

1771
DAYTONA
FLORIDA SERIES
35' X 70'

REVISION SCHEDULE			
NO.	DATE	DESCRIPTION	BY
1	05-15-20	-ADDED PANTRY TO STANDARD 4 STUDY FLOOR PLANS	C.C.
2	05-28-20	-COMPLETED VR FRAME WALK REVISIONS	C.C.
3	06-29-20	-REVISED OVERHANGS FROM 16" TO 12"	C.C.
4	08-25-20	-REVISED FRONT ENTRY COLUMNS	C.C.
5	10-13-25	-ADDED OPT. 3-CAR GARAGE TO PLAN SET	M.R.



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 "A"
- 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
- ADD .1 FOR 3-CAR GARAGE OPTION

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 "B"
- E1 UTILITY PLAN "B"
- AD1 DETAILS
- 07.0 FOUNDATION PLAN "B"
- 08B.1 TRUSS LAYOUT "B"
- 09.1 PRECAST LINTEL LAYOUT "B"
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- ADD .1 FOR 3-CAR GARAGE OPTION

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 "C"
- E1 UTILITY PLAN "C"
- AD1 DETAILS
- 07.0 FOUNDATION PLAN "C"
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- ADD .1 FOR 3-CAR GARAGE OPTION

THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 2018 EDITION, 2023 OF THE FLORIDA BUILDING CODE-RESIDENTIAL AND IS CERTIFIED AS SUCH

LOT: 0000, COMMUNITY

1771 DAYTONA	
FLORIDA SERIES	
REVISIONS	
DELTA #	DATE
DATE: 06-05-25	
SCALE: AS NOTED	
DRAWN: MR	
SHEET:	
00	

COVER SHEET

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ABBREVIATIONS:

A/C	AIR CONDITIONER
AFF	ABOVE FINISHED FLOOR
A.H.U.	AIR HANDLER UNIT
ALT.	ALTERNATE
ALUM.	ALUMINUM
BRG.	BEARING
CAB.	CABINET
CANT.	CANTILEVER
C.	CENTER LINE
C.L.G.	CEILING
C.J.	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
E.H.	EACH
ELEC	ELECTRICAL
ELEV	ELEVATION
E.O.R.	ENGINEER OF RECORD
E.W.	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
F.F.E.	FINISHED FLOOR ELEVATION
F.G.	FIXED GLASS
FLR.	FLOOR
FR	FIRE RATED
F.T.	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	GYPSPUM
HDR.	HEADER
HGT.	HEIGHT
H.B.	HOSE BIB
HORIZ.	HORIZONTAL
H.S.	HARD SURFACE
IL.	ICEMAKER LINE
IL.Ø.	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
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.H.C.	OVERHEAD CABINETS
O.H.GD	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
PWR	POWER
REF. SP.	REFRIGERATOR SPACE
REQ'D	REQUIRED
RM.	ROOM
RO.	ROUGH OPENING
R/S	ROD AND SHELF
SC	SOLID CORE
SGD	SLIDING GLASS DOOR
SH	SINGLE HUNG
SIM.	SIMILAR
SPP	SPRUE PINE FUR
SQ. FT.	SQUARE FOOT/ FEET
SUB	SUB-CONTRACTOR
SYF	SOUTHERN YELLOW PINE
TEMP.	TEMPERED
T.M.	TOP OF MASONRY
T.W.	TOP OF WALL
TRANS.	TRANSOM
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
V.A.	VAPOR PROOF
VTR	VENT THRU ROOF
W.	WITH
W.C.	WATER CLOSET
W.	WASHER SPACE
W.H.	WATER HEATER
WP	WEATHER PROOF
W.S.	WATER SOFTENER

THE ANSI STANDARD FOR MEASURING HOUSES:

NATIONAL STANDARD Z165-1996 NEW CONSTRUCTION THE ANSI STANDARDS BASE FLOOR AREA CALCULATIONS ON THE EXTERIOR DIMENSIONS OF THE BUILDING AT EACH FLOOR LEVEL & INCLUDE ALL INTERIOR WALLS & VOIDS. FOR ATTACHED UNITS, THE OUTSIDE DIMENSION IS THE CENTER LINE OF THE COMMON WALLS. INTERNAL ROOM DIMENSIONS AREN'T USED IN THIS SYSTEM OF MEASURING. THE ANSI STANDARDS BASE FLOOR AREA CALCULATIONS ON THE EXTERIOR DIMENSIONS OF THE BUILDING AT EACH FLOOR LEVEL & INCLUDE ALL INTERIOR WALLS & VOIDS. FOR ATTACHED UNITS, THE OUTSIDE DIMENSION IS THE CENTER LINE OF THE COMMON WALLS. INTERNAL ROOM DIMENSIONS AREN'T USED IN THIS SYSTEM OF MEASURING.

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

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

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

MISCELLANEOUS:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
2. 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.
3. PULL ALL DIMENSIONS FROM THE REAR OF PLAN
4. ALL FINISH FLOOR ELEVATIONS ARE TO TOP OF ROUGH SLAB OR TO TOP OF STRUCTURE UNO.
5. ANCHOR THE CONDENSER UNIT TO SLAB PER CODE: M 1307.1 - M1307.2
6. 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.

EXTERIOR WALLS:

1. ASSUME ALL EXTERIOR WALLS TO BE LOAD BEARING.
2. SEE STRUCTURAL DRAWINGS FOR CMU WALL REINFORCEMENT LOCATIONS
3. INTERIOR SURFACE OF CMU WALL TO HAVE 1/2" GPBD APPLIED TO 1X P.T. VERTICAL FURRING BATTS SPACED @ 16" O.C. ATTACH FURRING TO CONCRETE WALL AS REQUIRED.
4. SECOND FLOOR EXTERIOR WALLS TO BE WOOD STUDS.
5. REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES
5. REFER TO TYPICAL DETAIL SHEET FOR EXTERIOR WALL FINISH SPECIFICATIONS
6. ALL EXTERIOR CEILING (PORCH & PATIOS) SHALL HAVE SAG-RESISTANT GYP SOFFIT BOARD.

INTERIOR WALLS:

1. ALL INTERIOR WALLS SHALL HAVE STANDARD 1/2" GYP BD, EXCEPT IN HIGH HUMIDITY & WET AREAS.
2. HIGH HUMIDITY & WET AREAS SHALL HAVE 1/2" DENS-SHIELD TILE BACKER GYPSPUM BOARD.
3. ALL INTERIOR CEILINGS SHALL HAVE PER FBCR 102.3.5 1/2" SAG-RESISTANT GYP BD. INSTALL PERPENDICULAR TO FRAMING.
4. TILE IN TUBS, SHOWERS, & WALL PANELS IN SHOWER AREAS ARE TO HAVE CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSPUM BACKERS R102.3.7 / R102.4.2 2023 FBC-R 8TH EDITION.
5. 2023 FBC-R 8TH EDITION TABLE R302.6: 5/8" TYPE 'X' GYPSPUM BOARD OR EQUIVALENT IS REQUIRED FOR A GARAGE CEILING WITH HABITABLE ROOMS ABOVE. 1/2" MINIMUM GYPSPUM BOARD IS REQUIRED ON GARAGE SIDE OF INTERIOR WALLS.
6. ALL PLATES & SLEEPERS ON CONCRETE SLAB, WHICH ARE IN DIRECT CONTACT WITH THE EARTH, SHALL BE PRESSURE TREATED.
7. ALL INTERIOR WALL PLATES, OTHER THAN SHEAR WALLS, ON CONC. SLAB TO BE ATTACHED W/ POWER ACTUATED FASTENERS, SPACED @ 48" O.C. MAX.
8. ALL WOOD BRG. INTERIOR PARTITIONS SHALL BE 2X4 STUDS SPACED @ 16" O.C. WITH DOUBLE TOP PLATE, UNO.
9. WOOD CONSTRUCTION SHALL CONFORM TO THE AMERICAN FOREST & PAPER ASSOCIATION (AF&PA) "NATIONAL SPECIFICATION FOR WOOD CONSTRUCTION", LATEST EDITION.

MEANS OF EGRESS:

1. NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED IN EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, & SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES WHERE MEASURED BETWEEN THE FACE OF THE DOOR & 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.
2. RAMPS SERVING EGRESS DOOR REQUIRED BY SECTION R311.2 SHALL HAVE A SLOPE OF NOT MORE THAN 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.3 % SLOPE). ALL OTHER RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1 UNIT VERTICAL IN 8 UNITS HORIZONTAL (12.5% SLOPE)
3. THE WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 36 INCHES MEASURED FROM FINISHED MATERIALS.
4. WINDOWS DESIGNATED AS EGRESS SHALL COMPLY WITH SECTION R310.2
5. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT MORE THAN 44" MIN. AFF.- R310.2 - FBC-R (2023)
6. IN DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24" ABOVE FINISH FLOOR & GREATER THAN 12" FINISHED GRADE MUST COMPLY WITH FBCR 312.2

TERMITE PROTECTION:

1. 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, & BE SEALED WITHIN THE SLAB USING A NON-CORROSIVE CLAMPING DEVICE TO ELIMINATE THE ANNULAR SPACE BETWEEN THE PIPE & THE SLEEVE. NO TERMITICIDES SHALL BE APPLIED INSIDE THE SLEEVE.
2. PROTECTION AGAINST DECAY & TERMITES. - CONDENSATE LINES, IRRIGATION SPRINKLER SYSTEM RISERS FOR SPRAY HEADS, & 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.

DOORS AND WINDOWS:

1. WINDOW & DOOR SUPPLIERS SHALL PROVIDE CURRENT ROUGH OPENING INFORMATION WHICH SHALL HAVE PRECEDENCE OVER THE WINDOW & DOOR SCHEDULES ON PLAN.
2. CONTRACTOR & SUPPLIER TO VERIFY WINDOW LOCATION, TYPE (FIN VS. FLANGE) HEADER HEIGHTS, & ROUGH OPENINGS PRIOR TO DELIVERY.
3. WINDOWS & DOORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS
4. ALL GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED & COMPLY WITH SECTION R308 OF THE 2023 FBC-R 8TH EDITION.
5. WINDOW CONTRACTOR TO VERIFY ROUGH OPENINGS OF ALL FIELD ASSEMBLED FIXED GLASS WINDOW UNITS PRIOR TO INSTALLATION.
6. WINDOW ROUGH OPENING INCLUDES 1X P.T. FRAME ATTACHED TO CMU'S.
7. DOOR ROUGH OPENING INCLUDES 2X P.T. FRAME ATTACHED TO CMU'S.
8. 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.
9. WINDOW & DOOR ASSEMBLIES TO CONFORM TO 2023 FBC-R CHAPTER 6, SECTION 609. INTERIOR FACE OF WINDOW, FASTEN BUCK TO MASONRY W/ 1/4" X 3" TAPCONS, 6" FROM EDGES & 16" O.C. MAX. 2X P.T. BUCKS/NAILERS SHALL EXTEND BEYOND.
10. BUCKS LESS THAN 2X TO BE FASTENED W/ CUT NAILS OR EQUIVALENT. STRUCTURAL CONNECTION OF WINDOW TO STRUCTURE BY OTHERS IN THIS CASE.
11. EXTERIOR WINDOWS & SLIDING DOORS SHALL BE TESTED & COMPLY WITH AAMA/WDMA/CSA 1011.9.2/A440 OR TAS 202 (HVHZ SHALL COMPLY WITH TAS 202 AND ASTM E1300). EXTERIOR SIDE HINGED DOORS SHALL COMPLY WITH AAMA/WDMA/CSA 1011.9.2/A440 OR ANSI/UMA100 OR SECTION R609.5 IN THE 2023 FBC-R.
12. ALL GARAGE/OVERHEAD DOORS SHALL BE LISTED & TESTED FOR 30 SECONDS AT DESIGN PRESSURE (+/-) TO INCLUDE A 10 SECOND GUST AT 15 TIMES THE DESIGN PRESSURE.

ROOFING:

1. THE ROOF PLAN DEPICTED IS NOT INTENDED TO SERVE AS A TRUSS DESIGN.
2. SEE BUILDING SECTIONS, WALL SECTIONS & ELEVATIONS FOR BEARING HEIGHTS
3. 12' OVERHANG UNO/ PLUMB CUT FASCIA/ ROOF PITCH PER ELEVATION/ SHINGLES UNO.
4. FLASHING SHALL BE INSTALLED AT WALL & ROOF INTERSECTIONS, AT GUTTERS, AT ALL CHANGES IN ROOF SLOPE OR DIRECTION, & AROUND ROOF OPENINGS.
5. STEP FLASHING SHALL BE USED ON ALL ROOF TO WALL INTERSECTIONS ON RAKES.
6. ALL PENETRATIONS THROUGH ROOF ARE TO BE LOCATED ON REAR OR IF NECESSARY ON THE SIDE OF THE ROOF BEHIND THE FRONT FACADE ZONE.
7. CLAY & CONCRETE TILE (IF APPLICABLE):
 - i. 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 & CLAY ROOF TILE INSTALLATION MANUAL, LATEST EDITION, WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION R301.2.1.3.
 - ii. UNLESS OTHERWISE NOTED, REQUIRED UNDERLAYMENT SHALL COMPLY WITH THE UNDERLAYMENT MANUFACTURER'S INSTALLATION INSTRUCTIONS IN ACCORDANCE WITH THE FRSA/TRI FLORIDA HIGH WIND CONCRETE & CLAY ROOF TILE INSTALLATION MANUAL, LATEST EDITION, WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION R301.2.1.3.
 - iii. ASPHALT SHINGLES (IF APPLICABLE):
 1. 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.
 2. 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) & 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.
 3. FOR ROOF SLOPES FROM FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12) & 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.
 4. 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 & ROOF COVERING MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE DECK MATERIAL, ROOF VENTILATION CONFIGURATION & CLIMATE EXPOSURE FOR THE ROOF COVERING TO BE INSTALLED. REFER TO R305.11.1.

INSULATION:

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

CABINETS:

1. CABINET MANUFACTURE'S SHOP DRAWINGS TAKE PRECEDENCE OVER THE INTERIOR CABINET ELEVATIONS SHOWN ON THESE DRAWINGS.
2. SEE SUPPLIER / MFR'S DRAWINGS FOR KITCHEN, CABBINTRY/MILLWORK & RESTROOM LAYOUTS.

PLUMBING:

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

ELECTRICAL:

1. IAW NEC 2020- 210.12-ALL 15A OR 20A, 120V BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN THE FOLLOWING LOCATIONS REQUIRE AFCI PROTECTION- KITCHEN, FAMILY RMS, DINING RMS, LIVING RMS, PARLORS, LIBRARIES, BEDROOMS, DENS, CLOSETS, SUNROOMS, RECREATION RMS, HALLWAYS OR SIMILAR AREAS SHALL BE PROTECTED BY A LISTED AFCI DEVICE OF THE COMBINATION TYPE.
2. IAW NEC 2020- 406.12, ALL 15A AND 20A, 125V RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT.
3. 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.
4. ALL OUTLETS IN BATHROOMS, KITCHEN, GARAGES & LAUNDRY ROOM SHALL BE GFCI
5. 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 R314.4 & R314.4.
6. ALL ELECTRICAL WORK TO BE DONE PER NFPA70-NEC 2020
7. ADDITIONAL ELECTRODE MAY BE REQUIRED IN ACCORDANCE WITH NEC 250.53(A)(2)
8. ALL DWELLING UNIT RECEPTACLE WILL BE IN ACCORDANCE WITH NFPA70-NEC2020 - ARTICLE 210-52

MECHANICAL:

1. EQUIPMENT LOCATIONS TO BE FIELD VERIFIED & MAY VARY DEPENDANT UPON COMMUNITY & MUNICIPALITY CODES.
2. COMPLETE DUCT DESIGN W/ SIZES & R-VALUE COMPLYING W/ THE FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION 610.1 ABC1
3. APPLIANCES SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR & REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION.
 - A) CHAPTER 13 OF THE FBC-R 2023 8TH EDITION, SECTION M1305.1
4. 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.
5. 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 P280.17
6. 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.
7. THE MAXIMUM ALLOWABLE EXHAUST DUCT LENGTH SHALL BE DETERMINED BY ONE OF THE METHODS SPECIFIED IN SECTIONS M1502.4.5.1 THROUGH M1502.4.5.3

STAIRS:

1. SEE STAIR SECTIONS FOR TREAD & RISER GENERAL REQUIREMENTS.
2. ACCESSIBLE SPACE UNDER STAIRS SHALL BE PROTECTED BY 1/2" GYPSPUM BOARD.
3. HANDRAIL CONTINUITY PER R311.18.2.- 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 & THE HANDRAIL.

SWIMMING POOLS:

1. CHAPTER 45 PRIVATE SWIMMING POOLS - OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING W/ R450.11.1. THROUGH R450.11.14.

PER FBC R301- TABLE R301.5		
GUARDRAILS & HANDRAILS	CONC. LOAD	200 LBS
GUARDRAIL IN-FILL COMPONENTS	CONC. LOAD	50 LBS
STAIRS	CONC. LOAD	300 LBS
PER FBC R312- R312.1.2 & R312.1.3 & R311.7.8.1		
GUARDRAILS HEIGHT		36" MIN.
HANDRAIL HEIGHT		34" MIN. TO 38" MAX.
GUARDRAIL OPENING LIMITATIONS		4" IN DIAMETER MAX.
EERO- R310.2.1- FBCR2023		
SH25	NET CLEAR OPNG. HEIGHT 32' X NET CLEAR OPNG. WIDTH 21 1/2' = 6.119 SQFT	NET CLEAR OPNG OF NOT LESS THAN 5.7 SQFT MIN. NET CLEAR OPNG. HEIGHT DIMENSION SHALL BE 24'. THE MIN. NET CLEAR OPNG. WIDTH DIMENSION SHALL BE 20'. MIN. NET CLEAR OPNG. FOR GRADE-FLOOR EMERGENCY ESCAPE & RESCUE OPNG. SHALL BE - 5 SQFT
SH25	63' H. X 31' W. UDW SIZE	

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GENERAL NOTES

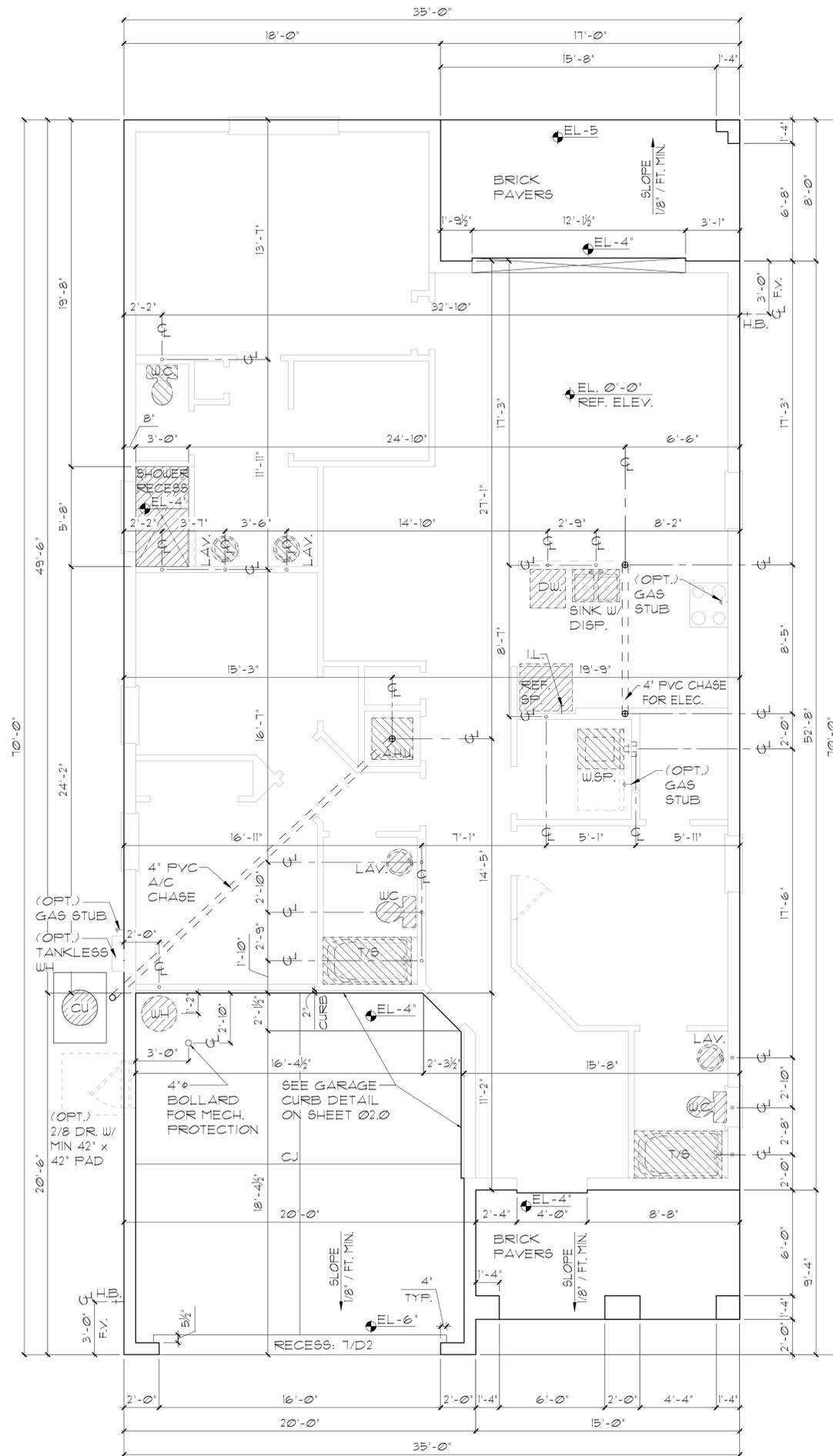
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DELTA #	DATE

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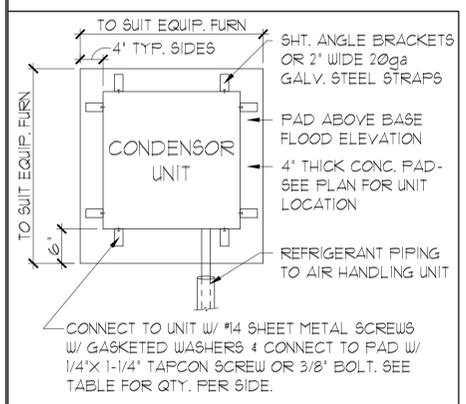
SCALE: AS NOTED

DRAWN: MR

SHEET: 00.1



- FOUNDATION NOTES**
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 - DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
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 - 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.
 - MECHANICAL EQUIP. LOCATIONS TO BE FIELD VERIFIED & MAY BE DEPENDANT UPON COMMUNITY AND MUNICIPALITY CODES.
 - IN LIEU OF TREATING THE SOIL, AN ALTERNATIVE TO TERMITE TREATED SOIL CAN BE TERMITE.
 - BORA-CARE TO BE APPLIED ON INTERIOR WALLS IAW MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS, PURSUANT TO FEC-R- CURRENT EDITION.



ANCHOR SPACING TABLE

LENGTH / SIDE	NO. OF ANCHOR/SIDES
LESS THAN 12'	ONE / SIDE
12' - 24'	TWO / SIDE
24' - 36'	THREE / SIDE
36' UP & 5tons & UP	FOUR / SIDE

COND. ANCHOR DET.
N.T.S.

**ELEVATION A,B,C STD
SLAB INTERFACE PLAN**
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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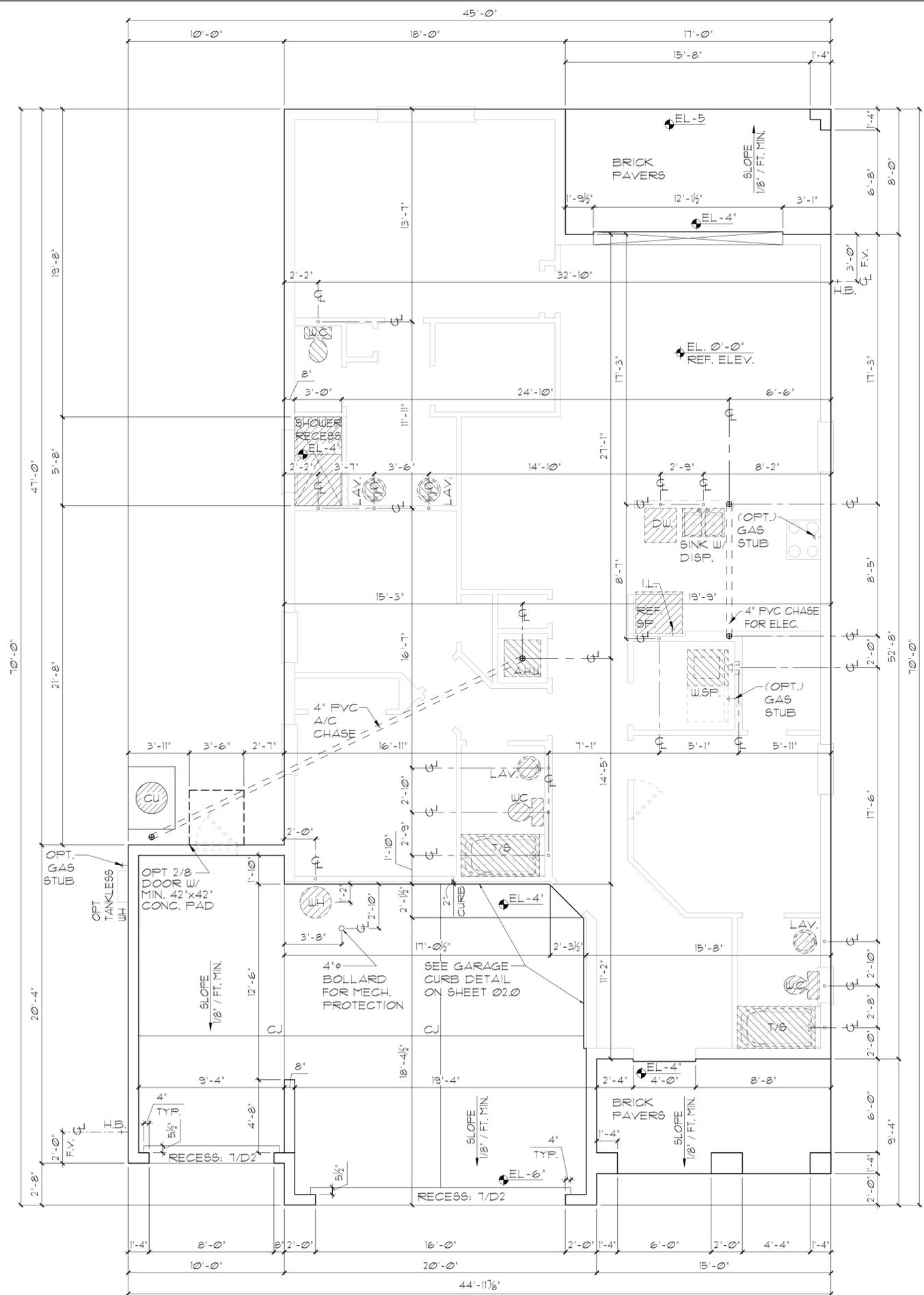
SLAB INTERFACE PLAN

Park Square HOMES

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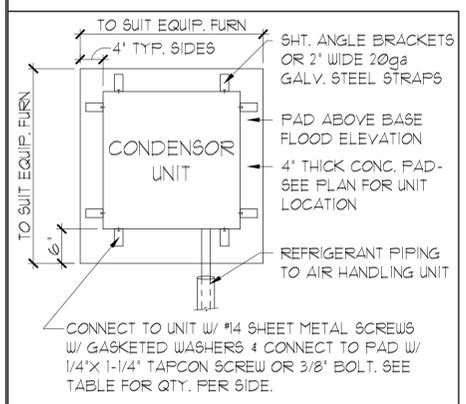
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24' - 36'	THREE / SIDE
36' UP & 5tons & UP	FOUR / SIDE

COND. ANCHOR DET.
N.T.S.

**ELEVATION A,B,C W/
OPT 3-CAR GARAGE
SLAB INTERFACE PLAN**
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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SLAB INTERFACE PLAN	
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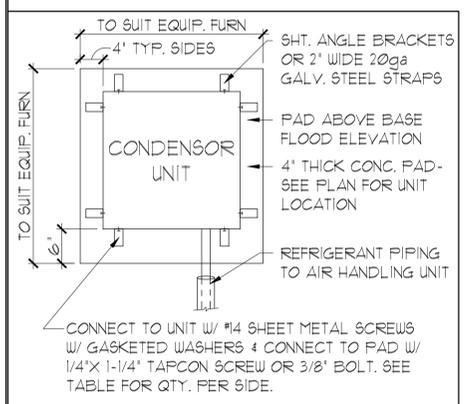
SLAB INTERFACE PLAN

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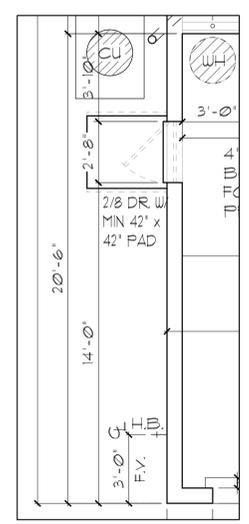
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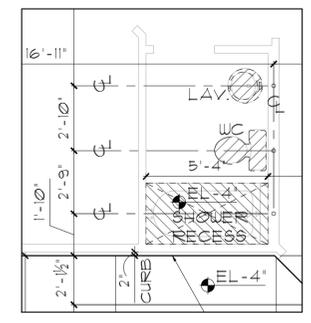


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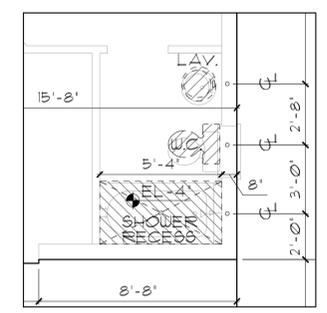
COND. ANCHOR DET.
N.T.S.



