# THRIVE SERIES

# "SPIRIT"

30-1700 MODEL

PAD SIZE 30'-0" x 75'-0"

## SHEET INDEX:



## DISTRIBUTED LIVE LOAD

(IN POUNDS PER SQ. FT.)

| | |
|---|---|
| UNINHABITABLE ATTICS WITHOUT STORAGE | 10 |
| UNINHABITABLE ATTICS WITH LIMITED STORAGE | 20 |
| HABITABLE ATTICS & ATTICS SERVED WITH FIXED STAIRS | 30 |
| BALCONIES (EXTERIOR) AND DECKS | 40 |
| FIRE ESCAPES | 40 |
| GUARDS AND HANDRAILS | 200 |
| GUARD IN-FILL COMPONENTS | 50 |
| PASSENGER VEHICLE GARAGES | 50 |
| ROOMS OTHER THAN SLEEPING ROOMS | 40 |
| SLEEPING ROOMS | 30 |
| STAIRS | 40 |

## ANSI STANDARD FOR MEASURING HOUSES

THE ANSI STANDARD FOR MEASURING HOUSES:

NATIONAL STANDARD Z765-1996 NEW CONSTRUCTION THE ANSI STANDARDS BASE FLOOR AREA CALCULATIONS ON THE EXTERIOR DIMENSIONS OF THE BUILDING AT EACH FLOOR LEVEL AND INCLUDE ALL INTERIOR WALLS AND VOIDS. FOR ATTACHED UNITS, THE OUTSIDE DIMENSION IS THE CENTER LINE OF THE COMMON WALLS. INTERNAL ROOM DIMENSIONS ARENT USED IN THIS SYSTEM OF MEASURING. THE ANSI STANDARDS BASE FLOOR AREA CALCULATIONS ON THE EXTERIOR DIMENSIONS OF THE BUILDING AT EACH FLOOR LEVEL AND INCLUDE ALL INTERIOR WALLS AND VOIDS. FOR ATTACHED UNITS, THE OUTSIDE DIMENSION IS THE CENTER LINE OF THE COMMON WALLS. INTERNAL ROOM DIMENSIONS ARENT USED IN THIS SYSTEM OF MEASURING.

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

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

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

## GENERAL CONTRACTOR:

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

## REVISION SCHEDULE:

| NO: | DATE: | DESCRIPTION: | BY: |
|---|---|---|---|
| 1 | 08/12/22 | MASTER CREATED | M.C. |
| 2 | 08/12/22 | ADDED EERO NOTE ALL EGRESS WINDOWS | A.M. |
| 3 | 08/12/22 | ADDED OFF RIDGE VENT ROOF NOTE | A.M. |
| 4 | 08/17/22 | ADDED WATER PROOFING NOTE TO COVER SHEET | A.M. |
| 5 | 02/14/23 | MASTER PLAN UPDATES | J.T. |
| 6 | 05/02/23 | REMOVED DBL. OVER OPTION, CORBELS FROM ELEV. B, STONE FROM SIDE ON ELEV. C | C.C. |
| 7 | | | |
| 8 | | | |
| 9 | | | |
| 10 | | | |
| 11 | | | |
| 12 | | | |
| 13 | | | |
| 14 | | | |
| 15 | | | |
| 16 | | | |


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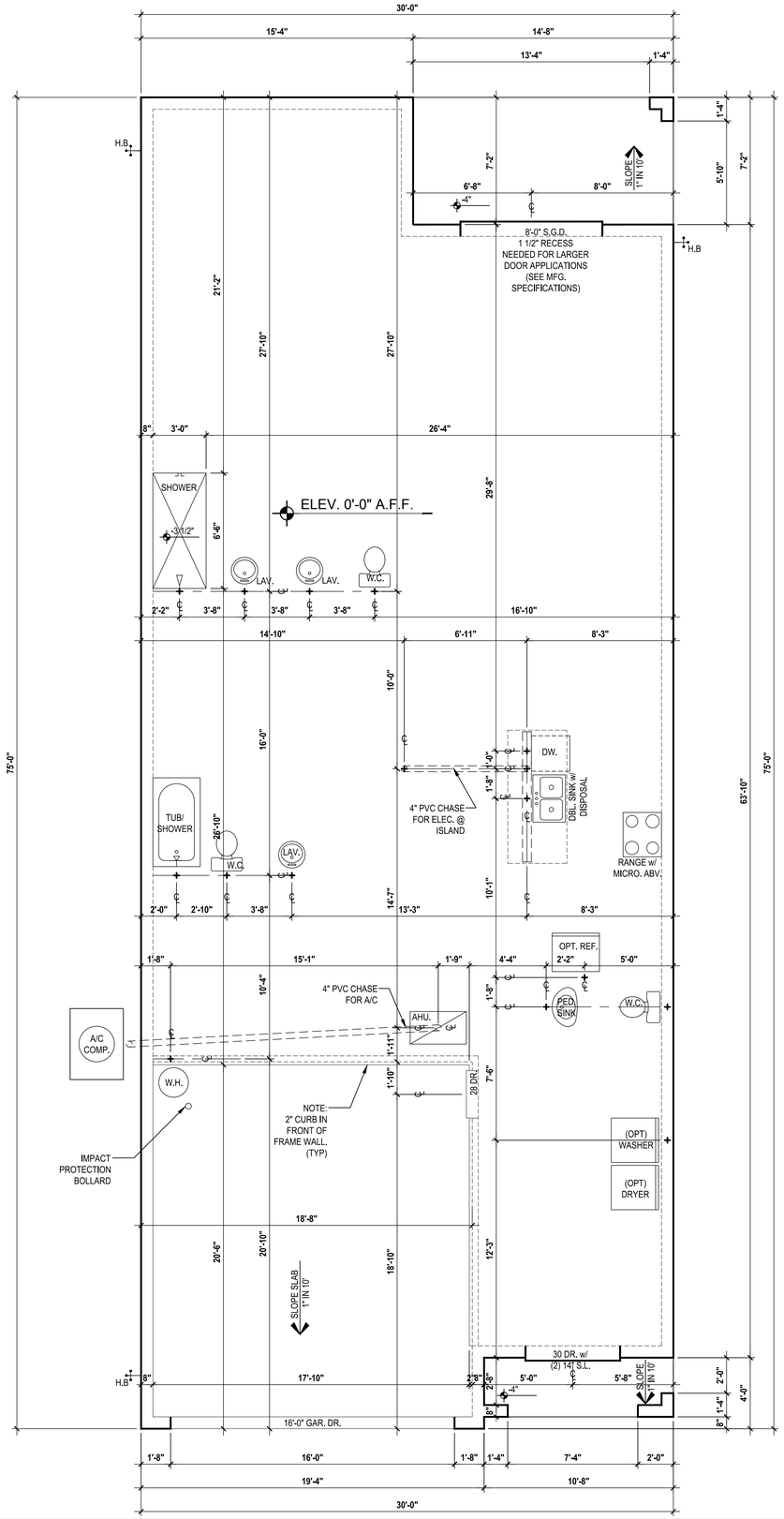
Phone: (407) 529-3000


| | |
|---|---|
| ISSUE DATE | 05/02/2023 |
| REVISIONS | |
| PROJECT: | 22-1184 |
| SCALE: | AS NOTED |
| DRAWN BY: | C.C. |
| DESIGNED BY: | MJS |

COVER PAGE

00




# Slab Plan "A,B,C"

SCALE: 1/4" = 1'-0" (22x34)

## GENERAL NOTES KEY:

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. WATER HEATER T & P RELIEF VALVE SHALL BE FULL SIZE TO EXTERIOR WATER HEATED AT OR ABOVE FLOOR LEVEL SHALL BE IN A PAN WITH DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE AN APPROVED THERMAL EXPANSION DEVICE.
4. PAVERS MAY BE USED ILO CONCRETE SLAB AT PATIO, PORCH, DRIVE AND WALKWAY.
5. IN LEIU OF TREATING THE SOIL AN ALTERNATIVE TO TERMITE TREATED SOIL CAN BE TERMICIDE.
6. BORA-CARE TO BE APPLIED ON INTERIOR WALLS IAW MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS. PURSUANT TO CH.482 OF THE FLORIDA BUILDING CODE.

## 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 INT. DOORS TO BE 6'-8" TALL U.N.O. OR PER BUILDER/CLIENT*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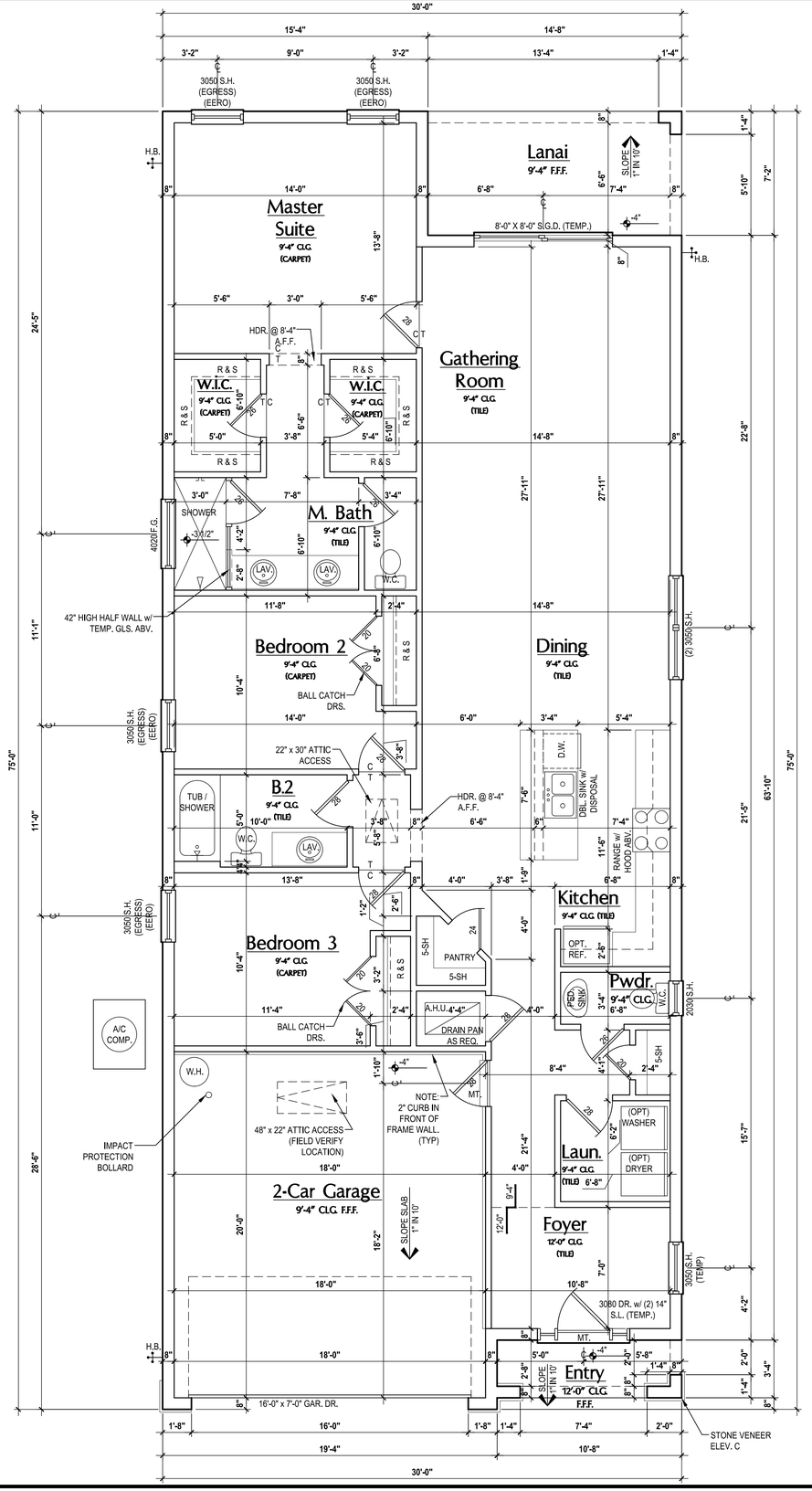
| DRAWN BY: | C.C. |
| DESIGNED BY: | MJS |

SLAB PLAN

A1




Floor Plan "A,B,C"

SCALE: 1/4" = 1'-0" (22x34)

# GENERAL NOTES KEY:

THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED REQUIREMENTS OF THE (2020) FLORIDA BUILDING CODE (7TH EDITION)

ABBREVIATIONS:

- 2- # OF DOORS.
- 2- # 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

NOTE: SPECIALTY WINDOWS/DOORS, FIXED GLASS WINDOWS, AND TRANSOMS ARE NOTED ON PLANS.

# FLOOR PLAN NOTES:

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.
12. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3 1/2" U.N.O.
13. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7 5/8" U.N.O.
14. ALL INT. FIRST FLOOR CEILINGS AT 9'-4" U.N.O.
    •• ALL INT. SECOND FLOOR CEILINGS AT 9'-0" U.N.O.
15. C.M.U. & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 12'-0" OR MORE SHALL BE CONSIDERED SHEAR WALL SWS = SHEAR WALL SEGMENTS.
16. OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED w/ A 20 MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC-R302.5.1.
17. INSTALL 5/8" TYPE X DRYWALL ON GARAGE CEILING BENEATH HABITABLE ROOMS (TYP.)
18. GARAGE DOOR TO BE CERTIFIED BY MFR. FOR 140 M.P.H.
19. ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
20. 1/2" GYPSUM BOARDS APPLIED TO THE UNDER STAIR SURFACE AND SIDES
21. 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).
22. ALL INT. DOORS TO BE 6'-8" TALL U.N.O. OR PER BUILDER / CLIENT
23. 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERSIDE OF DECKING
24. ALL WINDOW AND DOOR ROUGH OPENINGS VARY PER MANUFACTURER'S SPECIFICATIONS, AND ARE NOT REFLECTED ON THE PLANS. DIMENSIONS PROVIDED ON PLANS ARE USED FOR AN APPROXIMATE LOCATION OF WINDOWS & DOORS, AND DO NOT REFLECT THE ROUGH OPENINGS REQUIRED FOR PROPER INSTALLATION. BUILDER WILL BE REQUIRED TO CROSS-REFERENCE ROUGH OPENINGS AND PLAN DIMENSIONS.
25. SOIL TESTING IS RECOMMENDED. THE DESIGN TEAM AT MJS & E.O.R STRONGLY RECOMMEND A SOIL TEST TO CONFIRM SOIL BEARING CAPACITY AND SURFACE GEO-TECHNICAL CONDITIONS. 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.

# DOOR NOTE KEY:

DOOR SIZE CALLOUT:

20 = 2'-0"
24 = 2'-4"
28 = 2'-8"
30 = 3'-0"
40 B.F. = 4'-0" BI-FOLD
50 B.F. = 5'-0" BI-FOLD
60 B.F. = 6'-0" BI-FOLD

# 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.

## Area Tabulations

| | | |
|---|---|---|
| Living: | | |
| | 1st floor: | 1,700 sf |
| Total Living: | | 1,700 sf |
| | Entry: | 36 sf |
| | Lanai: | 105 sf |
| | Garage: | 388 sf |
| Total Area: | | 2,229 sf |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| DRAWN BY: | C.C. |
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FLOOR PLAN
A2

## ATTIC VENT CALC'S:

PER FBC2014 5TH EDITION 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).

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

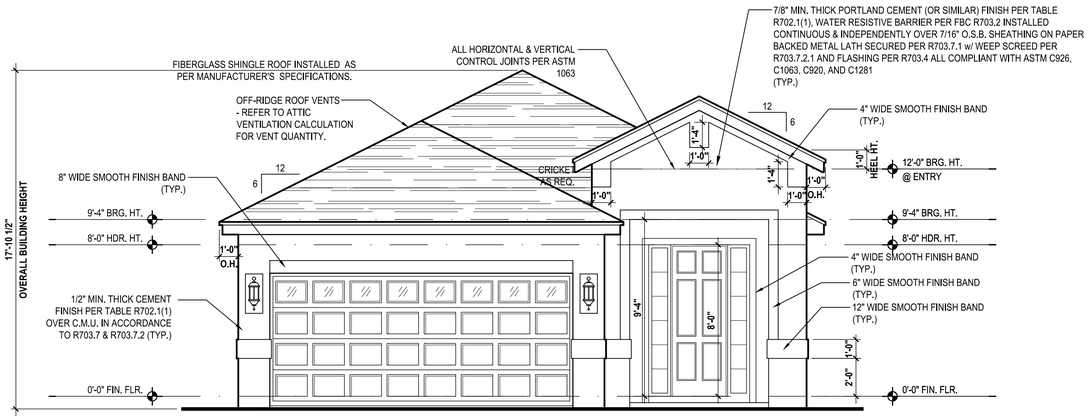
TOTAL VENTED SPACE: $\frac{2,530}{300}$ = 8.43 SF. NET FREE REQUIRED

UPPER PORTION VENTILATION TOTAL: 3,373 SF.
TO BE PROVIDED w/ OFF RIDGE VENTS:
5 VENTS @ .652 /PER VENT

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

LOWER PORTION VENTILATION TOTAL: 5,058 SF.
TO BE PROVIDED w/ SOFFITS @ EAVE:
80.00 LF. @ 0.063 SF. VENTING/LF.

