	SWITCH	
\$	SWITCH	3-WAY OPER.
\$	SWITCH	4-WAY OPER.
○	WALL MOUNTED LIGHT	
○	CEILING LIGHT	
○	VAPOR PROOF LIGHT	
○	RECESSED CAN	
○	VENT. FAN	1 CFM PER SQ. FT.
○	VENT. FAN W/LIGHT	1 CFM PER SQ. FT.
○	2' LIGHT STRIP	
○	4' LIGHT STRIP	
○	4' RECESSED FLUORESCENT LIGHT	2-BULB WRAP AROUND
○	2' FLUORESCENT	
○	4' FLUORESCENT PANEL	
—	METER	
○ S.D.	SMOKE DETECTOR	BATT BACK-UP W/HARDWARE OR WIRELESS INTERCONNECTION
○ S.D.	WALL MOUNTED SMOKE DETECTOR	BATT BACK-UP W/HARDWARE OR WIRELESS INTERCONNECTION
○ S.CO	SMOKE/CARBON MONOXIDE DETECTOR COMBO	BATT BACK-UP W/HARDWARE INTERCONNECTED SHALL BE A DISTANCE OF NOT LESS THAN 10' FROM WALL
▼	TELEPHONE JACK	
○	J-BOX	CEILING BOX REQUIRED TO BE SUPPORTED IN ACCORDANCE W/ BOX MARKED AS SUPPORT FOR INSPECTION
○	F	CEILING BOX REGULARLY USE SUPPORTED IN ACCORDANCE W/ BOX MARKED AS SUCH FOR INSPECTION
○	MAIN DISCONNECT	
○	WH	WATER HEATER DISCONNECT
○	A/C	AIR COND. DISCONNECT
○	TV	TELEVISION JACK
○	PB	PHONE PORTION
○	CHIMES	FOR CHIMES

NOTES:
 • LOCATION OF TV JACKS & PHONE OUTLETS & FANS TO BE VERIFIED @ HOMEOWNER PRE-CONSTRUCTION
 • ALL RECEPTACLES IN ALL HABITABLE ROOMS TO BE GFCI PROTECTED PER NEC 2011 210.12(B)
 • 20 AMP DEDICATED LAUNDRY CIRCUIT.
 • GFI @ 18L4 (NOT ON KITCHEN CIRCUIT)
 • DISHWASHER DISCONNECT TO BE LOCKDOWN PANEL
 • BATHROOM & KITCHEN FAN TO HAVE MIN CAPACITY OF 20 CFM INTERMITTENT/FBCR 7TH ED. (2009) CODE TABLE M107.14)
 • WIRING METHOD SHALL BE NON METALLIC CABLE AS NEC 2011 ARTICLE 300.4 (B)
 • ALL RECEPTACLES TO BE TAMPER-RESISTANT TYPE
 • MEANS SHALL BE PROVIDED FOR THE FIRE DEPT. TO DISCONNECT THE DISCONNECT TO BE LOCATED SO THE FIRE DEPARTMENT IS ACCESSIBLE TO THE FIRE DEPARTMENT. NFPA 1 SEC. 11.1.2
 • BATHTUB OR SHOWER STALL RECEPTACLES: ALL 125-VOLT, 15-AMP, 3-WIRE, GFCI PROTECTED RECEPTACLES THAT ARE LOCATED WITHIN 6 FEET (1829MM) OF THE OUTSIDE EDGE OF A BATHTUB OR SHOWER STALL SHALL HAVE GFCI PROTECTION FOR PERSONNEL.
 • KITCHEN DISHWASHER BRANCH CIRCUIT: GFCI PROTECTION SHALL BE PROVIDED FOR OUTLETS THAT SUPPLY DISHWASHERS AND DISHWASHER CONNECTIONS.
 • INTERIOR STAIRWAY ILLUMINATION: INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ENSURE 1000 LUMENS & 4 SECONDS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS 4 FEET TO LEVELS OF NOT LESS THAN 1 FOOT 6 INCHES (457MM) AT THE CENTER OF TREADS & 14 INCHES.
 • GARAGES: THE BRANCH CIRCUIT SUPPLYING THE RECEPTACLE(S) IN A GARAGE SHALL NOT EXCEED OUTLETS OUTSIDE OF THE GARAGE & NO LESS THAN ONE RECEPTACLE SHALL BE INSTALLED FOR EACH MOTOR VEHICLE SPACE.



DATE: 02/03/22
SCALE: AS NOTED
SHEET NO: E1.2



THIRD FLOOR ELECTRICAL PLAN

SCALE: 1/4 = 1'-0"

ELECTRICAL LEGEND

SYMBOL	DEFINITION	NOTES
	125V OUTLET	20 AMP SINGLE POLE
	110V OUTLET	
	110V OUTLET	1/2 OF OUTLET WIRED TO SWITCH
	110V OUTLET	EQUIPPED WITH GROUND FAULT INTERRUPTER (TAMPER RESISTANT TYPE)
	220V OUTLET	4 WIRE CONNECTION
	EXTERIOR WATERPROOF OUTLET	GROUND FAULT INTERRUPTER
	SWITCH	
	SWITCH	3-WAY OPER.
	SWITCH	4-WAY OPER.
	WALL MOUNTED LIGHT	
	CEILING LIGHT	
	VAPOR PROOF LIGHT	
	RECESSED CAN	
	VENT. FAN	1 CFM PER SQ. FT.
	VENT. FAN W/LIGHT	1 CFM PER SQ. FT.
	2' LIGHT STRIP	
	4' LIGHT STRIP	
	4' RECESSED FLUORESCENT LIGHT	2-BULB WRAP AROUND
	2' FLUORESCENT	
	4' FLUORESCENT	
	PANEL	
	METER	
	SMOKE DETECTOR	BATT. BACK-UP W/ HARDWIRE OR WIRELESS INTERCONNECTION
	WALL MOUNTED SMOKE DETECTOR	BATT. BACK-UP W/ HARDWIRE OR WIRELESS INTERCONNECTION
	SMOKE /CARBON MONOXIDE DETECTOR COMBO	BATT. BACK-UP W/ HARDWIRE INTER-CONNECTED SHALL BE A DISTANCE OF NOT LESS THEN 4" FROM WALL
	TELEPHONE JACK	
	J-BOX	CEILING BOX REQUIRED TO BE SUPPORTED IN ACCORDANCE W/ BOX MARKED AS SUCH FOR INSPECTION
	OPT. FAN/CEILING PRE-WIRES	CEILING BOX REQUIRED TO BE SUPPORTED IN ACCORDANCE W/ BOX MARKED AS SUCH FOR INSPECTION
	MAIN DISCONNECT	
	WATER HEATER DISCONNECT	
	AIR COND. DISCONNECT	
	TELEVISION JACK	
	PUSH-	FOR

1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
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www.abdesigngroup.com
AA #: 0003325

EARLY
ZINE
WORLD

**MODEL:
UNITS:
A-C-C-C-A
BUILDING #39
LOTS 01-05
145 MPH EXP. B**

TITLE SHEET

**"PALM RIVER"
5-UNIT TOWNHOMES**

**THIRD FLOOR
ELECTRICAL PLAN**

A circular seal for a registered architect in Florida. The outer ring contains the words "STATE OF FLORIDA" at the top and "REGISTERED ARCHITECT" at the bottom, separated by a decorative rope-like pattern. The inner circle features "JOSEPH CANTWELL" at the top, "JAMES" on the left, and "AR0012079" at the bottom. There are two small stars on either side of a horizontal line separating the names from the number.

DATE:	02/03/22
SCALE:	AS NOTED
SHEET NO:	E1 . 3



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1

INT.	DATE	DESCRIPTION (SEE COVER SHEET)

LEZENIAAR

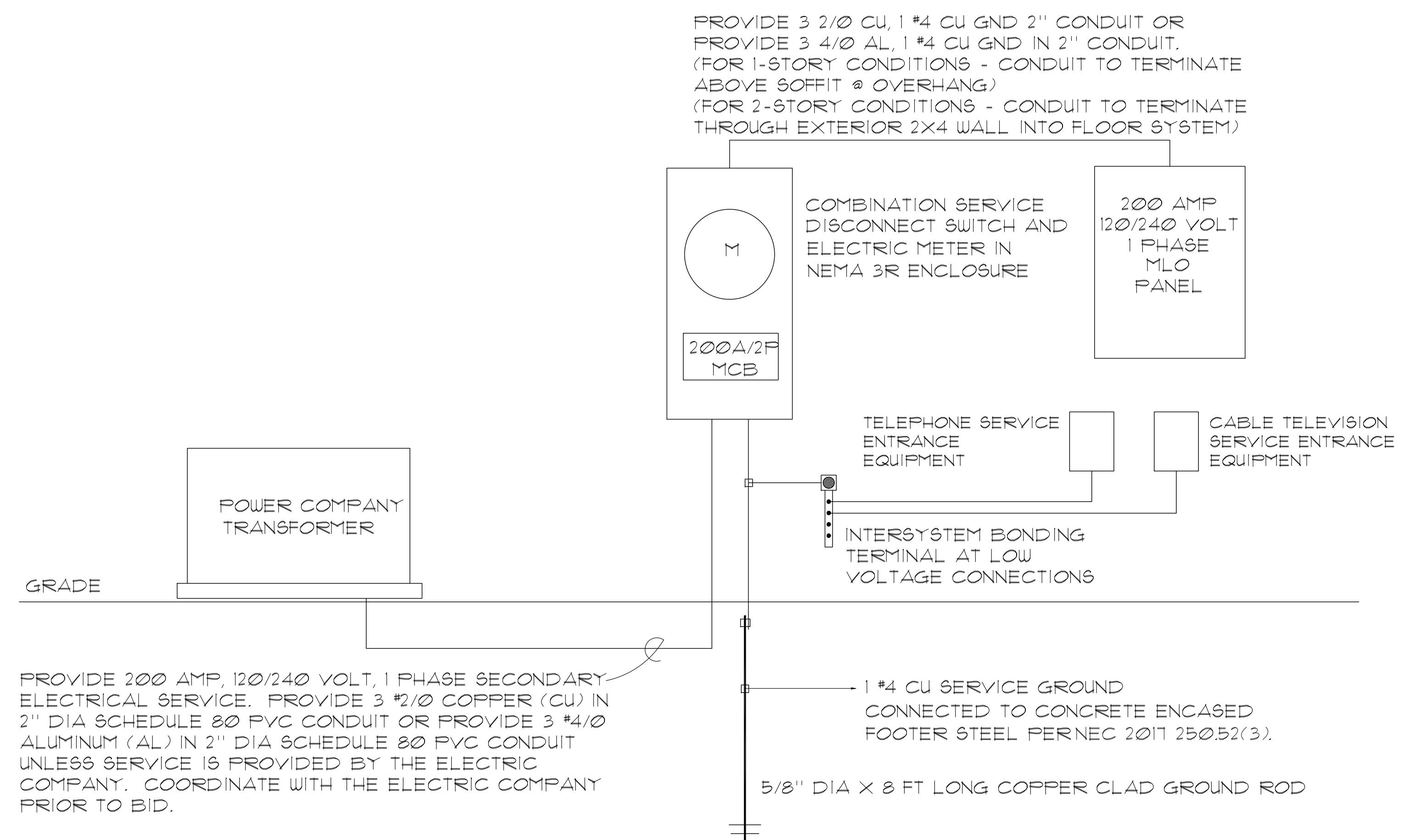
**MODEL: UNITS:
A-C-C-C-A
BUILDING #39
LOTS 01-05
145 MPH EXP. B**

OWNHOMES ELECTRICAL RISER

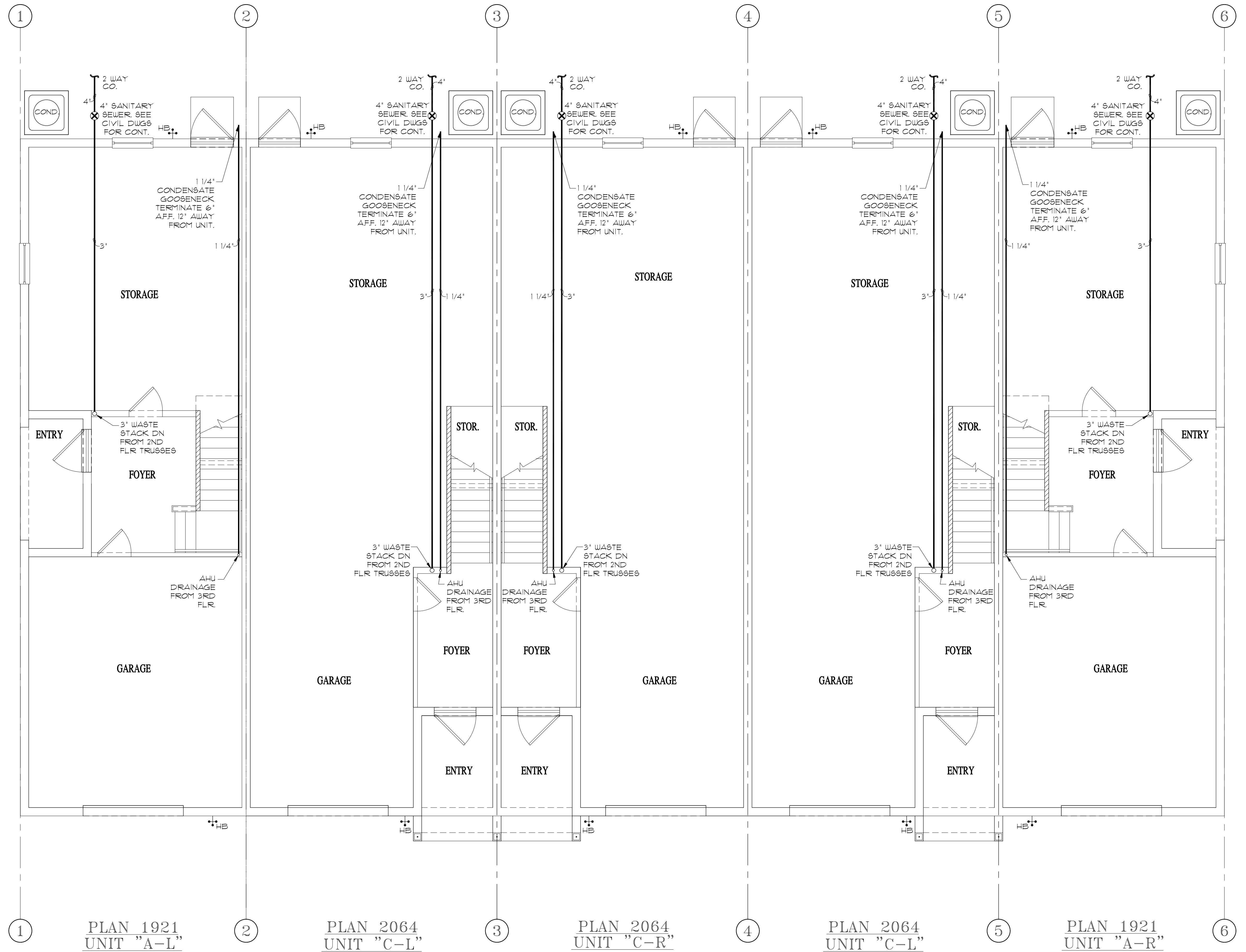
”F
5-U

A circular seal for a registered architect in Florida. The outer ring contains the words "STATE OF FLORIDA" at the top and "REGISTERED ARCHITECT" at the bottom, separated by a decorative rope-like border. The inner circle contains the name "JOSEPH CANTWELL" above a central star, with "JAMES" on the left and "AR0012079" on the right.

AR NO 12079
DATE: 02/03/22
SCALE: AS NOTED
SHEET NO:
E2



NOTE:
REFER TO LOT SPECIFIC ENERGY CALCULATIONS FROM
MECHANICAL CONTRACTOR



FIRST FLOOR DRAINAGE PLAN

SCALE: 1/4 = 1'-0"

NOTE:
ALL PLUMBING, MECHANICAL, AND ELECTRICAL
EQUIPMENT TO BE ABOVE BASE FLOOD
ELEVATION +1'



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AA #: 0003325**

EAR
ZEN
EU
L

**MODEL:
UNITS:
A-C-C-C-A
BUILDING #39
LOTS 01-05
145 MPH EXP. B**

"PALM RIVER" 5-UNIT TOWNHOMES

FIRST FLOOR PLUMBING PLAN

AB # 05368 000



JAMES CANTWELL
AR NO 12079

DATE: 02/03/22
SCALE: AS NOTED
SHEET NO: P1.1



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AA #: 0003325

SECOND FLOOR PLUMBING PLAN

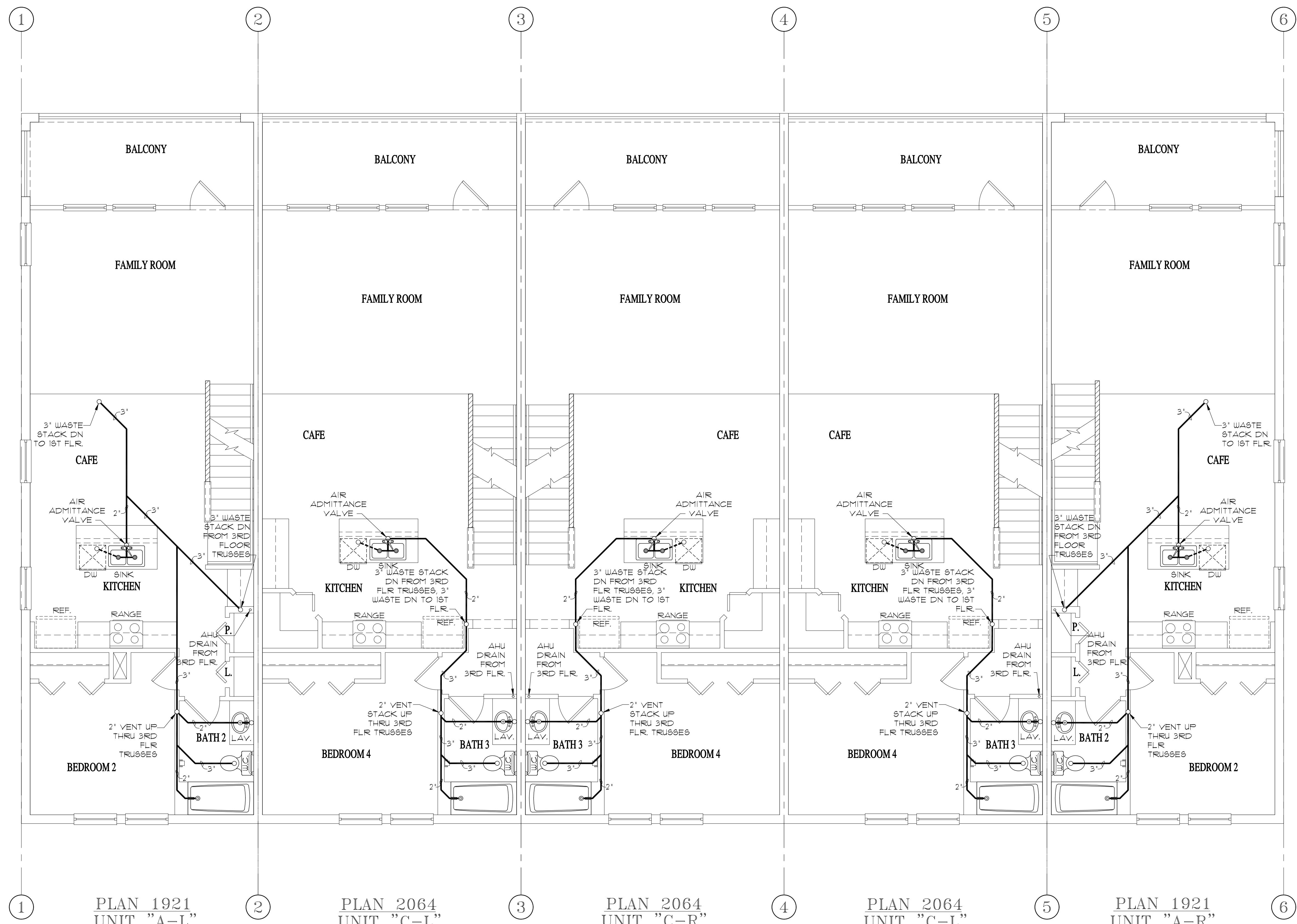
LENNAAR

MODEL: UNITS:
A-C-C-C-A
BUILDING #39
LOTS 01-05
145 MPH EXP. B

TITLE SHEET
"PALM RIVER"
5-UNIT TOWNHOMES
SECOND FLOOR
PLUMBING PLAN
AB # 05368.000

ARCHITECT:
STATE OF FLORIDA
JAMES CANTWELL
AR NO 12079

DATE: 02/03/22
SCALE: AS NOTED
SHEET NO:
P1.2



SECOND FLOOR DRAINAGE PLAN



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INT. DATE DESCRIPTION (SEE COVER SHEET)

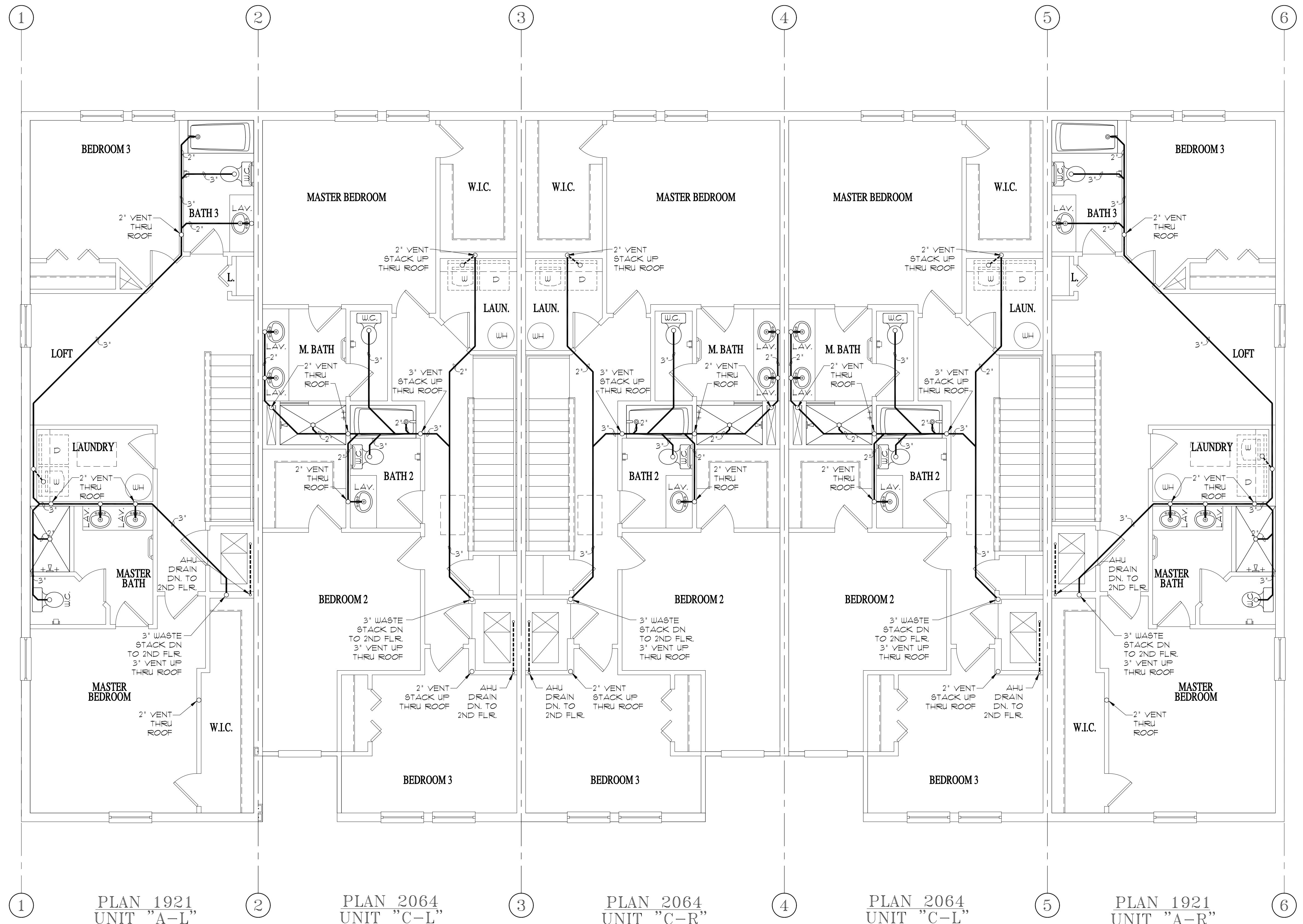
LENNAR

MODEL:
UNITS:
A-C-C-C-A
BUILDING #39
LOTS 01-05
145 MPH EXP. B

TITLE SHEET
"PALM RIVER"
5-UNIT TOWNHOMES
THIRD FLOOR
PLUMBING PLAN
AB # 05368.000

ARCHITECT:
STATE OF FLORIDA
JAMES JOSEPH CANTWELL
REGISTERED ARCHITECT
AR0012079

DATE: 02/03/22
SCALE: AS NOTED
SHEET NO:
P1.3



THIRD FLOOR DRAINAGE PLAN

SCALE: 1/4 = 1'-0"