OPT. GARAGE SERVICE DOOR



OPT. SHOWER @ BATH 3



OPT. SHOWER @ BATH 2

OPTIONS
SLAB INTERFACE PLAN
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

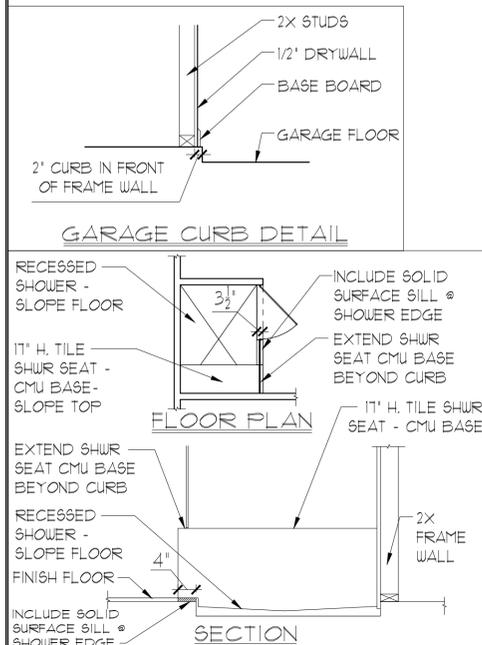
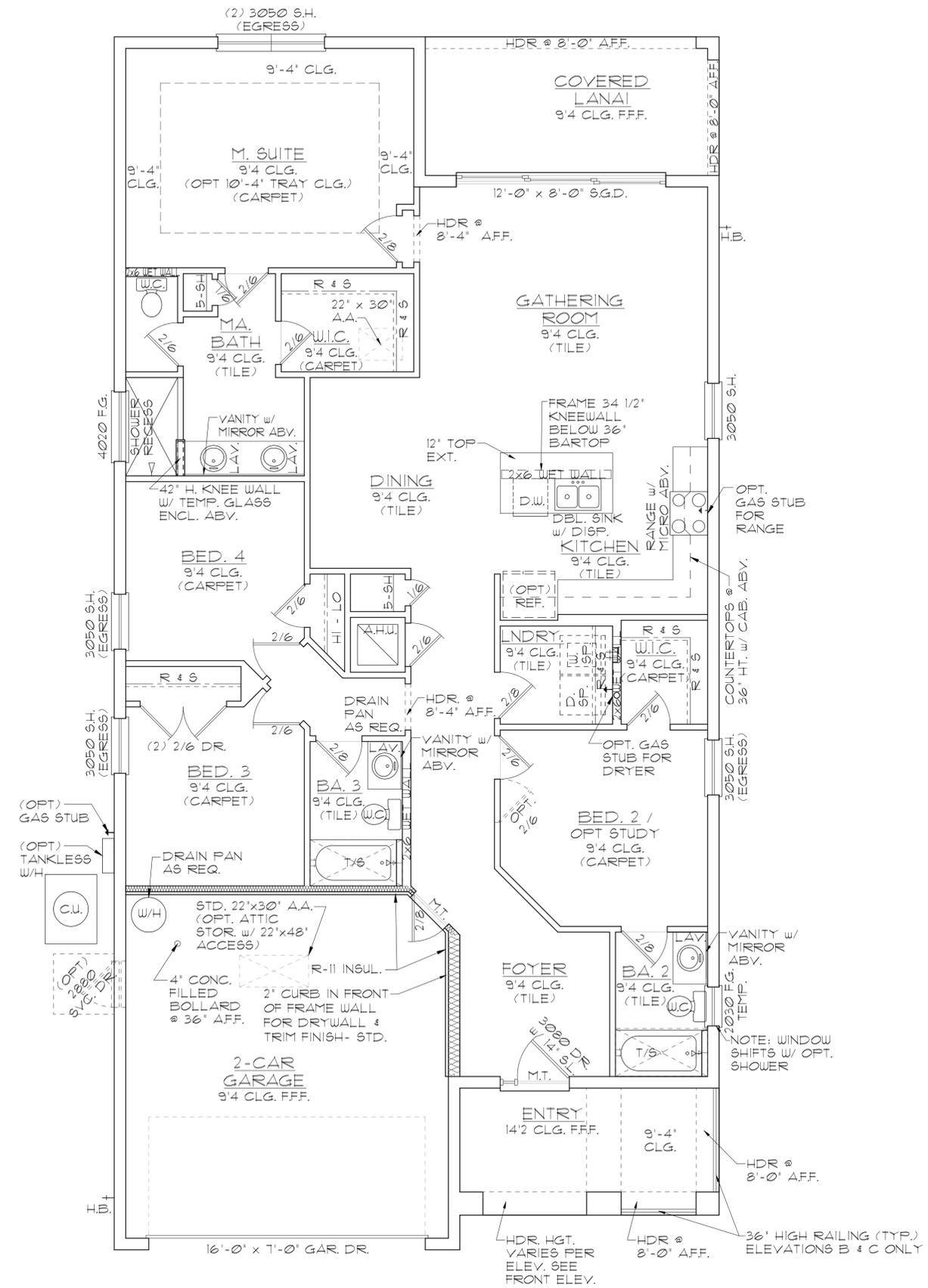
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WALL LEGEND

- [Symbol] DENOTES CONC. BLOCK WALL HGT. @ 9'-4" AFF.
- [Symbol] DENOTES CONC. BLOCK WALL HGT. @ 14'-2" AFF.
- [Symbol] DENOTES 2x INSULATED FRAME WALL

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



AREA CALCULATIONS

TOTAL LIVING	1,771 SF.
GARAGE	403 SF.
ENTRY	110 SF.
LANAI	136 SF.
TOTAL UNDER ROOF	2,420 SF.

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

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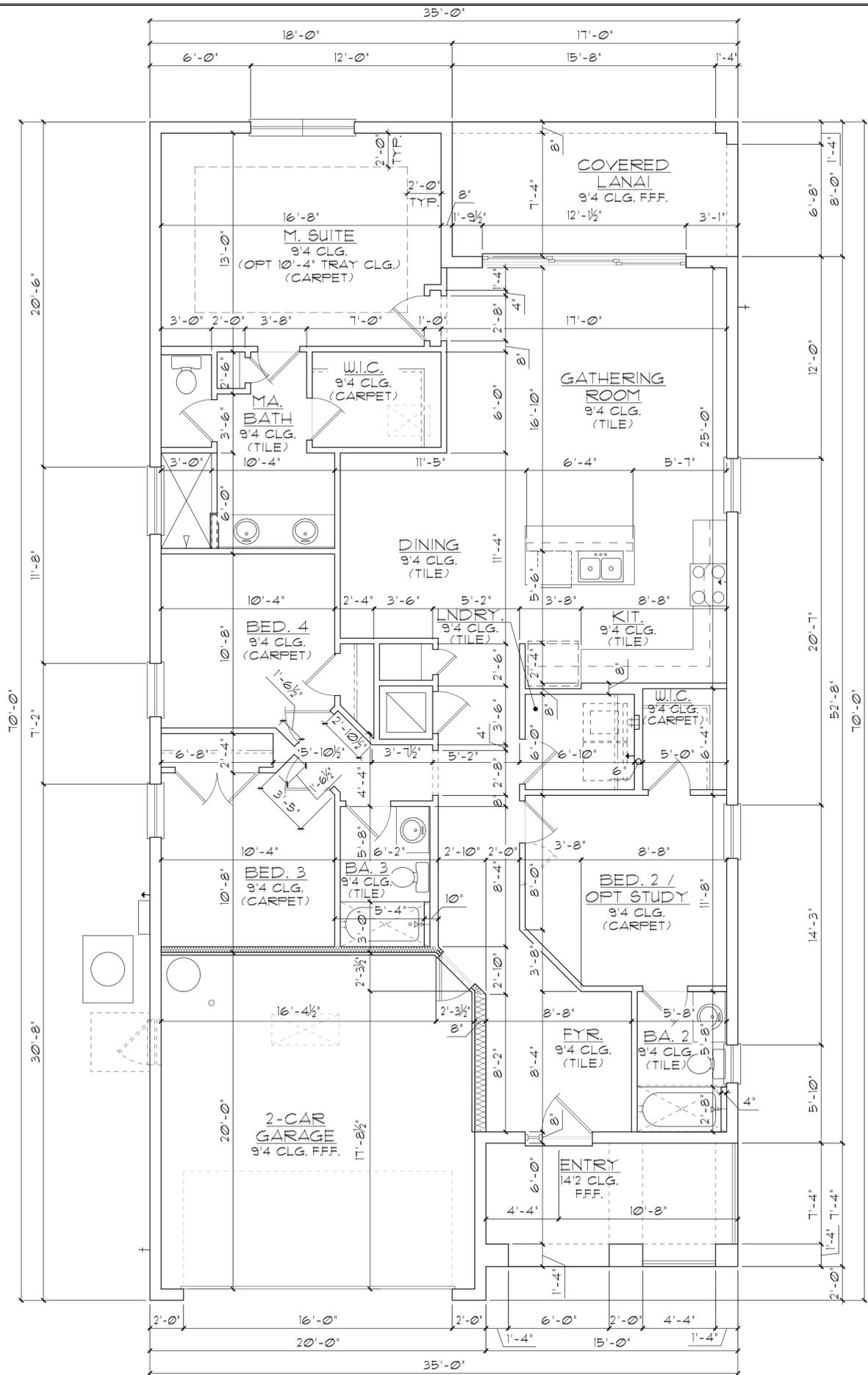
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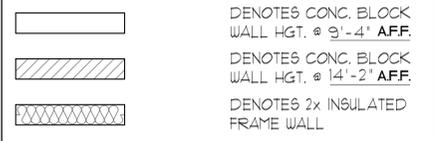
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WALL LEGEND



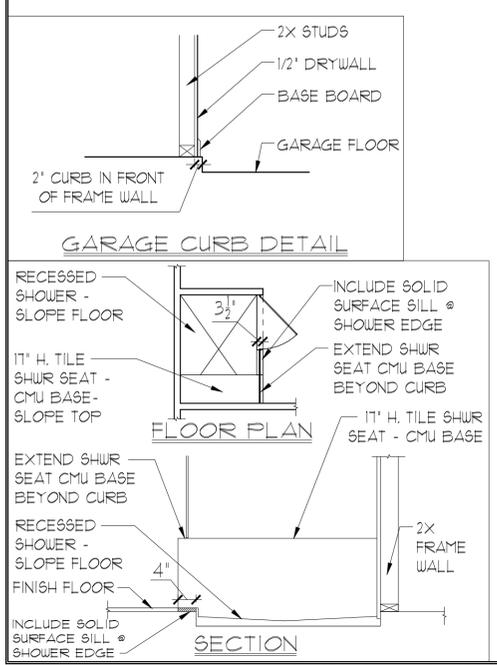
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ELEVATION A,B,C STD FLOOR PLAN W/ DIMENSIONS

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FLOOR PLAN W/ DIMENSIONS

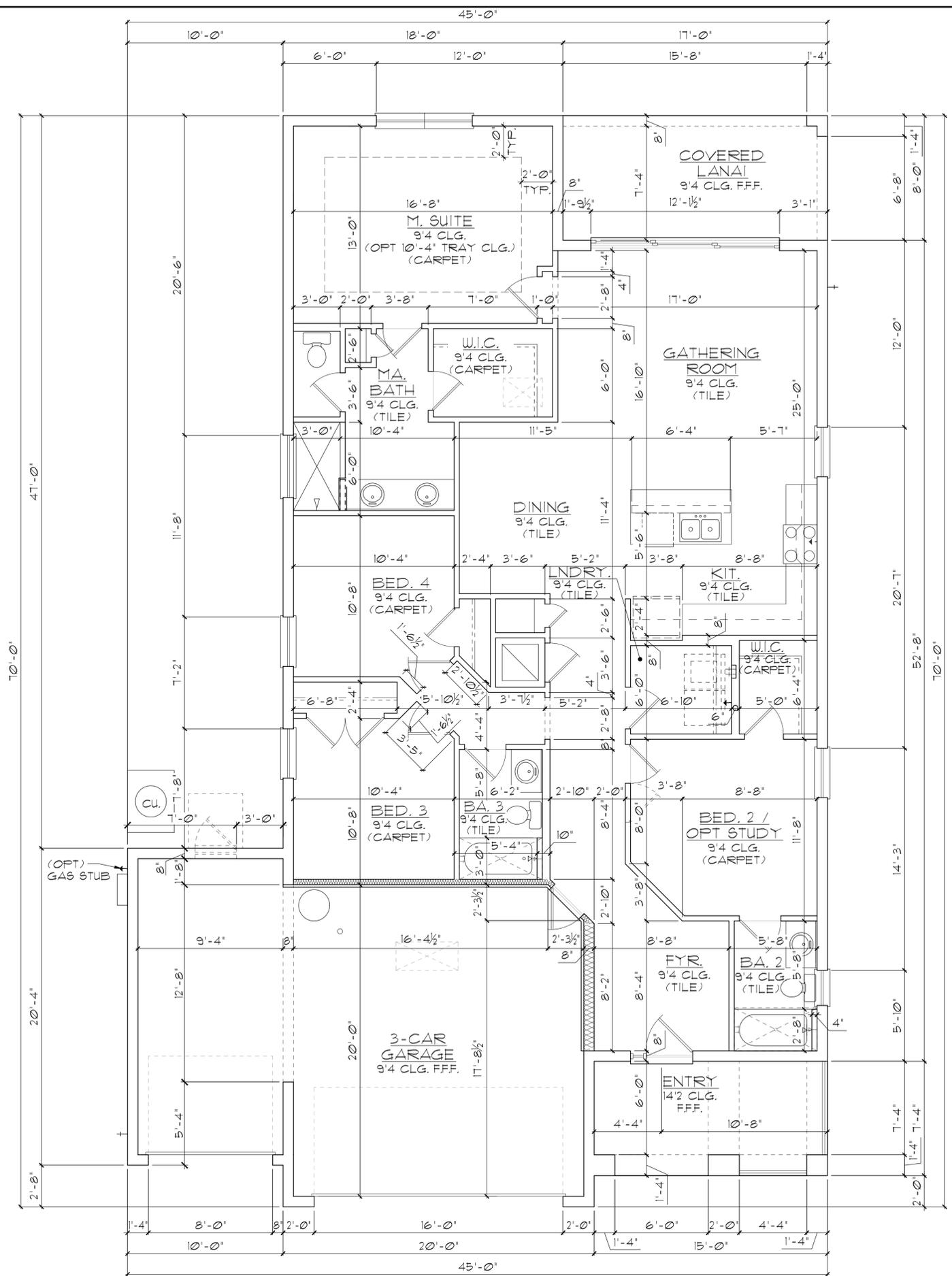
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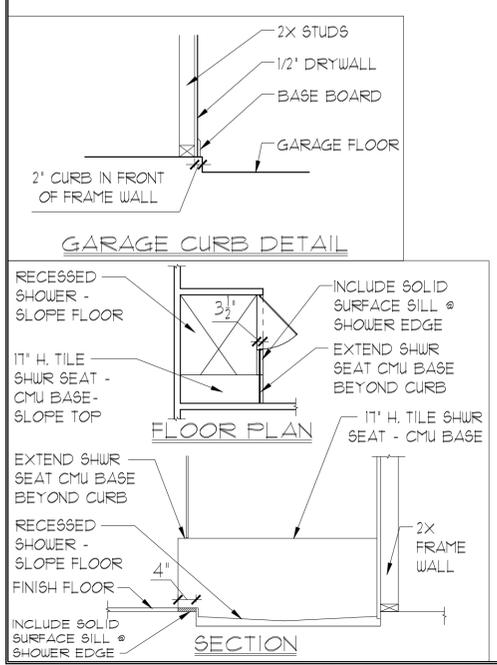
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NOTE: SEE COLOR SHEET FOR FLOORING & INTERIOR DOOR HEIGHT REQUIREMENTS

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TOTAL LIVING	1,771 SF.
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LANAI	136 SF.
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**ELEVATION A,B,C W/
OPT. 3-CAR GARAGE
FLOOR PLAN W/ DIMENSIONS**

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FLOOR PLAN
W/ DIMENSIONS

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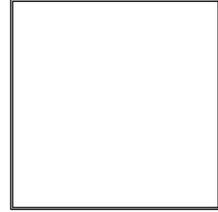
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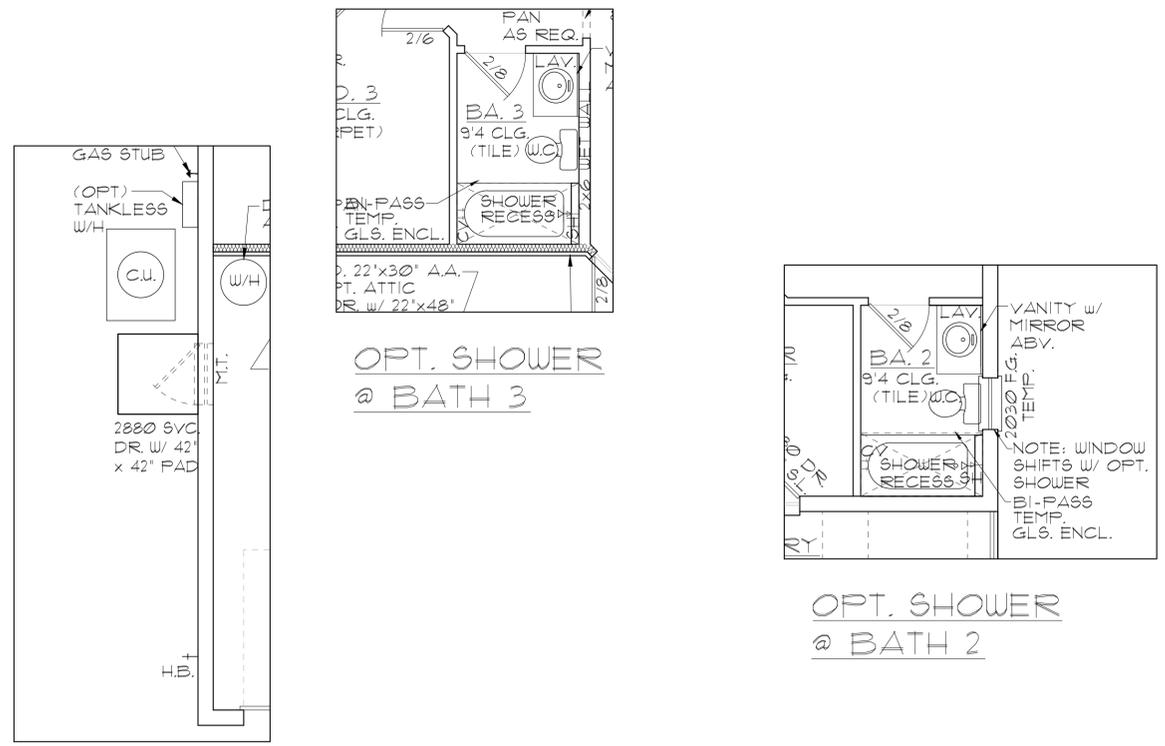
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FLOOR PLAN W/ NOTES

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OPT. GARAGE SERVICE DOOR

**OPTIONS
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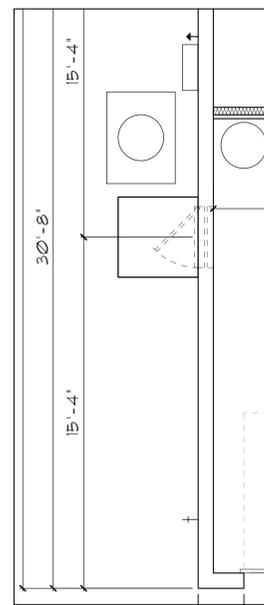
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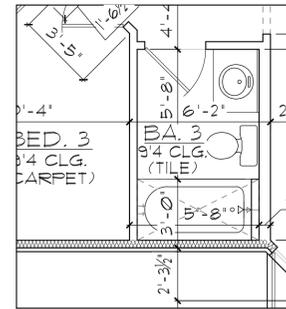
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7. PULL ALL DIMENSIONS FROM THE REAR OF THE PLAN.
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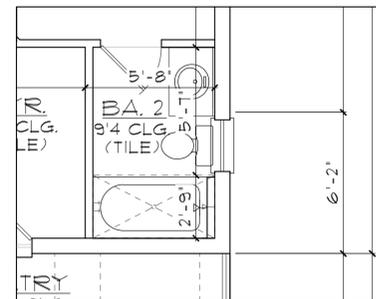
NOTE: SEE COLOR SHEET FOR FLOORING & INTERIOR DOOR HEIGHT REQUIREMENTS



OPT. GARAGE SERVICE DOOR



OPT. SHOWER @ BATH 3



OPT. SHOWER @ BATH 2

OPTIONS FLOOR PLAN W/ DIMENSIONS

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

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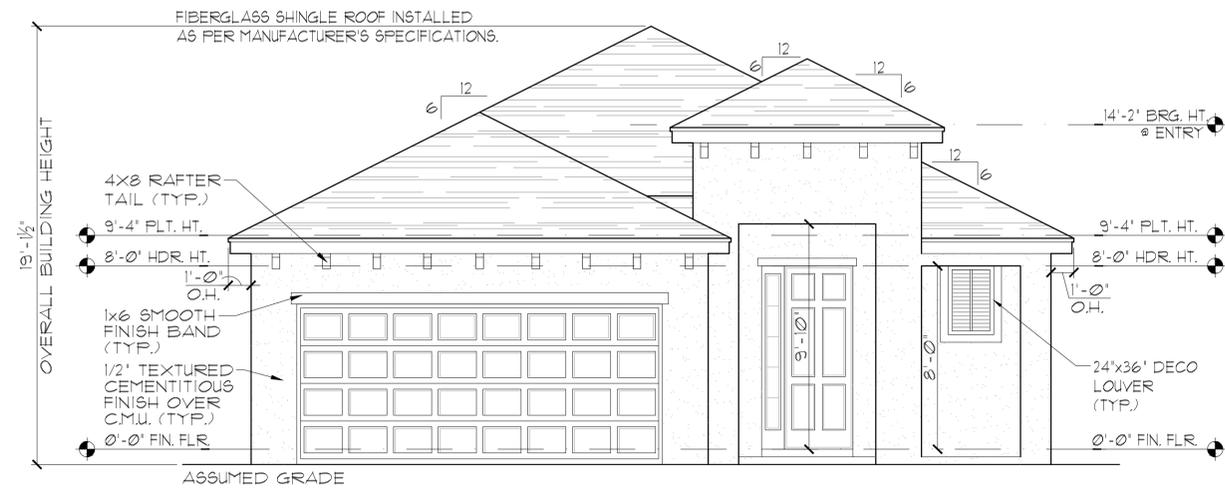
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Park Square HOMES

FLOOR PLAN W/ DIMENSIONS

REVISIONS
 DELTA # DATE
 DATE: 06-05-25
 SCALE: AS NOTED
 DRAWN: MR
 SHEET: 02.1



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 C1187.
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SHEET:	03.A

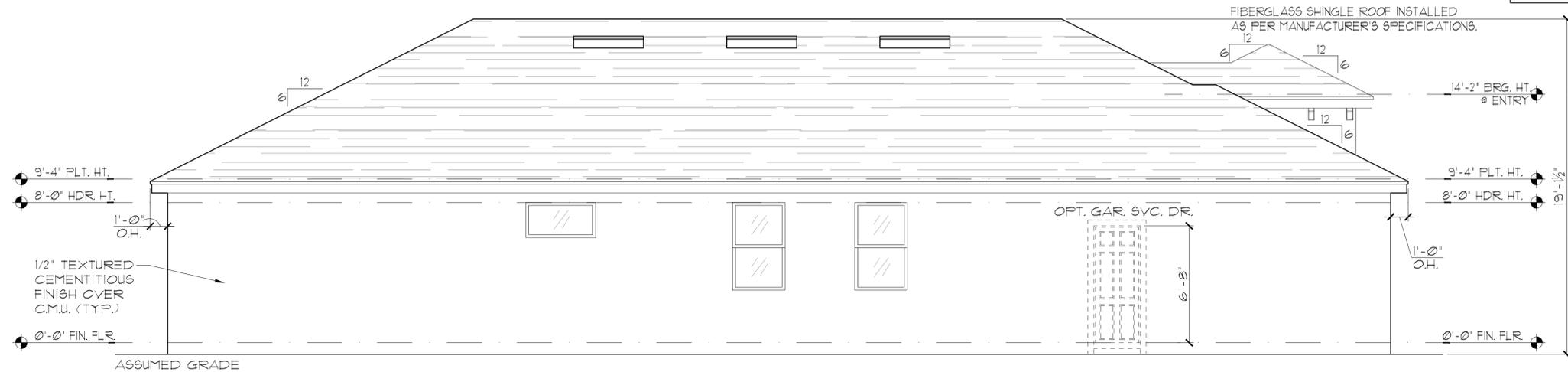
EXTERIOR ELEVATION
FRONT AND REAR

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5200 Vineyard Road, Suite 200
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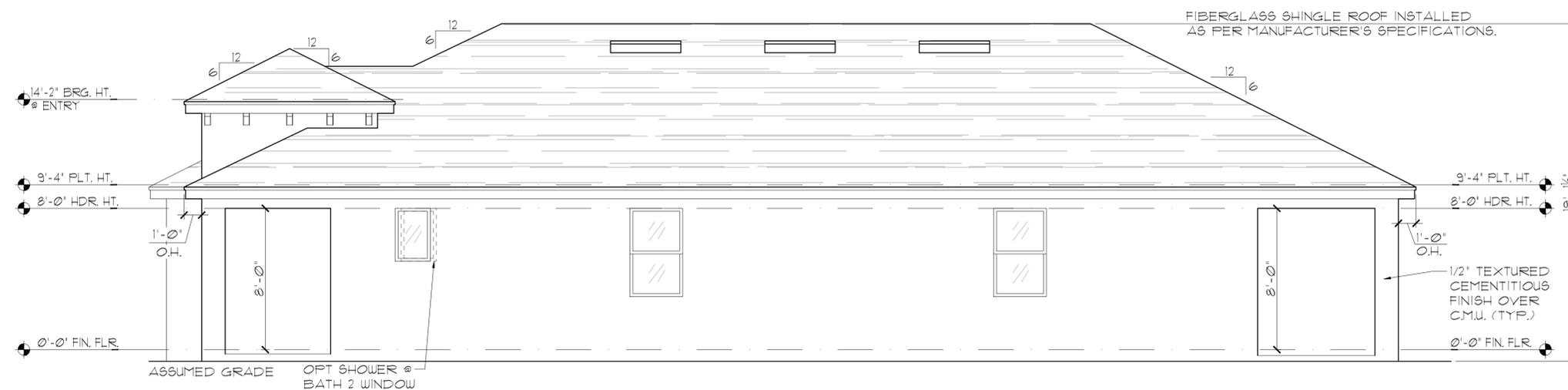
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ELEVATION A STD
LEFT ELEVATION
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ELEVATION A STD
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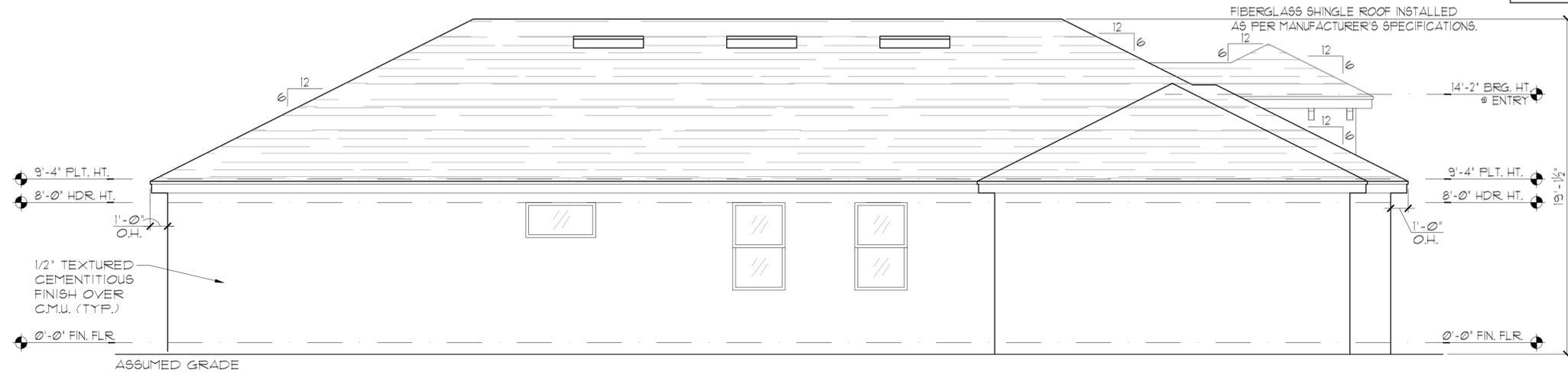
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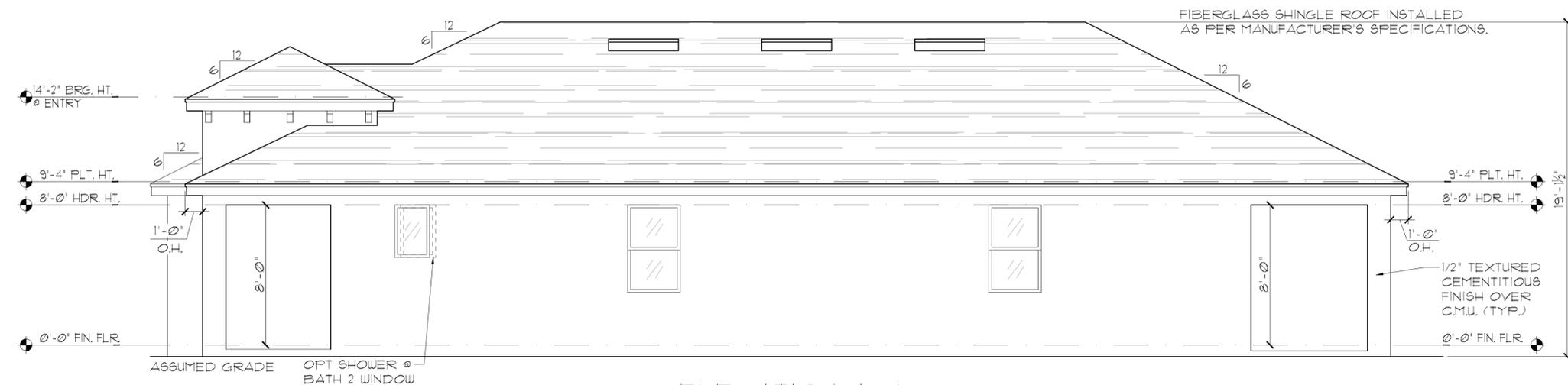
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<p>Park Square HOMES</p>					
<p>EXTERIOR ELEVATION LEFT AND RIGHT</p>					
<p>1771 DAYTONA</p>	<p>FLORIDA SERIES</p>				
<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DELTA #</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>		DELTA #	DATE		
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<p>DATE: 06-05-25</p>					
<p>SCALE: AS NOTED</p>					
<p>DRAWN: TR</p>					
<p>SHEET: 03.1A</p>					

