

2980

KINGSLEY

FLORIDA SERIES (TAMPA)

40' X 65'



REVISION SCHEDULE			
NO.	DATE	DESCRIPTION	BY
1	11-18-25	-CREATED NEW MASTER	M.R.
2	05-06-26	-ADDED SUMMER KITCHEN OPTION TO PLAN SET	M.R.
3	06-10-26	-UPDATED 2nd FLOOR STORAGE CLOSET TO ADD SECOND AIR HANDLER UNIT W/ DIRECT RETURN AIR	M.R.
4	06-16-26	-CREATED OPT. FLEX 4 OPT. BED, 5/ BATH, 4 I.L.O. 3RD CAR GARAGE, UPDATED WALL & DROP ZONE TO 2X6	M.R.

SHEET INDEX:

00	COVER SHEET
00.1	GENERAL NOTES
01.0	SLAB INTERFACE PLAN "A"
02.0	FIRST FLOOR PLAN W/ NOTES "A"
02.1	FIRST FLOOR PLAN W/ DIMENSIONS "A"
03.0	SECOND FLOOR PLAN W/ NOTES "A"
03.1	SECOND FLOOR PLAN W/ DIMS "A"
04.0A	EXTERIOR ELEVS.- FRONT/ REAR "A"
04.1A	EXTERIOR ELEVS.- LEFT/ RIGHT "A"
05.0	ROOF PLAN
06.0	INTERIOR ELEVATIONS
06.1	STAIR & BUILDING SECTION
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E2	SECOND FLOOR UTILITY PLAN "A"
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AD2	DETAILS
S1	FOUNDATION PLAN "A"
S2	PRECAST LINTEL LAYOUT "A"
S3.A	FIRST FLOOR TRUSS LAYOUT "A"
S4.A	SECOND FLOOR TRUSS LAYOUT "A"
D1	TYPICAL DETAILS
D2	TYP. DETAILS/ CONNECTOR SCHEDULE
D3	TYPICAL STRUCTURAL DETAILS
D4	TYPICAL STRUCTURAL DETAILS
D5	TYPICAL STRUCTURAL DETAILS
D6	TYPICAL STRUCTURAL DETAILS
D7	TYPICAL STRUCTURAL DETAILS
D8	TYPICAL STRUCTURAL DETAILS
D9	TYPICAL STRUCTURAL DETAILS

SHEET INDEX:

00	COVER SHEET
00.1	GENERAL NOTES
01.0	SLAB INTERFACE PLAN "B"
02.0	FIRST FLOOR PLAN W/ NOTES "B"
02.1	FIRST FLOOR PLAN W/ DIMENSIONS "B"
03.0	SECOND FLOOR PLAN W/ NOTES "B"
03.1	SECOND FLOOR PLAN W/ DIMS "B"
04.0B	EXTERIOR ELEVS.- FRONT/ REAR "B"
04.1B	EXTERIOR ELEVS.- LEFT/ RIGHT "B"
05.0	ROOF PLAN
06.0	INTERIOR ELEVATIONS
06.1	STAIR & BUILDING SECTION
E1	FIRST FLOOR UTILITY PLAN "B"
E2	SECOND FLOOR UTILITY PLAN "B"
AD1	DETAILS
AD2	DETAILS
S1	FOUNDATION PLAN "B"
S2	PRECAST LINTEL LAYOUT "B"
S3.B	FIRST FLOOR TRUSS LAYOUT "B"
S4.B	SECOND FLOOR TRUSS LAYOUT "B"
D1	TYPICAL DETAILS
D2	TYP. DETAILS/ CONNECTOR SCHEDULE
D3	TYPICAL STRUCTURAL DETAILS
D4	TYPICAL STRUCTURAL DETAILS
D5	TYPICAL STRUCTURAL DETAILS
D6	TYPICAL STRUCTURAL DETAILS
D7	TYPICAL STRUCTURAL DETAILS
D8	TYPICAL STRUCTURAL DETAILS
D9	TYPICAL STRUCTURAL DETAILS

SHEET INDEX:

00	COVER SHEET
00.1	GENERAL NOTES
01.0	SLAB INTERFACE PLAN "C"
02.0	FIRST FLOOR PLAN W/ NOTES "C"
02.1	FIRST FLOOR PLAN W/ DIMENSIONS "C"
03.0	SECOND FLOOR PLAN W/ NOTES "C"
03.1	SECOND FLOOR PLAN W/ DIMS "C"
04.0C	EXTERIOR ELEVS.- FRONT/ REAR "C"
04.1C	EXTERIOR ELEVS.- LEFT/ RIGHT "C"
05.0	ROOF PLAN
06.0	INTERIOR ELEVATIONS
06.1	STAIR & BUILDING SECTION
E1	FIRST FLOOR UTILITY PLAN "C"
E2	SECOND FLOOR UTILITY PLAN "C"
AD1	DETAILS
AD2	DETAILS
S1	FOUNDATION PLAN "C"
S2	PRECAST LINTEL LAYOUT "C"
S3.C	FIRST FLOOR TRUSS LAYOUT "C"
S4.C	SECOND FLOOR TRUSS LAYOUT "C"
D1	TYPICAL DETAILS
D2	TYP. DETAILS/ CONNECTOR SCHEDULE
D3	TYPICAL STRUCTURAL DETAILS
D4	TYPICAL STRUCTURAL DETAILS
D5	TYPICAL STRUCTURAL DETAILS
D6	TYPICAL STRUCTURAL DETAILS
D7	TYPICAL STRUCTURAL DETAILS
D8	TYPICAL STRUCTURAL DETAILS
D9	TYPICAL STRUCTURAL DETAILS

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2980 KINGSLEY

FLORIDA SERIES

COVER SHEET

REVISIONS

DELTA #	DATE
DATE:	11-18-25
SCALE:	AS NOTED
DRAWN:	M.R.
SHEET:	00

THOMPSON ENGINEERING GROUP, INC.

4441 Vineland Road Suite A8 Orlando, FL 32811

Ph: (407) 724-1700

Fax: (407) 724-1700

www.tegfl.com

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5200 Vineland Road, Suite 200

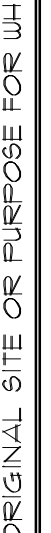
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Phone: (407) 529 - 3000



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	REVISIONS		
	DELTA #	DATE	
	DATE:	11-18-25	
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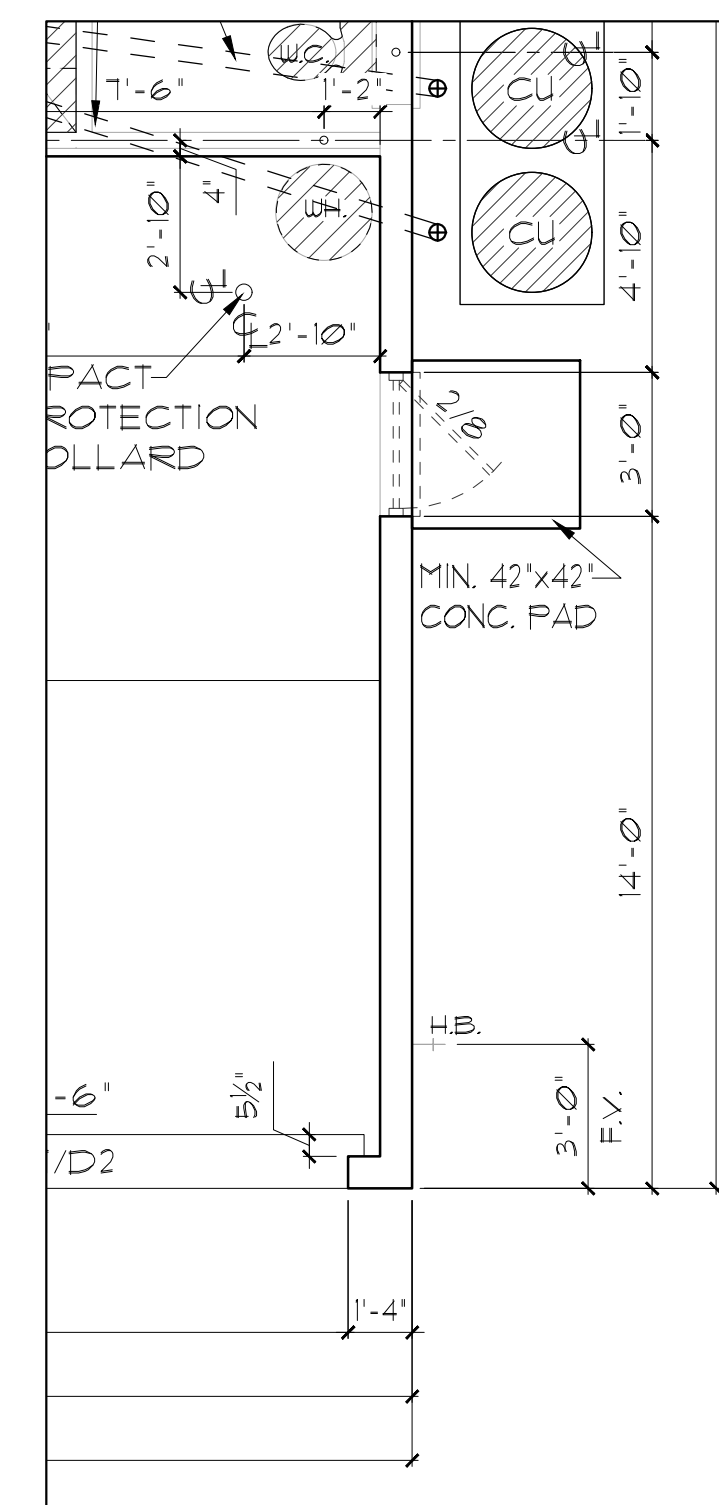
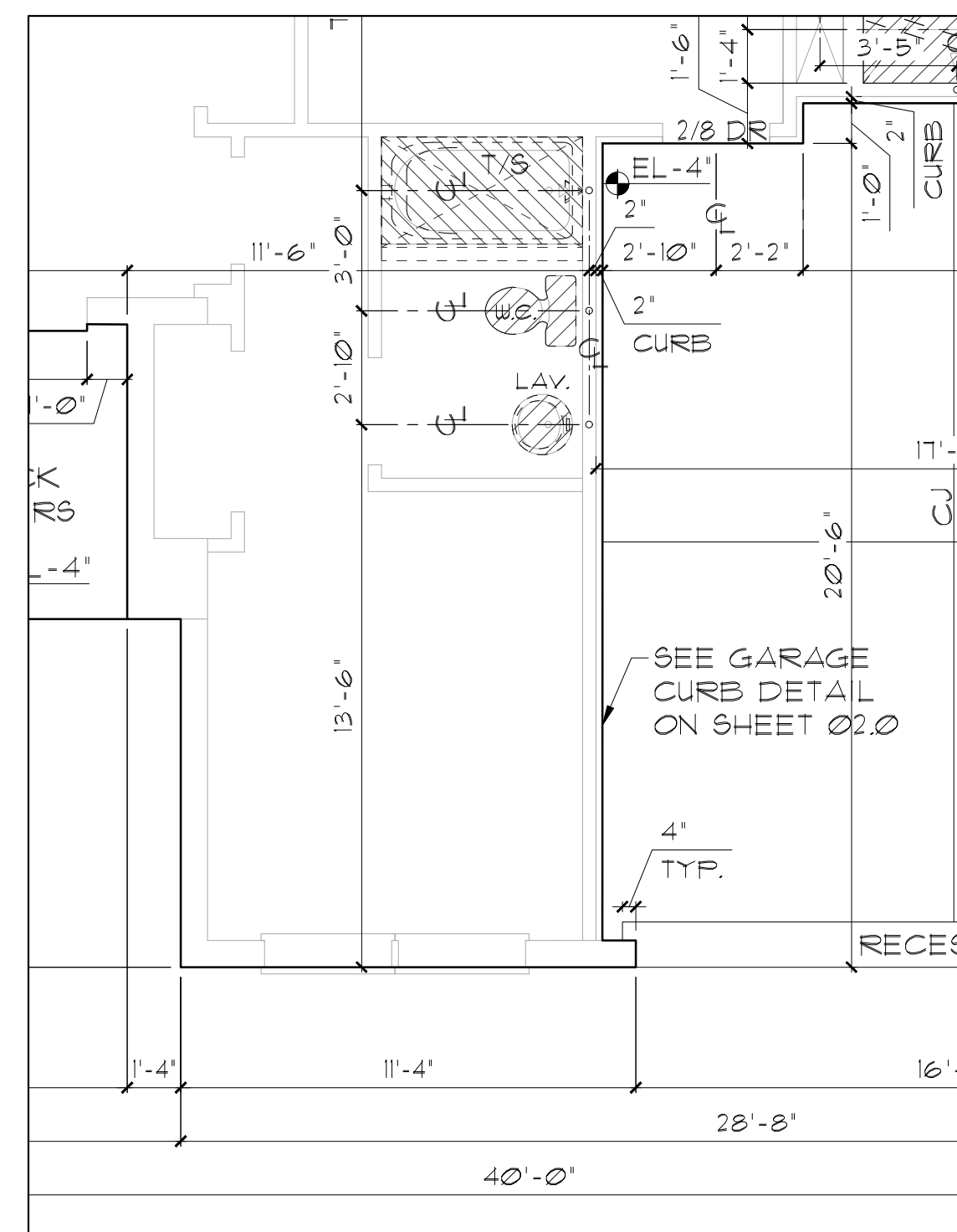
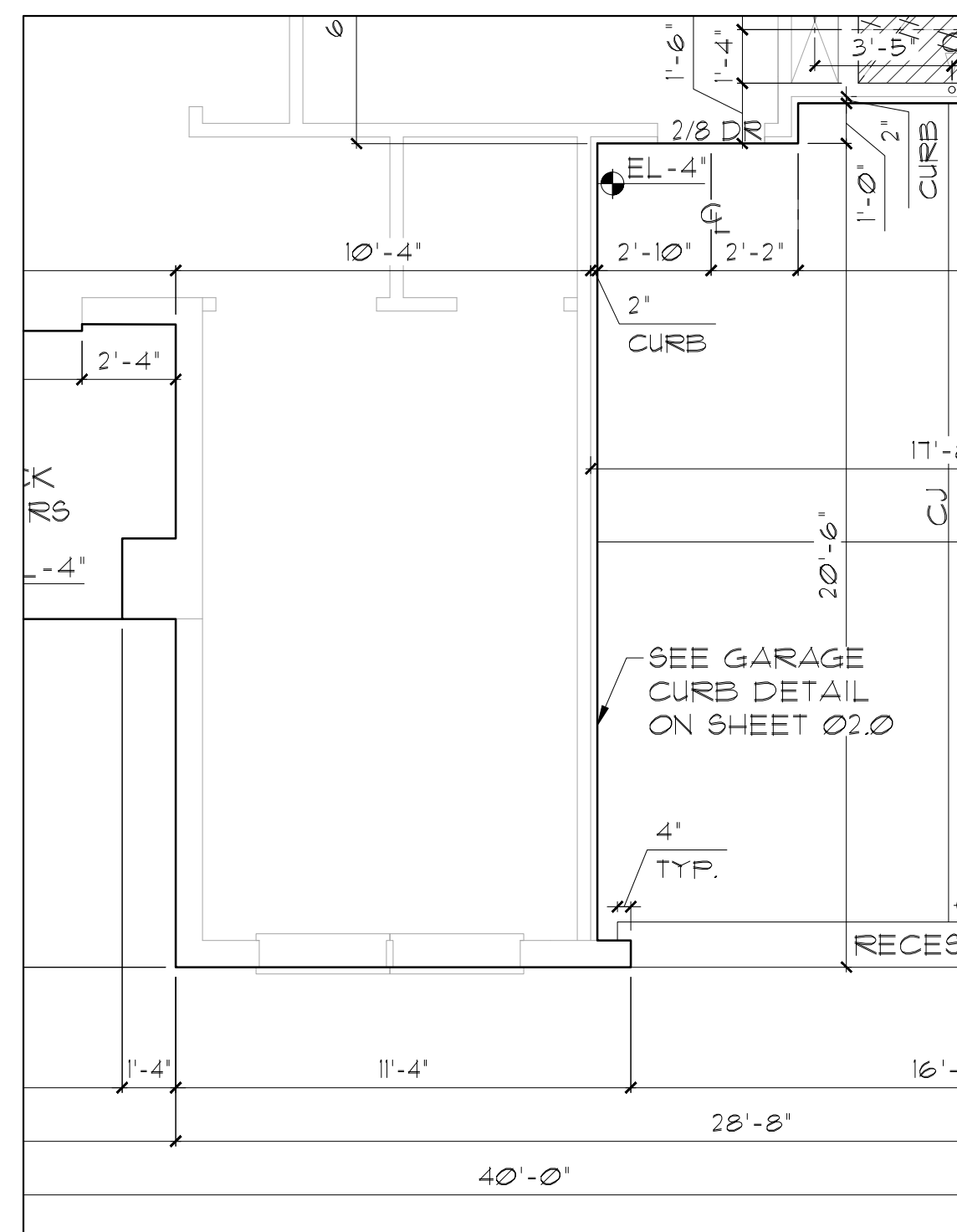
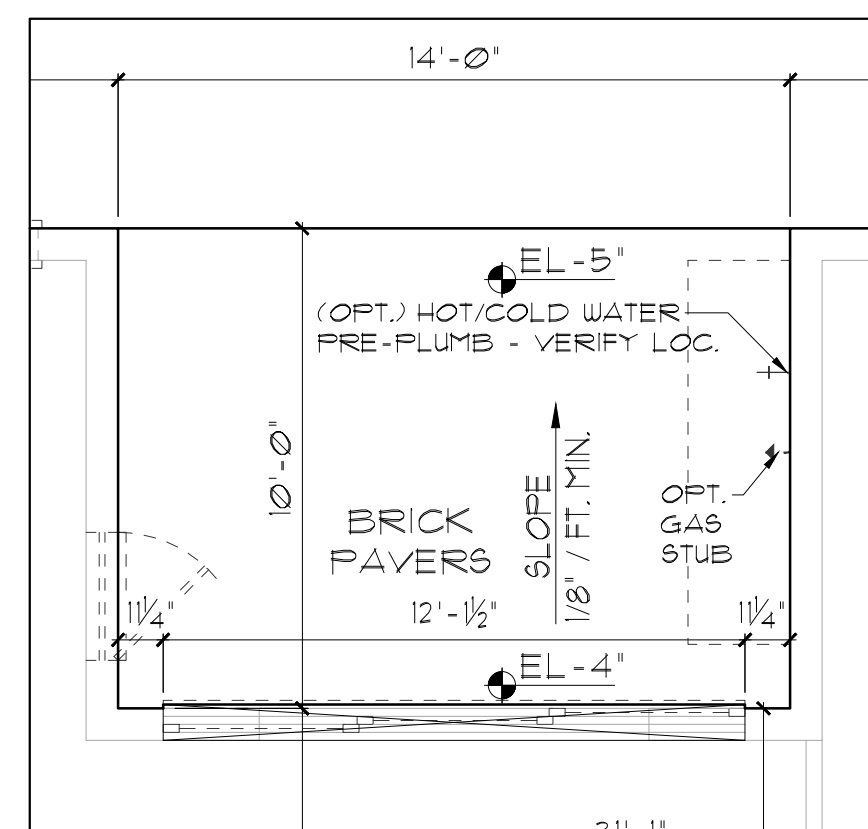
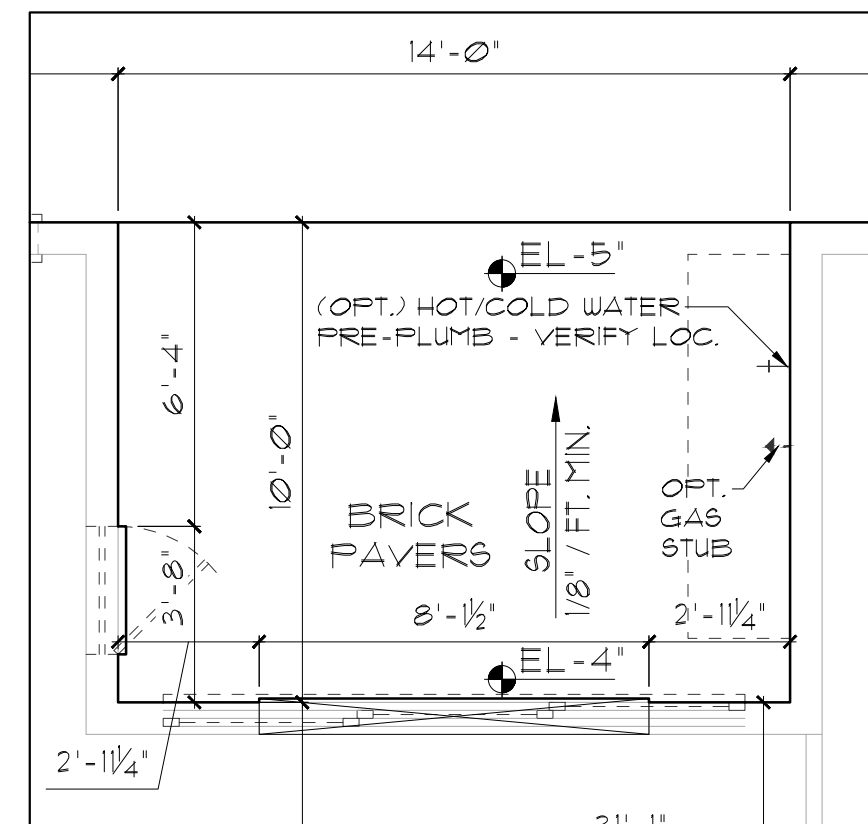
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THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY

SLAB INTERFACE PLAN

OTHER RIGHTS RESTRICTING THESE DOCUMENTS	2980 KINGSLEY	FLORIDA SERIES
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	DELTA #	DATE
	DATE: 11-18-25	
	SCALE: AS NOTED	
	DRAWN: MR	
SHEET:		
01.0		



FOUNDATION NOTES

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

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2980 KINGSLEY
FLORIDA SERIES

SLAB INTERFACE PLAN

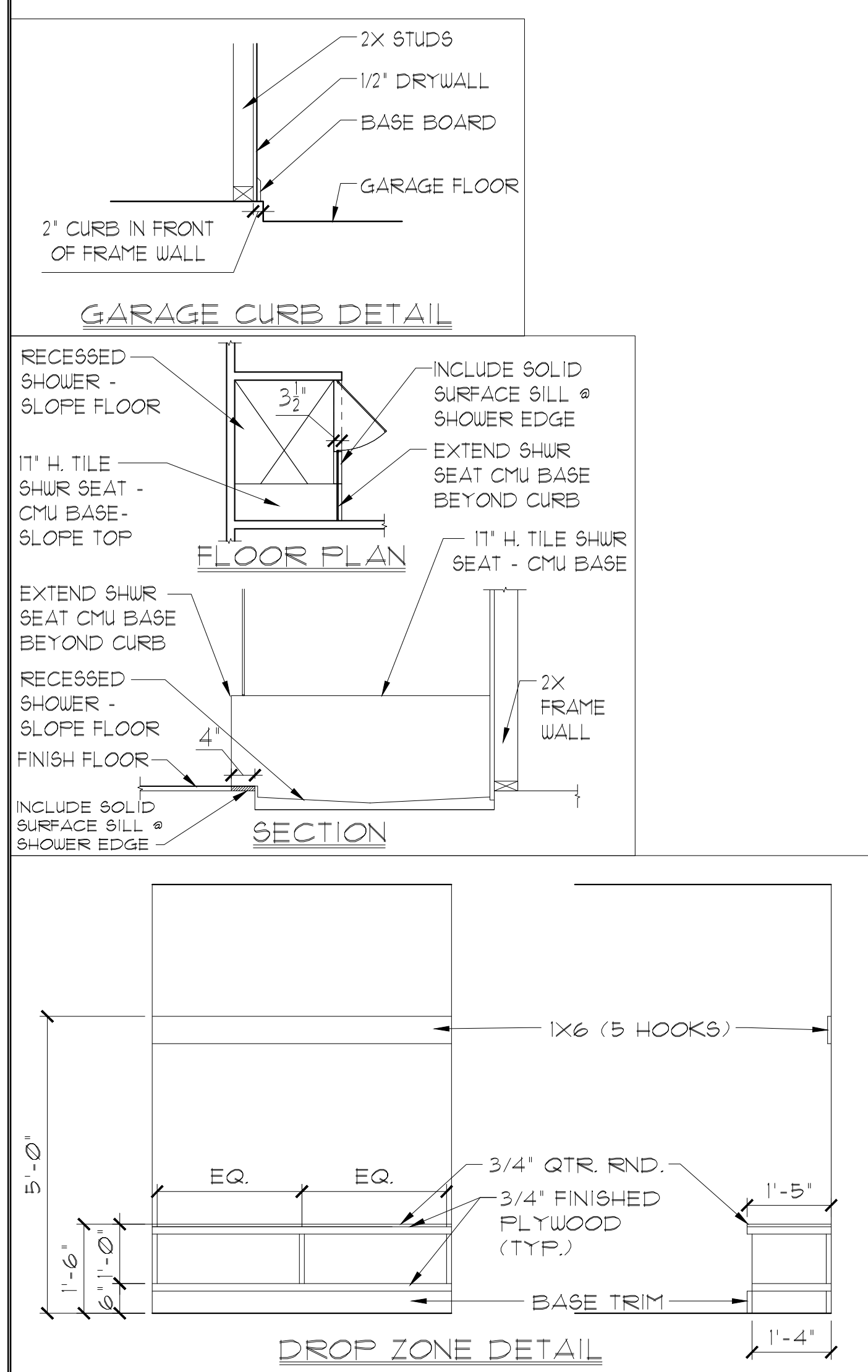
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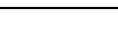
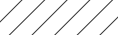
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DELTA $\frac{\Delta}{\delta}$	DATE
DATE: 11-18-	
SCALE: AS NOTE	
DRAWN: M	
SHEET:	

SLAB INTERFACE PLAN

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- | WALL LEGEND | |
|---|---|
| <u>FIRST FLOOR</u> | |
|  | DENOTES CONC. BLOCK WALL HGT. @ 9'-4" AFF. |
|  | DENOTES CONC. BLOCK WALL HGT. @ 11'-4" AFF. |
|  | DENOTES 2x INSULATED FRAME WALL |
| <u>SECOND FLOOR</u> | |
|  | DENOTES 2ND FLR FRAME WALL HGT. @ 9'-0" AFF. |

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

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

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

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Park Square HOMES

FIRST FLOOR PLAN
W/ NOTES

2980 KINGSLEY
FLORIDA SERIES

REVISIONS

DELTA 	DATE
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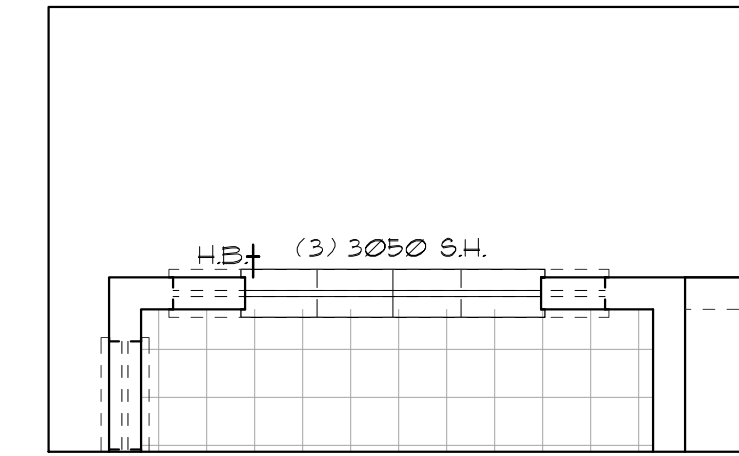
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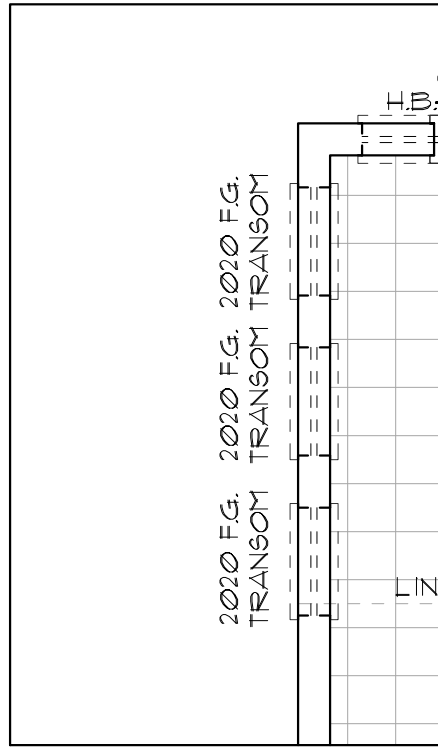
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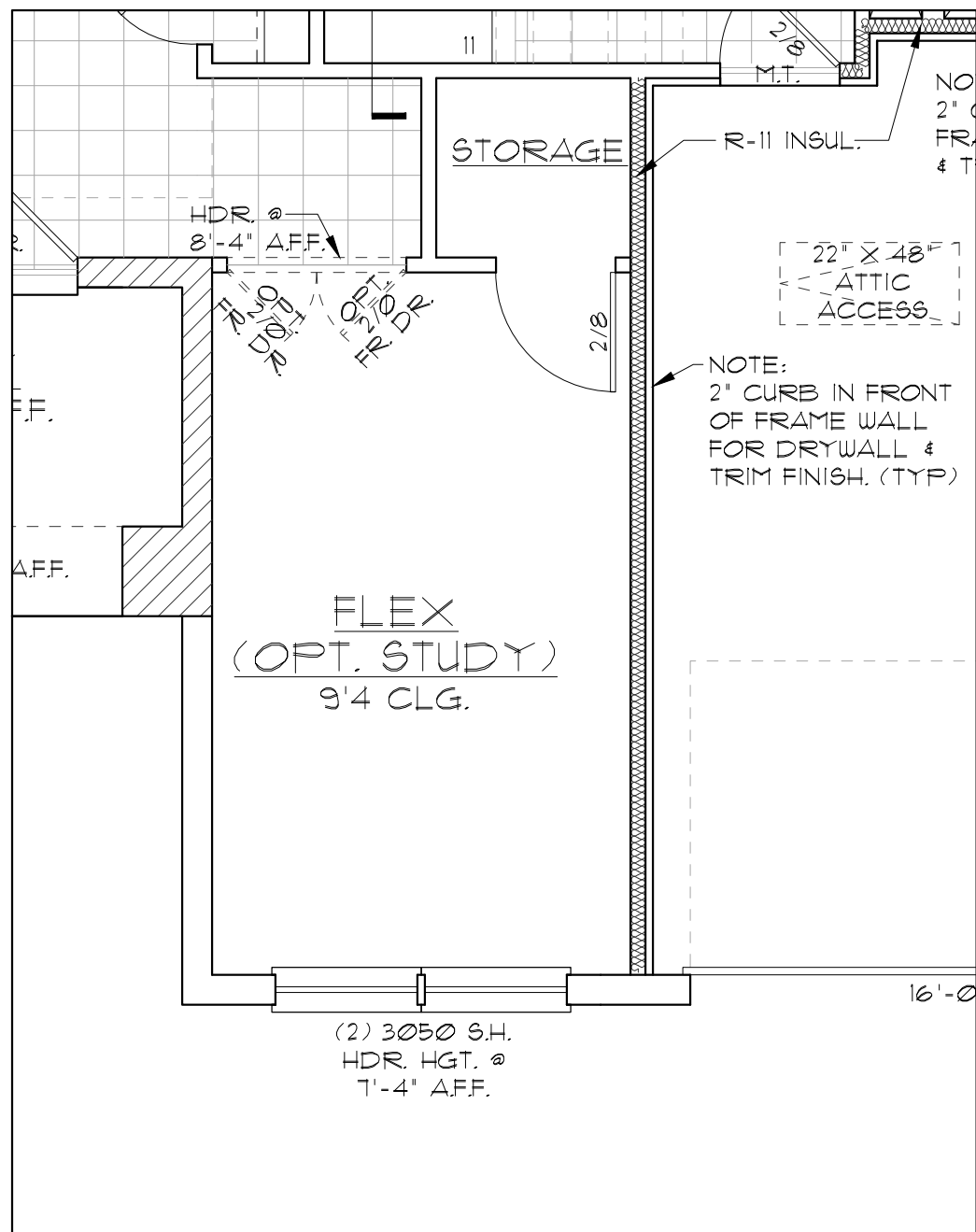


OPT. TRIPLE
WINDOWS @ DINING

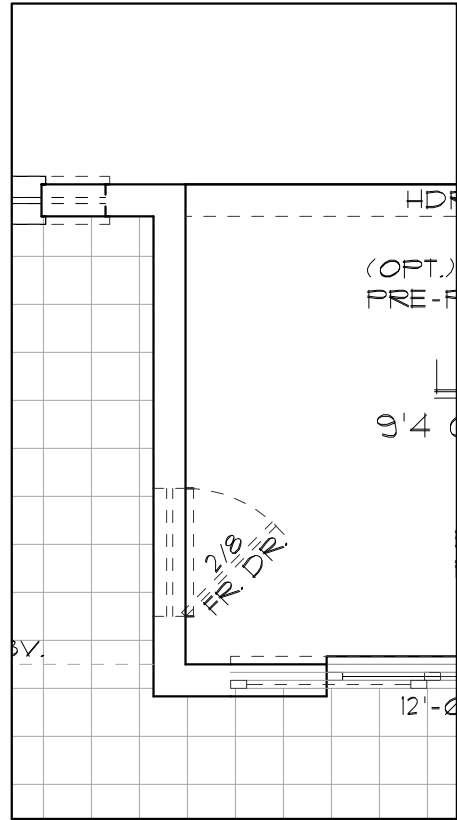


OPT. TRANSOM
WINDOWS @ DINING

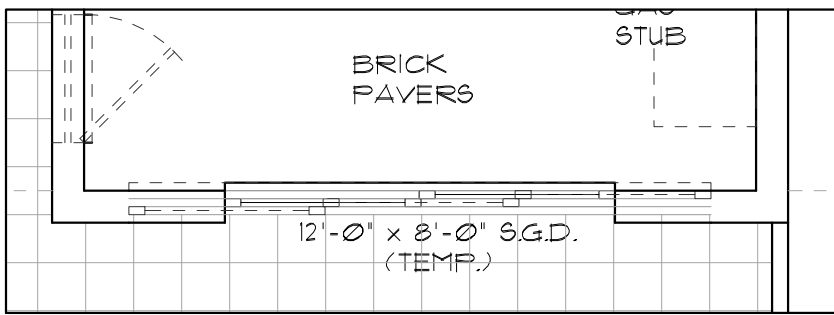
AREA CALCULATIONS	
LIVING:	
FIRST FLOOR	1,887 SF.
SECOND FLOOR	1,304 SF.
TOTAL LIVING	3,191 SF.
GARAGE	392 SF.
ENTRY	83 SF.
LANAI	140 SF.
TOTAL UNDER ROOF	3,806 SF.



OPT. FLEX/STUDY

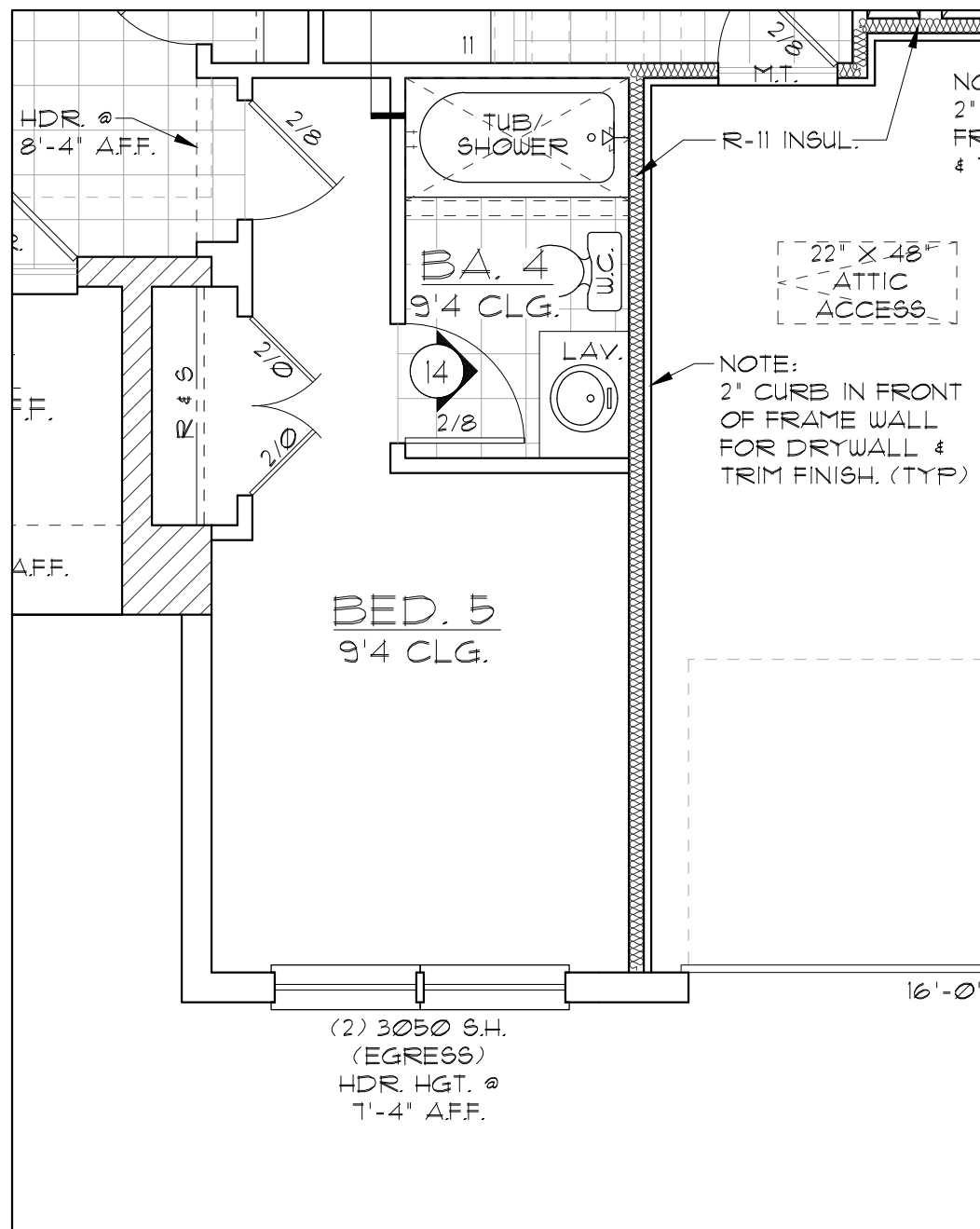


OPT. FRENCH
DOOR @ DINING

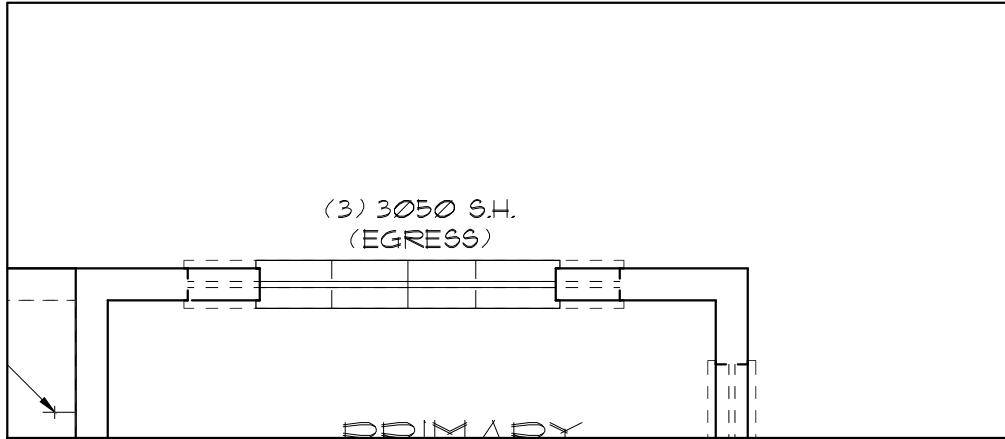


OPT. 12'-0" SGD

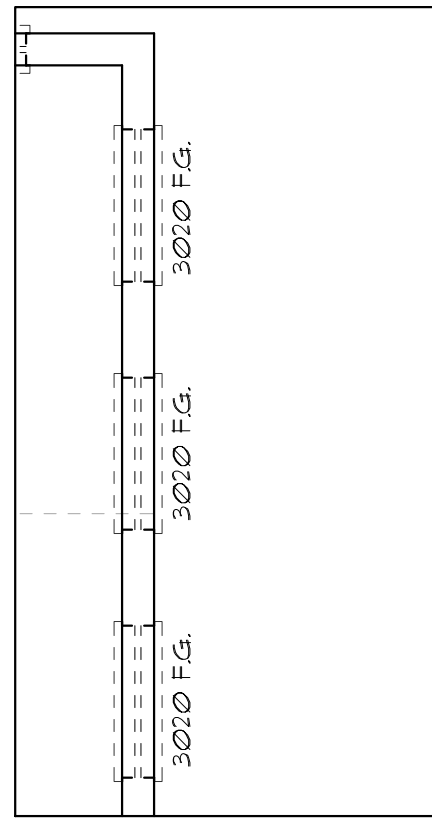
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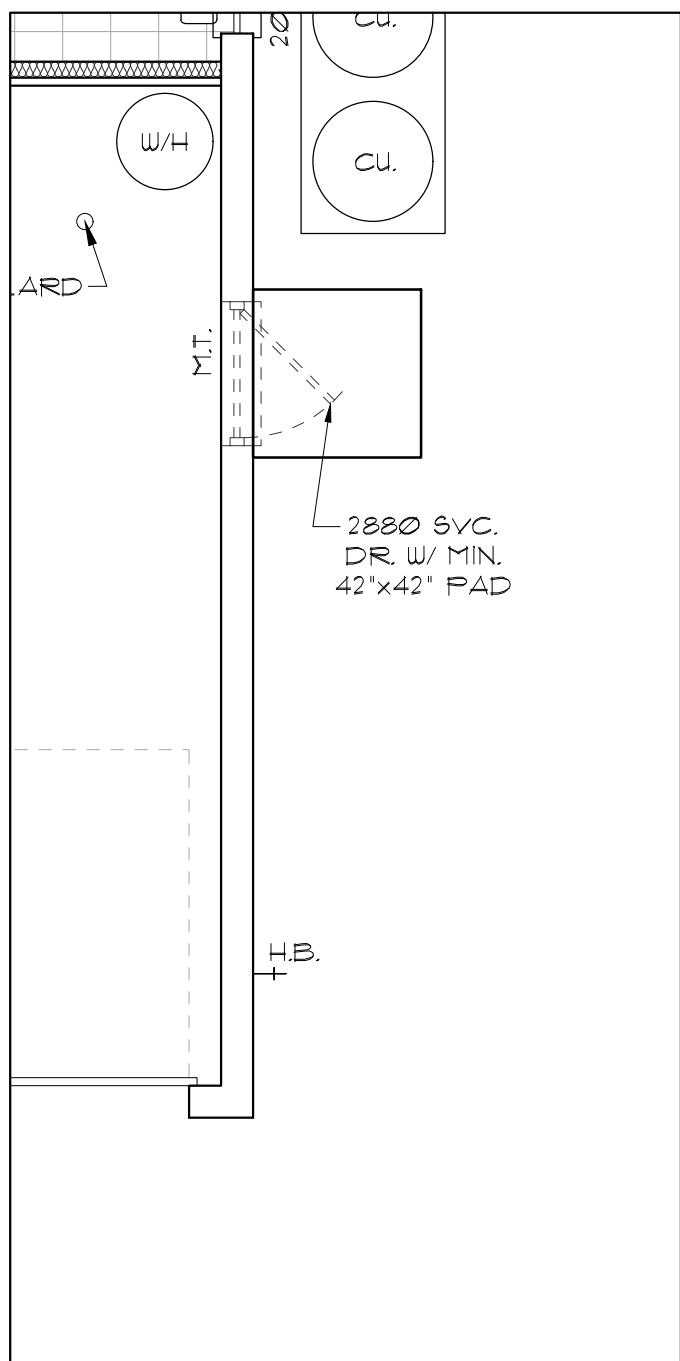
OPT. BED. 5/ BATH. 4



OPT. TRIPLE
WINDOWS @
MASTER SUITE



OPT. F.G. WINDOWS
@ MASTER SUITE



OPT. GARAGE
SERVICE DOOR

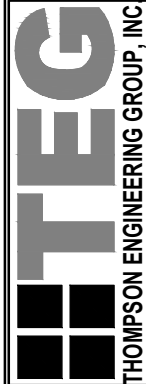
GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
2. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
3. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3-1/2" UNLESS NOTED OTHERWISE.
4. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 1-5/8" UNLESS NOTED OTHERWISE.
5. DOOR FROM HOUSE TO GARAGE MUST BE SOLID WOOD DOOR NO LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20 MIN. FIRE RATED IAW R302.5.1
6. GARAGE SHALL BE SEPARATED FROM THE RESIDENCE & ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. APPLIED TO THE GAR. SIDE. PROVIDE 5/8" TYPE 'X' GYP. BD. AT CEILING ONLY APPLIED PERPENDICULAR TO CEILING FRAME R102.5.5
7. PULL ALL DIMENSIONS FROM THE REAR OF THE PLAN
8. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFO.

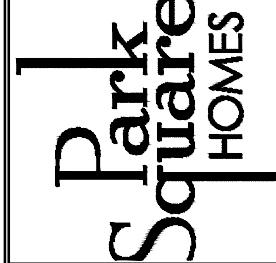
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FIRST FLOOR PLAN
W/ NOTES

2980 KINGSLEY

FLORIDA SERIES

REVISIONS

DELTA #	DATE
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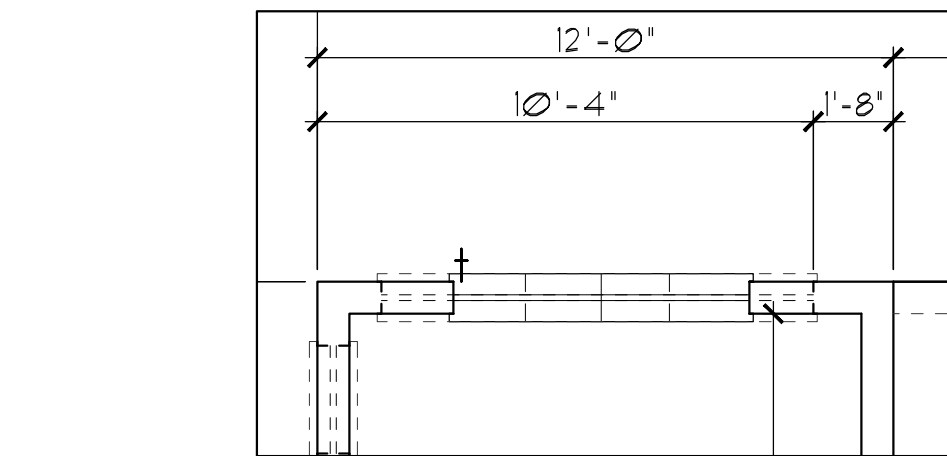
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SCALE:	AS NOTED
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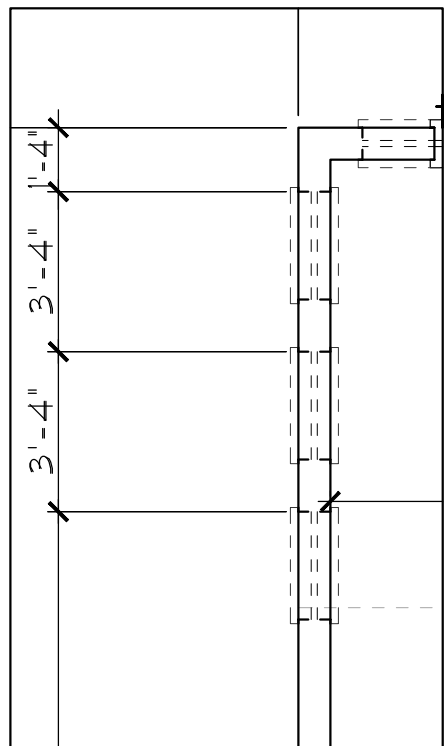
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SHEET:	
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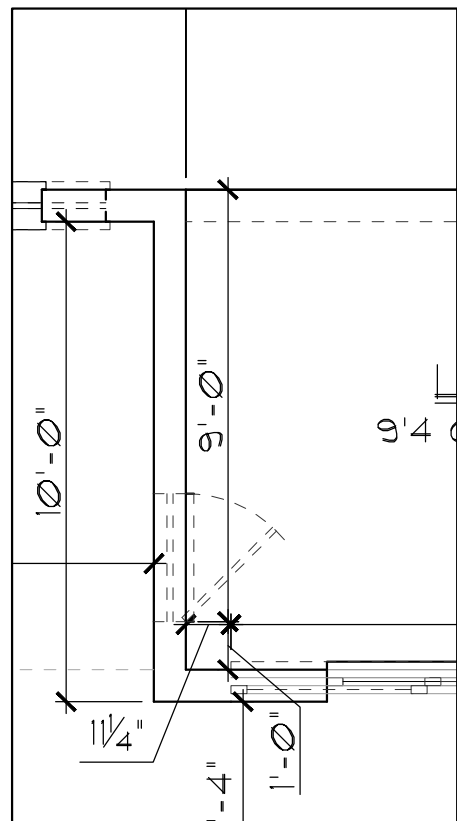
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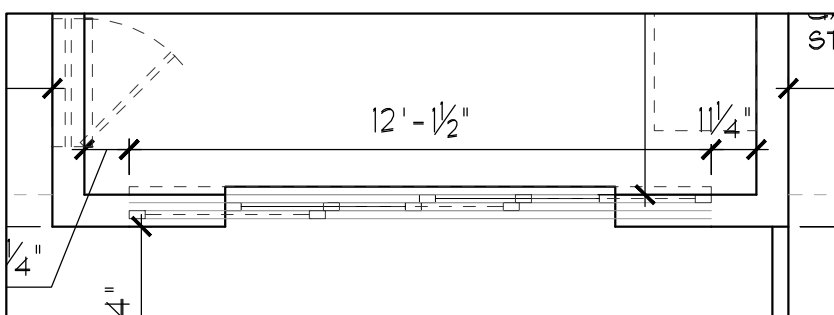
OPT. TRIPLE
WINDOWS @ DINING



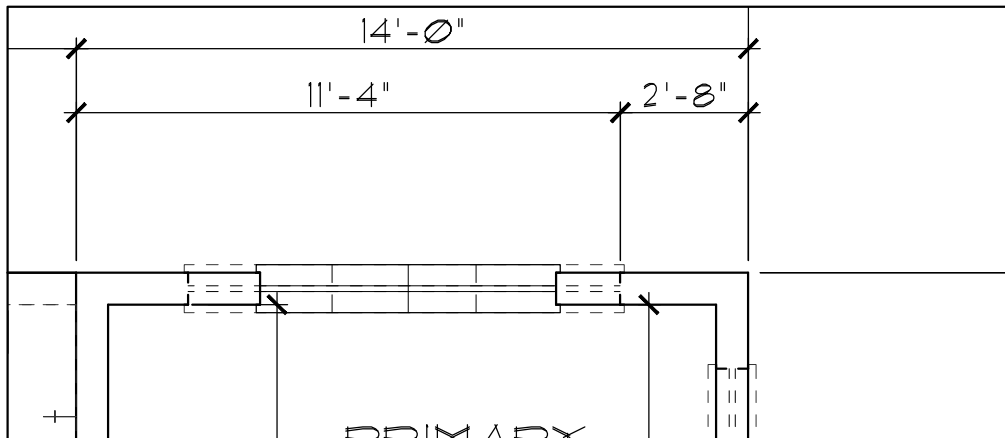
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WINDOWS @ DINING



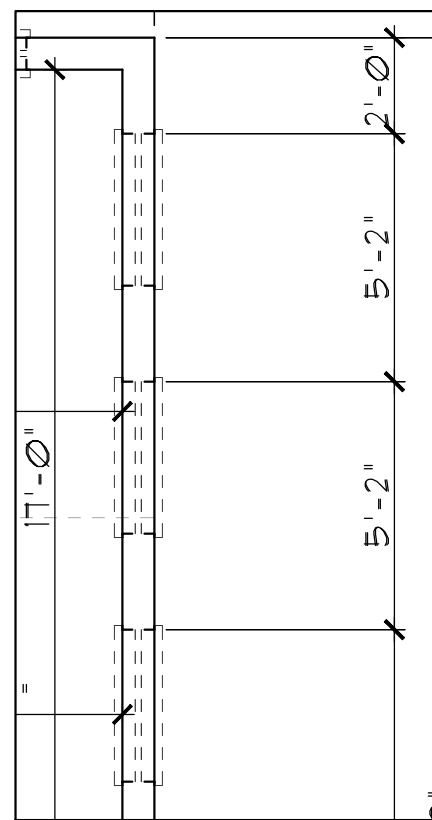
OPT. FRENCH
DOOR @ DINING



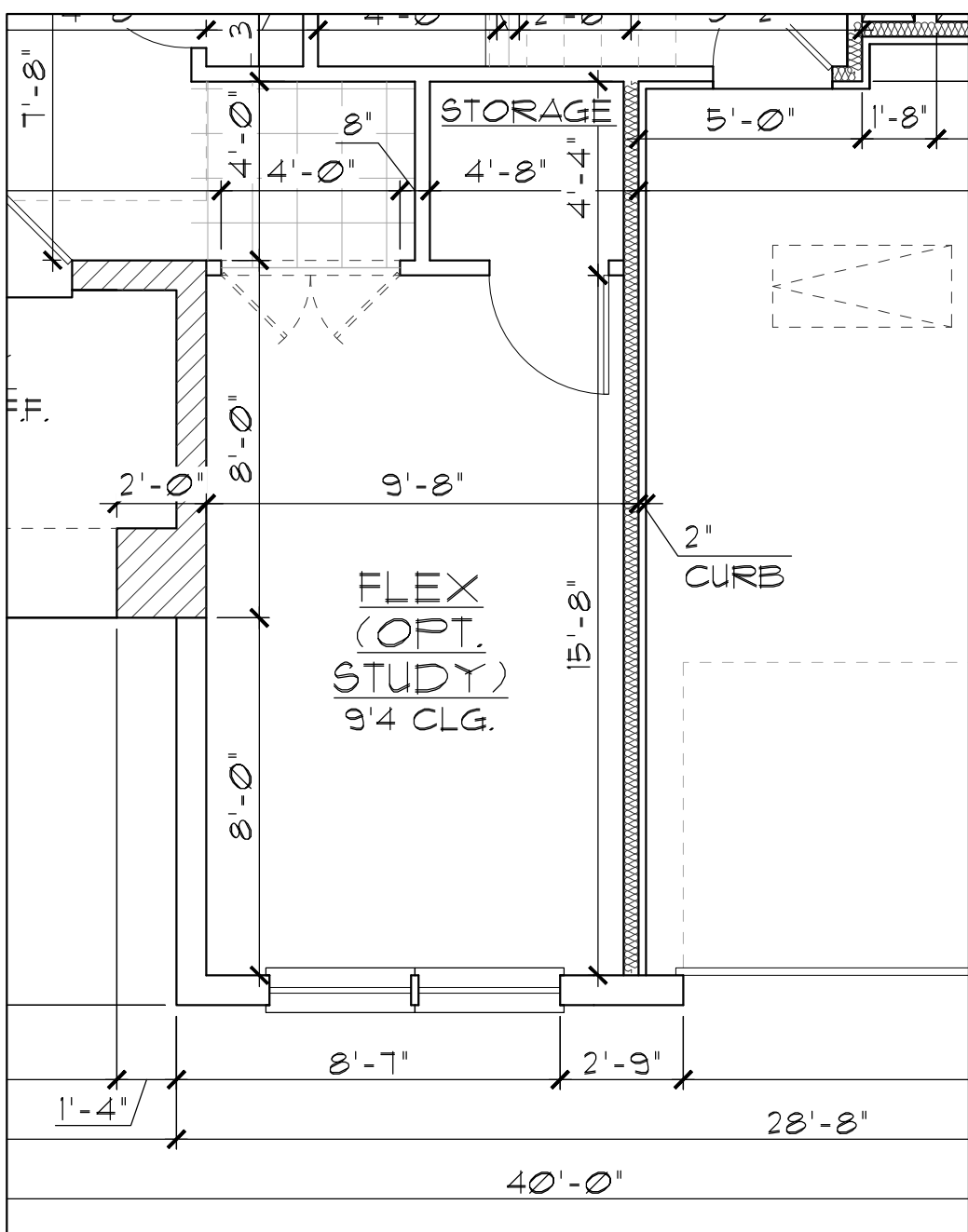
OPT. 12'-0" SGD



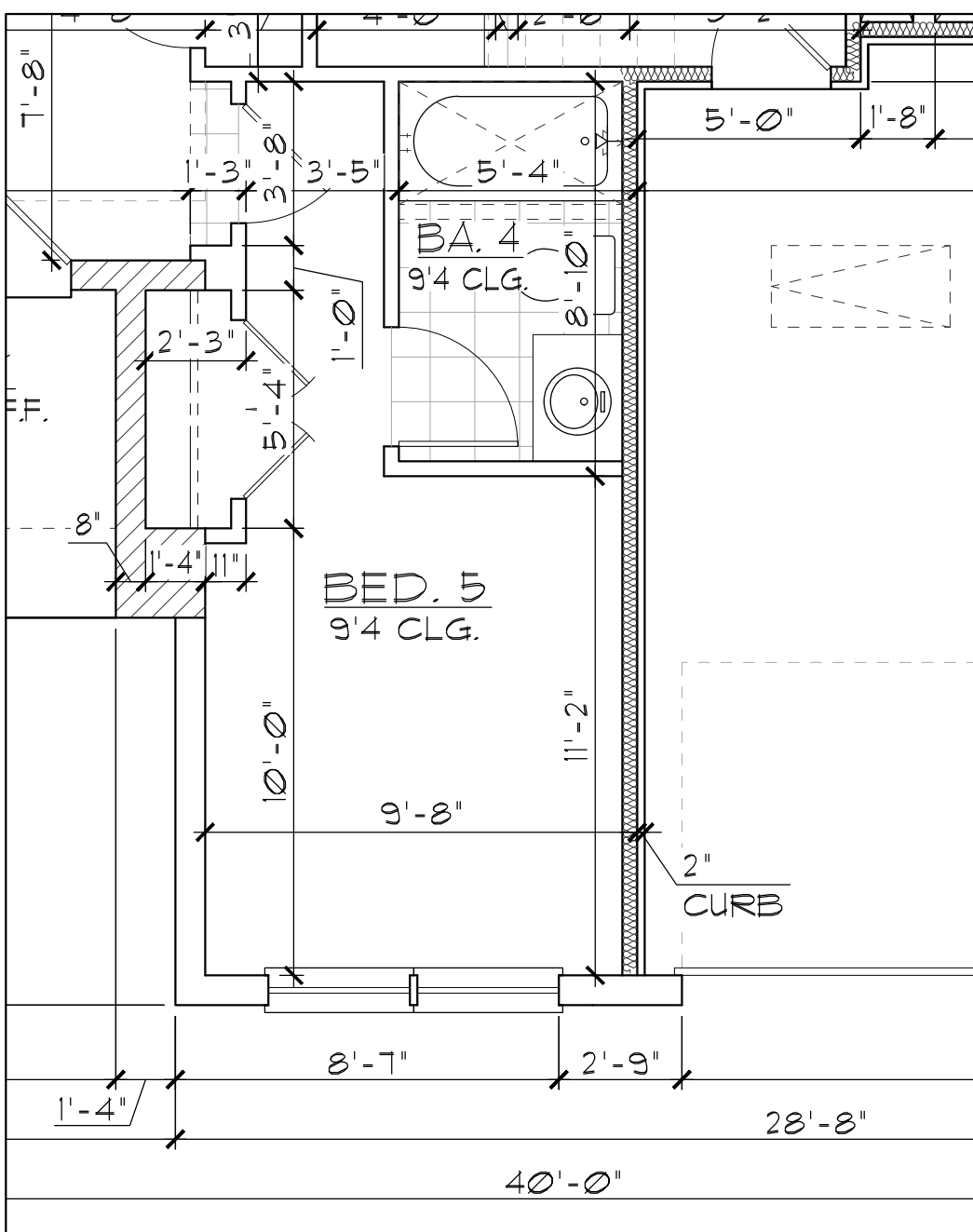
OPT. TRIPLE
WINDOWS @
MASTER SUITE



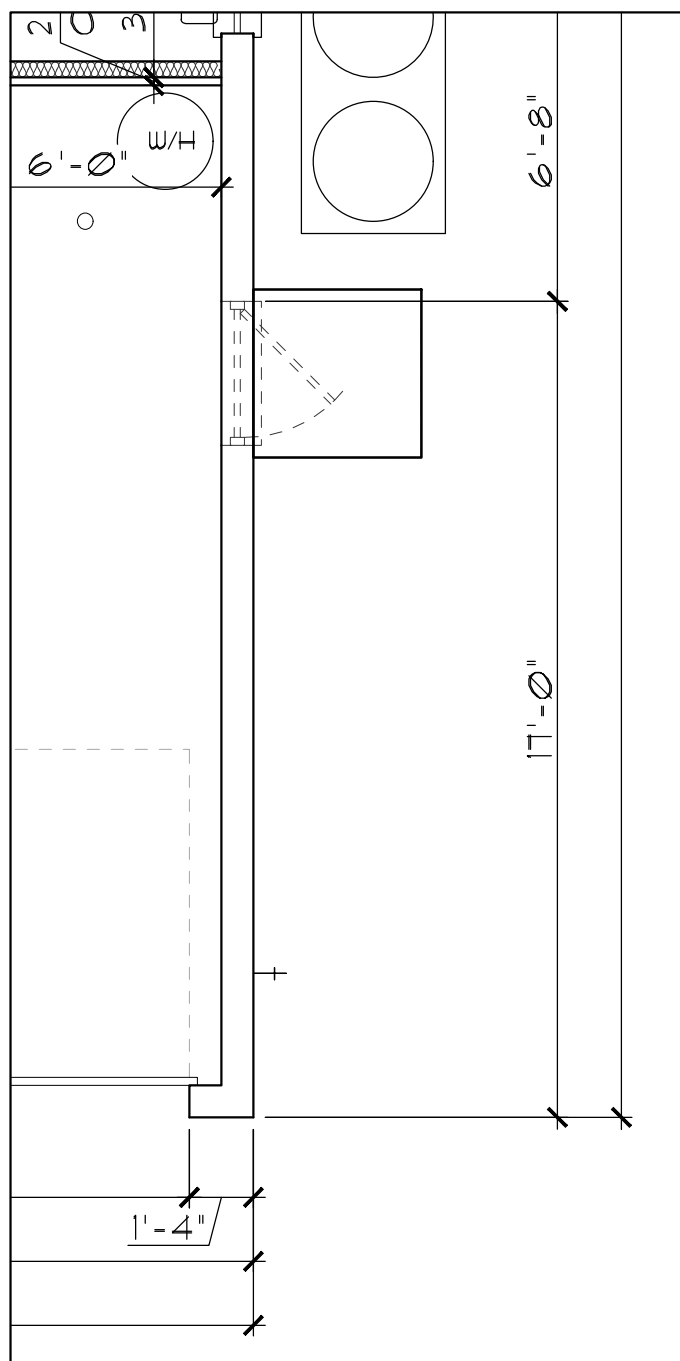
OPT. F.G. WINDOWS
@ MASTER SUITE



OPT. FLEX/ STUDY



OPT. BED 5/ BATH 4



OPT. GARAGE
SERVICE DOOR

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
2. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
3. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3-1/2" UNLESS NOTED OTHERWISE.
4. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 1-5/8" UNLESS NOTED OTHERWISE.
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7. PULL ALL DIMENSIONS FROM THE REAR OF THE PLAN
8. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFO.

