

ABBREVIATIONS:

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

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" GYPBD APPLIED TO 1X P.T. VERTICAL FURRING BATTIS SPACED @ 16" O.C. ATTACH FURRING TO CONCRETE WALL AS REQUIRED.
4. SECOND FLOOR EXTERIOR WALLS TO BE WOOD STUDS.
5. REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES
5. REFER TO TYPICAL DETAIL SHEET FOR EXTERIOR WALL FINISH SPECIFICATIONS
6. ALL EXTERIOR CEILING (PORCH & PATIOS) SHALL HAVE SAG-RESISTANT GYP 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 SHALL HAVE PER FBCR 1023.5 1/2" SAG-RESISTANT GYP BD. INSTALL PERPENDICULAR TO FRAMING.
4. TILE IN TUBS, SHOWERS, & WALL PANELS IN SHOWER AREAS ARE TO HAVE CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKERS 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 ASSEMBLY ABOVE AND 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-DEGREE, 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 310.2

DOORS AND WINDOWS:

- 1. WINDOW AND DOOR SUPPLIERS SHALL PROVIDE CURRENT ROUGH OPENING INFORMATION WHICH SHALL HAVE PRECEDENCE OVER THE WINDOW AND DOOR SCHEDULES ON PLAN.
2. CONTRACTOR AND SUPPLIER TO VERIFY WINDOW LOCATION, TYPE (FIN VS. FLANGE), HEADER HEIGHTS, AND ROUGH OPENINGS PRIOR TO DELIVERY.
3. WINDOWS & DOORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS
4. ALL GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED & COMPLY WITH SECTION R308 OF THE 2023 FBC-R 8TH EDITION.
5. WINDOW CONTRACTOR TO VERIFY ROUGH OPENINGS OF ALL FIELD ASSEMBLED FIXED GLASS WINDOW UNITS PRIOR TO INSTALLATION.
6. WINDOW ROUGH OPENING INCLUDES 1X P.T. FRAME ATTACHED TO CMU'S.
7. DOOR ROUGH OPENING INCLUDES 2X P.T. FRAME ATTACHED TO CMU'S.
8. DOOR FROM HOUSE TO GARAGE MUST BE SOLID WOOD DOOR NO LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20 MIN. FIRE RATED IAW R302.51
9. ALL WINDOWS IN WIND BORN DEBRIS AREAS SHALL BE PROTECTED FROM WIND BORN DEBRIS. PROVIDE SHUTTERS CERTIFIED TO MEET MIAMI-DADE IMPACT TEST. SHUTTERS MUST BE ROLL-DOWN, PANEL ACCORDION OR OTHER APPROVED DESIGN TYPE. BUILDER TO SUBMIT MANUFACTURER, MODEL NO. INSTALLATION INSTRUCTIONS, & COPY OF MIAMI-DADE IMPACT TEST DATA FOR PROPOSED SHUTTERS.
10. WINDOW AND DOOR ASSEMBLIES TO CONFORM TO 2023 FBC-R CHAPTER 6, SECTION 609. INTERIOR FACE OF WINDOW FASTEN 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 101/52/A440 OR TAS 202 (HVHZ) SHALL COMPLY WITH TAS 202 AND ASTM E1300. EXTERIOR SIDE HINGED DOORS SHALL COMPLY WITH AAMA/WDMA/CSA 101/52/A440 OR ANSI/UMA100 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 FIBROIL PANELS.
4. APPLY HILLI FOM 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 BATTIS.
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/ FLUMB 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.
6. 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 - 210.12-ALL 15A OR 20A, 120V BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN THE FOLLOWING LOCATIONS REQUIRE AFCI PROTECTION: KITCHEN FAMILY RMS, DINING RMS, LIVING RMS, PARLORS, LIBRARIES, BEDROOMS, DEN, CLOSETS, SUNROOMS, RECREATION RMS, HALLWAYS OR SIMILAR AREAS SHALL BE PROTECTED BY A LISTED AFCI DEVICE OF THE COMBINATION TYPE.
2. IAW NEC 2020 - 406.12, ALL 15A AND 20A, 125V RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT.
3. ALL SERVICES SUPPLYING DWELLING UNITS SHALL BE PROVIDED WITH A SURGE-PROTECTION DEVICE (SPD). THE SPD SHALL BE A TYPE (1) OR TYPE (2) SPD.
4. ALL OUTLETS IN BATHROOMS, KITCHEN, GARAGES 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 R314.3 & R314.4.
6. ALL ELECTRICAL WORK TO BE DONE PER NEC 2020
1. ADDITIONAL ELECTRODE MAY BE REQUIRED IN ACCORDANCE WITH NEC 250.55(A)(2)
2. ALL DWELLING UNIT RECEPTACLE WILL BE IN ACCORDANCE WITH NFPA10-NEC1010 - 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 M1602 OF THE FBC-R 2023 8TH EDITION.
5. ALL WATER HEATERS HAVING AN IGNITION SOURCE TO BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS MINIMUM 18" ABOVE GARAGE FLOOR UNLESS WATER HEATER IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. IAW FBC-R 2023 8TH EDITION F2801.1
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 M1602.4.5.1 THROUGH M1602.4.5.3

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 R40511.1.14.

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?

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

70' REAR LOAD TOWNHOMES

Table with columns: REVISIONS, DELTA #, DATE. Includes rows for DATE: XX-XX-25, SCALE: AS NOTED, DRAWN: MR, SHEET:

00.1

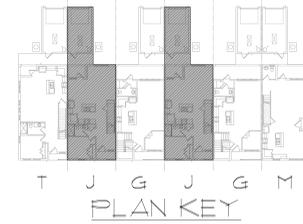


A DIVISION OF PARK SQUARE ENTERPRISES, INC. 5200 Vineland Road, Suite 200 Orlando, Florida 32811 Phone: (407) 529 - 3000



GENERAL NOTES

PARK SQUARE HOMES RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.



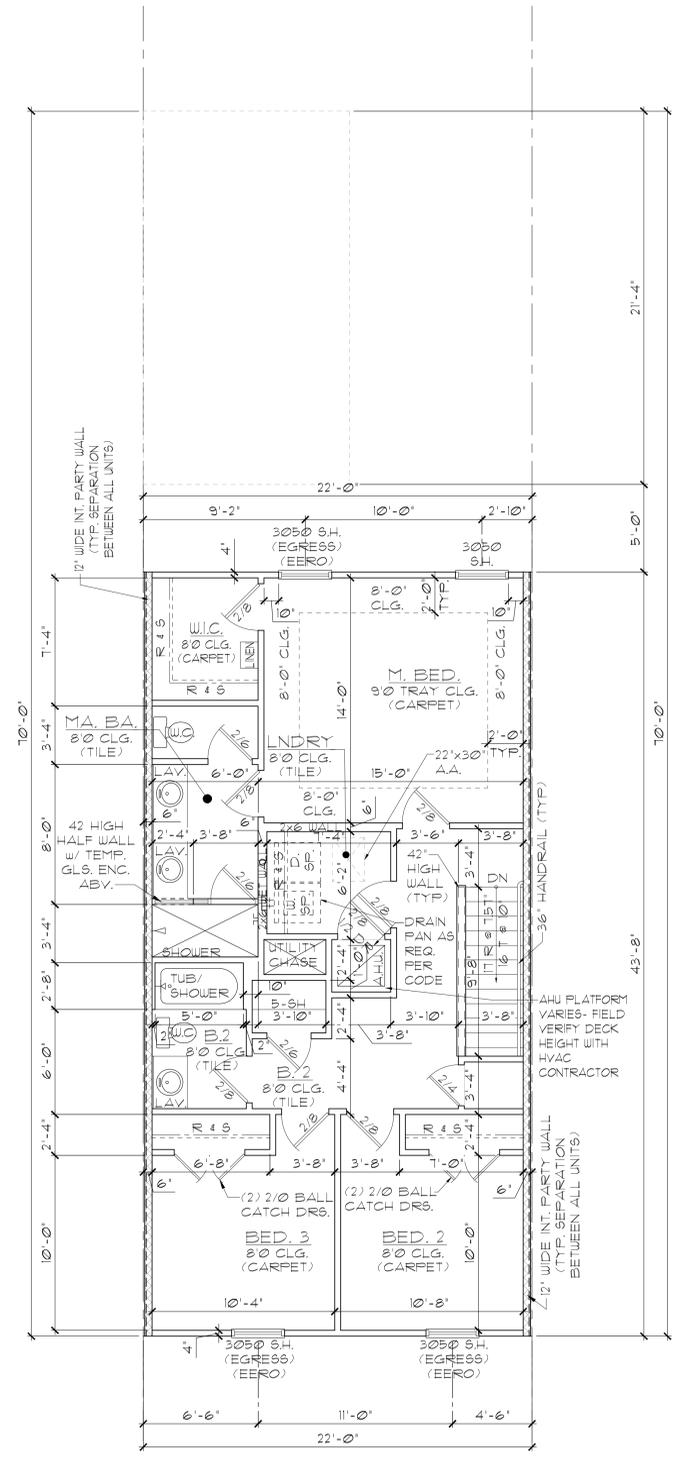
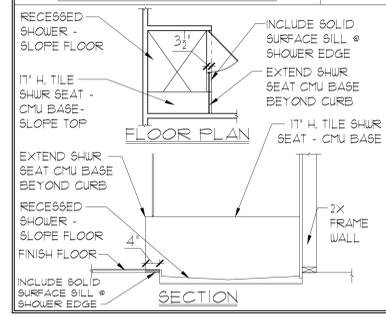
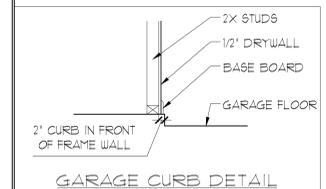
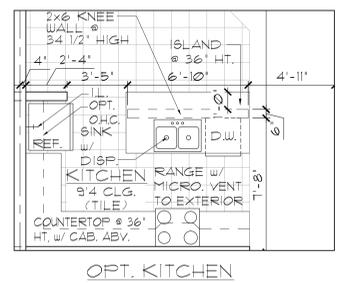
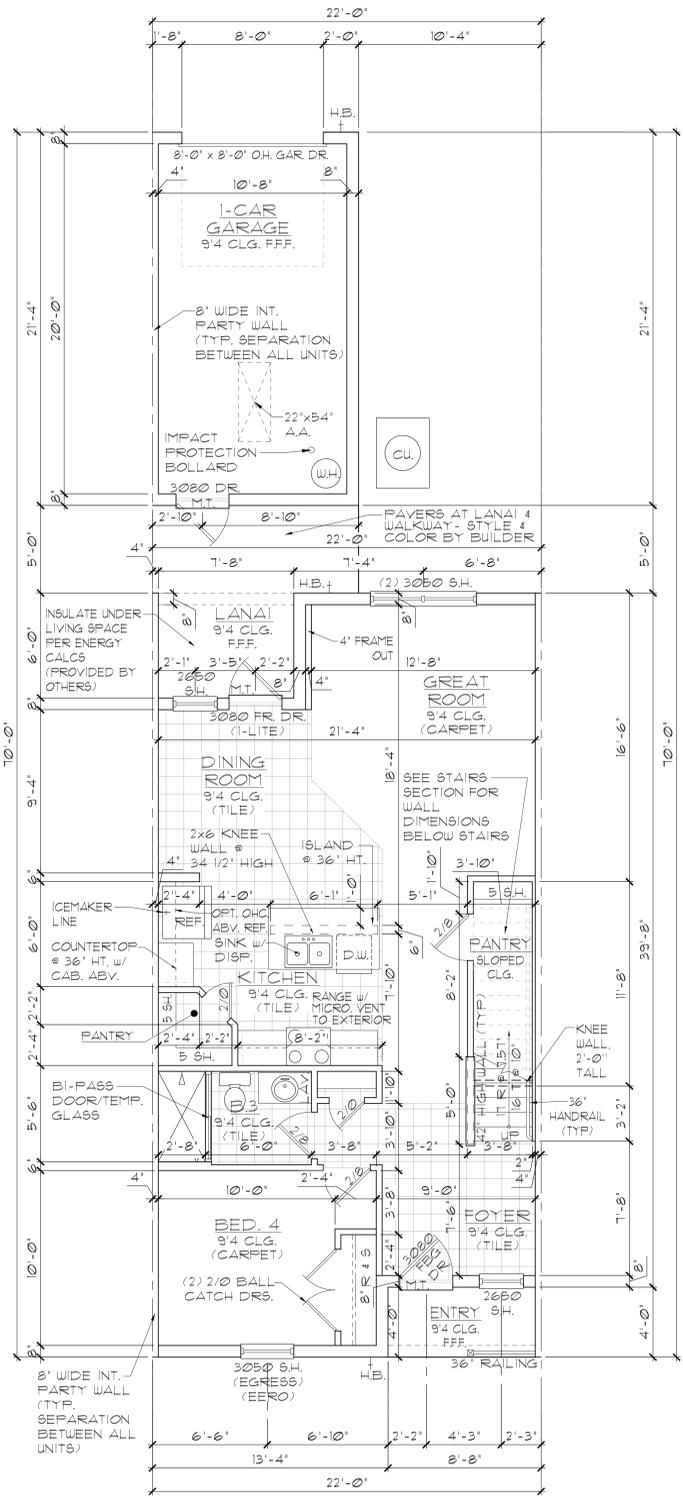
GENERAL NOTES

- 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. @ 8'-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'-2" 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?

PARK SQUARE HOMES RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.

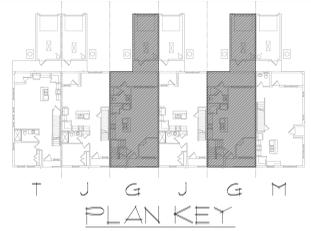
ITEC
 THOMPSON ENGINEERING GROUP, INC.
 4401 Vineland Road, Suite A2 Orlando, FL 32811
 Ph: (407) 734-1450 Fax: (407) 734-1750 www.itec.com

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

Park Square HOMES
 FLOOR PLANS
 JACKSON MODEL
 6-UNIT: TYLER, JACKSON, GRANT, JACKSON, GRANT, MONROE
 70' REAR LOAD TOWNHOMES

REVISIONS	
DELTA #	DATE

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



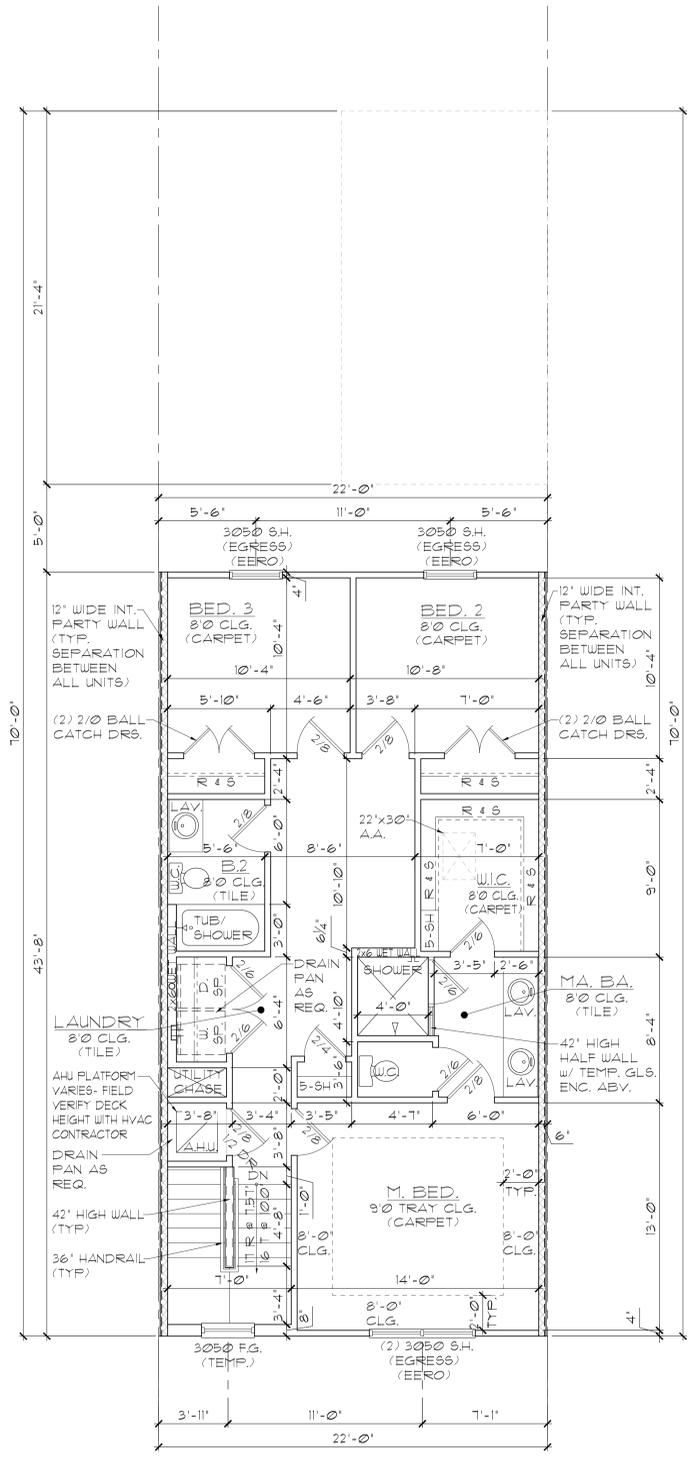
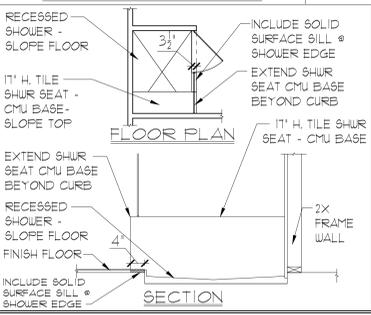
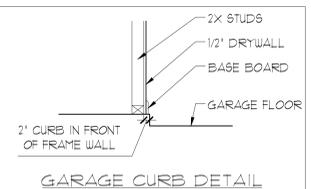
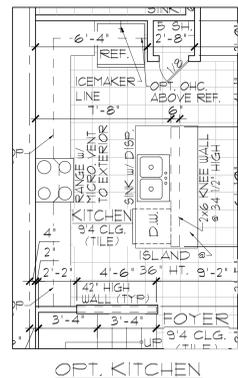
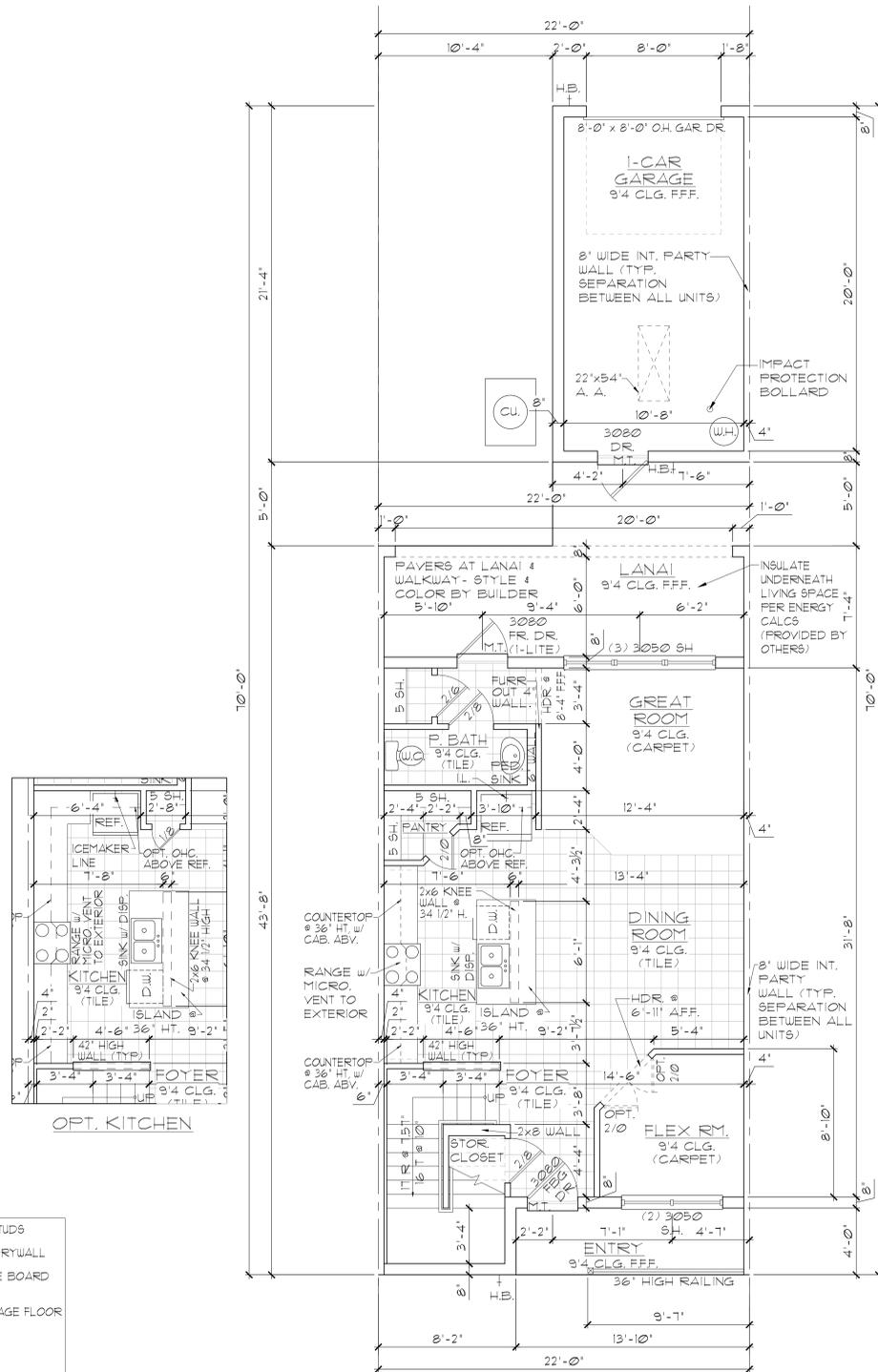
GENERAL NOTES

- 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 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 4 INTERIOR DOOR HEIGHT REQUIREMENTS



AREA CALCULATIONS

LIVING:	
FIRST FLOOR	759 SF.
SECOND FLOOR	903 SF.
TOTAL LIVING	1662 SF.
GARAGE	249 SF.
ENTRY	55 SF.
LANAI	147 SF.
COURTYARD	58 SF.
TOTAL UNDER ROOF	2,771 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?

PARK SQUARE HOMES RESERVES COPYRIGHT 4 OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.

ITEC
 THOMPSON ENGINEERING GROUP, INC.
 1401 Vineland Road, Suite A2 Orlando, FL 32811
 Ph: (407) 734-1450 Fax: (407) 734-1450
 www.itec.com

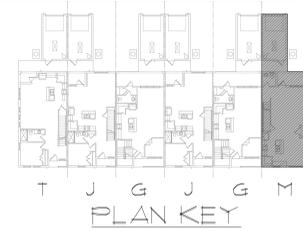
A DIVISION OF PARK SQUARE ENTERPRISES, INC.
 5200 Vineland Road, Suite 200 Orlando, Florida 32811
 Phone: (407) 529 - 3000

Park Square HOMES
 FLOOR PLANS
 GRANT MODEL

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

REVISIONS	
DELTA #	DATE

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



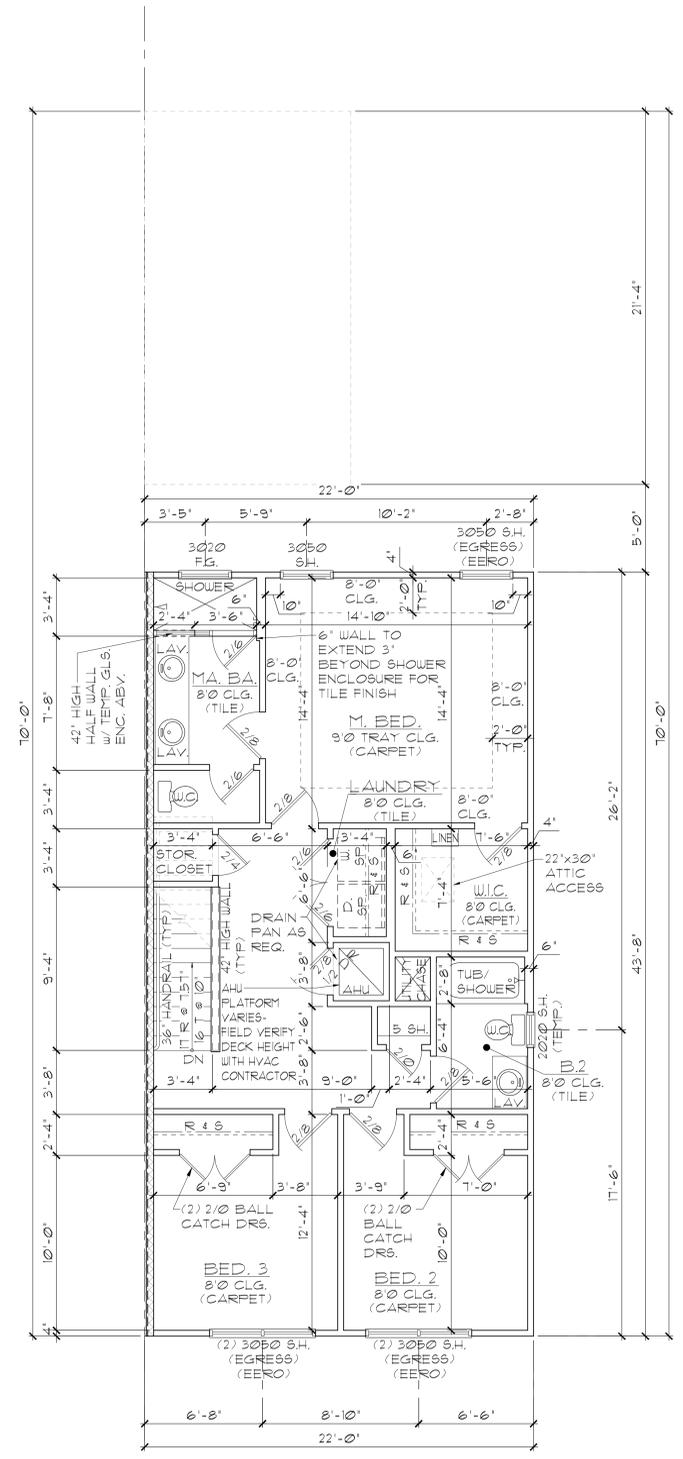
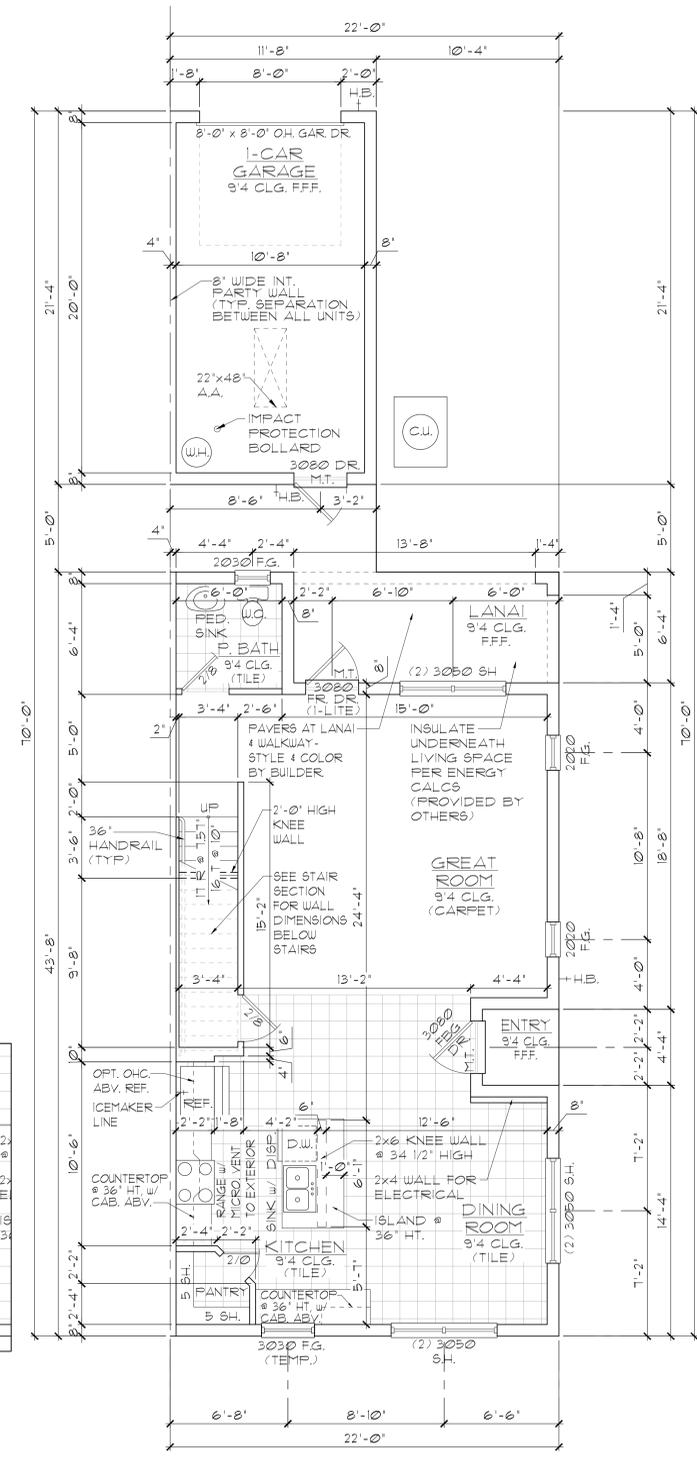
GENERAL NOTES

- 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 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.

