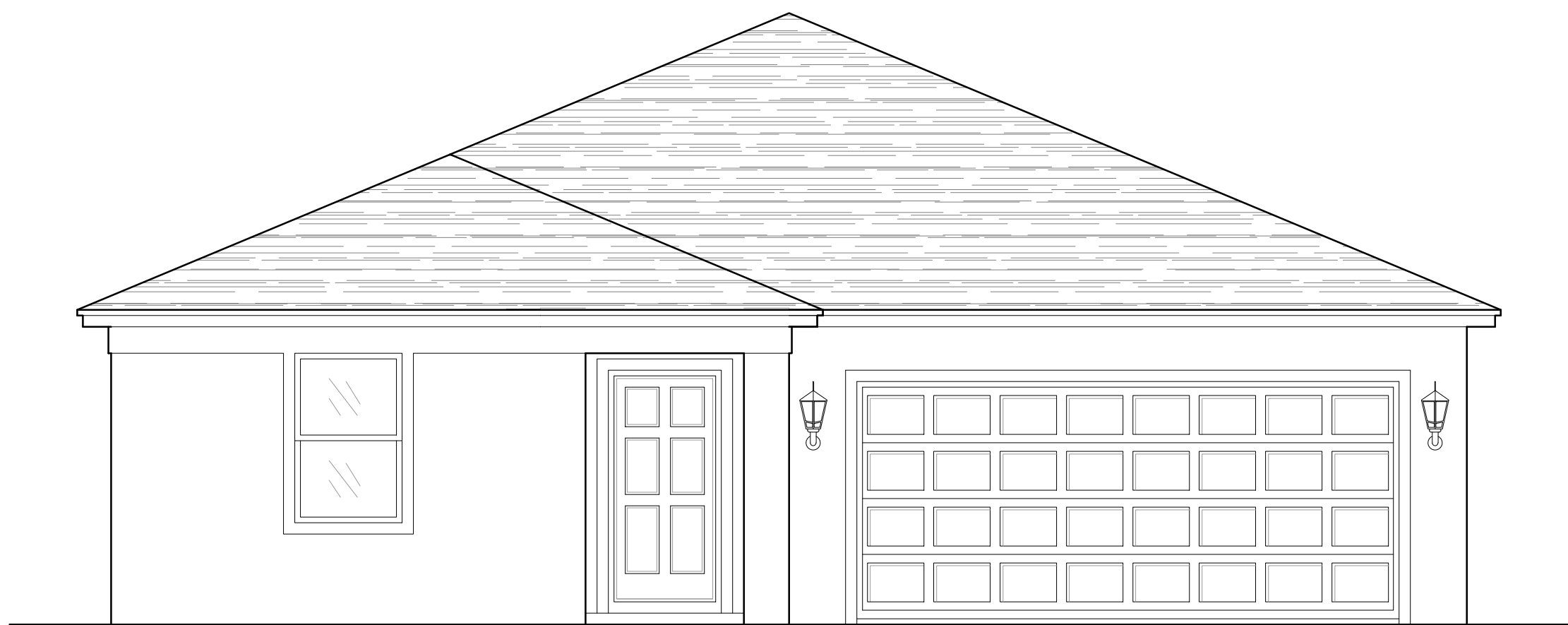


1686
JOURNEY
40' EXPLORATION SERIES
40' X 56'-8"



REVISION SCHEDULE			
NO.	DATE	DESCRIPTION	BY
1	09/17/25	CREATE NEW MASTER	MW

SHEET INDEX:

00	COVER SHEET
00.1	GENERAL NOTES
01.0	SLAB INTERFACE PLAN "A"
02.0	FLOOR PLAN W/ NOTES "A"
02.1	FLOOR PLAN W/ DIMENSIONS "A"
03.A	EXTERIOR ELEVS.- FRONT/ REAR "A"
03.1A	EXTERIOR ELEVS.- LEFT/ RIGHT "A"
04.0	ROOF PLAN
E1	UTILITY PLAN "A"
AD1	DETAILS
07.0	FOUNDATION PLAN "A"
08A.1	TRUSS LAYOUT "A"
09.1	PRECAST LINTEL LAYOUT "A"
D1	TYPICAL STRUCTURAL DETAILS
D2	TYPICAL STRUCTURAL DETAILS
D3	TYPICAL STRUCTURAL DETAILS
D4	TYPICAL STRUCTURAL DETAILS
D5	TYPICAL STRUCTURAL DETAILS

SHEET INDEX:

00	COVER SHEET
00.1	GENERAL NOTES
01.0	SLAB INTERFACE PLAN "B"
02.0	FLOOR PLAN W/ NOTES "B"
02.1	FLOOR PLAN W/ DIMENSIONS "B"
03.B	EXTERIOR ELEVS.- FRONT/ REAR "B"
03.1B	EXTERIOR ELEVS.- LEFT/ RIGHT "B"
04.0	ROOF PLAN
E1	UTILITY PLAN "B"
AD1	DETAILS
07.0	FOUNDATION PLAN "B"
08B.1	TRUSS LAYOUT "B"
09.1	PRECAST LINTEL LAYOUT "B"
D1	TYPICAL STRUCTURAL DETAILS
D2	TYPICAL STRUCTURAL DETAILS
D3	TYPICAL STRUCTURAL DETAILS
D4	TYPICAL STRUCTURAL DETAILS
D5	TYPICAL STRUCTURAL DETAILS

SHEET INDEX:

00	COVER SHEET
00.1	GENERAL NOTES
01.0	SLAB INTERFACE PLAN "C"
02.0	FLOOR PLAN W/ NOTES "C"
02.1	FLOOR PLAN W/ DIMENSIONS "C"
03.C	EXTERIOR ELEVS.- FRONT/ REAR "C"
03.1C	EXTERIOR ELEVS.- LEFT/ RIGHT "C"
04.0	ROOF PLAN
E1	UTILITY PLAN "C"
AD1	DETAILS
07.0	FOUNDATION PLAN "C"
08C.1	TRUSS LAYOUT "C"
09.1	PRECAST LINTEL LAYOUT "C"
D1	TYPICAL STRUCTURAL DETAILS
D2	TYPICAL STRUCTURAL DETAILS
D3	TYPICAL STRUCTURAL DETAILS
D4	TYPICAL STRUCTURAL DETAILS
D5	TYPICAL STRUCTURAL DETAILS

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COVER SHEET

1686 JOURNEY

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FAX: (407) 724-1700

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1. CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
2. **DO NOT SCALE PRINTS!** CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
3. WATER HEATER T & P RELIEF VALVE SHALL BE FULL SIZE TO EXTERIOR. WATER HEATER AT OR ABOVE FLOOR LEVEL SHALL BE IN A PAN WITH DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE APPROVED THERMAL EXPANSION DEVICE.
4. PAVERS MAY BE USED I.L.O. CONCRETE SLABS IN PATIO, PORCH, DRIVE AND WALKWAY AREAS. DELETE SLAB IN AREAS PAVERS ARE USED. VERIFY W/ COMMUNITY SPECIFICATIONS.
5. MECHANICAL EQUIP. LOCATIONS TO BE FIELD VERIFIED & MAY BE DEPENDANT UPON COMMUNITY AND MUNICIPALITY CODES.
6. IN LIEU OF TREATING THE SOIL, AN ALTERNATIVE TO TERMITES TREATED SOIL CAN BE TERMICIDE.
7. BORA-CARE TO BE APPLIED ON INTERIOR WALLS IAW MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS, PURSUANT TO FBC-R- CURRENT EDITION.

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Park Square HOMES

SLAB INTERFACE PLAN

1986 JOURNEY

40' EXPLORATION SERIES

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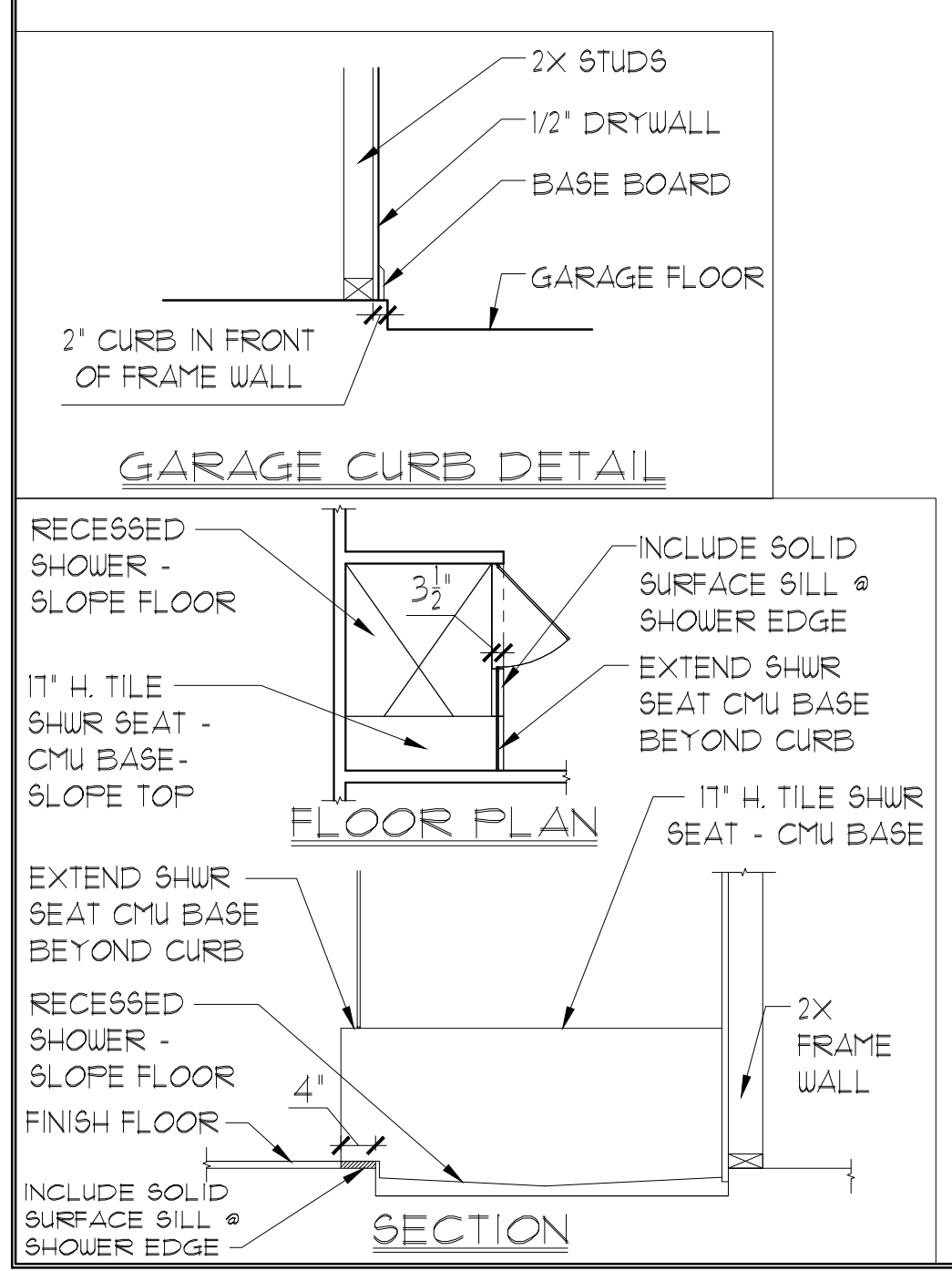
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GENERAL NOTES

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2. ~~DO NOT SCALE PRINTS!~~ CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
3. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3-1/2" UNLESS NOTED OTHERWISE.
4. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7-5/8" UNLESS NOTED OTHERWISE.
5. 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 R302.5.1
6. GARAGE SHALL BE SEPARATED FROM THE RESIDENCE & ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. APPLIED TO THE GAR. SIDE, PROVIDE 5/8" TYPE 'X' GYP. BD. AT CEILING ONLY APPLIED PERPENDICULAR TO CEILING FRAME.
7. PULL ALL DIMENSIONS FROM THE REAR OF THE PLAN
8. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFO.

WALL LEGEND

 DENOTES CONC. BLOCK
 WALL HGT. @ 8'-8" AFF.

 DENOTES 2x INSULATED
 FRAME WALL

NOTE: SEE COLOR SHEET FOR FLOORING & INTERIOR DOOR HEIGHT REQUIREMENTS

AREA CALCULATIONS

AREA CALCULATIONS	
TOTAL LIVING-----	1,686 SF.
GARAGE-----	431 SF.
ENTRY-----	36 SF.
LANAI-----	60 SF.
TOTAL UNDER ROOF	2,213 SF.

ELEVATION A,B,C STD
FLOOR PLAN W/ NOTES

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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1 Park Square HOMES

FLOOR PLAN/NOTES

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40' EXPLORATION SERIES

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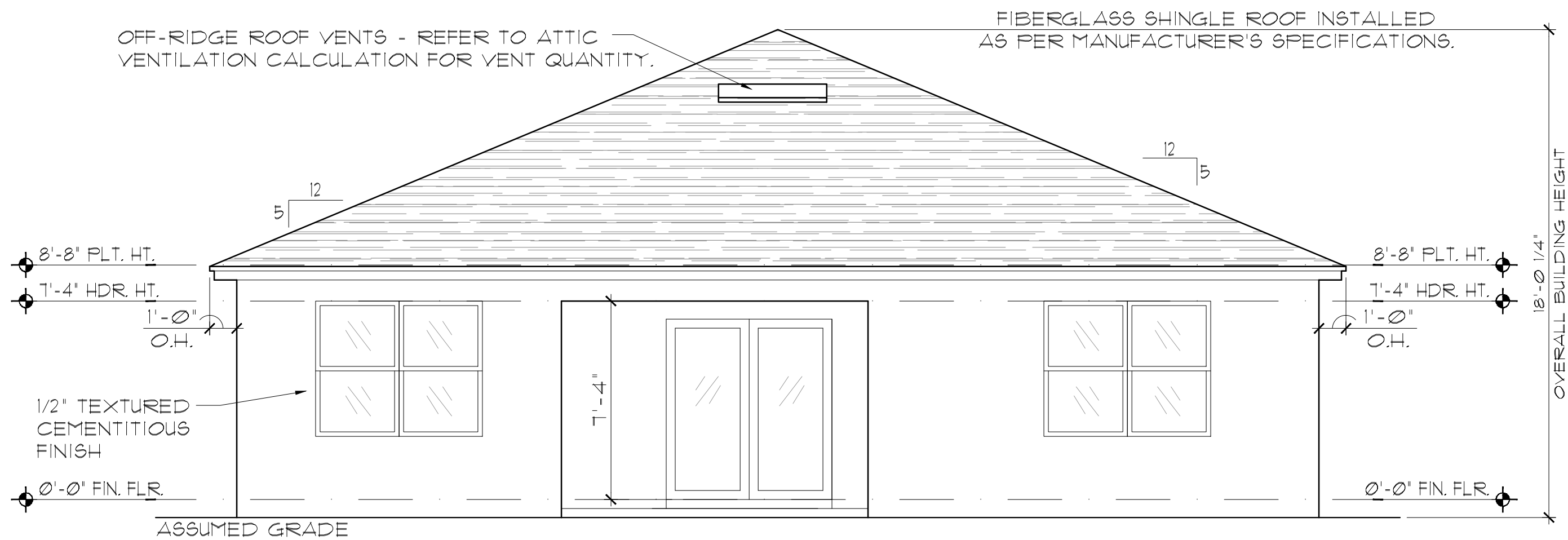
SHEET:

02.0



ELEVATION A STD
FRONT ELEVATION

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

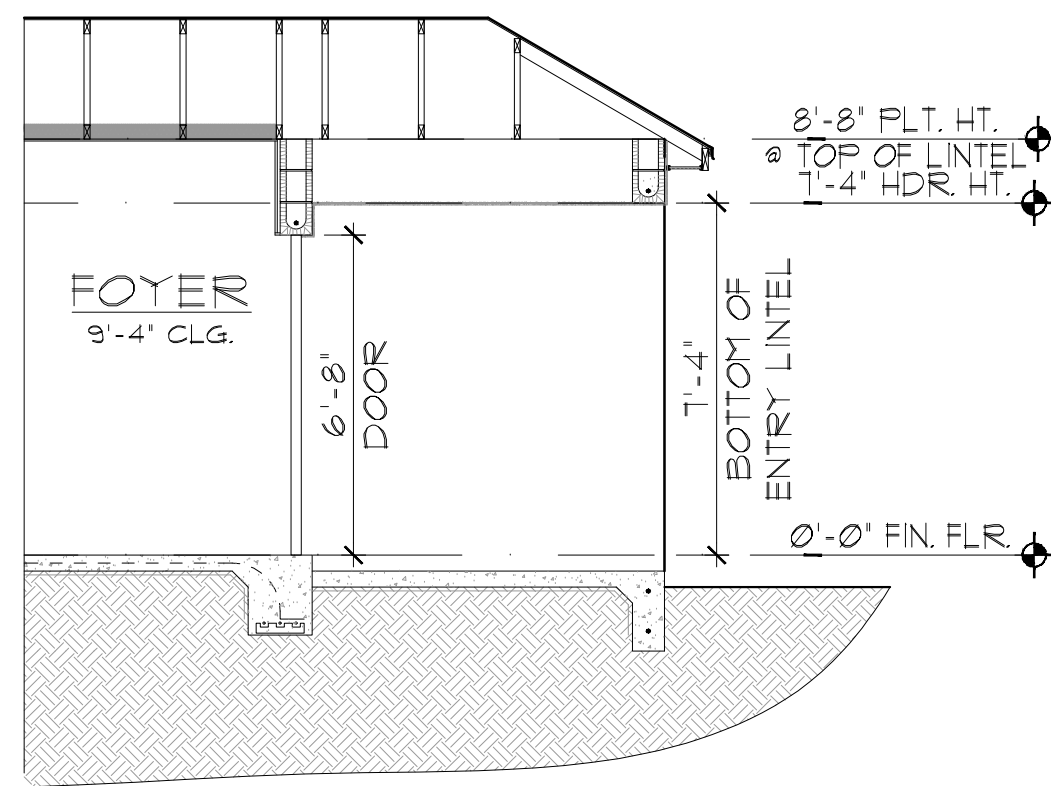


ELEVATION A STD
REAR ELEVATION

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

EXTERIOR FINISH NOTES

1. LATH TO BE ATTACHED IAW R103.1.1 OF THE 8TH EDITION, FBC-R, 2023 & ASTM C1063 OR C1181.
2. PLASTERING TO BE INSTALLED IAW R103.1 & R103.1.2 OF THE 8TH EDITION, FBC-R, 2023
3. WEEP SCREED TO BE INSTALLED IAW R103.1.2.1 OF THE 8TH EDITION, FBC-R, 2023 & ASTM C926.
4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R103.2 & 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.
6. WIND RESISTANCE OF WALL COVERINGS & BACK MATERIALS SHALL BE IAW R103.1.2 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.



