

(COMMUNITY NAME) TOWNHOMES

70' REAR LOAD TOWNHOMES

BUILDING #(?): 4-UNIT: TYLER, JACKSON, GRANT, MONROE

PAD SIZE: 88'-0" x 70'-0"

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* ADD .1 FOR 1-CAR GARAGE OPTION

REVISION SCHEDULE

NO.	DATE	DESCRIPTION	BY
1	06-08-22	-MASTER CREATED	M.C.
2	12-16-22	-MASTER REVISIONS	C.C.
3	07-24-23	-REMOVED DETAIL BUBBLES REFERENCING UL FIREWALL ASSEMBLY	C.C.
4	07-26-23	-RELOCATED ELEC. PANEL TO GARAGE	C.C.
5	07-26-23	-REVISED MASTER PER REVISIONS FROM FRAME WALK ON BRIXTON BLDG. 11	G.P.
6	12-15-23	-PANTRY & REF. RELOCATED TO THE REAR WALL IN THE TYLER BASE	G.P.
7	12-21-23	-TV WALL EXTENDED ON MONROE UNIT & ELECTRIC CHANGES	G.P.
8	01-10-24	-CENTER LINES IN ALL FIXTURES	G.P.
9	01-16-24	-ELECTRICAL MARKUPS	G.P.
10	02-22-24	-ADDED DRAIN PAN NOTE AT THE WASHERS ON THE SECOND FLOOR - ALL UNITS	G.P.
11	03-04-24	-ADDED PAVERS AT LANAI & COURTYARD - ALL UNITS	G.P.
12	05-03-24	-UPDATE BHG. HT. ON GARAGE, ELECTRICAL UPDATES; DOGHOUSEMETERS ON-Q PANEL & UPDATED DOOR @ LAUNDRY	D.M.
13	08-12-24	-CHANGES ON FLOOR PLANS, ELEVATIONS & ELECTRICAL PER COMMENTS	D.M.
14	11-14-24	-ADJUSTED KITCHEN ISLAND IN THE GRANT & MONROE UNIT, ADJUSTED PANTRY WALL IN THE GRANT UNIT	D.M.
15	07-24-25	-RELOCATED GARAGE ATTIC ACCESS - ALL UNITS	M.R.
16	08-11-25	-ADD 1 CAR GARAGE OPTION	M.W.
17	09-25-25	-ADDED 8' CEILINGS TO SECOND FLOOR - ALL UNITS	M.W.
18	09-29-25	-ADDED OPT KITCHEN - ALL UNITS	M.W.
19	12-22-25	-ADDED ALL CHANGES DONE TO 1 CAR TO 2 CAR	M.W.

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

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

4-UNIT: TYLER, JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

COVER SHEET

REVISIONS

DELTA #	DATE

DATE: XX-XX-25

SCALE: AS NOTED

DRAWN: MR

SHEET: 00

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

ABBREVIATIONS:

A/C	AIR CONDITIONER
A.F.F	ABOVE FINISHED FLOOR
A.H.U.	AIR HANDLER UNIT
ALT.	ALTERNATE
ALUM.	ALUMINUM
BRG.	BEARING
CAB.	CABINET
CANT.	CANTILEVER
℄	CENTER LINE
CLG.	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
D/W	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
F.R.	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.	GYPSUM
HDR.	HEADER
HGT.	HEIGHT
H.B.	HOSE BIB
HORIZ.	HORIZONTAL
H.S.	HARD SURFACE
I.L.	ICEMAKER LINE
I.L.O.	IN LIEU OF
INT.	INTERIOR
L.A.	LAUNDRY TUB
LOC.	LOCATION
MAX.	MAXIMUM
M. CA.	MEDICINE CABINET
MECH.	MECHANICAL
MIN.	MINIMUM
MONO.	MONOLITHIC
MPH	MILES PER HOUR
NO.	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.H.C.	OVERHEAD CABINETS
O.H.GD	OVERHEAD GARAGE DOOR
OPT.	OPTIONAL
PED.	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
R.O.	ROUGH OPENING
R/S	ROD AND SHELF
SC	SOLID CORE
SGD	SLIDING GLASS DOOR
SH	SINGLE HUNG
SIM.	SIMILAR
SPF	SPRUCE PINE FUR
SQ. FT.	SQUARE FOOT/ FEET
SUB.	SUB-CONTRACTOR
SYP	SOUTHERN YELLOW PINE
TEMP.	TEMPERED
T.M.	TOP OF MASONRY
T.W.	TOP OF WALL
TRANS.	TRANSOM
TYP.	TYPICAL
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

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

SH-25	NET CLEAR OPNG. HEIGHT 32" X NET CLEAR OPNG. WIDTH 21 1/2" = 6.119 SQFT	NET CLEAR OPENING 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 AND RESCUE OPNG. SHALL BE- 5 SQFT
SH-25	63" H. X 37" W. W/DW SIZE	

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. FULL ALL DIMENSIONS FROM THE REAR OF PLAN
4. ALL FINISH FLOOR ELEVATIONS ARE TO TOP OF ROUGH SLAB OR TO TOP OF STRUCTURE U.N.O.
5. ANCHOR THE CONDENSER UNIT TO SLAB PER CODE: M 1301.1 - 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.

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, AND BE SEALED WITHIN THE SLAB USING A NON-CORROSIVE CLAMPING DEVICE TO ELIMINATE THE ANNULAR SPACE BETWEEN THE PIPE AND THE SLEEVE. NO TERMITICIDES SHALL BE APPLIED INSIDE THE SLEEVE.
2. PROTECTION AGAINST DECAY AND TERMITES. - CONDENSATE LINES, IRRIGATION SPRINKLER SYSTEM RISERS FOR SPRAY HEADS, AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1 FOOT (305 MM) AWAY FROM THE STRUCTURE SIDEWALL, WHETHER BY UNDERGROUND PIPING, TAIL EXTENSIONS, OR SPLASH BLOCKS GUTTERS WITH DOWNSPOUTS ARE REQUIRED ON ALL BUILDINGS WITH EAVES OF LESS THAN 6 INCHES (152 MM) HORIZONTAL PROJECTION EXCEPT FOR GABLE END RAKES OR ON A ROOF ABOVE ANOTHER ROOF.

EXTERIOR WALLS:

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 CEILINGS (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 AND WET AREAS.
2. HIGH HUMIDITY AND WET AREAS SHALL HAVE 1/2" DENSSHIELD TILE BACKER GYPSUM BOARD.
3. ALL INTERIOR CEILINGS SHALL HAVE PER FBCR 702.3.5 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 GYPSUM BACKERS R702.3.7 / R702.4.2 2023 FBC-R 8TH EDITION.
5. 2023 FBC-R 8TH EDITION TABLE R302.6: 5/8" TYPE 'X' GYPSUM BOARD OR EQUIVALENT IS REQUIRED FOR A GARAGE CEILING WITH HABITABLE ROOMS ABOVE. 1/2" MINIMUM GYPSUM BOARD IS REQUIRED ON GARAGE SIDE OF INTERIOR WALLS.
6. ALL PLATES AND 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, U.N.O.
9. WOOD CONSTRUCTION SHALL CONFORM TO THE AMERICAN FOREST ℄ PAPER ASSOCIATION ('AF℄PA) 'NATIONAL SPECIFICATION FOR WOOD CONSTRUCTION', LATEST EDITION.

TOWNHOMES:

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

COMBUSTABLE CONSTRUCTION:

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

MEANS OF EGRESS:

1. NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED IN EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP.
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 PERCENT SLOPE). ALL OTHER RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1 UNIT VERTICAL IN 8 UNITS HORIZONTAL (12.5%)
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. A.F.F.- 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 AND GREATER THAN 72" FINISHED GRADE MUST COMPLY WITH FBC-R 312.2

DOORS AND WINDOWS:

1. WINDOW AND DOOR SUPPLIERS SHALL PROVIDE CURRENT ROUGH OPENING INFORMATION WHICH, SHALL HAVE PRECEDENCE OVER THE WINDOW AND DOOR SCHEDULES ON PLAN.
2. CONTRACTOR AND SUPPLIER TO VERIFY WINDOW LOCATION, TYPE (FIN VS. FLANGE), HEADER HEIGHTS, AND 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. DOOR FROM HOUSE TO GARAGE MUST BE SOLID WOOD DOOR NO LESS THAN 1 3/8" IN THICKNESS. SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20 MIN. FIRE RATED (AW R302.5.1)
9. 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.
10. WINDOW AND 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 AND 16" O.C. MAX. 2X P.T. BUCKS/NAILERS SHALL EXTEND BEYOND.
11. BUCKS LESS THAN 2X TO BE FASTENED W/ CUT NAILS OR EQUIVALENT. STRUCTURAL CONNECTION OF WINDOW TO STRUCTURE BY OTHERS IN THIS CASE.
12. EXTERIOR WINDOWS AND SLIDING DOORS SHALL BE TESTED AND COMPLY WITH AAMA/WDMA/CSA 101/I.S.2/A440 OR TAS 202 (HVHZ SHALL COMPLY WITH TAS 202 AND ASTM E1300). EXTERIOR SIDE HINGED DOORS SHALL COMPLY WITH AAMA/WDMA/CSA 101/I.S.2/A440 OR ANSI/LMA100 OR SECTION R609.5 IN THE 2023 FBC-R.
13. ALL GARAGE/OVERHEAD DOORS SHALL BE LISTED AND TESTED FOR 30 SECONDS AT DESIGN PRESSURE (+/-) TO INCLUDE A 10 SECOND GUST AT 1.5 TIMES THE DESIGN PRESSURE.

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 R4.1 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.

ROOFING:

1. 12" OVERHANG U.N.O./ PLUMB CUT FASCIA/ ROOF PITCH PER ELEVATION/ SHINGLES U.N.O.
2. FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, AT ALL CHANGES IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS.
3. STEP FLASHING SHALL BE USED ON ALL ROOF TO WALL INTERSECTIONS ON RAKES.
4. ALL PENETRATIONS THROUGH ROOF ARE TO BE LOCATED ON REAR OR IF NECESSARY ON THE SIDE OF THE ROOF BEHIND THE FRONT FACADE ZONE.
5. CLAY ℄ CONCRETE TILE (IF APPLICABLE):
   I. PER FBC-R 2023 8TH EDITION R905.3, THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR RECOMMENDATIONS OF FRSA/TRI FLORIDA HIGH WIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL, LATEST EDITION, WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION 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 AND CLAY ROOF TILE INSTALLATION MANUAL, LATEST EDITION, WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION R301.2.1.3.
6. ASPHALT SHINGLES (IF APPLICABLE):
   I. WIND RESISTANCE OF ASPHALT SHINGLES. - ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH 2023 FBC-R (8TH EDITION), SECTION R905.2.6 AND R905.2.6.1.
   II. ASPHALT SHINGLES SHALL ONLY BE USED ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) AND LESS THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12) TWO LAYERS OF UNDERLAYMENT COMPLYING WITH ASTM D226, TYPE II, ASTM D4869, TYPE III OR TYPE IV OR ASTM D8257 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1. FOR ROOF SLOPES FROM FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12) AND GREATER, ONE LAYER OF UNDERLAYMENT COMPLYING WITH ASTM D226, TYPE II, ASTM D4869, TYPE III OR IV OR ASTM D8257 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.
   III. AS AN ALTERNATIVE, THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1970 INSTALLED IN ACCORDANCE WITH BOTH THE UNDERLAYMENT MANUFACTURER'S AND ROOF COVERING MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE DECK MATERIAL, ROOF VENTILATION CONFIGURATION AND CLIMATE EXPOSURE FOR THE ROOF COVERING TO BE INSTALLED. REFER TO R905.1.1.1.

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, CABINETRY/MILLWORK, AND RESTROOM LAYOUTS.

PLUMBING:

1. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY SIZE, DESIGN, AND INSTALL ALL PLUMBING SYSTEM COMPONENTS BY THE TERMS OF THEIR APPROVAL, IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING, AND PER THE CURRENT EDITION OF THE FBC(P), THE FBC(R), THE FBC, OR AS APPLICABLE.
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 AND APPROVE ALL LOCATIONS.

ELECRICAL:

1. (AW 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. (AW 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 AND 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 (AW FBC-R R314.3 ℄ 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 ABC.1
3. APPLIANCES SHALL BE ACESSIBLE FOR INSPECTION, SERVICE, REPAIR AND 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. (AW FBC-R 2023 8TH EDITION P2801.7
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. (AW 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 AND RISER GENERAL REQUIREMENTS.
2. ACCESSIBLE SPACE UNDER STAIRS SHALL BE PROTECTED BY 1/2" GYPSUM BOARD.
3. HANDRAIL CONTINUITY PER R311.7.8.2.- 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 NEWEL POST OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NO LESS THAN 1 1/2"(38MM) BETWEEN THE WALL AND THE HANDRAIL.

SWIMMING POOLS:

1. CHAPTER 45 PRIVATE SWIMMING POOLS - OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING W/ R4501.17.1 THROUGH R4501.17.1.4.

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

GENERAL NOTES

4-UNIT: TYLER, JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

REVISIONS	
DELTA #	DATE

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

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T J G M

PLAN KEY

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3. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3-1/2" UNLESS NOTED OTHERWISE.
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5. DOOR FROM HOUSE TO GARAGE MUST BE SOLID WOOD DOOR NO LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK OR 20 MIN. FIRE RATED (AU R302.5)
6. GARAGE SHALL BE SEPARATED FROM THE RESIDENCE & ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. APPLIED TO THE GAR. SIDE. PROVIDE 5/8" TYPE 'X' GYP. BD. AT CEILING ONLY APPLIED PERPENDICULAR TO CEILING FRAME.
7. FULL ALL DIMENSIONS FROM THE REAR OF THE PLAN
8. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFO.

WALL LEGEND

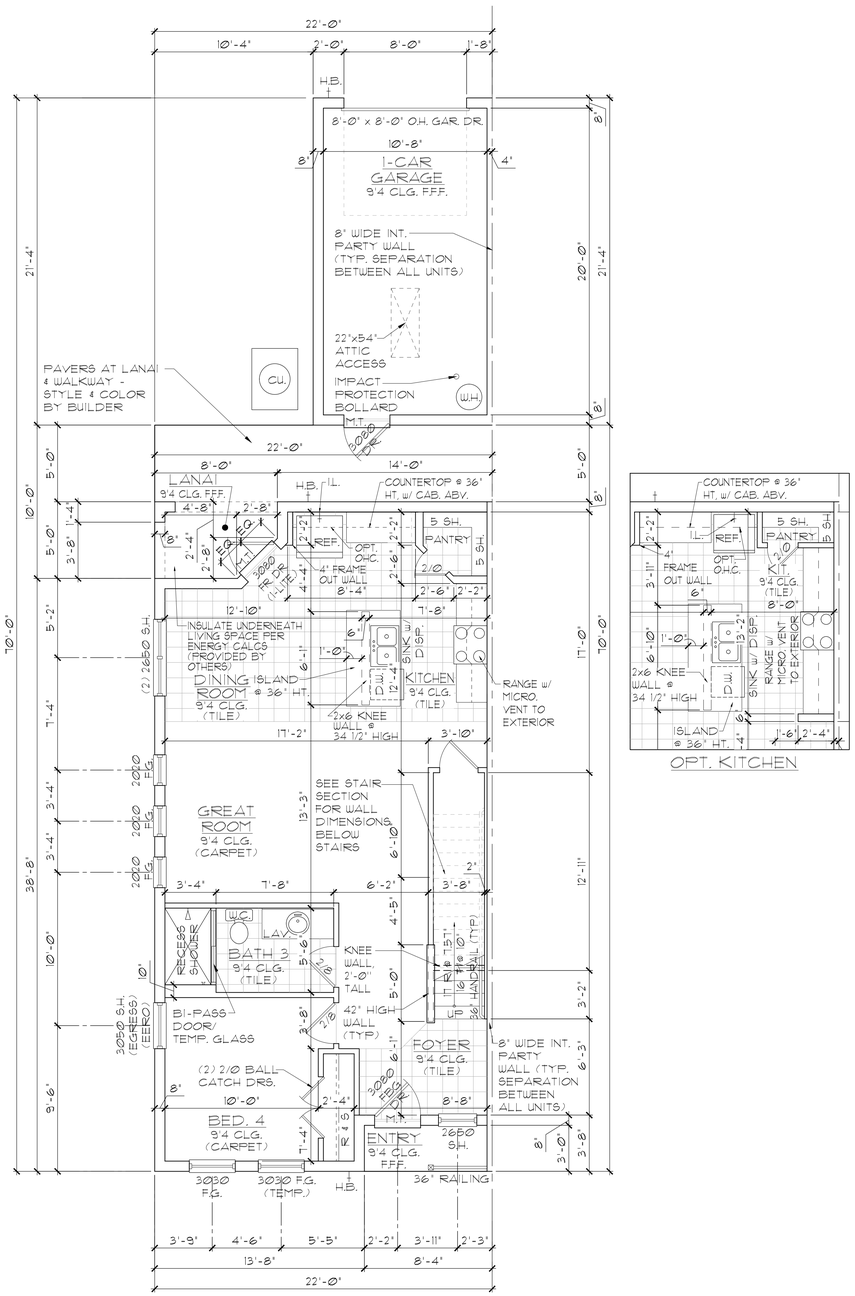
FIRST FLOOR

- DENOTES CONC. BLOCK WALL HGT. @ 9'-4" A.F.F.
- DENOTES 2-HOUR FIRE WALL HGT. @ 10'-8" A.F.F.
- DENOTES 2x INSULATED FRAME WALL

SECOND FLOOR

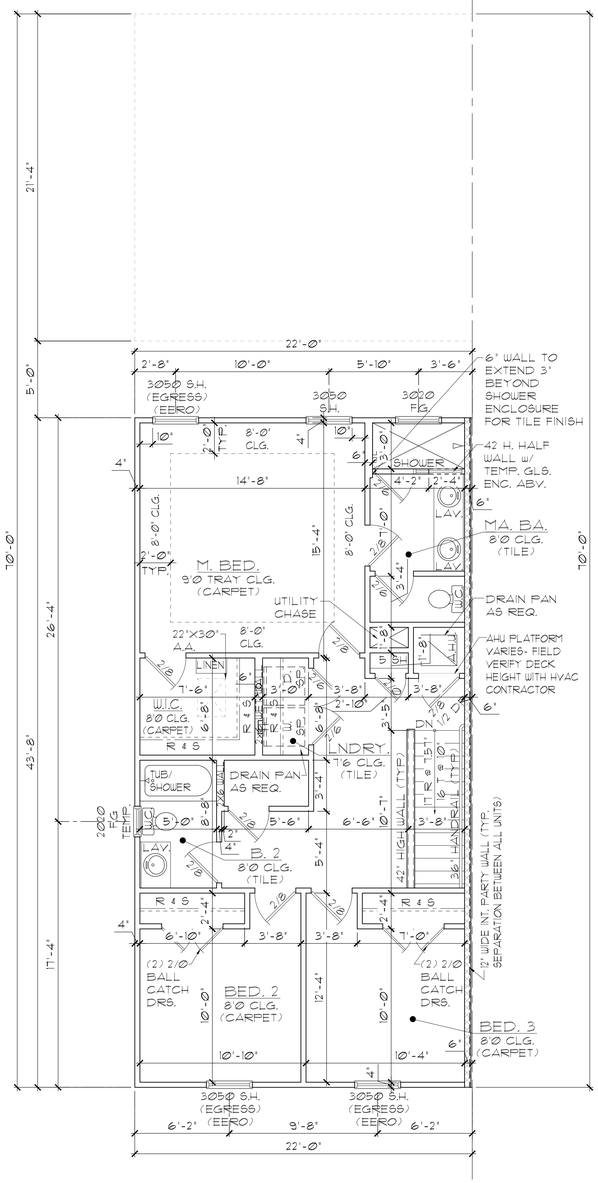
- DENOTES 2ND FLR FRAME WALL HGT. @ 8'-0" A.F.F.

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

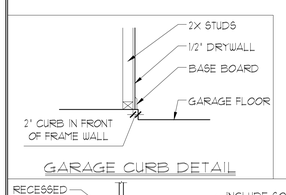


TYLER
LOT #XX

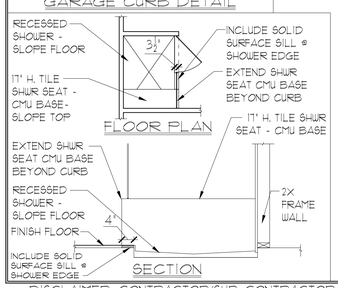
OPT. KITCHEN



TYLER
LOT #XX



GARAGE CURB DETAIL



AREA CALCULATIONS	
LIVING:	
FIRST FLOOR	899 SF.
SECOND FLOOR	926 SF.
TOTAL LIVING	1,825 SF.
GARAGE	249 SF.
ENTRY	25 SF.
LANAI	37 SF.
COURTYARD	88 SF.
TOTAL UNDER ROOF	2,224 SF.

OPT. 1-CAR GARAGE FLOOR PLANS

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

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FLOOR PLANS
TYLER MODEL

4-UNIT: TYLER, JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

REVISIONS	
DELTA #	DATE

DATE: XX-XX-25

SCALE: AS NOTED

DRAWN: MR

SHEET: A1.1



T J G M

PLAN KEY

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8. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFO.

WALL LEGEND

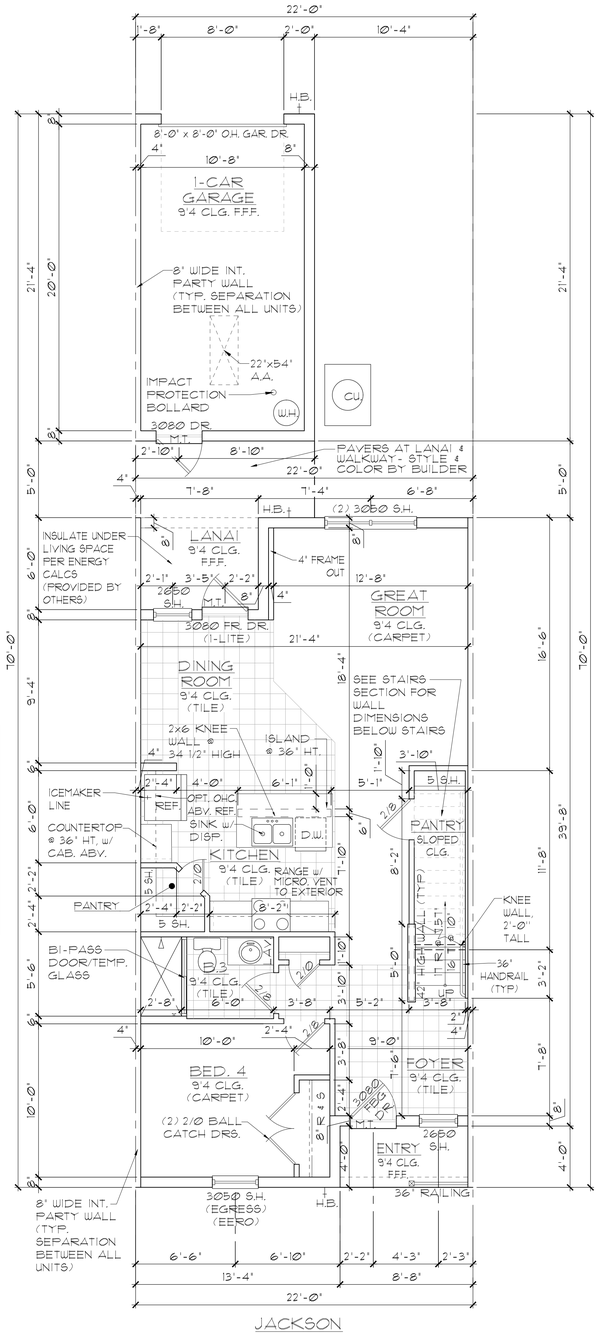
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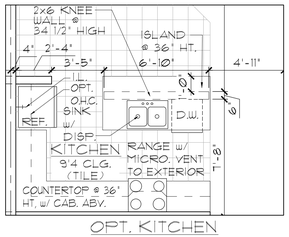
SECOND FLOOR

- DENOTES 2ND FLR FRAME WALL HGT. @ 8'-0" A.F.F.

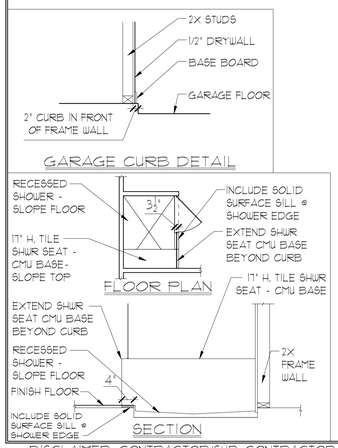
NOTE: SEE COLOR SHEET FOR FLOORING & INTERIOR DOOR HEIGHT REQUIREMENTS



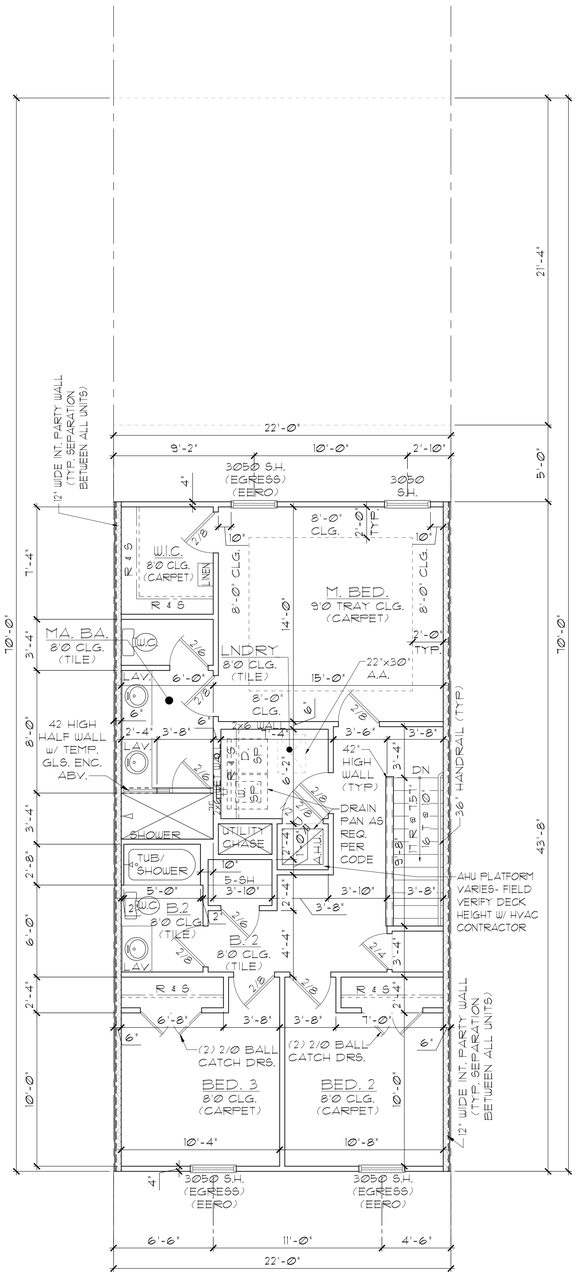
JACKSON
LOT #XX



OPT. KITCHEN



GARAGE CURB DETAIL



JACKSON
LOT #XX

AREA CALCULATIONS	
LIVING:	
FIRST FLOOR	878 SF.
SECOND FLOOR	928 SF.
TOTAL LIVING	1806 SF.
GARAGE	249 SF.
ENTRY	35 SF.
LANAI	48 SF.
COURTYARD	58 SF.
TOTAL UNDER ROOF	2,196 SF.

OPT. 1-CAR GARAGE
FLOOR PLANS

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

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

4-UNIT: TYLER, JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

FLOOR PLANS
JACKSON MODEL

REVISIONS	
DELTA #	DATE

DATE: XX-XX-25

SCALE: AS NOTED

DRAWN: MR

SHEET: A2.1

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PLAN KEY

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WALL LEGEND

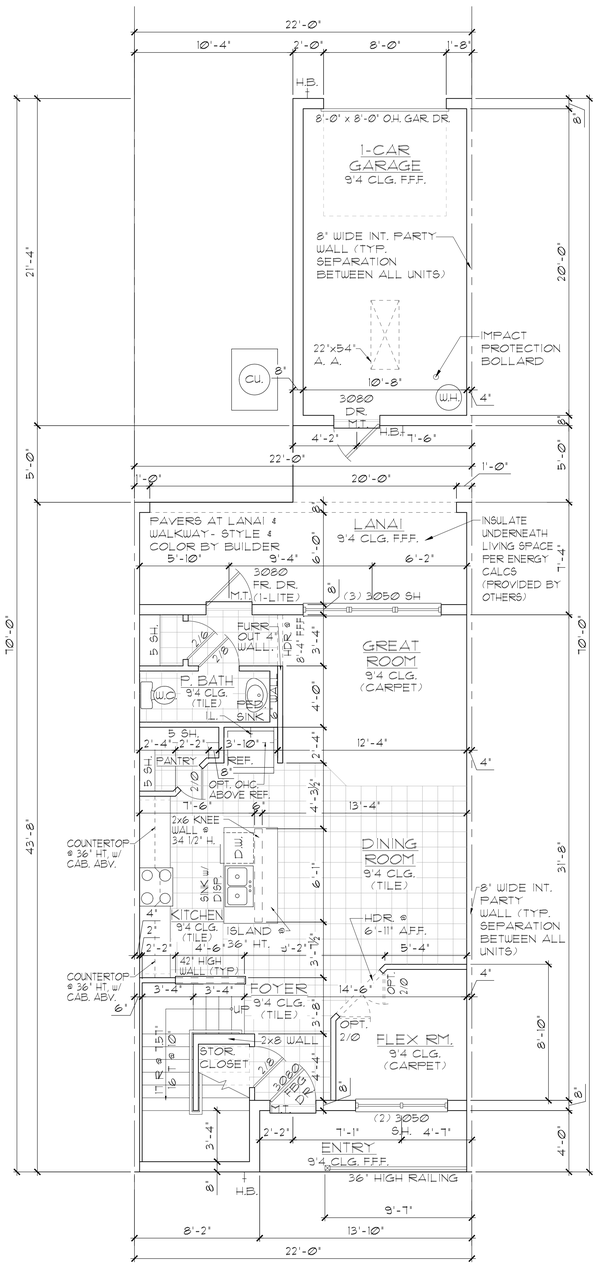
FIRST FLOOR

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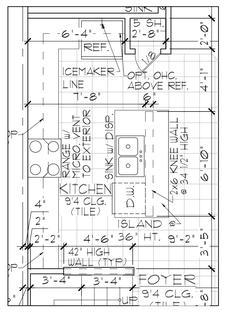
SECOND FLOOR

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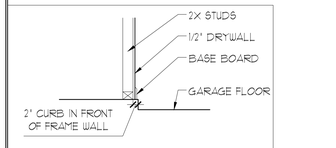
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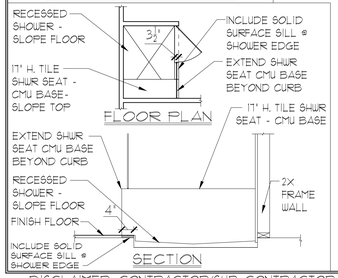
GRANT
LOT #XX

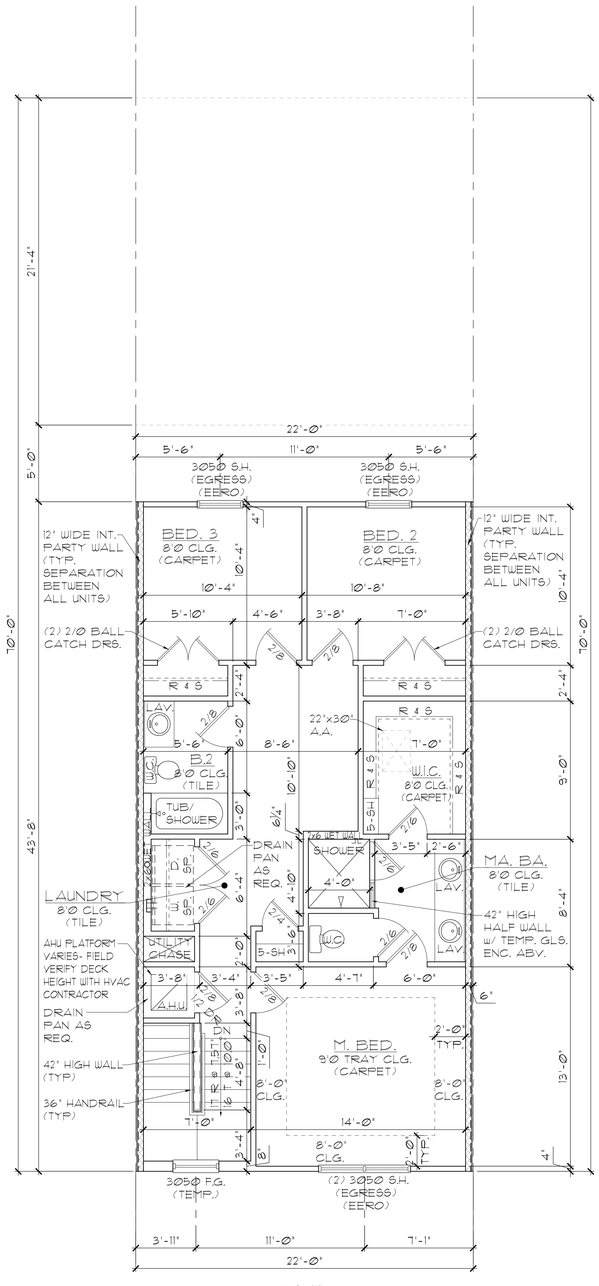


OPT. KITCHEN



GARAGE CURB DETAIL





GRANT
LOT #XX

AREA CALCULATIONS

LIVING:	
FIRST FLOOR	759 SF.
SECOND FLOOR	903 SF.
TOTAL LIVING	1662 SF.
GARAGE	249 SF.
ENTRY	55 SF.
LANAI	147 SF.
COURTYARD	58 SF.
TOTAL UNDER ROOF	2,171 SF.

