



(COMMUNITY NAME) TOWNHOMES

70' REAR LOAD TOWNHOMES

BUILDING #(?): 6-UNIT: TYLER, JACKSON, GRANT, JACKSON, GRANT, MONROE

PAD SIZE: 132'-0" x 70'-0"

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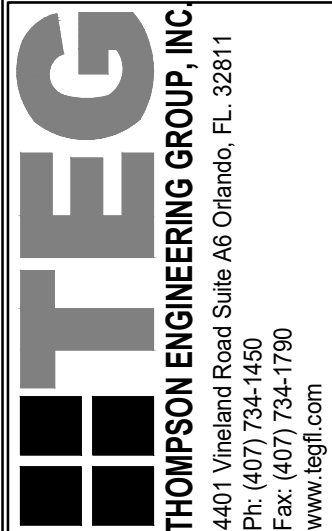
REVISION SCHEDULE			
NO.	DATE	DESCRIPTION	BY
	06-08-22	-MASTER CREATED	M.C.
	12-16-22	-MASTER REVISIONS	C.C.
	01-19-23	-MASTER REVISIONS	C.C.
	07-24-23	-REMOVED DETAIL BUBBLES REFERENCING UL FIREWALL ASSEMBLY	C.C.
	07-26-23	-RELOCATED ELEC. PANEL TO GARAGE	C.C.
	07-26-23	-REVISED MASTER PER REVISIONS FROM FRAME WALK ON BRIXTON BLDG. II	G.P.
	12-15-23	-PANTRY & REF. RELOCATED TO THE REAR WALL IN THE TYLER BASE	G.P.
	12-21-23	-TV WALL EXTENDED ON MONROE UNIT & ELECTRIC CHANGES	G.P.
	01-16-24	-ELECTRICAL MARKUPS	G.P.
	02-22-24	-ADDED DRAIN PAN NOTE AT THE WASHERS ON THE SECOND FLOOR - ALL UNITS	G.P.
	03-04-24	-ADDED PAVERS AT LANAI & COURTYARD - ALL UNITS	G.P.
	05-03-24	RELOCATED METER BANK, RELOCATED LAUNDRY DOOR ON JACKSON MODEL & UPDATED BEARING HEIGHT LEGEND	D.M.
	08-12-24	-CHANGES ON FLOOR PLANS, ELEVATIONS & ELECTRICAL PER COMMENTS	D.M.
	11-14-24	-ADJUSTED KITCHEN ISLAND IN THE GRANT & MONROE UNIT, ADJUSTED PANTRY WALL IN THE GRANT UNIT	D.M.

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

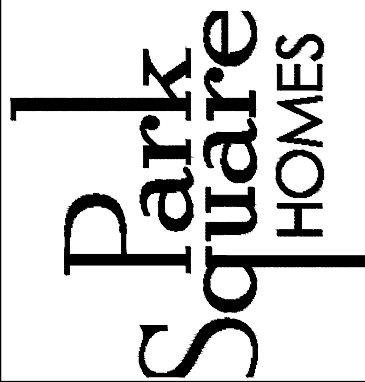
LOTS: 0000-0000, (COMMUNITY) TOWNHOMES, BUILDING #(?)

6-UNIT: TYLER, JACKSON, GRANT, JACKSON, GRANT, MONROE	
70' REAR LOAD TOWNHOMES	
REVISIONS	
DELTA #	DATE
DATE: XX-XX-25	
SCALE: AS NOTED	
DRAWN: MR	
SHEET:	
00	

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COVER SHEET

ABBREVIATIONS:

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

MISCELLANEOUS:

- CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
- DO NOT SCALE PRINTS! PLANS ARE TO SCALED AS NOTED, UNLESS SPECIFIED N.T.S. CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
- FULL ALL DIMENSIONS FROM THE REAR OF PLAN
- ALL FINISH FLOOR ELEVATIONS ARE TO TOP OF ROUGH SLAB OR TO TOP OF STRUCTURE UNO.
- ANCHOR THE CONDENSER UNIT TO SLAB PER CODE: M 13071 - M13072
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSTALL ALL MATERIALS MEETING FLORIDA APPROVAL COMPLIANCE TO AVOID WATER INTRUSION & MOISTURE INTRUSION ON WINDOWS, DOORS, ROOF & ANY OTHER AREA AROUND EACH SINGLE FAMILY HOUSE/ APARTMENT/ CONDOMINIUM/ TOWNHOUSE.

TERMITE PROTECTION:

- PENETRATION PROTECTIVE SLEEVES AROUND PIPING PENETRATING CONCRETE SLAB-ON-GRADE FLOORS SHALL NOT BE OF CELLULOSE CONTAINING MATERIALS. IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PROTECTION, THE SLEEVE SHALL HAVE A MAXIMUM WALL THICKNESS OF 0.010 INCH, AND BE SEALED WITHIN THE SLAB USING A NON-CORROSIVE CLAMPING DEVICE TO ELIMINATE THE ANNULAR SPACE BETWEEN THE PIPE AND THE SLEEVE. NO TERMITICIDES SHALL BE APPLIED INSIDE THE SLEEVE.
- PROTECTION AGAINST DECAY AND TERMITES - CONDENSATE LINES, IRRIGATION SPRINKLER SYSTEM RISERS FOR SPRAY HEADS, AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1' FOOT (305 MM) AWAY FROM THE STRUCTURE SIDEWALL, WHETHER BY UNDERGROUND PIPING, TAIL EXTENSIONS, OR SPLASH BLOCKS. GUTTERS WITH DOWNSPOUTS ARE REQUIRED ON ALL BUILDINGS WITH EAVES OF LESS THAN 6 INCHES (152 MM) HORIZONTAL PROJECTION EXCEPT FOR GABLE END RAKES OR ON A ROOF ABOVE ANOTHER ROOF.

EXTERIOR WALLS:

- ASSUME ALL EXTERIOR WALLS TO BE LOAD BEARING.
- SEE STRUCTURAL DRAWINGS FOR CMU WALL REINFORCEMENT LOCATIONS
- INTERIOR SURFACE OF CMU WALL TO HAVE 1/2" GYPD APPLIED TO 1X P.T. VERTICAL FURRING BATT'S SPACED @ 16" O.C. ATTACH FURRING TO CONCRETE WALL AS REQUIRED.
- SECOND FLOOR EXTERIOR WALLS TO BE WOOD STUDS.
- REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES
- REFER TO TYPICAL DETAIL SHEET FOR EXTERIOR WALL FINISH SPECIFICATIONS
- ALL EXTERIOR CEILINGS (PORCH & PATIOS) SHALL HAVE SAG-RESISTANT GYP SOFFIT BOARD.

INTERIOR WALLS:

- ALL INTERIOR WALLS SHALL HAVE STANDARD 1/2" GYP BD, EXCEPT IN HIGH HUMIDITY AND WET AREAS.
- HIGH HUMIDITY AND WET AREAS SHALL HAVE 1/2" DENSESHIELD TILE BACKER GYPSUM BOARD.
- ALL INTERIOR CEILINGS SHALL HAVE PER FBCR 1023.5 1/2" SAG-RESISTANT GYP BD. INSTALL PERPENDICULAR TO FRAMING.
- TILE IN TUBS, SHOWERS, & WALL PANELS IN SHOWER AREAS ARE TO HAVE CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKERS R1023.1 / R1024.2 2023 FBC-R 8TH EDITION.
- 2023 FBC-R 8TH EDITION TABLE R302.6: 5/8" TYPE 'X' GYPSUM BOARD OR EQUIVALENT IS REQUIRED FOR A GARAGE CEILING WITH HABITABLE ROOMS ABOVE. 1/2" MINIMUM GYPSUM BOARD IS REQUIRED ON GARAGE SIDE OF INTERIOR WALLS.
- ALL PLATES AND SLEEPERS ON CONCRETE SLAB, WHICH ARE IN DIRECT CONTACT WITH THE EARTH, SHALL BE PRESSURE TREATED.
- ALL INTERIOR WALL PLATES, OTHER THAN SHEAR WALLS, ON CONC. SLAB TO BE ATTACHED W/ POLYMER ACTUATED FASTENERS, SPACED @ 48" O.C. MAX.
- ALL WOOD BRG. INTERIOR PARTITIONS SHALL BE 2X4 STUDS SPACED @ 16" O.C. WITH DOUBLE TOP PLATE, UNO.
- WOOD CONSTRUCTION SHALL CONFORM TO THE AMERICAN FOREST & PAPER ASSOCIATION (AF&PA) NATIONAL SPECIFICATION FOR WOOD CONSTRUCTION, LATEST EDITION.

TOWNHOMES:

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

COMBUSTABLE CONSTRUCTION:

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

MEANS OF EGRESS:

- NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED IN EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP.
- RAMP'S SERVING EGRESS DOOR REQUIRED BY SECTION R312 SHALL HAVE A SLOPE OF NOT MORE THAN 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.3 PERCENT SLOPE). ALL OTHER RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1 UNIT VERTICAL IN 8 UNITS HORIZONTAL (12.5%).
- THE WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 36 INCHES MEASURED FROM FINISHED MATERIALS.
- WINDOWS DESIGNATED AS EGRESS SHALL COMPLY WITH SECTION R3102
- ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT MORE THAN 44"MIN. AFF. - R3102- FBC-R (2023)
- IN DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 12" FINISHED GRADE MUST COMPLY WITH FBC-R 3122

DOORS AND WINDOWS:

- WINDOW AND DOOR SUPPLIERS SHALL PROVIDE CURRENT ROUGH OPENING INFORMATION WHICH SHALL HAVE PRECEDENCE OVER THE WINDOW AND DOOR SCHEDULES ON PLAN.
- CONTRACTOR AND SUPPLIER TO VERIFY WINDOW LOCATION, TYPE (FIN VS. FLANGE), HEADER HEIGHTS, AND ROUGH OPENINGS PRIOR TO DELIVERY.
- WINDOWS & DOORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS
- ALL GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED & COMPLY WITH SECTION R308 OF THE 2023 FBC-R 8TH EDITION.
- WINDOW CONTRACTOR TO VERIFY ROUGH OPENINGS OF ALL FIELD ASSEMBLED FIXED GLASS WINDOW UNITS PRIOR TO INSTALLATION
- WINDOW ROUGH OPENING INCLUDES 1X P.T. FRAME ATTACHED TO CMU'S.
- DOOR ROUGH OPENING INCLUDES 2X P.T. FRAME ATTACHED TO CMU'S.
- DOOR FROM HOUSE TO GARAGE MUST BE SOLID WOOD DOOR NO LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK OR 20 MIN. FIRE RATED IAW R302.51
- ALL WINDOWS IN WIND BORN DEBRIS AREAS SHALL BE PROTECTED FROM WIND BORN DEBRIS. PROVIDE SHUTTERS CERTIFIED TO MEET MIAMI-DADE IMPACT TEST. SHUTTERS MUST BE ROLL-DOWN, PANEL ACCORDION OR OTHER APPROVED DESIGN TYPE. BUILDER TO SUBMIT MANUFACTURER, MODEL NO. INSTALLATION INSTRUCTIONS, & COPY OF MIAMI-DADE IMPACT TEST DATA FOR PROPOSED SHUTTERS.
- WINDOW AND DOOR ASSEMBLIES TO CONFORM TO 2023 FBC-R CHAPTER 6, SECTION 609. INTERIOR FACE OF WINDOW, FASTEN BACK TO MASONRY W/ 1/4" X 3" TAPCONS, 6" FROM EDGES AND 16" O.C. MAX. 2X P.T. BUCKS/NAILERS SHALL EXTEND BEYOND.
- BUCKS LESS THAN 2X TO BE FASTENED W/ CUT NAILS OR EQUIVALENT. STRUCTURAL CONNECTION OF WINDOW TO STRUCTURE BY OTHERS IN THIS CASE.
- EXTERIOR WINDOWS AND SLIDING DOORS SHALL BE TESTED AND COMPLY WITH AAMA/WDMA/CSA 1011.52/4440 OR TAS 202 (HVHZ) SHALL COMPLY WITH TAS 202 AND ASTM E1300. EXTERIOR SIDE HINGED DOORS SHALL COMPLY WITH AAMA/WDMA/CSA 1011.52/4440 OR ANSI/WMA100 OR SECTION R609.5 IN THE 2023 FBC-R.
- ALL GARAGE/OVERHEAD DOORS SHALL BE LISTED AND TESTED FOR 30 SECONDS AT DESIGN PRESSURE (W-) TO INCLUDE A 10 SECOND GUST AT 15 TIMES THE DESIGN PRESSURE.

INSULATION:

- INSULATE ALL EXTERIOR FRAME WALLS WITH R-13 BATT FIBERGLASS INSULATION.
- INSULATE CONDITIONED ATTIC SPACE WITH R-30 BLOWN FIBERGLASS. INACCESSIBLE ATTIC SPACE SHALL RECEIVE R-30 BATT INSULATION.
- INSULATE ALL CMU WALLS (THAT REQUIRE 1" P.T. FURRING STRIPS) WITH R41 FI-FOIL PANELS.
- APPLY HILL-TI FOAM FILLER AT EXTERIOR WALLS AROUND WINDOW FRAMES, EXTERIOR DOOR FRAMES, GAPS AROUND PIPES, VENTS, OUTLETS, ETC.
- INSULATE ALL ATTIC KNEE WALLS WITH R-38 BATTS.
- APPLY Owens CORNING ENERGY COMPLETE TO THE TOP OF ALL CONDITIONED SPACE WALLS THAT INTERACT WITH UNCONDITIONED ATTIC SPACE ABOVE.

ROOFING:

- 12" OVERHANG UNO/ PLUMB CUT FASCIA/ ROOF PITCH PER ELEVATION/ SHINGLES UNO.
- FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS. AT GUTTERS AT ALL CHANGES IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS.
- STEP FLASHING SHALL BE USED ON ALL ROOF TO WALL INTERSECTIONS ON RAKES.
- ALL PENETRATIONS THROUGH ROOF ARE TO BE LOCATED ON REAR OR IF NECESSARY ON THE SIDE OF THE ROOF BEHIND THE FRONT FACADE ZONE.
- CLAY & CONCRETE TILE (IF APPLICABLE):
 - PER FBC-R 2023 8TH EDITION R305.3, THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR RECOMMENDATIONS OF FRSA/TRI FLORIDA HIGH WIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL, LATEST EDITION, WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION R3012.13.
 - UNLESS OTHERWISE NOTED, REQUIRED UNDERLAYMENT SHALL COMPLY WITH THE UNDERLAYMENT MANUFACTURER'S INSTALLATION INSTRUCTIONS IN ACCORDANCE WITH THE FRSA/TRI FLORIDA HIGH WIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL, LATEST EDITION, WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION R3012.13.
 - ASPHALT SHINGLES (IF APPLICABLE):
 - WIND RESISTANCE OF ASPHALT SHINGLES. - ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH 2023 FBC-R (8TH EDITION), SECTION R305.2.6 AND R305.2.6.1.
 - ASPHALT SHINGLES SHALL ONLY BE USED ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) AND LESS THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12), TWO LAYERS OF UNDERLAYMENT COMPLYING WITH ASTM D226, TYPE II, ASTM D4869, TYPE III OR TYPE IV OR ASTM D8251 IS REQUIRED IN ACCORDANCE WITH SECTION R305.11. FOR ROOF SLOPES FROM FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12) AND GREATER, ONE LAYER OF UNDERLAYMENT COMPLYING WITH ASTM D226, TYPE II, ASTM D4869, TYPE III OR IV OR ASTM D8251 IS REQUIRED IN ACCORDANCE WITH SECTION R305.11.
 - AS AN ALTERNATIVE, THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1910 INSTALLED IN ACCORDANCE WITH BOTH THE UNDERLAYMENT MANUFACTURER'S AND ROOF COVERING MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE DECK MATERIAL, ROOF VENTILATION CONFIGURATION AND CLIMATE EXPOSURE FOR THE ROOF COVERING TO BE INSTALLED. REFER TO R305.111.

CABINETS:

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

PLUMBING:

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

ELECTICAL:

- IAU NEC 2020 - 210.13-ALL 15A OR 20A, 120V BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN THE FOLLOWING LOCATIONS REQUIRE AFCI PROTECTION: KITCHEN FAMILY RM'S, DINING RM'S, LIVING RM'S, PARLORS, LIBRARIES, BEDROOMS, DENS, CLOSETS, SUNROOMS, RECREATION RM'S, HALLWAYS OR SIMILAR AREAS SHALL BE PROTECTED BY A LISTED AFCI DEVICE OF THE COMBINATION TYPE.
- IAU NEC 2020 - 406.12, ALL 15A AND 20A, 125V RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT.
- ALL SERVICES SUPPLYING DWELLING UNITS SHALL BE PROVIDED WITH A SURGE PROTECTION DEVICE (SPD). THE SPD SHALL BE A TYPE (1) OR TYPE (2) SPD.
- ALL OUTLETS IN BATHROOMS, KITCHEN, GARAGES AND LAUNDRY ROOM SHALL BE GFCI
- SMOKE ALARMS SHALL BE IN ALL SLEEPING AREAS, SHALL BE INTERCONNECTED, SHALL BE WITHIN 1' TO 3' OF PEAK & SHALL BE 3' FROM THE SUPPLY OR RETURN AIR- STREAM & EQUIPPED W/ A BATTERY BACKUP. ALARMS MAY NOT BE CONNECTED WHERE ALARMS ARE WIRELESS & ALL ALARMS SOUND UPON ACTIVATION IAW FBC-R R314.3 & R314.4.
- ALL ELECTRICAL WORK TO BE DONE PER NFPA70-NEC 2020
 - ADDITIONAL ELECTRODE MAY BE REQUIRED IN ACCORDANCE WITH NEC 250.53(A)(2)
 - ALL DWELLING UNIT RECEPTACLE WILL BE IN ACCORDANCE WITH NFPA70-NEC2020 - ARTICLE 210-52

MECHANICAL:

- EQUIPMENT LOCATIONS TO BE FIELD VERIFIED & MAY VARY DEPENDANT UPON COMMUNITY & MUNICIPALITY CODES.
- COMPLETE DUCT DESIGN W/ SIZES & R-VALUE COMPLYING W/ THE FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION 6101 ABC.1
- APPLIANCES SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION.
- A) CHAPTER 15 OF THE FBC-R 2023 8TH EDITION, SECTION M190.1
- AIR CONDITIONING SYSTEM SHALL BE COMPLETELY BALANCED. ALL ROOMS ISOLATED FROM THE RETURN AIR SHALL BE PROVIDED WITH MEANS TO COMPLY WITH SECTION M1602 OF THE FBC-R 2023 8TH EDITION.
- ALL WATER HEATERS HAVING AN IGNITION SOURCE TO BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS MINIMUM 18" ABOVE GARAGE FLOOR UNLESS WATER HEATER IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. IAW FBC-R 2023 8TH EDITION F2801.1
- ALL EQUIPMENT & APPLIANCES, INCLUDING WATER HEATERS HAVING AN IGNITION SOURCE TO BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS MINIMUM 18" ABOVE GARAGE FLOOR UNLESS IT IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. IAW FBC-R 2023 8TH EDITION.
- THE MAXIMUM ALLOWABLE EXHAUST DUCT LENGTH SHALL BE DETERMINED BY ONE OF THE METHODS SPECIFIED IN SECTIONS M1602.4.3.1 THROUGH M1602.4.3.3

STAIRS:

- SEE STAIR SECTIONS FOR TREAD AND RISER GENERAL REQUIREMENTS.
- ACCESSIBLE SPACE UNDER STAIRS SHALL BE PROTECTED BY 1/2" GYPSUM BOARD.
- HANDRAIL CONTINUITY PER R311.7.2.- HANDRAILS FOR STAIRS SHALL BE CONTINUOUS FOR FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEUEL POST OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NO LESS THAN 1 1/2"(38MM) BETWEEN THE WALL AND THE HANDRAIL.

SWIMMING POOLS:

- CHAPTER 45 PRIVATE SWIMMING POOLS - OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING W/ R4501.11, THROUGH R4501.11.1.14.

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

LOTS: 0000-0000, (COMMUNITY) TOWNHOMES, BUILDING #12

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6-UNIT: TYLER, JACKSON, GRANT,
JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

ITEG

THOMPSON ENGINEERING GROUP, INC.

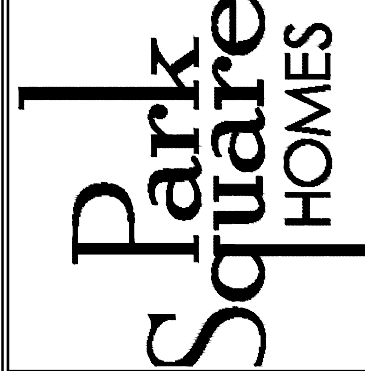
4401 Vineland Road Suite A2 Orlando, FL 32811

PH: (407) 734-1450

FAX: (407) 734-1750

www.iteg.com

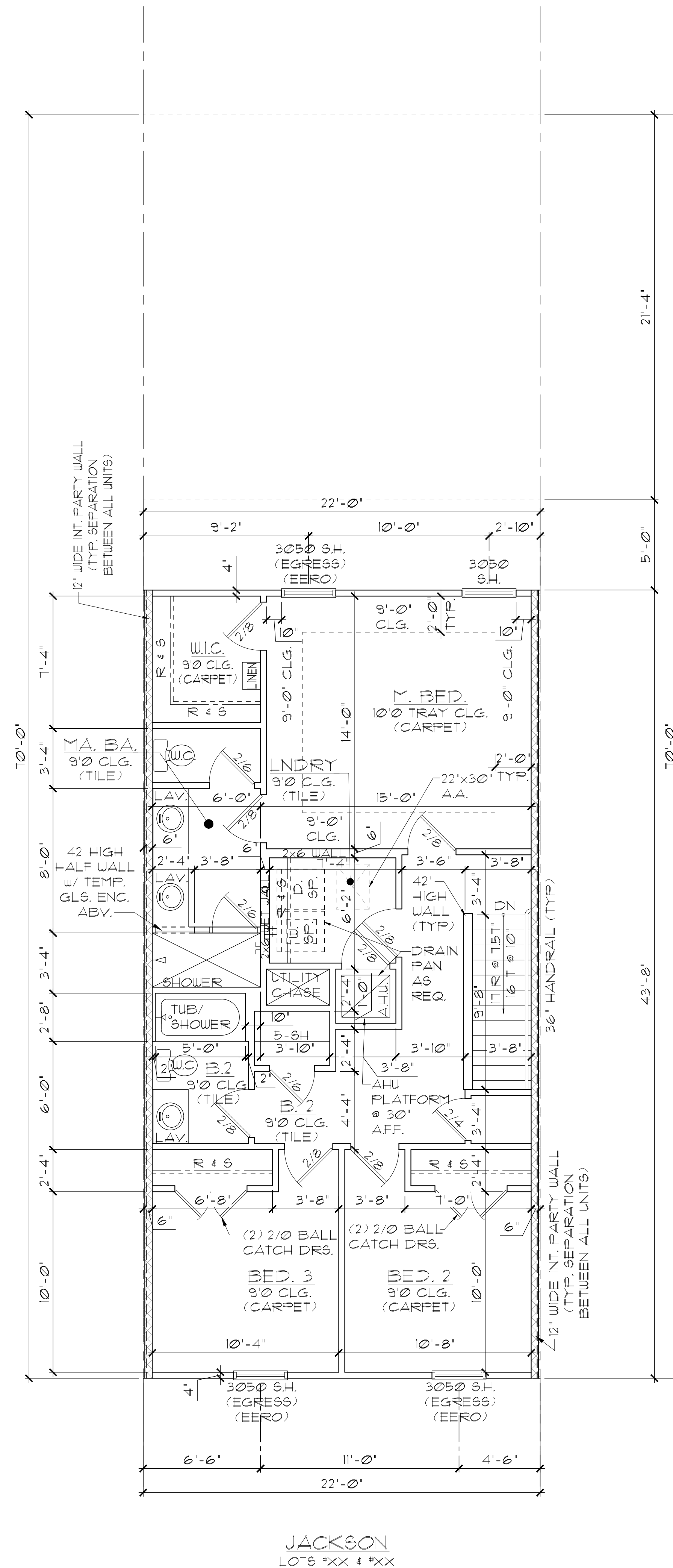
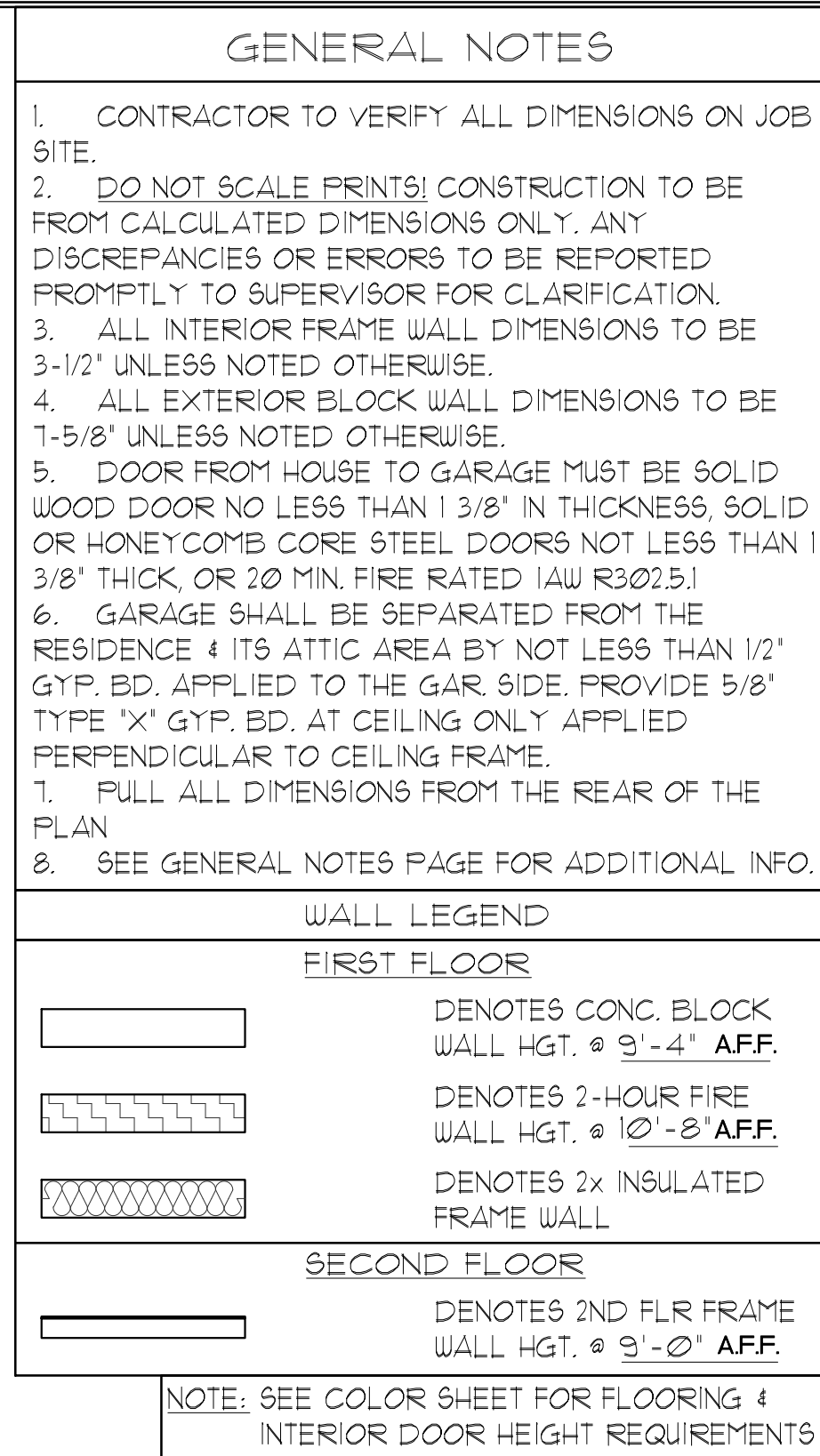
A DIVISION OF PARK SQUARE
ENTERPRISES, INC.
5200 Vineland Road, Suite 200
Orlando, Florida 32811
Phone: (407) 529 - 3000



GENERAL NOTES

REVISIONS	
DELTA #	DATE
DATE: XX-XX-25	
SCALE: AS NOTED	
DRAWN:	MR
SHEET:	
00.1	

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AREA CALCULATIONS	
LIVING:	
FIRST FLOOR -----	878 SF.
SECOND FLOOR -----	328 SF.
TOTAL LIVING -----	1,206 SF.
GARAGE -----	
ENTRY -----	469 SF.
LANAI -----	35 SF.
COURTYARD -----	48 SF.
	110 SF.
TOTAL UNDER ROOF	2,468 SF.

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

THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 8th EDITION, 2003 OF THE FLORIDA BUILDING CODE-RESIDENTIAL AND IS CERTIFIED AS SUCH

LOTS: 0000-0000, (COMMUNITY) TOWNHOMES, BUILDING #(?)

UNIT: TYLER, JACKSON, GRANT, JACKSON GRANT, MONROE

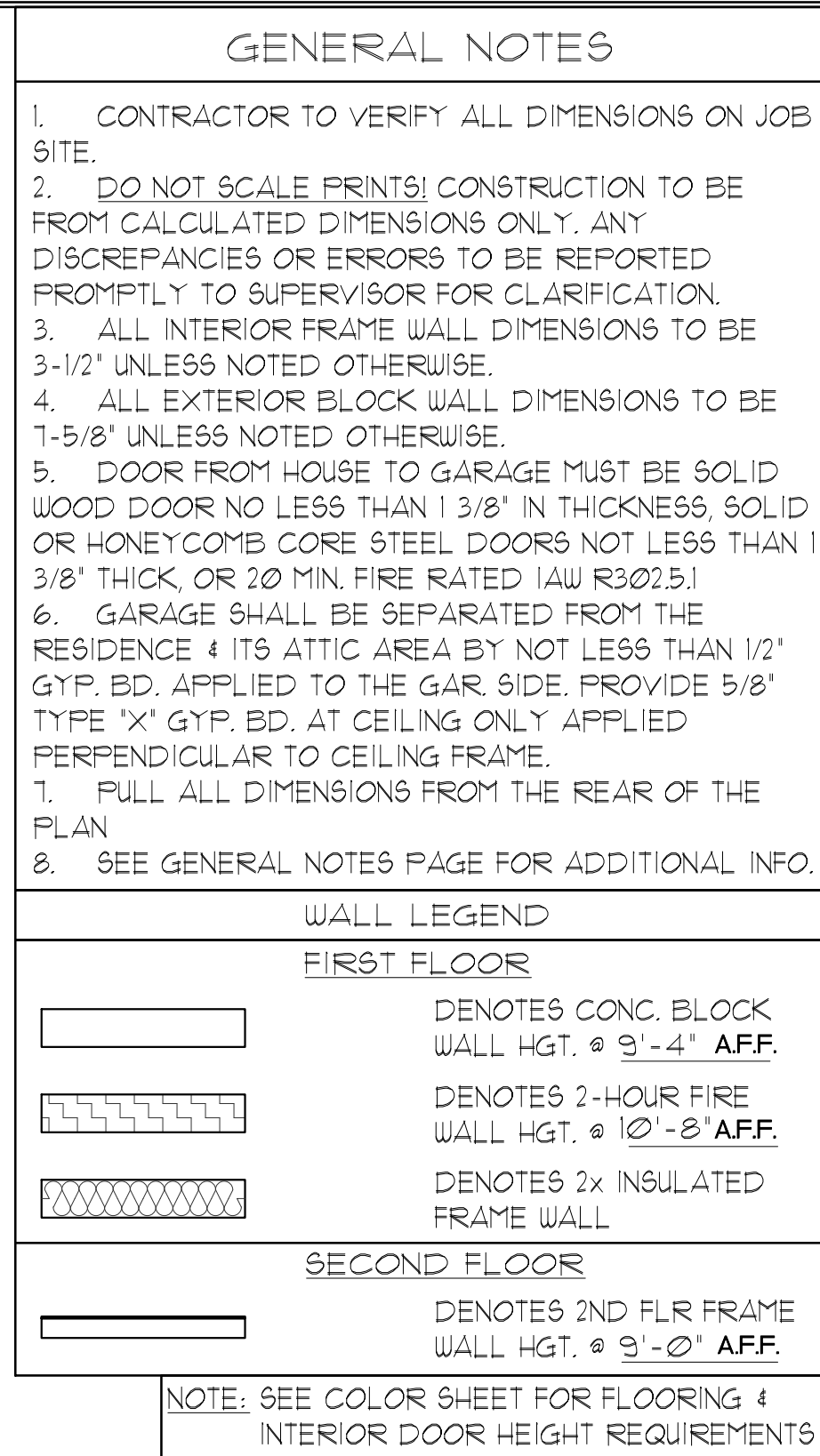
70' REAR LOAD TOWNHOMES

FLOOR PLANS
JACKSON MODEL

Park Square HOMES
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Fax: (407) 734-1790
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2



AREA CALCULATIONS	
LIVING:	
FIRST FLOOR -----	759 SF.
SECOND FLOOR -----	903 SF.
TOTAL LIVING -----	1,662 SF.
GARAGE -----	469 SF.
ENTRY -----	55 SF.
LANAI -----	147 SF.
COURTYARD -----	110 SF.
TOTAL UNDER ROOF	2,443 SF.

1/8"=1'-0" (11×17) 1/4"=1'-0" (22×34)

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Phone: (407) 529 - 3000

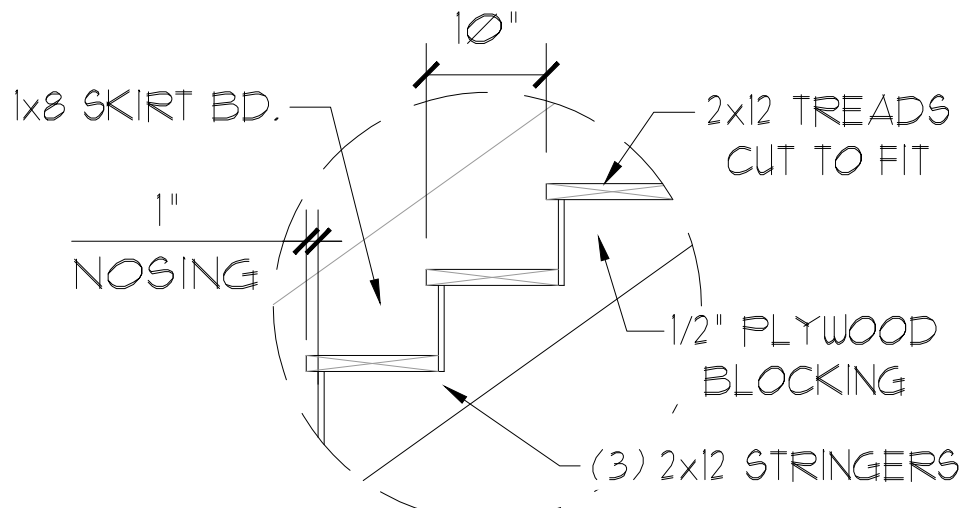
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401 Vineland Road Suite A6 Orlando, FL 32811
Ph: (407) 734-1450
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2811
3000

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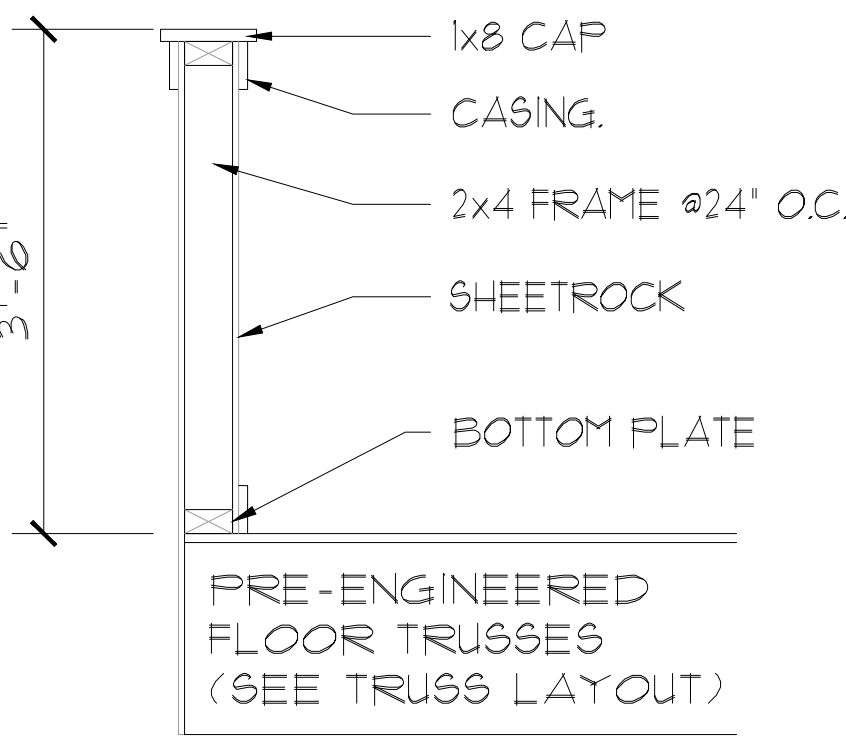
NOTES:

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



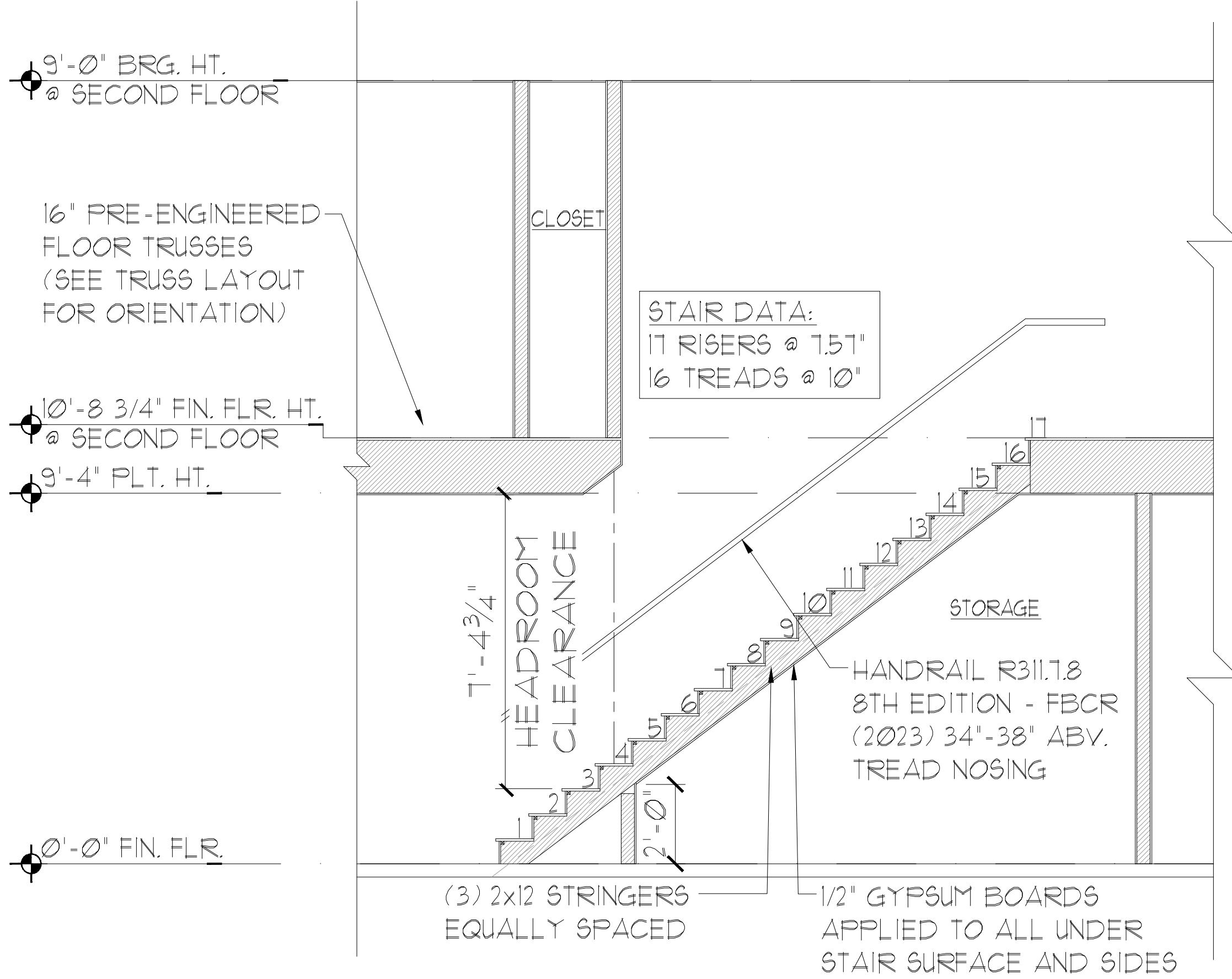
TREAD & RISER DETAIL

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

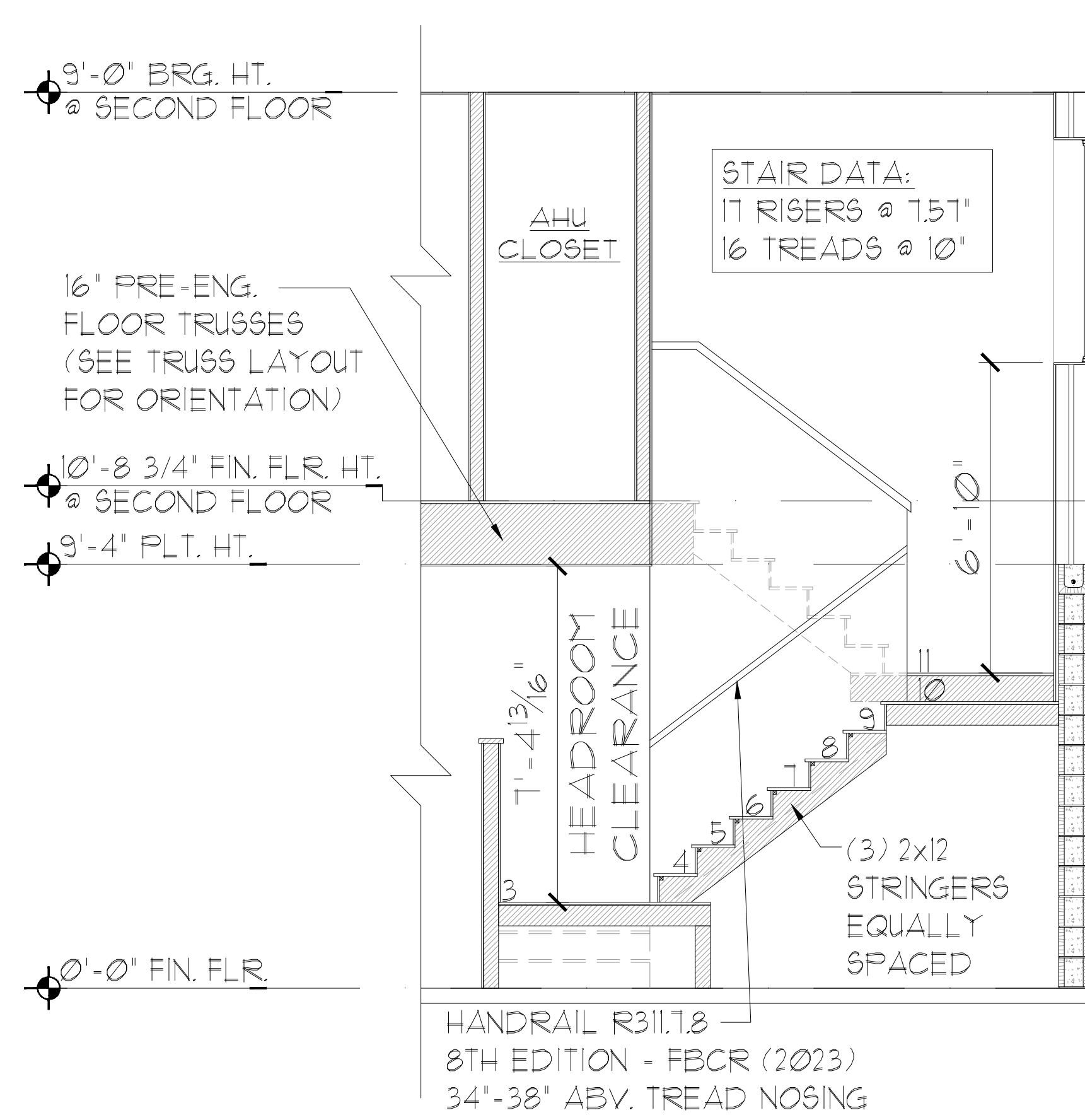


HALF WALL DETAIL

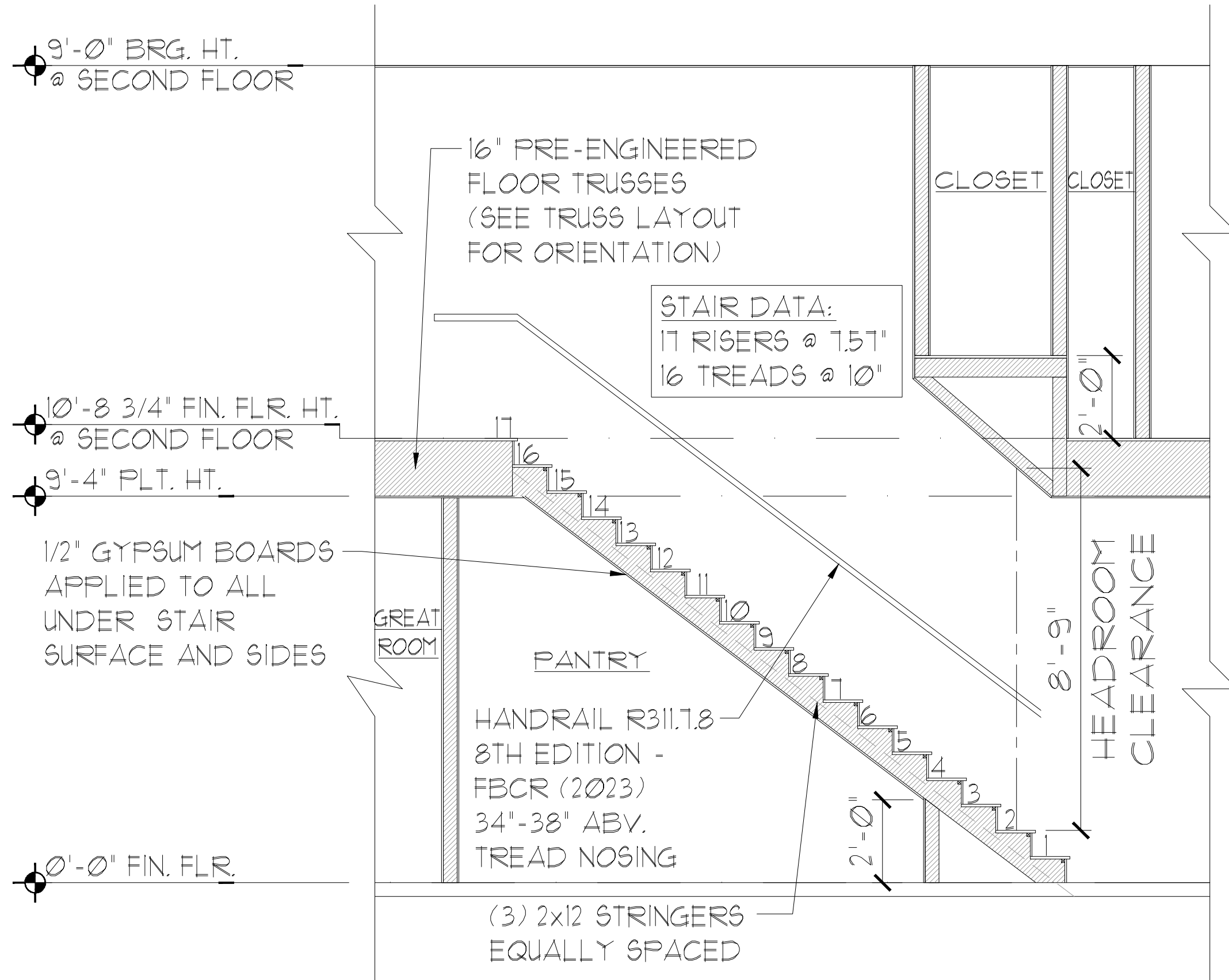
SCALE: 3/4" = 1'-0" (11x17) | 1/2" = 1'-0" (22x34)



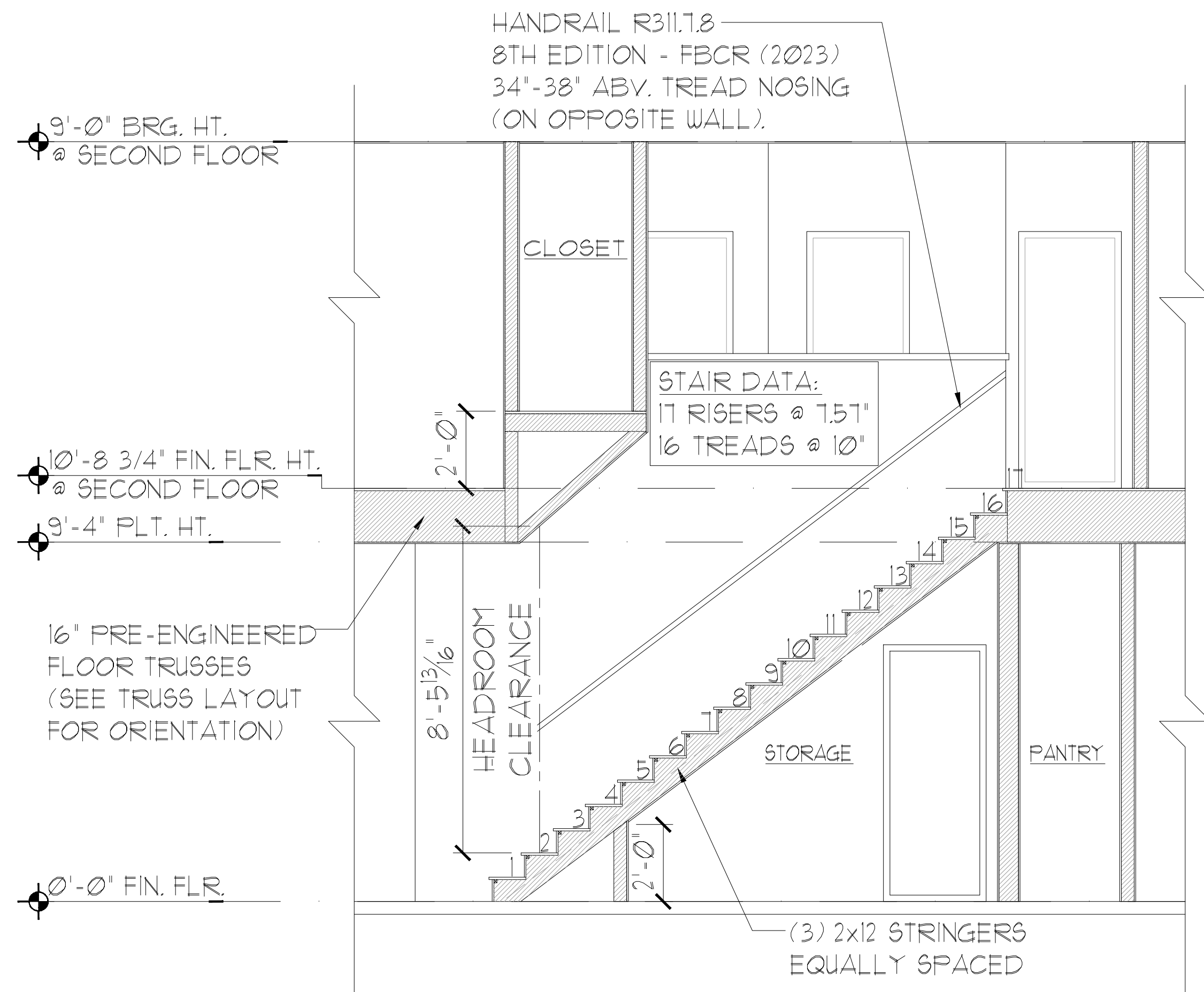
1 TYLER STAIR DETAIL



2 GRANT STAIR DETAIL



3 JACKSON STAIR DETAIL



4 MONROE STAIR DETAIL

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

LOTS: 0000-0000, (COMMUNITY) TOWNHOMES, BUILDING #(?)

6-UNIT: TYLER, JACKSON, GRANT,
JACKSON, GRANT, MONROE
70' REAR LOAD TOWNHOMES

REVISIONS	
DELTA #	DATE
DATE: XX-XX-25	
SCALE: AS NOTED	
DRAWN: MR	
SHEET:	

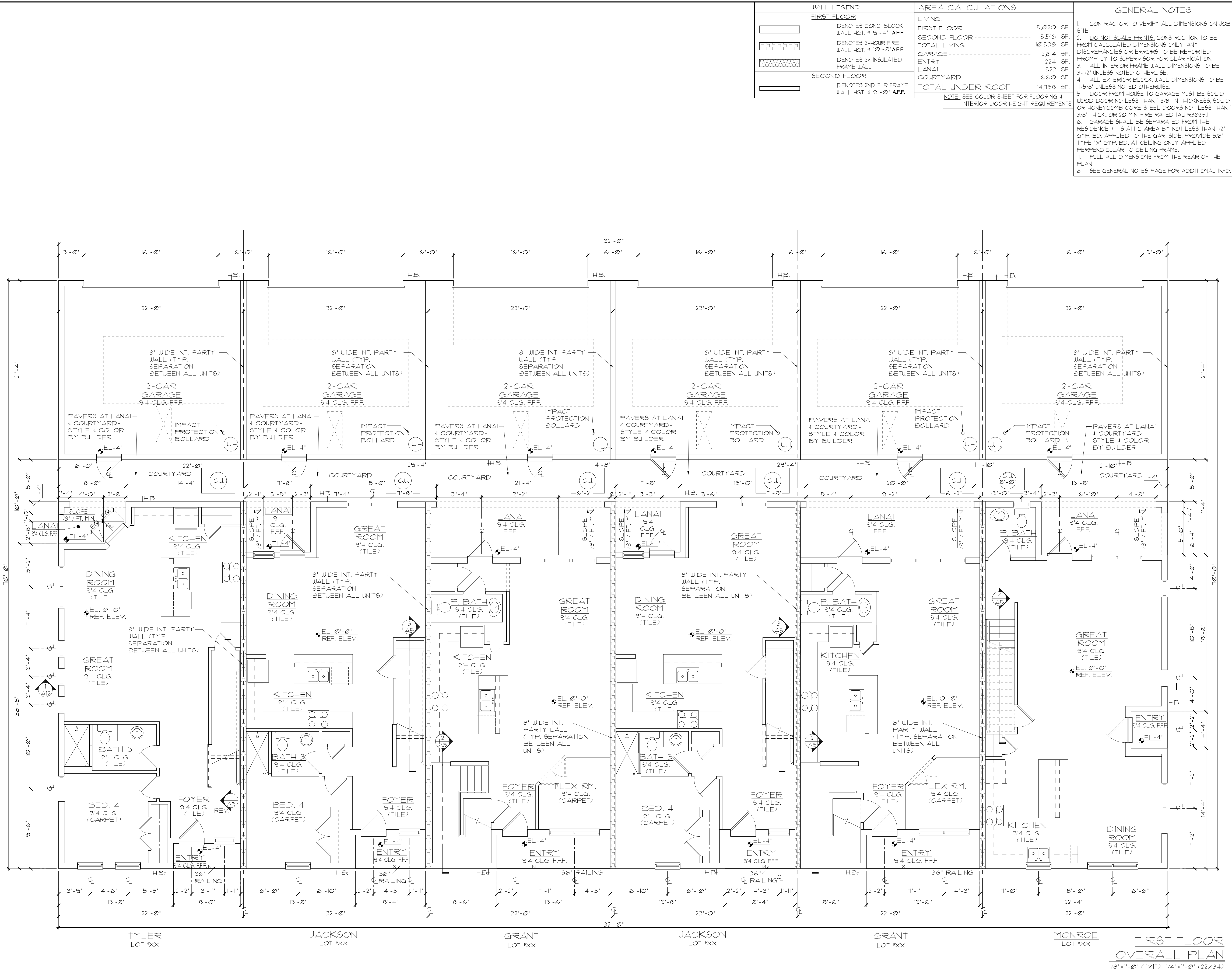
A5

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STAIR SECTIONS



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6-UNIT: TYLER, JACKSON, GRANT, JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

REVISIONS

DELTA #	DATE

DATE: XX-XX-25

SCALE: AS NOTED

DRAWN: MR

SHEET: A7

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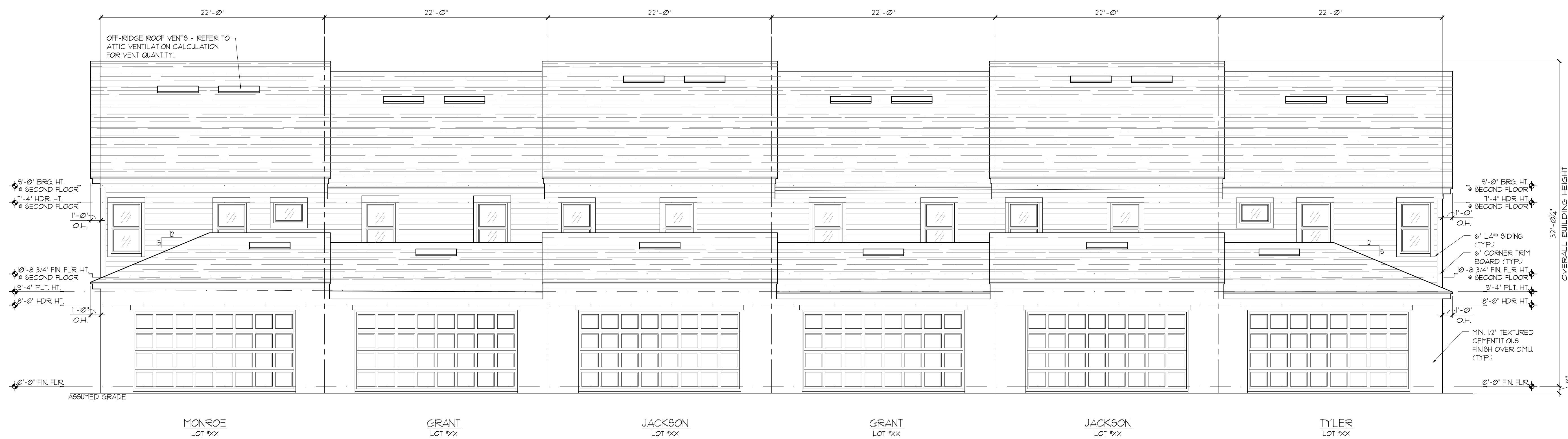
EXTERIOR FINISH NOTES

1. LATH TO BE ATTACHED IAW R103.11 OF THE 8TH EDITION, FBC-R 2023 & ASTM C1063 OR C1187.
2. PLASTERING TO BE INSTALLED IAW R103.11 & R103.12 OF THE 8TH EDITION, FBC-R 2023.
3. WEEP SCREED TO BE INSTALLED IAW R103.12.1 OF THE 8TH EDITION, FBC-R 2023 & ASTM C926.
4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R103.2 & R103.13 OF THE 8TH EDITION, FBC-R 2023.
5. FLASHING TO BE INSTALLED IAW R103.4 OF THE 8TH EDITION, FBC-R 2023.
6. WIND RESISTANCE OF WALL COVERINGS & BACK MATERIALS SHALL BE IAW R103.12 OF THE 8TH EDITION, FBC-R 2023.
7. ALL HORIZONTAL & VERTICAL CONTROL JOINTS SHALL BE INSTALLED IAW ASTM 1063.
8. ALL FIBER CEMENT SIDING SHALL BE IAW R103.1 OF THE 8TH EDITION, FBC-R 2023.
9. 'ZIP SYSTEMS' WALL SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER ON EXTERIOR FRAME WALLS.
10. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFORMATION.