ENTRY DETAIL
1/4"=1'-0" (22X34)

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Park Square
HOMES

EXTERIOR ELEVATION
FRONT AND REAR

1686 JOURNEY

40' EXPLORATION SERIES

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03.A

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2. PLASTERING TO BE INSTALLED IAW R103.1 & 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.
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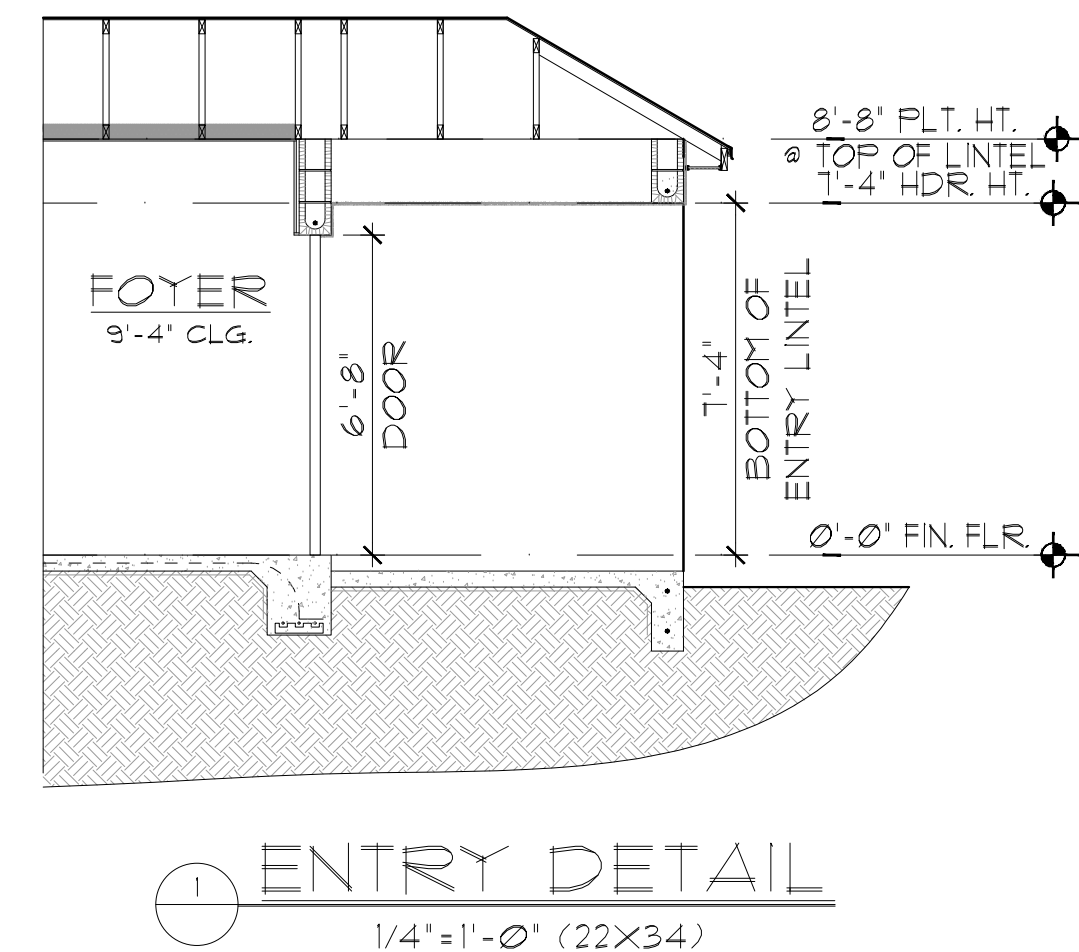
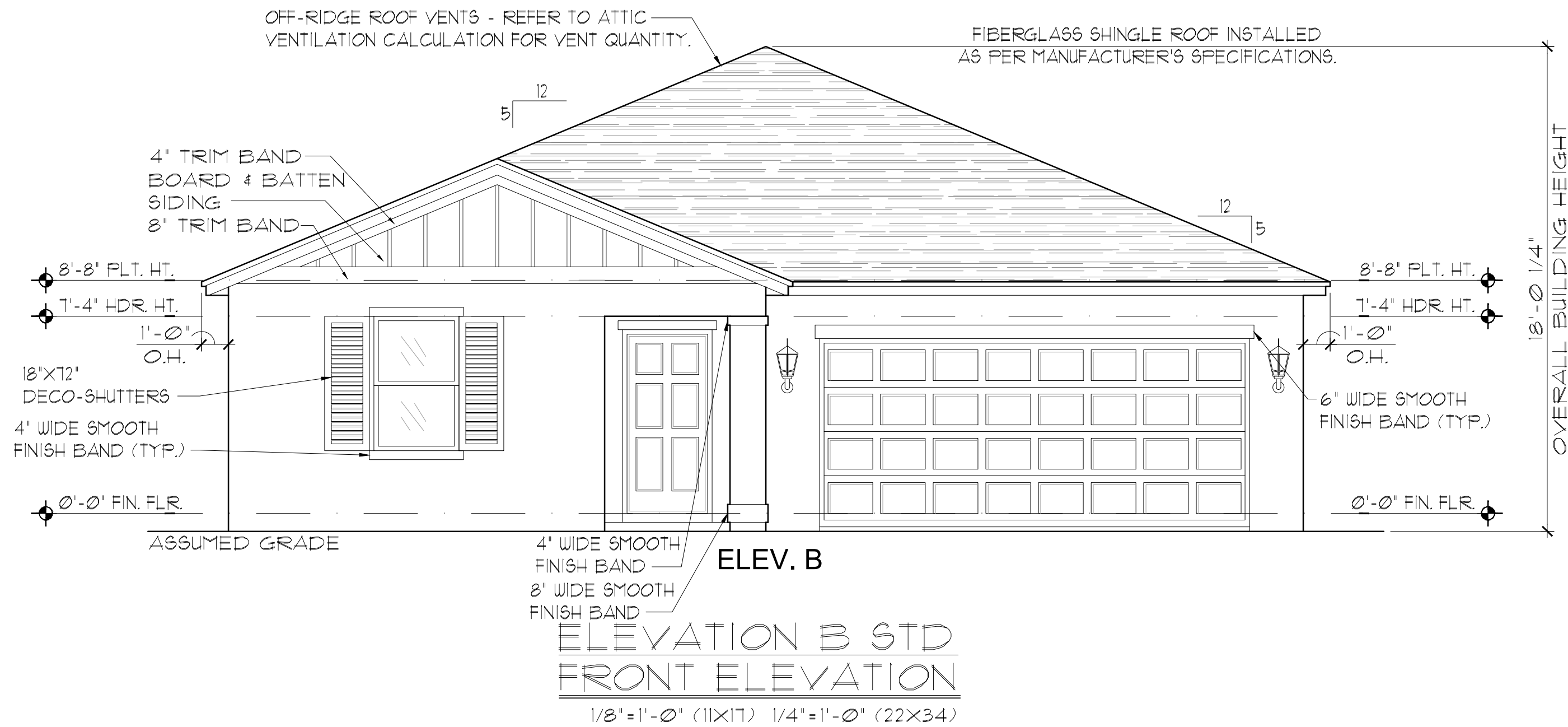
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EXTERIOR ELEVATION
LEFT AND RIGHT

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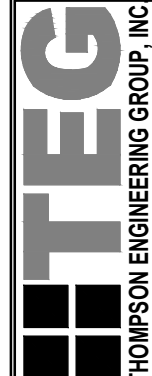
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Park
Square
HOMES

EXTERIOR ELEVATION
FRONT AND REAR

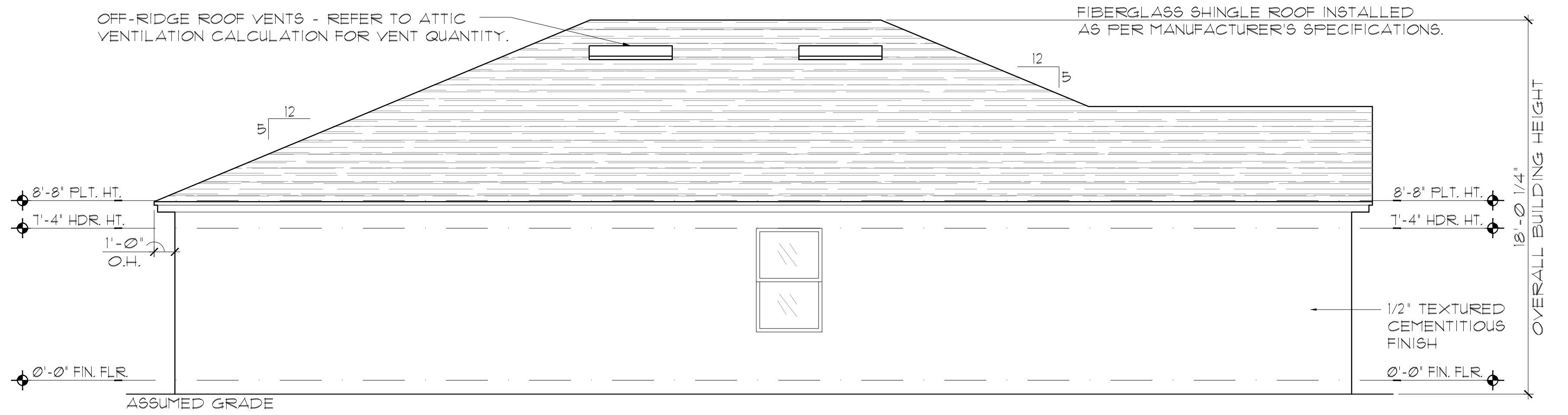
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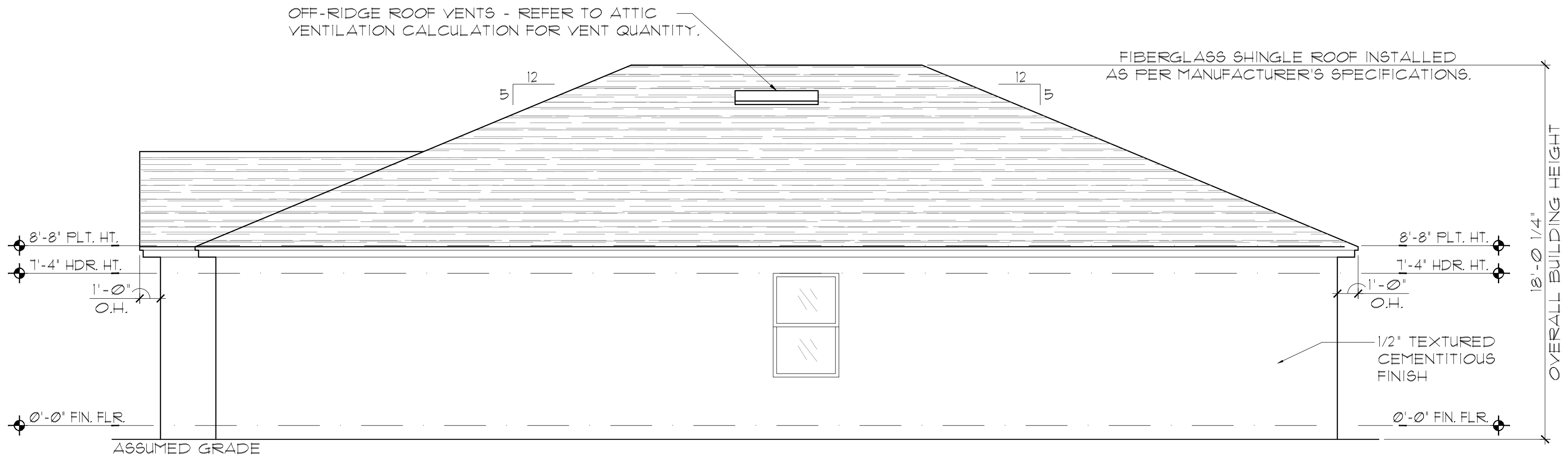
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03.B



ELEVATION B STD
LEFT ELEVATION
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



ELEVATION B STD
RIGHT ELEVATION
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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- EXTERIOR FINISH NOTES
1. LATH TO BE ATTACHED IAW R103.1.1 OF THE 8TH EDITION, FBC-R, 2023 & ASTM C1063 OR C1181.

2. PLASTERING TO BE INSTALLED IAW R103.1 & R103.1.2 OF THE 8TH EDITION, FBC-R, 2023

3. WEEP SCREED TO BE INSTALLED IAW R103.1.2.1 OF THE 8TH EDITION, FBC-R, 2023 & ASTM C926.

4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R103.2 & 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.

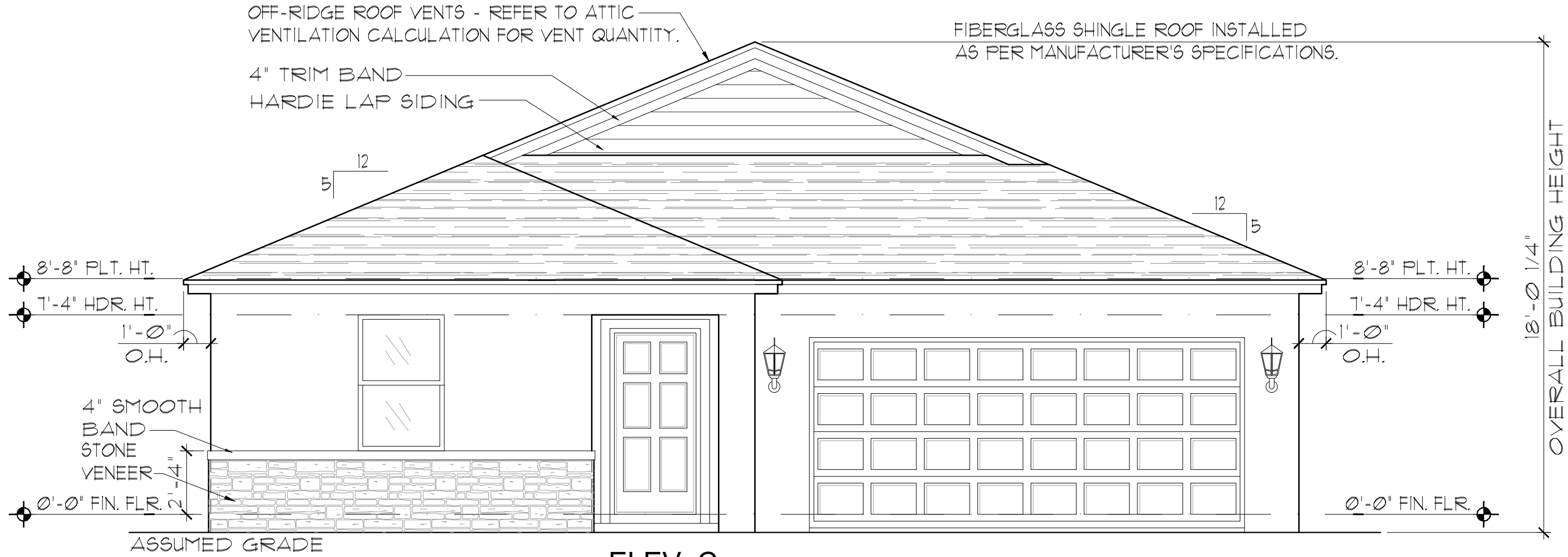
6. WIND RESISTANCE OF WALL COVERINGS & BACK MATERIALS SHALL BE IAW R103.1.2 OF THE 8TH EDITION, FBC-R, 2023

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.

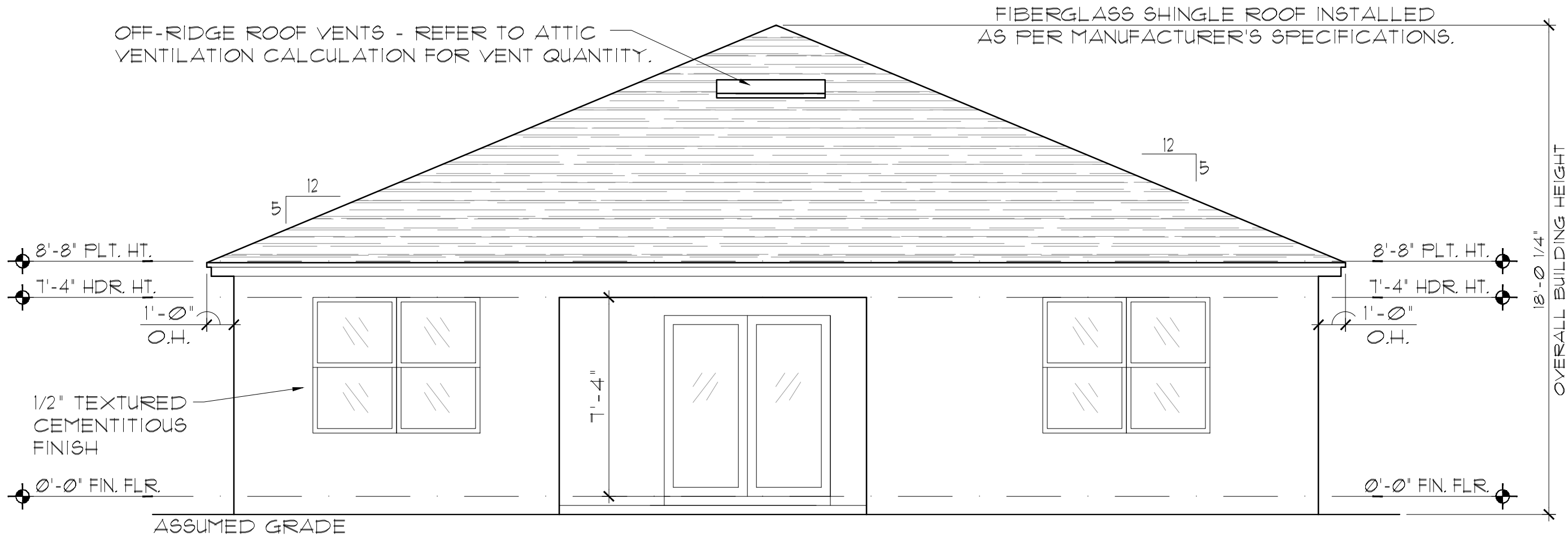
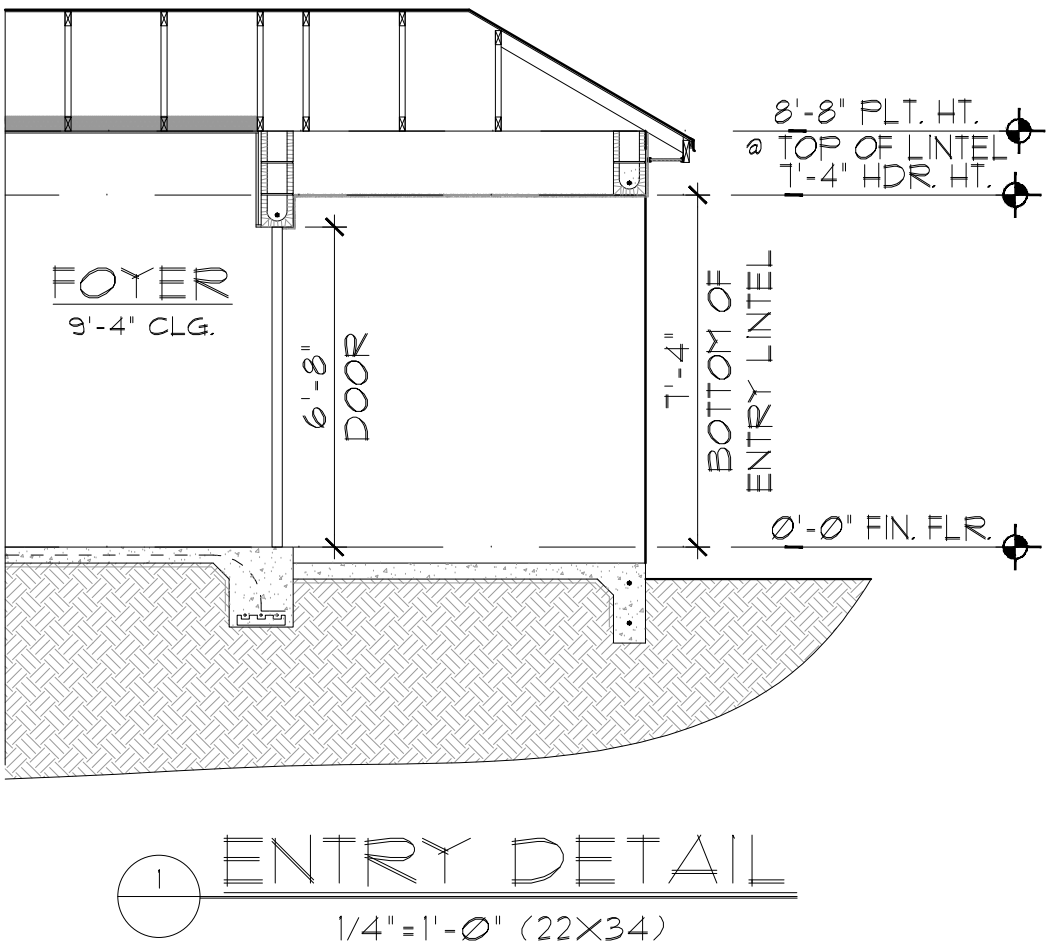
9. "ZIP SYSTEMS" WALL SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER ON EXTERIOR FRAME WALLS.

10. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFORMATION.



ELEVATION C STD
FRONT ELEVATION

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



ELEVATION C STD
REAR ELEVATION

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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LOT: 0000, COMMUNITY

REVISIONS

DELTA #	DATE

DATE: 09-09-25

SCALE: AS NOTED

DRAWN: TWE

SHEET:

1686 JOURNEY

40' EXPLORATION SERIES

EXTERIOR ELEVATION

FRONT AND REAR

ITEC

THOMPSON ENGINEERING GROUP, INC

4441 Vineland Road Suite 40 Orlando, FL 32811

Ph: (407) 734-1780

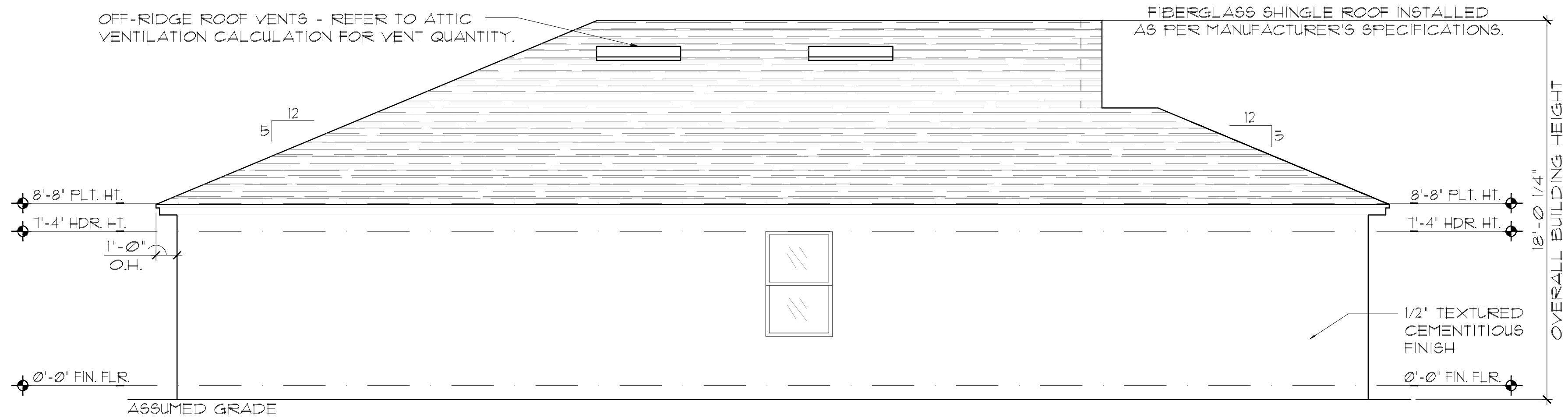
www.itec.com

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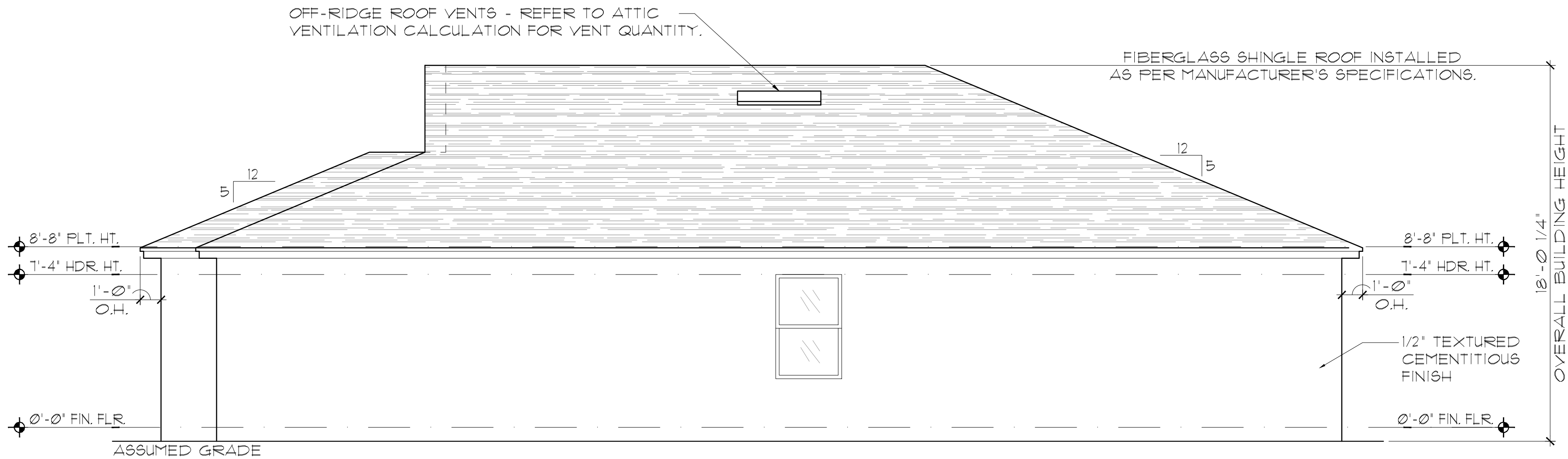
5200 Vineland Road, Suite 200

Orlando, Florida 32811

Phone: (407) 629 - 3000



ELEVATION C STD
LEFT ELEVATION
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



ELEVATION C STD
RIGHT ELEVATION
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

EXTERIOR FINISH NOTES

1. LATH TO BE ATTACHED IAW R103.1.1 OF THE 8TH EDITION, FBC-R, 2023 & ASTM C1063 OR C1181.
2. PLASTERING TO BE INSTALLED IAW R103.1 & R103.1.2 OF THE 8TH EDITION, FBC-R, 2023
3. WEEP SCREED TO BE INSTALLED IAW R103.1.2.1 OF THE 8TH EDITION, FBC-R, 2023 & ASTM C926.
4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R103.2 & R103.1.3 OF THE 8TH EDITION, FBC-R, 2023.
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40' EXPLORATION SERIES		DELTA #	DATE
DATE: 09-05-25			
SCALE: AS NOTED			
DRAWN: MW			
SHEET:			
03.1C			

1686 JOURNEY

40' EXPLORATION SERIES

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REVISIONS

DELTA #

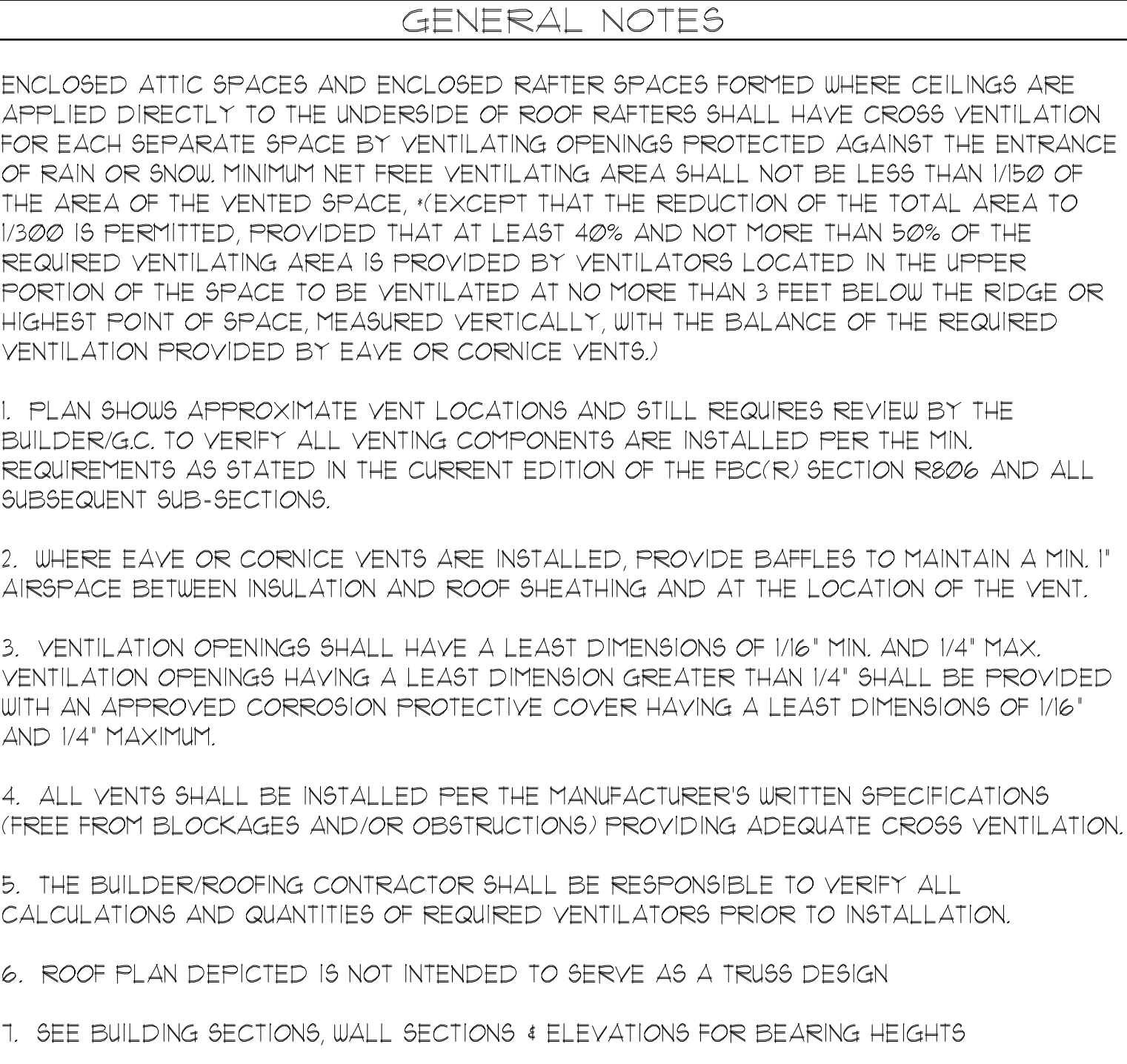
DATE

DATE: 09-05-25

SCALE: AS NOTED

DRAWN: MW

SHEET: 03.1C



ATTIC VENTILATION CALCULATIONS

NET FREE VENTILATED AREA(S):

(O'HAGIN- MODEL 'S')
 NFVA = 2,213 SQ. FT. x 144 / 300 = 425-531 SQ. IN. REQUIRED (40%-50%)

(5) OFF RIDGE VENTS @ 91.5 SQ. IN. (O'HAGIN- MODEL 'S') = 488 SQ. IN. PROVIDED

(MILLENNIUM METAL®- MMI-2)
 NFVA = 2,213 SQ. FT. x 144 / 300 = 425-531 SQ. IN. REQUIRED (40%-50%)

(6) OFF RIDGE VENTS @ 80.5 SQ. IN. (MILLENNIUM METAL®- MMI-2) = 483 SQ. IN. PROVIDED

(LOMANCO-T10D)
 NFVA = 2,213 SQ. FT. x 144 / 300 = 425-531 SQ. IN. REQUIRED (40%-50%)

(3) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 420 SQ. IN. PROVIDED

+/- 200 LINEAR FEET OF VENTED SOFFIT.

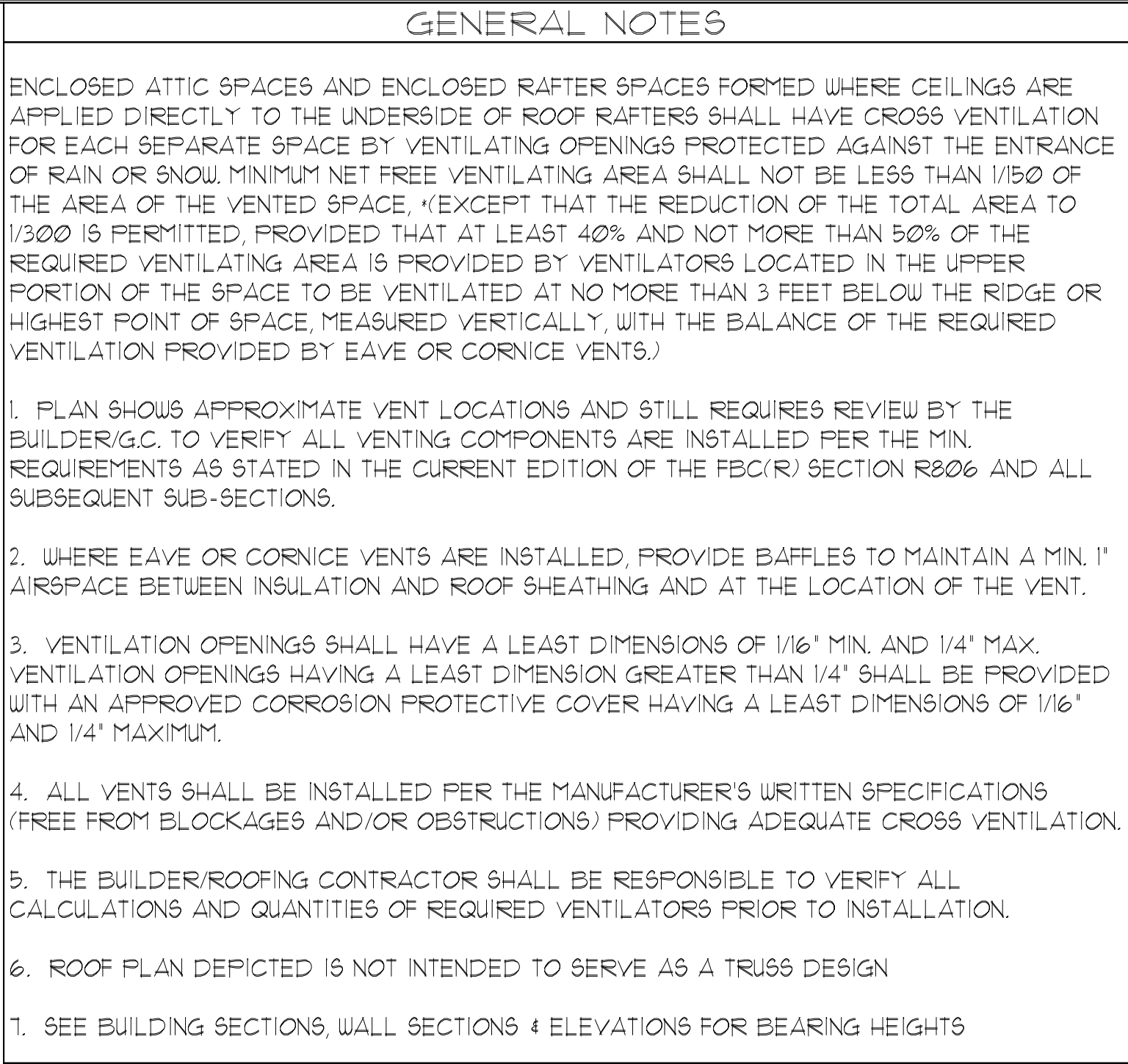
ELEVATION A STD
ROOF PLAN
1/8"=1'-0" (11x17) 1/4"=1'-0" (22x34)

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ROOF PLAN	
1686 JOURNEY	
40' EXPLORATION SERIES	
REVISIONS	
DELTA #	DATE
DATE: 09-05-25	
SCALE: AS NOTED	
DRAWN:	MW
SHEET:	
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+/- 200 LINEAR FEET OF VENTED SOFFIT.

ELEVATION B STD
ROOF PLAN
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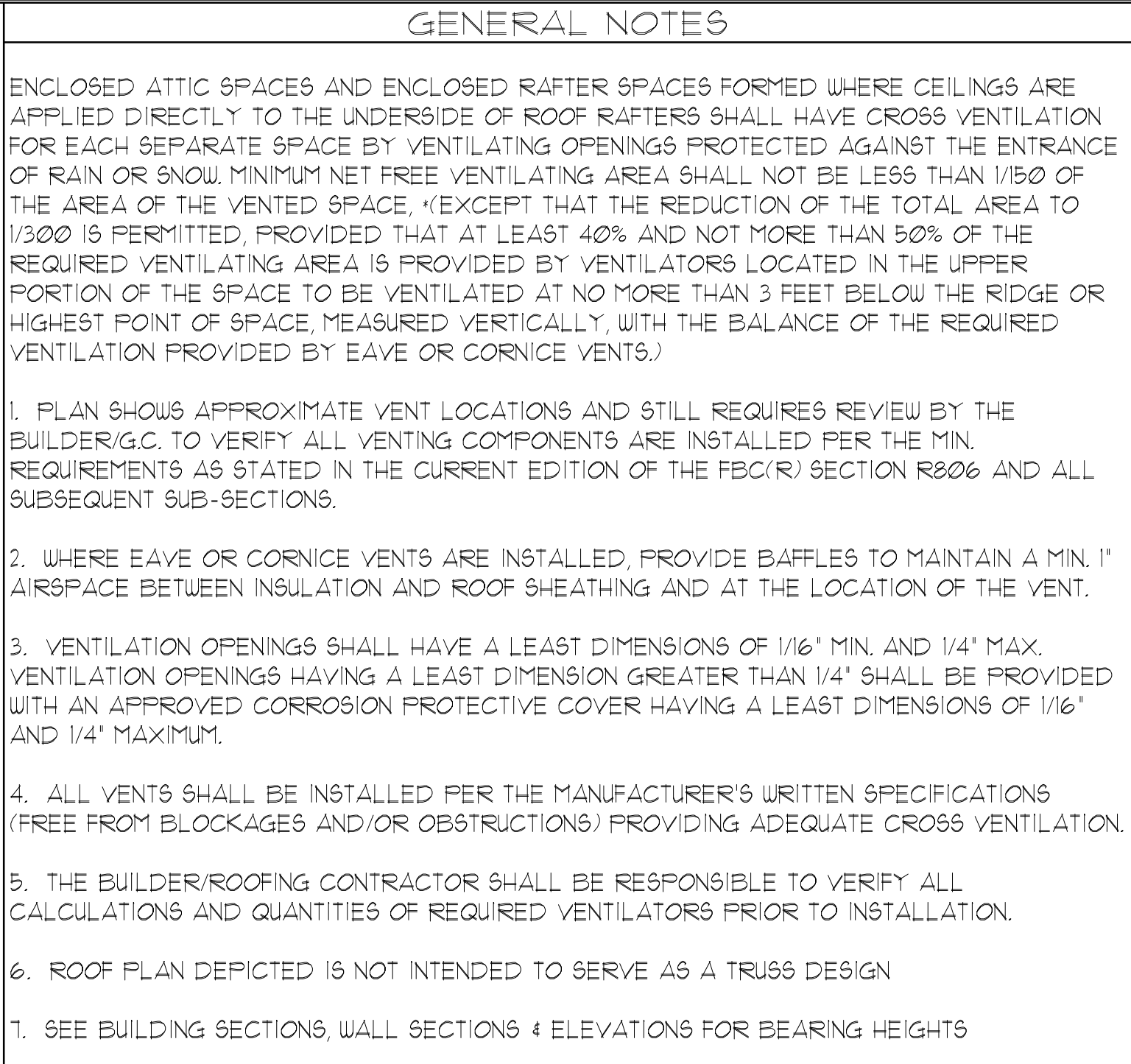
ROOF PLAN

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



ATTIC VENTILATION CALCULATIONS

NET FREE VENTILATED AREA(6):

(O'HAGIN- MODEL "6")

NFVA = 2,213 SQ. FT. $\div$ 144 $\div$ 300 = 425-531 SQ. IN. REQUIRED (40%-50%)

(5) OFF RIDGE VENTS @ 91.5 SQ. IN. (O'HAGIN- MODEL "6") = 488 SQ. IN. PROVIDED

(MILLENNIUM METALS- MMI-2)

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(LOMANCO-T10D)

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+/- 200 LINEAR FEET OF VENTED SOFFIT.