OPT. 1-CAR GARAGE FLOOR PLANS

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

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FLOOR PLANS
GRANT MODEL

4-UNIT: TYLER, JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

REVISIONS	
DELTA #	DATE

DATE: XX-XX-25

SCALE: AS NOTED

DRAWN: MR

SHEET: A3.1



T J G M

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WALL LEGEND

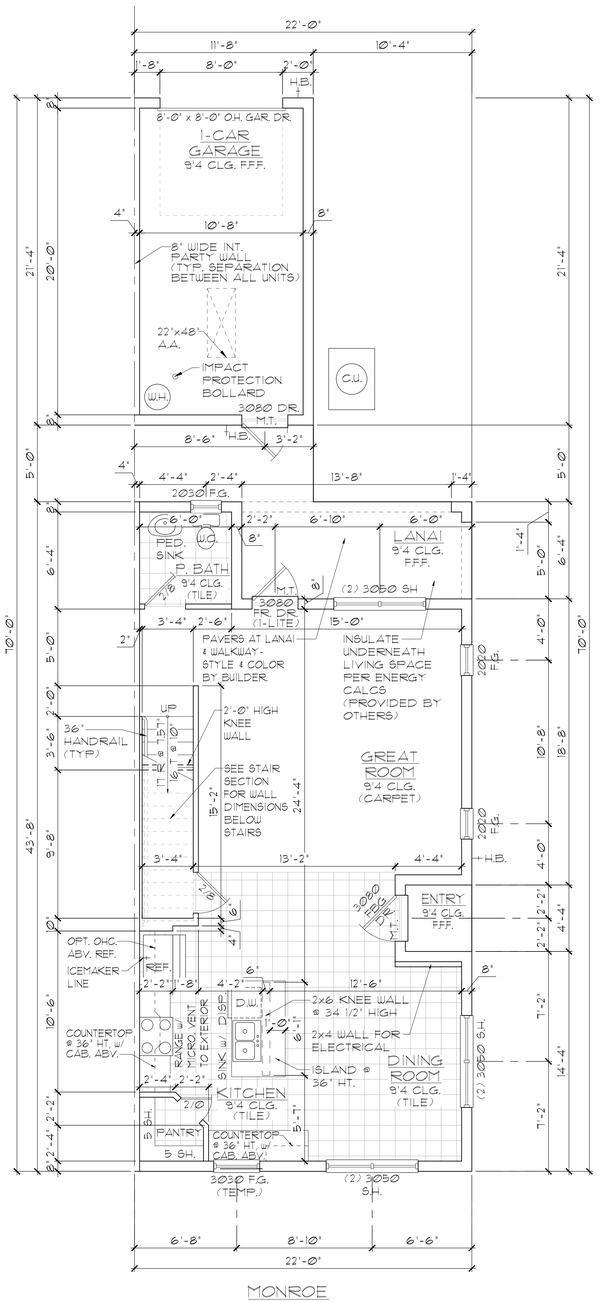
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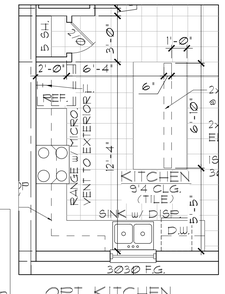
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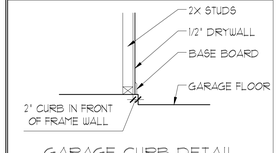
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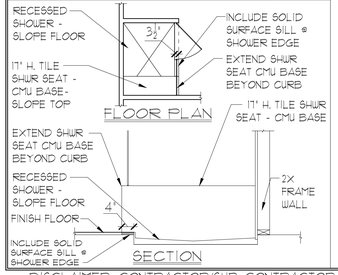
MONROE
LOT #XX

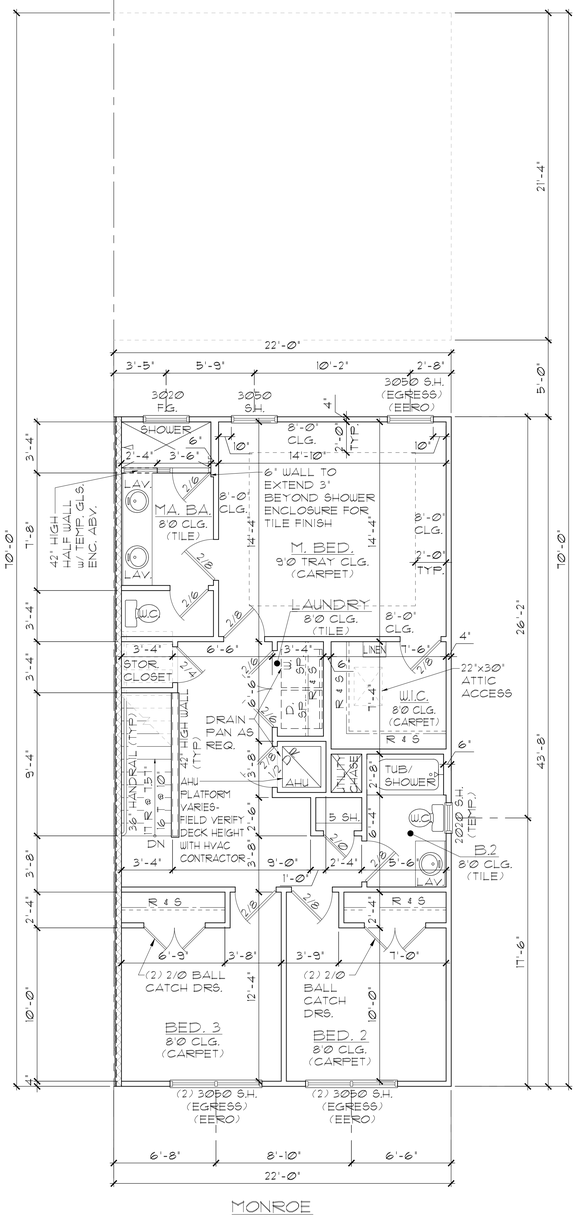


OPT. KITCHEN



GARAGE CURB DETAIL





MONROE
LOT #XX

AREA CALCULATIONS

LIVING:	
FIRST FLOOR	847 SF.
SECOND FLOOR	930 SF.
TOTAL LIVING	1,777 SF.
GARAGE	249 SF.
ENTRY	19 SF.
LANAI	95 SF.
COURTYARD	60 SF.
TOTAL UNDER ROOF	2200 SF.

OPT. 1-CAR GARAGE FLOOR PLANS

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FLOOR PLANS
MONROE MODEL

4-UNIT: TYLER, JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

REVISIONS	
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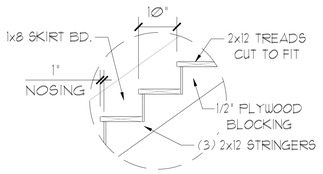
DRAWN: MR

SHEET: A4.1

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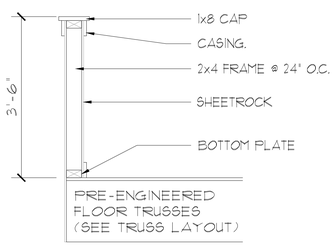
NOTES:

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



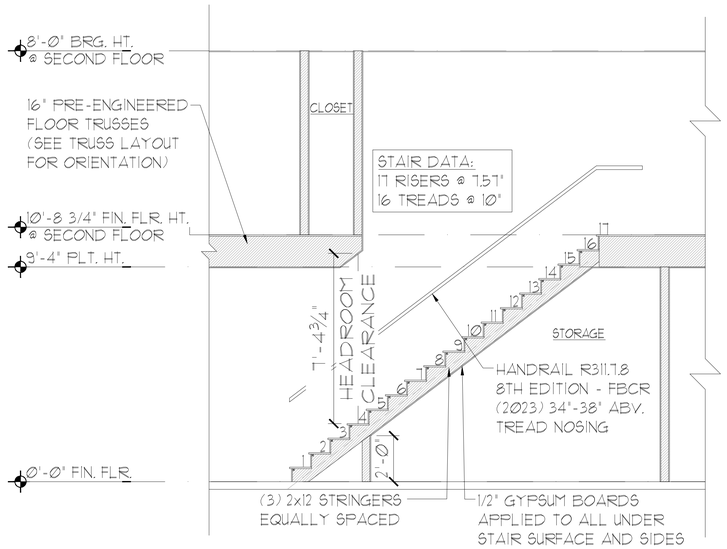
TREAD & RISER DETAIL

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



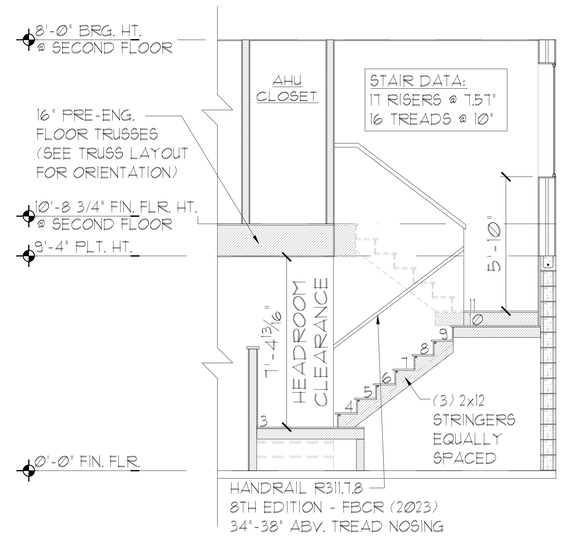
HALF WALL DETAIL

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



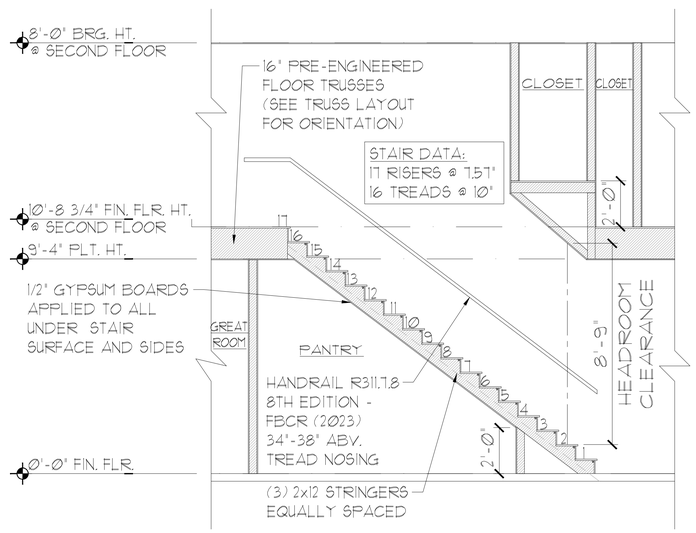
1/A5 TYLER STAIR DETAIL

SCALE: 3/8"=1'-0"



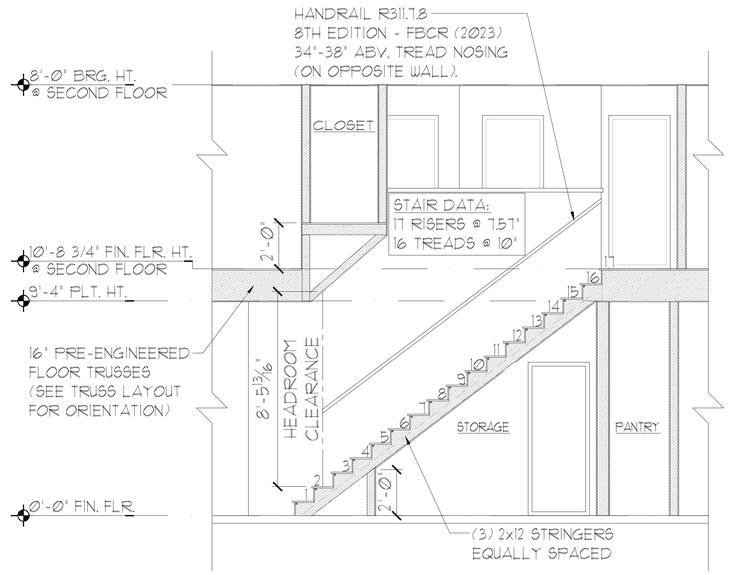
2/A5 GRANT STAIR DETAIL

SCALE: 3/8"=1'-0"



3/A5 JACKSON STAIR DETAIL

SCALE: 3/8"=1'-0"



4/A5 MONROE STAIR DETAIL

SCALE: 3/8"=1'-0"

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

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

4-UNIT: TYLER, JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

REVISIONS	
DELTA #	DATE

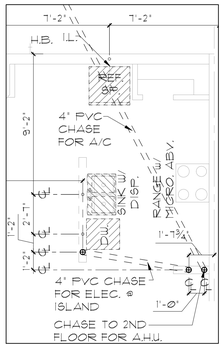
DATE: XX-XX-25

SCALE: AS NOTED

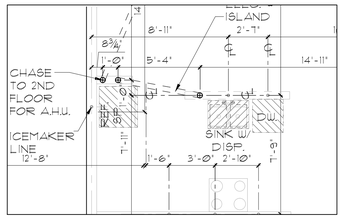
DRAWN: MR

SHEET: A5

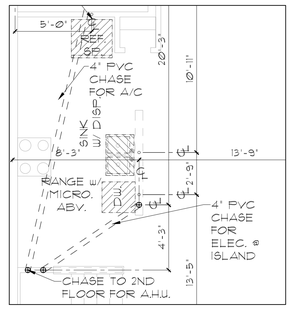
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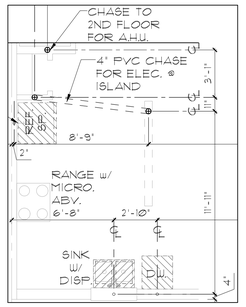
OPT. KITCHEN
TYLER UNIT



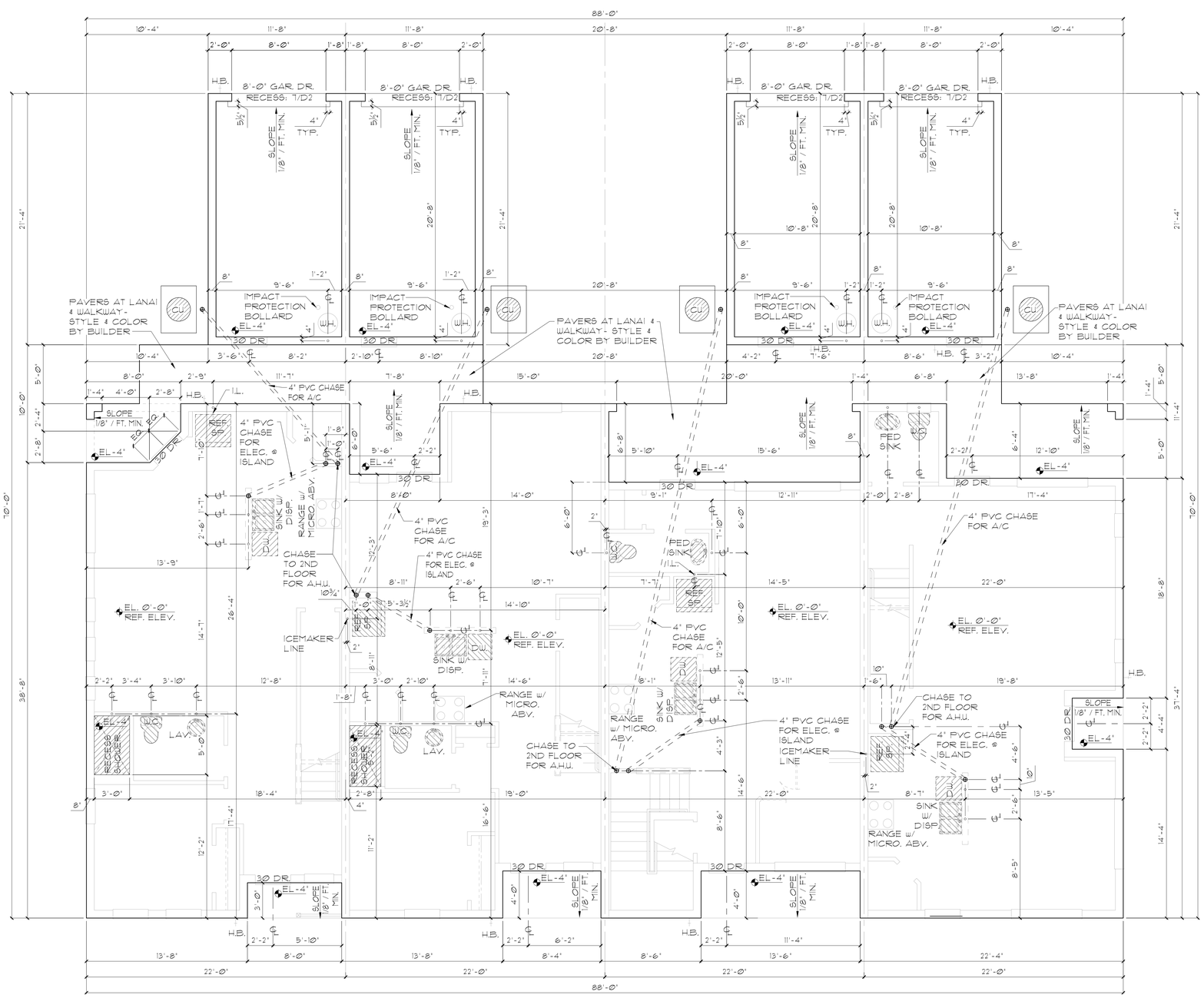
OPT. KITCHEN
JACKSON UNIT



OPT. KITCHEN
GRANT UNIT



OPT. KITCHEN
MONROE UNIT



TYLER
LOT #XX

JACKSON
LOT #XX

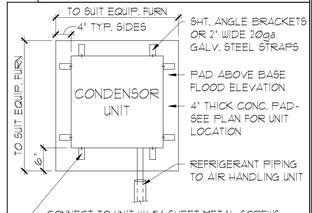
GRANT
LOT #XX

MONROE
LOT #XX

OPT. 1-CAR
GARAGE SLAB
INTERFACE PLAN
1/8"=1'-Ø" (11X17) 1/4"=1'-Ø" (22X34)

FOUNDATION NOTES

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

1 COND. ANCHOR DET.
N.T.S.

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SLAB INTERFACE PLAN

4-UNIT: TYLER, JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

REVISIONS	
DELTA #	DATE

DATE: XX-XX-25

SCALE: AS NOTED

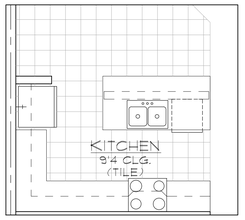
DRAWN: MR

SHEET: A6.1

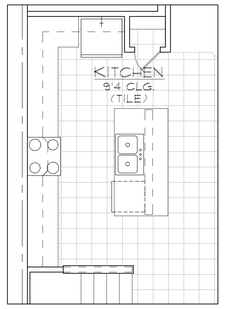
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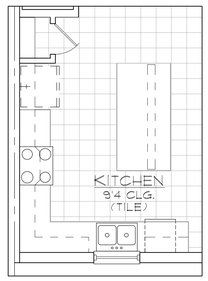
OPT. KITCHEN
TYLER UNIT



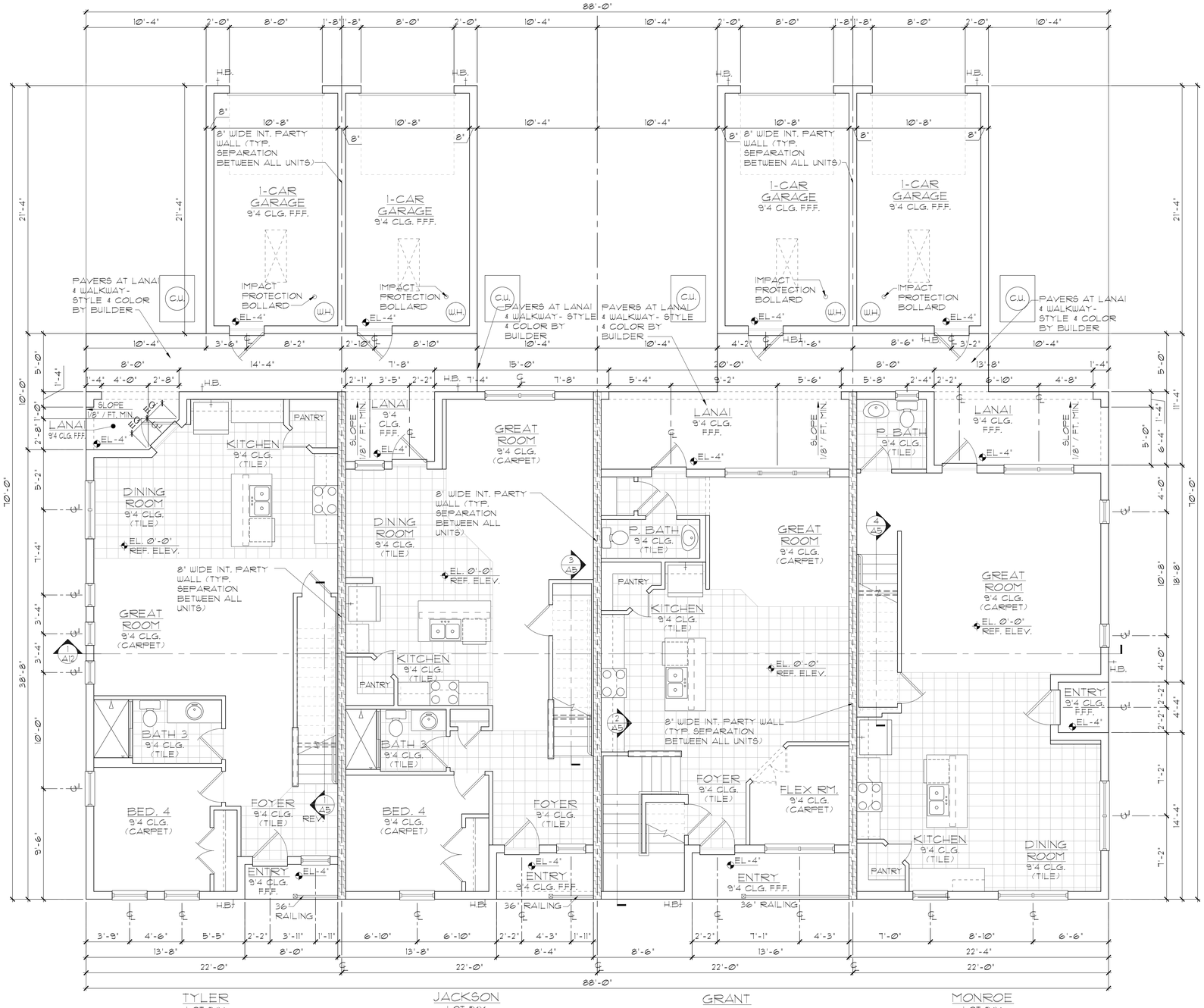
OPT. KITCHEN
JACKSON UNIT



OPT. KITCHEN
GRANT UNIT



OPT. KITCHEN
MONROE UNIT



GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
2. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
3. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3-1/2" UNLESS NOTED OTHERWISE.
4. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7-5/8" UNLESS NOTED OTHERWISE.
5. DOOR FROM HOUSE TO GARAGE MUST BE SOLID WOOD DOOR NO LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK OR 20 MIN. FIRE RATED (4)(R302.5.1
6. GARAGE SHALL BE SEPARATED FROM THE RESIDENCE & ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. APPLIED TO THE GAR. SIDE. PROVIDE 5/8" TYPE 'X' GYP. BD. AT CEILING ONLY APPLIED PERPENDICULAR TO CEILING FRAME.
7. PULL ALL DIMENSIONS FROM THE REAR OF THE PLAN
8. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFO.

WALL LEGEND

FIRST FLOOR

- DENOTES CONC. BLOCK WALL HGT. @ 9'-4" A.F.F.
- DENOTES 2-HOUR FIRE WALL HGT. @ 10'-8" A.F.F.
- DENOTES 2x INSULATED FRAME WALL

SECOND FLOOR

- DENOTES 2ND FLR FRAME WALL HGT. @ 8'-0" A.F.F.

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

AREA CALCULATIONS	
LIVING:	
FIRST FLOOR	3,383 SF.
SECOND FLOOR	3,687 SF.
TOTAL LIVING	7070 SF.
GARAGE	986 SF.
ENTRY	134 SF.
LANAI	327 SF.
COURTYARD	440 SF.
TOTAL UNDER ROOF	8,961 SF.

FIRST FLOOR W/ OPT. 1-CAR GARAGE OVERALL PLAN

1/8"=1'-Ø" (11X17) 1/4"=1'-Ø" (22X34)

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

FIRST FLOOR
OVERALL PLAN

4-UNIT: TYLER, JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

REVISIONS	
DELTA #	DATE

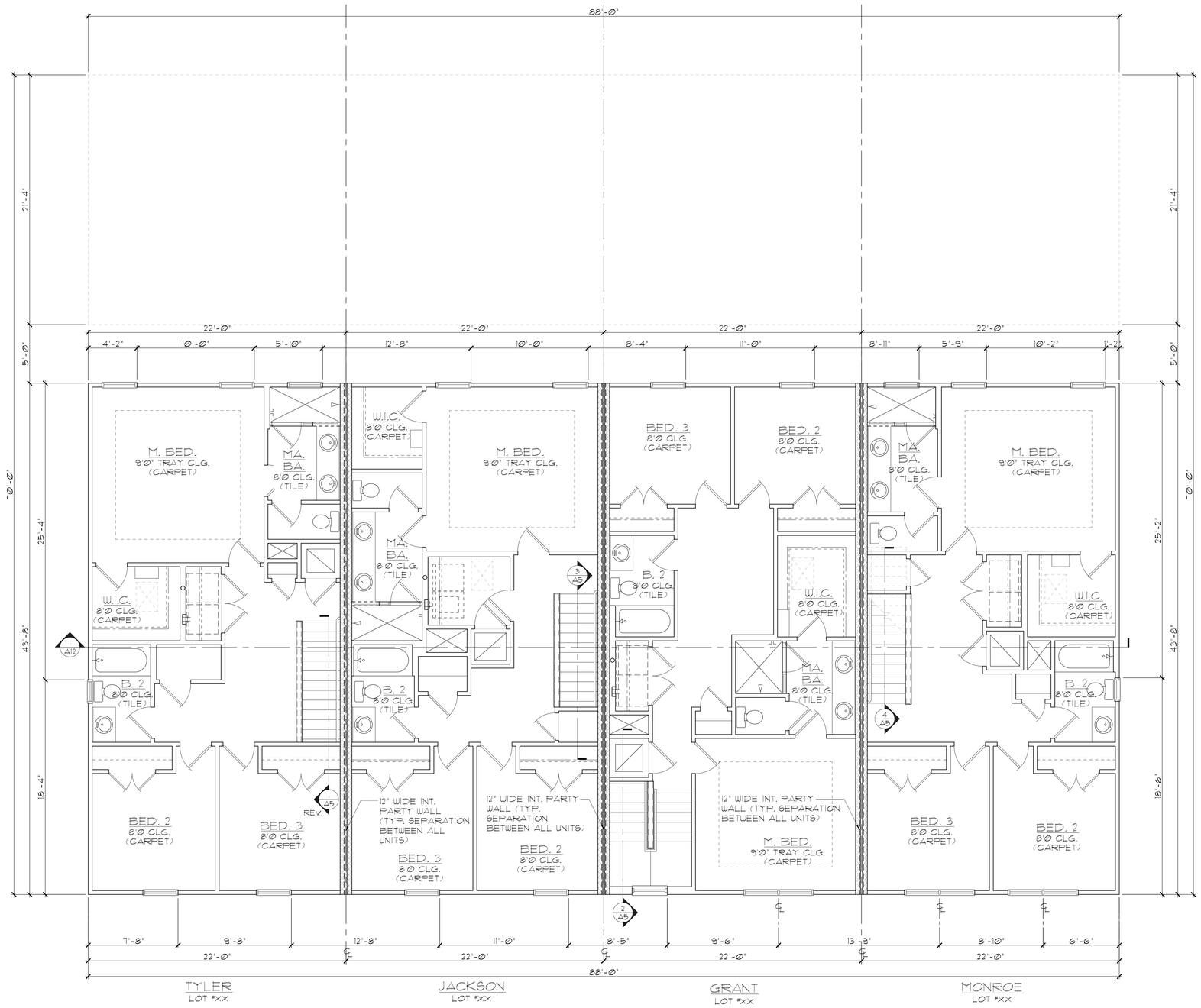
DATE: XX-XX-25

SCALE: AS NOTED

DRAWN: MR

SHEET: A7.1

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7. PULL ALL DIMENSIONS FROM THE REAR OF THE PLAN
8. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFO.

WALL LEGEND

FIRST FLOOR

- DENOTES CONC. BLOCK WALL HGT. @ 9'-4" A.F.F.
- DENOTES 2-HOUR FIRE WALL HGT. @ 10'-8" A.F.F.
- DENOTES 2x INSULATED FRAME WALL

SECOND FLOOR

- DENOTES 2ND FLR FRAME WALL HGT. @ 8'-0" A.F.F.

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

AREA CALCULATIONS

LIVING:	
FIRST FLOOR	3,383 SF.
SECOND FLOOR	3,687 SF.
TOTAL LIVING	7070 SF.
GARAGE	986 SF.
ENTRY	134 SF.
LANAI	327 SF.
COURTYARD	440 SF.
TOTAL UNDER ROOF	8,967 SF.

SECOND FLOOR OVERALL PLAN W/ OPT 1-CAR GARAGE

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

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4-UNIT: TYLER, JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

SECOND FLOOR OVERALL PLAN

REVISIONS	
DELTA #	DATE

DATE: XX-XX-25

SCALE: AS NOTED

DRAWN: MR

SHEET: A8.1

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EXTERIOR FINISH NOTES

1. LATH TO BE ATTACHED IAW R703.7.1 OF THE 8TH EDITION, FBC-R, 2023 & ASTM C1063 OR C1787.
2. PLASTERING TO BE INSTALLED IAW R703.7 & R703.7.2 OF THE 8TH EDITION, FBC-R, 2023.
3. WEEP SCREED TO BE INSTALLED IAW R703.7.2.1 OF THE 8TH EDITION, FBC-R, 2023 & ASTM C926.
4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R703.2 & R703.7.3 OF THE 8TH EDITION, FBC-R, 2023.
5. FLASHING TO BE INSTALLED IAW R703.4 OF THE 8TH EDITION, FBC-R, 2023.
6. WIND RESISTANCE OF WALL COVERINGS & BACK MATERIALS SHALL BE IAW R703.12 OF THE 8TH EDITION, FBC-R, 2023.
7. ALL HORIZONTAL & VERTICAL CONTROL JOINTS SHALL BE INSTALLED IAW ASTM 1063.
8. ALL FIBER CEMENT SIDING SHALL BE IAW R703.11 OF THE 8TH EDITION, FBC-R, 2023.
9. "ZIP SYSTEMS" WALL SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER ON EXTERIOR FRAME WALLS.
10. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFORMATION.



FRONT ELEVATION 'A'
OPT 1-CAR GAR. &
2ND. FLR. 8'-0" PLT. H.T
SCALE: 1/4"=1'-0"



REAR ELEVATION 'A'
OPT 1-CAR GAR &
2ND. FLR. 8'-0" PLT. H.T
SCALE: 1/4"=1'-0"

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

EXTERIOR ELEVATIONS

4-UNIT: TYLER, JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

REVISIONS	
DELTA #	DATE

DATE: XX-XX-25
SCALE: AS NOTED
DRAWN: MR
SHEET: A9.1A

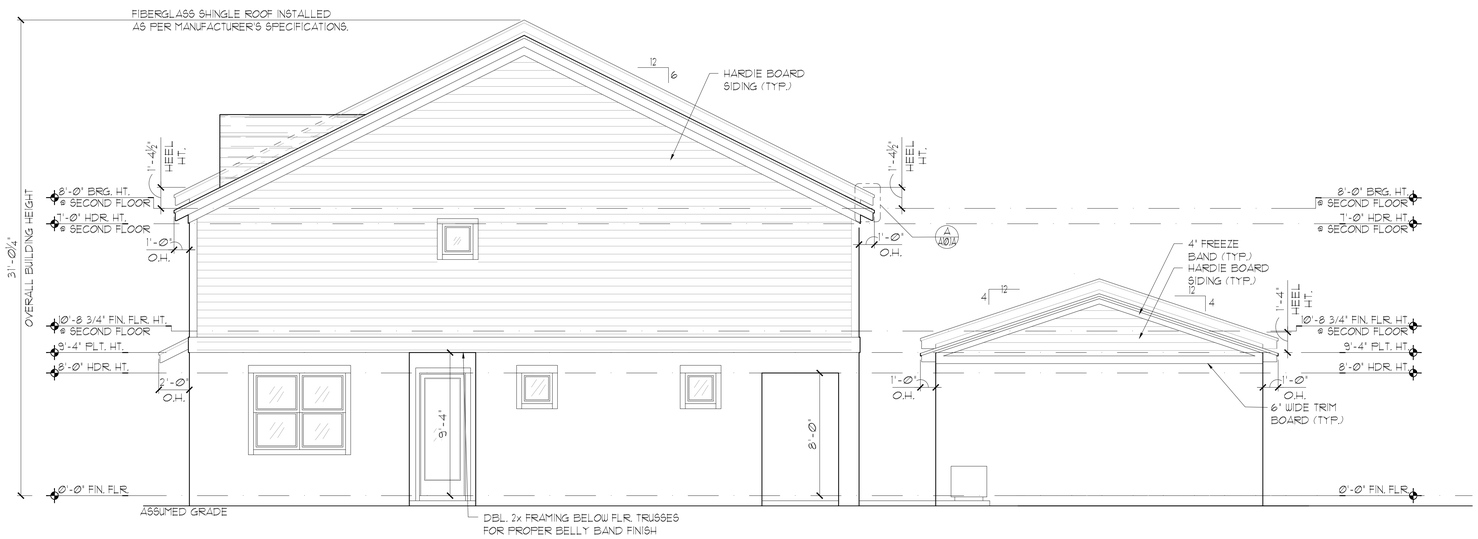
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TYLER
LOT #XX

LEFT ELEVATION 'A'
OPT 1-CAR GAR. & 2ND. FLR. 8'-0" PLT. H.T

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



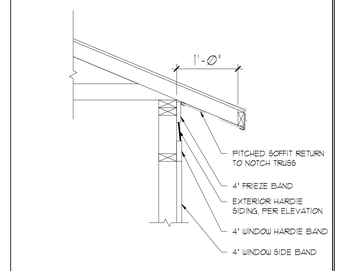
MONROE
LOT #XX

RIGHT ELEVATION 'A'
OPT 1-CAR GAR. & 2ND. FLR. 8'-0" PLT. H.T

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

EXTERIOR FINISH NOTES

1. LATH TO BE ATTACHED IAW R703.7.1 OF THE 8TH EDITION, FBC-R, 2023 & ASTM C1063 OR C1787.
2. PLASTERING TO BE INSTALLED IAW R703.7 & R703.7.2 OF THE 8TH EDITION, FBC-R, 2023
3. WEEP SCREED TO BE INSTALLED IAW R703.7.2.1 OF THE 8TH EDITION, FBC-R, 2023 & ASTM C926.
4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R703.2 & R703.7.3 OF THE 8TH EDITION, FBC-R, 2023.
5. FLASHING TO BE INSTALLED IAW R703.4 OF THE 8TH EDITION, FBC-R 2023.
6. WIND RESISTANCE OF WALL COVERINGS & BACK MATERIALS SHALL BE IAW R703.12 OF THE 8TH EDITION, FBC-R 2023.
7. ALL HORIZONTAL & VERTICAL CONTROL JOINTS SHALL BE INSTALLED IAW ASTM 1063.
8. ALL FIBER CEMENT SIDING SHALL BE IAW R703.1 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.



A PITCHED SOFFIT & WINDOW TRIM DETAIL
1"=1'-0"

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

EXTERIOR ELEVATIONS

4-UNIT: TYLER, JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

REVISIONS	
DELTA #	DATE

DATE: XX-XX-25
SCALE: AS NOTED
DRAWN: MR
SHEET: A10.1A

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EXTERIOR FINISH NOTES

1. LATH TO BE ATTACHED IAW R703.7.1 OF THE 8TH EDITION, FBC-R, 2023 & ASTM C1063 OR C1787.
2. PLASTERING TO BE INSTALLED IAW R703.7.1 & R703.7.2 OF THE 8TH EDITION, FBC-R, 2023
3. WEEP SCREED TO BE INSTALLED IAW R703.7.2.1 OF THE 8TH EDITION, FBC-R, 2023 & ASTM C926.
4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R703.2 & R703.7.3 OF THE 8TH EDITION, FBC-R, 2023.
5. FLASHING TO BE INSTALLED IAW R703.4 OF THE 8TH EDITION, FBC-R, 2023.
6. WIND RESISTANCE OF WALL COVERINGS & BACK MATERIALS SHALL BE IAW R703.1.2 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 R703.11 OF THE 8TH EDITION, FBC-R, 2023.
9. "ZIP SYSTEMS" WALL SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER, ON EXTERIOR FRAME WALLS.
10. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFORMATION.



FRONT ELEVATION: GARAGE/ COURTYARD OPT 1-CAR GAR.