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AA #: 0003325

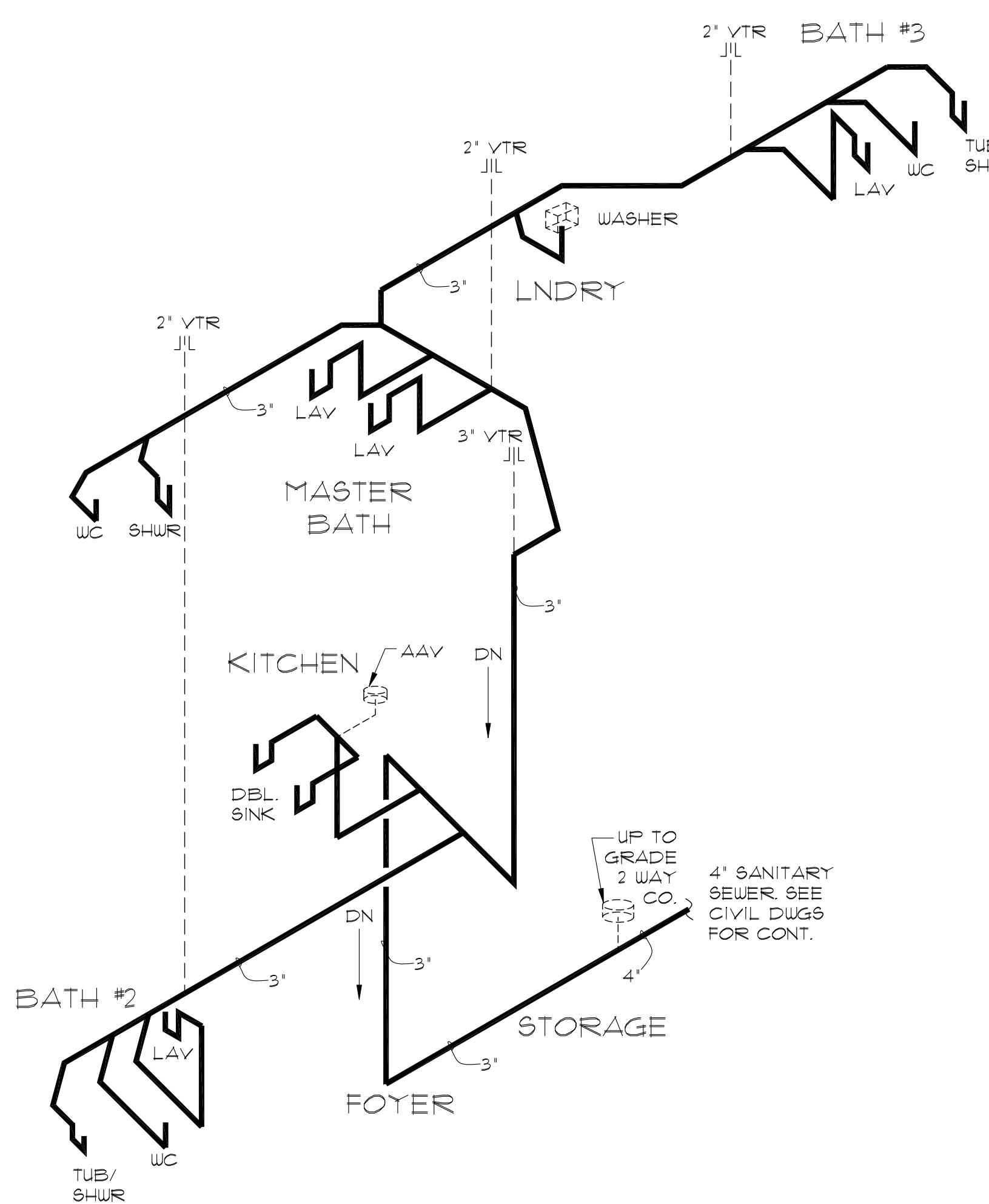
LENNAAR

MODEL:
UNITS:
A-C-C-C-A
BUILDING #39
LOTS 01-05
145 MPH EXP. B

TITLE SHEET
"PALM RIVER"
5-UNIT TOWNHOMES
PLUMBING
RISERS
AB # 05368.000

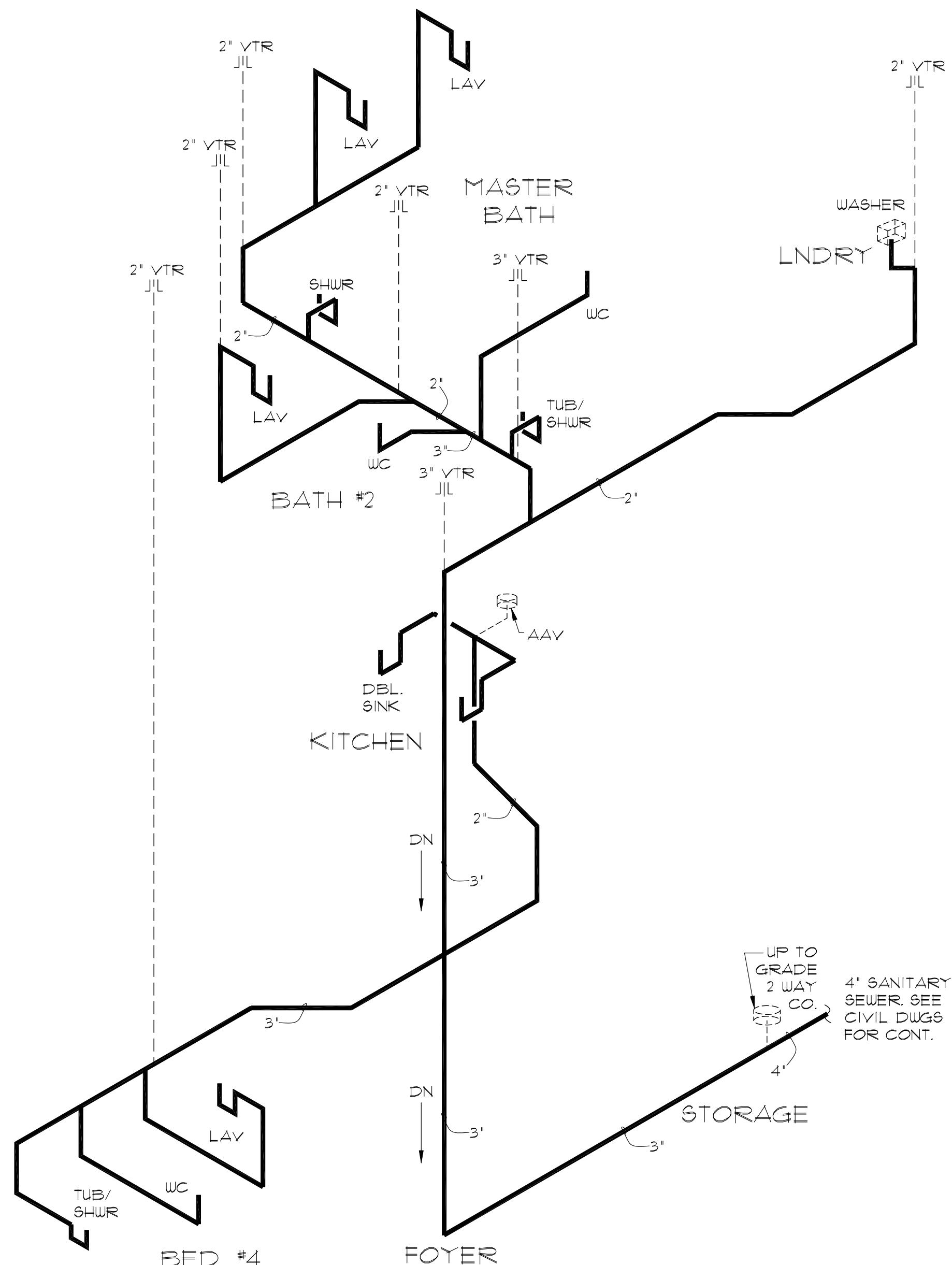
ARCHITECT:
STATE OF FLORIDA
JAMES CANTWELL
AR NO 12079

DATE: 02/03/22
SCALE: AS NOTED
SHEET NO:
P2



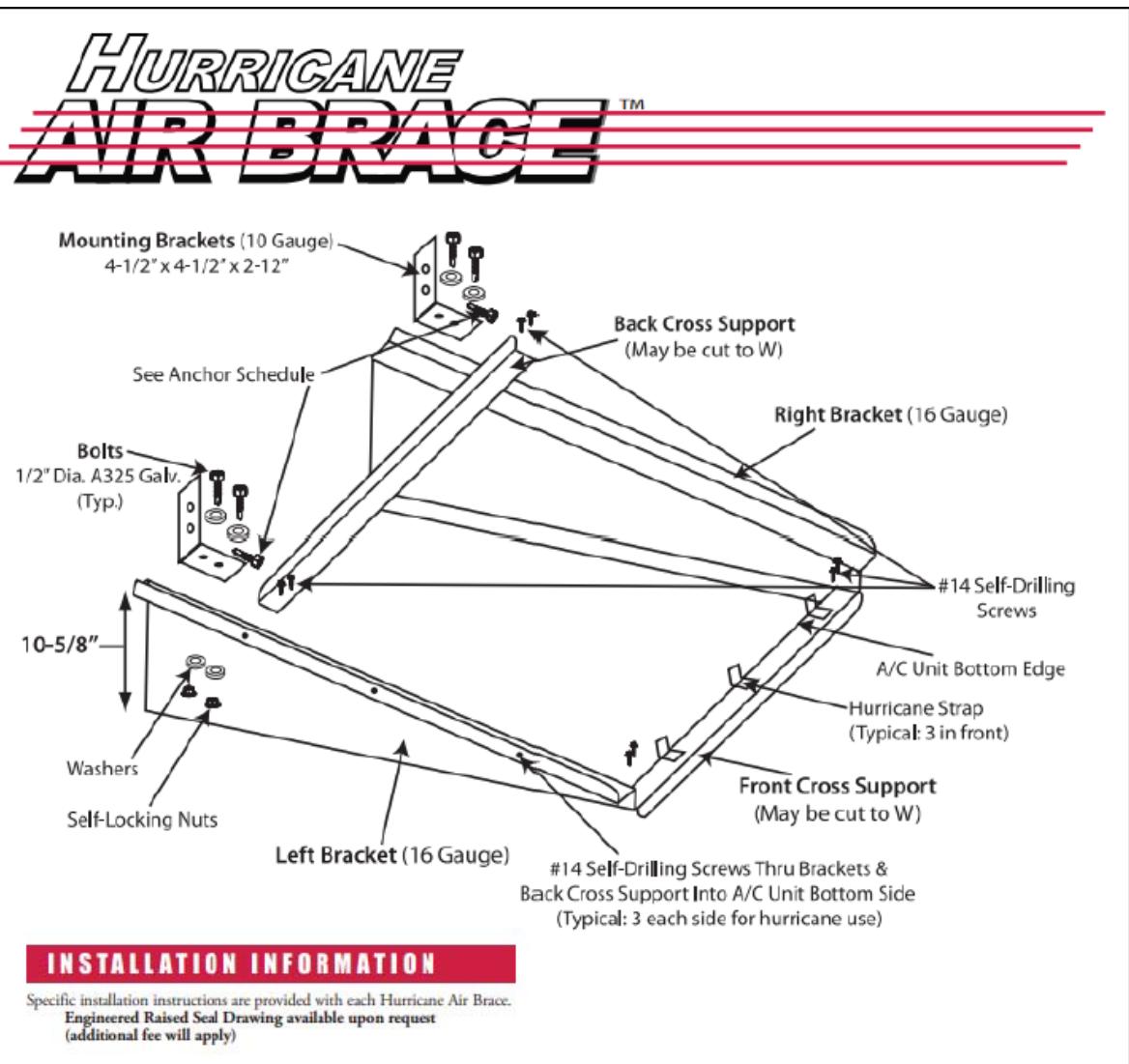
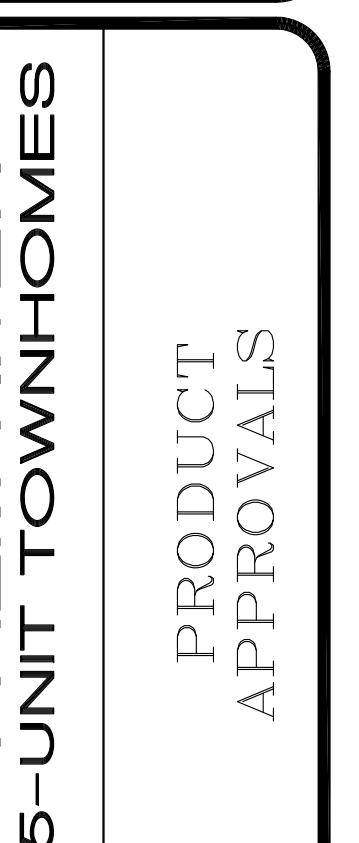
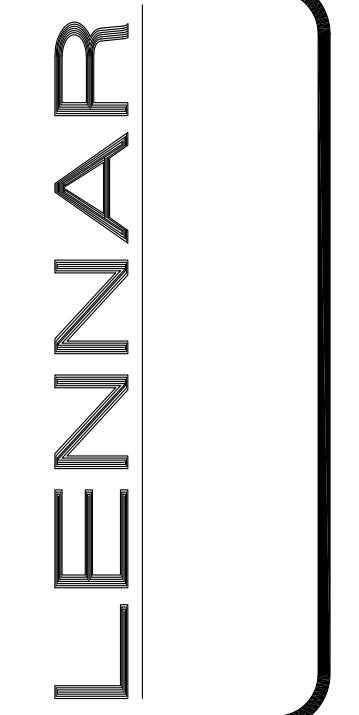
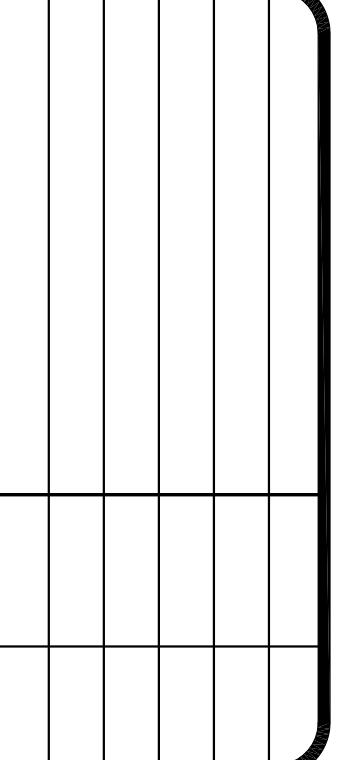
PLUMBING RISER DIAGRAM
UNIT "A-L"

"UNIT A-R OPPOSITE"



PLUMBING RISER DIAGRAM
UNIT "C-L"

"UNIT C-R OPPOSITE"



PRODUCT APPROVAL SPECIFICATION SHEET (2022)

As required by Florida Statute 553.842 and Florida Administrative Code 9B-72, please provide the information and approval numbers on the building components listed below if they will be utilized on the construction project for which you are applying for a

Category/Subcategory	Manufacturer	Product Description	Approval Number(s)	Test Pressures	Exp. Date
1. EXTERIOR DOORS					
A. SWINGING	ThermaTru	Fiber-Classic and Smooth-Star (NON-IMPACT)	FL20461.1	+67.0/-67.0 psf	12/31/2022
	ThermaTru	Fiber-Classic and Smooth-Star (IMPACT)	FL20468	+67.0/-67.0 psf	12/31/2022
	ThermaTru	Fiber-Classic and Smooth-Star (IMPACT)	FL20470	+80.0/-80.0 psf	12/31/2022
B. SLIDING	MI Windows and Doors	Series 420	FL15332.1 - FL15332.5	+40.0/-40.0 psf	12/31/2024
	PGT	Series 5570	NOA 21-0205.03	+38.7/-38.7 psf	4/14/2026
C. SECTIONAL	Wayne-Dalton	Series 8000/8100/8200 #1105 (8X7)	FL8248.3	+31.0/-35.0 psf	12/31/2023
	Wayne-Dalton	Series 8000/8100/8200 #1123 (16X7)	FL8248.10	+30.0/-33.5 psf	12/31/2023
	Wayne-Dalton	Series 8000/8100/8200 #1124 (16X7)	FL8248.11	+34.4/-38.3 psf	12/31/2023
D. METAL LOUVERED DRS	Curries Division of AADG, Inc	607,707,727,747, and 847 Single & Pairs of Doors	FL11537.1	N/A (see inst shrt)	12/31/2025
2. WINDOWS					
A. SINGLE HUNG	MI Windows and Doors	Series 185	FL17499.2	+60.0/-60.0 psf	10/8/2023
	PGT	Series 5500	FL239.2	N/A	7/30/2025
B. HORIZONTAL SLIDER	MI Windows and Doors	Series 188	FL15351.1	+55.0/-55.0 psf	2/16/2024
C. FIXED	MI Windows and Doors	Series 185	FL15349.1	+60.0/-60.0 psf	4/3/2023
	PGT	Series 5520	FL243.5	N/A	4/30/2025
D. MULLION	MI Windows and Doors	Series 5764	FL15353.2	N/A	12/31/2024
	PGT	Series 5500	FL261.1	N/A	5/26/2026
E. OTHER					
3. PANEL WALL					
A. SIDING	James Hardie Building Prod.	Cemplank Lap Siding and HardiePlank Lap Siding	FL13192.1 - FL13192.2	N/A	12/31/2023
B. SOFFITS	Alside	Solid and Vented Vinyl Soffit	FL15272.1 - FL15272.2	+75.0/-75.0 psf	12/31/2023
	Alpha Aluminum, Inc.	Solid and Vented Aluminum Soffit	FL16544 R5	+54.2/-54.2 psf	7/30/2023
C. OTHER					
4. ROOFING PRODUCTS					
A. ASPHALT SHINGLES	GAF	3 Tab, Dimensional	FL10124.1	N/A	12/16/2022
B. UNDERLAYMENTS	Tamko	15lb Felt Underlayment	FL12328	N/A	6/29/2023
C. ROOFING FASTENERS	NOT USED				
D. ROOF VENTILATORS	Thompson Arch Metal Comp.	Off Ridge Vents	FL16918.1 - FL16918.4	N/A	9/9/2026
	Florida Metal Products, Inc	Vent RV10	FL21580.3	N/A	12/31/2024
E. ROOFING TILES	Lomanco, Inc	DA-4 Exhaust Vent	FL17202.1	+97.5/-97.5 psf	12/10/2025
	Boral Tile	Villa 900	FL7849.27 - FL7849.28	N/A	12/31/2025
	Boral Tile	Saxony 900	FL7849.16 - FL7849.20	N/A	12/31/2025
F. METAL ROOF	Drexel Metals, Inc.	DMC 100NS, DMC 150SS, DMC 175S, DMC 200S, DMC 5V	FL17679.1	+0/-180	12/31/2025
5. SHUTTERS					
A. STORM PANELS	Global Protection Products	Galvanized Steel Storm Panels	FL15076.1 - FL15076.2	N/A	12/31/2022
	All American Shutters & Glass	Galvanized Steel Storm Panels	FL17869.1	N/A	12/31/2022
6. STRUCTURAL COMPONENTS					
A. WOOD CONNECTORS/ANCHORS	USP Structural Conn.	see chart			
	Simpson Strong-Tie	see chart			
B. TRUSS PLATES	ITW Building Components	Alpine Truss Plates	FL1999.1 - FL1999.4	N/A	12/31/2024
C. ENGINEERED LUMBER	MiTek Industries, Inc.	Truss Plates	FL2197.1 - FL2197.5	N/A	12/31/2022
D. MATERIAL	Weyerhaeuser	Rim Board, LVL, PSL, LSL	FL6527.1 - FL6527.5	N/A	3/31/2023
	Cast-Crete Corp.	High Strength Concrete Lintels	FL158.1	N/A	5/21/2022
	Commercial Concrete Products, Inc	High Strength Concrete Lintels	FL1774	N/A	5/25/2024

The products listed below did not demonstrate product approval at plan review. I understand that at the time of inspection of these products, the following information must be available to the inspector on the jobsite: 1) copy of the product approval, 2)

APPLICANT SIGNATURE _____ DATE _____

Florida Department of Business & Professional Regulation
 Building Codes and Standards
 Product Approval Application Detail

Type	Code Version	Manufacturer	Editor of Standard or License	Product Description	Quality Assurance	Approved for Use in Florida	Approved for Use Outside Florida	Impact Required	Design Pressure
Revision	2020	Therma-Tru Corporation	Contact: Steve Jackson, PE Email: sjackson@thermatru.com Phone: (407) 707-4702	Mounting Brackets (10 Gauge) 4-1/2" x 4-1/2" x 2-1/2"	Approved for Use in Florida	Approved for Use Outside Florida	Not Required	N/A	
		PGT Industries, Inc.	Contact: Jason Shumate, PE Email: jshumate@pgtindustries.com Phone: (727) 530-0000	Back Cross Support (May be cut to W) Right Bracket (16 Gauge)	Approved for Use in Florida	Approved for Use Outside Florida	Not Required	N/A	
		Curries Division of AADG, Inc.	Contact: Landon F. Schmid, PE Email: lschmid@curries.com Phone: (800) 330-0000	#14 Self-Drilling Screws	Approved for Use in Florida	Approved for Use Outside Florida	Not Required	N/A	
		James Hardie Building Prod.	Contact: James Hardie Building Prod. Email: jhardie@jhbprod.com Phone: (800) 330-0000	Cemplank Lap Siding and HardiePlank Lap Siding	Approved for Use in Florida	Approved for Use Outside Florida	Not Required	N/A	
		Alside	Contact: Alside Email: info@alside.com Phone: (800) 330-0000	Solid and Vented Vinyl Soffit	Approved for Use in Florida	Approved for Use Outside Florida	Not Required	N/A	
		Alpha Aluminum, Inc.	Contact: Alpha Aluminum, Inc. Email: sales@alphaaluminum.com Phone: (800) 330-0000	Solid and Vented Aluminum Soffit	Approved for Use in Florida	Approved for Use Outside Florida	Not Required	N/A	
		GAF	Contact: GAF Email: info@gaf.com Phone: (800) 330-0000	3 Tab, Dimensional	Approved for Use in Florida	Approved for Use Outside Florida	Not Required	N/A	
		Tamko	Contact: Tamko Email: info@tamko.com Phone: (800) 330-0000	15lb Felt Underlayment	Approved for Use in Florida	Approved for Use Outside Florida	Not Required	N/A	
		Thompson Arch Metal Comp.	Contact: Thompson Arch Metal Comp. Email: info@thompsonarchmetal.com Phone: (800) 330-0000	Off Ridge Vents	Approved for Use in Florida	Approved for Use Outside Florida	Not Required	N/A	
		Florida Metal Products, Inc	Contact: Florida Metal Products, Inc. Email: info@floridametalproducts.com Phone: (800) 330-0000	Vent RV10	Approved for Use in Florida	Approved for Use Outside Florida	Not Required	N/A	
		Lomanco, Inc	Contact: Lomanco, Inc. Email: info@lomancovent.com Phone: (800) 330-0000	DA-4 Exhaust Vent	Approved for Use in Florida	Approved for Use Outside Florida	Not Required	N/A	
		Boral Tile	Contact: Boral Tile Email: info@boraltile.com Phone: (800) 330-0000	Villa 900	Approved for Use in Florida	Approved for Use Outside Florida	Not Required	N/A	
		Drexel Metals, Inc.	Contact: Drexel Metals, Inc. Email: info@drexelmetals.com Phone: (800) 330-0000	DMC 100NS, DMC 150SS, DMC 175S, DMC 200S, DMC 5V	Approved for Use in Florida	Approved for Use Outside Florida	Not Required	N/A	
		Global Protection Products	Contact: Global Protection Products Email: info@gpproducts.com Phone: (800) 330-0000	Galvanized Steel Storm Panels	Approved for Use in Florida	Approved for Use Outside Florida	Not Required	N/A	
		All American Shutters & Glass	Contact: All American Shutters & Glass Email: info@allamericanshutters.com Phone: (800) 330-0000	Galvanized Steel Storm Panels	Approved for Use in Florida	Approved for Use Outside Florida	Not Required	N/A	
		ITW Building Components	Contact: ITW Building Components Email: info@itwbuildingcomponents.com Phone: (800) 330-0000	Alpine Truss Plates	Approved for Use in Florida	Approved for Use Outside Florida	Not Required	N/A	
		MiTek Industries, Inc.	Contact: MiTek Industries, Inc. Email: info@mitek.com Phone: (800) 330-0000	Truss Plates	Approved for Use in Florida	Approved for Use Outside Florida	Not Required	N/A	
		Weyerhaeuser	Contact: Weyerhaeuser Email: info@weyerhaeuser.com Phone: (800) 330-0000	Rim Board, LVL, PSL, LSL	Approved for Use in Florida	Approved for Use Outside Florida	Not Required	N/A	
		Cast-Crete Corp.	Contact: Cast-Crete Corp. Email: info@castcrete.com Phone: (800) 330-0000	High Strength Concrete Lintels	Approved for Use in Florida	Approved for Use Outside Florida	Not Required	N/A	
		Commercial Concrete Products, Inc	Contact: Commercial Concrete Products, Inc. Email: info@ccpi.com Phone: (800) 330-0000	High Strength Concrete Lintels	Approved for Use in Florida	Approved for Use Outside Florida	Not Required	N/A	
		Global Protection Products	Contact: Global Protection Products Email: info@gpproducts.com Phone: (800) 330-0000	Galvanized Steel Storm Panels	Approved for Use in Florida	Approved for Use Outside Florida	Not Required	N/A	
		All American Shutters & Glass	Contact: All American Shutters & Glass Email: info@allamericanshutters.com Phone: (800) 330-0000	Galvanized Steel Storm Panels	Approved for Use in Florida	Approved for Use Outside Florida	Not Required	N/A	
		ITW Building Components	Contact: ITW Building Components Email: info@itwbuildingcomponents.com Phone: (800) 330-0000	Alpine Truss Plates	Approved for Use in Florida	Approved for Use Outside Florida	Not Required	N/A	
		MiTek Industries, Inc.	Contact: MiTek Industries, Inc. Email: info@mitek.com Phone: (800) 330-0000	Truss Plates	Approved for Use in Florida	Approved for Use Outside Florida	Not Required	N/A	
		Weyerhaeuser	Contact: Weyerhaeuser Email: info@weyerhaeuser.com Phone: (800) 330-0000	Rim Board, LVL, PSL, LSL	Approved for Use in Florida	Approved for Use Outside Florida	Not Required	N/A	
		Cast-Crete Corp.	Contact: Cast-Crete Corp. Email: info@castcrete.com Phone: (800) 330-0000	High Strength Concrete Lintels	Approved for Use in Florida	Approved for Use Outside Florida	Not Required	N/A	



41 N. RONALD REAGAN BLVD.
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AA #: 0003325

A decorative vertical border element consisting of a series of stylized, overlapping geometric shapes, including a large square at the top and bottom, and smaller triangles and rectangles in between.