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2980 KINGSLEY

FIRST FLOOR PLAN
W/ DIMENSIONS

Park
Square
HOMES

A DIVISION OF PARK SQUARE
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Orlando, Florida 32811
Phone: (407) 629 - 3000

ITEC
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Tel: (407) 734-1700
Fax: (407) 734-1700
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REVISIONS

DELTA # DATE

DATE: 11-18-25

SCALE: AS NOTED

DRAWN: M/R

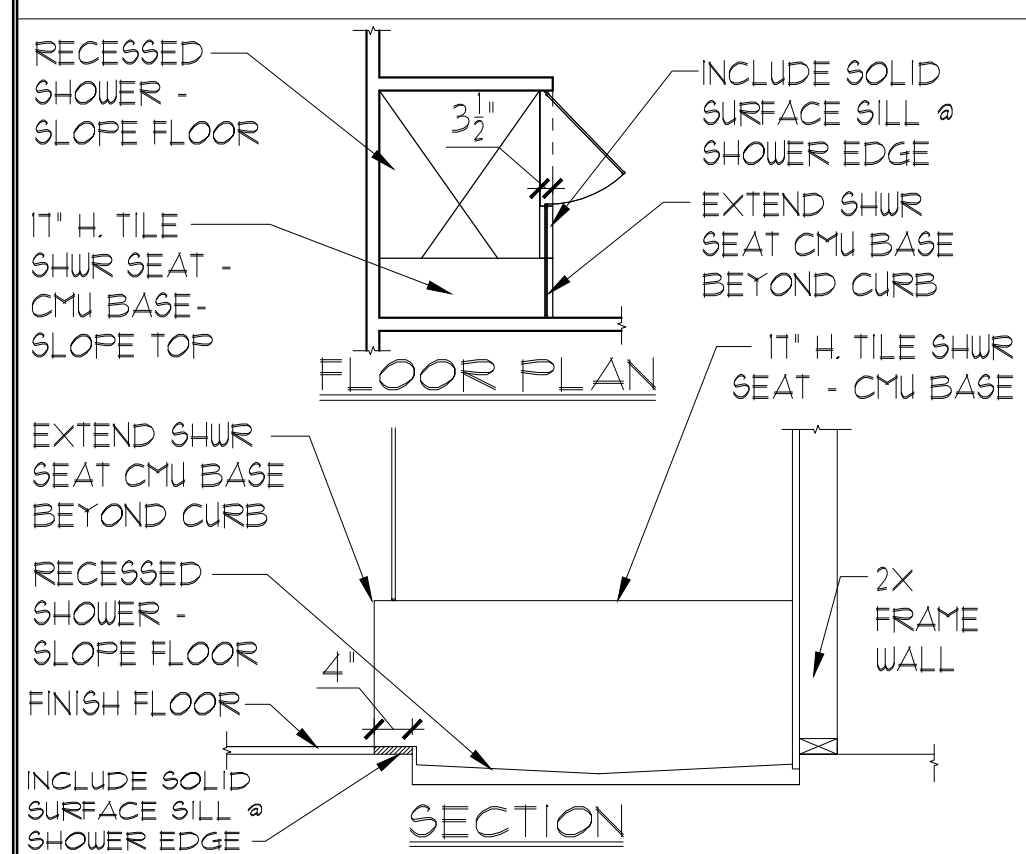
SHEET:

02.1

OPTIONS
FIRST FLOOR PLAN
W/ DIMENSIONS

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

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2. ~~DO NOT SCALE PRINTS!~~ CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
3. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3'-1/2" UNLESS NOTED OTHERWISE.
4. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7'-5/8" UNLESS NOTED OTHERWISE.
5. DOOR FROM HOUSE TO GARAGE MUST BE SOLID WOOD DOOR NO LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20 MIN. FIRE RATED (AW R302.5).
6. GARAGE SHALL BE SEPARATED FROM THE RESIDENCE & ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. APPLIED TO THE GAR. SIDE, PROVIDE 5/8" TYPE 'X' GYP. BD. AT CEILING ONLY APPLIED PERPENDICULAR TO CEILING FRAME R102.5.5
7. FILL ALL DIMENSIONS FROM THE REAR OF THE PLAN
8. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFO.

WALL LEGEND

FIRST FLOOR

	DENOTES CONC. BLOCK WALL HGT. @ 9'-4" A.F.F.
	DENOTES CONC. BLOCK WALL HGT. @ <u>11'-4" A.F.F.</u>
	DENOTES 2x INSULATED FRAME WALL

SECOND FLOOR


 DENOTES 2ND FLR FRAM.
 WALL HGT. @ 9'-0" AFF.

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

AREA CALCULATIONS

LIVING:	
FIRST FLOOR -----	1,676 S
SECOND FLOOR -----	1,304 S
TOTAL LIVING-----	2,980 S
GARAGE-----	
ENTRY-----	603 S
LANAI-----	83 S
LANAI-----	140 S
TOTAL UNDER ROOF	3,806 S

ELEVATION A STD
SECOND FLOOR PLAN
W/ NOTES

$1/8" = 1' - \emptyset" \quad (11 \times 17) \quad 1/4" = 1' - \emptyset" \quad (22 \times 34)$

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Park Square HOMES

SECOND FLOOR PLAN W/ NOTES

2980 KING, SLEIGHT, AND LEY

FLORIDA SERIES

REVISIONS

DELTA	DATE

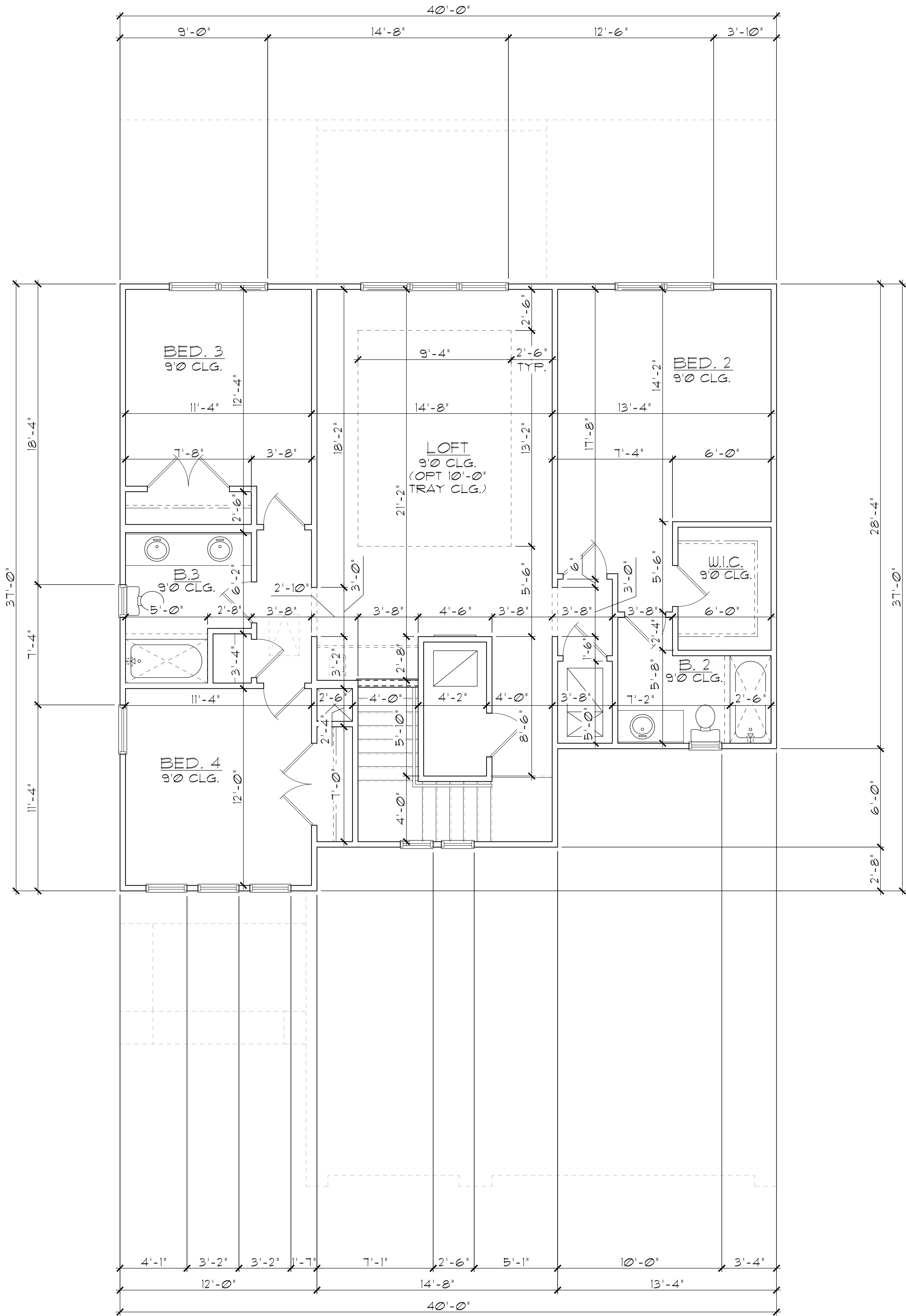
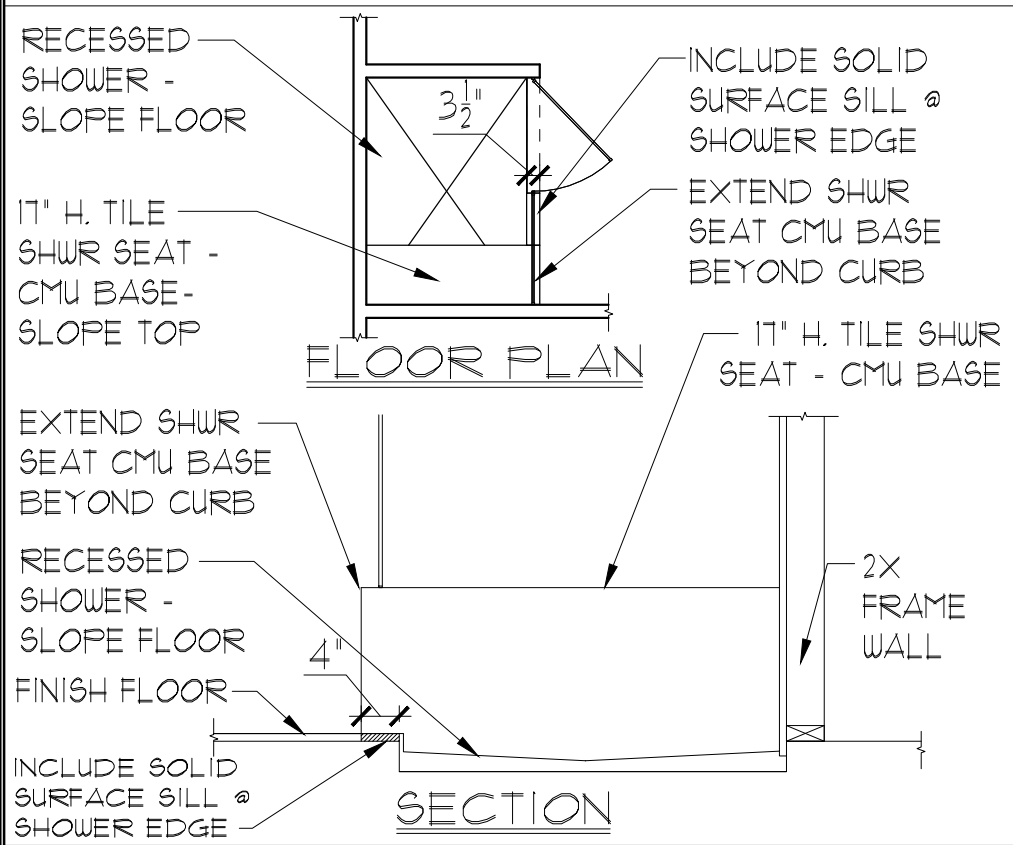
DATE: 11-18-2011

SCALE: AS NOTE

DRAWN: M

SHEET:

03.0



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 HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20 MIN. FIRE RATED [AW R302.5.1]
- GARAGE SHALL BE SEPARATED FROM THE RESIDENCE & ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. APPLIED TO THE GAR. SIDE. PROVIDE 5/8" TYPE 'X' GYP. BD. AT CEILING ONLY APPLIED PERPENDICULAR TO CEILING FRAME RT02.5.5
- PULL ALL DIMENSIONS FROM THE REAR OF THE PLAN
- SEE GENERAL NOTES PAGE FOR ADDITIONAL INFO.

WALL LEGEND

FIRST FLOOR

- DENOTES CONC. BLOCK WALL HGT. @ 9'-4" AFF.
- DENOTES CONC. BLOCK WALL HGT. @ 11'-4" AFF.
- DENOTES 2x INSULATED FRAME WALL

SECOND FLOOR

- DENOTES 2ND FLR FRAME WALL HGT. @ 9'-0" AFF.

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

AREA CALCULATIONS	
LIVING:	
FIRST FLOOR	1,676 SF.
SECOND FLOOR	1,304 SF.
TOTAL LIVING	2,980 SF.
GARAGE	603 SF.
ENTRY	83 SF.
LANAI	140 SF.
TOTAL UNDER ROOF	3,806 SF.

ELEVATION A STD

SECOND FLOOR PLAN

W/ DIMENSIONS

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

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LOT: 0000, COMMUNITY

2980 KINGSLEY

FLORIDA SERIES

REVISIONS

DELTA #	DATE

DATE: 11-18-25

SCALE: AS NOTED

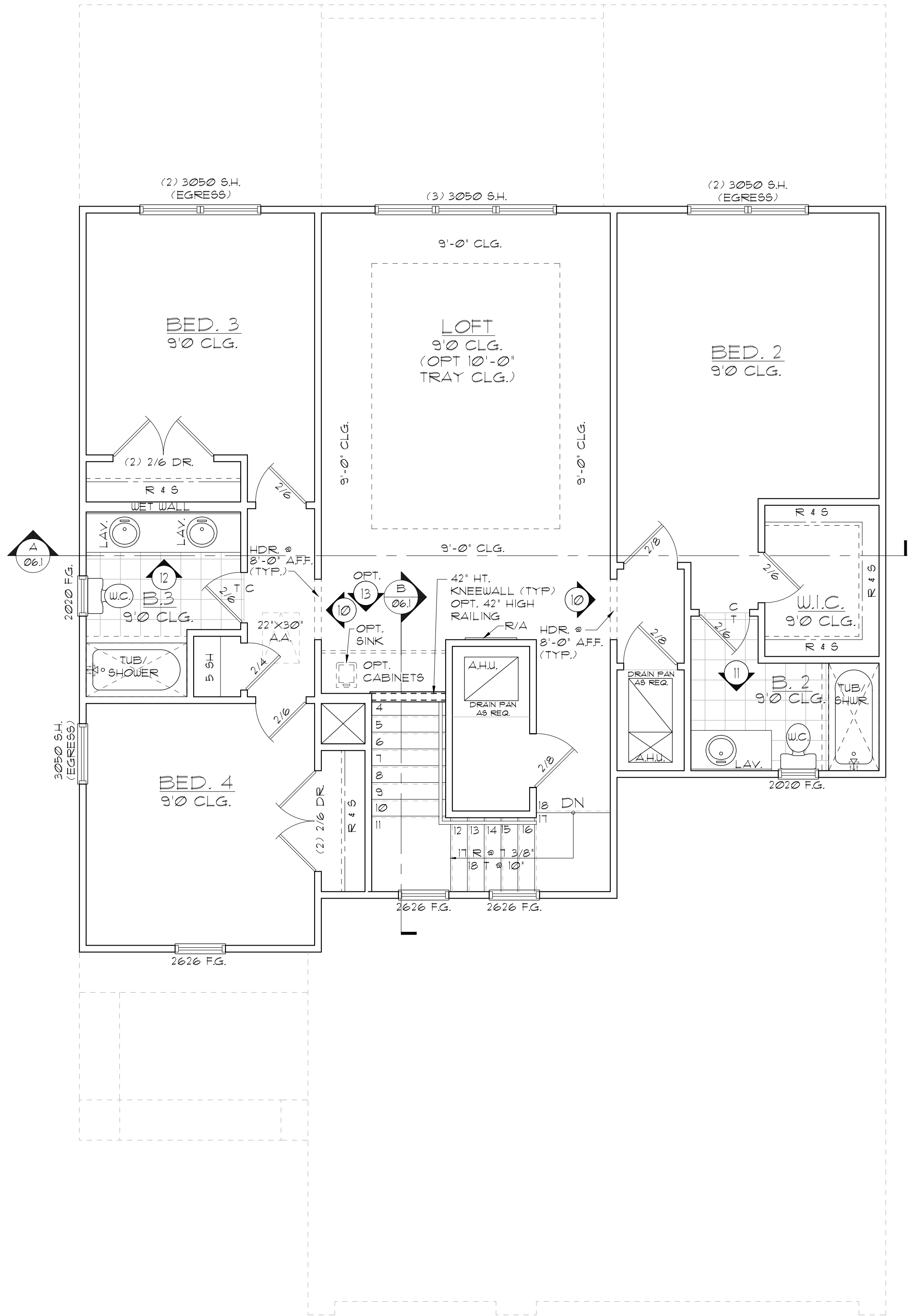
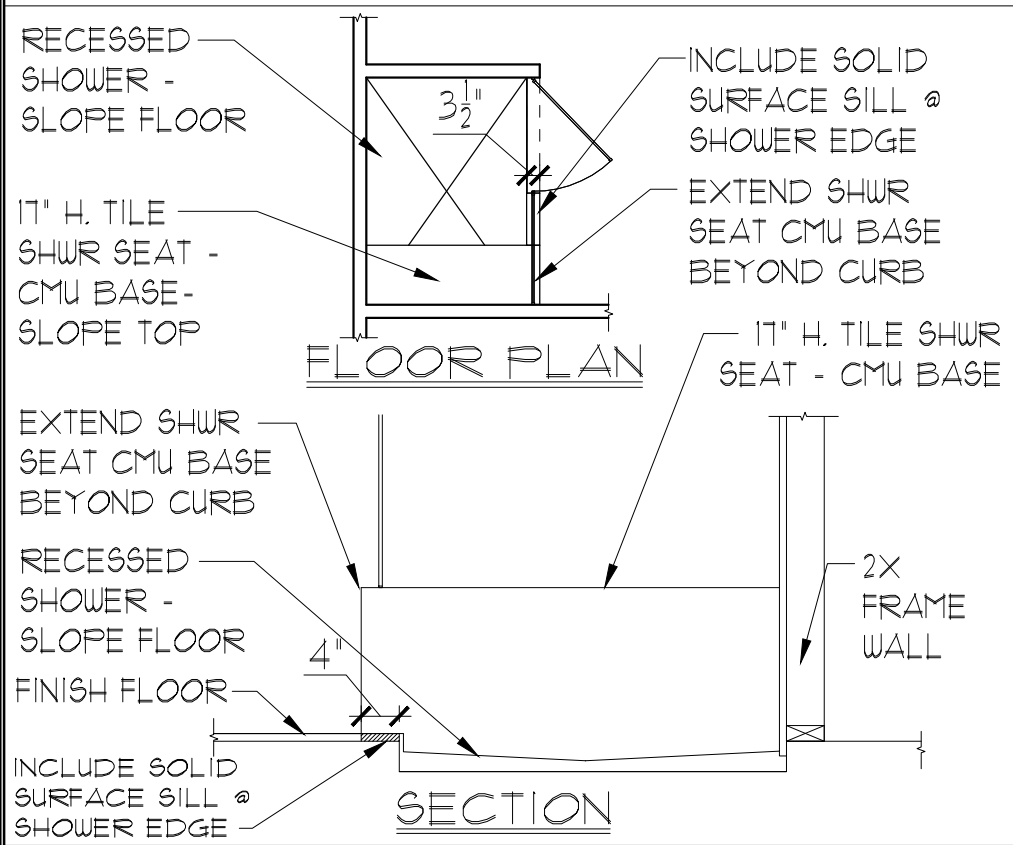
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SHEET: 03.1

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ITEC THOMPSON ENGINEERING GROUP, INC. 4441 Vineland Road Suite A8 Orlando, FL 32811 Tel: (407) 724-1700 Fax: (407) 724-1700 www.itec.com



GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.

2. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.

3. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3'-1/2" UNLESS NOTED OTHERWISE.

4. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 1'-5/8" UNLESS NOTED OTHERWISE.

5. DOOR FROM HOUSE TO GARAGE MUST BE SOLID WOOD DOOR NO LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20 MIN. FIRE RATED [AW R302.5.]

6. GARAGE SHALL BE SEPARATED FROM THE RESIDENCE & ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. APPLIED TO THE GAR. SIDE. PROVIDE 5/8" TYPE 'X' GYP. BD. AT CEILING ONLY APPLIED PERPENDICULAR TO CEILING FRAME RT02.5.5

7. PULL ALL DIMENSIONS FROM THE REAR OF THE PLAN

8. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFO.

WALL LEGEND

FIRST FLOOR

DENOTES CONC. BLOCK WALL HGT. @ 9'-4" AFF.

DENOTES CONC. BLOCK WALL HGT. @ 11'-4" AFF.

DENOTES 2x INSULATED FRAME WALL

SECOND FLOOR

DENOTES 2ND FLR FRAME WALL HGT. @ 9'-0" AFF.

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

AREA CALCULATIONS	
LIVING:	
FIRST FLOOR	1,676 SF.
SECOND FLOOR	1,304 SF.
TOTAL LIVING	2,980 SF.
GARAGE	603 SF.
ENTRY	83 SF.
LANAI	140 SF.
TOTAL UNDER ROOF	3,806 SF.

ELEVATION B STD
SECOND FLOOR PLAN
W/ NOTES
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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www.teg.com

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Phone: (407) 629 - 3000

Park Square HOMES

SECOND FLOOR PLAN
W/ NOTES

2980 KINGSLEY

FLORIDA SERIES

REVISIONS

DELTA #	DATE

DATE: 11-16-25

SCALE: AS NOTED

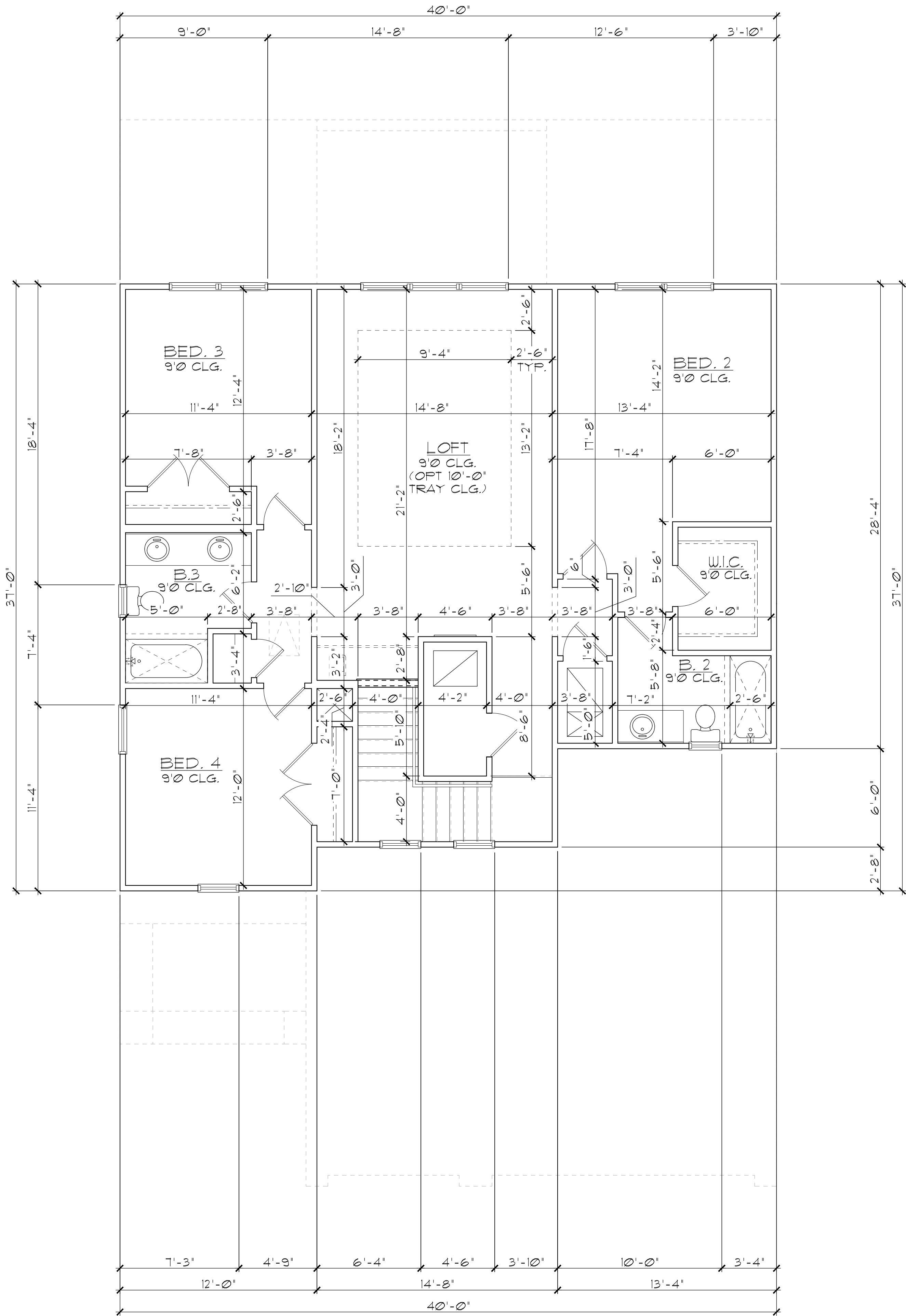
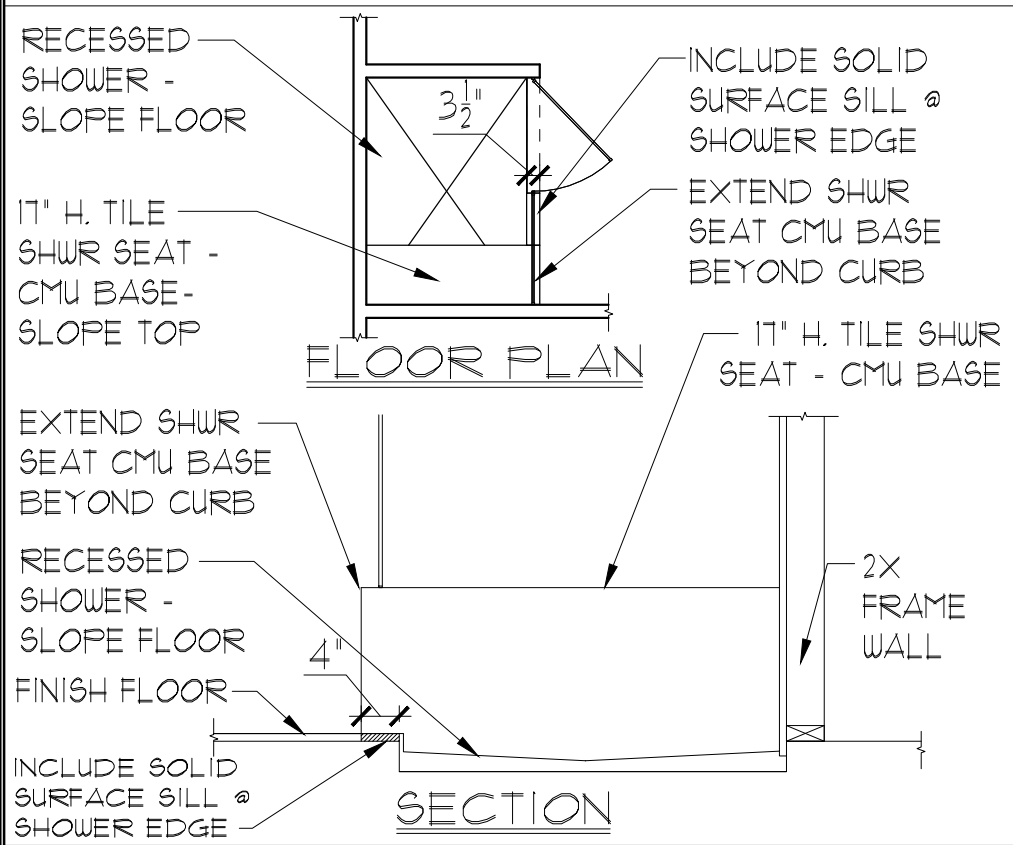
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SHEET: 03.0

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AREA CALCULATIONS	
LIVING:	
FIRST FLOOR	1,676 SF.
SECOND FLOOR	1,304 SF.
TOTAL LIVING	2,980 SF.
GARAGE	603 SF.
ENTRY	83 SF.
LANAI	140 SF.
TOTAL UNDER ROOF	3,806 SF.

ELEVATION B STD
SECOND FLOOR PLAN
W/ DIMENSIONS
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

GENERAL NOTES

- CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
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- ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3'-1/2" UNLESS NOTED OTHERWISE.
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- PULL ALL DIMENSIONS FROM THE REAR OF THE PLAN.
- SEE GENERAL NOTES PAGE FOR ADDITIONAL INFO.

WALL LEGEND

FIRST FLOOR

	DENOTES CONC. BLOCK WALL HGT. @ 9'-4" AFF.
	DENOTES CONC. BLOCK WALL HGT. @ 11'-4" AFF.
	DENOTES 2x INSULATED FRAME WALL

SECOND FLOOR

	DENOTES 2ND FLR FRAME WALL HGT. @ 9'-0" AFF.
--	--

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

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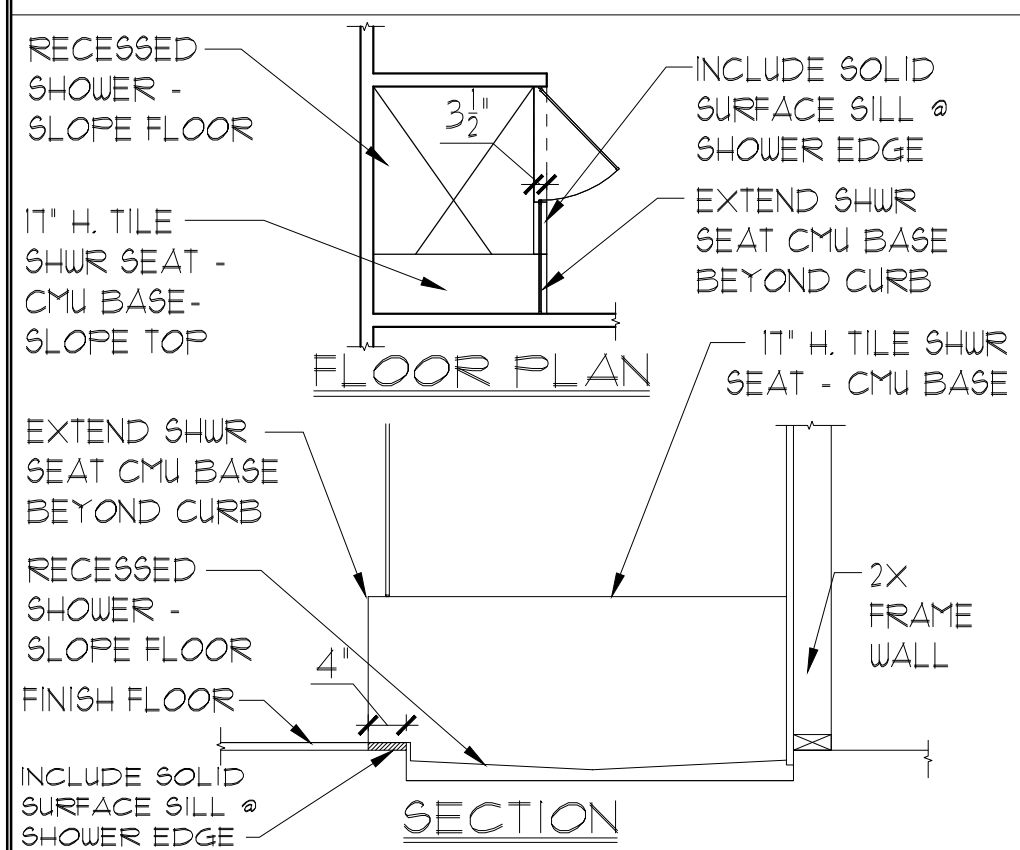
Park Square HOMES

SECOND FLOOR PLAN
W/ DIMENSIONS

2980 KINGSLEY
FLORIDA SERIES

REVISIONS	
DELTA #	DATE
DATE:	11-18-25
SCALE:	AS NOTED
DRAWN:	MR
SHEET:	03.1

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

WALL LEGEND

FIRST FLOOR

 DENOTES CONC. BLOCK WALL HGT. @ 9'-4" **A.F.F.**

 DENOTES CONC. BLOCK WALL HGT. @ 11'-4" A.F.F.

 DENOTES 2x INSULATED FRAME WALL

SECOND FLOOR


 DENOTES 2ND FLR FRAM.
 WALL HGT. @ 9'-0" AFF.

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

AREA CALCULATIONS

LIVING:	
FIRST FLOOR -----	1676 S
SECOND FLOOR -----	1304 S
TOTAL LIVING -----	2980 S
GARAGE -----	603 S
ENTRY -----	83 S
LANAI -----	140 S
TOTAL UNDER ROOF -----	3806 S

ELEVATION C STD
SECOND FLOOR PLAN
W/ NOTES

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

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Park Square HOMES

SECOND FLOOR PLAN W/ NOTES

2980 KINGSLEY

FLORIDA SERIES

REVISIONS

DELTA	DATE
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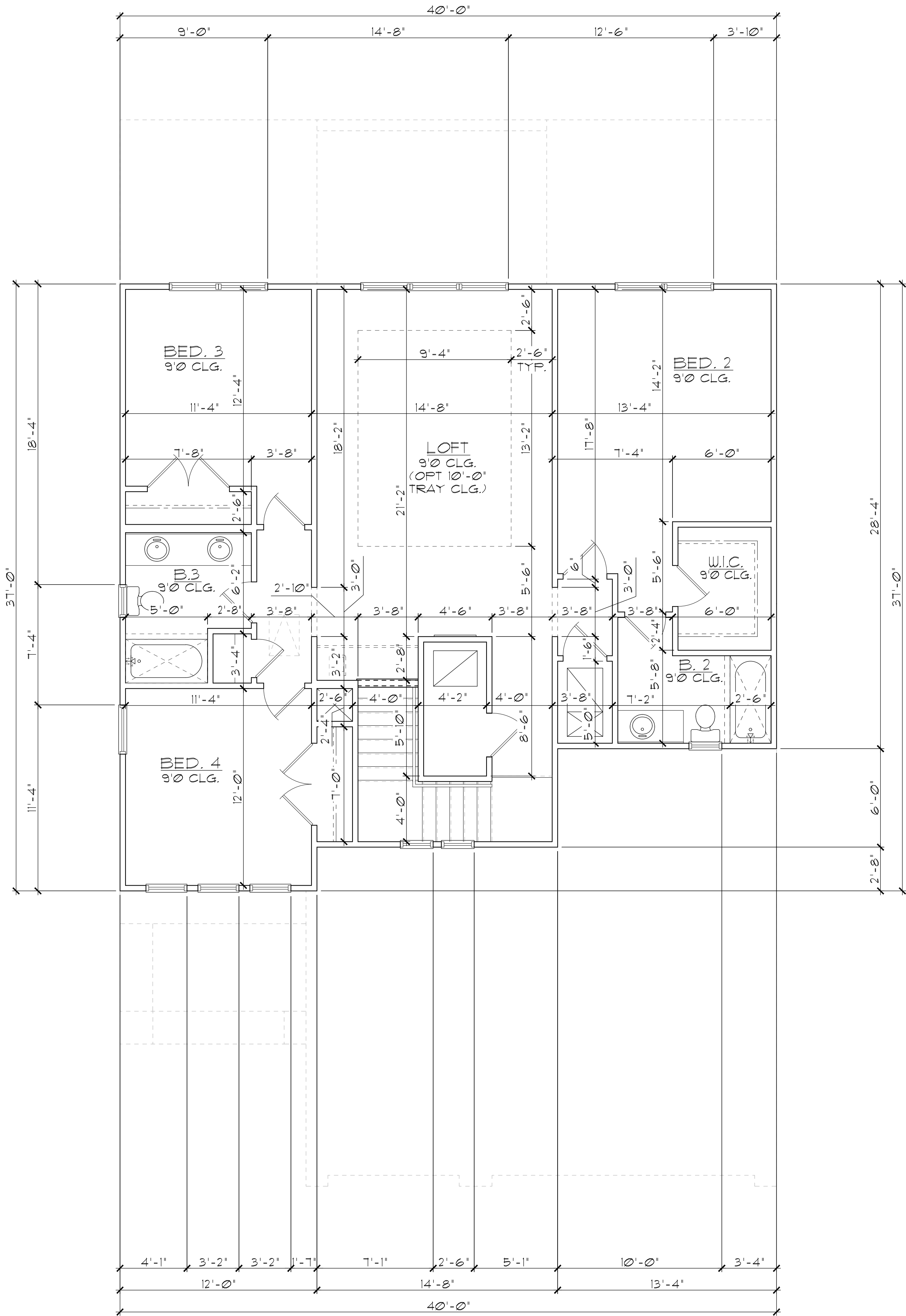
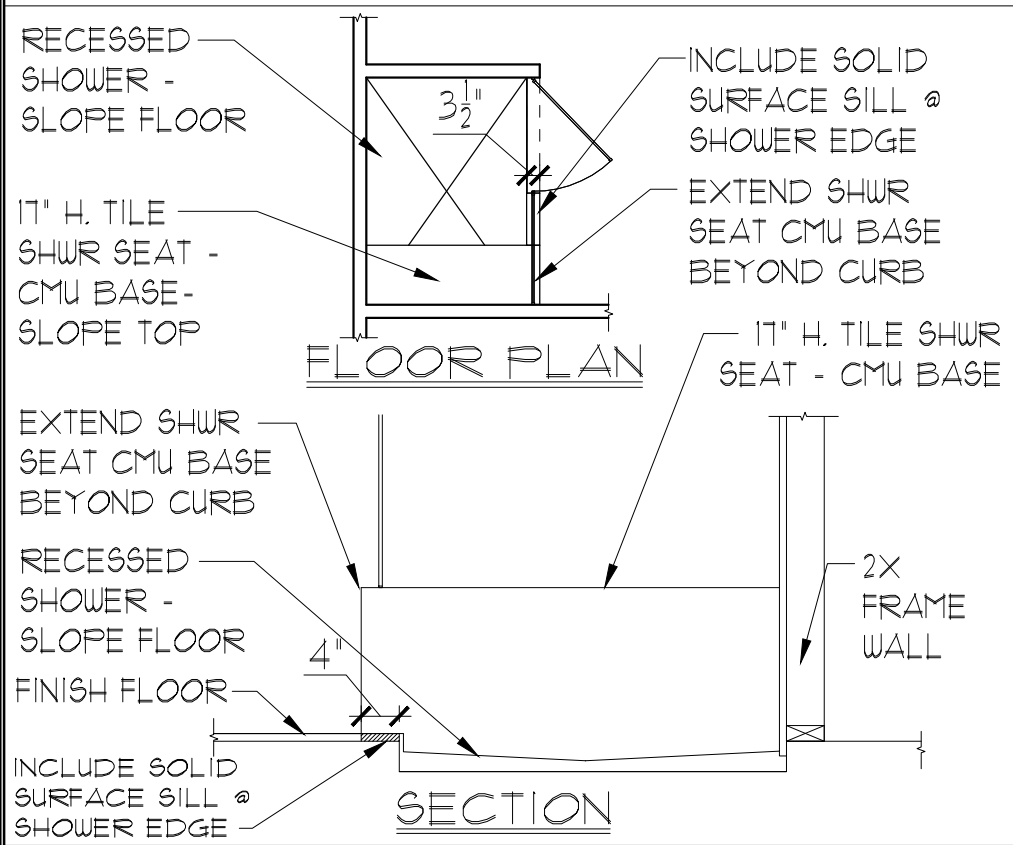
DATE: 11-18-2011

SCALE: AS NOTE

DRAWN: M

SHEET:

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AREA CALCULATIONS	
LIVING:	
FIRST FLOOR	1,676 SF.
SECOND FLOOR	1,304 SF.
TOTAL LIVING	2,980 SF.
GARAGE	603 SF.
ENTRY	83 SF.
LANAI	140 SF.
TOTAL UNDER ROOF	3,806 SF.

ELEVATION C STD
SECOND FLOOR PLAN
W/ DIMENSIONS
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

GENERAL NOTES

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

WALL LEGEND

FIRST FLOOR

	DENOTES CONC. BLOCK WALL HGT. @ 9'-4" AFF.
	DENOTES CONC. BLOCK WALL HGT. @ 11'-4" AFF.
	DENOTES 2x INSULATED FRAME WALL

SECOND FLOOR

	DENOTES 2ND FLR FRAME WALL HGT. @ 9'-0" AFF.
--	--

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

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Park
Square
HOMES

SECOND FLOOR PLAN
W/ DIMENSIONS

2980 KINGSLEY
FLORIDA SERIES

REVISIONS

DELTA #	DATE
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DATE:	11-18-25
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SCALE:	AS NOTED
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DRAWN:	MR
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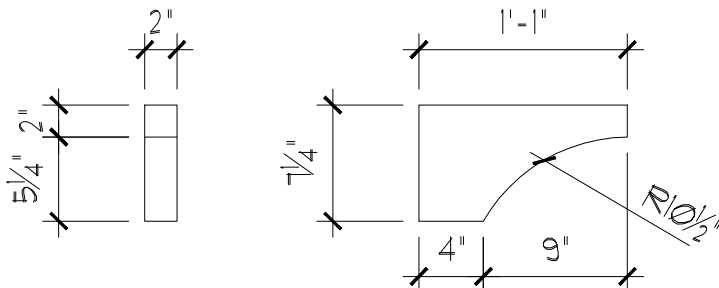
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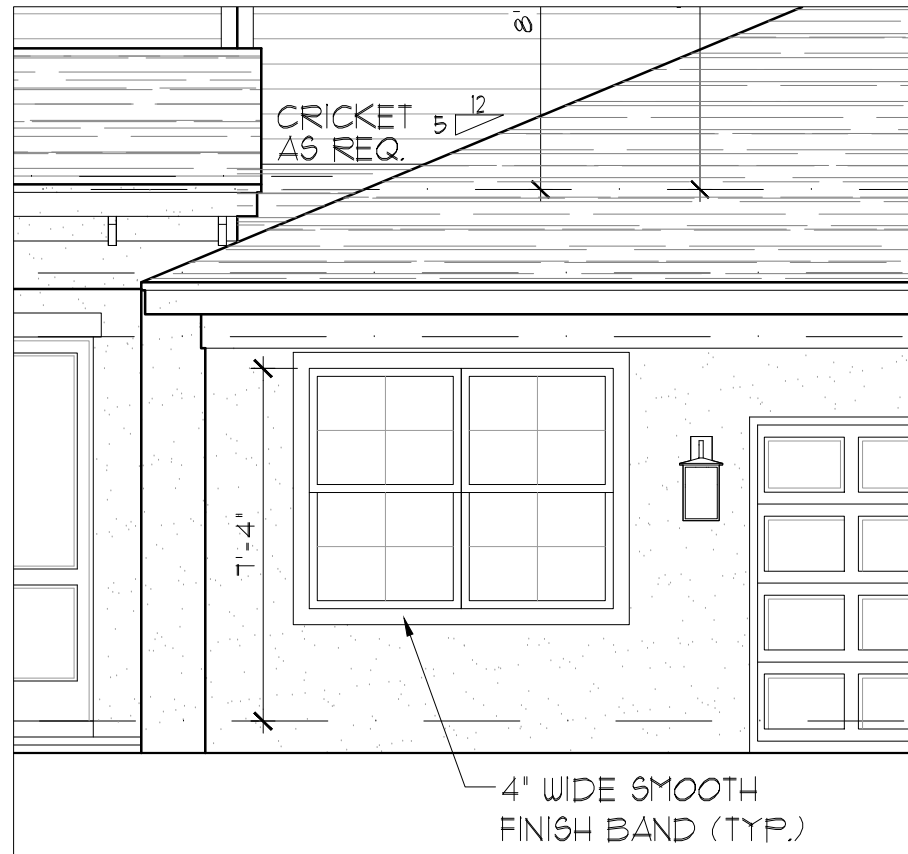
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EXTERIOR FINISH NOTES

1. LATH TO BE ATTACHED IAW R103.1.1 OF THE 8TH EDITION, FBC-R, 2023 & ASTM C1063 OR C1181.
2. PLASTERING TO BE INSTALLED IAW R103.1 & R103.1.2 OF THE 8TH EDITION, FBC-R, 2023
3. WEEP SCREED TO BE INSTALLED IAW R103.1.2.1 OF THE 8TH EDITION, FBC-R, 2023 & ASTM C926.
4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R103.2 & R103.1.3 OF THE 8TH EDITION, FBC-R, 2023.
5. FLASHING TO BE INSTALLED IAW R103.4 OF THE 8TH EDITION, FBC-R, 2023.
6. WIND RESISTANCE OF WALL COVERINGS & BACK MATERIALS SHALL BE IAW R103.1.2 OF THE 8TH EDITION, FBC-R, 2023
7. ALL HORIZONTAL & VERTICAL CONTROL JOINTS SHALL BE INSTALLED IAW ASTM 1063.
8. ALL FIBER CEMENT SIDING SHALL BE IAW R103.1 OF THE 8TH EDITION, FBC-R, 2023.
9. "ZIP SYSTEMS" WALL SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER, ON EXTERIOR FRAME WALLS.
10. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFORMATION.



DETAIL #1 -
CORBEL DETAIL
SCALE: 1"=1'-0"



OPT BED. 5 OR FLEX
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



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



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

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DELTA #	DATE
DATE:	11-18-25
SCALE:	AS NOTED
DRAWN:	MR
SHEET:	04.0A

2980 KINGSLEY
FLORIDA SERIES

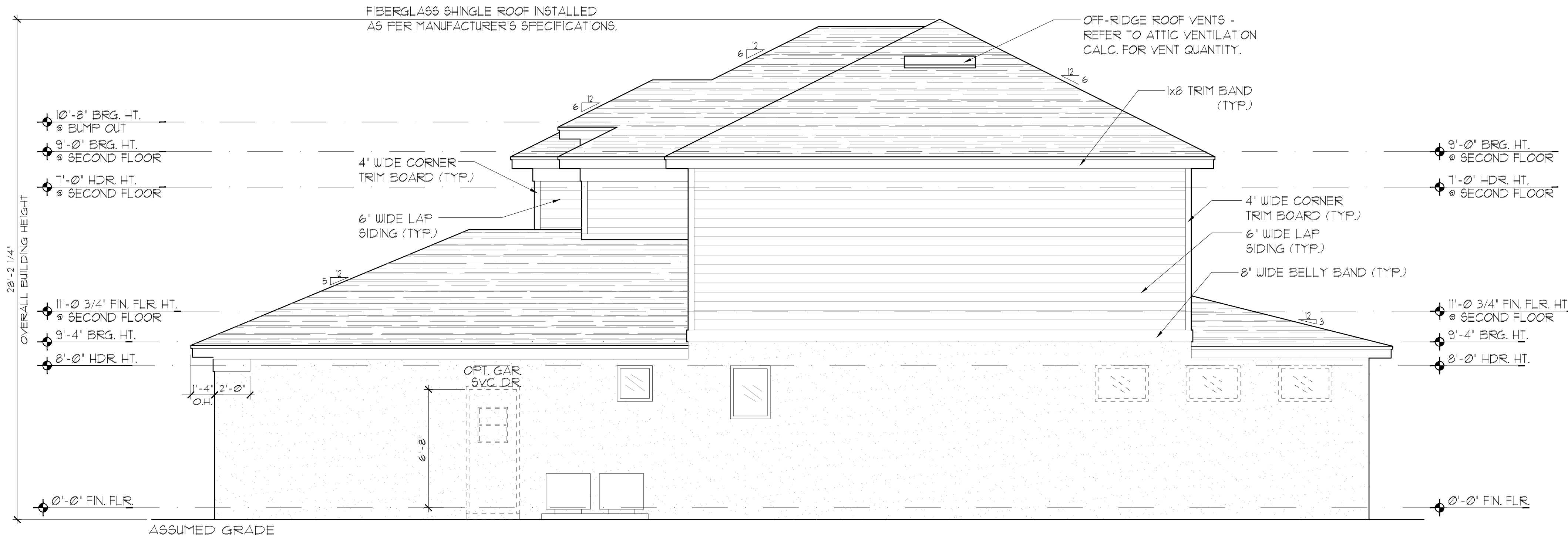
EXTERIOR ELEVATION
FRONT AND REAR

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THOMPSON ENGINEERING GROUP, INC.
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Orlando, FL 32816
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Fax: (407) 734-1700
www.itec.com



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



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

EXTERIOR FINISH NOTES

1. LATH TO BE ATTACHED IAW R103.1.1 OF THE 8TH EDITION, FBC-R, 2023 & ASTM C1063 OR C1187.
2. FLASTERING TO BE INSTALLED IAW R103.1 & R103.1.2 OF THE 8TH EDITION, FBC-R, 2023
3. WEEP SCREED TO BE INSTALLED IAW R103.1.2.1 OF THE 8TH EDITION, FBC-R, 2023 & ASTM C926.
4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R103.2 & R103.1.3 OF THE 8TH EDITION, FBC-R, 2023.
5. FLASHING TO BE INSTALLED IAW R103.4 OF THE 8TH EDITION, FBC-R, 2023.
6. WIND RESISTANCE OF WALL COVERINGS & BACK MATERIALS SHALL BE IAW R103.1.2 OF THE 8TH EDITION, FBC-R, 2023
7. ALL HORIZONTAL & VERTICAL CONTROL JOINTS SHALL BE INSTALLED IAW ASTM 1063.
8. ALL FIBER CEMENT SIDING SHALL BE IAW R103.1 OF THE 8TH EDITION, FBC-R, 2023.
9. "ZIP SYSTEMS" WALL SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER, ON EXTERIOR FRAME WALLS.
10. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFORMATION.

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EXTERIOR ELEVATION
LEFT AND RIGHT

FLORIDA SERIES

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DELTA #	DATE
DATE:	11-18-25
SCALE:	AS NOTED
DRAWN:	MR
SHEET:	04.1A

TEG

THOMPSON ENGINEERING GROUP, INC.

1440 Vineyard Road, Suite 400 Orlando, FL 32811

PH: (407) 734-1500

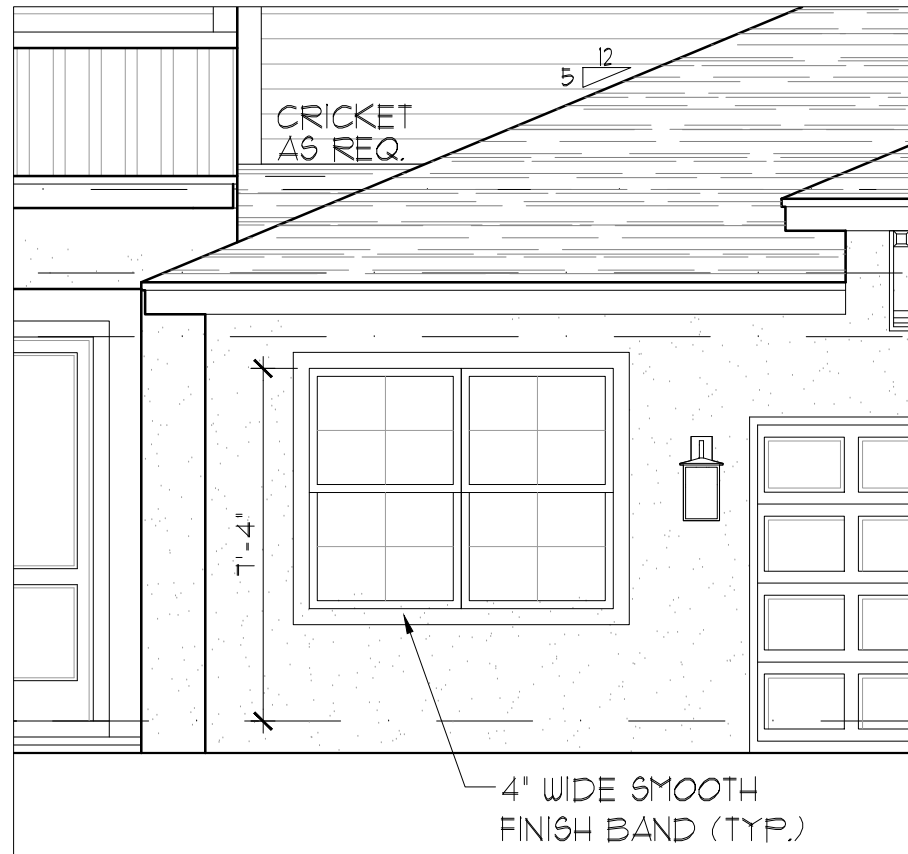
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5200 Vineyard Road, Suite 200 Orlando, Florida 32811

Phone: (407) 529 - 3000

Park Square HOMES



OPT BED. 5 OR FLEX

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



ELEVATION B STD
FRONT ELEVATION

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

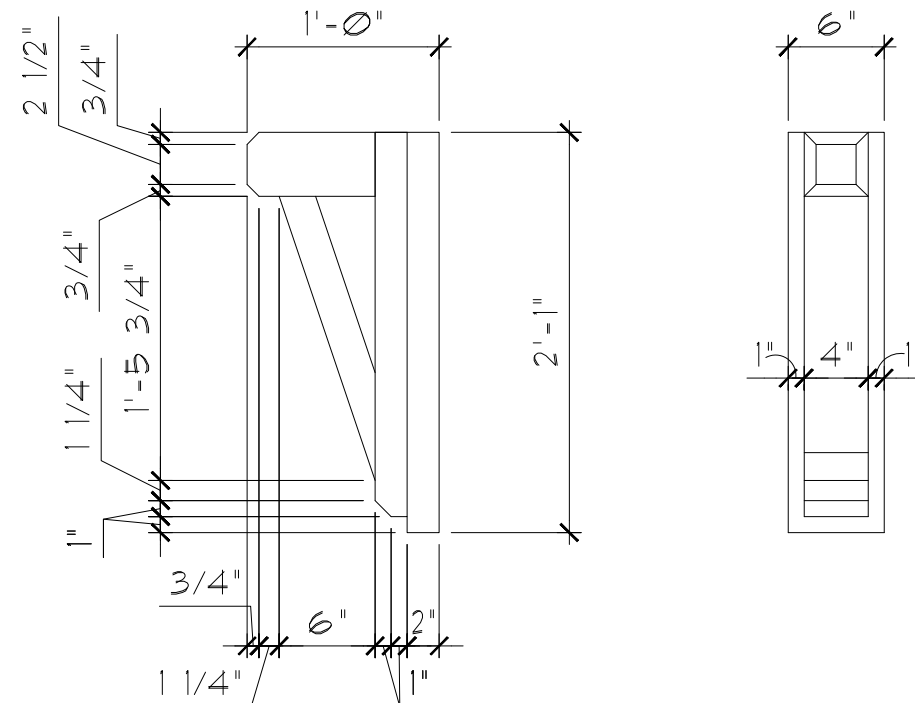


ELEVATION B STD
REAR ELEVATION

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

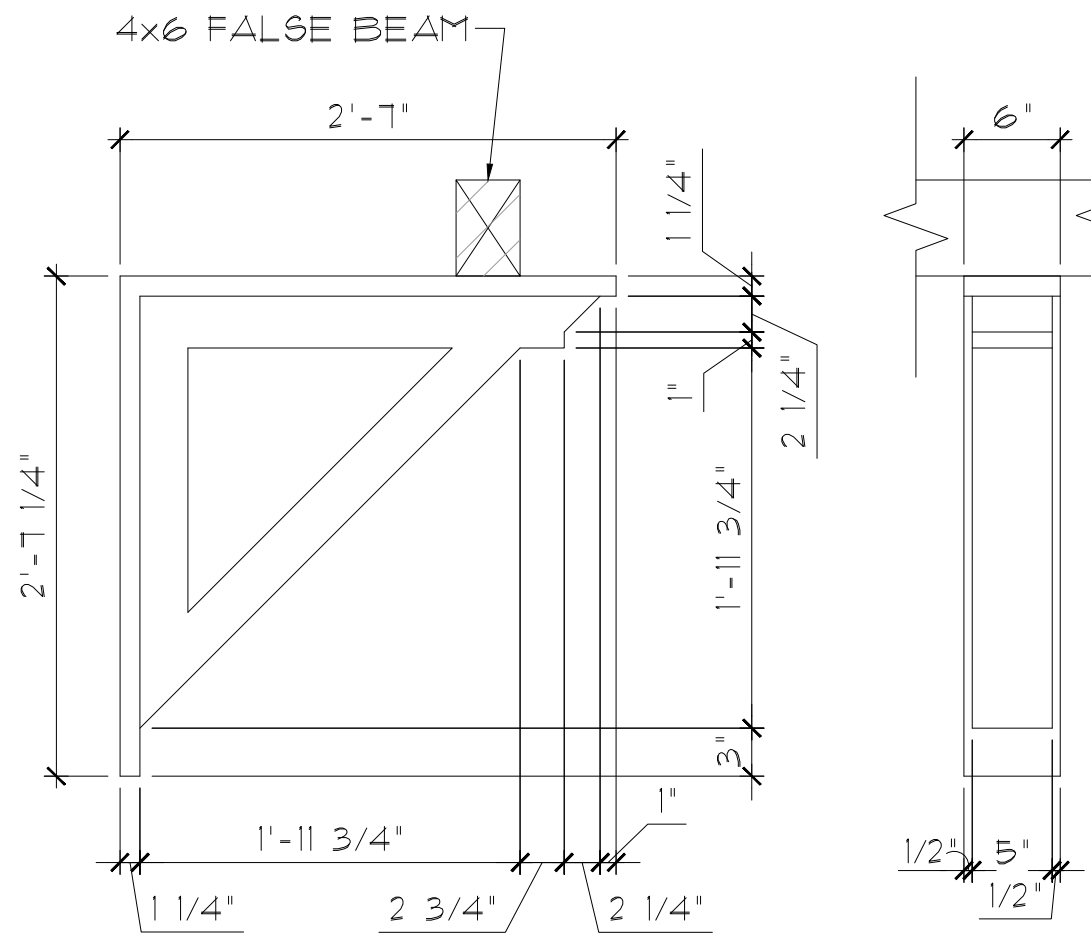
EXTERIOR FINISH NOTES

1. LATH TO BE ATTACHED IAW R103.1.1 OF THE 8TH EDITION, FBC-R, 2023 & ASTM C1063 OR C1181.
2. PLASTERING TO BE INSTALLED IAW R103.1 & R103.1.2 OF THE 8TH EDITION, FBC-R, 2023
3. WEEP SCREED TO BE INSTALLED IAW R103.1.2.1 OF THE 8TH EDITION, FBC-R, 2023 & ASTM C926.
4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R103.2 & R103.1.3 OF THE 8TH EDITION, FBC-R, 2023.
5. FLASHING TO BE INSTALLED IAW R103.4 OF THE 8TH EDITION, FBC-R, 2023.
6. WIND RESISTANCE OF WALL COVERINGS & BACK MATERIALS SHALL BE IAW R103.1.2 OF THE 8TH EDITION, FBC-R, 2023
7. ALL HORIZONTAL & VERTICAL CONTROL JOINTS SHALL BE INSTALLED IAW ASTM 1063.
8. ALL FIBER CEMENT SIDING SHALL BE IAW R103.1 OF THE 8TH EDITION, FBC-R, 2023.
9. "ZIP SYSTEMS" WALL SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER, ON EXTERIOR FRAME WALLS.
10. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFORMATION.