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



REAR ELEVATION: COURTYARD OPT 1-CAR GAR. & 2ND. FLR. 8'-0" PLT. H.T

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

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EXTERIOR ELEVATIONS

4-UNIT: TYLER, JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

REVISIONS	
DELTA #	DATE

DATE: XX-XX-25

SCALE: AS NOTED

DRAWN: MR

SHEET: A11.1A

EXTERIOR FINISH NOTES

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4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R703.2 & R703.7.3 OF THE 8TH EDITION, FBC-R, 2023.
5. FLASHING TO BE INSTALLED IAW R703.4 OF THE 8TH EDITION, FBC-R 2023.
6. WIND RESISTANCE OF WALL COVERINGS & BACK MATERIALS SHALL BE IAW R703.12 OF THE 8TH EDITION, FBC-R 2023.
7. ALL HORIZONTAL & VERTICAL CONTROL JOINTS SHALL BE INSTALLED IAW ASTM 1063.
8. ALL FIBER CEMENT SIDING SHALL BE IAW R703.1 OF THE 8TH EDITION, FBC-R, 2023.
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FRONT ELEVATION 'B'
OPT 1-CAR GAR. &
2ND. FLR. 8'-0" PLT. H.T

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



REAR ELEVATION 'B'
OPT 1-CAR GAR. &
2ND. FLR. 8'-0" PLT. H.T

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

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EXTERIOR ELEVATIONS

70' REAR LOAD TOWNHOMES

4-UNIT: TYLER, JACKSON, GRANT, MONROE

REVISIONS	
DELTA #	DATE

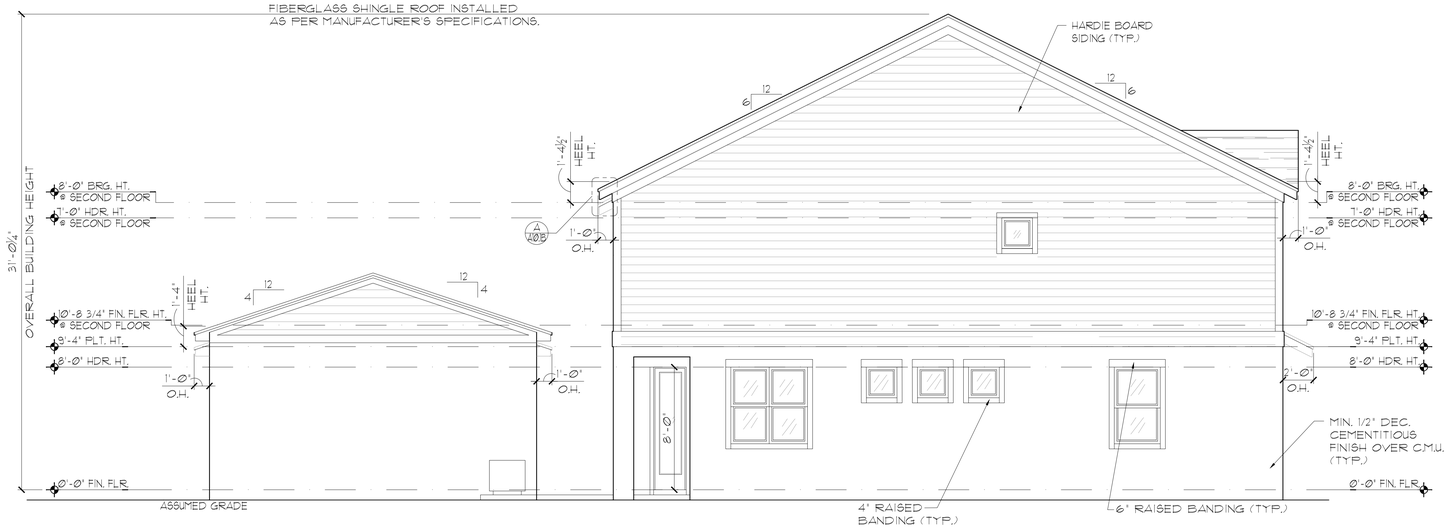
DATE: XX-XX-25

SCALE: AS NOTED

DRAWN: MR

SHEET:

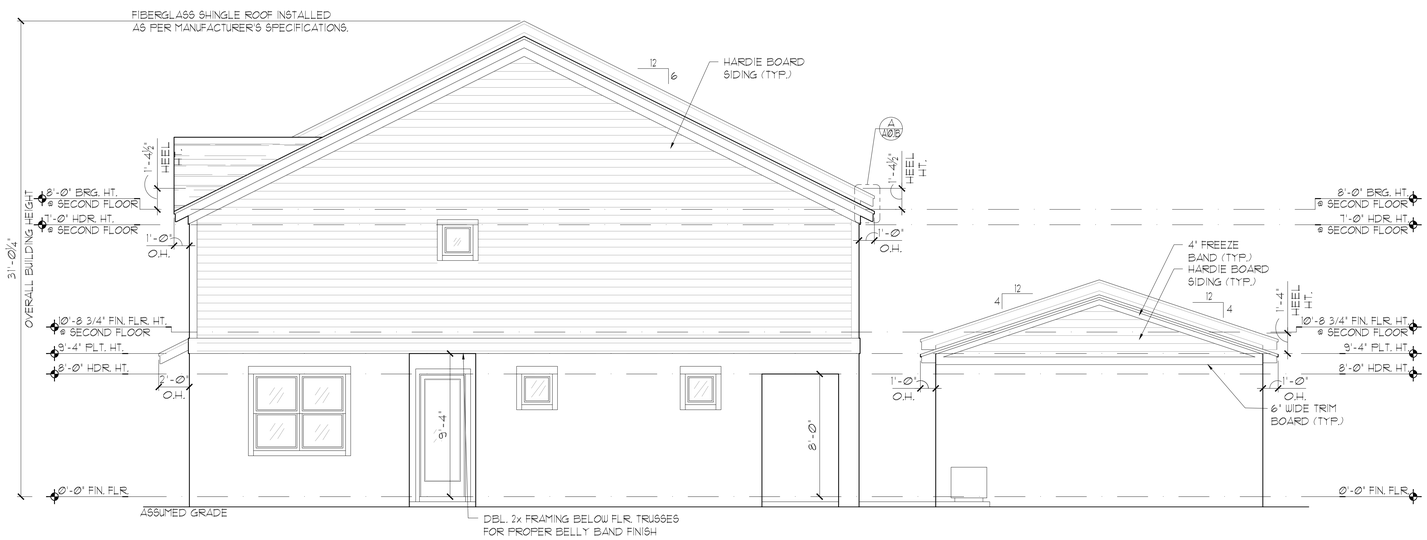
A9.1B



TYLER
LOT #XX

LEFT ELEVATION 'B'
OPT 1-CAR GAR. & 2ND. FLR. 8'-0" PLT. H.T

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



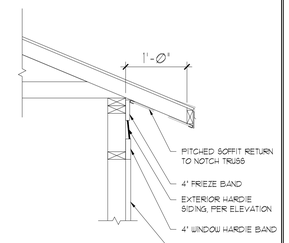
MONROE
LOT #XX

RIGHT ELEVATION 'B'
OPT 1-CAR GAR. & 2ND. FLR. 8'-0" PLT. H.T

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

EXTERIOR FINISH NOTES

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A PITCHED SOFFIT & WINDOW TRIM DETAIL
1"=1'-0"

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EXTERIOR ELEVATIONS

4-UNIT: TYLER, JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

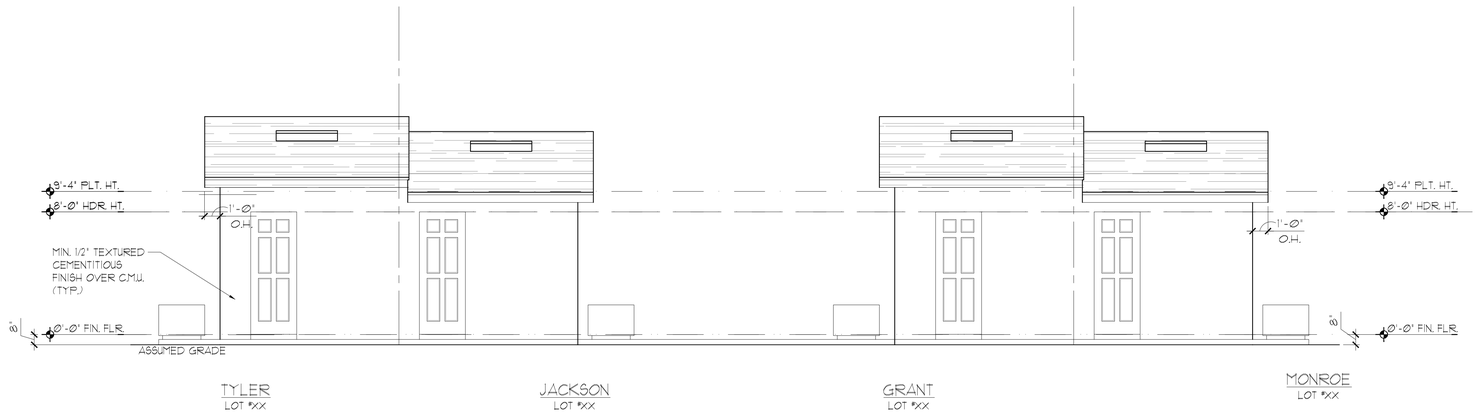
REVISIONS	
DELTA #	DATE

DATE: XX-XX-25
SCALE: AS NOTED
DRAWN: MR
SHEET: A10.1B

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10. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFORMATION.



FRONT ELEVATION: GARAGE/ COURTYARD
OPT 1-CAR GAR.

SCALE: 3/16"=1'-Ø"



REAR ELEVATION: COURTYARD
OPT 1-CAR GAR. & 2ND. FLR. 8'-Ø" PLT. H.T

SCALE: 3/16"=1'-Ø"

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EXTERIOR ELEVATIONS

4-UNIT: TYLER, JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

REVISIONS	
DELTA #	DATE

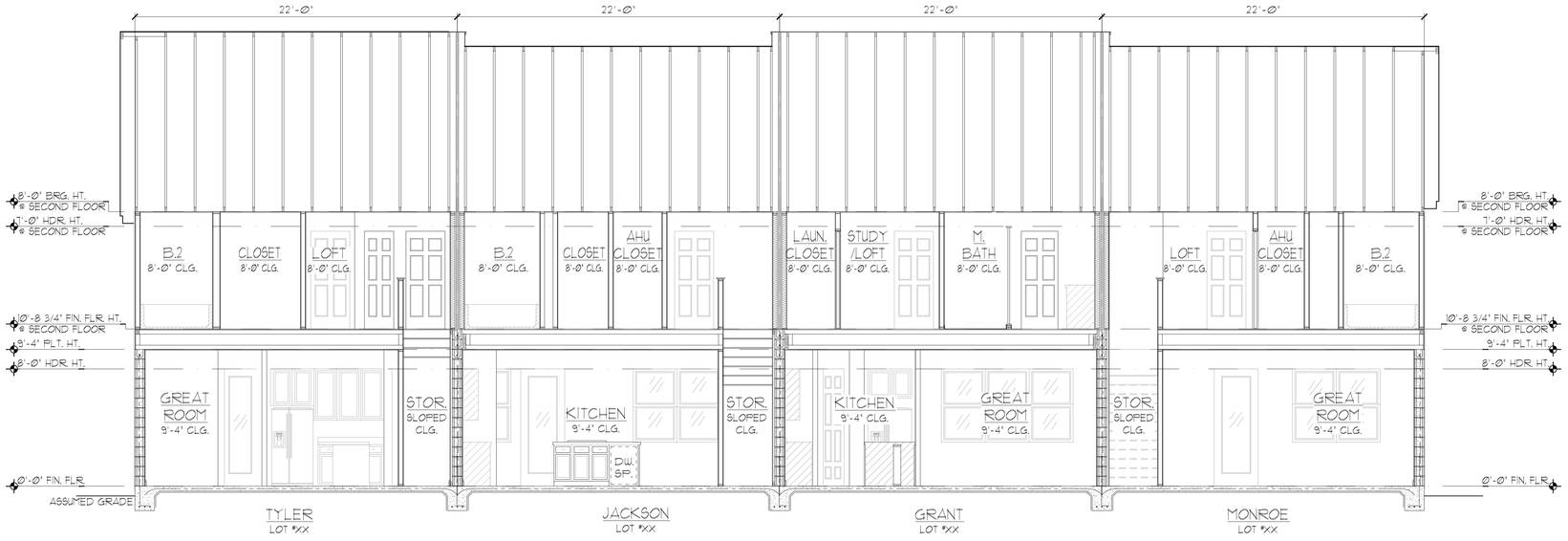
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SCALE: AS NOTED

DRAWN: MR

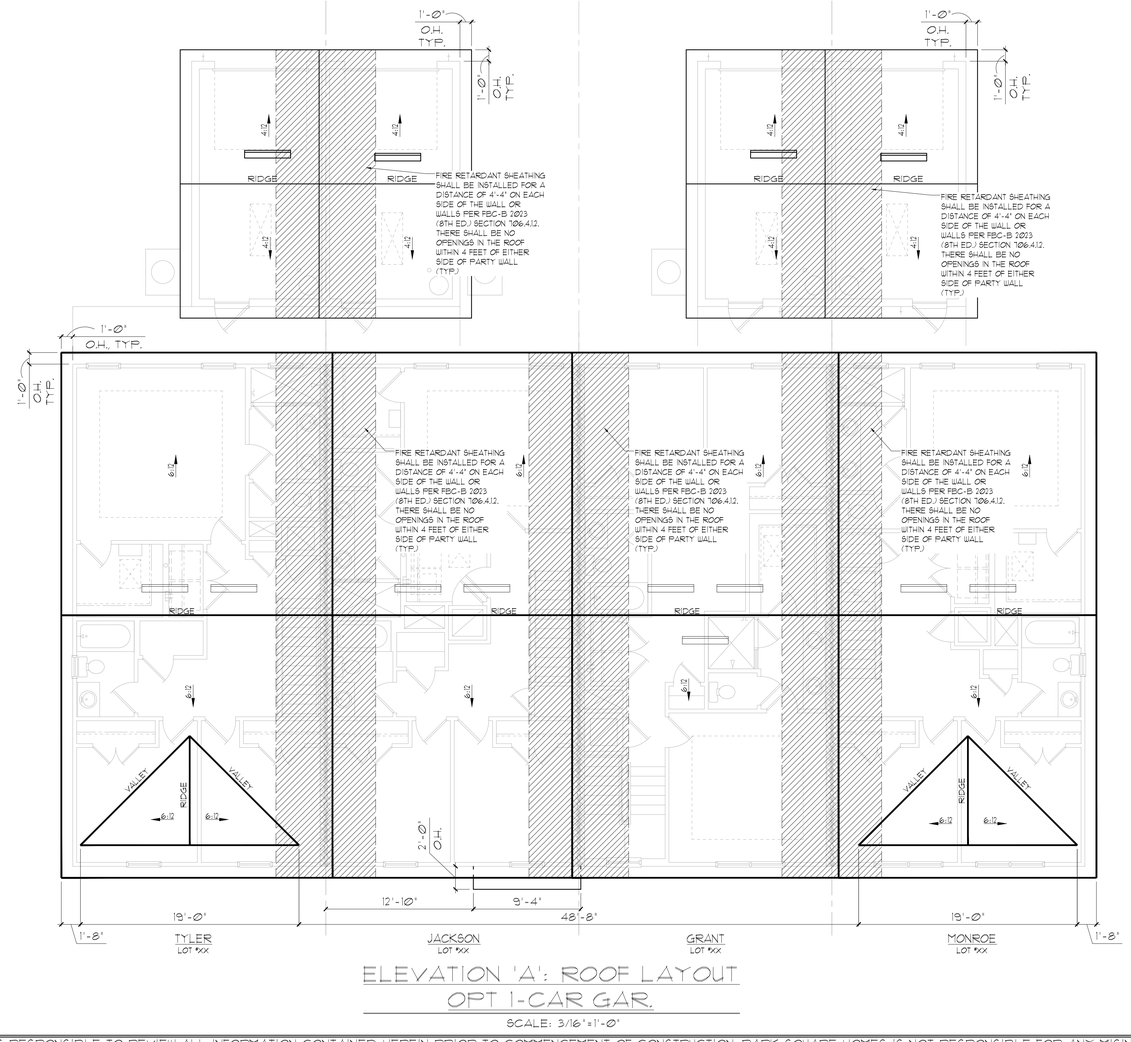
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1 / A12 ELEVATION 'A': BUILDING SECTION

SCALE: 1/4"=1'-Ø"



ELEVATION 'A': ROOF LAYOUT

OPT 1-CAR GAR.

SCALE: 3/16"=1'-Ø"

GENERAL NOTES

ENCLOSED ATTIC SPACES AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. MINIMUM NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 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 R806 AND ALL SUBSEQUENT SUB-SECTIONS.

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

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

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

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

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

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

CALCULATIONS BELOW ARE BASED OFF OF THE FOLLOWING ASSUMPTIONS:

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

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

INDICATES POSSIBLE LOCATION OF OFF RIDGE VENTS

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

INDICATES POSSIBLE LOCATION OF SOFFIT VENTING

ATTIC VENTILATION CALCULATIONS: TYLER UNIT: LOT

NET FREE VENTILATED AREA(S): MAIN ROOF AREA

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

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

+/- 200 LINEAR FEET OF VENTED SOFFIT.

NET FREE VENTILATED AREA(S): GARAGE AREA

(LOMANCO-TTØD)
NFVA = 249 SQ. FT * 144 / 300 = 48-60 SQ. IN. REQUIRED (40%-50%)

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

+/- 200 LINEAR FEET OF VENTED SOFFIT.

ATTIC VENTILATION CALCULATIONS: JACKSON UNIT: LOTS # &

NET FREE VENTILATED AREA(S): MAIN ROOF AREA

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

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

+/- 200 LINEAR FEET OF VENTED SOFFIT.

NET FREE VENTILATED AREA(S): GARAGE AREA

(LOMANCO-TTØD)
NFVA = 249 SQ. FT * 144 / 300 = 48-60 SQ. IN. REQUIRED (40%-50%)

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

+/- 200 LINEAR FEET OF VENTED SOFFIT.

ATTIC VENTILATION CALCULATIONS: GRANT UNIT: LOTS # &

NET FREE VENTILATED AREA(S): MAIN ROOF AREA

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

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

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NET FREE VENTILATED AREA(S): GARAGE AREA

(LOMANCO-TTØD)
NFVA = 249 SQ. FT * 144 / 300 = 48-60 SQ. IN. REQUIRED (40%-50%)

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

+/- 200 LINEAR FEET OF VENTED SOFFIT.

ATTIC VENTILATION CALCULATIONS: MONROE UNIT: LOT

NET FREE VENTILATED AREA(S): MAIN ROOF AREA

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

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

+/- 200 LINEAR FEET OF VENTED SOFFIT.

NET FREE VENTILATED AREA(S): GARAGE AREA

(LOMANCO-TTØD)
NFVA = 249 SQ. FT * 144 / 300 = 48-60 SQ. IN. REQUIRED (40%-50%)

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

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ROOF PLAN & BUILDING SECTION

4-UNIT: TYLER, JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

REVISIONS	
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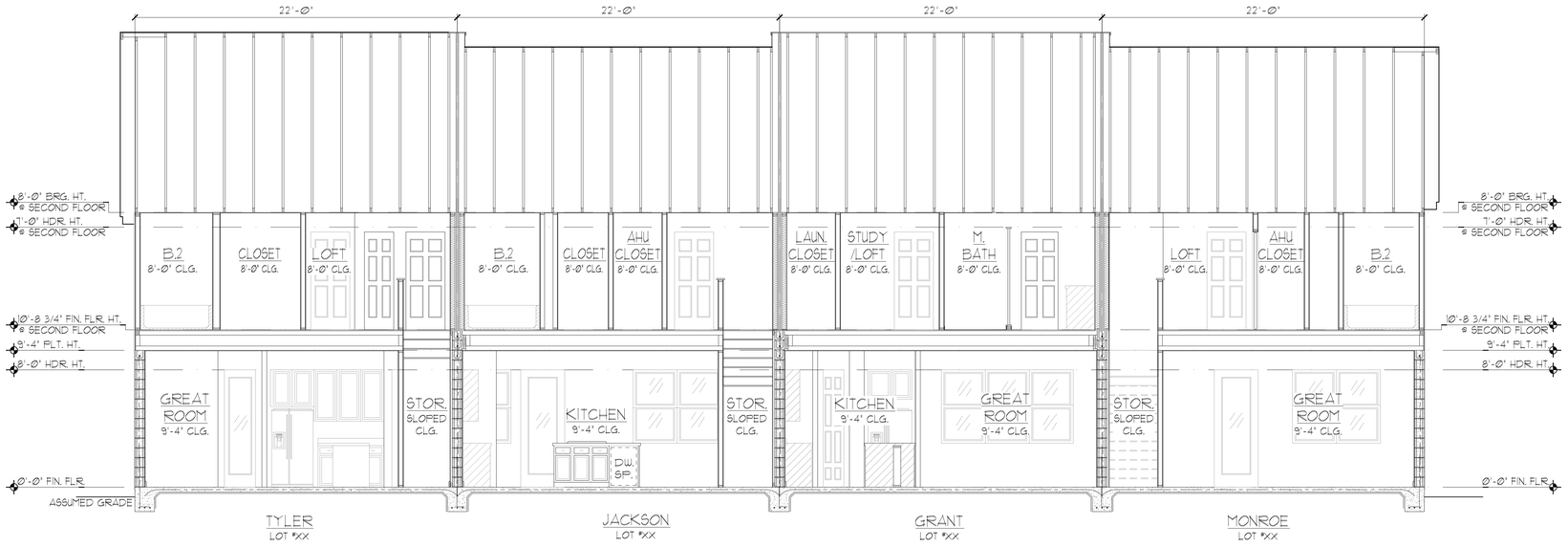
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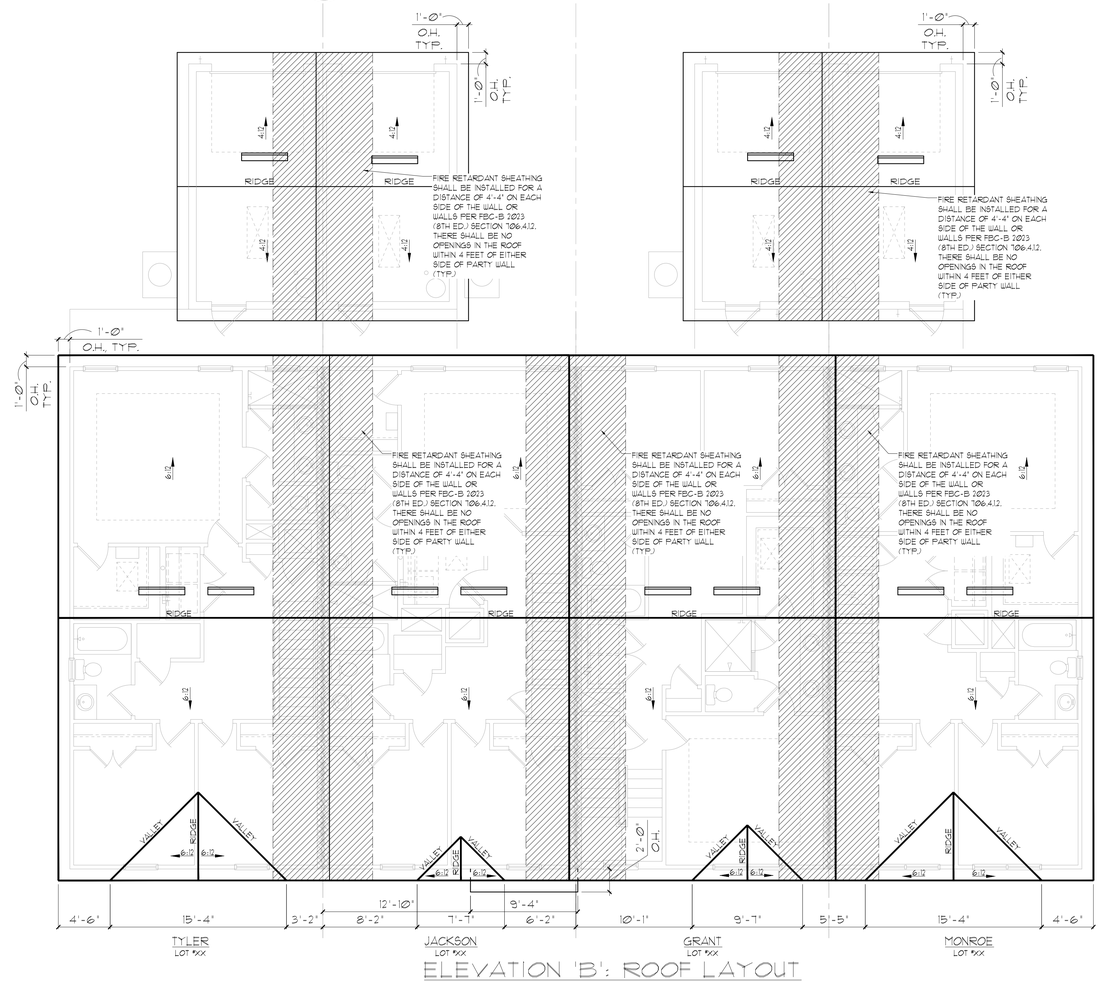
SHEET: A12.A

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1 / A12 ELEVATION 'B': BUILDING SECTION

SCALE: 3/16"=1'-Ø"



ELEVATION 'B': ROOF LAYOUT

OPT 1-CAR GAR.

SCALE: 3/16"=1'-Ø"

GENERAL NOTES

ENCLOSED ATTIC SPACES AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. MINIMUM NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 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 R806 AND ALL SUBSEQUENT SUB-SECTIONS.

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

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

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

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

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

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

CALCULATIONS BELOW ARE BASED OFF OF THE FOLLOWING ASSUMPTIONS:

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

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

▭ INDICATES POSSIBLE LOCATION OF OFF RIDGE VENTS

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

— · — INDICATES POSSIBLE LOCATION OF SOFFIT VENTING

ATTIC VENTILATION CALCULATIONS: TYLER UNIT: LOT

NET FREE VENTILATED AREA(S): MAIN ROOF AREA

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

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

+/- 200 LINEAR FEET OF VENTED SOFFIT.

NET FREE VENTILATED AREA(S): GARAGE AREA

(LOMANCO-TTØD)
NFVA = 249 SQ. FT * 144 / 300 = 48-60 SQ. IN. REQUIRED (40%-50%)

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

+/- 200 LINEAR FEET OF VENTED SOFFIT.

ATTIC VENTILATION CALCULATIONS: JACKSON UNIT: LOTS # &

NET FREE VENTILATED AREA(S): MAIN ROOF AREA

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

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

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ATTIC VENTILATION CALCULATIONS: GRANT UNIT: LOTS # &

NET FREE VENTILATED AREA(S): MAIN ROOF AREA

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

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ATTIC VENTILATION CALCULATIONS: MONROE UNIT: LOT

NET FREE VENTILATED AREA(S): MAIN ROOF AREA

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

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Phone: (407) 529 - 3000

ROOF PLAN & BUILDING SECTION

4-UNIT: TYLER, JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

REVISIONS	
DELTA #	DATE

DATE: XX-XX-25

SCALE: AS NOTED

DRAWN: MR

SHEET: A12.B1

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PRESTIGE ELECTRIC (Quality First)

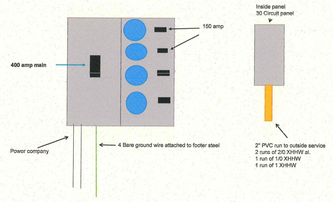
Mack Young #EC0002452
Nick Young #EC13003699

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1/12/2025

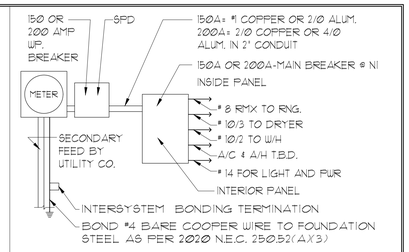


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PLAN KEY



ELECTRICAL RISER DIAGRAM
N.T.S.

NOTES:
1. ELECTRICAL MATERIALS AND INSTALLATIONS SHALL COMPLY W/ APPLICABLE PROVISIONS OF THE NATIONAL ELEC. CODE 250.52(A)(1) TO (6.), NFPA 70, LOCAL CODES AND THE LOCAL POWER/ UTILITY COMPANY.
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ELECTRICAL LEGEND

$	SINGLE POLE SWITCH		OUTLET, PHONE
$3	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		
	OUTLET 110-115, CEILING MOUNTED	CM	CARBON MONOXIDE
	OUTLET 110-115, FLOOR MOUNTED		PUSH BUTTON
	SPECIAL PURPOSE 220-240		EXHAUST FAN
	LIGHT FIXTURE, CEILING MOUNTED		EX. FAN/LIGHT COMBO
	LIGHT FIXTURE, WALL MOUNTED		DISPOSAL
	LED LIGHT FIXTURE, RECESSED		ON-Q PANEL
	LIGHT FIXTURE, RECESSED ADJUST.		ELECTRICAL PANEL
PC	LIGHT FIXTURE, PULL CHAIN		CEILING FAN, PREWIRE
	LED LIGHT FIXTURE, FLUORESCENT	F	CEILING FAN, INSTALL
	LIGHT FIXTURE, EXTERIOR FLOODS	J	ELEC. JUNCTION BOX
EXIT	LIGHT FIXTURE, EMERGENCY EXIT	T	THERMOSTAT
	LIGHT FIXTURE, EXIT/BACKUP	DS	DISCONNECT SWITCH
	OUTLET, TV/CABLE		ELEC. POWER METER

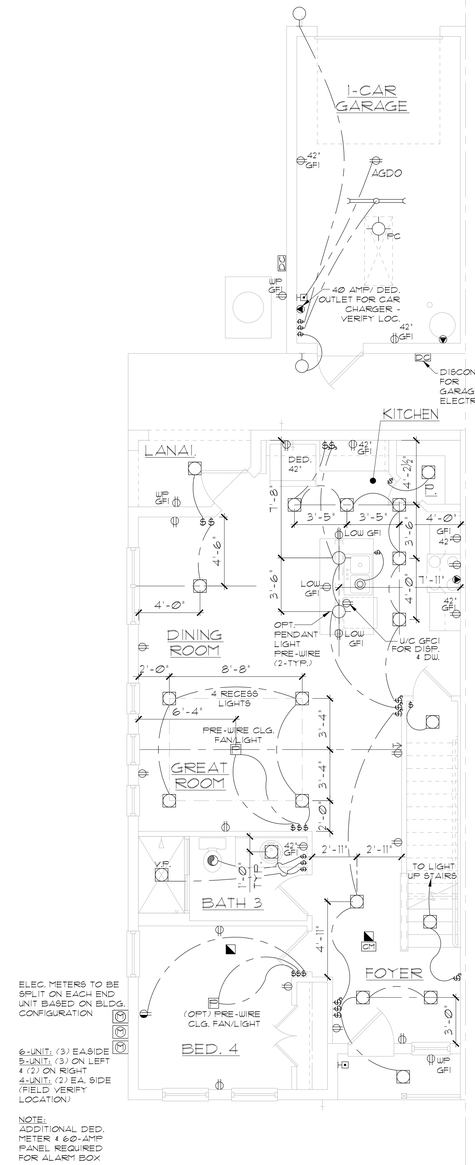
ELECTRICAL DEVICES — ABOVE FIN. FLR.

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.
GARAGE GFI'S (ABOVE GARAGE FLOOR)	48" TO CL.
THERMOSTAT	54" TO CL.
DOOR BELL CHIMES	84" TO CL.
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KITCHEN HOOD FAN 'WHIP'	66" TO CL.
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KITCHEN DISHWASHER RECEPTACLE	UNDER SINK
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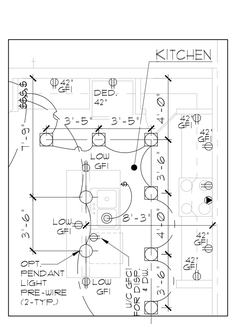
CL. = CENTER LINE

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

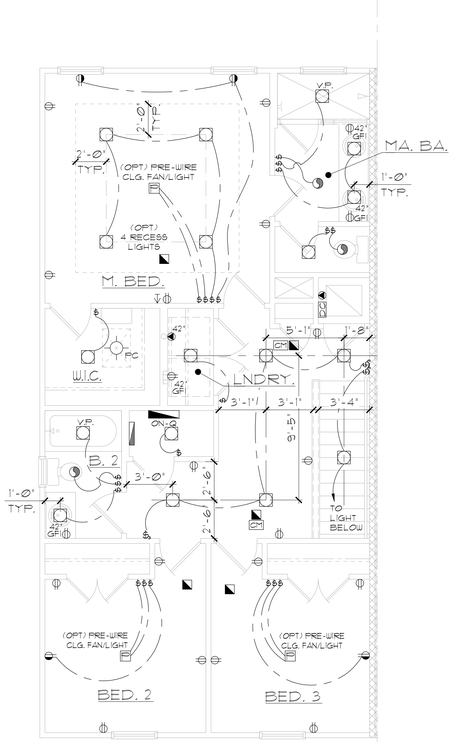
NOTE: SEE FINAL COLOR SHEET FOR TV, FANS & PHONE LOCATIONS



TYLER
LOT #XX



OPT. KITCHEN



TYLER
LOT #XX

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

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UTILITY PLANS
TYLER MODEL

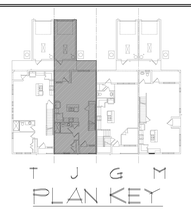
4-UNIT: TYLER, JACKSON, GRANT, MONROE

701 REAR LOAD TOWNHOMES

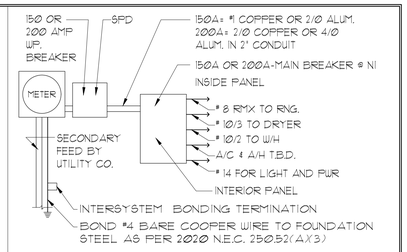
REVISIONS	
DELTA #	DATE

DATE: XX-XX-25
SCALE: AS NOTED
DRAWN: MR
SHEET: E1.1

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PLAN KEY



ELECTRICAL RISER DIAGRAM

N.T.S.

