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(SUBDIVISION NAME) TOWNHOMES



4-UNIT PRESIDENTIAL TH (RAISED HEEL) (LINCOLN-REV., WASHINGTON-REV., KENNEDY, REAGAN-REV.)

PAD SIZE 82'-0" x 55'-0"

SHEET INDEX:

A0	COVER SHEET
A1	FIRST FLOOR OVERALL FIRST FLOOR OVERALL (OPT. FR. DR.)
A2	SECOND FLOOR OVERALL
A3	SLAB PLAN
A4	FLOOR PLANS (LINCOLN-REV.)
A5	FLOOR PLANS (WASHINGTON-REV.)
A6	FLOOR PLANS (KENNEDY)
A7	FLOOR PLANS (REAGAN-REV.)
A8	FRONT & REAR ELEVATIONS FRONT & REAR ELEVATIONS (OPT. FR. DR.) FRONT & REAR ELEVATIONS (OPT. COV. LANAI w/ S.G.D.) FRONT & REAR ELEVATIONS (OPT. COV. LANAI w/ FR. DR.)
A9	LEFT & RIGHT ELEVATIONS LEFT & RIGHT ELEVATIONS (OPT. FR. DR.) LEFT & RIGHT ELEVATIONS (OPT. COV. LANAI)
A10	SECTIONS SECTIONS (OPT. FR. DR.)
A11	SECTIONS
A12	SECTIONS
E1	ELECTRICAL LAYOUT (LINCOLN-REV.)
E2	ELECTRICAL LAYOUT (WASHINGTON-REV.)
E3	ELECTRICAL LAYOUT (KENNEDY)
E4	ELECTRICAL LAYOUT (REAGAN-REV.)
S1	FOUNDATION PLAN
S2	LINTEL PLAN
S3	FLOOR TRUSSES
S4	ROOF TRUSSES
D1	STRUCTURAL DETAILS
D2	STRUCTURAL DETAILS
D3	STRUCTURAL DETAILS
D4	STRUCTURAL DETAILS
D5	STRUCTURAL DETAILS
D6	STRUCTURAL DETAILS
D7	STRUCTURAL DETAILS
D8	STRUCTURAL DETAILS
D9	FIRE SEPARATION DETAILS
D10	FIRE SEPARATION WH1 DETAILS

REVISION SCHEDULE:

NO.	DATE:	DESCRIPTION:	BY:
1	05/17/22	NEW MODEL CREATED: PARAPET WALL DESIGN	C.C.
2	09/08/23	REVISED PER MODEL PER REVISIONS RECEIVED ON 09/05/2023	C.C.
3	11/27/23	ADJUSTED WINDOW HDR. HT. @ WASHINGTON UNIT, ADDED DIMS TO EXT. O.H. @ SGD, AND REVISED CRICKET @ KENNEDY / WASHINGTON UNITS	C.C.
4	11/29/23	UPDATED LOAD CALCULATION AND METER BANK	G.P.
5	12/11/23	UPDATED MASTER CHANGES	G.P.

DISTRIBUTED LIVE LOAD (IN POUNDS PER SQ. FT.)	
UNINHABITABLE ATTICS WITHOUT STORAGE	10
UNINHABITABLE ATTICS WITH LIMITED STORAGE	15
HABITABLE ATTICS & ATTICS SERVED WITH FIXED STAIRS	20
BALCONIES (EXTERIOR) AND DECKS	30
FIRE ESCAPES	40
GUARDS AND HANDRAILS	200
GUARD INFILL COMPONENTS	50
PASSENGER VEHICLE GARAGES	40
ROOMS OTHER THAN SLEEPING ROOMS	30
SLEEPING ROOMS	30
STAIRS	40

ANSI STANDARD FOR MEASURING HOUSES	
THE ANSI STANDARD FOR MEASURING HOUSES: NATIONAL STANDARD Z390-1988 NEW CONSTRUCTION THE ANSI STANDARDS BASE FLOOR AREA CALCULATIONS ON THE EXTERIOR DIMENSIONS OF THE BUILDING AT EACH FLOOR LEVEL AND INCLUDE ALL INTERIOR WALLS AND VOIDS FOR ATTACHED UNITS. THE OUTSIDE DIMENSION IS THE CENTER LINE OF THE COMMON WALLS. INTERNAL ROOM DIMENSIONS ARE NOT USED IN THIS SYSTEM OF MEASURING. THE ANSI STANDARDS BASE FLOOR AREA CALCULATIONS ON THE EXTERIOR DIMENSIONS OF THE BUILDING AT EACH FLOOR LEVEL AND INCLUDE ALL INTERIOR WALLS AND VOIDS FOR ATTACHED UNITS. THE OUTSIDE DIMENSION IS THE CENTER LINE OF THE COMMON WALLS. INTERNAL ROOM DIMENSIONS ARE NOT USED IN THIS SYSTEM OF MEASURING.	
THE ANSI STANDARDS BASE FLOOR AREA CALCULATIONS ON THE EXTERIOR DIMENSIONS OF THE BUILDING AT EACH FLOOR LEVEL AND INCLUDE ALL INTERIOR WALLS AND VOIDS SEPARATED INTO TWO AREAS:	
1. AIR-CONDITIONED SPACE	2. NON-AIR-CONDITIONED SPACE (GARAGES, PATIOS, PORCHES, BREEZEWAYS)
THE ANSI STANDARDS DEFINE "FINISHED AREA" AS "AN ENCLOSED AREA IN A HOUSE SUITABLE FOR YEAR-ROUND USE, EMPLOYING WALLS, FLOORS, AND CEILINGS THAT ARE LIKE THE REST OF THE HOUSE. MEASUREMENTS MUST BE TAKEN TO THE NEAREST INCH OR TENTH OF A FOOT, AND FLOOR AREA MUST BE REPORTED TO THE NEAREST SQUARE FOOT. THESE WOULD INCLUDE BONUS/ATTIC SPACES AND ARE USUALLY LISTED SEPARATELY."	

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

ENGINEERING KEY	
DESIGN REQUIREMENTS	
A. ROOF LIVE LOAD IS 20 PSF	B. FLOORS LIVE LOAD IS 40 PSF, BALCONIES, DECKS, STAIRS, LIVE LOAD IS 60PSF
NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED REQUIREMENTS OF THE 2023 FLORIDA BUILDING CODE PER: 8TH EDITION	
1. WIND EXPOSURE - CATEGORY (B)	2. ULTIMATE WIND SPEED - 140MPH. NOMINAL WIND SPEED - 108MPH
3. WIND IMPORTANCE FACTOR - 1.0	4. INTERNAL PRESSURE COEFFICIENT - 10
5. MAXIMUM PRESSURE FOR COMPONENTS AND CLADDING, 21.0 psf (-) 28.1 psf (+) UNLESS NOTED OTHERWISE	6. SINGLE FAMILY RESIDENCE TO BE RISK CATEGORY II.

DESIGN STATEMENT	
THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED REQUIREMENTS OF THE 2023 FLORIDA BUILDING CODE RESIDENTIAL (8TH EDITION)	
EFFECTIVE WIND AREA (SQ. FT.)	WIND PRESSURE AND SUCTION (PSF.)
	(+) VALUE DENOTES PRESSURE (-) VALUE DENOTES SUCTION
AREA	(4) (5)
10	(+) 34.7 / (-) 37.7 (+) 34.7 / (-) 46.5
20	(+) 33.2 / (-) 36.1 (+) 33.2 / (-) 43.4
50	(+) 33.1 / (-) 34.0 (+) 31.1 / (-) 39.2
100	(+) 29.5 / (-) 32.5 (+) 29.5 / (-) 36.1

GARAGE DOORS		
18'-0" x 8'-0"	16'-0" x 7'-0"	OVERHANG
(+) 28.7 (-) 31.6	(+) 29.3 (-) 32.2	
9'-0" x 8'-0"	8'-0" x 7'-0"	(-) 39.50
(+) 30.3 (-) 33.2	(+) 30.8 (-) 33.8	

WIND PRESSURE AND SUCTION DIAGRAM	

GENERAL PRESSURE NOTES	
NOTES:	
1. "R" END ZONE IS ONLY WITHIN 5'-0" OF ALL EXTERIOR BUILDING CORNERS.	
INDICATED PRESSURES CAN BE INTERPOLATED FOR OTHER DOOR SIZES, OTHERWISE USE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.	

FLORIDA BUILDING CODE: (FBC) 2023 (8TH EDITION)	
DESIGN CRITERIA:	
• 2023 FLORIDA BUILDING CODE (BUILDING) - 8TH EDITION.	
• 2023 FLORIDA BUILDING CODE (RESIDENTIAL) - 8TH EDITION.	
• 2023 FLORIDA BUILDING CODE (MECHANICAL) - 8TH EDITION.	
• 2023 FLORIDA BUILDING CODE (FUEL/GAS) - 8TH EDITION.	
• 2023 FLORIDA BUILDING CODE (EXISTING BUILDING) 8TH EDITION.	
• 2023 FLORIDA BUILDING CODE (ACCESSIBILITY) 8TH EDITION.	
• 2023 FLORIDA BUILDING CODE (ENERGY CONSERVATION) 8TH EDITION.	
• 2020 FLORIDA FIRE PREVENTION CODE (7TH EDITION).	
• 2017 NATIONAL ELECTRICAL CODE (NEC)	
• 2018 NFPA 101 - LIFE SAFETY CODE	
• OCCUPANCY CLASSIFICATION: GROUP R-4 (TOWNHOMES)	
• CONSTRUCTION TYPE: TYPE VB (FBC-R 602.3)	
• SPRINKLED: NO (FBC-B SECTION 903)	
• NUMBER OF STORIES: 2 STORIES	
SPECIFIC PARAMETERS FROM FBC 2023 USED FOR DESIGN INCLUDE:	
• CONCRETE MASONRY RESIDENTIAL	
• CONSTRUCTION WOOD FRAME CONSTRUCTION	
• AMERICAN SOCIETY OF CIVIL ENGINEERS	

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GEOGRAPHIC ORIENTED BUSINESS ASSOCIATION

4-Unit: (Orlando-Raised Heel)
Models: Lincoln-Rev., Washington-Rev., Kennedy, Reagan-Rev.
Building Pad #XX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

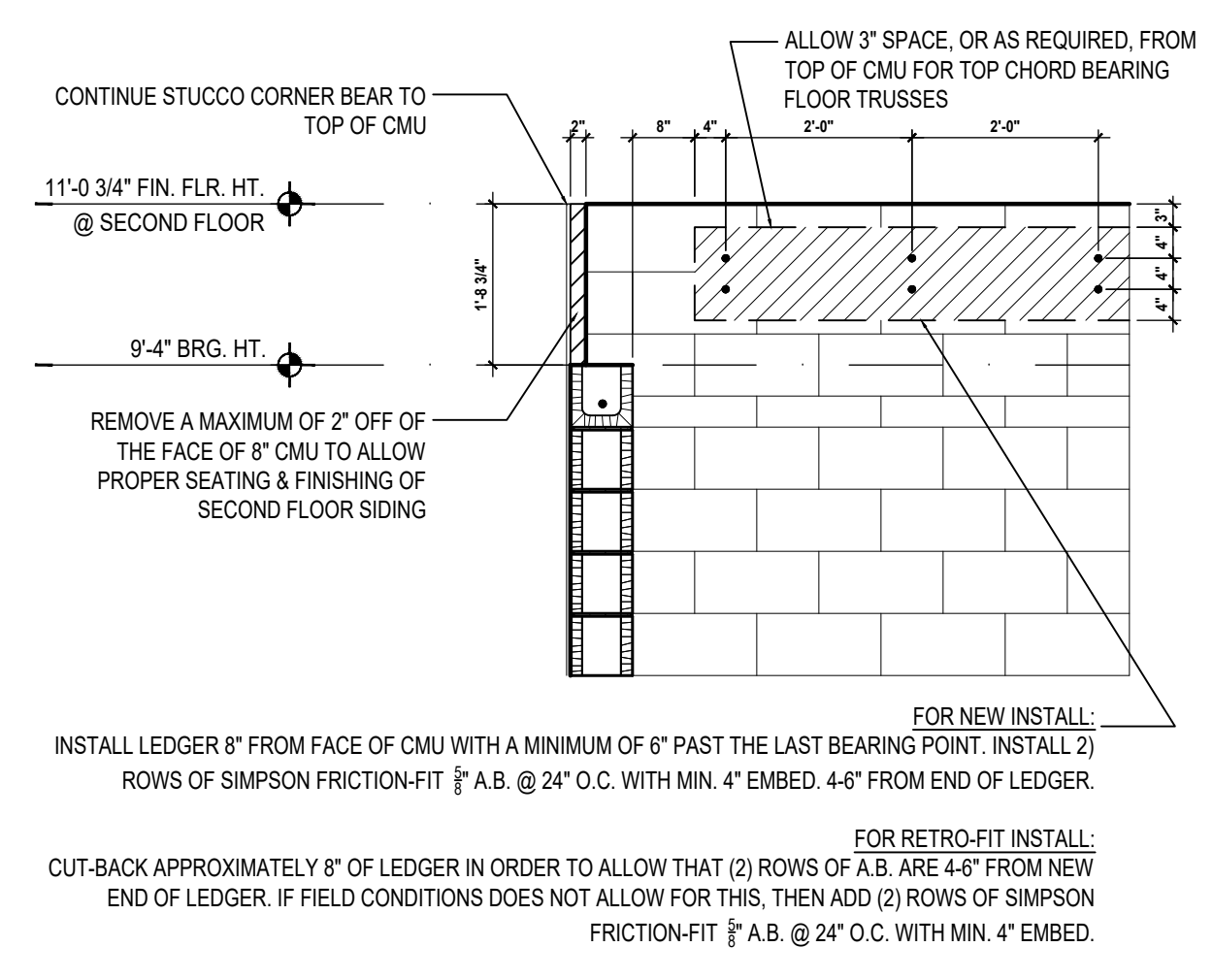
A division of Park Square Enterprises Inc.
5200 Vineland Rd., Suite #200
Orlando, FL 32811
Phone: (407) 529-3000

Park Square HOMES

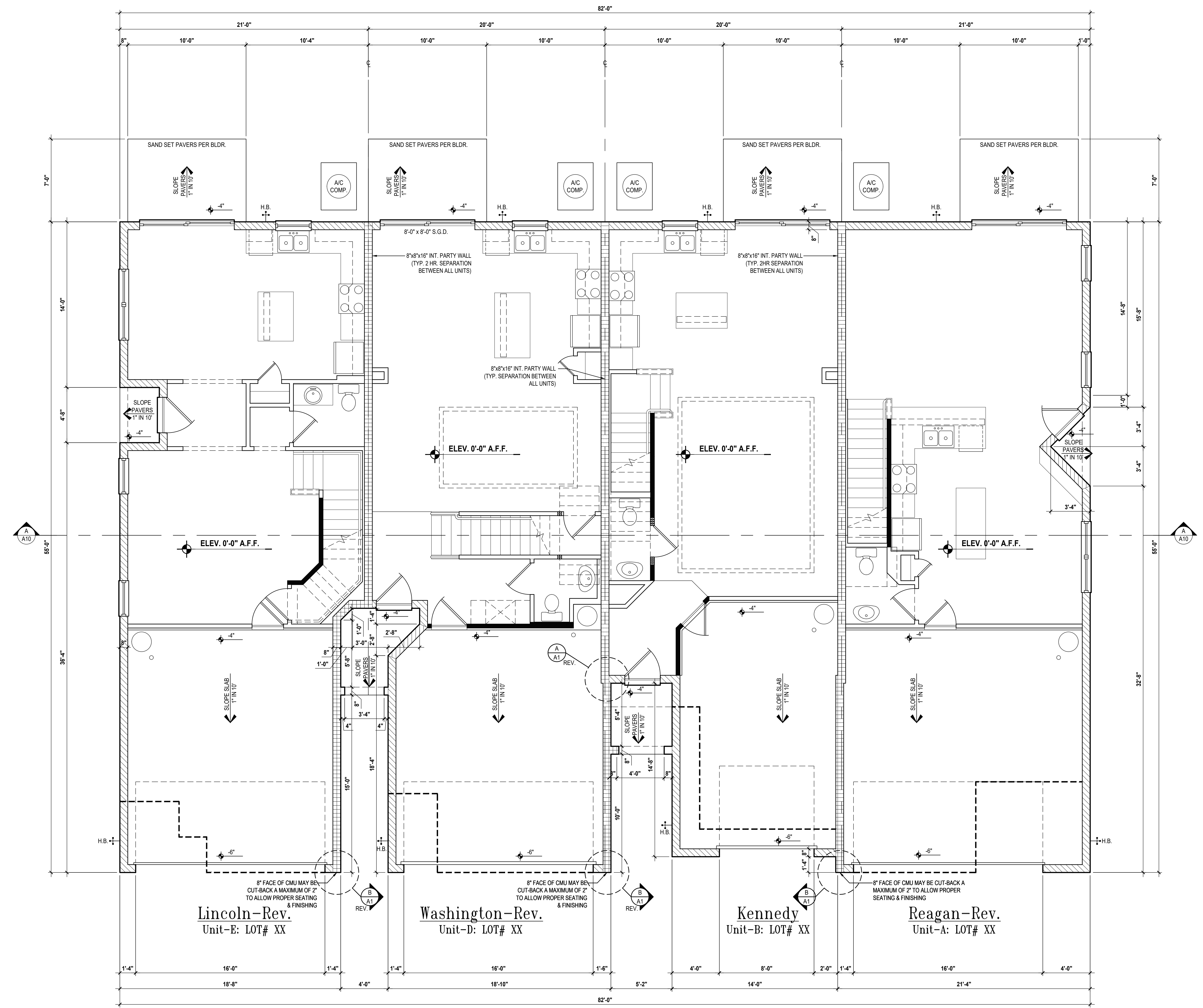
ISSUE DATE: 02/10/2023
REVISIONS:
PROJECT: 00-0000
SCALE: AS NOTED
DRAWN BY: C.C.
DESIGNED BY: MJS

COVER PAGE
A0

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WALL DETAIL
Scale: 1" = 1'-0"



GENERAL NOTES KEY:

- ABBREVIATIONS: MT - METAL THRESHOLD, FR - FRESH DOORS, SL - SIDE LIGHT, FG - FIXED GLASS, TR - TRANSOM, GB - GLASS BLOCK, PKT - POCKET DOOR, SVC - SERVICE DOOR, OBS - OBSOURED GLASS, TEMP - TEMPERED GLASS, SH - SINGLE HUNG, CH - DOUBLE HUNG, CMNT - CASEMENT, HB - HORIZONTAL ROLLER, BP - BYPASS, BTD - BIRD, TYP. - TYPICAL
- 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.
 - MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
 - A/C CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE FBC-R M307.2 & FBC-M 304.
 - PROVIDE RECESS H&C WATER W/ DRAIN @ WASHER SPACE.
 - VENT DRYER THRU EXTERIOR WALL U.N.O.
 - PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
 - PROVIDE RECESS H&C WATER W/ DRAIN @ WASHER SPACE.
 - SAG RESISTANT DRYWALL ON ALL CEILINGS.
 - PULL ALL DIMENSIONS FROM THE REAR OF PLAN.
 - REFER TO EXTERIOR ELEVATIONS & TYP. DETAIL SHEETS FOR EXTERIOR WALL FINISH SPECS.
 - REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.
 - ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3/4" U.N.O.
 - ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7/8" U.N.O.
 - CMU & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 12' OR MORE SHALL BE CONSIDERED SHEAR WALL SWS + SHEAR WALL SEGMENTS.
 - OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED W/ A 20 MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC-R302.1.1.
 - ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS UNDER STAIR SURFACE AND ANY SLOTTES PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) GYPSUM BOARD.
 - GARAGE DOOR TO BE CERTIFIED BY MFR. FOR MIN. 150 M.P.H.
 - ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
 - ALL OPERABLE WINDOWS LOCATED MORE THAN 7' ABV. SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 24" ABOVE FINISHED FLOOR BEING SERVER PER (FBC-R312.2).
 - SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.
 - SPECIALTY WINDOWS/DOORS, FIXED GLASS WINDOWS, AND TRANSOMS ARE NOTED ON PLANS.
 - ALL DOORS & WINDOWS THAT ARE EGRESS WILL BE LABELED AS SUCH AND CONFORM TO FBC R310.2 EERO
 - SOIL TESTING IS RECOMMENDED, BUT IS NOT REQUIRED. THE DESIGN TEAM AT MJS & E O R STRONGLY RECOMMEND A SOIL TEST TO CONFIRM SOIL BEARING CAPACITY AND SURFACE GEO-TECHNICAL CONDITIONS. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL AND PROPERLY COMPACTED FILL. (2000 PSF MIN.) FILL MATERIAL SHALL BE COMPACTED TO 98% DENSITY OF A STANDARD PROCTOR TO BE VERIFIED BY GENERAL CONTRACTOR OWNER.
 - OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH A 20 MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC-R302.1.1.
 - 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERSIDE OF DECKING.
 - 5/8" TYPE X DRYWALL ON GARAGE CEILING BELOW ANY HABITABLE SPACE
 - THERMAL BARRIER: FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY NOT LESS THAN 1/2-INCH (12.7 MM) GYPSUM WALLBOARD, 2003 INCH (50.8 MM) WOOD STRUCTURAL PANEL OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA OF BOTH THE TEMPERATURE TRANSMISSION FIRE TEST AND THE INTEGRITY FIRE TEST OF NFPA 275.
 - ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE W/ SECTION FBC-R319
 - ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUICKFLASH PANELS (OR SIMILAR).
 - ATTIC ACCESS OPENING SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FBC-EC R402.2.4.
 - FILL VOIDS OF UNDERSIDE OF TUBS & SHOWERS WITH INSULATION FOR ACOUSTIC DAMPENING.
 - ADD ACOUSTIC OR VIBRATION ISOLATION DEVICES AT GARAGE DOOR OPENERS THAT ARE ADJACENT TO HABITABLE SPACES ABOVE.
 - WHERE WALL TILE IS INSTALLED IN TUB AND SHOWER AREAS, GLASS MAY GYPSUM BACKING PANELS (ASTM C1178), FIBER-REINFORCED GYPSUM PANELS (ASTM C1278), NON-ASBESTOS FIBER-CEMENT BACKER BOARD (ASTM C1288) OR NON-ASBESTOS FIBER MAT REINFORCED CEMENTitious BACKER UNITS (ASTM C1292) SHALL BE USED PER FBC-R702.4. PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.

WINDOW / DOOR NOTE KEY:

- WINDOW SIZE CALLOUT:**
- 2040 = 2'-0" x 4'-0"
 - 2060 = 2'-0" x 4'-6"
 - 2080 = 2'-0" x 4'-6"
 - 2000 = 2'-0" x 6'-0"
 - ALL WINDOW CALLOUTS ARE MEASURED IN FEET & INCHES AS PER THE EXAMPLE TABLE ABOVE.
- DOOR SIZE CALLOUT:**
- 30 x 2'-0" 40 B.F. = 4'-0" BIFOLD
 - 24 x 2'-4" 50 B.F. = 5'-0" BIFOLD
 - 28 x 2'-4" 60 B.F. = 6'-0" BIFOLD
 - 28 x 2'-4" 80 B.F. = 8'-0" BIFOLD
 - 30 x 3'-0"
 - ALL INTERIOR DOOR HEIGHTS ARE TO BE DETERMINED BY THE BUILDER.

Area Tabulations

Living:	
1st floor:	2,780 sf
2nd floor:	3,881 sf
Total Living:	6,661 sf
entry:	90 sf
garage:	1,500 sf
mechanical:	35 sf
Total Area:	8,286 sf
opt. cov. patio:	240 sf

First Floor Plan
SCALE: 1/4" = 1'-0"

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GOBA
GOLF BUILDING ASSOCIATION

4-Unit: (Orlando-Raised Heel)
Models: Lincoln-Rev., Washington-Rev., Kennedy, Reagan-Rev.
Building Pad #XX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

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Phone: (407) 529-3000

Park Square HOMES

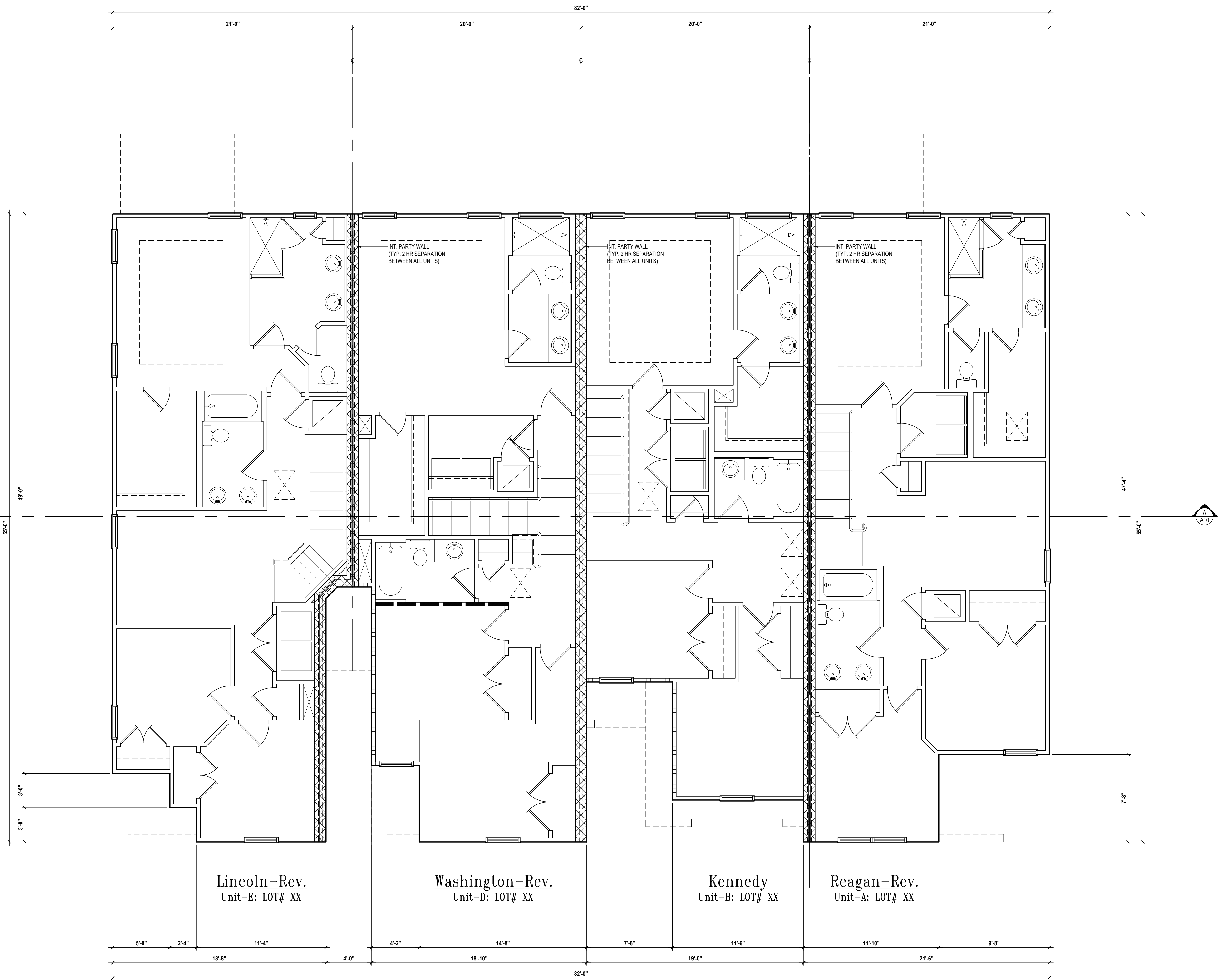
PROJECT: 00-0000
SCALE: AS NOTED
DRAWN BY: C.C.
DESIGNED BY: MJS

ISSUE DATE: 02/10/2023
REVISIONS:

PROJECT: 00-0000
SCALE: AS NOTED
DRAWN BY: C.C.
DESIGNED BY: MJS

FIRST FLR. OVERALL
A1

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- 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. MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
- 4. A/C CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE FBC-R M307.2 & FBC-M 304.
- 5. PROVIDE RECESS H&C WATER W/ DRAIN @ WASHER SPACE.
- 6. VENT DRYER THRU EXTERIOR WALL U.O.
- 7. PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
- 8. PROVIDE RECESS H&C WATER W/ DRAIN @ WASHER SPACE.
- 9. SAG RESISTANT DRYWALL ON ALL CEILINGS.
- 10. PULL ALL DIMENSIONS FROM THE REAR OF PLAN.
- 11. REFER TO EXTERIOR ELEVATIONS & TYP. DETAIL SHEETS FOR EXTERIOR WALL FINISH SPECS.
- 12. REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.
- 13. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3 1/2" U.O.
- 14. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7 1/2" U.O.
- 15. C.M.U. & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 12' OR MORE SHALL BE CONSIDERED SHEAR WALL SWS + SHEAR WALL SEGMENTS.
- 16. OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED W/ A 20 MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC-R302.1.
- 17. ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS UNDER STAIR SURFACE AND ANY SLOTTES PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) GYPSUM BOARD.
- 18. GARAGE DOOR TO BE CERTIFIED BY MFR. FOR MIN. 150 M.P.H.
- 19. ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
- 20. ALL OPERABLE WINDOWS LOCATED MORE THAN 7' ABV. SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 24" ABOVE FINISHED FLOOR BEING SERVED PER (FBC-R312.2).
- 21. SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.
- 22. SPECIALTY WINDOWS/DOORS, FIXED GLASS WINDOWS, AND TRANSOMS ARE NOTED ON PLANS.
- 23. ALL DOORS & WINDOWS THAT ARE EGRESS WILL BE LABELED AS SUCH AND CONFORM TO FBC R310.2 EERO.
- 24. SOIL TESTING IS RECOMMENDED, BUT IS NOT REQUIRED. THE DESIGN TEAM AT MJS & E.O. STRONGLY RECOMMEND A SOIL TEST TO CONFIRM SOIL BEARING CAPACITY AND SURFACE GEO-TECHNICAL CONDITIONS. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL AND PROPERLY COMPACTED FILL. (2000 PSF MIN.) FILL MATERIAL SHALL BE COMPACTED TO 95% DENSITY OF A STANDARD PROCTOR. TO BE VERIFIED BY GENERAL CONTRACTOR OWNER.
- 25. OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH A 20 MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC-R302.1.
- 26. 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERSIDE OF DECKING.
- 27. 5/8" TYPE X DRYWALL ON GARAGE CEILING BELOW ANY HABITABLE SPACE.
- 28. THERMAL BARRIER: FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY NOT LESS THAN 1/2-INCH (12.7 MM) GYPSUM WALLBOARD, 2005 INCH (51.8 MM) WOOD STRUCTURAL PANEL OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA OF BOTH THE TEMPERATURE TRANSMISSION FIRE TEST AND THE INTEGRITY FIRE TEST OF NFPA 275.
- 29. ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE W/ SECTION FBC-R519.
- 30. ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUICKFLASH PANELS (OR SIMILAR).
- 31. ATTIC ACCESS OPENING SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FBC-EC R402.2.4.
- 32. FILL VOIDS OF UNDERSIDE OF TUBS & SHOWERS WITH INSULATION FOR ACOUSTIC DAMPENING.
- 33. ADD ACOUSTIC OR VIBRATION ISOLATION DEVICES AT GARAGE DOOR OPENERS THAT ARE ADJACENT TO HABITABLE SPACES ABOVE.
- 34. WHERE WALL TILE IS INSTALLED IN TUB AND SHOWER AREAS, GLASS MAT GYPSUM BACKING PANELS (ASTM C1178), FIBER-REINFORCED GYPSUM PANELS (ASTM C1278), NON-ASBESTOS FIBER-CEMENT BACKER BOARD (ASTM C1288) OR NON-ASBESTOS FIBER MAT REINFORCED CEMENTitious BACKER UNITS (ASTM C1205) SHALL BE USED PER FBC-R702.4. PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.

WINDOW / DOOR NOTE KEY:

- WINDOW SIZE CALLOUT:**
- 2040 = 2'-0" x 4'-0"
 - 2050 = 2'-0" x 5'-0"
 - 2060 = 2'-0" x 6'-0"
 - ALL WINDOW CALLOUTS ARE MEASURED IN FEET & INCHES AS PER THE EXAMPLE TABLE ABOVE.
- DOOR SIZE CALLOUT:**
- 20 = 2'-0" 40 B.F. = 4'-0" BI-FOLD
 - 24 = 2'-4" 50 B.F. = 5'-0" BI-FOLD
 - 28 = 2'-8" 60 B.F. = 6'-0" BI-FOLD
 - 28 = 2'-8"
 - 30 = 3'-0"
 - ALL INTERIOR DOOR HEIGHTS ARE TO BE DETERMINED BY THE BUILDER.

Lincoln-Rev.
Unit-E: LOT# XX

Washington-Rev.
Unit-D: LOT# XX

Kennedy
Unit-B: LOT# XX

Reagan-Rev.
Unit-A: LOT# XX

Second Floor Plan
SCALE: 1/4" = 1'-0"

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A I B D

GOBA
GENERAL BUILDING CONSTRUCTION ASSOCIATION

4-Unit: (Orlando-Raised Heel)
Models: Lincoln-Rev., Washington-Rev., Kennedy, Reagan-Rev.

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Lot# XX-XX, Subdivision
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ISSUE DATE: 02/10/2023
REVISIONS:

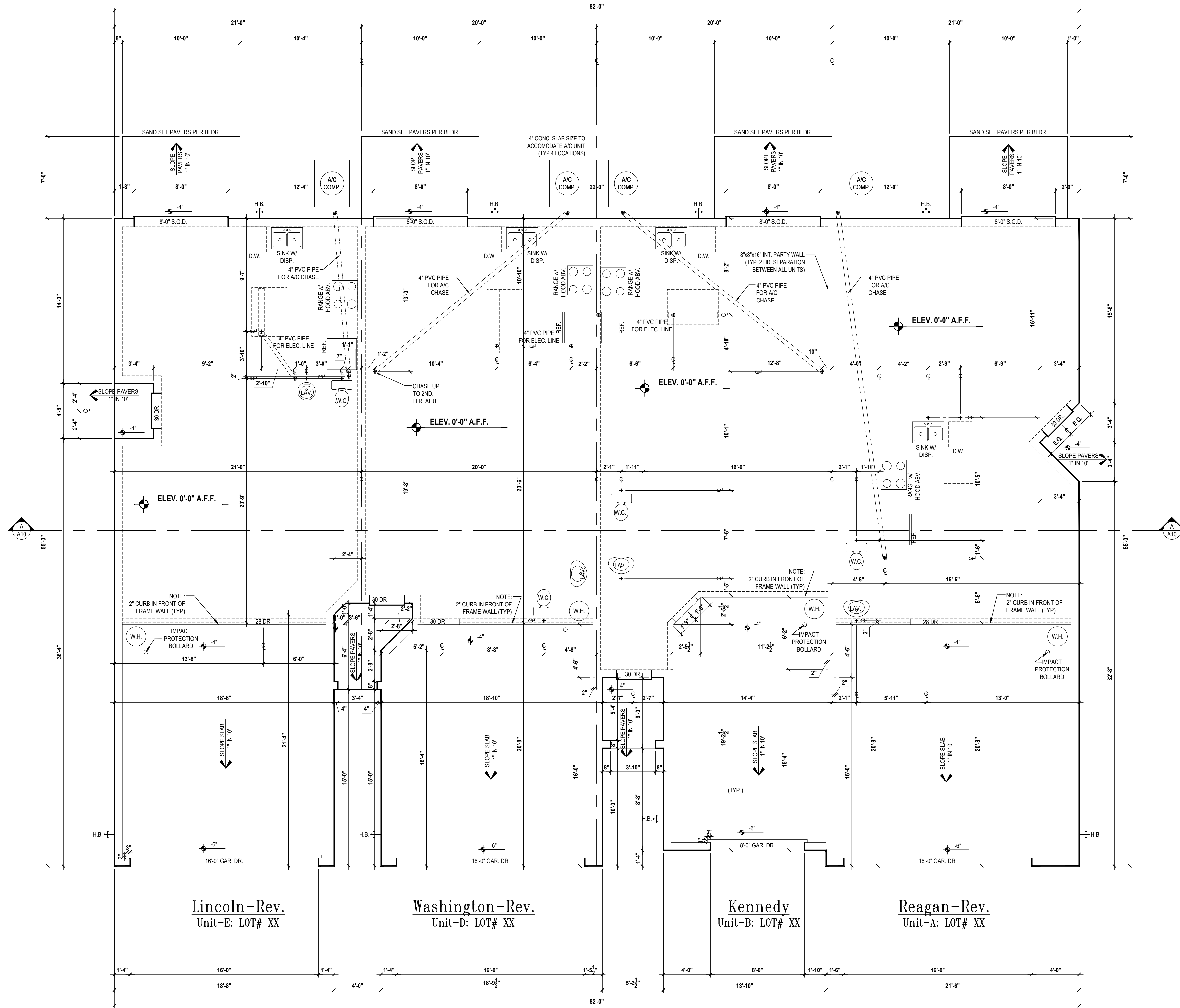
PROJECT: 00-0000
SCALE: AS NOTED
DRAWN BY: C.C.
DESIGNED BY: MJS

PROJECT: 00-0000
SCALE: AS NOTED
DRAWN BY: C.C.
DESIGNED BY: MJS

PLAN OVERALL
A2

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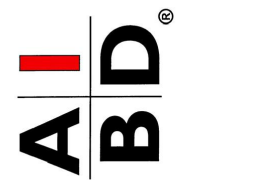
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Slab Plan
SCALE: 1/4" = 1'-0"



815 Oriente Ave., Suite #1040
Altamonte Springs, FL 32701
Ph: (407) 629-6711
Fax: (407) 629-6776
www.mjsdesignersgroup.com



4-Unit: (Orlando-Raised Heel)
Models: Lincoln-Rev., Washington-Rev., Kennedy, Reagan-Rev.
Building Pad #XX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

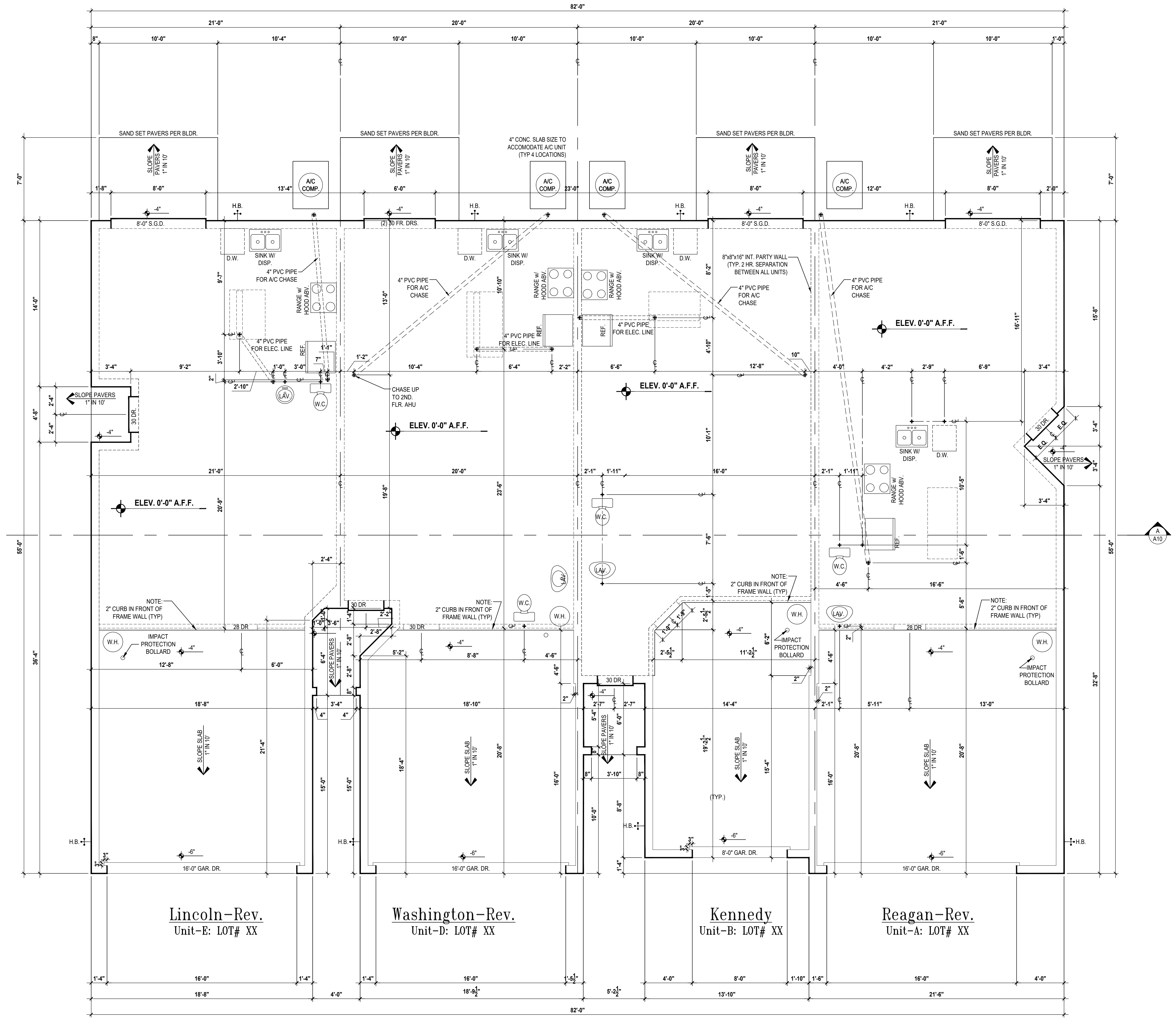
A division of Park Square
Enterprises Inc.
5200 Vineland Rd., Suite #200
Orlando, FL 32811
Phone: (407) 529-3000



ISSUE DATE	02/10/2023
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PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

SLAB PLAN
A3

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Lincoln-Rev.
Unit-E: LOT# XX

Washington-Rev.
Unit-D: LOT# XX

Kennedy
Unit-B: LOT# XX

Reagan-Rev.
Unit-A: LOT# XX

Slab Plan

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

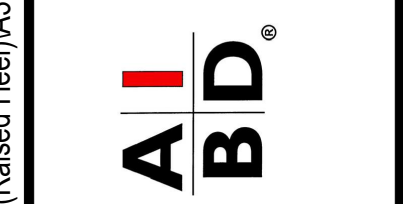
NO.	REVISIONS	DATE

PROJECT: 00-0000
SCALE: AS NOTED
DRAWN BY: C.C.
DESIGNED BY: MJS

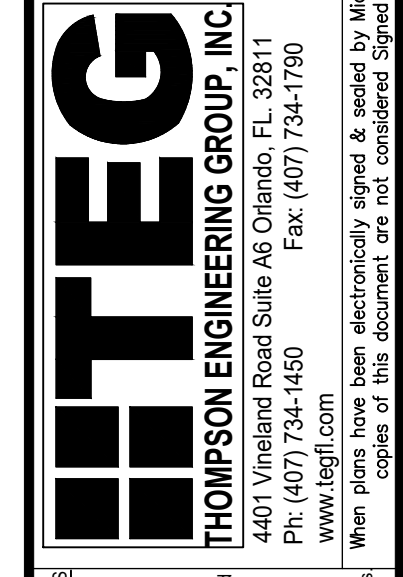
ISSUE DATE: 02/10/2023

Park Square HOMES
A division of Park Square Enterprises Inc.
5200 Vineland Rd., Suite #200
Orlando, FL 32811
Phone: (407) 529-3000

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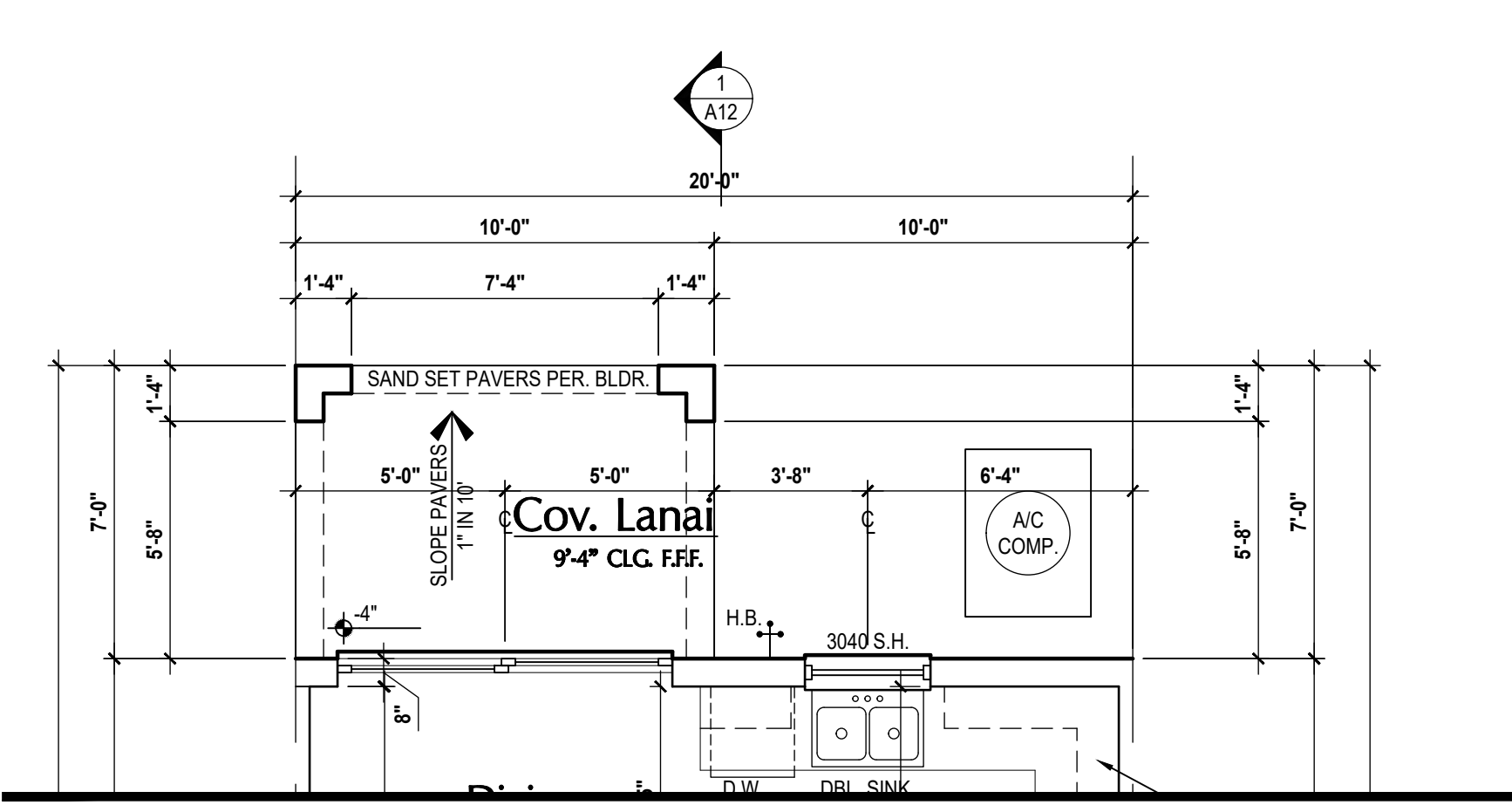


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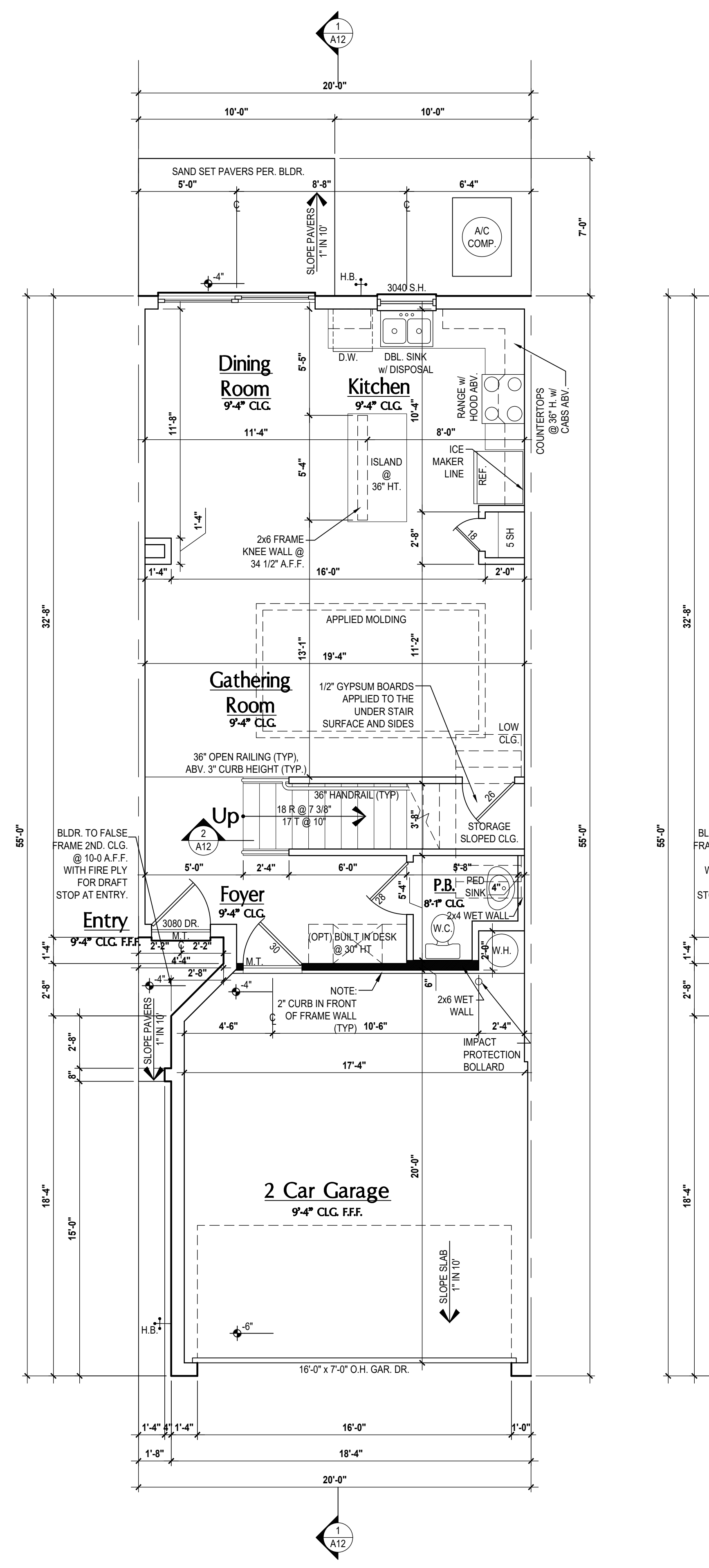


THOMPSON ENGINEERING GROUP INC.
407 Vineland Road, Suite #200, Orlando, FL 32811
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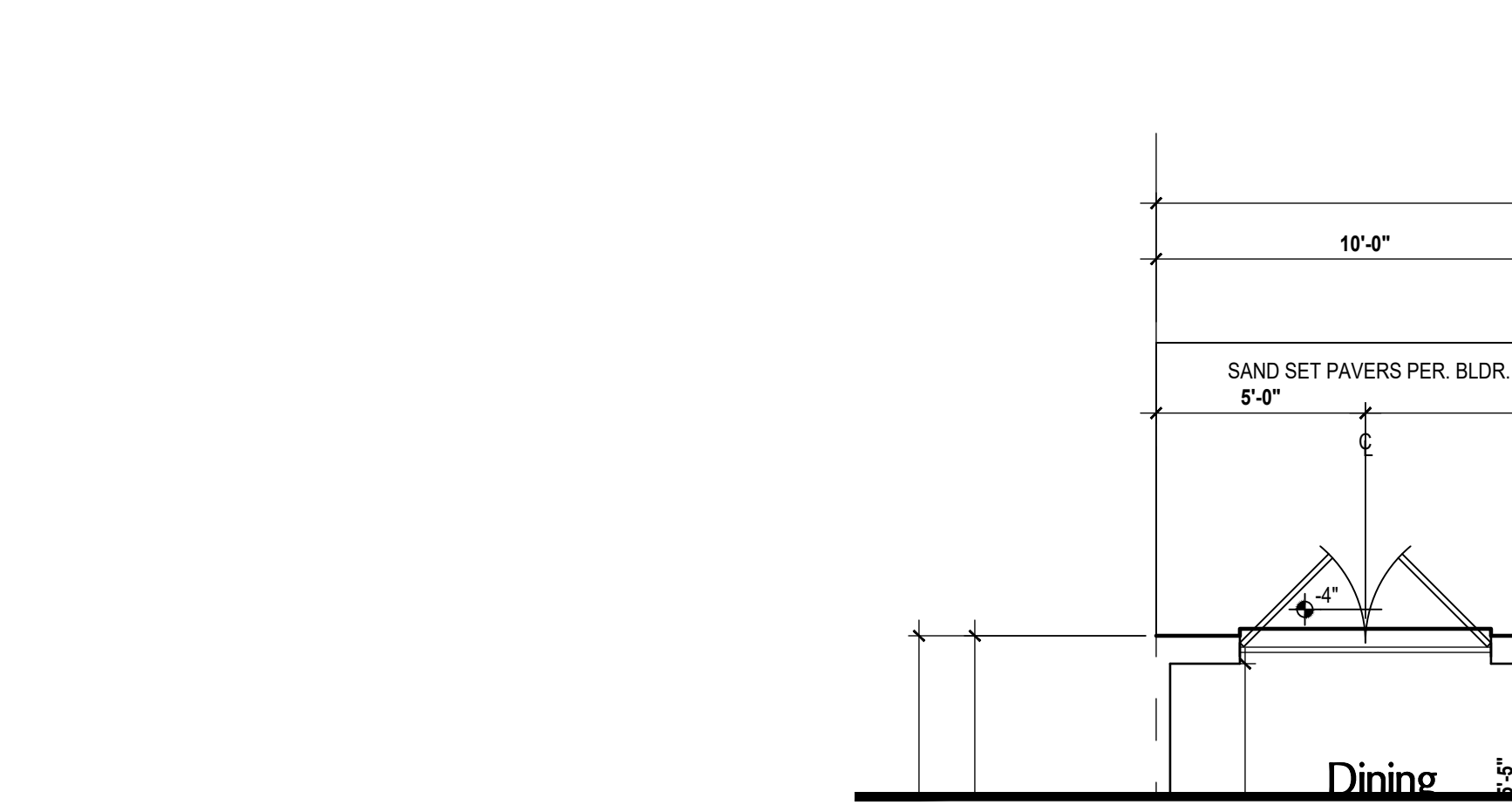
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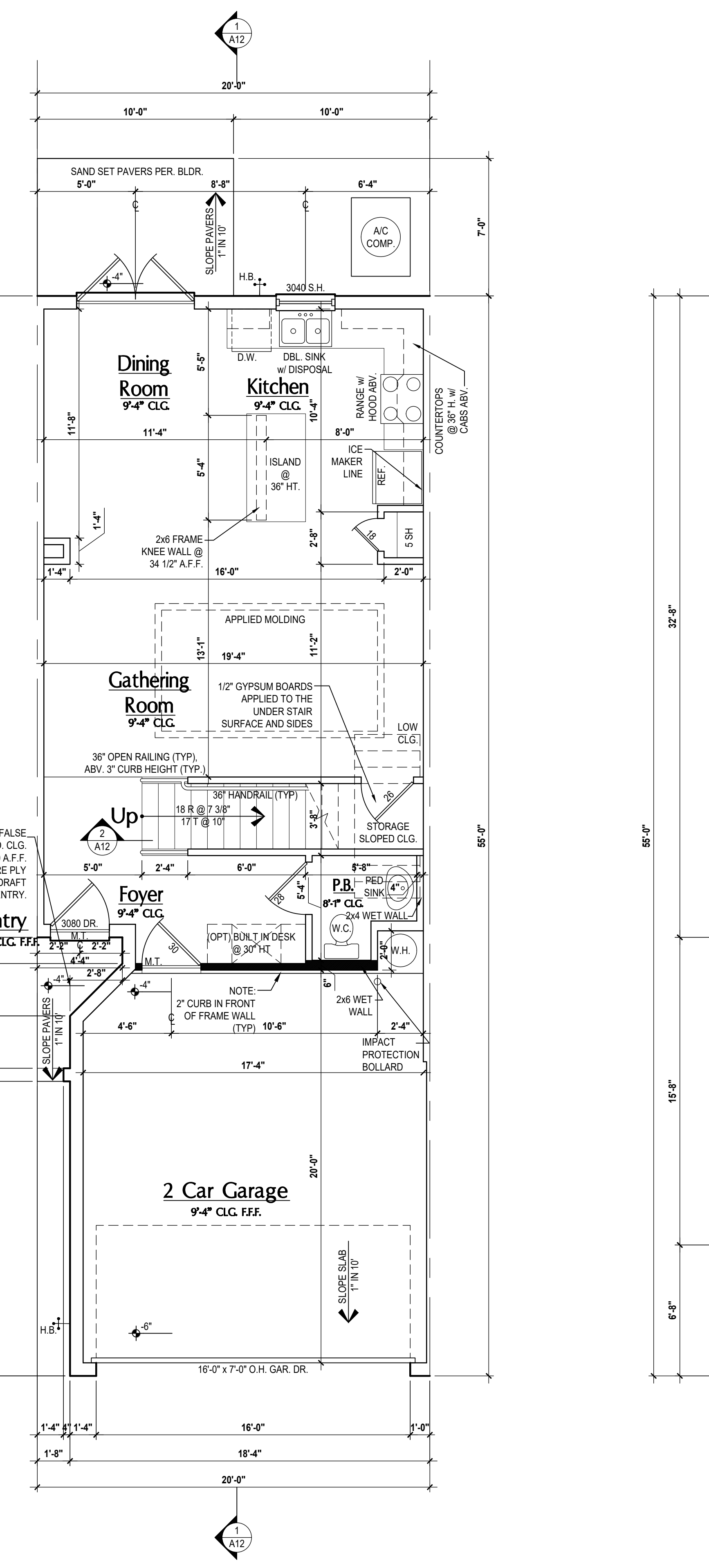
Washington-Rev.- First Floor Plan
(Opt. Cov. Patio w/ S.G.D.)
SCALE 1/4" = 1'-0"



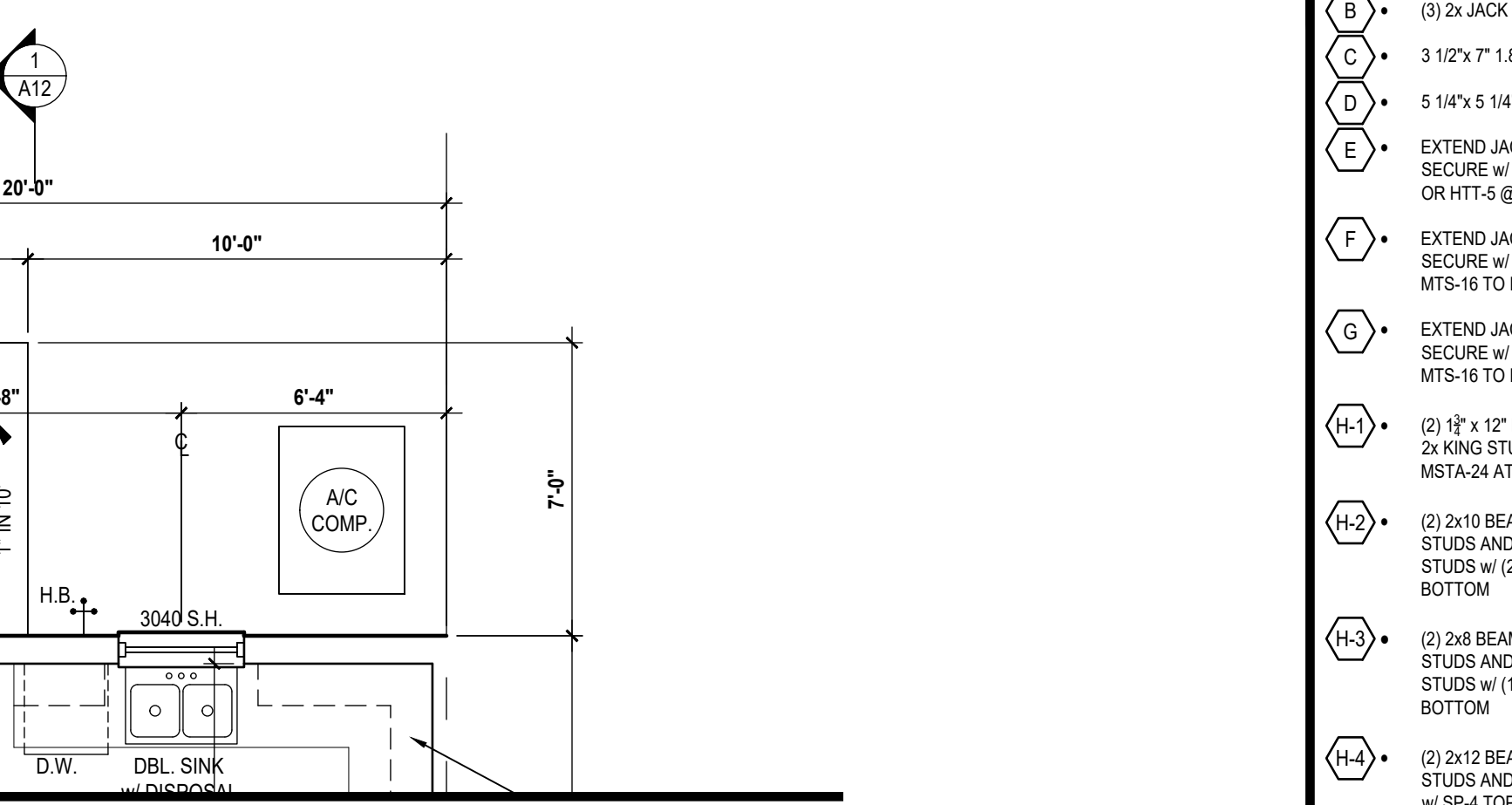
Washington-Rev.- First Floor Plan
(Standard)
SCALE 1/4" = 1'-0"



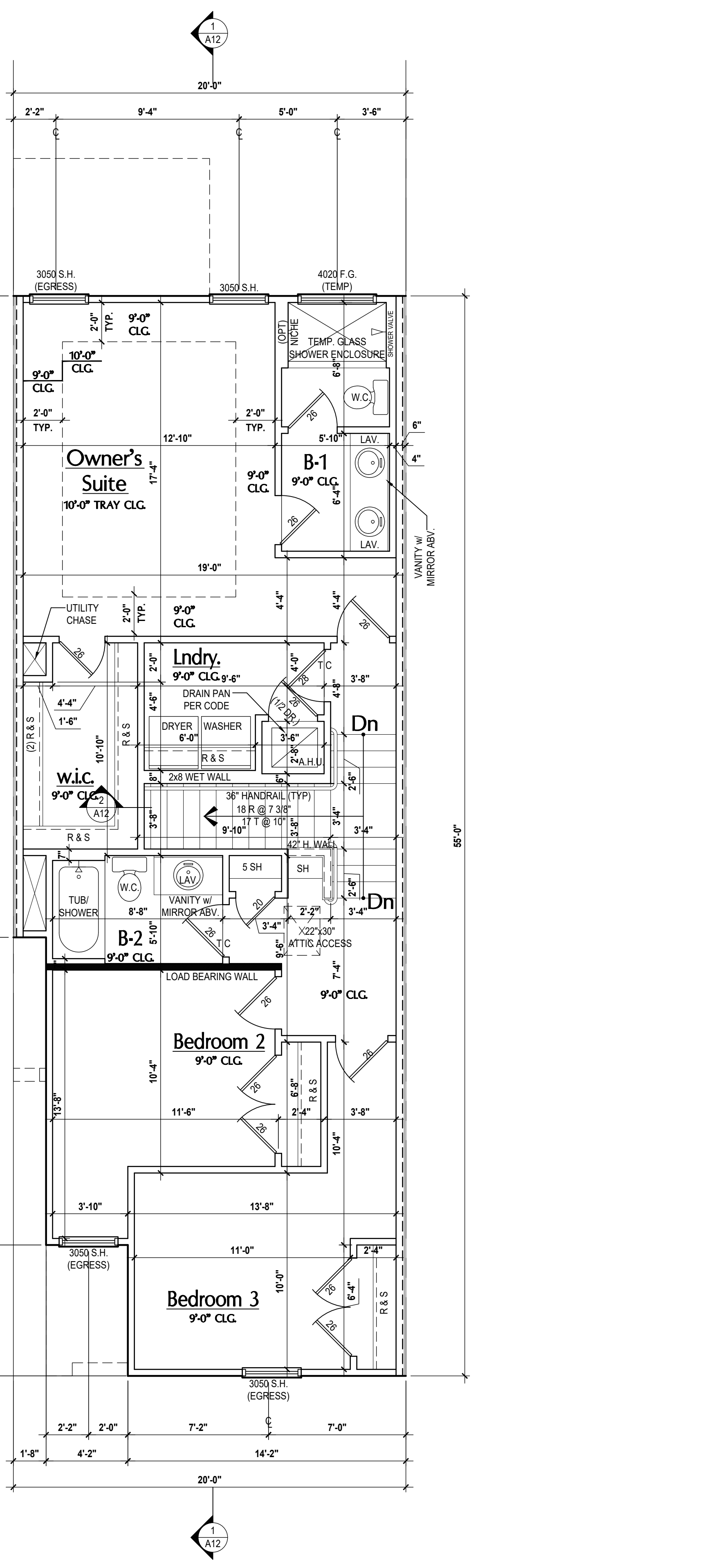
Washington-Rev.- First Floor Plan
(Opt. FR. DR.)
SCALE 1/4" = 1'-0"



Washington-Rev.- First Floor Plan
(Opt. FR. DR.)
SCALE 1/4" = 1'-0"



Washington-Rev.- Second Floor Plan
(Standard)
SCALE 1/4" = 1'-0"



Washington-Rev.- Second Floor Plan
(Standard)
SCALE 1/4" = 1'-0"

- (A) (2) 2x JACK POST
- (B) (3) 2x JACK POST
- (C) 3 1/2" x 7' 1" BE PARALLAM PSL POST
- (D) 5 1/4" x 5 1/4" 1" BE PARALLAM PSL POST
- (E) EXTEND JACK POST "A" TO CMU BOND BEAM AND SECURE W/ (2) SP-4 AT TOP CONNECTION & W/ (1) HT-4 OR HT-5 @ BOTTOM
- (F) EXTEND JACK POST "A" TO FLR. TRUSS BELOW AND SECURE W/ (2) SP-4 AT TOP CONNECTION & W/ (2) MTS-16 TO FLR. TRUSS @ BOTTOM
- (G) EXTEND JACK POST "A" TO FLR. TRUSS BELOW AND SECURE W/ (2) SP-4 AT TOP CONNECTION & W/ (2) MTS-16 TO FLR. TRUSS @ BOTTOM
- (H) (2) 12" x 12" L.V.L. HEADER W/ (3) 2x JACK STUDS AND (3) 2x KING STUDS. SECURE HDR. TO STUDS W/ (3) MSTA-24 AT THE TOP AND W/ (3) SP-1 @ BOTTOM
- (I) (2) 2x8 BEAM & 2" PLYWOOD FLUTCH W/ (1) 2x JACK STUDS AND (2) 2x KING STUDS. SECURE HDR. TO STUDS W/ (1) MSTA-24 AT THE TOP AND W/ (2) SP-1 @ BOTTOM
- (J) (2) 2x8 BEAM & 2" PLYWOOD FLUTCH W/ (1) 2x JACK STUDS AND (2) 2x KING STUDS. SECURE HDR. TO STUDS W/ (1) MSTA-24 AT THE TOP AND W/ (2) SP-1 @ BOTTOM
- (K) SECURE JACK POST "B" W/ (2) MTS-12 AT TOP CONNECTION & (3) SP-4 @ BOTTOM ATTACHED W/ (14) 10# NAILS

- (L) EXTEND JACK POST "C" TO CMU BOND BEAM & LEDGER BELOW AND SECURE W/ (2) HTS-20 AT TOP CONNECTION & W/ (2) MSTA-30 OR (2) HTS-20 TO LEDGER @ BOTTOM
- (M) EXTEND JACK POST "C" TO FLR. TRUSS BELOW AND SECURE W/ (2) HTS-20 AT TOP CONNECTION & W/ (2) MSTA-30 OR (2) HTS-20 TO FLR. TRUSS @ BOTTOM
- (N) EXTEND JACK POST "C" TO LVL / FLR. TRUSS BELOW AND SECURE W/ (2) HTS-20 AT TOP CONNECTION & W/ (2) MSTA-30 OR (2) HTS-20 TO L.V.L. @ BOTTOM
- (O) SECURE JACK POST "A" TO FLR. TRUSS BELOW W/ (2) SP-4 AT TOP CONNECTION. PER FIELD CONDITIONS. USE (2) MSTA-30 OR (2) HTS-16 @ BOTTOM
- (P) EXTEND JACK POST "C" TO (2) 12" x 12" L.V.L. BELOW AND SECURE W/ (2) HTS-20 AT TOP CONNECTION & W/ (2) MSTA-30 OR (2) HTS-20 TO L.V.L. @ BOTTOM. SECURE LVL TO PRE-ENG. TRUSSES W/ (2) HES 5011 188
- (Q) EXTEND JACK POST "A" TO FLR. TRUSS BELOW AND SECURE W/ (2) MSTA-30 AT TOP & BOTTOM
- (R) SECURE 2ND FLR. JACK POST "A" TO PRE-ENG. ROOF TRUSS W/ (1) MTS-12 AT TOP CONNECTION & (1) MSTA-24 AT THE TOP AND W/ (2) SP-4 @ BOTTOM CONNECTION

- GENERAL NOTES KEY:**
- ABBREVIATIONS:
- 2 - # OF WINDOWS
 - HT - METAL THRESHOLD
 - FR - FRENCH DOORS
 - SL - SLIDE LIGHT
 - FG - FIXED GLASS
 - OB - GLASS BLOCK
 - PKT - POCKET DOOR
 - BS - DISCURED GLASS
 - TEMP - TEMPERED GLASS
 - SH - SINGLE HUNG
 - DH - DOUBLE HUNG
 - HR - HORIZONTAL ROLLER
 - HR - HORIZONTAL ROLLER
 - BP - BYPASS
 - BF - BFOLD
 - TR - TRANSOM
 - TP - TYPICAL
 - BC - BALL & CATCH
- NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
 2. EXISTING SCALE PRINTING CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
 3. MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
 4. A/C CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE FRC-M 1307.2 & FRC-M 304.
 5. PROVIDE RECESS H2C WATER W/ DRAIN & WASHER SPACE.
 6. VENT DRYER THRU EXTERIOR WALL U.O.
 7. PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
 8. PROVIDE RECESS H2C WATER W/ DRAIN & WASHER SPACE.
 9. SAG RESISTANT DRYWALL ON ALL CEILINGS.
 10. PULL ALL DIMENSIONS FROM THE REAR OF PLAN.
 11. REFER TO EXTERIOR ELEVATIONS & TYP. DETAIL SHEETS FOR EXTERIOR WALL FINISH SPECS.
 12. REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.
 13. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 1 1/2" U.O.
 14. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7 1/2" U.O.
 15. ALL INT. FIRST FLOOR CEILINGS AT 8'-0" U.O.
 16. ALL INT. SECOND FLOOR CEILINGS AT 9'-0" U.O.
 17. CMU & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 10' OR MORE SHALL BE CONSIDERED SHEAR WALLS & SHEAR WALL SEGMENTS.
 18. OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED W/ A 2" MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FRC-302.2.1.
 19. INSTALL 5/8" TYPE X DRYWALL ON GARAGE CEILING BENEATH HABITABLE ROOMS (TYP.).
 20. GARAGE DOOR TO BE CERTIFIED BY MFR. FOR 140 M.P.H.
 21. ALL TUB & SHOWER UNITS SHALL HAVE ANTI-SCALDING DEVICES INSTALLED.
 22. ALL OPERABLE WINDOWS LOCATED MORE THAN 72" ABOVE SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 24" ABOVE FINISHED FLOOR BEING SEVERER PER FRC-401.2.
 23. ALL BERO EGRESS OPENING SHALL BE IN ACCORDANCE W/ SECTION FRC-4010.
 24. ALL INT. DOORS TO BE 6'-8" TALL U.O. OR PER BUILDER / CLIENT.
 25. 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERSIDE OF BECKING.
 26. 1/2" GYPSUM BOARD APPLIED TO THE ACCESSIBLE AREA UNDER STAIR SURFACE AND SIDES.
 27. THERMAL BARRIER FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY AT LEAST 1/2" THICK 1/2" GYPSUM WALLBOARD, 2 3/8" THICK 1/2" WOOD STRUCTURAL PANEL OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH THE ACCEPTANCE CRITERIA OF BOTH THE TEMPERATURE TRANSMISSION FIRE TEST AND THE INTEGRITY FIRE TEST OF NFPA 278.
 28. ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE WITH SECTION FRC-4019.
 29. ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH GROUND LASH PANELS (OR SIMILAR).
 30. ALL INTERIOR DOOR HEIGHTS ARE TO BE DETERMINED BY THE BUILDER.
 31. ATTIC ACCESS OPENING SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FRC-602.2.4.
 32. FILL VOIDS OF UNDERSIDE OF TUBS & SHOWERS WITH INSULATION FOR ACOUSTIC DAMPENING.
 33. ADD ACOUSTIC OR VIBRATION ISOLATION DEVICES AT GARAGE DOOR OPENERS THAT ARE ADJACENT TO HABITABLE SPACES ABOVE.
 34. WHERE WALL TILE IS INSTALLED IN TUB AND SHOWER AREAS, GLASS MAT GYPSUM BACKER PANELS (ASTM C1278), FIBER-REINFORCED GYPSUM PANELS (ASTM C1278), NON-ASBESTOS FIBER-CEMENT BACKER BOARD (ASTM C1208) OR NON-ASBESTOS FIBER-GLASS REINFORCED CEMENTitious BACKER UNITS (ASTM C1208) SHALL BE USED PER FRC-902.4. PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.