ELEVATION C STD
ROOF PLAN
1/8" = 1'-0" (11X17) 1/4" = 1'-0" (22X34)

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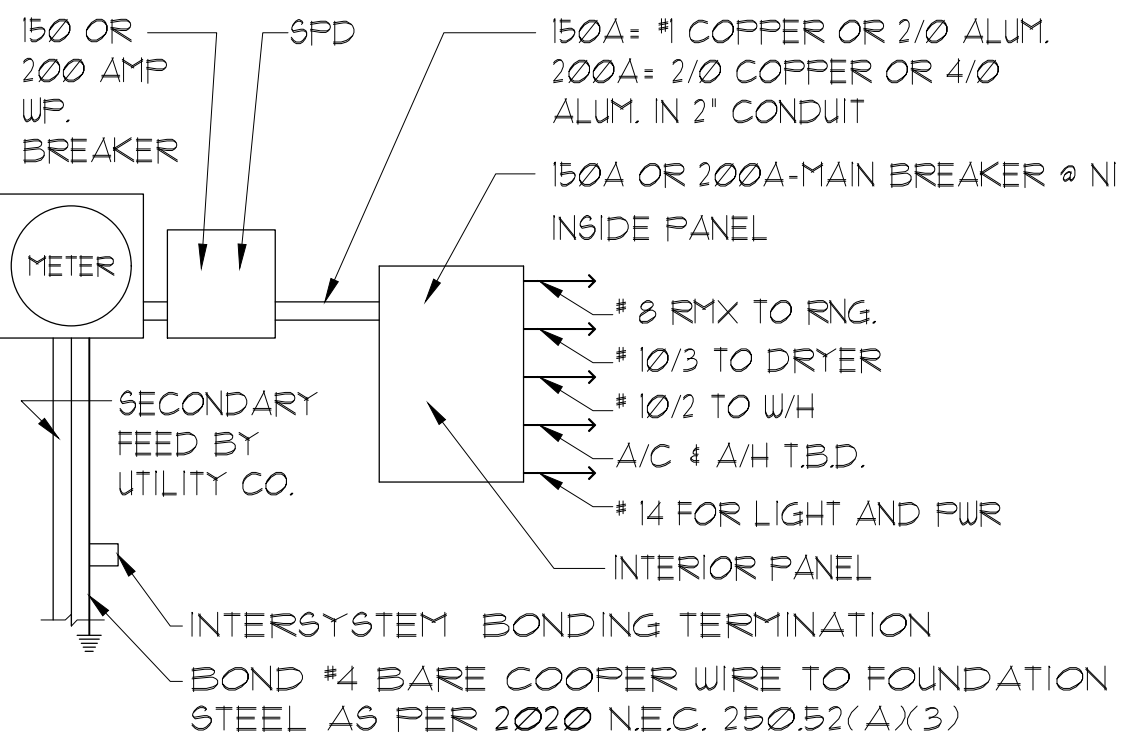
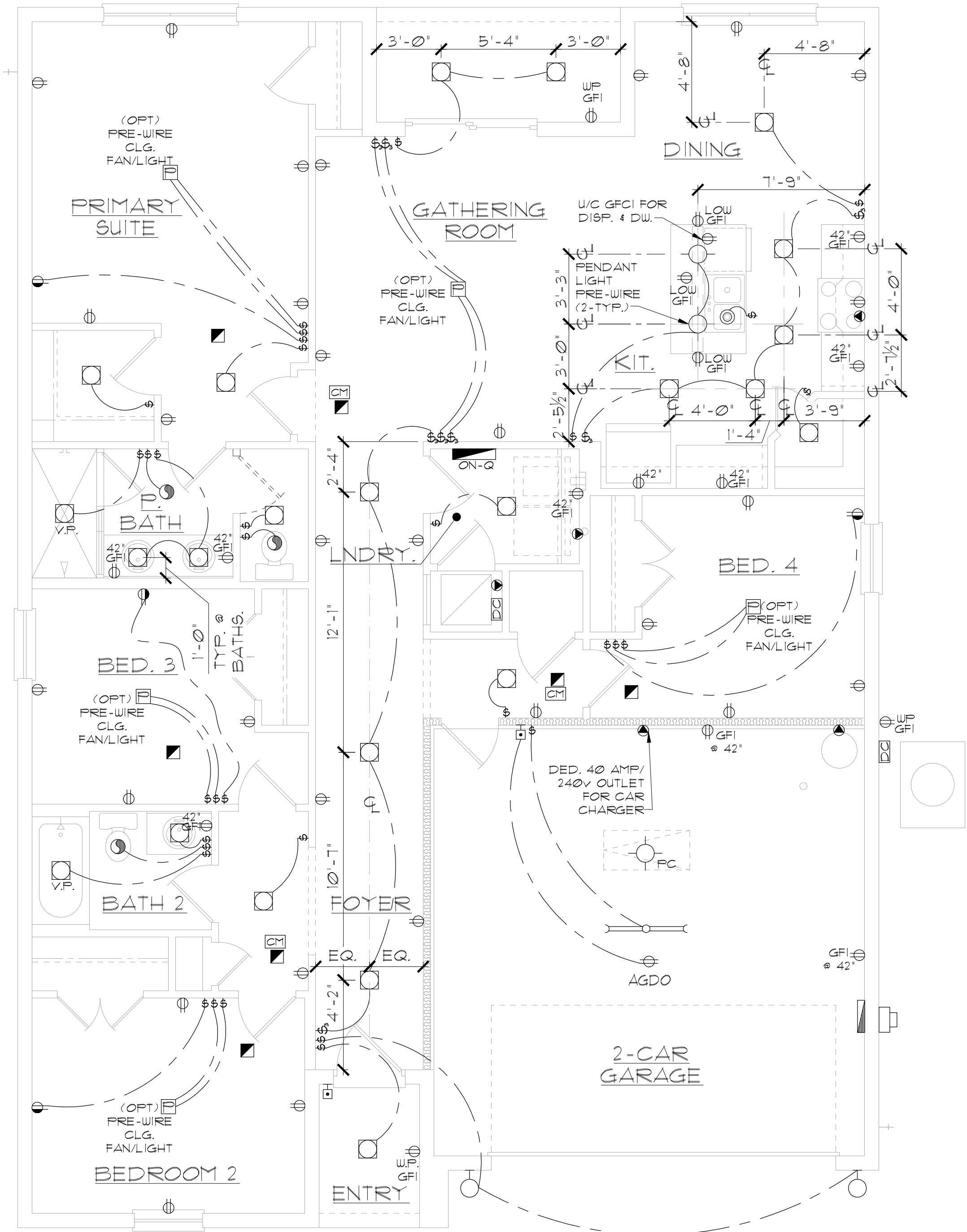
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Ph: (407) 734-1450
Fax: (407) 734-1790



ELECTRICAL RISER DIAGRAM
N.T.S.

- NOTES:
1. 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.
 2. ALL SERVICES SUPPLYING DUELLING 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.

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 110-115	⊞	CHIMES
⊖	OUTLET 110-115, SPLIT WIRED	⚡	SMOKE DETECTOR/SMOKE ALARM W/ INTEGRATED SOUNDER BASE
⊖	OUTLET 110-115, W/ USB	☑	CARBON MONOXIDE
⊖	OUTLET 110-115, CEILING MOUNTED	⊞	PUSH 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-Q 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
EXIT	LIGHT FIXTURE, EMERGENCY EXIT	⊞	THERMOSTAT
⊞	LIGHT FIXTURE, EXIT/BACKUP	⊞	DISCONNECT SWITCH
◀	OUTLET, TV/CABLE	⊞	ELEC. POWER METER

ELECTRICAL DEVICES		ABOVE FIN. FLR.	
SWITCHES AND WALL OUTLETS OVER COUNTERS		48" TO C.L.	
REMAINING SWITCHES		48" TO C.L.	
WALL OUTLETS		12" TO C.L.	
TELEPHONE OUTLETS		12" TO C.L.	
TELEVISION OUTLETS		12" TO C.L.	
EXTERIOR GFI'S		48" TO C.L.	
GARAGE GFI'S (ABOVE GARAGE FLOOR)		54" TO C.L.	
THERMOSTAT		54" TO C.L.	
DOOR BELL CHIMES		84" TO C.L.	
DOOR BELL BUTTON		66" TO C.L.	
KITCHEN HOOD FAN "WHIP"		16" TO C.L.	
KITCHEN WALL HUNG MICROWAVE RECEPTACLE		24" TO C.L.	
KITCHEN DISHWASHER RECEPTACLE		UNDER SINK	
KITCHEN RANGE		48" TO C.L.	
KITCHEN REFRIGERATOR		36" TO C.L.	
WASHER/DRYER OUTLET		84" TO C.L.	
HOLLYWOOD LIGHTS			

CL. = CENTER LINE

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

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

ELEVATION ABC STD
UTILITY PLAN

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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40' EXPLORATION SERIES

REVISIONS

DELTA #	DATE

DATE: 09-09-25

SCALE: AS NOTED

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SHEET: E1

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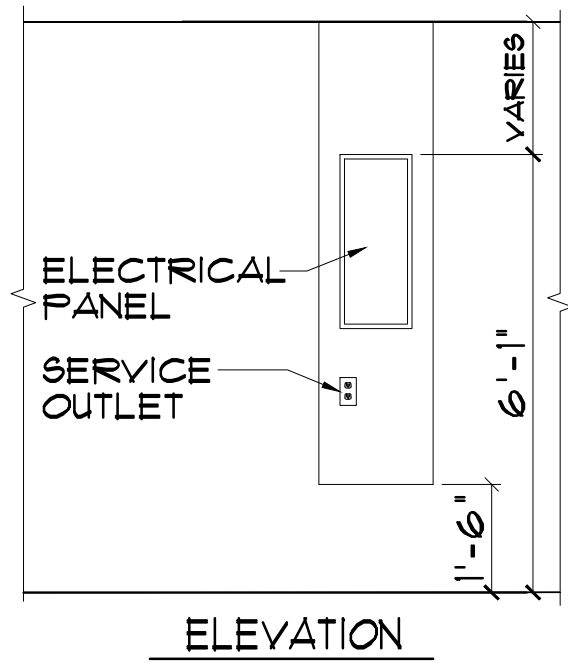
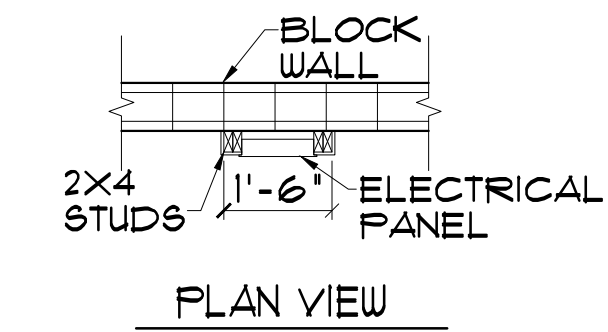
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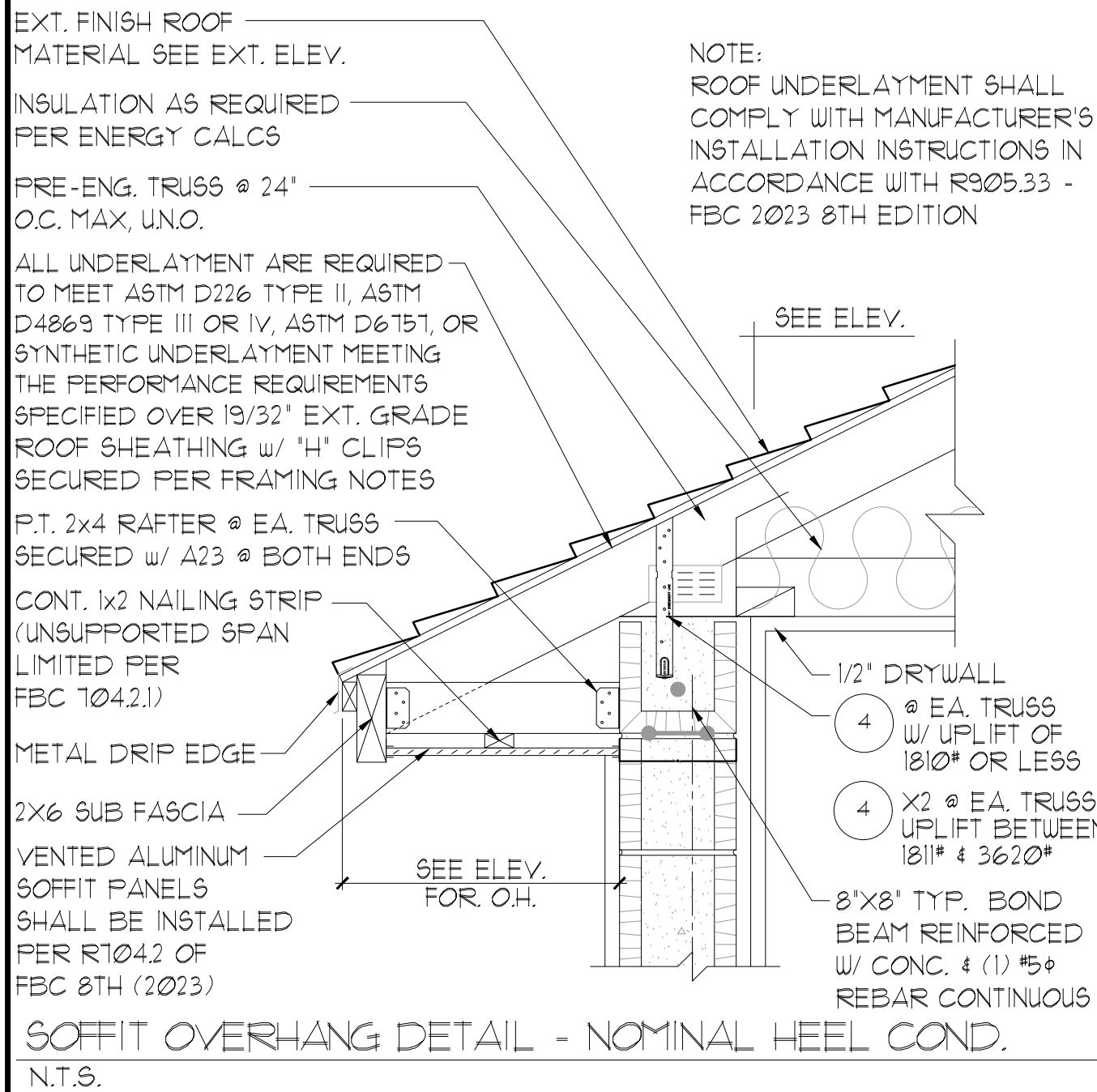
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Orlando, Florida 32811

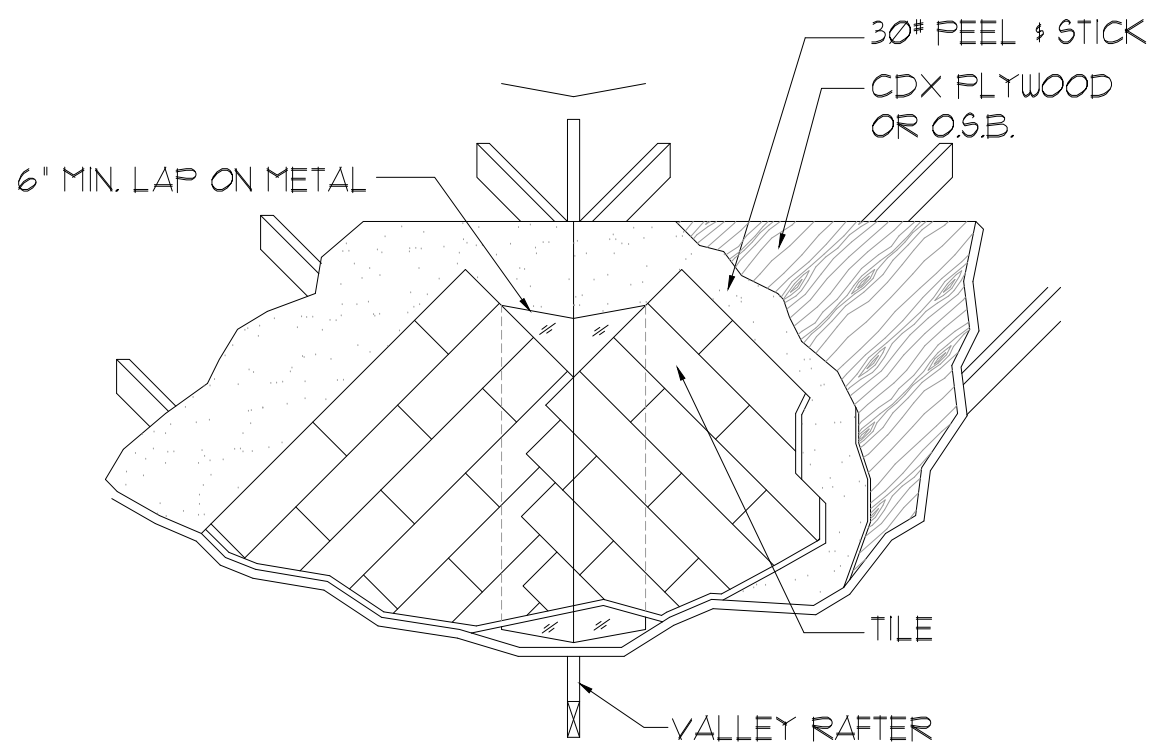
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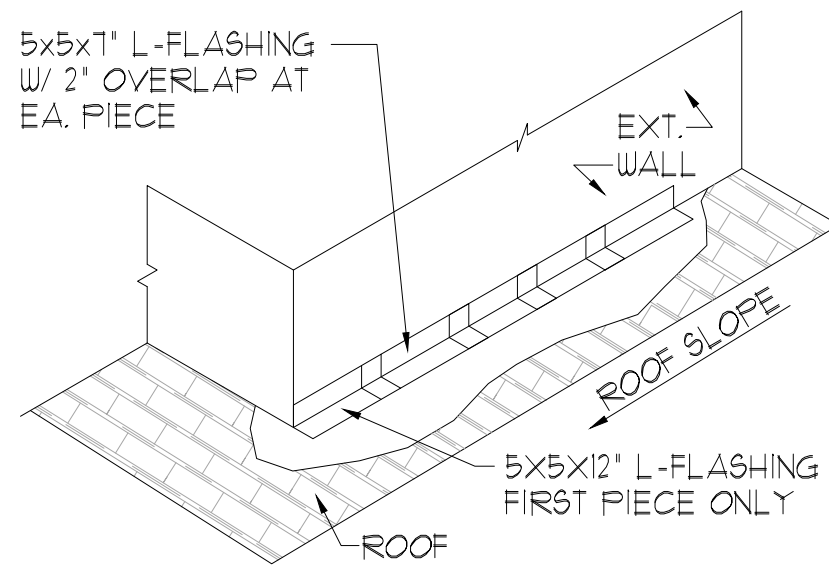
ELEC. PANEL DETAIL
N.T.S.



