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May 19, 2019,3:21pm Carlos Z:\Park Square Homes\MODELS\ORLANDO MODELS\40' Models (Horizon West)\MODELS\The Winston (40-4169)\00 Cover Sheet.dwg

GENERAL NOTES:

- NO STRUCTURAL CHANGES FROM THE APPROVED PLANS SHALL BE MADE IN THE FIELD UNLESS, PRIOR TO MAKING CHANGES, A WRITTEN APPROVAL IS OBTAINED FROM THE ENGINEER / ARCHITECT OF RECORD. IF CHANGES ARE MADE WITHOUT WRITTEN APPROVAL, SUCH CHANGES SHALL BE THE LEGAL AND FINANCIAL RESPONSIBILITY OF THE CONTRACTORS INVOLVED, AND SHALL BE THE RESPONSIBILITY OF SAID PARTIES TO REPLACE OR REPAIR THE CONDITION AS DIRECTED BY THE ENGINEER.
- CONNECT A/C UNIT TO CONCRETE SLAB w/ (1) USP AC3 ANGLE CLIP OR SIMILAR AT FOUR CORNERS USING (1) 3/16" TAPCON, MIN. OF 2" LENGTH INTO CONCRETE AND (2) #8 METAL SCREWS INTO A/C UNIT FRAME (LOCATION TO BE DETERMINED BY A/C CONTRACTOR) PER CLIP
- ELECTRIC SERVICE GROUND TO BE BONDED TO FOOTING STEEL
- CONTRACTOR TO VERIFY ALL HOSE BIBB LOC. & TYPE
- CONTRACTOR TO ROUGH IN A/H CHASE A/O DRAIN LINES, & CONDUITS AS NEEDED
- CONTRACTOR TO VERIFY A/O PROVIDE FOR SLAB RECESSES, SILLS & CURB REQUIREMENTS @ ALL DOORS
- RECESS SHOWERS TO HAVE THICKENED EDGES AND REINFORCEMENT TO BE DETER BY GENERAL CONTRACTOR
- CONTRACTOR TO DETERMINE ANY SLOPE OF SLAB REQUIREMENTS
- BOTTOM OF FOOTING MIN 12" BELOW FINISH GRADE
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2017 (6TH ED.) AND LOCAL CODES AS THEY MAY APPLY

A. FLOOR PLAN:

A.1. WINDOW, DOOR AND PANEL CRITERIA:
A.1.1. GARAGE DOOR TO BE CERTIFIED BY MFR. FOR 140 M.P.H.
A.1.2. ALL DOORS TO BE 8'-0" TALL U.N.O. OR PER BUILDER/CLIENT.
A.1.3. ALL EXTERIOR DOOR MATERIALS SHALL BE ABLE TO RESIST THE LOADING REQUIREMENTS OF THE FBC SECTION 1609.1 FOR THE 140 MPH WIND LOAD. THE CONTRACTOR IS REQUIRED TO PROVIDE DOCUMENTATION FOR DOORS DEMONSTRATING COMPLIANCE WITH THESE SPECIFICATIONS.
A.1.4. THE MANUFACTURER'S SPECIFICATIONS AND TEST RESULTS FOR THE REFERENCED WINDOWS, SGD, DOORS AND PANELS IN REGARDS TO COMPLIANCE WITH FLORIDA BUILDING CODE SECTION 1609 FOR A 140 MPH, 3 SECOND GUST, WIND LOAD HAVE BEEN REVIEWED AND ACCEPTED BY THE ENGINEER OF RECORD FOR USE ON THIS PROJECT WHEN INSTALLED IN ACCORDANCE WITH THESE PLANS AND THE MANUFACTURER'S SPECIFICATIONS.
A.2. SAG RESISTANT DRYWALL ON ALL CEILINGS.
A.3. 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" THICK, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1-3/8" THICK, OR 20-MINUTE FIRE-RATED DOORS.
A.4. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MIN. NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO GARAGE.
A.5. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY NOT LESS THAN 1/2 INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8 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 1/2 INCH GYPSUM BOARD OR EQUIVALENT
A.6. C.M.U. WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 12'-0" OR MORE SHALL BE CONSIDERED SHEAR WALL SWS = SHEAR WALL SEGMENTS
A.7. FRAME WALL SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 12'-0" OR MORE SHALL BE CONSIDERED SHEAR WALL SWS = SHEAR WALL SEGMENTS
A.8. COLUMNS SHALL BE CONSTRUCTED OF STANDARD MASONRY UNITS OR PILASTER BLOCK OR MAY BE CAST IN PLACE CONCRETE. MAXIMUM COLUMN HEIGHT SHALL BE 12 FEET TO TOP OF BOND BEAM. COLUMNS SHALL CONTAIN A MINIMUM OF FOUR VERTICAL BARS, ONE IN EACH CORNER.
A.9. BATHROOMS:
A.9.1. ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
A.9.2. ALL BATHROOM VANITIES SHALL BE 34" HEIGHT, U.N.O.

B. FOUNDATION:

B.1. FLOOR SLAB OF PLANT MIX CONCRETE 2500 P.S.I. 4" THICK WITH FIBER-MESH REINFORCEMENT WITH 6 MIL. POLY. VAPOR BARRIER OVER COMPACTED CLEAN FILL OR, FLOOR SLAB OF PLANT MIX CONCRETE 2500 P.S.I. 4" THICK WITH 6x6 10/10 GAUGE REINFORCING MAT. WITH MIN. 1" COVER WITH 6 MIL. POLY. VAPOR BARRIER OVER COMPACTED CLEAN FILL.
B.2. AS AN ALTERNATE, A 6x6 NO. 10 WELDED WIRE FABRIC EXTENDING A MIN. OF 10" INTO SLAB AND 6" INTO CHAIR BLOCK OR TOP COURSE.
B.3. SOIL TESTING IS RECOMMENDED
B.4. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL A/O PROPERLY COMPACTED FILL (2000 PSF MIN.). FILL MATERIAL SHALL BE COMPACTED TO 95% DENSITY OF A STANDARD PROCTOR. TO BE VERIFIED BY GENERAL CONTRACTOR / OWNER.
B.5. NO WOOD GRADE STAKES PERMITTED
B.6. TERMITE TREATMENT TO BE APPLIED BY EITHER TREATED SOIL, BORA-CARE APPLICATION S PER. MANUFACTURER SPEC'S. CERTIFICATE OF APPLICATION MUST BE MADE AVAILABLE AT TIME OF INSPECTION TO PROVIDE APPLICATION USED.
B.7. FOR ALL STEMWALLS GREATER THAN 35" IN HEIGHT PLEASE REFER TO SCHEDULE BELOW FOR FOOTER AND STEEL REINFORCEMENT SPECIFICS. ADDITIONALLY IT IS REQUIRED TO PLACE (1) #3 REBAR 4' O.C. HOOKED INTO BOND BEAM AND TIED OFF TO REINFORCEMENT LOCATED IN TOP COURSE / BOND BEAM WHILE ALSO EXTENDING A MIN. OF 12" INTO SLAB.
B.8. A SOIL OR WASTE PIPE OR A BUILDING DRAIN PASSING UNDER A FOOTING OR THROUGH A FOUNDATION WALL SHALL BE PROVIDED WITH A RELIEVING ARCH, OR THERE SHALL BE BUILT INTO THE MASONRY WALL WITH AN IRON PIPE SLEEVE (TWO PIPE SIZES) GREATER THAN THE PIPE PASSING THROUGH.
B.9. THE OUTER BAR OF FOUNDATION STEEL SHALL BE CONTINUOUS AROUND CORNERS USING CORNER BARS OR BY BENDING THE BAR IN ACCORDANCE WITH 100.3.4. IN BOTH CASES, THE MINIMUM BAR LAP SHALL BE 25 INCHES.
B.10. STEMWALLS SHALL BE AS THICK OR THICKER THAN THE WALL SUPPORTED ABOVE, BUT IN NO CASE LESS THAN 8 INCHES THICK, AND SHALL HAVE SAME VERTICAL REINFORCING AS THE WALL ABOVE.
B.11. ALL FOOTING DOWEL BARS SHALL HAVE A STANDARD 90 DEGREE HOOK AND SHALL BE EMBEDDED A MINIMUM OF 6 INCHES INTO ALL FOOTINGS; DOWEL BARS SHALL LAP VERTICAL WALL REINFORCEMENT A MINIMUM OF 25 INCHES.
B.12. MINIMUM CONCRETE COVER OVER REINFORCING BARS SHALL BE:
B.12.1. 3 INCHES IN FOUNDATIONS WHERE CONCRETE IS CAST AGAINST AND PERMANENTLY IN CONTACT WITH THE EARTH.
B.12.2. 1-1/2 INCHES FOR No. 5 AND SMALLER BARS, AND 2 INCHES FOR No. 6 AND LARGER BARS WHERE CONCRETE IS FORMED AND WILL BE EXPOSED TO THE WEATHER.
B.12.3. IN NARROW FOOTINGS WHERE INSUFFICIENT WIDTH IS AVAILABLE TO ACCOMMODATE A STANDARD 90 DEGREE HOOK, PROVIDE THE REQUIRED CONCRETE COVER. THE HOOK SHALL BE ROTATED IN THE HORIZONTAL DIRECTION UNTIL THE REQUIRED CONCRETE COVER IS ACHIEVED.
B.13. CONNECTION OF COLUMNS TO THE FOUNDATION BELOW AND TO THE BOND BEAM AT THE TOP SHALL BE AS FOLLOWS:
B.13.1. 8x8 INCH COLUMN; TWO NO. 5 STANDARD 90 HOOK INTO THE SUPPORT AT THE BOTTOM AND INTO THE BOND BEAM AT THE TOP.
B.13.2. 8x16 INCH COLUMN; TWO NO. 5 STANDARD 90 HOOKS (ONE IN EACH CELL) BOTH AT THE BOTTOM AND INTO THE BOND BEAM AT THE TOP.
B.13.3. 12x12 INCH COLUMN AND 16x16 INCH COLUMN; FOUR NO. 5 STANDARD 90 HOOKS (ONE AT EACH VERTICAL BAR) EXTENDING FROM THE FOUNDATION AND SPLICED WITH THE VERTICAL COLUMN REINFORCEMENT FOR THE BOTTOM; THREE NO. 5 STANDARD 90 HOOKS INTO THE BOND BEAM AT TOP, MINIMUM, AND EACH SPLICED INTO A VERTICAL COLUMN BAR FOR CORNER COLUMNS; & TWO NO. 5 STANDARD 90 HOOKS INTO THE BOND BEAM AT THE TOP EACH SPLICED TO SEPARATE VERTICAL COLUMN BARS FOR COLUMNS NOT LOCATED IN A CORNER.

B. MORTAR:

B.1. SHALL BE EITHER TYPE M OR S IN ACCORDANCE WITH ASTM C 270
B.2. ALL MORTAR JOINTS FOR HOLLOW UNIT MASONRY SHALL EXTEND THE FULL WIDTH OF FACE SHELLS. MORTAR JOINTS FOR SOLID MASONRY SHALL BE FULL HEAD AND BED JOINTS.
B.3. BED JOINTS SHALL BE 3/8 INCH (+ 1/8 INCH) THICK. HEAD JOINTS SHALL BE 3/8 INCH (+ 3/8 INCH OR -1/4 INCH) THICK.
B.4. THE BED JOINT OF THE STARTING COURSE PLACED OVER FOOTINGS SHALL BE PERMITTED TO VARY IN THICKNESS FROM A MINIMUM OF 1/4 INCH TO A MAXIMUM OF 3/4 INCH.

C. GROUT:

C.1. SHALL HAVE A MAXIMUM COARSE AGGREGATE SIZE OF 3/8 INCH PLACED AT AN 8 TO 11 INCH SLUMP AND HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS WHEN TESTED IN ACCORDANCE WITH ASTM C 1019, OR SHALL BE IN ACCORDANCE WITH ASTM C 476.
C.2. LONGITUDINAL WIRES OF JOINT REINFORCEMENT SHALL BE FULLY EMBEDDED IN MORTAR OR GROUT WITH A MINIMUM COVER OF $\frac{5}{8}$" INCH WHEN EXPOSED TO EARTH OR WEATHER AND $\frac{1}{2}$" INCH WHEN NOT EXPOSED TO EARTH OR WEATHER.

D. CONCRETE:

D.1. SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 2500 PSI FOR FOOTINGS (3000 PSI FOR SLABS & TIE BEAMS) AT 28 DAYS PER ACI 318, SECTION 5.3. INSTALLATION OF CONCRETE SHALL BE PER ACI 318, SECTION 5.10.
D.2. FOR CAST-IN-PLACE BOND BEAMS WHERE CONCRETE IS NOT EXPOSED TO WEATHER, THE MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE 1 1/2 INCHES REGARDLESS OF BAR SIZE.
D.3. FOR CAST-IN-PLACE BOND BEAMS WHERE CONCRETE IS EX- POSED TO WEATHER, THE MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE: 1 1/2 INCHES FOR NO. 5 BARS AND SMALLER, 2 INCHES FOR NO. 6 BARS AND LARGER.

E. REINFORCING STEEL:

E.1. SHALL BE MINIMUM GRADE 40 AND IDENTIFIED IN ACCORDANCE WITH ASTM A 615, A 616, A 617, OR A 706.
E.2. REINFORCING STEEL SHALL BE NO. 5 BARS WITH Fy=60 KSI. EXCEPTION: WHERE TWO NO. 5 BARS ARE REQUIRED WITHIN THE SAME GROUTED MASONRY CELL OR BOND BEAM, ONE NO. 7 BAR MAY BE SUBSTITUTED.
E.3. REINFORCEMENT BARS EMBEDDED IN GROUTED MASONRY CELLS SHALL HAVE A MINIMUM CLEAR DISTANCE OF 1/4 INCH FOR FINE GROUT OR 1/2 INCH FOR COARSE GROUT BETWEEN REINFORCING BARS AND ANY FACE OF A CELL.
E.4. REINFORCING BARS USED IN MASONRY WALLS SHALL HAVE A MASONRY COVER (INCLUDING GROUT) OF NOT LESS THAN: 2 INCHES FOR MASONRY UNITS WITH FACE EXPOSED TO EARTH OR WEATHER. 1 1/2 INCH FOR MASONRY UNITS NOT EXPOSED TO EARTH OR WEATHER.
E.5. CLEARANCE FROM THE VERTICAL BAR TO THE MASONRY FACE SHALL BE 1/2 INCH. MINIMUM COVER FOR CAST IN PLACE COLUMNS SHALL BE 1-1/2 INCHES OVER THE COLUMN TIES.
E.6. REINFORCEMENT MAY BE BENT IN THE SHOP OR IN THE FIELD IF:
E.6.1. ALL REINFORCEMENT IS BENT COLD.
E.6.2. THE DIAMETER OF THE BEND, MEASURED ON THE INSIDE OF THE BAR, IS NOT LESS THAN SIX BAR DIAMETERS.
E.6.3. REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT. EXCEPTION: WHERE BENDING IS NECESSARY TO ALIGN DOWEL BARS WITH A VERTICAL CELL, BARS PARTIALLY EMBEDDED IN CONCRETE SHALL BE PERMITTED TO BE BENT AT A SLOPE OF NOT MORE THAN 1 INCH OF HORIZONTAL DISPLACEMENT TO 6 INCHES OF VERTICAL BAR LENGTH.
E.7. WHEN TWO BARS ARE REQUIRED IN THE SAME CELL OR BOND BEAM, THEY MAY BE BUNDLED.
E.8. SPLICES SHALL BE LAP SPLICES. AND DICTATED AS SUCH:
E.8.1. NON-CONTACT LAP SPLICES MAY BE USED PROVIDED REINFORCING BARS ARE NOT SPACED FARTHER APART THAN 5 INCHES FOR NO. 5 BARS AND 7 INCHES FOR NO. 7 BARS.
E.8.2. SPLICE LENGTHS SHALL BE A MINIMUM OF 25 INCHES FOR NO. 5 BARS AND 35 INCHES FOR NO. 7 BARS (40 BAR DIAMETERS). SPLICES OF A NO. 5 BAR WITH ONE NO. 7 BAR SHALL BE A MINIMUM OF 25 INCHES, AND TWO NO. 5 BARS WITH ONE NO. 7 BAR SHALL BE A MINIMUM OF 35 INCHES.

F. GALVANIZATION:

F.1. METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION AND NOT DIRECTLY EXPOSED TO THE WEATHER SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A 153, CLASS B-2. METAL ACCESSORIES FOR USE IN INTERIOR WALL CONSTRUCTION SHALL BE MILL GALVANIZED IN ACCORDANCE WITH ASTM A 641, CLASS 1.

G. METAL ACCESSORIES:

G.1. JOINT REINFORCEMENT, ANCHORS, TIES, AND WIRE FABRIC SHALL CONFORM TO THE FOLLOWING STANDARDS: 1. ASTM A 82 FOR JOINT REINFORCEMENT AND WIRE ANCHORS AND TIES. 2. ASTM A 36 FOR PLATE, HEADED AND BENT BAR ANCHORS. 3. ASTM A 366 FOR SHEET METAL ANCHORS AND TIES.
G.2. UNLESS OTHERWISE STATED, SIZES GIVEN FOR NAILS ARE COMMON WIRE NAILS. FOR EXAMPLE, 8D = 2 1/2 INCHES LONG X 0.131-INCH DIAMETER. SEE TABLE 8.8A IN THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.

H. MASONRY:

H.1. LATERAL TIES OF A MINIMUM 1/4 INCH DIAMETER SHALL BE USED TO ENCLOSE VERTICAL COLUMN REINFORCEMENT AS FOLLOWS:
H.1.1. MAXIMUM VERTICAL SPACING OF LATERAL TIES SHALL NOT EXCEED THE LEAST NOMINAL CROSS SECTIONAL DIMENSION OF THE COLUMN.
H.1.2. LATERAL TIES MAY BE PLACED IN THE MORTAR JOINTS (PROVIDED THEY ARE NO LARGER THAN 1/4 INCH DIAMETER) OR IN THE GROUT.
H.1.3. THE BOTTOM LATERAL TIES SHALL BE LOCATED VERTICALLY NOT MORE THAN ONE-HALF THE LATERAL TIE SPACING ABOVE THE TOP OF THE FOOTING, SLAB, OR BEAM IN ANY STORY. THE TOP LATERAL TIE SHALL NOT BE MORE THAN ONE-HALF THE LATERAL TIE SPACING BELOW THE LOWEST HORIZONTAL REINFORCEMENT IN THE BEAM ABOVE.
H.1.4. CONCRETE MASONRY UNITS SHALL BE HOLLOW OR SOLID UNIT MASONRY IN ACCORDANCE WITH ASTM C 90 AND SHALL HAVE A MINIMUM NET AREA COMPRESSIVE STRENGTH OF 1900 PSI. CMU MATERIALS AND CONSTRUCTION SHALL COMPLY WITH "SPECIFICATION FOR MASONRY STRUCTURES" ACI 530.1/ASCE 6-05/TMS 602-05: PART 2 & 3
H.1.5. MASONRY WALLS SHALL BE RUNNING BOND OR STACK BOND CONSTRUCTION. WHEN MASONRY UNITS ARE LAID IN STACK BOND, 9-GAGE (MINIMUM) HORIZONTAL JOINT REINFORCEMENT, IN ADDITION TO REQUIRED VERTICAL REINFORCEMENT, SHALL BE PLACED IN BED JOINTS AT NOT MORE THAN 16 INCHES ON CENTER.

I. LUMBER:

I.1. ALL LVL BEAM LUMBER SHALL HAVE A MINIMUM FLEXURAL STRENTH, Fb, OF 2,850 PSI AND MODULUS OF ELASTICITY, E, OF 2,000,000 PSI.

J. FRAMING:

J.1. INTERIOR BEARING WALLS: BOTTOM CONNECTORS SHALL HAVE THE SAME OR GREATER UPLIFT VALUE AS THE TOP CONNECTOR.
J.2. ALL INTERIOR FRAME BEARING WALLS AND ALL EXTERIOR FRAME WALLS SHALL BE ANCHORED TO THE ABUTTING CMU WALL WITH (3) 1/2"x6" STANDARD HOOK ANCHOR BOLTS EMBEDDED IN GROUTED CELLS. THE FLOOR P.T. PLATE SHALL BE ANCHORED WITH 1/2" x 10" A.B. OR WEDGE ANCHOR (RED HEAD) @ 24" o.c.
J.3. WHENEVER A GIRDER TRUSS BEARS ON A FRAME BEARING WALL, IT SHALL BE SUPPORTED BY A MINIMUM OF AN EQUAL NUMBER OF STUDS AS PLIES IN THE GIRDER.
J.4. REBARS MAY BE DRILLED AND EPOXIED W/ MIN. 5" EMBEDMENT.
J.5. FOR MISSING OR MIS-LOCATED STRAPS TO CMU (1) MSTM-16 WITH (4) 1/4"x2-1/4" TAPCONS CAN BE SUBSTITUTED PROVIDED UPLIFT FOR TRUSS IS LESS THAN 860lbs. LIMIT TWO TRUSSES ADJACENT WITHOUT ENGINEERING MODIFICATIONS.
J.6. ALL INTERIOR BEARING WALLS TO BE #3 KD SYP OR #2 SPF UNLESS NOTED OTHERWISE.
J.7. ALL TRUSS CONNECTORS ARE TO BE SIMPSON STRONG-TIE, U.N.O.
J.8. EACH FLOOR TRUSS ATTACHED TO CMU. WITH (1) HETA-16 OR (1) MTS-12 AT FRAME CONNECTION (U.N.O.)
J.9. EACH ROOF TRUSS / RAFTER AT CMU. TO BE ATTACHED WITH (1) HETA-16 (U.N.O.) SEE CONNECTOR SCHEDULE BELOW FOR NAILING REQUIRED.
J.10. EACH ROOF TRUSS / RAFTER AT FRAME CONNECTION TO BE (1) MTS-12 (U.N.O.)
J.11. ENDJACKS AND CORNER SETS MAY BE (1) H-2.5 (U.N.O.)
J.12. AT ALL 2 STORY BEARING WALL LOCATIONS 2ND STORY FRAME WALL STUDS TO BE ATTACHED TO FLOOR TRUSSES BELOW WITH MSTA-30 OR HTS-20 CONNECTORS @ 48" O.C. (U.N.O.)
J.13. ALL P.T. LUMBER TO HAVE SIMPSON Z-MAX CONNECTORS WITH GALVANIZED FASTENERS PER ASTM-A153.
J.14. TRUSSES SHALL BE DESIGNED AND SEALED BY THE TRUSS MANUFACTURER'S PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA, AND SHALL CONFORM WITH THE TPI DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED TRUSSES.
J.15. TRUSS MANUFACTURER TO VERIFY ALL TRUSS SPANS, SLOPES, BEARING POINTS, & DIMENSIONS BEFORE FABRICATION. ALSO, TRUSS MANUFACTURER TO PROVIDE SHOP DRAWINGS TO MJS, INC. CUSTOM HOME DESIGNS FOR REVIEW BEFORE FABRICATION.
J.16. ALL ROOF PITCHES ARE TO BE SET AS INDICATED ON PLANS AND ELEVATIONS (OR BY EXISTING CONDITION).
J.17. TOP PLATE HEIGHTS VARY. SEE TRUSS LAYOUT, BUILDING SECTIONS, WALL SECTIONS, & ELEVATIONS FOR BEARING HEIGHTS.
J.18. TRUSS SPACING SHALL BE 24" O.C. (U.N.O.) CONVENTIONAL FRAMING SHALL BE 16" O.C. (U.N.O.)
J.19. TRUSS MANUFACTURER TO PROVIDE ALL GABLE END TRUSSES WITH INTERMEDIATE STUD MEMBERS @ 16" O.C.
J.20. WOOD MEMBERS THICKER THAN THOSE SPECIFIED MAY BE USED AS LONG AS THE LENGTH OF THE 3/16" TAPCONS IS SUFFICIENT TO OBTAIN A MIN. OF 1-3/8" PENETRATION INTO THE CMU OR TIE BEAM.
J.21. ALL FRAMING LUMBER SHALL BE HEM-FIR, S. PINE, OR S-P-F, GRADE 2 OR BETTER WITH A MINIMUM Fb OF 1800 PSI. ALL LUMBER USED FOR BEAMS SHALL BE HEM-FIR, S. PINE, OR S-P-F, GRADE 2 OR BETTER WITH A MINIMUM Fb OF 1700 PSI.
J.22. OVERHANGS WILL VARY. SEE TRUSS LAYOUT, ROOF LAYOUT, & EXTERIOR ELEVATIONS. ALL OVERHANGS GREATER THAN 18" SHALL BE TACKED ON IN THE FIELD.
J.23. FRAME WALLS UP TO UNDERSIDE OF ROOF TRUSSES AT ALL NON BEARING WALLS AND AT VOLUME AREAS (U.N.O.).
J.24. ALIGN TRUSSES AND HAND FRAMING SO AS ALL GYPSUM WALL BOARD TO BE CONTINUOUS FROM FLOOR TO CEILING.
J.25. TRUSS MANUFACTURER TO ENSURE DESIGN CONSIDERATION TO THE FOLLOWING ADDITIONAL LOADS:
J.25.1. ALL CEILING HUNG SOFFITS AND SOFFITS w/ CABINETS AS SHOWN ON PLANS.
J.25.2. ATTIC LOCATED HVAC. UNITS AS SHOWN ON PLANS.
J.25.3. LIGHTING & PLUMBING LAYOUTS.

K. ROOF / WALL SHEATHING:

K.1. SHEATHING TO BE 1/2" NOMINAL OR GREATER OSB. OR CDX. TYPE PLYWOOD FOR SHINGLE APPLICATION OR 5/8" NOMINAL OR GREATER OSB. OR CDX. TYPE PLYWOOD FOR TILE APPLICATIONNAILED WITH .099x2" RING SHANK OR SCREW SHANK NAILS @ 6" O.C. EXCEPT FIRST 4'-0" OF ENTIRE PERIMETER WHICH SHALL BE 6" O.C. FIELD 4" O.C. EDGE
K.2. TWO LAYERS OF FELT (OR) ONE LAYER OF HOUSE WRAP AND ONE LAYER OF FELT IS REQUIRED BEHIND STUCCO (PER SECTION FBC R703.2)
K.3. ALL ROOF SHEATHING SHALL BE STAGGERED WITH THE LONG DIMENSION PERPENDICULAR TO THE FRAMING.
K.4. WALL SHEATHING TO BE 7/16" OSB. OR 1/2" CDX. NAILED WITH 8d CORROSION RESISTANT NAILS @ 6" O.C. IN FIELD & 4" O.C. @ EDGE (U.N.O.).
K.4.3. WITHOUT STRUCTURAL SHEATHING: EXTERIOR BEARING WALLS TO BE 2x (SEE FLOOR PLAN) #2 SPF, OR #2 SYP. @ 16" O.C. w/ (1) H-3 AT TOP AND BOTTOM OF EACH FULL LENGTH STUD. (SIMPSON APPROVED EQUAL IS SP-1 @ BOTTOM & SP-2 @ TOP). ADDITIONALLY MSTA-30 @ 48" O.C. ARE REQUIRED FOR FASTENING SECOND STORY FRAME WALLS TO FLOOR TRUSSES IN 2 STORY APPLICATIONS.
K.4.4. WITH STRUCTURAL SHEATHING: EXTERIOR BEARING WALLS TO BE 2x (SEE FLOOR PLAN) #2 SPF, OR #3 SYP. @ 16" O.C. w/ (1) H-3 AT TOP @ 32" O.C. (SIMPSON APPROVED EQUAL IS A SP-2 @ TOP) PROVIDE 1/2" NOMINAL EXTERIOR SHEATHING BEGINNING AT THE BOTTOM OF THE FLOOR SYSTEM AND EXTEND A MIN. OF 24" ABOVE THE BOTTOM PLATE OF THE SECOND FLOOR STUDWALL. NAIL w/ 8d x 2 1/2" @ 4" O.C. AT THE PERIMETERS & 6" O.C. IN THE FIELD AND A MIN. OR 6 NAILS IN THE STUD ABOVE. ADDITIONALLY, MSTA-30 @ 48" O.C. ARE REQUIRED FASTENING SECOND STORY FRAME WALL TO FLOOR TRUSSES IN 2 STORY APPLICATIONS.
K.4.5. TWO LAYERS OF FELT (OR) ONE LAYER OF HOUSE WRAP AND ONE LAYER OF FELT IS REQUIRED BEHIND STUCCO. THE USE OF AN APPROVED ZIP WALL SYSTEM CAN ALSO BE USED IN PLACE OF FELT OR HOUSE WRAP APPLICATION (PER SECTION FBC R703.2)

L. ELECTRICAL:

L.1. OWNER / BUILDER TO VERIFY EXACT LOCATION OF ANY FLOOR OUTLETS IN FIELD.
L.2. LOCATION OF FIXTURES AND / OR OUTLETS ARE SUGGESTED LOCATIONS AND MEET MOST LOCAL CODE REQUIREMENTS. ADDITIONS OR ADJUSTMENTS MAY BE MADE BETWEEN THE OWNER AND BUILDER IN THE FIELD.
L.3. ALL OUTLETS OVER COUNTERTOPS TO BE 42" A.F.F. (U.N.O.).
L.4. ALL SMOKE DETECTORS ARE TO BE HARD WIRED AND INTERCONNECTED.
L.5. 8' H. VANITY LIGHTS IN MASTER BATHROOM.
L.6. 7' H. VANITY LIGHTS IN ALL OTHER BATHROOMS.
L.7. ALL OUTLETS TO BE AFCI. PROTECTED PER NEC 210.12.
L.8. ALL RECEPTACLES TO BE TAMPER PROOF.
L.9. ELECTRICAL PLAN IS INTENDED TO SHOW LIGHTING AND CONVENIENCE OUTLETS ONLY.
L.10. IT IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY TO VERIFY THE REQUIREMENT AND LOCATIONS OF ALL ELECTRICAL EQUIPMENT, (INCLUDING KITCHEN EQUIPMENT) AND PROVIDE AND INSTALL COMPLETE ELECTRICAL SERVICE AS REQUIRED.
L.11. PER NFPA 72 REQUIREMENTS ALL HOUSES WITH A LARGE NUMBER OF BEDROOMS IN NO CASE SHALL THERE BE MORE THAN 18 INITIATING DEVICES BE INTERCONNECTED OF WHICH 12 CAN BE SMOKE ALARMS WHERE THE INTERCONNECTING MEANS IS NOT SUPERVISED. ONCE THESE LIMITS (MORE THAN 12 SMOKE ALARMS OR CARBON MONOXIDE ALARMS COMBINATION) HAVE BEEN EXCEEDED A FIRE ALARM MONITORING SYSTEM SHOULD BE INSTALLED.

GENERAL CORRECTION NOTES:

1. ONE SIMPSON RFB#4x10 MAY BE SUBSTITUTED FOR $\frac{1}{2}$" ANCHOR BOLTS WHEN NECESSARY. IF MORE THAN (2) ADJACENT SUBSTITUTIONS ARE REQUIRED, CONTACT ENGINEER OF RECORD FOR APPROVAL.
1. MISSED HURRICANE STRAPS FOR CONCRETE BEAMS - USE SIMPSON MTSM-20 WITH (7) 10d IN TRUSS AND (4) 1/4"x1-3/4" TITEN FASTENERS IN CONCRETE FOR UPLIFTS UP TO 860 LBS.; USE SIMPSON HTSM-20 WITH (10) 10d NAILS IN TRUSS AND (4) 1/4"x1-3/4" TITEN FASTENERS IN CONCRETE FOR UPLIFTS UP TO 1175 LBS.
2. MISSED DOWELS - SET $\frac{5}{8}$" DIAMETER, 33" LENGTH DOWEL INTO 3/4"x 8" HOLE; SET IN SIMPSON SET EPOXY OR EQUIVALENT.
3. FIBERMESH FIBER REINFORCED CONCRETE MAY BE USED IN LIEU OF THE 6x6x10/10 WELDED WIRE MESH REINFORCEMENT IN CONCRETE FLOOR SLABS.

"WINSTON-4169"

PAD SIZE: 40'x 103'-0"

SHEET INDEX:

00 COVER SHEET
01.A FOUNDATION PLAN "ELEV. A"
01.A1 FOUNDATION PLAN (OPT. BALCONY) "ELEV. A"
01.B FOUNDATION PLAN "ELEV. B"
01.B1 FOUNDATION PLAN (OPT. BALCONY) "ELEV. B"
01.C FOUNDATION PLAN "ELEV. C"
01.C1 FOUNDATION PLAN (OPT. BALCONY) "ELEV. C"
02.A DOWEL PLAN "ELEV. A"
02.B DOWEL PLAN "ELEV. B"
02.C DOWEL PLAN "ELEV. C"
03.A FIRST FLOOR PLAN "ELEV. A"
03.A1 FIRST FLOOR PLAN (OPT. BALCONY) "ELEV. A"
03.B FIRST FLOOR PLAN "ELEV. B"
03.B1 FIRST FLOOR PLAN (OPT. BALCONY) "ELEV. B"
03.C FIRST FLOOR PLAN "ELEV. C"
03.C1 FIRST FLOOR PLAN (OPT. BALCONY) "ELEV. C"
04.A SECOND FLOOR PLAN "ELEV. A"
04.A1 SECOND FLOOR PLAN (OPT. BALCONY) "ELEV. A"
04.B SECOND FLOOR PLAN "ELEV. B"
04.B1 SECOND FLOOR PLAN (OPT. BALCONY) "ELEV. B"
04.C SECOND FLOOR PLAN "ELEV. C"
04.C1 SECOND FLOOR PLAN (OPT. BALCONY) "ELEV. C"
05.A FRONT & REAR ELEVATIONS "ELEV. A"
05.A1 FRONT & REAR ELEVATIONS (OPT. BALCONY) "ELEV. A"
05.B FRONT & REAR ELEVATIONS "ELEV. B"
05.B1 FRONT & REAR ELEVATIONS (OPT. BALCONY) "ELEV. B"
05.C FRONT & REAR ELEVATIONS "ELEV. C"
05.C1 FRONT & REAR ELEVATIONS (OPT. BALCONY) "ELEV. C"
06.A LEFT & RIGHT ELEVATIONS "ELEV. A"
06.A1 LEFT & RIGHT ELEVATIONS (OPT. BALCONY) "ELEV. A"
06.B LEFT & RIGHT ELEVATIONS "ELEV. B"
06.B1 LEFT & RIGHT ELEVATIONS (OPT. BALCONY) "ELEV. B"
06.C LEFT & RIGHT ELEVATIONS "ELEV. C"
06.C1 LEFT & RIGHT ELEVATIONS (OPT. BALCONY) "ELEV. C"
07.A BUILDING SECTION "ELEV. A"
07.A1 BUILDING SECTION (OPT. BALCONY) "ELEV. A"
07.B BUILDING SECTION "ELEV. B"
07.B1 BUILDING SECTION (OPT. BALCONY) "ELEV. B"
07.C BUILDING SECTION "ELEV. C"
07.C1 BUILDING SECTION (OPT. BALCONY) "ELEV. C"
08.A FIRST ELECTRICAL PLAN "ELEV. A"
08.B FIRST ELECTRICAL PLAN "ELEV. B"
08.C FIRST ELECTRICAL PLAN "ELEV. B"
09.A SECOND ELECTRICAL PLAN "ELEV. A"
09.A1 SECOND ELECTRICAL PLAN (OPT. BALCONY) "ELEV. A"
09.B SECOND ELECTRICAL PLAN "ELEV. B"
09.B1 SECOND ELECTRICAL PLAN (OPT. BALCONY) "ELEV. B"
09.C SECOND ELECTRICAL PLAN "ELEV. B"
09.C1 SECOND ELECTRICAL PLAN (OPT. BALCONY) "ELEV. B"
10.A LINTEL PLAN "ELEV. A"
10.A1 LINTEL PLAN (OPT. BALCONY) "ELEV. A"
10.B LINTEL PLAN "ELEV. B"
10.B1 LINTEL PLAN (OPT. BALCONY) "ELEV. B"
10.C LINTEL PLAN "ELEV. B"
10.C1 LINTEL PLAN (OPT. BALCONY) "ELEV. B"
11.A FIRST FLOOR TRUSS PLAN "ELEV. A"
11.A1 FIRST FLOOR TRUSS PLAN (OPT. BALCONY) "ELEV. A"
11.B FIRST FLOOR TRUSS PLAN "ELEV. B"
11.B1 FIRST FLOOR TRUSS PLAN (OPT. BALCONY) "ELEV. B"
11.C FIRST FLOOR TRUSS PLAN "ELEV. C"
11.C1 FIRST FLOOR TRUSS PLAN (OPT. BALCONY) "ELEV. C"
12.A SECOND FLOOR TRUSS PLAN "ELEV. A"
12.A1 SECOND FLOOR TRUSS PLAN (OPT. BALCONY) "ELEV. A"
12.B SECOND FLOOR TRUSS PLAN "ELEV. B"
12.B1 SECOND FLOOR TRUSS PLAN (OPT. BALCONY) "ELEV. B"
12.C SECOND FLOOR TRUSS PLAN "ELEV. C"
12.C1 SECOND FLOOR TRUSS PLAN (OPT. BALCONY) "ELEV. C"
D1 TYPICAL DETAILS
D2 TYPICAL DETAILS
D3 TYPICAL DETAILS
D4 TYPICAL DETAILS
D5 TYPICAL DETAILS

DOOR NOTE KEY:

DOOR SIZE CALLOUT:
20 = 2'-0"   40 B.F. = 4'-0" BIFOLD
24 = 2'-4"   50 B.F. = 5'-0" BIFOLD
26 = 2'-6"   60 B.F. = 6'-0" BIFOLD
28 = 2'-8"
30 = 3'-0"
* ALL INTERIOR DOOR HEIGHTS ARE TO BE DETERMINED BY THE BUILDER.

WINDOW NOTE KEY:

WINDOW SIZE CALLOUT:
2040 = 2'-0" x 4'-0"
2050 = 2'-0" x 5'-0"
2060 = 2'-0" x 6'-0"

* ALL WINDOW CALLOUTS ARE MEASURED IN FEET & INCHES AS PER THE EXAMPLE TABLE ABOVE.

* ALL OPERABLE WINDOWS LOCATED MORE THAN 72" ABV. SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 24" ABOVE FINISHED FLOOR BEING SERVER PER (FBC-R312.2).

ABBREVIATIONS:

- 2- INDICATES NUMBER OF DOORS.
- 2- INDICATES NUMBER OF WINDOWS.
- MT - METAL THRESHOLD
- FR - FRENCH DOORS
- SL - SIDE LIGHT
- FG - FIXED GLASS
- TR - TRANSOM
- GB - GLASS BLOCK
- PKT - POCKET DOOR
- OBS - OBSCURED GLASS
- TEMP - TEMPERED GLASS
- SH - SINGLE HUNG
- DH - DOUBLE HUNG
- HR - HORIZONTAL ROLLER
- BP - BYPASS
- BF - BIFOLD
- TYP. - TYPICAL
- SPECIALTY WINDOWS/DOORS, FIXED GLASS WINDOWS, AND TRANSOMS ARE NOTED ON PLANS.

FBC CODE COMPLIANCE:

DESIGN REQUIREMENTS
A. ROOF LIVE LOAD IS 20 PSF
B. FLOORS LIVE LOAD IS 40 PSF, BALCONIES, DECKS, STAIRS, LIVE LOAD IS 60PSF

NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED REQUIREMENTS OF THE (2017) FLORIDA BUILDING CODE (6TH EDITION)
1. WIND EXPOSURE - CATEGORY (B)
2. ULTIMATE WIND SPEED - 140MPH. NOMINAL WIND SPEED - 108MPH.
3. WIND IMPORTANCE FACTOR - 1.0
4. INTERNAL PRESSURE COEFFICIENT- .18
5. MAXIMUM PRESSURE FOR COMPONENTS AND CLADDING, 21.0 p.s.f./-28.1 p.s.f. UNLESS NOTED OTHERWISE.
6. SINGLE FAMILY RESIDENCE TO BE RISK CATEGORY II.

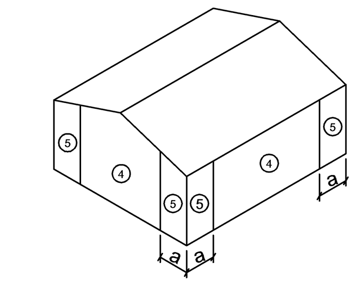
DESIGN STATEMENT

NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED REQUIREMENTS OF THE (2017) FLORIDA BUILDING CODE (6TH EDITION)

EFFECTIVE WIND AREA (SQ. FT.)	WIND PRESSURE AND SUCTION (PSF.) (+) VALUE DENOTES PRESSURE (-) VALUE DENOTES SUCTION	
AREA	4	5
10	(+) 21.00 (-) 22.80	(+) 21.00 (-) 28.10
20	(+) 20.00 (-) 21.80	(+) 20.00 (-) 26.20
50	(+) 18.80 (-) 20.60	(+) 18.80 (-) 23.70
100	(+) 17.80 (-) 19.60	(+) 17.80 (-) 21.90

GARAGE DOORS		OVERHANG
8'-0" x 7'-0"	16'-0" x 7'-0"	(-) 39.50
(+) 16.60 (-) 23.50	(+) 17.70 (-) 21.50	
9'-0" x 8'-0"	18'-0" x 8'-0"	
(+) 18.30 (-) 22.70	(+) 17.30 (-) 20.80	

WIND PRESSURE AND SUCTION DIAGRAM



GENERAL PRESSURE NOTES

NOTES:
1. "a" END ZONE IS ONLY WITHIN 5'-0" OF ALL EXTERIOR BUILDING CORNERS.
* INDICATED PRESSURES CAN BE INTERPOLATED FOR OTHER DOOR SIZES, OTHERWISE USE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.

REVISION SCHEDULE:

NO:	DATE:	DESCRIPTION:	BY:
1	01/30/19	REVISED MODEL PER MASTER PLAN REVIEW	C.C.
2	02/01/19	REVISED MODEL BY ADDING 2" SAFETY STOP ILO OF 4" CONC. BOLLARD	C.C.
3	05/17/19	REVISED MODEL WITH FRAME WALK REVISIONS	C.C.

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40-4169
WINSTON
Street Address
Lot Info
City, State. Zip

Park Square HOMES
A division of Park Square Enterprises Inc.
5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
Phone: (407) 529-3000

ISSUE DATE	00/00/0000
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

COVER PAGE
00

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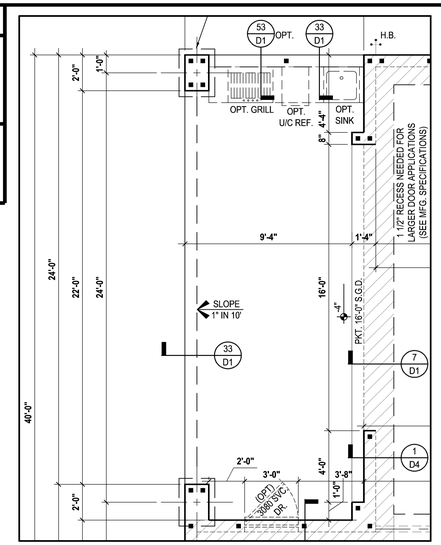
- INDICATES AREA OF TWO STORY BEARING FOOTING.

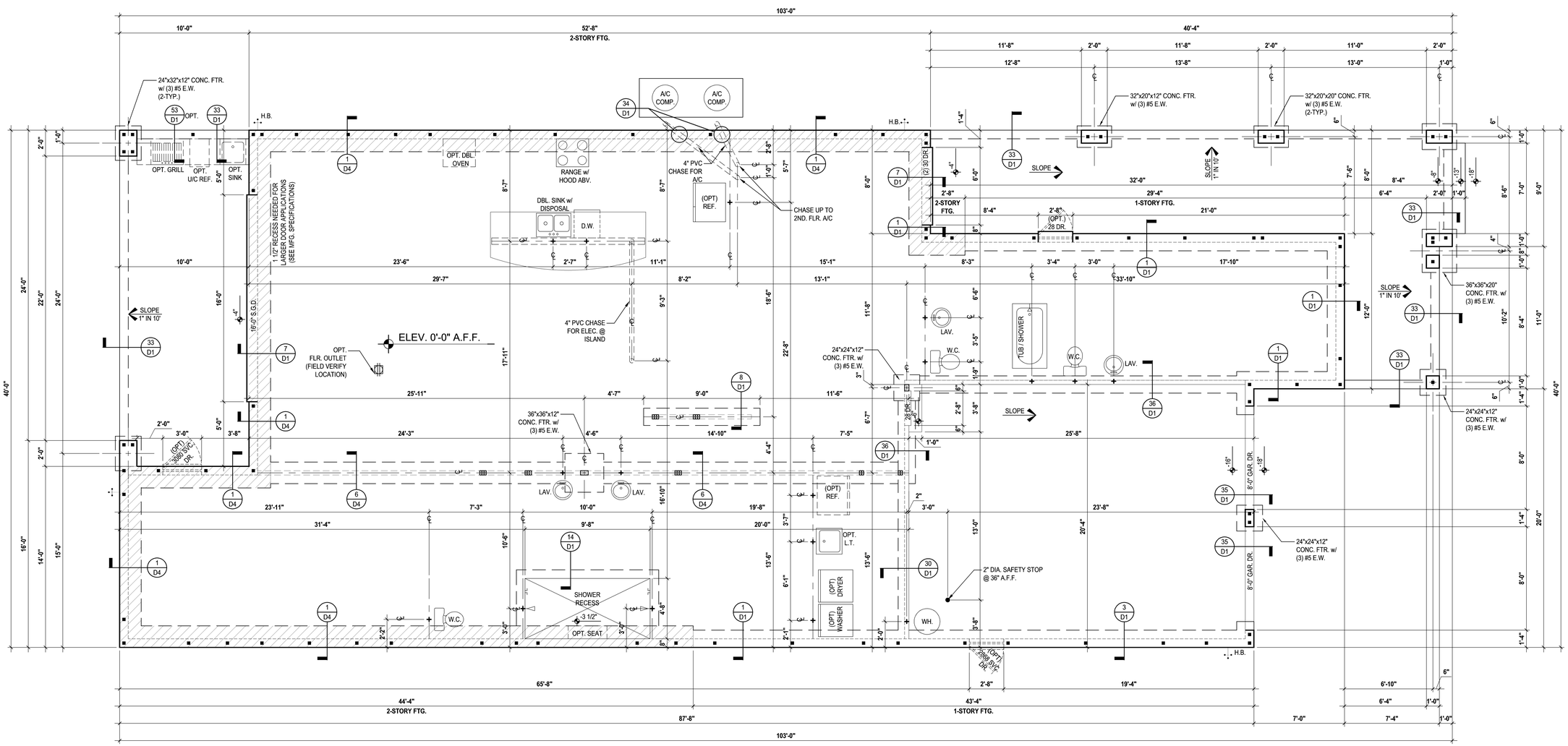
■ - INDICATES A CONCRETE FILLED CELL OF 8" CMU. WALL WITH (1) #5 REBAR VERT. CONT. FROM FOUNDATION TO BOND BEAM. PROVIDE A MIN. OF 25" LAP ON ALL STEEL REINFORCING BARS. MIN. REBAR GRADE 60.



Foundation Plan

(Opt. Pocket SGD.))

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)



Foundation Plan "A"

(Standard)

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40-4169

WINSTON

Street Address
Lot Info
City, State, Zip

Park Square HOMES
A division of Park Square Enterprises Inc.
5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
Phone: (407) 529-3000

ISSUE DATE	00/00/0000
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

FOUNDATION PLAN

01.A

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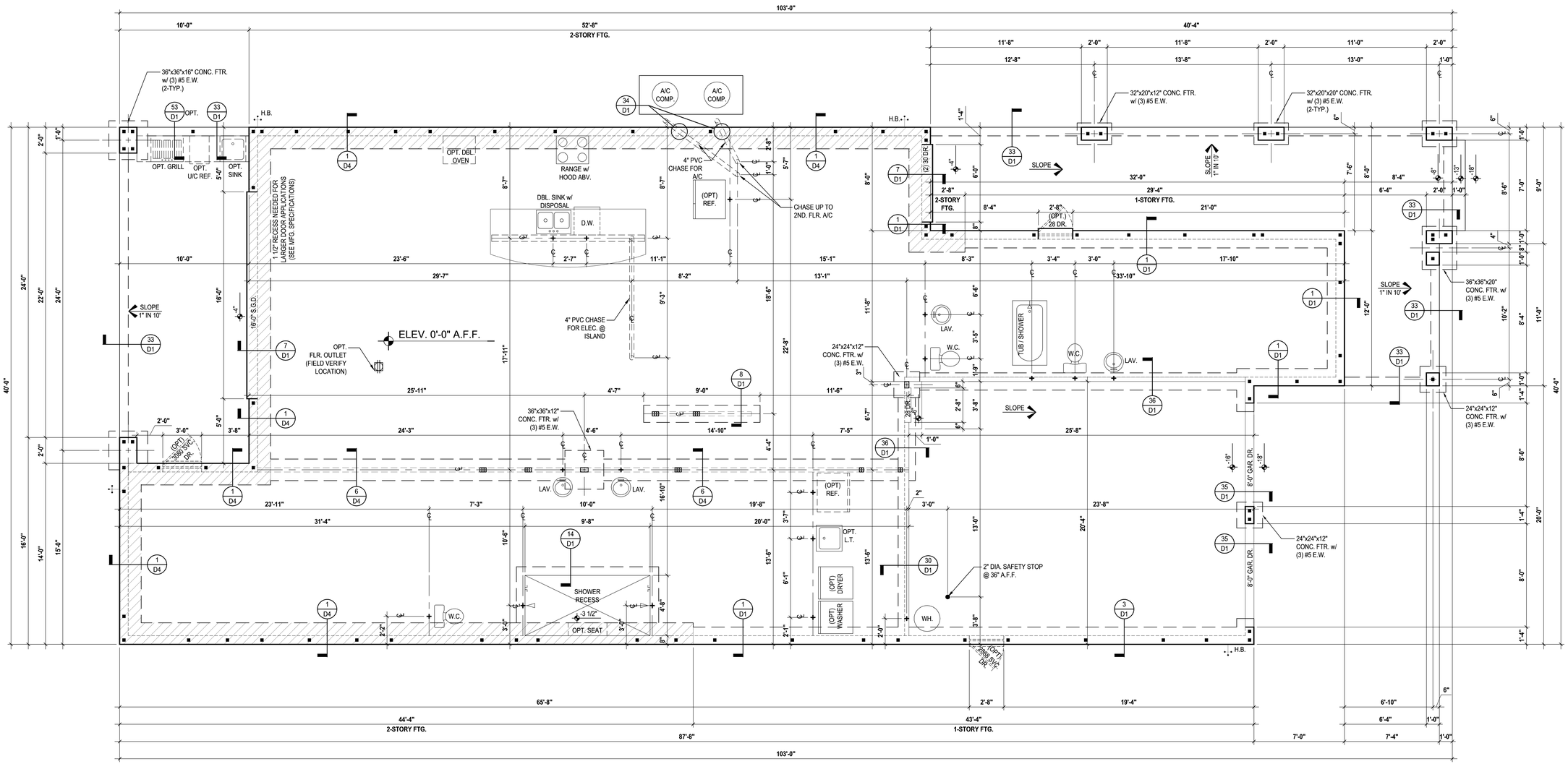
■ - INDICATES A CONCRETE FILLED CELL OF 8" CMU. WALL WITH (1) #5 REBAR VERT. CONT. FROM FOUNDATION TO BOND BEAM. PROVIDE A MIN. OF 25" LAP ON ALL STEEL REINFORCING BARS. MIN. REBAR GRADE 60.



Foundation Plan "A"

(Opt. Balcony)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

May 19, 2019,4:25pm Carlos Z:\Park Square Homes\MODELS\ORLANDO MODELS\40' Models (Horizon West)\MODELS\The Winston (40-4169)\01.A1 Foundation Plan (Opt. Balcony).dwg

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Park Square HOMES

ISSUE DATE	00/00/0000
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

FOUNDATION PLAN

01.A1

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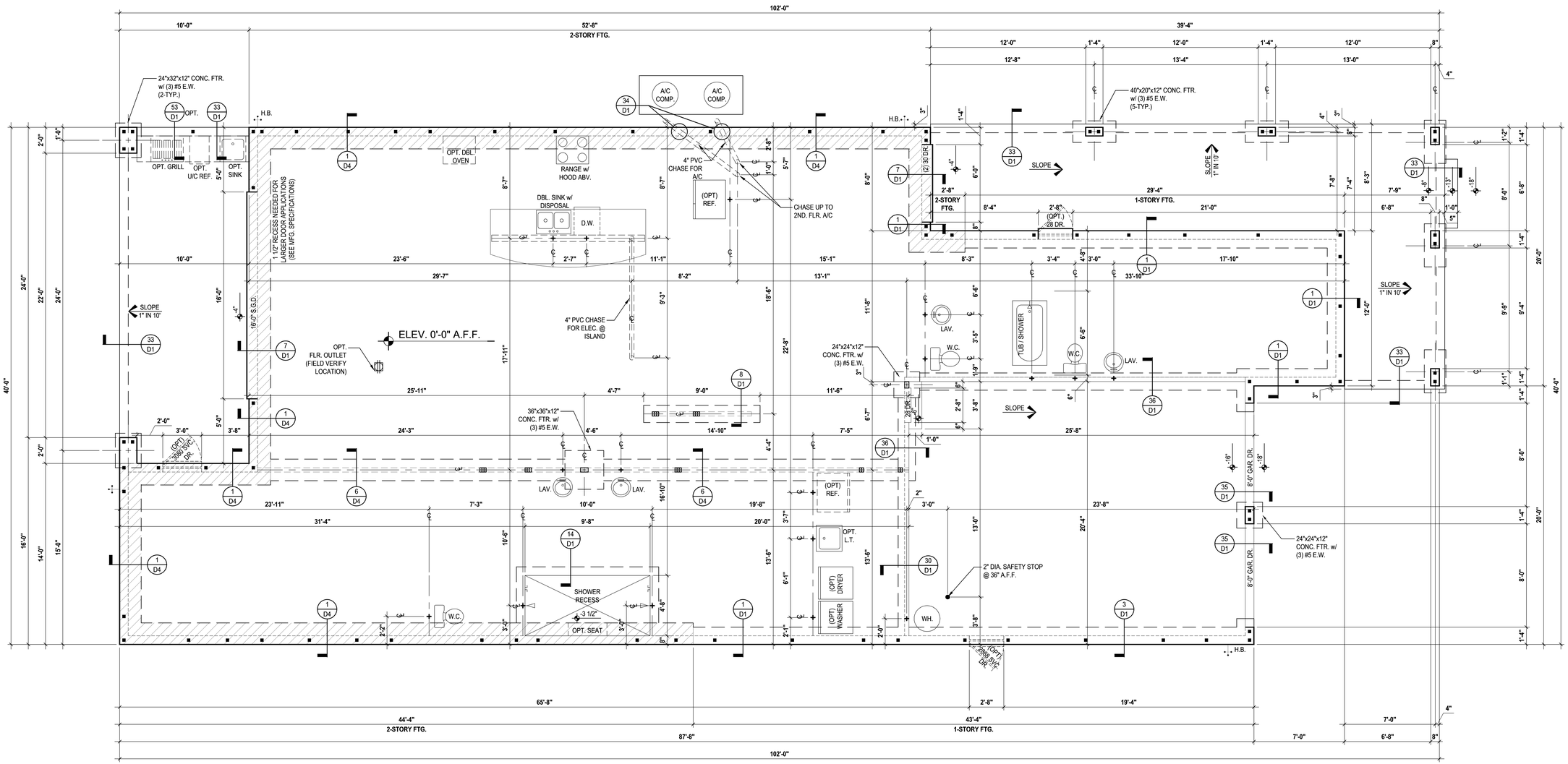

Foundation Plan "B"

(Standard)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

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40-4169

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Street Address
Lot Info
City, State, Zip

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5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
Phone: (407) 529-3000

ISSUE DATE	00/00/0000
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

FOUNDATION PLAN

01.B

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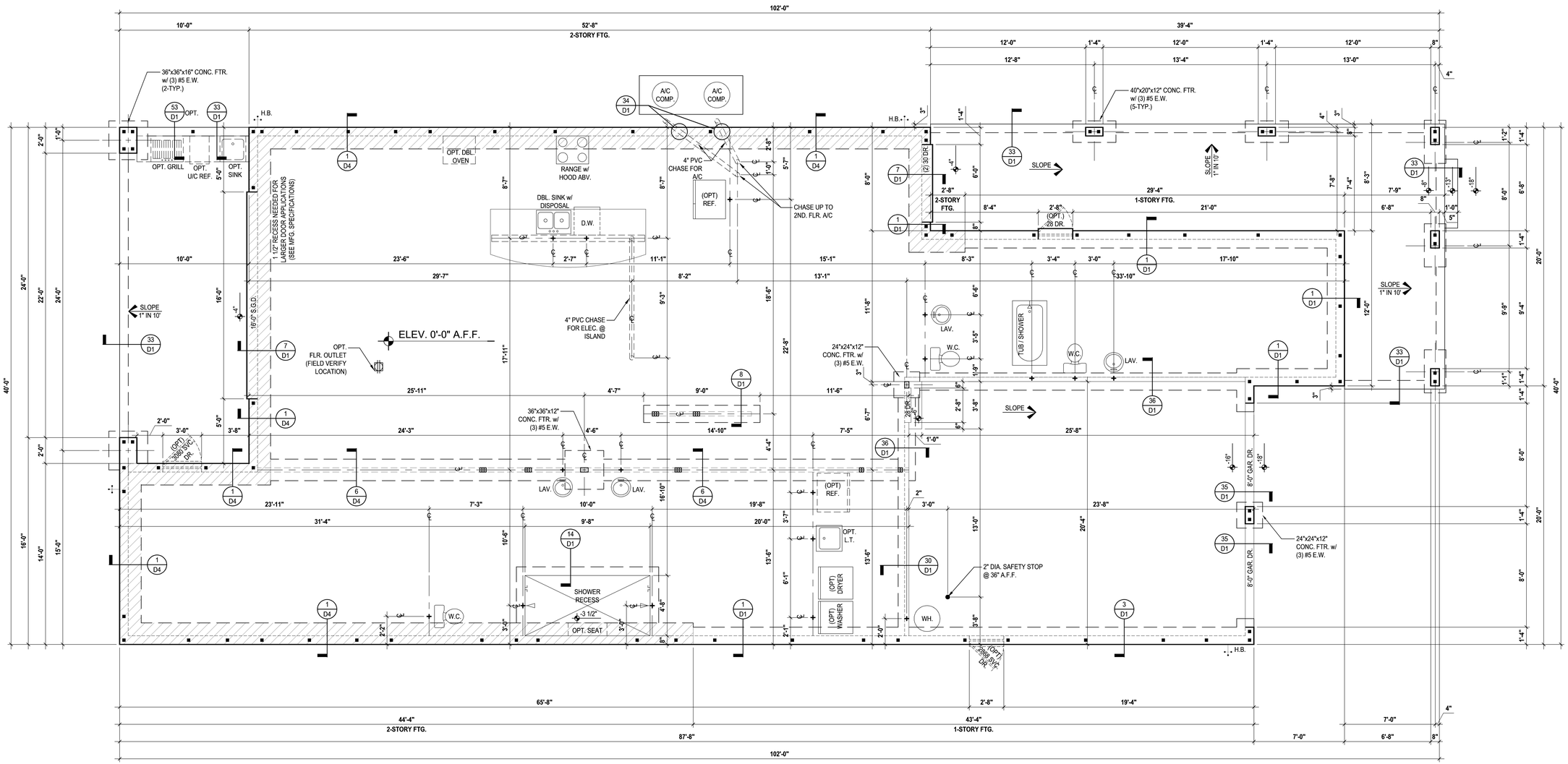

Foundation Plan "B"

(Opt. Balcony)

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DRAWN BY:	C.C.
DESIGNED BY:	MJS

FOUNDATION PLAN

01.B1

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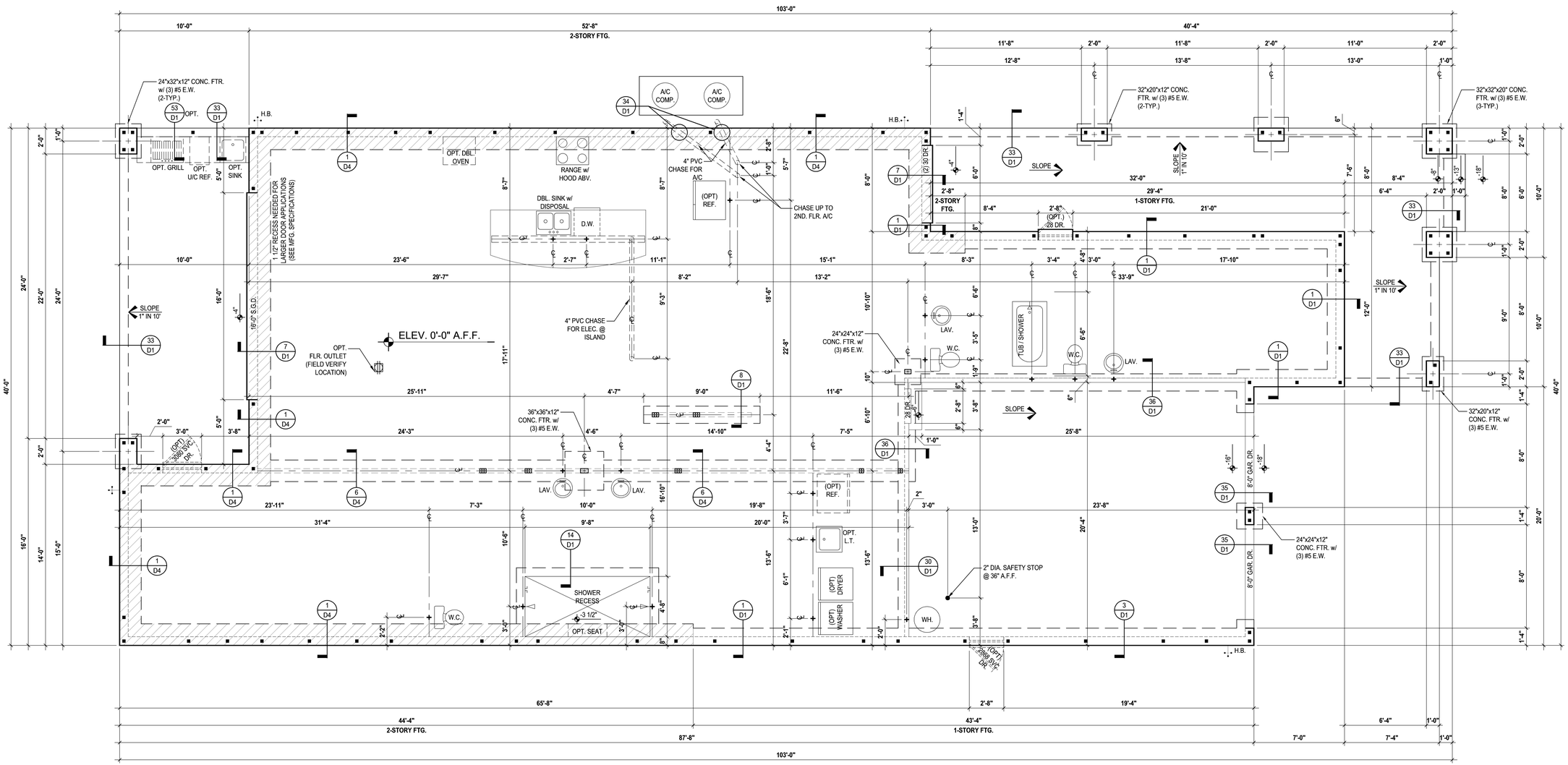

Foundation Plan "C"

(Standard)

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DRAWN BY:	C.C.
DESIGNED BY:	MJS