- WINDOW NOTE KEY:**
- WINDOW SIZE CALLOUT:
- 2040 = 2'-0" x 4'-0"
 - 2025 = 2'-0" x 3'-10"
 - 2050 = 2'-0" x 4'-2"
- ALL WINDOW CALLOUTS ARE MEASURED IN FEET & INCHES AS PER THE EXAMPLE TABLE ABOVE.
- DOOR NOTE KEY:**
- DOOR SIZE CALLOUT:
- 20' 2" = 4'-0" BIFOLD
 - 24' 2" = 5'-0" BIFOLD
 - 26' 2" = 6'-0" BIFOLD
 - 28' 2" = 6'-0" BIFOLD
 - 30' 2" = 6'-0" BIFOLD
- BRG. HT. LEGEND**
- INDICATES BRG. WALL
 - INDICATES 1-HR. FIREWALL
 - INDICATES 2-HR. FIREWALL
 - FOUNDATION
 - 2-STORY BRG. FOOTING
 - INDICATES 1-HR. FIREWALL
 - INDICATES 2-HR. FIREWALL

Area Tabulations

Living:	Unit W
1st floor:	682 sf
2nd floor:	966 sf
Total Living:	1,648 sf
entry:	29 sf
garage:	377 sf
mechanical:	8 sf
Total Area:	2,062 sf
opt. cov. patio:	60 sf

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

Area Tabulations

Living:	Unit W
1st floor:	682 sf
2nd floor:	966 sf
Total Living:	1,648 sf
entry:	29 sf
garage:	377 sf
mechanical:	8 sf
Total Area:	2,062 sf
opt. cov. patio:	60 sf

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

4-Unit: (Orlando-Raised Heel)
Models: Lincoln-Rev., Washington-Rev., Kennedy, Regain-Rev.

Park Square HOMES
A Division of Park Square Enterprises Inc.
5200 Vineland Rd., Suite #200
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Phone: (407) 529-3000

MJS designers group
residential-commercial-architectural

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GOBA
Gypsum Board Association

REVISIONS

NO.	DATE	DESCRIPTION
1	02/10/2023	ISSUE DATE

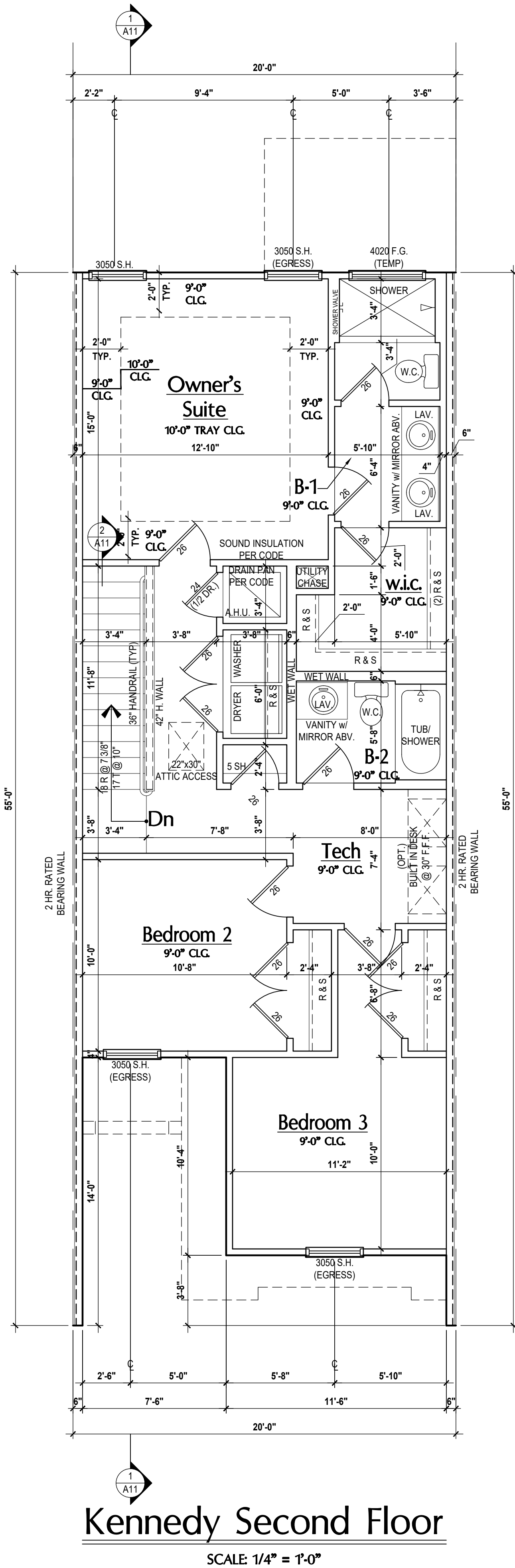
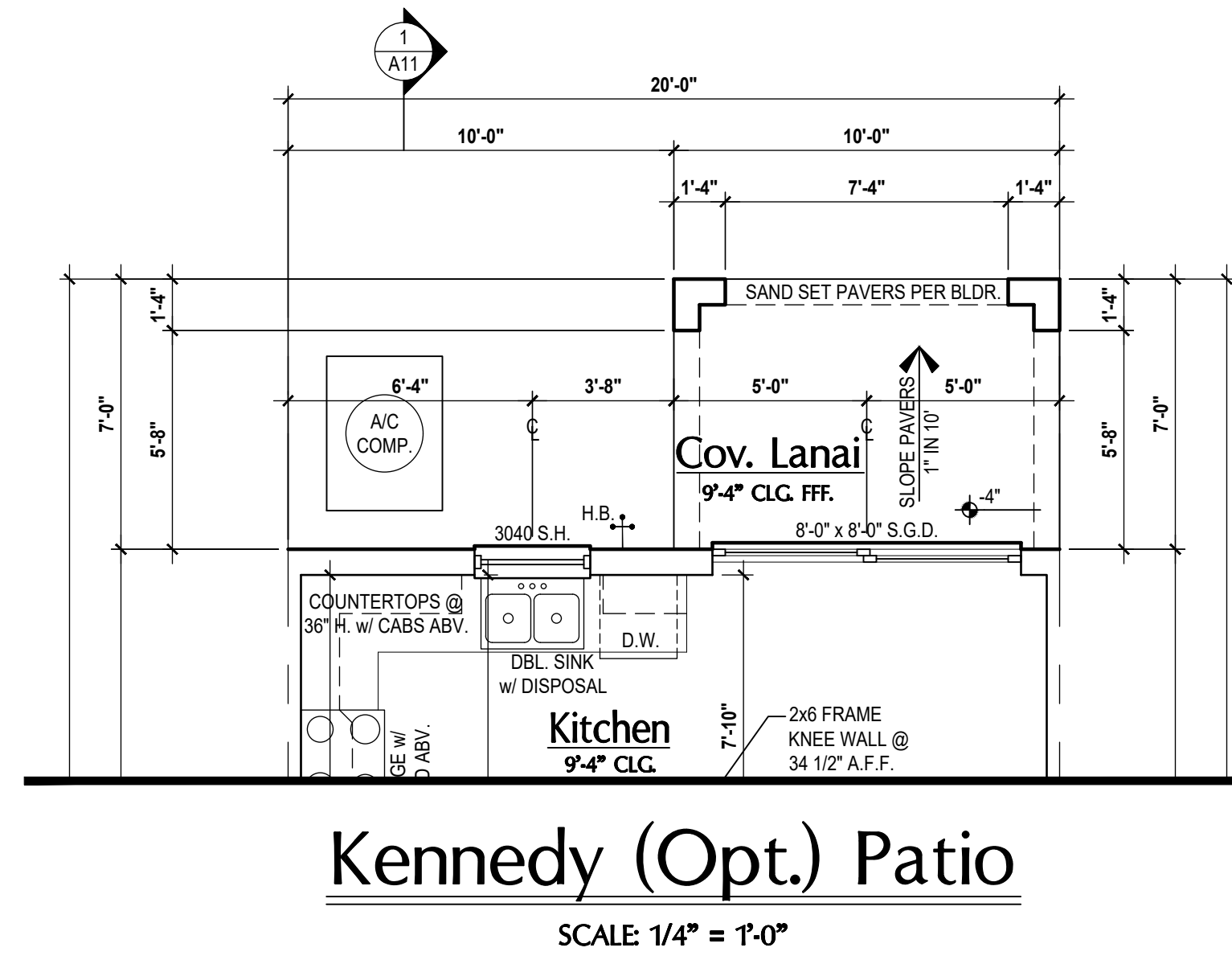
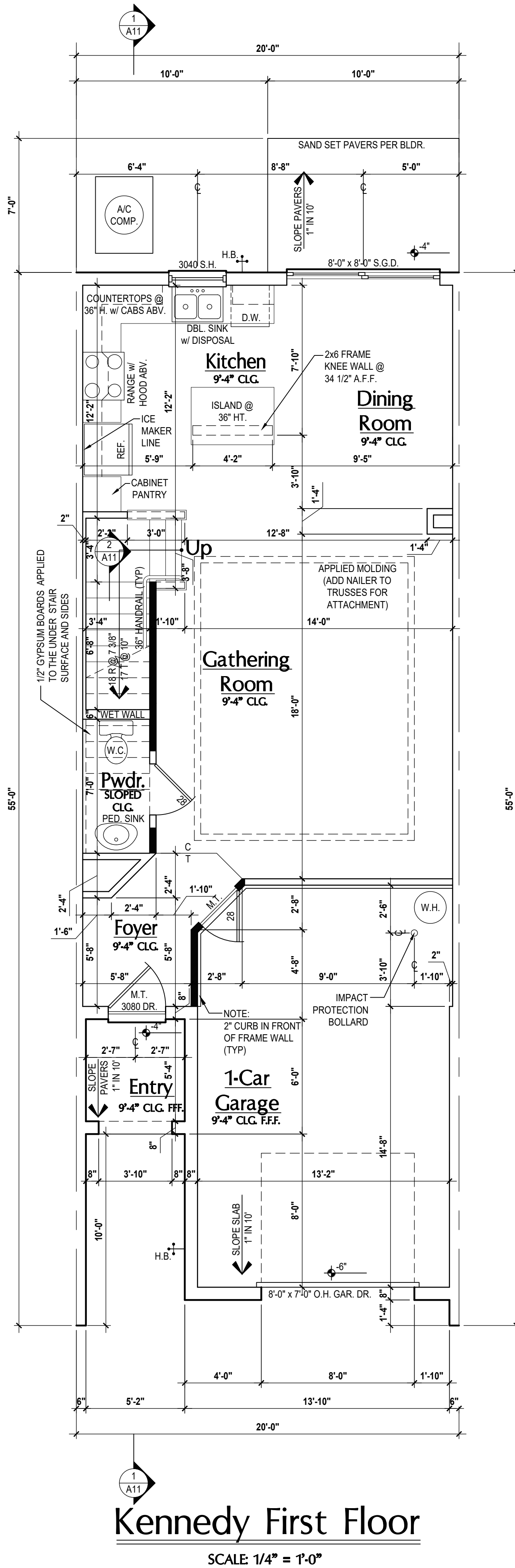
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FIRST FLOOR
A5

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- (A) (2) 2x JACK POST
- (B) (3) 2x JACK POST
- (C) 5 1/2"x 7' 1" BE PARALLAM PSL POST
- (D) 5 1/4"x 5 1/4" 1" BE PARALLAM PSL POST
- (E) EXTEND JACK POST "A" TO CMU BOND BEAM AND SECURE w/ (2) SP-4 AT TOP CONNECTION & w/ (1) HTT-4 OR HTT-5 @ BOTTOM
- (F) EXTEND JACK POST "C" TO FLR. TRUSS BELOW AND SECURE w/ (2) SP-4 AT TOP CONNECTION & w/ (2) MTS-16 TO FLR. TRUSS @ BOTTOM
- (G) EXTEND JACK POST "A" TO FLR. TRUSS BELOW AND SECURE w/ (2) SP-4 AT TOP CONNECTION & w/ (2) MTS-16 TO FLR. TRUSS @ BOTTOM
- (H) (2) 12" x 12" L.V. HEADER w/ (3) 2x JACK STUDS AND (3) 2x KING STUDS. SECURE HDR. TO STUDS w/ (3) MSTA-24 AT THE TOP AND w/ (3) SP-1 @ BOTTOM
- (H-1) (2) 2x10 BEAM & 2" PLYWOOD FLUTCH w/ (2) 2x JACK STUDS AND (2) 2x KING STUDS. SECURE HDR. TO STUDS w/ (1) MSTA-24 AT THE TOP AND w/ (2) SP-1 @ BOTTOM
- (H-2) (2) 2x8 BEAM & 2" PLYWOOD FLUTCH w/ (1) 2x JACK STUDS AND (2) 2x KING STUDS. SECURE HDR. TO STUDS w/ (1) MSTA-24 AT THE TOP AND w/ (2) SP-1 @ BOTTOM
- (H-3) (2) 2x12 BEAM & 2" PLYWOOD FLUTCH w/ (2) 2x JACK STUDS AND (2) 2x KING STUDS. SECURE HDR. TO STUDS w/ (1) MSTA-24 AT THE TOP AND w/ (2) SP-1 @ BOTTOM
- (H-4) (2) 2x12 BEAM & 2" PLYWOOD FLUTCH w/ (2) 2x JACK STUDS AND (2) 2x KING STUDS. SECURE HDR. TO STUDS w/ (1) MSTA-24 AT THE TOP AND w/ (2) SP-1 @ BOTTOM
- (I) SECURE JACK POST "B" w/ (2) MTS-12 AT TOP CONNECTION & (3) SP-4 @ BOTTOM ATTACHED w/ (14) 10# NAILS

- (J) EXTEND JACK POST "C" TO CMU BOND BEAM & LEDGER BELOW AND SECURE w/ (2) HTS-20 AT TOP CONNECTION & w/ (2) MSTA-30 OR (2) HTS-20 AT LEDGER @ BOTTOM
- (K) EXTEND JACK POST "C" TO FLR. TRUSS BELOW AND SECURE w/ (2) HTS-20 AT TOP CONNECTION & w/ (2) MSTA-30 OR (2) HTS-20 TO FLR. TRUSS @ BOTTOM
- (L) EXTEND JACK POST "C" TO CMU BOND BEAM OR SLAB AND SECURE w/ (2) HTS-20 AT TOP CONNECTION & w/ (2) HTT-4 OR HTT-5 @ BOTTOM
- (M) EXTEND JACK POST "C" TO LVL / FLR. TRUSS BELOW AND SECURE w/ (2) HTS-20 AT TOP CONNECTION & w/ (2) MSTA-30 OR (2) HTS-20 OR (2) HTT-5 OR HTT-4 INVERTED w/ F.A.T.R.
- (N) SECURE JACK POST "A" w/ (2) MTS-12 AT TOP CONNECTION & (4) SP-4 @ BOTTOM
- (O) SECURE JACK POST "A" TO FLR. TRUSS BELOW w/ (2) SP-4 AT TOP CONNECTION. PER FIELD CONDITIONS. USE (2) MSTA-30 OR (2) HTS-16 @ BOTTOM
- (P) EXTEND JACK POST "C" TO (2) 12" x 12" L.V. BELOW AND SECURE w/ (2) HTS-20 AT TOP CONNECTION & w/ (2) MSTA-30 OR (2) HTS-20 TO L.V. @ BOTTOM. SECURE LVL TO PRE-ENG. TRUSSES w/ (2) HES350118
- (Q) EXTEND JACK POST "A" TO FLR. TRUSS BELOW AND SECURE w/ (2) MSTA-30 AT TOP & BOTTOM
- (R) SECURE 2ND. FLR. JACK POST "A" TO PRE-ENG. ROOF TRUSS w/ (1) HTS-12 AT TOP CONNECTION & (1) MSTA-30 TO 1ST. FLR. JACK POST "A" AT STM. CONNECTION

GENERAL NOTES KEY:

ABBREVIATIONS:

- 2 - # OF WINDOWS
- HT - METAL THRESHOLD
- FR - FRENCH DOORS
- SL - SLIDE LIGHT
- FG - FIXED GLASS
- TR - TRANSOM
- CB - GLASS BLOCK
- PKT - POCKET DOOR
- DBS - OBTURED GLASS
- TEMP - TEMPERED GLASS
- SH - SINGLE HUNG
- DH - DOUBLE HUNG
- HR - HORIZONTAL ROLLER
- HP - HORIZONTAL PULLER
- BP - BYPASS
- BF - BFOLD
- TP - TYPICAL
- BC - BALL & CATCH

NOTES:

- CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
- EXISTING SCALE PRINTING CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
- MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
- A/C CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE REC-R M1907.2 & FBC M 304.
- PROVIDE RECES HWC WATER W/ DRAIN & WASHER SPACE.
- VENT DRYER THRU EXTERIOR WALL U.O.
- PROVIDE COLD WATER LINE FOR ICE MAKER LINE & REF. SPACE.
- PROVIDE RECES HWC WATER W/ DRAIN & WASHER SPACE.
- SAG RESISTANT DRYWALL ON ALL CEILINGS.
- PULL ALL DIMENSIONS FROM THE REAR OF PLAN.
- REFER TO EXTERIOR ELEVATIONS & TYP. DETAIL SHEETS FOR EXTERIOR WALL FINISHES.
- REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.
- ALL INTERIOR FRAME WALL DIMENSIONS TO BE 1 1/2" U.O.
- ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 1 1/2" U.O.
- ALL INT. FIRST FLOOR CEILINGS AT 8'-0" U.O.
- ALL INT. SECOND FLOOR CEILINGS AT 9'-0" U.O.
- CMU & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 10' OR MORE SHALL BE CONSIDERED SHEAR WALL SW & SHEAR WALL SEGMENTS.
- OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED w/ A 2" MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC R302.1.
- INSTALL 5/8" TYPE X DRYWALL ON GARAGE CEILING BENEATH HABITABLE ROOMS (TYP.).
- GARAGE DOOR TO BE CERTIFIED BY MFR. FOR 140 M.P.H.
- ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
- ALL OPERABLE WINDOWS LOCATED MORE THAN 7'2" ABOVE SURFACE BELOW SHALL HAVE THE LOWEST POSITION OF WINDOW CLEAR OPENING 4" MIN. OF 2" ABOVE FINISHED FLOOR BEING REFERRED PER FBC R410.2.
- ALL EGRESS OPENING SHALL BE IN ACCORDANCE w/ SECTION FBC R410.
- ALL INT. DOORS TO BE 8'-0" TALL U.O. OR PER BUILDER / CLIENT.
- 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERSIDE OF BEARING.
- 1/2" GYPSUM BOARD APPLIED TO THE ACCESSIBLE AREA UNDER STAIR SURFACE AND SIDES.
- THERMAL BARRIER FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY AT LEAST 1/2" MIN. GYPSUM WALLBOARD, 2 1/2" MIN. (18.2 MM) WOOD STRUCTURAL PANEL OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH THE ACCEPTANCE CRITERIA OF BOTH THE TEMPERATURE TRANSMISSION FIRE TEST AND THE INTEGRITY FIRE TEST OF NFPA 276.
- ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE w/ SECTION FBC R919.
- ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH GROUND LASH PANELS (OR SIMILAR).
- ALL INTERIOR DOOR HEIGHTS ARE TO BE DETERMINED BY THE BUILDER.
- ATTIC ACCESS OPENING SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FBC R402.4.
- FULL VOIDS OF UNDERSIDE OF TUBS & SHOWERS WITH INSULATION FOR ACOUSTIC DAMPENING.
- ADD ACOUSTIC OR VIBRATION ISOLATION DEVICES AT GARAGE DOOR OPENERS THAT ARE ADJACENT TO HABITABLE SPACES ABOVE.
- WHERE WALL TILE IS INSTALLED IN TUB AND SHOWER AREAS, GLASS MAT GYPSUM BACKER PANELS (ASTM C1278) FIBER REINFORCED CEMENTitious BACKER BOARD (ASTM C1278) NON-ASTM FIBER W/ REINFORCED CEMENTitious BACKER UNITS (ASTM C1288) SHALL BE USED PER FBC R702.4. PAPER FACED GYPSUM BOARD SHALL NOT BE USED.

WINDOW NOTE KEY:

WINDOW SIZE CALLOUT:

- 2010 = 2'-0" x 6'-0"
- 2020 = 2'-0" x 7'-0"
- 2030 = 2'-0" x 8'-0"

ALL WINDOW CALLOUTS ARE MEASURED IN FEET & INCHES AS PER THE EXAMPLE TABLE ABOVE.

DOOR NOTE KEY:

DOOR SIZE CALLOUT:

- 20 = 2'-0"
- 24 = 2'-4"
- 26 = 2'-6"
- 28 = 2'-8"
- 30 = 3'-0"

40 B.F. = 4'-0" BFOLD
48 B.F. = 4'-8" BFOLD
60 B.F. = 6'-0" BFOLD

BRG. HT. LEGEND

- INDICATES BRG. WALL
- INDICATES 1-HR. FIREWALL
- INDICATES 2-HR. FIREWALL
- FOUNDATION
- 2-STORY BRG. FOOTING

Area Tabulations

	Unit	K
1st floor:	687	sf
2nd floor:	885	sf
Total Living:	1,572	sf
entry:	34	sf
garage:	303	sf
mechanical:	9	sf
Total Area:	1,918	sf
opt. cov. patio:	60	sf

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

4-Unit: (Orlando-Raised Heel)
Models: Lincoln-Rev., Washington-Rev., Kennedy, Regain-Rev.
Building Pad #XX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

A division of Park Square Enterprises Inc.
5200 Vineland Rd., Suite #200
Orlando, FL 32811
Phone: (407) 529-3000

PROJECT: 00-0000
SCALE: AS NOTED
DRAWN BY: C.C.
DESIGNED BY: MJS

ISSUE DATE: 02/10/2023
REVISIONS:

1st Floor
A6

2nd Floor
A7

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AIBD
ARCHITECTS INCORPORATED

GOBA
GRAPHIC DESIGN & ARCHITECTURE

Park Square HOMES

ISSUE DATE: 02/10/2023
REVISIONS:

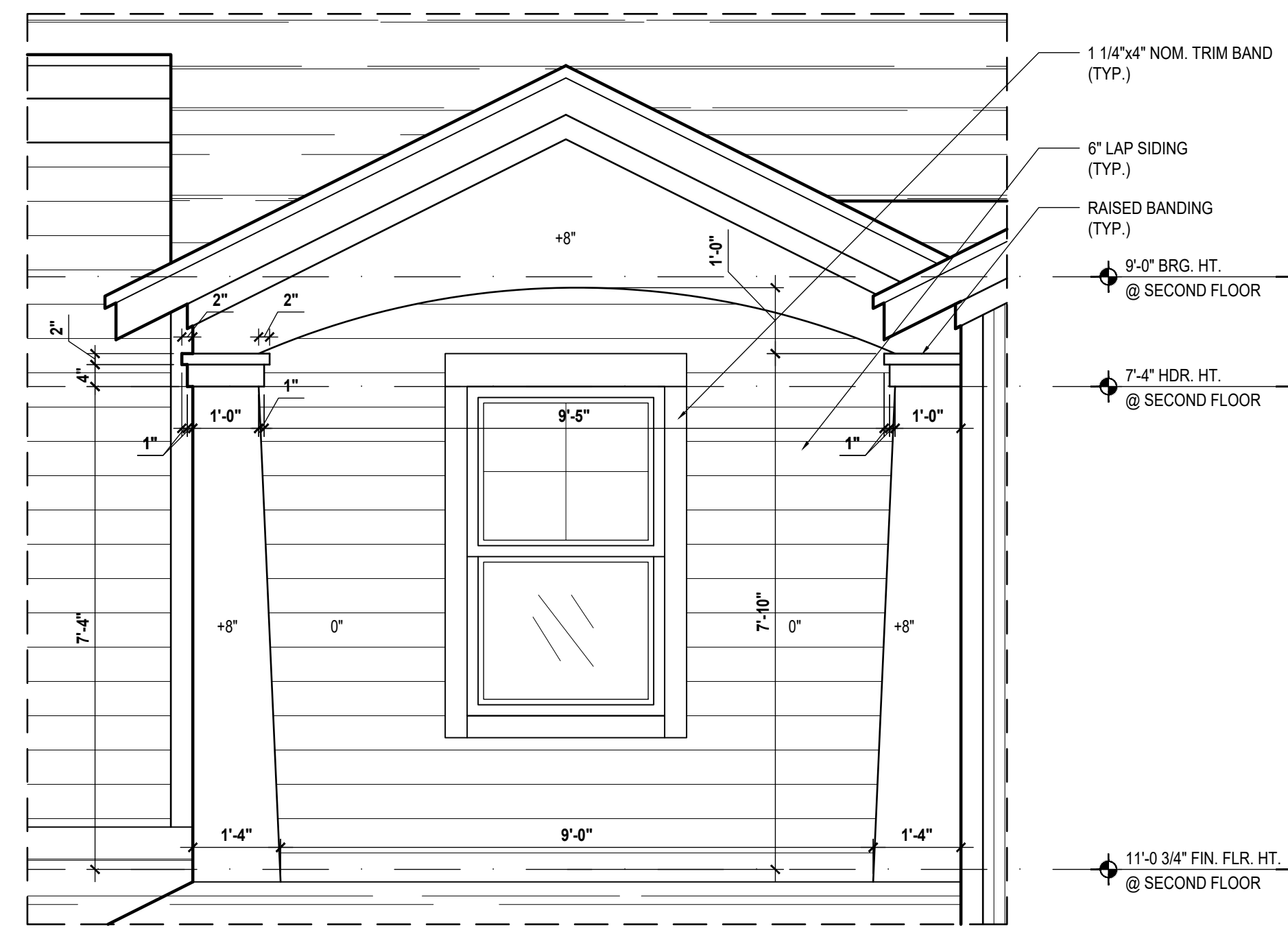
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Lincoln-Rev. Unit-E: LOT# XX
 Washington-Rev. Unit-D: LOT# XX
 Kennedy Unit-B: LOT# XX
 Reagan-Rev. Unit-A: LOT# XX

Front Elevation

(Opt. French Drs.)
 SCALE: 1/4" = 1'-0"



1 Detail
 SCALE: 1/2" = 1'-0"



Reagan-Rev. Unit-A: LOT# XX
 Kennedy Unit-B: LOT# XX
 Washington-Rev. Unit-D: LOT# XX
 Lincoln-Rev. Unit-E: LOT# XX

Rear Elevation

(Opt. French Drs.)
 SCALE: 1/4" = 1'-0"

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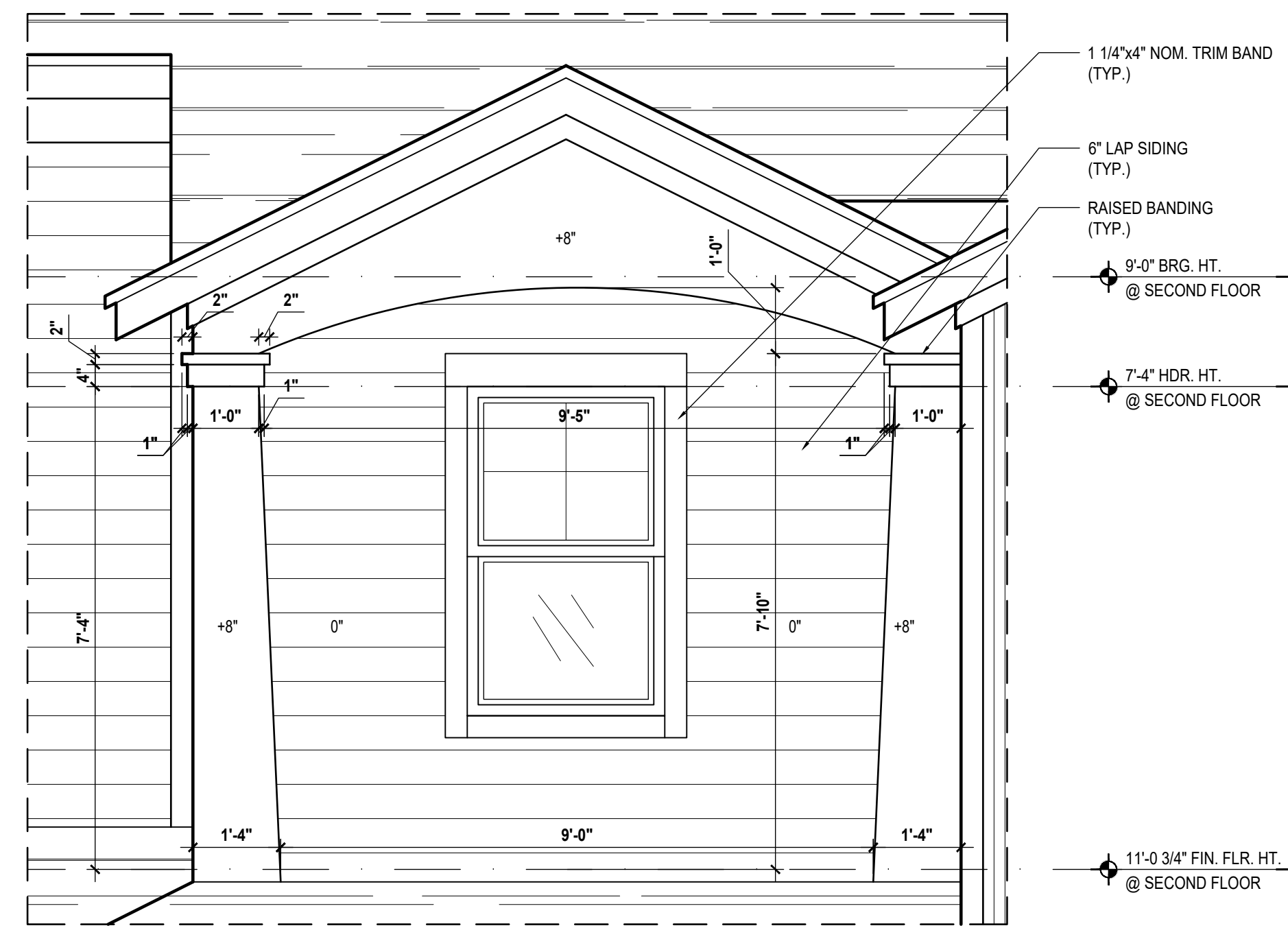
GOBA
 Greater Orlando Builders Association

4-Unit: (Orlando-Raised Heel)
 Models: Lincoln-Rev., Washington-Rev., Kennedy, Reagan-Rev.
 Building Pad # XX
 Lot# XX-XX, Subdivision
 Street Address
 City, State, Zip Code

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

PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS
ISSUE DATE:	02/10/2023
REVISIONS:	
ELEVATIONS:	A8

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1 Detail
A8 SCALE: 1/2" = 1'-0"



Front Elevation
(Opt. Covered Lanai)
SCALE: 1/4" = 1'-0"



Rear Elevation
(Opt. Covered Lanai)
SCALE: 1/4" = 1'-0"

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GOBA
Greater Orlando Building Association

4-Unit: (Orlando-Raised Heel)
Models: Lincoln-Rev., Washington-Rev., Kennedy, Reagan-Rev.
Building Pad # XX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

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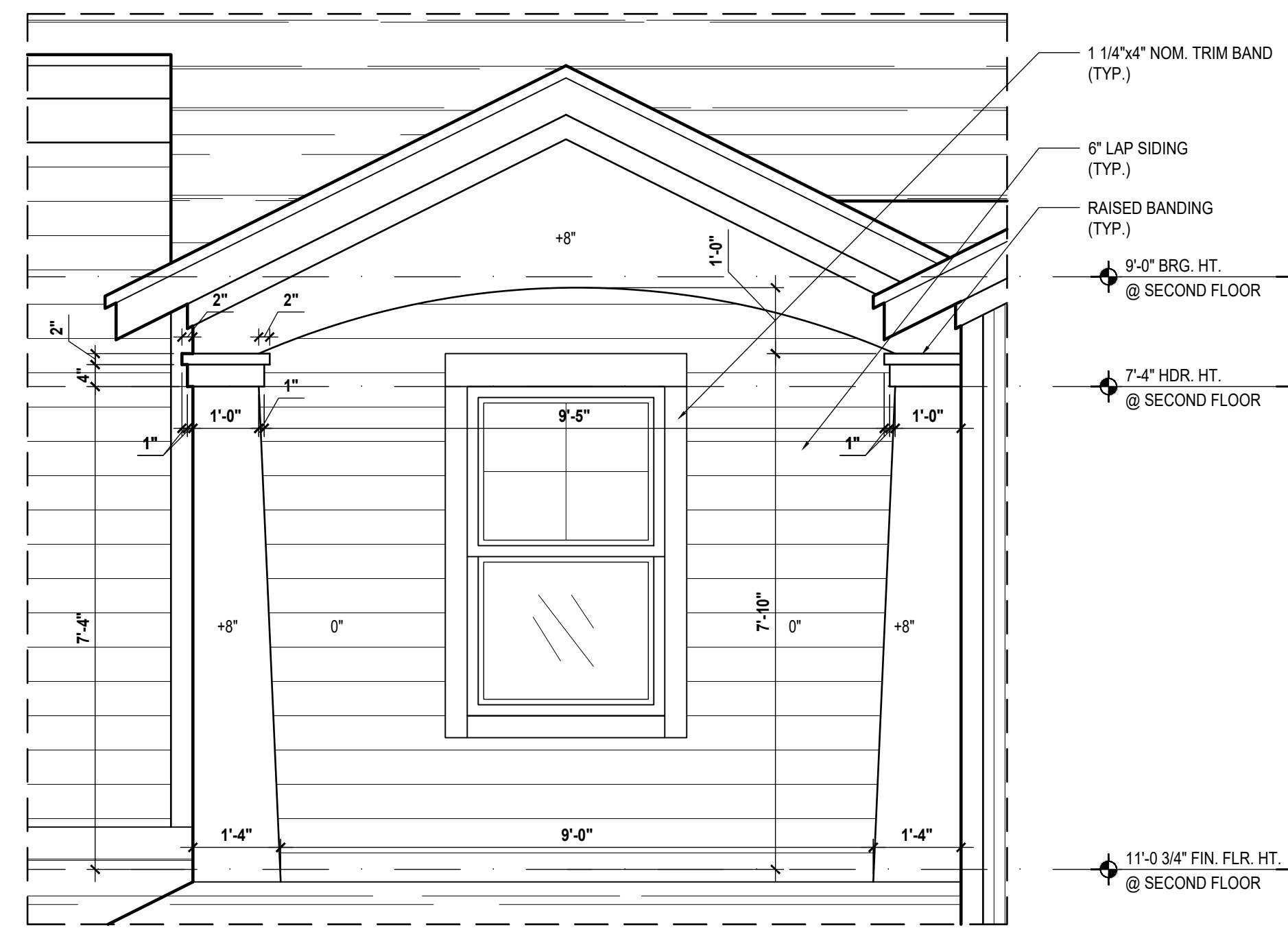
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ELEVATIONS
A8

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1-Park Square Homes/Model/Townhome/Model/1-Townhome Model/Presidential Townhomes (Raised Heel)/55 Series/4-Unit/Presidential TH (Raised Heel)/A8.3 Elevations-Opt. Cov. Lanai-FR, DR, DWG

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4-Unit: (Orlando-Raised Heel)
 Models: Lincoln-Rev., Washington-Rev., Kennedy, Reagan-Rev.

AIBD
 ARCHITECTS

Building Pad #XXX
 Lot# XX-XX, Subdivision
 Street Address
 City, State, Zip Code

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Park Square HOMES

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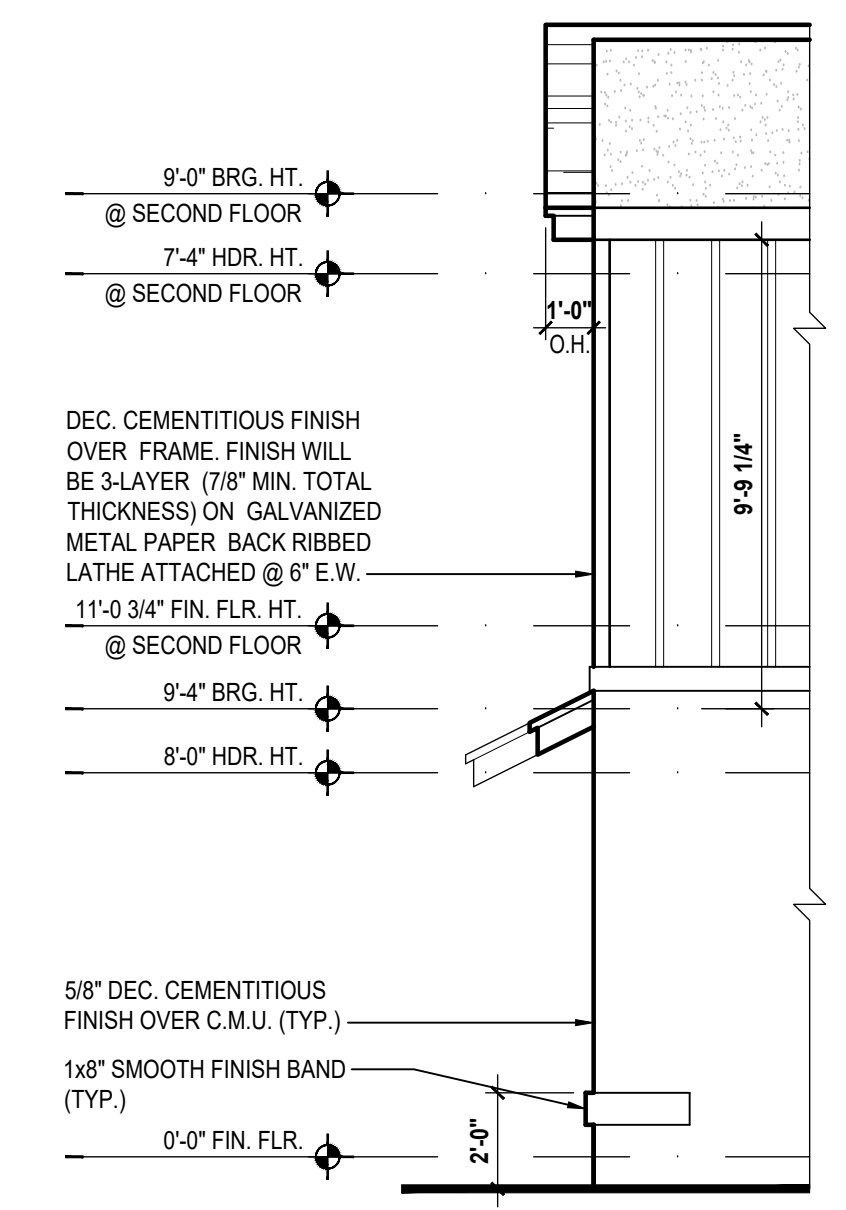
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Jan 04, 2024, 1:24pm
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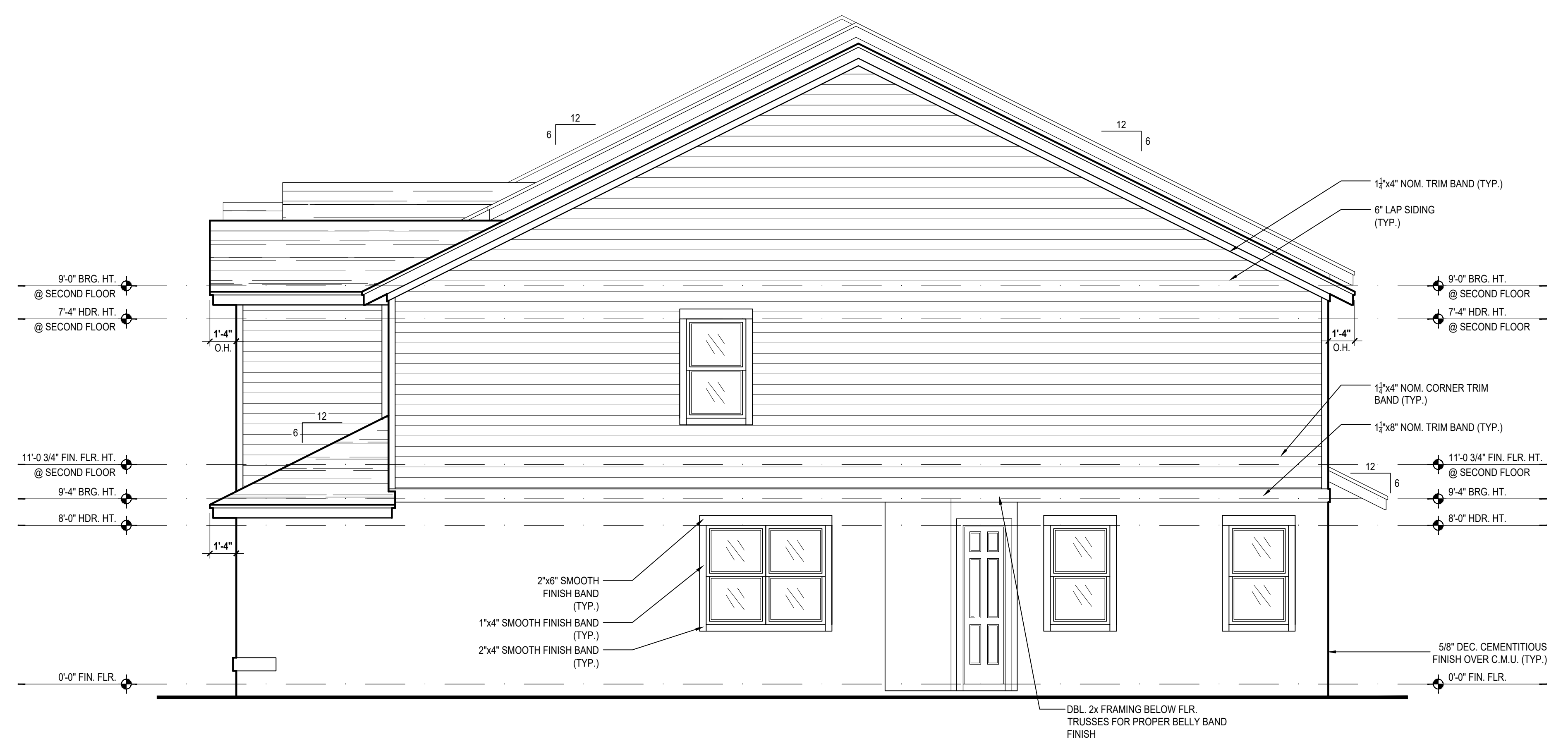
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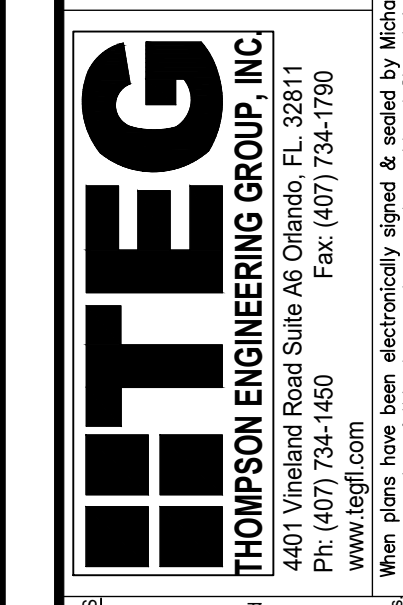
Left Elevation
(Standard)
SCALE: 1/4" = 1'-0"



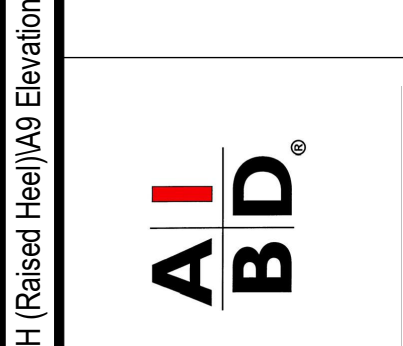
Corner Wall Brk. "D"
SCALE: 1/4" = 1'-0"



Right Elevation
(Standard)
SCALE: 1/4" = 1'-0"



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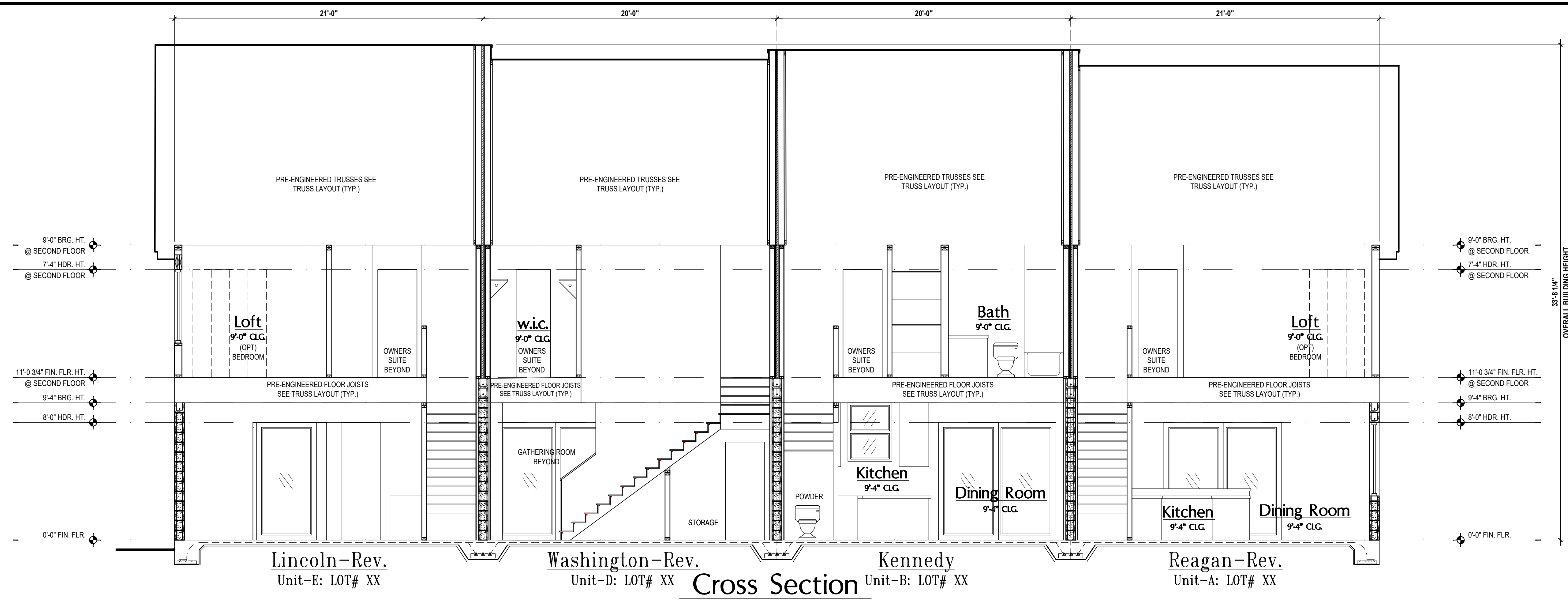
4-Unit: (Orlando-Raised Heel)
Modds: Lincoln-Rev., Washington-Rev., Kennedy, Reagan-Rev.
Building Pad # XXX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

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PROJECT:	00-0000
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DRAWN BY:	C.C.
DESIGNED BY:	MJS
ISSUE DATE:	02/10/2023
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ELEVATIONS:	A9

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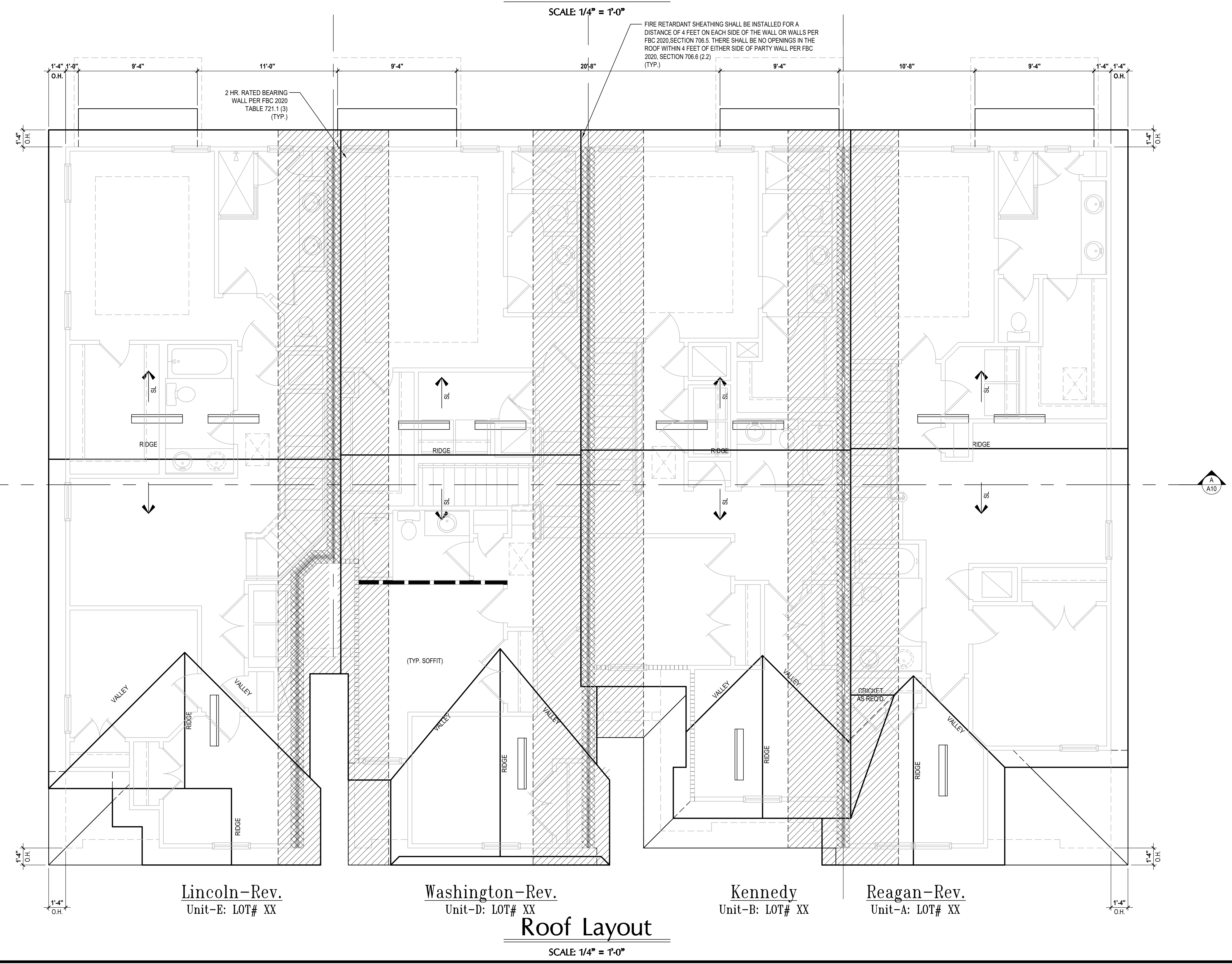
ATTIC VENT CALC'S.

RETENTION CALCULATIONS:
 ROOF AREA: 4,842 SQ. FT.
 AV VOLUME = (4,842/280) = 16.14 SQ. FT. / 2 = 8.07 SQ. FT.
 8.07 x 144 = 1,162.08 SQ. IN.
 1,162.08 SQ. IN. / 98.75" = 11.76 VENTS NEEDED

AV REQUIRED: (12) VENTS NEEDED

2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION R806 (OFF-RIDGE VENT MAXIMUM OPENING SIZES)

NOTE:
 AS AN ALTERNATE TO TYP. ROOF INSUL. & VENTING A CLOSED ATTIC SYSTEM MAY BE SUBSTITUTED USING AN ICYNENE OR SIMM.



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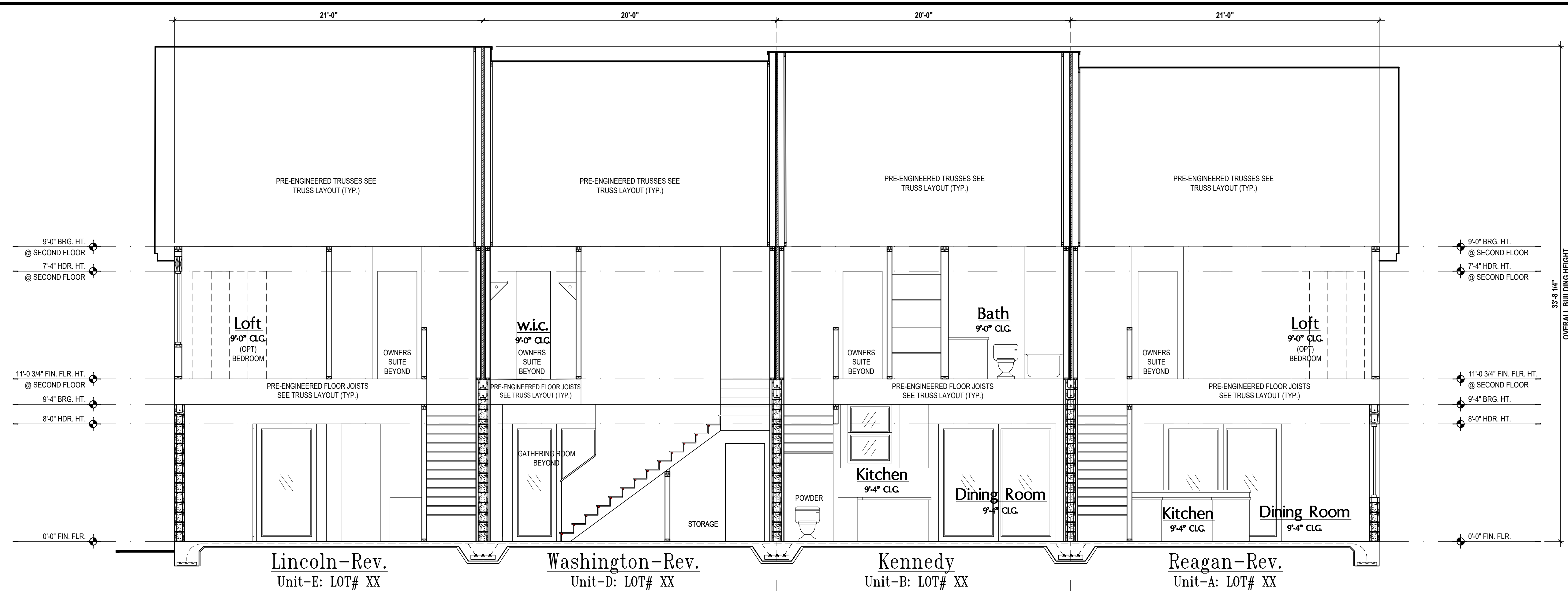
4-Unit: (Orlando-Raised Heel)
 Models: Lincoln-Rev., Washington-Rev., Kennedy, Reagan-Rev.
 Building Pad #XX
 Lot# XX-XX, Subdivision
 Street Address
 City, State, Zip Code

PROJECT: 00-0000
 SCALE: AS NOTED
 DRAWN BY: C.C.
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ISSUE DATE: 02/10/2023
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SECTION/ROOF
A10

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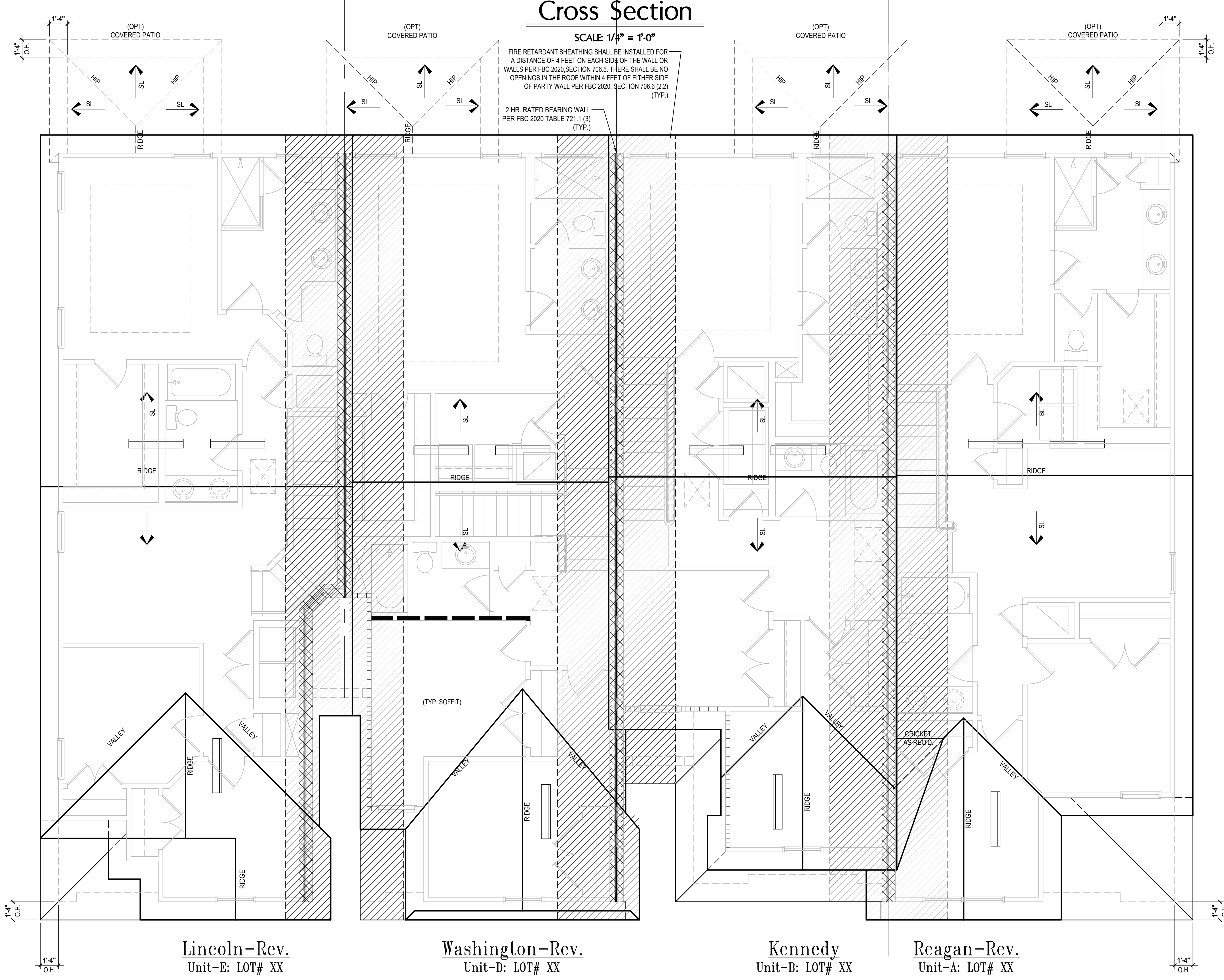
ATTIC VENT CALC'S.