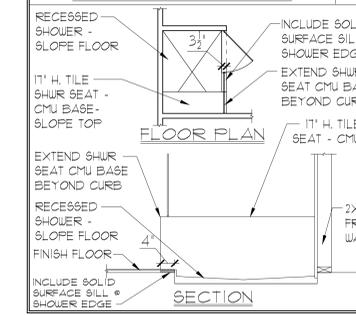
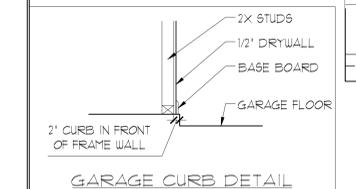
NOTE: SEE COLOR SHEET FOR FLOORING & INTERIOR DOOR HEIGHT REQUIREMENTS



AREA CALCULATIONS

LIVING:	
FIRST FLOOR	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)



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?

PARK SQUARE HOMES RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.

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

70' REAR LOAD TOWNHOMES

REVISIONS

DELTA #	DATE

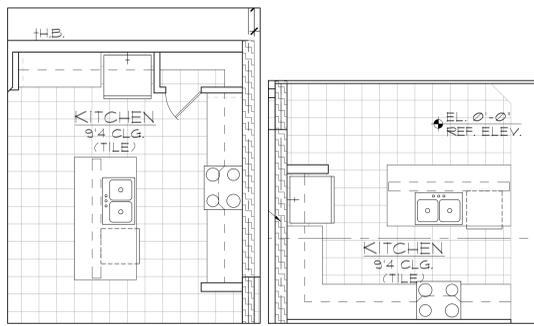
DATE: XX-XX-25
SCALE: AS NOTED
DRAWN: MR
SHEET:



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

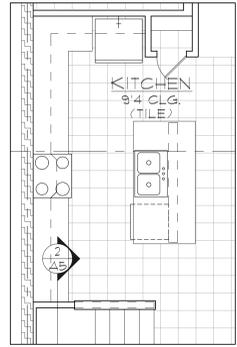
FLOOR PLANS
MONROE MODEL

A4.1

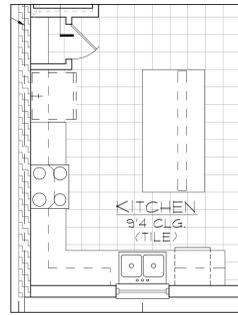


OPT. KITCHEN TYLER UNIT

OPT. KITCHEN JACKSON UNIT



OPT. KITCHEN GRANT UNIT



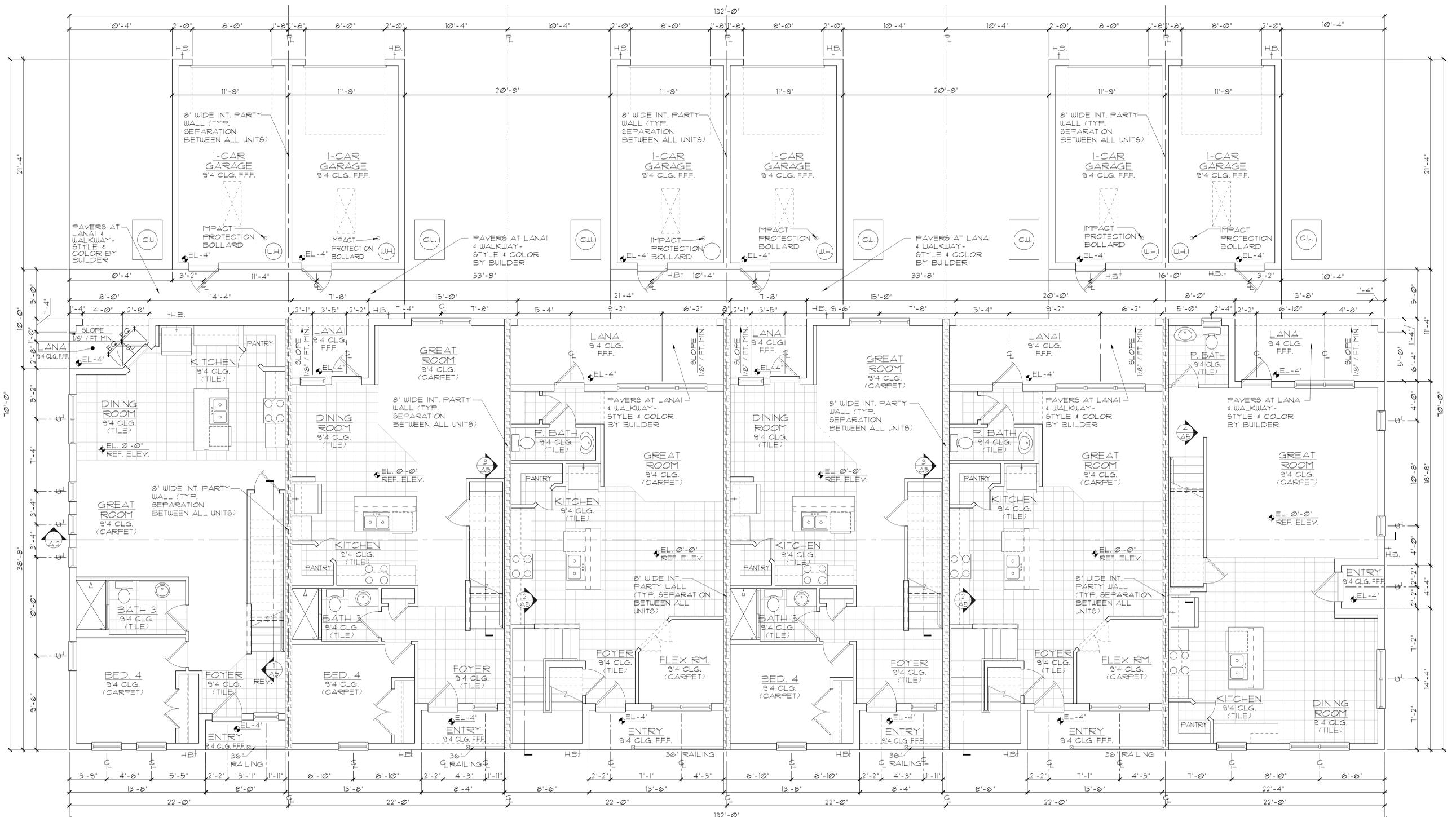
OPT. KITCHEN MONROE UNIT

WALL LEGEND	
[Symbol]	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
[Symbol]	SECOND FLOOR
[Symbol]	DENOTES 2ND FLR FRAME WALL HGT. @ 2'-0" AFF.

AREA CALCULATIONS	
LIVING:	
FIRST FLOOR	5,020 SF.
SECOND FLOOR	5,518 SF.
TOTAL LIVING	10,538 SF.
GARAGE	1,494 SF.
LANAI	224 SF.
LANAI	522 SF.
COURTYARD	380 SF.
TOTAL UNDER ROOF	13,158 SF.

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

- 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 (AW R302.5).
 - GARAGE SHALL BE SEPARATED FROM THE RESIDENCE & ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. APPLIED TO THE GAR. SIDE, PROVIDE 5/8" TYPE 'X' GYP. BD. APPLIED TO CEILING ONLY, APPLIED PERPENDICULAR TO CEILING FRAME.
 - PULL ALL DIMENSIONS FROM THE REAR OF THE PLAN.
 - SEE GENERAL NOTES PAGE FOR ADDITIONAL INFO.



TYLER LOT *XX

JACKSON LOT *XX

GRANT LOT *XX

JACKSON LOT *XX

GRANT LOT *XX

MONROE LOT *XX

FIRST FLOOR W/ OPT. 1-CAR GARAGE

OVERALL PLAN

1/8"=1'-0" (1/16") 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?

PARK SQUARE HOMES RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.



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



FIRST FLOOR
OVERALL PLAN

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

REVISIONS	
DELTA #	DATE

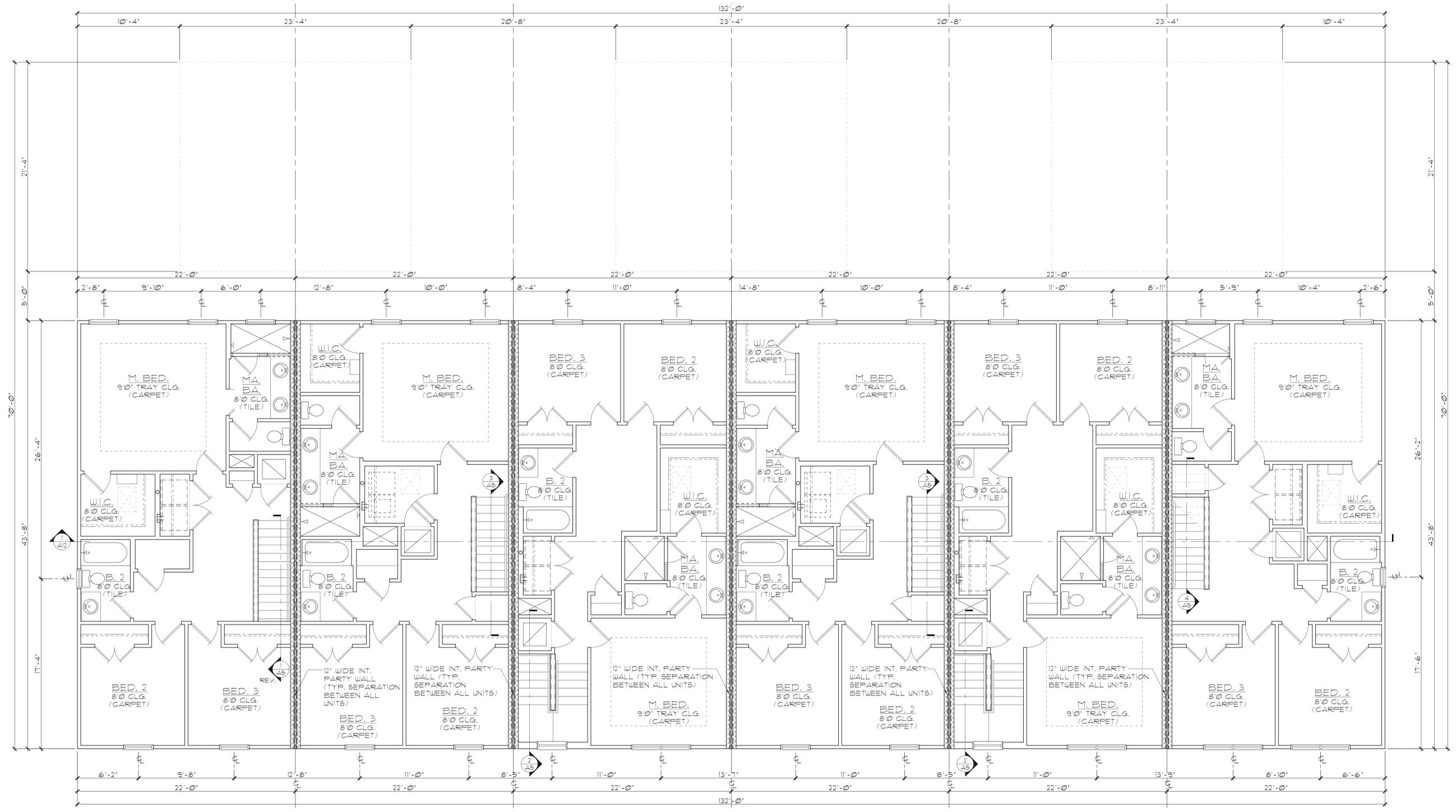
DATE: XX-XX-25
SCALE: AS NOTED
DRAWN: MR
SHEET: A7.1

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. @ 2'-0" AFF.

AREA CALCULATIONS	
LIVING:	
FIRST FLOOR	5,020 SF.
SECOND FLOOR	5,518 SF.
TOTAL LIVING	10,538 SF.
GARAGE	1,494 SF.
ENTRY	224 SF.
LANAI	522 SF.
COURTYARD	380 SF.
TOTAL UNDER ROOF	13,158 SF.

- 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 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.

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



TYLER
LOT *XX

JACKSON
LOT *XX

GRANT
LOT *XX

JACKSON
LOT *XX

GRANT
LOT *XX

MONROE
LOT *XX

**SECOND FLOOR
OVERALL PLAN W/
1-CAR GARAGE**

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?

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

SECOND FLOOR
OVERALL PLAN

Park Square
HOMES

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

REVISIONS
DELTA # DATE
DATE: XX-XX-25
SCALE: AS NOTED
DRAWN: MR
SHEET: A8.1

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.

PARK SQUARE HOMES RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.

TEC
THOMPSON ENGINEERING GROUP, INC.
1401 Vineland Road, Suite A2 Orlando, FL 32811
Phone: (407) 734-1450
Fax: (407) 734-1750
www.teg.com

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 R103.1 & R103.12 OF THE 8TH EDITION, FBC-R 2023.
3. WEEP SCREED TO BE INSTALLED IAW R103.12.1 OF THE 8TH EDITION, FBC-R 2023 & ASTM C926.
4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R103.2 & R103.13 OF THE 8TH EDITION, FBC-R 2023.
5. FLASHING TO BE INSTALLED IAW R103.4 OF THE 8TH EDITION, FBC-R 2023.
6. WIND RESISTANCE OF WALL COVERINGS & BACK MATERIALS SHALL BE IAW R103.12 OF THE 8TH EDITION, FBC-R 2023.
7. ALL HORIZONTAL & VERTICAL CONTROL JOINTS SHALL BE INSTALLED IAW ASTM 1063.
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: 3/16"=1'-0"



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

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

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

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

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

A11.1A

ITEC
THOMPSON ENGINEERING GROUP, INC.
1401 Vineland Road, Suite A2 Orlando, FL 32811
Ph: (407) 734-1450
Fax: (407) 328-1750
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
ELEVATIONS

EXTERIOR FINISH NOTES

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



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



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

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

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

PARK SQUARE HOMES RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.

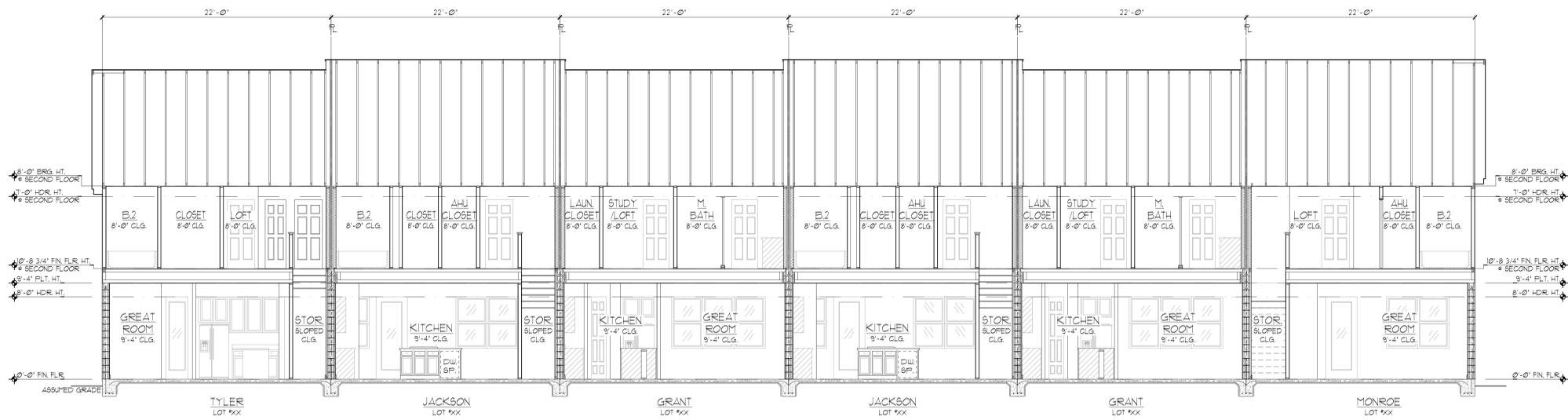

ITEC
 THOMPSON ENGINEERING GROUP, INC.
 1401 Venable Road, Suite A2 Orlando, FL 32811
 Ph: (407) 734-1450
 Fax: (407) 734-1750
 www.itec.com

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

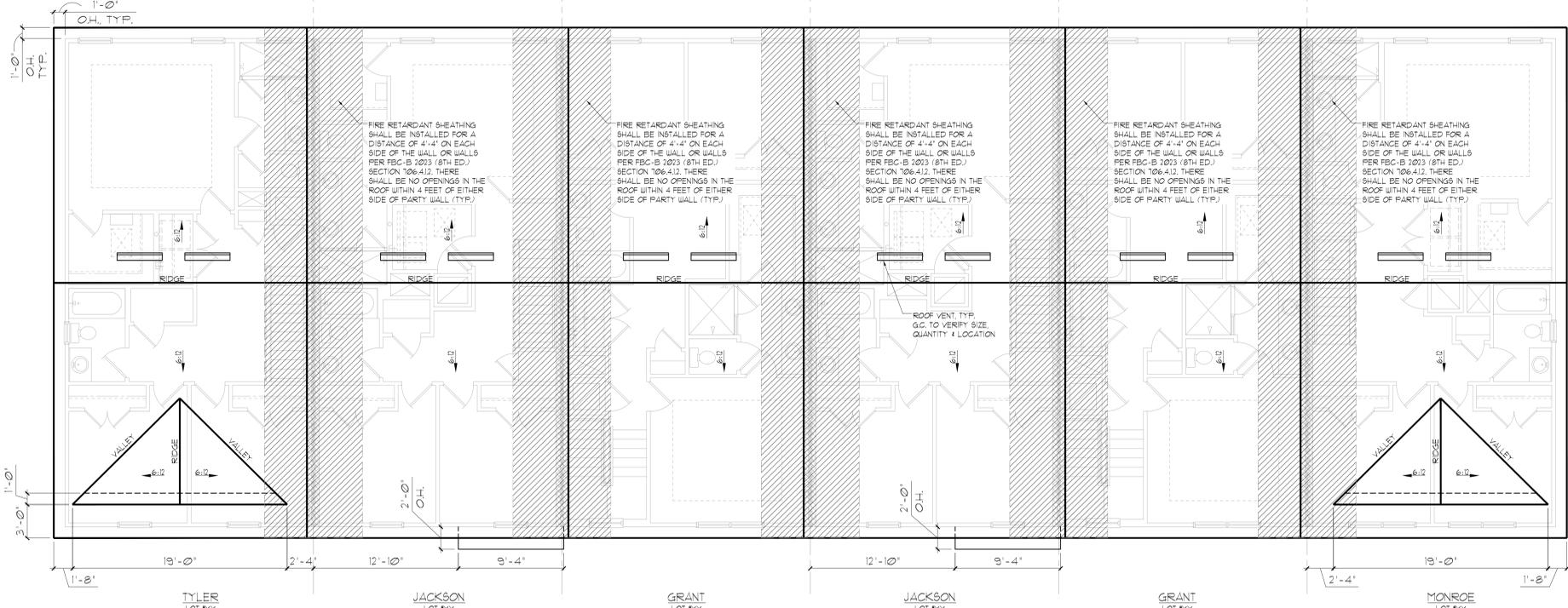
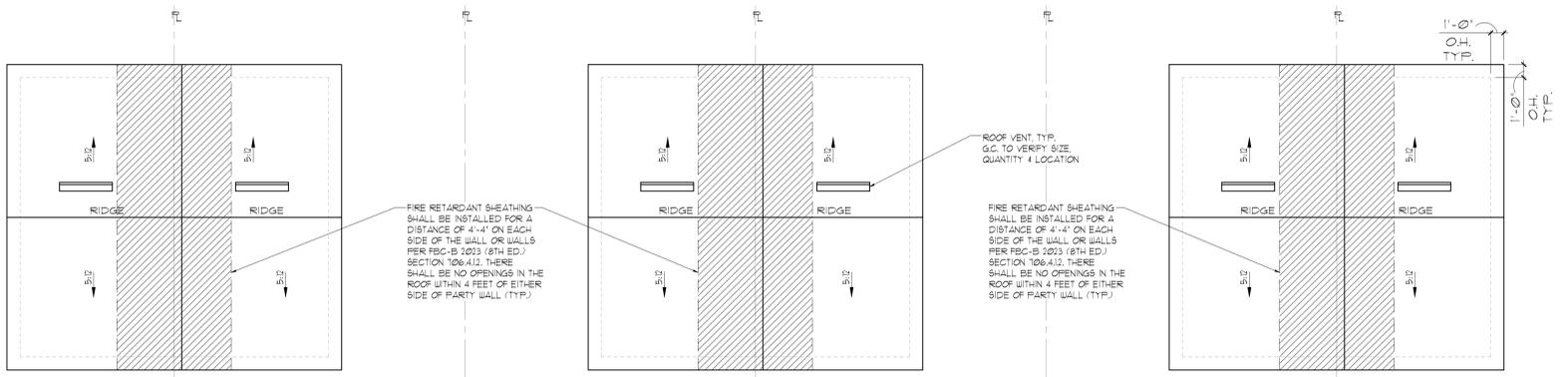
EXTERIOR ELEVATIONS
 6-UNIT: TYLER, JACKSON, GRANT, JACKSON, GRANT, MONROE
 70' REAR LOAD TOWNHOMES

REVISIONS	
DELTA #	DATE

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



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



ELEVATION 'A': ROOF LAYOUT
OPT 1-CAR GAR.
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.)

1. PLAN SHOWS APPROXIMATE VENT LOCATIONS AND STILL REQUIRES REVIEW BY THE BUILDER/G.C. TO VERIFY ALL VENTING COMPONENTS ARE INSTALLED PER THE MIN. REQUIREMENTS AS STATED IN THE CURRENT EDITION OF THE FBC(R) SECTION R302 AND ALL SUBSEQUENT SUB-SECTIONS.
2. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, PROVIDE Baffles TO MAINTAIN A MIN. 1" AIRSPACE BETWEEN INSULATION AND ROOF SHEATHING AND AT THE LOCATION OF THE VENT.
3. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSIONS OF 1/16" MIN. AND 1/4" MAX. VENTILATION OPENINGS HAVING A LEAST DIMENSION GREATER THAN 1/4" SHALL BE PROVIDED WITH AN APPROVED CORROSION PROTECTIVE COVER HAVING A LEAST DIMENSIONS OF 1/16" AND 1/4" MAXIMUM.
4. ALL VENTS SHALL BE INSTALLED PER THE MANUFACTURER'S WRITTEN SPECIFICATIONS (FREE FROM BLOCKAGES AND/OR OBSTRUCTIONS) PROVIDING ADEQUATE CROSS VENTILATION.
5. THE BUILDER/ROOFING CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL CALCULATIONS AND QUANTITIES OF REQUIRED VENTILATORS PRIOR TO INSTALLATION.
6. ROOF PLAN DEPICTED IS NOT INTENDED TO SERVE AS A TRUSS DESIGN
7. SEE BUILDING SECTIONS, WALL SECTIONS & ELEVATIONS FOR BEARING HEIGHTS

CALCULATIONS BELOW ARE BASED OFF OF THE FOLLOWING ASSUMPTIONS:
OFF RIDGE VENTS TO HAVE A NET FREE VENTILATION AREA OF:
SHINGLE: LOMANCO-T100 = 140 SQ. INCHES PER VENT INSTALLED
INDICATES POSSIBLE LOCATION OF OFF RIDGE VENTS
SOFFIT VENTILATION TO HAVE A NET FREE VENTILATION AREA OF 10 SQ. INCHES PER LINEAR FOOT
INDICATES POSSIBLE LOCATION OF SOFFIT VENTING

ATTIC VENTILATION CALCULATIONS: TYLER UNIT: LOT #

NET FREE VENTILATED AREA(S): MAIN ROOF AREA
(LOMANCO-T100)
NFVA = 1,050 SQ. FT. * 144 / 300 = 202.252 SQ. IN. REQUIRED (40%-50%)
(2) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T100) = 280 SQ. IN. PROVIDED
+/- 200 LINEAR FEET OF VENTED SOFFIT.

NET FREE VENTILATED AREA(S): GARAGE AREA

(LOMANCO-T100)
NFVA = 249 SQ. FT. * 144 / 300 = 48.60 SQ. IN. REQUIRED (40%-50%)
(1) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T100) = 140 SQ. IN. PROVIDED
+/- 200 LINEAR FEET OF VENTED SOFFIT.

ATTIC VENTILATION CALCULATIONS: JACKSON UNIT: LOTS # 4 #

NET FREE VENTILATED AREA(S): MAIN ROOF AREA
(LOMANCO-T100)
NFVA = 1,005 SQ. FT. * 144 / 300 = 193.241 SQ. IN. REQUIRED (40%-50%)
(2) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T100) = 280 SQ. IN. PROVIDED
+/- 200 LINEAR FEET OF VENTED SOFFIT.

NET FREE VENTILATED AREA(S): GARAGE AREA

(LOMANCO-T100)
NFVA = 249 SQ. FT. * 144 / 300 = 48.60 SQ. IN. REQUIRED (40%-50%)
(1) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T100) = 140 SQ. IN. PROVIDED
+/- 200 LINEAR FEET OF VENTED SOFFIT.

ATTIC VENTILATION CALCULATIONS: GRANT UNIT: LOTS # 4 #

NET FREE VENTILATED AREA(S): MAIN ROOF AREA
(LOMANCO-T100)
NFVA = 1,005 SQ. FT. * 144 / 300 = 193.241 SQ. IN. REQUIRED (40%-50%)
(2) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T100) = 280 SQ. IN. PROVIDED
+/- 200 LINEAR FEET OF VENTED SOFFIT.

NET FREE VENTILATED AREA(S): GARAGE AREA

(LOMANCO-T100)
NFVA = 249 SQ. FT. * 144 / 300 = 48.60 SQ. IN. REQUIRED (40%-50%)
(1) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T100) = 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-T100)
NFVA = 1,050 SQ. FT. * 144 / 300 = 202.252 SQ. IN. REQUIRED (40%-50%)
(2) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T100) = 280 SQ. IN. PROVIDED
+/- 200 LINEAR FEET OF VENTED SOFFIT.

NET FREE VENTILATED AREA(S): GARAGE AREA

(LOMANCO-T100)
NFVA = 249 SQ. FT. * 144 / 300 = 48.60 SQ. IN. REQUIRED (40%-50%)
(1) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T100) = 140 SQ. IN. PROVIDED
+/- 200 LINEAR FEET OF VENTED SOFFIT.