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	OUTLET 110-115, CEILING MOUNTED	CM	CARBON MONOXIDE
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	SPECIAL PURPOSE 220-240		EXHAUST FAN
	LIGHT FIXTURE, CEILING MOUNTED		EX. FAN/LIGHT COMBO
	LIGHT FIXTURE, WALL MOUNTED		DISPOSAL
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	LIGHT FIXTURE, EXTERIOR FLOODS	J	ELEC. JUNCTION BOX
EXIT	LIGHT FIXTURE, EMERGENCY EXIT		THERMOSTAT
	LIGHT FIXTURE, EXIT/BACKUP		DISCONNECT SWITCH
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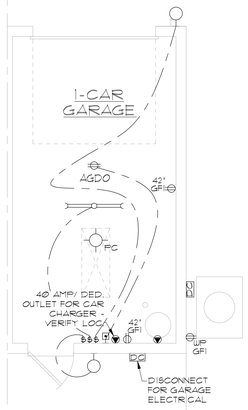
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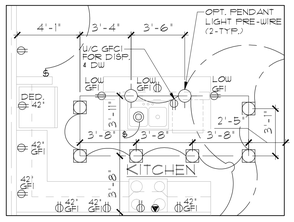
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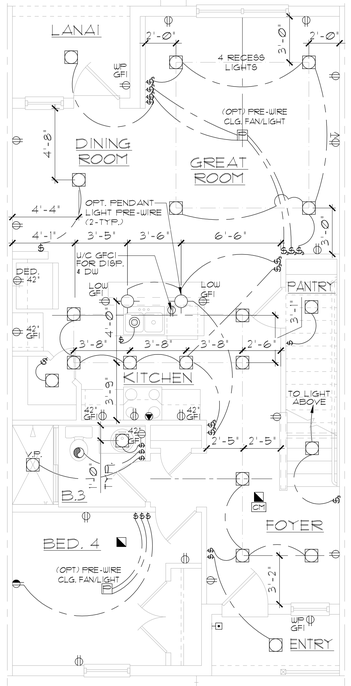
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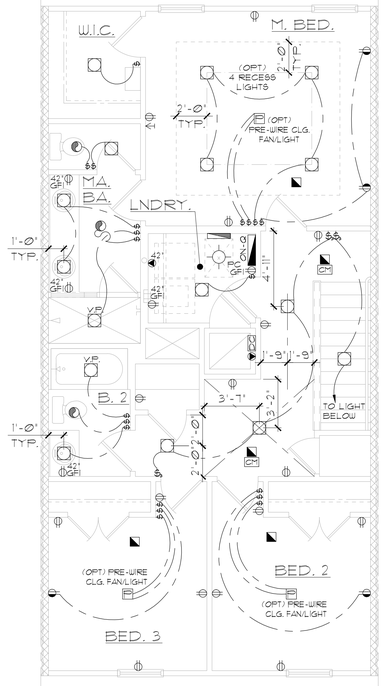




OPT. KITCHEN



JACKSON
LOT #XX



JACKSON
LOT #XX

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

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UTILITY PLANS
JACKSON MODEL

4-UNIT: TYLER, JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

REVISIONS	
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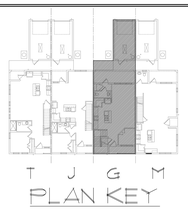
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SCALE: AS NOTED

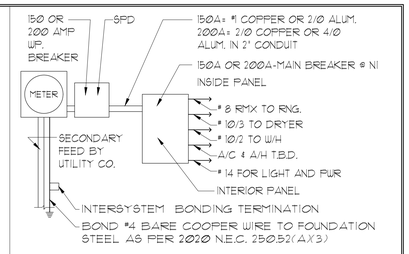
DRAWN: MR

SHEET: E2.1

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PLAN KEY



ELECTRICAL RISER DIAGRAM

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	SPECIAL PURPOSE 220-240		EXHAUST FAN
	LIGHT FIXTURE, CEILING MOUNTED		EX. FAN/LIGHT COMBO
	LIGHT FIXTURE, WALL MOUNTED		DISPOSAL
	LED LIGHT FIXTURE, RECESSED		ON-Q PANEL
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	LIGHT FIXTURE, EXTERIOR FLOODS		ELEC. JUNCTION BOX
EXIT	LIGHT FIXTURE, EMERGENCY EXIT		THERMOSTAT
	LIGHT FIXTURE, EXIT/BACKUP		DISCONNECT SWITCH
	OUTLET, TV/CABLE		ELEC. POWER METER

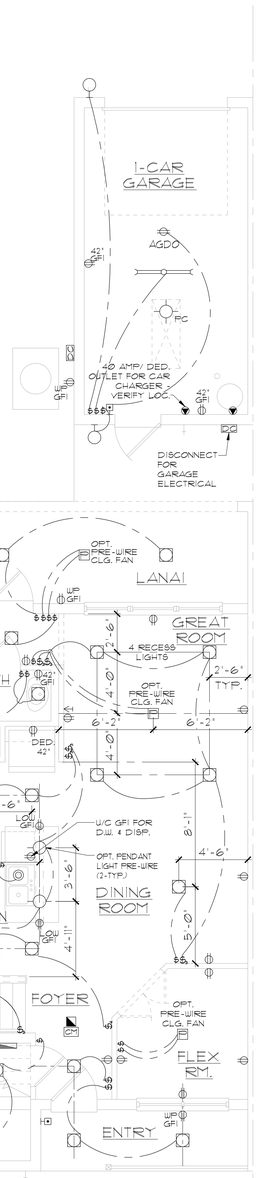
ELECTRICAL DEVICES — ABOVE FIN. FLR.

SWITCHES AND WALL OUTLETS OVER COUNTERS	48" TO 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.
GARAGE GFI'S (ABOVE GARAGE FLOOR)	48" TO CL.
THERMOSTAT	54" TO CL.
DOOR BELL CHIMES	84" TO CL.
DOOR BELL BUTTON	LEVEL W/ DOOR HANDLE
KITCHEN HOOD FAN 'WHIP'	66" TO CL.
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	76" TO CL.
KITCHEN DISHWASHER RECEPTACLE	UNDER SINK
KITCHEN RANGE	24" TO CL.
KITCHEN REFRIGERATOR	48" TO CL.
WASHER/DRYER OUTLET	36" TO CL.
HOLLYWOOD LIGHTS	84" TO CL.

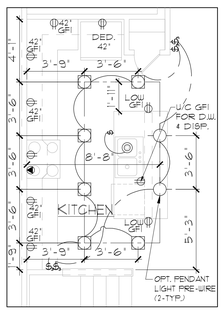
CL. = CENTER LINE

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

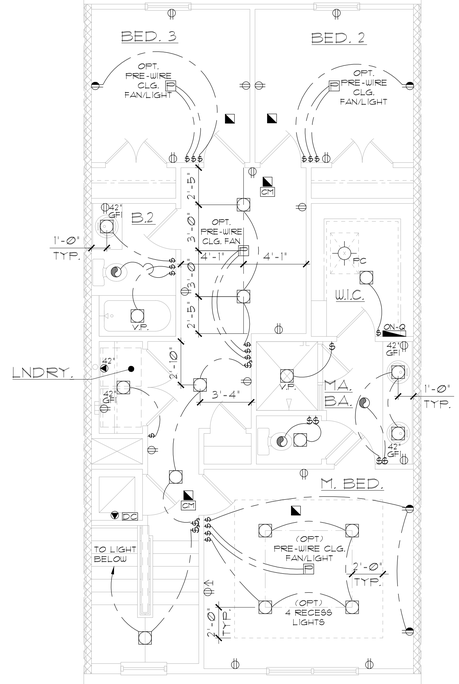
NOTE: SEE FINAL COLOR SHEET FOR TV, FANS & PHONE LOCATIONS



GRANT
LOT #XX



OPT KITCHEN



GRANT
LOT #XX

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

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

4-UNIT: TYLER, JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

UTILITY PLANS
GRANT MODEL

REVISIONS	
DELTA #	DATE

DATE: XX-XX-25

SCALE: AS NOTED

DRAWN: MR

SHEET: E3.1

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PRESTIGE ELECTRIC
Quality First

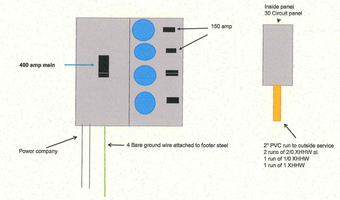
Mark Young #EC0002452
Nick Young #EC13003889

Electrical Contractors
Licensed • Bonded • Insured

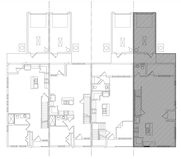
COMPANY OF FLORIDA, LLC

Park Square
4 pack

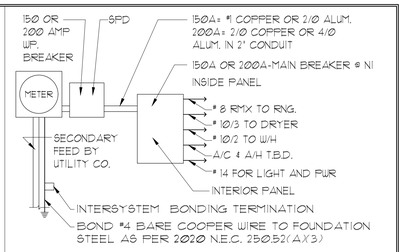
1/12/2025



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PLAN KEY



ELECTRICAL RISER DIAGRAM
N.T.S.

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

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

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH		OUTLET, PHONE
$3	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		
	OUTLET 110-115, CEILING MOUNTED	CM	CARBON MONOXIDE
	OUTLET 110-115, FLOOR MOUNTED		PUSH BUTTON
	SPECIAL PURPOSE 220-240		EXHAUST FAN
	LIGHT FIXTURE, CEILING MOUNTED		EX. FAN/LIGHT COMBO
	LIGHT FIXTURE, WALL MOUNTED		DISPOSAL
	LED LIGHT FIXTURE, RECESSED		ON-Q PANEL
	LIGHT FIXTURE, RECESSED ADJUST.		ELECTRICAL PANEL
PC	LIGHT FIXTURE, PULL CHAIN		CEILING FAN PREWIRE
	LED LIGHT FIXTURE, FLUORESCENT	F	CEILING FAN, INSTALL
	LIGHT FIXTURE, EXTERIOR FLOODS	J	ELEC. JUNCTION BOX
EXIT	LIGHT FIXTURE, EMERGENCY EXIT	T	THERMOSTAT
	LIGHT FIXTURE, EXIT/BACKUP	DS	DISCONNECT SWITCH
	OUTLET, TV/CABLE		ELEC. POWER METER

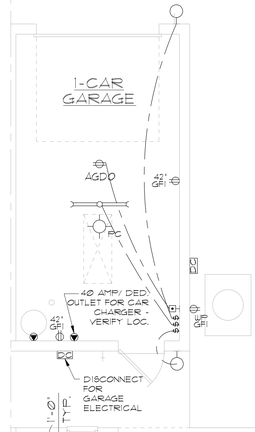
ELECTRICAL DEVICES — ABOVE FIN. FLR.

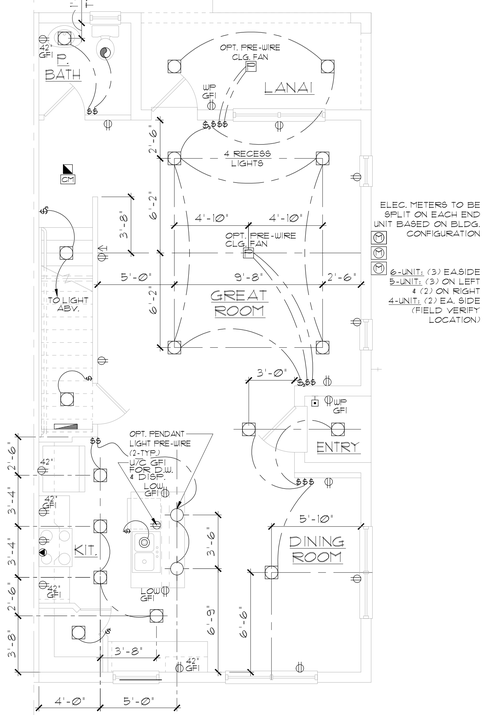
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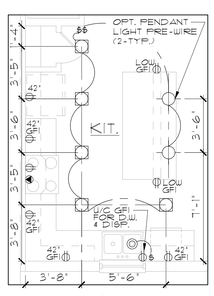
CL. = CENTER LINE

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

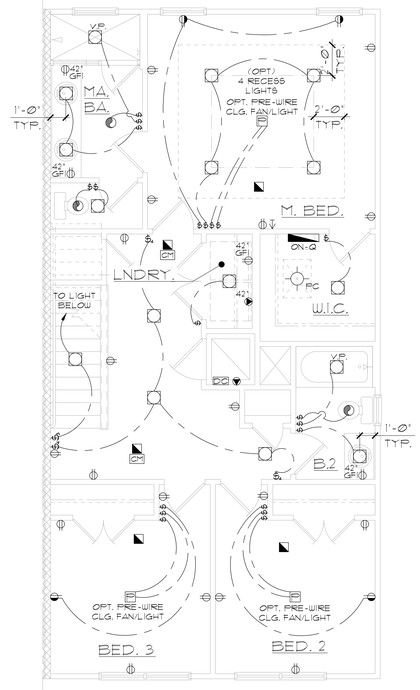






OPT KITCHEN

MONROE
LOT #XX



MONROE
LOT #XX

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

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UTILITY PLANS
MONROE MODEL

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

REVISIONS	
DELTA #	DATE

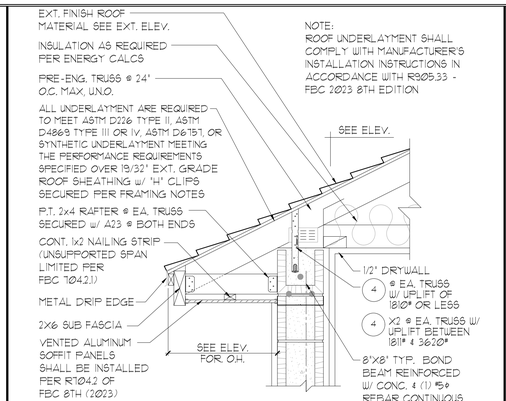
DATE: XX-XX-25
SCALE: AS NOTED
DRAWN: MR
SHEET: E4.1

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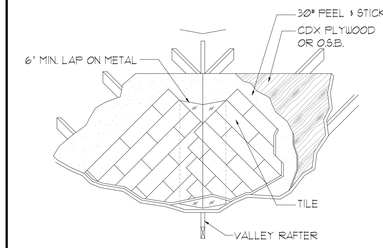
LOTS: 0000-0000, (COMMUNITY TOWNHOMES, BUILDING #?)

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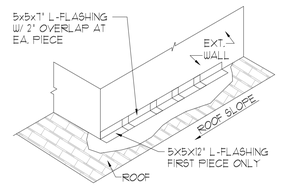


SOFFIT OVERHANG DETAIL - NOMINAL HEEL COND.
N.T.S.



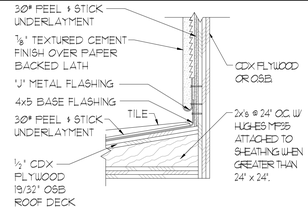
VALLEY FLASHING DETAIL
N.T.S.

R903.2 Locations.
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 R903.2.1, OR IN COMPLIANCE WITH RAS 111.

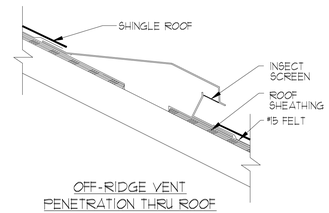


FLASHING DETAIL TO COMPLY WITH R903.2 OF THE FBC 2023 - 8TH ED.

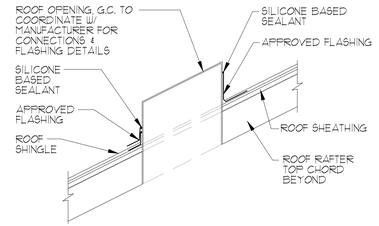
STEP WALL FLASHING
N.T.S.



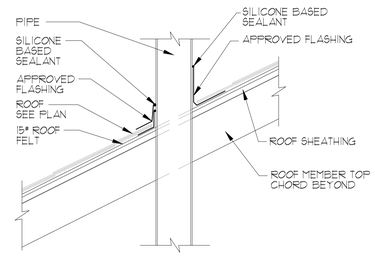
ROOF TO WALL FLASHING DETAIL
N.T.S.



OFF-RIDGE VENT
PENETRATION THRU ROOF

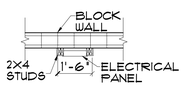


OPENING PENETRATION THRU ROOF

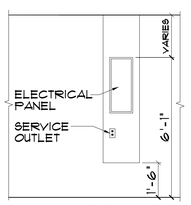


PIPE PENETRATION THRU ROOF

ROOF PENETRATION DETAIL SCALE: N.T.S.



PLAN VIEW



ELEVATION

ELEC. PANEL DETAIL
N.T.S.

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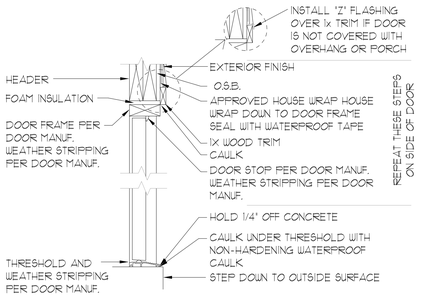
DETAILS

DETAILS

REVISIONS	
DELTA #	DATE

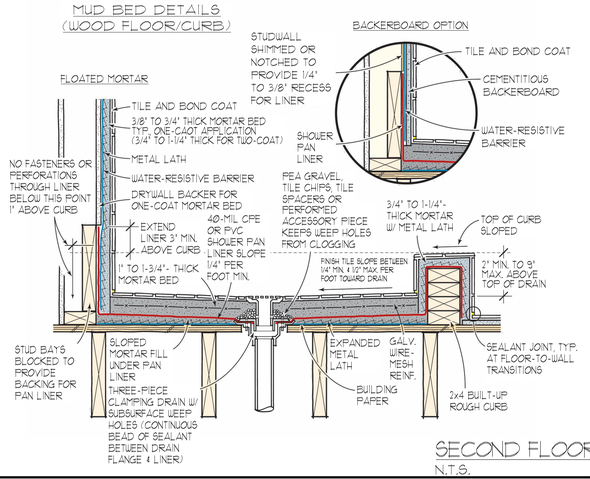
DATE: XX-XX-24
SCALE: AS NOTED
DRAWN: MR
SHEET:
AD1

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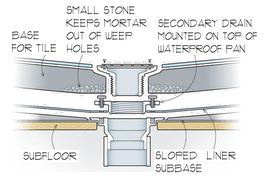
TYPICAL DOOR FLASHING

N.T.S.

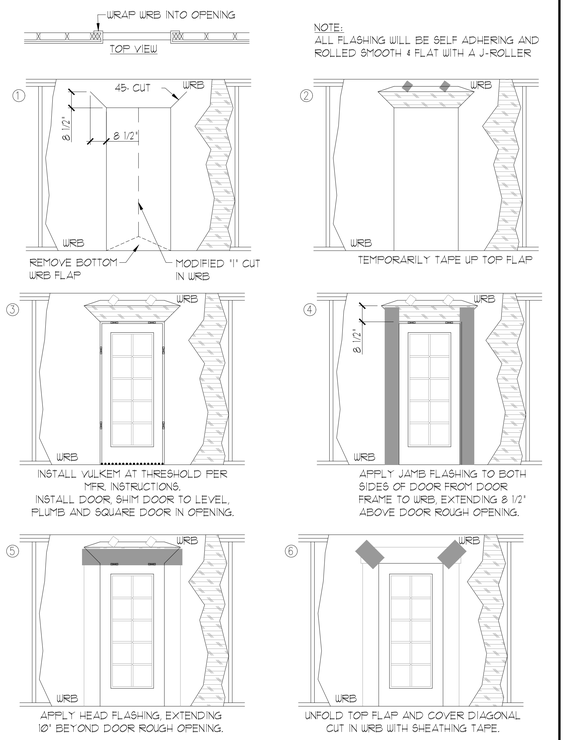


SECOND FLOOR SHOWER DETAIL

N.T.S.



ENLARGED DRAIN DETAIL

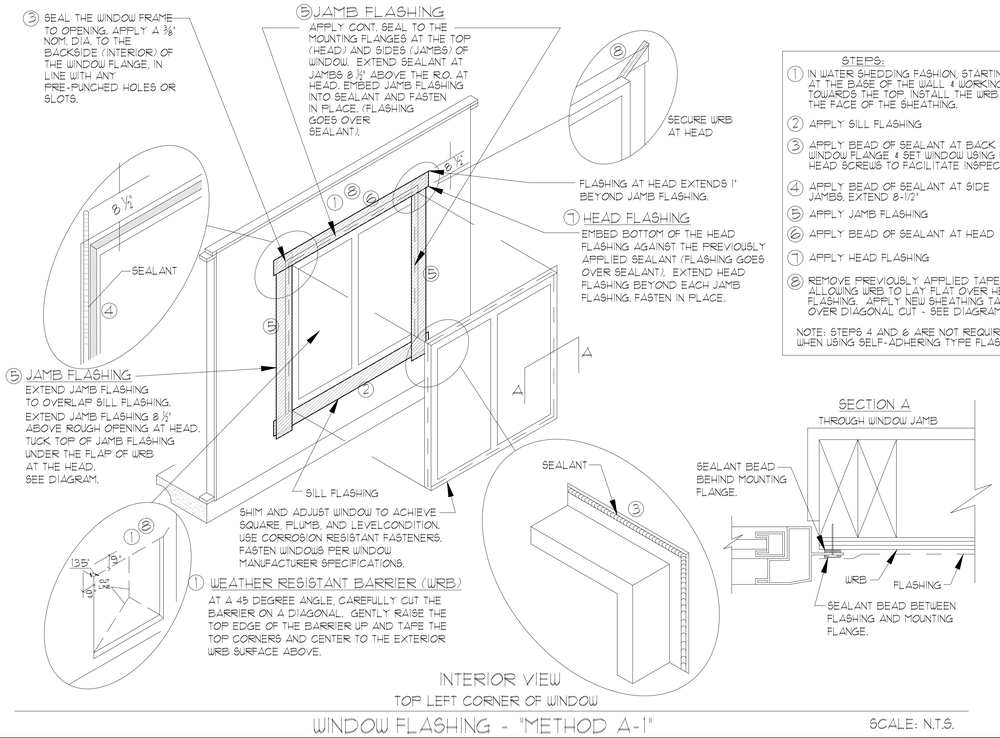


EXTERIOR DOOR FLASHING

N.T.S.

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

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



WINDOW FLASHING - "METHOD A-1"

SCALE: N.T.S.

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DETAILS

DETAILS

REVISIONS	
DELTA #	DATE

DATE: XX-XX-24
SCALE: AS NOTED
DRAWN: MR
SHEET: AD2

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VERIFICATION OF FIELD CONDITIONS:

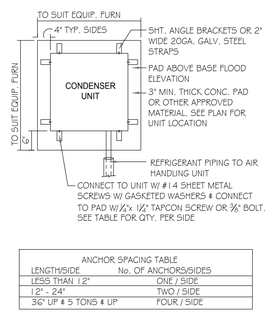
CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS RELATIVE TO SAME. WHERE THERE ARE CONFLICTS BETWEEN ACTUAL FIELD CONDITIONS AND DATA PRESENTED IN THE DRAWINGS, SUCH CONDITIONS SHALL BE CALLED TO THE ARCHITECTS AND OR TO THE ENGINEER OF RECORDS (EOR) ATTENTION AND NECESSARY ADJUSTMENTS MADE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

FIELD REPAIR NOTES

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

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

3- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES 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.

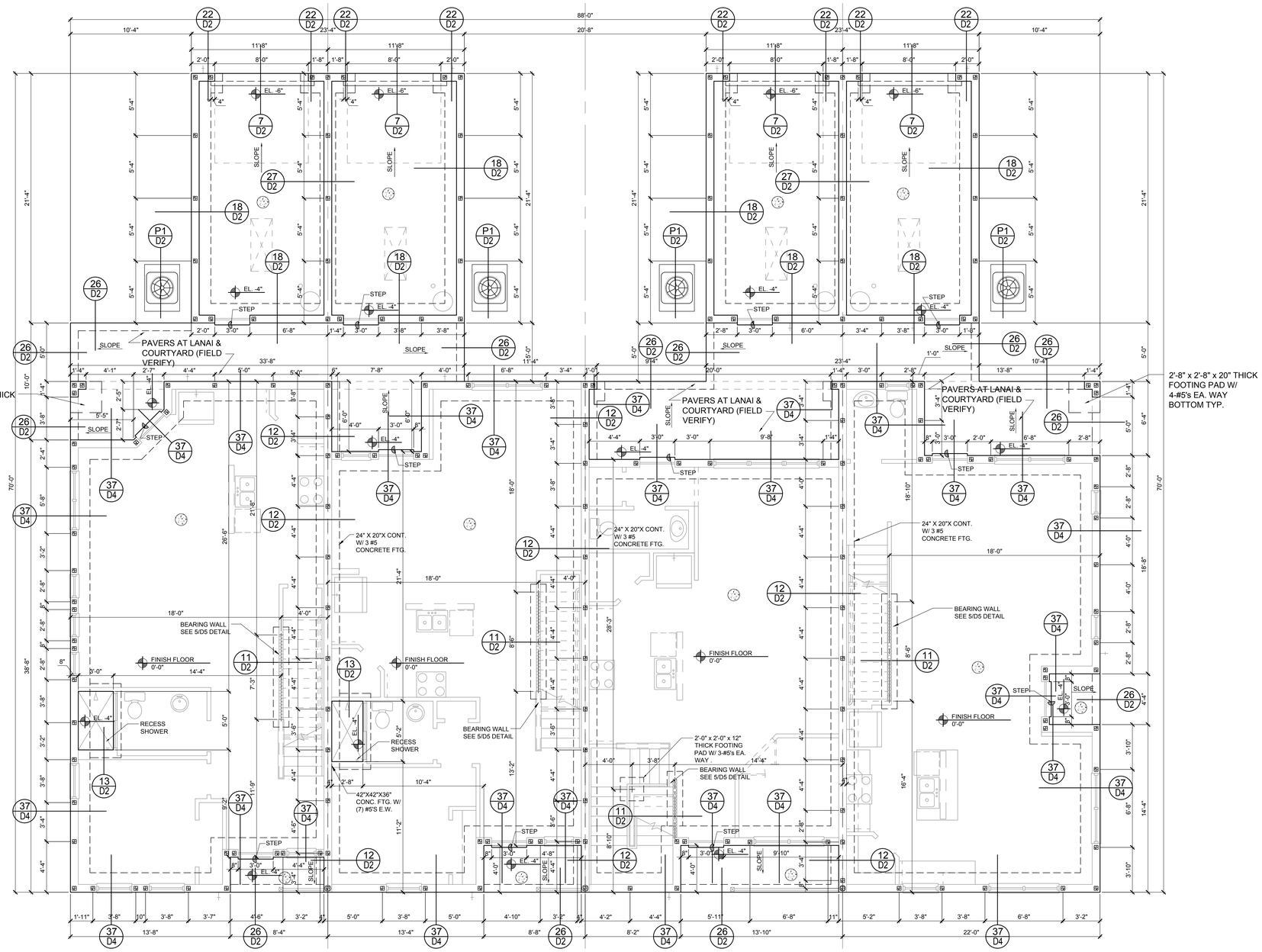


ANCHOR SPACING TABLE	
LENGTH/SIDE	No. OF ANCHORS/SIDES
LESS THAN 12"	ONE / SIDE
12" - 24"	TWO / SIDE
36" UP & 5 TONS & UP	FOUR / SIDE

1 COND. ANCHOR DETAIL
N.T.S.

FOUNDATION NOTES

1. CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
2. ⊞ DENOTES FILL CELL REINF. W/ CONC. W/ (1) #5 REBAR, GRADE 60. ⊡ DENOTES FILL CELL REINF. W/ CONC. W/ (2) #5 REBAR, GRADE 60.
3. ⊘ DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 2500 P.S.I. 4" THICK WITH 6X6 10/10 GAUGE REINFORCING MAT. W/ MIN. 1" COVER TERMITE TREATED SOIL WITH 0.006mm (6mil) POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL. WWF SHALL BE PLACE IN MIDDLE TO UPPER THIRD OF SLAB AND SUPPORTED ON APPROVED SLAB BOLSTERS. *FIBER MESH REINFORCEMENT MAY USED AS ALTERNATIVE TO WIRE.
4. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPER-VISOR FOR CLARIFICATION.
5. WATER HEATER T&P RELIEF VALVE SHALL E FULL SIZE TO EXTERIOR. WATER HEATER AT OR ABOVE FLOOR LEVEL G1-FALL E IN A FAN WITH DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE APPROVED THERMAL EXPANSION DEVICE
6. PAVERS MAY BE USED ILO CONCRETE SLABS IN PATIO, PORCH, DRIVE AND WALKWAY AREAS. DELETE SLAB IN AREAS PAVERS ARE USED.
7. MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
8. IN LIEU OF TREATING THE SOIL, AN ALTERNATIVE TO TERMITE TREATED SOIL CA BE PREMISE 75 WP TERMICIDE.
9. BORA -CARE TO BE APPLIED ON INTERIOR WALLS W/ MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS, PURSUANT FLORIDA BUILDING CODE LATEST EDITION.
10. WOOD STAIRS STRINGERS IN CONTACT WITH CONCRETE SHALL BE PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER OR SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD PER FBC R317.1



Foundation Plan
SCALE 3/16" = 1'-0"

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

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FOUNDATION PLAN

4-UNIT: TYLER, JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

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

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

LINTEL NO.	LENGTH	TYPE	COMMENTS
L-1	9'-4"	8F24-1B/1T	GARAGE DOOR
L-2	4'-6"	8R12-1B/1T	GARAGE/FRONT DR
L-3	4'-6"	8F16-1B/1T	VARIES
L-4	4'-0"	8F16-1B/1T	VARIES
L-5	7'-6"	8F16-1B/1T	(2) 3050 S.H.
L-6	10'-6"	8F16-1B/1T	VARIES
L-7	3'-6"	8F16-1B/1T	VARIES
L-8	6'-6"	8F16-1B/1T	VARIES
L-9	15'-4"	8F16-1B/1T	VARIES
L-10	21'-4"	8F16-1B/1T	VARIES
L-11	9'-4"	8F16-1B/1T	VARIES (C.T.F.)
L-12	5'-4"	8F16-1B/1T	VARIES

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

LENGTH \ TYPE	8U8	8F8-0B / 8F8-1B	8F12-0B / 8F12-1B	8F16-0B / 8F16-1B	8F20-0B / 8F20-1B	8F24-0B / 8F24-1B	8F28-0B / 8F28-1B	8F32-0B / 8F32-1B
3'-6" (42") PRECAST	2231	3069	3719	5163	6607	8054	9502	10951
4'-0" (48") PRECAST	1966	3069	4605	6113	7547	8974	10394	11809
4'-6" (54") PRECAST	1599	2561	2751	3820	4890	5961	7034	8107
5'-4" (64") PRECAST	1217	2693	4605	6113	7547	8974	10394	11809
6'-6" (78") PRECAST	908	1969	2110	2931	3753	4576	5400	6224
7'-6" (90") PRECAST	743	2189	4375	6113	7547 (7)	8672	10294	11809
9'-4" (112") PRECAST	554	1349	1438	1999	2560	3123	3686	4249
10'-6" (126") PRECAST	475	1663	3090	5365	7547 (28)	7342 (19)	8733 (16)	10127 (16)
11'-4" (136") PRECAST	362	1105	1173	1631	2090	2549	3009	3470
12'-0" (144") PRECAST	337	1451	2622	4360	7168 (45)	6036 (19)	7181 (19)	8328 (23)
13'-4" (160") PRECAST	296	1238	2177	3480	3031	3707	4383	5061
14'-0" (168") PRECAST	279	1238	2177	3480	5381	8360	10394 (27)	8825 (16)
14'-8" (176") PRESTRESSED	N.R.	1011	1729	2632	2205	2698	3191	3685
15'-4" (184") PRESTRESSED	N.R.	1011	1729	2661	3898	5681	8467 (46)	6472 (15)
17'-4" (208") PRESTRESSED	N.R.	699	1160	1625	2564	3486	2818	3302
19'-4" (232") PRESTRESSED	N.R.	752	1245	1843	2564	3486	4705 (29)	6390 (47)
21'-4" (256") PRESTRESSED	N.R.	535	890	1247	2093	2777	2163	2536
22'-0" (264") PRESTRESSED	N.R.	643	1052	1533	2093	2781	3643 (28)	4754 (45)
24'-0" (288") PRESTRESSED	N.R.	582	945	1366	1846	2423	3127	4006

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

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

LENGTH \ TYPE	8F8-1T / 8F8-2T	8F12-1T / 8F12-2T	8F16-1T / 8F16-2T	8F20-1T / 8F20-2T	8F24-1T / 8F24-2T	8F28-1T / 8F28-2T	8F32-1T / 8F32-2T
3'-6" (42") PRECAST	1569	2655	3524	4394	5263	6132	7001
4'-0" (48") PRECAST	1569	2655	3524	4394	5263	6132	7001
4'-6" (54") PRECAST	1363	2305	3060	3815	4570	5325	6079
5'-4" (64") PRECAST	1363	2305	3060	3815	4570	5325	6079
6'-6" (78") PRECAST	1207	2040	2707	3375	4043	4711	5379
7'-6" (90") PRECAST	1207	2040	2707	3375	4043	4711	5379
9'-4" (112") PRECAST	1016	1715 (11)	2276 (4)	2838	3399	3961	4522
10'-6" (126") PRECAST	1016	1715	2276	2838	3399	3961	4522
11'-4" (136") PRECAST	909	1567 (9)	2080 (11)	2593 (8)	3107 (6)	3620 (4)	4133 (5)
12'-0" (144") PRECAST	929	1567	2080	2593	3107	3620	4133
13'-4" (160") PRECAST	835 (12)	1407 (9)	1868 (11)	2329 (9)	2790 (10)	3251 (4)	3712 (12)
14'-0" (168") PRECAST	835	1407	1868	2329	2790	3251	3712
14'-8" (176") PRESTRESSED	727 (27)	1065 (29)	1624 (31)	2025 (9)	2426 (29)	2827 (2)	3228 (29)
15'-4" (184") PRESTRESSED	727	1224	1624	2025	2426	2827	3228
17'-4" (208") PRESTRESSED	591	708 (25)	1136 (34)	1474 (34)	1815 (16)	2157 (16)	2500 (26)
19'-4" (232") PRESTRESSED	591	862	1318	1643	1969	2294	2619
21'-4" (256") PRESTRESSED	530	575 (24)	916 (33)	1188 (33)	1461 (33)	1736 (33)	2011 (33)
22'-0" (264") PRESTRESSED	530	695	1180 (8)	1472 (4)	1763 (2)	2055	2346
24'-0" (288") PRESTRESSED	474	504 (23)	800 (32)	1037 (32)	1274 (32)	1513 (33)	1753 (33)
	494	607	1042 (10)	1372 (11)	1643 (4)	1915 (4)	2187 (5)
	470 (6)	458 (27)	724 (27)	938 (33)	1153 (33)	1369 (33)	1585 (33)
	470	550	940 (10)	1302 (10)	1560 (10)	1818 (11)	2075 (10)
	418 (10)	386 (22)	607 (28)	785 (36)	964 (16)	1143 (29)	1323 (33)
	428	460	780 (8)	1159 (21)	1418 (16)	1653 (14)	1887 (11)
	384 (14)	358 (21)	560 (26)	724 (36)	889 (39)	1054 (39)	1220 (35)
	410	425	717 (8)	1063 (21)	1358 (25)	1582 (23)	1807 (21)
	239	334 (21)	520 (29)	672 (29)	825 (26)	978 (26)	1131 (33)
	246	395	663 (3)	980 (23)	1303 (36)	1518 (25)	1734 (24)
	224	313 (26)	486 (36)	627 (36)	769 (39)	911 (39)	1054 (39)
	230	368	616 (4)	908 (28)	1240 (46)	1460 (23)	1668 (36)
	187	263 (18)	405 (26)	521 (27)	638 (21)	756 (21)	873 (27)
	192	306	506 (8)	740 (18)	1005 (21)	1271 (21)	1473 (32)
	162	229 (17)	348 (26)	447 (26)	547 (26)	647 (26)	747 (28)
	166	263	429 (8)	623 (18)	841 (36)	1059 (36)	1227 (36)
	142	204 (18)	307 (27)	393 (33)	480 (33)	568 (26)	655 (26)
	142	232	373 (7)	537 (17)	721 (31)	905 (36)	1048 (36)
	137	197 (16)	295 (32)	379 (32)	462 (32)	546 (36)	630 (32)
	137	223	358 (7)	513 (17)	688 (36)	863 (36)	999 (28)
	124	179 (14)	267 (21)	342 (21)	416 (21)	492 (21)	567 (32)
	124	202	319 (12)	455 (18)	606 (32)	757 (32)	876 (27)

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

LENGTH \ TYPE	8RU6	8RF8-0B / 8RF8-1B	8RF10-0B / 8RF10-1B	8RF14-0B / 8RF14-1B	8RF18-0B / 8RF18-1B	8RF22-0B / 8RF22-1B	8RF26-0B / 8RF26-1B	8RF30-0B / 8RF30-1B
4'-4" (52") PRECAST	1635	1749	3355	3280	4349	5421	6493	7567
4'-6" (54") PRECAST	1494	1891	3699	5206	6639	8060	9479	10893
5'-8" (68") PRECAST	866	1586	3063	2992	3968	4946	5924	6904
5'-10" (70") PRECAST	810	1756	3699	5206	6639	8060	9479	10893
6'-8" (80") PRECAST	797	920	1770	1716	2277	2839	3402	3966
7'-6" (90") PRECAST	669	1167	2481	4567	6389	8060 (24)	7917 (18)	9311 (18)
9'-8" (116") PRECAST	411	859	1653	1600	2124	2649	3174	3700
		1113	2342	4242	6639 (18)	8060 (36)	7402 (18)	8706 (18)
		901	1825	3120	5048	7747	9448	7360
		901	1825	3120	5048	7915	9479	10893 (33)
		755	1490	2459	3776	5743	7239	5623
		755	1490	2459	3776	5743	8998 (18)	10893 (34)
		466	999	1568	2253	3129	4091	3146
		526	999	1568	2253	3129	4150	5891 (47)

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

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

LENGTH \ TYPE	8RF6-1T / 8RF6-2T	8RF10-1T / 8RF10-2T	8RF14-1T / 8RF14-2T	8RF18-1T / 8RF18-2T	8RF22-1T / 8RF22-2T	8RF26-1T / 8RF26-2T	8RF30-1T / 8RF30-2T
4'-4" (52") PRECAST	905	1668	2362	3056	3751	4445	5140
4'-6" (54") PRECAST	905	1668	2362	3056	3751	4445	5140
5'-8" (68") PRECAST	867	1604	2272	2939	3607	4275	4943
5'-10" (70") PRECAST	867	1604	2272	2939	3607	4275	4943
6'-8" (80") PRECAST	675	1269 (10)	1797	2326 (5)	2854 (5)	3382	3911
7'-6" (90") PRECAST	675	1269	1797	2326	2854	3382	3911
9'-8" (116") PRECAST	655	1207 (4)	1746 (22)	2259 (21)	2773 (4)	3286 (4)	2799 (11)
	655	1233	1746	2259	2773	3286	2799
	570	929 (16)	1530 (22)	1980 (18)	2429 (16)	2879 (16)	3329 (14)
	570	1080	1530	1980	2429	2879	3329
	506	742 (26)	1364 (28)	1765 (27)	2166 (26)	2567 (26)	2968 (23)
	506	898	1364	1765	2166	2567	2968
	395	468 (15)	884 (32)	1222 (33)	1540 (36)	1859 (26)	2180 (36)
	395	560	1072	1386	1701	2016	2331



Lintel Plan

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

GENERAL NOTES

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

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

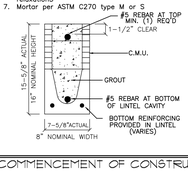
12. Additional lateral load capacity can be obtained by the designer by providing additional reinforced concrete masonry above the lintel. See detail at right:

SAFE LOAD TABLE NOTES

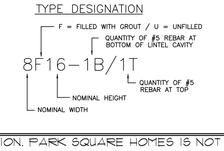
1. All values based on minimum 4 inch nominal bearing. Exception: Safe loads for unfilled lintels must be reduced by 20% if bearing length is less than 6 1/2 inches.
2. N.R. = Not Rated
3. Safe loads are superimposed allowable loads.
4. Safe loads based on grade 40 or grade 60 field rebar.
5. One #7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

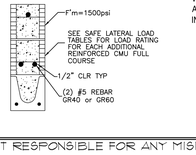
MATERIALS

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



TYPE DESIGNATION





NOTE:

1. ALL LINTELS OVER 9'-0" IN LENGTH NEED TO BE SHORED DURING GROUTING. CONTRACTOR SHALL FOLLOW PRECAST MANUFACTURER'S RECOMMENDATIONS REGARDING THE SHORING OF GROUTED LINTELS
2. INSTALLATION AND REMOVAL OF SHORING FOR PRE-CAST LINTELS NEED TO FOLLOW LINTEL MANUFACTURER'S SPECIFICATIONS AT ALL TIMES. AT A MINIMUM, ALL PRE-STRESSED LINTELS 14'-0" IN LENGTH OR LONGER WILL NEED TO BE SHORED WHILE CMU BLOCK IS BEING LAID AND BEFORE BOND GROUT IS POURED. SHORING WILL CONSIST OF 2x4's NAILED TOGETHER TO CREATE AN "L" OR "T" SHAPE COLUMN, AND WILL BE INSTALLED UNDERNEATH THE PRE-STRESSED LINTEL @ 8'-0" O.C. MAX. INSTALL COLUMN TO ENSURE EQUAL SUPPORT SPACING.

