HERONS GLEN TOWNHOUSES

FORT MYERS, FLORIDA
RYLAND HOMES

SHEET INDEX

C-1. GENERAL NOTES, INDEX, SYMBOLS, ABBREVIATIONS, FNDTN DETAILS
1-1. CLUSTER FOUNDATION PLAN
1-2. PART-A FOUNDATION PLAN (1/4" SCALE)
1-3. PART-B FOUNDATION PLAN (1/4" SCALE)
1-4. OPTIONAL FOUNDATION PLANS
2-1. CLUSTER PLAN

2-1B. FLOOR PLAN "UNIT B"
2-1C. FLOOR PLAN "UNIT C"
2-1D. FLOOR PLAN "UNIT D"
3-1. EXTERIOR ELEVATION, BUILDING SECTIONS
3-2. ROOF PLAN, BUILDING SECTIONS
3-3. ROOF FRAMING PLAN, STRUCTURAL NOTES
D-1 WALL SECTIONS
D-2 MISC. DETAILS
D-3 U.L. DETAILS
S-1 STRUCTURAL INFO
S-2 SECTIONS AND DETAILS
S-3 SECTIONS AND DETAILS

S-4.B STRUCTURAL PLAN "UNIT B"
S-4.C STRUCTURAL PLAN "UNIT C"
S-4.D STRUCTURAL PLAN "UNIT D"

SYMBOLS

- CENTERLINE
- HOSE BIBB (FREEZE PROOF)
- PENNY
- PERPENDICULAR
- PLATE
- ROUND OR DIAMETER
- EARTH
- SAND OR GRAVEL FILL
- WOOD STUD PARTITION
- 3-2X4 WOOD POST OR 2-2X6 UNLESS NOTED OTHERWISE
- BRICK
- CONCRETE BLOCK
- CONCRETE
- STONE
- STEEL
- DIMENSIONAL LUMBER
- BLOCKING
- FINISH GRADE WOOD
- PLYWOOD
- INSULATING SHEATHING
- BATT INSULATION
- RIGID INSULATION
- ELEVATION KEY OR SECTION KEY / SHEET NUMBER
- DETAIL NUMBER OR SECTION KEY / SHEET NUMBER
- ANGLE
- WATER CLOSET
- TUB
- LAVATORY
- DOUBLE SINK
- SINGLE SINK

ABBREVIATIONS

A.F.F. ABOVE FINISH FLOOR; ACC. ACCESS; A.P. ACCESS PANEL; ADD. ADDENDUM; ADH. ADHESIVE; ADJ. ADJUSTABLE; AGG. AGGREGATE; A/C AIR CONDITIONING; ALT. ALTERNATE; A.B. ANCHOR BOLT; APPROX. APPROXIMATE; ARCH. ARCHITECT; A.D. AREA DRAIN; ASPH. ASPHALT; A.T. ASPHALT TILE; AUTO. AUTOMATIC; AWN. AWNING; BSMT. BASEMENT; BM. BEAM; BRG. BEARING; B.M. BENCH MARK; BVL. BEVELED; BIT. BITUMINOUS; BLK. BLOCK; BLKG. BLOCKING; BD. BOARD; B.S. BOTH SIDES; B.W. BOTH WAYS; BOT. BOTTOM; BR. BRICK; BLDG. BUILDING; CAB. CABINET; CPT. OR C. CARPET; CSMT. CASEMENT; C.I. CAST IRON; C.I.P. CONC. CAST-IN-PLACE CONCRETE; C.B. CATCH BASIN; CK. CALK(ING) CAULK(ING); CLG. CEILING; CEM. CEMENT; CM. CENTIMETER(S); CER. CERAMIC; C.T. CERAMIC TILE; CHAM. CHAMFER; CIR. CIRCLE; CIRC. CIRCUMFERENCE; CLR. CLEAR(ANCE); CLO. CLOSURE; COL. COLUMN; COMB. COMBINATION; CONC. CONCRETE; C.M.U. CONCRETE MASONRY UNIT; CN. CONNECTION; CONSTR. CONSTRUCTION; CONT. CONTINUOUS; CONTR. CONTRACTOR; C.J. CONTROL OR CONSTRUCTION JOINT; CORR. CORRUGATED; CTR. COUNTER; CRS. COURSE(S); C.F. CUBIC FOOT; C.Y. CUBIC YARD; D.P. DAMP-PROOFING; D.L. DEAD LOAD; DEP. DEPRESSED; DET. OR DTL. DETAIL; DIAM. OR Ø DIAMETER; DIM. DIMENSION; D.W. DISH WASHER; DR. DOOR; D.H. DOUBLE HUNG; D.S. DOWNSPOUT; D. DRAIN; D.T. DRAIN TILE; DWR. DRAWER; DWG. DRAWING; E.F. OR EA.F. EACH FACE; ELEC. ELECTRIC(AL); E.P. ELECTRICAL PANEL; EL. ELEVATION; EQ. EQUAL; EST. ESTIMATE; EXH. EXHAUST