FOUNDATION PLAN

01.C

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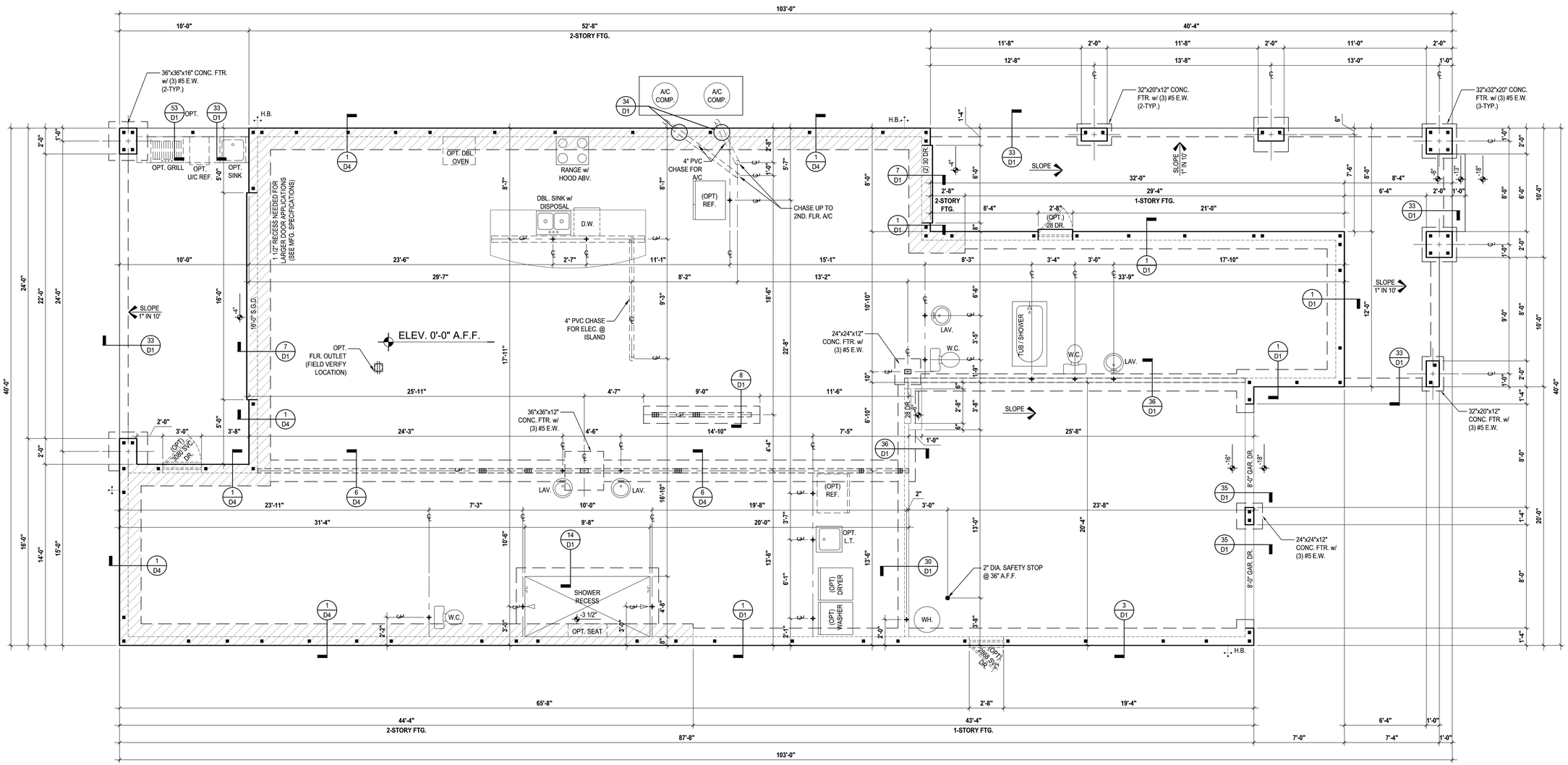

Foundation Plan "C"

(Opt. Balcony)

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Park Square HOMES

ISSUE DATE	00/00/0000
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

FOUNDATION PLAN

01.C1

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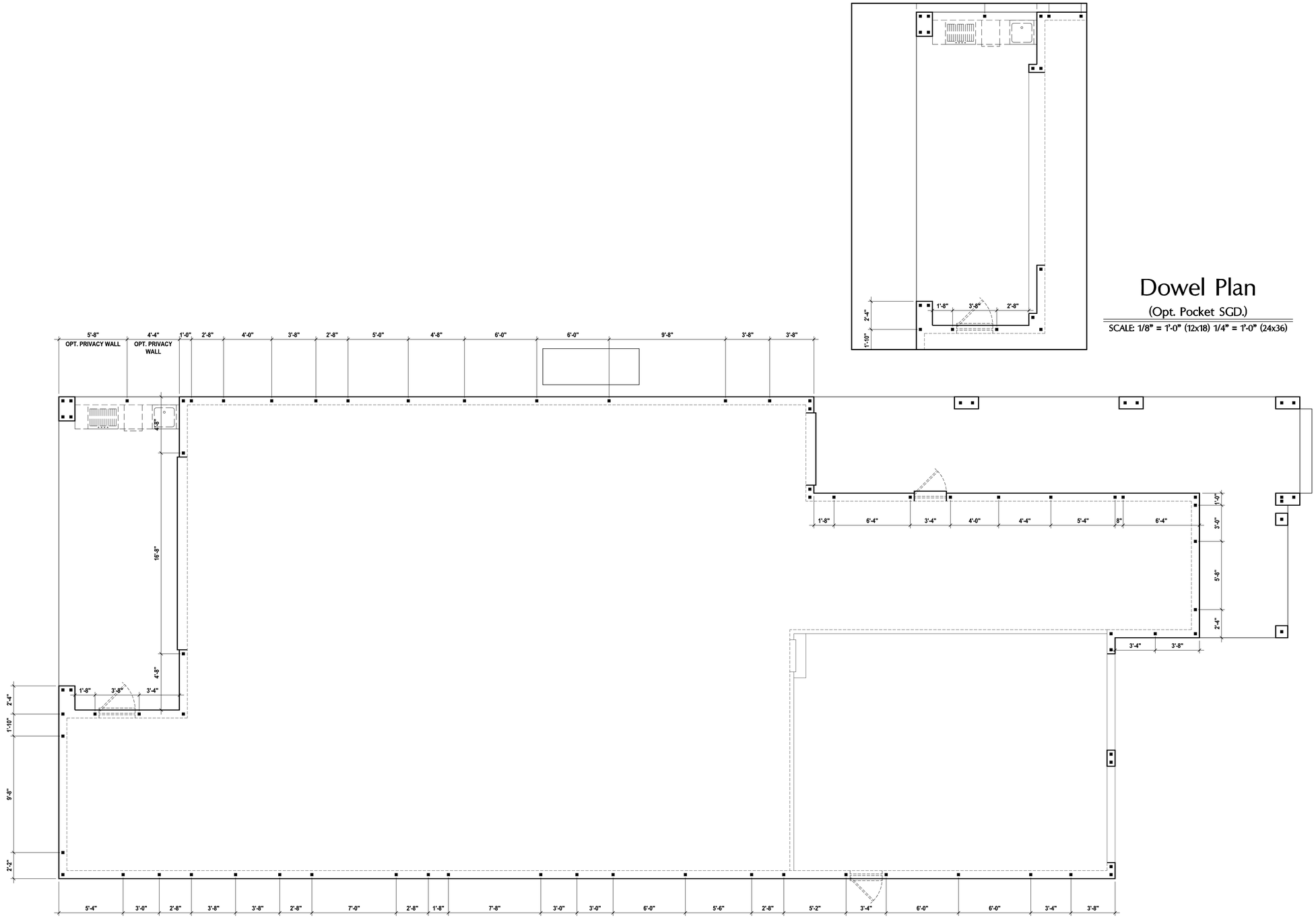

Dowel Plan

(Opt. Pocket SGD.)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

Dowel Plan "A"

(Standard)

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FOUNDATION PLAN

02.A

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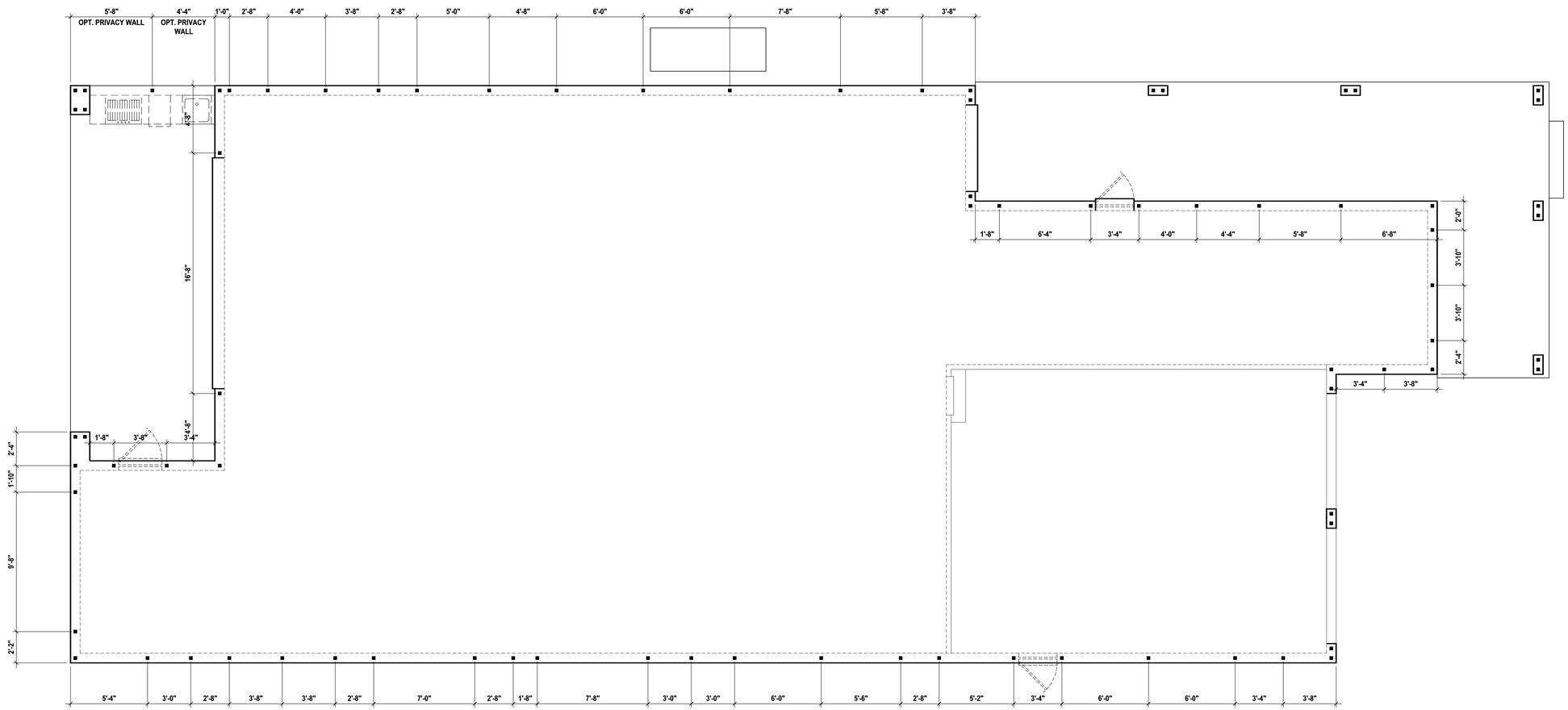

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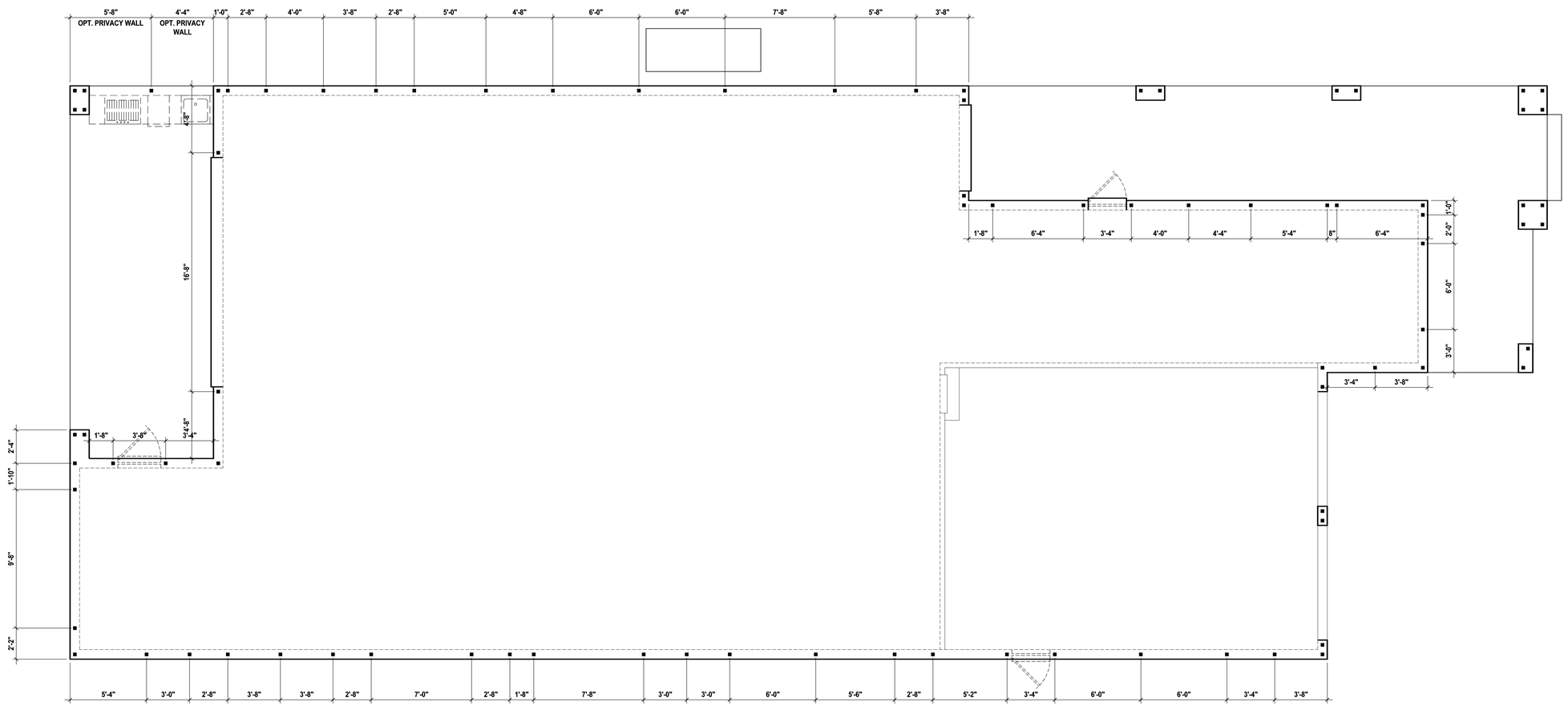

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5. PROVIDE RECESS H&C WATER w/ DRAIN @ WASHER SPACE.
6. VENT DRYER THRU EXTERIOR WALL, U.N.O.
7. PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
8. SAG RESISTANT DRYWALL ON ALL CEILINGS.
9. PULL ALL DIMENSIONS FROM THE REAR OF PLAN.
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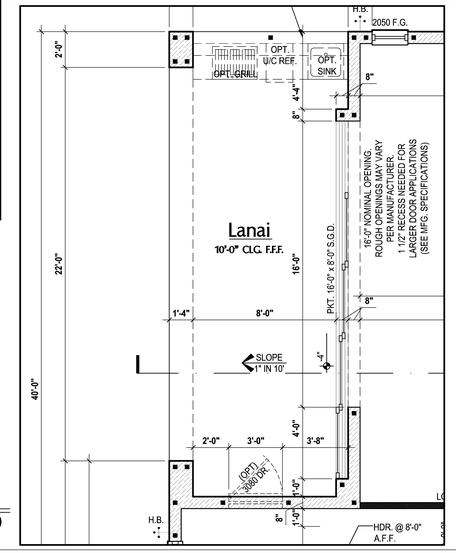
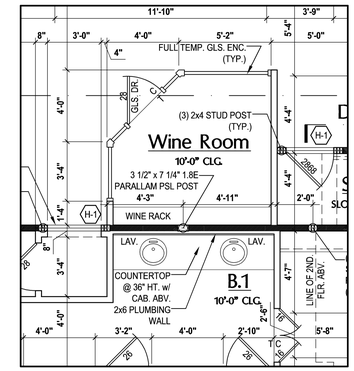


First Floor Plan

(Opt. Pocket SGD.)

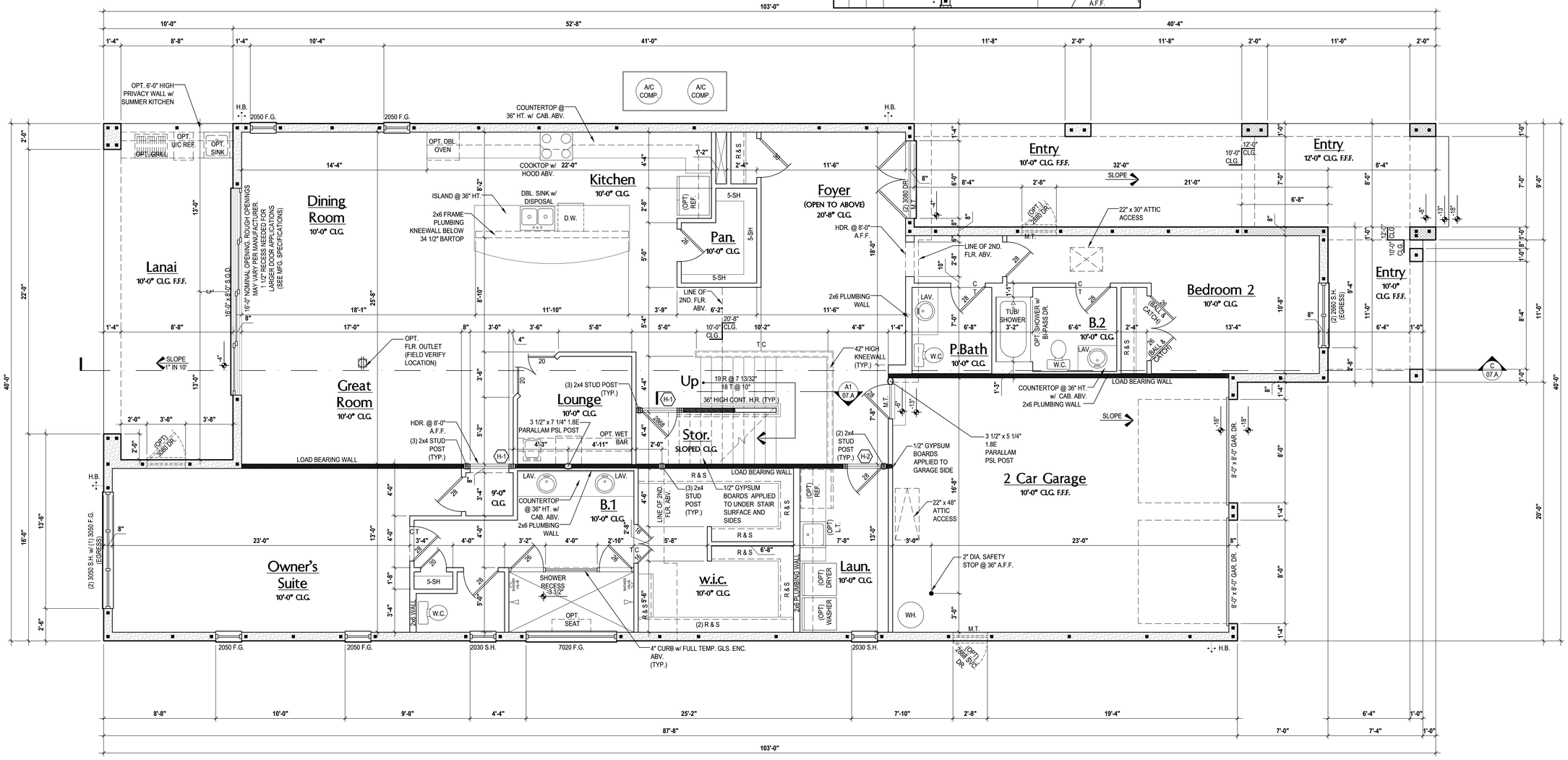
SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)



First Floor Plan

(Opt. Wine Room)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)



First Floor Plan "A"

(Standard)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

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40-4169
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5200 Vineland Rd. Suite #200
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Phone: (407) 529-3000
Park Square HOMES

ISSUE DATE	00/00/0000
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

FLOOR PLAN
03.A

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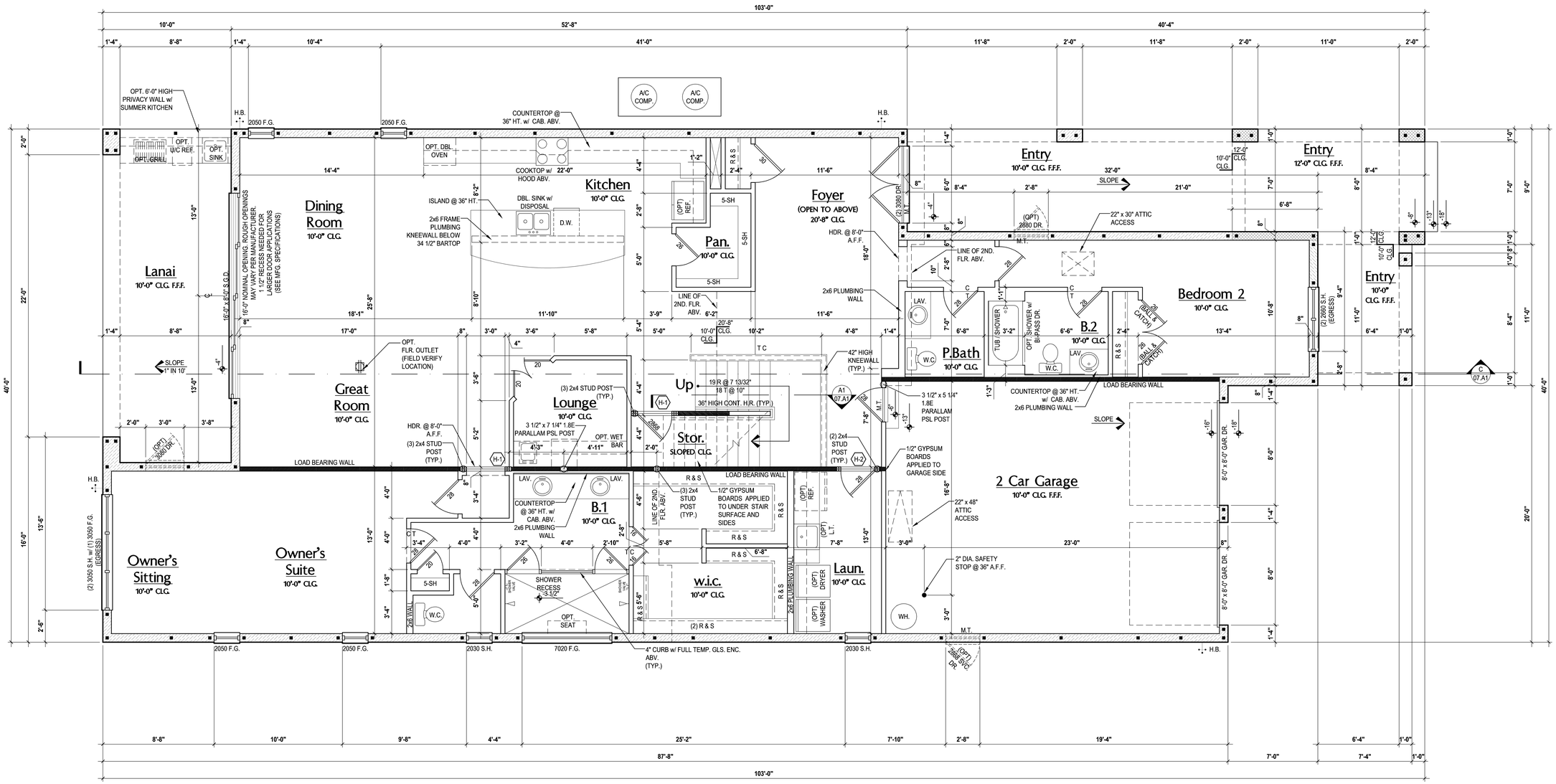

First Floor Plan "A"

(Opt. Balcony)

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40-4169

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Lot Info
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Phone: (407) 529-3000
Park Square HOMES

ISSUE DATE	00/00/0000
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

FIRST FLOOR PLAN

03.A1

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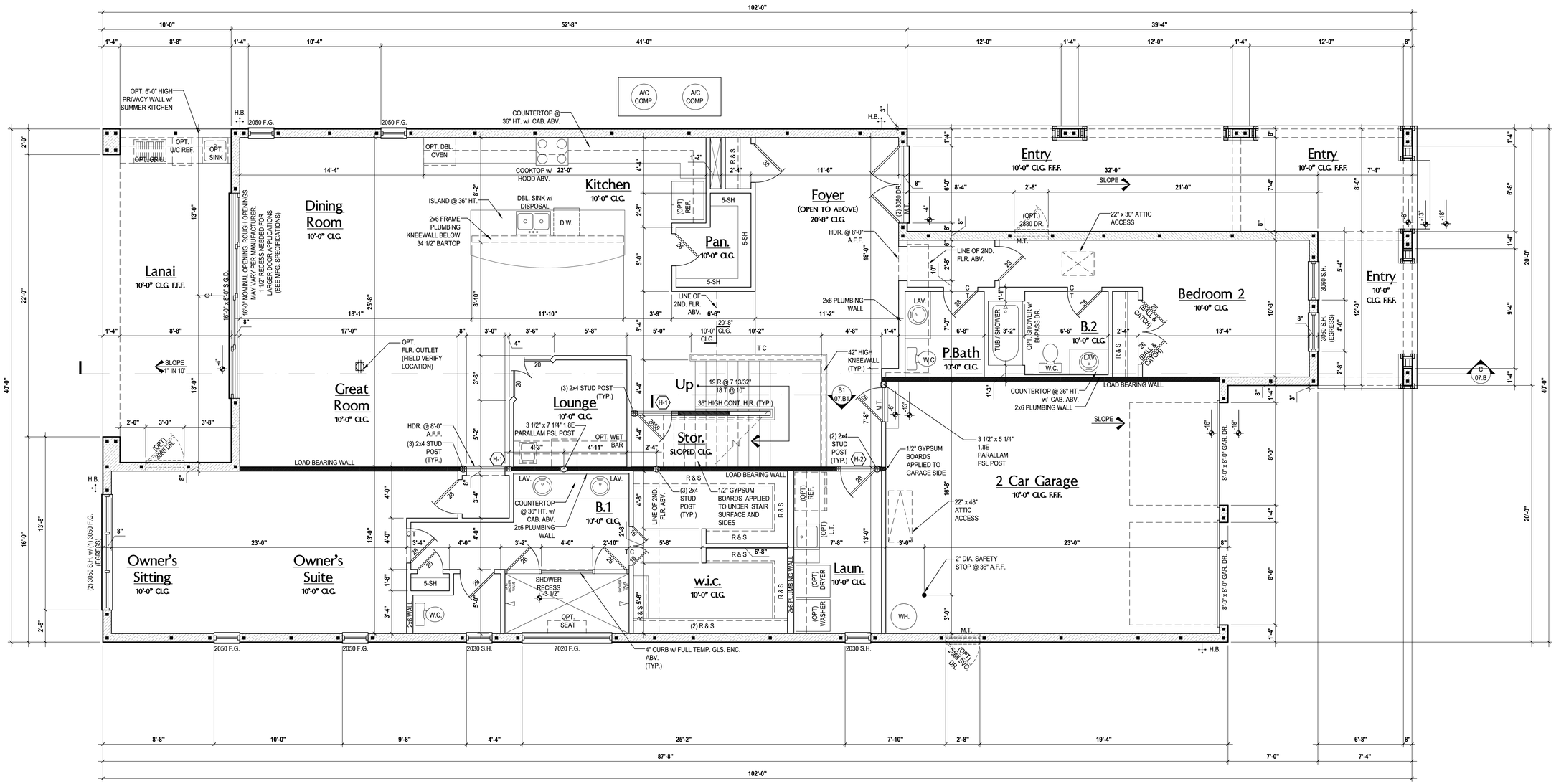
Total Area:	5,389	sf



First Floor Plan "B"

(Standard)

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REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

FLOOR PLAN
03.B

May 22, 2019,8:09am Carlos Z:\Park Square Homes\MODELS\ORLANDO MODELS\40' Models (Horizon West)\MODELS\The Winston (40-4169)\03.B First Floor Plan.dwg

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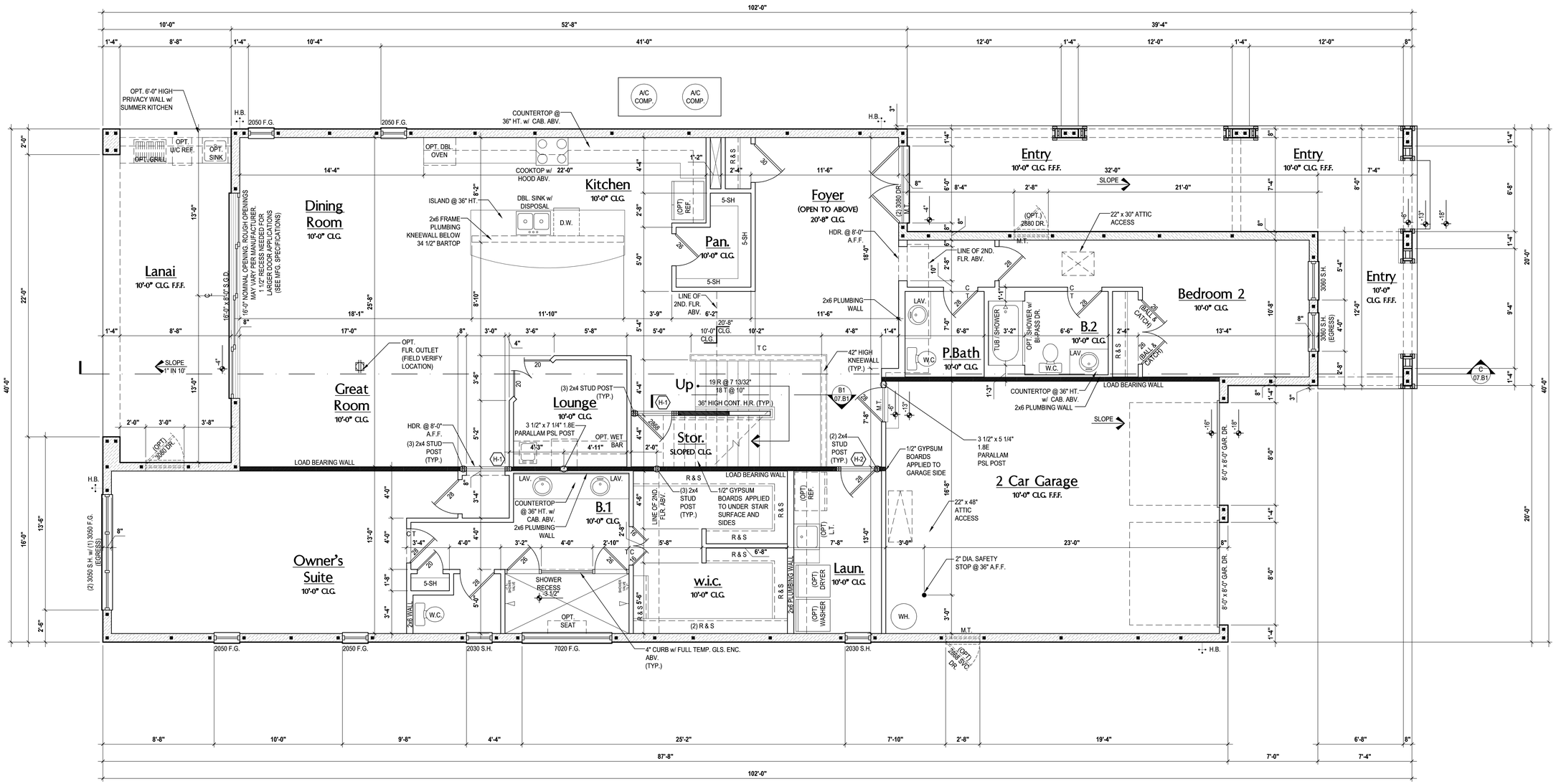

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DESIGNED BY:	MJS

FIRST FLOOR PLAN

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BRG. HT. LEGEND

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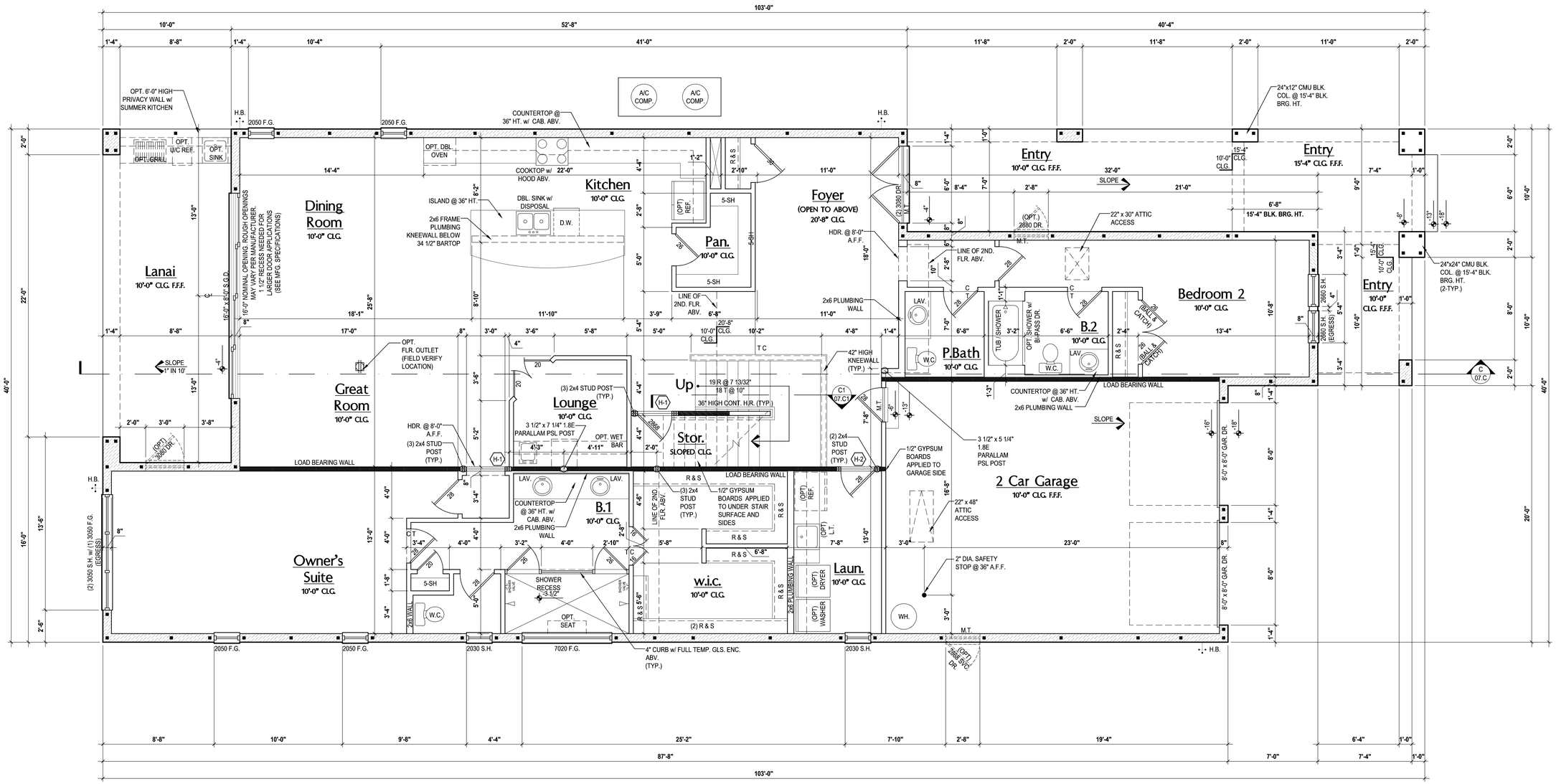
Area Tabulations

Living:		
1st floor:	2,589	sf
2nd floor:	1,575	sf
Total Living:	4,164	sf
entry:	413	sf
covered lanai:	260	sf
garage:	542	sf
Total Area:	5,379	sf



First Floor Plan "C"

(Standard)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

May 22, 2019,8:09am Carlos Z:\Park Square Homes\MODELS\ORLANDO MODELS\40' Models (Horizon West)\MODELS\The Winston (40-4169)\03.C First Floor Plan.dwg

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40-4169
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City, State, Zip

Park Square HOMES
A division of Park Square Enterprises Inc.
5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
Phone: (407) 529-3000

ISSUE DATE	00/00/0000
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

FLOOR PLAN
03.C

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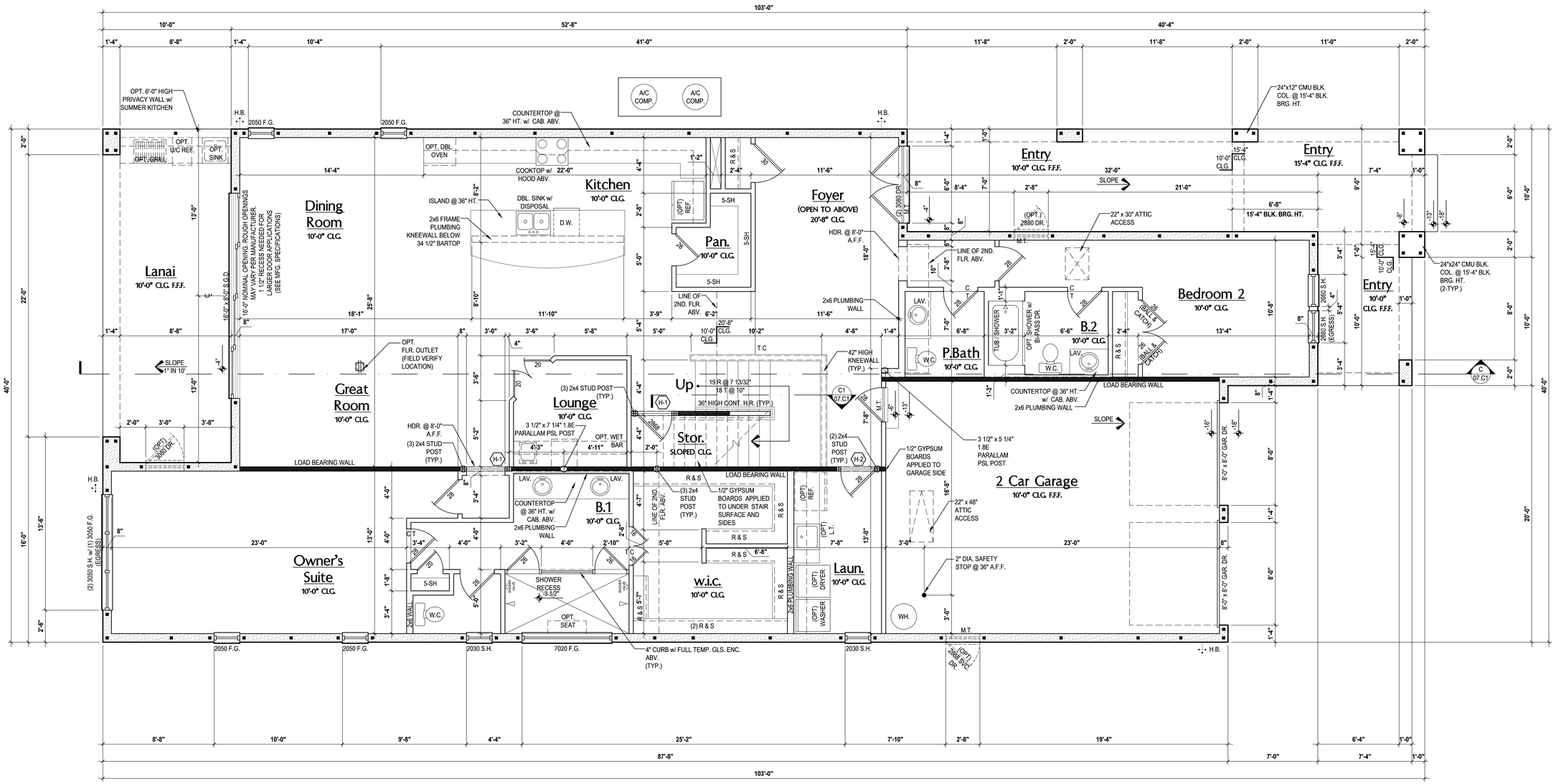

First Floor Plan "C"

(Opt. Balcony)

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Park Square HOMES

ISSUE DATE	00/00/0000
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

FIRST FLOOR PLAN

03.C1

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May 22, 2019,8:11am Carlos Z:\Park Square Homes\MODELS\ORLANDO MODELS\40' Models (Horizon West)\MODELS\The Winston (40-4169)\03.C1 First Floor Plan (Opt. Balcony).dwg

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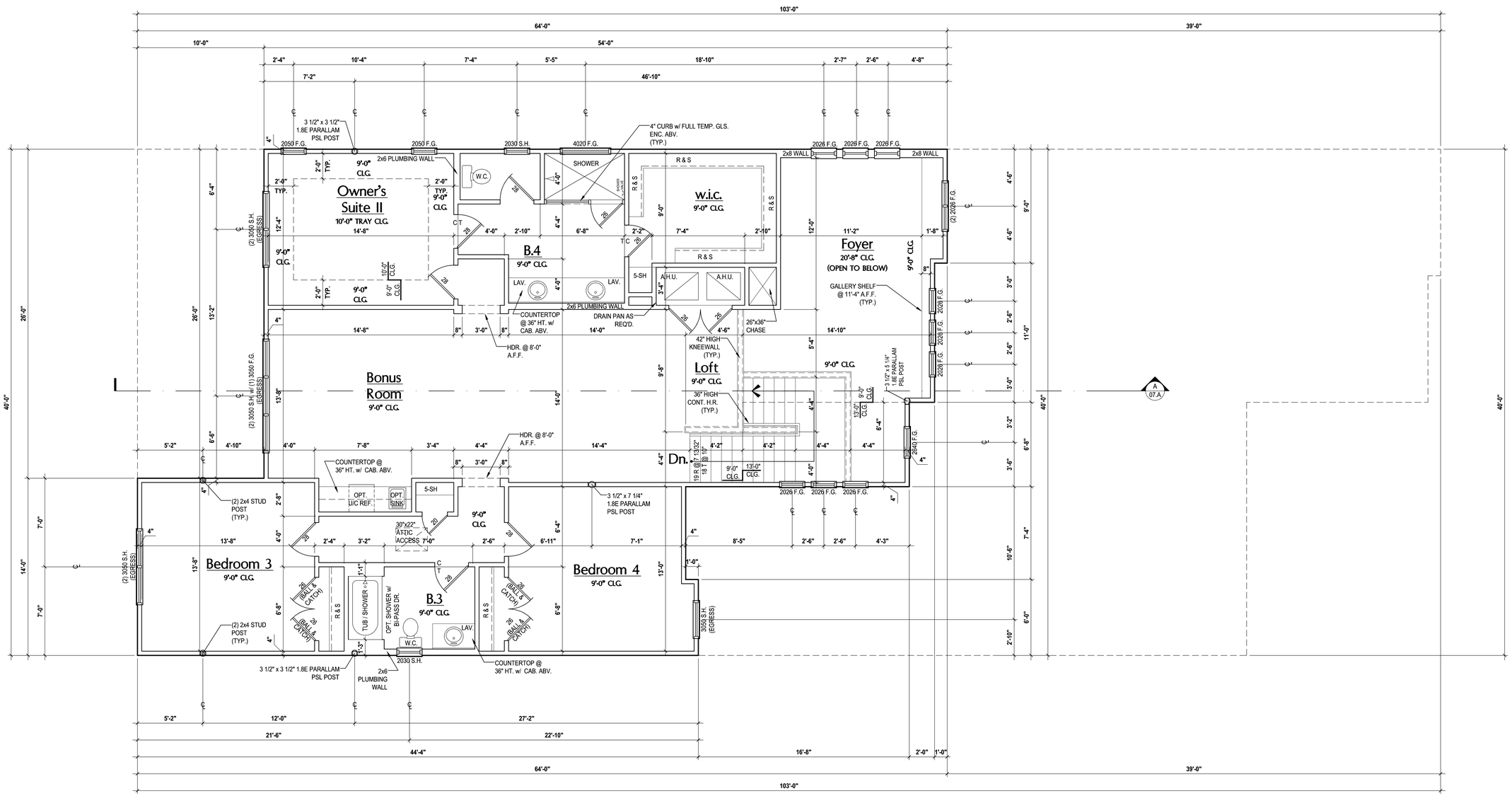

Second Floor Plan "A"

(Standard)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

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SCALE:	AS NOTED
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FLOOR PLAN

04.A

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May 22, 2019,8:16am Carlos Z:\Park Square Homes\MODELS\ORLANDO MODELS\40' Models (Horizon West)\MODELS\The Winston (40-4169)\04.A Second Floor Plan.dwg

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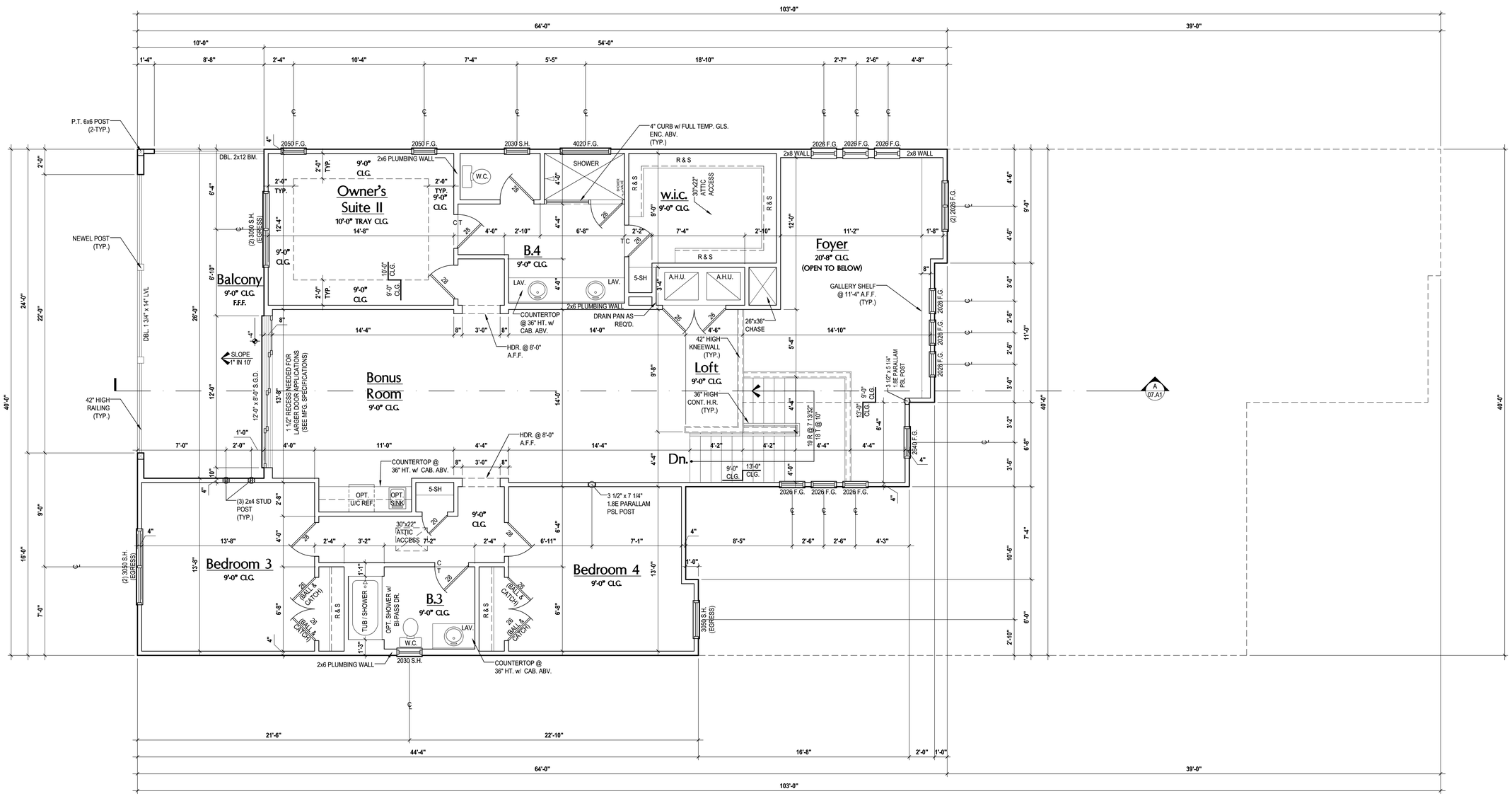

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SECOND FLOOR PLAN

04.A1

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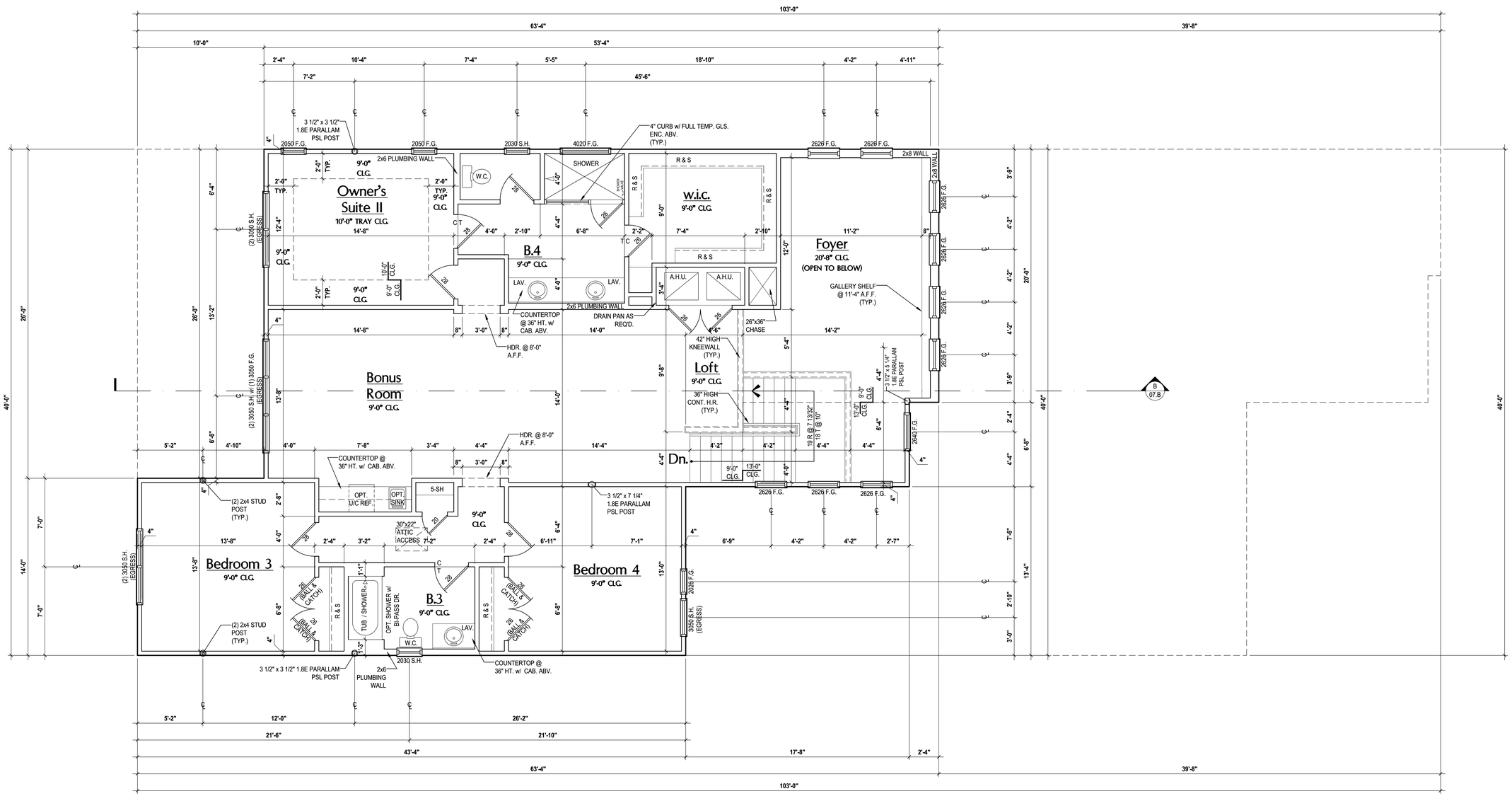

Second Floor Plan "B"

(Standard)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

Carlos Z:\Park Square Homes\MODELS\ORLANDO MODELS\40' Models (Horizon West)\MODELS\The Winston (40-4169)\04.B Second Floor Plan.dwg
May 22, 2019,8:16am

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FL. PE#: 60239

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40-4169

WINSTON

Street Address
Lot Info
City, State, Zip

Park Square HOMES
A division of Park Square Enterprises Inc.
5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
Phone: (407) 529-3000

ISSUE DATE	00/00/0000
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

FLOOR PLAN

04.B

FLOOR PLAN NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
2. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
3. MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
4. A/C CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE M307.2 & M1309.3.
5. PROVIDE RECESS H&C WATER w/ DRAIN @ WASHER SPACE.
6. VENT DRYER THRU EXTERIOR WALL, U.N.O.
7. PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
8. SAG RESISTANT DRYWALL ON ALL CEILINGS.
9. PULL ALL DIMENSIONS FROM THE REAR OF PLAN.
10. REFER TO EXTERIOR ELEVATIONS & TYP. DETAIL SHEETS FOR EXTERIOR WALL FINISH SPEC'S.
11. REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.
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17. INSTALL 5/8" TYPE X DRYWALL ON GARAGE CEILING BENEATH HABITABLE ROOMS (TYP.)
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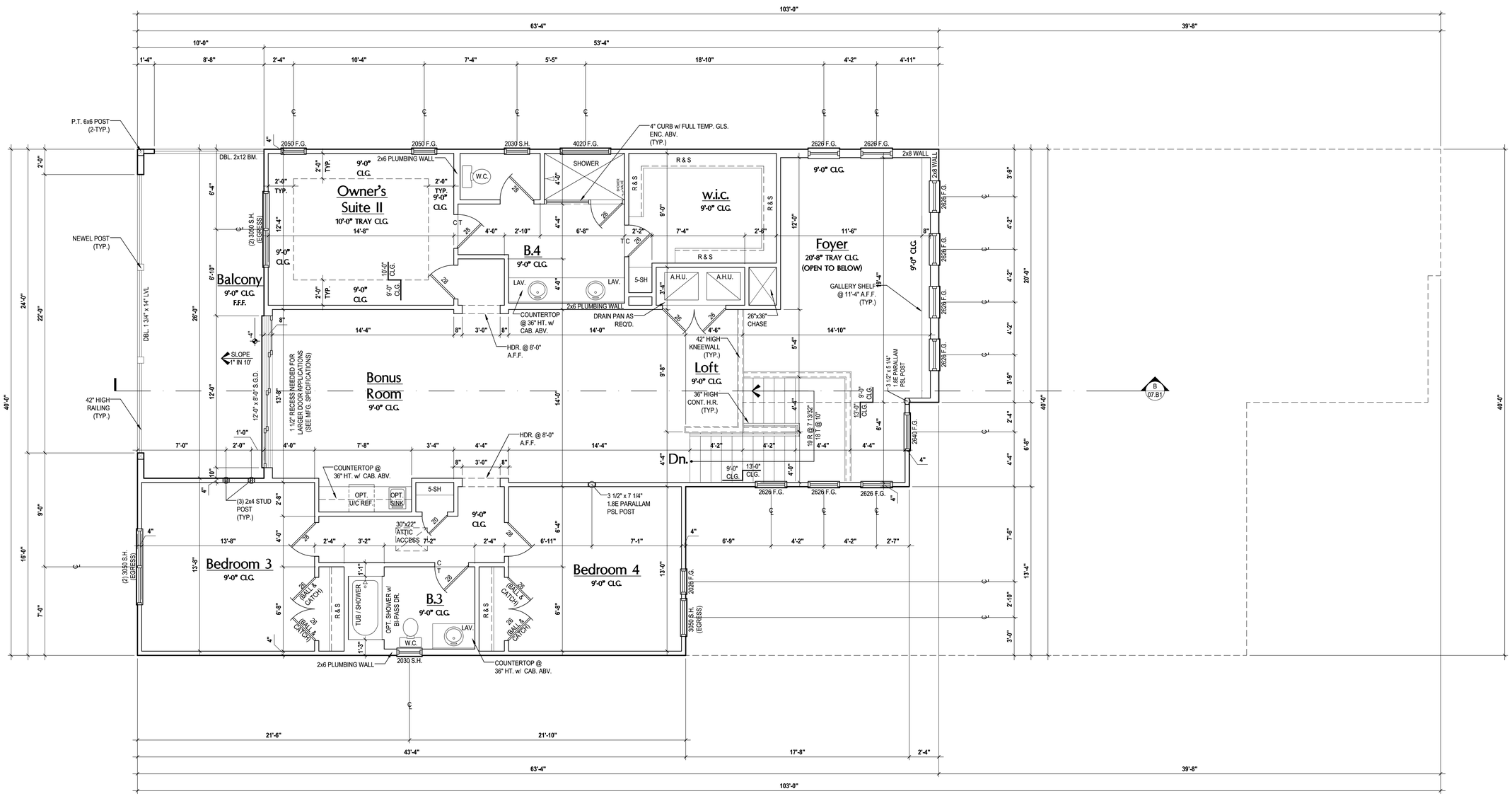

Second Floor Plan "B"

(Opt. Balcony)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

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40-4169

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5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
Phone: (407) 529-3000

Park Square HOMES

ISSUE DATE	00/00/0000
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

SECOND FLOOR PLAN

04.B1

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May 22, 2019,8:15am Carlos Z:\Park Square Homes\MODELS\ORLANDO MODELS\40' Models (Horizon West)\MODELS\The Winston (40-4169)\04.B1 Second Floor Plan (Opt. Balcony).dwg

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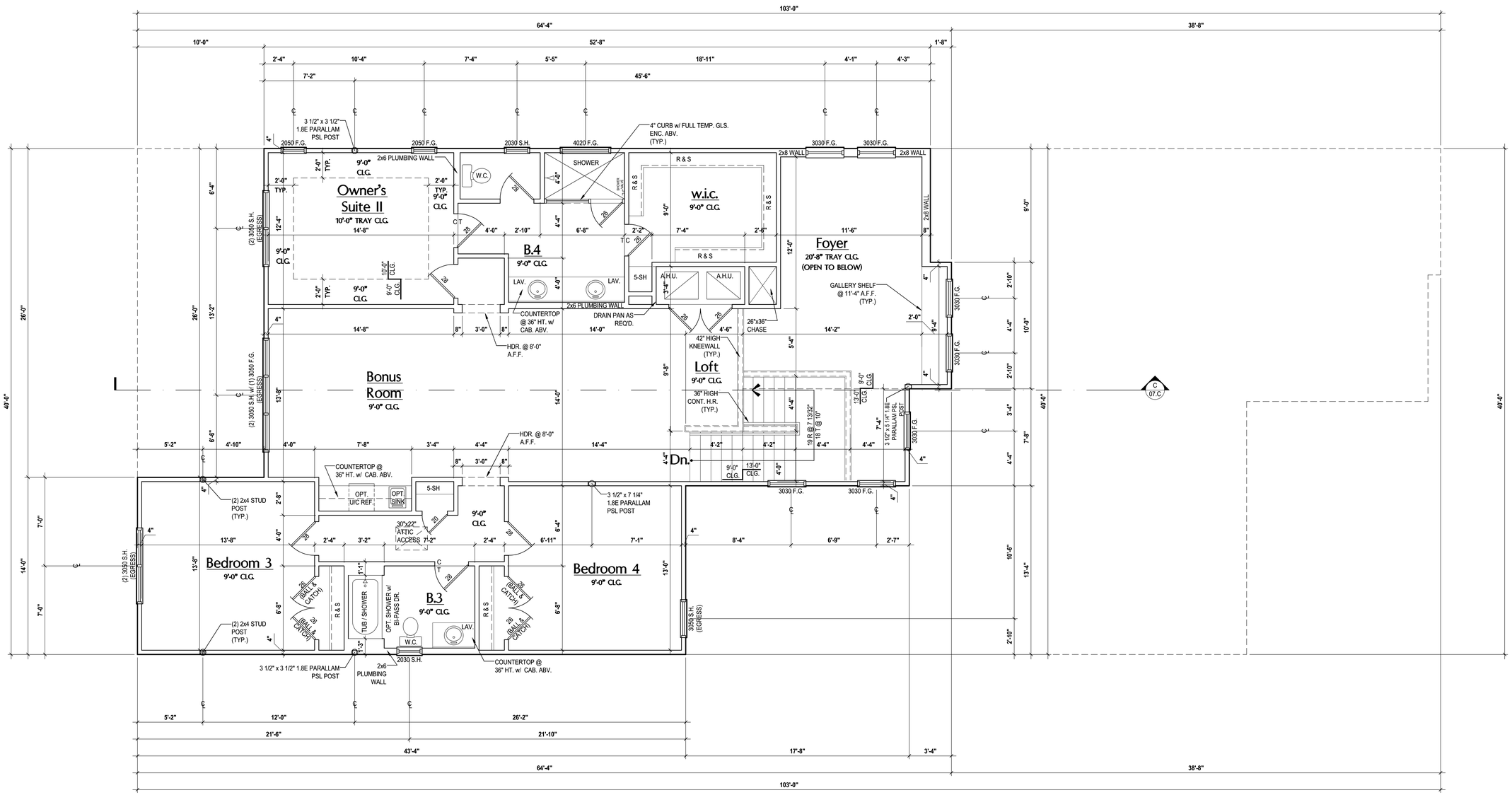

Second Floor Plan "C"

(Standard)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

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May 22, 2019,8:15am Carlos Z:\Park Square Homes\MODELS\ORLANDO MODELS\40' Models (Horizon West)\MODELS\The Winston (40-4169)\04.C Second Floor Plan.dwg

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ISSUE DATE	00/00/0000
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

FLOOR PLAN

04.C

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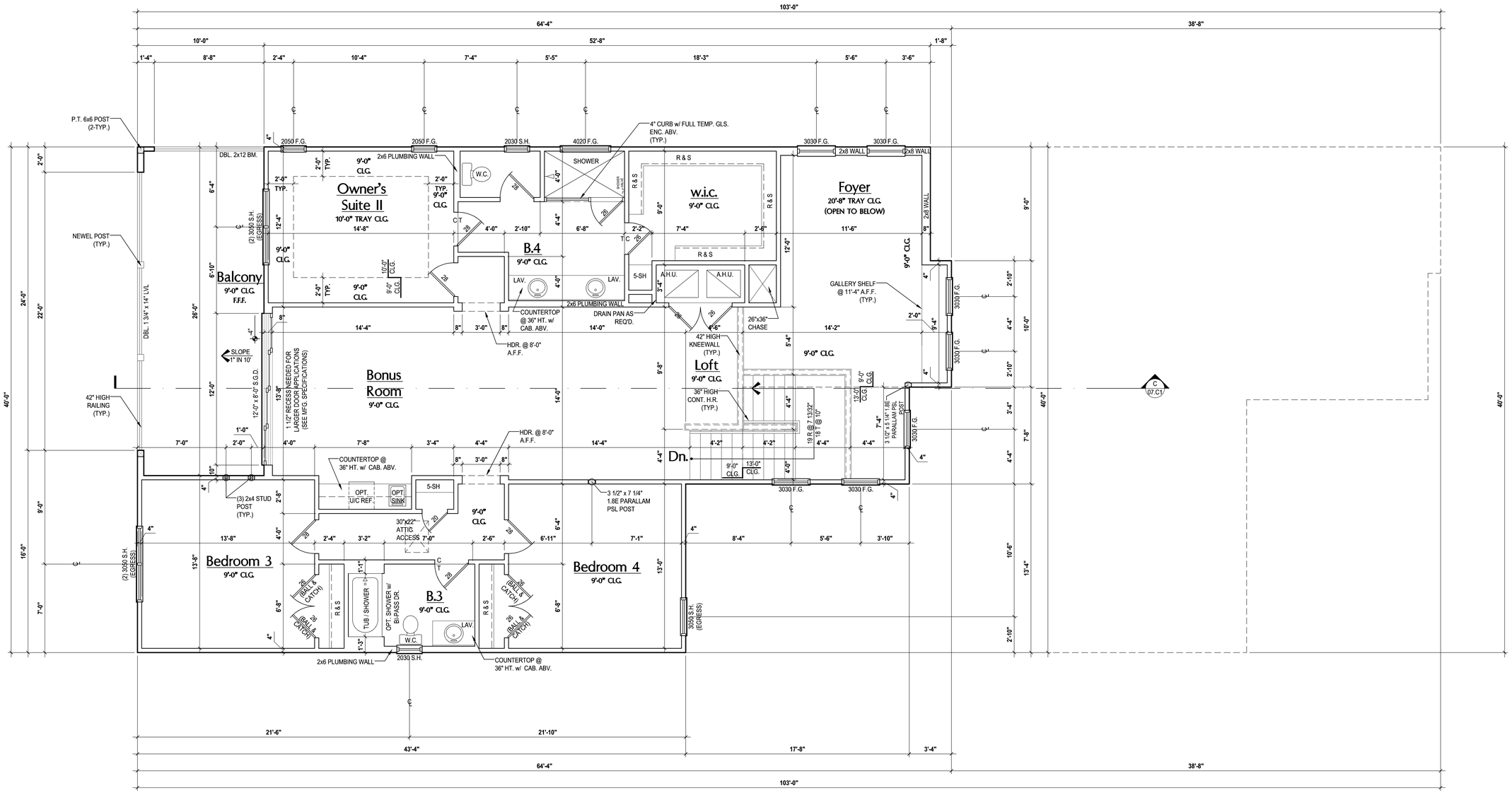

Second Floor Plan "C"

(Opt. Balcony)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

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40-4169

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5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
Phone: (407) 529-3000

Park Square HOMES

ISSUE DATE	00/00/0000
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

SECOND FLOOR PLAN

04.C1

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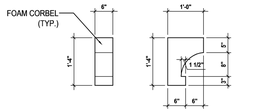
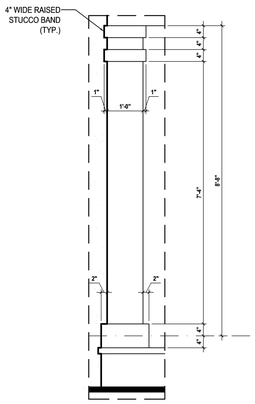


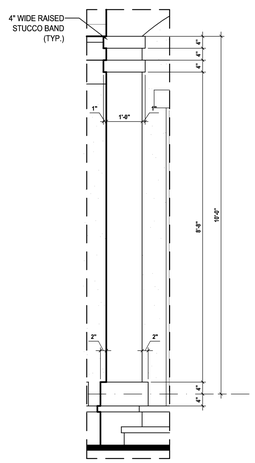
Detail #1

SCALE: 1/2" = 1'-0" (12x18) 1" = 1'-0" (24x36)



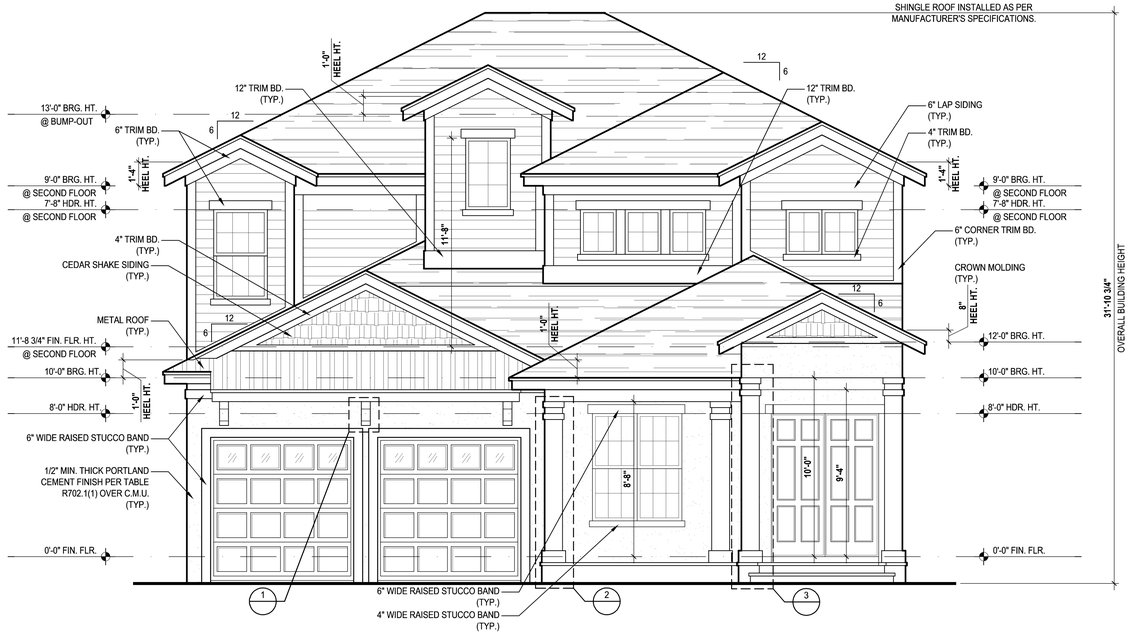
Detail #2

SCALE: 1/2" = 1'-0" (12x18) 1" = 1'-0" (24x36)



Detail #3

SCALE: 1/2" = 1'-0" (12x18) 1" = 1'-0" (24x36)



TRADITIONAL
Front Elevation "A"

(Standard)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

Rear Elevation "A"

(Standard)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

ATTIC VENT CALC'S:

2017 FLORIDA BUILDING CODE (6TH EDITION) SECTION R806
MIN. 40% - MAX 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).
(OFF-RIDGE VENT MAXIMUM OPENING SIZES)

MINIMUM NET VENTILATION AREA SHALL BE $\frac{1}{150}$ OF VENTED SPACE.