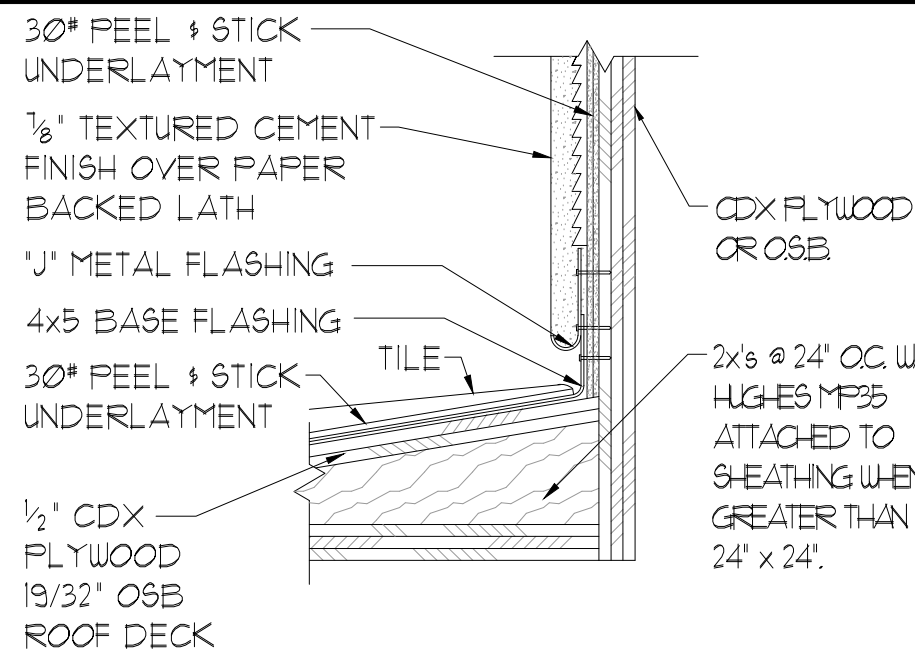
SOFFIT OVERHANG DETAIL - NOMINAL HEEL COND.
N.T.S.



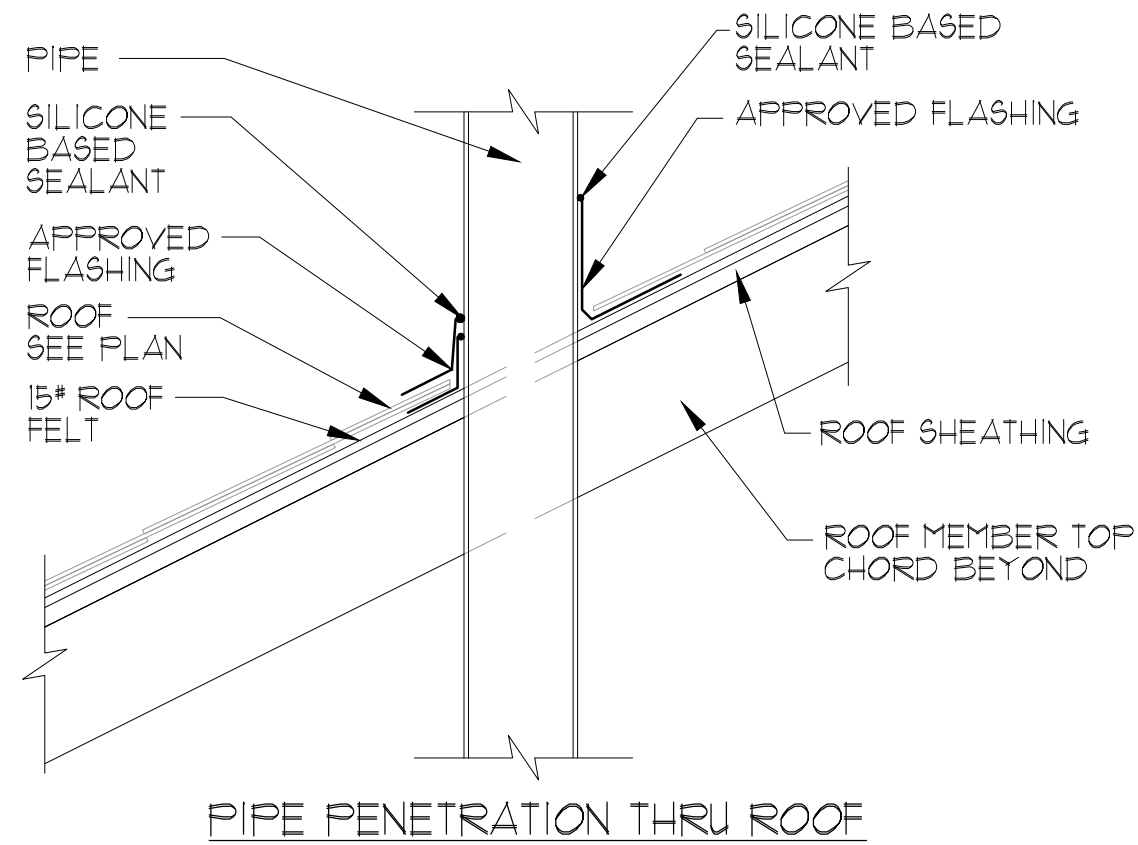
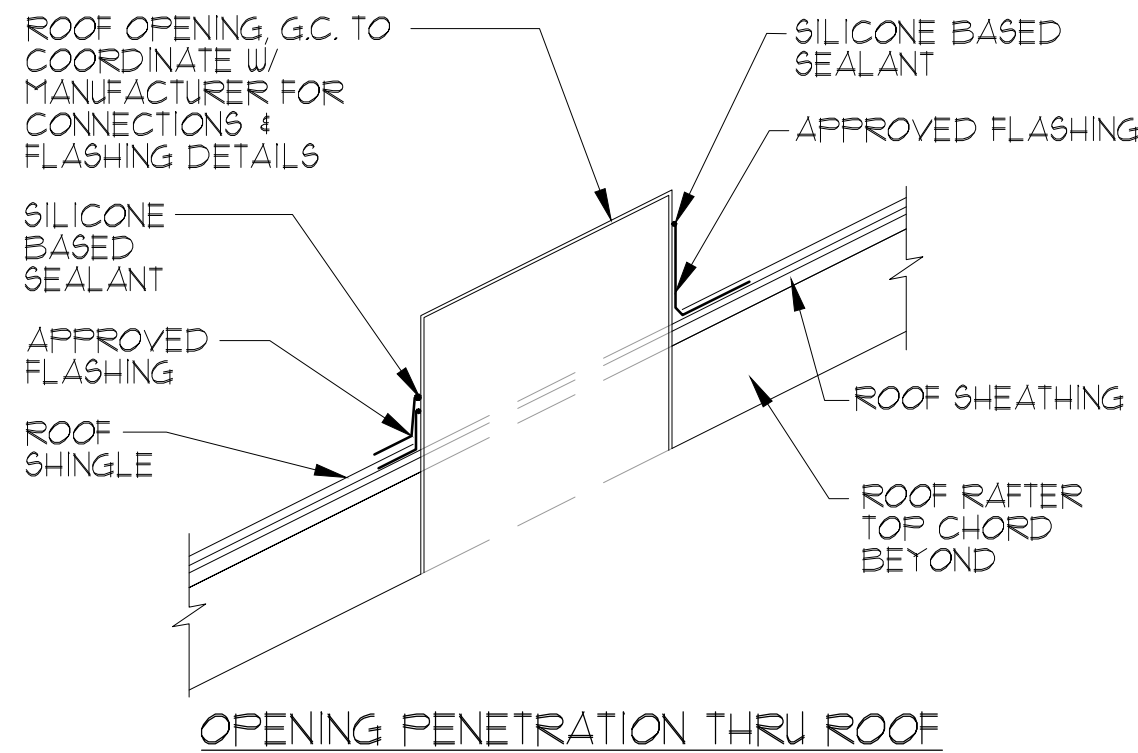
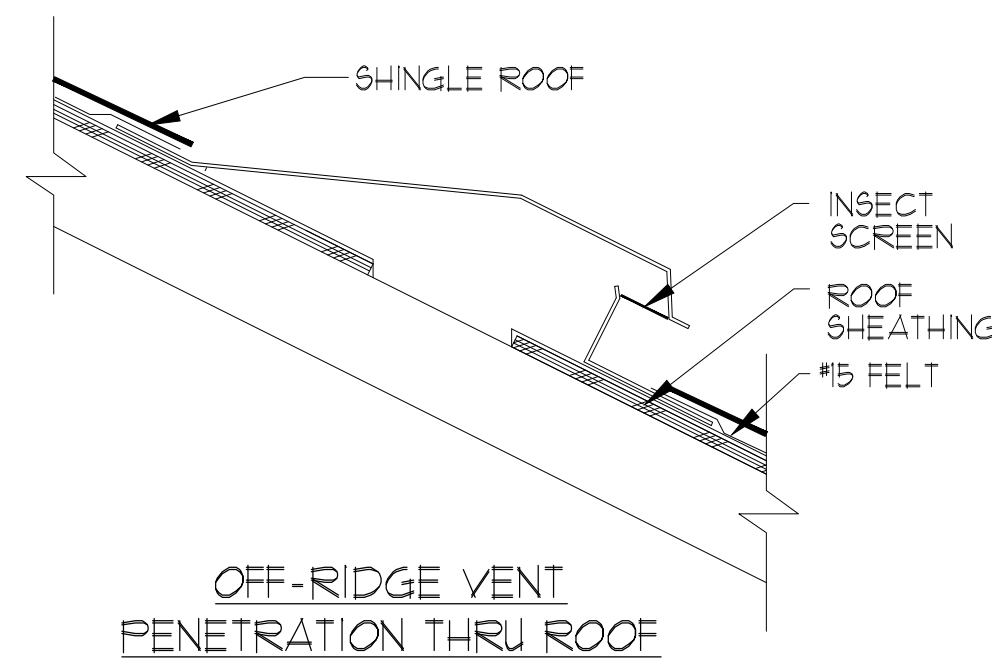
VALLEY FLASHING DETAIL
R303.2 Locations. N.T.S.
Flashings shall be installed at wall and roof intersections, wherever there is a change in roof slope or direction and around roof openings. Where flashing is of metal, the metal shall be corrosion resistant with a thickness of not less than provided in Table R303.2.1. OR IN COMPLIANCE WITH RA3 III.



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



ROOF TO WALL FLASHING DETAIL
N.T.S.



ROOF PENETRATION DETAIL
SCALE: N.T.S.

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REVISIONS
DELTA # DATE
DATE: XX-XX-24
SCALE: AS NOTED
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SHEET: AD1

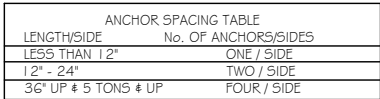
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Park Square
HOMES

DETAILS

DETAILS



1 COND. ANCHOR DETAIL
N.T.S.

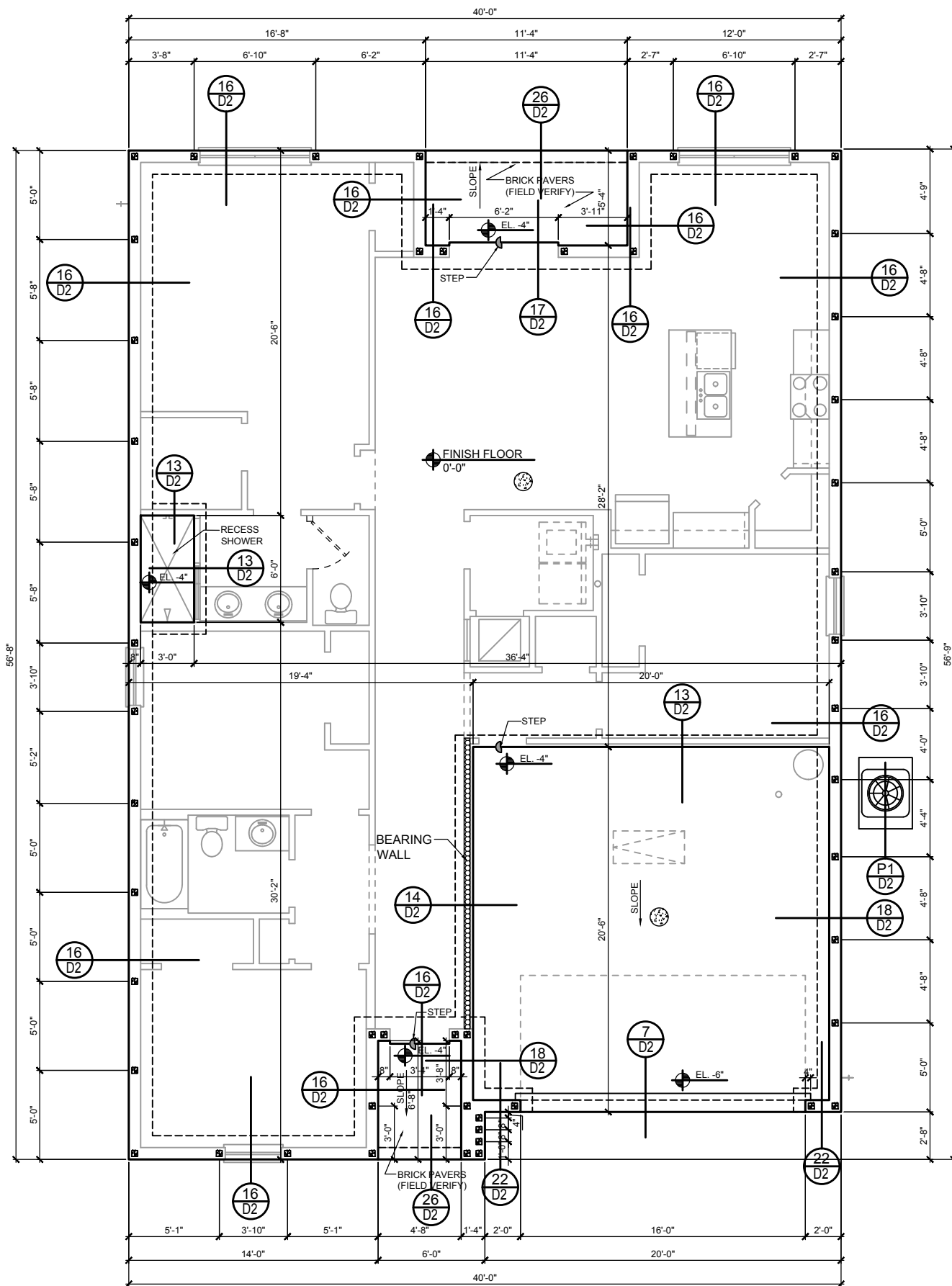
1- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEX PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.

2- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 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 ON 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) MTS 12 @ TOP AND BOTTOM PLATE.

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

1. CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
2. DENOTES FILL CELL REINF. W/ CONC. W/ 1- #5 REBAR. GRADE CO. DENOTES FILL CELL RE_NE_ W/ CONC. W/ 2-#5 REBAR. GRADE CO.
3. DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 2,500 P.S.I. 4" THICK WITH G&G 10/10 GAUGE REINFORCING MAT. W/ MIN. 0.006mm (6mil) POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL. WWF SHALL BE PLACED IN MIDDLE TO UPPER THIRD OF SLAB AND SUPPORTED ON APPROVED SLAB BOLSTERS. *FIBER MESH REINFORCEMENT MAY USED AS ALTERNATIVE TO WIRE.
4. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPER-VISOR FOR CLARIFICATION.
5. WATER HEATER T&P RELIEF VALVE SHALL E FULL SIZE TO EXTERIOR. WATER HEATER AT OR ABOVE FLOOR LEVEL G-1 FAN 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 TERMITES TREATED SOIL CA BE PREMISE 75 WP TERMICIDE.
9. BORA-CARE TO BE APPLIED ON INTERIOR WALLS W/ MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS, PURSUANT FLORIDA BUILDING CODE LATEST EDITION.