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



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



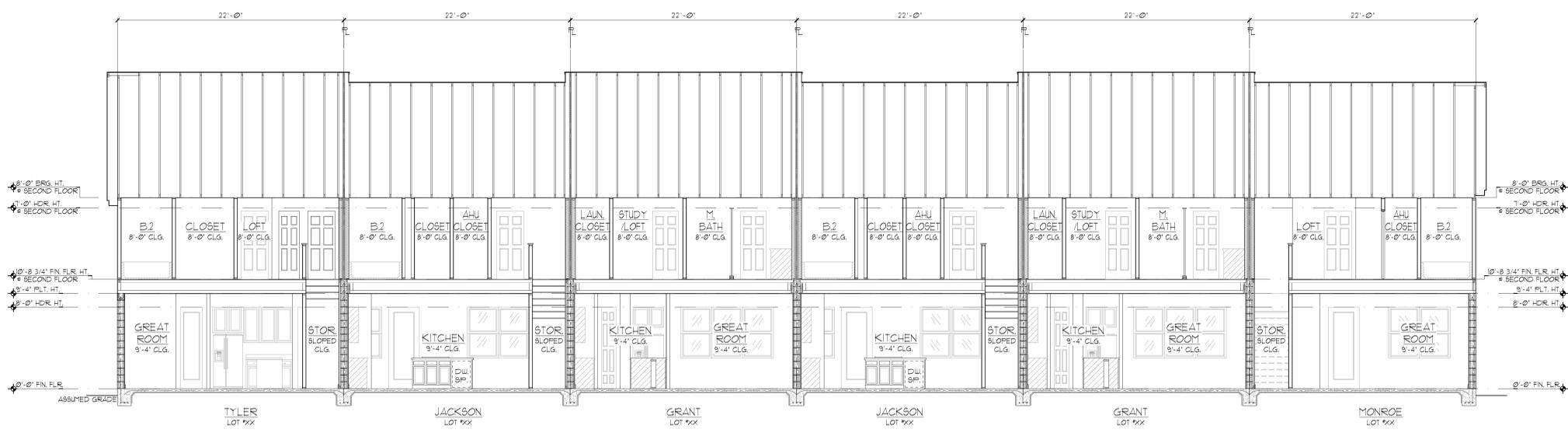
ROOF PLAN & BUILDING SECTION

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

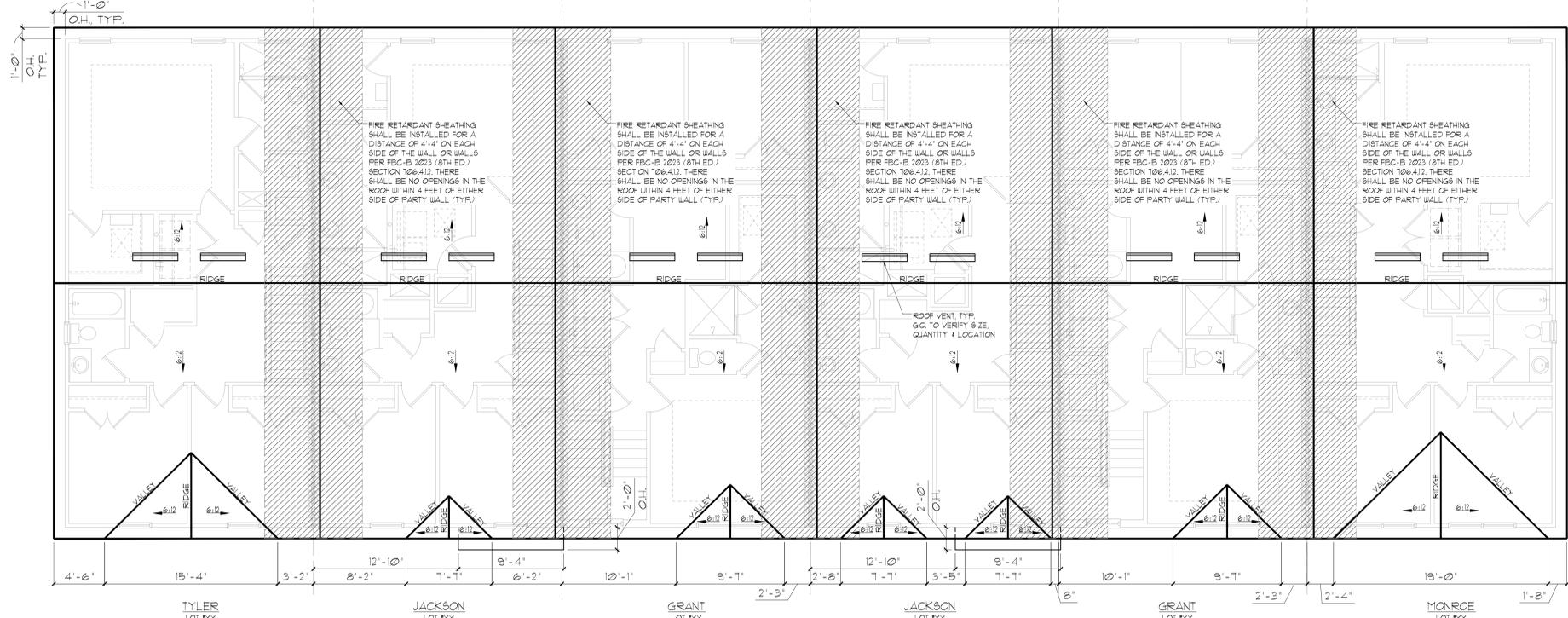
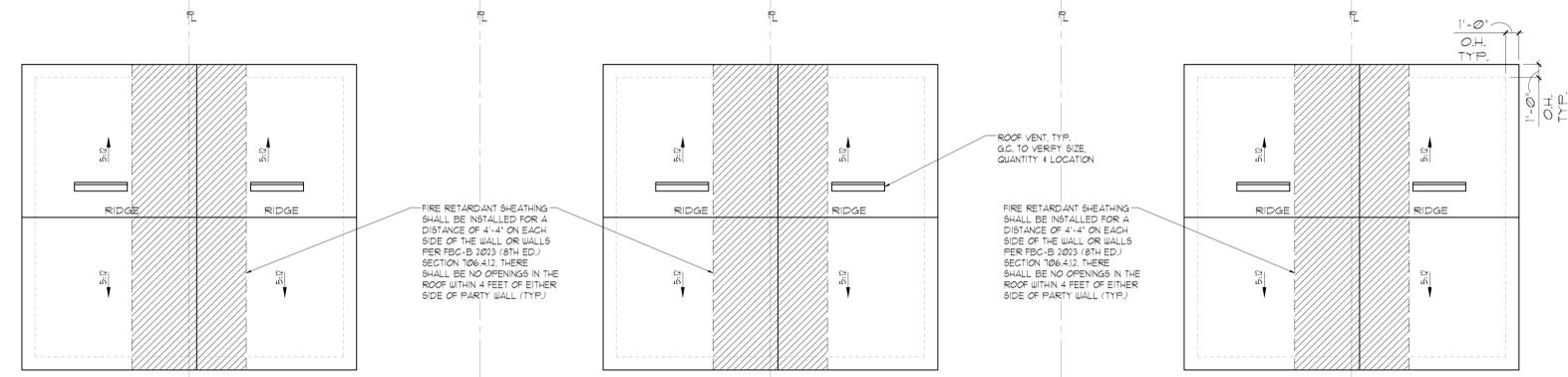
REVISIONS	
DELTA #	DATE

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

A12.1A



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



ELEVATION 'B': ROOF LAYOUT
OPT 1-CAR GAR.
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 1/80 OF THE AREA OF THE VENTED SPACE. (EXCEPT THAT THE REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED, PROVIDED THAT AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.)

1. PLAN SHOWS APPROXIMATE VENT LOCATIONS AND STILL REQUIRES REVIEW BY THE BUILDER/G.C. TO VERIFY ALL VENTING COMPONENTS ARE INSTALLED PER THE MIN. REQUIREMENTS AS STATED IN THE CURRENT EDITION OF THE FBC(R) SECTION R306 AND ALL SUBSEQUENT SUB-SECTIONS.
2. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, PROVIDE Baffles TO MAINTAIN A MIN. 1" AIRSPACE BETWEEN INSULATION AND ROOF SHEATHING AND AT THE LOCATION OF THE VENT.
3. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSIONS OF 1/8" 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.
4. ALL VENTS SHALL BE INSTALLED PER THE MANUFACTURER'S WRITTEN SPECIFICATIONS (FREE FROM BLOCKAGES AND/OR OBSTRUCTIONS) PROVIDING ADEQUATE CROSS VENTILATION.
5. THE BUILDER/ROOFING CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL CALCULATIONS AND QUANTITIES OF REQUIRED VENTILATORS PRIOR TO INSTALLATION.
6. ROOF PLAN DEPICTED IS NOT INTENDED TO SERVE AS A TRUSS DESIGN
7. SEE BUILDING SECTIONS, WALL SECTIONS & ELEVATIONS FOR BEARING HEIGHTS

CALCULATIONS BELOW ARE BASED OFF OF THE FOLLOWING ASSUMPTIONS:
OFF RIDGE VENTS TO HAVE A NET FREE VENTILATION AREA OF:
SHINGLE: LOMANCO-T100 = 140 SQ. INCHES PER VENT INSTALLED
INDICATES POSSIBLE LOCATION OF OFF RIDGE VENTS
SOFFIT VENTILATION TO HAVE A NET FREE VENTILATION AREA OF 10 SQ. INCHES PER LINEAR FOOT
INDICATES POSSIBLE LOCATION OF SOFFIT VENTING

ATTIC VENTILATION CALCULATIONS: TYLER UNIT: LOT #

NET FREE VENTILATED AREA(S): MAIN ROOF AREA
(LOMANCO-T100)
NFVA = 1,050 SQ. FT. * 144 / 300 = 202-252 SQ. IN. REQUIRED (40%-50%)
(2) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T100) = 280 SQ. IN. PROVIDED
+/- 200 LINEAR FEET OF VENTED SOFFIT.

NET FREE VENTILATED AREA(S): GARAGE AREA
(LOMANCO-T100)
NFVA = 249 SQ. FT. * 144 / 300 = 48-60 SQ. IN. REQUIRED (40%-50%)
(1) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T100) = 140 SQ. IN. PROVIDED
+/- 200 LINEAR FEET OF VENTED SOFFIT.

ATTIC VENTILATION CALCULATIONS: JACKSON UNIT: LOTS # 4 &

NET FREE VENTILATED AREA(S): MAIN ROOF AREA
(LOMANCO-T100)
NFVA = 1,005 SQ. FT. * 144 / 300 = 193-241 SQ. IN. REQUIRED (40%-50%)
(2) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T100) = 280 SQ. IN. PROVIDED
+/- 200 LINEAR FEET OF VENTED SOFFIT.

NET FREE VENTILATED AREA(S): GARAGE AREA
(LOMANCO-T100)
NFVA = 249 SQ. FT. * 144 / 300 = 48-60 SQ. IN. REQUIRED (40%-50%)
(1) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T100) = 140 SQ. IN. PROVIDED
+/- 200 LINEAR FEET OF VENTED SOFFIT.

ATTIC VENTILATION CALCULATIONS: GRANT UNIT: LOTS # 4 &

NET FREE VENTILATED AREA(S): MAIN ROOF AREA
(LOMANCO-T100)
NFVA = 1,005 SQ. FT. * 144 / 300 = 193-241 SQ. IN. REQUIRED (40%-50%)
(2) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T100) = 280 SQ. IN. PROVIDED
+/- 200 LINEAR FEET OF VENTED SOFFIT.

NET FREE VENTILATED AREA(S): GARAGE AREA
(LOMANCO-T100)
NFVA = 249 SQ. FT. * 144 / 300 = 48-60 SQ. IN. REQUIRED (40%-50%)
(1) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T100) = 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-T100)
NFVA = 1,050 SQ. FT. * 144 / 300 = 202-252 SQ. IN. REQUIRED (40%-50%)
(2) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T100) = 280 SQ. IN. PROVIDED
+/- 200 LINEAR FEET OF VENTED SOFFIT.

NET FREE VENTILATED AREA(S): GARAGE AREA
(LOMANCO-T100)
NFVA = 249 SQ. FT. * 144 / 300 = 48-60 SQ. IN. REQUIRED (40%-50%)
(1) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T100) = 140 SQ. IN. PROVIDED
+/- 200 LINEAR FEET OF VENTED SOFFIT.

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

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

PARK SQUARE HOMES RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.



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



ROOF PLAN & BUILDING SECTION

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

REVISIONS	
DELTA #	DATE

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

PRESTIGE
Quality First
ELECTRIC
COMPANY OF FLORIDA, LLC

Mack Young #EC0008488
Mack Young #EC11000899

Electrical Contractors
Licensed • Bonded • Insured

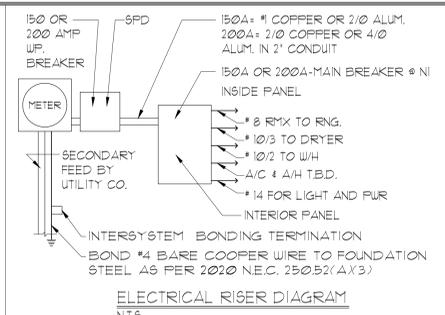
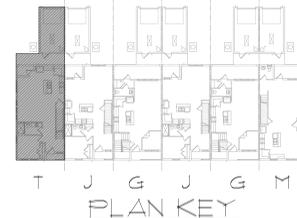
1/12/2025

600 amp main
100 amp main
4 Bare ground wire attached to footer steel

2" PVC riser to outside service
2 runs of EMT 24" RW
1 run of #1 250kV
1 run of #1 250kV

Power company

• All Work Guaranteed •
7483 South Orange Avenue • Orlando, Florida 32809-6095
www.PrestigeElectric.net • 407-899-3400



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

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

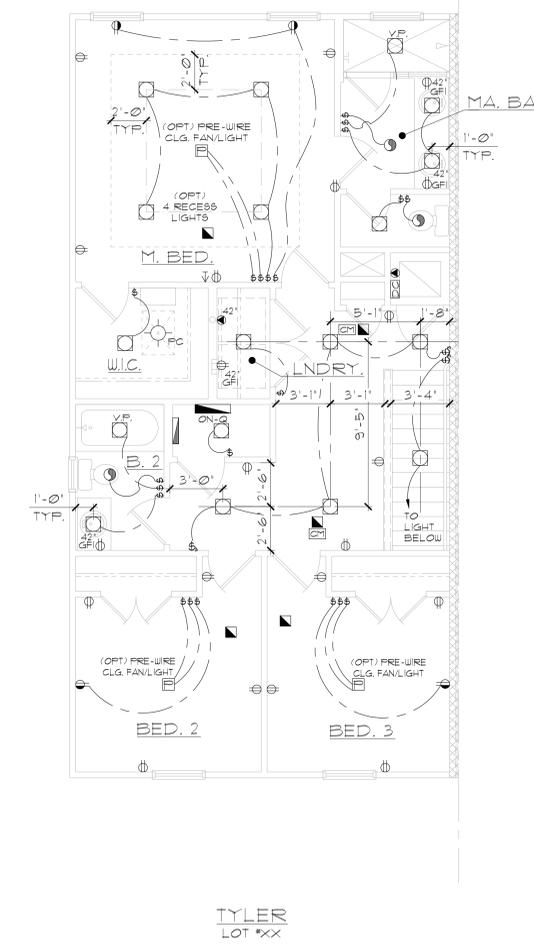
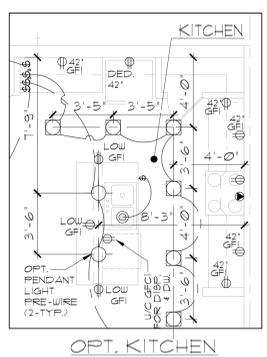
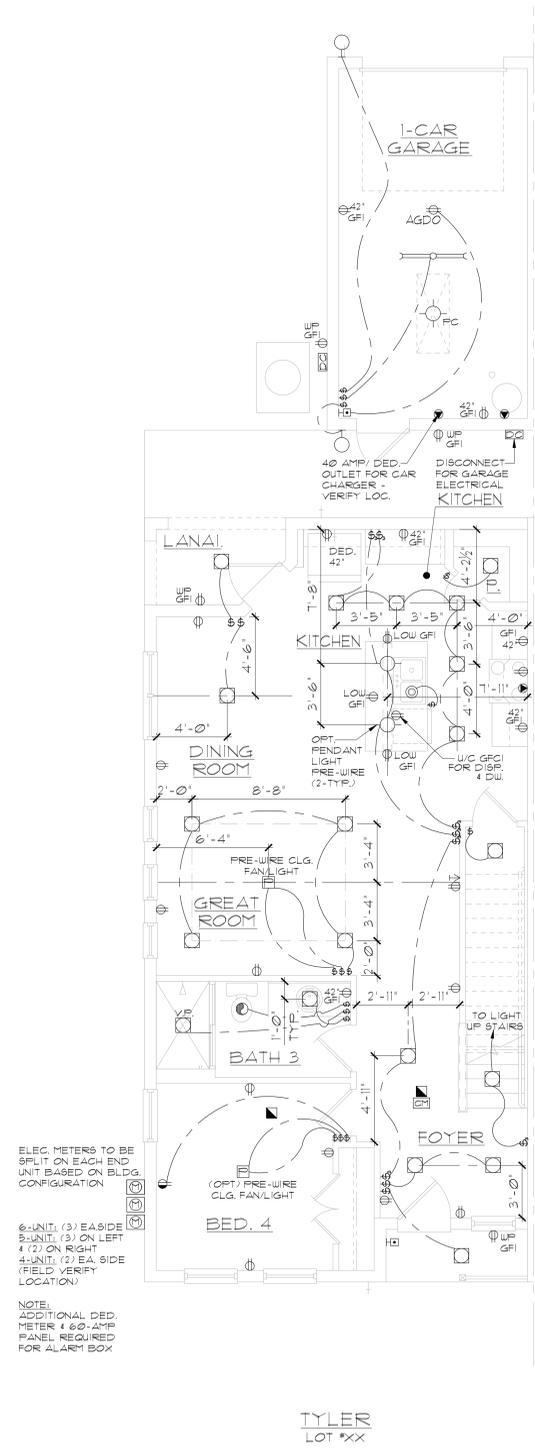
ELECTRICAL LEGEND

⊞ SINGLE POLE SWITCH	⊞ OUTLET, PHONE
⊞ THREE WAY SWITCH	⊞ INTERCOM
⊞ OUTLET 10-15	⊞ 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	⊞ EXHAUST FAN
⊞ SPECIAL PURPOSE 220-240	⊞ EX. FAN/LIGHT COMBO
⊞ LIGHT FIXTURE, CEILING MOUNTED	⊞ DISPOSAL
⊞ LIGHT FIXTURE, WALL MOUNTED	⊞ ON-O PANEL
⊞ LED LIGHT FIXTURE, RECESSED	⊞ ELECTRICAL PANEL
⊞ LIGHT FIXTURE, RECESSED ADJUST.	⊞ CEILING FAN, PREWIRE
⊞ LIGHT FIXTURE, PULL CHAIN	⊞ CEILING FAN, INSTALL
⊞ LED LIGHT FIXTURE, FLUORESCENT	⊞ ELEC. JUNCTION BOX
⊞ LIGHT FIXTURE, EXTERIOR FLOODS	⊞ THERMOSTAT
⊞ LIGHT FIXTURE, EMERGENCY EXIT	⊞ DISCONNECT SWITCH
⊞ LIGHT FIXTURE, EXIT/BACKUP	⊞ ELEC. POWER METER
⊞ OUTLET, TV/CABLE	

ELECTRICAL DEVICES ABOVE FIN. FLR.

SWITCHES AND WALL OUTLETS OVER COUNTERS	48" TO C.L.
REMAINING SWITCHES	48" TO C.L.
WALL OUTLETS	48" TO C.L.
TELEPHONE OUTLETS	48" TO C.L.
TELEVISION OUTLETS	48" TO C.L.
EXTERIOR GFI'S	48" TO C.L.
GARAGE GFI'S (ABOVE GARAGE FLOOR)	48" TO C.L.
THERMOSTAT	54" TO C.L.
DOOR BELL CHIMES	84" TO C.L.
DOOR BELL BUTTON	84" TO C.L.
KITCHEN HOOD FAN WHIP	LEVEL W/ DOOR HANDLE
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.

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



ELEC. METERS TO BE SPLIT ON EACH END UNIT BASED ON BLDG. CONFIGURATION
6-UNIT: (3) EA. SIDE
3-UNIT: (3) ON LEFT
4 (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"=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?

PARK SQUARE HOMES RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.

ITEC
THOMPSON ENGINEERING GROUP, INC.
1401 Vineland Road, Suite A2 Orlando, FL 32811
Ph: (407) 734-1450
Fax: (407) 734-1750
www.itec.com

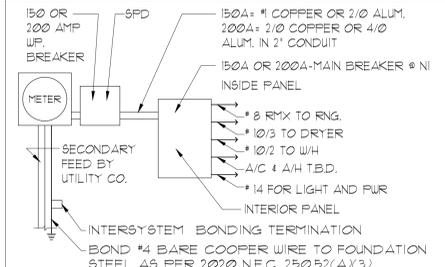
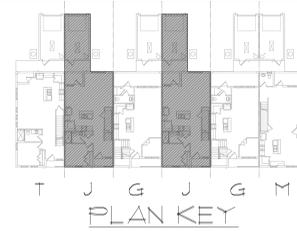
A DIVISION OF PARK SQUARE
ENTERPRISES, INC.
5200 Vineland Road, Suite 200
Orlando, Florida 32811
Phone: (407) 529 - 3000

Park Square
HOMES

UTILITY PLANS
TYLER MODEL

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

REVISIONS	
DELTA #	DATE
DATE:	XX-XX-25
SCALE:	AS NOTED
DRAWN:	MR
SHEET:	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 1 OR TYPE 2 SPD.
3. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFORMATION.

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

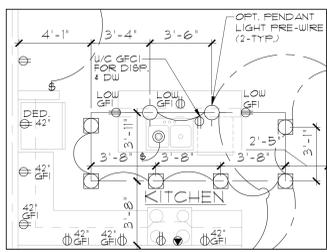
ELECTRICAL LEGEND

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

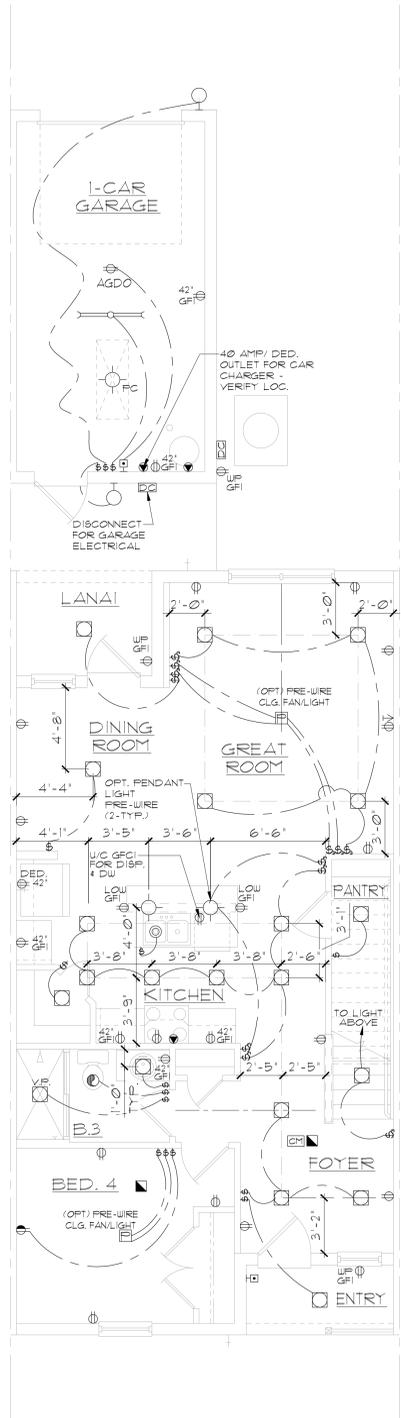
ELECTRICAL DEVICES ABOVE FIN. FLR

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	48" TO C.L.
DOOR BELL CHIMES	84" TO C.L.
DOOR BELL BUTTON	66" TO C.L.
KITCHEN HOOD FAN WHIP	LEVEL W/ DOOR HANDLE
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	16" TO C.L.
KITCHEN DISHWASHER RECEPTACLE	24" TO C.L.
KITCHEN RANGE	48" TO C.L.
KITCHEN REFRIGERATOR	24" TO C.L.
WASHER/DRYER OUTLET	36" TO C.L.
HOLLYWOOD LIGHTS	84" TO C.L.

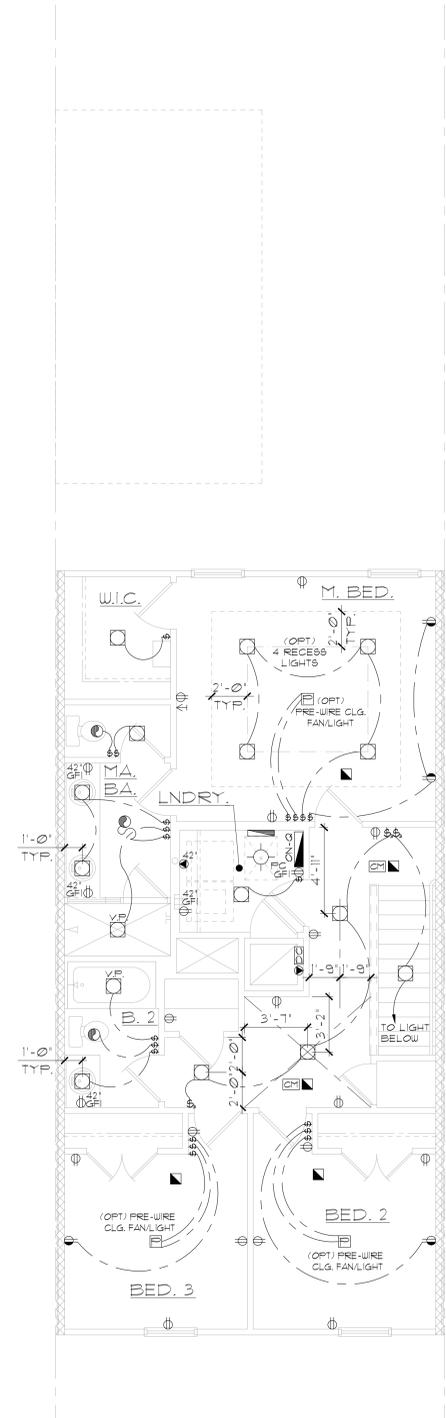
C.L. = CENTER LINE
NOTE: ELEC. CONTRACTOR TO VERIFY IF ON-O IS NEEDED PER COMMUNITY SPECS.
NOTE: SEE FINAL COLOR SHEET FOR TV, FANS & PHONE LOCATIONS



OPT KITCHEN



JACKSON
LOTS #XX # XXX



JACKSON
LOTS #XX # XXX

UTILITY PLANS
JACKSON MODEL
W/ OPT I-CAR GAR.
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?

PARK SQUARE HOMES RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.



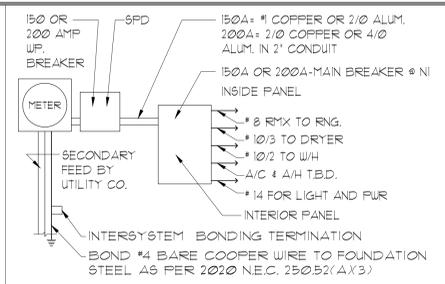
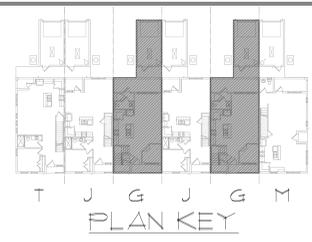
A DIVISION OF PARK SQUARE
ENTERPRISES, INC.
5200 Vineland Road, Suite 200
Orlando, Florida 32811
Phone: (407) 529 - 3000



UTILITY PLANS
JACKSON MODEL

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

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



ELECTRICAL RISER DIAGRAM
NTS

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

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

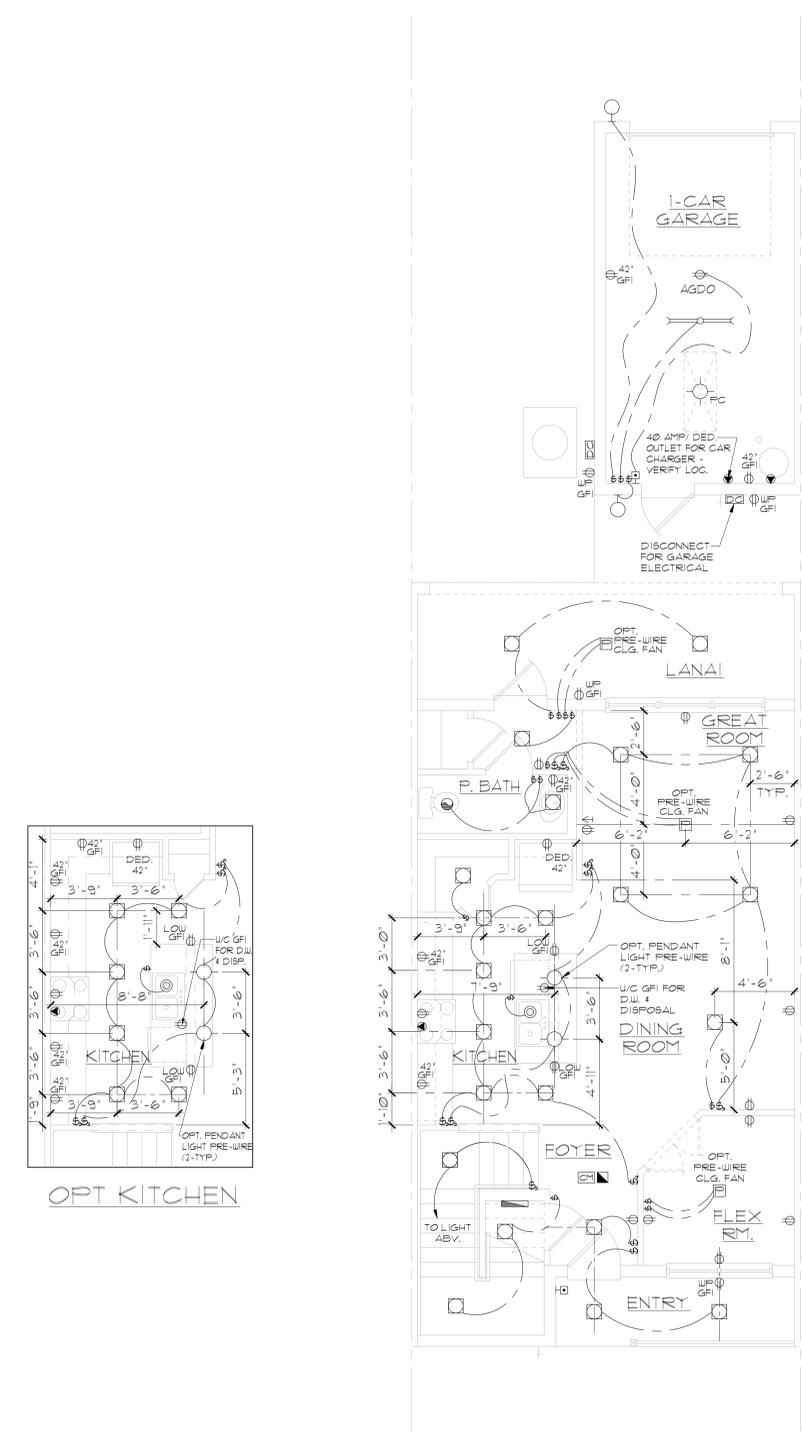
ELECTRICAL LEGEND

⊠ 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	◻ EX. FAN/LIGHT COMBO
⊙ OUTLET 10-15, FLOOR MOUNTED	◻ EXHAUST FAN
⊙ SPECIAL PURPOSE 220-240	◻ DISPOSAL
⊙ LIGHT FIXTURE, CEILING MOUNTED	◻ ON-O PANEL
⊙ LIGHT FIXTURE, WALL MOUNTED	◻ ELECTRICAL PANEL
◻ LED LIGHT FIXTURE, RECESSED	◻ CEILING FAN, PREWIRE
◻ LIGHT FIXTURE, RECESSED ADJUST.	◻ CEILING FAN, INSTALL
◻ LIGHT FIXTURE, PULL CHAIN	◻ ELEC. JUNCTION BOX
◻ LED LIGHT FIXTURE, FLUORESCENT	◻ THERMOSTAT
◻ LIGHT FIXTURE, EXTERIOR FLOODS	◻ DISCONNECT SWITCH
◻ LIGHT FIXTURE, EMERGENCY EXIT	◻ ELEC. POWER METER
◻ LIGHT FIXTURE, EXIT/BACKUP	
◻ OUTLET, TV/CABLE	

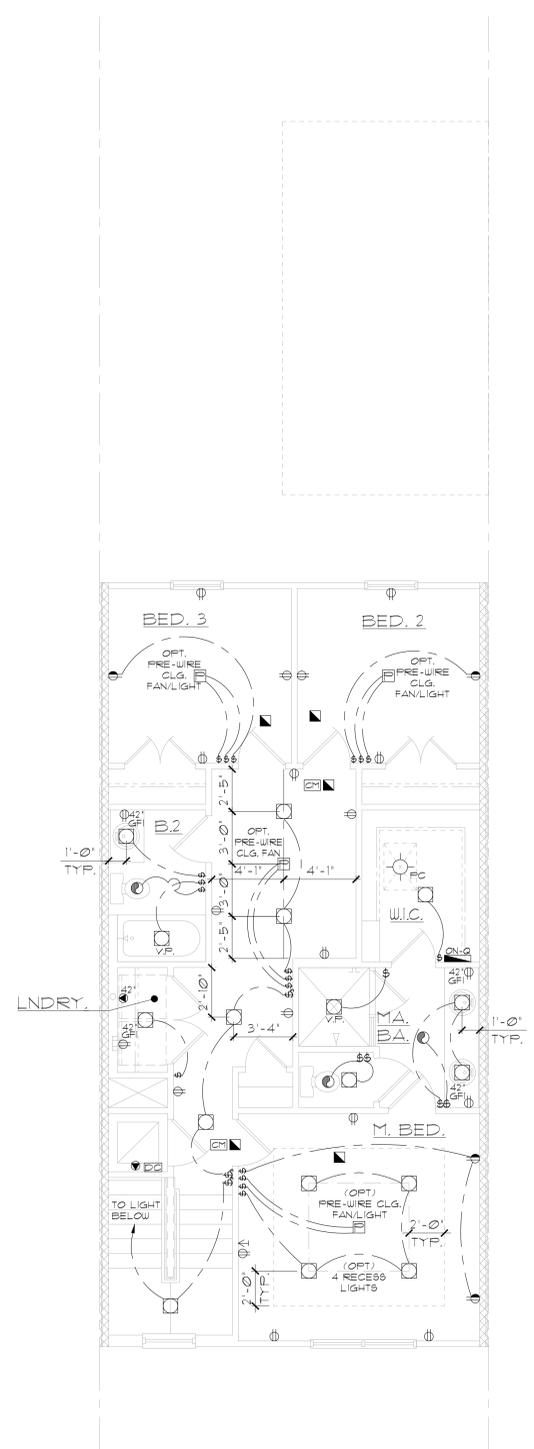
ELECTRICAL DEVICES ABOVE FIN. FLR.