RETENTION CALCULATIONS:
 ROOF AREA: 4,842 SQ. FT.
 AV VOLUME = (4,842/280) = 16.14 SQ. FT. / 2 = 8.07 SQ. FT.
 8.07 x 144 = 1,162.08 SQ. IN.
 1,162.08 SQ. IN. / 98.75" = 11.76 VENTS NEEDED

AV REQUIRED: (12) VENTS NEEDED

2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION R806 (OFF-RIDGE VENT MAXIMUM OPENING SIZES)

NOTE:
 AS AN ALTERNATE TO TYP. ROOF INSUL. & VENTING A CLOSED ATTIC SYSTEM MAY BE SUBSTITUTED USING AN ICYNENE OR SIMM.



Roof Layout: Opt. Lanai
 SCALE: 1/4" = 1'-0"

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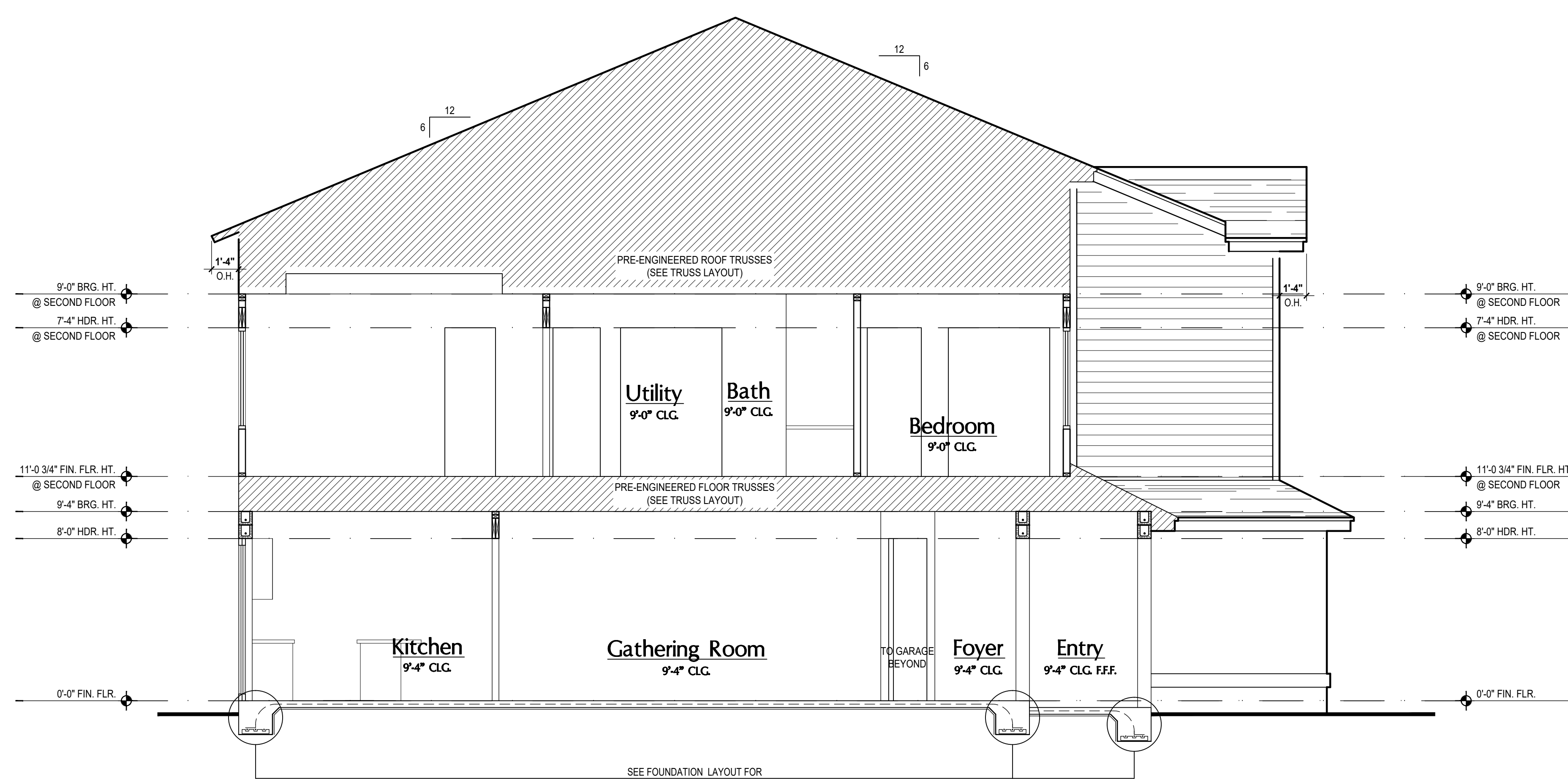
4-Unit: (Orlando-Raised Heel)
 Models: Lincoln-Rev., Washington-Rev., Kennedy, Reagan-Rev.

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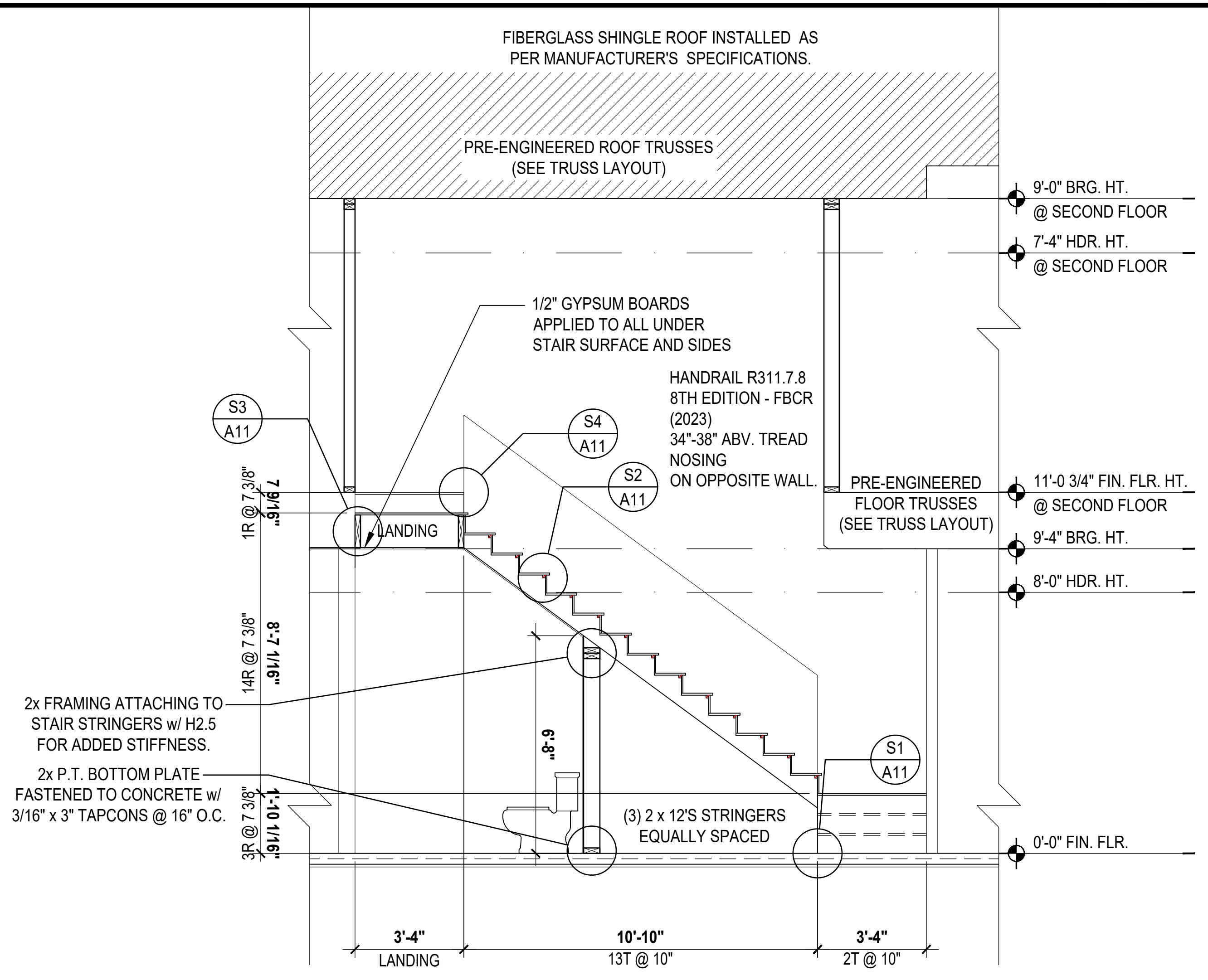
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SECTION/ROOF
A10

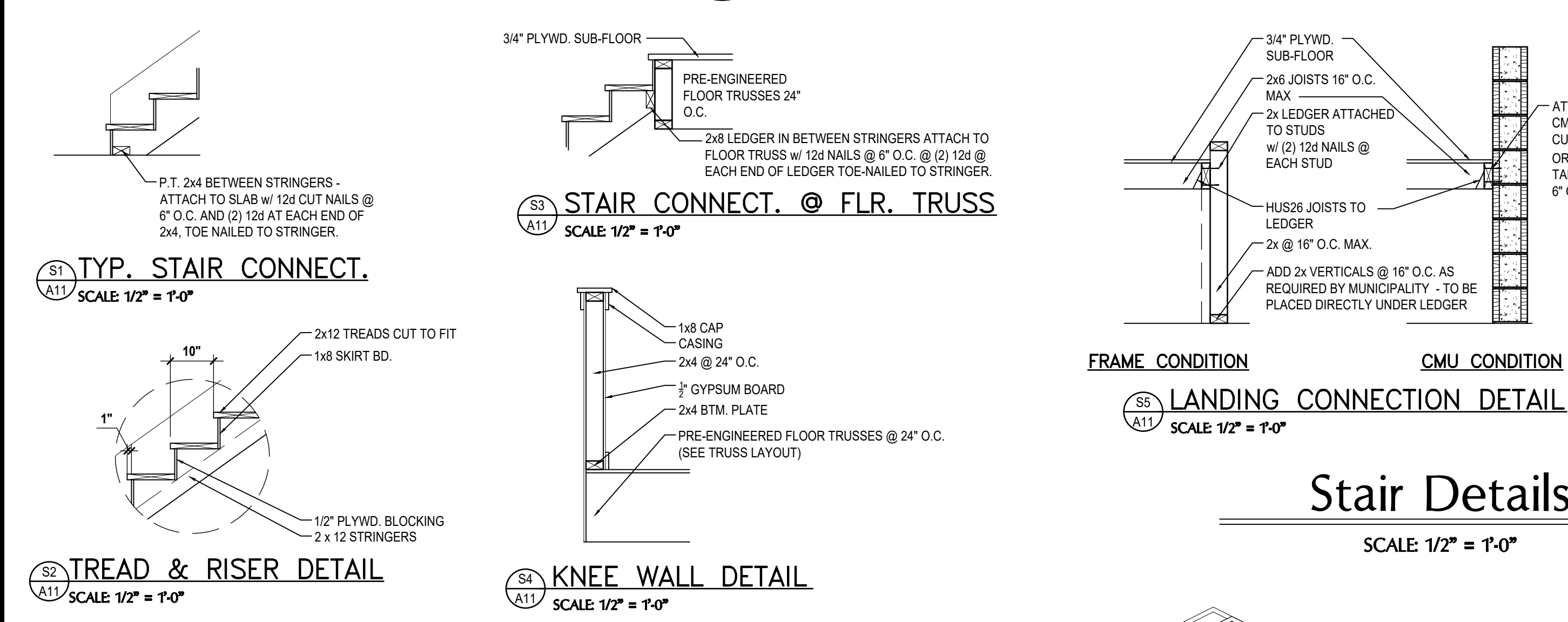
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1 Kennedy: Building Section
SCALE: 1/4" = 1'-0"

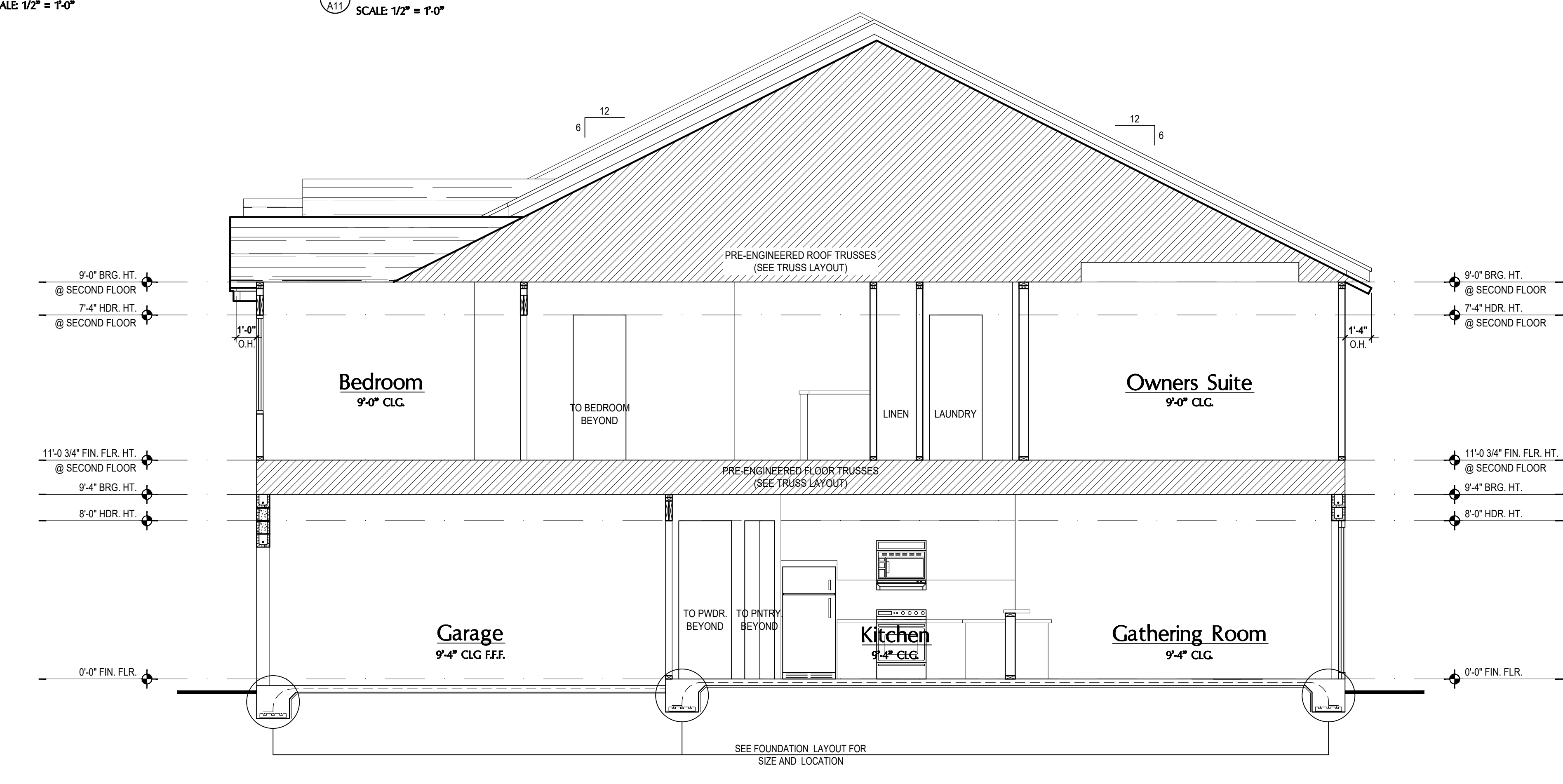


2 Kennedy: Building Section
SCALE: 1/4" = 1'-0"

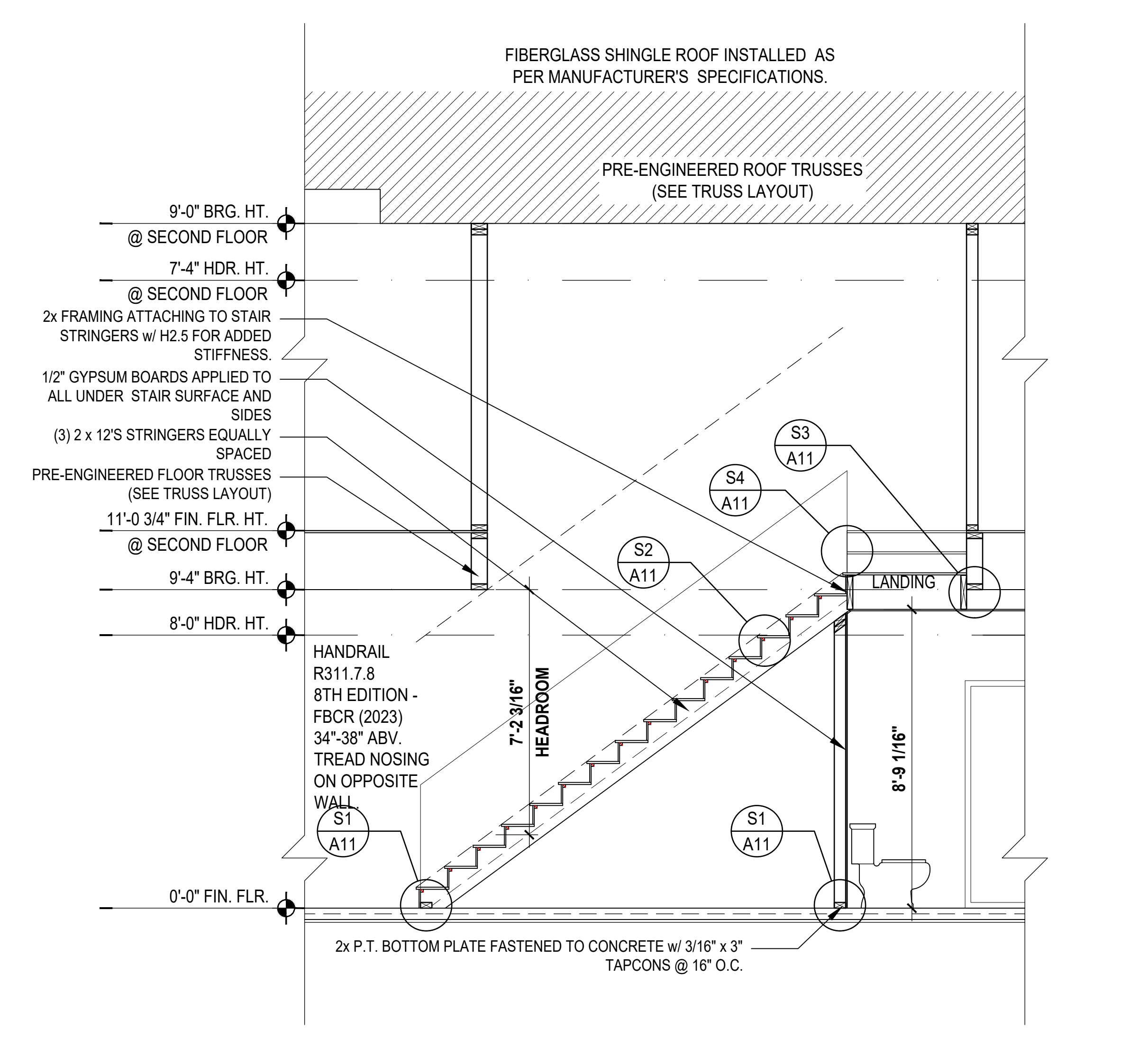


- NOTES**
1. STAIRWAY CONSTRUCTION TO CONFORM TO FBC-R 2023, 8TH EDITION SECTION R311.7
 2. STAIRWAY SHALL NOT BE LESS THAN 36" MIN. IN WIDTH.
 3. HEADROOM SHALL NOT BE LESS THAN 6 FEET 8 INCHES MIN. IN CLEARANCE.
 4. RISERS SHALL BE AT A MAX. HGT. OF 7 3/4"
 5. TREAD DEPTH SHALL NOT BE LESS THAN 10 INCHES.
 6. TREAD NOSING SHALL HAVE A MAX. RADIUS CURVATURE OF 9/16" AND A PROJECTION OF 3/4" BUT NOT MORE THAN 1 1/4". NOSING PROJECTION NOT REQUIRED WHERE THE TREAD DEPTH IS NOT LESS THAN 11 INCHES.
 7. 3/16" MAX VARIATION IN RISERS / TREADS ADJACENT TO EACH OTHER.
 8. 3/8" MAX VARIATION IN ANY RISE / TREAD.
 9. HAND RAIL CIRCULAR CROSS SECTION DIA. TO BE 1 1/4" - 2" OR TO PROVIDE EQUIVALENT GRASPABILITY.
 10. UNDER MIN. 6" WIDE @ NARROW END.
 11. HANDRAIL HGT. SHALL BE NOT LESS THAN 34" BUT NOT GREATER THAN 38".

Stair Details
SCALE: 1/2" = 1'-0"



3 Reagan: Building Section
SCALE: 1/4" = 1'-0"



4 Reagan: Building Section
SCALE: 1/4" = 1'-0"

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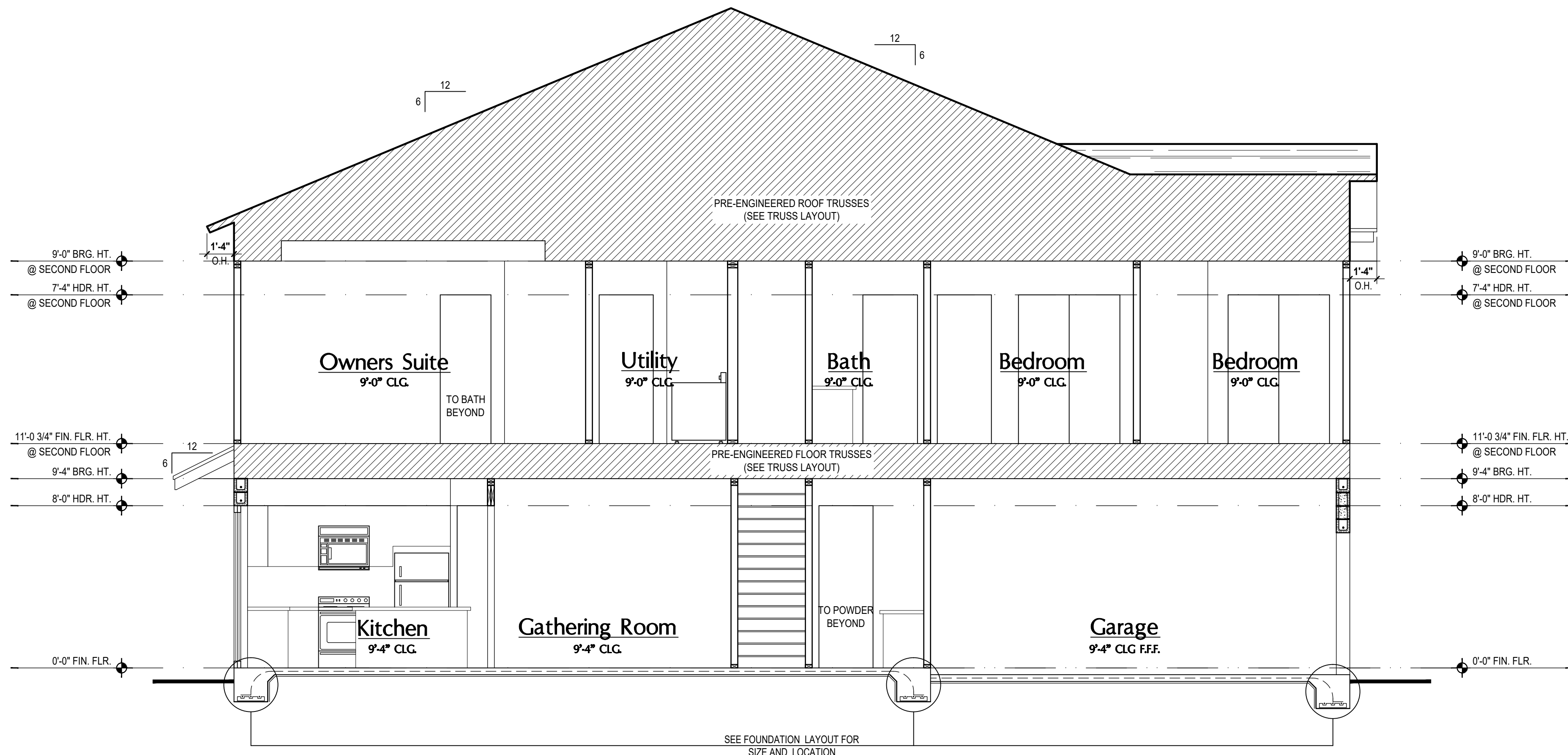
GOBA
GREAT ORANGE BUILDERS ASSOCIATION

4-Unit: (Orlando-Raised Heel)
Models: Lincoln-Rev., Washington-Rev., Kennedy, Regain-Rev.
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Orlando, FL 32811
Phone: (407) 529-3000

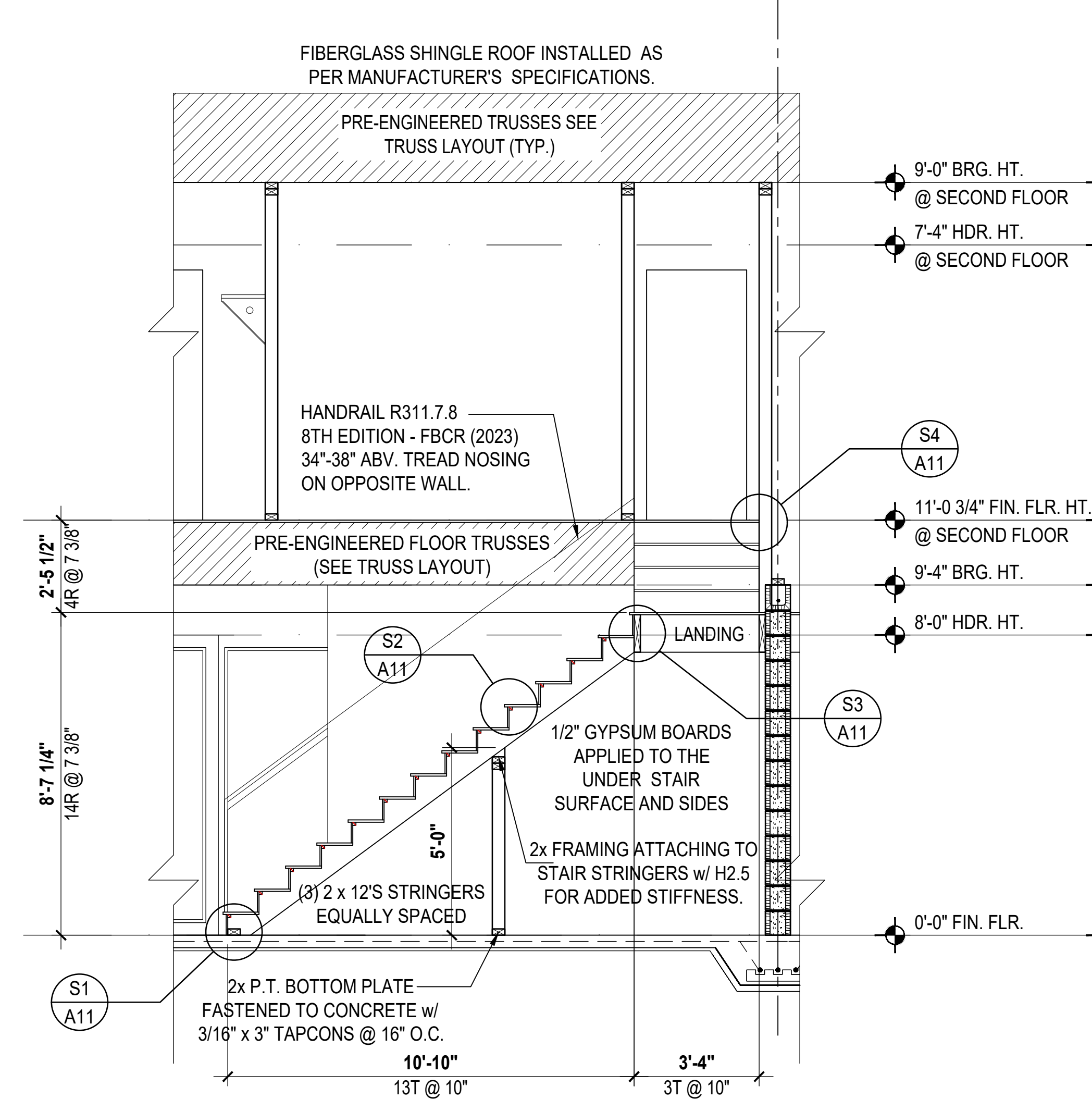
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PROJECT: 00-0000
SCALE: AS NOTED
DRAWN BY: C.C.
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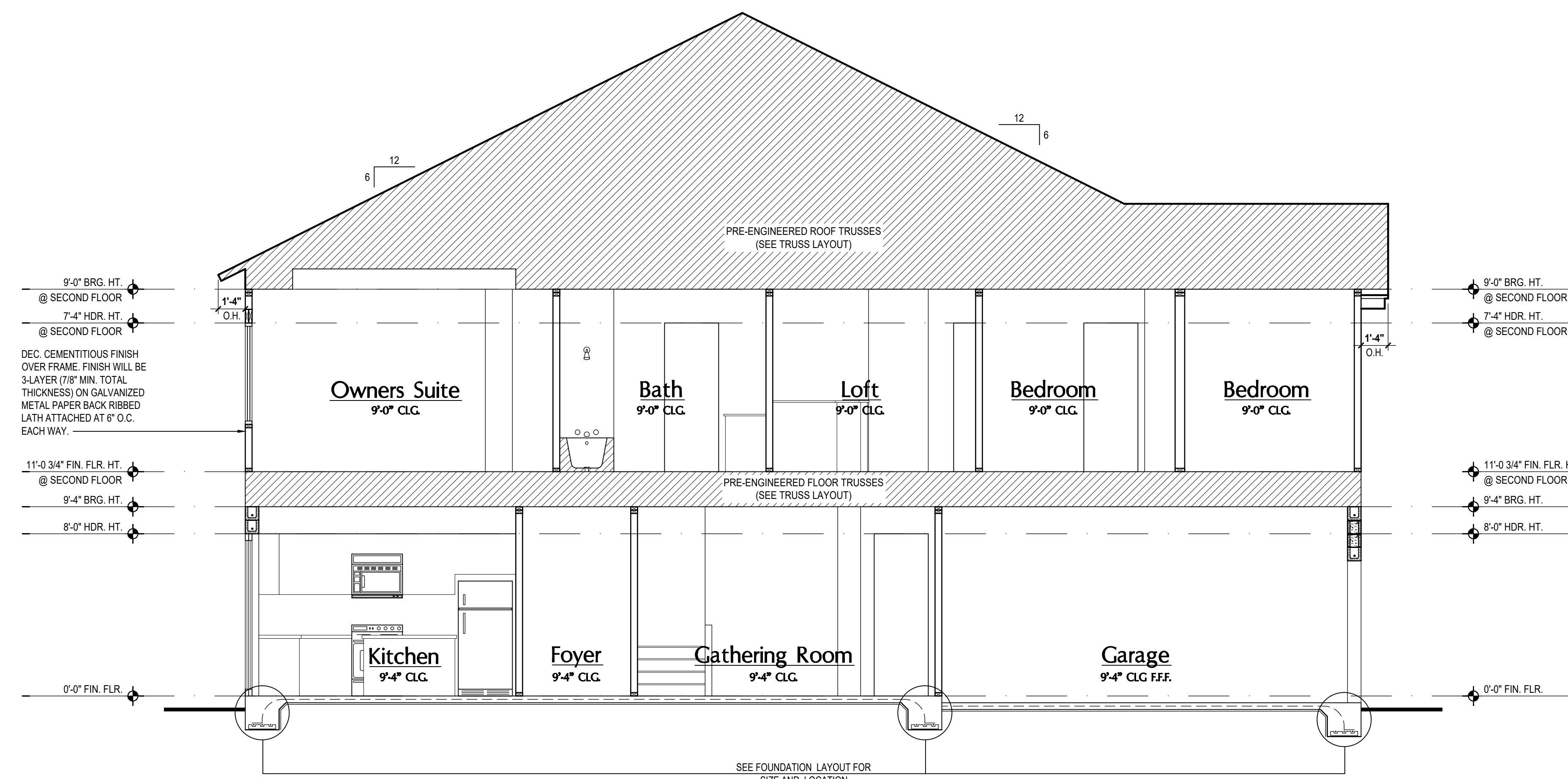
SECTIONS
A11



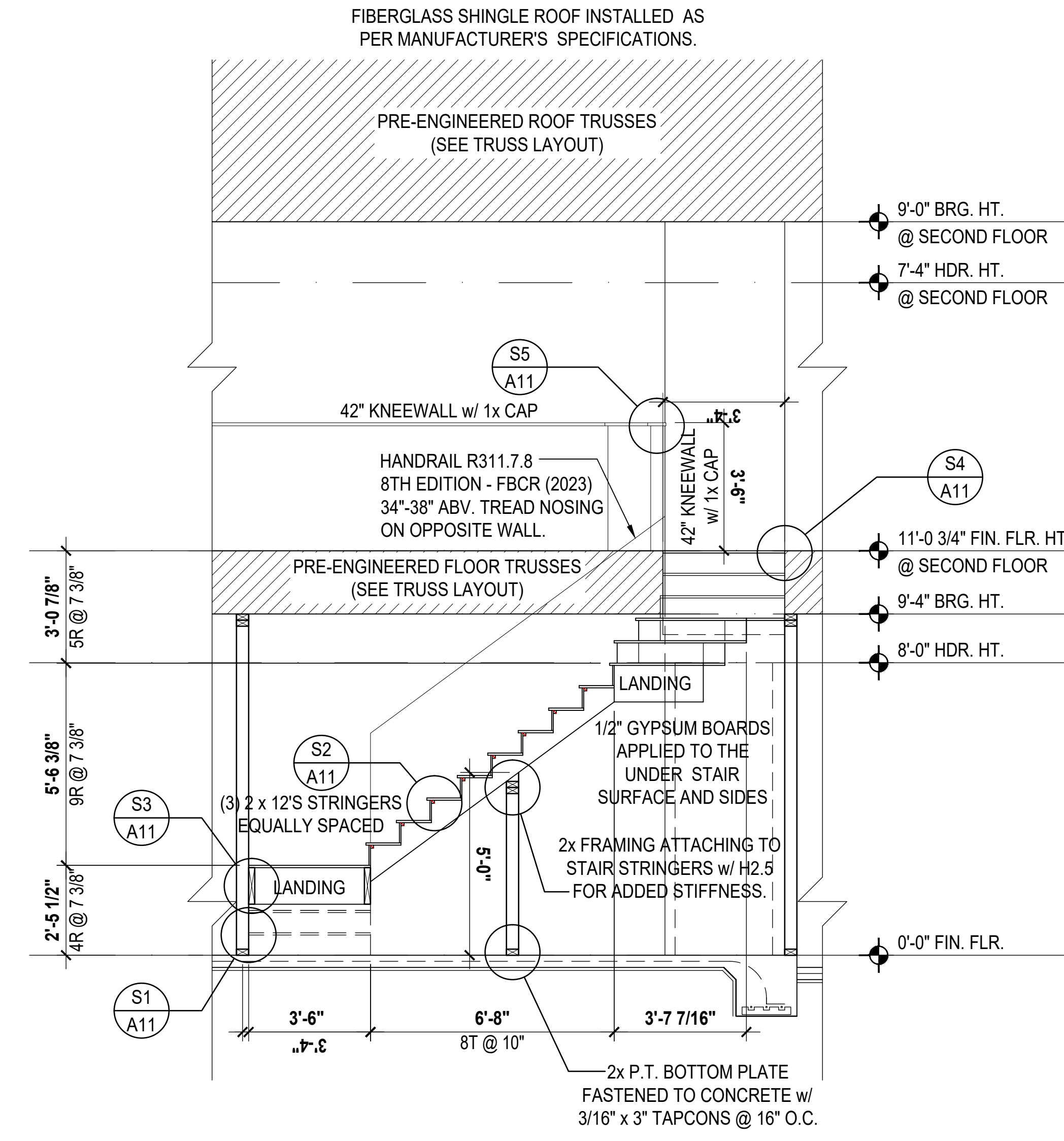
1 Washington: Building Section
A12 SCALE: 1/4" = 1'-0"



2 Washington: Building Section
A12 SCALE: 1/4" = 1'-0"

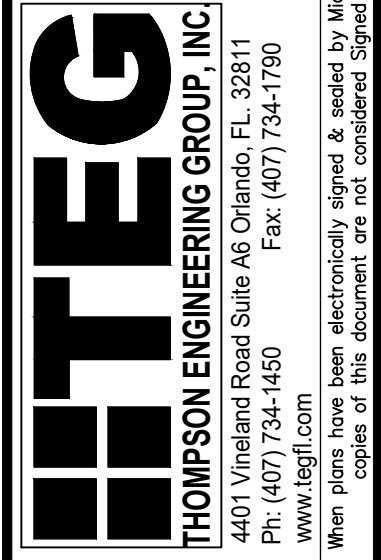


3 Lincoln: Building Section
A12 SCALE: 1/4" = 1'-0"

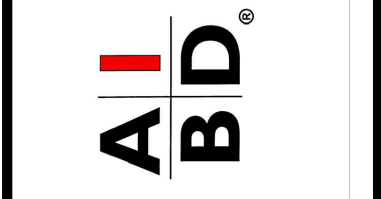


4 Lincoln: Building Section
A12 SCALE: 1/4" = 1'-0"

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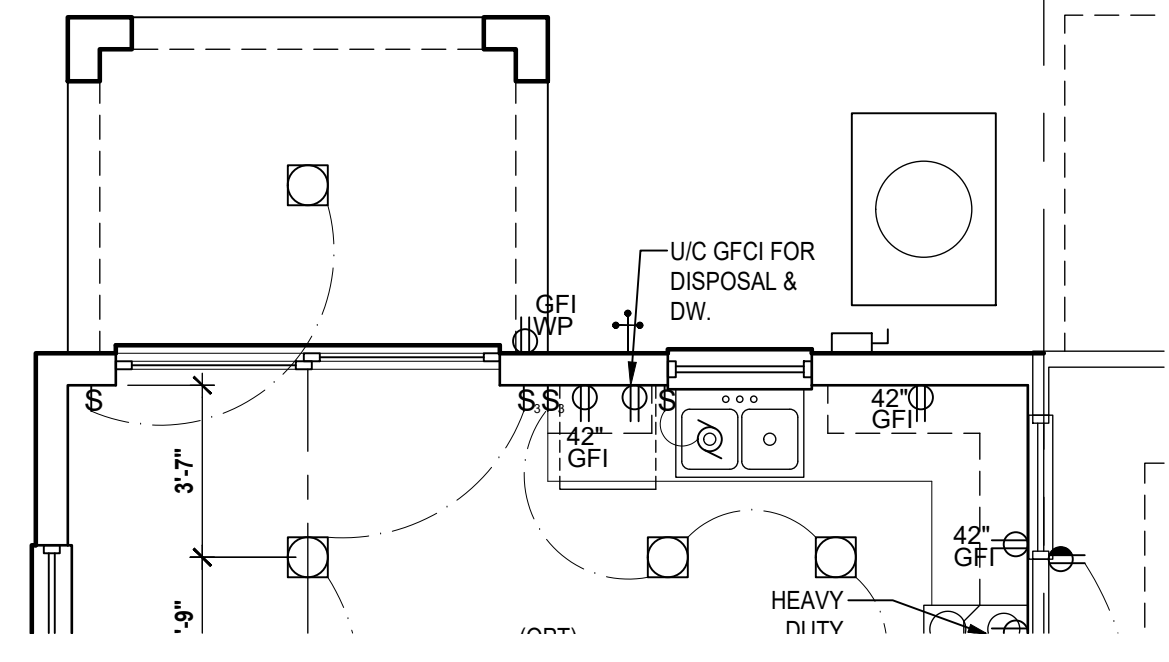
4-Unit: (Orlando-Raised Heel)
Models: Lincoln-Rev., Washington-Rev., Kennedy, Regain-Rev.
Building Pad #XX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

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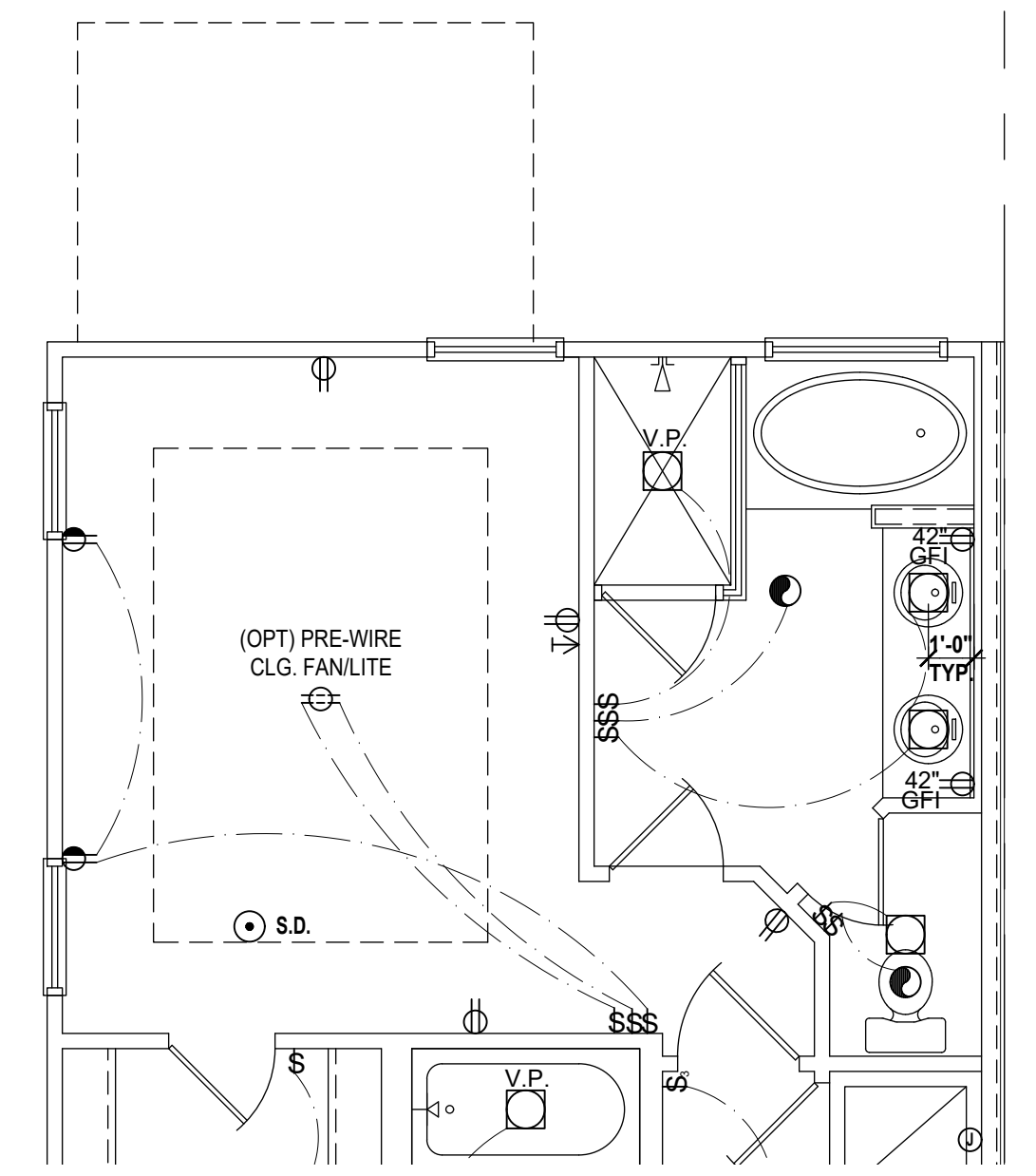
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SECTIONS
A12

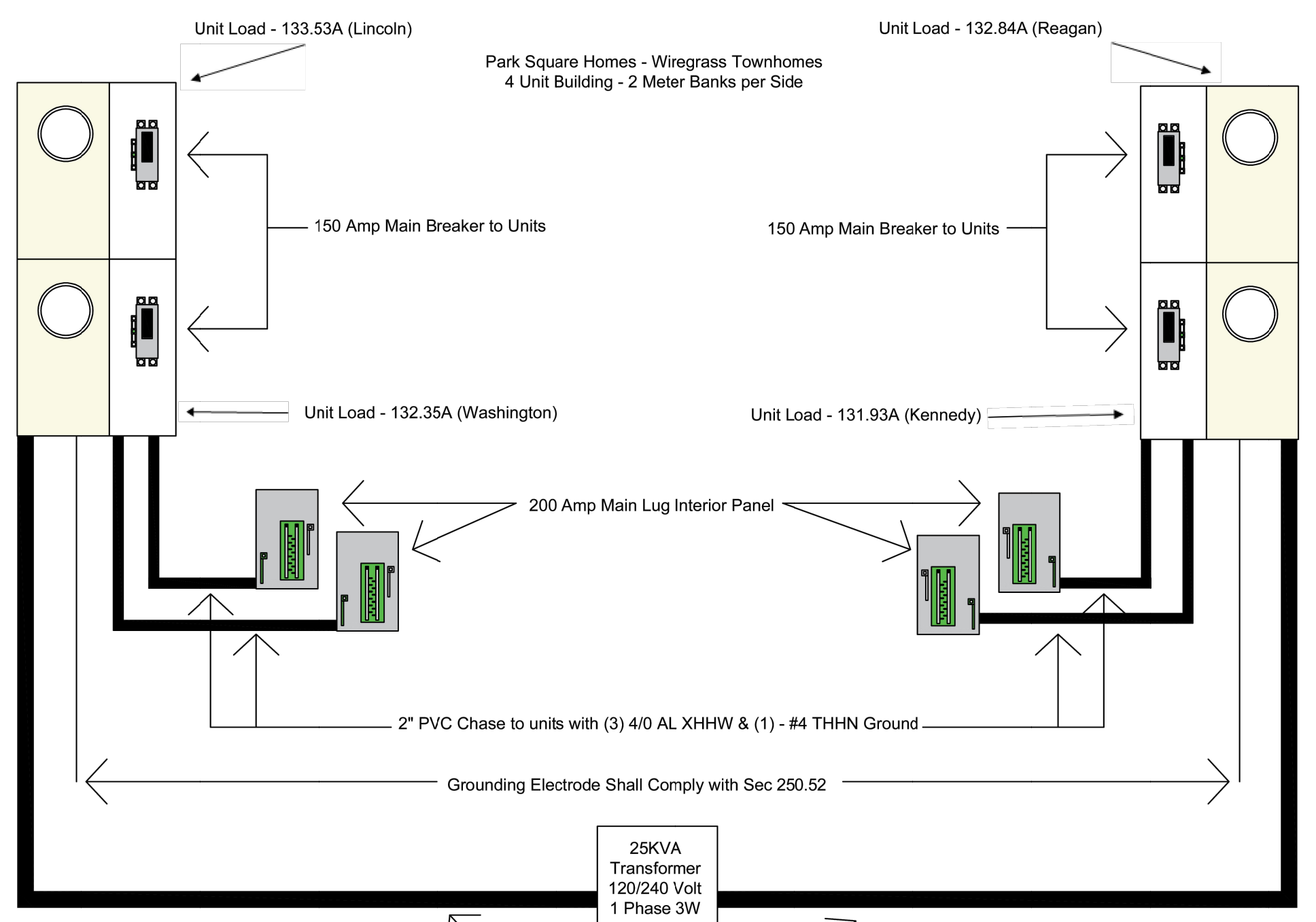
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Lincoln-Rev. (Opt.) Patio
SCALE 1/4" = 1'-0"



Lincoln-Rev. (Opt.) Bath
WITH SOAKING TUB
SCALE 1/4" = 1'-0"



4 UNIT TOWNHOUSE

TRANSFORMER TO METERCENTER #1 - 2 UNITS

FAULT CURRENT CALCULATION

$I_{SC1} = 23988 \text{ AIC (50 KVA TX)}$
 $L = 60 \text{ FEET}$
 $C = 21395 \text{ (500 AL)}$
 $E = 240 \text{ VOLT}$

$$f = \frac{2 \times L \times I_{SC1}}{C \times X \times E} = \frac{2 \times 60 \times 23988}{21395 \times 240} = .56$$

$$M = \frac{1}{1 + f} = \frac{1}{1 + .56} = .64$$

$$I_{SC2} = M \times I_{SC1} = .64 \times 23988 = 15392 \text{ AIC}$$

METERCENTER #1 TO CLOSEST TOWNHOUSE PANEL - 2 UNITS

FAULT CURRENT CALCULATION

$I_{SC1} = 14633 \text{ AIC}$
 $L = 25 \text{ FEET}$
 $C = 11185 \text{ (4/0 AL)}$
 $E = 240 \text{ VOLT}$

$$f = \frac{2 \times L \times I_{SC1}}{C \times X \times E} = \frac{2 \times 25 \times 14633}{11185 \times 240} = .27$$

$$M = \frac{1}{1 + f} = \frac{1}{1 + .27} = .78$$

$$I_{SC2} = M \times I_{SC1} = .78 \times 14633 = 11414 \text{ AIC}$$

TRANSFORMER TO METERCENTER #2 - 2 UNITS

FAULT CURRENT CALCULATION

$I_{SC1} = 23988 \text{ AIC (50 KVA TX)}$
 $L = 140 \text{ FEET}$
 $C = 21395 \text{ (500 AL)}$
 $E = 240 \text{ VOLT}$

$$f = \frac{2 \times L \times I_{SC1}}{C \times X \times E} = \frac{2 \times 140 \times 23988}{21395 \times 240} = 1.3$$

$$M = \frac{1}{1 + f} = \frac{1}{1 + 1.3} = .43$$

$$I_{SC2} = M \times I_{SC1} = .43 \times 23988 = 10315 \text{ AIC}$$

METERCENTER #2 TO CLOSEST TOWNHOUSE PANEL - 2 UNITS

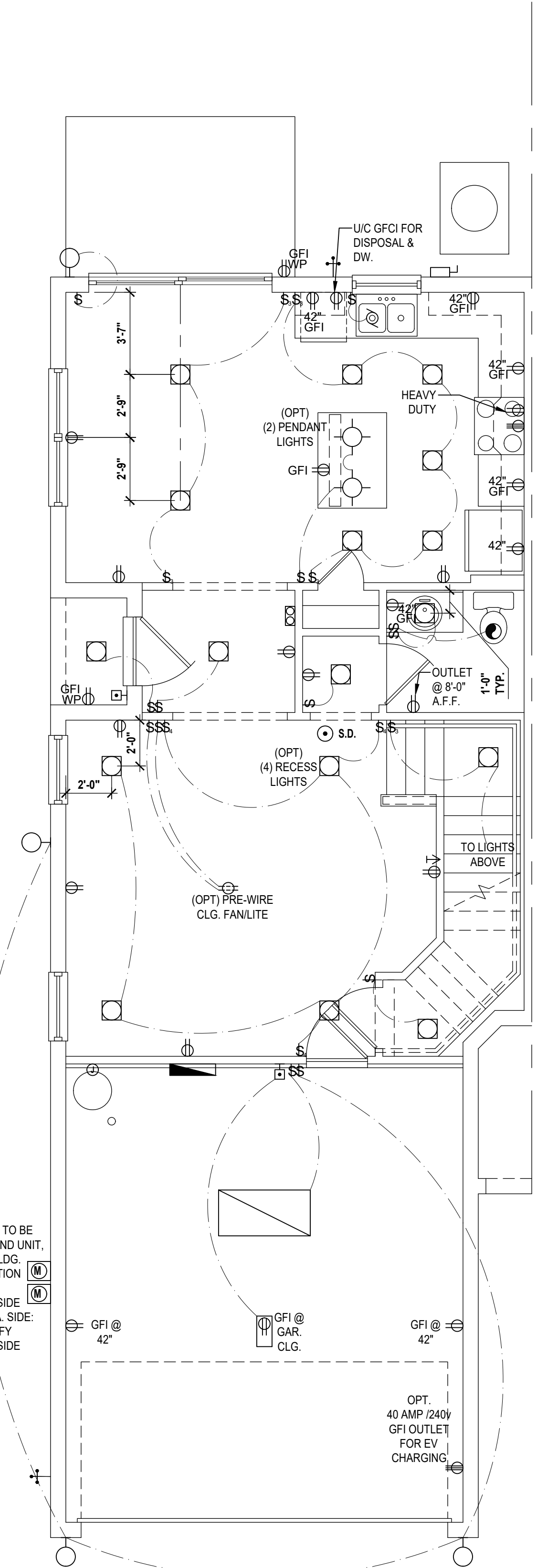
FAULT CURRENT CALCULATION

$I_{SC1} = 10315 \text{ AIC}$
 $L = 25 \text{ FEET}$
 $C = 11185 \text{ (4/0 AL)}$
 $E = 240 \text{ VOLT}$

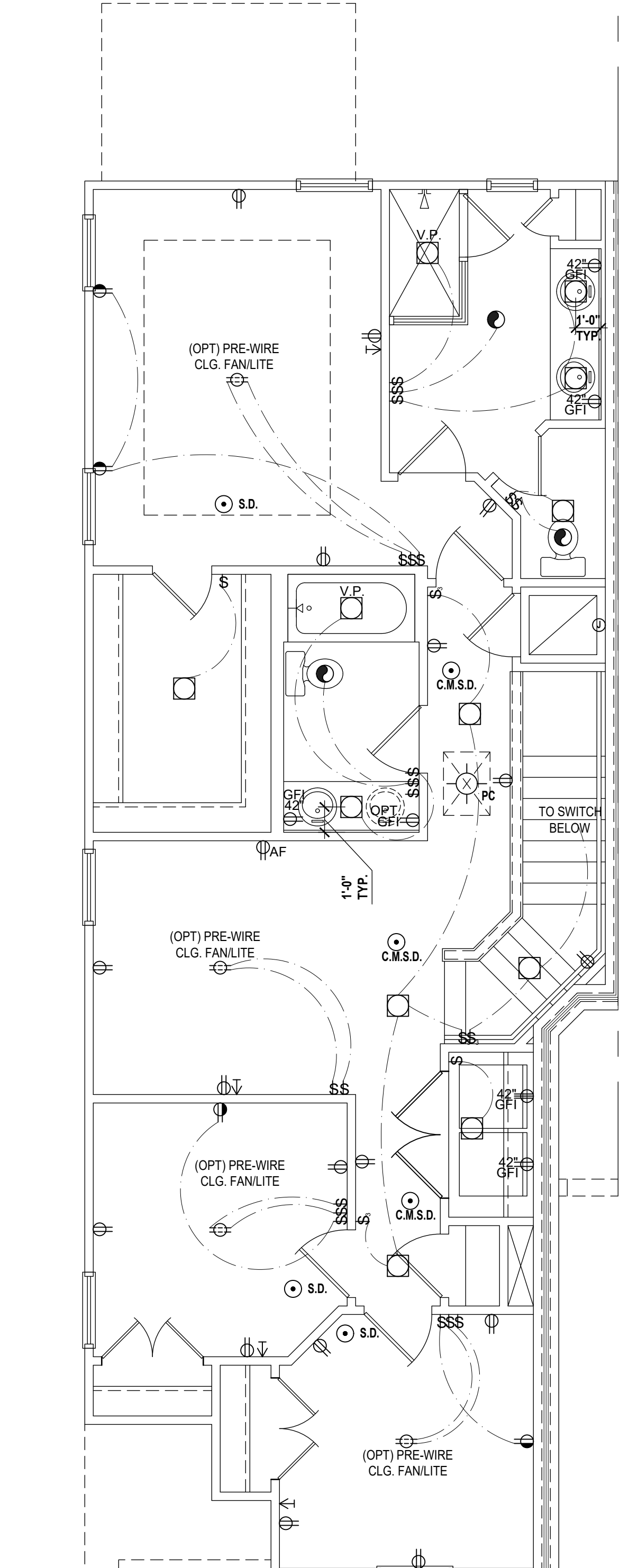
$$f = \frac{2 \times L \times I_{SC1}}{C \times X \times E} = \frac{2 \times 25 \times 10315}{11185 \times 240} = .19$$

$$M = \frac{1}{1 + f} = \frac{1}{1 + .19} = .84$$

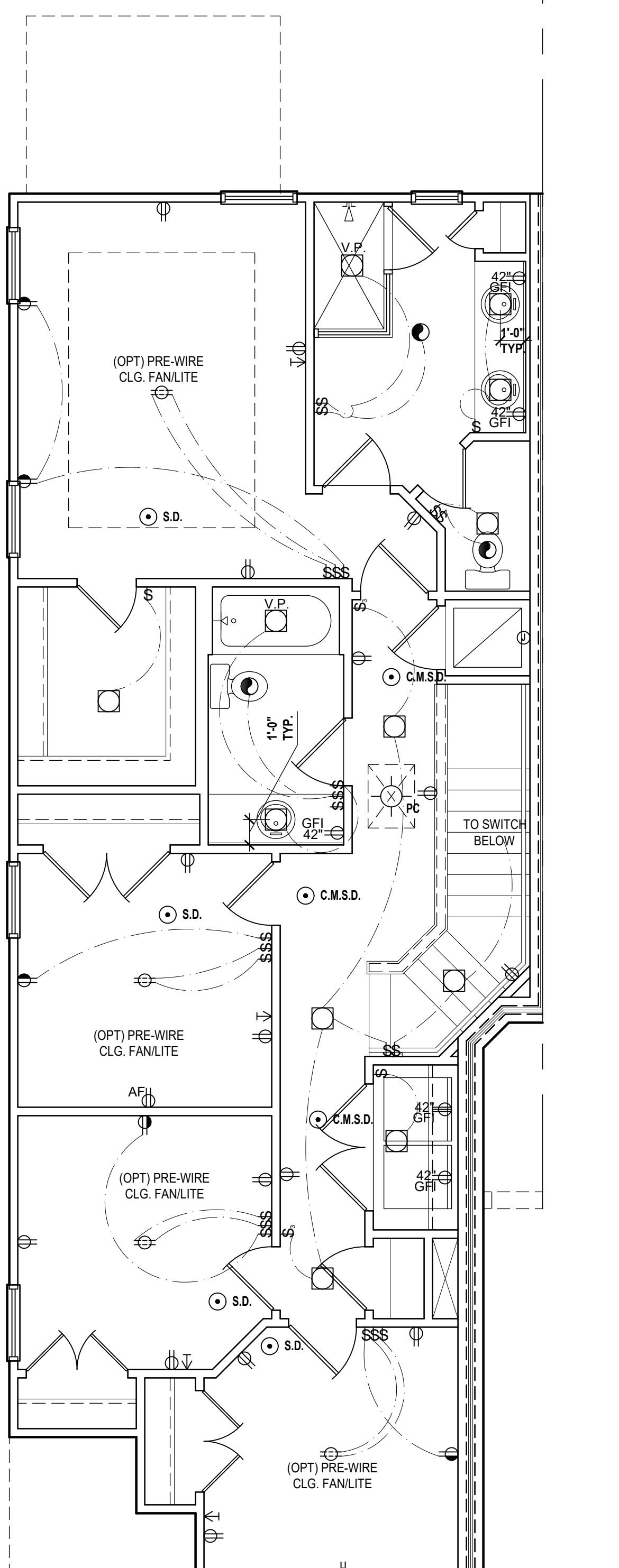
$$I_{SC2} = M \times I_{SC1} = .84 \times 10315 = 8665 \text{ AIC}$$



Lincoln-Rev. First Floor
SCALE 1/4" = 1'-0"



Lincoln-Rev. Second Floor
SCALE 1/4" = 1'-0"



Lincoln Second Floor
(Opt. Bdrm.#4 ilo Loft)
SCALE 1/4" = 1'-0"

GENERAL NOTES KEY:

- BUILDER TO VERIFY EXACT LOCATION OF FLOOR OUTLETS IN FIELD.
- ALL OUTLETS ARE TO BE AFCI PROTECTED.
- ALL 15A AND 20A 120V BRANCH CIRCUITS WILL BE AFCI PROTECTED.
- ALL 15A AND 20A 120V BRANCH CIRCUITS LOCATED IN THE GARAGE AND LAUNDRY WILL BE GFCI PROTECTED.
- ALL GARAGE BAYS WILL HAVE DEDICATED GFCI OUTLET.
- ALL OUTLETS LOCATED IN THE KITCHEN AND BATHROOMS ARE TO BE GFCI PROTECTED.
- DW, DW AND GARAGE DISPOSAL ARE TO BE GFCI PROTECTED.
- EXCEPTIONS TO THE GFCI STIPULATION WILL BE ALLOWED ONLY IF ALLOWED PER CURRENT NFPA / NEC AND AFCI PROTECTED.
- OUTLETS LOCATED IN THE LAUNDRY ARE TO BE GFCI AND AFCI PROTECTED.
- ALL OUTLETS OVER COUNTERTOPS TO BE 42" A.F.F. (U.N.O.).
- ALL OUTLETS LOCATED WITHIN 6'-0" OF A WET AREA ARE TO BE GFCI PROTECTED.
- 8'-0" HEIGHT VANITY LIGHTS IN MASTER BATHROOM AND 7'-0" IN ALL OTHER BATHROOMS.
- ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUICKFLASH PANELS (OR SIMILAR).
- RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE ARE SUBJECT TO THE PROVISIONS OF FBCE R400.4.5. FIXTURES SHALL BE IC-RATED FOR ZERO CLEARANCE (INSULATION CONTACT) AND SEALED AIR TIGHT. ALSO SEE FBCE 410.116.

NOTES:

- THIS DIAGRAMMATIC PLAN IS INTENDED TO SHOW LIGHTING AND CONVENIENCE OUTLETS ONLY. IT IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY TO VERIFY THE REQUIREMENT AND LOCATIONS OF ALL ELECTRICAL EQUIPMENT, INCLUDING KITCHEN EQUIPMENT AND PROVIDE AND INSTALL COMPLETE ELECTRICAL SERVICE AS REQUIRED PER NFPA, NEC, FBC CODES AND ALL RELEVANT MUNICIPALITY CODES, STANDARDS AND ORDINANCES.
- LOCATION OF FIXTURES AND/OR OUTLETS ARE SUGGESTED LOCATIONS AND MEET MOST LOCAL CODE REQUIREMENTS. ADDITIONS OR ADJUSTMENTS MAY BE MADE BETWEEN THE OWNER AND BUILDER IN THE FIELD.
- ALL ELECTRICAL WORK AND APPLIANCES ARE IN FULL COMPLIANCE WITH N.F.P.A., N.E.C., F.B.C. 8TH EDITION (2023) RESIDENTIAL AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
- VARIOUS SYMBOLS ON ELECTRICAL LEGEND MAY OR MAY NOT BE USED ON THIS PLAN.