FOUNDATION PLAN
A, B, C (STANDARD)
 1/8"=1'-0" (11x17) 1/4"=1'-0" (22x37)

$1/8''=1'-0''$ (11x17) $1/4''=1'-0''$ (22x37)

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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1686 JOURNEY	
40' EXPLORATION SERIES	
REVISIONS	
DELTA #	DATE
DATE: 09-05-	
SCALE: AS NOTED	
DRAWN: 1	
SHEET: 1	

ITEG
THOMPSON ENGINEERING GROUP, INC.
4401 Vineland Road Suite A6 Orlando, FL 32811
Ph: (407) 734-1450
Fax: (407) 734-1790
www.iteg.com

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

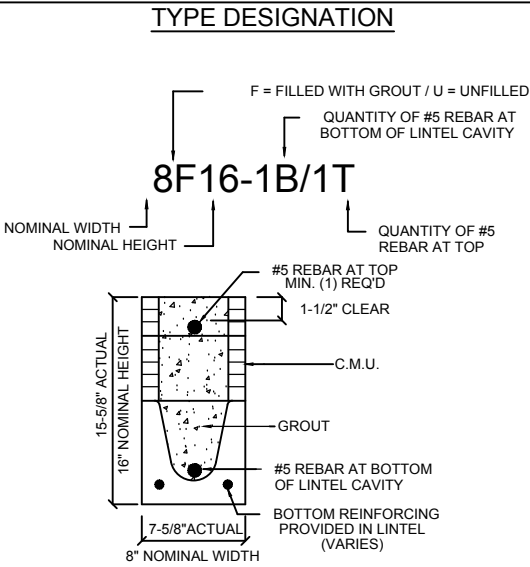
Park Square HOMES

FOUNDATION PLAN

1686 JOURNEY

REVISIONS	
DELTA #	DATE
DATE: 09-05-	
SCALE: AS NOTED	
DRAWN: M	
SHEET:	
S1	

8" PRECAST & PRESTRESSED U-LINTELS									
		GRAVITY							
LENGTH	TYPE	8U8	8F8-0B 8F8-1B	8F12-0B 8F12-1B	8F16-0B 8F16-1B	8F20-0B 8F20-1B	8F24-0B 8F24-1B	8F28-0B 8F28-1B	8F32-0B 8F32-1B
2'-10" (34")	PRECAST	2302	3166 8F8-1B	4473 8F12-1B	6039 8F16-1B	7526 8F20-1B	9004 8F24-1B	10472 8F28-1B	11936 8F32-1B
3'-6" (42")	PRECAST	2302	3138	3377	4689	6001	7315	8630	9947
4'-0" (48")	PRECAST	2029	3166	4473	6039	7526	9004	10472	11936
4'-6" (54")	PRECAST	1851	2325	2496	3467	4438	5410	6384	7358
5'-4" (64")	PRECAST	1184	2649	4473	6039	7526	9004	10472	11936
5'-10" (70")	PRECAST	912	1787	1913	2657	3403	4149	4895	5644
6'-6" (78")	PRECAST	937	2170	4027	6039	7526	9004	10472	11936
7'-6" (90")	PRECAST	767	1223	1301	1809	2317	2826	3336	3846
8'-0" (96")	PRECAST	670	1665	2889	5057	6096	5400	6424	7456
8'-8" (104")	PRECAST	618	1000	1059	1474	1889	2304	2721	3137
9'-4" (112")	PRECAST	573	1459	2464	4144	5458	4437	5280	6122
10'-6" (126")	PRECAST	466	1255	2102	3763	2746	3358	3971	4585
11'-4" (136")	PRECAST	445	1255	2101	3396	5260	7134	8995	8990
12'-0" (144")	PRECAST	414	1029	1675	2385	1994	2339	2886	3333
12'-4" (160")	PRECAST	362	1029	1675	2610	3839	5596	6613	5047
14'-0" (168")	PRECAST	338	830	1362	1927	1602	1961	2320	2680
14'-8" (176")	PRESTRESSED	N.R.	899	1445	2214	3192	4533	6513	4087
15'-4" (184")	PRESTRESSED	N.R.	767	1257	1779	1479	1810	2142	2474
17'-4" (208")	PRESTRESSED	N.R.	632	1049	1469	1210	1482	1754	2027
19'-4" (232")	PRESTRESSED	N.R.	768	1212	1818	2544	3469	4030	3127
21'-4" (256")	PRESTRESSED	N.R.	482	802	1125	915	1122	1328	1535
22'-0" (264")	PRESTRESSED	N.R.	658	1025	1514	2081	2774	3130	2404
24'-0" (288")	PRESTRESSED	N.R.	598	935	1365	1854	2355	1793	2075
			548	935	1365	1854	2441	3155	4044
			545	864	1254	1689	2074	1570	1818
			555	864	1254	1693	2211	2832	3590
			427	726	1028	1331	1635	1224	1418
			385	748	1076	1438	1855	2343	2920
			381	648	919	1190	1462	1087	1260
			455	700	1030	1335	1714	2153	2686
			NR	NR	NR	NR	NR	NR	NR
			465	765	1070	2045	2610	3185	3765
			NR	NR	NR	NR	NR	NR	NR
			420	695	1250	1855	2370	2890	3410
			NR	NR	NR	NR	NR	NR	NR
			310	530	950	1400	1800	2200	2600
			NR	NR	NR	NR	NR	NR	NR
			240	400	750	1090	1400	1720	2030



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

Provide full mortar head and bed joints.
Shore filled lintels as required.
Installation of lintel must comply with the architectural and/or structural drawings.
Lintels are manufactured with 5-1/2" long notches at the ends to accommodate vertical cell reinforcing and grouting.
All lintels meet or exceed L360 vertical deflection, except lintels 17'-4" and longer with a nominal height of 8" meet or exceed L/80.
Bottom field added rebar to be located at the bottom of the lintel cavity.
7/32" diameter wire stirrups 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 ratings based on rational design analysis per ACI 318 and ACI 530

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

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR

CAST CRETE / LOTTS / WEKIWA / FLORIDA ROCK - PRECAST LINTEL SCHEDULE			
LINTEL NO.	LENGTH	TYPE	COMMENTS
L-1	17'-4"	8F28-1B/1T	GARAGE
L-2	7'-6"	8F16-1B/1T	FR SH25
L-3	7'-6"	8F24-1B/1T	6/10X6/8 SGD
L-4	13'-4"	8F16-1B/1T	LANAI, CUT TO FIT
L-5	4'-6"	8F16-1B/1T	SH25
L-6	7'-6"	8F16-1B/1T	ENTRY
L-7	4'-6"	8RF22-1B/1T	3068 DR



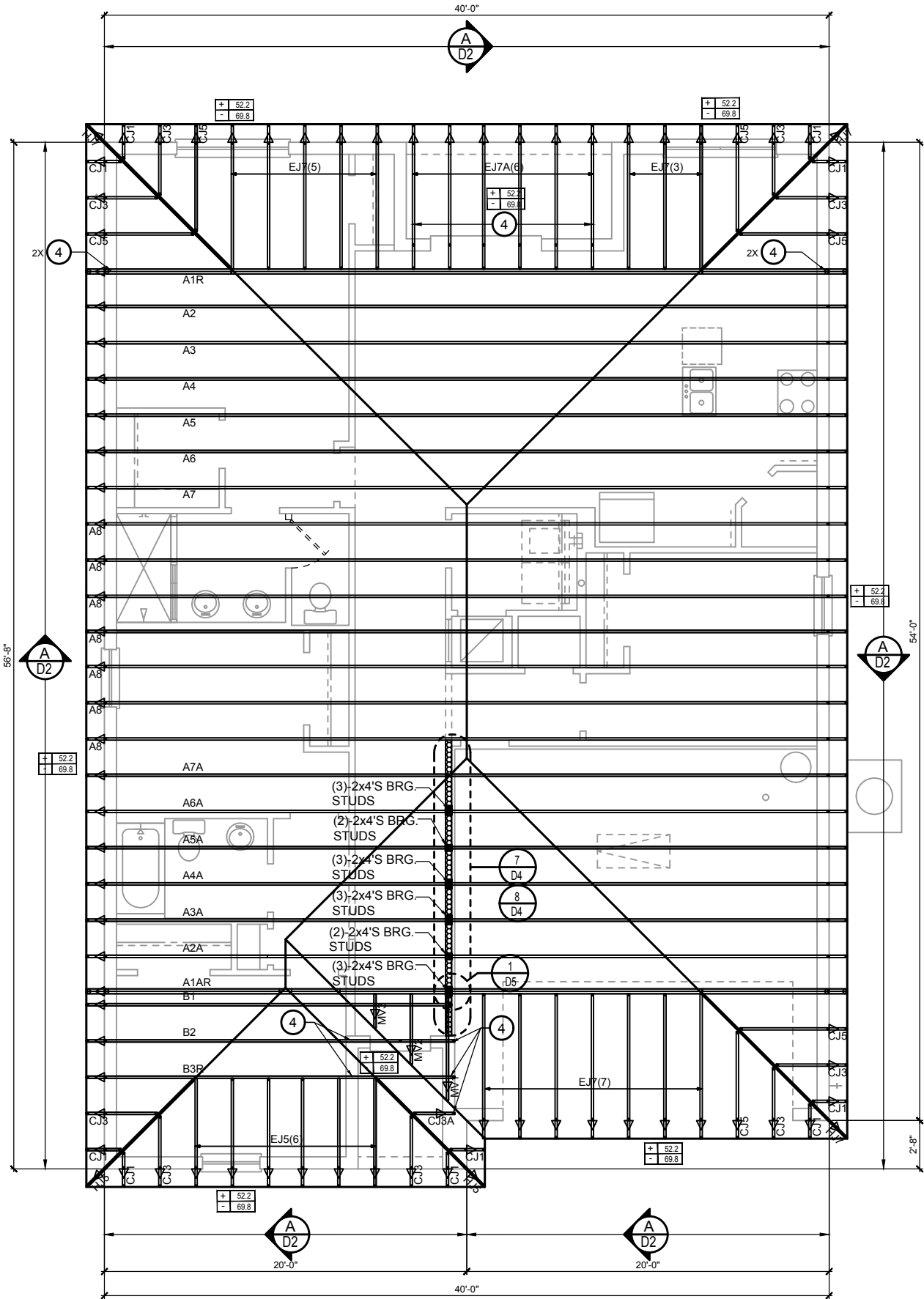
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LOT: 0000, COMMUNITY

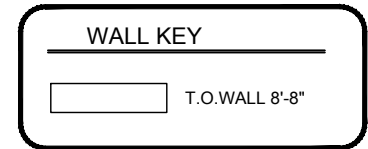
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A DIVISION OF PARK SQUARE ENTERPRISES, INC. 5200 Vineland Road, Suite 200 Orlando, Florida 32811 Phone: (407) 529 - 3000	
PRECAST LINTEL PLAN	
1686 JOURNEY	
40' EXPLORATION SERIES	
REVISIONS	
DELTA #	DATE
DATE: 09-05-	
SCALE: AS NOTED	
DRAWN: 7	
SHEET:	

CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON		MAX. UPLIFT	LAT. LDS. F1 / F2
	DESCRIPTION	FASTENERS PER CONNECTOR		
4	HETA16	9-10d x 1½"	1,810	65 / 960
5	DETAL20	18-10d x 1½"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	400	210 / 170
21	H1	RFT:6-8dx1½"/PLT:4-8d	480	510 / 165
22	H10S	RFT: 8-8d x 1½"	1010	660/550
		PLT: 8-8d x 1½"		
23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d	985	400 / N/A
		PLT / STD: 10-8d		
26	H2.5	RFT:5-8d / PLT: 5-8d	415	150 / 150
34	A34	H:4-8dx1½"/P:4-8dx1½"	365	280 / 303
35	A35F	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
37	HTS16	14-10d	1,310	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"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-SDS½"x3"/(2) 7/8" BLT	3,990	N/A
104	HU8-SDS2.5	7/8" BLT/20-SDS ½"x2½"	5,020	N/A
110	HCP1.81	(6) 0.148 x 1½"	590	255 / N/A
167	HHUS46	H:14-16d/J:6-16d	1,550	N/A
168	U46	H:8-10d/J:4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H:14-16d/J:4-10d	1,085	N/A
214	HUC212-3TF	HD:16-3/16"x1½" TAPCON BM: 6-16d	1,135	N/A
215	HGUS210-2	HDR:46-16d/JST:10-16d	2,720	N/A
216	HUS412	BLOCK: 10-¼"x1½" TC JOIST : 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-¼"x1½" TC JOIST : 10-16d	2,630	N/A
219	MBHA412	H:1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	2,160	N/A
231	MBHA3.56/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
232	MBHA5.50/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
240	H16	R:2-10dx1½"/P:10-10dx1½"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MGT	(1) 5/8"BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL:3/4"BLTS./GIR: 8-10d	6485	N/A
303	HGT-4	LTL:3/4"BLTS./GIR: 16-10d	9,250	N/A
401	SUR/L414	FACE:18-16d/JST:8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			



CONNECT. TYPE	SIMPSON		MAX. UPLIFT	LAT. LDS. F1 / F2
	DESCRIPTION	FASTENERS PER CONNECTOR		
4	HETA16	9-10d x 1½"	1,810	65 / 960
5	DETAL20	18-10d x 1½"	2,480	2000/ 1370
20	H3	RFT: 4-8d / PLT: 4-8d	400	210 / 170
21	H1	RFT: 6-8dx1½"/PLT:4-8d	480	510 / 165
22	H10S	RFT: 8-8d x 1½"	1010	660/550
		PLT: 8-8d x 1½"		
23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d	985	400 / N/A
		PLT / STD: 10-8d		
26	H2.5	RFT:5-8d / PLT: 5-8d	415	150 / 150
34	A34	H:4-8dx1½"/P:4-8dx1½"	365	280 / 303
35	A35F	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
37	HTS16	14-10d	1,310	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"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-SDS¼"x3"/(2) 7/8" BLT	3,990	N/A
104	HDU8-SDS2.5	7/8" BLT/20-SDS ¼"x2½"	5,020	N/A
110	HCP1.81	(6) 0.148 x 1½"	590	255 / N/A
167	HHUS46	H:14-16d/J:6-16d	1,550	N/A
168	U46	H:8-10d/J:4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H:14-16d/J:4-10d	1,085	N/A
214	HUC212-3TF	HD:16-3/16"x1½" TAPCON BM: 6-16d	1,135	N/A
215	HGUS210-2	HDR:46-16d/JST:10-16d	2,720	N/A
216	HUS412	BLOCK: 10-¼"x1½" TC JOIST : 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-¼"x1½" TC JOIST : 10-16d	2,630	N/A
219	MBHA412	H:1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	2,160	N/A
231	MBHA3.56/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
232	MBHA5.50/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
240	H16	R:2-10dx1½"/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			



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 FLOORING 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 E/F 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 1/2" + - REQUIRE SPECIAL ENGINEERING LETTER.

3- PENETRATION OF PLUMBING PIPES/DRAIN VENTS THROUGH PLATES OF A LOAD BEARING WALL MAY OCCUR. PROVIDE STUDS AND BRACING 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

1. TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
2. TYPICAL ROOF EAVES OVERHANG TO BE 16" UNLESS OTHERWISE NOTED.
3. PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/ OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023) FLORIDA RESIDENTIAL CODE.
4. ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZED BY TRUSS MANUFACTURER OR FL. REG. ENG.
5. 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 TPIWCTA BCSI 1.
6. REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
7. ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
8. SHINGLE ROOF : UNDERLAYMENT TO BE INSTALLED IAW FBCR 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 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1
9. OFF RIDGE VENTS MAXIMUM OPENING SIZES: REFER TO MANUFACTURE SPECIFICATIONS.

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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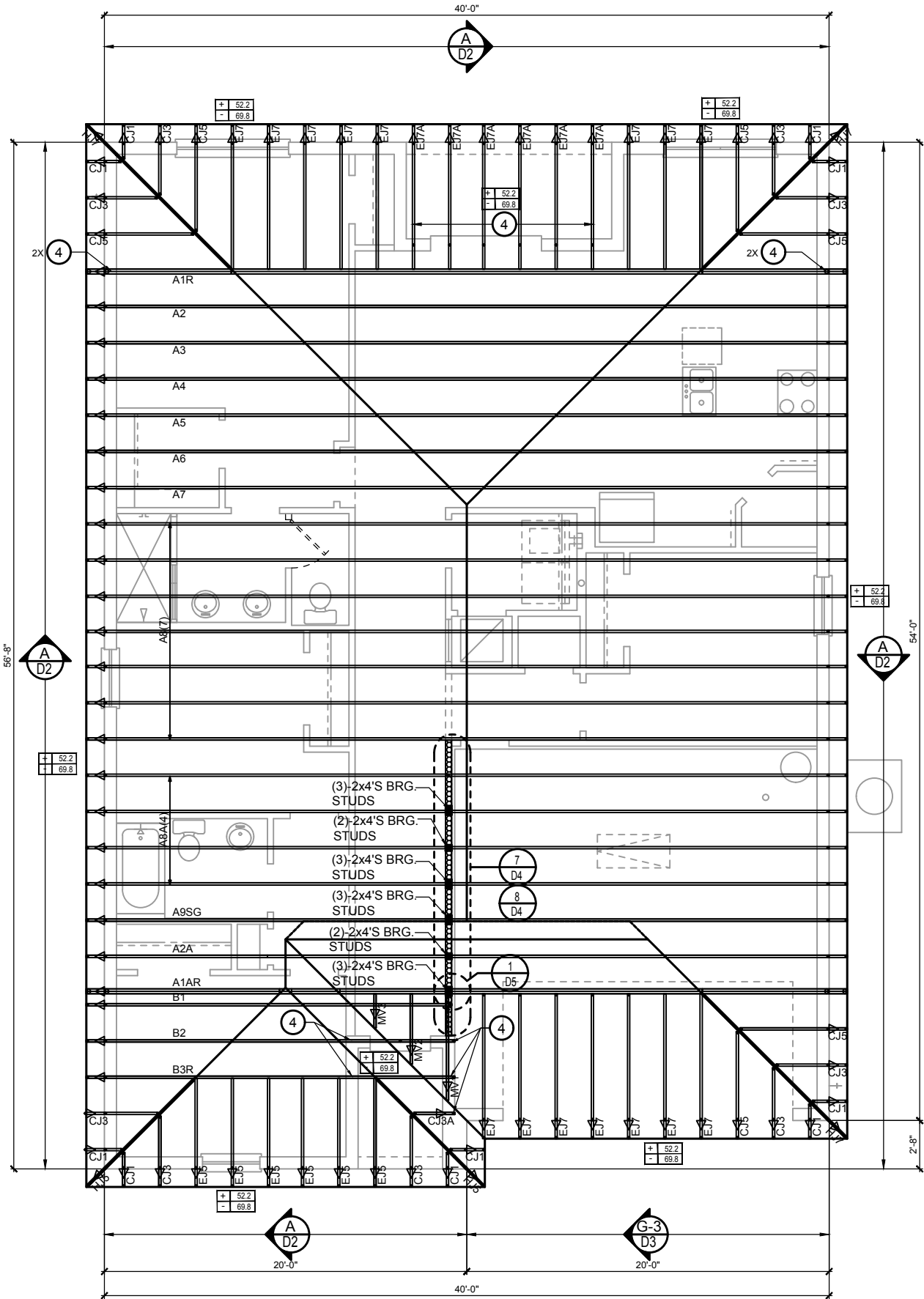
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1686 JOURNEY 40' EXPLORATION SERIES ROOF FRAMING PLAN		Clark Square HOMES A DIVISION OF PARK SQUARE ENTERPRISES, INC. 5200 Vineland Road, Suite 200 Orlando, Florida 32811 Phone: (407) 529-3000 HOMPSON ENGINEERING GROUP, INC. 10000 US-90, Suite A0, Orlando, FL 32811 Ph: (407) 734-4650 Fax: (407) 734-1790 www.hgt.com
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CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON		MAX. UPLIFT	LAT. LDS. F1 / F2
	DESCRIPTION	FASTENERS PER CONNECTOR		
4	HETA16	9-10d x 1½"	1,810	65 / 960
5	DETAL20	18-10d x 1½"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	400	210 / 170
21	H1	RFT:6-8dx1½"/PLT:4-8d	480	510 / 165
22	H10S	RFT: 8-8d x 1½"	1010	660/550
		PLT: 8-8d x 1½"		
23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A
		RFT / TRS: 4-8d	985	400 / N/A
24	H7	PLT / STD: 10-8d		
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	HTS16	14-10d	1,310	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"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-SDS½"x3"(2) 7/8" BLT	3,990	N/A
104	HU8-SDS2.5	7/8" BLT/20-SDS ½"x2½"	5,020	N/A
110	HCP1.81	(6) 0.148 x 1½"	590	255 / N/A
167	HHUS46	H:14-16d/J:6-16d	1,550	N/A
168	U46	H:8-10d/J:4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H:14-16d/J:4-10d	1,085	N/A
214	HUC212-3TF	HD:16-3/16"x1½" TAPCON BM: 6-16d	1,135	N/A
215	HGUS210-2	HDR:46-16d/JST:10-16d	2,720	N/A
216	HUS412	BLOCK: 10-¼"x1½" TC JOIST : 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-¼"x1½" TC JOIST : 10-16d	2,630	N/A
219	MBHA412	H:1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR : (2) 3/4" ϕ x 8" JOIST : 18-10d	2,160	N/A
231	MBHA3.56/16	HDR : (2) 3/4" ϕ x 8" JOIST : 18-10d	3,450	N/A
232	MBHA5.50/16	HDR : (2) 3/4" ϕ x 8" JOIST : 18-10d	3,450	N/A
240	H16	R:2-10dx1½"/P:10-10dx1½"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MGT	(1) 5/8"BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL:3/4"BLTS./GIR: 8-10d	6485	N/A
303	HGT-4	LTL:3/4"BLTS./GIR: 16-10d	9,250	N/A
401	SUR/L414	FACE:18-16d/JST:8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			



WALL KEY

T.O.WALL 8'-8"

COMPONENT & CLADDING
DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

+ 1 XXX
- 1 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

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

2- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO
7/8" - NO REPAIR NECESSARY 7/8" TO 1½" - ADD FILLED
CELL (NO VERTICAL STEEL) MIDPOINT OF WALL
BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN
AREAS AFFECTED. 1½"+ - REQUIRE SPECIAL
ENGINEERING LETTER.