FRONT ELEVATION 'A'

SCALE: 3/16"=1'-0"



REAR ELEVATION 'A'

SCALE: 3/16"=1'-0"

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

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6-UNIT: TYLER, JACKSON, GRANT,
JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

REVISIONS	
DELTA #	DATE
DATE: XX-XX-25	
SCALE: AS NOTED	
DRAWN: MR	
SHEET:	

A9.A

A DIVISION OF PARK SQUARE
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1. LATH TO BE ATTACHED IAW R103.1.1 OF THE 8TH EDITION, FBC-R 2023 & ASTM C1063 OR C1071.
2. PLASTERING TO BE INSTALLED IAW R103.1.4 & R103.1.2 OF THE 8TH EDITION FBC-R 2023
3. WEED SCREEN TO BE INSTALLED IAW R103.1.2.1 OF THE 8TH EDITION, FBC-R 2023 & ASTM C926.
4. WALL RESISTANT BARRIERS TO BE INSTALLED IAW R103.1.4 & R103.1.3 OF THE 8TH EDITION FBC-R 2023.
5. FLASHING TO BE INSTALLED IAW R103.4 OF THE 8TH EDITION FBC-R 2023.
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LOTS: 0000-0000, (COMMUNITY) TOWNHOMES, BUILDING #(?)

6-UNIT: TYLER, JACKSON, GRANT,
JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

EXTERIOR
ELEVATIONS

A DIVISION OF PARK SQUARE
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REVISIONS

DELTA #	DATE
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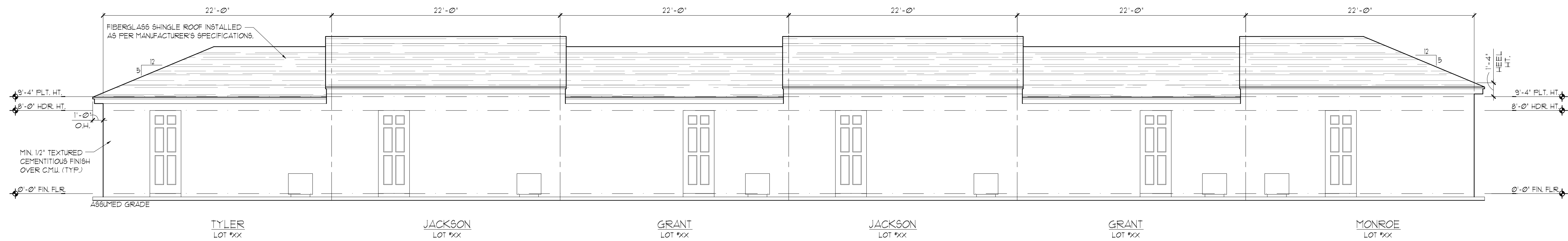
DATE: XX-XX-25

SCALE: AS NOTED

DRAWN: MR

SHEET:

A10.A



FRONT ELEVATION: GARAGE/ COURTYARD
SCALE: 3/16"=1'-0"



REAR ELEVATION: COURTYARD
SCALE: 3/16"=1'-0"

EXTERIOR FINISH NOTES

1. LATH TO BE ATTACHED IAW R103.11 OF THE 8TH EDITION, FBC-R 2023 & ASTM C1063 OR C1187.
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6-UNIT: TYLER, JACKSON, GRANT,
JACKSON, GRANT, MONROE
70' REAR LOAD TOWNHOMES

REVISIONS	
DELTA #	DATE
DATE: XX-XX-25	
SCALE: AS NOTED	
DRAWN: MR	
SHEET:	

A11.A

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Park Square HOMES

EXTERIOR
ELEVATIONS

EXTERIOR FINISH NOTES

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10. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFORMATION.



FRONT ELEVATION 'B'

SCALE: 3/16" = 1'-0"



REAR ELEVATION 'B'

SCALE: 3/16" = 1'-0"

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JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

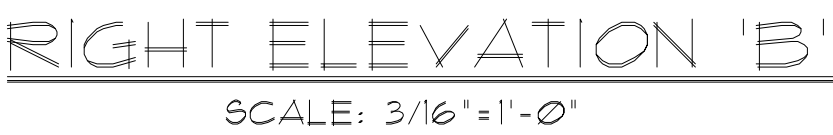
EXTERIOR
ELEVATIONSA DIVISION OF PARK SQUARE
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REVISIONS

DELTA #	DATE
DATE: XX-XX-25	
SCALE: AS NOTED	
DRAWN: MR	
SHEET:	

A9.B

1. LATH TO BE ATTACHED IAW R103.1.1 OF THE 8TH EDITION, FBC-R 2023 & ASTM C1063 OR C1071.
2. PLASTERING TO BE INSTALLED IAW R103.1.4 & R103.1.2 OF THE 8TH EDITION FBC-R 2023
3. WEED SCREEN TO BE INSTALLED IAW R103.1.2.1 OF THE 8TH EDITION, FBC-R 2023 & ASTM C926.
4. WALL RESISTANT BARRIERS TO BE INSTALLED IAW R103.1.4 & R103.1.3 OF THE 8TH EDITION FBC-R 2023.
5. FLASHING TO BE INSTALLED IAW R103.4 OF THE 8TH EDITION FBC-R 2023.
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8. ALL FIBER REINFORCED SIDING SHALL BE IAW R103.1.1 OF THE 8TH EDITION FBC-R 2023.
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LOTS: 0000-0000, (COMMUNITY) TOWNHOMES, BUILDING #(?)

6-UNIT: TYLER, JACKSON, GRANT,
JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

EXTERIOR
ELEVATIONS

Park Square HOMES
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REVISIONS	
DELTA #	DATE
DATE: XX-XX-25	
SCALE: AS NOTED	
DRAWN: MR	
SHEET:	

A10.B



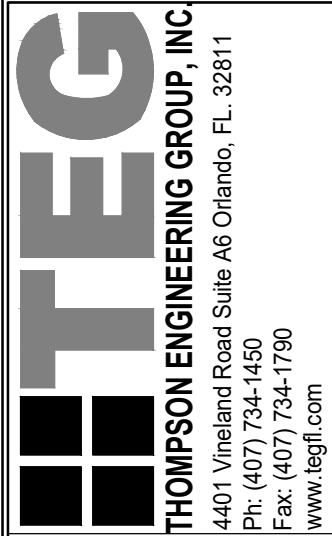
FRONT ELEVATION: GARAGE/ COURTYARD
SCALE: 3/16"=1'-0"



REAR ELEVATION: COURTYARD
SCALE: 3/16"=1'-0"

EXTERIOR FINISH NOTES

1. LATH TO BE ATTACHED IAW R103.11 OF THE 8TH EDITION, FBC-R 2023 & ASTM C1063 OR C1187.
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Park Square
HOMES

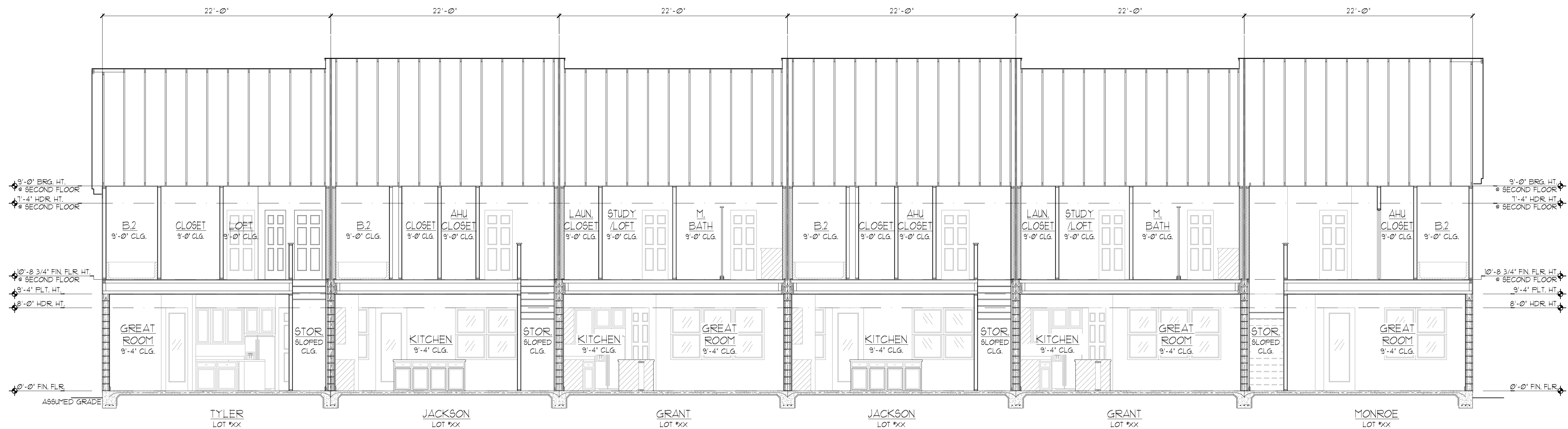
EXTERIOR
ELEVATIONS

6-UNIT: TYLER, JACKSON, GRANT,
JACKSON, GRANT, MONROE
70' REAR LOAD TOWNHOMES

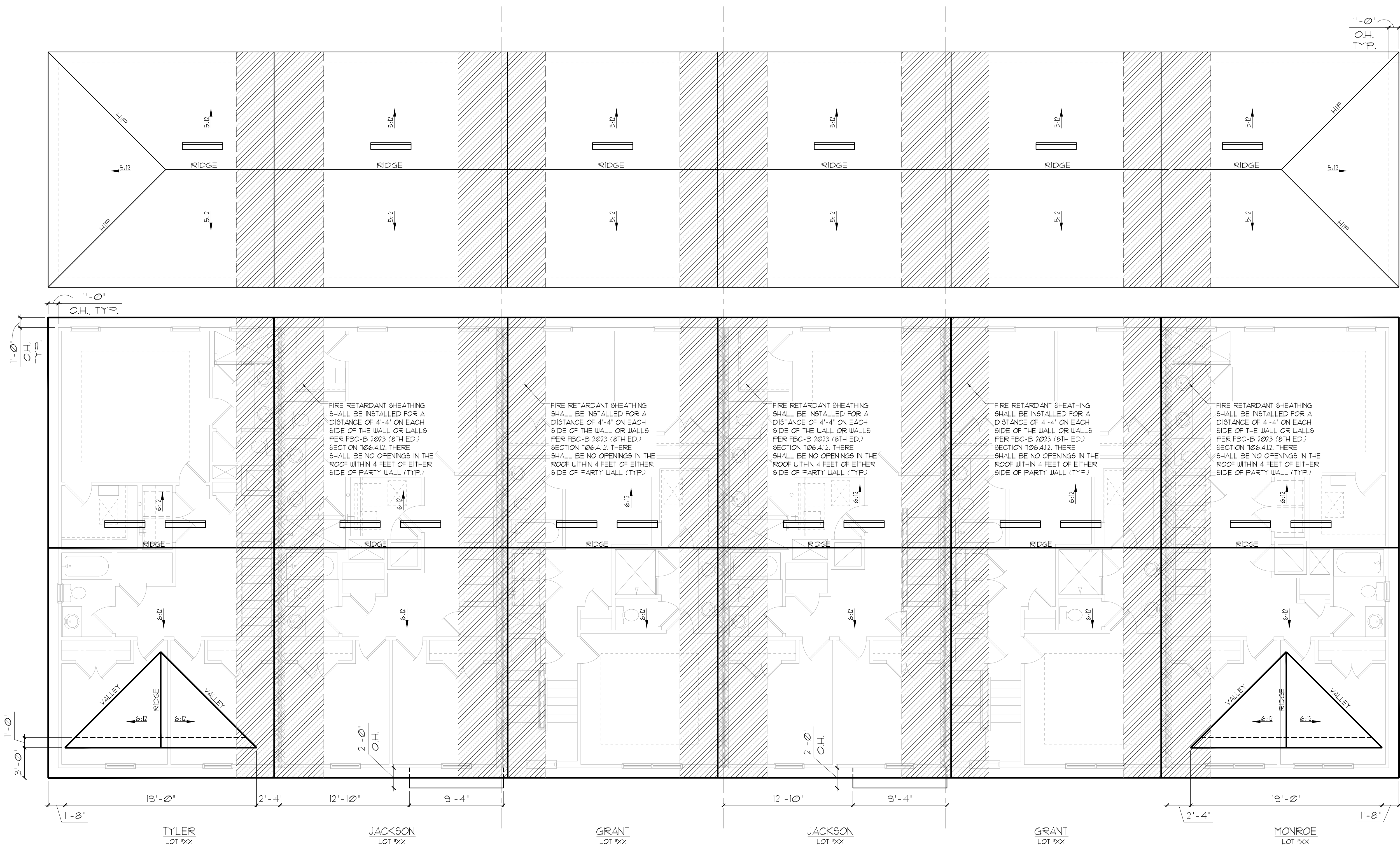
REVISIONS

DELTA #	DATE
DATE: XX-XX-25	
SCALE: AS NOTED	
DRAWN: MR	
SHEET:	

A11.B



1 ELEVATION 'A': BUILDING SECTION
SCALE: 3/16"=1'-0"



ELEVATION 'A': ROOF LAYOUT
SCALE: 3/16"=1'-0"

GENERAL NOTES

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

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

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

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

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

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

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

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

CALCULATIONS BELOW ARE BASED OFF OF THE FOLLOWING ASSUMPTIONS:

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

SHINGLE: LOMANCO-T10D = 140 SQ. INCHES PER VENT INSTALLED

INDICATES POSSIBLE LOCATION OF OFF RIDGE VENTS

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

INDICATES POSSIBLE LOCATION OF SOFFIT VENTING

ATTIC VENTILATION CALCULATIONS: TYLER UNIT: LOT #

NET FREE VENTILATED AREA(S): MAIN ROOF AREA

(LOMANCO-T10D)
NFVA = 1050 SQ. FT. * 144 / 300 = 202-252 SQ. IN. REQUIRED (40%-50%)

(2) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 280 SQ. IN. PROVIDED

4/- 200 LINEAR FEET OF VENTED SOFFIT.

NET FREE VENTILATED AREA(S): GARAGE AREA

(LOMANCO-T10D)
NFVA = 531 SQ. FT. * 144 / 300 = 103-129 SQ. IN. REQUIRED (40%-50%)

(1) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 140 SQ. IN. PROVIDED

4/- 200 LINEAR FEET OF VENTED SOFFIT.

ATTIC VENTILATION CALCULATIONS: JACKSON UNIT: LOTS # 4 #

NET FREE VENTILATED AREA(S): MAIN ROOF AREA

(LOMANCO-T10D)
NFVA = 1005 SQ. FT. * 144 / 300 = 193-241 SQ. IN. REQUIRED (40%-50%)

(2) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 280 SQ. IN. PROVIDED

4/- 200 LINEAR FEET OF VENTED SOFFIT.

NET FREE VENTILATED AREA(S): GARAGE AREA

(LOMANCO-T10D)
NFVA = 513 SQ. FT. * 144 / 300 = 98-123 SQ. IN. REQUIRED (40%-50%)

(1) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 140 SQ. IN. PROVIDED

4/- 200 LINEAR FEET OF VENTED SOFFIT.

ATTIC VENTILATION CALCULATIONS: GRANT UNIT: LOTS # 4 #

NET FREE VENTILATED AREA(S): MAIN ROOF AREA

(LOMANCO-T10D)
NFVA = 1005 SQ. FT. * 144 / 300 = 193-241 SQ. IN. REQUIRED (40%-50%)

(2) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 280 SQ. IN. PROVIDED

4/- 200 LINEAR FEET OF VENTED SOFFIT.

NET FREE VENTILATED AREA(S): GARAGE AREA

(LOMANCO-T10D)
NFVA = 513 SQ. FT. * 144 / 300 = 98-123 SQ. IN. REQUIRED (40%-50%)

(1) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 140 SQ. IN. PROVIDED

4/- 200 LINEAR FEET OF VENTED SOFFIT.

ATTIC VENTILATION CALCULATIONS: MONROE UNIT: LOT #

NET FREE VENTILATED AREA(S): MAIN ROOF AREA

(LOMANCO-T10D)
NFVA = 1050 SQ. FT. * 144 / 300 = 202-252 SQ. IN. REQUIRED (40%-50%)

(2) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 280 SQ. IN. PROVIDED

4/- 200 LINEAR FEET OF VENTED SOFFIT.

NET FREE VENTILATED AREA(S): GARAGE AREA

(LOMANCO-T10D)
NFVA = 531 SQ. FT. * 144 / 300 = 103-129 SQ. IN. REQUIRED (40%-50%)

(1) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 140 SQ. IN. PROVIDED

4/- 200 LINEAR FEET OF VENTED SOFFIT.

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

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Park Square HOMES

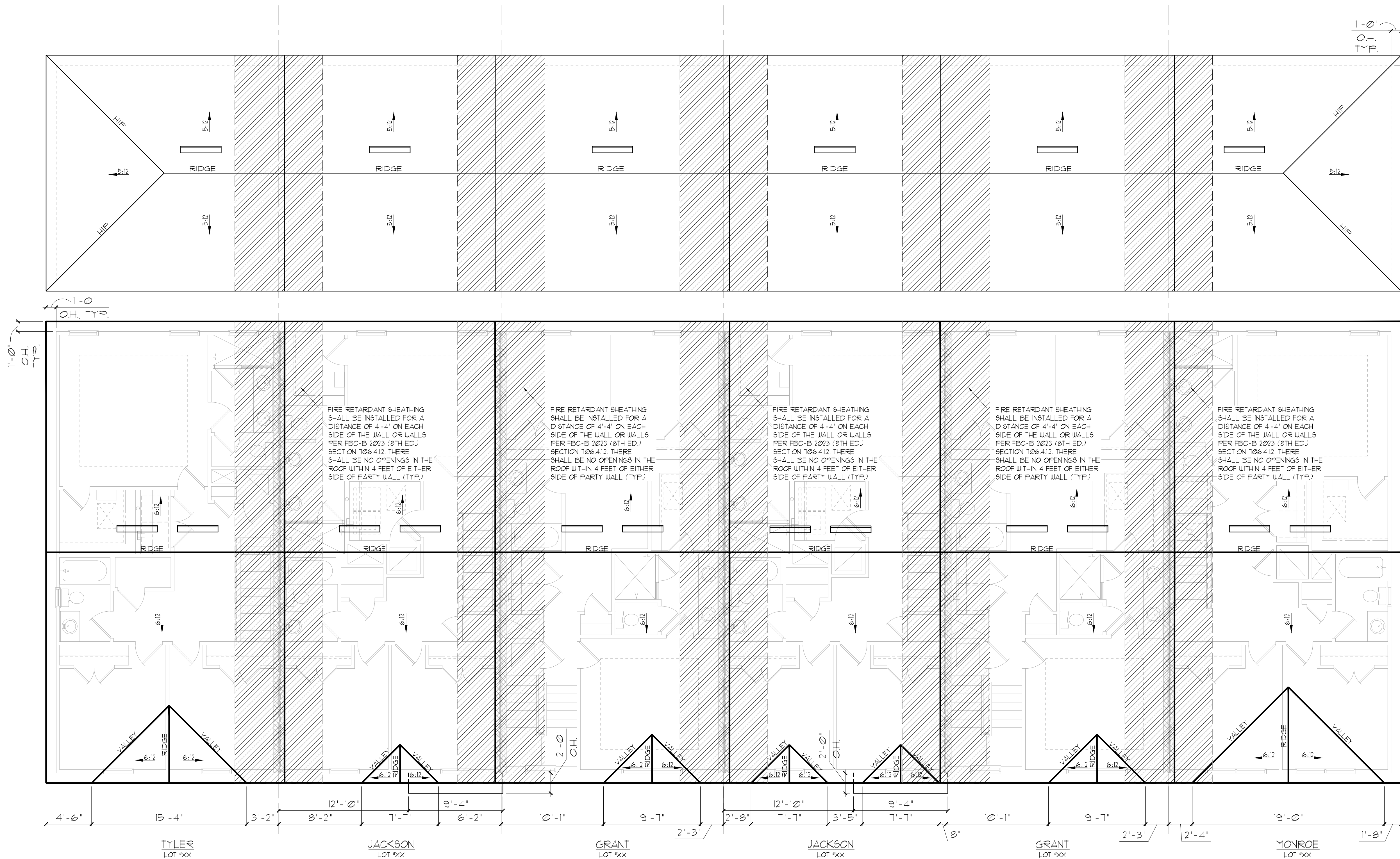
ROOF PLAN & BUILDING SECTION

6-UNIT: TYLER, JACKSON, GRANT, JACKSON, GRANT, MONROE
70' REAR LOAD TOWNHOMES

REVISIONS	
DELTA #	DATE
DATE: XX-XX-25	
SCALE: AS NOTED	
DRAWN:	MR
SHEET:	
A12.A	



1 ELEVATION 'B': BUILDING SECTION
SCALE: 3/16"=1'-0"



ELEVATION 'B': ROOF LAYOUT
SCALE: 3/16"=1'-0"

GENERAL NOTES

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

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

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

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

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

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

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

CALCULATIONS BELOW ARE BASED OFF OF THE FOLLOWING ASSUMPTIONS:

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

SHINGLE: LOMANCO-T10D = 140 SQ. INCHES PER VENT INSTALLED

INDICATES POSSIBLE LOCATION OF OFF RIDGE VENTS

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

INDICATES POSSIBLE LOCATION OF SOFFIT VENTING

ATTIC VENTILATION CALCULATIONS: TYLER UNIT: LOT #

NET FREE VENTILATED AREA(S): MAIN ROOF AREA

(LOMANCO-T10D)
NFVA = 1050 SQ. FT. * 144 / 300 = 202-252 SQ. IN. REQUIRED (40%-50%)

(2) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 280 SQ. IN. PROVIDED

4/- 200 LINEAR FEET OF VENTED SOFFIT.

NET FREE VENTILATED AREA(S): GARAGE AREA

(LOMANCO-T10D)
NFVA = 531 SQ. FT. * 144 / 300 = 103-129 SQ. IN. REQUIRED (40%-50%)

(1) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 140 SQ. IN. PROVIDED

4/- 200 LINEAR FEET OF VENTED SOFFIT.

ATTIC VENTILATION CALCULATIONS: JACKSON UNIT: LOTS # 4 #

NET FREE VENTILATED AREA(S): MAIN ROOF AREA

(LOMANCO-T10D)
NFVA = 1005 SQ. FT. * 144 / 300 = 193-241 SQ. IN. REQUIRED (40%-50%)

(2) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 280 SQ. IN. PROVIDED

4/- 200 LINEAR FEET OF VENTED SOFFIT.

NET FREE VENTILATED AREA(S): GARAGE AREA

(LOMANCO-T10D)
NFVA = 513 SQ. FT. * 144 / 300 = 98-123 SQ. IN. REQUIRED (40%-50%)

(1) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 140 SQ. IN. PROVIDED

4/- 200 LINEAR FEET OF VENTED SOFFIT.

ATTIC VENTILATION CALCULATIONS: GRANT UNIT: LOTS # 4 #

NET FREE VENTILATED AREA(S): MAIN ROOF AREA

(LOMANCO-T10D)
NFVA = 1005 SQ. FT. * 144 / 300 = 193-241 SQ. IN. REQUIRED (40%-50%)

(2) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 280 SQ. IN. PROVIDED

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NET FREE VENTILATED AREA(S): GARAGE AREA

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NFVA = 513 SQ. FT. * 144 / 300 = 98-123 SQ. IN. REQUIRED (40%-50%)

(1) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 140 SQ. IN. PROVIDED

4/- 200 LINEAR FEET OF VENTED SOFFIT.

ATTIC VENTILATION CALCULATIONS: MONROE UNIT: LOT #

NET FREE VENTILATED AREA(S): MAIN ROOF AREA

(LOMANCO-T10D)
NFVA = 1050 SQ. FT. * 144 / 300 = 202-252 SQ. IN. REQUIRED (40%-50%)

(2) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 280 SQ. IN. PROVIDED

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4/- 200 LINEAR FEET OF VENTED SOFFIT.

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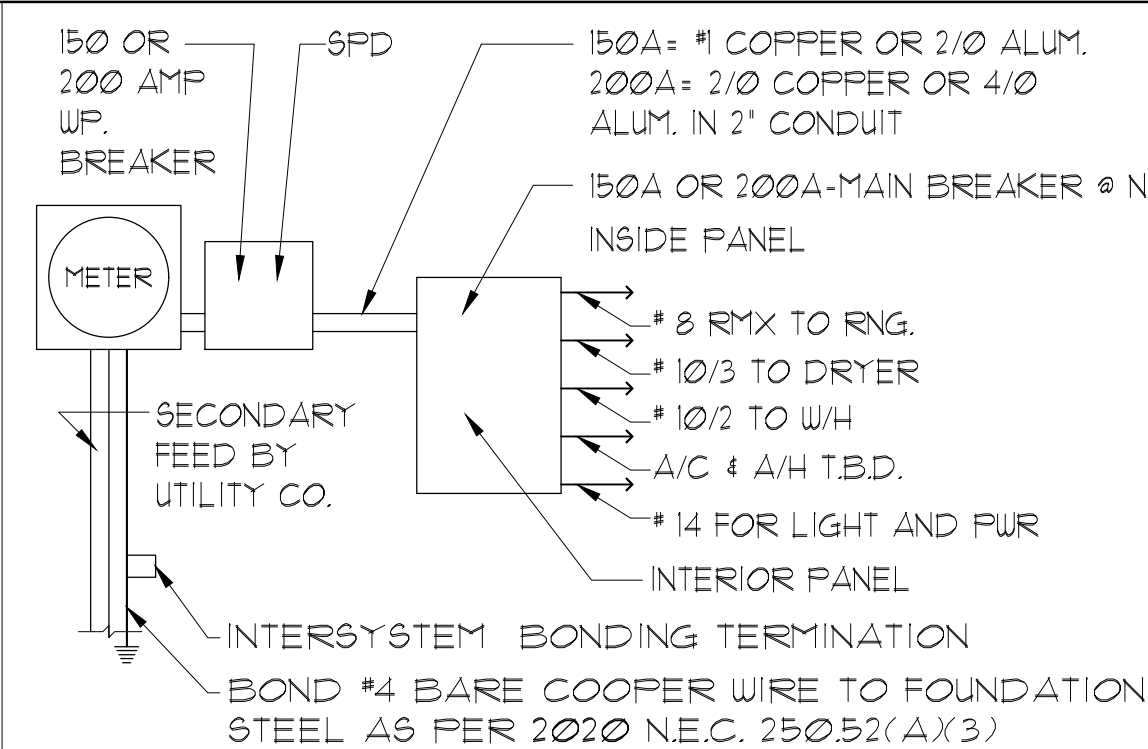
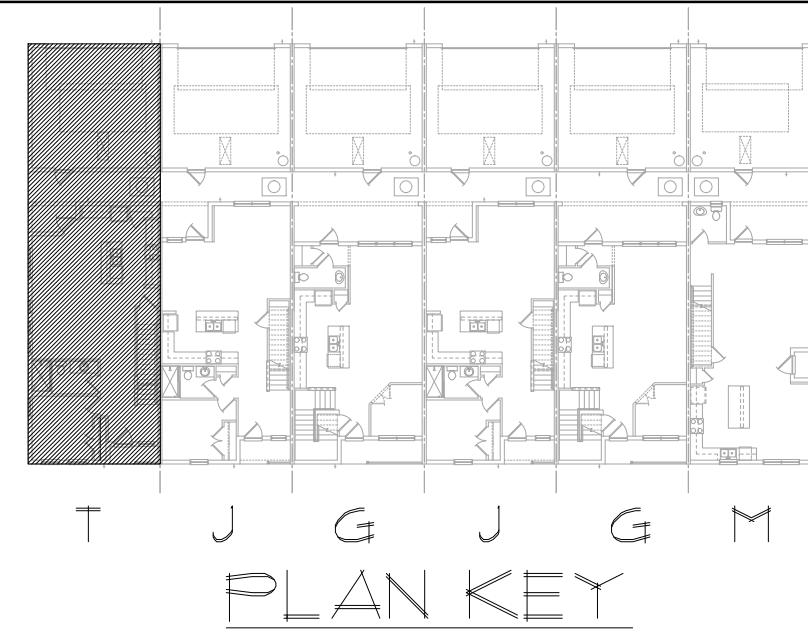
6-UNIT: TYLER, JACKSON, GRANT, JACKSON, GRANT, MONROE
70' REAR LOAD TOWNHOMES

ROOF PLAN & BUILDING SECTION

REVISIONS

DATE: XX-XX-25
SCALE: AS NOTED
DRAWN: MR
SHEET:

A12.B



ELECTRICAL RISER DIAGRAM

N.T.S.

NOTES:

1. ELECTRICAL MATERIALS AND INSTALLATIONS SHALL COMPLY W/
(6) NFPA 70, LOCAL CODES, AND THE LOCAL POWER/ UTILITY COMPANY.

2. ALL SERVICES SUPPLYING DWELLING UNITS SHALL BE PROVIDED WITH A
SURGE-PROTECTION DEVICE (SPD) THE SPD SHALL BE A TYPE 1 OR
TYPE 2 SPD.

3. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFORMATION.

20505(A)X3 Concrete-Encased Electrode. Concrete-encased electrodes can be horizontal or vertical and must be at least 20 ft. long. Concrete-encased electrodes can be horizontal or vertical and must be at least 20 ft. long. There are two types of concrete-encased electrodes: (1) steel reinforcing rods which are not less than 1/2 inch in diameter and at least 20 ft. long, encased in 2 inches of concrete; (2) 20 ft. of bare copper conductor not smaller than No. 4 AWG encased in 2 inches of concrete. The steel reinforcing rods must be in a location that is in direct contact with the earth. The reinforcing rods can be connected with tie wires, and a single length of rod can be used for more than one electrode. Concrete-encased electrodes cannot be coated with non-conductive material. Section 20505 requires a concrete-encased electrode to be connected to the grounding electrode system if it is present. Several states have modified this requirement to say a concrete-encased electrode must be used as a grounding electrode only if it is available. In those jurisdictions, if the electrode is not available, the foundation must be bonded to the electrical contractor arrives at the site, and a reinforcing rod is not available for use as a grounding electrode, then a grounding connection to the reinforcing rod is not required.

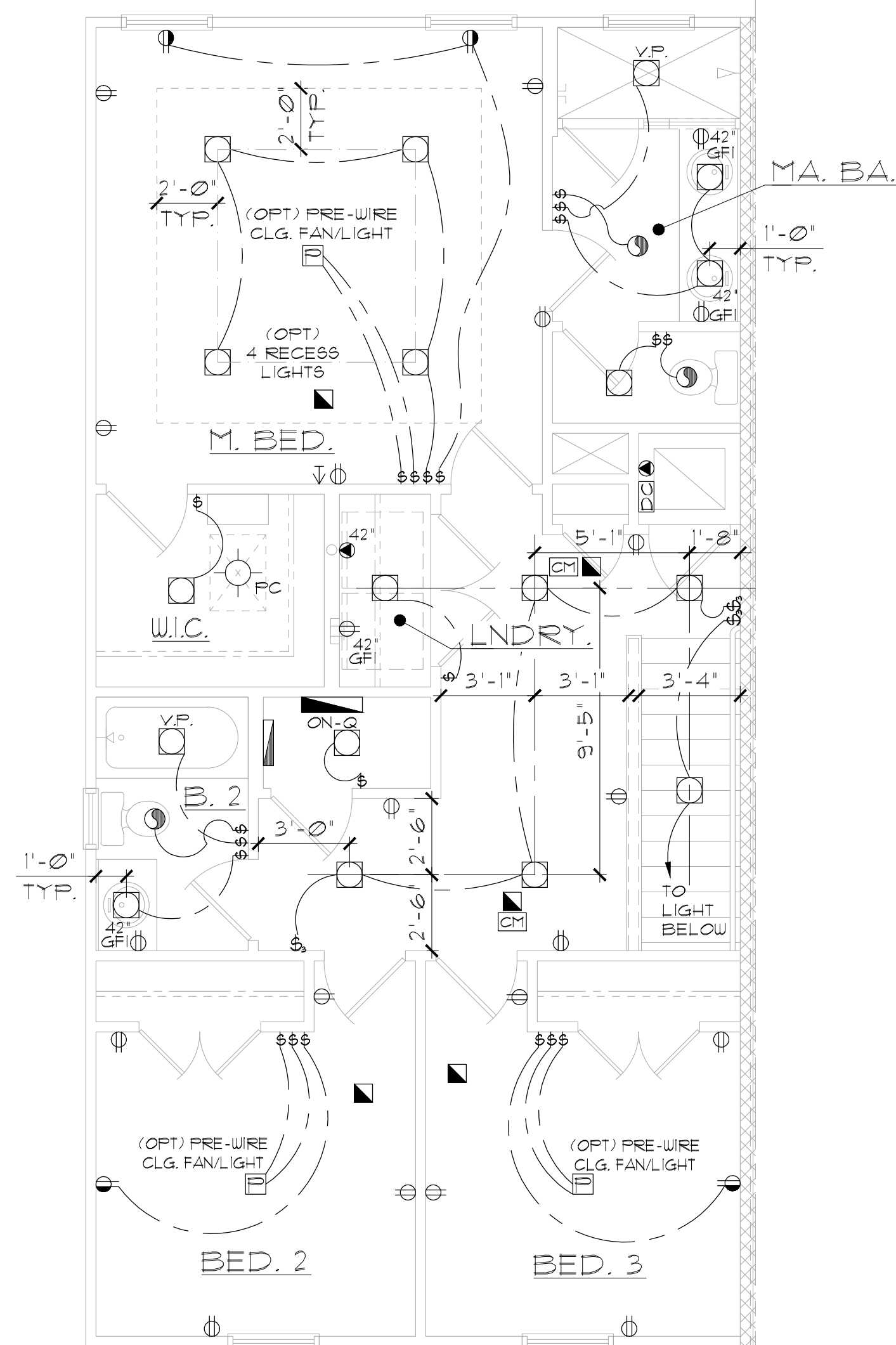
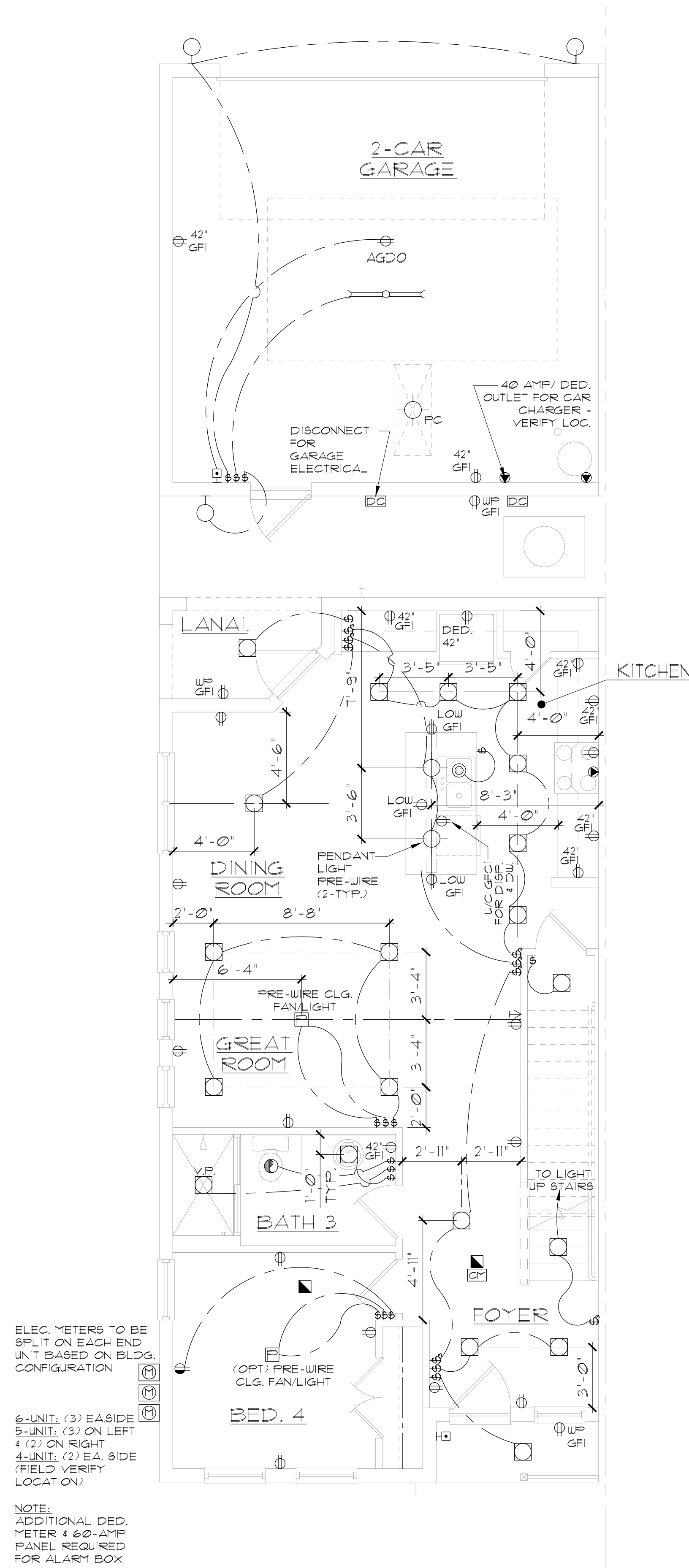
ELECTRICAL LEGEND			
	SINGLE POLE SWITCH		OUTLET, PHONE
	THREE WAY SWITCH		INTERCOM
	OUTLET 110-115		CHIMES
	OUTLET 110-115, SPLIT WIRED		SMOKE DETECTOR/SMOKE
	OUTLET 110-115, w/ USB		ALARM w/ INTEGRATED SOUNDER BASE
	OUTLET 110-115, CEILING MOUNTED		CARBON MONOXIDE
	OUTLET 110-115, FLOOR MOUNTED		FUSH BUTTON
	SPECIAL PURPOSE 220-240		EXHAUST FAN
	LIGHT FIXTURE, CEILING MOUNTED		EX. FAN/LIGHT COMBO
	LIGHT FIXTURE, WALL MOUNTED		DISPOSAL
	LED LIGHT FIXTURE, RECESSED		ON-OFF PANEL
	LIGHT FIXTURE, RECESSED ADJUST.		ELECTRICAL PANEL
	LIGHT FIXTURE, PULL CHAIN		CEILING FAN PREWIRE
	LED LIGHT FIXTURE, FLUORESCENT		CEILING FAN INSTALL
	LIGHT FIXTURE, EXTERIOR FLOODS		ELEC. JUNCTION BOX
	LIGHT FIXTURE, EMERGENCY EXIT		THERMO-ISTAT
	LIGHT FIXTURE, EXIT/BACKUP		DISCONNECT SWITCH
	OUTLET, TV/CABLE		ELEC. POWER METER
ELECTRICAL DEVICES		ABOVE FIN. FLR.	

<u>ELECTRICAL DEVICES</u>	<u>ABOVE FIN. FLR</u>
SWITCHES AND WALL OUTLETS OVER COUNTERS	48" TO CL.
REMAINING SWITCHES	48" TO CL.
WALL OUTLETS	12" TO CL.
TELEPHONE OUTLETS	12" TO CL.
TELEVISION OUTLETS	12" TO CL.
EXTERIOR GFIS	12" TO CL.
GARAGE GFIS (ABOVE GARAGE FLOOR)	48" TO CL.
THERMOSTAT	54" TO CL.
DOOR BELL CHIMES	84" TO CL.
DOOR BELL RATION	84" TO CL.
KITCHEN HOOD FAN "WHIP"	LEVEL W/ DOOR SILL
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	16" TO CL.
KITCHEN DISHWASHER RECEPTACLE	UNDER SINK
KITCHEN SINK	24" TO CL.
KITCHEN REFRIGERATOR	48" TO CL.
WASHER/DRYER OUTLET	36" TO CL.
HOLLYWOOD LIGHTS	84" TO CL.

CL. = CENTER LINE

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

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



UTILITY PLANS
TYLER MODEL

$$1/8'' = 1'' - \emptyset'' \quad (11 \times 17) \quad 1/4'' = 1'' - \emptyset'' \quad (22 \times 34)$$

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	SCALE: AS NOTE	
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SHEET:		

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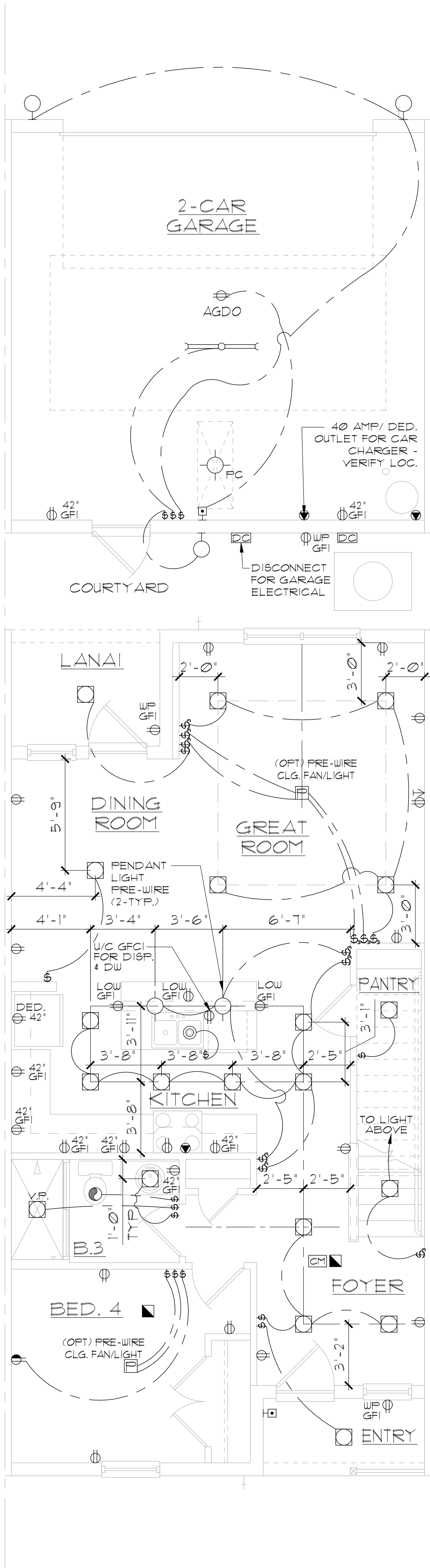
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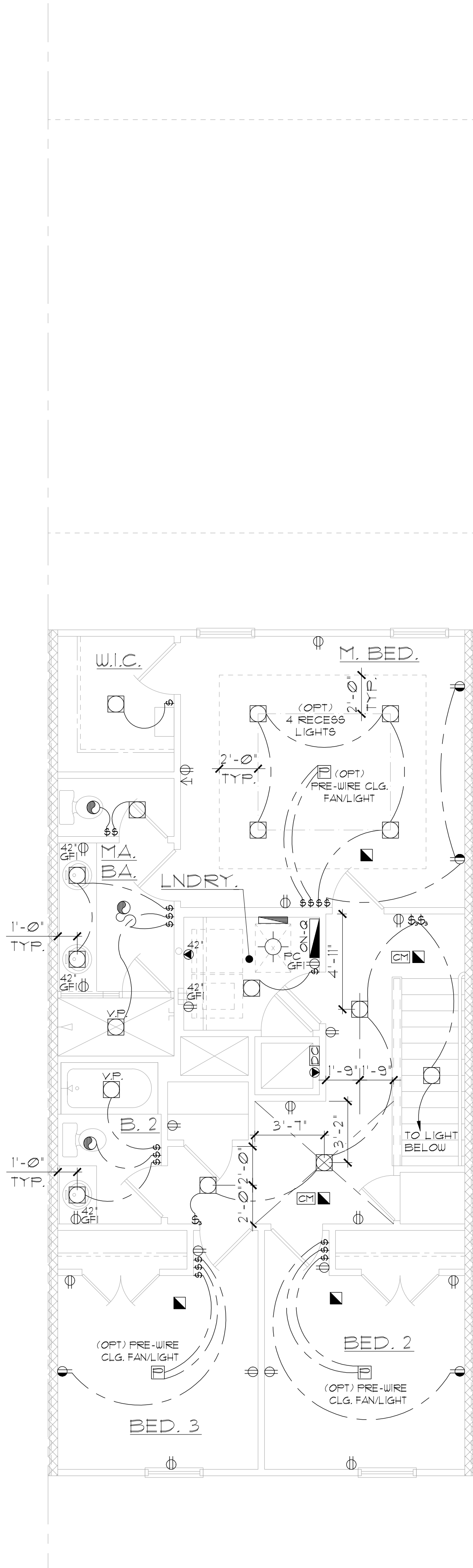
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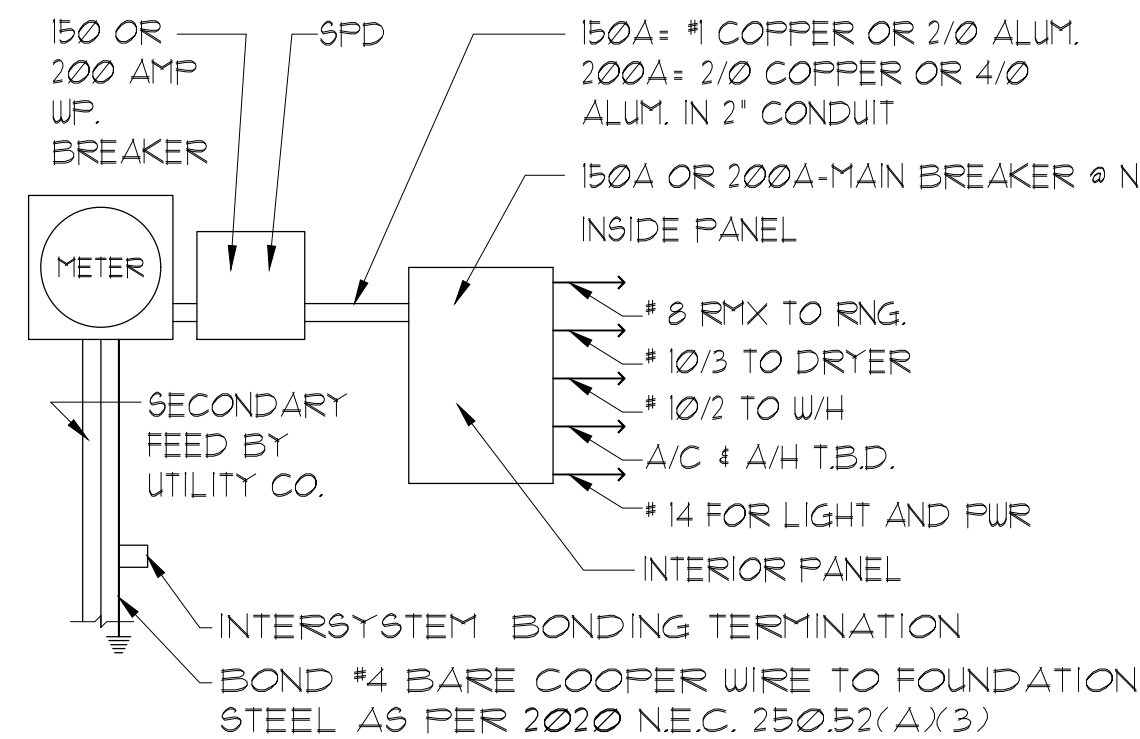
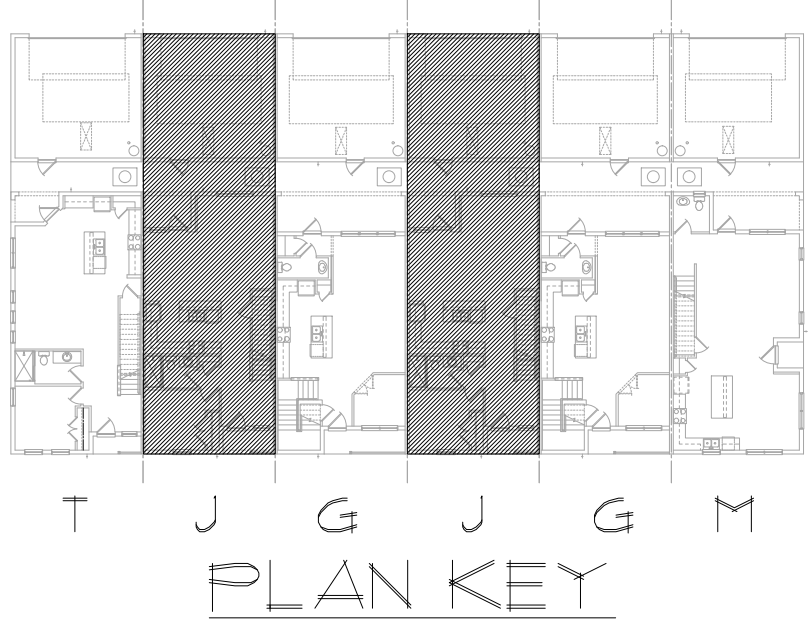
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JACKSON
LOTS #XX & #XX



JACKSON
LOTS #XX & #XX



ELECTRICAL RISER DIAGRAM

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

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

ELECTRICAL LEGEND

⚡ SINGLE POLE SWITCH	☎ OUTLET, PHONE
⚡ THREE WAY SWITCH	☎ INTERCOM
⚡ OUTLET 10-115	☎ CHIMES
⚡ OUTLET 10-115, SPLIT WIRED	☎ SMOKE DETECTOR/SMOKE ALARM W/ INTEGRATED SOUNDER BASE
⚡ OUTLET 10-115, W/ USB	☎ CARBON MONOXIDE
⚡ OUTLET 10-115, CEILING MOUNTED	☎ PUSH BUTTON
⚡ OUTLET 10-115, FLOOR MOUNTED	☎ EXHAUST FAN
⚡ SPECIAL PURPOSE 220-240	☎ EX. FAN/LIGHT COMBO
⚡ LIGHT FIXTURE, CEILING MOUNTED	☎ DISPOSAL
⚡ LIGHT FIXTURE, WALL MOUNTED	☎ ON-O PANEL
⚡ LED LIGHT FIXTURE, RECESSED	☎ ELECTRICAL PANEL
⚡ LIGHT FIXTURE, RECESSED ADJUST.	☎ CEILING FAN, PREWIRE
⚡ LIGHT FIXTURE, PULL CHAIN	☎ CEILING FAN, INSTALL
⚡ LED LIGHT FIXTURE, FLUORESCENT	☎ ELEC. JUNCTION BOX
⚡ LIGHT FIXTURE, EXTERIOR FLOODS	☎ THERMOSTAT
⚡ LIGHT FIXTURE, EMERGENCY EXIT	☎ DISCONNECT SWITCH
⚡ LIGHT FIXTURE, EXIT/BACKUP	☎ ELEC. POWER METER
⚡ OUTLET, TV/CABLE	

ELECTRICAL DEVICES ABOVE FIN. FLR.

SWITCHES AND WALL OUTLETS OVER COUNTERS	48" TO C.L.
REMAINING SWITCHES	48" TO C.L.
WALL OUTLETS	48" TO C.L.
TELEPHONE OUTLETS	48" TO C.L.
TELEVISION OUTLETS	48" TO C.L.
EXTERIOR GFI'S	48" TO C.L.
GARAGE GFI'S (ABOVE GARAGE FLOOR)	48" TO C.L.
DOOR BELL CHIMES	48" TO C.L.
DOOR BELL BUTTON	48" TO C.L.
KITCHEN HOOD FAN W/HP	66" TO C.L.
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	66" TO C.L.
KITCHEN DISHWASHER RECEPTACLE	66" TO C.L.
KITCHEN REFRIGERATOR	48" TO C.L.
WASHER/DRYER OUTLET	36" TO C.L.
HOLLYWOOD LIGHTS	84" TO C.L.

C.L. = CENTER LINE

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

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

UTILITY PLANS
JACKSON MODEL
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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

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6-UNIT: TYLER, JACKSON, GRANT, JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

REVISIONS

DELTA # DATE

DATE: XX-XX-25

SCALE: AS NOTED

DRAWN: MR

SHEET: E2

ITEG

THOMPSON ENGINEERING GROUP, INC.