SMOKE DETECTOR REQUIREMENTS:
 ALL SMOKE CARBON DETECTOR LOCATIONS MUST BE A MINIMUM OF 3' FROM ANY BATHROOM PER FBC-R314.3 (4). THEY MUST ALSO BE LOCATED NO MORE THAN 10' FROM ANY BEDROOM DOOR OPENING PER FBC-R315.1.

ELECTRICAL KEY:

	CEILING MOUNTED LIGHT
	PULL CHAIN LIGHT
	FLUSH-MOUNT LED
	WALL MOUNTED LIGHT
	WALL WASH RECESSED
	DUPLEX RECEPTACLE
	220 V RECEPTACLE
	1/2 HOT, 1/2 SWITCHED
	WATER PROOF RECEPTACLE
	FLOOR RECEPTACLE
	PRE-WIRE FOR CLG FAN
	GROUND FAULT INTERRUPT
	WALL SWITCH
	3-WAY SWITCH
	DIMMER SWITCH
	TELEPHONE JACK
	CABLE JACK
	PRE-WIRE GARAGE DOOR OPENER
	FLUORESCENT LIGHT
	ELECTRICAL PANEL
	CHIME
	DOOR BELL / GARAGE DOOR SWITCH
	DISCONNECT SWITCH
	ELECTRICAL METER
	SMOKE DETECTOR
	CARBON MONOXIDE / SMOKE DETECTOR
	CEILING FAN
	WALL SCOSCE
	CHANDELIER
	SPOT LIGHT
	FLUSH MOUNT FLUORESCENT LIGHT
	FAN / LIGHT COMBINATION
	GARBAGE DISPOSAL MOTOR
	SPEAKER
	JUNCTION BOX
	LOW VOLTAGE
	VAPOR PROOF
	ARC FAULT PROTECTION
	INTERCOM

Electrical Plan

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

815 Orienta Ave., Suite #1040
Altamonte Springs, FL 32701
Ph: (407) 629-6711
Fax: (407) 629-6776
www.mjsdesignsgroup.com

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residential-commercial-architecture

4-Unit: (Orlando-Raised Heel)
Models: Lincoln-Rev., Washington-Rev., Kennedy, Reagan-Rev.

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5200 Vineland Rd. Suite #200
Orlando, FL 32811
Phone: (407) 529-3000

Building Pad #XXX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

ISSUE DATE: 02/10/2023

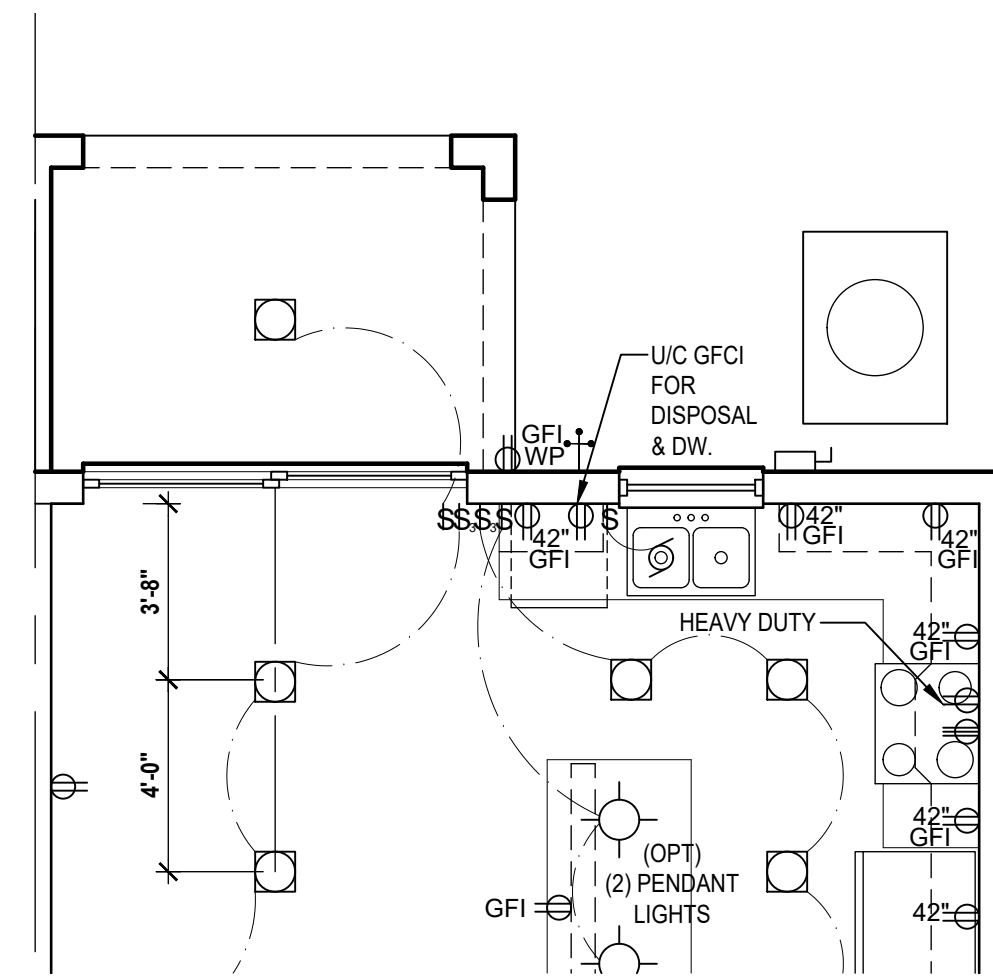
REVISIONS:

PROJECT: 00-0000
SCALE: AS NOTED
DRAWN BY: C.C.
DESIGNED BY: MJS

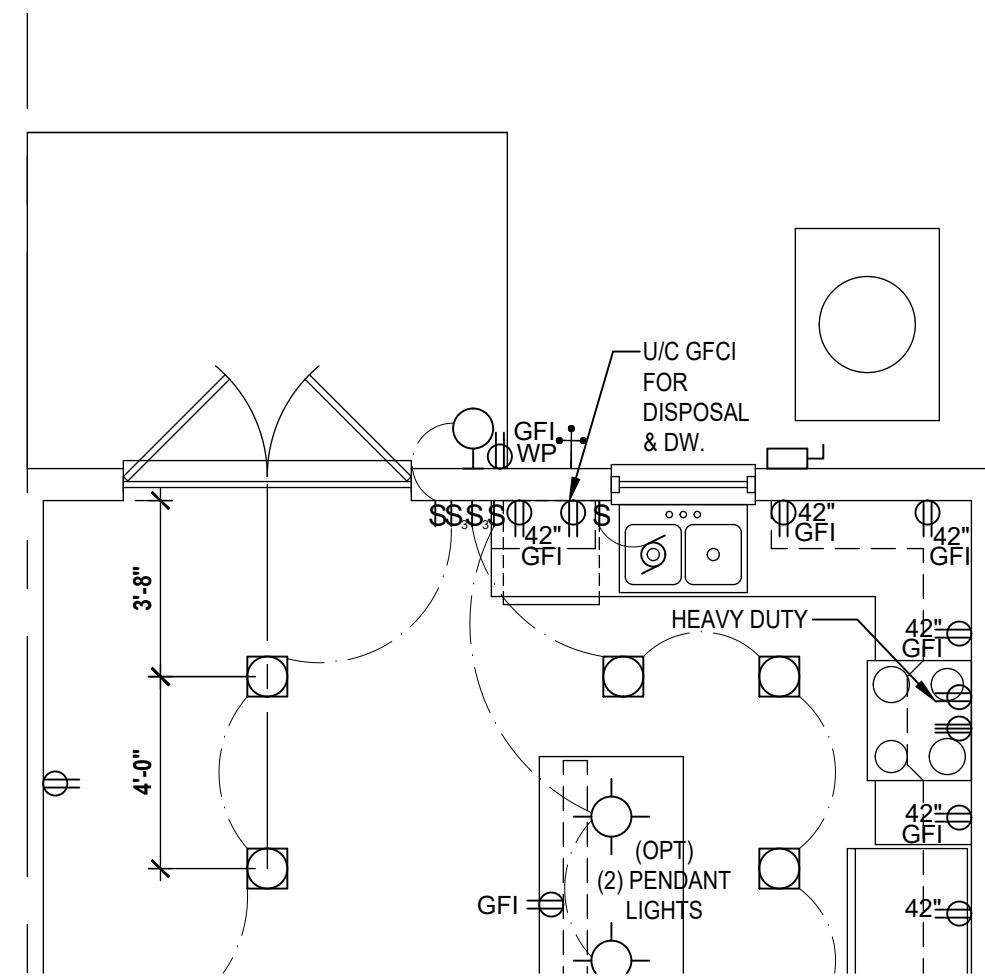
ELECTRICAL LAYOUT

E1

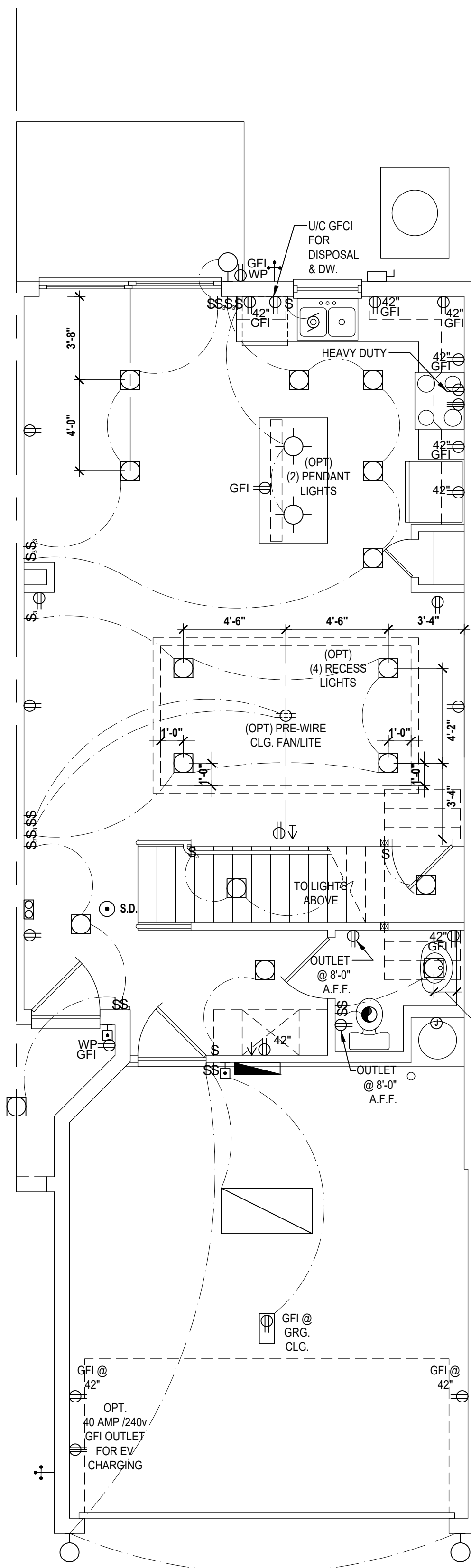
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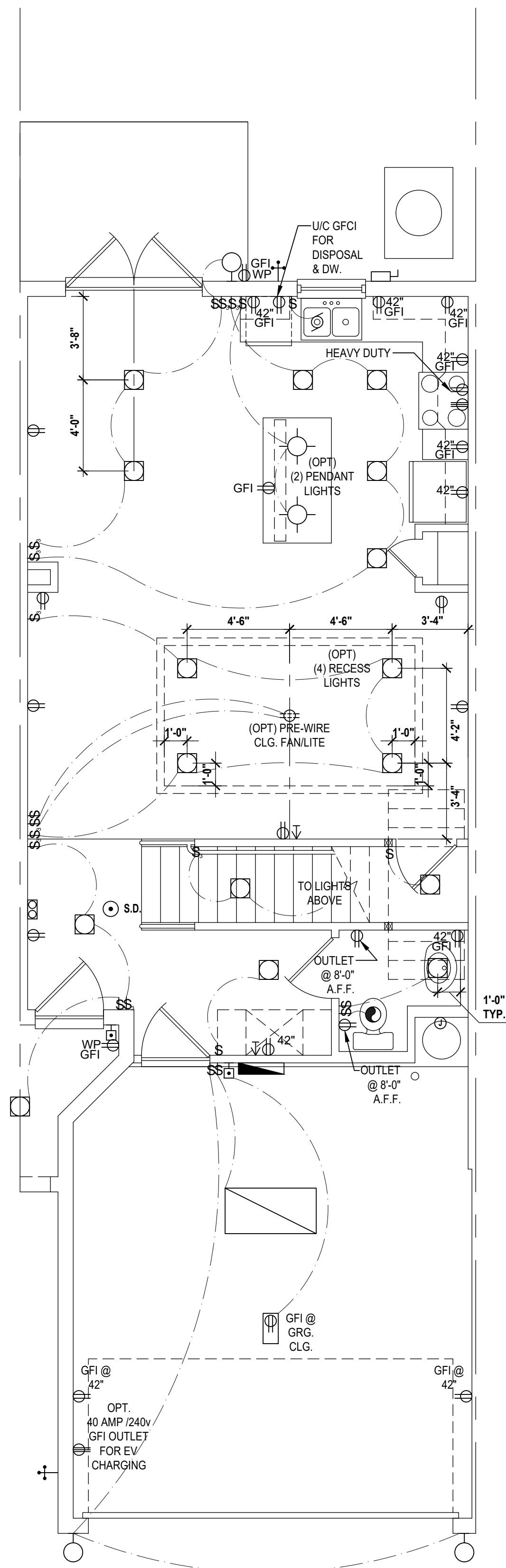
Washington-Rev.- First Floor
(Opt. Cov. Patio w/ S.G.D.)
SCALE 1/4" = 1'-0"



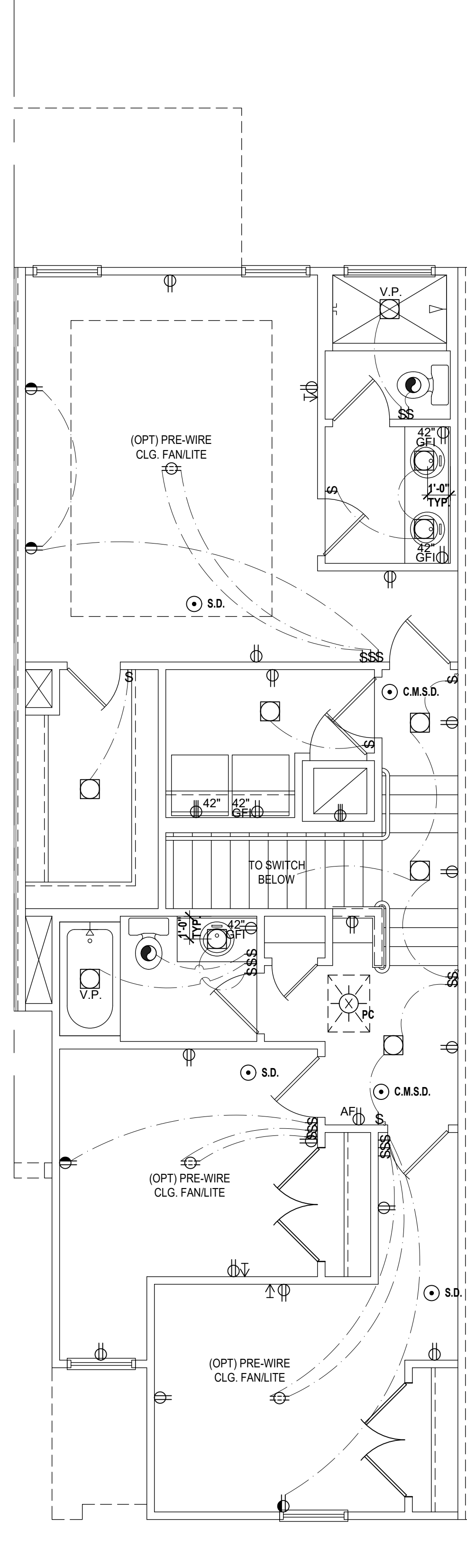
Washington-Rev.- First Floor
(Opt. Cov. Patio w/ Opt. FR. DR.)
SCALE 1/4" = 1'-0"



Washington-Rev.- First Floor
(Standard)
SCALE 1/4" = 1'-0"



Washington-Rev.- First Floor
(Opt. FR. DR.)
SCALE 1/4" = 1'-0"



Washington-Rev.- Second Floor
(Standard)
SCALE 1/4" = 1'-0"

GENERAL NOTES KEY:

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 - DW. AND GARBAGE DISPOSAL ARE TO BE GFCI PROTECTED.
 - EXCEPTIONS TO THE GFCI STIPULATION WILL BE ALLOWED ONLY IF ALLOWED PER CURRENT NFPA / NEC.
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 - ALL OUTLETS OVER COUNTERTOPS TO BE 42" A.F.F. (U.N.O.).
 - ALL SMOKE/CARBON MONOXIDE DETECTORS ARE TO BE HARD WIRED, INTERCONNECTED AND AFCI PROTECTED.
 - 8'-0" HEIGHT VANITY LIGHTS IN MASTER BATHROOM AND 7'-0" IN ALL OTHER BATHROOMS.
 - ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUICKFLASH PANELS (OR SIMILAR).
 - RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE ARE SUBJECT TO THE PROVISIONS OF FBCE R402.4.5. FIXTURES SHALL BE COATED FOR ZERO CLEARANCE INSULATION CONTACT) AND SEALED AIR TIGHT. ALSO SEE FBCE 410.116.
- NOTES:**
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- ALL SMOKE/CARBON MONOXIDE DETECTOR LOCATIONS MUST BE A MINIMUM OF 3' FROM ANY BATHROOM PER FBC-R314.3 (4). THEY MUST ALSO BE LOCATED NO MORE THAN 10' FROM ANY BEDROOM DOOR OPENING PER FBC-R315.1.

ELECTRICAL KEY:

	CEILING MOUNTED LIGHT
	PULL CHAIN LIGHT
	FLUSH-MOUNT LED
	WALL MOUNTED LIGHT
	WALL WASH RECESSED
	DUPLEX RECEPTACLE
	220 V RECEPTACLE
	1/2 HOT, 1/2 SWITCHED
	WATER PROOF RECEPTACLE
	FLOOR RECEPTACLE
	PRE-WIRE FOR CLG. FAN
	GROUND FAULT INTERRUPT
	WALL SWITCH
	3-WAY SWITCH
	DIMMER SWITCH
	TELEPHONE JACK
	CABLE JACK
	PRE-WIRE GARAGE DOOR OPENER
	FLUORESCENT LIGHT
	ELECTRICAL PANEL
	CHIME
	DOOR BELL / GARAGE DOOR SWITCH
	DISCONNECT SWITCH
	ELECTRICAL METER
	S.M.O.K.E. DETECTOR
	CARBON MONOXIDE / SMOKE DETECTOR
	CEILING FAN
	WALL SCONCE
	CHANDELIER
	SPOT LIGHT
	FLUSH MOUNT FLUORESCENT LIGHT
	FAN / LIGHT COMBINATION
	GARBAGE DISPOSAL MOTOR
	SPEAKER
	JUNCTION BOX
	LOW VOLTAGE
	VAPOR PROOF
	ARC FAULT PROTECTION
	INTERCOM

Electrical Plan

SCALE 1/4" = 1'-0"

02/10/2023

ISSUE DATE

02/10/2023

ISSUE DATE

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PROJECT

AS NOTED

SCALE

C.C.

DRAWN BY

MJS

DESIGNED BY

00-0000

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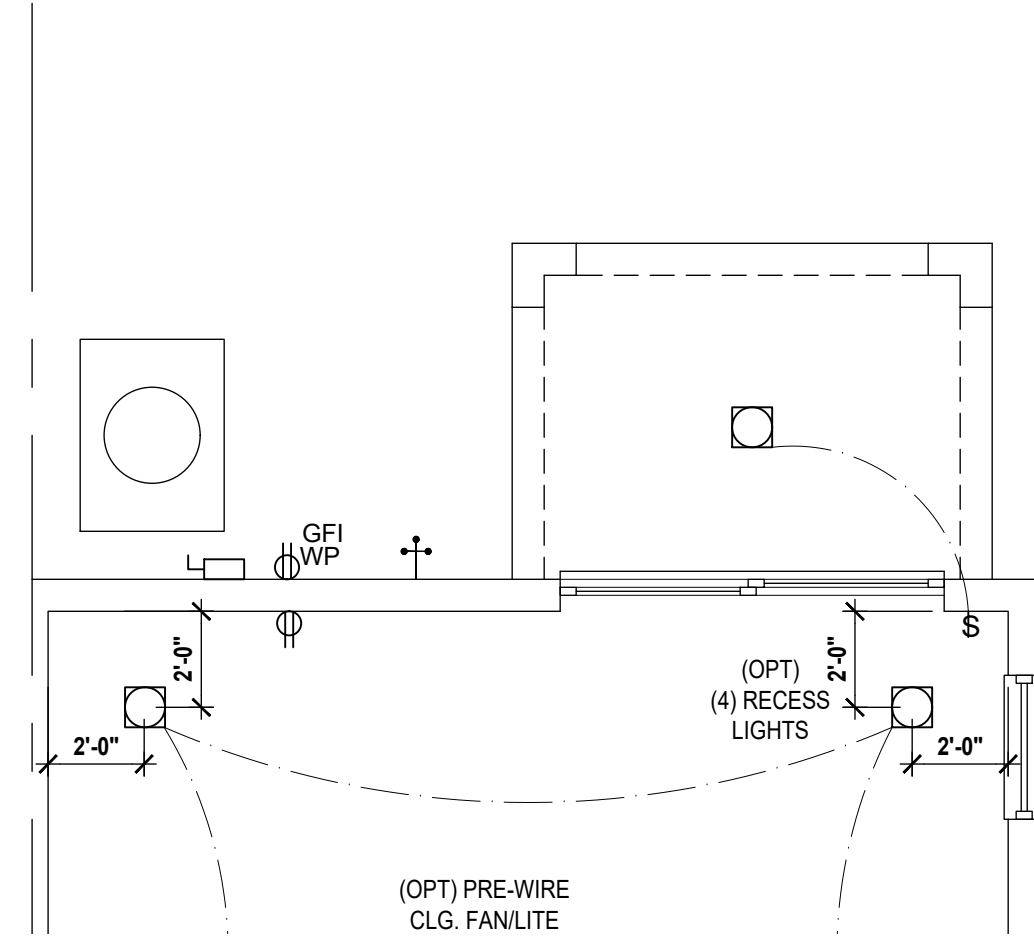
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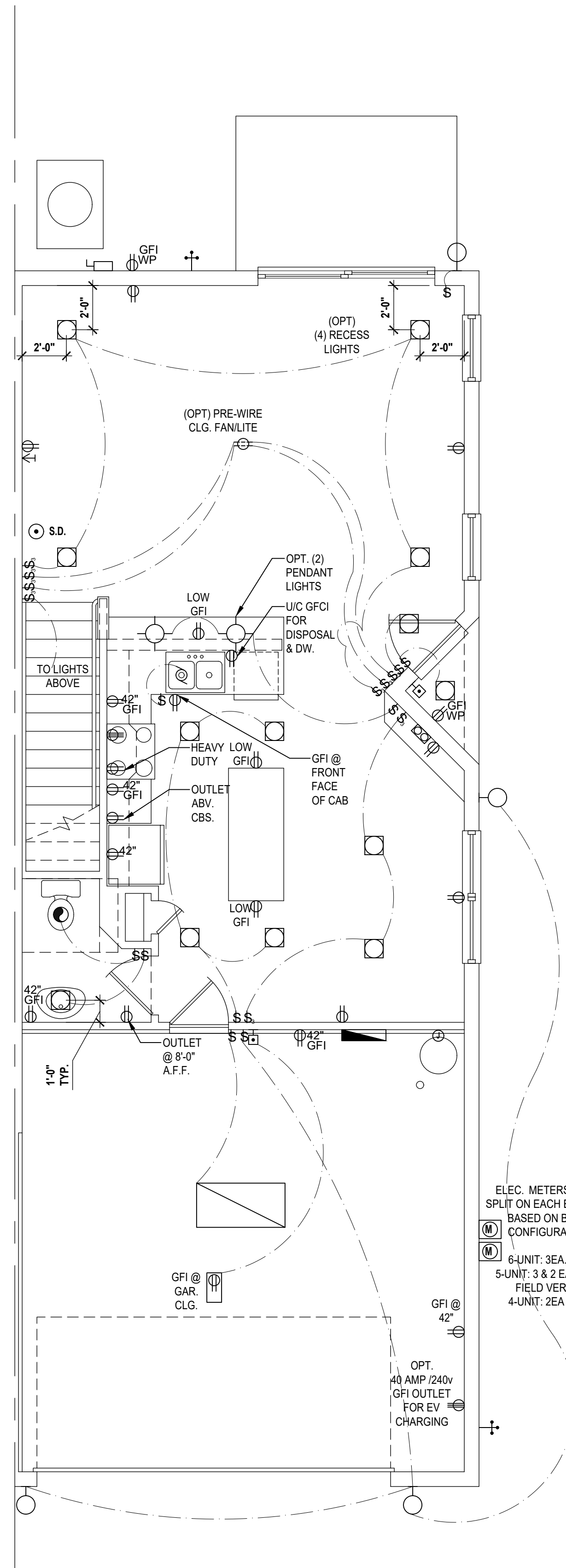
SCALE

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Reagan-Rev. (Opt.) Patio

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

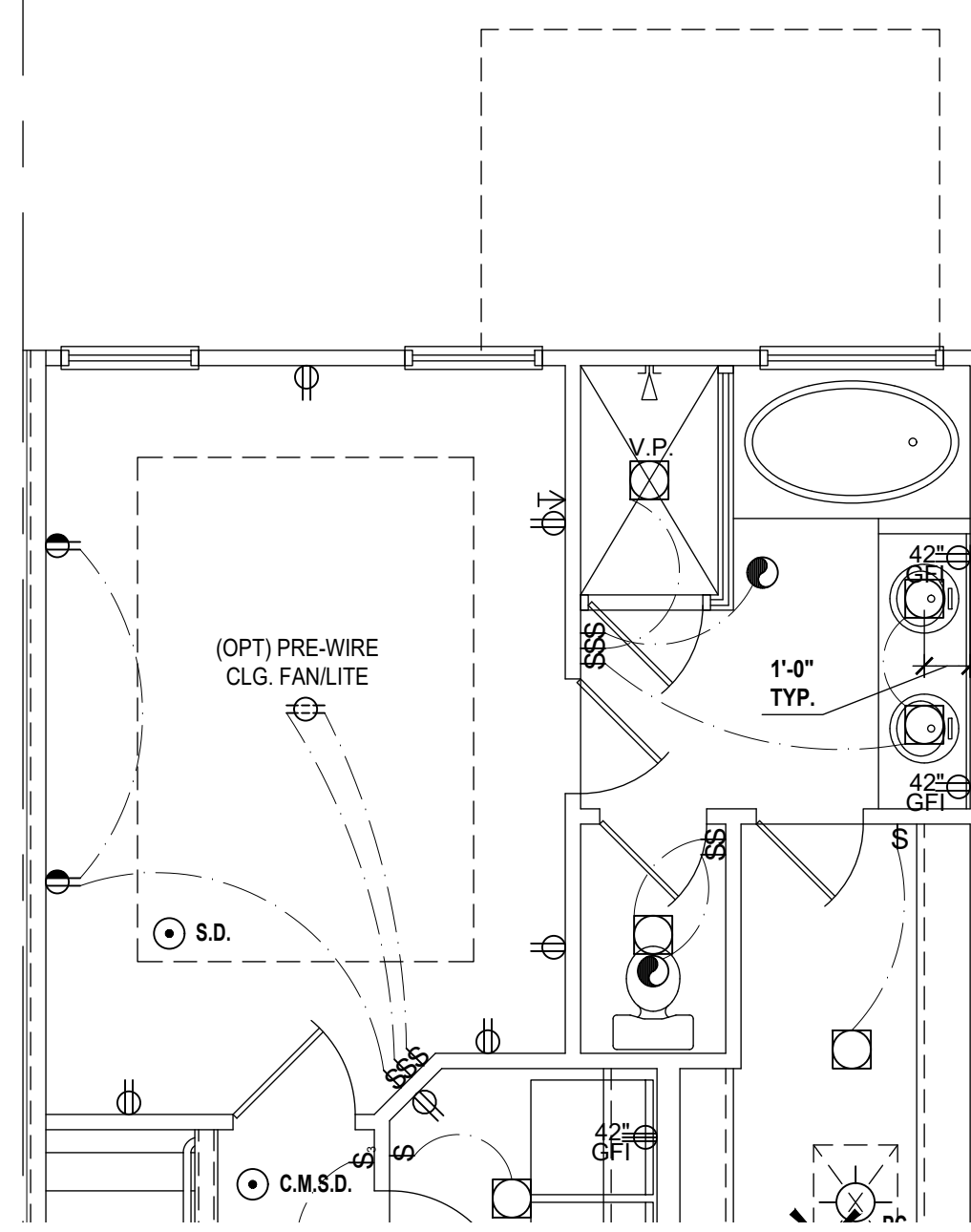


Reagan-Rev. First Floor

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

ELEC. METERS TO BE SPLIT ON EACH END UN BASED ON BLDG CONFIGURATION
 6-UNIT: 3EA SIDE
 5-UNIT: 3 & 2 EA SIDE
 FIELD VERIFY
 4-UNIT: 2EA SIDE

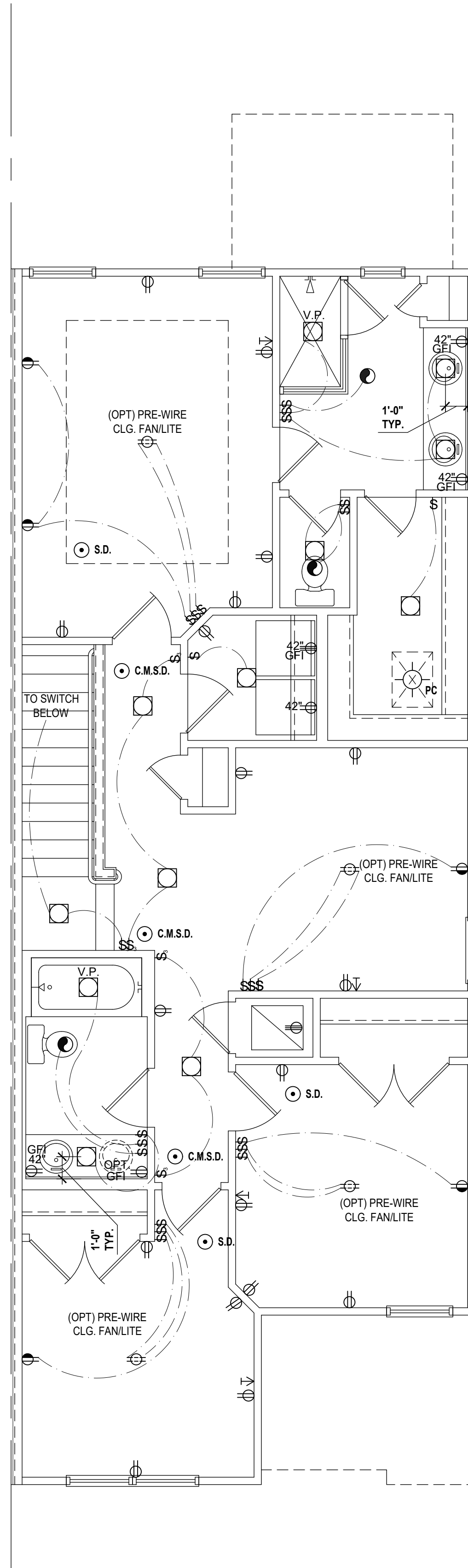
OPT 40 AMP (240V) GFI OUTLET FOR EV CHARGING



Reagan-Rev. (Opt.) Bath

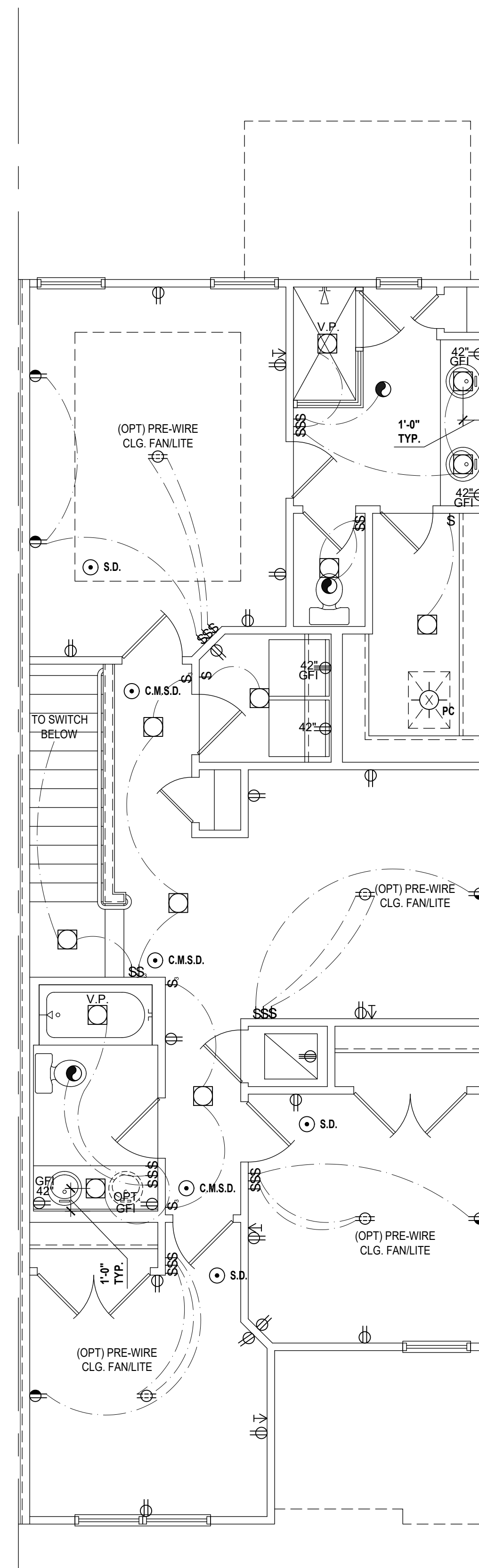
WITH SOAKING TUB

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



Reagan-Rev. Second Floor

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



Reagan-Rev. Second Floor (Opt. Bdrm.#4 ilo Loft)

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

GENERAL NOTES KEY:

- BUILDER TO VERIFY EXACT LOCATION OF FLOOR OUTLETS IN FIELD.
- ALL OUTLETS ARE TO BE AFCI PROTECTED.
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- ALL OUTLETS LOCATED IN THE KITCHEN AND BATHROOMS ARE TO BE GFCI PROTECTED.
- DW. AND GARAGE DISPOSAL ARE TO BE GFCI PROTECTED.
- EXCEPTIONS TO THE GFCI STIPULATION WILL BE ALLOWED ONLY IF ALLOWED PER CURRENT NFPA / NEC AND AFCI PROTECTED.
- OUTLETS LOCATED IN THE LAUNDRY ARE TO BE GFCI AND AFCI PROTECTED.
- OUTLETS LOCATED WITHIN 6'-0" OF A WET AREA ARE TO BE GFCI PROTECTED.
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- ALL SMOKE/CARBON MONOXIDE DETECTORS ARE TO BE HARD WIRED, INTERCONNECTED AND AFCI PROTECTED.
- 8'-0" HEIGHT VANITY LIGHTS IN MASTER BATHROOM AND 7'-0" IN ALL OTHER BATHROOMS.
- ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUICKFLASH PANELS (OR SIMILAR).
- RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE ARE SUBJECT TO THE PROVISIONS OF FBCE R402.4.5. FIXTURES SHALL BE CRATED FOR ZERO CLEARANCE INSULATION CONTACT) AND SEALED AIR TIGHT. ALSO SEE FBCE 410.116.

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ELECTRICAL KEY:

	CEILING MOUNTED LIGHT
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	FLUSH-MOUNT LED
	WALL MOUNTED LIGHT
	WALL WASH RECESSED
	DUPLEX RECEPTACLE
	220 V RECEPTACLE
	1/2 HOT, 1/2 SWITCHED
	WATER PROOF RECEPTACLE
	FLOOR RECEPTACLE
	PRE-WIRE FOR CLG. FAN
	GROUND FAULT INTERRUPT
	WALL SWITCH
	3-WAY SWITCH
	DIMMER SWITCH
	TELEPHONE JACK
	CABLE JACK
	PRE-WIRE GARAGE DOOR OPENER
	FLUORESCENT LIGHT
	ELECTRICAL PANEL
	CHIME
	DOOR BELL / GARAGE DOOR SWITCH
	DISCONNECT SWITCH
	ELECTRICAL METER
	SMOKE DETECTOR
	CARBON MONOXIDE / SMOKE DETECTOR
	CEILING FAN
	WALL SCONCE
	CHANDELIER
	SPOT LIGHT
	FLUSH MOUNT FLUORESCENT LIGHT
	FAN / LIGHT COMBINATION
	GARBAGE DISPOSAL MOTOR
	SPEAKER
	JUNCTION BOX
	LOW VOLTAGE
	VAPOR PROOF
	ARC FAULT PROTECTION
	INTERCOM

Electrical Plan

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

HTEG
 THOMPSON ENGINEERING GROUP, INC.
 4401 Vineland Road Suite 408 Orlando, FL 32811
 Ph: (407) 734-1450 Fax: (407) 734-1790
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 MJS DESIGN GROUP, INC.
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MJS
 designers group
 residential-commercial-architecture

A I B D

GOBA
 GROUP OF BUILDERS ASSOCIATION

4-Unit: (Orlando-Raised Heel)
 Models: Lincoln-Rev., Washington-Rev., Kennedy, Reagan-Rev.
 Building Pad # XXX
 Lot# XX-XX, Subdivision
 Street Address
 City, State, Zip Code

A Division of Park Square
 Enterprises Inc.
 5200 Vineland Rd. Suite #200
 Orlando, FL 32811
 Phone: (407) 529-3000

Park Square HOMES

ISSUE DATE: 02/10/2023
 REVISIONS:
 PROJECT: 00-0000
 SCALE: AS NOTED
 DRAWN BY: C.C.
 DESIGNED BY: MJS
 ELECTRICAL LAYOUT
E4

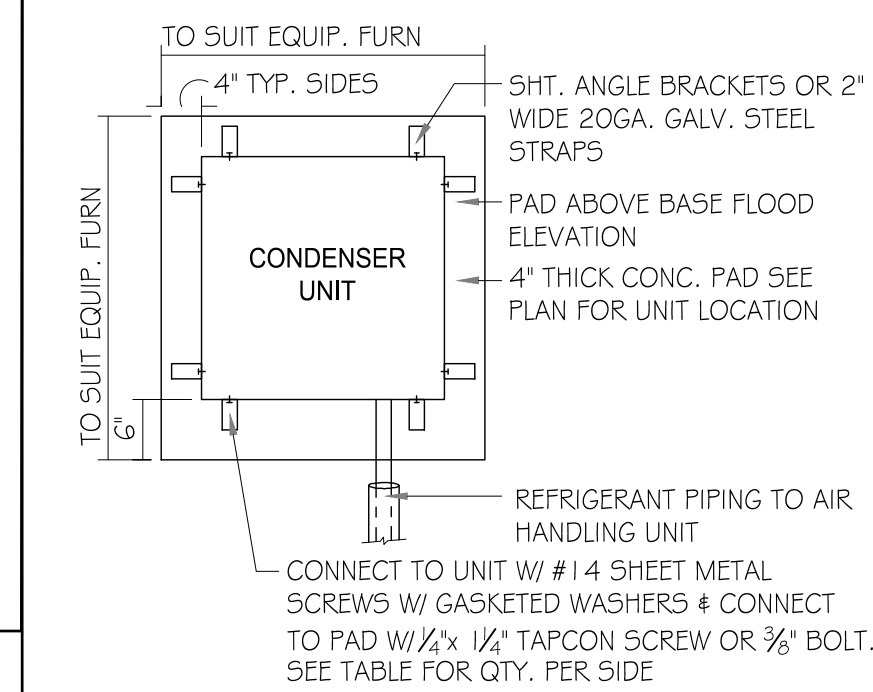
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VERIFICATION OF FIELD CONDITIONS:

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

FIELD REPAIR NOTES

- 1- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ 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 TRUSS/FLOOR TRUSSES IS NO CLOSER THAN 3' FROM PENETRATION. ADD (1) MTS 1.2 @ TOP AND BOTTOM PLATE.

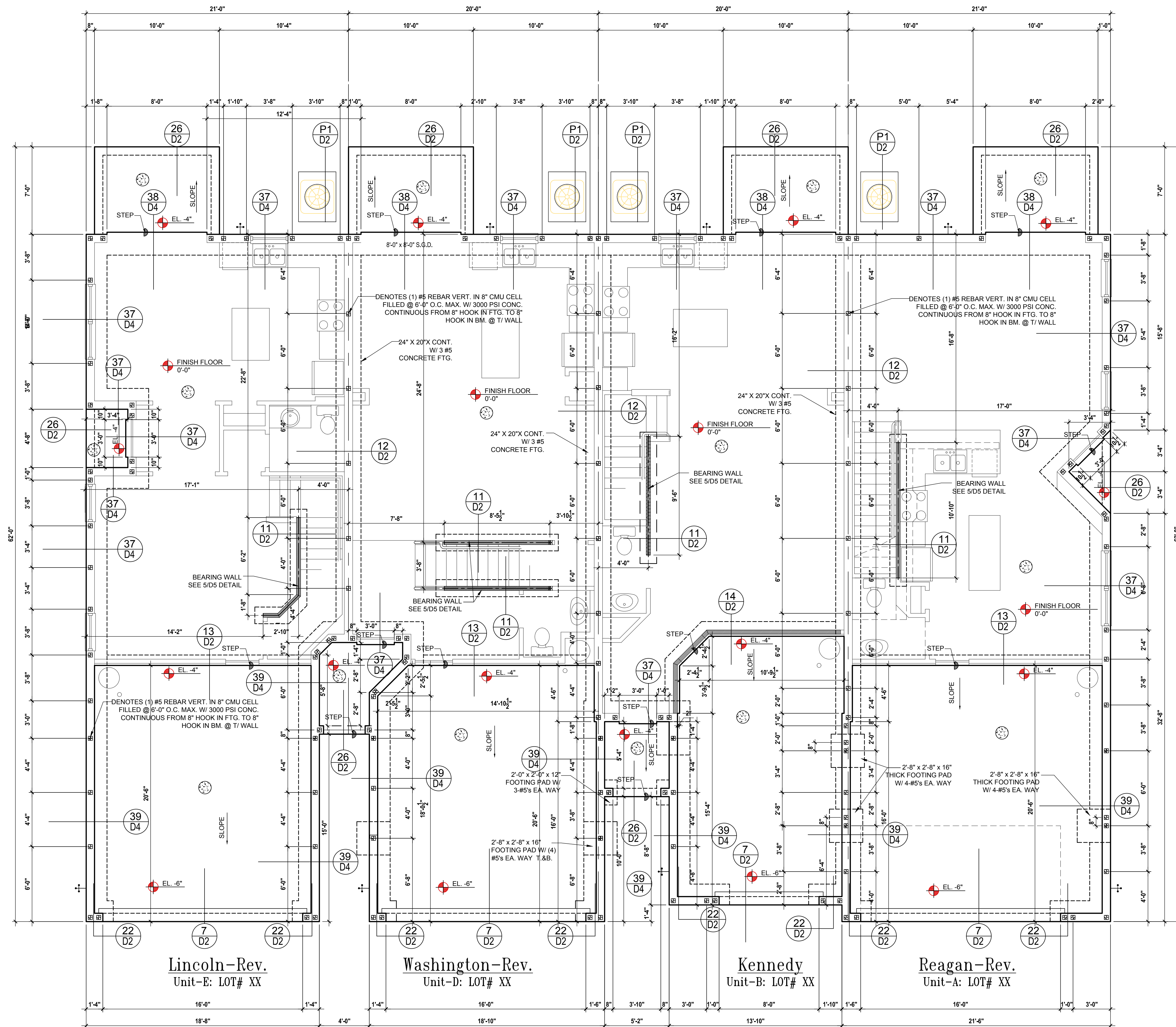


ANCHOR SPACING TABLE	
LENGTH/SIDE	No. OF ANCHORS/SIDES
LESS THAN 12"	ONE / SIDE
12" - 24"	TWO / SIDE
36" UP # 5 TONS 4 UP	FOUR / SIDE

1 COND. ANCHOR DETAIL
N.T.S.

FOUNDATION NOTES

1. CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
2. ■ DENOTES FILL CELL REINF. W/ CONC. W/ (1) #5 REBAR, GRADE GO. □ DENOTES FILL CELL REINF. W/ CONC. W/ (2) #5 REBAR, GRADE GO.
3. ■ DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 2500 P.S.I., 4" THICK WITH 6X6 1010 GAUGE REINFORCING MAT. W/ MIN. 1" COVER. TREATED SOIL WITH 0.066mm (6mil) POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL. WWF SHALL BE PLACED IN MIDDLE TO UPPER THIRD OF SLAB AND SUPPORTED ON APPROVED SLAB BOLSTERS. "FIBER MESH" REINFORCEMENT MAY BE USED AS ALTERNATIVE TO WIRE.
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. G-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 TREATMENT TREATED SOIL CA BE PREMISE 75 WP TERMICIDE.
9. BORA - CARE TO BE APPLIED ON INTERIOR WALLS W/ MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS, PURSUANT FLORIDA BUILDING CODE LATEST EDITION.
10. WOOD STAIRS STRINGERS IN CONTACT WITH CONCRETE SHALL BE PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER OR SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD PER FBC R317.1



Lincoln-Rev.
Unit-E: LOT# XX

Washington-Rev.
Unit-D: LOT# XX

Kennedy
Unit-B: LOT# XX

Reagan-Rev.
Unit-A: LOT# XX

Foundation Plan

SCALE 1/4" = 1'-0"

ITEG
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MJS designers group
residential-commercial-architecture

AIBD

GOBA
GENERAL BUILDING CONTRACTORS ASSOCIATION

4-Unit: (Orlando-Raised Heel)
Models: Lincoln-Rev., Washington-Rev., Kennedy, Reagan-Rev.
Building Pad #XX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

A Division of Park Square Enterprises Inc.
5200 Vineland Rd., Suite #200
Orlando, FL 32811
Phone: (407) 529-3000

Park Square HOMES

ISSUE DATE: 02/10/2023
REVISIONS:

PROJECT: 00-0000
SCALE: AS NOTED
DRAWN BY: C.C.
DESIGNED BY: MJS

FOUNDATION PLAN
S1

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

LINTEL NO.	LENGTH	TYPE	COMMENTS
L-1	17'-4"	8F32-1B/1T	GARAGE DOOR
L-2	9'-4"	8F32-1B/1T	GARAGE DOOR
L-3	4'-6"	8RF14-1B/1T	FRONT DOOR
L-4	5'-4"	8F16-1B/1T	FRONT ENTRY
L-5	4'-6"	8F16-1B/1T	WINDOW
L-6	7'-6"	8F16-1B/1T	WINDOW
L-7	9'-4"	8F16-1B/1T	S.G.D.
L-8	5'-4"	8F16-1B/1T	ENTRY

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

LENGTH	TYPE	SAFE LOAD - POUNDS PER LINEAR FOOT											
		8F8-08	8F12-08	8F16-08	8F20-08	8F24-08	8F28-08	8F32-08	8F36-08	8F40-08	8F44-08	8F48-08	8F52-08
3'-6" (42")	PRECAST	2231	3069	3718	4367	5016	5665	6314	6963	7612	8261	8910	9559
4'-0" (48")	PRECAST	1966	2561	3156	3751	4346	4941	5536	6131	6726	7321	7916	8511
4'-6" (54")	PRECAST	1599	1969	2339	2709	3079	3449	3819	4189	4559	4929	5299	5669
5'-0" (60")	PRECAST	1217	1499	1781	2063	2345	2627	2909	3191	3473	3755	4037	4319
5'-6" (66")	PRECAST	1062	1199	1336	1473	1610	1747	1884	2021	2158	2295	2432	2569
6'-0" (72")	PRECAST	908	1009	1110	1211	1312	1413	1514	1615	1716	1817	1918	2019
6'-6" (78")	PRECAST	743	811	879	947	1015	1083	1151	1219	1287	1355	1423	1491
7'-0" (84")	PRECAST	554	591	628	665	702	739	776	813	850	887	924	961
7'-6" (90")	PRECAST	475	491	507	523	539	555	571	587	603	619	635	651
8'-0" (96")	PRECAST	362	378	394	410	426	442	458	474	490	506	522	538
8'-6" (102")	PRECAST	337	343	349	355	361	367	373	379	385	391	397	403
9'-0" (108")	PRECAST	296	302	308	314	320	326	332	338	344	350	356	362
9'-6" (114")	PRECAST	279	285	291	297	303	309	315	321	327	333	339	345
10'-0" (120")	PRECAST	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
10'-6" (126")	PRECAST	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
11'-0" (132")	PRECAST	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
11'-6" (138")	PRECAST	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
12'-0" (144")	PRECAST	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
12'-6" (150")	PRECAST	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
13'-0" (156")	PRECAST	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
13'-6" (162")	PRECAST	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
14'-0" (168")	PRECAST	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
14'-6" (174")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
15'-0" (180")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
15'-6" (186")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
16'-0" (192")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
16'-6" (198")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
17'-0" (204")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
17'-6" (210")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
18'-0" (216")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
18'-6" (222")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
19'-0" (228")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
19'-6" (234")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
20'-0" (240")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
20'-6" (246")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
21'-0" (252")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
21'-6" (258")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
22'-0" (264")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
22'-6" (270")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
23'-0" (276")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
23'-6" (282")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
24'-0" (288")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GRADE 40 FIELD ADDED REBAR. SAFE UPLIFT LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS

LENGTH	TYPE	SAFE LOAD - POUNDS PER LINEAR FOOT											
		8F8-11	8F12-11	8F16-11	8F20-11	8F24-11	8F28-11	8F32-11	8F36-11	8F40-11	8F44-11	8F48-11	8F52-11
3'-6" (42")	PRECAST	1569	2055	2541	3027	3513	4000	4486	4972	5458	5944	6430	6916
4'-0" (48")	PRECAST	1363	1767	2171	2575	2979	3383	3787	4191	4595	5000	5404	5808
4'-6" (54")	PRECAST	1207	1541	1875	2209	2543	2877	3211	3545	3879	4213	4547	4881
5'-0" (60")	PRECAST	1016	1276	1536	1796	2056	2316	2576	2836	3096	3356	3616	3876
5'-6" (66")	PRECAST	909	1121	1333	1545	1757	1969	2181	2393	2605	2817	3029	3241
6'-0" (72")	PRECAST	835	1009	1183	1357	1531	1705	1879	2053	2227	2401	2575	2749
6'-6" (78")	PRECAST	727	871	1015	1159	1303	1447	1591	1735	1879	2023	2167	2311
7'-0" (84")	PRECAST	631	751	871	991	1111	1231	1351	1471	1591	1711	1831	1951
7'-6" (90")	PRECAST	551	641	731	821	911	1001	1091	1181	1271	1361	1451	1541
8'-0" (96")	PRECAST	481	551	621	691	761	831	901	971	1041	1111	1181	1251
8'-6" (102")	PRECAST	421	471	521	571	621	671	721	771	821	871	921	971
9'-0" (108")	PRECAST	371	401	431	461	491	521	551	581	611	641	671	701
9'-6" (114")	PRECAST	331	351	371	391	411	431	451	471	491	511	531	551
10'-0" (120")	PRECAST	291	301	311	321	331	341	351	361	371	381	391	401
10'-6" (126")	PRECAST	251	261	271	281	291	301	311	321	331	341	351	361
11'-0" (132")	PRECAST	211	221	231	241	251	261	271	281	291	301	311	321
11'-6" (138")	PRECAST	181	191	201	211	221	231	241	251	261	271	281	291
12'-0" (144")	PRECAST	151	161	171	181	191	201	211	221	231	241	251	261
12'-6" (150")	PRECAST	131	141	151	161	171	181	191	201	211	221	231	241
13'-0" (156")	PRECAST	111	121	131	141	151	161	171	181	191	201	211	221
13'-6" (162")	PRECAST	91	101	111	121	131	141	151	161	171	181	191	201
14'-0" (168")	PRECAST	81	91	101	111	121	131	141	151	161	171	181	191
14'-6" (174")	PRESTRESSED	71	81	91	101	111	121	131	141	151	161	171	181
15'-0" (180")	PRESTRESSED	61	71	81	91	101	111	121	131	141	151	161	171
15'-6" (186")	PRESTRESSED	51	61	71	81	91	101	111	121	131	141	151	161
16'-0" (192")	PRESTRESSED	41	51	61	71	81	91	101	111	121	131	141	151
16'-6" (198")	PRESTRESSED	31	41	51	61	71	81	91	101	111	121	131	141
17'-0" (204")	PRESTRESSED	21	31	41	51	61	71	81	91	101	111	121	131
17'-6" (210")	PRESTRESSED	11	21	31	41	51	61	71	81	91	101	111	121
18'-0" (216")	PRESTRESSED	1	1	2	3	4	5	6	7	8	9	10	11
18'-6" (222")	PRESTRESSED	1	1	2	3	4	5	6	7	8	9	10	11
19'-0" (228")	PRESTRESSED	1	1	2	3	4	5	6	7	8	9	10	11
19'-6" (234")	PRESTRESSED	1	1	2	3	4	5	6	7	8	9	10	11
20'-0" (240")	PRESTRESSED	1	1	2	3	4	5	6	7	8	9	10	11
20'-6" (246")	PRESTRESSED	1	1	2	3	4	5	6	7	8	9	10	11
21'-0" (252")	PRESTRESSED	1	1	2	3	4	5	6	7	8	9	10	11
21'-6" (258")	PRESTRESSED	1	1	2	3	4	5	6	7	8	9	10	11
22'-0" (264")	PRESTRESSED	1	1	2	3	4	5	6	7	8	9	10	11
22'-6" (270")	PRESTRESSED	1	1	2	3	4	5	6	7	8	9	10	11
23'-0" (276")	PRESTRESSED	1	1	2	3	4	5	6	7	8	9	10	11
23'-6" (282")	PRESTRESSED	1	1	2	3	4	5	6	7	8	9	10	11

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GRADE 40 FIELD ADDED REBAR. SAFE UPLIFT LOADS FOR 8" PRECAST w/ 2" RECESS DOOR U-LINTELS

LENGTH	TYPE	SAFE LOAD - POUNDS PER LINEAR FOOT											
		8RF8-08	8RF12-08	8RF16-08	8RF20-08	8RF24-08	8RF28-08	8RF32-08	8RF36-08	8RF40-08	8RF44-08	8RF48-08	8RF52-08
4'-4" (52")	PRECAST	1635	2169	2703	3237	3771	4305	4839	5373	5907	6441		

CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1 1/2"	1,810	65 / 960
5	DETA20	18-10d x 1 1/2"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8d x 1 1/2" / PLT: 4-8d	475	485 / 165
22	H10A OR MTS12	RFT: 8-8d x 1 1/2" / PLT: 6-8d x 1 1/2"	1010	660 / 550
23	LUS26	HDR: 4-10d / ST: 4-10d	955	N/A
24	H7	RFT / TRS: 4-8d / PLT / STD: 10-8d	985	400 / N/A
26	H2.5	RFT: 5-8d / PLT: 5-8d	415	150 / 150
34	A34	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	365	280 / 303
35	A35F	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	440	440 / N/A
37	MTS12	14-10d	1,000	N/A
38	MTS16	14-10d	1,000	N/A
39	MTS30	14-10d	1,000	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	SPH4.5	12-10d x 1 1/2"	885	N/A
90	ABU66	12-16d	2,240	N/A
99	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HDBA	SILL: 7/8" BOLT STD: (3) 7/8"x5/4" BOLTS	7,910	N/A
97	MTSM16	BLOCK: 4 1/2"x2 1/2" TC JOIST: 7-10d	860	N/A
98	HTT4	SILL: 7/8" BOLT	4,235	N/A
99	A35	STRAP: 18-16d	440	440 / N/A
102	HTT5	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	4,275	N/A
103	VGTR/L	32-SDS 1/4"x3/7(2) 7/8" BLT	3,990	N/A
104	HDUS-SDS2.5	7/8" BLT / 20-SDS 1/4"x2 1/2"	5,020	N/A
110	HCP2	12-10d x 1 1/2"	520	260 / N/A
167	HHUS46	H: 14-16d / J: 6-16d	1,550	N/A
168	L46	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: 12-14"x2-1/2" SDS J: 6-14"x2-1/2" SDS	2,345	N/A
190	HU210-2	CMU: 18-14"x2-1/2" TITEN T." J: 10-0, 14x3"	1,800 U, 5,090 D	N/A
191	HU28	CMU: 6-14"x2-1/2" TITEN T." J: 10-0, 14x3"	545 U, 1,700 D	N/A
214	HUC212-3TF	HD: 18-3/16"x1 1/2" TAPCON BM: 6-16d	1,135	N/A
215	HGUS210-2	HDR: 46-16d / J: 10-16d	2,720	N/A
216	HUS412	BLOCK: 10-1/2"x1 1/2" TC JOIST: 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-1/2"x1 1/2" TC JOIST: 10-16d	2,630	N/A
219	MBHA412	H: 1-ATRX400 TOP/FACE JOIST: 18-10d	3,145	N/A
226	MBHA4.75/12	HDR: (2) 3/4" x 8" JOIST: 18-10d	2,160	N/A
231	MBHA3.56/16	HDR: (2) 3/4" x 8" JOIST: 18-10d	3,450	N/A
232	MBHA5.50/16	HDR: (2) 3/4" x 8" JOIST: 18-10d	3,450	N/A
240	H16	R: 2-10d x 1 1/2" / P: 10-10d x 1 1/2"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2,000	1015 / 440
301	MGT	(1) 5/8" BOLT / GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL: 3/4" BOLT / GIR: 8-10d	6,485	N/A
303	HGT-4	LTL: 3/4" BOLT / GIR: 18-10d	9,260	N/A
401	SUR/L414	FACE: 18-16d / J: 8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			

COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

XXX ULTIMATE DESIGNED POSITIVE PRESSURE
 XXX ULTIMATE DESIGNED NEGATIVE PRESSURE

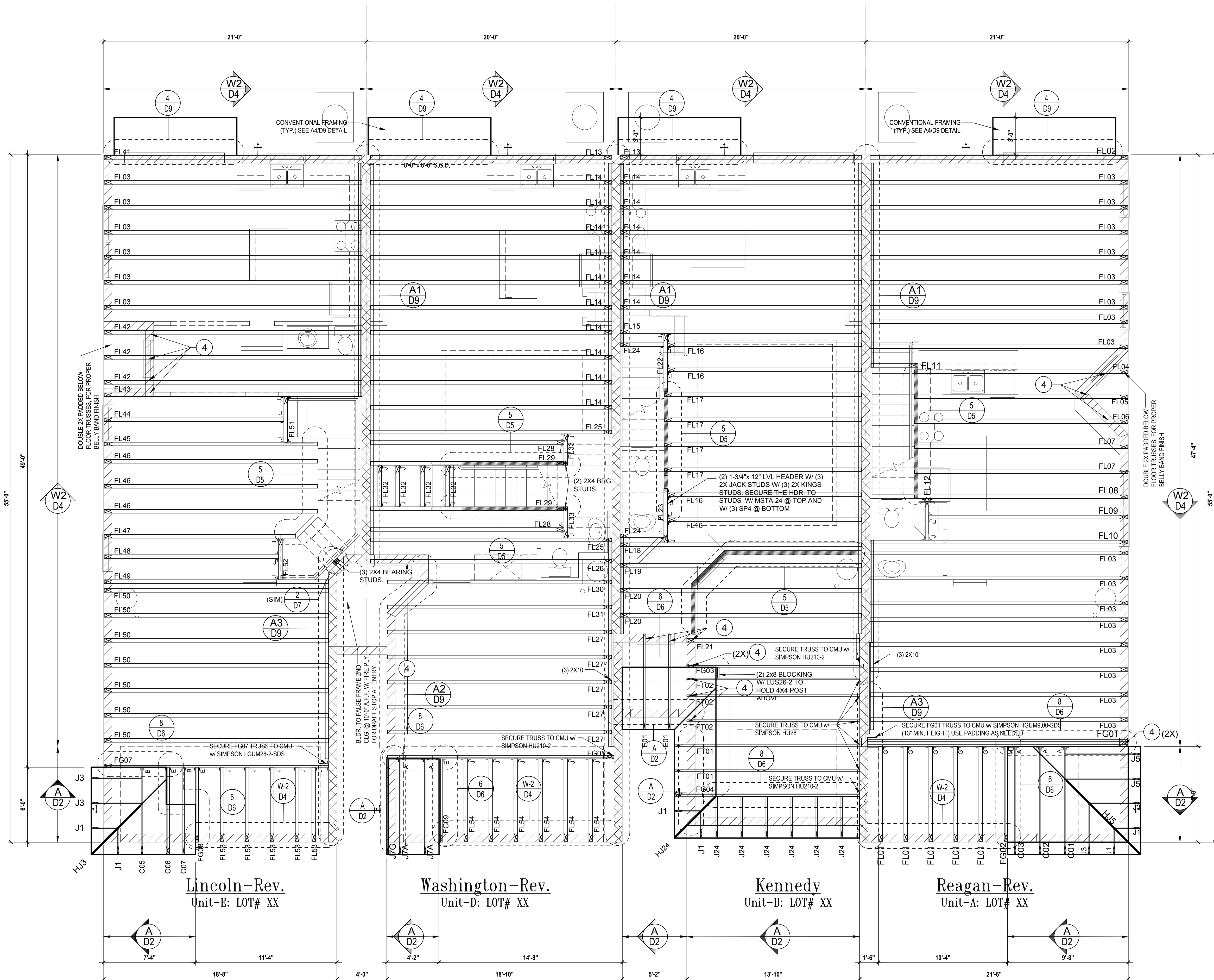
NOTE: DESIGN PRESSURES BASED ON ULTIMATE WIND SPEED TO OBTAIN NOMINAL "ASD" WIND PRESSURES MULTIPLY VALUES SHOWN BY A FACTOR OF 0.6

FIELD REPAIR NOTES

- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #6 REBAR SET IN A 3/4" DIA. x 18" DEEP HOLE FILLED W/ UNITEX PROPOXY 300 OR SIMPSON SET OR EITF ADHESIVES.
- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1 1/2" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 1 1/2" - REQUIRE SPECIAL ENGINEERING LETTER.
- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR. PROVIDE 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 12" 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 TPIW/ITCA BCSI 1.
- REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
- ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
- SHINGLE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R905.1.1. UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND D4577 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1.1.
- OFF RIDGE VENTS MAXIMUM OPENING SIZES:
- LOMANCO: (2) 9/8" DIA CIRCLES
- MILLENNIUM METAL: 2 1/2" x 4 1/2" HOLE



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

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Models: Lincoln-Rev., Washington-Rev., Kennedy, Reagan-Rev.