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ELEVATION A W/
3-CAR GARAGE
LEFT ELEVATION
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



ELEVATION A W/
3-CAR GARAGE
RIGHT ELEVATION
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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EXTERIOR ELEVATION
LEFT AND RIGHT

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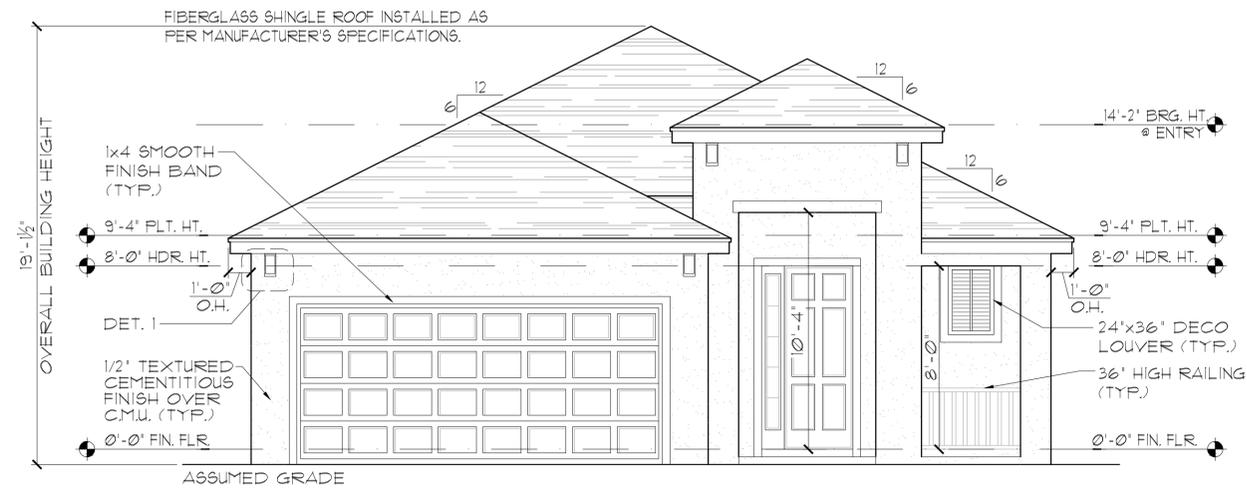
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FLORIDA SERIES

EXTERIOR ELEVATION
LEFT AND RIGHT

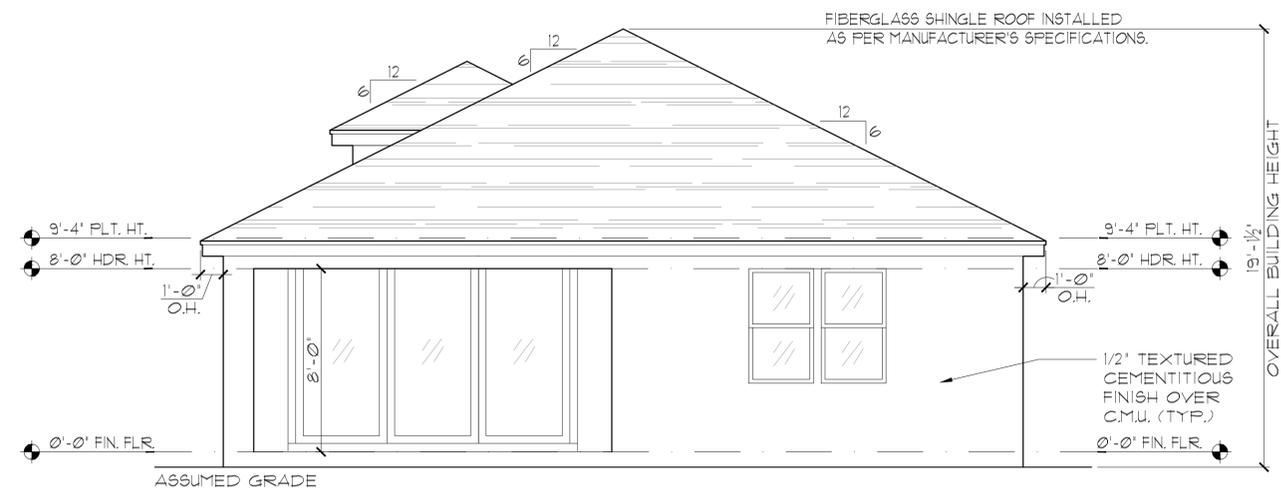
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SHEET: 03.3A



**ELEVATION B STD
FRONT ELEVATION**

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

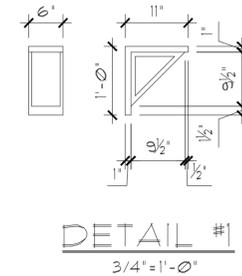


**ELEVATION B STD
REAR ELEVATION**

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**1771 DAYTONA
FLORIDA SERIES**

**EXTERIOR ELEVATION
FRONT AND REAR**

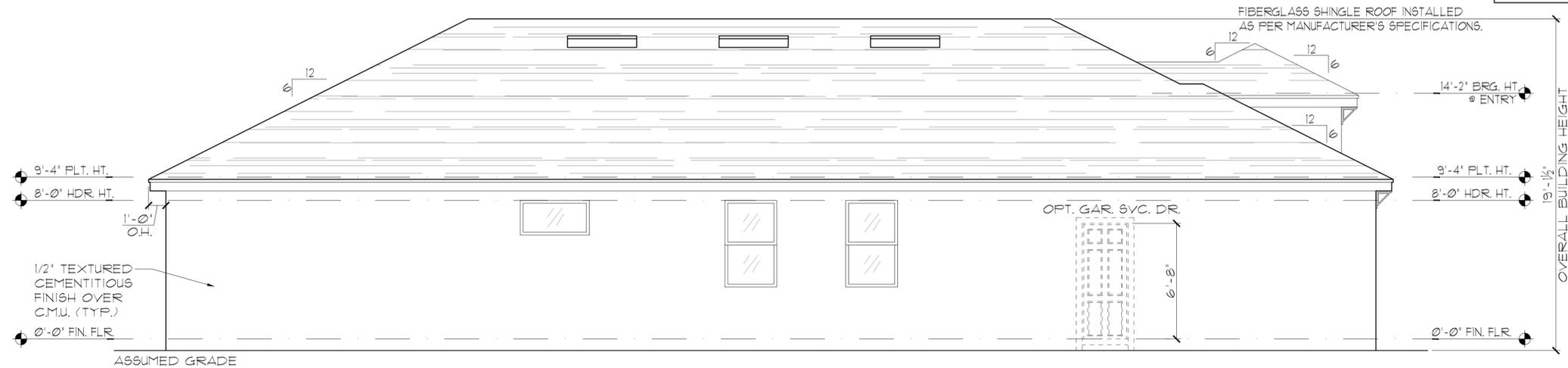
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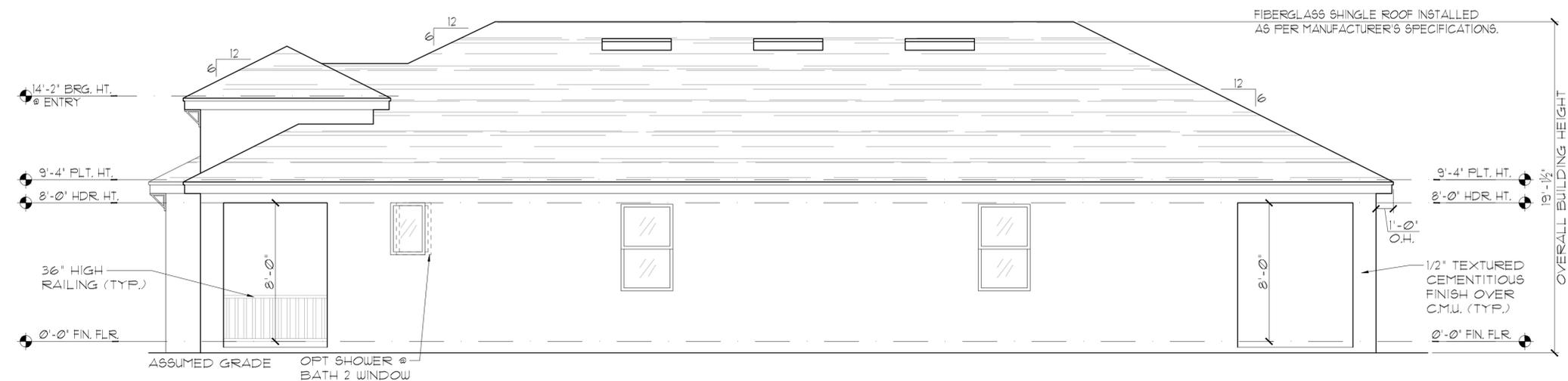
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ELEVATION B STD
LEFT ELEVATION
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

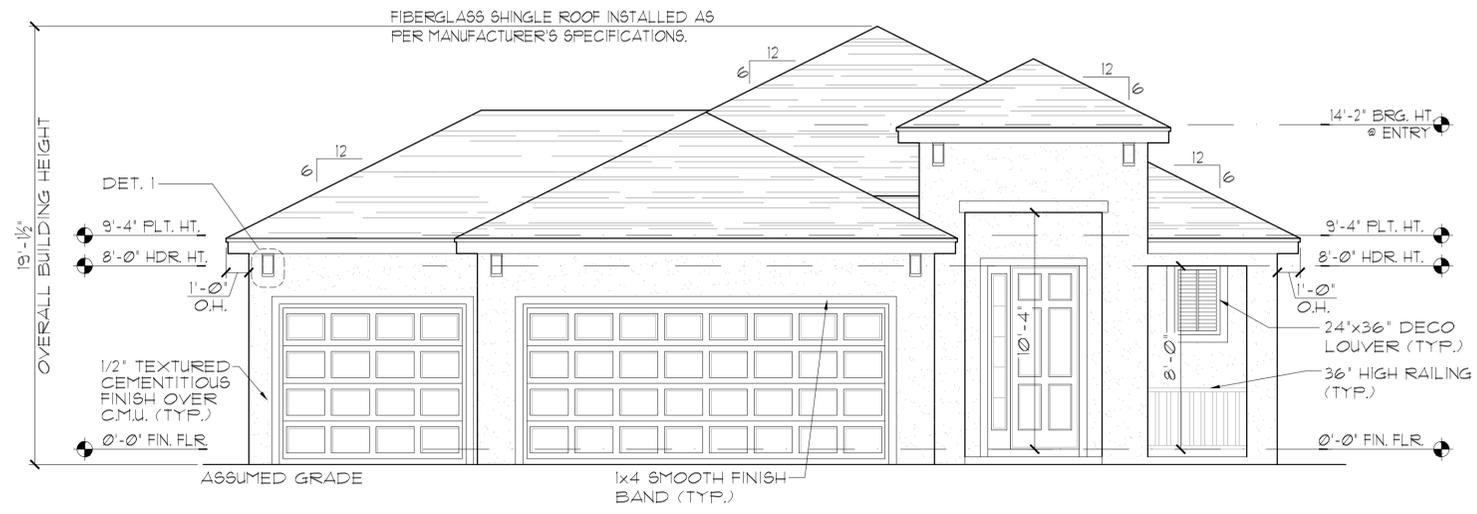


ELEVATION B STD
RIGHT ELEVATION
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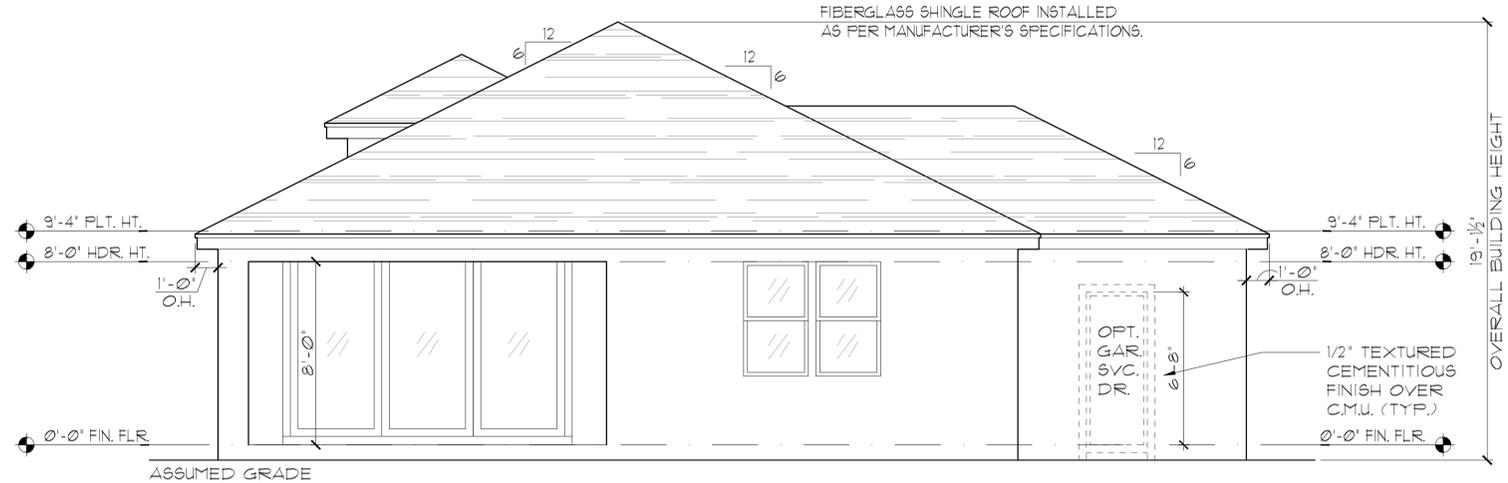
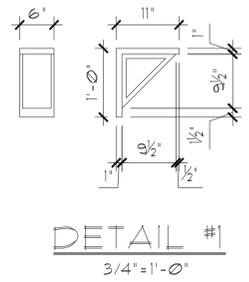
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EXTERIOR ELEVATION LEFT AND RIGHT	
1771 DAYTONA	FLORIDA SERIES
REVISIONS	
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DATE: 06-05-25	
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SHEET:	
03.1B	



ELEVATION B W/
3-CAR GARAGE
FRONT ELEVATION
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

- EXTERIOR FINISH NOTES
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Park Square HOMES

EXTERIOR ELEVATION
 FRONT AND REAR

1771 DAYTONA
 FLORIDA SERIES

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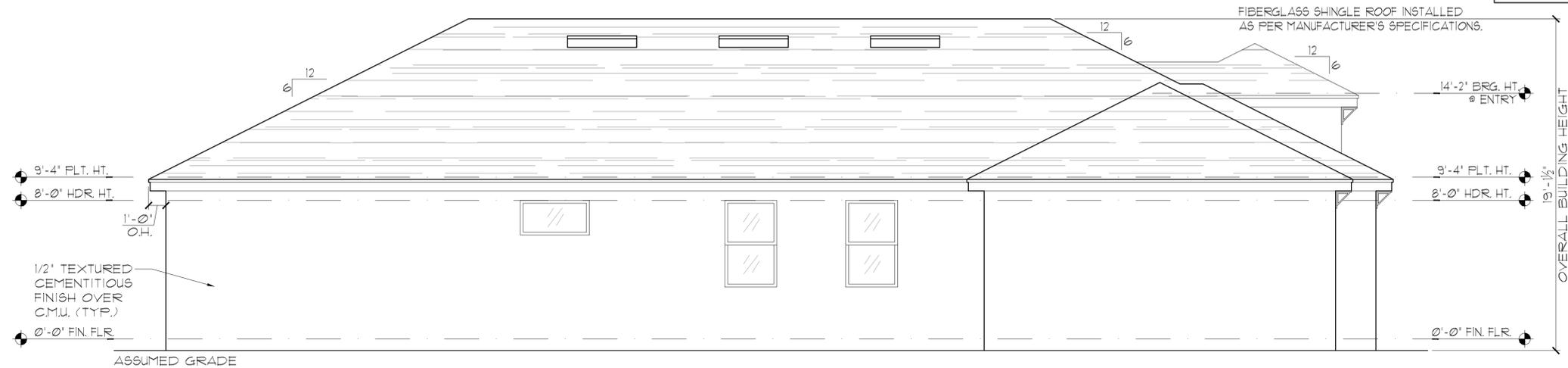
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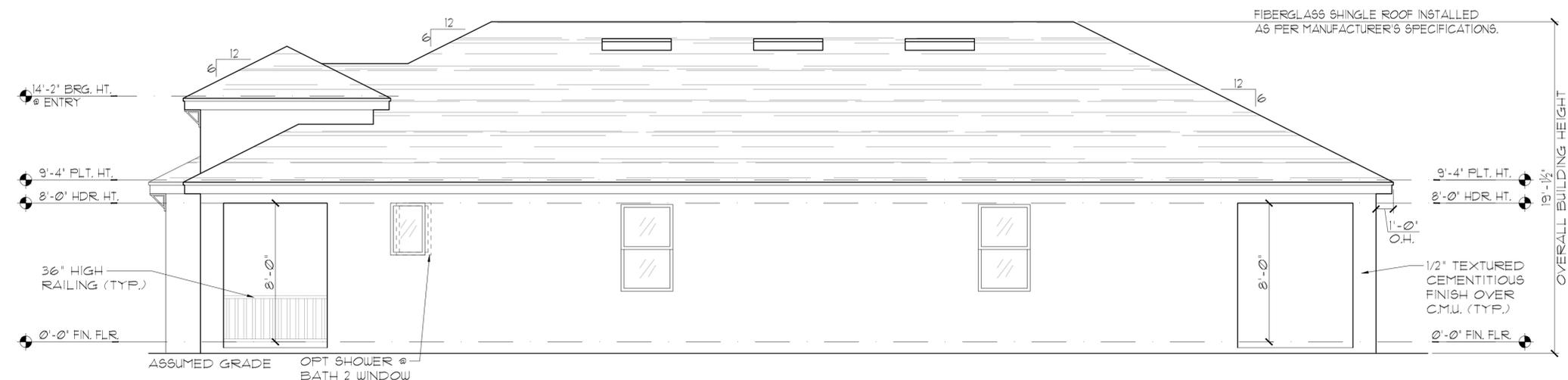
SHEET: 03.2B

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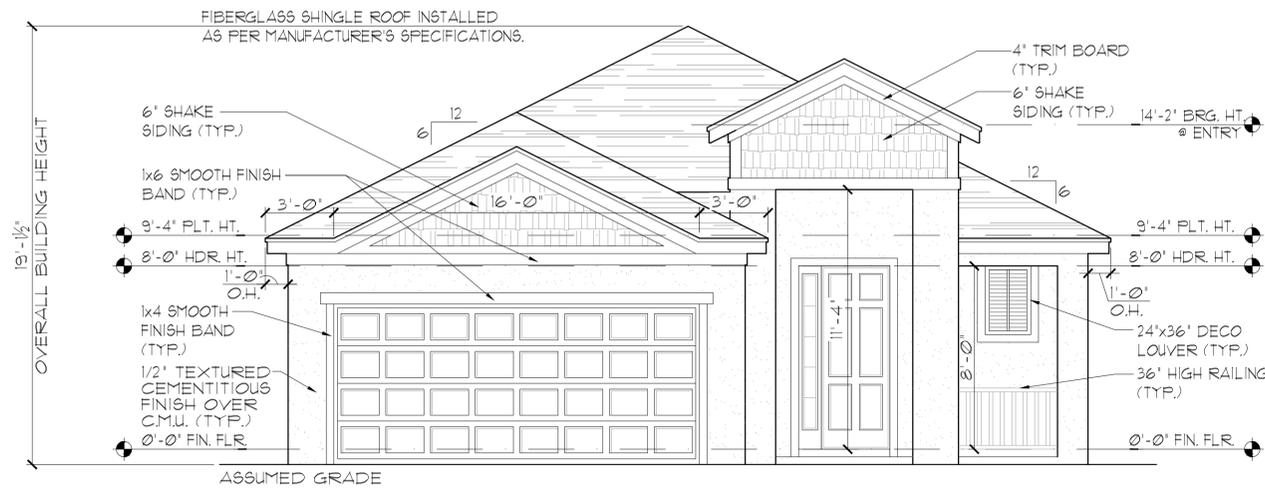


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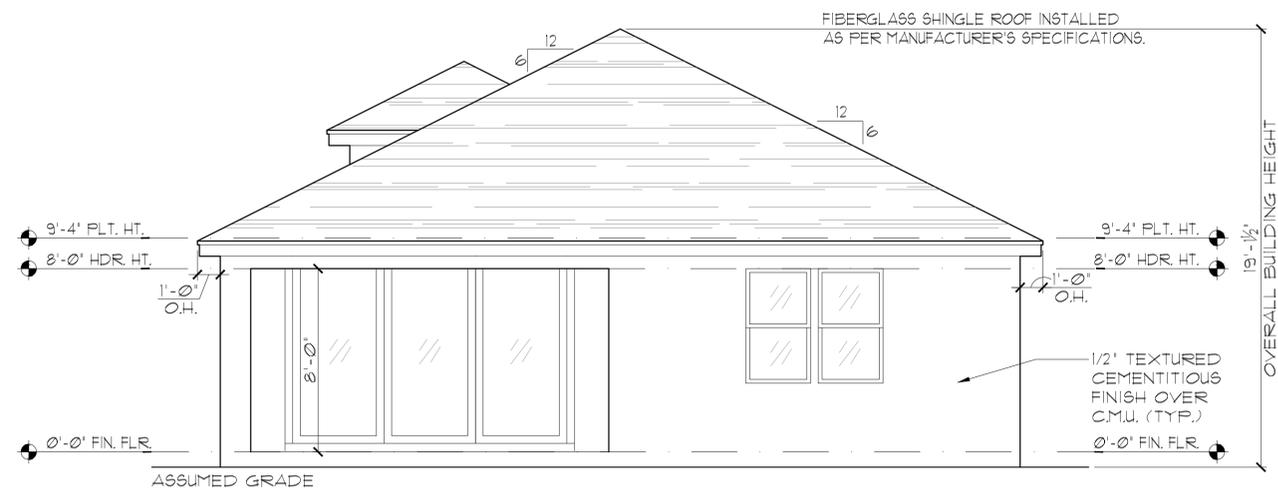
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EXTERIOR ELEVATION LEFT AND RIGHT	
1771 DAYTONA	FLORIDA SERIES
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03.3B	



ELEVATION C STD
FRONT ELEVATION

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



ELEVATION C STD
REAR ELEVATION

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1771 DAYTONA
FLORIDA SERIES

EXTERIOR ELEVATION
FRONT AND REAR

Park Square
HOMES

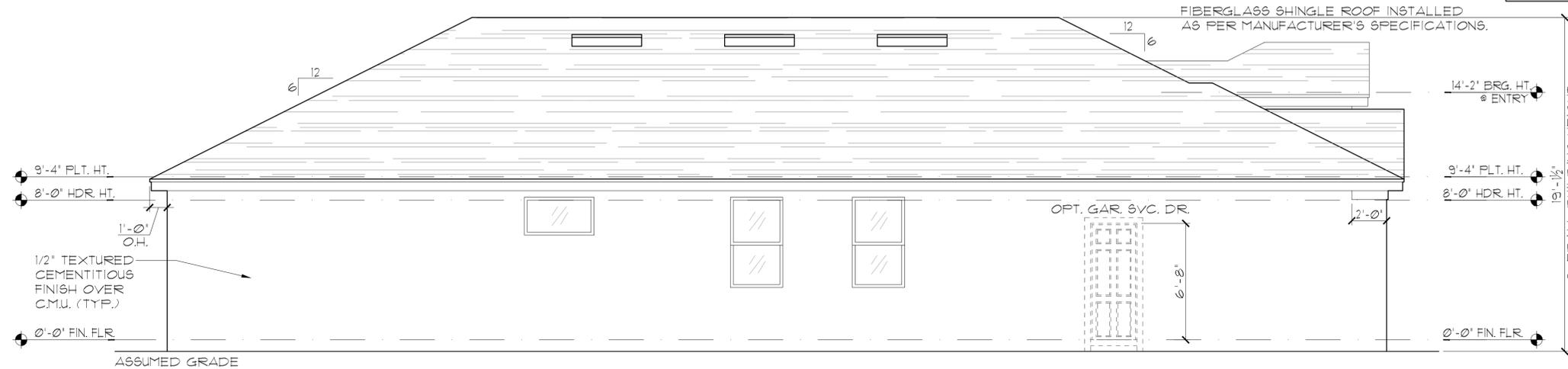
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5200 Vineyard Road, Suite 200
Orlando, Florida 32811
Phone: (407) 529 - 3000

HTEG
THOMPSON ENGINEERING GROUP, INC.
1407 Vineyard Road Suite 40 Orlando, FL 32811
Tel: (407) 724-1790
www.hteg.com

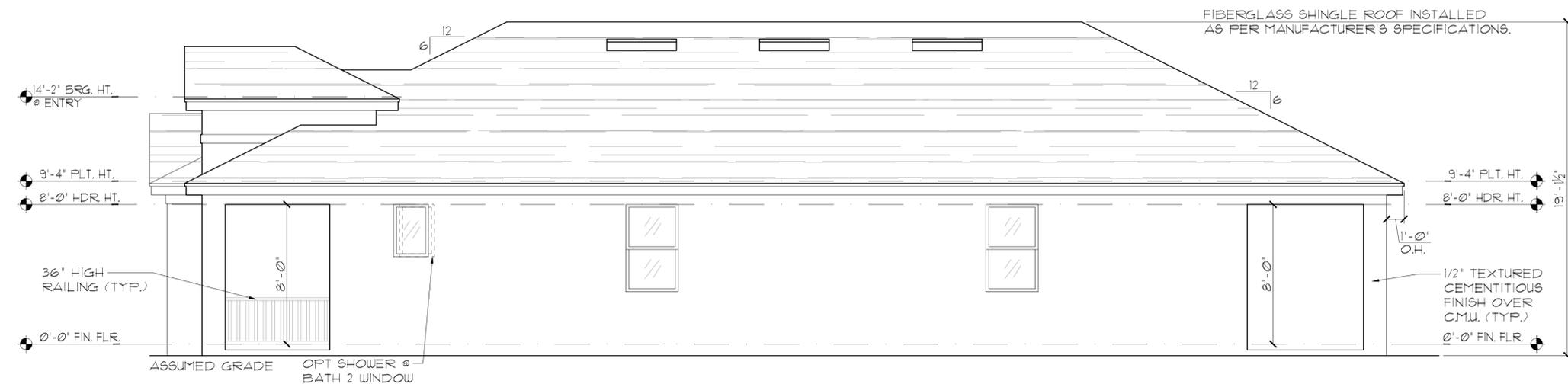
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EXTERIOR FINISH NOTES

1. LATH TO BE ATTACHED IAW R103.1.1 OF THE 8TH EDITION, FBC-R, 2023 & ASTM C1063 OR C1187.
2. FLASTERING 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
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)

