

ABBREVIATIONS:

Table of abbreviations and their corresponding terms, including A/C, AFF, AHU, ALT., ALUM., BRG., CAB., CANT., CL., CLG., C.J., CMU, CONT., CPT., D., DRYER SPACE, D.H., DIA., DISP., D/S, D.V., D.W., E.H., ELEC, ELEV, E.O.R., E.W., F.B.C., F.B.C.(B), F.B.C.(E), F.B.C.(M), F.B.C.(P), F.B.C.(R), F.F.E., F.G., F.L.R., F.R., F.T., F.T.G., F.V., G.A.L.V., G.C., G.F.C.I., G.F.I., G.T., G.Y.P., H.D.R., H.G.T., H.B., HORIZ., H.S., I.L., I.L.O., I.N.T., I.A., L.O.C., M.A.X., M.C.A., M.E.C.H., M.I.N., M.O.N.O., M.P.H., N.O., N.T.S., O.C., O.H.C., O.H.G.D., O.P.T., P.E.D., P.L.F., P.L.T., H.G.T., P.S.F., P.T., P.U.R., R.E.F. S.P., R.E.Q'D, R.M., R.O., R.O.S., S.C., S.G.D., S.H., S.M., S.P.F., S.Q. FT., S.U.B., S.Y.P., T.E.M.P., T.M., T.W., T.R.A.N.S., T.Y.P., U.N.O., V.E.R.T., V.A., V.T.R., W., W.C., W., W.H., W.P., W.S.

MISCELLANEOUS:

- 1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
2. DO NOT SCALE PRINTS! PLANS ARE TO SCALE 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 UNO.
5. ANCHOR THE CONDENSER UNIT TO SLAB PER CODE: M 13071 - M13072
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" GYPB APPLIED TO 1X P.T. VERTICAL FURRING BATT'S 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
6. REFER TO TYPICAL DETAIL SHEET FOR EXTERIOR WALL FINISH SPECIFICATIONS
7. ALL EXTERIOR CEILING'S (PORCH & PATIOS) SHALL HAVE 9/16" RESISTANT GYP BOFFIT 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" DENS-SHIELD TILE BACKER GYPSUM BOARD.
3. ALL INTERIOR CEILING'S SHALL HAVE PER FBCR 1023.3.5 1/2" 9/16" 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 R102.3.1 / R102.4.2 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, UNO.
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.

COMBUSTIBLE 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 90-D 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 R312 SHALL HAVE A SLOPE OF NOT MORE THAN 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.3 PERCENT SLOPE). ALL OTHER RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1 UNIT VERTICAL IN 8 UNITS HORIZONTAL (12.5%).
3. THE WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 36 INCHES MEASURED FROM FINISHED MATERIALS.
4. WINDOWS DESIGNATED AS EGRESS SHALL COMPLY WITH SECTION R310.2
5. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT MORE THAN 44" MIN. AFF. - R310.2- FBC-R (2023)
6. IN DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 12" 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 OR 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 IAW 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 6.09. INTERIOR FACE OF WINDOW FASTEN BACK TO MASONRY W/ 1/4" X 3" TAPCONS, 6" FROM EDGES AND 16" O.C. MAX. 2X P.T. BUCKS/NAILERS SHALL EXTEND BEYOND.
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 1011.52/4440 OR T45 202 (HVHZ SHALL COMPLY WITH T45 202 AND ASTM E1300). EXTERIOR SIDE HINGED DOORS SHALL COMPLY WITH AAMA/WDMA/CSA 1011.52/4440 OR ANSI/AIAA100 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 15 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. UNACCESSIBLE ATTIC SPACE SHALL RECEIVE R-30 BATT INSULATION.
3. INSULATE ALL CMU WALLS (THAT REQUIRE 1" P.T. FURRING STRIPS) WITH R41 FI-Foil PANELS.
4. APPLY HULLIT FOMAM 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 BATT'S.
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 UNO/ PLUMB CUT FASCIA/ ROOF PITCH PER ELEVATION/ SHINGLES UNO.
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):
1. PER FBC-R 2023 8TH EDITION R305.3, THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR RECOMMENDATIONS OF FRSA/TRI FLORIDA HIGH WIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL, LATEST EDITION, WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION R302.13.
2. 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 R302.13.
3. ASPHALT SHINGLES (IF APPLICABLE):
1. WIND RESISTANCE OF ASPHALT SHINGLES. - ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH 2023 FBC-R (8TH EDITION), SECTION R305.2.6 AND R305.2.6.1.
2. ASPHALT SHINGLES SHALL ONLY BE USED ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) AND LESS THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12), TWO LAYERS OF UNDERLAYMENT COMPLYING WITH ASTM D226, TYPE II, ASTM D4869, TYPE III OR TYPE IV OR ASTM D8251 IS REQUIRED IN ACCORDANCE WITH SECTION R305.11. FOR ROOF SLOPES FROM FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12) AND GREATER, ONE LAYER OF UNDERLAYMENT COMPLYING WITH ASTM D226, TYPE II, ASTM D4869, TYPE III OR IV OR ASTM D8251 IS REQUIRED IN ACCORDANCE WITH SECTION R305.11.
3. AS AN ALTERNATIVE, THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1910 INSTALLED IN ACCORDANCE WITH BOTH THE UNDERLAYMENT MANUFACTURER'S AND ROOF COVERING MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE DECK MATERIAL, ROOF VENTILATION CONFIGURATION AND CLIMATE EXPOSURE FOR THE ROOF COVERING TO BE INSTALLED. REFER TO R305.11.1.

CABINETS:

- 1. CABINET MANUFACTURER'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.

ELECTRICAL:

- 1. IAW NEC 2020 - 210.19- ALL 15A OR 20A, 100V BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN THE FOLLOWING LOCATIONS REQUIRE AFCI PROTECTION: KITCHEN, FAMILY RM'S, DINING RM'S, LIVING RM'S, PARLORS, LIBRARIES, BEDROOMS, DEN'S, CLOSETS, SUNROOMS, RECREATION RM'S, HALLWAYS OR SIMILAR AREAS SHALL BE PROTECTED BY A LISTED AFCI DEVICE OF THE COMBINATION TYPE.
2. IAW NEC 2020 - 406.12, ALL 15A AND 20A, 125V RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT.
3. ALL SERVICES SUPPLYING DWELLING UNITS SHALL BE PROVIDED WITH A SURGE PROTECTION DEVICE (SPD). THE SPD SHALL BE A TYPE (1) OR TYPE (2) SPD.
4. ALL OUTLETS IN BATHROOMS, KITCHEN, GARAGES 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 IAW FBC-R 334.3 & R314.4.
6. ALL ELECTRICAL WORK TO BE DONE PER NFPA70E 2021
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 6101 ABC.1
3. APPLIANCES SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION.
4. AIR CONDITIONING SYSTEM SHALL BE COMPLETELY BALANCED, ALL ROOMS ISOLATED FROM THE RETURN AIR SHALL BE PROVIDED WITH MEANS TO COMPLY WITH SECTION M160.2 OF THE FBC-R 2023 8TH EDITION.
5. ALL WATER HEATERS HAVING AN IGNITION SOURCE TO BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS MINIMUM 18" ABOVE GARAGE FLOOR UNLESS WATER HEATER IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. IAW FBC-R 2023 8TH EDITION F7200.1
6. ALL EQUIPMENT & APPLIANCES, INCLUDING WATER HEATERS HAVING AN IGNITION SOURCE TO BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS MINIMUM 18" ABOVE GARAGE FLOOR UNLESS IT IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. IAW FBC-R 2023 8TH EDITION.
7. THE MAXIMUM ALLOWABLE EXHAUST DUCT LENGTH SHALL BE DETERMINED BY ONE OF THE METHODS SPECIFIED IN SECTIONS M160.4.5.1 THROUGH M160.4.5.3

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 R311.2.2.- HANDRAILS FOR STAIRS SHALL BE CONTINUOUS FOR FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEUEL POST OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NO LESS THAN 1 1/2"(38MM) BETWEEN THE WALL AND THE HANDRAIL.

SWIMMING POOLS:

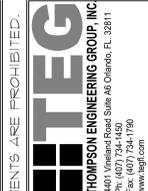
- 1. CHAPTER 45 PRIVATE SWIMMING POOLS - OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING W/ R4501.1, THROUGH R405.11.1.14.

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

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

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

Table with columns: REVISIONS, DELTA #, DATE, SCALE: AS NOTED, DRAWN: MR, SHEET: 00.1

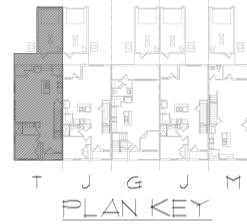


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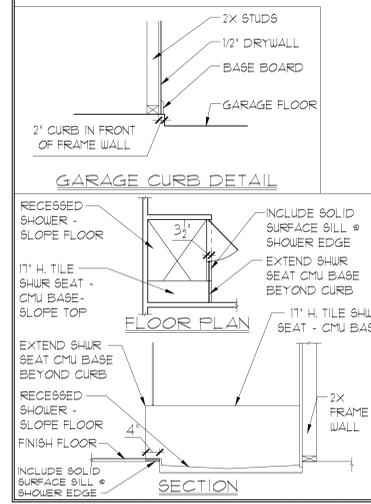
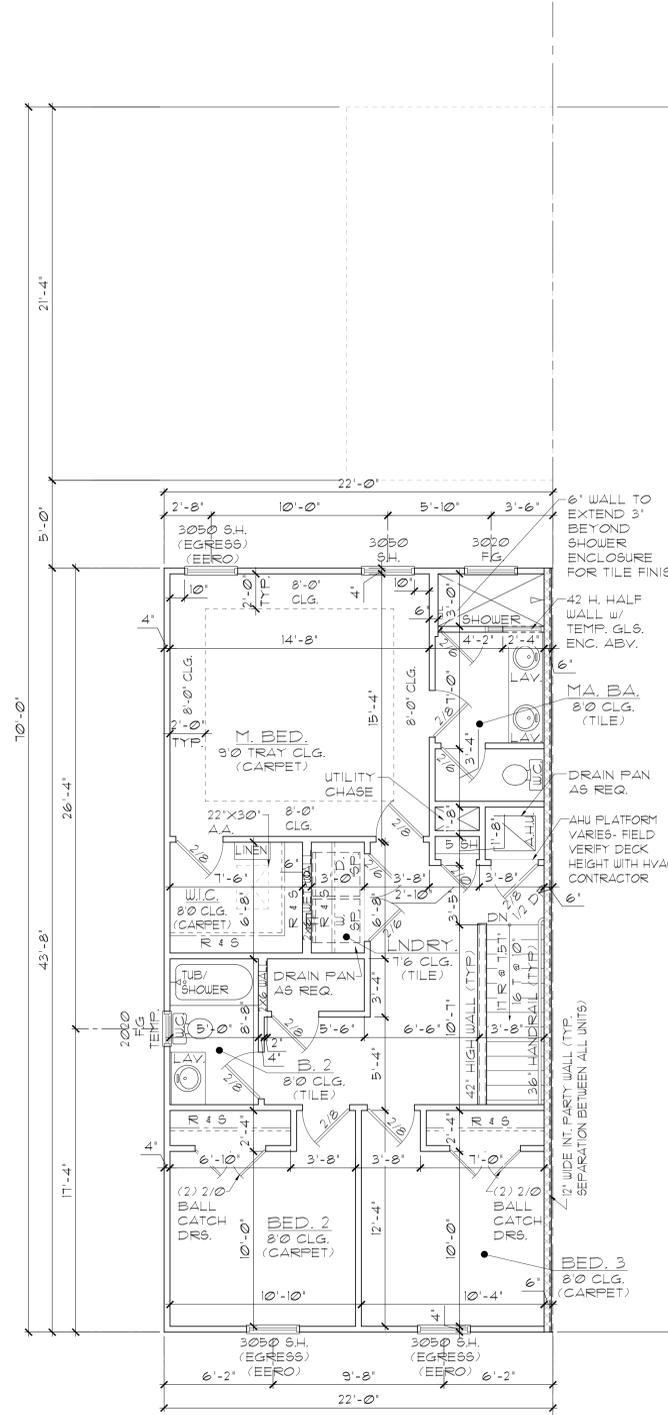
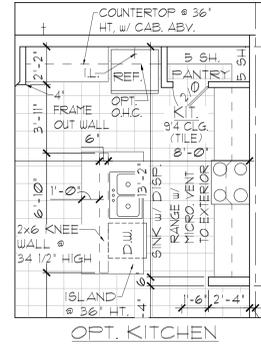
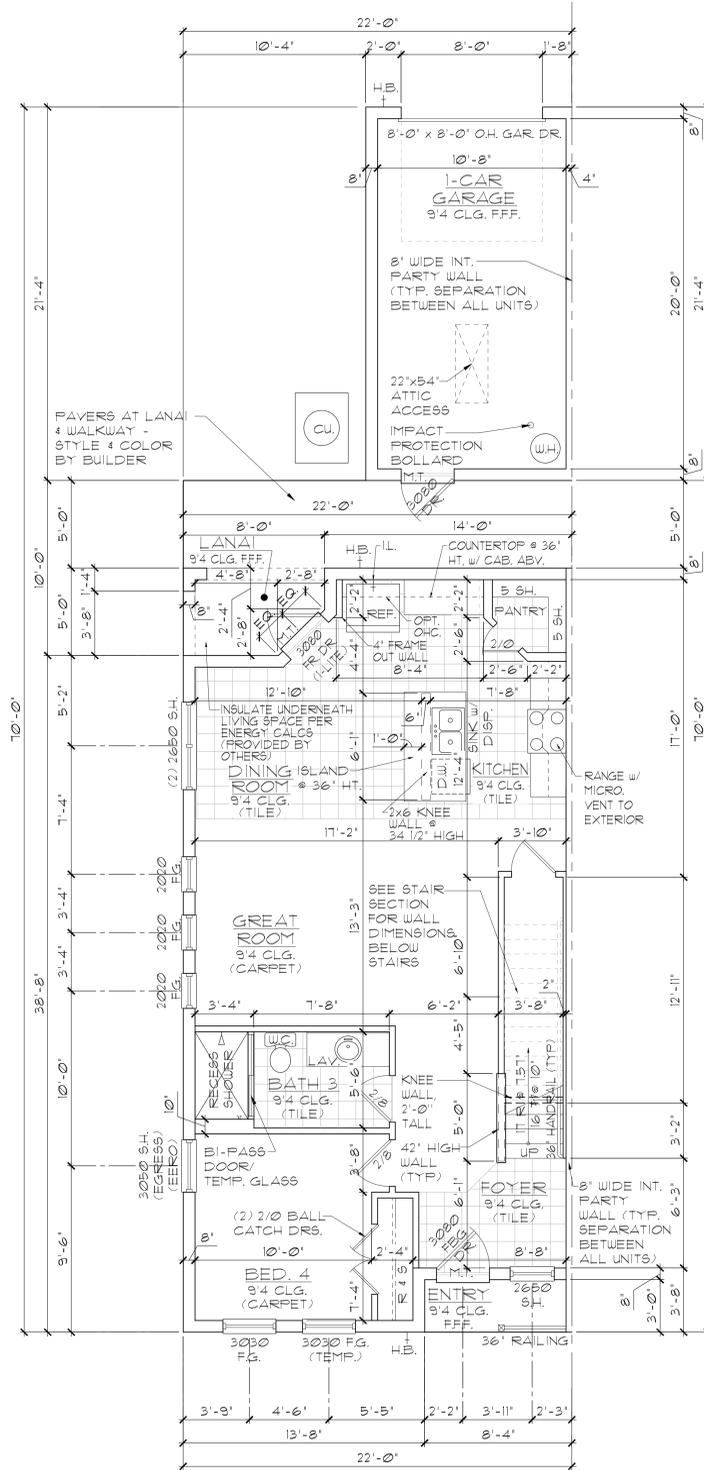
GENERAL NOTES

- CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
- DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
- ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3-1/2" UNLESS NOTED OTHERWISE.
- ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 1-5/8" UNLESS NOTED OTHERWISE.
- DOOR FROM HOUSE TO GARAGE MUST BE SOLID WOOD DOOR NO LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEY COMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK OR 20 MIN. FIRE RATED IAW R302.51.
- GARAGE SHALL BE SEPARATED FROM THE RESIDENCE 4 ITS ATTIC AREA BY NOT LESS THAN 12" GYP. BD. APPLIED TO THE GAR. SIDE. PROVIDE 5/8" TYPE "X" GYP. BD. AT CEILING ONLY APPLIED PERPENDICULAR TO CEILING FRAME.
- PULL ALL DIMENSIONS FROM THE REAR OF THE PLAN.
- SEE GENERAL NOTES PAGE FOR ADDITIONAL INFO.

WALL LEGEND

- FIRST FLOOR
- DENOTES CONC. BLOCK WALL HGT. @ 9'-4" AFF.
 - DENOTES 2-HOUR FIRE WALL HGT. @ 10'-8" AFF.
 - DENOTES 2x INSULATED FRAME WALL
- SECOND FLOOR
- DENOTES 2ND FLR FRAME WALL HGT. @ 8'-0" AFF.

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



AREA CALCULATIONS

LIVING	899 SF.
FIRST FLOOR	926 SF.
SECOND FLOOR	1825 SF.
TOTAL LIVING	2499 SF.
GARAGE	249 SF.
ENTRY	25 SF.
LANA I	57 SF.
COURTYARD	88 SF.
TOTAL UNDER ROOF	2224 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 #1?

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

REVISIONS

DELTA #	DATE

DATE: XX-XX-25
SCALE: AS NOTED
DRAWN: MR
SHEET: A11

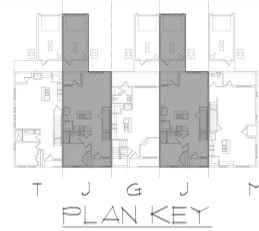
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Park Square HOMES

FLOOR PLANS
TYLER MODEL

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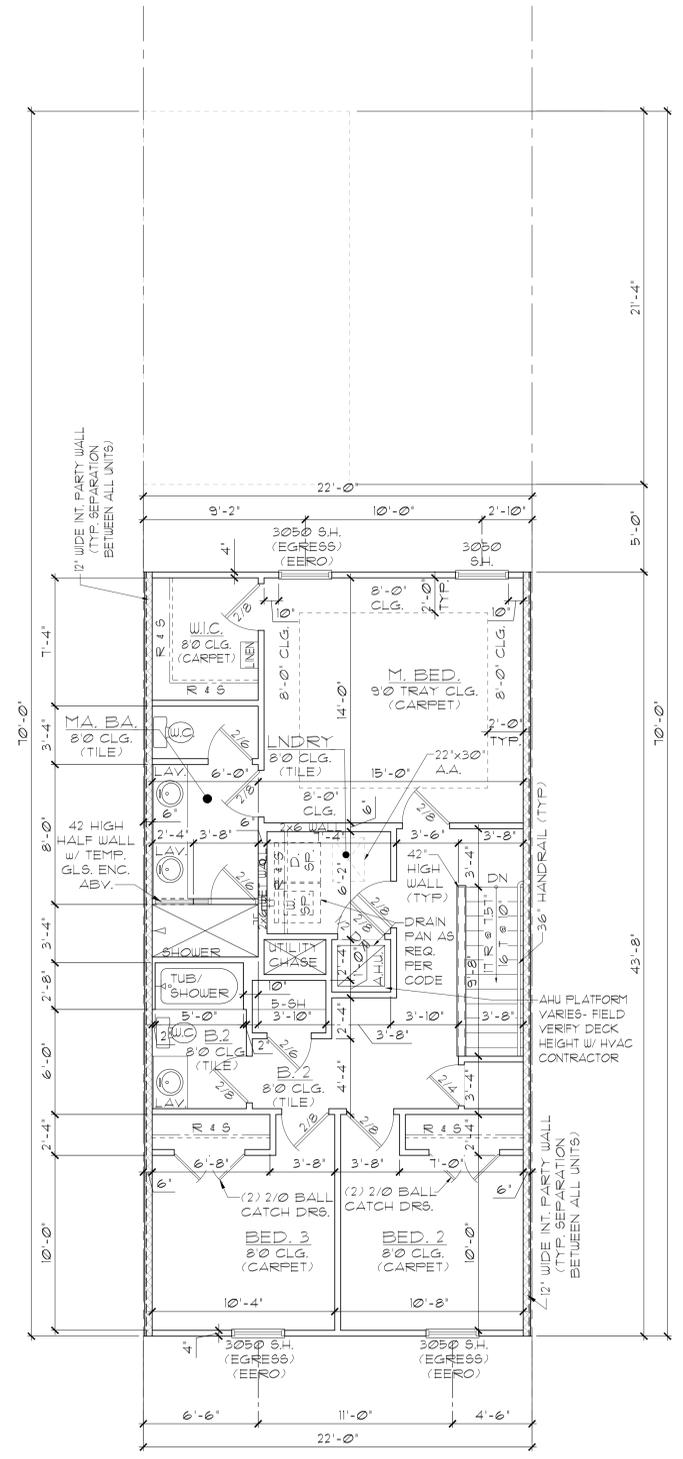
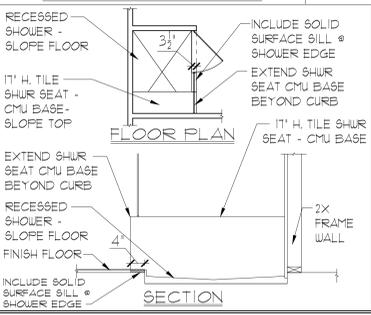
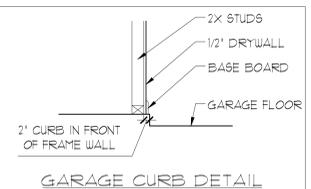
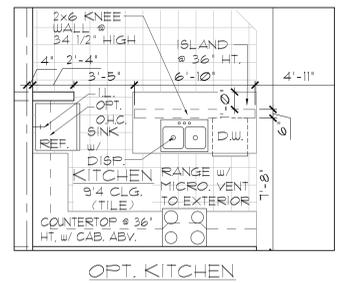
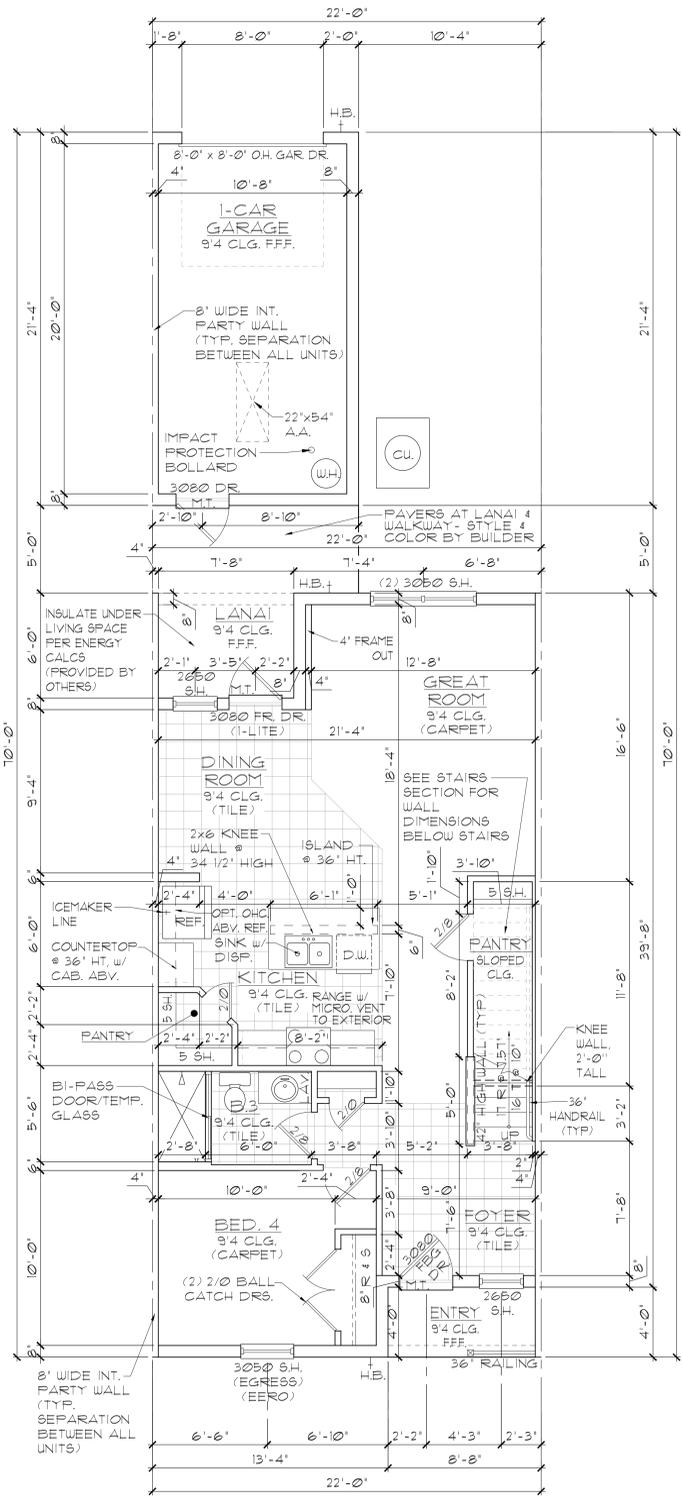
GENERAL NOTES

- CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
- DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
- ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3-1/2" UNLESS NOTED OTHERWISE.
- ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 1-5/8" UNLESS NOTED OTHERWISE.
- DOOR FROM HOUSE TO GARAGE MUST BE SOLID WOOD DOOR NO LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEY COMB CORE STEEL. DOORS NOT LESS THAN 1 3/8" THICK OR 20 MIN. FIRE RATED IAW E302.51.
- GARAGE SHALL BE SEPARATED FROM THE RESIDENCE BY 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.
- PULL ALL DIMENSIONS FROM THE REAR OF THE PLAN.
- SEE GENERAL NOTES PAGE FOR ADDITIONAL INFO.

WALL LEGEND

- FIRST FLOOR**
- [Symbol] DENOTES CONC. BLOCK WALL HGT. @ 9'-4" AFF.
 - [Symbol] DENOTES 2-HOUR FIRE WALL HGT. @ 10'-8" AFF.
 - [Symbol] DENOTES 2x INSULATED FRAME WALL
- SECOND FLOOR**
- [Symbol] DENOTES 2ND FLR FRAME WALL HGT. @ 8'-0" AFF.