Building Pad #XX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

A Division of Park Square Enterprises Inc.
5200 Vineland Rd. Suite #200
Orlando, FL 32811
Phone: (407) 529-3000

Park Square HOMES

ISSUE DATE: 02/10/2023
REVISIONS:

PROJECT: 00-0000
SCALE: AS NOTED
DRAWN BY: C.C.
DESIGNED BY: MJS

Jan 05, 2024, 11:32am

FLOOR TRUSSES
S3

CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1/2"	1,810	65 / 960
5	DETA20	18-10d x 1/2"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8d x 1/2" / PLT: 4-8d	475	485 / 165
22	H10A OR MTS12	RFT: 8-8d x 1/2"	1,010	660 / 550
23	LUS26	HDR: 4-10d / ST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d PLT / STD: 10-8d	985	400 / N/A
26	H2.5	RFT: 5-8d / PLT: 5-8d	415	150 / 150
34	A34	H: 4-8d x 1/2" / P: 4-8d x 1/2"	365	280 / 303
35	A35F	H: 4-8d x 1/2" / P: 4-8d x 1/2"	440	440 / N/A
37	MTS12	14-10d	1,000	N/A
38	MTS16	14-10d	1,000	N/A
39	MTS30	14-10d	1,000	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-18d	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	SPH4.5	12-10d x 1/2"	885	N/A
90	ABU66	12-16d	2,240	N/A
99	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HDBA	SILL: 7/8" BOLT STD: (3) 7/8" x 5/2" BOLTS	7,910	N/A
97	MTSM16	JOIST: 4-1/2" x 2-1/2" TC BLOCK: 7-10d	860	N/A

98	HTT4	SILL: 7/8" BOLT STRAP: 18-16d	4,235	N/A
99	A35	H: 4-8d x 1/2" / P: 4-8d x 1/2"	440	440 / N/A
102	HTT5	7/8" BOLT / 26-10d	4,275	N/A
103	VGTR/L	32-SDS 1/2" x 3/2" / 7/8" BLT	3,990	N/A
104	HDS-SDS2.5	7/8" BLT / 20-SDS 1/2" x 2 1/2"	5,020	N/A
110	HCP2	12-10d x 1/2"	520	260 / N/A
167	HRUS46	H: 14-16d / J: 6-16d	1,550	N/A
168	L46	H: 8-10d / 3-4-10d	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: 12-14" x 2-1/2" SDS* J: 6-14" x 2-1/2" SDS*	2,345	N/A
190	HU210-2-SDS	CMU: 18-14" x 2-1/2" TITEN T.* J: 10-0.148x3"	1,800 U 5,096 D	N/A
191	HU26	CMU: 6-14" x 2-1/2" TITEN T.* J: 10-0.148x1 1/2"	545 U 1,700 D	N/A
214	HUC212-3TF	HD: 18-3/16" x 1 1/2" / TAPCON BM: 4-16d	1,135	N/A
215	HGUS210-2	HDR: 46-16d / JUST: 10-16d	2,720	N/A
216	HUS412	BLOCK: 10-1/2" x 1 1/2" TC JOIST: 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-1/2" x 1 1/2" TC JOIST: 10-16d	2,630	N/A
219	MBHA412	H: 1-ATRX4X6 TOP/FACE JOIST: 18-10d	3,145	N/A
226	MBHA4.75/12	HDR: (2) 3/4" x 8" JOIST: 18-10d	2,160	N/A
231	MBHA3.56/16	HDR: (2) 3/4" x 8" JOIST: 18-10d	3,450	N/A
232	MBHA5.50/16	HDR: (2) 3/4" x 8" JOIST: 18-10d	3,450	N/A
240	H16	R: 2-10d x 1/2" / P: 10-10d x 1 1/2"	1,470	480 / N/A
241	LG2	30-16d-sinker	2,000	1015 / 440
301	MG	(1) 5/8" BLTS. / GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	L: L: 3/4" BLTS. / GIR: 8-10d	6,485	N/A
303	HGT-4	L: L: 3/4" BLTS. / GIR: 18-10d	9,260	N/A
401	SUR/L414	FACE: 18-16d / JUST: 8-16d	1,700	N/A
T		CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS		

COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

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

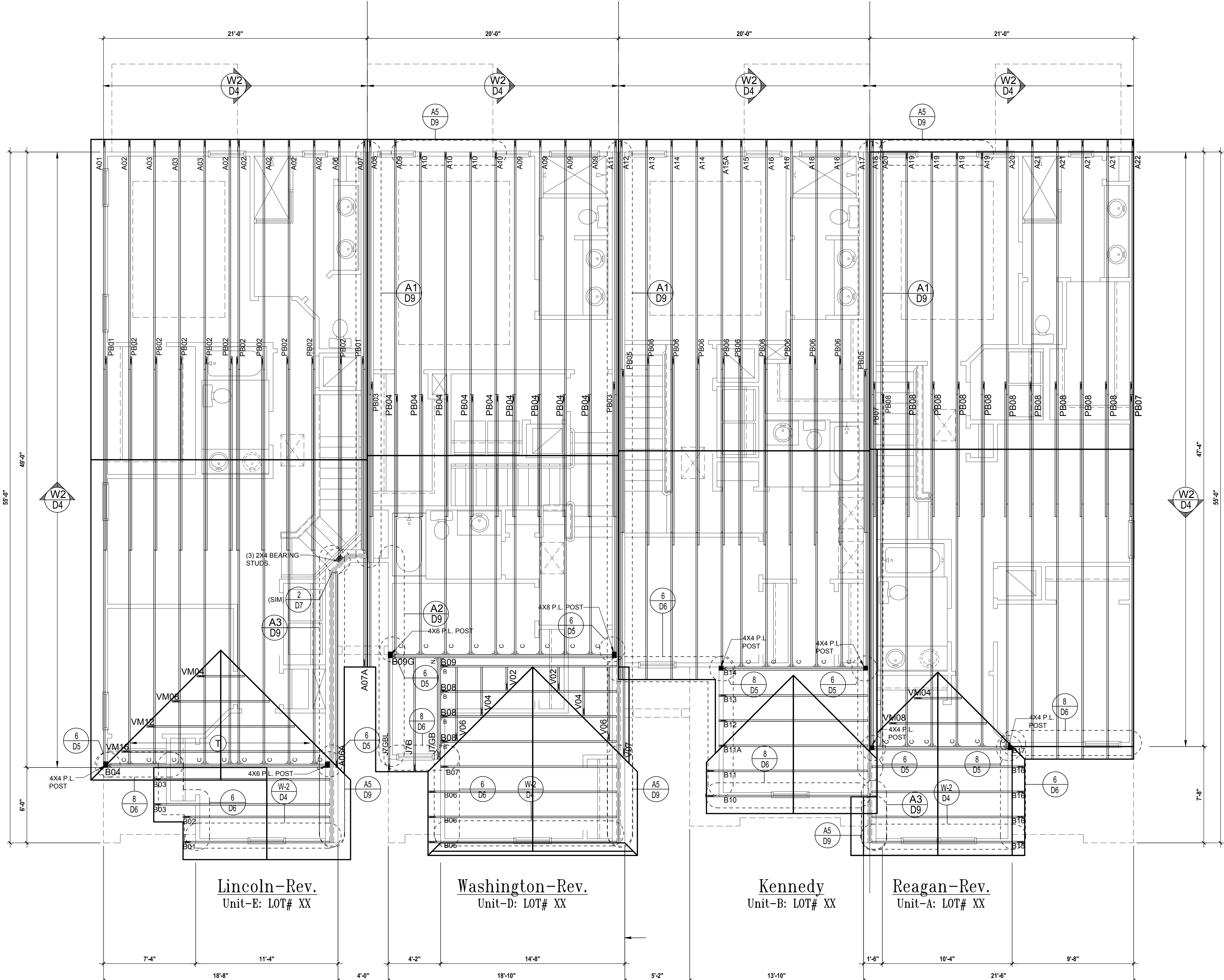
NOTE: DESIGN PRESSURES BASED ULTIMATE WIND SPEED TO OBTAIN NOMINAL "ASD" WIND PRESSURES MULTIPLY VALUES SHOWN BY A FACTOR OF 0.6

FIELD REPAIR NOTES

- MISSED FOOTING DOWELS MAY BE SUBSTITUTED BY A STRAIGHT #8 REBAR SET IN A 3/4" DIA. x 18" DEEP HOLE FILLED W/ UNITEK PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.
- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1 1/2" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 1 1/2" + - REQUIRE SPECIAL ENGINEERING LETTER.
- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR. PROVIDE DRILL 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 12" 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 P.L. 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 TR1WTC4 BCS 1.
- REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
- ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
- SHINGLE ROOF UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R905.1.1. UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1.1. UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1.
- OFF RIDGE VENTS MAXIMUM OPENING SIZES:
- LOMANCO: (2) 9 1/2" DIA CIRCLES
- MILLENNIUM METAL: 2 1/2" x 4 1/8" HOLE



ISSUE DATE: 02/10/2023

REVISIONS:

NO.	DESCRIPTION

PROJECT: 00-0000
 SCALE: AS NOTED
 DRAWN BY: C.C.
 DESIGNED BY: MJS

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

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4-Unit: (Orlando-Raised Heel)
 Models: Lincoln-Rev., Washington-Rev., Kennedy, Reagan-Rev.

Building Pad #XX
 Lot# XX-XX, Subdivision
 Street Address
 City, State, Zip Code

PROJECT: 00-0000
 SCALE: AS NOTED
 DRAWN BY: C.C.
 DESIGNED BY: MJS

PROJECT: 00-0000
 SCALE: AS NOTED
 DRAWN BY: C.C.
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Jan 05, 2024, 11:32am

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 DRAWN BY: C.C.
 DESIGNED BY: MJS

PROJECT: 00-0000
 SCALE: AS NOTED
 DRAWN BY: C.C.
 DESIGNED BY: MJS

STRUCTURAL NOTES

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

ANCHOR SIZE	CONC. HOLE SIZE	MIN. HOLE DEPTH
1/2"	-3/4"	7"
-5/8"	-7/8"	7"
-3/4"	1"	8"
-7/8"	1-1/8"	9"

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

- SOIL BEARING CAPACITY 2000 PSF MINIMUM

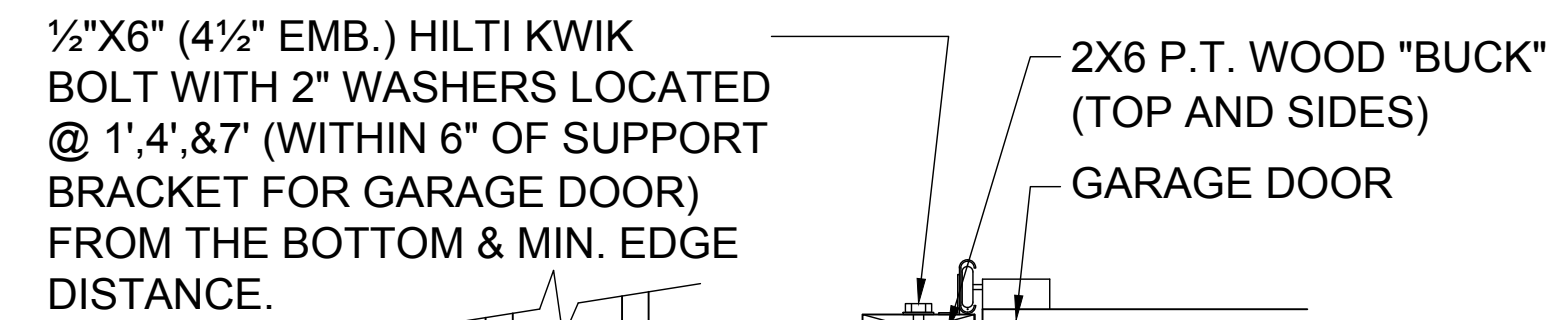
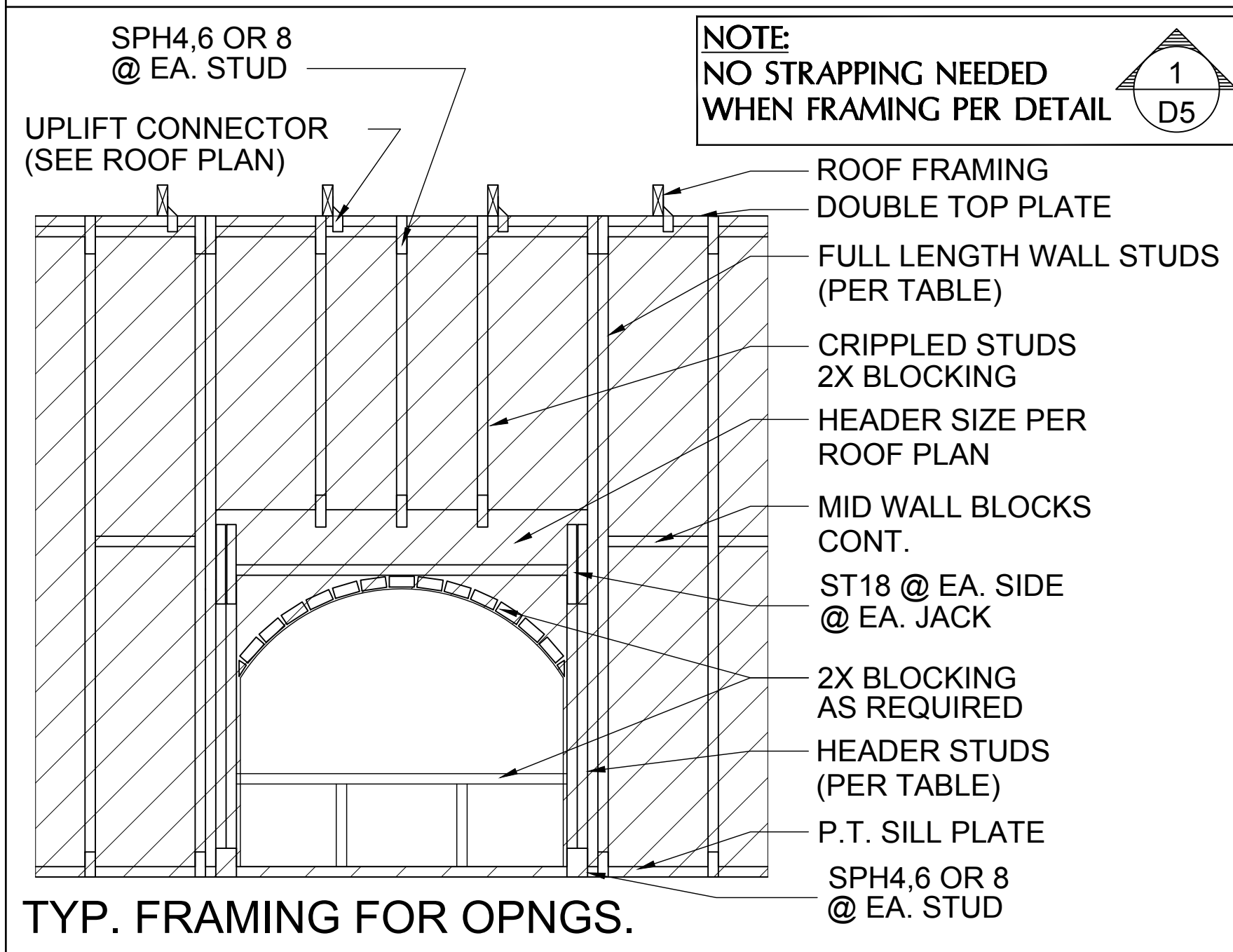
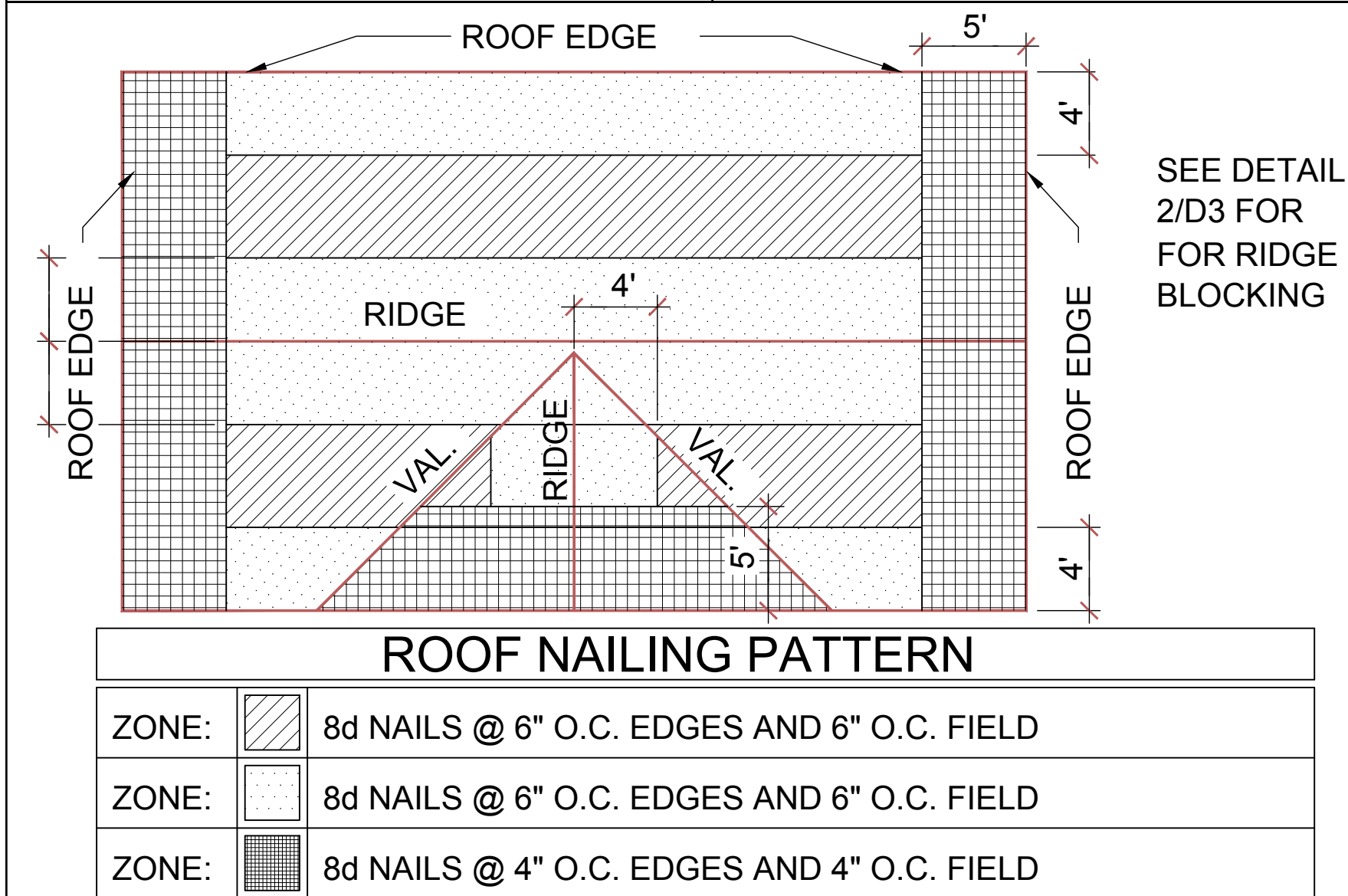
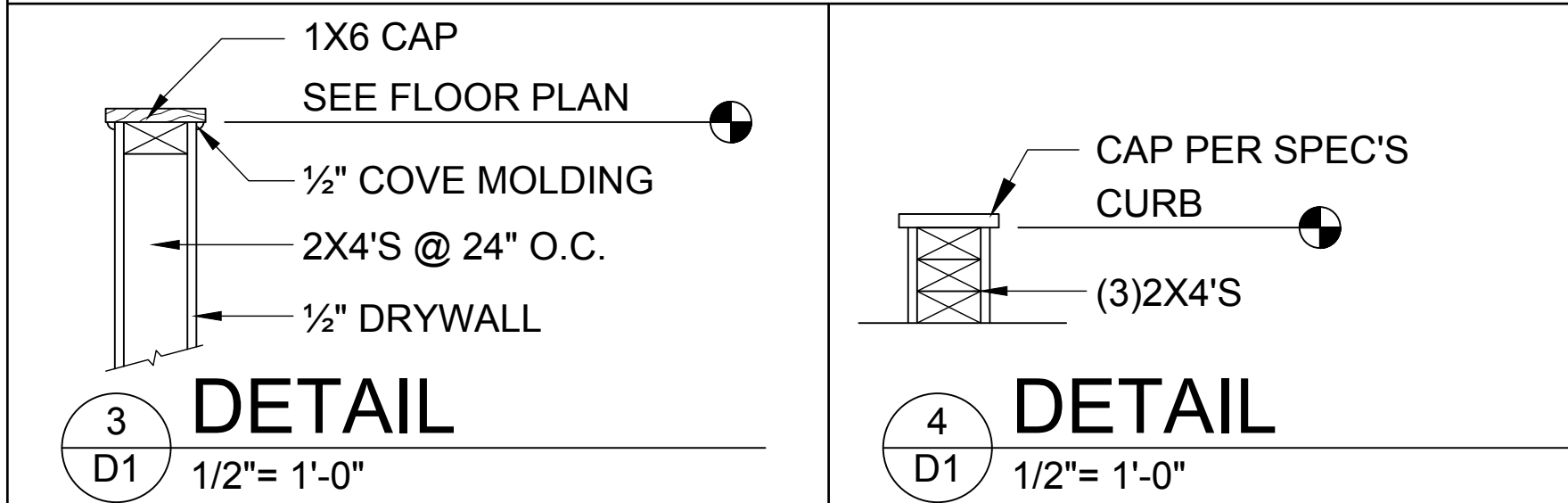
WOOD STRUCTURAL NOTES

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

- ALL WOOD IN DIRECT CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
- 2000 PSF MINIMUM SOIL BEARING CAPACITY

FIELD REPAIR NOTES

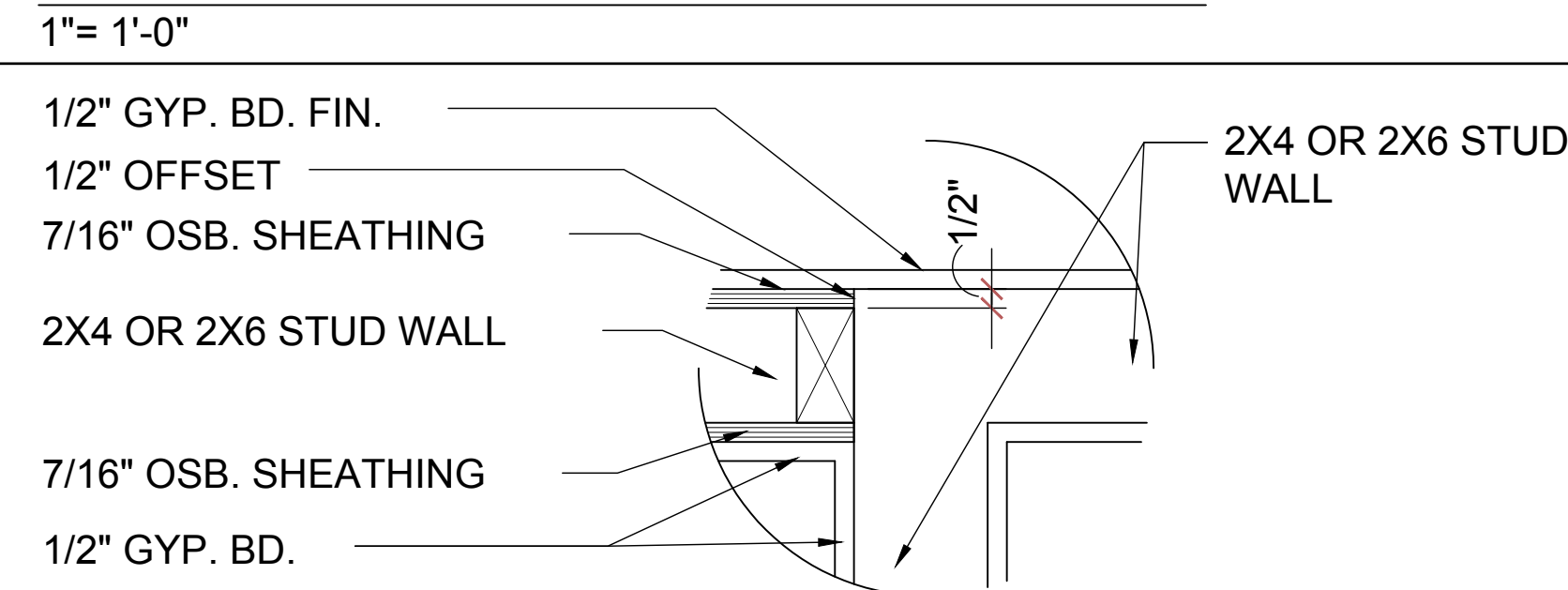
- MISSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED W/ (1) USP MTW16 OR HC10 OR SIMPSON MTSM16 W/ (4) -1/4" X 2-1/4" TAPCONS TO BOND BEAM AND (7) 10d NAILS TO TRUSS FOR UPLIFTS LESS THAN 860 LBS (USE (2) MTSM16 FOR UPLIFTS LESS THAN 1720#). NO MORE THAN 10 STRAPS MAY BE SUBSTITUTED OR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



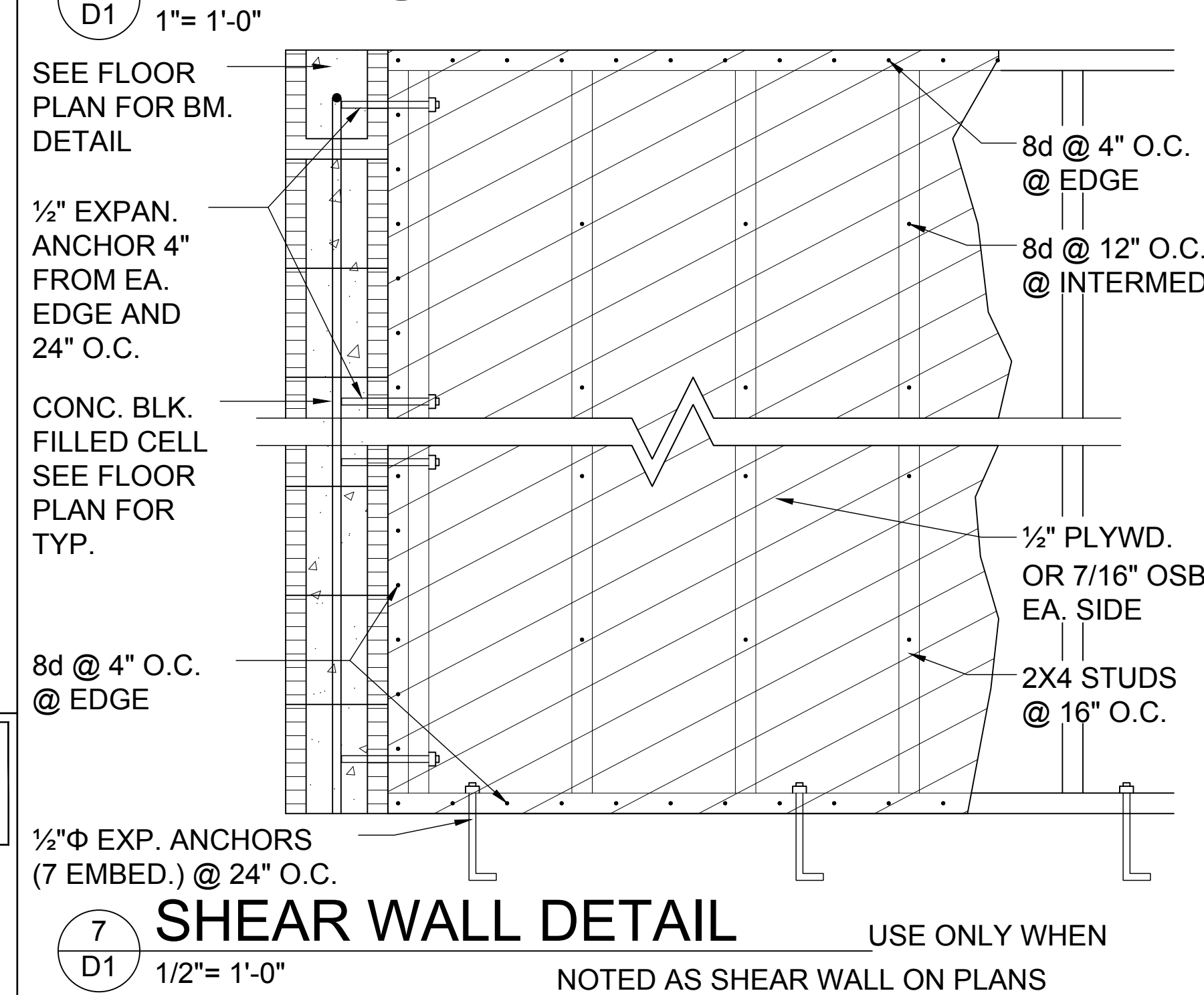
- DETAIL TO SATISFY 150 MPH WIND LOAD
- MASONRY FRAME SHALL BE MIN 8X16 ASTM C-9D
- GROUT FILLED CELL W/ 1/2" ASTM 2 #5 REBAR (GRADE 60) @ EA. SIDE OF GARAGE DOOR OPENING
- MAX. DISTANCE TO CORNER OF C.B.S. WALL REINF. 48"
- REINF. TO BE CONT. FROM FTG. TO TIE BEAM W/ ALL "ACI" DETAILS & DEVELOPMENT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

- THE GARAGE DOOR ASSEMBLY SHALL BE DESIGNED FOR POSITIVE AND NEGATIVE WIND PRESSURES OF 25 PSF IN ACCORDANCE WITH SECTION R301 OF THE FLORIDA RESIDENTIAL CODE CERTIFICATION SHALL BE SUBMITTED FROM THE GARAGE DOOR MANUFACTURER TO THE BUILDING DEPARTMENT FOR THE FOLLOWING ITEMS:
 - THE DESIGN OF THE DOOR CAN WITHSTAND POSITIVE AND NEGATIVE WIND PRESSURES OF 25 PSF.
 - THE DESIGN OF THE DOOR COMPLIES WITH THE CRITERIA SPECIFIED IN SECTION R609 OF THE 2023 FLORIDA BUILDING CODE RESIDENTIAL, 8TH EDITION
 - DOOR SIZE, TYPE AND GLAZING
 - TRACK SIZE AND FASTENER DETAILS.
 - TRACK BRACKET QUANTITY, SPACING AND FASTENER DETAILS.
 - REINFORCING MEMBER QUANTITY, LOCATION, SIZE, TYPE AND FASTENER DETAILS. (IF REQUIRED)

GARAGE BUCK DETAIL

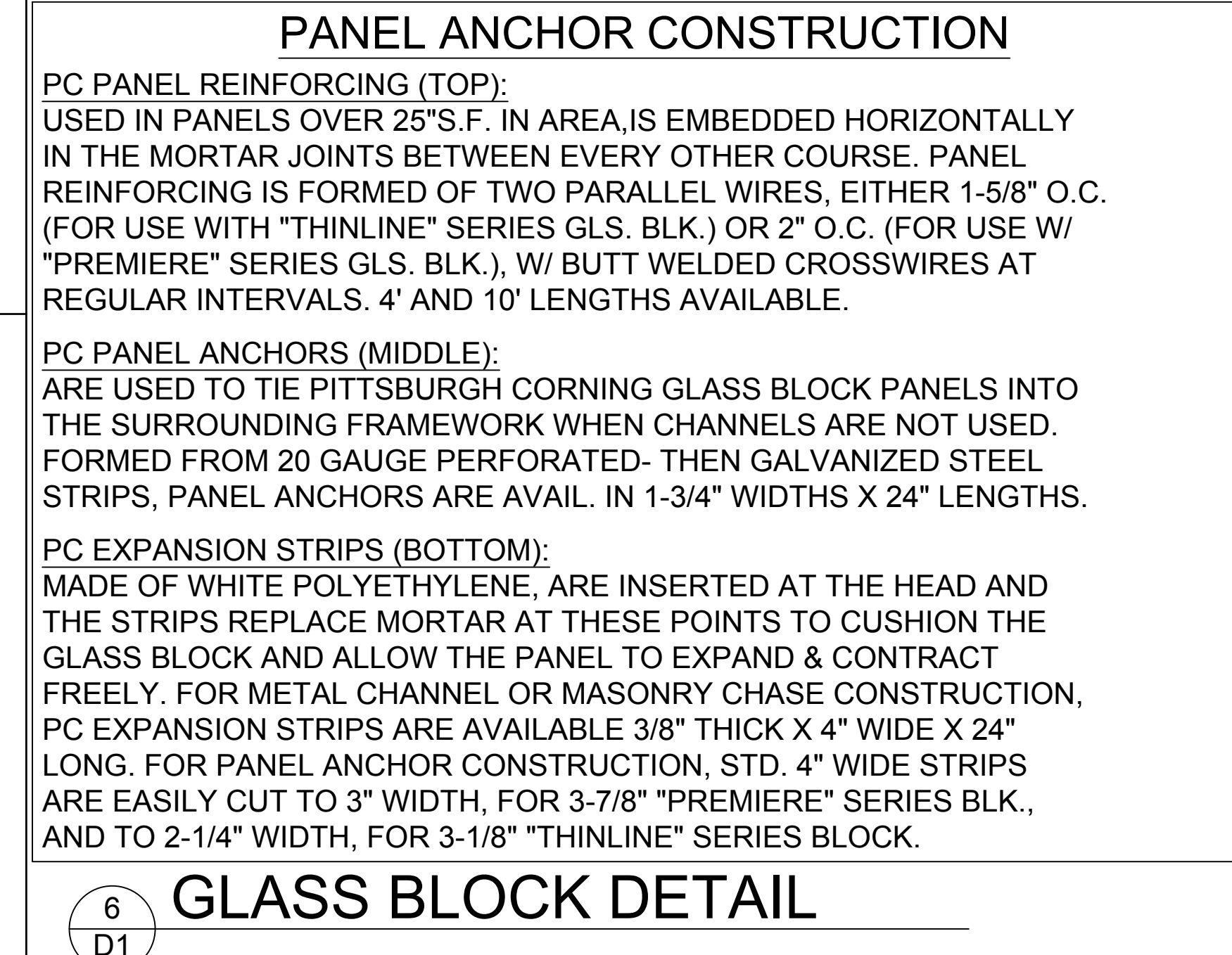
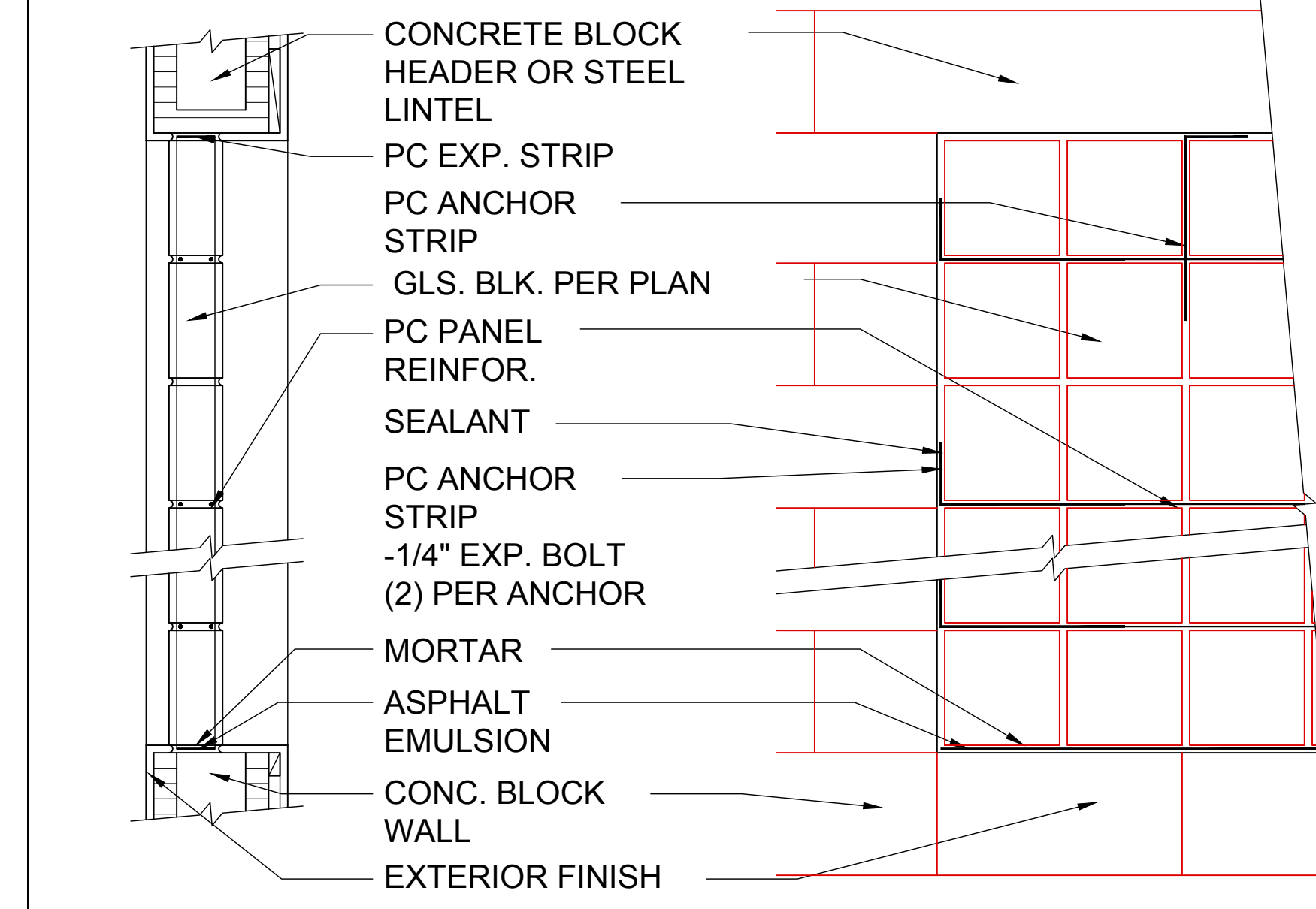
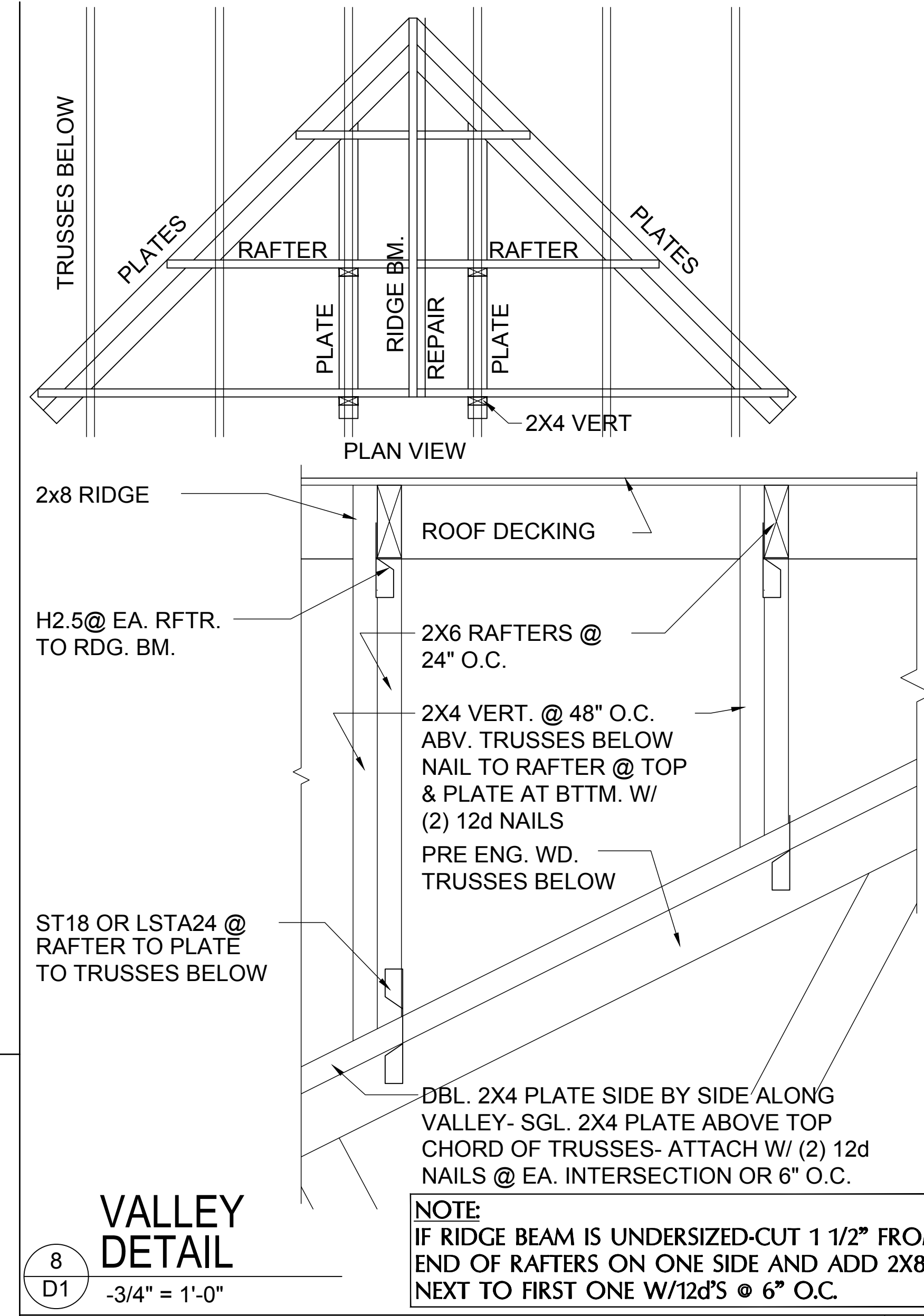


DETAIL @ CONN. TO REG. WALL

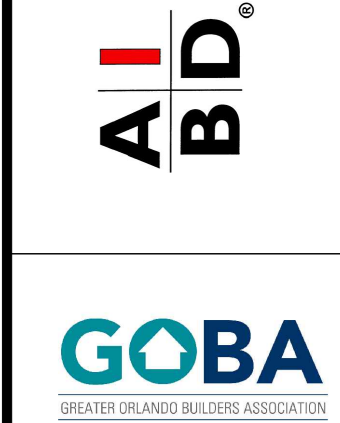


MIN. WALL AND HEADER REQUIREMENTS

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



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Models: Lincoln-River, Washington-River, Kennedy, Regain-River.
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Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

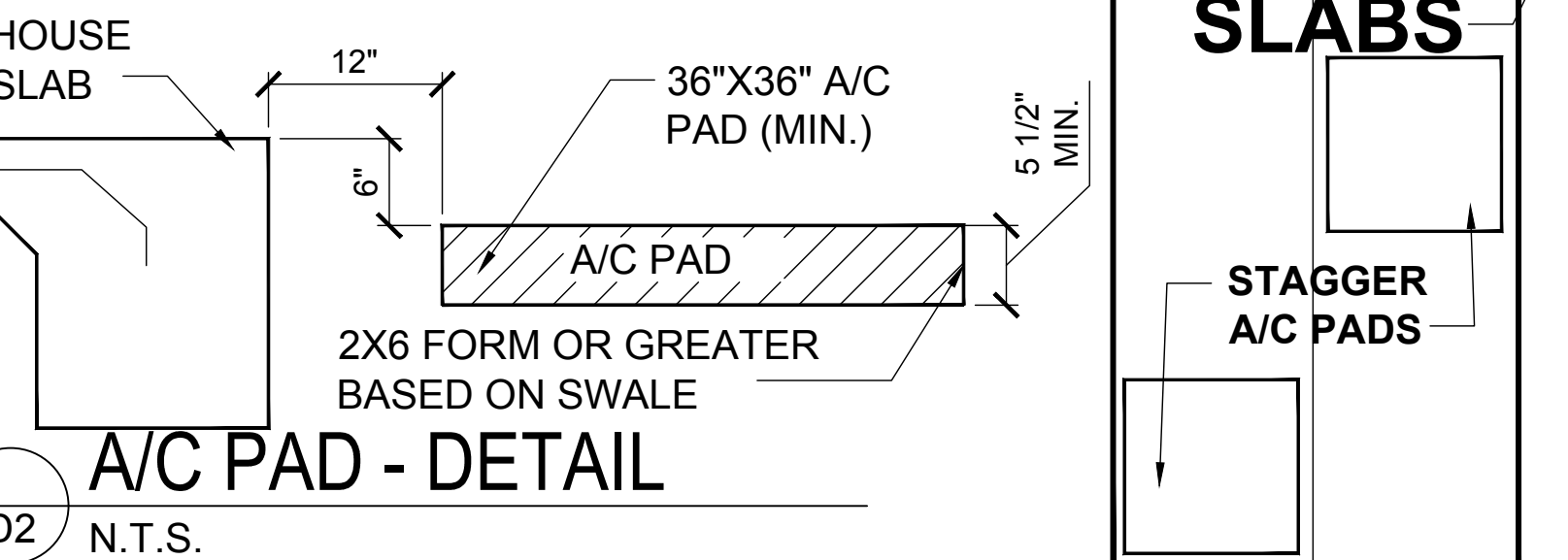
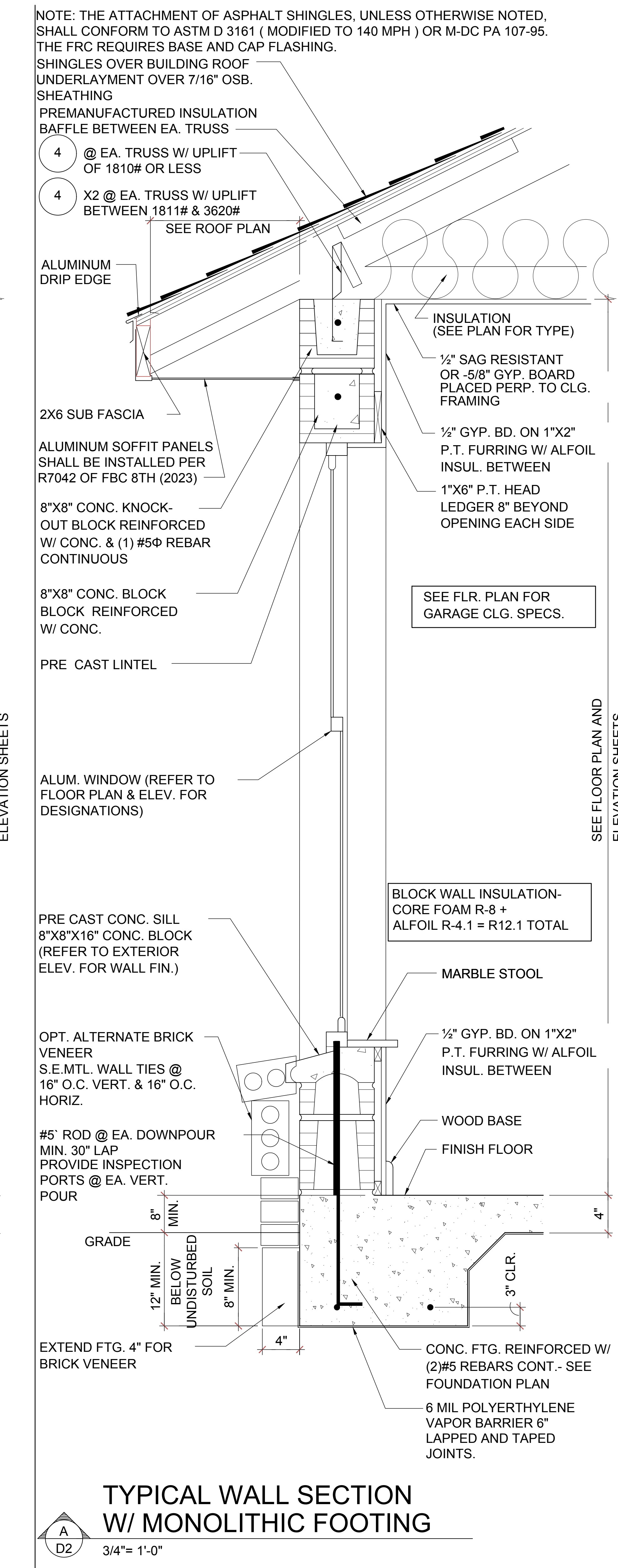
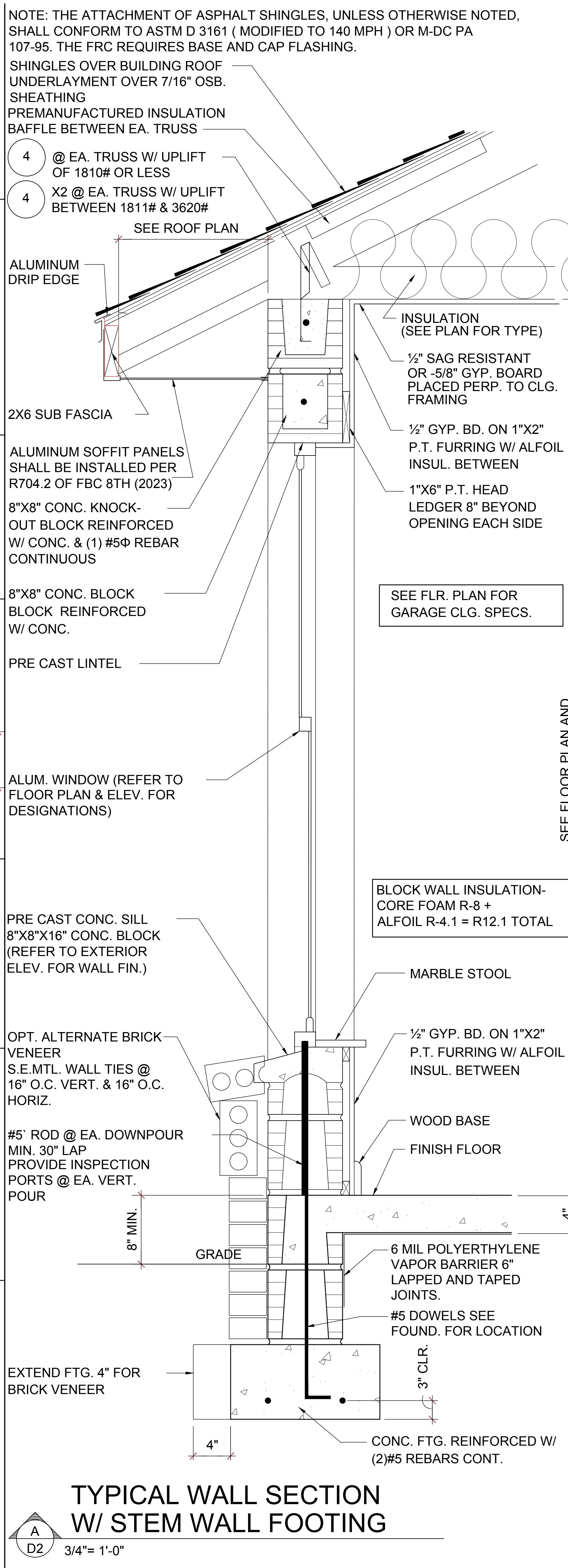
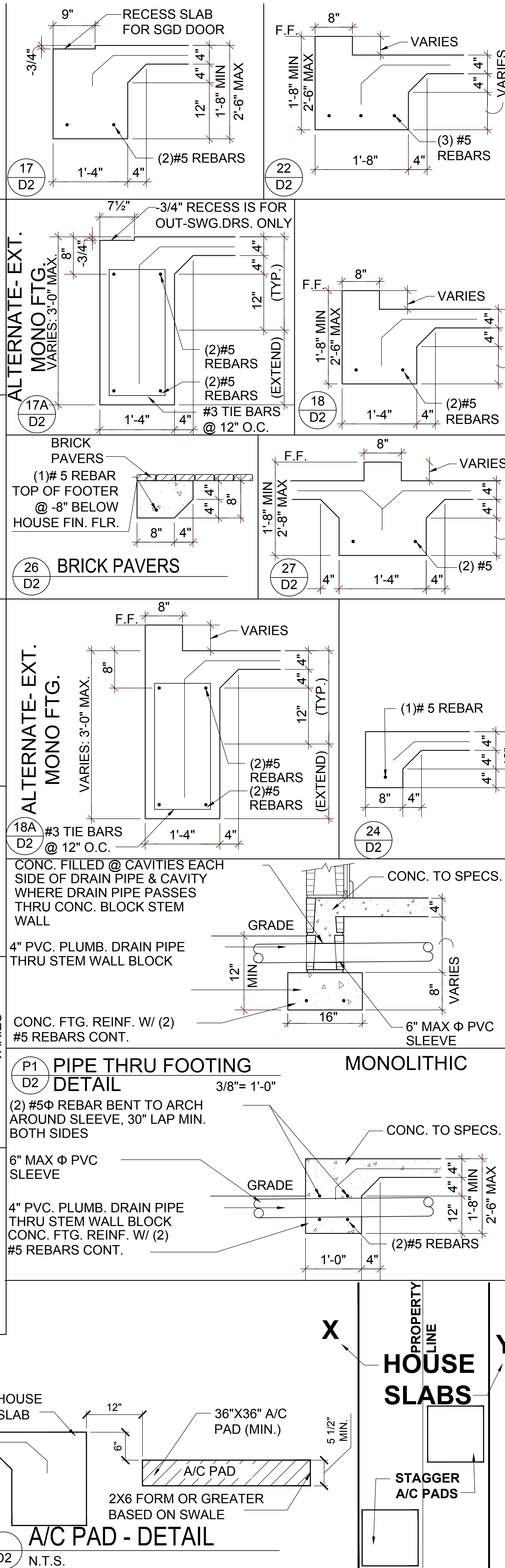
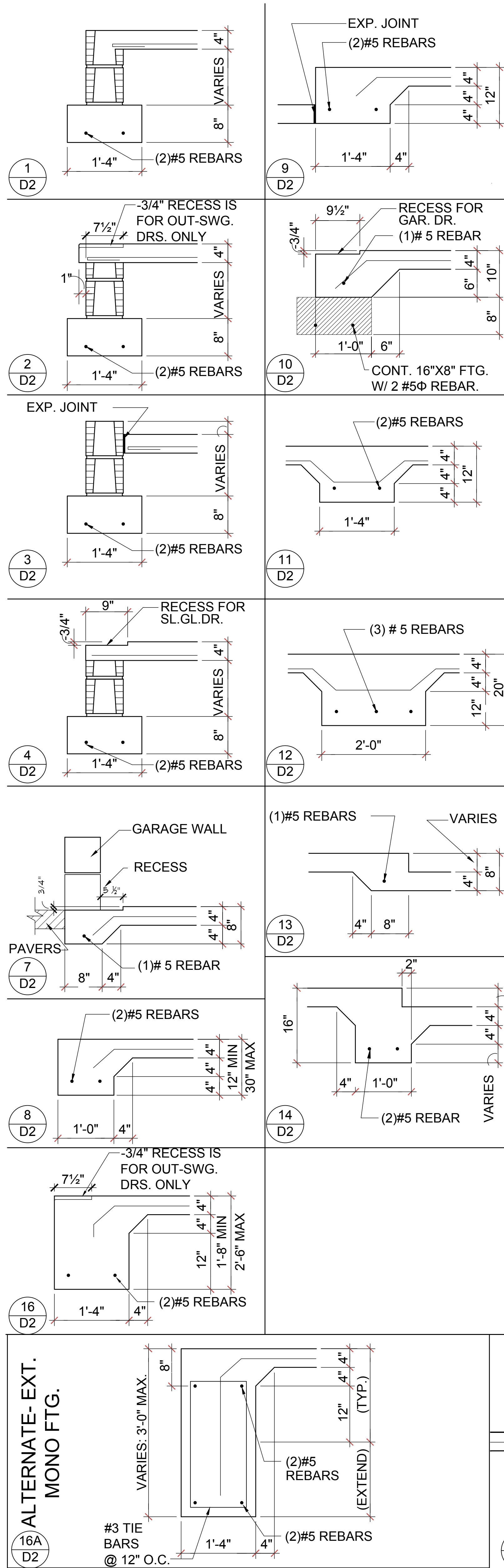
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SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

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TYPICAL WALL SECTION W/ STEM WALL FOOTING
3/4\"/>

TYPICAL WALL SECTION W/ MONOLITHIC FOOTING
3/4\"/>

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Lot# XX-XX, Subdivision
Street Address
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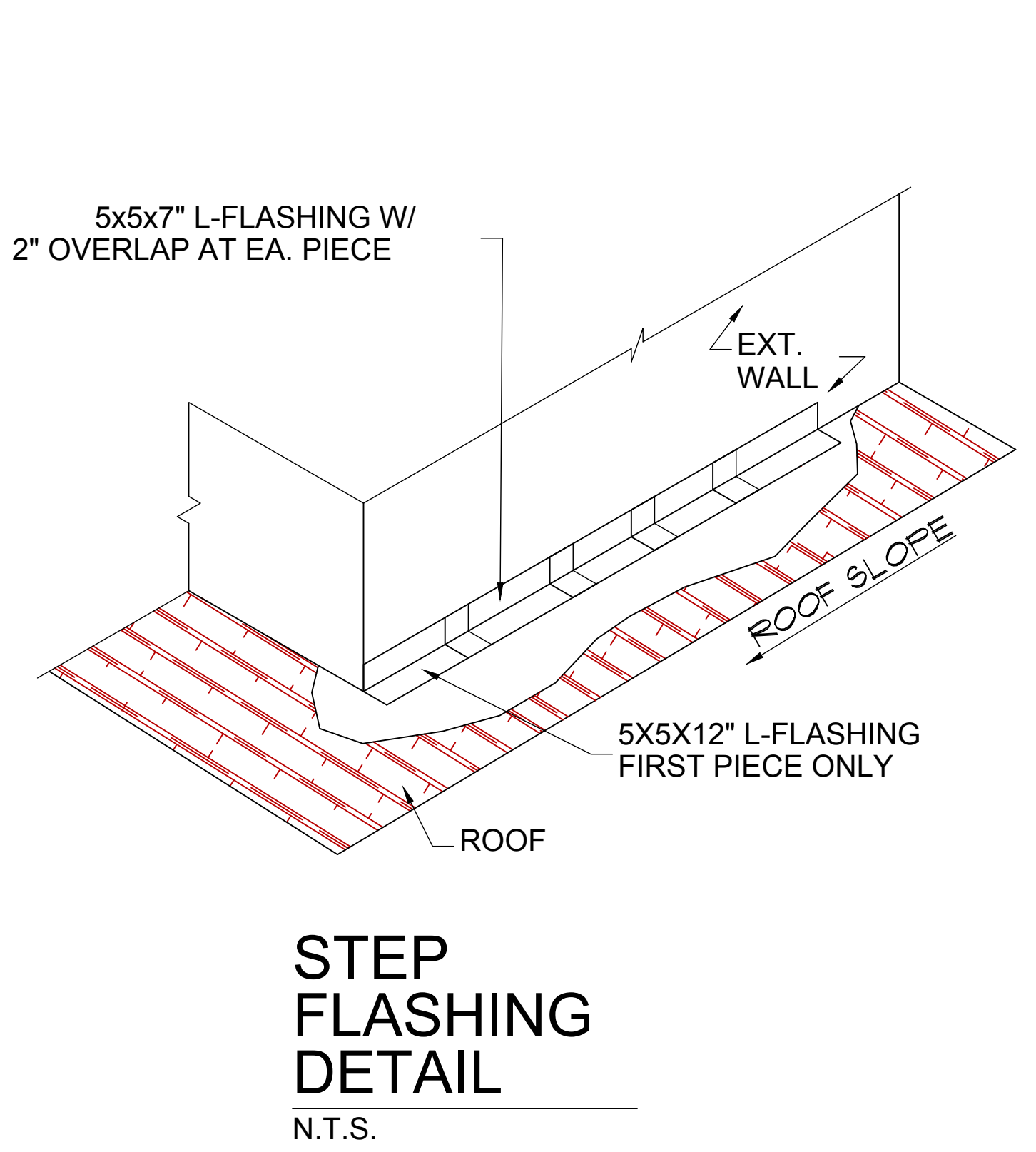
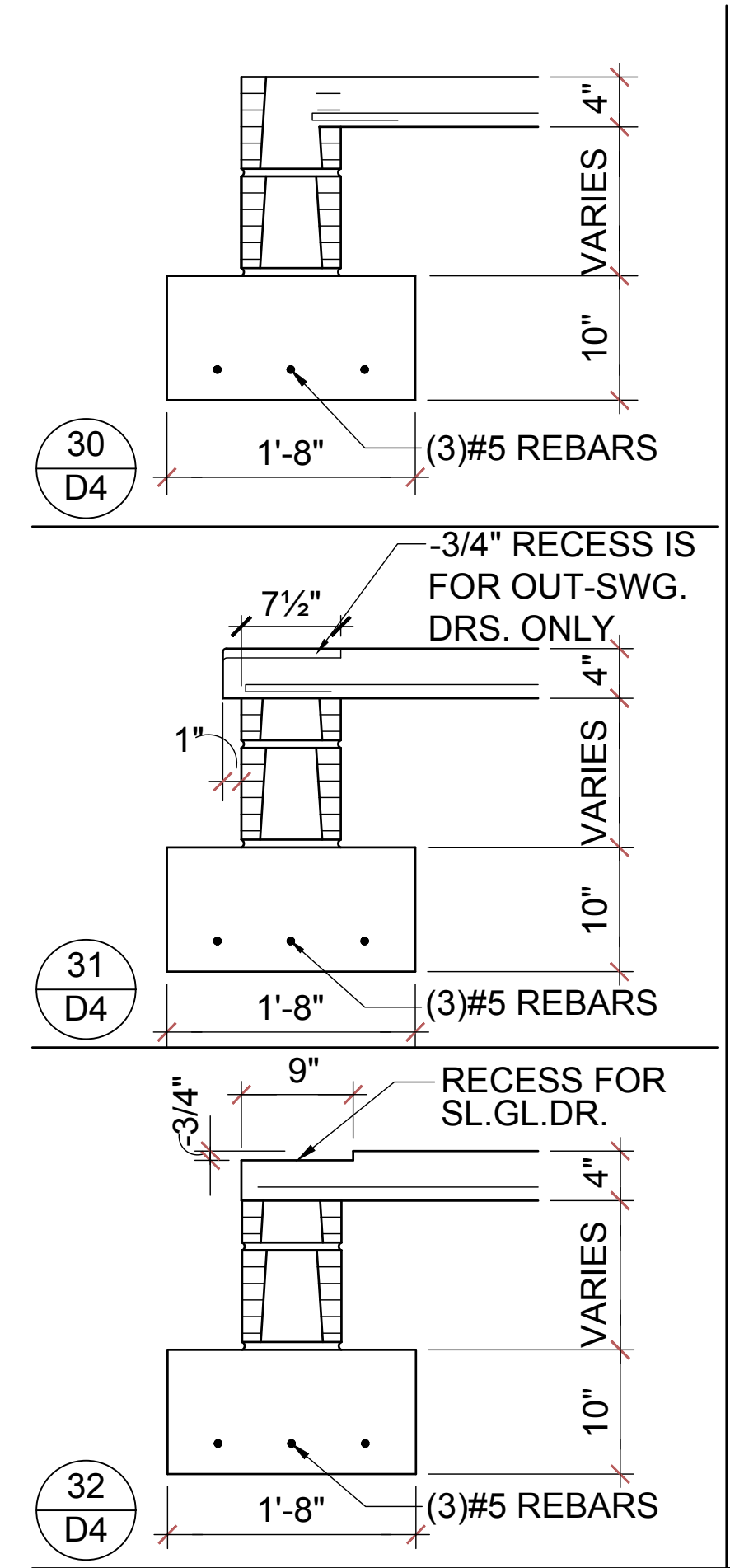
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DESIGNED BY: MJS