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

NOTES

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

2. TYPICAL ROOF EAVES OVERHANG TO BE 16"
UNLESS OTHERWISE NOTED.

3. PROVIDE AND INSTALL FLASHING AND ROOFING
AS PER NATIONAL ROOFING AND SHEET METAL
ASSOC.STANDARDS AND/ OR ACCEPTABLE
INDUSTRY PRACTICE AND IN ACCORDANCE WITH
8TH EDITION (2023)FLORIDA RESIDENTIAL CODE.

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

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

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

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

8. SHINGLE ROOF : UNDERLAYMENT TO BE
INSTALLED IAW FBCR 2023, 8TH EDITION R905.1.1.1
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

9. OFF RIDGE VENTS MAXIMUM OPENING SIZES:
REFER TO MANUFACTURE SPECIFICATIONS.

ROOF FRAMING PLAN
C (STANDARD)
1/8"=1'-0" (11x17) 1/4"=1'-0" (22x37)

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1686 JOURNEY

40' EXPLORATION SERIES

REVISIONS

DELTA #	DATE

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SCALE: AS NOTED

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SHEET: S3

HITEG

THOMPSON ENGINEERING GROUP, INC.

1686 JOURNEY

40' EXPLORATION SERIES

A DIVISION OF PARK SQUARE ENTERPRISES, INC.

5200 Vineland Road, Suite 200

Orlando, Florida 32811

Phone (407) 784-1780

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Park Square HOMES

ROOF FRAMING PLAN

REVISIONS

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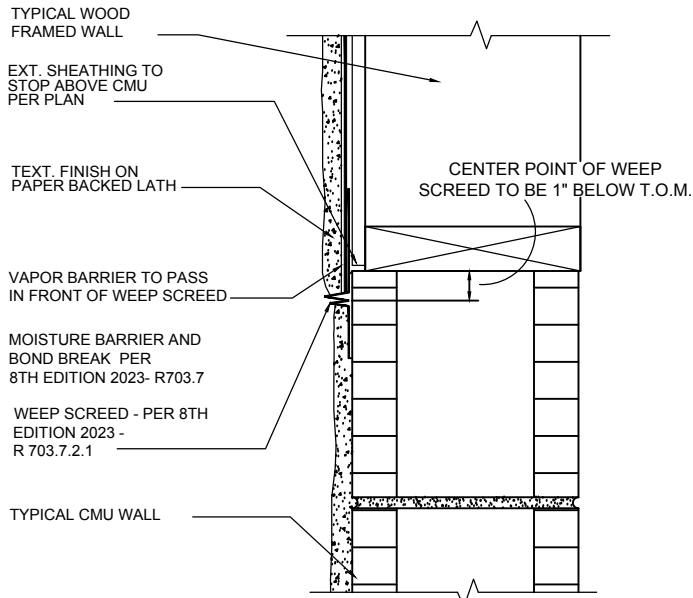
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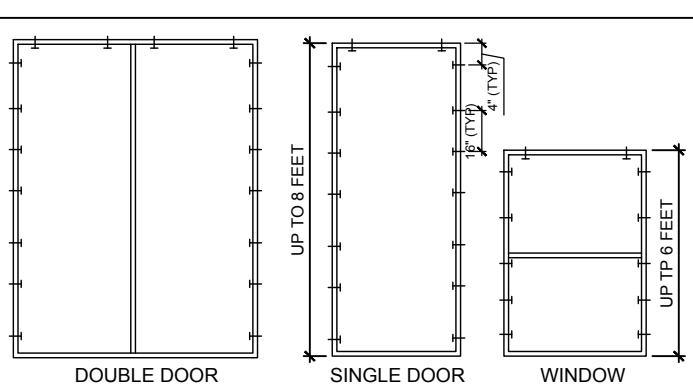
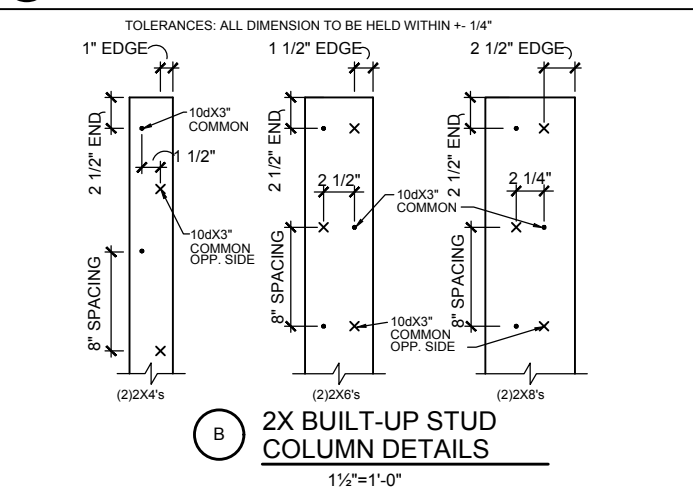
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FLASHING DETAIL



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

BUCK ATTACHMENT DATA

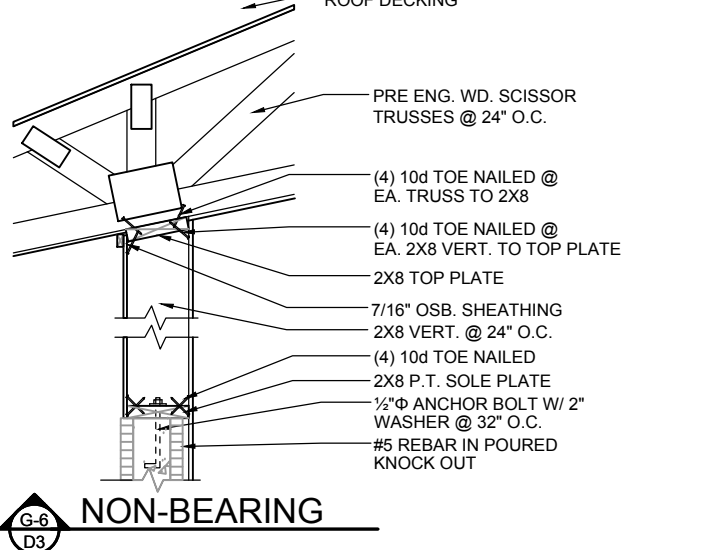
BUCKS SHALL BE 1x4 OR 2x8 PT AT WINDOWS OR 2x8 PT AT DOORS IN PINE OR SPRUCE. AT WINDOWS ATTACH BUCKS TO BLOCK WITH COMMON T-NAILS AND PLACEMENT SIMILAR TO TAPCONS SHOWN. AT DOORS OR FIN WINDOWS IN BLOCK, ATTACH BUCKS w/ 2 T-NAILS TOP AND BOTTOM AND 8" O.C. STAGGERED IN THE FIELD.

USE MIN. 2-1/4" T-NAILS w/ 1x BUCK. USE MIN. -1/4" x 3" TAPCONS w/ 2x BUCK. START ALL END TAPCONS WITHIN 4" OF CORNERS AND 16" ON CENTER MAXIMUM.

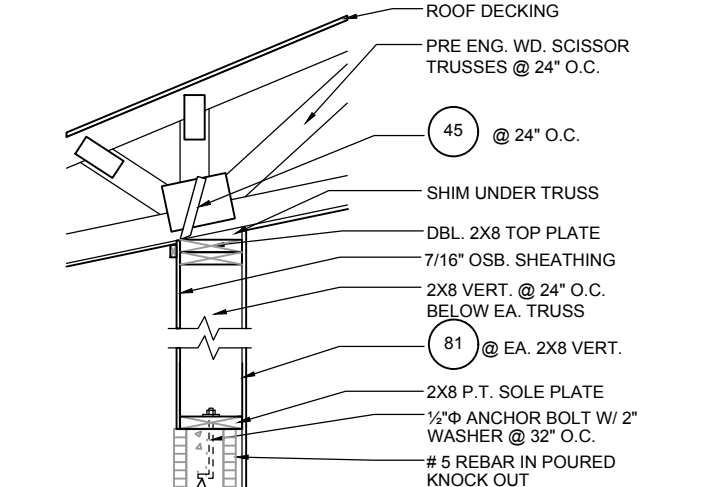
FOR FRAME ANCHORING USE MIN. 2-1/4" T-NAILS w/ 1x BUCK. USE MIN. -1/4" x 3" TAPCONS w/ 2x BUCK. START ALL END TAPCONS WITHIN 6" OF CORNERS AND 14" ON CENTER MAXIMUM.

NOTE

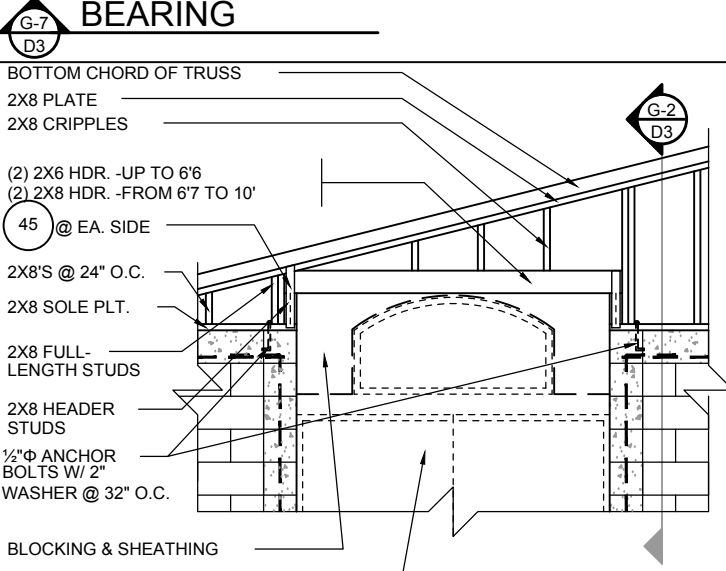
IN CASE OF BLOCK OPENINGS LARGER THAN DOOR FRAMING: ATTACH ADDITIONAL 2X FRAMING TO THE BLOCK WALL USING 1/4" x 4" TAPCONS AT 3" FROM END AND 12" O.C. IN THE CENTER. ATTACH TOP FRAMING TO HEADER USING 1/4"x1-3/4" TAPCONS W/ (1) 6" FROM END TO END AND 12" O.C. IN THE CENTER.