EXG. EXISTING; EXT. EXTERIOR; F.B. FACE BRICK; F.O. FACE OF; FAS. FASTEN(ER); FN. FENCE; F.G. FIBERGLASS; FIN. FINISH; F.F.L. FINISH FLOOR LINE; F.E. FIRE EXTINGUISHER; F.P. FIREPLACE; FLG. FLASHING; FLR. FLOOR(ING); F.D. FLOOR DRAIN; FLUR. FLUORESCENT; FTG. FOOTING; FND. FOUNDATION; FR. FRAME(D)(ING); F.S. FULL SIZE; F.B.O. FURNISHED BY OTHERS; FUR. FURR(ED)(ING); GA. GAUGE; G.I. GALVANIZED IRON; G.C. GENERAL CONTRACT(OR); GL. GLASS, GLAZING; G.B. GLASS BLOCK; GR. GRADE, GRADING; G.B. OR GYP.BD. GYPSUM BOARD; HD. HARD; HDW. HARDWARE; HDR. HEADER; HTG. HEATING; HVAC. HEATING/VENTILATING/AIR CONDITIONING; H.D. HEAVY DUTY; HGT. OR HT. HEIGHT; H.C. HOLLOW CORE; H.M. HOLLOW METAL; HORIZ. HORIZONTAL; H.B. HOSE BIBB; I.D. INSIDE DIAMETER; INS. INSULAT(ED)(ION); INT. INTERIOR; JT. JOINT; JST. JOIST; KIT. KITCHEN; K.O. KNOCKOUT; LAM. LAMINATED; L.P. LAMINATED PLASTIC; LAV. LAVATORY; LT. LIGHT; LTL. LINTEL; L.L. LIVE LOAD; LVG. LIVING; LVR. LOUVER; M.H. MANHOLE; MFR. MANUFACTURE(R); MAS. MASONRY; M.O. MASONRY OPENING; MATL. MATERIAL; MAX. MAXIMUM; MECH. MECHANICAL; M.C. OR MED.CAB. MEDICINE CABINET; MEMB. MEMBRANE; MET. OR MTL. METAL; M. METER; MM. MILLIMETER; MIN. MINIMUM; MIR. MIRROR; MISC. MISCELLANEOUS; MOD. MODULAR; MLD. MOLDING, MOULDING; MT. MOUNT(ED)(ING); MULL. MULLION; NL. NAILABLE; NOM. NOMINAL; N.I.C. NOT IN CONTRACT; N.T.S. NOT TO SCALE; O.C. ON CENTER; O.A. OVERALL; O.H. OR OVHD. OVERHEAD; PNT. PAINT(ED); PNL. PANEL; PAR. PARALLEL