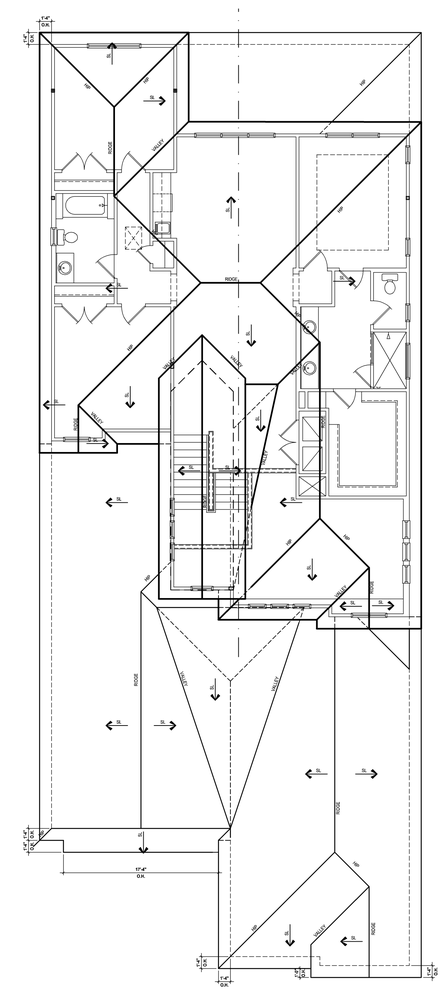
TOTAL VENTED SPACE: $\frac{4,842}{300}$ = 16.14 SF. NET FREE REQUIRED

UPPER PORTION VENTILATION TOTAL: 6.456 SF.
TO BE PROVIDED w/ OFF RIDGE VENTS: 10 VENTS @ .683 /PER VENT

TILE: O'HAGIN MODEL "S", SHINGLE: LOMANCO 770-D).

LOWER PORTION VENTILATION TOTAL: 9.684 SF.
TO BE PROVIDED w/ SOFFITS @ EAVE: 80.00 LF. @ 0.121 SF. VENTING/LF.

UPPER ROOF PERCENTAGE: 40%
LOWER ROOF PERCENTAGE: 60%



Roof Layout

(Standard)

SCALE: 1/16" = 1'-0" (12x18) 1/8" = 1'-0" (24x36)

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DESIGNED BY:	MJS

ELEVATIONS "A"

05.A

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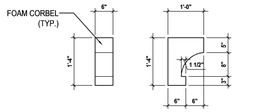
May 19, 2019,3:45pm Carlos Z:\Park Square Homes\MODELS\ORLANDO MODELS\40' Models (Horizon West)\MODELS\The Winston (40-4169)\05.A Ext.Elevation A, Front & Rear.dwg ALL DESIGNS/PLANS IN THIS PUBLICATION ARE PROTECTED UNDER THE COPYRIGHT LAW. REPRODUCTION OF THE ILLUSTRATIONS OR WORKING DRAWINGS BY ANY MEANS IS STRICTLY PROHIBITED UNLESS LICENCED BY MJS, INC.



Detail #1

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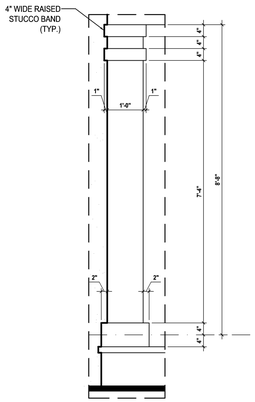
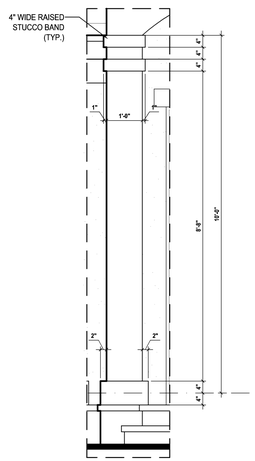


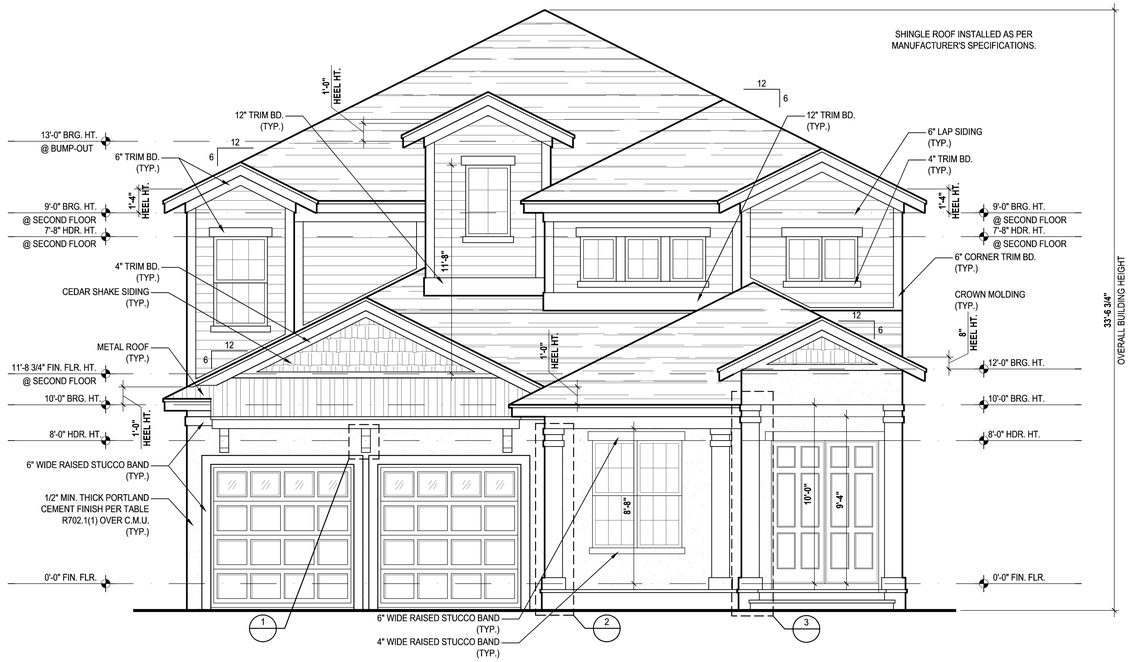
Detail #2

SCALE: 1/2" = 1'-0" (12x18) 1" = 1'-0" (24x36)



Detail #3

SCALE: 1/2" = 1'-0" (12x18) 1" = 1'-0" (24x36)



TRADITIONAL
Front Elevation "A"

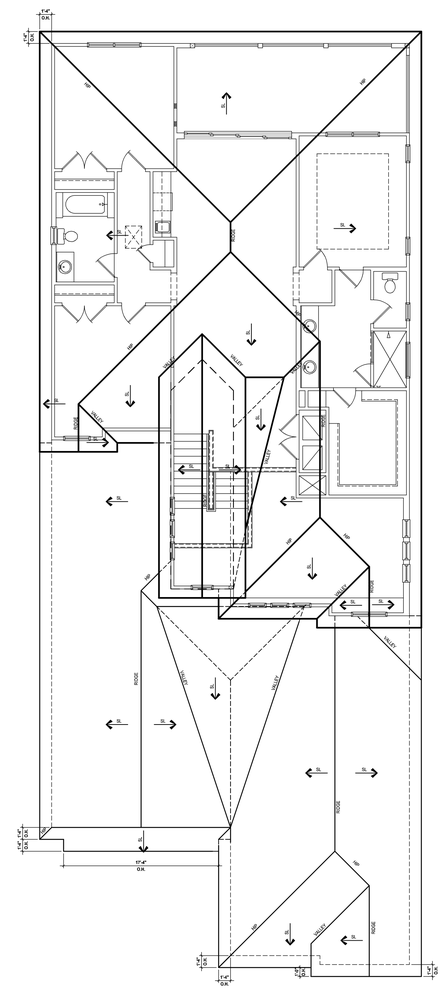
(Opt. Balcony)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

Rear Elevation "A"

(Opt. Balcony)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)



Roof Layout

(Opt. Balcony)

SCALE: 1/16" = 1'-0" (12x18) 1/8" = 1'-0" (24x36)

ATTIC VENT CALC'S:

2017 FLORIDA BUILDING CODE (6TH EDITION) SECTION R806
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(OFF-RIDGE VENT MAXIMUM OPENING SIZES)

MINIMUM NET VENTILATION AREA SHALL BE $\frac{1}{150}$ OF VENTED SPACE.
(UPPER ROOF PERCENTAGE: 40%) (LOWER ROOF PERCENTAGE: 60%)

FIRST FLOOR:

TOTAL VENTED SPACE: $\frac{1,839}{300}$ = 6.13 SF. NET FREE REQUIRED

UPPER PORTION VENTILATION TOTAL: 2.452 SF.
TOTAL OFF RIDGE VENTS: 4 VENTS @ .683 / PER VENT

LOWER PORTION VENTILATION TOTAL: 3.678 SF.
TOTAL SOFFITS @ EAVE: 80.00 LF. @ 0.045 SF. VENTING / LF.

SECOND FLOOR:

TOTAL VENTED SPACE: $\frac{2,686}{300}$ = 8.953 SF. NET FREE REQUIRED

UPPER PORTION VENTILATION TOTAL: 3.581 SF.
TOTAL OFF RIDGE VENTS: 5 VENTS @ .683 / PER VENT

LOWER PORTION VENTILATION TOTAL: 5.372 SF.
TOTAL SOFFITS @ EAVE: 80.00 LF. @ 0.067 SF. VENTING / LF.

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40-4169

WINSTON
Street Address
Lot Info
City, State. Zip

A division of Park Square Enterprises Inc.
5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
Phone: (407) 529-3000
Park Square HOMES

ISSUE DATE	00/00/0000
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

ELEVATIONS "A"

05.A1

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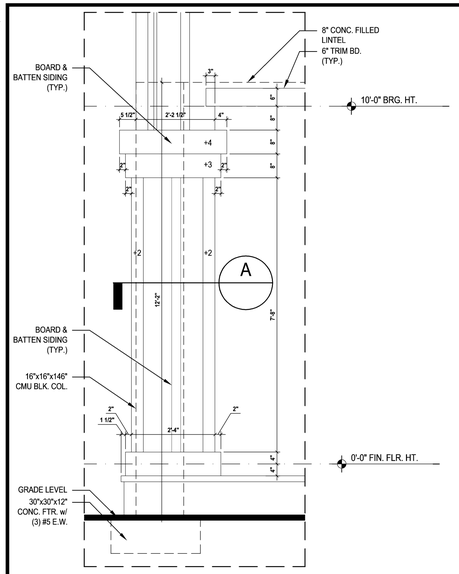
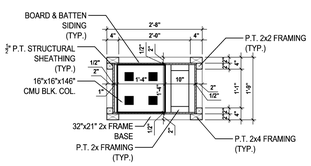
May 19, 2019,3:45pm Carlos Z:\Park Square Homes\MODELS\ORLANDO MODELS\40' Models (Horizon West)\MODELS\The Winston (40-4169)\05.A1 Ext.Elevation A, Front & Rear (Opt. Balcony).dwg



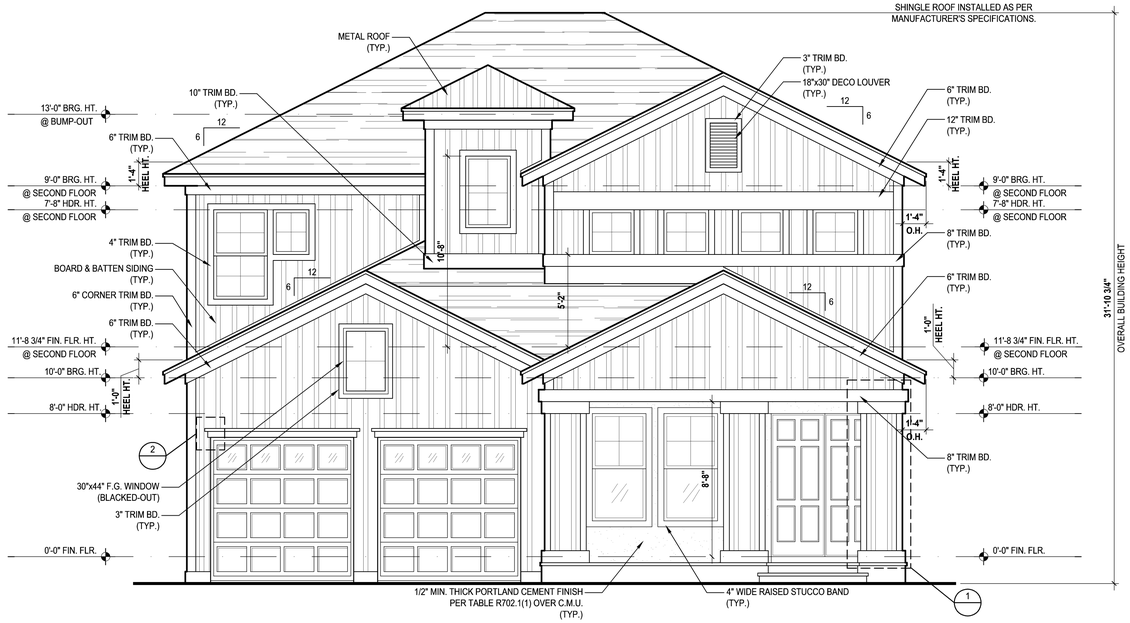
Detail #1

SCALE: 1/2" = 1'-0" (12x18) 1" = 1'-0" (24x36)



Detail #A

SCALE: 1/2" = 1'-0" (12x18) 1" = 1'-0" (24x36)



Front Elevation "B"

(Standard)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

Rear Elevation "B"

(Standard)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

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TOTAL VENTED SPACE: $\frac{4,842}{300}$ = 16.14 SF. NET FREE REQUIRED

UPPER PORTION VENTILATION TOTAL: 6.456 SF.
TO BE PROVIDED w/ OFF RIDGE VENTS: 10 VENTS @ .683 /PER VENT

TILE: O'HAGIN MODEL "S", SHINGLE: LOMANCO 770-D).

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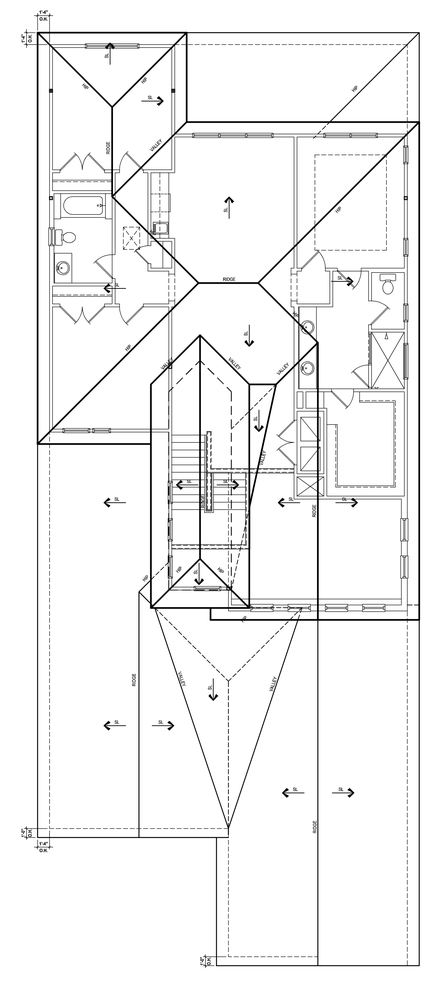
LOWER ROOF PERCENTAGE: 60%



Roof Layout

(Standard)

SCALE: 1/16" = 1'-0" (12x18) 1/8" = 1'-0" (24x36)

May 19, 2019,3:45pm Carlos Z:\Park Square Homes\MODELS\ORLANDO MODELS\40' Models (Horizon West)\MODELS\The Winston (40-4169)\05.B Ext.Elevation B, Front & Rear.dwg
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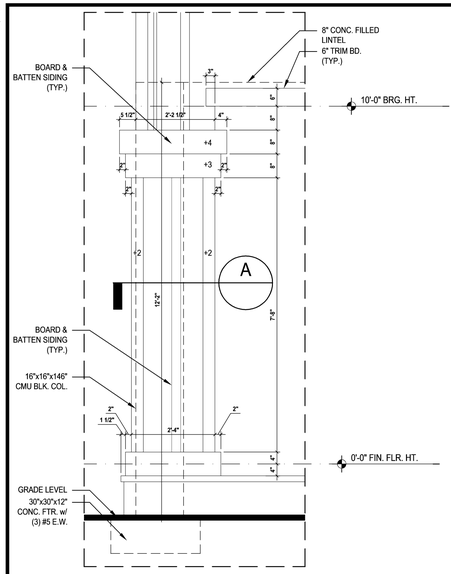
ISSUE DATE	00/00/0000
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

ELEVATIONS "B"

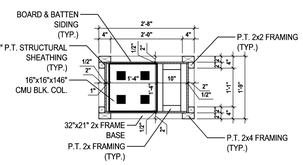
05.B

May 19, 2019,3:45pm Carlos Z:\Park Square Homes\MODELS\ORLANDO MODELS\40' Models (Horizon West)\MODELS\The Winston (40-4169)\05.B1 Ext.Elevation B, Front & Rear (Opt. Balcony).dwg



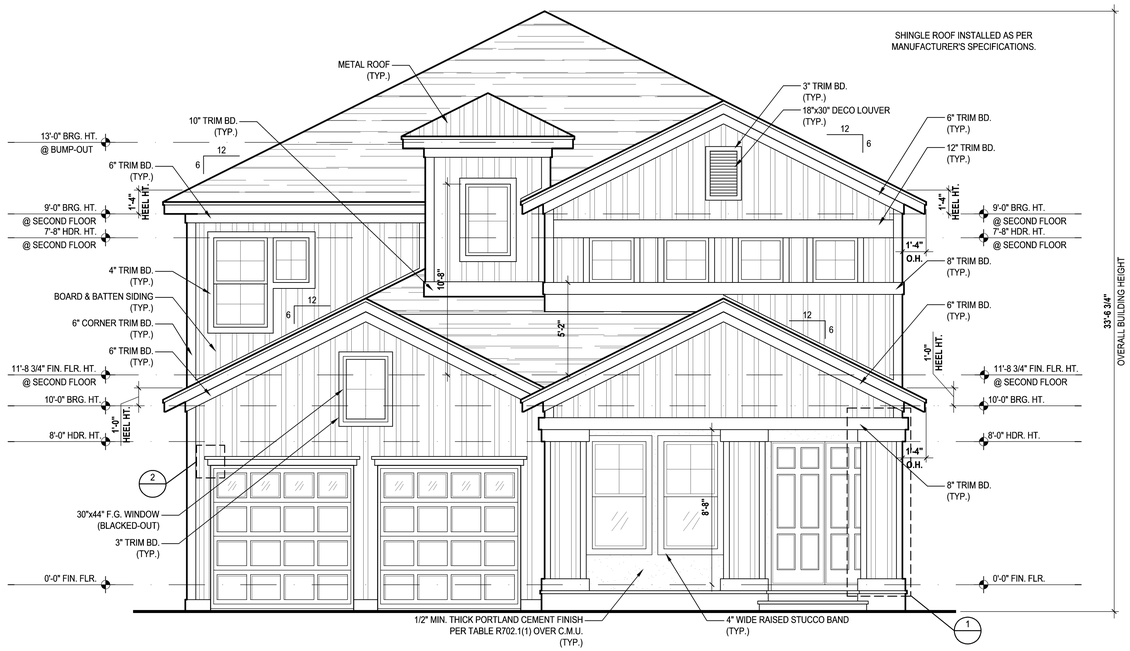
Detail #1

SCALE: 1/2" = 1'-0" (12x18) 1" = 1'-0" (24x36)



Detail #A

SCALE: 1/2" = 1'-0" (12x18) 1" = 1'-0" (24x36)



Front Elevation "B"

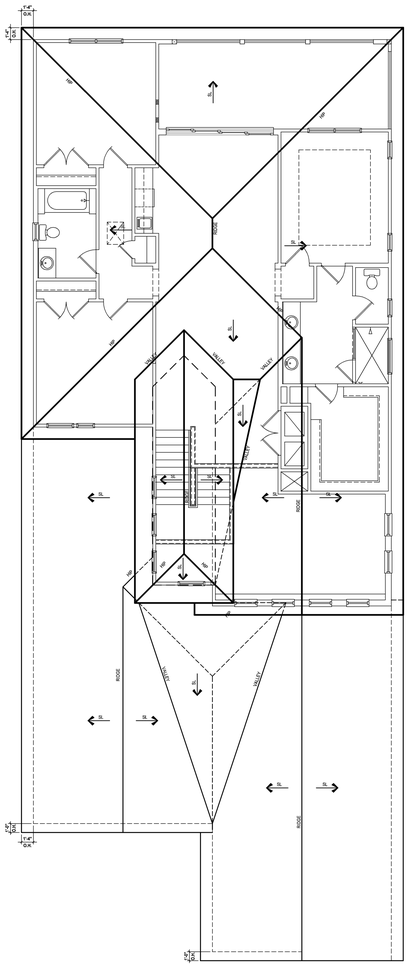
(Opt. Balcony)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

Rear Elevation "B"

(Opt. Balcony)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)



Roof Layout

(Opt. Balcony)

SCALE: 1/16" = 1'-0" (12x18) 1/8" = 1'-0" (24x36)

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TOTAL SOFFITS @ EAVE: 80.00 LF. @ 0.045 SF. VENTING / LF.

SECOND FLOOR:
TOTAL VENTED SPACE: 2,686 / 300 = 8.953 SF. NET FREE REQUIRED
UPPER PORTION VENTILATION TOTAL: 3.581 SF.
TOTAL OFF RIDGE VENTS: 5 VENTS @ .683 / PER VENT
LOWER PORTION VENTILATION TOTAL: 5.372 SF.
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Park Square HOMES
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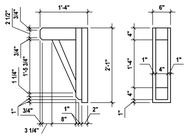
Orlando, Fl. 32811
Phone: (407) 529-3000

ISSUE DATE	00/00/0000
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

ELEVATIONS "B"

05.B1



Detail #1

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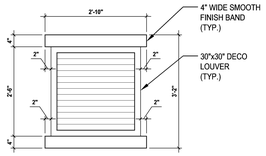
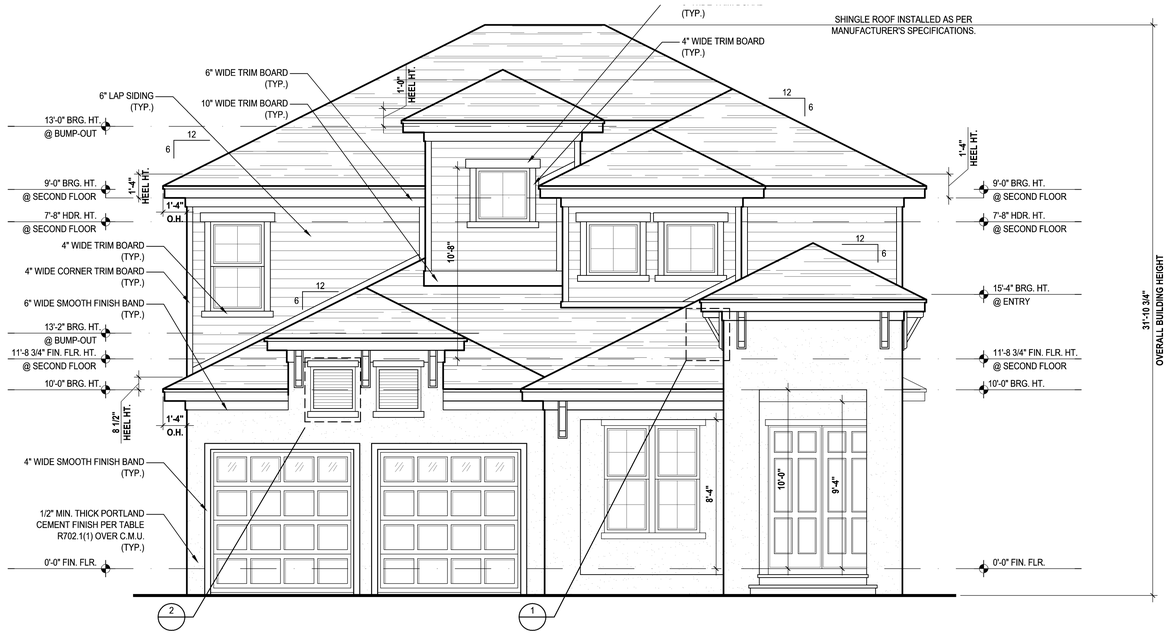


Detail #2

SCALE: 1/2" = 1'-0" (12x18) 1" = 1'-0" (24x36)



Front Elevation "C"

(Standard)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

Rear Elevation "C"

(Standard)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

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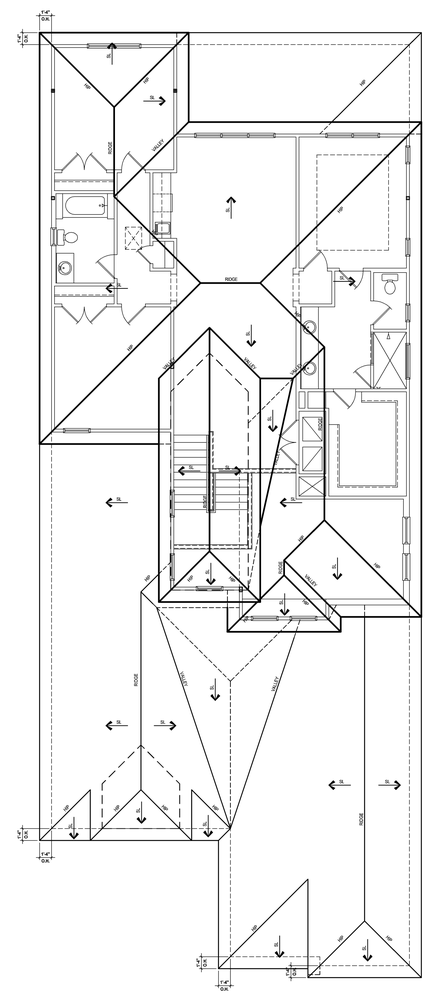

Roof Layout

(Standard)

SCALE: 1/16" = 1'-0" (12x18) 1/8" = 1'-0" (24x36)

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REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

ELEVATIONS "C"

05.C

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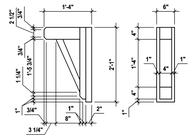

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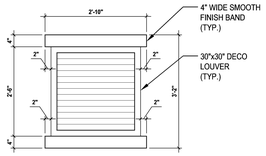
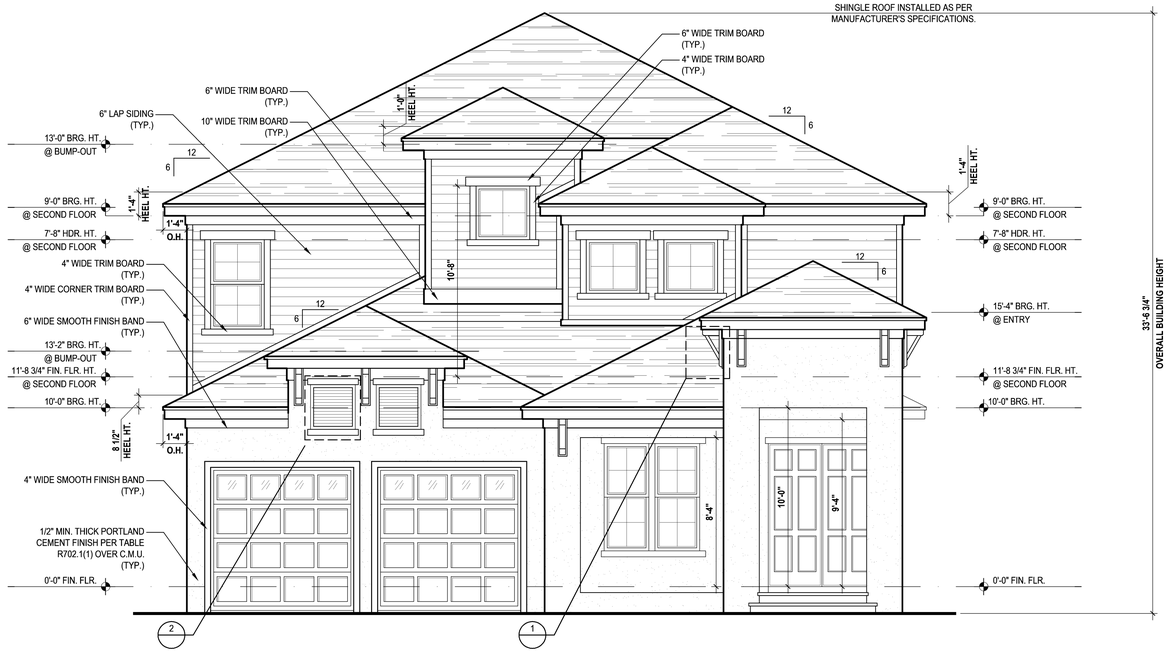


Detail #2

SCALE: 1/2" = 1'-0" (12x18) 1" = 1'-0" (24x36)



Front Elevation "C"

(Opt. Balcony)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

Rear Elevation "C"

(Opt. Balcony)

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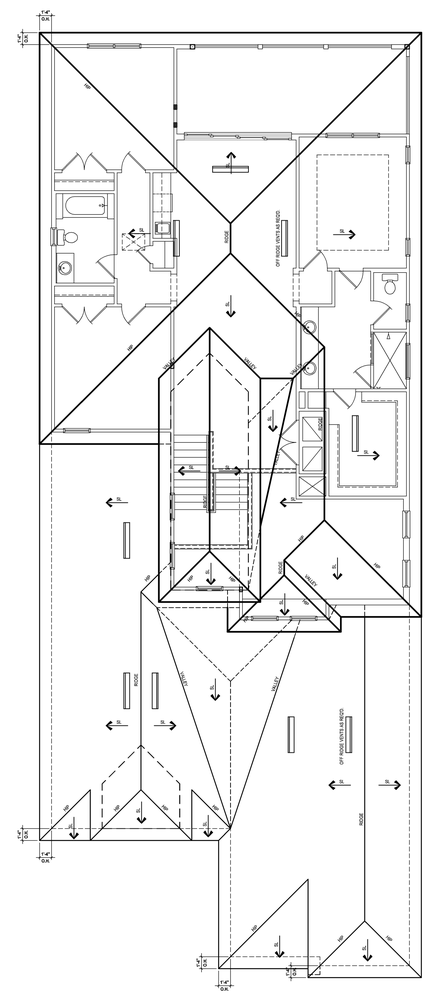
LOWER PORTION VENTILATION TOTAL: 5.372 SF.
TOTAL SOFFITS @ EAVE: 80.00 LF. @ 0.067 SF. VENTING / LF.



Roof Layout

(Opt. Balcony)

SCALE: 1/16" = 1'-0" (12x18) 1/8" = 1'-0" (24x36)

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40-4169

WINSTON
Street Address
Lot Info
City, State, Zip

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5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
Phone: (407) 529-3000
Park Square HOMES

ISSUE DATE	00/00/0000
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

ELEVATIONS "C"

05.C1

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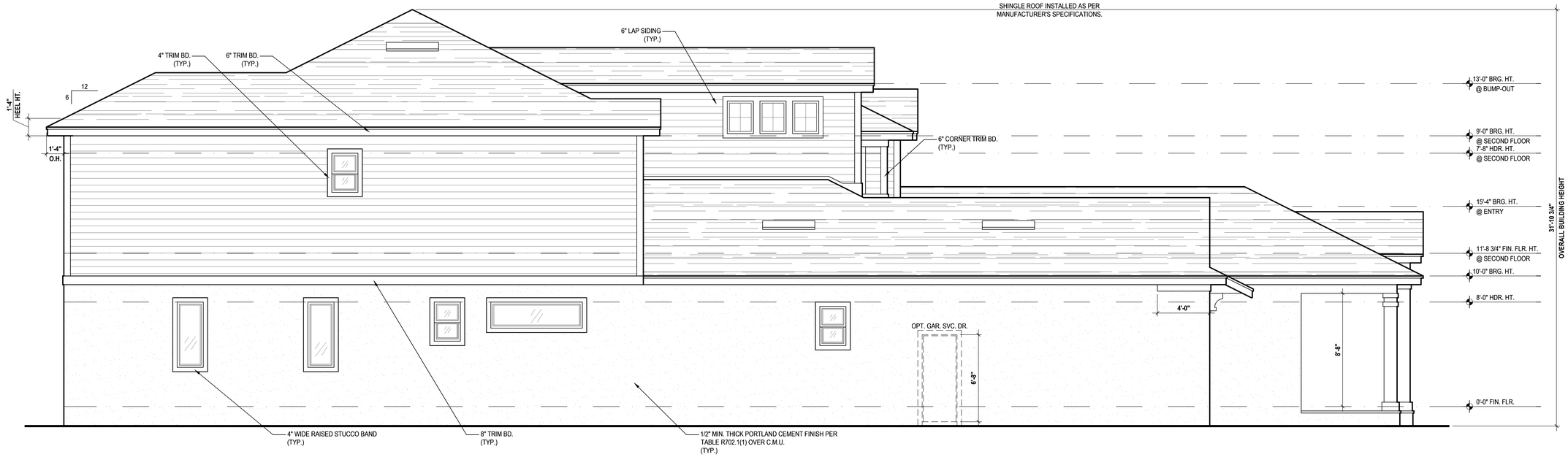
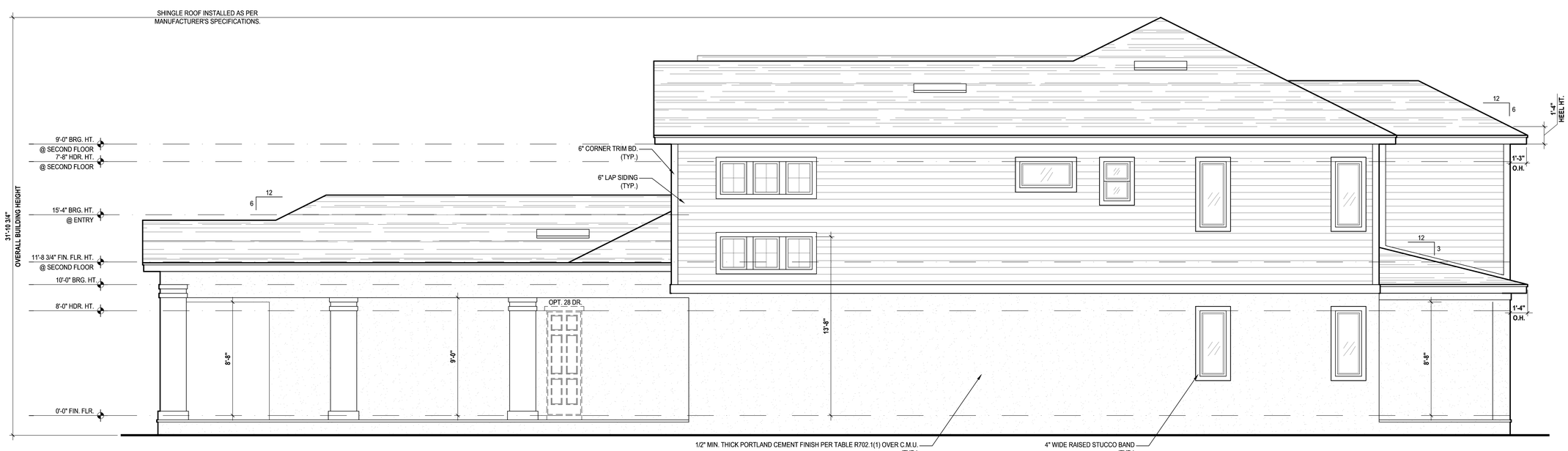


Left Elevation "A"

(Standard)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)



Right Elevation "A"

(Standard)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

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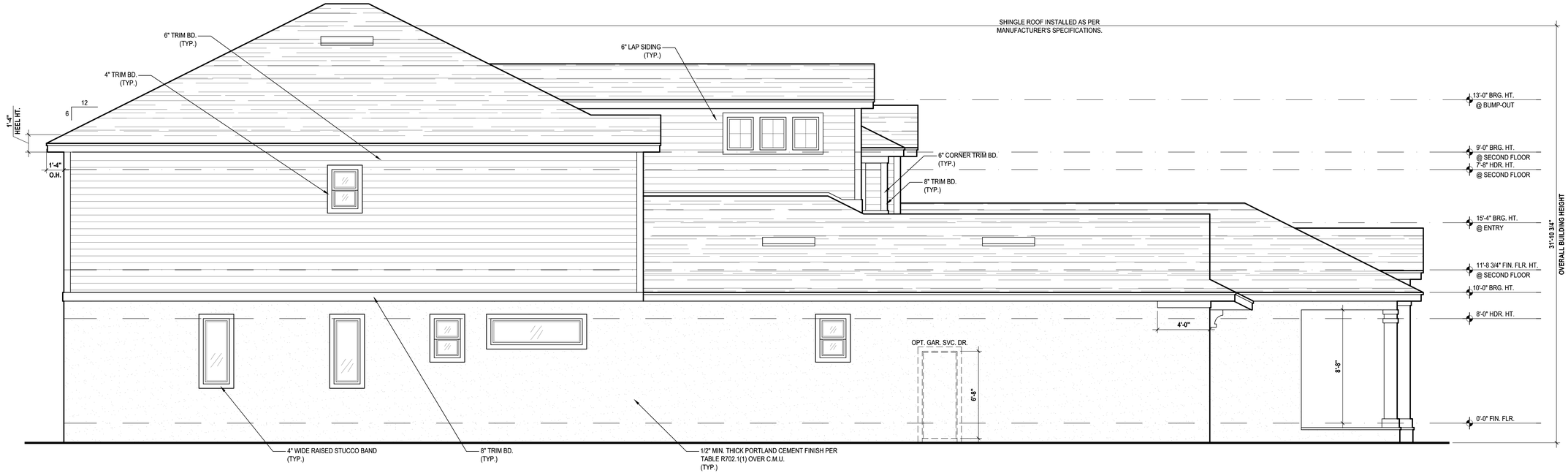
DRAWN BY:	C.C.
DESIGNED BY:	MJS

ELEVATIONS

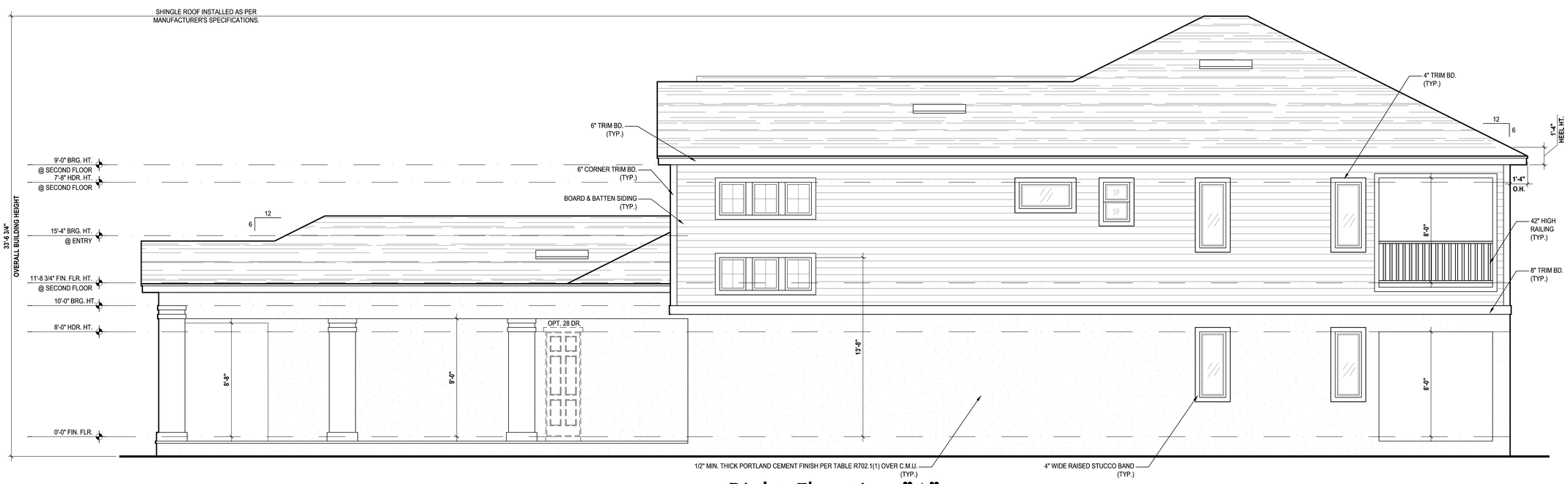
06.A



Left Elevation "A"

(Opt. Balcony)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)



Right Elevation "A"

(Opt. Balcony)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

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DESIGNED BY:	MJS

ELEVATIONS "C"

06.A1

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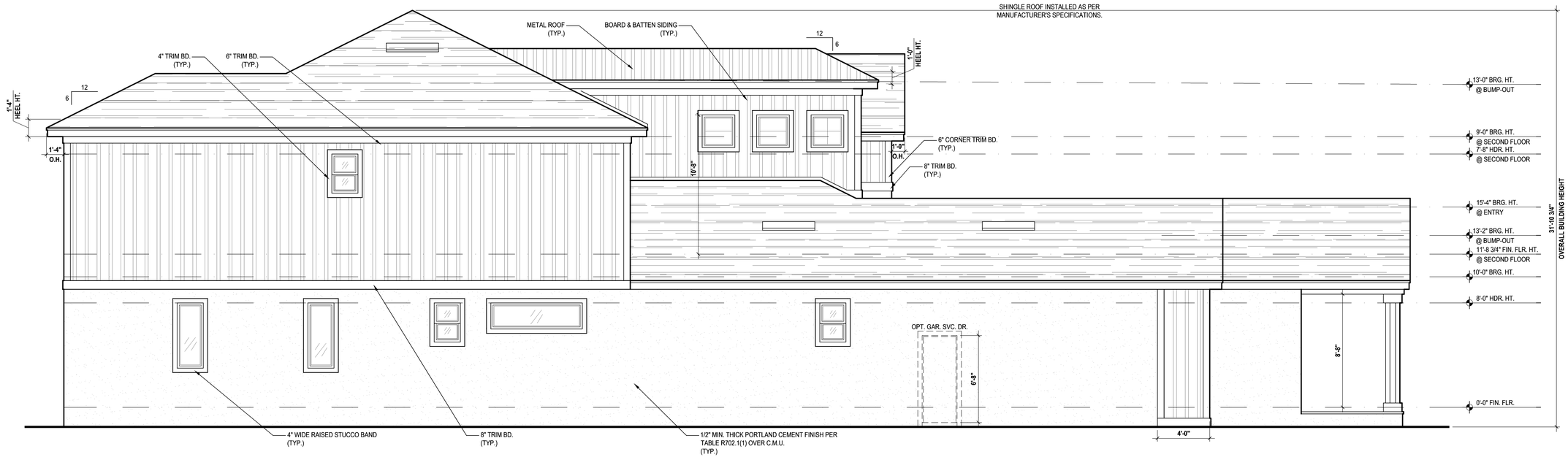
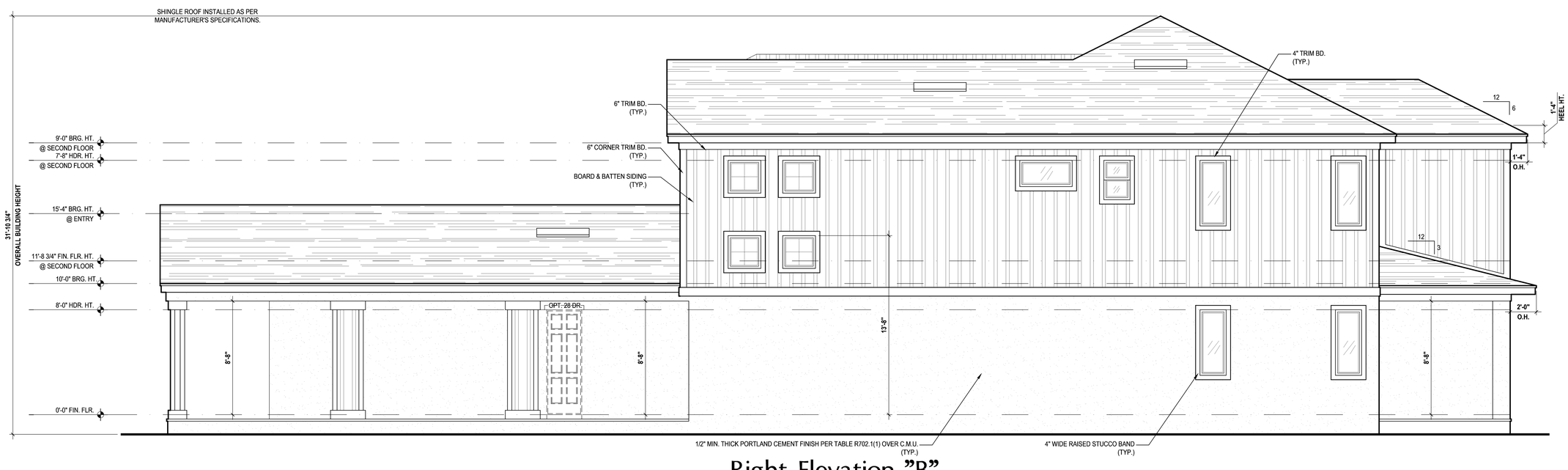


Left Elevation "B"

(Standard)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)



Right Elevation "B"

(Standard)

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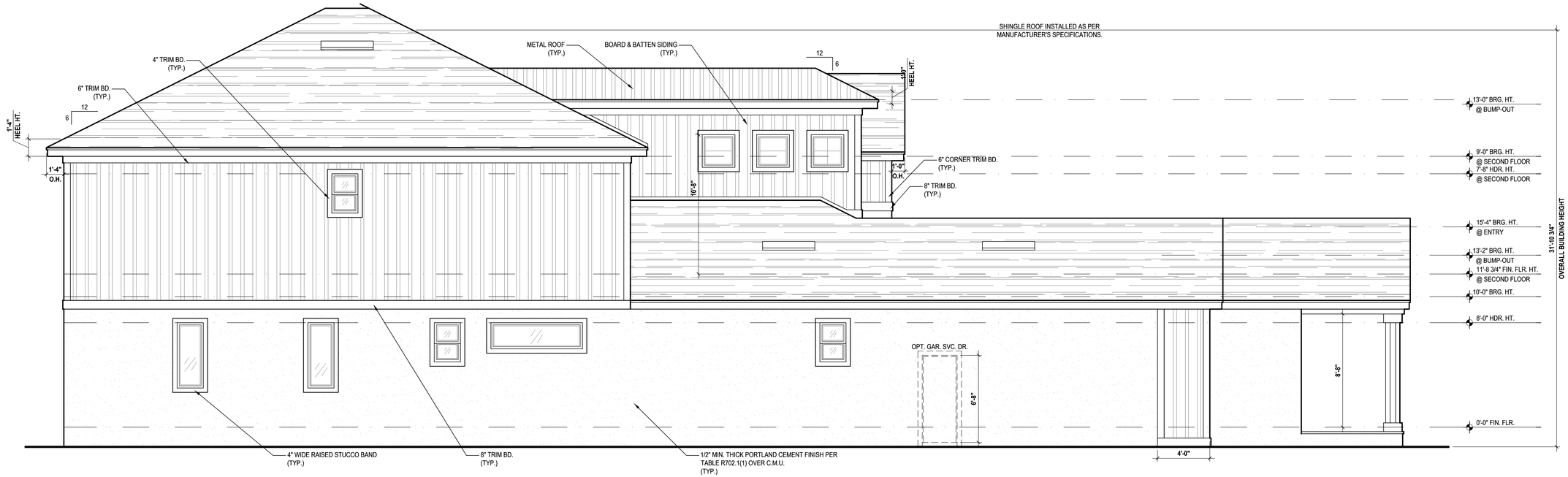
ELEVATIONS
06.B



Left Elevation "B"

(Opt. Balcony)

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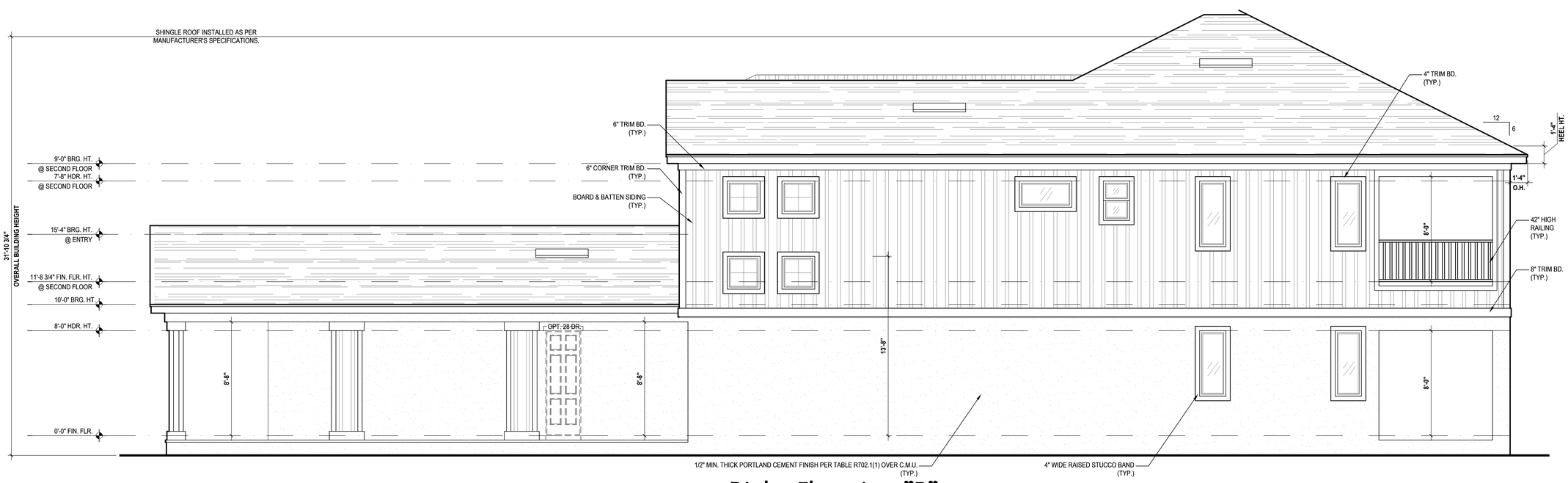

Right Elevation "B"

(Opt. Balcony)

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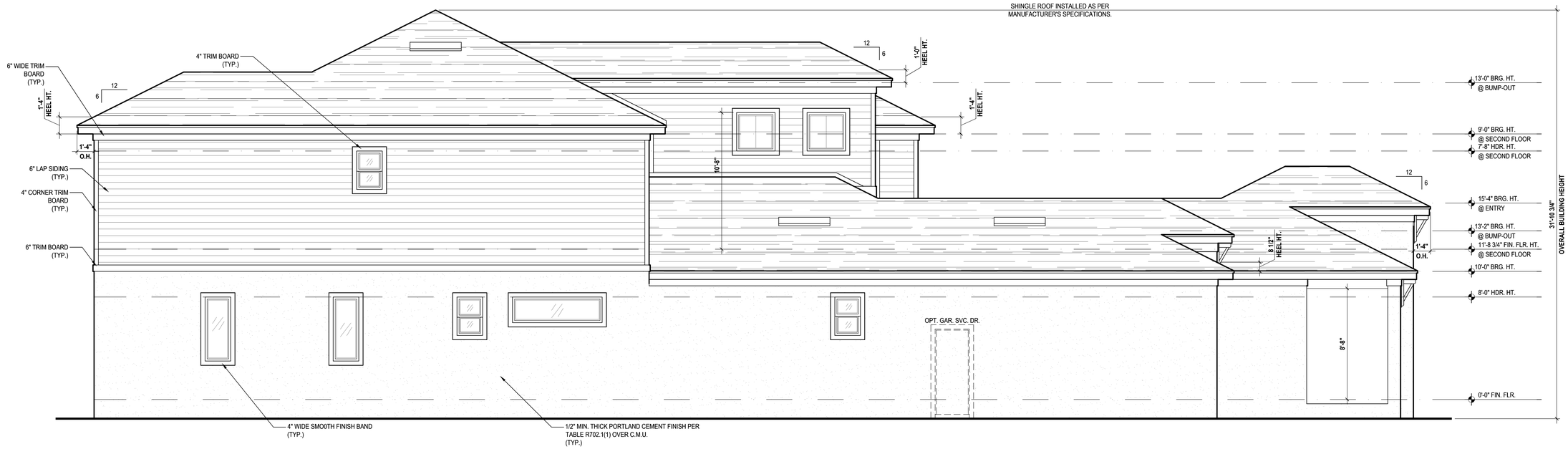
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

ELEVATIONS "C"

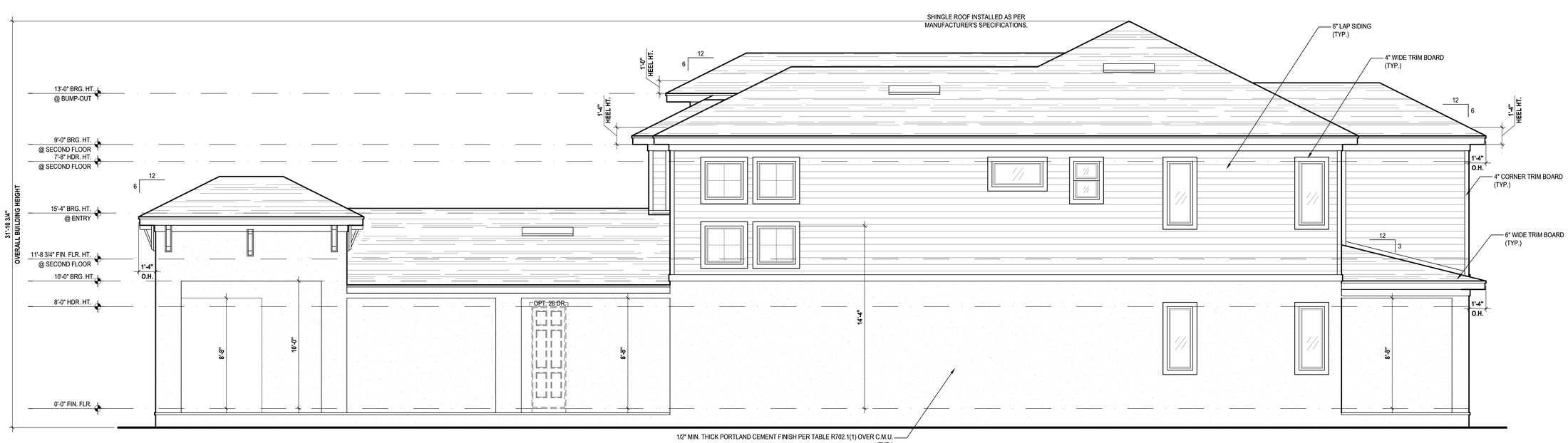
06.B1



Left Elevation "C"

(Standard)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)



Right Elevation "C"

(Standard)

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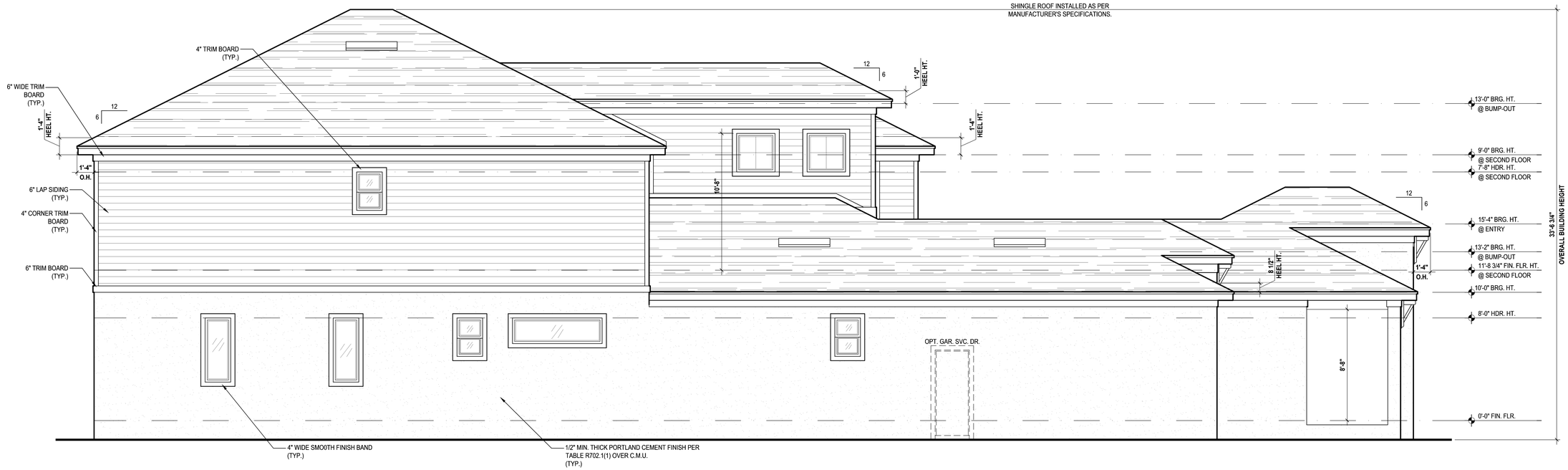
DRAWN BY:	C.C.
DESIGNED BY:	MJS

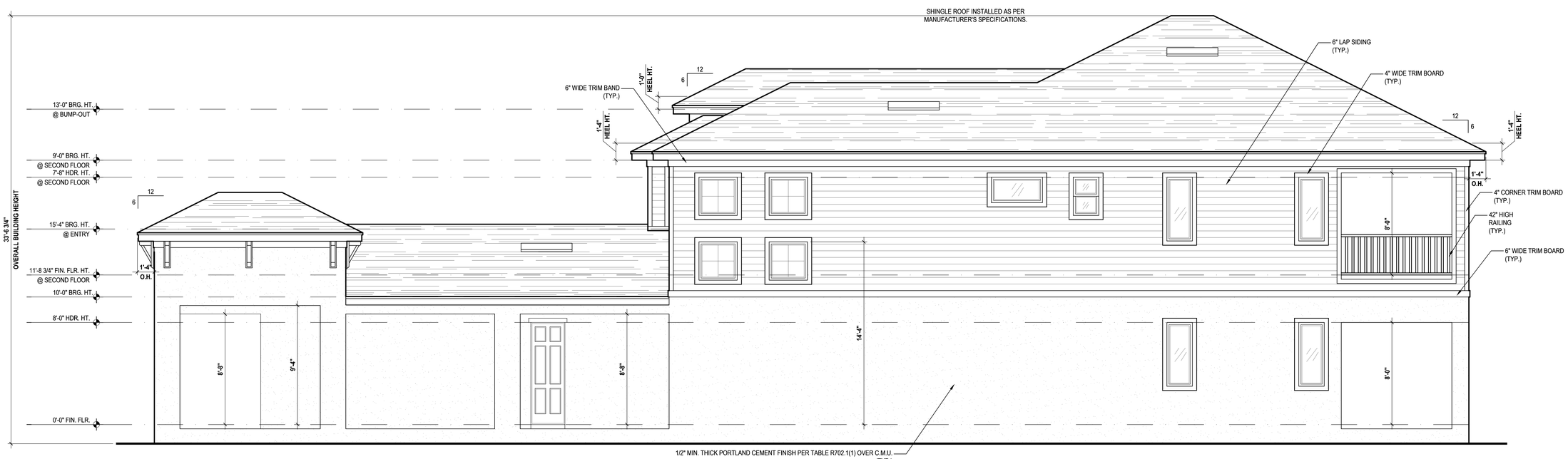
ELEVATIONS
06.C



Left Elevation "C"

(Opt. Balcony)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)



Right Elevation "C"

(Opt. Balcony)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

Elevation C, Left & Right (Opt. Balcony).dwg
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06.C1

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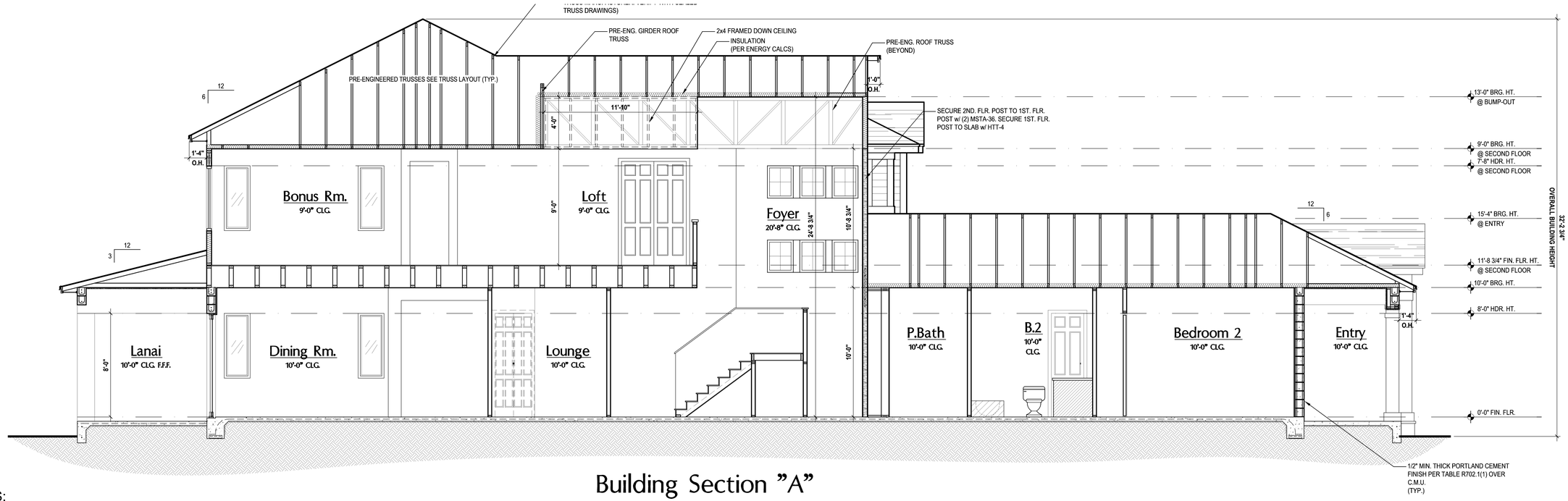


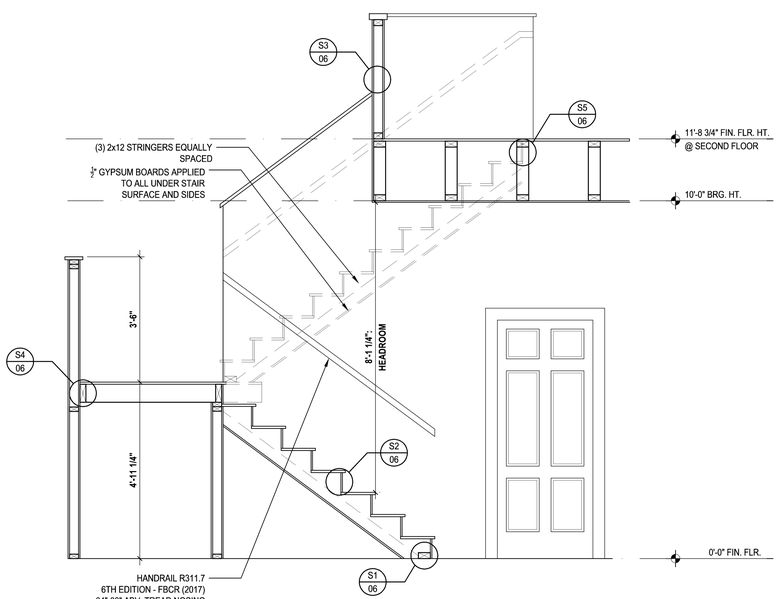
Building Section "A"

(Standard)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

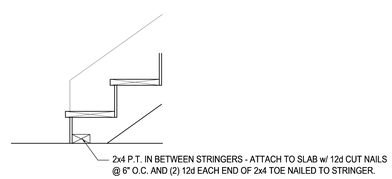
NOTES:

1. STAIRWAY CONSTRUCTION TO CONFORM TO FBCR 2017, 6TH EDITION SECTION R311.7
2. MAX HT. OF RISER TO BE 7 3/4".
3. MIN. WIDTH OF TREAD TO BE 10" (EXCLUSIVE OF NOSING.
4. ALL TREADS LESS THAN 10" IN WIDTH SHALL HAVE APPROX. 1" OF NOSING.
5. 3/16" MAX VARIATION IN RISERS/TREADS ADJACENT TO EACH OTHER.
6. 3/8" MAX VARIATION IN ANY RISE/TREAD.
7. HAND RAIL CIRCULAR CROSS SECTION DIA. TO BE 1 1/4" - 2" OR TO PROVIDE EQUIVALENT GRASPABILITY.
8. UNDER MIN. 6" WIDE @NARROW END.
9. 34'-38" HANDRAIL HT.
10. HEADROOM CLEARANCE MIN 6'-8".