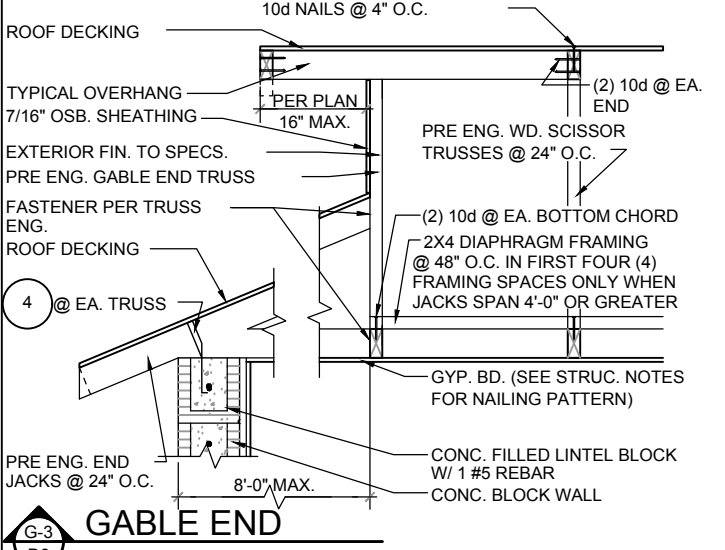
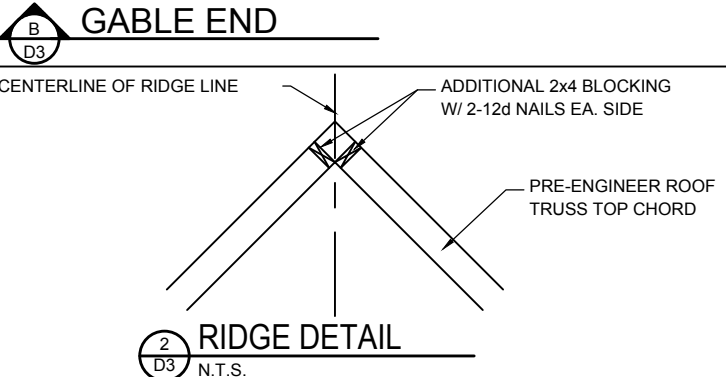
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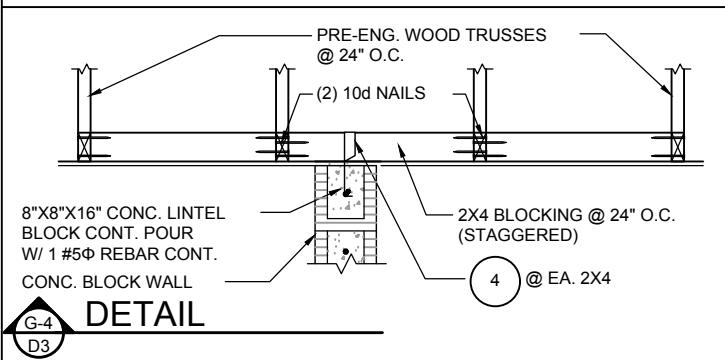
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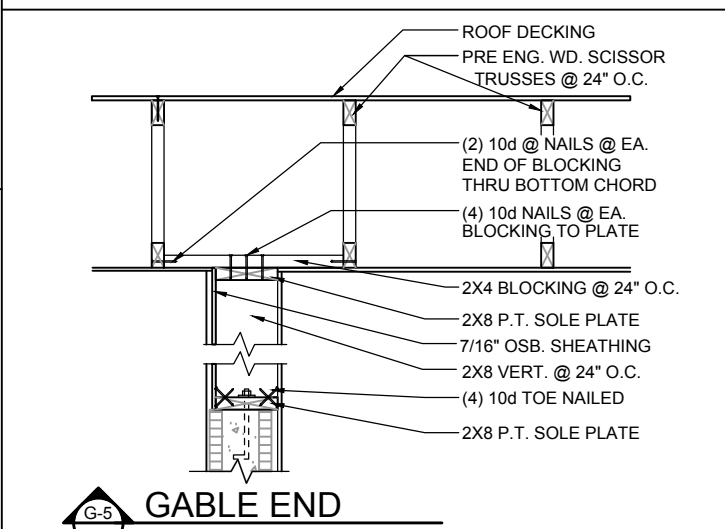
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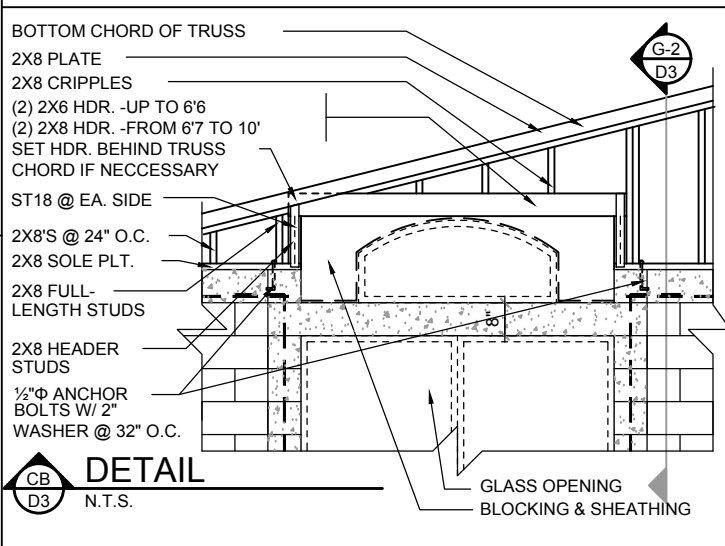
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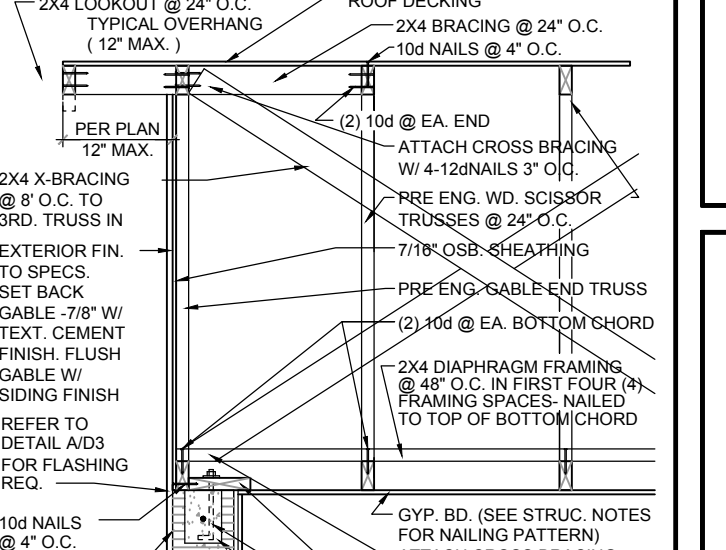
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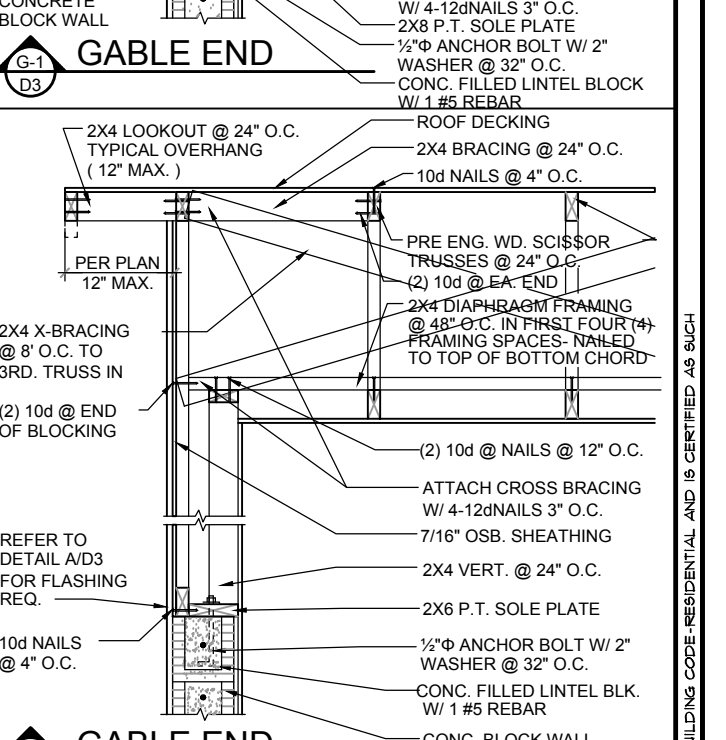
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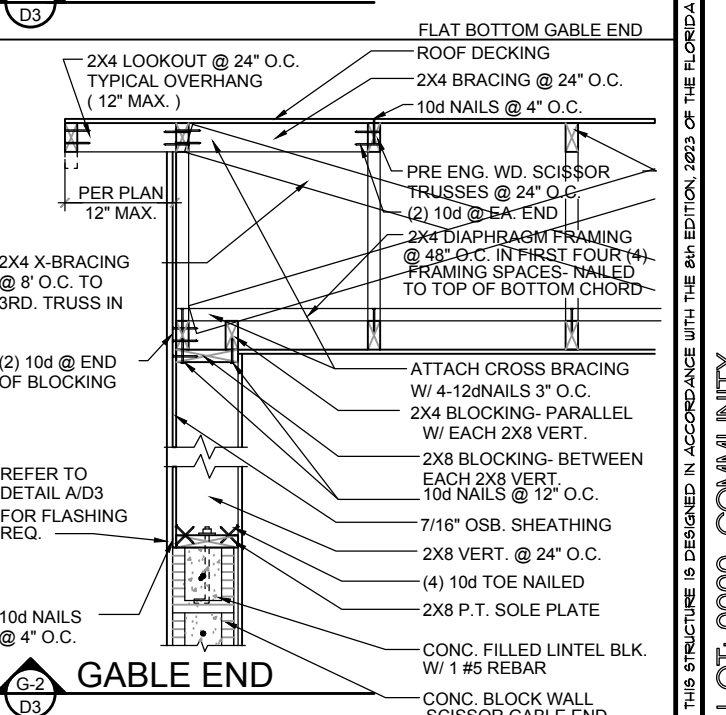
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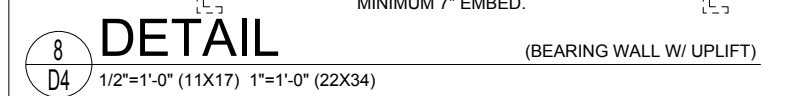
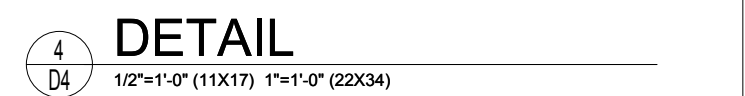
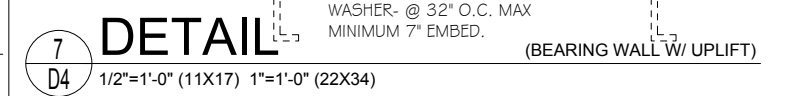
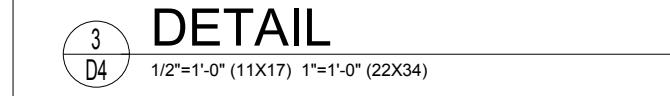
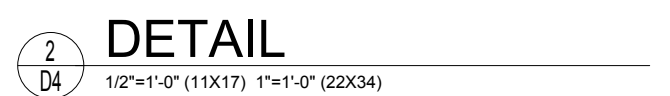
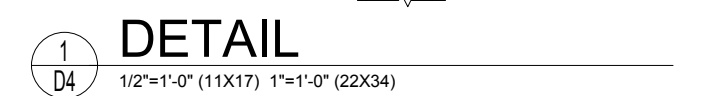
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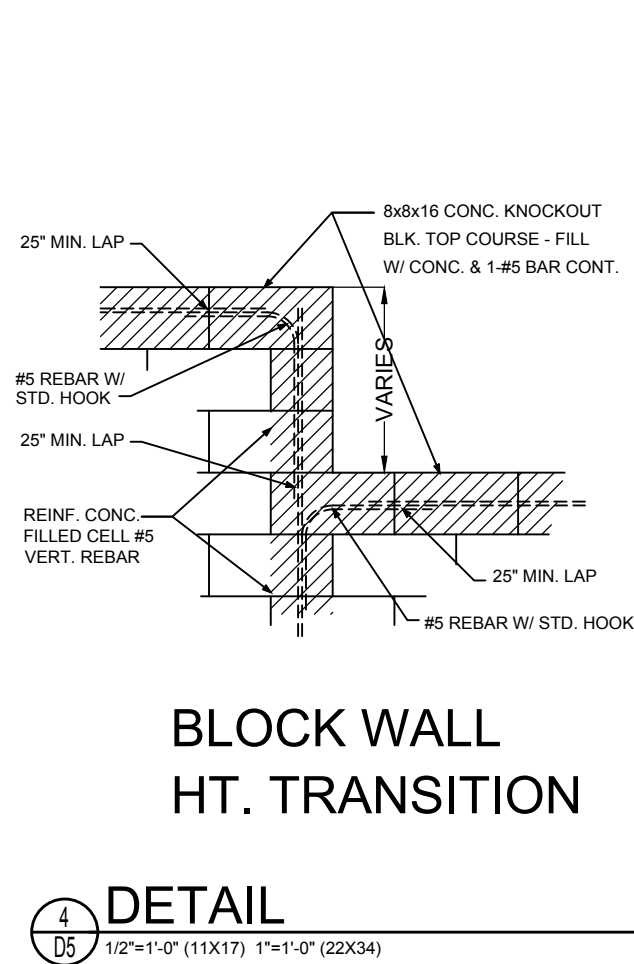
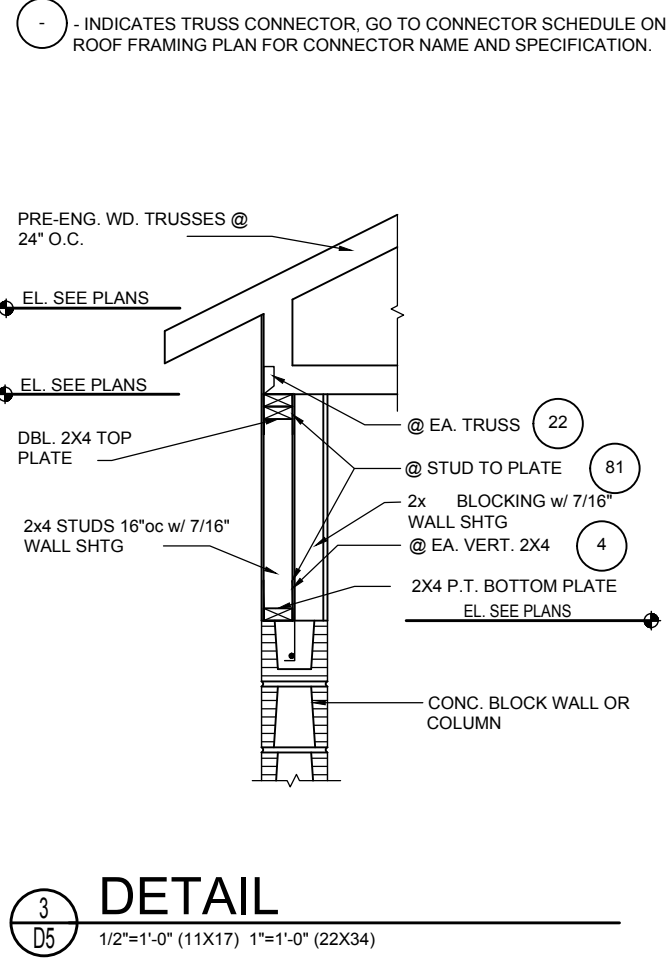
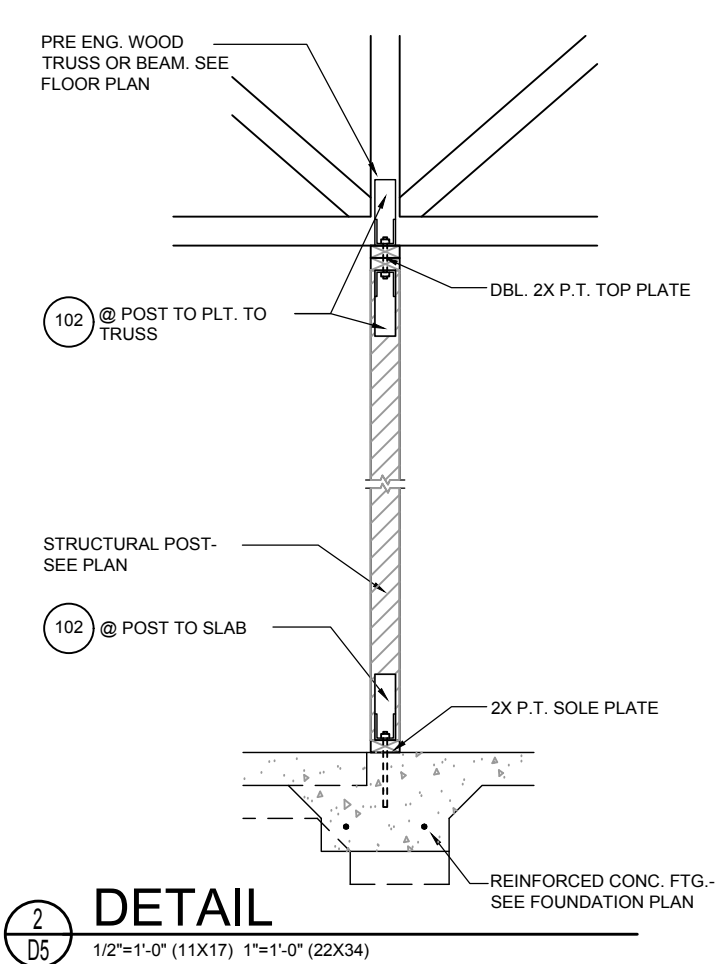
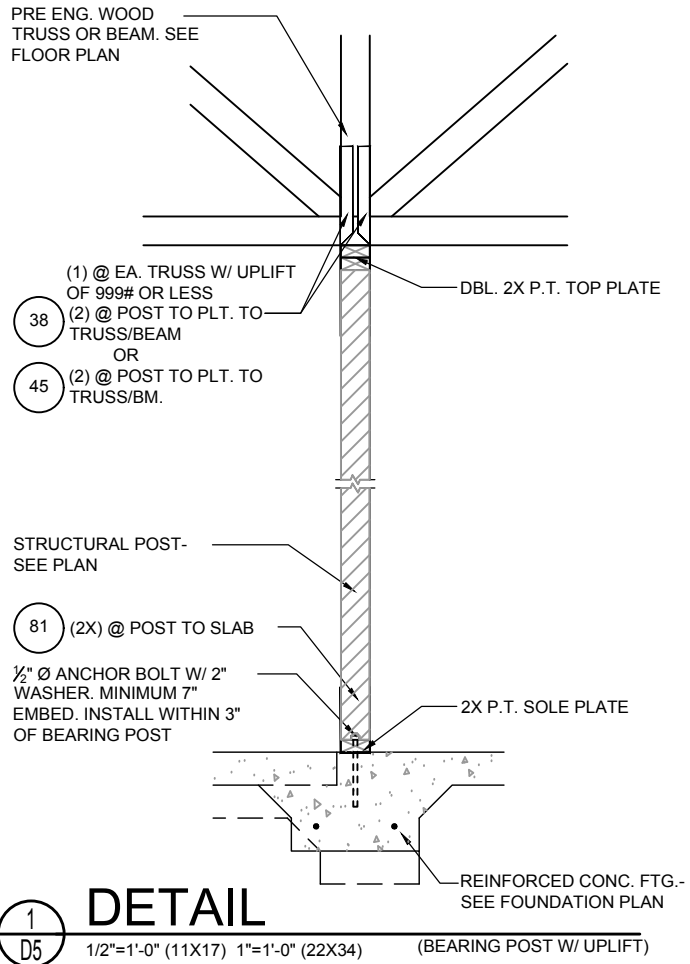
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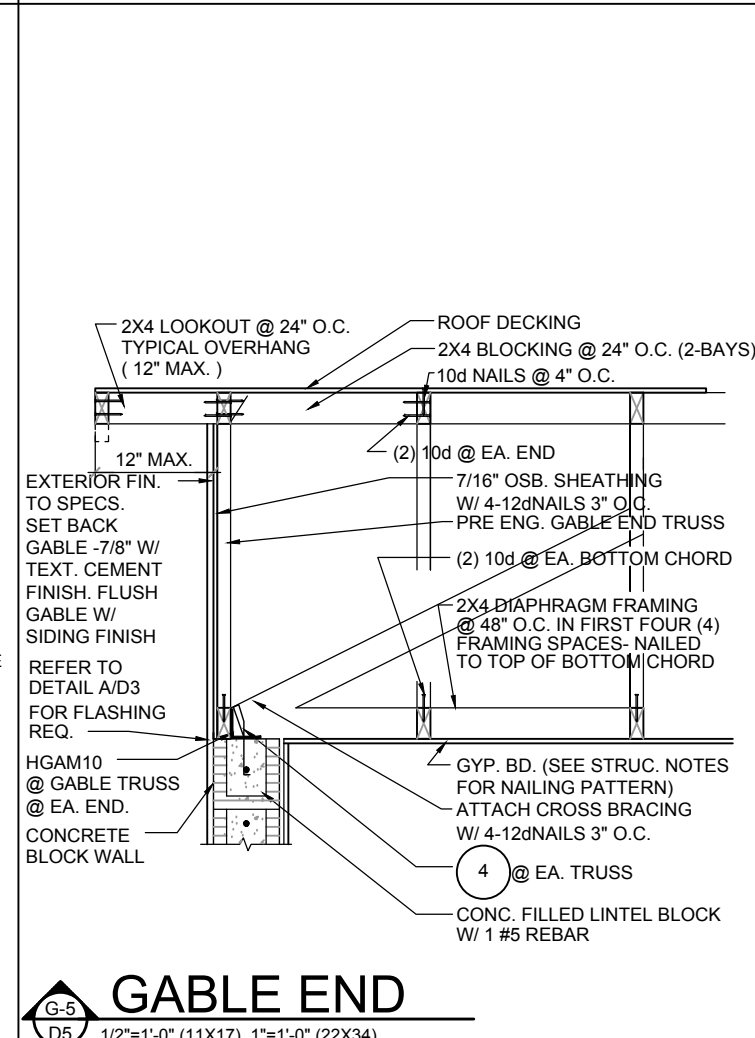
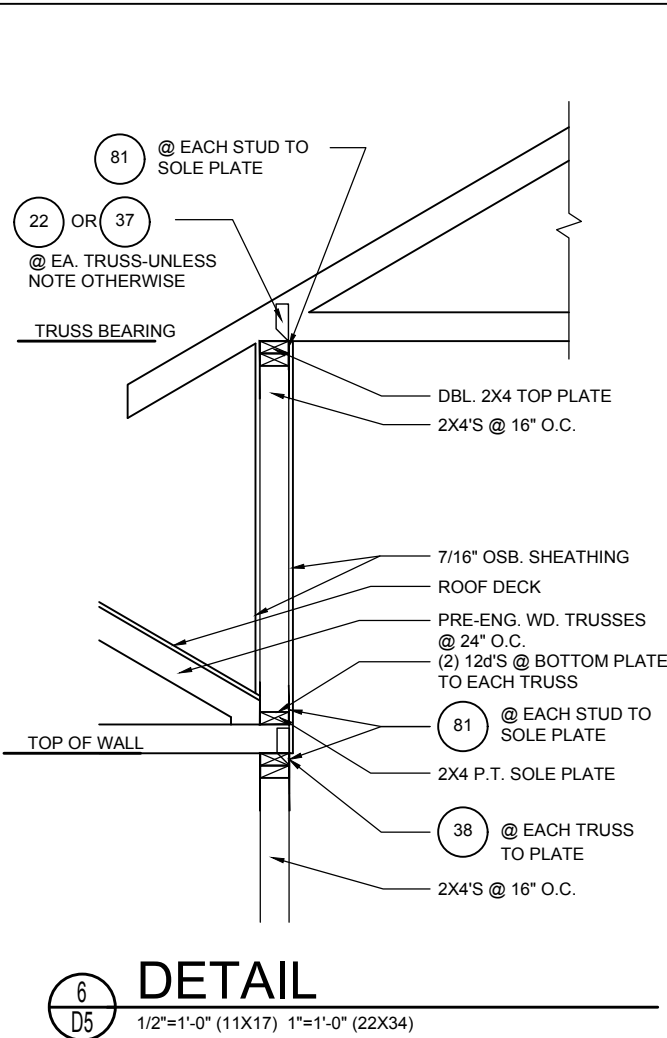
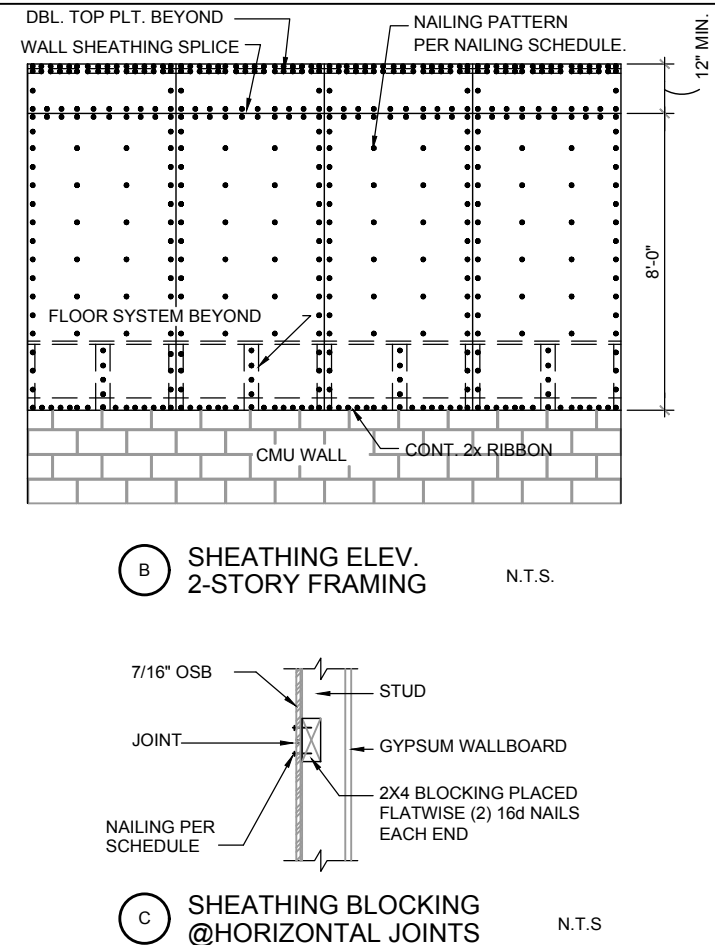
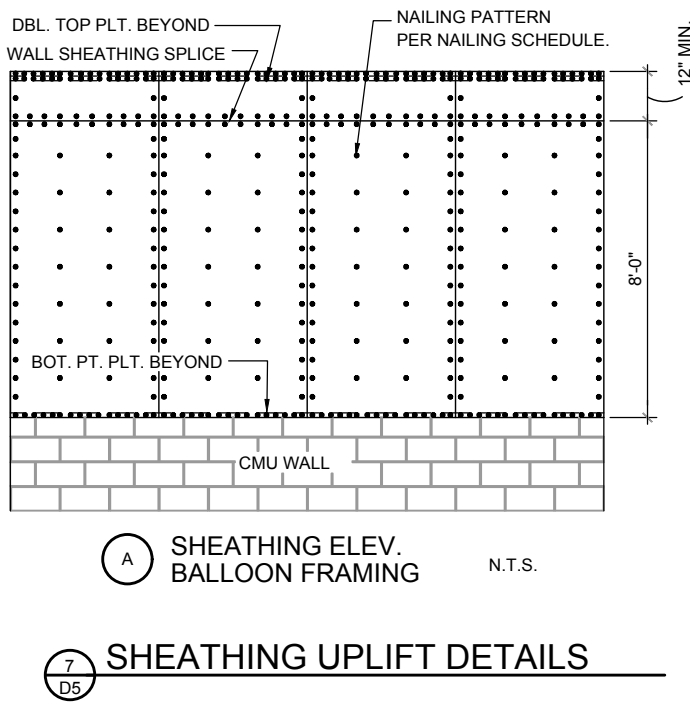
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BLOCK WALL HT. TRANSITION

NOTE:
1/2" PLYWOOD OR 7/16" O.S.B. TO BE USED AS UPLIFT RESISTANCE NO OTHER FASTENERS REQ'D. AT STUD/FLOOR TRUSS, 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.



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1686 JOURNEY

40' EXPLORATION SERIES

STRUCTURAL DETAILS

Park Square Homes

HITEG
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