DETAIL #2 -
FOAM BRACKET

SCALE: 1"=1'-0"



DETAIL #3 - FOAM
BRACKET & FALSE BEAM

SCALE: 1"=1'-0"

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EXTERIOR ELEVATION
FRONT AND REAR

2980 KINGSLEY
FLORIDA SERIES

REVISIONS

DELTA # DATE

DATE: 11-18-25

SCALE: AS NOTED

DRAWN: MR

SHEET:

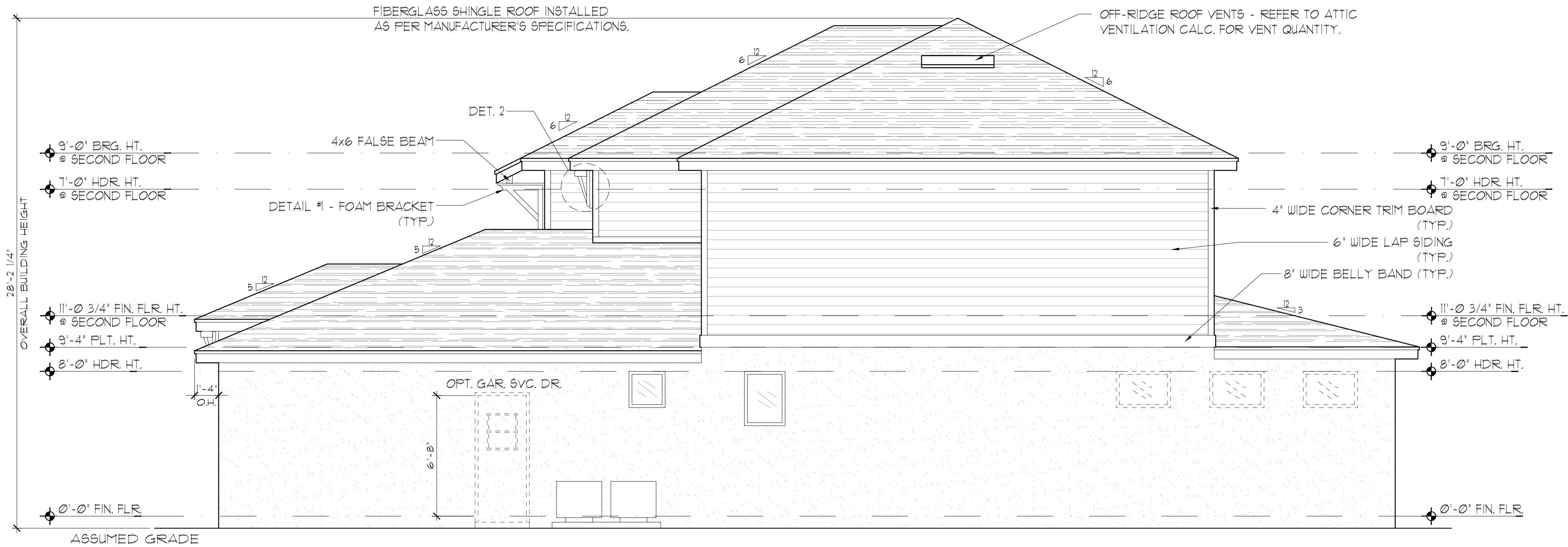
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ELEVATION B STD
LEFT ELEVATION

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



ELEVATION B STD
RIGHT ELEVATION

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

EXTERIOR FINISH NOTES

1. LATH TO BE ATTACHED IAW R103.1.1 OF THE 8TH EDITION, FBC-R, 2023 & ASTM C1063 OR C1187.
2. PLASTERING TO BE INSTALLED IAW R103.1 & R103.1.2 OF THE 8TH EDITION, FBC-R, 2023
3. WEEP SCREED TO BE INSTALLED IAW R103.1.2.1 OF THE 8TH EDITION, FBC-R, 2023 & ASTM C926.
4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R103.2 & R103.1.3 OF THE 8TH EDITION, FBC-R, 2023.
5. FLASHING TO BE INSTALLED IAW R103.4 OF THE 8TH EDITION, FBC-R, 2023.
6. WIND RESISTANCE OF WALL COVERINGS & BACK MATERIALS SHALL BE IAW R103.1.2 OF THE 8TH EDITION, FBC-R, 2023
7. ALL HORIZONTAL & VERTICAL CONTROL JOINTS SHALL BE INSTALLED IAW ASTM 1063.
8. ALL FIBER CEMENT SIDING SHALL BE IAW R103.1 OF THE 8TH EDITION, FBC-R, 2023.
9. "ZIP SYSTEMS" WALL SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER, ON EXTERIOR FRAME WALLS.
10. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFORMATION.

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EXTERIOR ELEVATION
LEFT AND RIGHT

2980 KINGSLEY
FLORIDA SERIES

REVISIONS

DELTA #	DATE

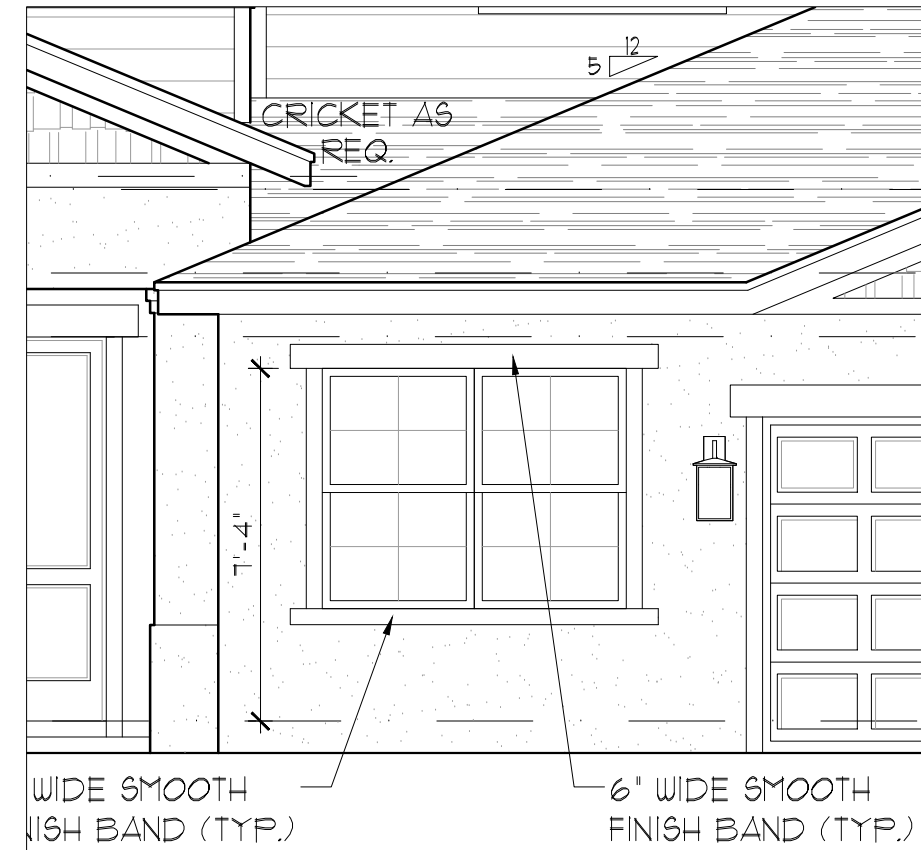
DATE: 11-18-25

SCALE: AS NOTED

DRAWN: MR

SHEET:

04.1B



OPT BED. 5 OR FLEX
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



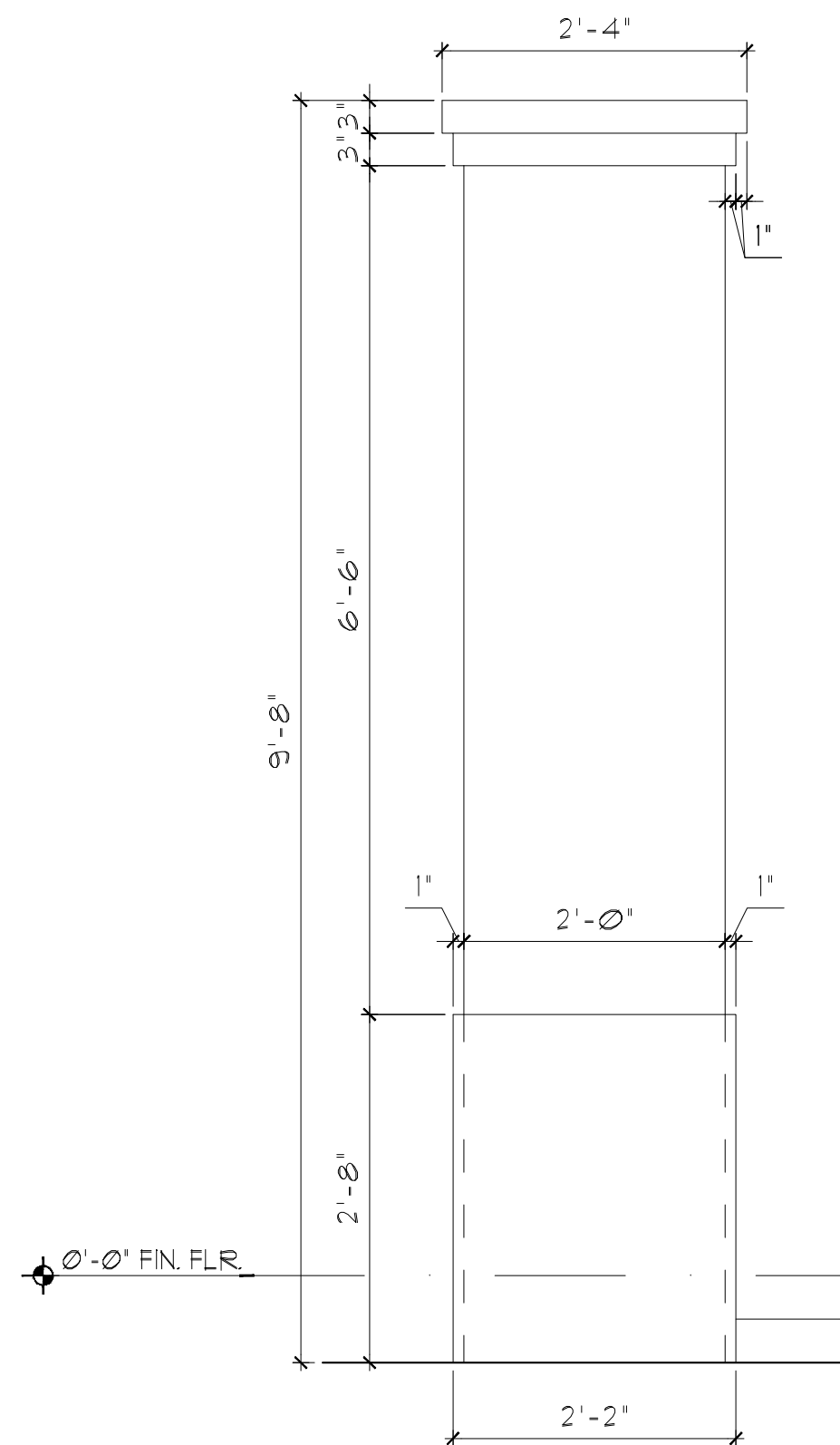
ELEVATION C STD
FRONT ELEVATION
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



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

EXTERIOR FINISH NOTES

1. LATH TO BE ATTACHED IAW R103.1.1 OF THE 8TH EDITION, FBC-R, 2023 & ASTM C1063 OR C1181.
2. PLASTERING TO BE INSTALLED IAW R103.1 & R103.1.2 OF THE 8TH EDITION, FBC-R, 2023
3. WEEP SCREED TO BE INSTALLED IAW R103.1.2.1 OF THE 8TH EDITION, FBC-R, 2023 & ASTM C926.
4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R103.2 & R103.1.3 OF THE 8TH EDITION, FBC-R, 2023.
5. FLASHING TO BE INSTALLED IAW R103.4 OF THE 8TH EDITION, FBC-R, 2023.
6. WIND RESISTANCE OF WALL COVERINGS & BACK MATERIALS SHALL BE IAW R103.1.2 OF THE 8TH EDITION, FBC-R, 2023
7. ALL HORIZONTAL & VERTICAL CONTROL JOINTS SHALL BE INSTALLED IAW ASTM 1063.
8. ALL FIBER CEMENT SIDING SHALL BE IAW R103.1 OF THE 8TH EDITION, FBC-R, 2023.
9. "ZIP SYSTEMS" WALL SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER ON EXTERIOR FRAME WALLS.
10. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFORMATION.



DETAIL #4
3/4"=1'-0"

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Park
Square
HOMES

EXTERIOR ELEVATION
FRONT AND REAR

2980 KINGSLEY
FLORIDA SERIES

REVISIONS

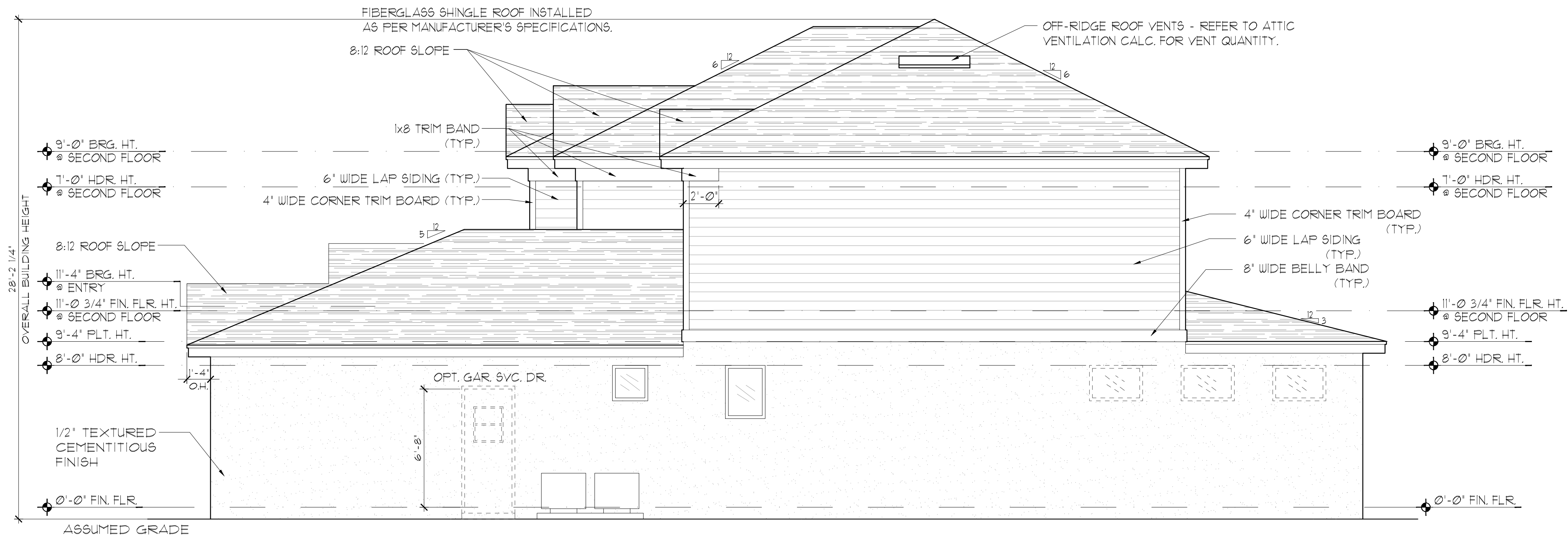
DELTA #	DATE
DATE:	11-18-25
SCALE:	AS NOTED
DRAWN:	MR
SHEET:	

04.0C



ELEVATION C STD
LEFT ELEVATION

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



ELEVATION C STD
RIGHT ELEVATION

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

EXTERIOR FINISH NOTES

1. LATH TO BE ATTACHED IAW R103.1.1 OF THE 8TH EDITION, FBC-R, 2023 & ASTM C1063 OR C1181.
2. PLASTERING TO BE INSTALLED IAW R103.1 & R103.1.2 OF THE 8TH EDITION, FBC-R, 2023
3. WEEP SCREED TO BE INSTALLED IAW R103.1.2.1 OF THE 8TH EDITION, FBC-R, 2023 & ASTM C926.
4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R103.2 & R103.1.3 OF THE 8TH EDITION, FBC-R, 2023.
5. FLASHING TO BE INSTALLED IAW R103.4 OF THE 8TH EDITION, FBC-R, 2023.
6. WIND RESISTANCE OF WALL COVERINGS & BACK MATERIALS SHALL BE IAW R103.1.2 OF THE 8TH EDITION, FBC-R, 2023
7. ALL HORIZONTAL & VERTICAL CONTROL JOINTS SHALL BE INSTALLED IAW ASTM 1063.
8. ALL FIBER CEMENT SIDING SHALL BE IAW R103.1 OF THE 8TH EDITION, FBC-R, 2023.
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FLORIDA SERIES

EXTERIOR ELEVATION
LEFT AND RIGHT

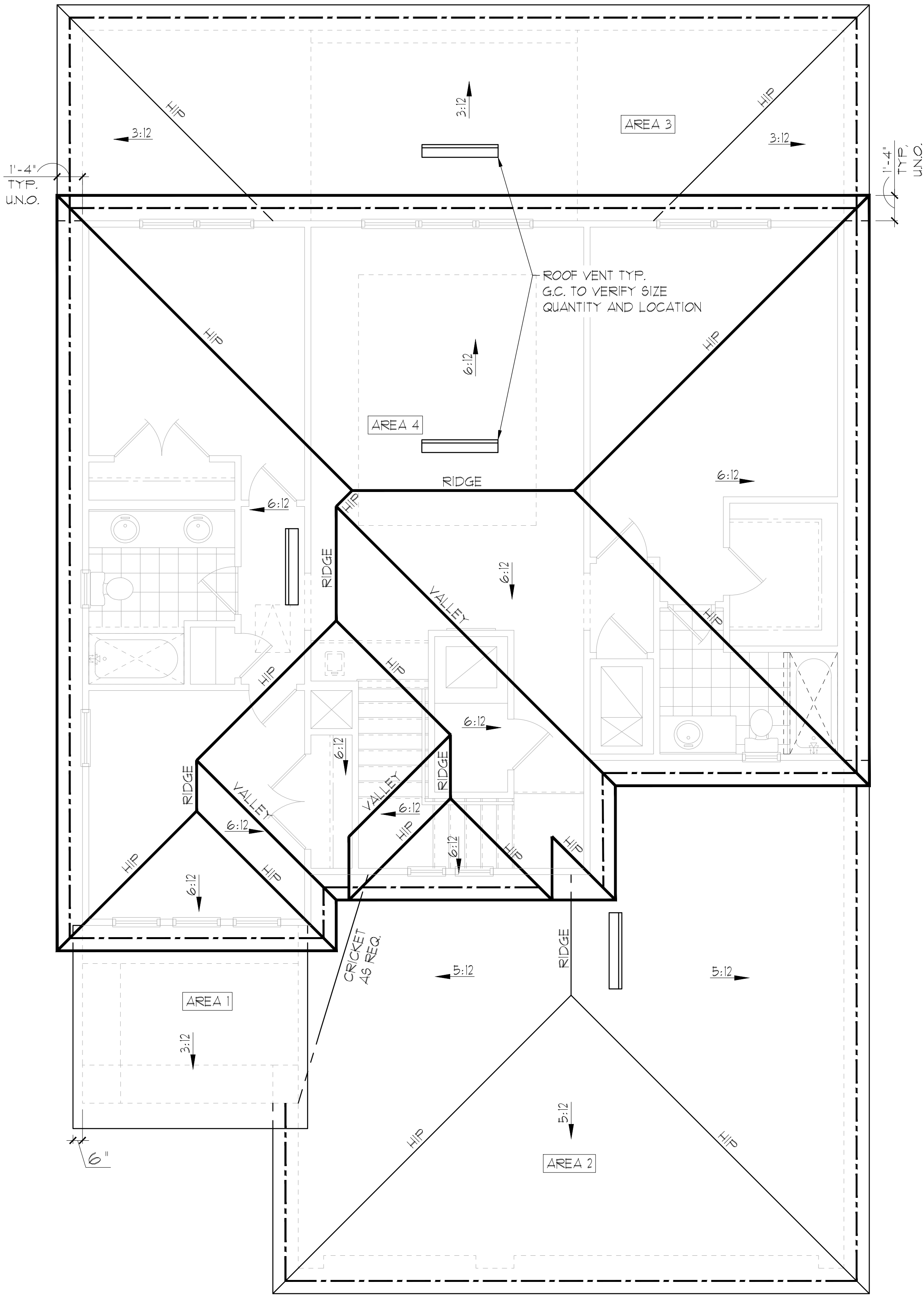
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Square
HOMES

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ELEVATION A STD
ROOF PLAN

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

GENERAL NOTES

ENCLOSED ATTIC SPACES AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. MINIMUM NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE VENTED SPACE, EXCEPT THAT THE REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED, PROVIDED THAT AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.)

1. PLAN SHOWS APPROXIMATE VENT LOCATIONS AND STILL REQUIRES REVIEW BY THE BUILDER/G.C. TO VERIFY ALL VENTING COMPONENTS ARE INSTALLED PER THE MIN. REQUIREMENTS AS STATED IN THE CURRENT EDITION OF THE FBC(R) SECTION R206 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:

TILE: O'HAGIN- MODEL-'S'- 91.5 SQ. INCHES PER VENT INSTALLED

SHINGLE: MILLENNIUM METALS-MMI-2- 80.5 SQ. INCHES PER VENT INSTALLED
LOMANCO-T10D = 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 FT.

INDICATES POSSIBLE LOCATION OF SOFFIT VENTING

ATTIC VENTILATION CALCULATIONS

NET FREE VENTILATED AREA(S): AREA 1 (FRONT PORCH LOW ROOF)
AREA #1 = 106 SQ. FT * 144 / 150 = 102 SQ. IN. REQUIRED
110 SQ. IN. PROVIDED

11 LINEAR FEET OF VENTED SOFFIT @ 10 SQ. IN. PER LINEAR FOOT REQUIRED = 110 SQ. IN.

NET FREE VENTILATED AREA(S): AREA 2 (LOW ROOF OVER GARAGE)
(O'HAGIN- MODEL 'S')
NFVA = 671 SQ. FT * 144 / 300 = 129-161 SQ. IN. REQUIRED (40%-50%)

(2) OFF RIDGE VENTS @ 91.5 SQ. IN. (O'HAGIN- MODEL 'S') = 135 SQ. IN. PROVIDED
(MILLENNIUM METALS- MMI-2)
NFVA = 671 SQ. FT * 144 / 300 = 129-161 SQ. IN. REQUIRED (40%-50%)

(2) OFF RIDGE VENTS @ 80.5 SQ. IN. (MILLENNIUM METALS- MMI-2) = 161 SQ. IN. PROVIDED
(LOMANCO-T10D)
NFVA = 671 SQ. FT * 144 / 300 = 129-161 SQ. IN. REQUIRED (40%-50%)

(1) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 140 SQ. IN. PROVIDED
4/- 200 LINEAR FEET OF VENTED SOFFIT.

NET FREE VENTILATED AREA(S): AREA 3 (LOW ROOF OVER REAR LANAI)
(O'HAGIN- MODEL 'S')
NFVA = 400 SQ. FT * 144 / 300 = 11-96 SQ. IN. REQUIRED (40%-50%)

(1) OFF RIDGE VENTS @ 91.5 SQ. IN. (O'HAGIN- MODEL 'S') = 91.5 SQ. IN. PROVIDED
(MILLENNIUM METALS- MMI-2)
NFVA = 671 SQ. FT * 144 / 300 = 129-161 SQ. IN. REQUIRED (40%-50%)

(1) OFF RIDGE VENTS @ 80.5 SQ. IN. (MILLENNIUM METALS- MMI-2) = 81 SQ. IN. PROVIDED
(LOMANCO-T10D)
NFVA = 671 SQ. FT * 144 / 300 = 129-161 SQ. IN. REQUIRED (40%-50%)

(1) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 140 SQ. IN. PROVIDED
4/- 200 LINEAR FEET OF VENTED SOFFIT.

NET FREE VENTILATED AREA(S): AREA 4 (MAIN UPPER ROOF)
(O'HAGIN- MODEL 'S')
NFVA = 1325 SQ. FT * 144 / 300 = 254-318 SQ. IN. REQUIRED (40%-50%)

(3) OFF RIDGE VENTS @ 91.5 SQ. IN. (O'HAGIN- MODEL 'S') = 293 SQ. IN. PROVIDED
(MILLENNIUM METALS- MMI-2)
NFVA = 1325 SQ. FT * 144 / 300 = 254-318 SQ. IN. REQUIRED (40%-50%)

(4) OFF RIDGE VENTS @ 80.5 SQ. IN. (MILLENNIUM METALS- MMI-2) = 322 SQ. IN. PROVIDED
(LOMANCO-T10D)
NFVA = 1325 SQ. FT * 144 / 300 = 254-318 SQ. IN. REQUIRED (40%-50%)

(2) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 280 SQ. IN. PROVIDED
4/- 200 LINEAR FEET OF VENTED SOFFIT.

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

LOT: 0000, COMMUNITY

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THOMPSON ENGINEERING GROUP, INC.

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2980 KINGSLEY

FLORIDA SERIES

REVISIONS

DELTA #	DATE

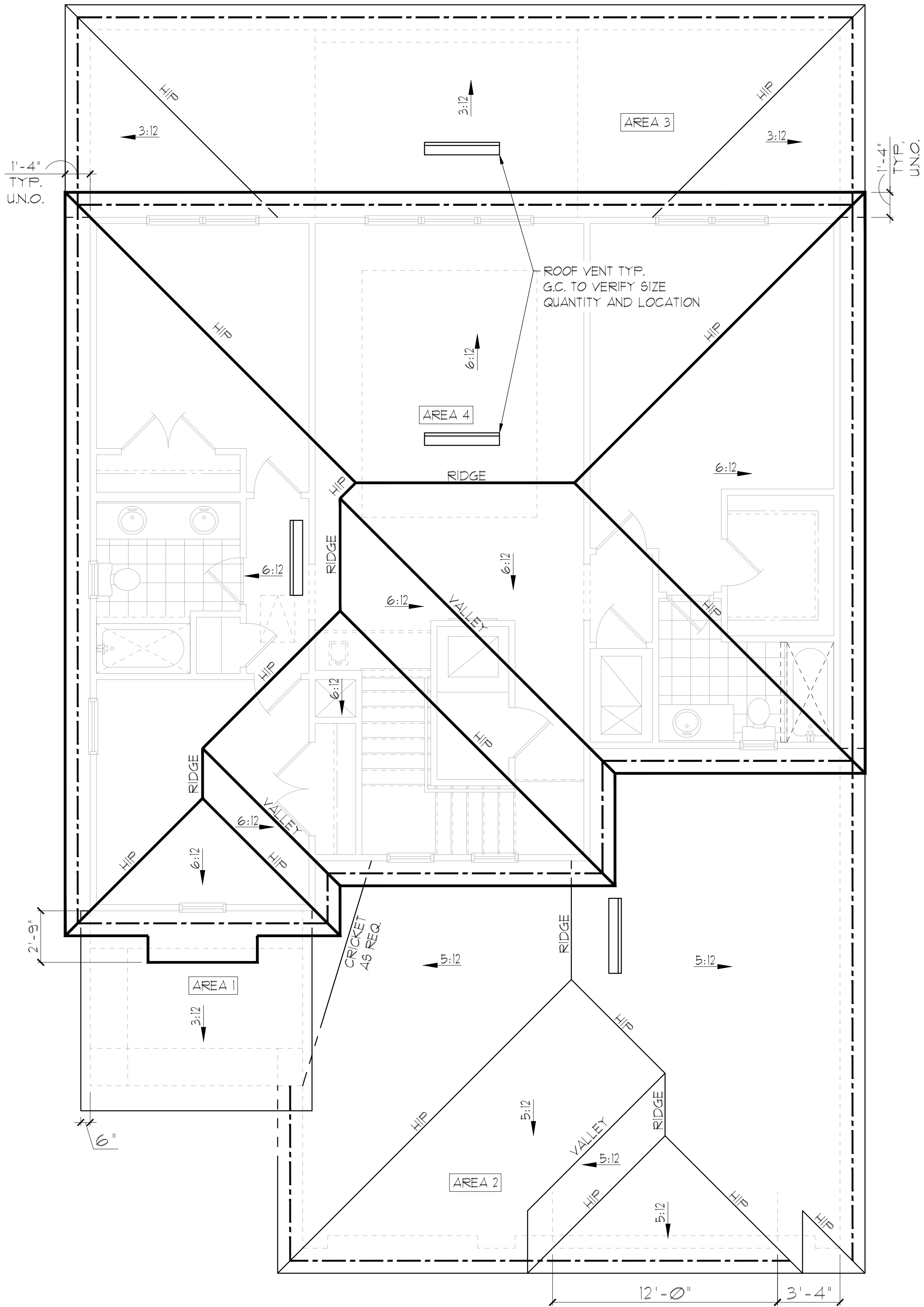
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ELEVATION B STD
ROOF PLAN

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

GENERAL NOTES

ENCLOSED ATTIC SPACES AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. MINIMUM NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE VENTED SPACE, EXCEPT THAT THE REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED, PROVIDED THAT AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.)

1. PLAN SHOWS APPROXIMATE VENT LOCATIONS AND STILL REQUIRES REVIEW BY THE BUILDER/G.C. TO VERIFY ALL VENTING COMPONENTS ARE INSTALLED PER THE MIN. REQUIREMENTS AS STATED IN THE CURRENT EDITION OF THE FBC(R) SECTION R206 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:

TILE: O'HAGIN- MODEL-'S'= 915 SQ. INCHES PER VENT INSTALLED
SHINGLE: MILLENNIUM METALS-MMI-2= 805 SQ. INCHES PER VENT INSTALLED
LOMANCO-T10D = 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 FT.

INDICATES POSSIBLE LOCATION OF SOFFIT VENTING

ATTIC VENTILATION CALCULATIONS

NET FREE VENTILATED AREA(S): AREA 1 (FRONT PORCH LOW ROOF)
AREA #1 = 106 SQ. FT * 144 / 150 = 102 SQ. IN. REQUIRED
110 SQ. IN. PROVIDED

11 LINEAR FEET OF VENTED SOFFIT @ 10 SQ. IN. PER LINEAR FOOT REQUIRED = 110 SQ. IN.

NET FREE VENTILATED AREA(S): AREA 2 (LOW ROOF OVER GARAGE)
(O'HAGIN- MODEL 'S')
NFVA = 671 SQ. FT * 144 / 300 = 129-161 SQ. IN. REQUIRED (40%-50%)

(2) OFF RIDGE VENTS @ 915 SQ. IN. (O'HAGIN- MODEL 'S') = 195 SQ. IN. PROVIDED
(MILLENNIUM METALS- MMI-2)
NFVA = 671 SQ. FT * 144 / 300 = 129-161 SQ. IN. REQUIRED (40%-50%)

(2) OFF RIDGE VENTS @ 805 SQ. IN. (MILLENNIUM METALS- MMI-2) = 161 SQ. IN. PROVIDED
(LOMANCO-T10D)
NFVA = 671 SQ. FT * 144 / 300 = 129-161 SQ. IN. REQUIRED (40%-50%)

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

4/- 200 LINEAR FEET OF VENTED SOFFIT.

NET FREE VENTILATED AREA(S): AREA 3 (LOW ROOF OVER REAR LANAI)
(O'HAGIN- MODEL 'S')
NFVA = 400 SQ. FT * 144 / 300 = 11-96 SQ. IN. REQUIRED (40%-50%)

(1) OFF RIDGE VENTS @ 915 SQ. IN. (O'HAGIN- MODEL 'S') = 915 SQ. IN. PROVIDED
(MILLENNIUM METALS- MMI-2)
NFVA = 671 SQ. FT * 144 / 300 = 129-161 SQ. IN. REQUIRED (40%-50%)

(1) OFF RIDGE VENTS @ 805 SQ. IN. (MILLENNIUM METALS- MMI-2) = 81 SQ. IN. PROVIDED
(LOMANCO-T10D)
NFVA = 671 SQ. FT * 144 / 300 = 129-161 SQ. IN. REQUIRED (40%-50%)

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

4/- 200 LINEAR FEET OF VENTED SOFFIT.

NET FREE VENTILATED AREA(S): AREA 4 (MAIN UPPER ROOF)
(O'HAGIN- MODEL 'S')
NFVA = 1325 SQ. FT * 144 / 300 = 254-318 SQ. IN. REQUIRED (40%-50%)

(3) OFF RIDGE VENTS @ 915 SQ. IN. (O'HAGIN- MODEL 'S') = 293 SQ. IN. PROVIDED
(MILLENNIUM METALS- MMI-2)
NFVA = 1325 SQ. FT * 144 / 300 = 254-318 SQ. IN. REQUIRED (40%-50%)

(4) OFF RIDGE VENTS @ 805 SQ. IN. (MILLENNIUM METALS- MMI-2) = 322 SQ. IN. PROVIDED
(LOMANCO-T10D)
NFVA = 1325 SQ. FT * 144 / 300 = 254-318 SQ. IN. REQUIRED (40%-50%)

(2) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 280 SQ. IN. PROVIDED

4/- 200 LINEAR FEET OF VENTED SOFFIT.

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Orlando, Florida 32811

Phone: (407) 529 - 3000

ROOF PLAN

2980 KINGSLEY

FLORIDA SERIES

REVISIONS

DELTA #	DATE

DATE: 11-18-25

SCALE: AS NOTED

DRAWN: MR

SHEET: 05.0

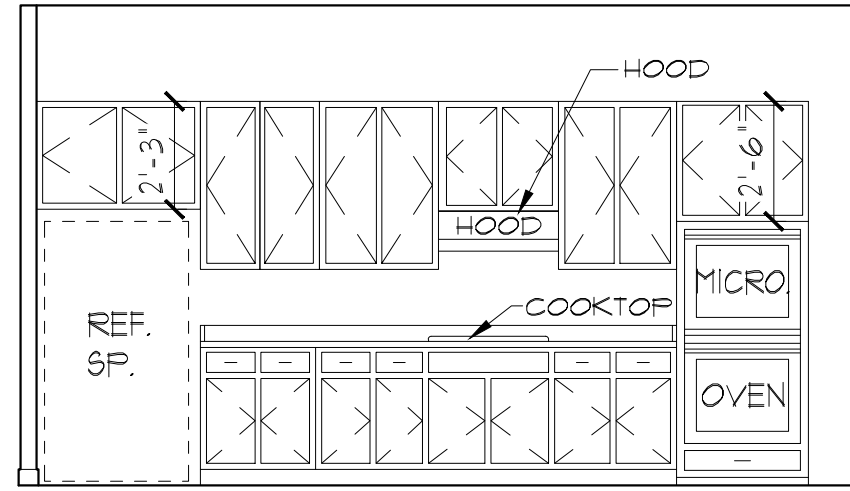


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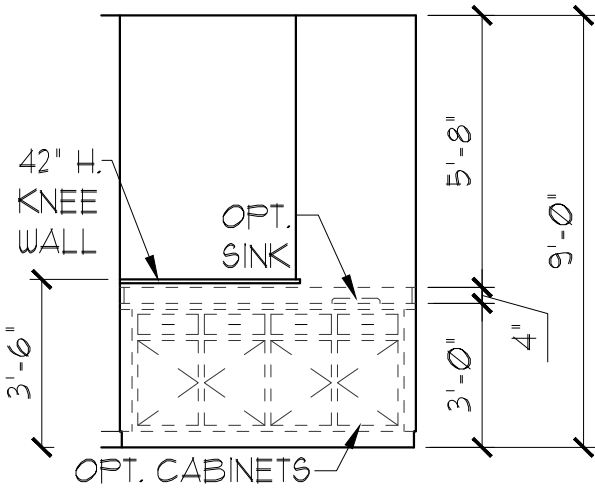
THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 8th EDITION, 2023 OF THE FLORIDA BUILDING CODE-RESIDENTIAL AND IS CERTIFIED AS SUCH

INTERIOR ELEVATIONS

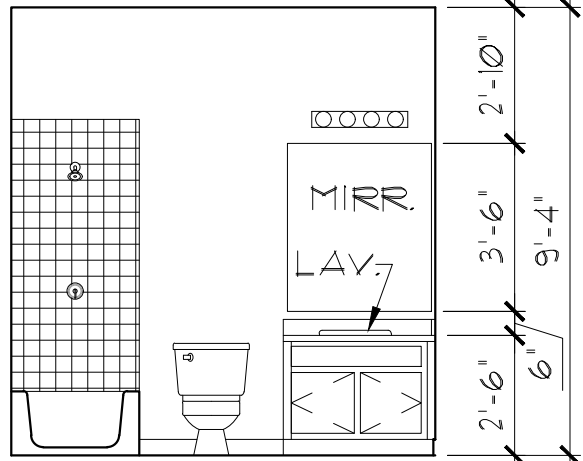
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



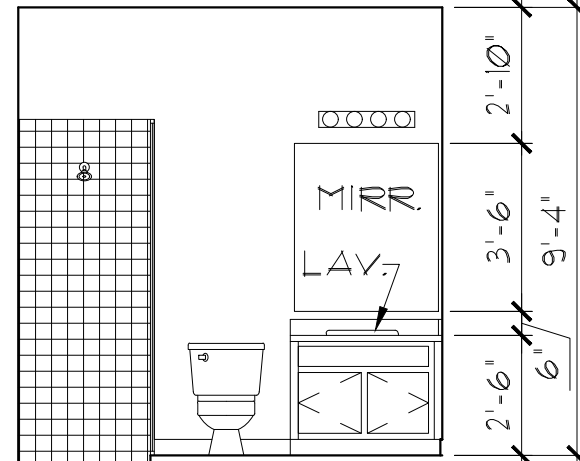
1 OPT. GOURMET KITCHEN



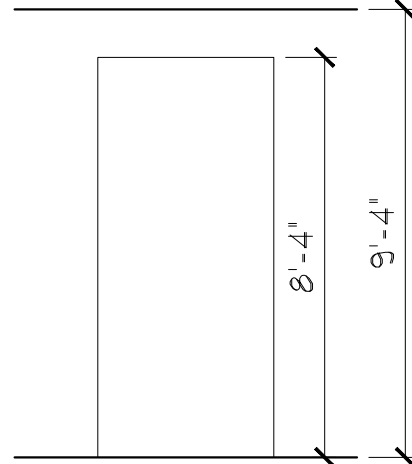
12 OPT. CABINETS @ LOFT



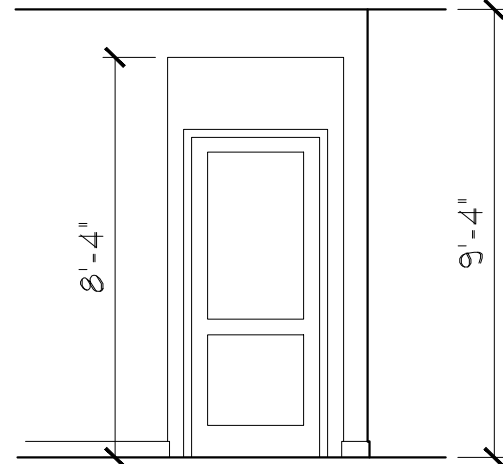
14 OPT. BATH 4



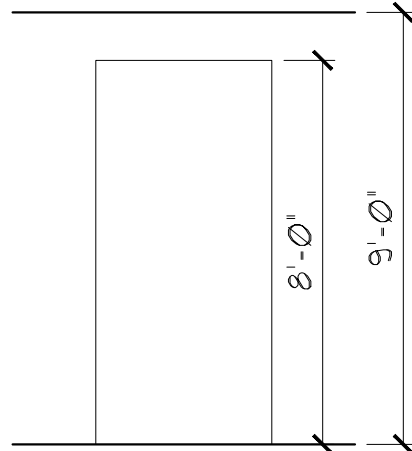
14 W/ OPT. SHOWER



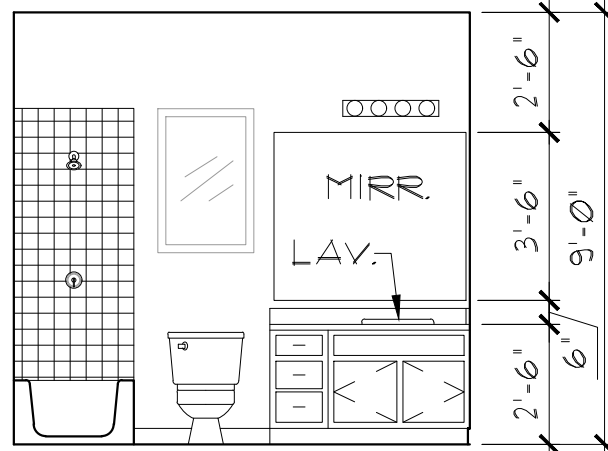
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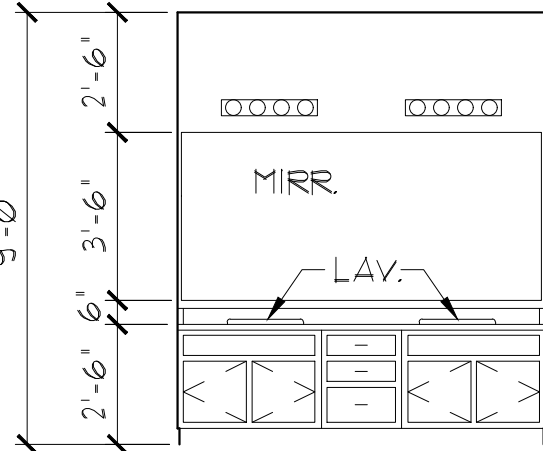
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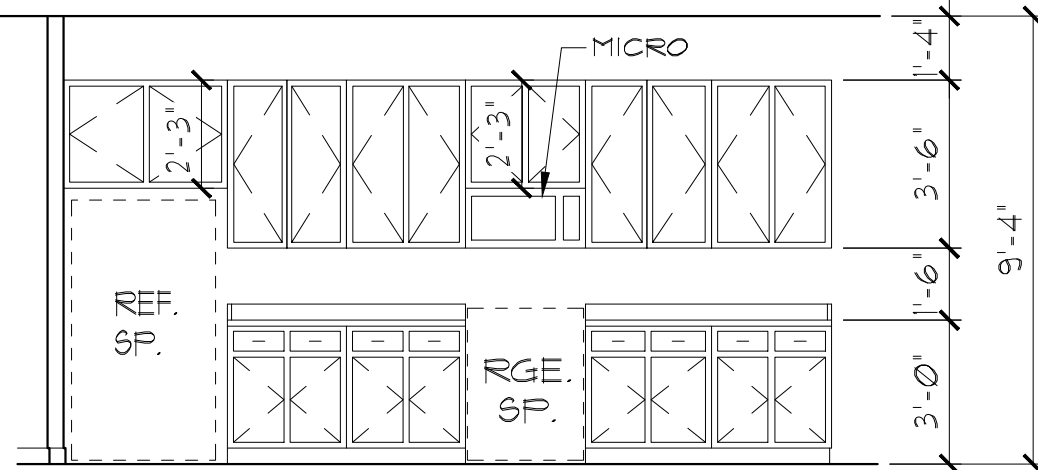
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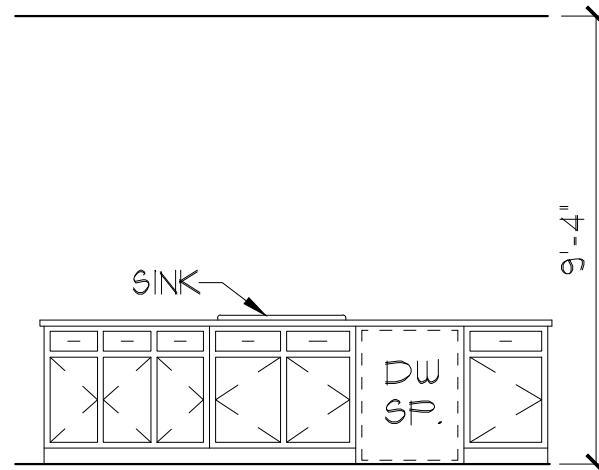
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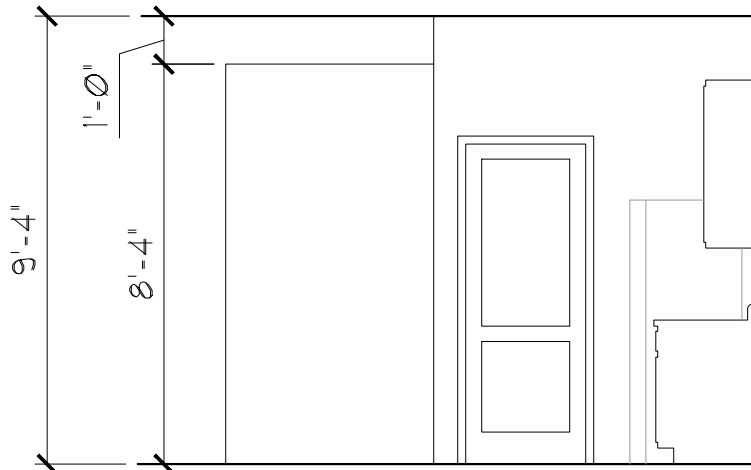
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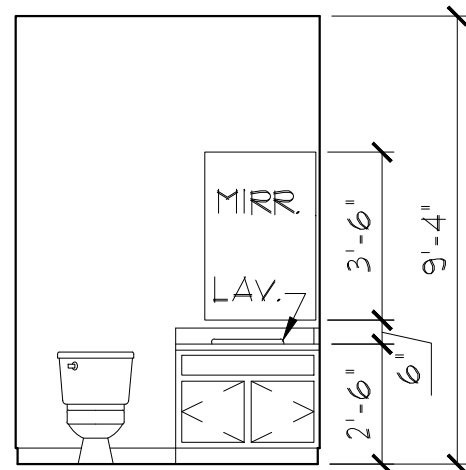
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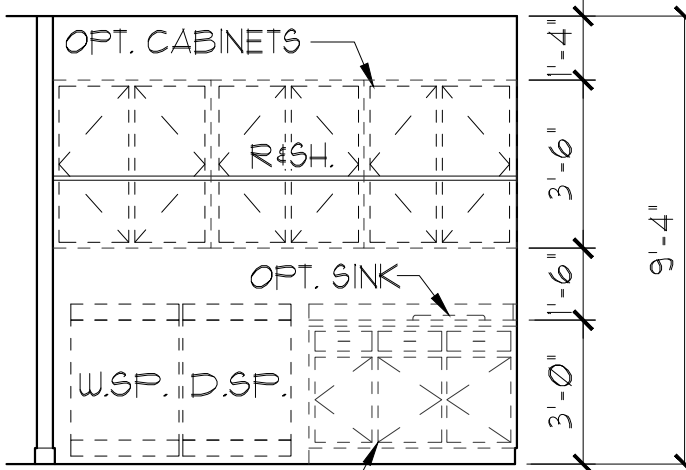
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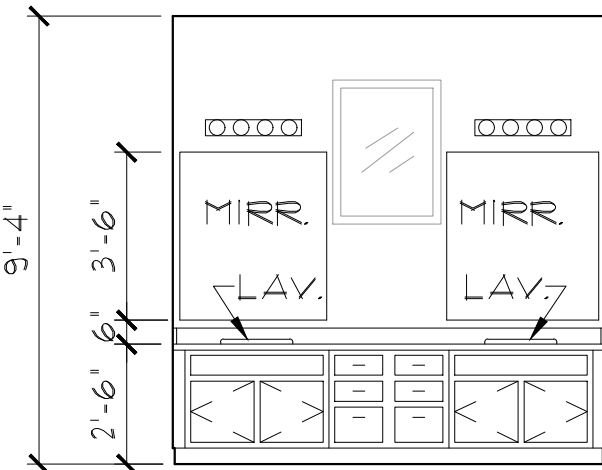
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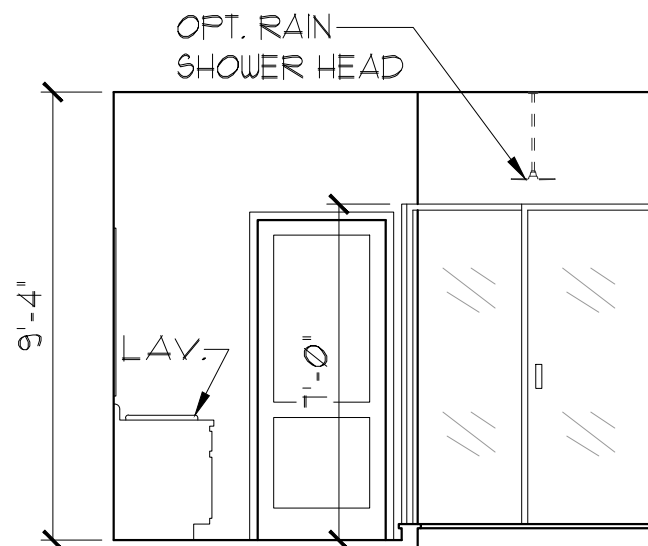
4



5



6



7

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2980 KINGSLEY
FLORIDA SERIES

INTERIOR
ELEVATIONS

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Square
HOMES

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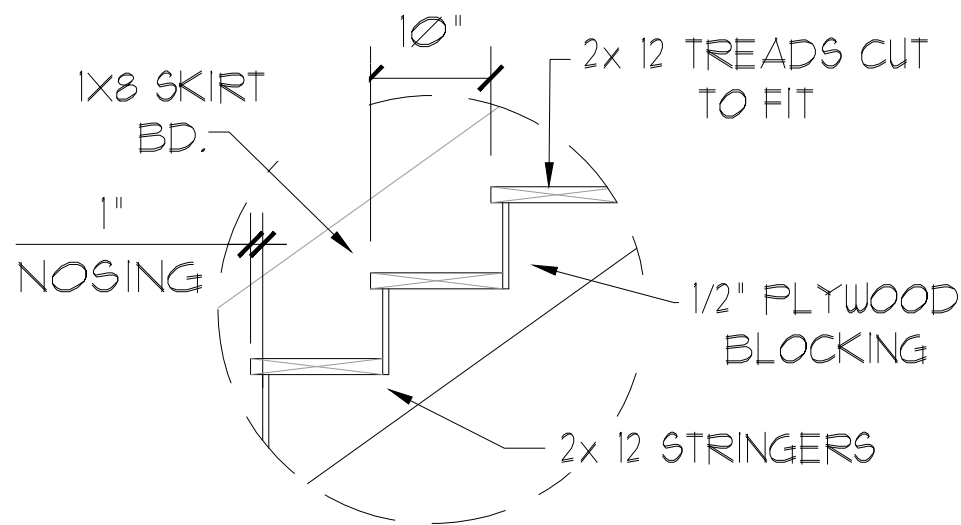
REVISIONS

DELTA #	DATE
DATE:	11-18-25
SCALE:	AS NOTED
DRAWN:	MR
SHEET:	

06.0

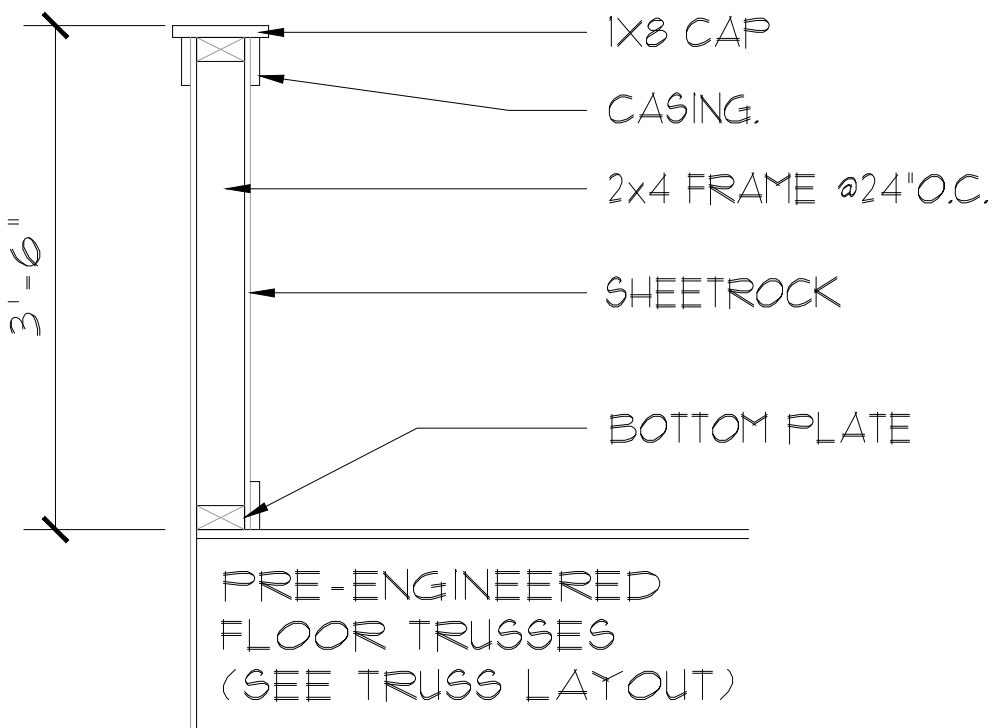
NOTES:

1. STAIRWAY CONSTRUCTION TO CONFORM TO FBC-R 2023, 8TH EDITION SECTION R311.7
2. MAX HT. OF RISER TO BE 7-3/4".
3. MIN. WIDTH OF TREAD TO BE 10" (EXCLUSIVE OF 1" NOSING).
4. 3/16" MAX VARIATION IN RISERS/TREADS ADJACENT TO EACH OTHER.
5. 3/8" MAX VARIATION IN ANY STAIR RUN.
6. HAND RAIL CIRCULAR CROSS SECTION DIA. TO BE 1-1/4" - 2" OR TO PROVIDE EQUIVALENT GRASPABILITY.
7. 34"-38" HANDRAIL HT.
8. MAXIMUM SPACING OF HANDRAILSUPPORTS BRACKETS TO COMPLY WITH LIVE LOAD RESISTANCE REQUIREMENTS, PER TABLE R301.5
9. HEADROOM CLEARANCE MIN 6'-8".