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PRECAST LINTEL PLAN

4-UNIT: TYLER, JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

REVISIONS	
DELTA #	DATE

DATE: XX-XX-25

SCALE: AS NOTED

DRAWN: MR

SHEET: S2

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CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	SIMPSON FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1½"	1,810	65 / 960
5	DETAL20	18-10d x 1½"	2,480	2000/ 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT:6-8dx1½"/PLT:4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1½"	1010	660/550
		PLT: 8-8d x 1½"		
23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d	985	400 / N/A
		PLT / STD: 10-8d		
26	H2.5	RFT:5-8d / PLT: 5-8d	415	150 / 150
34	A34	H:4-8dx1½"/P:4-8dx1½"	365	280 / 303
35	A35F	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD:6-10d / PLT:4-10d	535	560 / 260
80	SP2	STD:6-10d / PLT:6-10d	605	560 / 260
81	SPH4,6,8	12-10d x 1½"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT	7,910	N/A
		STUD:(3) 7/8"X5½" BOLTS		
97	MTSM16	BLOCK: 4-¼"X2¼" TC JOIST : 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT	4,235	N/A
		STRAP: 18-16d		
99	A35	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
102	HTT5	5/8" BOLT/ 26-10d	4,275	N/A
103	VGTR/L	32-SDS¼"X3"/(2) 7/8" BLT	3,990	N/A
104	HDU8-SDS2.5	7/8" BLT/20-SDS ¼"x2½"	5,020	N/A
110	HCP2	12-10d x 1½"	520	260 / N/A
167	HHUS46	H:14-16d/J:6-16d	1,550	N/A
168	U46	H:8-10d/J:4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H:(14)-16d/J:4-10d	1,085	N/A
186	HUCQ210-2 SDS	H:(12)-1/4"x2-1/2" SDS" J:(6)-1/4"x2-1/2" SDS	2,345	N/A
190	HU210-2	CMU:(18)-1/4"x2-1/2" TITEN T." J:(10)-0.148x3"	1,800 U. 5,095 D.	N/A
191	HU410/HUC410	CMU:(18)-1/4"x2-1/2" TITEN T." J:(10)-0.148x3"	1,800 U. 5,095 D.	N/A
214	HUC212-3	HD:(22)0.162"X3½" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR:46-16d/JST:10-16d	2,720	N/A
216	HUS412	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	2,630	N/A
219	MBHA412	H:1-ATR3/4X8 TOP&FACE	3,145	N/A
		JOIST: 18-10d		
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	2,160	N/A
231	MBHA3.56/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
232	MBHA5.50/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
240	H16	R:2-10dx1½"P:10-10dx1½"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MGT	(1) 5/8"BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL:3/4"BLTS./GIR: 8-10d	6485	N/A
303	HGT-4	LTL:3/4"BLTS./GIR: 16-10d	9,250	N/A
401	SUR/L414	FACE:18-16d/JST:8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			

NOTES

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

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

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

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

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

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

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

8. SHINGLE ROOF : UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R905.1.1 UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1

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

COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

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

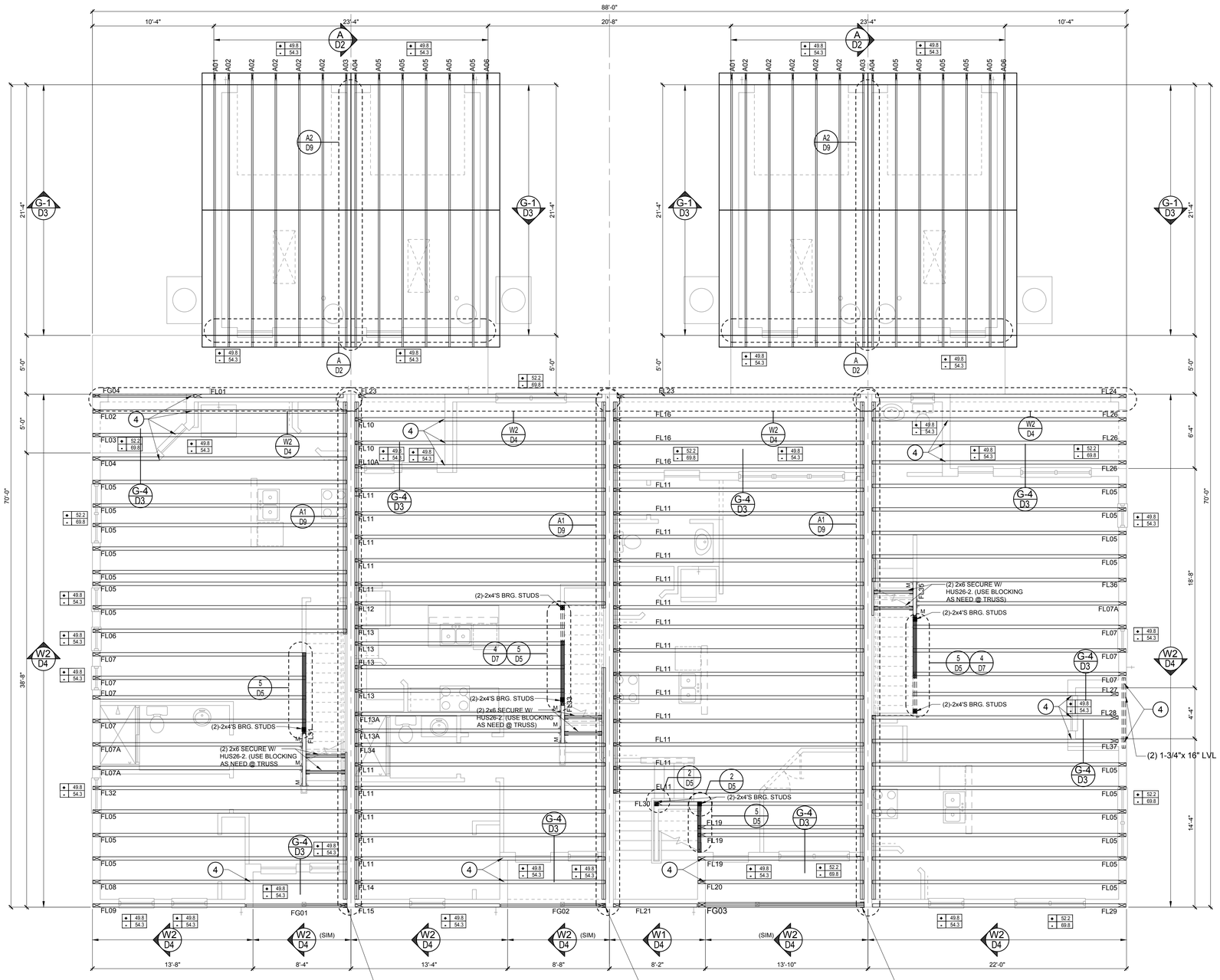
NOTE: DESIGN PRESSURES BASED ULTIMATE WIND SPEED TO OBTAIN NOMINAL "ASD" WIND PRESSURES MULTIPLY VALUES SHOWN BY A FACTOR OF 0.6

FIELD REPAIR NOTES

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

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

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



FLOOR TRUSS W/ 2X8 & ¾" FLITCH PLATE W/ SIMPSON HGUM5.25-SDS (13" H.) (RIGHT FLANGE CONCEALED) SEE A3/D9 DETAIL

FLOOR TRUSS W/ 2X8 & ¾" FLITCH PLATE W/ SIMPSON HGUM5.25-SDS (13" H.) (RIGHT FLANGE CONCEALED) SEE A3/D9 DETAIL

FLOOR TRUSS W/ & ¾" FLITCH PLATE W/ SIMPSON HGUM5.25-SDS (13" H.) (RIGHT FLANGE CONCEALED) SEE A3/D9 DETAIL (SIM)

Floor Trusses "A"

SCALE 1/4" = 1'-0"

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

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

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Park Square HOMES

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

FLOOR FRAMING PLAN

4-UNIT: TYLER, JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

REVISIONS	
DELTA #	DATE

DATE: XX-XX-25

SCALE: AS NOTED

DRAWN: MR

SHEET: S3

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

CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	SIMPSON FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1½"	1,810	65 / 960
5	DETAL20	18-10d x 1½"	2,480	2000/ 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT:6-8dx1½"/PLT:4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1½"	1010	660/550
		PLT: 8-8d x 1½"		
23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d	985	400 / N/A
		PLT / STD: 10-8d		
26	H2.5	RFT:5-8d / PLT: 5-8d	415	150 / 150
34	A34	H:4-8dx1½"/P:4-8dx1½"	365	280 / 303
35	A35F	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD:6-10d / PLT:4-10d	535	560 / 260
80	SP2	STD:6-10d / PLT:6-10d	605	560 / 260
81	SPH4,6,8	12-10d x 1½"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT	7,910	N/A
		STUD:(3) 7/8"X5½" BOLTS		
97	MTSM16	BLOCK: 4-¼"X2¼" TC JOIST : 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT	4,235	N/A
		STRAP: 18-16d		
99	A35	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
102	HTT5	5/8" BOLT/ 26-10d	4,275	N/A
103	VGTR/L	32-SDS¼"X3"/(2) 7/8" BLT	3,990	N/A
104	HDU8-SDS2.5	7/8" BLT/20-SDS ¼"x2½"	5,020	N/A
110	HCP2	12-10d x 1½"	520	260 / N/A
167	HHUS46	H:14-16d/J:6-16d	1,550	N/A
168	U46	H:8-10d/J:4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H:(14)-16d/J:4-10d	1,085	N/A
186	HUCQ210-2 SDS	H:(12)-1/4"x2-1/2" SDS" J:(6)-1/4"x2-1/2" SDS	2,345	N/A
190	HU210-2	CMU:(18)-1/4"x2-1/2" TITEN T." J:(10)-0.148x3"	1,800 U. 5,095 D.	N/A
191	HU410/HUC410	CMU:(18)-1/4"x2-1/2" TITEN T." J:(10)-0.148x3"	1,800 U. 5,095 D.	N/A
214	HUC212-3	HD:(22)0.162"X3½" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR:46-16d/JST:10-16d	2,720	N/A
216	HUS412	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	2,630	N/A
219	MBHA412	H:1-ATR3/4X8 TOP&FACE	3,145	N/A
		JOIST: 18-10d		
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	2,160	N/A
231	MBHA3.56/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
232	MBHA5.50/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
240	H16	R:2-10dx1½"P:10-10dx1½"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MGT	(1) 5/8"BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL:3/4"BLTS./GIR: 8-10d	6485	N/A
303	HGT-4	LTL:3/4"BLTS./GIR: 16-10d	9,250	N/A
401	SUR/L414	FACE:18-16d/JST:8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			

NOTES

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

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

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

COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

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

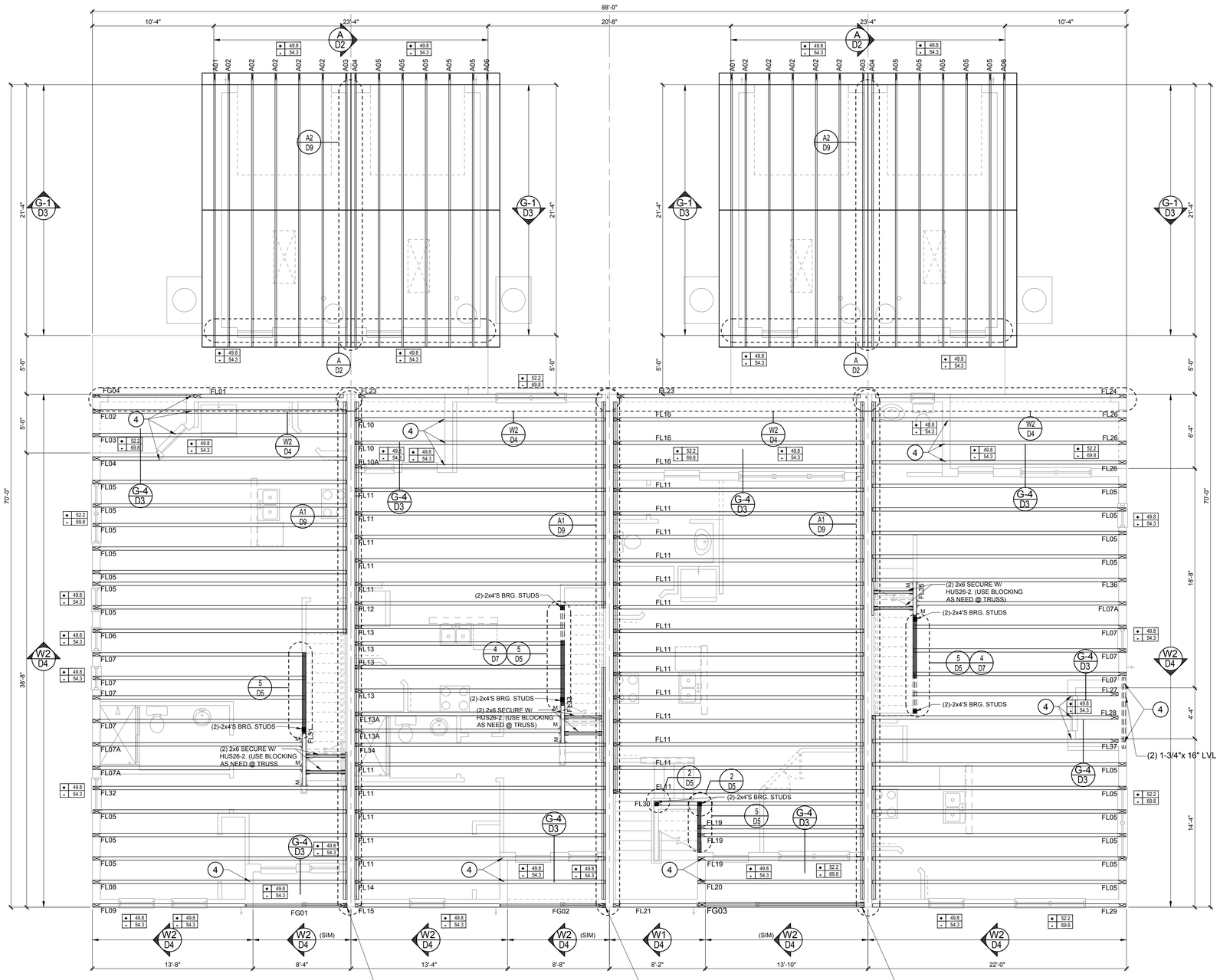
NOTE: DESIGN PRESSURES BASED ULTIMATE WIND SPEED TO OBTAIN NOMINAL "ASD" WIND PRESSURES MULTIPLY VALUES SHOWN BY A FACTOR OF 0.6

FIELD REPAIR NOTES

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

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

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



Floor Trusses "B"

SCALE 1/4" = 1'-0"

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

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

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Park Square HOMES

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

FLOOR FRAMING PLAN

4-UNIT: TYLER, JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

REVISIONS	
DELTA #	DATE

DATE: XX-XX-25

SCALE: AS NOTED

DRAWN: MR

SHEET: S3

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

CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	SIMPSON FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1½"	1,810	65 / 960
5	DETAL20	18-10d x 1½"	2,480	2000/ 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT:6-8dx1½"/PLT:4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1½"	1010	660/550
		PLT: 8-8d x 1½"		
23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d	985	400 / N/A
		PLT / STD: 10-8d		
26	H2.5	RFT:5-8d / PLT: 5-8d	415	150 / 150
34	A34	H:4-8dx1½"/P:4-8dx1½"	365	280 / 303
35	A35F	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD:6-10d / PLT:4-10d	535	560 / 260
80	SP2	STD:6-10d / PLT:6-10d	605	560 / 260
81	SPH4.6,8	12-10d x 1½"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT	7,910	N/A
		STUD:(3) 7/8"X5½" BOLTS		
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98	HTT4	SILL: 5/8" BOLT	4,235	N/A
		STRAP: 18-16d		
99	A35	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
102	HTT5	5/8" BOLT/ 26-10d	4,275	N/A
103	VGTR/L	32-SDS¼"X3"/(2) 7/8" BLT	3,990	N/A
104	HDU8-SDS2.5	7/8" BLT/20-SDS ¼"x2½"	5,020	N/A
110	HCP2	12-10d x 1½"	520	260 / N/A
167	HHUS46	H:14-16d/J:6-16d	1,550	N/A
168	U46	H:8-10d/J:4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H:(14)-16d/J:4-10d	1,085	N/A
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190	HU210-2	CMU:(18)-1/4"x2-1/2" TITEN T." J:(10)-0.148x3"	1,800 U. 5,095 D.	N/A
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214	HUC212-3	HD:(22)0.162"X3¼" TAPCON BM: (10) 0.148x3"	1,895	N/A
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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
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COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

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

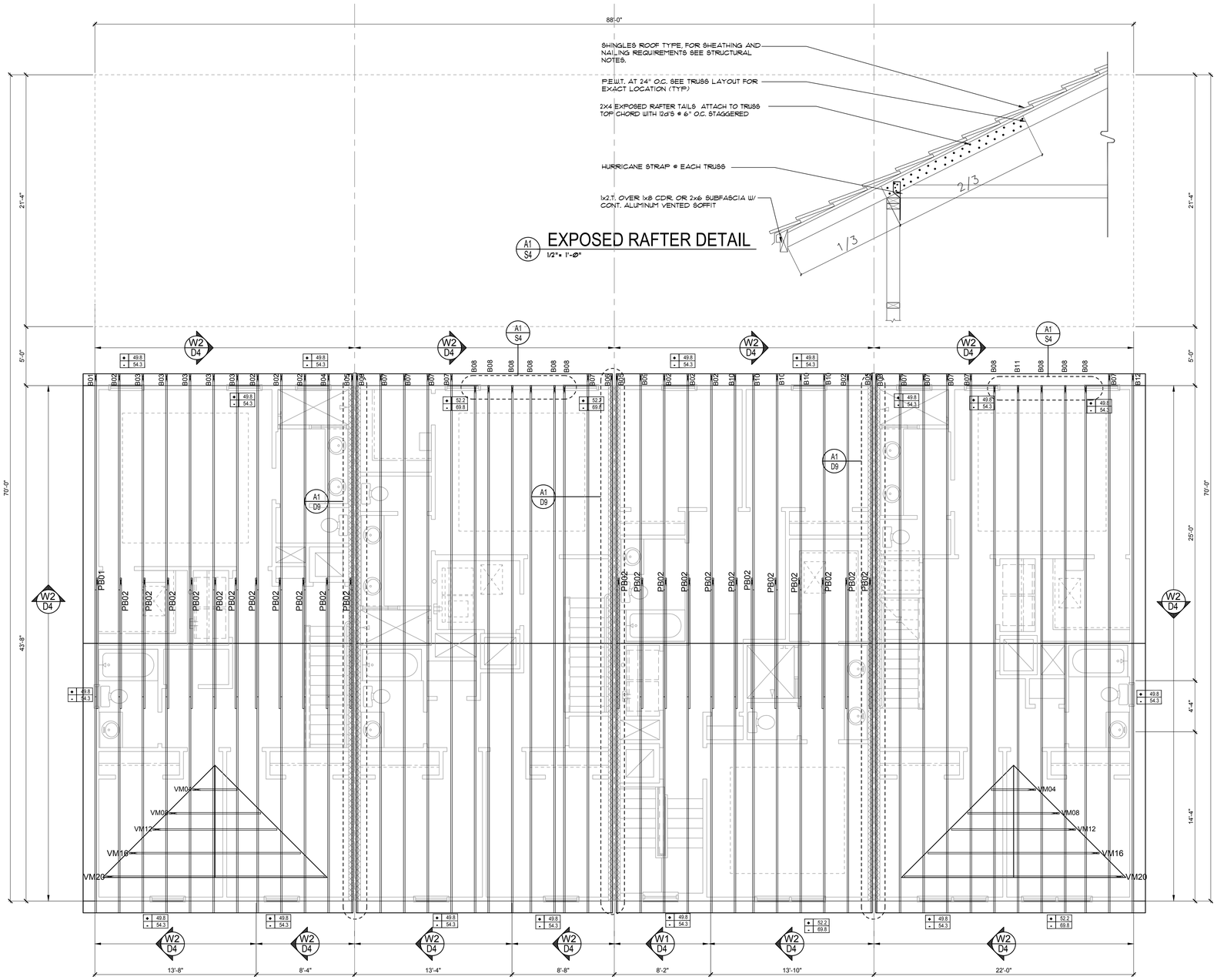
NOTE: DESIGN PRESSURES BASED ULTIMATE WIND SPEED TO OBTAIN NOMINAL "ASD" WIND PRESSURES MULTIPLY VALUES SHOWN BY A FACTOR OF 0.6

FIELD REPAIR NOTES

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

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



Roof Trusses "A"

SCALE 1/4" = 1'-0"

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4491 Vineland Road Suite A6 Orlando, FL. 32811
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Park Square HOMES
A DIVISION OF PARK SQUARE ENTERPRISES, INC.
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Orlando, Florida 32811
Phone: (407) 529 - 3000

ROOF FRAMING PLAN

70' REAR LOAD TOWNHOMES

4-UNIT: TYLER, JACKSON, GRANT, MONROE

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

REVISIONS	
DELTA #	DATE

DATE: XX-XX-25

SCALE: AS NOTED

DRAWN: MR

SHEET: S4

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CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	SIMPSON FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1½"	1,810	65 / 960
5	DETAL20	18-10d x 1½"	2,480	2000/ 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT:6-8dx1½"/PLT:4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1½"	1010	660/550
		PLT: 8-8d x 1½"		
23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d	985	400 / N/A
		PLT / STD: 10-8d		
26	H2.5	RFT:5-8d / PLT: 5-8d	415	150 / 150
34	A34	H:4-8dx1½"/P:4-8dx1½"	365	280 / 303
35	A35F	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD:6-10d / PLT:4-10d	535	560 / 260
80	SP2	STD:6-10d / PLT:6-10d	605	560 / 260
81	SPH4.6.8	12-10d x 1½"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT	7,910	N/A
		STUD:(3) 7/8"X5½" BOLTS		
97	MTSM16	BLOCK: 4-¼"X2¼" TC JOIST : 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT	4,235	N/A
		STRAP: 18-16d		
99	A35	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
102	HTT5	5/8" BOLT/ 26-10d	4,275	N/A
103	VGTR/L	32-SDS¼"X3"/(2) 7/8" BLT	3,990	N/A
104	HDU8-SDS2.5	7/8" BLT/20-SDS ¼"x2½"	5,020	N/A
110	HCP2	12-10d x 1½"	520	260 / N/A
167	HHUS46	H:14-16d/J:6-16d	1,550	N/A
168	U46	H:8-10d/J:4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H:(14)-16d/J:4-10d	1,085	N/A
186	HUCQ210-2 SDS	H:(12)-1/4"x2-1/2" SDS" J:(6)-1/4"x2-1/2" SDS	2,345	N/A
190	HU210-2	CMU:(18)-1/4"x2-1/2" TITEN T." J:(10)-0.148x3"	1,800 U. 5,095 D.	N/A
191	HU410/HUC410	CMU:(18)-1/4"x2-1/2" TITEN T." J:(10)-0.148x3"	1,800 U. 5,095 D.	N/A
214	HUC212-3	HD:(22)0.162"X3¼" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR:46-16d/JST:10-16d	2,720	N/A
216	HUS412	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	2,630	N/A
219	MBHA412	H:1-ATR3/4X8 TOP&FACE	3,145	N/A
		JOIST: 18-10d		
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	2,160	N/A
231	MBHA3.56/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
232	MBHA5.50/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
240	H16	R:2-10dx1½"P:10-10dx1½"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MGT	(1) 5/8"BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL:3/4"BLTS./GIR: 8-10d	6485	N/A
303	HGT-4	LTL:3/4"BLTS./GIR: 16-10d	9,250	N/A
401	SUR/L414	FACE:18-16d/JST:8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			

NOTES

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

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

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

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

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

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

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

8. SHINGLE ROOF : UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R905.1.1 UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1

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

COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

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

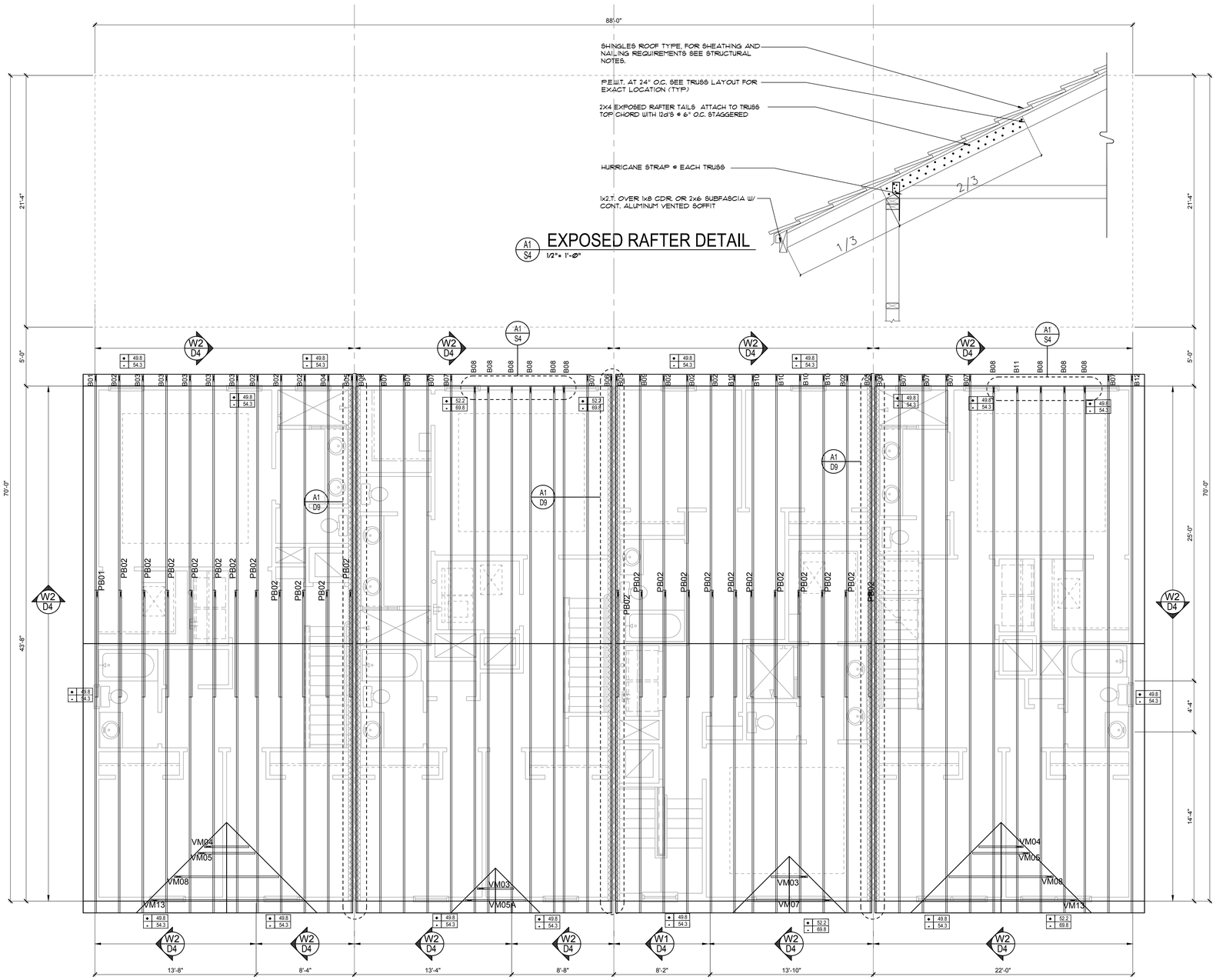
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Roof Trusses "B"

SCALE 1/4" = 1'-0"

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

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ROOF FRAMING PLAN

4-UNIT: TYLER, JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

REVISIONS	
DELTA #	DATE

DATE: XX-XX-25

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SHEET: S4

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STRUCTURAL NOTES

1. THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 8TH EDITION, FBCR 2023 (WIND LOAD @ 140 MPH.)
   LIVE LOAD ROOF: 20 PSF.
   FLOOR: 40 PSF, BALCONIES & STAIRS: 40 PSF
   OCCUPANCY= 1.0
   BUILDING CATEGORY R3, WIND EXPOSURE C
   INTERNAL PRESSURE COEFFICIENTS = +0.18 AND -0.18
2. WINDOWS, DOORS, AND GARAGE DOORS TO BE DESIGNED TO MEET FBCR SECTION R301
3. ALL FLOOR SLABS TO BE OF 2,500 PSI CONC. PLANT MIX MIN. 4" THICK WITH 6x6 10/10 WIRE MESH 6 MIL. POLY. VAPOR-BARRIER OVER TERMITE TREATED COMPACTED CLEAN FILL.
4. CONCRETE MASONRY UNITS SHALL MEET: CH. 1-3 OF ACI 530-02/ ASCE 5-02/TMS 402-02 OR BIA BUILDING CODE REQUIREMENTS.
5. MORTAR TO BE TYPE "M" OR "S", GROUT - 2,500 PSI @ 28 DAYS.
6. MASONRY CLEAN OUTS REQUIRED @ GROUT GREATER THAN FIVE (5) FEET IN HEIGHT AND ALL VERTICALS.
7. REBAR TO BE # 5'S GRADE 60, W/ MIN. LAP OF 25". USE "L" BARS @ CORNERS AND USE STANDARD HOOKS @ CHANGE IN DIRECTION WITH MIN. LAP 12"
8. GYP. BD. CEILING SHALL BE INSTALLED PERP. TO FRAMING & NAILED @ 7" O.C. WITH 5d NAILS. GYP. BD. WALLS SHALL BE NAILED @8" O.C. WITH 5d NAILS
9. UPLIFT CONNECTOR'S TO PROVIDE CONTINUITY FROM ROOF TRUSSES THRU PLATES TO SLAB AND FOUNDATION PER ENCLOSED DETAILS.
10. EPOXY ANCHOR ALTERNATIVE:
    THREADED ANCHOR ROD MAY BE USED IN LIEU OF ANCHOR BOLTS FOR USE AS PLATE ANCHORS OR HURRICANE ANCHORS.
    THE FOLLOWING CRITERIA MUST BE MET:

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

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

WOOD STRUCTURAL NOTES

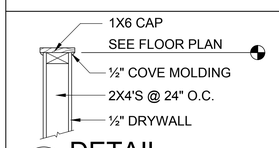
1. ALL WOOD TO BE SPECIES, GROUP, AND GRADE AS NOTED BELOW. DAMAGED WOOD NOT TO BE USED.
2. ALL STRUCTURAL LUMBER SHALL BE SPF (SPRUCE-PINE-FIR) #2 OR BETTER UNLESS OTHERWISE NOTED. (PRE ENG. TRUSSES EXCLUDED)
3. END JOINT IN STRUCTURAL DOUBLE TOP PLATE TO BE OFFSET AT LEAST 4". STRUCTURAL DOUBLE PLATES TO BE NAILED @ 6" O.K..
4. PLYWOOD OR OSB. WALL SHEATHING NAIL PATTERN TO BE 10d @ 6" O.C.. UNLESS OTHERWISE NOTED.
5. NUMBER OF HEADER STUDS AND ADJACENT FULL LENGTH STUDS PER WALL AND HEADER STUD REQUIREMENT SCHEDULE.
6. MAX. 1" HOLE DRILLED INTO EXTERIOR STRUCTURAL STUDS.
7. DBL. STUDS @ EA. END OF SHEAR WALL.
8. WHEN ANCHORING MULTIPLE WD. ITEMS TOGETHER, THE LENGTH OF HURRICANE STRAP MUST BE CENTERED.
9. NAIL PATTERN
   -DOUBLE PLATE 12" O.C.. OUTSIDE SPLICE ZONE (SEE NOTE 4)
   -DOUBLE STUDS @ 12" O.C..
   -DOUBLE OR TRIPLE HEADER @ 6" O.C.. @ EDGE @ 12" O.C.. INTERMEDIATE.
   -HEADER TO STUD @ 4" O.C.. EA. HEADER MEMBER.
   -STUD TO TOP OR BOTTOM PLATE : (2) 16d THRU PLT. OR (2) 16d EA. SIDE TOE NAILED TO PLT.
10. -ROOF SHEATHING FOR SHINGLE ROOF TO BE MIN. 19/32 OSB, NAILED (10d RING SHANK NAILS) TO ROOF TRUSSES SPACED @ 24" O.C. (MAX) WITHOUT BLOCKING.
    -ROOF SHEATHING FOR TILE ROOF TO BE MIN. 19/32" OSB, 1/2" CDX PLYWOOD OR 1/2" ADVANTECH. NAILED (10d RING SHANK NAILS)TO ROOF TO ROOF TRUSS SPACED @ 24" O.C. (MAX) WITHOUT BLOCKING.
11. FLOOR SHEATHING TO BE MIN. 23/32" PLYWOOD NAILED @ 6" O.C. W/ #8 RING SHANK NAILS AND LIQUID NAIL ADHESIVE.
12. ALL FLOOR TRUSSES TO BE END BLOCKED @ BEARING LOCATIONS
13. TRUSS BRACING PER TRUSS MANUFACTURE'S DRAWINGS.
14. ALL NAILING SPECIFIED TO BE APPLIED BY NAIL GUN OR MANUALLY
15. ALL WOOD IN DIRECT CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
16. 2000 PSF MINIMUM SOIL BEARING CAPACITY
17. NON BEARING WALL: 2X4 SPACED AT 24" O.C. UP TO 12'-0" HEIGHT WITH 2 ROWS OF HORIZONTAL 2X4 BLOCKING SPACE AT 4'-0" O.C.