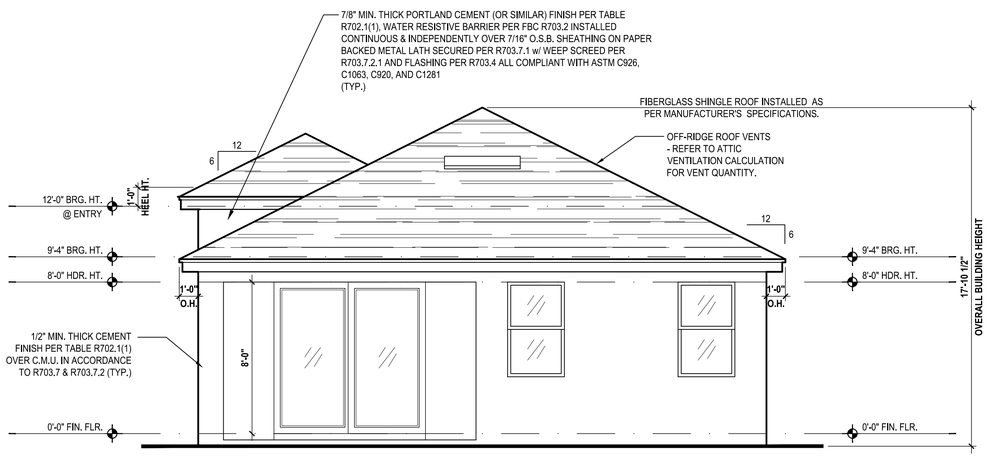
UPPER ROOF PERCENTAGE: 40%
LOWER ROOF PERCENTAGE: 60%




# Front Elevation "A"

(Standard)

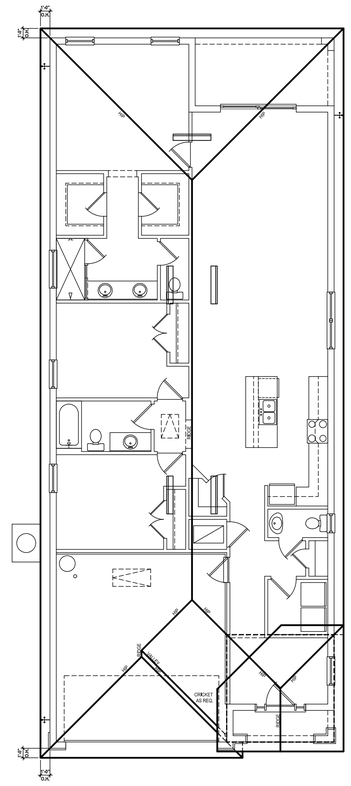
SCALE: 1/8" = 1'-0" (11x17) 1/4" = 1'-0" (22x34)




# Rear Elevation "A"

(Standard)

SCALE: 1/8" = 1'-0" (11x17) 1/4" = 1'-0" (22x34)




# Roof Layout

SCALE: 1/16" = 1'-0" (11x17) 1/8" = 1'-0" (22x34)

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| DESIGNED BY: | MJS |

ELEVATIONS "A"

A3.A

## ATTIC VENT CALC'S:

PER FBC2014 5TH EDITION 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).

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

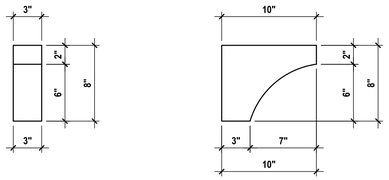
TOTAL VENTED SPACE: $\frac{2,530}{300}$ = 8.43 SF. NET FREE REQUIRED

UPPER PORTION VENTILATION TOTAL: 3.373 SF.
TO BE PROVIDED w/ OFF RIDGE VENTS:
5 VENTS @ .652 /PER VENT

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

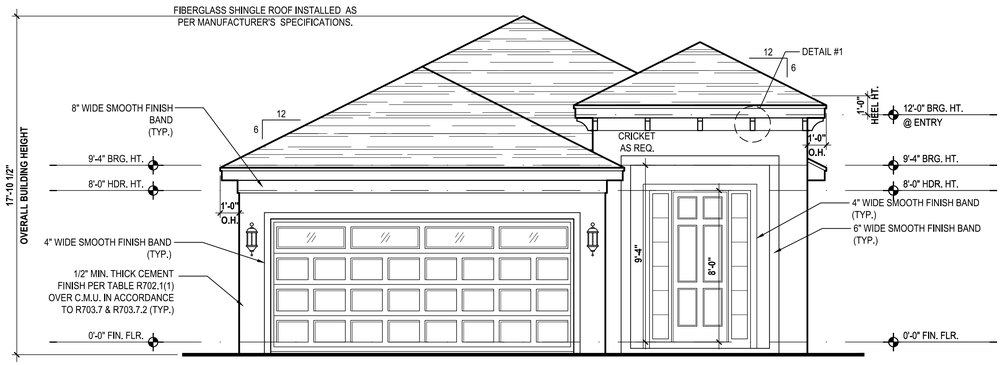
LOWER PORTION VENTILATION TOTAL: 5.058 SF.
TO BE PROVIDED w/ SOFFITS @ EAVE:
80.00 LF. @ 0.063 SF. VENTING/LF.

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




# Detail #1

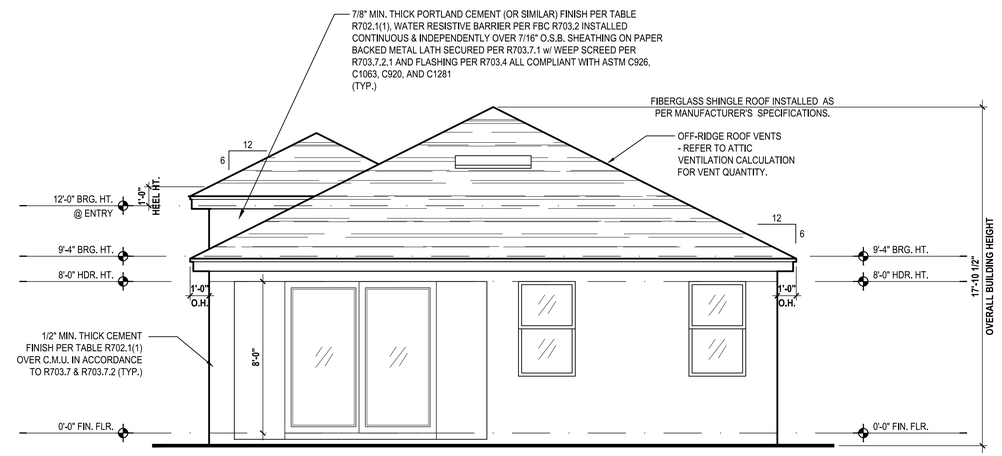
SCALE: 1 1/2" = 1'-0" (22x34)




# Front Elevation "B"

(Standard)

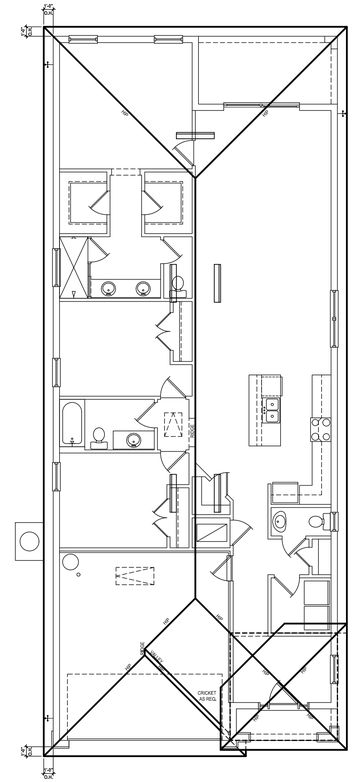
SCALE: 1/8" = 1'-0" (11x17) 1/4" = 1'-0" (22x34)




# Rear Elevation "B"

(Standard)

SCALE: 1/8" = 1'-0" (11x17) 1/4" = 1'-0" (22x34)




# Roof Layout

SCALE: 1/16" = 1'-0" (11x17) 1/8" = 1'-0" (22x34)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ELEVATIONS "B"

A3.B

## ATTIC VENT CALC'S:

PER FBC2014 5TH EDITION 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).

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

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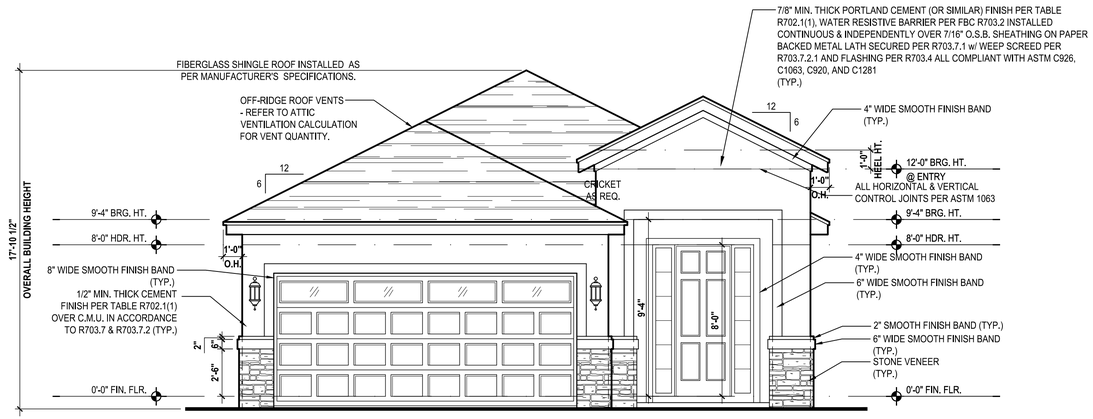


# Front Elevation "C"

(Standard)

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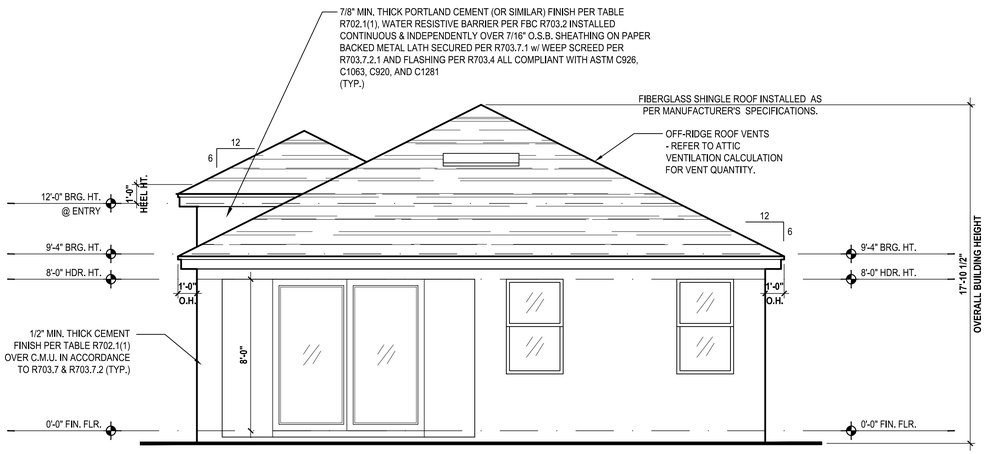


# Rear Elevation "C"

(Standard)

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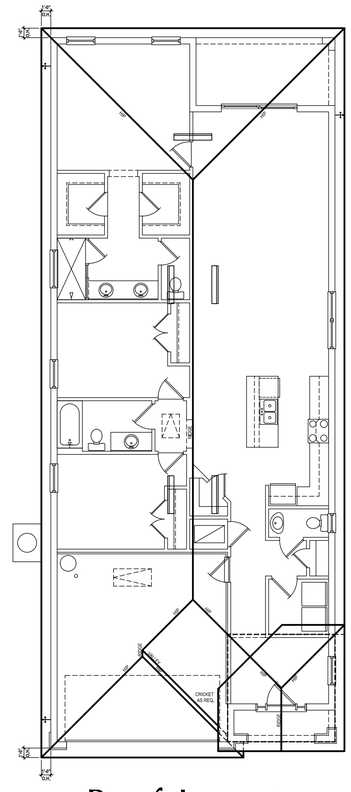


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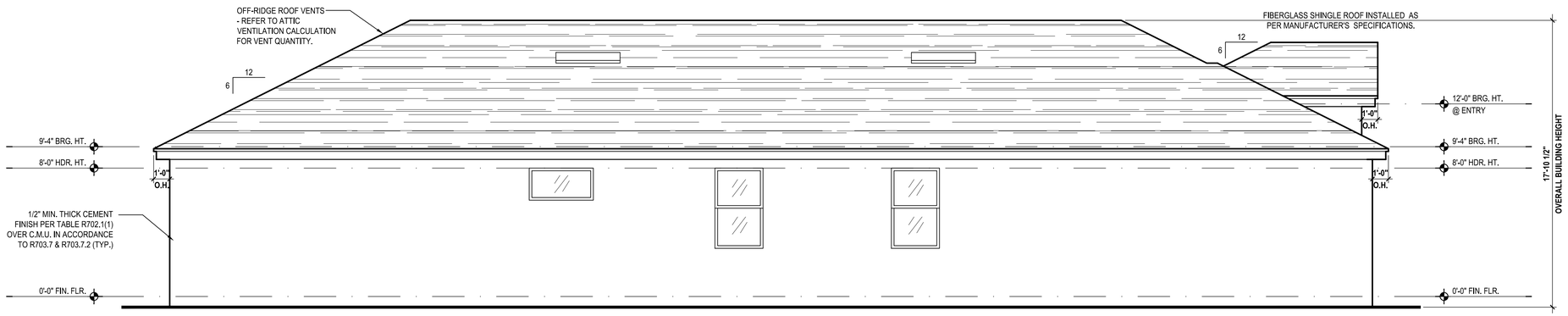
ELEVATIONS "C"

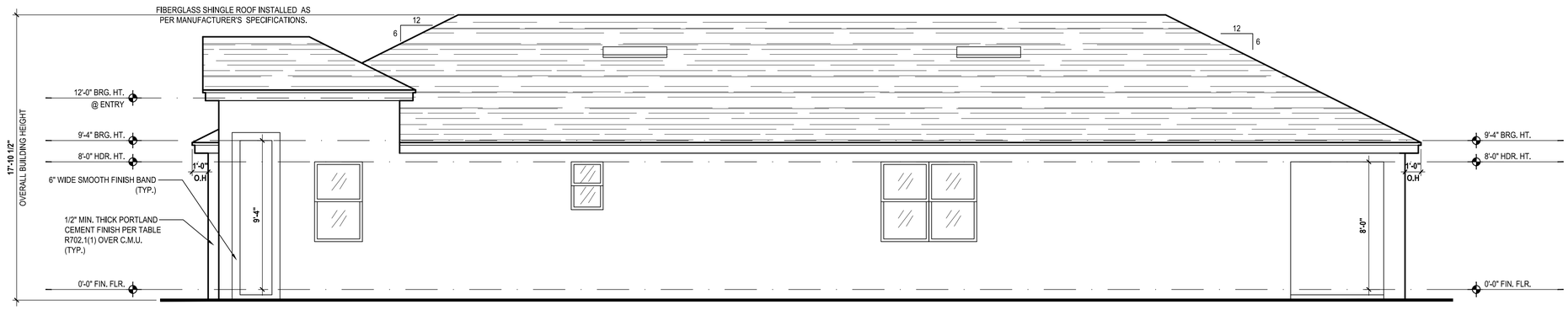
A3.C




# Left Elevation "A"

(Standard)

SCALE: 1/8" = 1'-0" (11x17) 1/4" = 1'-0" (22x34)




# Right Elevation "A"

(Standard)

SCALE: 1/8" = 1'-0" (11x17) 1/4" = 1'-0" (22x34)

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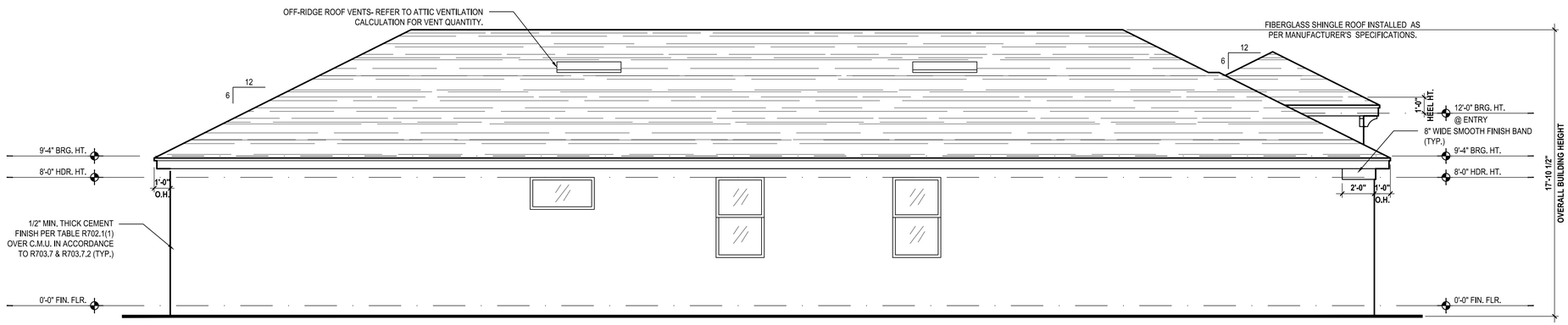
ELEVATIONS "A"

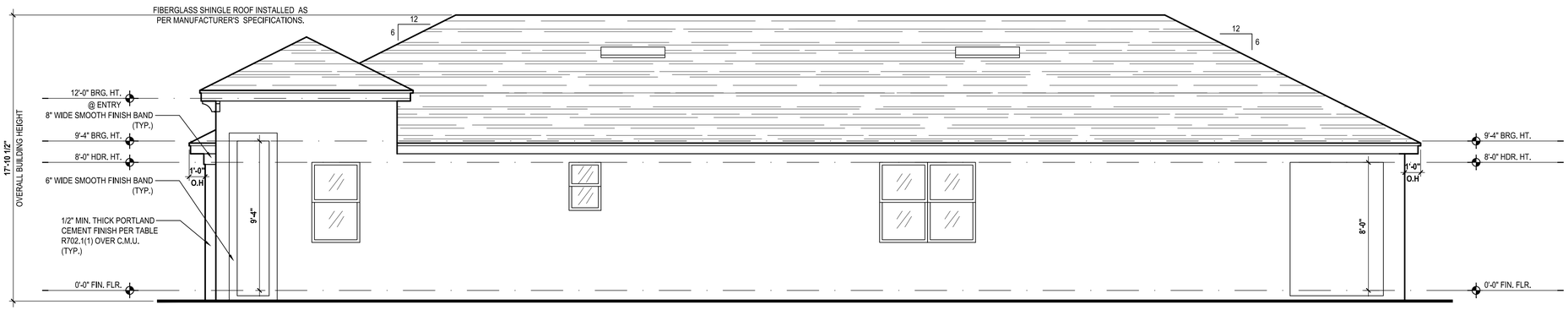
A4.A




# Left Elevation "B"

(Standard)

SCALE: 1/8" = 1'-0" (11x17) 1/4" = 1'-0" (22x34)




# Right Elevation "B"

(Standard)

SCALE: 1/8" = 1'-0" (11x17) 1/4" = 1'-0" (22x34)