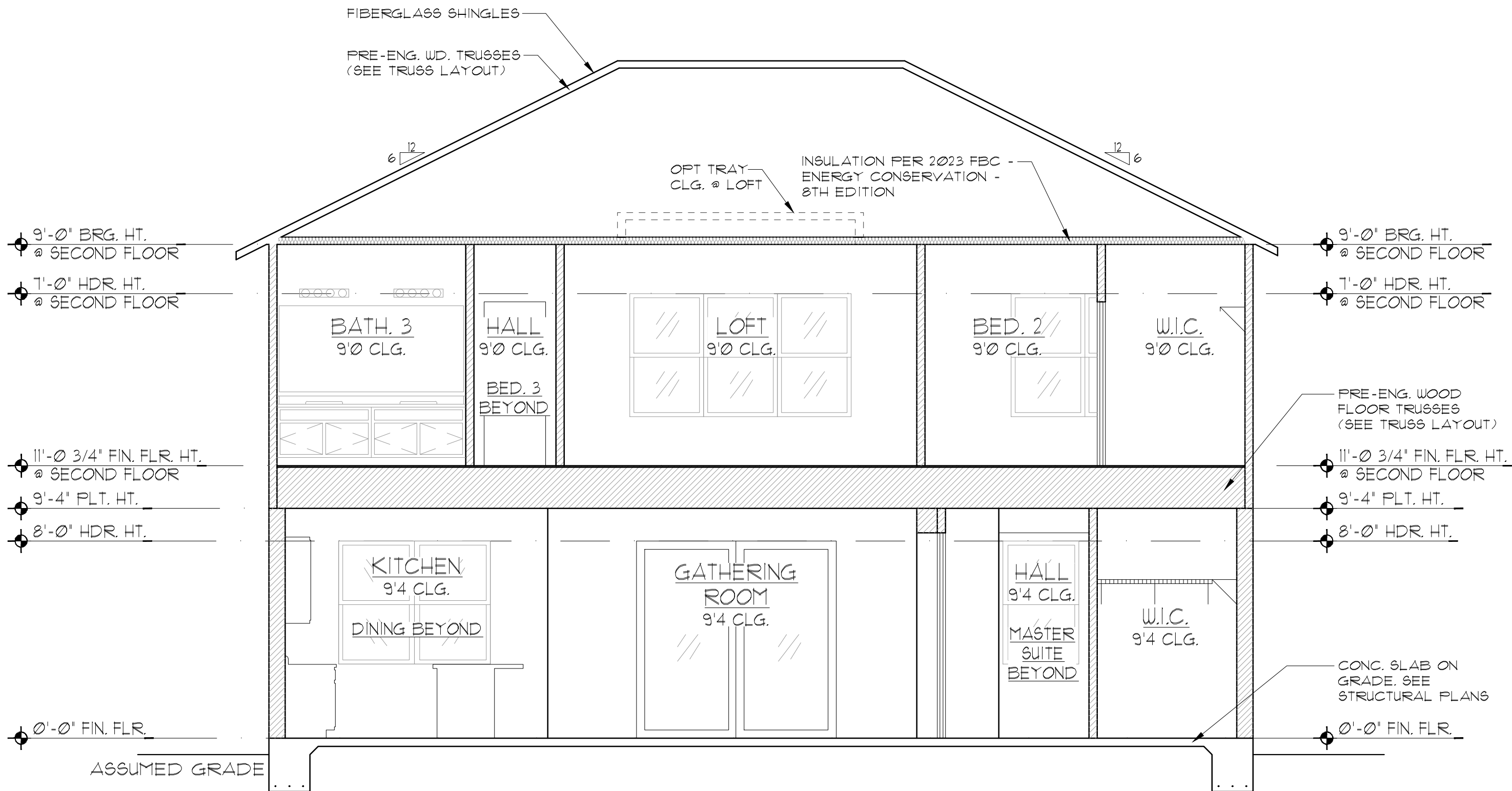
TREAD & RISER DETAIL

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

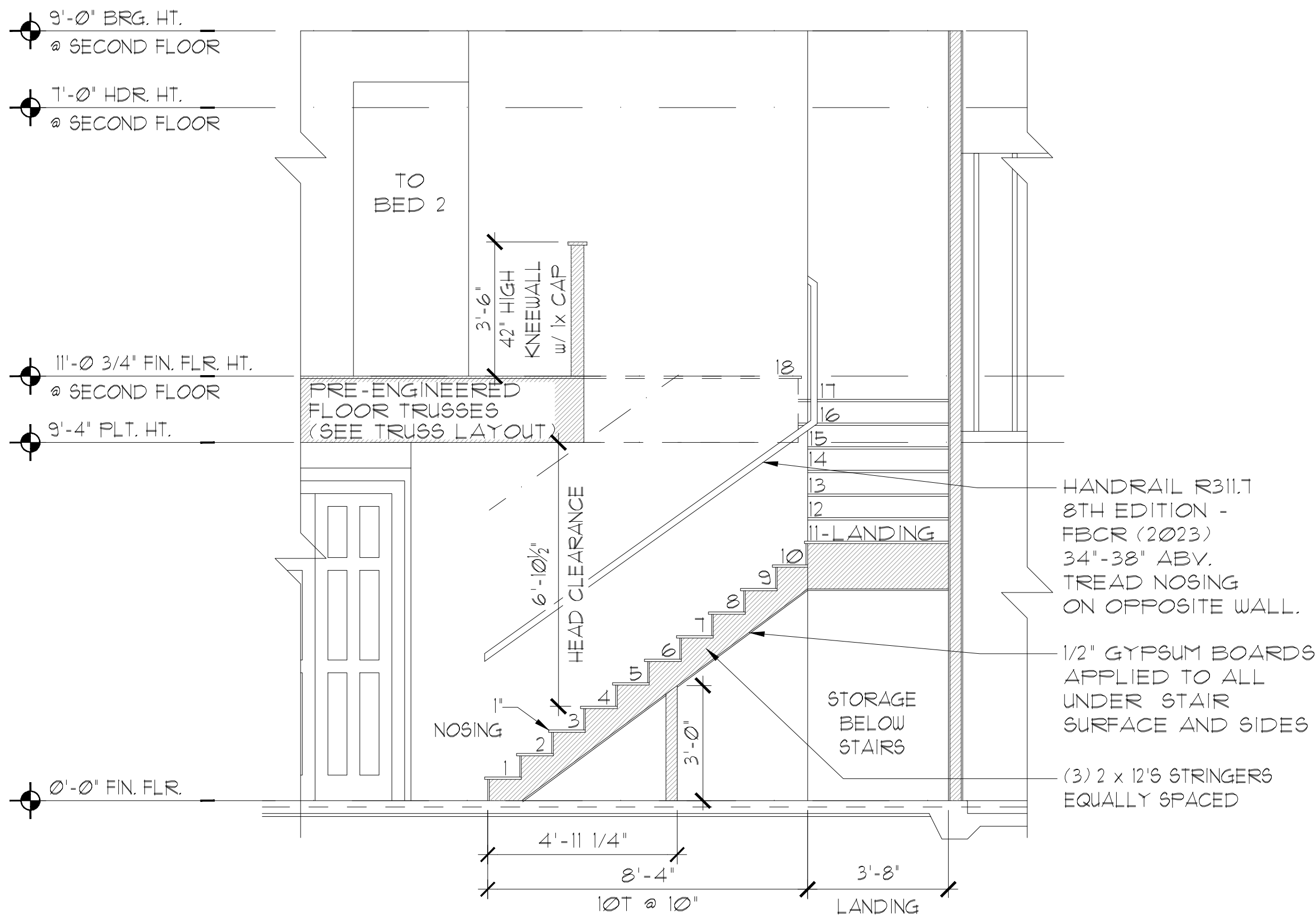


HALF WALL DETAIL

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



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



B STAIR SECTION
3/8"=1'-0" (11X17) 3/4"=1'-0" (22X34)

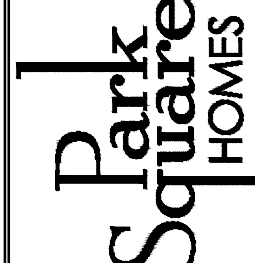
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STAIR & BUILDING
SECTION

2980 KINGSLEY

FLORIDA SERIES

REVISIONS

DELTA #	DATE
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DATE:	11-18-25
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SCALE:	AS NOTED
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DRAWN:	MR
--------	----

SHEET:	
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06.1

1

2

3

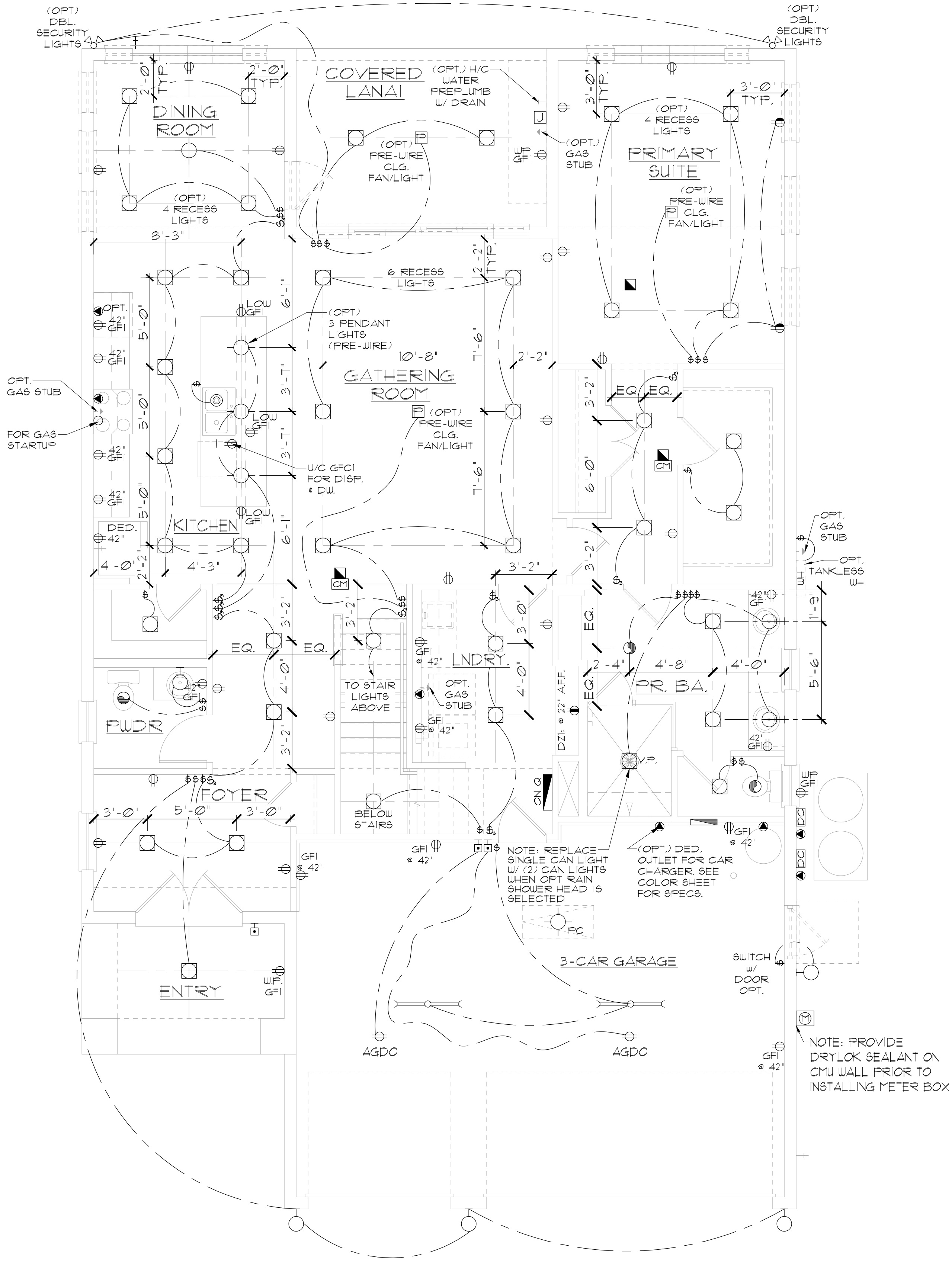
1. WILL ALWAYS BE FOR PRIMARY LIGHT SOURCE:

• VANITY LIGHTS - WALL MOUNT OVER VANITIES

• RECESS CANS - CEILING

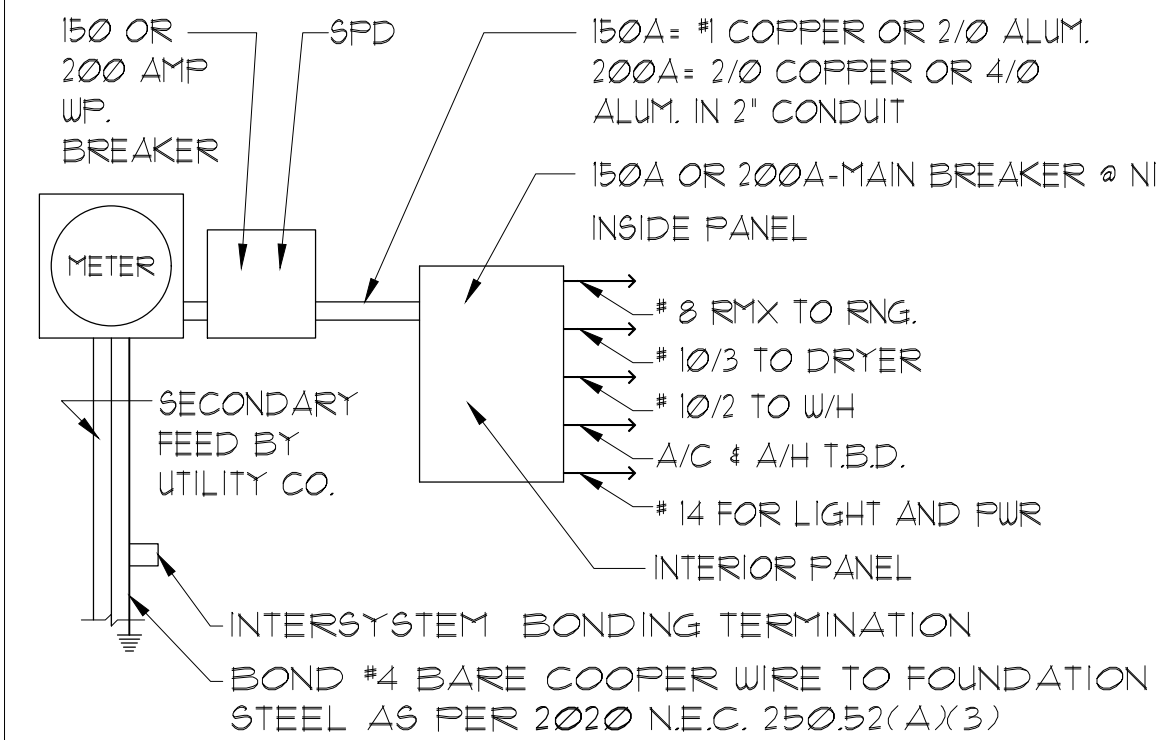
2. WILL GO TO SHOWER/TUB V.P. LIGHT

3. WILL GO TO BATHROOM VENT/FAN BATH SWITCH DETAIL



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

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



NOTES:

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

2. ALL SERVICES SUPPLYING DUELLING UNITS SHALL BE PROVIDED WITH A SURGE-PROTECTION DEVICE (SPD) THE SPD SHALL BE A TYPE 1 OR TYPE 2 SPD.

3. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFORMATION.

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

ELECTRICAL LEGEND				
Ⓐ	SINGLE POLE SWITCH	◀	OUTLET, PHONE	
Ⓑ	THREE WAY SWITCH	◻	INTERCOM	
Ⓒ	OUTLET 110-115	Ⓓ	CHIMES	
Ⓔ	OUTLET 110-115, SPLIT WIRED	Ⓕ	SMOKE DETECTOR/SMOKE ALARM W/ INTEGRATED SOUNDER BASE	
Ⓕ	OUTLET 110-115, W/ USB		Ⓖ	CARBON MONOXIDE
Ⓖ	OUTLET 110-115, CEILING MOUNTED		Ⓗ	PUSH BUTTON
Ⓗ	OUTLET 110-115, FLOOR MOUNTED	Ⓖ	EXHAUST FAN	
Ⓘ	SPECIAL PURPOSE 220-240	Ⓖ	EX. FAN/LIGHT COMBO	
Ⓚ	LIGHT FIXTURE, CEILING MOUNTED	Ⓚ	DISPOSAL	
Ⓚ	LIGHT FIXTURE, WALL MOUNTED	Ⓚ	ON-Q PANEL	
Ⓚ	LED LIGHT FIXTURE, RECESSED	Ⓚ	ELECTRICAL PANEL	
Ⓚ	LIGHT FIXTURE, RECESSED ADJUST.	Ⓚ	CEILING FAN, 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	12" TO C.L.	TELEPHONE OUTLETS	12" TO C.L.
TELEVISION OUTLETS	12" TO C.L.	EXTERIOR GFI'S	12" 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	66" TO C.L.
KITCHEN DISHWASHER 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

ELEVATION A,B,C STD

FIRST FLOOR UTILITY PLAN

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

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FIRST FLOOR

UTILITY PLAN

2980 KINGSLEY

FLORIDA SERIES

REVISIONS

DELTA #	DATE

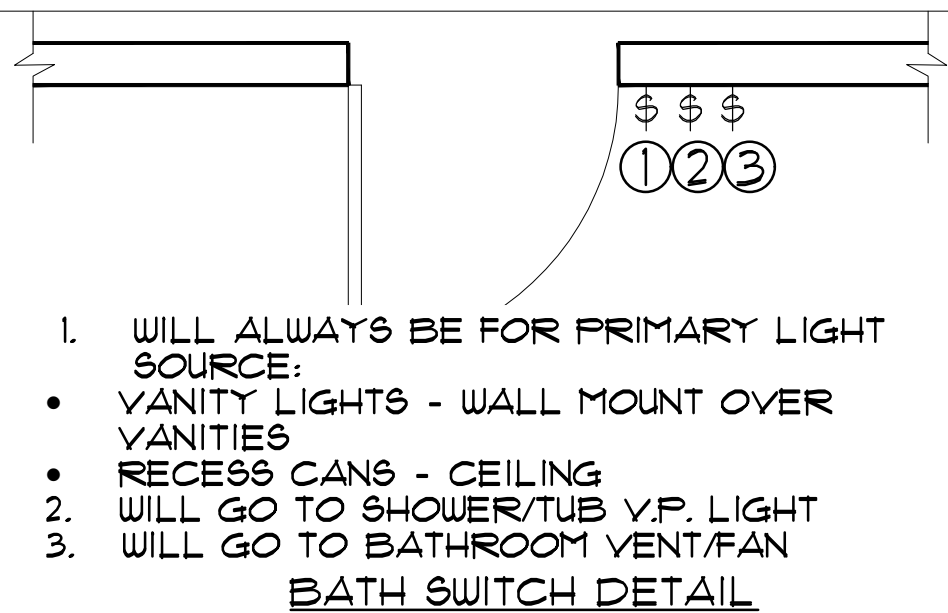
DATE: 11-18-25

SCALE: AS NOTED

DRAWN: M/R

SHEET: E1

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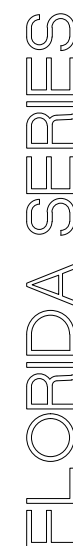
NOTE: ELEC. CONTRACTOR TO VERIFY IF ON-Q
IS NEEDED PER COMMUNITY SPECS.



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

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DELTA	DATE
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DATE: 11-18-20

SCALE: AS NOTE

DRAWN: M

SHEET:

E2

EXT. FINISH ROOF MATERIAL SEE EXT. ELEV. _____

HURRICANE STRAP- SEE ROOF PLAN

INSULATION SEE FLOOR PLAN FOR TYPE

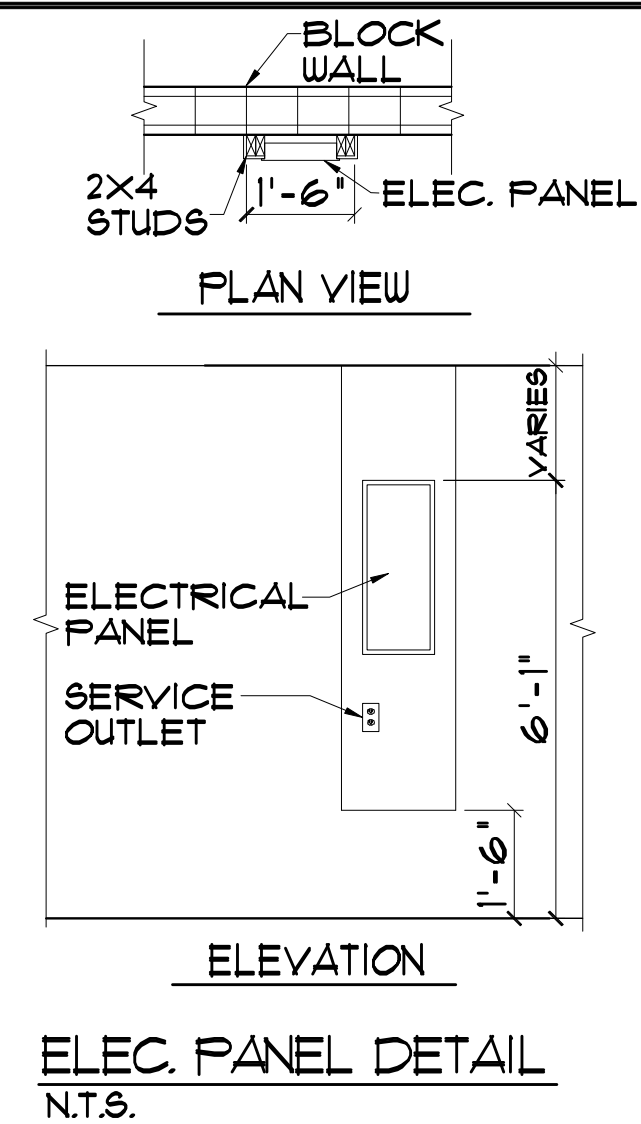
1/2' GYPSUM BD. CLG. (54G RESISTANT)

PROVIDE CONT. 2x4 ON EDGE OR 2x6 FLAT SOLID WALL BLKG. AT SHEATHING JOINT- NAILS PERMITTED TO PENETRATE 2x BLKG. SET ON EDGE

R-11 MIN. INSULATION-REFER TO ENERGY CALCULATION FOR REQUIRED INSULATION R-VALUE

OF PLATE W/ OR 8 @ 32" O.C. TO TOP PLATE

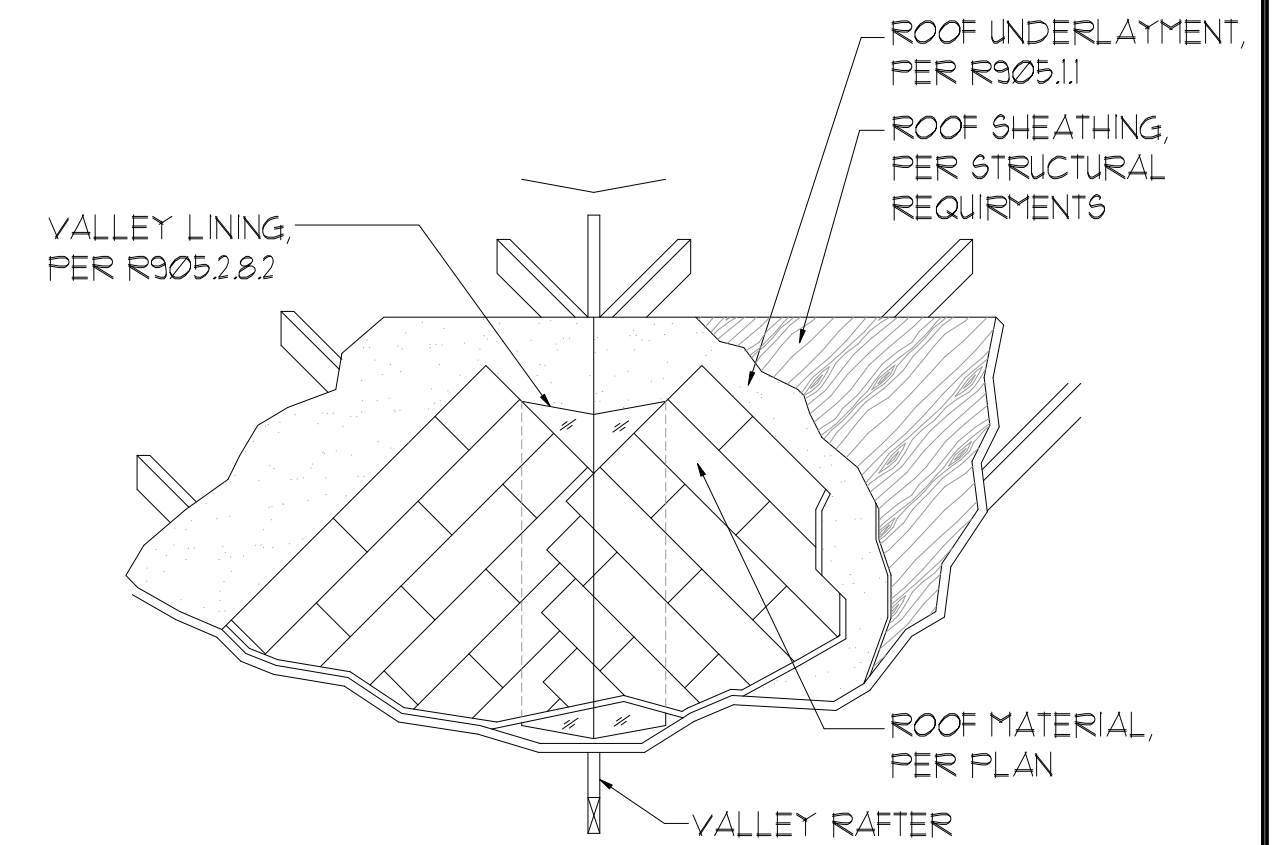
SIDING INSTALL MANUFACTURER'S RECOMMENDATIONS



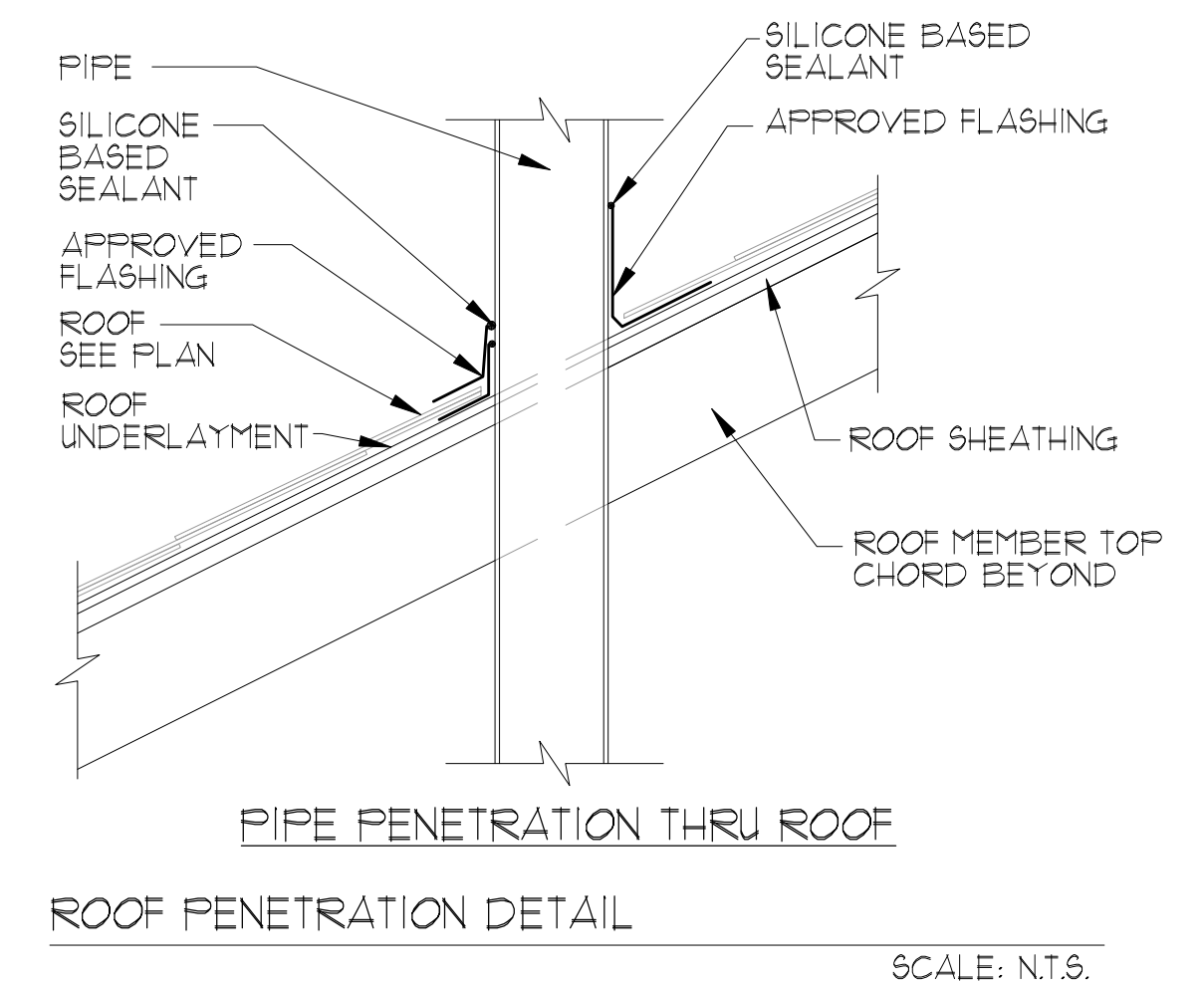
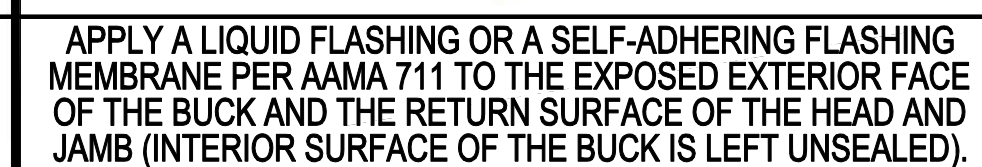
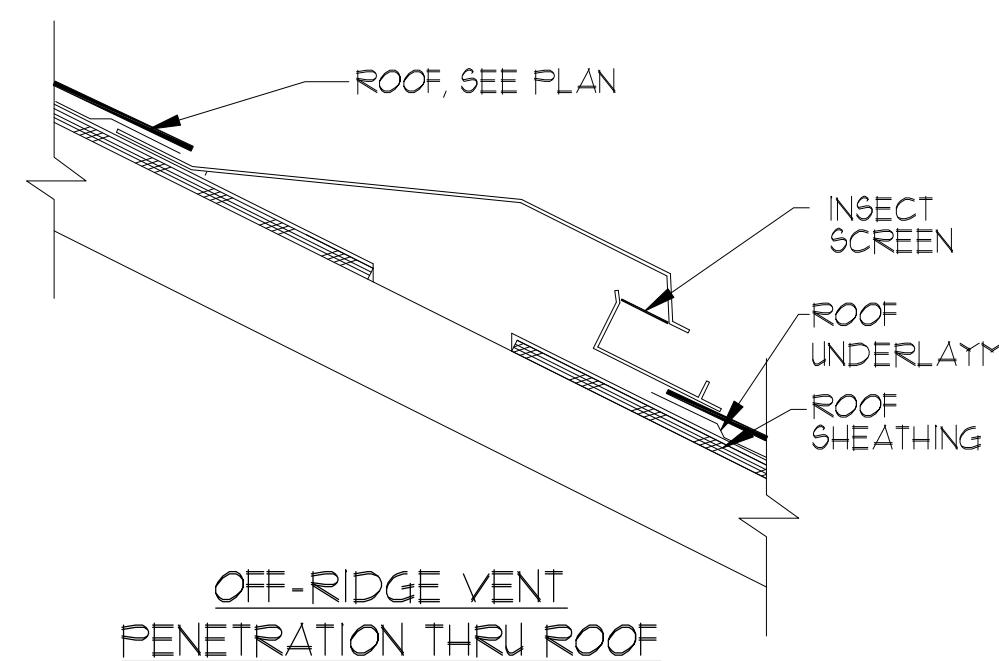
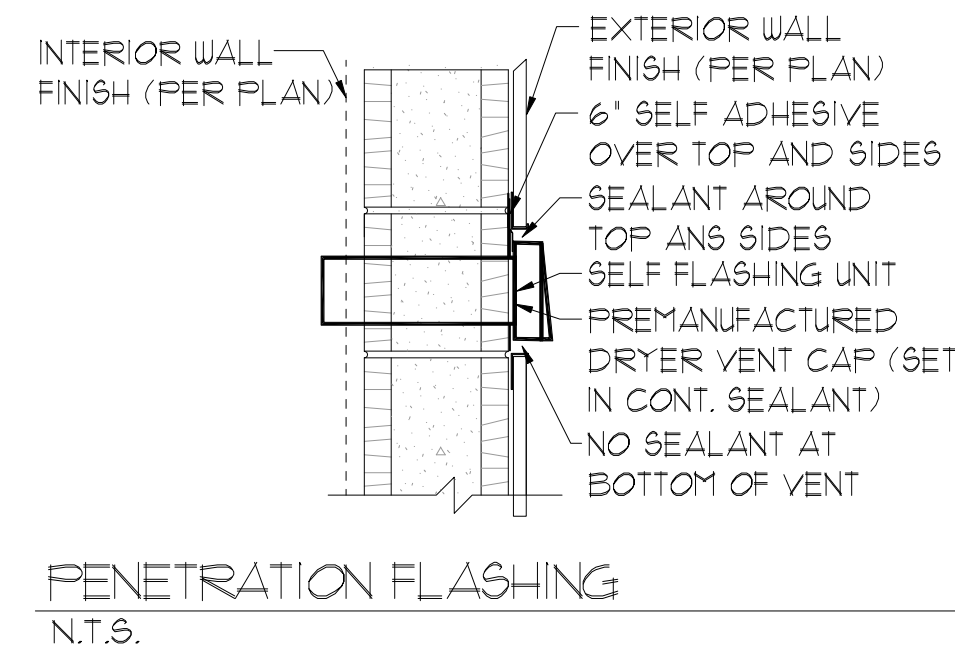
4 W/ UPLIFT OF
1810# OR LESS

4 X2 @ EA. TRUSS
UPLIFT BETWEEN
1811# & 3620#

8'X8' TYP. BOND
BEAM REINFORCED
W/ CONC. & (1) #5 @
REBAR CONTINUOUS

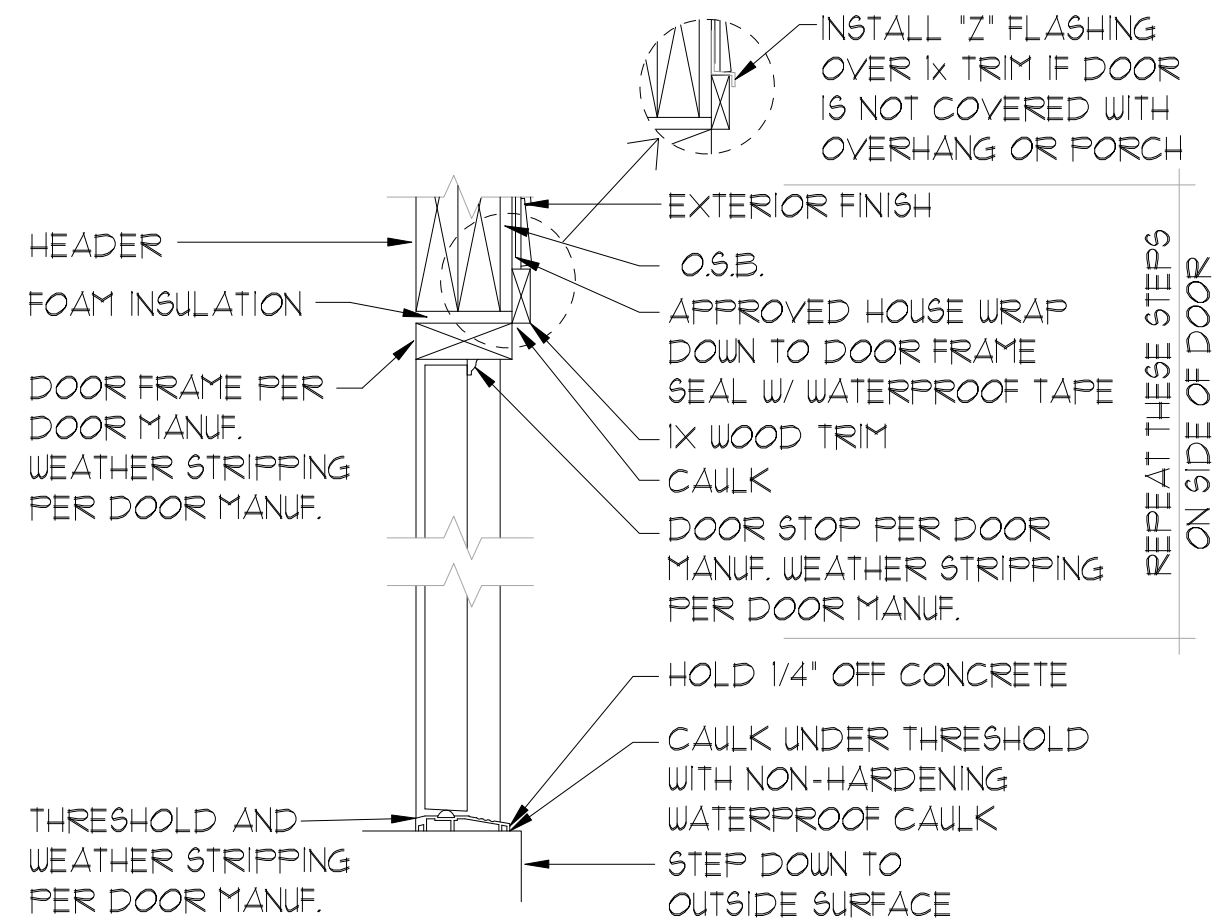


R903.2 Locations. N.T.S.
Flashings shall be installed at wall and roof intersections, wherever there is a change in roof slope or direction and around roof openings. Where flashing is of metal, the metal shall be corrosion resistant with a thickness of not less than provided in Table R903.2.1.
OR IN COMPLIANCE WITH R45 III.



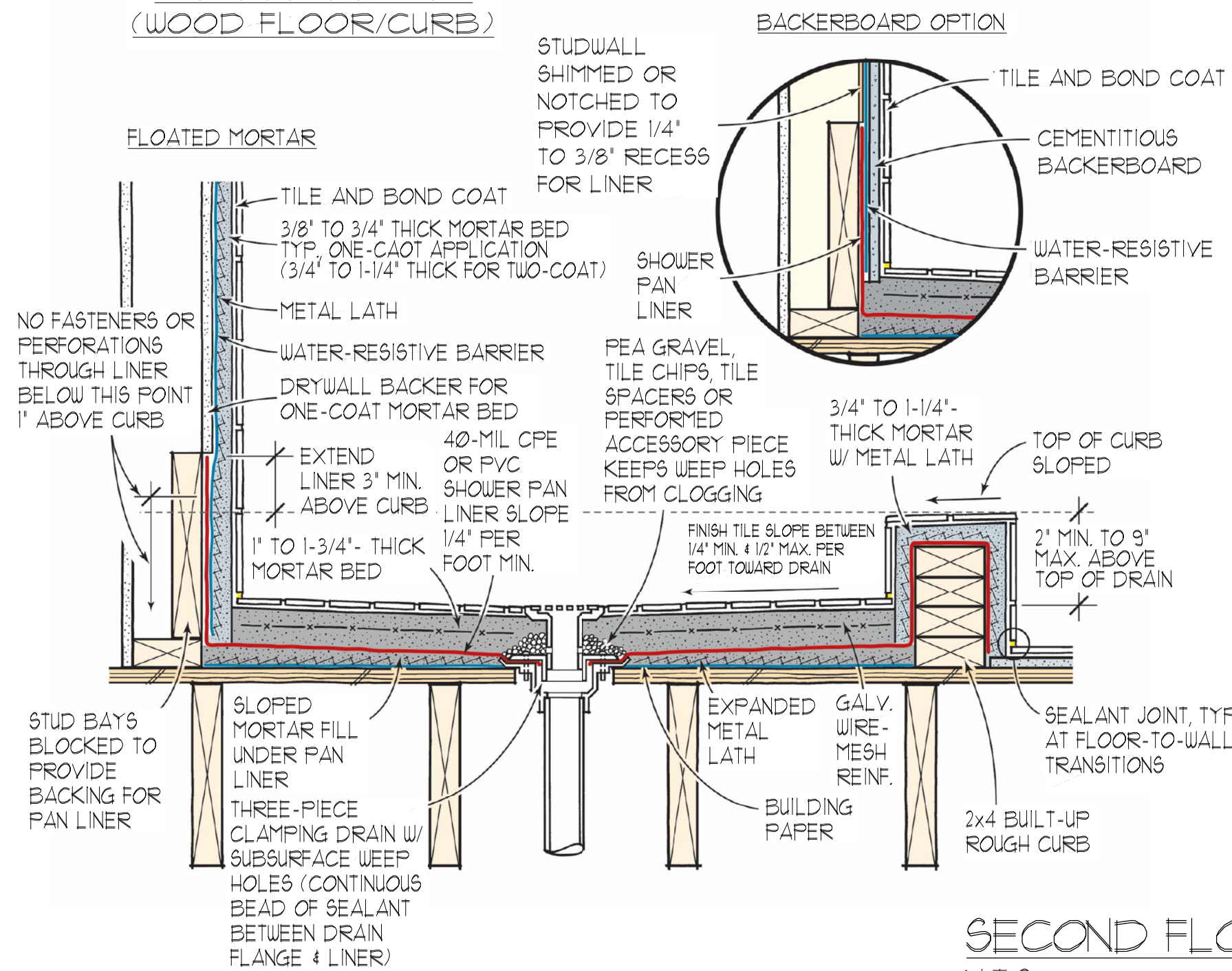
AD1

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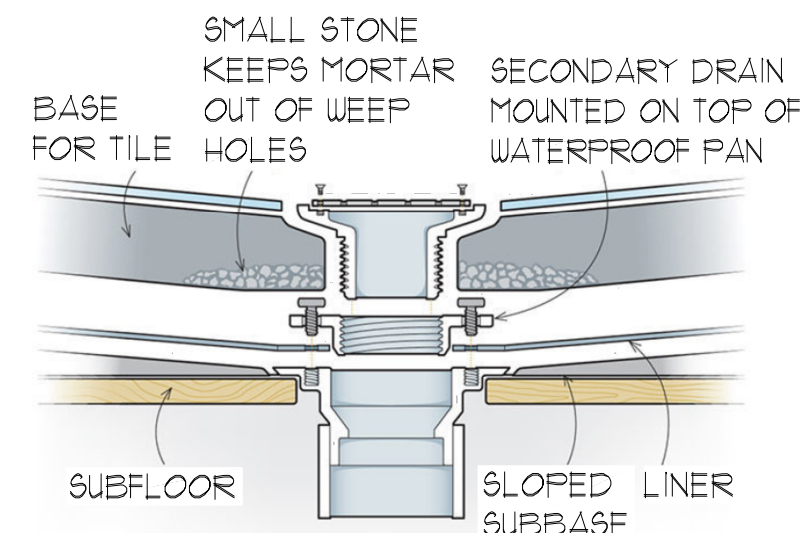


TYPICAL DOOR FLASHING
N.T.S.

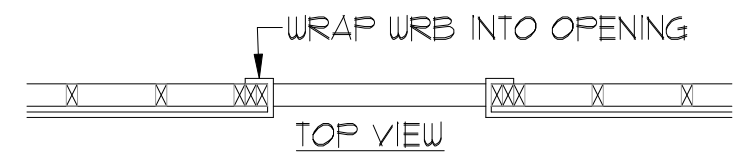
MUD BED DETAILS
(WOOD FLOOR/CURB)



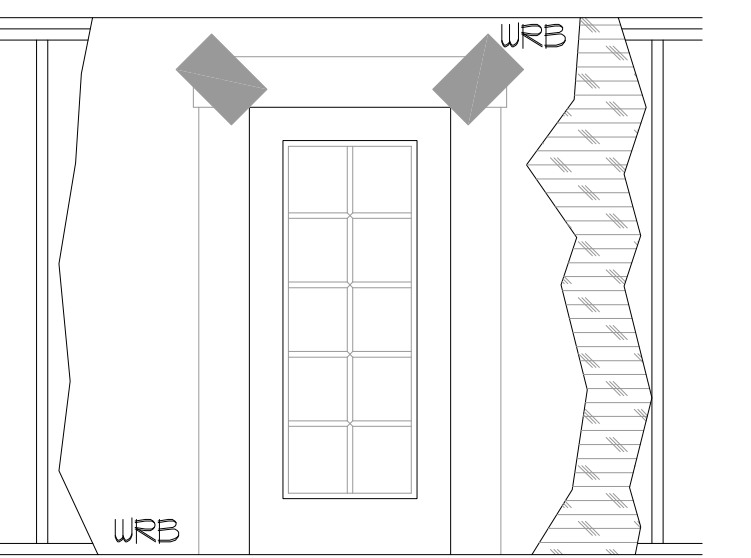
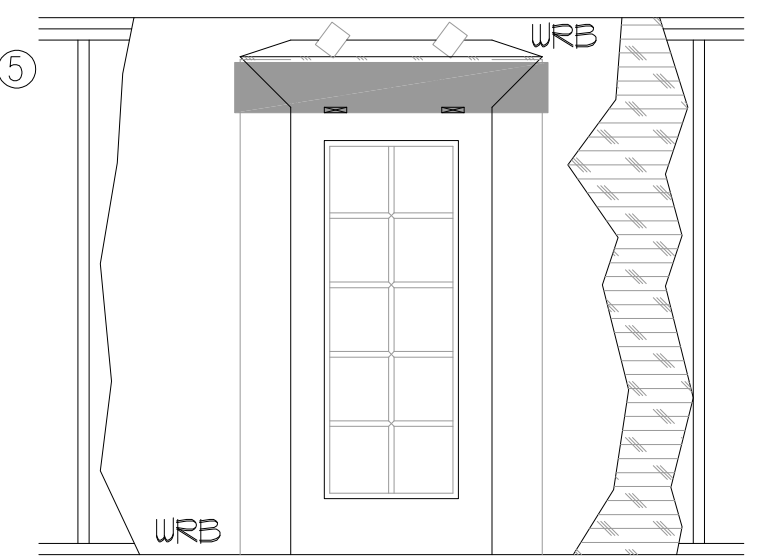
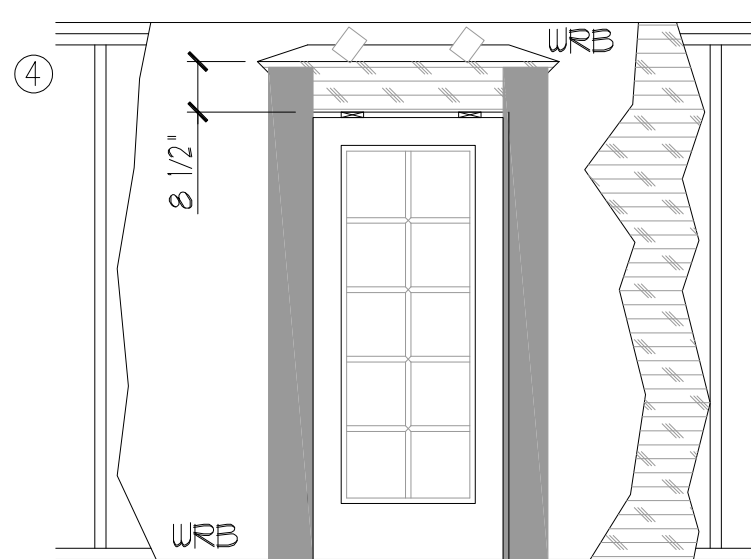
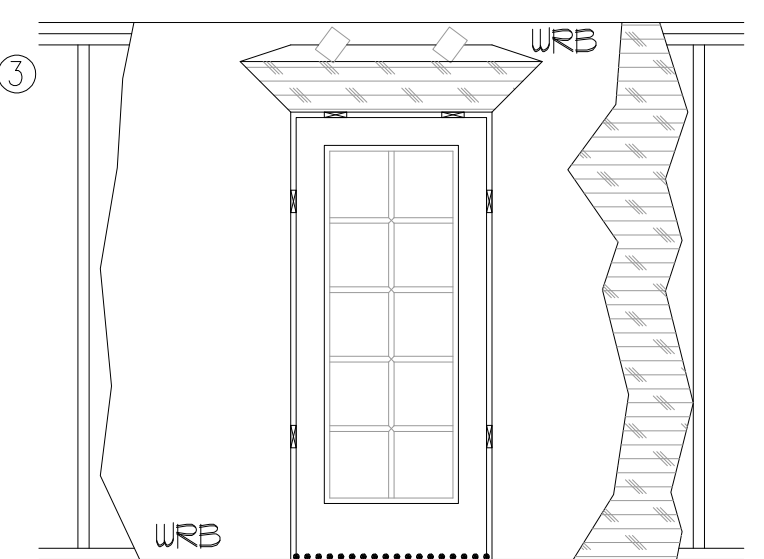
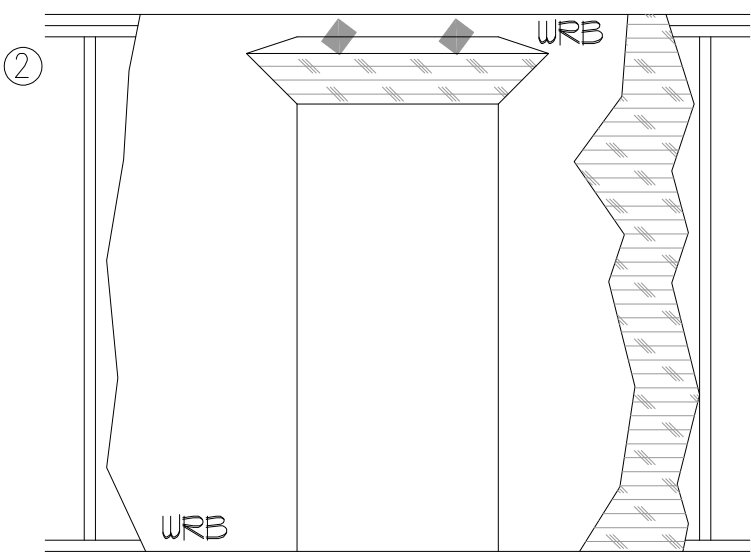
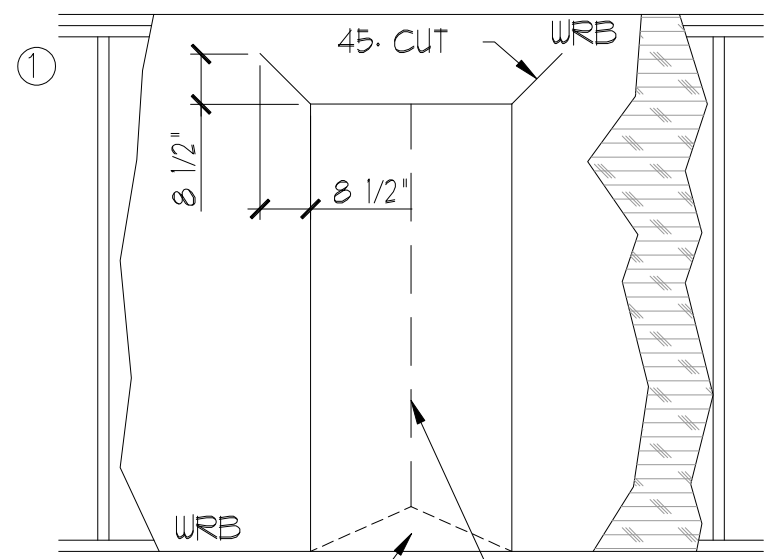
SECOND FLOOR SHOWER DETAIL
N.T.S.



ENLARGED DRAIN DETAIL



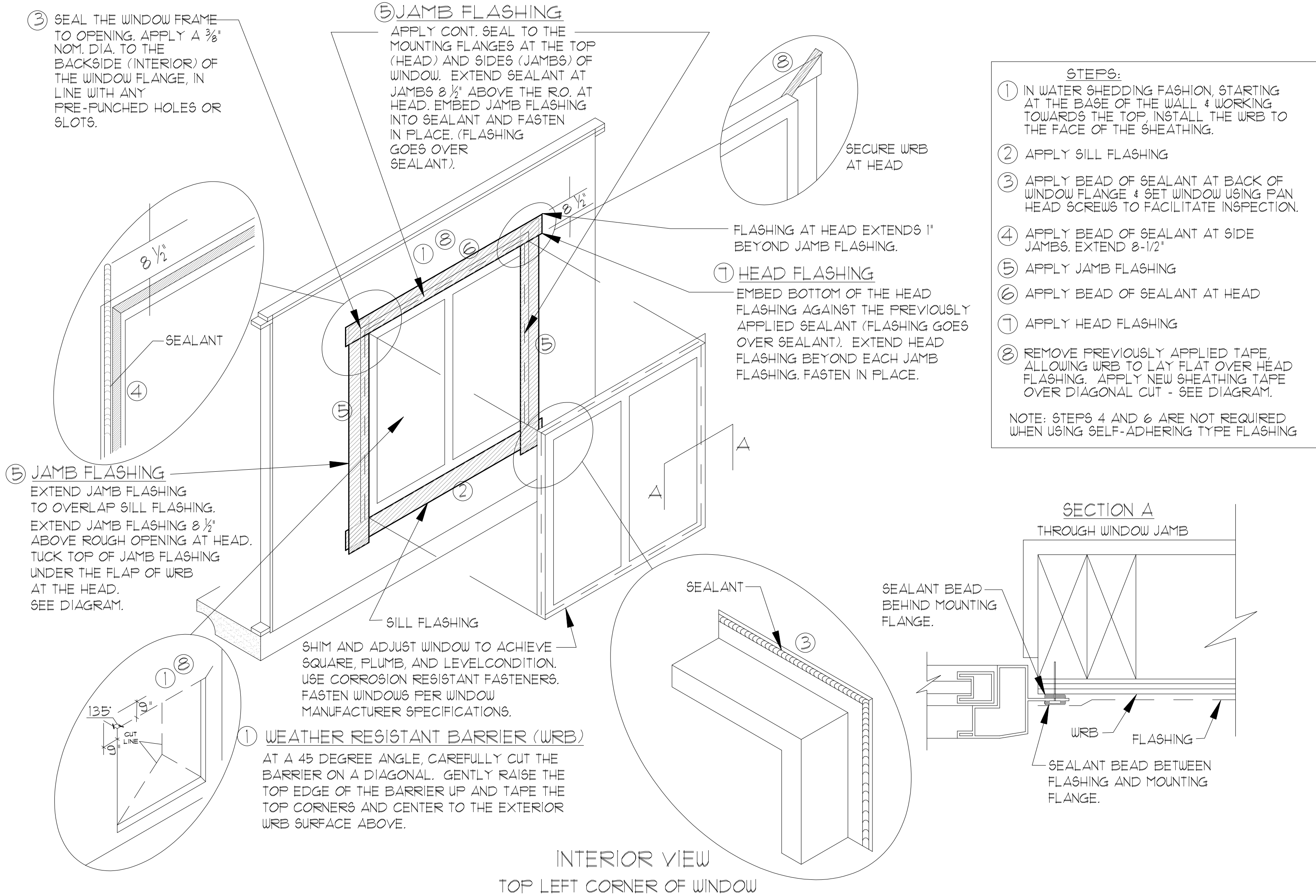
NOTE:
ALL FLASHING WILL BE SELF ADHERING AND
ROLLED SMOOTH & FLAT WITH A J-ROLLER



EXTERIOR DOOR FLASHING
N.T.S.

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

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



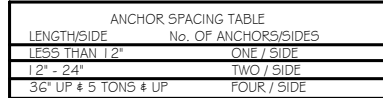
WINDOW FLASHING - "METHOD A-1"

SCALE: N.T.S.

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Park Square HOMES	
DETAILS	
DETAILS	
REVISIONS	
DELTA #	DATE
DATE: XX-XX-24	
SCALE: AS NOTED	
DRAWN: MR	
SHEET: AD2	

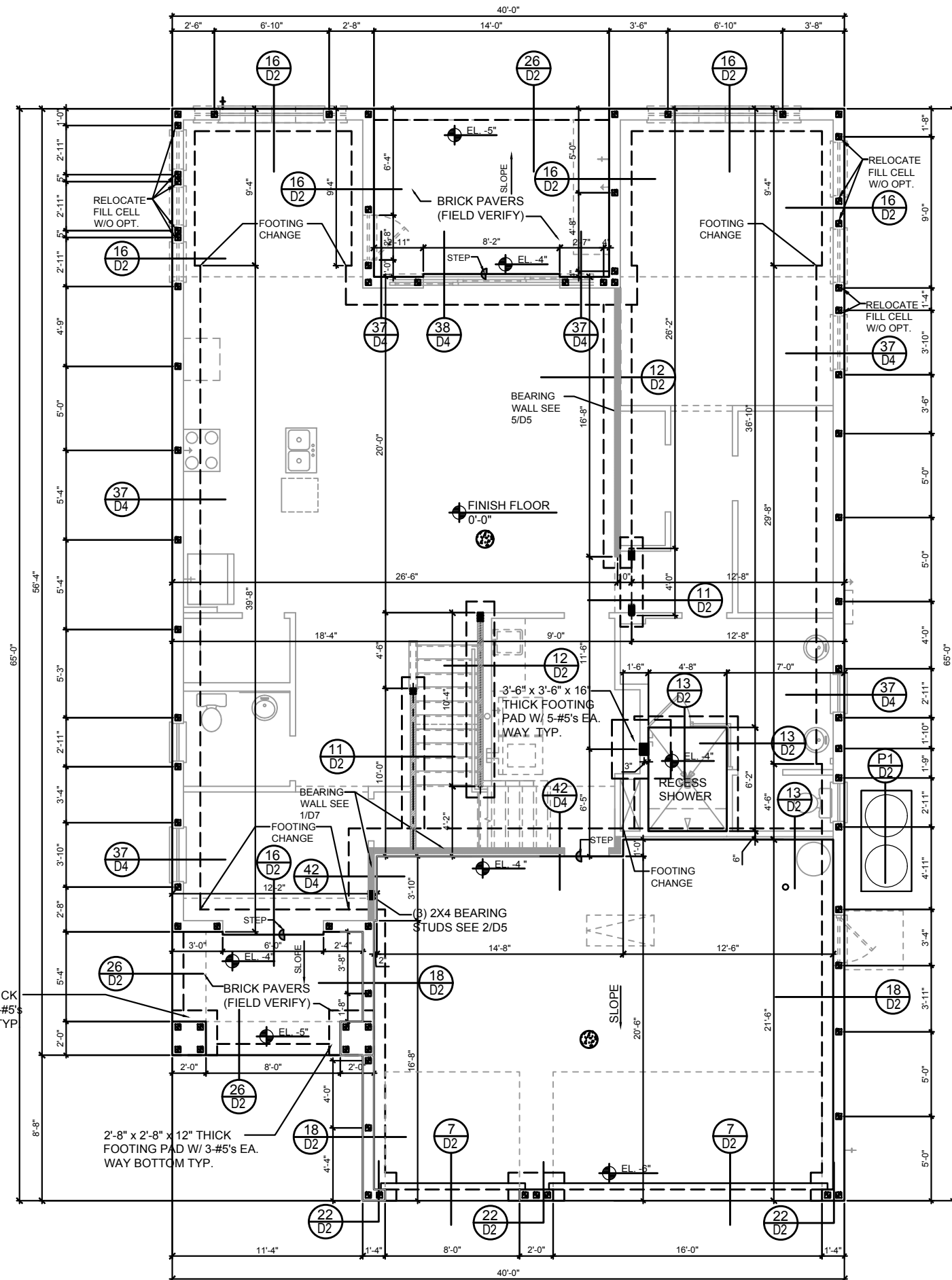
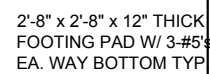


1 COND. ANCHOR DETAIL

3- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS 1/2 @ TOP AND BOTTOM PLATE.

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

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

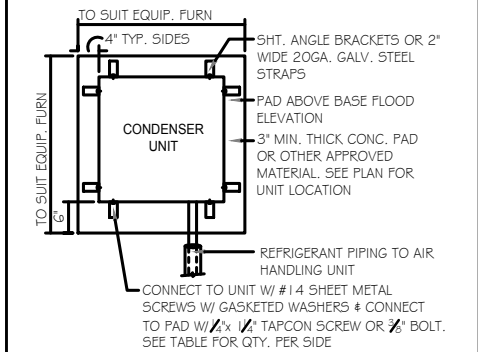


A, B & C (STANDARD)
1/8"=1'-0" (11x17) 1/4"=1'-0" (22x34)

LOT: 0000, COMMUNITY

S1.0

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



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

1 COND. ANCHOR DETAIL

N.T.S.

FIELD REPAIR NOTES

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

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

3 - PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSSES/FLOOR TRUSSES IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MT512 @ TOP AND BOTTOM PLATE.

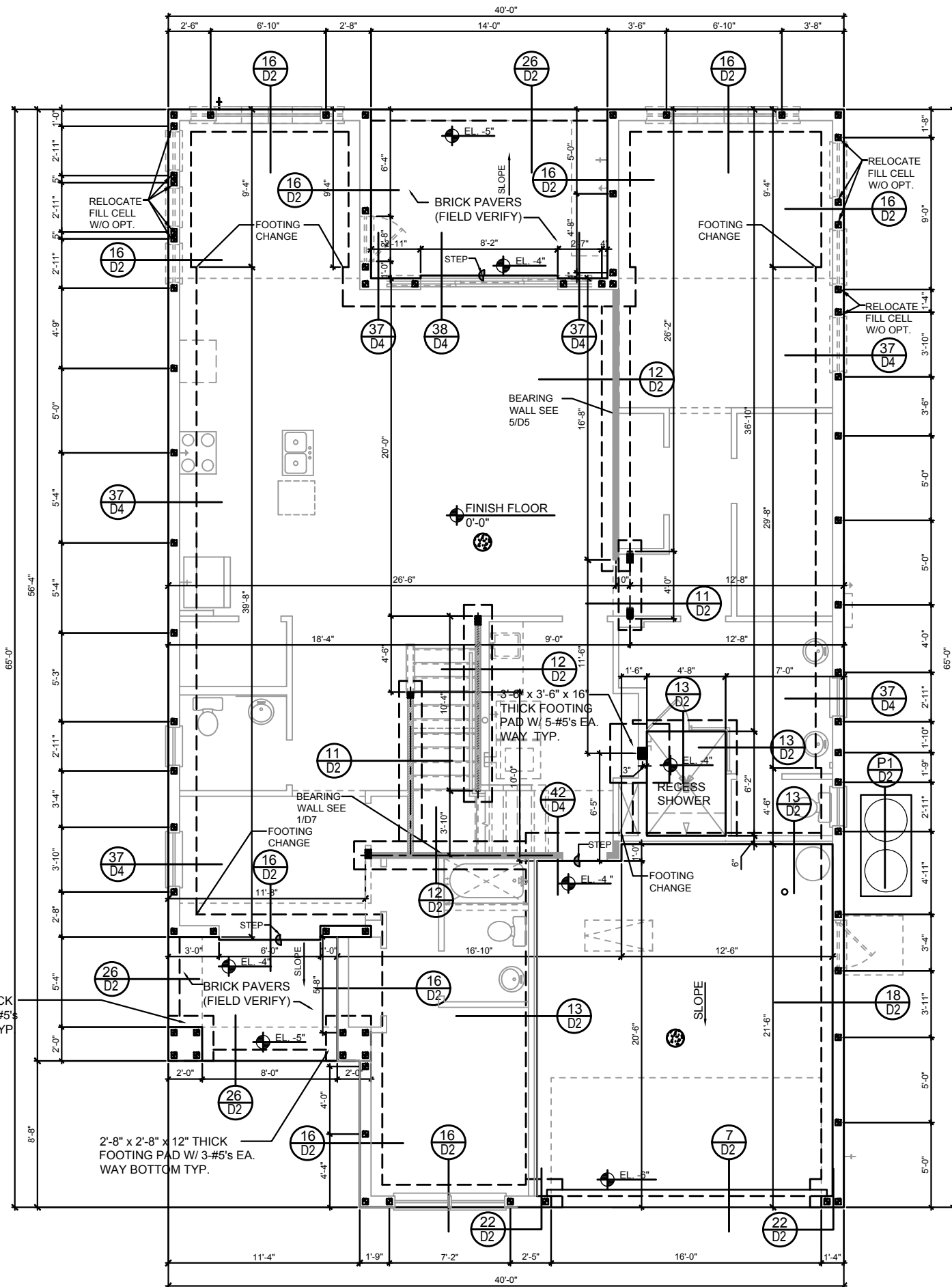
VERIFICATION OF FIELD CONDITIONS:

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

FOUNDATION NOTES

- CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
- DENOTES FILL CELL REINF. W/ CONC. W/ 1 - #5 REBAR. GRADE GO.
● DENOTES FILL CELL RE INF. W/ CONC. W/ 2-#5 REBAR. GRADE GO
- ⊙ DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 2500 P.S.I. 4" THICK WITH GXG 10/10 GAUGE REINFORCING MAT. W/ MIN. 1" COVER TERMITE TREATED SOIL WITH 0.006mm (6ml) POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL. WMF SHALL BE PLACED IN MIDDLE TO UPPER THIRD OF SLAB AND SUPPORTED ON APPROVED SLAB BOLSTERS. * FIBER MESH REINFORCEMENT MAY USED AS ALTERNATIVE TO WIRE.
- DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
- WATER HEATER T&P RELIEF VALVE SHALL E FULL SIZE TO EXTERIOR. WATER HEATER AT OR ABOVE FLOOR LEVEL 61 - FALL E IN A FAN WITH DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE APPROVED THERMAL EXPANSION DEVICE
- PAVERS MAY BE USED ILO CONCRETE SLABS IN PATIO, PORCH, DRIVE AND WALKWAY AREAS. DELETE SLAB IN AREAS PAVERS ARE USED.
- MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
- IN LIEU OF TREATING THE SOIL, AN ALTERNATIVE TO TERMITE TREATED SOIL CA BE PREMISE 75 WP TERMICIDE.
- BORACARE TO BE APPLIED ON INTERIOR WALLS W/ MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS, PURSUANT FLORIDA BUILDING CODE LATEST EDITION.