SWITCHES AND WALL OUTLETS OVER COUNTERS	48" TO C.L.
REMAINING SWITCHES	48" TO C.L.
WALL OUTLETS	48" TO C.L.
TELEPHONE OUTLETS	60" TO C.L.
TELEVISION OUTLETS	60" TO C.L.
EXTERIOR GFI'S	48" TO C.L.
GARAGE GFI'S (ABOVE GARAGE FLOOR)	48" TO C.L.
THERMOSTAT	54" TO C.L.
DOOR BELL CHIMES	84" TO C.L.
DOOR BELL BUTTON	LEVEL W/ DOOR HANDLE
KITCHEN HOOD FAN WHIP	66" TO C.L.
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	16" TO C.L.
KITCHEN DISHWASHER RECEPTACLE	UNDER SINK
KITCHEN RANGE	24" TO C.L.
KITCHEN REFRIGERATOR	48" TO C.L.
WASHER/DRYER OUTLET	36" TO C.L.
HOLLYWOOD LIGHTS	84" TO C.L.

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



GRANT LOTS #XX 4 #XX



GRANT LOTS #XX 4 #XX

UTILITY PLANS
GRANT MODEL W/
OPT 1-CAR GAR.
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?

PARK SQUARE HOMES RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.



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



UTILITY PLANS
GRANT MODEL

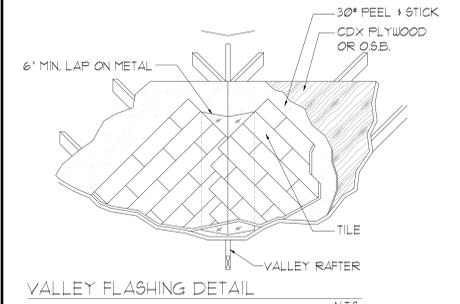
6-UNIT: TYLER, JACKSON, GRANT,
JACKSON, GRANT, MONROE
70' REAR LOAD TOWNHOMES

REVISIONS	
DELTA #	DATE
DATE:	XX-XX-25
SCALE:	AS NOTED
DRAWN:	MR
SHEET:	
E3.1	

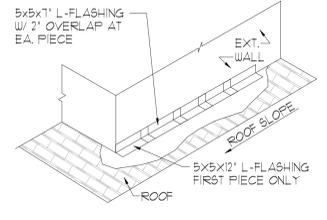
EXT. FINISH ROOF MATERIAL SEE EXT. ELEV.
 INSULATION AS REQUIRED PER ENERGY CALC'S
 PRE-ENG. TRUSSES @ 24' O.C. MAX. UNO.
 ALL UNDERLAYMENT ARE REQUIRED TO MEET ASTM D226 TYPE II, ASTM D4869 TYPE III OR IV, ASTM D6151, OR SYNTHETIC UNDERLAYMENT MEETING THE PERFORMANCE REQUIREMENTS SPECIFIED OVER 19/32" EXT. GRADE ROOF SHEATHING W/ 1" CLIPS SECURED PER FRAMING NOTES
 P.T. 2x4 RAFTER @ EA. TRUSSES SECURED W/ #13 @ 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

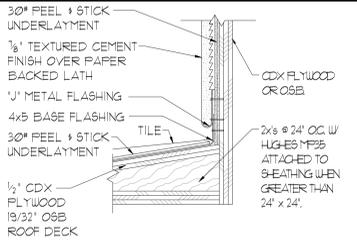
SEE ELEV.
 1/2" DRYWALL @ EA. TRUSSES W/ UPLIFT OF 1810" OR LESS
 X2 @ EA. TRUSSES W/ UPLIFT BETWEEN 1811" & 3620"
 8"x8" TYP. BOND BEAM REINFORCED W/ CONC. & (1) #5 REBAR CONTINUOUS



VALLEY FLASHING DETAIL
 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 RA5 III.



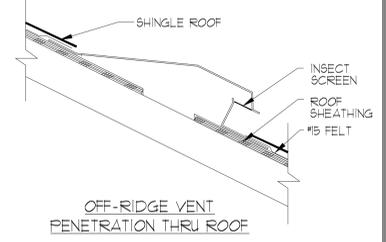
FLASHING DETAIL TO COMPLY WITH R303.2 OF THE FBC 2023 - 8TH ED.
 N.T.S.



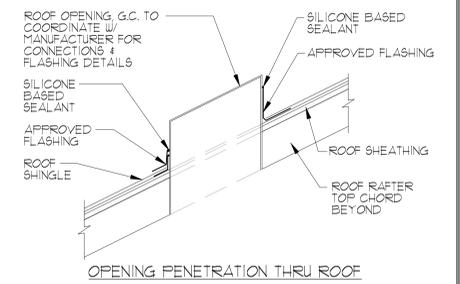
STEP WALL FLASHING
 N.T.S.



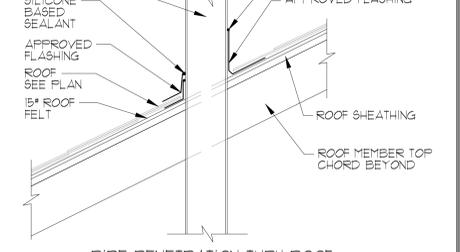
ROOF TO WALL FLASHING DETAIL
 N.T.S.



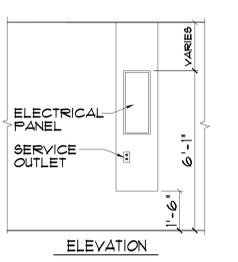
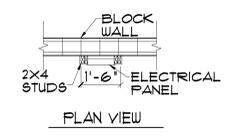
OFF-RIDGE VENT PENETRATION THRU ROOF



OPENING PENETRATION THRU ROOF



PIPE PENETRATION THRU ROOF
 ROOF PENETRATION DETAIL SCALE: N.T.S.



ELEC. PANEL DETAIL
 N.T.S.

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

ITEC
 THOMPSON ENGINEERING GROUP, INC.
 1401 Vineland Road, Suite A5 Orlando, FL 32811
 Ph: (407) 734-1450
 Fax: (407) 326-1750
 www.itec.com

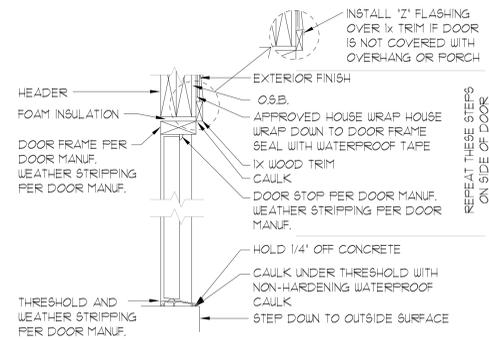
A DIVISION OF PARK SQUARE ENTERPRISES, INC.
Park Square HOMES
 5200 Vineland Road, Suite 200 Orlando, Florida 32811
 Phone: (407) 529 - 3000

REVISIONS ARE PROHIBITED.

DETAILS

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

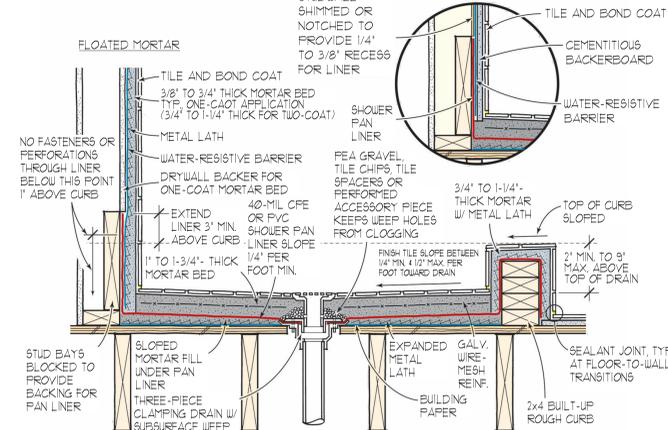
AD1



TYPICAL DOOR FLASHING

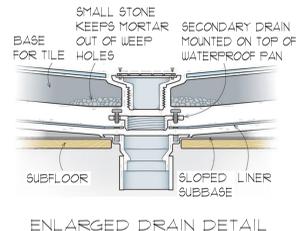
N.T.S.

MUD BED DETAILS (WOOD FLOOR/CURB)

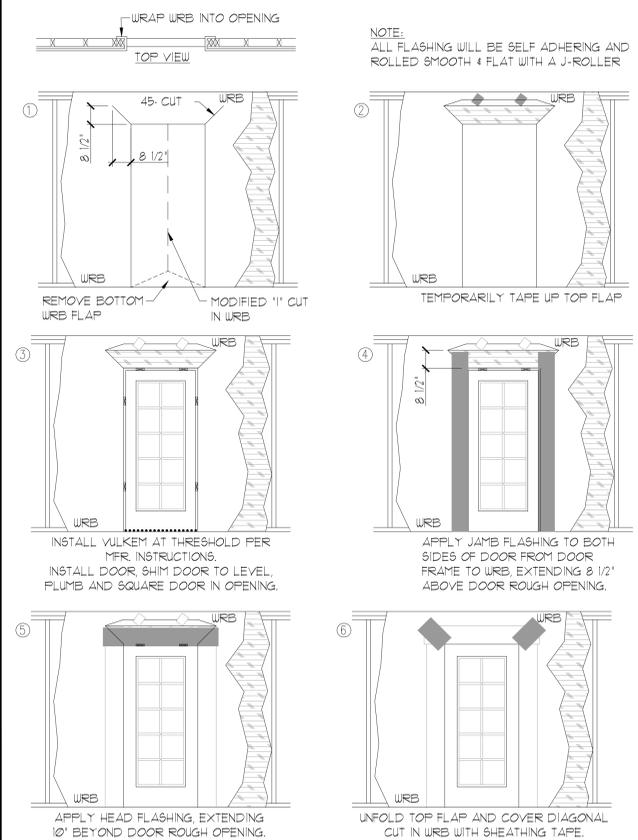


SECOND FLOOR SHOWER DETAIL

N.T.S.



ENLARGED DRAIN DETAIL

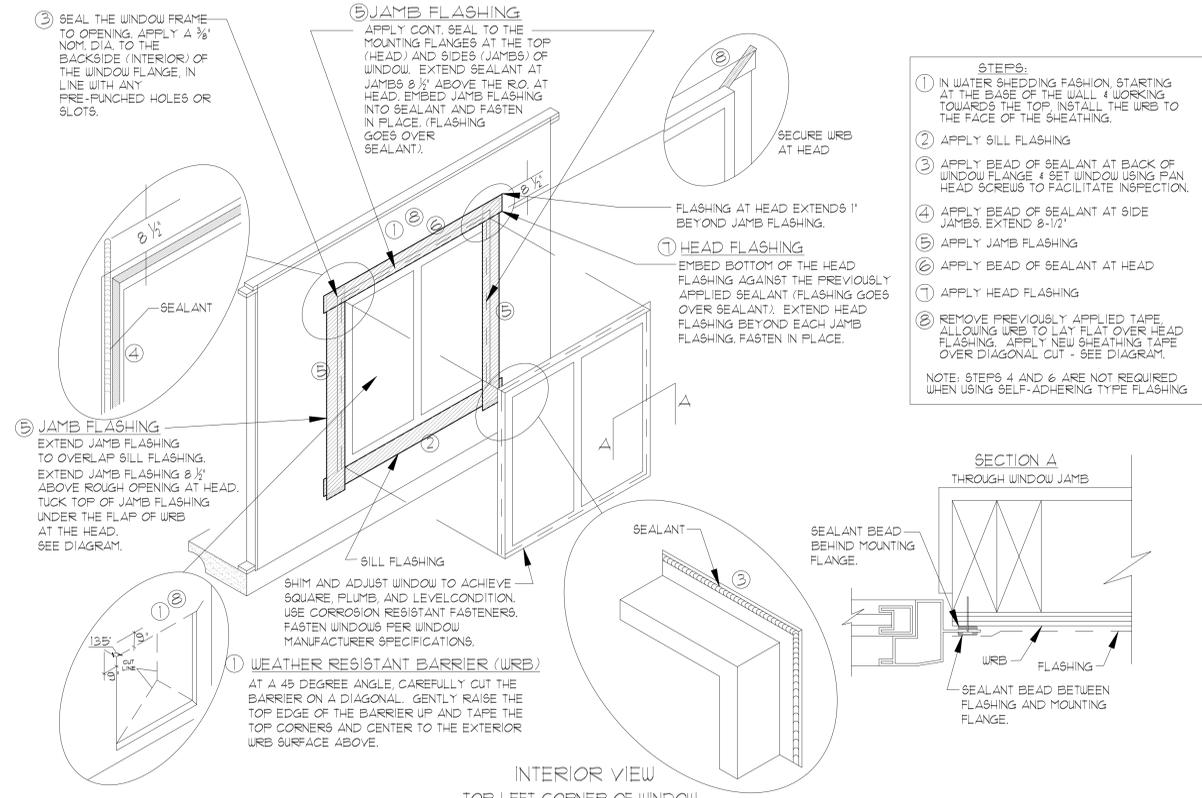


EXTERIOR DOOR FLASHING

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.

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

LOT: 0000, COMMUNITY

REVISIONS	
DELTA #	DATE

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


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

DETAILS

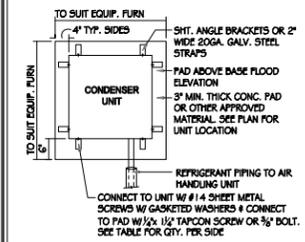
DETAILS

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 ENGINEERS OF RECORDS (EOR) ATTENTION AND NECESSARY ADJUSTMENTS MADE PER THEIR INSTRUCTIONS.

FIELD REPAIR NOTES

- 1- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNTEX PROPOXY 300 OR SIMPSON SET OR ETT ADHESIVE.
- 2- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1/4" - ADD FILLED CELL (NO VERTICAL STEEL) W/ POINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 1/4" - REQUIRE SPECIAL ENGINEERING LETTER.
- 3- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSSELOOR TRUSS IS NOT CLOSER THAN 3" FROM PENETRATION. ADD (1) M12 @ TOP AND BOTTOM PLATE.

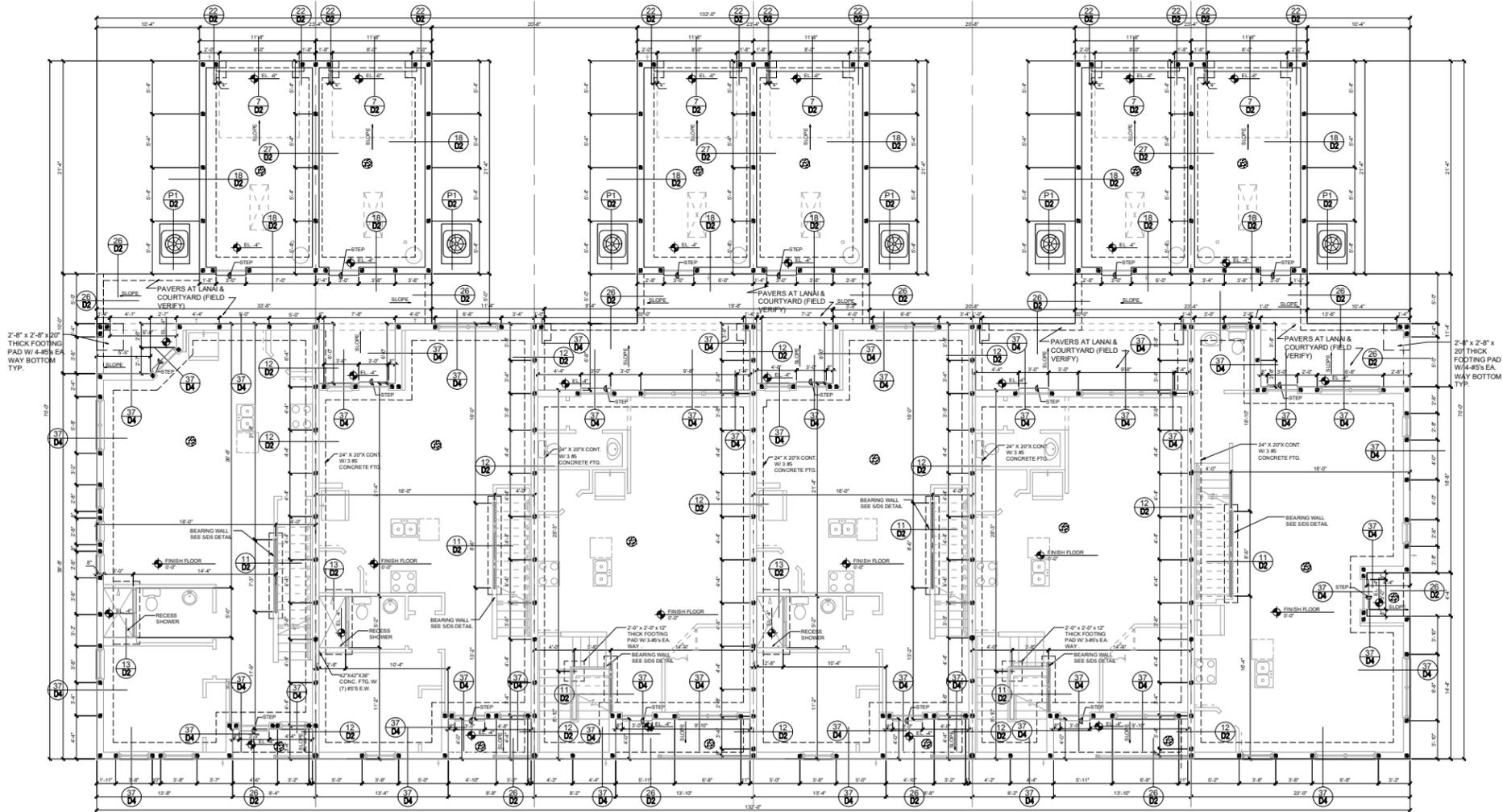


ANCHOR SPACING TABLE	No. OF ANCHORS/SIDES
LESS THAN 12"	ONE / SIDE
12" - 24"	TWO / SIDE
36" UP & 5 TONS # UP	FOUR / SIDE

1 COND. ANCHOR DETAIL

FOUNDATION NOTES

1. CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
2. (B) DENOTES FILL CELL REIN. W/ CONC. W/ (1) #5 REBAR. GRADE GO.
3. (C) DENOTES FILL CELL REIN. W/ CONC. W/ (2) #5 REBAR. GRADE GO.
4. (D) DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 2500 P.S.I. 4" THICK WITH #6 @ 10" GAUGE REINFORCING MAT. W/ MIN. 1" COVER. TERNITE TREATED SOIL WITH 0.006% (60#) POLYETHYLENE VAPOUR 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.
5. DO NOT SCALE PRINTS. CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
6. WATER HEATER TWP RELIEF VALVE SHALL BE FULL SIZE TO EXTERIOR. WATER HEATER AT OR ABOVE FLOOR LEVEL G-1-FALL E IN A FAN WITH DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE APPROVED THERMAL EXPANSION DEVICE.
7. PAVERS MAY BE USED (LO CONCRETE SLABS IN PATIO, PORCH, DRIVE AND WALKWAY AREAS. DELETE SLAB IN AREAS PAVERS ARE USED.
8. MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
9. IN LIEU OF TREATING THE SOIL, AN ALTERNATIVE TO TERNITE TREATED SOIL CA BE PREMISE 75 WP TERNIMIDE.
10. BORA - CARE TO BE APPLIED ON INTERIOR WALLS W/ MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS, PURSUANT FLORIDA BUILDING CODE LATEST EDITION.
11. WOOD STAIRS STRINGERS IN CONTACT WITH CONCRETE SHALL BE PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER OR SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD PER FBC R317.1.



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

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 #17)

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

REVISIONS	
DELTA #	DATE

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



FOUNDATION PLAN

Park Square HOMES

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

ITEG
THOMPSON ENGINEERING GROUP, INC.
4401 Vineland Road, Suite 400
Orlando, FL 32811
Phone: (407) 754-1700
www.iteg.com

**CAST CRETE / LOTTIS / WEKIWA / FLORIDA ROCK
PRECAST LINTEL SCHEDULE**

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

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

LENGTH	TYPE	SAFE LOAD - POUNDS PER LINEAR FOOT											
		8F8-08	8F12-08	8F16-08	8F20-08	8F24-08	8F28-08	8F32-08	8F36-08	8F40-08	8F44-08	8F48-08	8F52-08
3'-6" (42")	PRECAST	2231	2068	1905	1742	1579	1416	1253	1090	927	764	601	438
4'-0" (48")	PRECAST	1866	1703	1540	1377	1214	1051	888	725	562	399	236	73
4'-6" (54")	PRECAST	1599	1436	1273	1110	947	784	621	458	295	132	-31	-164
5'-0" (60")	PRECAST	1217	1054	891	728	565	402	239	76	-107	-270	-423	-576
5'-6" (66")	PRECAST	1062	900	737	574	411	248	85	-178	-331	-484	-637	-790
6'-0" (72")	PRECAST	908	746	583	420	257	94	-198	-351	-504	-657	-810	-963
7'-0" (84")	PRECAST	743	581	418	255	92	-102	-255	-408	-561	-714	-867	-1020
7'-6" (90")	PRECAST	554	392	229	66	-137	-290	-443	-596	-749	-902	-1055	-1208
8'-0" (96")	PRECAST	475	313	150	-12	-165	-318	-471	-624	-777	-930	-1083	-1236
8'-6" (102")	PRECAST	362	200	37	-158	-311	-464	-617	-770	-923	-1076	-1229	-1382
9'-0" (108")	PRECAST	337	175	-12	-165	-318	-471	-624	-777	-930	-1083	-1236	-1389
9'-6" (114")	PRECAST	296	134	-75	-168	-321	-474	-627	-780	-933	-1086	-1239	-1392
10'-0" (120")	PRECAST	279	62	-128	-221	-374	-527	-680	-833	-986	-1139	-1292	-1445
10'-6" (126")	PRECAST	279	42	-168	-261	-414	-567	-720	-873	-1026	-1179	-1332	-1485
11'-0" (132")	PRECAST	279	22	-208	-301	-454	-607	-760	-913	-1066	-1219	-1372	-1525
11'-6" (138")	PRECAST	279	2	-248	-341	-494	-647	-800	-953	-1106	-1259	-1412	-1565
12'-0" (144")	PRECAST	279	-18	-288	-381	-534	-687	-840	-993	-1146	-1299	-1452	-1605
12'-6" (150")	PRECAST	279	-38	-328	-421	-574	-727	-880	-1033	-1186	-1339	-1492	-1645
13'-0" (156")	PRECAST	279	-58	-368	-461	-614	-767	-920	-1073	-1226	-1379	-1532	-1685
13'-6" (162")	PRECAST	279	-78	-408	-501	-654	-807	-960	-1113	-1266	-1419	-1572	-1725
14'-0" (168")	PRECAST	279	-98	-448	-541	-694	-847	-1000	-1153	-1306	-1459	-1612	-1765
14'-6" (174")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
15'-0" (180")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
15'-6" (186")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
16'-0" (192")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
16'-6" (198")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
17'-0" (204")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
17'-6" (210")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
18'-0" (216")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
18'-6" (222")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
19'-0" (228")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
19'-6" (234")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
20'-0" (240")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
20'-6" (246")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
21'-0" (252")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
21'-6" (258")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
22'-0" (264")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
22'-6" (270")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
23'-0" (276")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
23'-6" (282")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
24'-0" (288")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.

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

LENGTH	TYPE	SAFE LOAD - POUNDS PER LINEAR FOOT											
		8F8-11	8F12-11	8F16-11	8F20-11	8F24-11	8F28-11	8F32-11	8F36-11	8F40-11	8F44-11	8F48-11	
3'-6" (42")	PRECAST	1569	1406	1243	1080	917	754	591	428	265	102	-61	-124
4'-0" (48")	PRECAST	1207	1044	881	718	555	392	229	66	-107	-260	-413	-566
4'-6" (54")	PRECAST	1016	853	690	527	364	201	38	-158	-311	-464	-617	-770
5'-0" (60")	PRECAST	825	662	499	336	173	10	-142	-295	-448	-601	-754	-907
5'-6" (66")	PRECAST	634	471	308	145	-18	-171	-324	-477	-630	-783	-936	-1089
6'-0" (72")	PRECAST	443	280	117	-46	-199	-352	-505	-658	-811	-964	-1117	-1270
6'-6" (78")	PRECAST	252	90	-122	-275	-428	-581	-734	-887	-1040	-1193	-1346	-1499
7'-0" (84")	PRECAST	67	-139	-292	-445	-598	-751	-904	-1057	-1210	-1363	-1516	-1669
7'-6" (90")	PRECAST	-124	-277	-430	-583	-736	-889	-1042	-1195	-1348	-1501	-1654	-1807
8'-0" (96")	PRECAST	-281	-434	-587	-740	-893	-1046	-1199	-1352	-1505	-1658	-1811	-1964
8'-6" (102")	PRECAST	-438	-591	-744	-897	-1050	-1203	-1356	-1509	-1662	-1815	-1968	-2121
9'-0" (108")	PRECAST	-595	-748	-901	-1054	-1207	-1360	-1513	-1666	-1819	-1972	-2125	-2278
9'-6" (114")	PRECAST	-752	-905	-1058	-1211	-1364	-1517	-1670	-1823	-1976	-2129	-2282	-2435
10'-0" (120")	PRECAST	-909	-1062	-1215	-1368	-1521	-1674	-1827	-1980	-2133	-2286	-2439	-2592
10'-6" (126")	PRECAST	-1066	-1219	-1372	-1525	-1678	-1831	-1984	-2137	-2290	-2443	-2596	-2749
11'-0" (132")	PRECAST	-1223	-1376	-1529	-1682	-1835	-1988	-2141	-2294	-2447	-2600	-2753	-2906
11'-6" (138")	PRECAST	-1380	-1533	-1686	-1839	-1992	-2145	-2298	-2451	-2604	-2757	-2910	-3063
12'-0" (144")	PRECAST	-1537	-1690	-1843	-1996	-2149	-2302	-2455	-2608	-2761	-2914	-3067	-3220
12'-6" (150")	PRECAST	-1694	-1847	-2000	-2153	-2306	-2459	-2612	-2765	-2918	-3071	-3224	-3377
13'-0" (156")	PRECAST	-1851	-2004	-2157	-2310	-2463	-2616	-2769	-2922	-3075	-3228	-3381	-3534
13'-6" (162")	PRECAST	-2008	-2161	-2314	-2467	-2620	-2773	-2926	-3079	-3232	-3385	-3538	-3691
14'-0" (168")	PRECAST	-2165	-2318	-2471	-2624	-2777	-2930	-3083	-3236	-3389	-3542	-3695	-3848
14'-6" (174")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
15'-0" (180")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
15'-6" (186")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
16'-0" (192")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
16'-6" (198")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
17'-0" (204")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
17'-6" (210")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
18'-0" (216")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
18'-6" (222")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
19'-0" (228")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
19'-6" (234")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
20'-0" (240")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
20'-6" (246")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
21'-0" (252")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
21'-6" (258")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
22'-0" (264")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
22'-6" (270")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
23'-0" (276")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
23'-6" (282")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.