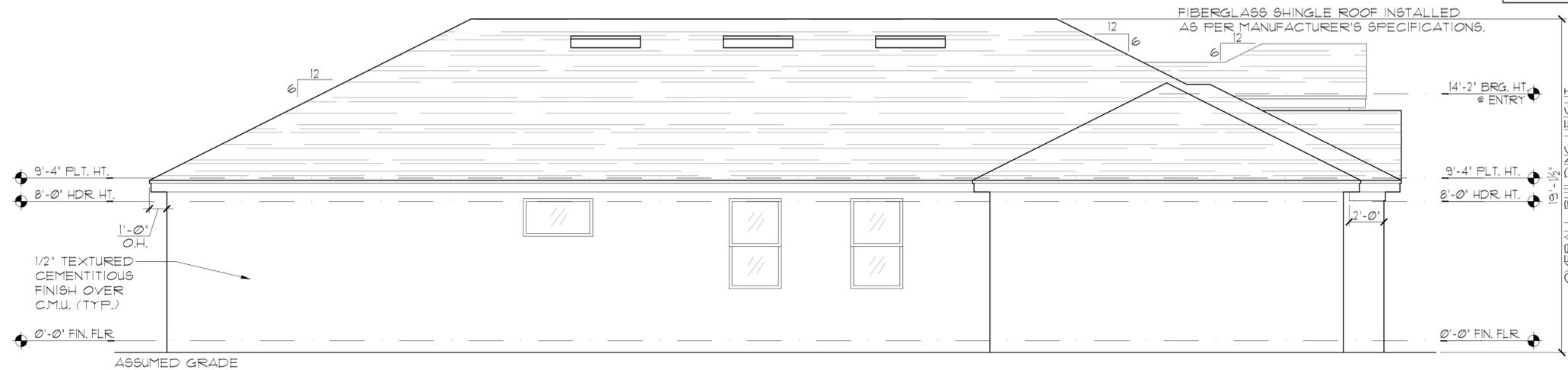
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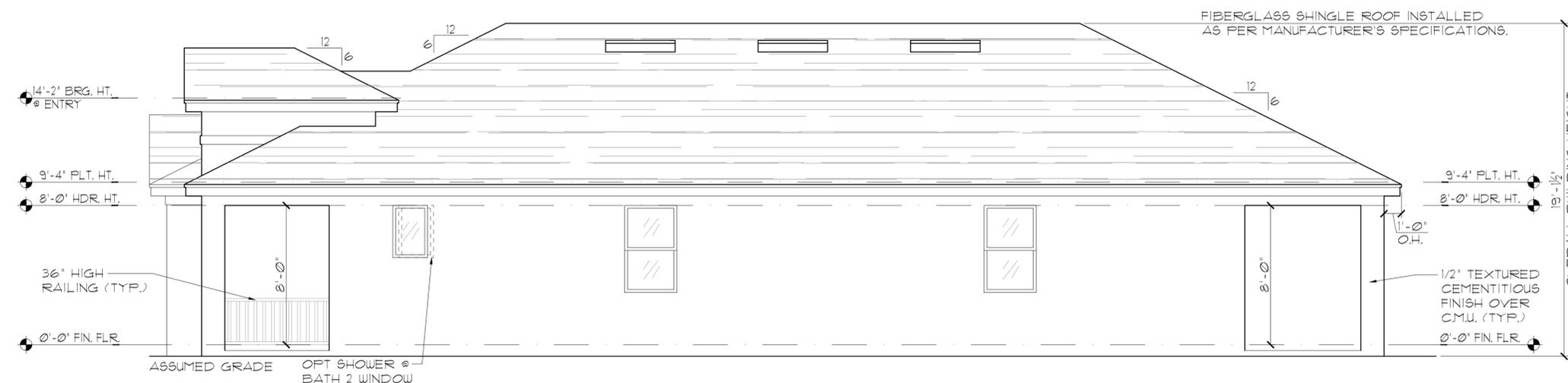
 THOMPSON ENGINEERING GROUP, INC. 4401 Vineland Road Suite #8 Orlando, FL 32811 Phone: (407) 241-1700 www.teg.com				
A DIVISION OF PARK SQUARE ENTERPRISES, INC. 5200 Vineland Road, Suite 200 Orlando, Florida 32811 Phone: (407) 529 - 3000				
EXTERIOR ELEVATION LEFT AND RIGHT				
1771 DAYTONA FLORIDA SERIES				
REVISIONS				
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">DELTA #</th> <th style="width: 50%;">DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	DELTA #	DATE		
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DATE: 06-05-25				
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ELEVATION C W/
3-CAR GARAGE
LEFT ELEVATION
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

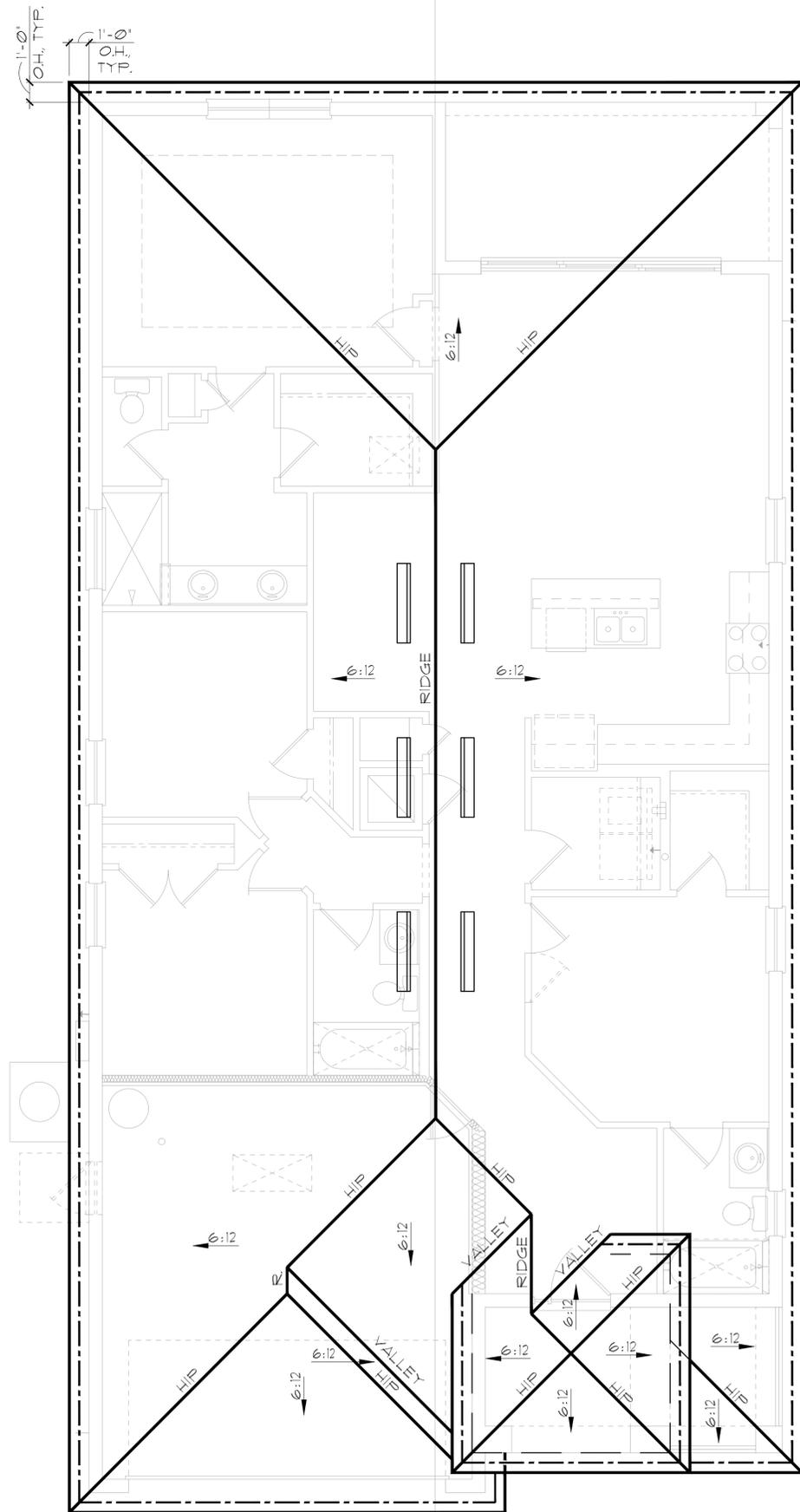


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EXTERIOR ELEVATION LEFT AND RIGHT
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REVISIONS DELTA # DATE
DATE: 06-05-25 SCALE: AS NOTED DRAWN: TR SHEET:
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GENERAL NOTES

ENCLOSED ATTIC SPACES AND ENCLOSED RAFTER SPACES FORMED WHERE CEILING 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 1/150 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 R206 AND ALL SUBSEQUENT SUB-SECTIONS.
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OFF RIDGE VENTS TO HAVE A NET FREE VENTILATION AREA OF:

TILE:	O'HAGIN- MODEL-'S':	97.5 SQ. INCHES PER VENT INSTALLED
SHINGLE:	MILLENIUM METALS-MMI-2 =	80.5 SQ. INCHES PER VENT INSTALLED
	LOMANCO-TT0D =	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

NET FREE VENTILATED AREA(S):

(O'HAGIN- MODEL 'S')
 $NFVA = 2,420 \text{ SQ. FT} \cdot 144 / 300 = 465-581 \text{ SQ. IN. REQUIRED (40\%-50\%)}$

(5) OFF RIDGE VENTS @ 97.5 SQ. IN. (O'HAGIN- MODEL 'S') = 488 SQ. IN. PROVIDED

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+/- 200 LINEAR FEET OF VENTED SOFFIT.

ELEVATION A & B STD
 ROOF PLAN

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

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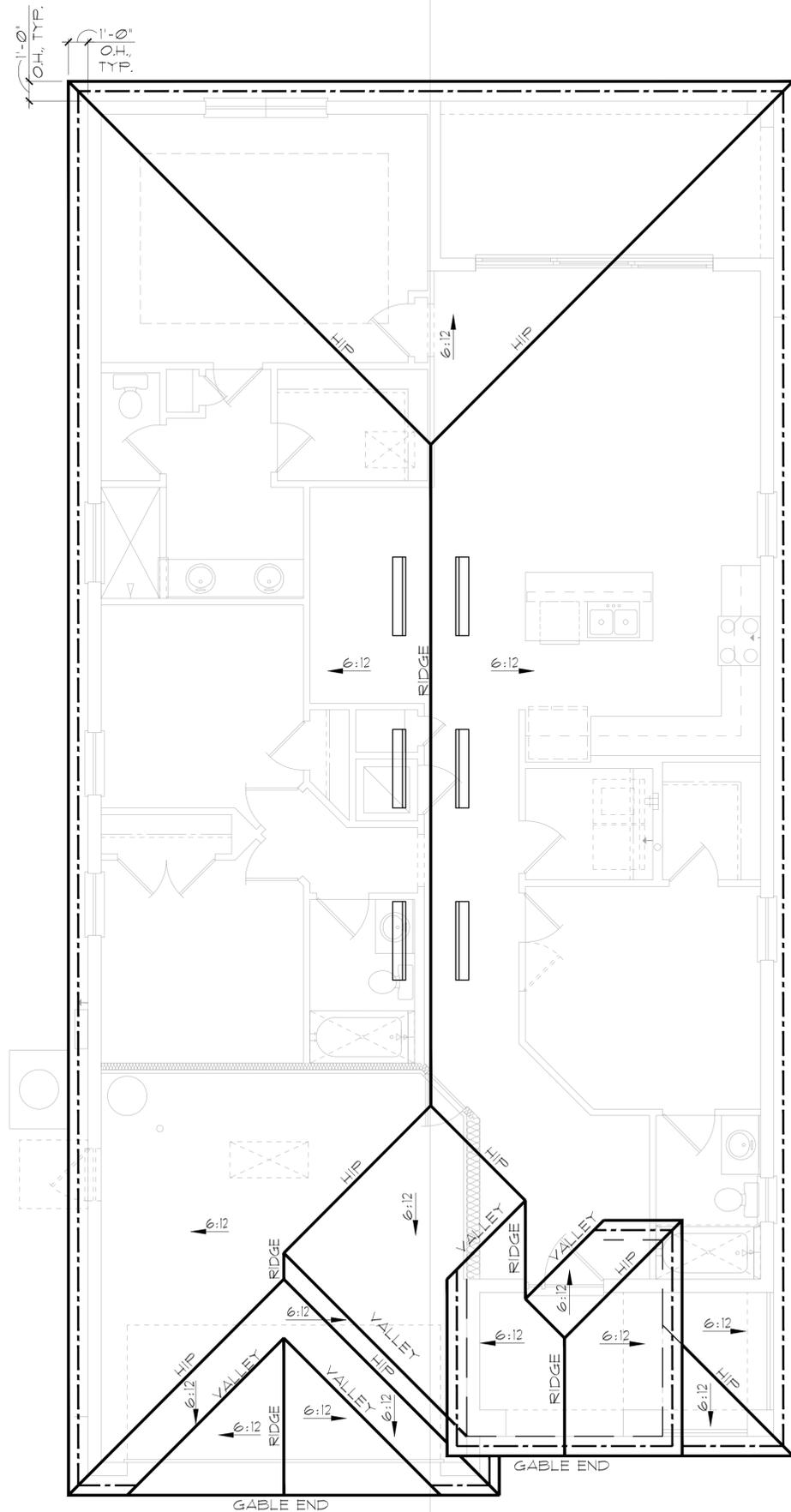
ROOF PLAN

Park Square HOMES

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 LOMANCO-110D = 140 SQ. INCHES PER VENT INSTALLED

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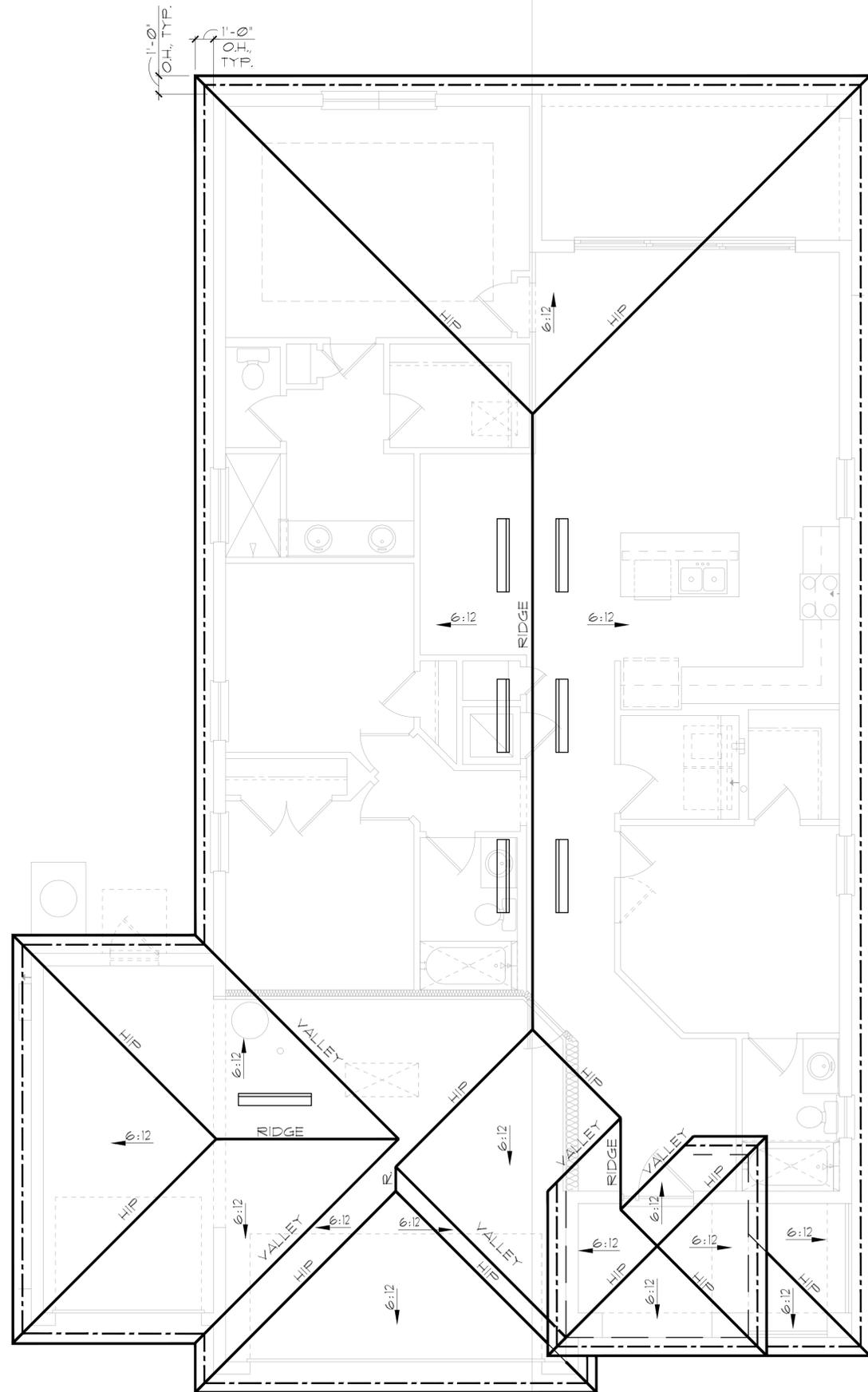
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ROOF PLAN	
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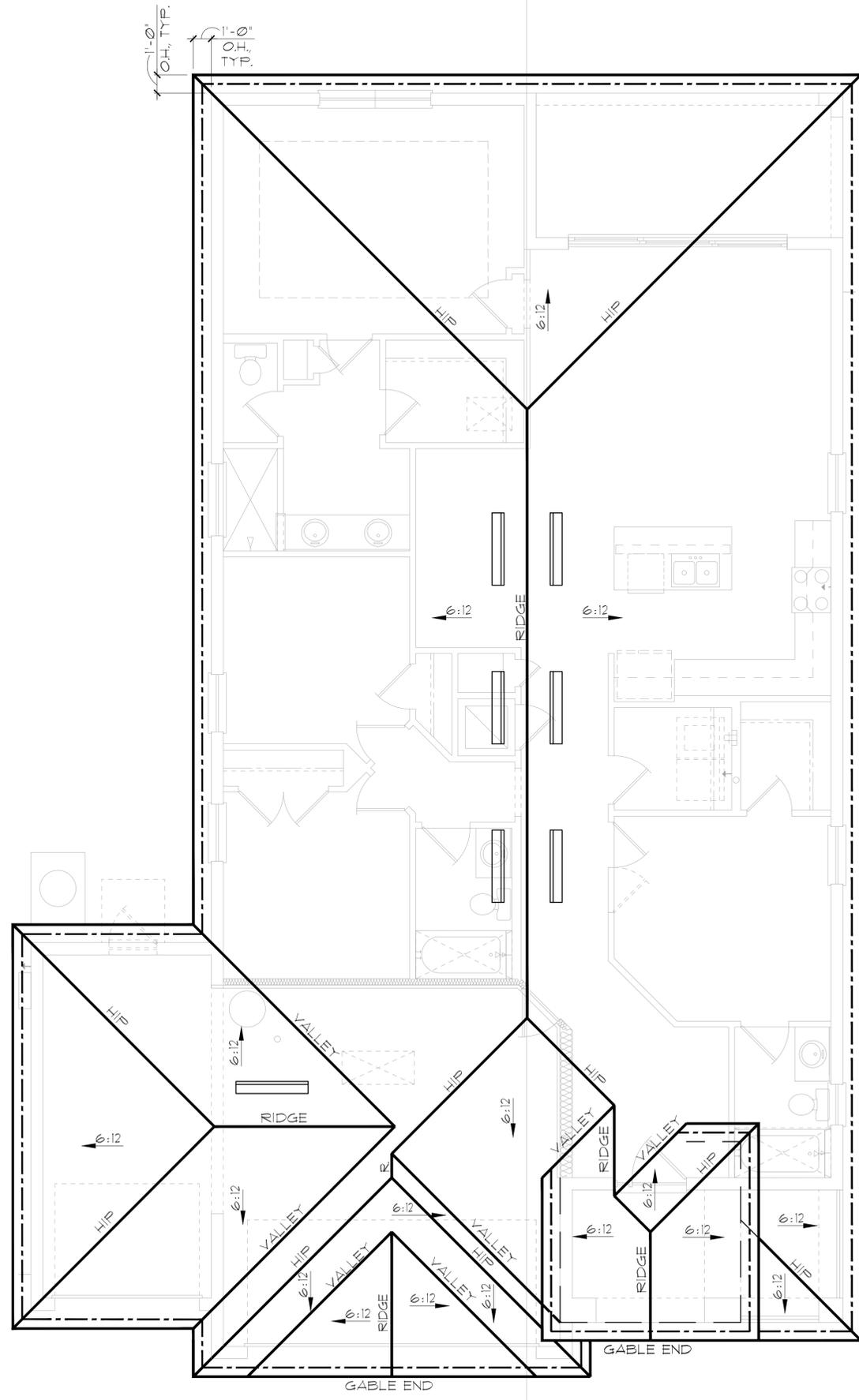
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ELEVATION A & B
 W/ 3-CAR GARAGE
 ROOF PLAN
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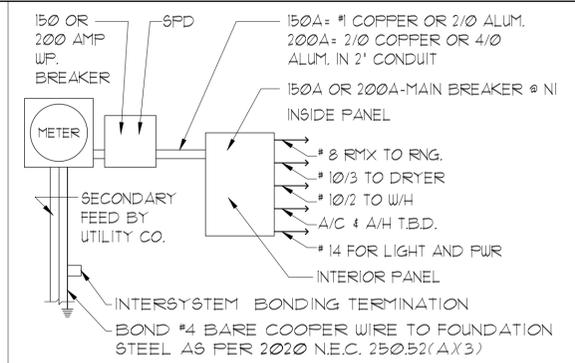
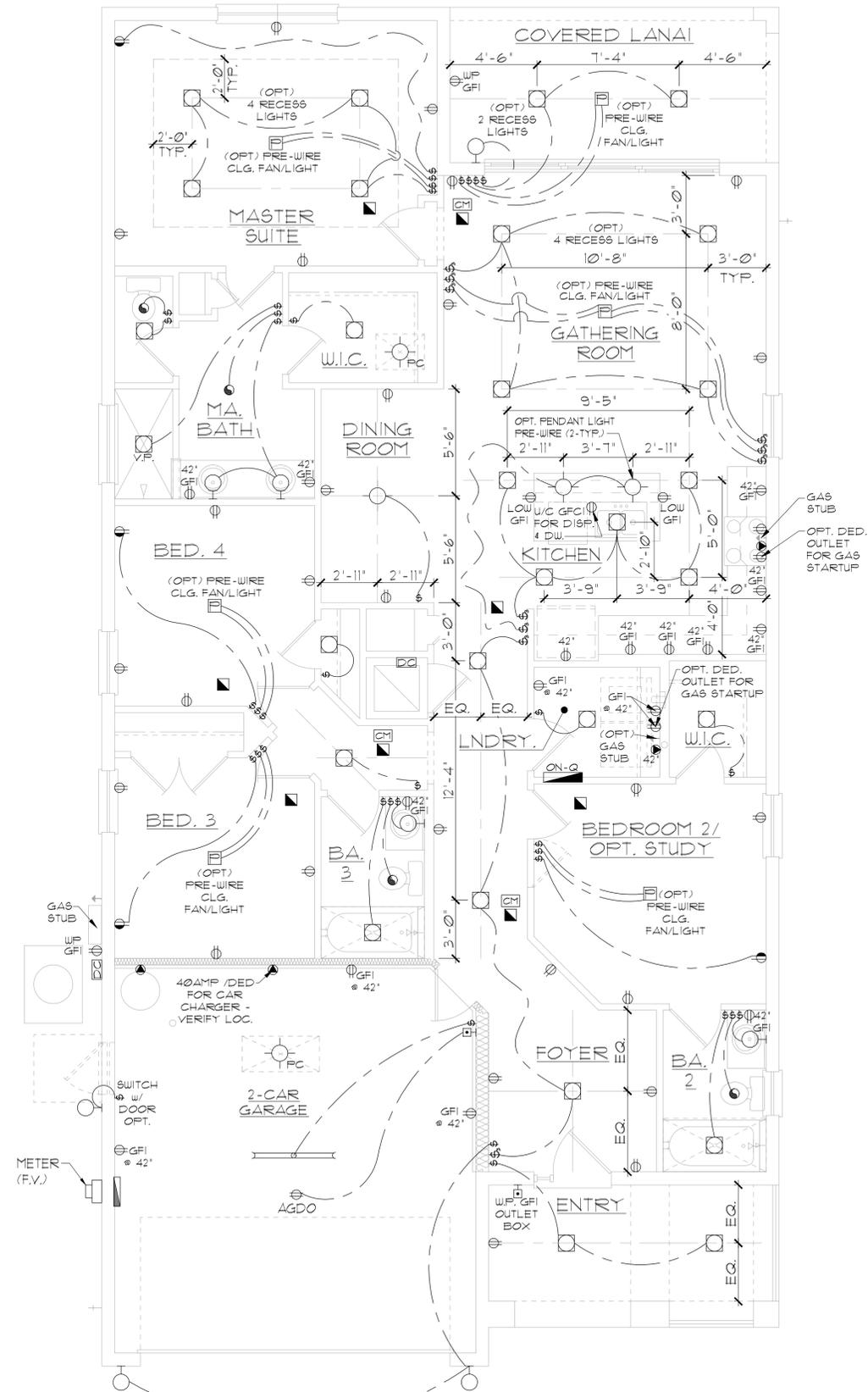
ROOF PLAN

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 40 Orlando, FL 32811
Tel: (407) 734-1700
Fax: (407) 734-1700
www.teg.com

REVISIONS	
DELTA #	DATE

DATE: 06-05-25
SCALE: AS NOTED
DRAWN: TR
SHEET: 04.1



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)3 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.
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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
⊙	OUTLET 110-115, FLOOR MOUNTED	⊞	EXHAUST FAN
⊙	SPECIAL PURPOSE 220-240	⊞	EX. FAN/LIGHT COMBO
⊙	LIGHT FIXTURE, CEILING MOUNTED	⊞	DISPOSAL
⊙	LIGHT FIXTURE, WALL MOUNTED	⊞	ON-Q PANEL
⊙	LED LIGHT FIXTURE, RECESSED	⊞	ELECTRICAL PANEL
⊙	LIGHT FIXTURE, RECESSED ADJUST.	⊞	CEILING FAN, PREWIRED
⊙	LIGHT FIXTURE, FULL 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 CL.
REMAINING SWITCHES	WALL OUTLETS	48"	TO CL.
TELEPHONE OUTLETS	TELEVISION OUTLETS	12"	TO CL.
EXTERIOR GFI'S	GARAGE GFI'S (ABOVE GARAGE FLOOR)	12"	TO CL.
THERMOSTAT	DOOR BELL CHIMES	48"	TO CL.
DOOR BELL BUTTON	KITCHEN HOOD FAN "WHIP"	54"	TO CL.
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	KITCHEN DISHWASHER RECEPTACLE	84"	TO CL.
KITCHEN RANGE	KITCHEN REFRIGERATOR	LEVEL W/ DOOR HANDLE	
WASHER/DRYER OUTLET	HOLLYWOOD LIGHTS	66"	TO CL.
		16"	TO CL.
		24"	TO CL.
		48"	TO CL.
		36"	TO CL.
		84"	TO CL.

NOTE: SEE FINAL COLOR SHEET FOR TV, FANS & PHONE LOCATIONS
 NOTE: ELEC. CONTRACTOR TO VERIFY IF ON-Q IS NEEDED PER COMMUNITY SPECS.

ELEVATION A,B,C
(STD SPECS.)
UTILITY PLAN

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

LOT: 0000, COMMUNITY
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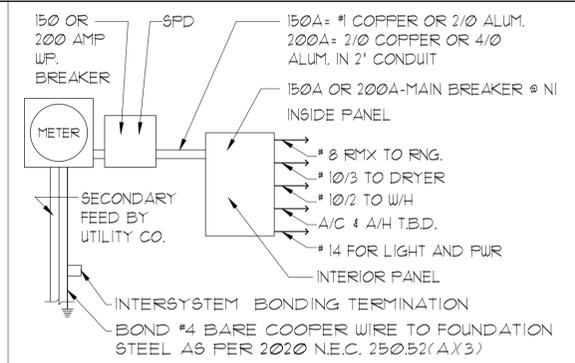
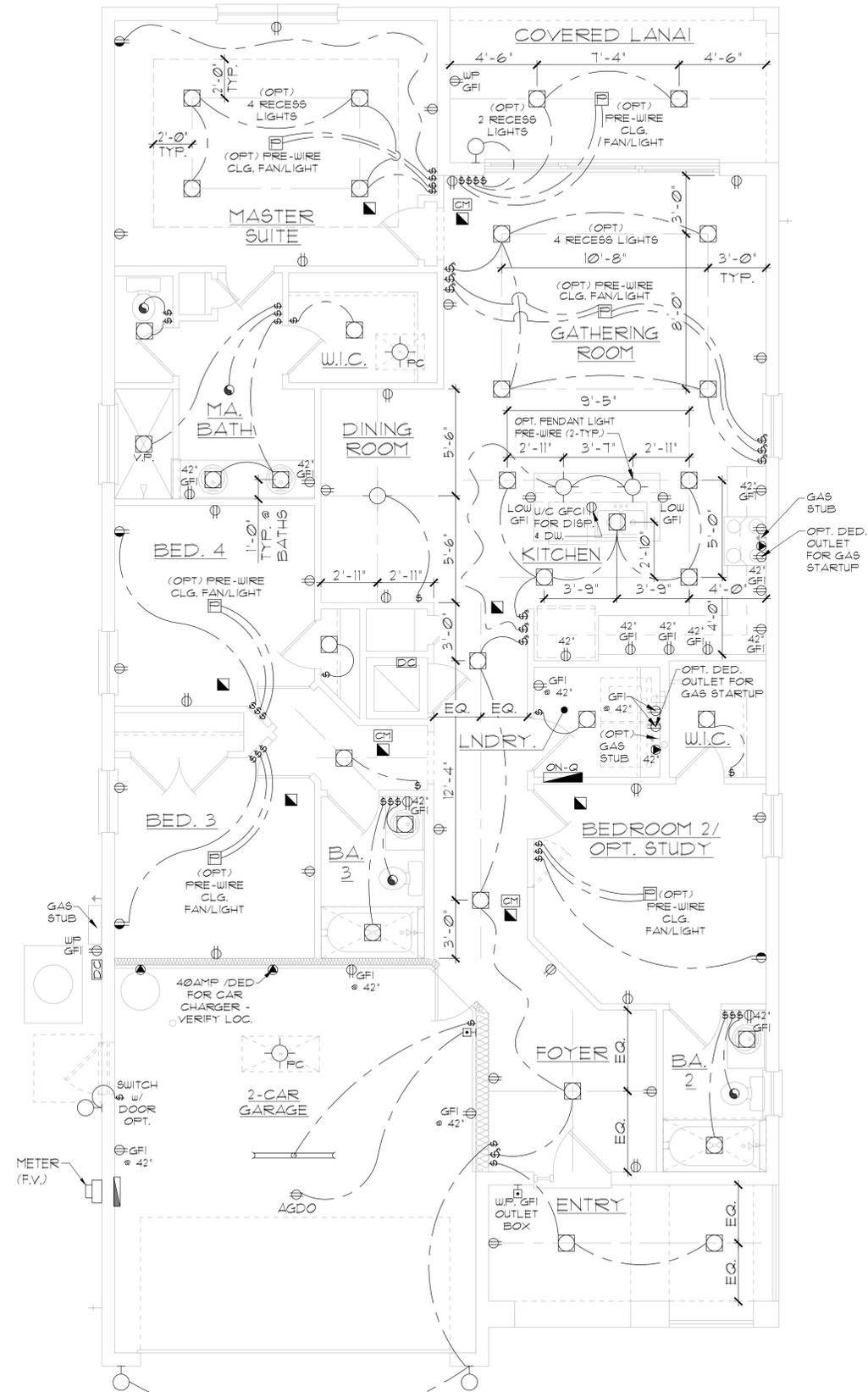
A DIVISION OF PARK SQUARE ENTERPRISES, INC.
 5200 Vineyard Road, Suite 200
 Orlando, Florida 32811
 Phone: (407) 529-3000



UTILITY PLAN

1771 DAYTONA
 FLORIDA SERIES

REVISIONS	
DELTA #	DATE
DATE:	06-05-25
SCALE:	AS NOTED
DRAWN:	MR
SHEET:	E1



ELECTRICAL RISER DIAGRAM
N.T.S.