2'-8" x 2'-8" x 12" THICK
FOOTING PAD W/ 3-#5's
EA. WAY BOTTOM TYP



FOUNDATION PLAN

A, B & C (Opt. Bed. 5 & Bath 4)
1/8"=1'-0" (11x17) 1/4"=1'-0" (22x34)

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THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 9th EDITION, 2023 OF THE FLORIDA BUILDING CODE-RESIDENTIAL AND IS CERTIFIED AS SUCH

LOT: 0000, COMMUNITY

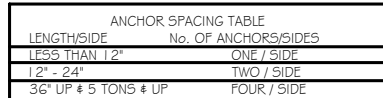
ITEG
THOMPSON ENGINEERING GROUP, INC.
1401 W. US HWY 1, SUITE 400
FORT MYERS, FL 33901
TEL: (813) 724-1100
FAX: (813) 724-1190
WWW.ITEG.COM

Park Square HOMES
A DIVISION OF PARK SQUARE ENTERPRISES, INC.
6200 Vineland Road, Suite 200
Orlando, Florida 32811
Phone: (407) 639 - 3000

FOUNDATION PLAN

2980 KINGSLEY
FLORIDA SERIES

REVISIONS	
DELTA #	DATE
DATE:	11-18-25
SCALE:	AS NOTED
DRAWN:	MR
SHEET:	51.1

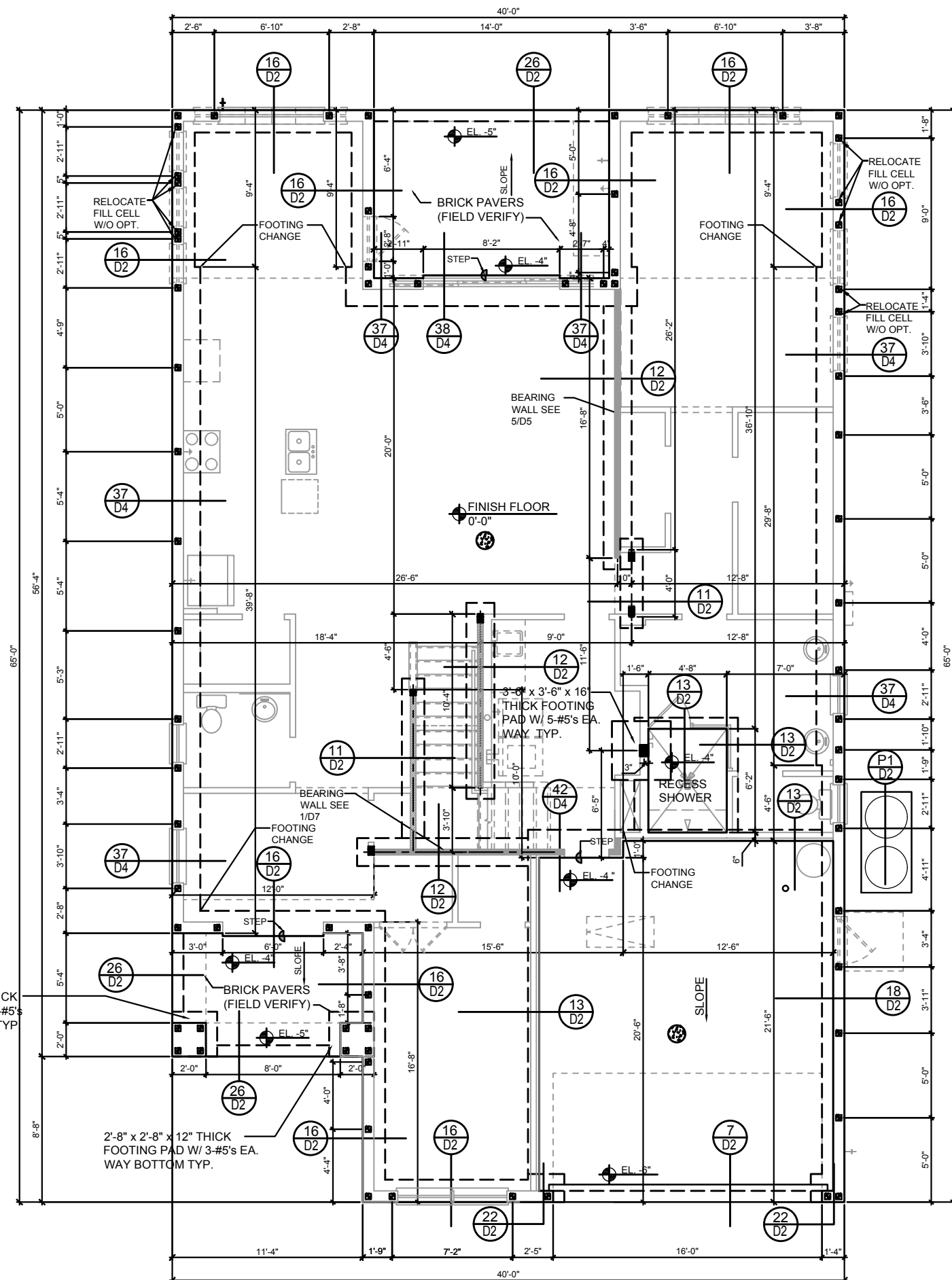
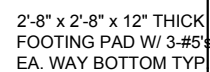


1 COND. ANCHOR DETAIL

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 DENOTES FILL CELL RE NE W/ CONC. W/ 2-#5 REBAR. GRADE 60
3. DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 2500 P.S.I. 4" THICK WITH 6X6 10/10 GAUGE REINFORCING MAT. W/ MIN. 1" COVER TERMITE TREATED SOIL WITH 0.006mm (6mil) POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL. W/OF SLAB BE PLACED IN MIDDLE TO UPPER THIRD OF SLAB AND SUPPORTED ON APPROVED SLAB BOLSTERS. *FIBER MESH REINFORCEMENT MAY USED AS ALTERNATIVE TO WIRE.
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A, B & C (Opt. Flex/Study)
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

LOT: 0000, COMMUNITY

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

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

FOUNDATION PLAN

2980 KINGSLEY

FLORIDA SERIES

REVISIONS	
DELTA #	DATE
DATE: 11-18-	
SCALE: AS NOTED	
DRAWN: M	
SHEET:	

S1.2

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.

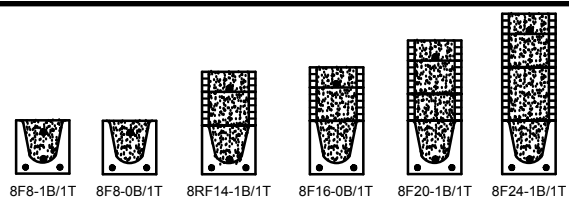
SAFE LOAD TABLES
FOR GRAVITY, UPLIFT & LATERAL LOADS

8" PRECAST & PRESTRESSED U-LINTELS											
GRAVITY											
LENGTH \ TYPE	8U8	8F8-0B	8F12-0B	8F16-0B	8F20-0B	8F24-0B	8F28-0B	8F32-0B			
2'-10" (34") PRECAST	2302	3166	4473	6039	7526	9004	10472	11936			
3'-6" (42") PRECAST	2302	3166	4473	6039	7526	9004	10472	11936			
4'-0" (48") PRECAST	2029	2325	2496	3467	4438	5410	6384	7358			
4'-6" (54") PRECAST	1651	2646	4473	6039	7526	9004	10472	11936			
5'-4" (64") PRECAST	1184	1787	1913	2657	3403	4149	4896	5644			
5'-10" (70") PRECAST	972	2170	4027	6039	7526	9004	10472	11936			
6'-6" (78") PRECAST	937	1223	1301	1809	2317	2826	3336	3846			
7'-6" (90") PRECAST	767	1665	2889	5057	6096	5400	6424	7450			
8'-0" (96") PRECAST	670	1000	1059	1474	1889	2304	2721	3137			
8'-8" (104") PRECAST	618	1459	2464	4144	5458	4437	5280	6122			
9'-4" (112") PRECAST	573	1255	2101	3263	2746	3358	3971	4585			
10'-6" (126") PRECAST	456	1029	1675	2385	1994	2439	2886	3333			
11'-4" (136") PRECAST	445	830	1362	1927	1602	1961	2320	2680			
12'-0" (144") PRECAST	414	899	1445	2214	3192	4533	6513	4087			
13'-4" (160") PRECAST	362	767	1257	1779	1479	1810	2142	2474			
14'-0" (168") PRECAST	338	829	1332	2044	2946	4184	6012	3773			
14'-8" (176") PRESTRESSED	N.R.	632	1049	1469	1210	1482	1754	2027			
15'-4" (184") PRESTRESSED	N.R.	768	1212	1818	2544	3469	4030	3127			
17'-4" (208") PRESTRESSED	N.R.	482	802	1125	915	1122	1328	1535			
19'-4" (232") PRESTRESSED	N.R.	658	1025	1514	2081	2774	3130	2404			
21'-4" (256") PRESTRESSED	N.R.	598	935	1365	1854	2355	1793	2075			
22'-0" (264") PRESTRESSED	N.R.	598	935	1365	1854	2441	3155	4044			
24'-0" (288") PRESTRESSED	N.R.	545	864	1254	1689	2074	1570	1818			
		555	864	1254	1693	2211	2832	3590			
		427	726	1028	1331	1635	1224	1418			
		485	748	1076	1438	1855	2343	2920			
		381	648	919	1190	1482	1087	1260			
		455	700	1003	1335	1714	2153	2666			
		NR	NR	NR	NR	NR	NR	NR			
		465	765	1370	2045	2610	3185	3765			
		NR	NR	NR	NR	NR	NR	NR			
		420	695	1250	1855	2370	2890	3410			
		NR	NR	NR	NR	NR	NR	NR			
		310	530	950	1400	1800	2200	2600			
		NR	NR	NR	NR	NR	NR	NR			
		240	400	750	1090	1400	1720	2030			
		NR	NR	NR	NR	NR	NR	NR			
		183	330	610	940	1340	1780	2110			
		NR	NR	NR	NR	NR	NR	NR			
		160	300	570	870	1250	1660	1970			
		NR	NR	NR	NR	NR	NR	NR			
		130	240	470	720	1030	1350	1610			

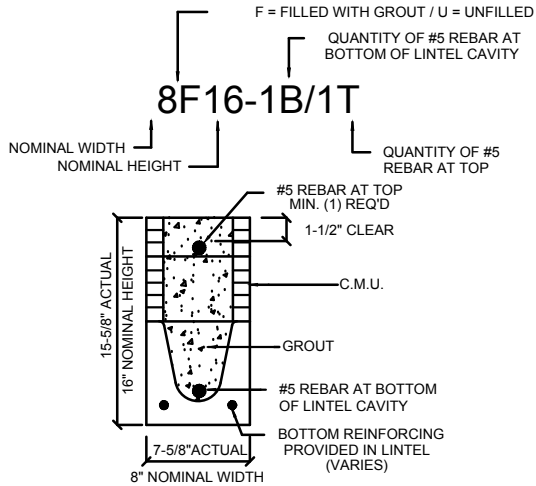
8" PRECAST W/ 2" RECESS DOOR U-LINTELS											
GRAVITY											
LENGTH \ TYPE	8RU6	8RF6-0B	8RF10-0B	8RF14-0B	8RF18-0B	8RF22-0B	8RF26-0B	8RF30-0B			
4'-4"(52") PRECAST	1489	1591	3053	2882	3954	4929	5904	6880			
4'-6"(54") PRECAST	1357	1827	3412	4982	6472	7947	9416	10878			
5'-8"(68") PRECAST	785	1449	2782	2714	3600	4487	5375	6264			
5'-10"(70") PRECAST	735	1702	3412	4982	6472	7947	9416	10878			
6'-8"(80") PRECAST	822	832	1602	1550	2058	2566	3075	3585			
7'-6"(90") PRECAST	665	1153	2162	4074	6472	6516	5814	6839			
9'-8"(116") PRECAST	371	779	1500	1449	1924	2400	2876	3352			
		1103	2051	3811	6472	6516	5450	6411			
		907	1677	2933	2576	3223	3872	4522			
		907	1677	2933	4100	6730	8177	6707			
		761	1377	2252	1958	2451	2944	3439			
		764	1377	2329	3609	5492	6624	5132			
		420	834	1253	1071	1342	1614	1886			
		535	928	1497	2179	2618	3595	2875			

8" PRECAST & PRESTRESSED U-LINTELS											
UPLIFT											
LENGTH \ TYPE	8U8	8F8-1T	8F12-1T	8F16-1T	8F20-1T	8F24-1T	8F28-1T	8F32-1T			
2'-10" (34") PRECAST	2021	2727	2878	4101	5332	6569	7811	9055			
3'-6" (42") PRECAST	1257	2727	2784	3981	5190	6407	7630	8857			
4'-0" (48") PRECAST	938	2165	2289	3260	4237	5219	6204	7192			
4'-6" (54") PRECAST	727	2165	2215	3165	4125	5091	6061	7036			
5'-4" (64") PRECAST	505	1878	1989	2832	3680	4532	5387	6245			
5'-10" (70") PRECAST	418	1660	1762	2507	3257	4010	4767	5525			
6'-6" (78") PRECAST	887	1660	1705	2435	3171	3913	4658	5406			
7'-6" (90") PRECAST	657	1393*	1484	2110	2741	3375	4010	4648			
8'-4" (112") PRECAST	630	1393	1437	2050	2670	3293	3920	4549			
10'-6" (126") PRECAST	493	1272*	1357	1930	2505	3084	3665	4247			
11'-4" (136") PRECAST	556	1272	1315	1875	2441	3010	3583	4157			
12'-0" (144") PRECAST	494	1141*	1200	1733	2250	2769	3290	3812			
13'-4" (160") PRECAST	398	1141	1182	1684	2192	2703	3216	3732			
14'-0" (168") PRECAST	360	959*	912	1475	1914	2354	2797	3240			
14'-8" (176") PRESTRESSED	N.R.	990	1029	1466	1907	2351	2797	3245			
15'-4" (184") PRESTRESSED	N.R.	801*	612	980	1269	1560	1852	2144			
17'-4" (208") PRESTRESSED	N.R.	801	755	1192	1550	1910	2271	2634			
19'-4" (232") PRESTRESSED	N.R.	716*	498	793	1027	1261	1496	1731			
21'-4" (256") PRESTRESSED	N.R.	716	611	1039	1389	1711	2034	2358			
22'-0" (264") PRESTRESSED	N.R.	666*	439	696	899	1104	1309	1515			
24'-0" (288") PRESTRESSED	N.R.	666	535	905	1295	1595	1896	2198			
		607*	400	631	816	1001	1186	1372			
		631	486	818	1209	1514	1799	2086			
		500*	340	532	686	841	997	1153			
		573	409	682	1004	1367	1637	1897			
		458*	316	493	635	778	922	1065			
		548	378	629	922	1254	1567	1816			
		459	295	459	591	724	857	990			
		243	352	582	852	1156	1491	1742			
		228	278	430	653	877	1101	1325			
		228	329	542	791	1072	1361	1676			
		188	236	361	464	567	670	774			
		188	276	449	649	874	1121	1389			
		165	207	313	401	490	578	667			
		165	239	383	550	736	940	1160			
		145	186	278	356	433	512	590			
		142	212	336	477	635	807	993			
		140	180	268	343	418	493	568			
		137	205	322	457	607	771	947			
		127	165	244	312	380	447	515			
		124	186	290	408	538	680	833			

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR



TYPE DESIGNATION



MATERIALS

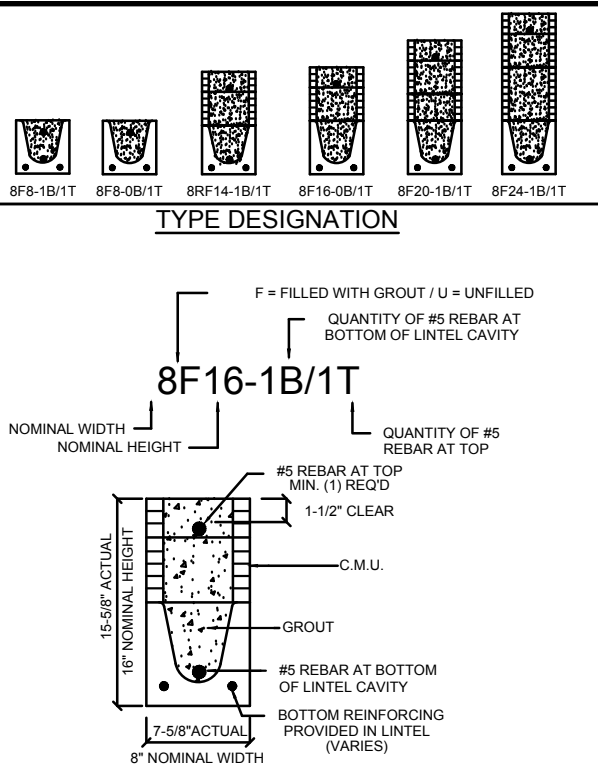
1. Fc precast lintels = 3500 psi.
2. Fc prestressed lintels = 6000 psi.
3. Fc grout = 3000 psi w/ maximum 3/8" aggregate.
4. Concrete m

SAFE LOAD TABLES FOR GRAVITY, UPLIFT & LATERAL LOADS											
8" PRECAST & PRESTRESSED U-LINTELS											
GRAVITY											
LENGTH \ TYPE	8U8	8F8-0B	8F12-0B	8F16-0B	8F20-0B	8F24-0B	8F28-0B	8F32-0B			
2'-10" (34") PRECAST	2302	3166	4473	6039	7526	9004	10472	11936			
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6'-6" (78") PRECAST	937	1255	2101	3263	2746	3358	3971	4585			
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9'-4" (112") PRECAST	573	767	1257	1779	1479	1810	2142	2474			
10'-6" (126") PRECAST	456	829	1332	2044	2946	4184	6012	3773			
11'-4" (136") PRECAST	445	632	1049	1469	1210	1482	1754	2027			
12'-0" (144") PRECAST	414	768	1212	1818	2544	3469	4030	3127			
13'-4" (160") PRECAST	362	482	802	1125	915	1122	1328	1535			
14'-0" (168") PRECAST	338	658	1025	1514	2081	2774	3130	2404			
14'-8" (176") PRESTRESSED	N.R.	598	935	1365	1854	2355	1793	2075			
15'-4" (184") PRESTRESSED	N.R.	598	935	1365	1854	2441	3155	4044			
17'-4" (208") PRESTRESSED	N.R.	545	864	1254	1689	2074	1570	1818			
19'-4" (232") PRESTRESSED	N.R.	555	864	1254	1693	2211	2832	3590			
21'-4" (256") PRESTRESSED	N.R.	427	726	1028	1331	1635	1224	1418			
22'-0" (264") PRESTRESSED	N.R.	485	748	1076	1438	1855	2343	2920			
24'-0" (288") PRESTRESSED	N.R.	381	648	919	1190	1482	1087	1260			
		455	700	1003	1335	1714	2153	2666			
		NR	NR	NR	NR	NR	NR	NR			
		465	765	1370	2045	2610	3185	3765			
		NR	NR	NR	NR	NR	NR	NR			
		420	695	1250	1855	2370	2890	3410			
		NR	NR	NR	NR	NR	NR	NR			
		310	530	950	1400	1800	2200	2600			
		NR	NR	NR	NR	NR	NR	NR			
		240	400	750	1090	1400	1720	2030			
		NR	NR	NR	NR	NR	NR	NR			
		183	330	610	940	1340	1780	2110			
		NR	NR	NR	NR	NR	NR	NR			
		160	300	570	870	1250	1660	1970			
		NR	NR	NR	NR	NR	NR	NR			
		130	240	470	720	1030	1350	1610			

8" PRECAST W/ 2" RECESS DOOR U-LINTELS											
GRAVITY											
LENGTH \ TYPE	8RU6	8RF6-0B	8RF10-0B	8RF14-0B	8RF18-0B	8RF22-0B	8RF26-0B	8RF30-0B			
4'-4"(52") PRECAST	1489	1591	3053	2882	3954	4929	5904	6880			
4'-6"(54") PRECAST	1357	1827	3412	4982	6472	7947	9416	10878			
5'-8"(68") PRECAST	785	1449	2782	2714	3600	4487	5375	6264			
5'-10"(70") PRECAST	735	1702	3412	4982	6472	7947	9416	10878			
6'-8"(80") PRECAST	822	832	1602	1550	2058	2566	3075	3585			
7'-6"(90") PRECAST	665	1153	2162	4074	6472	6516	5814	6839			
9'-8"(116") PRECAST	371	779	1500	1449	1924	2400	2876	3352			
		1103	2051	3811	6472	6516	5450	6411			
		907	1677	2933	2576	3223	3872	4522			
		907	1677	2933	4100	6730	8177	6707			
		761	1377	2252	1958	2451	2944	3439			
		764	1377	2329	3609	5492	6624	5132			
		420	834	1253	1071	1342	1614	1886			
		535	928	1497	2179	2618	3595	2875			

8" PRECAST & PRESTRESSED U-LINTELS											
UPLIFT											
LENGTH \ TYPE	8U8	8F8-1T	8F12-1T	8F16-1T	8F20-1T	8F24-1T	8F28-1T	8F32-1T			
2'-10" (34") PRECAST	2021	2727	2878	4101	5332	6569	7811	9055			
3'-6" (42") PRECAST	1257	2727	2784	3981	5190	6407	7630	8857			
4'-0" (48") PRECAST	938	2165	2289	3260	4237	5219	6204	7192			
4'-6" (54") PRECAST	727	2165	2215	3165	4125	5091	6061	7036			
5'-4" (64") PRECAST	505	1878	1989	2832	3680	4532	5387	6245			
5'-10" (70") PRECAST	418	1660	1762	2507	3257	4010	4767	5525			
6'-6" (78") PRECAST	887	1660	1705	2435	3171	3913	4658	5406			
7'-6" (90") PRECAST	657	1393	1484	2110	2741	3375	4010	4648			
8'-4" (112") PRECAST	630	1393	1437	2050	2670	3293	3920	4549			
9'-4" (126") PRECAST	493	1272	1357	1930	2505	3084	3665	4247			
11'-4" (136") PRECAST	556	1272	1315	1875	2441	3010	3583	4157			
12'-0" (144") PRECAST	494	1141	1200	1733	2250	2769	3290	3812			
13'-4" (160") PRECAST	398	1141	1182	1684	2192	2703	3216	3732			
14'-0" (168") PRECAST	360	959	912	1475	1914	2354	2797	3240			
14'-8" (176") PRESTRESSED	357	990	1029	1466	1907	2351	2797	3245			
15'-4" (184") PRESTRESSED	327	801	612	980	1269	1560	1852	2144			
17'-4" (208") PRESTRESSED	255	801	755	1192	1550	1910	2271	2634			
19'-4" (232") PRESTRESSED	204	716	498	793	1027	1261	1496	1731			
21'-4" (256") PRESTRESSED	172	716	611	1039	1389	1711	2034	2358			
22'-0" (264") PRESTRESSED	161	666	439	696	899	1104	1309	1515			
24'-0" (288") PRESTRESSED	135	666	535	905	1295	1595	1896	2198			
		607	400	631	816	1001	1186	1372			
		631	486	818	1209	1514	1799	2086			
		500	340	532	686	841	997	1153			
		573	409	682	1004	1367	1637	1897			
		458	316	493	635	778	922	1065			
		548	378	629	922	1254	1567	1816			
		243	225	459	581	724	857	990			
		243	352	582	852	1156	1451	1742			
		228	278	430	653	877	1091	1295			
		228	329	542	791	1072	1361	1676			
		188	236	361	484	567	670	774			
		188	276	449	649	874	1121	1389			
		165	207	313	401	490	578	667			
		165	239	383	550	736	940	1160			
		145	186	278	356	433	512	590			
		142	212	336	477	635	807	993			
		140	180	268	343	418	493	568			
		137	205	322	457	607	771	947			
		127	165	244	312	380	447	515			
		124	186	290	408	538	680	833			

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR



MATERIALS

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

GENERAL NOTES

1. Provide full mortar head and bed joints.
2. Shore filled lintels as required.
3. Installation of lintel must comply with the architectural and/or structural drawings.
4. Lintels are manufactured with 5-1/2" long not

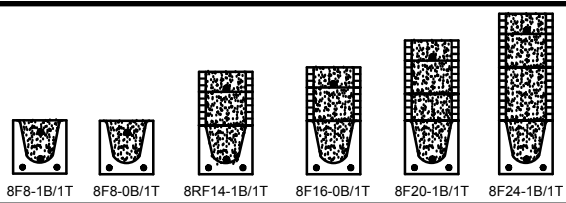
SAFE LOAD TABLES
FOR GRAVITY, UPLIFT & LATERAL LOADS

8" PRECAST & PRESTRESSED U-LINTELS												
GRAVITY												
LENGTH \ TYPE	8U8	8F8-0B	8F12-0B	8F16-0B	8F20-0B	8F24-0B	8F28-0B	8F32-0B				
2'-10" (34") PRECAST	2302	3166	4473	6039	7526	9004	10472	11936				
3'-6" (42") PRECAST	2302	3166	4473	6039	7526	9004	10472	11936				
4'-0" (48") PRECAST	2029	2325	2496	3467	4438	5410	6384	7358				
4'-6" (54") PRECAST	1651	2646	4473	6039	7526	9004	10472	11936				
5'-4" (64") PRECAST	1184	1223	1301	1809	2317	2826	3336	3846				
5'-10" (70") PRECAST	972	1665	2889	5057	6096	5400	6424	7450				
6'-6" (78") PRECAST	937	1255	2101	3263	2746	3358	3971	4585				
7'-6" (90") PRECAST	767	1029	1675	2385	1994	2439	2886	3333				
8'-0" (96") PRECAST	670	830	1362	1927	1602	1961	2320	2680				
8'-8" (104") PRECAST	618	899	1445	2214	3192	4533	6513	4087				
9'-4" (112") PRECAST	573	767	1257	1779	1479	1810	2142	2474				
10'-6" (126") PRECAST	456	829	1332	2044	2946	4184	6012	3773				
11'-4" (136") PRECAST	445	632	1049	1469	1210	1482	1754	2027				
12'-0" (144") PRECAST	414	768	1212	1818	2544	3469	4030	3127				
13'-4" (160") PRECAST	362	658	1025	1514	2081	2774	3130	2404				
14'-0" (168") PRECAST	338	598	935	1365	1854	2355	1793	2075				
14'-8" (176") PRESTRESSED	N.R.	598	935	1365	1854	2441	3155	4044				
15'-4" (184") PRESTRESSED	N.R.	545	864	1254	1689	2074	1570	1818				
17'-4" (208") PRESTRESSED	N.R.	555	864	1254	1693	2211	2832	3590				
19'-4" (232") PRESTRESSED	N.R.	427	726	1028	1331	1635	1224	1418				
21'-4" (256") PRESTRESSED	N.R.	485	748	1076	1438	1855	2343	2920				
22'-0" (264") PRESTRESSED	N.R.	381	648	919	1190	1482	1087	1260				
24'-0" (288") PRESTRESSED	N.R.	455	700	1003	1335	1714	2153	2666				
		NR	NR	NR	NR	NR	NR	NR				
		465	765	1370	2045	2610	3185	3765				
		NR	NR	NR	NR	NR	NR	NR				
		420	695	1250	1855	2370	2890	3410				
		NR	NR	NR	NR	NR	NR	NR				
		310	530	950	1400	1800	2200	2600				
		NR	NR	NR	NR	NR	NR	NR				
		240	400	750	1090	1400	1720	2030				
		NR	NR	NR	NR	NR	NR	NR				
		183	330	610	940	1340	1780	2110				
		NR	NR	NR	NR	NR	NR	NR				
		160	300	570	870	1250	1660	1970				
		NR	NR	NR	NR	NR	NR	NR				
		130	240	470	720	1030	1350	1610				

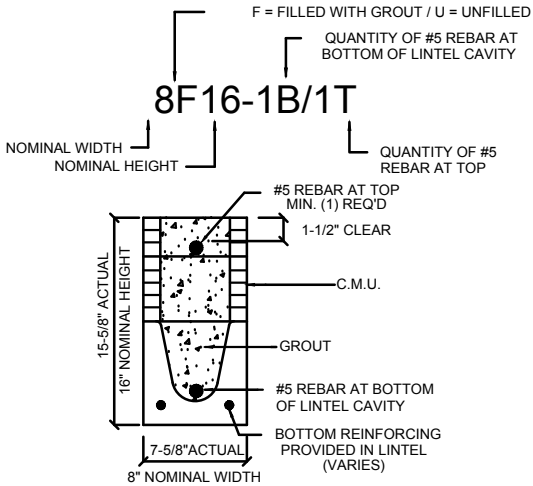
8" PRECAST W/ 2" RECESS DOOR U-LINTELS												
GRAVITY												
LENGTH \ TYPE	8RU6	8RF6-0B	8RF10-0B	8RF14-0B	8RF18-0B	8RF22-0B	8RF26-0B	8RF30-0B				
4'-4"(52") PRECAST	1489	1591	3053	2882	3954	4929	5904	6880				
4'-6"(54") PRECAST	1357	1827	3412	4982	6472	7947	9416	10878				
5'-8"(68") PRECAST	785	1449	2782	2714	3600	4487	5375	6264				
5'-10"(70") PRECAST	735	1702	3412	4982	6472	7947	9416	10878				
6'-8"(80") PRECAST	822	832	1602	1550	2058	2566	3075	3585				
7'-6"(90") PRECAST	665	1153	2162	4074	6472	6516	5814	6839				
9'-8"(116") PRECAST	371	779	1500	1449	1924	2400	2876	3352				
		1103	2051	3811	6472	6516	5450	6411				
		907	1677	2933	2576	3223	3872	4522				
		907	1677	2933	4100	6730	8177	6707				
		761	1377	2252	1958	2451	2944	3439				
		764	1377	2329	3609	5492	6624	5132				
		420	834	1253	1071	1342	1614	1886				
		535	928	1497	2179	2618	3595	2875				

8" PRECAST & PRESTRESSED U-LINTELS												
UPLIFT												
LENGTH \ TYPE	8U8	8F8-1T	8F12-1T	8F16-1T	8F20-1T	8F24-1T	8F28-1T	8F32-1T				
2'-10" (34") PRECAST	2021	2727	2878	4101	5332	6569	7811	9055				
3'-6" (42") PRECAST	1257	2727	2784	3981	5190	6407	7630	8857				
4'-0" (48") PRECAST	938	2165	2289	3260	4237	5219	6204	7192				
4'-6" (54") PRECAST	727	2165	2215	3165	4125	5091	6061	7036				
5'-4" (64") PRECAST	505	1878	1989	2832	3680	4532	5387	6245				
5'-10" (70") PRECAST	418	1660	1762	2507	3257	4010	4767	5525				
6'-6" (78") PRECAST	887	1393	1484	2110	2741	3375	4010	4648				
7'-6" (90") PRECAST	657	1393	1437	2050	2670	3293	3920	4549				
8'-0" (96") PRECAST	630	1272	1357	1930	2505	3084	3665	4247				
9'-4" (112") PRECAST	493	1272	1315	1875	2441	3010	3583	4157				
10'-6" (126") PRECAST	396	1141	1200	1733	2250	2769	3290	3812				
11'-4" (136") PRECAST	556	1141	1182	1684	2192	2703	3216	3732				
12'-0" (144") PRECAST	494	959	912	1475	1914	2354	2797	3240				
13'-4" (160") PRECAST	398	990	1029	1466	1907	2351	2797	3245				
14'-0" (168") PRECAST	360	801	612	980	1269	1560	1852	2144				
14'-8" (176") PRESTRESSED	357	801	755	1192	1550	1910	2271	2634				
15'-4" (184") PRESTRESSED	327	716	498	793	1027	1261	1496	1731				
17'-4" (208") PRESTRESSED	255	716	611	1039	1389	1711	2034	2358				
19'-4" (232") PRESTRESSED	204	666	439	696	899	1104	1309	1515				
21'-4" (256") PRESTRESSED	172	666	535	905	1295	1595	1896	2198				
22'-0" (264") PRESTRESSED	161	607	400	631	816	1001	1186	1372				
24'-0" (288") PRESTRESSED	135	631	486	818	1209	1514	1799	2086				
		500	340	532	686	841	997	1153				
		573	409	682	1004	1367	1637	1897				
		458	316	493	635	778	922	1065				
		548	378	629	922	1254	1567	1816				
		243	225	459	581	724	857	990				
		243	352	582	852	1156	1491	1742				
		228	278	430	653	877	1101	1325				
		228	329	542	791	1072	1361	1676				
		188	236	361	484	567	670	774				
		188	276	449	649	874	1121	1389				
		165	207	313	401	490	578	667				
		165	239	383	559	736	940	1160				
		145	186	278	356	433	512	590				
		142	212	336	477	635	807	993				
		140	180	268	343	418	493	568				
		137	205	322	457	607	771	947				
		127	165	244	312	380	447	515				
		124	186	290	408	538	680	833				

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR



TYPE DESIGNATION



MATERIALS

CONNECT. TYPE	SIMPSON		MAX. UPLIFT	LAT. LDS. F1 / F2
	DESCRIPTION	FASTENERS PER CONNECTOR		
4	HETA20	14-10d x 1½"	1,810	65 / 960
5	DETAL20	18-10d x 1½"	2,480	2000/ 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT:6-8dx1½"/PLT:4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1½"	1010	660/550
		PLT: 8-8d x 1½"		
23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d	985	400 / N/A
		PLT / STD: 10-8d		
26	H2.5	RFT:5-8d / PLT: 5-8d	415	150 / 150
34	A34	H:4-8dx1½"/P:4-8dx1½"	365	280 / 303
35	A35F	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD:6-10d / PLT:4-10d	535	560 / 260
80	SP2	STD:6-10d / PLT:6-10d	605	560 / 260
81	SPH4,6,8	12-10d x 1½"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT STUD: (3) 7/8"x5½" BOLTS	7,910	N/A
97	MTSM16	BLOCK: 4-¼"x2½" TC JOIST : 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A
99	A35	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
102	HTT5	5/8" BOLT/ 26-10d	4,275	N/A
103	VGTR/L	32-SDS½"x3"/(2) 7/8" BLT	3,990	N/A
104	HDUE7-SDS3	5/8" BLT/ (13)-SDS 1/4"x 3"	7,015	N/A
110	HCP2	12-10d x 1½"	520	260 / N/A
167	HHUS46	H:14-16d/J:6-16d	1,550	N/A
168	U46	H:8-10d/J:4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H:(14)-16d/J:4-10d	1,085	N/A
186	HUCQ210-2 SDS	H:(12)-1/4"x2-1/2" SDS" J:(6)-1/4"x2-1/2" SDS	2,345	N/A
190	HU210-2	CMU:(18)-1/4"x2-1/2" TITEN T." J:(10)-0.148x3"	1,800 U. 5,095 D.	N/A
191	HU410/HUC410	CMU:(18)-1/4"x2-1/2" TITEN T." J:(10)-0.148x3"	1,800 U. 5,095 D.	N/A
214	HUC212-3	HD:(22)0.162"x3½" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR:46-16d/JST:10-16d	2,720	N/A
216	HUS412	BLOCK: 10-¼"x1½" TC JOIST : 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-¼"x1½" TC JOIST : 10-16d	2,630	N/A
219	MBHA412	H:1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	2,160	N/A
231	MBHA3.56/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
232	MBHA5.50/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
240	H16	R:2-10dx1½"/P:10-10dx1½"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MGT	(1) 5/8"BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL:3/4"BLTS./GIR: 8-10d	6485	N/A
303	HGT-4	LTL:3/4"BLTS./GIR: 16-10d	9,250	N/A
401	SURL414	FACE:18-16d/JST:8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			



	T.O.WALL 9'-4"
	INTERIOR BRG T.O.WALL 9'-4"
	T.O.WALL 11'-4"

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

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

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

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

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

2. TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
3. TYPICAL ROOF EAVES OVERHANG TO BE 16" UNLESS OTHERWISE NOTED.
4. PROVIDE AND INSTALL FLASHING AND ROOFING FLASHING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC.STANDARDS AND/ OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 2018 INTERNATIONAL RESIDENTIAL CODE.
5. ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FLA. REG. ENG.
6. TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPI/WCTA BCSI 1.
7. REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
8. ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
9. TILE ROOF : UNDERLAYMENT TO BE INSTALLED PER 2018 FBCR 2022, 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
10. OFF RIDGE VENTS MAXIMUM OPENING SIZES: REFER TO MANUFACTURE SPECIFICATIONS.

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

FLOOR TRUSS LAYOUT

2980 KINGSLEY
FLORIDA SERIES

REVISIONS

DELTA # | DATE

DATE: 11-18-3

SCALE: AS NOTE

DRAUN: M

SHEET:

S3.0

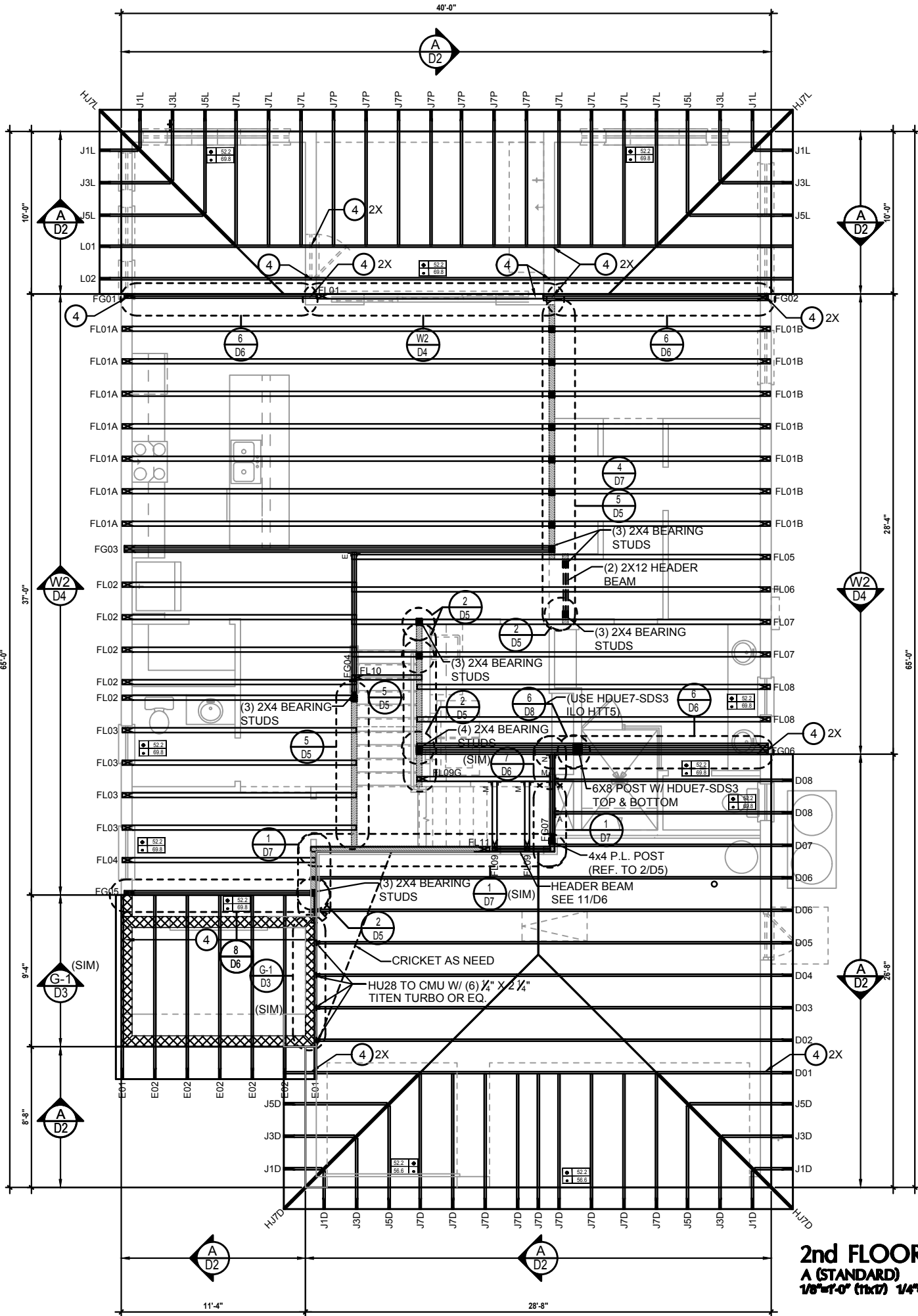
THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 8th EDITION, 2023 OF THE FLORIDA BUILDING CODE-RESIDENTIAL AND IS CERTIFIED AS SUCH

LOT: 0000. COMMUNITY

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CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON		MAX. UPLIFT	LAT. LDS. F1 / F2
	DESCRIPTION	FASTENERS PER CONNECTOR		
4	HETA20	14-10d x 1½"	1,810	65 / 960
5	DETAL20	18-10d x 1½"	2,480	2000/ 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT:6-8dx1½"/PLT:4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1½"	1010	660/550
23	LUS26	PLT: 8-8d x 1½"		
24	H7	HDR: 4-10d/JST: 4-10d	935	N/A
26	H2.5	RFT / TRS: 4-8d	985	400 / N/A
		PLT / STD: 10-8d		
34	H2.5	RFT:5-8d / PLT: 5-8d	415	150 / 150
34	A34	H:4-8dx1½"/P:4-8dx1½"	365	280 / 303
35	A35F	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD:6-10d / PLT:4-10d	535	560 / 260
80	SP2	STD:6-10d / PLT:6-10d	605	560 / 260
81	SPH4,6,8	12-10d x 1½"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT	7,910	N/A
		STUD:(3) 7/8"x5½" BOLTS		
97	MTSM16	BLOCK: 4-¼"x2¼" TC JOIST : 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT	4,235	N/A
		STRAP: 18-16d		
99	A35	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
102	HTT5	5/8" BOLT/ 26-10d	4,275	N/A
103	VGTR/L	32-SDS½"x3"/(2) 7/8" BLT	3,990	N/A
104	HDUE7-SDS3	5/8" BLT/ (13)-SDS 1/4"x 3"	7,015	N/A
110	HCP2	12-10d x 1½"	520	260 / N/A
167	HHUS46	H:14-16d/J:6-16d	1,550	N/A
168	U46	H:8-10d/J:4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H:(14)-16d/J:4-10d	1,085	N/A
186	HUCQ210-2 SDS	H:(12)-1/4"x2-1/2" SDS" J:(6)-1/4"x2-1/2" SDS	2,345	N/A
190	HU210-2	CMU:(18)-1/4"x2-1/2" TITEN T." J:(10)-0.148x3"	1,800 U. 5,095 D.	N/A
191	HU410/HUC410	CMU:(18)-1/4"x2-1/2" TITEN T." J:(10)-0.148x3"	1,800 U. 5,095 D.	N/A
214	HUC212-3	HD:(22)0.162"x3½" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR:46-16d/JST:10-16d	2,720	N/A
216	HUS412	BLOCK: 10-¼"x1½" TC JOIST : 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-¼"x1½" TC JOIST : 10-16d	2,630	N/A
219	MBHA412	H:1-ATR3/4X8 TOP&FACE	3,145	N/A
		JOIST: 18-10d		
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	2,160	N/A
231	MBHA3.56/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
232	MBHA5.50/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
240	H16	R:2-10dx1½"/P:10-10dx1½"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MGT	(1) 5/8"BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL:3/4"BLTS./GIR: 8-10d	6485	N/A
303	HGT-4	LTL:3/4"BLTS./GIR: 16-10d	9,250	N/A
401	SURL414	FACE:18-16d/JST:8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			



WALL KEY

T.O.WALL 9'-4"

INTERIOR BRG T.O.WALL 9'-4"

T.O.WALL 11'-4"

COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

ULTIMATE DESIGNED POSITIVE PRESSURE

ULTIMATE DESIGNED NEGATIVE PRESSURE

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

FIELD REPAIR NOTES

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

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

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

NOTES

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

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

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

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

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

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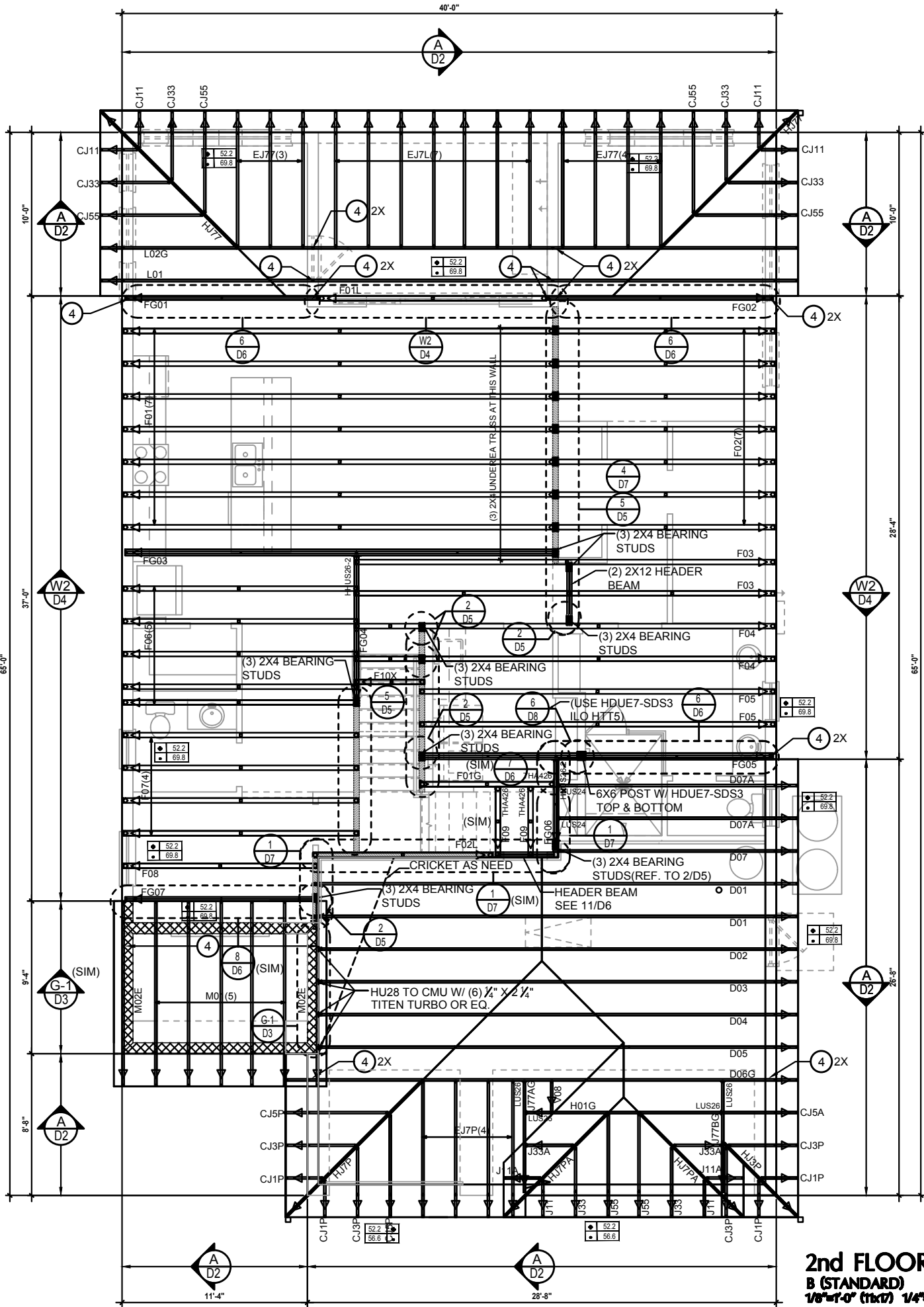
9. OFF RIDGE VENTS MAXIMUM OPENING SIZES: REFER TO MANUFACTURE SPECIFICATIONS.

2nd FLOOR & LOW ROOF FRAMING PLAN
A (STANDARD)
1/8"=1'-0" (1x10) 1/4"=1'-0" (2x3)

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CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON		MAX. UPLIFT	LAT. LDS. F1 / F2
	DESCRIPTION	FASTENERS PER CONNECTOR		
4	HETA20	14-10d x 1½"	1,810	65 / 960
5	DETAL20	18-10d x 1½"	2,480	2000/ 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT:6-8dx1½"/PLT:4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1½"	1010	660/550
23	LUS26	HDR: 4-10d/JST: 4-10d		
24	H7	RFT / TRS: 4-8d	985	400 / N/A
26	H2.5	PLT / STD: 10-8d		
34	A34	RFT:5-8d / PLT: 5-8d	415	150 / 150
35	A35F	H:4-8dx1½"/P:4-8dx1½"	365	280 / 303
37	MTS12	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	14-10d	905	N/A
45	ST18	10-10d	1,200	N/A
47	LSTA24	14-16d	1,295	N/A
71	MSTA36	18-10d	2,135	N/A
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89	CB66	12-16d	2,300	985
92	ABU44	(2) 7/8" BOLTS	2,200	N/A
93	AC6 (MAX)	12-16d	1,815	1,070
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95	HTS20	28-16d	1,450	N/A
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97	MTSM16	SILL: 7/8" BOLT STUD:(3) 7/8"x5½" BOLTS	860	N/A
98	HTT4	BLOCK: 4-¼"x2¼" TC JOIST : 7-10d	4,235	N/A
99	A35	SILL: 5/8" BOLT	4,275	N/A
102	HTT5	STRAP: 18-16d		
103	VGTR/L	H:4-8dx1½"/P:4-8dx1½"	3,990	N/A
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110	HCP2	32-SDS½"x3"/(2) 7/8" BLT	520	260 / N/A
167	HHUS46	5/8" BLT/ (13)-SDS 1/4"x 3"	1,550	N/A
168	U46	H:14-16d/J:6-16d	710	N/A
181	HUS26	H:8-10d/J:4-10d	1,550	N/A
184	HUC28-2	20-16d	1,085	N/A
186	HUCQ210-2 SDS	H:(14)-16d/J:4-10d	2,345	N/A
190	HU210-2	H:(12)-1/4"x2-1/2" SDS" J:(6)-1/4"x2-1/2" SDS	1,800 U. 5,095 D.	N/A
191	HU410/HUC410	CMU:(18)-1/4"x2-1/2" TITEN T." J:(10)-0.148x3"	1,800 U. 5,095 D.	N/A
214	HUC212-3	HD:(22)0.162"x3½" TAPCON BM: (10) 0.148x3"	1,895	N/A
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216	HUS412	HDR:46-16d/JST:10-16d	3,240	N/A
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- T.O.WALL 9'-4"
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SEE PLAN DESIGN WIND PRESSURE

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

FIELD REPAIR NOTES

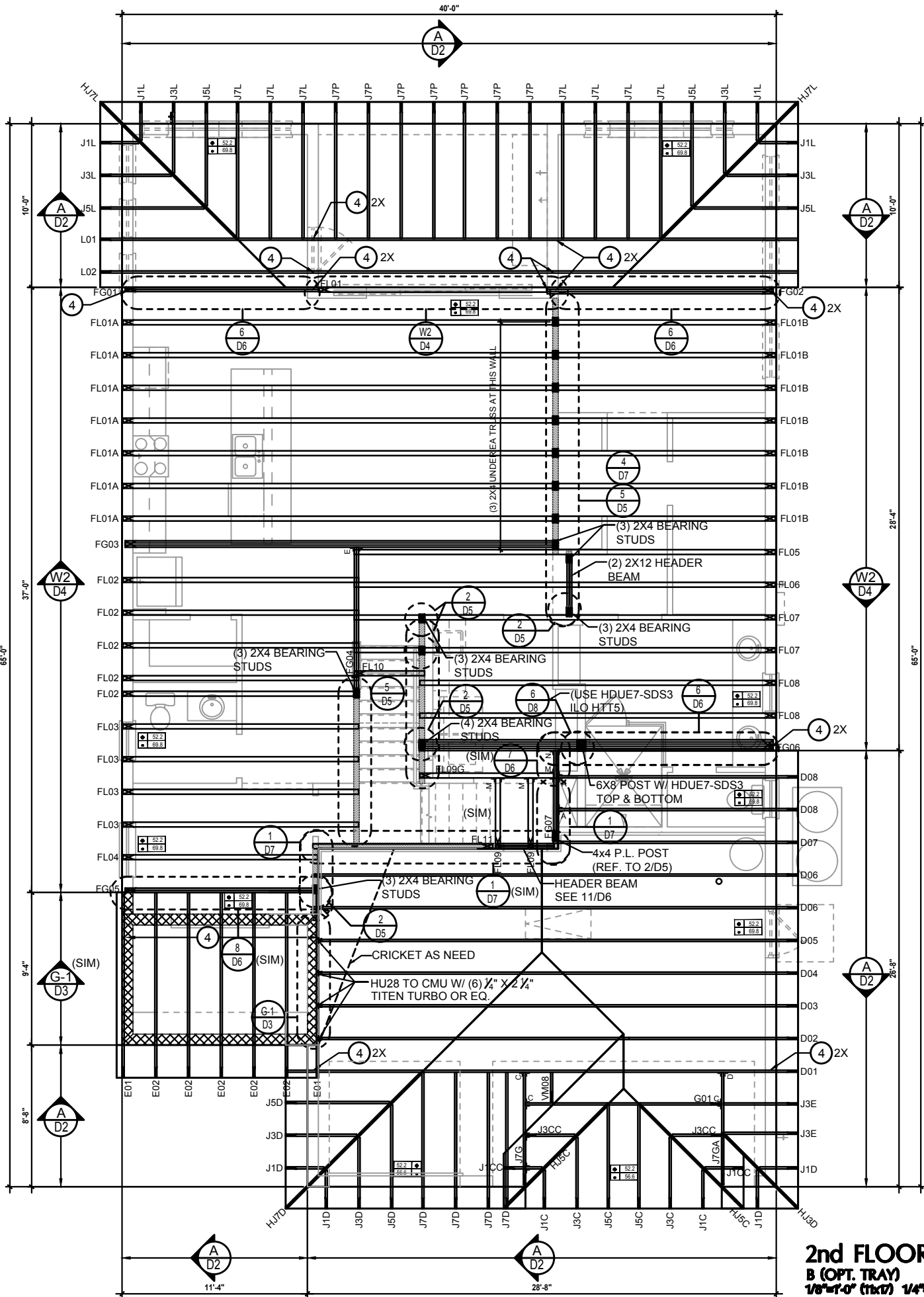
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34	A34	H:4-8dx1½"/P:4-8dx1½"	365	280 / 303
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226	MBHA4.75/12	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	2,160	N/A
231	MBHA3.56/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
232	MBHA5.50/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
240	H16	R:2-10dx1½"P:10-10dx1½"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MG1	(1) 5/8"BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL:3/4"BLTS./GIR: 8-10d	6485	N/A
303	HGT-4	LTL:3/4"BLTS./GIR: 16-10d	9,250	N/A
401	SURL414	FACE:18-16d/JST:8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			



WALL KEY

T.O.WALL 9'-4"

INTERIOR BRG T.O.WALL 9'-4"

T.O.WALL 11'-4"

COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

ULTIMATE DESIGNED POSITIVE PRESSURE

ULTIMATE DESIGNED NEGATIVE PRESSURE

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

FIELD REPAIR NOTES

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

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

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

NOTES

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

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

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

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

5. TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY KIN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TP1WTCa BCSI 1.

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

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

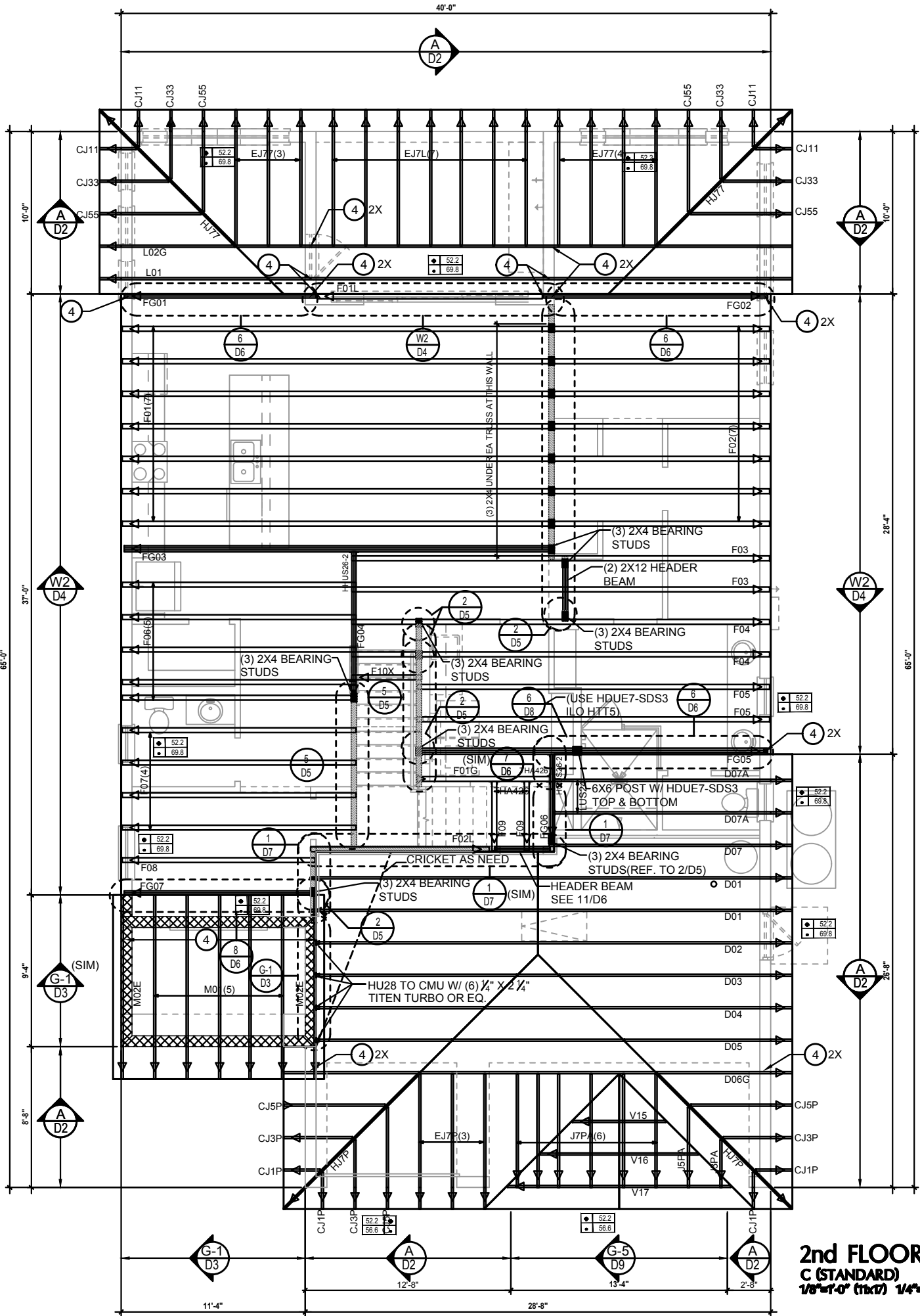
8. TILE ROOF : UNDERLAYMENT TO BE INSTALLED IAW FBCE 2023, 8TH EDITION R905.1.1 UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1.1 UNDERLAYMENT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

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

2nd FLOOR & LOW ROOF FRAMING PLAN
B (OPT. TRAY)
1/8"=1'-0" (1x10) 1/4"=1'-0" (2x3)

CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON		MAX. UPLIFT	LAT. LDS. F1 / F2
	DESCRIPTION	FASTENERS PER CONNECTOR		
4	HETA20	14-10d x 1½"	1,810	65 / 960
5	DETAL20	18-10d x 1½"	2,480	2000/ 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT:6-8dx1½"/PLT:4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1½"	1010	660/550
23	LUS26	HDR: 4-10d/JST: 4-10d		
24	H7	RFT / TRS: 4-8d	985	400 / N/A
26	H2.5	PLT / STD: 10-8d		
34	A34	RFT:5-8d / PLT: 5-8d	415	150 / 150
35	A35F	H:4-8dx1½"/P:4-8dx1½"	365	280 / 303
37	MTS12	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	14-10d	905	N/A
45	ST18	10-10d	1,200	N/A
47	LSTA24	14-16d	1,295	N/A
71	MSTA36	18-10d	2,135	N/A
72	MSTC66	26-10d	5,495	N/A
79	SP1	64-16d SINKERS	535	560 / 260
80	SP2	STD:6-10d / PLT:4-10d	605	560 / 260
81	SPH4,6,8	STD:6-10d / PLT:6-10d	885	N/A
90	ABU66	12-10d x 1½"	2,240	N/A
89	CB66	12-16d	2,300	985
92	ABU44	(2) 7/8" BOLTS	2,200	N/A
93	AC6 (MAX)	12-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	28-16d	1,450	N/A
96	HD8A	20-10d	7,910	N/A
97	MTSM16	SILL: 7/8" BOLT STUD:(3) 7/8"x5½" BOLTS	860	N/A
98	HTT4	BLOCK: 4-¼"x2¼" TC JOIST : 7-10d	4,235	N/A
99	A35	SILL: 5/8" BOLT	4,275	N/A
102	HTT5	STRAP: 18-16d		
103	VGTR/L	H:4-8dx1½"/P:4-8dx1½"	3,990	N/A
104	HDUE7-SDS3	5/8" BOLT/ (13)-SDS 1/4"x 3"	7,015	N/A
110	HCP2	32-SDS½"x3"/(2) 7/8" BLT	520	260 / N/A
167	HHUS46	12-10d x 1½"	1,550	N/A
168	U46	H:14-16d/J:6-16d	710	N/A
181	HUS26	H:8-10d/J:4-10d	1,550	N/A
184	HUC28-2	20-16d	1,085	N/A
186	HUCQ210-2 SDS	H:(14)-16d/J:4-10d	2,345	N/A
190	HU210-2	H:(12)-1/4"x2-1/2" SDS" J:(6)-1/4"x2-1/2" SDS	1,800 U. 5,095 D.	N/A
191	HU410/HUC410	CMU:(18)-1/4"x2-1/2" TITEN T." J:(10)-0.148x3"	1,800 U. 5,095 D.	N/A
214	HUC212-3	HD:(22)0.162"x3½" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HD:(22)0.162"x3½" TAPCON BM: (10) 0.148x3"	2,720	N/A
216	HUS412	HDR:46-16d/JST:10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-¼"x1½" TC JOIST : 10-16d	2,630	N/A
219	MBHA412	BLOCK: 10-¼"x1½" TC JOIST : 10-16d	3,145	N/A
220	N/A	H:1-ATR3/4X8 TOP&FACE JOIST: 18-10d		
226	MBHA4.75/12	N/A	1,620	N/A
231	MBHA3.56/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	2,160	N/A
232	MBHA5.50/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
240	H16	HDR : (2) 3/4" φ x 8"	1,470	480 / N/A
241	LGT2	R:2-10dx1½"P:10-10dx1½"	2000	1015 / 440
301	MG7	30-16d-sinker	3,965	N/A
302	HGT-2 or 3	(1) 5/8"BLTS./GIR: 22-10d	6485	N/A
303	HGT-4	LTL:3/4"BLTS./GIR: 8-10d	9,250	N/A
401	SURL414	LTL:3/4"BLTS./GIR: 16-10d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			



WALL KEY

- T.O.WALL 9'-4"
- INTERIOR BRG T.O.WALL 9'-4"
- T.O.WALL 11'-4"

COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

ULTIMATE DESIGNED POSITIVE PRESSURE
ULTIMATE DESIGNED NEGATIVE PRESSURE

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

FIELD REPAIR NOTES

- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEK PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.
- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1½" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 1½" - REQUIRE SPECIAL ENGINEERING LETTER.
- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR. PROVIDED DBL STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE

NOTES

- TYPICAL ROOF GABLE OVERHANG TO BE 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 TPWTC A BCSI 1.
- REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
- ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
- TILE ROOF : UNDERLAYMENT TO BE INSTALLED IAW FBCE 2023, 8TH EDITION R905.1.1 UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1
- OFF RIDGE VENTS MAXIMUM OPENING SIZES: REFER TO MANUFACTURE SPECIFICATIONS.