GENERAL CONTRACTOR:

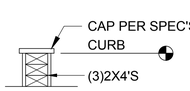
IT IS RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSTALL ALL MATERIALS MEETING FLORIDA APPROVAL COMPLIANCE TO AVOID WATER INTRUSION AND MOISTURE INTRUSION ON WINDOWS, DOORS, ROOF, AND ANY OTHER AREA AROUND EACH UNIT/ HOUSE/ APARTMENT/ CONDOMINIUM/ TOWNHOUSE.

FIELD REPAIR NOTES

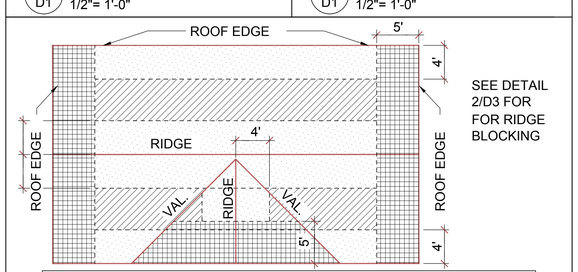
1. MISSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED W/ (1) USP MTW16 OR HC10 OR SIMPSON MTSM16 W/ (4) -1/4" X 2-1/4" TAPCONS TO BOND BEAM AND (7) 10d NAILS TO TRUSS FOR UPLIFTS LESS THAN 860 LBS (USE (2) MTSM16 FOR UPLIFTS LESS THAN 1720#). NO MORE THAN 10 STRAPS MAY BE SUBSTITUTED OR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



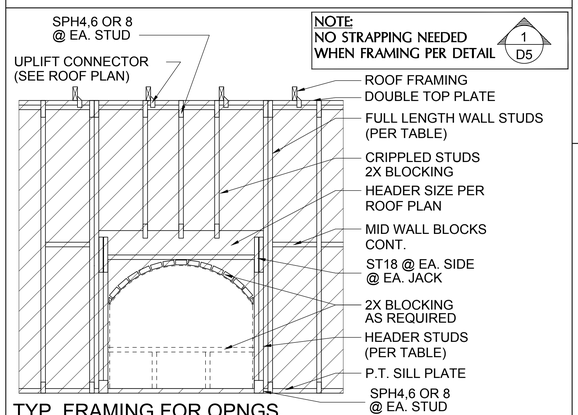
3 / D1 DETAIL 1/2"= 1'-0"



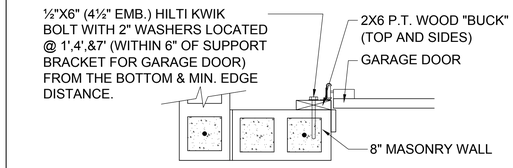
4 / D1 DETAIL 1/2"= 1'-0"



ROOF NAILING PATTERN	
ZONE:	10d RING SHANK NAILS @ 6" O.C. EDGES AND 6" O.C. FIELD
ZONE:	10d RING SHANK NAILS @ 6" O.C. EDGES AND 6" O.C. FIELD
ZONE:	10d RING SHANK NAILS @ 4" O.C. EDGES AND 6" O.C. FIELD



TYP. FRAMING FOR OPNGS.



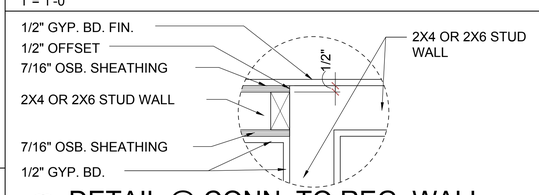
- DETAIL TO SATISFY 150 MPH WIND LOAD
- MASONRY FRAME SHALL BE MIN 8X16 ASTM C-9D
- GROUT FILLED CELL W/½" ASTM 2 #5 REBAR (GRADE 60) @ EA. SIDE OF GARAGE DOOR OPENING
- MAX. DISTANCE TO CORNER OF C.B.S. WALL REINF. 48"
- REINF. TO BE CONT. FROM FTG. TO TIE BEAM W/ ALL "ACI" DETAILS & DEVELOPMENT LENGTHS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

1.) THE GARAGE DOOR ASSEMBLY SHALL BE DESIGNED FOR POSITIVE AND NEGATIVE WIND PRESSURES OF 25 PSF IN ACCORDANCE WITH SECTION R301 OF THE FLORIDA RESIDENTIAL CODE CERTIFICATION SHALL BE SUBMITTED FROM THE GARAGE DOOR MANUFACTURER TO THE BUILDING DEPARTMENT FOR THE FOLLOWING ITEMS:

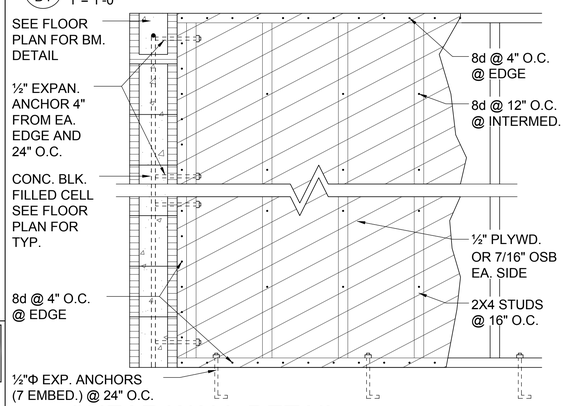
A.) THE DESIGN OF THE DOOR CAN WITHSTAND POSITIVE AND NEGATIVE WIND PRESSURES OF 25 PSF.
B.) THE DESIGN OF THE DOOR COMPLIES WITH THE CRITERIA SPECIFIED IN SECTION R609 OF THE 2023 FLORIDA BUILDING CODE RESIDENTIAL, 8TH EDITION
C.) DOOR SIZE, TYPE AND GLAZING
D.) TRACK SIZE AND FASTENER DETAILS.
E.) TRACK BRACKET QUANTITY, SPACING AND FASTENER DETAILS.
F.) REINFORCING MEMBER QUANTITY, LOCATION, SIZE, TYPE AND FASTENER DETAILS. (IF REQUIRED)

GARAGE BUCK DETAIL

1"= 1'-0"



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

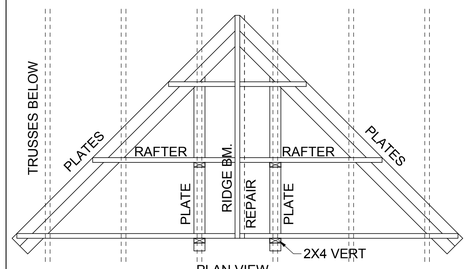


7 / D1 SHEAR WALL DETAIL 1/2"= 1'-0"

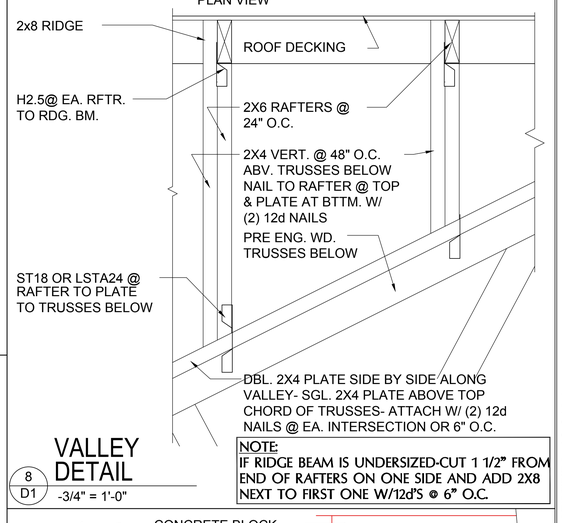
USE ONLY WHEN NOTED AS SHEAR WALL ON PLANS

MIN. WALL AND HEADER REQUIREMENTS

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

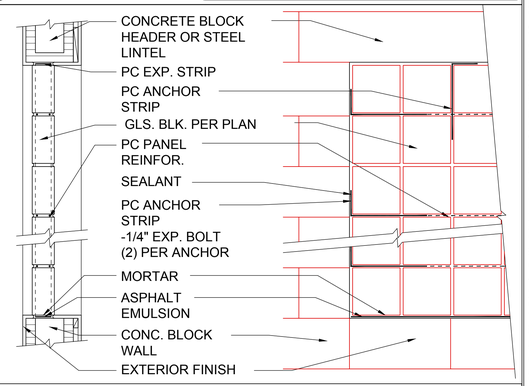


PLAN VIEW



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

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



PANEL ANCHOR CONSTRUCTION

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

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

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

6 / D1 GLASS BLOCK DETAIL

THOMPSON ENGINEERING GROUP, INC
Address: 1720 Lee Road, Suite 150 Orlando, FL 32810
Ph: (407) 734-1450
Fax: (407) 734-1790
www.tegfl.com

Park Square HOMES

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

STRUCTURAL NOTES & DETAILS

70' REAR LOAD TOWNHOMES

4-UNIT: TYLER, JACKSON, GRANT, MONROE

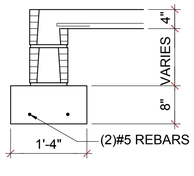
LOTS: 0000-0000, (COMMUNITY) TOWNHOMES, BUILDING #(?)

REVISIONS	
DELTA #	DATE
DATE: XX-XX-25	
SCALE: AS NOTED	
DRAWN: MR	
SHEET: D1	

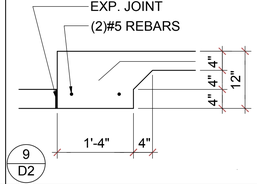
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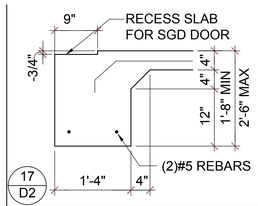
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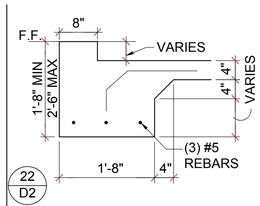
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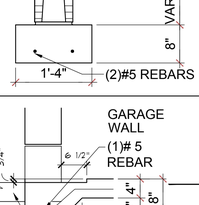
9 D2



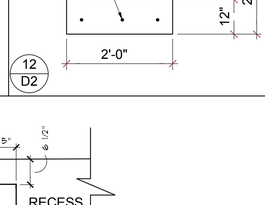
17 D2



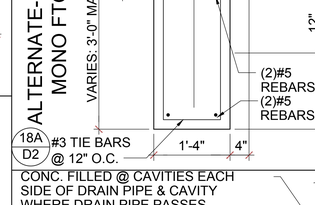
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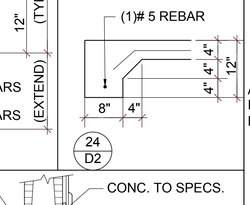
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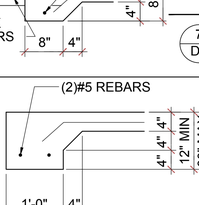
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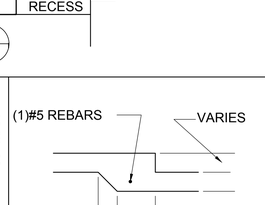
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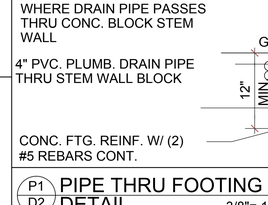
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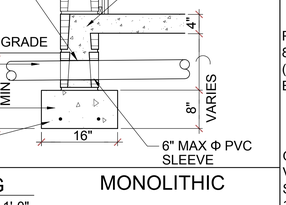
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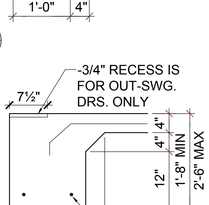
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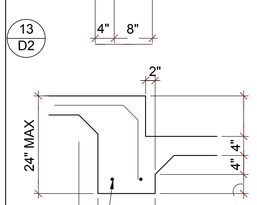
26 D2 BRICK PAVERS



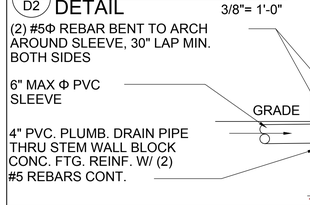
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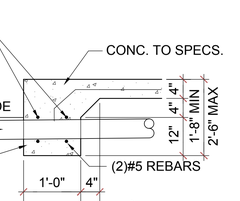
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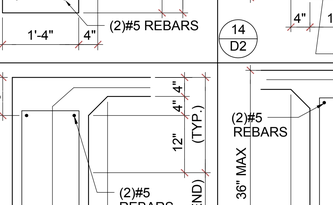
12 D2



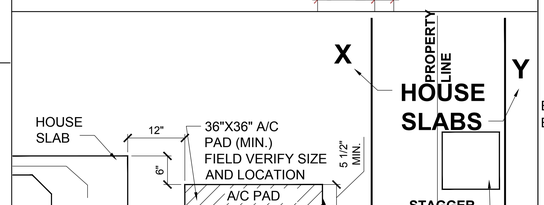
18A D2

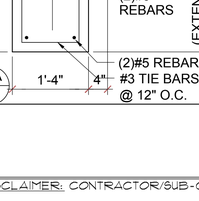


24 D2

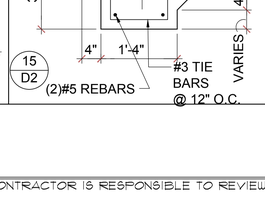


7 D2





8 D2



13 D2

16 D2

14 D2

16A D2

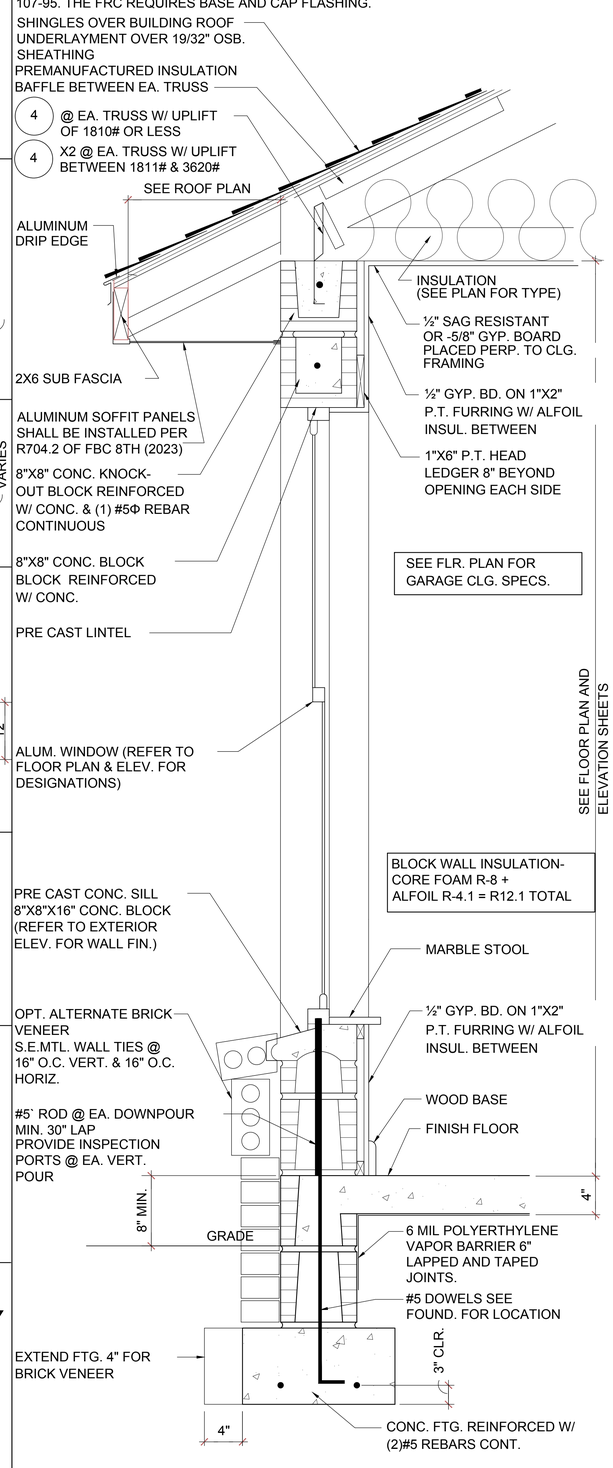
15 D2

26 D2 BRICK PAVERS

27 D2

D2 A/C PAD - DETAIL

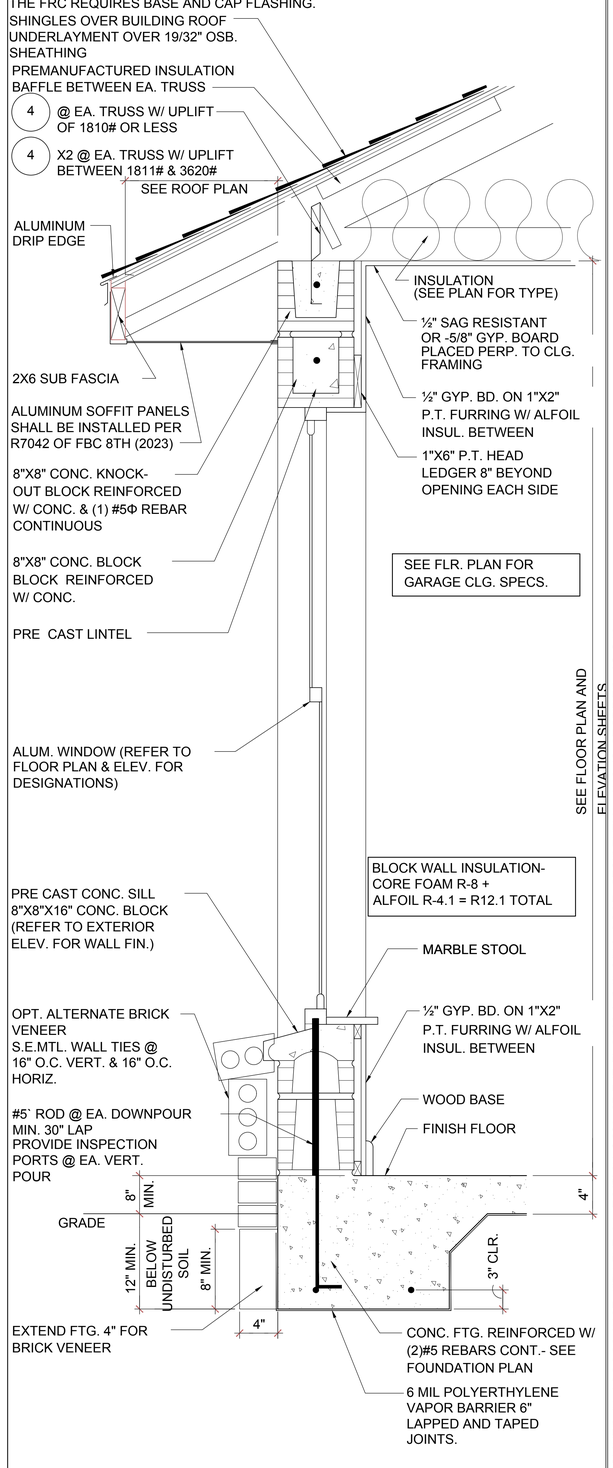
NOTE: THE ATTACHMENT OF ASPHALT SHINGLES, UNLESS OTHERWISE NOTED, SHALL CONFORM TO ASTM D 3161 (MODIFIED TO 140 MPH) OR M-DC PA 107-95. THE FRC REQUIRES BASE AND CAP FLASHING.



TYPICAL WALL SECTION W/ STEM WALL FOOTING

A D2 N.T.S.

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TYPICAL WALL SECTION W/ MONOLITHIC FOOTING

A D2 N.T.S.

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4-UNIT: TYLER, JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

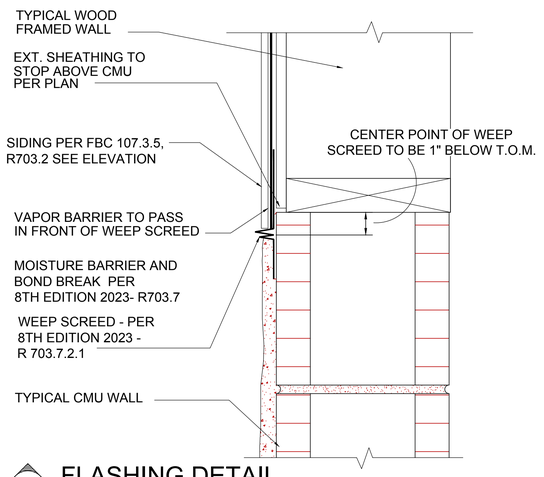
STRUCTURAL DETAILS

TEG
THOMPSON ENGINEERING GROUP, INC
4401 Vineland Road Suite A-6 Orlando, FL 32811
Ph: (407) 734-1450
Fax: (407) 734-1750
www.tegfl.com

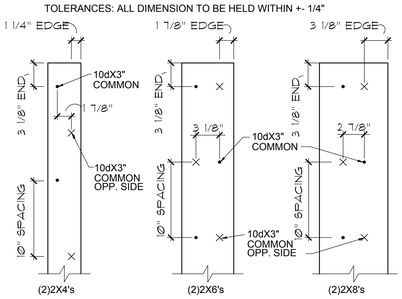
Park Square HOMES
A DIVISION OF PARK SQUARE ENTERPRISES, INC.
5200 Vineland Road, Suite 200
Orlando, Florida 32811
Phone: (407) 529 - 3000

REVISIONS	
DELTA #	DATE
DATE: XX-XX-25	
SCALE: AS NOTED	
DRAWN: MR	
SHEET: D2	

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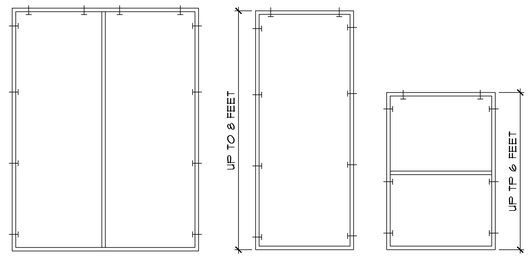


A D3 FLASHING DETAIL



B 2X BUILT-UP STUD COLUMN DETAILS

1?"=1'-0"



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

BUCK ATTACHMENT DATA

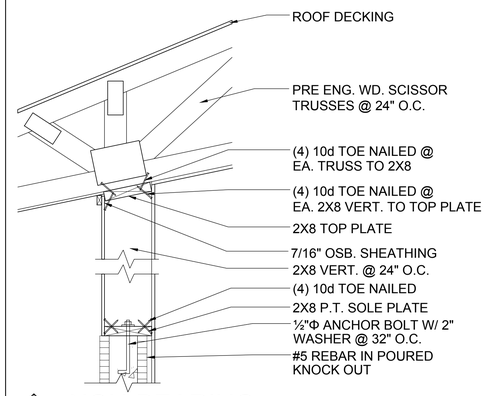
BUCKS SHALL BE 1x4 OR 2x8 PT AT WINDOWS OR 2x8 PT AT DOORS IN PINE OR SPRUCE. AT WINDOWS ATTACH BUCKS TO BLOCK WITH COMMON T-NAILS AND PLACEMENT SIMILAR TO TAPCONS SHOWN. AT DOORS OR FIN WINDOWS IN BLOCK, ATTACH BUCKS w/ 2 T-NAILS TOP AND BOTTOM AND 8" O.C. STAGGERED IN THE FIELD.

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

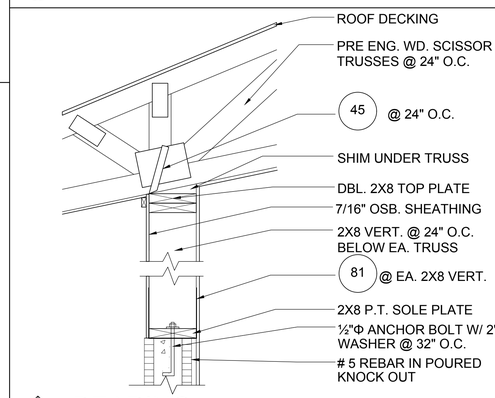
FOR FRAME ANCHORING USE MIN. 2-1/4" T-NAILS w/ 1x BUCK. USE MIN. -1/4" x 3" TAPCONS w/ 2x BUCK. START ALL END TAPCONS WITHIN 6" OF CORNERS AND 14" ON CENTER MAXIMUM.

NOTE

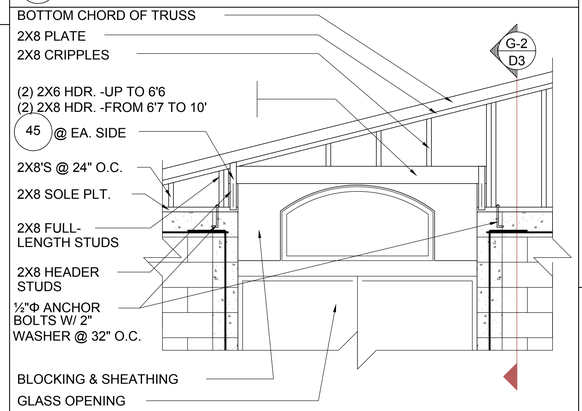
IN CASE OF BLOCK OPENINGS LARGER THAN DOOR FRAMING: ATTACH ADDITIONAL 2X FRAMING TO THE BLOCK WALL USING 1/4" x 4" TAPCONS AT 3" FROM END AND 12" O.C. IN THE CENTER. ATTACH TOP FRAMING TO HEADER USING 1/4"x1-3/4" TAPCONS W/ (1) 6" FROM END TO END AND 12" O.C. IN THE. CENTER.



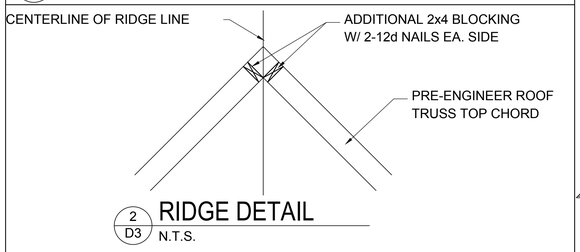
G-6 D3 NON-BEARING



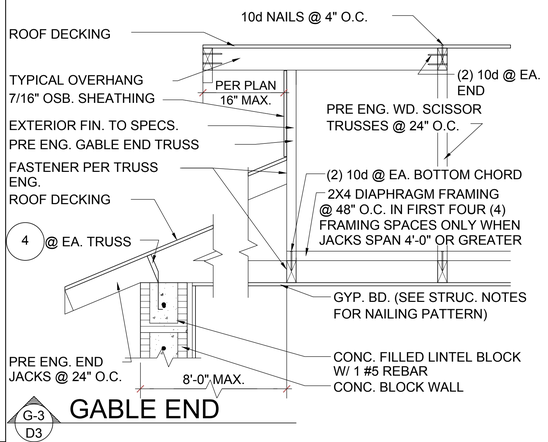
G-7 D3 BEARING



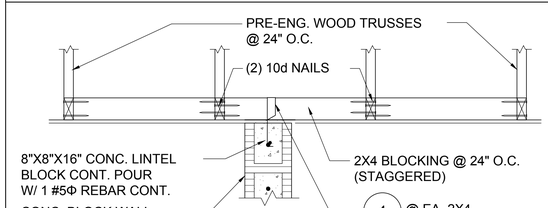
B D3 GABLE END



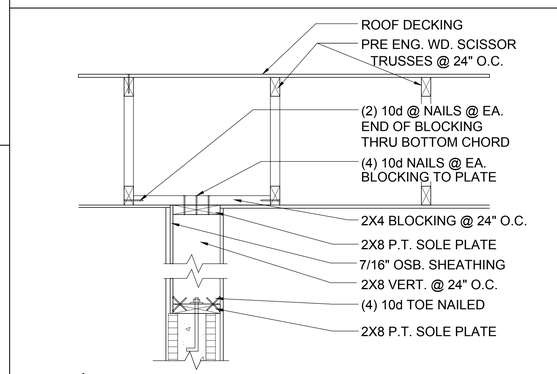
2 D3 RIDGE DETAIL N.T.S.



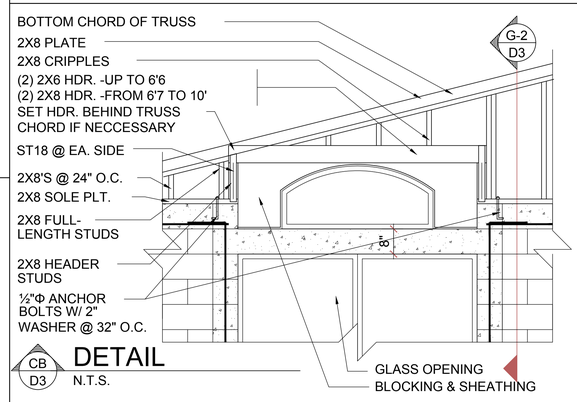
G-3 D3 GABLE END



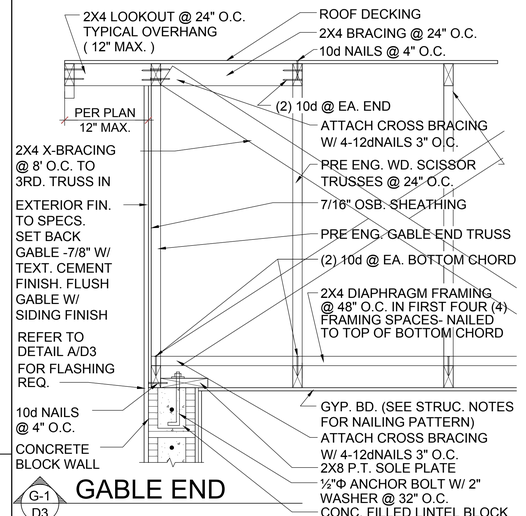
G-4 D3 DETAIL



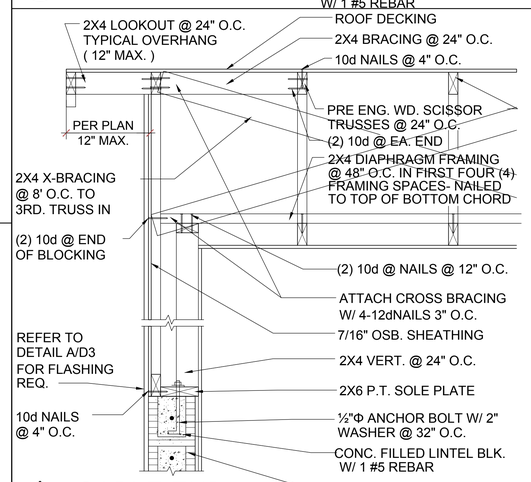
G-5 D3 GABLE END



CB D3 DETAIL N.T.S.

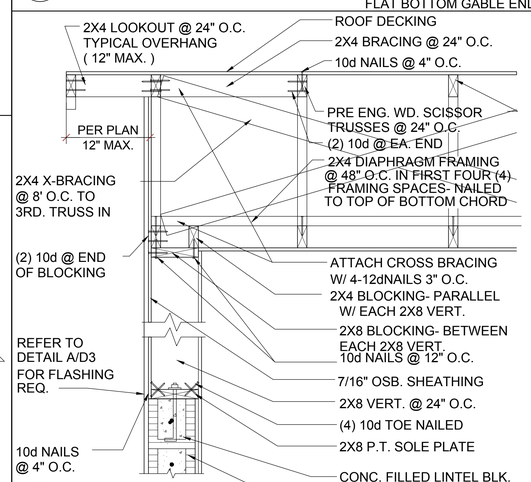


G-1 D3 GABLE END



G-2F D3 GABLE END

FLAT BOTTOM GABLE END



G-2 D3 GABLE END

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

STRUCTURAL DETAILS

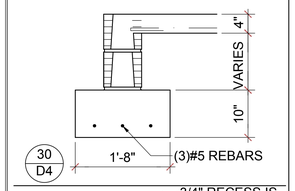
4-UNIT: TYLER, JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

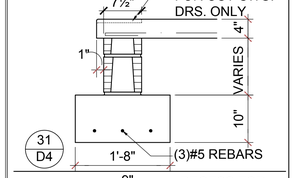
REVISIONS	
DELTA #	DATE

DATE: XX-XX-25
SCALE: AS NOTED
DRAWN: MR
SHEET: D3

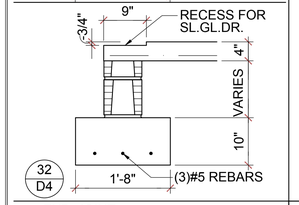
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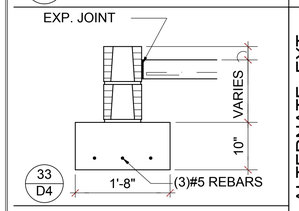
30 / D4



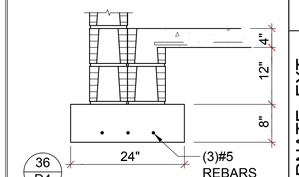
31 / D4



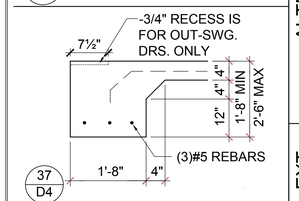
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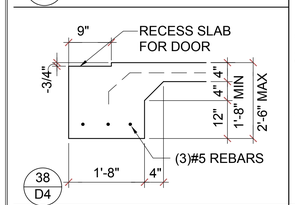
33 / D4



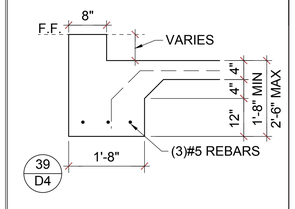
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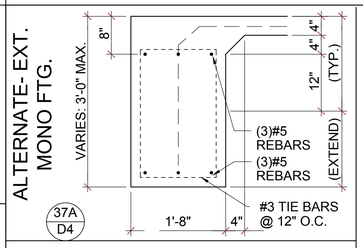
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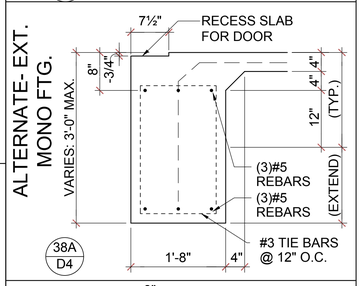
38 / D4



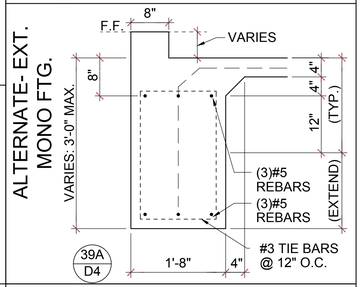
39 / D4



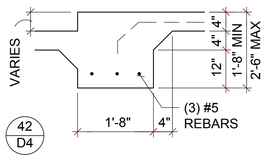
37A / D4



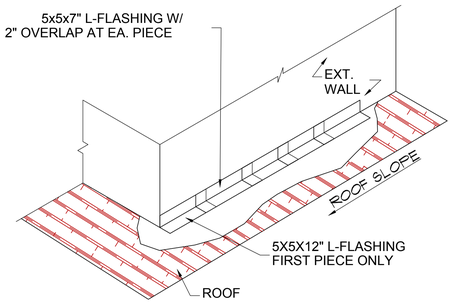
38A / D4



39A / D4

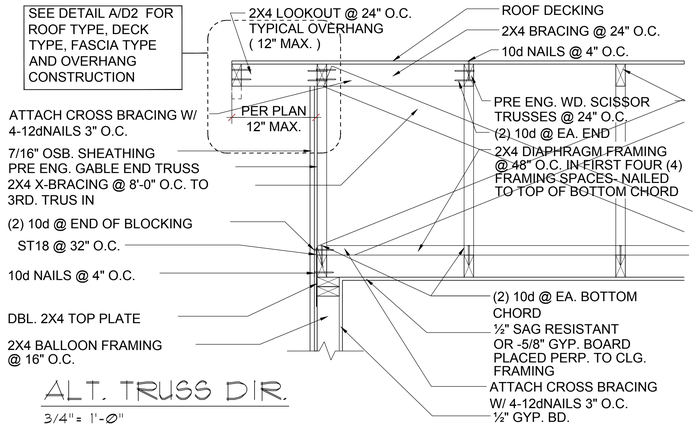


42 / D4



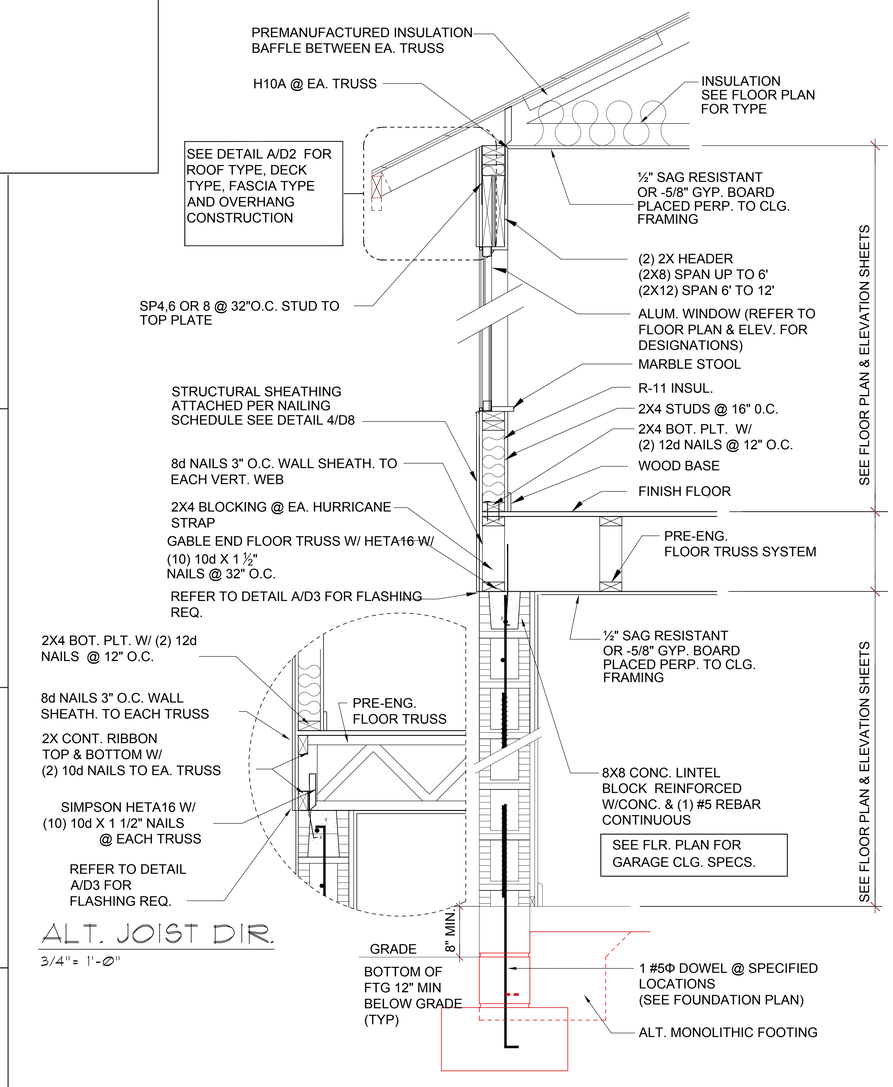
STEP FLASHING DETAIL

N.T.S.