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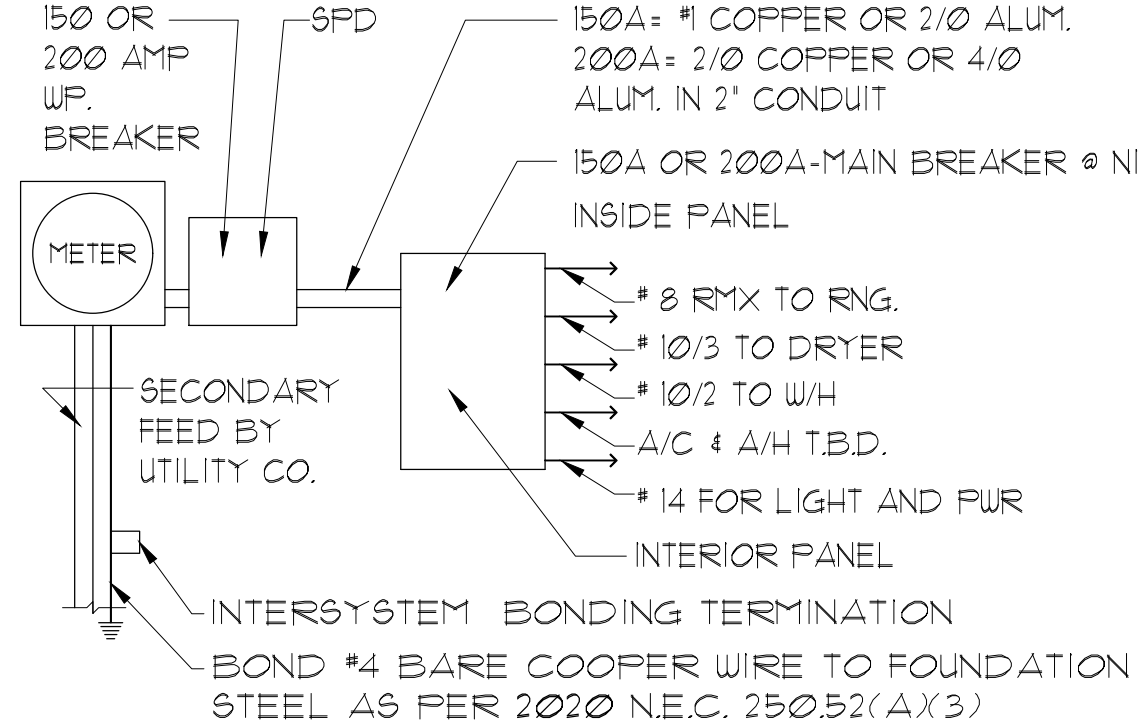
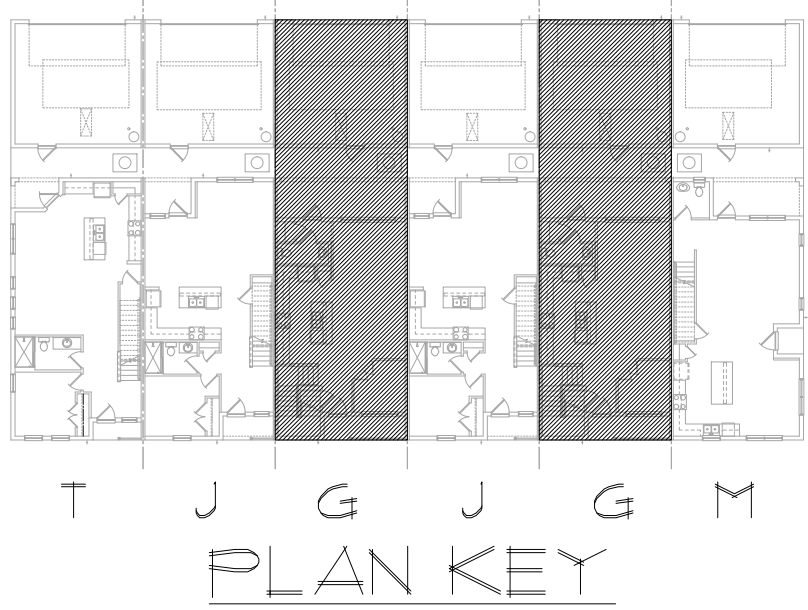
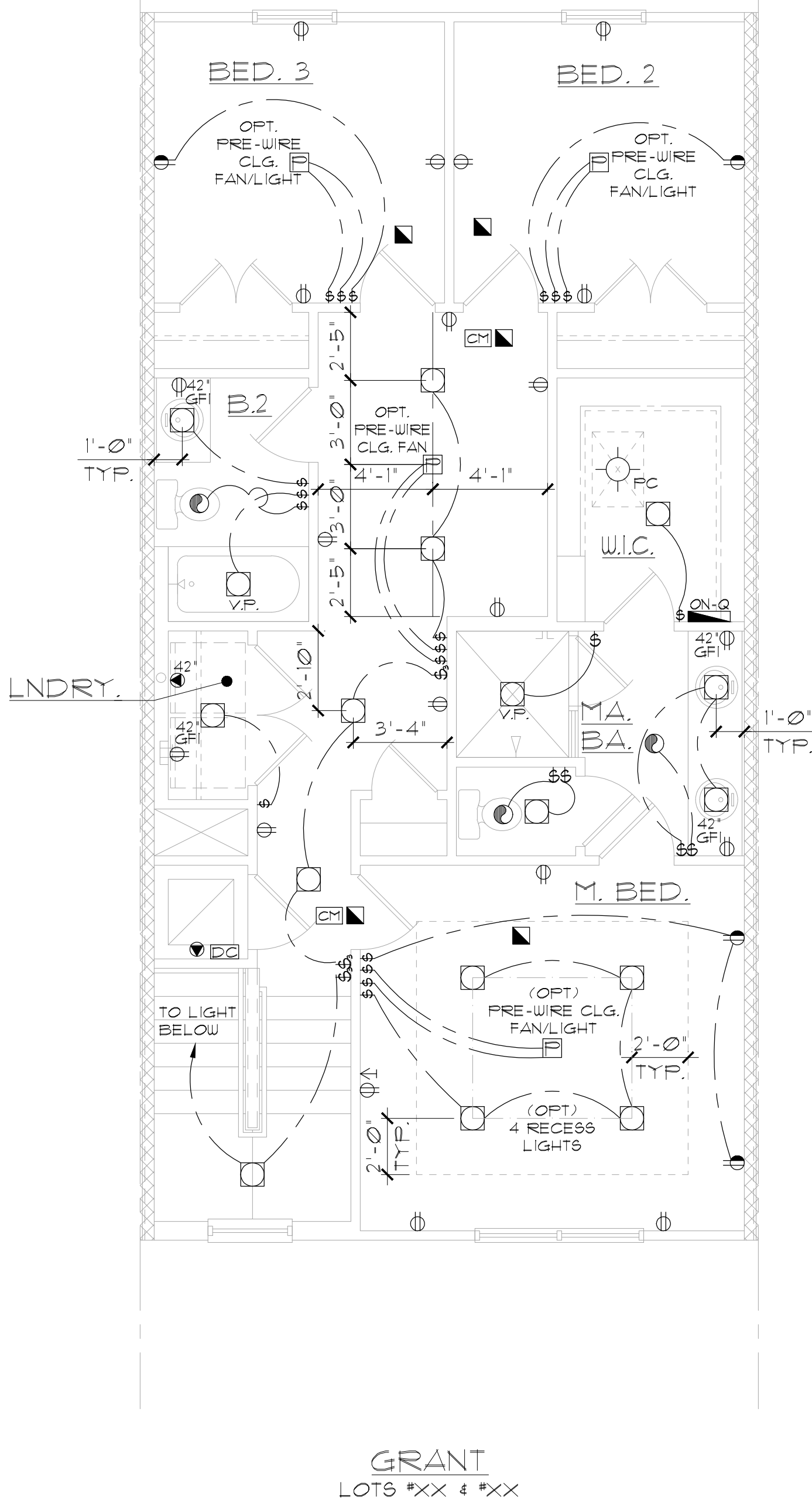
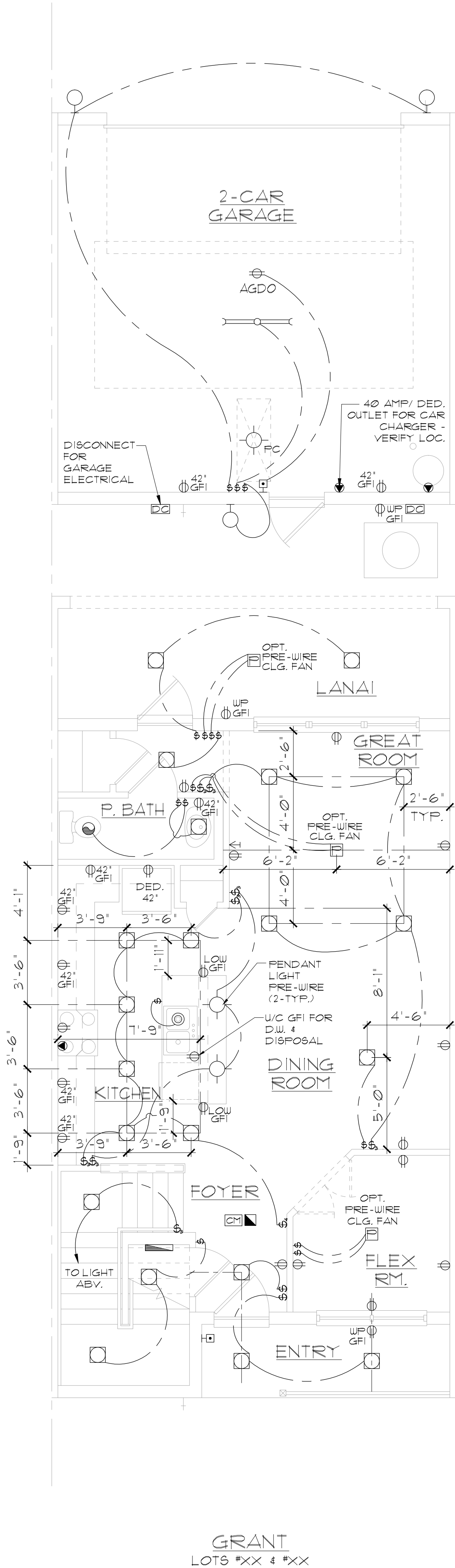
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A DIVISION OF PARK SQUARE ENTERPRISES, INC.

5200 Vineland Road, Suite 200 Orlando, Florida 32811

Phone: (407) 529 - 3000



ELECTRICAL RISER DIAGRAM

- NOTES:
- ELECTRICAL MATERIALS AND INSTALLATIONS SHALL COMPLY W/ APPLICABLE PROVISIONS OF THE NATIONAL ELEC. CODE 250.52(A)(1) TO (6), NFPA 70 LOCAL CODES, AND THE LOCAL POWER UTILITY COMPANY.
 - ALL SERVICES SUPPLYING DWELLING UNITS SHALL BE PROVIDED WITH A SURGE-PROTECTION DEVICE (9FD) THE 9FD SHALL BE A TYPE 1 OR TYPE 2 9FD.
 - SEE GENERAL NOTES PAGE FOR ADDITIONAL INFORMATION.

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

ELECTRICAL LEGEND

⊕ SINGLE POLE SWITCH	◀ OUTLET, PHONE
⊕ THREE WAY SWITCH	◻ INTERCOM
⊕ OUTLET 10-115	⊕ CHIMES
⊕ OUTLET 10-115, SPLIT WIRED	⊕ SMOKE DETECTOR/SMOKE ALARM W/ INTEGRATED SOUNDER BASE
⊕ OUTLET 10-115, W/ USB	⊕ CARBON MONOXIDE
⊕ OUTLET 10-115, CEILING MOUNTED	⊕ PUSH BUTTON
⊕ OUTLET 10-115, FLOOR MOUNTED	⊕ EXHAUST FAN
⊕ SPECIAL PURPOSE 220-240	⊕ EX. FAN/LIGHT COMBO
⊕ LIGHT FIXTURE, CEILING MOUNTED	⊕ DISPOSAL
⊕ LIGHT FIXTURE, WALL MOUNTED	⊕ ON-O PANEL
⊕ LED LIGHT FIXTURE, RECESSED	⊕ ELECTRICAL PANEL
⊕ LIGHT FIXTURE, RECESSED ADJUST.	⊕ CEILING FAN, PREWIRE
⊕ LIGHT FIXTURE, PULL CHAIN	⊕ CEILING FAN, INSTALL
⊕ LED LIGHT FIXTURE, FLUORESCENT	⊕ ELEC. JUNCTION BOX
⊕ LIGHT FIXTURE, EXTERIOR FLOODS	⊕ THERMOSTAT
⊕ LIGHT FIXTURE, EMERGENCY EXIT	⊕ DISCONNECT SWITCH
⊕ LIGHT FIXTURE, EXIT/BACKUP	⊕ ELEC. POWER METER
⊕ OUTLET, TV/CABLE	

ELECTRICAL DEVICES ABOVE FIN. FLR.

SWITCHES AND WALL OUTLETS OVER COUNTERS	48" TO C.L.
REMAINING SWITCHES	48" TO C.L.
WALL OUTLETS	48" TO C.L.
TELEPHONE OUTLETS	48" TO C.L.
TELEVISION OUTLETS	48" TO C.L.
EXTERIOR GFI'S	48" TO C.L.
GARAGE GFI'S (ABOVE GARAGE FLOOR)	48" TO C.L.
THERMOSTAT	54" TO C.L.
DOOR BELL CHIMES	84" TO C.L.
DOOR BELL BUTTON	LEVEL W/ DOOR HANDLE
KITCHEN HOOD FAN WHIP	66" TO C.L.
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	16" TO C.L.
KITCHEN DISHWASHER RECEPTACLE	UNDER SINK
KITCHEN RANGE	24" TO C.L.
KITCHEN REFRIGERATOR	48" TO C.L.
WASHER/DRYER OUTLET	36" TO C.L.
HOLLYWOOD LIGHTS	84" TO C.L.

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

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

UTILITY PLANS

GRANT MODEL

LOT: 0000-0000, (COMMUNITY) TOWNHOMES, BUILDING #?

6-UNIT: TYLER, JACKSON, GRANT, JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

REVISIONS

DELTA #	DATE

DATE: XX-XX-25

SCALE: AS NOTED

DRAWN: MR

SHEET: E3

ITEG THOMPSON ENGINEERING GROUP, INC.

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Phone: (407) 529 - 3000

Park Square HOMES

UTILITY PLANS

GRANT MODEL

2-CAR GARAGE

AGDO

FC

40 AMP/DED. OUTLET FOR CAR CHARGER - VERIFY LOC.

DISCONNECT FOR GARAGE ELECTRICAL

BATH

LANAI

OPT. PRE-WIRE CLG. FAN

GREAT ROOM

OPT. PRE-WIRE CLG. FAN

ENTRY

DINING ROOM

KIT.

PENDANT LIGHT PRE-WIRE (2-TYP.)

TO LIGHT ABV.

ELEC. METERS TO BE SPLIT ON EACH END UNIT BASED ON BLDG. CONFIGURATION

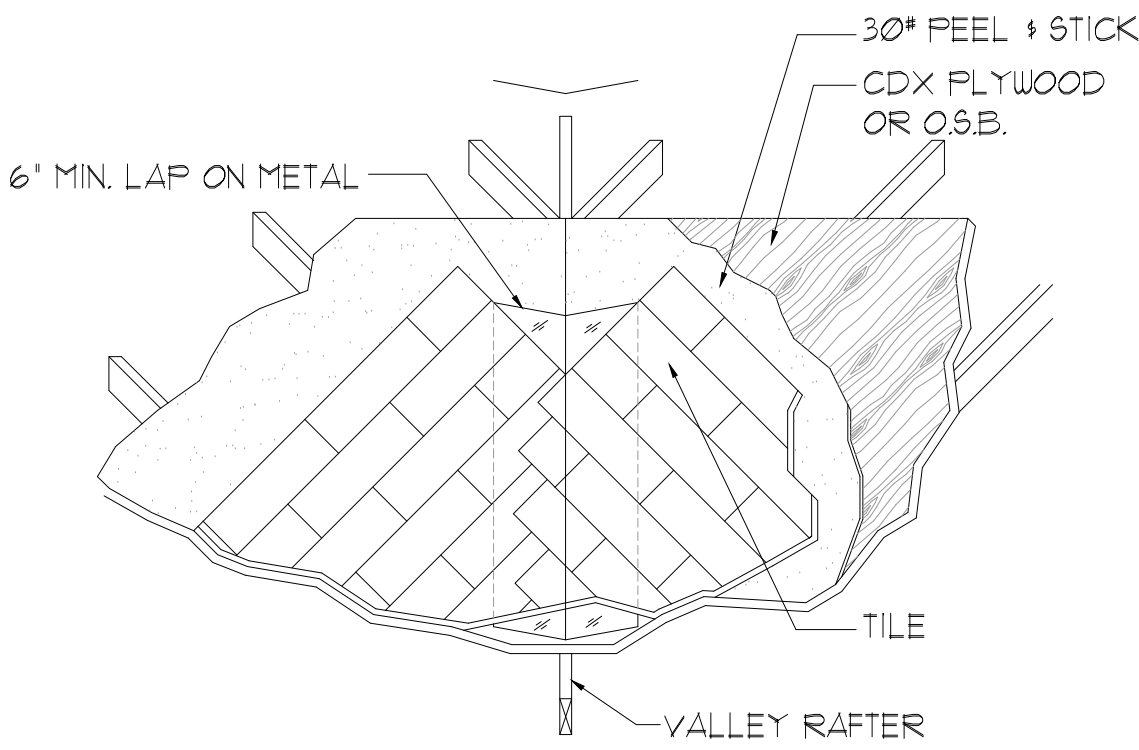
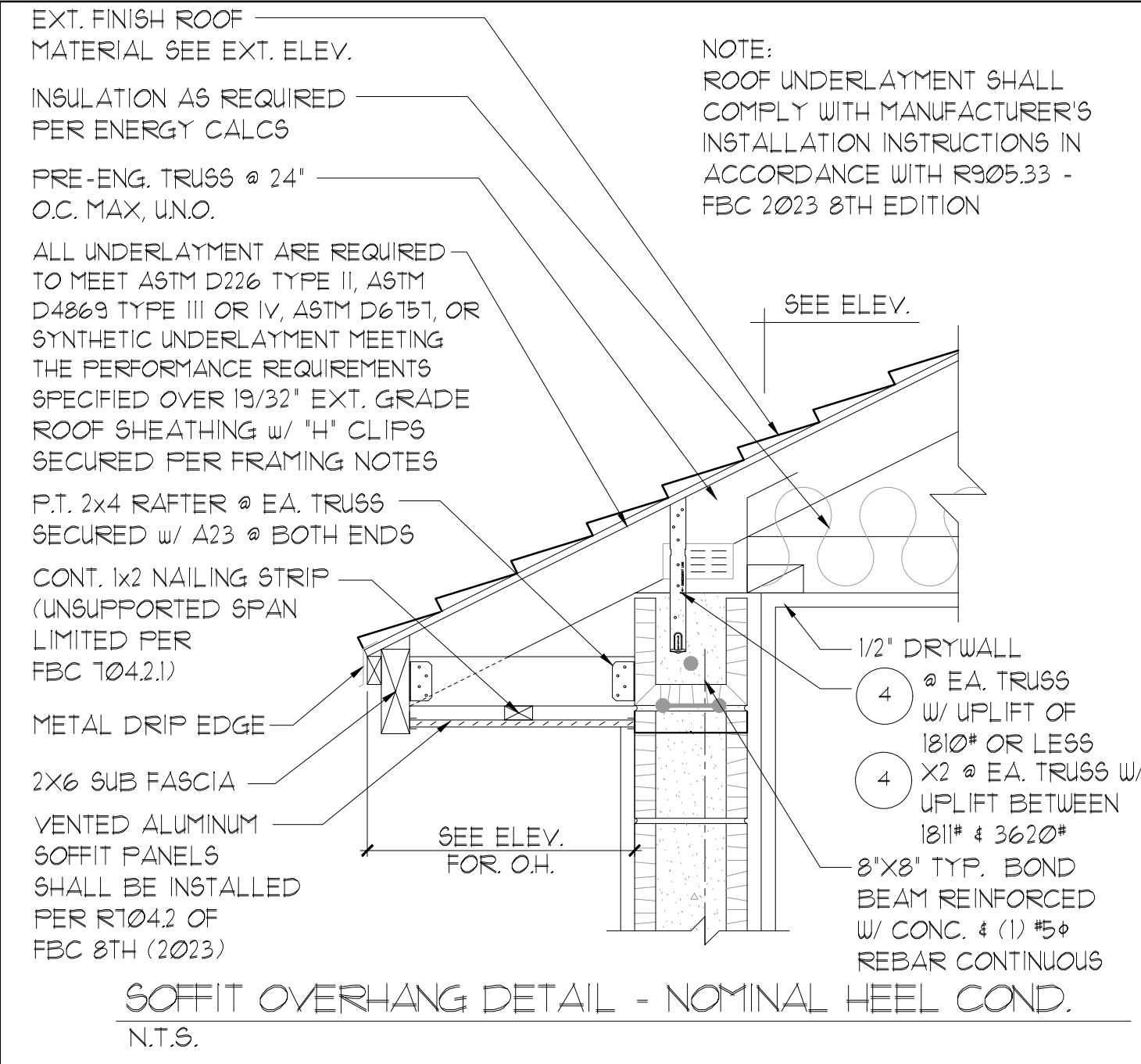
6-UNIT: (3) EA/SIDE
8-UNIT: (3) ON LEFT
1 (2) ON RIGHT
4-UNIT: (2) EA. SIDE
(FIELD VERIFY LOCATION)

MONROE
LOT #XX

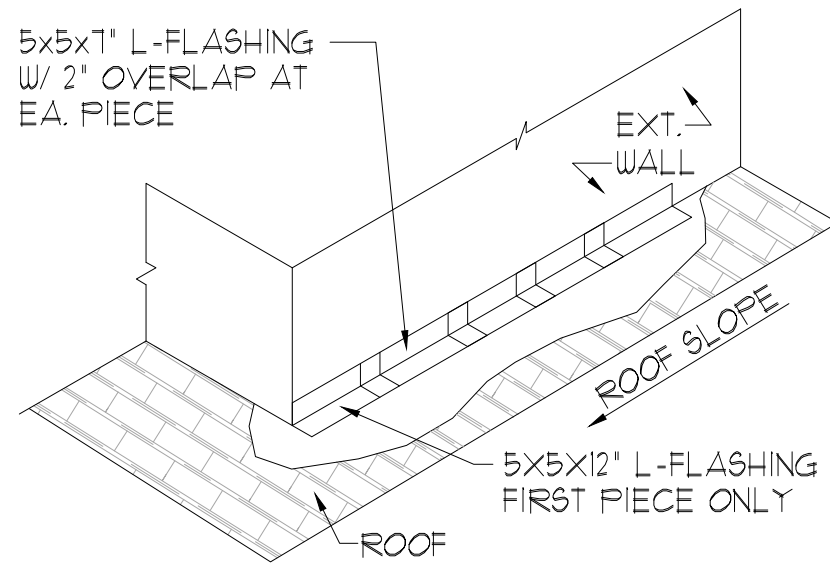


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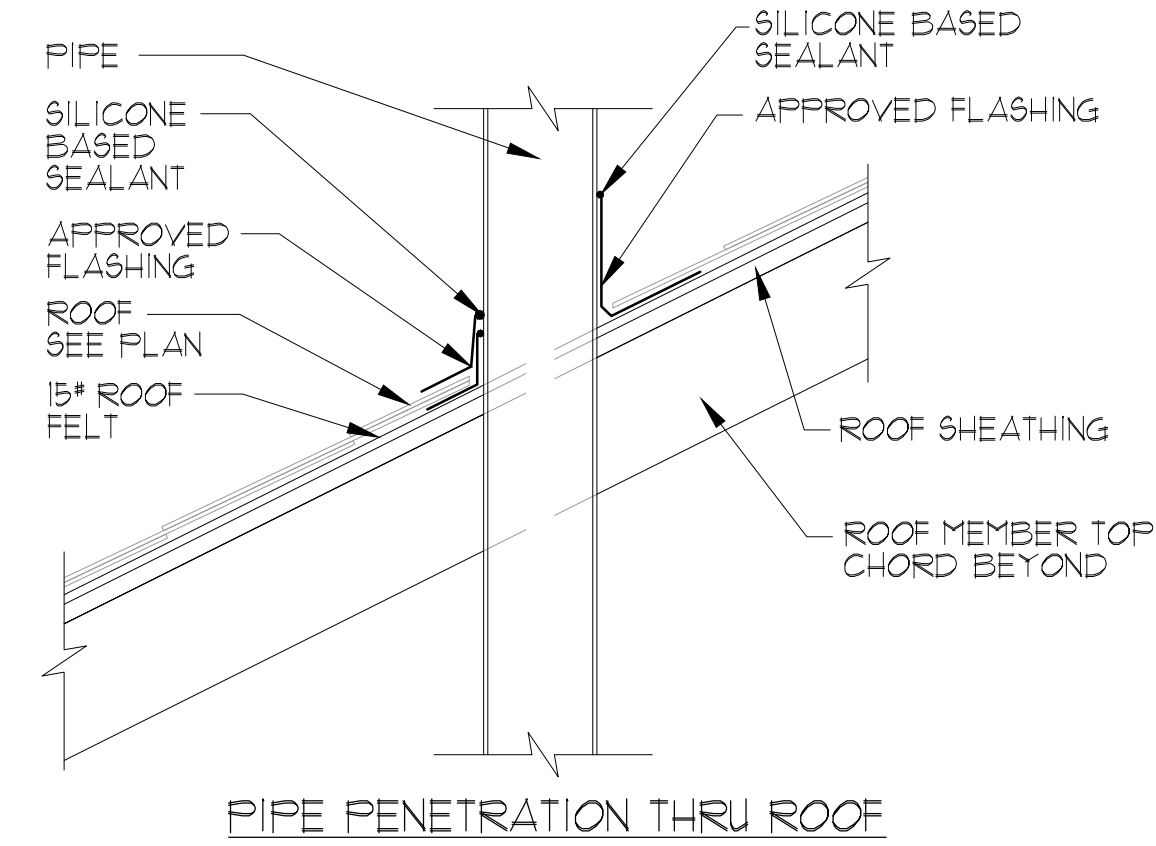
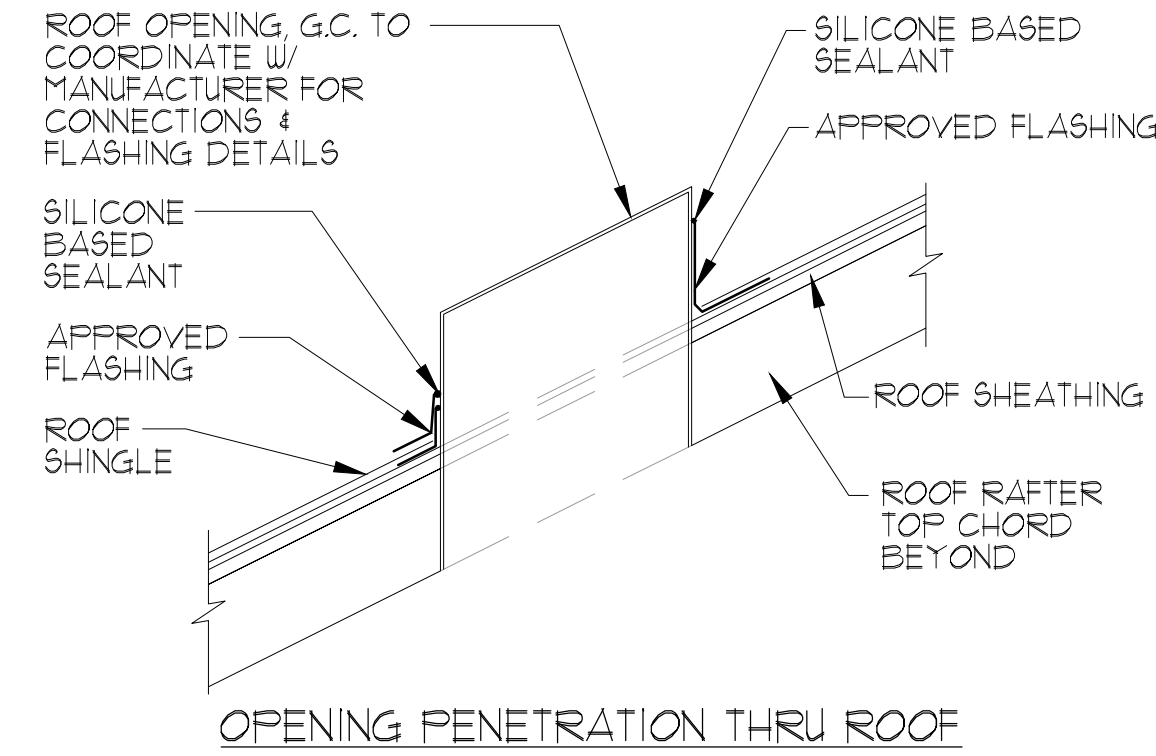
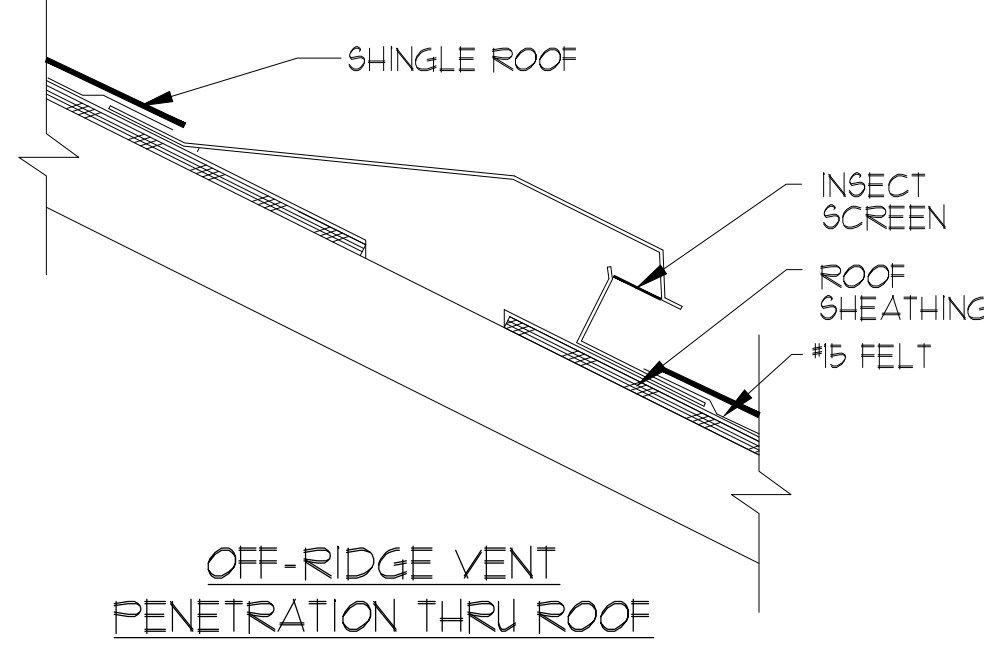
TEG
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www.tegfl.com



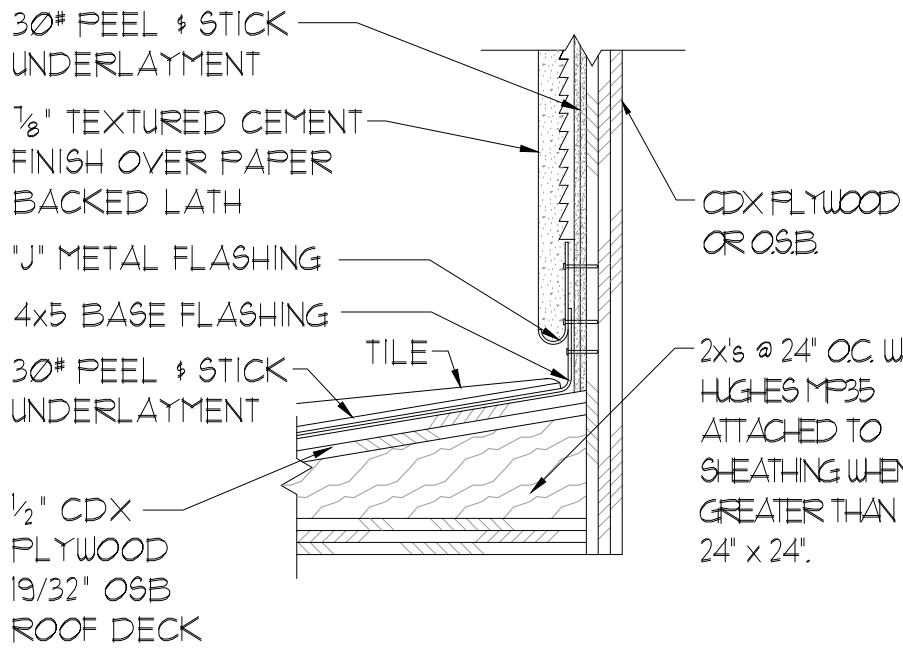
VALLEY FLASHING DETAIL
R303.2 Locations. N.T.S.
Flashings shall be installed at wall and roof intersections, wherever there is a change in roof slope or direction and around roof openings. Where flashing is of metal, the metal shall be corrosion resistant with a thickness of not less than provided in Table R303.2.1. OR IN COMPLIANCE WITH R45 III.



FLASHING DETAIL TO COMPLY WITH R303.2 OF THE FBC 2023 - 8TH ED.
STEP WALL FLASHING
N.T.S.



ROOF PENETRATION DETAIL
SCALE: N.T.S.



ROOF TO WALL FLASHING DETAIL
N.T.S.

THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 8th EDITION, 2023 OF THE FLORIDA BUILDING CODE-RESIDENTIAL AND IS CERTIFIED AS SUCH
LOT: 0000, COMMUNITY
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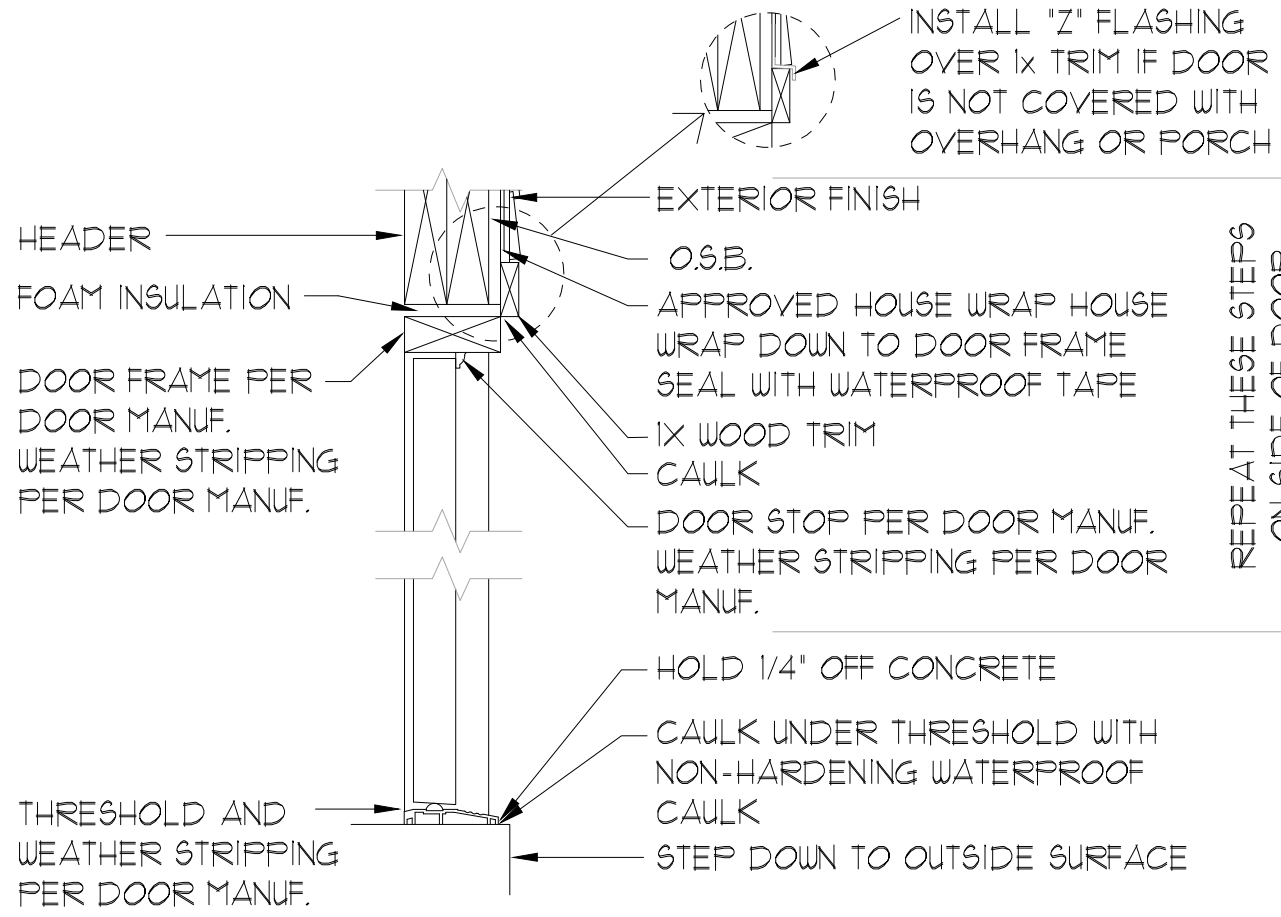
DETAILS

DETAILS

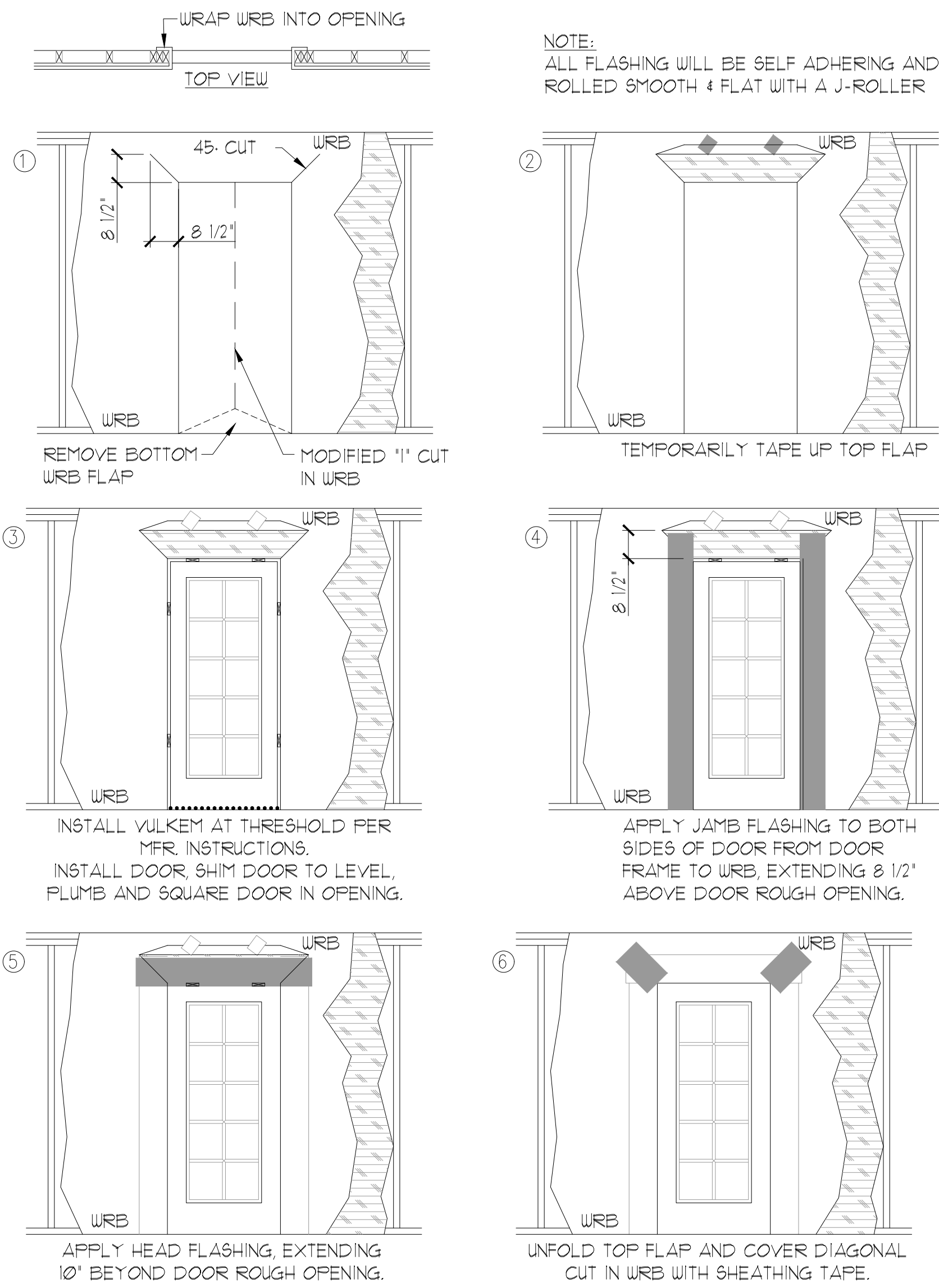
REVISIONS	
DELTA #	DATE
DATE: XX-XX-24	
SCALE: AS NOTED	
DRAWN: MR	
SHEET:	

AD1

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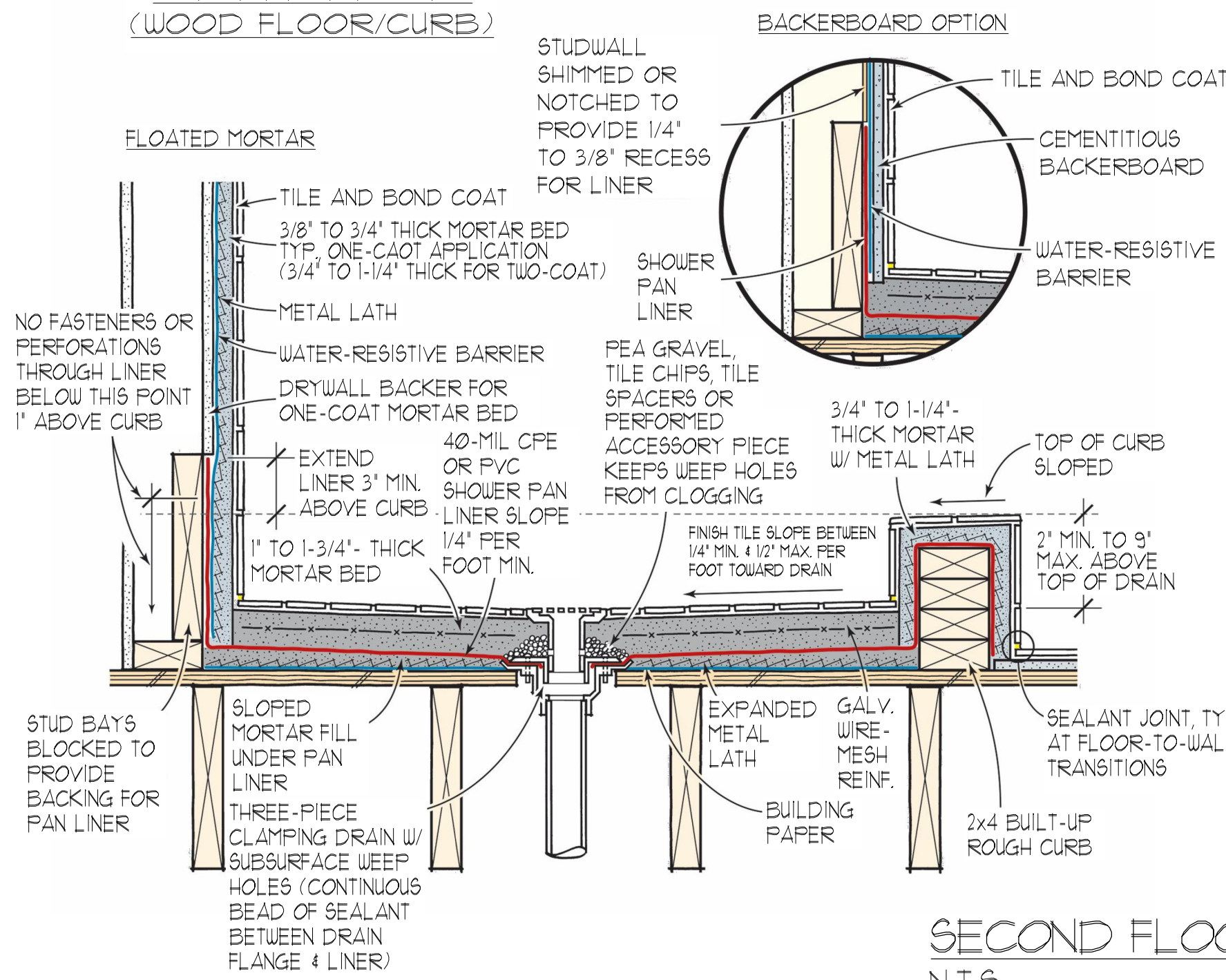


TYPICAL DOOR FLASHING
N.T.S.

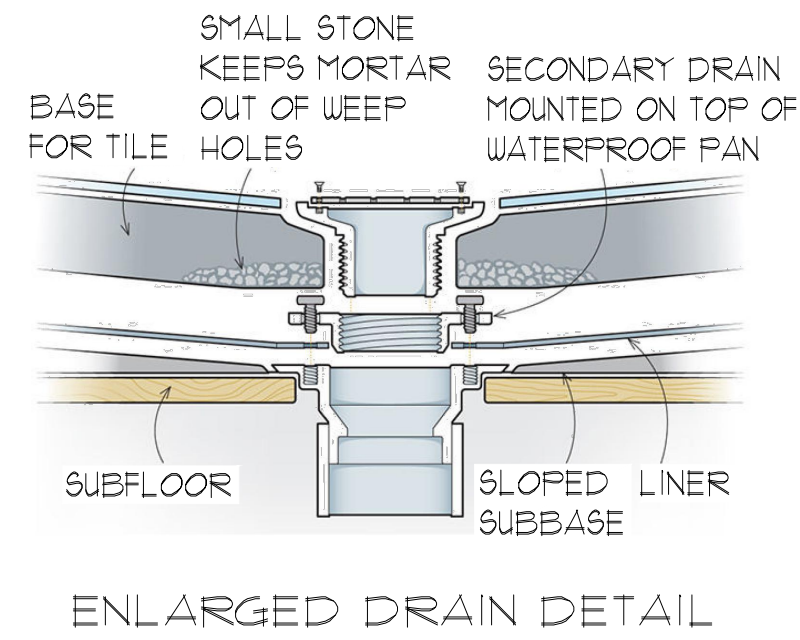


EXTERIOR DOOR FLASHING
N.T.S.

MUD BED DETAILS
(WOOD FLOOR/CURB)



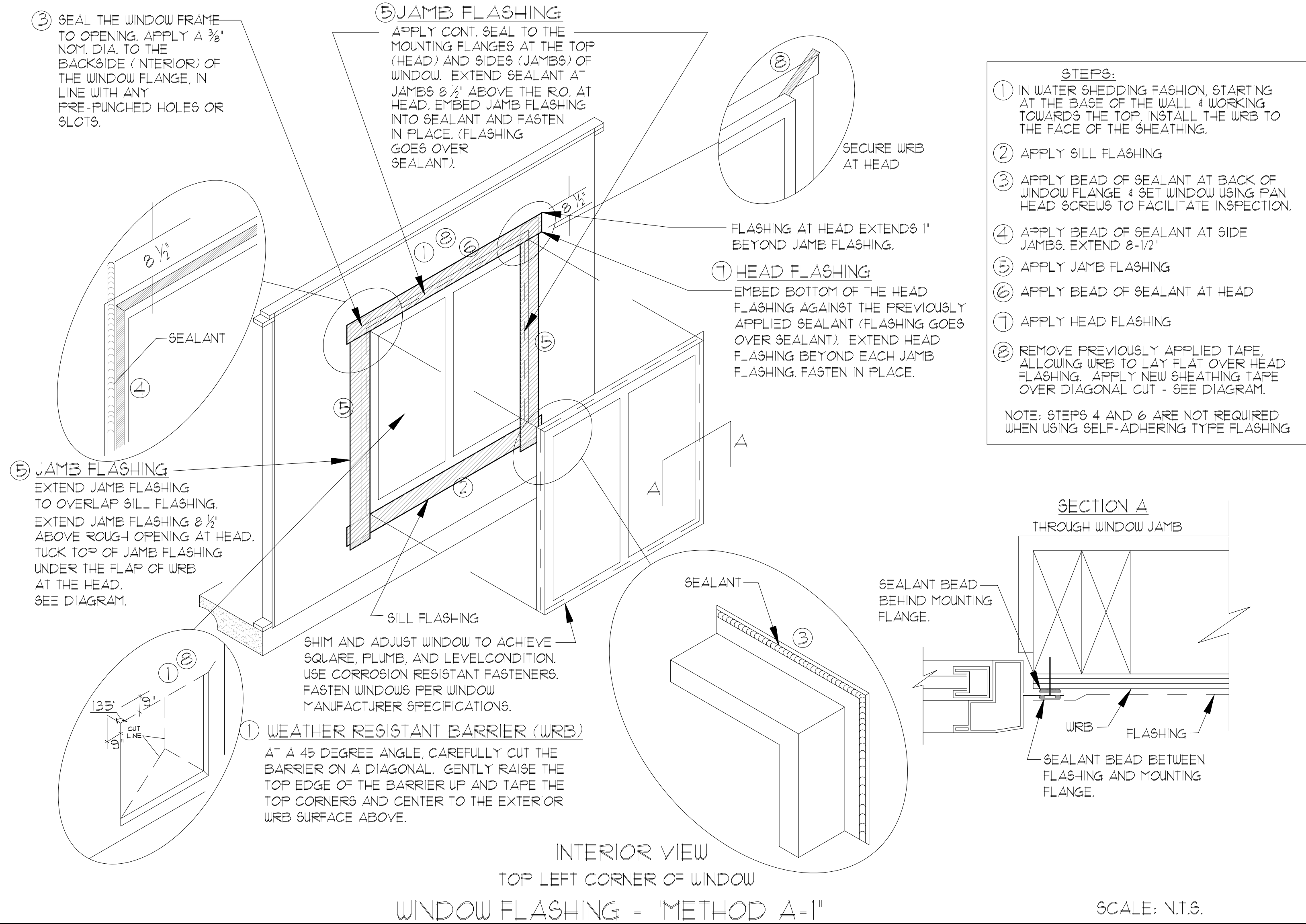
SECOND FLOOR SHOWER DETAIL
N.T.S.



ENLARGED DRAIN DETAIL

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

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



THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 8th EDITION, 2003 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH.

LOT: 0000, COMMUNITY

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www.itec.com

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ENTERPRISES, INC.
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Orlando, Florida 32811
Phone: (407) 529 - 3000

DETAILS

DETAILS

REVISIONS	
DELTA #	DATE
DATE: XX-XX-24	
SCALE: AS NOTED	
DRAWN: MR	
SHEET:	

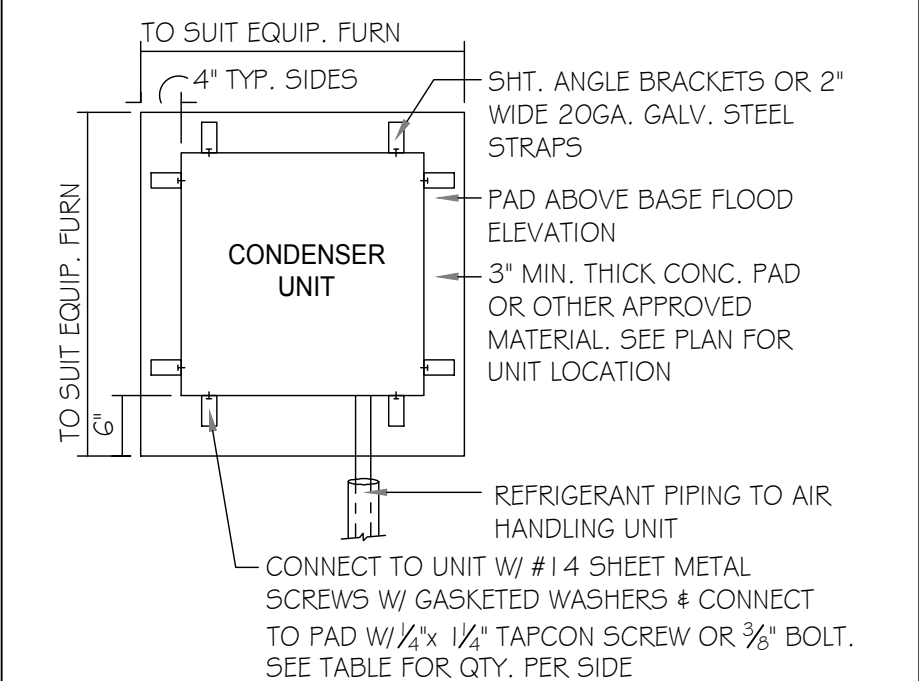
AD2

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 ARCHITECTS AND/OR TO THE ENGINEER OF RECORD'S (EOR) ATTENTION AND NECESSARY ADJUSTMENTS MADE PER THEIR INSTRUCTIONS.

FIELD REPAIR NOTES

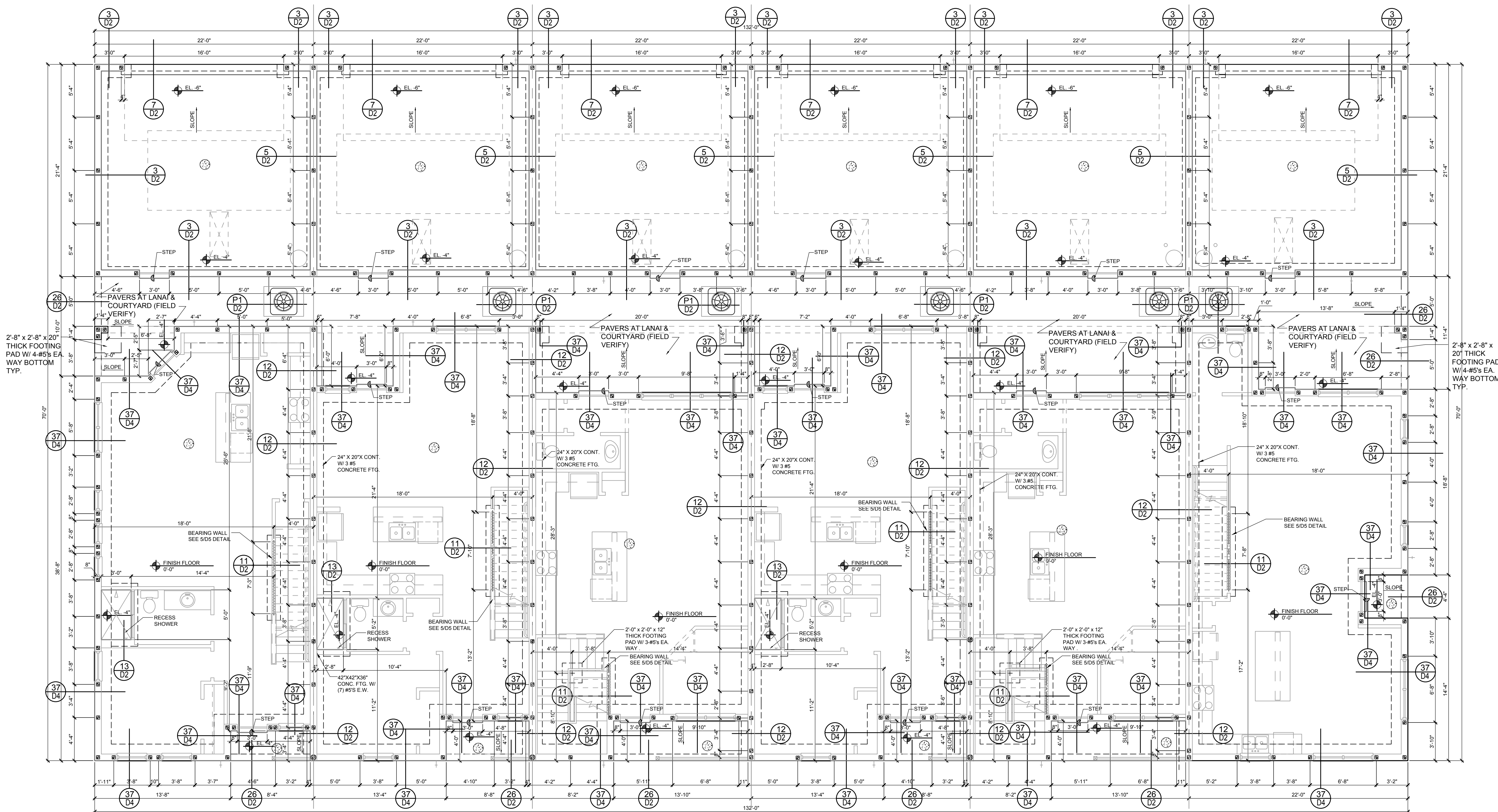
- 1- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEK PROPOXY 300 OR SIMPSON SET OR EITF ADHESIVES.
- 2- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1 1/4" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 1 1/4" - REQUIRE SPECIAL ENGINEERING LETTER.
- 3- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3' AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MT5 12 @ TOP AND BOTTOM PLATE.



1 COND. ANCHOR DETAIL
N.T.S.

FOUNDATION NOTES

1. CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
2. ■ DENOTES FILL CELL REINF. W/ CONC. W/ (1) #5 REBAR, GRADE CO. ■ DENOTES FILL CELL REINF. W/ CONC. W/ (2) #5 REBAR, GRADE CO.
3. ○ DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 2500 P.S.I., 4" THICK WITH 6X6 10/10 GAUGE REINFORCING MAT. W/ MIN. 1" COVER TERMITE TREATED SOIL WITH 0.006mm (6mil) POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL. W/IF SHALL BE PLACED IN MIDDLE TO UPPER THIRD OF SLAB AND SUPPORTED ON APPROVED SLAB BOLSTERS. *FIBER MESH REINFORCEMENT MAY USED AS ALTERNATIVE TO W/RE.
4. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
5. WATER HEATER TAP 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 APPROVED 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 TERMIDE.
9. BORA-CARE TO BE APPLIED ON INTERIOR WALLS W/ MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS, PURSUANT FLORIDA BUILDING CODE LATEST EDITION.
10. WOOD STAIRS STRINGERS IN CONTACT WITH CONCRETE SHALL BE PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER OR SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD PER FBC R317.1.



Foundation Plan

SCALE 3/16" = 1'-0"

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

LOTS: 0000-0000, (COMMUNITY) TOWNHOMES, BUILDING #1?