2nd FLOOR & LOW ROOF FRAMING PLAN C (STANDARD) 1/8"=1'-0" (1x10) 1/4"=1'-0" (2x3)

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

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

LOT: 0000, COMMUNITY

2980 KINGSLEY

FLOOR TRUSS LAYOUT

FLORIDA SERIES

REVISIONS

DELTA #	DATE
1	11-18-25

DATE: 11-18-25

SCALE: AS NOTED

DRAWN: MR

SHEET: S3.0

ITEG

THOMPSON ENGINEERING GROUP, INC.

A DIVISION OF PARK SQUARE ENTERPRISES, INC.

6200 Vineland Road, Suite 200 Orlando, Florida 32811

Phone: (407) 734-1780 Fax: (407) 734-1780 www.iteg.com

Park Square HOMES

CONNECT. TYPE	SIMPSON		MAX. UPLIFT	LAT. LDS. F1 / F2
	DESCRIPTION	FASTENERS PER CONNECTOR		
4	HETA20	14-10d x 1½"	1,810	65 / 960
5	DETAL20	18-10d x 1½"	2,480	2000/ 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT:6-8dx1½"/PLT:4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1½"	1010	660/550
		PLT: 8-8d x 1½"		
23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d	985	400 / N/A
		PLT / STD: 10-8d		
26	H2.5	RFT:5-8d / PLT: 5-8d	415	150 / 150
34	A34	H:4-8dx1½"/P:4-8dx1½"	365	280 / 303
35	A35F	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD:6-10d / PLT:4-10d	535	560 / 260
80	SP2	STD:6-10d / PLT:6-10d	605	560 / 260
81	SPH4,6,8	12-10d x 1½"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT	7,910	N/A
		STUD: (3) 7/8"x5½" BOLTS		
97	MTSM16	BLOCK: 4-¼"x2½" TC JOIST : 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT	4,235	N/A
		STRAP: 18-16d		
99	A35	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
102	HTT5	5/8" BOLT/ 26-10d	4,275	N/A
103	VGTR/L	32-SDS½"x3"/((2) 7/8" BLT	3,990	N/A
104	HDUE7-SDS3	5/8" BLT/ (13)-SDS 1/4"x 3"	7,015	N/A
110	HCP2	12-10d x 1½"	520	260 / N/A
167	HHUS46	H:14-16d/J:6-16d	1,550	N/A
168	U46	H:8-10d/J:4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H:(14)-16d/J:4-10d	1,085	N/A
186	HUCQ210-2 SDS	H:(12)-1/4"x2-1/2" SDS" J:(6)-1/4"x2-1/2" SDS	2,345	N/A
190	HU210-2	CMU:(18)-1/4"x2-1/2" TITEN T." J:(10)-0.148x3"	1,800 U. 5,095 D.	N/A
191	HU410/HUC410	CMU:(18)-1/4"x2-1/2" TITEN T." J:(10)-0.148x3"	1,800 U. 5,095 D.	N/A
214	HUC212-3	HD:(22)0.162"x3½" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR:46-16d/JST:10-16d	2,720	N/A
216	HUS412	BLOCK: 10-¼"x1½" TC JOIST : 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-¼"x1½" TC JOIST : 10-16d	2,630	N/A
219	MBHA412	H:1-ATR3/4X8 TOP&FACE	3,145	N/A
		JOIST: 18-10d		
220	N/A	N/A	1,620	N/A
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303	HGT-4	LTL:3/4"BLTS./GIR: 16-10d	9,250	N/A
401	SURL414	FACE:18-16d/JST:8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			



	T.O.WALL 9'-4"
	INTERIOR BRG T.O.WALL 9'-4"
	T.O.WALL 11'-4"

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

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

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2. TYPICAL ROOF EAVES OVERHANG TO BE 16" UNLESS OTHERWISE NOTED.
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8. TILE ROOF : UNDERLAYMENT TO BE INSTALLED IN ACCORDANCE WITH 8TH EDITION 905.1.1 LAW FBOR 2023, 8TH EDITION 905.1.1 UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1
9. OFF RIDGE VENTS MAXIMUM OPENING SIZES: REFER TO MANUFACTURE SPECIFICATIONS.

LOT: 0000. COMMUNITY

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

Park Square HOMES

FLOOR TRUSS LAYOUT

2980 KINGSLEY
FLORIDA SERIES

REVISIONS

DELTA # | DATE

DATE: 11-18-2011

SCALE: AS NOTE

DRAUN: M

SHEET:

S3.0

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CONNECT. TYPE	SIMPSON		MAX. UPLIFT	LAT. LDS. F1 / F2
	DESCRIPTION	FASTENERS PER CONNECTOR		
4	HETA20	14-10d x 1½"	1,810	65 / 960
5	DETAL20	18-10d x 1½"	2,480	2000/ 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT:6-8dx1½"/PLT:4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1½"	1010	660/550
		PLT: 8-8d x 1½"		
23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d	985	400 / N/A
		PLT / STD: 10-8d		
26	H2.5	RFT:5-8d / PLT: 5-8d	415	150 / 150
34	A34	H:4-8dx1½"/P:4-8dx1½"	365	280 / 303
35	A35F	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD:6-10d / PLT:4-10d	535	560 / 260
80	SP2	STD:6-10d / PLT:6-10d	605	560 / 260
81	SPH4,6,8	12-10d x 1½"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT STUD: (3) 7/8"x5½" BOLTS	7,910	N/A
97	MTSM16	BLOCK: 4-¼"x2½" TC JOIST : 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A
99	A35	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
102	HTT5	5/8" BOLT/ 26-10d	4,275	N/A
103	VGTR/L	32-SDS½"x3"/(2) 7/8" BLT	3,990	N/A
104	HDUE7-SDS3	5/8" BLT/ (13)-SDS 1/4"x 3"	7,015	N/A
110	HCP2	12-10d x 1½"	520	260 / N/A
167	HHUS46	H:14-16d/J:6-16d	1,550	N/A
168	U46	H:8-10d/J:4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H:(14)-16d/J:4-10d	1,085	N/A
186	HUCQ210-2 SDS	H:(12)-1/4"x2-1/2" SDS" J:(6)-1/4"x2-1/2" SDS	2,345	N/A
190	HU210-2	CMU:(18)-1/4"x2-1/2" TITEN T." J:(10)-0.148x3"	1,800 U. 5,095 D.	N/A
191	HU410/HUC410	CMU:(18)-1/4"x2-1/2" TITEN T." J:(10)-0.148x3"	1,800 U. 5,095 D.	N/A
214	HUC212-3	HD:(22)0.162"x3½" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR:46-16d/JST:10-16d	2,720	N/A
216	HUS412	BLOCK: 10-¼"x1½" TC JOIST : 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-¼"x1½" TC JOIST : 10-16d	2,630	N/A
219	MBHA412	H:1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	2,160	N/A
231	MBHA3.56/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
232	MBHA5.50/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
240	H16	R:2-10dx1½"/P:10-10dx1½"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MGT	(1) 5/8"BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL:3/4"BLTS./GIR: 8-10d	6485	N/A
303	HGT-4	LTL:3/4"BLTS./GIR: 16-10d	9,250	N/A
401	SURL414	FACE:18-16d/JST:8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			



	T.O.WALL 9'-4"
	INTERIOR BRG T.O.WALL 9'-4"
	T.O.WALL 11'-4"

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

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

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

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

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

1. TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
2. TYPICAL ROOF EAVES OVERHANG TO BE 16" UNLESS OTHERWISE NOTED.
3. PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC.STANDARDS AND/ OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023)FLORIDA RESIDENTIAL CODE.
4. ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL REG. ENG.
5. TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPIW/TC A BCS1 1.
6. REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS CONNECTIONS.
7. ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
8. TILE ROOF : UNDERLAYMENT TO BE INSTALLED IN ACCORDANCE WITH 2023, 8TH EDITION R905 1.1 UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905 1.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905 1.1.1
9. OFF RIDGE VENTS MAXIMUM OPENING SIZES: REFER TO MANUFACTURE SPECIFICATIONS.

LOT: 0000, COMMUNITY

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

Park Square HOMES

FLOOR TRUSS LAYOUT

2980 KINGSLEY
FLORIDA SERIES

REVISIONS

DELTA #	DATE
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DATE: 11-18-2011

SCALE: AS NOTE

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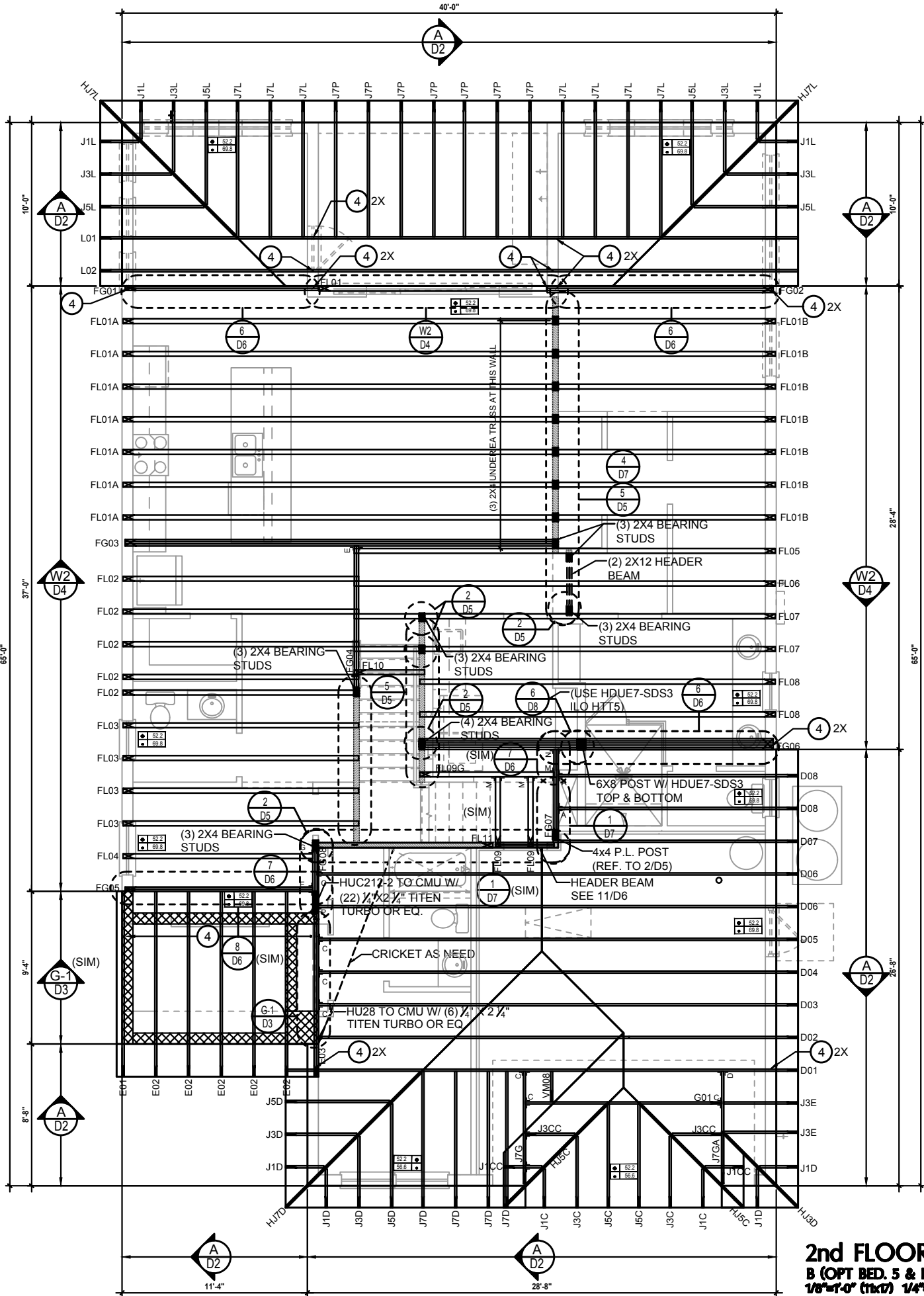
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DISCLAIMER: CONTRACTOR/SUB-CONTRACTOR IS RESPONSIBLE TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. PARK SQUARE HOMES IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT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

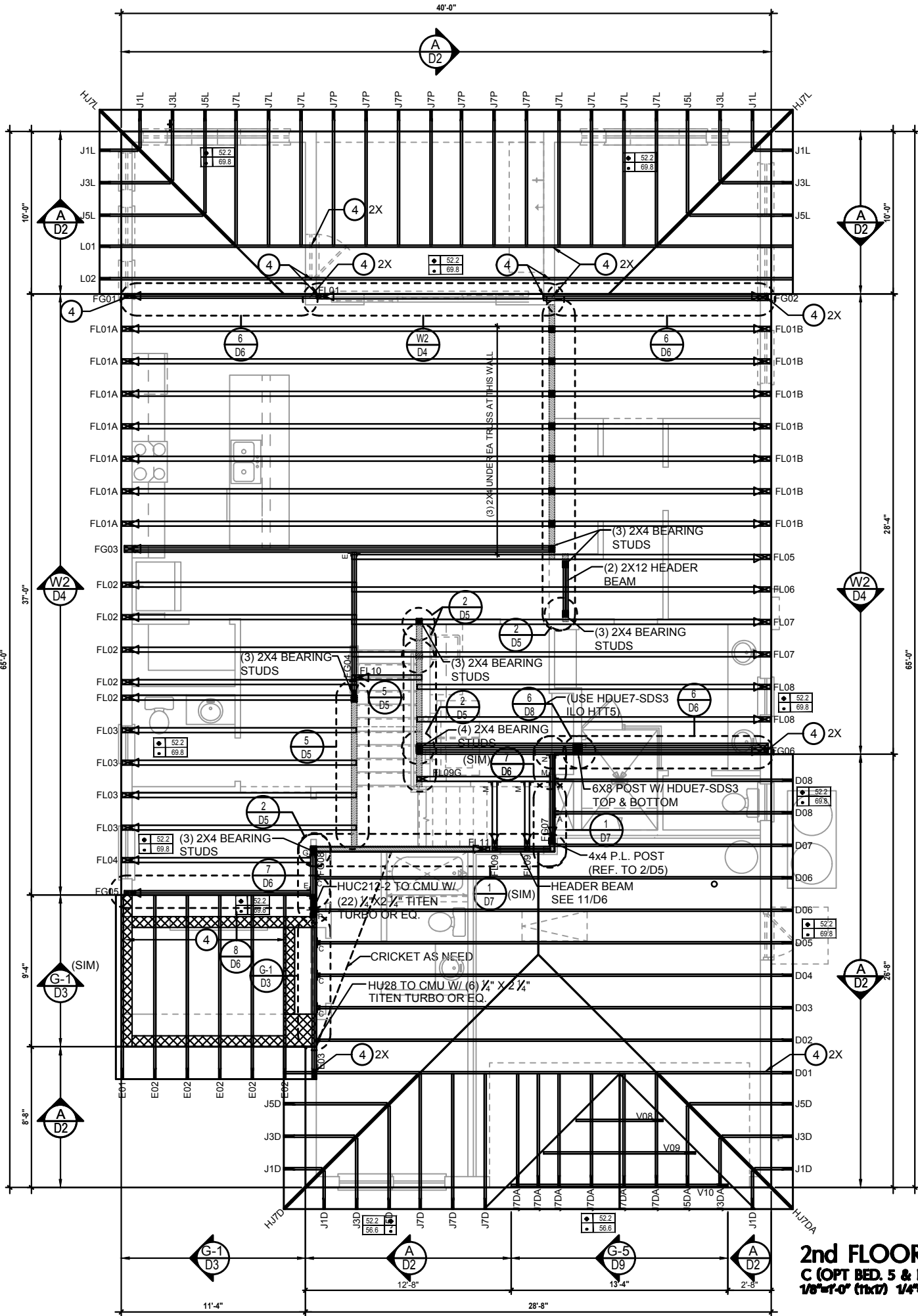
CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON		MAX. UPLIFT	LAT. LDS. F1 / F2
	DESCRIPTION	FASTENERS PER CONNECTOR		
4	HETA20	14-10d x 1½"	1,810	65 / 960
5	DETAL20	18-10d x 1½"	2,480	2000/ 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT:6-8dx1½"/PLT:4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1½"	1010	660/550
23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d	985	400 / N/A
26	H2.5	RFT:5-8d / PLT: 5-8d	415	150 / 150
34	A34	H:4-8dx1½"/P:4-8dx1½"	365	280 / 303
35	A35F	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD:6-10d / PLT:4-10d	535	560 / 260
80	SP2	STD:6-10d / PLT:6-10d	605	560 / 260
81	SPH4.6,8	12-10d x 1½"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT STUD:(3) 7/8"x5½" BOLTS	7,910	N/A
97	MTSM16	BLOCK: 4-¼"x2¼" TC JOIST : 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A
99	A35	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
102	HTT5	5/8" BOLT/ 26-10d	4,275	N/A
103	VGTR/L	32-SDS½"x3"/(2) 7/8" BLT	3,990	N/A
104	HDUE7-SDS3	5/8" BLT/ (13)-SDS 1/4"x 3"	7,015	N/A
110	HCP2	12-10d x 1½"	520	260 / N/A
167	HHUS46	H:14-16d/J:6-16d	1,550	N/A
168	U46	H:8-10d/J:4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H:(14)-16d/J:4-10d	1,085	N/A
186	HUCQ210-2 SDS	H:(12)-1/4"x2-1/2" SDS" J:(6)-1/4"x2-1/2" SDS	2,345	N/A
190	HU210-2	CMU:(18)-1/4"x2-1/2" TITEN T." J:(10)-0.148x3"	1,800 U. 5,095 D.	N/A
191	HU410/HUC410	CMU:(18)-1/4"x2-1/2" TITEN T." J:(10)-0.148x3"	1,800 U. 5,095 D.	N/A
214	HUC212-3	HD:(22)0.162"x3½" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR:46-16d/JST:10-16d	2,720	N/A
216	HUS412	BLOCK: 10-¼"x1½" TC JOIST : 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-¼"x1½" TC JOIST : 10-16d	2,630	N/A
219	MBHA412	H:1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	2,160	N/A
231	MBHA3.56/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
232	MBHA5.50/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
240	H16	R:2-10dx1½"P:10-10dx1½"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MG1	(1) 5/8"BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL:3/4"BLTS./GIR: 8-10d	6485	N/A
303	HGT-4	LTL:3/4"BLTS./GIR: 16-10d	9,250	N/A
401	SURL414	FACE:18-16d/JST:8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			



CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON		MAX. UPLIFT	LAT. LDS. F1 / F2
	DESCRIPTION	FASTENERS PER CONNECTOR		
4	HETA20	14-10d x 1½"	1,810	65 / 960
5	DETAL20	18-10d x 1½"	2,480	2000/ 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT:6-8dx1½"/PLT:4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1½"	1010	660/550
23	LUS26	HDR: 4-10d/JST: 4-10d		
24	H7	RFT / TRS: 4-8d	985	400 / N/A
26	H2.5	PLT / STD: 10-8d		
34	A34	RFT:5-8d / PLT: 5-8d	415	150 / 150
35	A35F	H:4-8dx1½"/P:4-8dx1½"	365	280 / 303
37	MTS12	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	14-10d	905	N/A
45	ST18	10-10d	1,200	N/A
47	LSTA24	14-16d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD:6-10d / PLT:4-10d	535	560 / 260
80	SP2	STD:6-10d / PLT:6-10d	605	560 / 260
81	SPH4.6,8	12-10d x 1½"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT STUD:(3) 7/8"x5½" BOLTS	7,910	N/A
97	MTSM16	BLOCK: 4-¼"x2½" TC JOIST : 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A
99	A35	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
102	HTT5	5/8" BOLT/ 26-10d	4,275	N/A
103	VGTR/L	32-SDS½"x3"/(2) 7/8" BLT	3,990	N/A
104	HDUE7-SDS3	5/8" BLT/ (13)-SDS 1/4"x 3"	7,015	N/A
110	HCP2	12-10d x 1½"	520	260 / N/A
167	HHUS46	H:14-16d/J:6-16d	1,550	N/A
168	U46	H:8-10d/J:4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H:(14)-16d/J:4-10d	1,085	N/A
186	HUCQ210-2 SDS	H:(12)-1/4"x2-1/2" SDS" J:(6)-1/4"x2-1/2" SDS	2,345	N/A
190	HU210-2	CMU:(18)-1/4"x2-1/2" TITEN T." J:(10)-0.148x3"	1,800 U. 5,095 D.	N/A
191	HU410/HUC410	CMU:(18)-1/4"x2-1/2" TITEN T." J:(10)-0.148x3"	1,800 U. 5,095 D.	N/A
214	HUC212-3	HD:(22)0.162"x3½" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR:46-16d/JST:10-16d	2,720	N/A
216	HUS412	BLOCK: 10-¼"x1½" TC JOIST : 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-¼"x1½" TC JOIST : 10-16d	2,630	N/A
219	MBHA412	H:1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR : (2) ¾" φ x 8" JOIST : 18-10d	2,160	N/A
231	MBHA3.56/16	HDR : (2) ¾" φ x 8" JOIST : 18-10d	3,450	N/A
232	MBHA5.50/16	HDR : (2) ¾" φ x 8" JOIST : 18-10d	3,450	N/A
240	H16	R:2-10dx1½"P:10-10dx1½"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MG1	(1) 5/8"BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL:3/4"BLTS./GIR: 8-10d	6485	N/A
303	HGT-4	LTL:3/4"BLTS./GIR: 16-10d	9,250	N/A
401	SURL414	FACE:18-16d/JST:8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			



2nd FLOOR & LOW ROOF FRAMING PLAN
C (OPT BED. 5 & BATH4)
1/8"=1'-0" (1x10) 1/4"=1'-0" (22x3)

WALL KEY

- T.O.WALL 9'-4"
- INTERIOR BRG T.O.WALL 9'-4"
- T.O.WALL 11'-4"

COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

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

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

FIELD REPAIR NOTES

- 1- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEK PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.
- 2- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1½" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 1½" - REQUIRE SPECIAL ENGINEERING LETTER.
- 3- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE

NOTES

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

CONNECT. TYPE	SIMPSON		MAX. UPLIFT	LAT. LDS. F1 / F2
	DESCRIPTION	FASTENERS PER CONNECTOR		
4	HETA20	14-10d x 1½"	1,810	65 / 960
5	DETAL20	18-10d x 1½"	2,480	2000/ 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT:6-8dx1½"/PLT:4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1½"	1010	660/550
		PLT: 8-8d x 1½"		
23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d	985	400 / N/A
		PLT / STD: 10-8d		
26	H2.5	RFT:5-8d / PLT: 5-8d	415	150 / 150
34	A34	H:4-8dx1½"/P:4-8dx1½"	365	280 / 303
35	A35F	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD:6-10d / PLT:4-10d	535	560 / 260
80	SP2	STD:6-10d / PLT:6-10d	605	560 / 260
81	SPH4,6,8	12-10d x 1½"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT STUD: (3) 7/8"x5½" BOLTS	7,910	N/A
97	MTSM16	BLOCK: 4-¼"x2½" TC JOIST : 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A
99	A35	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
102	HTT5	5/8" BOLT/ 26-10d	4,275	N/A
103	VGTR/L	32-SDS½"x3"/(2) 7/8" BLT	3,990	N/A
104	HDUE7-SDS3	5/8" BLT/ (13)-SDS 1/4"x 3"	7,015	N/A
110	HCP2	12-10d x 1½"	520	260 / N/A
167	HHUS46	H:14-16d/J:6-16d	1,550	N/A
168	U46	H:8-10d/J:4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H:(14)-16d/J:4-10d	1,085	N/A
186	HUCQ210-2 SDS	H:(12)-1/4"x2-1/2" SDS" J:(6)-1/4"x2-1/2" SDS	2,345	N/A
190	HU210-2	CMU:(18)-1/4"x2-1/2" TITEN T." J:(10)-0.148x3"	1,800 U. 5,095 D.	N/A
191	HU410/HUC410	CMU:(18)-1/4"x2-1/2" TITEN T." J:(10)-0.148x3"	1,800 U. 5,095 D.	N/A
214	HUC212-3	HD:(22)0.162"x3½" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR:46-16d/JST:10-16d	2,720	N/A
216	HUS412	BLOCK: 10-¼"x1½" TC JOIST : 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-¼"x1½" TC JOIST : 10-16d	2,630	N/A
219	MBHA412	H:1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	2,160	N/A
231	MBHA3.56/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
232	MBHA5.50/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
240	H16	R:2-10dx1½"/P:10-10dx1½"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MGT	(1) 5/8"BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL:3/4"BLTS./GIR: 8-10d	6485	N/A
303	HGT-4	LTL:3/4"BLTS./GIR: 16-10d	9,250	N/A
401	SURL414	FACE:18-16d/JST:8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			



	T.O.WALL 9'-4"
	INTERIOR BRG T.O.WALL 9'-4"
	T.O.WALL 11'-4"

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

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

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

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

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

1. TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
2. TYPICAL ROOF EAVES OVERHANG TO BE 16" UNLESS OTHERWISE NOTED.
3. PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC.STANDARDS AND/ OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023)FLORIDA RESIDENTIAL CODE.
4. ALL ROOF TRUSSES, GIRDBERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL REG. ENMG.
5. TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPW/TCA BCSI 1.
6. REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
7. ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
8. TILE ROOF : UNDERLAYMENT TO BE INSTALLED IN ACCORDANCE WITH 2023, 8TH EDITION R905.1 LAW FBCR 2023, 8TH EDITION R905.1
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
9. OFF RIDGE VENTS MAXIMUM OPENING SIZES: REFER TO MANUFACTURE SPECIFICATIONS.

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LOT: 0000, COMMUNITY

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Park Square HOMES

FLOOR TRUSS LAYOUT

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S3.2

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 ISSUED AND NOT REPORTED PRIOR TO CONSTRUCTION. NO EXCEPTIONS.

CONNECT. TYPE	SIMPSON		MAX. UPLIFT	LAT. LDS. F1 / F2
	DESCRIPTION	FASTENERS PER CONNECTOR		
4	HETA20	14-10d x 1½"	1,810	65 / 960
5	DETAL20	18-10d x 1½"	2,480	2000/ 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT:6-8dx1½"/PLT:4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1½"	1010	660/550
		PLT: 8-8d x 1½"		
23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d	985	400 / N/A
		PLT / STD: 10-8d		
26	H2.5	RFT:5-8d / PLT: 5-8d	415	150 / 150
34	A34	H:4-8dx1½"/P:4-8dx1½"	365	280 / 303
35	A35F	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD:6-10d / PLT:4-10d	535	560 / 260
80	SP2	STD:6-10d / PLT:6-10d	605	560 / 260
81	SPH4,6,8	12-10d x 1½"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT	7,910	N/A
		STUD: (3) 7/8"x5½" BOLTS		
97	MTSM16	BLOCK: 4-¼"x2¼" TC JOIST : 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT	4,235	N/A
		STRAP: 18-16d		
99	A35	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
102	HTT5	5/8" BOLT/ 26-10d	4,275	N/A
103	VGTR/L	32-SDS¼"x3"/(2) 7/8" BLT	3,990	N/A
104	HDUE7-SDS3	5/8" BLT/ (13)-SDS 1/4"x 3"	7,015	N/A
110	HCP2	12-10d x 1½"	520	260 / N/A
167	HHUS46	H:14-16d/J:6-16d	1,550	N/A
168	U46	H:8-10d/J:4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H:(14)-16d/J:4-10d	1,085	N/A
186	HUCQ210-2 SDS	H:(12)-1/4"x2-1/2" SDS" J:(6)-1/4"x2-1/2" SDS	2,345	N/A
190	HU210-2	CMU:(18)-1/4"x2-1/2" TITEN T." J:(10)-0.148x3"	1,800 U. 5,095 D.	N/A
191	HU410/HUC410	CMU:(18)-1/4"x2-1/2" TITEN T." J:(10)-0.148x3"	1,800 U. 5,095 D.	N/A
214	HUC212-3	HD:(22)0.162"x3½" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR:46-16d/JST:10-16d	2,720	N/A
216	HUS412	BLOCK: 10-¼"x1½" TC JOIST : 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-¼"x1½" TC JOIST : 10-16d	2,630	N/A
219	MBHA412	H:1-ATR3/4X8 TOP&FACE	3,145	N/A
		JOIST: 18-10d		
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	2,160	N/A
231	MBHA3.56/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
232	MBHA5.50/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
240	H16	R:2-10dx1½"/P:10-10dx1½"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MGT	(1) 5/8"BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL:3/4"BLTS./GIR: 8-10d	6485	N/A
303	HGT-4	LTL:3/4"BLTS./GIR: 16-10d	9,250	N/A
401	SUR/L414	FACE:18-16d/JST:8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			



	T.O.WALL 9'-4"
	INTERIOR BRG T.O.WALL 9'-4"
	T.O.WALL 11'-4"

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

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

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2. TYPICAL ROOF EAVES OVERHANG TO BE 16" UNLESS OTHERWISE NOTED.
3. PROVIDE AND INSTALL FLASHING AND ROOFING PER NATIONAL ROOFING AND SHEET METAL ASSOCIATION STANDARDS AND/OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023) FLORIDA RESIDENTIAL CODE.
4. ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL. REG. ENG.
5. TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY 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 TPIW/TCA BC51.1.
6. REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
7. ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
8. TILE ROOF : UNDERLAYMENT TO BE INSTALLED IN ACCORDANCE WITH IAW FBCR 2023, 8TH EDITION R905.1.1 UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1
9. OFF RIDGE VENTS MAXIMUM OPENING SIZES: PREFER TO MANUFACTURE SPECIFICATIONS.

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

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CONNECT. TYPE	SIMPSON		MAX. UPLIFT	LAT. LDS. F1 / F2
	DESCRIPTION	FASTENERS PER CONNECTOR		
4	HETA20	14-10d x 1½"	1,810	65 / 960
5	DETAL20	18-10d x 1½"	2,480	2000/ 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT:6-8dx1½"/PLT:4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1½"	1010	660/550
		PLT: 8-8d x 1½"		
23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d	985	400 / N/A
		PLT / STD: 10-8d		
26	H2.5	RFT:5-8d / PLT: 5-8d	415	150 / 150
34	A34	H:4-8dx1½"/P:4-8dx1½"	365	280 / 303
35	A35F	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD:6-10d / PLT:4-10d	535	560 / 260
80	SP2	STD:6-10d / PLT:6-10d	605	560 / 260
81	SPH4,6,8	12-10d x 1½"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT	7,910	N/A
		STUD: (3) 7/8"x5½" BOLTS		
97	MTSM16	BLOCK: 4-¼"x2½" TC JOIST : 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT	4,235	N/A
		STRAP: 18-16d		
99	A35	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
102	HTT5	5/8" BOLT/ 26-10d	4,275	N/A
103	VGTR/L	32-SDS½"x3"/((2) 7/8" BLT	3,990	N/A
104	HDUE7-SDS3	5/8" BLT/ (13)-SDS 1/4"x 3"	7,015	N/A
110	HCP2	12-10d x 1½"	520	260 / N/A
167	HHUS46	H:14-16d/J:6-16d	1,550	N/A
168	U46	H:8-10d/J:4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H:(14)-16d/J:4-10d	1,085	N/A
186	HUCQ210-2 SDS	H:(12)-1/4"x2-1/2" SDS" J:(6)-1/4"x2-1/2" SDS	2,345	N/A
190	HU210-2	CMU:(18)-1/4"x2-1/2" TITEN T." J:(10)-0.148x3"	1,800 U. 5,095 D.	N/A
191	HU410/HUC410	CMU:(18)-1/4"x2-1/2" TITEN T." J:(10)-0.148x3"	1,800 U. 5,095 D.	N/A
214	HUC212-3	HD:(22)0.162"x3½" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR:46-16d/JST:10-16d	2,720	N/A
216	HUS412	BLOCK: 10-¼"x1½" TC JOIST : 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-¼"x1½" TC JOIST : 10-16d	2,630	N/A
219	MBHA412	H:1-ATR3/4X8 TOP&FACE	3,145	N/A
		JOIST: 18-10d		
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	2,160	N/A
231	MBHA3.56/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
232	MBHA5.50/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
240	H16	R:2-10dx1½"/P:10-10dx1½"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MGT	(1) 5/8"BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL:3/4"BLTS./GIR: 8-10d	6485	N/A
303	HGT-4	LTL:3/4"BLTS./GIR: 16-10d	9,250	N/A
401	SURL414	FACE:18-16d/JST:8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			



	T.O WALL 9'-4"
	INTERIOR BRG T.O WALL 9'-4"
	T.O WALL 11'-4"

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

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

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

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

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

1. TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
2. TYPICAL ROOF EAVES OVERHANG TO BE 16" UNLESS OTHERWISE NOTED.
3. PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC.STANDARDS AND/ OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023)FLORIDA RESIDENTIAL CODE.
4. ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL REG. ENG.
5. TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPIW/TC A BCS1 1.
6. REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS CONNECTIONS.
7. ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
8. TILE ROOF : UNDERLAYMENT TO BE INSTALLED IN ACCORDANCE WITH 2023, 8TH EDITION R905 1.1 UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905 1.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905 1.1.1
9. OFF RIDGE VENTS MAXIMUM OPENING SIZES: REFER TO MANUFACTURE SPECIFICATIONS.

THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 2000 COMMUNITY DEVELOPMENT CODE.

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

Park Square HOMES

FLOOR TRUSS LAYOUT

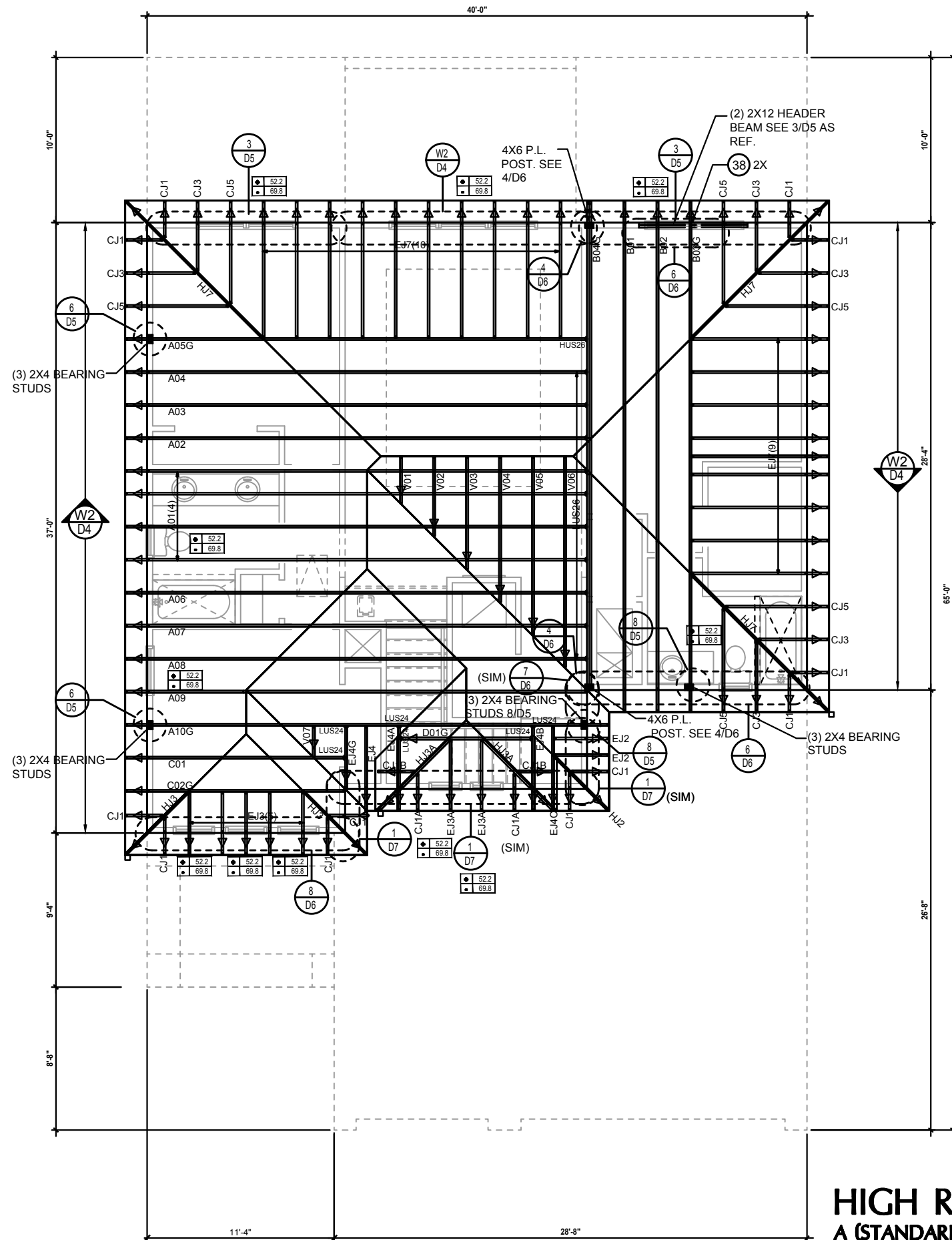
2980 KINGSLEY FLORIDA SERIES

DELTA #	DATE
DATE:	11-18-
SCALE:	AS NOTE
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SHEET:	

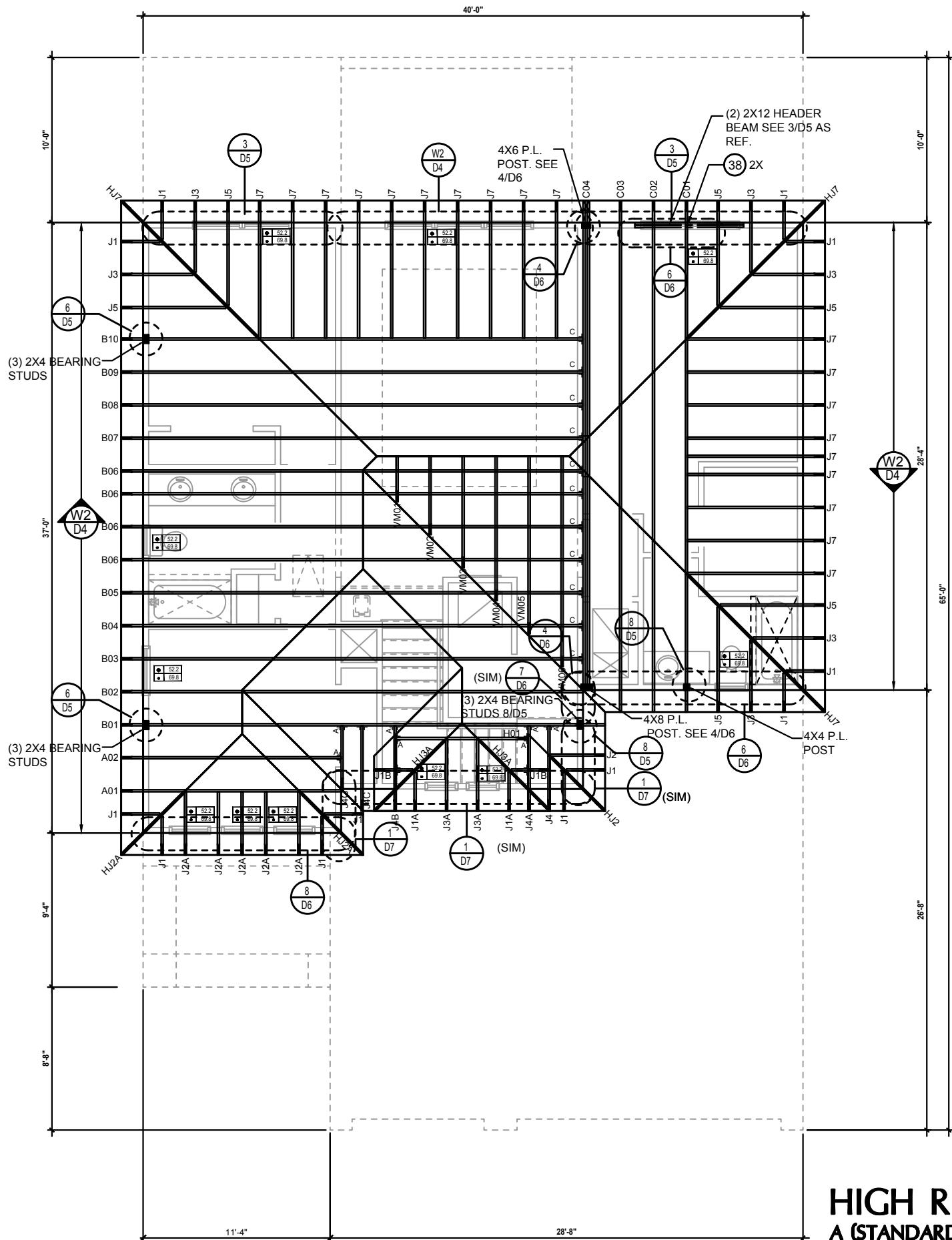
S3.2

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CONNECTOR SCHEDULE				
CONNECT. TYPE	SIMPSON		MAX. UPLIFT	LAT. LDS. F1 / F2
	DESCRIPTION	FASTENERS PER CONNECTOR		
4	HETA20	14-10d x 1½"	1,810	65 / 960
5	DETAL20	18-10d x 1½"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8dx1½"/PLT: 4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1½" PLT: 8-8d x 1½"	1010	660/550
23	LUS26	HDR: 4-10d/JST: 4-10d RFT / TRS: 4-8d	935	N/A
24	H7	PLT / STD: 10-8d	985	400 / N/A
26	H2.5	RFT: 5-8d / PLT: 6-8d	415	150 / 150
34	A34	H: 4-8dx1½"/P: 4-8dx1½"	365	280 / 303
35	A35F	H: 4-8dx1½"/P: 4-8dx1½"	440	440 / N/A
37	HTS16	16-10d	1,415	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD: 6-10d / PLT: 4-10d	535	560 / 260
80	SP2	STD: 6-10d / PLT: 6-10d	605	560 / 260
81	SPH4.6.8	12-10d x 1½"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT STUD: (3) 7/8"x5½" BOLTS	7,910	N/A
97	MTSM16	BLOCK: 4-¼"x2¼" TC JOIST : 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A
99	A35	H: 4-8dx1½"/P: 4-8dx1½"	440	440 / N/A
102	HTT5	5/8" BOLT / 26-10d	4,275	N/A
103	VGTR/L	32-SDS½"x3"/(2) 7/8" BLT	3,990	N/A
104	HDU8-SDS2.5	7/8" BLT/20-SDS ¼"x2½"	5,020	N/A
110	HCP2	12-10d x 1½"	520	260 / N/A
167	HHUS46	H: 14-16d/J: 6-16d	1,550	N/A
168	U46	H: 8-10d/J: 4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H: 14-16d/J: 4-10d	1,085	N/A
186	HUCQ210-2 SDS	H: 12-1¼"x2-1/2" SDS" J: 6-1¼"x2-1/2" SDS	2,345	N/A
190	HU210-2 SDS	CMU: 18-1¼"x2-1/2" TITEN T." J: 10-0.148x3"	1,800 U. 5,095 D.	N/A
191	HU410	CMU: (18)-1¼"x2-1¼" TITEN T." J: (10) 0.148x3"	1,800 U. 5,095 D.	N/A
214	HUC212-3	HD: (22) 0.162"x3½" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR: 46-16d/JST: 10-16d	2,720	N/A
216	HUS412	BLOCK: 10-½"x1½" TC JOIST : 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-½"x1½" TC JOIST : 10-16d	2,630	N/A
219	MBHA412	H: 1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR : (2) ¾" ϕ x 8" JOIST : 18-10d	2,160	N/A
231	MBHA3.56/16	HDR : (2) ¾" ϕ x 8" JOIST : 18-10d	3,450	N/A
232	MBHA5.50/16	HDR : (2) ¾" ϕ x 8" JOIST : 18-10d	3,450	N/A
240	H16	R: 2-10dx1½"/P: 10-10dx1½"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MG1	(1) 5/8"BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL: ¾"BLTS./GIR: 8-10d	6485	N/A
303	HGT-4	LTL: ¾"BLTS./GIR: 16-10d	9,250	N/A
401	SUR/L414	FACE: 18-16d/JST: 8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			



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CONNECT. TYPE	SIMPSON		MAX. UPLIFT	LAT. LDS. F1 / F2
	DESCRIPTION	FASTENERS PER CONNECTOR		
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20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8dx1½"/PLT: 4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1½" PLT: 8-8d x 1½"	1010	660/550
23	LUS26	HDR: 4-10d/JST: 4-10d RFT / TRS: 4-8d	935	N/A
24	H7	PLT / STD: 10-8d	985	400 / N/A
26	H2.5	RFT: 5-8d / PLT: 6-8d	415	150 / 150
34	A34	H: 4-8dx1½"/P: 4-8dx1½"	365	280 / 303
35	A35F	H: 4-8dx1½"/P: 4-8dx1½"	440	440 / N/A
37	HTS16	16-10d	1,415	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD: 6-10d / PLT: 4-10d	535	560 / 260
80	SP2	STD: 6-10d / PLT: 6-10d	605	560 / 260
81	SPH4.6.8	12-10d x 1½"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT STUD: (3) 7/8"x5½" BOLTS	7,910	N/A
97	MTSM16	BLOCK: 4-¼"x2¼" TC JOIST : 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A
99	A35	H: 4-8dx1½"/P: 4-8dx1½"	440	440 / N/A
102	HTT5	5/8" BOLT / 26-10d	4,275	N/A
103	VGTR/L	32-SDS¼"x3"/(2) 7/8" BLT	3,990	N/A
104	HDU8-SDS2.5	7/8" BLT/20-SDS ¼"x2½"	5,020	N/A
110	HCP2	12-10d x 1½"	520	260 / N/A
167	HHUS46	H: 14-16d/J: 6-16d	1,550	N/A
168	U46	H: 8-10d/J: 4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H: 14-16d/J: 4-10d	1,085	N/A
186	HUCQ210-2 SDS	H: 12-1¼"x2-1/2" SDS" J: 6-1¼"x2-1/2" SDS	2,345	N/A
190	HU210-2 SDS	CMU: 18-1¼"x2-1/2" TITEN T." J: 10-0.148x3"	1,800 U. 5,095 D.	N/A
191	HU410	CMU: (18)-1¼"x2-1/4" TITEN T." J: (10) 0.148x3"	1,800 U. 5,095 D.	N/A
214	HUC212-3	HD: (22) 0.162"x3½" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR: 46-16d/JST: 10-16d	2,720	N/A
216	HUS412	BLOCK: 10-½"x1½" TC JOIST : 10-16d	3,240	N/A
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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) ¾" φ x 8" JOIST : 18-10d	2,160	N/A
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240	H16	R: 2-10dx1½"/P: 10-10dx1½"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MGT	(1) 5/8"BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL: ¾"BLTS./GIR: 8-10d	6485	N/A
303	HGT-4	LTL: ¾"BLTS./GIR: 16-10d	9,250	N/A
401	SUR/L414	FACE: 18-16d/JST: 8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			



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21	H1	RFT: 6-8dx1½"/PLT: 4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1½"	1010	660/550
		PLT: 8-8d x 1½"		
23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d	985	400 / N/A
		PLT / STD: 10-8d		
26	H2.5	RFT: 5-8d / PLT: 5-8d	415	150 / 150
34	A34	H: 4-8dx1½"/P: 4-8dx1½"	365	280 / 303
35	A35F	H: 4-8dx1½"/P: 4-8dx1½"	440	440 / N/A
37	HTS16	16-10d	1,415	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
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47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD: 6-10d / PLT: 4-10d	535	560 / 260
80	SP2	STD: 6-10d / PLT: 6-10d	605	560 / 260
81	SPH4,6,8	12-10d x 1½"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
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		STUD: (3) 7/8"x5½" BOLTS		
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		STRAP: 18-16d		
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103	VGTR/L	32-SDS½"x3½"/(2) 7/8" BLT	3,990	N/A
104	HU8-SDS2.5	7/8" BLT/20-SDS ¼"x2½"	5,020	N/A
110	HCP2	12-10d x 1½"	520	260 / N/A
167	HHUS46	H: 14-16d/J: 6-16d	1,550	N/A
168	U46	H: 8-10d/J: 4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H: 14-16d/J: 4-10d	1,085	N/A
186	HUCQ210-2 SDS	H: 12-1¼"x2-1/2" SDS J: 6-1¼"x2-1/2" SDS	2,345	N/A
190	HU210-2 SDS	CMU: (18-1¼"x2-1/2" TITEN T." J: 10-0.148x3"	1,800 U. 5,095 D.	N/A
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214	HUC212-3	HD: (22) 0.162"x3½" TAPCON BM: (10) 0.148x3"	1,895	N/A
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216	HUS412	BLOCK: 10-¼"x1½" TC JOIST : 10-16d	3,240	N/A
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303	HGT-4	LTL: 3/4"BLTS./GIR: 16-10d	9,250	N/A
401	SUR/L414	FACE: 18-16d/JST: 8-16d	1,700	N/A
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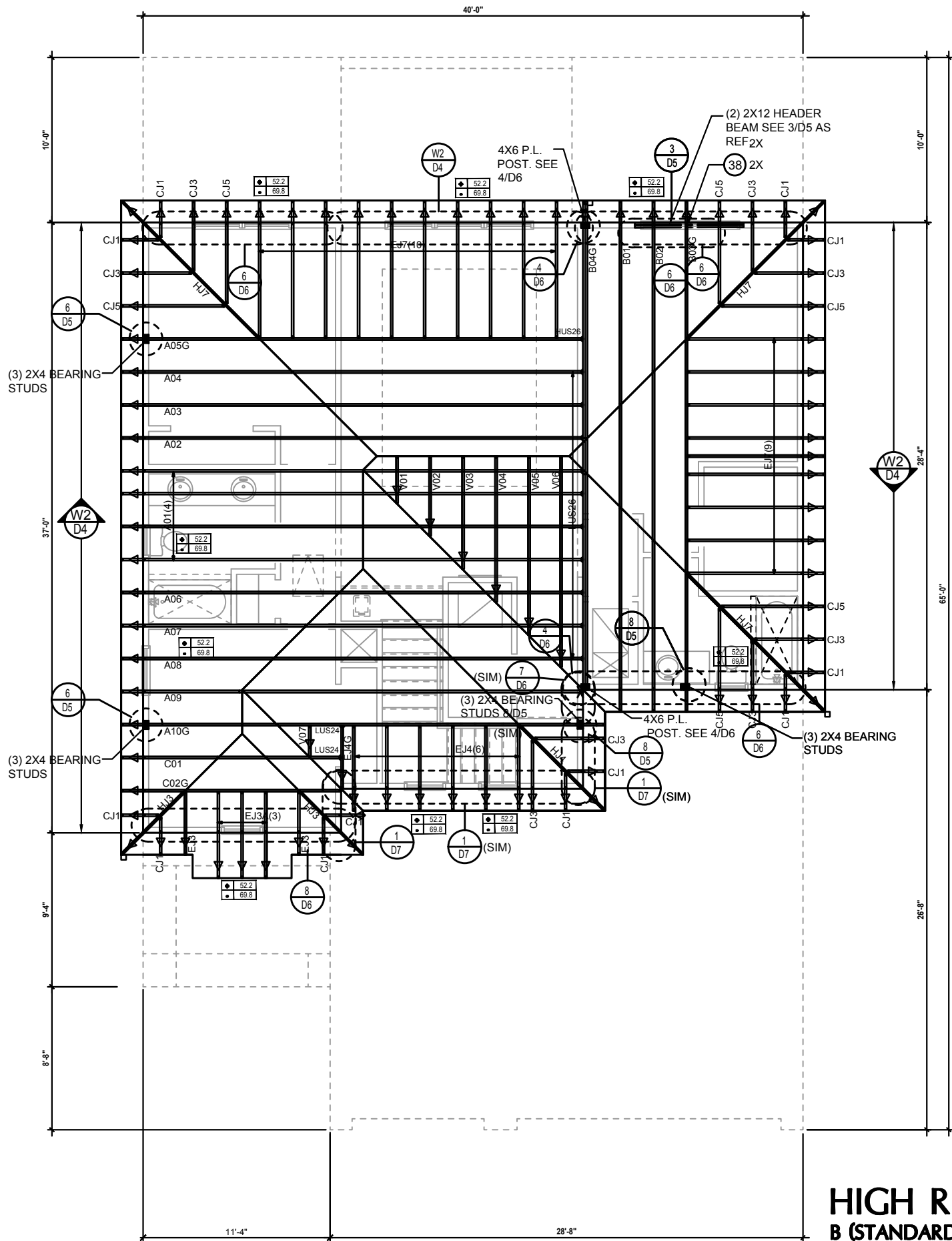


9. OFF RIDGE VENTS MAXIMUM OPENING SIZES:
REFER TO MANUFACTURE SPECIFICATIONS.

SHEET:

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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: 6-8d	415	150 / 150
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303	HGT-4	LTL: ¾"BLTS./GIR: 16-10d	9,250	N/A
401	SUR/L414	FACE: 18-16d/JST: 8-16d	1,700	N/A
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21	H1	RFT: 6-8dx1½"/PLT: 4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1½"	1010	660/550
		PLT: 8-8d x 1½"		
23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A
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		PLT / STD: 10-8d		
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35	A35F	H: 4-8dx1½"/P: 4-8dx1½"	440	440 / N/A
37	HTS16	16-10d	1,415	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD: 6-10d / PLT: 4-10d	535	560 / 260
80	SP2	STD: 6-10d / PLT: 6-10d	605	560 / 260
81	SPH4,6,8	12-10d x 1½"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT	7,910	N/A
		STUD: (3) 7/8"x5½" BOLTS		
97	MTSM16	BLOCK: 4-¼"x2¼" TC JOIST : 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT	4,235	N/A
		STRAP: 18-16d		
99	A35	H: 4-8dx1½"/P: 4-8dx1½"	440	440 / N/A
102	HTT5	5/8" BOLT / 26-10d	4,275	N/A
103	VGTR/L	32-SDS½"x3½"/(2) 7/8" BLT	3,990	N/A
104	HU8-SDS2.5	7/8" BLT/20-SDS ¼"x2½"	5,020	N/A
110	HCP2	12-10d x 1½"	520	260 / N/A
167	HHUS46	H: 14-16d/J: 6-16d	1,550	N/A
168	U46	H: 8-10d/J: 4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H: 14-16d/J: 4-10d	1,085	N/A
186	HUCQ210-2 SDS	H: 12-1¼"x2-1½" SDS J: 6-1¼"x2-1½" SDS	2,345	N/A
190	HU210-2 SDS	CMU: (18-1¼"x2-1½" TITEN T." J: 10-0.148x3"	1,800 U. 5,095 D.	N/A
191	HU410	CMU: (18-1¼"x2-1¼" TITEN T." J: (10) 0.148x3"	1,800 U. 5,095 D.	N/A
214	HUC212-3	HD: (22) 0.162"x3½" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR: 46-16d/JST: 10-16d	2,720	N/A
216	HUS412	BLOCK: 10-¼"x1½" TC JOIST : 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-¼"x1½" TC JOIST : 10-16d	2,630	N/A
219	MBHA412	H: 1-ATR3/4X8 TOP&FACE	3,145	N/A
		JOIST: 18-10d		
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	2,160	N/A
231	MBHA3.56/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
232	MBHA5.50/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
240	H16	R: 2-10dx1½"/P: 10-10dx1½"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MGT	(1) 5/8"BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL: 3/4"BLTS./GIR: 8-10d	6485	N/A
303	HGT-4	LTL: 3/4"BLTS./GIR: 16-10d	9,250	N/A
401	SUR/L414	FACE: 18-16d/JST: 8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			



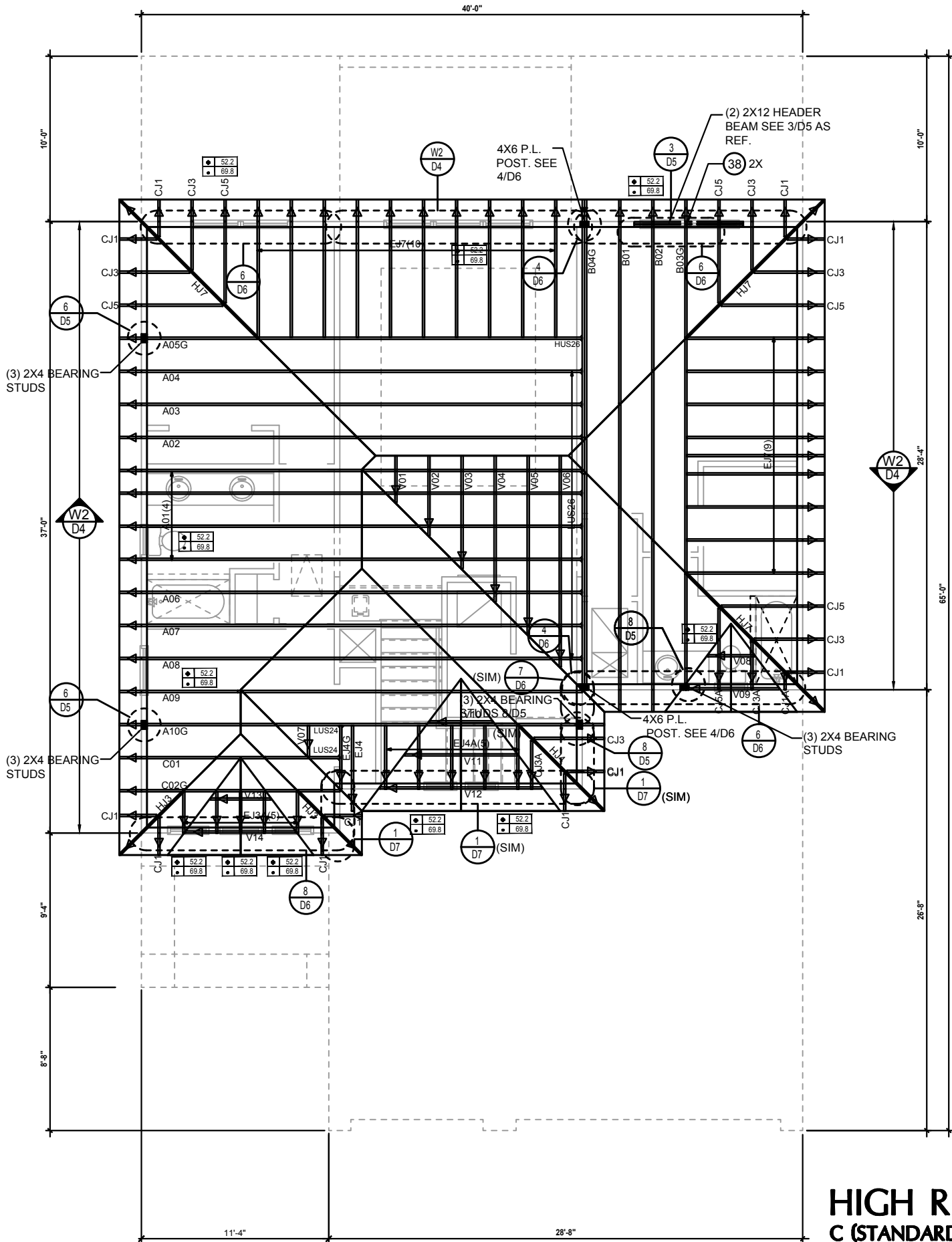
1. TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
2. TYPICAL ROOF EAVES OVERHANG TO BE 16" UNLESS OTHERWISE NOTED.
3. PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC.STANDARDS AND/ OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023)FLORIDA RESIDENTIAL CODE.
4. ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL. REG. ENG.
5. TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY 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 TPIW/TA BCSI 1.
6. REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
7. ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
8. TILE ROOF : UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R905.1.1
UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4689 AND D6757 SHALL BE LABELED INDICATING COMPLIANCE TO THE STANDARD DESIGNATION, IF APPLICABLE. TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1
UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1
9. OFF RIDGE VENTS MAXIMUM OPENING SIZES: REFER TO MANUFACTURE SPECIFICATIONS.