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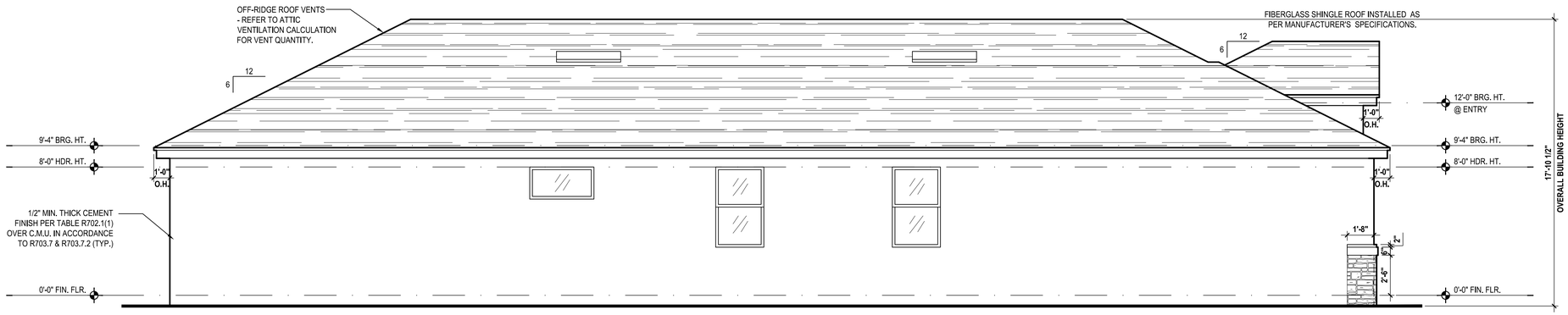
ELEVATIONS "B"

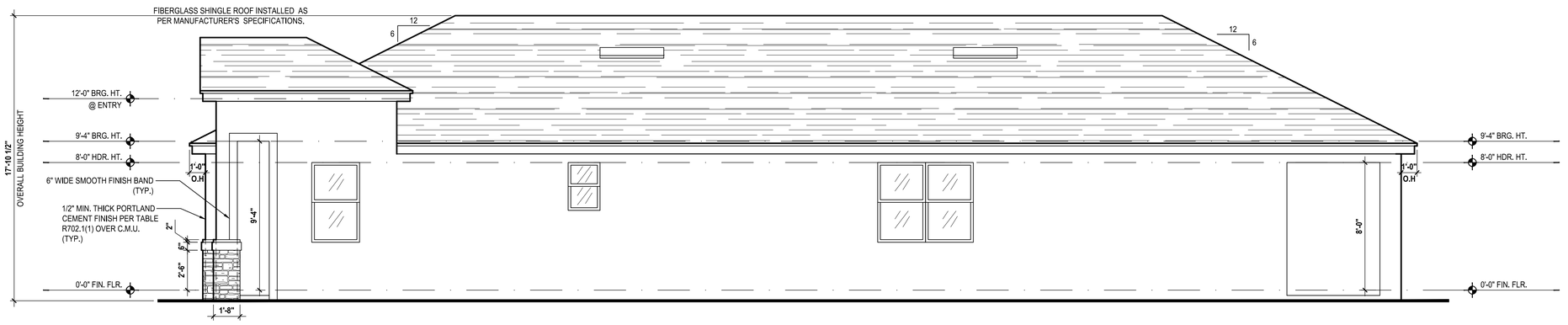
A4.B




# Left Elevation "C"

(Standard)

SCALE: 1/8" = 1'-0" (11x17) 1/4" = 1'-0" (22x34)




# Right Elevation "C"

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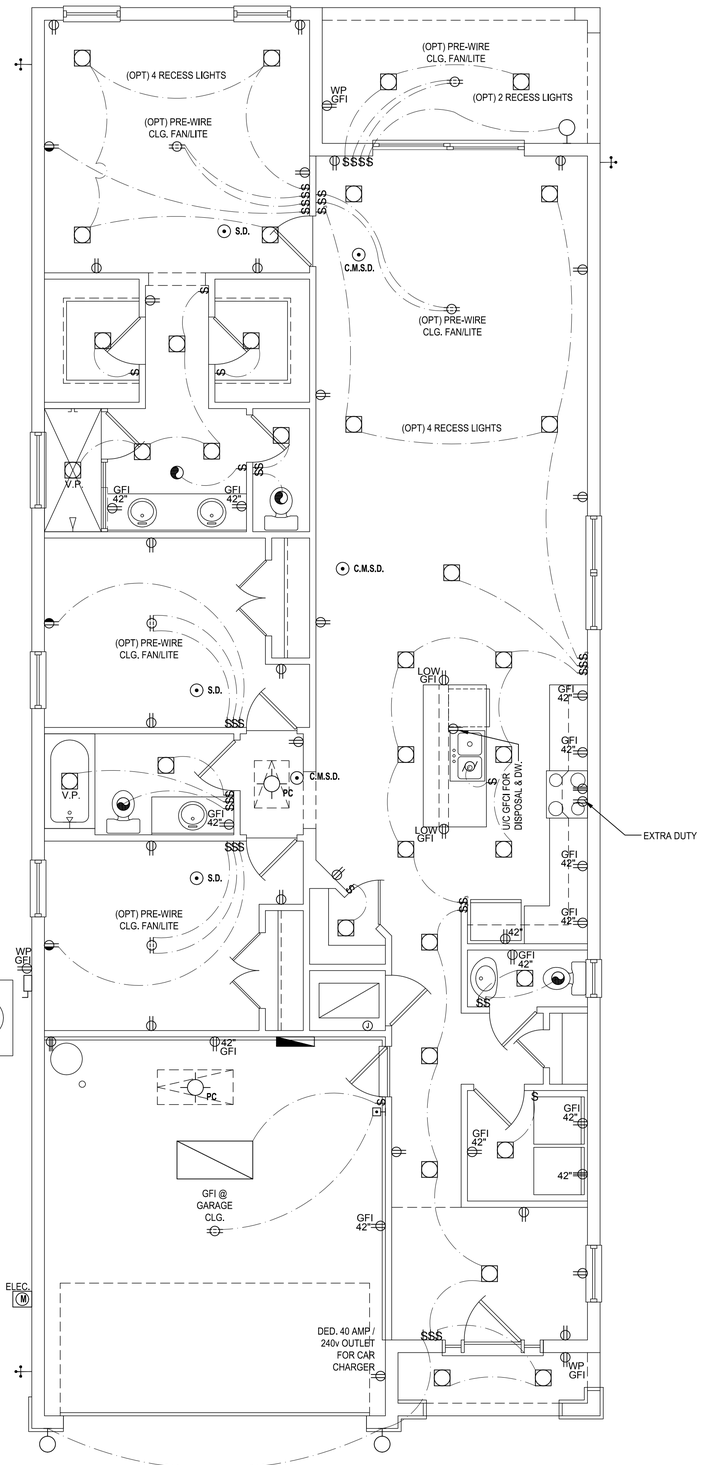
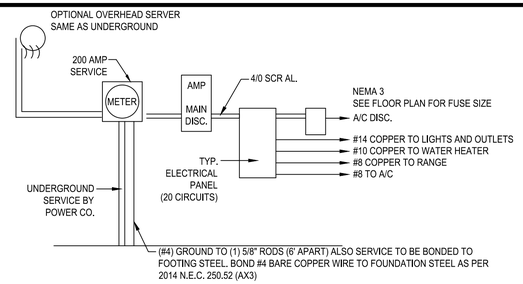
ELEVATIONS "C"

A4.C




Electrical Plan "A,B,C"

SCALE: 1/4" = 1'-0" (22x34)




NOTE:

- ALL ELECTRICAL WORK AND MATERIAL PROVIDED SHALL COMPLY WITH THE FLORIDA BUILDING CODE (2020)
- THE ABOVE ELECTRICAL LAYOUT IS FOR BID PURPOSE ONLY.
- ELECTRICAL MATERIALS AND INSTALLATIONS SHALL COMPLY w/ APPLICABLE PROVISIONS OF THE NATIONAL ELECTRICAL CODE 250.52 (AX1) TO (6). LOCAL CODES AND THE LOCAL POWER COMPANY

## 200 AMP ELECTRICAL RISER

## GENERAL NOTES KEY:

1. BUILDER TO VERIFY EXACT LOCATION OF FLOOR OUTLETS IN FIELD.
2. ALL OUTLETS ARE TO BE AFCI PROTECTED.
3. ALL 15A AND 20A 120V BRANCH CIRCUITS WILL BE AFCI PROTECTED.
4. ALL 15A AND 20A 120V BRANCH CIRCUITS LOCATED IN THE GARAGE AND LAUNDRY WILL BE GFCI PROTECTED.
5. ALL GARAGE BAYS WILL HAVE DEDICATED GFCI OUTLET.
6. ALL OUTLETS LOCATED IN THE KITCHEN AND BATHROOMS ARE TO BE GFCI PROTECTED.
7. DW. AND GARBAGE DISPOSAL ARE TO BE GFCI PROTECTED.
8. EXCEPTIONS TO THE GFCI STIPULATION WILL BE ALLOWED ONLY IF ALLOWED PER CURRENT NFPA / NEC.
9. OUTLETS LOCATED IN THE LAUNDRY ARE TO BE GFCI AND AFCI PROTECTED.
10. OUTLETS LOCATED WITHIN 6'-0" OF A WET AREA ARE TO BE GFCI PROTECTED.
11. ALL OUTLETS OVER COUNTERTOPS TO BE 42" A.F.F. (U.N.O.).
12. ALL SMOKE/CARBON MONOXIDE DETECTORS ARE TO BE HARD WIRED, INTERCONNECTED AND AFCI PROTECTED.
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:

- THIS DIAGRAMMATIC PLAN IS INTENDED TO SHOW LIGHTING AND CONVENIENCE OUTLETS ONLY, 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 PER NFPA, NEC, FBC CODES AND ALL REIGNING MUNICIPALITY CODES, STANDARDS AND ORDINANCES.
- 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.
- ALL ELECTRICAL WORK AND APPLIANCES ARE IN FULL COMPLIANCE WITH N.F.P.A., N.E.C., F.B.C. 7TH EDITION (2020) RESIDENTIAL, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
- VARIOUS SYMBOLS ON ELECTRICAL LEGEND MAY OR MAY NOT BE USED ON THIS PLAN.

## ELECTRICAL KEY:

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



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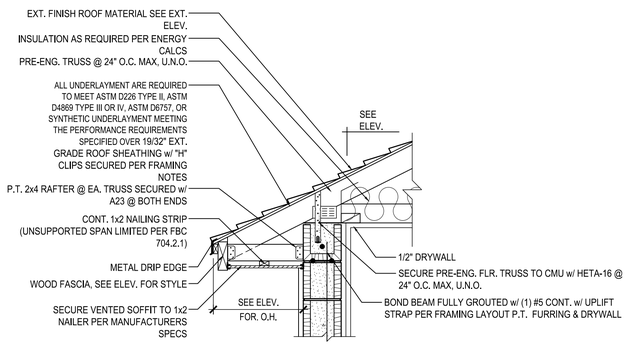
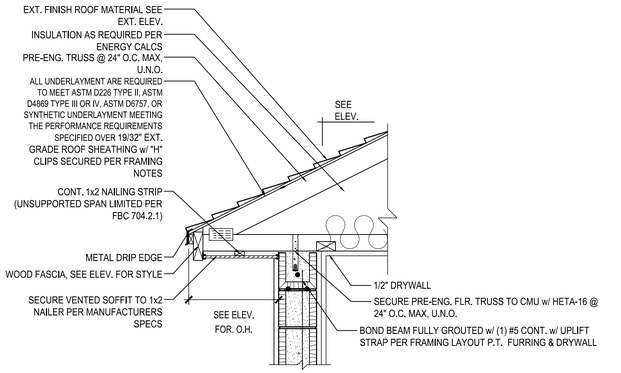
ELECTRICAL LAYOUT
A5

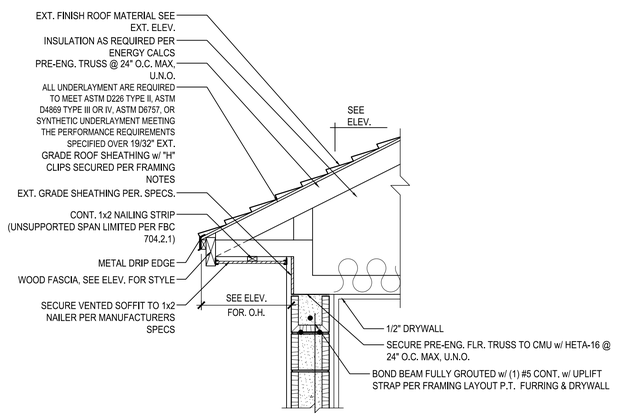
NOTE: ROOF UNDERLAYMENT SHALL COMPLY WITH MANUFACTER'S INSTALLAION INSTRUCTIONS IN ACCORDANCE WITH R905.33 - FBC 2020 7TH EDITION




## NOMINAL HEEL CONDITION

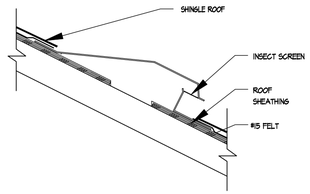



## CANTILEVERED BTM. CHORD CONDITION

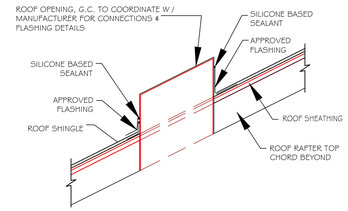



## RAISED HEEL CONDITION

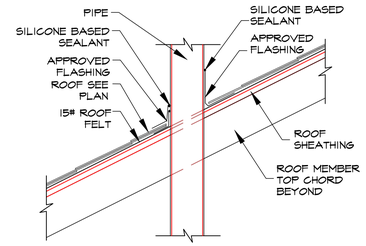
1 | SOFFIT OVERHANG DETAIL — SCALE: N.T.S.




## OFF-RIDGE VENT PENETRATION THRU ROOF



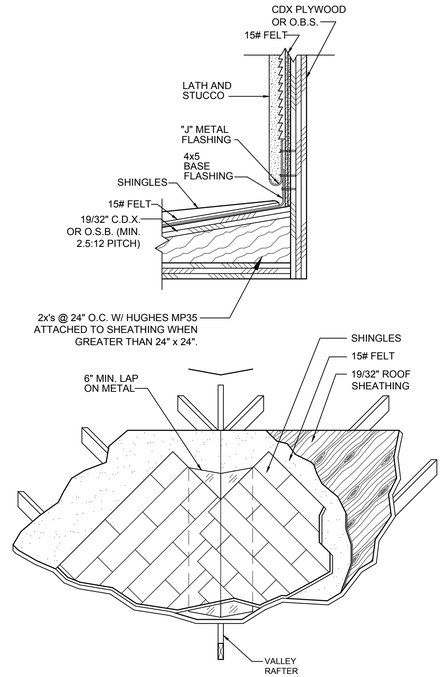

## OPENING PENETRATION THRU ROOF



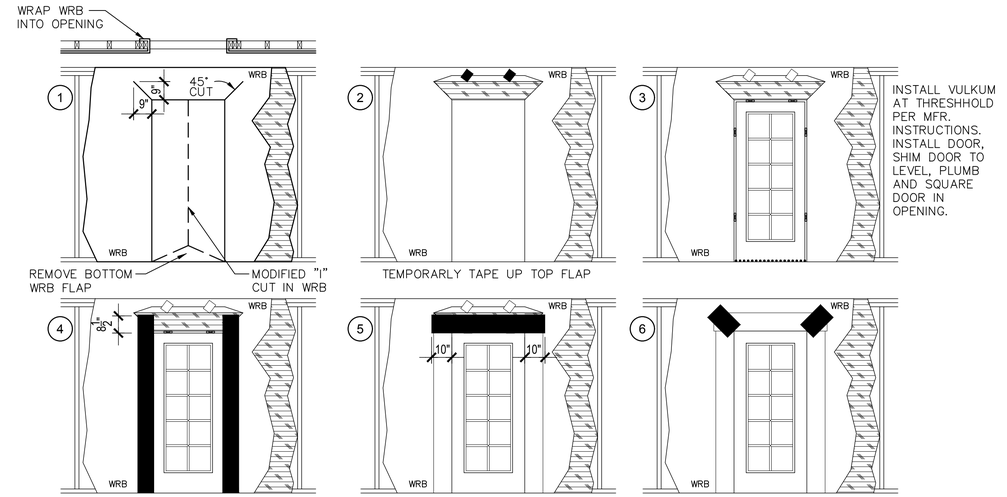

## PIPE PENETRATION THRU ROOF

2 | ROOF PENETRATION DETAIL — SCALE: N.T.S.

NOTE: FLASHING DETAIL TO COMPLY WITH R903.2 OF THE FBC 2020 - 7TH EDITION




3 | CRICKET/FLASHING DETAIL — SCALE: N.T.S.

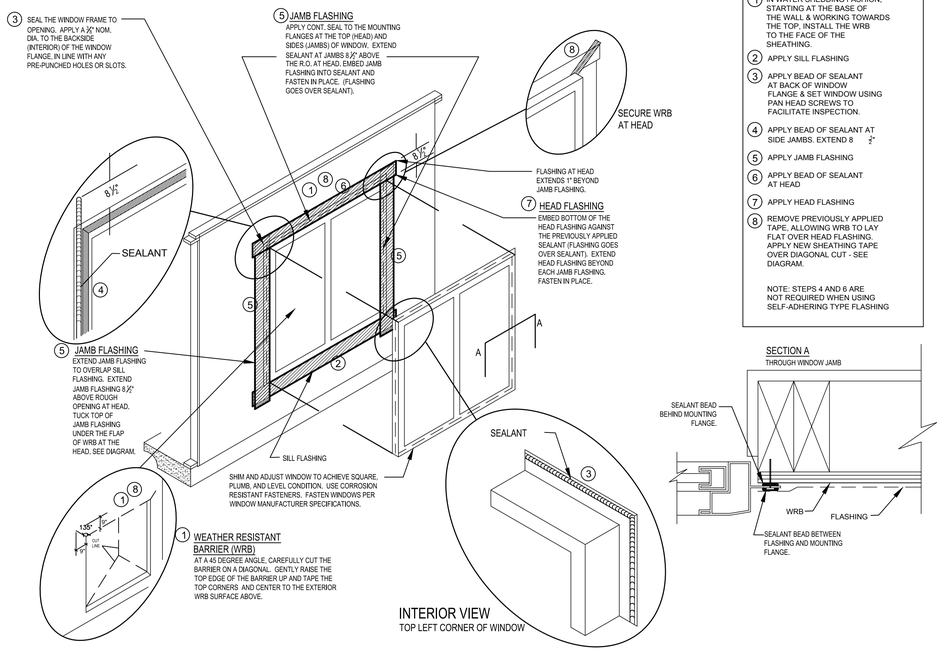



NOTE:
ALL FLASHING WILL BE SELF ADHEARING AND ROLLED SMOOTH & FLAT WITH A J-ROLLER.

## EXTERIOR DOOR FLASHING — SCALE: N.T.S.

## 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.




NOTE:
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## WINDOW FLASHING "METHOD A-1" — SCALE: N.T.S.