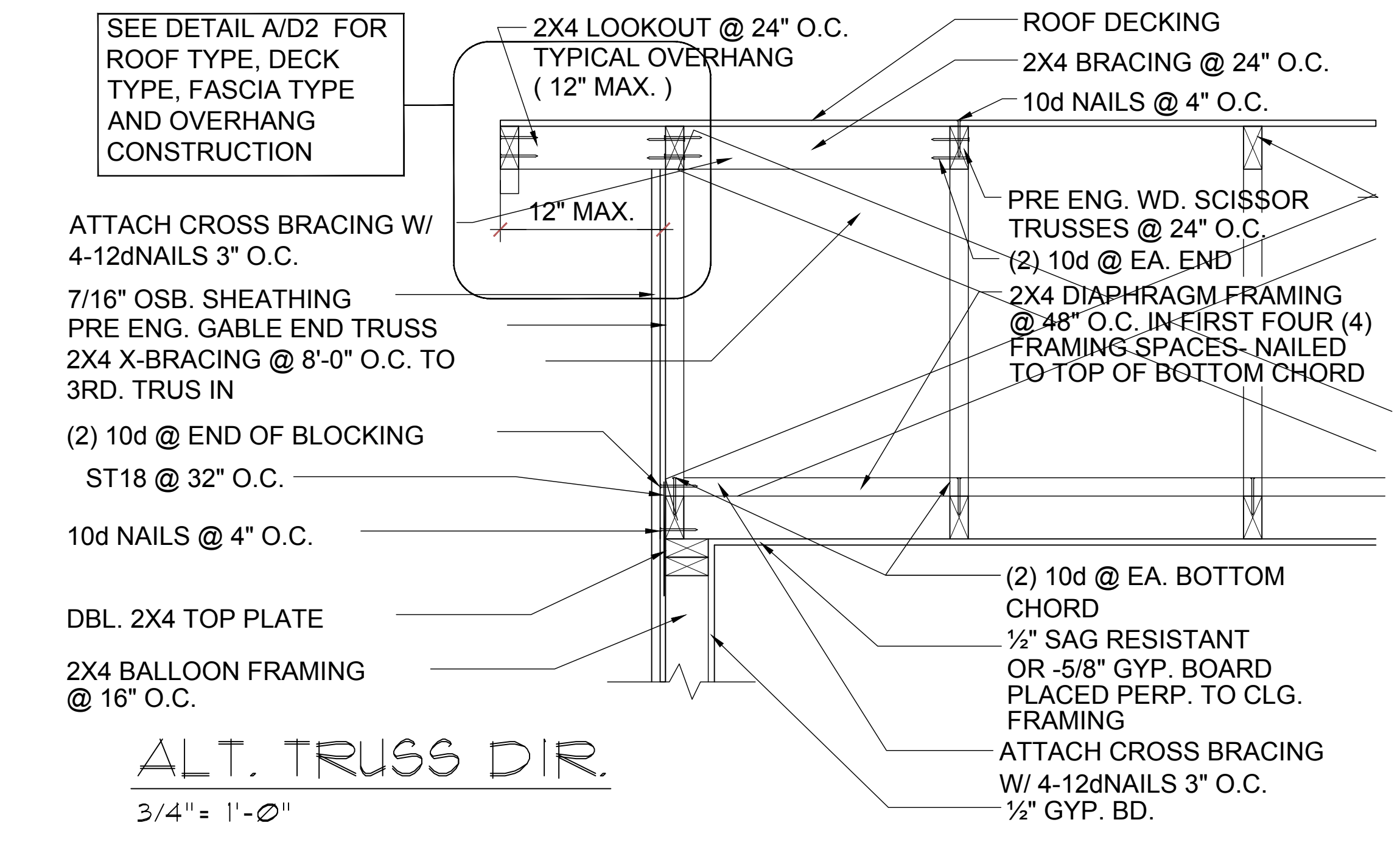
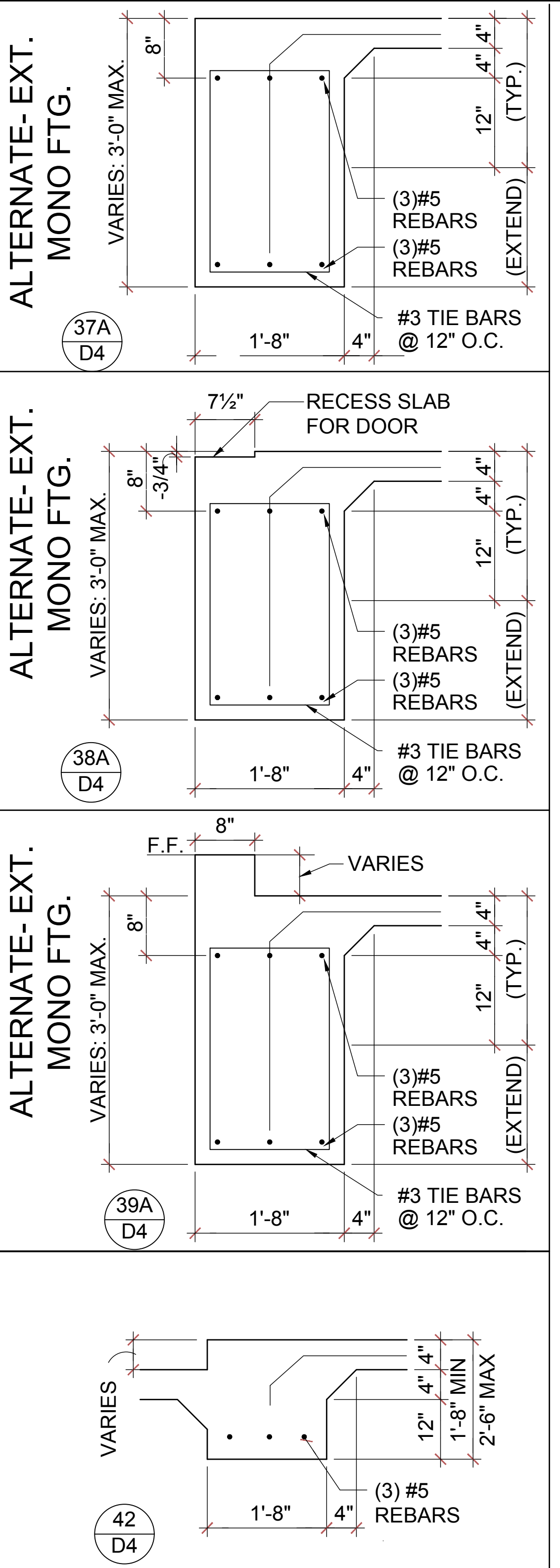
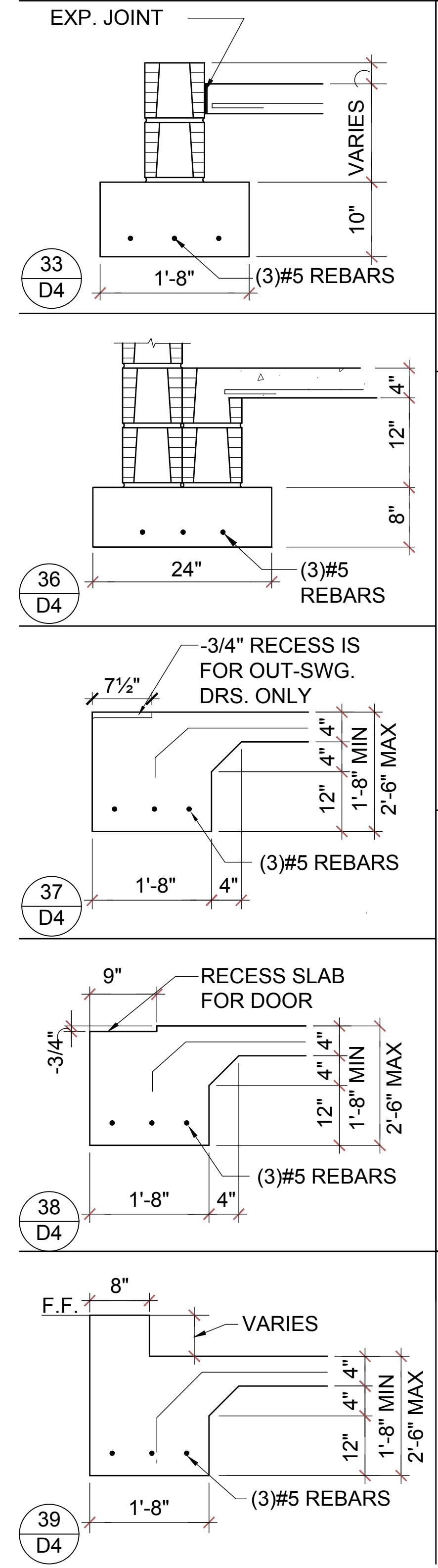
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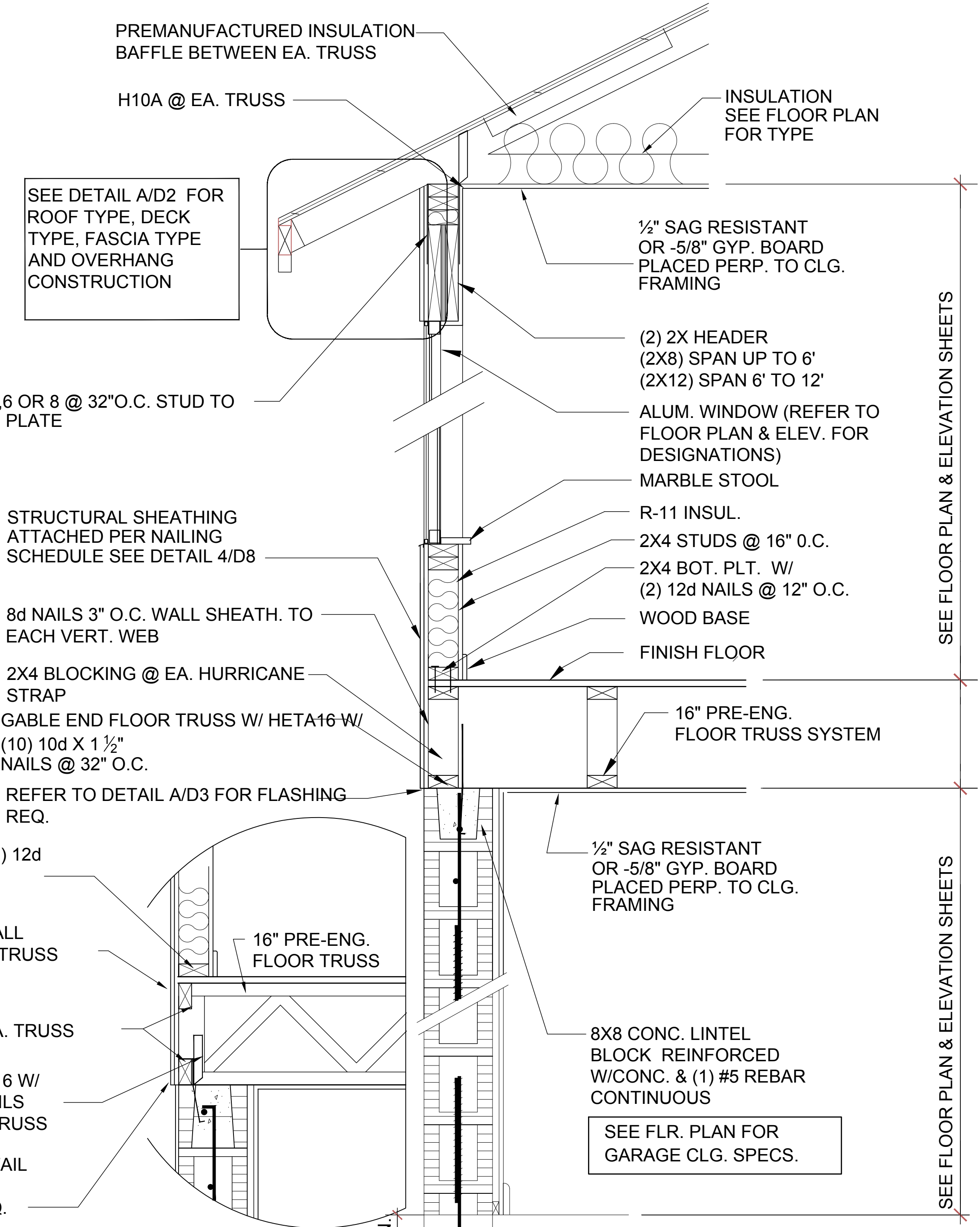
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STEP FLASHING DETAIL
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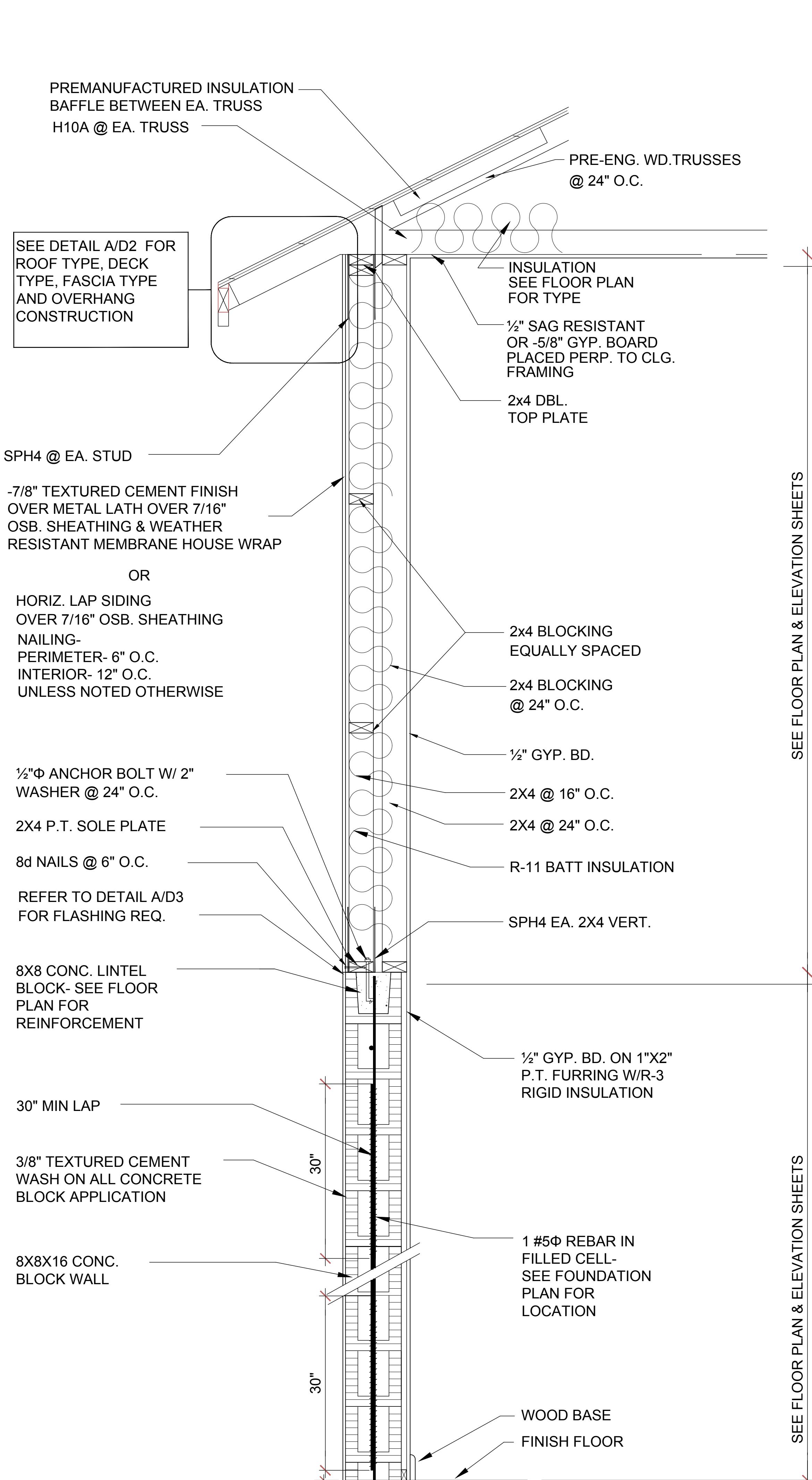


ALT. TRUSS DIR.
3/4" = 1'-0"



ALT. JOIST DIR.
3/4" = 1'-0"

W2 D4
3/4" = 1'-0"



W1 D4
3/4" = 1'-0"

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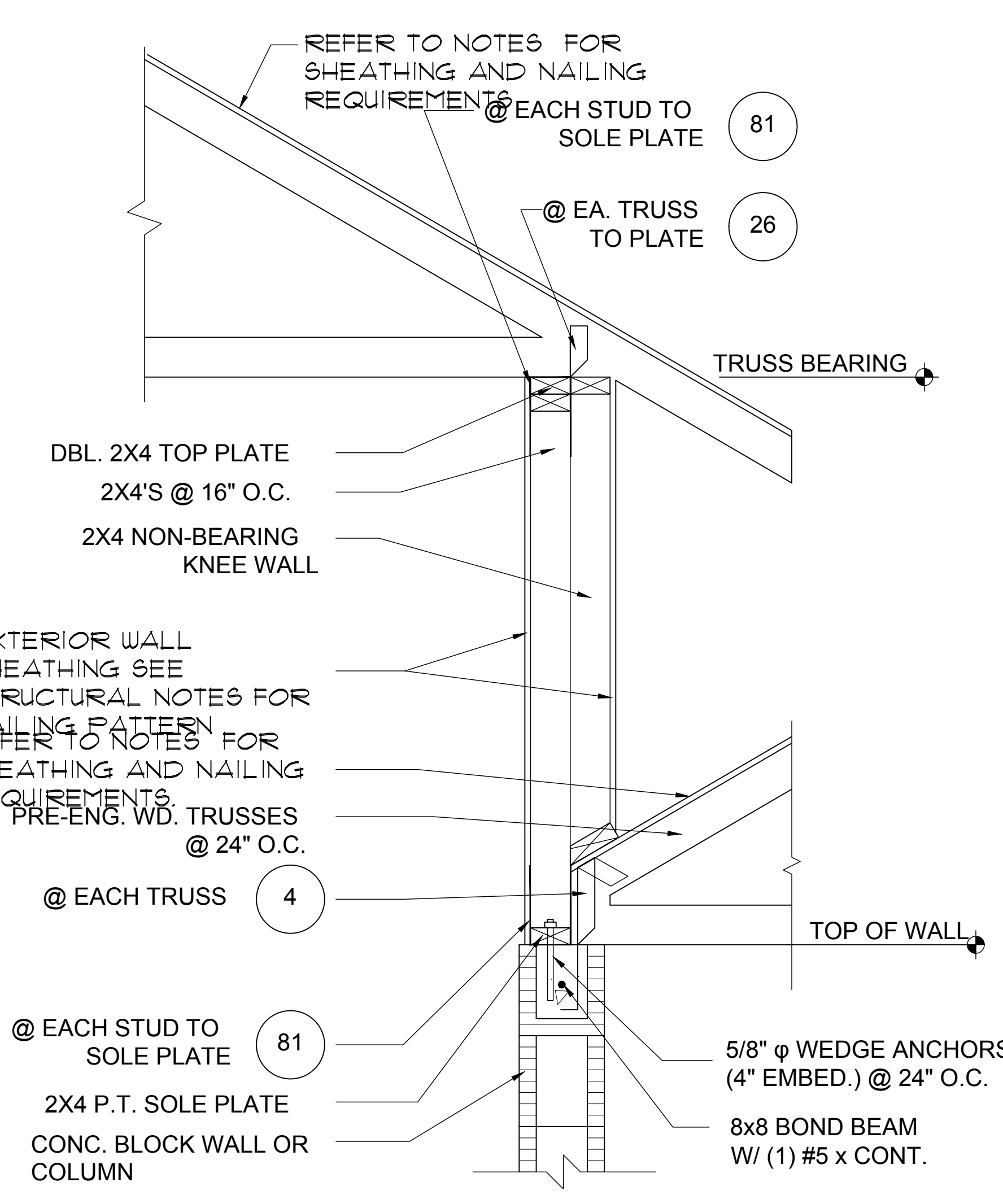
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 GEORGETOWN BUILDING ASSOCIATION

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 Models: Lincoln-Riser, Washington-Riser, Kennedy, Regain-Riser.
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 Lot# XX-XX, Subdivision
 Street Address
 City, State, Zip Code

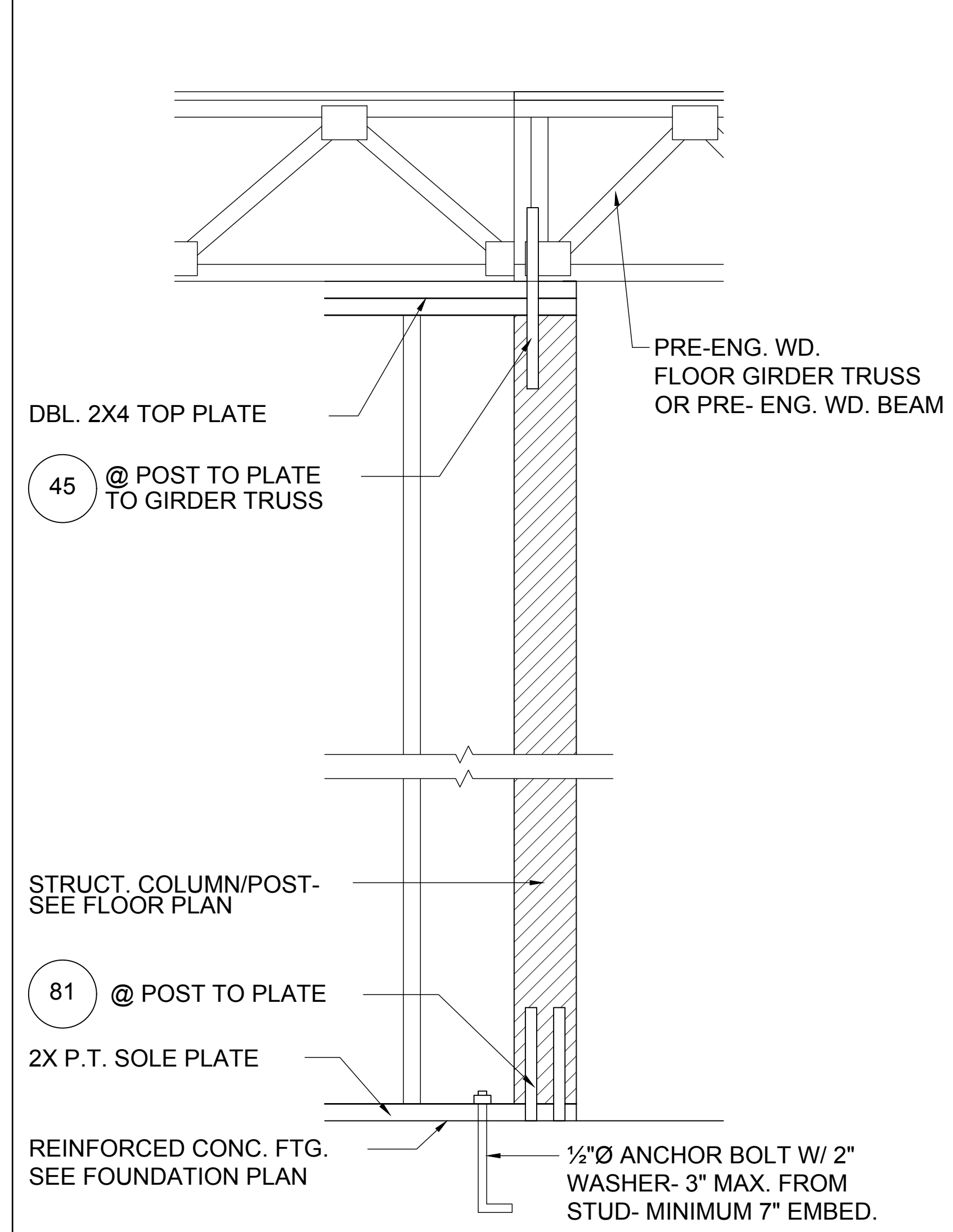
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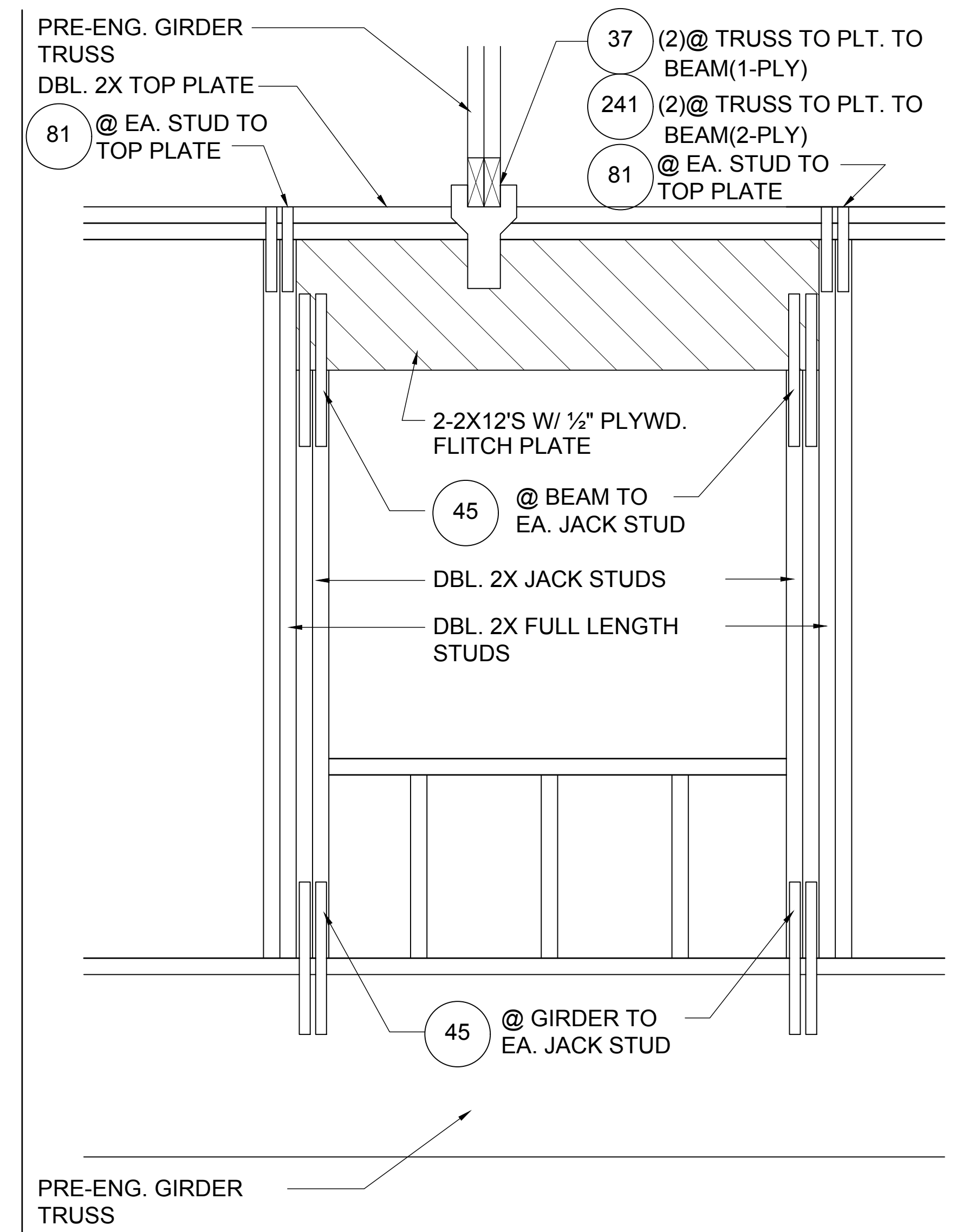
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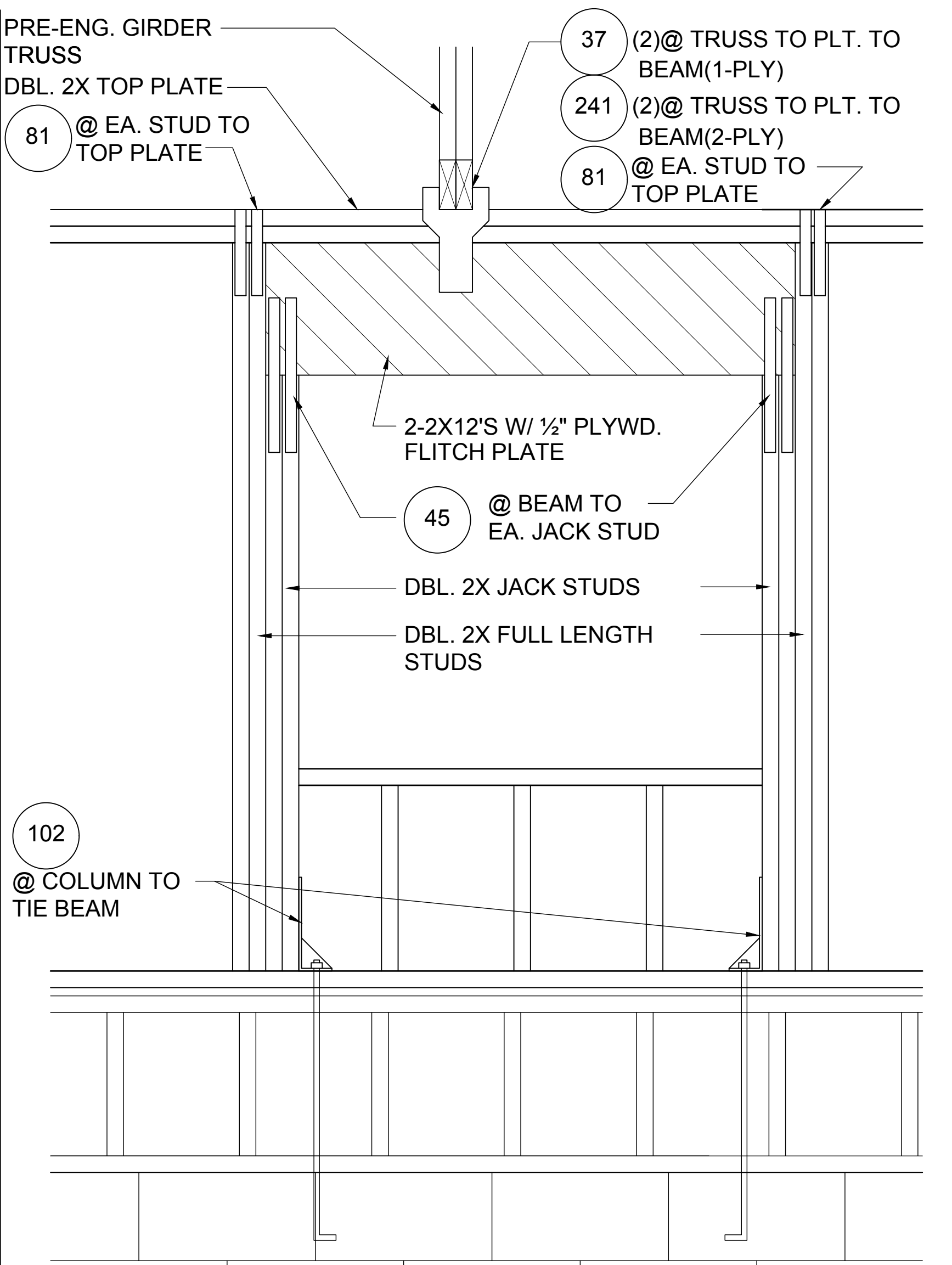
1 DETAIL
D5 1/2"= 1'-0" (11X17) 1"= 1'-0" (22"X34")



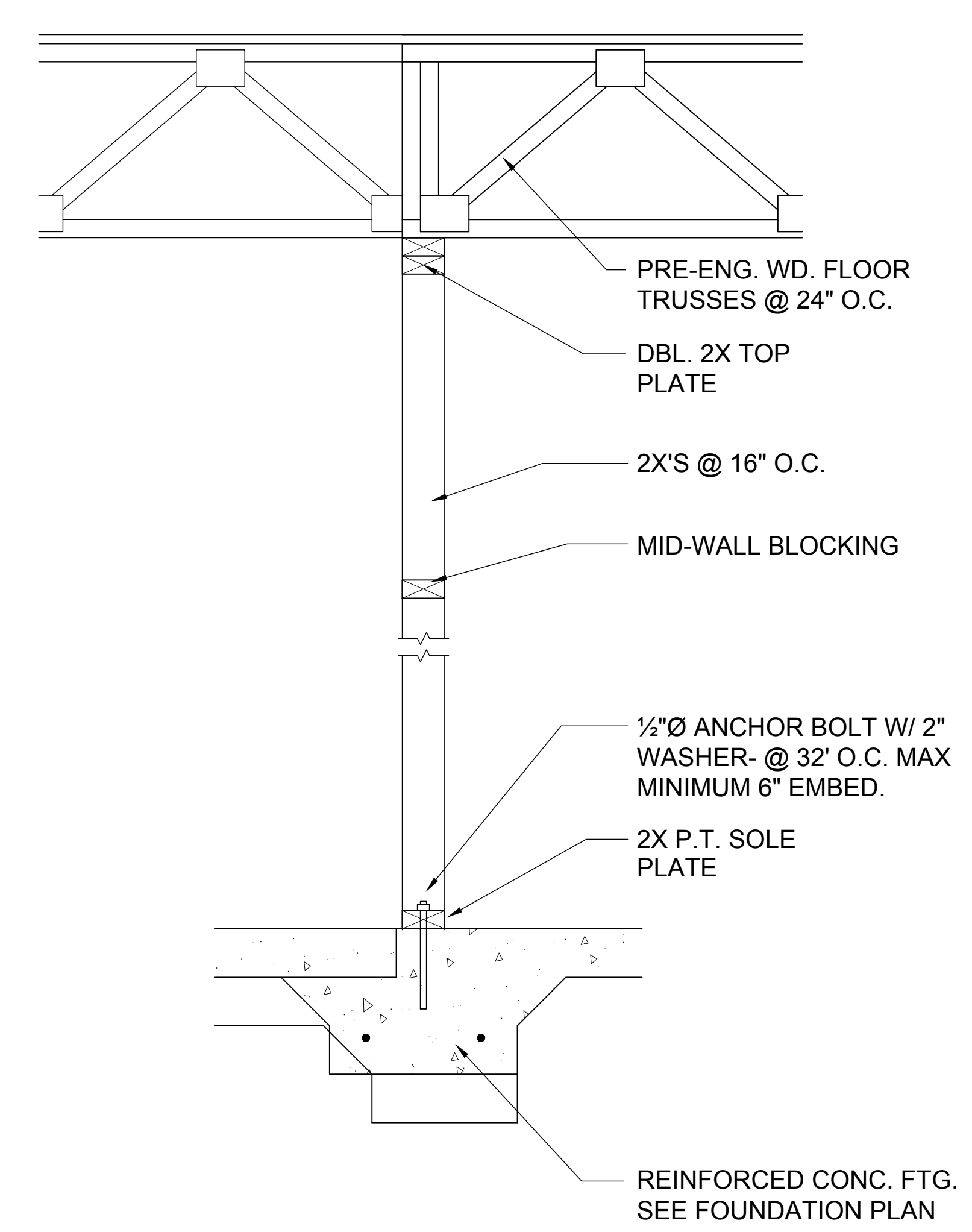
2 DETAIL
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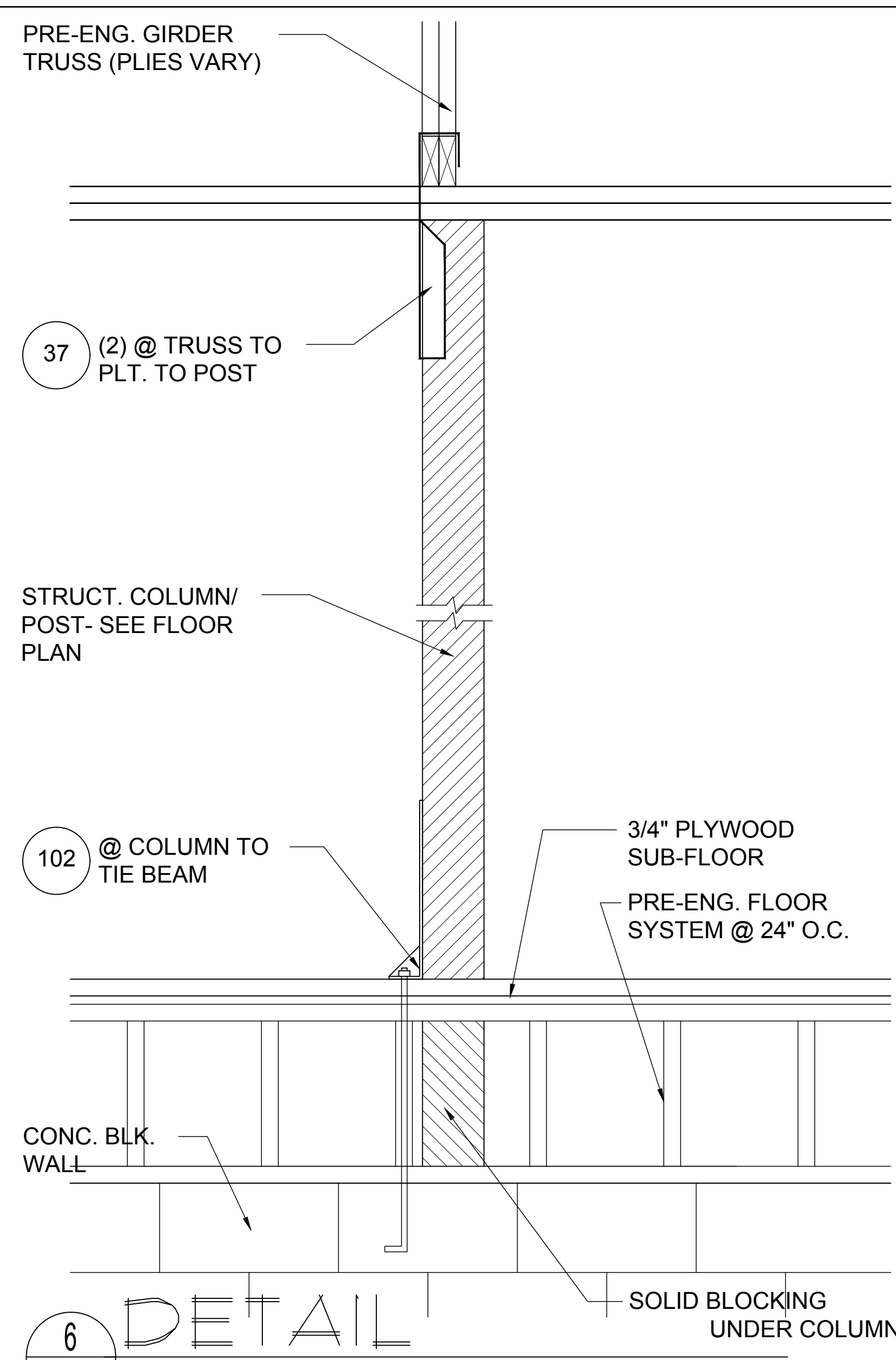
3 DETAIL
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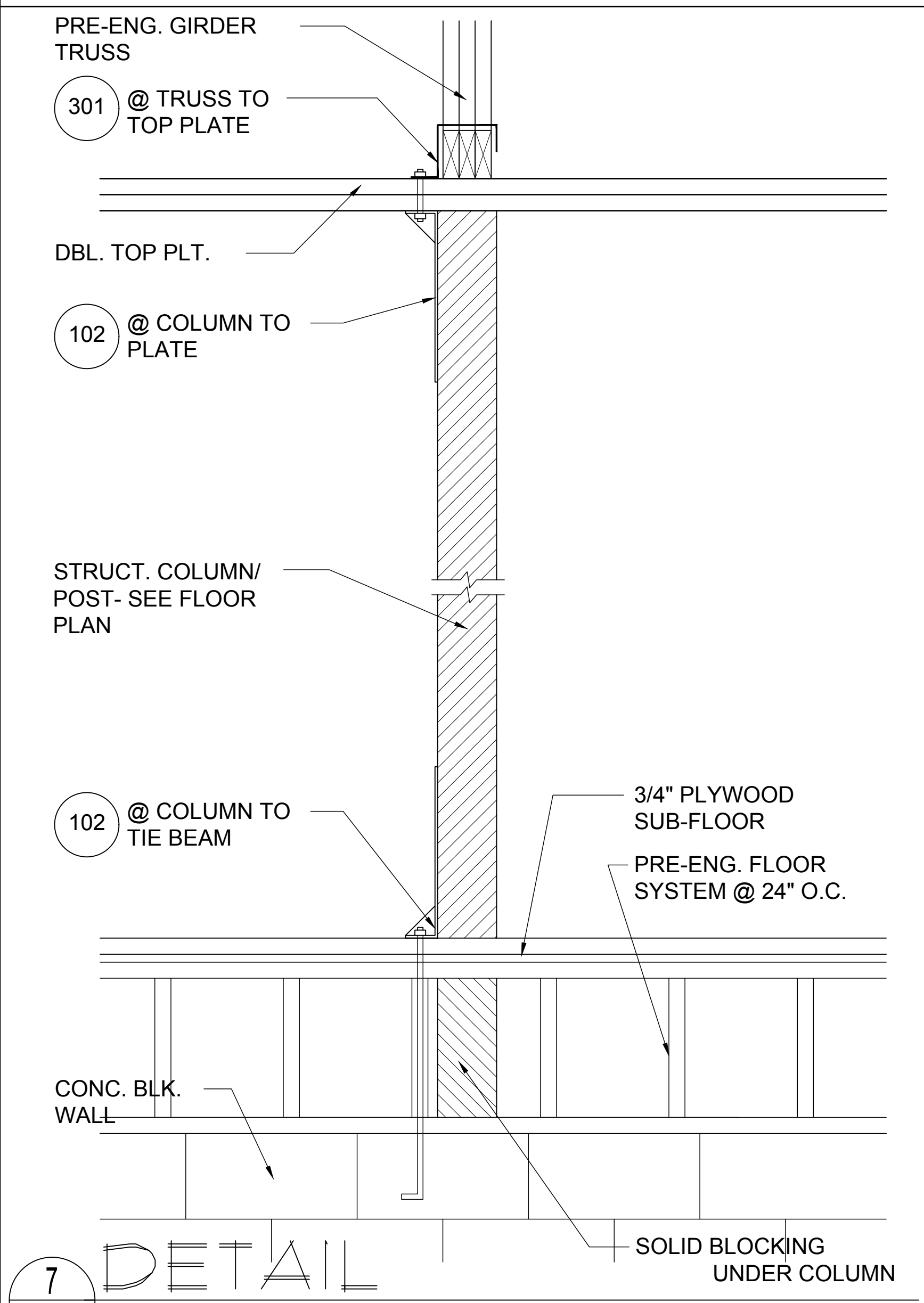
4 DETAIL
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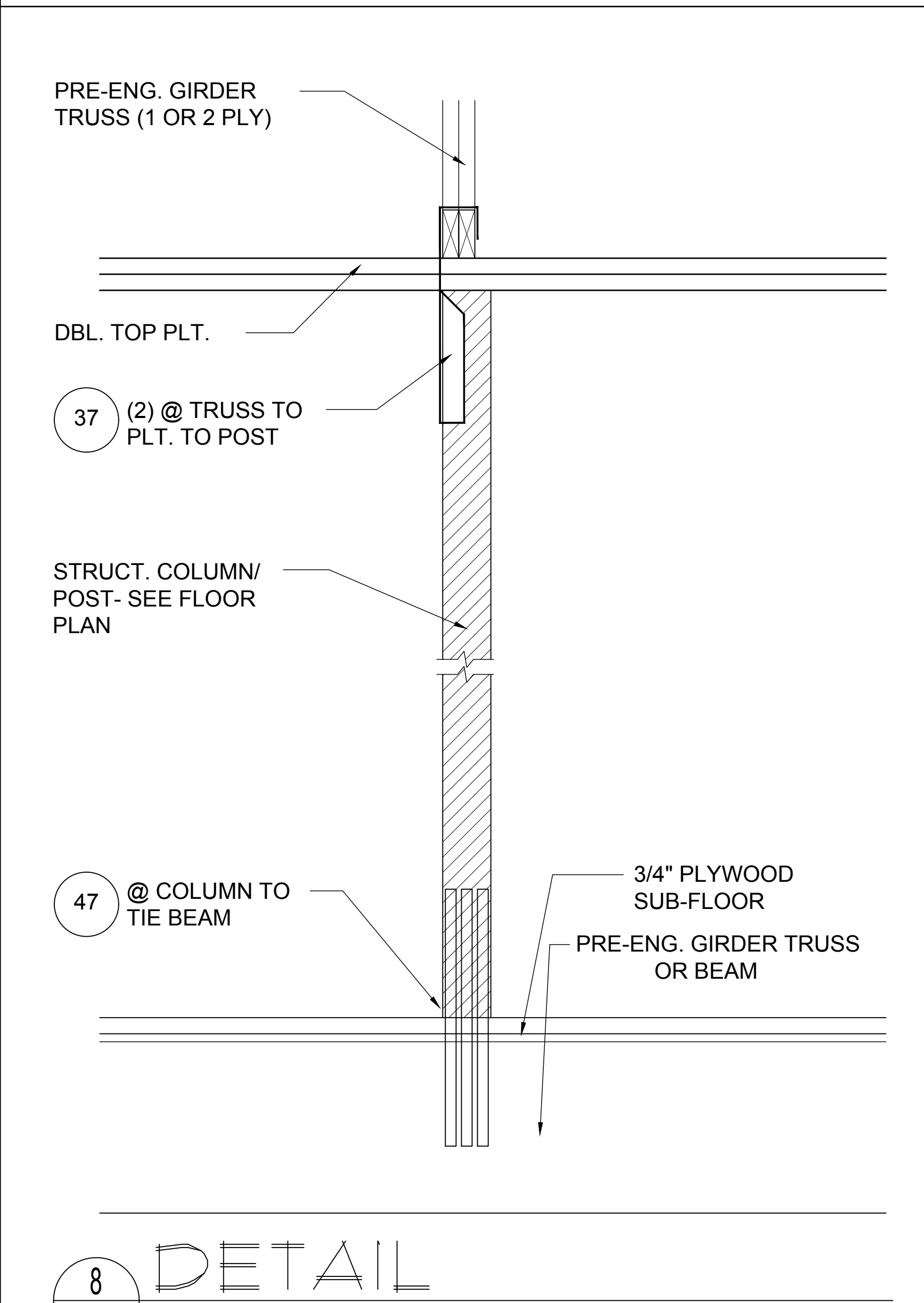
5 DETAIL
D5 1/2"= 1'-0" (11X17) 1"= 1'-0" (22X34)



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



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



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

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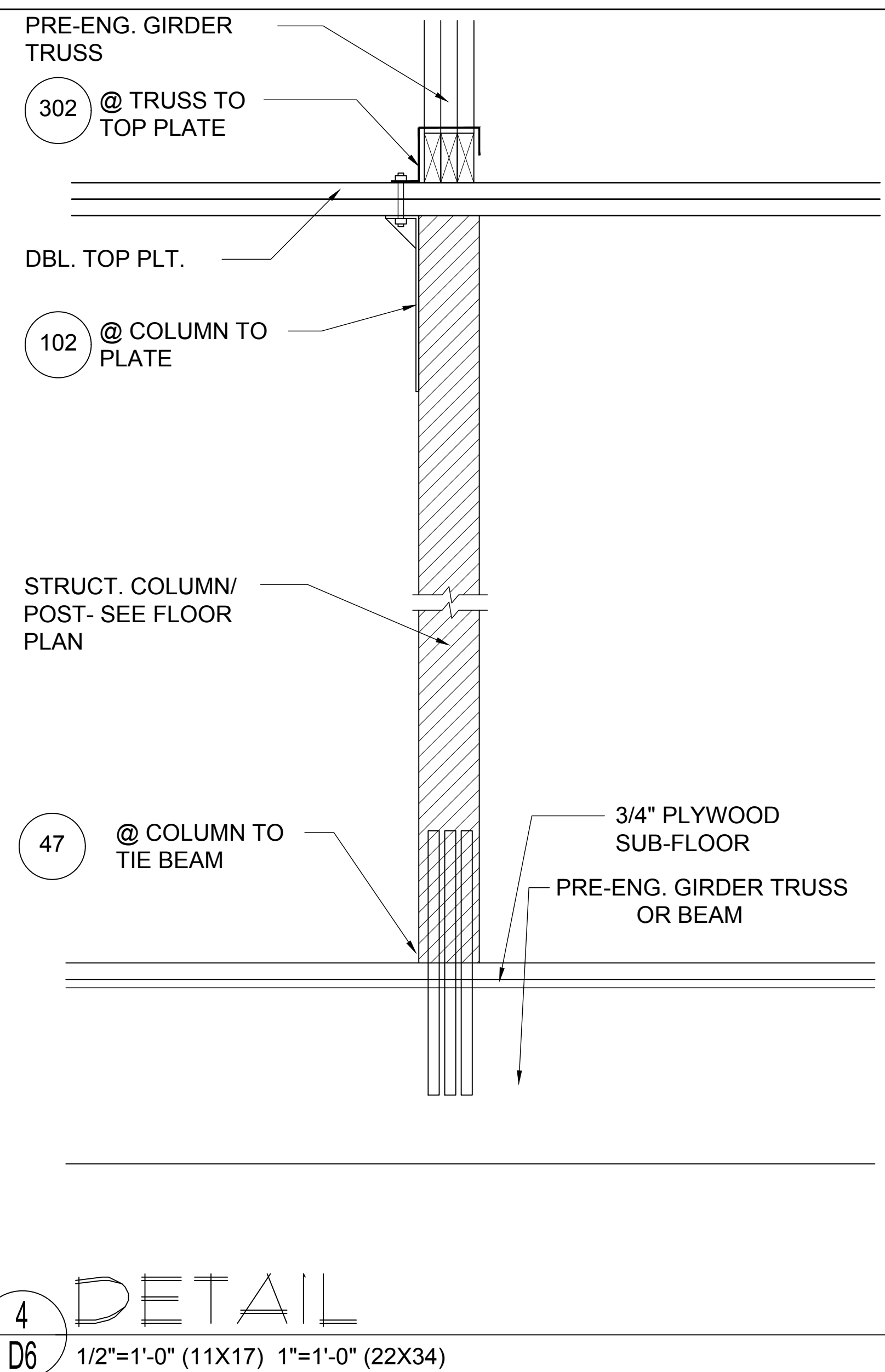
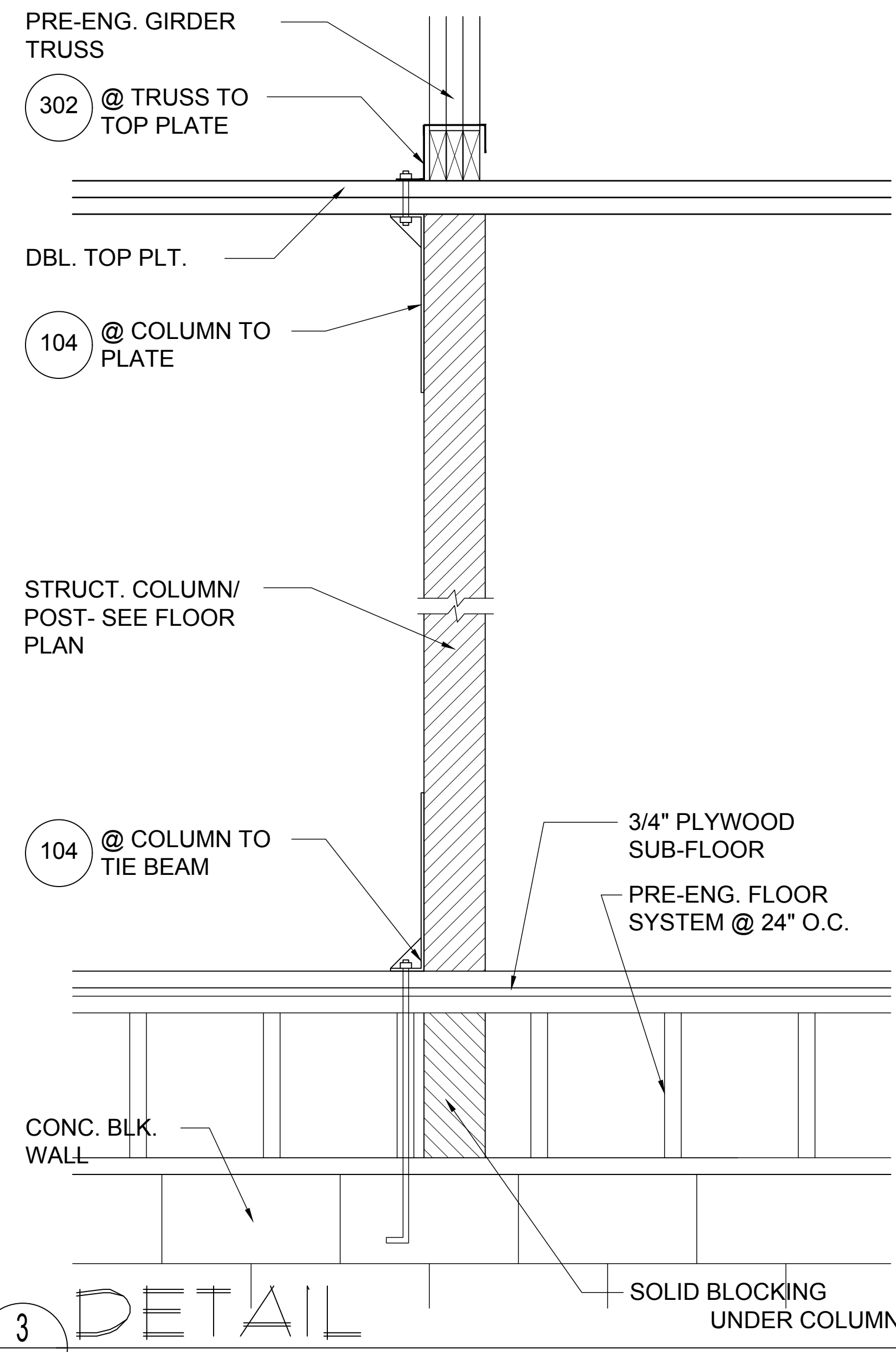
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DESIGNED BY: MJS