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⊞	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
⊞	OUTLET 110-115, FLOOR MOUNTED	⊞	EXHAUST FAN
⊞	SPECIAL PURPOSE 220-240	⊞	EX. FAN/LIGHT COMBO
⊞	LIGHT FIXTURE, CEILING MOUNTED	⊞	DISPOSAL
⊞	LIGHT FIXTURE, WALL MOUNTED	⊞	ON-Q PANEL
⊞	LIGHT FIXTURE, RECESSED	⊞	ELECTRICAL PANEL
⊞	LIGHT FIXTURE, RECESSED ADJUST.	⊞	CEILING FAN, PREWIRE
⊞	LIGHT FIXTURE, FULL CHAIN	⊞	CEILING FAN, INSTALL
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⊞	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	WALL OUTLETS	48" TO C.L.
TELEPHONE OUTLETS	TELEVISION OUTLETS	12" TO C.L.
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ELEVATION A,B,C
(THRIVE SPECS.)
UTILITY PLAN

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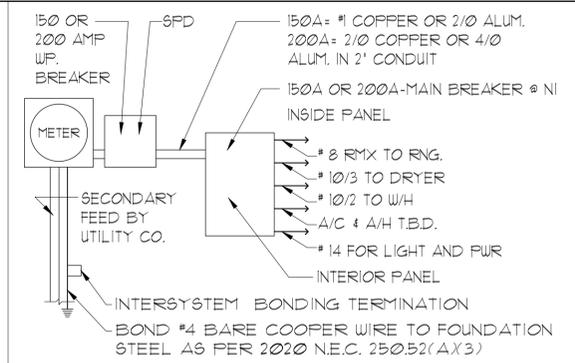
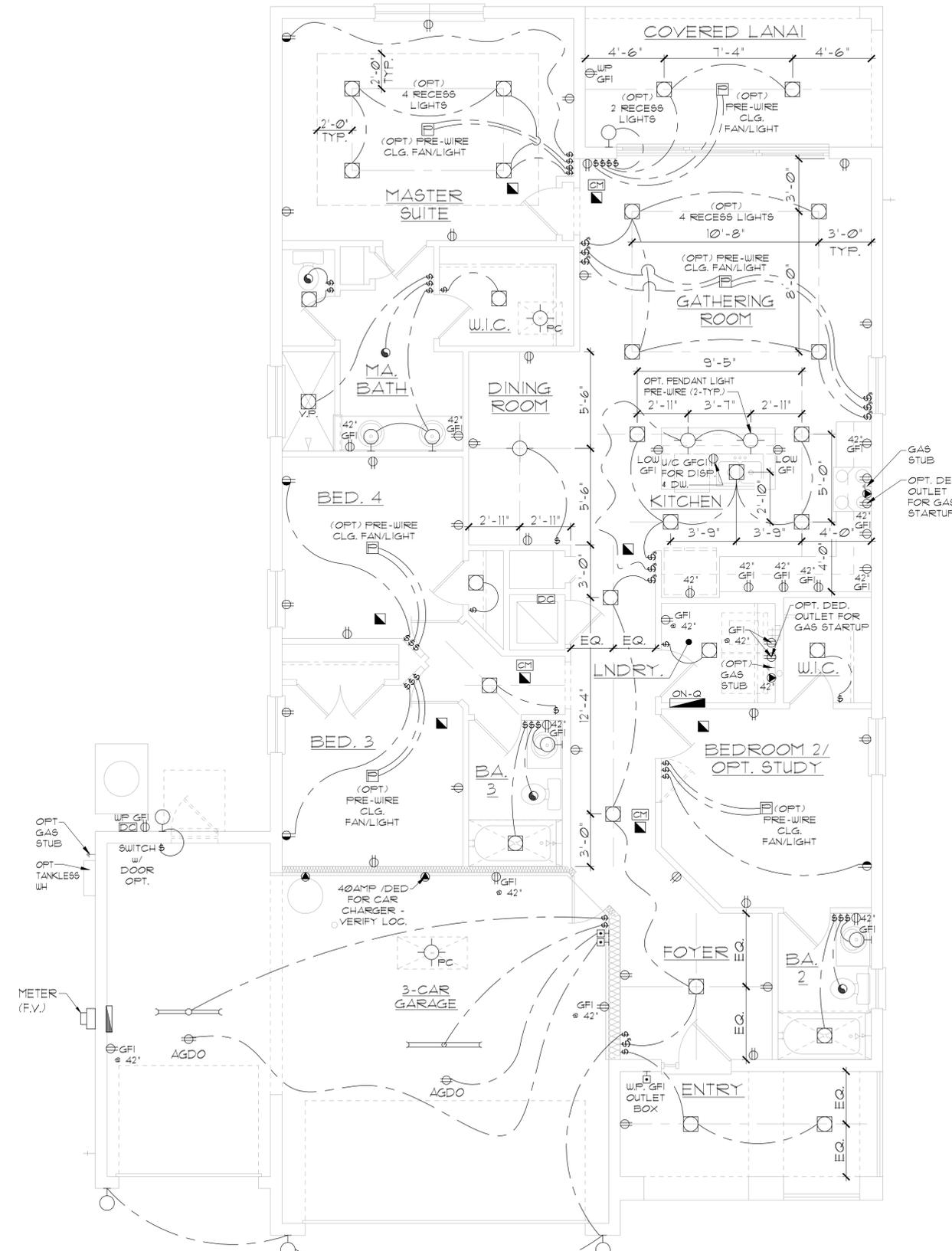
Park Square HOMES

UTILITY PLAN

1771 DAYTONA
 FLORIDA SERIES

REVISIONS	
DELTA #	DATE

DATE: 06-05-25
 SCALE: AS NOTED
 DRAWN: MR
 SHEET: E1



ELECTRICAL RISER DIAGRAM
N.T.S.

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⊞	LED LIGHT FIXTURE, RECESSED	◻	ELECTRICAL PANEL
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⊞	LIGHT FIXTURE, EXIT/BACKUP	◻	ELEC. POWER METER
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ELECTRICAL DEVICES ABOVE FIN. FLR.

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 GFI'S	12" TO CL.
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ELEVATION A,B,C W/ 3-CAR GARAGE (STD SPECS.)
UTILITY PLAN

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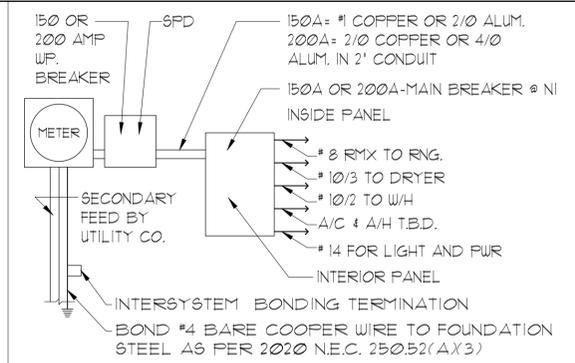
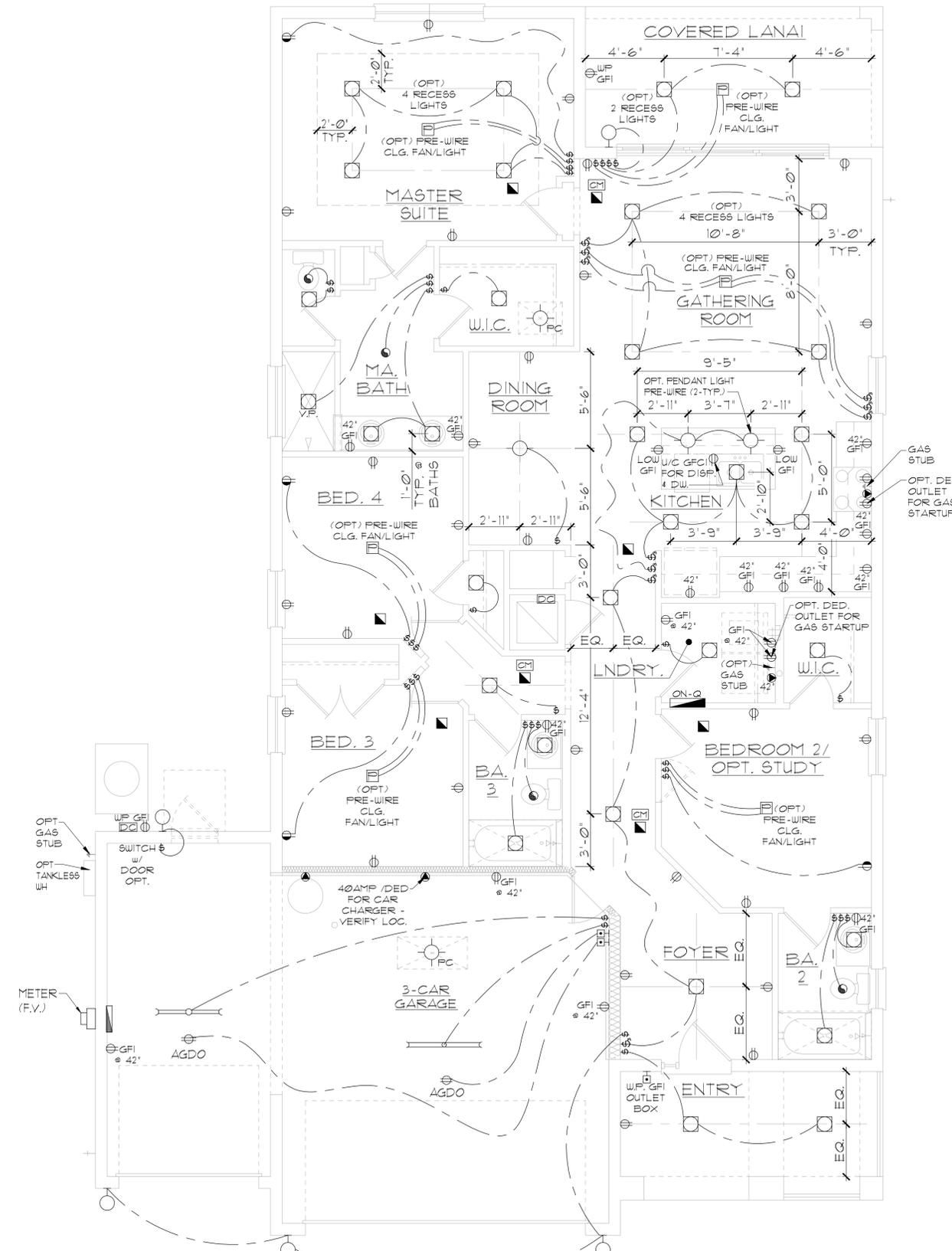
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UTILITY PLAN
 REVISIONS
 DELTA # DATE
 DATE: 06-05-25
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 DRAWN: MR
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ELECTRICAL RISER DIAGRAM
N.T.S.

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⊞	LED LIGHT FIXTURE, RECESSED	◻	ON-O PANEL
⊞	LIGHT FIXTURE, RECESSED ADJUST.	◻	ELECTRICAL PANEL
⊞	LIGHT FIXTURE, FULL CHAIN	◻	CEILING FAN, PREWIRE
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⊞	OUTLET, TV/CABLE	◻	ELEC. POWER METER

ELECTRICAL DEVICES ABOVE FIN. FLR.

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CL. = CENTER LINE

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**ELEV. A,B,C W/ 3-CAR GARAGE (THRIVE SPECS.)
 UTILITY PLAN**

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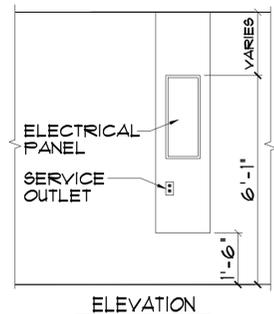
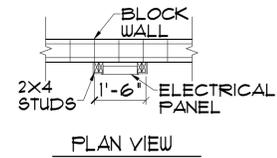
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REVISIONS

DELTA #	DATE

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ELEC. PANEL DETAIL
N.T.S.

EXT. FINISH ROOF MATERIAL SEE EXT. ELEV.
INSULATION AS REQUIRED PER ENERGY CALCS
PRE-ENG. TRUSSES @ 24" O.C. MAX. UNO.

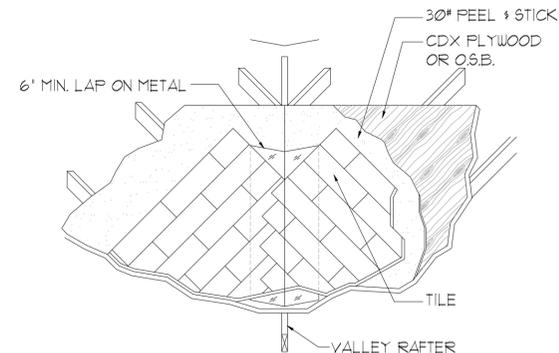
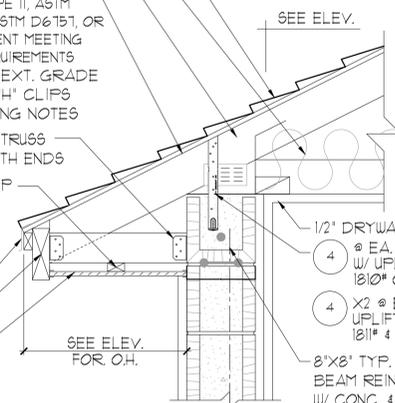
ALL UNDERLAYMENT ARE REQUIRED TO MEET ASTM D226 TYPE II, ASTM D4869 TYPE III OR IV, ASTM D6151, OR SYNTHETIC UNDERLAYMENT MEETING THE PERFORMANCE REQUIREMENTS SPECIFIED OVER 19/32" EXT. GRADE ROOF SHEATHING w/ 1/4" CLIPS SECURED PER FRAMING NOTES

P.T. 2x4 RAFTER @ EA. TRUSSES SECURED w/ A23 @ BOTH ENDS
CONT. 1x2 NAILING STRIP (UNSUPPORTED SPAN LIMITED PER FBC 104.2.1)

METAL DRIP EDGE
2x6 SUB FASCIA
VENTED ALUMINUM SOFFIT PANELS SHALL BE INSTALLED PER R104.2 OF FBC 8TH (2023)

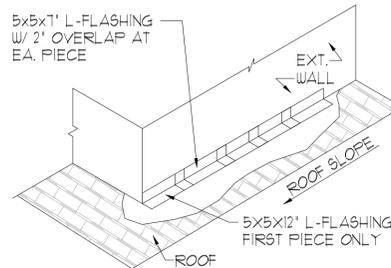
SOFFIT OVERHANG DETAIL - NOMINAL HEEL COND.
N.T.S.

NOTE:
ROOF UNDERLAYMENT SHALL COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS IN ACCORDANCE WITH R303.33 - FBC 2023 8TH EDITION



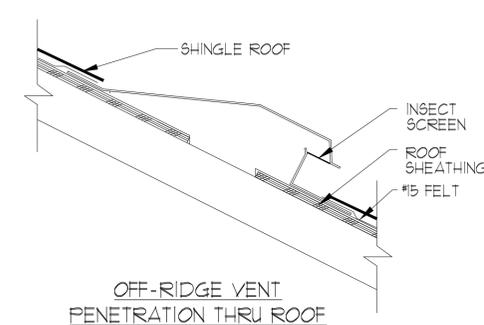
VALLEY FLASHING DETAIL

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 RA6 III.

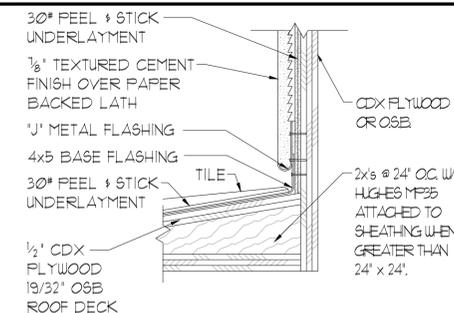


FLASHING DETAIL TO COMPLY WITH R303.2 OF THE FBC 2023 - 8TH ED.

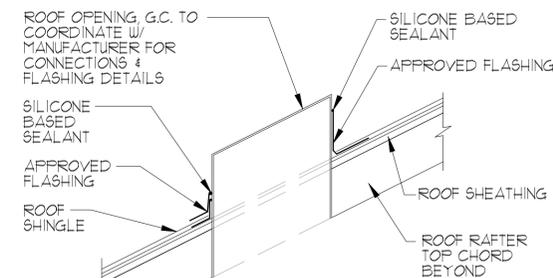
STEP WALL FLASHING
N.T.S.



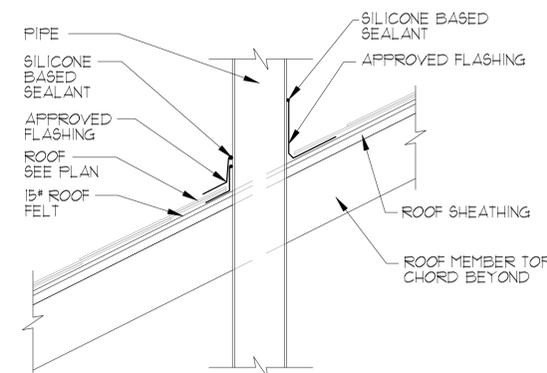
OFF-RIDGE VENT PENETRATION THRU ROOF



ROOF TO WALL FLASHING DETAIL
N.T.S.



OPENING PENETRATION THRU ROOF



PIPE PENETRATION THRU ROOF

ROOF PENETRATION DETAIL SCALE: N.T.S.



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



DETAILS

DETAILS

REVISIONS

DELTA # DATE

DATE: XX-XX-24

SCALE: AS NOTED

DRAWN: MR

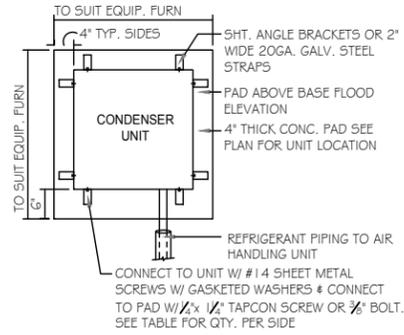
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AD1

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

LOT: 000, COMMUNITY

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

1 COND. ANCHOR DETAIL

N.T.S.

FIELD REPAIR NOTES

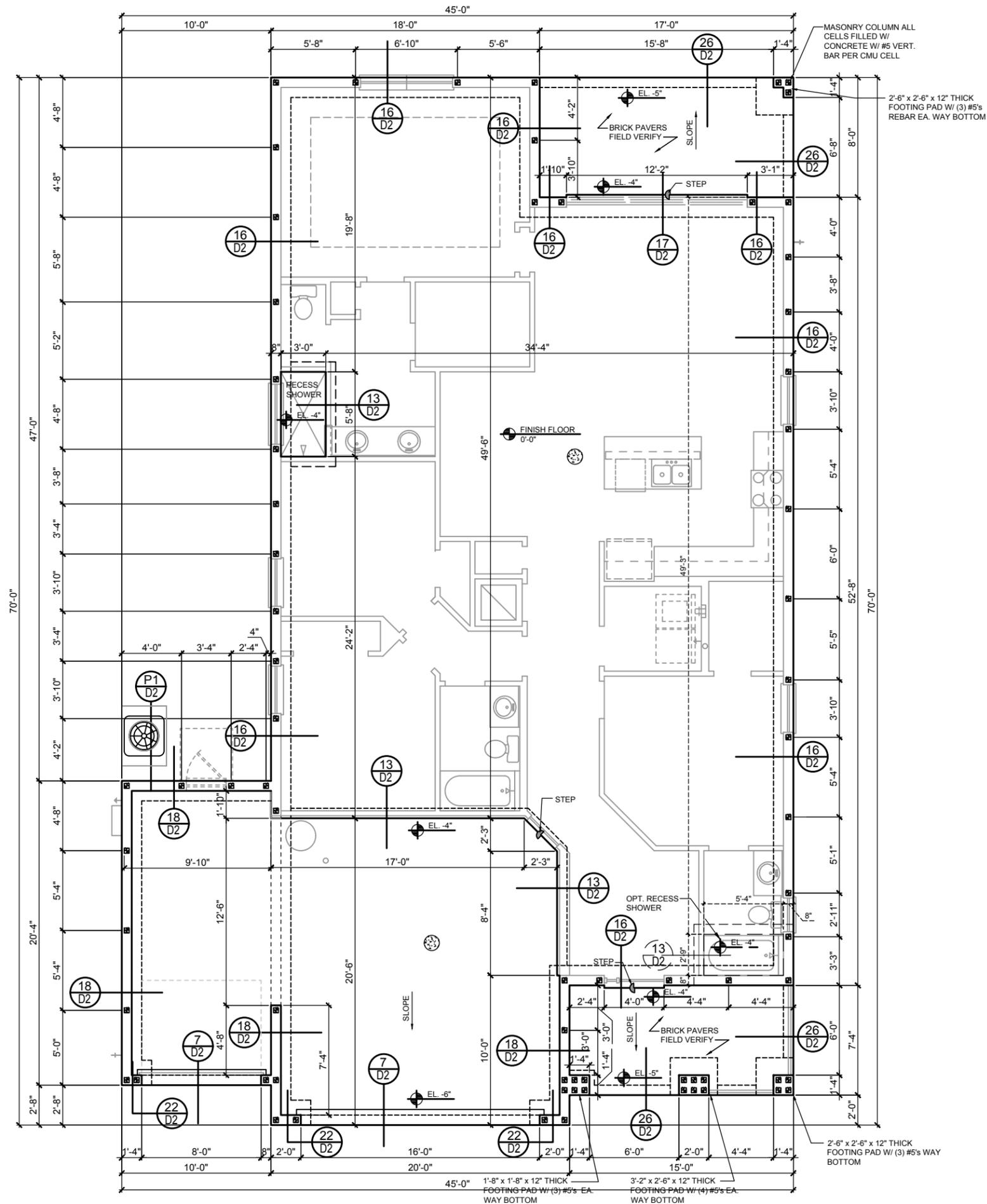
- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEK PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.
- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1 1/4" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 1 1/4" - REQUIRE SPECIAL ENGINEERING LETTER.
- 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) MTS 12 @ TOP AND BOTTOM PLATE.

VERIFICATION OF FIELD CONDITIONS:

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

FOUNDATION NOTES

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



FOUNDATION PLAN

ABC 3-CAR GARAGE
1/8"=1'-0" (1x17) 1/4"=1'-0" (2x34)

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LOT: 0000, COMMUNITY

1771 DAYTONA
FLORIDA SERIES

FOUNDATION PLAN

Park Square
HOMES

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

ITEG
THOMPSON ENGINEERING GROUP, INC.
P.O. BOX 1734-1452
Orlando, FL 32811
www.iteg.com

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REVISIONS	
DELTA #	DATE

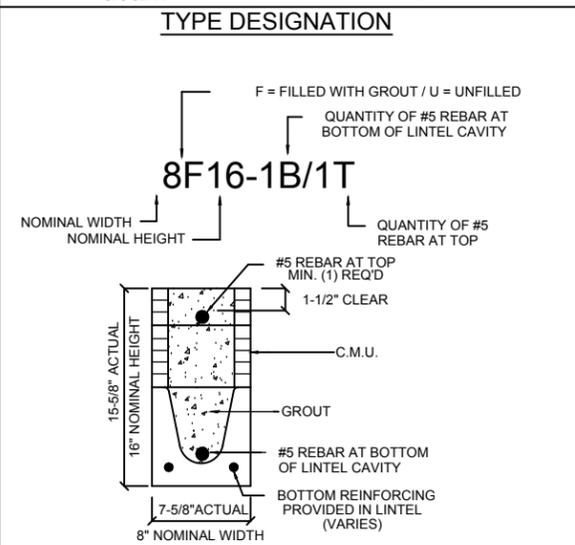
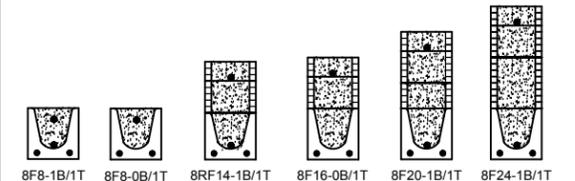
DATE: 06-05-25
SCALE: AS NOTED
DRAWN: MR
SHEET: 5.1

SAFE LOAD TABLES FOR GRAVITY, UPLIFT & LATERAL LOADS

		8" PRECAST & PRESTRESSED U-LINTELS													
		GRAVITY													
LENGTH	TYPE	8F8-0B	8F12-0B	8F16-0B	8F20-0B	8F24-0B	8F28-0B	8F32-0B	8F8-1B	8F12-1B	8F16-1B	8F20-1B	8F24-1B	8F28-1B	8F32-1B
2'-10" (34")	PRECAST	2302	3166	4473	6039	7526	9004	10472	11936	3166	4473	6039	7526	9004	10472
3'-6" (42")	PRECAST	2302	3166	4473	6039	7526	9004	10472	11936	3166	4473	6039	7526	9004	10472
4'-0" (48")	PRECAST	2020	2646	4473	6039	7526	9004	10472	11936	1787	1913	2657	3403	4149	4896
4'-6" (54")	PRECAST	1651	2170	4027	6039	7526	9004	10472	11936	1665	2889	5057	6096	5400	6424
5'-4" (64")	PRECAST	1184	1000	1059	1474	1889	2304	2721	3137	1000	1059	1474	1889	2304	2721
5'-10" (70")	PRECAST	972	1459	2464	4144	5458	4437	5280	6122	1255	2101	3396	5280	7134	8995
6'-6" (78")	PRECAST	637	1029	1675	2385	1994	2439	2886	3333	1029	1675	2385	1994	2439	2886
7'-6" (90")	PRECAST	767	1029	1675	2385	1994	2439	2886	3333	899	1445	2214	3192	4533	6513
8'-0" (96")	PRECAST	670	830	1362	1927	1602	1961	2320	2680	767	1257	1779	1479	1810	2142
8'-8" (104")	PRECAST	618	829	1332	2044	2946	4184	6012	3773	632	1049	1469	1210	1482	1754
9'-4" (112")	PRECAST	573	768	1212	1818	2544	3469	4030	3127	482	802	1125	915	1122	1328
10'-6" (126")	PRECAST	456	658	1025	1514	2081	2774	3130	2404	598	935	1365	1854	2441	3155
11'-4" (136")	PRECAST	445	598	935	1365	1854	2441	3155	4044	545	864	1254	1689	2074	1570
12'-0" (144")	PRECAST	414	555	864	1254	1693	2211	2832	3590	427	726	1028	1331	1635	1234
13'-4" (160")	PRECAST	362	465	746	1076	1438	1855	2343	2920	381	649	919	1190	1462	1087
14'-0" (168")	PRECAST	338	455	700	1003	1335	1714	2153	2696	NR	NR	NR	NR	NR	NR
14'-8" (176")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
15'-4" (184")	PRESTRESSED	N.R.	NR	NR	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	NR	NR
19'-4" (232")	PRESTRESSED	N.R.	NR	NR	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	NR	NR
22'-0" (264")	PRESTRESSED	N.R.	NR	NR	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	NR	NR

		8" PRECAST W/ 2' RECESS DOOR U-LINTELS													
		GRAVITY													
LENGTH	TYPE	8R8-0B	8R12-0B	8R16-0B	8R20-0B	8R24-0B	8R28-0B	8R32-0B	8R8-1B	8R12-1B	8R16-1B	8R20-1B	8R24-1B	8R28-1B	8R32-1B
4'-4" (52")	PRECAST	1489	1591	2053	2862	3854	4929	5994	6880	1591	2053	2862	3854	4929	5994
4'-6" (54")	PRECAST	1357	1449	1872	2612	3500	4487	5375	6264	1449	1872	2612	3500	4487	5375
5'-8" (68")	PRECAST	785	832	1092	1550	2028	2566	3075	3585	1702	2112	2682	3472	4362	5252
5'-10" (70")	PRECAST	735	779	1000	1449	1924	2400	2876	3352	1103	2051	3811	6472	6516	5450
6'-8" (80")	PRECAST	822	907	1677	2933	2576	3223	3872	4522	907	1677	2933	4100	6730	8177
7'-6" (90")	PRECAST	665	761	1377	2252	1968	2451	2944	3439	761	1377	2252	3609	5492	6524
9'-8" (116")	PRECAST	371	420	834	1253	1071	1342	1614	1886	535	928	1497	2179	2618	3595