REVISIONS	
DELTA #	DATE
DATE: XX-XX-25	
SCALE: AS NOTED	
DRAWN: MR	
SHEET:	
S1	

6-UNIT: TYLER, JACKSON, GRANT,
JACKSON, GRANT, MONROE
70' REAR LOAD TOWNHOMES

FOUNDATION PLAN

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

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4401 Vineland Road Suite A6 Orlando, FL 32811
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CAST CRETE / LOTTS / WEKIWA / FLORIDA ROCK PRECAST LINTEL SCHEDULE			
LINTEL NO.	LENGTH	TYPE	COMMENTS
L-1	17'-4"	8F24-1B/1T	GARAGE DOOR
L-2	4'-6"	8R12-1B/1T	GARAGE/FRONT DOOR
L-3	4'-6"	8F16-1B/1T	VARIES
L-4	4'-0"	8F16-1B/1T	VARIES
L-5	7'-6"	8F16-1B/1T	(2) 3050 S.H.
L-6	10'-6"	8F16-1B/1T	VARIES
L-7	3'-6"	8F16-1B/1T	VARIES
L-8	6'-6"	8F16-1B/1T	VARIES
L-9	15'-4"	8F16-1B/1T	VARIES
L-10	21'-4"	8F16-1B/1T	VARIES
L-11	9'-4"	8F16-1B/1T	VARIES (C.T.F.)
L-12	5'-4"	8F16-1B/1T	VARIES

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

		SAFE LOAD - POUNDS PER LINEAR FOOT											
LENGTH		TYPE	8F8-08	8F12-08	8F16-08	8F20-08	8F24-08	8F28-08	8F32-08	8F8-18	8F12-18	8F16-18	8F20-18
3'-6" (42")	PRECAST	2231	3069	3719	5163	6607	8054	9502	10951	3069	4605	6113	7647
4'-0" (48")	PRECAST	1966	2561	2751	3820	4880	5961	7034	8107	2561	3820	4880	5961
4'-6" (54")	PRECAST	1599	2633	4605	6113	7547	8974	10394	11809	1969	2710	2931	3753
5'-4" (64")	PRECAST	1217	2189	4375	6113	7547	8672	10294	11809	1349	1438	1999	2560
5'-10" (70")	PRECAST	1062	1663	3090	5365	7547	8734	10394	11809	1105	1173	1631	2090
6'-6" (78")	PRECAST	908	1451	2622	4360	7168	8635	10394	11809	1238	2177	3480	5361
7'-6" (90")	PRECAST	743	1238	2177	3480	5361	6300	10394	8625	699	1160	1625	2544
9'-4" (112")	PRECAST	554	1011	1729	2632	2205	2688	3191	3685	752	1245	1843	2564
10'-6" (126")	PRECAST	475	899	1160	1625	2544	3486	2818	3302	535	890	1247	2093
11'-4" (136")	PRECAST	362	643	1022	1533	2293	2781	3443	4754	582	945	1366	1846
12'-0" (144")	PRECAST	337	540	873	1254	1684	2193	2805	3552	540	873	1254	1684
13'-4" (160")	PRECAST	296	471	755	1075	1428	1838	2316	2883	471	755	1075	1428
14'-0" (168")	PRECAST	279	424	706	1002	1326	1697	2127	2630	NR	NR	NR	NR
14'-8" (176")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR	458	783	1370	1862
15'-4" (184")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
17'-4" (208")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
19'-4" (232")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
21'-4" (256")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
22'-0" (264")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
24'-0" (288")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GRADE 40 FIELD ADDED REBAR.
SAFE UPLIFT LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS

		SAFE LOAD - POUNDS PER LINEAR FOOT											
LENGTH		TYPE	8F8-11	8F12-11	8F16-11	8F20-11	8F24-11	8F28-11	8F32-11	8F8-21	8F12-21	8F16-21	8F20-21
3'-6" (42")	PRECAST	1569	2655	3524	4394	5263	6132	7001	7870	1569	2655	3524	4394
4'-0" (48")	PRECAST	1363	2305	3060	3815	4570	5325	6079	6834	1363	2305	3060	3815
4'-6" (54")	PRECAST	1207	2040	2707	3375	4043	4711	5379	6047	1207	2040	2707	3375
5'-4" (64")	PRECAST	1016	1715	2276	2838	3399	3961	4522	5083	1016	1715	2276	2838
5'-10" (70")	PRECAST	909	1567	2080	2593	3107	3620	4133	4646	909	1567	2080	2593
6'-6" (78")	PRECAST	835	1407	1886	2329	2790	3251	3712	4173	835	1407	1886	2329
7'-6" (90")	PRECAST	727	1224	1624	2025	2426	2827	3228	3629	727	1224	1624	2025
9'-4" (112")	PRECAST	591	982	1318	1643	1969	2294	2619	2944	591	982	1318	1643
10'-6" (126")	PRECAST	530	865	1180	1472	1763	2055	2346	2637	530	865	1180	1472
11'-4" (136")	PRECAST	474	783	1042	1322	1603	1884	2165	2446	474	783	1042	1322
12'-0" (144")	PRECAST	470	750	1009	1278	1547	1816	2085	2354	470	750	1009	1278
13'-4" (160")	PRECAST	418	680	900	1120	1340	1560	1780	2000	418	680	900	1120
14'-0" (168")	PRECAST	384	600	816	1024	1232	1440	1648	1856	384	600	816	1024
14'-8" (176")	PRESTRESSED	239	334	429	524	619	714	809	904	239	334	429	524
15'-4" (184")	PRESTRESSED	246	395	490	585	680	775	870	965	246	395	490	585
17'-4" (208")	PRESTRESSED	224	313	408	503	598	693	788	883	224	313	408	503
19'-4" (232")	PRESTRESSED	230	368	457	546	635	724	813	902	230	368	457	546
21'-4" (256")	PRESTRESSED	182	263	342	421	500	579	658	737	182	263	342	421
22'-0" (264")	PRESTRESSED	166	247	326	405	484	563	642	721	166	247	326	405
22'-8" (272")	PRESTRESSED	142	204	266	328	390	452	514	576	142	204	266	328
24'-0" (288")	PRESTRESSED	124	179	231	283	335	387	439	491	124	179	231	283

		SAFE LOAD - POUNDS PER LINEAR FOOT											
LENGTH		TYPE	8R16-08	8R16-18	8R16-28	8R16-38	8R16-48	8R16-58	8R16-68	8R16-78	8R16-88	8R16-98	8R16-108
4'-4" (52")	PRECAST	1635	1749	3355	3280	4349	5421	6493	7567	1635	1749	3355	3280
4'-6" (54")	PRECAST	1494	1596	3063	2992	3968	4946	5924	6904	1494	1596	3063	2992
5'-8" (68")	PRECAST	866	1296	3699	3596	4639	5680	6721	7762	866	1296	3699	3596
5'-10" (70")	PRECAST	810	1167	2481	2457	3389	4370	5351	6332	810	1167	2481	2457
6'-8" (80")	PRECAST	797	1113	2342	2326	3269	4250	5231	6212	797	1113	2342	2326
7'-6" (90")	PRECAST	669	901	1825	1825	2548	3269	3990	4711	669	901	1825	1825
9'-8" (116")	PRECAST	411	526	999	1568	2253	2938	3623	4308	411	526	999	1568

(#) 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	8R16-11	8R16-11	8R16-11	8R16-11	8R16-11	8R16-11	8R16-11	8R16-11	8R16-11	8R16-11	8R16-11
4'-4" (52")	PRECAST	905	1668	2362	3056	3751	4445	5140	5834	905	1668	2362	3056
4'-6" (54")	PRECAST	867	1604	2272	2939	3607	4275	4943	5611	867	1604	2272	2939
5'-8" (68")	PRECAST	675	1260	1797	2326	2854	3382	3911	4440	675	1260	1797	2326
5'-10" (70")	PRECAST	655	1207	1746	2259	2773	3286	3800	4313	655	1207	1746	2259
6'-8" (80")	PRECAST	570	929	1530	1980	2429	2879	3329	3779	570	929	1530	1980
7'-6" (90")	PRECAST	506	742	1344	1765	2186	2607	2968	3329	506	742	1344	1765
9'-8" (116")	PRECAST	395	560	1072	1386	1701	2016	2331	2646	395	560	1072	1386

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

GENERAL NOTES

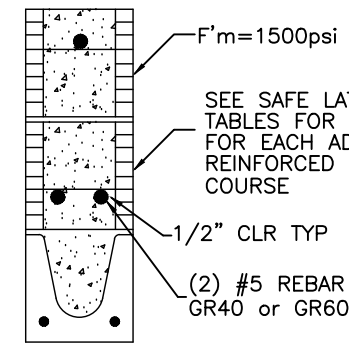
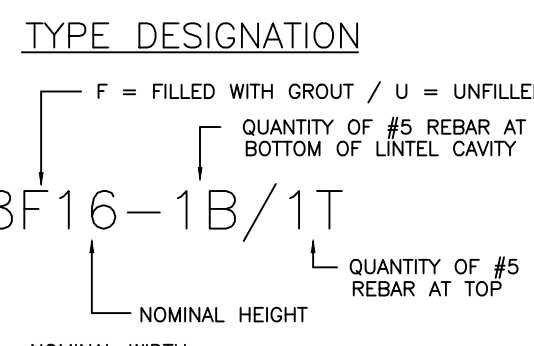
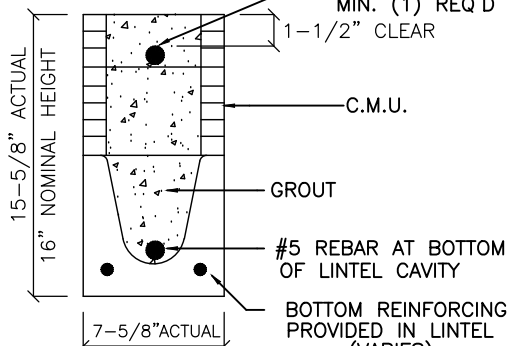
- Provide full mortar bed and head joints.
- Shore filled lintels as required.
- Installation of lintel must comply with the architectural and/or structural documents.
- U-Lintels are manufactured with 5 1/2" long notches at the ends to accommodate vertical cell reinforcing and grouting.
- Reference the CAST-CRETE Load Deflection Graph for lintel deflection information.
- Bottom field added rebar to be located at the bottom of the lintel cavity.
- 7/32" diameter wire straps are welded to the bottom steel for mechanical anchorage.
- Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
- Safe load rating based on rational design analysis per ACI 318 and ACI 550.
- The exterior surface of lintels installed in exterior concrete masonry walls shall have a coating of stucco applied in accordance with ASTM C-298 or other approved coating.
- Lintels loaded simultaneously with vertical (gravity or uplift) and horizontal (lateral) loads should be checked for the combined loading with the following equation:
$$\frac{Applied\ vertical\ load}{Safe\ vertical\ load} + \frac{Applied\ horizontal\ load}{Safe\ horizontal\ load} \leq 1.0$$
- 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

- 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.
- N.R. = Not Rated
- Safe loads are superimposed allowable loads.
- Safe loads based on grade 40 or grade 60 field rebar.
- One #7 rebar may be substituted for two #5 rebar in 8" lintels only.
- The designer may evaluate concentrated loads from the safe load tables by calculating the maximum resisting moment and shear at a distance from face of support for composite lintel heights not shown, use safe load from next lower height shown.
- For lintel lengths not shown, use safe load from next longest length shown.
- All safe loads in units of pounds per linear foot.
- All safe loads based on simply supported span.
- The number in the parenthesis indicates the percent reduction for grade 40 field added rebar. Example 7'-6" lintel type 8F32-1B safe gravity load = 6472.

MATERIALS

- Fc precast lintel = 4000 psi
- Fc prestressed lintel = 6000 psi
- GROUT per ASTM C476 f'g = 3000 psi w/ maximum 3/8 inch aggregate & 8 to 11 inch slump
- Concrete Masonry Units (CMU) per ASTM C90 w/ minimum net area compressive strength = 1900 psi
- Rebar per ASTM A615 grade 60
- Prestressing strand per ASTM A416 grade 270 low relaxation
- Mortar per ASTM C270 type M or S
- #5 REBAR AT TOP MIN. (1) REQ'D 1-1/2" CLEAR
- #5 REBAR AT BOTTOM OF LINTEL CAVITY
- SEE SAFETY LATERAL LOAD TABLE FOR LATERAL LOADS FOR EACH ADDITIONAL REINFORCED CMU FULL COURSE
- 1/2" CLR TYP
- (2) #5 REBAR GR40 or GR60



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
- INSTALLATION AND REMOVAL OF SHORING FOR PRE-CAST LINTELS NEED TO FOLLOW LINTEL MANUFACTURER'S SPECIFICATIONS AT ALL TIMES. AT A MINIMUM, ALL PRE-STRESSED LINTELS 14'-0" IN LENGTH OR LONGER WILL NEED TO BE SHORED WHILE CMU BLOCK IS BEING LAID AND BEFORE BOND GROUT IS POURED. SHORING WILL CONSIST OF 2x4s NAILED TOGETHER TO CREATE AN 'L' OR 'T' SHAPE COLUMN, AND WILL BE INSTALLED UNDERNEATH THE PRE-STRESSED LINTEL @ 8'-0" O.C. MAX. INSTALL COLUMN TO ENSURE EQUAL SUPPORT SPACING.

Lintel Plan

SCALE 3/16" = 1'-0"

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

LOTS: 0000-0000, (COMMUNITY) TOWNHOMES, BUILDING #1?

6-UNIT: TYLER, JACKSON, GRANT,
JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

REVISIONS

DELTA #	DATE
DATE: XX-XX-25	
SCALE: AS NOTED	
DRAWN: MR	
SHEET:	

S2

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

Park Square
HOMES

PRECAST LINTEL PLAN

HITEG
THOMPSON ENGINEERING GROUP, INC.
4401 Vineland Road Suite A6 Orlando, FL 32811
Ph: (407) 244-4450
Fax: (407) 244-1750
www.hiteg.com

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

CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON		MAX. UPLIFT	LAT. LDS. F1 / F2
	DESCRIPTION	FASTENERS PER CONNECTOR		
4	HETA20	14-10d x 1½"	1,810	65 / 960
5	DETA20	18-10d x 1½"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8dx1½"/PLT: 4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1½"	1010	660/550
23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d PLT / STD: 10-8d	985	400 / N/A
26	H2.5	RFT: 5-8d / PLT: 5-8d	415	150 / 150
34	A34	H-4-8dx1½"/P-4-8dx1½"	365	280 / 303
35	A35F	H-4-8dx1½"/P-4-8dx1½"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD: 6-10d / PLT: 4-10d	535	560 / 260
80	SP2	STD: 6-10d / PLT: 6-10d	605	560 / 260
81	SPH4.6.8	12-10d x 1½"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT STUD: (3) 7/8"x5½" BOLTS	7,910	N/A
97	MTSM16	BLOCK: 4-¼"x2¼" TC JOIST: 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A
99	A35	H-4-8dx1½"/P-4-8dx1½"	440	440 / N/A
102	HTT5	5/8" BOLT / 26-10d	4,275	N/A
103	VGTR/L	32-SDS¼"x3"(2) 7/8" BLT	3,990	N/A
104	H0U8-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
186	HUCQ210-2 SDS	H:(12)-1¼"x2-1/2" SDS J:(6)-1¼"x2-1/2" SDS	2,345	N/A
190	HU210-2	CMU:(18)-1¼"x2-1/2" TITEN T." J:(10)-0.148x3"	1,800 U. 5,095 D.	N/A
191	HU410/HUC410	CMU:(18)-1¼"x2-1/2" TITEN T." J:(10)-0.148x3"	1,800 U. 5,095 D.	N/A
214	HUC212-3	HD:(22)0.162"x3½" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR: 46-16d/JST: 10-16d	2,720	N/A
216	HUS412	BLOCK: 10-½"x1½" TC JOIST: 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-½"x1½" TC JOIST: 10-16d	2,630	N/A
219	MBHA412	H-1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR: (2) 3/4" ø x 8" JOIST: 18-10d	2,160	N/A
231	MBHA3.56/16	HDR: (2) 3/4" ø x 8" JOIST: 18-10d	3,450	N/A
232	MBHA5.50/16	HDR: (2) 3/4" ø x 8" JOIST: 18-10d	3,450	N/A
240	H16	R-2-10dx1½"P-10-10dx1½"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MG1	(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			

NOTES

- TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
- TYPICAL ROOF EAVES OVERHANG TO BE 16" UNLESS OTHERWISE NOTED.
- PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC STANDARDS AND/OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023)FLORIDA RESIDENTIAL CODE.
- ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL. REG. ENG.
- 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 TFWTCA BCSI 1.
- REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
- ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
- SHINGLE ROOF : UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R905.1.1 UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1
- OFF RIDGE VENTS MAXIMUM OPENING SIZES: REFER TO MANUFACTURE RECOMMENDATIONS.

COMPONENT & CLADDING DESIGN WIND PRESSURES

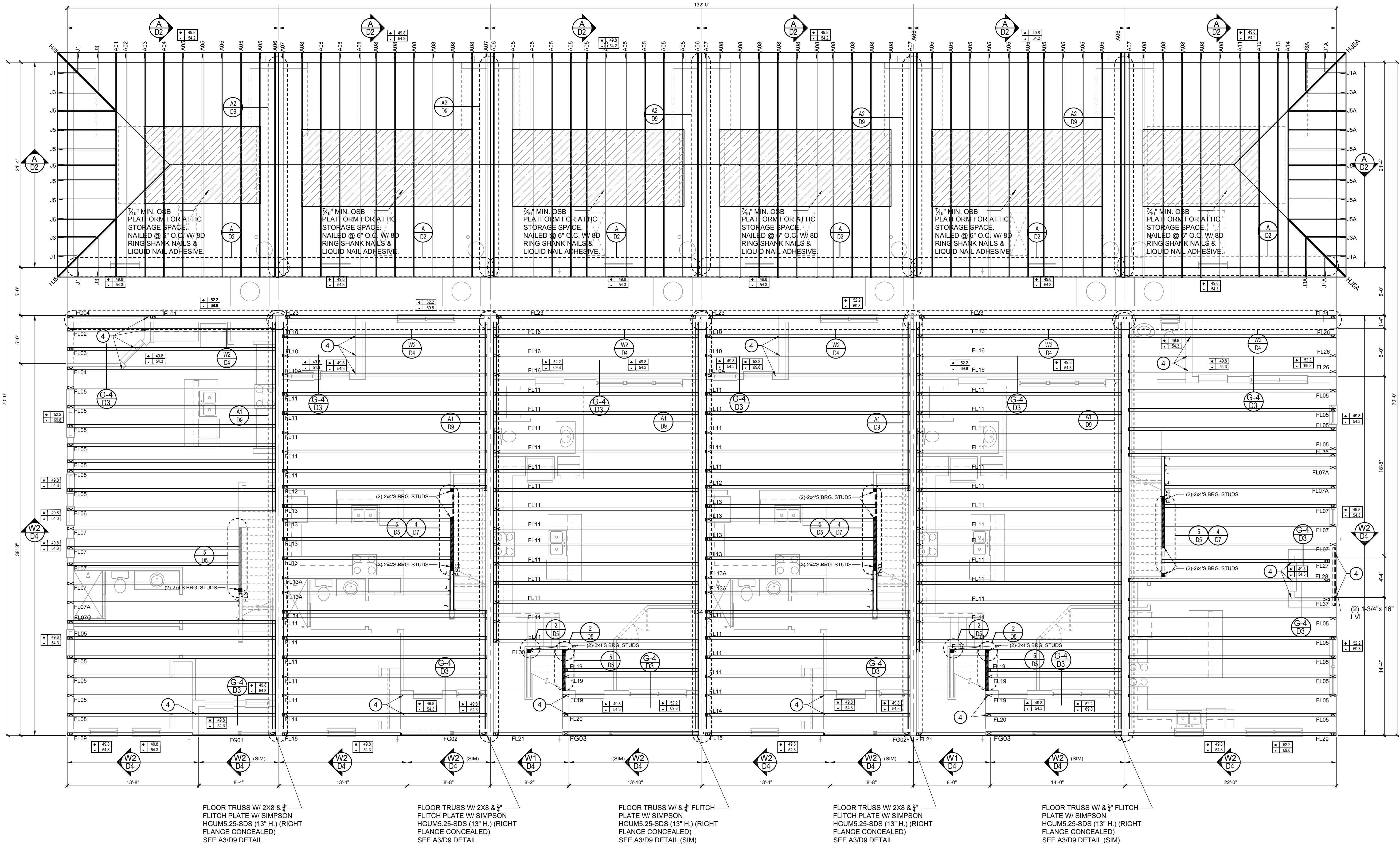
SEE PLAN DESIGN WIND PRESSURE

+	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

- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #6 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEC PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.
- 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
- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE



Floor Trusses "A"

SCALE 3/16" = 1'-0"

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THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 6TH EDITION, 2023 OF THE FLORIDA BUILDING CODE-RESIDENTIAL AND IS CERTIFIED AS SUCH

LOTS: 0000-0000, (COMMUNITY) TOWNHOMES, BUILDING #1?

6-UNIT: TYLER, JACKSON, GRANT

JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

FLOOR FRAMING PLAN

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

HITEG
THOMPSON ENGINEERING GROUP, INC.
4401 Vineland Road Suite A6 Orlando, FL 32811
Ph: (407) 794-4450
Fax: (407) 794-1750
www.hiteg.com

CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON		MAX. UPLIFT	LAT. LDS. F1 / F2
	DESCRIPTION	FASTENERS PER CONNECTOR		
4	HETA20	14-10d x 1½"	1,810	65 / 960
5	DETA20	18-10d x 1½"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8dx1½"/PLT: 4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1½" PLT: 8-8d x 1½"	1010	660/550
23	LUS26	HDR: 4-10d/JST: 4-10d RFT / TRS: 4-8d	935	N/A
24	H7	PLT / STD: 10-8d	985	400 / N/A
26	H2.5	RFT: 5-8d / PLT: 5-8d	415	150 / 150
34	A34	H-4-8dx1½"/P-4-8dx1½"	365	280 / 303
35	A35F	H-4-8dx1½"/P-4-8dx1½"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD: 6-10d / PLT: 4-10d	535	560 / 260
80	SP2	STD: 6-10d / PLT: 6-10d	605	560 / 260
81	SPH4.6.8	12-10d x 1½"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT STUD: (3) 7/8"x5½" BOLTS	7,910	N/A
97	MTSM16	BLOCK: 4-½"x2½" TC JOIST: 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A
99	A35	H-4-8dx1½"/P-4-8dx1½"	440	440 / N/A
102	HTT5	5/8" BOLT/ 26-10d	4,275	N/A
103	VGTR/L	32-SDS/4"x3"/(2) 7/8" BLT	3,990	N/A
104	HDU8-SDS2.5	7/8" BLT/20-SDS ½"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 J: (12)-1/4"x2-1/2" SDS	1,085	N/A
186	HUCQ210-2 SDS	J: (6)-1/4"x2-1/2" SDS	2,345	N/A
190	HU210-2	CMU: (18)-1/4"x2-1/2" TITEN T." J: (10)-0.148x3"	1,800 U. 5,095 D.	N/A
191	HU410/HUC410	CMU: (18)-1/4"x2-1/2" TITEN T." J: (10)-0.148x3"	1,800 U. 5,095 D.	N/A
214	HUC212-3	HD: (22) 0.162"x3½" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR: 46-16d/JST: 10-16d	2,720	N/A
216	HUS412	BLOCK: 10-½"x1½" TC JOIST: 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-½"x1½" TC JOIST: 10-16d	2,630	N/A
219	MBHA412	H-1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR: (2) 3/4" ø x 8" JOIST: 18-10d	2,160	N/A
231	MBHA3.56/16	HDR: (2) 3/4" ø x 8" JOIST: 18-10d	3,450	N/A
232	MBHA5.50/16	HDR: (2) 3/4" ø x 8" JOIST: 18-10d	3,450	N/A
240	H16	R-2-10dx1½"P-10-10dx1½"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MG1	(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			

NOTES

- TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
- TYPICAL ROOF EAVES OVERHANG TO BE 16" UNLESS OTHERWISE NOTED.
- PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC STANDARDS AND/OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023) FLORIDA RESIDENTIAL CODE.
- ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL. REG. ENG.
- TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY IN 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 TPIW/TC A BCSI 1.
- REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
- ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
- SHINGLE ROOF : UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R905.1.1 UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1
- OFF RIDGE VENTS MAXIMUM OPENING SIZES: REFER TO MANUFACTURE RECOMMENDATIONS.

COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

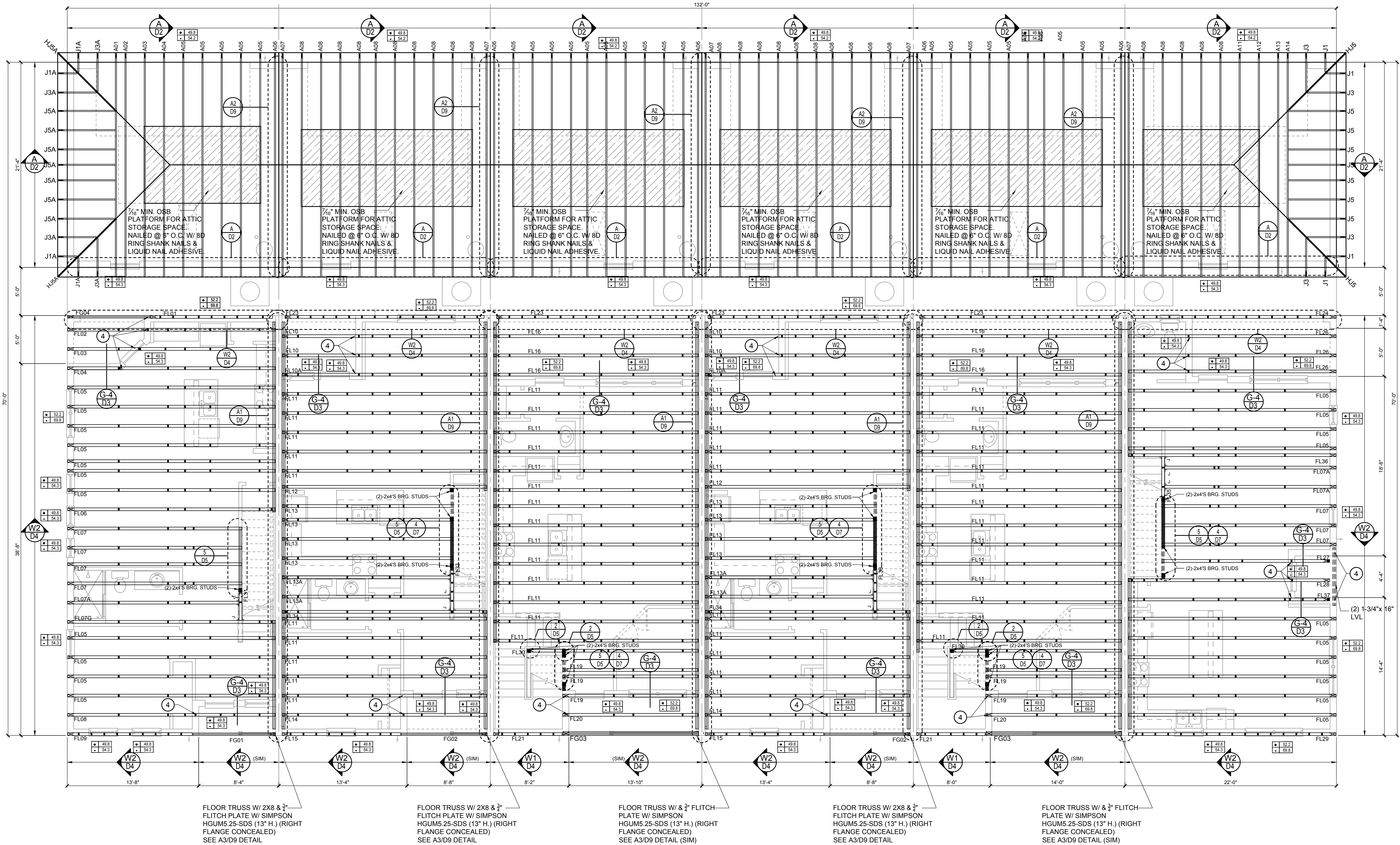
+	XXX
-	XXX

ULTIMATE DESIGNED POSITIVE PRESSURE
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

- MISSING FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #6 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEC PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.
- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1½" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED 1½" - REQUIRE SPECIAL ENGINEERING LETTER
- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE



Floor Trusses "B"

SCALE 3/16" = 1'-0"

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

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

LOTS: 0000-0000, (COMMUNITY) TOWNHOMES, BUILDING #12

6-UNIT: TYLER, JACKSON, GRANT
JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

REVISIONS

DELTA #	DATE
DATE: XX-XX-25	
SCALE: AS NOTED	
DRAWN: MR	
SHEET:	

S3

HITEG
THOMPSON ENGINEERING GROUP, INC.
4401 Vineland Road Suite A6 Orlando, FL 32811
Ph: (407) 244-4450
Fax: (407) 244-1750
www.hiteg.com

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

Park Square
HOMES

FLOOR FRAMING PLAN

CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON		MAX. UPLIFT	LAT. LDS. F1 / F2
	DESCRIPTION	FASTENERS PER CONNECTOR		
4	HETA20	14-10d x 1½"	1,810	65 / 960
5	DETAL20	18-10d x 1½"	2,480	2000/ 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT:6-8dx1½"/PLT:4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1½" PLT: 8-8d x 1½"	1010	660/550
23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d PLT / STD: 10-8d	985	400 / N/A
26	H2.5	RFT:5-8d / PLT: 5-8d	415	150 / 150
34	A34	H:4-8dx1½"/P:4-8dx1½"	365	280 / 303
35	A35F	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD:6-10d / PLT:4-10d	535	560 / 260
80	SP2	STD:6-10d / PLT:6-10d	605	560 / 260
81	SPH4.6.8	12-10d x 1½"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT STUD:(3) 7/8"x5½" BOLTS	7,910	N/A
97	MTSM16	BLOCK: 4-½"x2½" TC JOIST : 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A
99	A35	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
102	HTT5	5/8" BOLT/ 26-10d	4,275	N/A
103	VGTR/L	32-SDS½"x3"(2) 7/8" BLT	3,990	N/A
104	HDU8-SDS2.5	7/8" BLT/20-SDS ½"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
186	HUCQ210-2 SDS	H:(12)-1/4"x2-1/2" SDS J:(6)-1/4"x2-1/2" SDS	2,345	N/A
190	HU210-2	CMU:(18)-1/4"x2-1/2" TITEN T." J:(10)-0.148x3"	1,800 U. 5,095 D.	N/A
191	HU410/HUC410	CMU:(18)-1/4"x2-1/2" TITEN T." J:(10)-0.148x3"	1,800 U. 5,095 D.	N/A
214	HUC212-3	HD:(22)0.162"x3½" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR:46-16d/JST:10-16d	2,720	N/A
216	HUS412	BLOCK: 10-½"x1½½" TC JOIST : 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-½"x1½½" TC JOIST : 10-16d	2,630	N/A
219	MBHA4412	H:1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR : (2) 3/4" ø x 8" JOIST : 18-10d	2,160	N/A
231	MBHA3.56/16	HDR : (2) 3/4" ø x 8" JOIST : 18-10d	3,450	N/A
232	MBHA5.50/16	HDR : (2) 3/4" ø x 8" JOIST : 18-10d	3,450	N/A
240	H16	R:2-10dx1½"P:10-10dx1½"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MG1	(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	SURL414	FACE:18-16d/JST:8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			

NOTES

- TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
- TYPICAL ROOF EAVES OVERHANG TO BE 16" UNLESS OTHERWISE NOTED.
- PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND / OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023)FLORIDA RESIDENTIAL CODE.
- ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL REG. ENG.
- 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 TP1W/CA BCS1.1.
- REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
- ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
- SHINGLE ROOF : UNDERLAYMENT TO BE INSTALLED IAW FBOR 2023, 8TH EDITION R905.1.1 UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1910, D4869 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1
- OFF RIDGE VENTS MAXIMUM OPENING SIZES: REFER TO MANUFACTURE RECOMMENDATIONS.

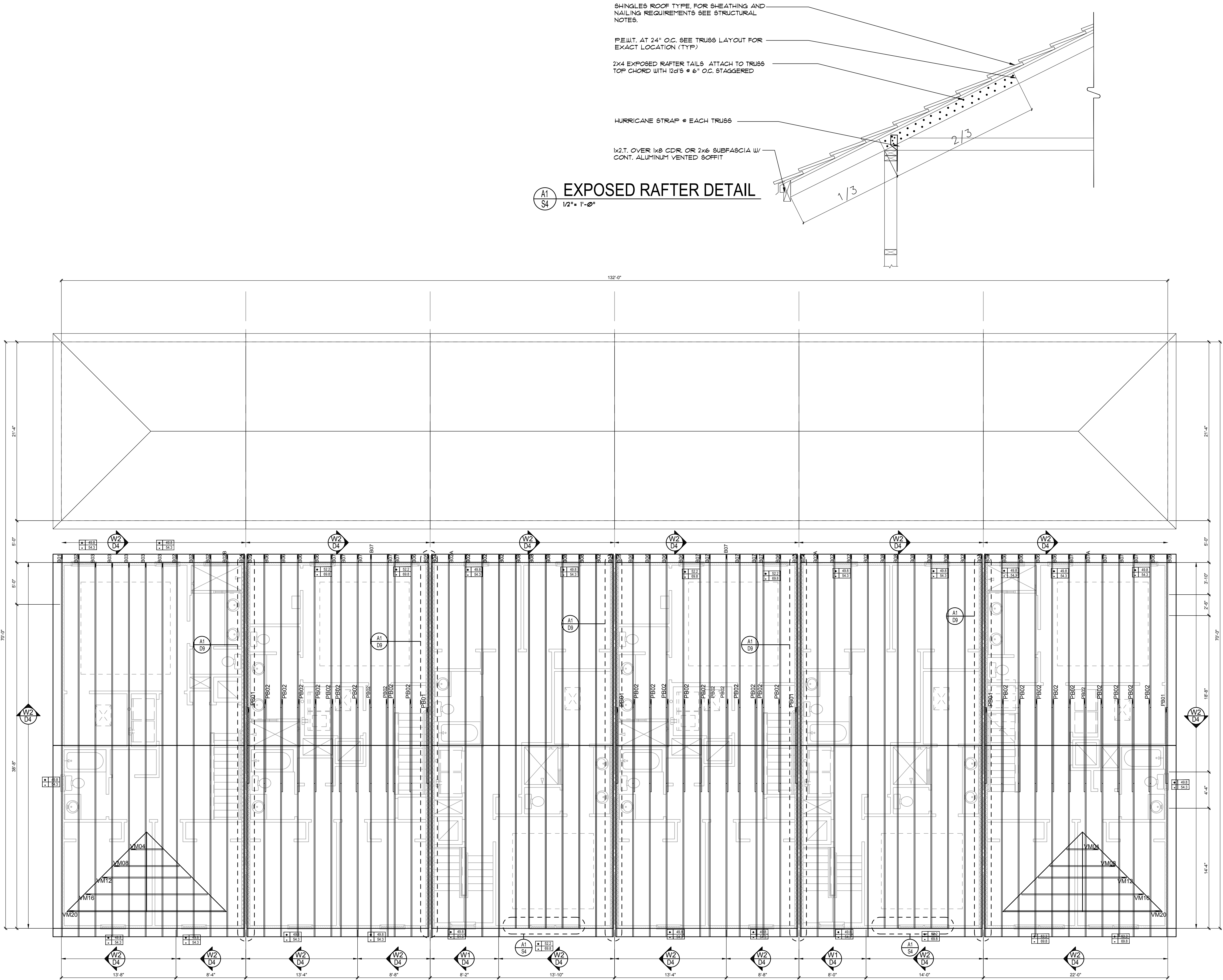
COMPONENT & CLADDING DESIGN WIND PRESSURES

+	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 0.8

FIELD REPAIR NOTES

- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #6 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEK PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.
- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 78" - NO REPAIR NECESSARY 78" TO 1½" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED 1½" - REQUIRE SPECIAL ENGINEERING LETTER.
- 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.



Roof Trusses "A"

SCALE 3/16" = 1'-0"

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CONNECT. TYPE	SIMPSON		MAX. UPLIFT	LAT. LDS. F1 / F2
	DESCRIPTION	FASTENERS PER CONNECTOR		
4	HETA20	14-10d x 1½"	1,810	65 / 960
5	DETAL20	18-10d x 1½"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8dx1½"/PLT: 4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1½" PLT: 8-8d x 1½"	1010	660/550
23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d PLT / STD: 10-8d	985	400 / N/A
26	H2.5	RFT: 5-8d / PLT: 5-8d	415	150 / 150
34	A34	H-4-8dx1½"/P-4-8dx1½"	365	280 / 303
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167	HHUS46	H-14-16d/J: 6-16d	1,550	N/A
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190	HU210-2	CMU:(18)-1/4"x2-1/2" TITEN T." J:(10)-0.148x3"	1,800 U. 5,095 D.	N/A
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241	LG72	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: 8-10d	9,250	N/A
401	SURL414	FACE:18-16d/JST:8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			

7. TYPICAL ROOF GABLE OVERHANG TO BE 12' UNLESS OTHERWISE NOTED.
8. TYPICAL ROOF EAVES OVERHANG TO BE 16' UNLESS OTHERWISE NOTED.
9. PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL FLOORING AND SHEET METAL ASSOC.STANDARDS AND /OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION OF 2013FLORIDA RESIDENTIAL CODE.
10. ALL ROOF TRUSSES, GIRDEBS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL. REG. ENG.
11. TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY CONFORMANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS IN COMPLIANCE WITH ANY SPECIFIC BRACING REQUIREMENTS, TRUSSE SHALL BE BRACED IN ACCORDANCE WITH TPWISSA BCSI 1.
12. REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
13. ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
14. SHINGLE ROOF : UNDERLAYMENT TO BE INSTALLED IAW FCBR 2023 8TH EDITION R905.1.1.1 THROUGH R905.1.1.4
UNDERLAYMENT SHALL COMPLY WITH TPWISSA WITH ASTM D2682, D1970, D4869 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1
15. OFF RIDGE VENTS MAXIMUM OPENING SIZES:
REFER TO MANUFACTURE RECOMMENDATIONS.

SEE PLAN DESIGN WIND PRESSURE

+	XXX
-	XXX

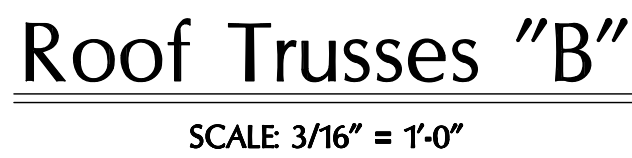
ULTIMATE DESIGNED POSITIVE PRESSURE
ULTIMATE DESIGNED NEGATIVE PRESSURE

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

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 EFL ADHESIVES.

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

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



SHINGLES ROOF TYPE, FOR SHEATHING AND
NAILING REQUIREMENTS SEE STRUCTURAL
NOTES.

P.E.W.T. AT 24" O.C. SEE TRUSS LAYOUT FOR EXACT LOCATION (TYP)

2X4 EXPOSED RAFTER TAILS ATTACH TO TRUSS
TOP CHORD WITH 12d'S @ 6" O.C. STAGGERED

HURRICANE STRAP @ EACH TRUSS

1x2.T. OVER 1x8 CDR. OR 2x6 SUBFASCIA W/ —
CONT. ALUMINUM VENTED SOFFIT

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

LOTS: 0000-0000, (COMMUNITY) TOWNHOMES, BUILDING #?)

6-UNIT: TYLER, JACKSON, GRANT,
JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

ROOF FRAMING PLAN

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

TEG
THOMPSON ENGINEERING GROUP, INC.
4401 Vineland Road Suite A6 Orlando, FL 32811
P: (407) 734-1450
F: (407) 734-1790
www.tegfi.com

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STRUCTURAL NOTES

1. THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 8TH EDITION, FBCR 2023 (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. 4" THICK WITH 6x6 10/10 WIRE MESH 6 MIL. POLY. VAPOR-BARRIER OVER TERMITE TREATED COMPACTED CLEAN FILL.
4. CONCRETE MASONRY UNITS SHALL MEET: CH. 1-3 OF ACI 530-02/ ASCE 5-02/TMS 402-02 OR BIA BUILDING CODE REQUIREMENTS.
5. MORTAR TO BE TYPE "M" OR "S", GROUT - 2,500 PSI @ 28 DAYS.
6. MASONRY CLEAN OUTS REQUIRED @ GROUT GREATER THAN FIVE (5) FEET IN HEIGHT AND ALL VERTICALS.
7. REBAR TO BE # 5'S GRADE 60, W/ MIN. LAP OF 25". USE "L" BARS @ CORNERS AND USE STANDARD HOOKS @ CHANGE IN DIRECTION WITH MIN. LAP 12"
8. GYP. BD. CEILING SHALL BE INSTALLED PERP. TO FRAMING & NAILED @ 7" O.C. WITH 5d NAILS. GYP. BD. WALLS SHALL BE NAILED @8" O.C. WITH 5d NAILS

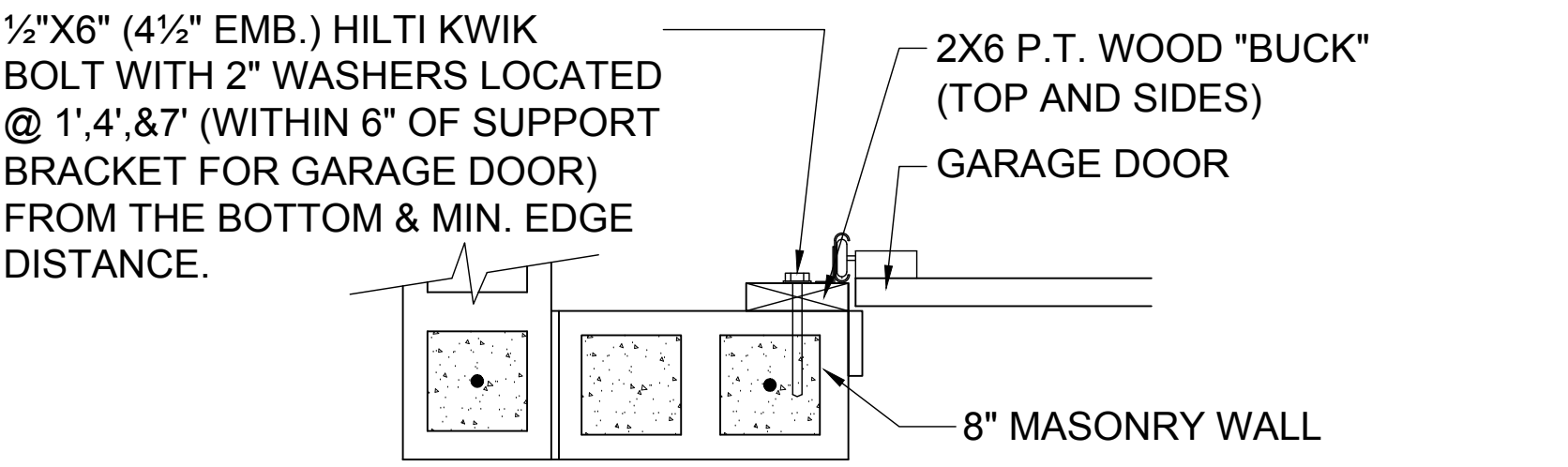
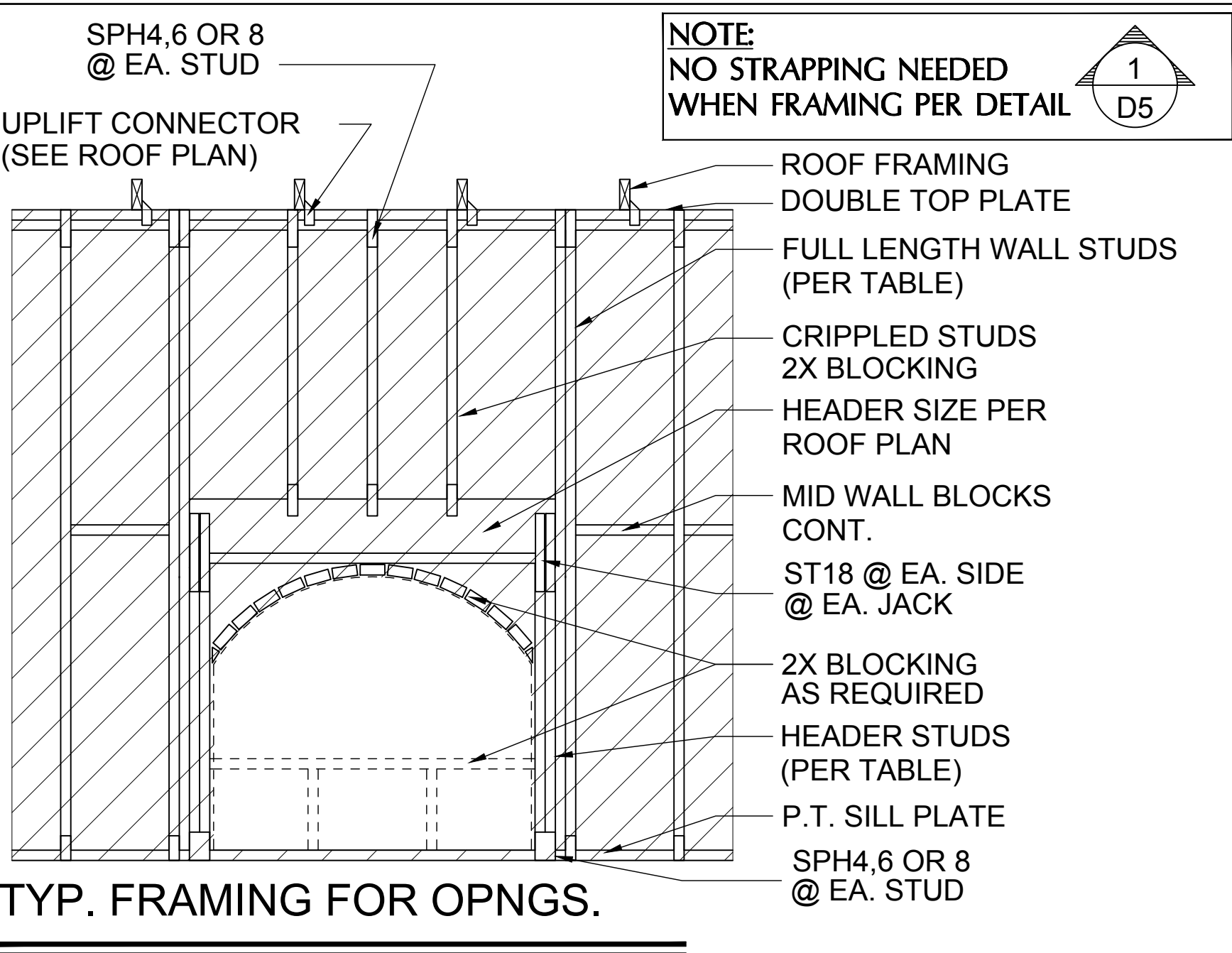
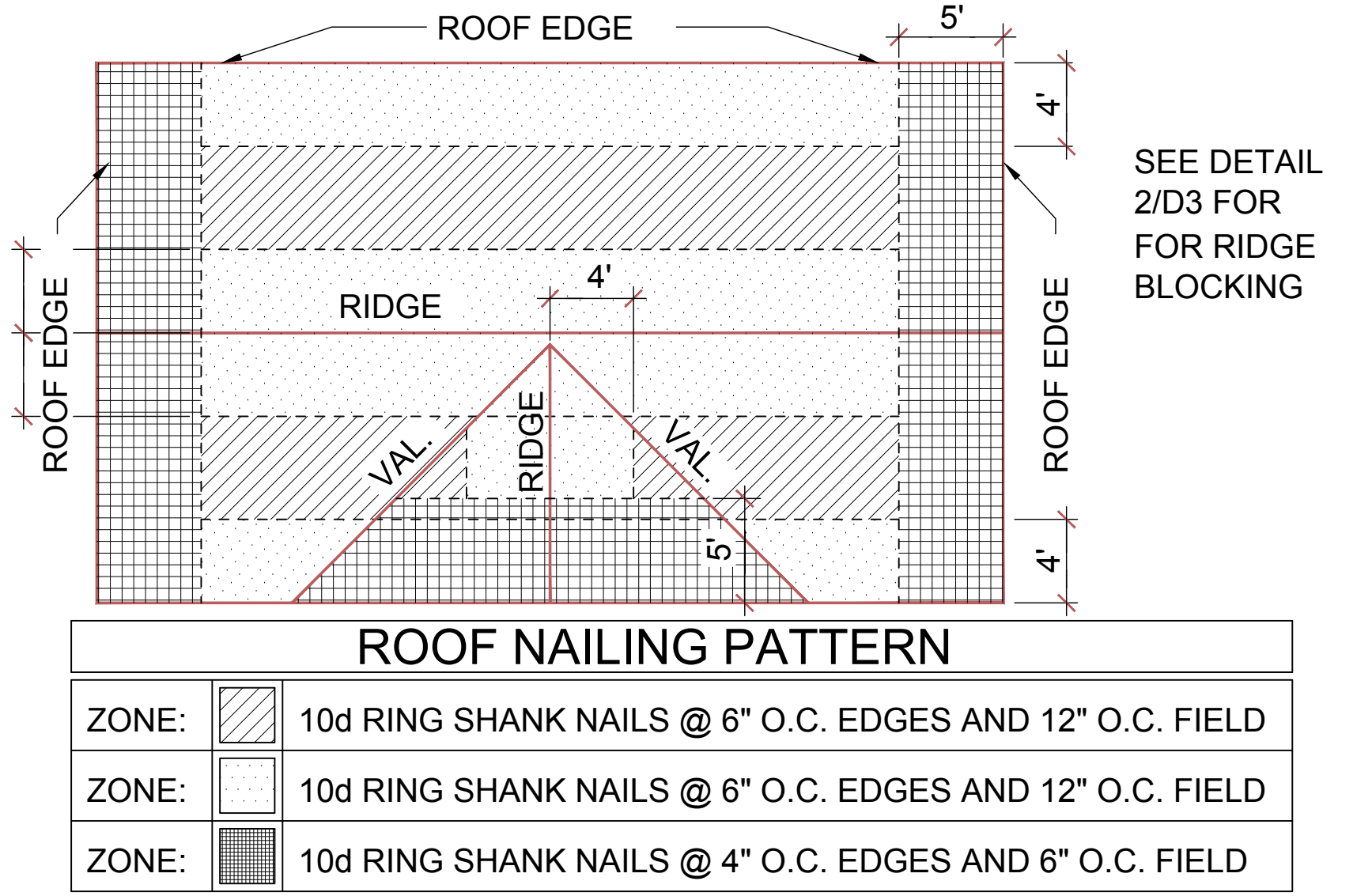
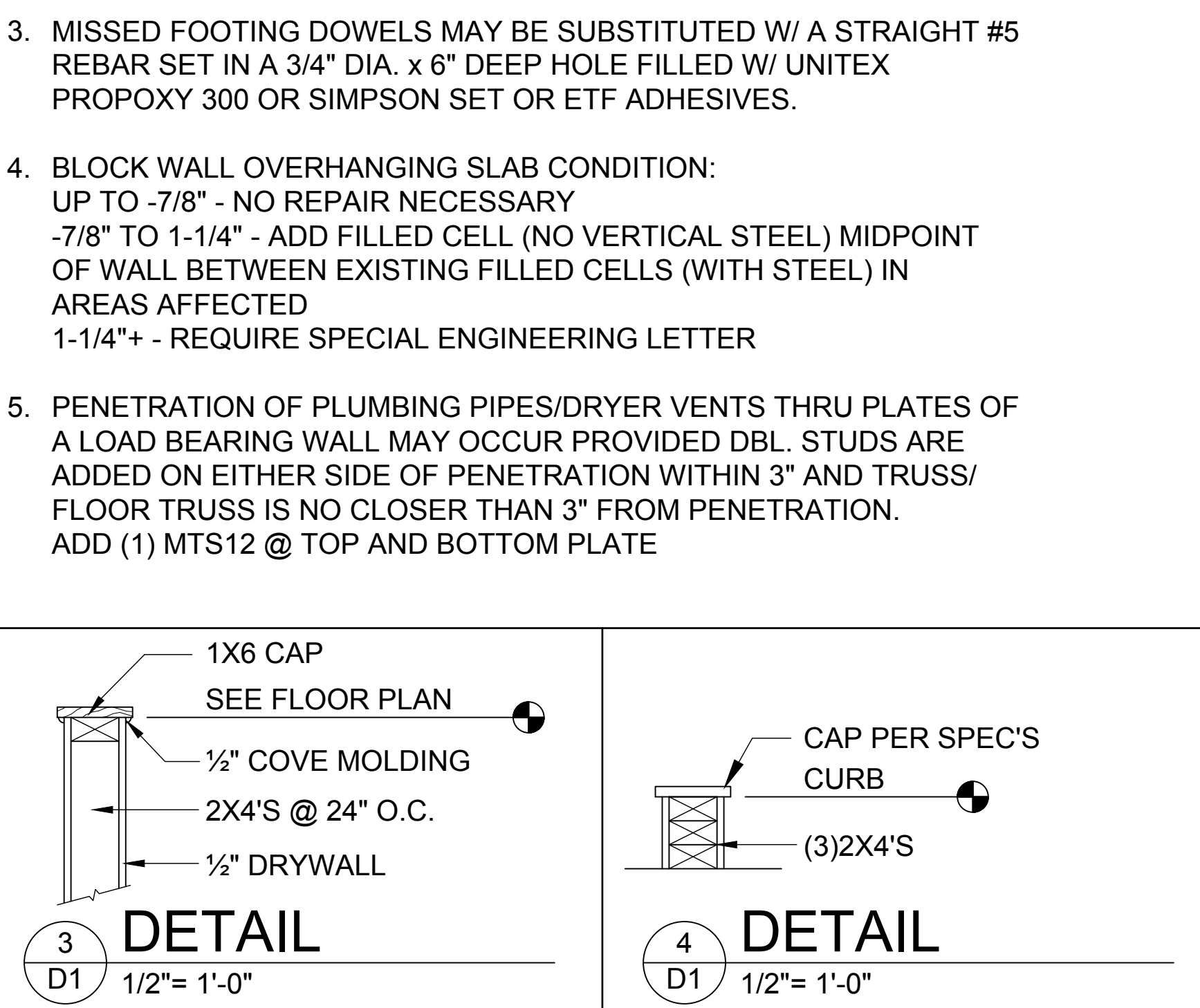
9. UPLIFT CONNECTOR'S TO PROVIDE CONTINUITY FROM ROOF TRUSSES THRU PLATES TO SLAB AND FOUNDATION PER ENCLOSED DETAILS.
10. EPOXY ANCHOR ALTERNATIVE:
THREADED ANCHOR ROD MAY BE USED IN LIEU OF ANCHOR BOLTS FOR USE AS PLATE ANCHORS OR HURRICANE ANCHORS.
THE FOLLOWING CRITERIA MUST BE MET:
- | ANCHOR SIZE | CONC. HOLE SIZE | MIN. HOLE DEPTH |
|-------------|-----------------|-----------------|
| 1/2" | -3/4" | 7" |
| -5/8" | -7/8" | 7" |
| -3/4" | 1" | 8" |
| -7/8" | 1-1/8" | 9" |
- AFTER HOLE IS DRILLED, ALL CONCRETE DUST MUST BE REMOVED PRIOR TO EPOXY INSTALLATION. THREADED ROD TO BE MIN. A36 STEEL AND FREE OF DIRT OR GREASE. LOAD ON ROD CANNOT BE APPLIED UNTIL 12 HOURS AFTER INSTALLATION. 2 COMPONENT EPOXY RESIN MATERIAL TO BE MIXED PER MFG. DIRECTIONS.