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



AREA CALCULATIONS

LIVING:	
FIRST FLOOR	878 SF.
SECOND FLOOR	928 SF.
TOTAL LIVING	1,806 SF.
GARAGE	249 SF.
ENTRY	35 SF.
LANA'I	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)

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

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



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



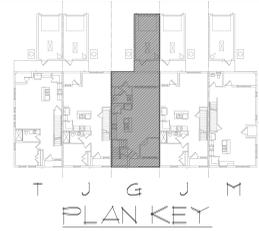
FLOOR PLANS
JACKSON MODEL

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

REVISIONS

DELTA #	DATE

DATE: XX-XX-25
SCALE: AS NOTED
DRAWN: MR
SHEET: A21



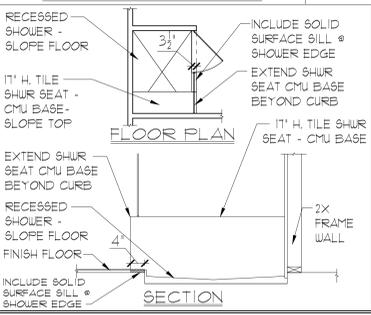
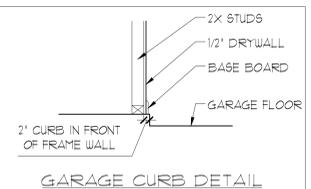
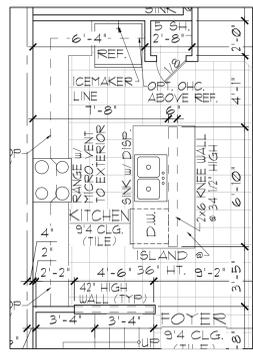
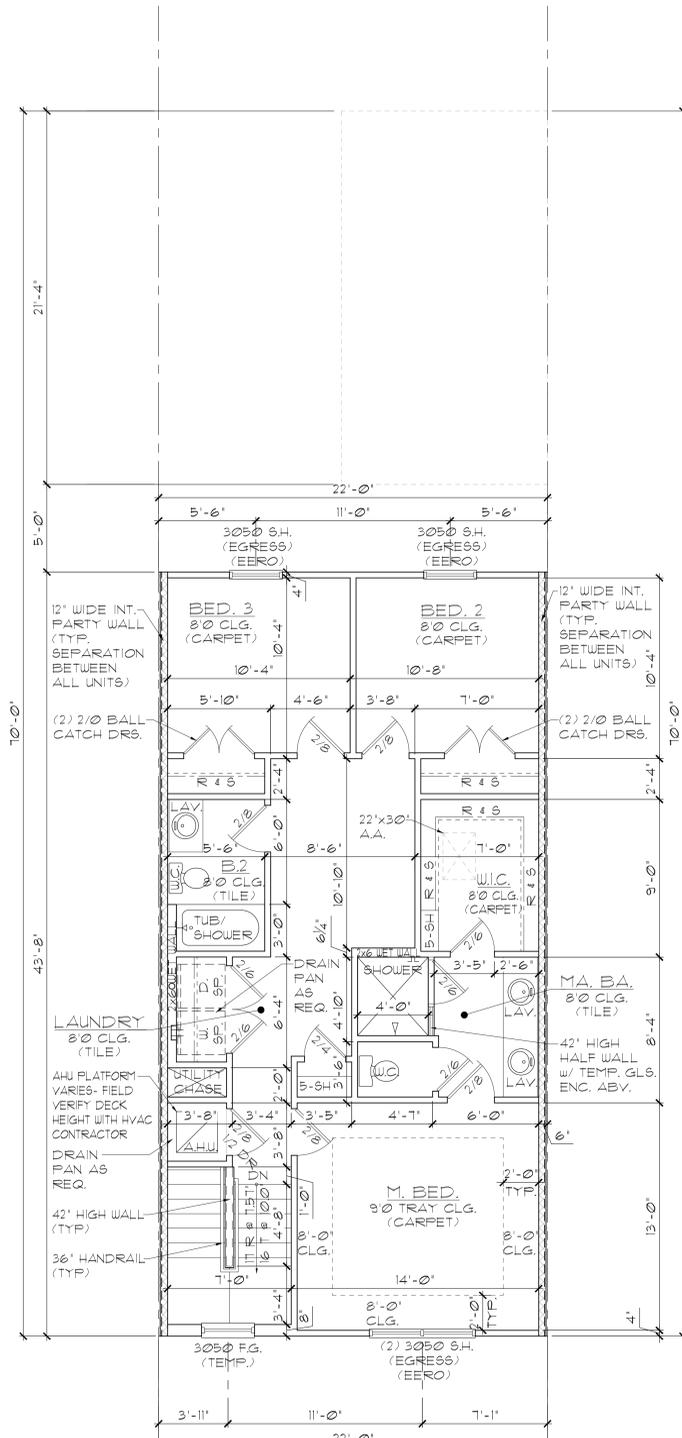
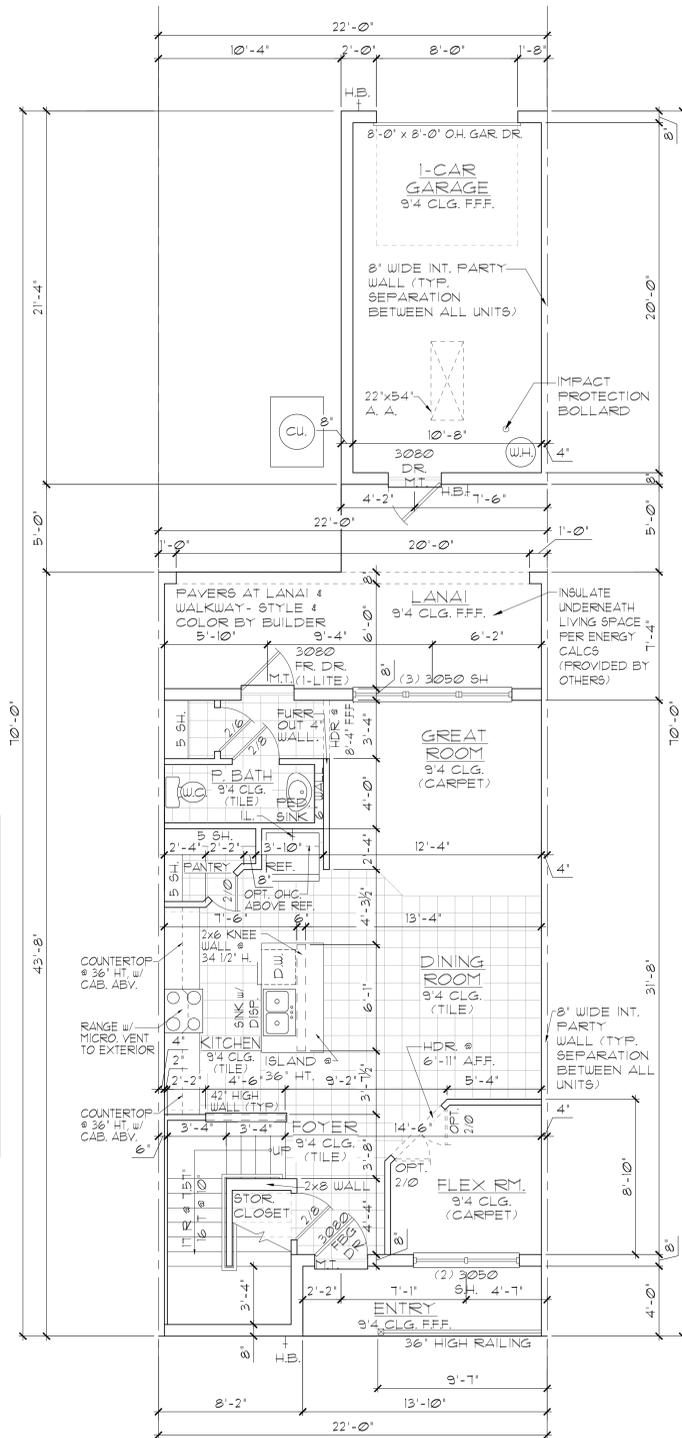
GENERAL NOTES

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

WALL LEGEND

- FIRST FLOOR**
- DENOTES CONC. BLOCK WALL HGT. @ 9'-4" AFF.
 - DENOTES 2-HOUR FIRE WALL HGT. @ 10'-8" AFF.
 - DENOTES 2x INSULATED FRAME WALL
- SECOND FLOOR**
- DENOTES 2ND FLR FRAME WALL HGT. @ 8'-0" AFF.

NOTE: SEE COLOR SHEET FOR FLOORING 4 INTERIOR DOOR HEIGHT REQUIREMENTS



GRANT LOT #XX

GRANT LOT #XX

AREA CALCULATIONS

LIVING	759 SF.
SECOND FLOOR	303 SF.
TOTAL LIVING	1062 SF.
GARAGE	249 SF.
ENTRY	55 SF.
LANAI	147 SF.
COURTYARD	58 SF.
TOTAL UNDER ROOF	2,711 SF.

OPT. 1-CAR GARAGE FLOOR PLANS
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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

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

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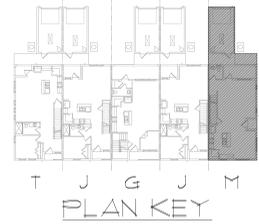
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 Phone: (407) 529 - 3000

Park Square HOMES
 FLOOR PLANS
 GRANT MODEL

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

REVISIONS	
DELTA #	DATE

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



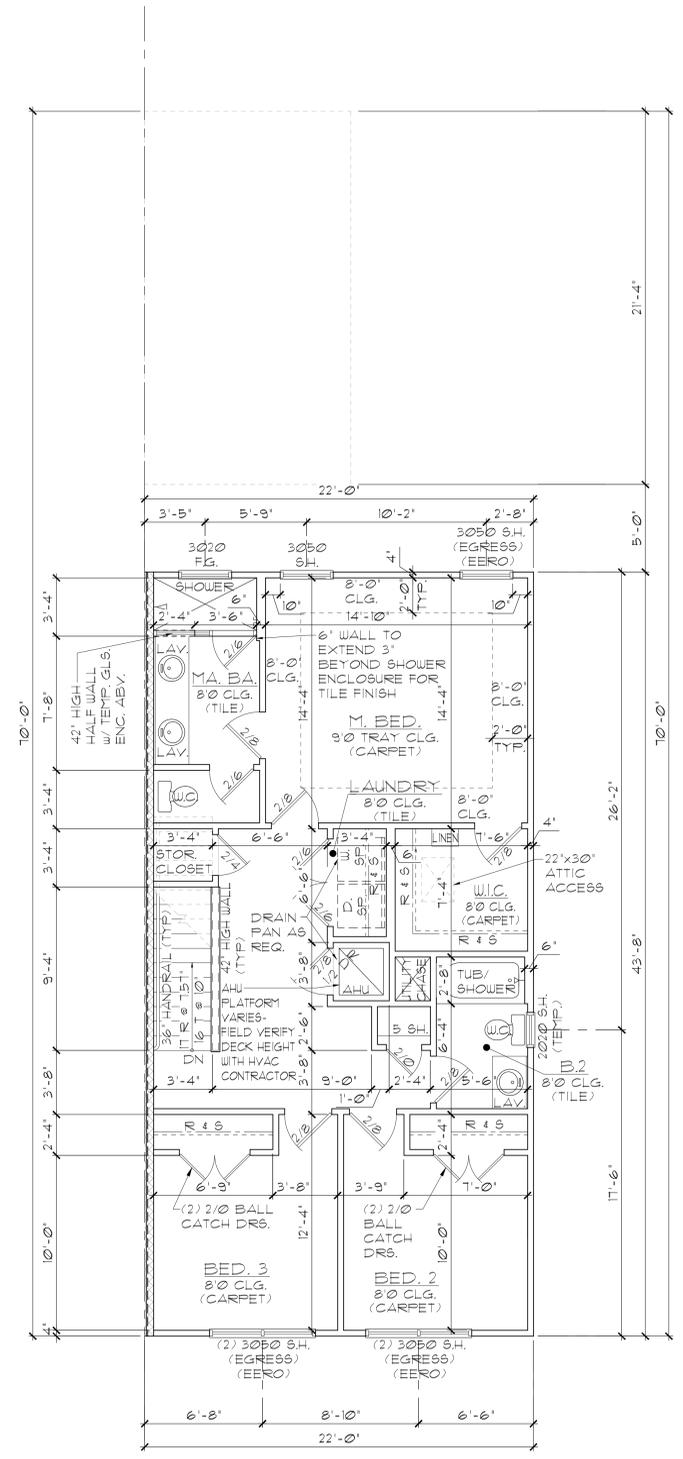
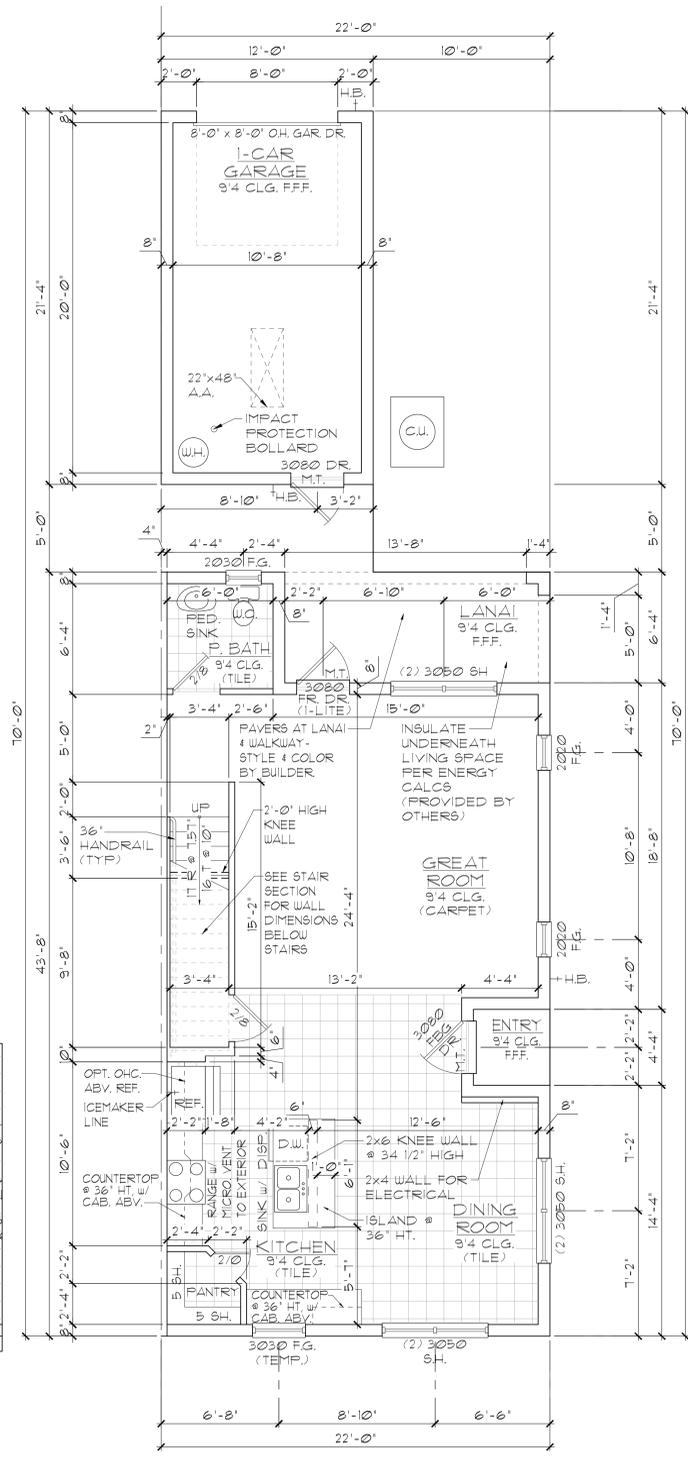
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WALL LEGEND

- FIRST FLOOR**
- DENOTES CONC. BLOCK WALL HGT. @ 9'-4" AFF.
 - DENOTES 2-HOUR FIRE WALL HGT. @ 10'-8" AFF.
 - DENOTES 2x INSULATED FRAME WALL
- SECOND FLOOR**
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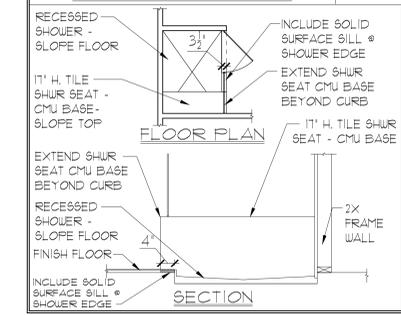
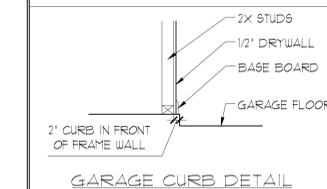
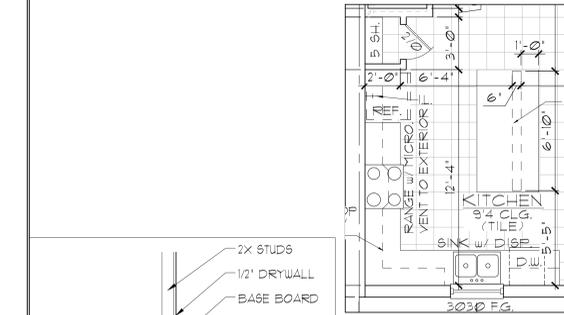
NOTE: SEE COLOR SHEET FOR FLOORING & INTERIOR DOOR HEIGHT REQUIREMENTS



AREA CALCULATIONS

LIVING:	
FIRST FLOOR	841 SF.
SECOND FLOOR	930 SF.
TOTAL LIVING	1,771 SF.
GARAGE	249 SF.
ENTRY	19 SF.
LANAI	95 SF.
COURTYARD	60 SF.
TOTAL UNDER ROOF	2,200 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 #(?)

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

REVISIONS

DELTA #	DATE

DATE: XX-XX-25
SCALE: AS NOTED
DRAWN: MR
SHEET: A4.1



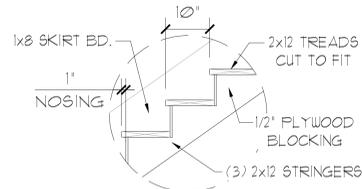
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Orlando, Florida 32811
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FLOOR PLANS
MONROE MODEL

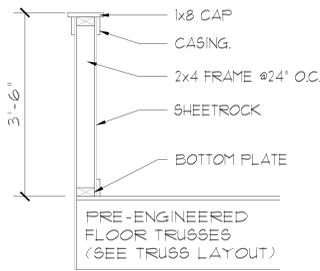
NOTES:

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



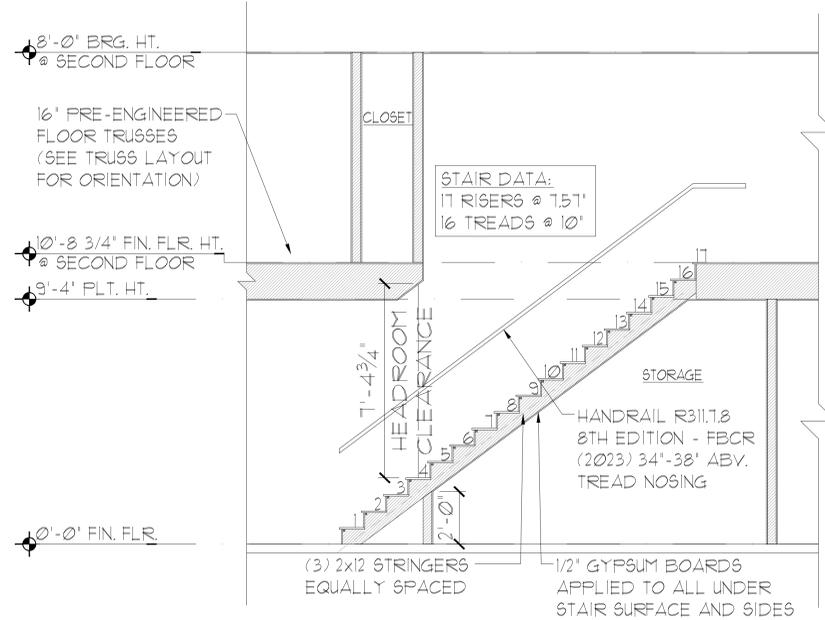
TREAD & RISER DETAIL

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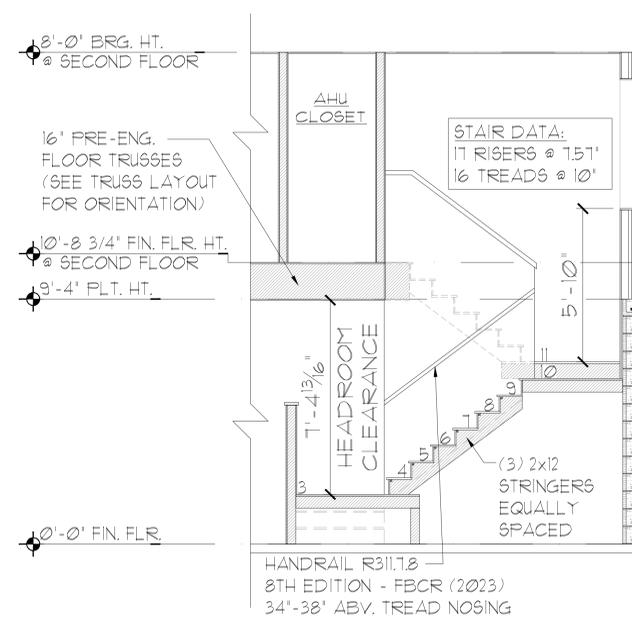


HALF WALL DETAIL

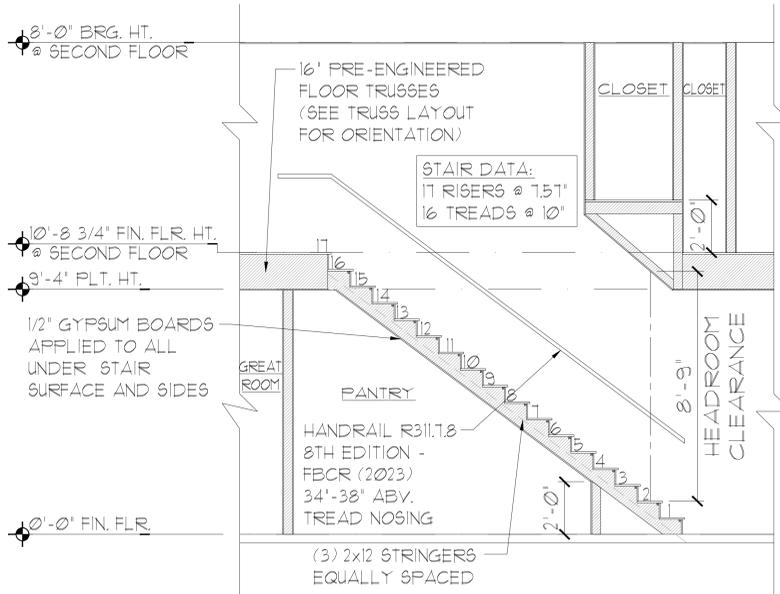
SCALE: 3/4" = 1'-0" (11x17) | 1/2" = 1'-0" (22x34)



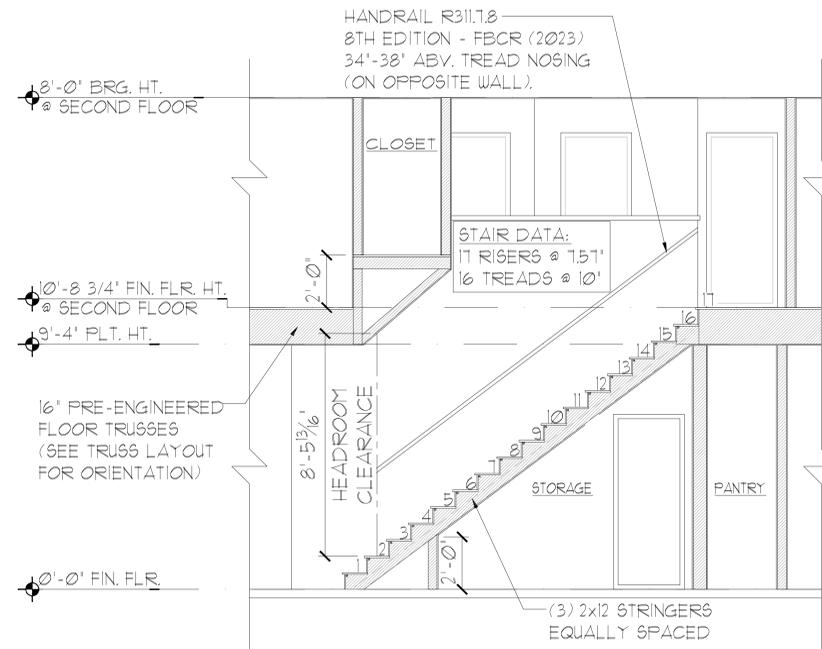
TYLER STAIR DETAIL
SCALE: 3/8" = 1'-0"



GRANT STAIR DETAIL
SCALE: 3/8" = 1'-0"



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



MONROE STAIR DETAIL
SCALE: 3/8" = 1'-0"

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

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

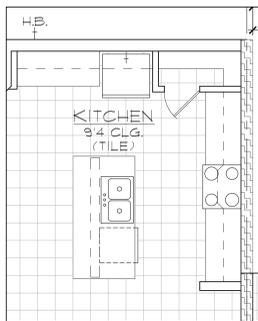
REVISIONS	
DELTA #	DATE
DATE:	XX-XX-25
SCALE:	A5 NOTED
DRAWN:	MR
SHEET:	

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 ENTERPRISES, INC.
 5200 Vineland Road, Suite 200
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Park Square
 HOMES

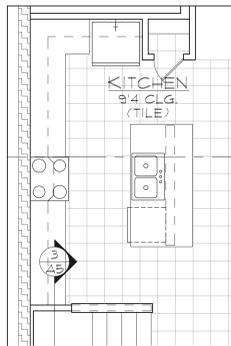
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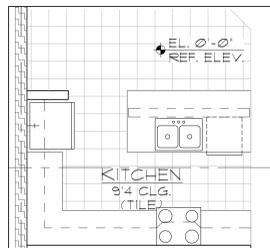
OPT. KITCHEN
TYLER UNIT



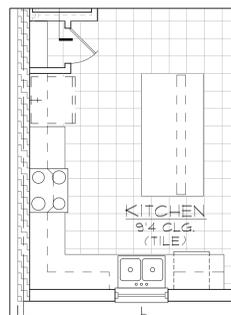
OPT. KITCHEN
JACKSON UNIT



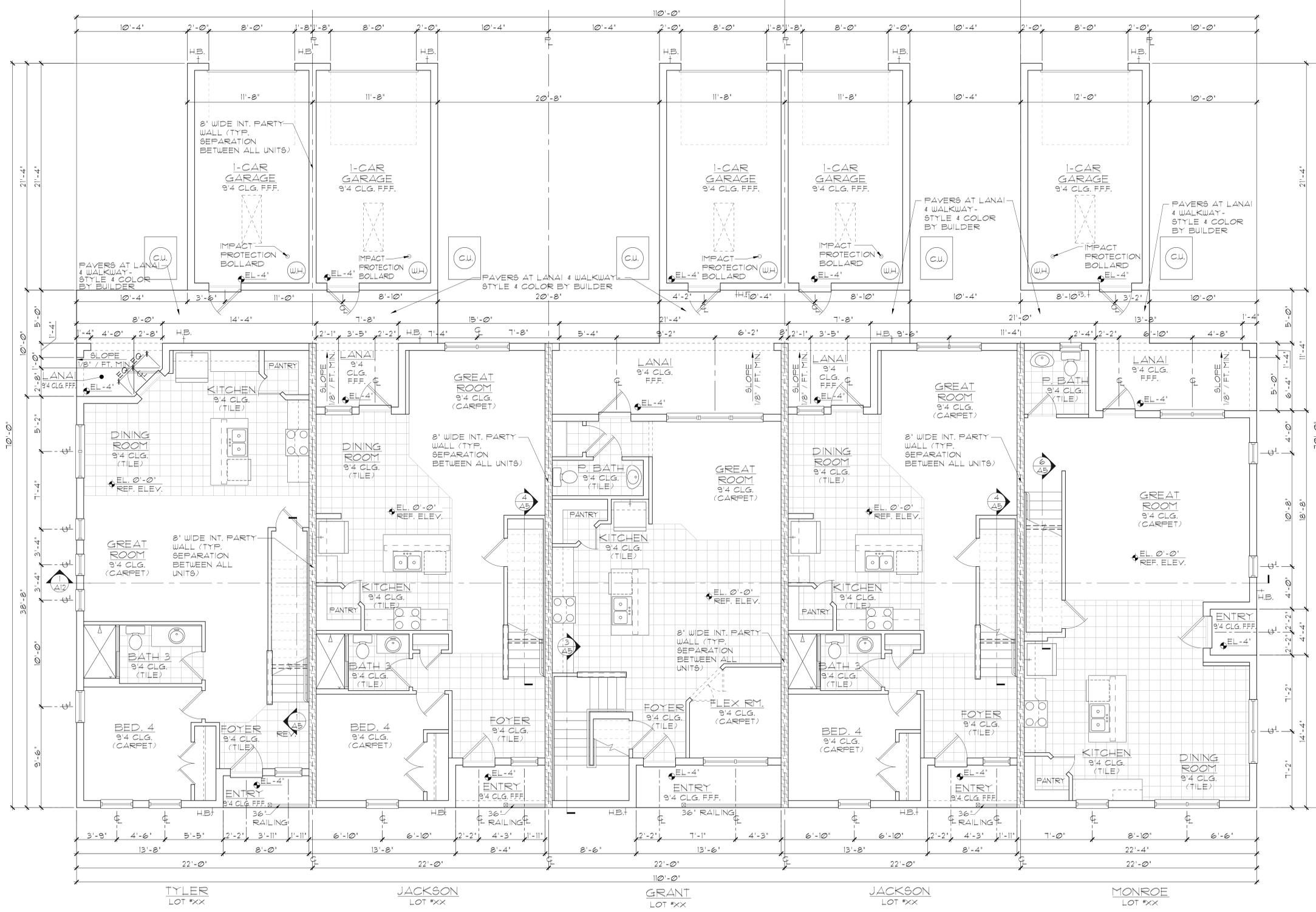
OPT. KITCHEN
GRANT UNIT



OPT. KITCHEN
JACKSON UNIT



OPT. KITCHEN
MONROE UNIT



GENERAL NOTES

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 - PULL ALL DIMENSIONS FROM THE REAR OF THE PLAN.
 - SEE GENERAL NOTES PAGE FOR ADDITIONAL INFO.
- WALL LEGEND
- FIRST FLOOR
- DENOTES CONC. BLOCK WALL HGT. @ 9'-4" AFF.
 - DENOTES 2-HOUR FIRE WALL HGT. @ 10'-8" AFF.
 - DENOTES 2x INSULATED FRAME WALL
- SECOND FLOOR
- DENOTES 2ND FLR FRAME WALL HGT. @ 8'-2" AFF.
- NOTE: SEE COLOR SHEET FOR FLOORING 4 INTERIOR DOOR HEIGHT REQUIREMENTS

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

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

FIRST FLOOR
OVERALL PLAN



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

AREA CALCULATIONS

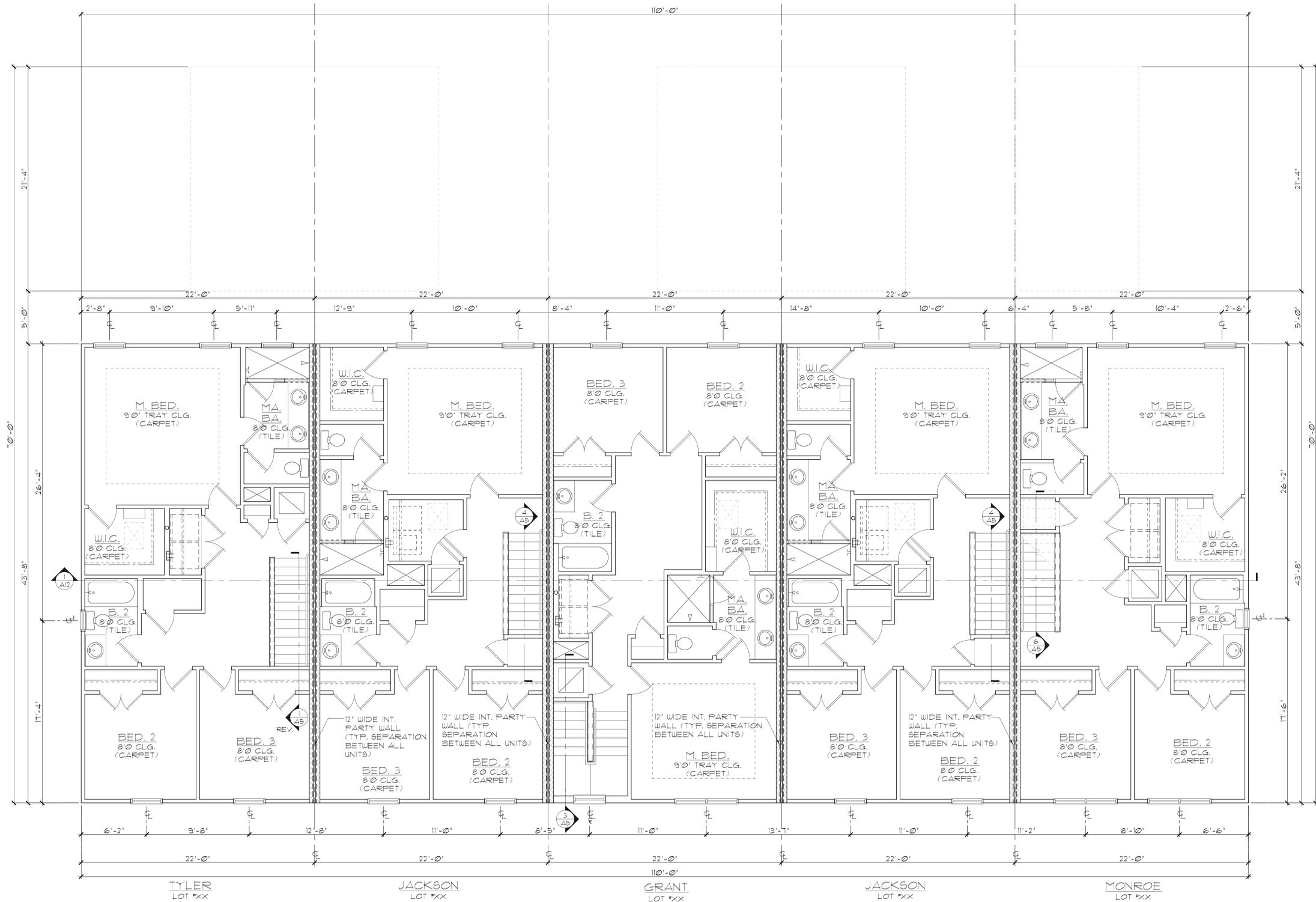
LIVING:	
FIRST FLOOR	4,261 SF.
SECOND FLOOR	4,615 SF.
TOTAL LIVING	8,876 SF.
GARAGE	1,252 SF.
ENTRY	169 SF.
LANAI	375 SF.
COURTYARD	322 SF.
TOTAL UNDER ROOF	10,934 SF.