		8" PRECAST & PRESTRESSED U-LINTELS													
		UPLIFT													
LENGTH	TYPE	8F8-1T	8F12-1T	8F16-1T	8F20-1T	8F24-1T	8F28-1T	8F32-1T	8F8-2T	8F12-2T	8F16-2T	8F20-2T	8F24-2T	8F28-2T	8F32-2T
2'-10" (34")	PRECAST	2727	2878	4101	5332	6569	7811	9055	2021	2021	2727	2727	2727	2727	2727
3'-6" (42")	PRECAST	2165	2289	3260	4237	5219	6204	7192	1257	1257	2165	2215	3165	4125	5091
4'-0" (48")	PRECAST	1878	1989	2832	3680	4532	5387	6245	938	938	1878	1925	2750	3583	4422
4'-6" (54")	PRECAST	1660	1762	2507	3257	4010	4767	5525	727	727	1660	1705	2435	3171	3913
5'-4" (64")	PRECAST	1393	1484	2110	2741	3375	4010	4648	505	505	1393	1437	2050	2670	3293
5'-10" (70")	PRECAST	1272	1357	1930	2505	3084	3665	4247	418	418	1272	1315	1875	2441	3010
6'-6" (78")	PRECAST	1141	1200	1733	2250	2769	3290	3812	707	887	1141	1182	1684	2192	2703
7'-6" (90")	PRECAST	959	1029	1475	1914	2354	2797	3240	591	657	959	1029	1466	1907	2351
9'-4" (112")	PRECAST	801	871	1212	1550	1910	2271	2634	454	630	801	851	1192	1550	1910
10'-6" (126")	PRECAST	716	761	1039	1389	1711	2034	2358	396	493	716	761	1039	1389	1711
11'-4" (136")	PRECAST	666	716	996	1346	1711	2034	2358	363	556	666	716	996	1346	1711
12'-0" (144")	PRECAST	607	657	937	1287	1652	1977	2302	340	494	607	657	937	1287	1652
13'-4" (160")	PRECAST	500	549	829	1179	1514	1839	2164	302	398	500	549	829	1179	1514
14'-0" (168")	PRECAST	458	507	787	1137	1472	1807	2142	286	380	458	507	787	1137	1472
14'-8" (176")	PRESTRESSED	243	292	459	591	724	857	990	N.R.	357	243	292	459	591	724
15'-4" (184")	PRESTRESSED	228	277	430	563	697	831	964	N.R.	327	228	277	430	563	697
17'-4" (208")	PRESTRESSED	188	237	361	494	627	760	893	N.R.	255	188	237	361	494	627
19'-4" (232")	PRESTRESSED	165	214	338	471	604	737	870	N.R.	204	165	214	338	471	604
21'-4" (256")	PRESTRESSED	142	191	288	385	482	579	676	N.R.	172	142	191	288	385	482
22'-0" (264")	PRESTRESSED	137	186	273	370	467	564	661	N.R.	161	137	186	273	370	467
24'-0" (288")	PRESTRESSED	124	173	260	357	454	551	648	N.R.	135	124	173	260	357	454



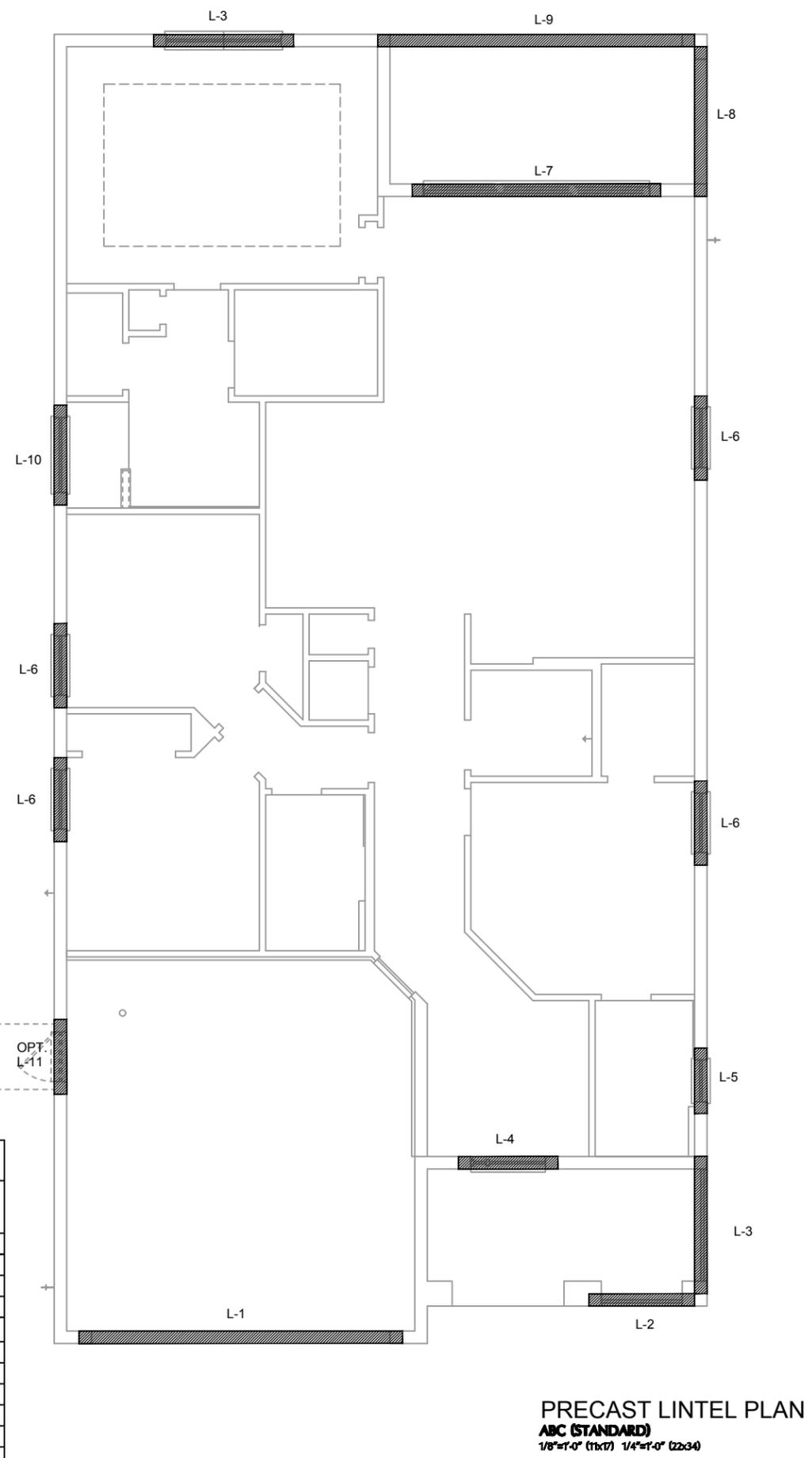
- ### MATERIALS
- fc precast lintels = 3500 psi.
 - fc prestressed lintels = 6000 psi.
 - fc grout = 3000 psi w/ maximum 3/8" aggregate.
 - Concrete masonry units (CMU) per ASTM C90 w/ minimum net area compressive strength = 1900 psi.
 - Rebar provided in precast lintel per ASTM A615 GR60. Field rebar 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.

- ### GENERAL NOTES
- 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 L/360 vertical deflection, except lintels 17'-4" and longer with a nominal height of 8" meet or exceed L/180.
 - 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.

- ### SAFE LOAD TABLE NOTES
- 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.
 - N.R. = Not Rated.
 - Safe loads are total superimposed allowable load on the section specified.
 - Safe loads based on grade 40 or grade 60 field rebar.
 - Additional lateral load capacity can be obtained by the designer by providing additional reinforced masonry above the precast lintel.
 - One #7 rebar may be substituted for two #5 rebars in 8" lintels only.
 - The designer may evaluate concentrated loads from the safe load tables by calculating the maximum resisting moment and shear at t-away from the face of support.
 - For composite lintel heights not shown, use safe load from next lower height.
 - All safe loads in units of pounds per linear foot.

		8" PRECAST W/ 2' RECESS DOOR U-LINTELS													
		UPLIFT													
LENGTH	TYPE	8R8-1T	8R12-1T	8R16-1T	8R20-1T	8R24-1T	8R28-1T	8R32-1T	8R8-2T	8R12-2T	8R16-2T	8R20-2T	8R24-2T	8R28-2T	8R32-2T
4'-4" (52")	PRECAST	1244	1573	2413	3260	4112	4967	5825	932	932	1244	1519	2339	3170	4008
4'-6" (54")	PRECAST	1192	1507	2311	3121	3937	4756	5577	853	853	1192	1455	2240	3036	3837
5'-8" (68")	PRECAST	924	1172	1795	2423	3055	3689	4325	501	501	924	1132	1741	2357	2978
5'-10" (70")	PRECAST	896	1138	1742	2352	2965	3581	4198	469	469	896	1099	1690	2288	2891
6'-8" (80")	PRECAST	778	882	1513	2042	2573	3107	3642	830	1100	778	856	1468	1987	2509
7'-6" (90")	PRECAST	688	697	1325	1810	2280	2753	3227	710	941	688	849	1302	1762	2225
9'-8" (116")	PRECAST	533	433	808	1123	1413	1704	1995	516	614	533	627	1009	1369	1728

CAST CRETE / LOTTS / WEKIWA / FLORIDA ROCK PRECAST LINTEL SCHEDULE			
LINTEL NO.	LENGTH	TYPE	COMMENTS
L-1	17'-4"	8F32-1B/1T	GARAGE
L-2	5'-10"	8F16-1B/1T	ENTRY
L-3	7'-6"	8F16-1B/1T	ENTRY
L-4	7'-6"	8RF14-1B/1T	FOYER
L-5	3'-6"	8F16-1B/1T	BATH 2
L-6	4'-6"	8F16-1B/1T	BEDROOM 2
L-7	13'-6"	8F16-1B/1T	GATHERING ROOM
L-8	8'-0"	8F16-1B/1T	COVERED LANAI
L-9	17'-4"	8F16-1B/1T	COVERED LANAI
L-10	5'-4"	8F16-1B/1T	MASTER BATH
L-11	4'-0"	8RF30-1B/1T	OPT. GARAGE SERV.

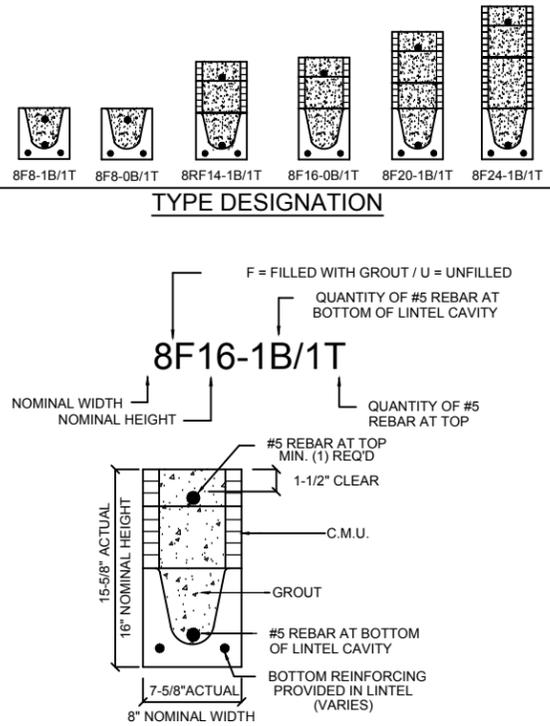


SAFE LOAD TABLES FOR GRAVITY, UPLIFT & LATERAL LOADS

8" PRECAST & PRESTRESSED U-LINTELS		GRAVITY														
LENGTH	TYPE	8U8	8F8-0B		8F12-0B		8F16-0B		8F20-0B		8F24-0B		8F28-0B		8F32-0B	
			8F8-1B	8F12-1B	8F16-1B	8F20-1B	8F24-1B	8F28-1B	8F32-1B							
2'-10" (34")	PRECAST	2302	3166	4473	6039	7526	9004	10472	11936							
3'-6" (42")	PRECAST	2302	3166	4473	6039	7526	9004	10472	11936							
4'-0" (48")	PRECAST	2029	2646	4473	6039	7526	9004	10472	11936							
4'-6" (54")	PRECAST	1651	1787	1913	2657	3403	4149	4896	5644							
5'-4" (64")	PRECAST	1184	1665	2889	5057	6096	5400	6424	7450							
5'-10" (70")	PRECAST	972	1000	1059	1474	1889	2304	2721	3137							
6'-6" (78")	PRECAST	637	1255	2101	3396	5260	7134	8995	10860							
7'-6" (90")	PRECAST	767	1029	1675	2610	3839	5596	6613	8047							
8'-0" (96")	PRECAST	670	830	1362	1927	2839	4149	5260	6371							
8'-8" (104")	PRECAST	618	767	1257	1779	2479	3179	3879	4579							
9'-4" (112")	PRECAST	573	632	1049	1469	2119	2769	3419	4069							
10'-6" (126")	PRECAST	456	482	802	1125	1548	1971	2394	2817							
11'-4" (136")	PRECAST	445	456	765	1088	1411	1734	2057	2380							
12'-0" (144")	PRECAST	414	414	684	1007	1330	1653	1976	2300							
13'-4" (160")	PRECAST	362	362	582	905	1228	1551	1874	2197							
14'-0" (168")	PRECAST	338	338	545	868	1191	1514	1837	2160							
14'-8" (176")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.							
15'-4" (184")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.							
17'-4" (208")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.							
19'-4" (232")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.							
21'-4" (256")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.							
22'-0" (264")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.							
24'-0" (288")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.							

8" PRECAST W/ 2' RECESS DOOR U-LINTELS		GRAVITY														
LENGTH	TYPE	8RU6	8RF8-0B		8RF12-0B		8RF16-0B		8RF20-0B		8RF24-0B		8RF28-0B		8RF32-0B	
			8RF8-1B	8RF12-1B	8RF16-1B	8RF20-1B	8RF24-1B	8RF28-1B	8RF32-1B							
4'-4" (52")	PRECAST	1489	1591	2053	2515	2977	3439	3901	4363	4825	5287	5749	6211	6673	7135	7597
4'-6" (54")	PRECAST	1357	1449	1811	2273	2735	3197	3659	4121	4583	5045	5507	5969	6431	6893	7355
5'-8" (68")	PRECAST	785	832	1102	1472	1842	2212	2582	2952	3322	3692	4062	4432	4802	5172	5542
5'-10" (70")	PRECAST	735	779	1050	1420	1790	2160	2530	2900	3270	3640	4010	4380	4750	5120	5490
6'-8" (80")	PRECAST	822	907	1177	1547	1917	2287	2657	3027	3397	3767	4137	4507	4877	5247	5617
7'-6" (90")	PRECAST	665	761	1031	1401	1771	2141	2511	2881	3251	3621	3991	4361	4731	5101	5471
9'-8" (116")	PRECAST	371	420	690	1060	1430	1800	2170	2540	2910	3280	3650	4020	4390	4760	5130

8" PRECAST & PRESTRESSED U-LINTELS		UPLIFT												LATERAL	
LENGTH	TYPE	8U8	8F8-1T	8F12-1T	8F16-1T	8F20-1T	8F24-1T	8F28-1T	8F32-1T	8U6		8F6			
										8U6	8F6				
2'-10" (34")	PRECAST	2727	2878	3101	3323	3545	3767	3989	4211	4433	2021	2021			
3'-6" (42")	PRECAST	2165	2294	2423	2552	2681	2810	2939	3068	3197	1257	1257			
4'-0" (48")	PRECAST	1878	1989	2100	2211	2322	2433	2544	2655	2766	938	938			
4'-6" (54")	PRECAST	1660	1762	1863	1964	2065	2166	2267	2368	2469	727	727			
5'-4" (64")	PRECAST	1393	1484	1575	1666	1757	1848	1939	2030	2121	505	505			
5'-10" (70")	PRECAST	1272	1357	1442	1527	1612	1697	1782	1867	1952	418	418			
6'-6" (78")	PRECAST	1141	1200	1259	1318	1377	1436	1495	1554	1613	707	887			
7'-6" (90")	PRECAST	959	1029	1098	1167	1236	1305	1374	1443	1512	591	657			
9'-4" (112")	PRECAST	801	871	940	1009	1078	1147	1216	1285	1354	454	630			
10'-6" (126")	PRECAST	716	785	854	923	992	1061	1130	1199	1268	396	493			
11'-4" (136")	PRECAST	666	735	804	873	942	1011	1080	1149	1218	363	556			
12'-0" (144")	PRECAST	607	676	745	814	883	952	1021	1090	1159	340	494			
13'-4" (160")	PRECAST	573	642	711	780	849	918	987	1056	1125	302	398			
14'-0" (168")	PRECAST	458	527	596	665	734	803	872	941	1010	286	360			
14'-8" (176")	PRESTRESSED	243	295	347	399	451	503	555	607	659	N.R.	357			
15'-4" (184")	PRESTRESSED	228	279	330	381	432	483	534	585	636	N.R.	327			
17'-4" (208")	PRESTRESSED	188	239	290	341	392	443	494	545	596	N.R.	255			
19'-4" (232")	PRESTRESSED	165	216	267	318	369	420	471	522	573	N.R.	204			
21'-4" (256")	PRESTRESSED	142	193	244	295	346	397	448	499	550	N.R.	172			
22'-0" (264")	PRESTRESSED	137	188	239	290	341	392	443	494	545	N.R.	161			
24'-0" (288")	PRESTRESSED	127	178	229	280	331	382	433	484	535	N.R.	135			



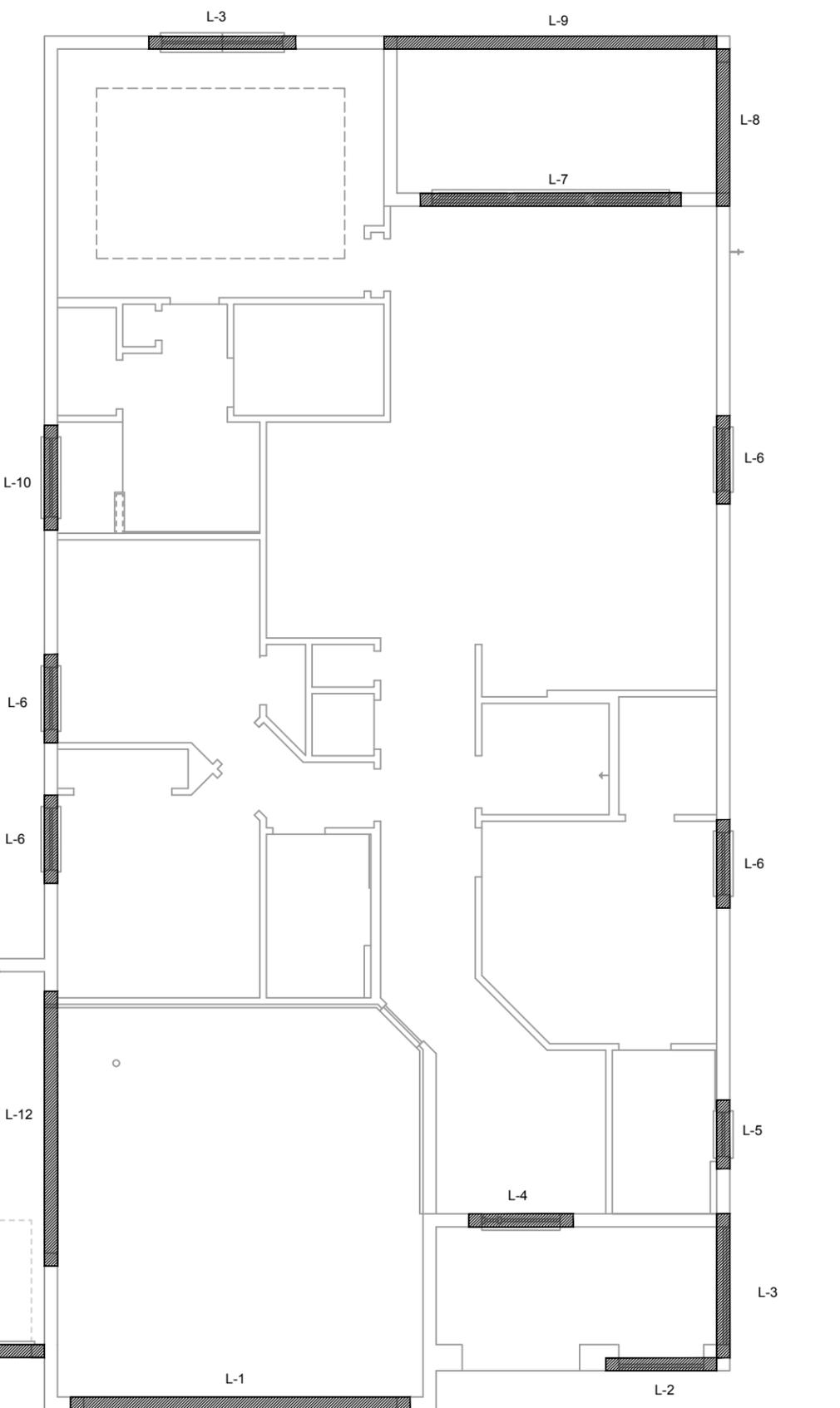
- ### MATERIALS
- fc precast lintels = 3500 psi.
 - fc prestressed lintels = 6000 psi.
 - fc grout = 3000 psi w/ maximum 3/8" aggregate.
 - Concrete masonry units (CMU) per ASTM C90 w/ minimum net area compressive strength = 1900 psi.
 - Rebar provided in precast lintel per ASTM A615 GR60. Field rebar 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.

- ### GENERAL NOTES
- 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 L/360 vertical deflection, except lintels 17'-4" and longer with a nominal height of 8" meet or exceed L/180.
 - 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.

- ### SAFE LOAD TABLE NOTES
- 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.
 - N.R. = Not Rated.
 - Safe loads are total superimposed allowable load on the section specified.
 - Safe loads based on grade 40 or grade 60 field rebar.
 - Additional lateral load capacity can be obtained by the designer by providing additional reinforced masonry above the precast lintel.
 - One #7 rebar may be substituted for two #5 rebars in 8" lintels only.
 - 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.
 - For composite lintel heights not shown, use safe load from next lower height.
 - All safe loads in units of pounds per linear foot.

8" PRECAST W/ 2' RECESS DOOR U-LINTELS		UPLIFT												LATERAL	
LENGTH	TYPE	8U6	8RF8-1T	8RF12-1T	8RF16-1T	8RF20-1T	8RF24-1T	8RF28-1T	8RF32-1T	8U6		8F6			
										8U6	8F6				
4'-4" (52")	PRECAST	1244	1573	2413	3260	4112	4967	5825	6683	7541	932	932			
4'-6" (54")	PRECAST	1192	1507	2311	3121	3937	4756	5577	6398	7219	853	853			
5'-8" (68")	PRECAST	924	1172	1795	2423	3055	3689	4325	4961	5597	501	501			
5'-10" (70")	PRECAST	896	1138	1741	2352	2965	3581	4198	4815	5432	469	469			
6'-8" (80")	PRECAST	778	956	1468	1987	2509	3035	3563	4091	4619	830	1100			
7'-6" (90")	PRECAST	688	849	1302	1762	2225	2690	3157	3710	4274	710	941			
9'-8" (116")	PRECAST	533	676	1009	1360	1728	2088	2450	2812	3174	516	614			

CAST CRETE / LOTTS / WEKIWA / FLORIDA ROCK PRECAST LINTEL SCHEDULE			
LINTEL NO.	LENGTH	TYPE	COMMENTS
L-1	17'-4"	8F32-1B/1T	GARAGE
L-2	5'-10"	8F16-1B/1T	ENTRY
L-3	7'-6"	8F16-1B/1T	ENTRY
L-4	7'-6"	8RF14-1B/1T	FOYER
L-5	3'-6"	8F16-1B/1T	BATH 2
L-6	4'-6"	8F16-1B/1T	BEDROOM 2
L-7	13'-6"	8F16-1B/1T	GATHERING ROOM
L-8	8'-0"	8F16-1B/1T	COVERED LANAI
L-9	17'-4"	8F16-1B/1T	COVERED LANAI
L-10	5'-4"	8F16-1B/1T	MASTER BATH
L-11	9'-4"	8F32-1B/1T	GARAGE DR.
L-12	14'-0"	8F8-1B/1T	GARAGE DIV.
L-13	4'-0"	8RF30-1B/1T	OPT. GARAGE SERV.



PRECAST LINTEL PLAN
ABC (3-CAR GARAGE)
1/8"=1'-0" (1x17) 1/4"=1'-0" (2x34)

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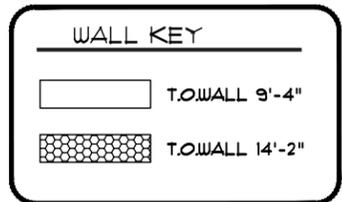
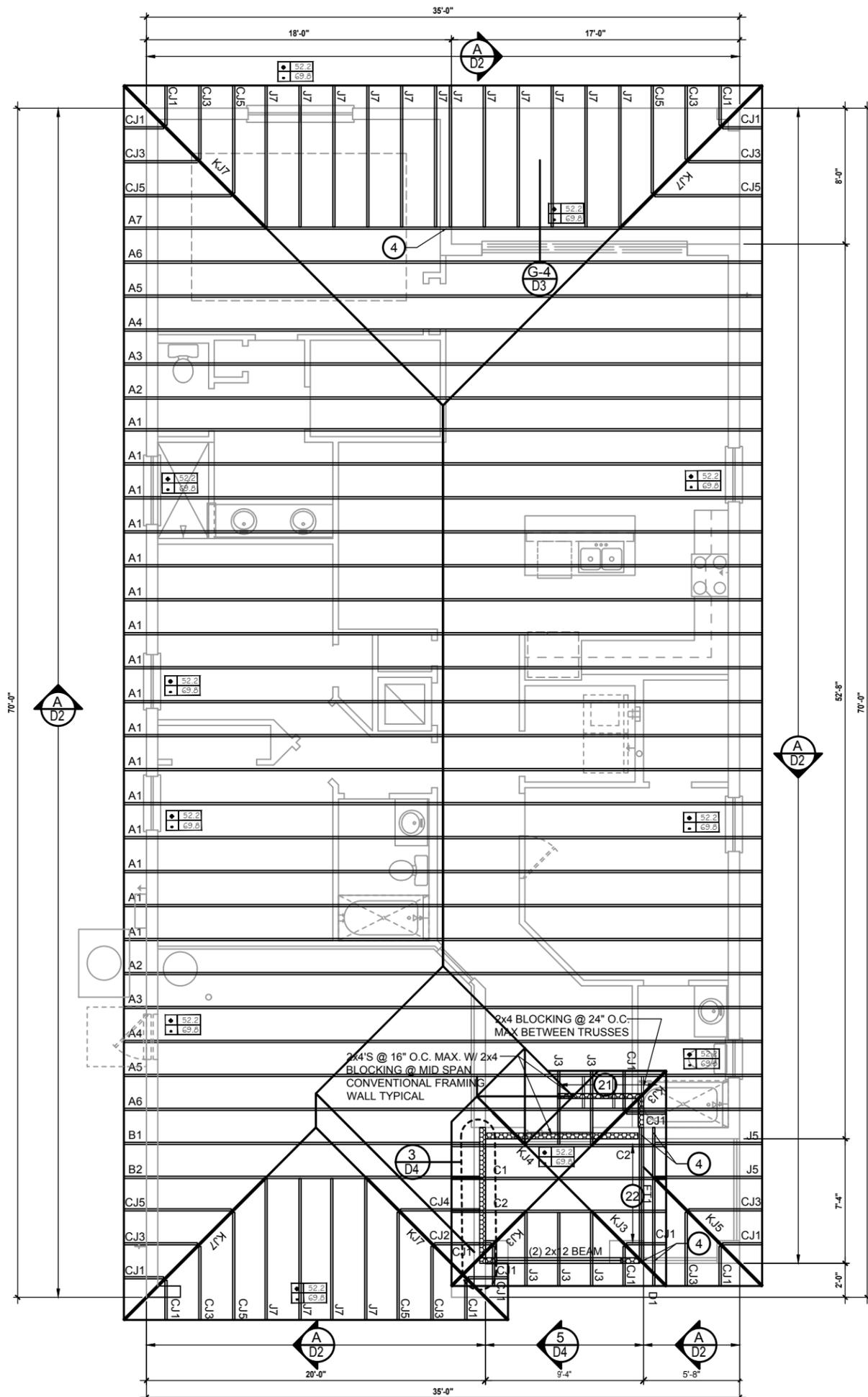
REVISIONS	
DELTA #	DATE

DATE: 06-05-25
SCALE: AS NOTED
DRAWN: MR
SHEET: S2.1

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CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON		MAX. UPLIFT	LAT. LDS. F1 / F2
	DESCRIPTION	FASTENERS PER CONNECTOR		
4	HETA16	9-10d x 1 1/2"	1,810	65 / 960
5	DETA20	18-10d x 1 1/2"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	400	210 / 170
21	H1	RFT: 6-8dx1 1/2"/PLT: 4-8d	480	510 / 165
22	H10S	RFT: 8-8d x 1 1/2" PLT: 8-8d x 1 1/2"	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: 4-8dx1 1/2"/P: 4-8dx1 1/2"	365	280 / 303
35	A35F	H: 4-8dx1 1/2"/P: 4-8dx1 1/2"	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 1 1/2"	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"x5 1/2" BOLTS	7,910	N/A
97	MTSM16	BLOCK: 4-1/2"x2 1/2" TC JOIST: 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A
99	A35	H: 4-8dx1 1/2"/P: 4-8dx1 1/2"	440	440 / N/A
102	HTT5	5/8" BOLT / 26-10d	4,275	N/A
103	VGTR/L	32-SDS 1/2"x3"/(2) 7/8" BLT	3,990	N/A
104	HDU8-SDS2.5	7/8" BLT/20-SDS 1/4"x2 1/2"	5,020	N/A
110	HCP1.81	(6) 0.148 x 1 1/2"	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"x1 1/2" TAPCON BM: 6-16d	1,135	N/A
215	HGUS210-2	HDR: 46-16d/JST: 10-16d	2,720	N/A
216	HUS412	BLOCK: 10-1/4"x1 1/2" TC JOIST: 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-1/4"x1 1/2" 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: 2-10dx1 1/2"/P: 10-10dx1 1/2"	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			



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 #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEX PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.
- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1 1/2" - 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.
- 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

- TYPICAL ROOF GABLE OVERHANG TO BE 16" 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 7TH EDITION (2020) 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 TPI/WCTA 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 FBOR 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 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1
- OFF RIDGE VENTS MAXIMUM OPENING SIZES: REFER TO MANUFACTURE SPECIFICATIONS.