PKG. PARKING; PTN. PARTITION; PV. PAVE(D)(ING); PVMT. PAVEMENT; PED. PEDESTAL; PERI. PERIMETER; PL. PLASTER; PLAS. PLASTIC; P.LAM. OR P.L. PLASTIC LAMINATE; PL. PLATE; P.V.C. POLYVINYL CHLORIDE; P.E. PORCELAIN ENAMEL; P.S.F. POUNDS PER SQUARE FOOT; P.S.I. POUNDS PER SQUARE INCH; P.C.C. OR P.C.CONC. PRECAST CONCRETE; PFB. OR PREFAB. PREFABRICATE(D); Q.T. QUARRY TILE; RAD. RADIUS; RLG. RAILING; REF. REFERENCE; REFR. REFRIGERATOR; RE. OR REINF. REINFORC(ED)(ING); RES. RESILIENT; R.A. RETURN AIR; RVS. REVERSE (SIDE); REV. REVISION(S), REVISED; R.O.W. RIGHT OF WAY; R. RISER; R.D. ROOF DRAIN; RFG. ROOFING; RM. ROOM; R.O. ROUGH OPENING; RBL. RUBBLE; SCH. SCHEDULE; SNT. SEALANT; STG. SEATING; SEC. SECTION; SHTHG. SHEATHING; SHT. SHEET; SH. SHELF, SHELVING; SIM. SIMILAR; SKL. SKYLIGHT; SL. SLEEVE; S.C. SOLID CORE; SPC. SPACER; SPKR. SPEAKER; SPEC. SPECIFICATIONS; SQ. SQUARE; SST. STAINLESS STEEL; STD. STANDARD; STL. STEEL; STG. STORAGE; STRL. STRUCTURAL; SUS. SUSPENDED; TEL. TELEPHONE; TV. TELEVISION; THK. THICK(NESS); THR. OR THLD. THRESHOLD; T&G. TONGUE AND GROOVED; T.O.C. TOP OF CONCRETE; T.O.F. TOP OF FOUNDATION; TR. TREAD; TYP. TYPICAL; UC. UNDERCUT; UNF. UNFINISHED; V.B. VAPOR BARRIER; VERT. VERTICAL; VIN. OR V. VINYL; V.T. VINYL TILE; WSCT. WAINSCOT; W.T.W. WALL TO WALL; W.H. WALL HUNG; W.C. WATER CLOSET; W.P. WATER PROOFING; W.R. WATER RESISTANT; W.W.M. WELDED WIRE MESH; W. WIDTH, WIDE; WDW. WINDOW; W.F. WIDE FLANGE; W/O. WITHOUT; WD. WOOD; W.I. WROUGHT IRON

FILE:SPEC-3

AREA TABULATION

4 PLEX TOTAL LIVING SQ. FT.	5380 SQ.FT.
4 PLEX TOTAL BUILDING SQ. FT.	7589 SQ.FT.

AREA TABULATION (B)

MAIN FLOOR PLAN	1182 SQ.FT.
LANAI	103 SQ.FT.
GARAGE	474 SQ.FT.
TOTAL AREA	1759 SQ.FT.

AREA TABULATION (C)

MAIN FLOOR PLAN	1316 SQ.FT.
LANAI	103 SQ.FT.
GARAGE	439 SQ.FT.
TOTAL AREA	1858 SQ.FT.
OPT. EXTENDED PATIO	+80 SQ.FT.

AREA TABULATION (D)

MAIN FLOOR PLAN	1441 SQ.FT.
LANAI	103 SQ.FT.
GARAGE	442 SQ.FT.
TOTAL AREA	1986 SQ.FT.
OPT. EXTENDED PATIO	+80 SQ.FT.