FIRST FLOOR W/
OPT. 1-CAR GARAGE
OVERALL PLAN
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

REVISIONS

DELTA #	DATE

DATE: XX-XX-25
SCALE: AS NOTED
DRAWN: MR
SHEET: A7.1



GENERAL NOTES

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- SEE GENERAL NOTES PAGE FOR ADDITIONAL INFO.

WALL LEGEND

FIRST FLOOR

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

SECOND FLOOR

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

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

AREA CALCULATIONS

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TOTAL UNDER ROOF	10,994 SF.

SECOND FLOOR OVERALL PLAN W/ 8' CLG & 1-CAR GARAGE
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LOT: 0000-0000, (COMMUNITY) TOWNHOMES, BUILDING #1?

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

70' REAR LOAD TOWNHOMES

SECONDFLOOR OVERALL PLAN

REVISIONS

DELTA #	DATE

DATE: XX-XX-25

SCALE: AS NOTED

DRAWN: MR

SHEET: A81

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EXTERIOR FINISH NOTES

1. LATH TO BE ATTACHED IAW R103.11 OF THE 8TH EDITION, FBC-R 2023 & ASTM C1063 OR C1187.
2. PLASTERING TO BE INSTALLED IAW R103.11 & R103.12 OF THE 8TH EDITION, FBC-R 2023.
3. WEEP SCREED TO BE INSTALLED IAW R103.121 OF THE 8TH EDITION, FBC-R 2023 & ASTM C926.
4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R103.2 & R103.13 OF THE 8TH EDITION, FBC-R 2023.
5. FLASHING TO BE INSTALLED IAW R103.4 OF THE 8TH EDITION, FBC-R 2023.
6. WIND RESISTANCE OF WALL COVERINGS & BACK MATERIALS SHALL BE IAW R103.12 OF THE 8TH EDITION, FBC-R 2023.
7. ALL HORIZONTAL & VERTICAL CONTROL JOINTS SHALL BE INSTALLED IAW ASTM 1063.
8. ALL FIBER CEMENT SIDING SHALL BE IAW R103.1 OF THE 8TH EDITION, FBC-R 2023.
9. 'ZIP SYSTEMS' WALL SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER ON EXTERIOR FRAME WALLS.
10. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFORMATION.



FRONT ELEVATION: GARAGE/ COURTYARD
OPT. 1-CAR GARAGE
SCALE: 1/4"=1'-0"



REAR ELEVATION: COURTYARD
OPT. 1-CAR GARAGE
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 #(?)

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

REVISIONS	
DELTA #	DATE

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

A11.1A

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 THOMPSON ENGINEERING GROUP, INC.
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 Ph: (407) 734-1450
 Fax: (407) 734-1750
 www.itec.com

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

Park Square
 HOMES

EXTERIOR FINISH NOTES

1. LATH TO BE ATTACHED IAW R103.11 OF THE 8TH EDITION, FBC-R 2023 & ASTM C1063 OR C1187.
2. PLASTERING TO BE INSTALLED IAW R103.11 & R103.12 OF THE 8TH EDITION, FBC-R 2023.
3. WEEP SCREED TO BE INSTALLED IAW R103.121 OF THE 8TH EDITION, FBC-R 2023 & ASTM C926.
4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R103.2 & R103.13 OF THE 8TH EDITION, FBC-R 2023.
5. FLASHING TO BE INSTALLED IAW R103.4 OF THE 8TH EDITION, FBC-R 2023.
6. WIND RESISTANCE OF WALL COVERINGS & BACK MATERIALS SHALL BE IAW R103.12 OF THE 8TH EDITION, FBC-R 2023.
7. ALL HORIZONTAL & VERTICAL CONTROL JOINTS SHALL BE INSTALLED IAW ASTM 1063.
8. ALL FIBER CEMENT SIDING SHALL BE IAW R103.1 OF THE 8TH EDITION, FBC-R 2023.
9. 'ZIP SYSTEMS' WALL SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER ON EXTERIOR FRAME WALLS.
10. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFORMATION.



FRONT ELEVATION: GARAGE/ COURTYARD
OPT. 1-CAR GARAGE
SCALE: 1/4"=1'-0"



REAR ELEVATION: COURTYARD
OPT. 1-CAR GARAGE
SCALE: 1/4"=1'-0"

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

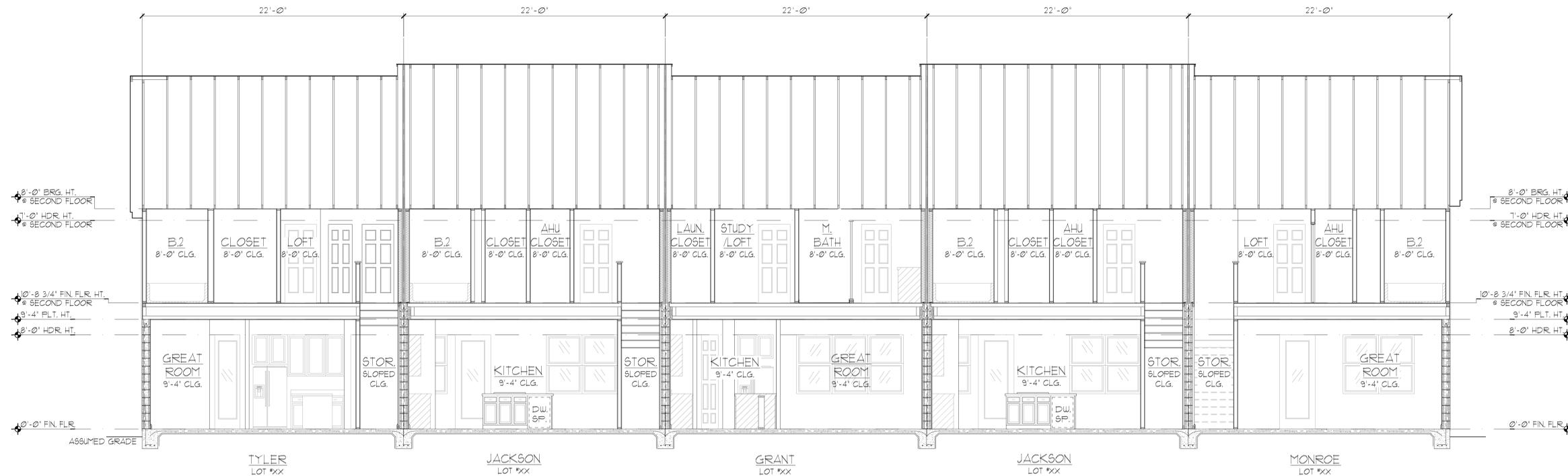
5-UNIT: TYLER, JACKSON,
GRANT, JACKSON, MONROE
70' REAR LOAD TOWNHOMES

REVISIONS	
DELTA #	DATE
DATE:	XX-XX-25
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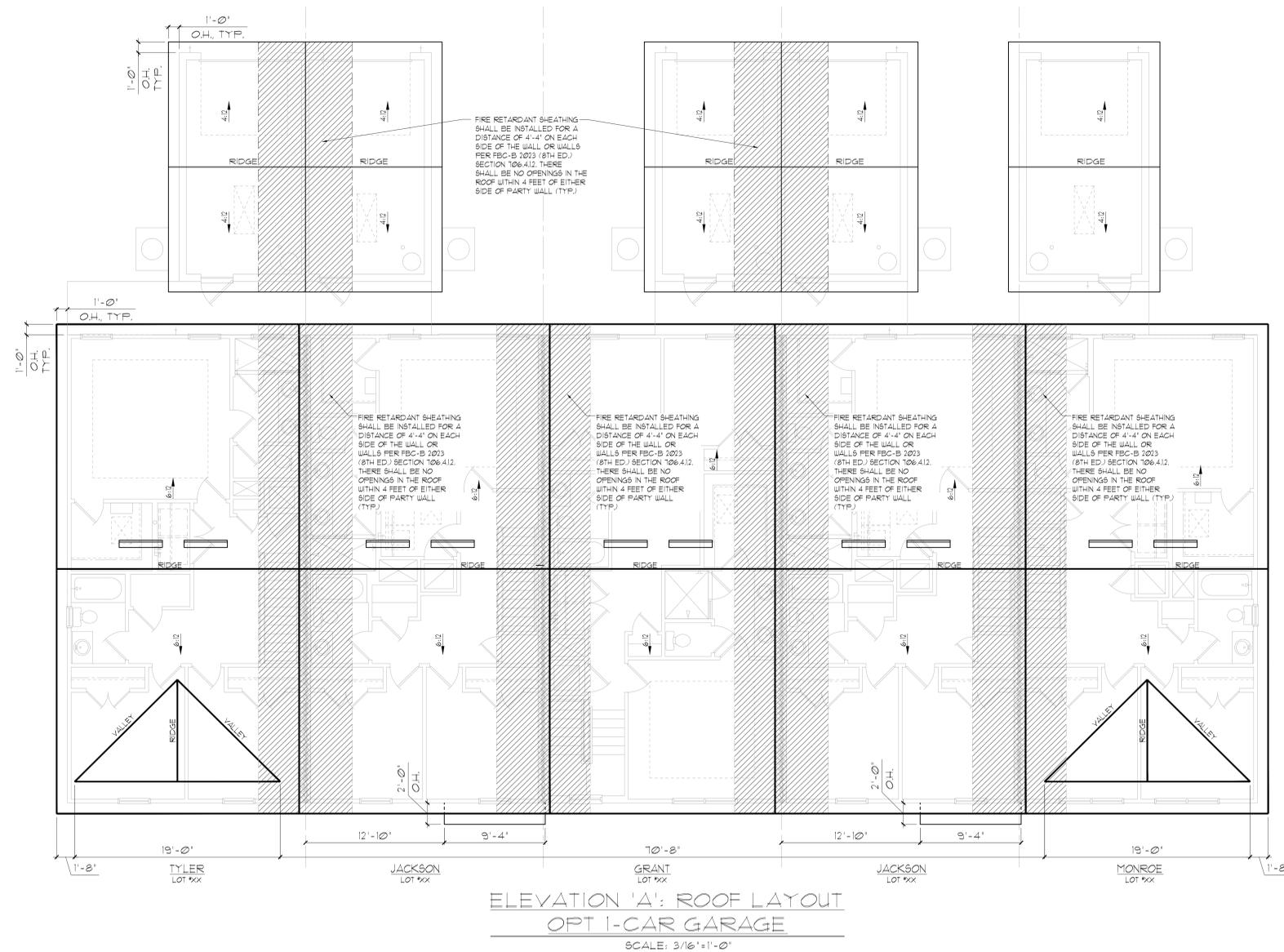
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1 ELEVATION 'A': BUILDING SECTION
SCALE: 1/4"=1'-0"



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

GENERAL NOTES

- ENCLOSED ATTIC SPACES AND ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. MINIMUM NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/50 OF THE AREA OF THE VENTED SPACE. (EXCEPT THAT THE REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED, PROVIDED THAT AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.)
- 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 806 AND ALL SUBSEQUENT SUB-SECTIONS.
- 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.
- VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSIONS OF 1/8" 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 1/8" AND 1/4" MAXIMUM.
- ALL VENTS SHALL BE INSTALLED PER THE MANUFACTURER'S WRITTEN SPECIFICATIONS (FREE FROM BLOCKAGES AND/OR OBSTRUCTIONS) PROVIDING ADEQUATE CROSS VENTILATION.
- THE BUILDER/ROOFING CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL CALCULATIONS AND QUANTITIES OF REQUIRED VENTILATORS PRIOR TO INSTALLATION.
- SEE BUILDING SECTIONS, WALL SECTIONS & ELEVATIONS FOR BEARING HEIGHTS

CALCULATIONS BELOW ARE BASED OFF OF THE FOLLOWING ASSUMPTIONS:
OFF RIDGE VENTS TO HAVE A NET FREE VENTILATION AREA OF:
SHINGLE: LOMANCO-T10D = 140 SQ. INCHES PER VENT INSTALLED
[Symbol] INDICATES POSSIBLE LOCATION OF OFF RIDGE VENTS
SOFFIT VENTILATION TO HAVE A NET FREE VENTILATION AREA OF 10 SQ. INCHES PER LINEAR FOOT
[Symbol] INDICATES POSSIBLE LOCATION OF SOFFIT VENTING

ATTIC VENTILATION CALCULATIONS: JACKSON UNIT: LOTS # 4 & 5

NET FREE VENTILATED AREA(S): MAIN ROOF AREA
(LOMANCO-T10D)
NFVA = 1,005 SQ. FT. / 144 / 300 = 193-241 SQ. IN. REQUIRED (40%-50%)
(2) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 280 SQ. IN. PROVIDED
+/- 200 LINEAR FEET OF VENTED SOFFIT.

NET FREE VENTILATED AREA(S): GARAGE AREA
(LOMANCO-T10D)
NFVA = 249 SQ. FT. / 144 / 300 = 48-60 SQ. IN. REQUIRED (40%-50%)
(1) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 140 SQ. IN. PROVIDED
+/- 200 LINEAR FEET OF VENTED SOFFIT.

ATTIC VENTILATION CALCULATIONS: GRANT UNIT: LOT #

NET FREE VENTILATED AREA(S): MAIN ROOF AREA
(LOMANCO-T10D)
NFVA = 1,005 SQ. FT. / 144 / 300 = 193-241 SQ. IN. REQUIRED (40%-50%)
(2) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 280 SQ. IN. PROVIDED
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(1) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 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-T10D)
NFVA = 1,050 SQ. FT. / 144 / 300 = 202-252 SQ. IN. REQUIRED (40%-50%)
(2) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 280 SQ. IN. PROVIDED
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NET FREE VENTILATED AREA(S): GARAGE AREA
(LOMANCO-T10D)
NFVA = 256 SQ. FT. / 144 / 300 = 49-61 SQ. IN. REQUIRED (40%-50%)
(1) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 140 SQ. IN. PROVIDED
+/- 200 LINEAR FEET OF VENTED SOFFIT.

ATTIC VENTILATION CALCULATIONS: TYLER UNIT: LOT #

NET FREE VENTILATED AREA(S): MAIN ROOF AREA
(LOMANCO-T10D)
NFVA = 1,050 SQ. FT. / 144 / 300 = 202-252 SQ. IN. REQUIRED (40%-50%)
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NFVA = 256 SQ. FT. / 144 / 300 = 49-61 SQ. IN. REQUIRED (40%-50%)
(1) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 140 SQ. IN. PROVIDED
+/- 200 LINEAR FEET OF VENTED SOFFIT.

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

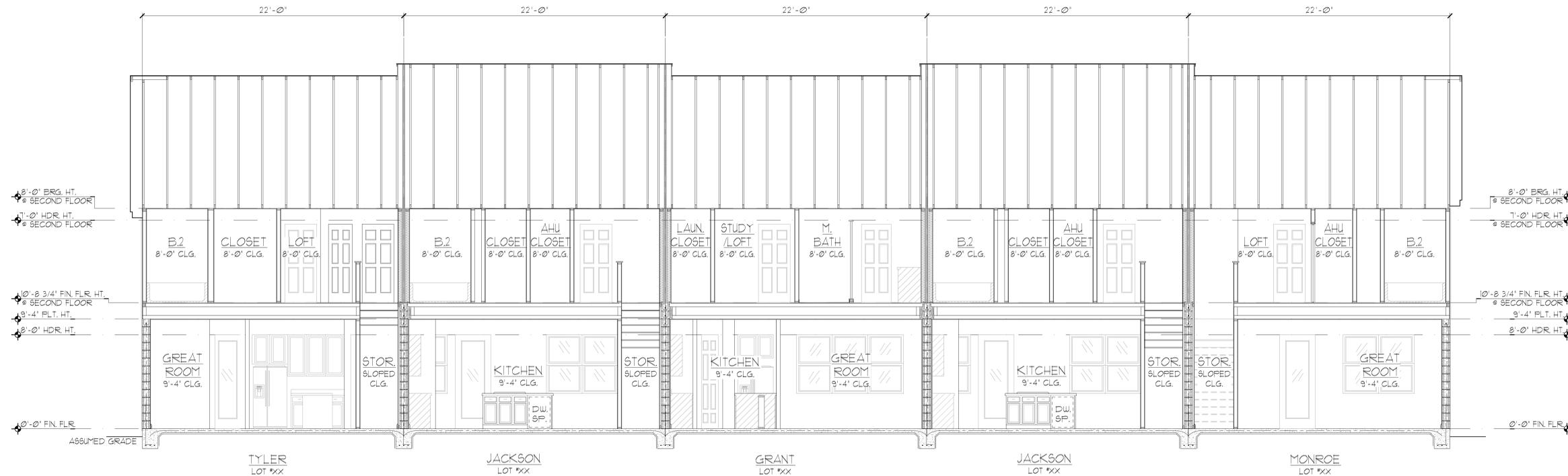
ROOF PLAN & BUILDING SECTION

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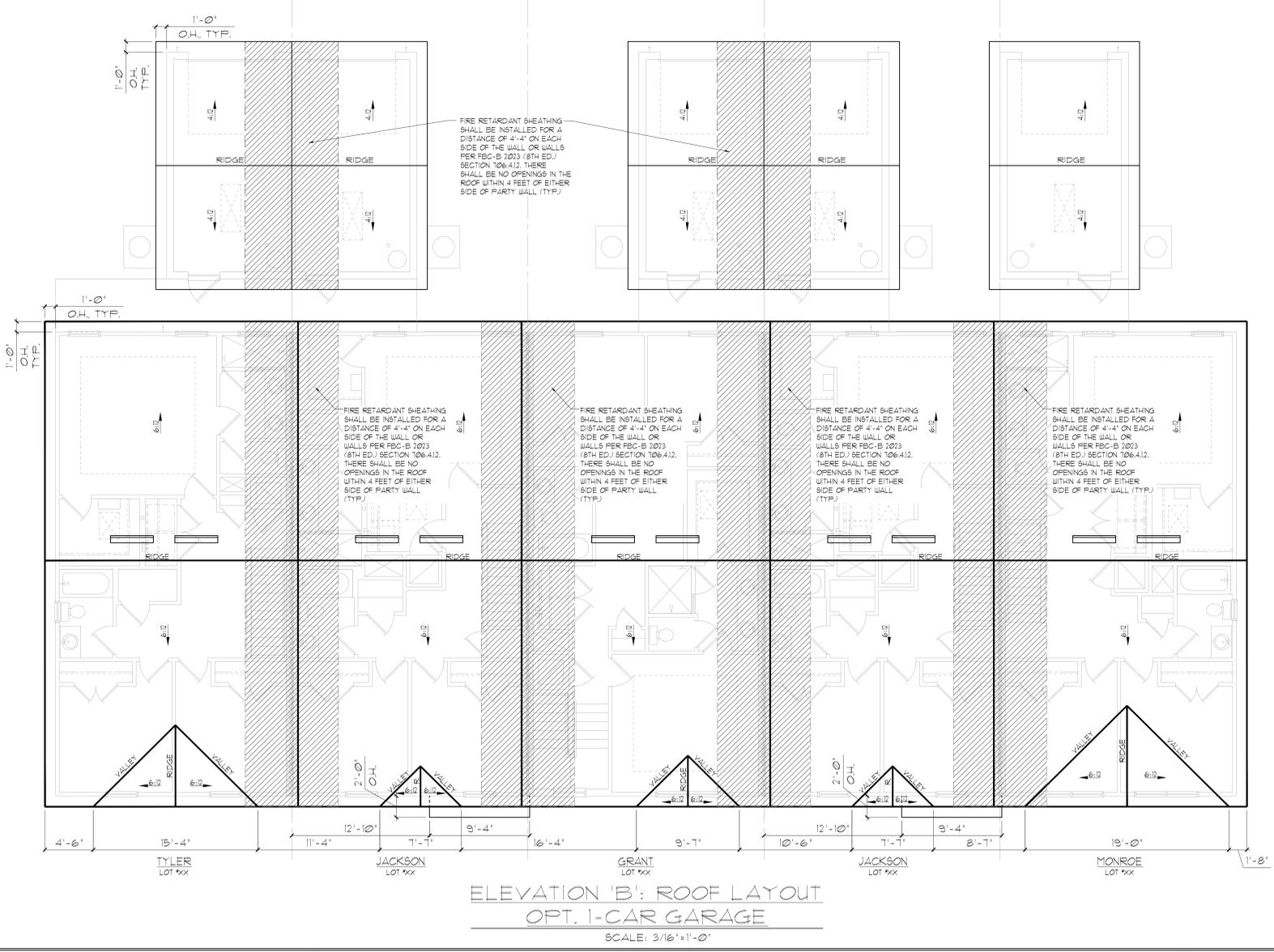
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REVISIONS	
DELTA #	DATE

DATE: XX-XX-25
SCALE: AS NOTED
DRAWN: MR
SHEET: A12.1A



1
A12 ELEVATION 'B': BUILDING SECTION
SCALE: 1/4" = 1'-0"



ELEVATION 'B': ROOF LAYOUT
OPT. 1-CAR GARAGE
SCALE: 3/16" = 1'-0"

GENERAL NOTES

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

CALCULATIONS BELOW ARE BASED OFF OF THE FOLLOWING ASSUMPTIONS:
OFF RIDGE VENTS TO HAVE A NET FREE VENTILATION AREA OF:
SHINGLE: LOMANCO-T10D = 140 SQ. INCHES PER VENT INSTALLED
[Symbol] INDICATES POSSIBLE LOCATION OF OFF RIDGE VENTS
SOFFIT VENTILATION TO HAVE A NET FREE VENTILATION AREA OF 10 SQ. INCHES PER LINEAR FOOT
[Symbol] INDICATES POSSIBLE LOCATION OF SOFFIT VENTING

ATTIC VENTILATION CALCULATIONS: JACKSON UNIT: LOTS # 4 &

NET FREE VENTILATED AREA(S): MAIN ROOF AREA
(LOMANCO-T10D)
NFVA = 1,005 SQ. FT. • 144 / 300 = 193-241 SQ. IN. REQUIRED (40%-50%)
(2) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 280 SQ. IN. PROVIDED
+/- 200 LINEAR FEET OF VENTED SOFFIT.

NET FREE VENTILATED AREA(S): GARAGE AREA
(LOMANCO-T10D)
NFVA = 249 SQ. FT. • 144 / 300 = 48-60 SQ. IN. REQUIRED (40%-50%)
(1) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 140 SQ. IN. PROVIDED
+/- 200 LINEAR FEET OF VENTED SOFFIT.

ATTIC VENTILATION CALCULATIONS: GRANT UNIT: LOT #

NET FREE VENTILATED AREA(S): MAIN ROOF AREA
(LOMANCO-T10D)
NFVA = 1,005 SQ. FT. • 144 / 300 = 193-241 SQ. IN. REQUIRED (40%-50%)
(2) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 280 SQ. IN. PROVIDED
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(1) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 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-T10D)
NFVA = 1,050 SQ. FT. • 144 / 300 = 202-252 SQ. IN. REQUIRED (40%-50%)
(2) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 280 SQ. IN. PROVIDED
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NET FREE VENTILATED AREA(S): GARAGE AREA
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(1) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 140 SQ. IN. PROVIDED
+/- 200 LINEAR FEET OF VENTED SOFFIT.

ATTIC VENTILATION CALCULATIONS: TYLER UNIT: LOT #

NET FREE VENTILATED AREA(S): MAIN ROOF AREA
(LOMANCO-T10D)
NFVA = 1,050 SQ. FT. • 144 / 300 = 202-252 SQ. IN. REQUIRED (40%-50%)
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5-UNIT: TYLER, JACKSON, GRANT, JACKSON, MONROE
70' REAR LOAD TOWNHOMES

ROOF PLAN & BUILDING SECTION

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REVISIONS	
DELTA #	DATE

DATE: XX-XX-25
SCALE: AS NOTED
DRAWN: MR
SHEET: A12.1B

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ELECTRIC
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Mark Young (EC00008408)
Mark Young (EC11060800)

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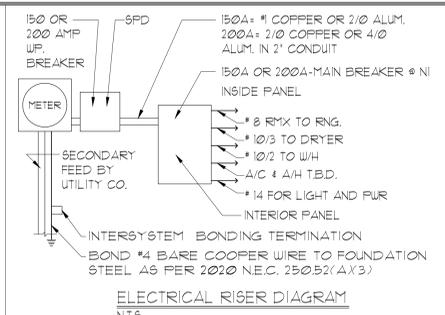
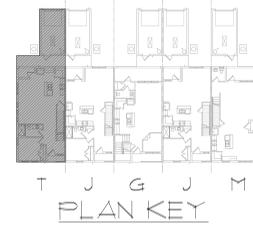
11/20/2025

400 amp Main
200 amp main
27 PVC run to outside service
2 runs of 250MCM AL
1 run of 100MCM AL
1 run of 50MCM AL

4 Bare ground wire attached to footer steel

7433 South Orange Avenue • Orlando, Florida 32809-6095
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All Work Guaranteed



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

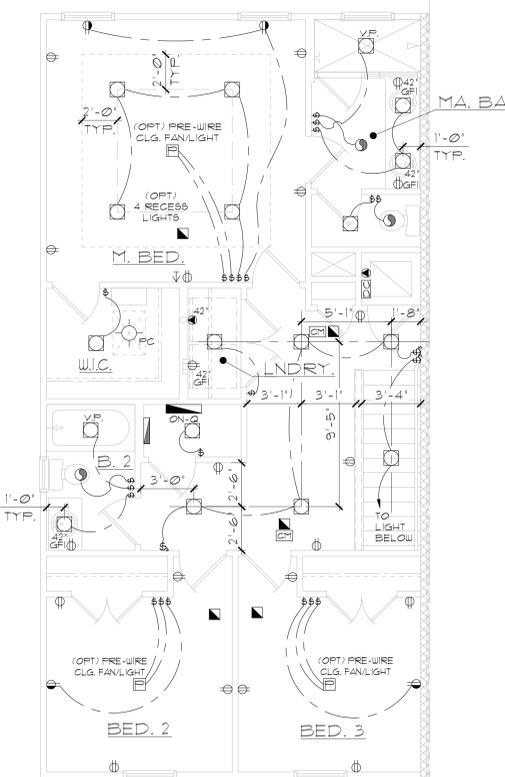
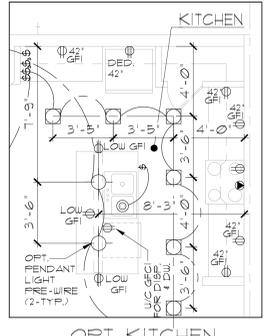
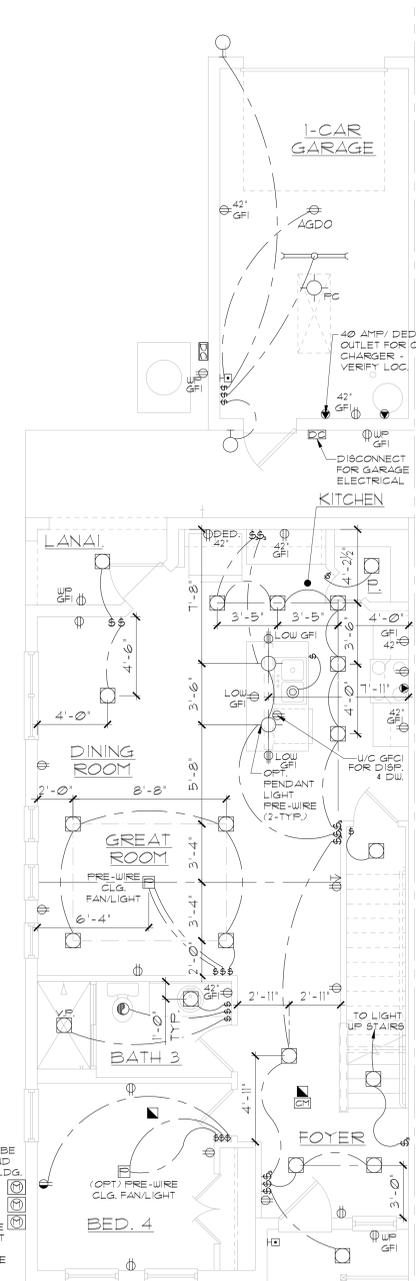
ELECTRICAL LEGEND

⊞ SINGLE POLE SWITCH	⊞ OUTLET, PHONE
⊞ THREE WAY SWITCH	⊞ INTERCOM
⊞ OUTLET 10-15	⊞ CHIMES
⊞ OUTLET 10-15, SPLIT WIRED	⊞ SMOKE DETECTOR/SMOKE ALARM W/ INTEGRATED SOUNDER BASE
⊞ OUTLET 10-15, W/ USB	⊞ CARBON MONOXIDE
⊞ OUTLET 10-15, CEILING MOUNTED	⊞ PUSH BUTTON
⊞ OUTLET 10-15, FLOOR MOUNTED	⊞ EX. FAN/LIGHT COMBO
⊞ SPECIAL PURPOSE 220-240	⊞ EXHAUST FAN
⊞ LIGHT FIXTURE, CEILING MOUNTED	⊞ DISPOSAL
⊞ LIGHT FIXTURE, WALL MOUNTED	⊞ ON-O PANEL
⊞ LED LIGHT FIXTURE, RECESSED	⊞ ELECTRICAL PANEL
⊞ LIGHT FIXTURE, RECESSED ADJUST.	⊞ CEILING FAN, PREWIRED
⊞ LIGHT FIXTURE, PULL CHAIN	⊞ CEILING FAN, INSTALL
⊞ LED LIGHT FIXTURE, FLUORESCENT	⊞ ELEC. JUNCTION BOX
⊞ LIGHT FIXTURE, EXTERIOR FLOODS	⊞ THERMOSTAT
⊞ LIGHT FIXTURE, EMERGENCY EXIT	⊞ DISCONNECT SWITCH
⊞ LIGHT FIXTURE, EXIT/BACKUP	⊞ ELEC. POWER METER
⊞ OUTLET, TV/CABLE	

ELECTRICAL DEVICES ABOVE FIN. FLR.