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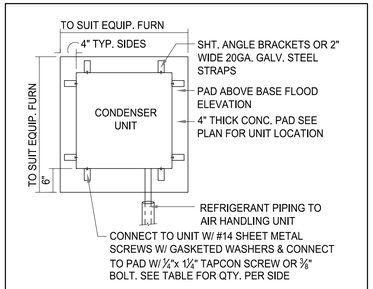
DETAILS
A6




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

1 COND. ANCHOR DETAIL
N.T.S.

## FIELD REPAIR NOTES

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

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

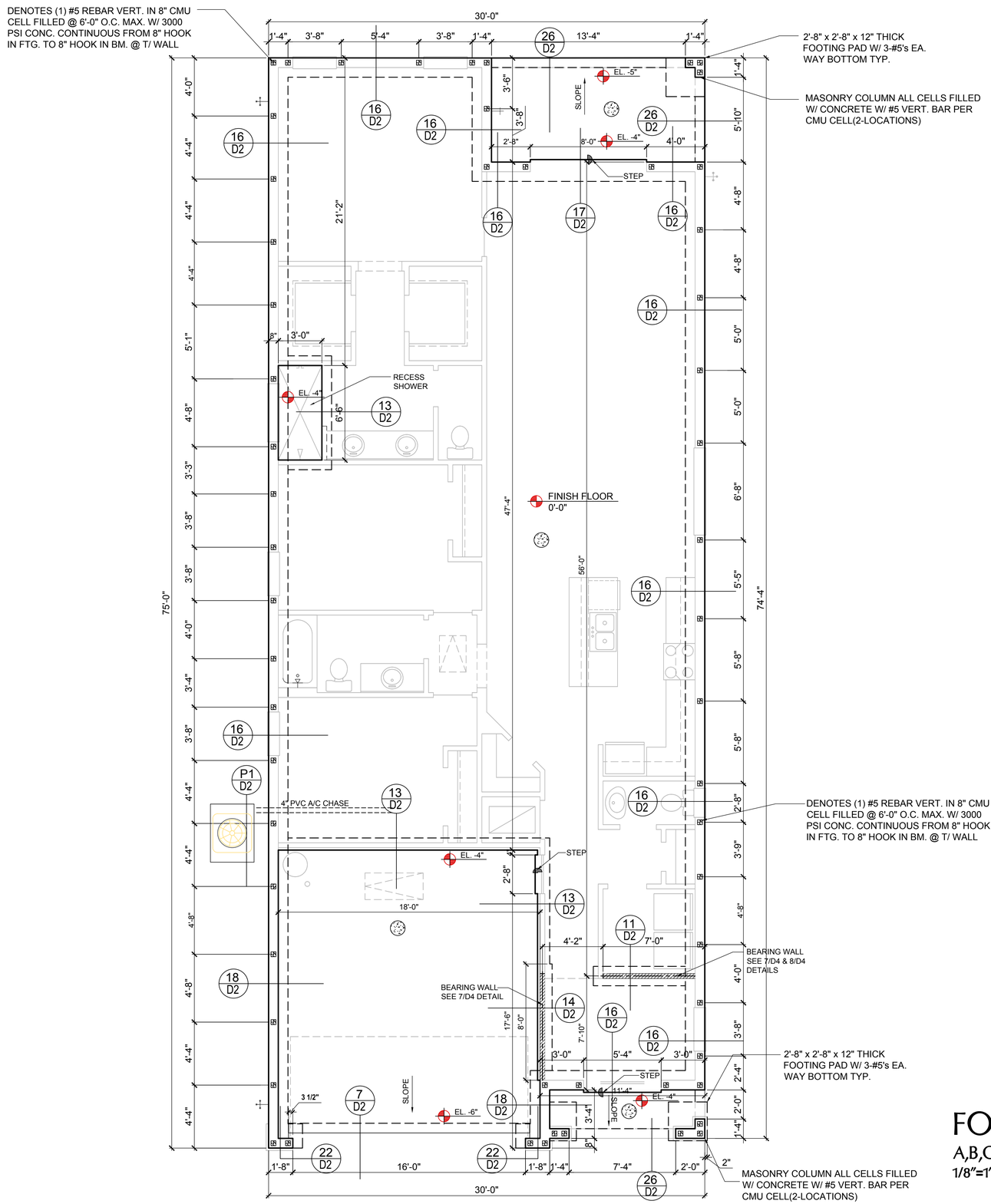
3- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE.

## VERIFICATION OF FIELD CONDITIONS:

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

## FOUNDATION NOTES

1. CONTRACTOR VERIFY ALL DIMENSIONS ON J0B SITE.
2. ■ DENOTES FILL CELL REINF. W/ CONC. W/ 1- #5 REBAR. GRADE 6O. ◉ DENOTES FILL CELL RE NE_ W/ CONC. W/ 2-#5 REBAR. GRADE 60
3. DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 2500 P.S.I. 4" THICK WITH 6X6 10/10 GAUGE REINFORCING MAT. W/ MIN. 0.006mm (6mil) POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL. WWF SHALL BE PLACE IN MIDDLE TO UPPER THIRD OF SLAB AND SUPPORTED ON APPROVED SLAB BOLSTERS. *FIBER MESH REINFORCEMENT MAY USED AS ALTERNATIVE TO WIRE.
4. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPER-VISOR FOR CLARIFICATION.
5. WATER HEATER T&P RELIEF VALVE SHALL E FULL SIZE TO EXTERIOR. WATER HEATER AT OR ABOVE FLOOR LEVEL 61-FALL E IN A FAN WITH DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE AFFROVED THERMAL EXPANSION DEVICE
6. PAVERS MAY BE USED ILO CONCRETE SLABS IN PATIO, PORCH, DRIVE AND WALKWAY AREAS. DELETE SLAB IN AREAS PAVERS ARE USED.
7. MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
8. IN LIEU OF TREATING THE SOIL, AN ALTERNATIVE TO TERMITE TREATED SOIL CA BE PREMISE 75 WP TERMICIDE.
9. BORA -CARE TO BE APPLIED ON INTERI0R WALLS W/ MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS, PURSUANT FLORIDA BUILDING CODE LATEST EDITION.




# FOUNDATION PLAN

A,B,C

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FOUNDATION PLAN A(STANDARD)

S1

# SAFE LOAD TABLES
## FOR GRAVITY, UPLIFT & LATERAL LOADS

### 8" PRECAST & PRESTRESSED U-LINTELS

#### GRAVITY

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

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

#### GRAVITY

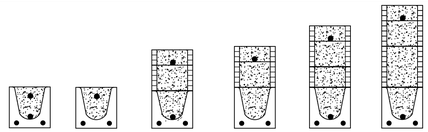
| LENGTH \ TYPE | 8RU6 | 8RF6-0B | 8RF10-0B | 8RF14-0B | 8RF18-0B | 8RF22-0B | 8RF26-0B | 8RF30-0B |
|---|---|---|---|---|---|---|---|---|
| | | 8RF6-1B | 8RF10-1B | 8RF14-1B | 8RF18-1B | 8RF22-1B | 8RF26-1B | 8RF30-1B |
| 4'-4" (52") PRECAST | 1489 | 1591 | 3053 | 2982 | 3954 | 4929 | 5904 | 6880 |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

### 8" PRECAST & PRESTRESSED U-LINTELS

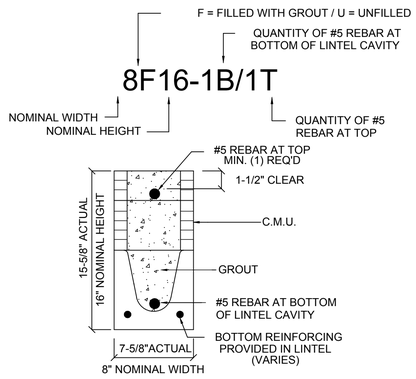
#### UPLIFT

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

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR




## TYPE DESIGNATION




## MATERIALS

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

## GENERAL NOTES

1. Provide full mortar head and bed joints.
2. Shore filled lintels as required.
3. Installation of lintel must comply with the architectural and/or structural drawings.
4. Lintels are manufactured with 5-1/2" long notches at the ends to accommodate vertical cell reinforcing and grouting.
5. All lintels meet or exceed L/360 vertical deflection, except lintels 17'-4" and longer with a nominal height of 8" meet or exceed L/180.
6. Bottom field added rebar to be located at the bottom of the lintel cavity.
7. 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
8. Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
9. Safe load ratings based on rational design analysis per ACI 318 and ACI 530

## SAFE LOAD TABLE NOTES

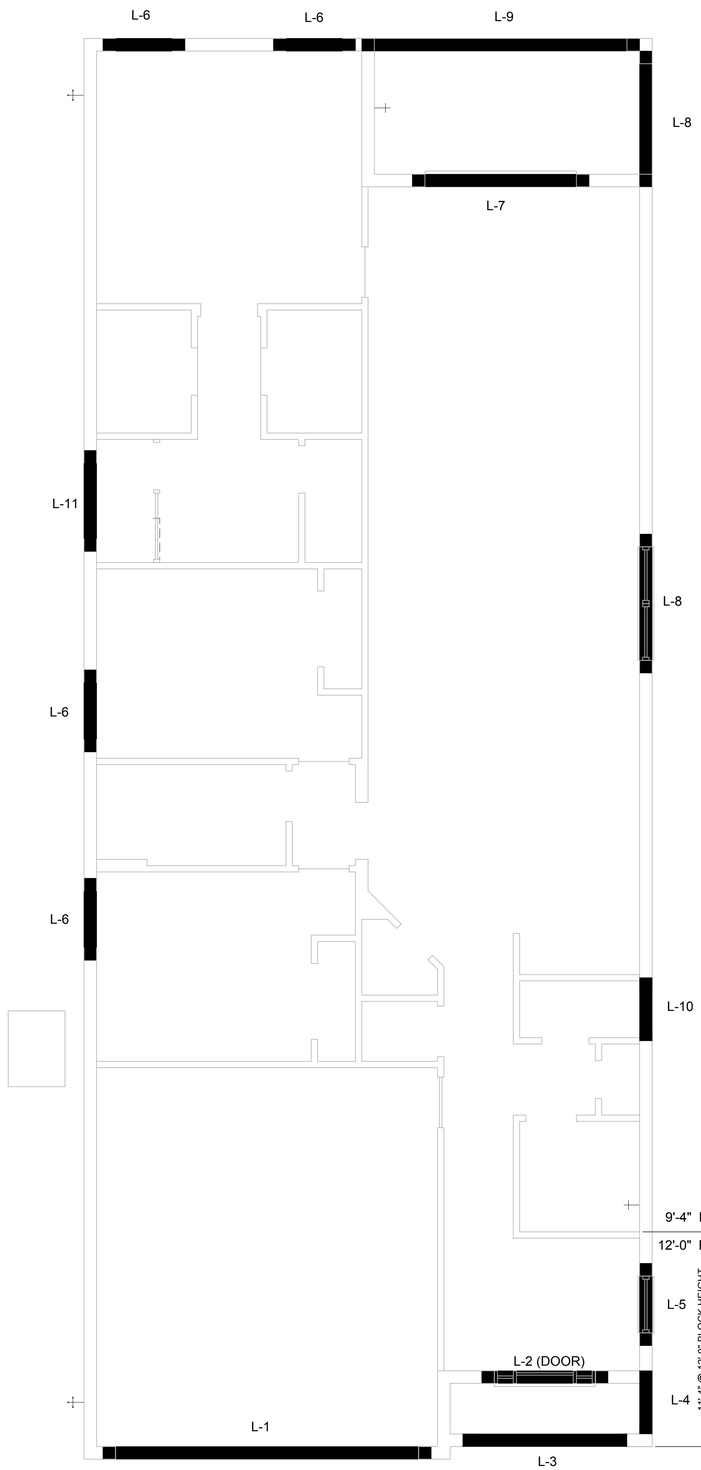
1. All values based on minimum 4" bearing. Exception: Safe loads for unfilled lintels must be reduced by 20% if bearing length is less than 6-1/2". Safe loads for all recessed lintels based on 8" nominal bearing.
2. N.R. = Not Rated.
3. Safe loads are total superimposed allowable load on the section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

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

#### UPLIFT

| LENGTH \ TYPE | 8RF5-1T | 8RF10-1T | 8RF14-1T | 8RF18-1T | 8RF22-1T | 8RF26-1T | 8RF30-1T | LATERAL 8RU6 | LATERAL 8RF6 |
|---|---|---|---|---|---|---|---|---|---|
| | 8RF5-2T | 8RF10-2T | 8RF14-2T | 8RF18-2T | 8RF22-2T | 8RF26-2T | 8RF30-2T | | |
| 4'-4" (52") PRECAST | 1244 | 1573 | 2413 | 3260 | 4112 | 4967 | 5825 | 932 | 932 |
| | 1244 | 1519 | 2339 | 3170 | 4008 | 4850 | 5696 | | |
| 4'-6" (54") PRECAST | 1192 | 1507 | 2311 | 3121 | 3937 | 4756 | 5577 | 853 | 853 |
| | 1192 | 1455 | 2240 | 3036 | 3837 | 4643 | 5453 | | |
| 5'-8" (68") PRECAST | 924* | 1172 | 1795 | 2423 | 3055 | 3689 | 4325 | 501 | 501 |
| | 924 | 1132 | 1741 | 2357 | 2978 | 3603 | 4230 | | |
| 5'-10" (70") PRECAST | 896* | 1138 | 1742 | 2352 | 2965 | 3581 | 4198 | 469 | 469 |
| | 896 | 1099 | 1690 | 2288 | 2891 | 3497 | 4106 | | |
| 6'-8" (80") PRECAST | 778 | 882 | 1513 | 2042 | 2573 | 3107 | 3642 | 830 | 1100 |
| | 778 | 956 | 1468 | 1987 | 2509 | 3035 | 3563 | | |
| 7'-6" (90") PRECAST | 688 | 697 | 1325 | 1810 | 2280 | 2753 | 3227 | 710 | 941 |
| | 688 | 849 | 1302 | 1762 | 2225 | 2690 | 3157 | | |
| 9'-8" (116") PRECAST | 533* | 433 | 808 | 1123 | 1413 | 1704 | 1995 | 516 | 614 |
| | 533 | 527 | 1009 | 1369 | 1728 | 2088 | 2450 | | |

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR




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

| LINTEL NO. | LENGTH | TYPE | COMMENTS |
|---|---|---|---|
| L-1 | 17'-4" | 8F32-1B/1T | GARAGE |
| L-2 | 6'-8" | 8RF44-1B/1T | FRONT DOOR (C.A.REQ.) |
| L-3 | 8'-8" | 8F32-1B/1T | ENTRY |
| L-4 | 3'-6" | 8F32-1B/1T | ENTRY (CUT AS REQ.) |
| L-5 | 4'-6" | 8F48-1B/1T | ENTRY (CUT AS REQ.) |
| L-6 | 4'-6" | 8F16-0B/1T | VARIES |
| L-7 | 9'-4" | 8F16-1B/1T | S.G.D. |
| L-8 | 7'-6" | 8F16-1B/1T | VARIES (CUT AS REQ.) |
| L-9 | 14'-8" | 8F16-1B/1T | LANAI (CUT AS REQ.) |
| L-10 | 3'-6" | 8F16-1B/1T | BATH (CUT AS REQ.) |
| L-11 | 5'-4" | 8F16-1B/1T | BATH |

# PRECAST LINTEL PLAN
## A, B, C
1/8"=1'-0" (11x17) 1/4"=1'-0" (22x34)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Park Square HOMES

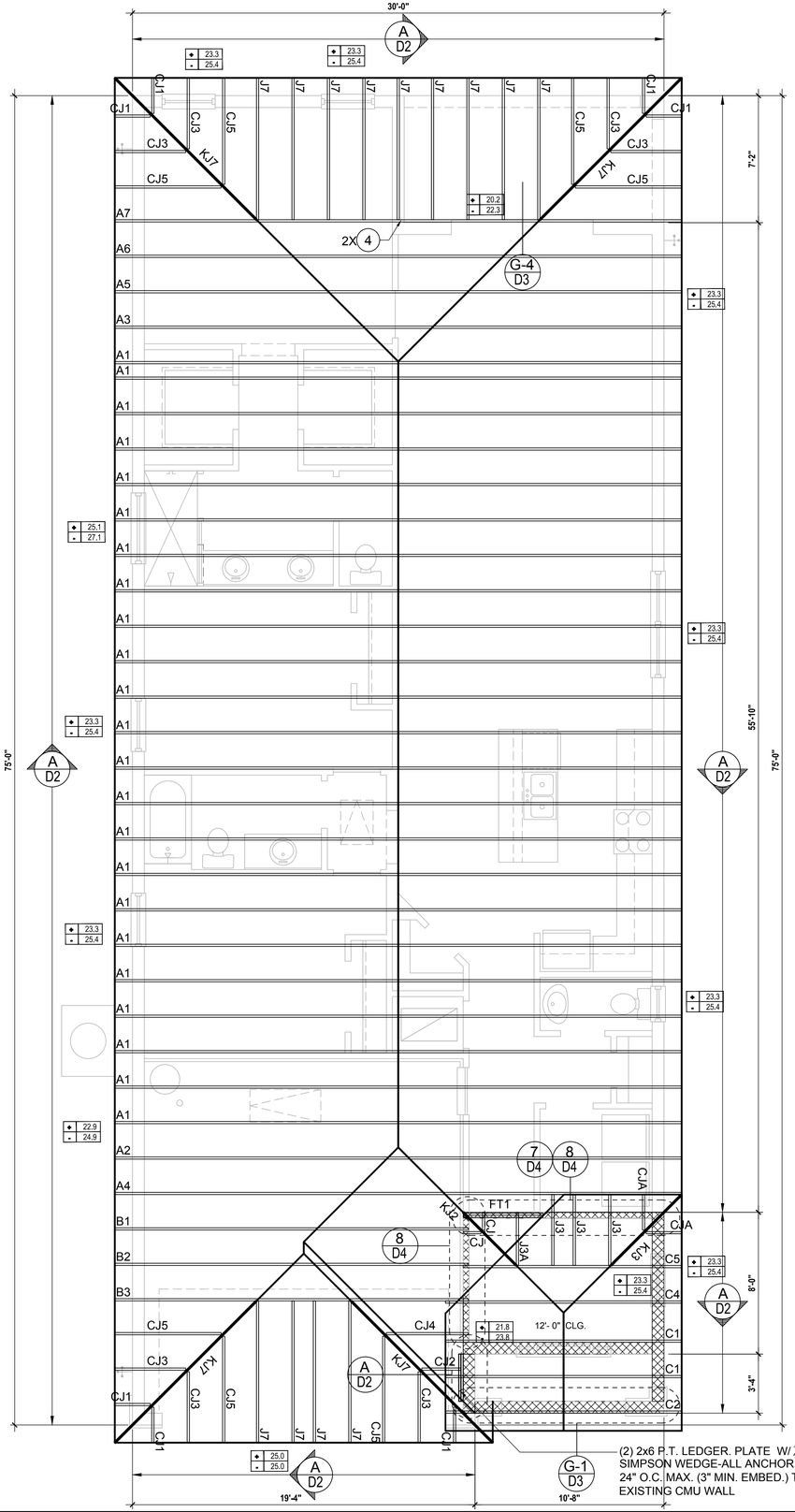
| | |
|---|---|
| ISSUE DATE | 05/02/2023 |
| REVISIONS | |
| PROJECT: | 22-1184 |
| SCALE: | AS NOTED |
| DRAWN BY: | C.C. |
| DESIGNED BY: | MJS |