PROJECT INFORMATION

PROJECT:	HERONS GLEN
LOCATION:	FT. MYERS, FLORIDA
APPLICABLE CODES:	
BUILDING	2001- FLORIDA BUILDING CODE (BUILDING)
FIRE SAFETY	2001- FIRE PREVENTION CODE
ACCESSIBILITY	2001- FLORIDA BUILDING CODE (BUILDING)
FAIR HOUSING	2001- FLORIDA BUILDING CODE (BUILDING)
PLUMBING	2001- FBC (PLUMBING)
MECHANICAL	2001- FBC (MECHANICAL)
ELECTRICAL	2002- NATIONAL ELECTRICAL CODE
PRODUCT:	TOWNHOME
OCCUPANCY CLASSIFICATION:	(2001 FBC 311.2) RESIDENTIAL - R3
CONSTRUCTION TYPE:	(2001 FBC 607) TYPE V, UNPROTECTED
ALLOWABLE HEIGHT & BUILDING AREAS: (FBC Table 500)	
HEIGHT: in feet	55'-0" max. height, unsprinklered
max. no. of stories	2-story max.
AREA: one story & multistory	12000 sf max. per floor

4 PLEX FIRE FLOW CALCULATION

UNITS	AVAILABLE(*)
4-UNIT	1025 GPM @ 20 PSI

(*) PER HEIDT & ASSOCIATES, INC.

Fire Flow is based on the following formula:

FF = H x 18 x C x A (per LDC Section 10-385)

FF = Required fire flow in gallons per minute at 20 pounds per square inch residual pressure

H = Hazard Occupancy Coefficient
Assumed 0.75 for Light

C = Constant based on type of building construction
The type of building construction is Type V
C = 1.0 for Ordinary (type V)

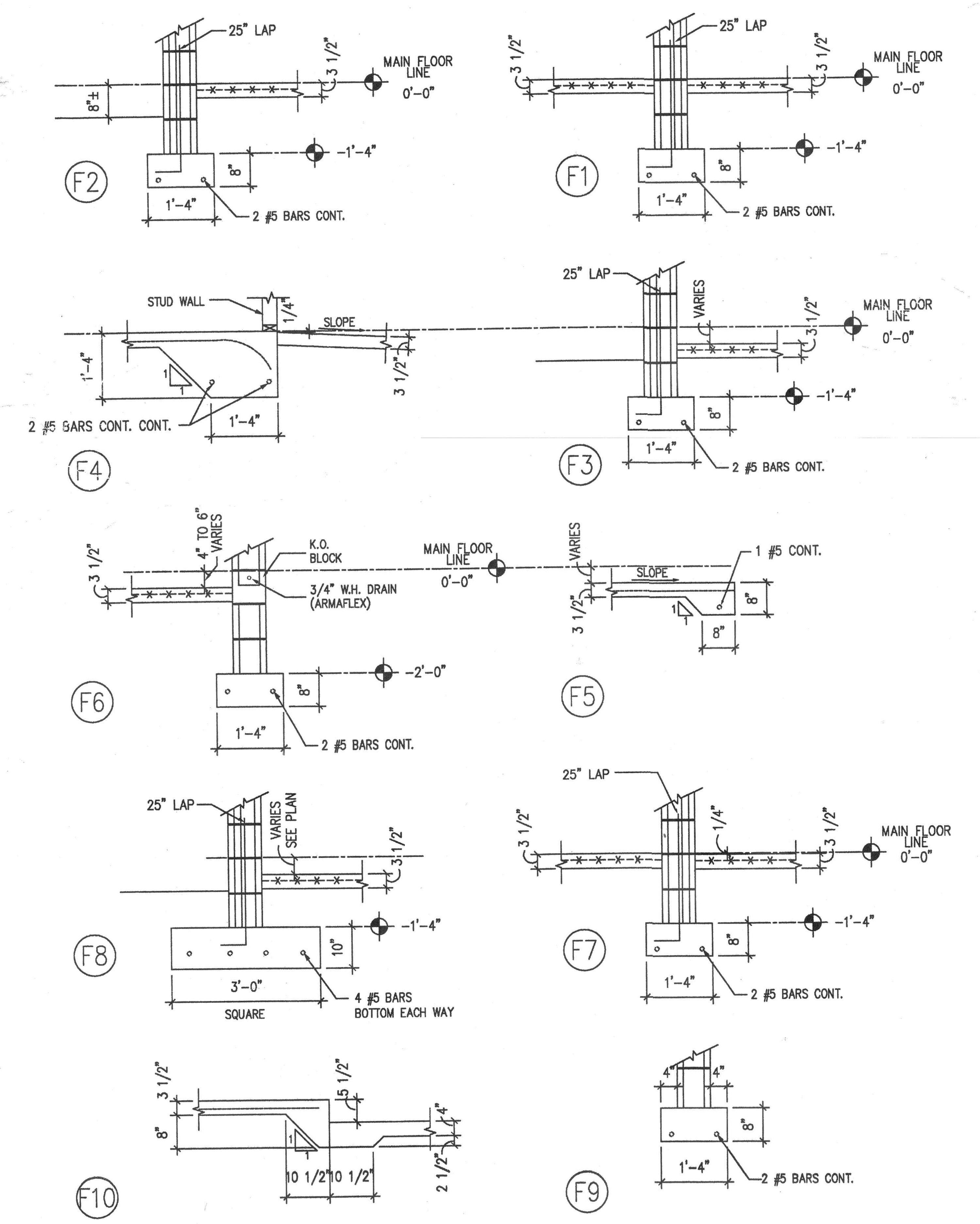
A = square root of gross floor area as defined in the Standard Building Code.
Gross Floor Area for two (2) units is 3,852 sq. ft. **
A = sq. rt of 3,852 = 62.10