11. SOIL BEARING CAPACITY 2000 PSF MINIMUM

WOOD STRUCTURAL NOTES

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

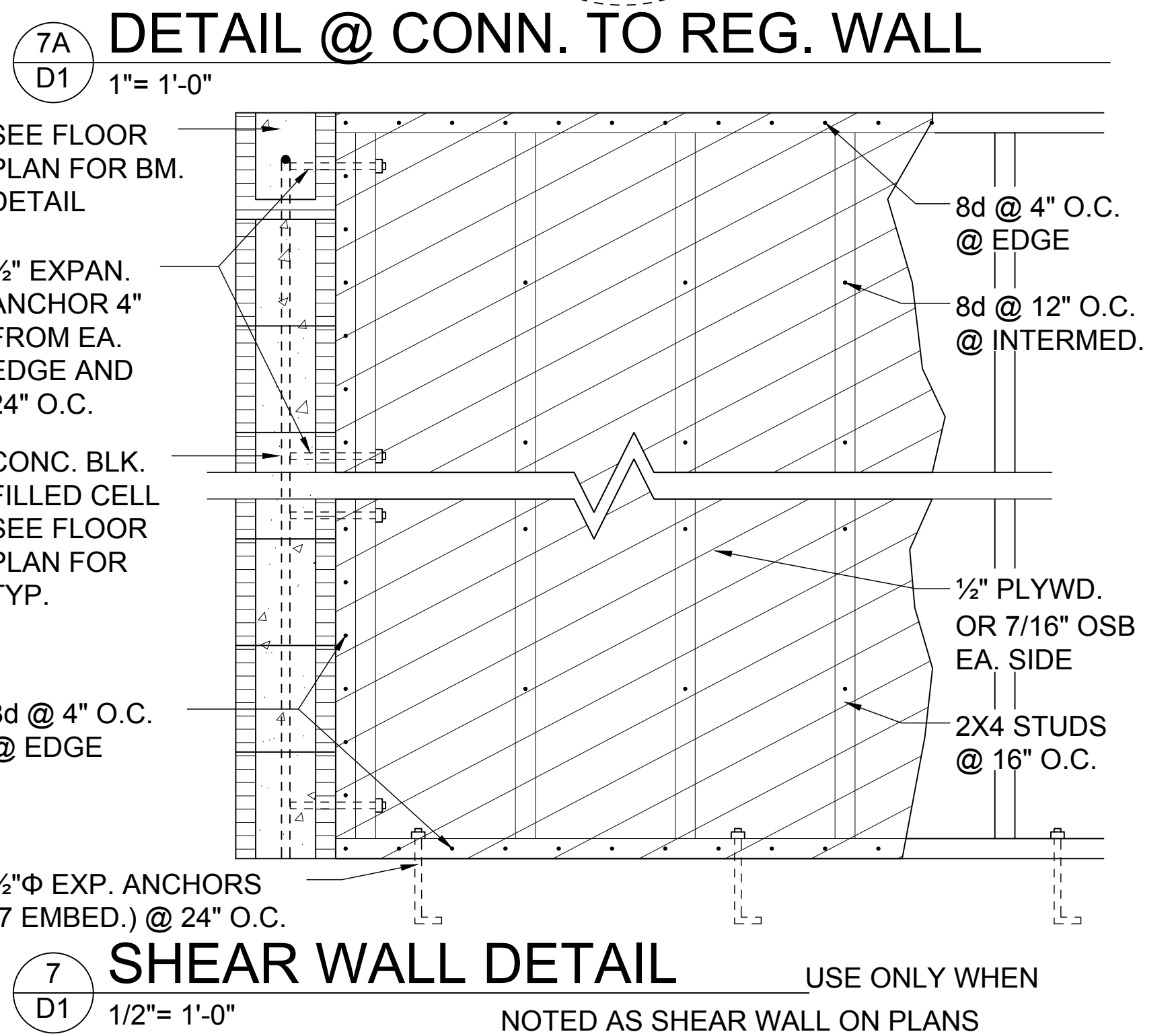
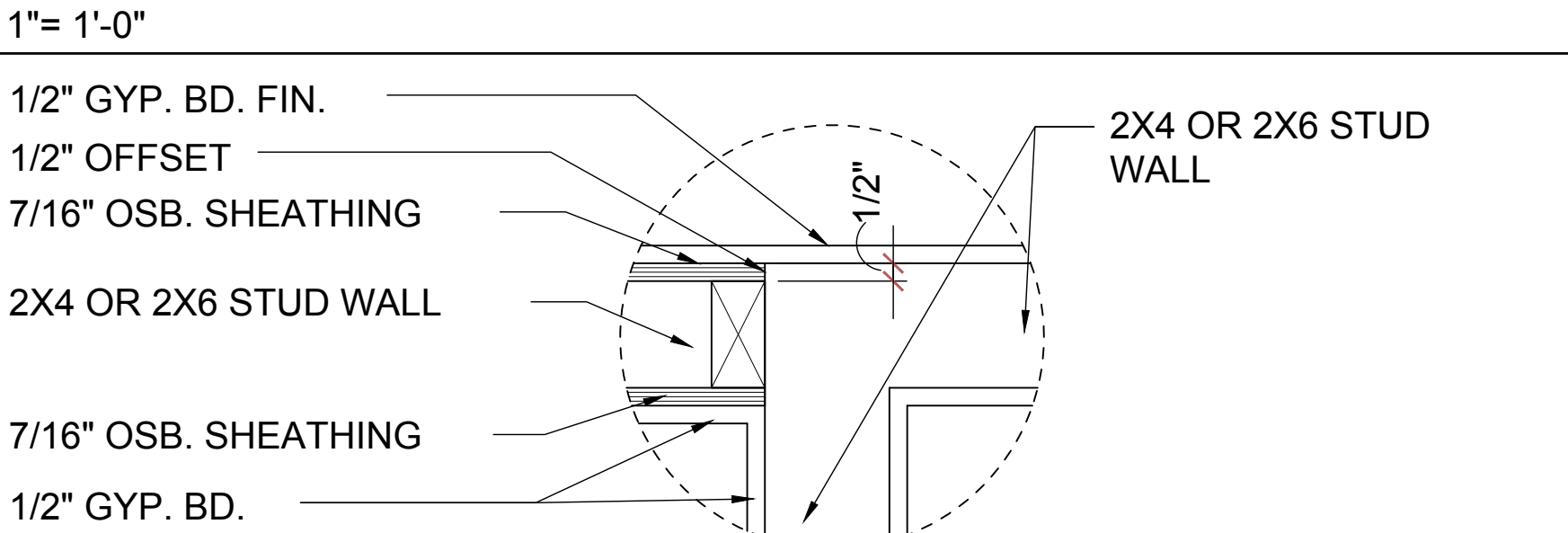
15. ALL WOOD IN DIRECT CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
16. 2000 PSF MINIMUM SOIL BEARING CAPACITY
- FIELD REPAIR NOTES
1. MISSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED W/ (1) USP MTW16 OR HC10 OR SIMPSON MTSM16 W/ (4) -1/4" X 2-1/4" TAPCONS TO BOND BEAM AND (7) 10d 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 SUBSTITUTION
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



- DETAIL TO SATISFY 150 MPH WIND LOAD
- MASONRY FRAME SHALL BE MIN 8X16 ASTM C-9D
- GROUT FILLED CELL W/1/2" ASTM 2 #5 REBAR (GRADE 60)
@ EA. SIDE OF GARAGE DOOR OPENING
- MAX. DISTANCE TO CORNER OF C.B.S. WALL REINF. 48"
- REINF. TO BE CONT. FROM FTG. TO TIE BEAM W/ ALL "ACI" DETAILS & DEVELOPMENT LENGTHS ADHERED TO
- GARAGE DOOR MANUF. TO PROVIDE ATTACHMENT TO "BUCK"

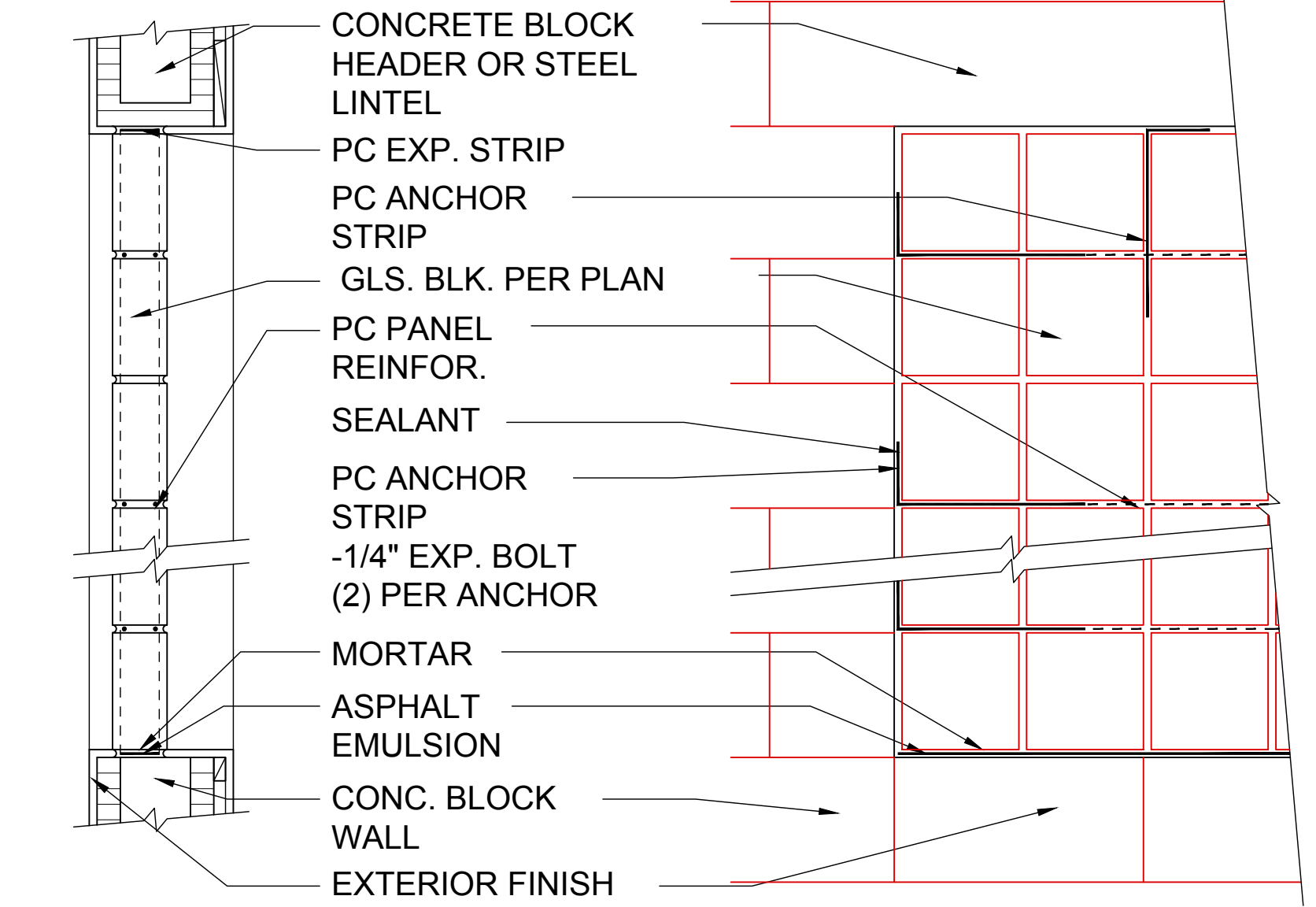
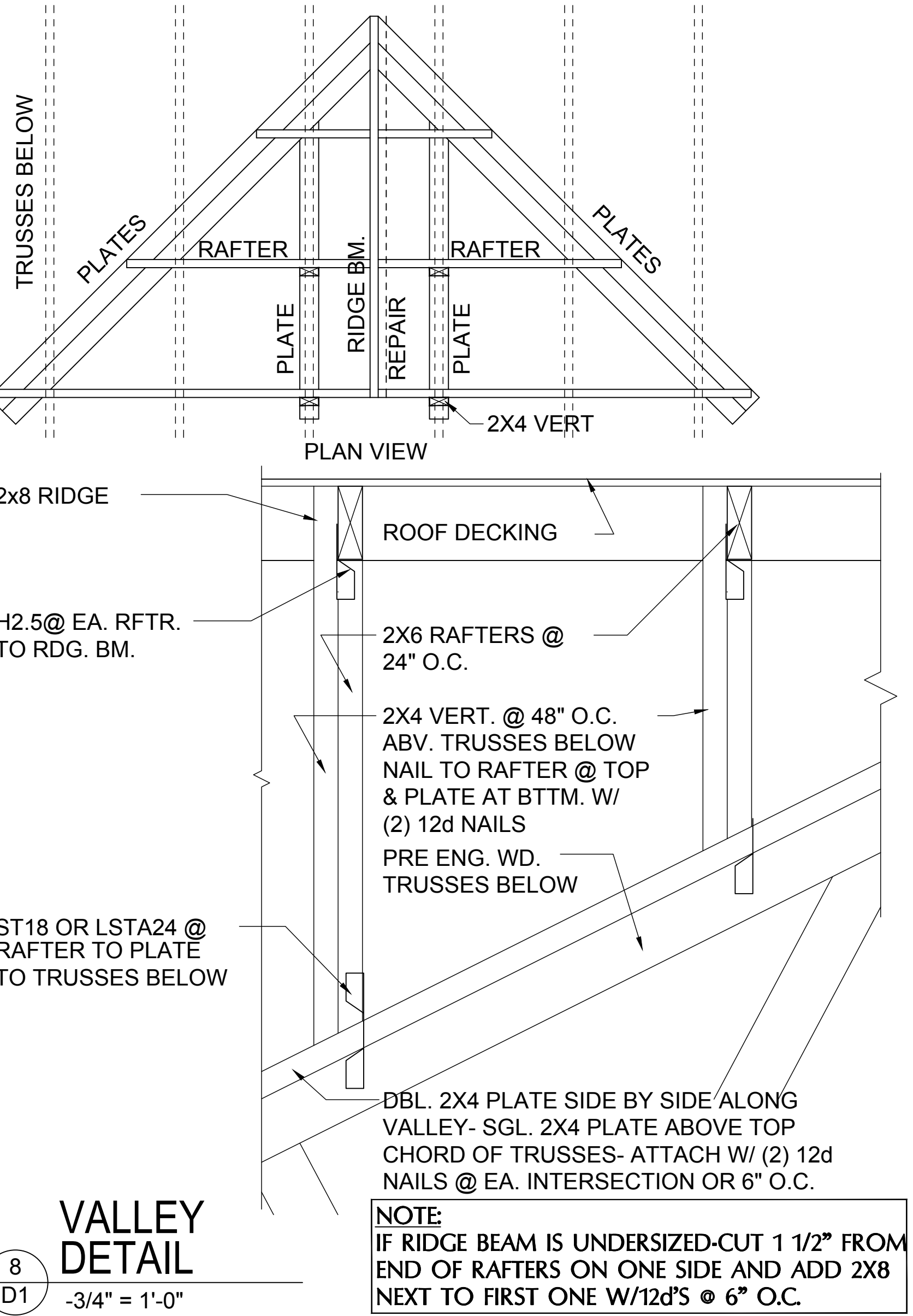
- 1.) THE GARAGE DOOR ASSEMBLY SHALL BE DESIGNED FOR POSITIVE AND NEGATIVE WIND PRESSURES OF 25 PSF IN ACCORDANCE WITH SECTION R301 OF THE FLORIDA RESIDENTIAL CODE CERTIFICATION SHALL BE SUBMITTED FROM THE GARAGE DOOR MANUFACTURER TO THE BUILDING DEPARTMENT FOR THE FOLLOWING ITEMS:
- A.) THE DESIGN OF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

GARAGE BUCK DETAIL



MIN. WALL AND HEADER REQUIREMENTS

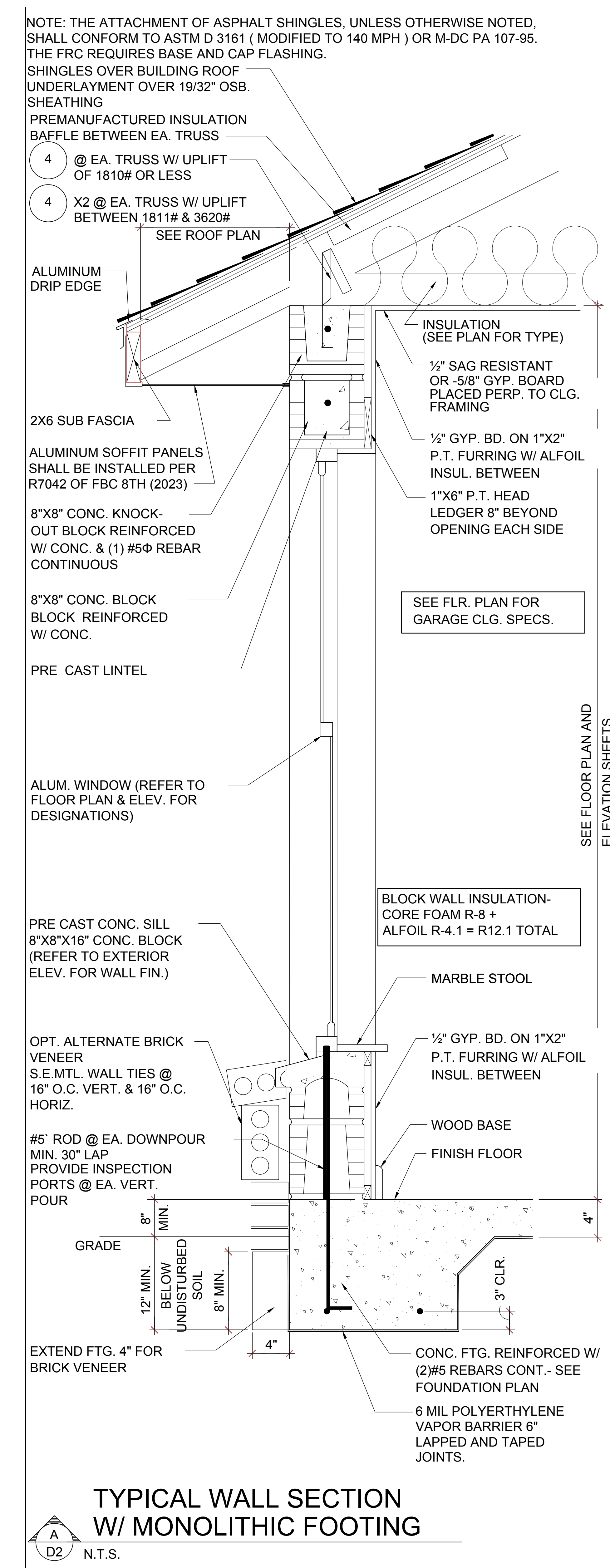
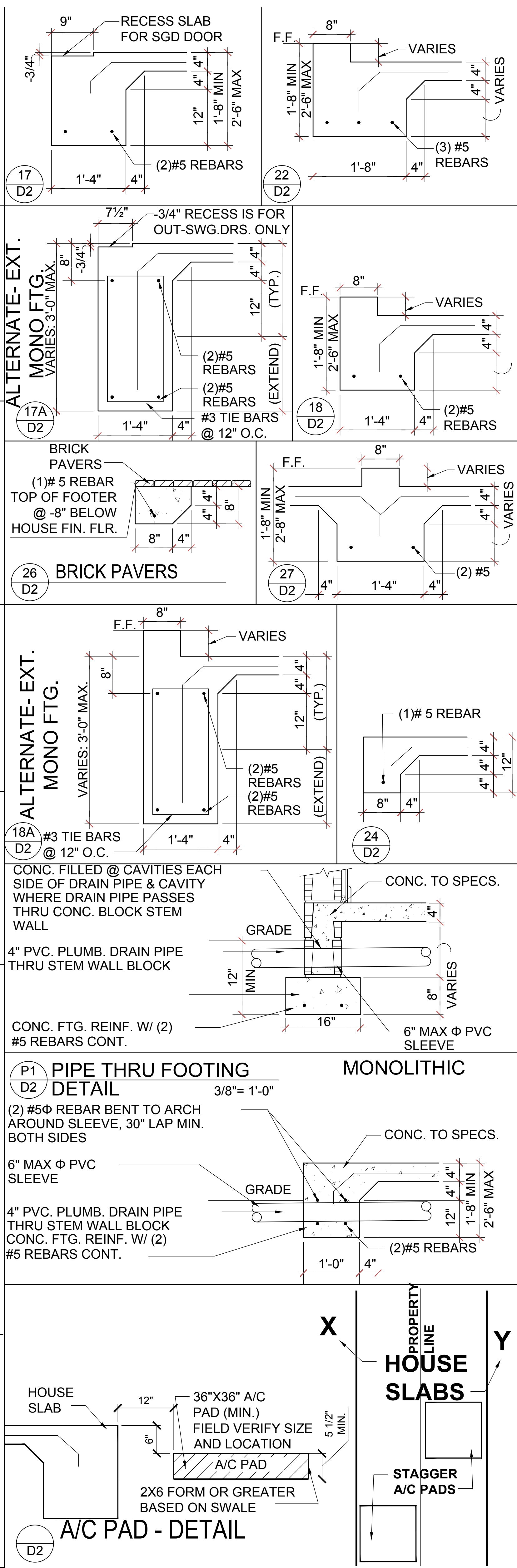
UNSUPPORTED WALL HEIGHT	STUD SPACING	MAXIMUM HEADER SPAN (ft.)					
		3'	6'	9'	12'	15'	18'
		NUMBER OF HEADER STUDS SUPPORTING END OF HEADER					
10' OR LESS		1	1	2	2	2	2
		NUMBER OF FULL-LENGTH STUDS @ EACH END OF HEADER					
GREATER THAN 10'		2	2	3	3	3	3
		2	2	3	4	5	5



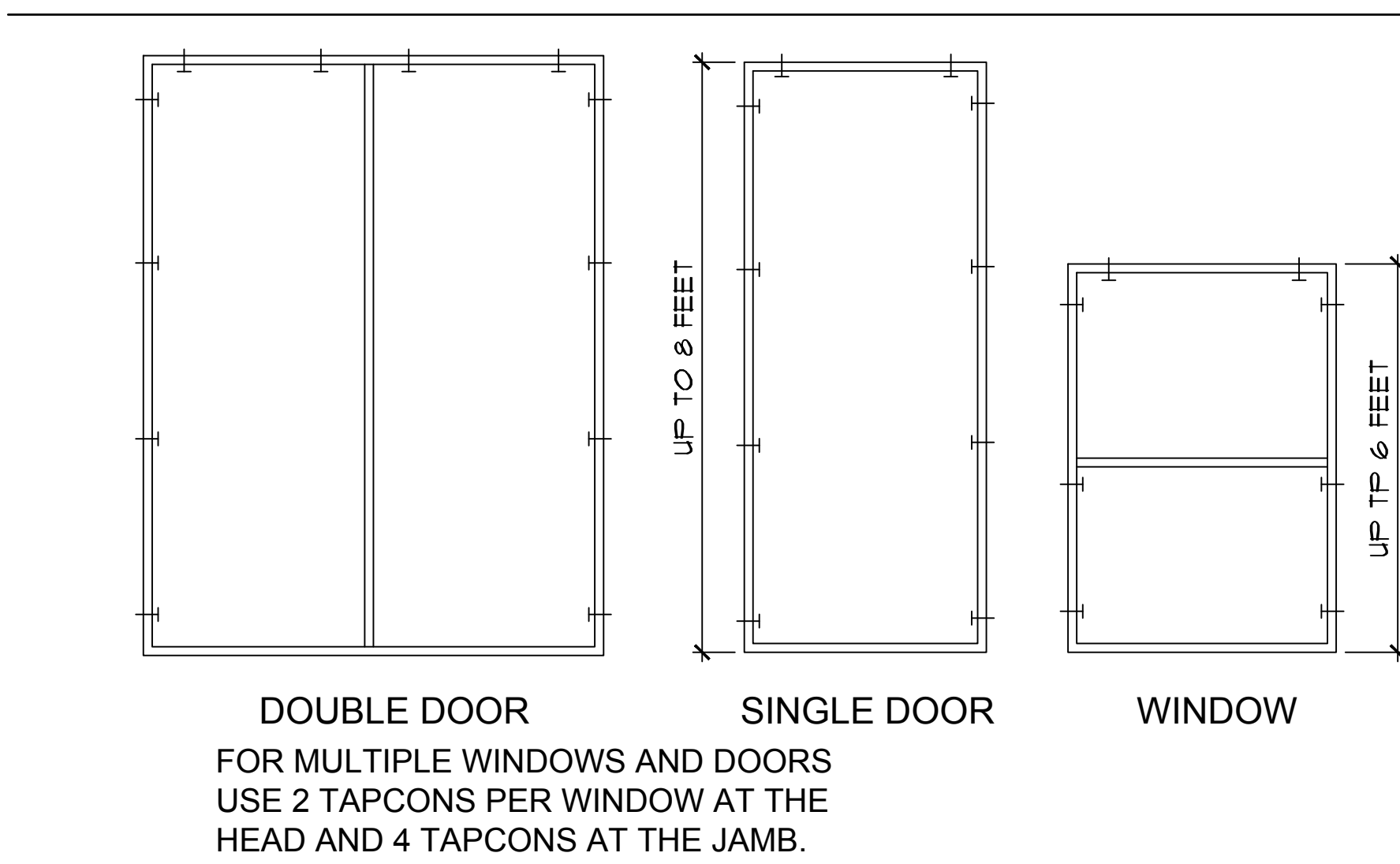
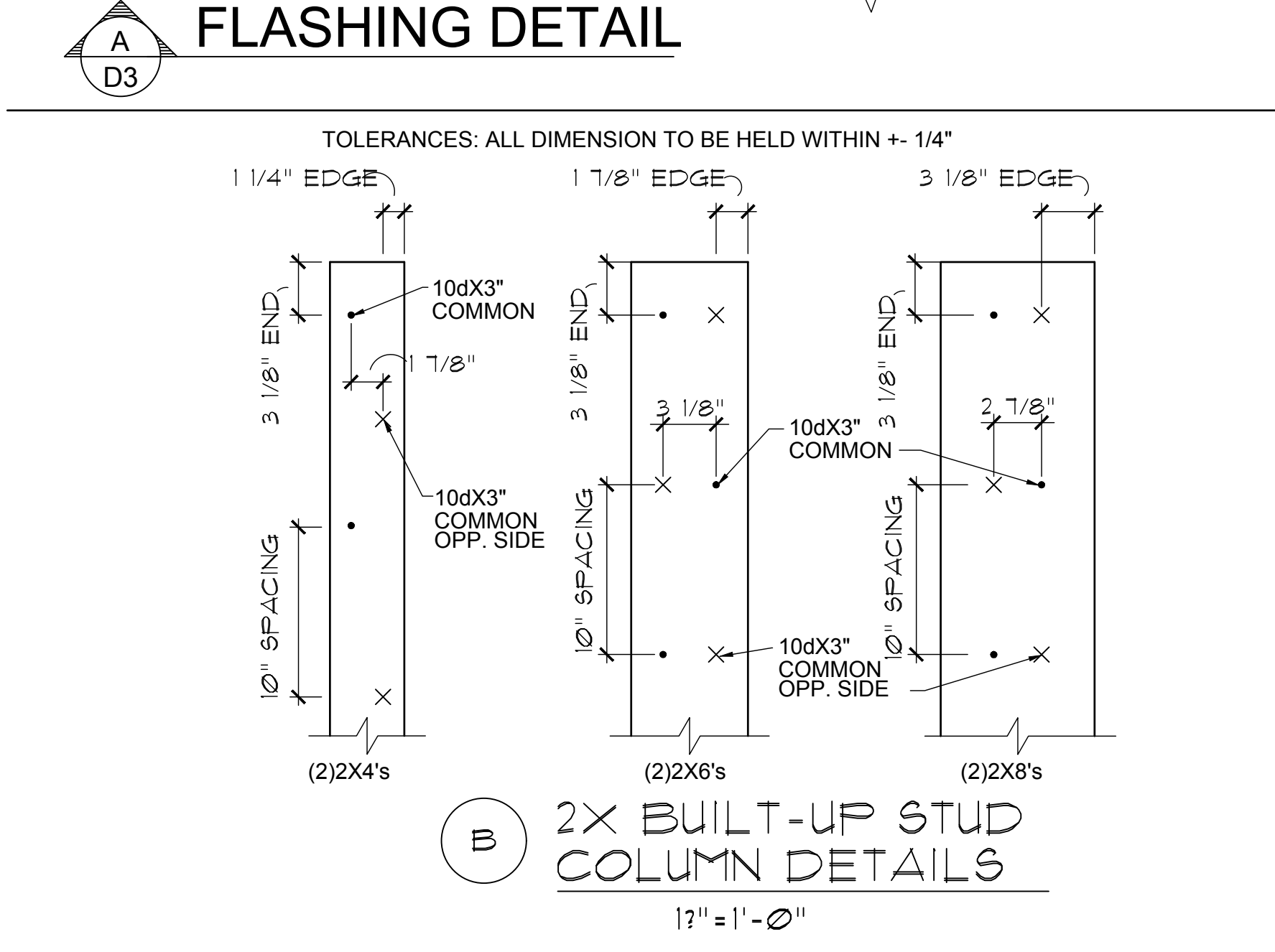
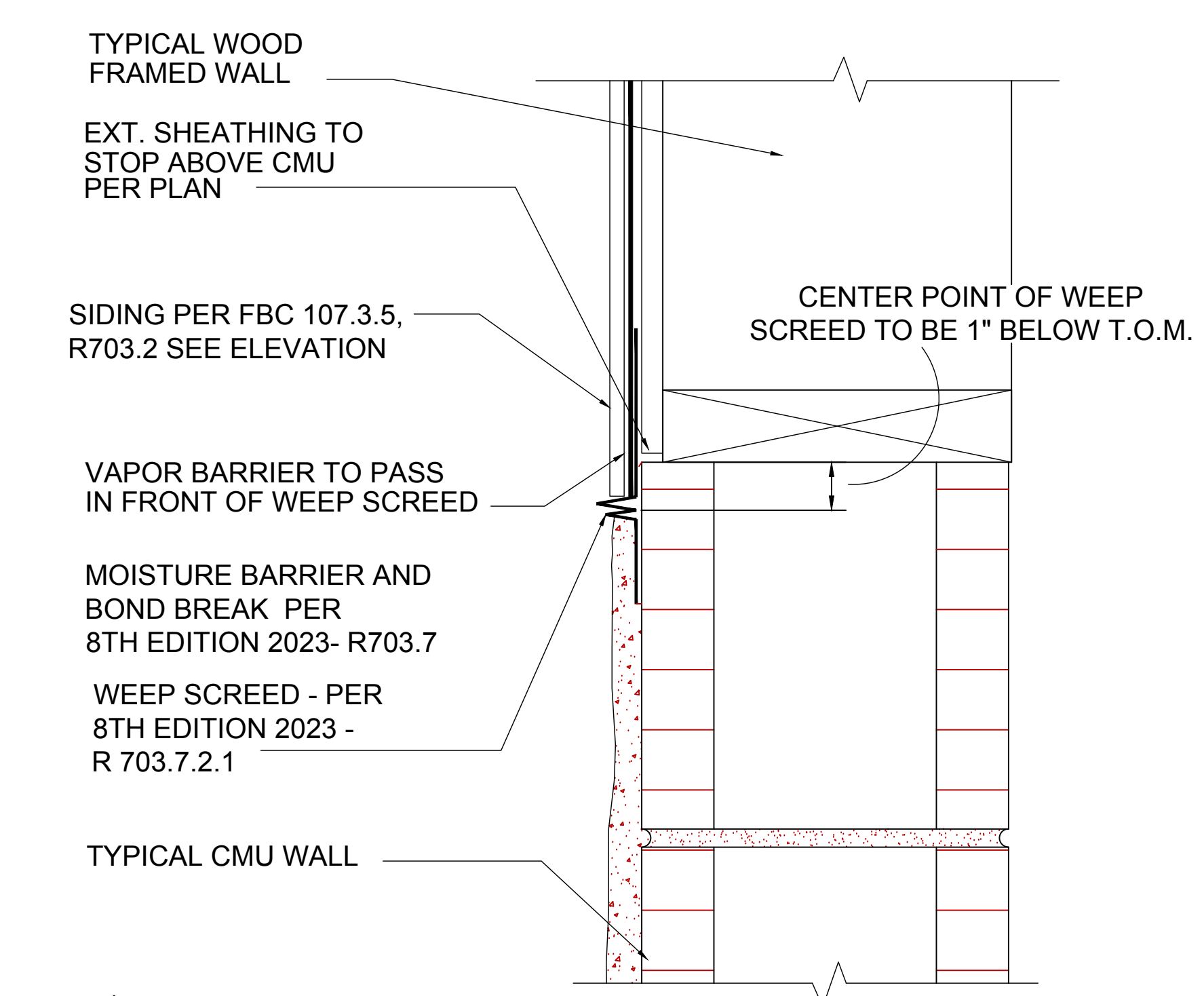
- PC PANEL REINFORCING (TOP):
USED IN PANELS OVER 25'S.F. IN AREA,IS EMBEDDED HORIZONTALLY IN THE MORTAR JOINTS BETWEEN EVERY OTHER COURSE. PANEL REINFORCING IS FORMED OF TWO PARALLEL WIRES, EITHER 1-5/8" O.C. (FOR USE WITH "THINLINE" SERIES GLS. BLK.) OR 2" O.C. (FOR USE W/ "PREMIERE" SERIES GLS. BLK.),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

GLASS BLOCK DETAIL





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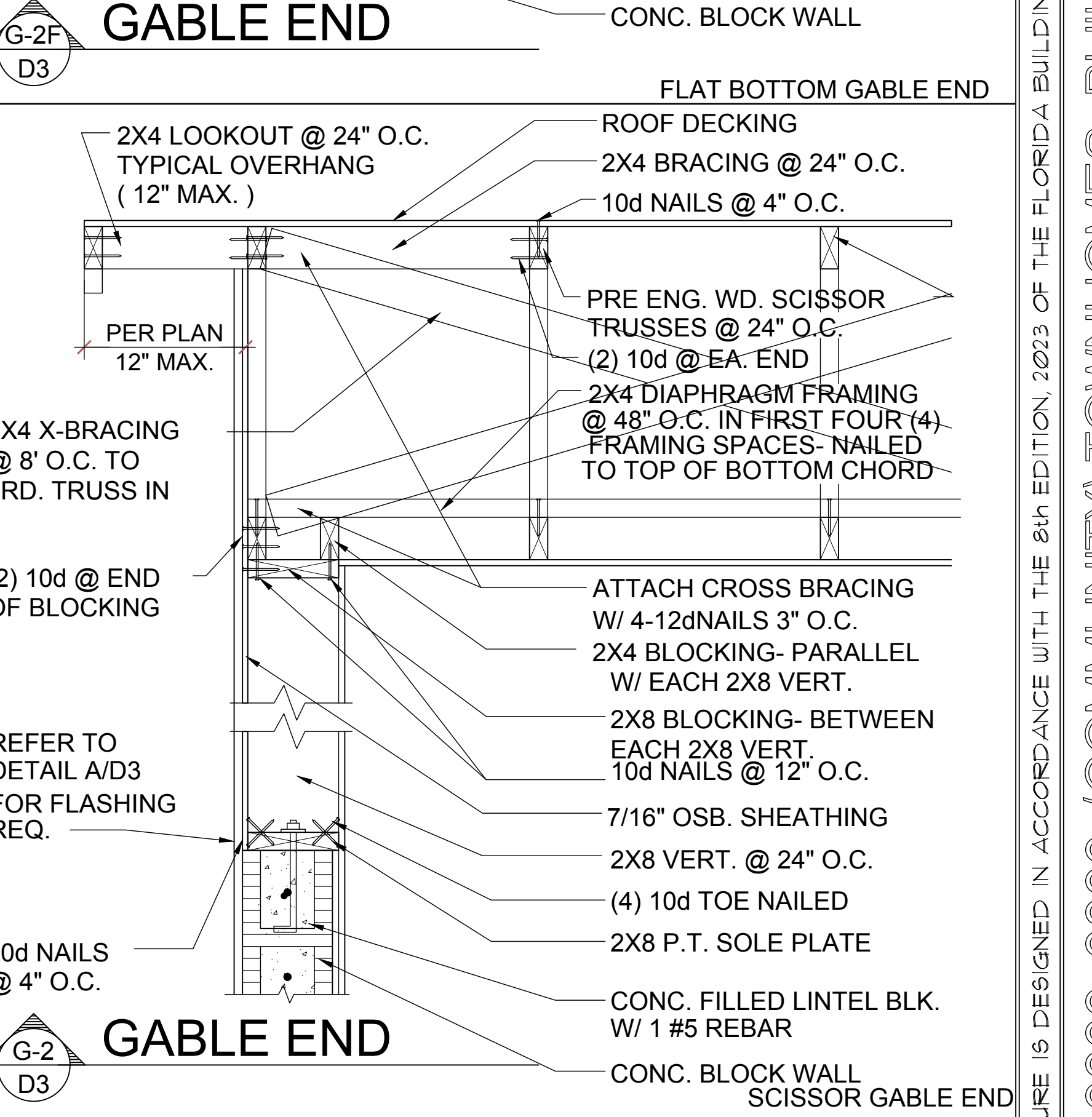
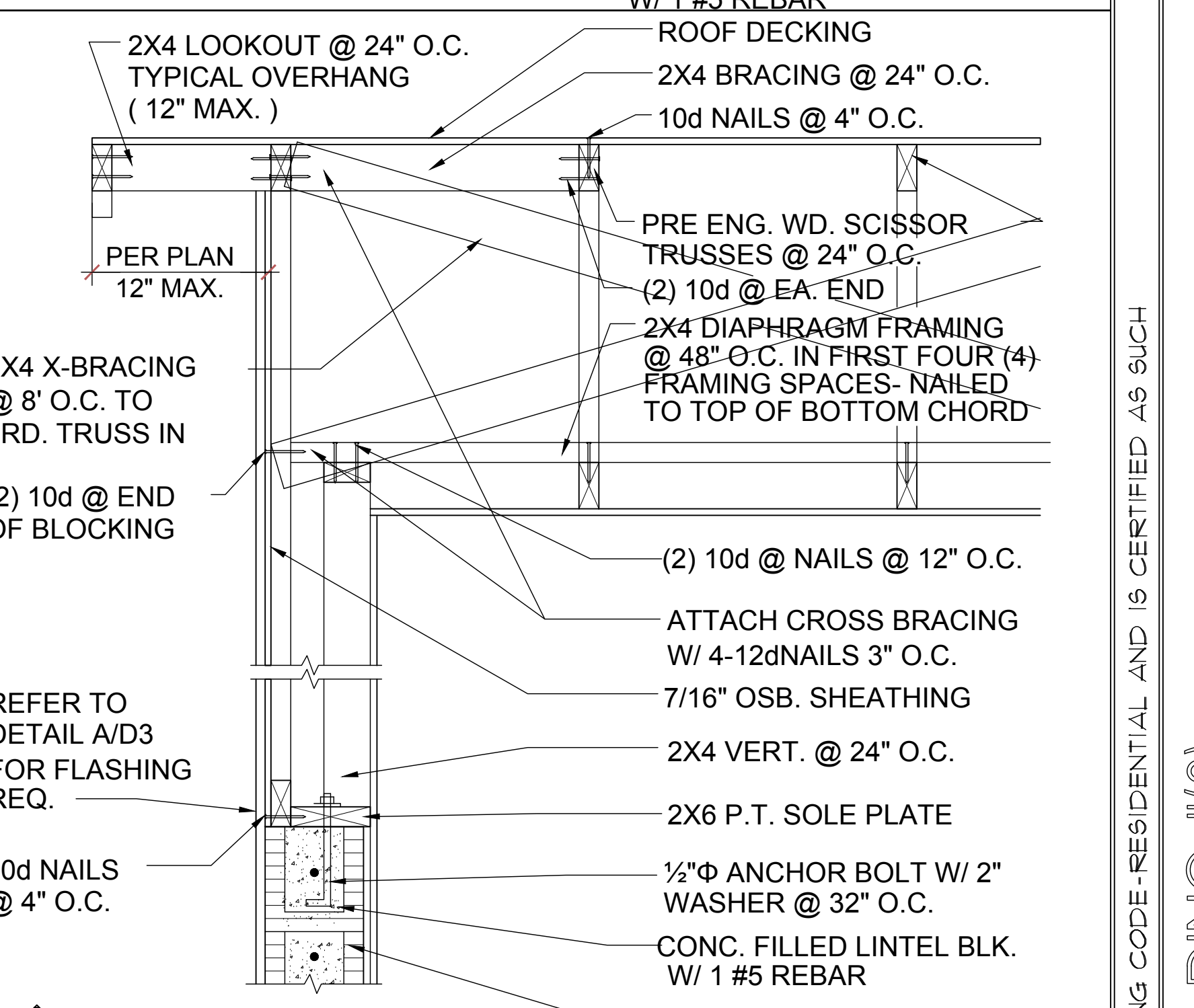
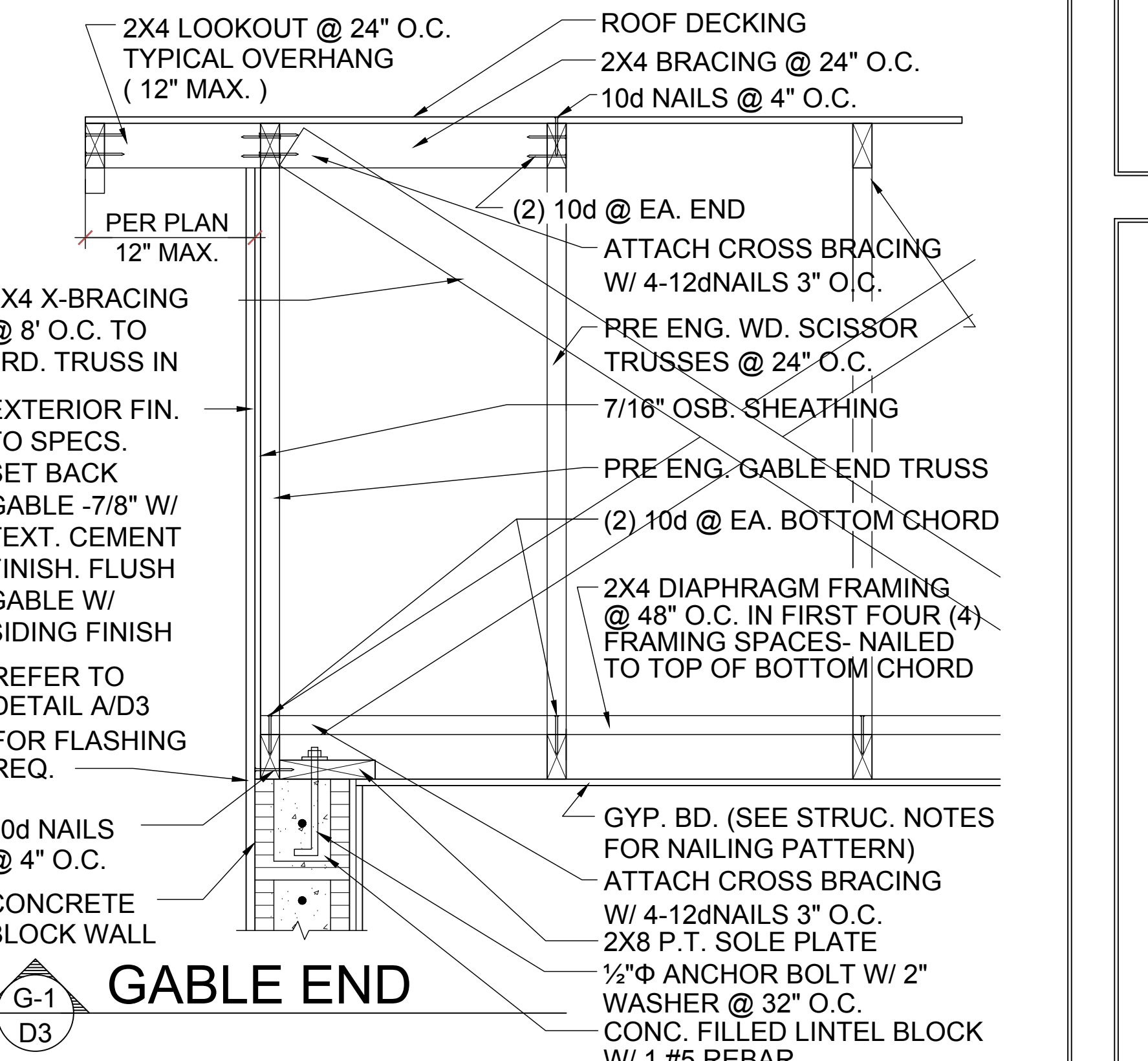
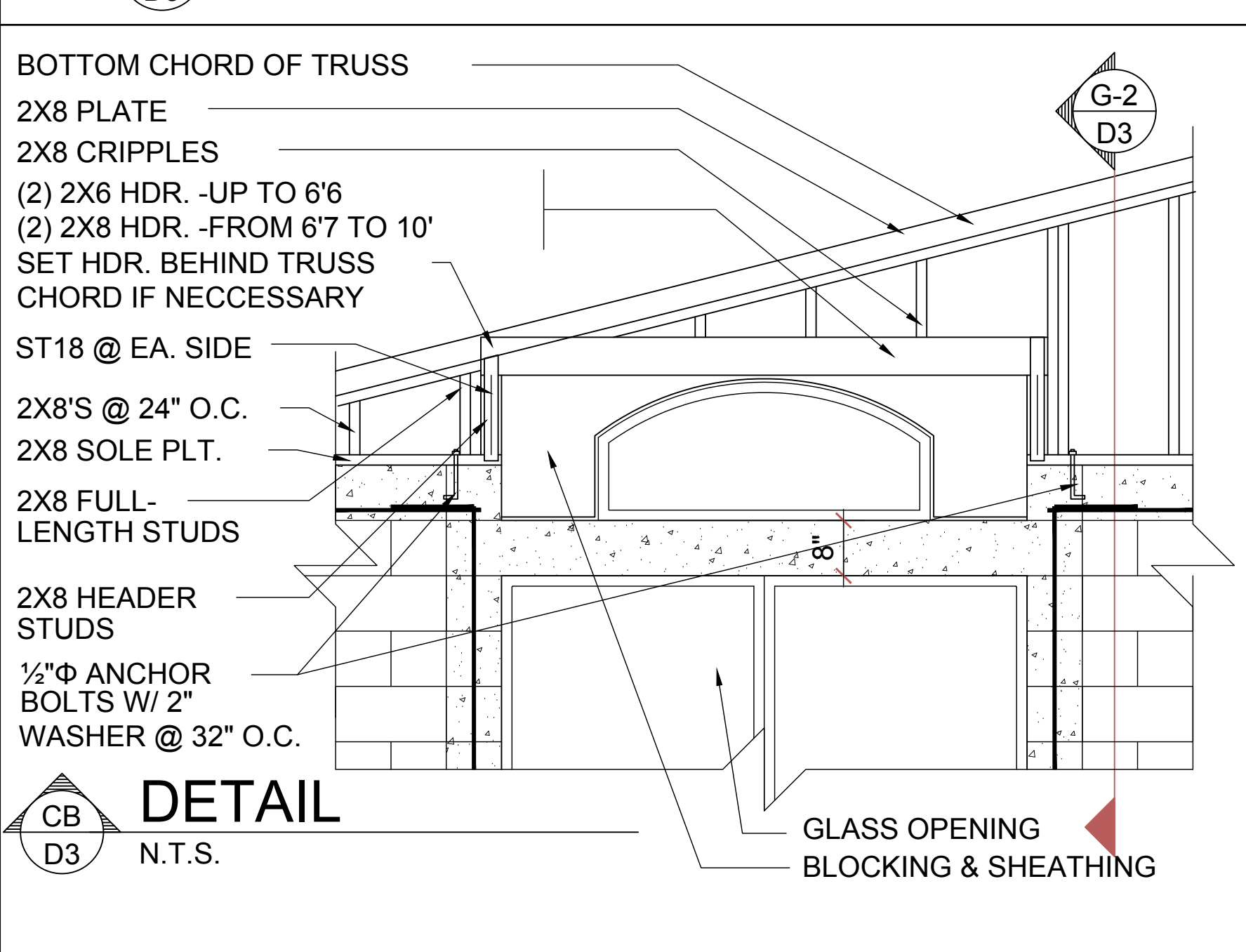
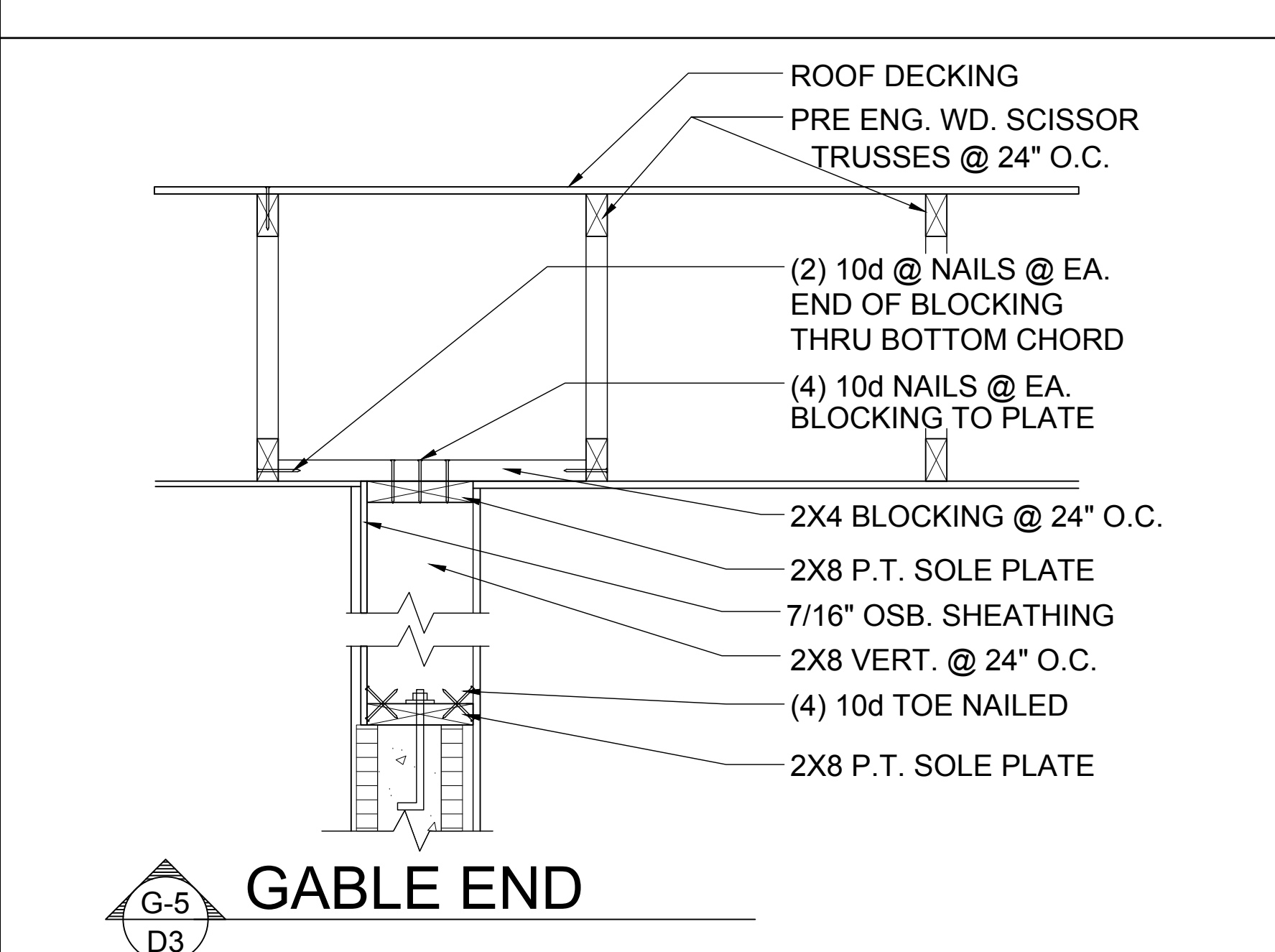
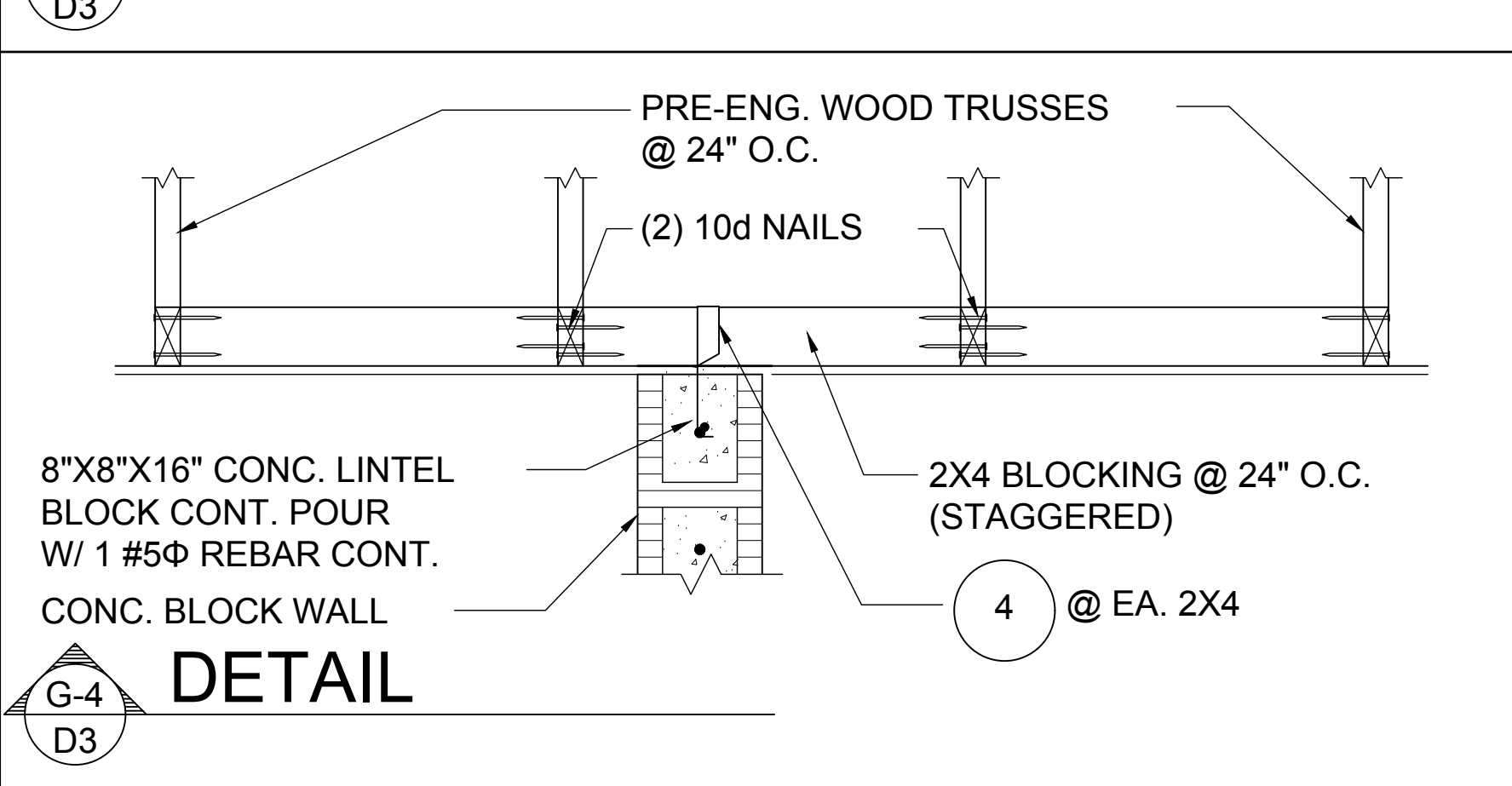
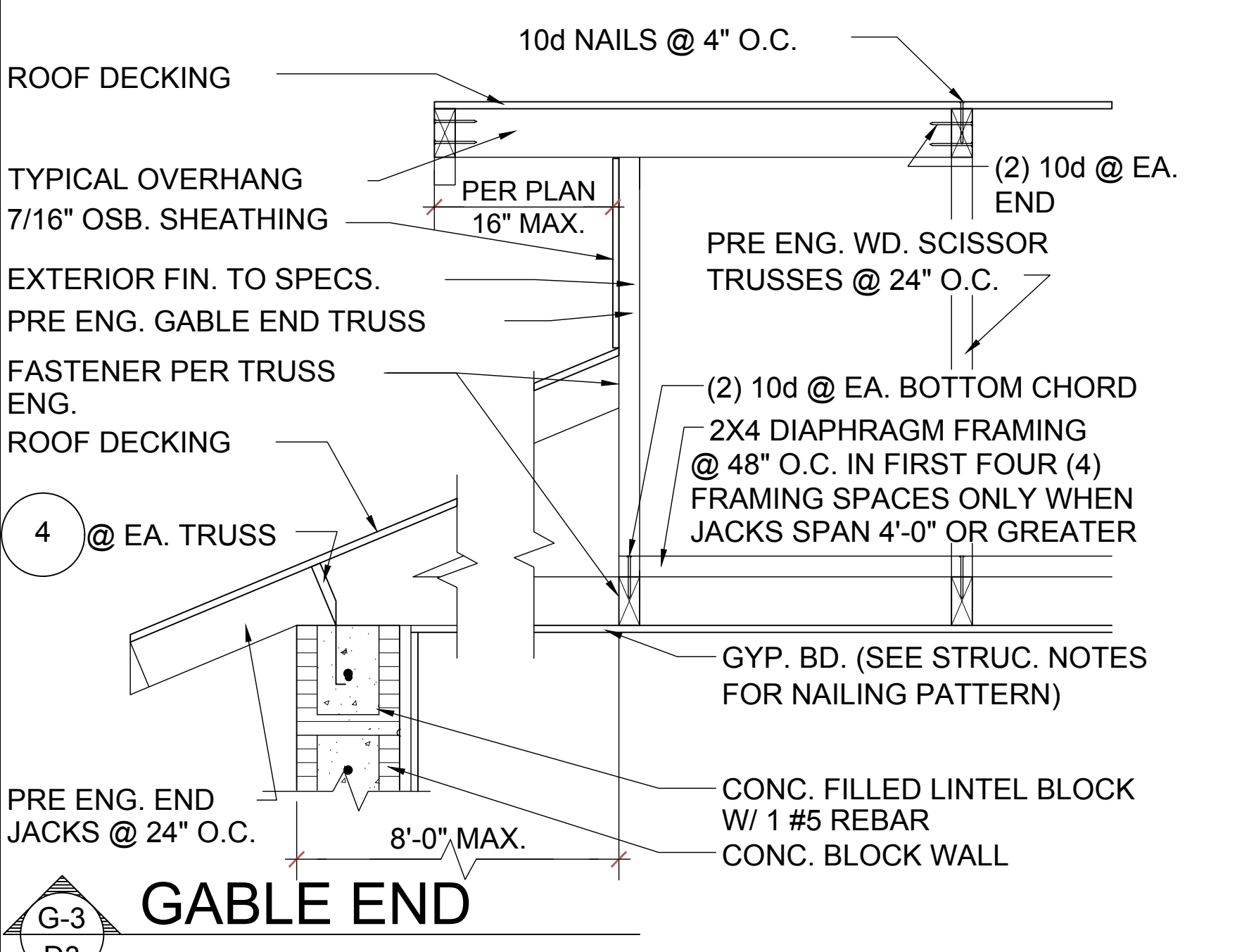
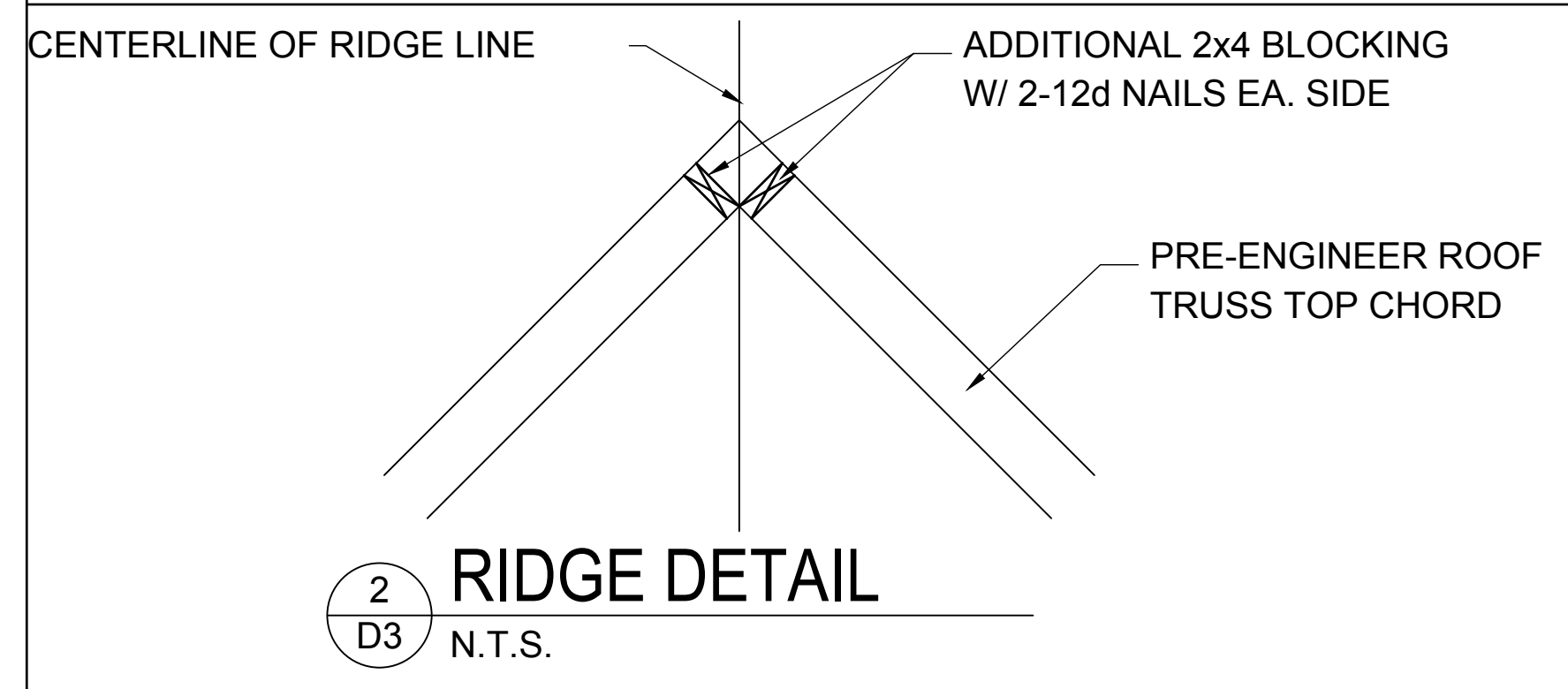
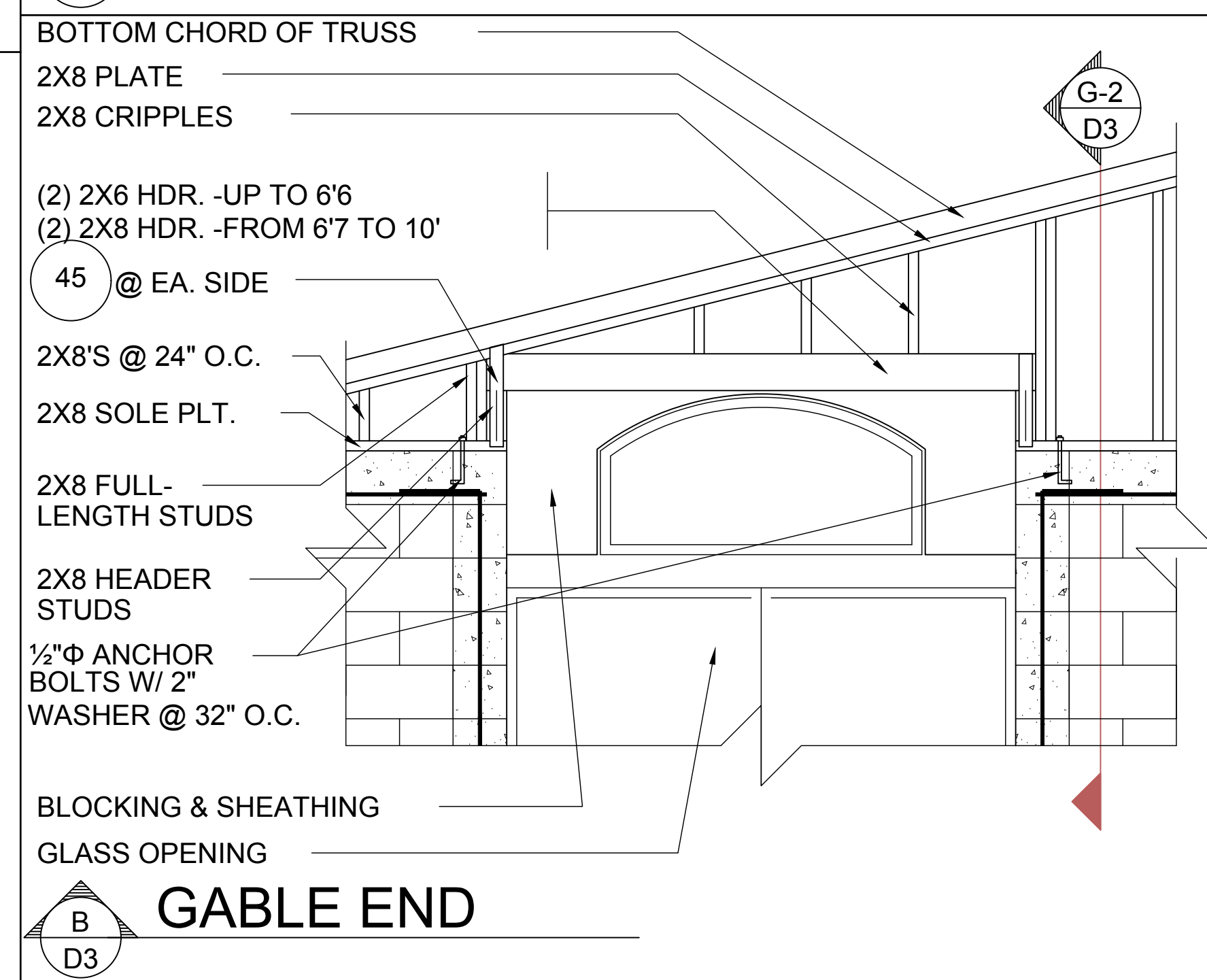
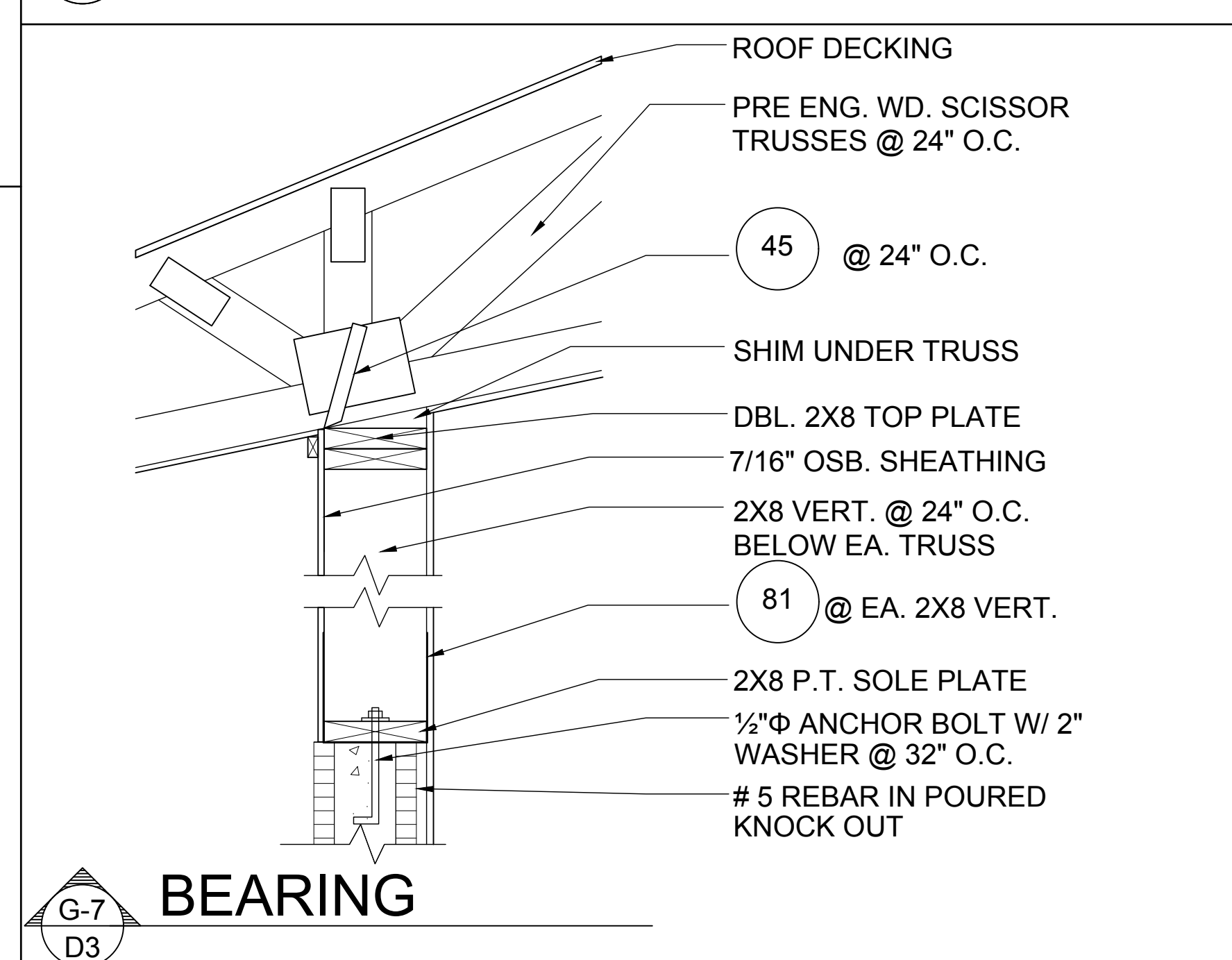
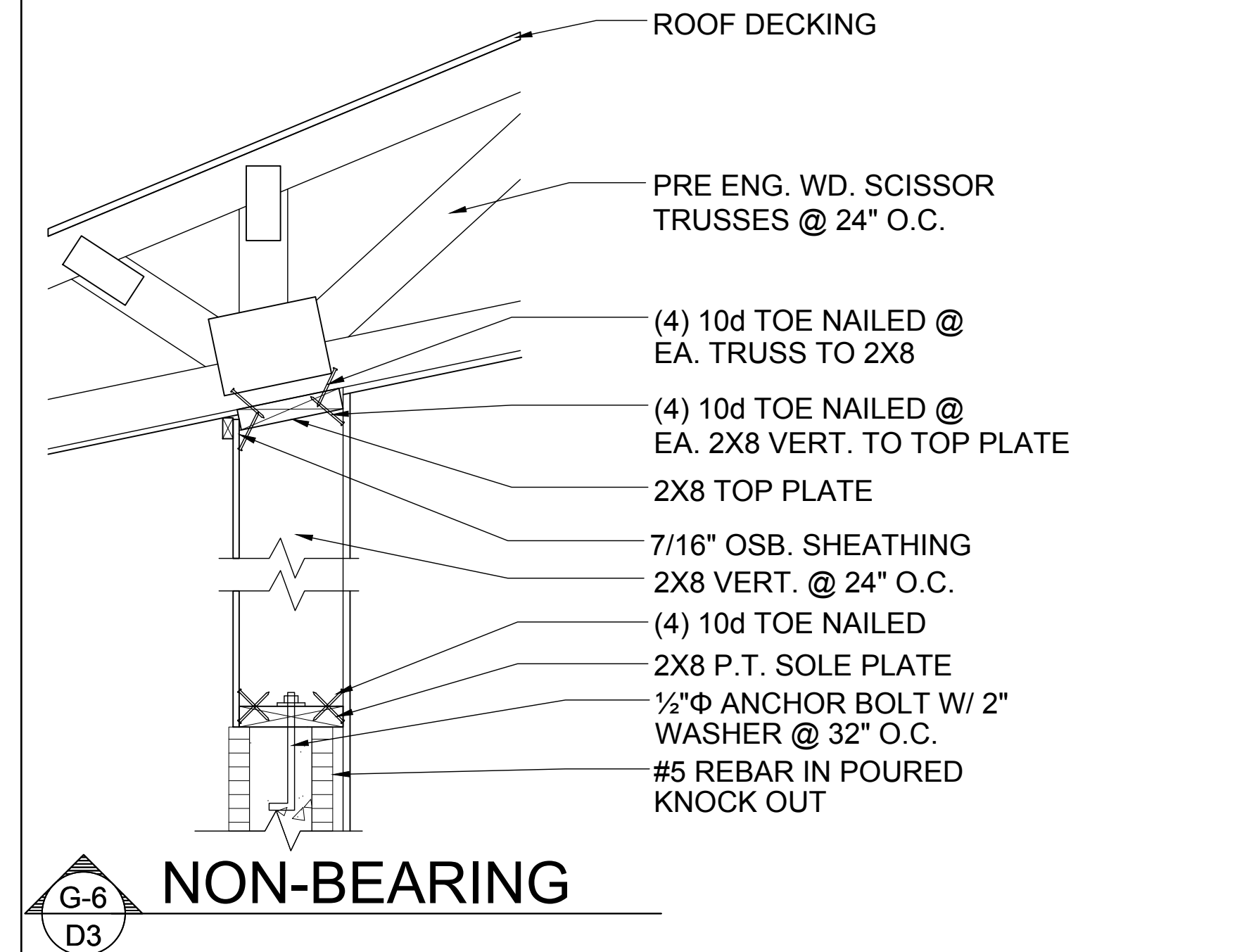
BUCK ATTACHMENT DATA