ROOF FRAMING PLAN

AS (STANDARD)
1/8"=1'-0" (1x17) 1/4"=1'-0" (2x34)

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ROOF FRAMING PLAN

FLORIDA SERIES

REVISIONS

DELTA #	DATE

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SCALE:

AS NOTED

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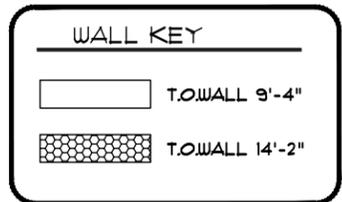
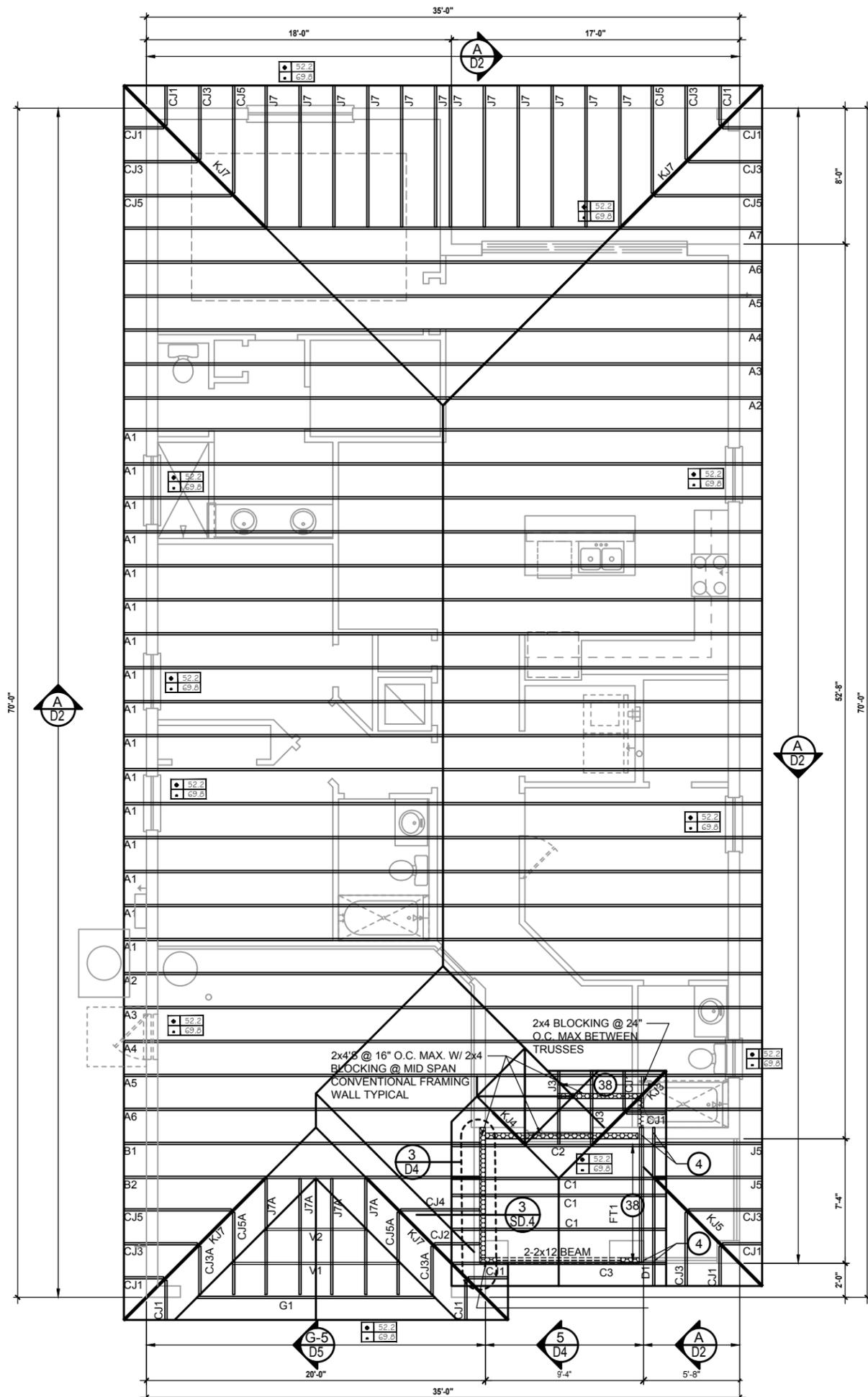
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CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON		MAX. UPLIFT	LAT. LDS. F1 / F2
	DESCRIPTION	FASTENERS PER CONNECTOR		
4	HETA16	9-10d x 1 1/2"	1,810	65 / 960
5	DETAL20	18-10d x 1 1/2"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	400	210 / 170
21	H1	RFT: 6-8dx1 1/2"/PLT: 4-8d	480	510 / 165
22	H10S	RFT: 8-8d x 1 1/2" PLT: 8-8d x 1 1/2"	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: 4-8dx1 1/2"/P: 4-8dx1 1/2"	365	280 / 303
35	A35F	H: 4-8dx1 1/2"/P: 4-8dx1 1/2"	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 1 1/2"	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"x5 1/2" BOLTS	7,910	N/A
97	MTSM16	BLOCK: 4-1/2"x2 1/2" TC JOIST: 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A
99	A35	H: 4-8dx1 1/2"/P: 4-8dx1 1/2"	440	440 / N/A
102	HTT5	5/8" BOLT / 26-10d	4,275	N/A
103	VGTR/L	32-SDS 1/2"x3"/(2) 7/8" BLT	3,990	N/A
104	HDU8-SDS2.5	7/8" BLT/20-SDS 1/4"x2 1/2"	5,020	N/A
110	HCP1.81	(6) 0.148 x 1 1/2"	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"x1 1/2" TAPCON BM: 6-16d	1,135	N/A
215	HGUS210-2	HDR: 46-16d/JST: 10-16d	2,720	N/A
216	HUS412	BLOCK: 10-1/4"x1 1/2" TC JOIST: 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-1/4"x1 1/2" 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: 2-10dx1 1/2"/P: 10-10dx1 1/2"	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			



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

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NOTES

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- TYPICAL ROOF EAVES OVERHANG TO BE 16" UNLESS OTHERWISE NOTED.
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- 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 R905.1.1.1 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
- OFF RIDGE VENTS MAXIMUM OPENING SIZES: REFER TO MANUFACTURE SPECIFICATIONS.

ROOF FRAMING PLAN C (STANDARD)
1/8"=1'-0" (1x17) 1/4"=1'-0" (2x34)

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

1771 DAYTONA

ROOF FRAMING PLAN

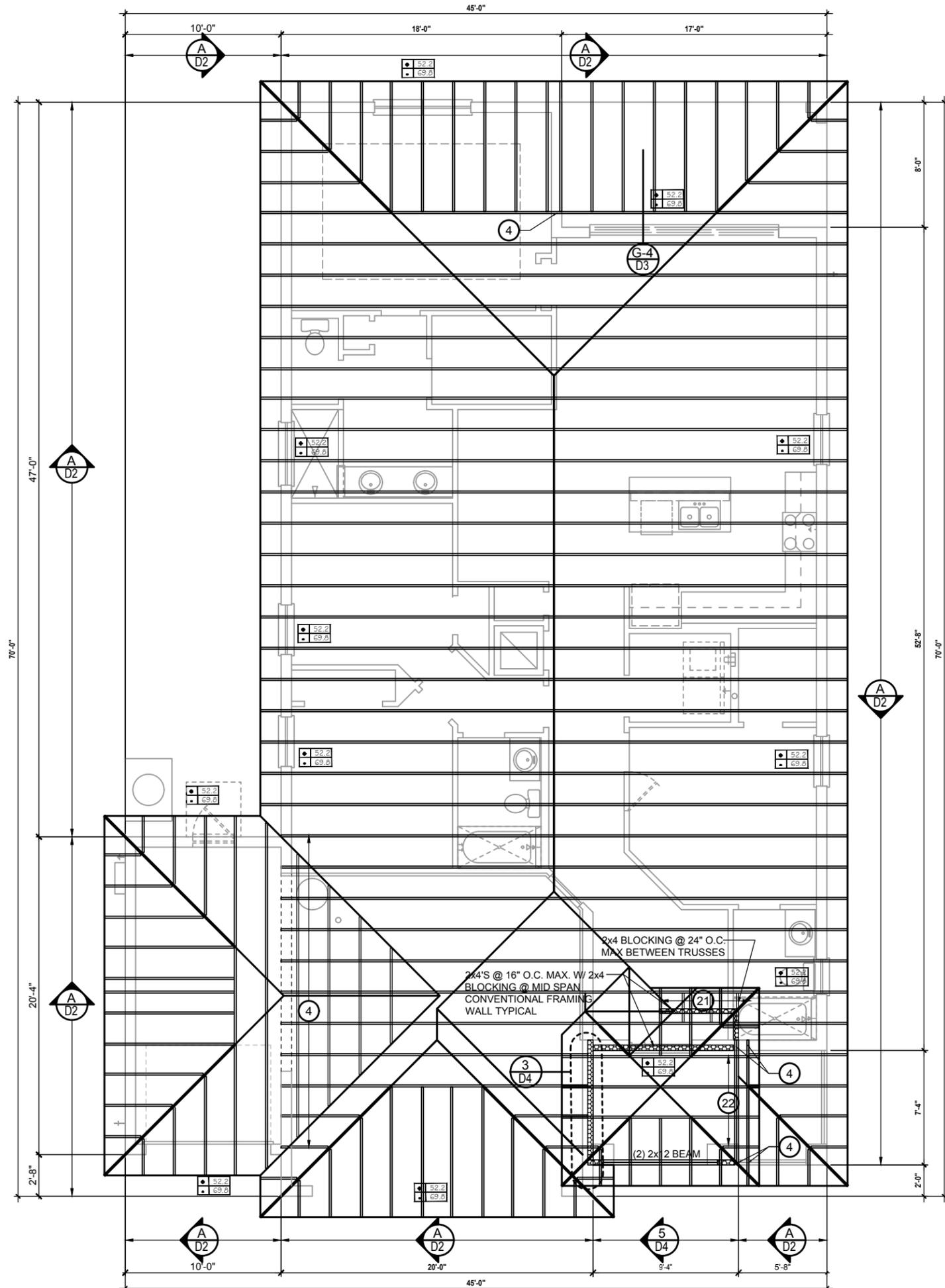
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DELTA #	DATE

DATE: 06-05-25
SCALE: AS NOTED
DRAWN: MR
SHEET: 33

CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON		MAX. UPLIFT	LAT. LDS. F1 / F2
	DESCRIPTION	FASTENERS PER CONNECTOR		
4	HETA16	9-10d x 1 1/2"	1,810	65 / 960
5	DETAL20	18-10d x 1 1/2"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	400	210 / 170
21	H1	RFT: 6-8dx1 1/2"/PLT: 4-8d	480	510 / 165
22	H10S	RFT: 8-8d x 1 1/2" PLT: 8-8d x 1 1/2"	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: 4-8dx1 1/2"/P: 4-8dx1 1/2"	365	280 / 303
35	A35F	H: 4-8dx1 1/2"/P: 4-8dx1 1/2"	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 1 1/2"	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"x5 1/2" BOLTS	7,910	N/A
97	MTSM16	BLOCK: 4-1/4"x2 1/4" TC JOIST: 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A
99	A35	H: 4-8dx1 1/2"/P: 4-8dx1 1/2"	440	440 / N/A
102	HTT5	5/8" BOLT / 26-10d	4,275	N/A
103	VGTR/L	32-SDS 1/2"x3"(2) 7/8" BLT	3,990	N/A
104	HU8-SDS2.5	7/8" BLT/20-SDS 1/2"x2 1/2"	5,020	N/A
110	HCP1.81	(6) 0.148 x 1 1/2"	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"x1 1/2" TAPCON BM: 6-16d	1,135	N/A
215	HGUS210-2	HDR: 46-16d/JST: 10-16d	2,720	N/A
216	HUS412	BLOCK: 10-1/4"x1 1/2" TC JOIST: 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-1/4"x1 1/2" TC JOIST: 10-16d	2,630	N/A
219	MBHA412	H: 1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A
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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
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303	HGT-4	LTL: 3/4"BLTS./GIR: 16-10d	9,250	N/A
401	SUR/L14	FACE: 18-16d/JST: 8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			



WALL KEY

□ T.O.WALL 9'-4"

▨ T.O.WALL 14'-2"

COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

■ XXXX ULTIMATE DESIGNED POSITIVE PRESSURE
■ XXXX 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

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NOTES

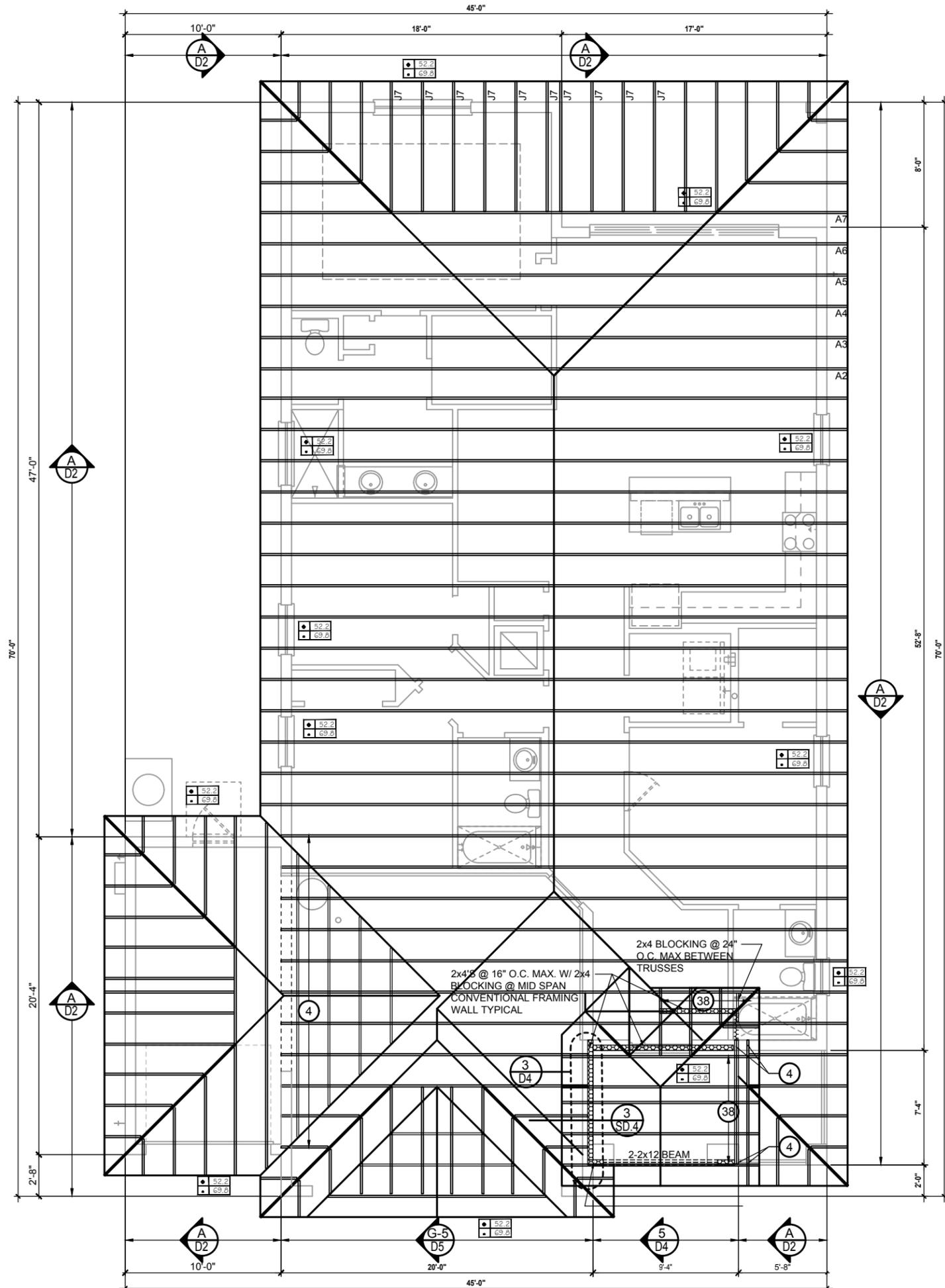
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ROOF FRAMING PLAN
AS 3-CAR GARAGE
 1/8"=1'-0" (11x17) 1/4"=1'-0" (22x34)

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 DATE: 06-05-25
 SCALE: AS NOTED
 DRAWN: MR
 SHEET: S3.1
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 A DIVISION OF PARK SQUARE ENTERPRISES, INC.
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 Orlando, Florida 32811
 Phone: (407) 734-1790
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 www.hiteg.com
Park Square HOMES
ROOF FRAMING PLAN
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CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON		MAX. UPLIFT	LAT. LDS. F1 / F2
	DESCRIPTION	FASTENERS PER CONNECTOR		
4	HETA16	9-10d x 1 1/2"	1,810	65 / 960
5	DETAL20	18-10d x 1 1/2"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	400	210 / 170
21	H1	RFT: 6-8dx1 1/2"/PLT: 4-8d	480	510 / 165
22	H10S	RFT: 8-8d x 1 1/2" PLT: 8-8d x 1 1/2"	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: 4-8dx1 1/2"/P: 4-8dx1 1/2"	365	280 / 303
35	A35F	H: 4-8dx1 1/2"/P: 4-8dx1 1/2"	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
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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"x1 1/2" TAPCON BM: 6-16d	1,135	N/A
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WALL KEY

T.O. WALL 9'-4"
 T.O. WALL 14'-2"

COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

ULTIMATE DESIGNED POSITIVE PRESSURE
 ULTIMATE DESIGNED NEGATIVE PRESSURE

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

ROOF FRAMING PLAN

C (3-CAR GARAGE)
1/8"=1'-0" (1x17) 1/4"=1'-0" (2x34)

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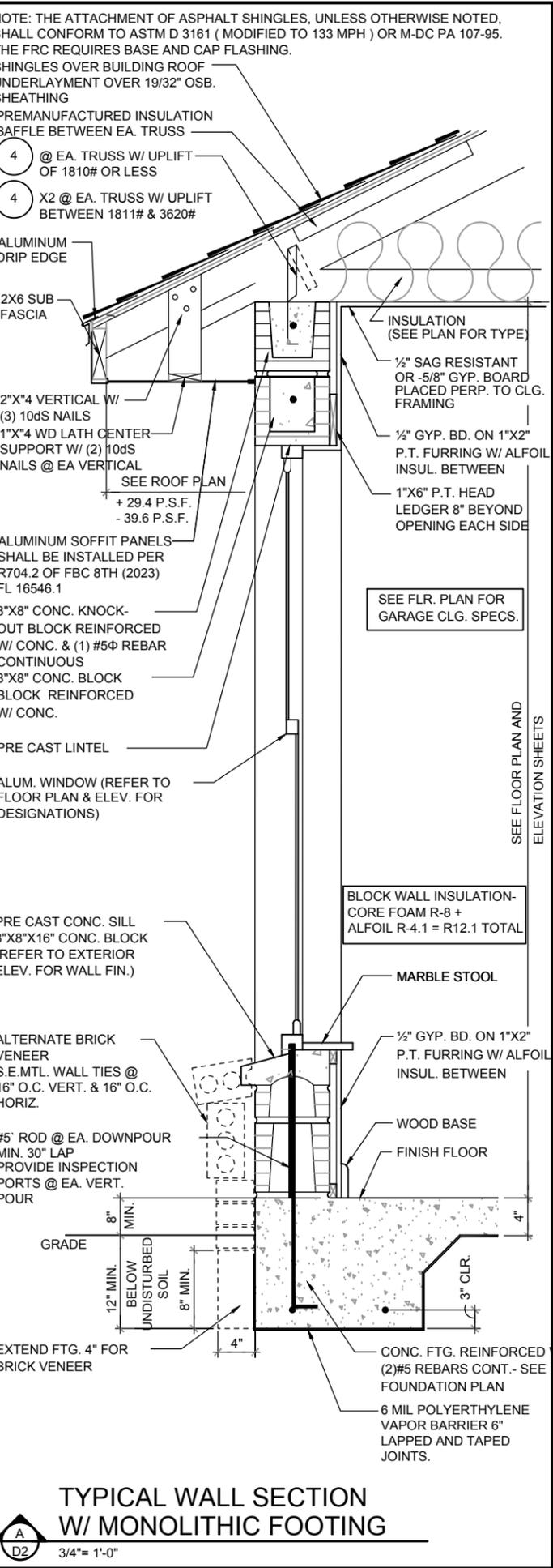
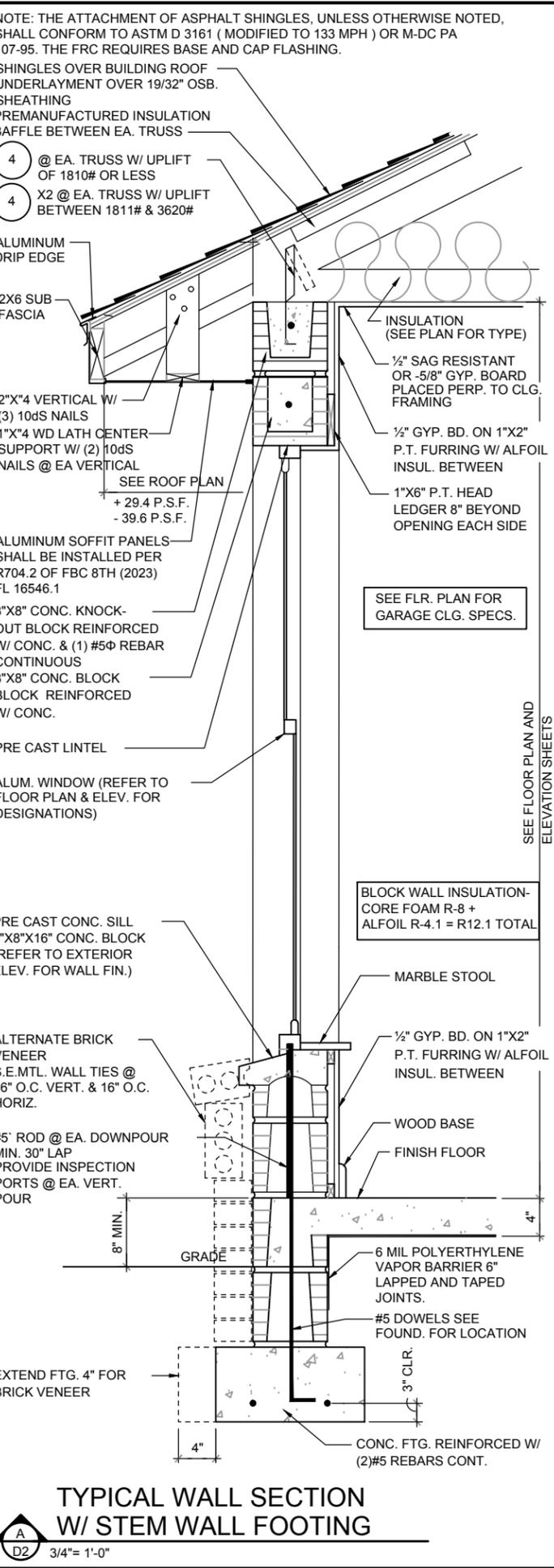
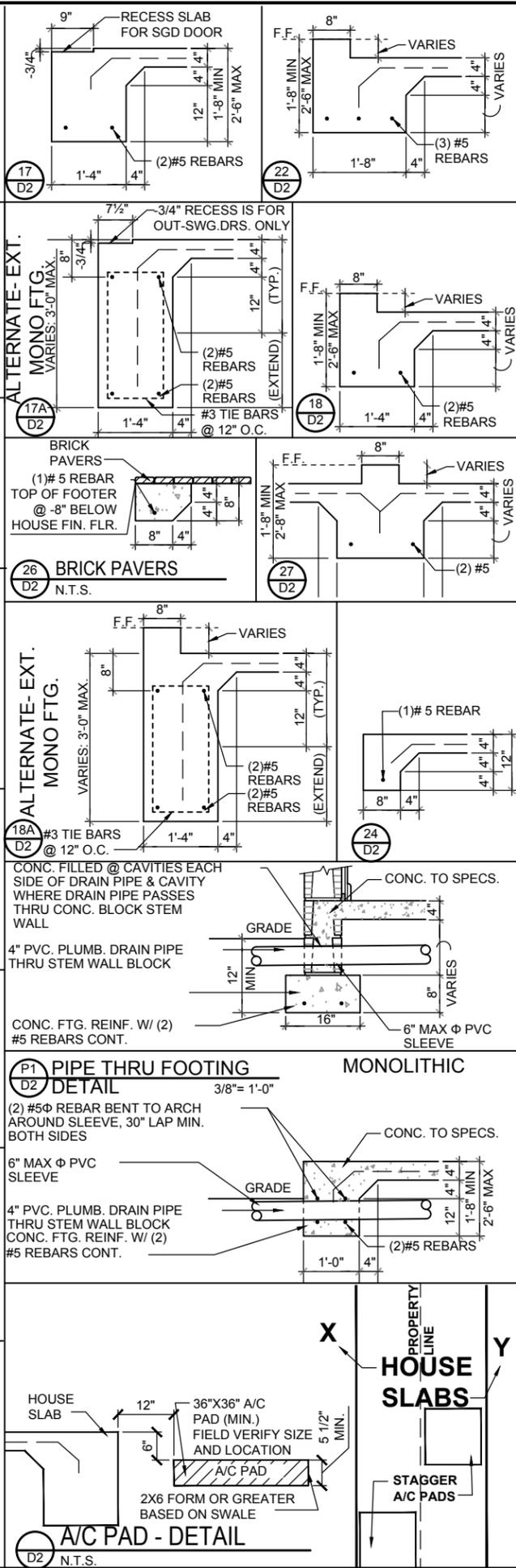
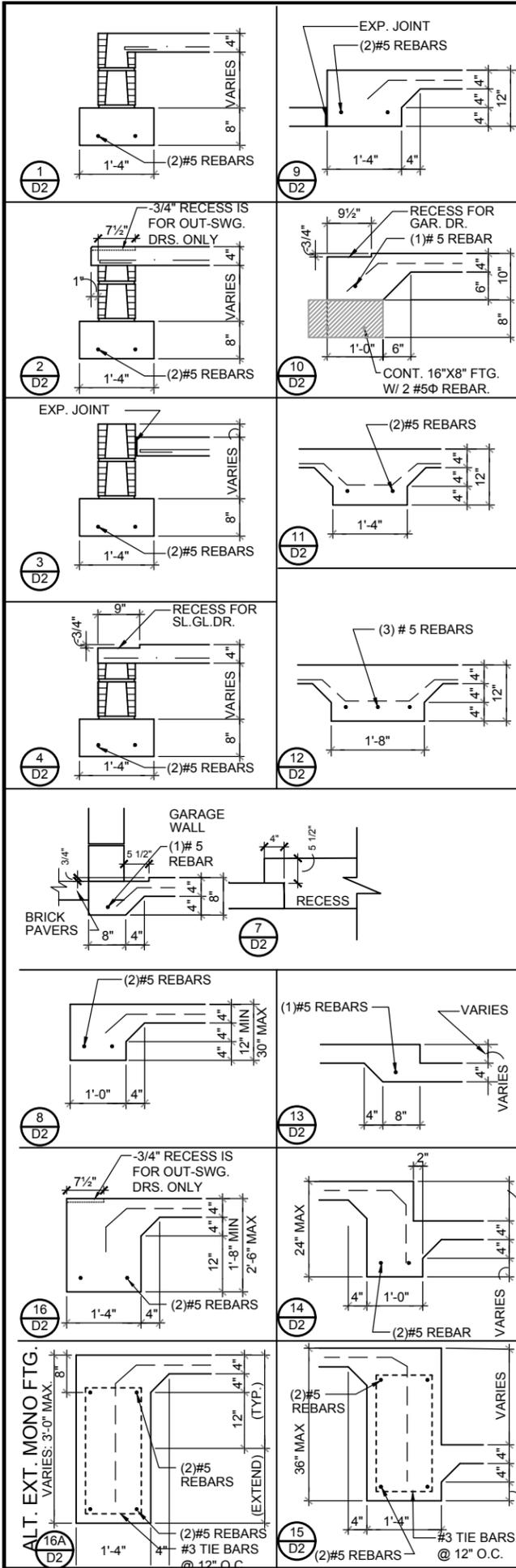
ROOF FRAMING PLAN