PARK SQUARE HOMES RESERVES CONT.	REVISIONS	
	DELTA #	DATE
	DATE: 11-18-2	
	SCALE: AS NOTED	
	DRAWN: M	
SHEET:		
S4.0		

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

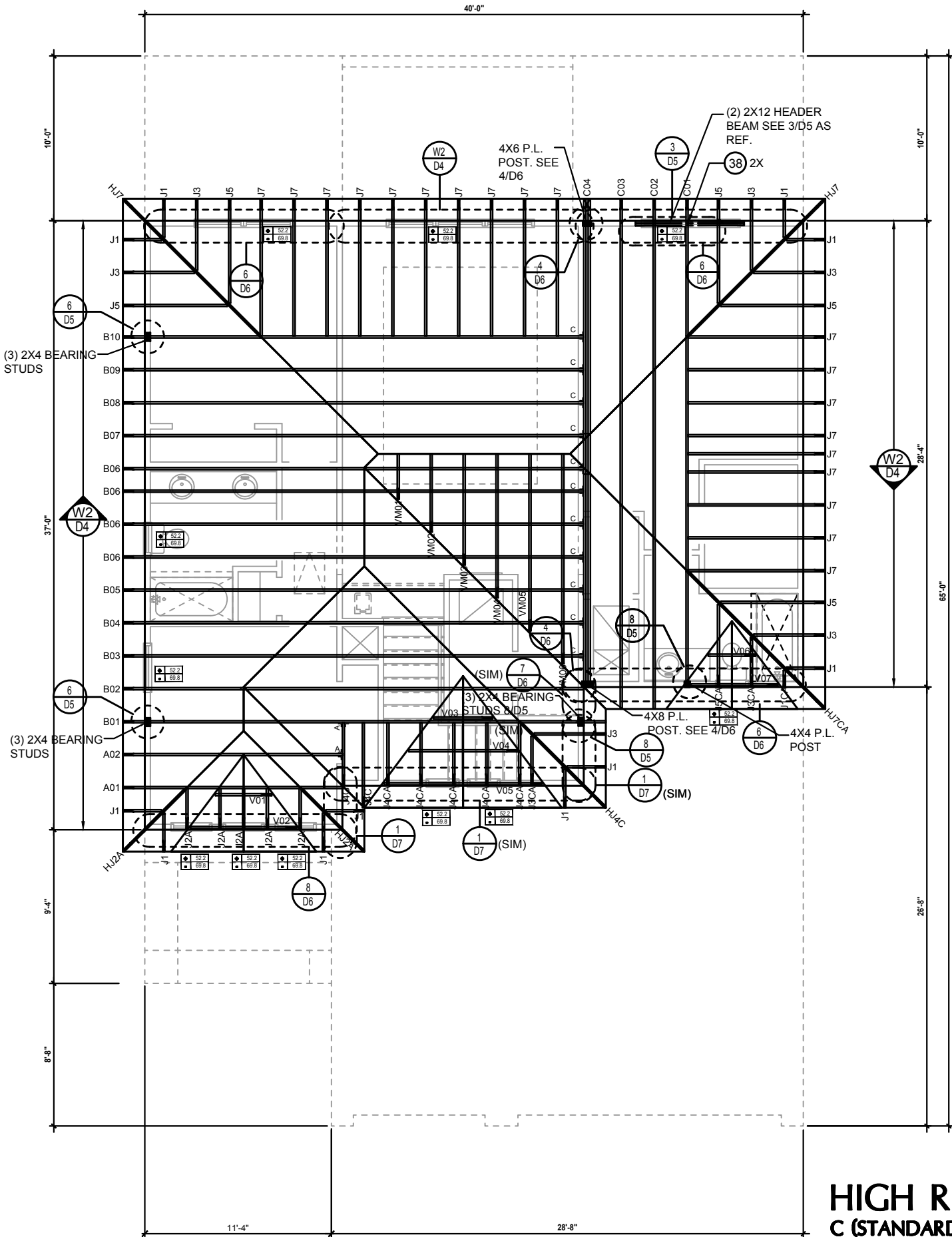
CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON		MAX. UPLIFT	LAT. LDS. F1 / F2
	DESCRIPTION	FASTENERS PER CONNECTOR		
4	HETA20	14-10d x 1½"	1,810	65 / 960
5	DETAL20	18-10d x 1½"	2,480	2000/ 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT:6-8dx1½"/PLT:4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1½"	1010	660/550
23	LUS26	PLT: 8-8d x 1½"		
24	H7	HDR: 4-10d/JST: 4-10d	935	N/A
26	H2.5	RFT / TRS: 4-8d	985	400 / N/A
34	A34	PLT / STD: 10-8d		
35	A35F	RFT:5-8d / PLT: 5-8d	415	150 / 150
37	MTS12	H:4-8dx1½"/P:4-8dx1½"	365	280 / 303
38	MTS16	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	14-10d	990	N/A
45	ST18	10-10d	905	N/A
47	LSTA24	14-16d	1,200	N/A
71	MSTA36	18-10d	1,295	N/A
72	MSTC66	26-10d	2,135	N/A
79	SP1	64-16d SINKERS	5,495	N/A
80	SP2	STD:6-10d / PLT:4-10d	535	560 / 260
81	SPH4,6,8	STD:6-10d / PLT:6-10d	605	560 / 260
90	ABU66	12-10d x 1½"	885	N/A
89	CB66	12-16d	2,240	N/A
92	ABU44	(2) 7/8" BOLTS	2,300	985
93	AC6 (MAX)	12-16d	2,200	N/A
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	28-16d	1,815	1,070
96	HD8A	20-10d	1,450	N/A
97	MTSM16	SILL: 7/8" BOLT	7,910	N/A
		STUD:(3) 7/8"x5½" BOLTS		
98	HTT4	BLOCK: 4-¼"x2¼" TC	860	N/A
99	A35	JOIST : 7-10d	4,235	N/A
102	HTT5	SILL: 5/8" BOLT		
103	VGTR/L	STRAP: 18-16d	440	440 / N/A
104	HDUE7-SDS3	H:4-8dx1½"/P:4-8dx1½"	4,275	N/A
110	HCP2	5/8" BOLT/ 26-10d	3,990	N/A
167	HHUS46	32-SDS¼"x3"(2) 7/8" BLT	7,015	N/A
168	U46	5/8" BLT/ (13)-SDS 1/4"x 3"	520	260 / N/A
181	HUS26	12-10d x 1½"	1,550	N/A
184	HUC28-2	H:14-16d/J:6-16d	710	N/A
186	HUC20-2 SDS	H:8-10d/J:4-10d	1,550	N/A
190	HU210-2	H:(14)-16d/J:4-10d	1,085	N/A
191	HU410/HUC410	H:(12)-1/4"x2-1/2" SDS" J:(6)-1/4"x2-1/2" SDS	2,345	N/A
214	HUC212-3	CMU:(18)-1/4"x2-1/2" TITEN T." J:(10)-0.148x3"	1,800 U. 5,095 D.	N/A
215	HGUS210-2	CMU:(18)-1/4"x2-1/2" TITEN T." J:(10)-0.148x3"	1,800 U. 5,095 D.	N/A
216	HUS412	HD:(22)0.162"x3½" TAPCON BM: (10) 0.148x3"	1,895	N/A
217	HUS212-2	HDR:46-16d/JST:10-16d	2,720	N/A
219	MBHA412	BLOCK: 10-¼"x1½" TC	3,240	N/A
220	N/A	JOIST : 10-16d	2,630	N/A
226	MBHA4.75/12	BLOCK: 10-¼"x1½" TC	3,145	N/A
231	MBHA3.56/16	JOIST : 10-16d	3,145	N/A
232	MBHA5.50/16	H:1-ATR3/4X8 TOP&FACE	3,145	N/A
240	H16	JOIST: 18-10d	1,620	N/A
241	LGT2	HDR : (2) 3/4" φ x 8"	2,160	N/A
301	MG7	JOIST : 18-10d	3,450	N/A
302	HGT-2 or 3	HDR : (2) 3/4" φ x 8"	3,450	N/A
303	HGT-4	JOIST : 18-10d	1,470	480 / N/A
401	SURL414	R:2-10dx1½"P:10-10dx1½"	2000	1015 / 440
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			



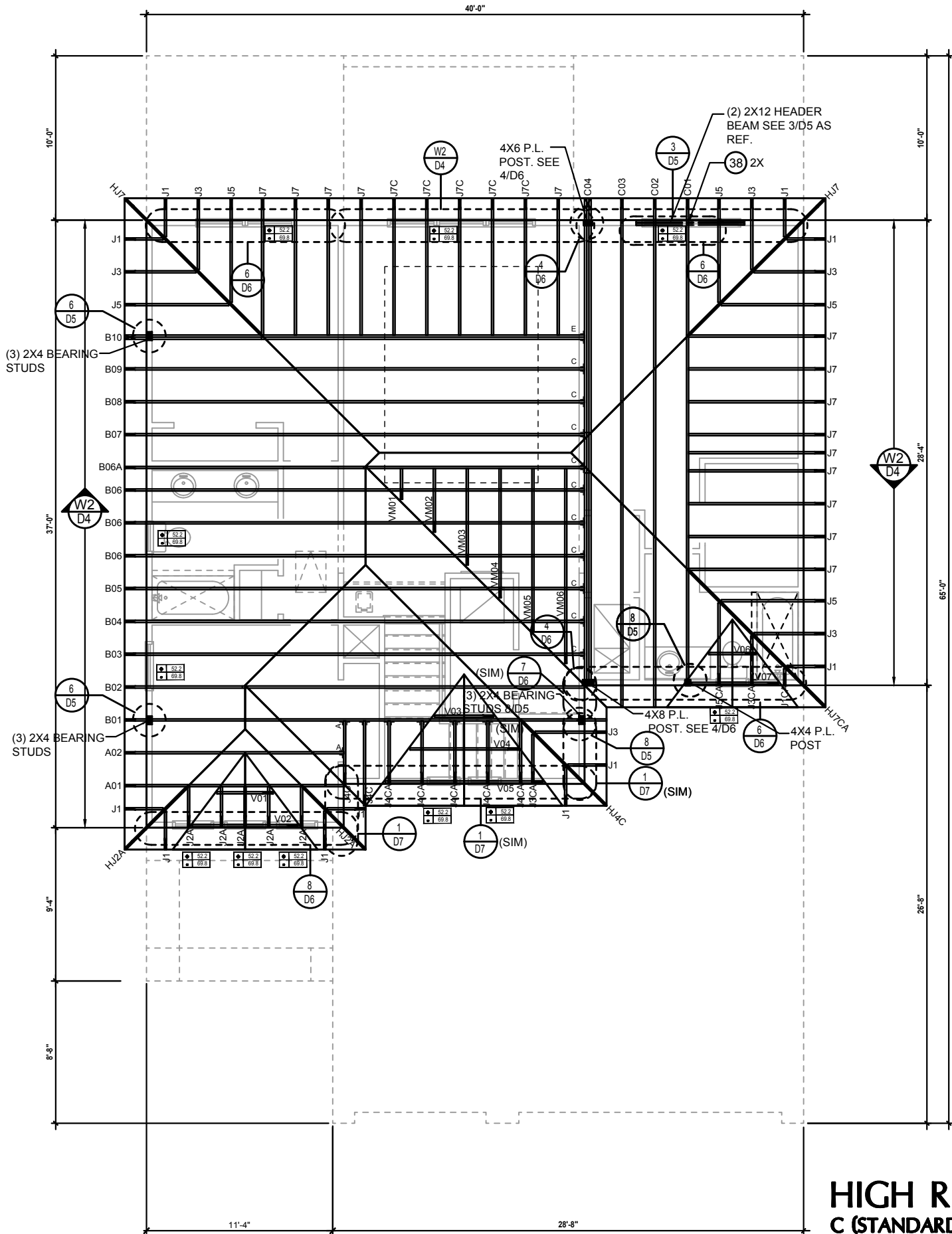
CONNECTOR SCHEDULE

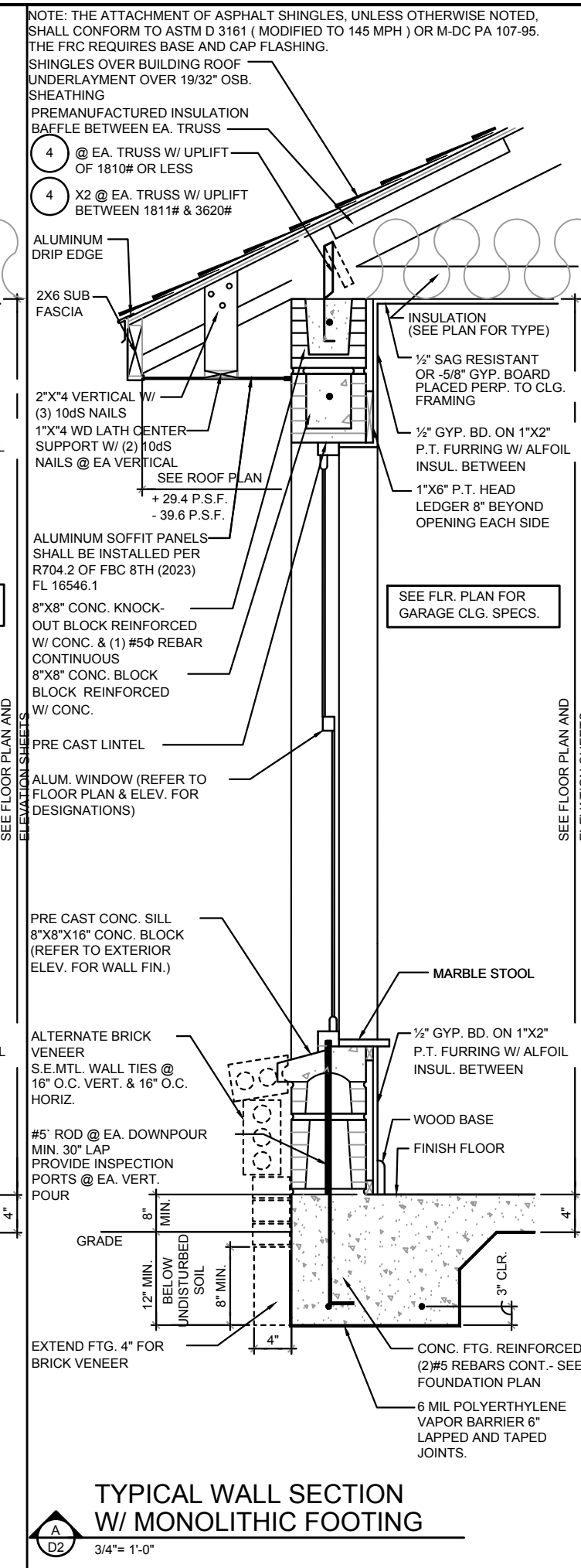
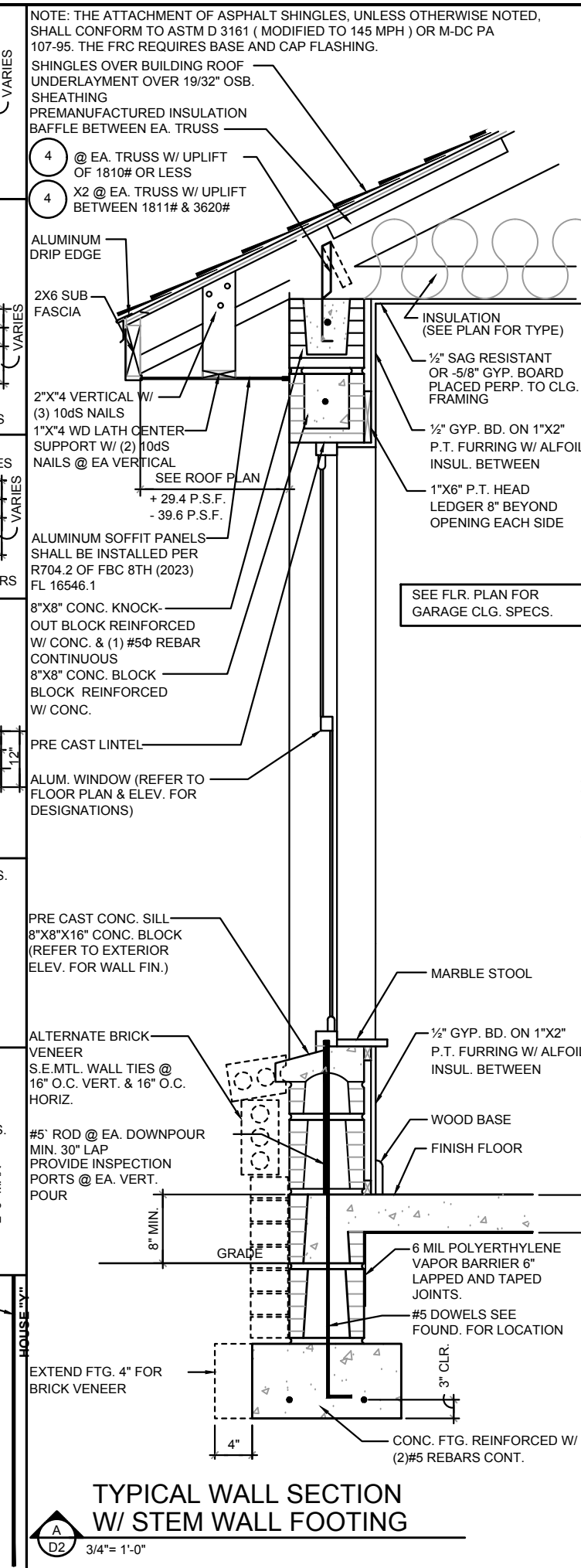
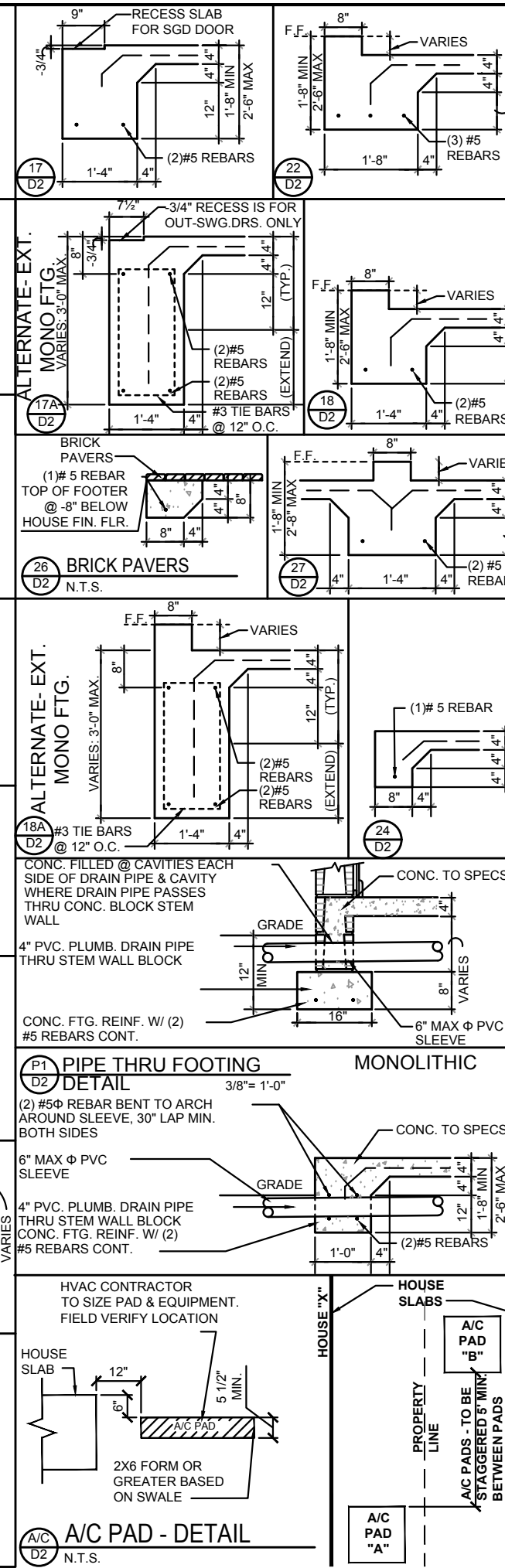
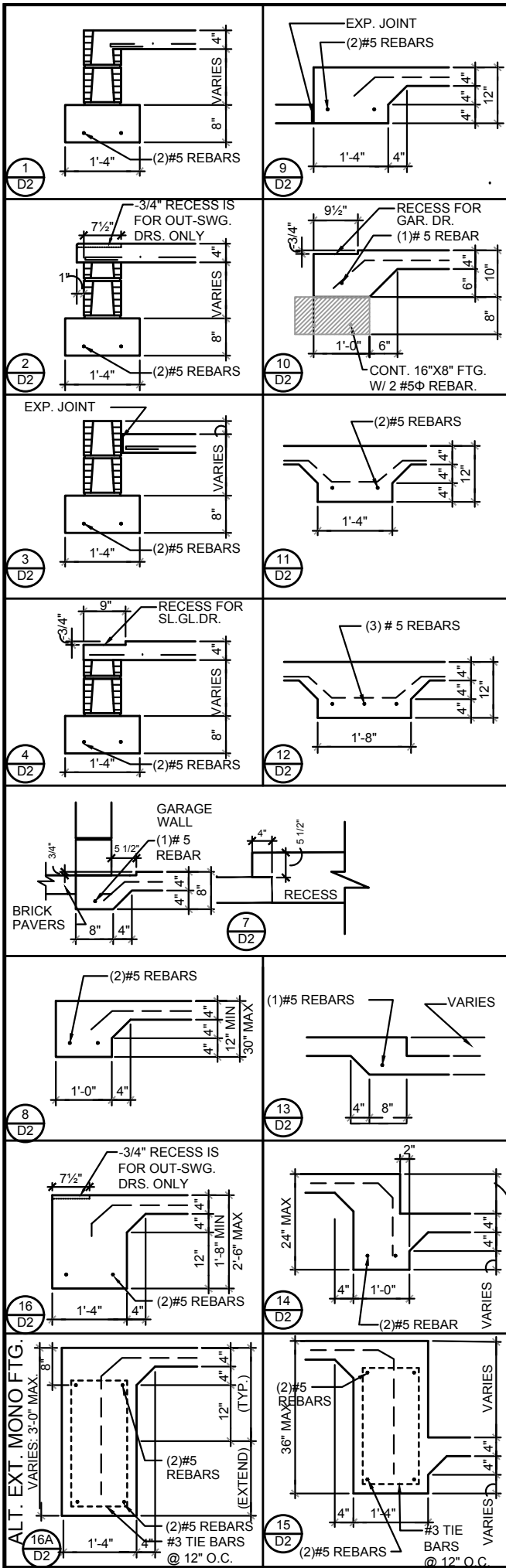
CONNECT. TYPE	SIMPSON		MAX. UPLIFT	LAT. LDS. F1 / F2
	DESCRIPTION	FASTENERS PER CONNECTOR		
4	HETA20	14-10d x 1½"	1,810	65 / 960
5	DETAL20	18-10d x 1½"	2,480	2000/ 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT:6-8dx1½"/PLT:4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1½"	1010	660/550
23	LUS26	PLT: 8-8d x 1½"		
24	H7	HDR: 4-10d/JST: 4-10d	935	N/A
26	H2.5	RFT / TRS: 4-8d	985	400 / N/A
34	A34	PLT / STD: 10-8d	415	150 / 150
35	A35F	RFT:5-8d / PLT: 5-8d	365	280 / 303
37	MTS12	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	14-10d	905	N/A
45	ST18	10-10d	1,200	N/A
47	LSTA24	14-16d	1,295	N/A
71	MSTA36	18-10d	2,135	N/A
72	MSTC66	26-10d	5,495	N/A
79	SP1	64-16d SINKERS	535	560 / 260
80	SP2	STD:6-10d / PLT:4-10d	605	560 / 260
81	SPH4,6,8	STD:6-10d / PLT:6-10d	885	N/A
90	ABU66	12-10d x 1½"	2,240	N/A
89	CB66	12-16d	2,300	985
92	ABU44	(2) 7/8" BOLTS	2,200	N/A
93	AC6 (MAX)	12-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	28-16d	1,450	N/A
96	HD8A	20-10d	7,910	N/A
97	MTSM16	SILL: 7/8" BOLT STUD:(3) 7/8"x5½" BOLTS	860	N/A
98	HTT4	BLOCK: 4-¼"x2¼" TC JOIST : 7-10d	4,235	N/A
99	A35	SILL: 5/8" BOLT STRAP: 18-16d	440	440 / N/A
102	HTT5	H:4-8dx1½"/P:4-8dx1½"	4,275	N/A
103	VGTR/L	5/8" BOLT/ 26-10d	3,990	N/A
104	HDUE7-SDS3	32-SDS¼"x3"(2) 7/8" BLT	7,015	N/A
110	HCP2	5/8" BLT/ (13)-SDS 1/4"x 3"	520	260 / N/A
167	HHUS46	12-10d x 1½"	1,550	N/A
168	U46	H:14-16d/J:6-16d	710	N/A
181	HUS26	H:8-10d/J:4-10d	1,550	N/A
184	HUC28-2	20-16d	1,085	N/A
186	HUCQ210-2 SDS	H:(14)-16d/J:4-10d	2,345	N/A
190	HU210-2	H:(12)-1/4"x2-1/2" SDS" J:(6)-1/4"x2-1/2" SDS	1,800 U. 5,095 D.	N/A
191	HU410/HUC410	CMU:(18)-1/4"x2-1/2" TITEN T." J:(10)-0.148x3"	1,800 U. 5,095 D.	N/A
214	HUC212-3	HD:(22)0.162"x3½" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	H:(12)-1/4"x2-1/2" SDS" J:(6)-1/4"x2-1/2" SDS	2,720	N/A
216	HUS412	HDR:46-16d/JST:10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-¼"x1½" TC JOIST : 10-16d	2,630	N/A
219	MBHA412	BLOCK: 10-¼"x1½" TC JOIST : 10-16d	3,145	N/A
220	N/A	H:1-ATR3/4X8 TOP&FACE JOIST: 18-10d	1,620	N/A
226	MBHA4.75/12	N/A	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	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	1,470	480 / N/A
241	LGT2	R:2-10dx1½"P:10-10dx1½"	2000	1015 / 440
301	MG1	30-16d-sinker	3,965	N/A
302	HGT-2 or 3	(1) 5/8"BLTS./GIR: 22-10d	6485	N/A
303	HGT-4	LTL:3/4"BLTS./GIR: 8-10d	9,250	N/A
401	SURL414	LTL:3/4"BLTS./GIR: 16-10d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			



CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON		MAX. UPLIFT	LAT. LDS. F1 / F2
	DESCRIPTION	FASTENERS PER CONNECTOR		
4	HETA20	14-10d x 1½"	1,810	65 / 960
5	DETAL20	18-10d x 1½"	2,480	2000/ 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT:6-8dx1½"/PLT:4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1½"	1010	660/550
		PLT: 8-8d x 1½"		
23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d	985	400 / N/A
		PLT / STD: 10-8d		
26	H2.5	RFT:5-8d / PLT: 5-8d	415	150 / 150
34	A34	H:4-8dx1½"/P:4-8dx1½"	365	280 / 303
35	A35F	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD:6-10d / PLT:4-10d	535	560 / 260
80	SP2	STD:6-10d / PLT:6-10d	605	560 / 260
81	SPH4,6,8	12-10d x 1½"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT	7,910	N/A
		STUD:(3) 7/8"x5½" BOLTS		
97	MTSM16	BLOCK: 4-¼"x2¼" TC JOIST : 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT	4,235	N/A
		STRAP: 18-16d		
99	A35	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
102	HTT5	5/8" BOLT/ 26-10d	4,275	N/A
103	VGTR/L	32-SDS¼"x3"(2) 7/8" BLT	3,990	N/A
104	HDUE7-SDS3	5/8" BLT/ (13)-SDS 1/4"x 3"	7,015	N/A
110	HCP2	12-10d x 1½"	520	260 / N/A
167	HHUS46	H:14-16d/J:6-16d	1,550	N/A
168	U46	H:8-10d/J:4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H:(14)-16d/J:4-10d	1,085	N/A
186	HUCQ210-2 SDS	H:(12)-1/4"x2-1/2" SDS" J:(6)-1/4"x2-1/2" SDS	2,345	N/A
190	HU210-2	CMU:(18)-1/4"x2-1/2" TITEN T." J:(10)-0.148x3"	1,800 U. 5,095 D.	N/A
191	HU410/HUC410	CMU:(18)-1/4"x2-1/2" TITEN T." J:(10)-0.148x3"	1,800 U. 5,095 D.	N/A
214	HUC212-3	HD:(22)0.162"x3½" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR:46-16d/JST:10-16d	2,720	N/A
216	HUS412	BLOCK: 10-¼"x1½" TC JOIST : 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-¼"x1½" TC JOIST : 10-16d	2,630	N/A
219	MBHA412	H:1-ATR3/4X8 TOP&FACE	3,145	N/A
		JOIST: 18-10d		
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	2,160	N/A
231	MBHA3.56/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
232	MBHA5.50/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
240	H16	R:2-10dx1½"P:10-10dx1½"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MGT	(1) 5/8"BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL:3/4"BLTS./GIR: 8-10d	6485	N/A
303	HGT-4	LTL:3/4"BLTS./GIR: 16-10d	9,250	N/A
401	SUR/L414	FACE:18-16d/JST:8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			





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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

2980 KINGSLEY

FLORIDA SERIES

REVISIONS

DATE	BY	DESCRIPTION
11-18-25		

DATE: 11-18-25

SCALE: AS NOTED

DRAWN: MR

SHEET: D2

INTTEG

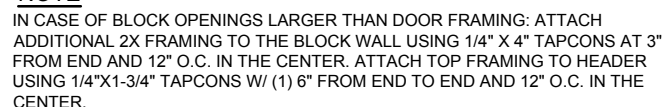
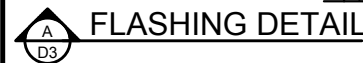
THOMPSON ENGINEERING GROUP, INC.

5200 Vineland Road, Suite 200

Orlando, Florida 32811

Phone (407) 829-3000

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4401 Vireland Road Suite A6 Orlando, FL 32811
Ph: (407) 734-1950
Fax: (407) 734-1790
www.itteg.com

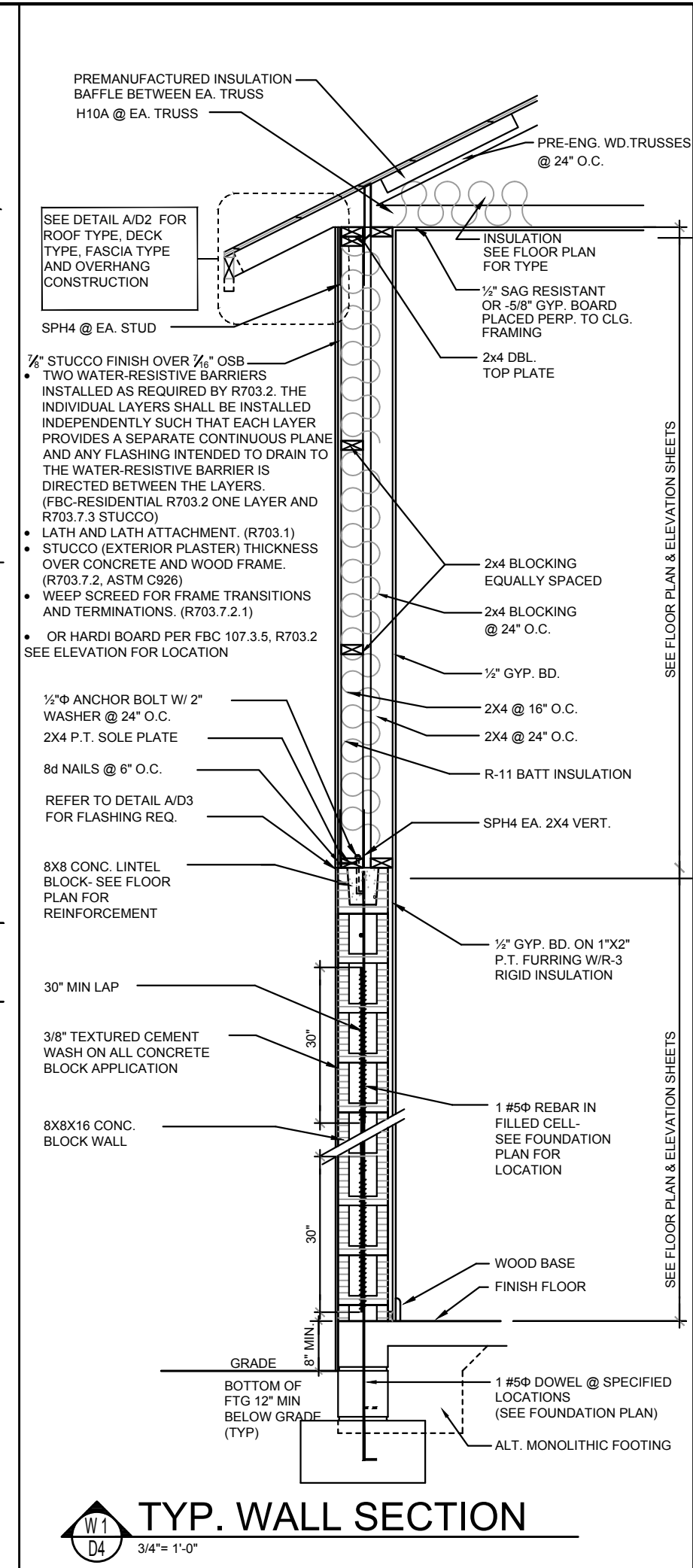
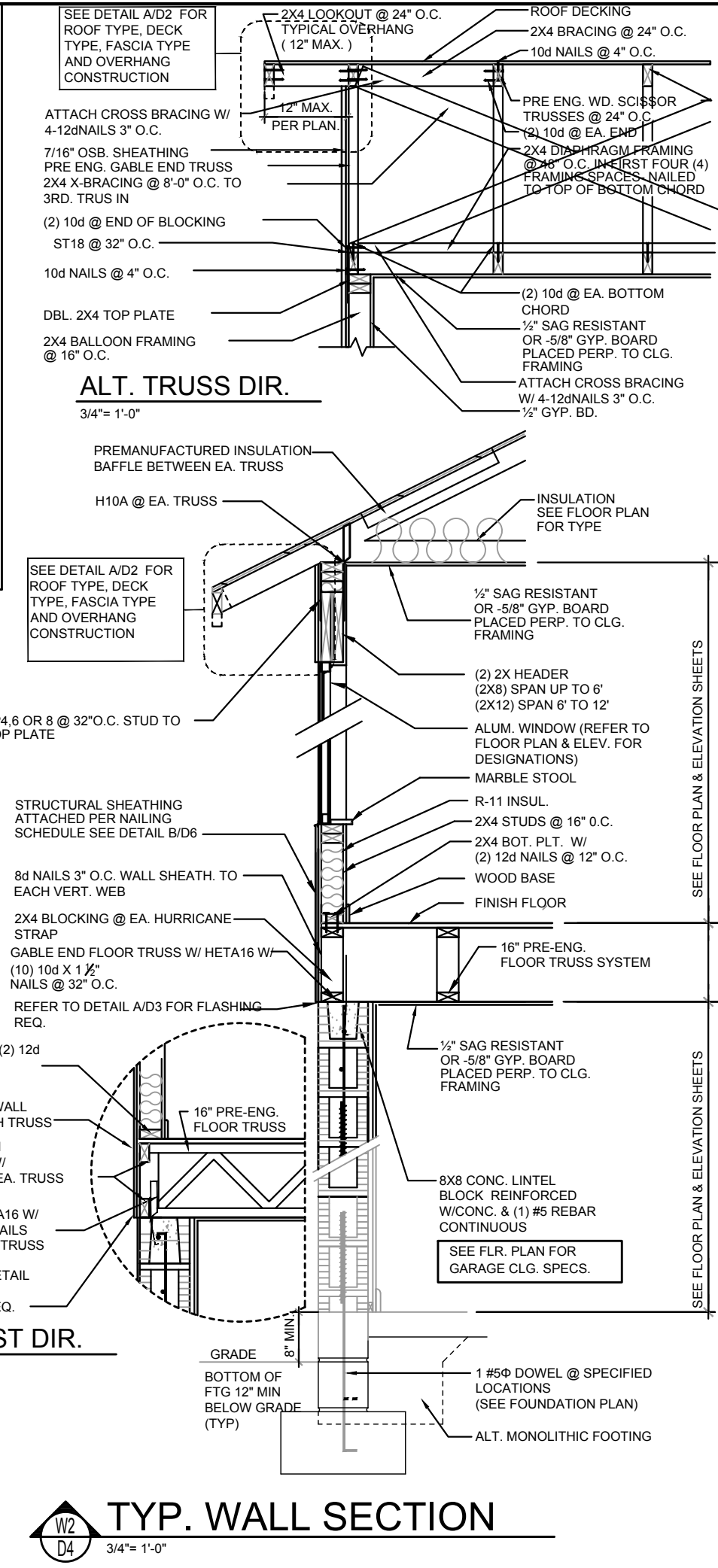
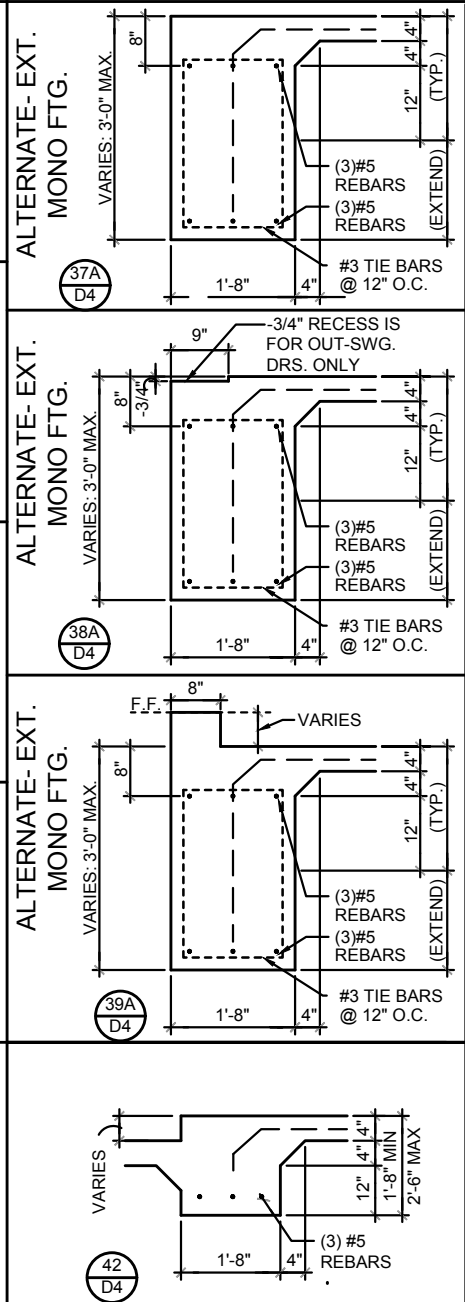
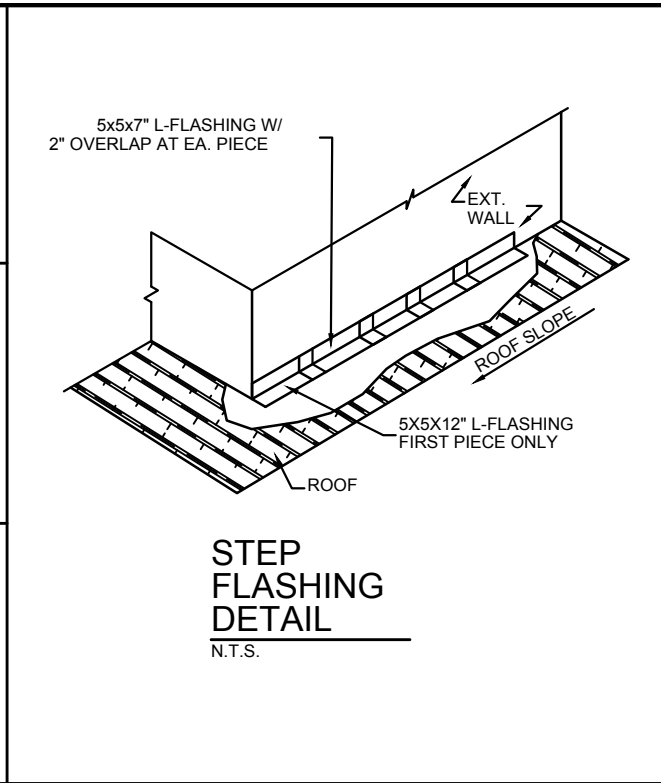
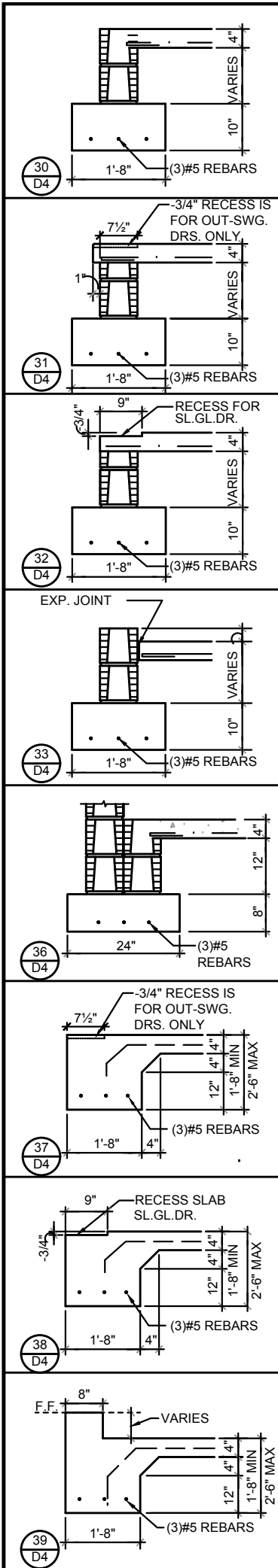
A DIVISION OF PARK SQUARE
ENTERPRISES, INC.
3200 Vineland Road, Suite 200
Orlando, Florida 32811
Phone: (407) 529 - 3000

STRUCTURAL DETAILS

Park Square Homes

2980 KINGSLEY
FLORIDA SERIES

REVISIONS	
DELTA #	DATE
DATE: 11-18-2	
SCALE: AS NOTE	
DRAWN: M	
SHEET:	
D3	



TYP. WALL SECTION 3/4"= 1'-0"



TYP. WALL SECTION 3/4"= 1'-0"

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ORLANDO, FLORIDA 32811
PH: (407) 734-1451
FAX: (407) 734-1790
WWW.HITEC.COM

Park Square HOMES

STRUCTURAL DETAILS

2980 KINGSLEY

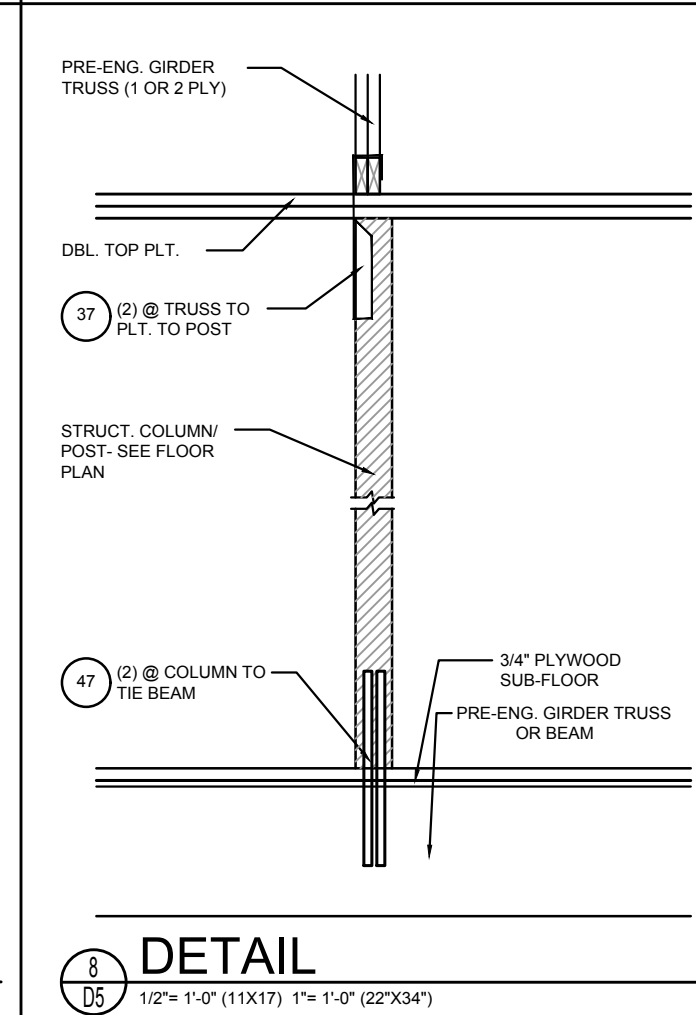
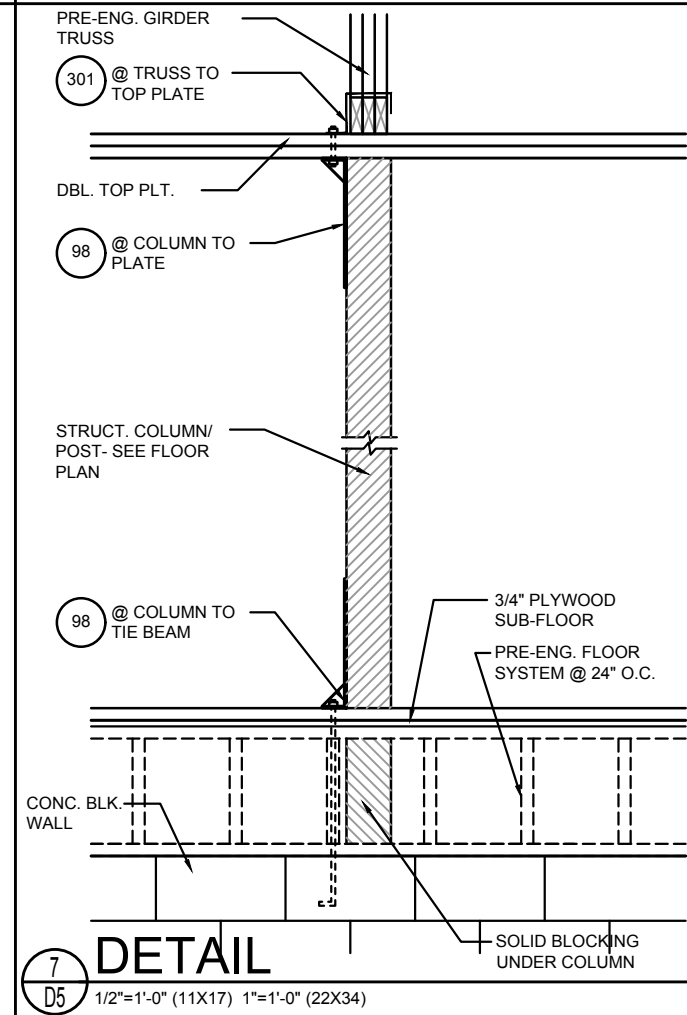
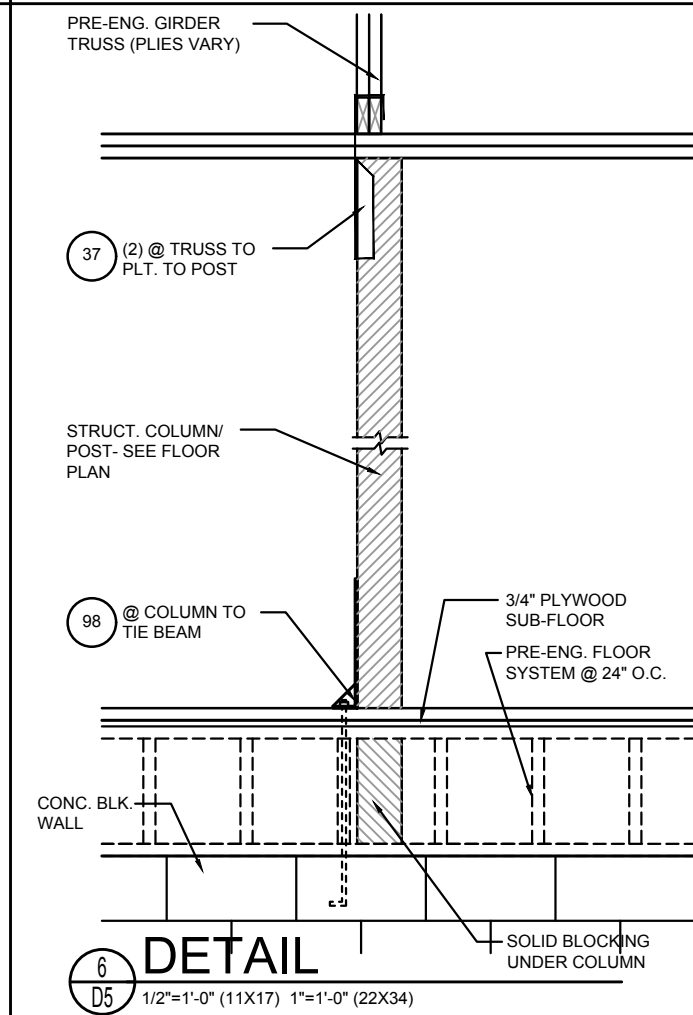
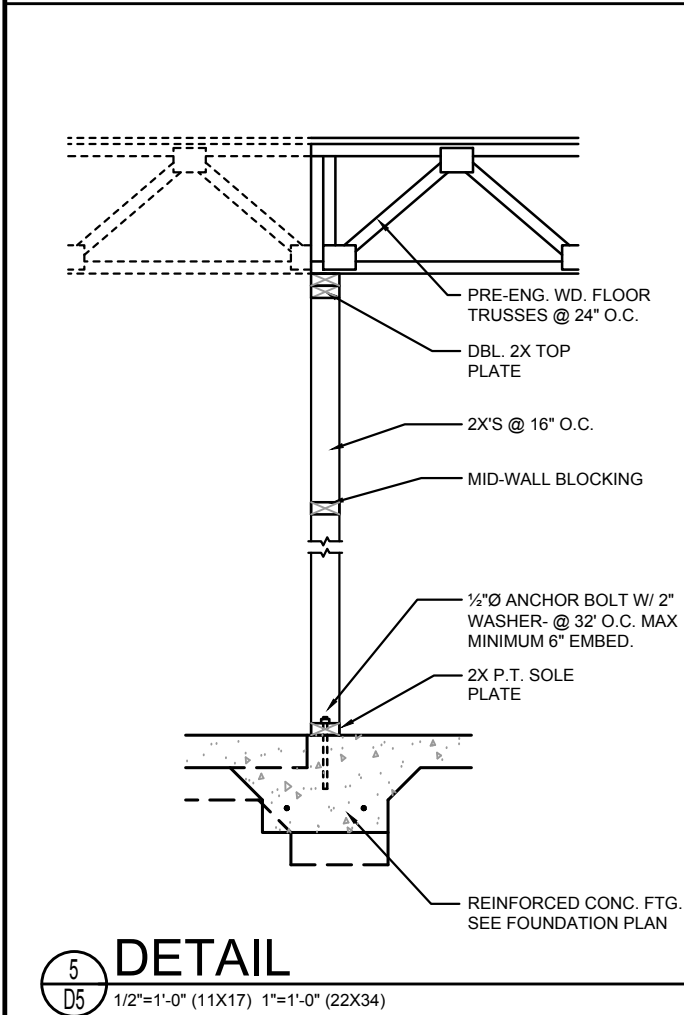
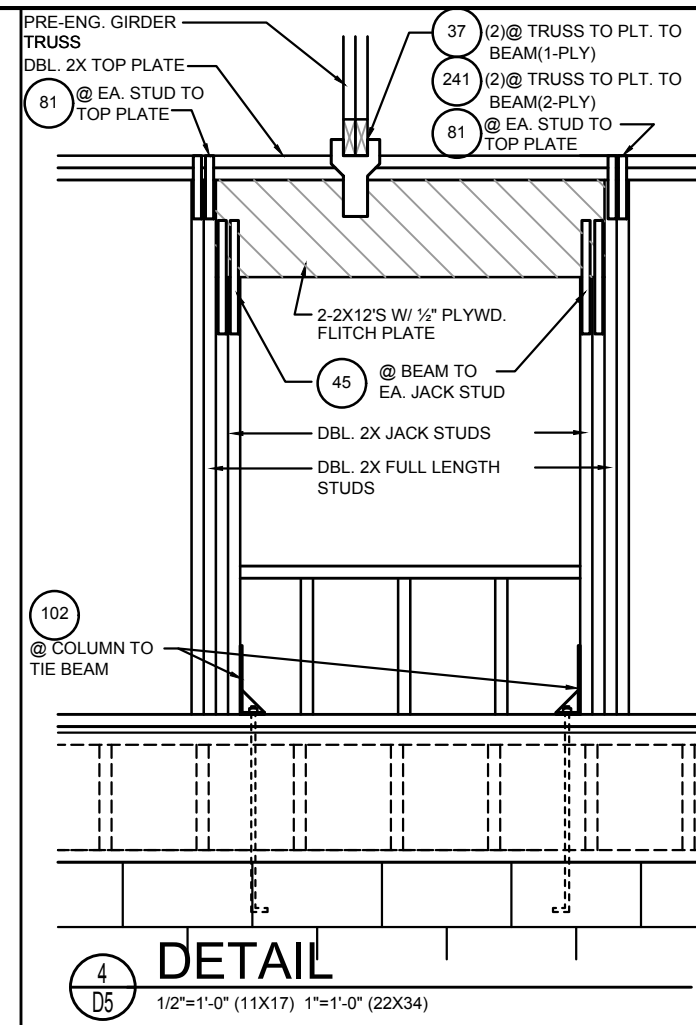
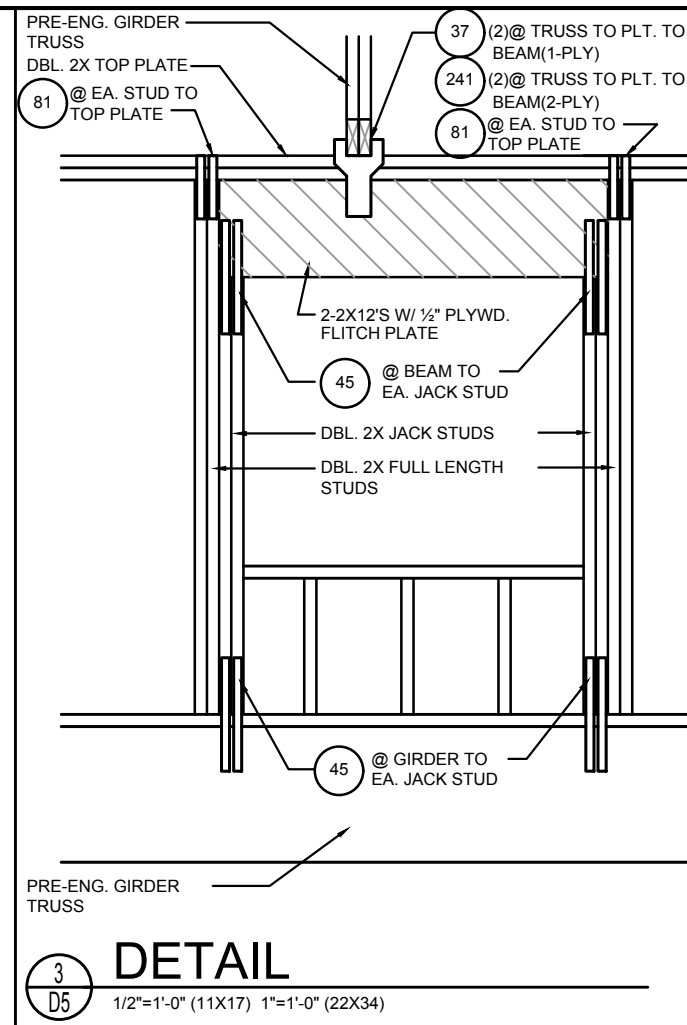
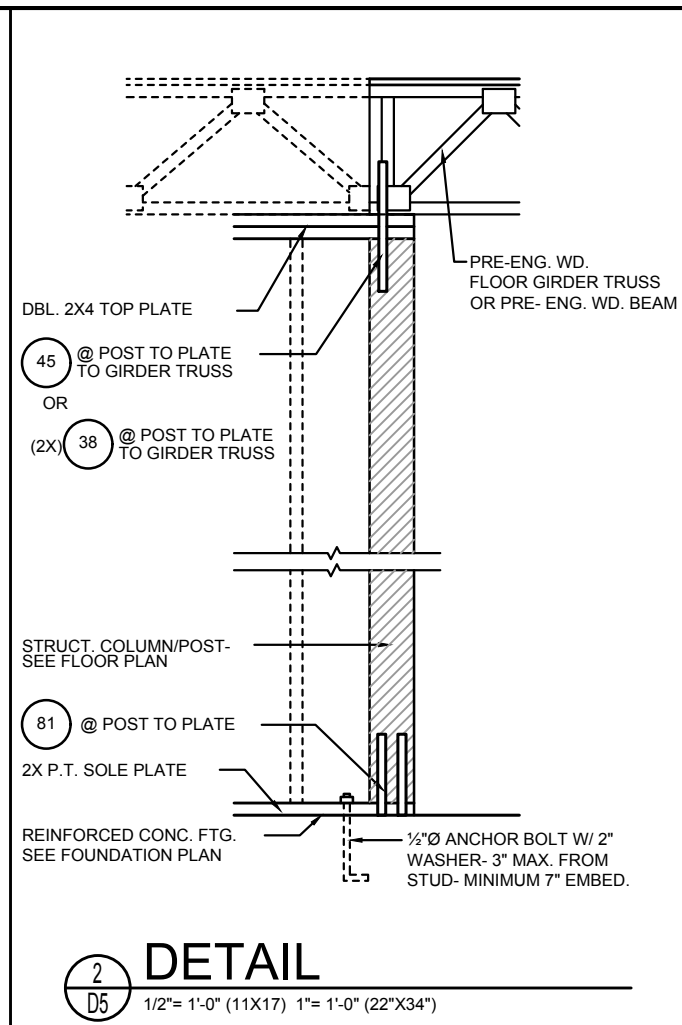
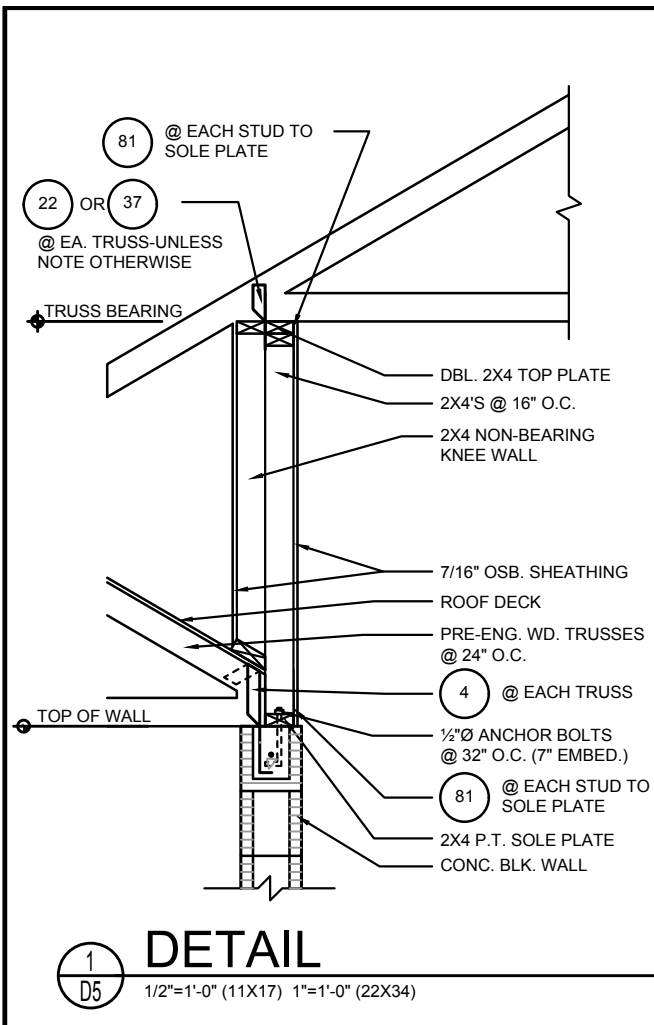
FLORIDA SERIES

REVISIONS	
DATE	DATE
11-18-25	

SCALE: AS NOTED

DRAWN: MR

SHEET: D4



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LOT: 0000, COMMUNITY

REVISIONS

DELTA #	DATE
1	11-18-25

DATE: 11-18-25

SCALE: AS NOTED

DRAWN: MR

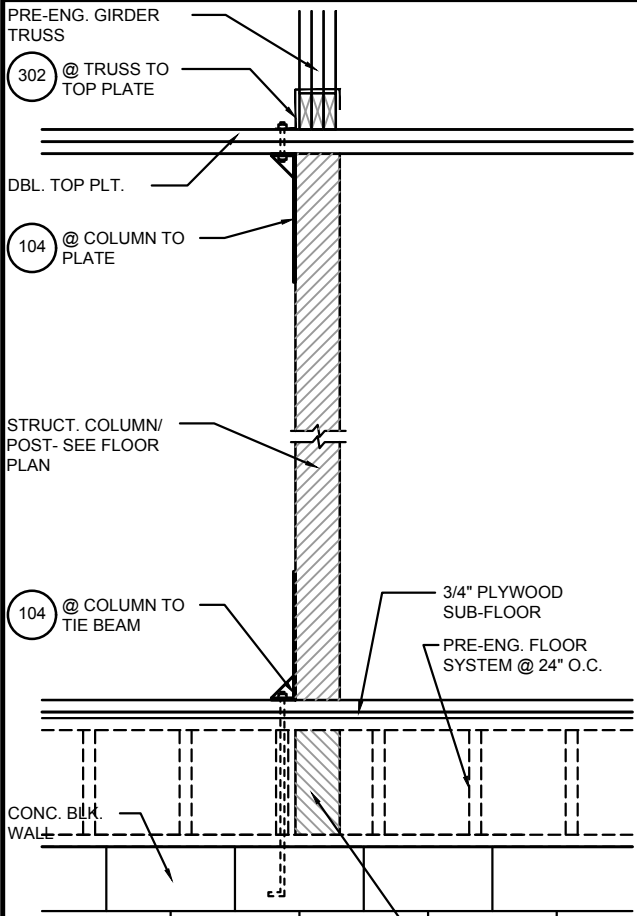
SHEET: D5

2980 KINGSLEY

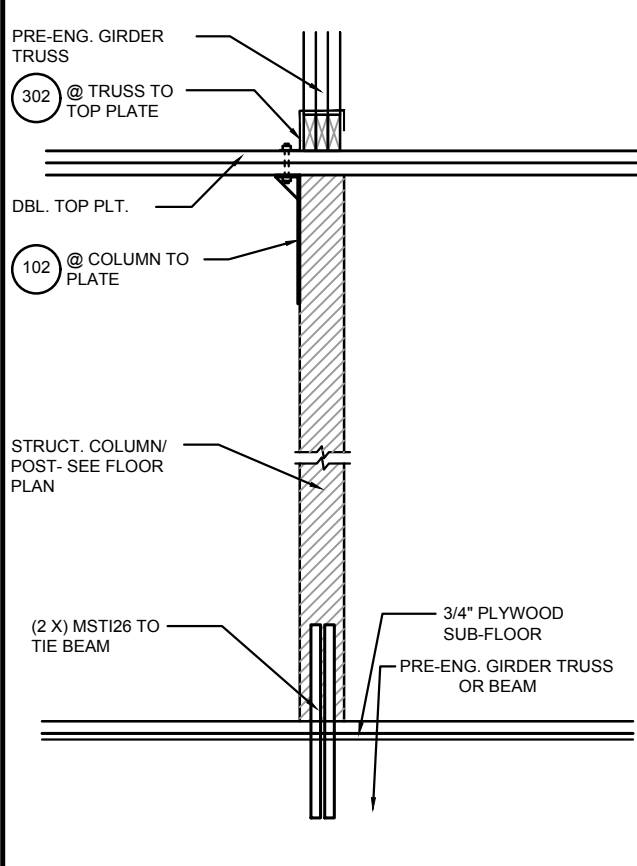
FLORIDA SERIES

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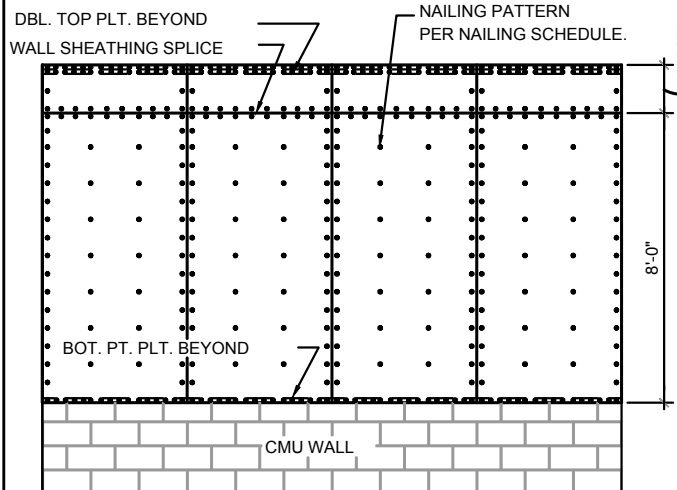
3
D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



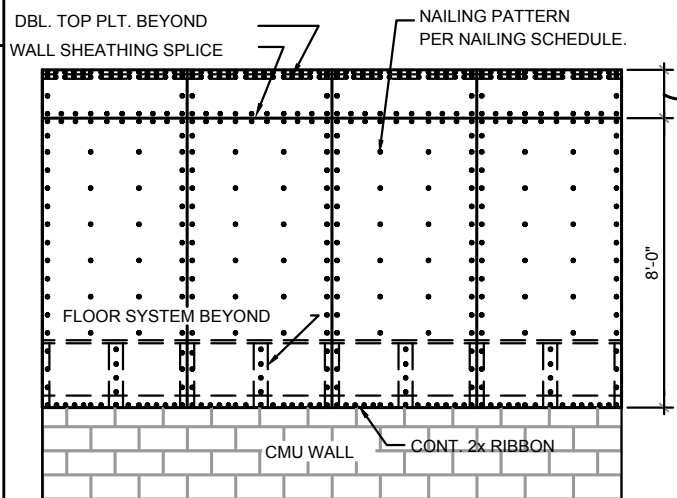
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D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

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

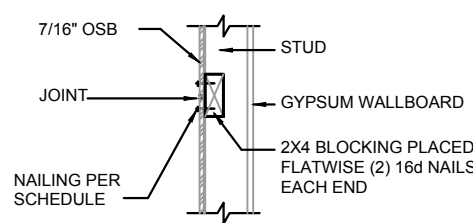
NAILING SCHEDULE:
(2)ROWS @ 3" O.C. AT TOP AND (1)ROW AT BOTTOM OF WALL. 6" O.C. ALL OTHER EDGES AND 12" IN FIELD. BLOCKING SHALL BE PLACED AT ALL SHEATHING JOINTS.