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

LENGTH	TYPE	SAFE LOAD - POUNDS PER LINEAR FOOT											
		8R6-08	8R10-08	8R14-08	8R18-08	8R22-08	8R26-08	8R30-08	8R34-08	8R38-08	8R42-08	8R46-08	
4'-4"													

CONNECTOR SCHEDULE

CONNECT. 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: 6-8dx1 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 / 550
23	LUS26	HDR: 4-10d/ST: 4-10d	935	N/A
24	H7	RFT / TRS: 10-8d PLT / STD: 10-8d	985	400 / N/A
26	H2.5	RFT: 5-8d / PLT: 5-8d	415	150 / 150
34	A34	H: 4-8dx1 1/2"/P: 4-8dx1 1/2"	365	280 / 303
35	A35F	H: 4-8dx1 1/2"/P: 4-8dx1 1/2"	440	440 / N/A
37	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 / 280
80	SP2	STD: 6-10d / PLT: 6-10d	605	560 / 280
81	SPH4.6.8	12-10d x 1 1/2"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HDSA	SILL: 7/8" BOLT STUD: (3) 7/8"x5 1/2" TC	7,910	N/A
97	MTSM16	BLOCK: 4-1/2"x2 1/4" TC JOIST: 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A
99	A35	H: 4-8dx1 1/2"/P: 4-8dx1 1/2"	440	440 / N/A
102	HTT5	5/8" BOLT / 26-10d	4,275	N/A
103	VGTRL	32-SDS/3"x3"/(2) 7/8" BLT	3,990	N/A
104	HU8-SDS2.5	7/8" BLT/20-SDS 1/4"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: 6-16d	1,550	N/A
168	U46	H: 8-10d/J: 4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H: (14)-16d/J: 4-10d	1,085	N/A
186	HUCQ210-2 SDS	H: (12)-1/4"x2-1/2" SDS J: (6)-1/4"x2-1/2" SDS	2,345	N/A
190	HU210-2	CMU: (18)-1/4"x2-1/2" TITEN T. J: (10)-0.148x3"	1,800 U. 5,095 D.	N/A
191	HU410/HUC410	CMU: (18)-1/4"x2-1/2" TITEN T. J: (10)-0.148x3"	1,800 U. 5,095 D.	N/A
214	HUC212-3	HD: (22) 0.162"x3 1/2" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR: 46-16d/ST: 10-16d	2,720	N/A
216	HUS412	BLOCK: 10-1/2"x1 1/2" TC JOIST: 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-1/2"x1 1/2" TC JOIST: 18-10d	2,630	N/A
219	MBHA412	H: 1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	2,160	N/A
231	MBHA3.56/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
232	MBHA5.50/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
240	H16	R: 2-10dx1 1/2"/P: 10-10dx1 1/2"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MG1	(1) 5/8" BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL: 3/4" BLTS./GIR: 8-10d	6485	N/A
303	HGT-4	LTL: 3/4" BLTS./GIR: 16-10d	9,250	N/A
401	SUR/L414	FACE: 18-16d/ST: 8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			

NOTES

- TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
- TYPICAL ROOF EAVES OVERHANG TO BE 16" UNLESS OTHERWISE NOTED.
- PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023) FLORIDA RESIDENTIAL CODE.
- ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL. REG. ENG.
- TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TRPV14-BCS-1.
- REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
- ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
- SHINGLE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R905.1.1 UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R906.1.1.1
- OFF RIDGE VENTS MAXIMUM OPENING SIZES. REFER TO MANUFACTURE RECOMMENDATIONS.

COMPONENT & CLADDING DESIGN WIND PRESSURES

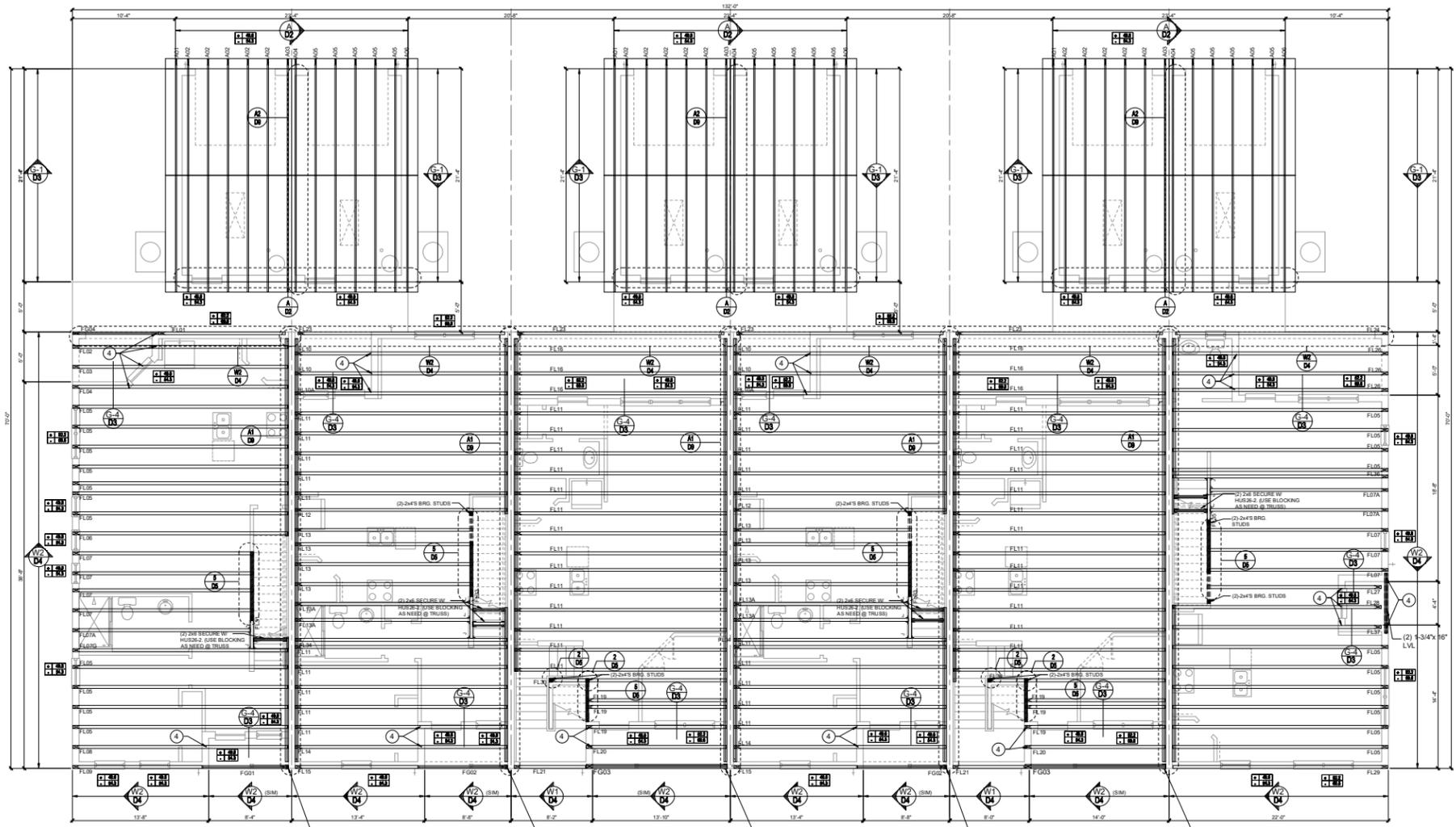
SEE PLAN DESIGN WIND PRESSURE

1.00X	ULTIMATE DESIGN POSITIVE PRESSURE
0.75X	ULTIMATE DESIGN NEGATIVE PRESSURE

NOTE: DESIGN PRESSURES BASED ON ULTIMATE WIND SPEED TO OBTAIN NORMAL "AS0" WIND PRESSURES MULTIPLY VALUES SHOWN BY A FACTOR OF 0.8

FIELD REPAIR NOTES

- MISSING FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEK PROPOXY 300 OR SIMPSON SET OR ET ADHESIVES.
- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 78" - NO REPAIR NECESSARY 78" TO 112" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 112" - REQUIRE SPECIAL ENGINEERING LETTER.
- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED USE STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE.



Floor Trusses "A"
SCALE 3/16" = 1'-0"

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 #17

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

REVISIONS

DELTA #	DATE

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



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

Park Square HOMES

FLOOR FRAMING PLAN

REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.

CONNECTOR SCHEDULE

CONNECT. 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: 6-8dx1 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 / 550
23	LUS26	HDR: 4-10d / JT: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d PLT / STD: 10-8d	985	400 / N/A
26	H2.5	RFT: 5-8d / PLT: 5-8d	415	150 / 150
34	A34	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	365	280 / 303
35	A35F	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	440	440 / N/A
37	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 / 280
80	SP2	STD: 6-10d / PLT: 6-10d	605	560 / 280
81	SPH4.6.8	12-10d x 1 1/2"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT STUD: (3) 7/8"x5 1/2" BOLTS	7,910	N/A
97	MTSM16	BLOCK: 4-1/2"x2 1/2" TC JOIST: 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A
99	A35	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	440	440 / N/A
102	HTT5	5/8" BOLT / 26-10d	4,275	N/A
103	VGTR/L	32-SDS 5/8"x3" (2) 7/8" BLT	3,990	N/A
104	HDU8-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: 6-16d	1,550	N/A
168	U46	H: 8-10d / J: 4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H: (14)-16d / J: 4-10d	1,085	N/A
186	HUCQ210-2 SDS	H: (12)-1/4"x2-1/2" SDS J: (6)-1/4"x2-1/2" SDS	2,345	N/A
190	HU210-2	CMU: (18)-1/4"x2-1/2" TITEN T. J: (10)-0.148x3"	1,800 U. 5,095 D.	N/A
191	HU410/HUC410	CMU: (18)-1/4"x2-1/2" TITEN T. J: (10)-0.148x3"	1,800 U. 5,095 D.	N/A
214	HUC212-3	HD: (22) 0.162"x3 1/2" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR: 46-16d / JT: 10-16d	2,720	N/A
216	HUS412	BLOCK: 10-1/2"x1 1/2" TC JOIST: 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-1/2"x1 1/2" TC JOIST: 10-16d	2,630	N/A
219	MBHA412	H: 1-ATR3/4x8 TOP&FACE JOIST: 18-10d	3,145	N/A
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR: (2) 3/4" 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: 2-10dx1 1/2" / P: 10-10dx1 1/2"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MG1	(1) 5/8" BLTS / GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL: 3/4" BLTS / GIR: 8-10d	6,485	N/A
303	HGT-4	LTL: 3/4" BLTS / GIR: 16-10d	9,250	N/A
401	SUR/L414	FACE: 18-16d / JT: 8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			

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

COMPONENT & CLADDING DESIGN WIND PRESSURES

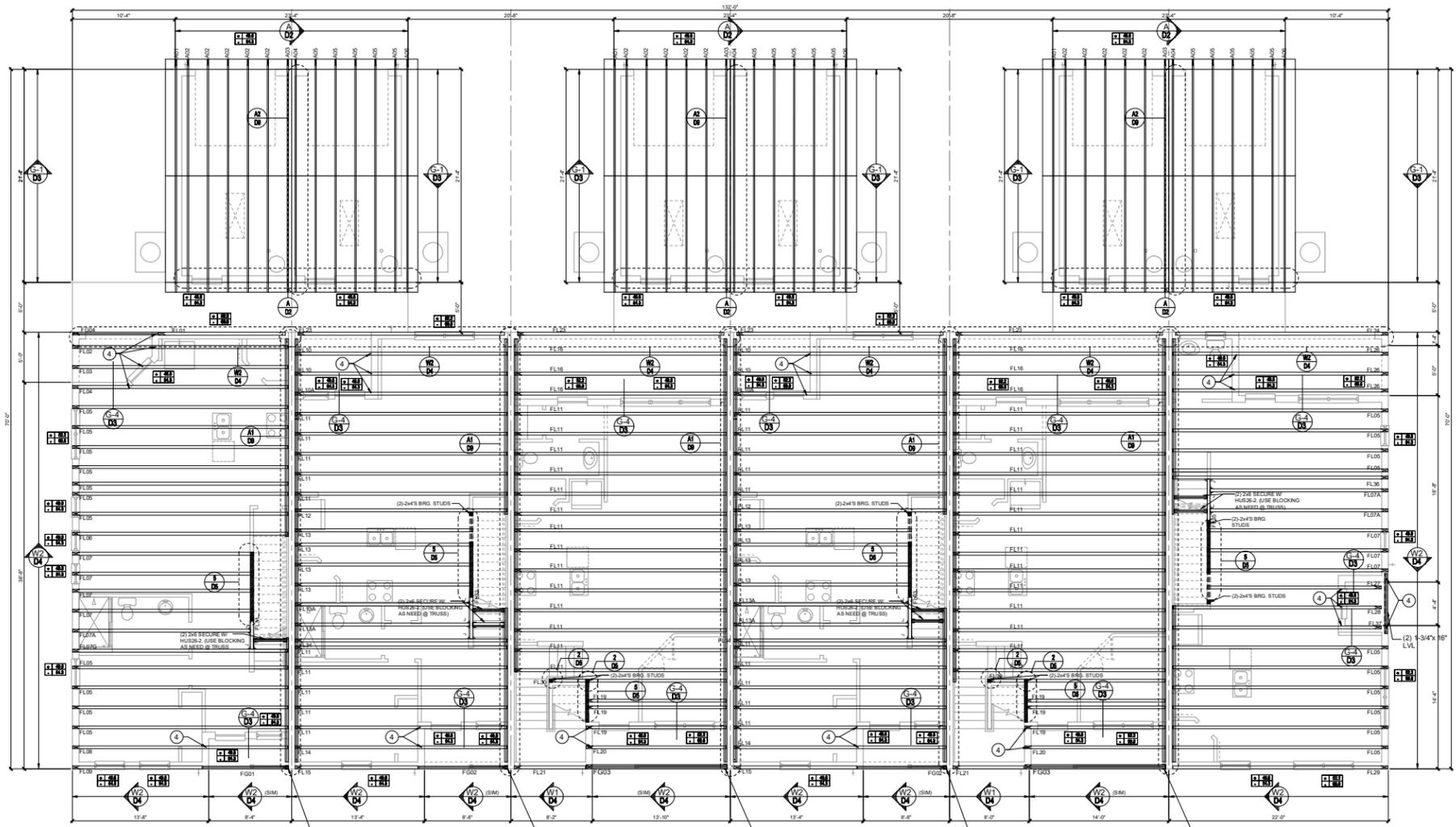
SEE PLAN DESIGN WIND PRESSURE

XXX	ULTIMATE DESIGN POSITIVE PRESSURE
---	ULTIMATE DESIGN NEGATIVE PRESSURE

NOTE: DESIGN PRESSURES BASED ULTIMATE WIND SPEED TO OBTAIN NOMINAL "ASD" WIND PRESSURES MULTIPLY VALUES SHOWN BY A FACTOR OF 0.8

FIELD REPAIR NOTES

- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEK PROPOXY 300 OR SIMPSON SET OR ET ADHESIVES.
- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 78" - NO REPAIR NECESSARY 78" TO 112" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 112" - REQUIRE SPECIAL ENGINEERING LETTER.
- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DOWEL 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.



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 #17?

PARK SQUARE HOMES RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.

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

Park Square HOMES

FLOOR FRAMING PLAN

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

REVISIONS

DELTA #	DATE

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

Floor Trusses "B"
SCALE 3/16" = 1'-0"

CONNECTOR SCHEDULE

CONNECT. 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: 6-8dx1 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 / 550
23	LUS26	HDR: 4-10d / JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d PLT / STD: 10-8d	985	400 / N/A
26	H2.5	RFT: 5-8d / PLT: 5-8d	415	150 / 150
34	A34	H-4-8dx1 1/2" / P-4-8dx1 1/2"	365	280 / 303
35	A35F	H-4-8dx1 1/2" / P-4-8dx1 1/2"	440	440 / N/A
37	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
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	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-4-8dx1 1/2" / P-4-8dx1 1/2"	440	440 / N/A
102	HTT5	5/8" BOLT / 26-10d	4,275	N/A
103	VGTRL	32-SDS 7/8"x3" / (2) 7/8" BLT	3,990	N/A
104	HU8-SDS2.5	7/8" BLT / 20-SDS 1/2"x2 1/2"	5,020	N/A
110	HCP2	12-10d x 1 1/2"	520	260 / N/A
167	HHUS46	H-14-16d / J-6-16d	1,550	N/A
168	U46	H-8-10d / J-4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H-(14)-16d / J-4-10d	1,085	N/A
186	HUCQ10-2 SDS	H-(12)-14"x2-1/2" SDS* J-(6)-1/4"x2-1/2" SDS	2,345	N/A
190	HU210-2	CMU-(18)-1/4"x2-1/2" TITEN T.* J-(10)-0.148x3"	1,800 U, 5,095 D.	N/A
191	HU410/HUC410	CMU-(18)-1/4"x2-1/2" TITEN T.* J-(10)-0.148x3"	1,800 U, 5,095 D.	N/A
214	HUC212-3	HD-(22)0.162"x3 1/2" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR-46-16d / JST-10-16d	2,720	N/A
216	HUS412	BLOCK: 10-1/2"x1 1/2" TC JOIST: 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-1/2"x1 1/2" TC JOIST: 10-16d	2,630	N/A
219	MBHA412	H-1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	2,160	N/A
231	MBHA3.56/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
232	MBHA5.50/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
240	H16	R-2-10dx1 1/2" / P-10-10dx1 1/2"	1,470	480 / N/A
241	LG2	30-16d-sinker	2000	1015 / 440
301	MGT	(1) 5/8" BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL-3/4" BLTS./GIR: 8-10d	6485	N/A
303	HGT-4	LTL-3/4" BLTS./GIR: 16-10d	9,250	N/A
401	SUR/L14	FACE: 18-16d / JST: 8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			

NOTES

- TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
- TYPICAL ROOF EAVES OVERHANG TO BE 16" UNLESS OTHERWISE NOTED.
- PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023) FLORIDA RESIDENTIAL CODE.
- ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL. REG. ENG.
- TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TRITWCA BCSI 1.
- REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS CONNECTIONS.
- ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
- SHINGLE ROOF: UNDERLAYMENT TO BE INSTALLED IN ACCORDANCE WITH 8TH EDITION R905.1.1 UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4889 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1
- OFF RIDGE VENTS MAXIMUM OPENING SIZES: REFER TO MANUFACTURER RECOMMENDATIONS.

COMPONENT & CLADDING DESIGN WIND PRESSURES

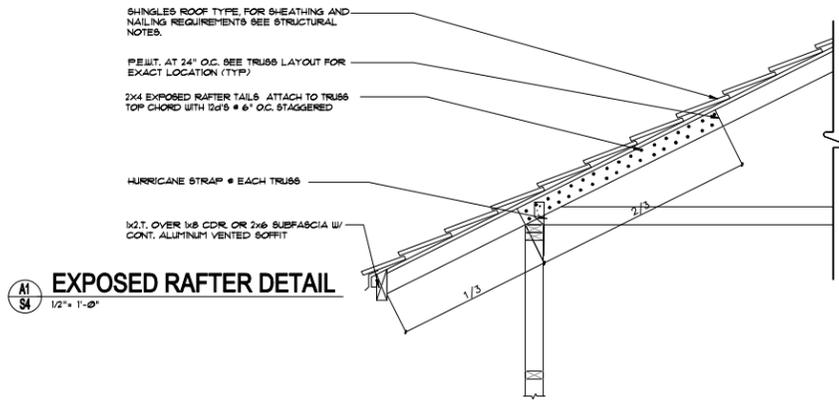
SEE PLAN DESIGN WIND PRESSURE

1.00X	ULTIMATE DESIGNED POSITIVE PRESSURE
0.75X	ULTIMATE DESIGNED NEGATIVE PRESSURE

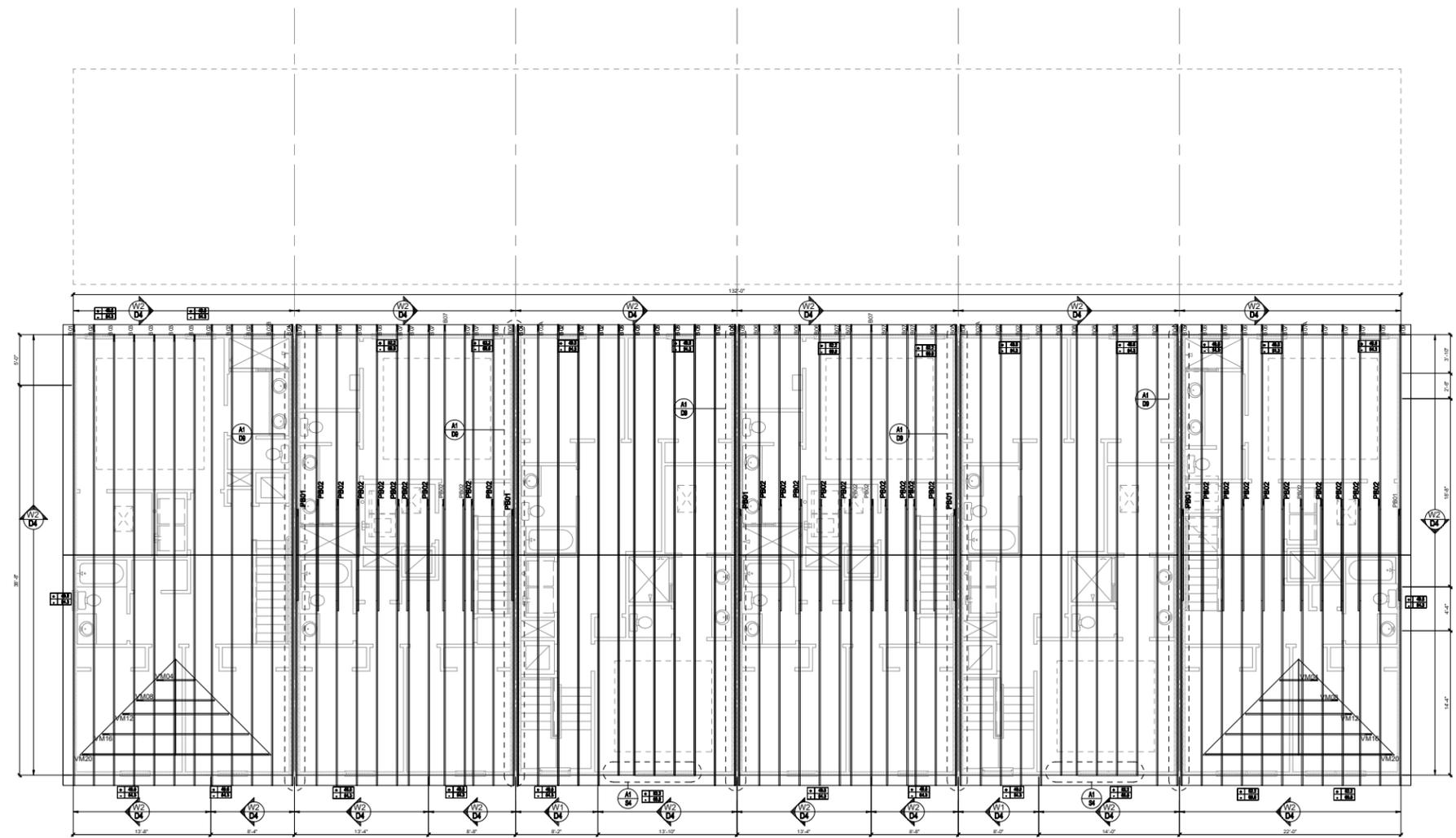
NOTE: DESIGN PRESSURES BASED ON ULTIMATE WIND SPEED TO OBTAIN NOMINAL WIND PRESSURES MULTIPLY VALUES SHOWN BY A FACTOR OF 0.8

FIELD REPAIR NOTES

- MISSED FOOTING DOWELS MAY BE SUBSTITUTED WITH A STRAIGHT #6 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED WITH EPOXY PROPOXY 300 OR SIMPSON SET OR EIT ADHESIVES.
- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1 1/2" - ADD FILLED CELL (NO VERTICAL STEEL) BEHIND OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 1 1/2" + - REQUIRE SPECIAL ENGINEERING LETTER.
- PENETRATION OF PLUMBING PRESERVOR VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DR. 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.



EXPOSED RAFTER DETAIL
1/2" OVER 1/8\"/>



Roof Trusses "A"
SCALE 3/16" = 1'-0"

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

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

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

REVISIONS	
DELTA #	DATE

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

HITEG
THOMPSON ENGINEERING GROUP, INC.
4401 Vineland Road, Suite 200
Orlando, Florida 32811
Tel: (407) 764-1700
www.hiteg.com

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

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"

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

WOOD STRUCTURAL NOTES

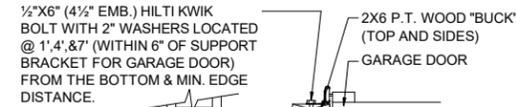
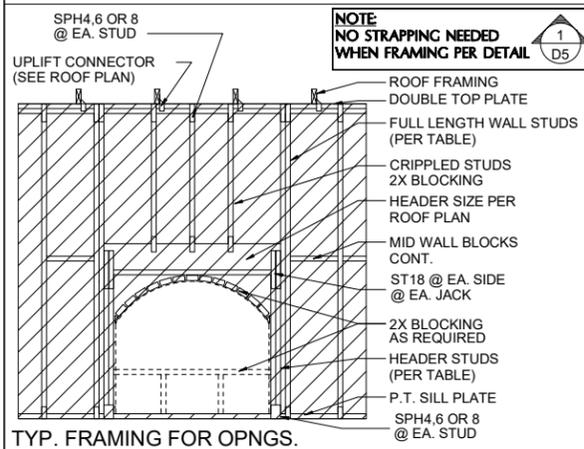
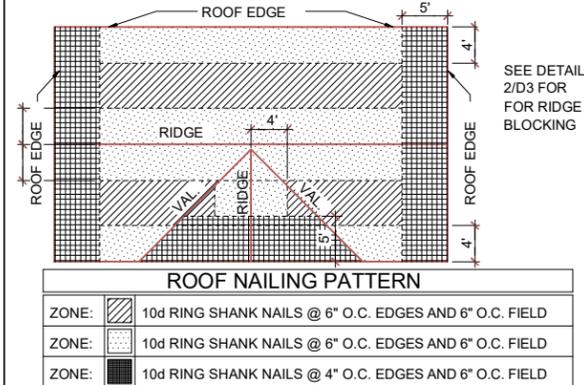
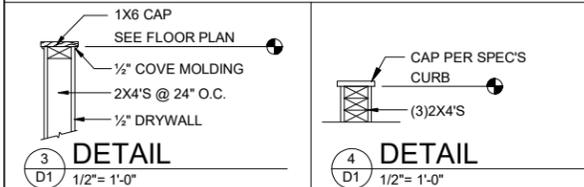
- ALL WOOD TO BE SPECIES, GROUP, AND GRADE AS NOTED BELOW. DAMAGED WOOD NOT TO BE USED.
- ALL STRUCTURAL LUMBER SHALL BE SPF (SPRUCE-PINE-FIR) #2 OR BETTER UNLESS OTHERWISE NOTED. (PRE ENG. TRUSSES EXCLUDED)
- END JOINT IN STRUCTURAL DOUBLE TOP PLATE TO BE OFFSET AT LEAST 4". STRUCTURAL DOUBLE PLATES 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

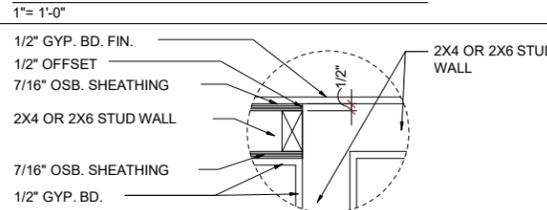
- MISSING LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED W/ (1) USP MTW16 OR HC10 OR SIMPSON MTSM16 W/ (4) -1/4" X 2-1/4" TAPCONS TO BOND BEAM AND (7) 10d NAILS TO TRUSS FOR UPLIFTS LESS THAN 860 LBS (USE (2) MTSM16 FOR UPLIFTS LESS THAN 1720#). NO MORE THAN 10 STRAPS MAY BE SUBSTITUTED OR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



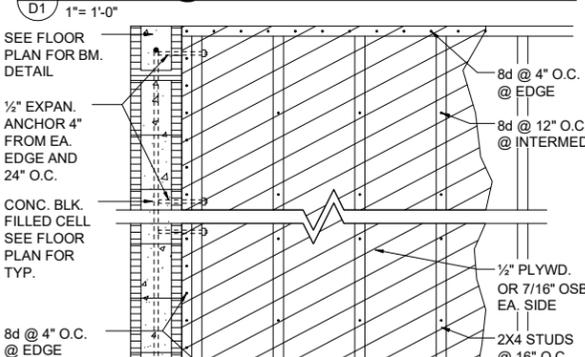
- DETAIL TO SATISFY 150 MPH WIND LOAD
- MASONRY FRAME SHALL BE MIN 8X16 ASTM C-90
- GROUT FILLED CELL W/ 1/2" ASTM 2 #5 REBAR (GRADE 60) @ EA. SIDE OF GARAGE DOOR OPENING
- MAX. DISTANCE TO CORNER OF C.B.S. WALL REIN. 48"
- REIN. TO BE CONT. FROM FTG. TO TIE BEAM W/ ALL "ACI" DETAILS & DEVELOPMENT LENGTHS 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:
A.) THE DESIGN OF THE DOOR CAN WITHSTAND POSITIVE AND NEGATIVE WIND PRESSURES OF 25 PSF.
B.) THE DESIGN OF THE DOOR COMPLIES WITH THE CRITERIA SPECIFIED IN SECTION R609 OF THE 2023 FLORIDA BUILDING CODE RESIDENTIAL, 8TH EDITION
C.) DOOR SIZE, TYPE AND GLAZING
D.) TRACK SIZE AND FASTENER DETAILS.
E.) TRACK BRACKET QUANTITY, SPACING AND FASTENER DETAILS.
F.) REINFORCING MEMBER QUANTITY, LOCATION, SIZE, TYPE AND FASTENER DETAILS. (IF REQUIRED)

GARAGE BUCK DETAIL

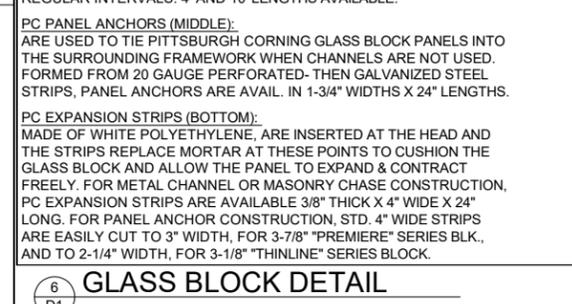
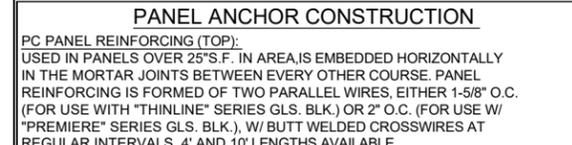
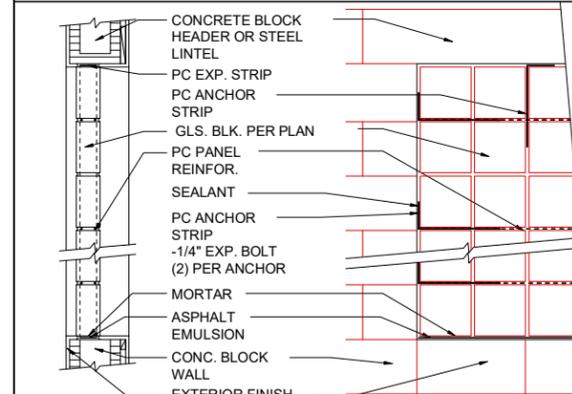
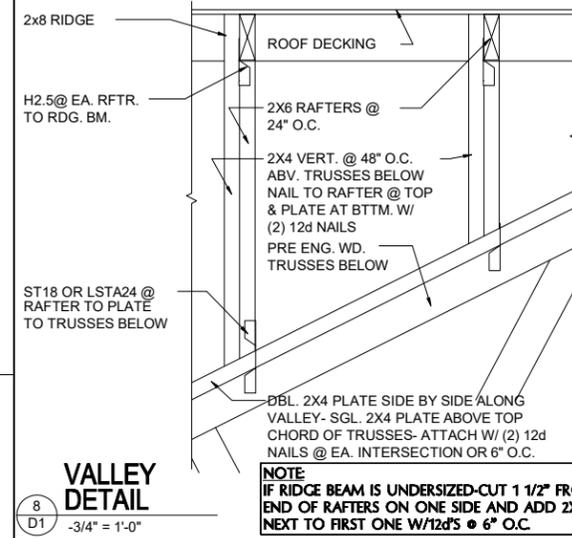
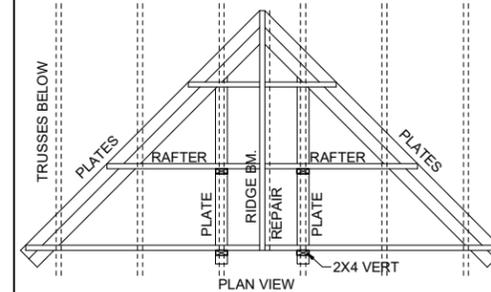


DETAIL @ CONN. TO REG. WALL



MIN. WALL AND HEADER REQUIREMENTS

UNSUPPORTED WALL HEIGHT	STUD SPACING	MAXIMUM HEADER SPAN (ft.)					
		3'	6'	9'	12'	15'	18'
10' OR LESS	1	1	2	2	2	2	2
	2	2	3	3	3	3	3
GREATER THAN 10'	2	2	3	4	5	5	



GLASS BLOCK DETAIL

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

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

PARK SQUARE HOMES RESERVE COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.