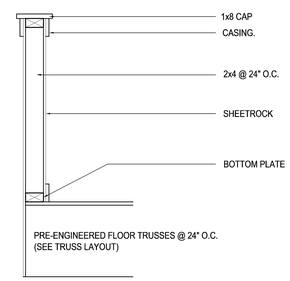
A1 STAIR SECTION

SCALE: 1/2" = 1'-0" (12x18) 1" = 1'-0" (24x36)



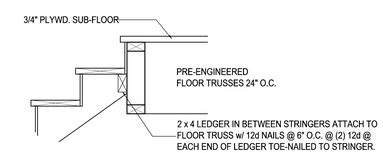
S1 TYP. STAIR CONNECT.

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



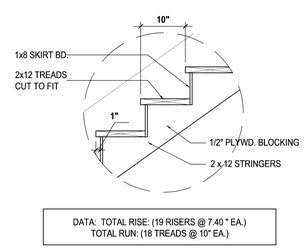
S3 HALF WALL DETAIL

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



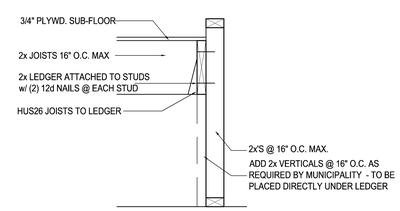
S5 STAIR CONNECT. @ FLR. TRUSS

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



S2 TREAD & RISER DETAIL

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



S4 LANDING CONNECT. DETAIL

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

Building Section "A"

(Opt. Balcony)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

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Carlos Z:\Park Square Homes\MODELS\ORLANDO MODELS\40' Models (Horizon West)\MODELS\The Winston (40-4169)\07.A Section.dwg

May 19, 2019,5:52pm

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FL. PE#: 60239

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Lot Info
City, State, Zip

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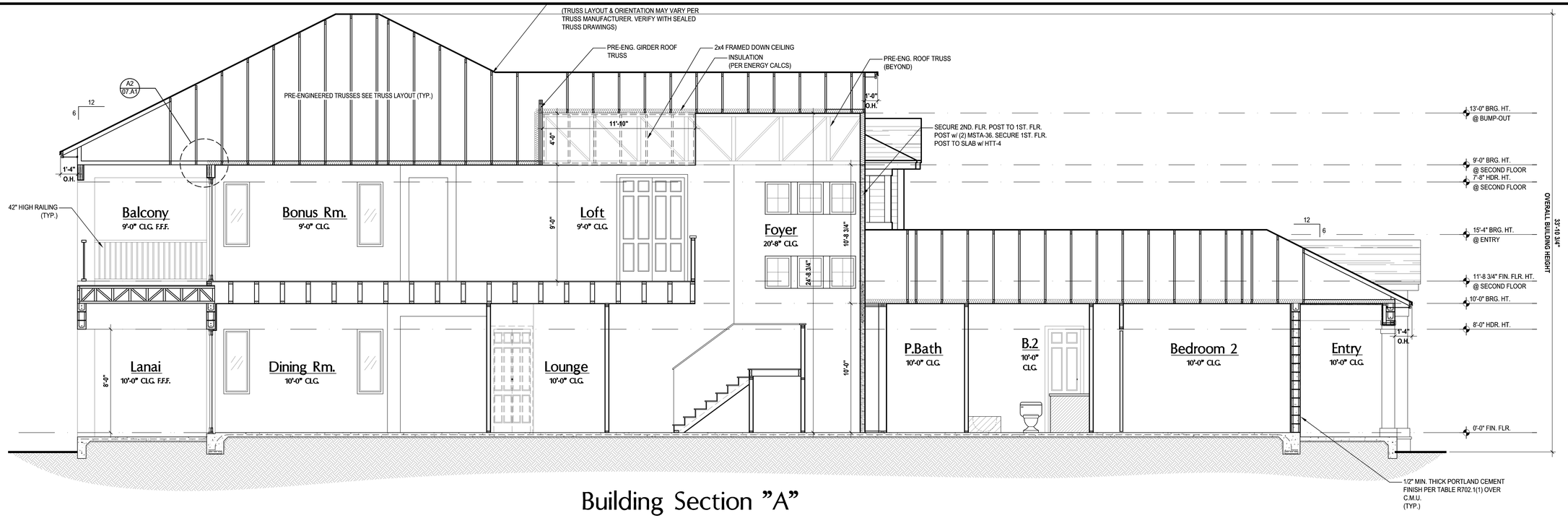
5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
Phone: (407) 529-3000
Park Square HOMES

ISSUE DATE	00/00/0000
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

FLOOR PLAN

07.A



Building Section "A"

(Opt. Balcony)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

NOTES:

1. STAIRWAY CONSTRUCTION TO CONFORM TO FBCR 2017, 6TH EDITION SECTION R311.7
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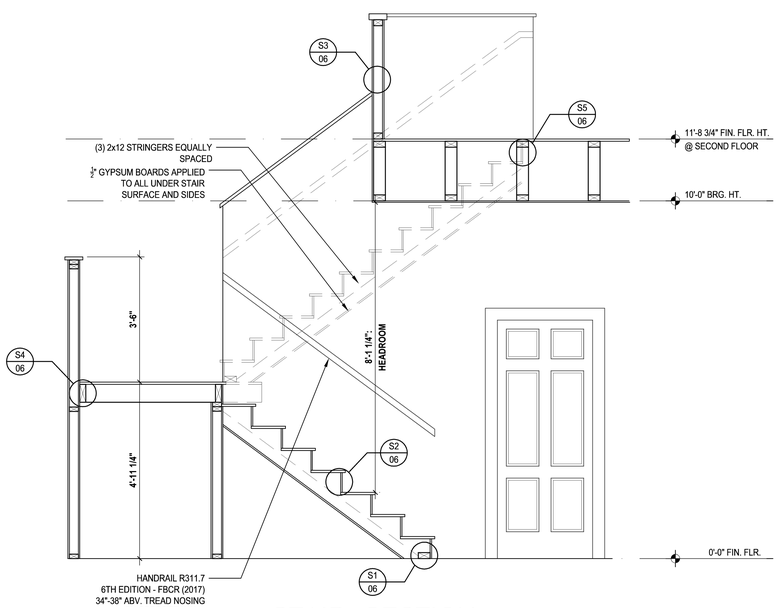
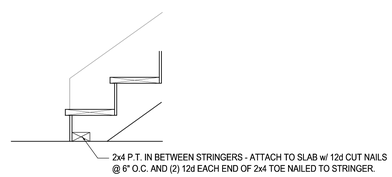
8. UNDER MIN. 6" WIDE @NARROW END.
9. 34'-38" HANDRAIL HT.
10. HEADROOM CLEARANCE MIN 6'-8".



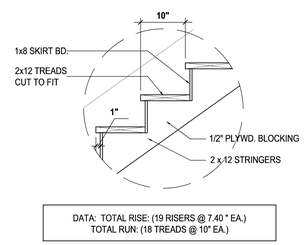
A1 STAIR SECTION

SCALE: 1/2" = 1'-0" (12x18) 1" = 1'-0" (24x36)



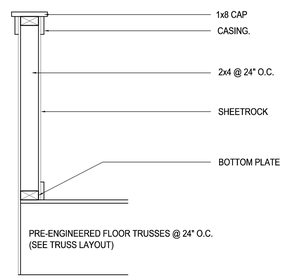
S1 TYP. STAIR CONNECT.

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



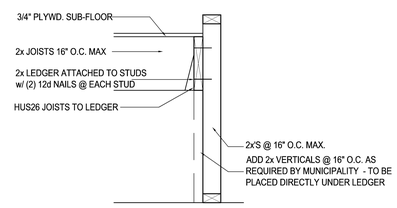
S2 TREAD & RISER DETAIL

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



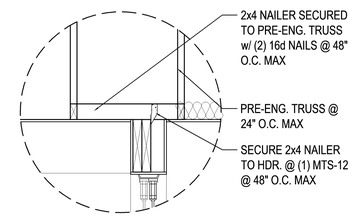
S3 HALF WALL DETAIL

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



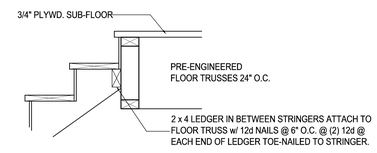
S4 LANDING CONNECT. DETAIL

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



A2 STAIR SECTION

SCALE: 1/2" = 1'-0" (12x18) 1" = 1'-0" (24x36)



S5 STAIR CONNECT. @ FLR. TRUSS

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

Building Section "A"

(Opt. Balcony)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

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ISSUE DATE	00/00/0000
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

BUILDING SECTION "C"

07.A1

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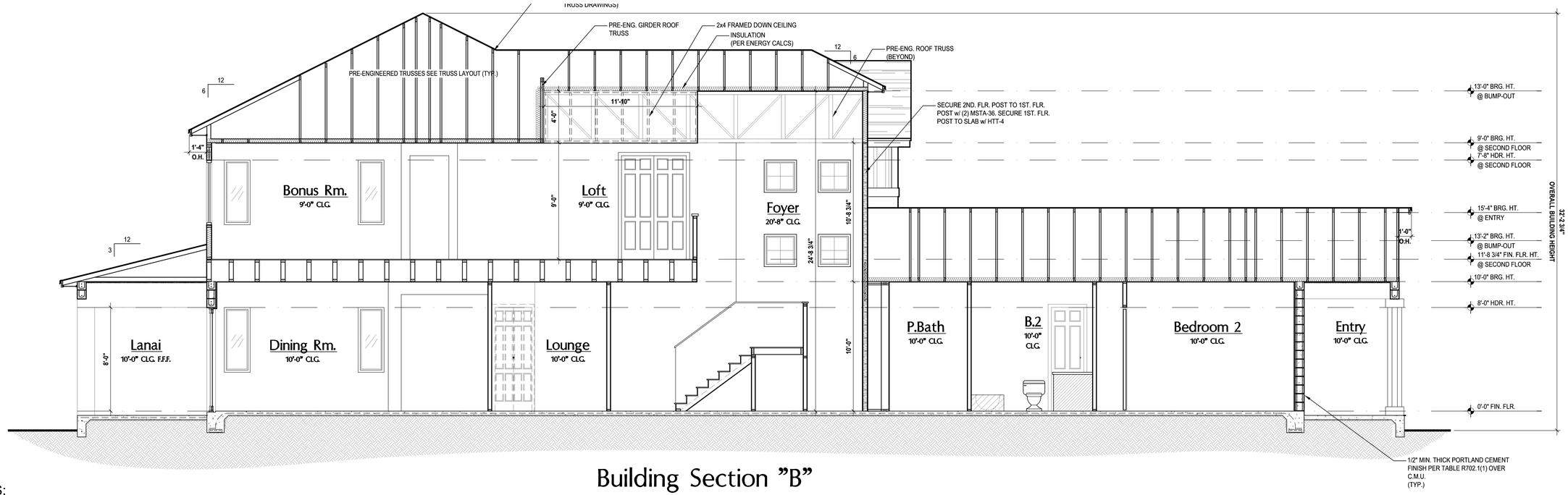

Building Section "B"

(Standard)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

NOTES:

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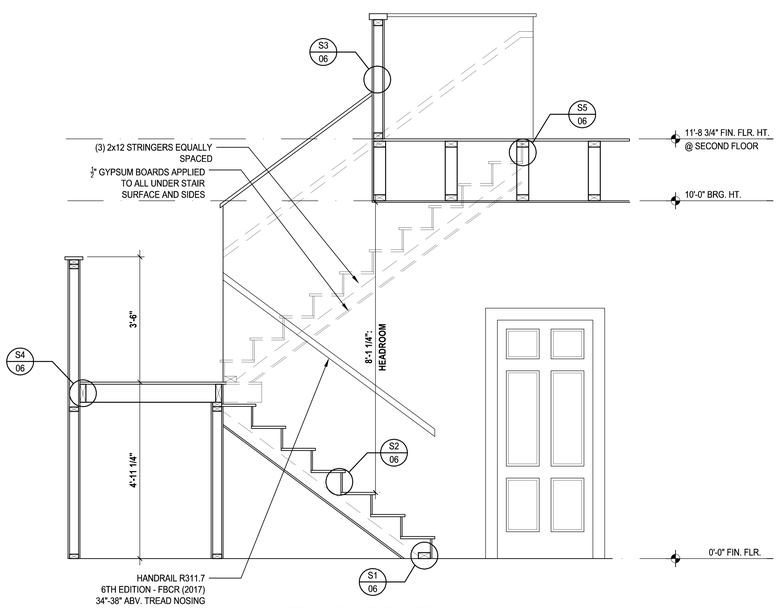
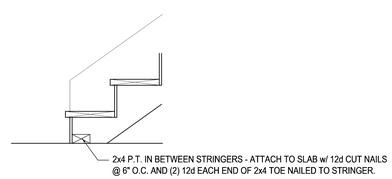


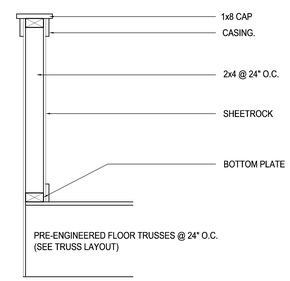
B1 STAIR SECTION

SCALE: 1/2" = 1'-0" (12x18) 1" = 1'-0" (24x36)



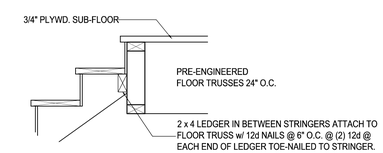
S1 TYP. STAIR CONNECT.

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



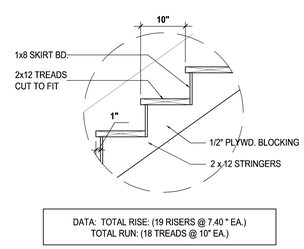
S3 HALF WALL DETAIL

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



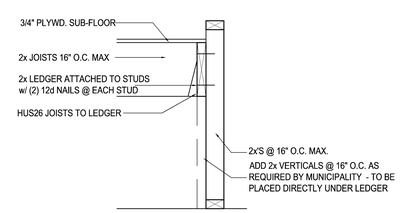
S5 STAIR CONNECT. @ FLR. TRUSS

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



S2 TREAD & RISER DETAIL

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



S4 LANDING CONNECT. DETAIL

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

Building Section "B"

(Opt. Balcony)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

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May 19, 2019,5:51pm

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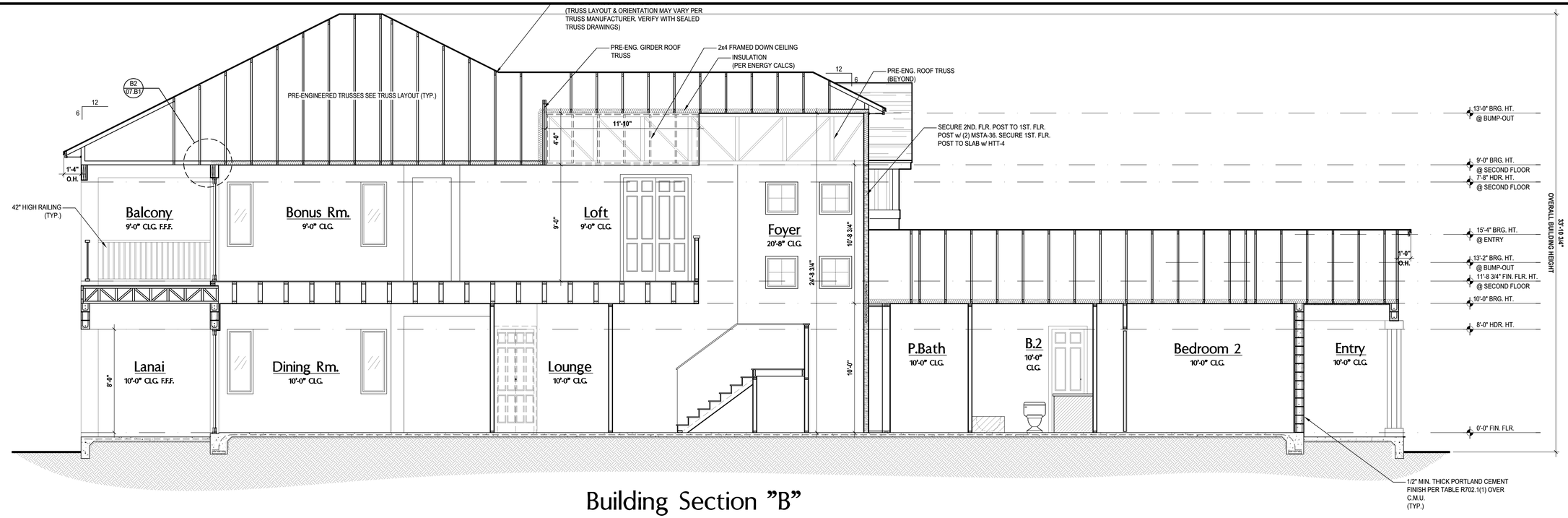
ISSUE DATE	00/00/0000
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

FLOOR PLAN

07.B



Building Section "B"

(Opt. Balcony)

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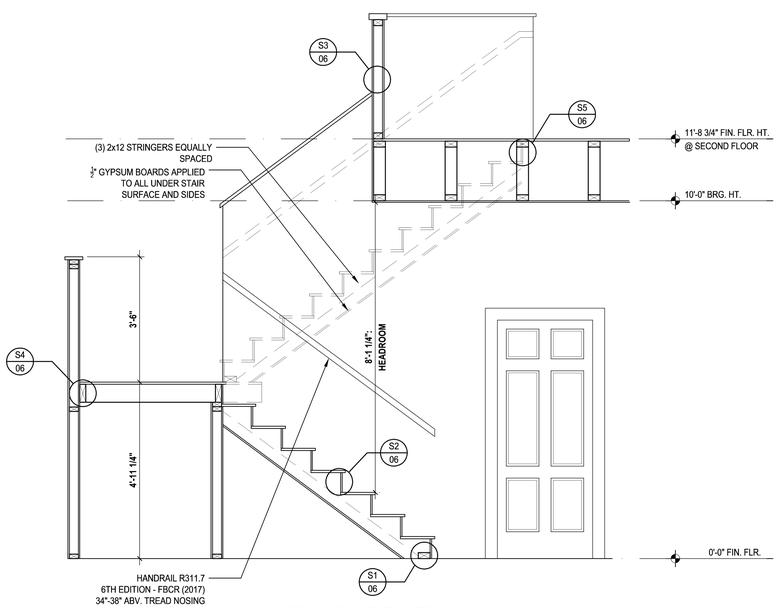
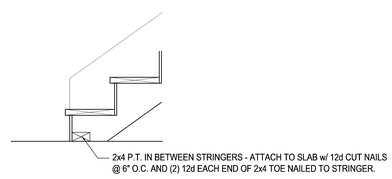


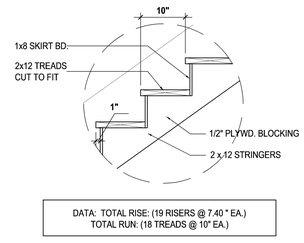
B1 STAIR SECTION

SCALE: 1/2" = 1'-0" (12x18) 1" = 1'-0" (24x36)



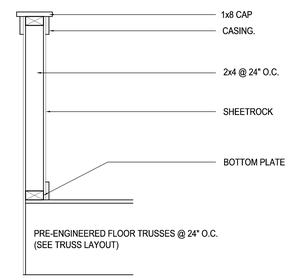
S1 TYP. STAIR CONNECT.

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



S2 TREAD & RISER DETAIL

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



S3 HALF WALL DETAIL

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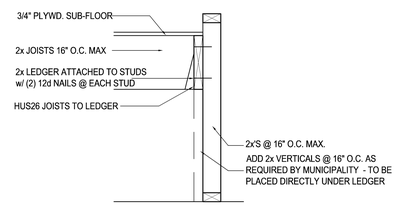

S4 LANDING CONNECT. DETAIL

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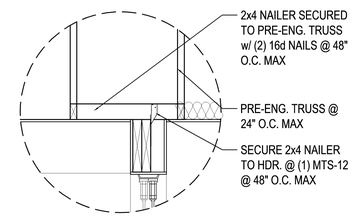
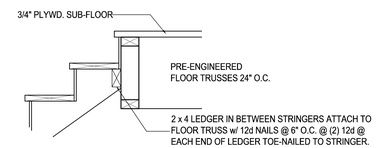


B2 STAIR SECTION

SCALE: 1/2" = 1'-0" (12x18) 1" = 1'-0" (24x36)



S5 STAIR CONNECT. @ FLR. TRUSS

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

Building Section "B"

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SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

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ISSUE DATE	00/00/0000
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

BUILDING SECTION "C"

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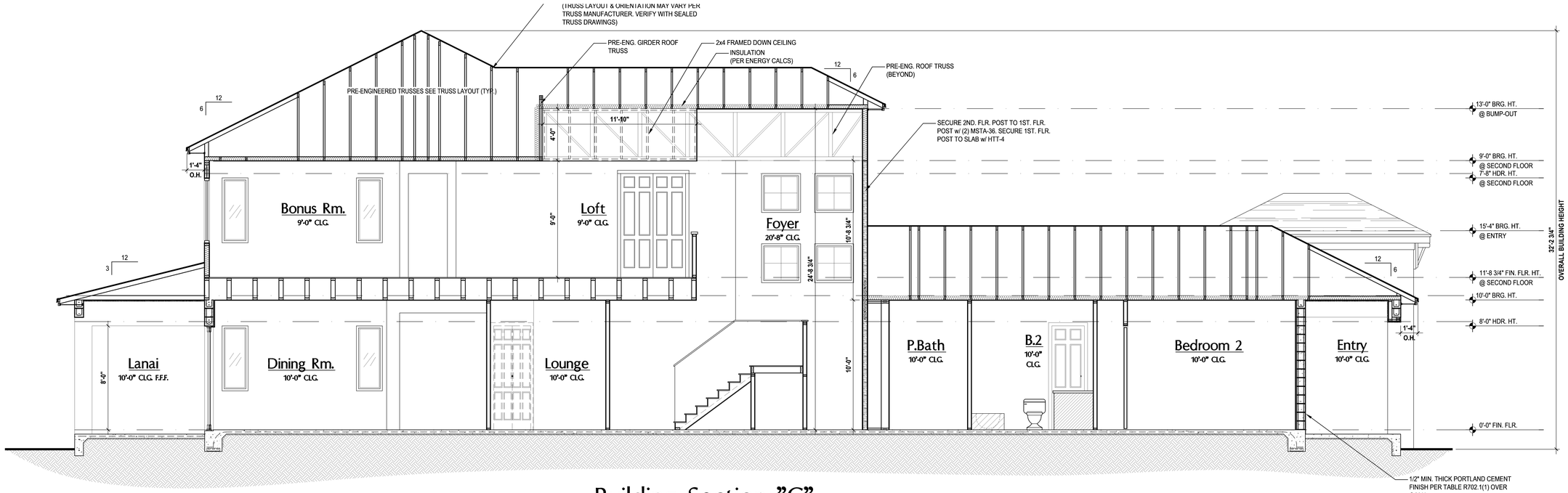

Building Section "C"

(Standard)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

NOTES:

1. STAIRWAY CONSTRUCTION TO CONFORM TO FBCR 2017, 6TH EDITION SECTION R311.7
2. MAX HT. OF RISER TO BE 7 3/4".
3. MIN. WIDTH OF TREAD TO BE 10" (EXCLUSIVE OF NOSING.
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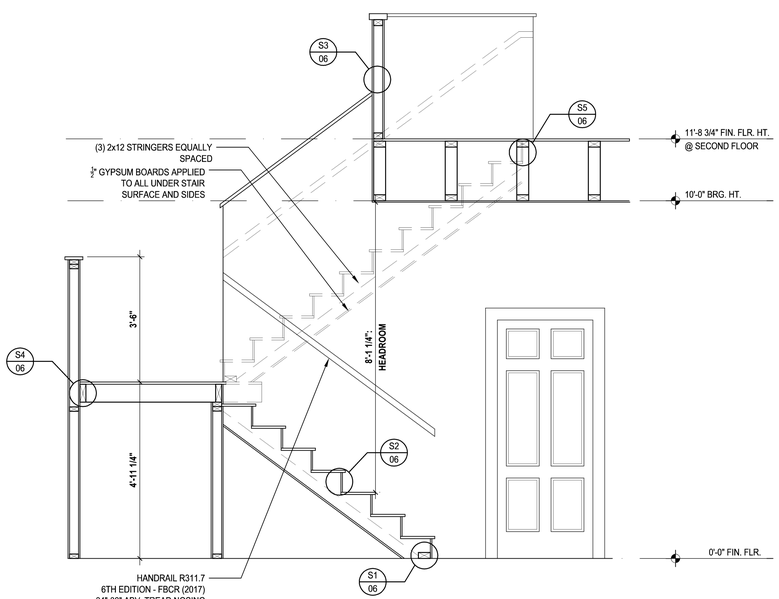
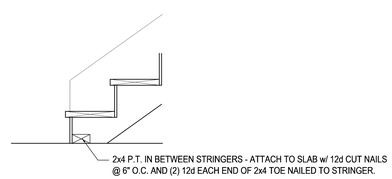
10. HEADROOM CLEARANCE MIN 6'-8".



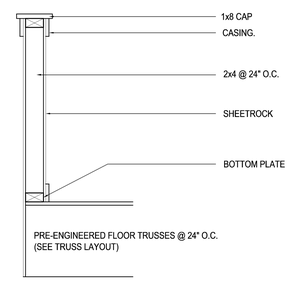
C1 STAIR SECTION

SCALE: 1/2" = 1'-0" (12x18) 1" = 1'-0" (24x36)



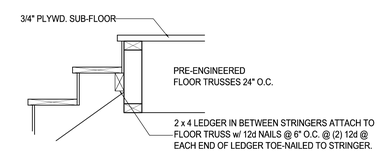
S1 TYP. STAIR CONNECT.

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



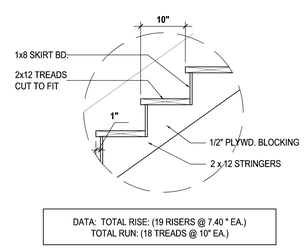
S3 HALF WALL DETAIL

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



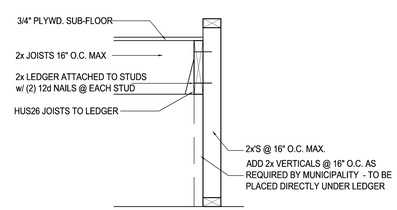
S5 STAIR CONNECT. @ FLR. TRUSS

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



S2 TREAD & RISER DETAIL

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



S4 LANDING CONNECT. DETAIL

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

Building Section "C"

(Opt. Balcony)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

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Carlos Z:\Park Square Homes\MODELS\ORLANDO MODELS\40' Models (Horizon West)\MODELS\The Winston (40-4169)\07.C Section.dwg

May 19, 2019,5:51pm

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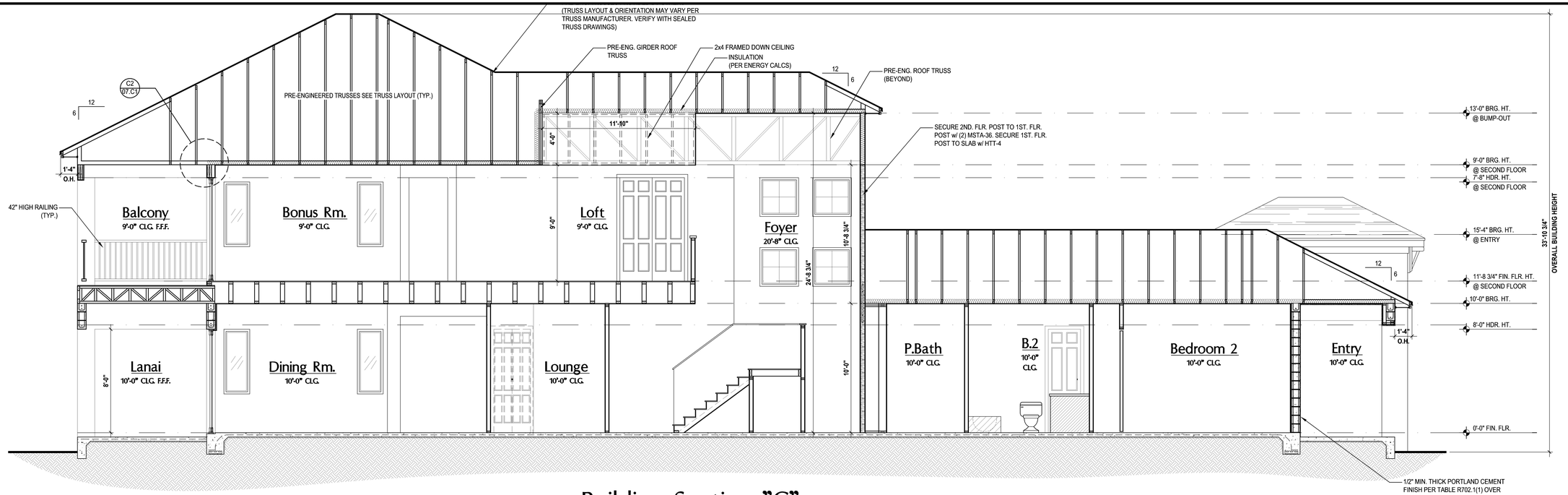
Lot Info
City, State, Zip

A division of Park Square Enterprises Inc.
5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
Phone: (407) 529-3000
Park Square HOMES

ISSUE DATE	00/00/0000
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

FLOOR PLAN

07.C



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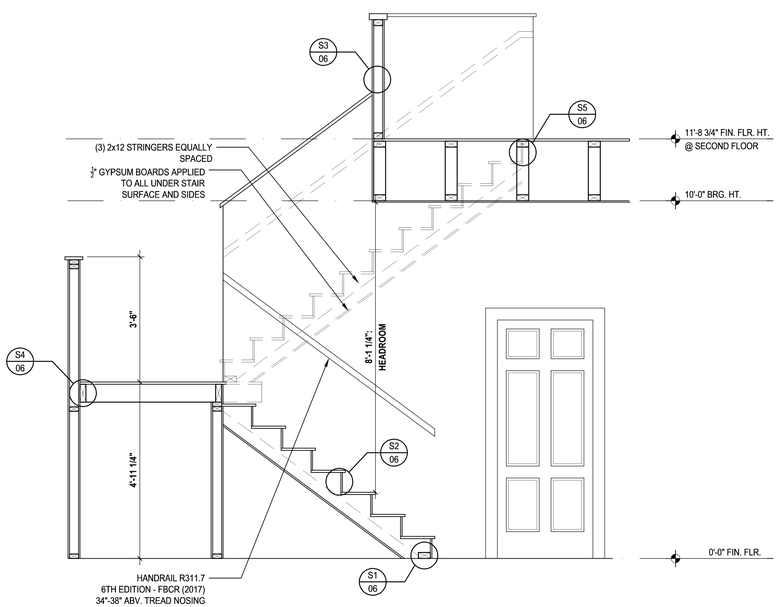

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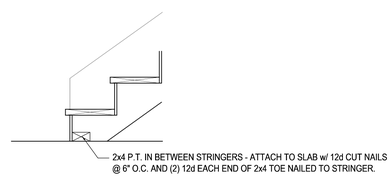

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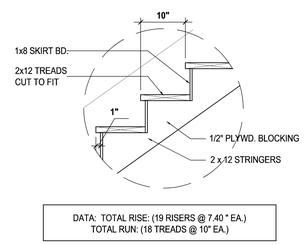

S2 TREAD & RISER DETAIL

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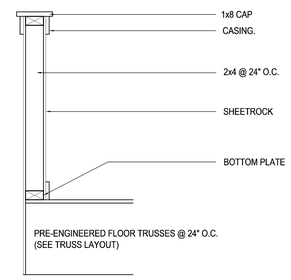

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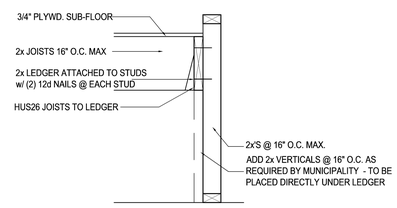

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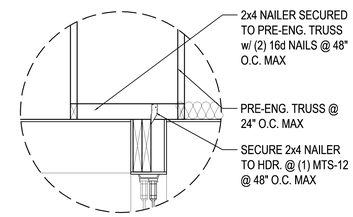

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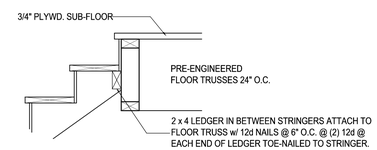

S5 STAIR CONNECT. @ FLR. TRUSS

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Building Section "C"

(Opt. Balcony)

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ISSUE DATE	00/00/0000
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

BUILDING SECTION "C"

07.C1

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5. ALL GARAGE BAYS WILL HAVE DEDICATED GFCI OUTLET.
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13. 8'-0" HEIGHT VANITY LIGHTS IN MASTER BATHROOM AND 7'-0" IN ALL OTHER BATHROOMS.
14. IN AREAS SPECIFIED IN SECTION E3901.1, 125-VOLT, 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.

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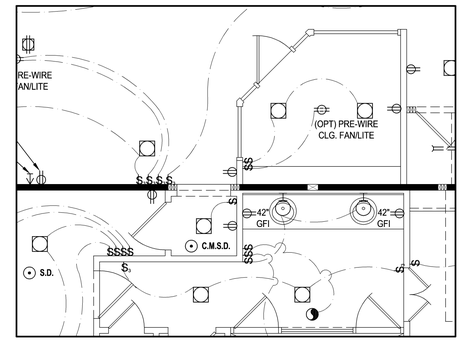
ELECTRICAL KEY:

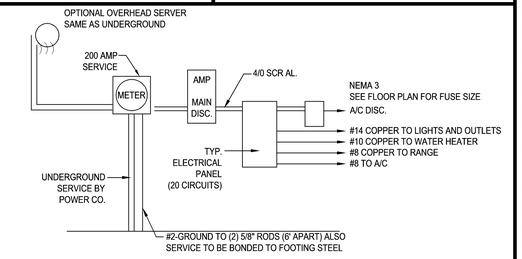
	CEILING MOUNTED LIGHT		FLOOR RECEPTACLE		CHIME		FLUSH MOUNT FLUORESCENT LIGHT
PC	PULL CHAIN LIGHT		PRE-WIRE FOR CLG. FAN	H	DOOR BELL / GARAGE DOOR SWITCH		FAN / LIGHT COMBINATION
		GFI	GROUND FAULT INTERRUPT		DISCONNECT SWITCH		GARBAGE DISPOSAL MOTOR
	RECESSED LIGHT	S	WALL SWITCH	M	ELECTRICAL METER	S	SPEAKER
	WALL MOUNTED LIGHT	$_3$	3-WAY SWITCH	S.D.	SMOKE DETECTOR	J	JUNCTION BOX
	WALL WASH RECESSED	$_D$	DIMMER SWITCH	C.M.S.D.	CARBON MONOXIDE / SMOKE DETECTOR	L.V.	LOW VOLTAGE
	DUPLEX RECEPTACLE		TELEPHONE JACK		CEILING FAN	V.P.	VAPOR PROOF
	220 V RECEPTACLE		CABLE JACK		WALL SCONCE	A.F.	ARC FAULT PROTECTION
	1/2 HOT, 1/2 SWITCHED		PRE-WIRE GARAGE DOOR OPENER		CHANDELIER		
WP	WATER PROOF RECEPTACLE		FLUORESCENT LIGHT		SPOT LIGHT		
			ELECTRICAL PANEL				



First Floor Electrical Plan

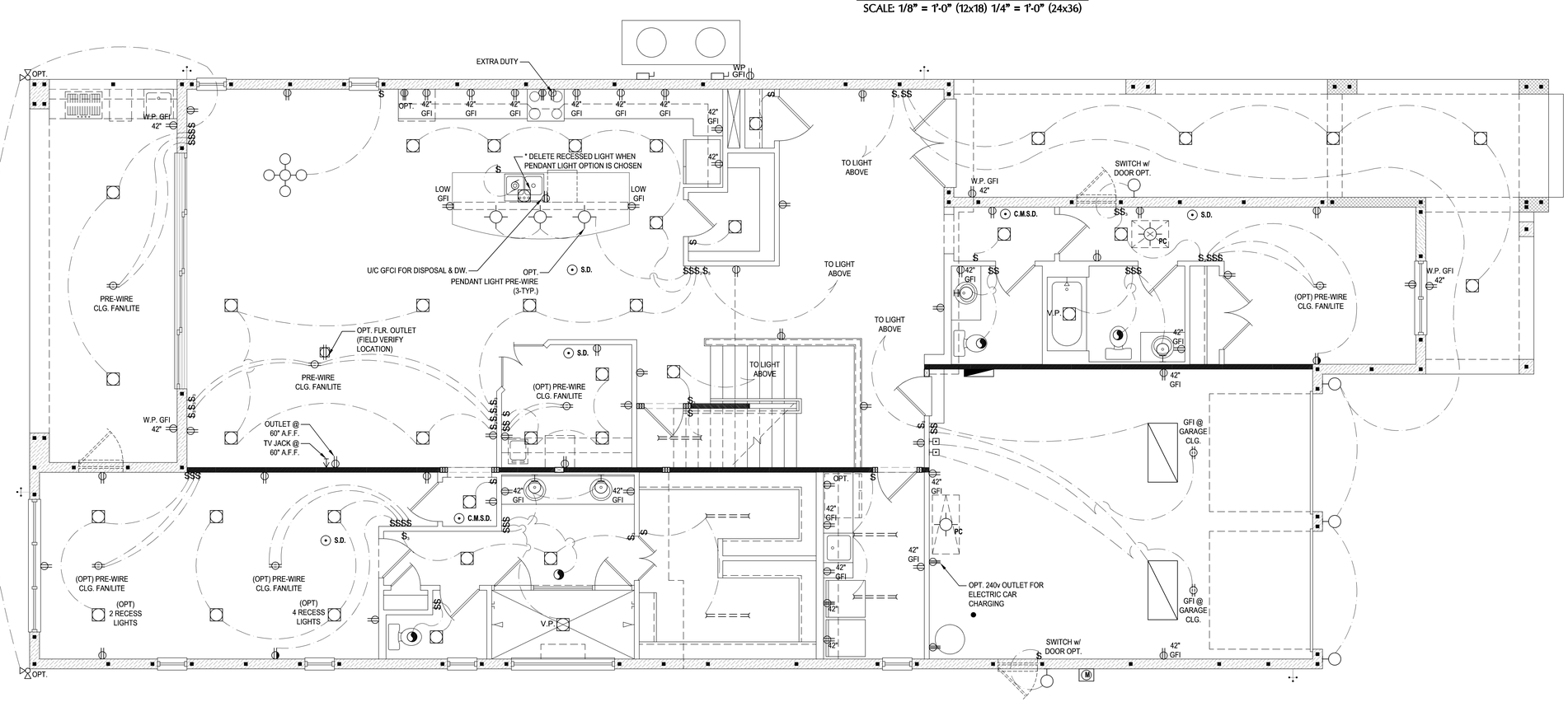
(Opt. Wine Room)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)



NOTE:
ALL ELECTRICAL WORK AND MATERIAL PROVIDED SHALL COMPLY WITH THE FLORIDA BUILDING CODE. (2017) THE ABOVE ELECTRICAL LAYOUT IS FOR BID PURPOSE ONLY.

200 AMP ELECTRICAL RISER



First Floor Electrical Plan "A"

(Standard)

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ISSUE DATE	00/00/0000
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SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

ELECTRICAL PLAN
08.A

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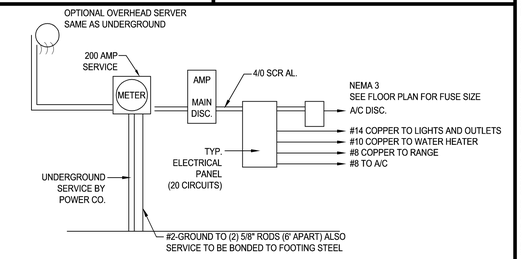
	WALL MOUNTED LIGHT	S_3	3-WAY SWITCH	S.D.	SMOKE DETECTOR	J	JUNCTION BOX
	WALL WASH RECESSED	S_D	DIMMER SWITCH	C.M.S.D.	CARBON MONOXIDE / SMOKE DETECTOR	L.V.	LOW VOLTAGE
	DUPLEX RECEPTACLE		TELEPHONE JACK		CEILING FAN	V.P.	VAPOR PROOF
	220 V RECEPTACLE		CABLE JACK			A.F.	ARC FAULT PROTECTION
	1/2 HOT, 1/2 SWITCHED		PRE-WIRE GARAGE DOOR OPENER		WALL SCONCE		
WP	WATER PROOF RECEPTACLE		FLUORESCENT LIGHT		CHANDELIER		
			ELECTRICAL PANEL		SPOT LIGHT		



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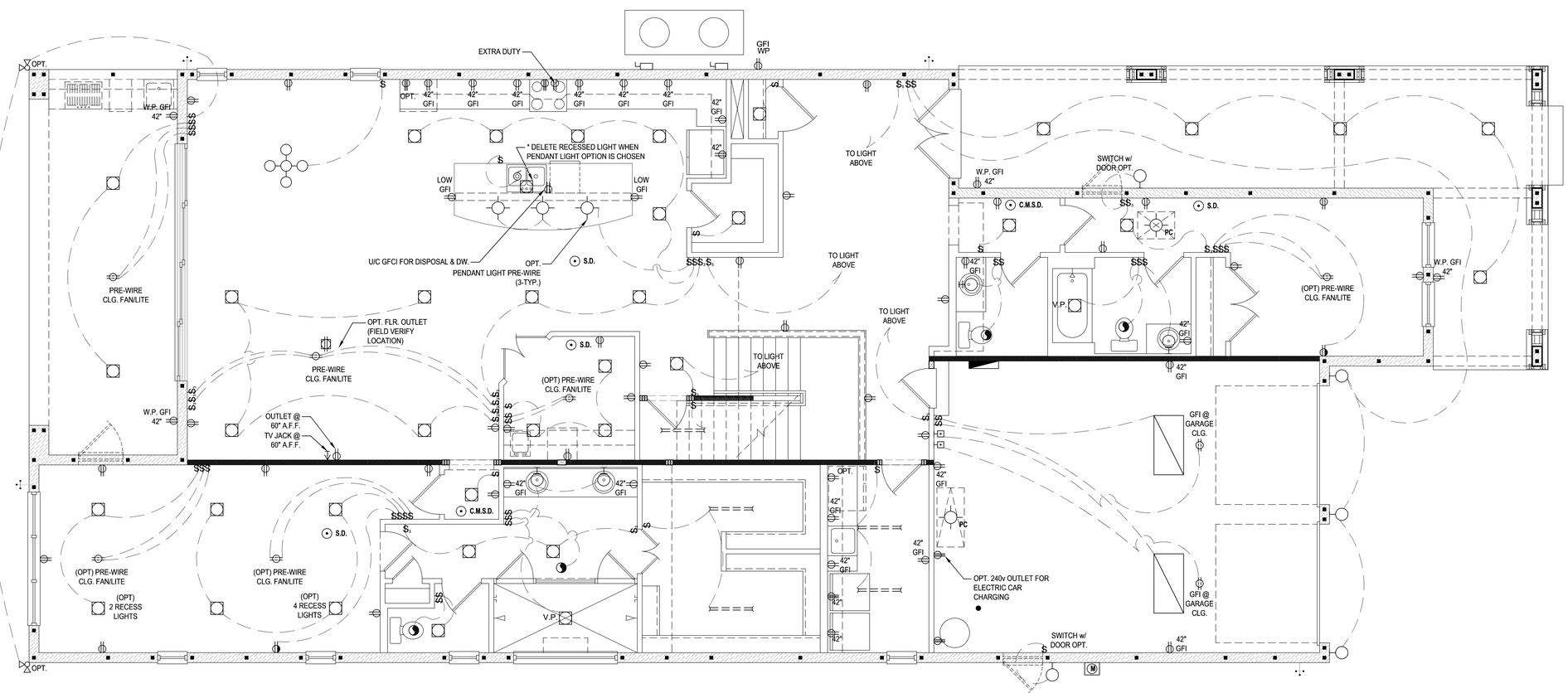
200 AMP ELECTRICAL RISER



First Floor Electrical Plan "B"

(Standard)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

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40-4169

WINSTON
Street Address
Lot Info
City, State, Zip

A division of Park Square Enterprises Inc.
5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
Phone: (407) 529-3000

ISSUE DATE	00/00/0000
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

ELECTRICAL PLAN
08.B

PREMIER STRUCTURAL ENGINEERING INC.
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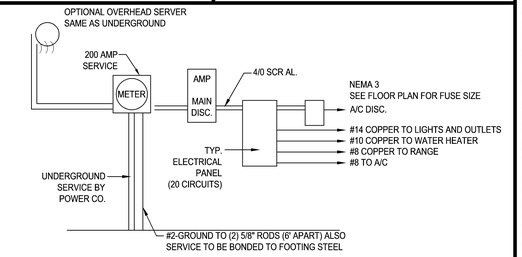
	CEILING MOUNTED LIGHT		FLOOR RECEPTACLE		CHIME		FLUSH MOUNT FLUORESCENT LIGHT
PC	PULL CHAIN LIGHT		PRE-WIRE FOR CLG. FAN		DOOR BELL / GARAGE DOOR SWITCH		FAN / LIGHT COMBINATION
		GFI	GROUND FAULT INTERRUPT		DISCONNECT SWITCH		GARBAGE DISPOSAL MOTOR
	RECESSED LIGHT	S	WALL SWITCH	M	ELECTRICAL METER	S	SPEAKER
	WALL MOUNTED LIGHT	S_3	3-WAY SWITCH	S.D.	SMOKE DETECTOR	J	JUNCTION BOX
	WALL WASH RECESSED	S_D	DIMMER SWITCH	C.M.S.D.	CARBON MONOXIDE / SMOKE DETECTOR	L.V.	LOW VOLTAGE
	DUPLEX RECEPTACLE		TELEPHONE JACK		CEILING FAN	V.P.	VAPOR PROOF
	220 V RECEPTACLE		CABLE JACK			A.F.	ARC FAULT PROTECTION
	1/2 HOT, 1/2 SWITCHED		PRE-WIRE GARAGE DOOR OPENER		WALL SCONCE		
WP	WATER PROOF RECEPTACLE		FLUORESCENT LIGHT		CHANDELIER		
			ELECTRICAL PANEL		SPOT LIGHT		



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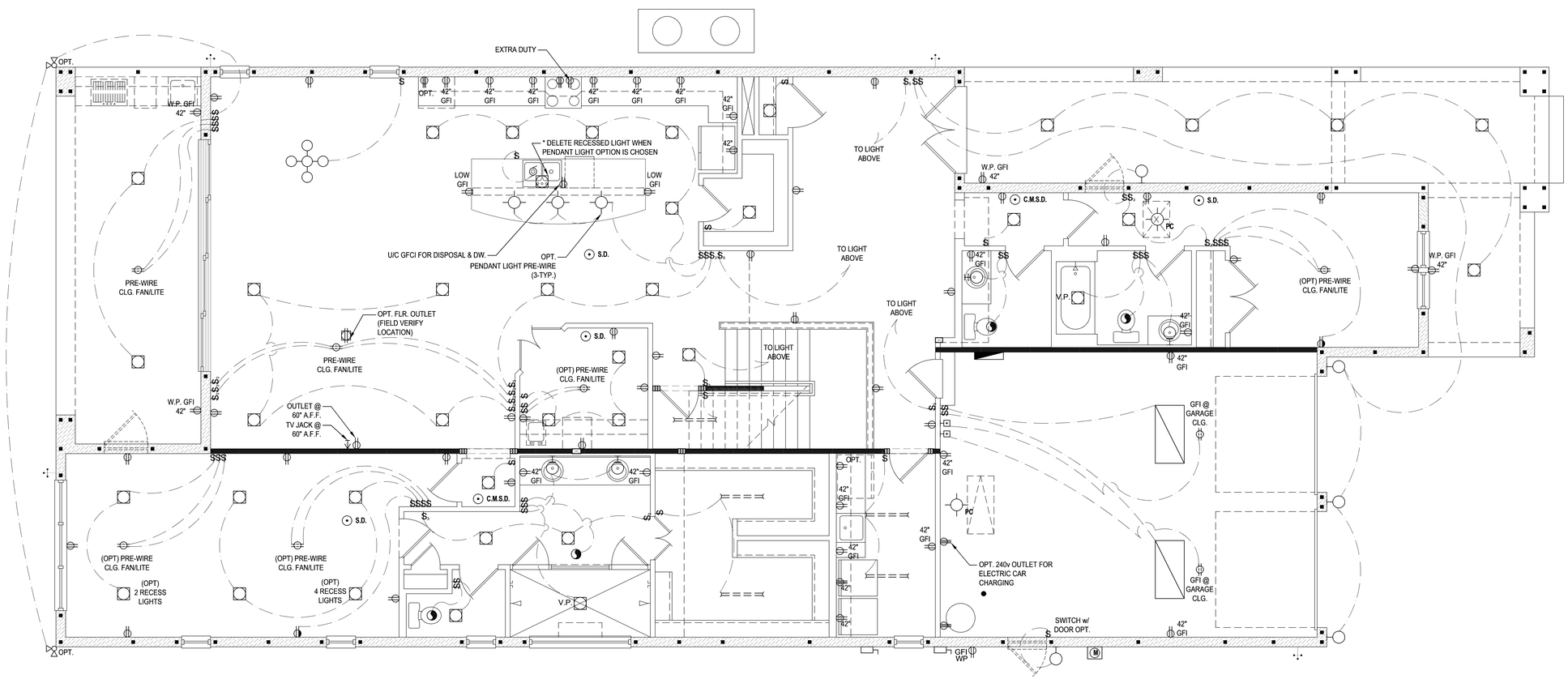

First Floor Electrical Plan "C"

(Standard)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

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5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
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Park Square HOMES

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PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

ELECTRICAL PLAN
08.C

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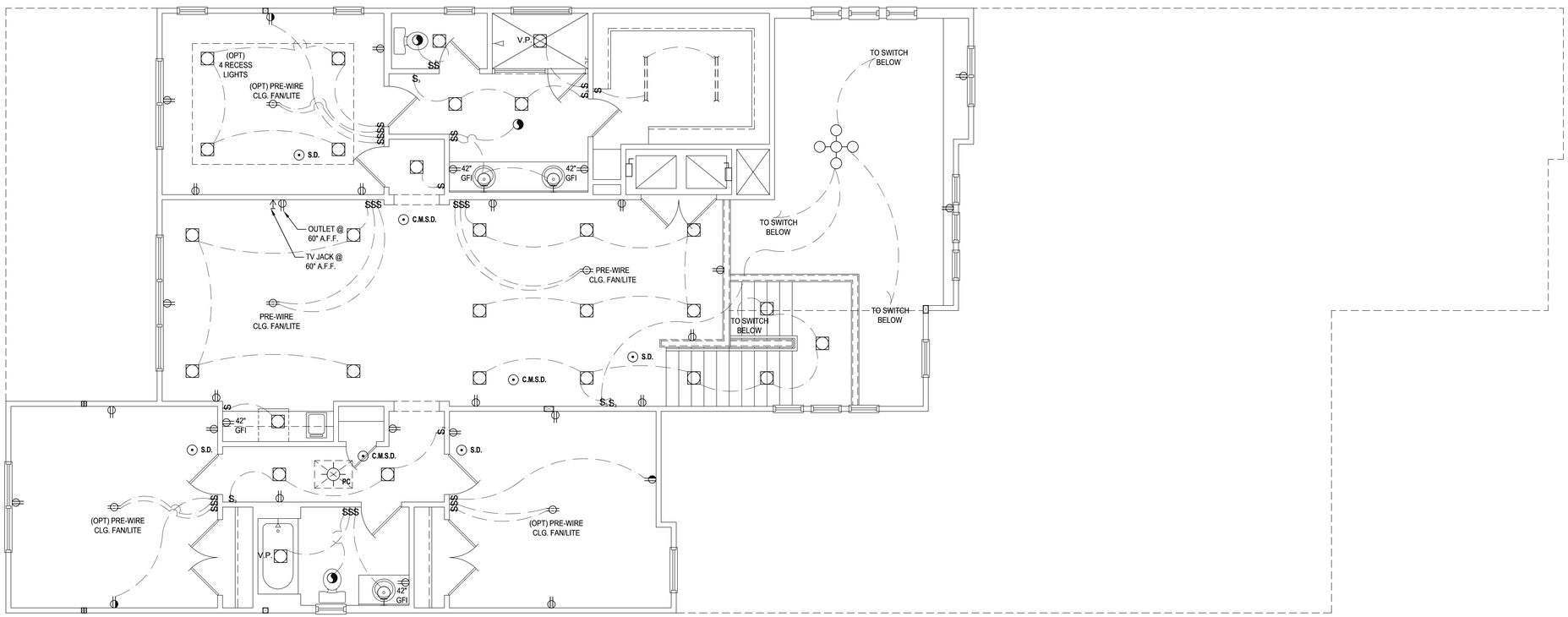
		GFI	GROUND FAULT INTERRUPT	L	DISCONNECT SWITCH		GARBAGE DISPOSAL MOTOR
		S	WALL SWITCH	M	ELECTRICAL METER	S	SPEAKER
	RECESSED LIGHT	S_3	3-WAY SWITCH	S.D.	SMOKE DETECTOR	J	JUNCTION BOX
	WALL MOUNTED LIGHT	S_D	DIMMER SWITCH	C.M.S.D.	CARBON MONOXIDE / SMOKE DETECTOR	L.V.	LOW VOLTAGE
	WALL WASH RECESSED		TELEPHONE JACK		CEILING FAN	V.P.	VAPOR PROOF
	DUPLEX RECEPTACLE		CABLE JACK			A.F.	ARC FAULT PROTECTION
	220 V RECEPTACLE		PRE-WIRE GARAGE DOOR OPENER		WALL SCONCE		
	1/2 HOT, 1/2 SWITCHED		FLUORESCENT LIGHT		CHANDELIER		
WP	WATER PROOF RECEPTACLE		ELECTRICAL PANEL		SPOT LIGHT		



Second Floor Electrical Plan "A"

(Standard)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

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SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

ELECTRICAL PLAN

09.A

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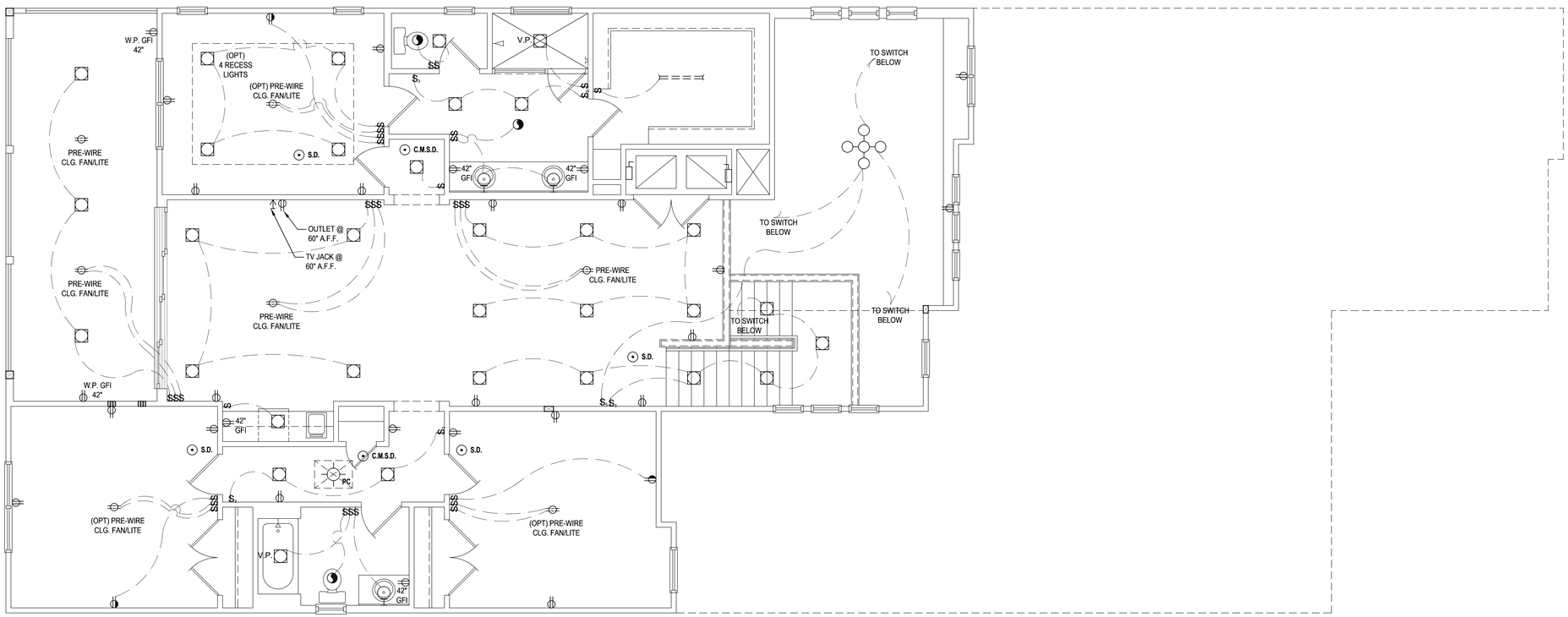
			ELECTRICAL PANEL				



Second Floor Electrical Plan "A"

(Opt. Balcony)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

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SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

ELECTRICAL PLAN

09.A1

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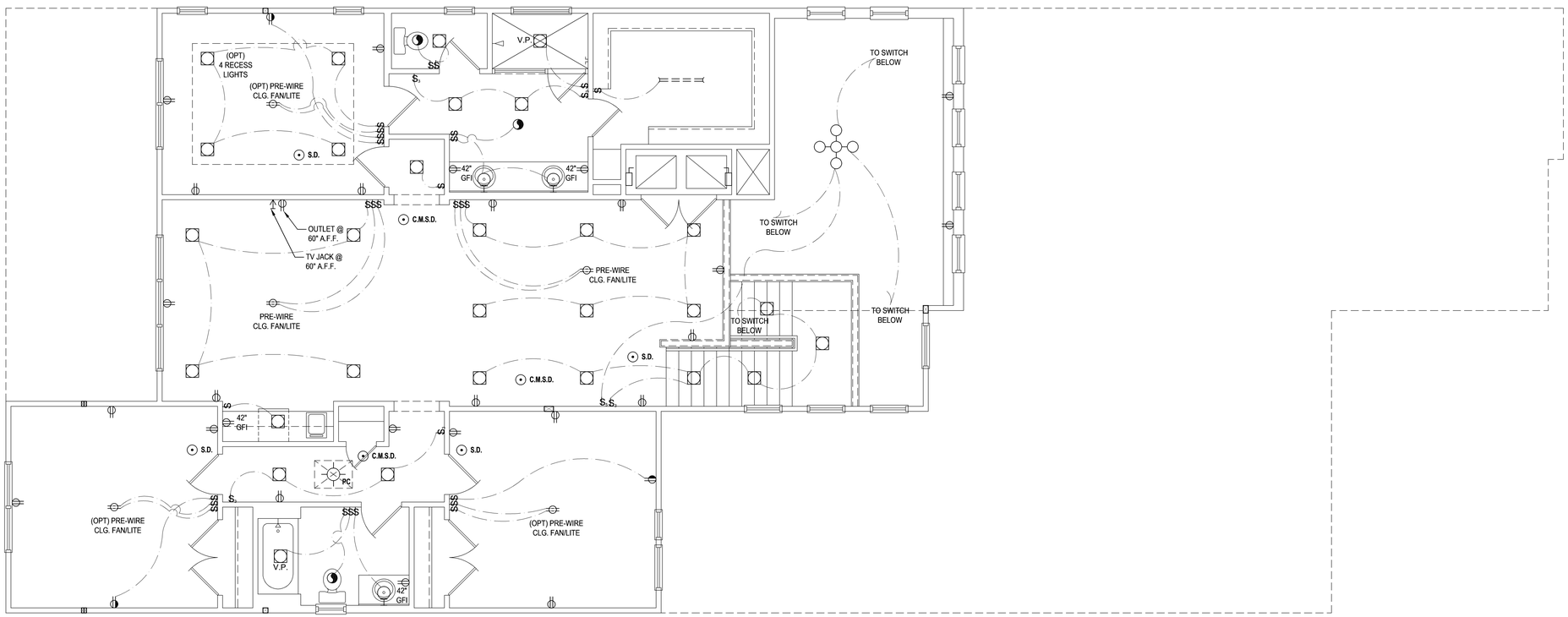
ELECTRICAL KEY:

	CEILING MOUNTED LIGHT		FLOOR RECEPTACLE		CHIME		FLUSH MOUNT FLUORESCENT LIGHT
	PULL CHAIN LIGHT		PRE-WIRE FOR CLG. FAN		DOOR BELL / GARAGE DOOR SWITCH		FAN / LIGHT COMBINATION
PC		GFI	GROUND FAULT INTERRUPT		DISCONNECT SWITCH		GARBAGE DISPOSAL MOTOR
	RECESSED LIGHT	S	WALL SWITCH	M	ELECTRICAL METER	S	SPEAKER
	WALL MOUNTED LIGHT	S_3	3-WAY SWITCH	S.D.	SMOKE DETECTOR	J	JUNCTION BOX
	WALL WASH RECESSED	S_D	DIMMER SWITCH	C.M.S.D.	CARBON MONOXIDE / SMOKE DETECTOR	L.V.	LOW VOLTAGE
	DUPLEX RECEPTACLE		TELEPHONE JACK		CEILING FAN	V.P.	VAPOR PROOF
	220 V RECEPTACLE		CABLE JACK		WALL SCONCE	A.F.	ARC FAULT PROTECTION
	1/2 HOT, 1/2 SWITCHED		PRE-WIRE GARAGE DOOR OPENER		CHANDELIER		
WP	WATER PROOF RECEPTACLE		FLUORESCENT LIGHT		SPOT LIGHT		
			ELECTRICAL PANEL				



Second Floor Electrical Plan "B"

(Standard)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

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40-4169

WINSTON
Street Address
Lot Info
City, State, Zip

ISSUE DATE	00/00/0000
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

ELECTRICAL PLAN

09.B

May 22, 2019,8:57am Carlos Z:\Park Square Homes\MODELS\ORLANDO MODELS\40' Models (Horizon West)\MODELS\The Winston (40-4169)\09 B1 Second Floor Electrical Plan (Opt. Balcony).dwg

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13. 8'-0" HEIGHT VANITY LIGHTS IN MASTER BATHROOM AND 7'-0" IN ALL OTHER BATHROOMS.
14. IN AREAS SPECIFIED IN SECTION E3901.1, 125-VOLT, 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.