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

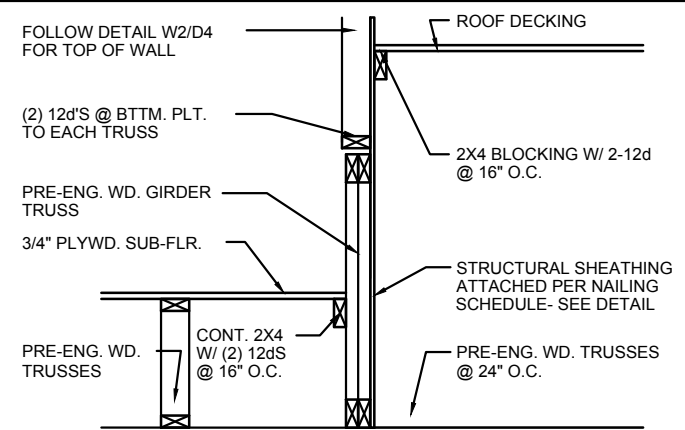


B SHEATHING ELEV. 2-STORY FRAMING N.T.S.

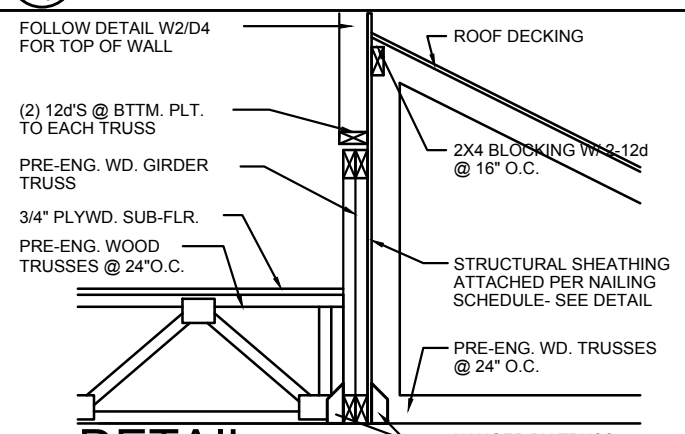


C SHEATHING BLOCKING @HORIZONTAL JOINTS N.T.S

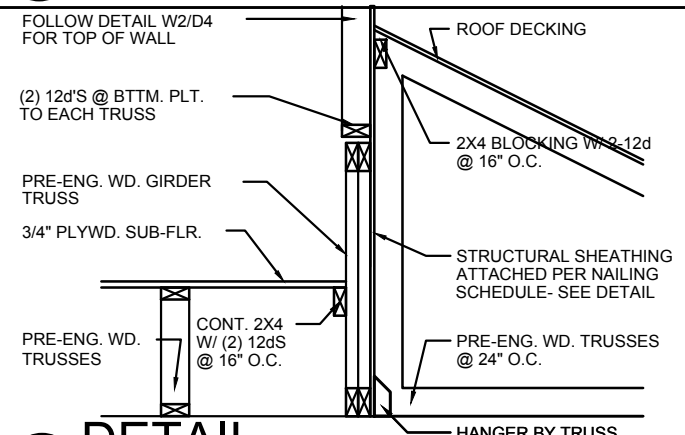
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D6 SHEATHING UPLIFT DETAILS



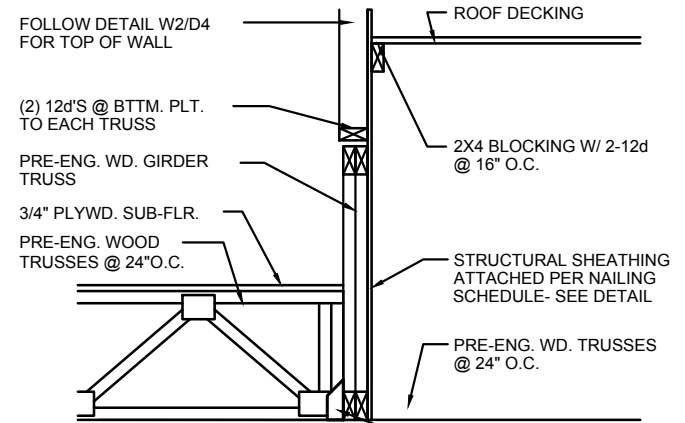
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D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



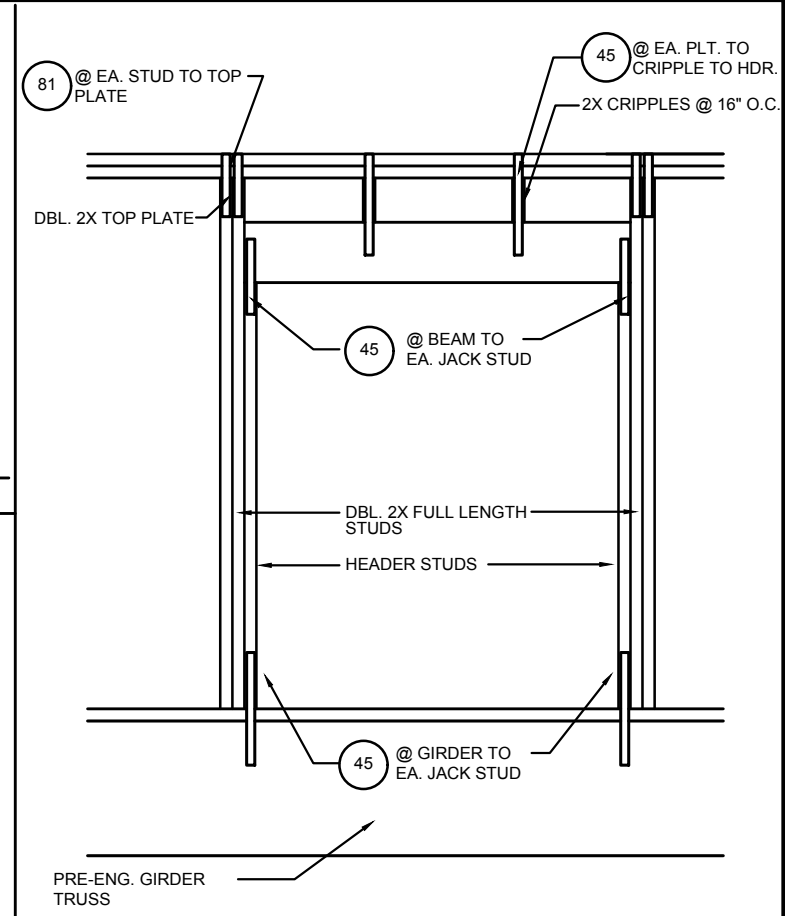
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D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



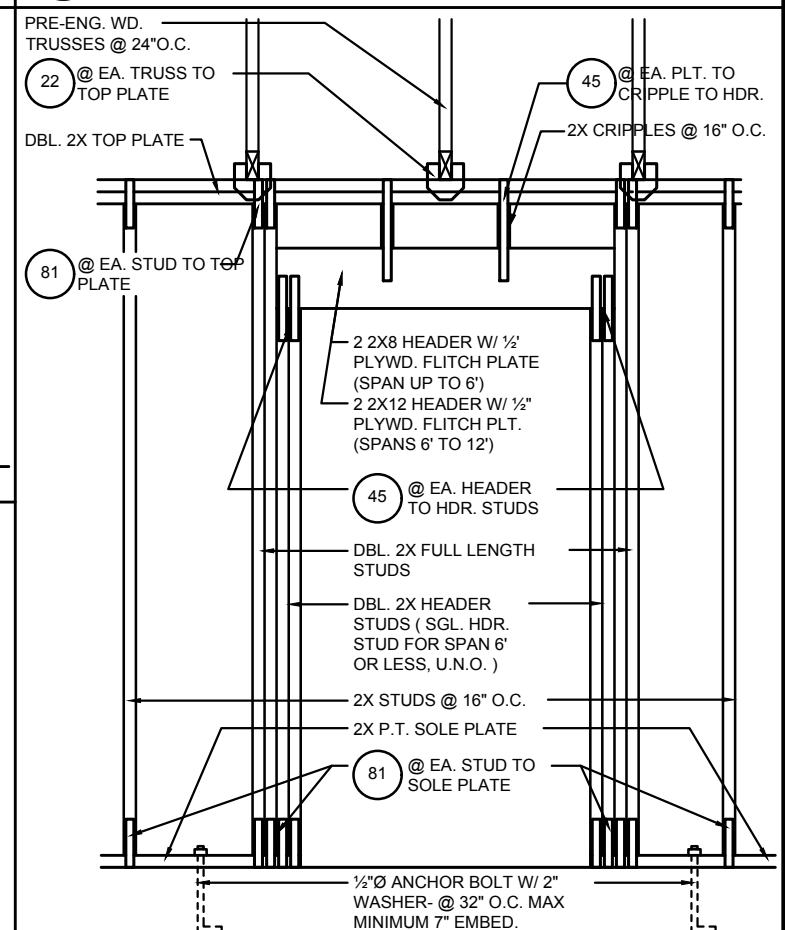
8
D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



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) (BRG. W/ UPLIFT)

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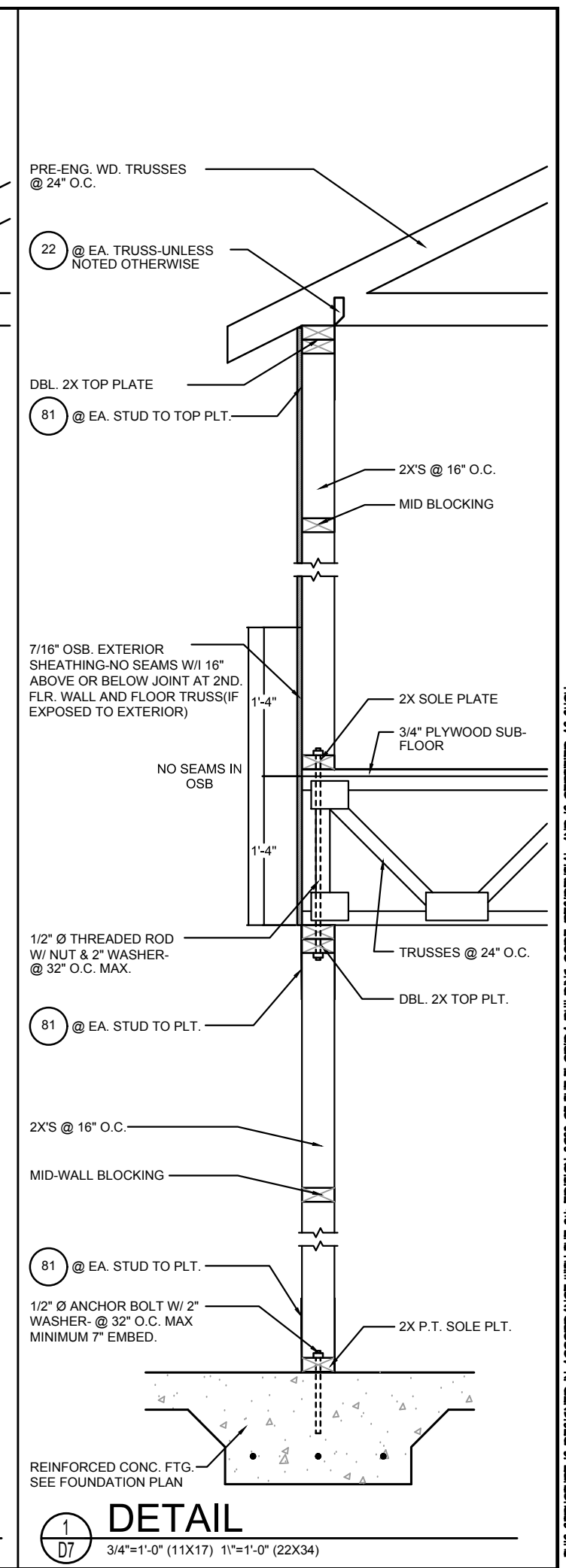
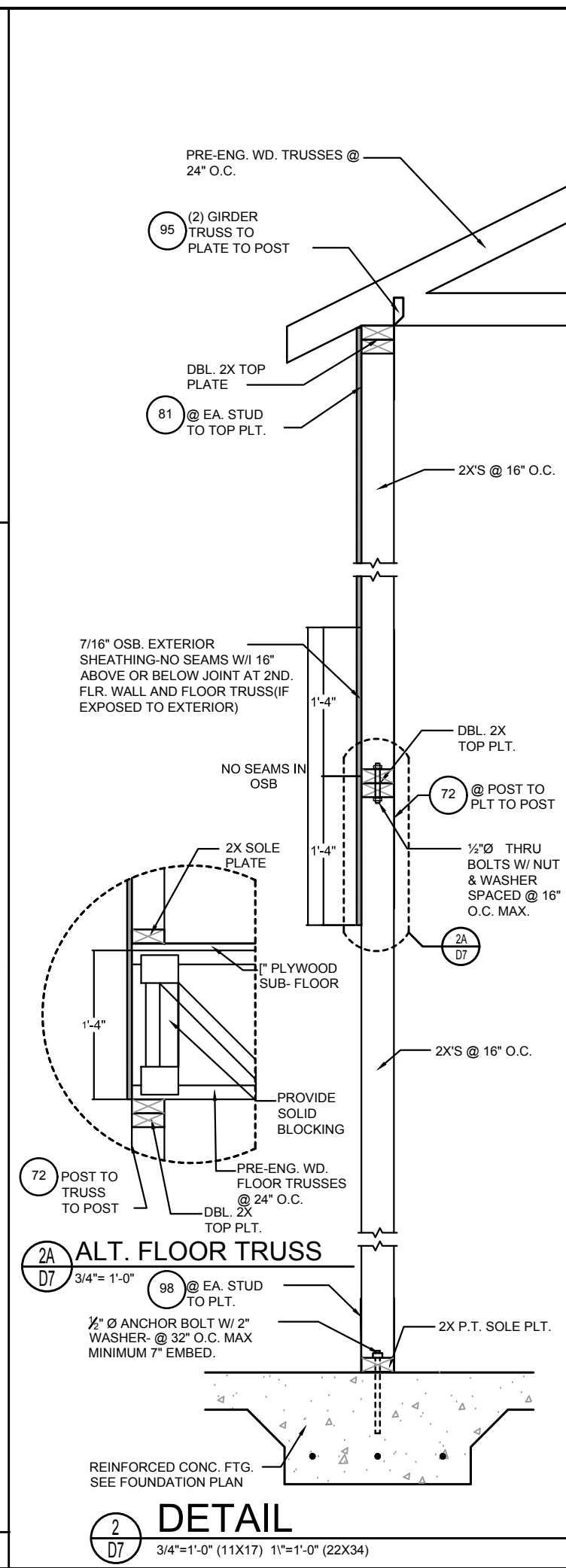
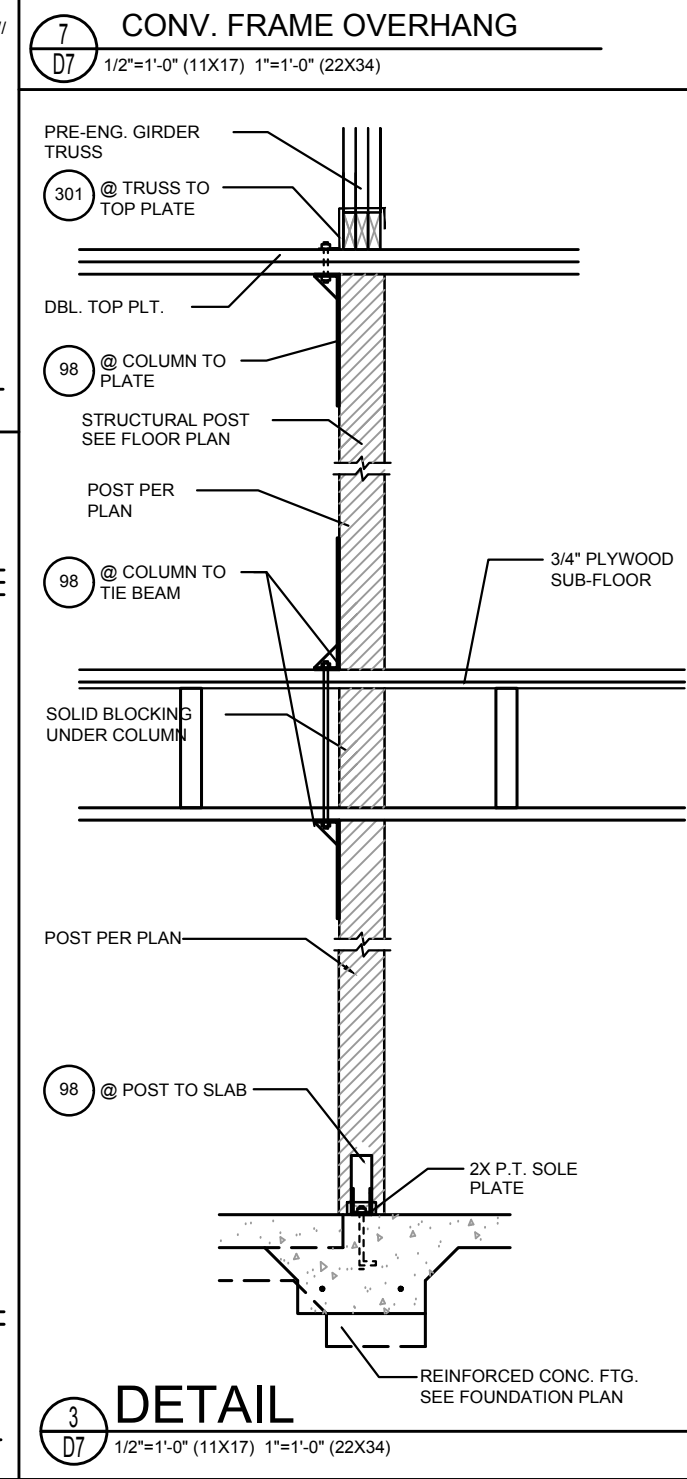
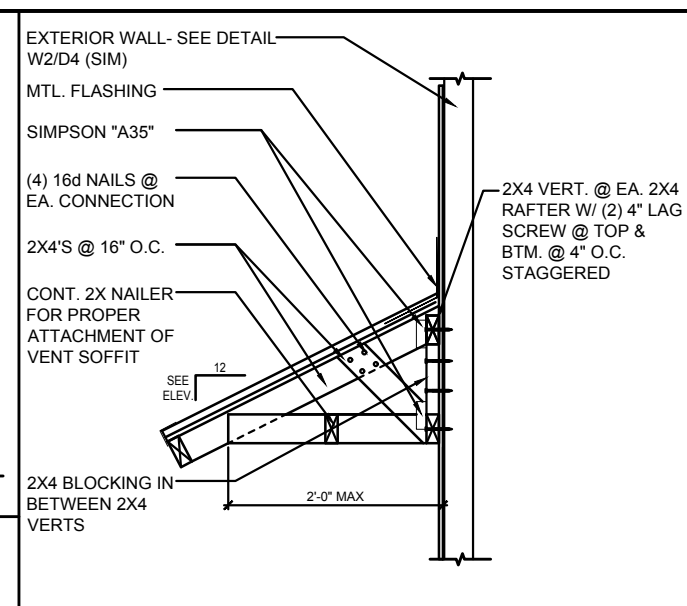
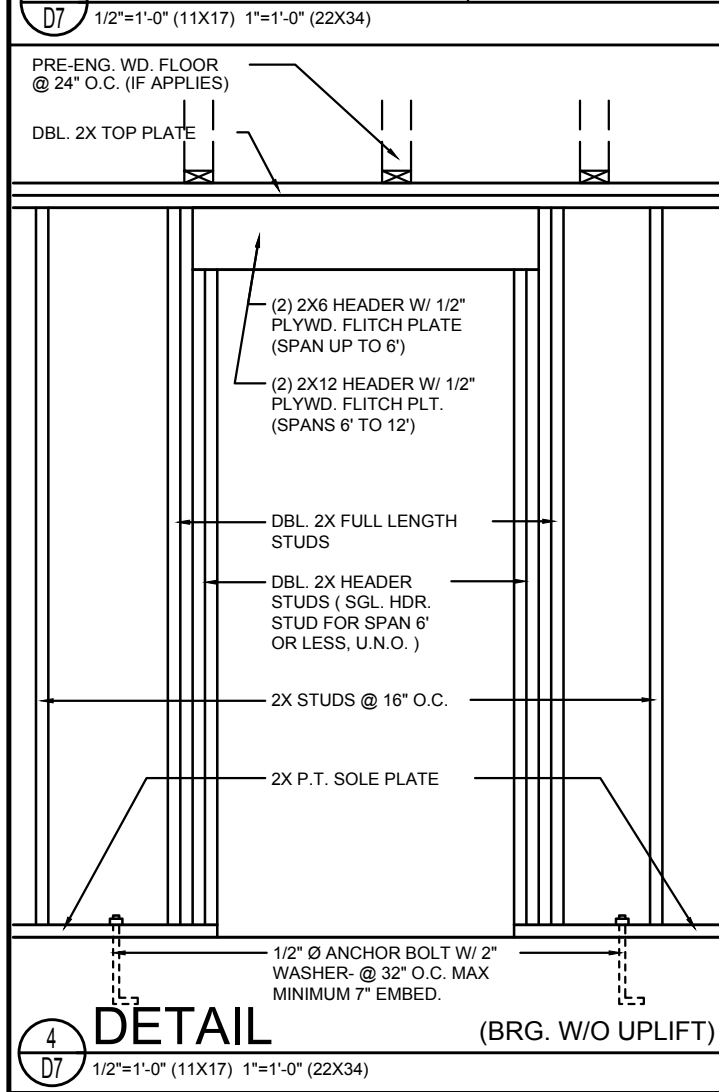
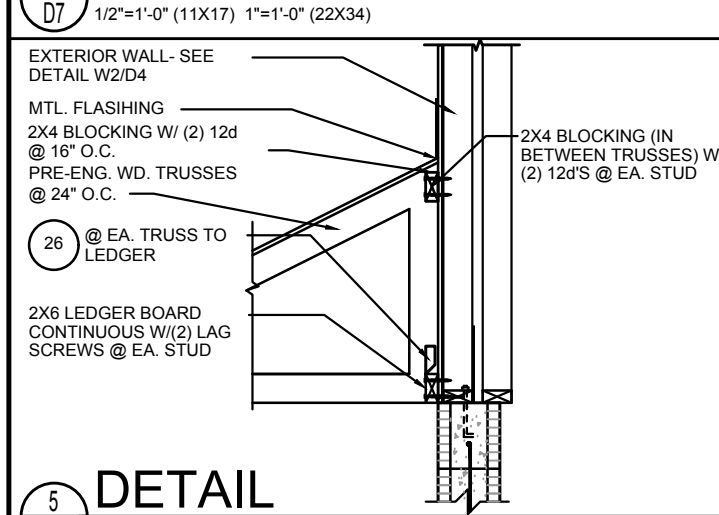
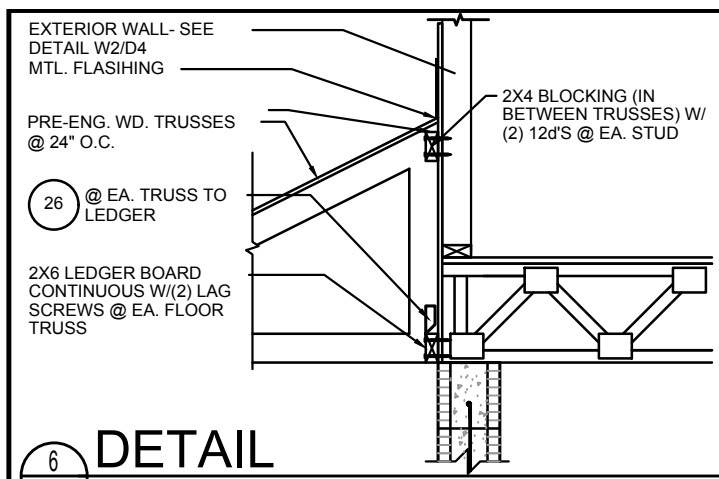
ITEG
THOMPSON ENGINEERING GROUP, INC.
4601 West 19th Avenue, Suite 400
Orlando, Florida 32811
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Park Square Homes
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5200 Vineland Road, Suite 200
Orlando, Florida 32811
Phone: (407) 829 - 3000

STRUCTURAL DETAILS
FLORIDA SERIES

REVISIONS	
DATE	DATE
11-18-25	

DATE: 11-18-25
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DRAWN: MR
SHEET: D6



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DRAWN:	MR
SHEET:	D7

2980 KINGSLEY

FLORIDA SERIES

STRUTURAL DETAILS

Park Square Homes

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10000 W. US HWY 1, SUITE 400, GAINESVILLE, FL 32611

TEL: (407) 724-1780

FAX: (407) 724-1780

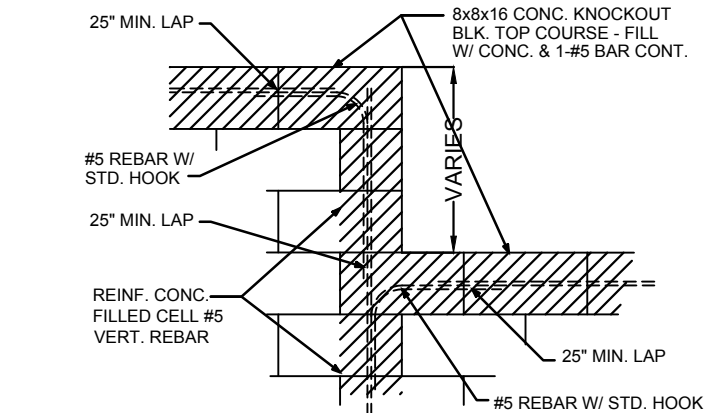
WWW.ITEG.COM

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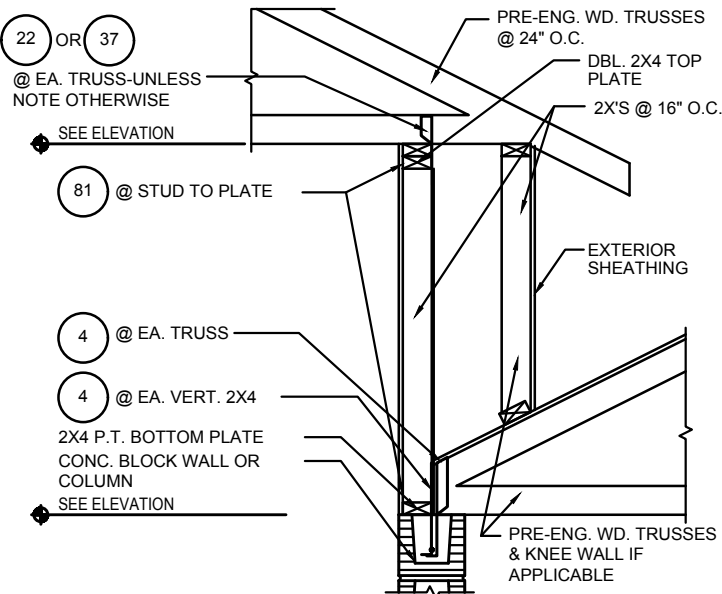
6200 Vineland Road, Suite 200

Orlando, Florida 32811

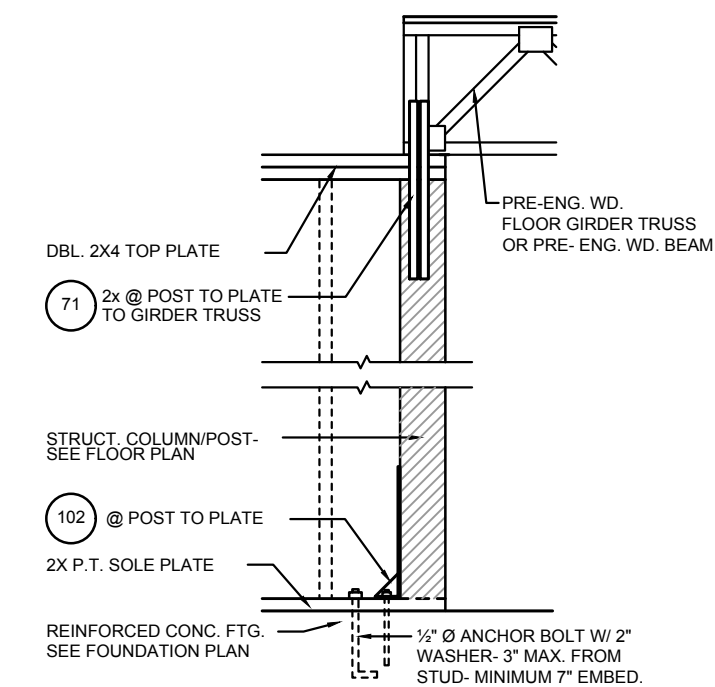
Phone: (407) 659 - 3000



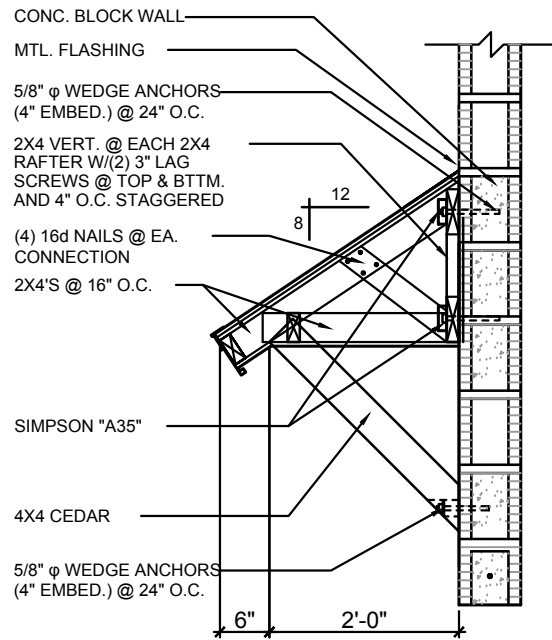
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BLOCK WALL HT. TRANSITION
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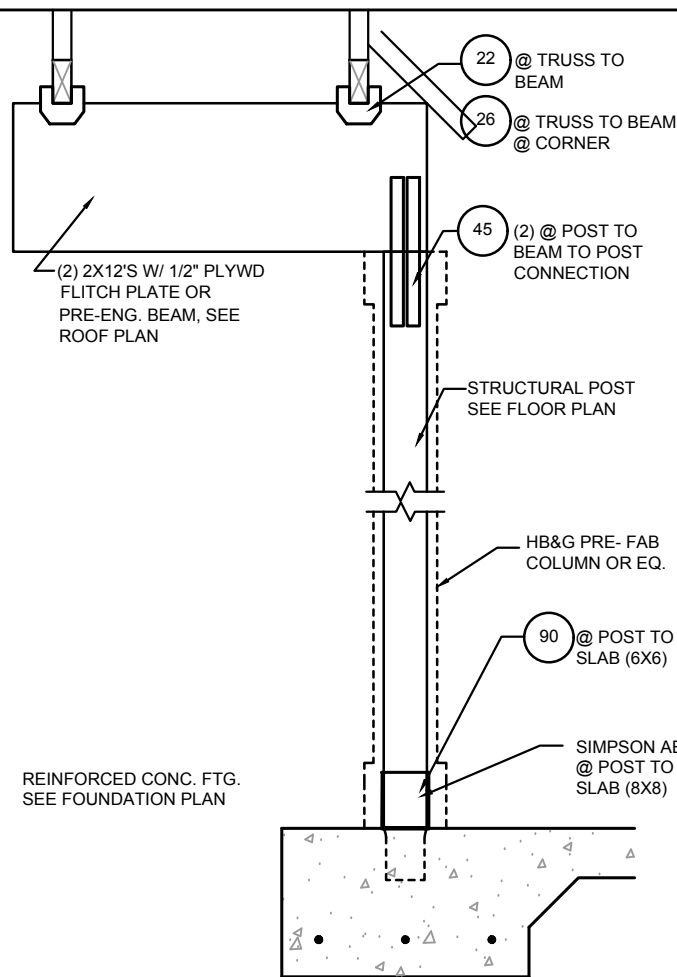
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DETAIL
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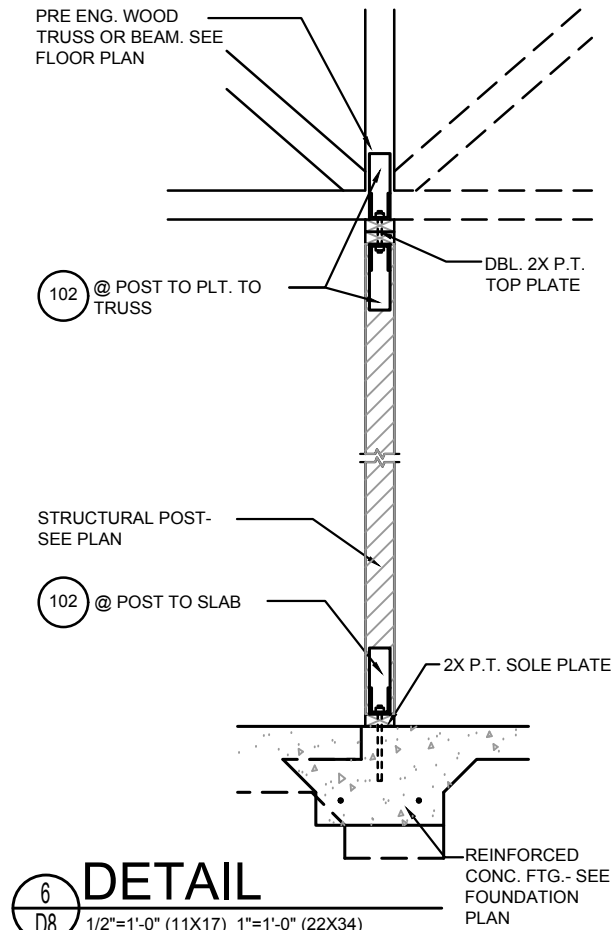
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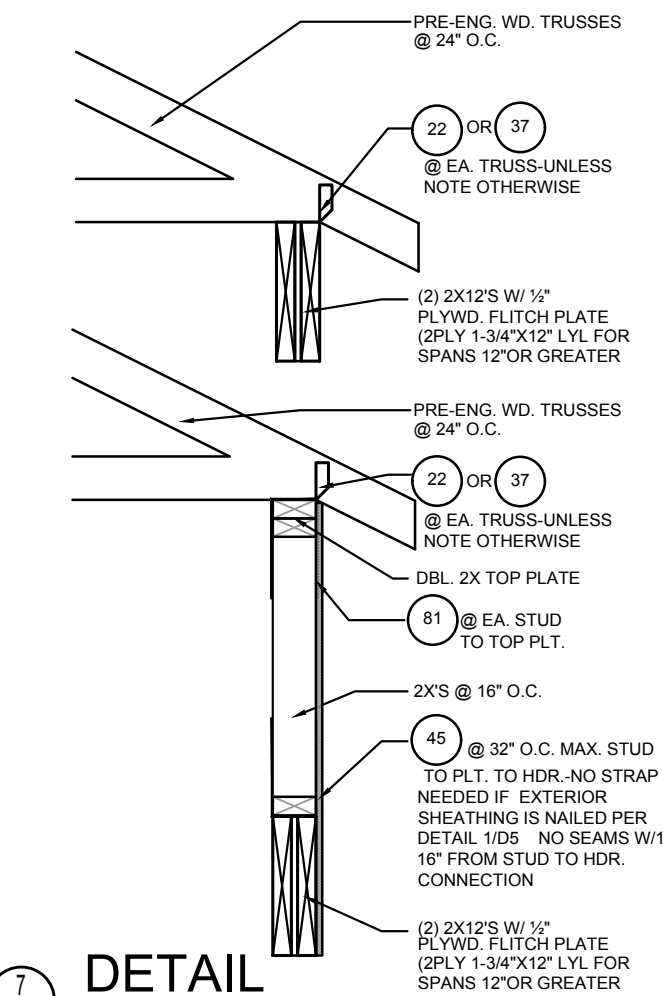
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SHED ROOF DETAIL
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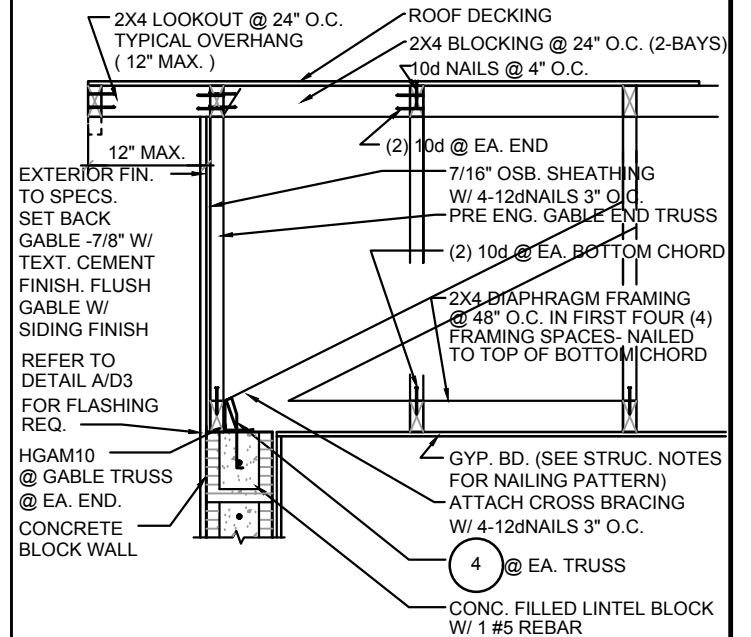
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DETAIL
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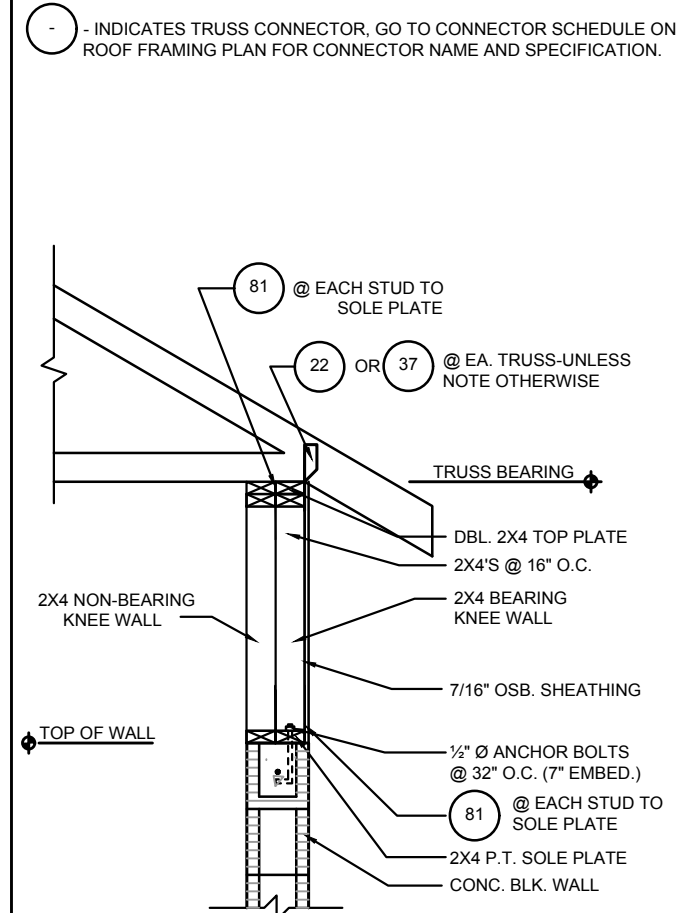
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DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



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



G-5
D8
GABLE END
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



9
D8
DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

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Phone (407) 659 - 3000

Park Square
HOMES

STRUCTURAL DETAILS

2980 KINGSLEY
FLORIDA SERIES

REVISIONS

DELTA # DATE

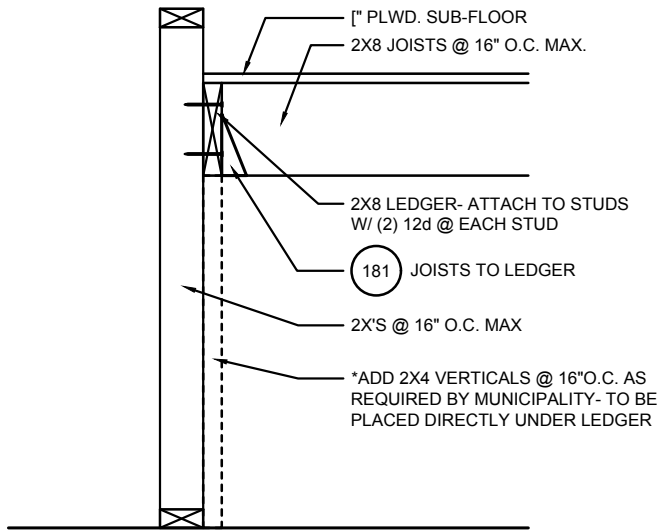
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SCALE: AS NOTED

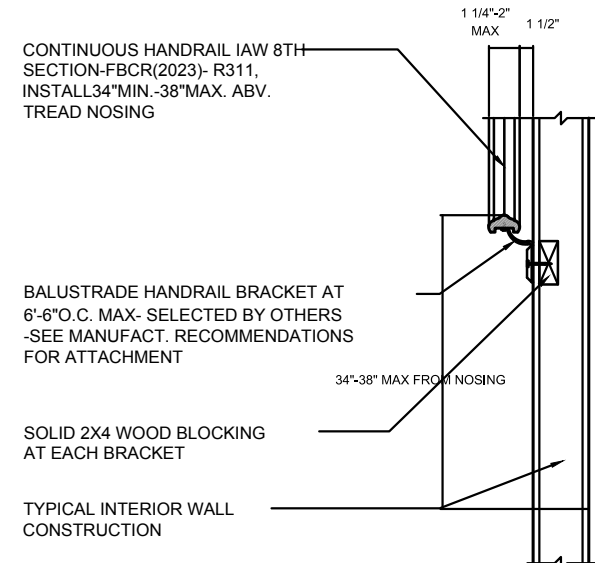
DRAWN: MR

SHEET:

D8



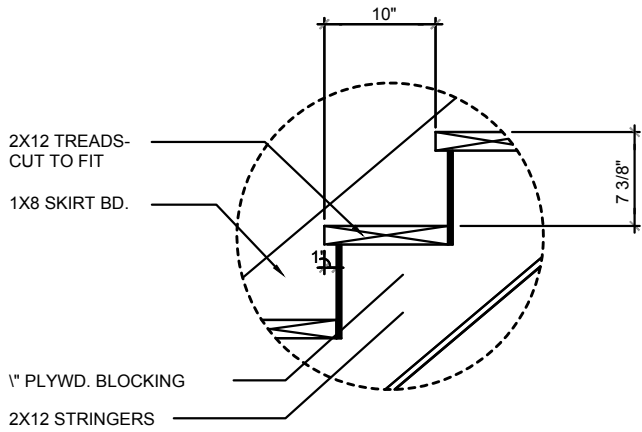
4
D9
3/4"= 1'-0" (11X17) 1/2"= 1'-0" (22"X34") PLATFORM FRAMING



5
D9
3/4"= 1'-0" (11X17) 1/2"= 1'-0" (22"X34") TYP. HANDRAIL DET.

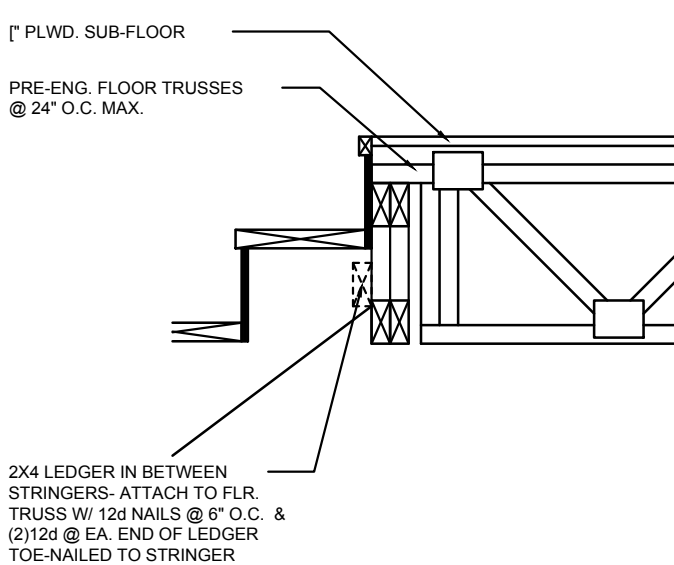
NOTES:
STAIRWAY CONSTRUCTION TO CONFORM TO FBCR 2023, 8 TH EDITION SECTION R311.7

MAX. HGT. OF RISER TO BE NOT MORE 7".
WIDTH OF TREAD TO BE 9"(EXCLUSIVE OF NOSING) ALL TREADS LESS THAN 10" IN WIDTH SHALL HAVE APPROX. 1" OF NOSING 3/16" MAX.
VARIATION IN RISERS/TREADS ADJACENT TO EACH OTHER 3/8" MAX. VARIATION IN ANY RISER/TREAD HAND RAIL CIRCULAR CROSS SECTION DIA. TO BE 1 1/4" - 2" OR TO PROVIDE EQUIVALENT GRASPABILITY. WINDERS: MIN. 6" WIDE @ NARROW END 34"MIN.-38"MAX., HANDRAIL HGT. HEADROOM CLEARANCE MIN. 6'-8"

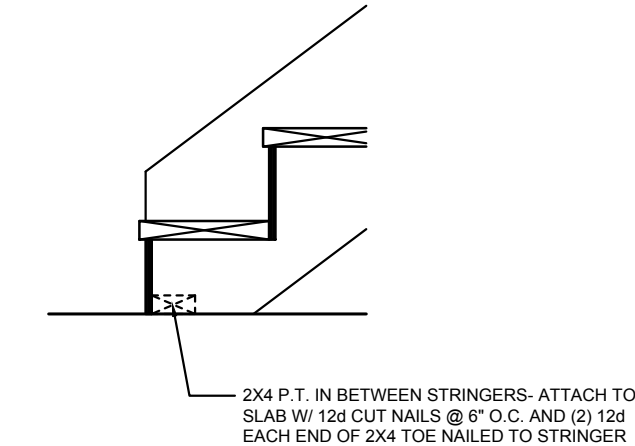


DATA: TOTAL RISE: 11'-0 3/4" (18 RISERS @ 7 3/8" EA.)
TOTAL RUN: 14'-2" (17 TREADS @ 10" EA.)

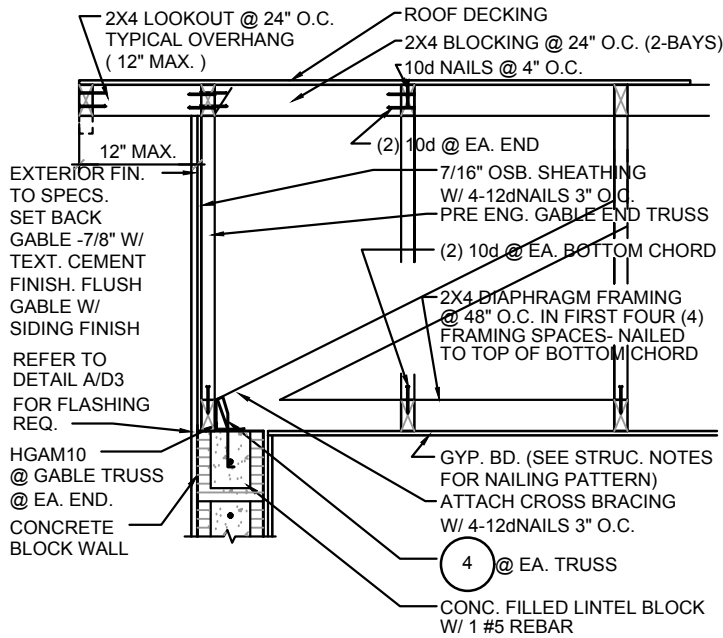
1
D9
3/4"= 1'-0" (11X17) 1/2"= 1'-0" (22"X34") STAIR DATA



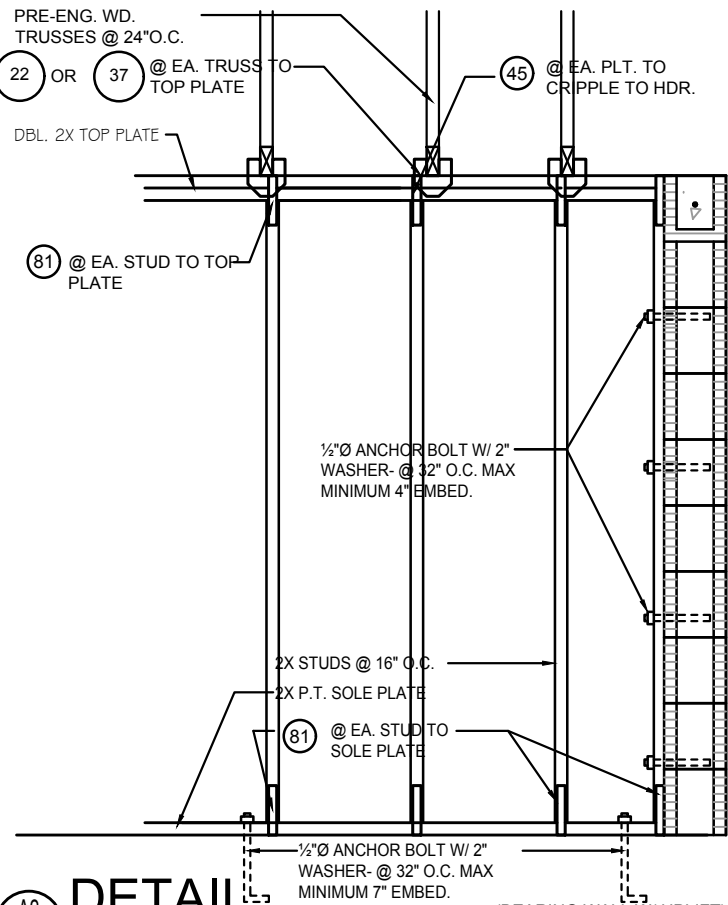
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D9
3/4"= 1'-0" (11X17) 1/2"= 1'-0" (22"X34") STRINGER TO FLOOR TRUSS



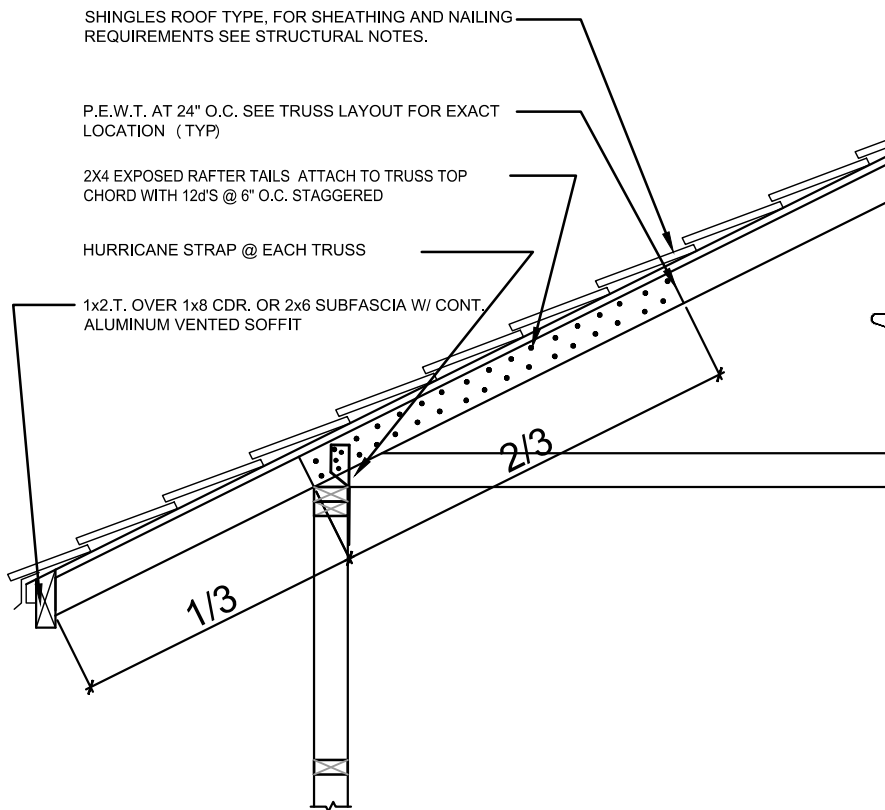
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D9
3/4"= 1'-0" (11X17) 1/2"= 1'-0" (22"X34") STRINGER TO FLOOR



G-5
D9
1/2"= 1'-0" (11X17) 1/2"= 1'-0" (22X34) GABLE END



A2
D9
1/2"= 1'-0" (11X17) 1/2"= 1'-0" (22X34) DETAIL



A1
D9
N.T.S. EXPOSED RAFTER DETAIL