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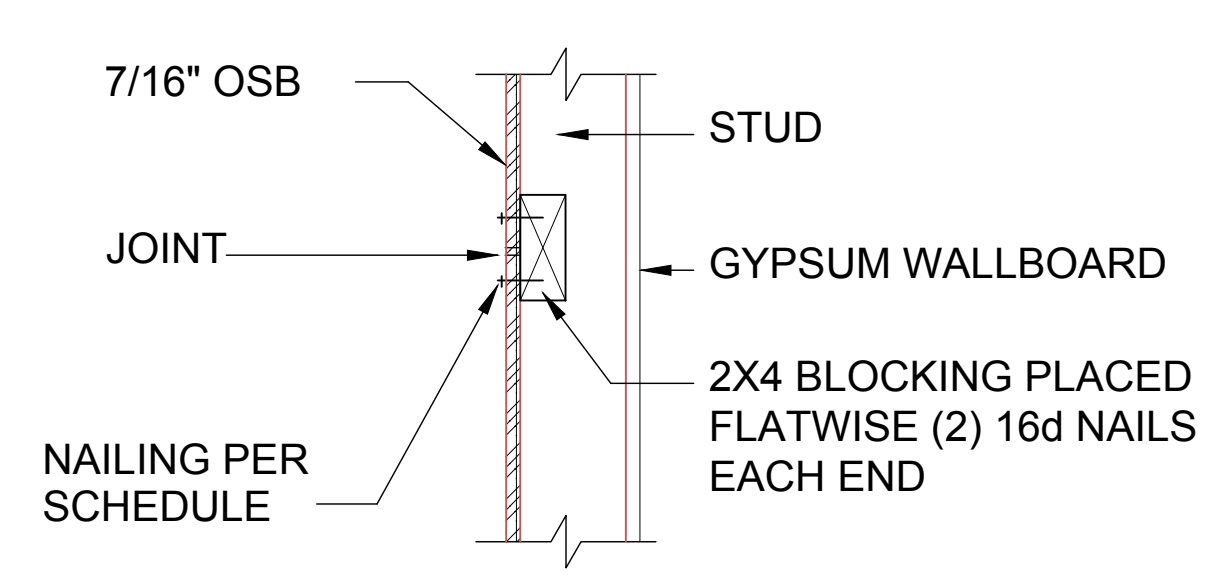
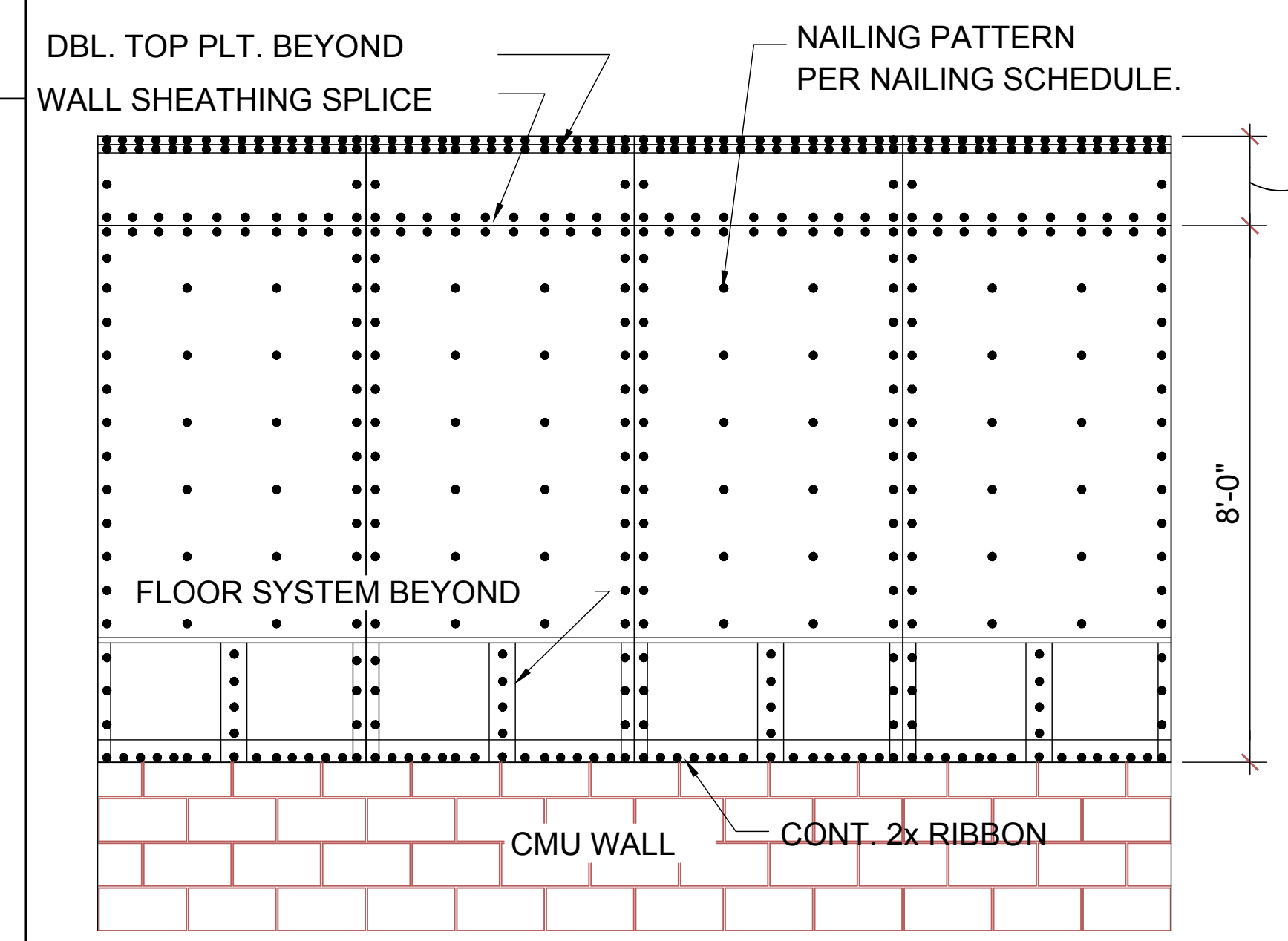
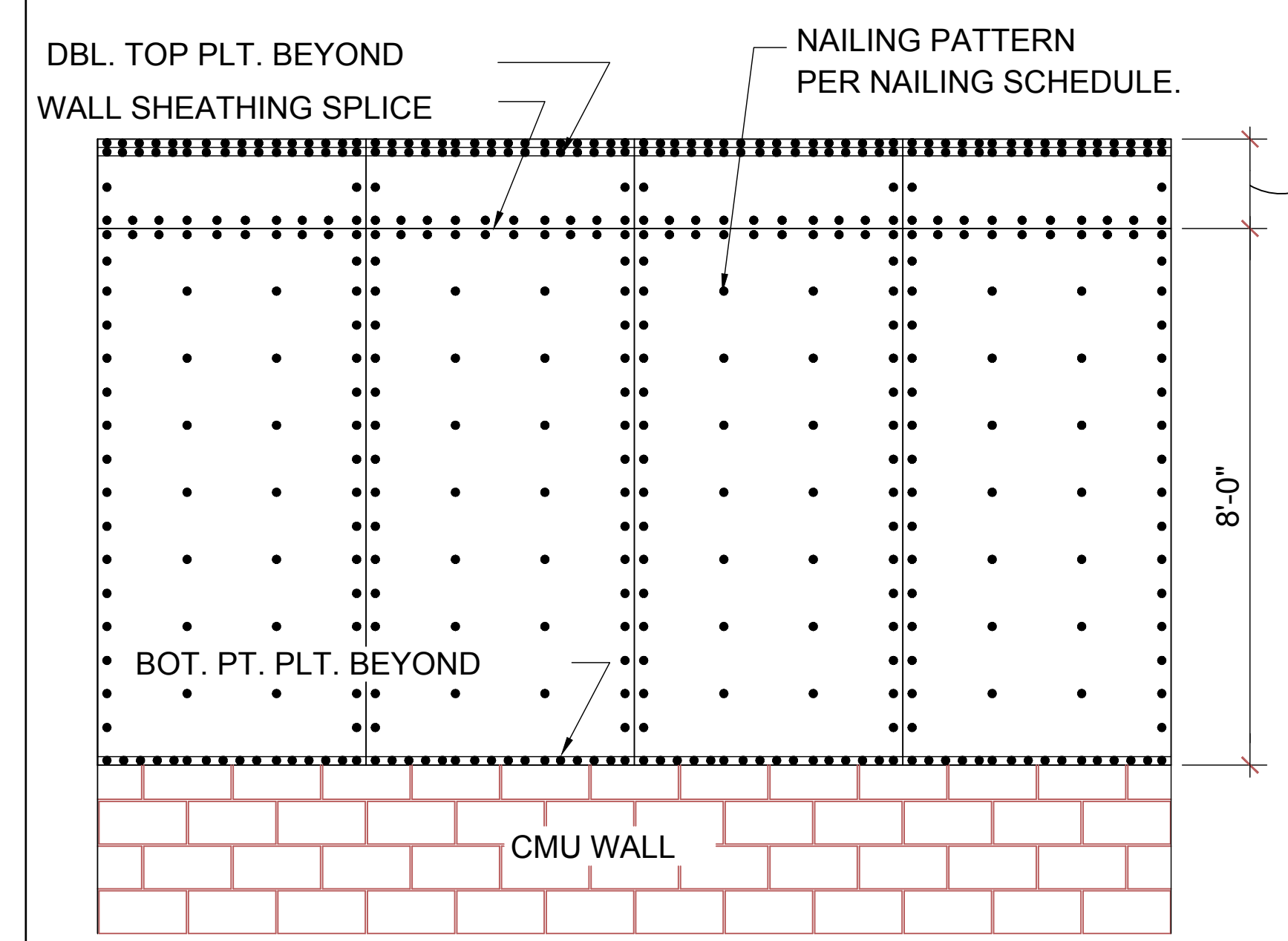
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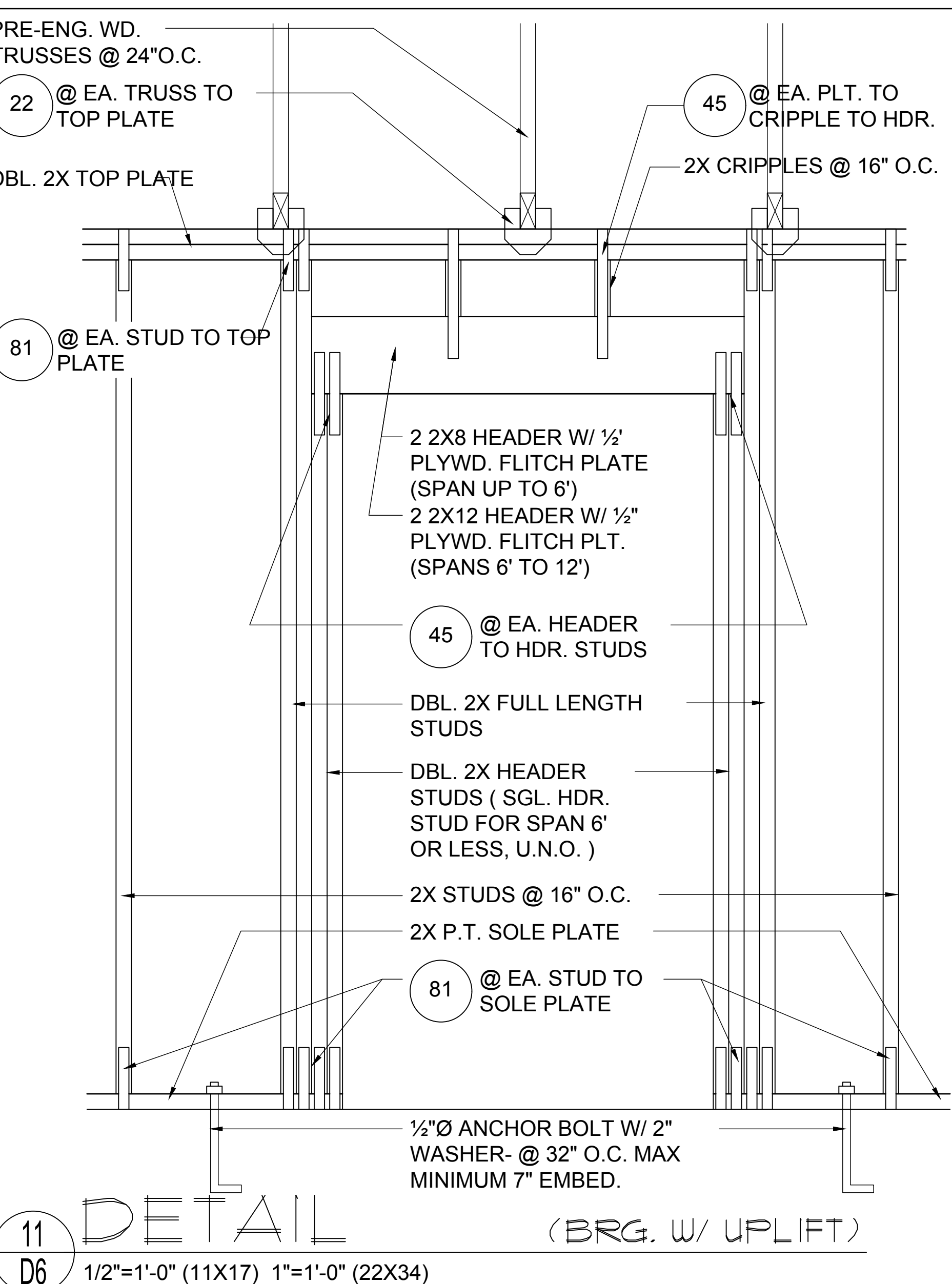
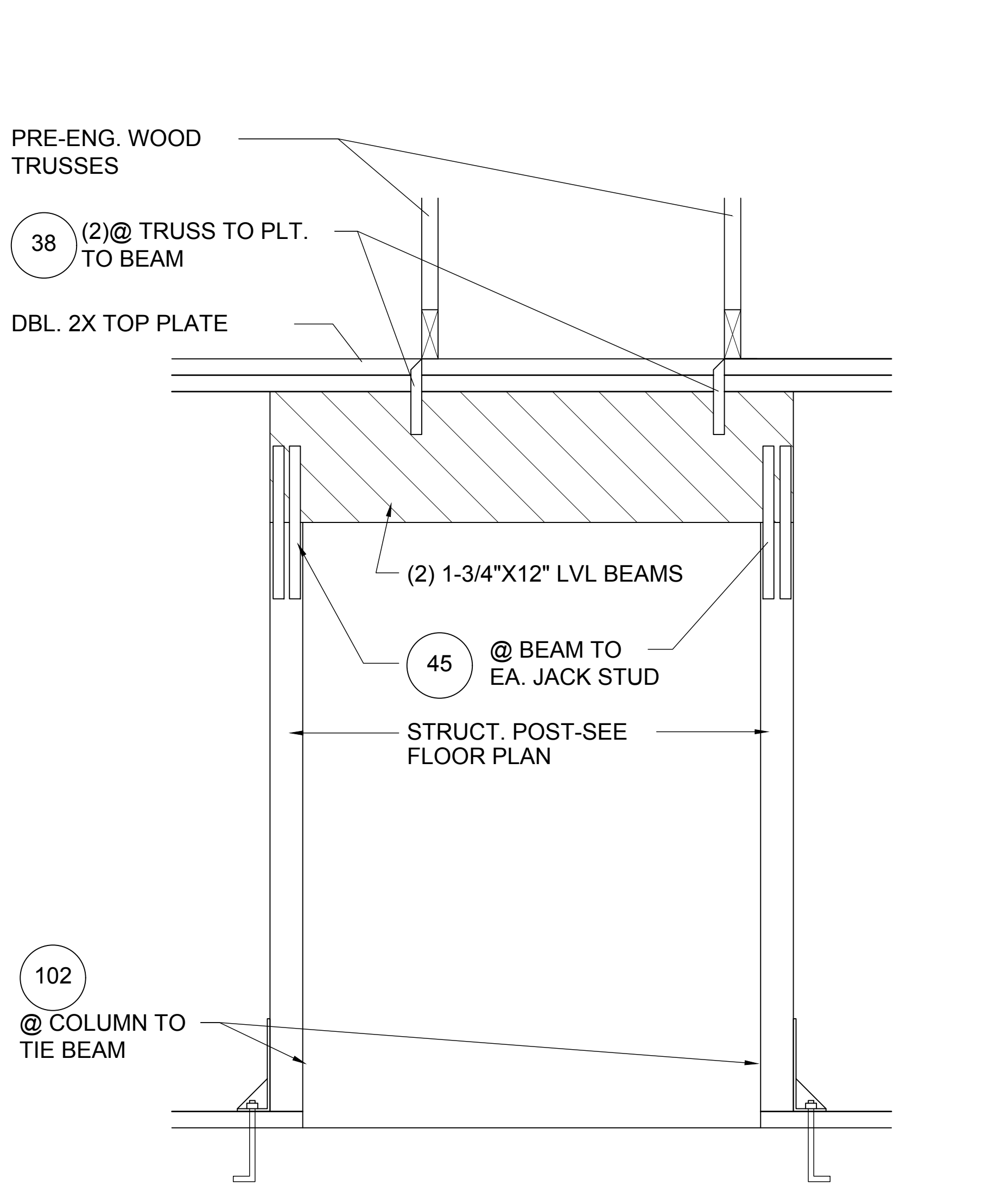
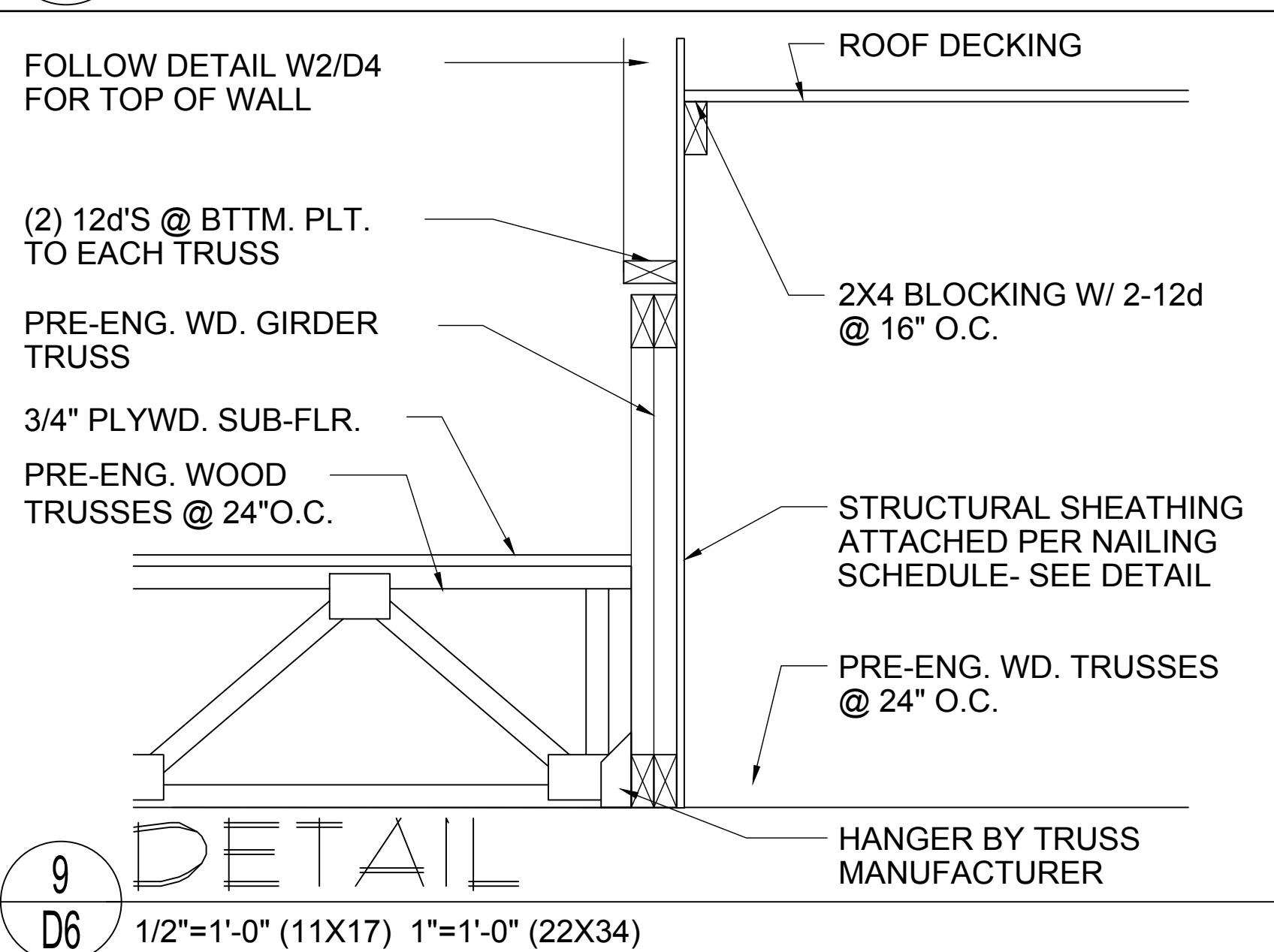
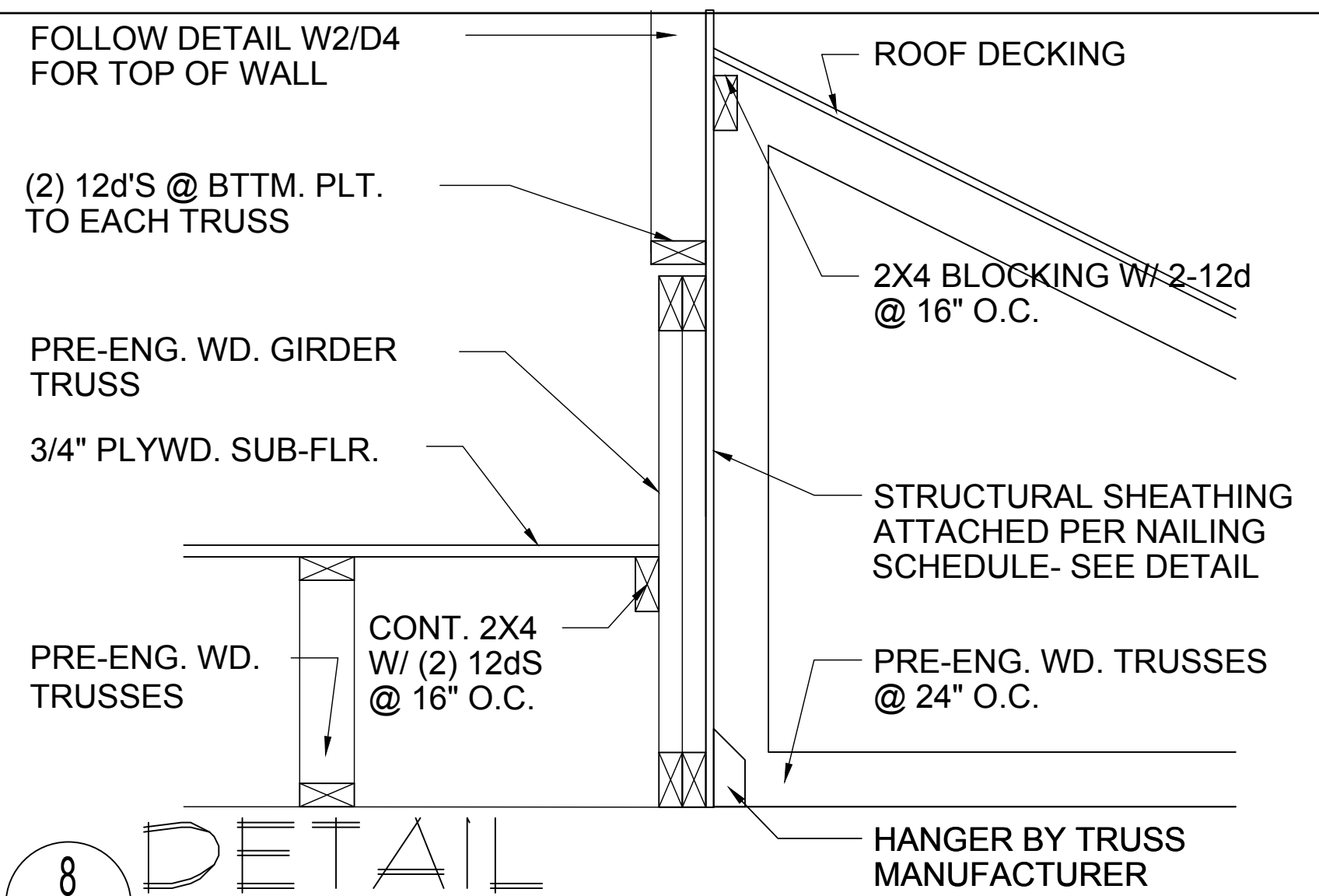
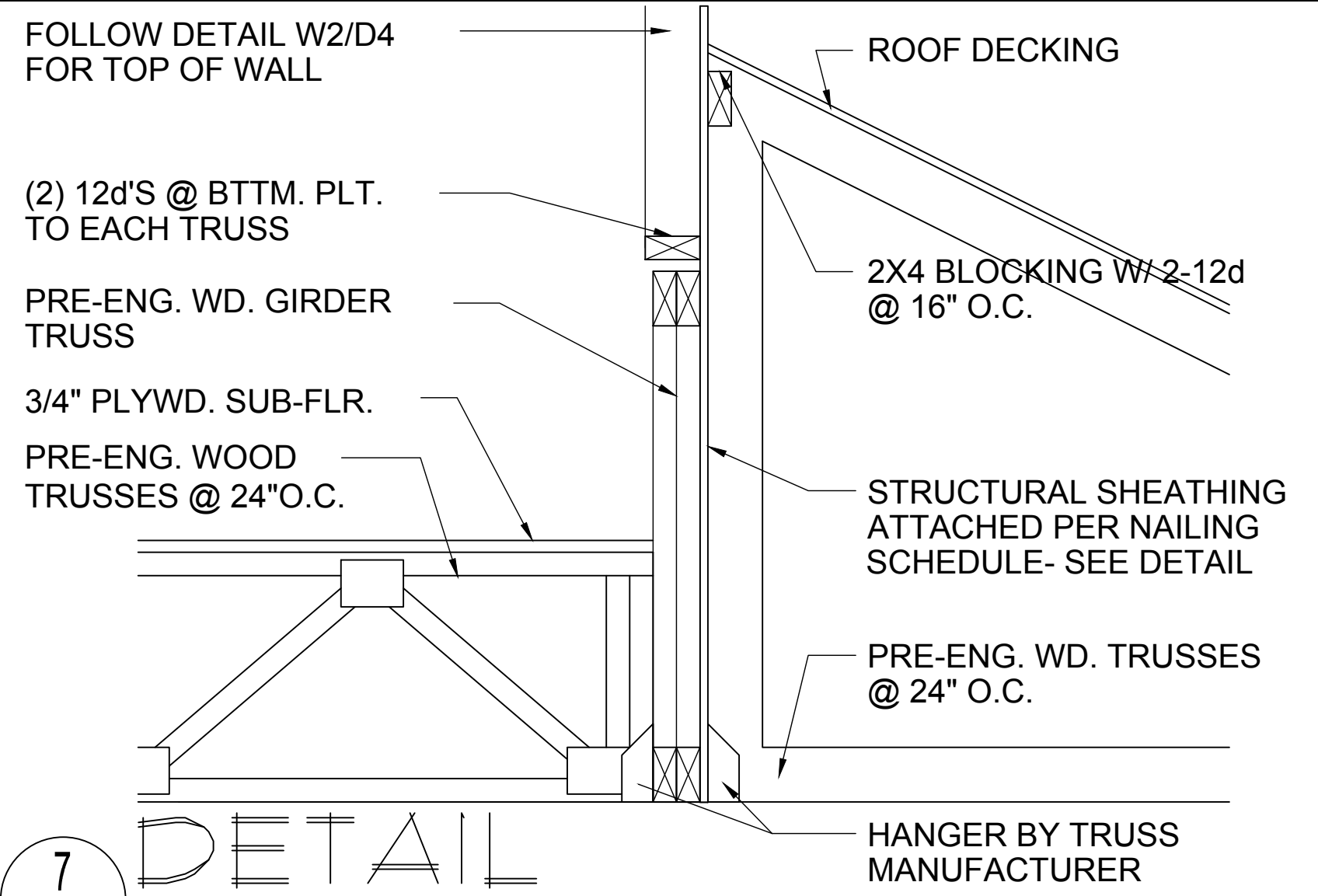
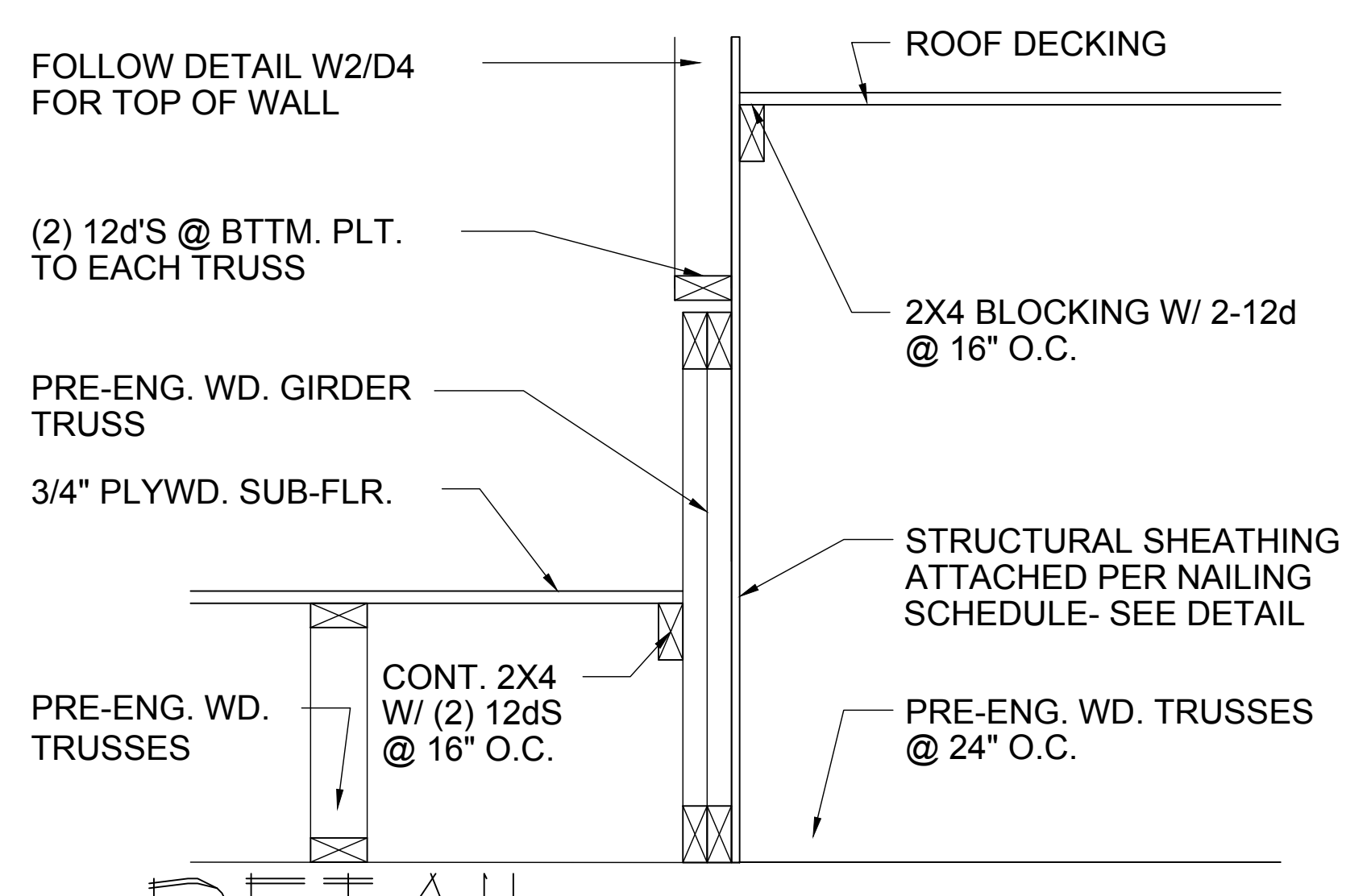


NOTE:
1/2" PLYWOOD OR 7/16" O.S.B. TO BE USED AS UPLIFT RESISTANCE NO OTHER FASTENERS REQ'D. EXCEPT AS NOTED ON PLANS IN TWO STORY FRAME APPLICATIONS, SHEATHING SHALL EXTEND MIN. 1'-0" W/O BREAK ABV. 2nd FLOOR BOTTOM PLT. TO T.O.M.

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.



5 SHEATHING UPLIFT DETAILS
D6



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DRAWN BY: C.C.
DESIGNED BY: MJS

Building Part #XX
Lot# XX-XX, Subdivision
Street Address
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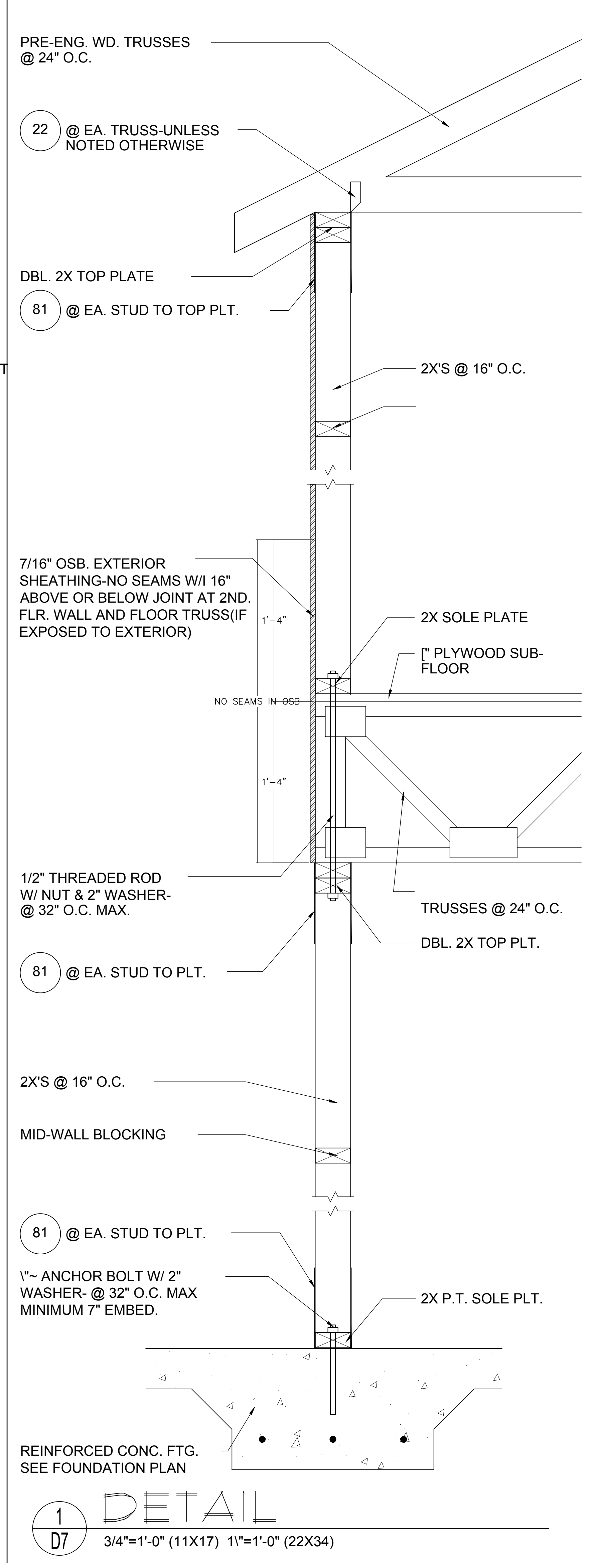
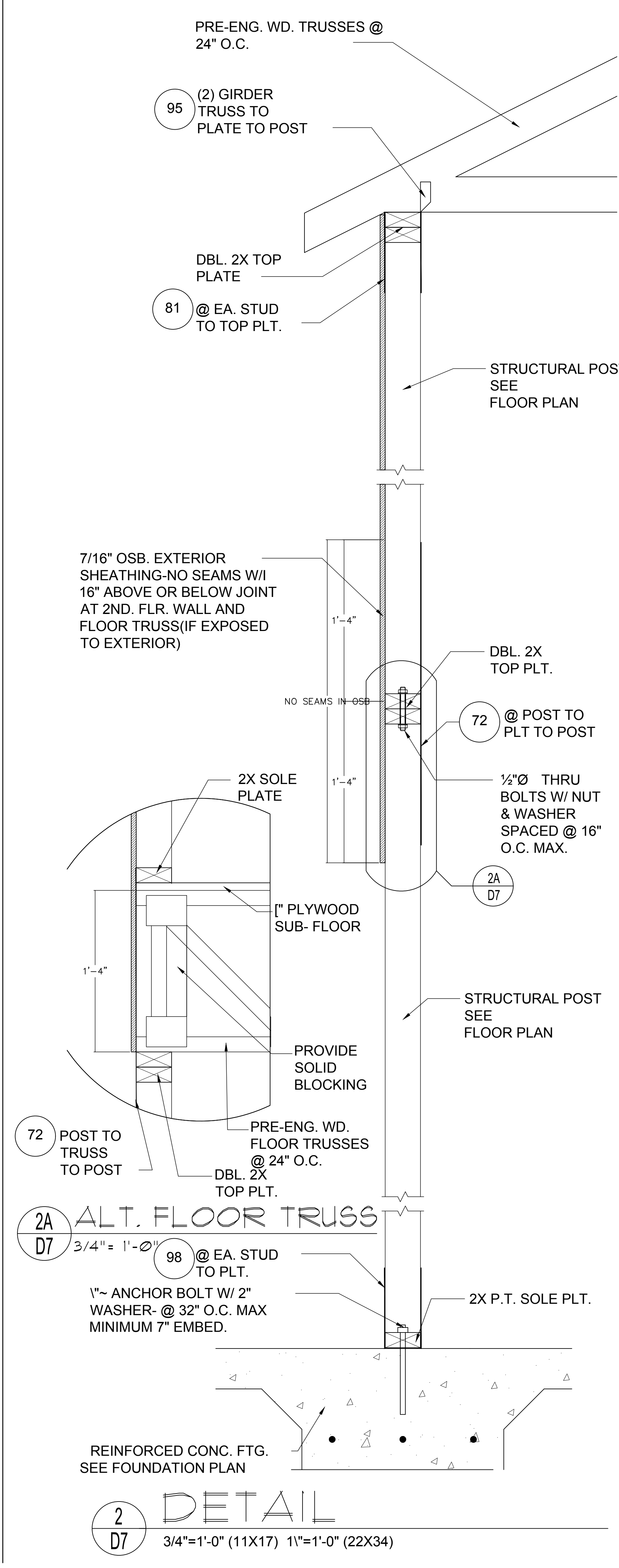
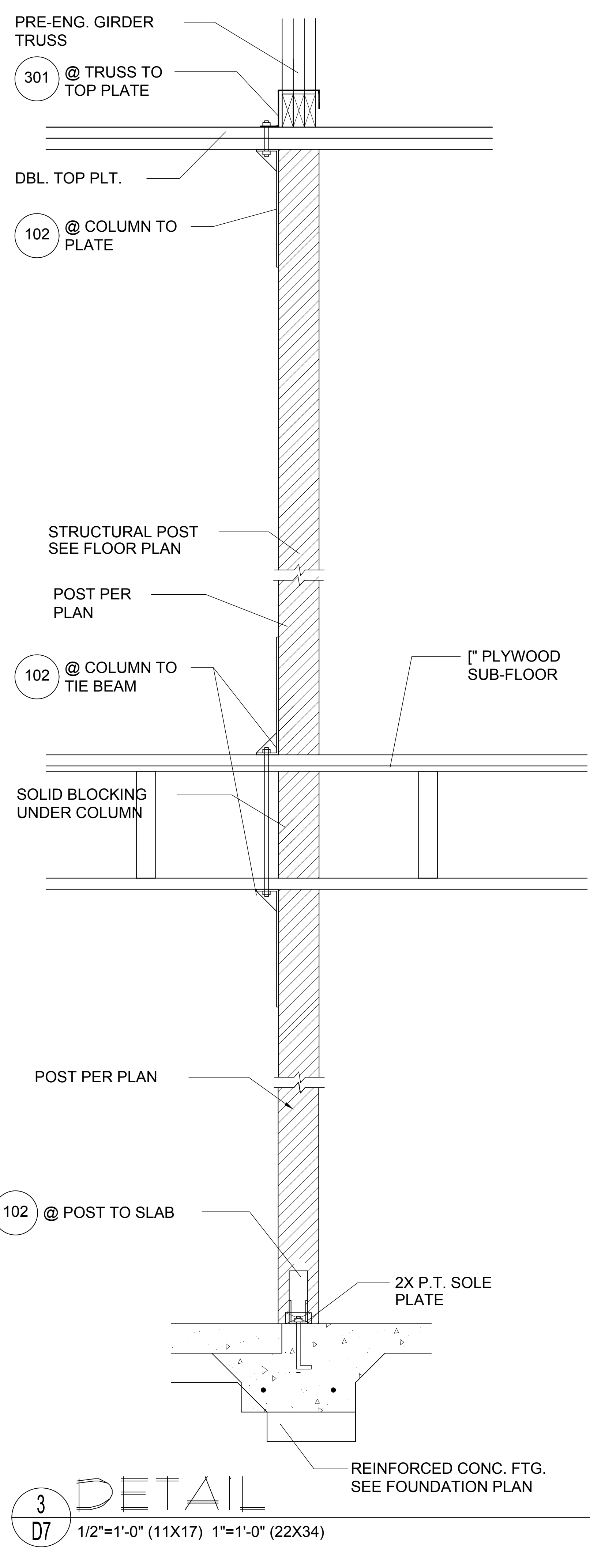
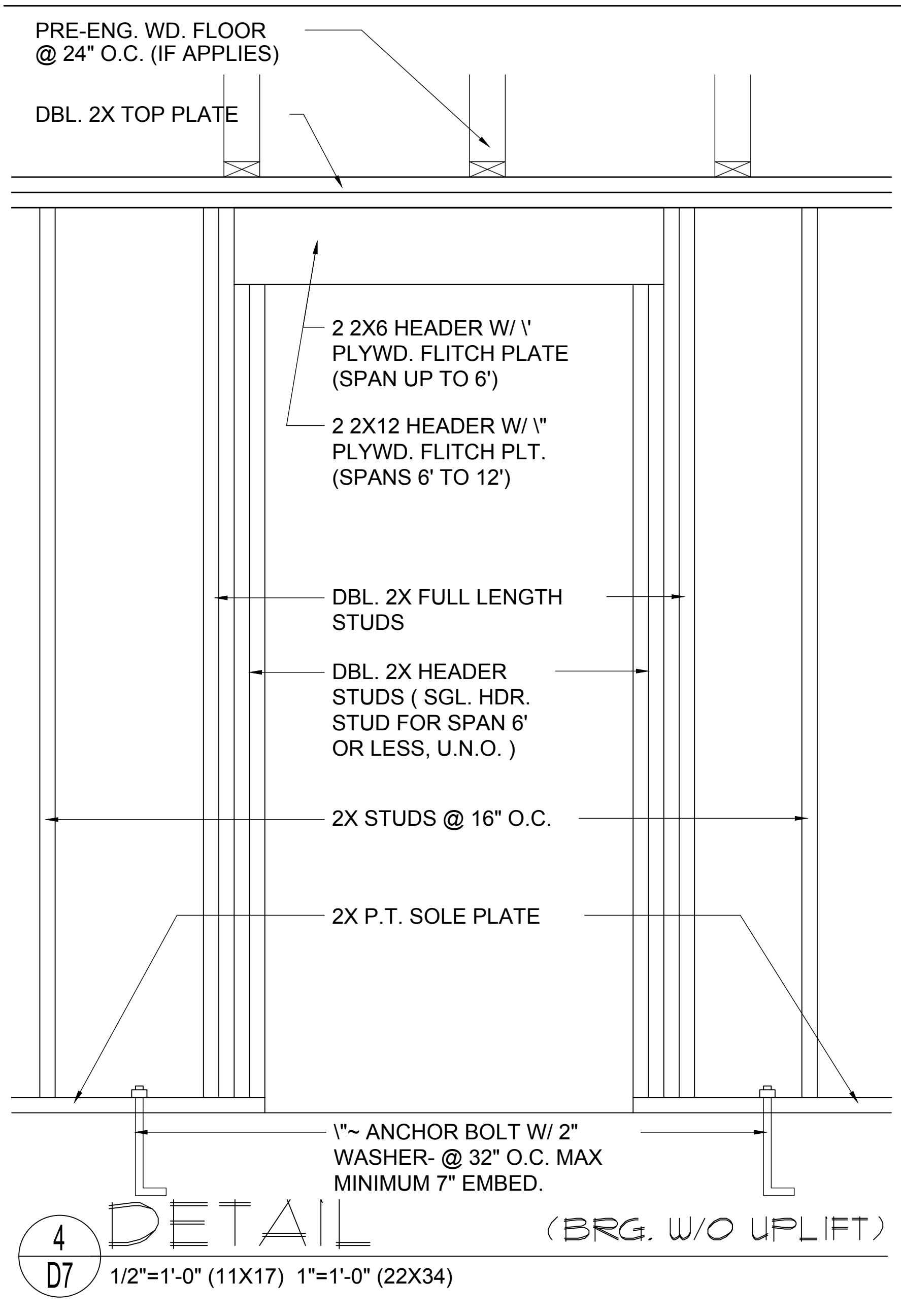
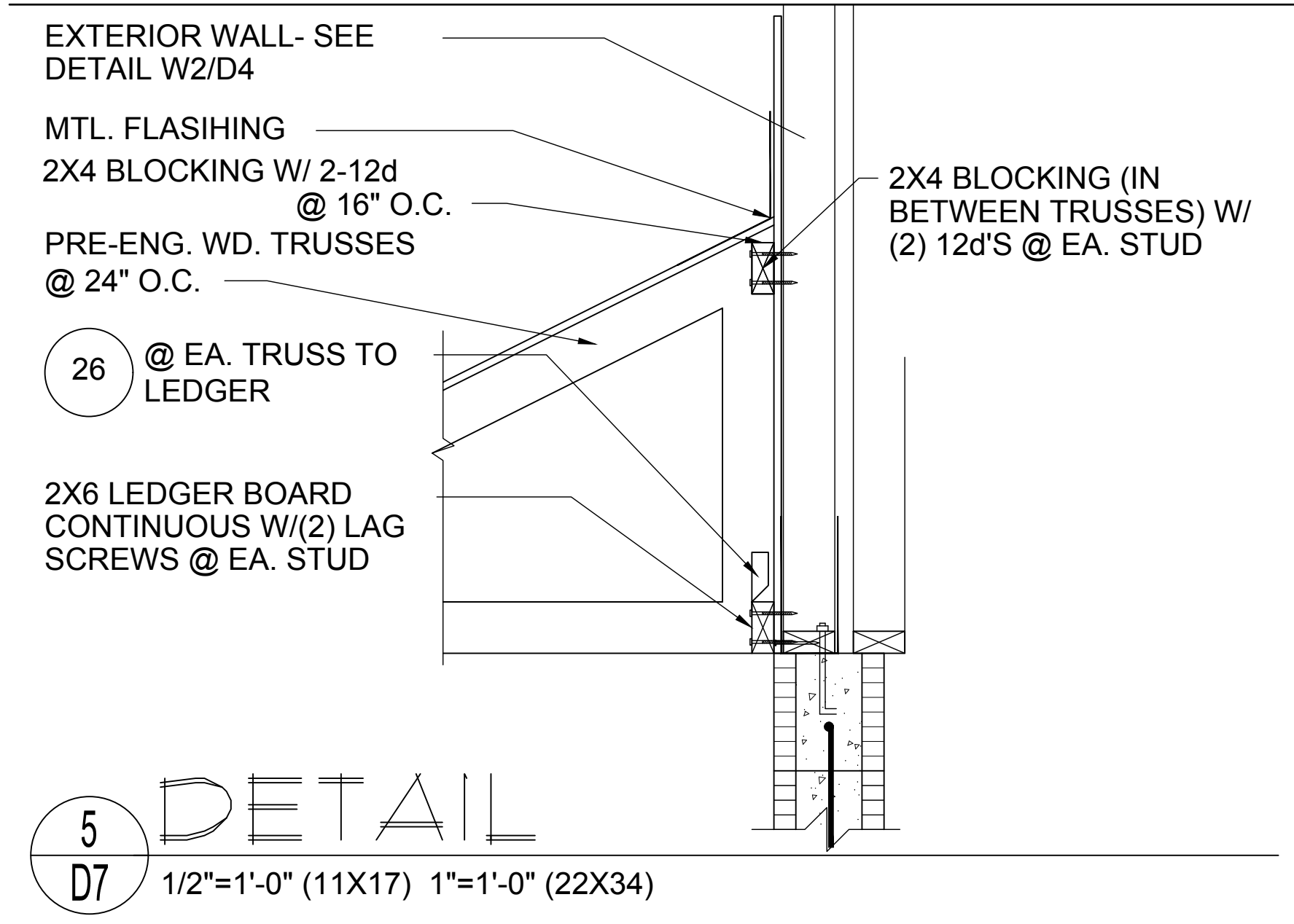
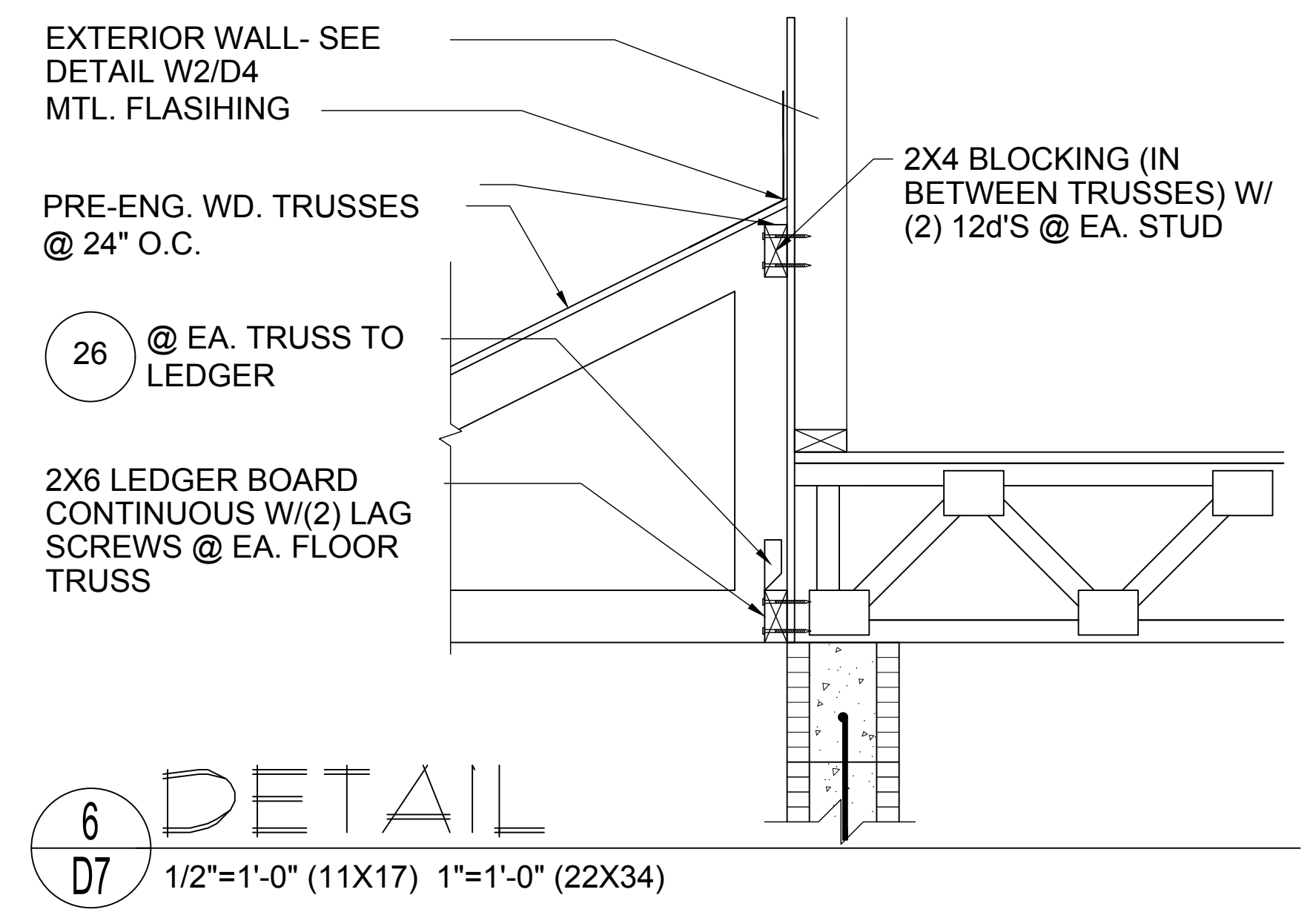
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ISSUE DATE: 02/10/2023
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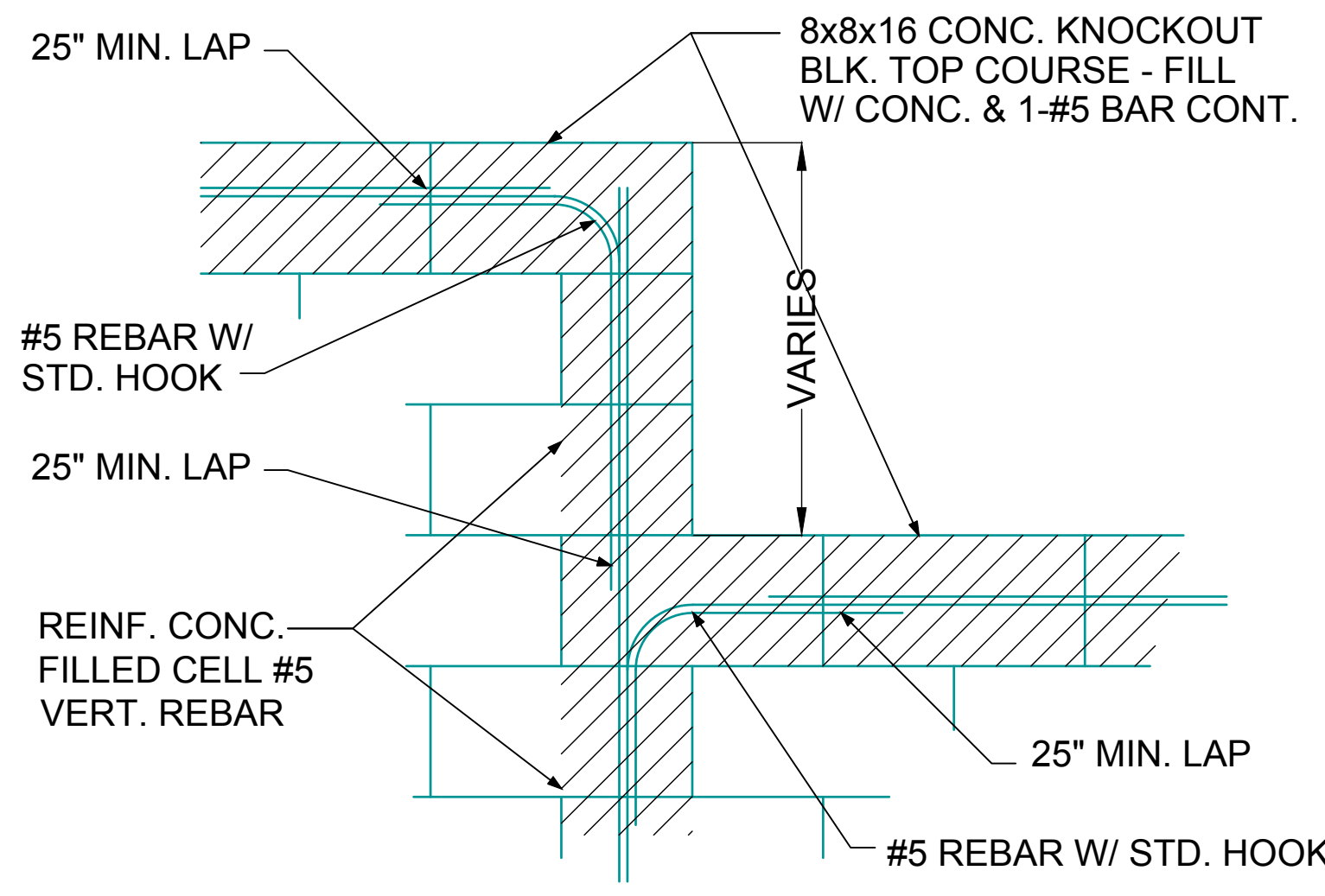
NO.	DESCRIPTION

PROJECT: 00-0000
SCALE: AS NOTED
DRAWN BY: C.C.
DESIGNED BY: MJS

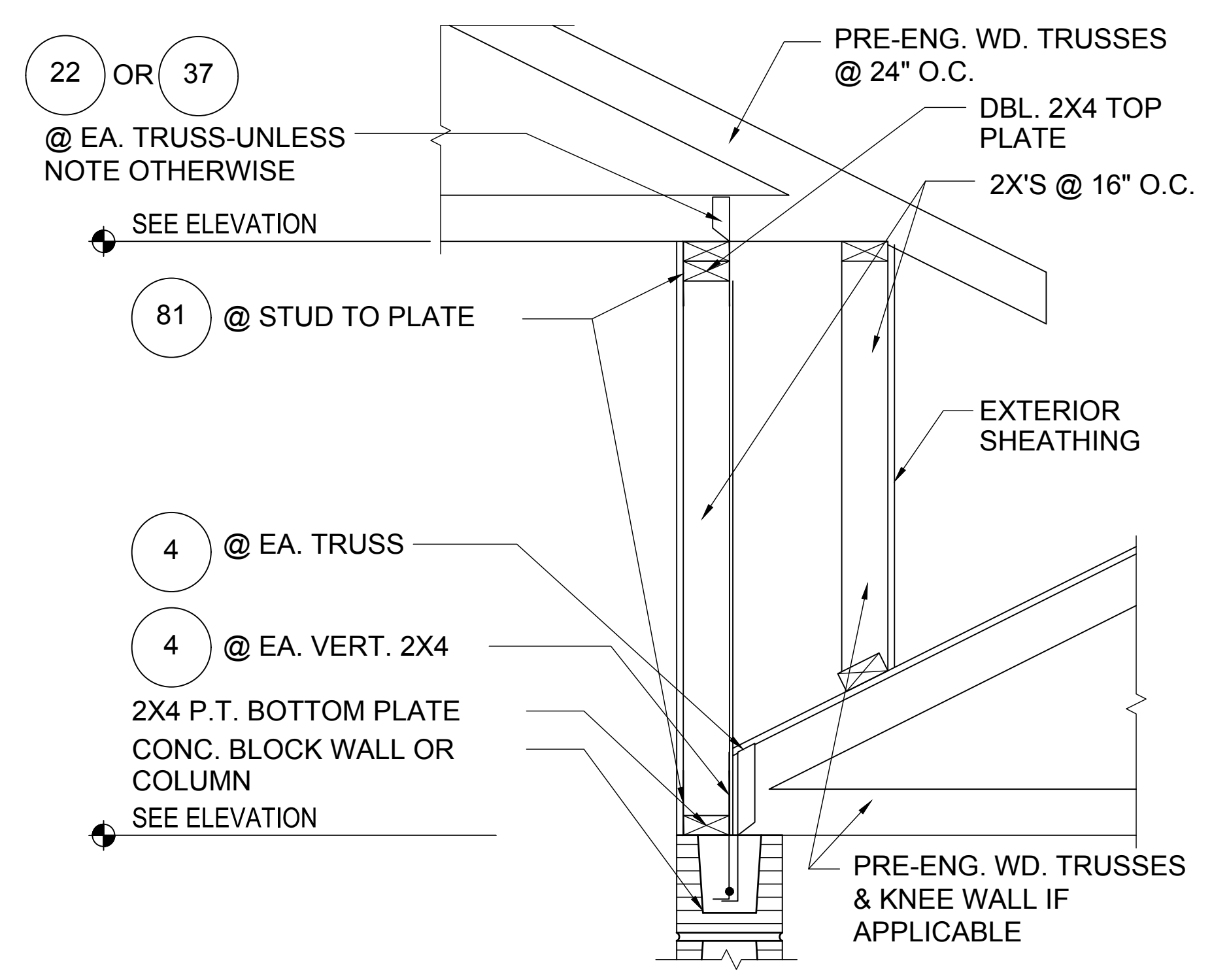
STRUCTURAL DETAILS
D7

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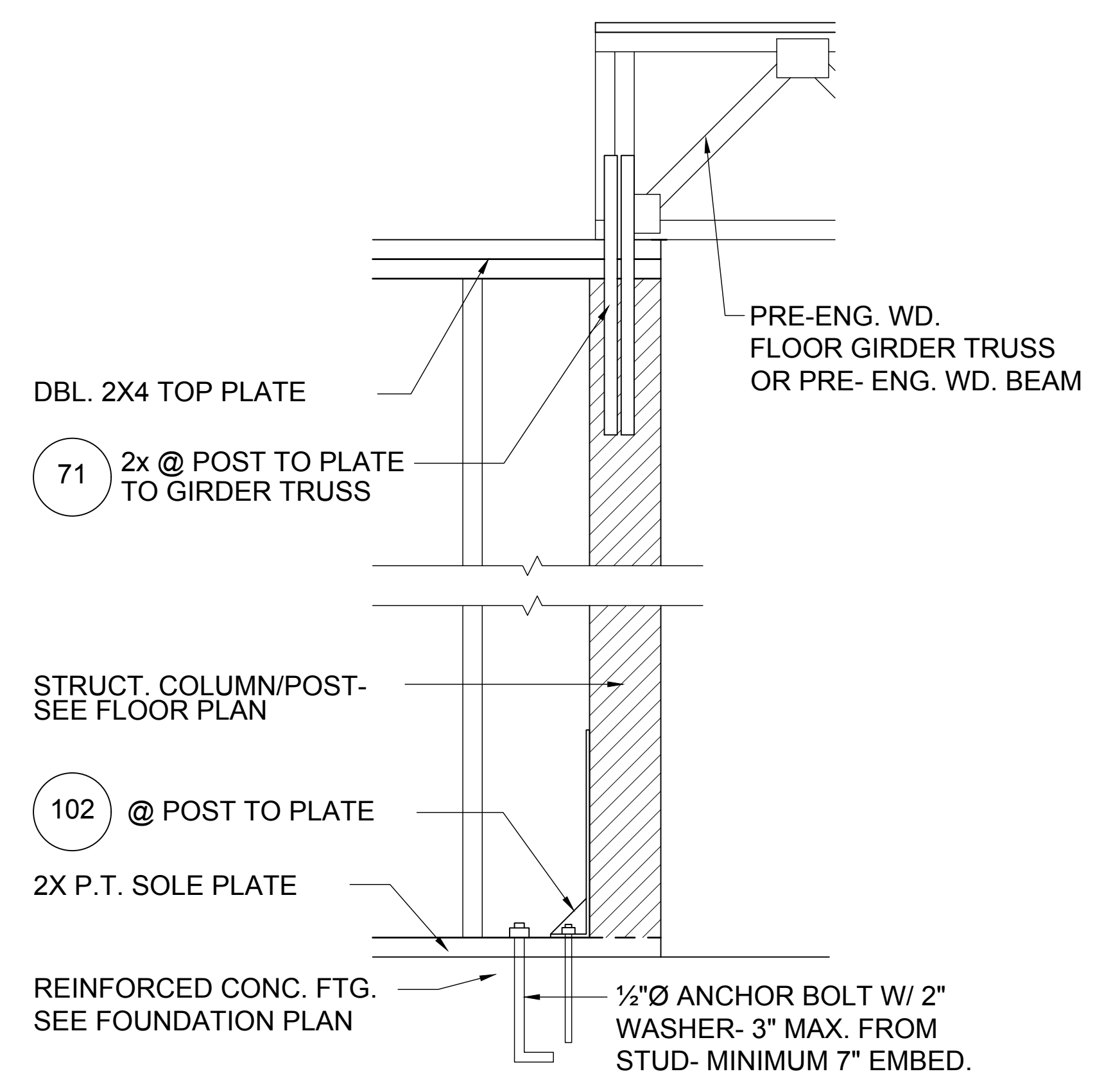
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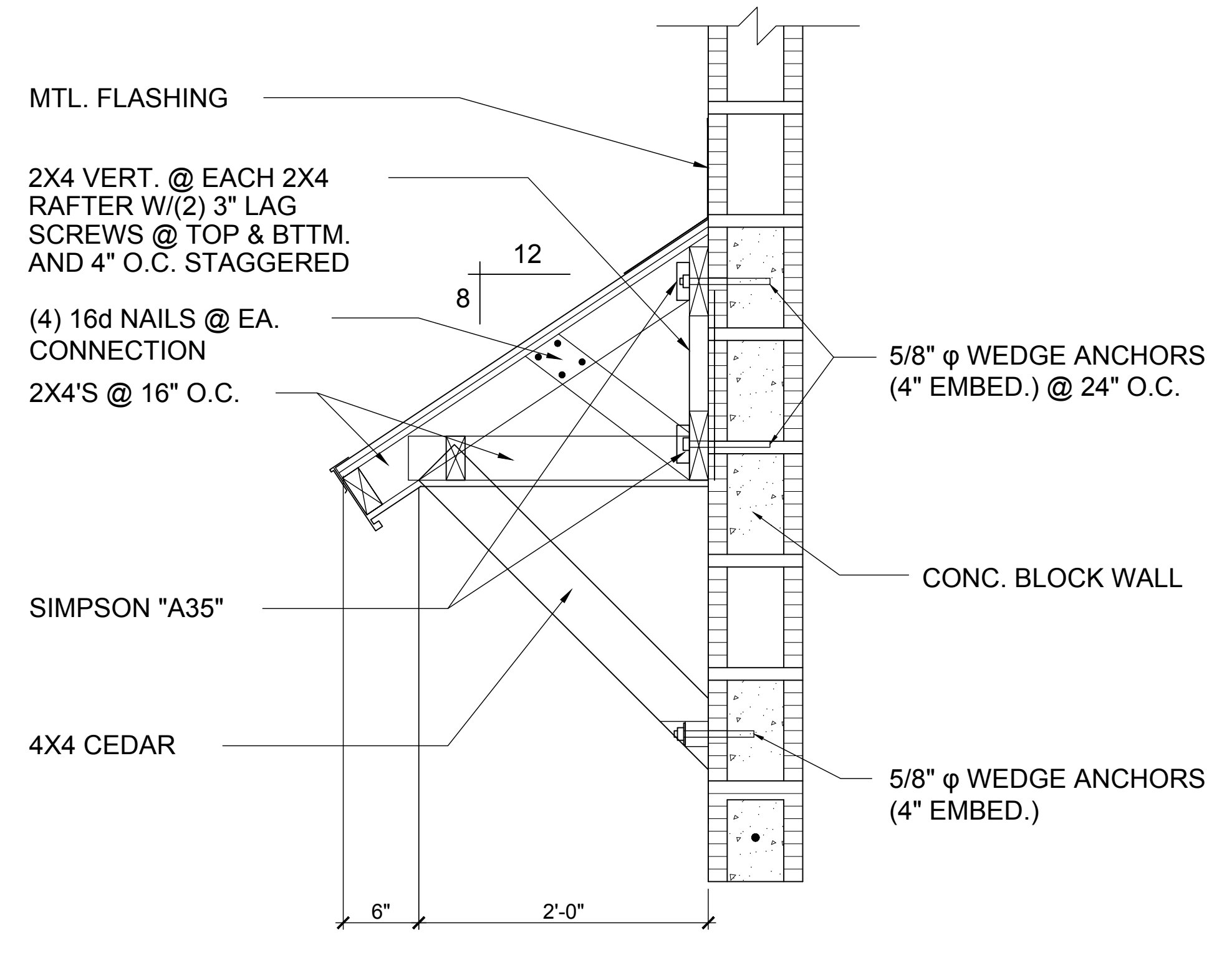
1 BLOCK WALL HT. TRANSITION
 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



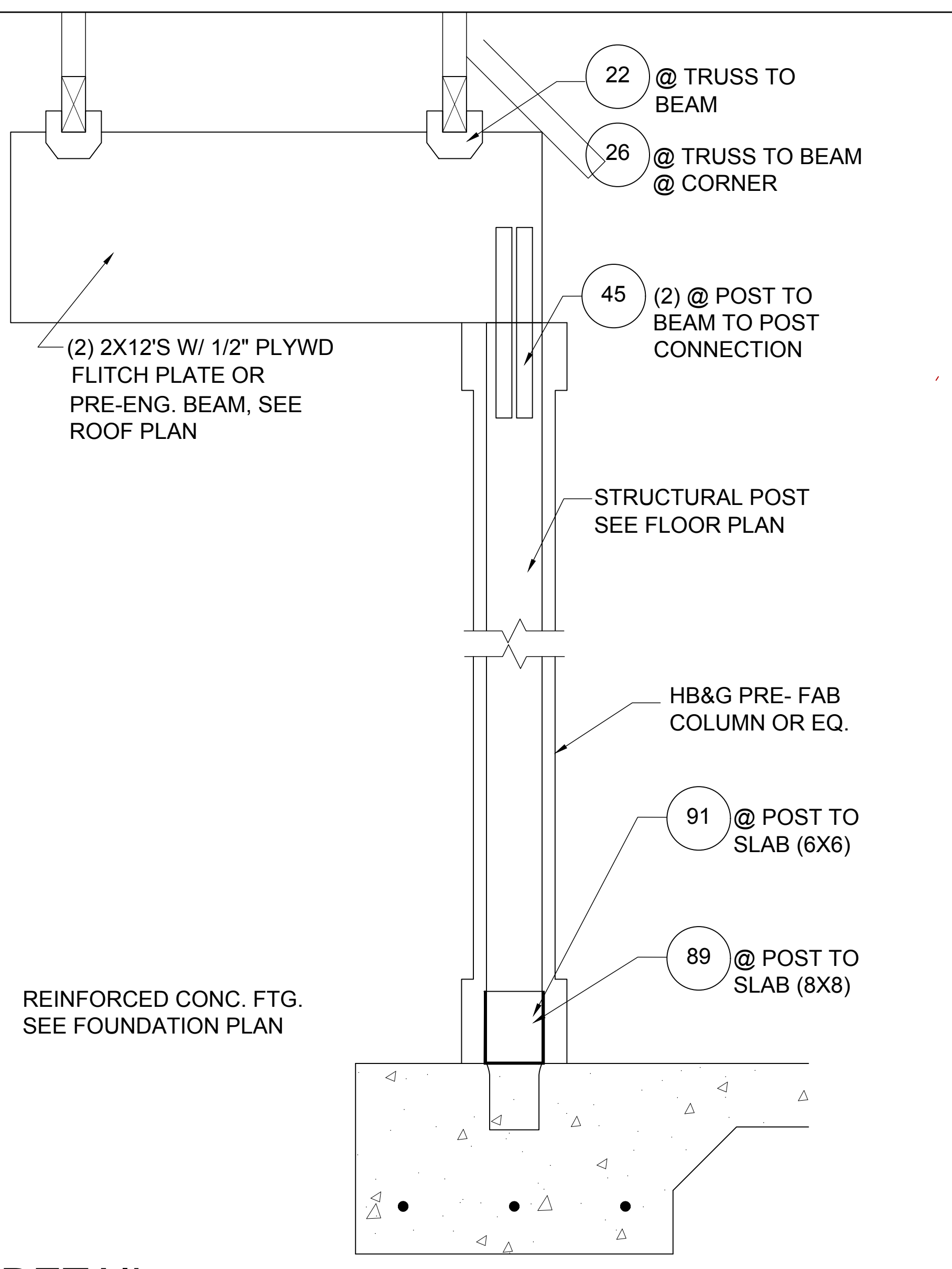
2 DETAIL
 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



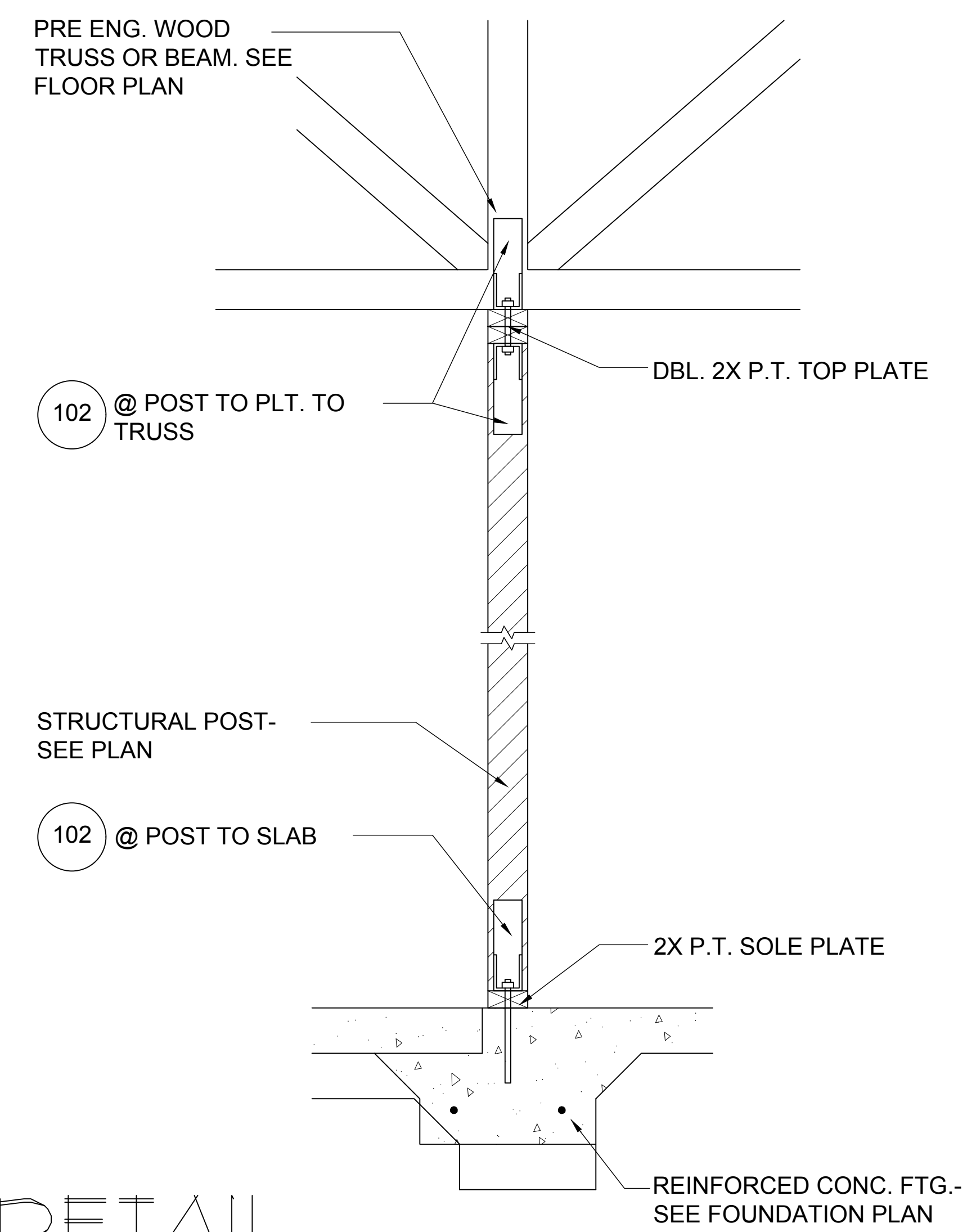
3 DETAIL
 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



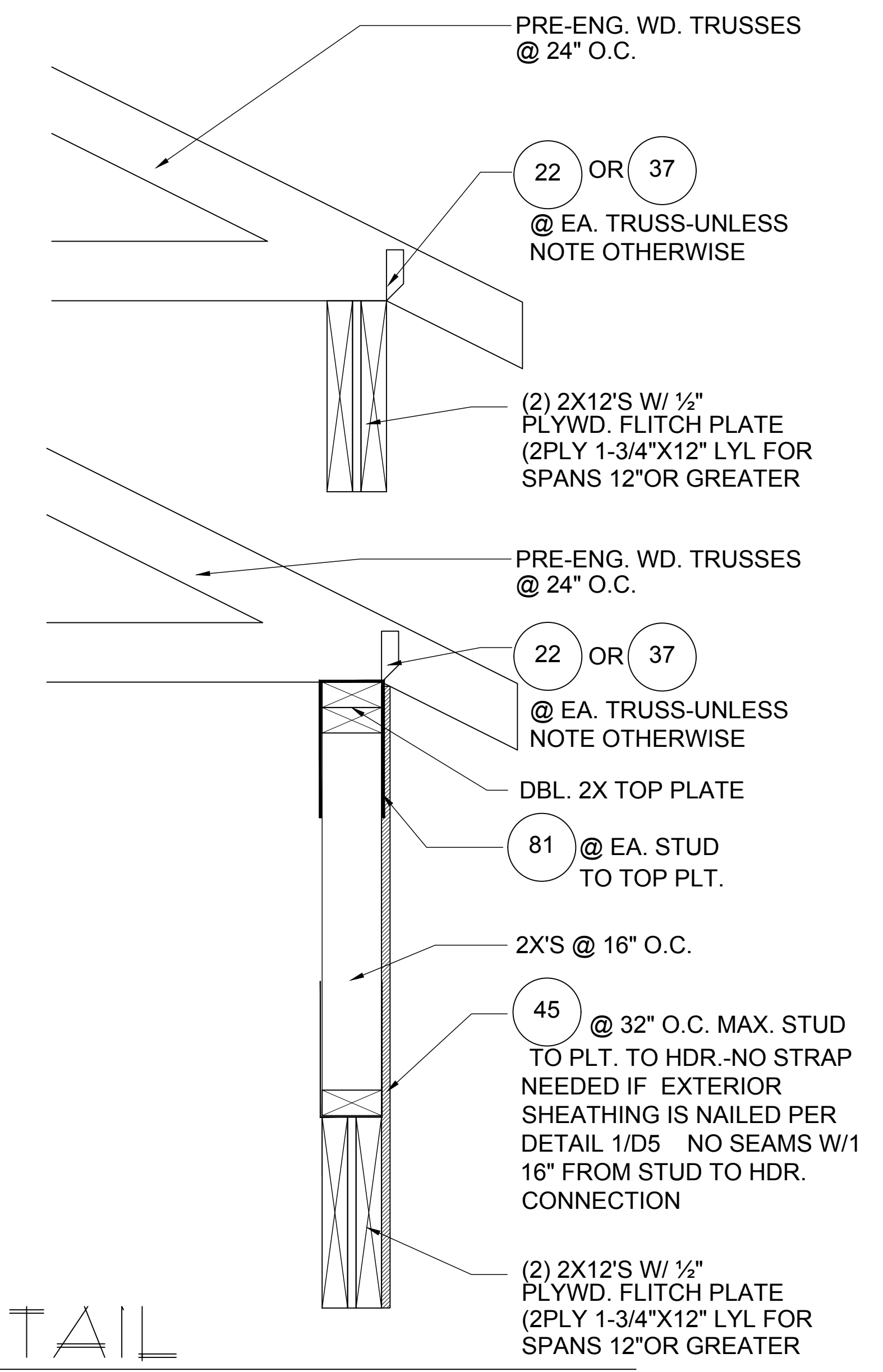
4 SHED ROOF DETAIL
 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