PRECAST LINTEL PLAN A(STANDARD)

S2

# CONNECTOR SCHEDULE

| CONNECT. TYPE | SIMPSON DESCRIPTION | SIMPSON FASTENERS PER CONNECTOR | MAX. UPLIFT | LAT. LDS. F1 / F2 |
|---|---|---|---|---|
| 4 | HETA16 | 9-10d x 1½" | 1,810 | 340 / 770 |
| 5 | DETAL20 | 18-10d x 1½" | 2,480 | 2000/ 1370 |
| 20 | H3 | RFT: 4-8d / PLT: 4-8d | 400 | 210/ 170 |
| 21 | H1 | RFT:6-8dx1½"/PLT:4-8d | 480 | 510 / 190 |
| 22 | H10S | RFT: 8-8d x 1½" | 1010 | 660/550 |
| | | PLT: 8-8d x 1½" | | |
| 23 | LUS26 | HDR: 4-10d/JST: 4-10d | 935 | N/A |
| 24 | H7 | RFT / TRS: 4-8d | 985 | 400 / N/A |
| | | PLT / STD: 10-8d | | |
| 26 | H2.5 | RFT:5-8d / PLT: 5-8d | 415 | 150 / 150 |
| 34 | A34 | H:4-8dx1½"/P:4-8dx1½" | 240 | 640 / 495 |
| 35 | L50 | (6)0.148x1 1/2" | N/A | 445 / 445 |
| 37 | HTS16 | 14-10d | 1,310 | N/A |
| 38 | MTS16 | 14-10d | 1,000 | N/A |
| 39 | MTS30 | 14-10d | 1000 | N/A |
| 43 | LSTA12 | 10-10d | 905 | N/A |
| 45 | ST18 | 14-16d | 1,200 | N/A |
| 47 | LSTA24 | 18-10d | 1,295 | N/A |
| 71 | MSTA36 | 26-10d | 2,135 | N/A |
| 72 | MSTC66 | 64-16d SINKERS | 5,495 | N/A |
| 79 | SP1 | STD:6-10d / PLT:4-10d | 535 | 560 / 260 |
| 80 | SP2 | STD:6-10d / PLT:6-10d | 605 | 560 / 260 |
| 81 | SPH4,6,8 | 12-10d x 1½" | 885 | N/A |
| 90 | ABU66 | 12-16d | 2,240 | N/A |
| 89 | CB66 | (2) 7/8" BOLTS | 2,300 | 985 |
| 92 | ABU44 | 12-16d | 2,200 | N/A |
| 93 | AC6 (MAX) | 28-16d | 1,815 | 1,070 |
| 94 | AC4 (MAX) | 28-16d | 1,815 | 1,070 |
| 95 | HTS20 | 20-10d | 1,450 | N/A |
| 96 | HD8A | SILL: 7/8" BOLT | 7,910 | N/A |
| | | STUD:(3) 7/8"X5½" BOLTS | | |
| 97 | MTSM16 | BLOCK: 4-¼"X2¼" TC JOIST : 7-10d | 860 | N/A |
| 98 | HTT4 | SILL: 7/8" BOLT | 4,235 | N/A |
| | | STRAP: 18-16d | | |
| 99 | A35 | H:4-8dx1½"/P:4-8dx1½" | 440 | 440 / N/A |
| 102 | HTT5 | 7/8" BOLT/ 26-10d | 4,275 | N/A |
| 103 | VGTR/L | 32-SDS¼"X3"/(2) 7/8" BLT | 3,990 | N/A |
| 104 | HDU8-SDS2.5 | 7/8" BLT/20-SDS ¼"x2½" | 5,020 | N/A |
| 110 | HCP2 | 12-10d x 1½" | 520 | 260 / N/A |
| 167 | HHUS46 | H:14-16d/J:6-16d | 1,550 | N/A |
| 168 | U46 | H:8-10d/J:4-10d | 710 | N/A |
| 181 | HUS26 | 20-16d | 1,550 | N/A |
| 184 | HUC28-2 | H:14-16d/J:4-10d | 1,085 | N/A |
| 214 | HUC212-3TF | HD:16-3/16"X1½" TAPCON BM: 6-16d | 1,135 | N/A |
| 215 | HGUS210-2 | HDR:46-16d/JST:10-16d | 2,720 | N/A |
| 216 | HUS412 | BLOCK: 10-¼"X1½" TC JOIST : 10-16d | 3,240 | N/A |
| 217 | HUS212-2 | BLOCK: 10-¼"X1½" TC JOIST : 10-16d | 2,630 | N/A |
| 219 | MBHA412 | H:1-ATR3/4X8 TOP&FACE | 3,145 | N/A |
| | | JOIST: 18-10d | | |
| 220 | HGAM10KTA | (4)1/4"x2 3/4" TITEN | 810 | 875/1105 |
| 226 | MBHA4.75/12 | HDR : (2) 3/4" φ x 8" JOIST : 18-10d | 2,160 | N/A |
| 231 | MBHA3.56/16 | HDR : (2) 3/4" φ x 8" JOIST : 18-10d | 3,450 | N/A |
| 232 | MBHA5.50/16 | HDR : (2) 3/4" φ x 8" JOIST : 18-10d | 3,450 | N/A |
| 240 | H16 | R:2-10dx1¼"P:10-10dx1½" | 1,470 | 480 / N/A |
| 241 | LGT2 | 30-16d-sinker | 2000 | 1015 / 440 |
| 301 | MGT | (1) 5/8"BLTS./GIR: 22-10d | 3,965 | N/A |
| 302 | HGT-2 or 3 | LTL:3/4"BLTS./GIR: 8-10d | 6485 | N/A |
| 303 | HGT-4 | LTL:3/4"BLTS./GIR: 16-10d | 9,250 | N/A |
| 401 | SUR/L414 | FACE:18-16d/JST:8-16d | 1,700 | N/A |
| T | CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS | | | |




WALL KEY

T.O.WALL 9'-4"

BRG.HGT. 12'-0"

## COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

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

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

## FIELD REPAIR NOTES

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

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

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

## NOTES

1. TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.

2. TYPICAL ROOF EAVES OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.

3. PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC.STANDARDS AND/ OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 7TH EDITION (2020)FLORIDA RESIDENTIAL CODE.

4. ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL. REG. ENG.

5. TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY KIN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPI/WTCA BCSI 1.

6. REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.

7. ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.

8. SHINGLE ROOF : UNDERLAYMENT TO BE INSTALLED IAW FBCR 2020, 7TH EDITION R905.1.1. UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.

9. OFF RIDGE VENTS MAXIMUM OPENING SIZES:
- LOMANCO: (2) 9½" DIA.CIRCLES
-MILLENNIUM METAL: 2½"x46" HOLE

# ROOF FRAMING PLAN

A,C

1/8"=1'-0" (11x17) 1/4"=1'-0" (22x34)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"SPIRIT"

30-1700

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Street Address
City, State. Zip


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Orlando, Fl. 32811
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Park Square HOMES

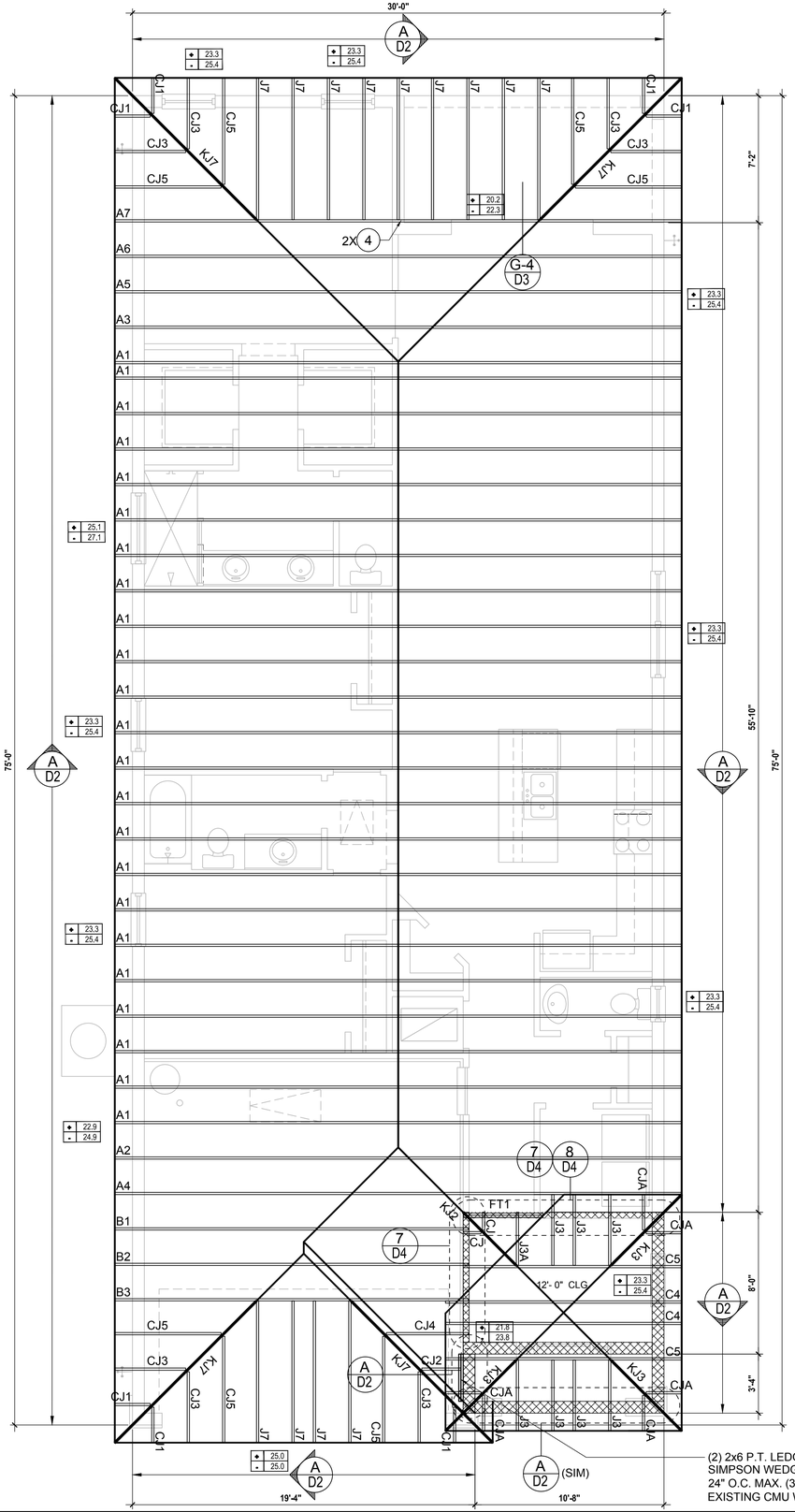
| | |
|---|---|
| ISSUE DATE | 05/02/2023 |
| REVISIONS | |
| PROJECT: | 22-1184 |
| SCALE: | AS NOTED |
| DRAWN BY: | C.C. |
| DESIGNED BY: | MJS |

ROOF FRAMING PLAN A(OPT. LAUNDRY)

S3

# CONNECTOR SCHEDULE

| CONNECT. TYPE | SIMPSON DESCRIPTION | SIMPSON FASTENERS PER CONNECTOR | MAX. UPLIFT | LAT. LDS. F1 / F2 |
|---|---|---|---|---|
| 4 | HETA16 | 9-10d x 1½" | 1,810 | 340 / 770 |
| 5 | DETAL20 | 18-10d x 1½" | 2,480 | 2000/ 1370 |
| 20 | H3 | RFT: 4-8d / PLT: 4-8d | 400 | 210/ 170 |
| 21 | H1 | RFT:6-8dx1½"/PLT:4-8d | 480 | 510 / 190 |
| 22 | H10S | RFT: 8-8d x 1½" | 1010 | 660/550 |
| | | PLT: 8-8d x 1½" | | |
| 23 | LUS26 | HDR: 4-10d/JST: 4-10d | 935 | N/A |
| 24 | H7 | RFT / TRS: 4-8d | 985 | 400 / N/A |
| | | PLT / STD: 10-8d | | |
| 26 | H2.5 | RFT:5-8d / PLT: 5-8d | 415 | 150 / 150 |
| 34 | A34 | H:4-8dx1½"/P:4-8dx1½" | 240 | 640 / 495 |
| 35 | L50 | (6)0.148x1 1/2" | N/A | 445 / 445 |
| 37 | HTS16 | 14-10d | 1,310 | N/A |
| 38 | MTS16 | 14-10d | 1,000 | N/A |
| 39 | MTS30 | 14-10d | 1000 | N/A |
| 43 | LSTA12 | 10-10d | 905 | N/A |
| 45 | ST18 | 14-16d | 1,200 | N/A |
| 47 | LSTA24 | 18-10d | 1,295 | N/A |
| 71 | MSTA36 | 26-10d | 2,135 | N/A |
| 72 | MSTC66 | 64-16d SINKERS | 5,495 | N/A |
| 79 | SP1 | STD:6-10d / PLT:4-10d | 535 | 560 / 260 |
| 80 | SP2 | STD:6-10d / PLT:6-10d | 605 | 560 / 260 |
| 81 | SPH4,6,8 | 12-10d x 1½" | 885 | N/A |
| 90 | ABU66 | 12-16d | 2,240 | N/A |
| 89 | CB66 | (2) 7/8" BOLTS | 2,300 | 985 |
| 92 | ABU44 | 12-16d | 2,200 | N/A |
| 93 | AC6 (MAX) | 28-16d | 1,815 | 1,070 |
| 94 | AC4 (MAX) | 28-16d | 1,815 | 1,070 |
| 95 | HTS20 | 20-10d | 1,450 | N/A |
| 96 | HD8A | SILL: 7/8" BOLT | 7,910 | N/A |
| | | STUD:(3) 7/8"X5½" BOLTS | | |
| 97 | MTSM16 | BLOCK: 4-¼"X2¼" TC JOIST : 7-10d | 860 | N/A |
| 98 | HTT4 | SILL: 7/8" BOLT | 4,235 | N/A |
| | | STRAP: 18-16d | | |
| 99 | A35 | H:4-8dx1½"/P:4-8dx1½" | 440 | 440 / N/A |
| 102 | HTT5 | 7/8" BOLT/ 26-10d | 4,275 | N/A |
| 103 | VGTR/L | 32-SDS¼"X3"/(2) 7/8" BLT | 3,990 | N/A |
| 104 | HDU8-SDS2.5 | 7/8" BLT/20-SDS ¼"x2½" | 5,020 | N/A |
| 110 | HCP2 | 12-10d x 1½" | 520 | 260 / N/A |
| 167 | HHUS46 | H:14-16d/J:6-16d | 1,550 | N/A |
| 168 | U46 | H:8-10d/J:4-10d | 710 | N/A |
| 181 | HUS26 | 20-16d | 1,550 | N/A |
| 184 | HUC28-2 | H:14-16d/J:4-10d | 1,085 | N/A |
| 214 | HUC212-3TF | HD:16-3/16"X1½" TAPCON BM: 6-16d | 1,135 | N/A |
| 215 | HGUS210-2 | HDR:46-16d/JST:10-16d | 2,720 | N/A |
| 216 | HUS412 | BLOCK: 10-¼"X1½" TC JOIST : 10-16d | 3,240 | N/A |
| 217 | HUS212-2 | BLOCK: 10-¼"X1½" TC JOIST : 10-16d | 2,630 | N/A |
| 219 | MBHA412 | H:1-ATR3/4X8 TOP&FACE | 3,145 | N/A |
| | | JOIST: 18-10d | | |
| 220 | HGAM10KTA | (4)1/4"x2 3/4" TITEN | 810 | 875/1105 |
| 226 | MBHA4.75/12 | HDR : (2) 3/4" φ x 8" JOIST : 18-10d | 2,160 | N/A |
| 231 | MBHA3.56/16 | HDR : (2) 3/4" φ x 8" JOIST : 18-10d | 3,450 | N/A |
| 232 | MBHA5.50/16 | HDR : (2) 3/4" φ x 8" JOIST : 18-10d | 3,450 | N/A |
| 240 | H16 | R:2-10dx1¼"P:10-10dx1½" | 1,470 | 480 / N/A |
| 241 | LGT2 | 30-16d-sinker | 2000 | 1015 / 440 |
| 301 | MGT | (1) 5/8"BLTS./GIR: 22-10d | 3,965 | N/A |
| 302 | HGT-2 or 3 | LTL:3/4"BLTS./GIR: 8-10d | 6485 | N/A |
| 303 | HGT-4 | LTL:3/4"BLTS./GIR: 16-10d | 9,250 | N/A |
| 401 | SUR/L414 | FACE:18-16d/JST:8-16d | 1,700 | N/A |
| T | CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS | | | |




(2) 2x6 P.T. LEDGER. PLATE W/ ½ "Ø SIMPSON WEDGE-ALL ANCHOR @ 24" O.C. MAX. (3" MIN. EMBED.) TO EXISTING CMU WALL

WALL KEY

T.O.WALL 9'-4"

BRG.HGT. 12'-0"

## COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

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

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

## FIELD REPAIR NOTES

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

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

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

## NOTES

1. TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.

2. TYPICAL ROOF EAVES OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.

3. PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC.STANDARDS AND/ OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 7TH EDITION (2020)FLORIDA RESIDENTIAL CODE.