NOTES:

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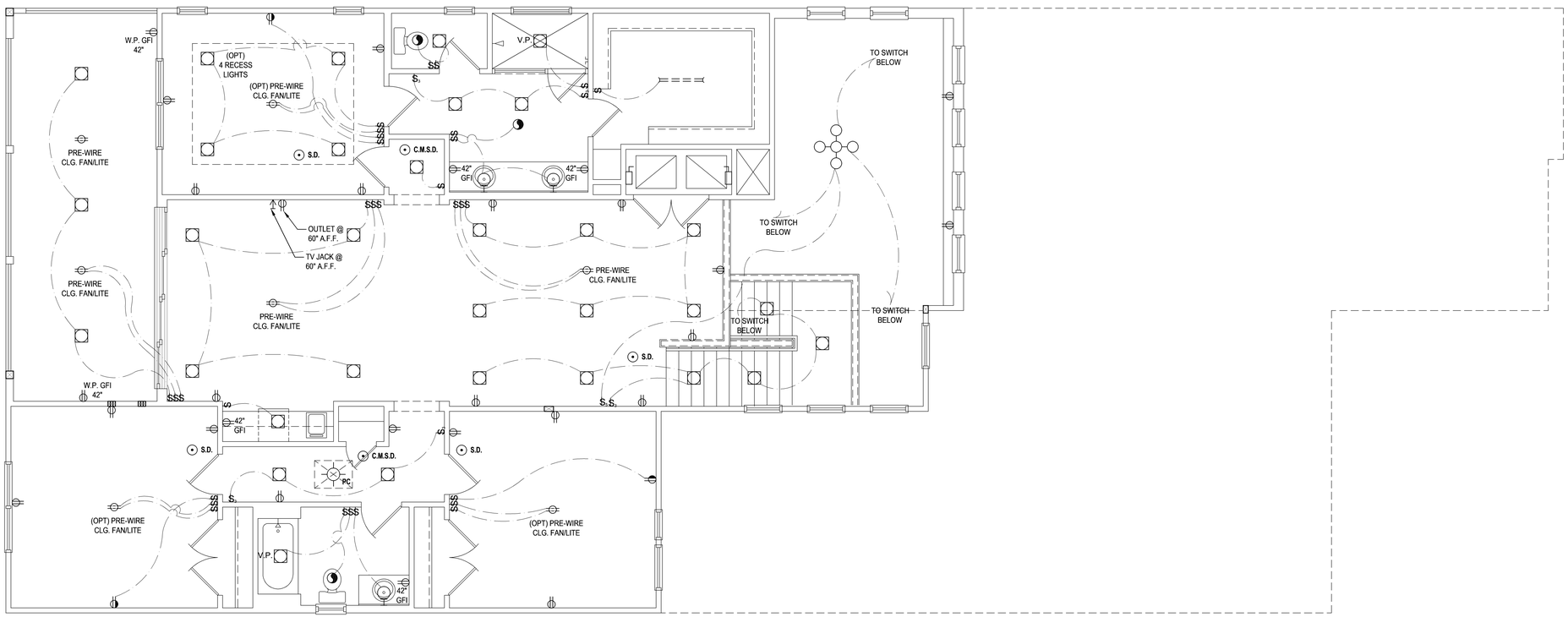
PC	PULL CHAIN LIGHT		PRE-WIRE FOR CLG. FAN		DOOR BELL / GARAGE DOOR SWITCH		FAN / LIGHT COMBINATION
		GFI	GROUND FAULT INTERRUPT		DISCONNECT SWITCH		GARBAGE DISPOSAL MOTOR
		S	WALL SWITCH	M	ELECTRICAL METER	S	SPEAKER
	RECESSED LIGHT	S_3	3-WAY SWITCH	S.D.	SMOKE DETECTOR	J	JUNCTION BOX
	WALL MOUNTED LIGHT	S_D	DIMMER SWITCH	C.M.S.D.	CARBON MONOXIDE / SMOKE DETECTOR	L.V.	LOW VOLTAGE
	WALL WASH RECESSED		TELEPHONE JACK		CEILING FAN	V.P.	VAPOR PROOF
	DUPLEX RECEPTACLE		CABLE JACK			A.F.	ARC FAULT PROTECTION
	220 V RECEPTACLE		PRE-WIRE GARAGE DOOR OPENER		WALL SCONCE		
	1/2 HOT, 1/2 SWITCHED		FLUORESCENT LIGHT		CHANDELIER		
WP	WATER PROOF RECEPTACLE		ELECTRICAL PANEL		SPOT LIGHT		



Second Floor Electrical Plan "C"

(Opt. Balcony)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

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Lot Info
City, State, Zip

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Phone: (407) 529-3000

ISSUE DATE	00/00/0000
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PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

ELECTRICAL PLAN

09.B1

May 22, 2019,8:57am Carlos Z:\Park Square Homes\MODELS\ORLANDO MODELS\40' Models (Horizon West)\MODELS\The Winston (40-4169)\09.C Second Floor Electrical Plan.dwg ALL DESIGNS/PLANS IN THIS PUBLICATION ARE PROTECTED UNDER THE COPYRIGHT LAW. REPRODUCTION OF THE ILLUSTRATIONS OR WORKING DRAWINGS BY ANY MEANS IS STRICTLY PROHIBITED UNLESS LICENCED BY MJS, INC.

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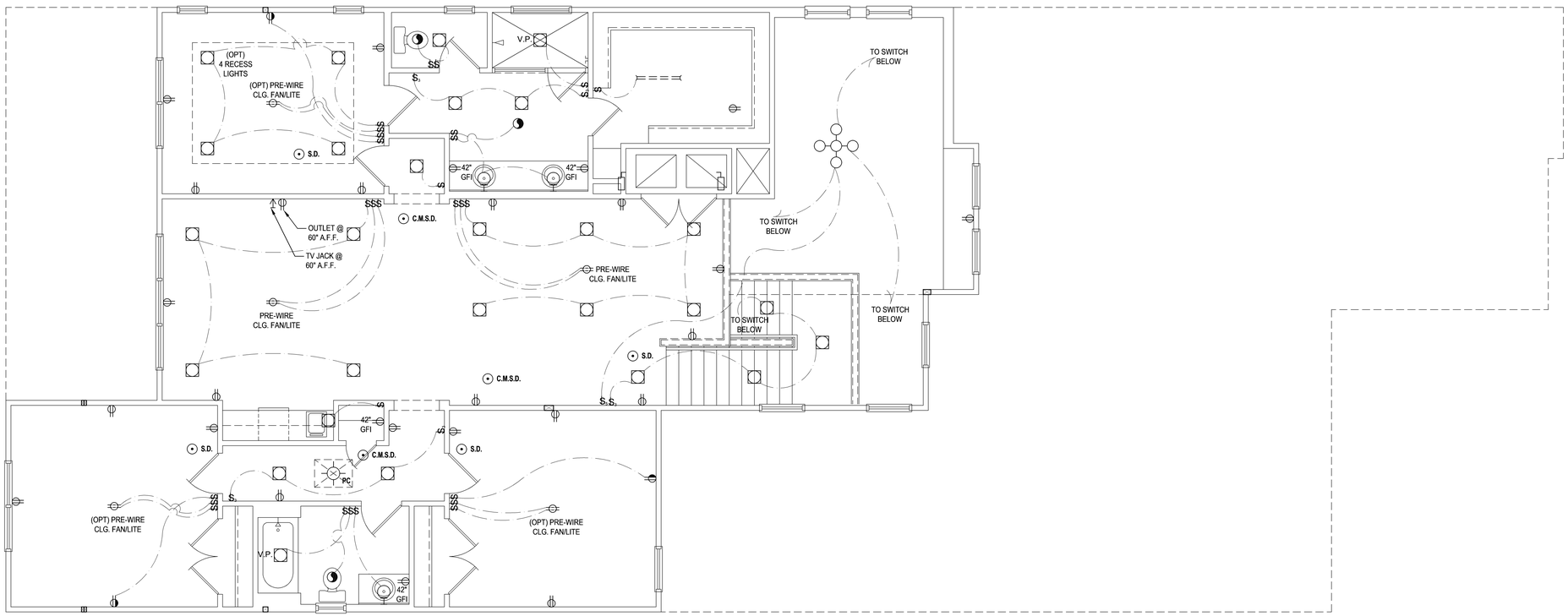

Second Floor Electrical Plan "C"

(Standard)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

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SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

ELECTRICAL PLAN

09.C

May 22, 2019,8:57am Carlos Z:\Park Square Homes\MODELS\ORLANDO MODELS\40' Models (Horizon West)\MODELS\The Winston (40-4169)\09.C1 Second Floor Electrical Plan (Opt. Balcony).dwg

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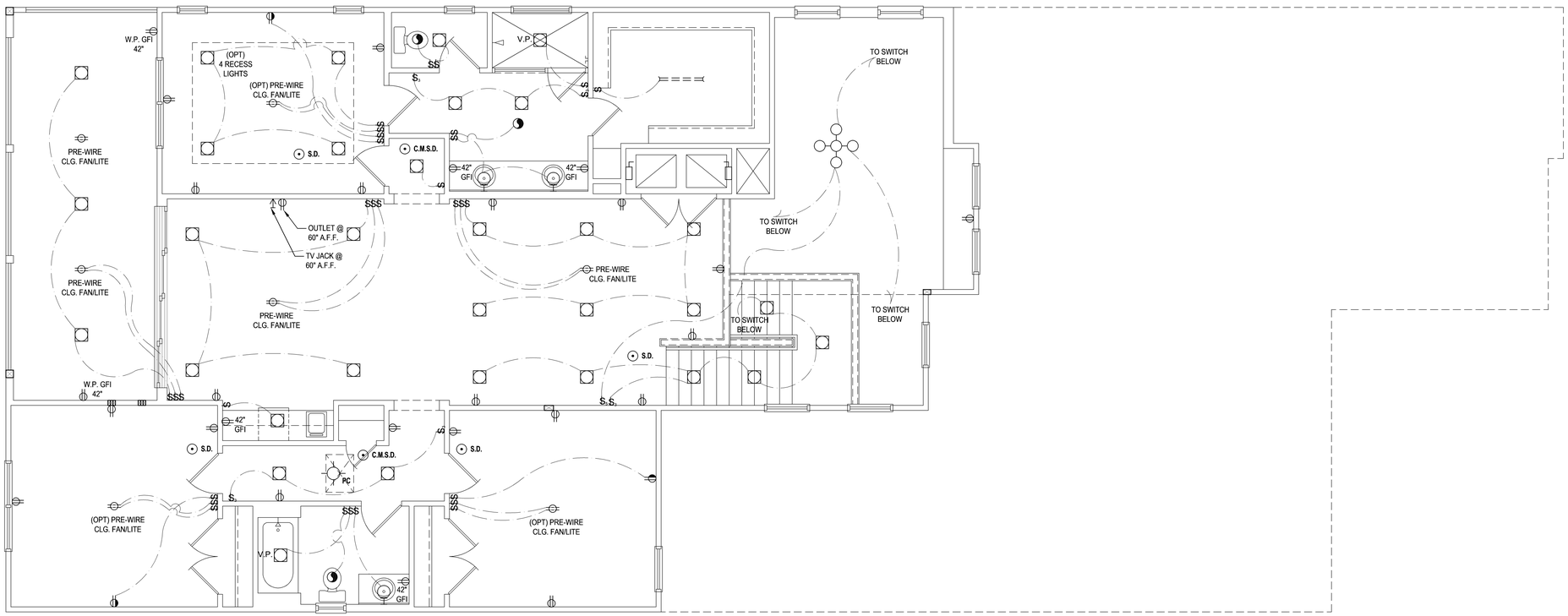
			ELECTRICAL PANEL		SPOT LIGHT		



Second Floor Electrical Plan "C"

(Opt. Balcony)

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SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

ELECTRICAL PLAN

09.C1

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

LENGTH \ TYPE	8U8	8F8-0B / 8F8-1B	8F12-0B / 8F12-1B	8F16-0B / 8F16-1B	8F20-0B / 8F20-1B	8F24-0B / 8F24-1B	8F28-0B / 8F28-1B	8F32-0B / 8F32-1B
		SAFE LOAD - POUNDS PER LINEAR FOOT						
3'-6" (42") PRECAST	2231	3069	3719	5163	6607	8054	9502	10951
		3069	4605	6113	7547	8974	10394	11809
4'-0" (48") PRECAST	1966	2561	2751	3820	4890	5961	7034	8107
		2693	4605	6113	7547	8974	10394	11809
4'-6" (54") PRECAST	1599	1969	2110	2931	3753	4576	5400	6224
		2189	4375	6113	7547 (7)	8672	10294	11809
5'-4" (64") PRECAST	1217	1349	1438	1999	2560	3123	3686	4249
		1663	3090	5365	7547 (36)	7342 (19)	8733 (19)	10127 (19)
5'-10" (70") PRECAST	1062	1105	1173	1631	2090	2549	3009	3470
		1451	2622	4360	7168 (45)	6036 (19)	7181 (19)	8328 (20)
6'-6" (78") PRECAST	908	1238	2177	3480	3031	3707	4383	5061
		1238	2177	3480	5381	8360	10394 (37)	8825 (14)
7'-6" (90") PRECAST	743	1011	1729	2632	2205	2698	3191	3685
		1011	1729	2661	3898	5681	8467 (44)	6472 (15)
9'-4" (112") PRECAST	554	699	1160	1625	2564	3486	2818	3302
		752	1245	1843	2564	3486	4705 (37)	6390 (47)
10'-6" (126") PRECAST	475	535	890	1247	2093	2777	2163	2536
		643	1052	1533	2093	2781	3643 (38)	4754 (45)
11'-4" (136") PRECAST	362	582	945	1366	1846	2423	3127	4006
		582	945	1366	1846	2423	3127	4006
12'-0" (144") PRECAST	337	540	873	1254	1684	2193	2805	3552
		540	873	1254	1684	2193	2805	3552
13'-4" (160") PRECAST	296	471	755	1075	1428	1838	2316	2883
		471	755	1075	1428	1838	2316	2883
14'-0" (168") PRECAST	279	424	706	1002	1326	1697	2127	2630
		442	706	1002	1326	1697	2127	2630
14'-8" (176") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		458	783	1370	1902	2245	2517	2712
15'-4" (184") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		412	710	1250	1733	2058	2320	2513
17'-4" (208") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		300	548	950	1326	1609	1849	2047
19'-4" (232") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		235	420	750	1037	1282	1515	1716
21'-4" (256") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		180	340	598	845	1114	1359	1468
22'-0" (264") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		165	315	550	784	1047	1285	1399
24'-0" (288") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		129	250	450	654	884	1092	1222

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GRADE 40 FIELD ADDED REBAR.

NOTE:
ALL LINTELS OVER 9'-0" IN LENGTH NEED TO BE SHORED DURING GROUTING.
CONTRACTOR SHALL FOLLOW PRECAST MANUFACTURER'S RECOMMENDATIONS REGARDING THE SHORING OF GROUTED LINTELS

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

LENGTH \ TYPE	8F8-1T / 8F8-2T	8F12-1T / 8F12-2T	8F16-1T / 8F16-2T	8F20-1T / 8F20-2T	8F24-1T / 8F24-2T	8F28-1T / 8F28-2T	8F32-1T / 8F32-2T
	SAFE LOAD - POUNDS PER LINEAR FOOT						
3'-6" (42") PRECAST	1569	2655	3524	4394	5263	6132	7001
	1569	2655	3524	4394	5263	6132	7001
4'-0" (48") PRECAST	1363	2305	3060	3815	4570	5325	6079
	1363	2305	3060	3815	4570	5325	6079
4'-6" (54") PRECAST	1207	2040	2707	3375	4043	4711	5379
	1207	2040	2707	3375	4043	4711	5379
5'-4" (64") PRECAST	1016	1715 (11)	2276 (4)	2838	3399	3961	4522
	1016	1715	2276	2838	3399	3961	4522
5'-10" (70") PRECAST	909	1567 (18)	2080 (13)	2593 (9)	3107 (6)	3620 (4)	4133 (3)
	929	1567	2080	2593	3107	3620	4133
6'-6" (78") PRECAST	835 (12)	1407 (26)	1868 (21)	2329 (18)	2790 (16)	3251 (14)	3712 (12)
	835	1407	1868	2329	2790	3251	3712
7'-6" (90") PRECAST	727 (23)	1065 (26)	1624 (31)	2025 (28)	2426 (26)	2827 (25)	3228 (24)
	727	1224	1624	2025	2426	2827	3228
9'-4" (112") PRECAST	591	708 (25)	1136 (34)	1474 (34)	1815 (34)	2157 (34)	2500 (34)
	591	862	1318	1643	1969	2294	2619
10'-6" (126") PRECAST	530	575 (24)	916 (33)	1188 (33)	1461 (33)	1736 (33)	2011 (33)
	530	695	1180 (8)	1472 (4)	1763 (2)	2055	2346
11'-4" (136") PRECAST	474	504 (23)	800 (32)	1037 (32)	1274 (32)	1513 (32)	1753 (32)
	494	607	1042 (10)	1372 (11)	1643 (8)	1915 (6)	2187 (5)
12'-0" (144") PRECAST	470 (9)	458 (23)	724 (31)	938 (32)	1153 (32)	1369 (32)	1585 (32)
	470	550	940 (10)	1302 (15)	1560 (13)	1818 (11)	2075 (10)
13'-4" (160") PRECAST	418 (15)	386 (22)	607 (30)	785 (30)	964 (30)	1143 (31)	1323 (31)
	428	460	780 (9)	1159 (21)	1418 (20)	1653 (19)	1887 (17)
14'-0" (168") PRECAST	384 (15)	358 (21)	560 (29)	724 (30)	889 (30)	1054 (30)	1220 (30)
	410	425	717 (9)	1063 (21)	1358 (23)	1582 (22)	1807 (21)
14'-8" (176") PRESTRESSED	239	334 (21)	520 (29)	672 (29)	825 (29)	978 (29)	1131 (30)
	246	395	663 (9)	980 (20)	1303 (26)	1518 (25)	1734 (24)
15'-4" (184") PRESTRESSED	224	313 (20)	486 (28)	627 (29)	769 (29)	911 (29)	1054 (29)
	230	368	616 (9)	908 (20)	1240 (28)	1460 (27)	1668 (26)
17'-4" (208") PRESTRESSED	187	263 (19)	405 (26)	521 (27)	638 (27)	756 (27)	873 (27)
	192	306	506 (8)	740 (19)	1005 (27)	1271 (31)	1473 (31)
19'-4" (232") PRESTRESSED	162	229 (17)	348 (25)	447 (25)	547 (25)	647 (25)	747 (25)
	166	263	429 (8)	623 (18)	841 (26)	1059 (30)	1227 (30)
21'-4" (256") PRESTRESSED	142	204 (16)	307 (23)	393 (23)	480 (23)	568 (24)	655 (24)
	142	232	373 (7)	537 (17)	721 (25)	905 (29)	1048 (29)
22'-0" (264") PRESTRESSED	137	197 (15)	295 (22)	379 (23)	462 (23)	546 (23)	630 (23)
	137	223	358 (7)	513 (17)	688 (24)	863 (28)	999 (28)
24'-0" (288") PRESTRESSED	124	179 (14)	267 (21)	342 (21)	416 (21)	492 (21)	567 (22)
	124	202	319 (7)	455 (16)	606 (23)	757 (27)	876 (27)

SAFE GRAVITY LOADS FOR 8" PRECAST w/ 2" RECESS DOOR U-LINTELS

LENGTH \ TYPE	8RU6	8RF6-0B / 8RF6-1B	8RF10-0B / 8RF10-1B	8RF14-0B / 8RF14-1B	8RF18-0B / 8RF18-1B	8RF22-0B / 8RF22-1B	8RF26-0B / 8RF26-1B	8RF30-0B / 8RF30-1B
		SAFE LOAD - POUNDS PER LINEAR FOOT						
4'-4" (52") PRECAST	1635	1749	3355	3280	4349	5421	6493	7567
		1891	3699	5206	6639	8060	9479	10893
4'-6" (54") PRECAST	1494	1596	3063	2992	3968	4946	5924	6904
		1756	3699	5206	6639	8060	9479	10893
5'-8" (68") PRECAST	866	920	1770	1716	2277	2839	3402	3966
		1167	2481	4567	6389	8060 (34)	7917 (19)	9311 (19)
5'-10" (70") PRECAST	810	859	1653	1600	2124	2649	3174	3700
		1113	2342	4242	6639 (10)	8060 (39)	7402 (19)	8706 (19)
6'-8" (80") PRECAST	797	901	1825	3120	5048	7747	9448	7360
		901	1825	3120	5048	7915	9479	10893 (32)
7'-6" (90") PRECAST	669	755	1490	2459	3776	5743	7239	5623
		755	1490	2459	3776	5743	8998 (19)	10893 (48)
9'-8" (116") PRECAST	411	466	999	1568	2253	3129	4091	3146
		526	999	1568	2253	3129	4150	5891 (47)

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GRADE 40 FIELD ADDED REBAR.

SAFE UPLIFT LOADS FOR 8" PRECAST w/ 2" RECESS DOOR U-LINTELS

LENGTH \ TYPE	8RF6-1T / 8RF6-2T	8RF10-1T / 8RF10-2T	8RF14-1T / 8RF14-2T	8RF18-1T / 8RF18-2T	8RF22-1T / 8RF22-2T	8RF26-1T / 8RF26-2T	8RF30-1T / 8RF30-2T
	SAFE LOAD - POUNDS PER LINEAR FOOT						
4'-4" (52") PRECAST	905	1668	2362	3056	3751	4445	5140
	905	1668	2362	3056	3751	4445	5140
4'-6" (54") PRECAST	867	1604	2272	2939	3607	4275	4943
	867	1604	2272	2939	3607	4275	4943
5'-8" (68") PRECAST	675	1269 (16)	1797	2326 (5)	2854 (2)	3382	3911
	675	1269	1797	2326	2854	3382	3911
5'-10" (70") PRECAST	655	1207 (16)	1746 (11)	2259 (7)	2773 (5)	3286 (3)	2799 (1)
	655	1233	1746	2259	2773	3286	2799
6'-8" (80") PRECAST	570	929 (16)	1530 (22)	1980 (19)	2429 (16)	2879 (15)	3329 (14)
	570	1080	1530	1980	2429	2879	3329
7'-6" (90") PRECAST	506	742 (16)	1364 (30)	1765 (27)	2166 (25)	2567 (24)	2968 (23)
	506	898	1364	1765	2166	2567	2968
9'-8" (116") PRECAST	395	468 (15)	884 (32)	1222 (33)	1540 (34)	1859 (34)	2180 (34)
	395	560	1072	1386	1701	2016	2331

LINTEL SCHEDULE

LINTEL NO.	LENGTH	TYPE	COMMENTS
L-1	9'-4"	8F40-1B/1T	
L-2	4'-6"	8F24-0B/1T	
L-3	9'-4"	8F24-1B/1T	MODIFY AS REQ'D
L-4	3'-6"	8F24-0B/1T	
L-5	10'-6"	8F24-1B/1T	
L-6	17'-4"	8F24-1B/1T	
L-7	7'-6"	8RF22-1B/1T	
L-8	4'-4"	8RF22-1B/1T	MODIFY AS REQ'D
L-9	6'-6"	8F24-0B/1T	MODIFY AS REQ'D
L-10	13'-4"	8F12-1B/1T	
L-10A	13'-4"	8F36-1B/1T	
L-11	9'-4"	8F24-1B/1T	MODIFY AS REQ'D
L-12	11'-4"	8F16-1B/1T	
L-13	7'-6"	8F40-1B/1T	
L-14	9'-4"	8F32-1B/1T	MODIFY AS REQ'D
L-15	24'-0"	8F16-1B/1T	
L-16	10'-6"	8F16-1B/1T	MODIFY AS REQ'D
L-17	4'-0"	8F48-0B/1T	OPT. SRVC. DOOR
L-18	4'-4"	8RF22-1B/1T	OPT. DOOR

GENERAL NOTES

1. Provide full mortar bed and head joints.
2. Shore filled lintels as required.
3. Installation of lintel must comply with the architectural and/or structural documents.
4. U-Lintels are manufactured with 5 1/2" long notches at the ends to accomodate vertical cell reinforcing and grouting.
5. Reference the CAST-CRETE Load Deflection Graph brochure for lintel deflection information.
6. Bottom field added rebar to be located at the bottom of the lintel cavity.
7. 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
8. Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
9. Safe load rating based on rational design analysis per ACI 318 and ACI 530
10. The exterior surface of lintels installed in exterior concrete masonry walls shall have a coating of stucco applied in accordance with ASTM C-296 or other approved coating.
11. Lintels loaded simultaneously with vertical (gravity or uplift) and horizontal (lateral) loads should be checked for the combined loading with the following equation:

$$\frac{\text{Applied vertical load}}{\text{Safe vertical load}} + \frac{\text{Applied horizontal load}}{\text{Safe horizontal load}} \leq 1.0$$

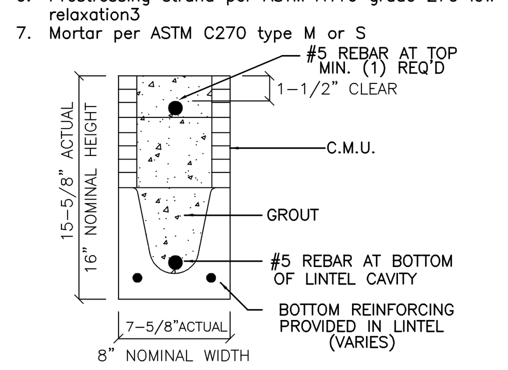
12. Additional lateral load capacity can be obtained by the designer by providing additional reinforced concrete masonry above the lintel. See detail at right:

SAFE LOAD TABLE NOTES

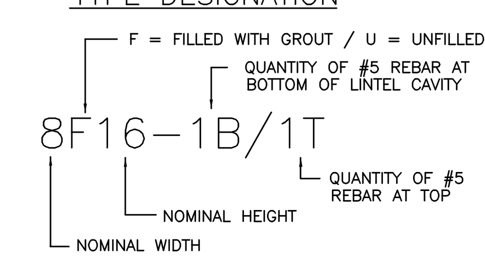
1. All values based on minimum 4 inch nominal bearing. Exception: Safe loads for unfilled lintels must be reduced by 20% if bearing length is less than 6 1/2 inches.
2. N.R. = Not Rated
3. Safe loads are superimposed allowable loads.
4. Safe loads based on grade 40 or grade 60 field rebar.
5. One #7 rebar may be substituted for two #5 rebars in 8" lintels only
6. The designer may evaluate concentrated loads from the safe load tables by calculating the maximum resisting moment and shear at d-away from face of support.
7. For composite lintel heights not shown, use safe load from next lower height shown.
8. For lintels lengths not shown, use safe load from next longest length shown
9. All safe loads in units of pounds per linear foot
10. All safe loads based on simply supported span.
11. The number in the the parenthesis indicates the percent reduction for grade 40 field added rebar. Example 7'-6" lintel type 8F32-1B safe gravity load = 6472.

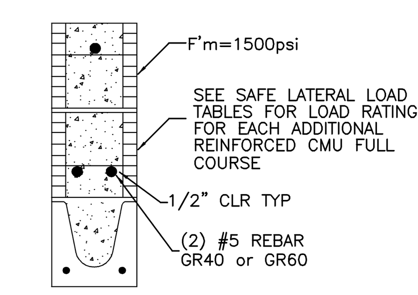
MATERIALS

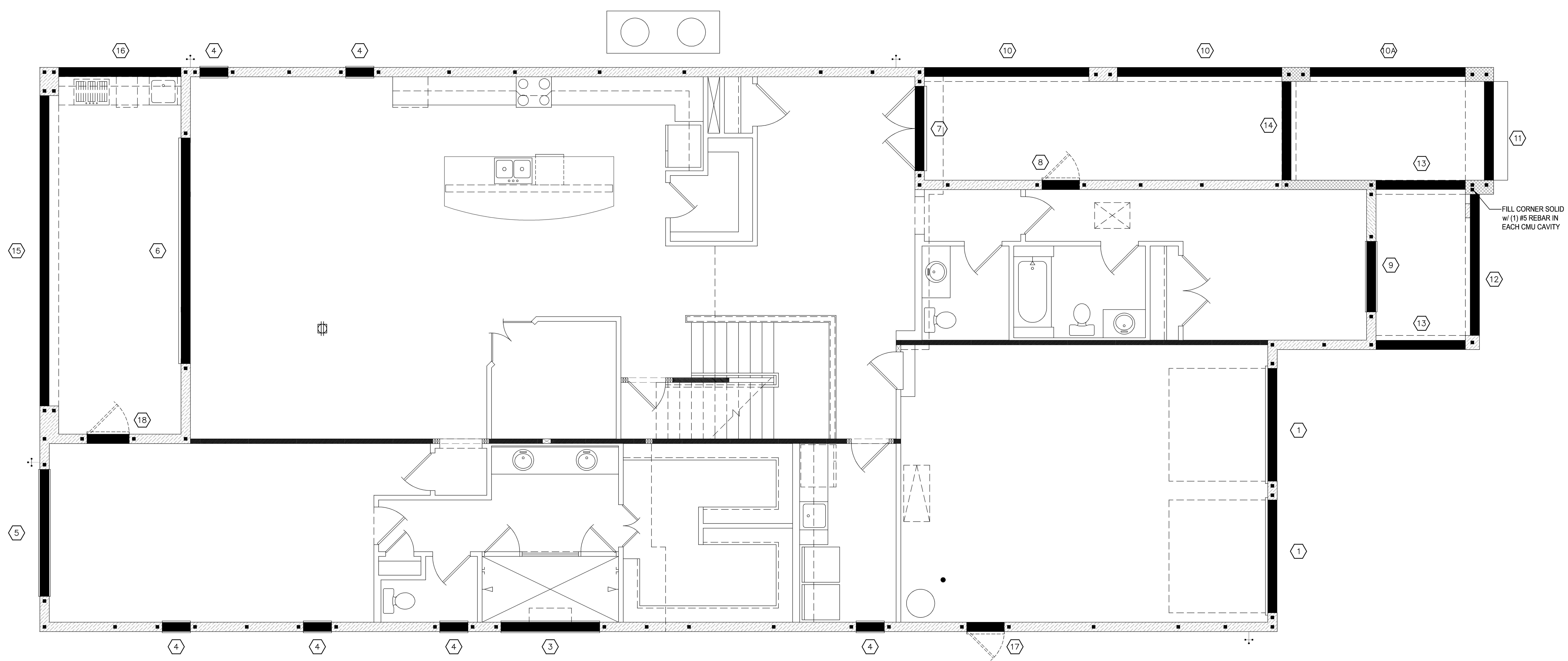
1. f'c 8" precast lintel = 4000 psi
2. f'c prestressed lintel = 6000 psi
3. Grout per ASTM C476 f'g = 3000 psi w/ maximum 3/8 inch aggregate & 8 to 11 inch slump
4. Concrete Masonry Units (CMU) per ASTM C90 w/minimum net area compressive strength = 1900 psi
5. Rebar per ASTM A615 grade 60
6. Prestressing strand per ASTM A416 grade 270 low relaxation3
7. Mortar per ASTM C270 type M or S



TYPE DESIGNATION







Lintel Plan "A"

(Standard)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

PREMIER STRUCTURAL ENGINEERING INC.
235 Maitland Avenue S.
Suite 108-A
Maitland, FL 32751
Ph: (407) 227-7416
www.premier-structural.com
FL CERT. AUTH.: 29113
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MJS custom home design DESIGNERS - PLANNERS
815 Orienta Ave. Suite# 1040
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Fax: (407) 629-6776
www.mjshomedesigns.com

Park Square HOMES
A division of Park Square Enterprises Inc.
5200 Vineland Rd. Suite #200
Orlando, FL 32811
Phone: (407) 529-3000

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractor shall verify and be responsible for dimensions and conditions of the job and MJS, Inc. must be notified in writing of any changes in the dimensions, conditions and specifications appearing on these plans.

40-4169
WINSTON
Street Address
Lot Info
City, State, Zip

ISSUE DATE	00/00/0000
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

ELECTRICAL PLAN
10.A

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May 19, 2019,4:41pm Carlos Z:\Park Square Homes\MODELS\ORLANDO MODELS\40' Models (Horizon West)\MODELS\The Winston (40-4169)\10.A Lintel Plan.dwg

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

SAFE LOAD - POUNDS PER LINEAR FOOT

LENGTH \ TYPE	8U8	8F8–0B	8F12–0B	8F16–0B	8F20–0B	8F24–0B	8F28–0B	8F32–0B
		8F8–1B	8F12–1B	8F16–1B	8F20–1B	8F24–1B	8F28–1B	8F32–1B
3'–6" (42") PRECAST	2231	3069	3719	5163	6607	8054	9502	10951
		3069	4605	6113	7547	8974	10394	11809
4'–0" (48") PRECAST	1966	2561	2751	3820	4890	5961	7034	8107
		2693	4605	6113	7547	8974	10394	11809
4'–6" (54") PRECAST	1599	1969	2110	2931	3753	4576	5400	6224
		2189	4375	6113	7547 (r)	8672	10294	11809
5'–4" (64") PRECAST	1217	1349	1438	1999	2560	3123	3686	4249
		1663	3090	5365	7547 (a)	7342 (n)	8733 (n)	10127 (n)
5'–10" (70") PRECAST	1062	1105	1173	1631	2090	2549	3009	3470
		1451	2622	4360	7168 (e)	6036 (n)	7181 (n)	8328 (20)
6'–6" (78") PRECAST	908	1238	2177	3480	3031	3707	4383	5061
		1238	2177	3480	5381	8360	10394 (n)	8825 (14)
7'–6" (90") PRECAST	743	1011	1729	2632	2205	2698	3191	3685
		1011	1729	2661	3898	5681	8467 (w)	6472 (10)
9'–4" (112") PRECAST	554	699	1160	1625	2564	3486	2818	3302
		752	1245	1843	2564	3486	4705 (20)	6390 (47)
10'–6" (126") PRECAST	475	535	890	1247	2093	2777	2163	2536
		643	1052	1533	2093	2781	3643 (28)	4754 (45)
11'–4" (136") PRECAST	362	582	945	1368	1846	2423	3127	4006
		582	945	1368	1846	2423	3127	4006
12'–0" (144") PRECAST	337	540	873	1254	1684	2193	2805	3552
		540	873	1254	1684	2193	2805	3552
13'–4" (160") PRECAST	296	471	755	1075	1428	1838	2316	2883
		471	755	1075	1428	1838	2316	2883
14'–0" (168") PRECAST	279	424	706	1002	1326	1697	2127	2630
		442	706	1002	1326	1697	2127	2630
14'–8" (176") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		458	783	1370	1902	2245	2517	2712
15'–4" (184") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		412	710	1250	1733	2058	2320	2513
17'–4" (208") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		300	548	950	1326	1609	1849	2047
19'–4" (232") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		235	420	750	1037	1282	1515	1716
21'–4" (256") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		180	340	598	845	1114	1359	1468
22'–0" (264") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		165	315	550	784	1047	1285	1399
24'–0" (288") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		129	250	450	654	884	1092	1222

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GRADE 40 FIELD ADDED REBAR.

NOTE:
ALL LINTELS OVER 9'-0" IN LENGTH NEED TO BE SHORED DURING GROUTING. CONTRACTOR SHALL FOLLOW PRECAST MANUFACTURER'S RECOMMENDATIONS REGARDING THE SHORING OF GROUTED LINTELS

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

SAFE LOAD - POUNDS PER LINEAR FOOT

LENGTH \ TYPE	8F8–1T	8F12–1T	8F16–1T	8F20–1T	8F24–1T	8F28–1T	8F32–1T
	8F8–2T	8F12–2T	8F16–2T	8F20–2T	8F24–2T	8F28–2T	8F32–2T
3'–6" (42") PRECAST	1569	2655	3524	4394	5263	6132	7001
	1569	2655	3524	4394	5263	6132	7001
4'–0" (48") PRECAST	1363	2305	3060	3815	4570	5325	6079
	1363	2305	3060	3815	4570	5325	6079
4'–6" (54") PRECAST	1207	2040	2707	3375	4043	4711	5379
	1207	2040	2707	3375	4043	4711	5379
5'–4" (64") PRECAST	1016	1715 (n)	2276 (e)	2838	3399	3961	4522
	1016	1715	2276	2838	3399	3961	4522
5'–10" (70") PRECAST	909	1567 (16)	2080 (13)	2593 (9)	3107 (9)	3620 (4)	4133 (2)
	929	1567	2080	2593	3107	3620	4133
6'–6" (78") PRECAST	835 (12)	1407 (20)	1868 (20)	2329 (18)	2790 (n)	3251 (14)	3712 (12)
	835	1407	1868	2329	2790	3251	3712
7'–6" (90") PRECAST	727 (25)	1065 (36)	1624 (21)	2025 (28)	2426 (32)	2827 (35)	3228 (n)
	727	1224	1624	2025	2426	2827	3228
9'–4" (112") PRECAST	591	708 (25)	1136 (34)	1474 (34)	1815 (n)	2157 (34)	2500 (34)
	591	862	1318	1643	1969	2294	2619
10'–6" (126") PRECAST	530	575 (34)	916 (33)	1188 (33)	1461 (33)	1736 (33)	2011 (33)
	530	695	1180 (e)	1472 (e)	1763 (e)	2055	2346
11'–4" (136") PRECAST	474	504 (23)	800 (32)	1037 (32)	1274 (32)	1513 (32)	1753 (32)
	494	607	1042 (10)	1372 (11)	1643 (e)	1915 (e)	2187 (e)
12'–0" (144") PRECAST	470 (8)	458 (23)	724 (23)	938 (32)	1153 (32)	1369 (32)	1585 (32)
	470	550	940 (10)	1302 (10)	1560 (11)	1818 (11)	2075 (10)
13'–4" (160") PRECAST	418 (13)	366 (22)	607 (32)	785 (36)	964 (e)	1143 (33)	1323 (31)
	428	460	780 (e)	1159 (21)	1418 (20)	1653 (16)	1887 (17)
14'–0" (168") PRECAST	384 (15)	358 (21)	560 (29)	724 (28)	889 (26)	1054 (26)	1220 (26)
	410	425	717 (e)	1063 (21)	1358 (21)	1582 (22)	1807 (21)
14'–8" (176") PRESTRESSED	239	334 (21)	520 (29)	672 (28)	825 (26)	978 (26)	1131 (26)
	246	395	663 (e)	980 (26)	1303 (26)	1518 (26)	1734 (24)
15'–4" (184") PRESTRESSED	224	313 (25)	486 (29)	627 (28)	769 (28)	911 (28)	1054 (28)
	230	368	616 (e)	908 (28)	1240 (26)	1460 (27)	1668 (26)
17'–4" (208") PRESTRESSED	187	263 (28)	405 (29)	521 (27)	638 (27)	756 (27)	873 (27)
	192	306	506 (e)	740 (18)	1005 (27)	1271 (24)	1473 (21)
19'–4" (232") PRESTRESSED	162	229 (17)	348 (23)	447 (25)	547 (26)	647 (25)	747 (25)
	166	263	429 (e)	623 (18)	841 (20)	1059 (26)	1227 (26)
21'–4" (256") PRESTRESSED	142	204 (18)	307 (22)	393 (23)	480 (23)	568 (24)	655 (24)
	142	232	373 (r)	537 (17)	721 (20)	905 (26)	1048 (26)
22'–0" (264") PRESTRESSED	137	197 (13)	295 (22)	379 (23)	462 (23)	546 (23)	630 (23)
	137	223	358 (r)	513 (17)	688 (20)	863 (26)	999 (26)
24'–0" (288") PRESTRESSED	124	179 (14)	267 (21)	342 (21)	416 (20)	492 (21)	567 (22)
	124	202	319 (r)	455 (18)	606 (23)	757 (27)	876 (27)

SAFE GRAVITY LOADS FOR 8" PRECAST w/ 2" RECESS DOOR U-LINTELS

SAFE LOAD - POUNDS PER LINEAR FOOT

LENGTH \ TYPE	8RU6	8R6–0B	8R10–0B	8R14–0B	8R18–0B	8R22–0B	8R26–0B	8R30–0B
		8R6–1B	8R10–1B	8R14–1B	8R18–1B	8R22–1B	8R26–1B	8R30–1B
4'–4" (52") PRECAST	1635	1749	3355	3280	4349	5421	6493	7567
		1891	3699	5206	6639	8060	9479	10893
4'–6" (54") PRECAST	1494	1596	3063	2992	3968	4946	5924	6904
		1756	3699	5206	6639	8060	9479	10893
5'–8" (68") PRECAST	866	920	1770	1716	2277	2839	3402	3966
		1167	2481	4567	6389	8060 (w)	7917 (n)	9311 (16)
5'–10" (70") PRECAST	810	859	1653	1600	2124	2649	3174	3700
		1113	2342	4242	6539 (18)	8060 (w)	7402 (n)	8706 (18)
6'–8" (80") PRECAST	797	901	1825	3120	5048	7747	9448	7360
		901	1825	3120	5048	7915	9479	10893 (32)
7'–6" (90") PRECAST	669	755	1490	2459	3776	5743	7239	5623
		755	1490	2459	3776	5743	8998 (w)	10893 (w)
9'–8" (116") PRECAST	411	466	999	1568	2253	3129	4091	3146
		526	999	1568	2253	3129	4150	5891 (47)

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GRADE 40 FIELD ADDED REBAR.

SAFE UPLIFT LOADS FOR 8" PRECAST w/ 2" RECESS DOOR U-LINTELS

SAFE LOAD - POUNDS PER LINEAR FOOT

LENGTH \ TYPE	8R6–1T	8R10–1T	8R14–1T	8R18–1T	8R22–1T	8R26–1T	8R30–1T
	8R6–2T	8R10–2T	8R14–2T	8R18–2T	8R22–2T	8R26–2T	8R30–2T
4'–4" (52") PRECAST	905	1668	2362	3056	3751	4445	5140
	905	1668	2362	3056	3751	4445	5140
4'–6" (54") PRECAST	867	1604	2272	2939	3607	4275	4943
	867	1604	2272	2939	3607	4275	4943
5'–8" (68") PRECAST	675	1269 (16)	1797	2326 (5)	2854 (2)	3382	3911
	675	1269	1797	2326	2854	3382	3911
5'–10" (70") PRECAST	655	1207 (16)	1746 (11)	2259 (7)	2773 (3)	3286 (5)	2799 (1)
	655	1233	1746	2259	2773	3286	2799
6'–8" (80") PRECAST	570	929 (16)	1530 (22)	1980 (18)	2429 (16)	2879 (13)	3329 (14)
	570	1080	1530	1980	2429	2879	3329
7'–6" (90") PRECAST	506	742 (16)	1364 (24)	1765 (27)	2166 (25)	2567 (24)	2968 (23)
	506	898	1364	1765	2166	2567	2968
9'–8" (116") PRECAST	395	468 (18)	884 (32)	1222 (32)	1540 (30)	1859 (29)	2180 (30)
	395	560	1072	1386	1701	2016	2331

LINTEL SCHEDULE

LINTEL NO.	LENGTH	TYPE	COMMENTS
L-1	9'-4"	8F40-1B/1T	
L-2	4'-6"	8F24-0B/1T	
L-3	9'-4"	8F24-1B/1T	MODIFY AS REQ'D
L-4	3'-6"	8F24-0B/1T	
L-5	10'-6"	8F24-1B/1T	
L-6	17'-4"	8F24-1B/1T	
L-7	7'-6"	8RF22-1B/1T	
L-8	4'-4"	8RF22-1B/1T	MODIFY AS REQ'D
L-9	6'-6"	8F24-0B/1T	MODIFY AS REQ'D
L-10	13'-4"	8F12-1B/1T	
L-10A	13'-4"	8F36-1B/1T	
L-11	9'-4"	8F24-1B/1T	MODIFY AS REQ'D
L-12	11'-4"	8F16-1B/1T	
L-13	7'-6"	8F40-1B/1T	
L-14	9'-4"	8F32-1B/1T	MODIFY AS REQ'D
L-15	24'-0"	8F16-1B/1T	
L-16	10'-6"	8F16-1B/1T	MODIFY AS REQ'D
L-17	4'-0"	8F48-0B/1T	OPT. SRVC. DOOR
L-18	4'-4"	8RF22-1B/1T	OPT. DOOR

GENERAL NOTES

1. Provide full mortar bed and head joints.
2. Shore filled lintels as required.
3. Installation of lintel must comply with the architectural and/or structural documents.
4. U–Lintels are manufactured with 5 1/2" long notches at the ends to accomodate vertical cell reinforcing and grouting.
5. Reference the CAST–CRETE Load Deflection Graph brochure for lintel deflection information.
6. Bottom field added rebar to be located at the bottom of the lintel cavity.
7. 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
8. Cast–in–place concrete may be provided in composite lintel in lieu of concrete masonry units.
9. Safe load rating based on rational design analysis per ACI 318 and ACI 530
10. The exterior surface of lintels installed in exterior concrete masonry walls shall have a coating of stucco applied in accordance with ASTM C–296 or other approved coating.
11. Lintels loaded simultaneously with vertical (gravity or uplift) and horizontal (lateral) loads should be checked for the combined loading with the following equation:

$$\frac{\text{Applied vertical load}}{\text{Safe vertical load}} + \frac{\text{Applied horizontal load}}{\text{Safe horizontal load}} \leq 1.0$$

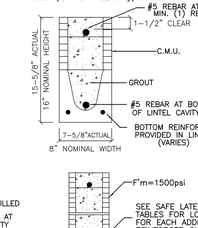
12. Additional lateral load capacity can be obtained by the designer by providing additional reinforced concrete masonry above the lintel. See detail at right:

SAFE LOAD TABLE NOTES

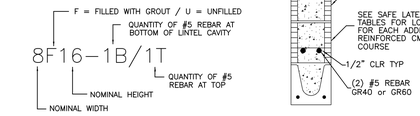
1. All values based on minimum 4 inch nominal bearing. Exception: Safe loads for unfilled lintels must be reduced by 20% if bearing length is less than 6 1/2 inches.
2. N.R. = Not Rated
3. Safe loads are superimposed allowable loads.
4. Safe loads based on grade 40 or grade 60 field rebar.
5. One #7 rebar may be substituted for two #5 rebars in 8" lintels only
6. The designer may evaluate concentrated loads from the safe load tables by calculating the maximum resisting moment and shear at d–away from face of support.
7. For composite lintel heights not shown, use safe load from next lower height shown.
8. For lintels lengths not shown, use safe load from next longest length shown
9. All safe loads in units of pounds per linear feet
10. All safe loads based on simply supported span.
11. The number in the the parenthesis indicates the percent reduction for grade 40 field added rebar. Example 7'–6" lintel type 8F32–1B safe gravity load = 6472.

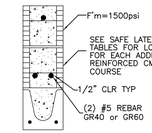
MATERIALS

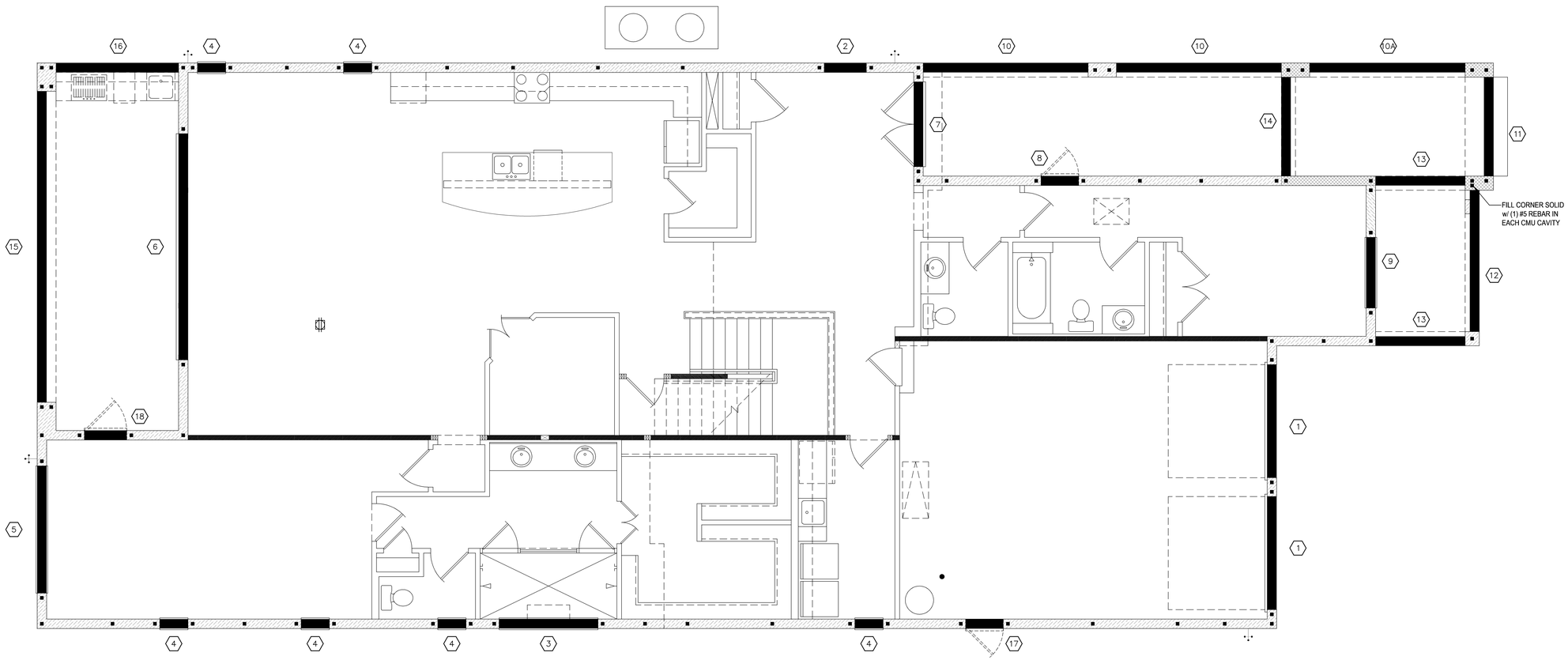
1. f'c 8" precast lintel = 4000 psi
2. f'c prestressed lintel = 6000 psi
3. Grout per ASTM C476 f'g = 3000 psi w/ maximum 3/8 inch aggregate & 8 to 11 inch slump
4. Concrete Masonry Units (CMU) per ASTM C90 w/minimum net area compressive strength = 1900 psi
5. Rebar per ASTM A615 grade 60
6. Prestressing strand per ASTM A416 grade 270 low relaxation3
7. Mortar per ASTM C270 type M or S



TYPE DESIGNATION







Lintel Plan "A"

(Opt. Balcony)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

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When plans have been electronically signed & sealed by Khari Rodriguez, PE, using a digital signature LIO a raised seal printed copies of this document are not considered Signed & Sealed. Signature must be verified on any electronic copies.

WRITTEN DIMENSIONS, SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors shall verify and be responsible for dimensions and conditions of the job and M.J.S., Inc. must be notified of any variations from the dimensions, conditions and specifications shown on these plans.

40-4169

WINSTON
Street Address
Lot Info
City, State, Zip

A division of Park Square Enterprises Inc.
5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
Phone: (407) 529-3000
Park Square HOMES

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ISSUE DATE	00/00/0000
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

LINTEL PLAN

10.A1

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

LENGTH \ TYPE	8U8	SAFE LOAD - POUNDS PER LINEAR FOOT						
		8F8-0B / 8F8-1B	8F12-0B / 8F12-1B	8F16-0B / 8F16-1B	8F20-0B / 8F20-1B	8F24-0B / 8F24-1B	8F28-0B / 8F28-1B	8F32-0B / 8F32-1B
3'-6" (42") PRECAST	2231	3069	3719	5163	6607	8054	9502	10951
		3069	4605	6113	7547	8974	10394	11809
4'-0" (48") PRECAST	1966	2561	2751	3820	4890	5961	7034	8107
		2693	4605	6113	7547	8974	10394	11809
4'-6" (54") PRECAST	1599	1969	2110	2931	3753	4576	5400	6224
		2189	4375	6113	7547 (7)	8672	10294	11809
5'-4" (64") PRECAST	1217	1349	1438	1999	2560	3123	3686	4249
		1663	3090	5365	7547 (36)	7342 (19)	8733 (19)	10127 (19)
5'-10" (70") PRECAST	1062	1105	1173	1631	2090	2549	3009	3470
		1451	2622	4360	7168 (45)	6036 (19)	7181 (19)	8328 (20)
6'-6" (78") PRECAST	908	1238	2177	3480	3031	3707	4383	5061
		1238	2177	3480	5381	8360	10394 (37)	8825 (14)
7'-6" (90") PRECAST	743	1011	1729	2632	2205	2698	3191	3685
		1011	1729	2661	3898	5681	8467 (44)	6472 (15)
9'-4" (112") PRECAST	554	699	1160	1625	2564	3486	2818	3302
		752	1245	1843	2564	3486	4705 (37)	6390 (47)
10'-6" (126") PRECAST	475	535	890	1247	2093	2777	2163	2536
		643	1052	1533	2093	2781	3643 (38)	4754 (45)
11'-4" (136") PRECAST	362	582	945	1366	1846	2423	3127	4006
		582	945	1366	1846	2423	3127	4006
12'-0" (144") PRECAST	337	540	873	1254	1684	2193	2805	3552
		540	873	1254	1684	2193	2805	3552
13'-4" (160") PRECAST	296	471	755	1075	1428	1838	2316	2883
		471	755	1075	1428	1838	2316	2883
14'-0" (168") PRECAST	279	424	706	1002	1326	1697	2127	2630
		442	706	1002	1326	1697	2127	2630
14'-8" (176") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		458	783	1370	1902	2245	2517	2712
15'-4" (184") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		412	710	1250	1733	2058	2320	2513
17'-4" (208") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		300	548	950	1326	1609	1849	2047
19'-4" (232") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		235	420	750	1037	1282	1515	1716
21'-4" (256") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		180	340	598	845	1114	1359	1468
22'-0" (264") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		165	315	550	784	1047	1285	1399
24'-0" (288") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		129	250	450	654	884	1092	1222

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GRADE 40 FIELD ADDED REBAR.

NOTE:
ALL LINTELS OVER 9'-0" IN LENGTH NEED TO BE SHORED DURING GROUTING.
CONTRACTOR SHALL FOLLOW PRECAST MANUFACTURER'S RECOMMENDATIONS REGARDING THE SHORING OF GROUTED LINTELS

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

LENGTH \ TYPE	SAFE LOAD - POUNDS PER LINEAR FOOT						
	8F8-1T / 8F8-2T	8F12-1T / 8F12-2T	8F16-1T / 8F16-2T	8F20-1T / 8F20-2T	8F24-1T / 8F24-2T	8F28-1T / 8F28-2T	8F32-1T / 8F32-2T
3'-6" (42") PRECAST	1569	2655	3524	4394	5263	6132	7001
	1569	2655	3524	4394	5263	6132	7001
4'-0" (48") PRECAST	1363	2305	3060	3815	4570	5325	6079
	1363	2305	3060	3815	4570	5325	6079
4'-6" (54") PRECAST	1207	2040	2707	3375	4043	4711	5379
	1207	2040	2707	3375	4043	4711	5379
5'-4" (64") PRECAST	1016	1715 (11)	2276 (4)	2838	3399	3961	4522
	1016	1715	2276	2838	3399	3961	4522
5'-10" (70") PRECAST	909	1567 (18)	2080 (13)	2593 (9)	3107 (6)	3620 (4)	4133 (3)
	929	1567	2080	2593	3107	3620	4133
6'-6" (78") PRECAST	835 (12)	1407 (26)	1868 (21)	2329 (18)	2790 (16)	3251 (14)	3712 (12)
	835	1407	1868	2329	2790	3251	3712
7'-6" (90") PRECAST	727 (23)	1065 (26)	1624 (31)	2025 (28)	2426 (26)	2827 (25)	3228 (24)
	727	1224	1624	2025	2426	2827	3228
9'-4" (112") PRECAST	591	708 (25)	1136 (34)	1474 (34)	1815 (34)	2157 (34)	2500 (34)
	591	862	1318	1643	1969	2294	2619
10'-6" (126") PRECAST	530	575 (24)	916 (33)	1188 (33)	1461 (33)	1736 (33)	2011 (33)
	530	695	1180 (8)	1472 (4)	1763 (2)	2055	2346
11'-4" (136") PRECAST	474	504 (23)	800 (32)	1037 (32)	1274 (32)	1513 (32)	1753 (32)
	494	607	1042 (10)	1372 (11)	1643 (8)	1915 (6)	2187 (5)
12'-0" (144") PRECAST	470 (9)	458 (23)	724 (31)	938 (32)	1153 (32)	1369 (32)	1585 (32)
	470	550	940 (10)	1302 (15)	1560 (13)	1818 (11)	2075 (10)
13'-4" (160") PRECAST	418 (15)	386 (22)	607 (30)	785 (30)	964 (30)	1143 (31)	1323 (31)
	428	460	780 (9)	1159 (21)	1418 (20)	1653 (19)	1887 (17)
14'-0" (168") PRECAST	384 (15)	358 (21)	560 (29)	724 (30)	889 (30)	1054 (30)	1220 (30)
	410	425	717 (9)	1063 (21)	1358 (23)	1582 (22)	1807 (21)
14'-8" (176") PRESTRESSED	239	334 (21)	520 (29)	672 (29)	825 (29)	978 (29)	1131 (30)
	246	395	663 (9)	980 (20)	1303 (26)	1518 (25)	1734 (24)
15'-4" (184") PRESTRESSED	224	313 (20)	486 (28)	627 (29)	769 (29)	911 (29)	1054 (29)
	230	368	616 (9)	908 (20)	1240 (28)	1460 (27)	1668 (26)
17'-4" (208") PRESTRESSED	187	263 (19)	405 (26)	521 (27)	638 (27)	756 (27)	873 (27)
	192	306	506 (8)	740 (19)	1005 (27)	1271 (31)	1473 (31)
19'-4" (232") PRESTRESSED	162	229 (17)	348 (25)	447 (25)	547 (25)	647 (25)	747 (25)
	166	263	429 (8)	623 (18)	841 (26)	1059 (30)	1227 (30)
21'-4" (256") PRESTRESSED	142	204 (16)	307 (23)	393 (23)	480 (23)	568 (24)	655 (24)
	142	232	373 (7)	537 (17)	721 (25)	905 (29)	1048 (29)
22'-0" (264") PRESTRESSED	137	197 (15)	295 (22)	379 (23)	462 (23)	546 (23)	630 (23)
	137	223	358 (7)	513 (17)	688 (24)	863 (28)	999 (28)
24'-0" (288") PRESTRESSED	124	179 (14)	267 (21)	342 (21)	416 (21)	492 (21)	567 (22)
	124	202	319 (7)	455 (16)	606 (23)	757 (27)	876 (27)

SAFE GRAVITY LOADS FOR 8" PRECAST w/ 2" RECESS DOOR U-LINTELS

LENGTH \ TYPE	8RU6	SAFE LOAD - POUNDS PER LINEAR FOOT						
		8RF6-0B / 8RF6-1B	8RF10-0B / 8RF10-1B	8RF14-0B / 8RF14-1B	8RF18-0B / 8RF18-1B	8RF22-0B / 8RF22-1B	8RF26-0B / 8RF26-1B	8RF30-0B / 8RF30-1B
4'-4" (52") PRECAST	1635	1749	3355	3280	4349	5421	6493	7567
		1891	3699	5206	6639	8060	9479	10893
4'-6" (54") PRECAST	1494	1596	3063	2992	3968	4946	5924	6904
		1756	3699	5206	6639	8060	9479	10893
5'-8" (68") PRECAST	866	920	1770	1716	2277	2839	3402	3966
		1167	2481	4567	6389	8060 (34)	7917 (19)	9311 (19)
5'-10" (70") PRECAST	810	859	1653	1600	2124	2649	3174	3700
		1113	2342	4242	6639 (10)	8060 (39)	7402 (19)	8706 (19)
6'-8" (80") PRECAST	797	901	1825	3120	5048	7747	9448	7360
		901	1825	3120	5048	7915	9479	10893 (32)
7'-6" (90") PRECAST	669	755	1490	2459	3776	5743	7239	5623
		755	1490	2459	3776	5743	8998 (19)	10893 (48)
9'-8" (116") PRECAST	411	466	999	1568	2253	3129	4091	3146
		526	999	1568	2253	3129	4150	5891 (47)

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GRADE 40 FIELD ADDED REBAR.