MODEL:
UNITS:
A-C-C-C-A
BUILDING #39
LOTS 01-05
145 MPH EXP. B

5-UNIT TOWNHOMES

AB # 05368.000

REGISTERED
MES CAN
AR NO 1
E: 02
AS

SCALE: AS NOTED
SHEET NO.:
P A 1 . 1



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LONGWOOD, FL 32750
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AA #: 0003325

IN:

DATE

DESCRIPTION (SEE COVER SHEET)

LENNAR

MODEL:
UNITS:
A-C-C-C-A
BUILDING #39
LOTS 01-05
145 MPH EXP. B

TITLE SHEET
"PALM RIVER"
5-UNIT TOWNHOMES
PRODUCT APPROVALS
AB # 05368.000

ARCHITECT:
STATE OF FLORIDA
JAMES CANTWELL
AR NO 12079

DATE: 02/03/22
SCALE: AS NOTED
SHEET NO.: PA1.3

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)
BOARD AND CODE ADMINISTRATION DIVISION
NOTICE OF ACCEPTANCE (NOA) www.miamidade.gov/economy

PGT Industries, Inc.
1070 Technology Drive,
North Venice, FL 34275
SCOPE:
This NOA, being issued under the applicable rules and regulations governing the use of construction materials, the documentation submitted has been reviewed and accepted by Miami-Dade County Product Control Section to be used in Miami-Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ). This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Section (In Miami-Dade County) and/or the AHJ (in areas other than Miami-Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. RER reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code. This product is approved as described herein and has been designed to comply with the Florida Building Code, including the High Velocity Hurricane Zone.

DESCRIPTION: Series "VE 1000 Tan 202 and lighter shades (Non-White) Rigid PVC Exterior Extrusions for Windows and Doors" (Reinforced) w/wo 90° & 135° corners-L.M.I.

APPROVAL DOCUMENT: Drawing No. MD-5570.0 Rev B, titled "Vinyl Sliding Glass Door NOA (LM)", sheets 1 through 21 of 21, prepared by manufacturer, dated 10/05/15 and last revised on 02/01/16, signed and sealed by A. Lynn Miller, P.E., bearing the Miami-Dade County Product Control Revision stamp with the Notice of Acceptance number and expiration date by the Miami-Dade County Product Control Section.

MISSILE IMPACT RATING: Large and Small Missile Impact Resistant

LIMITATIONS:

- See table 1 (sheet 7) and table 2 (sheet 8) for applicable SGD unit sizes, design pressures, reinforcements types, glass types, and sizes (see tables B-1 & B-2, sheets 7-8) and anchor layout sheets requirements in 11 thru 16.
- Rigid PVC, Tan (Non-white), Rigid PVC and Brown coated (Painted or laminated) while Rigid PVC to be labeled per referenced NOA's requirements.
- Egress operable doors must comply with min clear width or height per FBC requirement, as applicable.
- Pocket walls under separate approval, to be reviewed by Building official.

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state and series and following statement: "Miami-Dade County Product Control Approved", noted herein.

RENEWAL: of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION: of this NOA will occur after the expiration date or if there has been a revision or change in the materials, uses, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purpose shall automatically terminate this NOA. Failure to comply with any section of this NOA shall cause for termination and removal of NOA.

ADVERTISEMENT: The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA revises & renews NOA# 20-0429.05 and consists of this page 1 and evidence pages E-1, E-2, E-3, E-4, E-5 & E-6 as well as approval document mentioned above.

The submitted documentation was reviewed by Ishaq I. Chanda, P.E.

MIAMI-DADE COUNTY APPROVED

NOA No. 21-0205.03
Expiration Date: April 14, 2026
Approval Date: March 25, 2021
Page 1

PGT Industries, Inc.

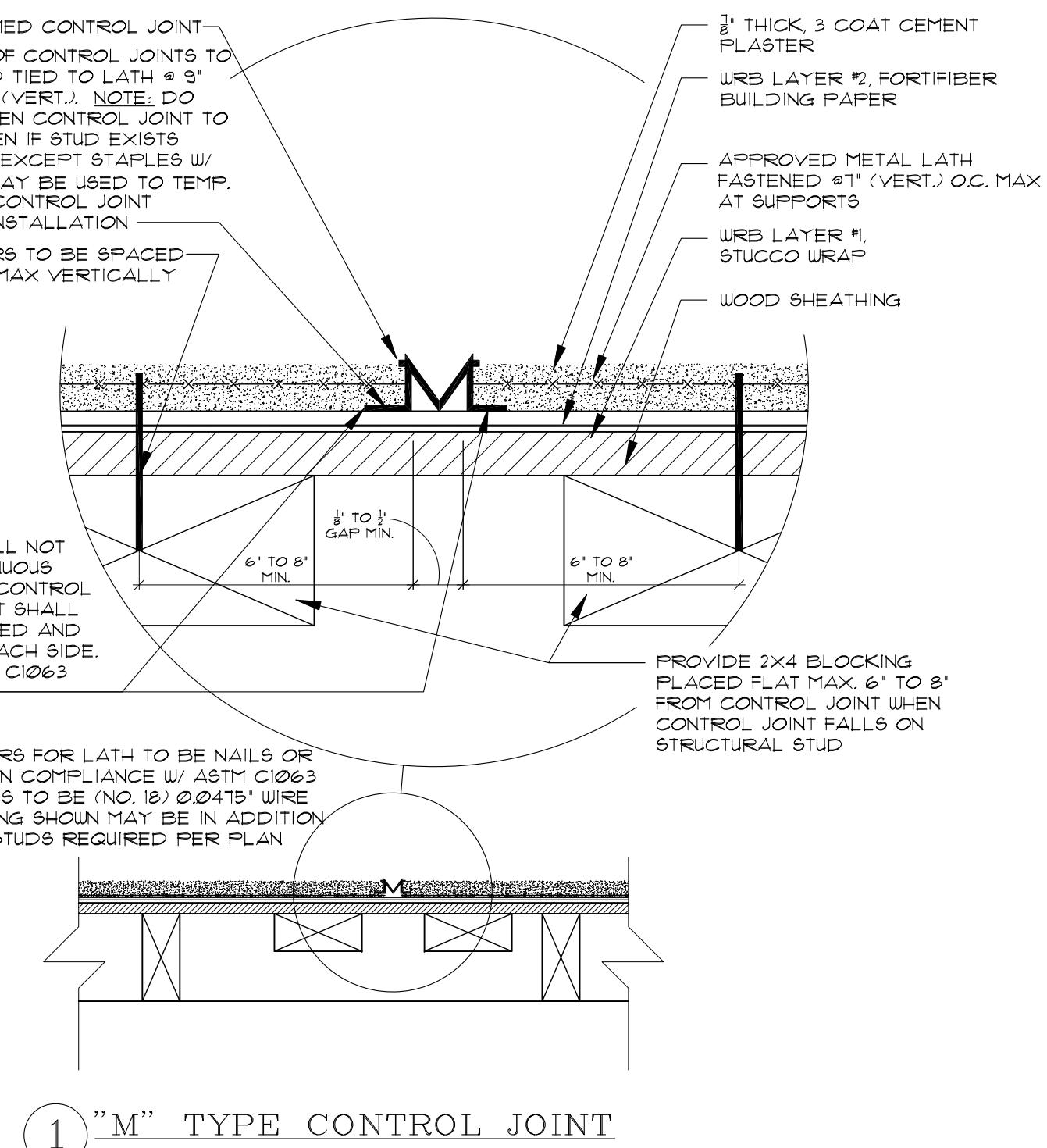
NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

A. DRAWINGS

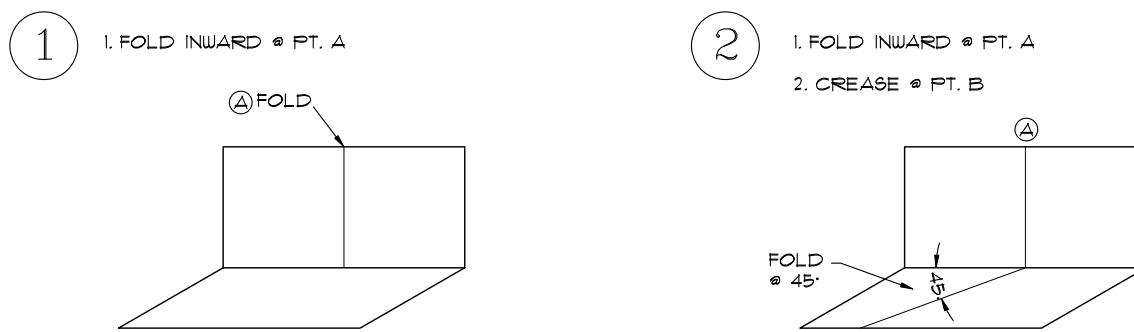
- Evidence submitted under previous NOA
(Submitted under NOA No. 11-0107.04)
- Drawing No. MD-5570.0, titled "Vinyl Sliding Glass Door NOA (LM)", sheets 1 through 21 of 21, prepared by manufacturer, dated 10/05/15, with revision A dated 04/05/17, signed and sealed by A. Lynn Miller, P.E.

B. TESTS

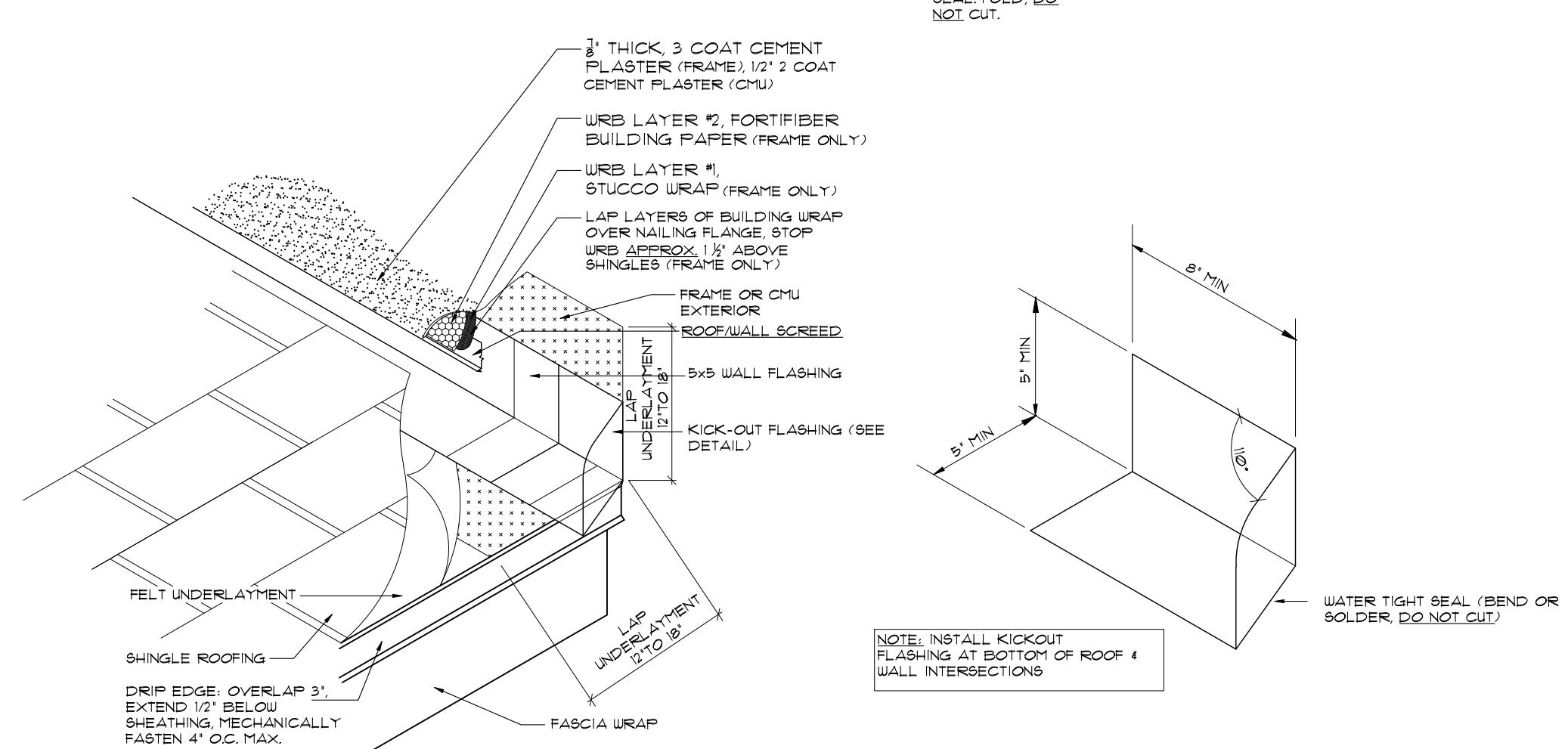
- Test report on 1) Uniform Static Air Pressure Test, per FBC, TAS 202-94
2) Large Missile Impact Test per FBC, TAS 201-94
3) Cyclic Wind Pressure Loading per FBC, TAS 203-94 along with marked-up drawings and installation diagram of vinyl sliding glass door, prepared by Fenestration Testing Lab, Inc., Test Report No. FTL 8717, dated 12/07/15, signed and sealed by Idalmis Ortega, P.E. (Test report revised on 02/15/16 and 02/24/16)
- Test report on 1) Air Infiltration Test, per FBC, TAS 202-94
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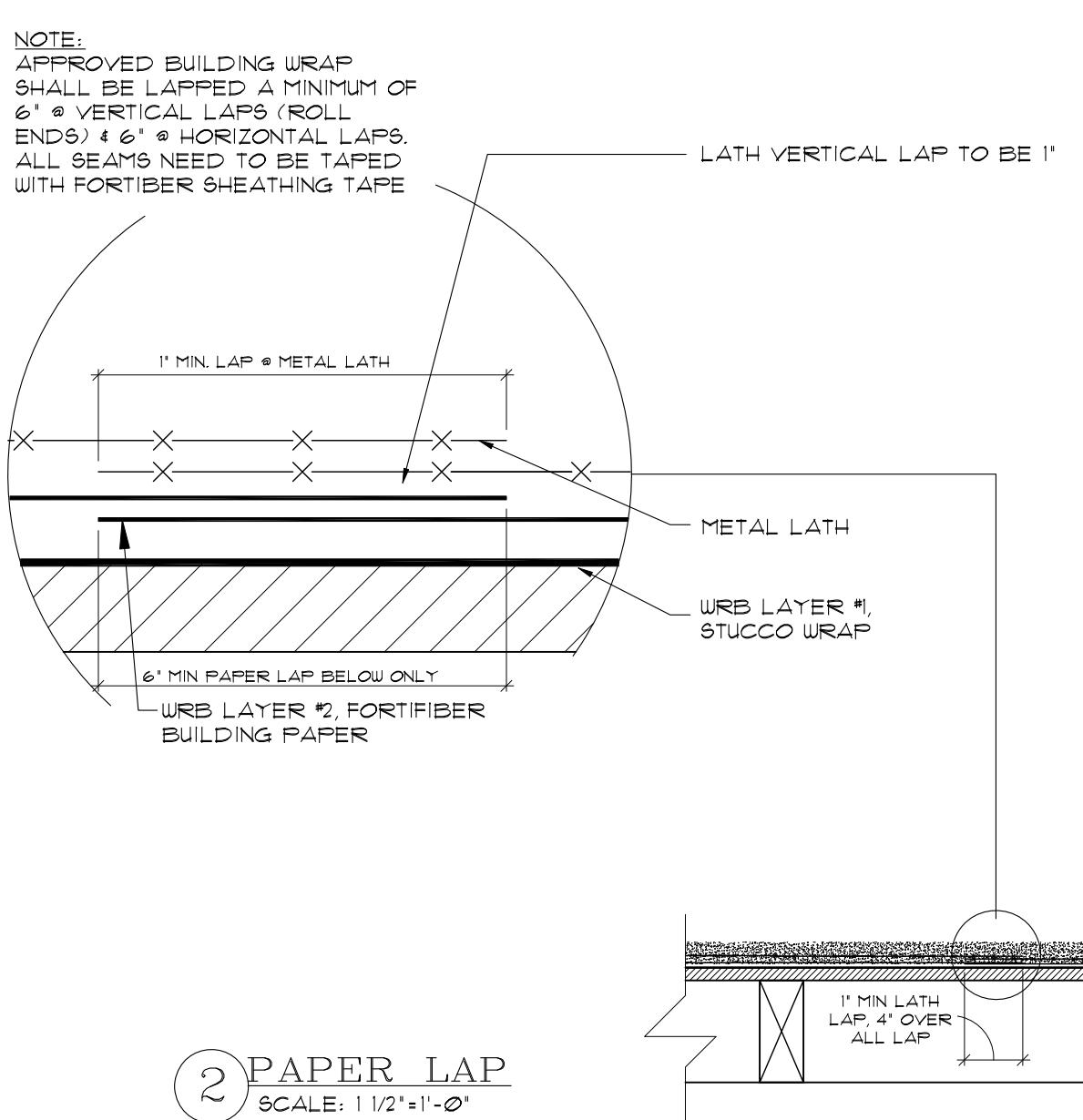
① "M" TYPE CONTROL JOINT



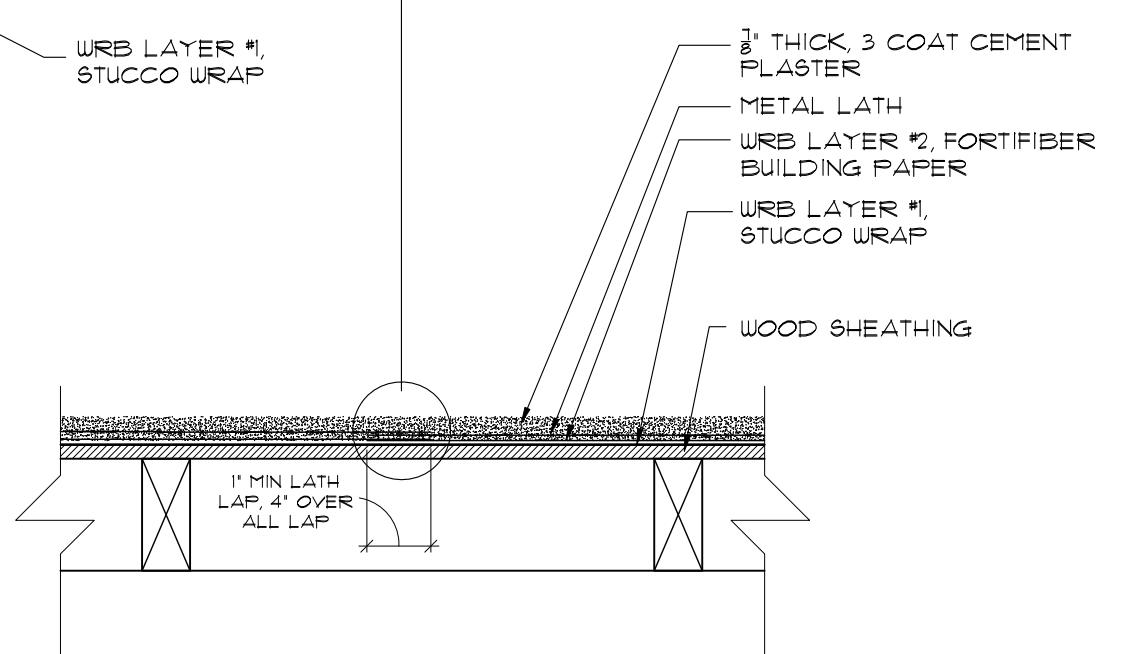
④ KICKOUT DETAIL



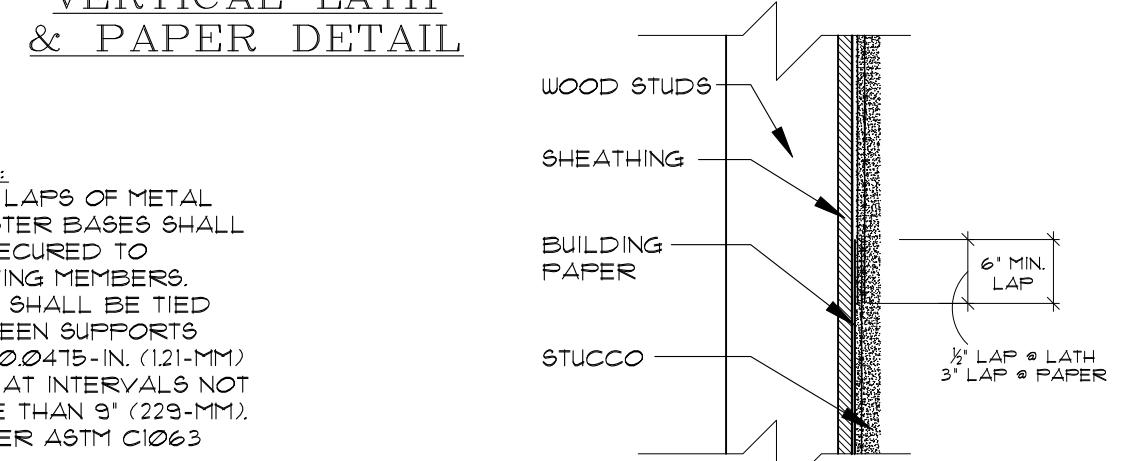
⑤ "L" FLASHING
N.T.S.



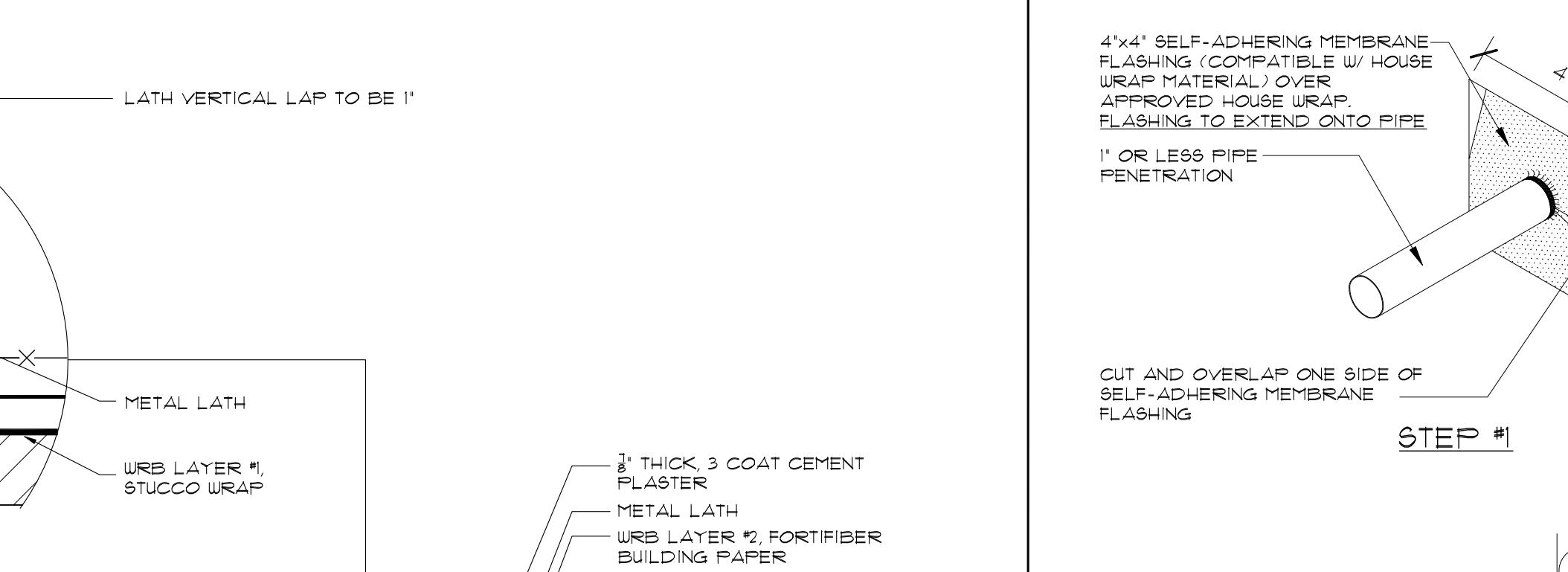
② PAPER LAP
SCALE: 1 1/2' = 1'-0"