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- LOMANCO: (2) 9½" DIA.CIRCLES
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# ROOF FRAMING PLAN

B

1/8"=1'-0" (11x17) 1/4"=1'-0" (22x34)


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Park Square HOMES

| | |
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| ISSUE DATE | 05/02/2023 |
| REVISIONS | |
| PROJECT: | 22-1184 |
| SCALE: | AS NOTED |
| DRAWN BY: | C.C. |
| DESIGNED BY: | MJS |

ROOF FRAMING PLAN
A(STANDARD)

S3.1

# STRUCTURAL NOTES

1. THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 7TH EDITION, FBCR 2020 (WIND LOAD @ 140 MPH.)
   LIVE LOAD ROOF: 20 PSF.
   FLOOR: 40 PSF, BALCONIES & STAIRS: 40 PSF
   OCCUPANCY= 1.0
   BUILDING CATEGORY R3, WIND EXPOSURE C
   INTERNAL PRESSURE COEFFICIENTS = +0.18 AND -0.18
2. WINDOWS, DOORS, AND GARAGE DOORS TO BE DESIGNED TO MEET FBCR SECTION R301
3. ALL FLOOR SLABS TO BE OF 2,500 PSI CONC. PLANT MIX MIN. 5" THICK WITH 6x6 10/10 WIRE MESH 6 MIL. POLY. VAPOR-BARRIER OVER TERMITE TREATED COMPACTED CLEAN FILL.
4. CONCRETE MASONRY UNITS SHALL MEET: CH. 1-3 OF ACI 530-02/ ASCE 5-02/TMS 402-02 OR BIA BUILDING CODE REQUIREMENTS.
5. MORTAR TO BE TYPE "M" OR "S", GROUT - 2,500 PSI @ 28 DAYS.
6. MASONRY CLEAN OUTS REQUIRED @ GROUT GREATER THAN FIVE (5) FEET IN HEIGHT AND ALL VERTICALS.
7. REBAR TO BE # 5'S GRADE 60, W/ MIN. LAP OF 25". USE "L" BARS @ CORNERS AND USE STANDARD HOOKS @ CHANGE IN DIRECTION WITH MIN. LAP 12"
8. GYP. BD. CEILING SHALL BE INSTALLED PERP. TO FRAMING & NAILED @ 7" O.C. WITH 5d NAILS. GYP. BD. WALLS SHALL BE NAILED @8" O.C. WITH 5d NAILS
9. UPLIFT CONNECTOR'S TO PROVIDE CONTINUITY FROM ROOF TRUSSES THRU PLATES TO SLAB AND FOUNDATION PER ENCLOSED DETAILS.
10. EPOXY ANCHOR ALTERNATIVE:
    THREADED ANCHOR ROD MAY BE USED IN LIEU OF ANCHOR BOLTS FOR USE AS PLATE ANCHORS OR HURRICANE ANCHORS.
    THE FOLLOWING CRITERIA MUST BE MET:

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

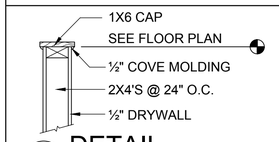
    AFTER HOLE IS DRILLED, ALL CONCRETE DUST MUST BE REMOVED PRIOR TO EPOXY INSTALLATION. THREADED ROD TO BE MIN. A36 STEEL AND FREE OF DIRT OR GREASE. LOAD ON ROD CANNOT BE APPLIED UNTIL 12 HOURS AFTER INSTALLATION. 2 COMPONENT EPOXY RESIN MATERIAL TO BE MIXED PER MFG. DIRECTIONS.
11. SOIL BEARING CAPACITY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

# WOOD STRUCTURAL NOTES

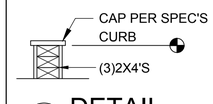
1. ALL WOOD TO BE SPECIES, GROUP, AND GRADE AS NOTED BELOW. DAMAGED WOOD NOT TO BE USED.
2. ALL STRUCTURAL LUMBER SHALL BE SPF (SPRUCE-PINE-FIR) #2 OR BETTER UNLESS OTHERWISE NOTED. (PRE ENG. TRUSSES EXCLUDED)
3. END JOINT IN STRUCTURAL DOUBLE TOP PLATE TO BE OFFSET AT LEAST 4". STRUCTURAL DOUBLE PLATES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

# FIELD REPAIR NOTES

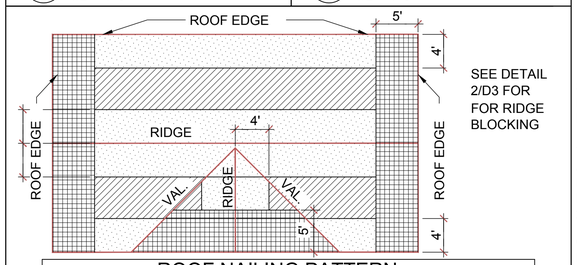
1. MISSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED W/ (1) USP MTW16 OR HC10 OR SIMPSON MTSM16 W/ (4) -1/4" X 2-1/4" TAPCONS TO BOND BEAM AND (7) 10d NAILS TO TRUSS FOR UPLIFTS LESS THAN 860 LBS (USE (2) MTSM16 FOR UPLIFTS LESS THAN 1720#). NO MORE THAN 10 STRAPS MAY BE SUBSTITUTED OR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




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

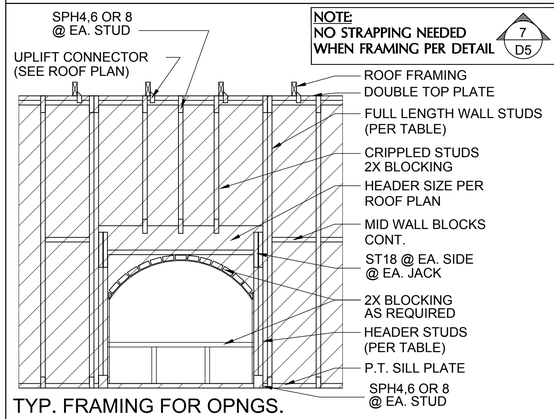



4 D1 DETAIL 1/2"= 1'-0"



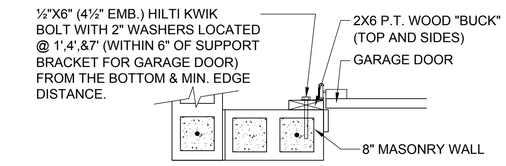

## ROOF NAILING PATTERN

| | |
|---|---|
| ZONE: | 8d NAILS @ 6" O.C. EDGES AND 6" O.C. FIELD |
| ZONE: | 8d NAILS @ 6" O.C. EDGES AND 6" O.C. FIELD |
| ZONE: | 8d NAILS @ 4" O.C. EDGES AND 4" O.C. FIELD |




NOTE:
NO STRAPPING NEEDED WHEN FRAMING PER DETAIL 7 D5

TYP. FRAMING FOR OPNGS.

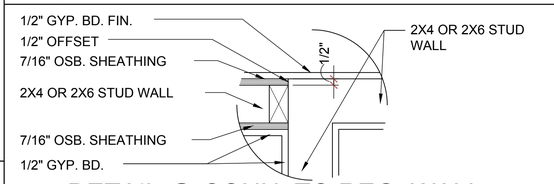



- DETAIL TO SATISFY 150 MPH WIND LOAD
- MASONRY FRAME SHALL BE MIN 8X16 ASTM C-9D
- GROUT FILLED CELL W/½" ASTM 2 #5 REBAR (GRADE 60) @ EA. SIDE OF GARAGE DOOR OPENING
- MAX. DISTANCE TO CORNER OF C.B.S. WALL REINF. 48"
- REINF. TO BE CONT. FROM FTG. TO TIE BEAM W/ ALL "ACI" DETAILS & DEVELOPMENT LENGTHS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

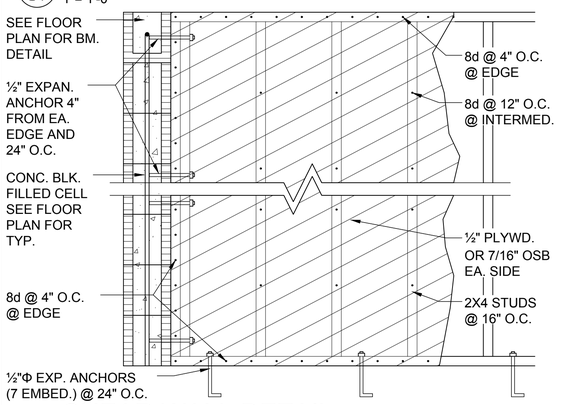
1.) THE GARAGE DOOR ASSEMBLY SHALL BE DESIGNED FOR POSITIVE AND NEGATIVE WIND PRESSURES OF 25 PSF IN ACCORDANCE WITH SECTION R301 OF THE FLORIDA RESIDENTIAL CODE CERTIFICATION SHALL BE SUBMITTED FROM THE GARAGE DOOR MANUFACTURER TO THE BUILDING DEPARTMENT FOR THE FOLLOWING ITEMS:
   A.) THE DESIGN OF THE DOOR CAN WITHSTAND POSITIVE AND NEGATIVE WIND PRESSURES OF 25 PSF.
   B.) THE DESIGN OF THE DOOR COMPLIES WITH THE CRITERIA SPECIFIED IN SECTION R609 OF THE 2020 FLORIDA BUILDING CODE RESIDENTIAL, 7TH EDITION
   C.) DOOR SIZE, TYPE AND GLAZING
   D.) TRACK SIZE AND FASTENER DETAILS.
   E.) TRACK BRACKET QUANTITY, SPACING AND FASTENER DETAILS.
   F.) REINFORCING MEMBER QUANTITY, LOCATION, SIZE, TYPE AND FASTENER DETAILS. (IF REQUIRED)

# GARAGE BUCK DETAIL

1"= 1'-0"




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

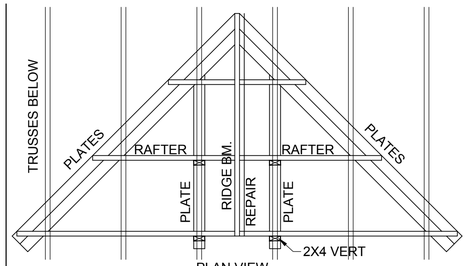



7 D1 SHEAR WALL DETAIL 1/2"= 1'-0"

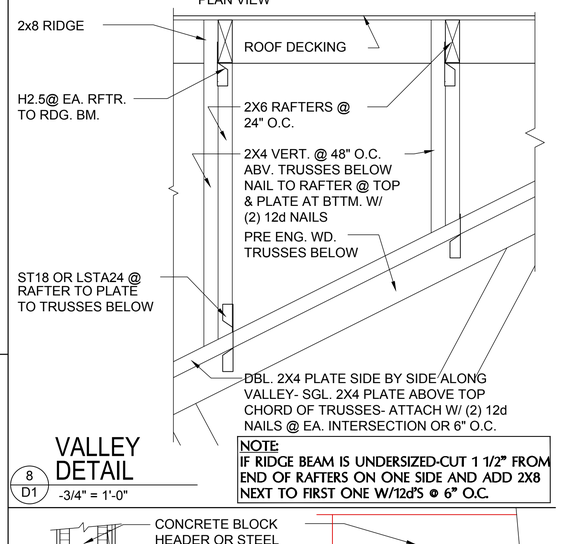
USE ONLY WHEN NOTED AS SHEAR WALL ON PLANS

# MIN. WALL AND HEADER REQUIREMENTS

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

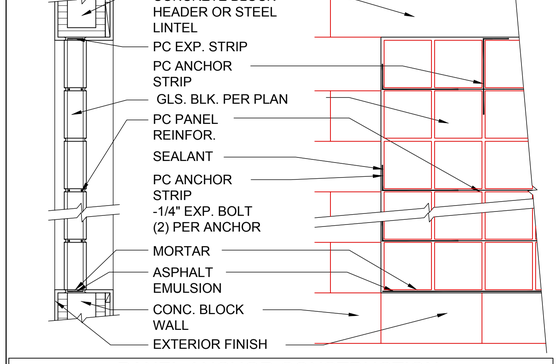



PLAN VIEW




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

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




## PANEL ANCHOR CONSTRUCTION

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

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

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

6 D1 GLASS BLOCK DETAIL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Orlando, Fl. 32811
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Park Square HOMES

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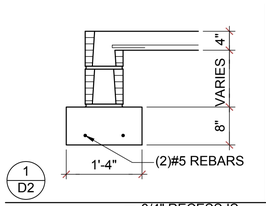
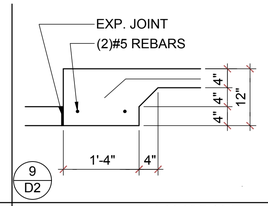
| ISSUE DATE | 05/02/2023 |
| REVISIONS | |
| PROJECT: | 22-1184 |
| SCALE: | AS NOTED |
| DRAWN BY: | C.C. |
| DESIGNED BY: | MJS |

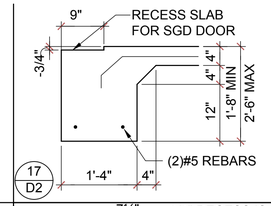
STRUCTURAL NOTES & DETAILS
D1



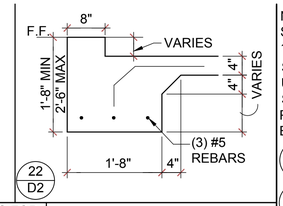

1 D2




9 D2




17 D2

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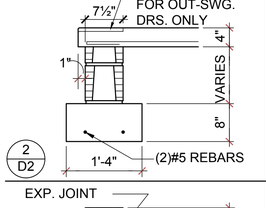


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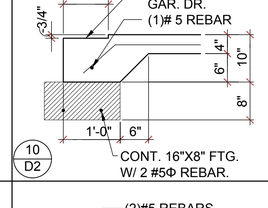


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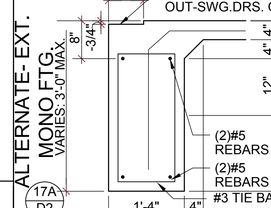
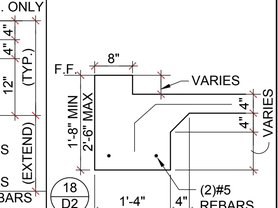



17A D2

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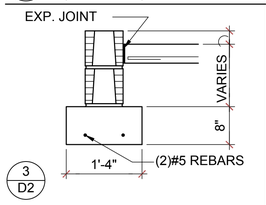
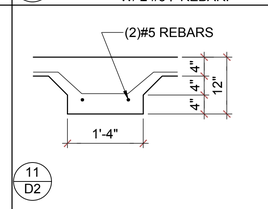
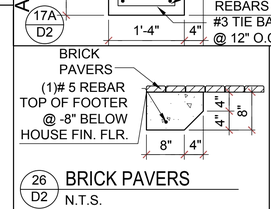


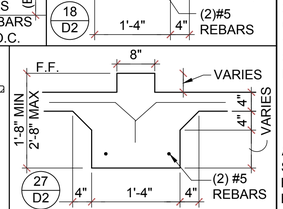

3 D2



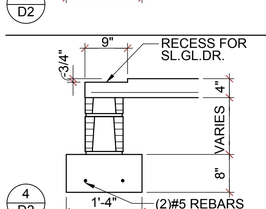

11 D2



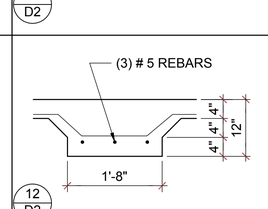

26 D2 BRICK PAVERS
N.T.S.




27 D2




4 D2

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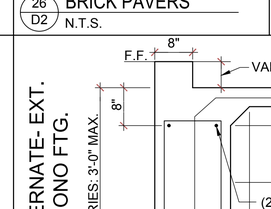


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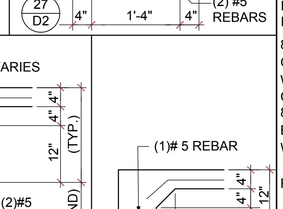
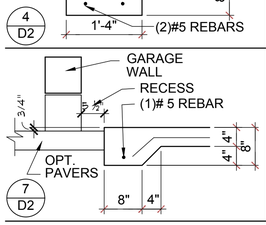
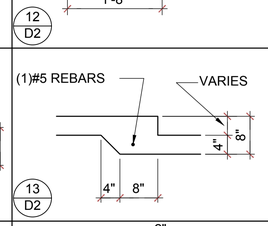


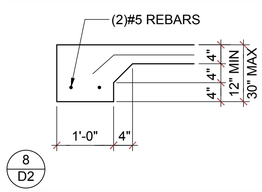

24 D2




7 D2




13 D2

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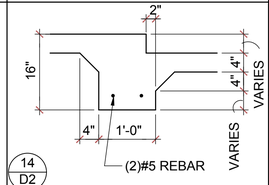
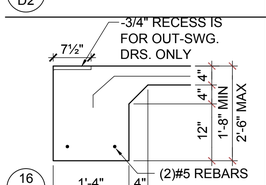
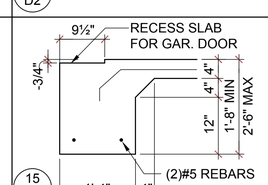



14 D2




16 D2

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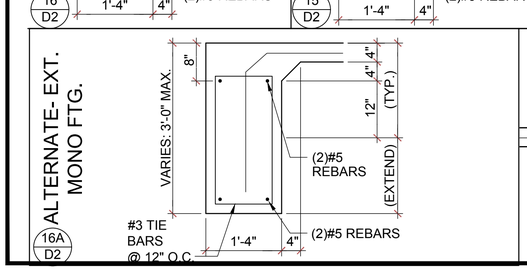
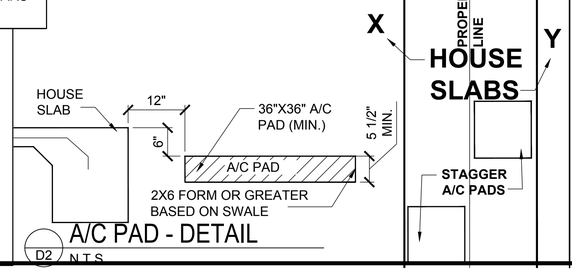
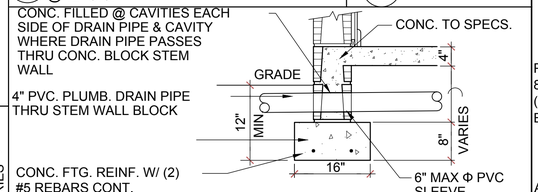
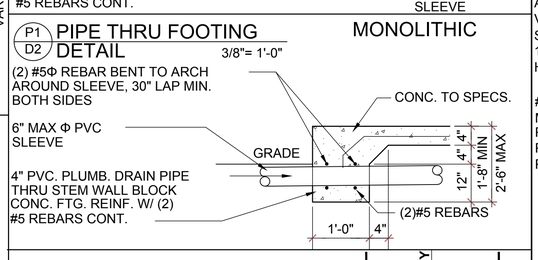