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

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



ELEC. METERS TO BE SPLIT ON EACH END UNIT BASED ON BLDG. CONFIGURATION
6-UNIT: (3) EA. SIDE
3-UNIT: (3) ON LEFT & (2) ON RIGHT
4-UNIT: (2) EA. SIDE (FIELD VERIFY LOCATION)
NOTE: ADDITIONAL DED. METER & 60-AMP PANEL REQUIRED FOR ALARM BOX

TYLER
LOT **X

TYLER
LOT **X

UTILITY PLANS
TYLER MODEL
W/ OPT 1-CAR GAR.
1/8"x11"-0" (11X17) 1/4"x11"-0" (22X34)

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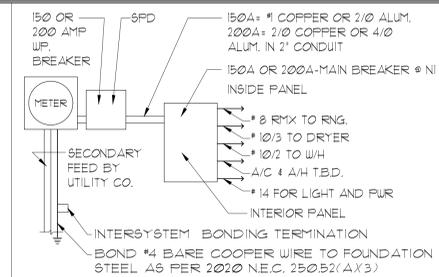
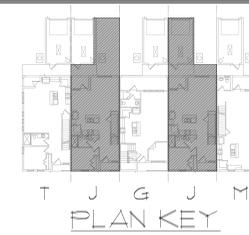
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5200 Vineland Road, Suite 200
Orlando, Florida 32811
Phone: (407) 529 - 3000

Park Square
HOMES

UTILITY PLANS
TYLER MODEL

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

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



ELECTRICAL RISER DIAGRAM
NTS

NOTES:
1. ELECTRICAL MATERIALS AND INSTALLATIONS SHALL COMPLY W/ APPLICABLE PROVISIONS OF THE NATIONAL ELEC. CODE 250.52(A)(3) TO (6), NFPA 70 LOCAL CODES, AND THE LOCAL POWER UTILITY COMPANY.
2. ALL SERVICES SUPPLYING DWELLING UNITS SHALL BE PROVIDED WITH A SURGE-PROTECTION DEVICE (SPD) THE SPD SHALL BE A TYPE I 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. There are two types of concrete-encased electrodes: (1) steel reinforcing bars or rods which are not less than 1/2 inch in diameter and at least 20 ft. long, encased in 2 inches of concrete; (2) 20 ft. of bare copper conductor not smaller than No. 4 AWG encased in 2 inches of concrete. The steel reinforcing rods must be in a location that is in direct contact with the earth. The reinforcing rods can be connected with tie wires, and a single length of rod can be used as the concrete-encased electrode. The reinforcing rods cannot be coated with non-conductive material. Section 250.50 requires a concrete-encased electrode to be connected to the grounding electrode system if it is present. Several states have modified this requirement to say a concrete-encased electrode only if it is available. In those jurisdictions, if the electrical contractor arrives at the site, and a reinforcing rod is not available for use as a grounding electrode, then a grounding connection to the reinforcing rod is not required.

ELECTRICAL LEGEND

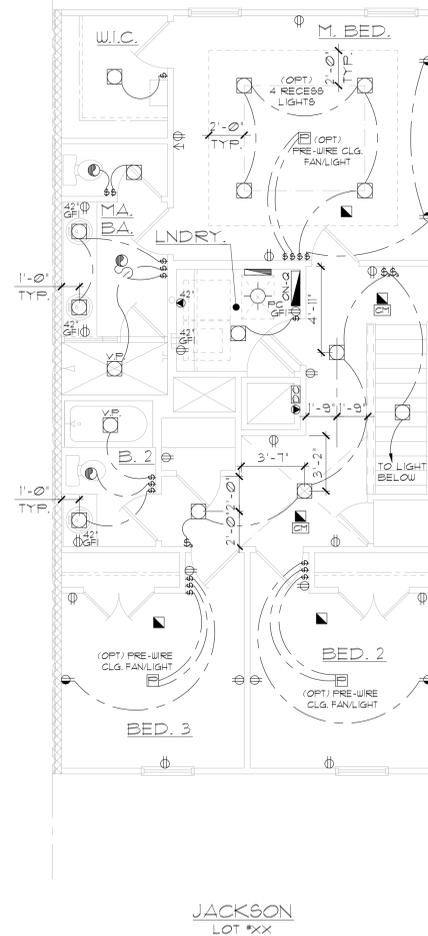
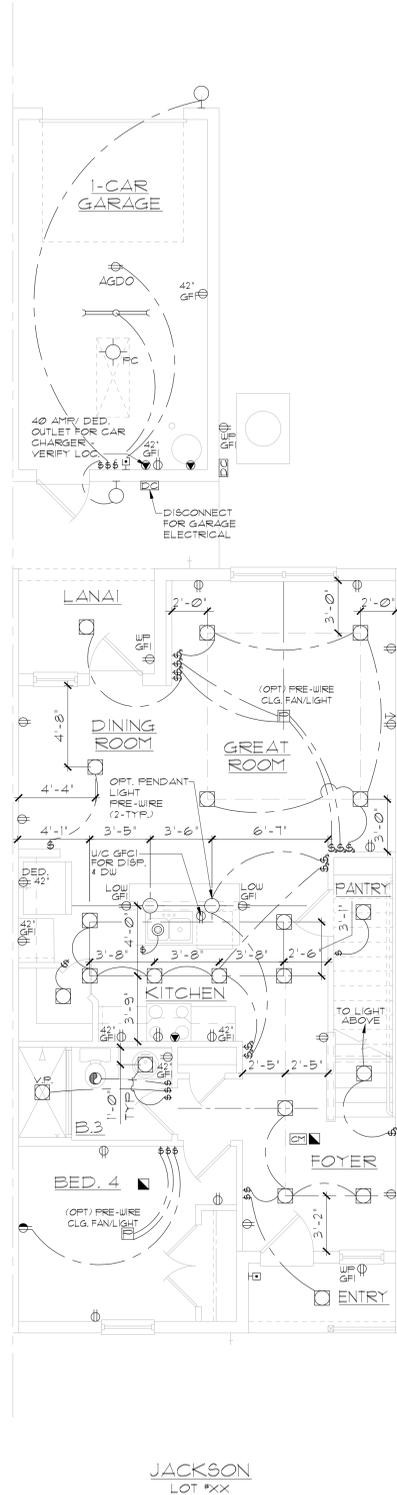
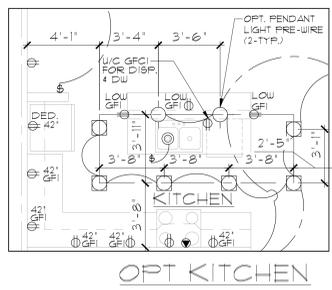
⊠ SINGLE POLE SWITCH	◀ OUTLET, PHONE
⊞ THREE WAY SWITCH	◻ INTERCOM
⊙ OUTLET 10-15	⊞ CHIMES
⊞ OUTLET 10-15, SPLIT WIRED	⊞ SMOKE DETECTOR/SMOKE ALARM W/ INTEGRATED SOUNDER BASE
⊞ OUTLET 10-15, W/ USES	⊞ CARBON MONOXIDE
⊞ OUTLET 10-15, CEILING MOUNTED	⊞ PUSH BUTTON
⊞ OUTLET 10-15, FLOOR MOUNTED	⊞ EXHAUST FAN
⊞ SPECIAL PURPOSE 220-240	⊞ EX. FAN/LIGHT COMBO
⊞ LIGHT FIXTURE, CEILING MOUNTED	⊞ DISPOSAL
⊞ LIGHT FIXTURE, WALL MOUNTED	⊞ ON-O PANEL
⊞ LED LIGHT FIXTURE, RECESSED	⊞ ELECTRICAL PANEL
⊞ LIGHT FIXTURE, RECESSED ADJUST.	⊞ CEILING FAN, PREWIRED
⊞ LIGHT FIXTURE, PULL CHAIN	⊞ CEILING FAN, INSTALL
⊞ LED LIGHT FIXTURE, FLUORESCENT	⊞ ELEC. JUNCTION BOX
⊞ LIGHT FIXTURE, EXTERIOR FLOODS	⊞ THERMOSTAT
⊞ LIGHT FIXTURE, EMERGENCY EXIT	⊞ DISCONNECT SWITCH
⊞ LIGHT FIXTURE, EXIT/BACKUP	⊞ ELEC. POWER METER
⊞ OUTLET, TV/CABLE	

ELECTRICAL DEVICES ABOVE FIN. FLR

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

C.L. = CENTER LINE

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



UTILITY PLANS
JACKSON MODEL
W/ OPT 1-CAR GAR.
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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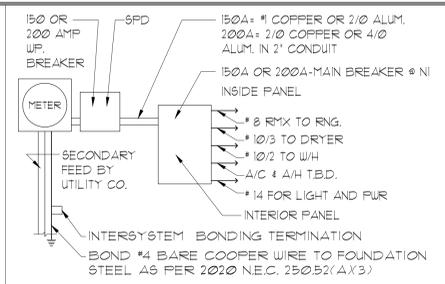
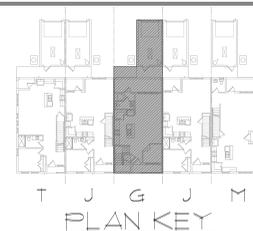
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Park Square HOMES

UTILITY PLANS
JACKSON MODEL

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

REVISIONS	
DELTA #	DATE
DATE:	XX-XX-25
SCALE:	AS NOTED
DRAWN:	MR
SHEET:	E21



ELECTRICAL RISER DIAGRAM
 NOTES:
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ELECTRICAL LEGEND

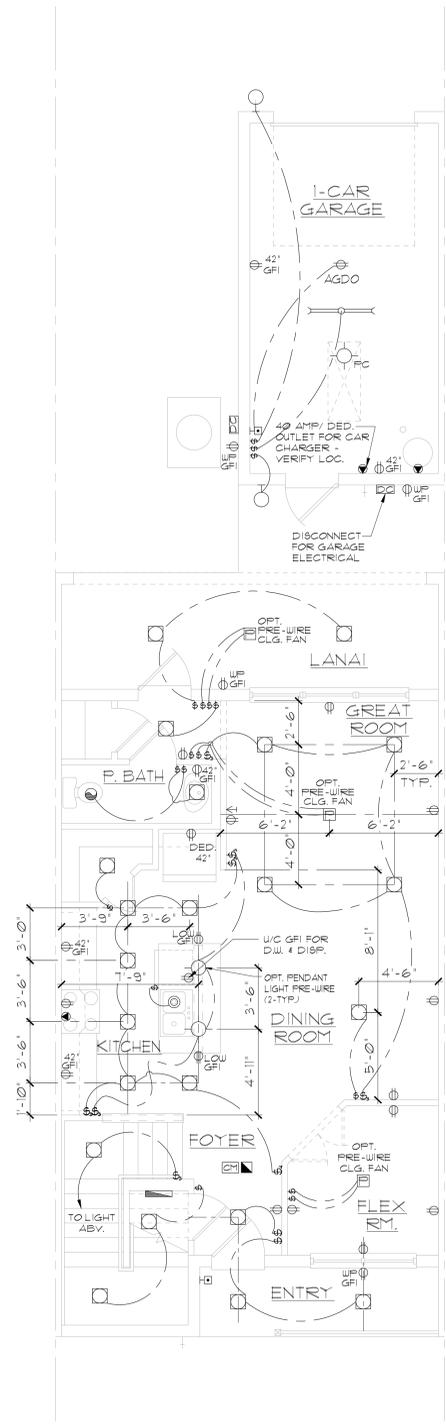
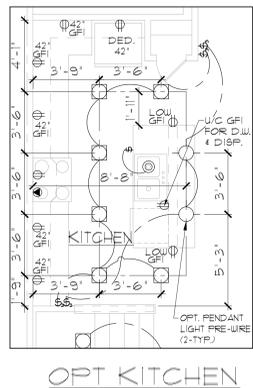
⊗ SINGLE POLE SWITCH	◀ OUTLET, PHONE
⊕ THREE WAY SWITCH	◻ INTERCOM
⊙ OUTLET 10-15	◻ CHIMES
⊕ OUTLET 10-15, SPLIT WIRED	◻ SMOKE DETECTOR/SMOKE ALARM W/ INTEGRATED SOUNDER BASE
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◻ LED LIGHT FIXTURE, RECESSED	◻ CEILING FAN, PREWIRE
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◻ LIGHT FIXTURE, EXTERIOR FLOODS	◻ DISCONNECT SWITCH
◻ LIGHT FIXTURE, EMERGENCY EXIT	◻ ELEC. POWER METER
◻ LIGHT FIXTURE, EXIT/BACKUP	
◻ OUTLET, TV/CABLE	

ELECTRICAL DEVICES ABOVE FIN. FLR.

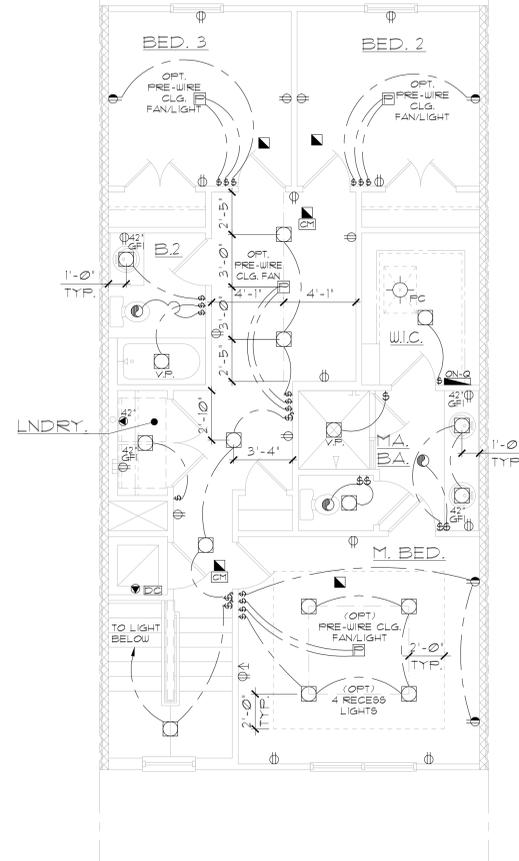
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GRANT LOT XX



GRANT LOT XX

UTILITY PLANS
 GRANT MODEL W/
 OPT 1-CAR GAR.
 1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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 Phone: (407) 529 - 3000



UTILITY PLANS
 GRANT MODEL

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

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

PRESTIGE
Quality First
ELECTRIC

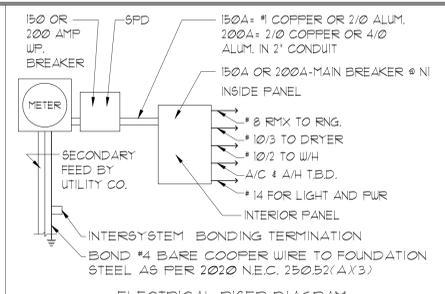
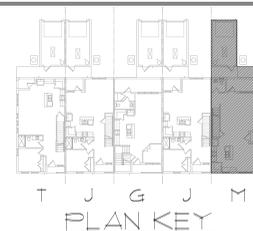
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Mark Young #FC1000899

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ELECTRICAL RISER DIAGRAM
NTS

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ELECTRICAL LEGEND

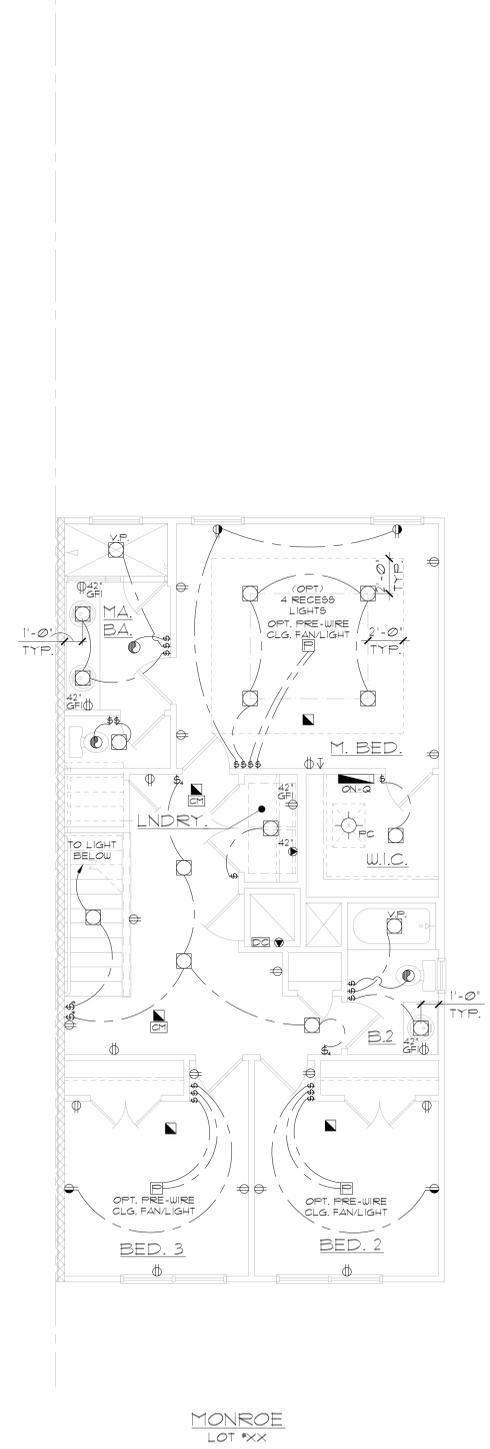
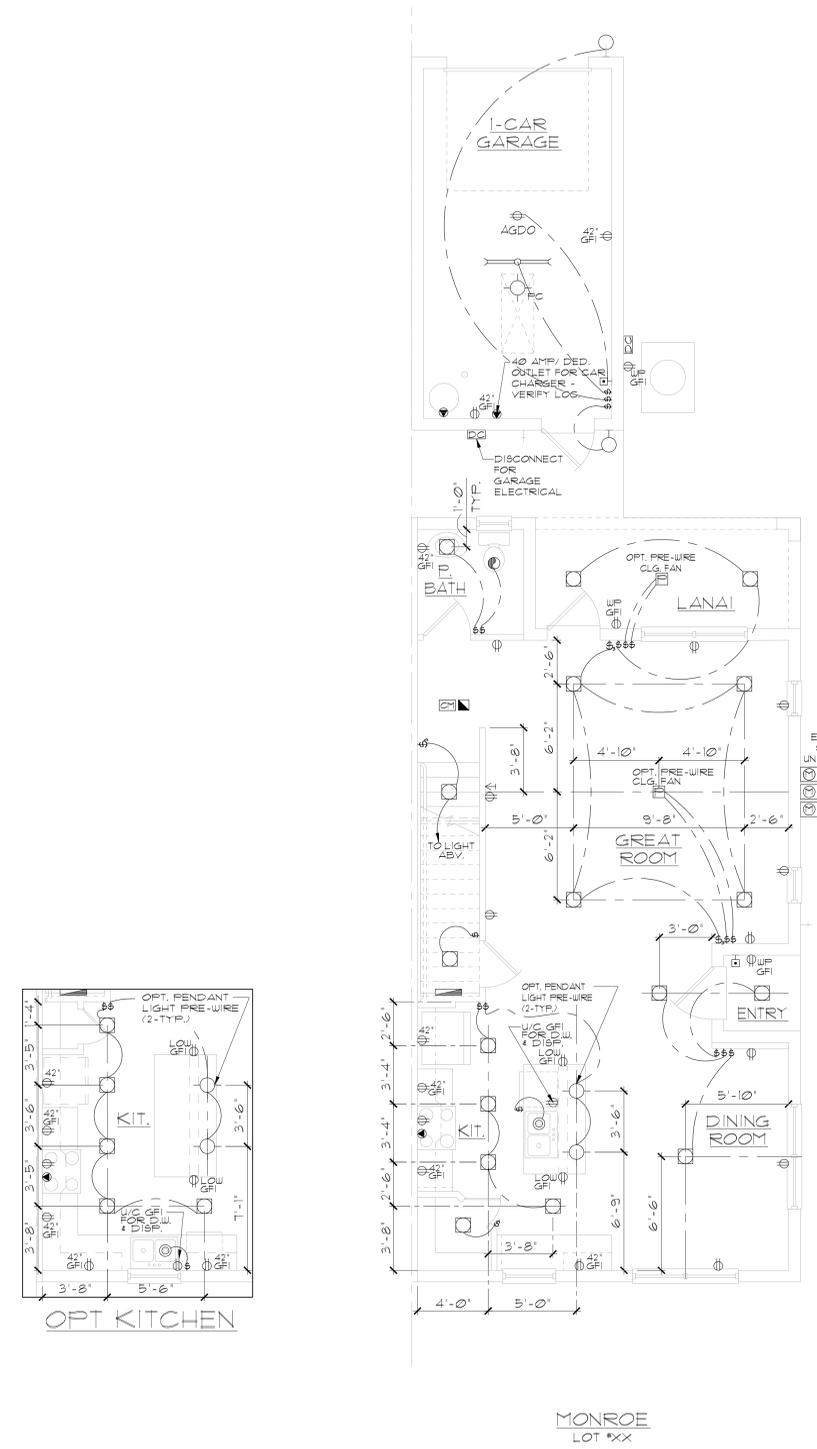
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⊞ THREE WAY SWITCH	⊞ INTERCOM
⊞ OUTLET 10-115	⊞ CHIMES
⊞ OUTLET 10-115, SPLIT WIRED	⊞ SMOKE DETECTOR/SMOKE ALARM W/ INTEGRATED SOUNDER BASE
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⊞ OUTLET 10-115, CEILING MOUNTED	⊞ PUSH BUTTON
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ELECTRICAL DEVICES ABOVE FIN. FLR

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WALL OUTLETS	48" TO C.L.
TELEPHONE OUTLETS	48" TO C.L.
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GARAGE GFI'S (ABOVE GARAGE FLOOR)	48" TO C.L.
THERMOSTAT	54" TO C.L.
DOOR BELL CHIMES	84" TO C.L.
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WASHER/DRYER OUTLET	36" TO C.L.
HOLLWOOD LIGHTS	84" TO C.L.

C.L. = CENTER LINE

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



UTILITY PLANS
MONROE MODEL W/
OPT 1-CAR GAR.
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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Park Square
HOUSES

UTILITY PLANS
MONROE MODEL

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

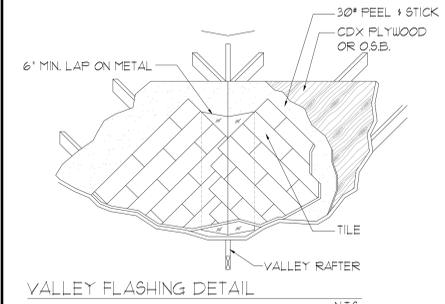
70' REAR LOAD TOWNHOMES

REVISIONS	
DELTA #	DATE
DATE:	XX-XX-25
SCALE:	AS NOTED
DRAWN:	MR
SHEET:	E41

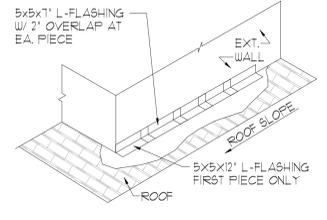
EXT. FINISH ROOF MATERIAL SEE EXT. ELEV.
 INSULATION AS REQUIRED PER ENERGY CALC'S
 PRE-ENG. TRUSSES @ 24' O.C. MAX. UNO.
 ALL UNDERLAYMENT ARE REQUIRED TO MEET ASTM D226 TYPE II, ASTM D4869 TYPE III OR IV, ASTM D6151, OR SYNTHETIC UNDERLAYMENT MEETING THE PERFORMANCE REQUIREMENTS SPECIFIED OVER 19/32" EXT. GRADE ROOF SHEATHING W/ 1" CLIPS SECURED PER FRAMING NOTES
 P.T. 2x4 RAFTER @ EA. TRUSSES SECURED W/ A23 @ BOTH ENDS
 CONT. 1x2 NAILING STRIP (UNSUPPORTED SPAN LIMITED PER FBC 104.2.1)
 METAL DRIP EDGE
 2x6 SUB FASCIA
 VENTED ALUMINUM SOFFIT PANELS SHALL BE INSTALLED PER R104.2 OF FBC 8TH (2023)
 SOFFIT OVERHANG DETAIL - NOMINAL HEEL COND.
 N.T.S.

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

SEE ELEV.
 1/2" DRYWALL @ EA. TRUSSES W/ UPLIFT OF 1810" OR LESS
 X2 @ EA. TRUSSES W/ UPLIFT BETWEEN 1811" & 3620"
 8"x8" TYP. BOND BEAM REINFORCED W/ CONC. & (1) #5 REBAR CONTINUOUS

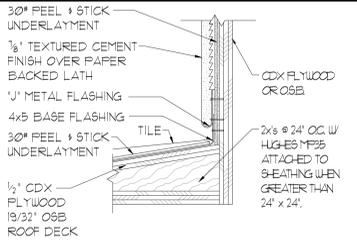


VALLEY FLASHING DETAIL
 N.T.S.
 R303.2 Locations.
 Flashings shall be installed at wall and roof intersections, wherever there is a change in roof slope or direction and around roof openings. Where flashing is of metal, the metal shall be corrosion resistant with a thickness of not less than provided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

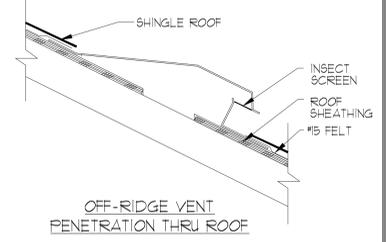


FLASHING DETAIL TO COMPLY WITH R303.2 OF THE FBC 2023 - 8TH ED.
 N.T.S.

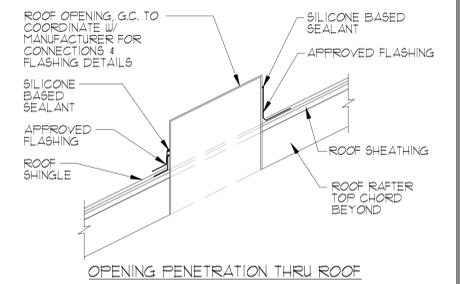
STEP WALL FLASHING
 N.T.S.



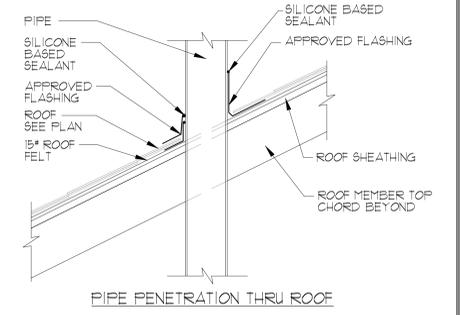
ROOF TO WALL FLASHING DETAIL
 N.T.S.



OFF-RIDGE VENT PENETRATION THRU ROOF

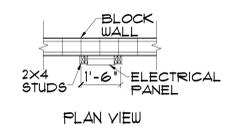


OPENING PENETRATION THRU ROOF

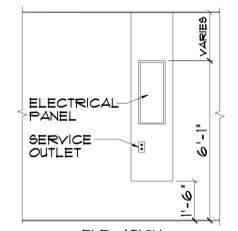


PIPE PENETRATION THRU ROOF

ROOF PENETRATION DETAIL SCALE: N.T.S.



PLAN VIEW



ELEVATION

ELEC. PANEL DETAIL
 N.T.S.