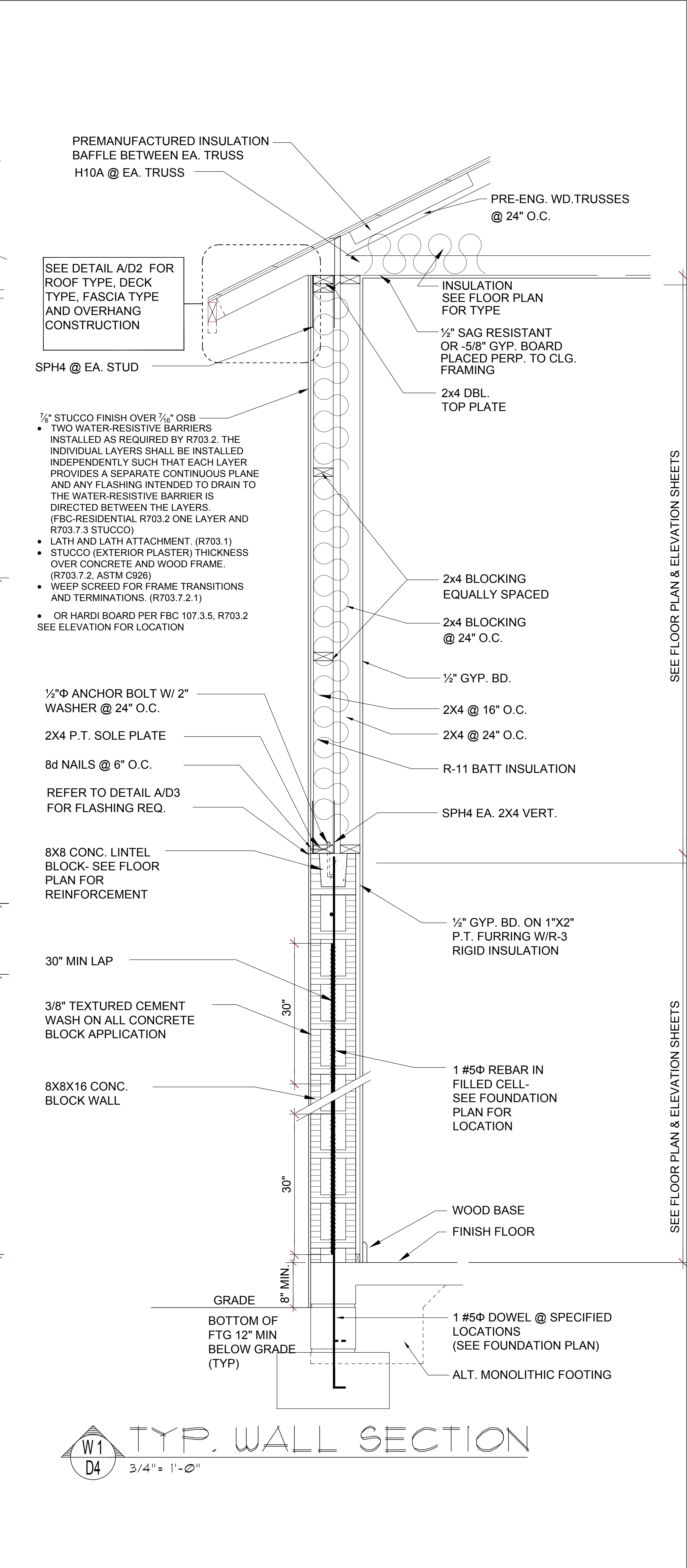
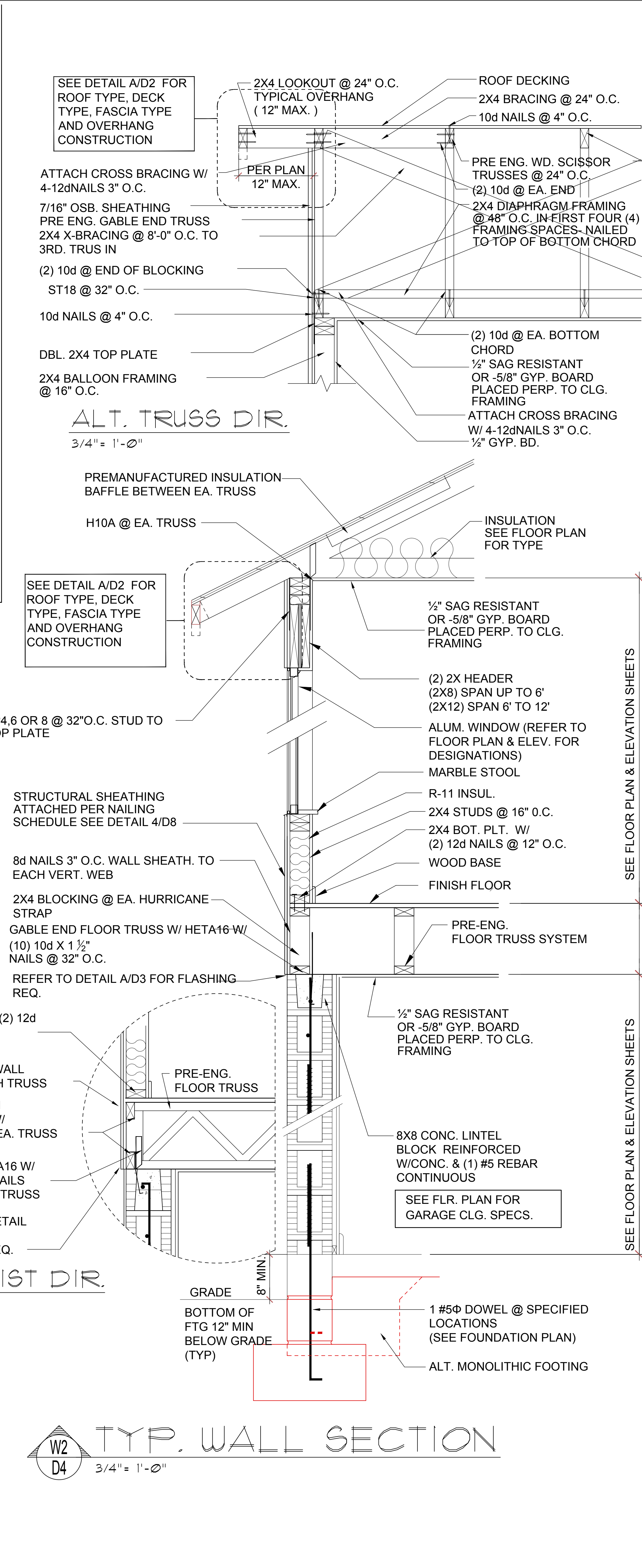
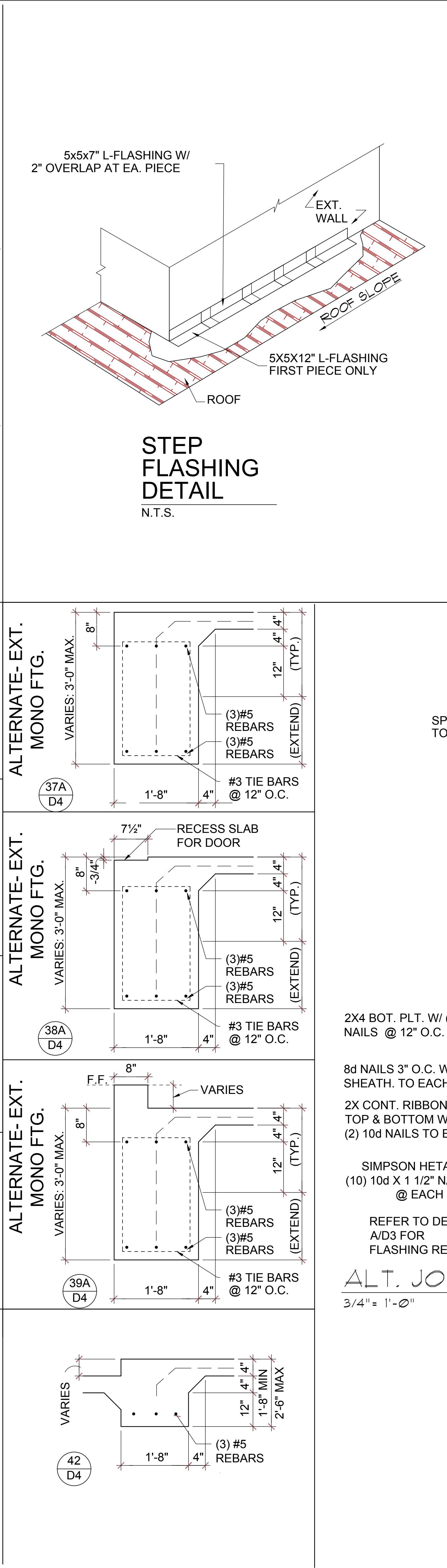
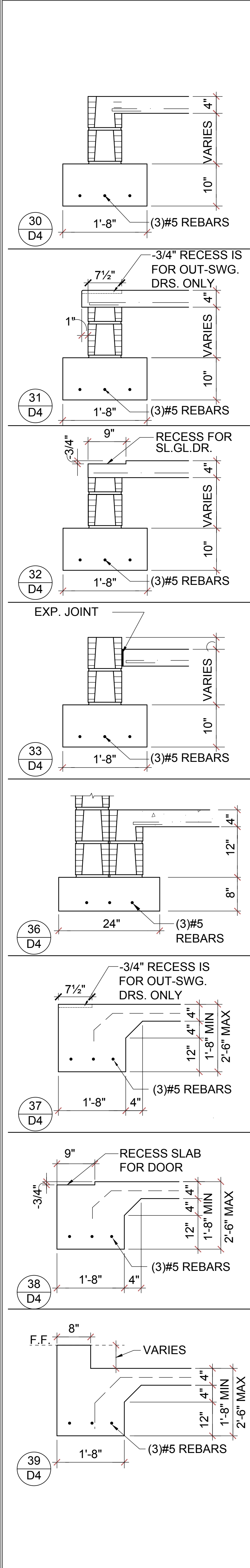
BUCKS SHALL BE 1x4 OR 2x8 PT AT WINDOWS OR 2x8 PT AT DOORS IN PINE OR SPRUCE. AT WINDOWS ATTACH BUCKS TO BLOCK WITH COMMON T-NAILS AND PLACEMENT SIMILAR TO TAPCONS SHOWN. AT DOORS OR FIN WINDOWS IN BLOCK, ATTACH BUCKS w/ 2 T-NAILS TOP AND BOTTOM AND 8" O.C. STAGGERED IN THE FIELD.

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.





THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 8th EDITION, 2003 OF THE FLORIDA BUILDING CODE-RESIDENTIAL AND IS CERTIFIED AS SUCH

LOTS: 0000-0000, (COMMUNITY) TOWNHOMES, BUILDING #(?)

6-UNIT: TYLER, JACKSON, GRANT, JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

STRUCTURAL DETAILS

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THOMPSON ENGINEERING GROUP, INC.
4401 Vinson Road, Suite 40, Orlando, FL 32811
Ph: (407) 734-1450
Fax: (407) 734-1790
www.iteg.com

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

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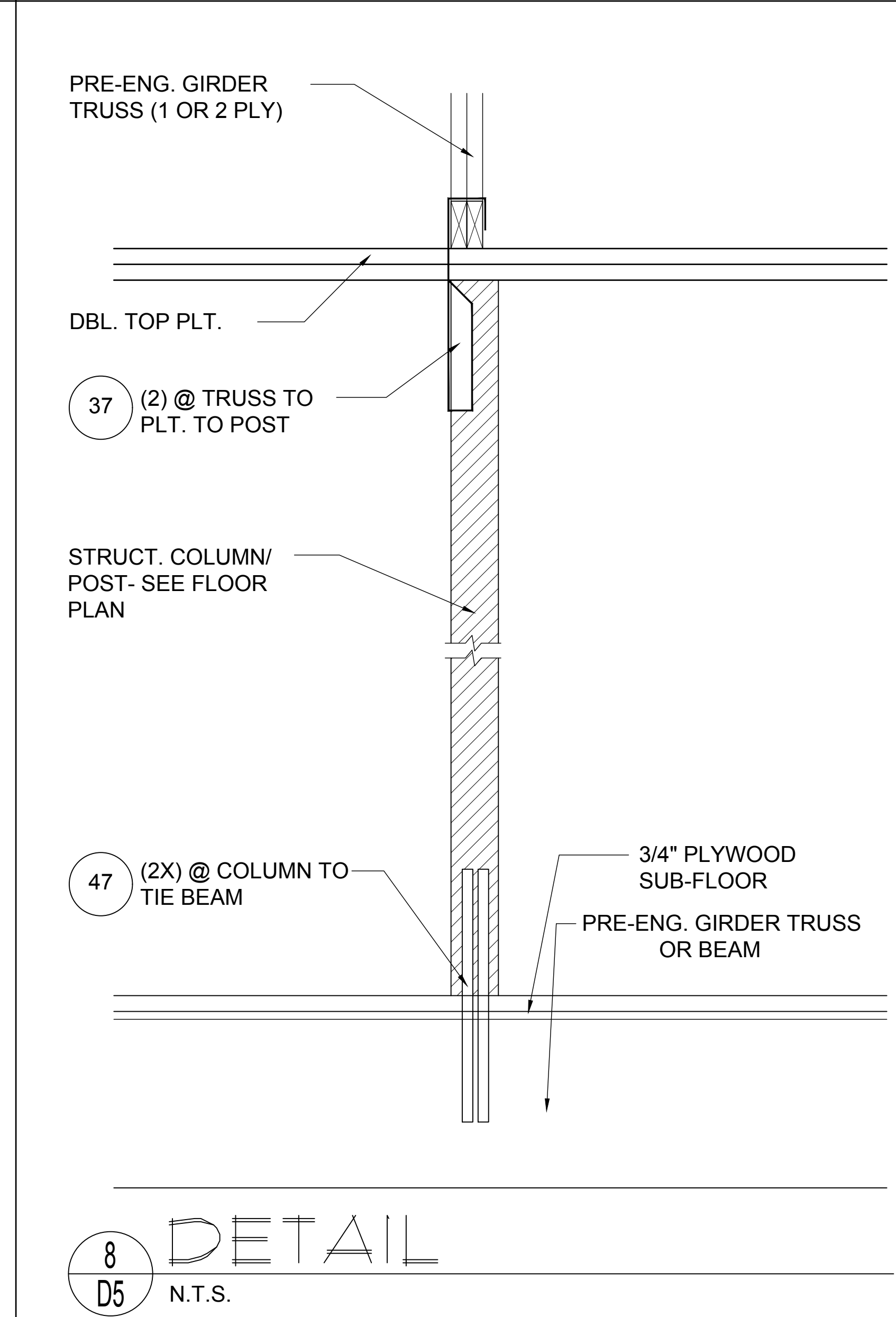
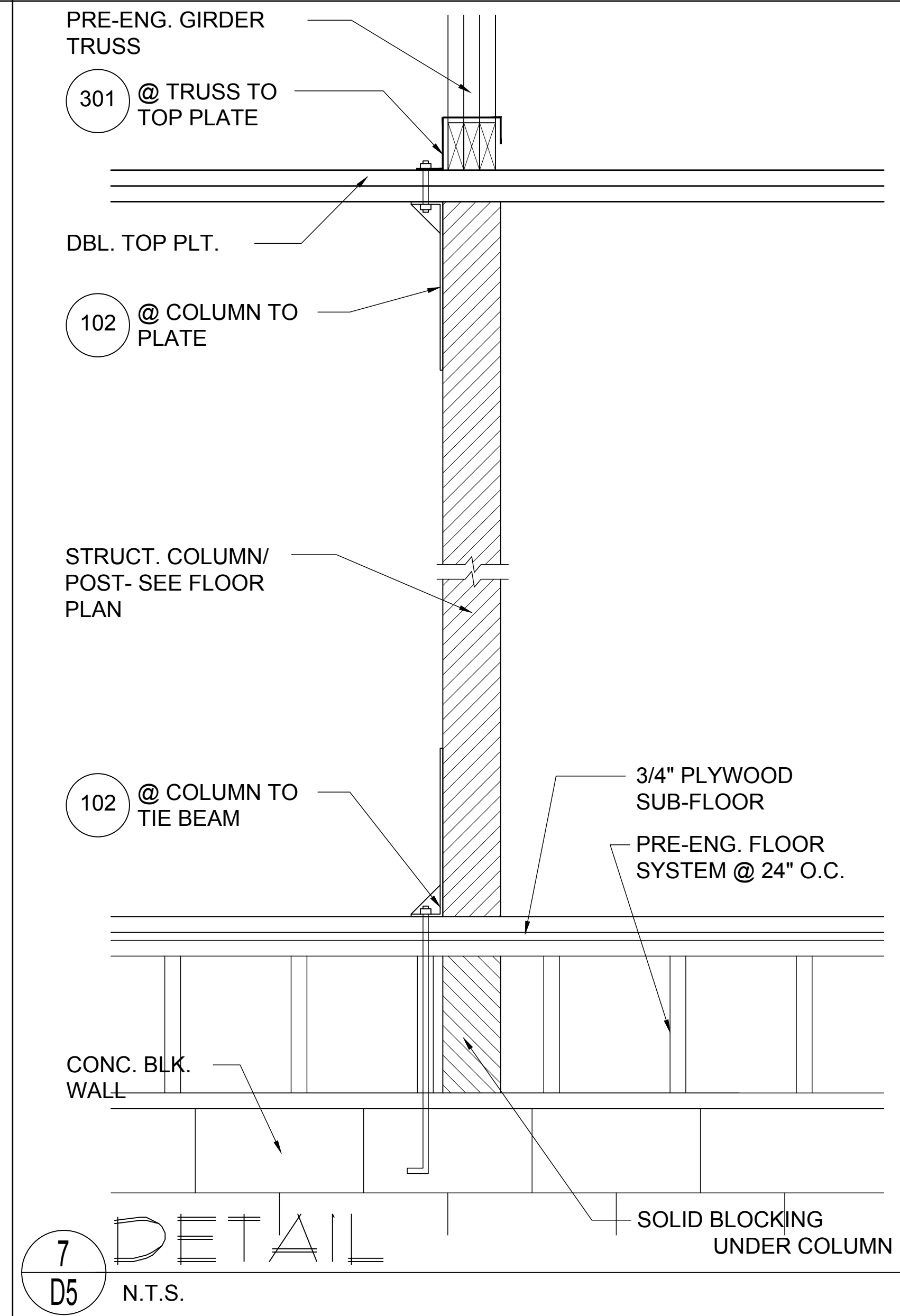
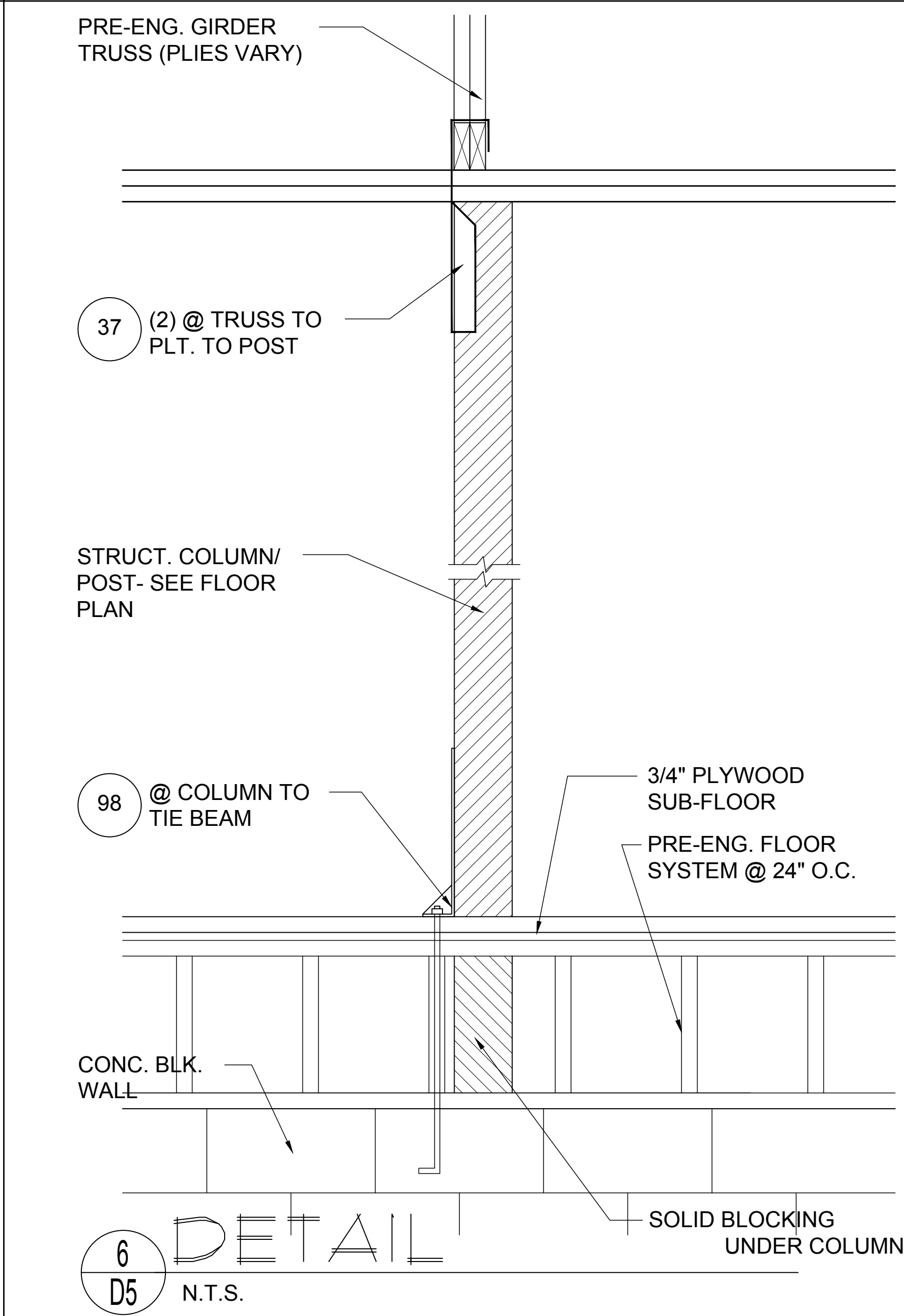
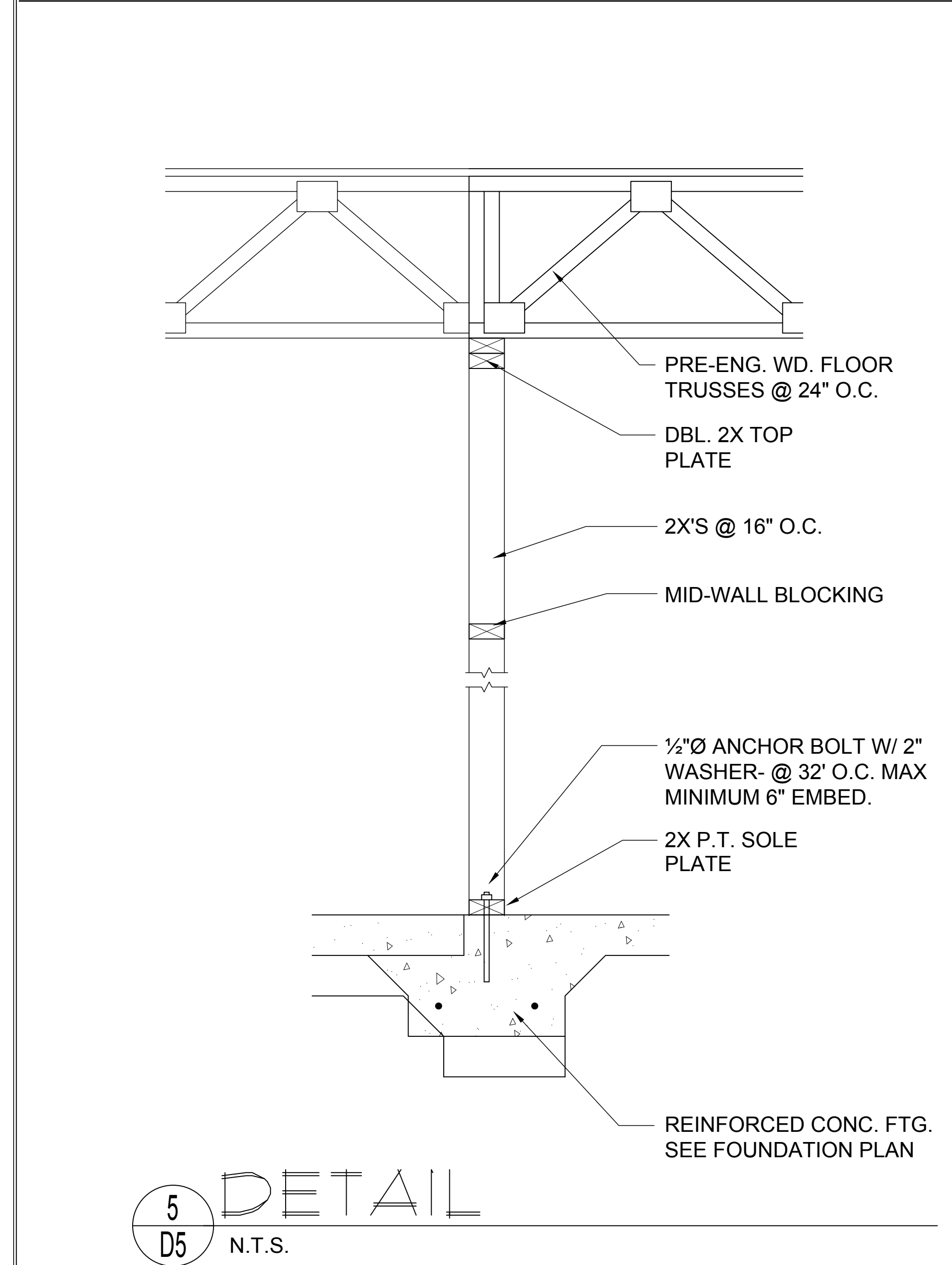
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SCALE: AS NOTED

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SHEET:

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70' REAR LOAD TOWNHOMES

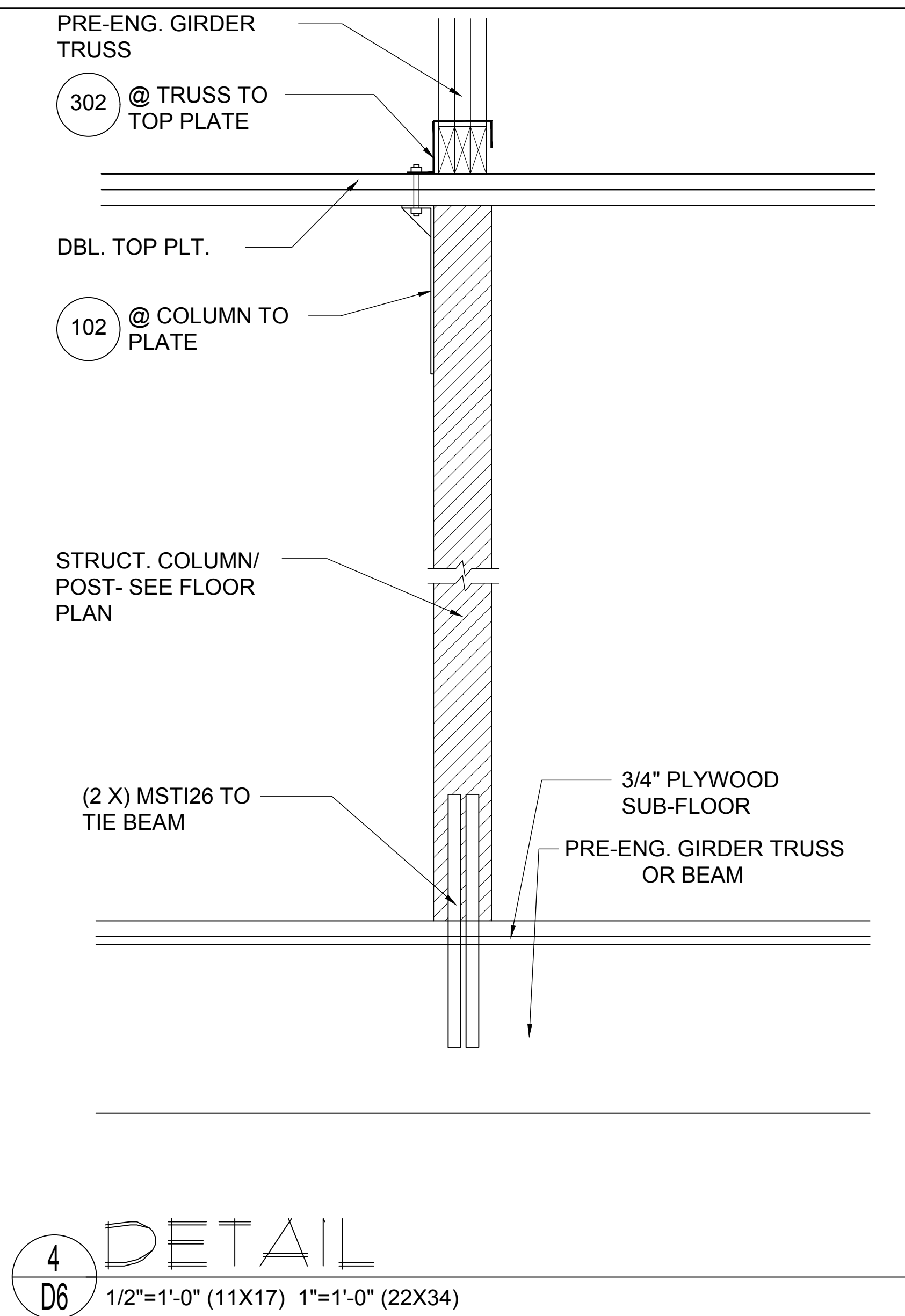
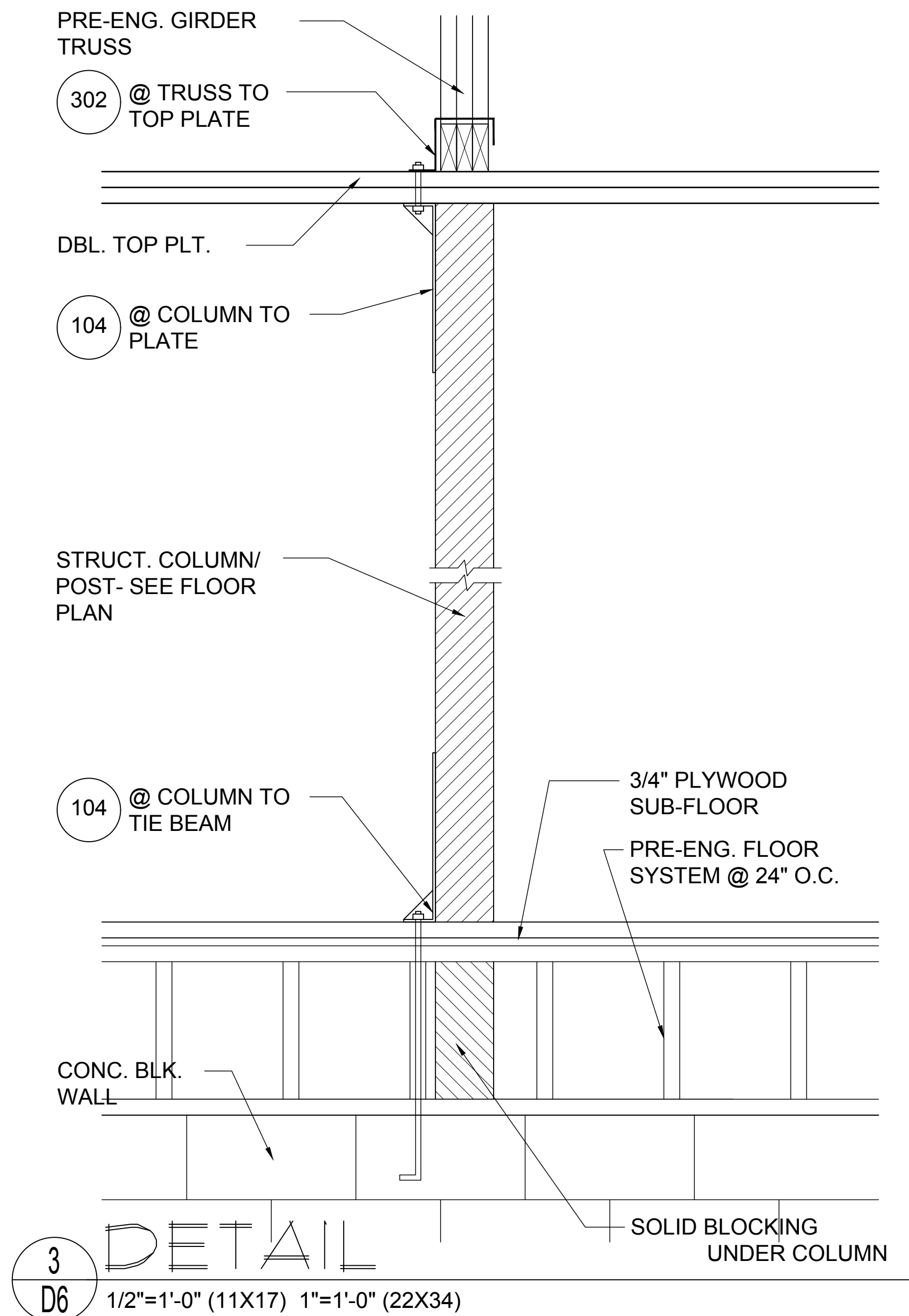
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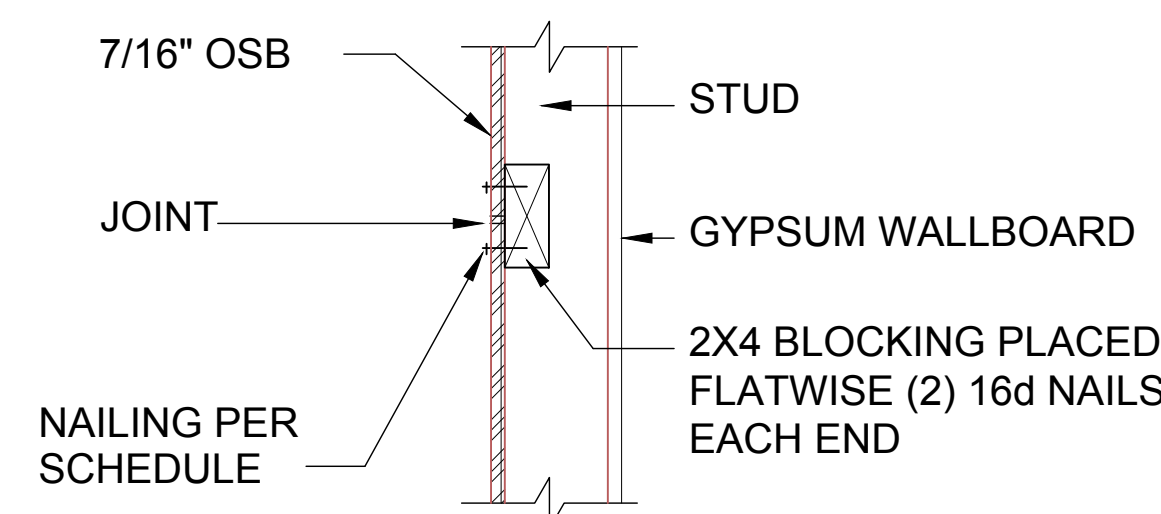
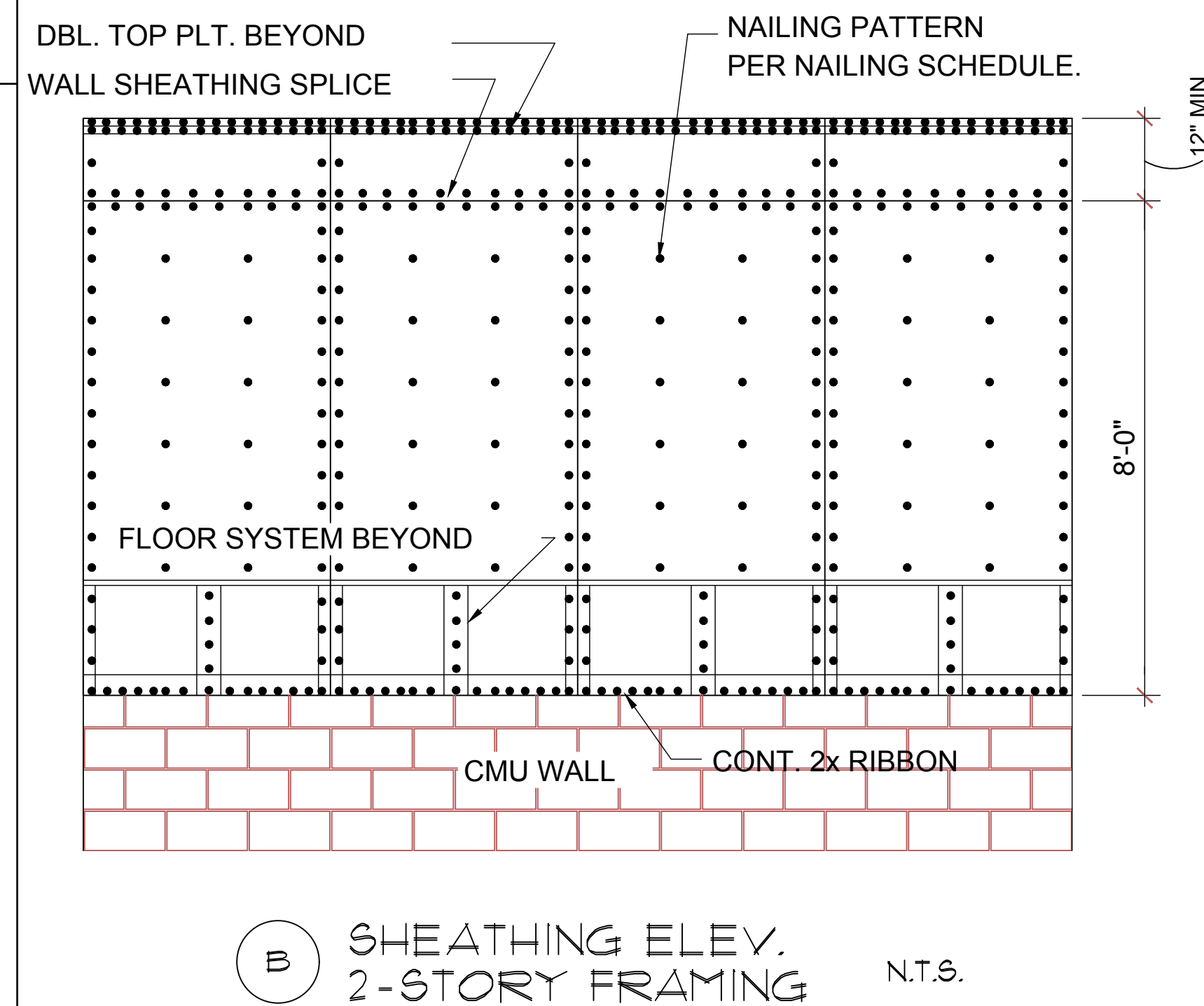
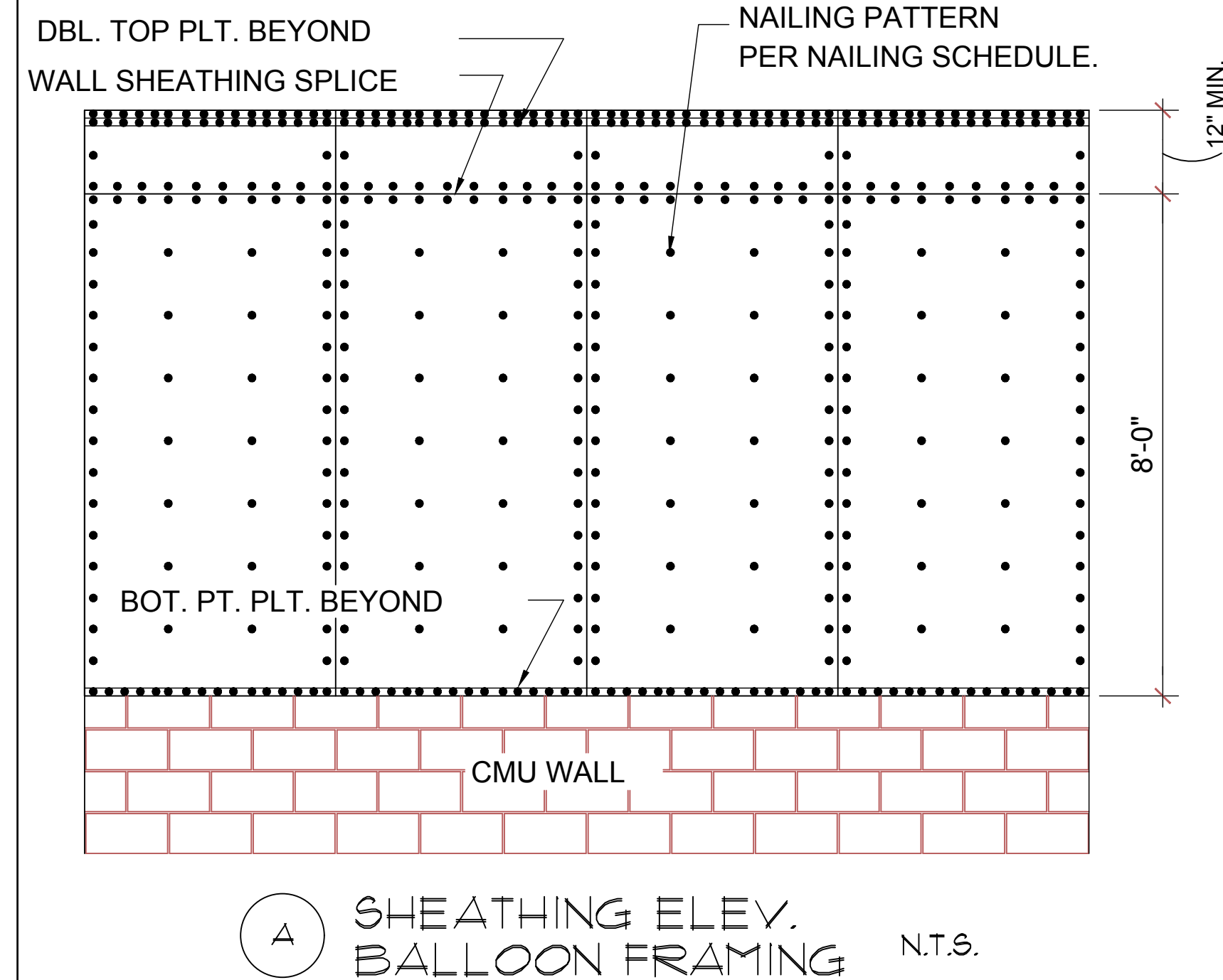
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NOTE:
1/2" PLYWOOD OR 7/16" O.S.B. TO BE USED AS UPLIFT RESISTANCE NO OTHER FASTENERS REQ'D. EXCEPT AS NOTED ON PLANS IN TWO STORY FRAME APPLICATIONS, SHEATHING SHALL EXTEND MIN. 1'-0" W/O BREAK ABV. 2nd FLOOR BOTTOM PLT. TO T.O.M.