ITEG
THOMPSON ENGINEERING GROUP, INC.
4401 Vineland Road, Suite 200
Orlando, Florida 32811
Phone: (407) 529-3000
www.iteg.com

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

Park Square HOMES

STRUCTURAL NOTE & DETAILS

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

REVISIONS

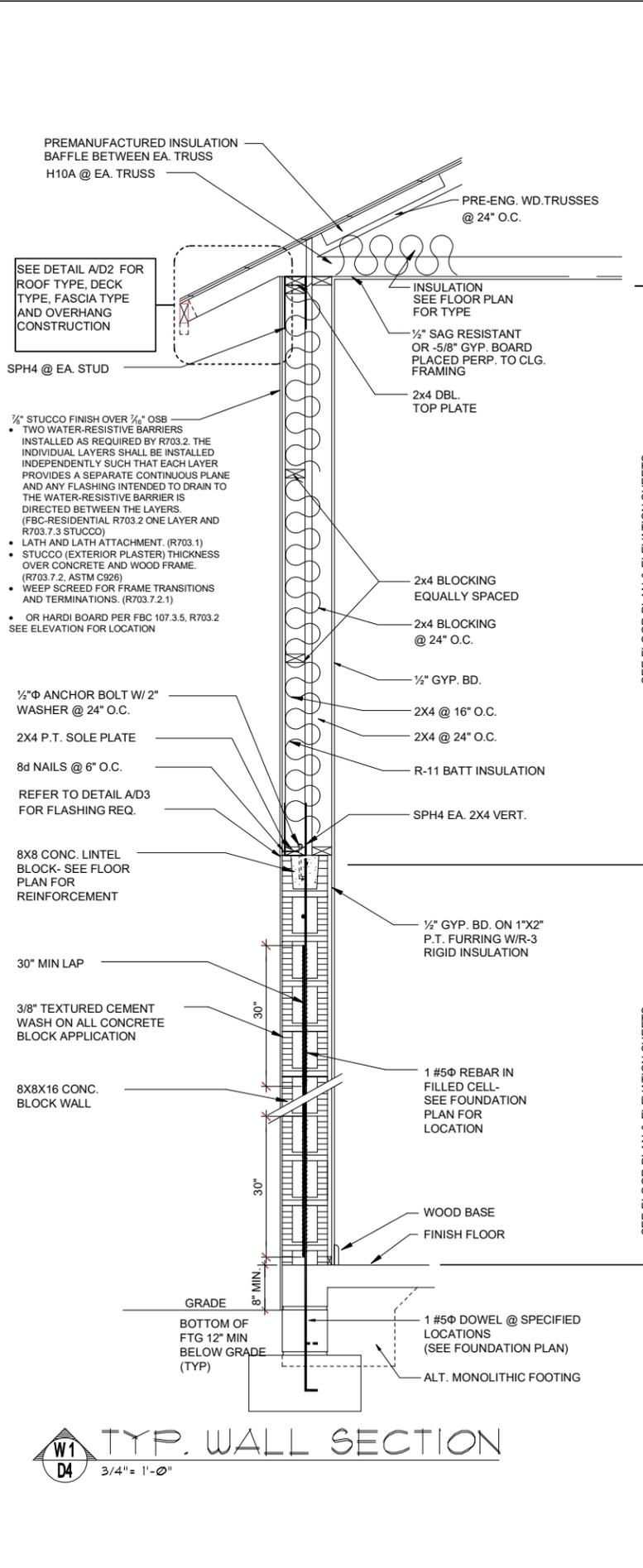
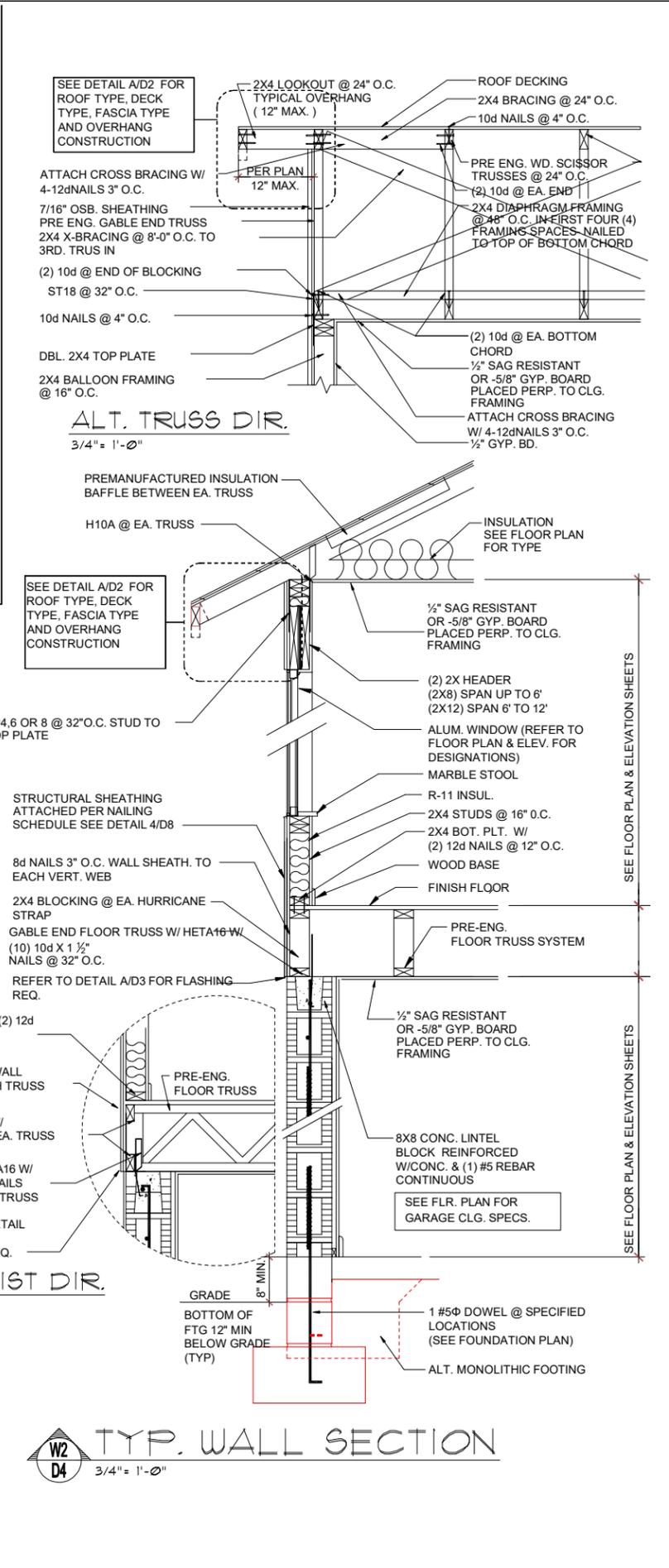
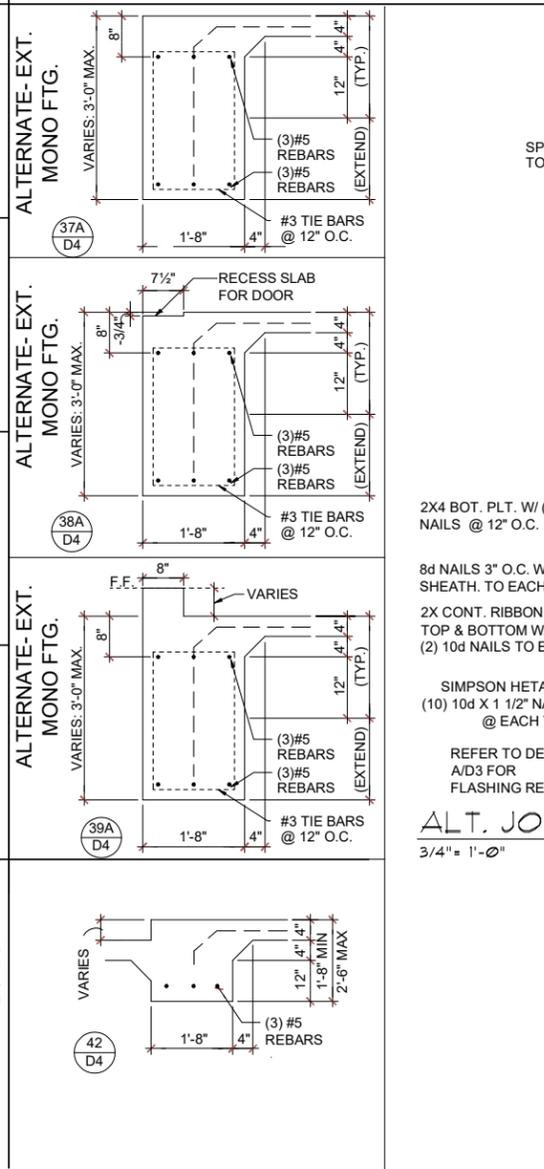
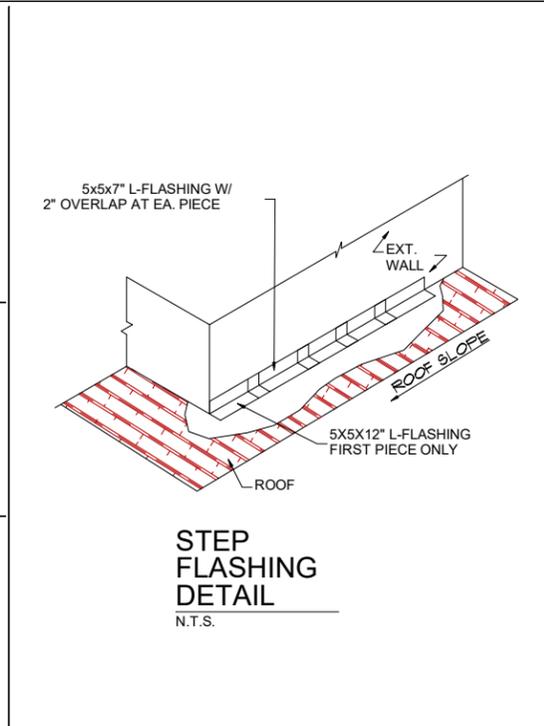
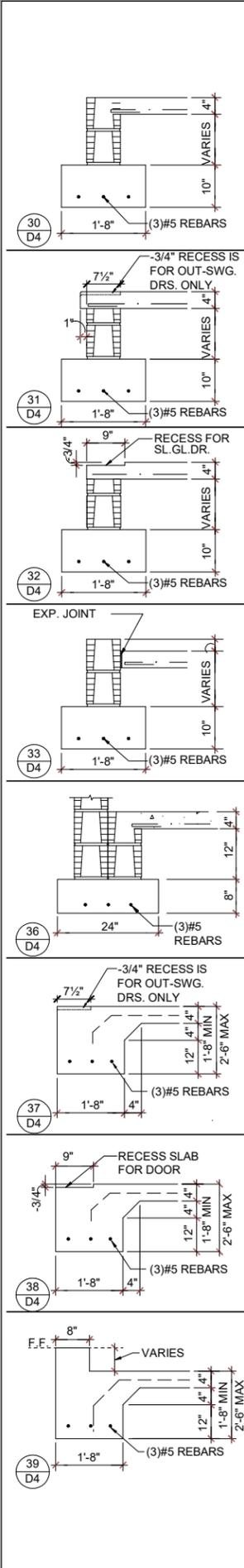
DELTA #	DATE

DATE: XX-XX-25

SCALE: AS NOTED

DRAWN: MR

SHEET: D1



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

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

Park Square Homes

STRUCTURAL DETAILS

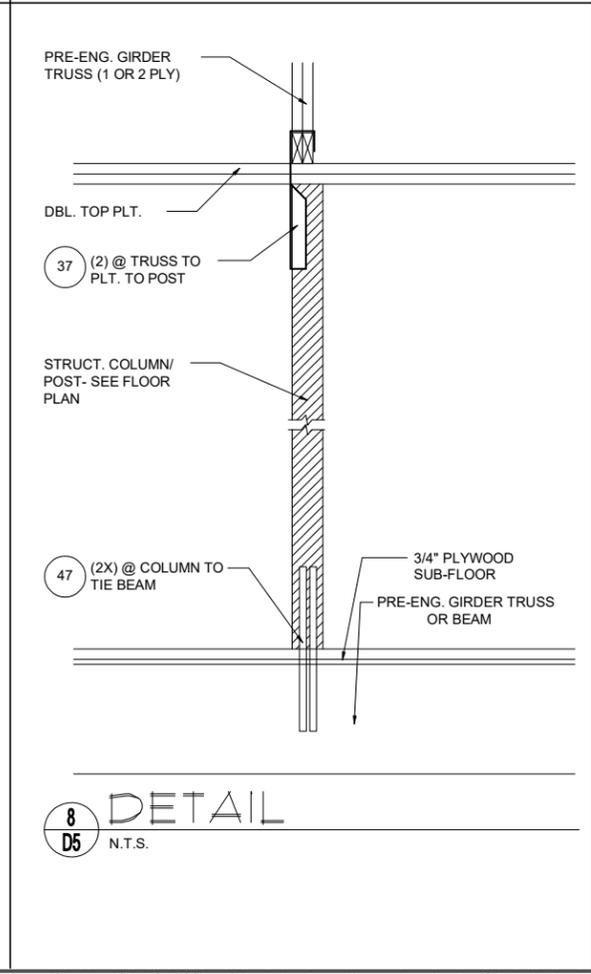
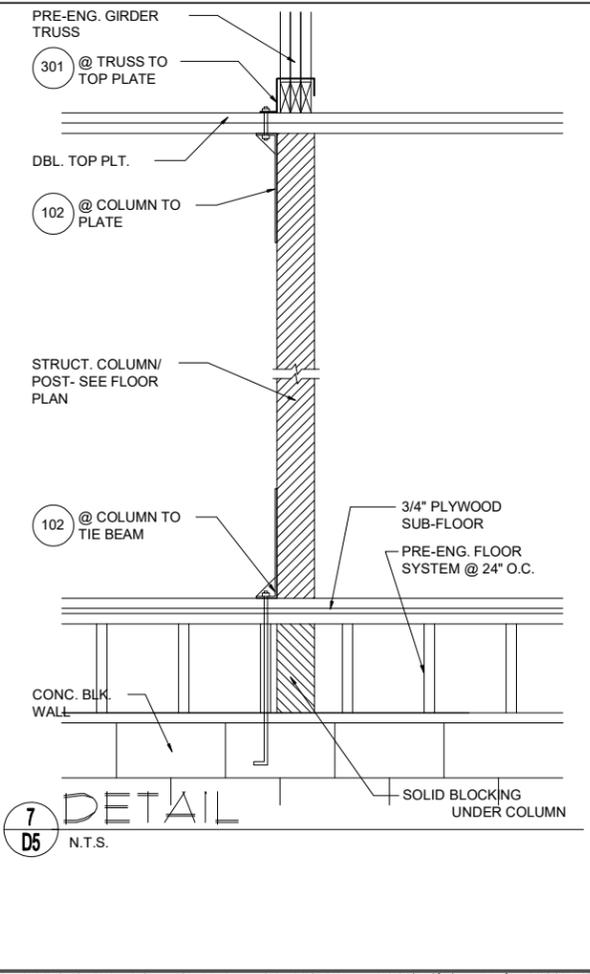
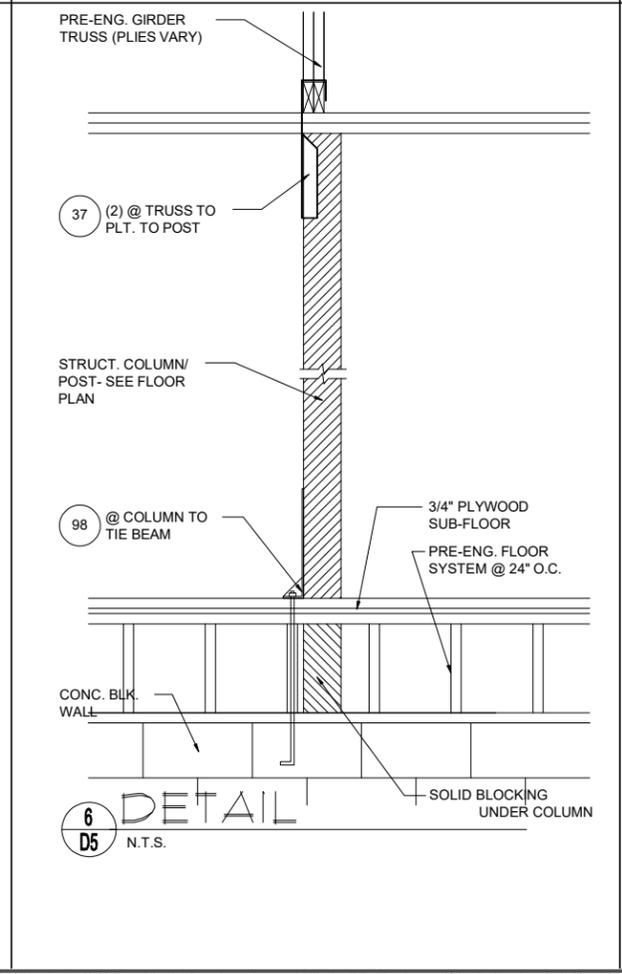
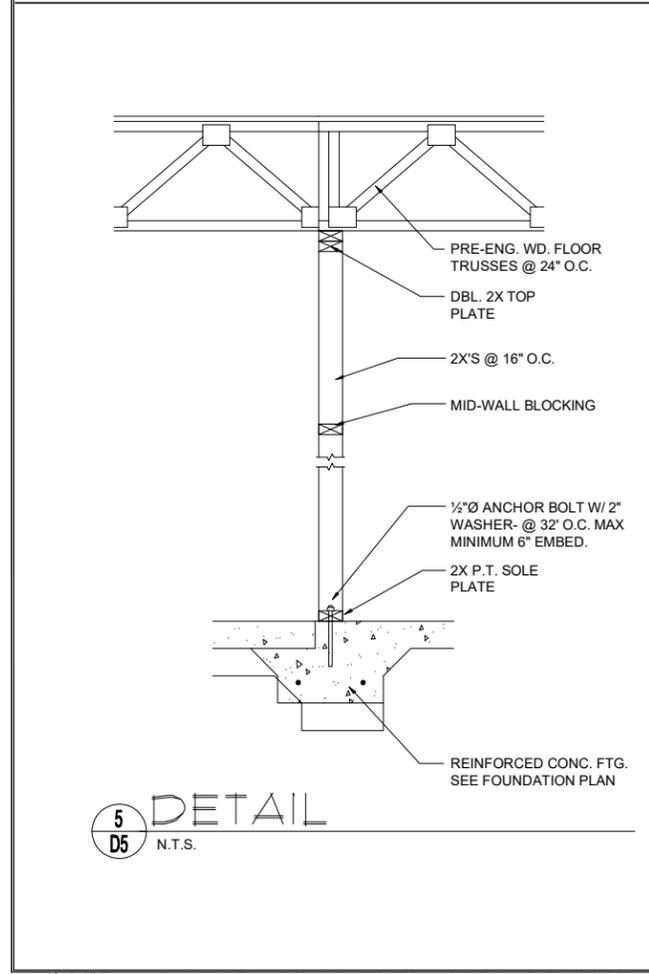
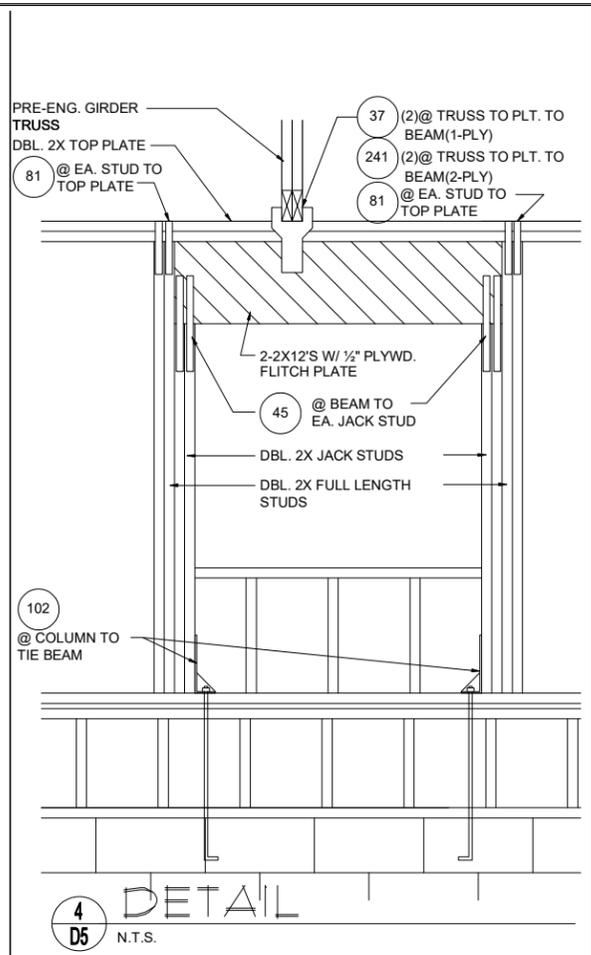
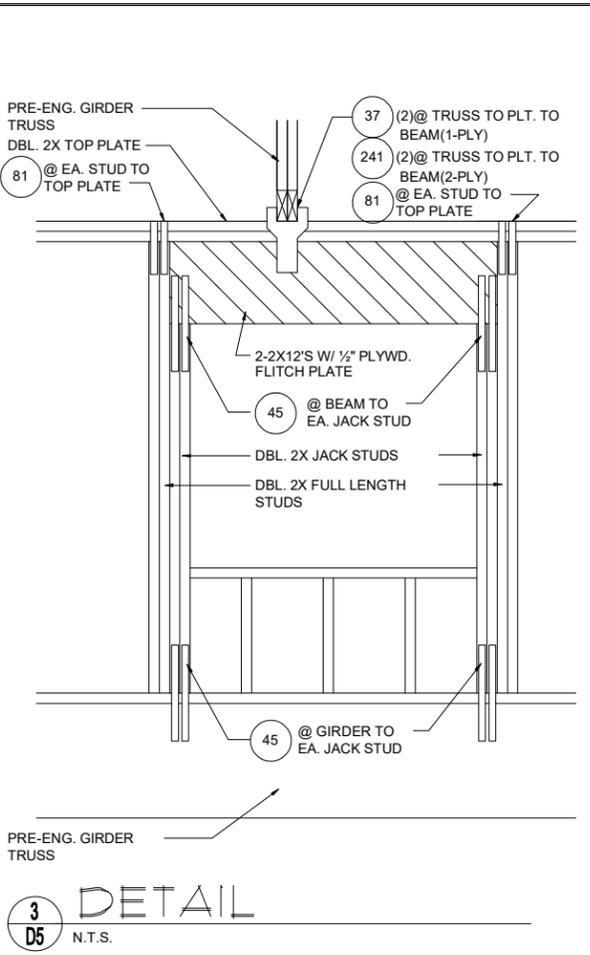
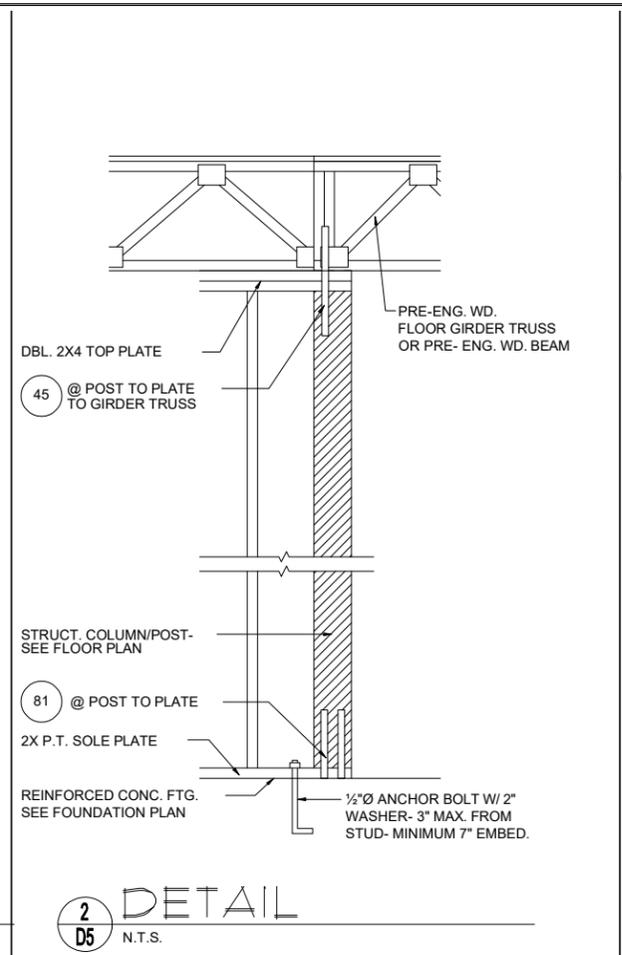
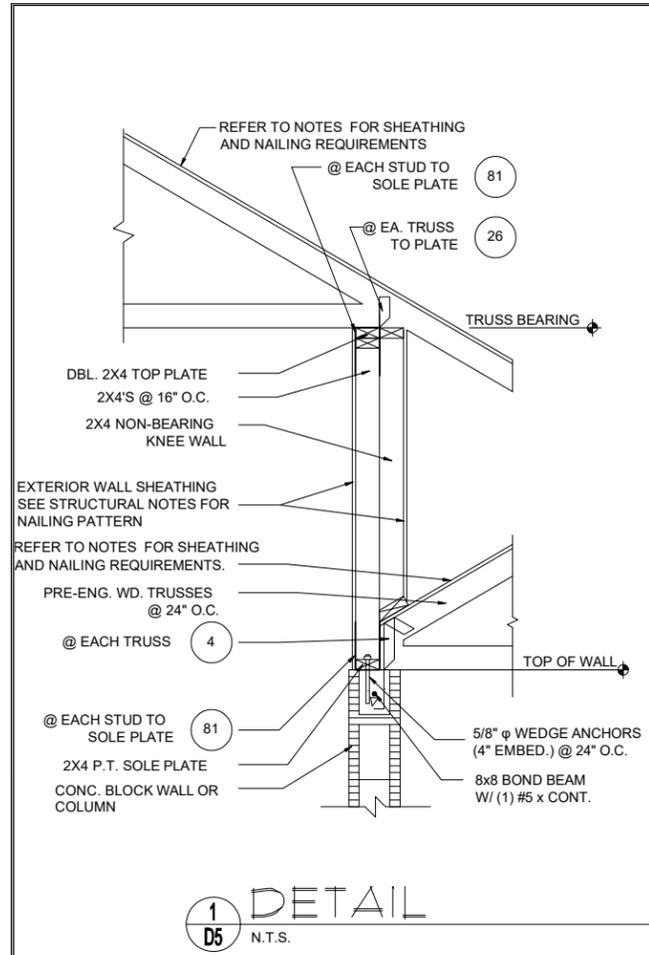
LOTS: 0000-0000, (COMMUNITY) TOWNHOMES, BUILDING #7

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

70' REAR LOAD TOWNHOMES

REVISIONS	
DELTA #	DATE

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



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 #7?