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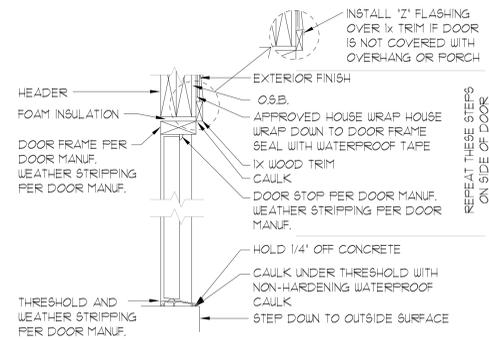
Park Square HOMES

DETAILS

DETAILS

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

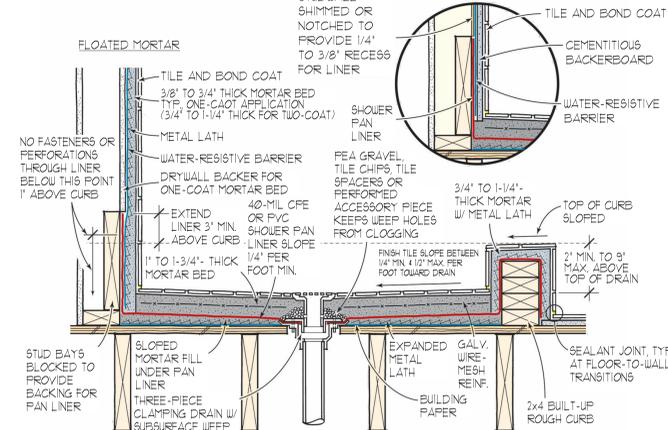
AD1



TYPICAL DOOR FLASHING

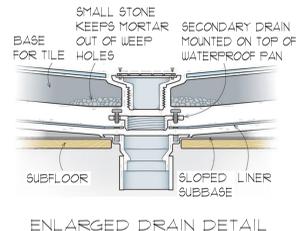
N.T.S.

MUD BED DETAILS (WOOD FLOOR/CURB)

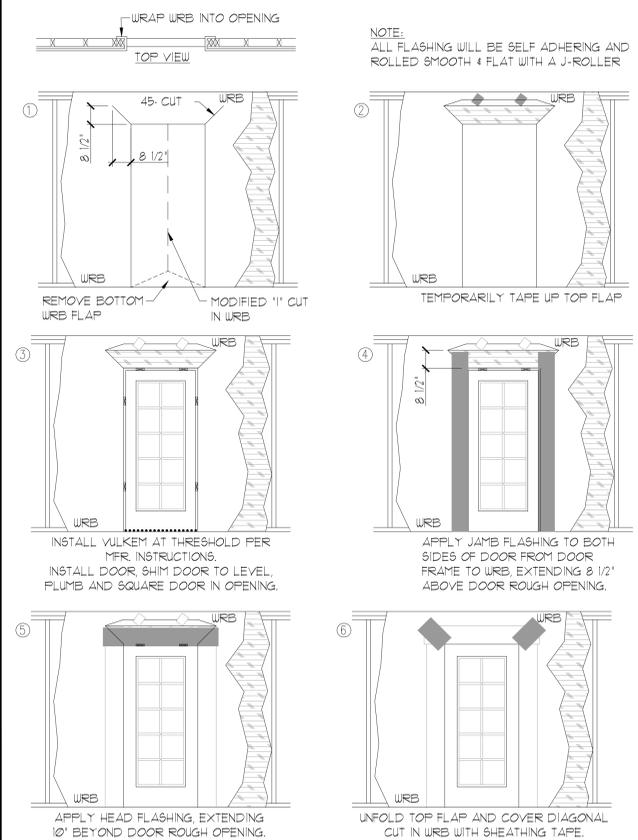


SECOND FLOOR SHOWER DETAIL

N.T.S.



ENLARGED DRAIN DETAIL

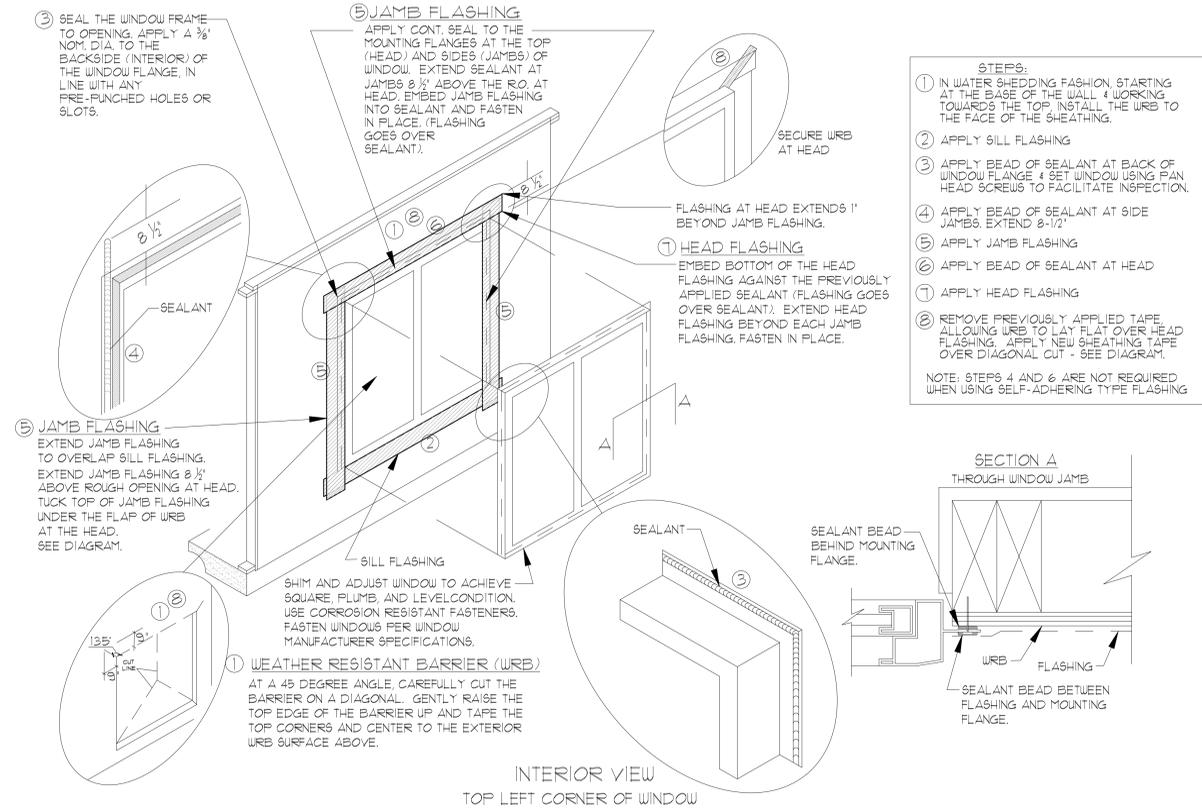


EXTERIOR DOOR FLASHING

N.T.S.

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

WEATHER RESISTIVE 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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LOT: 0000, COMMUNITY

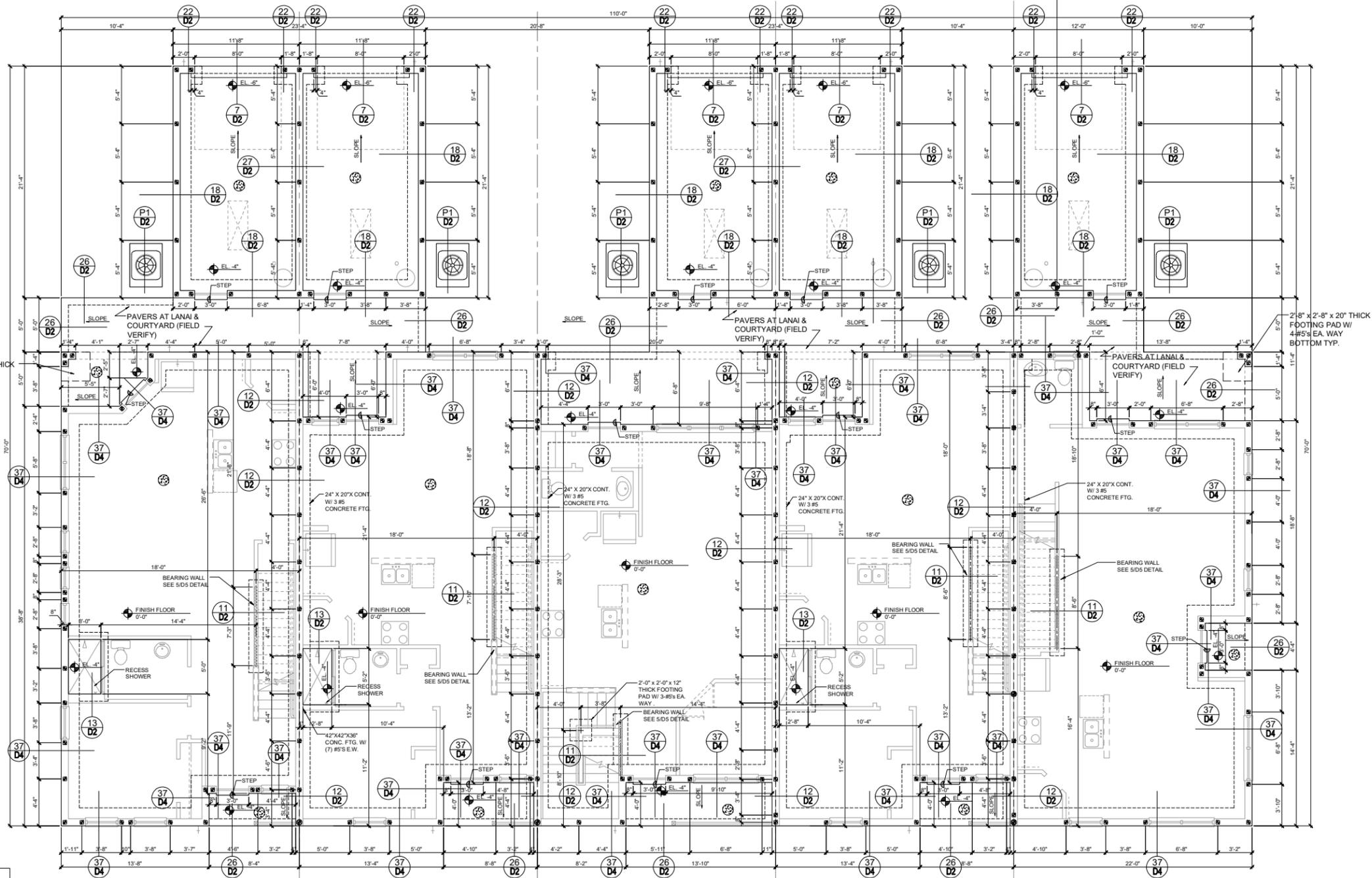
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 Orlando, Florida 32811
 Phone: (407) 529-3000

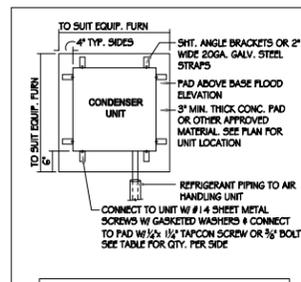
Park Square HOMES

REVISIONS	
DELTA #	DATE

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



- FOUNDATION NOTES**
- CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
 - Ⓢ DENOTES FULL CELL REIN. W/ CONC. W/ (1) #5 REBAR, GRADE GO.
Ⓣ DENOTES FULL CELL REIN. W/ CONC. W/ (2) #5 REBAR, GRADE GO.
 - Ⓢ DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 2500 P.S.I., 4" THICK WITH Ⓢ10 GAUGE REINFORCING MAT, W/ MIN. 1" COVER, TERMITED SOIL WITH 0.006mm (50mil) POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL. W/F SHALL BE PLACED IN MIDDLE TO UPPER THIRD OF SLAB AND SUPPORTED ON APPROVED SLAB BOLSTERS. *FIBER MESH REINFORCEMENT MAY BE USED AS ALTERNATIVE TO WIRE.
 - DO NOT SCALE PRINTS. CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
 - WATER HEATER 1"WF RELIEF VALVE SHALL BE FULL SIZE TO EXTERIOR. WATER HEATER AT OR ABOVE FLOOR LEVEL G1-FALL IN A PAN WITH DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE APPROVED THERMAL EXPANSION DEVICE.
 - PAVERS MAY BE USED ILO CONCRETE SLABS IN PATIO, PORCH, DRIVE AND WALKWAY AREAS. DELETE SLAB IN AREAS PAVERS ARE USED.
 - MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
 - IN LIEU OF TREATING THE SOIL, AN ALTERNATIVE TO TERMITED TREATED SOIL CA BE PREMISE 75 WF TERMITICIDE.
 - BORA - CARE TO BE APPLIED ON INTERIOR WALLS W/ MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS, PURSUANT FLORIDA BUILDING CODE LATEST EDITION.
 - 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.



ANCHOR SPACING TABLE

LENGTHSIDE	No. OF ANCHORS/SIDES
LESS THAN 12"	ONE / SIDE
12" - 24"	TWO / SIDE
24" UP & 5 TONS # UP	FOUR / SIDE

1 COND. ANCHOR DETAIL
N.T.S.

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

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

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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Foundation Plan

**5-UNIT: TYLER, JACKSON,
GRANT, JACKSON, MONROE**

70' REAR LOAD TOWNHOMES

REVISIONS	
DELTA #	DATE

DATE: XX-XX-25

SCALE: AS NOTED

DRAWN: MR

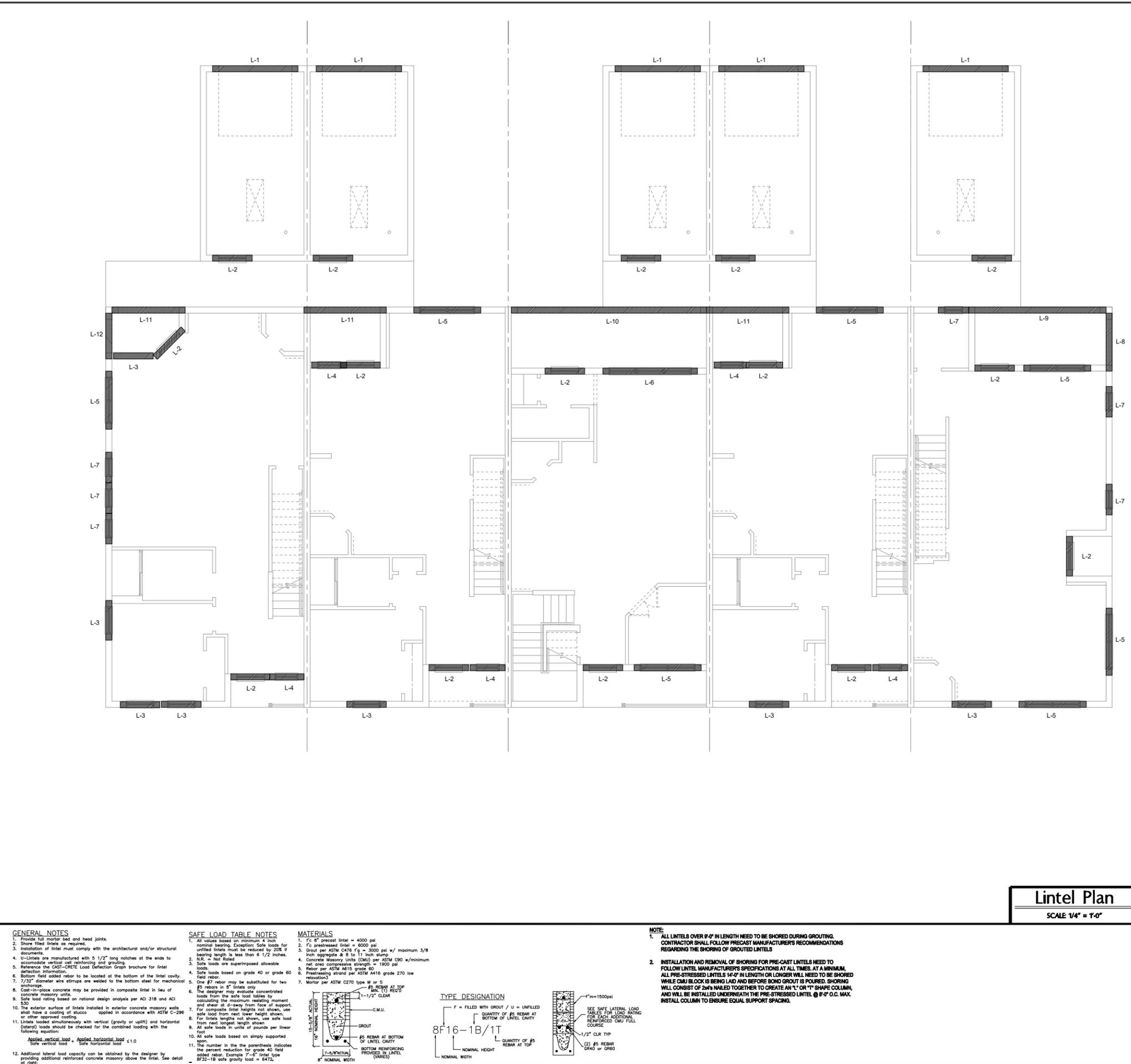
SHEET: 51

CAST CRETE / LOTS / WEKIVA / 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"	8F8-1B/1T	VARIES

SAFE GRAVITY LOADS FOR 8" PRECAST & PRESTRESSED U/LINTELS	
SAFE LOAD - POUNDS PER LINEAR FOOT	
LENGTH	TYPE
3'-6" (42")	PRECAST
4'-0" (48")	PRECAST
4'-6" (54")	PRECAST
5'-0" (60")	PRECAST
5'-6" (66")	PRECAST
6'-0" (72")	PRECAST
6'-6" (78")	PRECAST
7'-0" (84")	PRECAST
7'-6" (90")	PRECAST
8'-0" (96")	PRECAST
8'-6" (102")	PRECAST
9'-0" (108")	PRECAST
9'-6" (114")	PRECAST
10'-0" (120")	PRECAST
10'-6" (126")	PRECAST
11'-0" (132")	PRECAST
11'-6" (138")	PRECAST
12'-0" (144")	PRECAST
12'-6" (150")	PRECAST
13'-0" (156")	PRECAST
13'-6" (162")	PRECAST
14'-0" (168")	PRECAST
14'-6" (174")	PRESTRESSED
15'-0" (180")	PRESTRESSED
15'-6" (186")	PRESTRESSED
16'-0" (192")	PRESTRESSED
16'-6" (198")	PRESTRESSED
17'-0" (204")	PRESTRESSED
17'-6" (210")	PRESTRESSED
18'-0" (216")	PRESTRESSED
18'-6" (222")	PRESTRESSED
19'-0" (228")	PRESTRESSED
19'-6" (234")	PRESTRESSED
20'-0" (240")	PRESTRESSED
20'-6" (246")	PRESTRESSED
21'-0" (252")	PRESTRESSED
21'-6" (258")	PRESTRESSED
22'-0" (264")	PRESTRESSED
22'-6" (270")	PRESTRESSED
23'-0" (276")	PRESTRESSED
23'-6" (282")	PRESTRESSED

SAFE GRAVITY LOADS FOR 8" PRECAST w/ 2" RECESS DOOR U/LINTELS	
SAFE LOAD - POUNDS PER LINEAR FOOT	
LENGTH	TYPE
3'-6" (42")	PRECAST
4'-0" (48")	PRECAST
4'-6" (54")	PRECAST
5'-0" (60")	PRECAST
5'-6" (66")	PRECAST
6'-0" (72")	PRECAST
6'-6" (78")	PRECAST
7'-0" (84")	PRECAST
7'-6" (90")	PRECAST
8'-0" (96")	PRECAST
8'-6" (102")	PRECAST
9'-0" (108")	PRECAST
9'-6" (114")	PRECAST
10'-0" (120")	PRECAST
10'-6" (126")	PRECAST
11'-0" (132")	PRECAST
11'-6" (138")	PRECAST
12'-0" (144")	PRECAST
12'-6" (150")	PRECAST
13'-0" (156")	PRECAST
13'-6" (162")	PRECAST
14'-0" (168")	PRECAST
14'-6" (174")	PRESTRESSED
15'-0" (180")	PRESTRESSED
15'-6" (186")	PRESTRESSED
16'-0" (192")	PRESTRESSED
16'-6" (198")	PRESTRESSED
17'-0" (204")	PRESTRESSED
17'-6" (210")	PRESTRESSED
18'-0" (216")	PRESTRESSED
18'-6" (222")	PRESTRESSED
19'-0" (228")	PRESTRESSED
19'-6" (234")	PRESTRESSED
20'-0" (240")	PRESTRESSED
20'-6" (246")	PRESTRESSED
21'-0" (252")	PRESTRESSED
21'-6" (258")	PRESTRESSED
22'-0" (264")	PRESTRESSED
22'-6" (270")	PRESTRESSED
23'-0" (276")	PRESTRESSED
23'-6" (282")	PRESTRESSED

SAFE GRAVITY LOADS FOR 8" PRECAST w/ 2" RECESS DOOR U/LINTELS	
SAFE LOAD - POUNDS PER LINEAR FOOT	
LENGTH	TYPE
4'-4" (52")	PRECAST
4'-6" (54")	PRECAST
5'-0" (60")	PRECAST
5'-6" (66")	PRECAST
6'-0" (72")	PRECAST
6'-6" (78")	PRECAST
7'-0" (84")	PRECAST
7'-6" (90")	PRECAST
8'-0" (96")	PRECAST
8'-6" (102")	PRECAST
9'-0" (108")	PRECAST
9'-6" (114")	PRECAST
10'-0" (120")	PRECAST
10'-6" (126")	PRECAST
11'-0" (132")	PRECAST
11'-6" (138")	PRECAST
12'-0" (144")	PRECAST
12'-6" (150")	PRECAST
13'-0" (156")	PRECAST
13'-6" (162")	PRECAST
14'-0" (168")	PRECAST
14'-6" (174")	PRESTRESSED
15'-0" (180")	PRESTRESSED
15'-6" (186")	PRESTRESSED
16'-0" (192")	PRESTRESSED
16'-6" (198")	PRESTRESSED
17'-0" (204")	PRESTRESSED
17'-6" (210")	PRESTRESSED
18'-0" (216")	PRESTRESSED
18'-6" (222")	PRESTRESSED
19'-0" (228")	PRESTRESSED
19'-6" (234")	PRESTRESSED
20'-0" (240")	PRESTRESSED
20'-6" (246")	PRESTRESSED
21'-0" (252")	PRESTRESSED
21'-6" (258")	PRESTRESSED
22'-0" (264")	PRESTRESSED
22'-6" (270")	PRESTRESSED
23'-0" (276")	PRESTRESSED
23'-6" (282")	PRESTRESSED



Lintel Plan
SCALE 1/4" = 1'-0"

GENERAL NOTES

- Provide full mortar bed and head joints.
- Show field lines if required.
- Installation of lintel must comply with the architectural and/or structural documents.
- U-Links are manufactured with 5 1/2" long notches at the ends to accommodate vertical cell reinforcing and grouting.
- Reference the CAST-CRETE Load Deflection Graph brochure for lintel deflection information.
- Bottom field added rebar to be located at the bottom of the lintel cavity.
- 7/32" diameter wire strips are welded to the bottom steel for mechanical anchorage.
- Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
- The designer may evaluate concentrated loads from the safe load tables by calculating the maximum resisting moment and shear of 6'-0" away from face of support.
- For composite lintel heights not shown, use safe load from next lower height shown.
- Lintels loaded simultaneously with vertical (gravity or uplift) and horizontal (lateral) loads should be checked for the combined loading with the following equation:

$$\frac{\text{Applied vertical load}}{\text{Safe vertical load}} + \frac{\text{Applied horizontal load}}{\text{Safe horizontal load}} \leq 1.0$$
- Additional lateral load capacity can be obtained by the designer by providing additional reinforced concrete masonry above the lintel. See detail at right.

SAFE LOAD TABLE NOTES

- All values based on minimum 4 inch nominal bearing. Exception: Safe loads for unfilled lintels must be reduced by 20% if bearing length is less than 6 1/2 inches.
- U.L. = Unfilled
- Safe loads are superimposed allowable loads.
- Safe loads based on grade 40 or grade 60 field rebar.
- One #7 rebar may be substituted for two #6 rebar in 8" lintels only.
- The designer may evaluate concentrated loads from the safe load tables by calculating the maximum resisting moment and shear of 6'-0" away from face of support.
- For composite lintel heights not shown, use safe load from next lower height shown.
- Lintels loaded simultaneously with vertical (gravity or uplift) and horizontal (lateral) loads should be checked for the combined loading with the following equation:

$$\frac{\text{Applied vertical load}}{\text{Safe vertical load}} + \frac{\text{Applied horizontal load}}{\text{Safe horizontal load}} \leq 1.0$$
- Additional lateral load capacity can be obtained by the designer by providing additional reinforced concrete masonry above the lintel. See detail at right.

MATERIALS

- F_c 8" precast lintel = 4000 psi
- F_c prestressed lintel = 4000 psi
- Grout per ASTM C476 f_c = 3000 psi w/ maximum 3/8 inch aggregate & 8 to 11 inch sand.
- Concrete Masonry Units (CMU) per ASTM C90 w/ minimum net area compressive strength = 1500 psi.
- Rebar per ASTM A615 grade 60.
- Prestressing strand per ASTM A186 grade 270 low relaxation.
- Mortar per ASTM C270 type M or S.

NOTE

- ALL LINTELS OVER 9'-0" IN LENGTH NEED TO BE SHORED DURING GROUTING. CONTRACTOR SHALL FOLLOW PRECAST MANUFACTURER'S RECOMMENDATIONS REGARDING THE SHORING OF GROUTED LINTELS.
- INSTALLATION AND REMOVAL OF SHORING FOR PRE-CAST LINTELS NEED TO FOLLOW LINTEL MANUFACTURER'S SPECIFICATIONS AT ALL TIMES. AT A MINIMUM, ALL PRE-STRESSED LINTELS 14'-0" IN LENGTH OR LONGER WILL NEED TO BE SHORED WHILE CMU BLOCKS BEING LAD AND BEFORE BOND GROUT IS POURED. SHORING WILL CONSIST OF 2x4s NAILED TOGETHER TO CREATE AN "L" OR "T" SHAPE COLUMN, AND WILL BE INSTALLED UNDERNEATH THE PRE-STRESSED LINTEL @ 8'-0" O.C. MAX. INSTALL COLUMN TO ENSURE EQUAL SUPPORT SPACING.