SAFE UPLIFT LOADS FOR 8" PRECAST w/ 2" RECESS DOOR U-LINTELS

LENGTH \ TYPE	SAFE LOAD - POUNDS PER LINEAR FOOT						
	8RF6-1T / 8RF6-2T	8RF10-1T / 8RF10-2T	8RF14-1T / 8RF14-2T	8RF18-1T / 8RF18-2T	8RF22-1T / 8RF22-2T	8RF26-1T / 8RF26-2T	8RF30-1T / 8RF30-2T
4'-4" (52") PRECAST	905	1668	2362	3056	3751	4445	5140
	905	1668	2362	3056	3751	4445	5140
4'-6" (54") PRECAST	867	1604	2272	2939	3607	4275	4943
	867	1604	2272	2939	3607	4275	4943
5'-8" (68") PRECAST	675	1269 (16)	1797	2326 (5)	2854 (2)	3382	3911
	675	1269	1797	2326	2854	3382	3911
5'-10" (70") PRECAST	655	1207 (16)	1746 (11)	2259 (7)	2773 (5)	3286 (3)	2799 (1)
	655	1233	1746	2259	2773	3286	2799
6'-8" (80") PRECAST	570	929 (16)	1530 (22)	1980 (19)	2429 (16)	2879 (15)	3329 (14)
	570	1080	1530	1980	2429	2879	3329
7'-6" (90") PRECAST	506	742 (16)	1364 (30)	1765 (27)	2166 (25)	2567 (24)	2968 (23)
	506	898	1364	1765	2166	2567	2968
9'-8" (116") PRECAST	395	468 (15)	884 (32)	1222 (33)	1540 (34)	1859 (34)	2180 (34)
	395	560	1072	1386	1701	2016	2331

LINTEL SCHEDULE

LINTEL NO.	LENGTH	TYPE	COMMENTS
L-1	9'-4"	8F40-1B/1T	
L-2	4'-6"	8F24-0B/1T	
L-3	9'-4"	8F24-1B/1T	MODIFY AS REQ'D
L-4	3'-6"	8F24-0B/1T	
L-5	10'-6"	8F24-1B/1T	
L-6	17'-4"	8F24-1B/1T	
L-7	7'-6"	8RF22-1B/1T	
L-8	4'-4"	8RF22-1B/1T	MODIFY AS REQ'D
L-9	13'-4"	8F16-1B/1T	
L-10	9'-4"	8F16-1B/1T	
L-11	10'-6"	8F16-1B/1T	
L-12	9'-4"	8F16-1B/1T	MODIFY AS REQ'D
L-13	9'-4"	8F8-1B/1T	TOP OF LINTEL @ 9'-4" / MODIFY AS REQ'D
L-14	9'-4"	8F16-1B/1T	MODIFY AS REQ'D
L-15	24'-0"	8F16-1B/1T	
L-16	10'-6"	8F16-1B/1T	MODIFY AS REQ'D
L-17	4'-0"	8F48-0B/1T	OPT. SRVC. DOOR
L-18	4'-4"	8RF22-1B/1T	OPT. DOOR

GENERAL NOTES

1. Provide full mortar bed and head joints.
2. Shore filled lintels as required.
3. Installation of lintel must comply with the architectural and/or structural documents.
4. U-Lintels are manufactured with 5 1/2" long notches at the ends to accomodate vertical cell reinforcing and grouting.
5. Reference the CAST-CRETE Load Deflection Graph brochure for lintel deflection information.
6. Bottom field added rebar to be located at the bottom of the lintel cavity.
7. 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
8. Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
9. Safe load rating based on rational design analysis per ACI 318 and ACI 530
10. The exterior surface of lintels installed in exterior concrete masonry walls shall have a coating of stucco applied in accordance with ASTM C-296 or other approved coating.
11. Lintels loaded simultaneously with vertical (gravity or uplift) and horizontal (lateral) loads should be checked for the combined loading with the following equation:

$$\frac{\text{Applied vertical load}}{\text{Safe vertical load}} + \frac{\text{Applied horizontal load}}{\text{Safe horizontal load}} \leq 1.0$$

12. Additional lateral load capacity can be obtained by the designer by providing additional reinforced concrete masonry above the lintel. See detail at right:

SAFE LOAD TABLE NOTES

1. All values based on minimum 4 inch nominal bearing. Exception: Safe loads for unfilled lintels must be reduced by 20% if bearing length is less than 6 1/2 inches.
2. N.R. = Not Rated
3. Safe loads are superimposed allowable loads.
4. Safe loads based on grade 40 or grade 60 field rebar.
5. One #7 rebar may be substituted for two #5 rebars in 8" lintels only
6. The designer may evaluate concentrated loads from the safe load tables by calculating the maximum resisting moment and shear at d-away from face of support.
7. For composite lintel heights not shown, use safe load from next lower height shown.
8. For lintels lengths not shown, use safe load from next longest length shown
9. All safe loads in units of pounds per linear foot
10. All safe loads based on simply supported span.
11. The number in the the parenthesis indicates the percent reduction for grade 40 field added rebar. Example 7'-6" lintel type 8F32-1B safe gravity load = 6472.

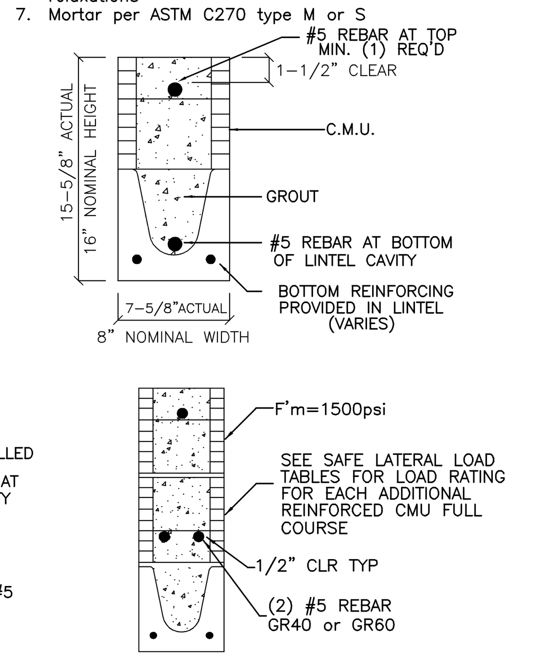
TYPE DESIGNATION

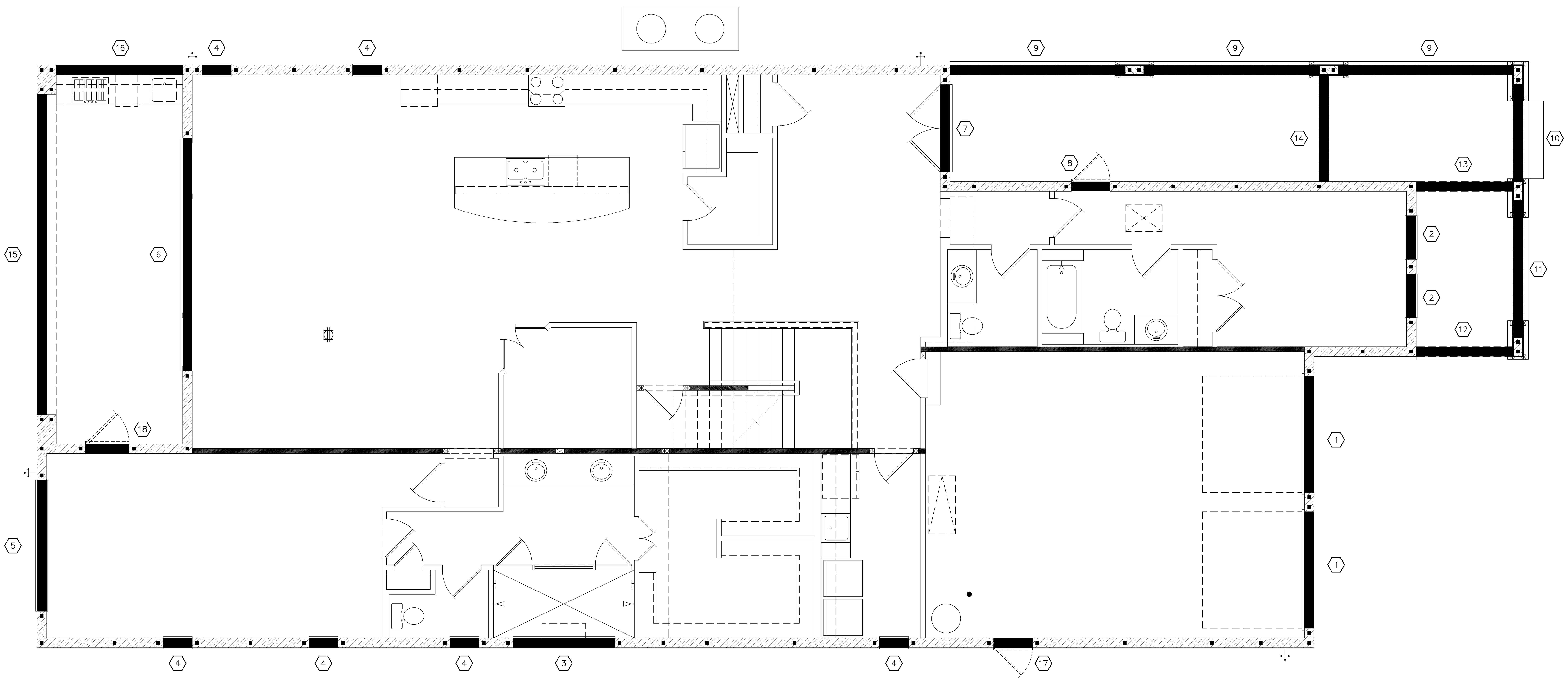
8F16-1B/1T

- F = FILLED WITH GROUT / U = UNFILLED
- QUANTITY OF #5 REBAR AT BOTTOM OF LINTEL CAVITY
- QUANTITY OF #5 REBAR AT TOP
- NOMINAL HEIGHT
- NOMINAL WIDTH

MATERIALS

1. f'c 8" precast lintel = 4000 psi
2. f'c prestressed lintel = 6000 psi
3. Grout per ASTM C476 f'g = 3000 psi w/ maximum 3/8 inch aggregate & 8 to 11 inch slump
4. Concrete Masonry Units (CMU) per ASTM C90 w/minimum net area compressive strength = 1900 psi
5. Rebar per ASTM A615 grade 60
6. Prestressing strand per ASTM A416 grade 270 low relaxation3
7. Mortar per ASTM C270 type M or S





Lintel Plan "B"

(Standard)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

235 Maitland Avenue S.
Suite 108-A
Maitland, FL 32751
Ph: (407) 227-7416
www.premier-structural.com
FL CERT. AUTH.: 29113
FL PE#: 60239
PREMIER STRUCTURAL ENGINEERING INC.

815 Orienta Ave. Suite# 1040
Altamonte Springs, FL 32701
Ph: (407) 629-6711
Fax: (407) 629-6776
www.mjshomedesigns.com
MJS custom home design DESIGNERS - PLANNERS

40-4169
WINSTON
Street Address
Lot Info
City, State, Zip

Park Square HOMES
A division of Park Square Enterprises Inc.
5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
Phone: (407) 529-3000

ISSUE DATE	00/00/0000
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

ELECTRICAL PLAN
10.B

Z:\Park Square Homes\MODELS\ORLANDO MODELS\40' Models (Horizon West)\MODELS\The Winston (40-4169)\10 B Lintel Plan.dwg
Carlos
May 19, 2019,3:58pm

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WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS.

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

LENGTH \ TYPE	8U8	8F8-0B / 8F8-1B	8F12-0B / 8F12-1B	8F16-0B / 8F16-1B	8F20-0B / 8F20-1B	8F24-0B / 8F24-1B	8F28-0B / 8F28-1B	8F32-0B / 8F32-1B
3'-6" (42") PRECAST	2231	3069	3719	5163	6607	8054	9502	10951
		3069	4605	6113	7547	8974	10394	11809
4'-0" (48") PRECAST	1966	2561	2751	3820	4890	5961	7034	8107
		2693	4605	6113	7547	8974	10394	11809
4'-6" (54") PRECAST	1599	1969	2110	2931	3753	4576	5400	6224
		2189	4375	6113	7547 (7)	8672	10294	11809
5'-4" (64") PRECAST	1217	1349	1438	1999	2560	3123	3686	4249
		1663	3090	5365	7547 (36)	7342 (19)	8733 (19)	10127 (19)
5'-10" (70") PRECAST	1062	1105	1173	1631	2090	2549	3009	3470
		1451	2622	4360	7168 (45)	6036 (19)	7181 (19)	8328 (20)
6'-6" (78") PRECAST	908	1238	2177	3480	3031	3707	4383	5061
		1238	2177	3480	5381	8360	10394 (37)	8825 (14)
7'-6" (90") PRECAST	743	1011	1729	2632	2205	2698	3191	3685
		1011	1729	2661	3898	5681	8467 (44)	6472 (15)
9'-4" (112") PRECAST	554	699	1160	1625	2564	3486	2818	3302
		752	1245	1843	2564	3486	4705 (37)	6390 (47)
10'-6" (126") PRECAST	475	535	890	1247	2093	2777	2163	2536
		643	1052	1533	2093	2781	3643 (38)	4754 (45)
11'-4" (136") PRECAST	362	582	945	1366	1846	2423	3127	4006
		582	945	1366	1846	2423	3127	4006
12'-0" (144") PRECAST	337	540	873	1254	1684	2193	2805	3552
		540	873	1254	1684	2193	2805	3552
13'-4" (160") PRECAST	296	471	755	1075	1428	1838	2316	2883
		471	755	1075	1428	1838	2316	2883
14'-0" (168") PRECAST	279	424	706	1002	1326	1697	2127	2630
		442	706	1002	1326	1697	2127	2630
14'-8" (176") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		458	783	1370	1902	2245	2517	2712
15'-4" (184") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		412	710	1250	1733	2058	2320	2513
17'-4" (208") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		300	548	950	1326	1609	1849	2047
19'-4" (232") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		235	420	750	1037	1282	1515	1716
21'-4" (256") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		180	340	598	845	1114	1359	1468
22'-0" (264") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		165	315	550	784	1047	1285	1399
24'-0" (288") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		129	250	450	654	884	1092	1222

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GRADE 40 FIELD ADDED REBAR.

NOTE:
ALL LINTELS OVER 9'-0" IN LENGTH NEED TO BE SHORED DURING GROUTING.
CONTRACTOR SHALL FOLLOW PRECAST MANUFACTURER'S RECOMMENDATIONS REGARDING THE SHORING OF GROUTED LINTELS

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

LENGTH \ TYPE	8F8-1T / 8F8-2T	8F12-1T / 8F12-2T	8F16-1T / 8F16-2T	8F20-1T / 8F20-2T	8F24-1T / 8F24-2T	8F28-1T / 8F28-2T	8F32-1T / 8F32-2T
3'-6" (42") PRECAST	1569	2655	3524	4394	5263	6132	7001
	1569	2655	3524	4394	5263	6132	7001
4'-0" (48") PRECAST	1363	2305	3060	3815	4570	5325	6079
	1363	2305	3060	3815	4570	5325	6079
4'-6" (54") PRECAST	1207	2040	2707	3375	4043	4711	5379
	1207	2040	2707	3375	4043	4711	5379
5'-4" (64") PRECAST	1016	1715 (11)	2276 (4)	2838	3399	3961	4522
	1016	1715	2276	2838	3399	3961	4522
5'-10" (70") PRECAST	909	1567 (18)	2080 (13)	2593 (9)	3107 (6)	3620 (4)	4133 (3)
	929	1567	2080	2593	3107	3620	4133
6'-6" (78") PRECAST	835 (12)	1407 (26)	1868 (21)	2329 (18)	2790 (16)	3251 (14)	3712 (12)
	835	1407	1868	2329	2790	3251	3712
7'-6" (90") PRECAST	727 (23)	1065 (26)	1624 (31)	2025 (28)	2426 (26)	2827 (25)	3228 (24)
	727	1224	1624	2025	2426	2827	3228
9'-4" (112") PRECAST	591	708 (25)	1136 (34)	1474 (34)	1815 (34)	2157 (34)	2500 (34)
	591	862	1318	1643	1969	2294	2619
10'-6" (126") PRECAST	530	575 (24)	916 (33)	1188 (33)	1461 (33)	1736 (33)	2011 (33)
	530	695	1180 (8)	1472 (4)	1763 (2)	2055	2346
11'-4" (136") PRECAST	474	504 (23)	800 (32)	1037 (32)	1274 (32)	1513 (32)	1753 (32)
	494	607	1042 (10)	1372 (11)	1643 (8)	1915 (6)	2187 (5)
12'-0" (144") PRECAST	470 (9)	458 (23)	724 (31)	938 (32)	1153 (32)	1369 (32)	1585 (32)
	470	550	940 (10)	1302 (15)	1560 (13)	1818 (11)	2075 (10)
13'-4" (160") PRECAST	418 (15)	386 (22)	607 (30)	785 (30)	964 (30)	1143 (31)	1323 (31)
	428	460	780 (9)	1159 (21)	1418 (20)	1653 (19)	1887 (17)
14'-0" (168") PRECAST	384 (15)	358 (21)	560 (29)	724 (30)	889 (30)	1054 (30)	1220 (30)
	410	425	717 (9)	1063 (21)	1358 (23)	1582 (22)	1807 (21)
14'-8" (176") PRESTRESSED	239	334 (21)	520 (29)	672 (29)	825 (29)	978 (29)	1131 (30)
	246	395	663 (9)	980 (20)	1303 (26)	1518 (25)	1734 (24)
15'-4" (184") PRESTRESSED	224	313 (20)	486 (28)	627 (29)	769 (29)	911 (29)	1054 (29)
	230	368	616 (9)	908 (20)	1240 (28)	1460 (27)	1668 (26)
17'-4" (208") PRESTRESSED	187	263 (19)	405 (26)	521 (27)	638 (27)	756 (27)	873 (27)
	192	306	506 (8)	740 (19)	1005 (27)	1271 (31)	1473 (31)
19'-4" (232") PRESTRESSED	162	229 (17)	348 (25)	447 (25)	547 (25)	647 (25)	747 (25)
	166	263	429 (8)	623 (18)	841 (26)	1059 (30)	1227 (30)
21'-4" (256") PRESTRESSED	142	204 (16)	307 (23)	393 (23)	480 (23)	568 (24)	655 (24)
	142	232	373 (7)	537 (17)	721 (25)	905 (29)	1048 (29)
22'-0" (264") PRESTRESSED	137	197 (15)	295 (22)	379 (23)	462 (23)	546 (23)	630 (23)
	137	223	358 (7)	513 (17)	688 (24)	863 (28)	999 (28)
24'-0" (288") PRESTRESSED	124	179 (14)	267 (21)	342 (21)	416 (21)	492 (21)	567 (22)
	124	202	319 (7)	455 (16)	606 (23)	757 (27)	876 (27)

SAFE GRAVITY LOADS FOR 8" PRECAST w/ 2" RECESS DOOR U-LINTELS

LENGTH \ TYPE	8RU6	8RF6-0B / 8RF6-1B	8RF10-0B / 8RF10-1B	8RF14-0B / 8RF14-1B	8RF18-0B / 8RF18-1B	8RF22-0B / 8RF22-1B	8RF26-0B / 8RF26-1B	8RF30-0B / 8RF30-1B
4'-4" (52") PRECAST	1635	1749	3355	3280	4349	5421	6493	7567
		1891	3699	5206	6639	8060	9479	10893
4'-6" (54") PRECAST	1494	1596	3063	2992	3968	4946	5924	6904
		1756	3699	5206	6639	8060	9479	10893
5'-8" (68") PRECAST	866	920	1770	1716	2277	2839	3402	3966
		1167	2481	4567	6389	8060 (34)	7917 (19)	9311 (19)
5'-10" (70") PRECAST	810	859	1653	1600	2124	2649	3174	3700
		1113	2342	4242	6639 (10)	8060 (39)	7402 (19)	8706 (19)
6'-8" (80") PRECAST	797	901	1825	3120	5048	7747	9448	7360
		901	1825	3120	5048	7915	9479	10893 (32)
7'-6" (90") PRECAST	669	755	1490	2459	3776	5743	7239	5623
		755	1490	2459	3776	5743	8998 (19)	10893 (48)
9'-8" (116") PRECAST	411	466	999	1568	2253	3129	4091	3146
		526	999	1568	2253	3129	4150	5891 (47)

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GRADE 40 FIELD ADDED REBAR.

SAFE UPLIFT LOADS FOR 8" PRECAST w/ 2" RECESS DOOR U-LINTELS

LENGTH \ TYPE	8RF6-1T / 8RF6-2T	8RF10-1T / 8RF10-2T	8RF14-1T / 8RF14-2T	8RF18-1T / 8RF18-2T	8RF22-1T / 8RF22-2T	8RF26-1T / 8RF26-2T	8RF30-1T / 8RF30-2T
4'-4" (52") PRECAST	905	1668	2362	3056	3751	4445	5140
	905	1668	2362	3056	3751	4445	5140
4'-6" (54") PRECAST	867	1604	2272	2939	3607	4275	4943
	867	1604	2272	2939	3607	4275	4943
5'-8" (68") PRECAST	675	1269 (16)	1797	2326 (5)	2854 (2)	3382	3911
	675	1269	1797	2326	2854	3382	3911
5'-10" (70") PRECAST	655	1207 (16)	1746 (11)	2259 (7)	2773 (5)	3286 (3)	2799 (1)
	655	1233	1746	2259	2773	3286	2799
6'-8" (80") PRECAST	570	929 (16)	1530 (22)	1980 (19)	2429 (16)	2879 (15)	3329 (14)
	570	1080	1530	1980	2429	2879	3329
7'-6" (90") PRECAST	506	742 (16)	1364 (30)	1765 (27)	2166 (25)	2567 (24)	2968 (23)
	506	898	1364	1765	2166	2567	2968
9'-8" (116") PRECAST	395	468 (15)	884 (32)	1222 (33)	1540 (34)	1859 (34)	2180 (34)
	395	560	1072	1386	1701	2016	2331

GENERAL NOTES

1. Provide full mortar bed and head joints.
2. Shore filled lintels as required.
3. Installation of lintel must comply with the architectural and/or structural documents.
4. U-Lintels are manufactured with 5 1/2" long notches at the ends to accomodate vertical cell reinforcing and grouting.
5. Reference the CAST-CRETE Load Deflection Graph brochure for lintel deflection information.
6. Bottom field added rebar to be located at the bottom of the lintel cavity.
7. 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
8. Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
9. Safe load rating based on rational design analysis per ACI 318 and ACI 530
10. The exterior surface of lintels installed in exterior concrete masonry walls shall have a coating of stucco applied in accordance with ASTM C-296 or other approved coating.
11. Lintels loaded simultaneously with vertical (gravity or uplift) and horizontal (lateral) loads should be checked for the combined loading with the following equation:

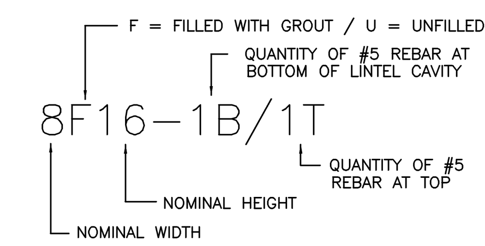
$$\frac{\text{Applied vertical load}}{\text{Safe vertical load}} + \frac{\text{Applied horizontal load}}{\text{Safe horizontal load}} \leq 1.0$$

12. Additional lateral load capacity can be obtained by the designer by providing additional reinforced concrete masonry above the lintel. See detail at right:

SAFE LOAD TABLE NOTES

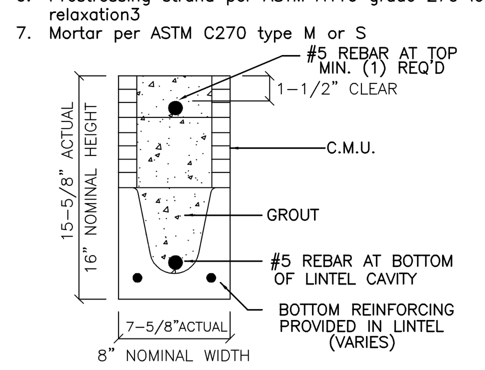
1. All values based on minimum 4 inch nominal bearing. Exception: Safe loads for unfilled lintels must be reduced by 20% if bearing length is less than 6 1/2 inches.
2. N.R. = Not Rated
3. Safe loads are superimposed allowable loads.
4. Safe loads based on grade 40 or grade 60 field rebar.
5. One #7 rebar may be substituted for two #5 rebars in 8" lintels only
6. The designer may evaluate concentrated loads from the safe load tables by calculating the maximum resisting moment and shear at d-away from face of support.
7. For composite lintel heights not shown, use safe load from next lower height shown.
8. For lintels lengths not shown, use safe load from next longest length shown
9. All safe loads in units of pounds per linear foot
10. All safe loads based on simply supported span.
11. The number in the the parenthesis indicates the percent reduction for grade 40 field added rebar. Example 7'-6" lintel type 8F32-1B safe gravity load = 6472.

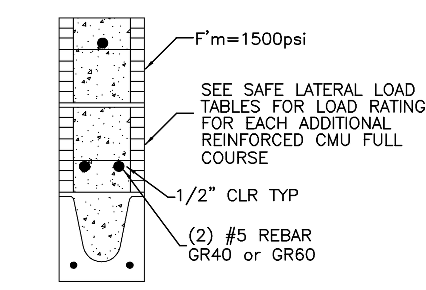
TYPE DESIGNATION



MATERIALS

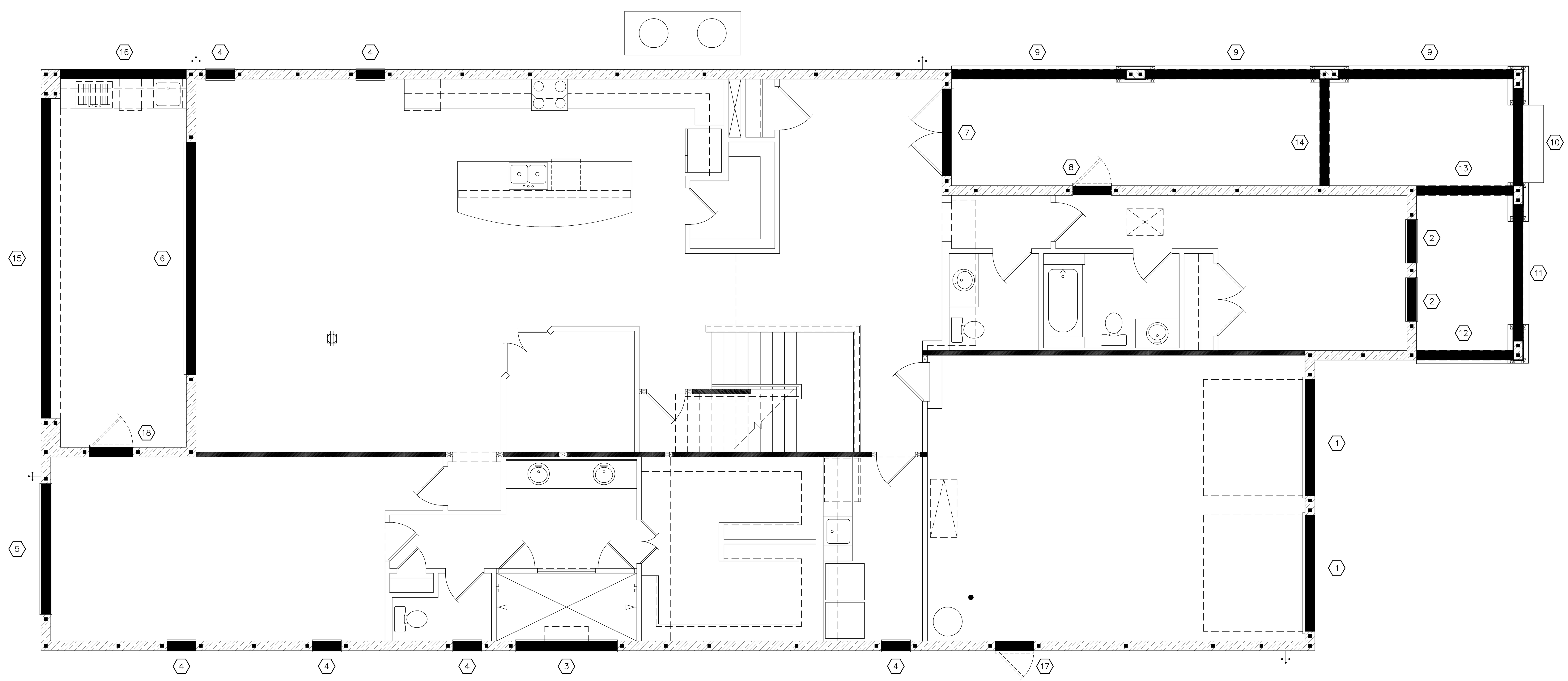
1. f'c 8" precast lintel = 4000 psi
2. f'c prestressed lintel = 6000 psi
3. Grout per ASTM C476 f'g = 3000 psi w/ maximum 3/8 inch aggregate & 8 to 11 inch slump
4. Concrete Masonry Units (CMU) per ASTM C90 w/minimum net area compressive strength = 1900 psi
5. Rebar per ASTM A615 grade 60
6. Prestressing strand per ASTM A416 grade 270 low relaxation3
7. Mortar per ASTM C270 type M or S





LINTEL SCHEDULE

LINTEL NO.	LENGTH	TYPE	COMMENTS
L-1	9'-4"	8F40-1B/1T	
L-2	4'-6"	8F24-0B/1T	
L-3	9'-4"	8F24-1B/1T	MODIFY AS REQ'D
L-4	3'-6"	8F24-0B/1T	
L-5	10'-6"	8F24-1B/1T	
L-6	17'-4"	8F24-1B/1T	
L-7	7'-6"	8RF22-1B/1T	
L-8	4'-4"	8RF22-1B/1T	MODIFY AS REQ'D
L-9	13'-4"	8F16-1B/1T	
L-10	9'-4"	8F16-1B/1T	
L-11	10'-6"	8F16-1B/1T	
L-12	9'-4"	8F16-1B/1T	MODIFY AS REQ'D
L-13	9'-4"	8F8-1B/1T	TOP OF LINTEL @ 9'-4" / MODIFY AS REQ'D
L-14	9'-4"	8F16-1B/1T	MODIFY AS REQ'D
L-15	24'-0"	8F24-1B/2T	MODIFY AS REQ'D
L-16	10'-6"	8F24-1B/2T	MODIFY AS REQ'D
L-17	4'-0"	8F48-0B/1T	OPT. SRVC. DOOR
L-18	4'-4"	8RF22-1B/1T	OPT. DOOR



Lintel Plan "B"

(Opt. Balcony)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

PREMIER STRUCTURAL ENGINEERING INC.
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Park Square HOMES
A division of Park Square Enterprises Inc.
5200 Vineland Rd. Suite #200
Orlando, FL 32811
Phone: (407) 529-3000

40-4169
WINSTON
Street Address
Lot Info
City, State, Zip

ISSUE DATE	00/00/0000
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

LINTEL PLAN
10.B1

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

TYPE / LENGTH	8U8	8F8-0B / 8F8-1B	8F12-0B / 8F12-1B	8F16-0B / 8F16-1B	8F20-0B / 8F20-1B	8F24-0B / 8F24-1B	8F28-0B / 8F28-1B	8F32-0B / 8F32-1B
		SAFE LOAD - POUNDS PER LINEAR FOOT						
3'-6" (42") PRECAST	2231	3069	3719	5163	6607	8054	9502	10951
		3069	4605	6113	7547	8974	10394	11809
4'-0" (48") PRECAST	1966	2561	2751	3820	4890	5961	7034	8107
		2693	4605	6113	7547	8974	10394	11809
4'-6" (54") PRECAST	1599	1969	2110	2931	3753	4576	5400	6224
		2189	4375	6113	7547 (7)	8672	10294	11809
5'-4" (64") PRECAST	1217	1349	1438	1999	2560	3123	3686	4249
		1663	3090	5365	7547 (36)	7342 (19)	8733 (19)	10127 (19)
5'-10" (70") PRECAST	1062	1105	1173	1631	2090	2549	3009	3470
		1451	2622	4360	7168 (45)	6036 (19)	7181 (19)	8328 (20)
6'-6" (78") PRECAST	908	1238	2177	3480	3031	3707	4383	5061
		1238	2177	3480	5381	8360	10394 (37)	8825 (14)
7'-6" (90") PRECAST	743	1011	1729	2632	2205	2698	3191	3685
		1011	1729	2661	3898	5681	8467 (44)	6472 (15)
9'-4" (112") PRECAST	554	699	1160	1625	2564	3486	2818	3302
		752	1245	1843	2564	3486	4705 (37)	6390 (47)
10'-6" (126") PRECAST	475	535	890	1247	2093	2777	2163	2536
		643	1052	1533	2093	2781	3643 (38)	4754 (45)
11'-4" (136") PRECAST	362	582	945	1366	1846	2423	3127	4006
		582	945	1366	1846	2423	3127	4006
12'-0" (144") PRECAST	337	540	873	1254	1684	2193	2805	3552
		540	873	1254	1684	2193	2805	3552
13'-4" (160") PRECAST	296	471	755	1075	1428	1838	2316	2883
		471	755	1075	1428	1838	2316	2883
14'-0" (168") PRECAST	279	424	706	1002	1326	1697	2127	2630
		442	706	1002	1326	1697	2127	2630
14'-8" (176") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		458	783	1370	1902	2245	2517	2712
15'-4" (184") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		412	710	1250	1733	2058	2320	2513
17'-4" (208") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		300	548	950	1326	1609	1849	2047
19'-4" (232") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		235	420	750	1037	1282	1515	1716
21'-4" (256") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		180	340	598	845	1114	1359	1468
22'-0" (264") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		165	315	550	784	1047	1285	1399
24'-0" (288") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		129	250	450	654	884	1092	1222

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GRADE 40 FIELD ADDED REBAR.

NOTE:
ALL LINTELS OVER 9'-0" IN LENGTH NEED TO BE SHORED DURING GROUTING. CONTRACTOR SHALL FOLLOW PRECAST MANUFACTURER'S RECOMMENDATIONS REGARDING THE SHORING OF GROUTED LINTELS

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

TYPE / LENGTH	8F8-1T / 8F8-2T	8F12-1T / 8F12-2T	8F16-1T / 8F16-2T	8F20-1T / 8F20-2T	8F24-1T / 8F24-2T	8F28-1T / 8F28-2T	8F32-1T / 8F32-2T
	SAFE LOAD - POUNDS PER LINEAR FOOT						
3'-6" (42") PRECAST	1569	2655	3524	4394	5263	6132	7001
	1569	2655	3524	4394	5263	6132	7001
4'-0" (48") PRECAST	1363	2305	3060	3815	4570	5325	6079
	1363	2305	3060	3815	4570	5325	6079
4'-6" (54") PRECAST	1207	2040	2707	3375	4043	4711	5379
	1207	2040	2707	3375	4043	4711	5379
5'-4" (64") PRECAST	1016	1715 (11)	2276 (4)	2838	3399	3961	4522
	1016	1715	2276	2838	3399	3961	4522
5'-10" (70") PRECAST	909	1567 (18)	2080 (13)	2593 (9)	3107 (6)	3620 (4)	4133 (3)
	929	1567	2080	2593	3107	3620	4133
6'-6" (78") PRECAST	835 (12)	1407 (26)	1868 (21)	2329 (18)	2790 (16)	3251 (14)	3712 (12)
	835	1407	1868	2329	2790	3251	3712
7'-6" (90") PRECAST	727 (23)	1065 (26)	1624 (31)	2025 (28)	2426 (26)	2827 (25)	3228 (24)
	727	1224	1624	2025	2426	2827	3228
9'-4" (112") PRECAST	591	708 (25)	1136 (34)	1474 (34)	1815 (34)	2157 (34)	2500 (34)
	591	862	1318	1643	1969	2294	2619
10'-6" (126") PRECAST	530	575 (24)	916 (33)	1188 (33)	1461 (33)	1736 (33)	2011 (33)
	530	695	1180 (8)	1472 (4)	1763 (2)	2055	2346
11'-4" (136") PRECAST	474	504 (23)	800 (32)	1037 (32)	1274 (32)	1513 (32)	1753 (32)
	494	607	1042 (10)	1372 (11)	1643 (8)	1915 (6)	2187 (5)
12'-0" (144") PRECAST	470 (9)	458 (23)	724 (31)	938 (32)	1153 (32)	1369 (32)	1585 (32)
	470	550	940 (10)	1302 (15)	1560 (13)	1818 (11)	2075 (10)
13'-4" (160") PRECAST	418 (15)	386 (22)	607 (30)	785 (30)	964 (30)	1143 (31)	1323 (31)
	428	460	780 (9)	1159 (21)	1418 (20)	1653 (19)	1887 (17)
14'-0" (168") PRECAST	384 (15)	358 (21)	560 (29)	724 (30)	889 (30)	1054 (30)	1220 (30)
	410	425	717 (9)	1063 (21)	1358 (23)	1582 (22)	1807 (21)
14'-8" (176") PRESTRESSED	239	334 (21)	520 (29)	672 (29)	825 (29)	978 (29)	1131 (30)
	246	395	663 (9)	980 (20)	1303 (26)	1518 (25)	1734 (24)
15'-4" (184") PRESTRESSED	224	313 (20)	486 (28)	627 (29)	769 (29)	911 (29)	1054 (29)
	230	368	616 (9)	908 (20)	1240 (28)	1460 (27)	1668 (26)
17'-4" (208") PRESTRESSED	187	263 (19)	405 (26)	521 (27)	638 (27)	756 (27)	873 (27)
	192	306	506 (8)	740 (19)	1005 (27)	1271 (31)	1473 (31)
19'-4" (232") PRESTRESSED	162	229 (17)	348 (25)	447 (25)	547 (25)	647 (25)	747 (25)
	166	263	429 (8)	623 (18)	841 (26)	1059 (30)	1227 (30)
21'-4" (256") PRESTRESSED	142	204 (16)	307 (23)	393 (23)	480 (23)	568 (24)	655 (24)
	142	232	373 (7)	537 (17)	721 (25)	905 (29)	1048 (29)
22'-0" (264") PRESTRESSED	137	197 (15)	295 (22)	379 (23)	462 (23)	546 (23)	630 (23)
	137	223	358 (7)	513 (17)	688 (24)	863 (28)	999 (28)
24'-0" (288") PRESTRESSED	124	179 (14)	267 (21)	342 (21)	416 (21)	492 (21)	567 (22)
	124	202	319 (7)	455 (16)	606 (23)	757 (27)	876 (27)

SAFE GRAVITY LOADS FOR 8" PRECAST w/ 2" RECESS DOOR U-LINTELS

TYPE / LENGTH	8RU6	8RF6-0B / 8RF6-1B	8RF10-0B / 8RF10-1B	8RF14-0B / 8RF14-1B	8RF18-0B / 8RF18-1B	8RF22-0B / 8RF22-1B	8RF26-0B / 8RF26-1B	8RF30-0B / 8RF30-1B
		SAFE LOAD - POUNDS PER LINEAR FOOT						
4'-4" (52") PRECAST	1635	1749	3355	3280	4349	5421	6493	7567
		1891	3699	5206	6639	8060	9479	10893
4'-6" (54") PRECAST	1494	1596	3063	2992	3968	4946	5924	6904
		1756	3699	5206	6639	8060	9479	10893
5'-8" (68") PRECAST	866	920	1770	1716	2277	2839	3402	3966
		1167	2481	4567	6389	8060 (34)	7917 (19)	9311 (19)
5'-10" (70") PRECAST	810	859	1653	1600	2124	2649	3174	3700
		1113	2342	4242	6639 (10)	8060 (39)	7402 (19)	8706 (19)
6'-8" (80") PRECAST	797	901	1825	3120	5048	7747	9448	7360
		901	1825	3120	5048	7915	9479	10893 (32)
7'-6" (90") PRECAST	669	755	1490	2459	3776	5743	7239	5623
		755	1490	2459	3776	5743	8998 (19)	10893 (48)
9'-8" (116") PRECAST	411	466	999	1568	2253	3129	4091	3146
		526	999	1568	2253	3129	4150	5891 (47)

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GRADE 40 FIELD ADDED REBAR.

SAFE UPLIFT LOADS FOR 8" PRECAST w/ 2" RECESS DOOR U-LINTELS

TYPE / LENGTH	8RF6-1T / 8RF6-2T	8RF10-1T / 8RF10-2T	8RF14-1T / 8RF14-2T	8RF18-1T / 8RF18-2T	8RF22-1T / 8RF22-2T	8RF26-1T / 8RF26-2T	8RF30-1T / 8RF30-2T
	SAFE LOAD - POUNDS PER LINEAR FOOT						
4'-4" (52") PRECAST	905	1668	2362	3056	3751	4445	5140
	905	1668	2362	3056	3751	4445	5140
4'-6" (54") PRECAST	867	1604	2272	2939	3607	4275	4943
	867	1604	2272	2939	3607	4275	4943
5'-8" (68") PRECAST	675	1269 (16)	1797	2326 (5)	2854 (2)	3382	3911
	675	1269	1797	2326	2854	3382	3911
5'-10" (70") PRECAST	655	1207 (16)	1746 (11)	2259 (7)	2773 (5)	3286 (3)	2799 (1)
	655	1233	1746	2259	2773	3286	2799
6'-8" (80") PRECAST	570	929 (16)	1530 (22)	1980 (19)	2429 (16)	2879 (15)	3329 (14)
	570	1080	1530	1980	2429	2879	3329
7'-6" (90") PRECAST	506	742 (16)	1364 (30)	1765 (27)	2166 (25)	2567 (24)	2968 (23)
	506	898	1364	1765	2166	2567	2968
9'-8" (116") PRECAST	395	468 (15)	884 (32)	1222 (33)	1540 (34)	1859 (34)	2180 (34)
	395	560	1072	1386	1701	2016	2331

LINTEL SCHEDULE

LINTEL NO.	LENGTH	TYPE	COMMENTS
L-1	9'-4"	8F40-1B/1T	
L-2	4'-6"	8F24-0B/1T	
L-3	9'-4"	8F24-1B/1T	MODIFY AS REQ'D
L-4	3'-6"	8F24-0B/1T	
L-5	10'-6"	8F24-1B/1T	
L-6	17'-4"	8F24-1B/1T	
L-7	7'-6"	8RF22-1B/1T	
L-8	4'-4"	8RF22-1B/1T	MODIFY AS REQ'D
L-9	6'-6"	8F24-0B/1T	
L-10	13'-4"	8F16-1B/1T	
L-11	13'-4"	8F64-1B/1T	
L-12	7'-6"	8F64-1B/1T	
L-13	9'-4"	8F16-1B/1T	
L-14	7'-6"	8F80-1B/1T	
L-15	9'-4"	8F64-1B/1T	MODIFY AS REQ'D
L-16	24'-0"	8F24-1B/1T	MODIFY AS REQ'D
L-17	10'-6"	8F24-1B/1T	MODIFY AS REQ'D
L-18	4'-0"	8F48-0B/1T	OPT. SRVC. DOOR
L-19	4'-4"	8RF22-1B/1T	OPT. DOOR

GENERAL NOTES

1. Provide full mortar bed and head joints.
2. Shore filled lintels as required.
3. Installation of lintel must comply with the architectural and/or structural documents.
4. U-Lintels are manufactured with 5 1/2" long notches at the ends to accomodate vertical cell reinforcing and grouting.
5. Reference the CAST-CRETE Load Deflection Graph brochure for lintel deflection information.
6. Bottom field added rebar to be located at the bottom of the lintel cavity.
7. 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
8. Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
9. Safe load rating based on rational design analysis per ACI 318 and ACI 530
10. The exterior surface of lintels installed in exterior concrete masonry walls shall have a coating of stucco applied in accordance with ASTM C-296 or other approved coating.
11. Lintels loaded simultaneously with vertical (gravity or uplift) and horizontal (lateral) loads should be checked for the combined loading with the following equation:

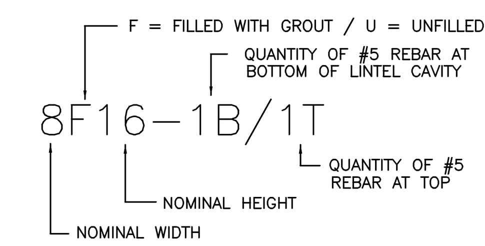
$$\frac{\text{Applied vertical load}}{\text{Safe vertical load}} + \frac{\text{Applied horizontal load}}{\text{Safe horizontal load}} \leq 1.0$$

12. Additional lateral load capacity can be obtained by the designer by providing additional reinforced concrete masonry above the lintel. See detail at right:

SAFE LOAD TABLE NOTES

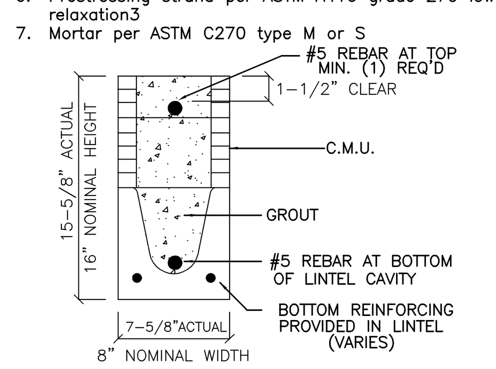
1. All values based on minimum 4 inch nominal bearing. Exception: Safe loads for unfilled lintels must be reduced by 20% if bearing length is less than 6 1/2 inches.
2. N.R. = Not Rated
3. Safe loads are superimposed allowable loads.
4. Safe loads based on grade 40 or grade 60 field rebar.
5. One #7 rebar may be substituted for two #5 rebars in 8" lintels only
6. The designer may evaluate concentrated loads from the safe load tables by calculating the maximum resisting moment and shear at d-away from face of support.
7. For composite lintel heights not shown, use safe load from next lower height shown.
8. For lintels lengths not shown, use safe load from next longest length shown
9. All safe loads in units of pounds per linear foot
10. All safe loads based on simply supported span.
11. The number in the the parenthesis indicates the percent reduction for grade 40 field added rebar. Example 7'-6" lintel type 8F32-1B safe gravity load = 6472.

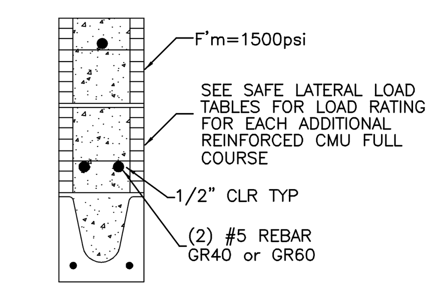
TYPE DESIGNATION

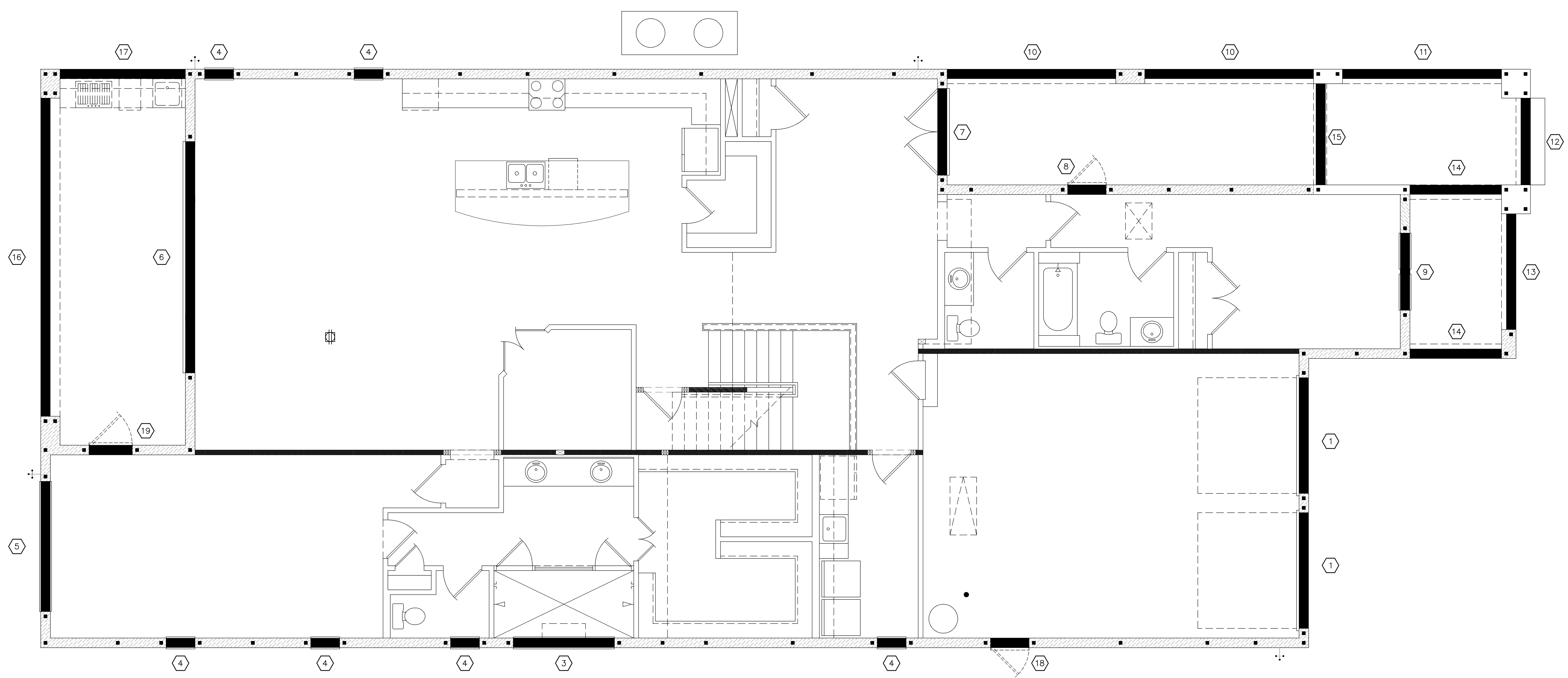


MATERIALS

1. f'c 8" precast lintel = 4000 psi
2. f'c prestressed lintel = 6000 psi
3. Grout per ASTM C476 f'g = 3000 psi w/ maximum 3/8 inch aggregate & 8 to 11 inch slump
4. Concrete Masonry Units (CMU) per ASTM C90 w/minimum net area compressive strength = 1900 psi
5. Rebar per ASTM A615 grade 60
6. Prestressing strand per ASTM A416 grade 270 low relaxation3
7. Mortar per ASTM C270 type M or S







Lintel Plan "C"

(Standard)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

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40-4169
WINSTON
Street Address
Lot Info
City, State, Zip

Park Square HOMES
A division of Park Square Enterprises Inc.
5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
Phone: (407) 529-3000

ISSUE DATE	00/00/0000
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS
ELECTRICAL PLAN	10.C

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May 19, 2019 4:36pm Carlos Z:\Park Square Homes\MODELS\ORLANDO MODELS\40' Models (Horizon West)\MODELS\The Winston (40-4169)\10 C Lintel Plan.dwg

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

LENGTH \ TYPE	8U8	SAFE LOAD - POUNDS PER LINEAR FOOT						
		8F8–0B	8F12–0B	8F16–0B	8F20–0B	8F24–0B	8F28–0B	8F32–0B
		8F8–1B	8F12–1B	8F16–1B	8F20–1B	8F24–1B	8F28–1B	8F32–1B
3'–6" (42") PRECAST	2231	3069	3719	5163	6607	8054	9502	10951
		3069	4605	6113	7547	8974	10394	11809
4'–0" (48") PRECAST	1966	2561	2751	3820	4890	5961	7034	8107
		2693	4605	6113	7547	8974	10394	11809
4'–6" (54") PRECAST	1599	1969	2110	2931	3753	4576	5400	6224
		2189	4375	6113	7547	8672	10294	11809
5'–4" (64") PRECAST	1217	1349	1438	1999	2560	3123	3686	4249
		1663	3090	5365	7547 (a)	7342 (n)	8733 (n)	10127 (n)
5'–10" (70") PRECAST	1062	1105	1173	1631	2090	2549	3009	3470
		1451	2622	4360	7168 (a)	6036 (n)	7181 (n)	8328 (n)
6'–6" (78") PRECAST	908	1238	2177	3480	3031	3707	4383	5061
		1238	2177	3480	5381	8360	10394 (n)	8825 (n)
7'–6" (90") PRECAST	743	1011	1729	2632	2205	2698	3191	3685
		1011	1729	2661	3898	5681	8467 (a)	6472 (n)
9'–4" (112") PRECAST	554	699	1160	1625	2564	3486	2818	3302
		752	1245	1843	2564	3486	4705 (n)	6390 (n)
10'–6" (126") PRECAST	475	535	890	1247	2093	2777	2163	2536
		643	1052	1533	2093	2781	3643 (n)	4754 (n)
11'–4" (136") PRECAST	362	582	945	1366	1846	2423	3127	4006
		582	945	1366	1846	2423	3127	4006
12'–0" (144") PRECAST	337	540	873	1254	1684	2193	2805	3552
		540	873	1254	1684	2193	2805	3552
13'–4" (160") PRECAST	296	471	755	1075	1428	1838	2316	2883
		471	755	1075	1428	1838	2316	2883
14'–0" (168") PRECAST	279	424	706	1002	1326	1697	2127	2630
		442	706	1002	1326	1697	2127	2630
14'–8" (176") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		458	783	1370	1902	2245	2517	2712
15'–4" (184") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		412	710	1250	1733	2058	2320	2513
17'–4" (208") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		300	548	950	1326	1609	1849	2047
19'–4" (232") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		235	420	750	1037	1282	1515	1716
21'–4" (256") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		180	340	598	845	1114	1359	1468
22'–0" (264") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		165	315	550	784	1047	1285	1399
24'–0" (288") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		129	250	450	654	884	1092	1222

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GRADE 40 FIELD ADDED REBAR.

NOTE:
ALL LINTELS OVER 9'-0" IN LENGTH NEED TO BE SHORED DURING GROUTING. CONTRACTOR SHALL FOLLOW PRECAST MANUFACTURER'S RECOMMENDATIONS REGARDING THE SHORING OF GROUTED LINTELS

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

LENGTH \ TYPE	SAFE LOAD - POUNDS PER LINEAR FOOT						
	8F8–1T	8F12–1T	8F16–1T	8F20–1T	8F24–1T	8F28–1T	8F32–1T
	8F8–2T	8F12–2T	8F16–2T	8F20–2T	8F24–2T	8F28–2T	8F32–2T
3'–6" (42") PRECAST	1569	2655	3524	4394	5263	6132	7001
	1569	2655	3524	4394	5263	6132	7001
4'–0" (48") PRECAST	1363	2305	3060	3815	4570	5325	6079
	1363	2305	3060	3815	4570	5325	6079
4'–6" (54") PRECAST	1207	2040	2707	3375	4043	4711	5379
	1207	2040	2707	3375	4043	4711	5379
5'–4" (64") PRECAST	1016	1715 (n)	2276 (a)	2838	3399	3961	4522
	1016	1715	2276	2838	3399	3961	4522
5'–10" (70") PRECAST	909	1567 (16)	2080 (13)	2593 (9)	3107 (9)	3620 (4)	4133 (3)
	929	1567	2080	2593	3107	3620	4133
6'–6" (78") PRECAST	835 (12)	1407 (20)	1868 (20)	2329 (18)	2790 (16)	3251 (14)	3712 (12)
	835	1407	1868	2329	2790	3251	3712
7'–6" (90") PRECAST	727 (20)	1065 (26)	1624 (21)	2025 (24)	2426 (22)	2827 (20)	3228 (a)
	727	1224	1624	2025	2426	2827	3228
9'–4" (112") PRECAST	591	708 (25)	1136 (a)	1474 (a)	1815 (a)	2157 (a)	2500 (a)
	591	862	1318	1643	1969	2294	2619
10'–6" (126") PRECAST	530	575 (24)	916 (22)	1188 (22)	1461 (22)	1736 (22)	2011 (22)
	530	695	1180 (a)	1472 (a)	1763 (a)	2055	2346
11'–4" (136") PRECAST	474	504 (23)	800 (22)	1037 (22)	1274 (22)	1513 (22)	1753 (22)
	494	607	1042 (n)	1372 (n)	1643 (a)	1915 (a)	2187 (a)
12'–0" (144") PRECAST	470 (9)	458 (23)	724 (21)	938 (22)	1153 (22)	1369 (22)	1585 (22)
	470	550	940 (n)	1302 (n)	1560 (n)	1818 (n)	2075 (n)
13'–4" (160") PRECAST	418 (15)	366 (22)	607 (20)	785 (20)	964 (a)	1143 (20)	1323 (20)
	428	460	780 (a)	1159 (21)	1418 (20)	1653 (n)	1887 (n)
14'–0" (168") PRECAST	384 (15)	358 (21)	560 (20)	724 (20)	889 (20)	1054 (20)	1220 (20)
	410	425	717 (a)	1063 (21)	1358 (20)	1582 (20)	1807 (21)
14'–8" (176") PRESTRESSED	239	334 (21)	520 (20)	672 (20)	825 (20)	978 (20)	1131 (20)
	246	395	663 (a)	980 (20)	1303 (20)	1518 (20)	1734 (20)
15'–4" (184") PRESTRESSED	224	313 (20)	486 (20)	627 (20)	769 (20)	911 (20)	1054 (20)
	230	368	616 (a)	908 (20)	1240 (20)	1460 (21)	1668 (20)
17'–4" (208") PRESTRESSED	187	263 (19)	405 (20)	521 (21)	638 (21)	756 (21)	873 (21)
	192	306	506 (a)	740 (19)	1005 (21)	1271 (21)	1473 (21)
19'–4" (232") PRESTRESSED	162	229 (17)	348 (20)	447 (20)	547 (20)	647 (20)	747 (20)
	166	263	429 (a)	623 (19)	841 (20)	1059 (20)	1227 (20)
21'–4" (256") PRESTRESSED	142	204 (18)	307 (20)	393 (20)	480 (20)	568 (20)	655 (20)
	142	232	373 (7)	537 (17)	721 (20)	905 (20)	1048 (20)
22'–0" (264") PRESTRESSED	137	197 (18)	295 (20)	379 (20)	462 (20)	546 (20)	630 (20)
	137	223	358 (7)	513 (17)	688 (20)	863 (20)	999 (20)
24'–0" (288") PRESTRESSED	124	179 (14)	267 (20)	342 (20)	416 (20)	492 (20)	567 (22)
	124	202	319 (7)	455 (16)	606 (20)	757 (20)	876 (17)

SAFE GRAVITY LOADS FOR 8" PRECAST w/ 2" RECESS DOOR U-LINTELS

LENGTH \ TYPE	8RU6	SAFE LOAD - POUNDS PER LINEAR FOOT						
		8RF6–0B	8RF10–0B	8RF14–0B	8RF18–0B	8RF22–0B	8RF26–0B	8RF30–0B
		8RF6–1B	8RF10–1B	8RF14–1B	8RF18–1B	8RF22–1B	8RF26–1B	8RF30–1B
4'–4" (52") PRECAST	1635	1749	3355	3280	4349	5421	6493	7567
		1891	3699	5206	6639	8060	9479	10893
4'–6" (54") PRECAST	1494	1596	3063	2992	3968	4946	5924	6904
		1756	3699	5206	6639	8060	9479	10893
5'–8" (68") PRECAST	866	920	1770	1716	2277	2839	3402	3966
		1167	2481	4567	6389	8060 (a)	7917 (n)	9311 (n)
5'–10" (70") PRECAST	810	859	1653	1600	2124	2649	3174	3700
		1113	2342	4242	6639 (a)	8060 (a)	7402 (n)	8706 (n)
6'–8" (80") PRECAST	797	901	1825	3120	5048	7747	9448	7360
		901	1825	3120	5048	7915	9479	10893 (a)
7'–6" (90") PRECAST	669	755	1490	2459	3776	5743	7239	5623
		755	1490	2459	3776	5743	8998 (n)	10893 (a)
9'–8" (116") PRECAST	411	466	999	1568	2253	3129	4091	3146
		526	999	1568	2253	3129	4150	5891 (a)

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GRADE 40 FIELD ADDED REBAR.