16A D2

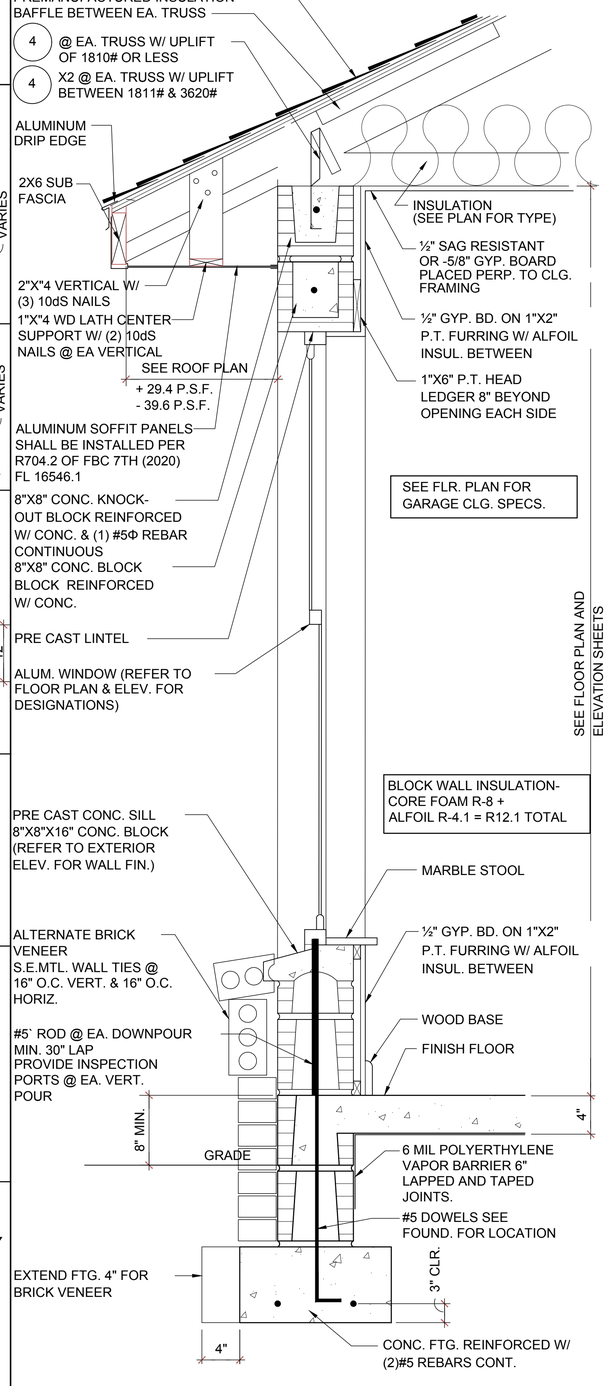



A/C PAD - DETAIL
D2 N.T.S.



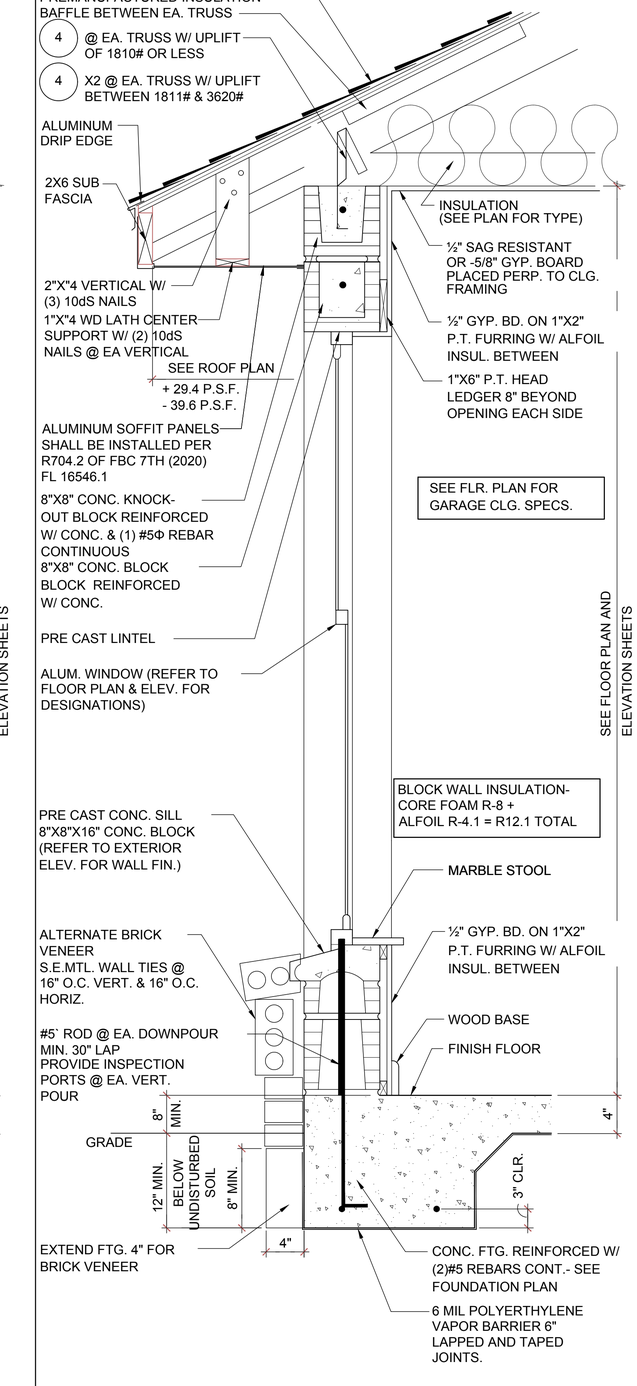




NOTE: THE ATTACHMENT OF ASPHALT SHINGLES, UNLESS OTHERWISE NOTED, SHALL CONFORM TO ASTM D 3161 ( MODIFIED TO 140 MPH ) OR M-DC PA 107-95. THE FRC REQUIRES BASE AND CAP FLASHING.




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

NOTE: THE ATTACHMENT OF ASPHALT SHINGLES, UNLESS OTHERWISE NOTED, SHALL CONFORM TO ASTM D 3161 ( MODIFIED TO 140 MPH ) OR M-DC PA 107-95. THE FRC REQUIRES BASE AND CAP FLASHING.




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



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| DRAWN BY: | C.C. |
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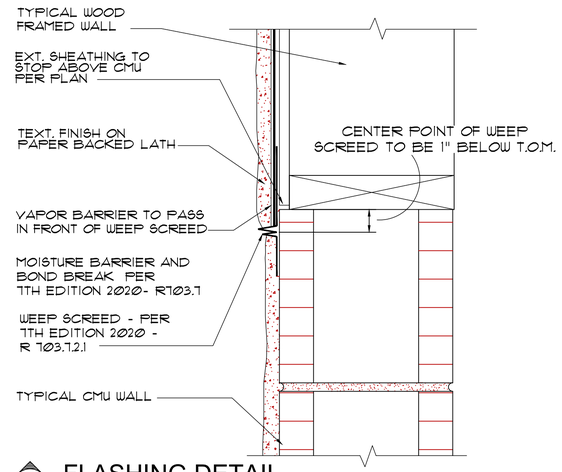
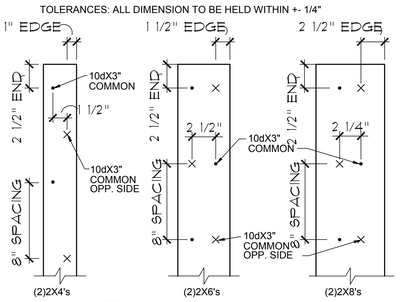
STRUCTURAL DETAILS
D2

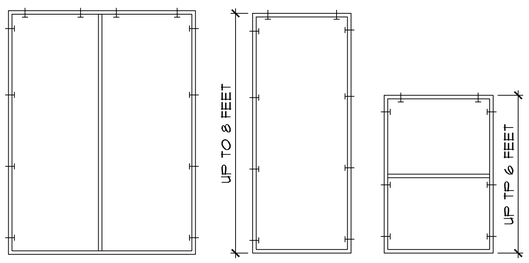



A D3 FLASHING DETAIL




B 2X BUILT-UP STUD COLUMN DETAILS

1?" = 1'-0"




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

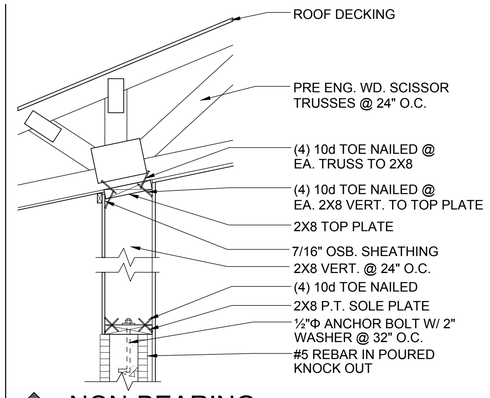
## BUCK ATTACHMENT DATA

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

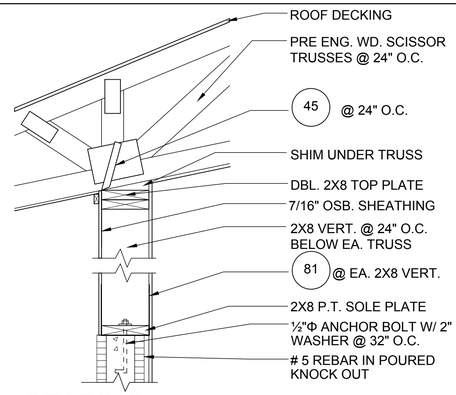
USE MIN. 2-1/4" T-NAILS w/ 1x BUCK. USE MIN. -1/4" x 3" TAPCONS w/ 2x BUCK. START ALL END TAPCONS WITHIN 6" OF CORNERS AND 30" ON CENTER MAXIMUM.

## NOTE

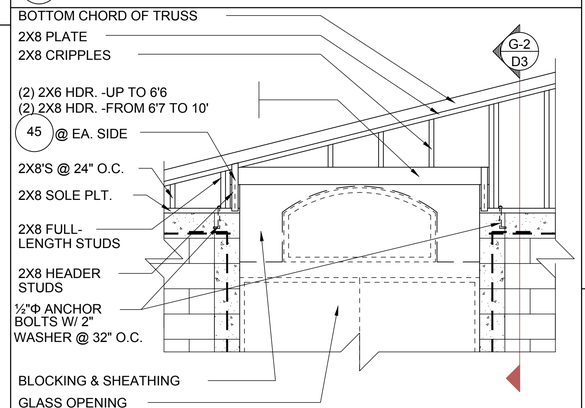
IN CASE OF BLOCK OPENINGS LARGER THAN DOOR FRAMING: ATTACH ADDITIONAL 2X FRAMING TO THE BLOCK WALL USING 1/4" x 4" TAPCONS AT 3" FROM END AND 12" O.C. IN THE CENTER. ATTACH TOP FRAMING TO HEADER USING 1/4"x1-3/4" TAPCONS W/ (1) 6" FROM END TO END AND 12" O.C. IN THE. CENTER.



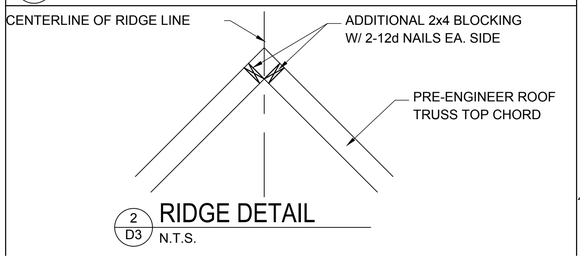

G-6 D3 NON-BEARING



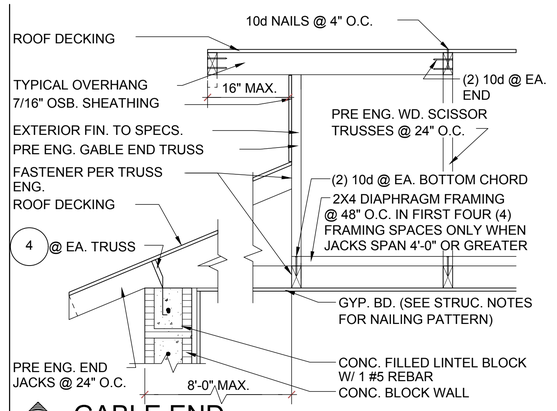

G-7 D3 BEARING



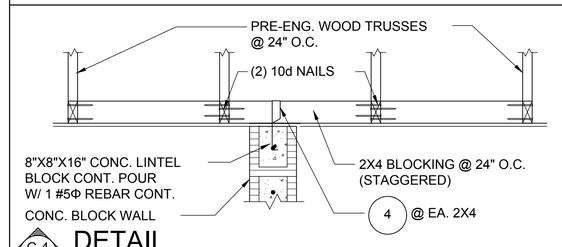

B D3 GABLE END



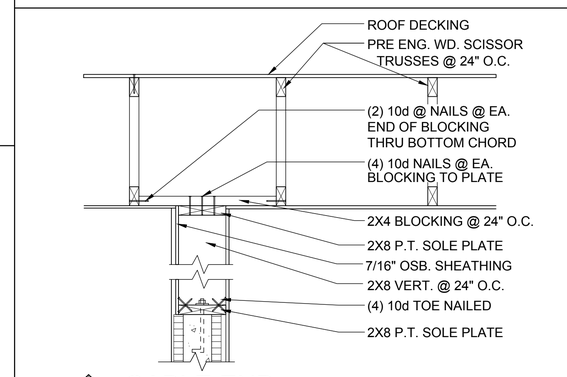

2 D3 RIDGE DETAIL N.T.S.



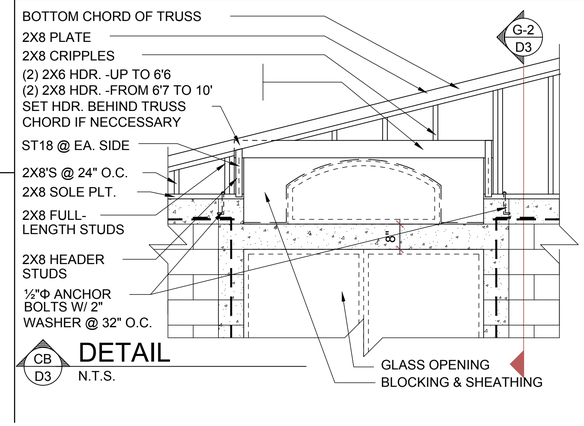

G-3 D3 GABLE END



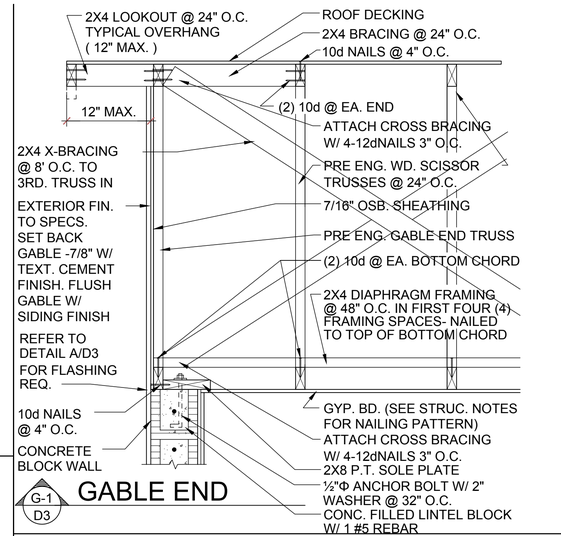

G-4 D3 DETAIL



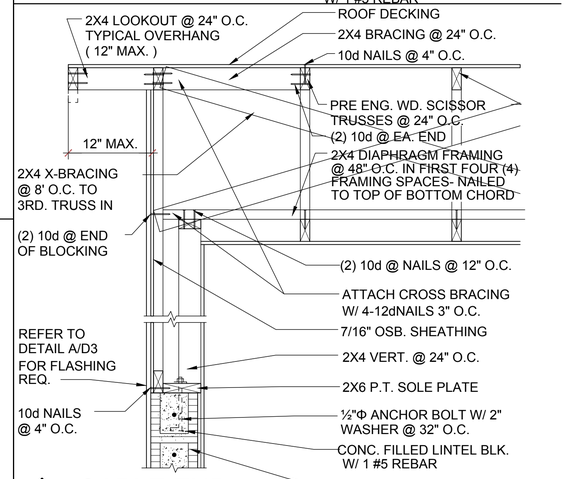

G-5 D3 GABLE END




CB D3 DETAIL N.T.S.