TYPE DESIGNATION

8F16-1B/1T

F = FILLED WITH GROUT / U = UNFILLED
 BOTTOM OF LINTEL CAVITY
 QUANTITY OF #5 REBAR AT BOTTOM OF LINTEL CAVITY
 QUANTITY OF #5 REBAR AT TOP

SEE SAFE LATERAL LOAD TABLES FOR LOAD RATING FOR EACH ADDITIONAL REINFORCED CMU FULL COURSE

(2) #5 REBAR GRA40 OR GRA60

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Park Square HOMES
 PRECAST LINTEL PLAN
 70' REAR LOAD TOWNHOMES

REVISIONS	
DELTA #	DATE

DATE: XX-XX-25

SCALE: AS NOTED

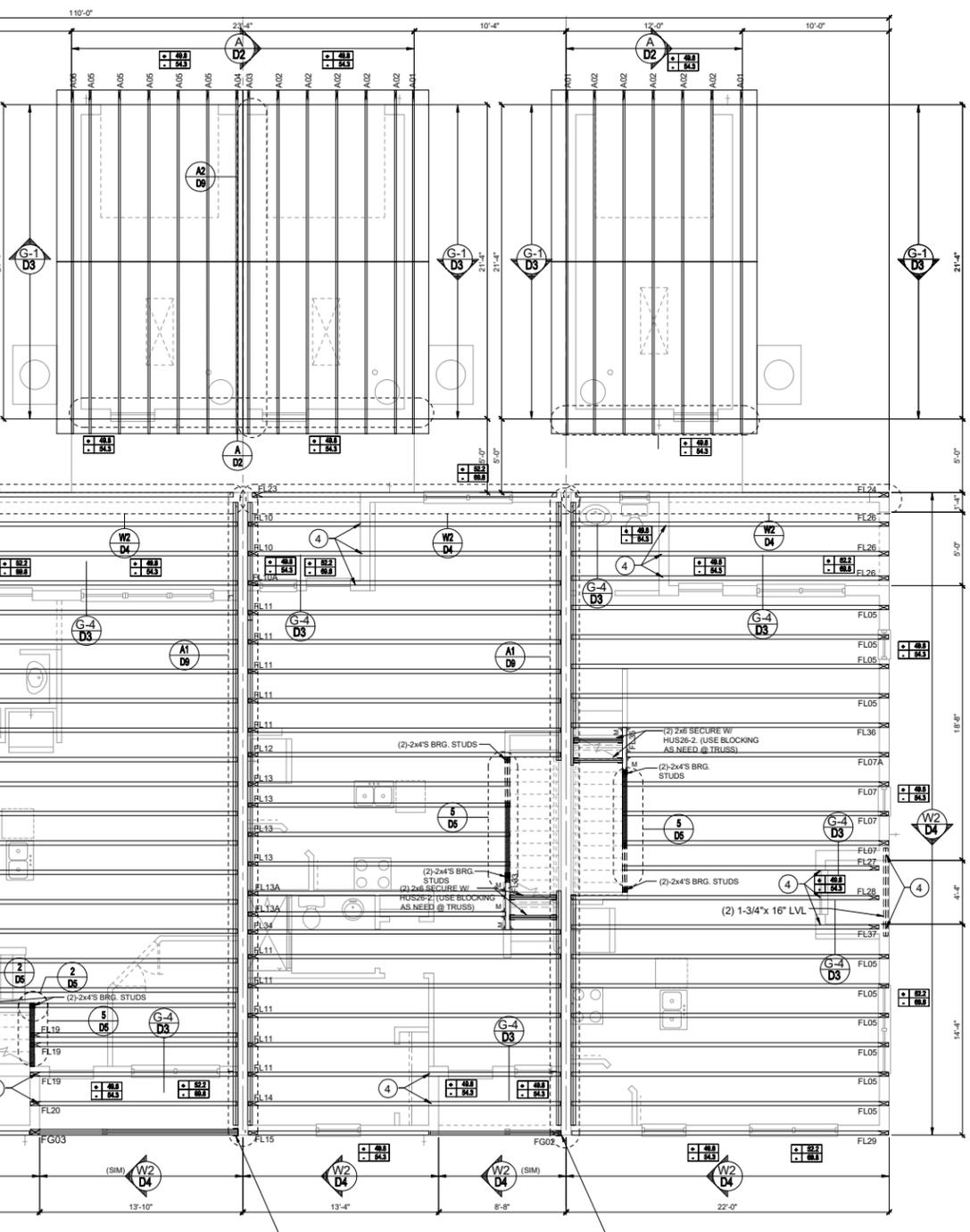
DRAWN: MR

SHEET: S2

LOTS: 0000-0000, (COMMUNITY) TOWNHOMES, BUILDING #17

CONNECTOR SCHEDULE

CONNECTOR TYPE	SIMPSON DESCRIPTION	FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1 1/2"	1,810	65 / 960
5	DETAL20	18-10d x 1 1/2"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8d x 1 1/2" / PLT: 4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1 1/2" / PLT: 8-8d x 1 1/2"	1010	660 / 650
23	LUS26	HDR: 4-10d / JUST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d / PLT / STD: 10-8d	985	400 / N/A
26	H2.5	RFT: 5-8d / PLT: 5-8d	415	150 / 150
34	A34	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	365	280 / 303
35	A35F	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	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 1 1/2"	885	N/A
89	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	HDBA	SILL: 7/8" BOLT / STUD: (3) 7/8" x 5 1/2" BOLTS	7,910	N/A
97	MTSM16	BLOCK: 4-1/2" x 2 1/2" TC / JOIST: 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT / STRAP: 18-16d	4,235	N/A
99	A35	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	440	440 / N/A
102	HT15	5/8" BOLT / T: 26-10d	4,275	N/A
103	VGTR1	32-SDS 1/2" x 3/4" (2) 7/8" BLT	3,990	N/A
104	HDSU-SDS2.5	7/8" BLT / 20-SDS 1/2" x 2 1/2"	5,020	N/A
110	HCP2	12-10d x 1 1/2"	520	260 / N/A
167	HHUS46	H: 14-16d / J: 8-16d	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" x 2-1/2" SDS / J: (6)-1/4" x 2-1/2" SDS	2,345	N/A
190	HU210-2	CMU: (18)-1/4" x 2-1/2" TITEN T." / J: (10)-1/4-148x3"	1,800 U. / 5,095 D.	N/A
191	HU410/HUC410	CMU: (18)-1/4" x 2-1/2" TITEN T." / J: (10)-1/4-148x3"	1,800 U. / 5,095 D.	N/A
214	HUC212-3	HD: (22) 162" x 3/32" / TAPCON / BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR: 46-16d / JUST: 10-16d	2,720	N/A
216	HUS412	BLOCK: 10-1/2" x 11 1/2" TC / JOIST: 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-1/2" x 11 1/2" TC / JOIST: 10-16d	2,630	N/A
219	MBHA412	H: 1-ATR34X8 TOP&FACE / JOIST: 18-10d	3,145	N/A
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR: (2) 3/4" x 8" / JOIST: 18-10d	2,160	N/A
231	MBHA3.56/16	HDR: (2) 3/4" x 8" / JOIST: 18-10d	3,450	N/A
232	MBHA5.50/16	HDR: (2) 3/4" x 8" / JOIST: 18-10d	3,450	N/A
240	H16	R: 2-10d x 1 1/2" / P: 10-10d x 1 1/2"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MG1	(1) 5/8" BLT. S. GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL: 3/4" BLT. S. GIR: 8-10d	6485	N/A
303	HGT-4	LTL: 3/4" BLT. S. GIR: 16-10d	9,250	N/A
401	TRUSL414	FACE: 18-16d / JUST: 8-16d	1,700	N/A



COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

+ ULTIMATE DESIGN POSITIVE PRESSURE
- ULTIMATE DESIGN NEGATIVE PRESSURE

NOTE: DESIGN PRESSURES BASED ON FINAL WIND SPEED TO OBTAIN NOMINAL WIND PRESSURE MULTIPLY VALUES SHOWN BY A FACTOR OF 0.8

FIELD REPAIR NOTES

- MISSED FOOTING DOMES MAY BE SUBSTITUTED BY A STRAIGHT REBAR SET IN A 3/4" DIA. 4" DEEP HOLE FILLED BY UNFLEX PROPOXY 300 OR SIMPSON SET OR ETP ADHESIVES.
- BLOCK WALL OVERHANGING SLAB CONDITION UP TO 18" NO REPAIR NECESSARY UP TO 18" ADD REBAR CELLS AND VERTICAL STEEL REINFORCEMENT OF WALL BETWEEN EXISTING FLEED CELLS WITH STEEL IN AREAS AFFECTED 1/2" - REQUIRE SPECIAL ENGINEERING LETTER.
- PENETRATION OF PLUMBING PIPES/DRY VENTS THRU PLATES OF LOAD BEARING WALL MAY OCCUR PROVIDE DR. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 7" AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 7" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE.

NOTES

- TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
- TYPICAL ROOF SAVES OVERHANG TO BE 18" UNLESS OTHERWISE NOTED.
- PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC STANDARDS AND/OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2009) FLORIDA RESIDENTIAL CODE.
- ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZED BY TRUSS MANUFACTURER OR FL REG. ENG.
- TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED BY 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 TR17W/TC BC31.
- REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
- ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
- SINGLE ROOF UNDERLAYMENT TO BE INSTALLED W/ FLOOR 2008 EDITION IRIS 1.1 UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1976, D4899 AND D5957 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE IRIS.1.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE IRIS.1.1.1.
- OFF RIDGE VENTS MINIMUM OPENING SIZES. REFER TO MANUFACTURE RECOMMENDATIONS.

FLOOR TRUSS W/ 2X8 & 3/8" FLITCH PLATE W/ SIMPSON HGUIMS-25-SDS (13" H.) (RIGHT FLANGE CONCEALED) SEE A3/D9 DETAIL

FLOOR TRUSS W/ 2X8 & 3/8" FLITCH PLATE W/ SIMPSON HGUIMS-25-SDS (13" H.) (RIGHT FLANGE CONCEALED) SEE A3/D9 DETAIL

FLOOR TRUSS W/ 2X8 & 3/8" FLITCH PLATE W/ SIMPSON HGUIMS-25-SDS (13" H.) (RIGHT FLANGE CONCEALED) SEE A3/D9 DETAIL (SIM)

FLOOR TRUSS W/ 2X8 & 3/8" FLITCH PLATE W/ SIMPSON HGUIMS-25-SDS (13" H.) (RIGHT FLANGE CONCEALED) SEE A3/D9 DETAIL

Floor Trusses "A"
SCALE: 1/4" = 1'-0"

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

LOTS: 0000-0000, (COMMUNITY TOWNHOMES, BUILDING #17)



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



FLOOR FRAMING PLAN

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

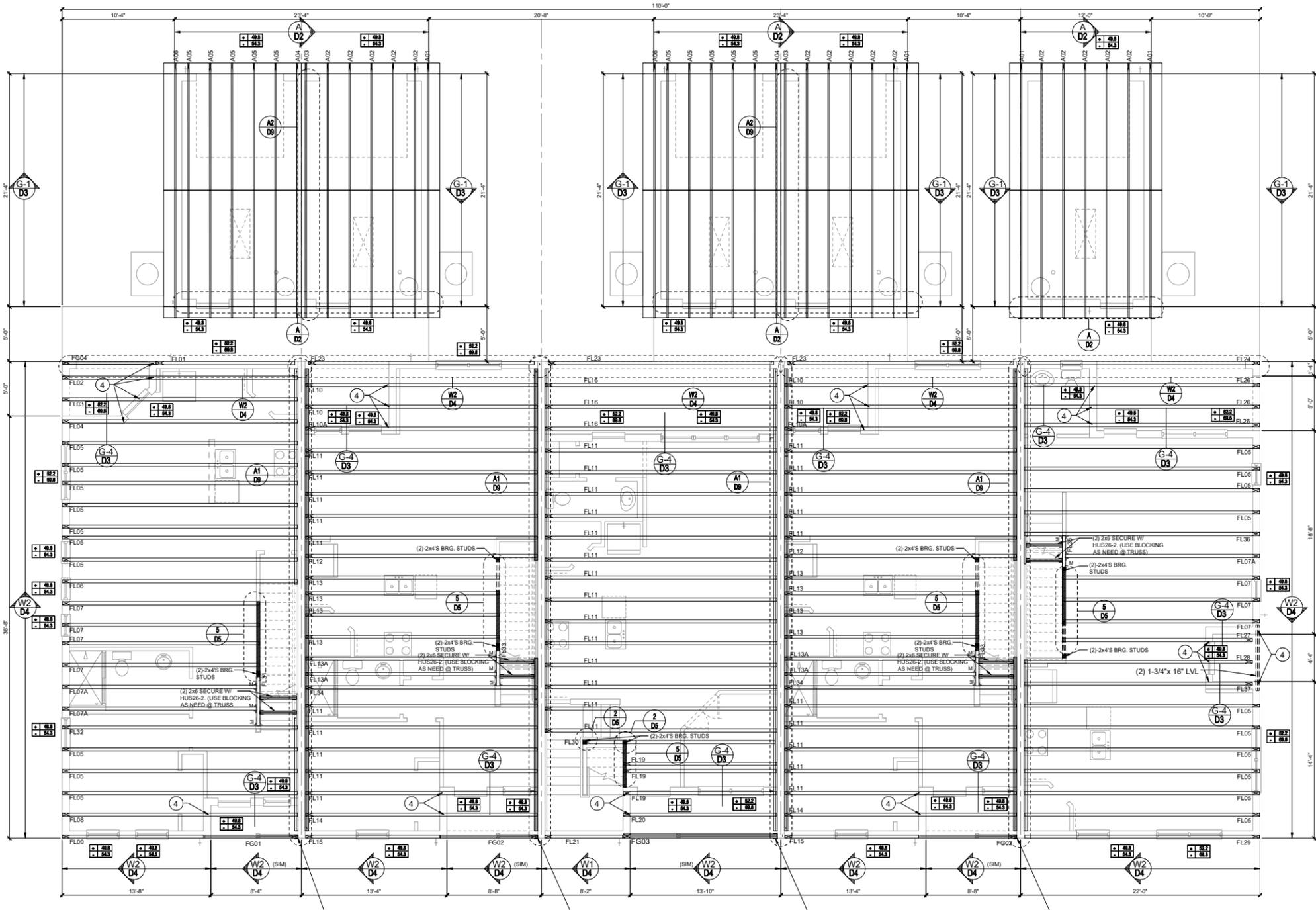
REVISIONS	
DELTA #	DATE

DATE: XX-XX-25
SCALE: AS NOTED
DRAWN: MR
SHEET: 3

CONNECTOR SCHEDULE

CONNECTOR TYPE	SIMPSON DESCRIPTION	FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1 1/2"	1,810	65 / 960
5	DETAL20	18-10d x 1 1/2"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8d x 1 1/2" / PLT: 4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1 1/2" / PLT: 8-8d x 1 1/2"	1010	660/650
23	LUS26	HDR: 4-10d/UST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d / PLT / STD: 10-8d	985	400 / N/A
26	H2.5	RFT: 5-8d / PLT: 5-8d	415	150 / 150
34	A34	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	365	280 / 303
35	A35F	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	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 1 1/2"	885	N/A
89	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	HDBA	SILL: 7/8" BOLT / STUD: (3) 7/8"x5 1/2" BOLTS	7,910	N/A
97	MTSM16	BLOCK: 4-1/2"x2 1/2" TC / JOIST: 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT / STRAP: 18-16d	4,235	N/A
99	A35	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	440	440 / N/A
102	HT15	5/8" BOLT / T: 26-10d	4,275	N/A
103	VGTR1	32-SDS 1/2"x3/4" (2) 7/8" BLT	3,990	N/A
104	HDSU-SDS2.5	7/8" BLT / 20-SDS 1/2"x2 1/2"	5,020	N/A
110	HCP2	12-10d x 1 1/2"	520	260 / N/A
167	HHUS46	H: 14-16d / J: 8-16d	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)-1/4-148x3"	1,800 U. / 5,095 D.	N/A
191	HU410/HUC410	CMU: (18)-1/4"x2-1/2" TITEN T." / J: (10)-1/4-148x3"	1,800 U. / 5,095 D.	N/A
214	HUC212-3	HD: (22) 1/2"x3/4" / TAPCON / BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR: 46-16d / JUST: 10-16d	2,720	N/A
216	HUS412	BLOCK: 10-1/2"x15 1/2" TC / JOIST: 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-1/2"x15 1/2" TC / JOIST: 10-16d	2,630	N/A
219	MBHA412	H: 1-ATR34X8 TOP&FACE / JOIST: 18-10d	3,145	N/A
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR: (2) 3/4" x 8" / JOIST: 18-10d	2,160	N/A
231	MBHA3.56/16	HDR: (2) 3/4" x 8" / JOIST: 18-10d	3,450	N/A
232	MBHA5.50/16	HDR: (2) 3/4" x 8" / JOIST: 18-10d	3,450	N/A
240	H16	R: 2-10d x 1 1/2" / P: 10-10d x 1 1/2"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MG1	(1) 5/8" BLT. S. GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL: 3/4" BLT. S. GIR: 8-10d	6485	N/A
303	HGT-4	LTL: 3/4" BLT. S. GIR: 16-10d	9,250	N/A
401	TRUSL414	FACE: 18-16d / JUST: 8-16d	1,700	N/A

CONNECTOR TYPE	SIMPSON DESCRIPTION	FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			



COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

+ ULTIMATE DESIGN POSITIVE PRESSURE
- ULTIMATE DESIGN NEGATIVE PRESSURE

NOTE: DESIGN PRESSURES BASED ON FINAL WIND SPEED TO OBTAIN NOMINAL WIND PRESSURE MULTIPLY VALUES SHOWN BY A FACTOR OF 0.8

FIELD REPAIR NOTES

- MISSED FOOTING DOWNHOLE MAY BE SUBSTITUTED BY A STRAIGHT REBAR SET IN A 3/4" DIA. 4" DEEP HOLE FILLED BY UNEX PROPOXY 300 OR SIMPSON SET OR ETP ADHESIVES.
- BLOCK WALL OVERHANGING SLAB CONDITION UP TO 18" NO REPAIR NECESSARY UP TO 18" - ADD REBAR CELLS AND VERTICAL STEEL REINFORCEMENT OF WALL BETWEEN EXISTING FLEED CELLS WITH STEEL IN AREAS AFFECTED 12" - REQUIRE SPECIAL ENGINEERING LETTER.
- PENETRATION OF PLUMBING PIPES/DRY VENTS THRU PLATES OF LOAD BEARING WALL MAY OCCUR PROVIDE DR. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 7" AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 7" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE.

NOTES

- TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
- TYPICAL ROOF SAVES OVERHANG TO BE 18" UNLESS OTHERWISE NOTED.
- PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC STANDARDS AND/OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2003) FLORIDA RESIDENTIAL CODE.
- ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZED BY TRUSS MANUFACTURER OR FL REG. ENG.
- TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED BY 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 TR17W/CA BC51.1.
- REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
- ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
- SINGLE ROOF UNDERLAYMENT TO BE INSTALLED W/ FLOOR 2003 8TH EDITION IRMS 1.1 UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1976, D3989 AND D3957 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE IRMS 1.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE IRMS 1.1.1.
- OFF RIDGE VENTS MINIMUM OPENING SIZES. REFER TO MANUFACTURE RECOMMENDATIONS.

FLOOR TRUSS W/ 2X8 & 3/4" FLITCH PLATE W/ SIMPSON HGUMS 26-SDS (13" H.) (RIGHT FLANGE CONCEALED) SEE A3/D9 DETAIL

FLOOR TRUSS W/ 2X8 & 3/4" FLITCH PLATE W/ SIMPSON HGUMS 26-SDS (13" H.) (RIGHT FLANGE CONCEALED) SEE A3/D9 DETAIL

FLOOR TRUSS W/ 2X8 & 3/4" FLITCH PLATE W/ SIMPSON HGUMS 26-SDS (13" H.) (RIGHT FLANGE CONCEALED) SEE A3/D9 DETAIL (SIM)

FLOOR TRUSS W/ 2X8 & 3/4" FLITCH PLATE W/ SIMPSON HGUMS 26-SDS (13" H.) (RIGHT FLANGE CONCEALED) SEE A3/D9 DETAIL

Floor Trusses "B"
SCALE: 1/4" = 1'-0"

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

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

LOTS: 0000-0000, (COMMUNITY TOWNHOMES, BUILDING #17)

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

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Park Square HOMES

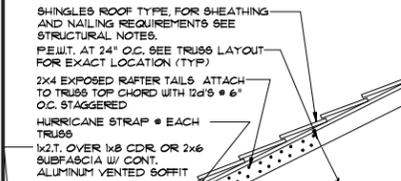
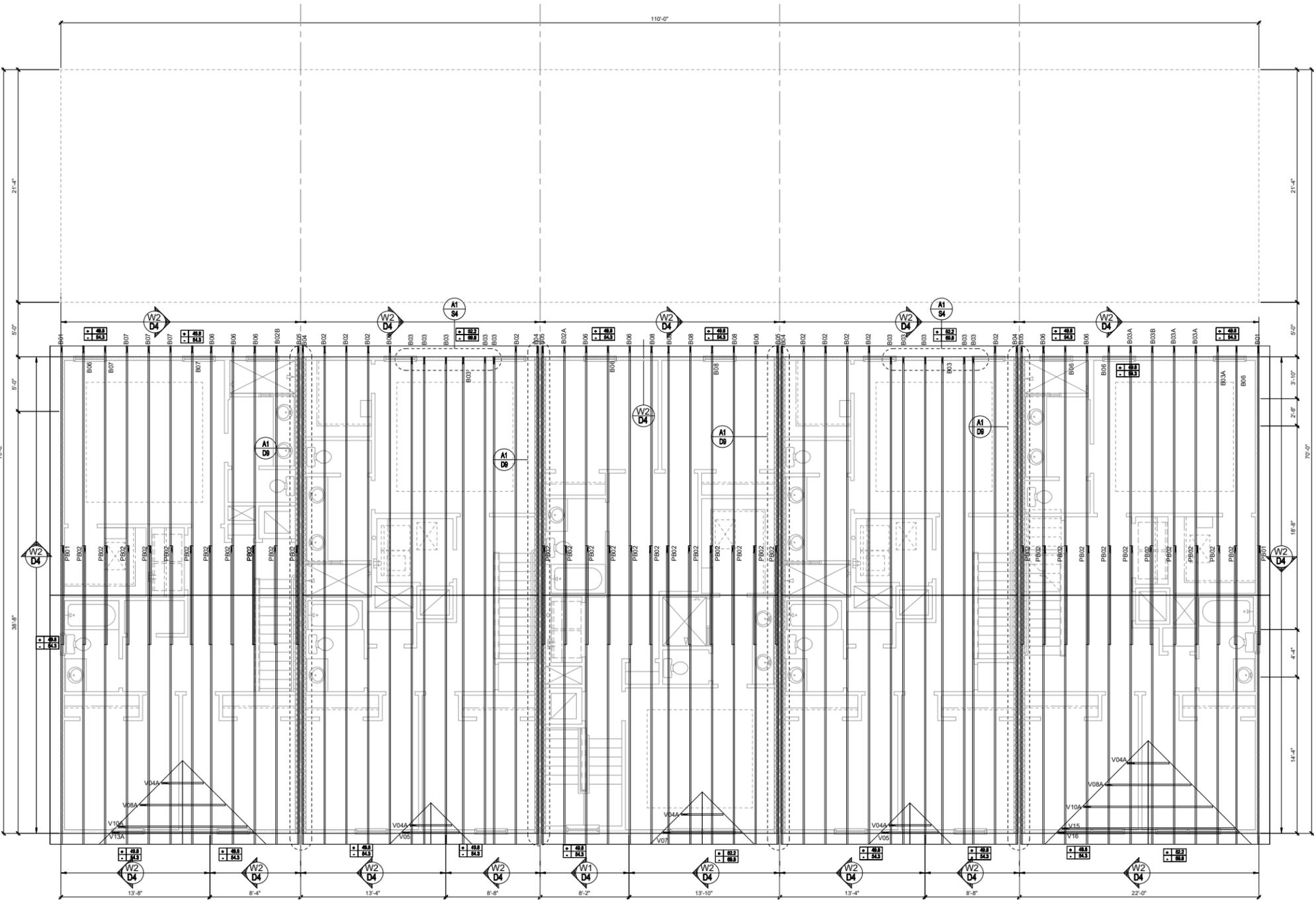
FLOOR FRAMING PLAN

REVISIONS	
DELTA #	DATE

DATE: XX-XX-25
SCALE: AS NOTED
DRAWN: MR
SHEET: 3

CONNECTOR SCHEDULE

CONNECTOR TYPE	SIMPSON DESCRIPTION	FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1 1/2"	1,810	65 / 960
5	DETA20	18-10d x 1 1/2"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8d x 1 1/2" / PLT: 4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1 1/2" / PLT: 8-8d x 1 1/2"	1010	660 / 650
23	LUS26	HDR: 4-10d / JUST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d / PLT / STD: 10-8d	985	400 / N/A
26	H2.5	RFT: 5-8d / PLT: 5-8d	415	150 / 150
34	A34	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	365	280 / 303
35	A35F	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	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



EXPOSED RAFTER DETAIL

COMPONENT & CLADDING DESIGN WIND PRESSURES

WIND DIRECTION	ULTIMATE DESIGN POSITIVE PRESSURE	ULTIMATE DESIGN NEGATIVE PRESSURE
WIND FROM PARALLEL TO RAFTERS	15.0 psf	15.0 psf
WIND FROM PERPENDICULAR TO RAFTERS	15.0 psf	15.0 psf

FIELD REPAIR NOTES

1. MISSED FOOTING DOMES MAY BE SUBSTITUTED BY A STRAIGHT REBAR SET IN A 3\"/>

NOTES

1. TYPICAL ROOF GABLE OVERHANG TO BE 12\"/>
2. TYPICAL ROOF EAVES OVERHANG TO BE 18\"/>
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 2003 FLORIDA RESIDENTIAL CODE.
4. ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZED BY TRUSS MANUFACTURER OR FL REG. ENG.
5. TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY. KON 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 TPWVTC 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. SINGLE ROOF UNDERLAYMENT TO BE INSTALLED IN ACCORDANCE WITH 8TH EDITION RIBS.1.1 UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1976, D4999 AND D5973 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE RIBS.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE RIBS.1.1.1.
9. OFF RIDGE VENTS MINIMUM OPENING SIZES. REFER TO MANUFACTURE RECOMMENDATIONS.

Roof Trusses "B"
SCALE 1/4" = 1'-0"

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THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 8th EDITION, 2013 OF THE FLORIDA BUILDING CODE-RESIDENTIAL AND IS CERTIFIED AS SUCH

LOTS: 0000-0000, (COMMUNITY) TOWNHOMES, BUILDING #17

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

REVISIONS	
DELTA #	DATE

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

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STRUCTURAL NOTES

- 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
- WINDOWS, DOORS, AND GARAGE DOORS TO BE DESIGNED TO MEET FBCR SECTION R301
- 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 TERMITES TREATED COMPACTED CLEAN FILL.
- CONCRETE MASONRY UNITS SHALL MEET: CH. 1-3 OF ACI 530-02/ ASCE 5-02/TMS 402-02 OR BIA BUILDING CODE REQUIREMENTS.
- MORTAR TO BE TYPE "M" OR "S", GROUT - 2,500 PSI @ 28 DAYS.
- MASONRY CLEAN OUTS REQUIRED @ GROUT GREATER THAN FIVE (5) FEET IN HEIGHT AND ALL VERTICALS.
- 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"
- 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
- UPLIFT CONNECTOR'S TO PROVIDE CONTINUITY FROM ROOF TRUSSES THRU PLATES TO SLAB AND FOUNDATION PER ENCLOSED DETAILS.
- EPOXY ANCHOR ALTERNATIVE:
THREADED ANCHOR ROD MAY BE USED IN LIEU OF ANCHOR BOLTS FOR USE AS PLATE ANCHORS OR HURRICANE ANCHORS.
THE FOLLOWING CRITERIA MUST BE MET:
ANCHOR SIZE CONC. HOLE SIZE MIN. HOLE DEPTH
1/2" -3/4" 7"
5/8" -7/8" 7"
3/4" 1" 8"
7/8" 1-1/8" 9"

WOOD STRUCTURAL NOTES

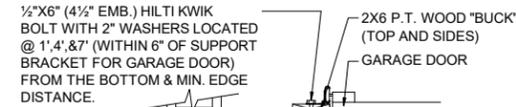
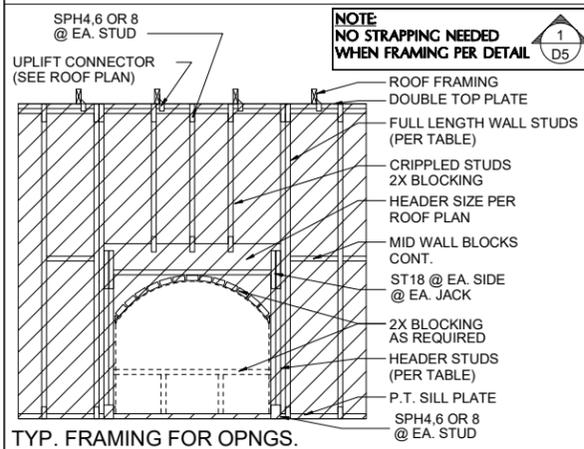
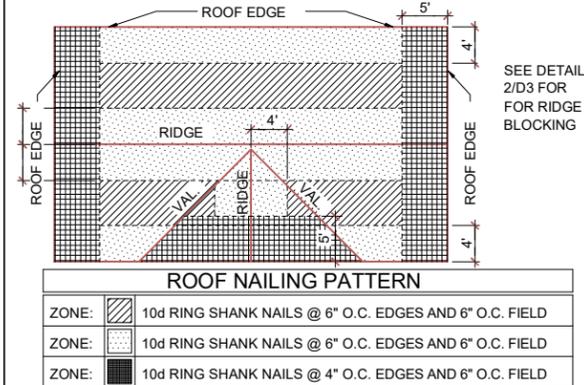
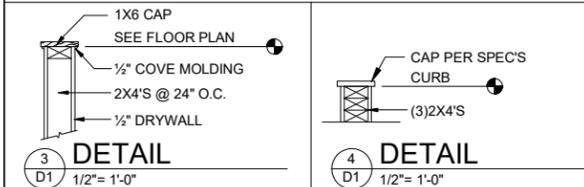
- ALL WOOD TO BE SPECIES, GROUP, AND GRADE AS NOTED BELOW. DAMAGED WOOD NOT TO BE USED.
- ALL STRUCTURAL LUMBER SHALL BE SPF (SPRUCE-PINE-FIR) #2 OR BETTER UNLESS OTHERWISE NOTED. (PRE ENG. TRUSSES EXCLUDED)
- END JOINT IN STRUCTURAL DOUBLE TOP PLATE TO BE OFFSET AT LEAST 4". STRUCTURAL DOUBLE PLATES TO BE NAILED @ 6" O.K..
- PLYWOOD OR OSB. WALL SHEATHING NAIL PATTERN TO BE 10d @ 6" O.C.. UNLESS OTHERWISE NOTED.
- NUMBER OF HEADER STUDS AND ADJACENT FULL LENGTH STUDS PER WALL AND HEADER STUD REQUIREMENT SCHEDULE.
- MAX. 1" HOLE DRILLED INTO EXTERIOR STRUCTURAL STUDS.
- DBL. STUDS @ EA. END OF SHEAR WALL.
- WHEN ANCHORING MULTIPLE WD. ITEMS TOGETHER, THE LENGTH OF HURRICANE STRAP MUST BE CENTERED.
- 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.
- 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.
- FLOOR SHEATHING TO BE MIN. 23/32" PLYWOOD NAILED @ 6" O.C. W/ #8 RING SHANK NAILS AND LIQUID NAIL ADHESIVE.
- ALL FLOOR TRUSSES TO BE END BLOCKED @ BEARING LOCATIONS
- TRUSS BRACING PER TRUSS MANUFACTURE'S DRAWINGS.
- ALL NAILING SPECIFIED TO BE APPLIED BY NAIL GUN OR MANUALLY
- ALL WOOD IN DIRECT CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
- 2000 PSF MINIMUM SOIL BEARING CAPACITY
- 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

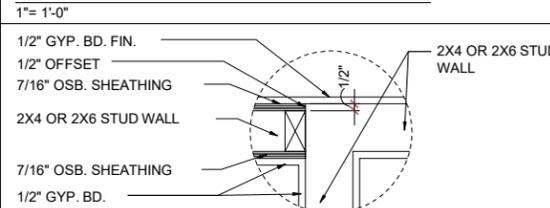
- MISSSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED W/ (1) USP MTW16 OR HC10 OR SIMPSON MTSM16 W/ (4) -1/4" X 2-1/4" TAPCONS TO BOND BEAM AND (7) 10d NAILS TO TRUSS FOR UPLIFTS LESS THAN 860 LBS (USE (2) MTSM16 FOR UPLIFTS LESS THAN 1720#). NO MORE THAN 10 STRAPS MAY BE SUBSTITUTED OR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