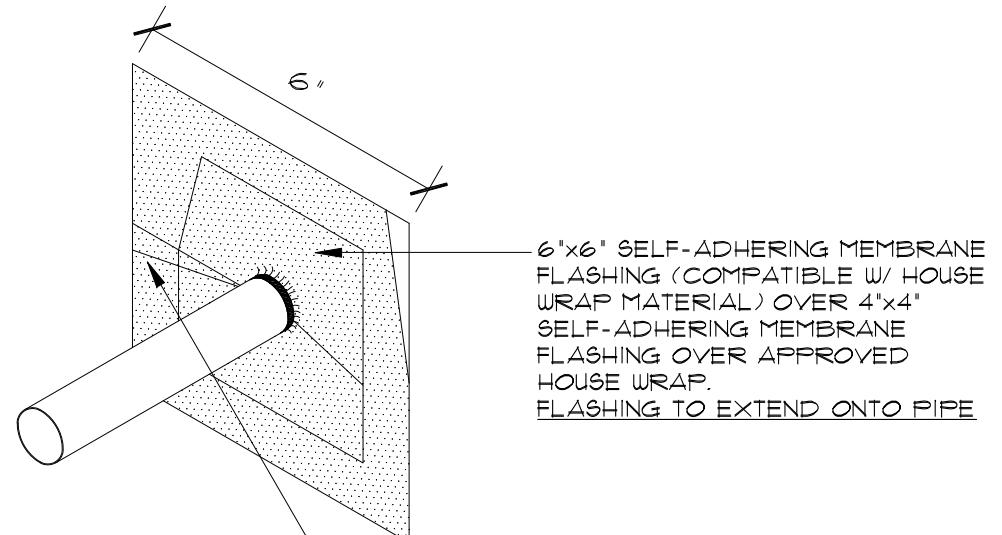
VERTICAL LATH
& PAPER DETAIL



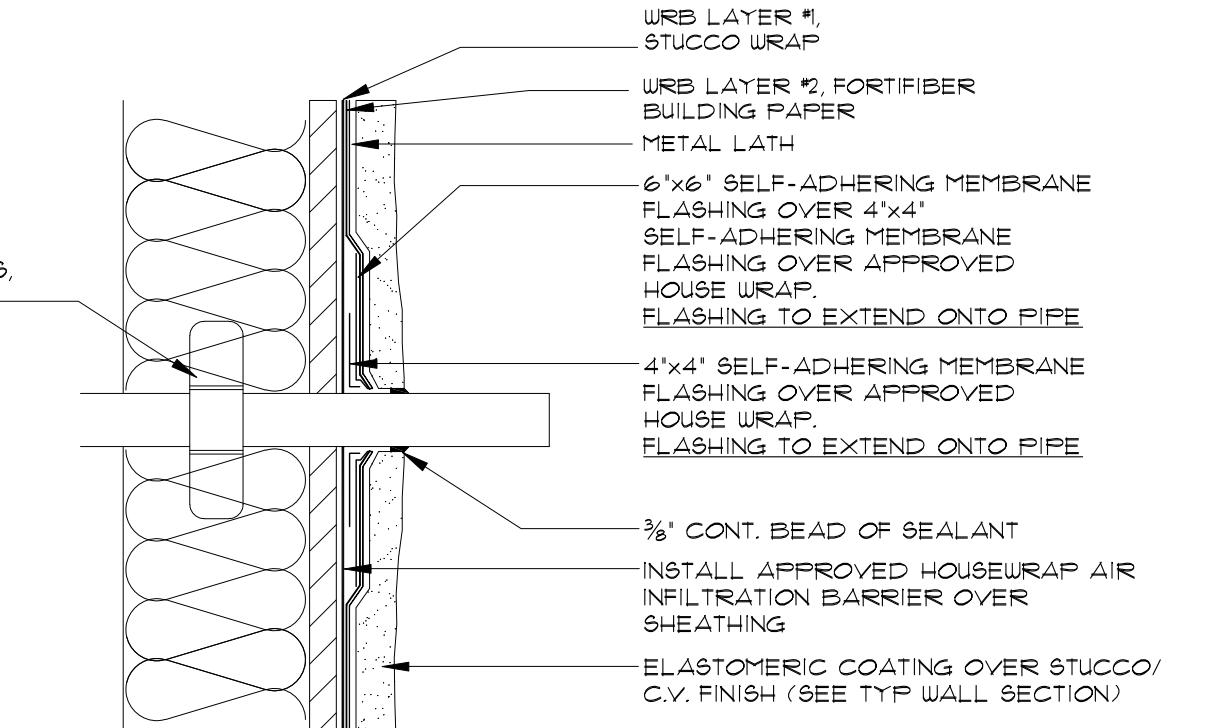
HORIZONTAL LATH
& PAPER DETAIL



CUT AND OVERLAP ONE SIDE OF SELF-ADHERING MEMBRANE FLASHING
STEP #1



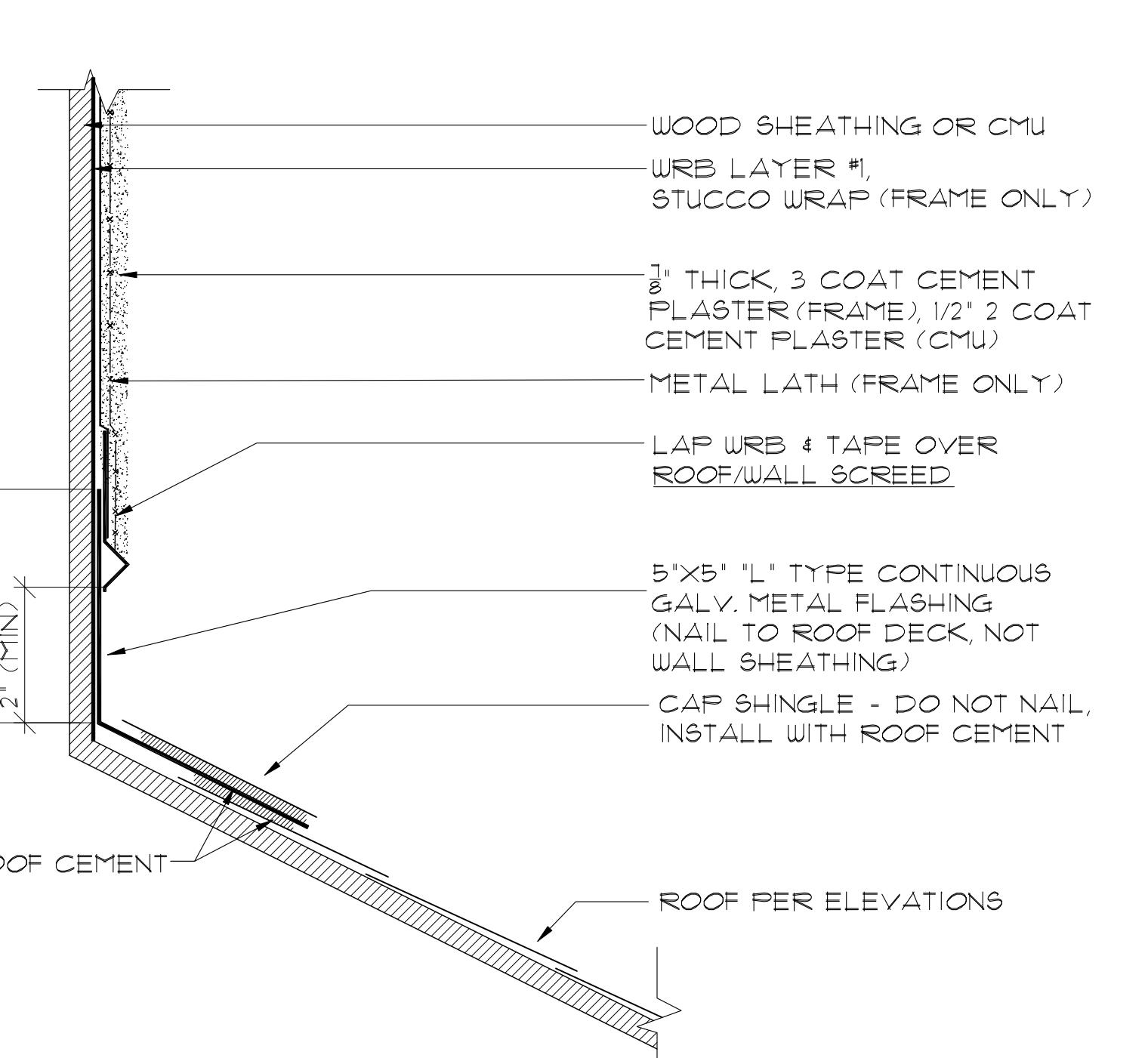
CUT AND OVERLAP ONE SIDE OF SELF-ADHERING MEMBRANE FLASHING
STEP #2



SECTION

PER SECTION R703.7
Exterior lathing and plaster
Exterior use of portland cement plaster
shall comply with the application
requirements of ASTM C 926-12A.
Installation of exterior lathing and framing
shall comply with ASTM C 1063-12A.

③A PIPE PENETRATION DETAIL (FRAME)
N.T.S.



LEGEND

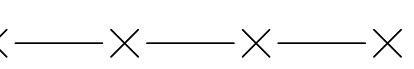
DRAINAGE PLANE (WRB LAYER #1, STUCCO WRAP)



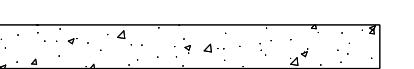
WRB LAYER #2 (FORTIFIBER BUILDING PAPER)



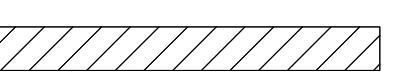
METAL LATH



STUCCO



WOOD SHEATHING



SELF-ADHESIVE FLASHING

NOTE:

METAL LATH: LATH TO BE PER SECTION R703.7.1 / ASTM C-847-09, MIN. 2.5 LBS. PER SQ. YARD (UTILITY OR NOMINAL LATH DOES NOT MEET SPECIFICATIONS)



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

INT.	DATE	DESCRIPTION (SEE COVER SHEET)

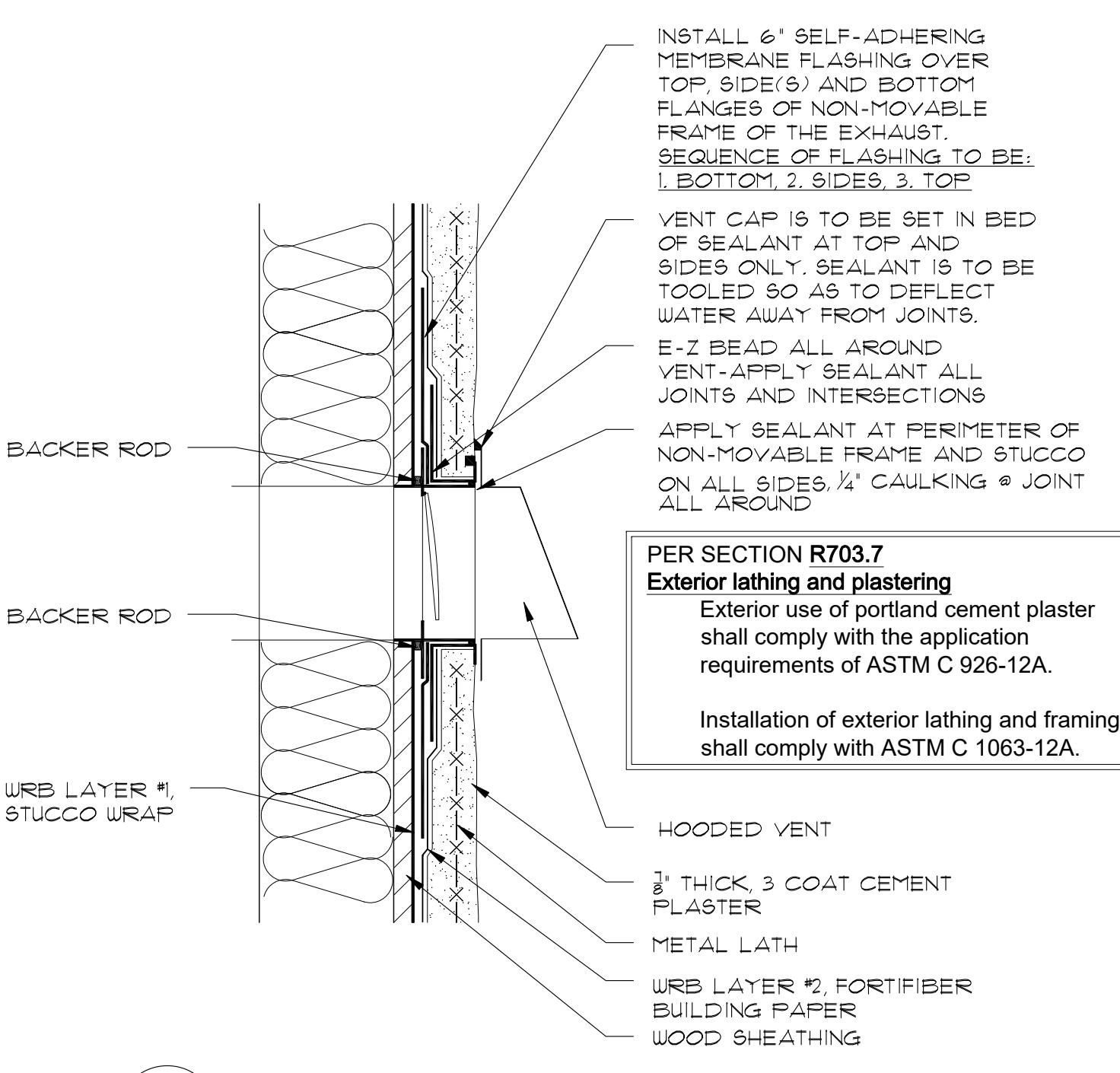
LENNAR

MODEL:
UNITS:
A-C-C-C-A
BUILDING #39
LOTS 01-05
145 MPH EXP. B

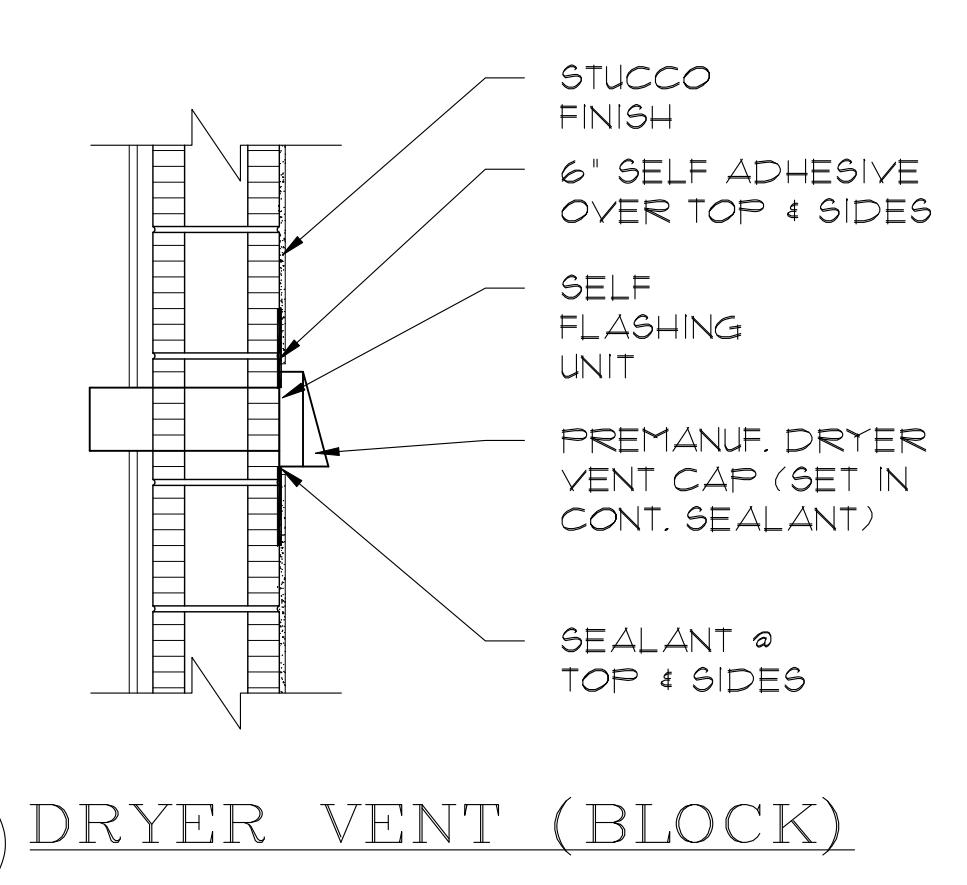
TITLE SHEET
"PALM RIVER"
5-UNIT TOWNHOMES
WALL ASSEMBLY
AB # 05368.000

ARCHITECT:
STATE OF FLORIDA
JAMES CANTWELL
AR NO 12079

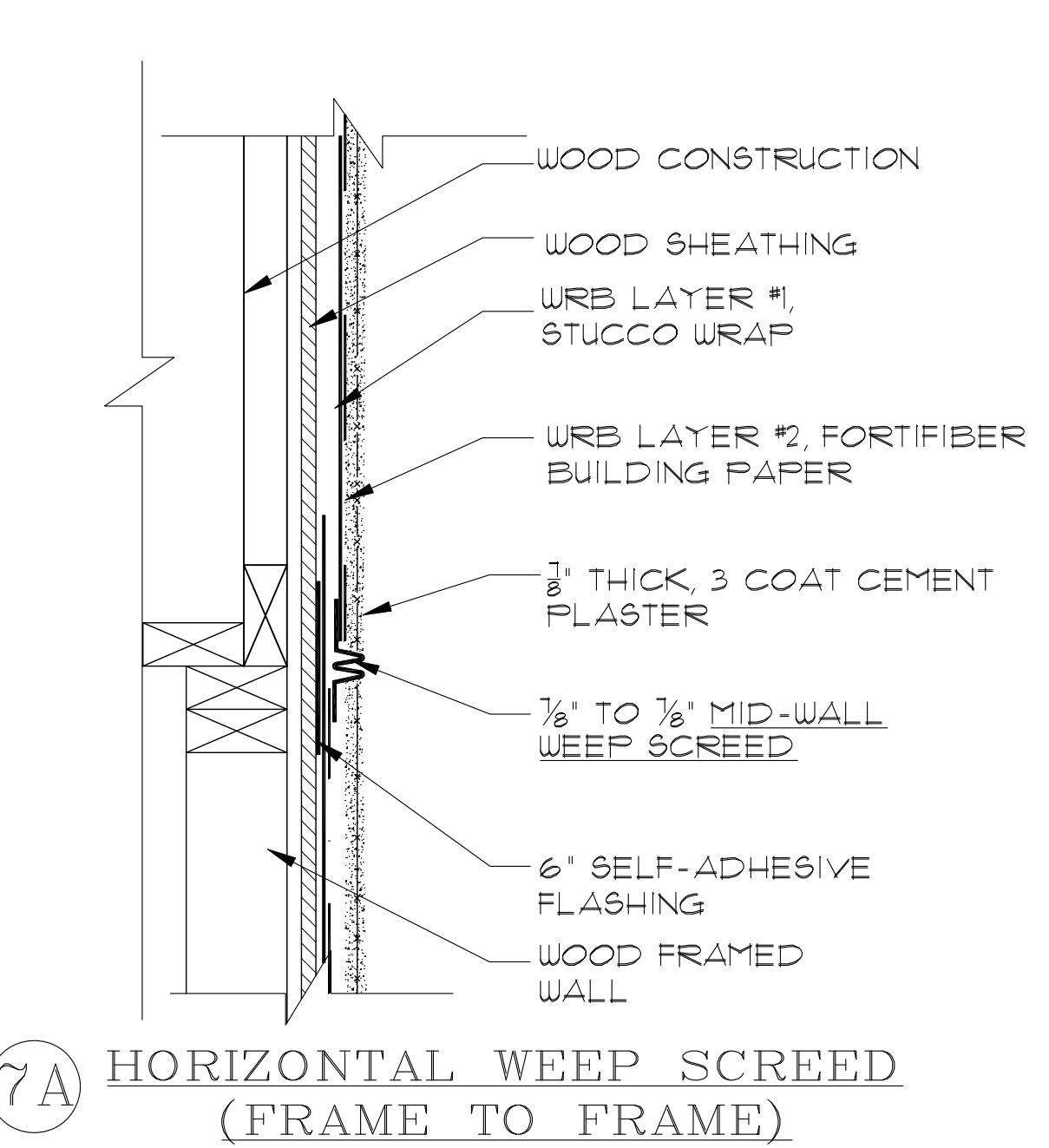
DATE: 02/03/22
SCALE: AS NOTED
SHEET NO:
WA2



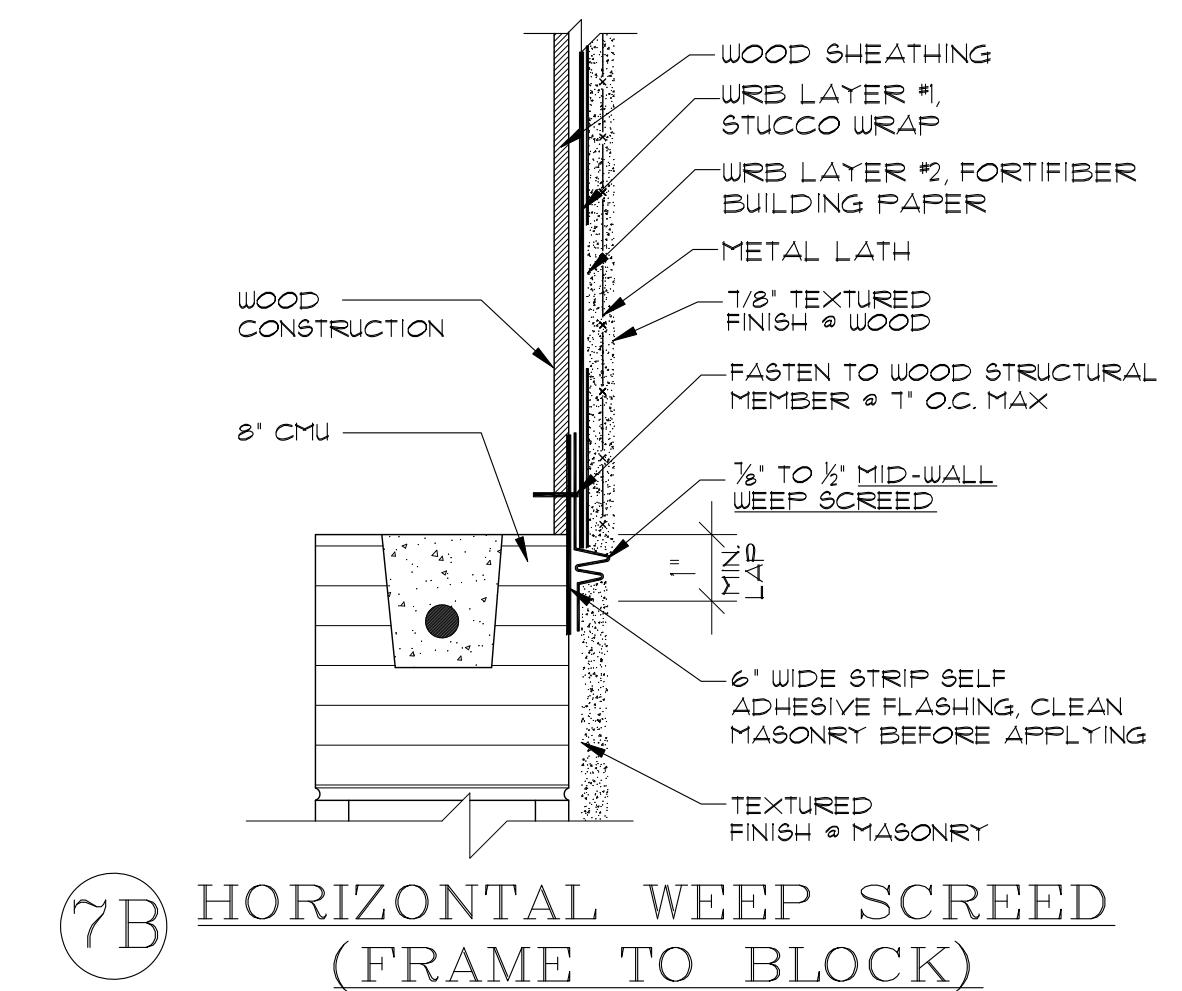
6A DRYER VENT (FRAME)



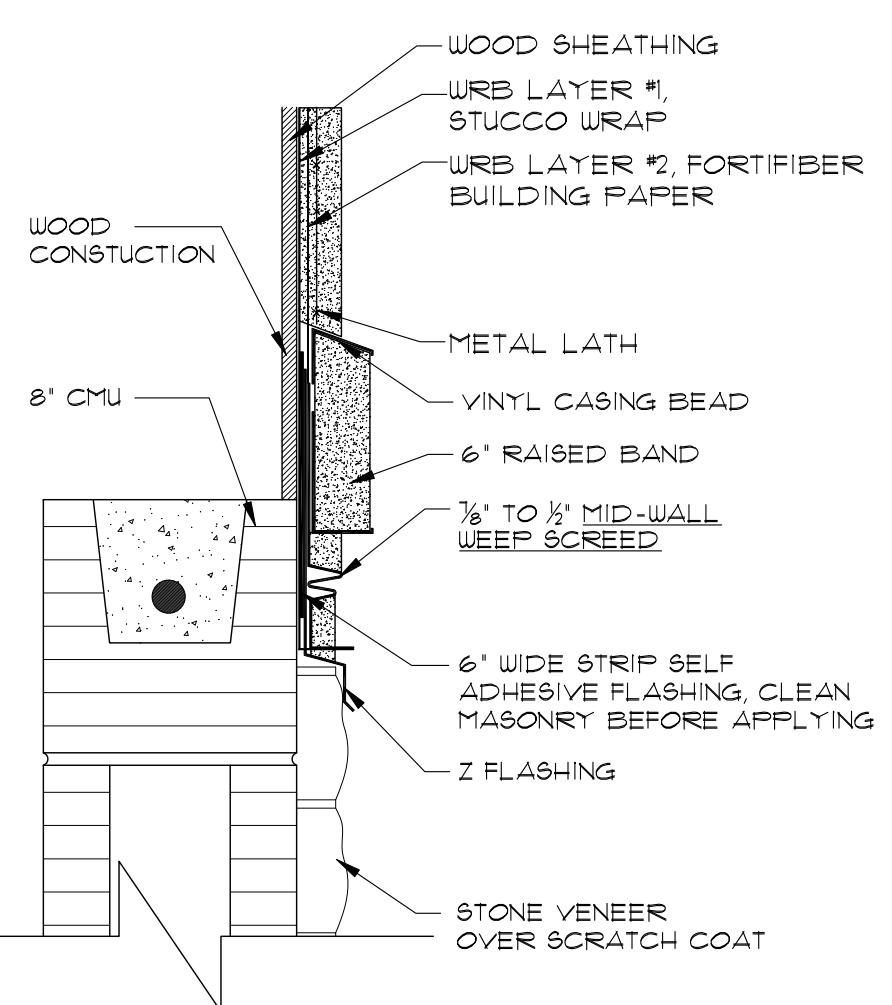
6B DRYER VENT (BLOCK)