SAFE UPLIFT LOADS FOR 8" PRECAST w/ 2" RECESS DOOR U-LINTELS

LENGTH \ TYPE	SAFE LOAD - POUNDS PER LINEAR FOOT						
	8RF6–1T	8RF10–1T	8RF14–1T	8RF18–1T	8RF22–1T	8RF26–1T	8RF30–1T
	8RF6–2T	8RF10–2T	8RF14–2T	8RF18–2T	8RF22–2T	8RF26–2T	8RF30–2T
4'–4" (52") PRECAST	905	1668	2362	3056	3751	4445	5140
	905	1668	2362	3056	3751	4445	5140
4'–6" (54") PRECAST	867	1604	2272	2939	3607	4275	4943
	867	1604	2272	2939	3607	4275	4943
5'–8" (68") PRECAST	675	1269 (16)	1797	2326 (5)	2854 (5)	3382	3911
	675	1269	1797	2326	2854	3382	3911
5'–10" (70") PRECAST	655	1207 (16)	1746 (11)	2259 (7)	2773 (5)	3286 (5)	2799 (1)
	655	1233	1746	2259	2773	3286	2799
6'–8" (80") PRECAST	570	929 (18)	1530 (22)	1980 (18)	2429 (16)	2879 (15)	3329 (14)
	570	1080	1530	1980	2429	2879	3329
7'–6" (90") PRECAST	506	742 (16)	1364 (24)	1765 (27)	2166 (25)	2567 (24)	2968 (23)
	506	898	1364	1765	2166	2567	2968
9'–8" (116") PRECAST	395	468 (16)	884 (18)	1222 (20)	1540 (20)	1859 (20)	2180 (20)
	395	560	1072	1386	1701	2016	2331

LINTEL SCHEDULE

LINTEL NO.	LENGTH	TYPE	COMMENTS
L-1	9'-4"	8F40-1B/1T	
L-2	4'-6"	8F24-0B/1T	
L-3	9'-4"	8F24-1B/1T	MODIFY AS REQ'D
L-4	3'-6"	8F24-0B/1T	
L-5	10'-6"	8F24-1B/1T	
L-6	17'-4"	8F24-1B/1T	
L-7	7'-6"	8RF22-1B/1T	
L-8	4'-4"	8RF22-1B/1T	MODIFY AS REQ'D
L-9	6'-6"	8F24-0B/1T	
L-10	13'-4"	8F16-1B/1T	
L-11	13'-4"	8F64-1B/1T	
L-12	7'-6"	8F64-1B/1T	
L-13	9'-4"	8F16-1B/1T	
L-14	7'-6"	8F80-1B/1T	
L-15	9'-4"	8F64-1B/1T	MODIFY AS REQ'D
L-16	24'-0"	8F24-1B/1T	MODIFY AS REQ'D
L-17	10'-6"	8F24-1B/1T	MODIFY AS REQ'D
L-18	4'-0"	8F48-0B/1T	OPT. SRVC. DOOR
L-19	4'-4"	8RF22-1B/1T	OPT. DOOR

GENERAL NOTES

1. Provide full mortar bed and head joints.
2. Shore filled lintels as required.
3. Installation of lintel must comply with the architectural and/or structural documents.
4. U–Lintels are manufactured with 5 1/2" long notches at the ends to accomodate vertical cell reinforcing and grouting.
5. Reference the CAST–CRETE Load Deflection Graph brochure for lintel deflection information.
6. Bottom field added rebar to be located at the bottom of the lintel cavity.
7. 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
8. Cast–in–place concrete may be provided in composite lintel in lieu of concrete masonry units.
9. Safe load rating based on rational design analysis per ACI 318 and ACI 530
10. The exterior surface of lintels installed in exterior concrete masonry walls shall have a coating of stucco applied in accordance with ASTM C–296 or other approved coating.
11. Lintels loaded simultaneously with vertical (gravity or uplift) and horizontal (lateral) loads should be checked for the combined loading with the following equation:

$$\frac{\text{Applied vertical load}}{\text{Safe vertical load}} + \frac{\text{Applied horizontal load}}{\text{Safe horizontal load}} \leq 1.0$$

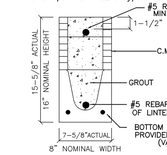
12. Additional lateral load capacity can be obtained by the designer by providing additional reinforced concrete masonry above the lintel. See detail at right:

SAFE LOAD TABLE NOTES

1. All values based on minimum 4 inch nominal bearing. Exception: Safe loads for unfilled lintels must be reduced by 20% if bearing length is less than 6 1/2 inches.
2. N.R. = Not Rated
3. Safe loads are superimposed allowable loads.
4. Safe loads based on grade 40 or grade 60 field rebar.
5. One #7 rebar may be substituted for two #5 rebars in 8" lintels only
6. The designer may evaluate concentrated loads from the safe load tables by calculating the maximum resisting moment and shear at d–away from face of support.
7. For composite lintel heights not shown, use safe load from next lower height shown.
8. For lintels lengths not shown, use safe load from next longest length shown
9. All safe loads in units of pounds per linear foot
10. All safe loads based on simply supported span.
11. The number in the the parenthesis indicates the percent reduction for grade 40 field added rebar. Example 7'–6" lintel type 8F32–1B safe gravity load = 6472.

MATERIALS

1. f'c 8" precast lintel = 4000 psi
2. f'c prestressed lintel = 6000 psi
3. Grout per ASTM C476 f'g = 3000 psi w/ maximum 3/8 inch aggregate & 8 to 11 inch slump
4. Concrete Masonry Units (CMU) per ASTM C90 w/minimum net area compressive strength = 1900 psi
5. Rebar per ASTM A615 grade 60
6. Prestressing strand per ASTM A416 grade 270 low relaxation3
7. Mortar per ASTM C270 type M or S



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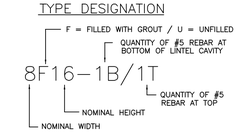

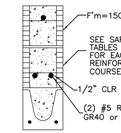

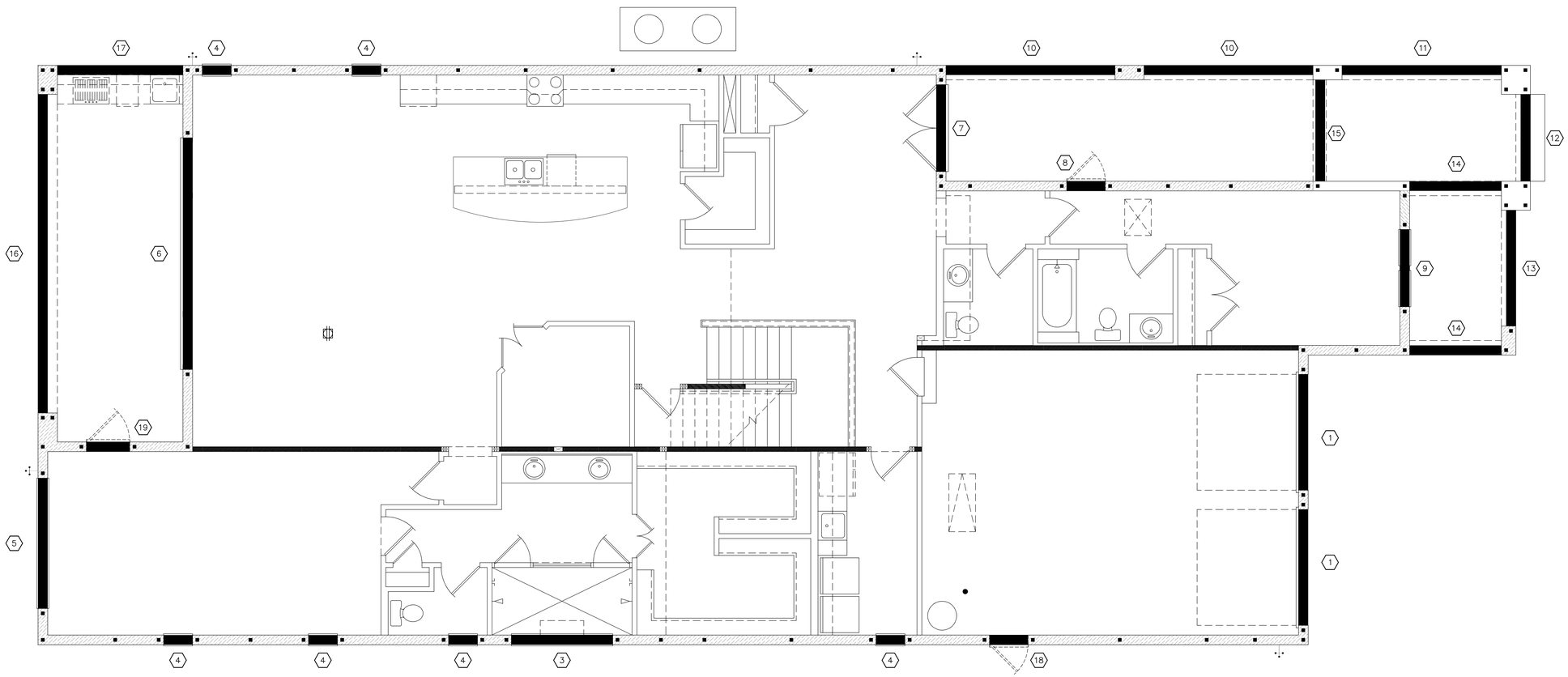

Lintel Plan "C"

(Opt. Balcony)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

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WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors shall verify and be responsible for dimensions and conditions of the job and MJS, Inc. must be notified of any variations from the dimensions and conditions shown on these plans.

40-4169

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Lot Info
City, State, Zip

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Orlando, Fl. 32811
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ISSUE DATE	00/00/0000
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

LINTEL PLAN

10.C1

May 19, 2019,4:37pm Carlos Z:\Park Square Homes\MODELS\ORLANDO MODELS\40' Models (Horizon West)\MODELS\The Winston (40-4169)\10.C1 Lintel Plan (Opt. Balcony).dwg

POST NOTES:

(A) SPECIAL POSTS:
(2) 2x JACK POST WITH (2) MTS-12 OR (2) MSTA-20 AT TOP AND SP4 AT BOTTOM

(B) (3) 2x JACK POST WITH (2) MTS-12 OR (2) MSTA-20 AT TOP & (2) SP-4 AT BOTTOM OF EACH STUD W/ (14) 10d NAILS CAP=1000#

(C) $3\frac{1}{2}$"x $3\frac{1}{2}$" 1.8E PARALLAM PSL JACK POST WITH (2) HTS-16 ON TOP AND (1) HTT-4 AT BOTTOM.

(D) $3\frac{1}{2}$"x $5\frac{1}{2}$" 1.8E PARALLAM PSL JACK POST WITH (2) HTS-16 ON TOP AND (1) HTT-4 AT BOTTOM.

(E) $5\frac{1}{2}$"x $5\frac{1}{2}$"1.8E PARALLAM PSL COLUMN SECURED w/ SIMPSON HTT-5 AT BOTTOM AND (3) HTS-20 AT TOP.

SPECIAL HEADERS:

(H-1) (2) $1\frac{3}{4}$" x 12" L.V.L HEADER SUPPORTED ON EA. SIDE BY (3) 2x JACK STUDS WITH (3) 2x FULL LENGTH STUDS ADJACENT. USE SP-1 @ BOTTOM OF EACH STUD & (2) MSTA-24 FROM STUD TO HEADER AT TOP ON EACH SIDE.

(H-2) (2) 2"x12" BEAM WITH 1/2" PLYWOOD FLITCH SUPPORTED ON EACH SIDE WITH (2) 2x JACK STUDS WITH (2) 2x FULL LENGTH STUDS ADJACENT. USE SP-1 @ BOTTOM OF EACH STUD & (2) LSTA-24 FROM STUD TO HEADER AT TOP ON EACH SIDE.

CONNECTOR NOTES:

1. EACH FLOOR TRUSS ATTACHED TO CMU WITH (1) HETA-16 AND (1) MTS-12 AT FRAME CONNECTION (U.N.O.)
2. EACH ROOF TRUSS / RAFTER AT CMU. TO BE ATTACHED WITH (1) HETA-16 (U.N.O.) SEE CONNECTOR SCHEDULE FOR NAILING REQUIRED.
3. EACH ROOF TRUSS / RAFTER AT FRAME CONNECTION TO BE (1) MTS-12 AT ALL COMMON TRUSSES & (1) HZ.5 AT ALL HIP JACKS (U.N.O.) SEE CONNECTOR SCHEDULE FOR NAILING REQUIRED.
4. ENDJACKS AND CORNER SETS MAY BE (1) H-2.5 (U.N.O.)
5. ROOF SHEATHING TO BE 1/2" NOMINAL OR GREATER OSB. OR CDX. TYPE PLYWOOD NAILED WITH .099x2" RING SHANK NAILS @ 6" O.C. EXCEPT FIRST 4'-0" OF ENTIRE PERIMETER WHICH SHALL BE 6" O.C. FIELD 4" O.C. EDGE.

   WALL SHEATHING TO BE 7/16" OSB. OR 1/2" CDX. NAILED WITH 8d CORROSION RESISTANT NAILS @ 6" O.C. IN FIELD & 4" O.C. @ EDGE (U.N.O.). SEE SHEATHING DETAIL.
6. FLOOR SHEATHING TO BE $\frac{3}{4}$" PLYWOOD OR OSB (U.N.O), WITH LONG DIMENSION PERPENDICULAR TO SUPPORT (FLOOR TRUSSES), NAILS: NAILS USED IN ALL FLOORING APPLICATIONS SHALL BE 8d, RING OR SPIRAL SHANK, HAND OR GUN DRIVEN NAILS. GUN DRIVEN NAILS SHALL HAVE HEAD SIZE EQUIVALENT TO HAND DRIVEN NAILS, SPACING SHALL BE 6" ON EDGES AND 12" IN FIELD.

GENERAL NOTES:

1. TRUSS LAYOUT IS AN ARTISTIC REPRESENTATION AND MAY VARY FROM FINAL LAYOUT SUBMITTED BY TRUSS MANUFACTURER. ALL TRUSS LAYOUTS AND PROFILES SHALL BE DESIGNED AND CERTIFIED BY TRUSS MANUFACTURER'S REGISTERED ENGINEER.
2. IF TRUSS LAYOUT / ENGINEERING IS CHANGED OR ALTERED FROM ITS ORIGINAL MASTER FILE, THE E.O.R AND DESIGNER MUST BE NOTIFIED IMMEDIATELY AND WILL NOT BE HELD LIABLE.
3. TRUSS MANUFACTURER TO VERIFY ALL TRUSS SPANS, SLOPES, BEARING POINTS, & DIMENSIONS BEFORE FABRICATION. TRUSS MANUFACTURER SHALL COORDINATE LOCATIONS FOR MECHANICAL AND PLUMBING CHASES TO AVOID CONFLICT. ALSO, TRUSS MANUFACTURER TO PROVIDE SHOP DRAWINGS FOR APPROVAL BEFORE FABRICATION.
4. ALL ROOF PITCHES ARE TO BE SET AS INDICATED ON PLANS AND ELEVATIONS.
5. TOP PLATE HEIGHTS VARY. SEE BUILDING SECTIONS, WALL SECTIONS, & ELEVATIONS FOR BEARING HEIGHTS.
6. TRUSS SPACING SHALL BE 24" O.C. (U.N.O.) CONVENTIONAL FRAMING SHALL BE 16" O.C.
7. TRUSS MANUFACTURER TO PROVIDE ALL GABLE END TRUSSES WITH INTERMEDIATE STUD MEMBERS @ 16" O.C.
8. ROOF DECKING AS SPECIFIED.
9. ALL ROOF OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.
10. FRAME WALLS UP TO UNDERSIDE OF ROOF TRUSSES AT ALL NON BEARING WALLS AND AT VOLUME AREAS (U.N.O.).
11. ALIGN TRUSSES AND HAND FRAMING SO AS ALL GYPSUM WALL BOARD TO BE CONTINUOUS FROM FLOOR TO CEILING.
12. TRUSS MANUFACTURER TO INSURE DESIGN CONSIDERATION TO THE FOLLOWING ADDITIONAL LOADS:

    12.1. ALL CEILING HUNG SOFFITS AND SOFFITS w/ CABINETS AS SHOWN ON PLANS.
    12.2. ATTIC LOCATED HVAC. UNITS AS SHOWN ON PLANS.
13. PROVIDE AND INSTALL FLASHING & ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/OR ACCEPTABLE INDUSTRY PRACTICE, IN ACCORDANCE WITH FBC-R 2017, 6TH EDITION.
14. TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON INDIVIDUAL TRUSS DESIGN DRAWINGS. IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS. TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPI/WTCA BCS1 1.
15. REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
16. SHINGLE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBC-R 2017, 6TH EDITION

BRG. HT. LEGEND

■ - INDICATES A CONCRETE FILLED CELL WITHIN AN 8" CMU WALL CONTAINING (1) VERT. #5 REBAR CONT. FROM FOUNDATION SLAB TO BOND BEAM. PROVIDE A MIN. OF 25" LAP ON ALL STEEL REINFORCING BARS.

9'-4" BRG. HT. | 12'-0" BRG. HT. | 15'-0" BRG. HT.
10'-0" BRG. HT. | 13'-4" BRG. HT. | 16'-0" BRG. HT.
11'-4" BRG. HT. | 14'-0" BRG. HT. | BRG. PER PLAN

DISCLAIMER:

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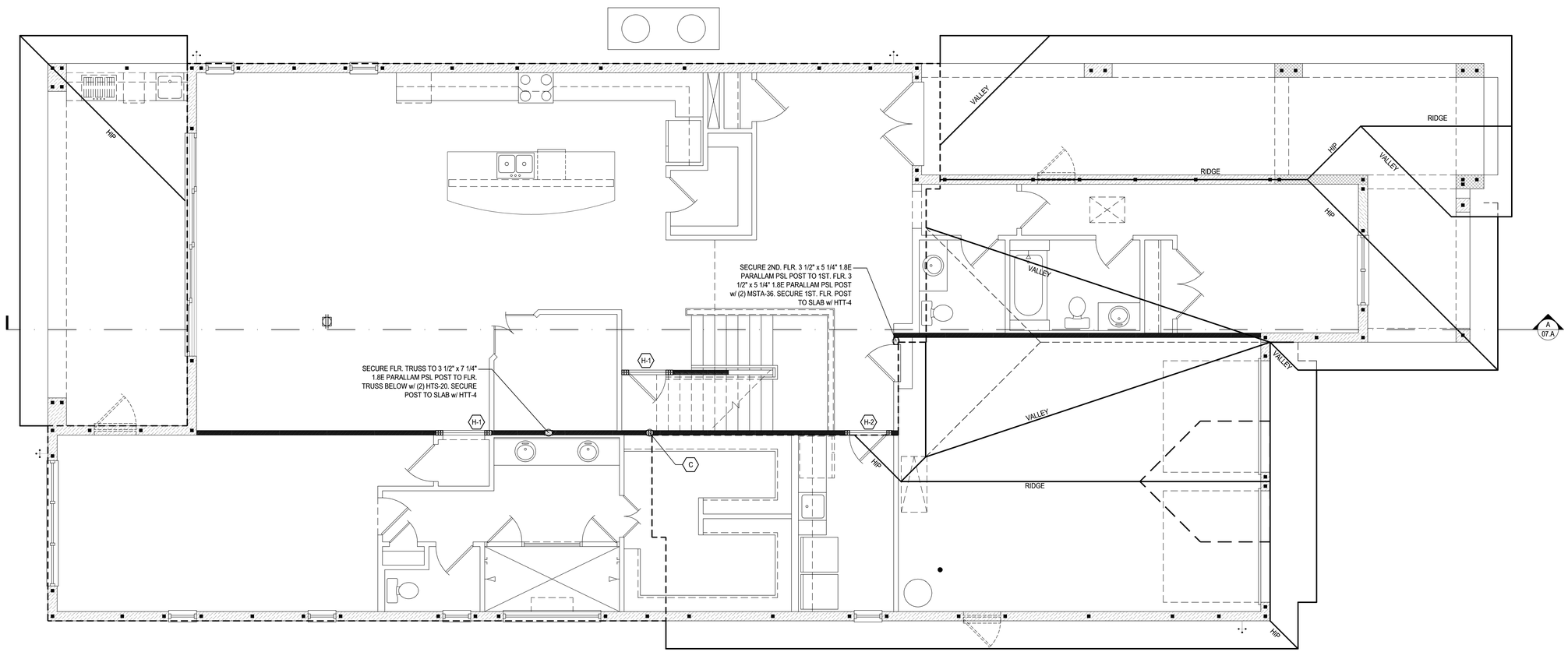

First Floor Truss Plan "A"

(Standard)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

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40-4169

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Lot Info
City, State, Zip

A division of Park Square Enterprises Inc.
5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
Phone: (407) 529-3000

Park Square HOMES

ISSUE DATE	00/00/0000
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

ELECTRICAL LAYOUT

11.A

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May 19, 2019,4:43pm Carlos Z:\Park Square Homes\MODELS\ORLANDO MODELS\40' Models (Horizon West)\MODELS\The Winston (40-4169)\11.A First Floor Truss plan.dwg

May 19, 2019,4:43pm Carlos Z:\Park Square Homes\MODELS\ORLANDO MODELS\40' Models (Horizon West)\MODELS\The Winston (40-4169)\11.A1 First Floor Truss plan (Opt. Balcony).dwg

POST NOTES:

SPECIAL POSTS:

- (A) (2) 2x JACK POST WITH (2) MTS-12 OR (2) MSTA-20 AT TOP AND SP4 AT BOTTOM
- (B) (3) 2x JACK POST WITH (2) MTS-12 OR (2) MSTA-20 AT TOP & (2) SP-4 AT BOTTOM OF EACH STUD W/ (14) 10d NAILS CAP=1000#
- (C) $3\frac{1}{2}$"x $3\frac{1}{2}$" 1.8E PARALLAM PSL JACK POST WITH (2) HTS-16 ON TOP AND (1) HTT-4 AT BOTTOM.
- (D) $3\frac{1}{2}$"x $5\frac{1}{4}$" 1.8E PARALLAM PSL JACK POST WITH (2) HTS-16 ON TOP AND (1) HTT-4 AT BOTTOM.
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SPECIAL HEADERS:

- (H-1) (2) $1\frac{3}{4}$" x 12" L.V.L HEADER SUPPORTED ON EA. SIDE BY (3) 2x JACK STUDS WITH (3) 2x FULL LENGTH STUDS ADJACENT. USE SP-1 @ BOTTOM OF EACH STUD & (2) MSTA-24 FROM STUD TO HEADER AT TOP ON EACH SIDE.
- (H-2) (2) 2"x12" BEAM WITH 1/2" PLYWOOD FLITCH SUPPORTED ON EACH SIDE WITH (2) 2x JACK STUDS WITH (2) 2x FULL LENGTH STUDS ADJACENT. USE SP-1 @ BOTTOM OF EACH STUD & (2) LSTA-24 FROM STUD TO HEADER AT TOP ON EACH SIDE.

CONNECTOR NOTES:

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2. EACH ROOF TRUSS / RAFTER AT CMU. TO BE ATTACHED WITH (1) HETA-16 (U.N.O.) SEE CONNECTOR SCHEDULE FOR NAILING REQUIRED.
3. EACH ROOF TRUSS / RAFTER AT FRAME CONNECTION TO BE (1) MTS-12 AT ALL COMMON TRUSSES & (1) H2.5 AT ALL HIP JACKS (U.N.O.) SEE CONNECTOR SCHEDULE FOR NAILING REQUIRED.
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BRG. HT. LEGEND

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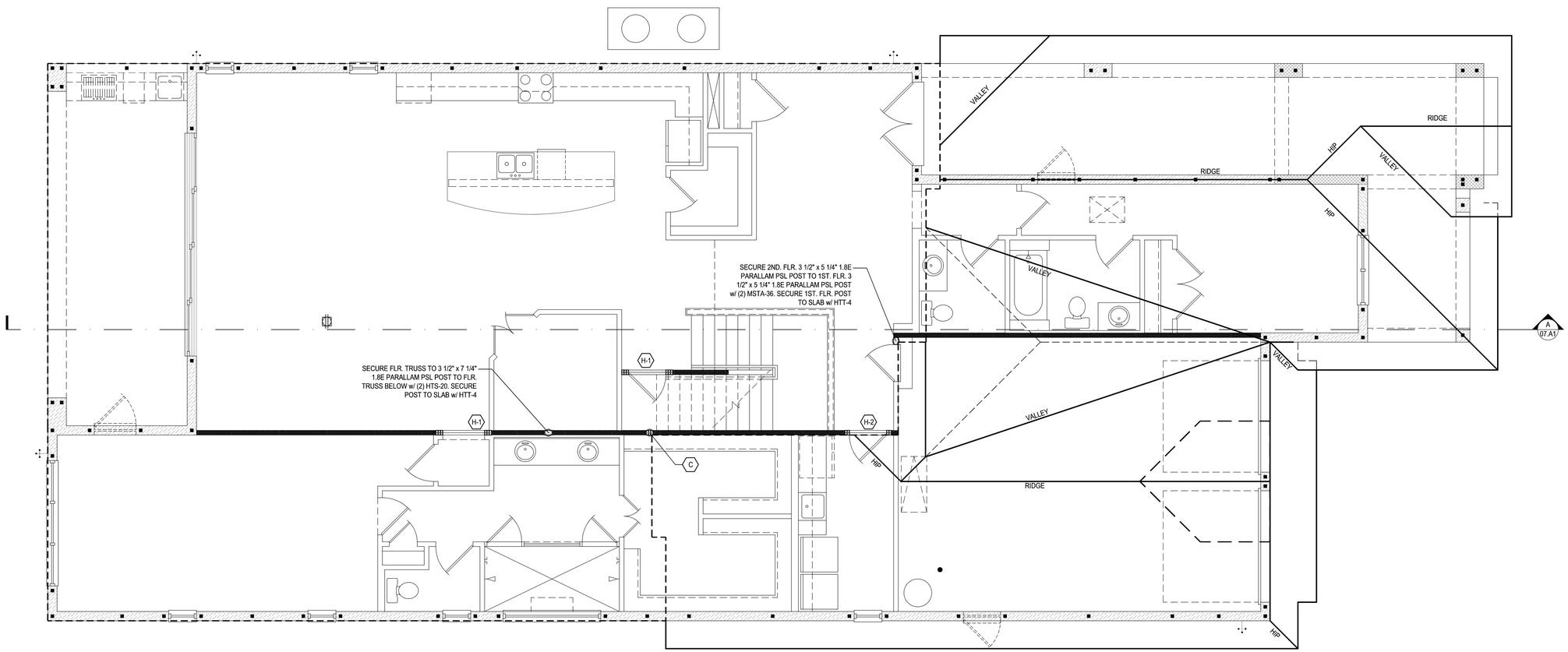

First Floor Truss Plan "A"

(Opt. Balcony)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

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ISSUE DATE	00/00/0000
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

FIRST FLOOR TRUSS

11.A1

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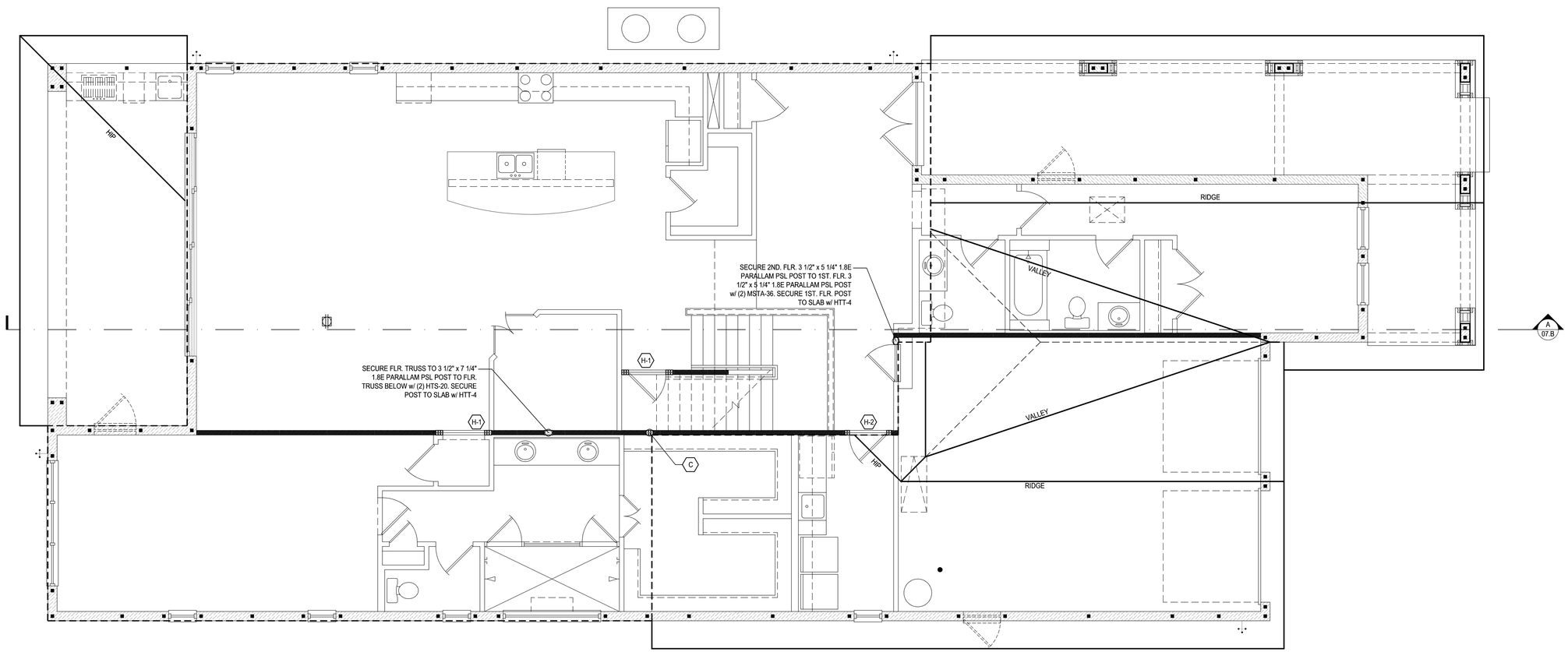

First Floor Truss Plan "B"

(Standard)

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Park Square HOMES

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REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

ELECTRICAL LAYOUT

11.B

May 19, 2019,4:43pm Carlos Z:\Park Square Homes\MODELS\ORLANDO MODELS\40' Models (Horizon West)\MODELS\The Winston (40-4169)\11.B1 First Floor Truss plan (Opt. Balcony).dwg

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5. TOP PLATE HEIGHTS VARY. SEE BUILDING SECTIONS, WALL SECTIONS, & ELEVATIONS FOR BEARING HEIGHTS.
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BRG. HT. LEGEND

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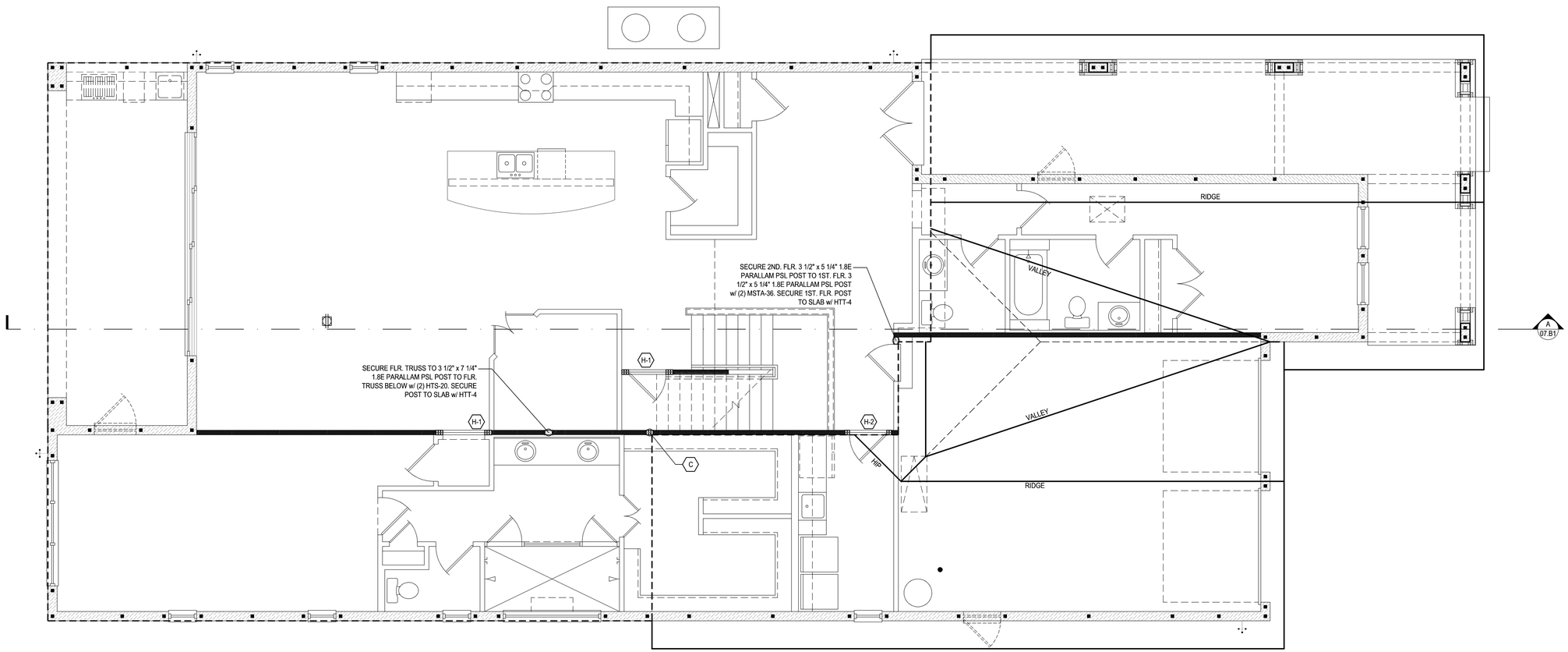

First Floor Truss Plan "B"

(Opt. Balcony)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

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ISSUE DATE	00/00/0000
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

FIRST FLOOR TRUSS

11.B1

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(B) (3) 2x JACK POST WITH (2) MTS-12 OR (2) MSTA-20 AT TOP & (2) SP-4 AT BOTTOM OF EACH STUD W/ (14) 10d NAILS CAP=1000#

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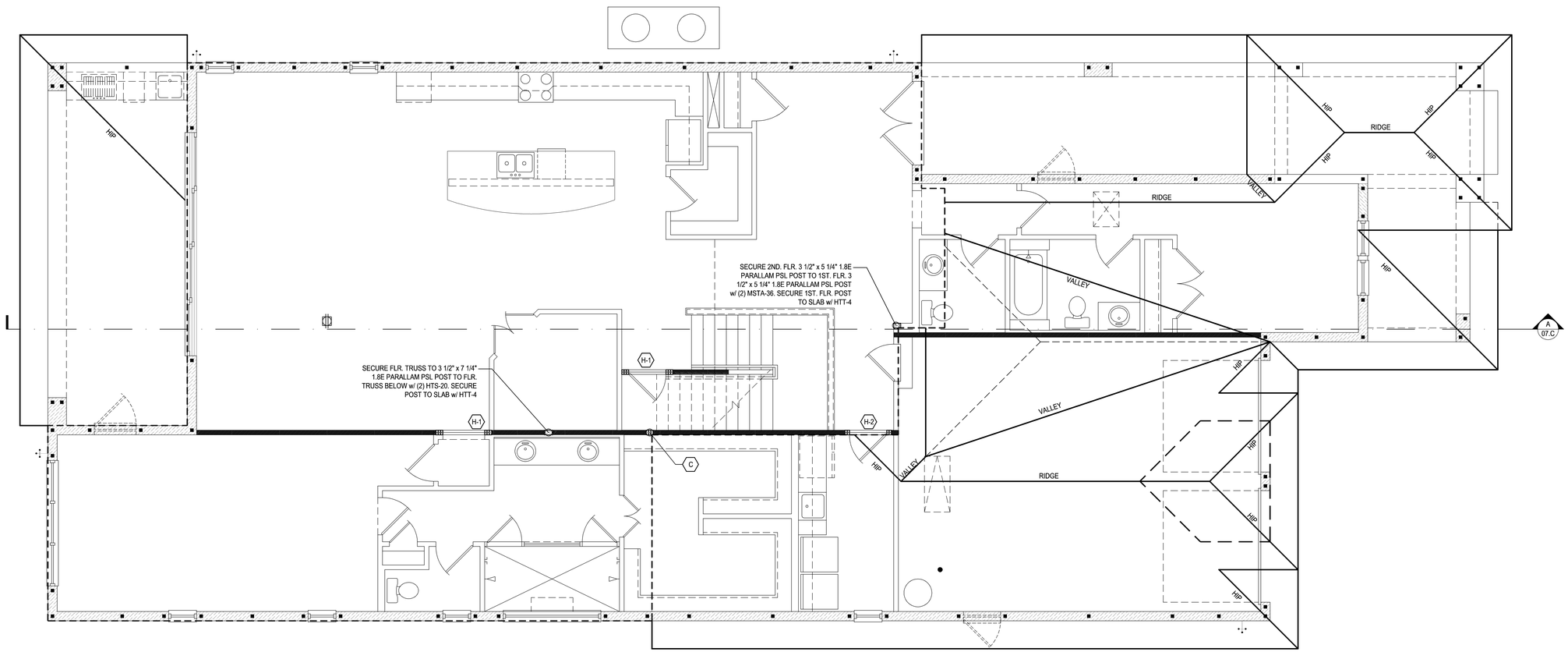

First Floor Truss Plan "C"

(Standard)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

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PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

ELECTRICAL LAYOUT
11.C

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May 19, 2019,4:43pm Carlos Z:\Park Square Homes\MODELS\ORLANDO MODELS\40' Models (Horizon West)\MODELS\The Winston (40-4169)\11.C1 First Floor Truss plan (Opt. Balcony).dwg

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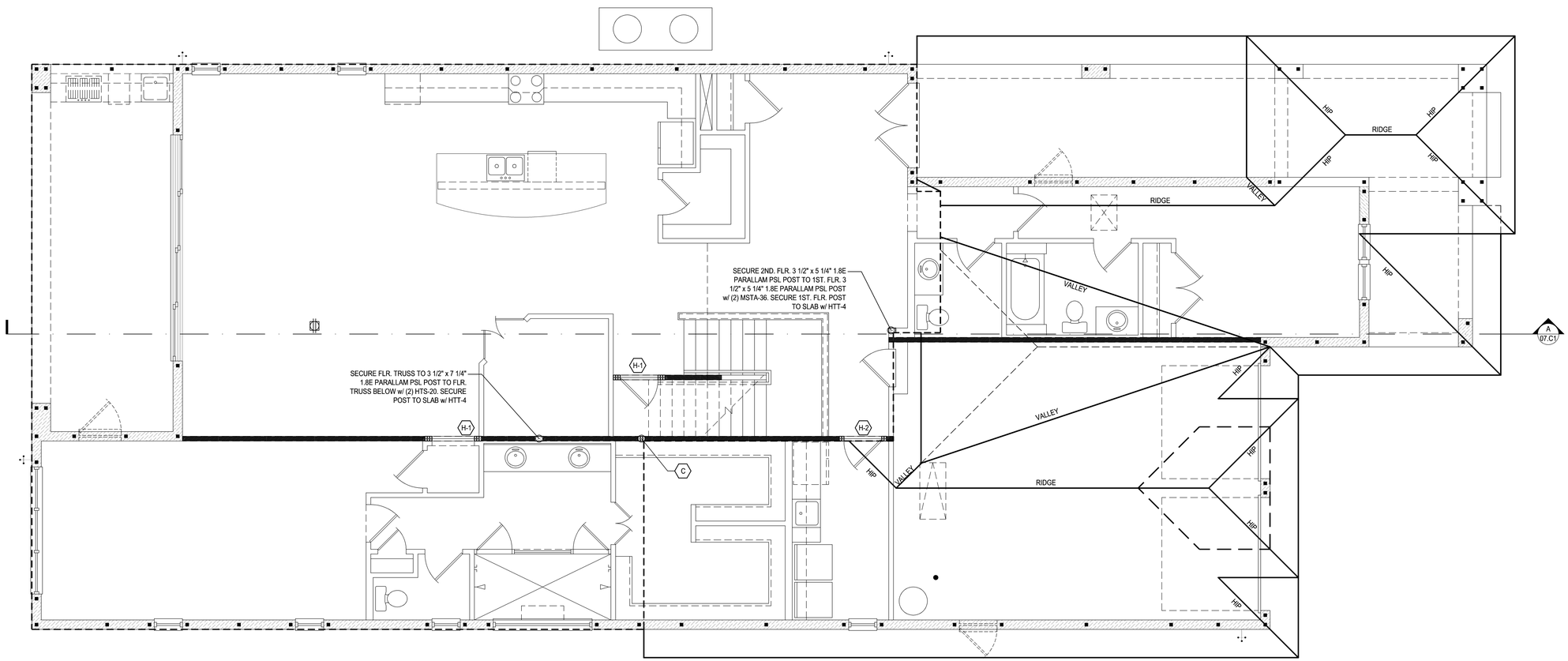

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FIRST FLOOR TRUSS

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(C) 3$\frac{1}{2}$"x 3$\frac{1}{2}$" 1.8E PARALLAM PSL JACK POST WITH (2) HTS-16 ON TOP AND (1) HTT-4 AT BOTTOM.

(D) 3$\frac{1}{2}$"x 5$\frac{1}{4}$" 1.8E PARALLAM PSL JACK POST WITH (2) HTS-16 ON TOP AND (1) HTT-4 AT BOTTOM.

(E) 5$\frac{1}{4}$"x 5$\frac{1}{4}$"1.8E PARALLAM PSL COLUMN SECURED w/ SIMPSON HTT-5 AT BOTTOM AND (3) HTS-20 AT TOP.

SPECIAL HEADERS:

(H-1) (2) 1$\frac{1}{4}$" x 12" L.V.L HEADER SUPPORTED ON EA. SIDE BY (3) 2x JACK STUDS WITH (3) 2x FULL LENGTH STUDS ADJACENT. USE SP-1 @ BOTTOM OF EACH STUD & (2) MSTA-24 FROM STUD TO HEADER AT TOP ON EACH SIDE.

(H-2) (2) 2"x12" BEAM WITH 1/2" PLYWOOD FLITCH SUPPORTED ON EACH SIDE WITH (2) 2x JACK STUDS WITH (2) 2x FULL LENGTH STUDS ADJACENT. USE SP-1 @ BOTTOM OF EACH STUD & (2) LSTA-24 FROM STUD TO HEADER AT TOP ON EACH SIDE.

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13. PROVIDE AND INSTALL FLASHING & ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/OR ACCEPTABLE INDUSTRY PRACTICE, IN ACCORDANCE WITH FBC-R 2017, 6TH EDITION.
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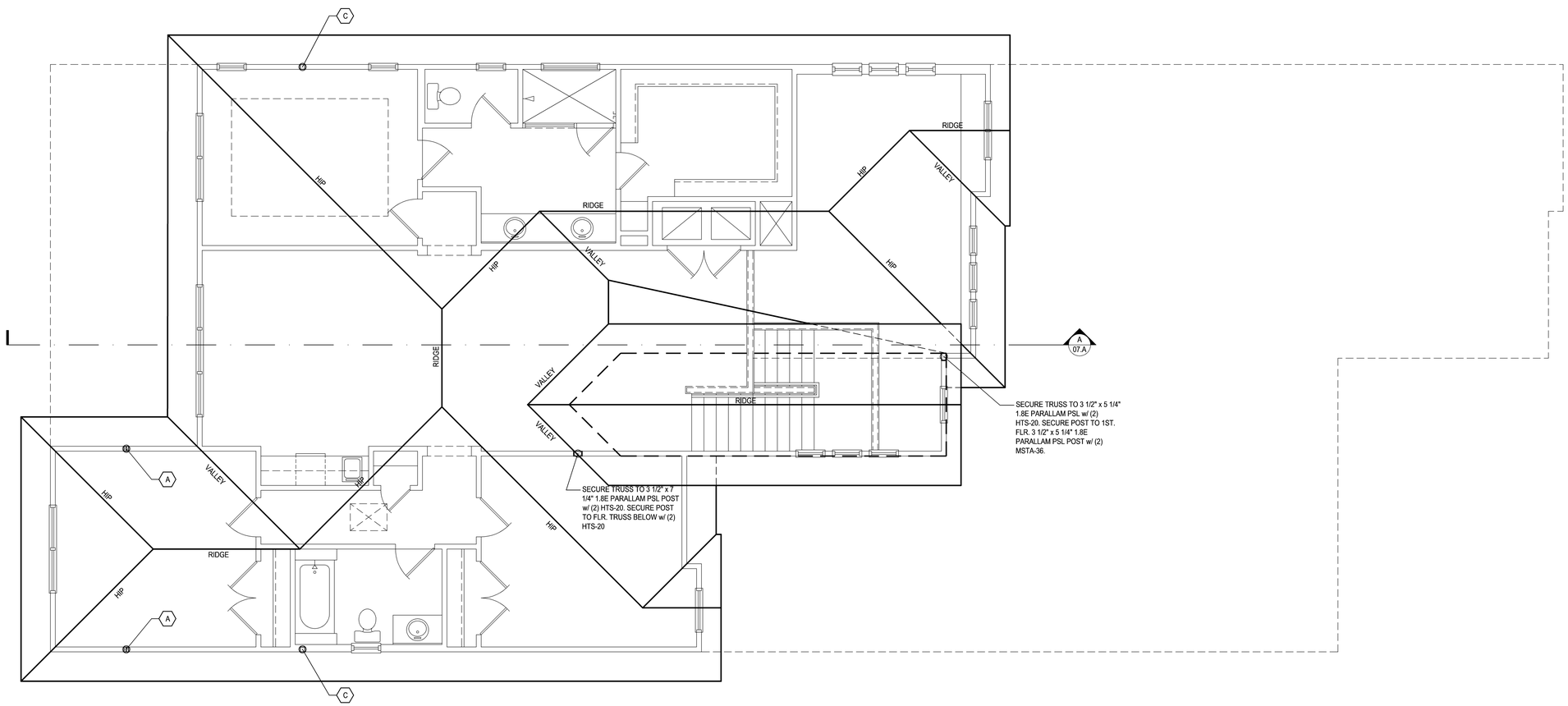

Second Floor Truss Plan "A"

(Standard)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

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FL. PE#: 60239
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40-4169

WINSTON
Street Address
Lot Info
City, State, Zip

A division of Park Square Enterprises Inc.
5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
Phone: (407) 529-3000
Park Square HOMES

ISSUE DATE	00/00/0000
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

ELECTRICAL LAYOUT

12.A

May 19, 2019,4:49pm Carlos Z:\Park Square Homes\MODELS\ORLANDO MODELS\40' Models (Horizon West)\MODELS\The Winston (40-4169)\12.A1 Second Floor Truss plan (Opt. Balcony).dwg

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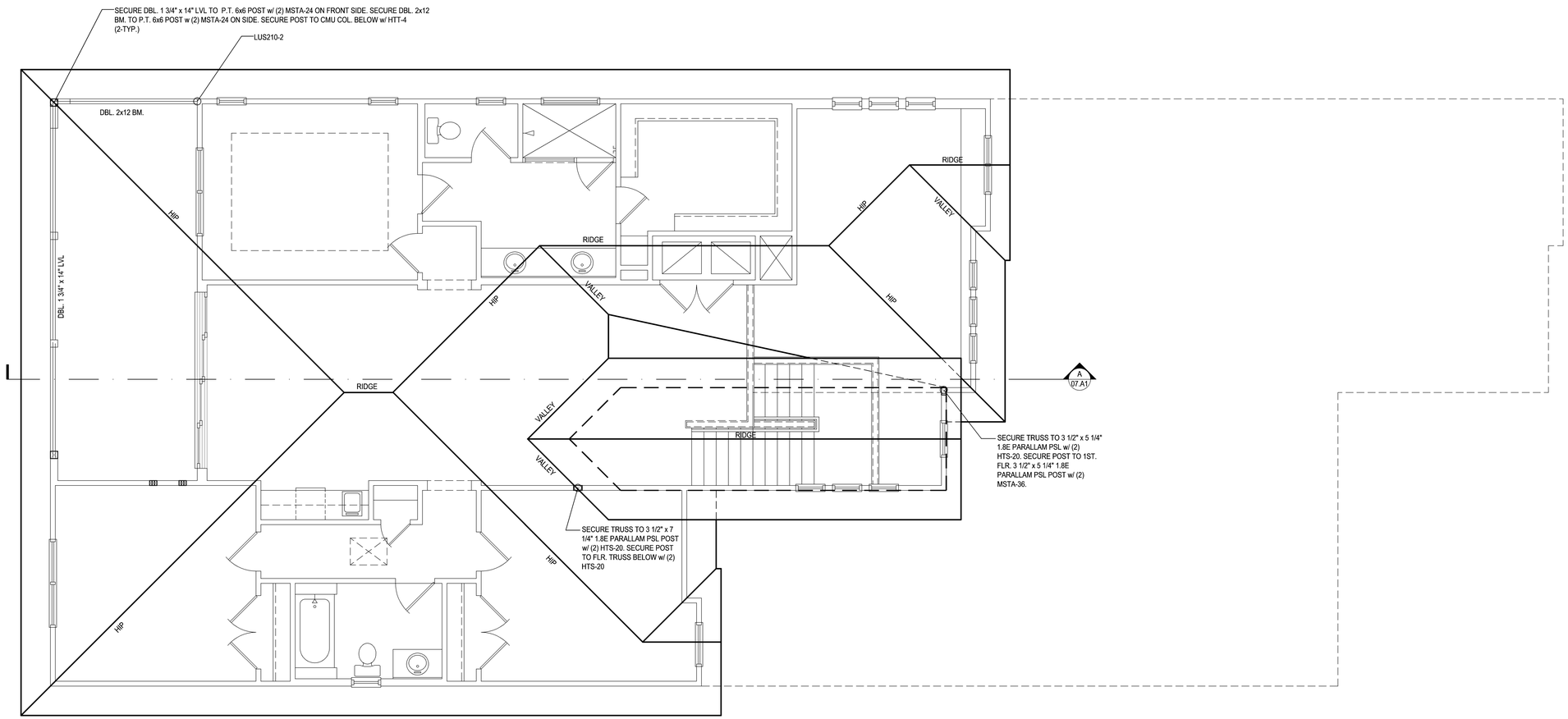

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(Opt. Balcony)

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Park Square HOMES

ISSUE DATE	00/00/0000
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

SECOND FLOOR TRUSS

12.A1

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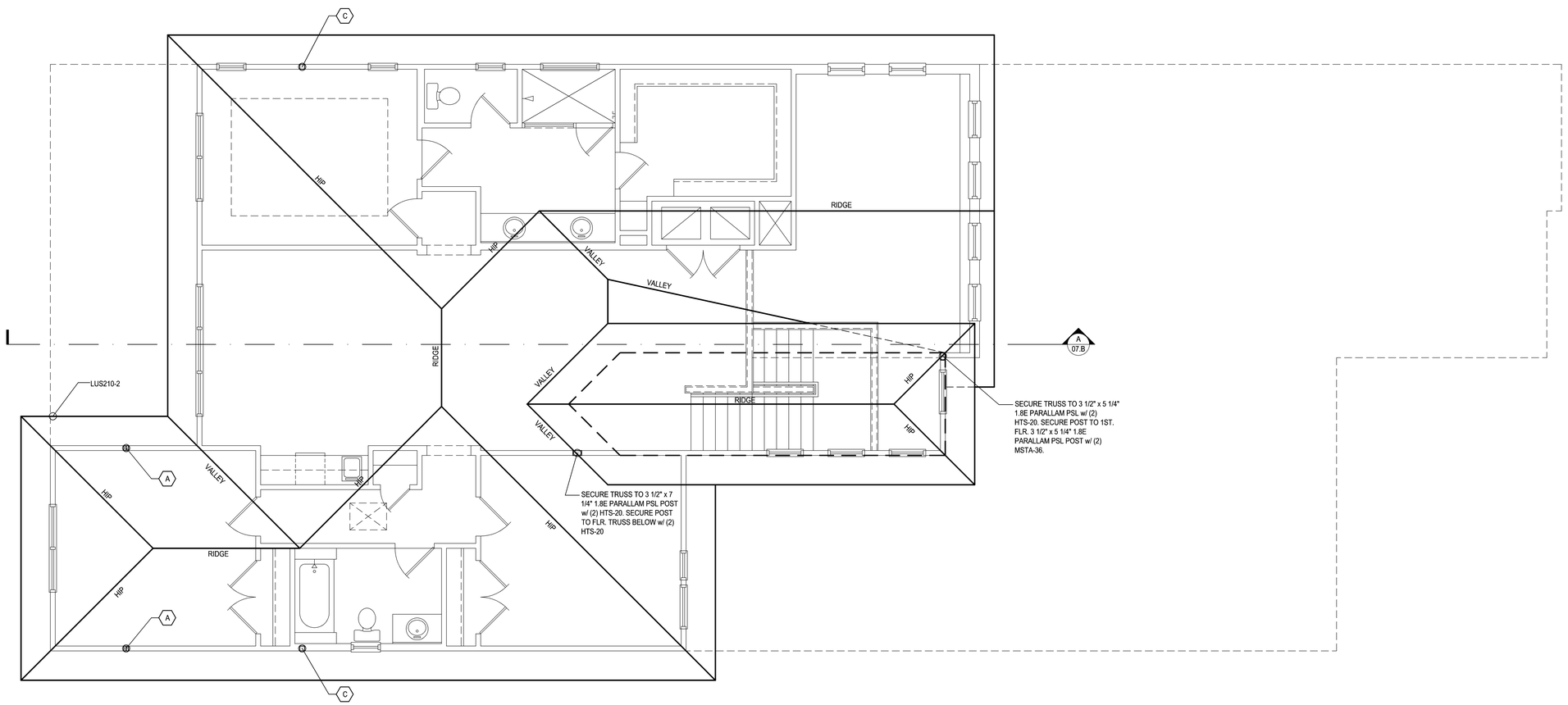

Second Floor Truss Plan "B"

(Standard)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

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40-4169

WINSTON
Street Address
Lot Info
City, State, Zip

A division of Park Square Enterprises Inc.
5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
Phone: (407) 529-3000

ISSUE DATE	00/00/0000
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

ELECTRICAL LAYOUT

12.B

May 19, 2019,4:49pm Carlos Z:\Park Square Homes\MODELS\ORLANDO MODELS\40' Models (Horizon West)\MODELS\The Winston (40-4169)\12.B1 Second Floor Truss plan (Opt. Balcony).dwg

POST NOTES:

SPECIAL POSTS:

(A) (2) 2x JACK POST WITH (2) MTS-12 OR (2) MSTA-20 AT TOP AND SP4 AT BOTTOM

(B) (3) 2x JACK POST WITH (2) MTS-12 OR (2) MSTA-20 AT TOP & (2) SP-4 AT BOTTOM OF EACH STUD W/ (14) 10d NAILS CAP=1000#

(C) $3\frac{1}{2}$"x $3\frac{1}{2}$" 1.8E PARALLAM PSL JACK POST WITH (2) HTS-16 ON TOP AND (1) HTT-4 AT BOTTOM.

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(E) $5\frac{1}{4}$"x $5\frac{1}{4}$"1.8E PARALLAM PSL COLUMN SECURED w/ SIMPSON HTT-5 AT BOTTOM AND (3) HTS-20 AT TOP.

SPECIAL HEADERS:

(H-1) (2) $1\frac{3}{4}$" x 12" L.V.L HEADER SUPPORTED ON EA. SIDE BY (3) 2x JACK STUDS WITH (3) 2x FULL LENGTH STUDS ADJACENT. USE SP-1 @ BOTTOM OF EACH STUD & (2) MSTA-24 FROM STUD TO HEADER AT TOP ON EACH SIDE.

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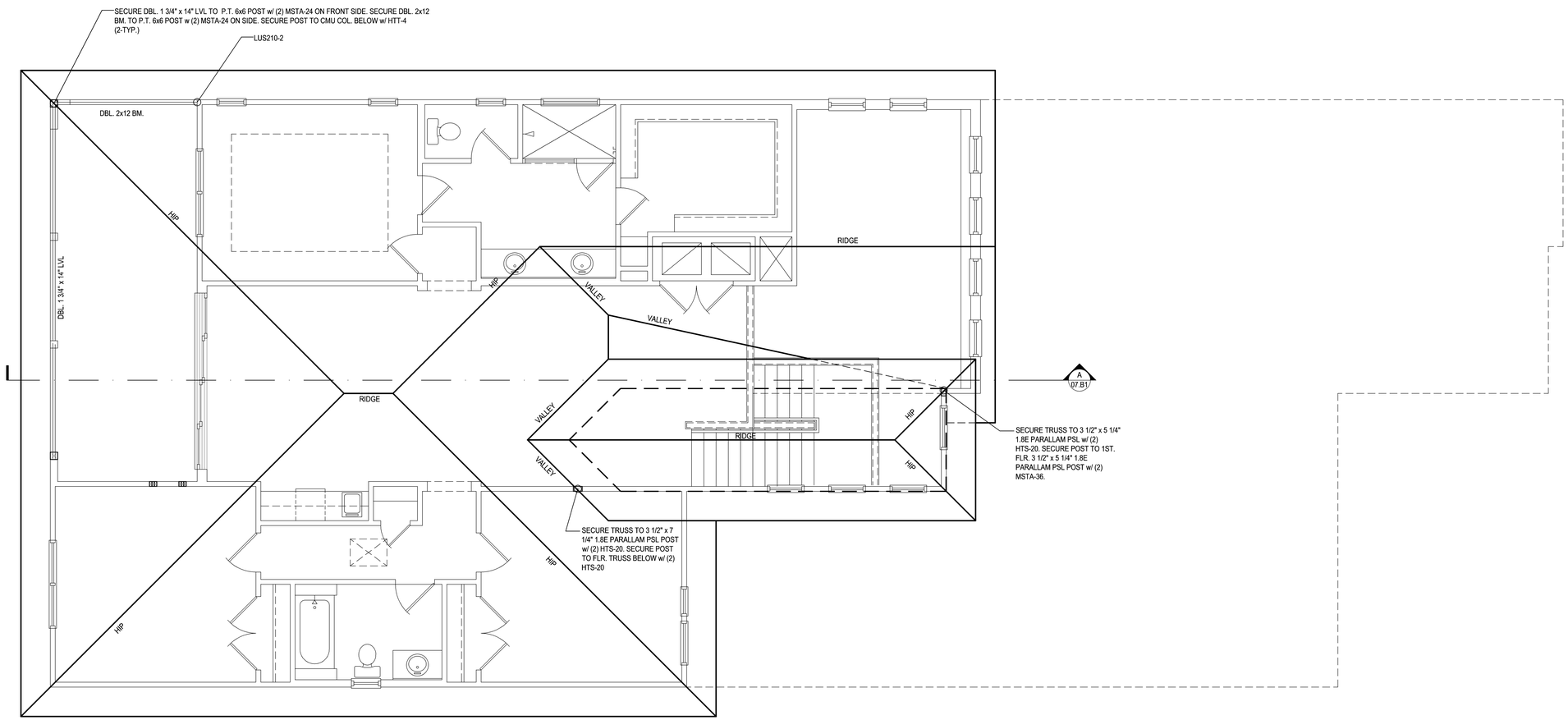

Second Floor Truss Plan "B"

(Opt. Balcony)

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ISSUE DATE	00/00/0000
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PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

SECOND FLOOR TRUSS

12.B1

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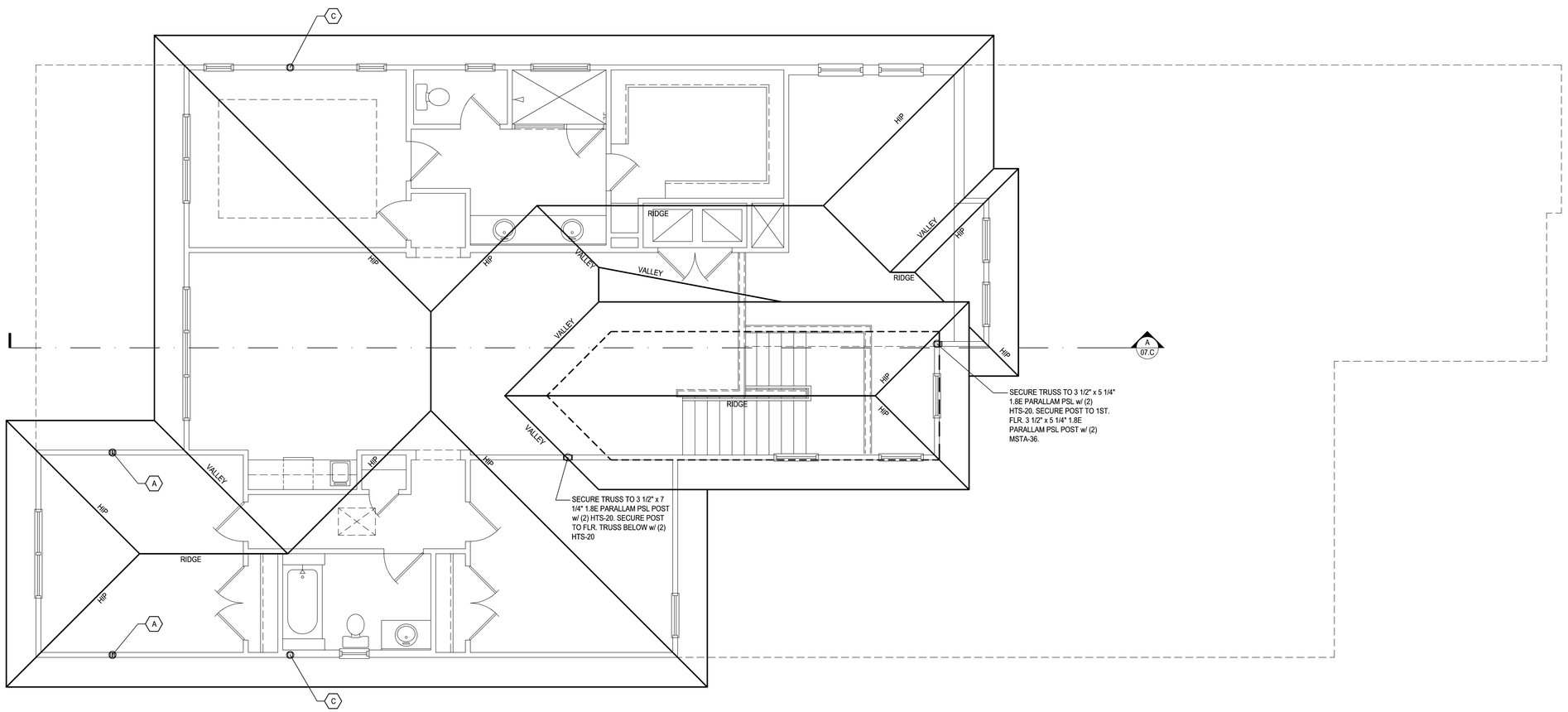

Second Floor Truss Plan "C"

(Standard)

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ELECTRICAL LAYOUT

12.C

May 19, 2019,4:49pm Carlos Z:\Park Square Homes\MODELS\ORLANDO MODELS\40' Models (Horizon West)\MODELS\The Winston (40-4169)\12.C Second Floor Truss plan.dwg

May 19, 2019,4:48pm Carlos Z:\Park Square Homes\MODELS\ORLANDO MODELS\40' Models (Horizon West)\MODELS\The Winston (40-4169)\12.C1 Second Floor Truss plan (Opt. Balcony).dwg

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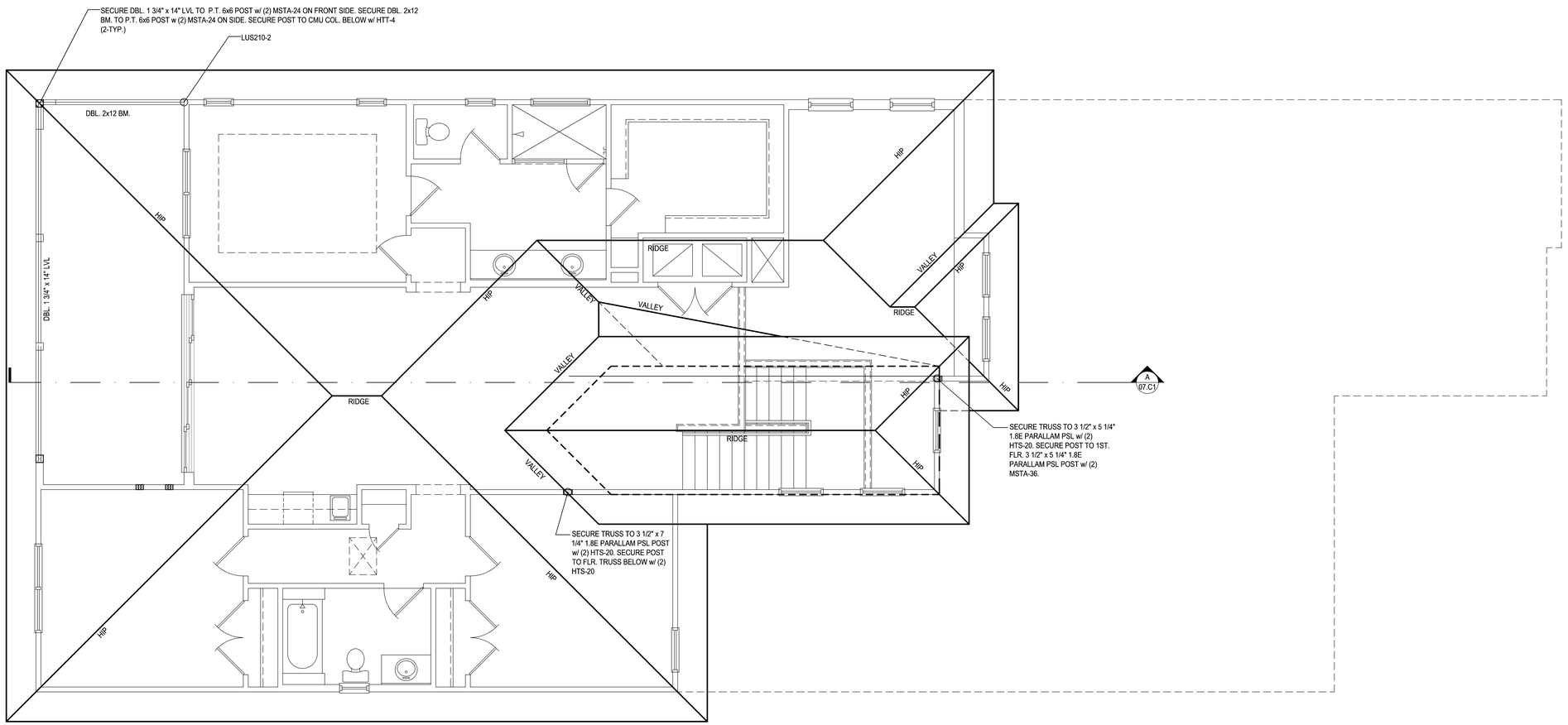
11. ALIGN TRUSSES AND HAND FRAMING SO AS ALL GYPSUM WALL BOARD TO BE CONTINUOUS FROM FLOOR TO CEILING.
12. TRUSS MANUFACTURER TO INSURE DESIGN CONSIDERATION TO THE FOLLOWING ADDITIONAL LOADS:

    12.1. ALL CEILING HUNG SOFFITS AND SOFFITS w/ CABINETS AS SHOWN ON PLANS.
    12.2. ATTIC LOCATED HVAC. UNITS AS SHOWN ON PLANS.
13. PROVIDE AND INSTALL FLASHING & ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/OR ACCEPTABLE INDUSTRY PRACTICE, IN ACCORDANCE WITH FBC-R 2017, 6TH EDITION.
14. TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON INDIVIDUAL TRUSS DESIGN DRAWINGS. IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS. TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPI/WTCA BCS1 1.
15. REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
16. SHINGLE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBC-R 2017, 6TH EDITION

DISCLAIMER:

TRUSS LAYOUT & ORIENTATION IS A STRUCTURAL REPRESENTATION AND MAY NOT REFLECT THE APPROVED DESIGN BY THE BUILDER AND TRUSS MANUFACTURER. BASED OFF OF THE TRUSS LAYOUT BY MJS CUSTOM HOME DESIGN, INC., IT IS THE RESPONSIBILITY OF THE BUILDER AND THE TRUSS MANUFACTURER TO SUPPLY THE MJS CUSTOM HOME DESIGN, INC. / ENGINEER OF RECORD WITH THE FINALIZED TRUSS LAYOUTS / PROFILES TO ENSURE ALL STRUCTURAL LIABILITIES ARE ADDRESSED.