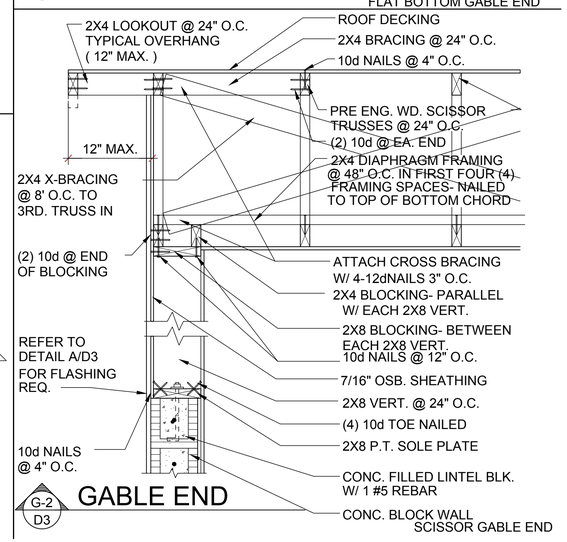



G-1 D3 GABLE END




G-2F D3 GABLE END

FLAT BOTTOM GABLE END




G-2 D3

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City, State. Zip

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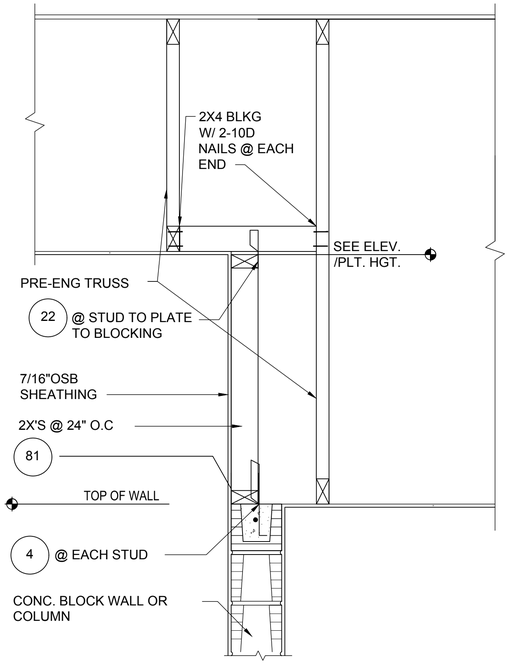
| PROJECT: | 22-1184 |
| SCALE: | AS NOTED |
| DRAWN BY: | C.C. |
| DESIGNED BY: | MJS |

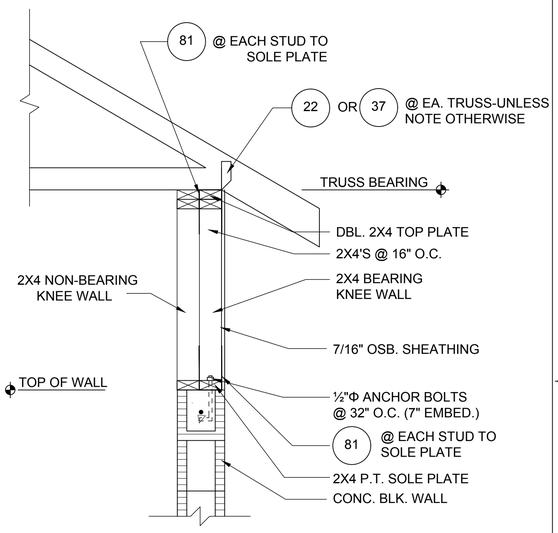
STRUCTURAL DETAILS
D3




1 D4 DETAIL

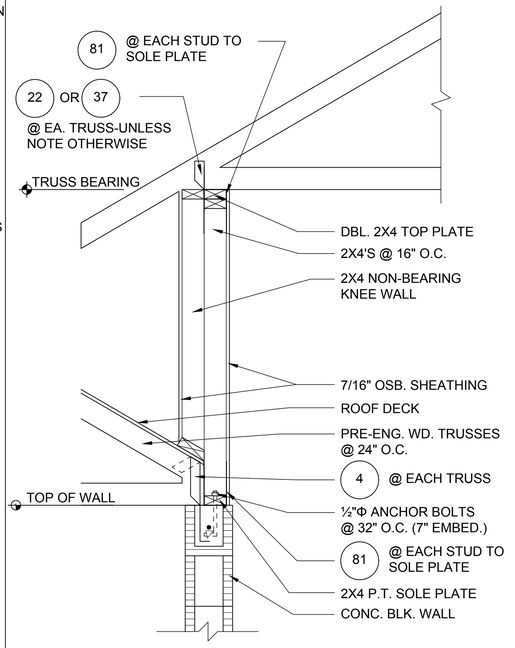
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

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



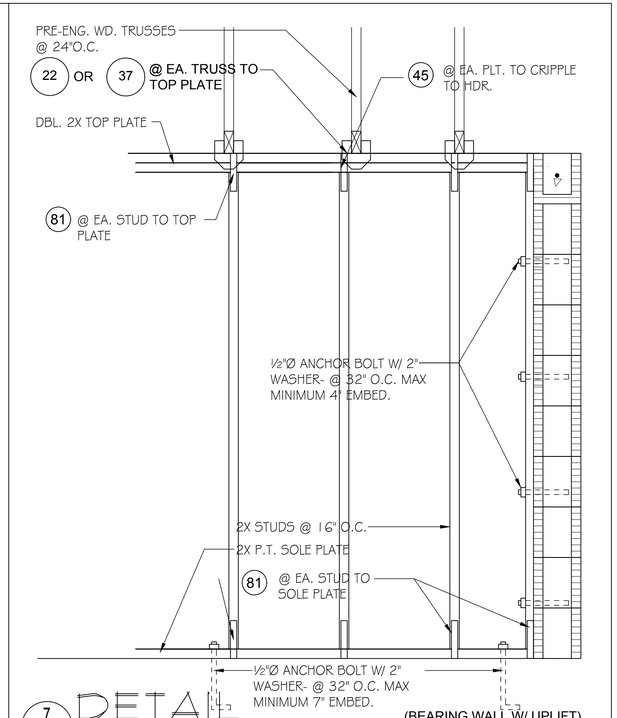

2 D4 DETAIL

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




3 D4 DETAIL

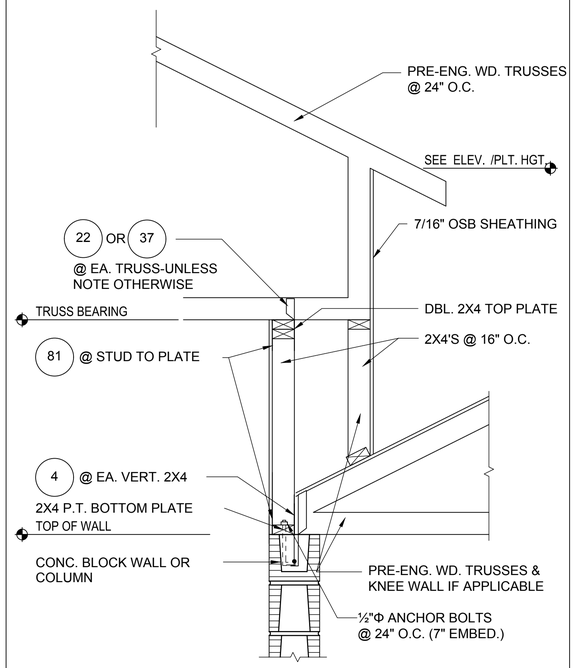
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)




7 D4 DETAIL

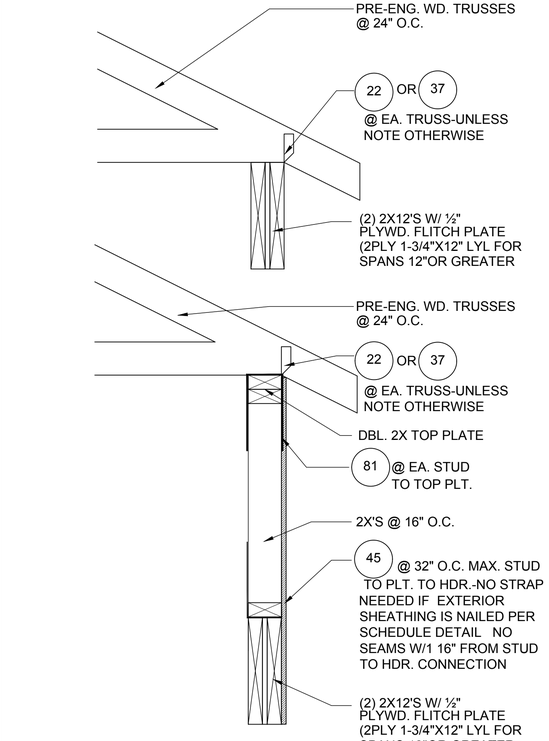
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

(BEARING WALL W/ UPLIFT)

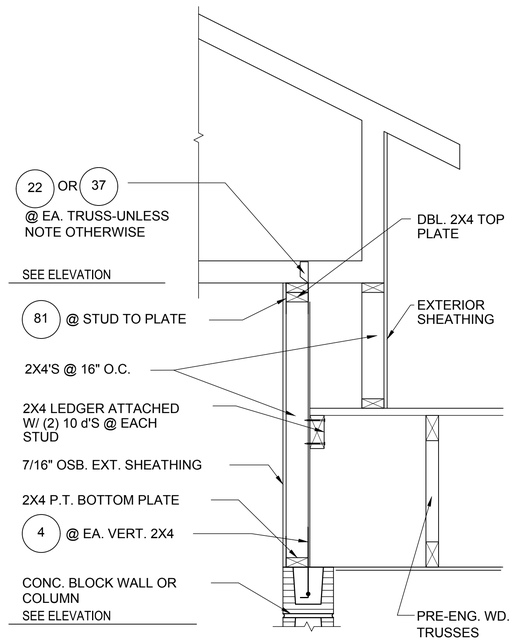



4 D4 DETAIL

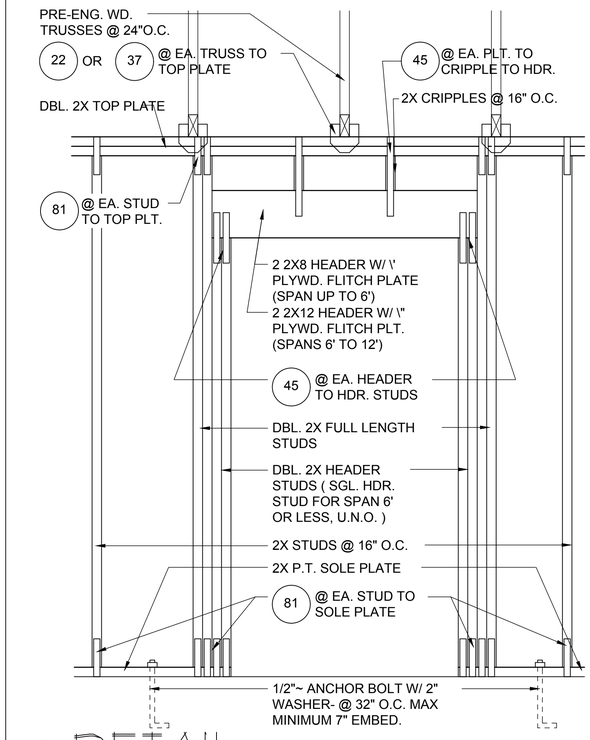
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)




5 D4 DETAIL




6 D4 DETAIL




8 D4 DETAIL

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

(BEARING WALL W/ UPLIFT)


TEG
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AIBD

GOBA
GREATER ORLANDO BUILDERS ASSOCIATION

"SPIRIT"

30-1700

Lot # - Subdivision
Street Address
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 | 05/02/2023 |
| REVISIONS | |
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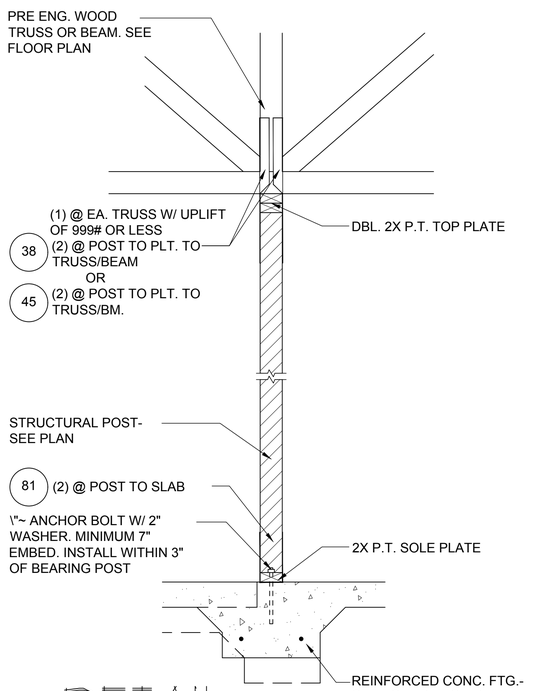
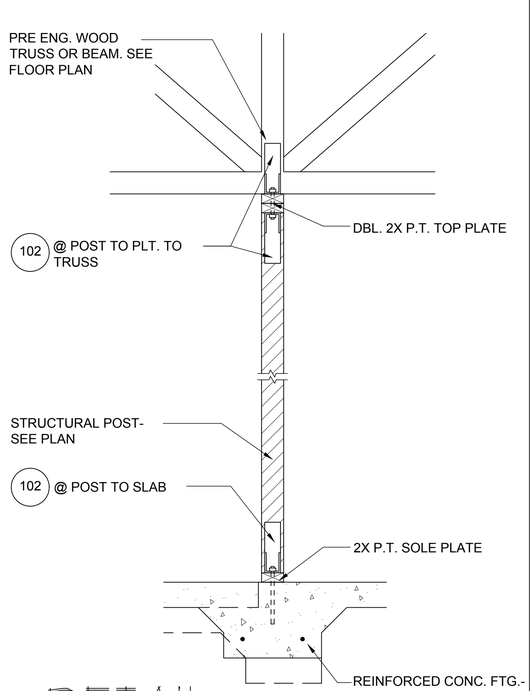
STRUCTURAL DETAILS

D4

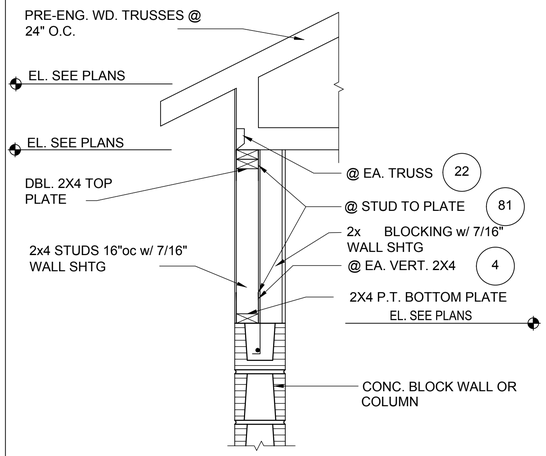



1 D5 DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

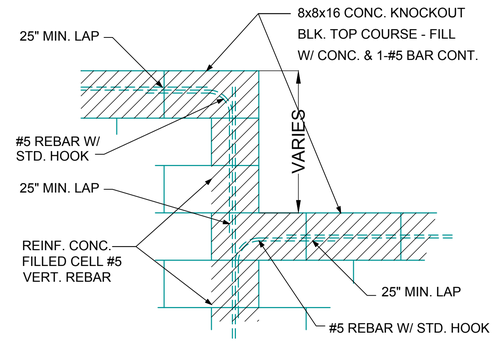



2 D5 DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

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




3 D5 DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



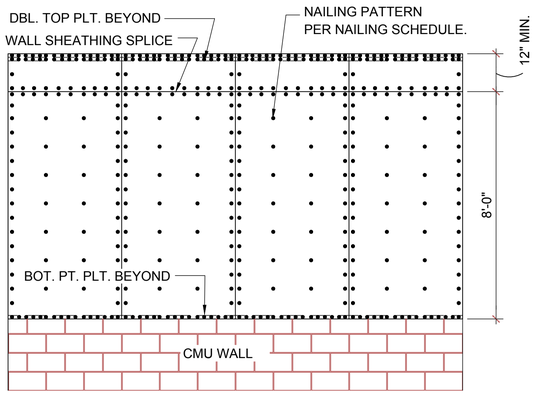

BLOCK WALL HT. TRANSITION

4 D5 DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

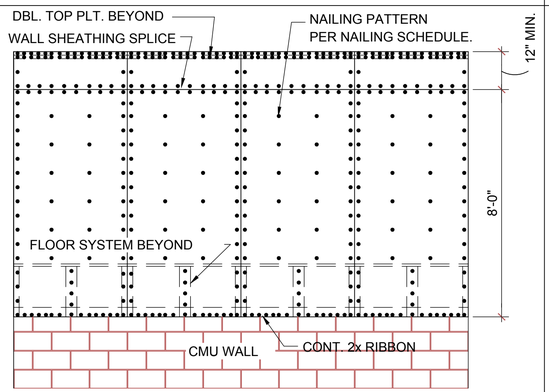
NOTE:
1/2" PLYWOOD OR 7/16" O.S.B. TO BE USED AS UPLIFT RESISTANCE NO OTHER FASTENERS REQ'D. EXCEPT AS NOTED ON PLANS IN TWO STORY FRAME APPLICATIONS, SHEATHING SHALL EXTEND MIN. 1'-0" W/O BREAK ABV. 2nd FLOOR BOTTOM PLT. TO T.O.M.

## NAILING SCHEDULE:

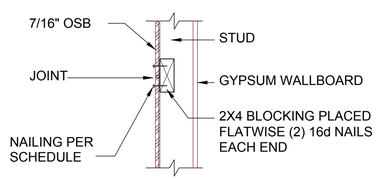
(2)ROWS @ 3" O.C. AT TOP AND (1)ROW AT BOTTOM OF WALL, 6" O.C. ALL OTHER EDGES AND 12" IN FIELD. BLOCKING SHALL BE PLACED AT ALL SHEATHING JOINTS.




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

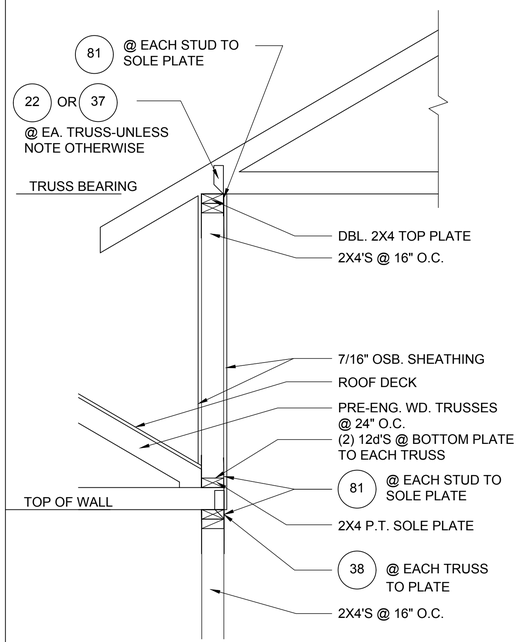



B SHEATHING ELEV. 2-STORY FRAMING N.T.S.

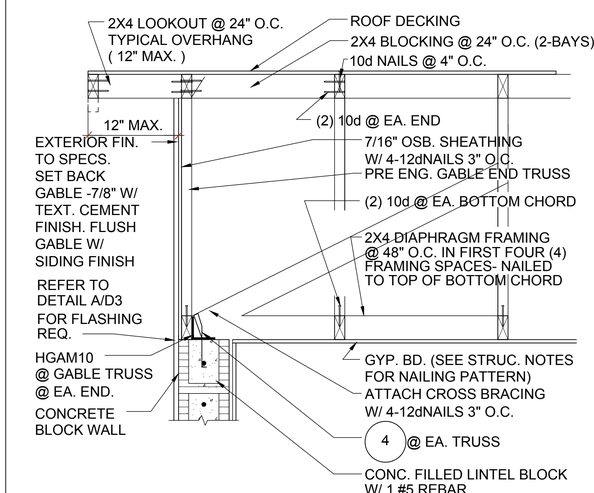



C SHEATHING BLOCKING @HORIZONTAL JOINTS N.T.S

7 D5 SHEATHING UPLIFT DETAILS




6 D5 DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)




G-5 D5 GABLE END
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



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Park Square HOMES

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D5