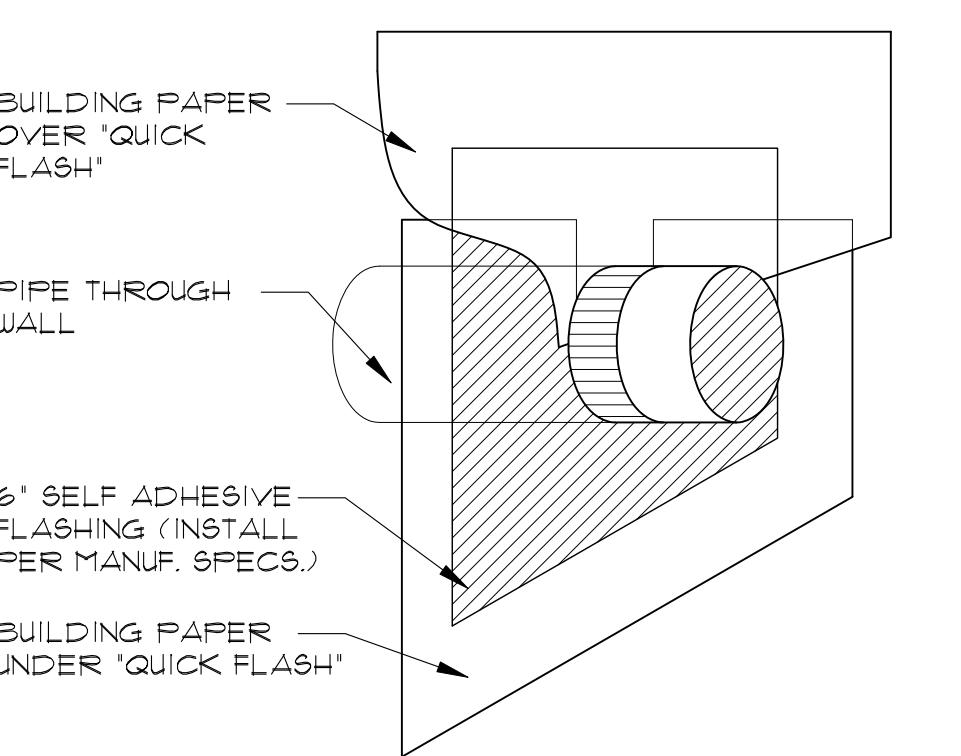
7A HORIZONTAL WEEP SCREED
(FRAME TO FRAME)



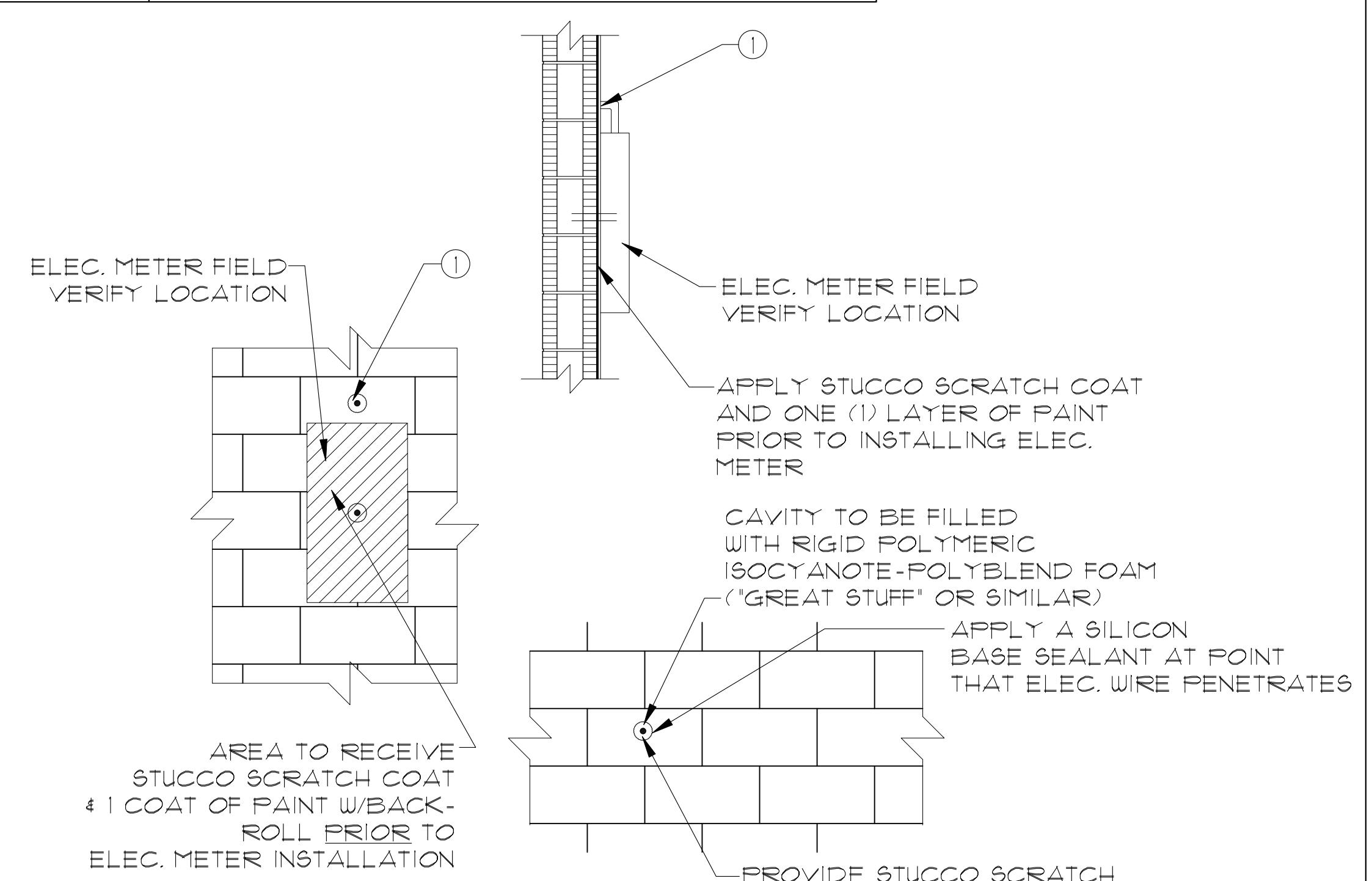
7B HORIZONTAL WEEP SCREED
(FRAME TO BLOCK)



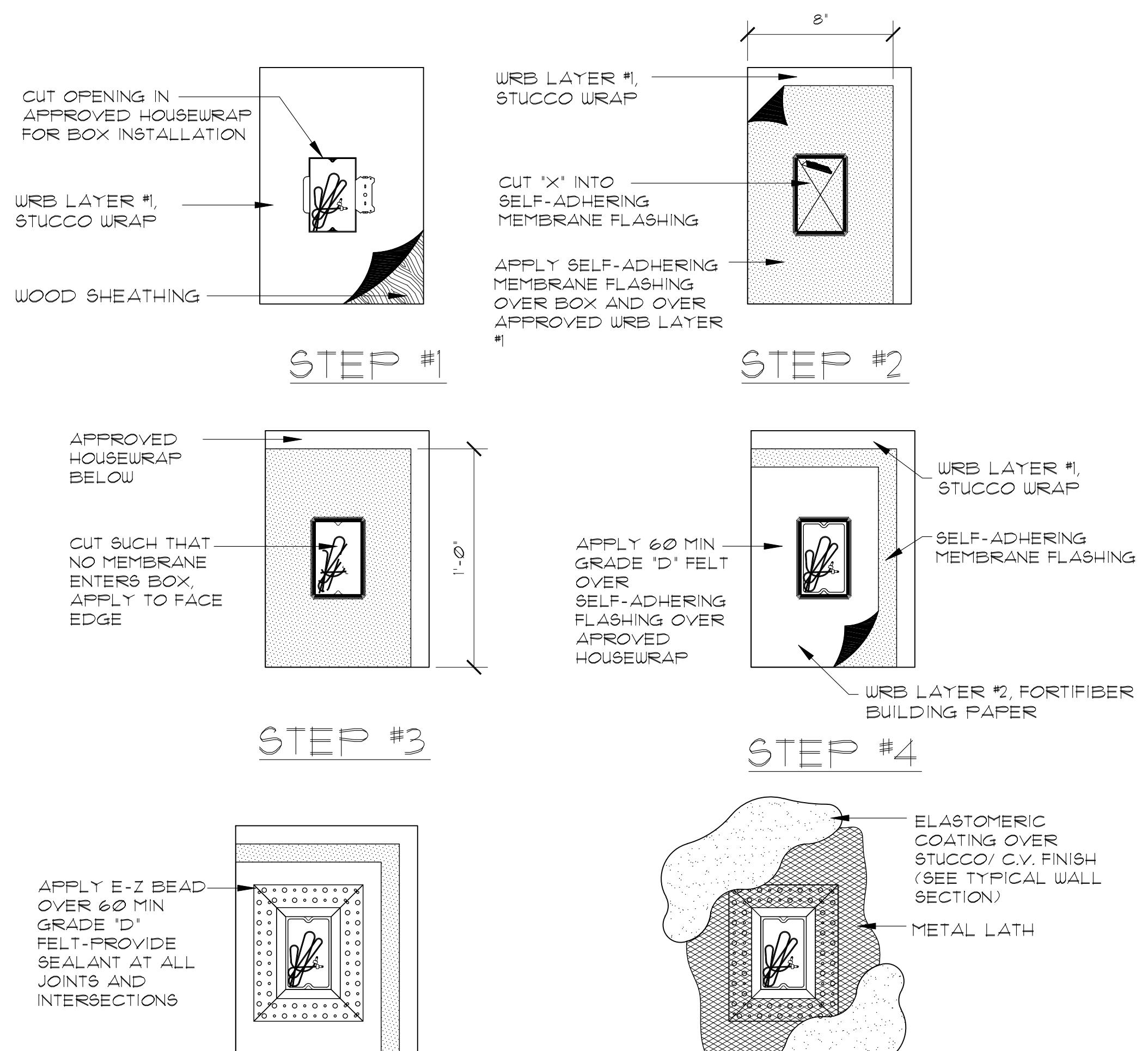
7C HORIZONTAL WEEP SCREED
W/STONE VENEER
(FRAME TO BLOCK)



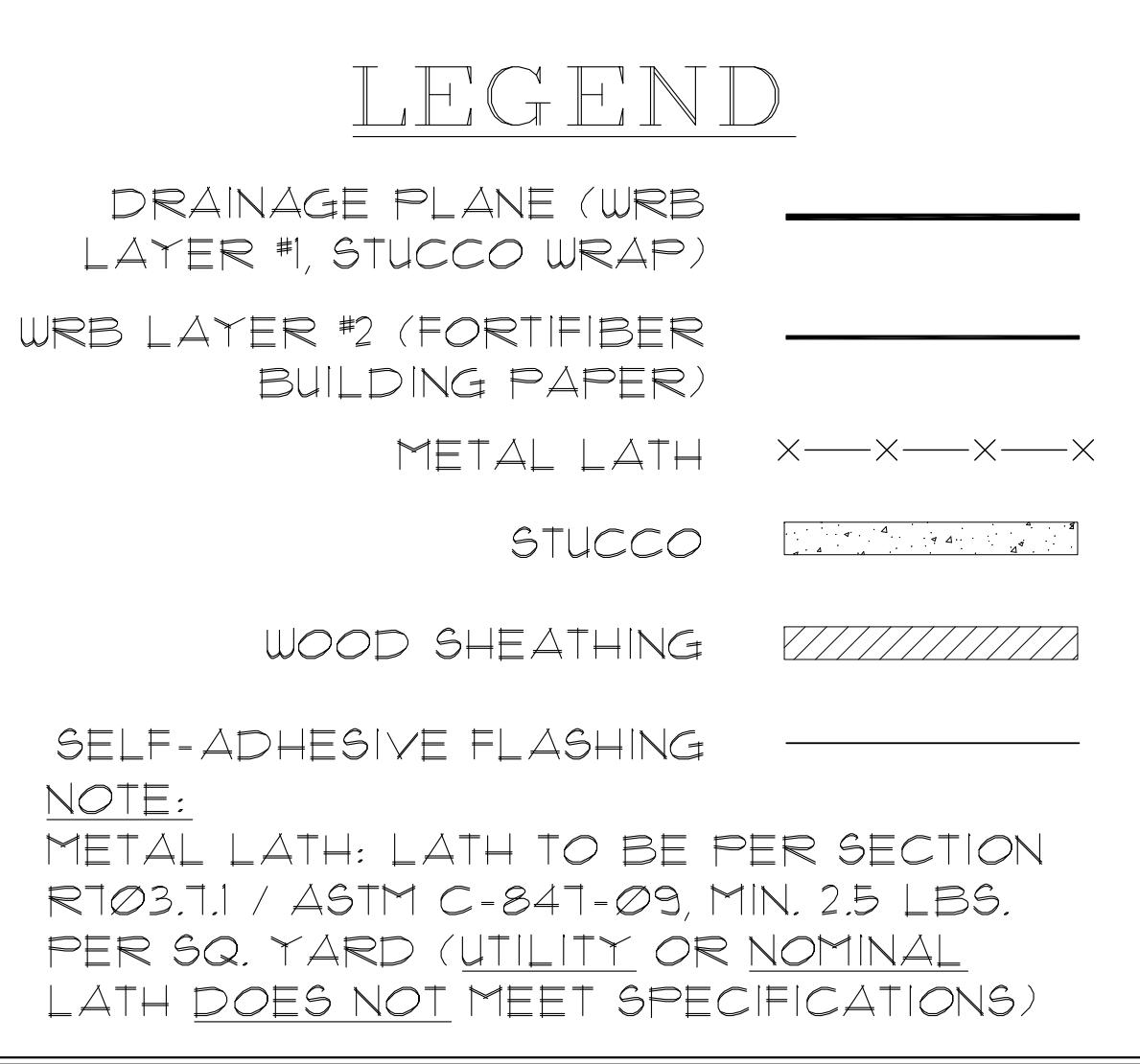
A VENT PENETRATION
SCALE: N.T.S.

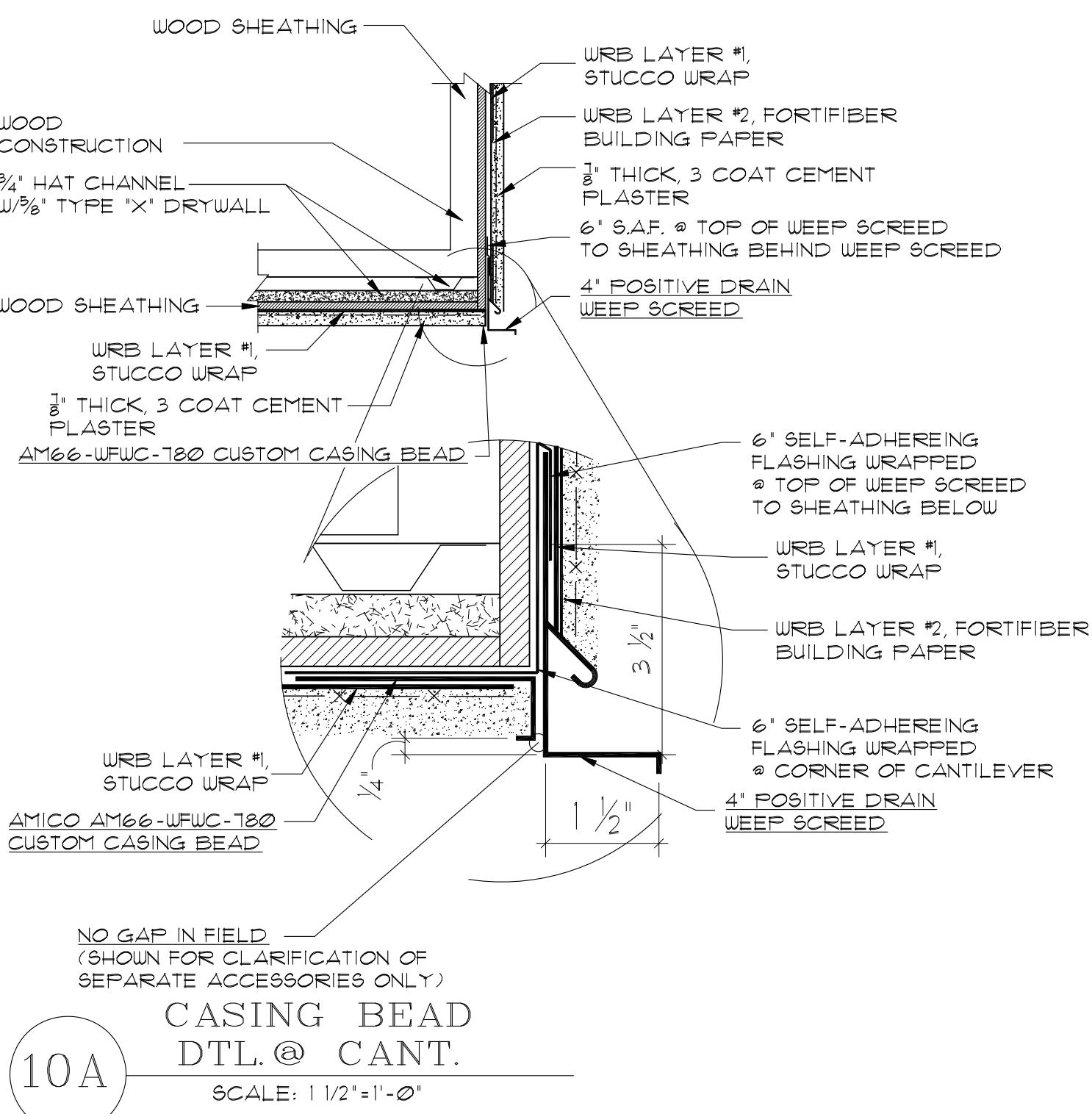


8 ELECTRICAL CONDUIT
PENETRATION

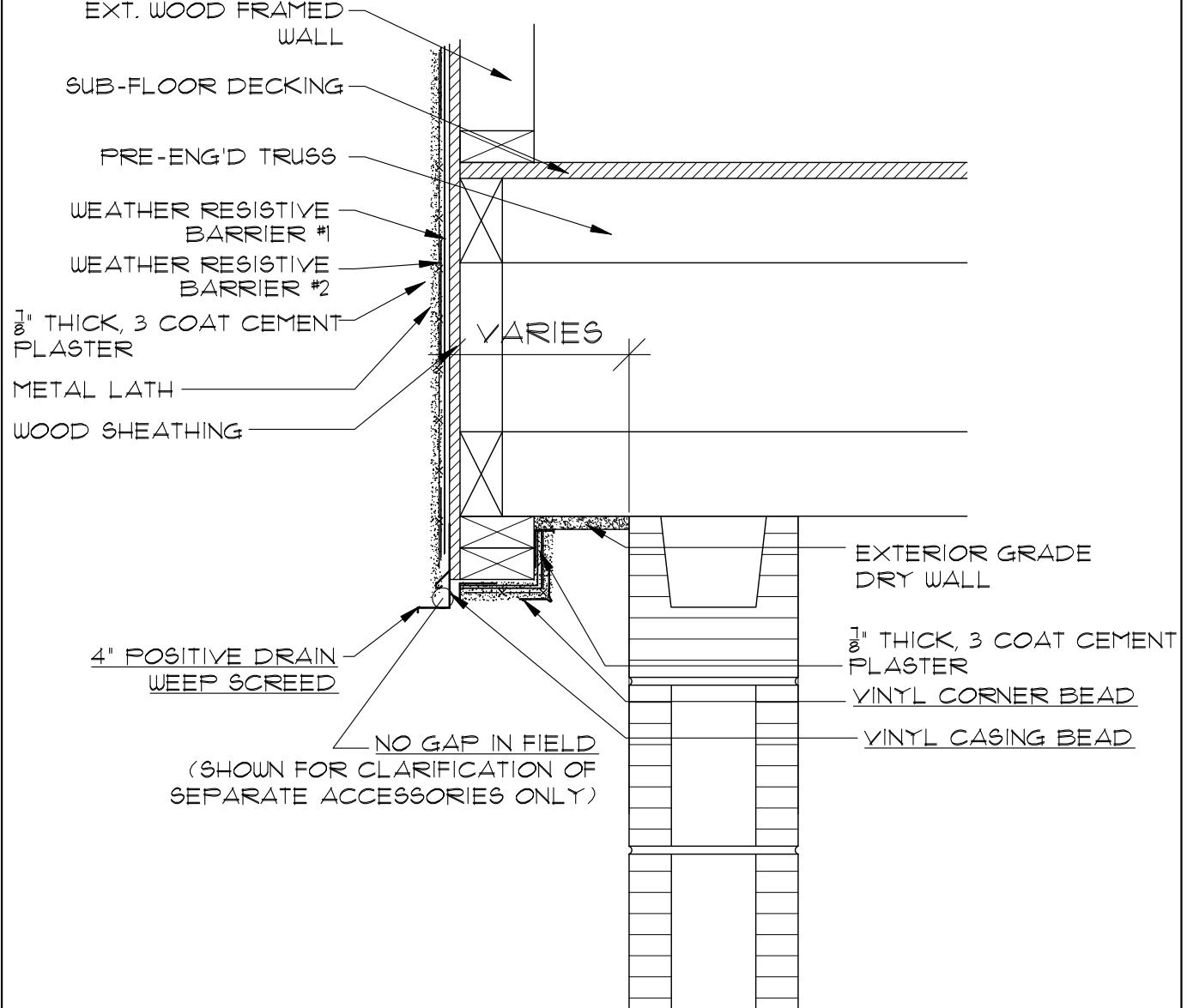


9 ELECTRICAL RECEPTACLE





NOTE:
METAL LATH: LATH TO BE PER SECTION R103.7.1 / ASTM C-847-09, MIN. 2.5 LBS. PER SQ. YARD (UTILITY OR NOMINAL LATH DOES NOT MEET SPECIFICATIONS)