PARK SQUARE HOMES RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.

A DIVISION OF PARK SQUARE ENTERPRISES, INC.

 THOMPSON ENGINEERING GROUP, INC.

 5200 Vineland Road, Suite 200

 Orlando, Florida 32811

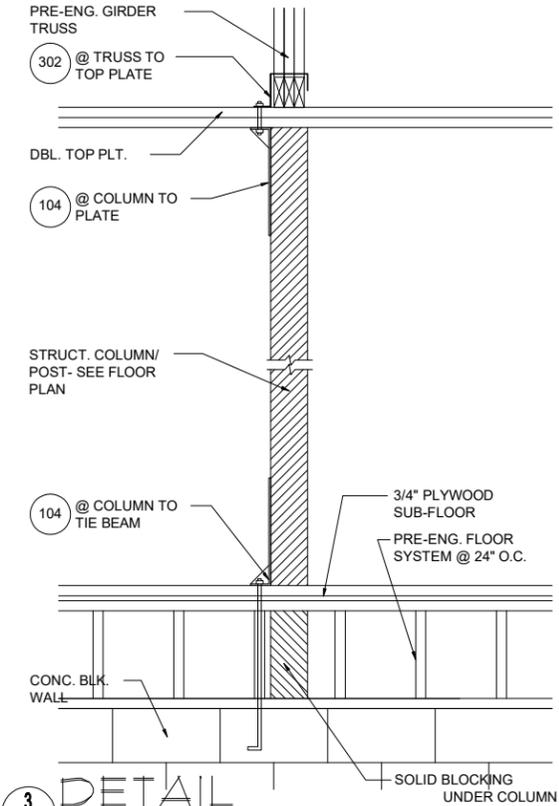
 Phone: (407) 529 - 3000

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

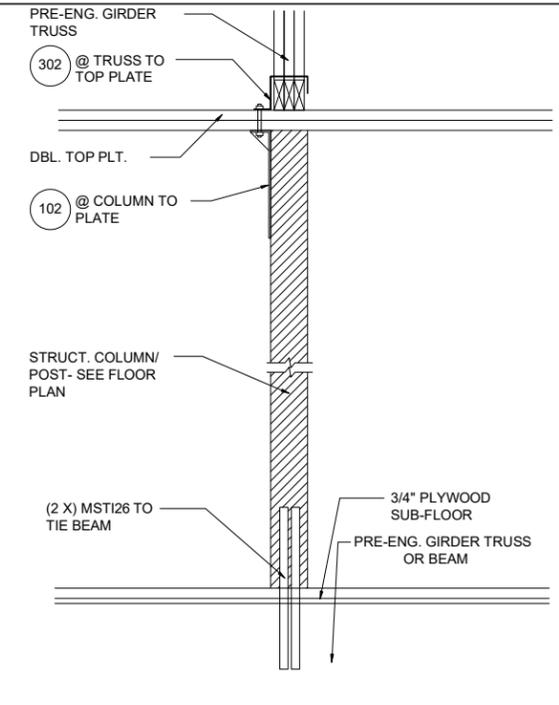
70' REAR LOAD TOWNHOMES

REVISIONS	
DELTA #	DATE

DATE: XX-XX-25
SCALE: AS NOTED
DRAWN: MR
SHEET: D5



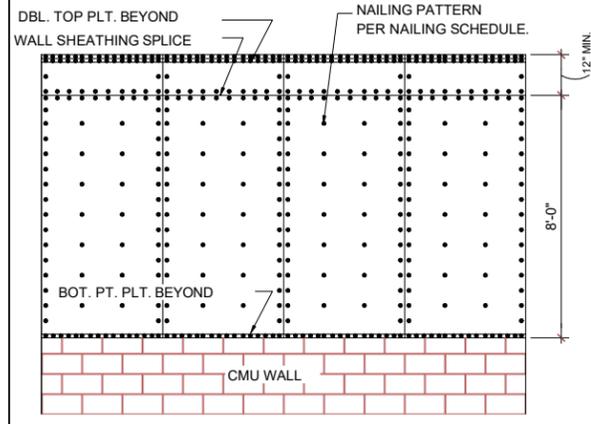
3 **D6** 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



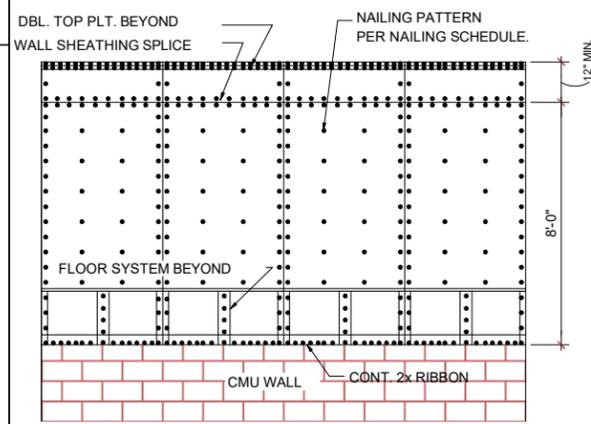
4 **D6** 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

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.

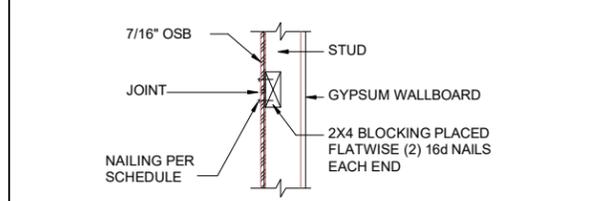
NAILING SCHEDULE:
(2)ROWS @ 3" O.C. AT TOP AND (1)ROW AT BOTTOM OF WALL, 6" O.C. ALL OTHER EDGES AND 12" IN FIELD. BLOCKING SHALL BE PLACED AT ALL SHEATHING JOINTS.



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

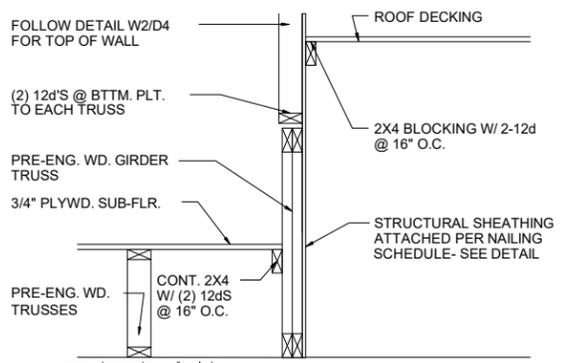


6 **D6** 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

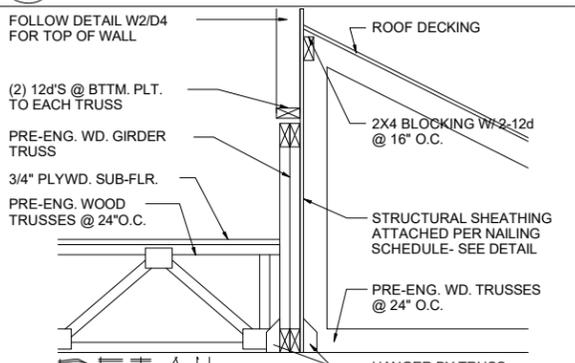


6 **D6** 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

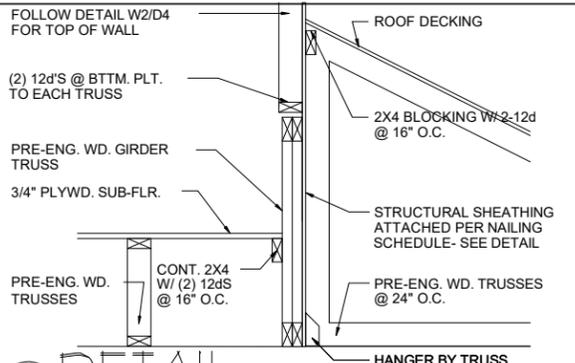
5 **D6** SHEATHING UPLIFT DETAILS



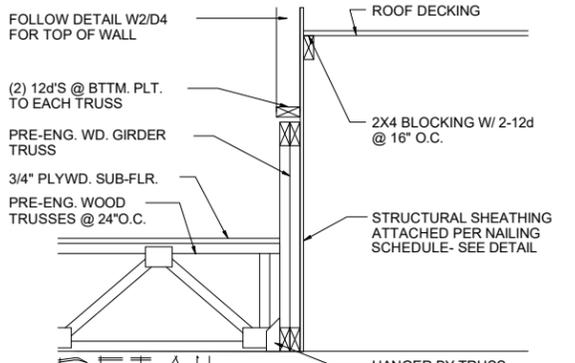
6 **D6** 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



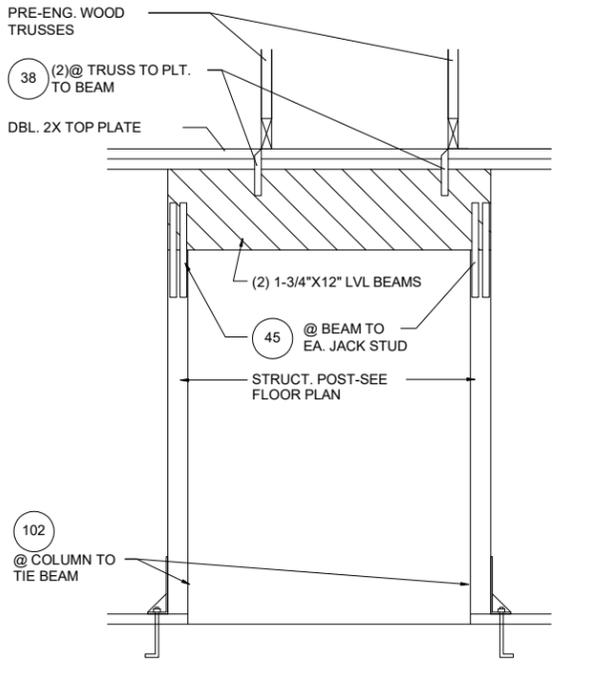
7 **D6** 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



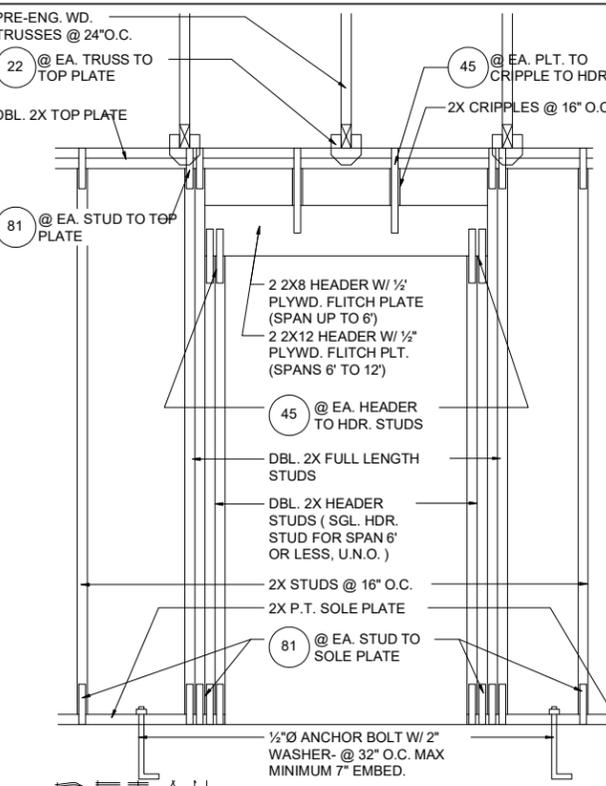
8 **D6** 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



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



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



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

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



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



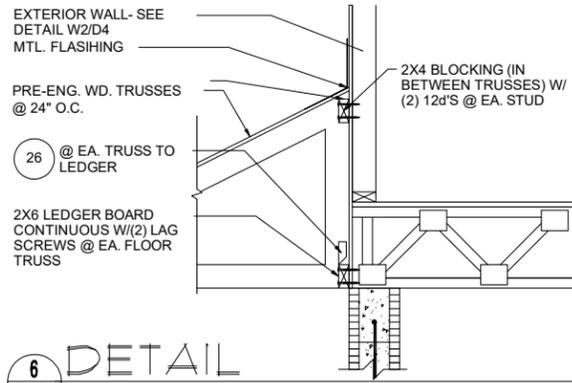
STRUCTURAL DETAILS

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

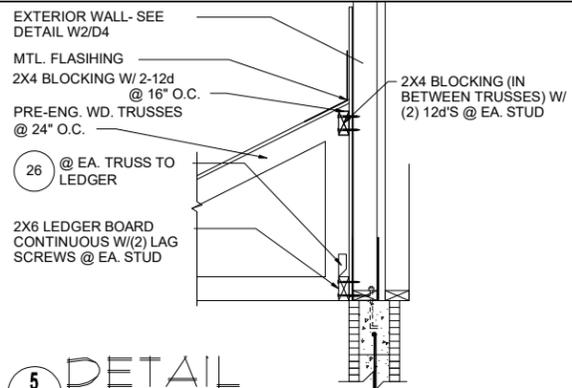
REVISIONS	
DELTA #	DATE

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

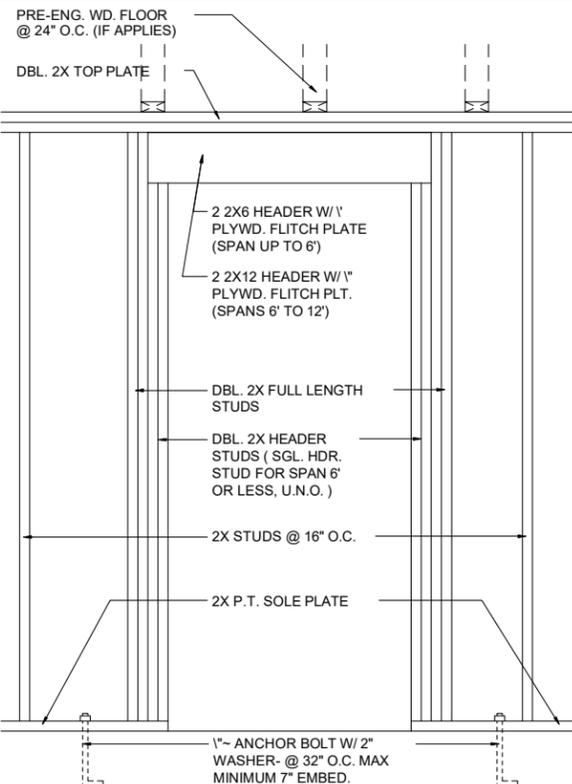
D6



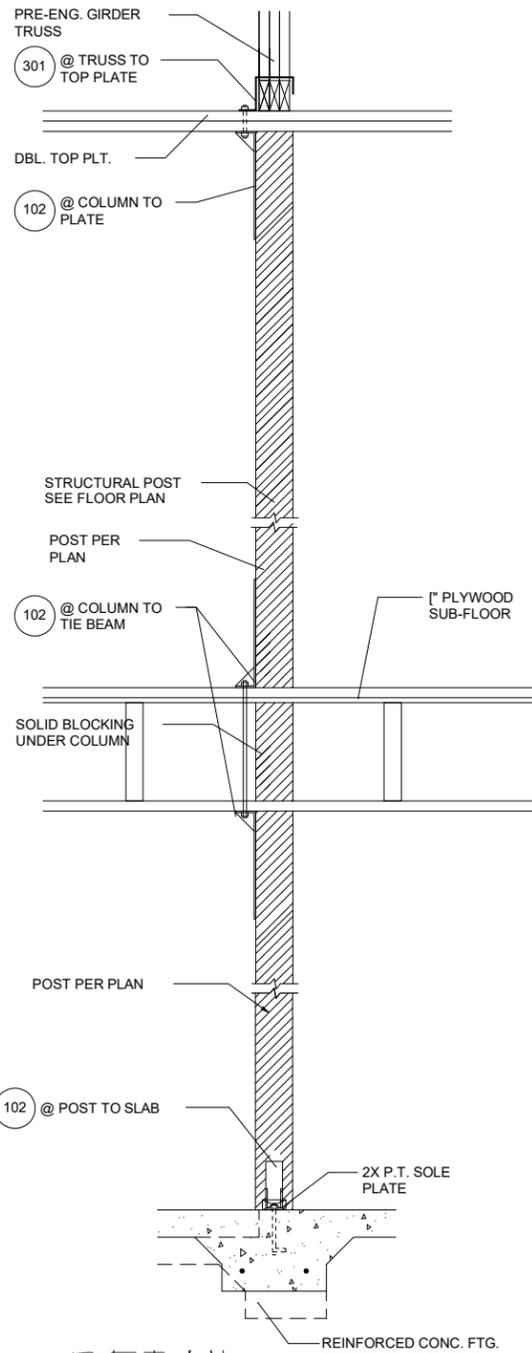
6 D7 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



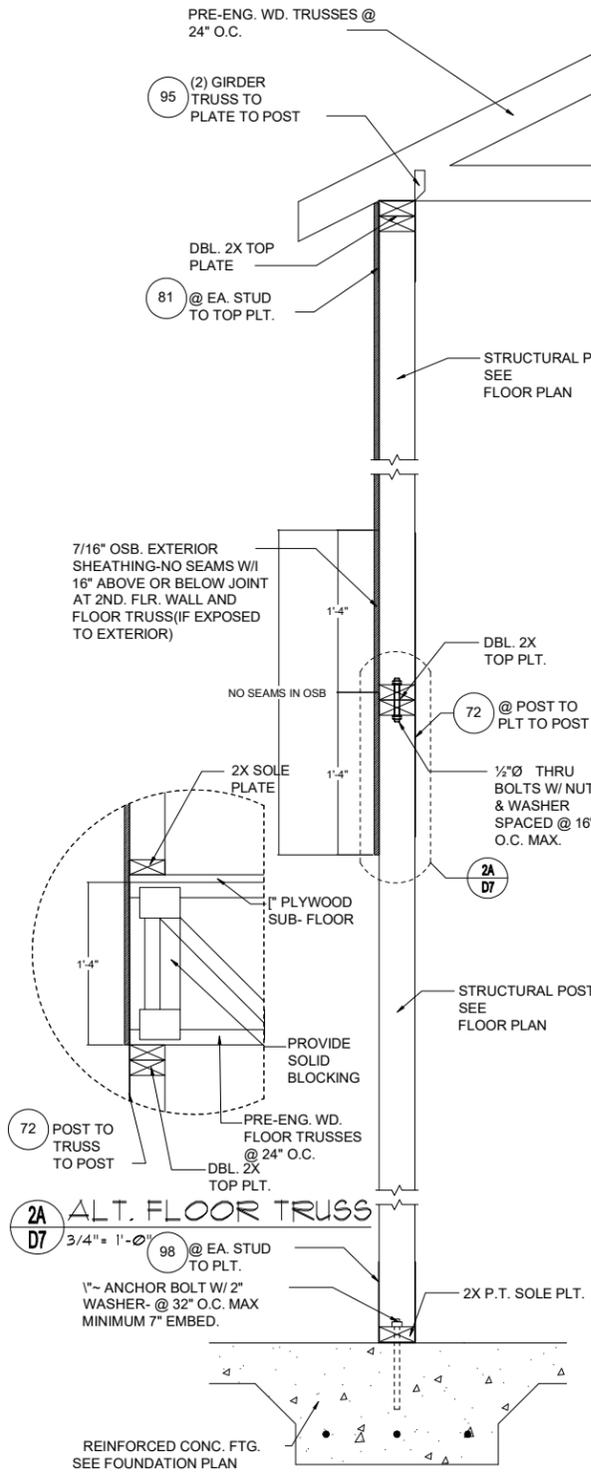
5 D7 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



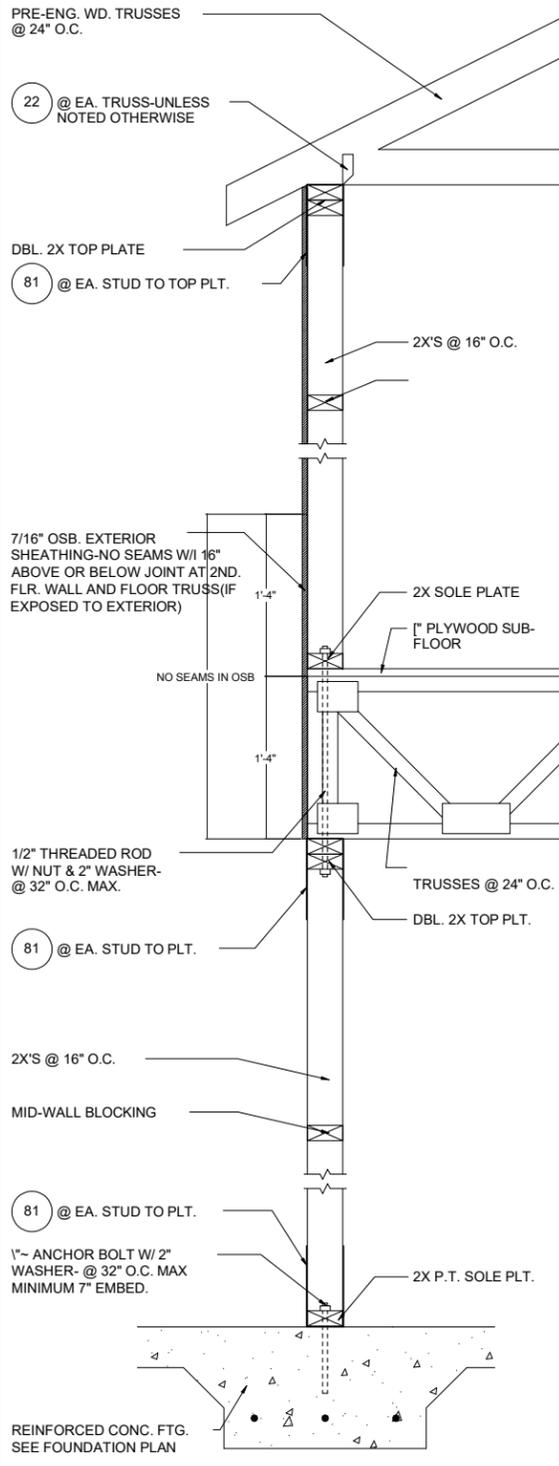
4 D7 1/2"=1'-0" (11X17) 1"=1'-0" (22X34) (BRG. W/O UPLIFT)



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



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



1 D7 3/4"=1'-0" (11X17) 1"=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 #?

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

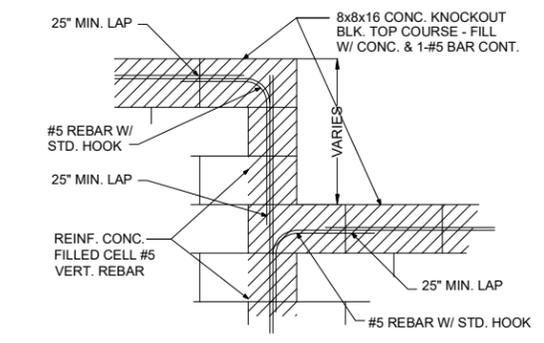
STRUCUTURAL DETAILS

ITEG
A DIVISION OF PARK SQUARE ENTERPRISES, INC.
TRIMPERSON ENGINEERING GROUP, INC.
4401 Vineland Road, Suite A2 Orlando, FL 32811
Ph: (407) 794-1400
Fax: (407) 794-1796
www.iteg.com

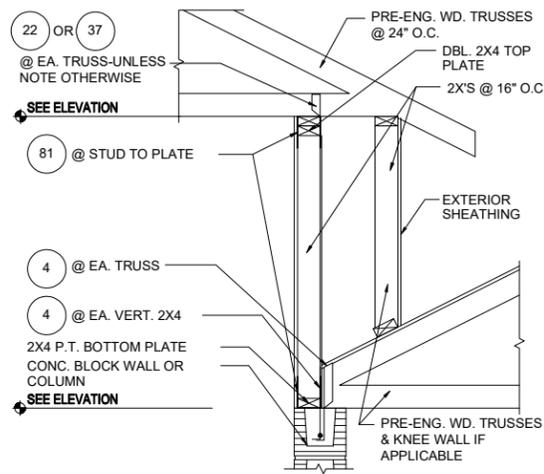
A DIVISION OF PARK SQUARE ENTERPRISES, INC.
5200 Vineland Road, Suite 200
Orlando, Florida 32811
Phone: (407) 529 - 3000

REVISIONS	
DELTA #	DATE

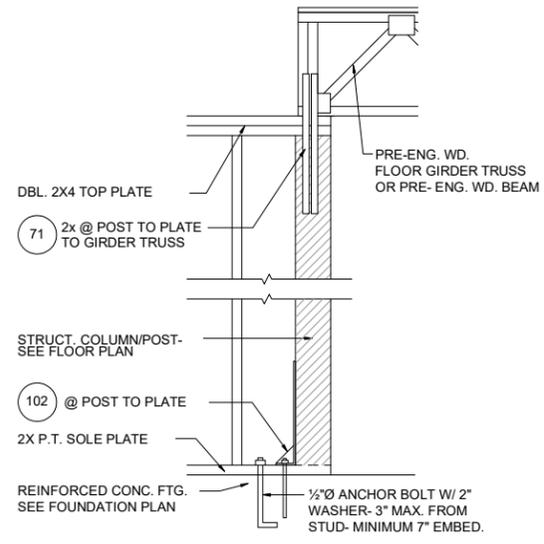
DATE: XX-XX-25
SCALE: AS NOTED
DRAWN: MR
SHEET: **D7**



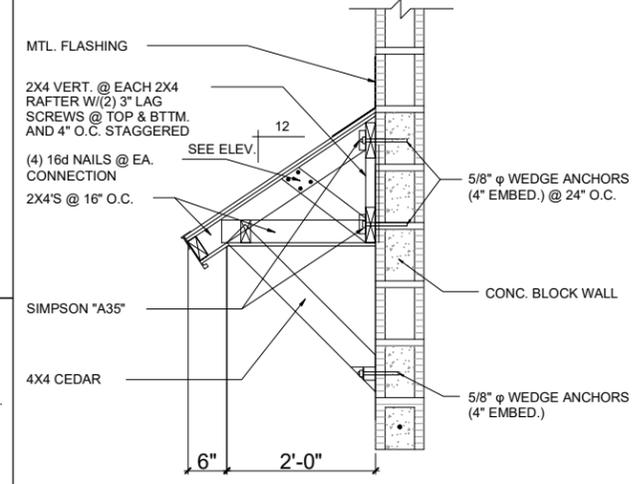
1 BLOCK WALL HT. TRANSITION
D8 N.T.S.



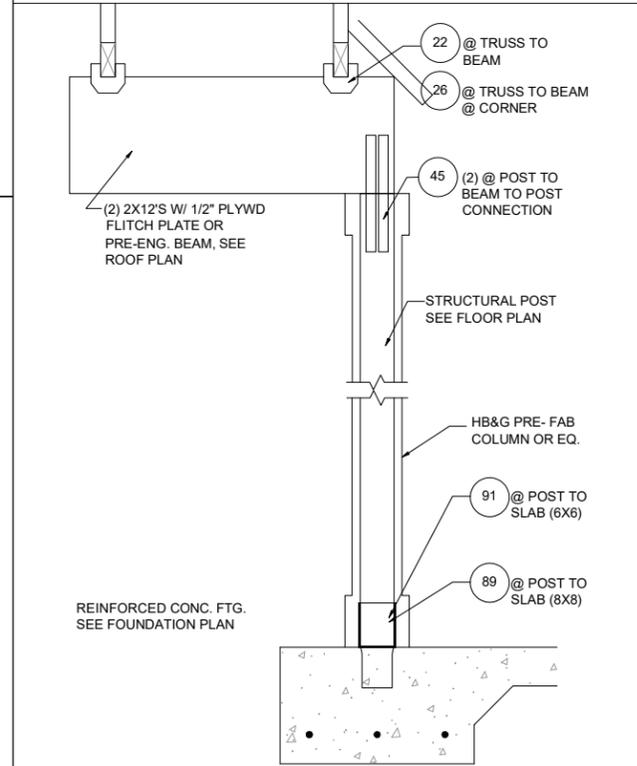
2 DETAIL
D8 N.T.S.