Second Floor Truss Plan "C"

(Opt. Balcony)

SCALE: 1/8" = 1'-0" (12x18) 1/4" = 1'-0" (24x36)

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FL. CERT. AUTH.: 29113
FL. PE#: 60239

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Lot Info
City, State, Zip

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5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
Phone: (407) 529-3000

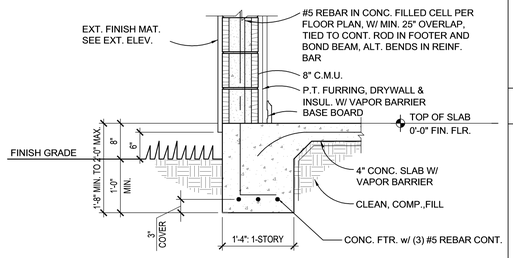
Park Square HOMES

ISSUE DATE	00/00/0000
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

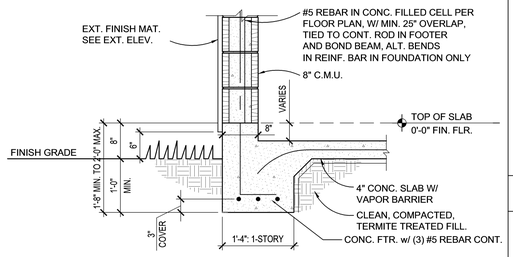
SECOND FLOOR TRUSS

12.C1

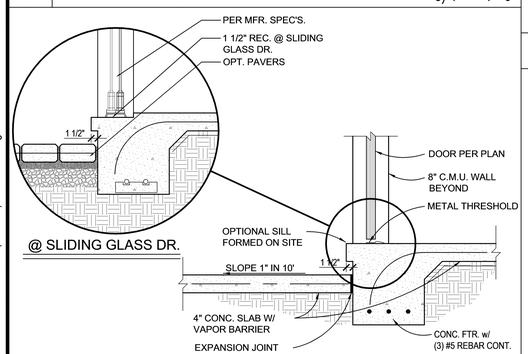
NOTE:
CONNECTORS NOTED ON THESE DETAILS ARE SIMPSON STRONG-TIE UNLESS NOTED OTHERWISE



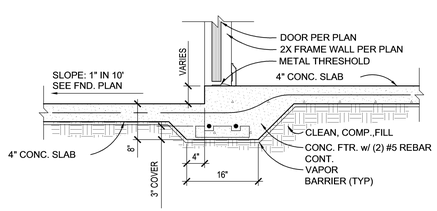
1 ONE– STORY EXTERIOR WALL
SCALE: 3/4" = 1'–0"



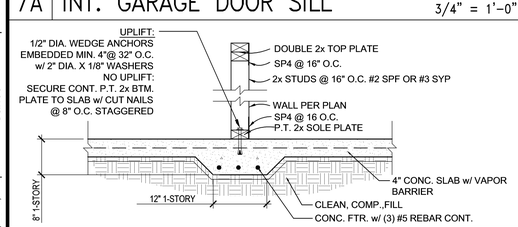
3 GARAGE CURB
SCALE: 3/4" = 1'–0"



7 EXTERIOR DOOR SILL
SCALE: 3/4" = 1'–0"



7A INT. GARAGE DOOR SILL
SCALE: 3/4" = 1'–0"



8 1–STORY INT. BRG. WALL
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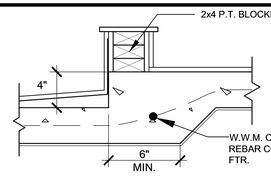
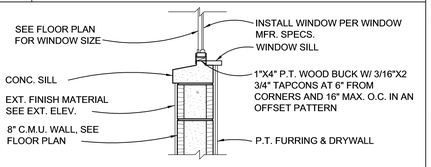
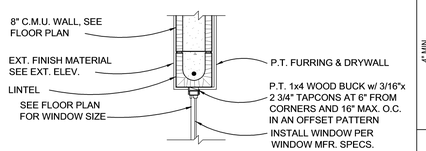


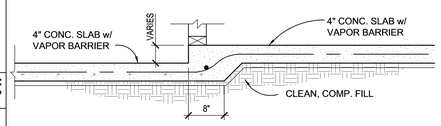
14 SUNKEN SHOWER
SCALE: 1 1/2" = 1'–0"



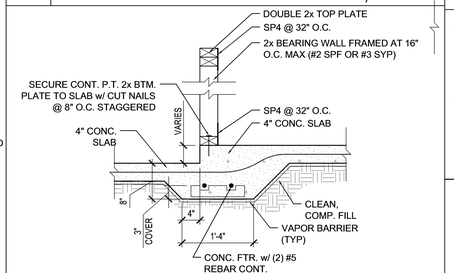
17 WINDOW SILL AT BLOCK
SCALE: 3/4" = 1'–0"



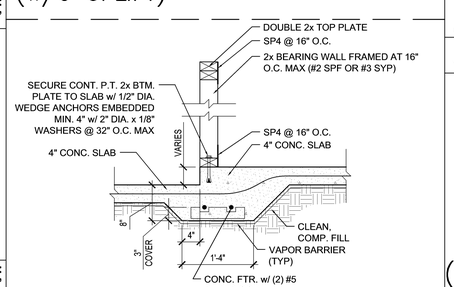
18 WINDOW HEAD AT BLOCK
SCALE: 3/4" = 1'–0"



30 GAR. CURB, NON–BEARING
SCALE: 3/4" = 1'–0"

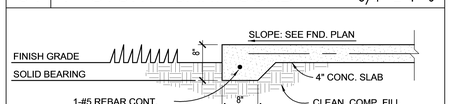


(w/o UPLIFT)

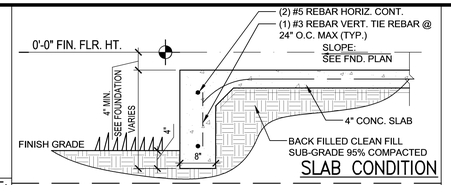


(w/ UPLIFT)

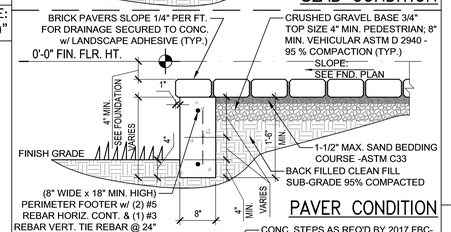
31 1–STORY GAR. CURB
SCALE: 3/4" = 1'–0"



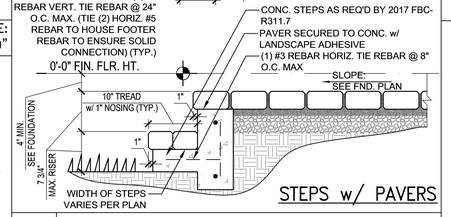
32 8" THICKENED EDGE



SLAB CONDITION

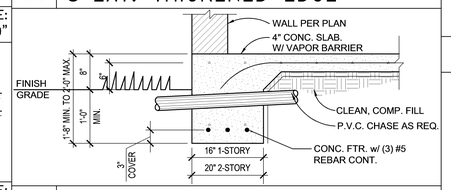


PAVER CONDITION

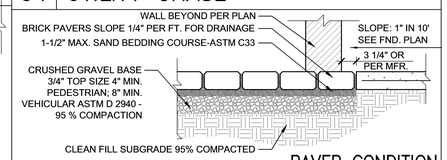


STEPS w/ PAVERS

33 8"EXT. THICKENED EDGE



34 UTILITY CHASE



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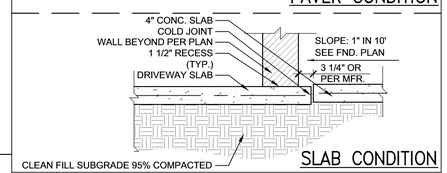
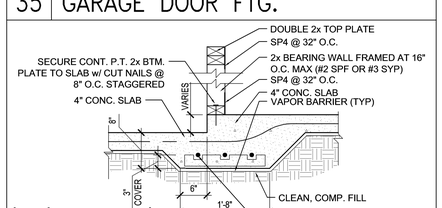
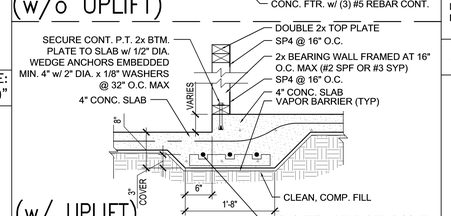


SLAB CONDITION

35 GARAGE DOOR FTG.

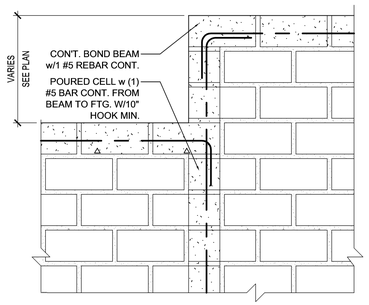


(w/o UPLIFT)

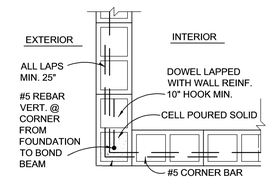


(w/ UPLIFT)

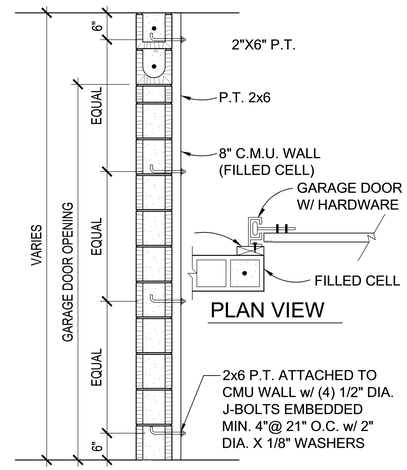
36 2–STORY GAR. CURB



41 STEP DOWN TIE BEAM



42 CORNER/VERTICAL WALL REINF.

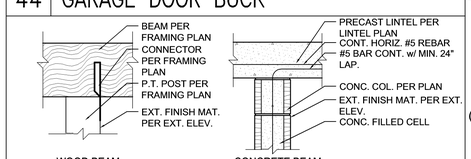


PLAN VIEW

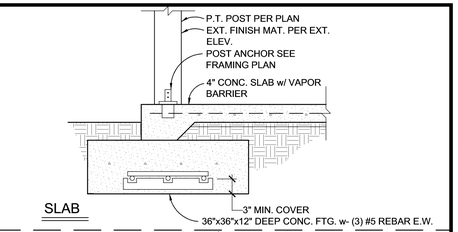
- DETAIL TO SATISFY 140 MPH WIND LOAD
- MASONRY FRAME SHALL BE MIN 8X16 ASTM C-9D
- GROUT FILLED CELL w/ ASTM (1) #5 REBAR (GRADE 60) @ EA. SIDE OF GARAGE DOOR OPENING U.N.O.
- MAX. DISTANCE TO CORNER OF C.B.S. WALL REINF. 48"
- REINF. TO BE CONT. FROM FTG. TO TIE BEAM w/ ALL "ACI" DETAILS & DEVELOPMENT LENGTHS ADHERED TO
- GARAGE DOOR MANUFACTURER TO PROVIDE ATTACHMENT TO "BUCK". THE GARAGE DOOR ASSEMBLY SHALL BE DESIGNED FOR POSITIVE AND NEGATIVE WIND PRESSURES OF 25 PSF IN ACCORDANCE WITH SECTION R301 OF THE FLORIDA RESIDENTIAL CODE CERTIFICATION SHALL BE SUBMITTED FROM THE GARAGE DOOR MANUFACTURER TO THE BUILDING DEPARTMENT FOR THE FOLLOWING ITEMS:

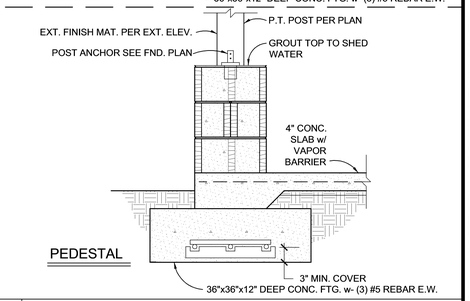
A. THE DESIGN OF THE DOOR COMPLIES WITH THE CRITERIA SPECIFIED IN SECTION R613 OF THE 2017 FLORIDA BUILDING CODE RESIDENTIAL, 6TH EDITION
B. DOOR SIZE, TYPE AND GLAZING
C. TRACK SIZE AND FASTENER DETAILS
D. TRACK BRACKET QUANTITY, SPACING AND FASTENER DETAILS
E. REINFORCING MEMBER QUANTITY, LOCATION, SIZE, TYPE AND FASTENER DETAILS. (IF REQUIRED)

44 GARAGE DOOR BUCK

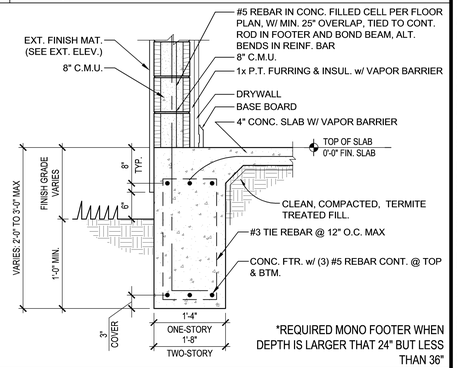


55 POST/BEAM CONNECTION

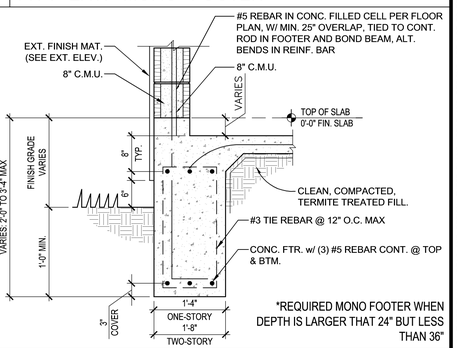




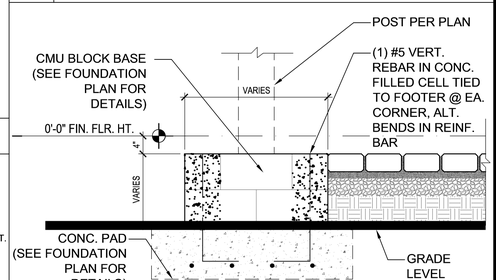
56 POST/FOOTING CONNECTION



57 TYP. EXT. MONO FOOTER



58 TYP. EXT. MONO FOOTER @ GARAGE



60 TYP. CMU BLK. BASE

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Carlos Z:\Park Square Homes\MODELS\ORLANDO MODELS\40' Models (Horizon West)\MODELS\The Winston (40-4169)\D1 Details.dwg
May 19, 2019,3:43pm

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www.premier-structural.com
FL. CERT. AUTH.: 29113
FL. PE#: 60239

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Orlando, Fl. 32811
Phone: (407) 529-3000

ISSUE DATE	00/00/0000
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

DETAILS
D1

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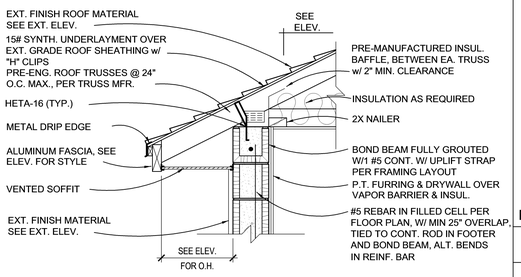
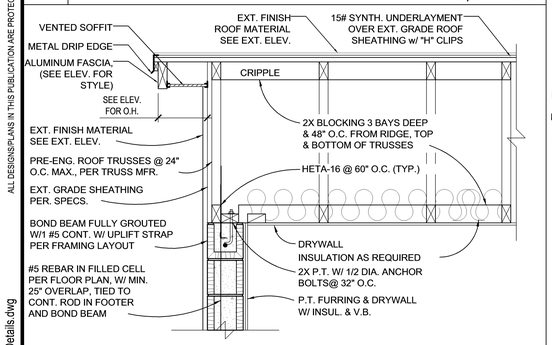


TRUSS NOTE:

BOTTOM CHORD MAY BE SLOPED-SEE FLR. PLAN /TRUSS LAYOUT FOR CEILING CONDITIONS-TYP.

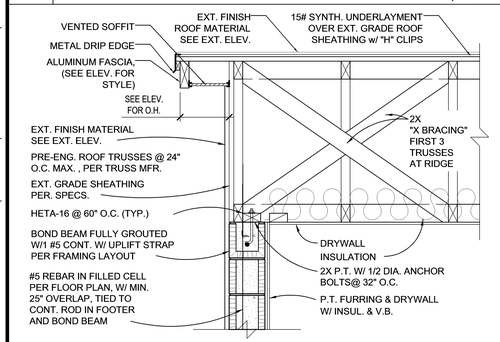
13 TRUSS AT BLOCK

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



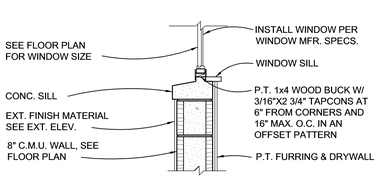
15 GABLE END BLOCKING

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



16 GABLE AT BLOCK

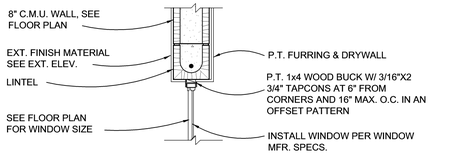
SCALE: 3/4" = 1'-0"



NOTE: PER MAN. SPEC.

17 WINDOW SILL AT BLOCK

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



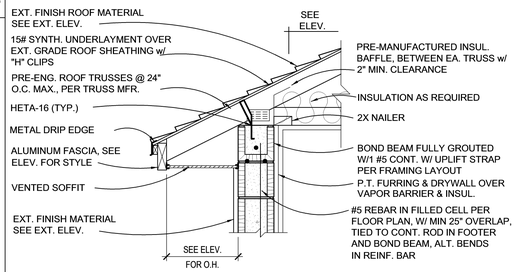
NOTE: PER MAN. SPEC.

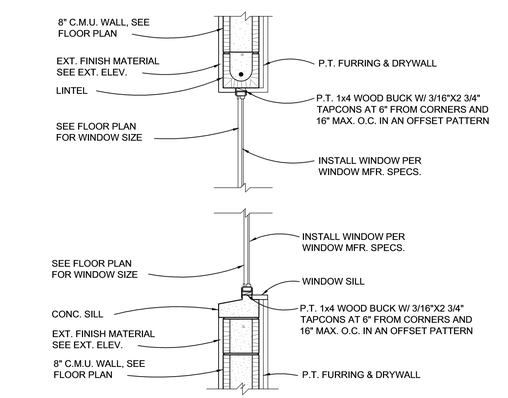
18 WINDOW HEAD AT BLOCK

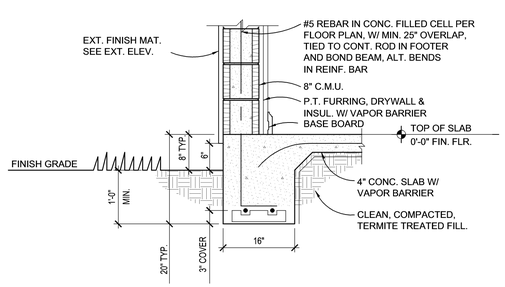
SCALE: 3/4" = 1'-0"

TRUSS NOTE:

BOTTOM CHORD MAY BE SLOPED-SEE FLR. PLAN /TRUSS LAYOUT FOR CEILING CONDITIONS-TYP.

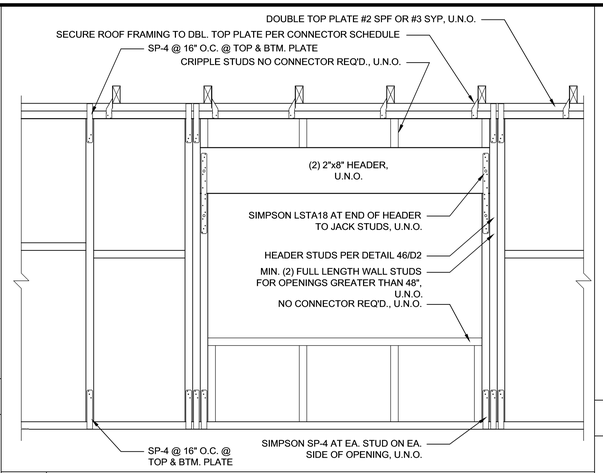






21 SINGLE STORY WALL SECTION

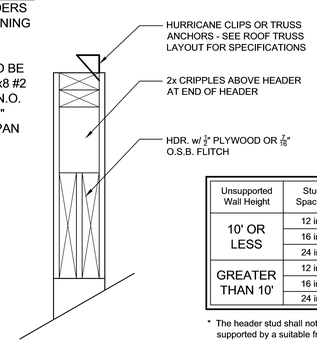
SCALE: 3/4" = 1'-0"



45 WOOD FRAMED OPENING

SCALE: N.T.S.

HEADER NOTE:
ALL HEADERS ABV. OPENING IN LOAD BEARING WALLS TO BE MIN. (2) 2x8 #2 S.Y.P., U.N.O. (UP TO 72" CLEAR SPAN MAX.)



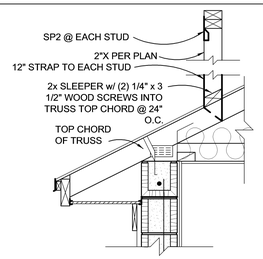
MINIMUM WALL AND HEADER STUD REQUIREMENTS

Unsupported Wall Height	Stud Spacing	Maximum Header Span (ft.) 3'	6'	9'	12'	15'	18'
		Number of Header Studs (JACK) Supporting End of Header					
		1*	1	2	2	2	2
		Number of Header Studs (KING) Supporting End of Header					
10' OR LESS	12 in.	2	2	3	3	3	3
	16 in.	2	2	3	3	3	3
	24 in.	1	2	2	2	2	2
GREATER THAN 10'	12 in.	2	2	3	4	5	5
	16 in.	2	2	3	3	4	4
	24 in.	1	2	2	2	3	3

* The header stud shall not be required if the header is supported by a suitable framing anchor.

46 TYP. HEADER DETAIL

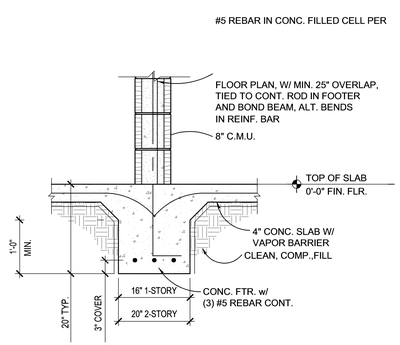
SCALE: N.T.S.



49 CRIPPLE WALL ON TRUSS

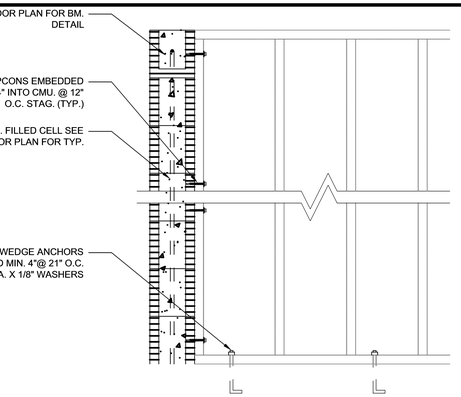
SCALE: N.T.S.

NOTE: CONNECTORS NOTED ON THESE DETAILS ARE SIMPSON STRONG-TIE UNLESS NOTED OTHERWISE



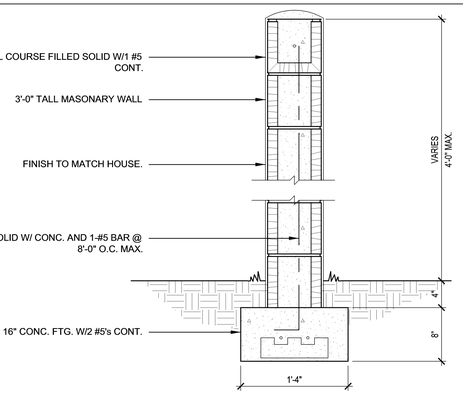
50 INTERIOR BLK. WALL

SCALE: N.T.S.



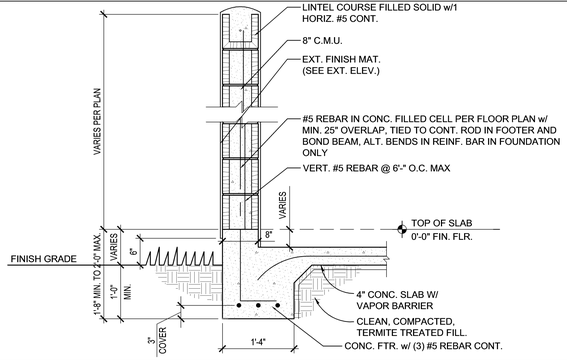
51 FRAME WALL TO CMU ATTACHMENT

SCALE: N.T.S.



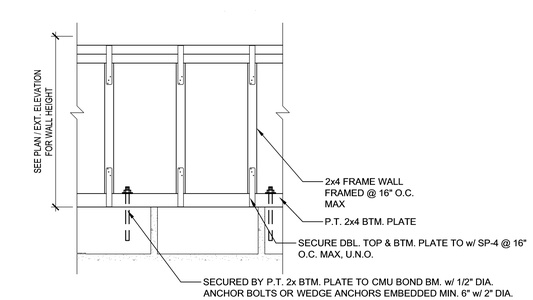
52 WING WALL

SCALE: N.T.S.



53 PRIVACY WALL

SCALE: N.T.S.



54 KNEEWALL TO MASONRY

SCALE: N.T.S.

PREMIER STRUCTURAL ENGINEERING INC.
235 Maitland Avenue S.
Suite 108-A
Maitland, FL. 32751
Ph: (407) 227-7416
www.premier-structural.com
FL. CERT. AUTH.: 29113
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WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors shall verify and be responsible for dimensions and conditions of the job and M.J.S., Inc. must be notified of any variations from the dimensions, conditions and specifications shown on these plans.

40-4169

WINSTON
Street Address
Lot Info
City, State, Zip

Park Square HOMES
A division of Park Square Enterprises Inc.
5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
Phone: (407) 529-3000

ISSUE DATE	00/00/0000
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

DETAILS
D2

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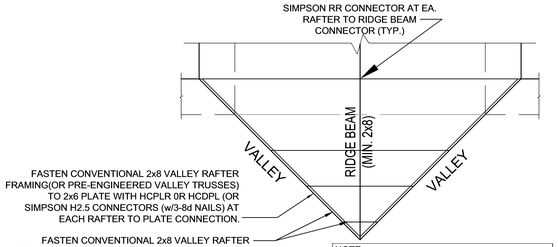
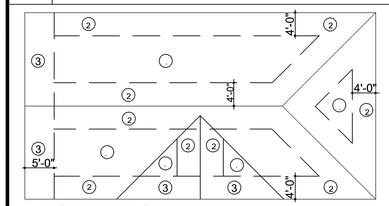
NOTE:
CONNECTORS NOTED ON THESE DETAILS ARE SIMPSON STRONG-TIE, U.N.O.



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

TYP. VALLEY CONNECTION

SCALE: N.T.S.



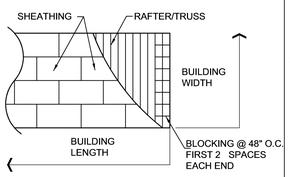
Roof Nailing Schedule

ROOF SHEATHING NAILING ZONE NOTES
ROOF SHEATHING NAILING PATTERN

- ZONE 1 : USE 8D RING SHANK NAILS @ 6" O.C. AT EDGES AND 6" O.C. INTERMEDIATE
- ZONE 2 : USE 8D RING SHANK NAILS 6" O.C.(ALL FIELDS)
- ZONE 3 : USE 8D RING SHANK NAILS 4" O.C.(ALL FIELDS)

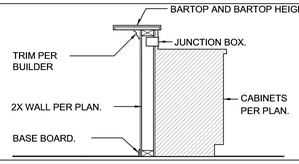
WALL SHEATHING NAILING PATTERN

- USE 8D RING SHANK NAILS... PANEL EDGES 4" O.C. AT SHEARWALL SEGMENTS: 8" O.C. INTERMEDIATE PANEL EDGES 6" O.C. ELSEWHERE. 12" O.C.INTERMEDIATE 1/2" GYPSUM CEILING : USE 5D NAILS @ 7" ON CENTER SECOND FLOOR NAILING : 8D @6" O.C. EDGES (GLUE & NAIL) @ 12" O.C @ FIELD

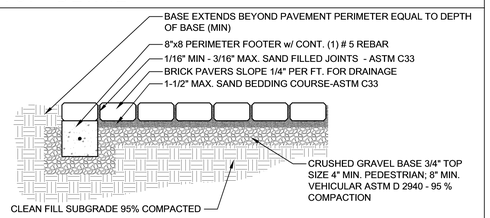


BOND BREAK/FLASHING

SCALE: 3" = 1'-0"

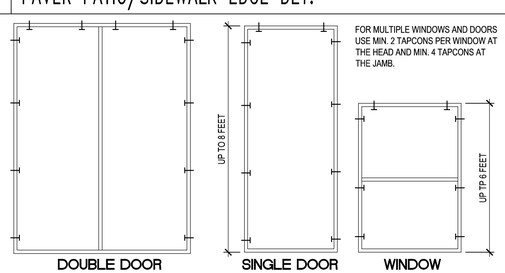


BARTOP DETAIL



PAVER PATIO/SIDEWALK EDGE DET.

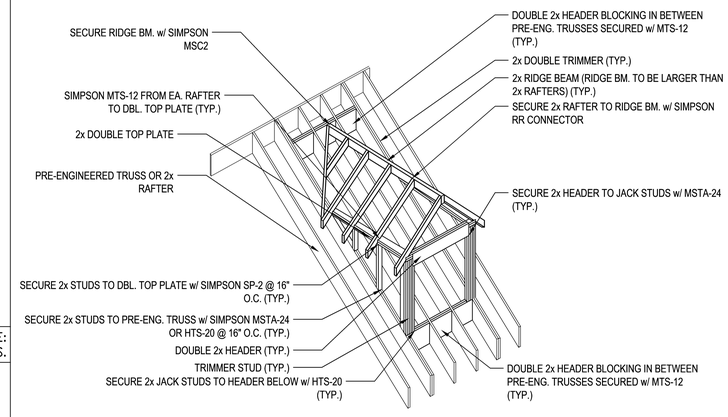
SCALE: N.T.S.



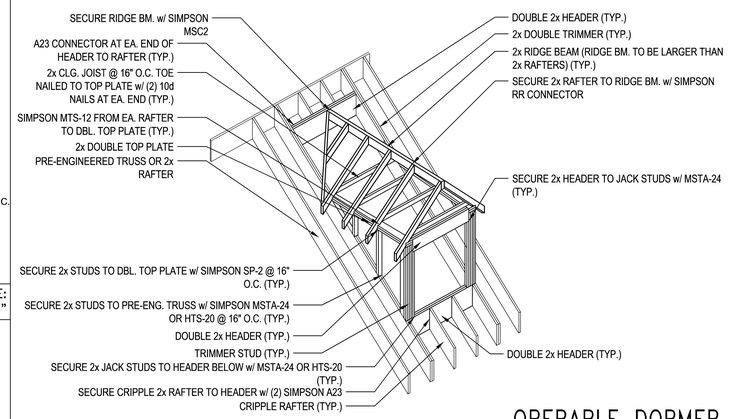
- BUCKS SHALL BE P.T. 1x4 OR 2x8 AT WINDOWS & DOORS IN PINE OR SPRUCE. FOR WINDOWS ATTACH BUCKS TO BLOCK WITH COMMON T NAILS AT PLACEMENT SIMILAR TO TAPCONS SHOWN. FOR DOORS OR FIN. WINDOWS IN BLOCK, ATTACH BUCKS w/ (2) T-NAILS TOP AND BOTTOM AND 8" O.C. STAGGERED IN THE FIELD.
- USE MIN. 2 1/4" T-NAILS w/ 1x BUCK @ 12" O.C. STAGGERED OR MIN. 1/4" x 3" TAPCONS w/ 2x BUCK. START ALL END TAPCONS WITHIN 6" OF CORNERS AND 24" O.C. STAGGERED MAX.
- IN CASES OF BLOCK OPENINGS LARGER THAN DOOR FRAMING. ATTACH ADDITIONAL 2x FRAMING TO THE BLOCK WALL USING 1/4" x 4" TAPCONS AT 3" FROM END AND 12" O.C. IN FIELD. ATTACH TOP FRAMING TO HEADER USING 1/4" TAPCONS w/ (1) 6" FROM END TO END AND 12" O.C. IN THE FIELD.

WINDOW / DOOR BUCK ATTACHMENT

SCALE: N.T.S.



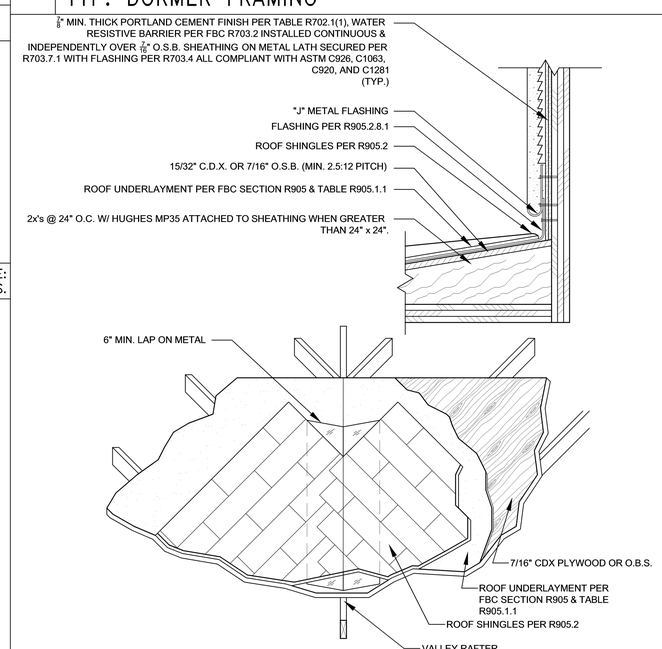
NON-OPERABLE DORMER



OPERABLE DORMER

TYP. DORMER FRAMING

SCALE: N.T.S.

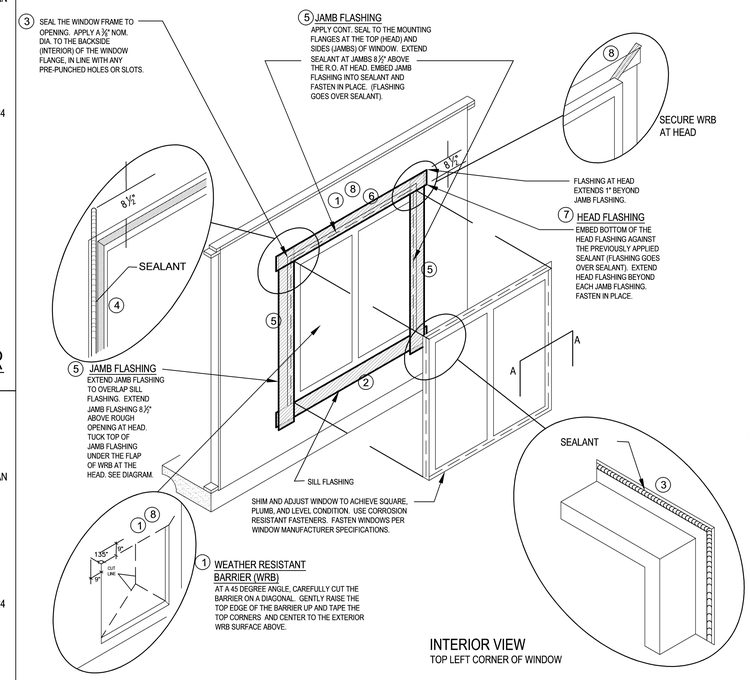


FLASHING DETAIL

SCALE: N.T.S.

WINDOW INSTALLATION (METHOD A-1) (ASTM E 2112-01)

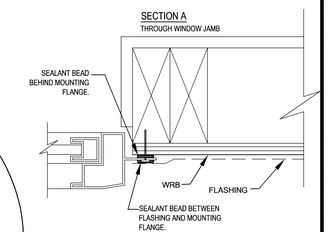
WEATHER RESITIVE BARRIER (WRB) APPLIED PRIOR TO THE WINDOW INSTALLATION.
FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.



STEPS:

1. IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING.
2. APPLY SILL FLASHING
3. APPLY BEAD OF SEALANT AT BACK OF WINDOW FLANGE & SET WINDOW USING PAN HEAD SCREWS TO FACILITATE INSPECTION.
4. APPLY BEAD OF SEALANT AT SIDE JAMBS. EXTEND 8 1/2"
5. APPLY JAMB FLASHING
6. APPLY BEAD OF SEALANT AT HEAD
7. APPLY HEAD FLASHING
8. REMOVE PREVIOUSLY APPLIED TAPE, ALLOWING WRB TO LAY FLAT OVER HEAD FLASHING. APPLY NEW SHEATHING TAPE OVER DIAGONAL CUT - SEE DIAGRAM.

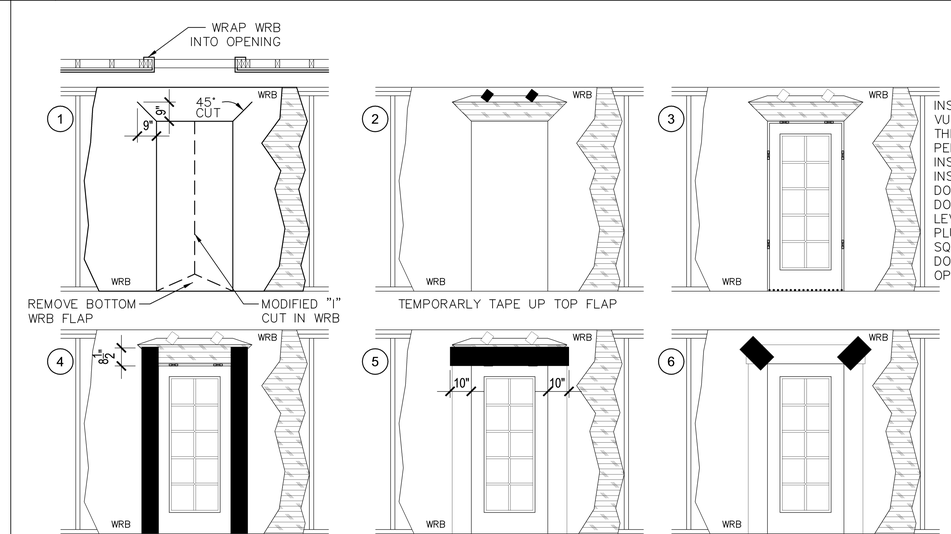
NOTE: STEPS 4 AND 6 ARE NOT REQUIRED WHEN USING SELF-ADHERING TYPE FLASHING



NOTE:
ALL FLASHING WILL BE SELF ADHEARING AND ROLLED SMOOTH & FLAT WITH A J-ROLLER.

WINDOW FLASHING "METHOD A-1"

SCALE: N.T.S.



NOTE:
ALL FLASHING WILL BE SELF ADHEARING AND ROLLED SMOOTH & FLAT WITH A J-ROLLER.

EXTERIOR DOOR FLASHING

SCALE: N.T.S.

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Maitland, FL. 32751
Ph: (407) 227-7416
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FL. CERT. AUTH.: 29113
FL. PE#: 60239

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40-4169
WINSTON
Street Address
Lot Info
City, State, Zip

A division of Park Square Enterprises Inc.
5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
Phone: (407) 529-3000
Park Square HOMES

ISSUE DATE	00/00/0000
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

DETAILS
D3

Carlos Z:\Park Square Homes\MODELS\ORLANDO MODELS\40' Models (Horizon West)\MODELS\The Winston (40-4169)\D3 Details.dwg
May 19, 2019,3:43pm

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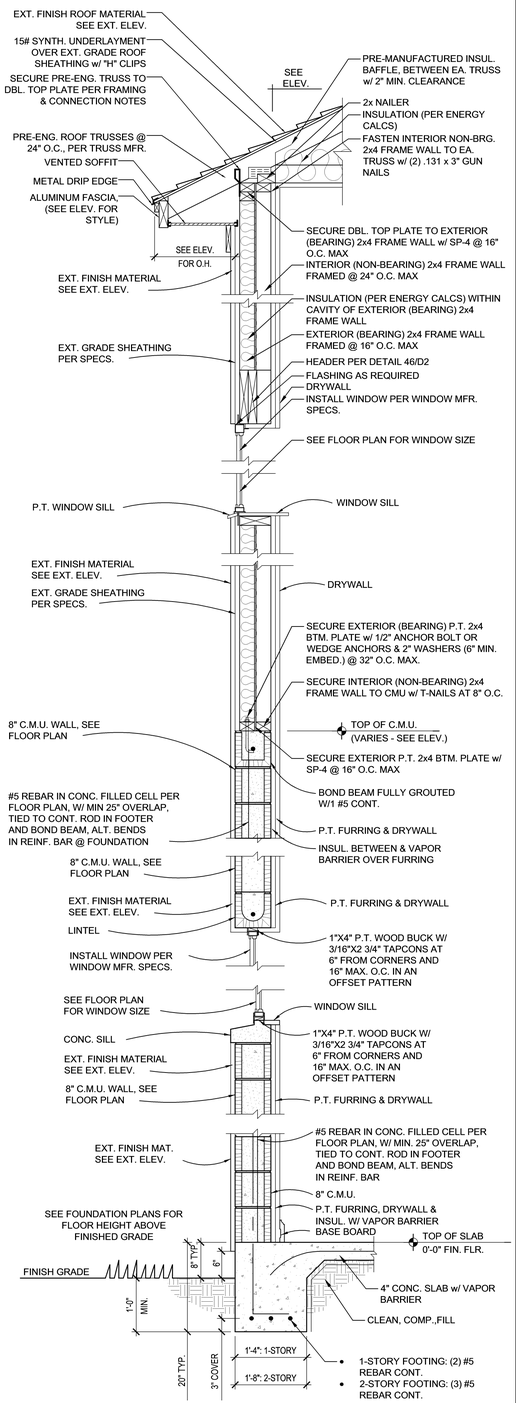
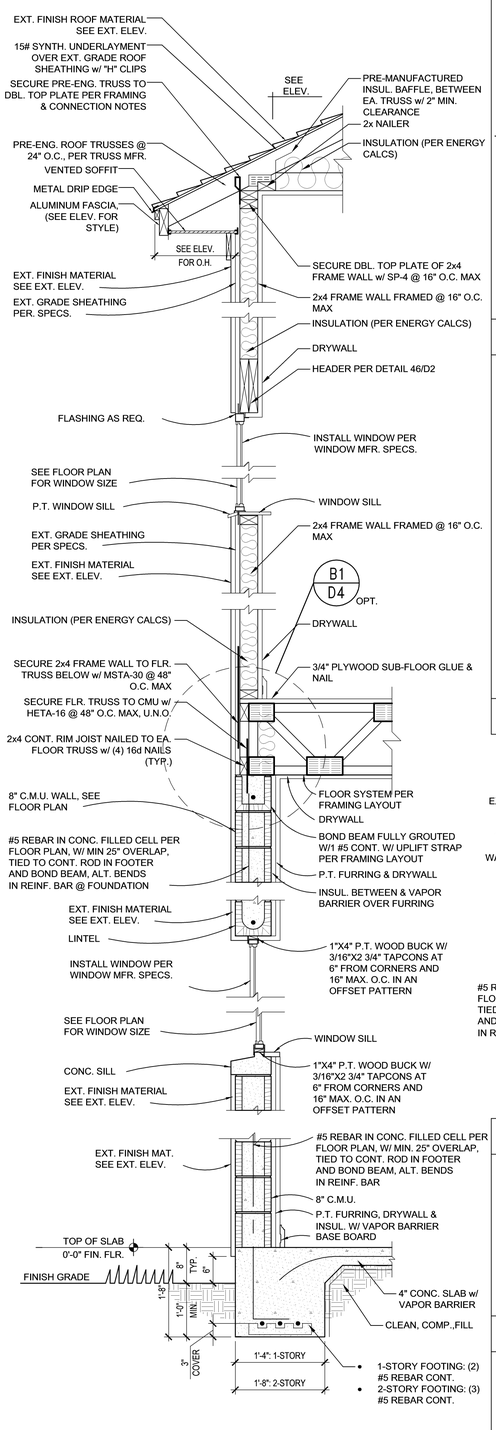
BOTTOM CHORD MAY BE SLOPED-SEE FLR. PLAN/ TRUSS LAYOUT FOR CEILING CONDITIONS-TYP.

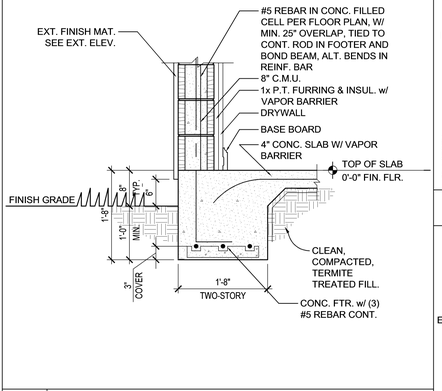


A | OPEN 2-STORY WALL SECTION SCALE: 3/4" = 1'-0"

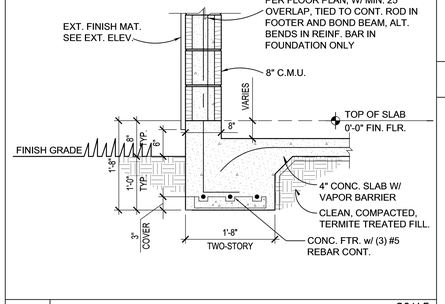
BOTTOM CHORD MAY BE SLOPED-SEE FLR. PLAN/ TRUSS LAYOUT FOR CEILING CONDITIONS-TYP.



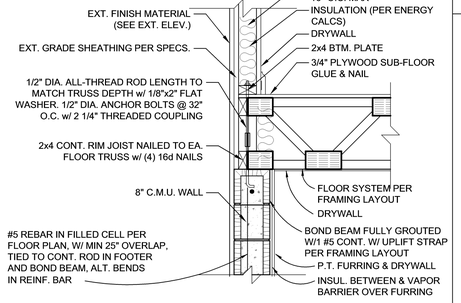
B | TWO-STORY WALL SECTION SCALE: 3/4" = 1'-0"



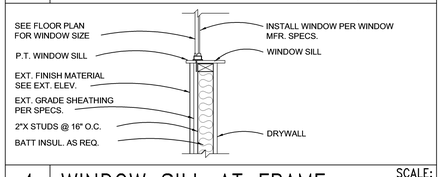
1 | 2-STORY EXT. WALL SCALE: 3/4" = 1'-0"



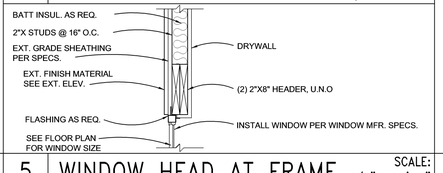
3 | GARAGE CURB SCALE: 3/4" = 1'-0"



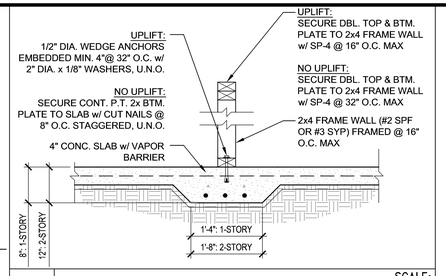
A.T.R. CONNECTION DETAIL SCALE: 3/4" = 1'-0"



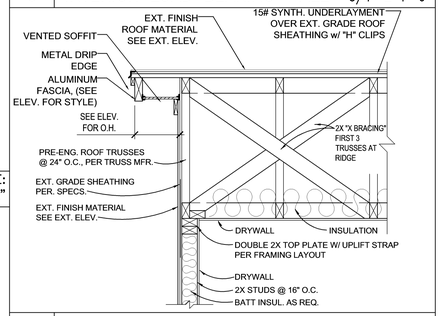
4 | WINDOW SILL AT FRAME SCALE: 3/4" = 1'-0"



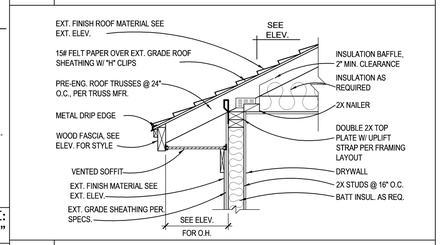
5 | WINDOW HEAD AT FRAME SCALE: 3/4" = 1'-0"



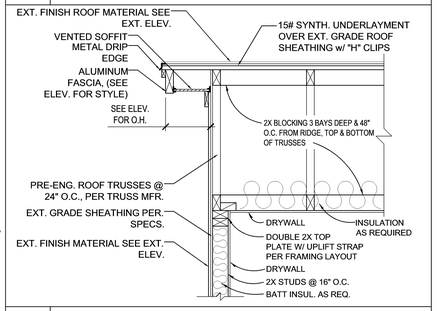
6 | INTERIOR LOAD BEARING WALL SCALE: 3/4" = 1'-0"



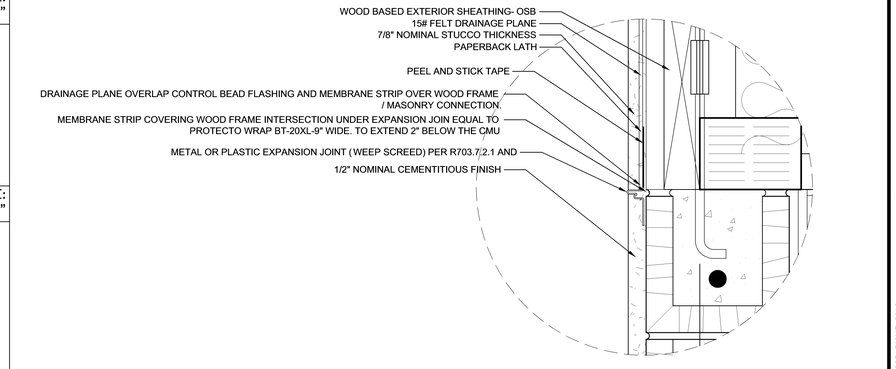
7 | GABLE AT FRAME SCALE: N.T.S.



8 | TRUSS AT FRAME SCALE: N.T.S.



9 | GABLE END BLOCKING SCALE: N.T.S.



10 | STUCCO BOND BREAK/FLASHING DETAIL SCALE: N.T.S.

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40-4169

WINSTON
Street Address
Lot Info
City, State, Zip

A division of Park Square Enterprises Inc.
5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
Phone: (407) 529-3000
Park Square HOMES

ISSUE DATE	00/00/0000
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

DETAILS
D4

May 19, 2019,3:43pm Carlos Z:\Park Square Homes\MODELS\ORLANDO MODELS\40' Models (Horizon West)\MODELS\The Winston (40-4169)\D4 Details.dwg

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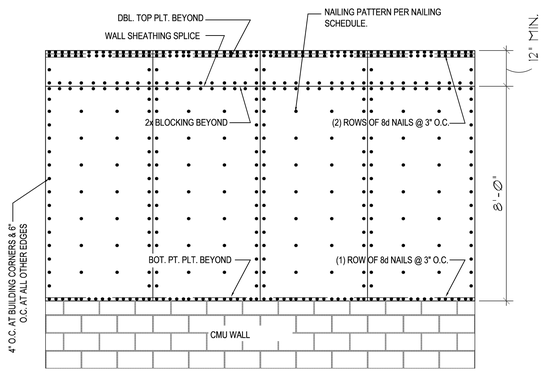
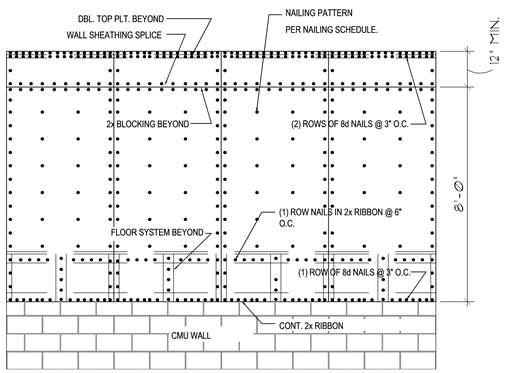
NAILING SCHEDULE:

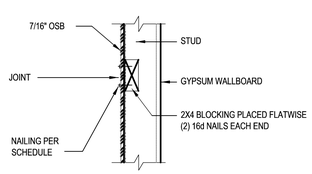
- (2) ROWS 8d NAILS @ 3" O.C. AT TOP PLATE AND (1) ROW AT BOTTOM PLATE, NAIL ALL EDGE AT BUILDING CORNERS @ 4" O.C. AND ALL OTHER EDGES AT 6" O.C. & 12" O.C. IN FIELD. BLOCKING SHALL BE PLACED AT ALL SHEATHING JOINTS. NAILS AT EDGES TO BE MIN. 3/8" FROM PANEL EDGE.
- FOR SHEATHING AT LOCATIONS WHERE FLOOR TRUSS IS PARALLEL WITH WALL: FASTEN SHEATHING TO TOP & BOTTOM CHORD MEMBERS AND ALL WEB MEMBERS w/ 8d NAILS @ 3" O.C.
- 1/2" PLYWOOD OR 24/16" STRUCTURAL O.S.B. SHEATHING TO BE USED AS UPLIFT RESISTANCE NO OTHER FASTENERS REQ'D. EXCEPT AS NOTED ON PLANS IN TWO STORY FRAME APPLICATIONS, SHEATHING SHALL EXTEND MIN. 2'-0" W/O BREAK ABV. 2nd FLOOR BOTTOM PLT. TO T.O.M.



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



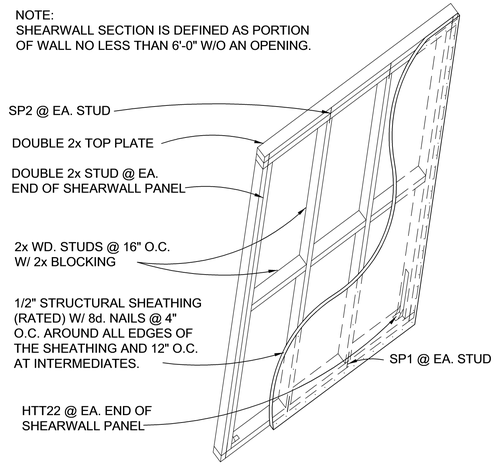
B SHEATHING ELEV. 2-STORY FRAMING N.T.S.



C SHEATHING BLOCKING @HORIZONTAL JOINTS N.T.S

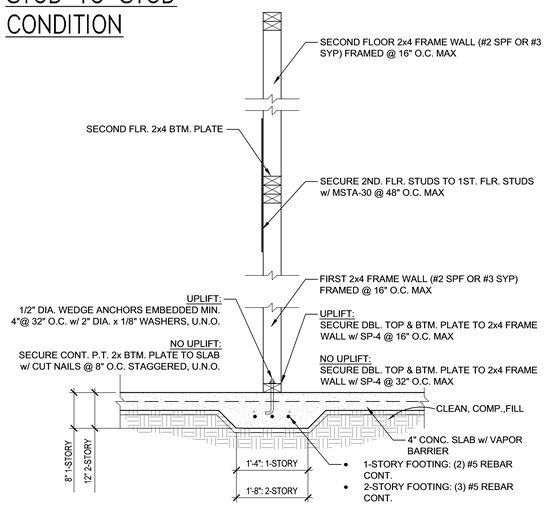
1 SHEATHING UPLIFT DETAILS SCALE: N.T.S.

NOTE:
SHEARWALL SECTION IS DEFINED AS PORTION OF WALL NO LESS THAN 6'-0" W/O AN OPENING.

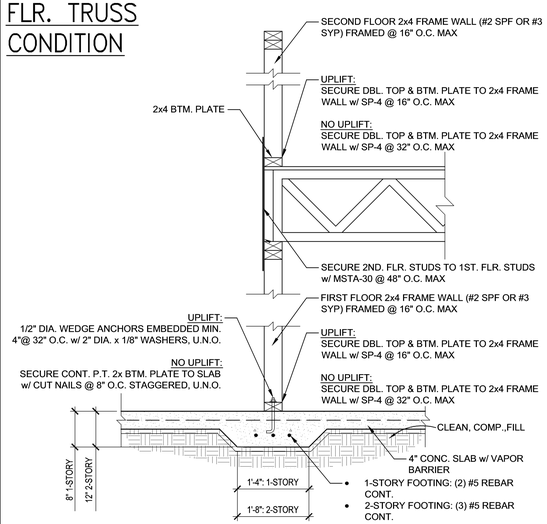


2 2-STORY INTERIOR BEARING WALL

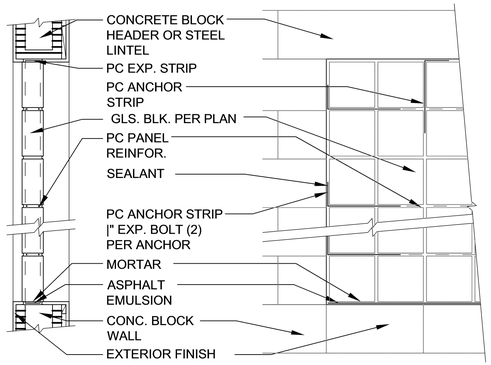
STUD TO STUD CONDITION



FLR. TRUSS CONDITION



3 2-STORY INT. BEARING WALL SCALE: N.T.S.



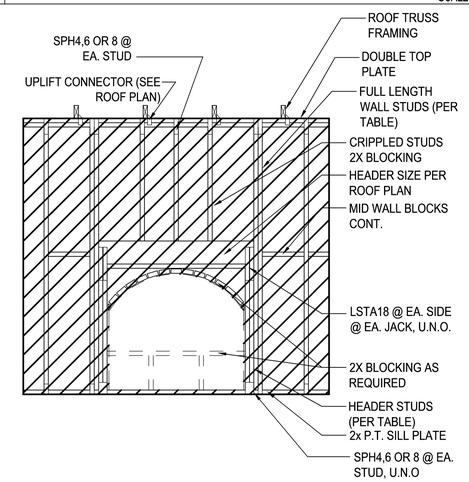
PANEL ANCHOR CONSTRUCTION

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

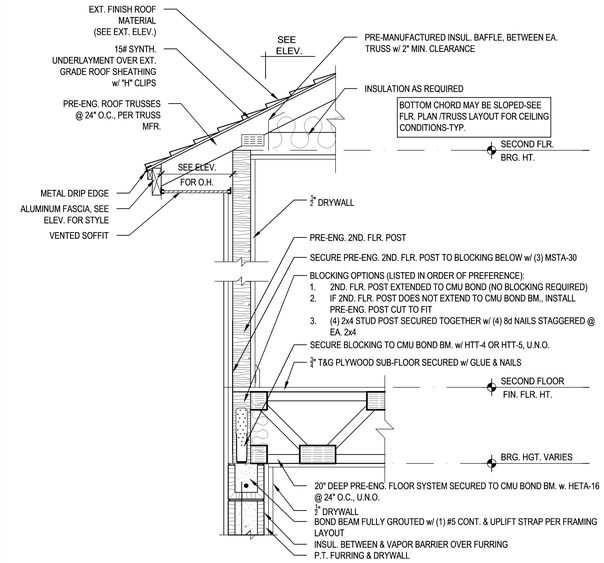
PC PANEL ANCHORS (MIDDLE): ARE USED TO TIE PITTSBURGH CORNING GLASS BLOCK PANELS INTO THE SURROUNDING FRAMEWORK WHEN CHANNELS ARE NOT USED. FORMED FROM 20 GAUGE PERFORATED-THEN GALVANIZED STEEL STRIPS, PANEL ANCHORS ARE AVAIL. IN 1[" WIDTHS X 24" LENGTHS.

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

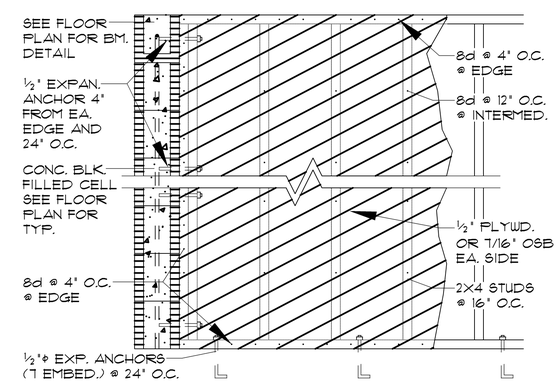
4 GLASS BLOCK DETAILS SCALE: N.T.S.



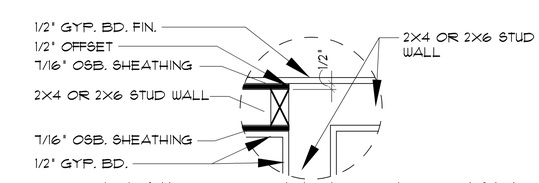
5 TYP. OPENING FRAMING DETAILS SCALE: N.T.S.



6 2ND. FLR. POST BLOCKING (SQUASH BLOCK) SCALE: 3/4"=1'-0"



USE ONLY WHEN NOTED AS SHEAR WALL ON PLANS



DETAIL @ CONN. TO REG. WALL
1"= 1'-0"

7 SHEAR WALL DETAILS SCALE: N.T.S.

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Phone: (407) 529-3000

ISSUE DATE	00/00/0000
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

DETAILS
D5

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