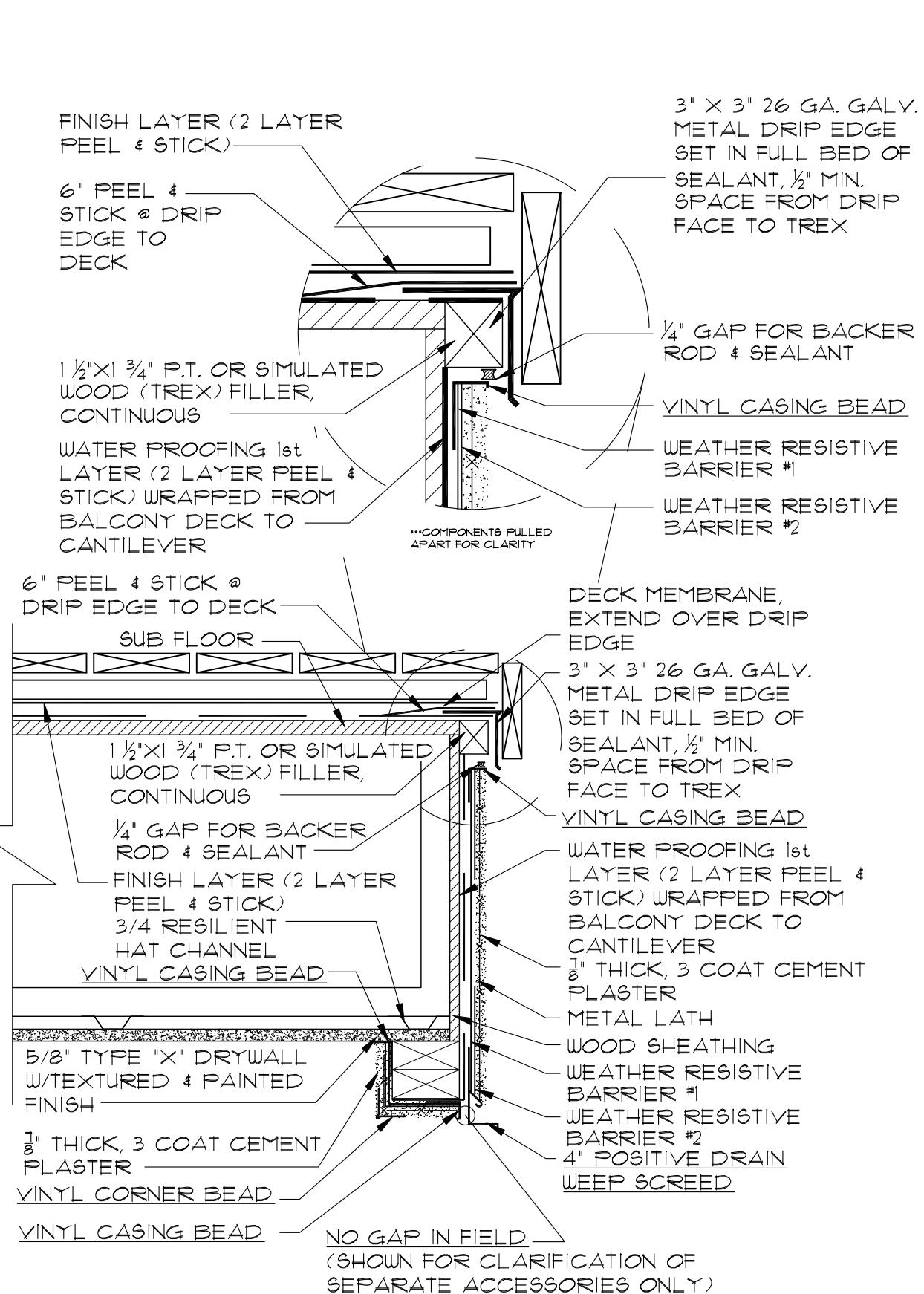


10B CANTILEVER DRIP EDGE

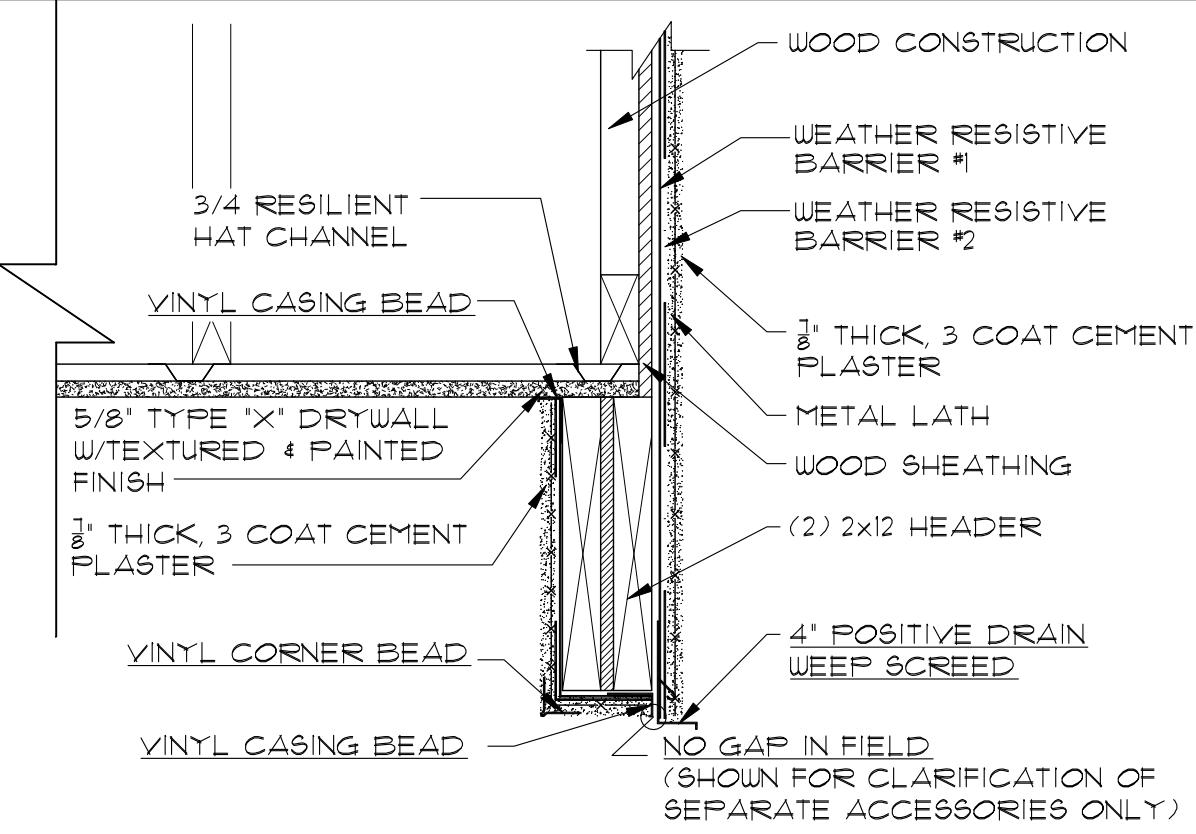
LEGEND

DRAINAGE PLANE (WRB LAYER #1, STUCCO WRAP)
WRB LAYER #2 (FORTIFIBER BUILDING PAPER)
METAL LATH

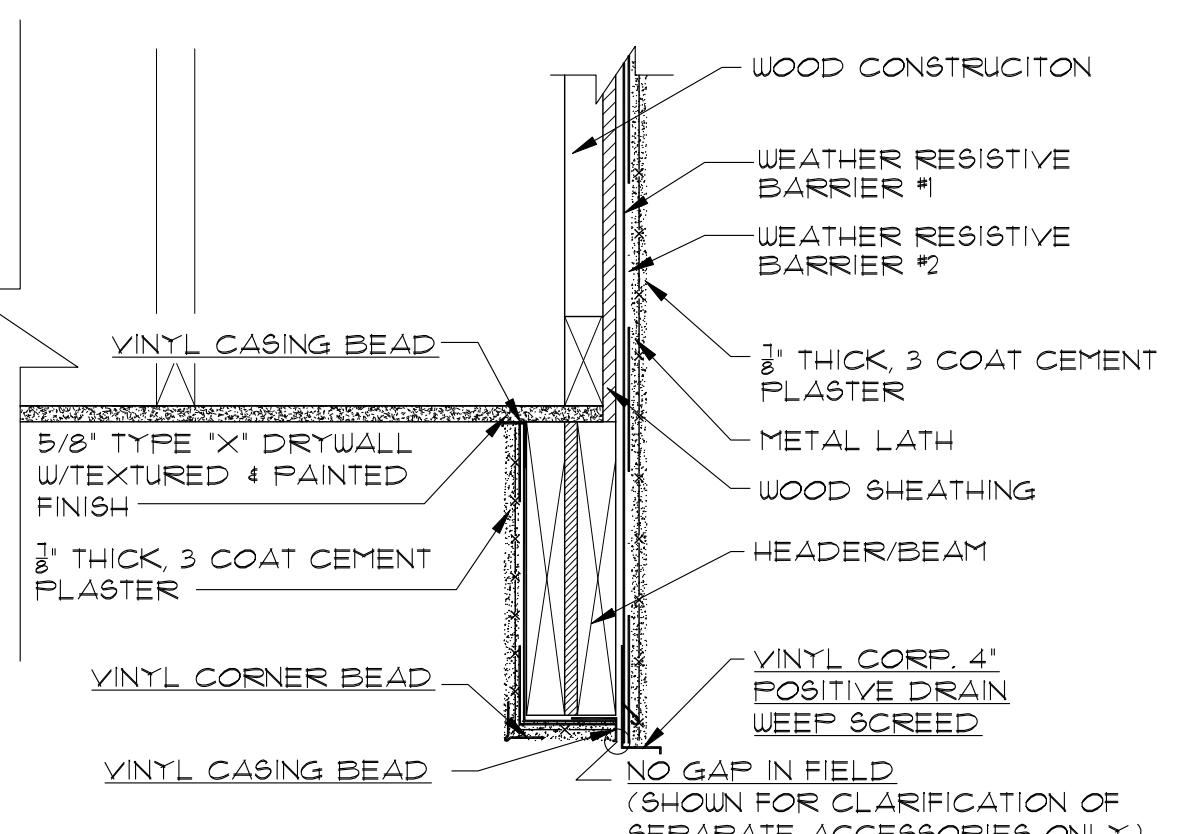
STUCCO
WOOD SHEATHING
SELF-ADHESIVE FLASHING



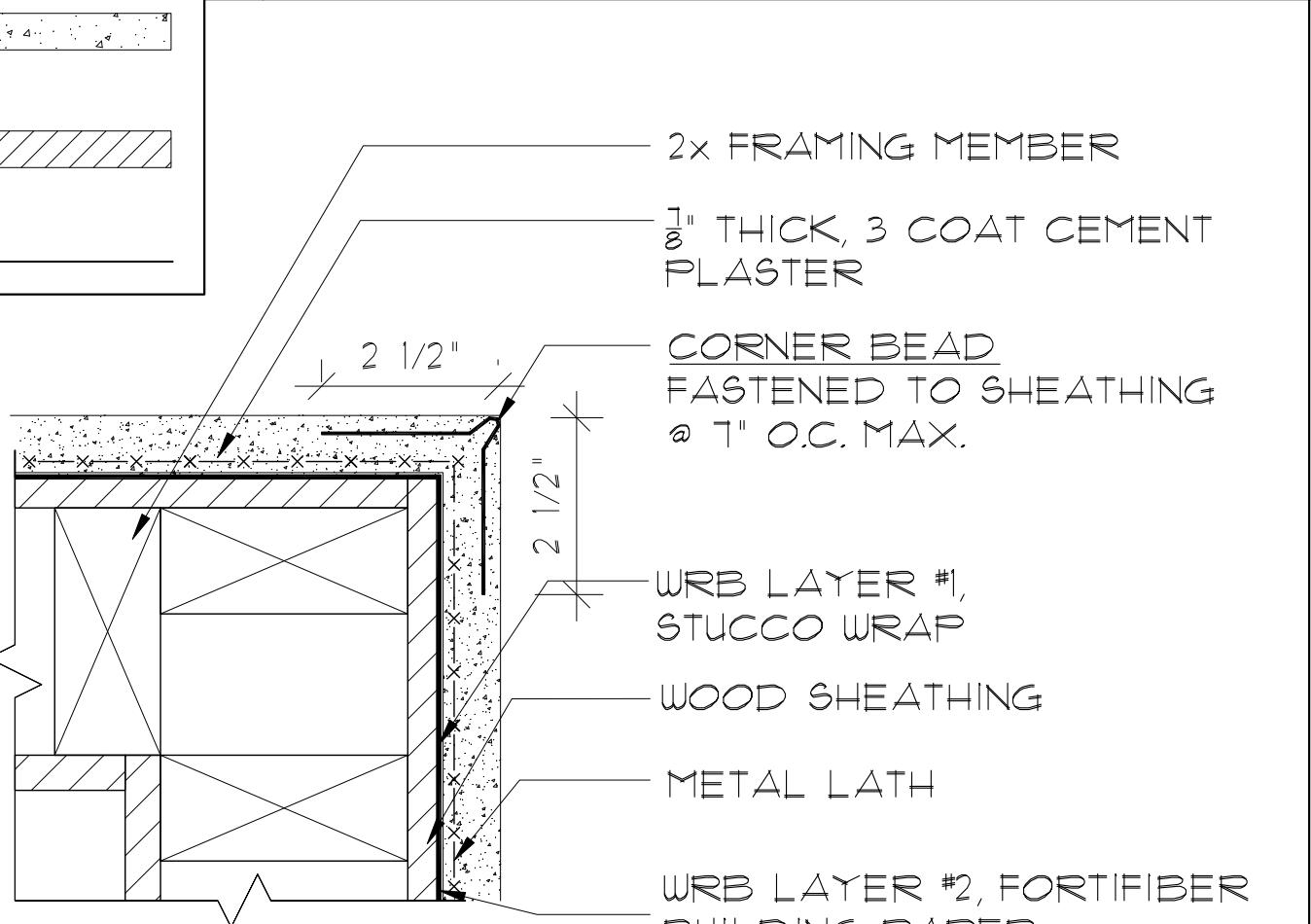
11A BALCONY DRIP EDGE INSTALLATION



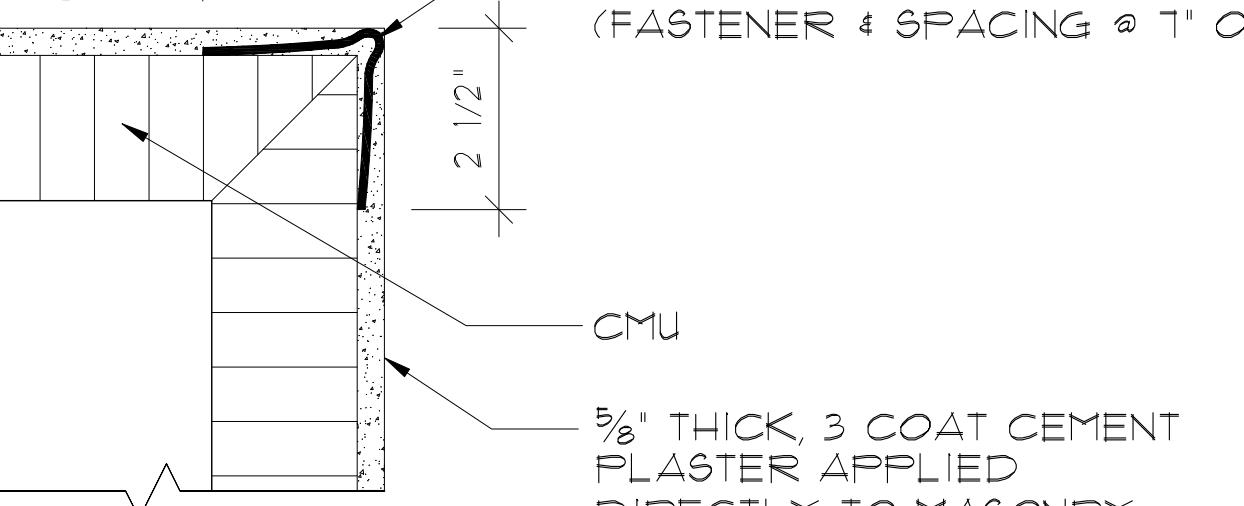
11D DRIP EDGE INSTALLATION



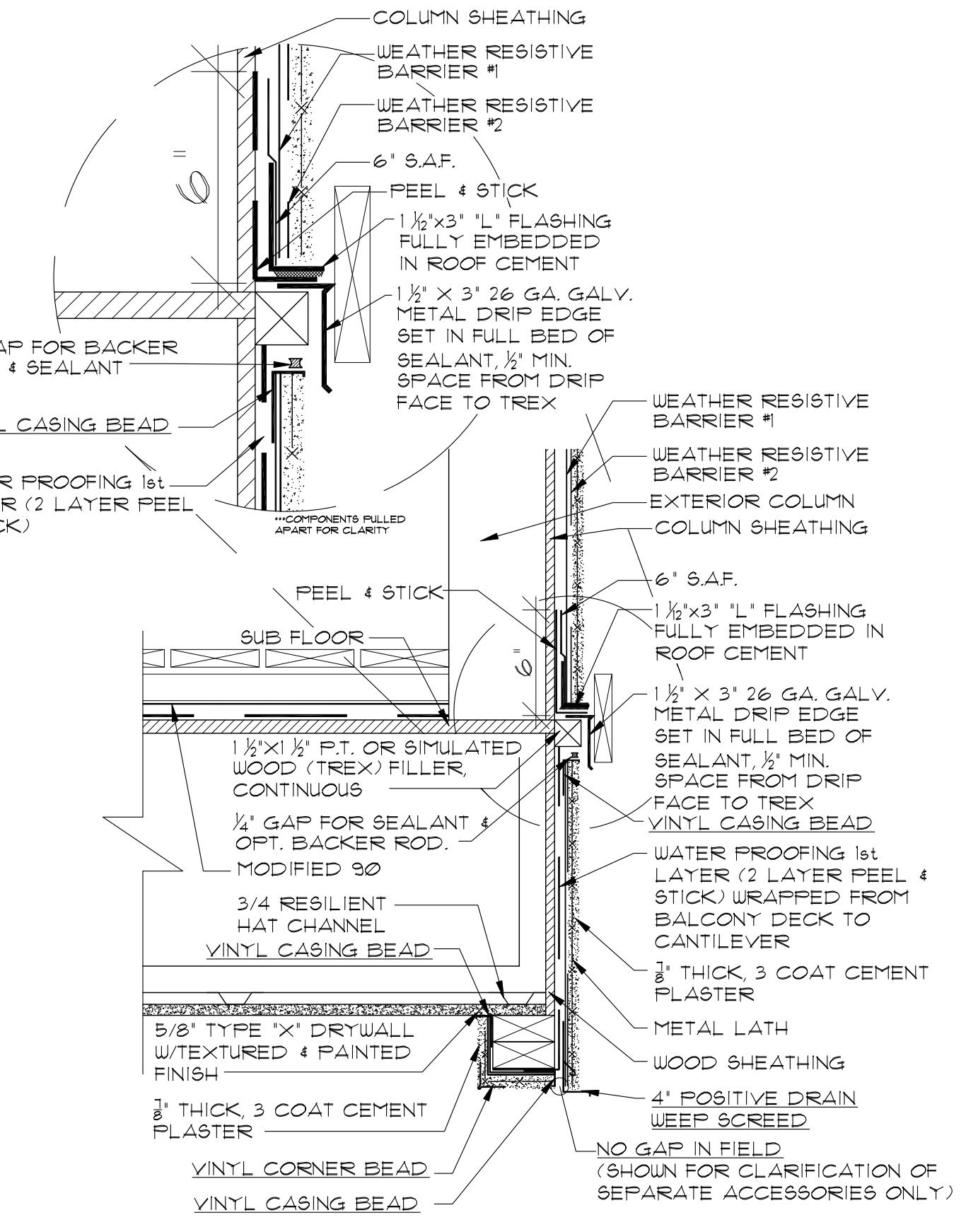
11E DRIP EDGE INSTALLATION



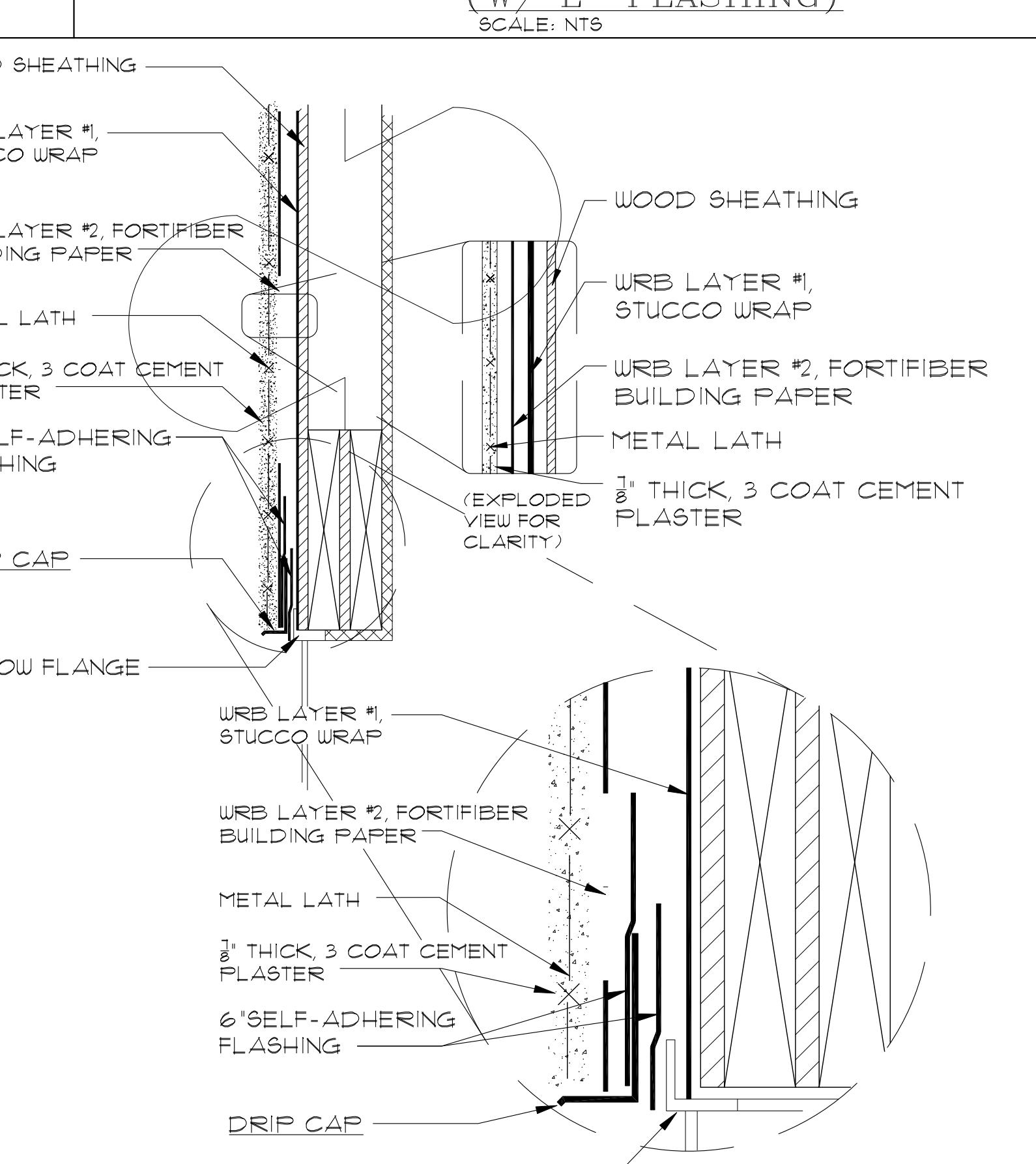
14A CORNER BEAD @ FRAME



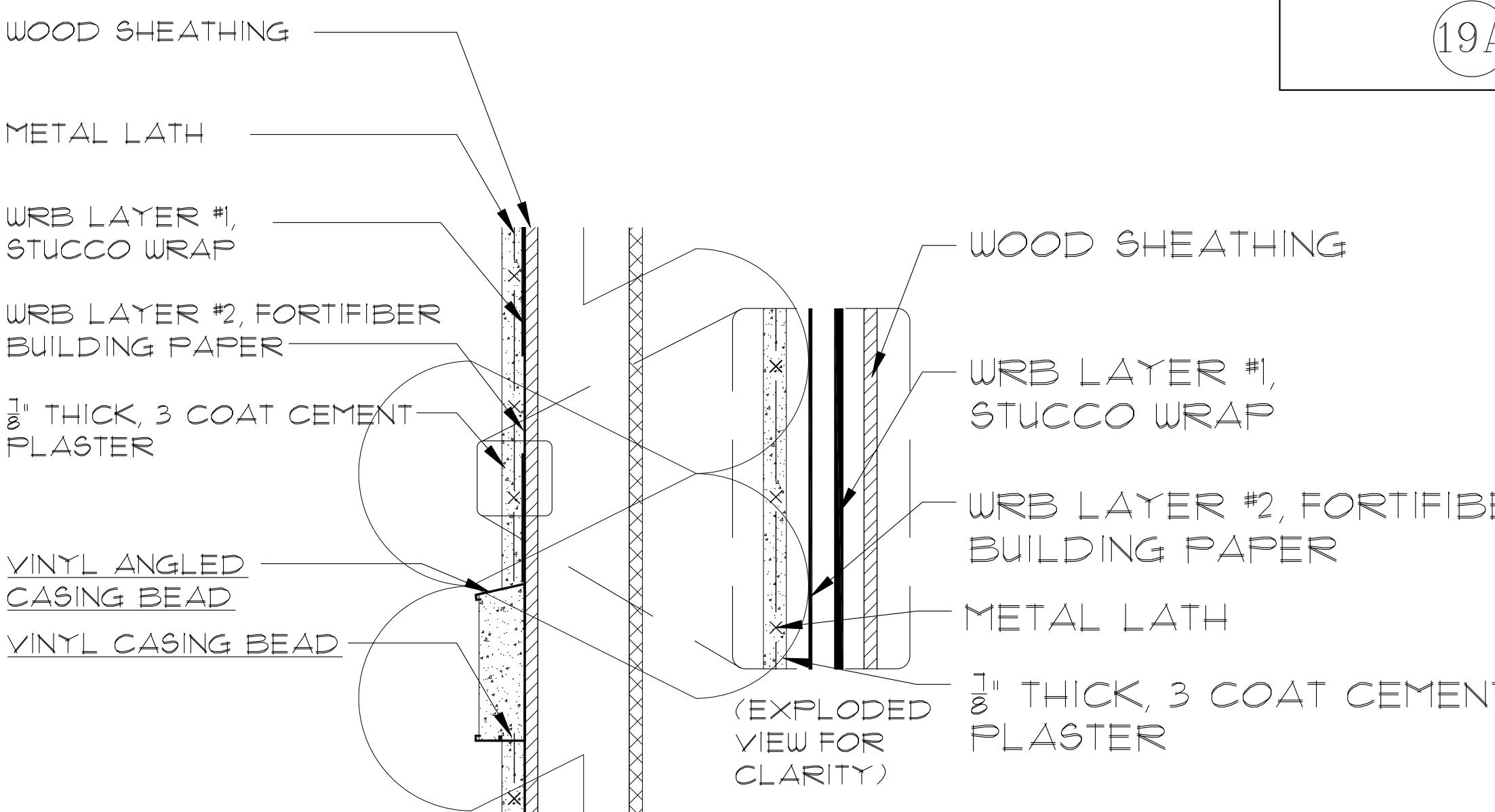
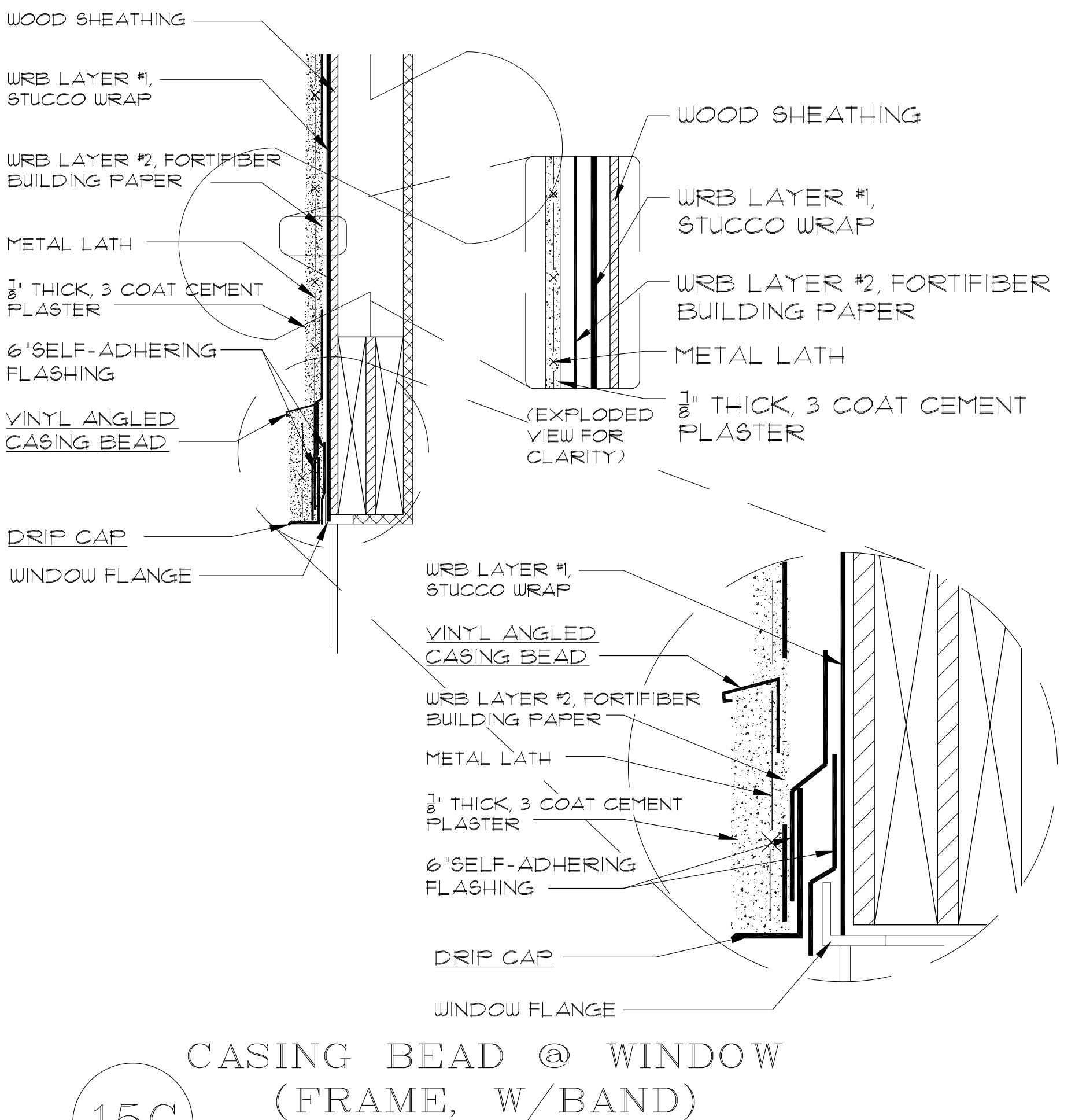
14B CORNER BEAD @ BLOCK