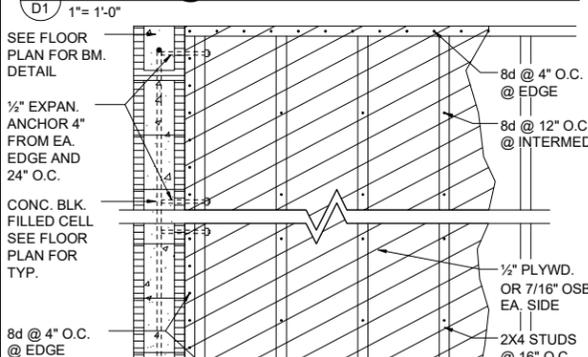
- DETAIL TO SATISFY 150 MPH WIND LOAD
- MASONRY FRAME SHALL BE MIN 8X16 ASTM C-9D
- GROUT FILLED CELL W/ 1/2" ASTM 2 #5 REBAR (GRADE 60) @ EA. SIDE OF GARAGE DOOR OPENING
- MAX. DISTANCE TO CORNER OF C.B.S. WALL REIN. 48"
- REIN. TO BE CONT. FROM FTG. TO TIE BEAM W/ ALL "ACI" DETAILS & DEVELOPMENT LENGTHS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

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

GARAGE BUCK DETAIL

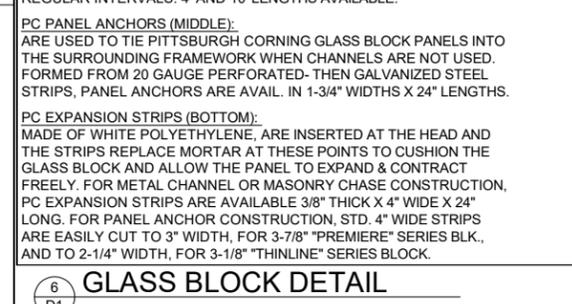
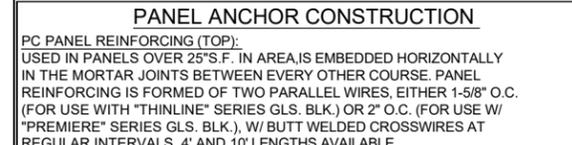
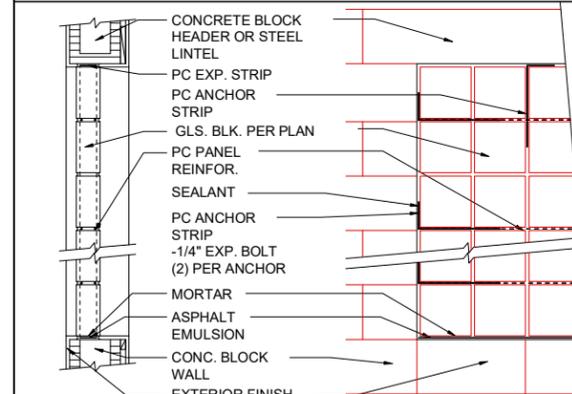
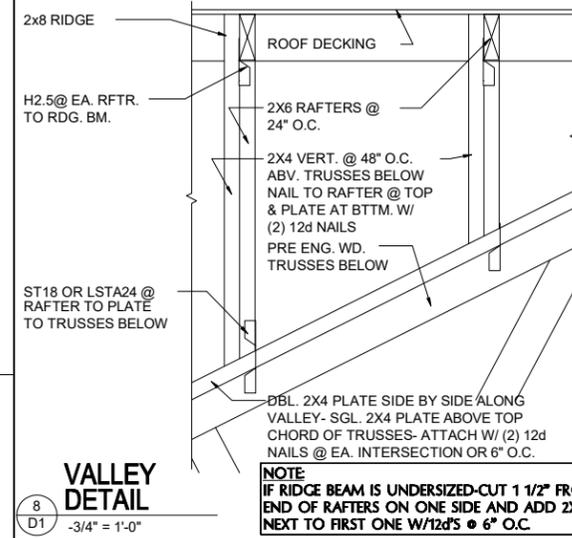
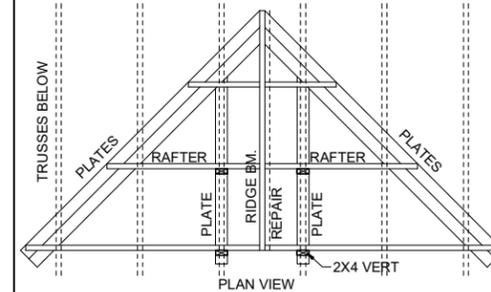


DETAIL @ CONN. TO REG. WALL



MIN. WALL AND HEADER REQUIREMENTS

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



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LOTS: 0000-0000, (COMMUNITY) TOWNHOMES, BUILDING #17

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

70' REAR LOAD TOWNHOMES

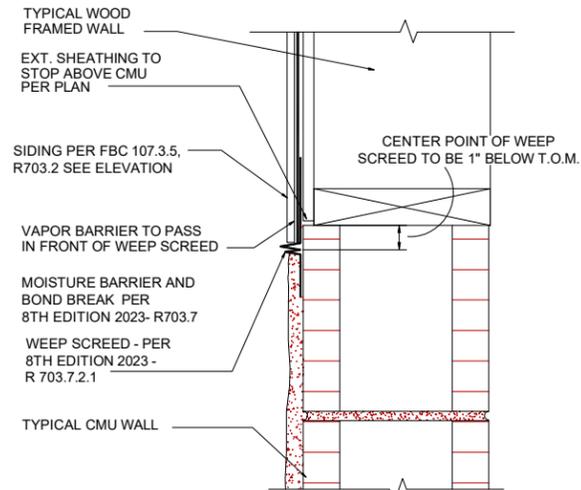
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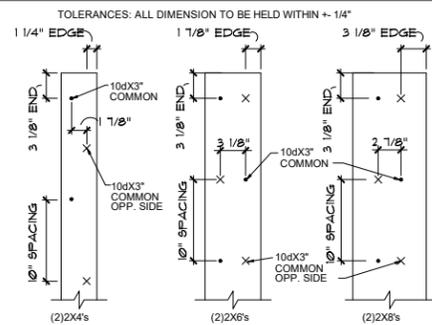
STRUCTURAL NOTE & DETAILS

REVISIONS	
DELTA #	DATE

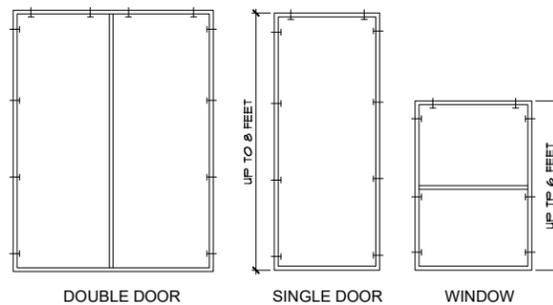
DATE: XX-XX-25
SCALE: AS NOTED
DRAWN: MR
SHEET: D1



FLASHING DETAIL



2X BUILT-UP STUD COLUMN DETAILS



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

BUCK ATTACHMENT DATA

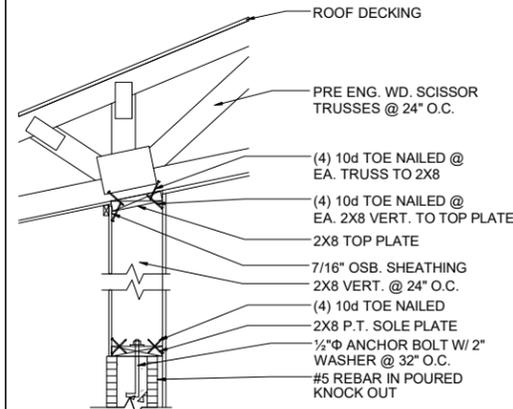
BUCKS SHALL BE 1x4 OR 2x8 PT AT WINDOWS OR 2x8 PT AT DOORS IN PINE OR SPRUCE. AT WINDOWS ATTACH BUCKS TO BLOCK WITH COMMON T-NAIILS AND PLACEMENT SIMILAR TO TAPCONS SHOWN. AT DOORS OR FIN WINDOWS IN BLOCK, ATTACH BUCKS w/ 2 T-NAIILS TOP AND BOTTOM AND 8\"/>

USE MIN. 2-1/4\"/>

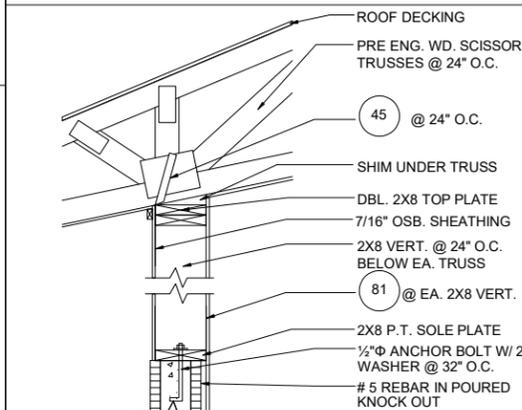
FOR FRAME ANCHORING USE MIN. 2-1/4\"/>

NOTE

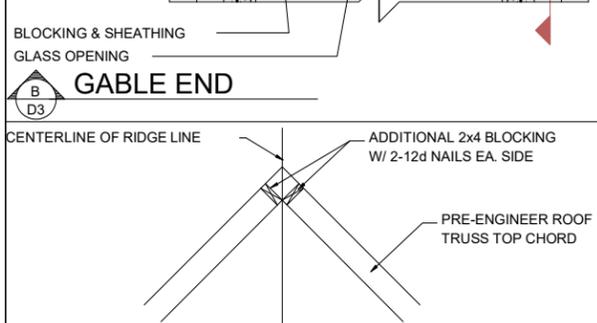
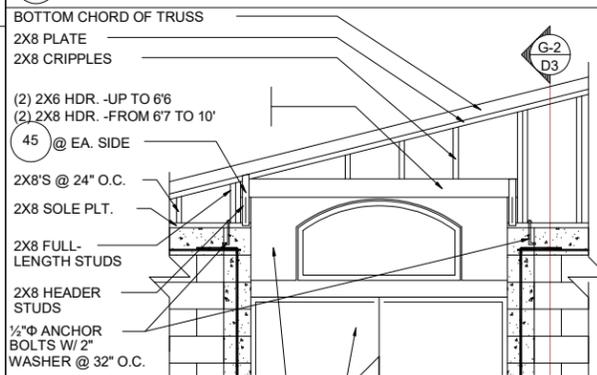
IN CASE OF BLOCK OPENINGS LARGER THAN DOOR FRAMING: ATTACH ADDITIONAL 2X FRAMING TO THE BLOCK WALL USING 1/4\"/>



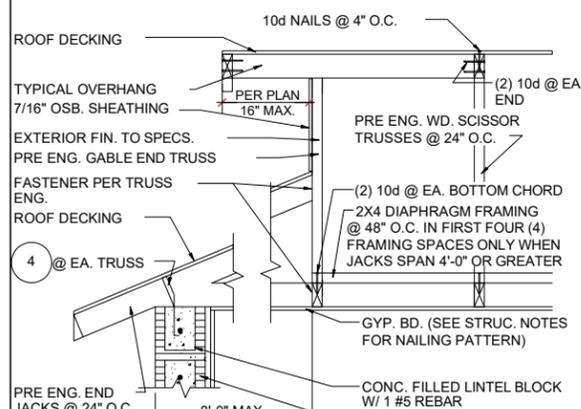
NON-BEARING



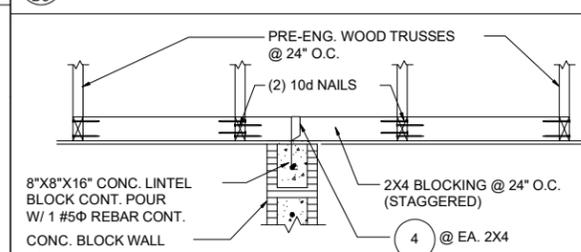
BEARING



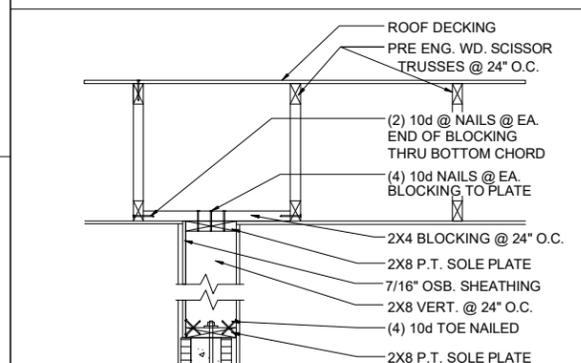
RIDGE DETAIL



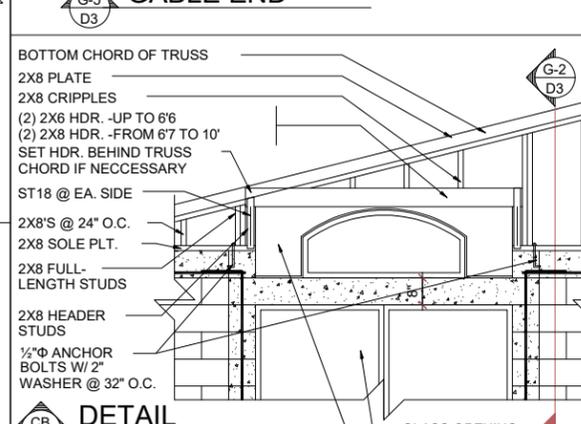
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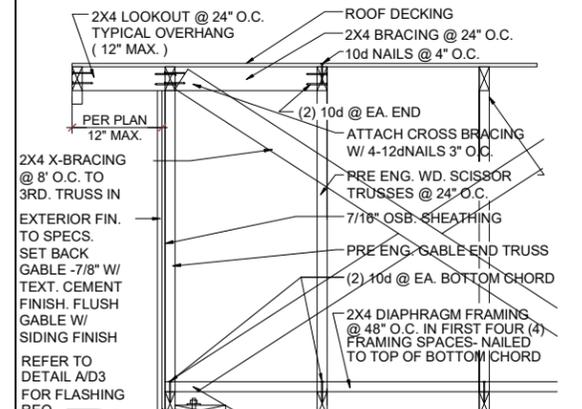
DETAIL



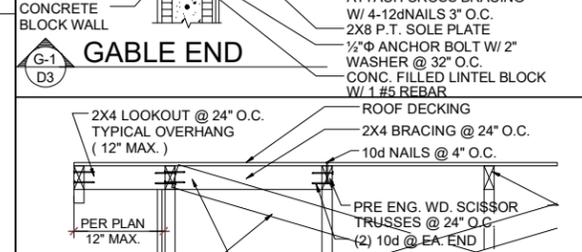
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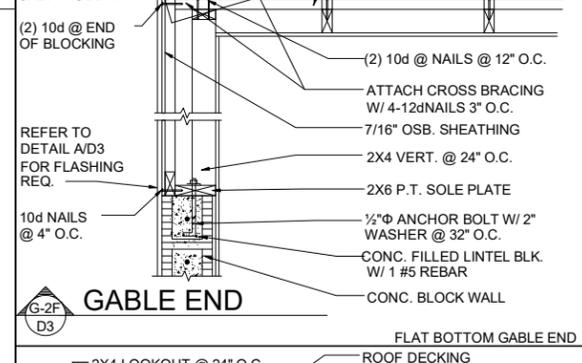
DETAIL



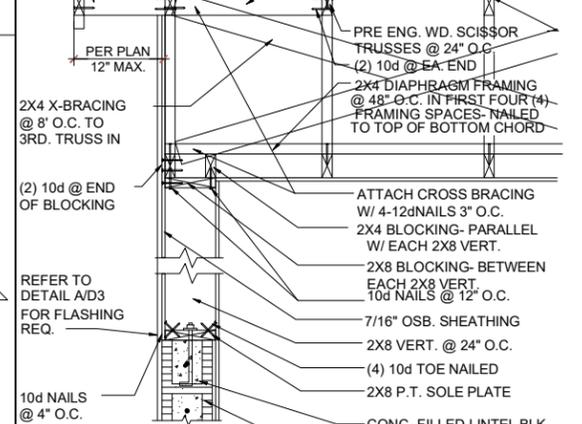
GABLE END



GABLE END



GABLE END



GABLE END

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LOTS: 0000-0000, (COMMUNITY) TOWNHOMES, BUILDING #17



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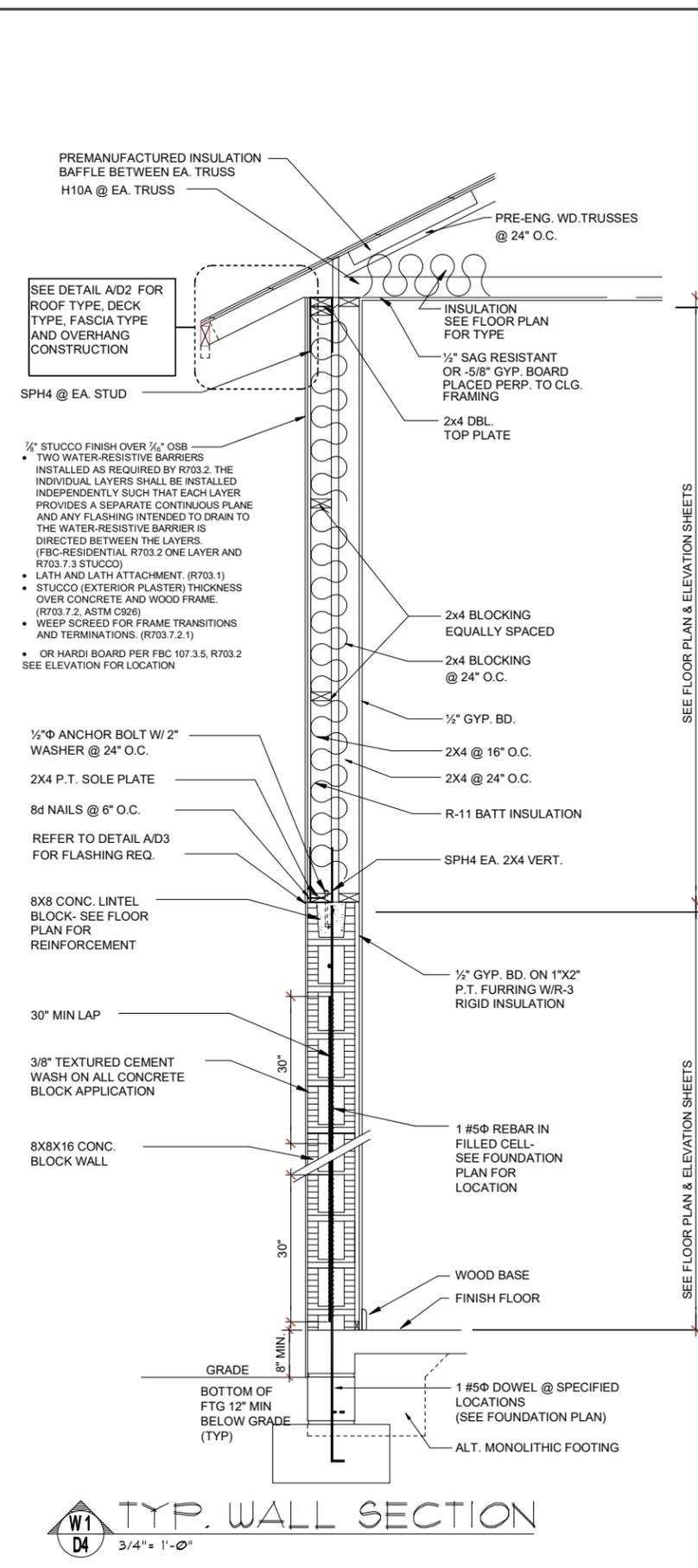
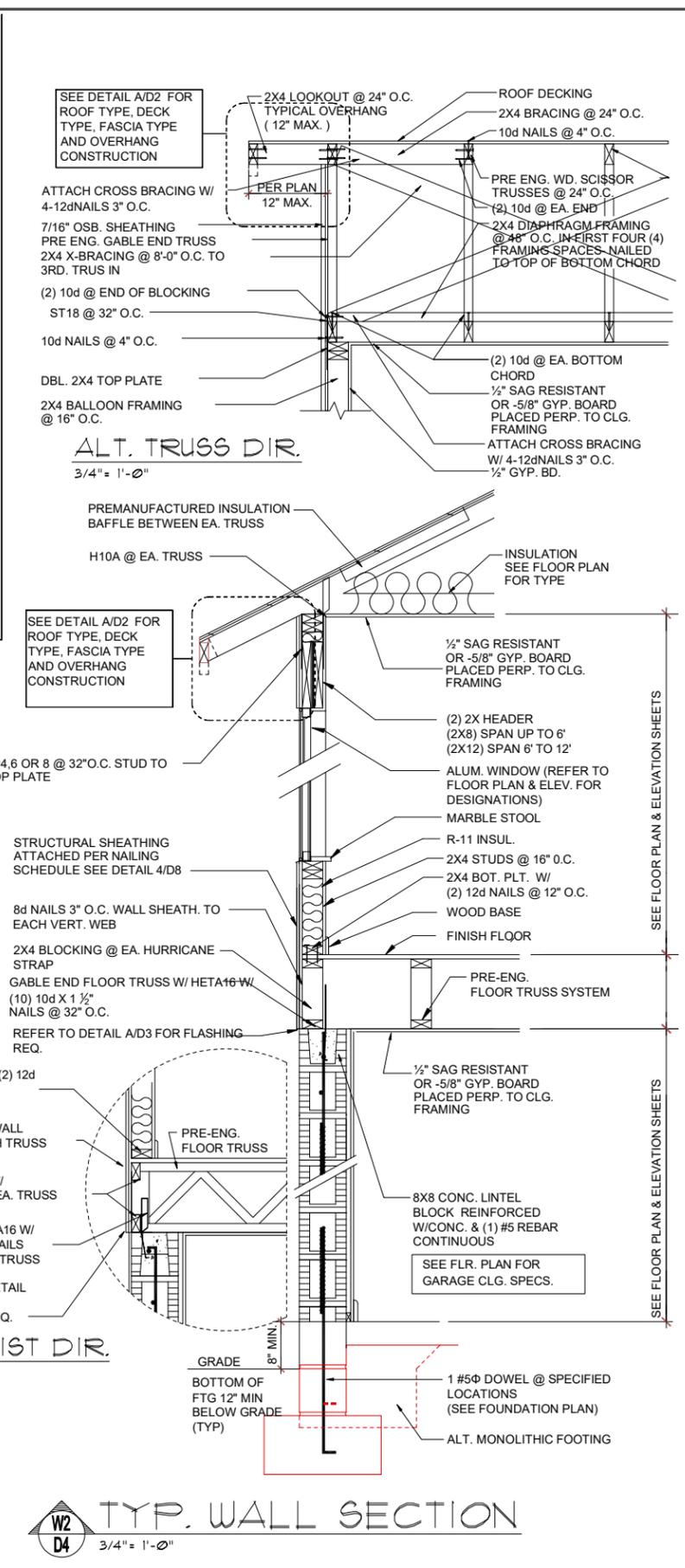
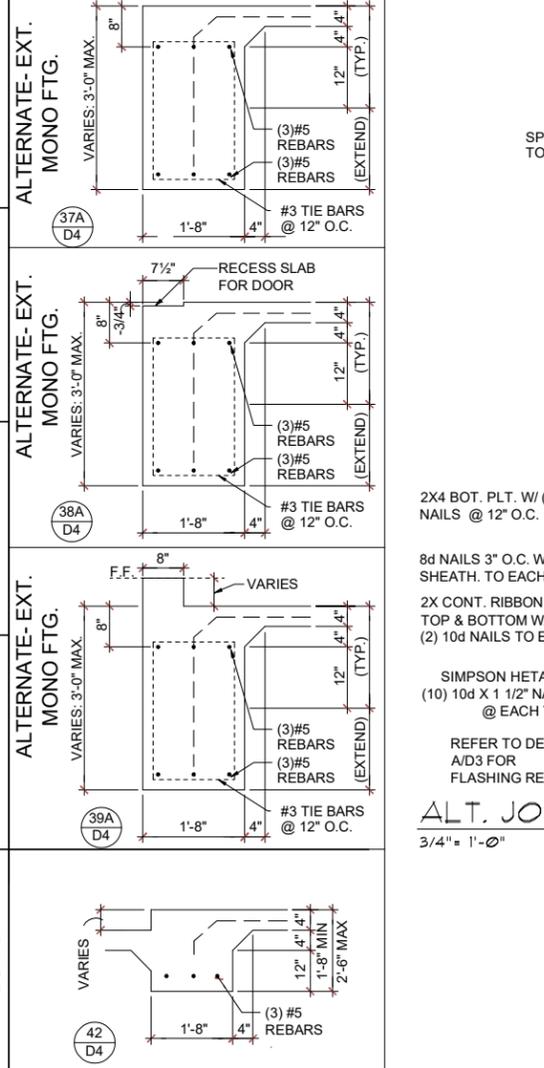
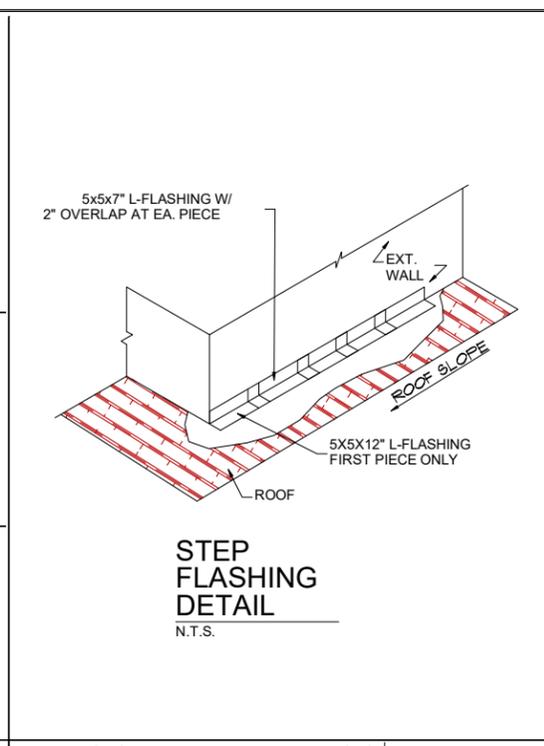
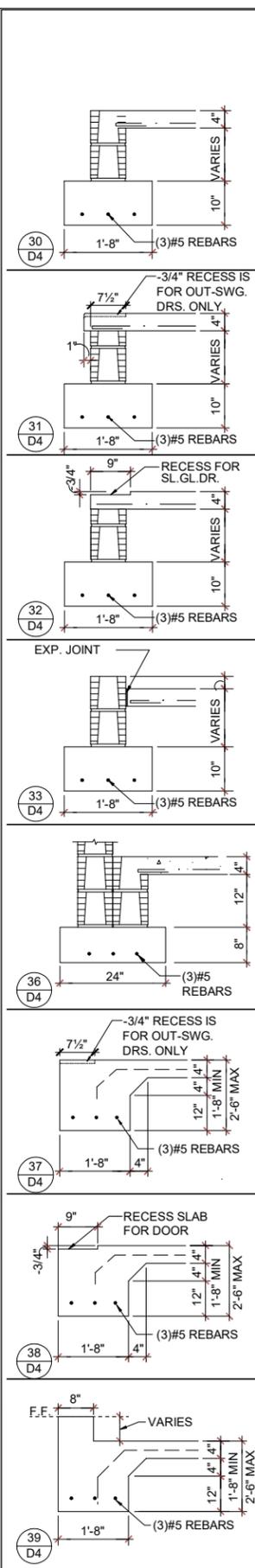


STRUCTURAL DETAILS

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

REVISIONS	
DELTA #	DATE

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



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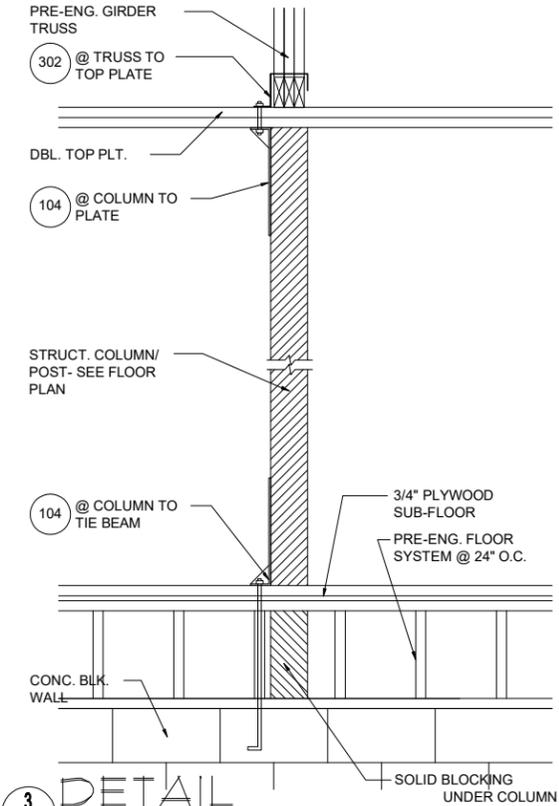
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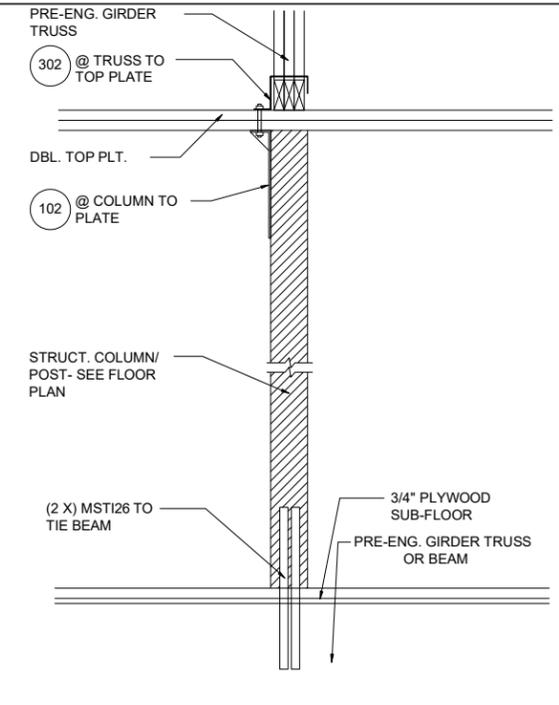
STRUCTURAL DETAILS
 5-UNIT: TYLER, JACKSON, GRANT, JACKSON, MONROE
 70' REAR LOAD TOWNHOMES

REVISIONS	
DELTA #	DATE

DATE: XX-XX-25
 SCALE: AS NOTED
 DRAWN: MR
 SHEET: D4



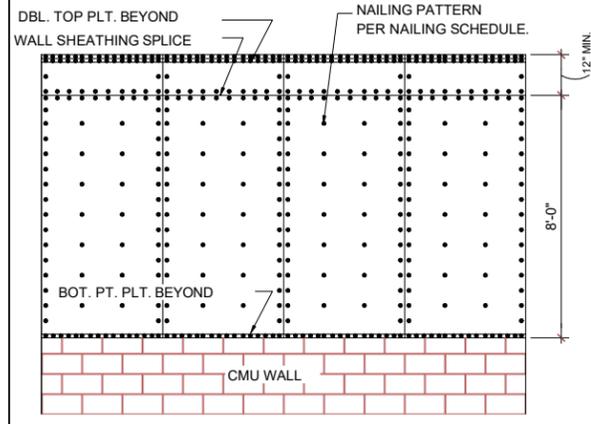
3 DETAIL
D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



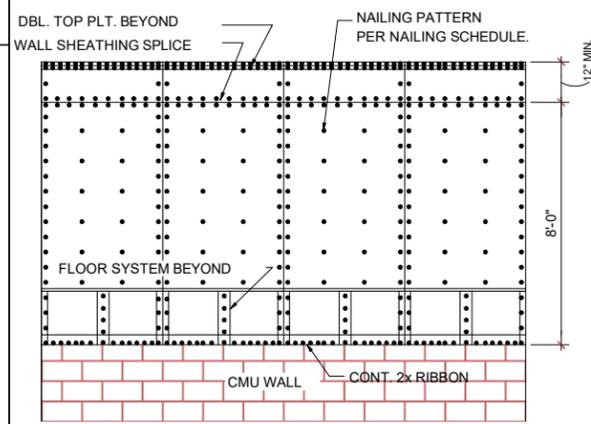
4 DETAIL
D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

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.