NAILING SCHEDULE:

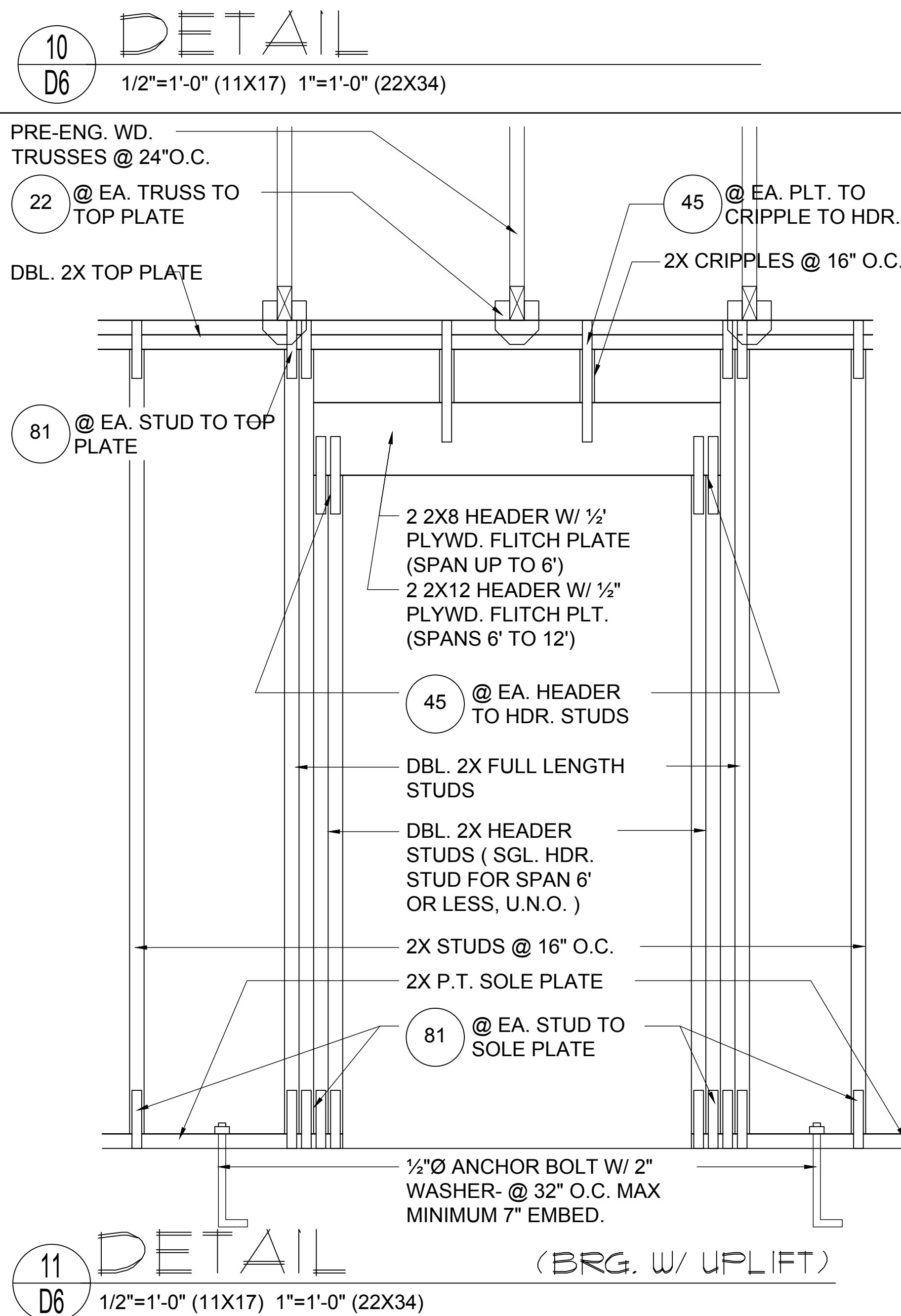
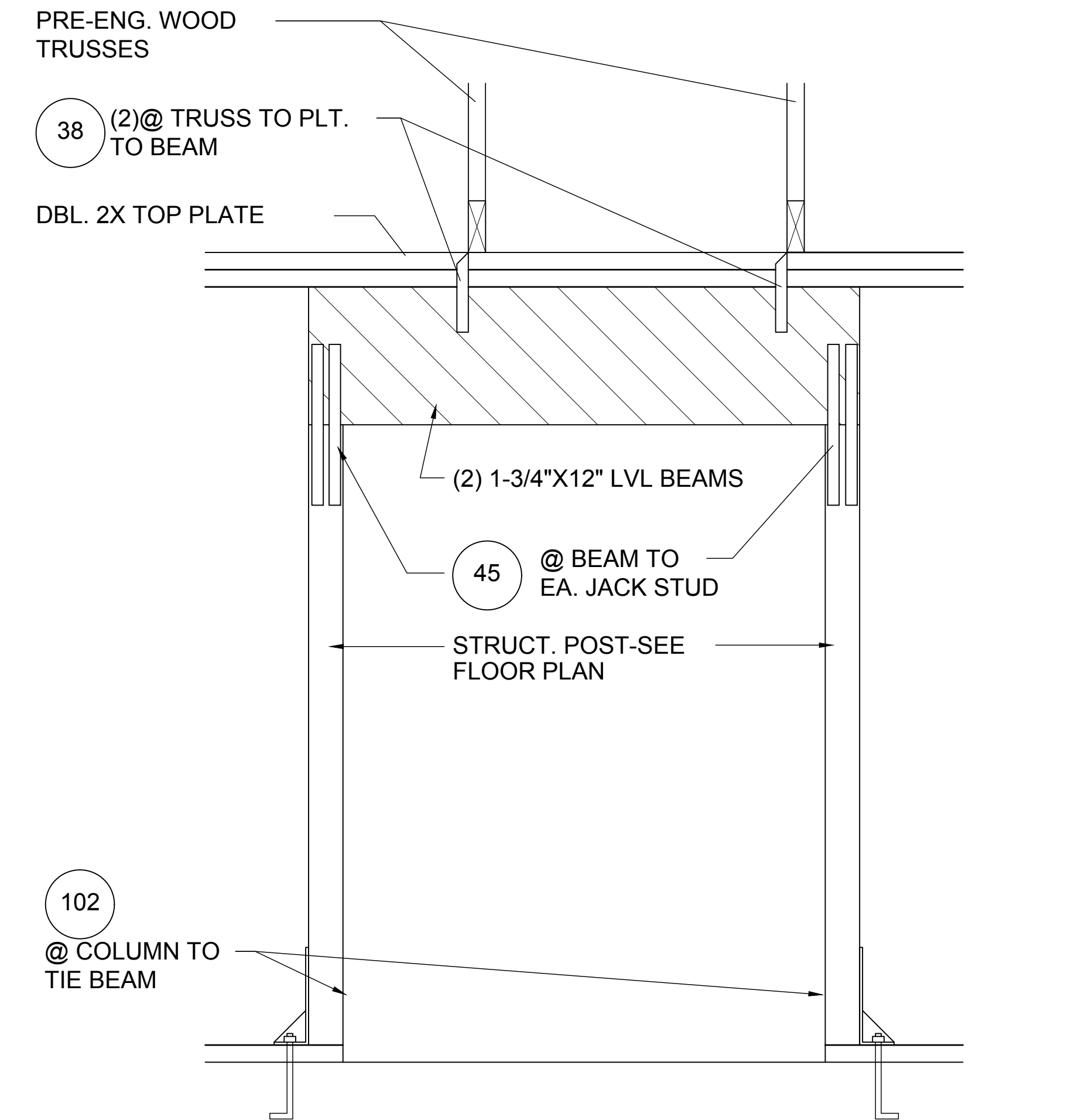
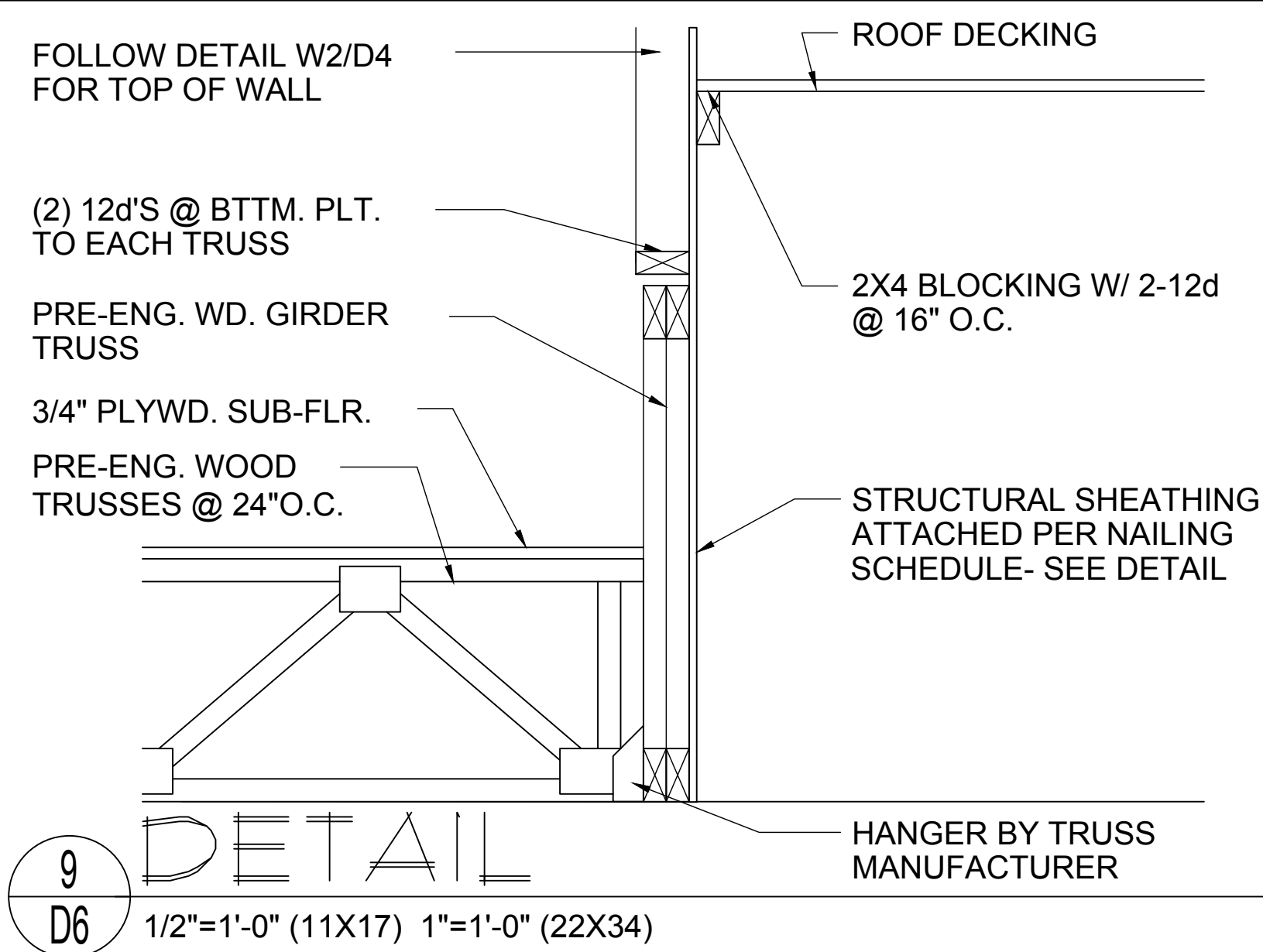
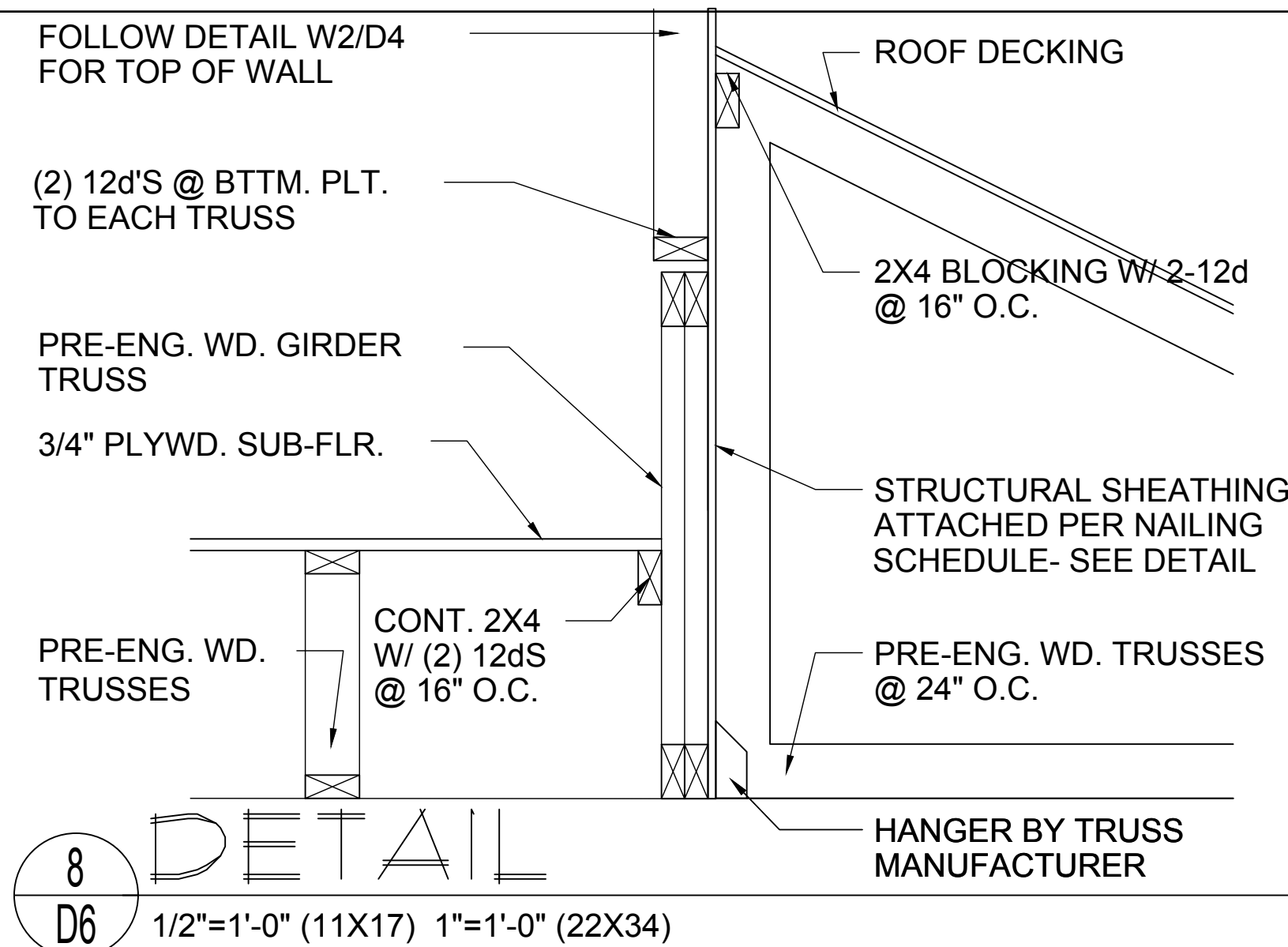
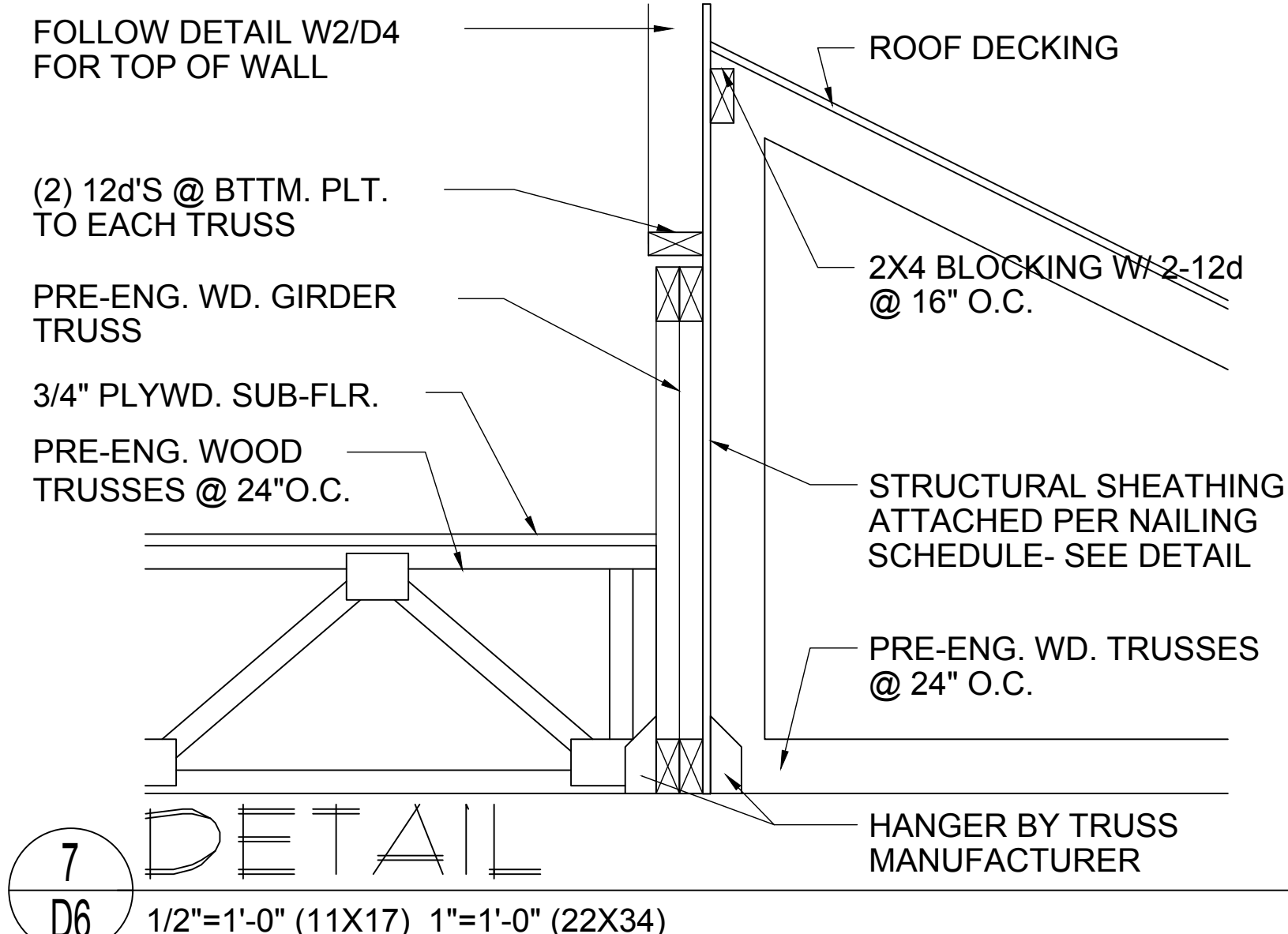
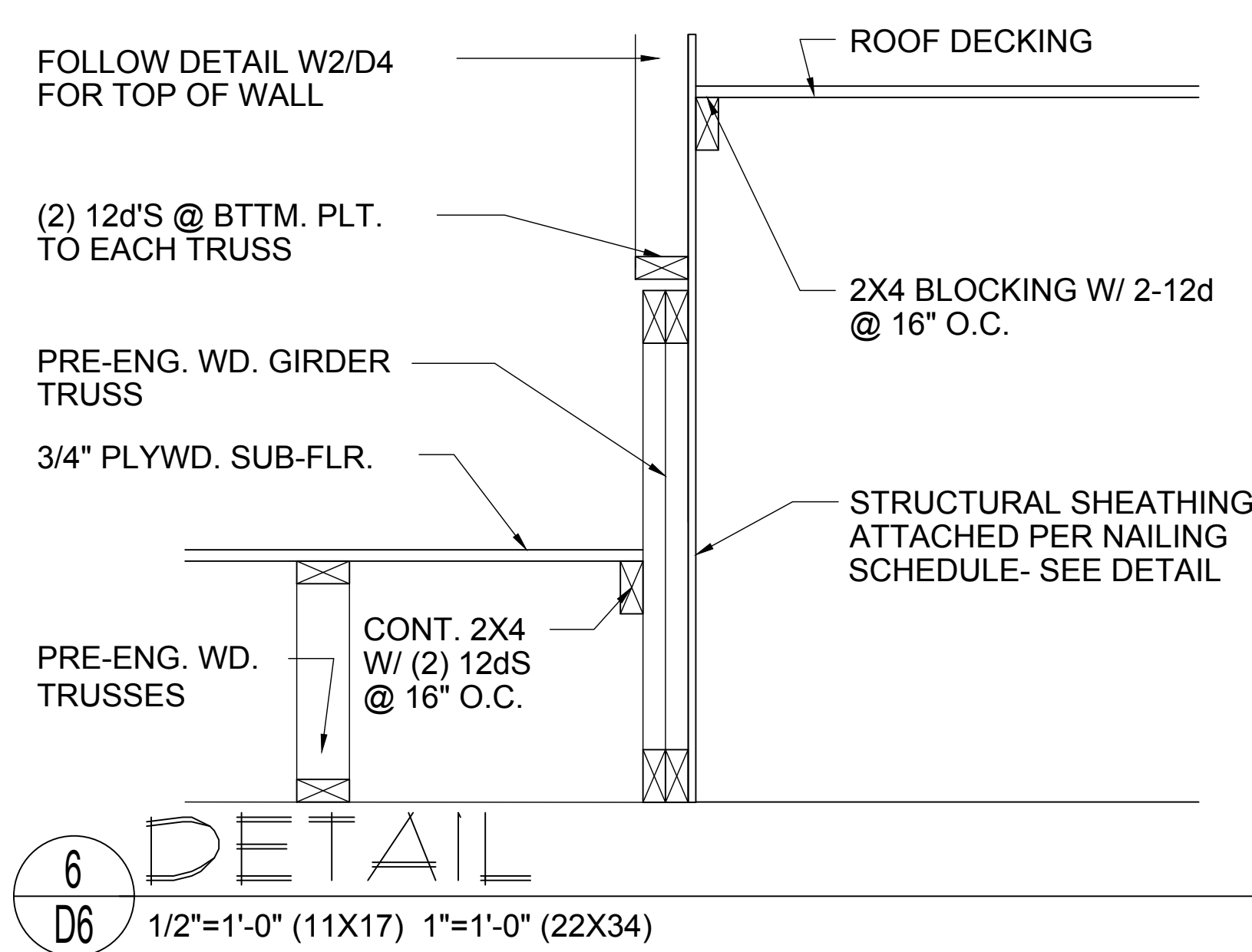
(2)ROWS @ 3" O.C. AT TOP AND (1)ROW AT BOTTOM OF WALL, 6" O.C. ALL OTHER EDGES AND 12" IN FIELD. BLOCKING SHALL BE PLACED AT ALL SHEATHING JOINTS.



C SHEATHING BLOCKING @ HORIZONTAL JOINTS

 N.T.S.

5 SHEATHING UPLIFT DETAILS

 D6

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6-UNIT: TYLER, JACKSON, GRANT,
JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

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SHEET:	

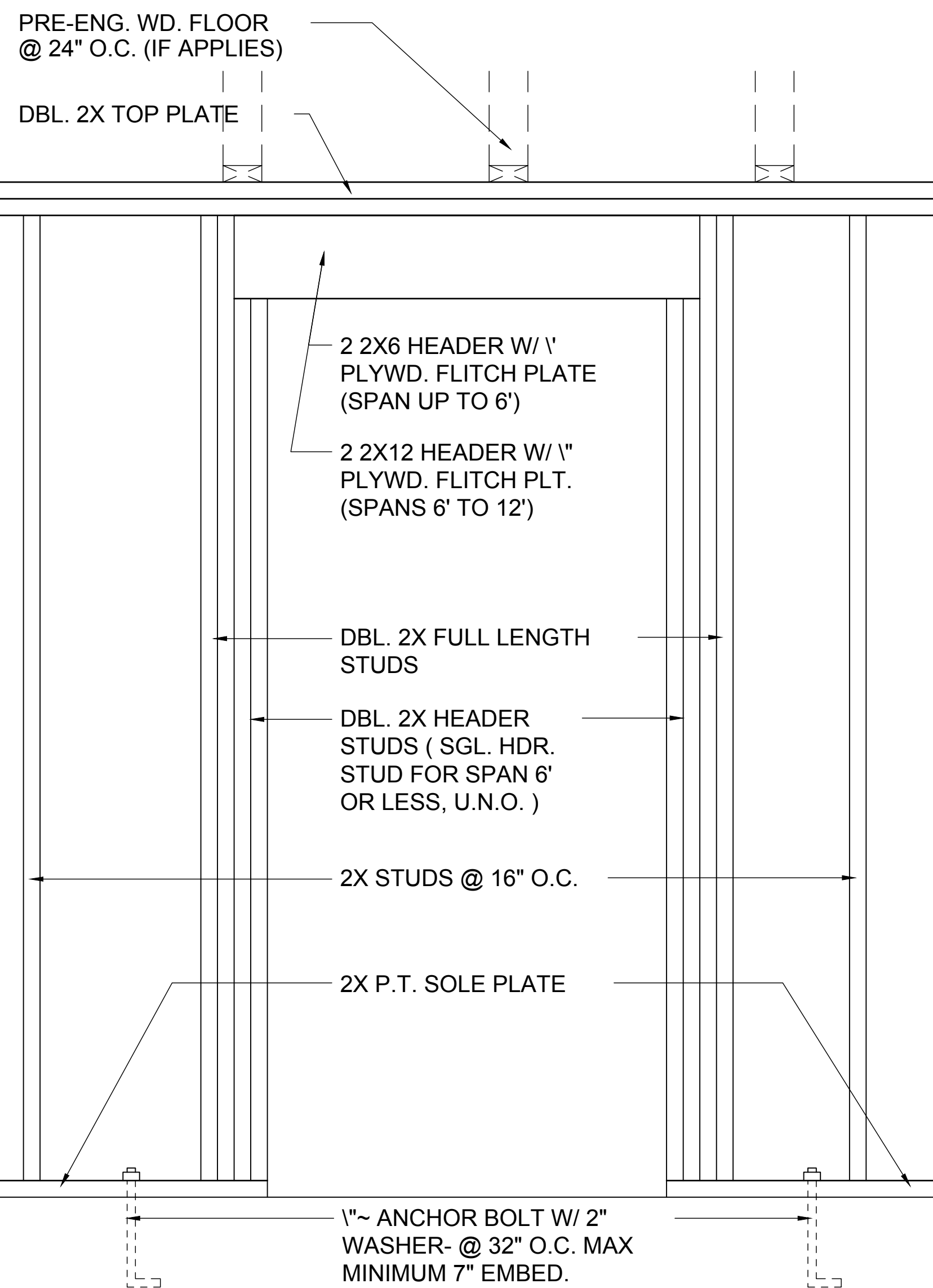
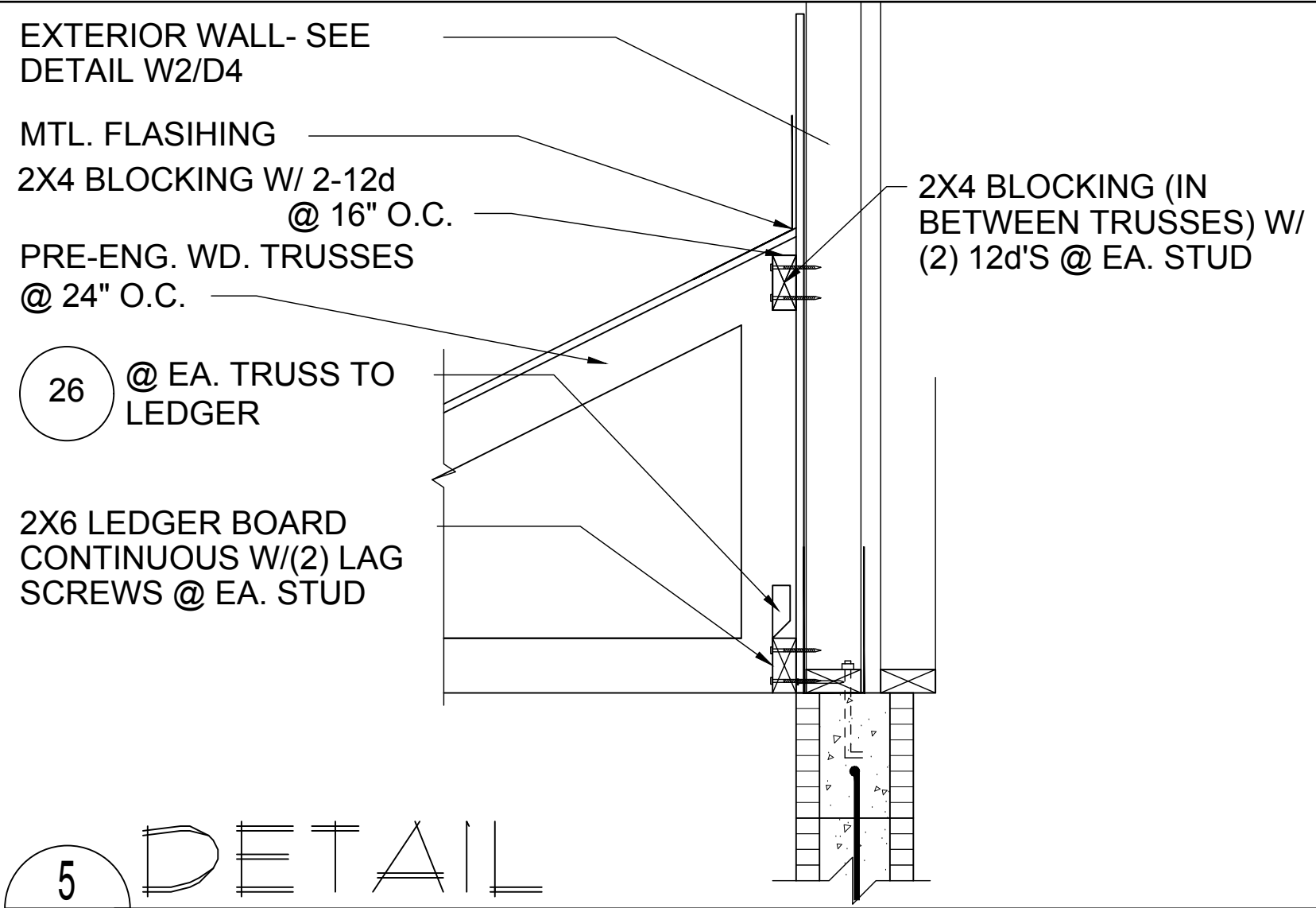
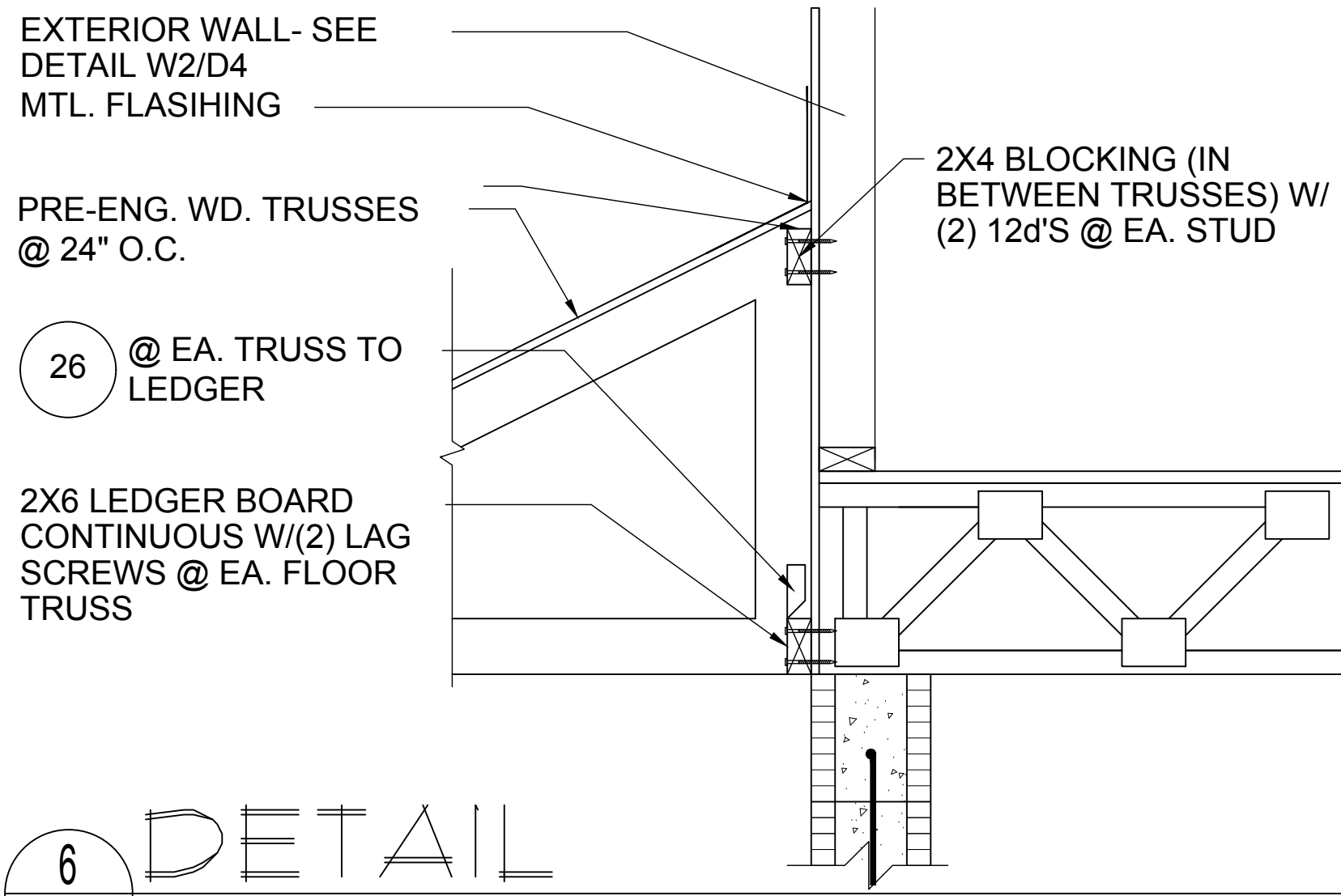
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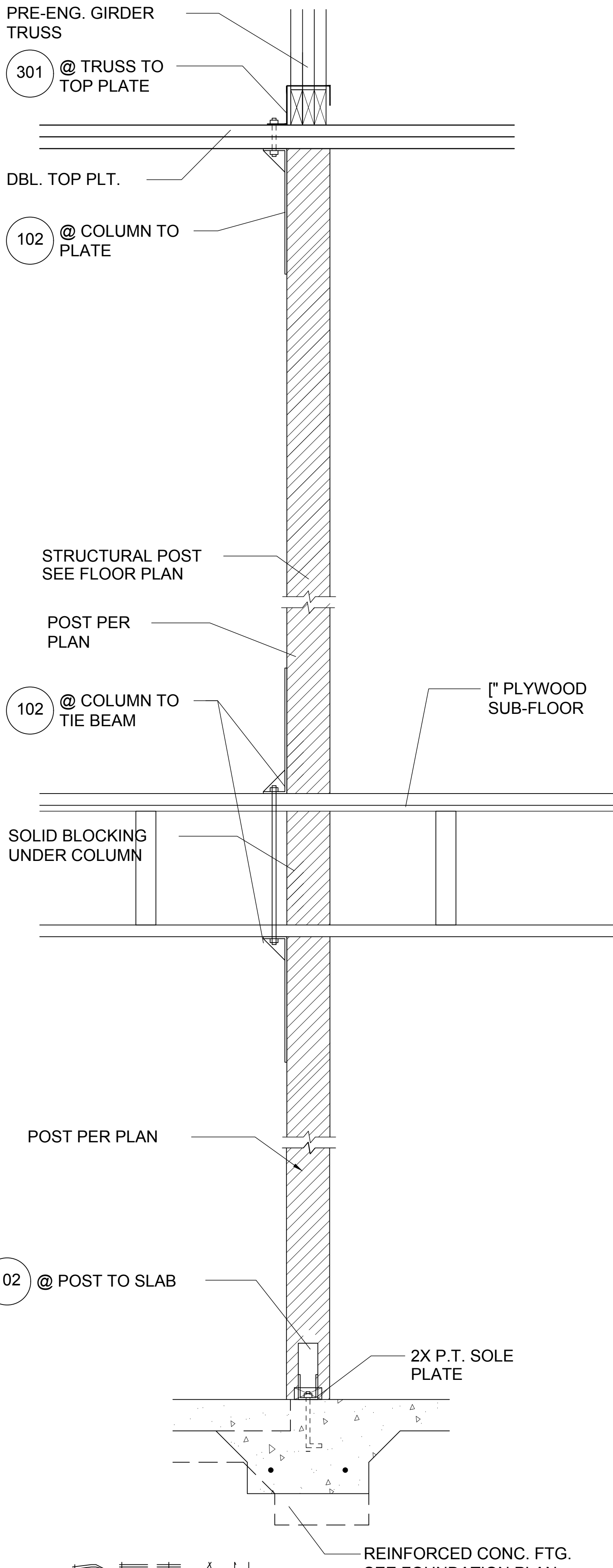
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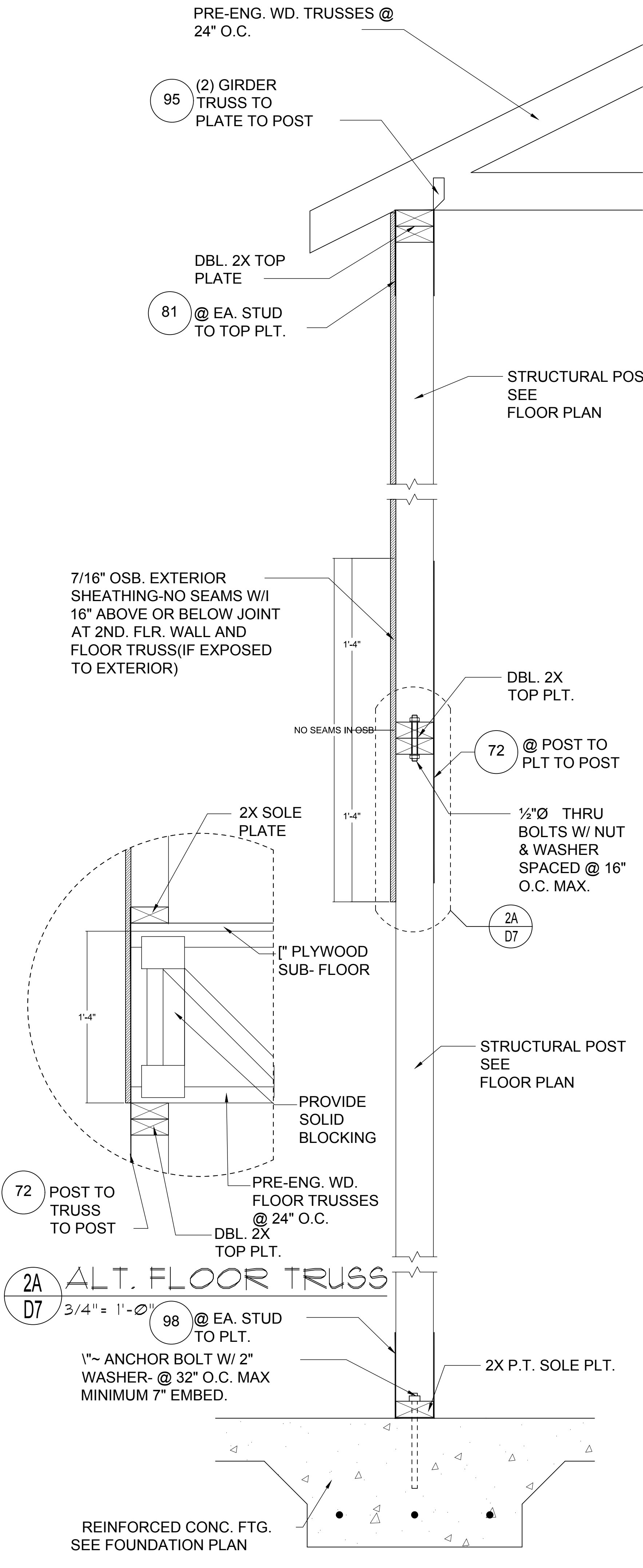
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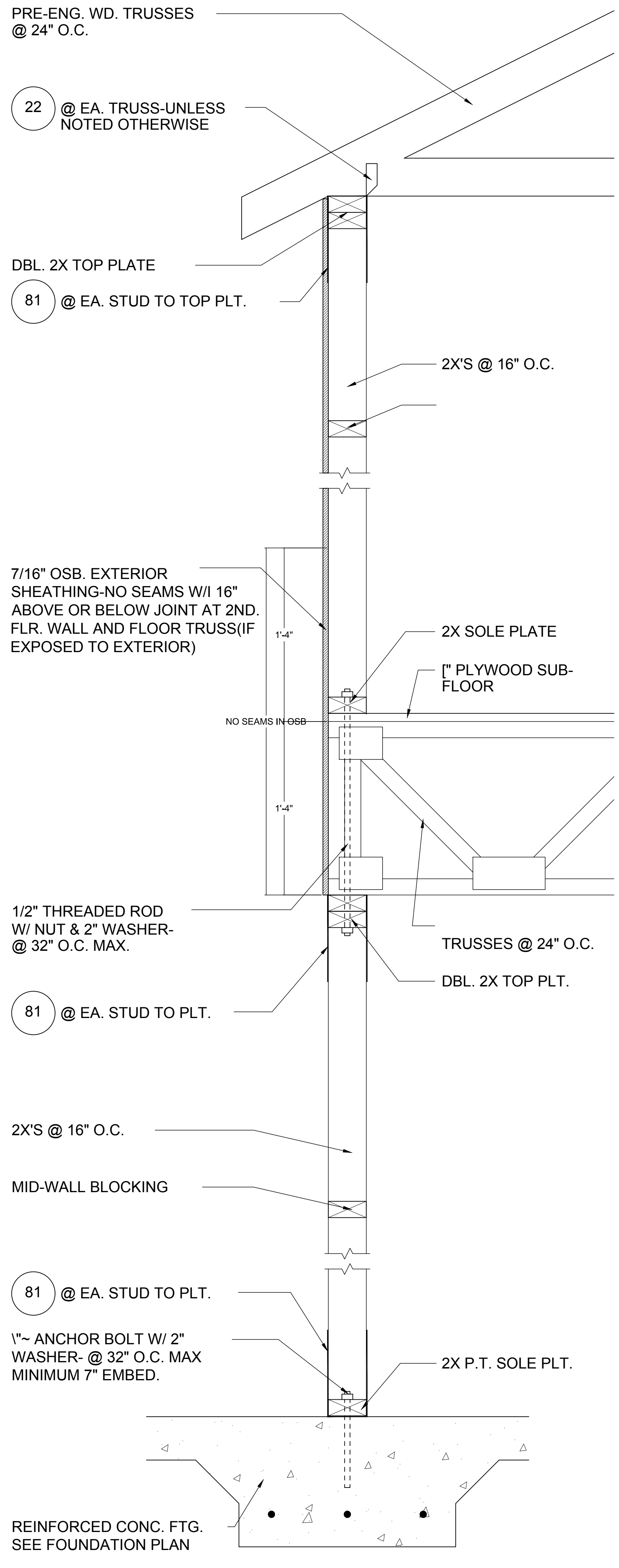
4 **DETAIL** (BRG. W/O UPLIFT)
D7 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



3 **DETAIL**
D7 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



2 **DETAIL**
D7 3/4"=1'-0" (11X17) 1"=1'-0" (22X34)



1 **DETAIL**
D7 3/4"=1'-0" (11X17) 1"=1'-0" (22X34)

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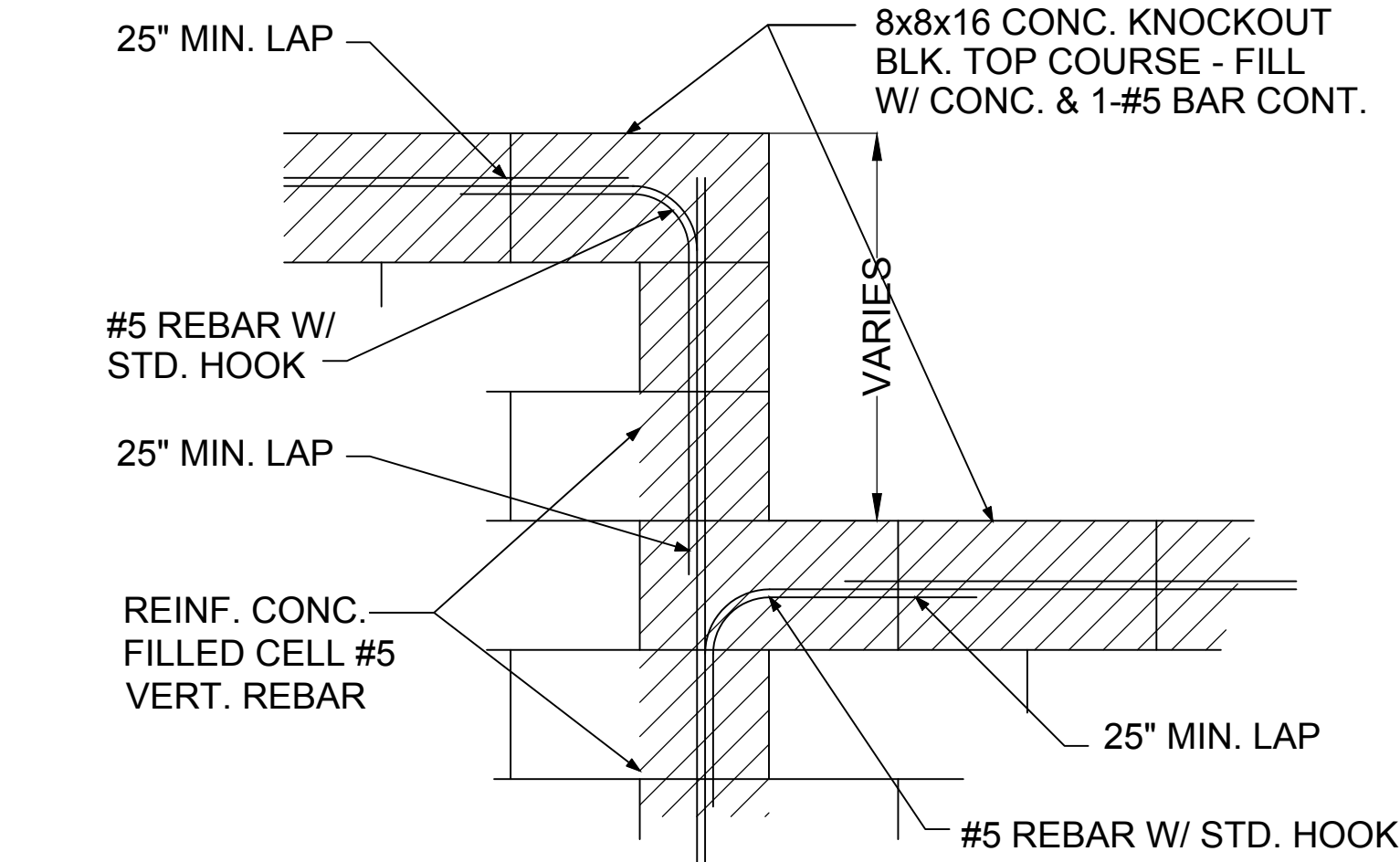
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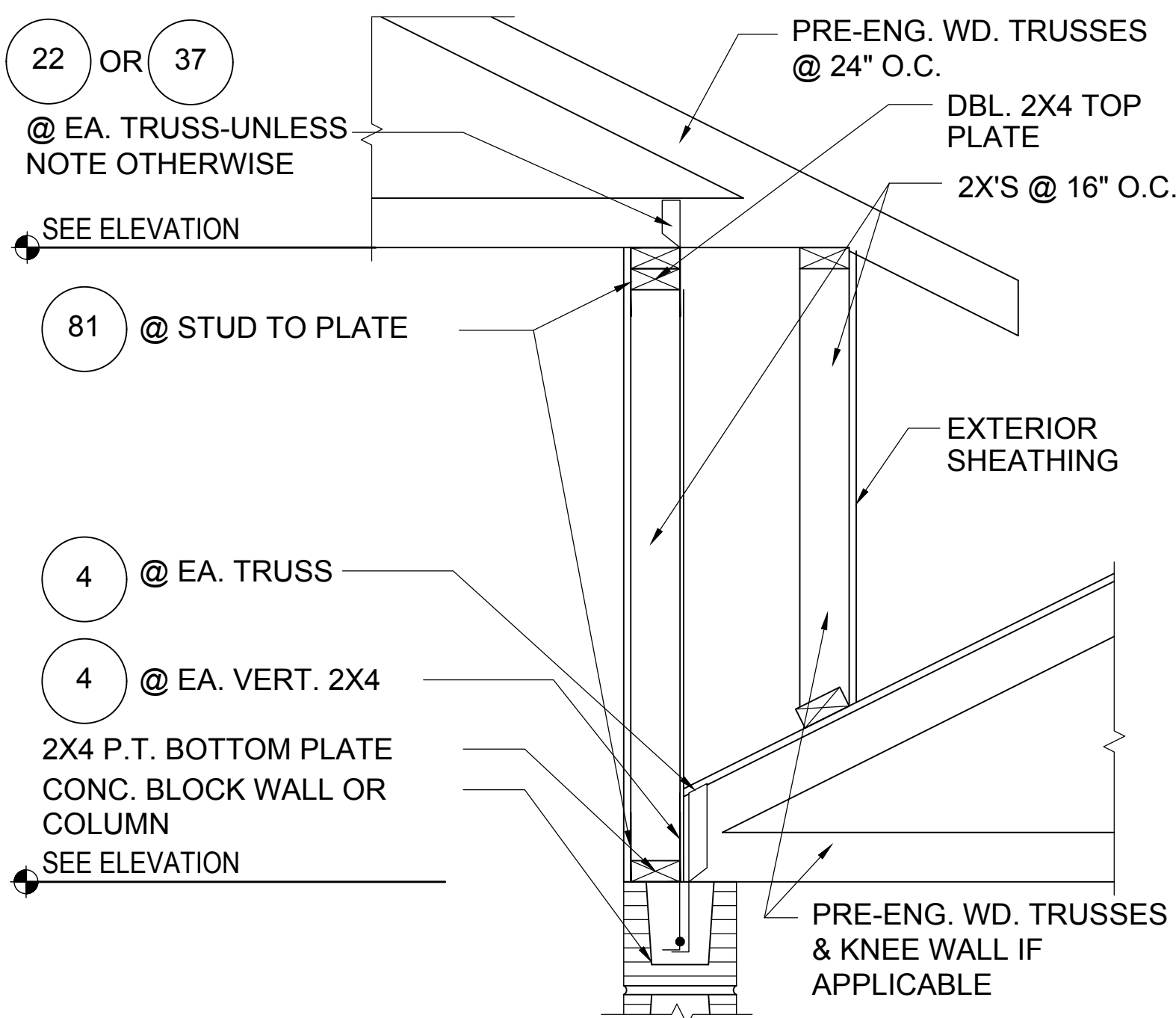
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5200 Vineland Road, Suite 200
Orlando, Florida 32811
Phone: (407) 529 - 3000

Park Square
HOMES

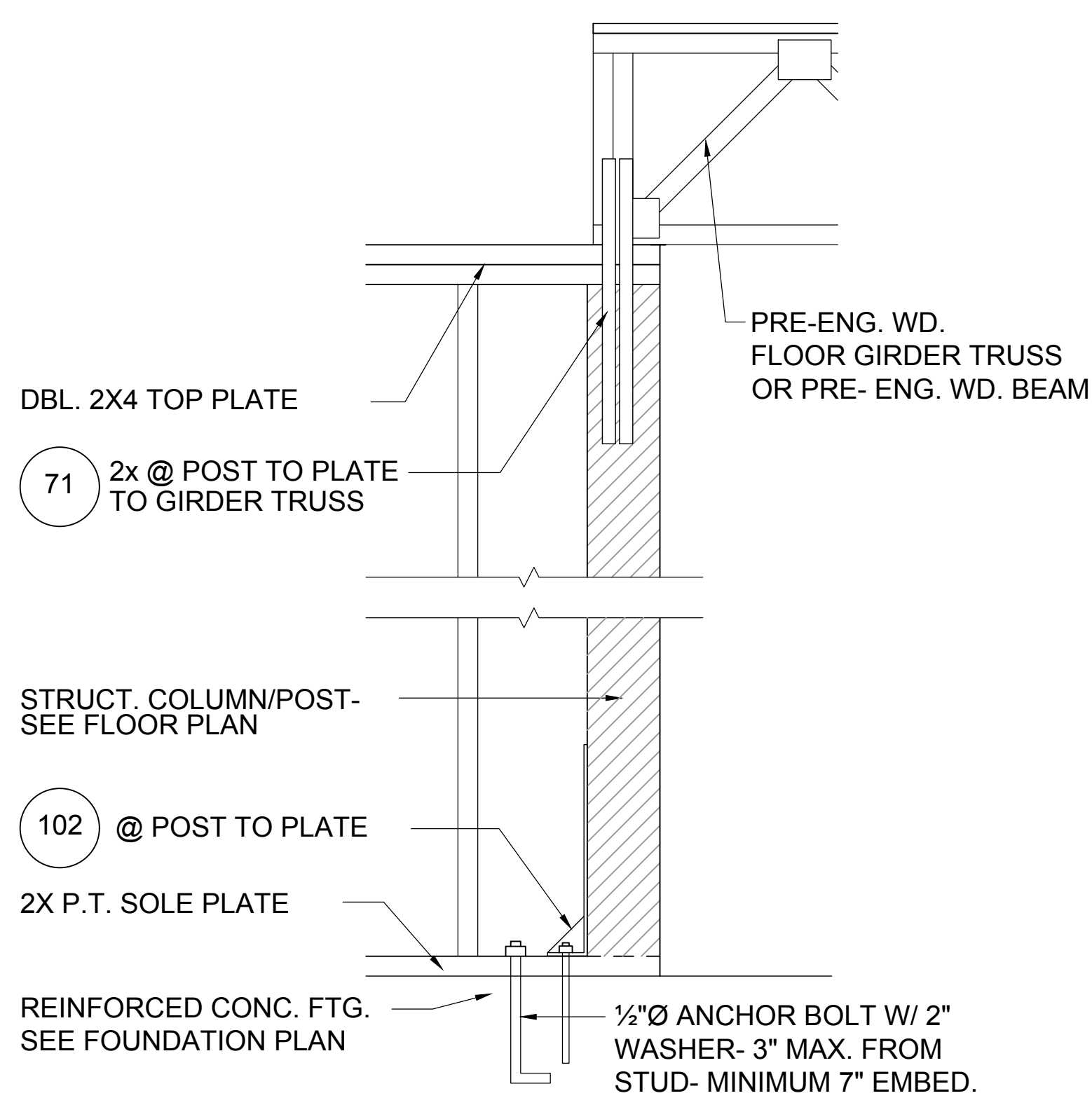
STRUCTURAL DETAILS



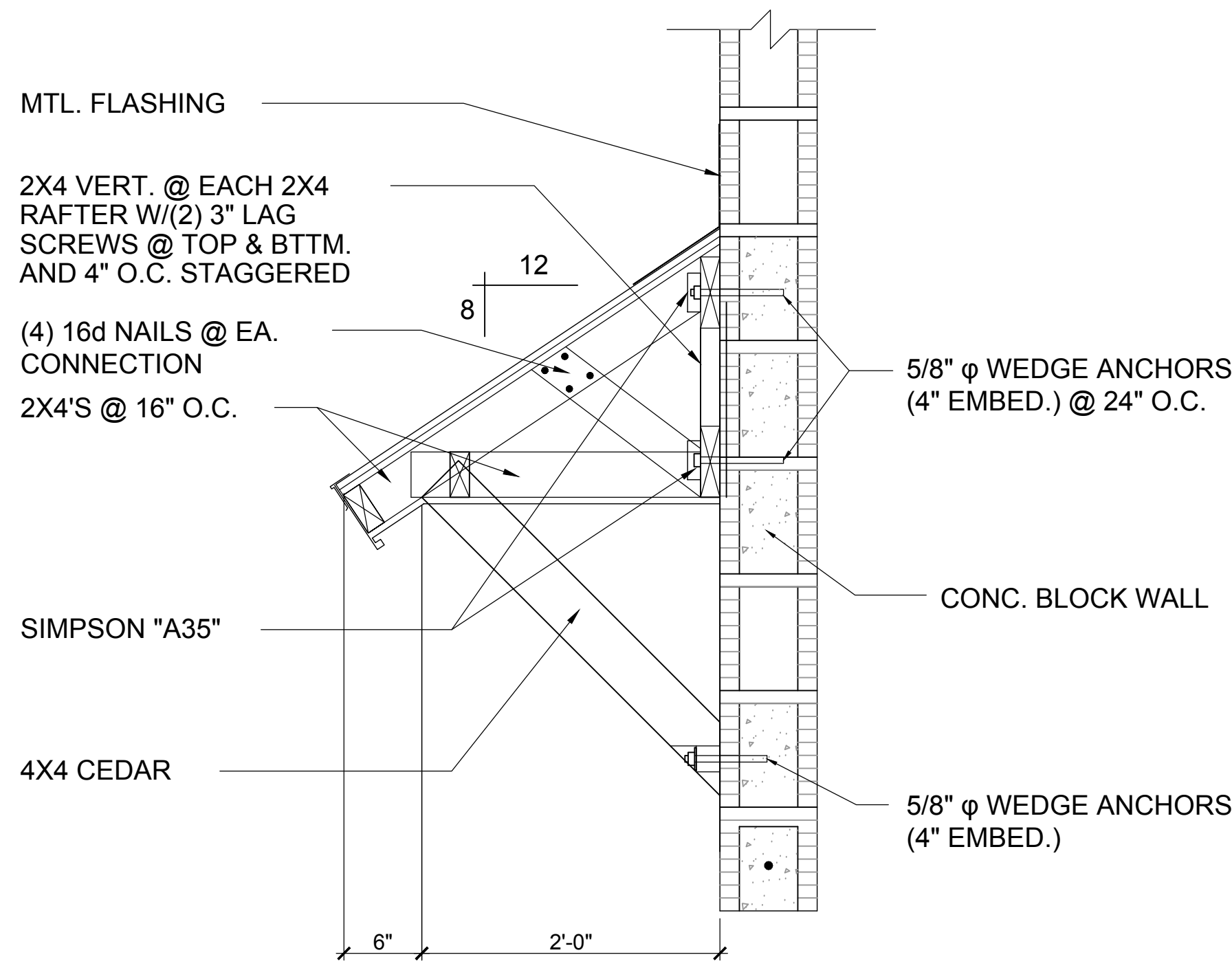
1 BLOCK WALL HT. TRANSITION
D8 N.T.S.