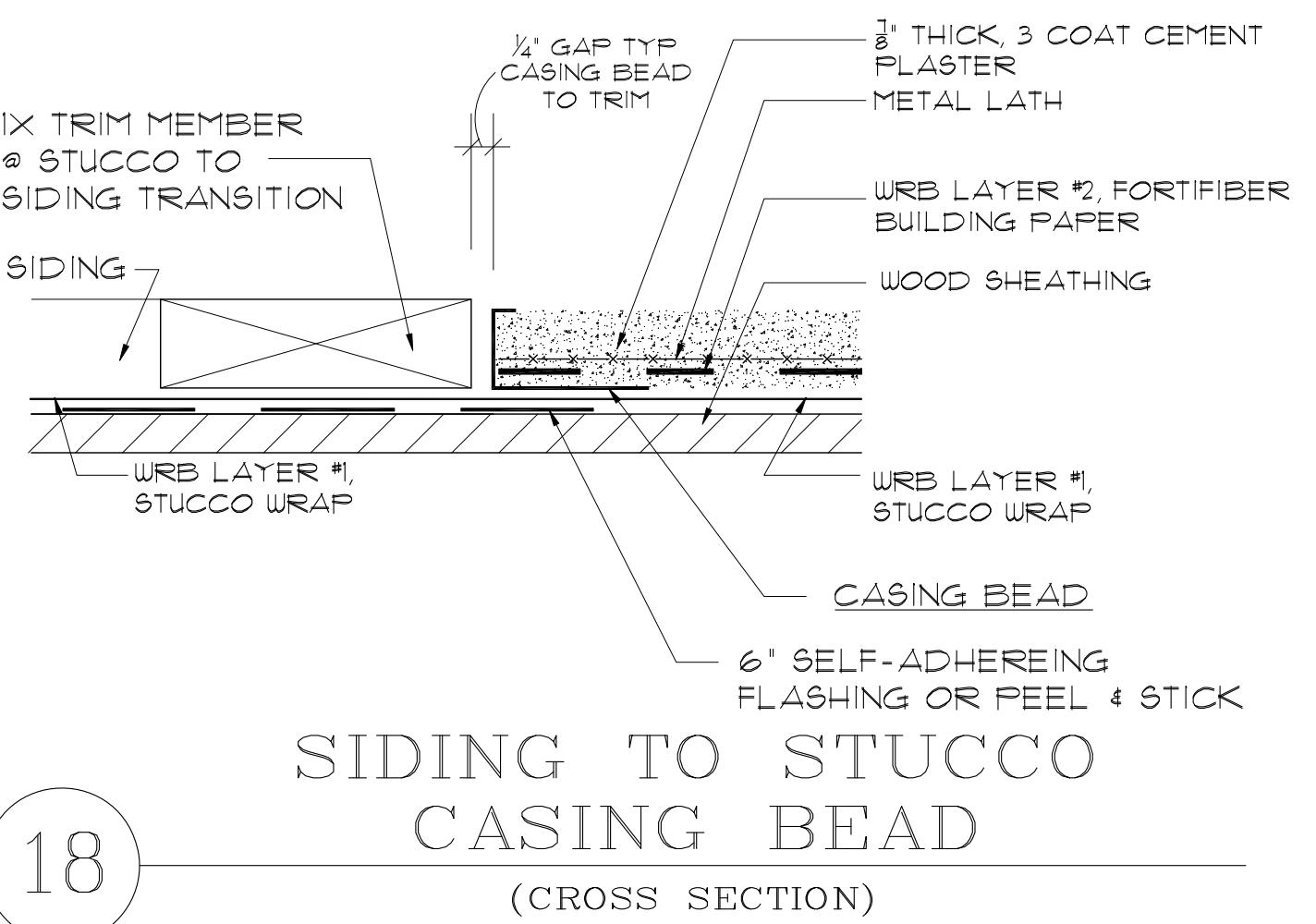
11C BALCONY DRIP EDGE INSTALLATION @ COLUMN (W/"L" FLASHING)



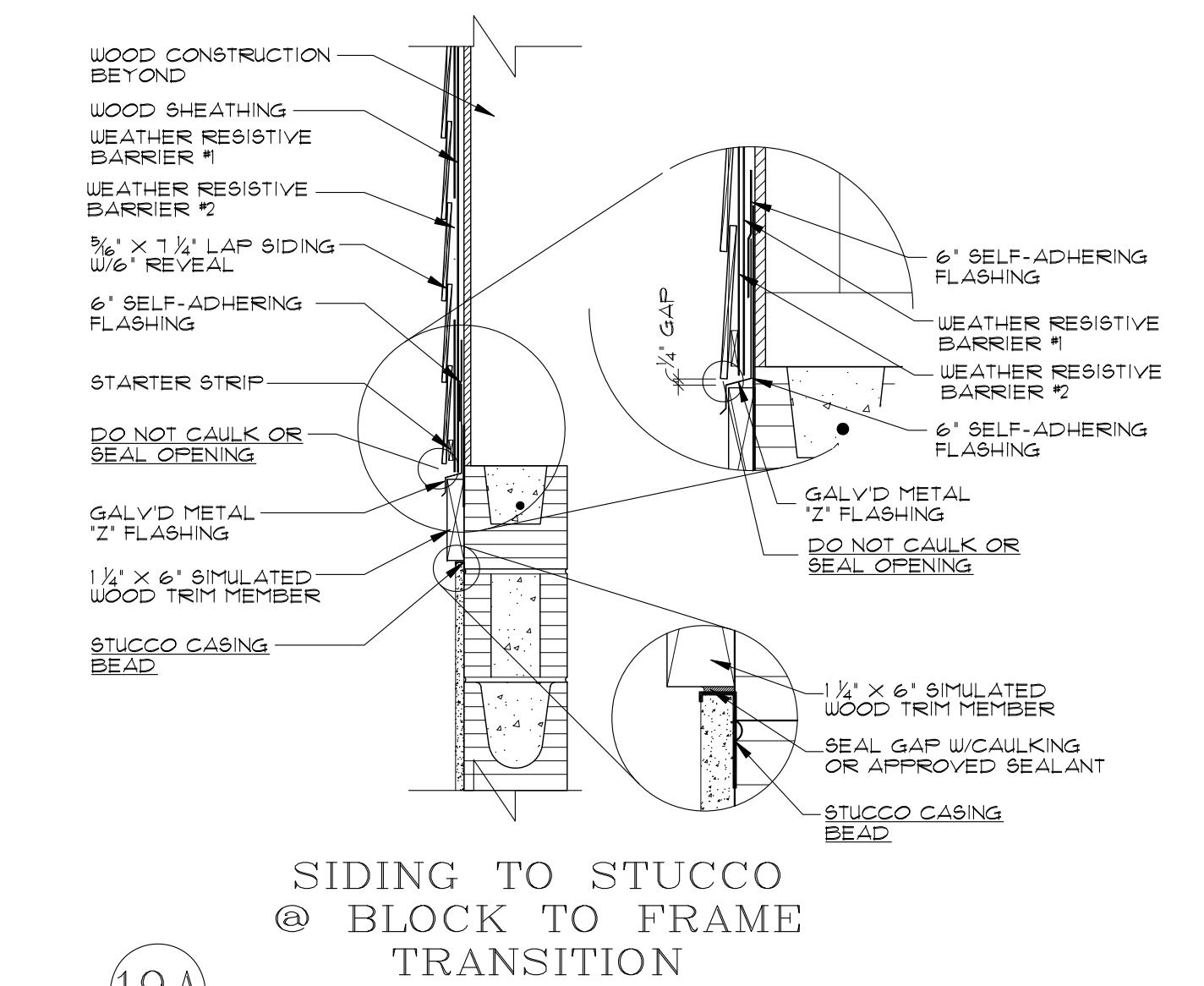
15B CASING BEAD @ WINDOW (FRAME, NO BAND)



17A

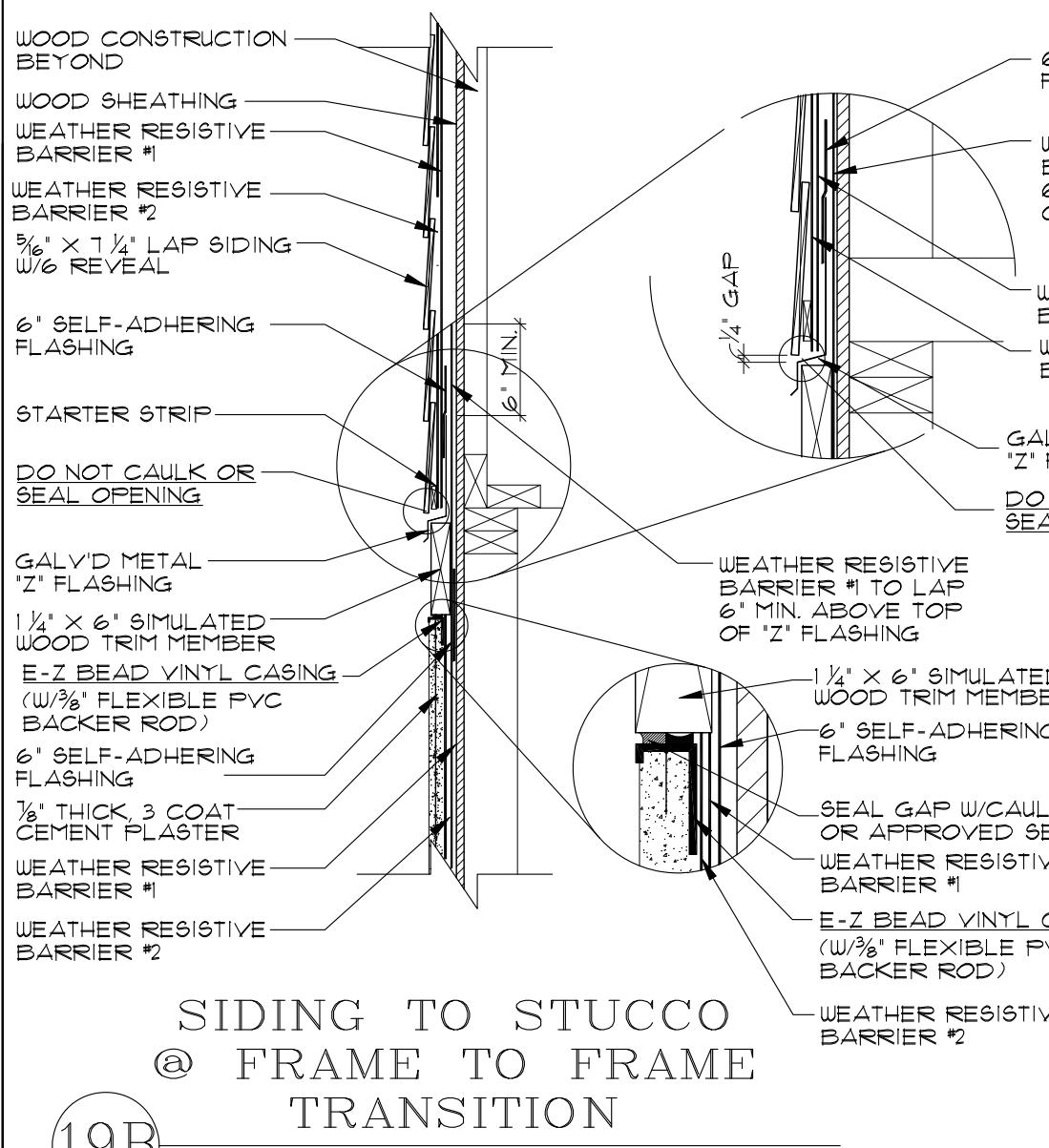


18

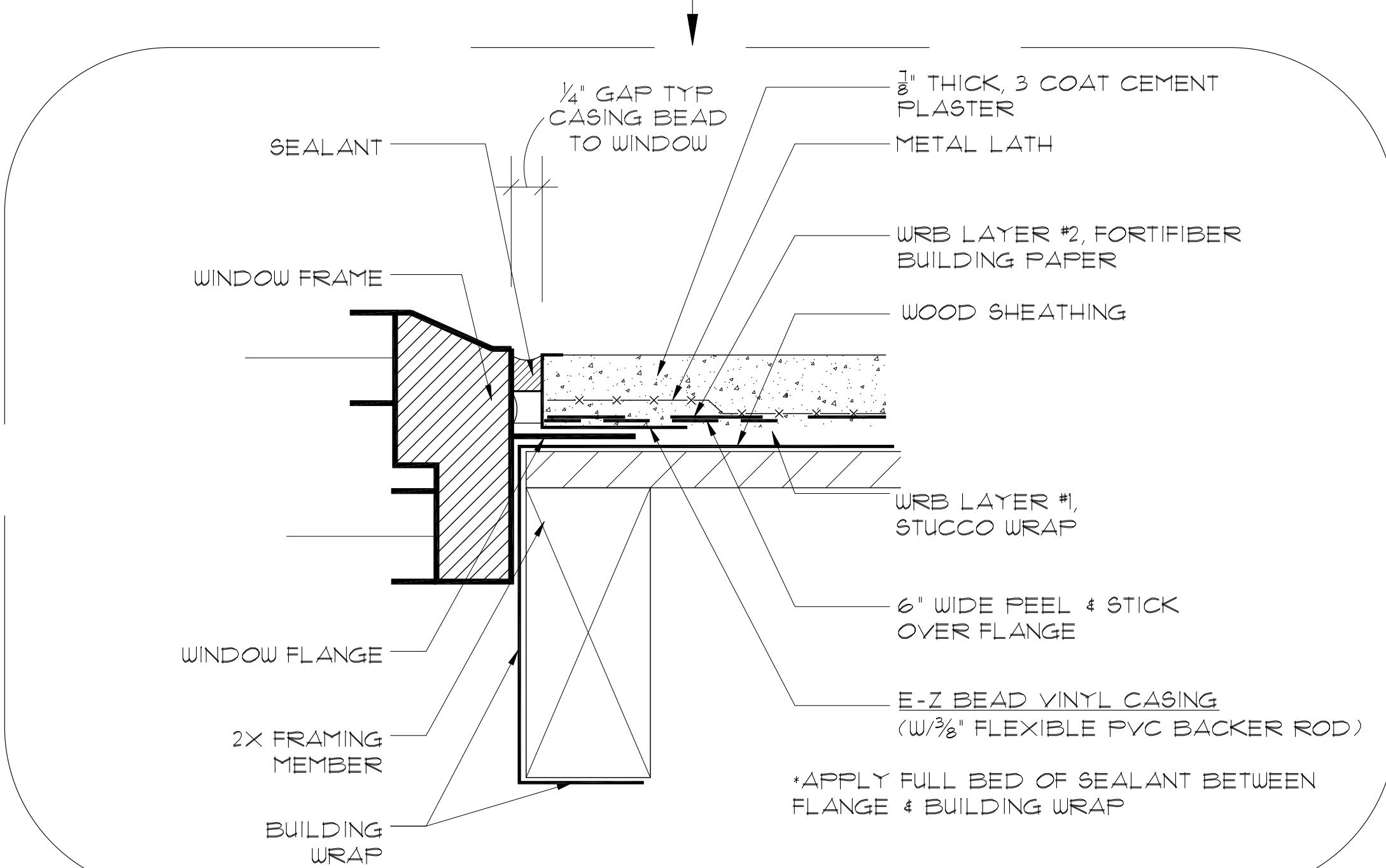
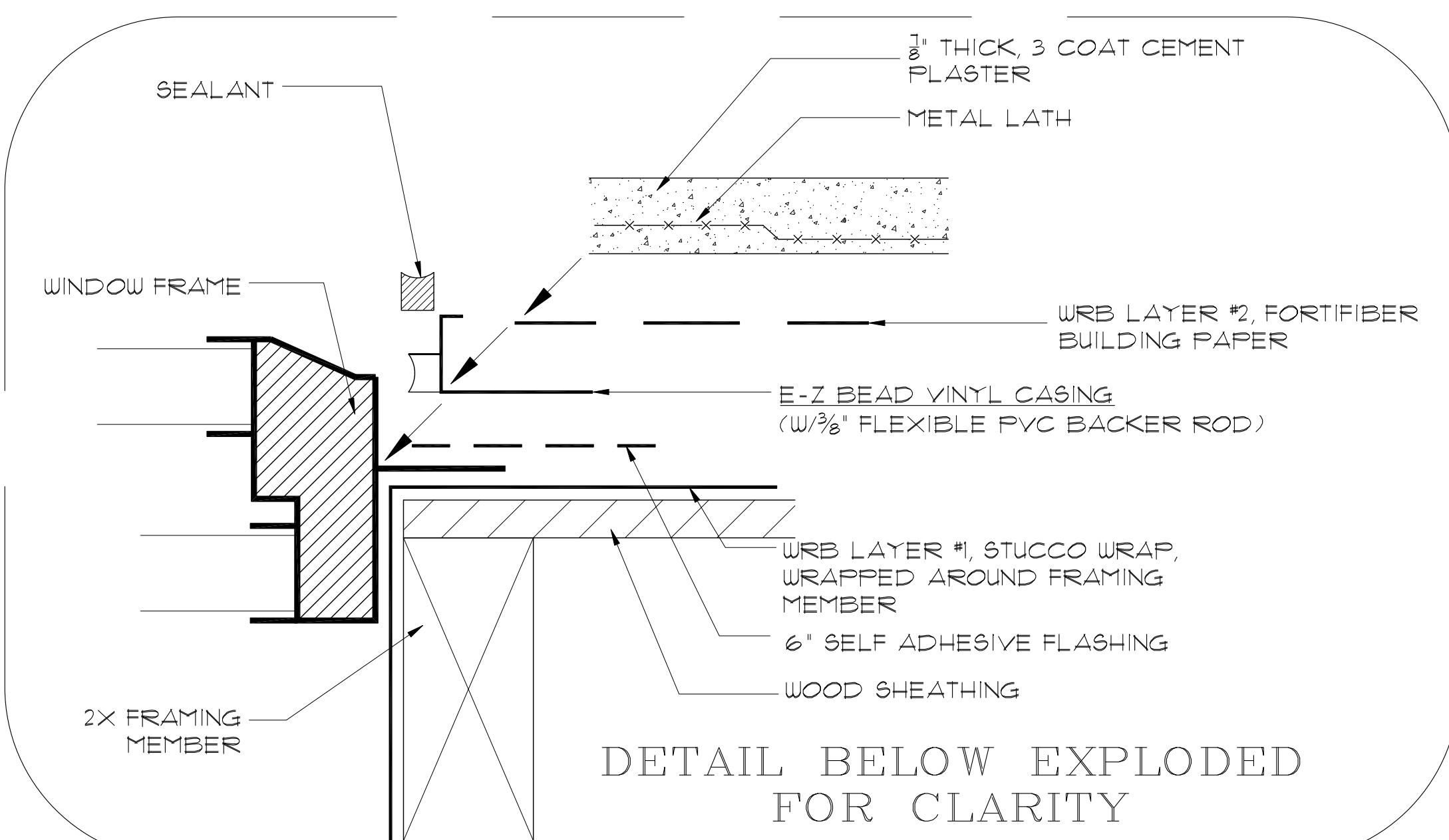


19A

NOTE:
METAL LATH: LATH TO BE PER SECTION R103.7.1 / ASTM C-841-09, MIN. 2.5 LBS. PER SQ. YARD (UTILITY OR NOMINAL LATH DOES NOT MEET SPECIFICATIONS)



19B



EZ BEAD WINDOW CASING

LEGEND	
DRAINAGE PLANE (WRB LAYER #1, STUCCO WRAP)	_____
WRB LAYER #2 (FORTIFIBER BUILDING PAPER)	_____
METAL LATH	X-X-X-X
STUCCO	[Stucco texture symbol]
WOOD SHEATHING	[Wood sheathing hatching symbol]
SELF-ADHESIVE FLASHING	_____



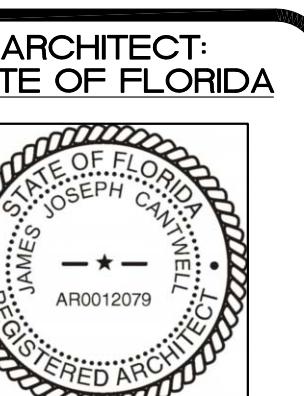
1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

INT. DATE DESCRIPTION (SEE COVER SHEET)

LENNAR

MODEL:
UNITS:
A-C-C-C-A
BUILDING #39
LOTS 01-05
145 MPH EXP. B

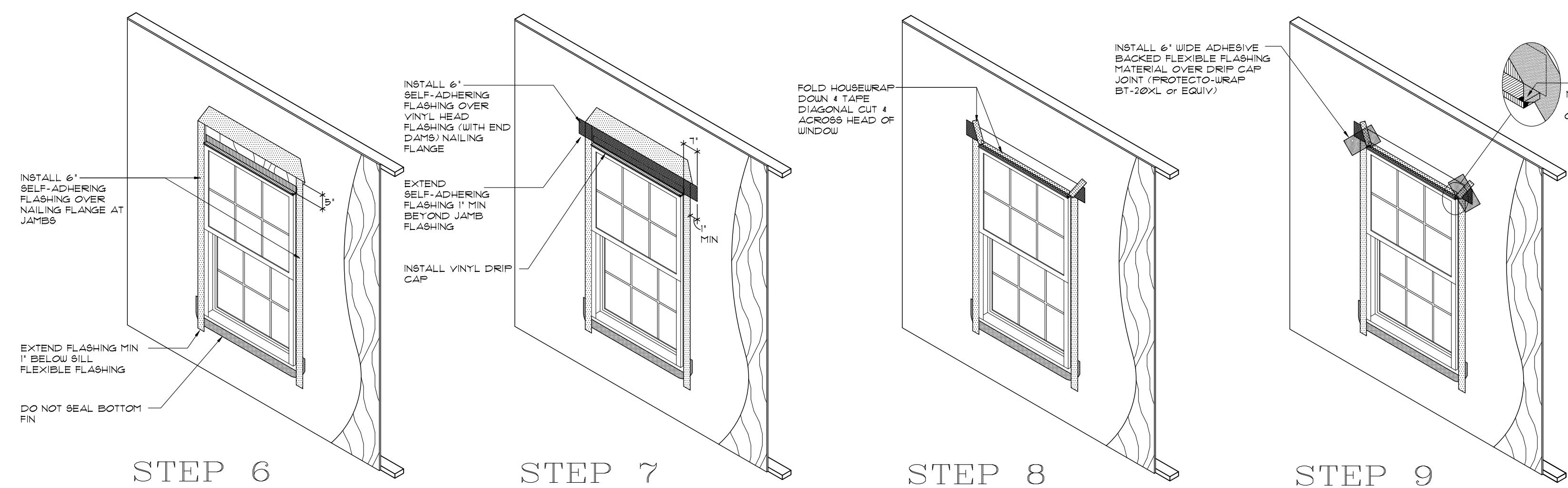
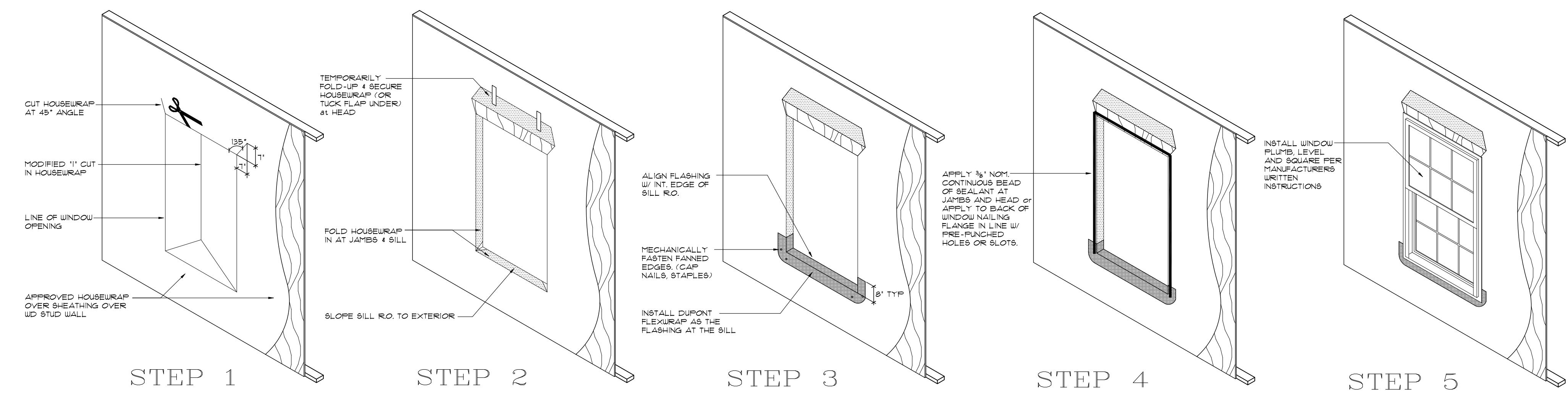
TITLE SHEET
"PALM RIVER"
5-UNIT TOWNHOMES
WALL ASSEMBLY DETAILS
AB # 05368.000