1771 DAYTONA
FLORIDA SERIES

REVISIONS	
DELTA #	DATE

DATE: 06-05-25
SCALE: AS NOTED
DRAWN: MR
SHEET: **S3.1**

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1771 DAYTONA
FLORIDA SERIES

REVISIONS

DELTA	DATE
	06-05-25

SCALE: AS NOTED

DRAWN: MR

SHEET: D2

LOT: 0000, COMMUNITY

1771 DAYTONA
FLORIDA SERIES

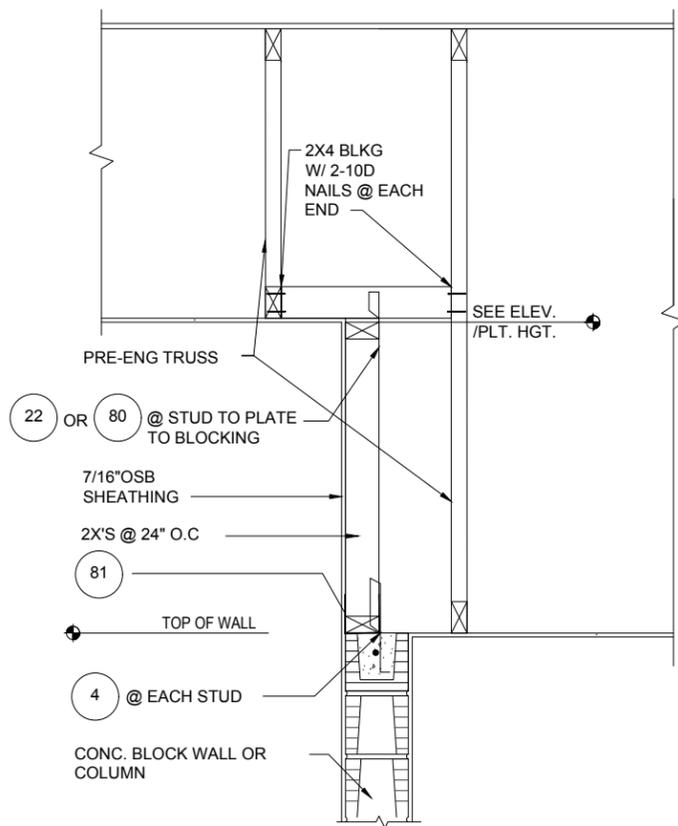
STRUCTURAL DETAIL

Park Square Homes

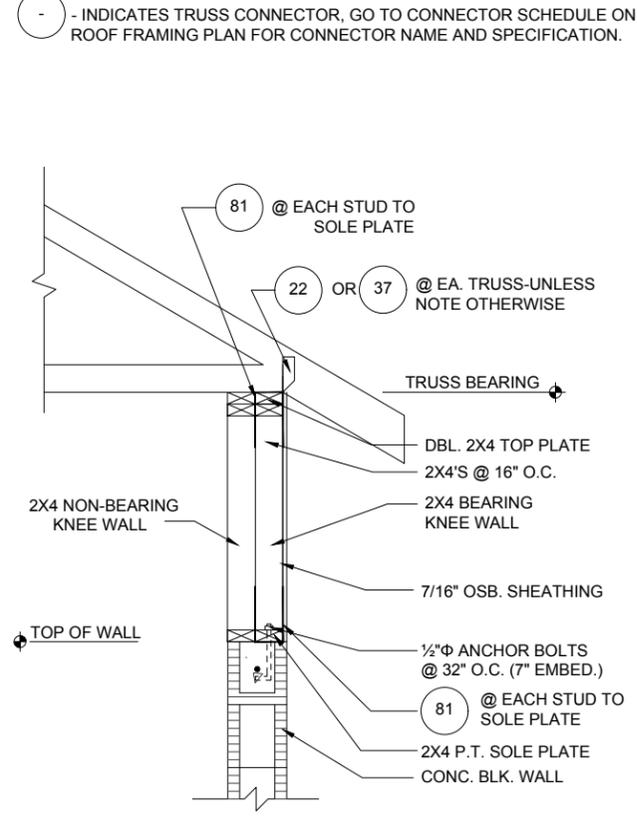
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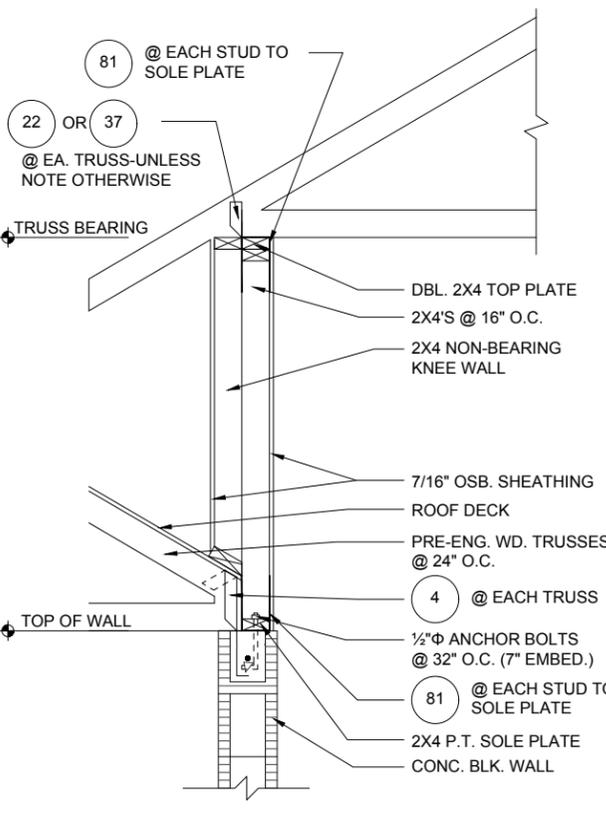
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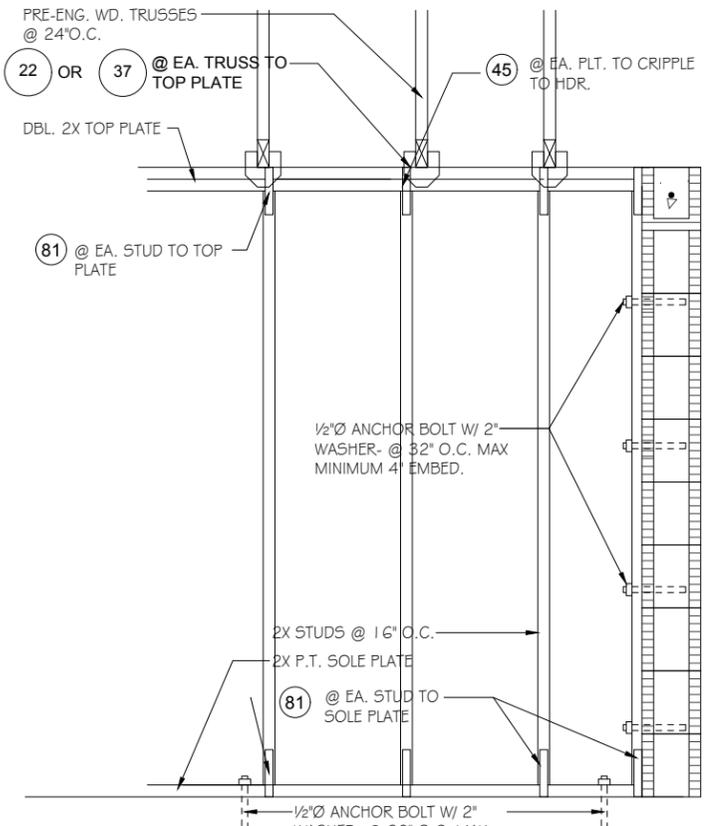
1
D4
DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



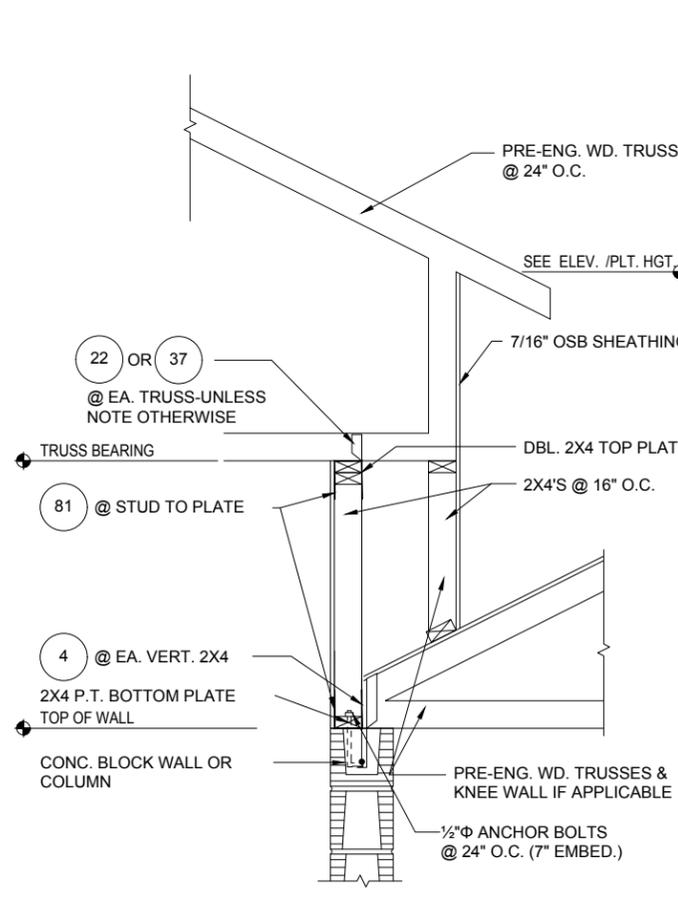
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D4
DETAIL
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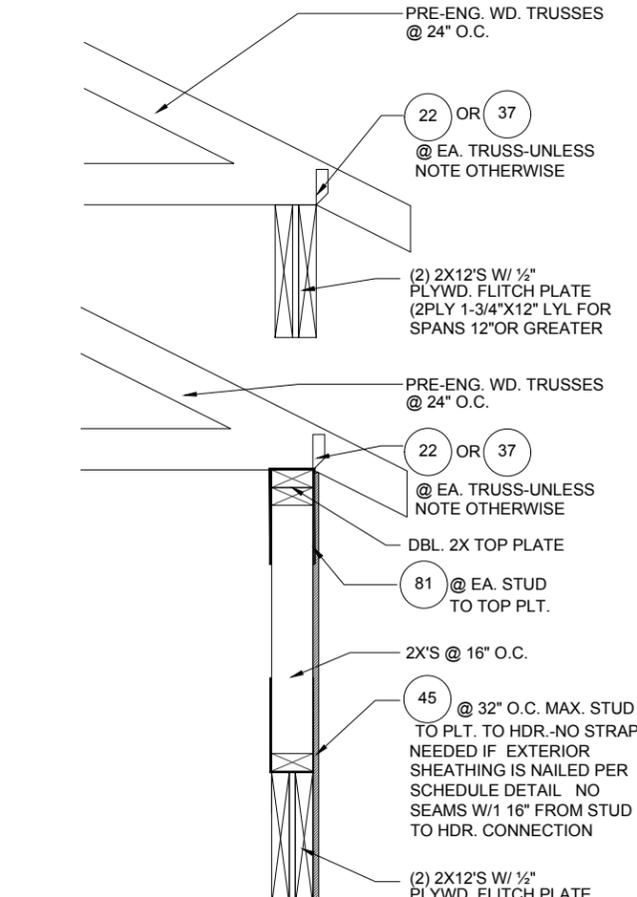
3
D4
DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



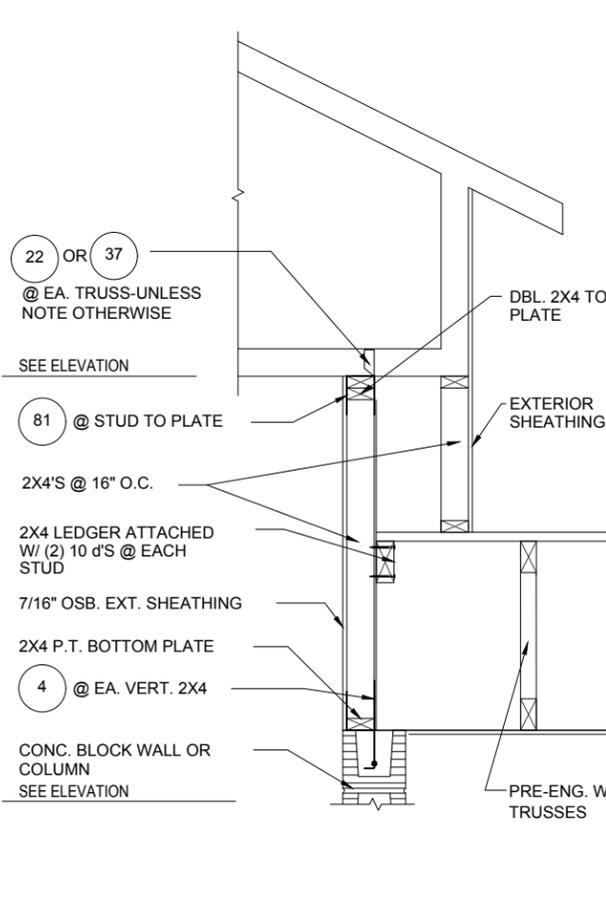
7
D4
DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



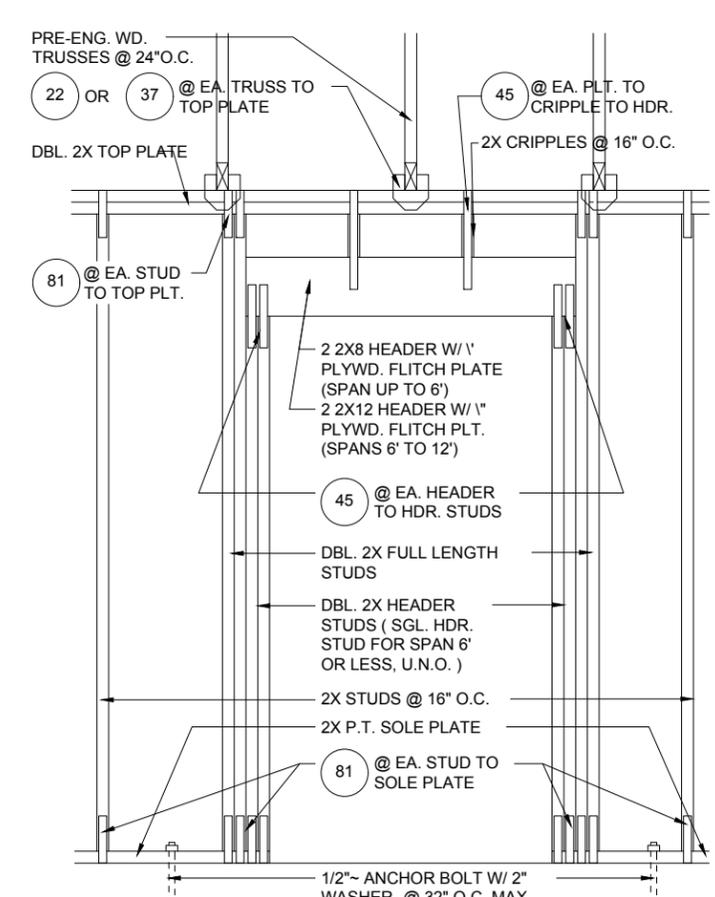
4
D4
DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



5
D4
DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



6
D4
DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



8
D4
DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

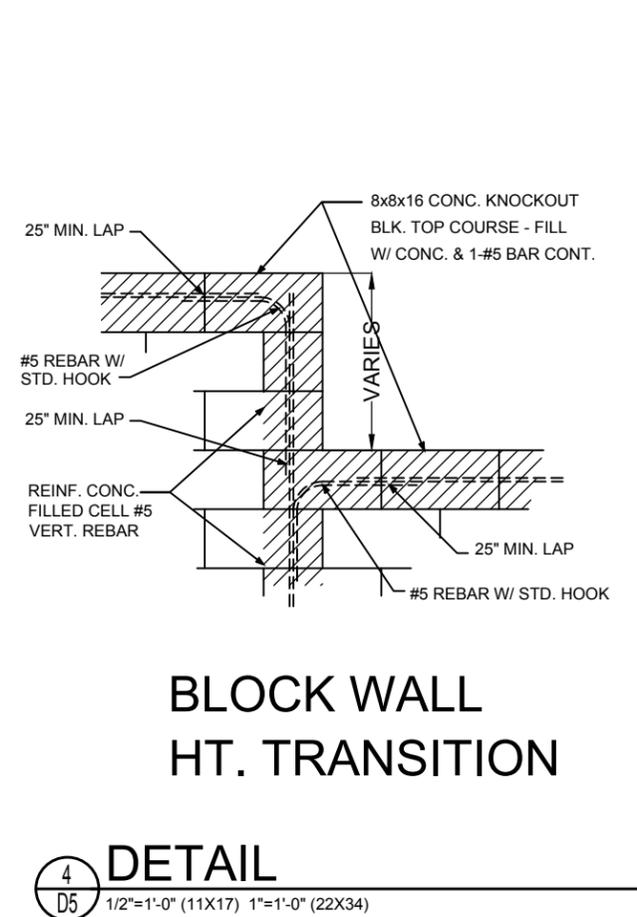
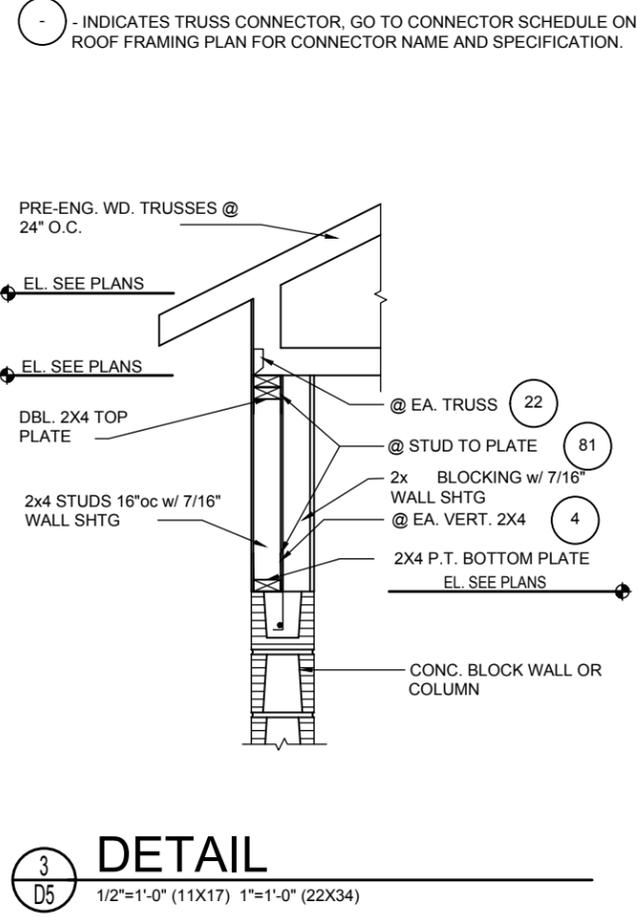
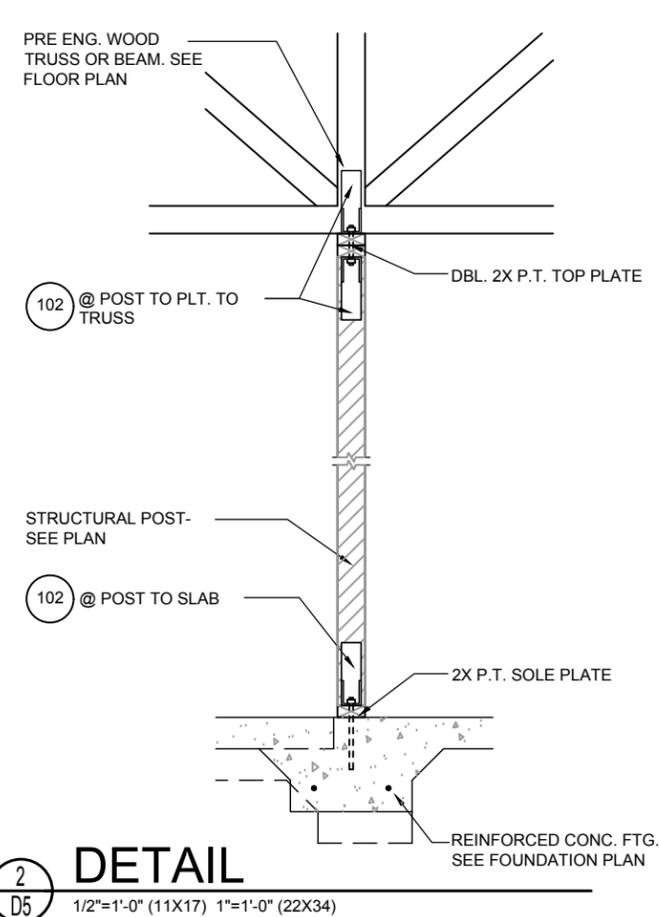
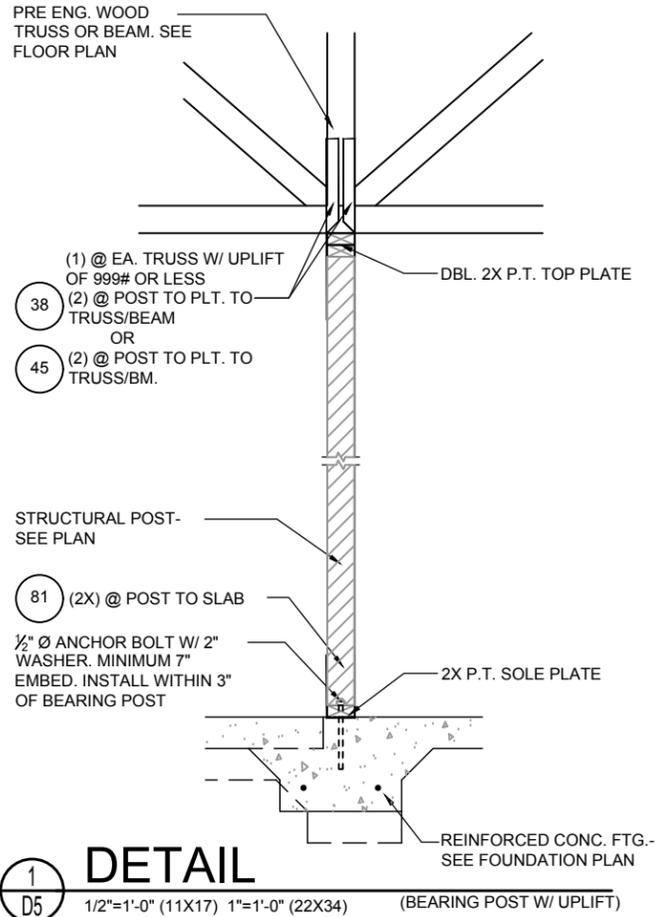
- INDICATES TRUSS CONNECTOR, GO TO CONNECTOR SCHEDULE ON ROOF FRAMING PLAN FOR CONNECTOR NAME AND SPECIFICATION.

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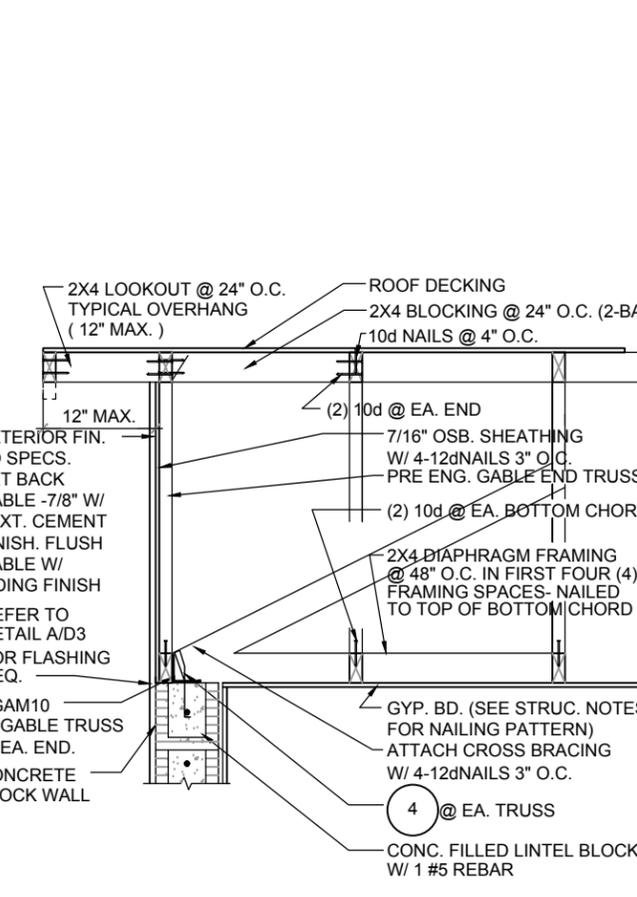
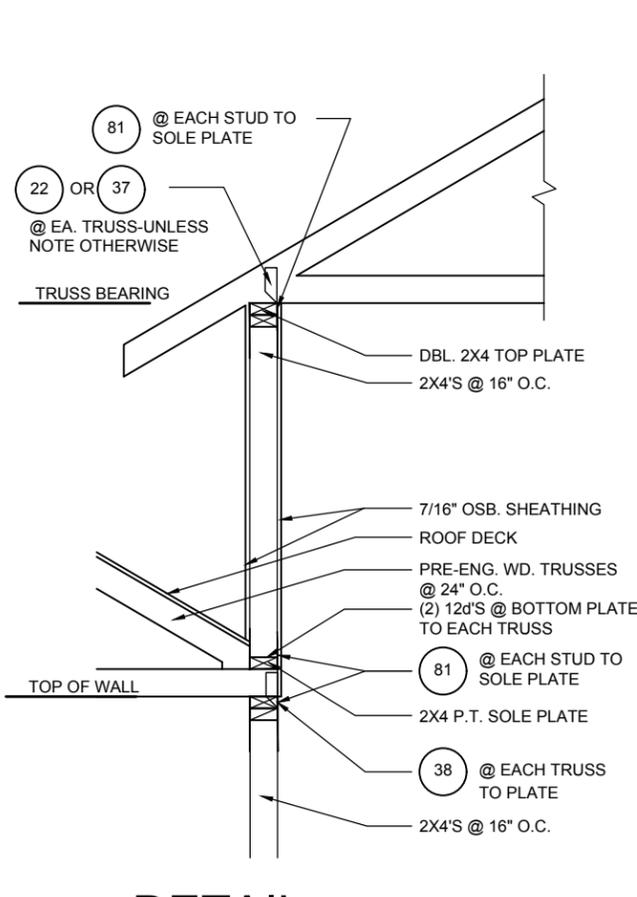
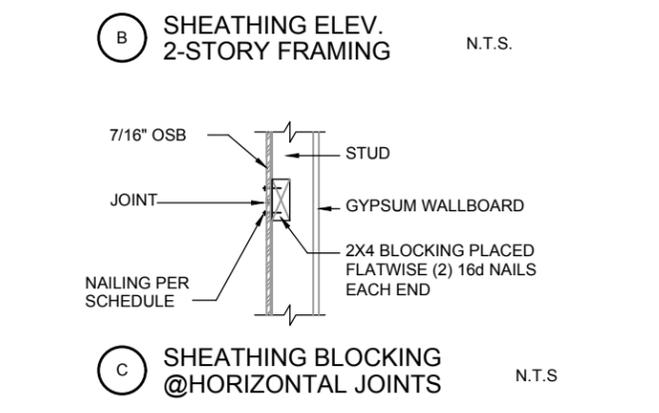
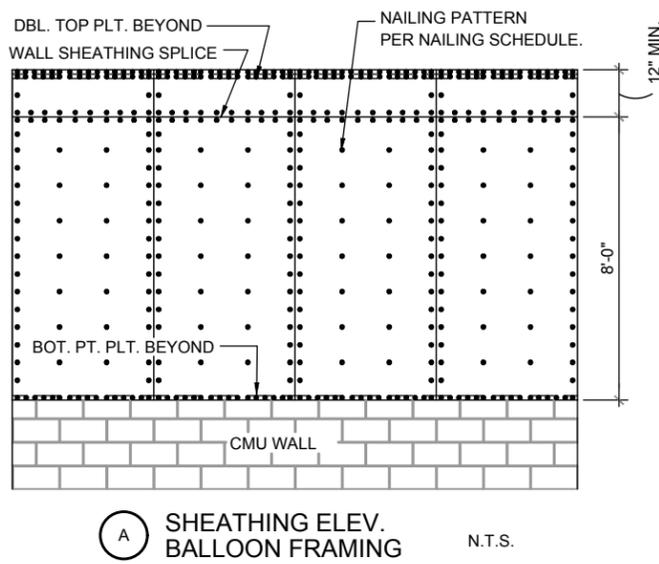
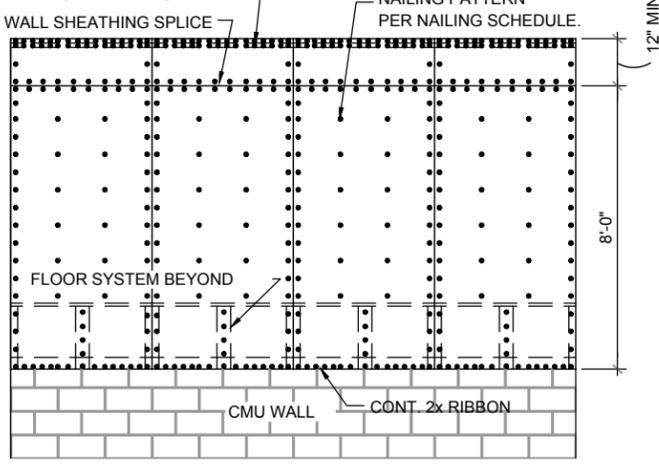
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STRUCTURAL DETAIL
 FLORIDA SERIES
 1771 DAYTONA
 REVISIONS
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 DATE: 06-05-25
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 DRAWN: MR
 SHEET:
D4



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.



1 **DETAIL**
D5 1/2"=1'-0" (11X17) 1"=1'-0" (22X34) (BEARING POST W/ UPLIFT)

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

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

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

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