FF = 0.75 x 18 x 1.0 x 62.10

FF = 838 required gpm at 20 psi residual pressure

** FIREWALLS WILL BE USED TO ISOLATE UNITS IN GROUPS OF TWO OR LESS.

FIREFLOW



FOOTING DETAILS

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

FTGSECT

SILCOX, KIDWELL & ASSOCIATES, INC.
CONSULTING ENGINEERS
1802 E. BUSCH BOULEVARD
TAMPA, FL 33612-8664
PHONE: (813) 936-5090
FAX: (813) 936-2180
WWW.SILCOX-KIDWELL.COM
STATE OF FLORIDA
PAUL D. KIDWELL, P.E.
C.O.A. #8121 FL REG #52683
SEALED FOR STRUCTURE ONLY

I HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED DESIGN AND FOUND IT TO BE IN COMPLIANCE WITH SECTION 1606 OF THE FLORIDA BUILDING CODE (ED. 2001) FOR DESIGN PRESSURES GENERATED BY A DESIGN WIND VELOCITY OF 130 M.P.H.

THE ENGINEER HAS NOT REVIEWED THE PRE-ENGINEERED TRUSS MANUFACTURER'S LAYOUT TO DETERMINE ANY LOAD BEARING CONDITIONS AND RESERVES THE RIGHT TO MAKE ANY CHANGES AFTER TRUSS LOAD INFORMATION IS SUPPLIED TO THE ENGINEER.

4 Plex

ISSUED PERMIT SET 9-29-04

RYLAND HOMES

Townhouse 3500

1.5.05

Commstroc 805 MASTER PLANS

FIRE DISTRICT INSPECTION REQUIRED Before A Certificate of Occupancy Can Be Issued.

REVIEWED FOR CODE COMPLIANCE DEVELOPMENT SERVICES DATE 1.11.05

Multiple

FLOOD HAZARD ZONE
COASTAL ZONE (V/A)
EL.

AE 21-22-23-24 +X

Herons Glen
Fort-Myers, Florida

JOB NO.	T24000
PROJ. MGR.	REC
DRAWN BY	
CHECKED BY	REC
STD	

SHEET TITLE

SHEET