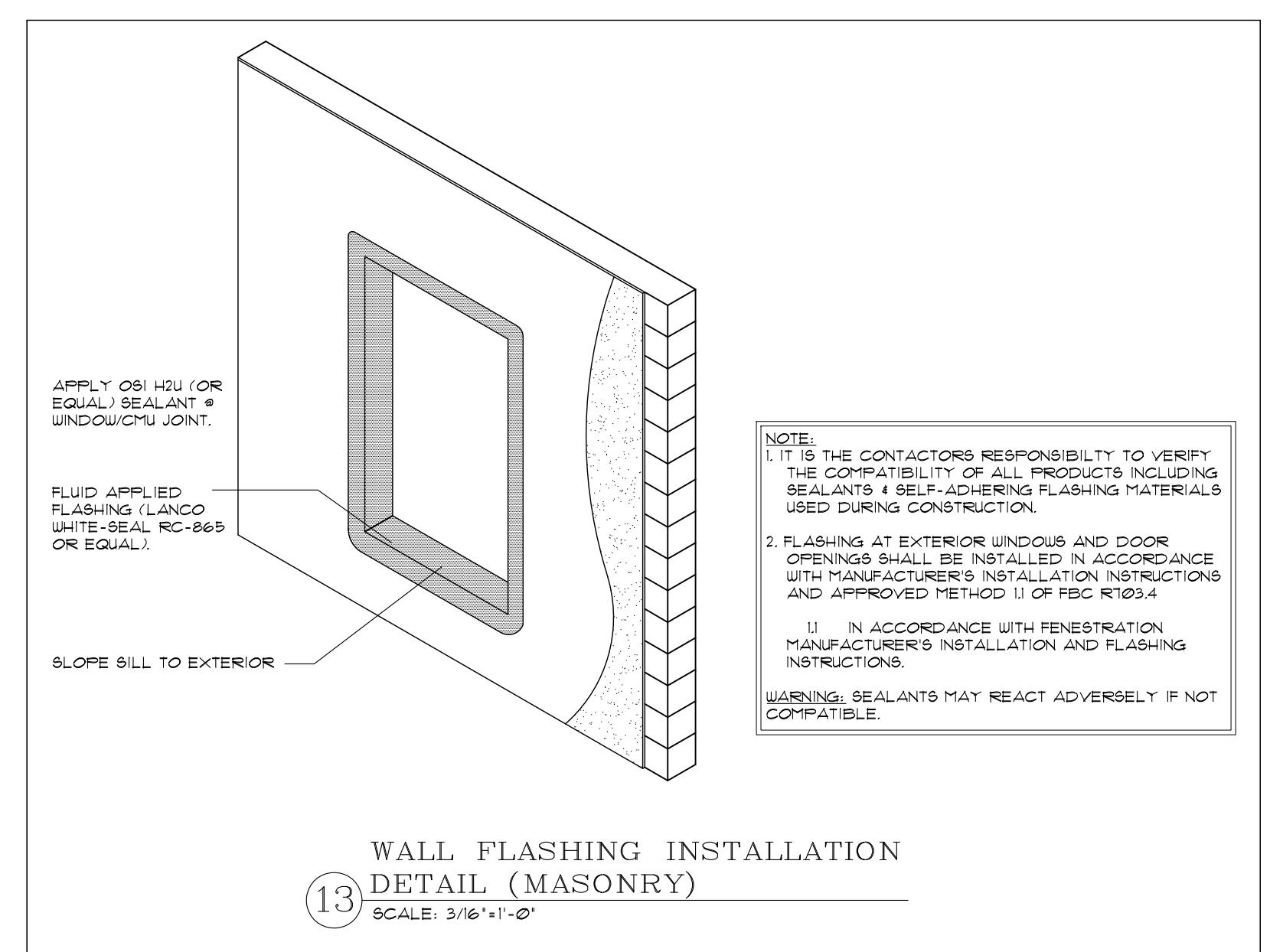
ARCHITECT:
STATE OF FLORIDA

JAMES CANTWELL
AR NO 12079

DATE: 02/03/22
SCALE: AS NOTED
SHEET NO:
WA5



WINDOW FLASHING
INSTALLATION DETAILS
(FULL WRAP)
12 SCALE: NTS



WALL FLASHING INSTALLATION
DETAIL (MASONRY)
13 SCALE: 3/16" x 1'-0"



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TITLE SHEET
"PALM RIVER"
5-UNIT TOWNHOMES
WALL ASSEMBLY
DETAILS

AB # 05368.000

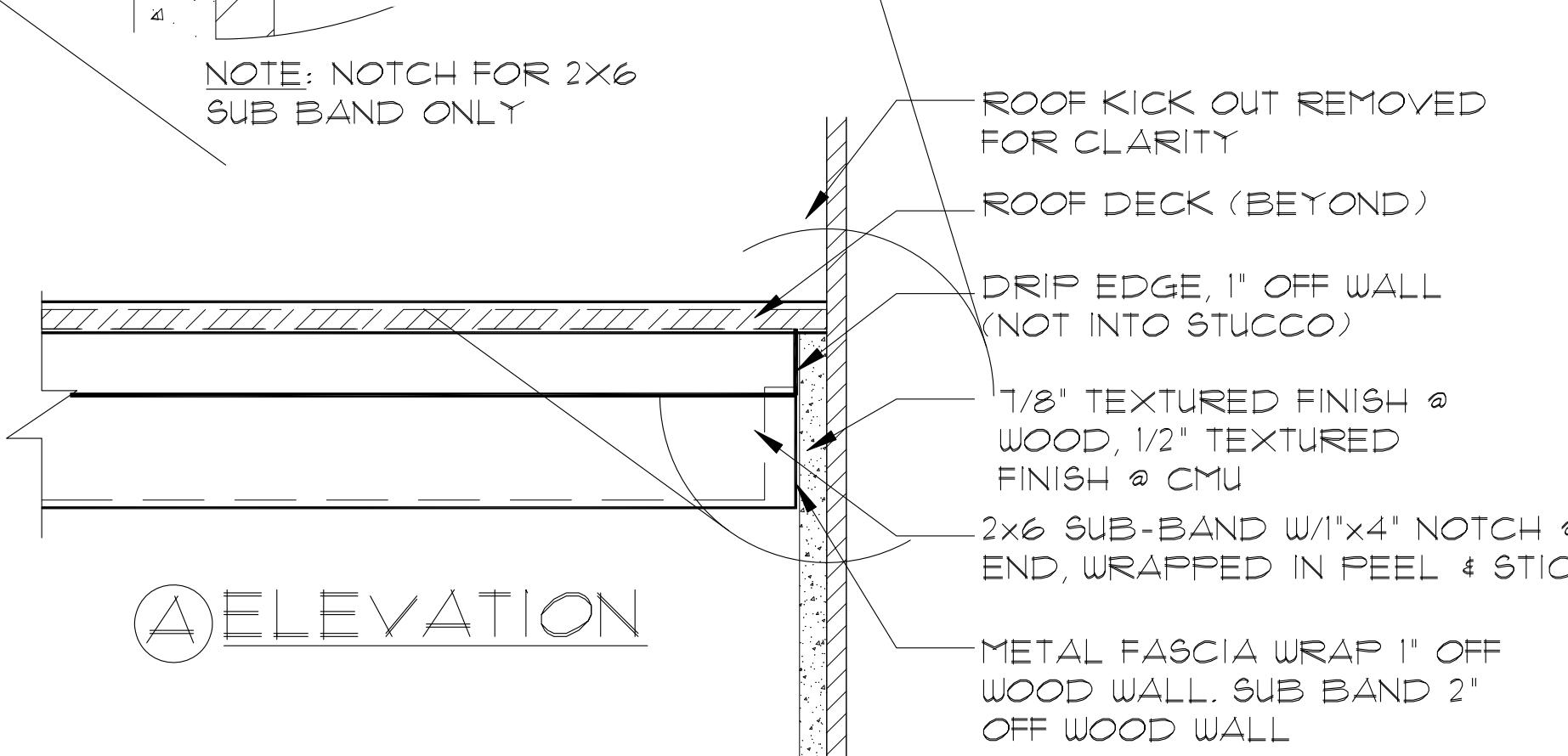
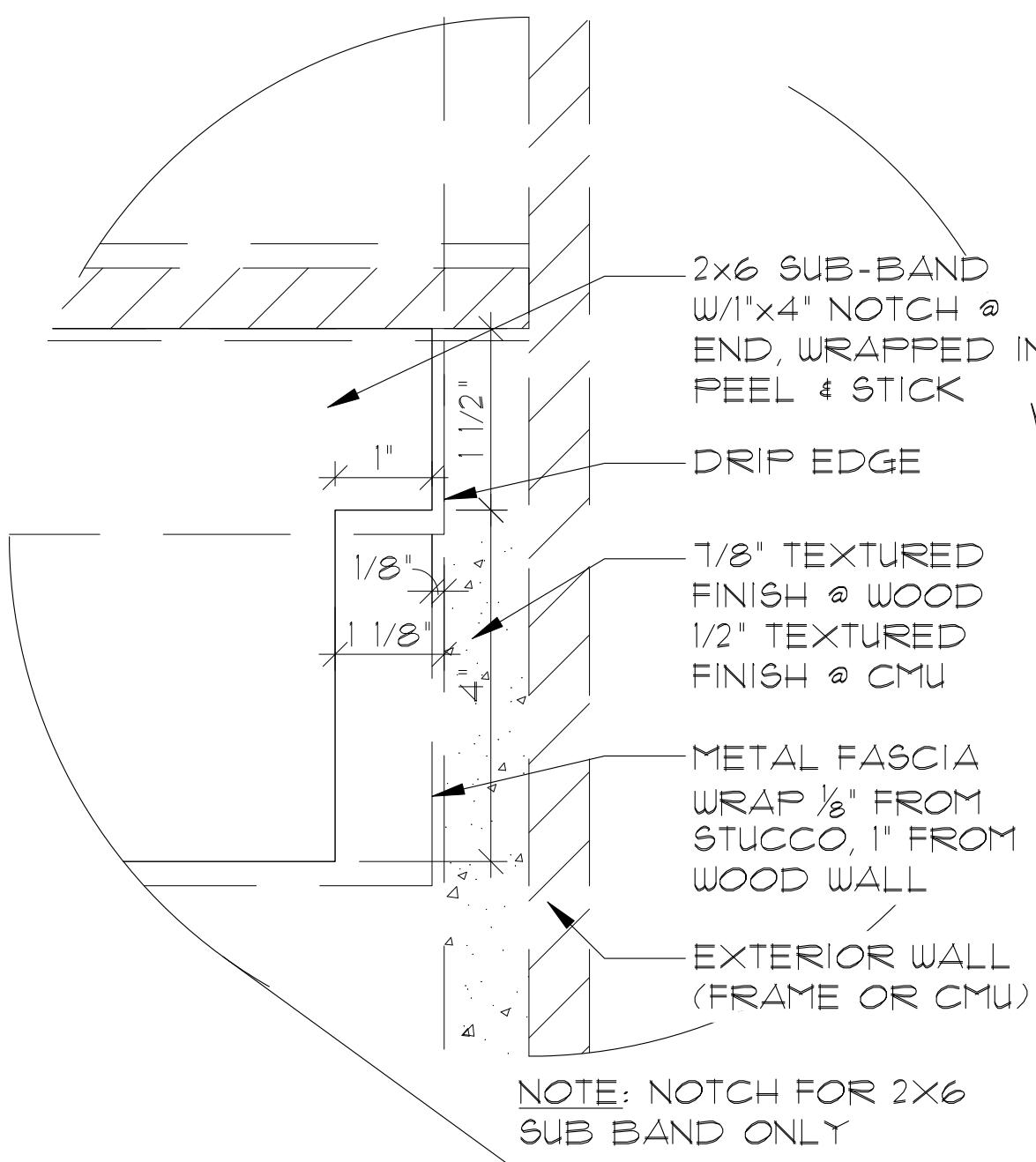
ARCHITECT:
STATE OF FLORIDA
JOSEPH CANTWELL
AR0012079
REGISTERED ARCHITECT
JAMES CANTWELL
AR NO 12079

DATE: 02/03/22

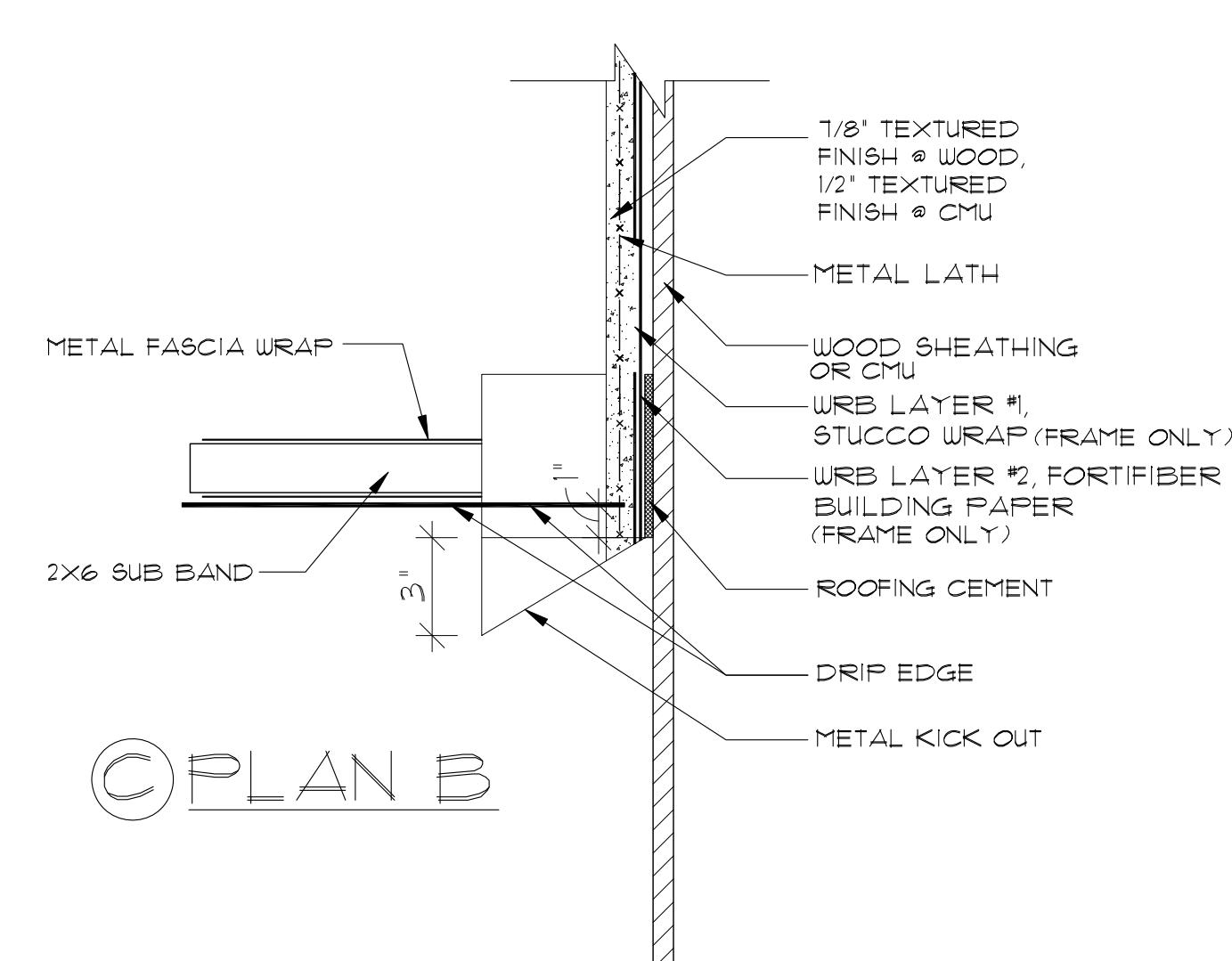
SCALE: AS NOTED

SHEET NO:

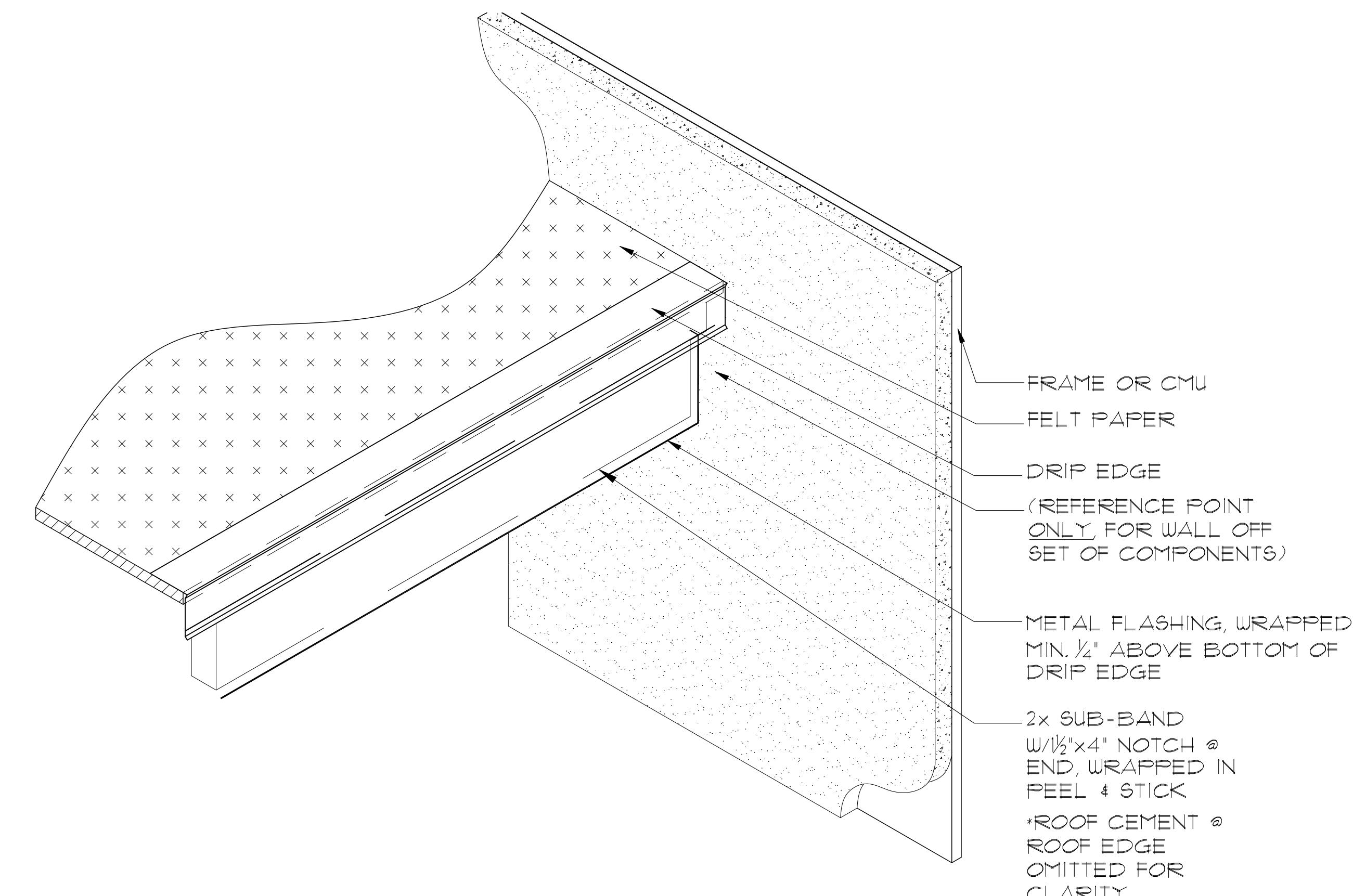
WA6



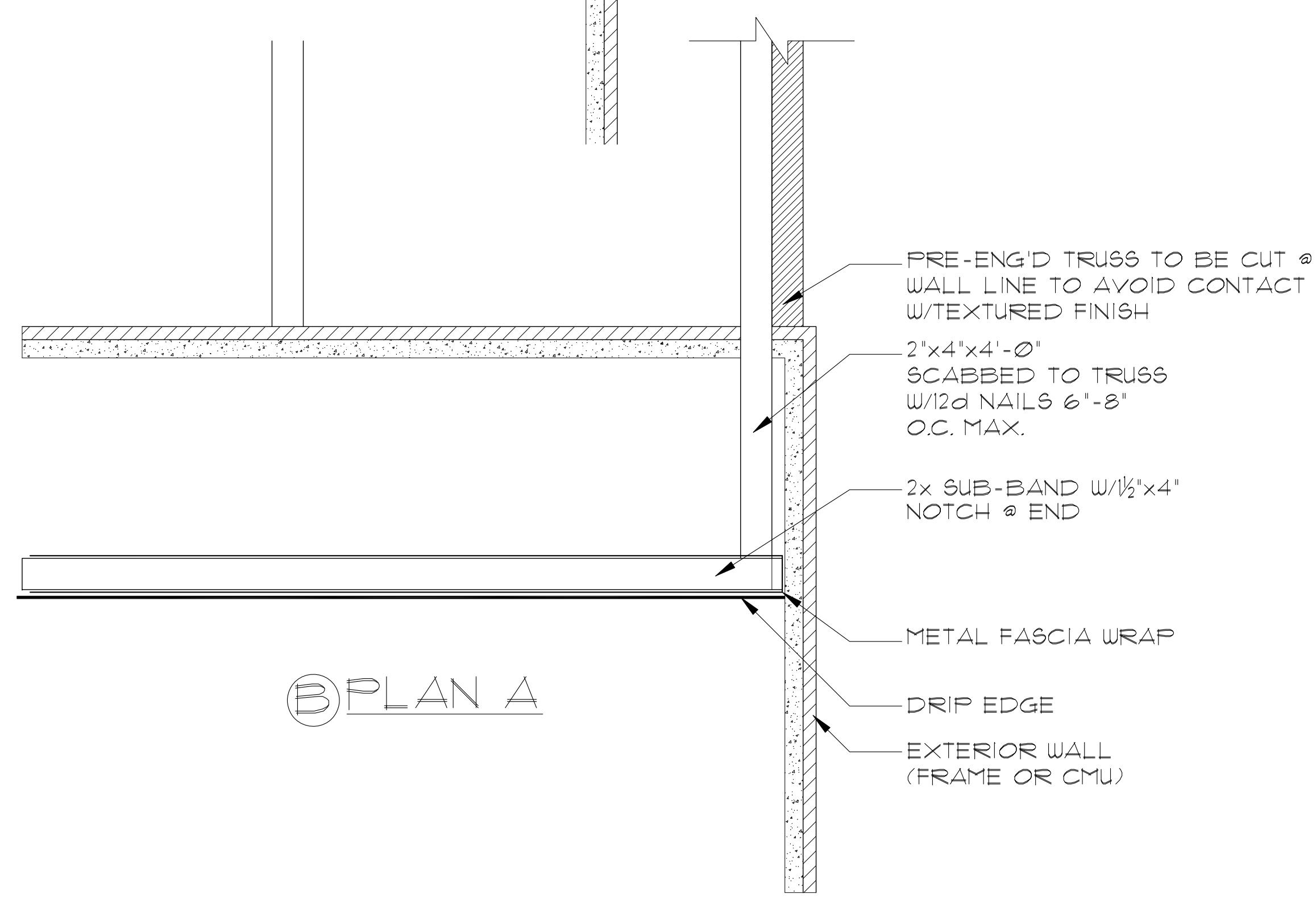
(A) ELEVATION



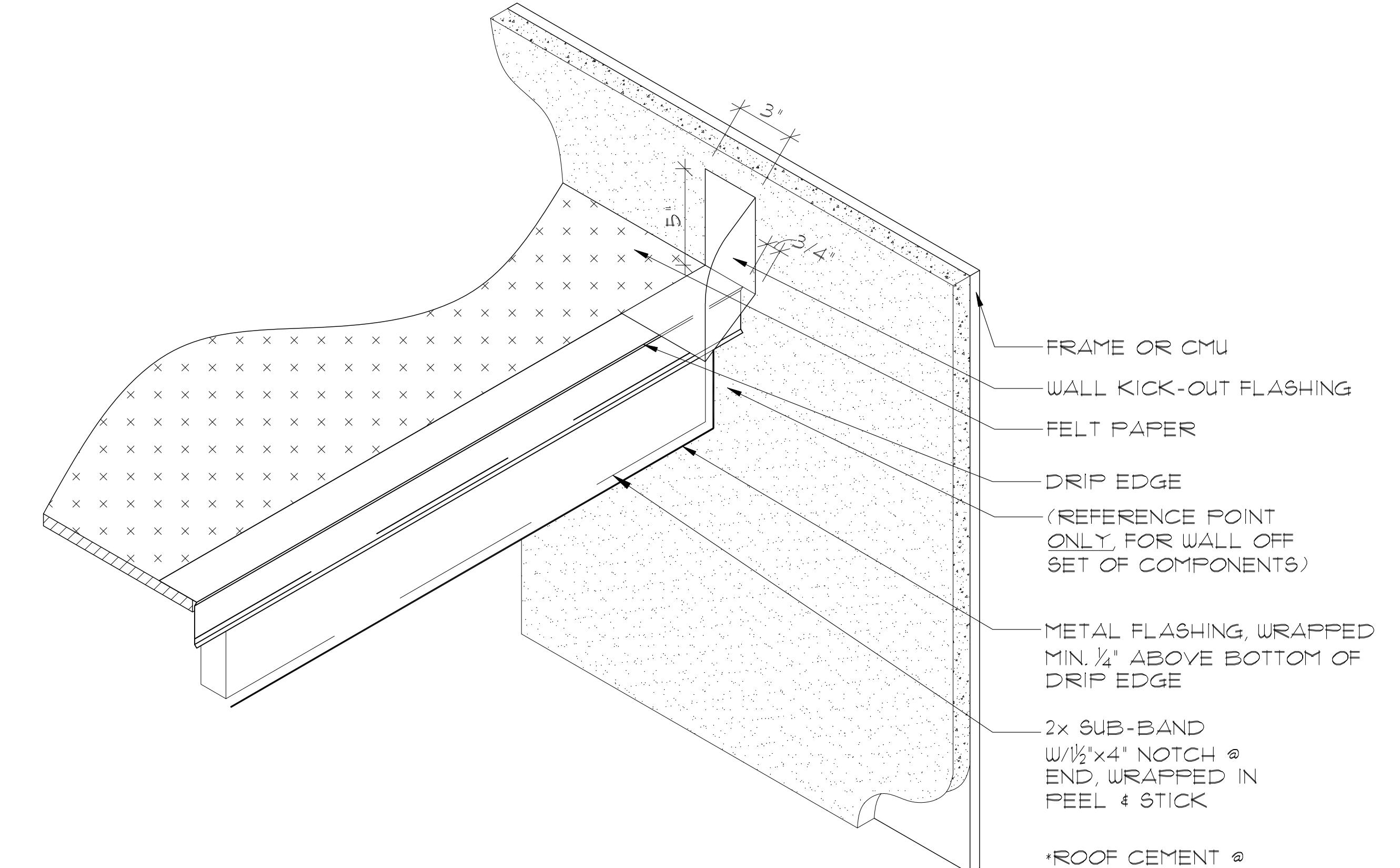
(C) PLAN B



SUB BAND DETAIL @ WALL



(B) PLAN A



SUB BAND DETAIL @ WALL
W/KICK-OUT