ALT. TRUSS DIR.

3/4" = 1'-0"

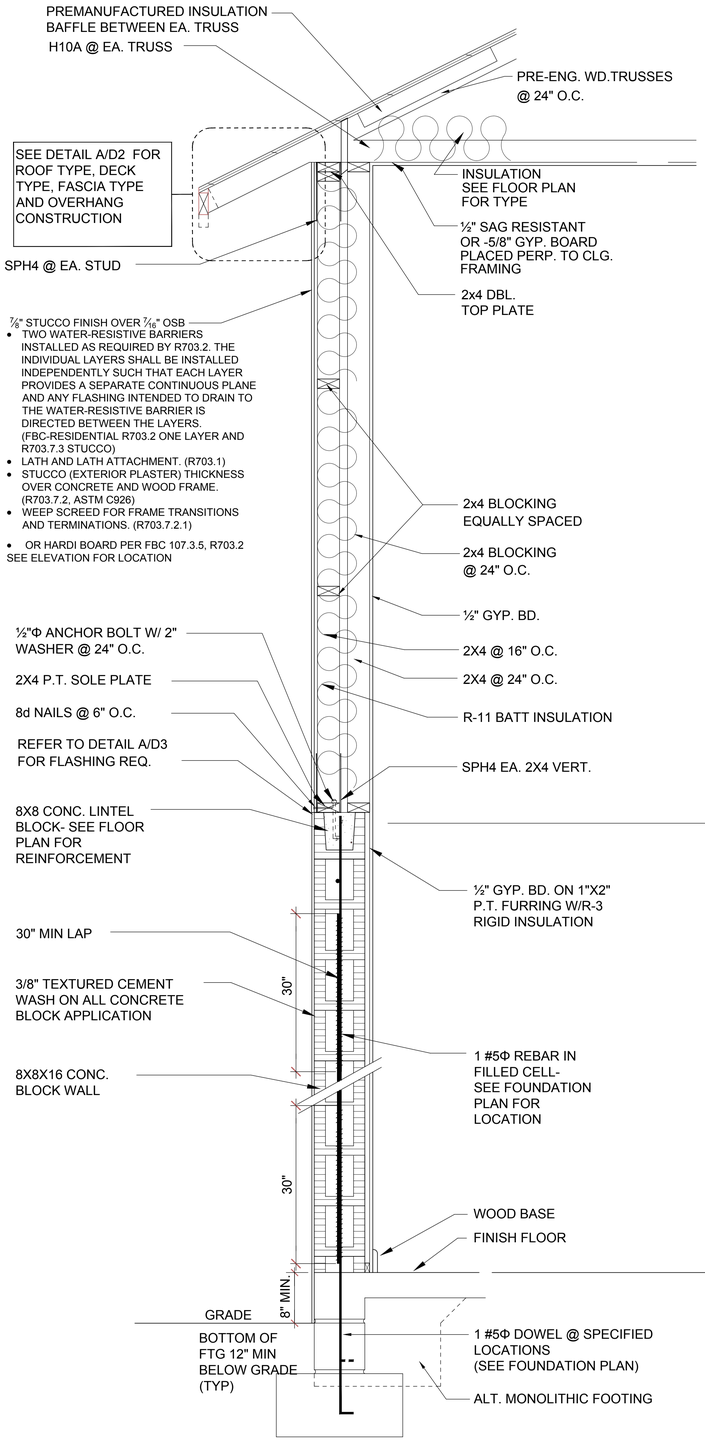


ALT. JOIST DIR.

3/4" = 1'-0"

W2 / D4 TYP. WALL SECTION

3/4" = 1'-0"



W1 / D4 TYP. WALL SECTION

3/4" = 1'-0"

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STRUCTURAL DETAILS

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

4-UNIT: TYLER, JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

REVISIONS	
DELTA #	DATE

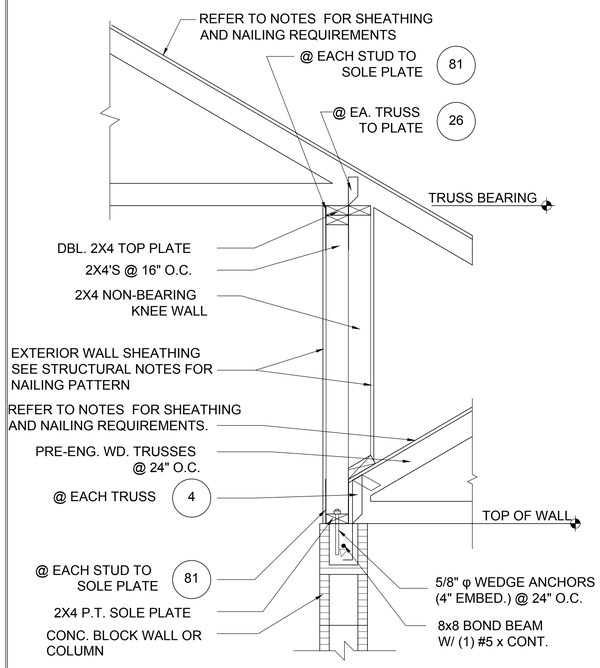
DATE: XX-XX-25

SCALE: AS NOTED

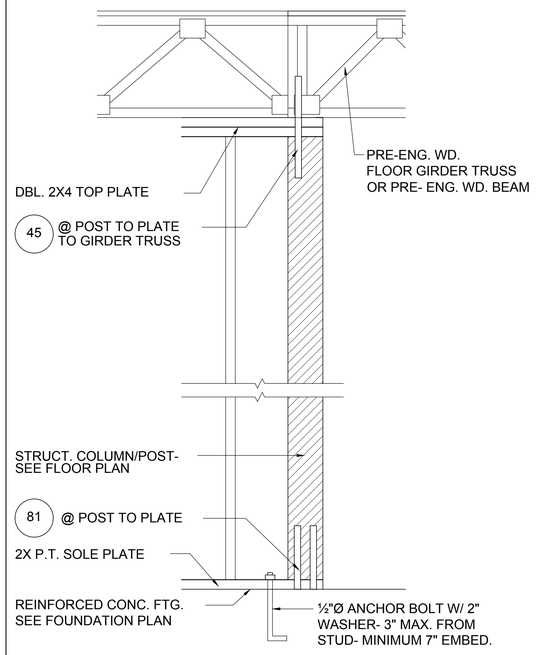
DRAWN: MR

SHEET: D4

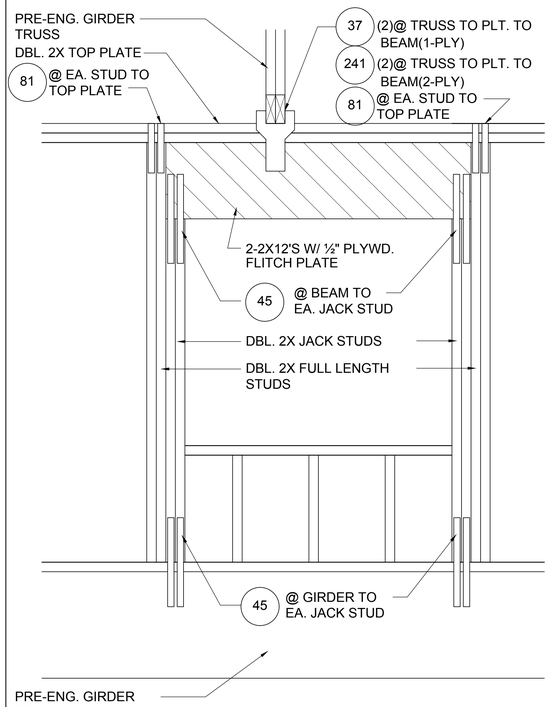
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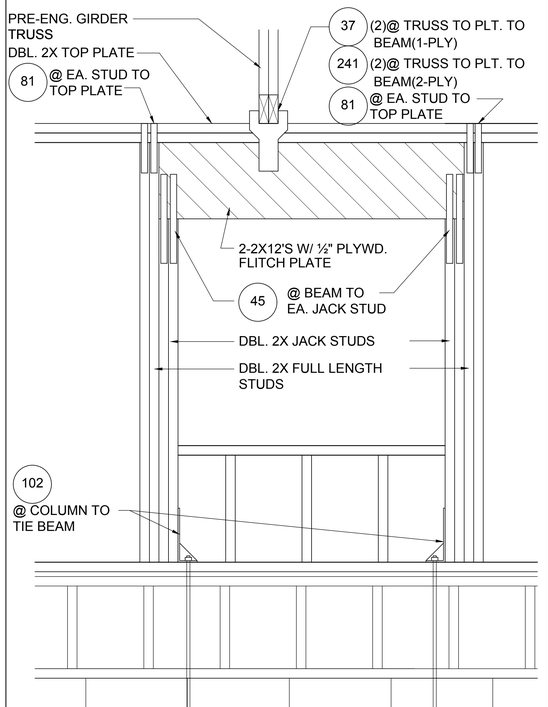
1 D5 DETAIL
N.T.S.



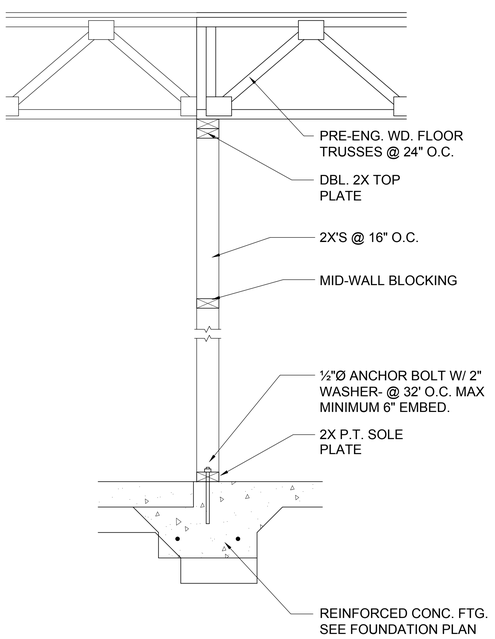
2 D5 DETAIL
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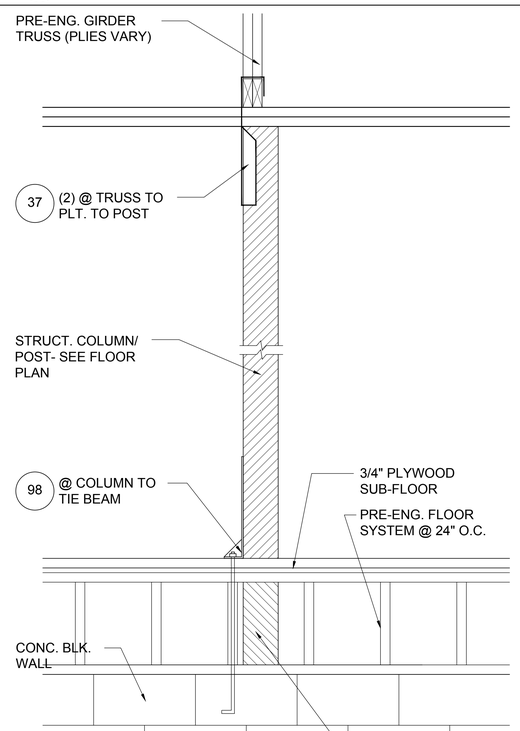
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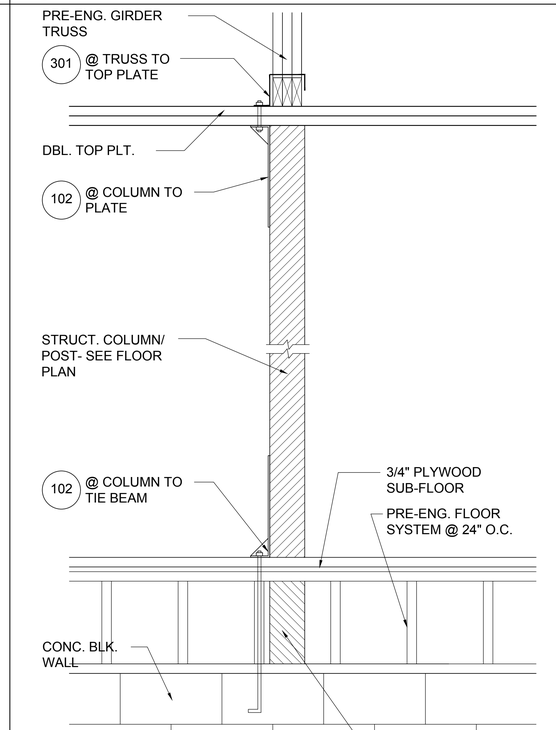
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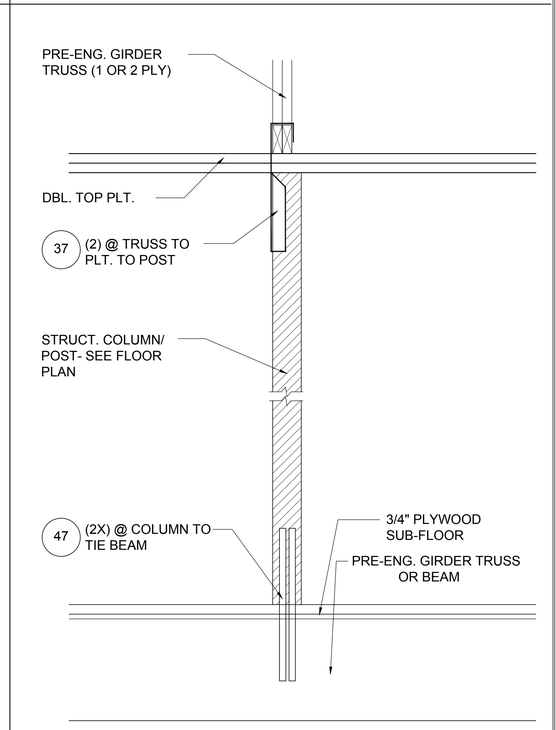
5 D5 DETAIL
N.T.S.



6 D5 DETAIL
N.T.S.



7 D5 DETAIL
N.T.S.



8 D5 DETAIL
N.T.S.

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STRUCTURAL DETAILS

4-UNIT: TYLER, JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

REVISIONS	
DELTA #	DATE

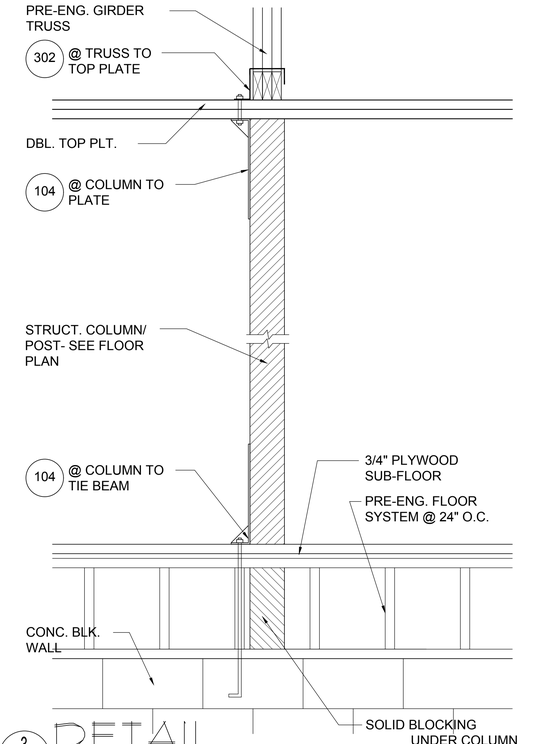
DATE: XX-XX-25

SCALE: AS NOTED

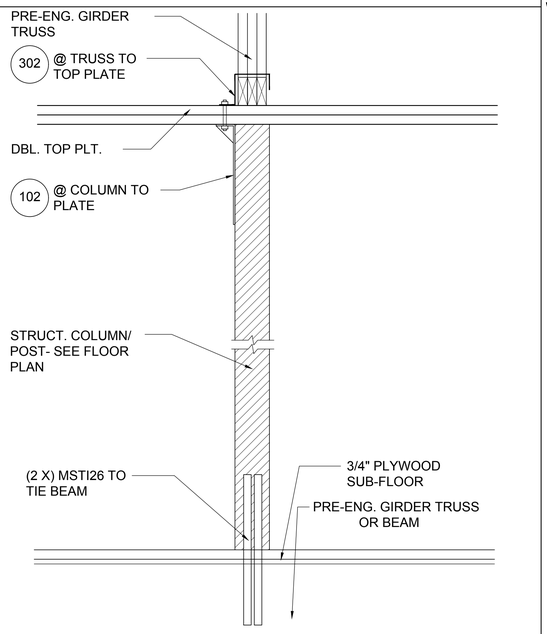
DRAWN: MR

SHEET: D5

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3 D6 DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

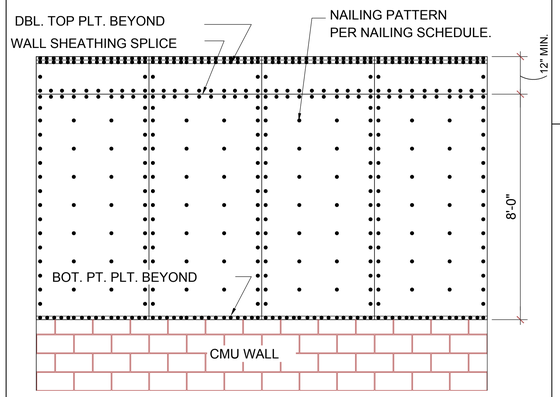


4 D6 DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

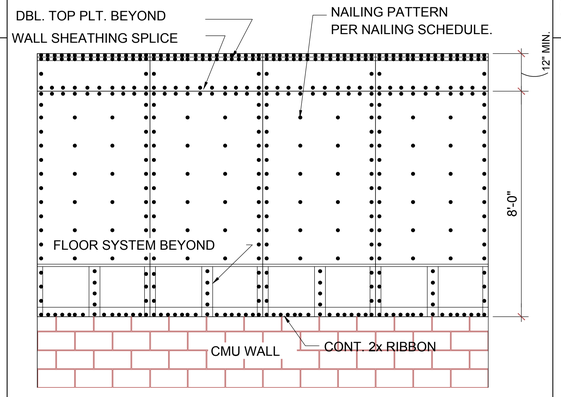
NOTE:
1/2" PLYWOOD OR 7/16" O.S.B. TO BE USED AS UPLIFT RESISTANCE NO OTHER FASTENERS REQ'D. AT STUD/FLOOR TRUSS, EXCEPT AS NOTED ON PLANS IN TWO STORY FRAME APPLICATIONS, SHEATHING SHALL EXTEND MIN. 1'-0" W/O BREAK ABV. 2nd FLOOR BOTTOM PLT. TO T.O.M.

NAILING SCHEDULE:

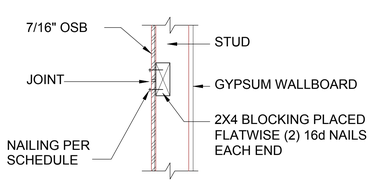
(2)ROWS @ 3" O.C. AT TOP AND (1)ROW AT BOTTOM OF WALL, 6" O.C. ALL OTHER EDGES AND 12" IN FIELD. BLOCKING SHALL BE PLACED AT ALL SHEATHING JOINTS.



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

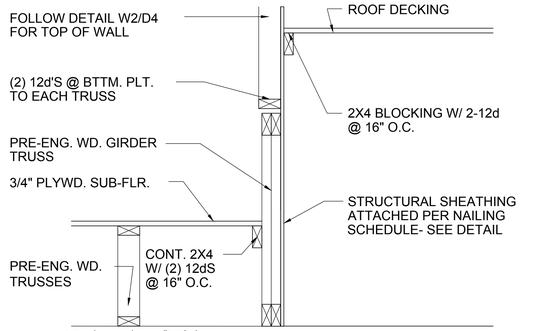


B SHEATHING ELEV. 2-STORY FRAMING N.T.S.

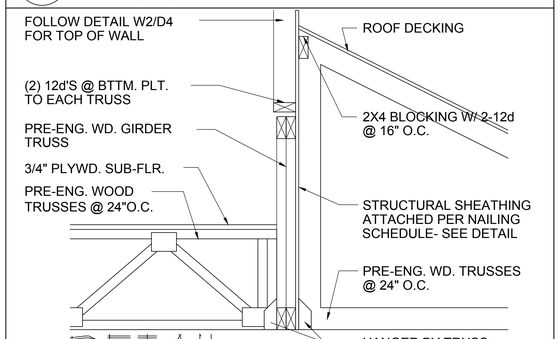


C SHEATHING BLOCKING @HORIZONTAL JOINTS N.T.S

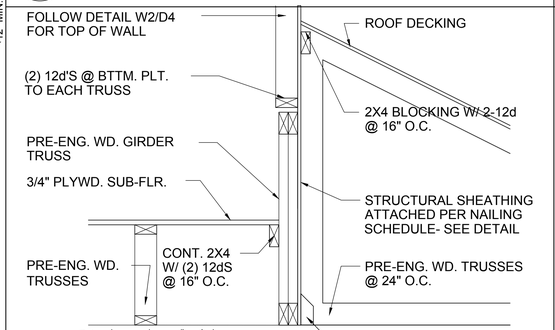
5 D6 SHEATHING UPLIFT DETAILS



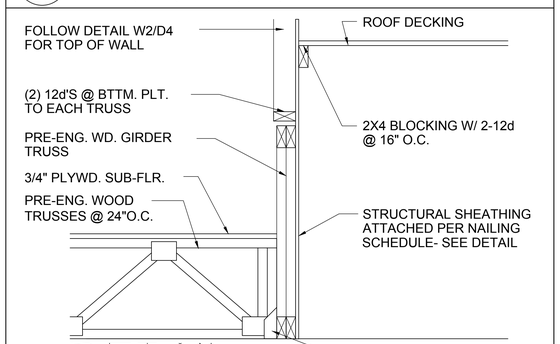
6 D6 DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



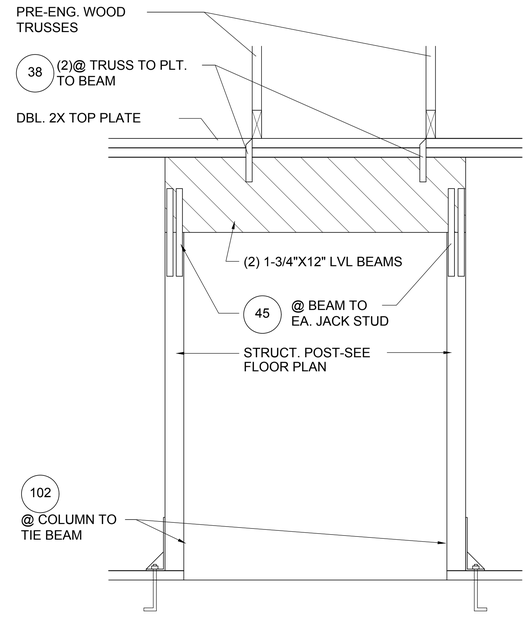
7 D6 DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



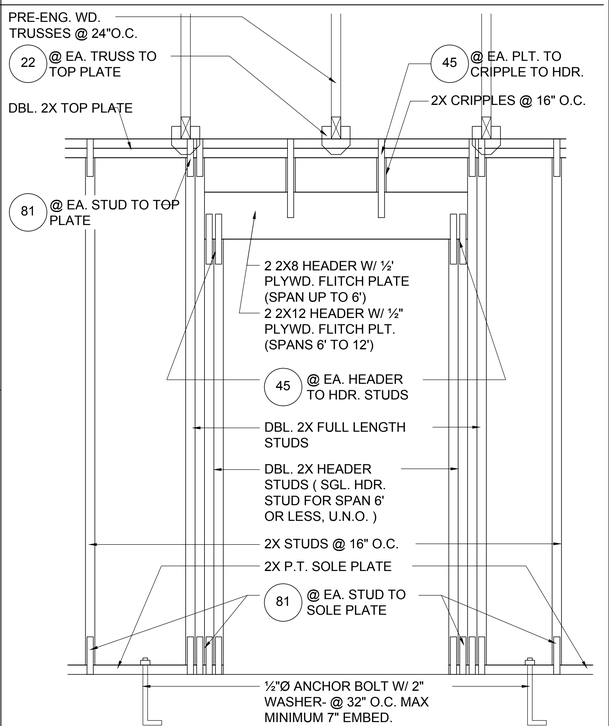
8 D6 DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



9 D6 DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



10 D6 DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



11 D6 DETAIL (BRG. W/ UPLIFT)
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

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Park Square HOMES

STRUCTURAL DETAILS

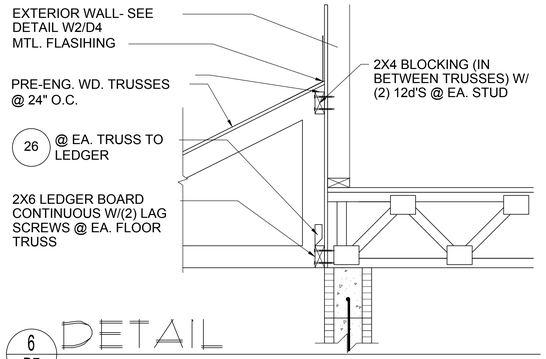
4-UNIT: TYLER, JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

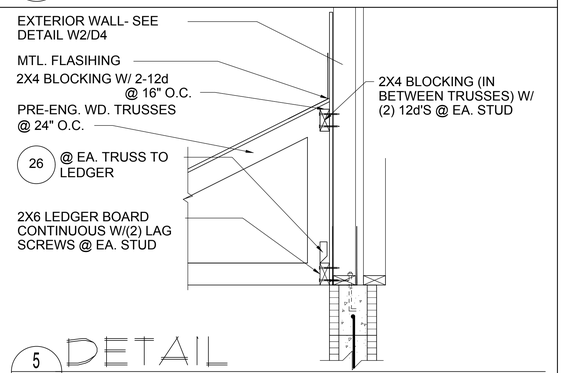
REVISIONS	
DELTA #	DATE

DATE: XX-XX-25
SCALE: AS NOTED
DRAWN: MR
SHEET: D6

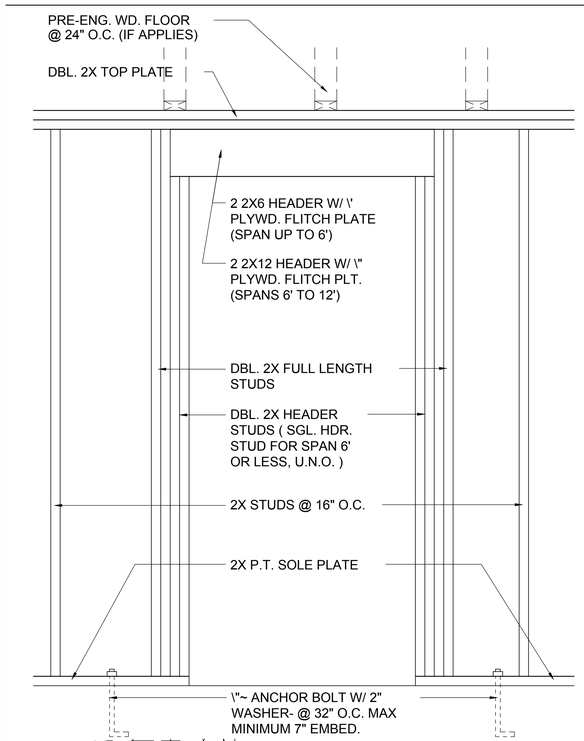
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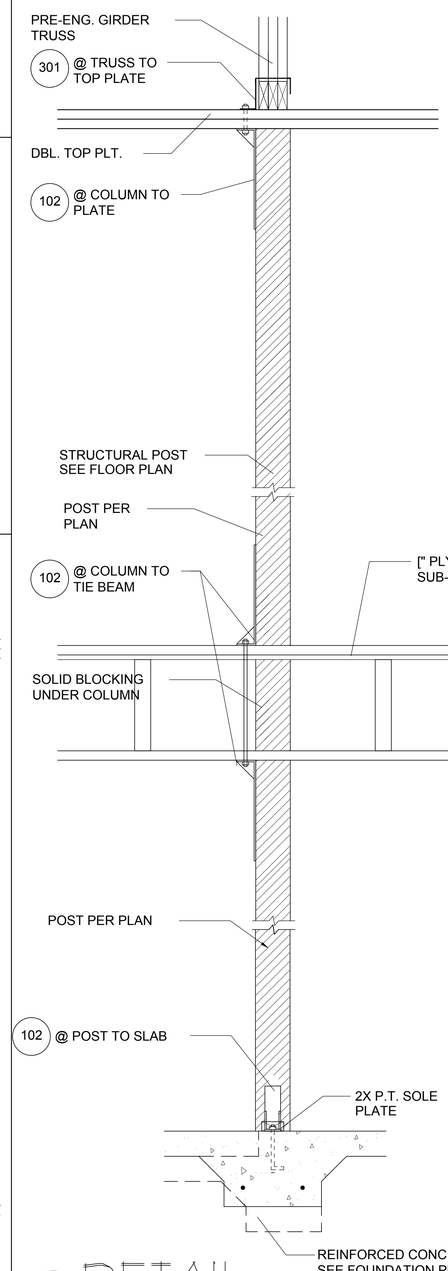
6 D7 DETAIL
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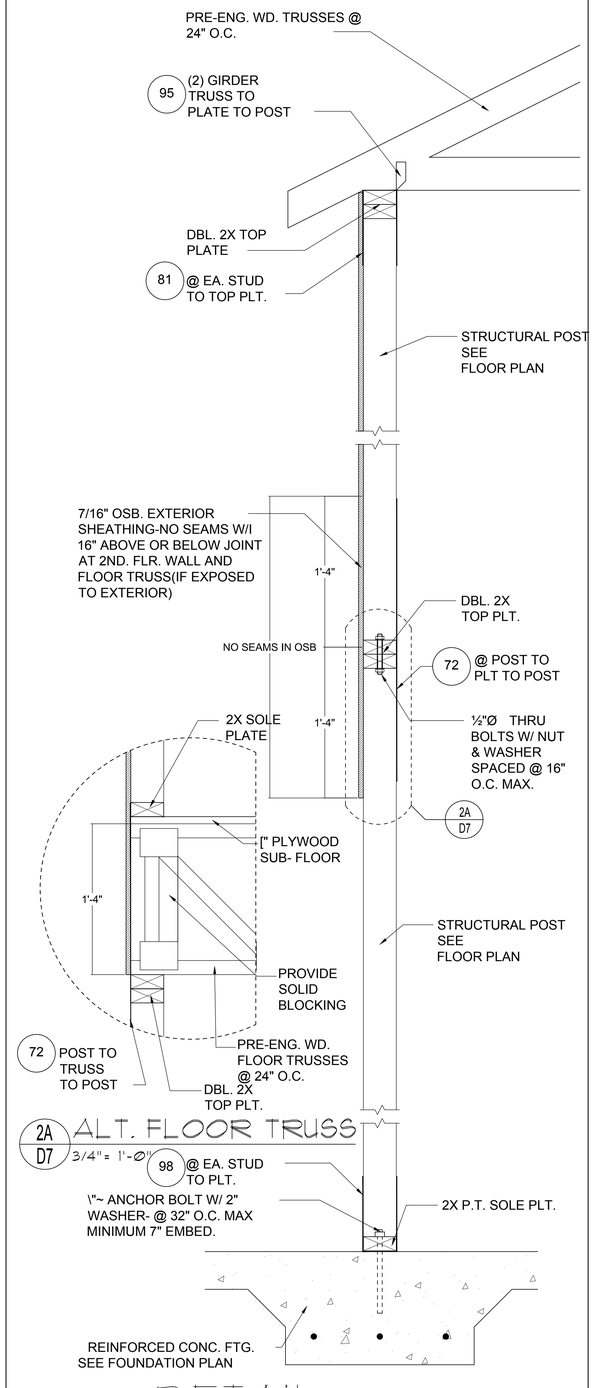
5 D7 DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



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

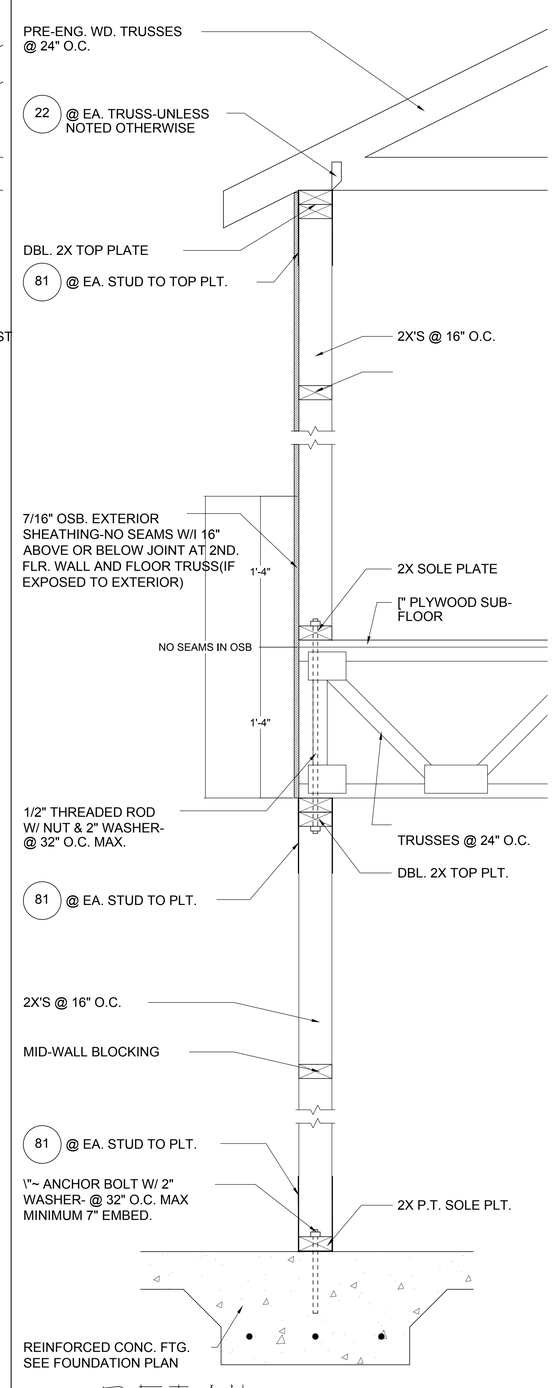


3 D7 DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



2A D7 ALT. FLOOR TRUSS
3/4"= 1'-0"

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



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

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www.tegfl.com

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

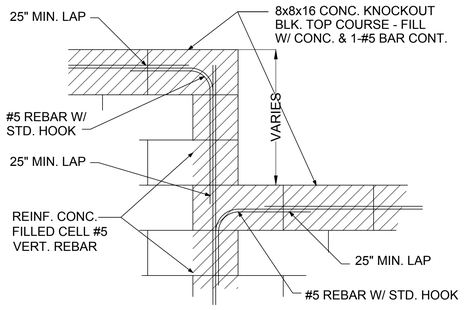
STRUCTURAL DETAILS

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

REVISIONS	
DELTA #	DATE

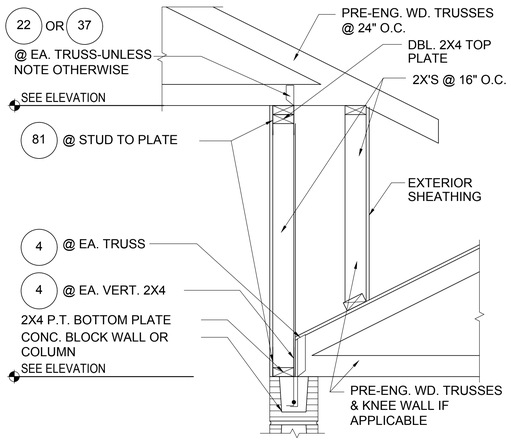
DATE: XX-XX-25
SCALE: AS NOTED
DRAWN: MR
SHEET: D7

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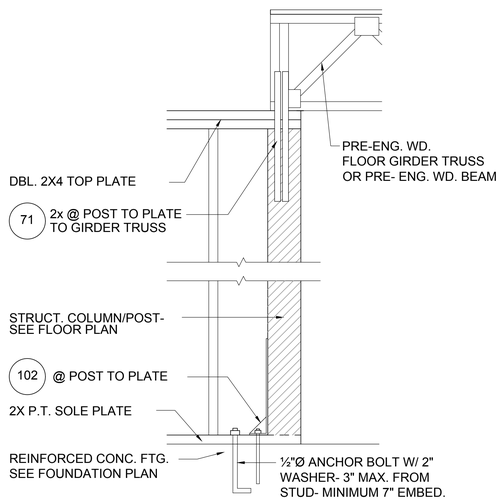
1 / D8 BLOCK WALL HT. TRANSITION

N.T.S.