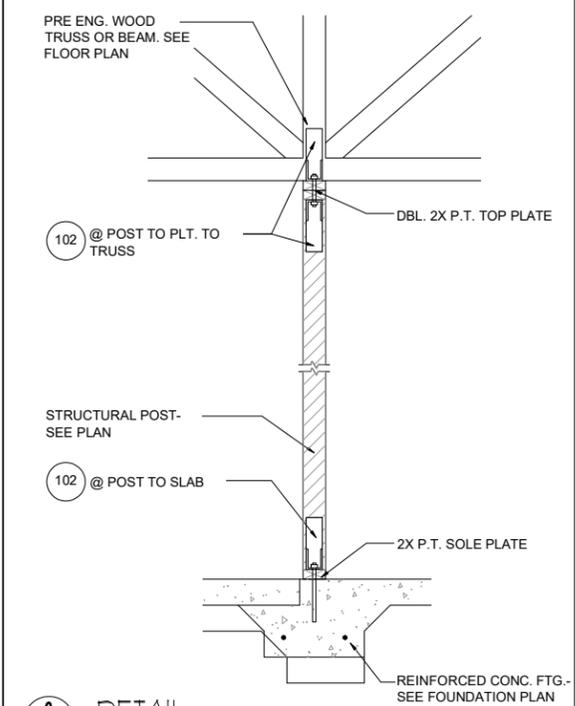
3 DETAIL
D8 N.T.S.



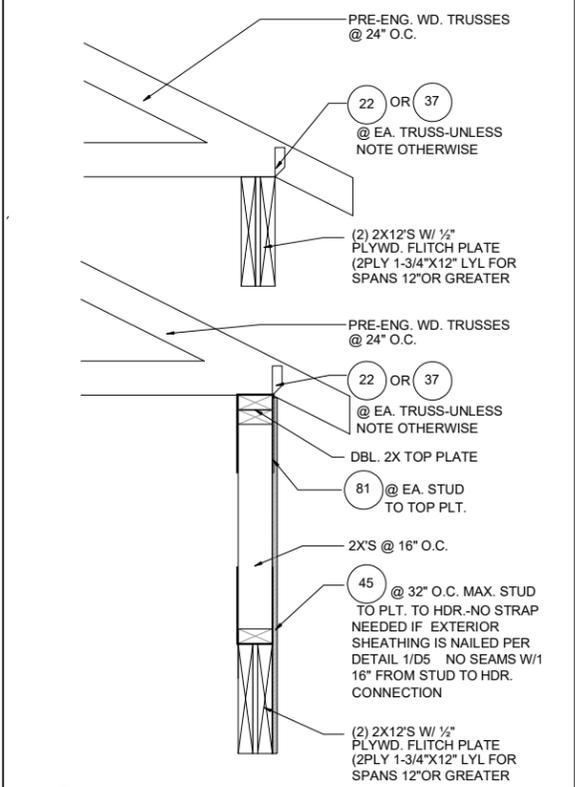
4 SHED ROOF DETAIL
D8 N.T.S.



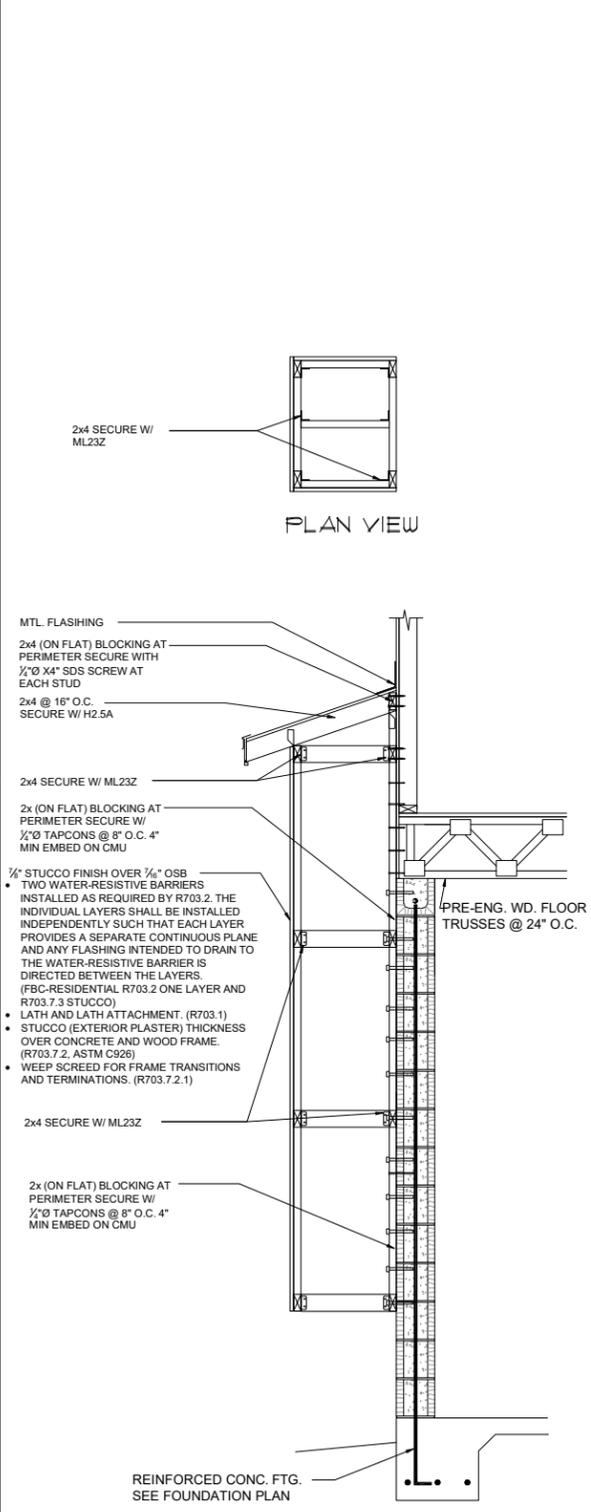
5 DETAIL
D8 N.T.S.



6 DETAIL
D8 N.T.S.



7 DETAIL
D8 N.T.S.



8 DOGHOUSE DETAIL
D8 N.T.S.



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



A DIVISION OF PARK SQUARE ENTERPRISES, INC.
5200 Vineland Road, Suite 200
Orlando, Florida 32811
Phone: (407) 528-3000

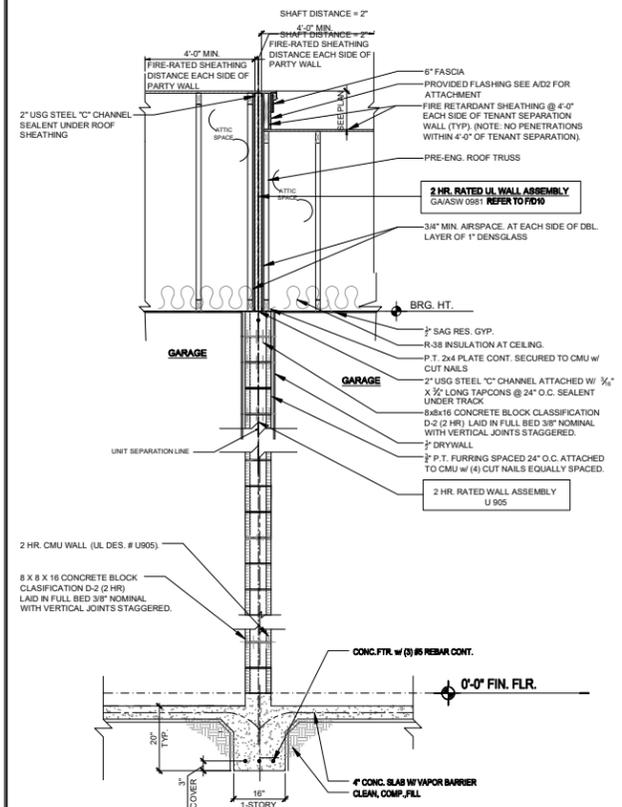


STRUCTURAL DETAILS

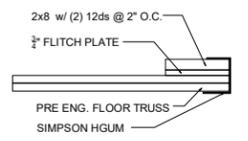
6-UNIT: TYLER, JACKSON, GRANT;
JACKSON, GRANT, MONROE
70' REAR LOAD TOWNHOMES

REVISIONS	
DELTA #	DATE

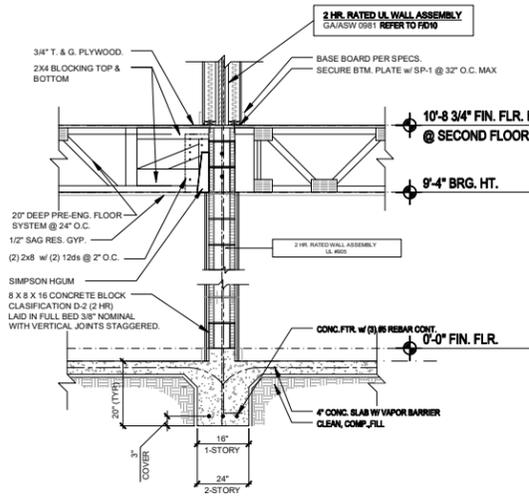
DATE: XX-XX-25
SCALE: AS NOTED
DRAWN: MR
SHEET: D8



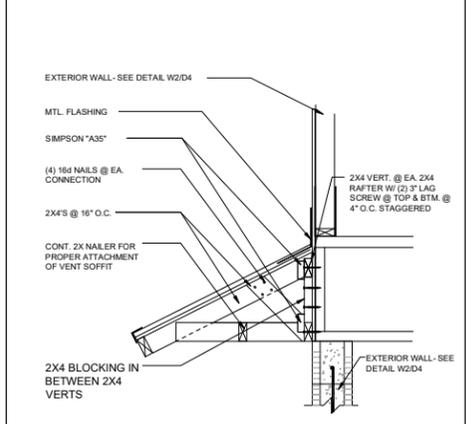
A2
D9 WALL SECTION AT GARAGE
N.T.S.



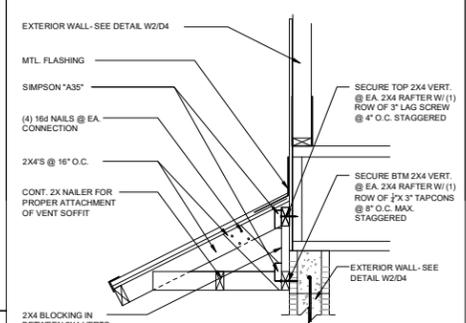
TOP VIEW



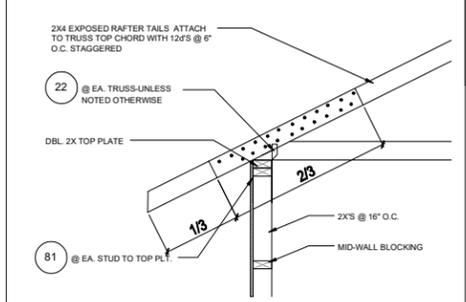
A3
D9 DETAIL
N.T.S.



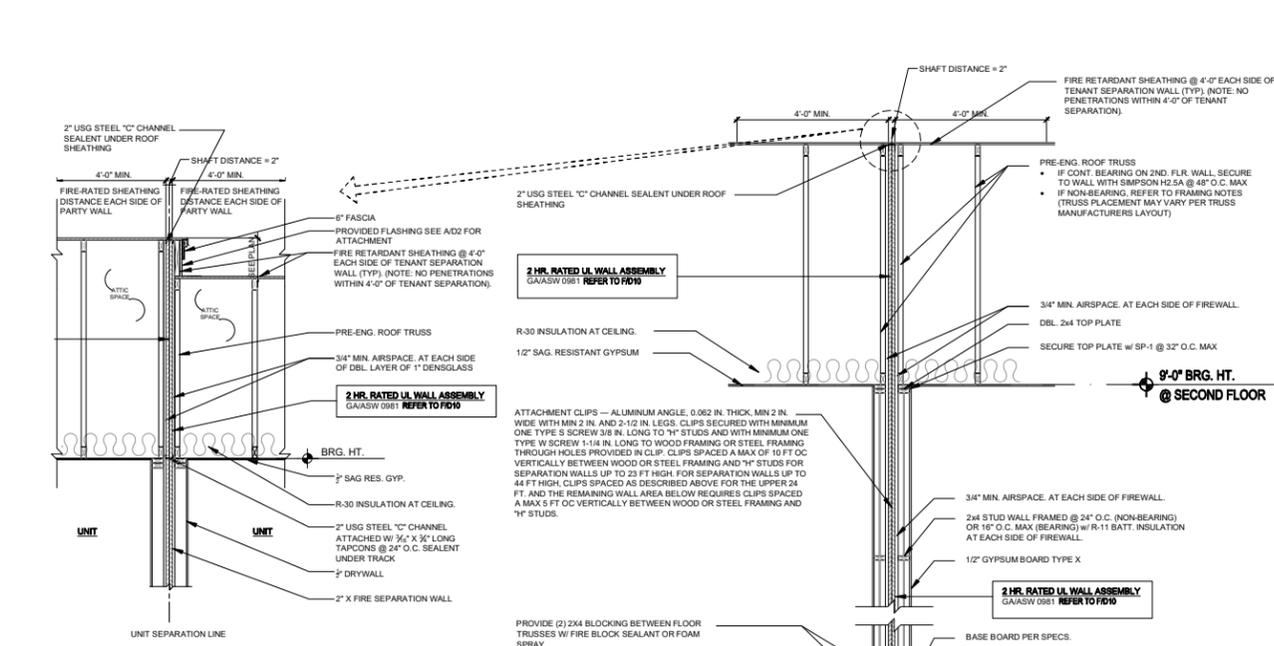
CONV. FRAME OVERHANG
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



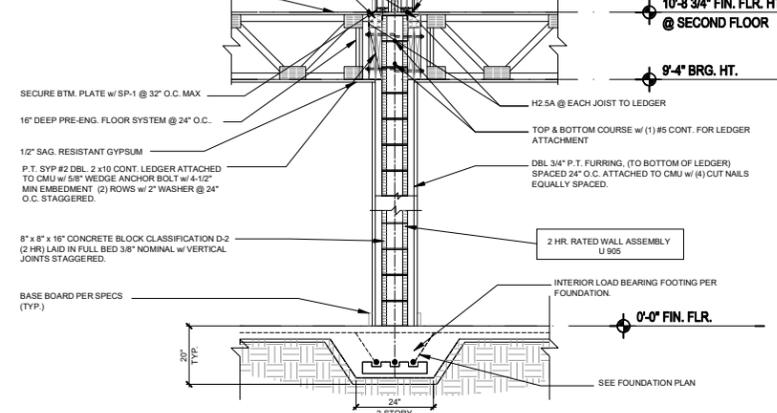
A4
D9 CONV. FRAME OVERHANG
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



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



TYPICAL OVERHANG ELEVATED ROOF
N.T.S.



A1
D8 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

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)

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

REVISIONS	
DELTA #	DATE

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



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

STRUCTURAL DETAILS

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

Fig 2 – Framing Components

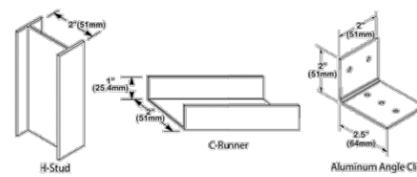
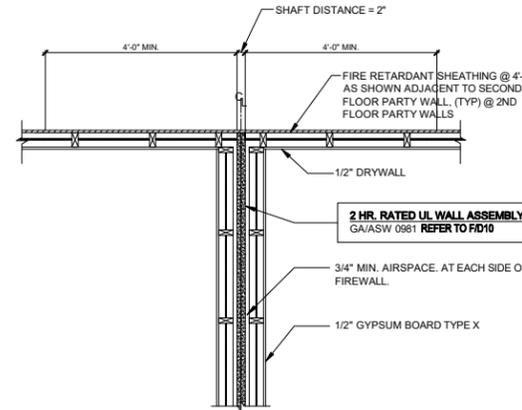
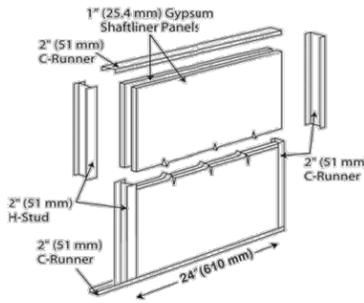
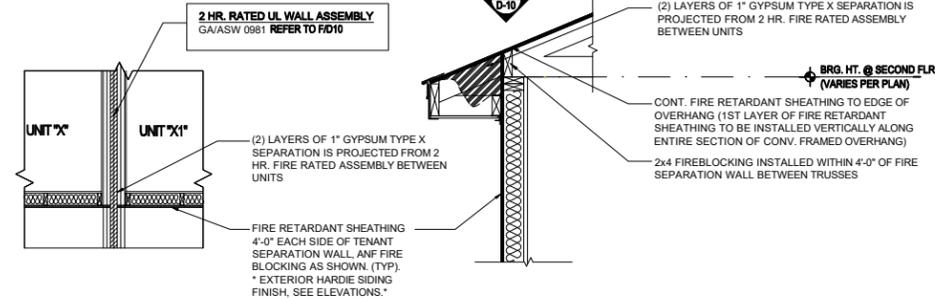


Fig 3 – Primary Components of Gypsum Area Separation Firewall (Aluminum Clips Not Shown)



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



1 PLAN VIEW

H 2 HR. CONT. SOFFT PROJECTION @ EAVES

Fig 5 – Typical Floor/Ceiling Juncture

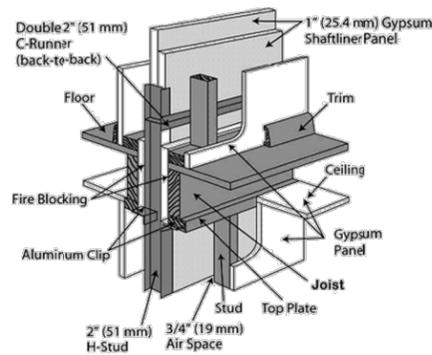
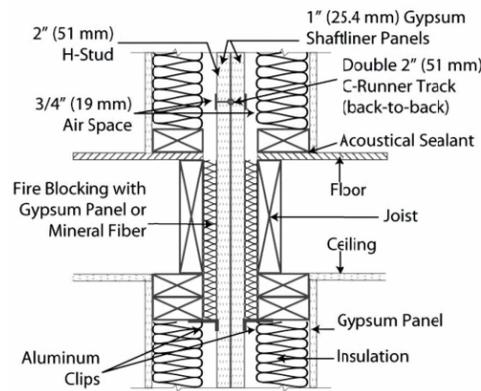


Fig 9 – Intermediate Floor Intersection



Gold Bond® eXP® Shaftliner

TECHNICAL DATA

Physical Properties	eXP Shaftliner
Thickness, Nominal	1" (25.4 mm)
Width, Nominal	2" (51.0 mm)
Length ¹ , Standard	8' - 12" (2,438 mm - 3,658 mm)
Weight, Nominal	3.75 lbs./sq. ft. (18.31 kg/m ²)
Edges ²	Double Beveled
Flexural Strength, Perpendicular	≥ 230 lbf. (1,023 N)
Flexural Strength, Parallel	≥ 80 lbf. (356 N)
Humidified Deflection ³	100%
Nail Pull Resistance ⁴	≥ 80 lbf. (356 N)
Hardness ⁵ - Core, Edges and Ends	≥ 15 lbf. (67 N)
Thermal Resistance ⁶	R = .85
Water Absorption ⁷ (% of Weight)	≤ 5%
Linear Expansion with Change Moisture	6.25 x 10 ⁻⁴ in./in./%RH
Coefficient of Thermal Expansion	9.26 x 10 ⁻⁶ in./in./°F
Mold Resistance ⁸ , ASTM D3273	Score of 10
Product Standard Compliance	ASTM C1469

Fire-Resistance Characteristics	eXP Shaftliner
Core Type	Type X
UL Type Designation	FSM-7
Combustibility ⁹	Non-combustible Core
Surface Burning Characteristics ¹⁰	Class A
Flame Spread ¹¹	0
Smoke Development ¹²	0

- Applicable Standards and References**
- ASTM C473 Standard Test Methods for Physical Testing of Gypsum Panel Products
 - ASTM C516 Standard Test Method for Steady-State Thermal Transmission Properties by Means of the Heat Flow Meter Apparatus
 - ASTM C840 Standard Specification for Application and Finishing of Gypsum Board
 - ASTM C1469 Standard Specification for Glass Mat Gypsum Panels
 - ASTM D3273 Standard Test Method for Resistance to Growth of Mold on the Surface of Interior Coatings in an Environmental Chamber
 - ASTM E84 Standard Test Method for Surface Burning Characteristics of Building Materials
 - ASTM E96 Standard Test Method for Water Vapor Transmission of Materials
 - ASTM E119 Standard Test Methods for Fire Tests of Building Construction and Materials
 - ASTM E136 Standard Test Method for Behavior of Materials in a Vertical Tube Furnace at 750°C
 - Gypsum Association, GA-216, Application and Finishing of Gypsum Panel Products
 - Gypsum Association, GA-238, Guidelines for Prevention of Mold Growth on Gypsum Board
 - Gold Bond Building Products, LLC Manufacturer Standards, NRC Construction Guide

- ASTM C1469, tested in accordance with ASTM C473.
- Tested in accordance with ASTM E136.
- Tested in accordance with ASTM E96.
- Plaster coated joint tape representative for all non-standard lengths and widths. Minimum order requirements may apply.
- Tested in accordance with ASTM C516.
- Tested in accordance with ASTM D3273 and rated in accordance with ASTM D3274.

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

DESIGN NO. U905



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



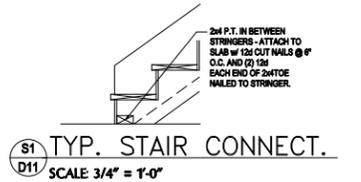
STRUCTURAL DETAILS

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

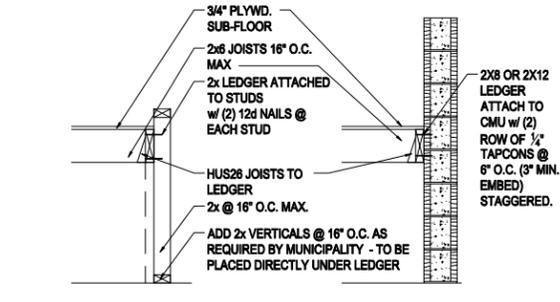
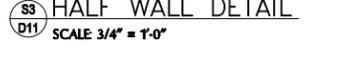
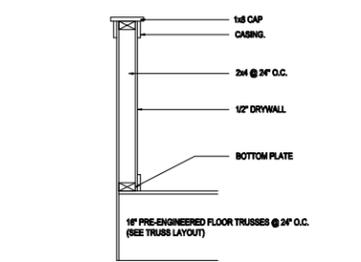
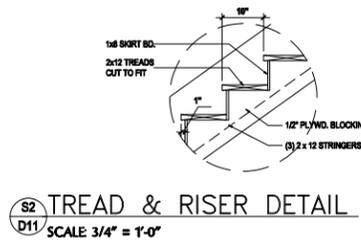
6-UNIT: TYLER, JACKSON, GRANT, JACKSON, GRANT, MONROE
70' REAR LOAD TOWNHOMES

REVISIONS	
DELTA #	DATE

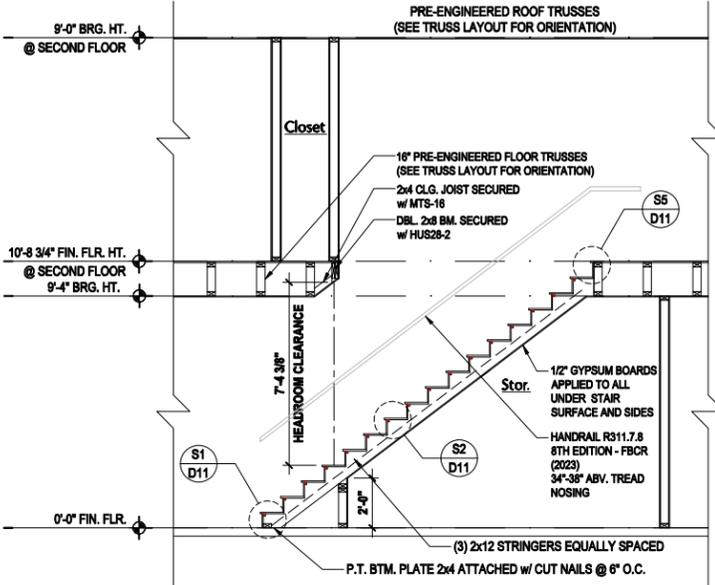
DATE: XX-XX-25
SCALE: AS NOTED
DRAWN: MR
SHEET: D10



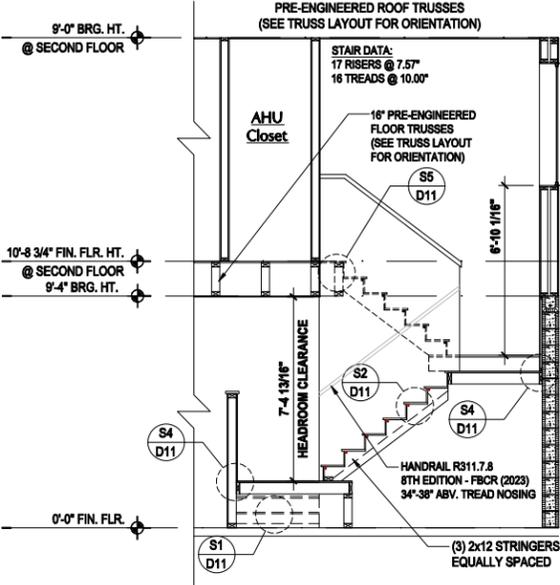
- NOTES:**
1. STAIRWAY CONSTRUCTION TO CONFORM TO FBC-R 2023, 8TH EDITION SECTION R311.7
 2. MAX HT. OF RISER TO BE 7 3/4".
 3. MIN. WIDTH OF TREAD TO BE 9" (EXCLUSIVE OF NOSING).
 4. ALL TREADS LESS THAN 10" IN WIDTH SHALL HAVE APPROX. 1" OF NOSING.
 5. 3/16" MAX VARIATION IN RISERS/TREADS ADJACENT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



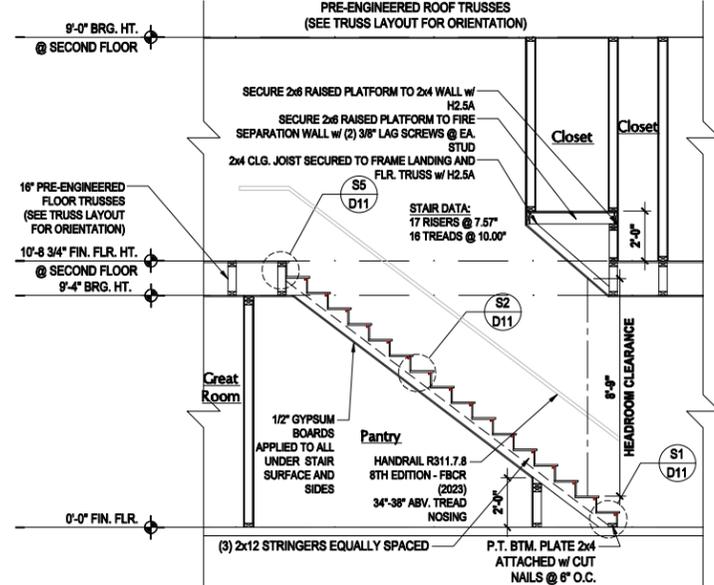
Stair Details
SCALE 1/4" = 1'-0"



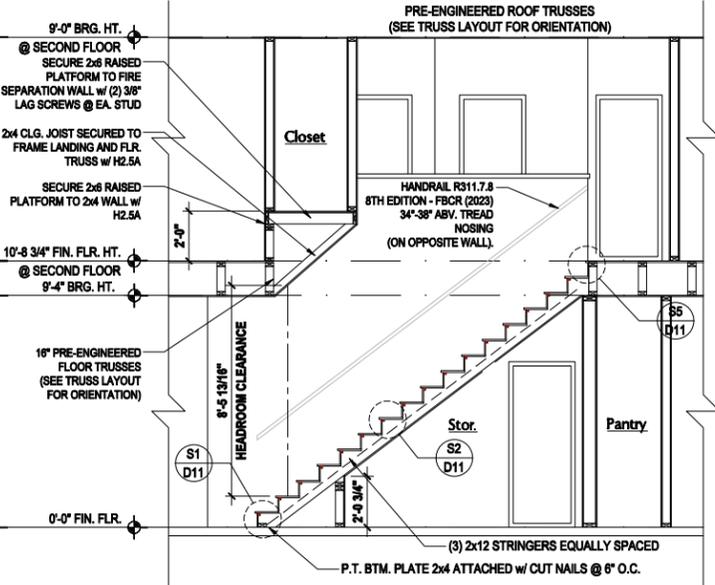
1 TYLER STAIR SECTION
D11 SCALE 3/8" = 1'-0"



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



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



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

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

LOTS: 0000-0000, (COMMUNITY) TOWNHOMES, BUILDING #71

PARK SQUARE HOMES RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.

ITEG
THOMPSON ENGINEERING GROUP, INC.
4401 Vineyard Road Suite A2 Orlando, FL 32811
Ph: (407) 794-1400
Fax: (407) 794-1400
www.iteg.com

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

Park Square HOMES

STAIRS DETAILS

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

70' REAR LOAD TOWNHOMES

REVISIONS	
DELTA #	DATE

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

D11