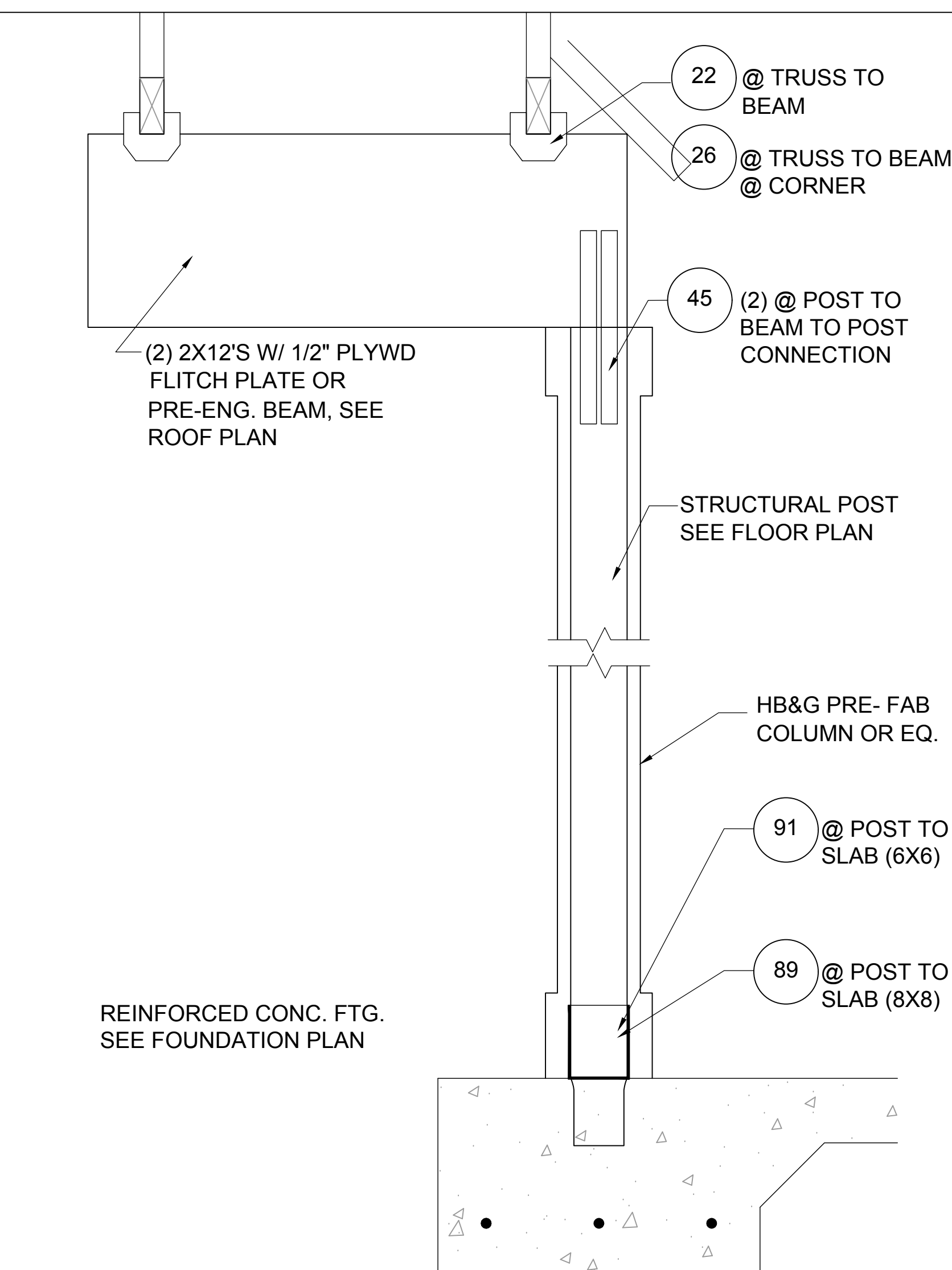
2 DETAIL
D8 N.T.S.



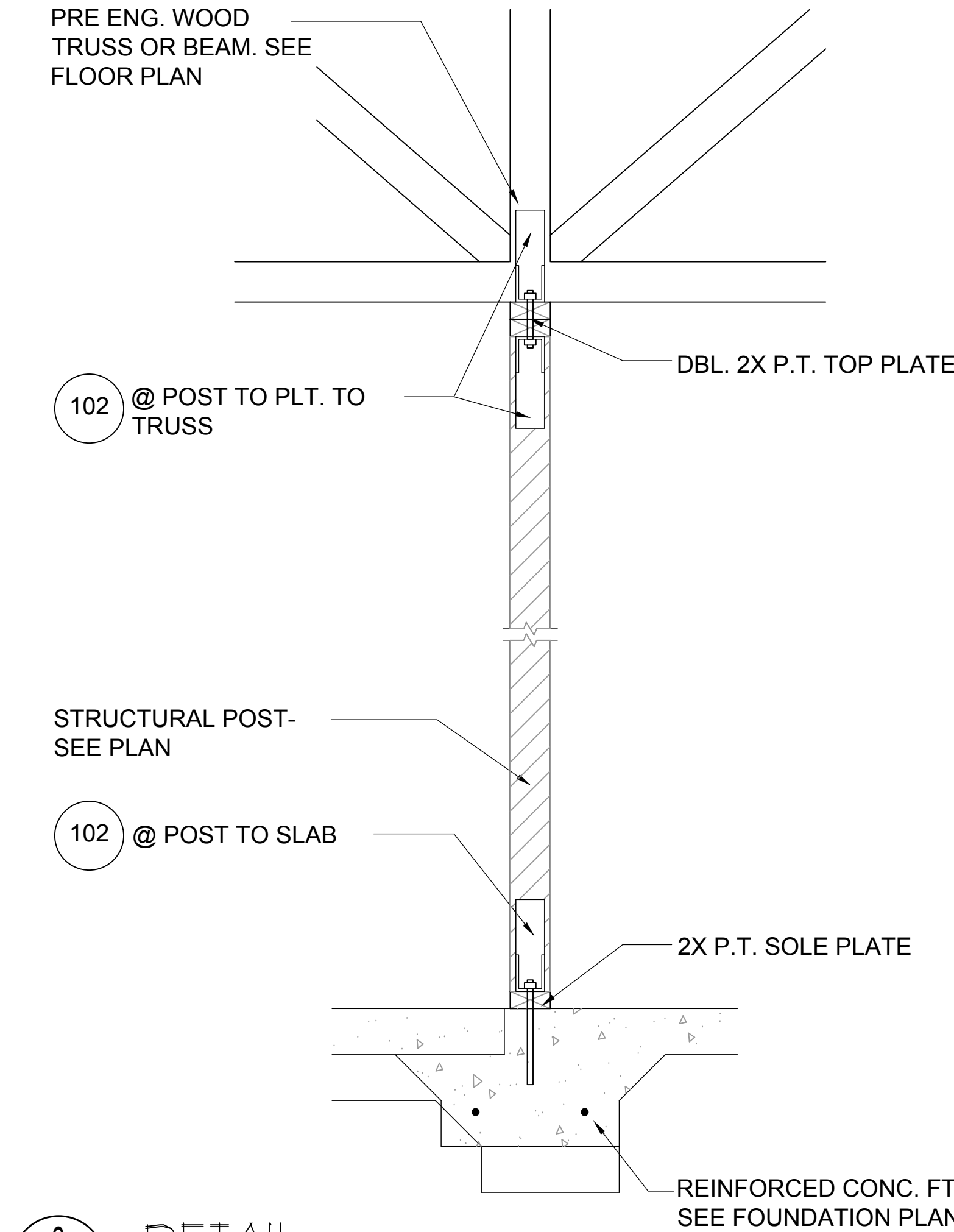
3 DETAIL
D8 N.T.S.



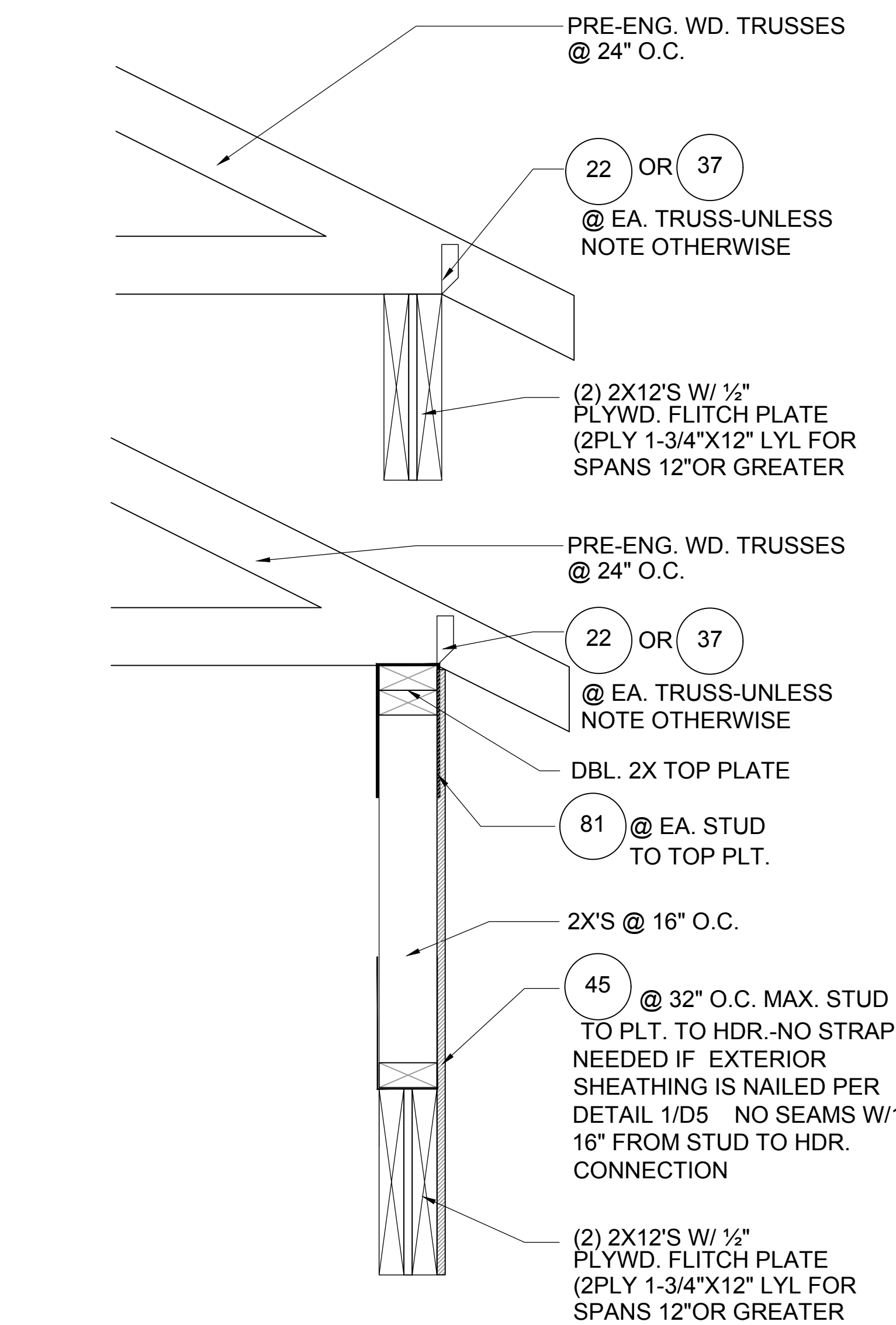
4 SHED ROOF DETAIL
D8 N.T.S.



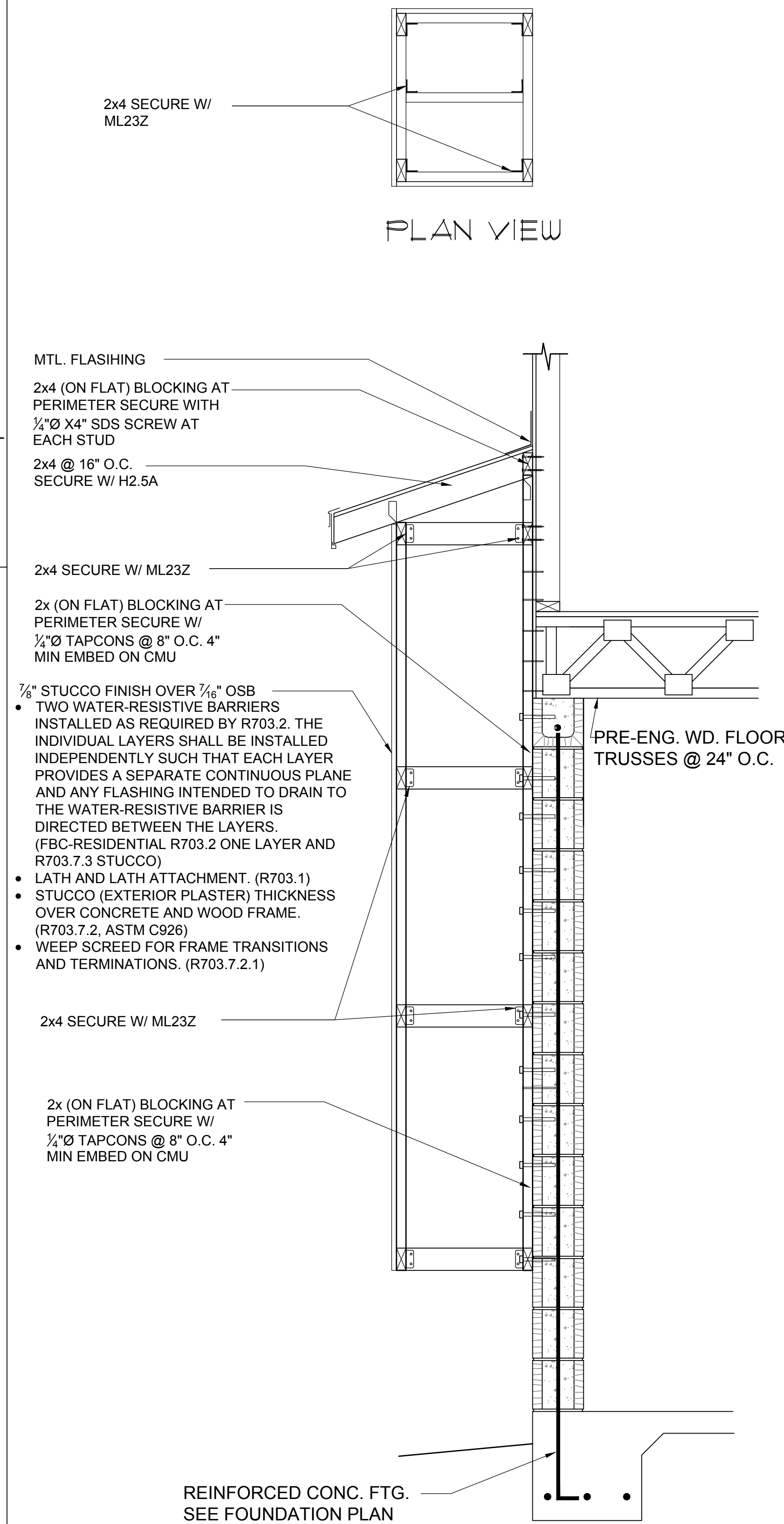
5 DETAIL
D8 N.T.S.



6 DETAIL
D8 N.T.S.



7 DETAIL
D8 N.T.S.



8 DOGHOUSE DETAIL
D8 N.T.S.

PLAN VIEW

THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 8th EDITION, 2003 OF THE FLORIDA BUILDING CODE-RESIDENTIAL AND IS CERTIFIED AS SUCH

LOTS: 0000-0000, (COMMUNITY) TOWNHOMES, BUILDING #(?)

6-UNIT: TYLER, JACKSON, GRANT,
JACKSON, GRANT, MONROE

REVISIONS	
DELTA #	DATE
DATE: XX-XX-25	
SCALE: AS NOTED	
DRAWN: MR	
SHEET:	

D8

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Park Square
HOMES

STRUCTURAL DETAILS

70' REAR LOAD TOWNHOMES

GA FILE NO. ASW 0981	PROPRIETARY*	2 HOUR FIRE	60 to 64 STC SOUND
GYPSUM WALLBOARD, STEEL H STUDS			
Fire Design: Two layers 1" x 24" proprietary type X gypsum panels inserted between 2" floor and ceiling runners with 2" steel H studs between adjacent pairs of gypsum panels. A 3/4" minimum air space must be maintained between steel components and adjacent framing (indicated by dashed lines in sketch). As an alternate, the steel components may be covered with 6" wide battens or full sheets of 1/2" type X gypsum wallboard. Height limitation 66 feet. (NLB) Refer to the manufacturer for the thermal protection of the framing.			
Sound Design: Sound tested with 2 x 4 stud wall faced with 1/2" regular gypsum wallboard each side of assembly and 3-1/2" glass fiber in stud space on both sides.			
PROPRIETARY GYPSUM PANEL PRODUCTS			
National Gypsum Company 1" Gold Bond® Brand eXP® FIRE SHIELD® Shaftliner			
		Thickness:	3-1/2" (Fire) 11-3/4" (Sound)
		Approx. Weight:	9 psf (Fire and Sound)
		Fire Test:	UL R3501, 92NK28896, 6-7-93, UL Design U347; WHI 694-200.6, 10-21 & 24-85
		Sound Test:	RAL TL05-199, 11-17-05

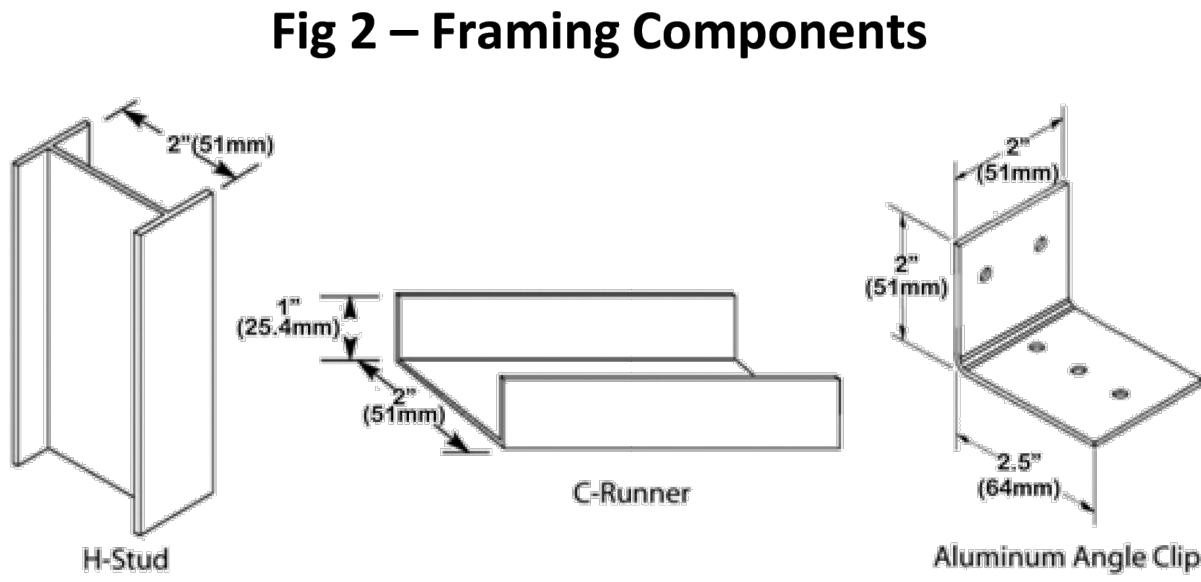
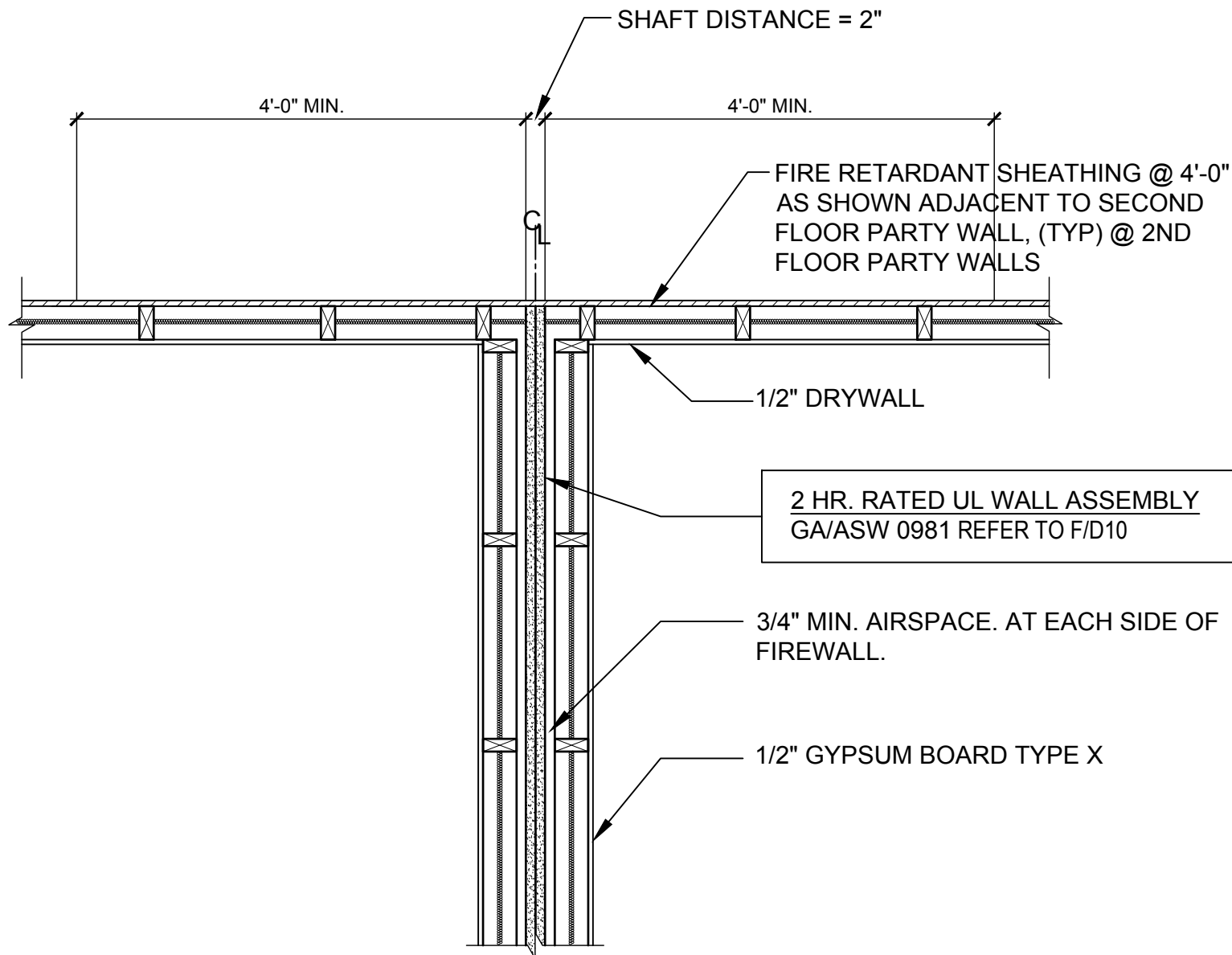
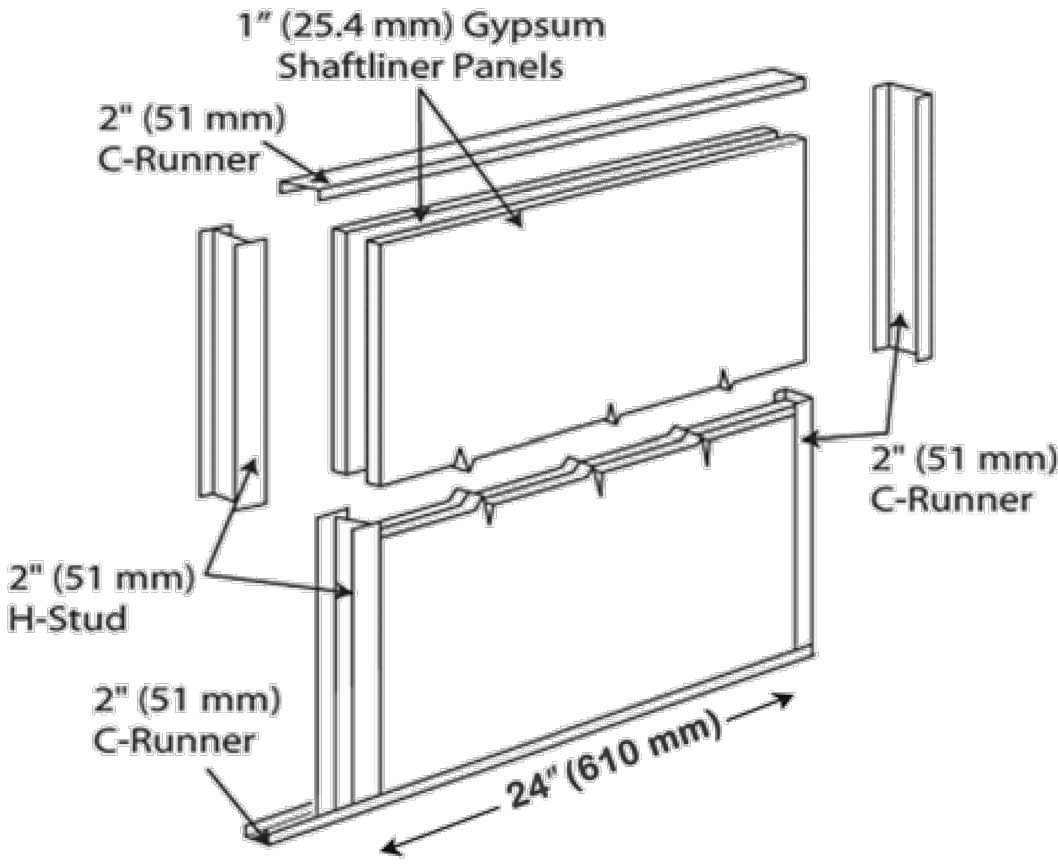
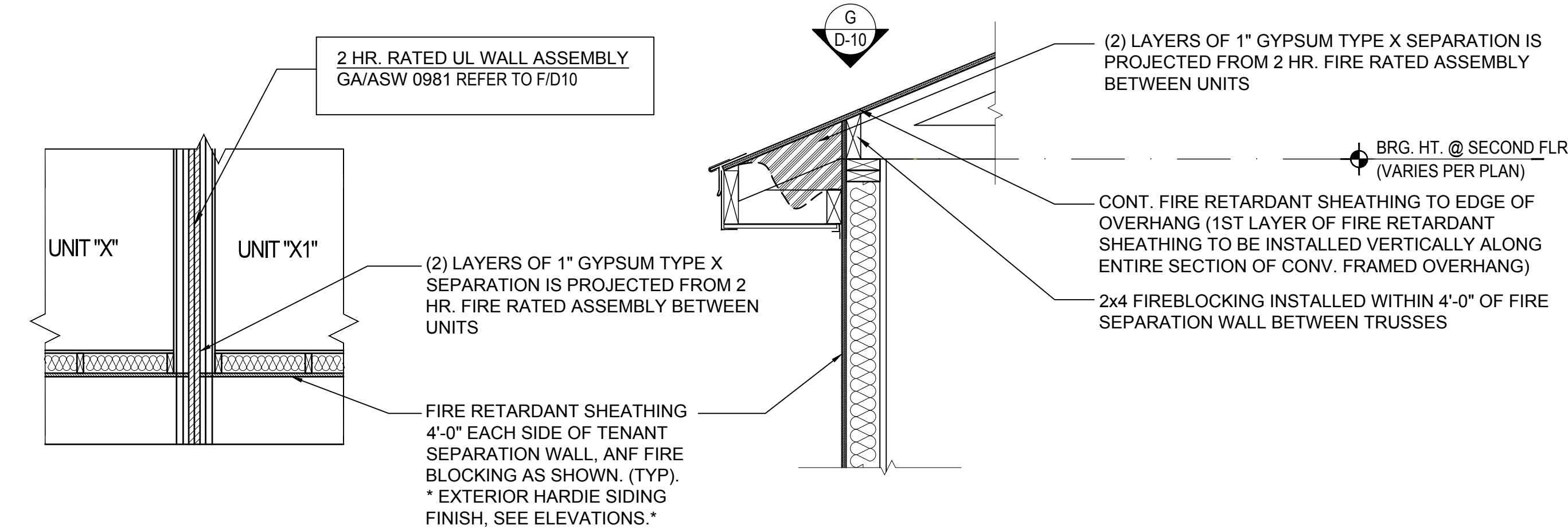


Fig 3 – Primary Components of Gypsum Area Separation Firewall (Aluminum Clips Not Shown)



G 2 HR. FIRE WALL @ 2ND FLOOR FRAME TO FRAME



1 PLAN VIEW

H 2 HR. CONT. SOFFIT PROJECTION @ EAVES

N.T.S.

UL Product iQ®

Design/System/Construction/Assembly Usage Disclaimer

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

BSXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States
BSXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

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

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

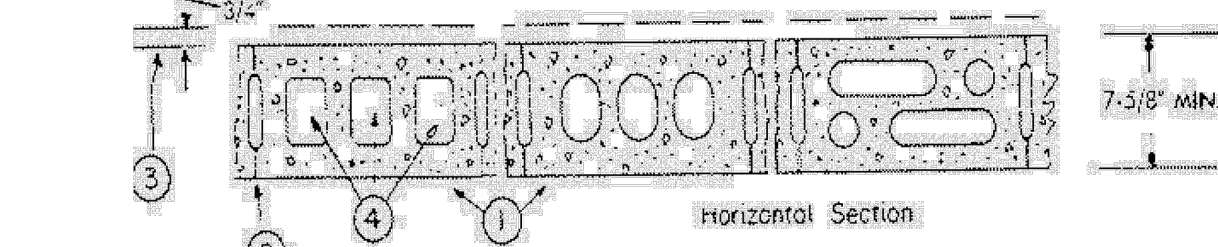
Design No. U905

April 14, 2023

Bearing Wall Rating — 2 HR.
Nonbearing Wall Rating — 2 HR

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BSXUV or BSXUV7.

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



- Concrete Blocks* — Various designs. Classification D-2 (2 hr).
- Mortar — Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 in. and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated time (by cement volume). Vertical joints staggered.
- Portland Cement Stucco or Gypsum Plaster — Add 1½ hr to classification if used. Where combustible members are framed in wall, plaster or stucco must be applied on the face opposite framing to achieve a max. Classification of 1-1/2 hr. Attached to concrete blocks item

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

- Foamed Plastic* — (Optional Not Shown) — 1-1/2 in. thick max. 4 ft wide sheathing attached to concrete blocks (item 1).
- ATLAS ROOFING CORP — EnergyShield Pro Wall Insulation, EnergyShield Pro 2 Wall Insulation, EnergyShield GGF Pro, EnergyShield Ply Pro, EnergyShield® GGF, EnergyShield® PanelCast, EnergyShield® and EnergyShield® XT.

- DUPOUT DE HENOURS, INC. — Types Thermo Sheathing, Thermo Light Duty Insulation, Thermo Heavy Duty Insulation, Thermo Metal Building Board, Thermo White Finish Insulation, ThermoMax G Exterior Insulation, ThermoMax XBR200 Exterior Insulation, ThermoMax IR Insulation, ThermoMax Plus Liner Panel, ThermoMax Heavy Duty Plus (HDP), TUFF-R™ CI Insulation, ThermoMax Butler Stylwall Insulation Board and ThermoMax Morton Heavy Duty Insulation Board

- FIRESTONE BUILDING PRODUCTS CO L L C — "Emverge" CI Foil Exterior Wall Insulation" and "Emverge" CI Glass Exterior Wall Insulation"

- HUNTER PANELS, A DIVISION OF CARLSLE CONSTRUCTION MATERIALS, LLC — Types "Xci Class A", "Xci Foil (Class A)", "Xci 286"

- RMAX, A BUSINESS UNIT OF Sika CORPORATION — Types "TSX-8500", "ECOMAXI FR", "TSX-8510", "ECOMAXI a FR White", "ECOMAXI", "ECOMAXI FR Air Barrier", "Thermaseath-SP", "Thermaseath", "Duraseath"

- JOHNS MANVILLE — Type "AP Foil-Faced Foam Sheathing"

- SA. Building Units* — As an alternate to Items 5, min. 1-in thick polycyclohexanate composite foamed plastic insulation boards, nom. 48 by 48 or 96 in.

- ATLAS ROOFING CORP — EnergyShield® Ply

- HUNTER PANELS, A DIVISION OF CARLSLE CONSTRUCTION MATERIALS, LLC — "Xci NF", "Xci Ply"

- RMAX, A BUSINESS UNIT OF Sika CORPORATION — "Thermaseath-SI", "ECOBASE", "ThermaBase-CI", "ECOMAXI FR Ply", "ECOMAXI Ply".

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

Last Updated on 2023-04-14

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Gold Bond® eXP® Shaftliner

TECHNICAL DATA

Physical Properties	eXP Shaftliner
Thickness ¹ , Nominal	1" (25.4 mm)
Width ¹ , Nominal	2' (610 mm)
Length ^{1,4} , Standard	8' – 12' (2,438 mm – 3,658 mm)
Weight, Nominal	3.75 lbs./sq. ft. (18.31 k/m ²)
Edges ¹	Double Beveled
Flexural Strength ¹ , Perpendicular	≥ 230 lbf. (1,023 N)
Flexural Strength ¹ , Parallel	≥ 80 lbf. (356 N)
Humidified Deflection ¹	N/A
Nail Pull Resistance ¹	≥ 80 lbf. (356 N)
Hardness ¹ – Core, Edges and Ends	≥ 15 lbf. (67 N)
Thermal Resistance ²	R = .65
Water Absorption ¹ (% of Weight)	≤ 5%
Linear Expansion with Change Moisture	6.25 x 10 ⁻⁴ in./in./%RH
Coefficient of Thermal Expansion	9.26 x 10 ⁻⁴ in./in./°F
Mold Resistance ³ , ASTM D3273	Score of 10
Product Standard Compliance	ASTM C1658

Fire-Resistance Characteristics	
Core Type	Type X
UL Type Designation	FSW-7
Combustibility ²	Non-combustible Core
Surface Burning Characteristics ²	Class A
Flame Spread ²	0
Smoke Development ²	0

Applicable Standards and References

ASTM C473 Standard Test Methods for Physical Testing of Gypsum Panel Products

ASTM C518 Standard Test Method for Steady-State Thermal Transmission Properties by Means of the Heat Flow Meter Apparatus

ASTM C840 Standard Specification for Application and Finishing of Gypsum Board

ASTM C1658 Standard Specification for Glass Mat Gypsum Panels

ASTM D3273 Standard Test Method for Resistance to Growth of Mold on the Surface of Interior Coatings in an Environmental Chamber

ASTM E84 Standard Test Method for Surface Burning Characteristics of Building Materials

ASTM E96 Standard Test Methods for Water Vapor Transmission of Materials

ASTM E119 Standard Test Methods for Fire Tests of Building Construction and Materials

ASTM E136 Standard Test Method for Behavior of Materials in a Vertical Tube Furnace at 750°C

Gypsum Association, GA-216, Application and Finishing of Gypsum Panel Products

Gypsum Association, GA-238, Guidelines for Prevention of Mold Growth on Gypsum Board

Gold Bond Building Products, LLC Manufacturer Standards, NGC Construction Guide

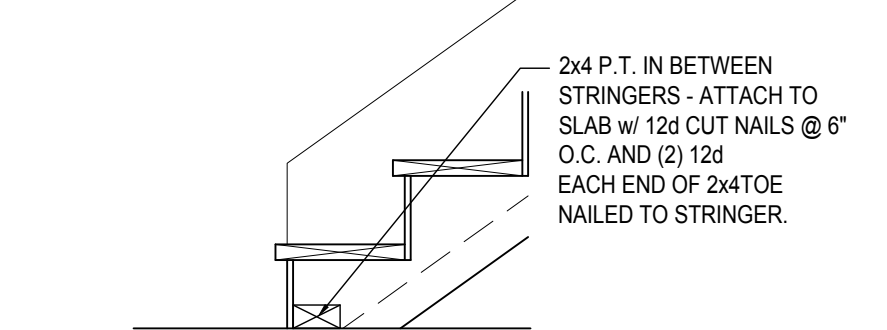
- ASTM C1658, tested in accordance with ASTM C473.
- Tested in accordance with ASTM E136.
- Tested in accordance with ASTM E84.
- Please contact your local sales representative for all non-standard lengths and widths. Minimum order requirements may apply.
- Tested in accordance with ASTM C518.
- Tested in accordance with ASTM D3273 and rated in accordance with ASTM D3274.

F 2HR. EXT. FIREWALL ASSEMBLY GA/ASW 0981-22ND ED. GA-600-2018

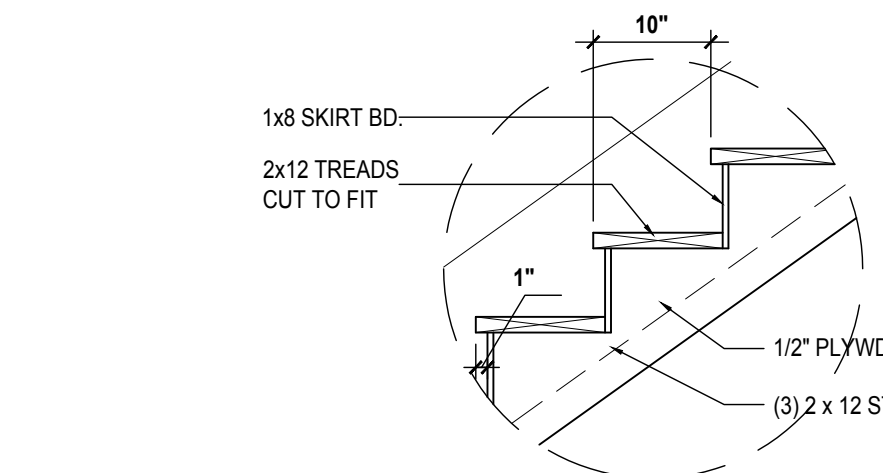
DESIGN NO. U905

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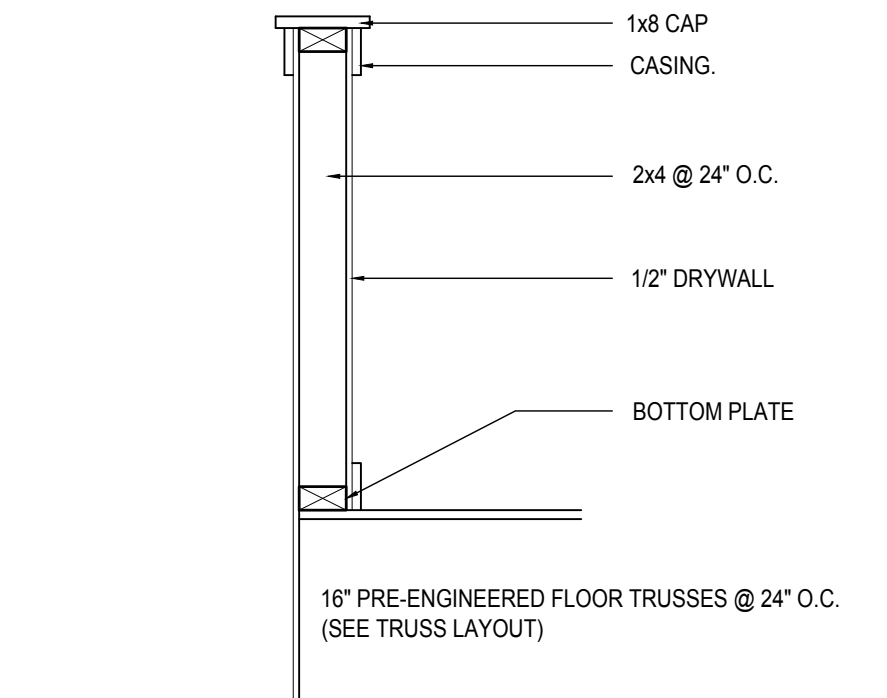
1. STAIRWAY CONSTRUCTION TO CONFORM TO FB 8TH EDITION SECTION R311.7
2. MAX HT. OF RISER TO BE 7 3/4".
3. MIN. WIDTH OF TREAD TO BE 9" (EXCLUSIVE OF 1
4. ALL TREADS LESS THAN 10" IN WIDTH SHALL HA' APPROX. 1" OF NOSING.
5. 3/16" MAX VARIATION IN RISERS/TREADS ADJACE EACH OTHER.
6. 3/8" MAX VARIATION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



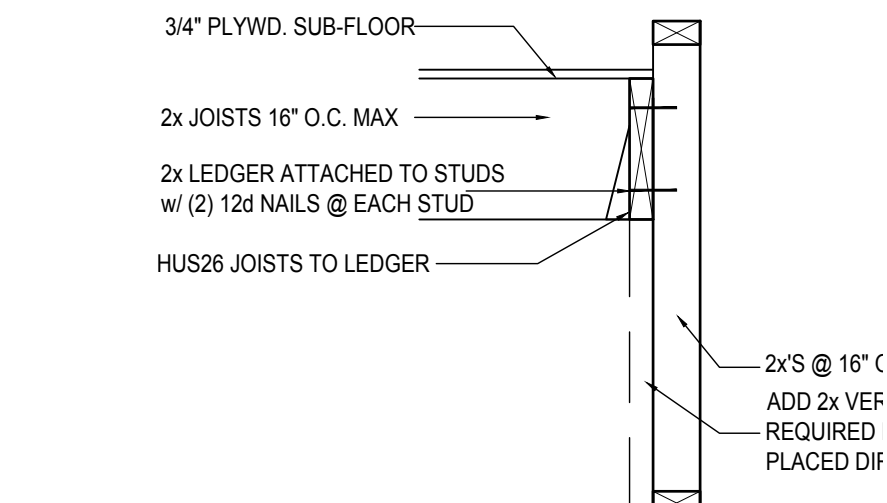
S1
D11
TYP. STAIR CONNECT.
SCALE: 3/4" = 1'-0"



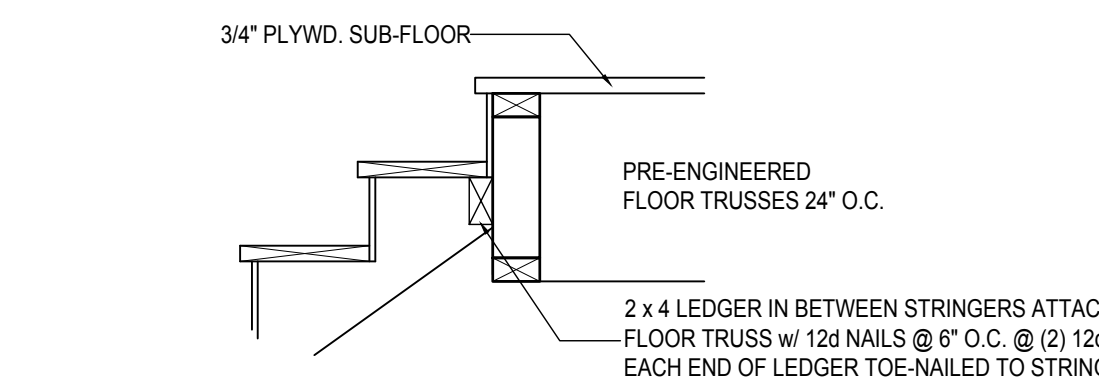
S2
D11
TREAD & RISER DETAIL
SCALE: 3/4" = 1'-0"



S3
D11
HALF WALL DETAIL
SCALE: 3/4" = 1'-0"



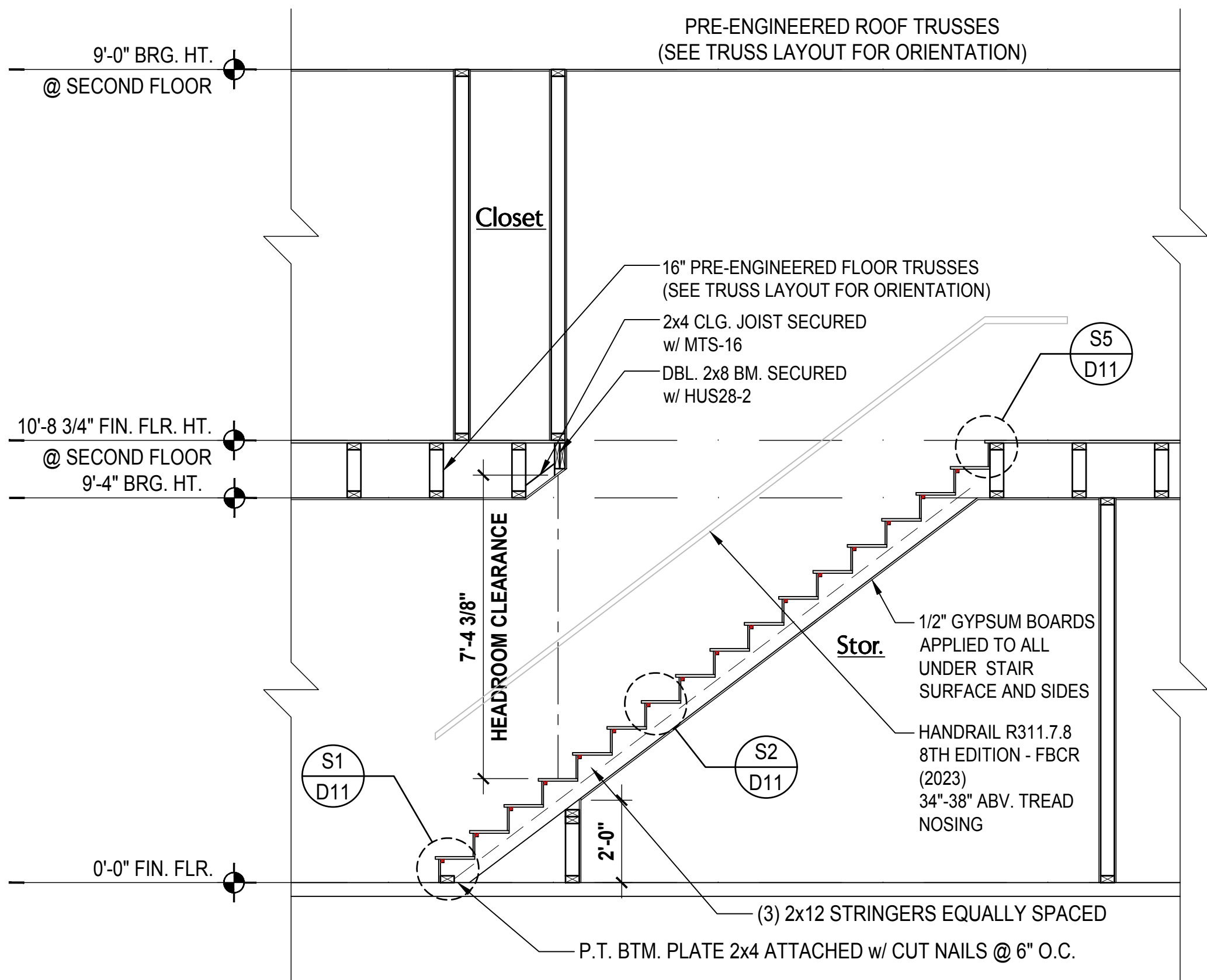
S4
D11
LANDING CONNECT. DETAIL
SCALE: 3/4" = 1'-0" PLATFORM FRAMING



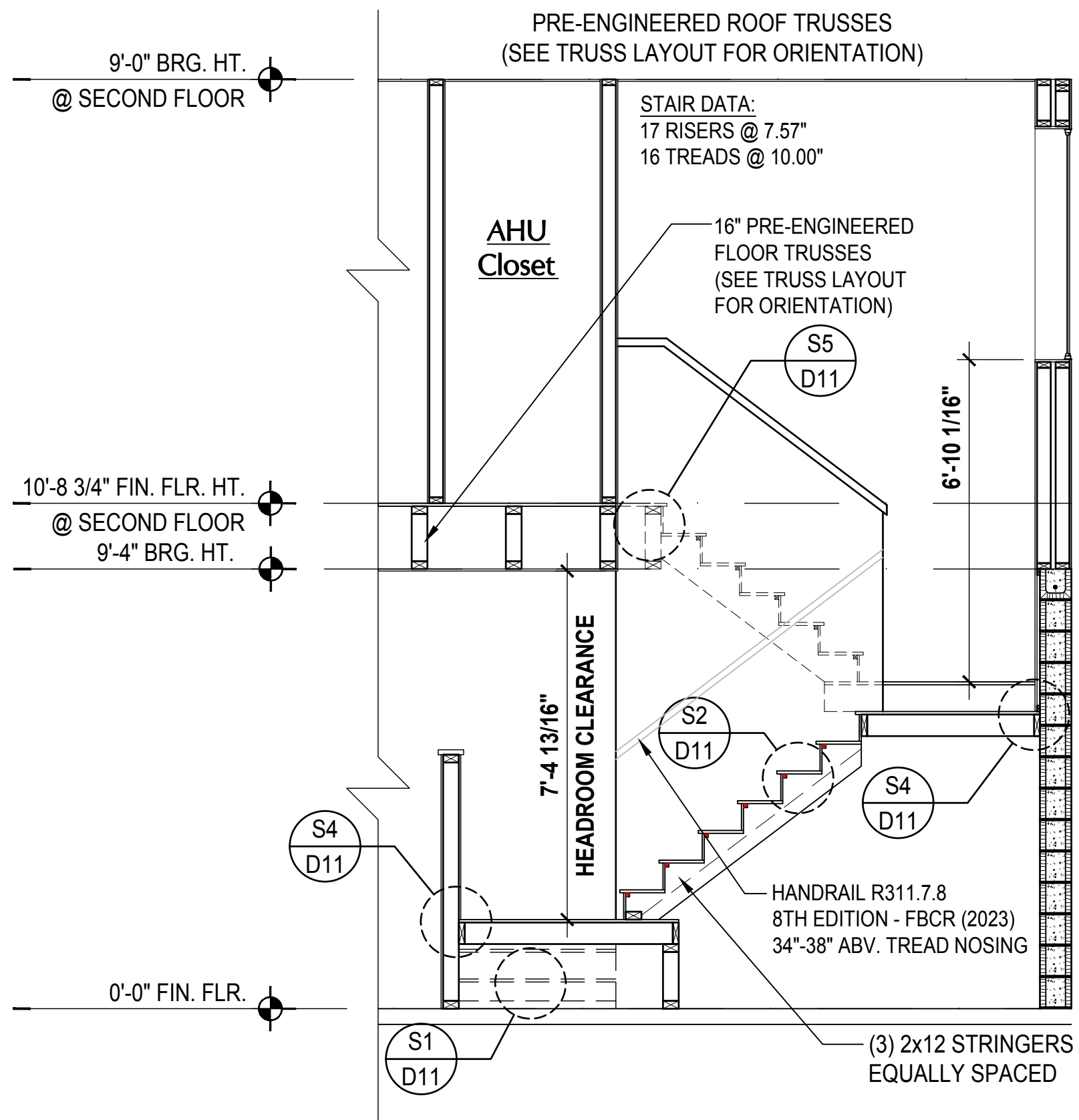
S5
D11
STAIR CONNECT. @ FLR. TRUSS
SCALE: 3/4" = 1'-0" STRINGER TO FLOOR TRUSS

Stair Details

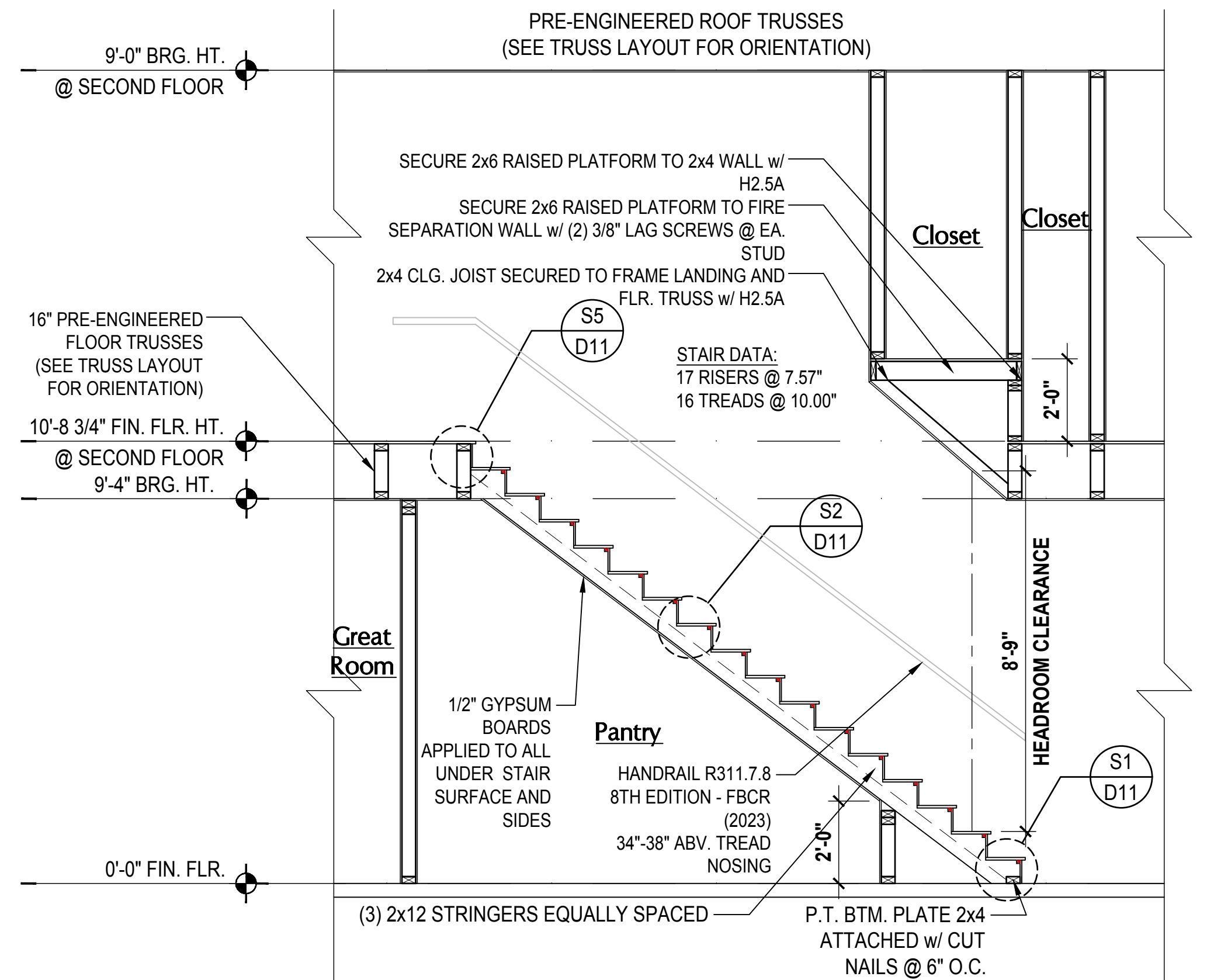
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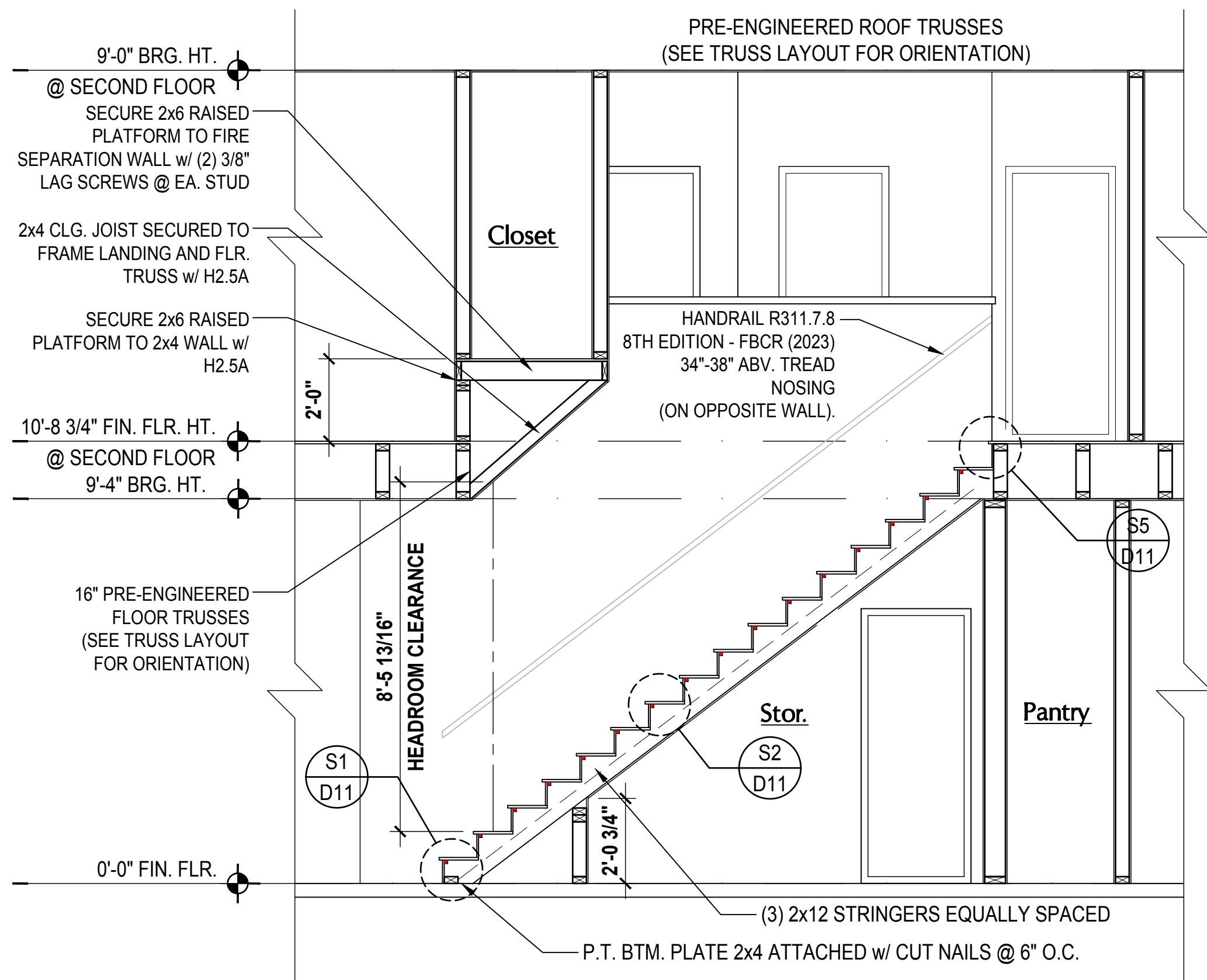
1
D11
TYLER STAIR SECTION
SCALE: 3/8" = 1'-0"



2
D11
GRANT STAIR SECTION
SCALE: 3/8" = 1'-0"



3
D11
JACKSON STAIR SECTION
SCALE: 3/8" = 1'-0"



4
D11
MONROE STAIR SECTION
SCALE: 3/8" = 1'-0"

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

LOTS: 0000-0000, (COMMUNITY) TOWNHOMES, BUILDING #?

6-UNIT: TYLER, JACKSON, GRANT,
JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

REVISIONS	
DELTA #	DATE
DATE: XX-XX-25	
SCALE: AS NOTED	
DRAWN: MR	
SHEET:	

D11

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Park Square
HOMES

STAIRS DETAILS