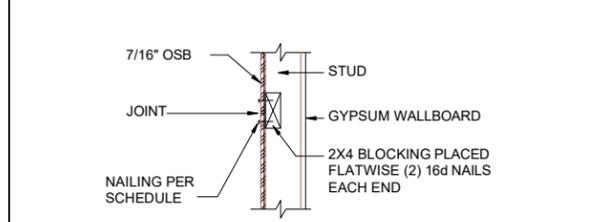
NAILING SCHEDULE:
(2)ROWS @ 3" O.C. AT TOP AND (1)ROW AT BOTTOM OF WALL, 6" O.C. ALL OTHER EDGES AND 12" IN FIELD. BLOCKING SHALL BE PLACED AT ALL SHEATHING JOINTS.



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

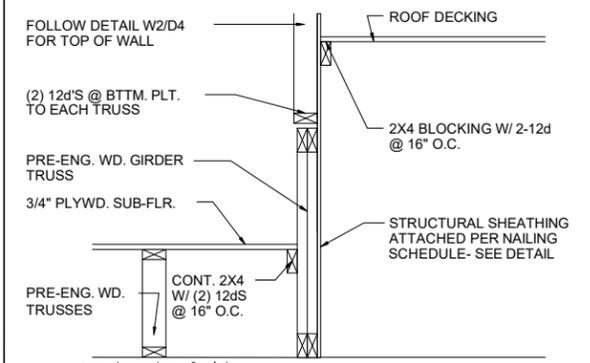


B SHEATHING ELEV. 2-STORY FRAMING N.T.S.

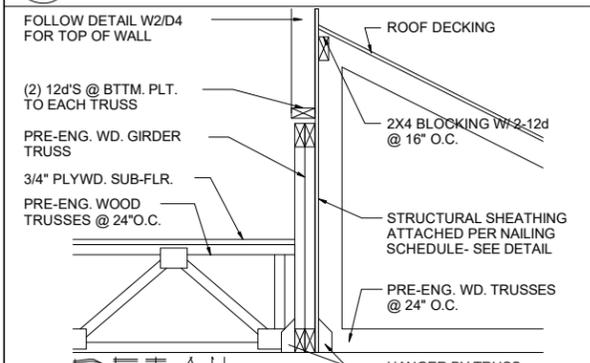


C SHEATHING BLOCKING @ HORIZONTAL JOINTS N.T.S.

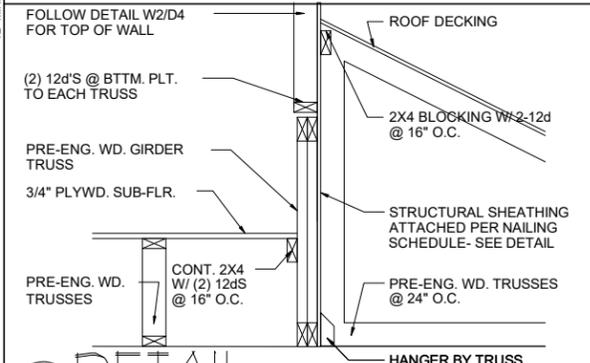
5 SHEATHING UPLIFT DETAILS
D6



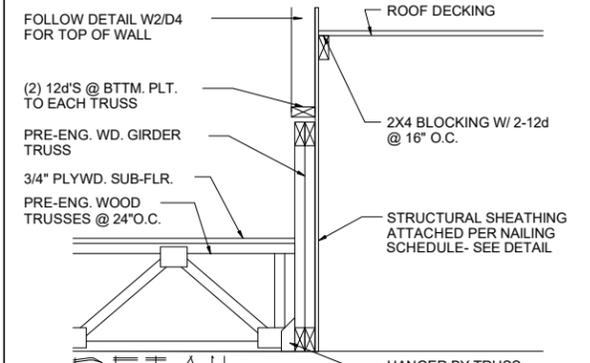
6 DETAIL
D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



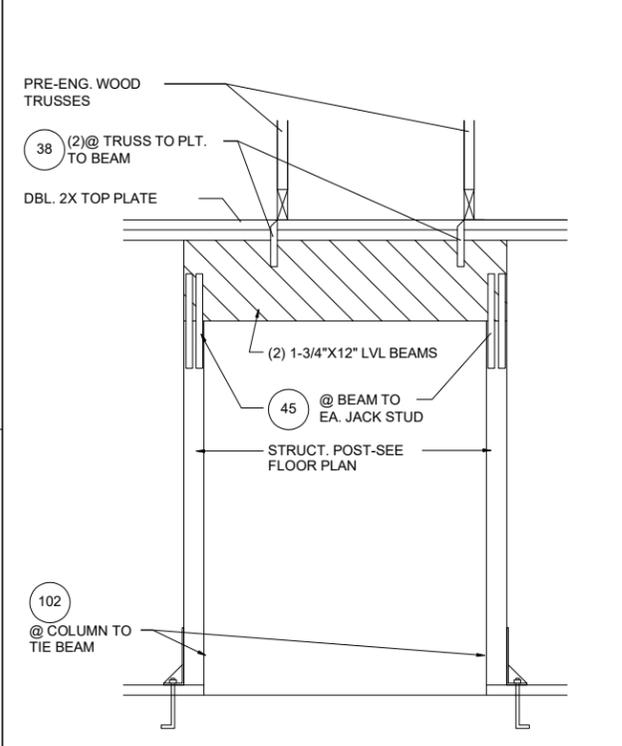
7 DETAIL
D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



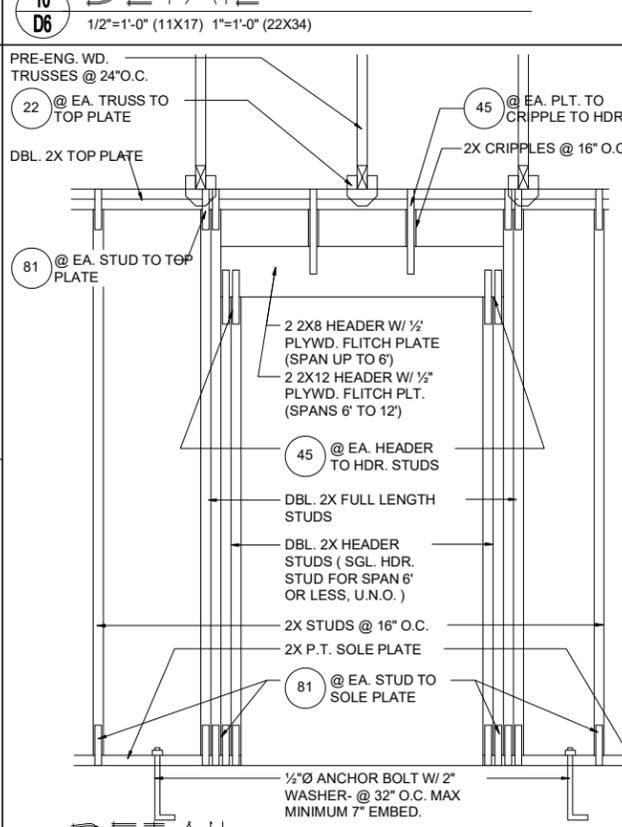
8 DETAIL
D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



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



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



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

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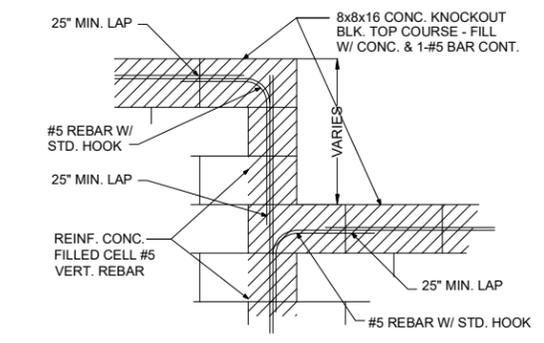
STRUCTURAL DETAILS

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

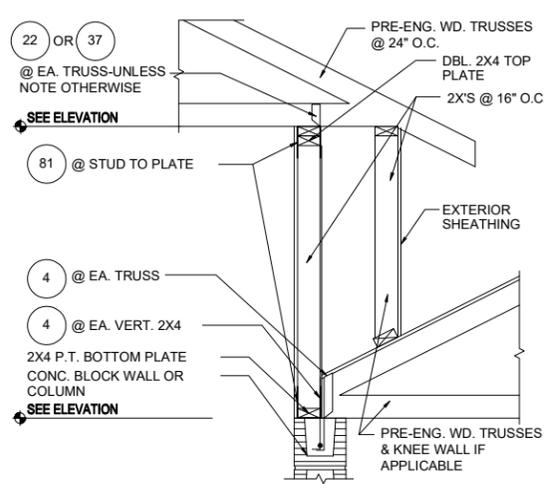
REVISIONS	
DELTA #	DATE

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

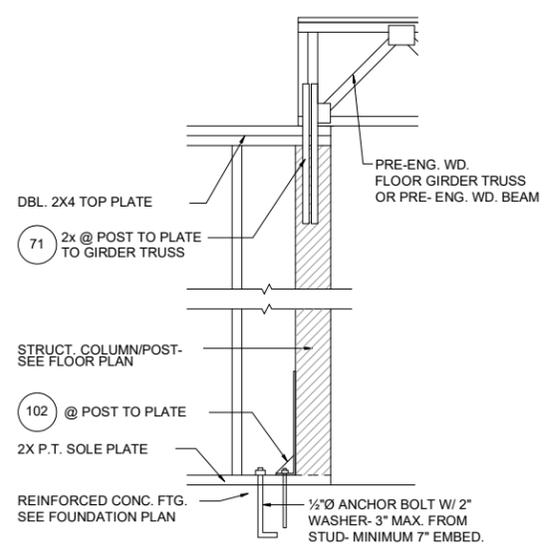
D6



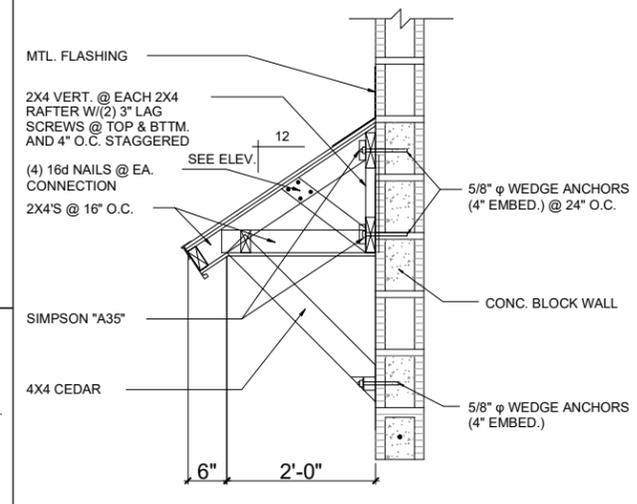
1 BLOCK WALL HT. TRANSITION
D8 N.T.S.



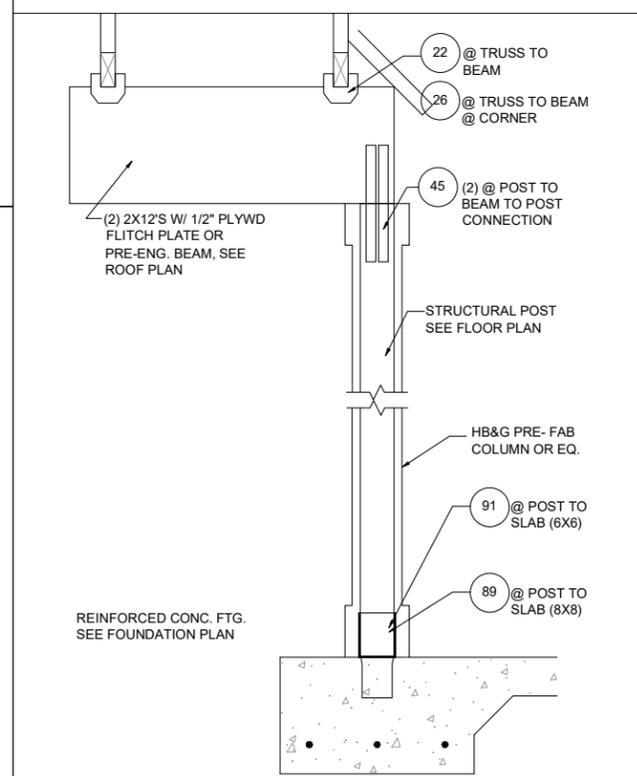
2 DETAIL
D8 N.T.S.



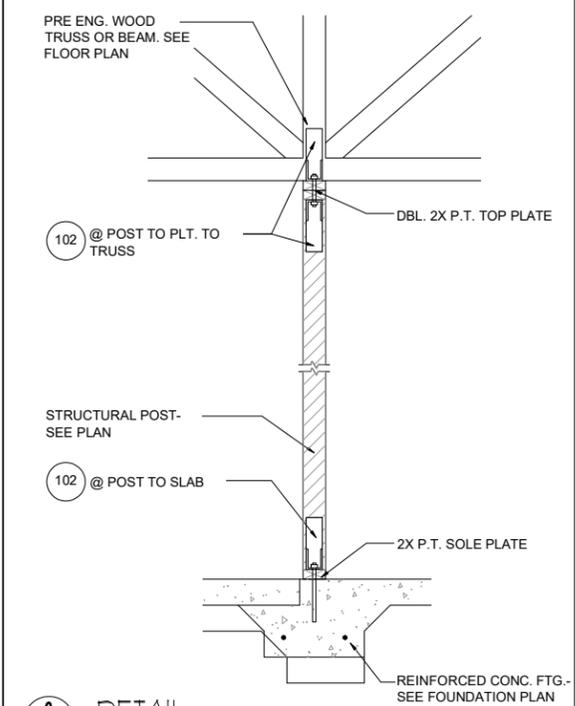
3 DETAIL
D8 N.T.S.



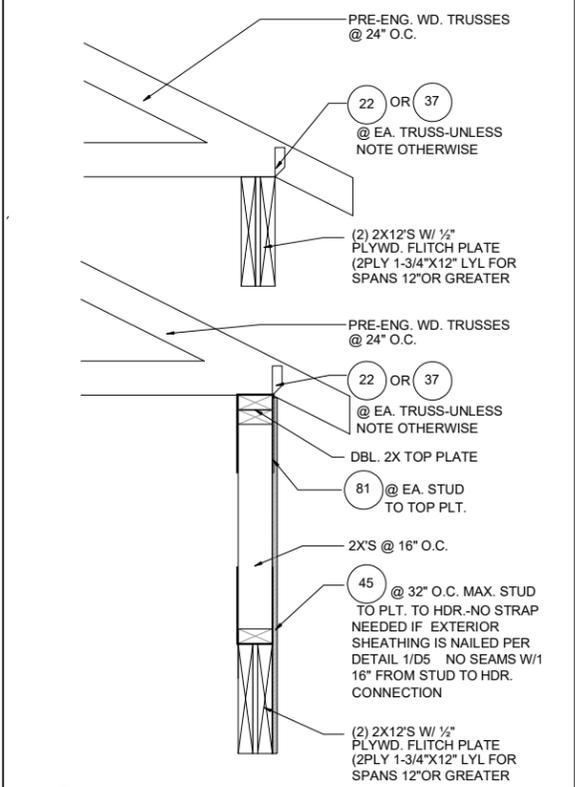
4 SHED ROOF DETAIL
D8 N.T.S.



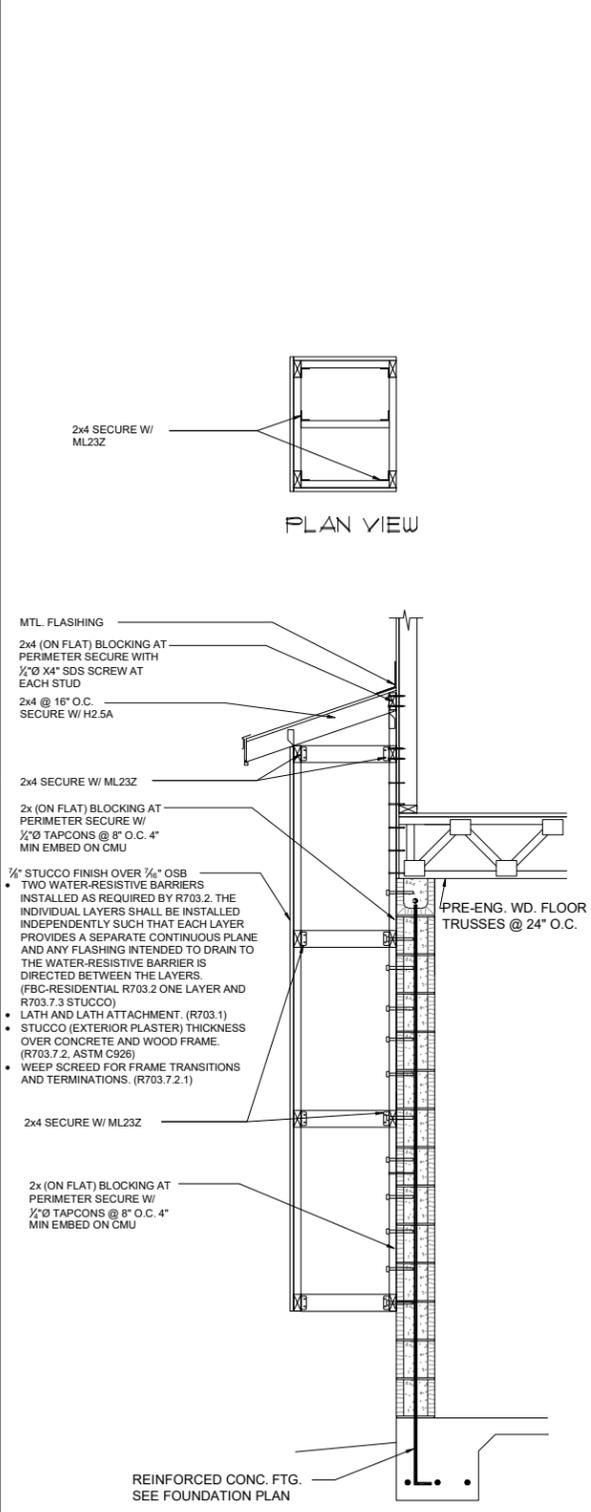
5 DETAIL
D8 N.T.S.



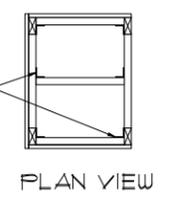
6 DETAIL
D8 N.T.S.



7 DETAIL
D8 N.T.S.



8 DOGHOUSE DETAIL
D8 N.T.S.



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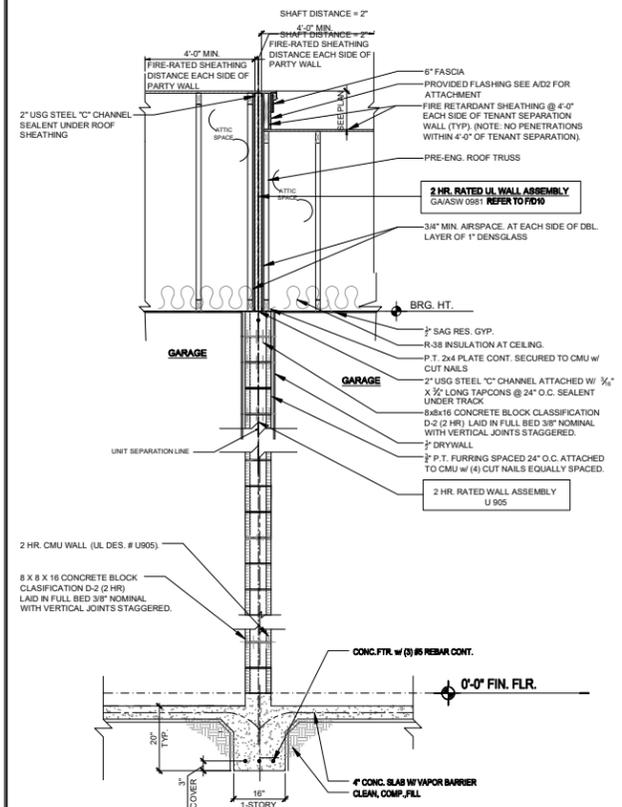


STRUCTURAL DETAILS

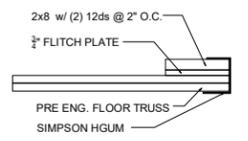
5-UNIT: TYLER, JACKSON, GRANT, JACKSON, MONROE
70' REAR LOAD TOWNHOMES

REVISIONS	
DELTA #	DATE

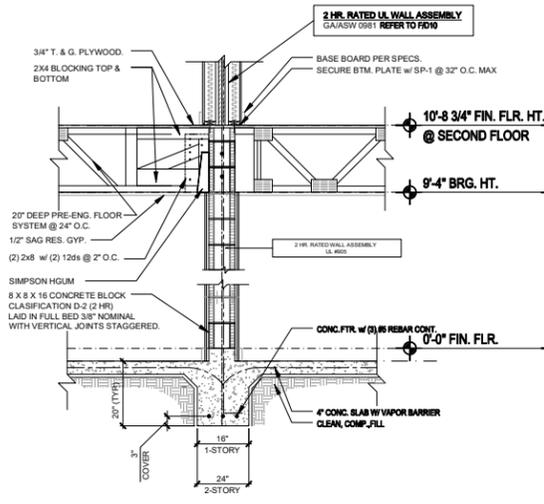
DATE: XX-XX-25
SCALE: AS NOTED
DRAWN: MR
SHEET: D8



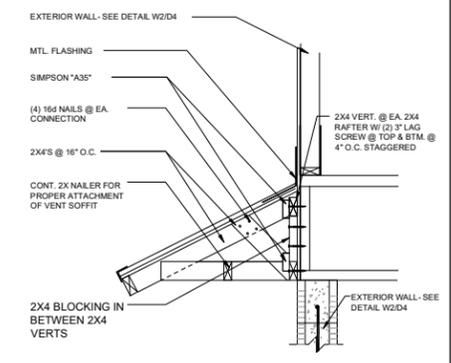
A2
D9 WALL SECTION AT GARAGE
N.T.S.



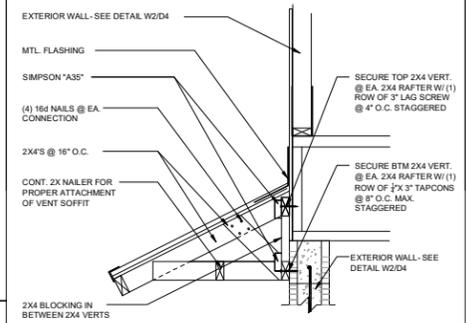
TOP VIEW



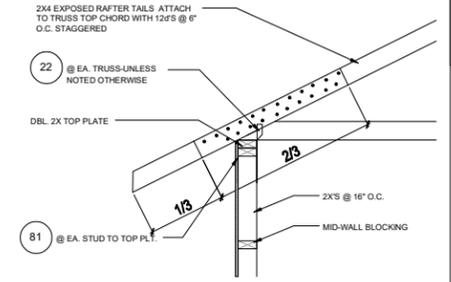
A3
D9 DETAIL
N.T.S.



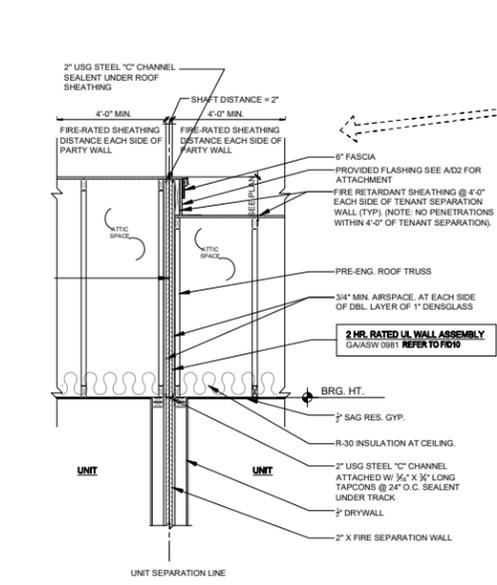
CONV. FRAME OVERHANG
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



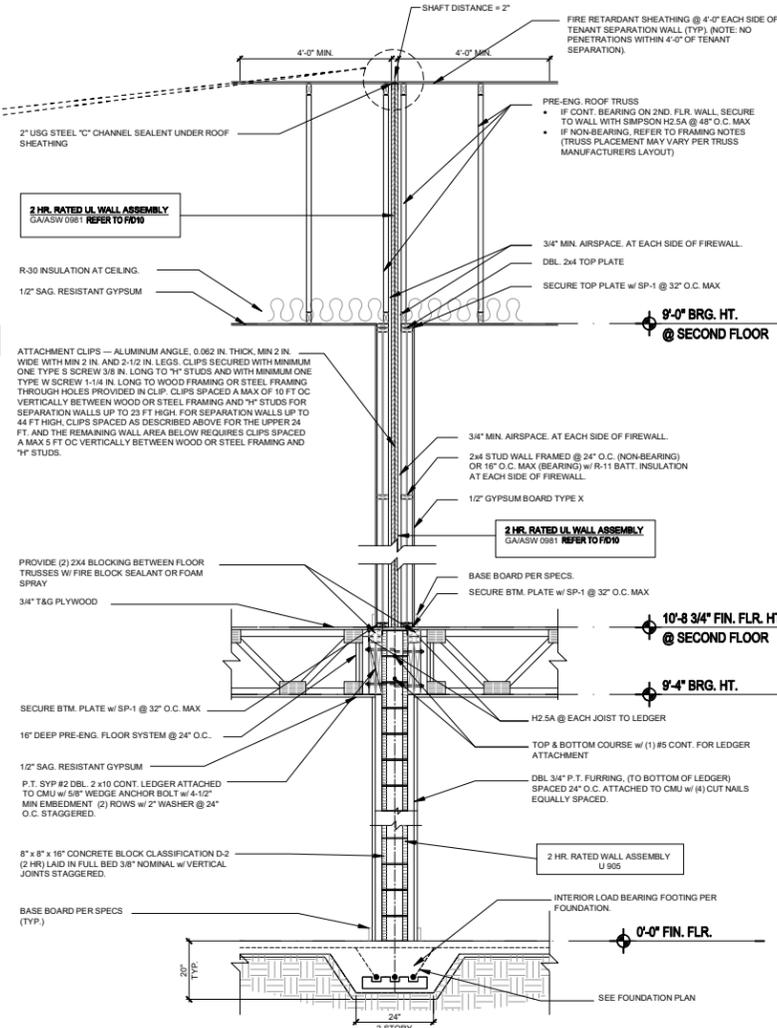
A4
D9 CONV. FRAME OVERHANG
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



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



TYPICAL OVERHANG ELEVATED ROOF
N.T.S.



A1
D9 PARTY WALL SECTION
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
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THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 8th EDITION, 2013 OF THE FLORIDA BUILDING CODE-RESIDENTIAL AND IS CERTIFIED AS SUCH

LOTS: 0000-0000, (COMMUNITY) TOWNHOMES, BUILDING #17)

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REVISIONS	
DELTA #	DATE

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

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Park Square HOMES

STRUCTURAL DETAILS

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