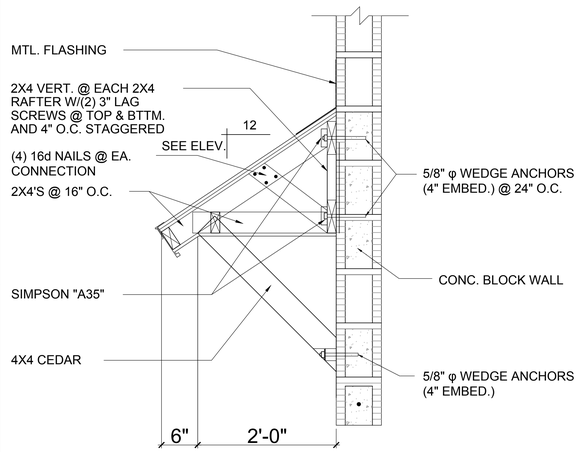
2 / D8 DETAIL

N.T.S.



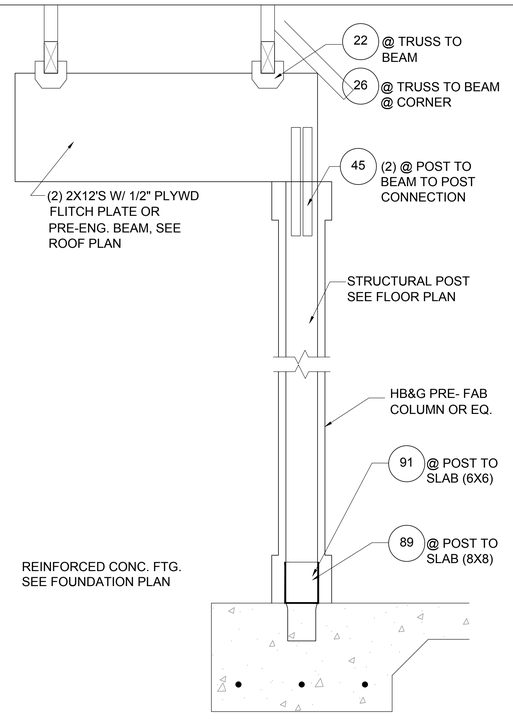
3 / D8 DETAIL

N.T.S.



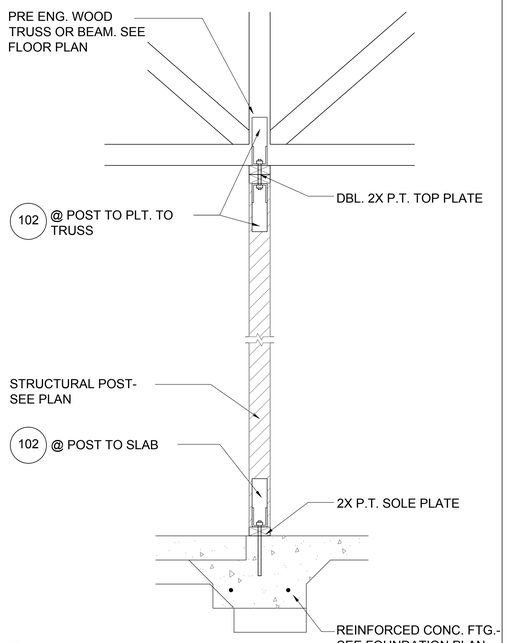
4 / D8 SHED ROOF DETAIL

N.T.S.



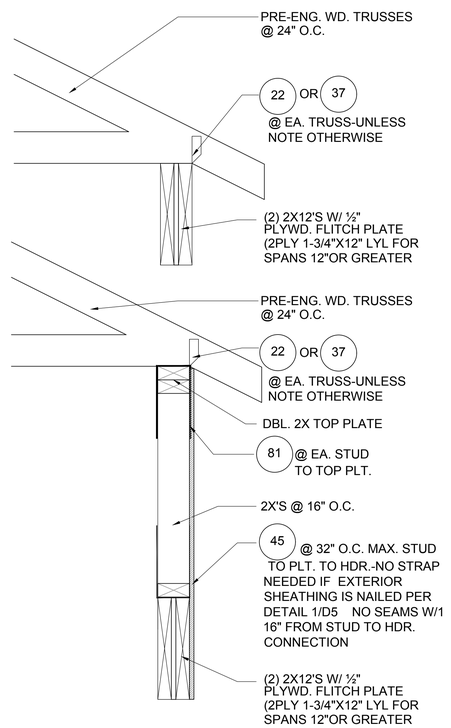
5 / D8 DETAIL

N.T.S.



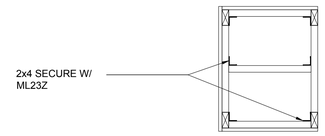
6 / D8 DETAIL

N.T.S.

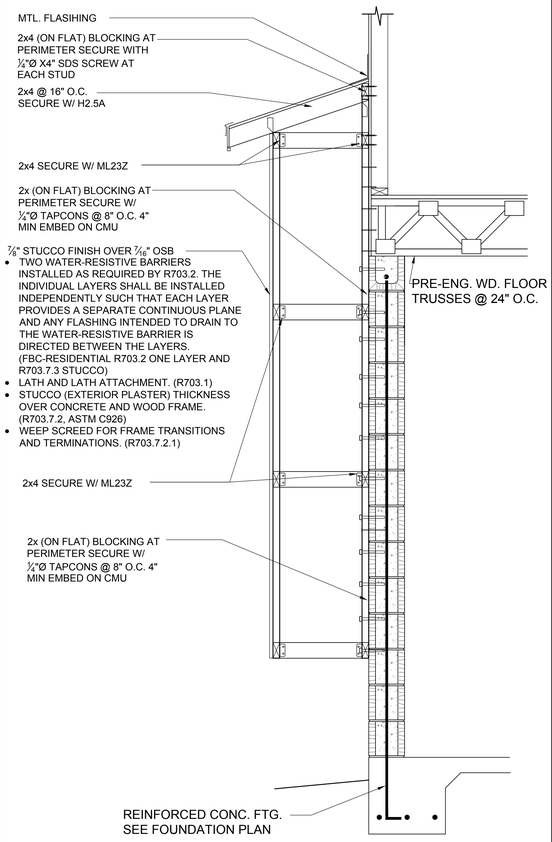


7 / D8 DETAIL

N.T.S.



PLAN VIEW



8 / D8 DOGHOUSE DETAIL

N.T.S.

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STRUCTURAL DETAILS

4-UNIT: TYLER, JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

REVISIONS	
DELTA ◆	DATE

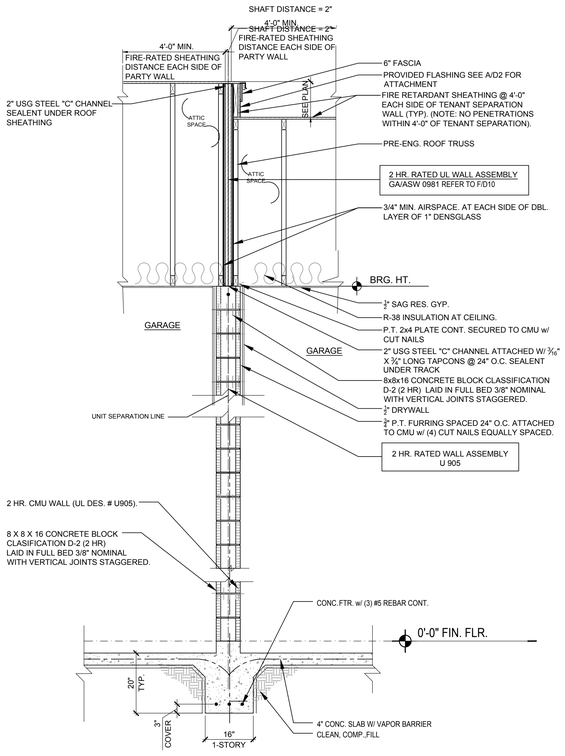
DATE: XX-XX-25

SCALE: AS NOTED

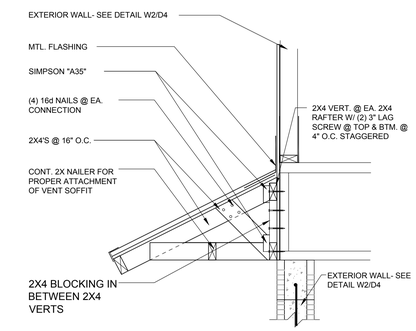
DRAWN: MR

SHEET: D8

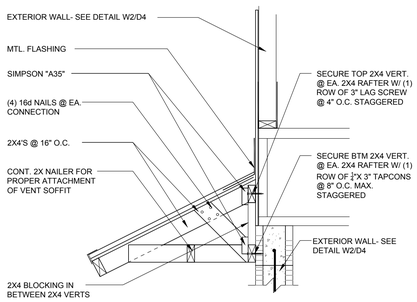
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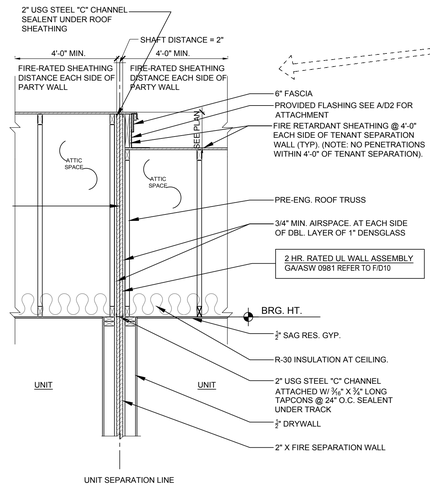
A2 / D9 **WALL SECTION AT GARAGE**
N.T.S.



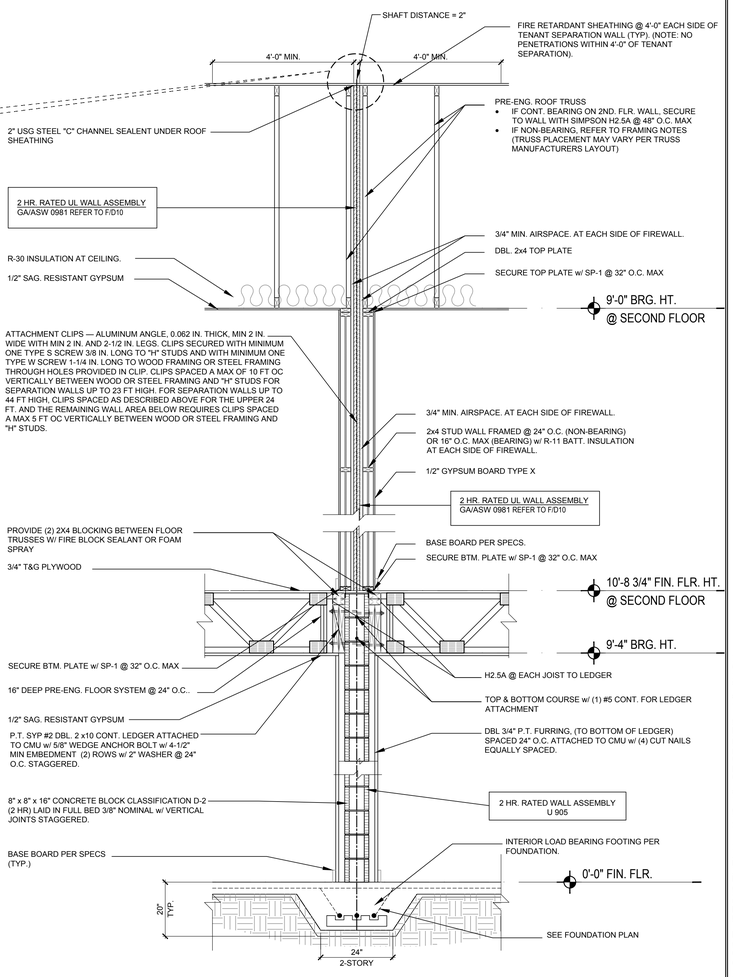
CONV. FRAME OVERHANG
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



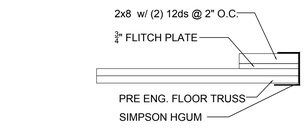
A4 / D9 **CONV. FRAME OVERHANG**
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



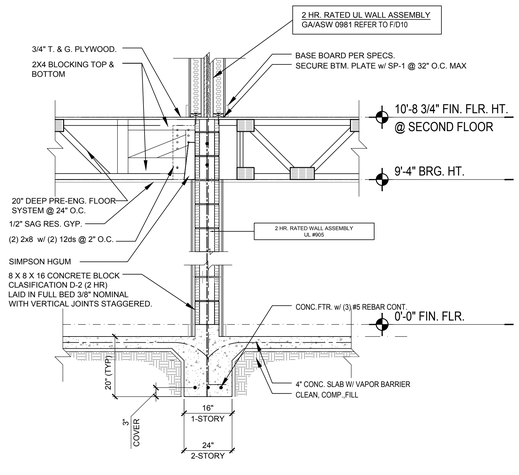
TYPICAL OVERHANG ELEVATED ROOF
N.T.S



A1 / D9 **PARTY WALL SECTION**
N.T.S.



TOP VIEW



A3 / D9 **DETAIL**
N.T.S

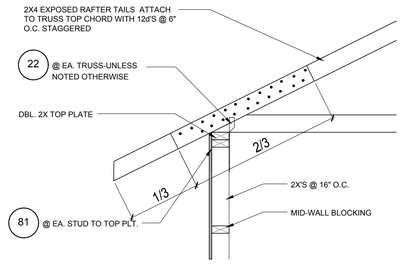
TABLE 722.6.2(1)

DESCRIPTION OF FINISH	TIME(MINUTES)
15/32-INCH WOOD STRUCTURAL PANEL BONDED WITH EXTERIOR GLUE	10
5/8-INCH TYPE X GYPSUM WALLBOARD	40

TABLE 722.6.2(2)

DESCRIPTION	TIME(MINUTES)
WOOD STUDS 16 INCHES O.C.	20

TOTAL	70 MINUTE EXTERIOR WALL ASSEMBLY



A5 / D9 **DETAIL**
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

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STRUCTURAL DETAILS

4-UNIT: TYLER, JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

REVISIONS	
DELTA #	DATE

DATE: XX-XX-25
SCALE: AS NOTED
DRAWN: MR
SHEET: D9

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GA FILE NO. ASW 0981	PROPRIETARY*	2 HOUR FIRE	60 to 64 STC SOUND

GYPSUM WALLBOARD, STEEL H STUDS

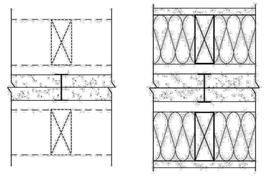
Fire Design:

Two layers 1" x 24" proprietary type X gypsum panels inserted between 2" floor and ceiling runners with 2" steel H studs between adjacent pairs of gypsum panels.

A 3/4" minimum air space must be maintained between steel components and adjacent framing (indicated by dashed lines in sketch). As an alternate, the steel components may be covered with 6" wide battens or full sheets of 1/2" type X gypsum wallboard.

Height limitation 66 feet. **(NLB)**

Refer to the manufacturer for the thermal protection of the framing.



Sound Design:

Sound tested with 2 x 4 stud wall faced with 1/2" regular gypsum wallboard each side of assembly and 3-1/2" glass fiber in stud space on both sides.

Thickness:	3-1/2" (Fire) 11-3/4" (Sound)
Approx. Weight:	9 psf (Fire and Sound)
Fire Test:	UL R3501, 92NK28896, 6-7-93, UL Design U347; WHI 694-200.6, 10-21 & 24-85
Sound Test:	RAL TL05-199, 11-17-05

PROPRIETARY GYPSUM PANEL PRODUCTS

National Gypsum Company.....1" Gold Bond® Brand eXP® FIRE SHIELD® Shaftliner

Fig 2 – Framing Components

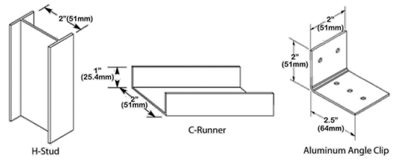


Fig 3 – Primary Components of Gypsum Area Separation Firewall (Aluminum Clips Not Shown)

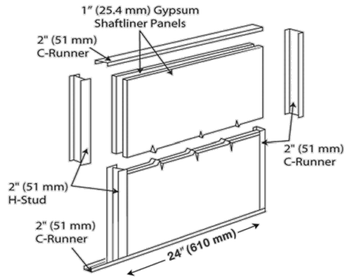


Fig 5 – Typical Floor/Ceiling Juncture

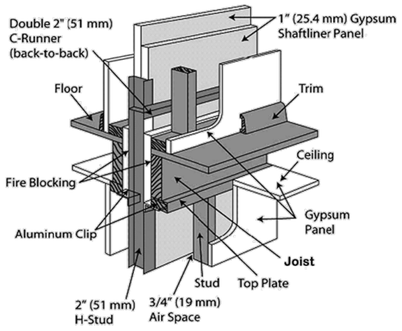
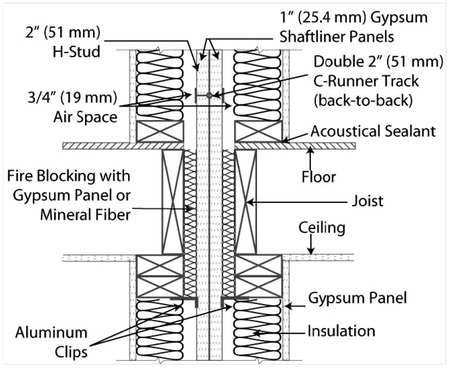


Fig 9 – Intermediate Floor Intersection



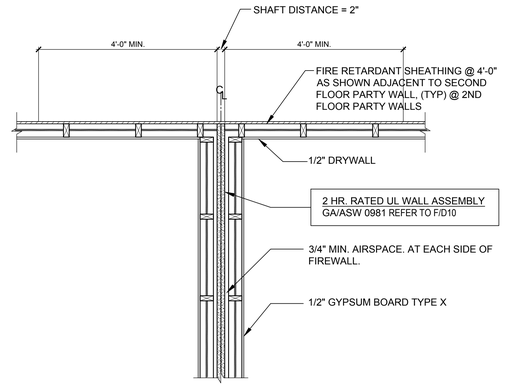
Gold Bond® eXP® Shaftliner

TECHNICAL DATA

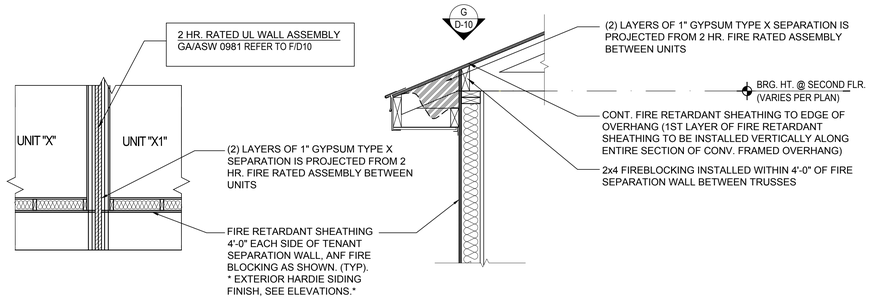
Physical Properties	eXP Shaftliner
Thickness[1], Nominal	1" (25.4 mm)
Width[1], Nominal	2' (610 mm)
Length[1-4], Standard	8' – 12' (2,438 mm – 3,658 mm)
Weight, Nominal	3.75 lbs./sq. ft. (18.31 k/m²)
Edges[1]	Double Beveled
Flexural Strength[1], Perpendicular	≥ 230 lbf. (1,023 N)
Flexural Strength[1], Parallel	≥ 80 lbf. (356 N)
Humidified Deflection[1]	N/A
Nail Pull Resistance[1]	≥ 80 lbf. (356 N)
Hardness[1] – Core, Edges and Ends	≥ 15 lbf. (67 N)
Thermal Resistance[2]	R = .65
Water Absorption[1] (% of Weight)	≤ 5%
Linear Expansion with Change Moisture	6.25 x 10^{-6} in./in./%RH
Coefficient of Thermal Expansion	9.26 x 10^{-6} in./in./°F
Mold Resistance[5], ASTM D3273	Score of 10
Product Standard Compliance	ASTM C1658
Fire-Resistance Characteristics	
Core Type	Type X
UL Type Designation	FSW-7
Combustibility[2]	Non-combustible Core
Surface Burning Characteristics[3]	Class A
Flame Spread[3]	0
Smoke Development[3]	0
Applicable Standards and References	
ASTM C473 *Standard Test Methods for Physical Testing of Gypsum Panel Products*	
ASTM C518 *Standard Test Method for Steady-State Thermal Transmission Properties by Means of the Heat Flow Meter Apparatus*	
ASTM C840 *Standard Specification for Application and Finishing of Gypsum Board*	
ASTM C1658 *Standard Specification for Glass Mat Gypsum Panels*	
ASTM D3273 *Standard Test Method for Resistance to Growth of Mold on the Surface of Interior Coatings in an Environmental Chamber*	
ASTM E84 *Standard Test Method for Surface Burning Characteristics of Building Materials*	
ASTM E96 *Standard Test Methods for Water Vapor Transmission of Materials*	
ASTM E119 *Standard Test Methods for Fire Tests of Building Construction and Materials*	
ASTM E136 *Standard Test Method for Behavior of Materials in a Vertical Tube Furnace at 750°C*	
Gypsum Association, GA-216, *Application and Finishing of Gypsum Panel Products*	
Gypsum Association, GA-238, *Guidelines for Prevention of Mold Growth on Gypsum Board*	
Gold Bond Building Products, LLC Manufacturer Standards, *NGC Construction Guide*	

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

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



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



1 | PLAN VIEW

H | 2 HR. CONT. SOFFIT PROJECTION @ EAVES

N.T.S.

UL Product iQ®

Design/System/Construction/Assembly Usage Disclaimer

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

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States
BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

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

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

Design No. **U905**

April 14, 2023

Bearing Wall Rating — 2 HR.
Nonbearing Wall Rating — 2 HR
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

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



1. **Concrete Blocks*** — Various designs. Classification D-2 (2 hr).
See **Concrete Blocks** category for list of eligible manufacturers.

2. **Mortar —** Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.

3. **Portland Cement Stucco or Gypsum Plaster —** Add 1/2 hr to classification if used. Where combustible members are framed in wall, plaster or stucco must be applied on the face opposite framing to achieve a max. Classification of 1-1/2 hr. Attached to concrete blocks (Item 1).

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

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

DUPONT DE NEMOURS, INC. — Types Thermax Sheathing, Thermax Light Duty Insulation, Thermax Heavy Duty Insulation, Thermax Metal Building Board, Thermax White Finish Insulation, Thermax ci Exterior Insulation, Thermax XARMOR ci Exterior Insulation, Thermax Plus Liner Panel, Thermax Heavy Duty Plus (HDP), TUFF-R™ ci Insulation, Thermax Butler Stylwall Insulation Board and Thermax Morton Heavy Duty Insulation Board

FIRESTONE BUILDING PRODUCTS CO L L C — "Enverge™ CI Foil Exterior Wall Insulation" and "Enverge™ CI Glass Exterior Wall Insulation"

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

RMAX, A BUSINESS UNIT OF SIKA CORPORATION — Types "TSX-8500", "ECOMAXci FR", "TSX-8510", "ECOMAX xi FR White", "ECOMAXci", "ECOMAXci FR Air Barrier", "Thermasheath-XP", "Thermasheath", "Durasheath"

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

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

ATLAS ROOFING CORP — EnergyShield® Ply

HUNTER PANELS, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC — "Xci NB", "Xci Ply"

RMAX, A BUSINESS UNIT OF SIKA CORPORATION — "Thermasheath-SI", "ECOBASEci", "Thermabase-CI", "ECOMAXci FR Ply", "ECOMAXci Ply".

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Last Updated on 2023-04-14

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DESIGN NO. U905

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

Park Square HOMES

STRUCTURAL DETAILS

70' REAR LOAD TOWNHOMES

4-UNIT: TYLER, JACKSON, GRANT, MONROE

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

REVISIONS

DELTA #	DATE

DATE: XX-XX-25

SCALE: AS NOTED

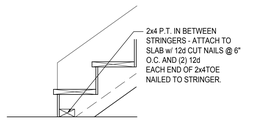
DRAWN: MR

SHEET: D10

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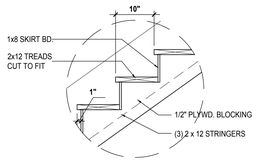


S1 D11 TYP. STAIR CONNECT.

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

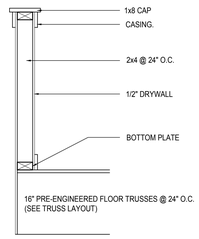
NOTES:

1. STAIRWAY CONSTRUCTION TO CONFORM TO FBC-R 2023, 8TH EDITION SECTION R311.7
2. MAX HT. OF RISER TO BE 7 3/4".
3. MIN. WIDTH OF TREAD TO BE 9" (EXCLUSIVE OF NOSING.
4. ALL TREADS LESS THAN 10" IN WIDTH SHALL HAVE APPROX. 1" OF NOSING.
5. 3/16" MAX VARIATION IN RISERS/TREADS ADJACENT TO EACH OTHER.
6. 3/8" MAX VARIATION IN ANY RISE/TREAD.
7. HAND RAIL CIRCULAR CROSS SECTION DIA. TO BE 1 1/4" - 2" OR TO PROVIDE EQUIVALENT GRASPABILITY.
8. UNDER MIN. 6" WIDE @NARROW END.
9. 34'-38" HANDRAIL HT.
10. HEADROOM CLEARANCE MIN 6'-8".



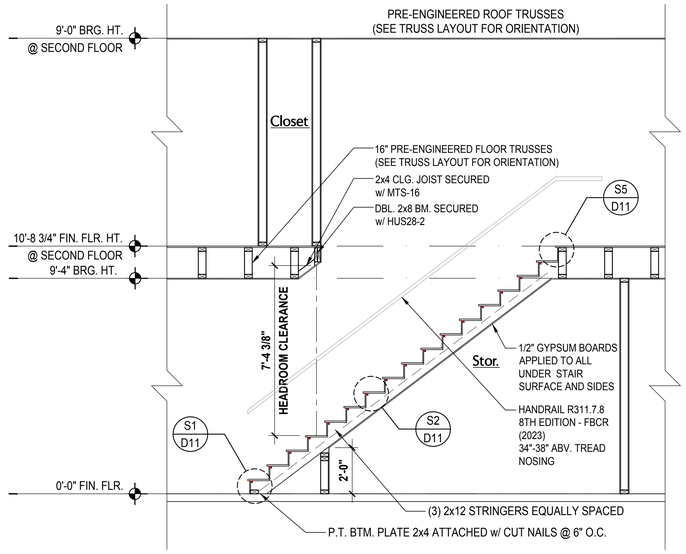
S2 D11 TREAD & RISER DETAIL

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



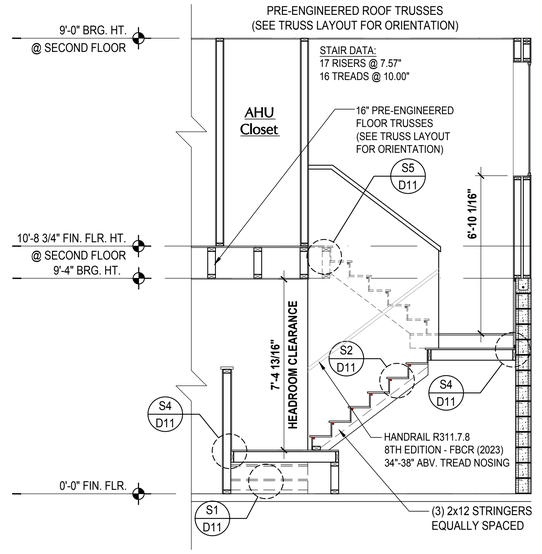
S3 D11 HALF WALL DETAIL

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



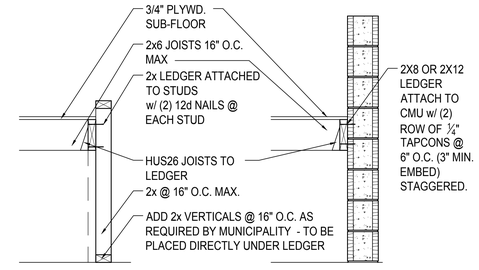
1 D11 TYLER STAIR SECTION

SCALE: 3/8" = 1'-0"



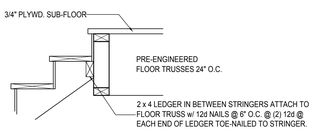
2 D11 GRANT STAIR SECTION

SCALE: 3/8" = 1'-0"



S4 D11 LANDING CONNECT. DETAIL

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

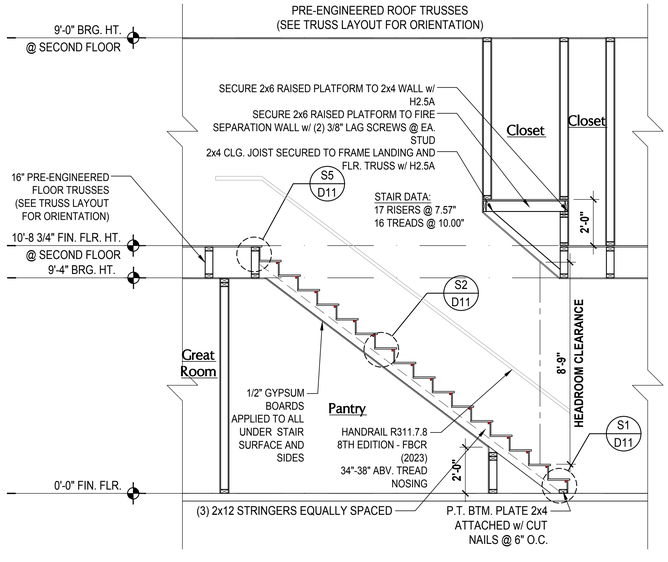


S5 D11 STAIR CONNECT. @ FLR. TRUSS

SCALE: 3/4" = 1'-0" STRINGER TO FLOOR TRUSS

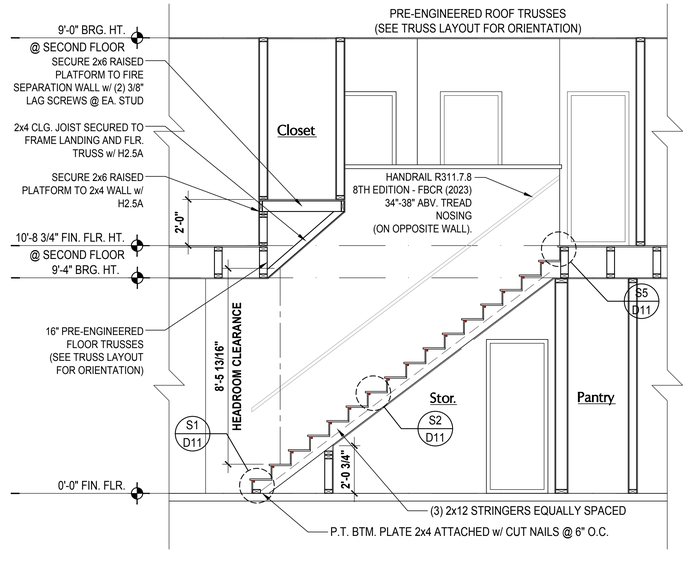
Stair Details

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



3 D11 JACKSON STAIR SECTION

SCALE: 3/8" = 1'-0"



4 D11 MONROE STAIR SECTION

SCALE: 3/8" = 1'-0"

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4-UNIT: TYLER, JACKSON, GRANT, MONROE

70' REAR LOAD TOWNHOMES

STAIRS DETAILS

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