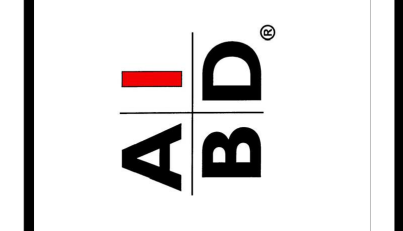
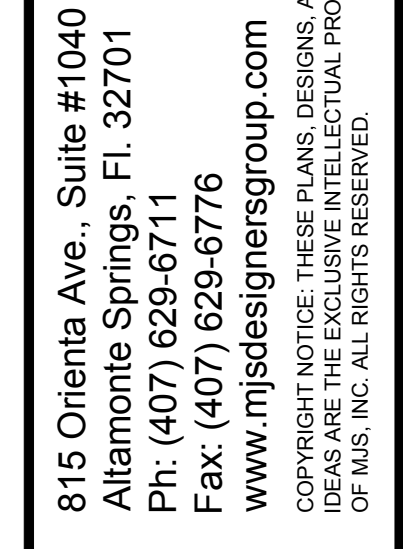
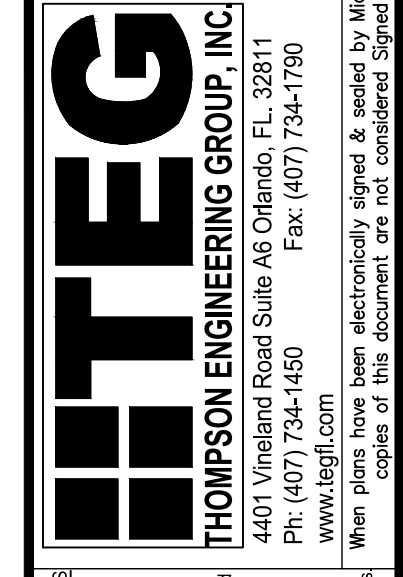
5 DETAIL
 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



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



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



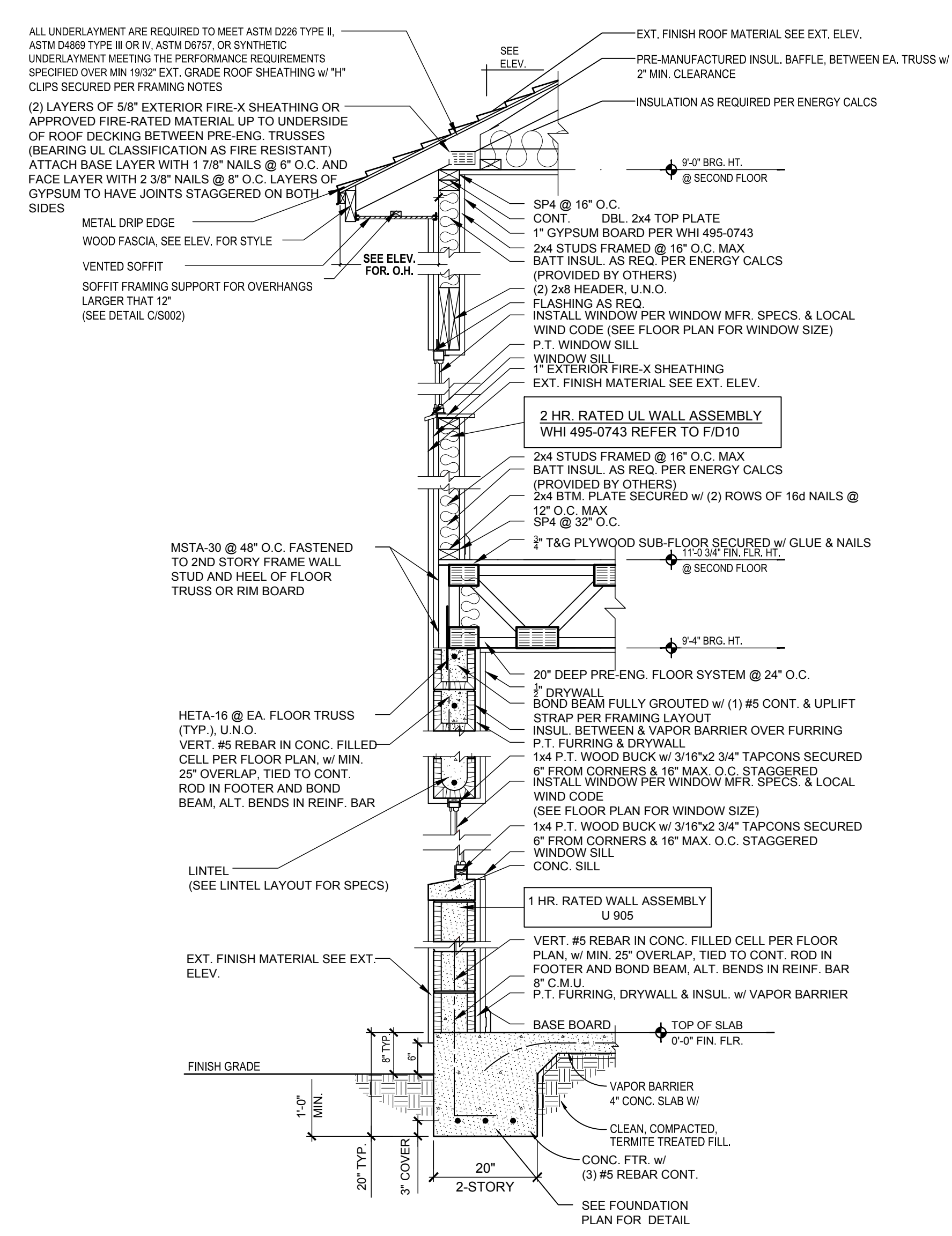
4-Unit: (Orlando-Raised Heel)
 Models: Lincoln-Rev., Washington-Rev., Kennedy, Regain-Rev.
 A division of Park Square Enterprises Inc.
 5200 Vineland Rd., Suite #200
 Orlando, FL 32811
 Lot# XX-XX, Subdivision
 Street Address
 City, State, Zip Code

PROJECT: 00-0000
 SCALE: AS NOTED
 DRAWN BY: C.C.
 DESIGNED BY: MJS

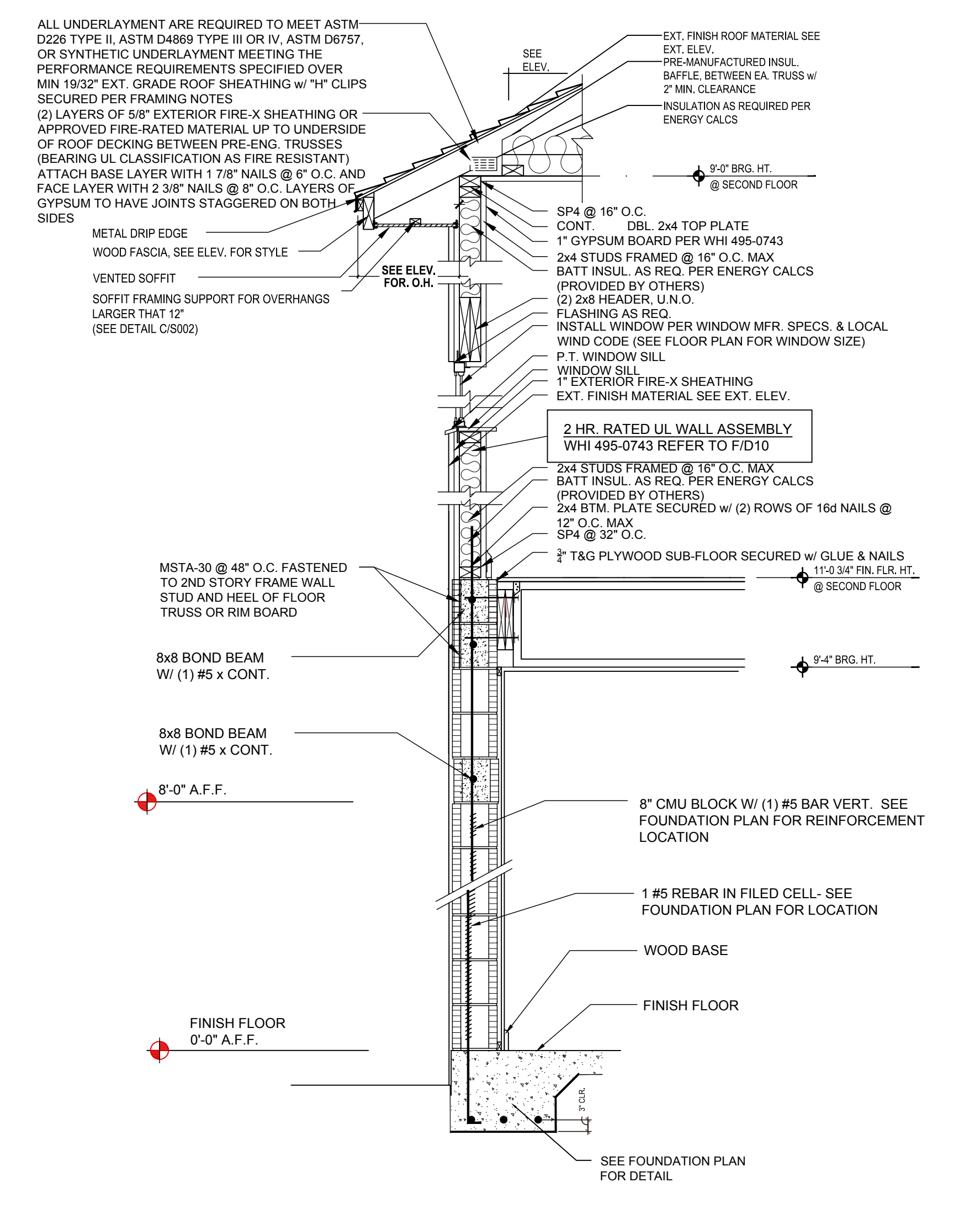
ISSUE DATE	REVISIONS
02/10/2023	

STRUCTURAL DETAILS
D8

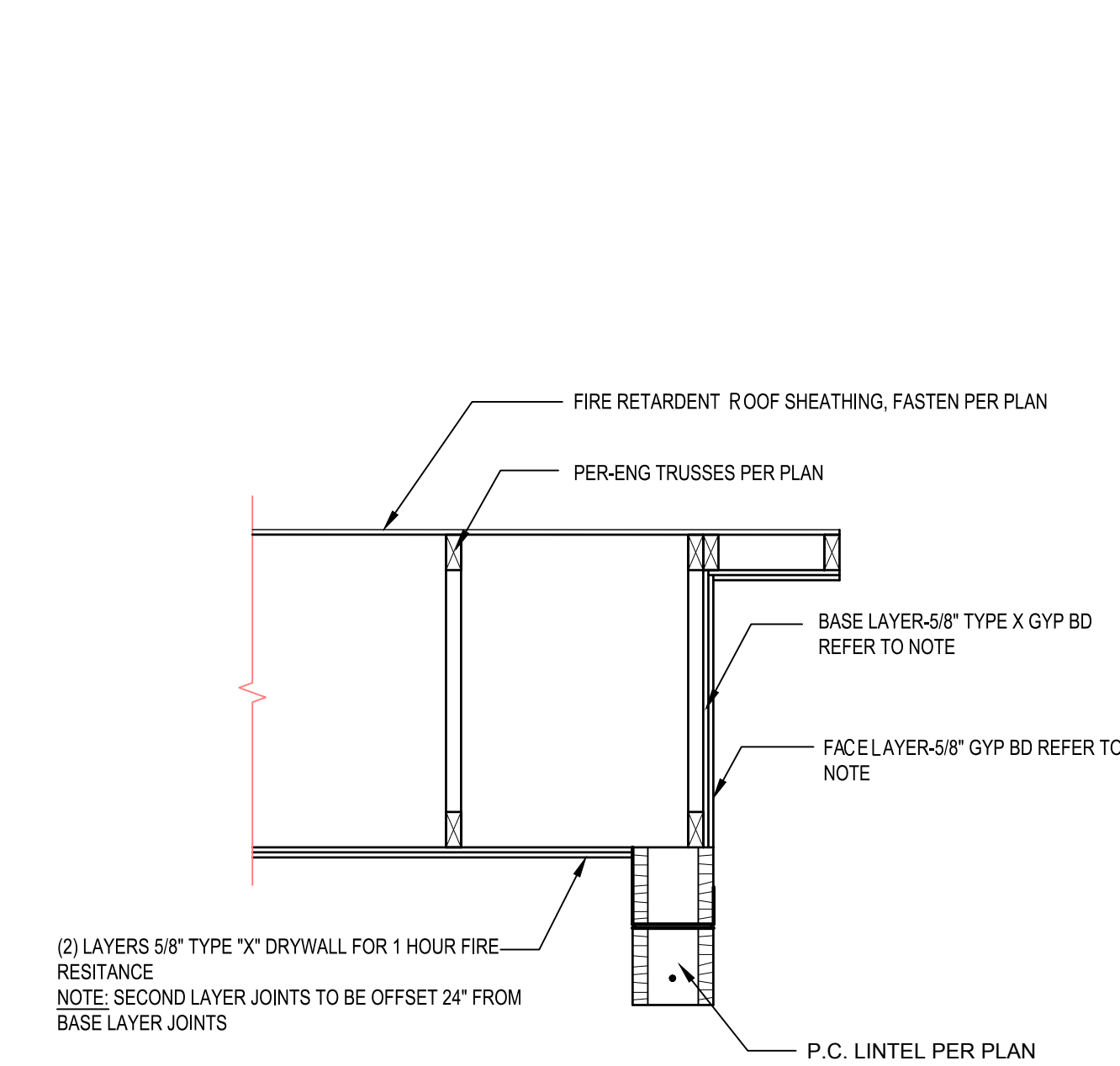
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A2
D9 WALL SECTION
N.T.S.



A3
D9 EXTERIOR WALL SECTION
N.T.S.

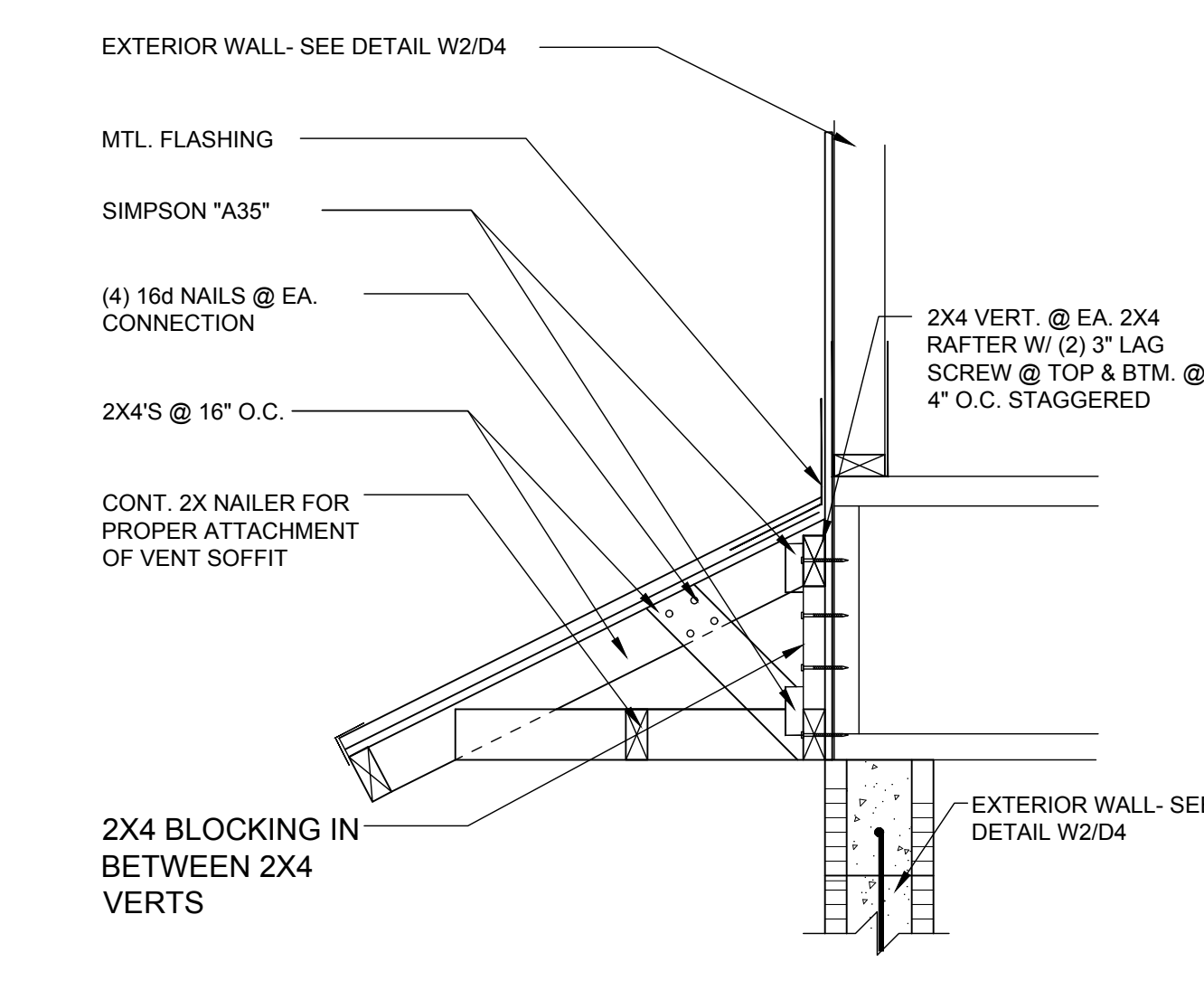


G
D9 1-HR FIRED RATE @ GABLE CEILING

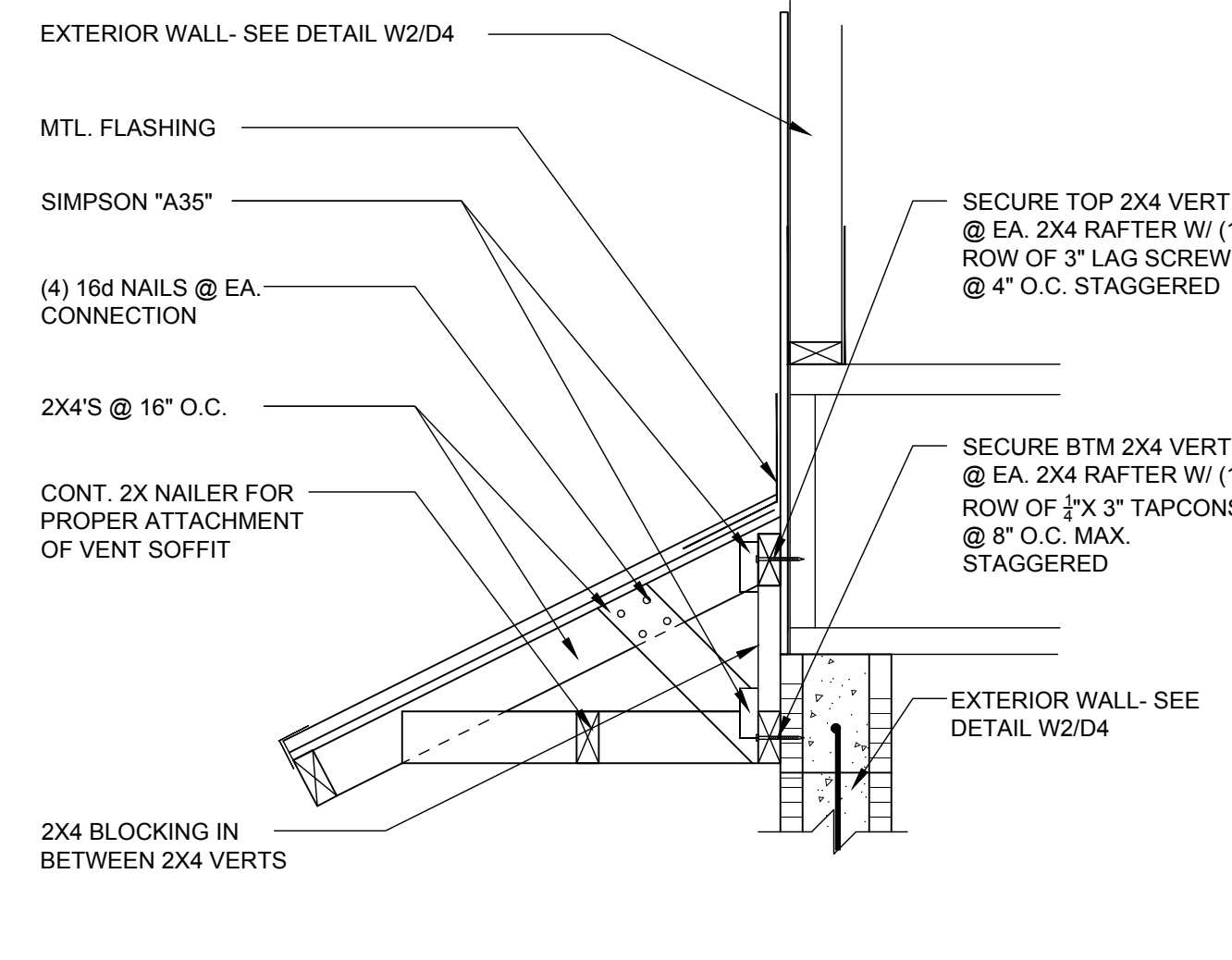
NOTE:
PER PRESCRIPTIVE FBC 721.1 (3) ITEM 21-1.1 CONT

BASE LAYER 5/8" TYPE X GYPSUM WALL BOARD APPLIED @ RIGHT ANGLES TO JOIST OR TRUSS 24" O.C. W/ 1 1/4" TYPE S OR W DRY WALL SCREW 24" O.C.

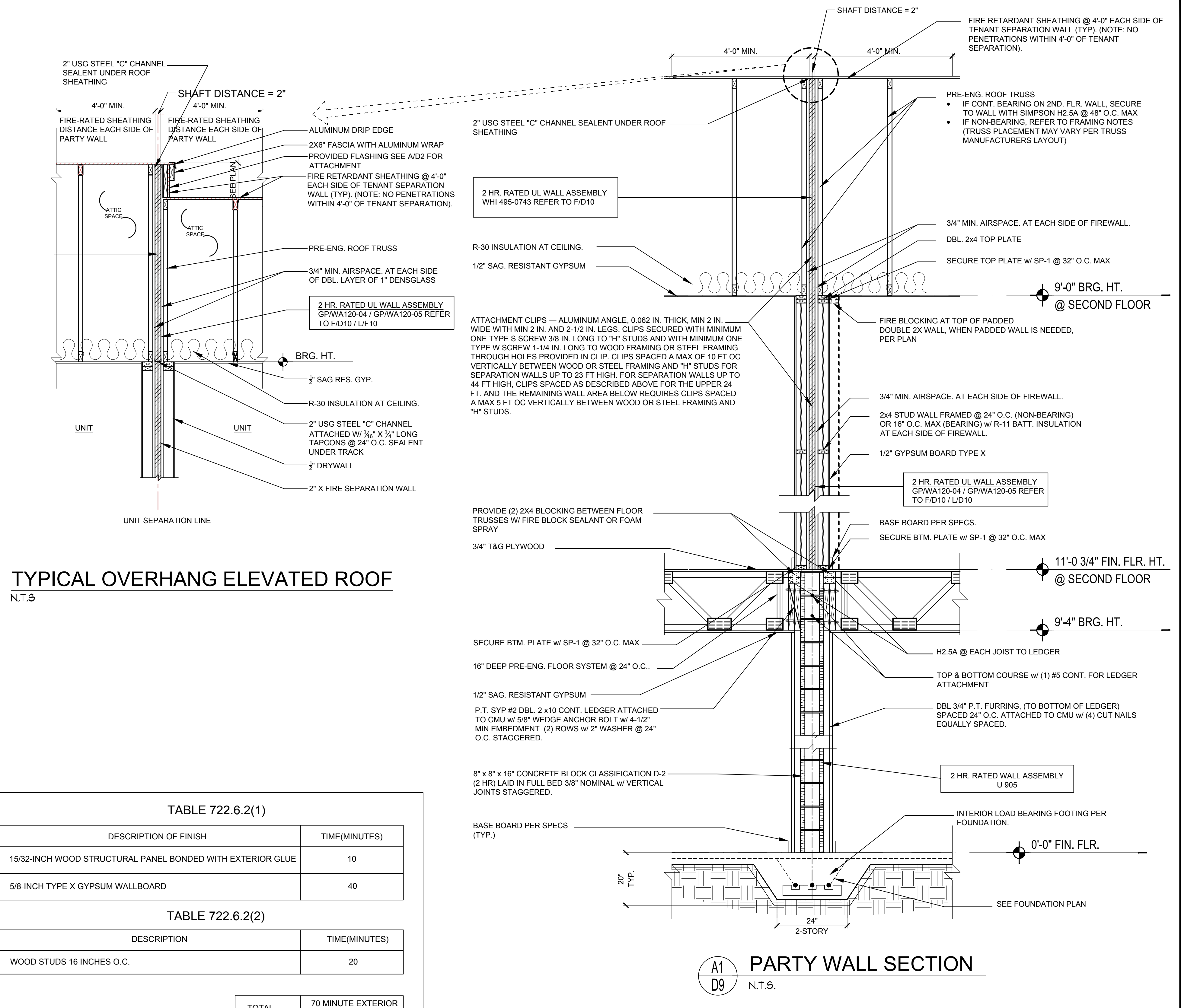
FACE LAYER 5/8" TYPE X GYPSUM WALL BOARD OR VENEER BASE APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS THROUGHOUT BASE LAYER W/ 1 7/8" TYPE S OR W DRY WALL SCREWS @ 12" O.C. AT JOINTS AND INTERMEDIATE JOISTS OR TRUSS, FACE LAYER TYPE G DRY WALL SCREWS PLACED 2" BACK ON EITHER SIDE OF FACE LAYER END JOINTS 12" O.C.



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



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



A1
D9 PARTY WALL SECTION
N.T.S.

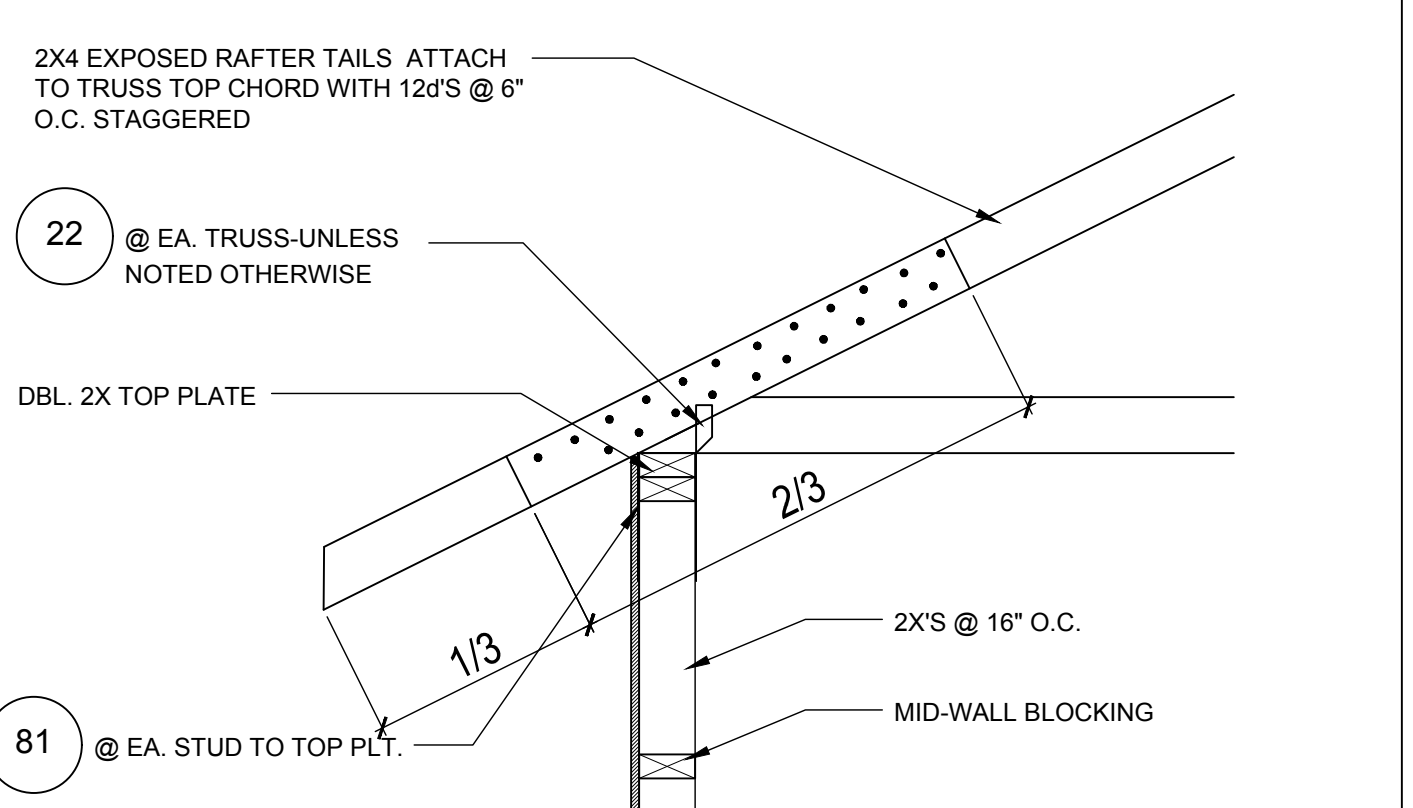
TABLE 722.6.2(1)

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

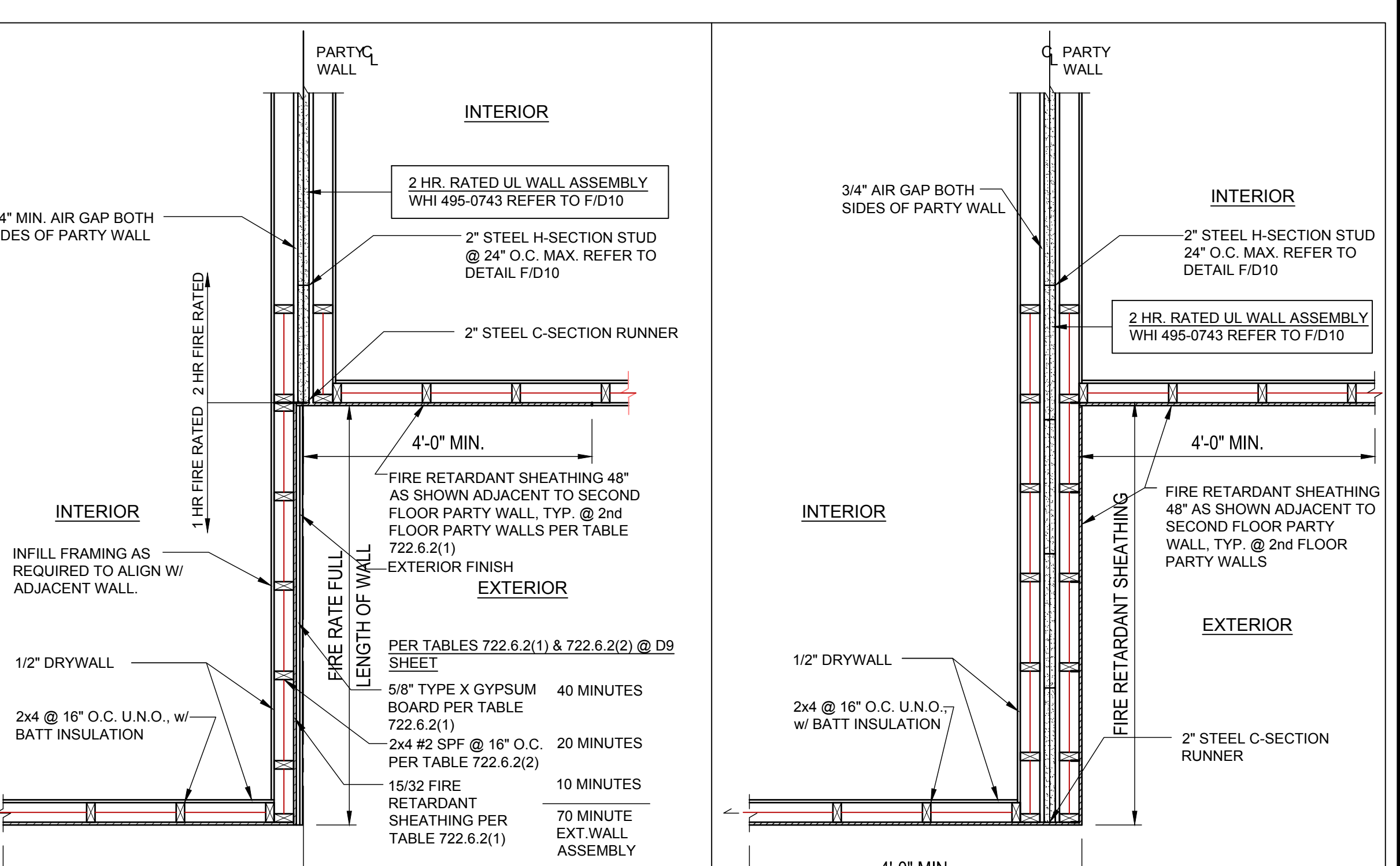
TABLE 722.6.2(2)

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

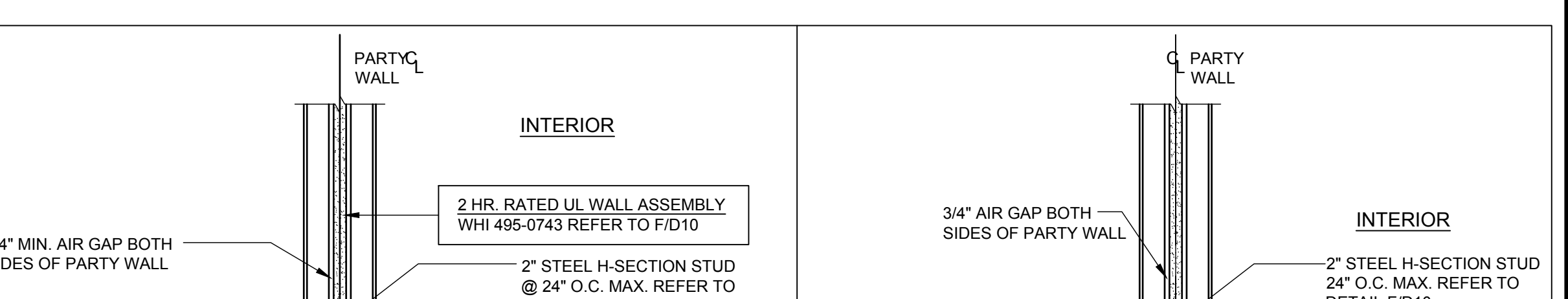
TOTAL 70 MINUTE EXTERIOR WALL ASSEMBLY



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



A6
D9 2 HR. TO 1HR. FIRE RATED WALL @ 2nd FLOOR OFFSET EXTERIOR WALL DETAIL
N.T.S.



A7
D9 2 HR. FIRE RATED WALL @ 2nd FLOOR OFFSET EXTERIOR WALL DETAIL
N.T.S.

PROJECT: 00-0000
SCALE: AS NOTED
DRAWN BY: C.C.
DESIGNED BY: MJS
FLOOR TRUSSES

REVISIONS

ISSUE DATE	REVISIONS
02/10/2023	

PROJECT: 00-0000
SCALE: AS NOTED
DRAWN BY: C.C.
DESIGNED BY: MJS
FLOOR TRUSSES

PROJECT: 00-0000
SCALE: AS NOTED
DRAWN BY: C.C.
DESIGNED BY: MJS
FLOOR TRUSSES

4-Unit: (Orlando-Raised Heel)
Models: Lincoln-Rev., Washington-Rev., Kennedy, Reagan-Rev.

Building Pair # XXX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

PROJECT: 00-0000
SCALE: AS NOTED
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Park Square HOMES

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5200 Vineland Rd. Suite #200
Orlando, FL 32811
Phone: (407) 529-3000

PROJECT: 00-0000
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THOMPSON ENGINEERING GROUP, INC.
4401 Vineland Road Suite A8 Orlando, FL 32811
Ph: (407) 734-4500 Fax: (407) 734-1790

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PROJECT: 00-0000
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SCALE: AS NOTED
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DESIGNED BY: MJS
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A.I.D.

PROJECT: 00-0000
SCALE: AS NOTED
DRAWN BY: C.C.
DESIGNED BY: MJS
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PROJECT: 00-0000
SCALE: AS NOTED
DRAWN BY: C.C.
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SCALE: AS NOTED
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PROJECT: 00-0000
SCALE: AS NOTED
DRAWN BY: C.C.
DESIGNED BY: MJS
FLOOR TRUSSES

4-Unit: (Orlando-Raised Heel)
Models: Lincoln-Rev., Washington-Rev., Kennedy, Reagan-Rev.

Building Pair # XXX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

PROJECT: 00-0000
SCALE: AS NOTED
DRAWN BY: C.C.
DESIGNED BY: MJS
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PROJECT: 00-0000
SCALE: AS NOTED
DRAWN BY: C.C.
DESIGNED BY: MJS
FLOOR TRUSSES

4-Unit: (Orlando-Raised Heel)
Models: Lincoln-Rev., Washington-Rev., Kennedy, Reagan-Rev.

Building Pair # XXX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

PROJECT: 00-0000
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SCALE: AS NOTED
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DESIGNED BY: MJS
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4-Unit: (Orlando-Raised Heel)
Models: Lincoln-Rev., Washington-Rev., Kennedy, Reagan-Rev.

Building Pair # XXX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

PROJECT: 00-0000
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4-Unit: (Orlando-Raised Heel)
Models: Lincoln-Rev., Washington-Rev., Kennedy, Reagan-Rev.

Building Pair # XXX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

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SCALE: AS NOTED
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DESIGNED BY: MJS
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4-Unit: (Orlando-Raised Heel)
Models: Lincoln-Rev., Washington-Rev., Kennedy, Reagan-Rev.

Building Pair # XXX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

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SCALE: AS NOTED
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DESIGNED BY: MJS
FLOOR TRUSSES

4-Unit: (Orlando-Raised Heel)
Models: Lincoln-Rev., Washington-Rev., Kennedy, Reagan-Rev.

Building Pair # XXX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

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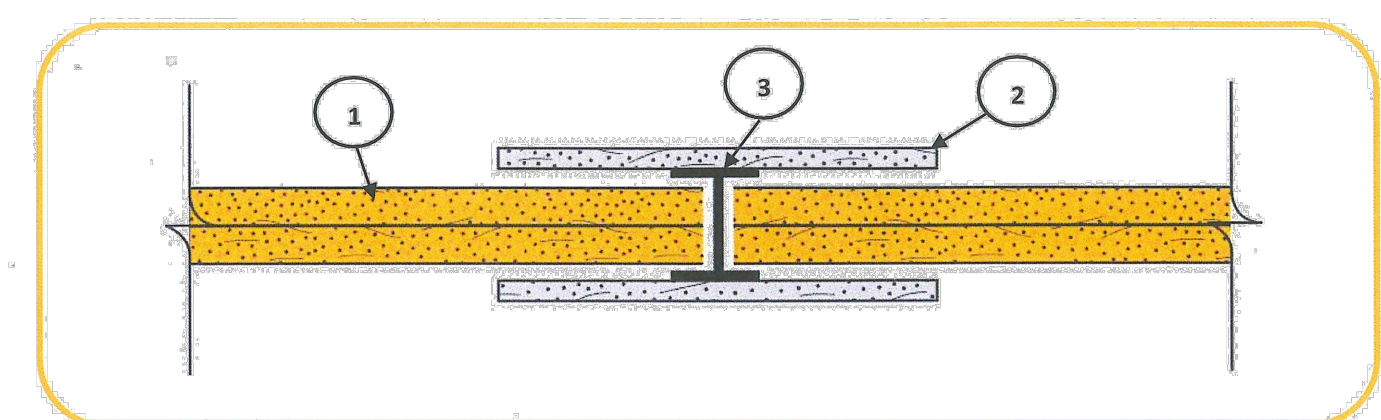
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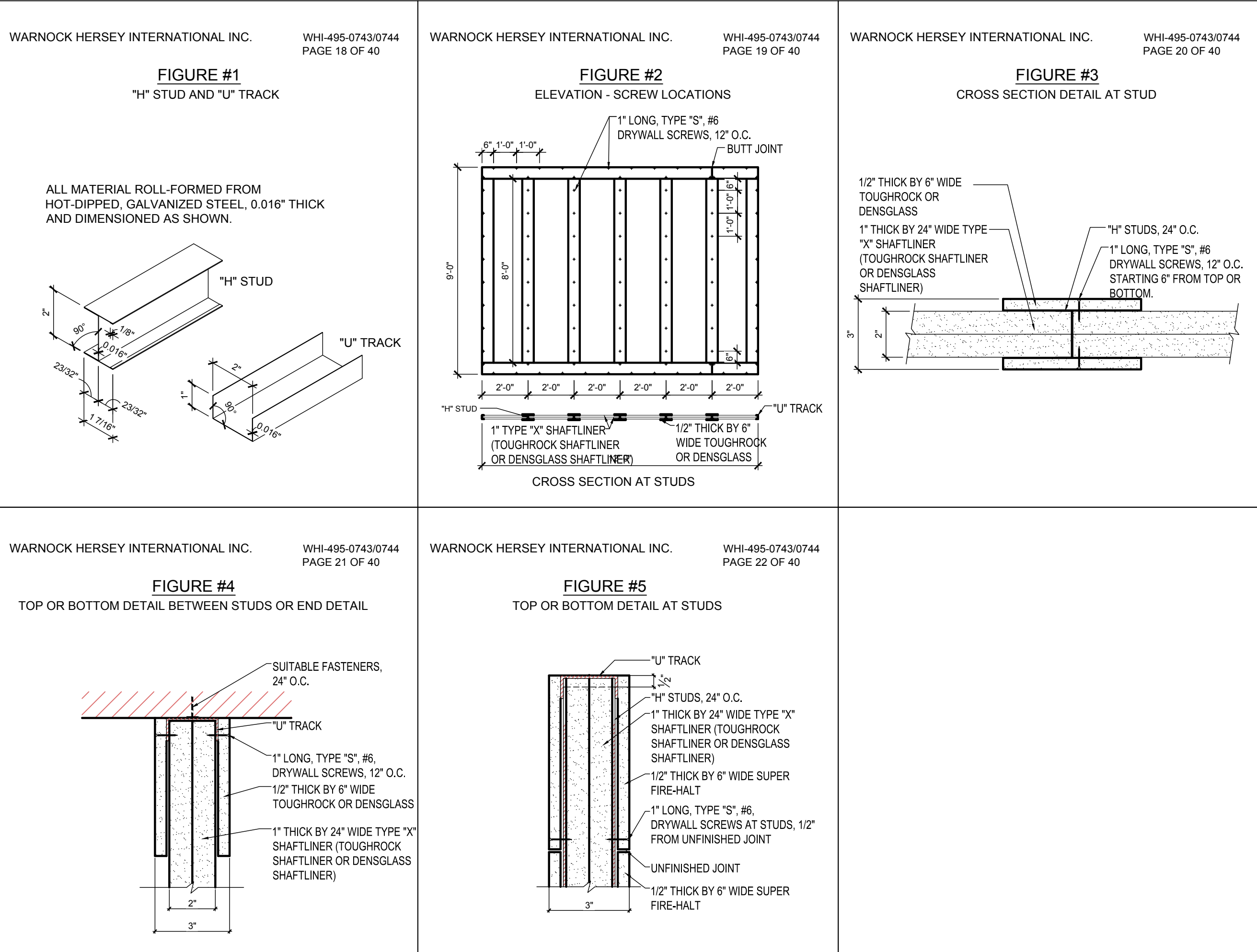
PROJECT: 00-0000
SCALE: AS NOTED
DRAWN BY: C.C.
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PROJECT: 00-0000
SCALE: AS NOTED

Georgia-Pacific Gypsum, LLC
Design No. GP/WA 120-05
Non-Bearing Wall Assembly
Area Separation Wall
ASTM E119
Rating: 2 hours

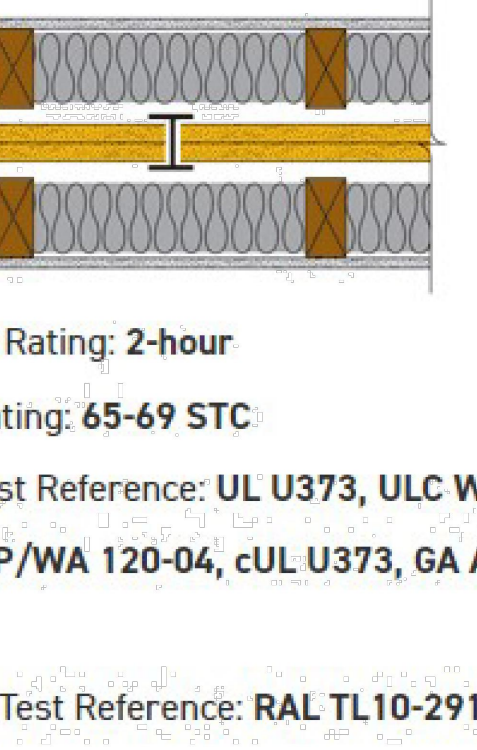


- CERTIFIED MANUFACTURER:** Georgia-Pacific Gypsum, LLC
CERTIFIED PRODUCT: Gypsum Shaftliner
CERTIFIED MODEL: ToughRock Shaftliner or DensGlass Shaftliner
Gypsum Shaftliner: Two layers 1-in. (25.4 mm) ToughRock Shaftliner or DensGlass Shaftliner inserted in H-Studs 24-in. (610 mm) o.c.
- Gypsum Board:** Metal covered using 6-in. (152 mm) wide 1/2-in. (12.7 mm) DensArmor Plus Fireguard C Interior Panels or 1/2-in. (12.7 mm) ToughRock Fireguard C gypsum board.
- Steel Studs:** 4" shaped Studs, 1-1/2-in. (38.1 mm) wide x 2-in. (50.8 mm) deep, roll-formed from minimum 0.018-in. thick galvanized steel. Cut to length 1/2-in. less than the openings height and spaced a maximum of 24-in. (610 mm) o.c.

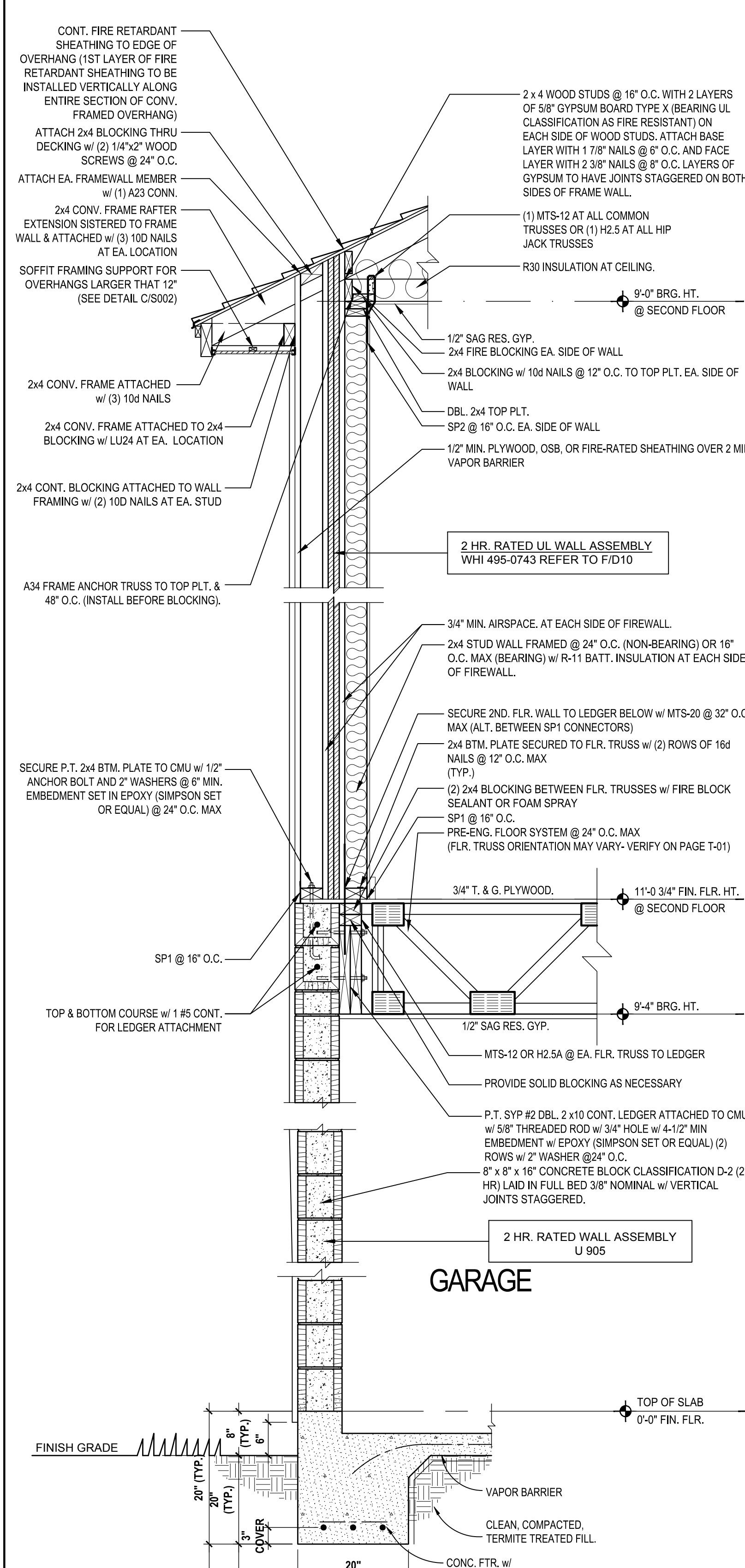


F 2HR. EXT. FIREWALL ASSEMBLY WHI495-0743

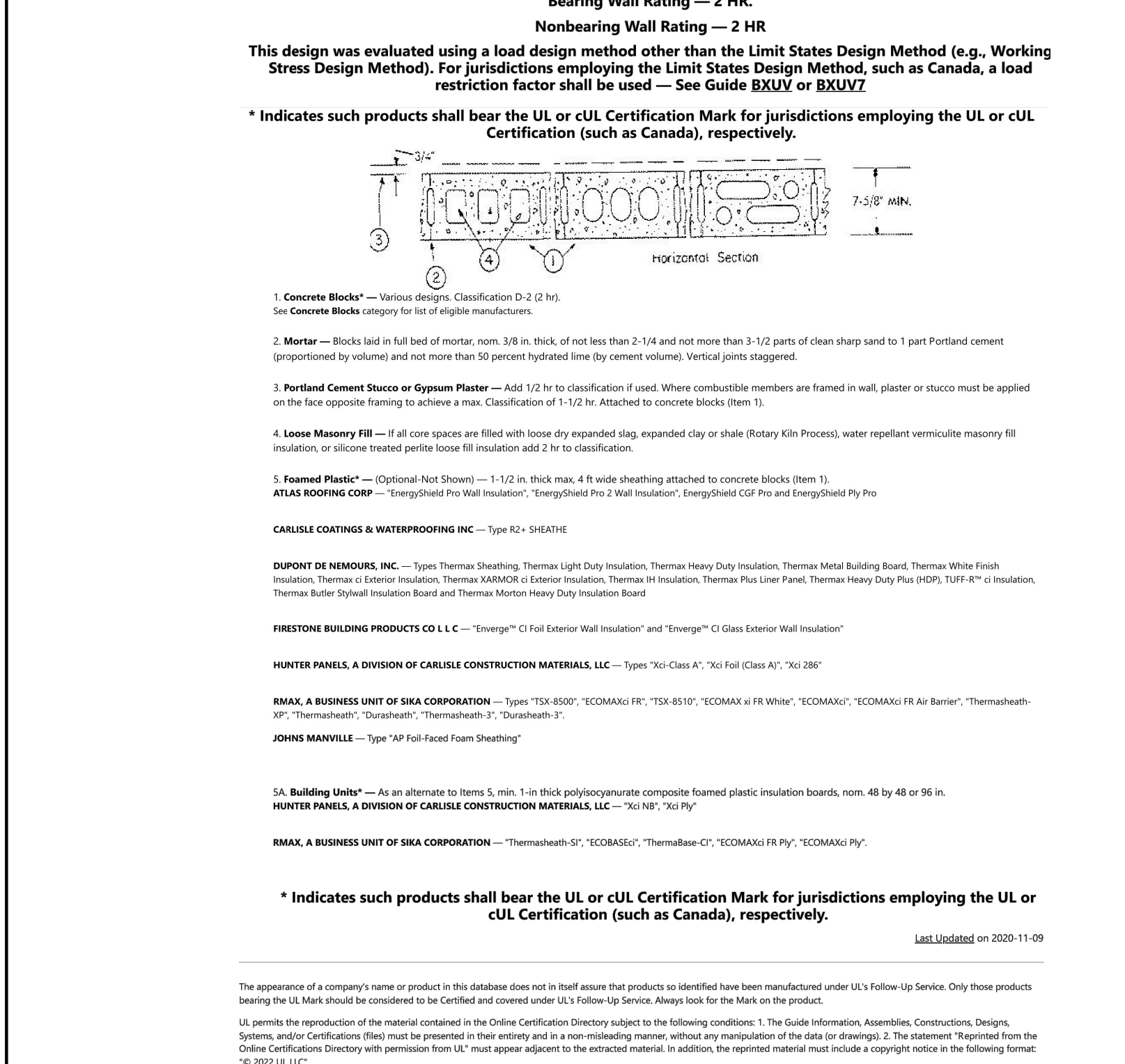
Two layers 1" (25.4 mm) ToughRock Shaftliner or DensGlass® Shaftliner inserted in H-Studs 24" (610 mm) o.c. Min. 3/4" (19 mm) air space on both sides must be maintained between liner panels and adjacent framing. Sound Tested with 2" x 4" stud wall with 1/2" (12.7 mm) ToughRock® Fireguard C gypsum wallboard or DensArmor Plus® Fireguard C panels each side of assembly and 3-1/2" (89 mm) fiberglass insulation in stud space both sides. Breakaway clip facings and height of wall differ between UL Design U373 and WHI GP/WA 120-04. Please consult each listing for specific information.



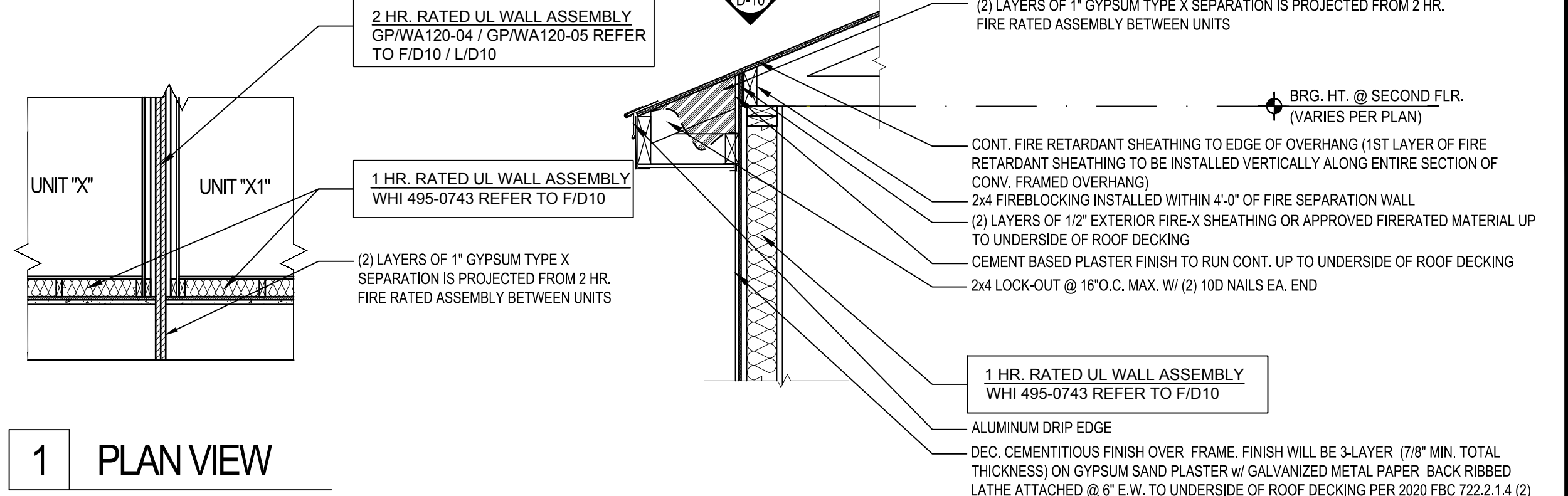
L 2HR. EXT. FIREWALL ASSEMBLY GP/WA 120-04



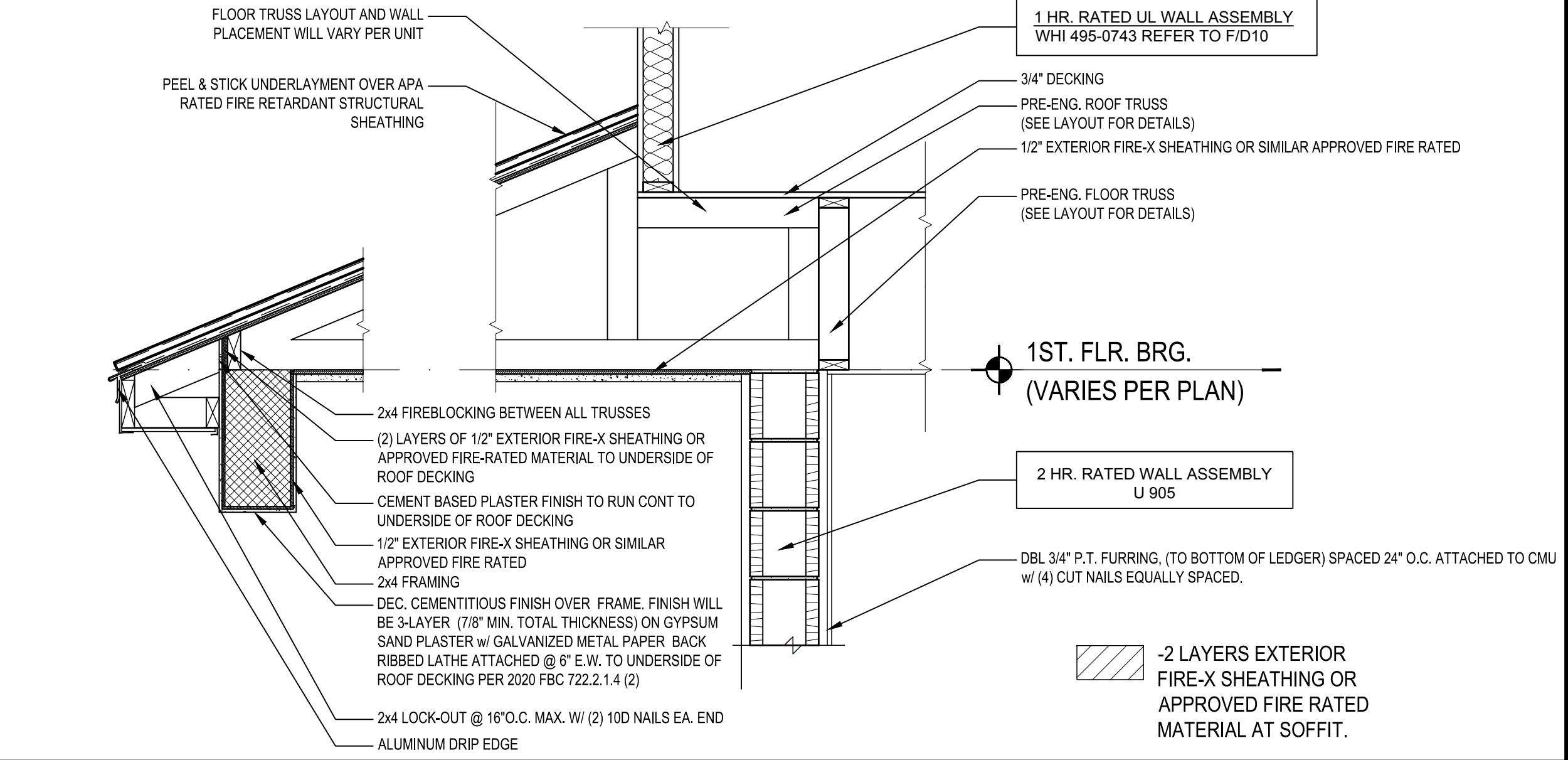
G 2HR. EXT. FIREWALL ASSEMBLY



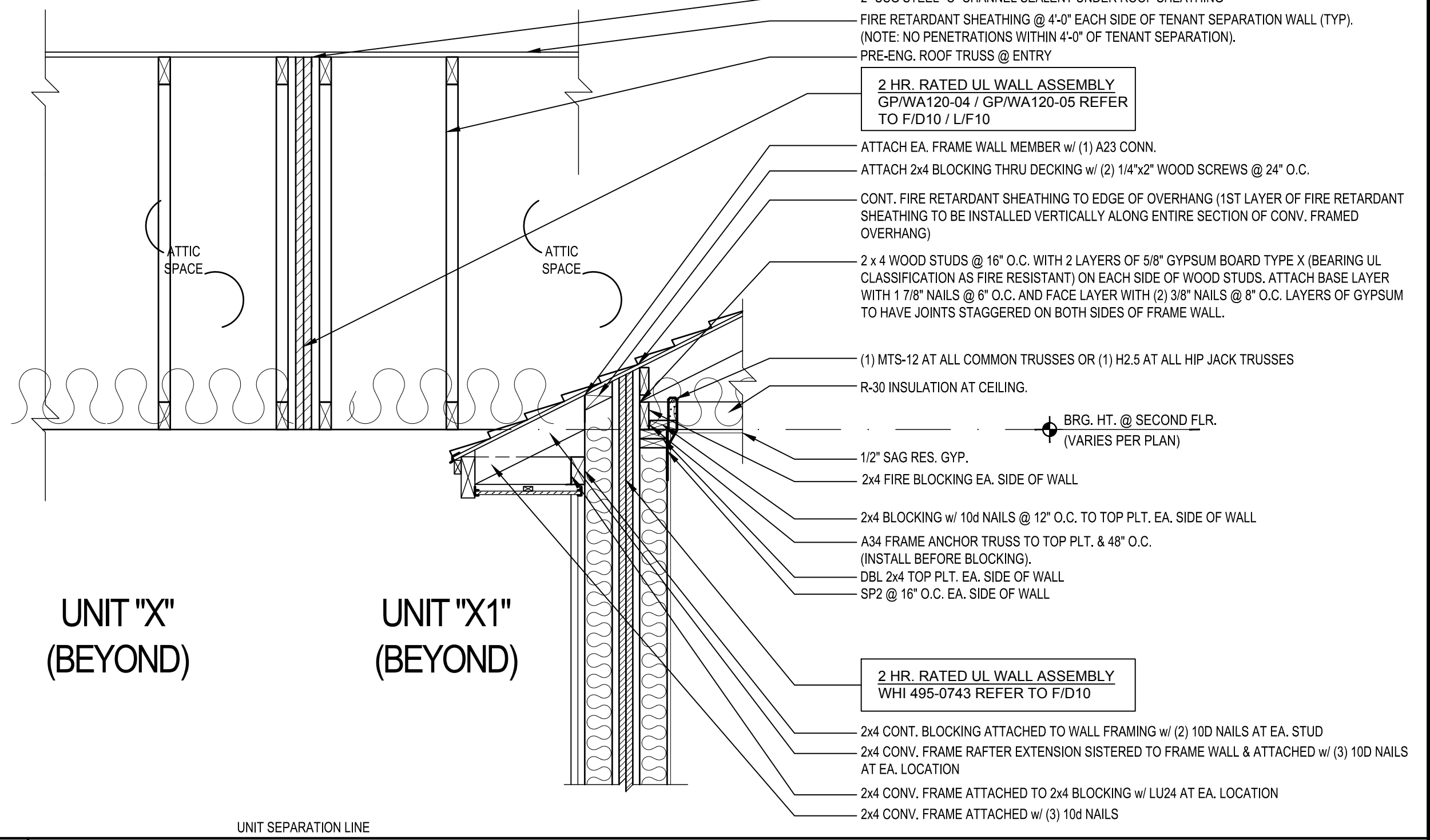
L 2HR. EXT. FIREWALL ASSEMBLY GP/WA 120-04



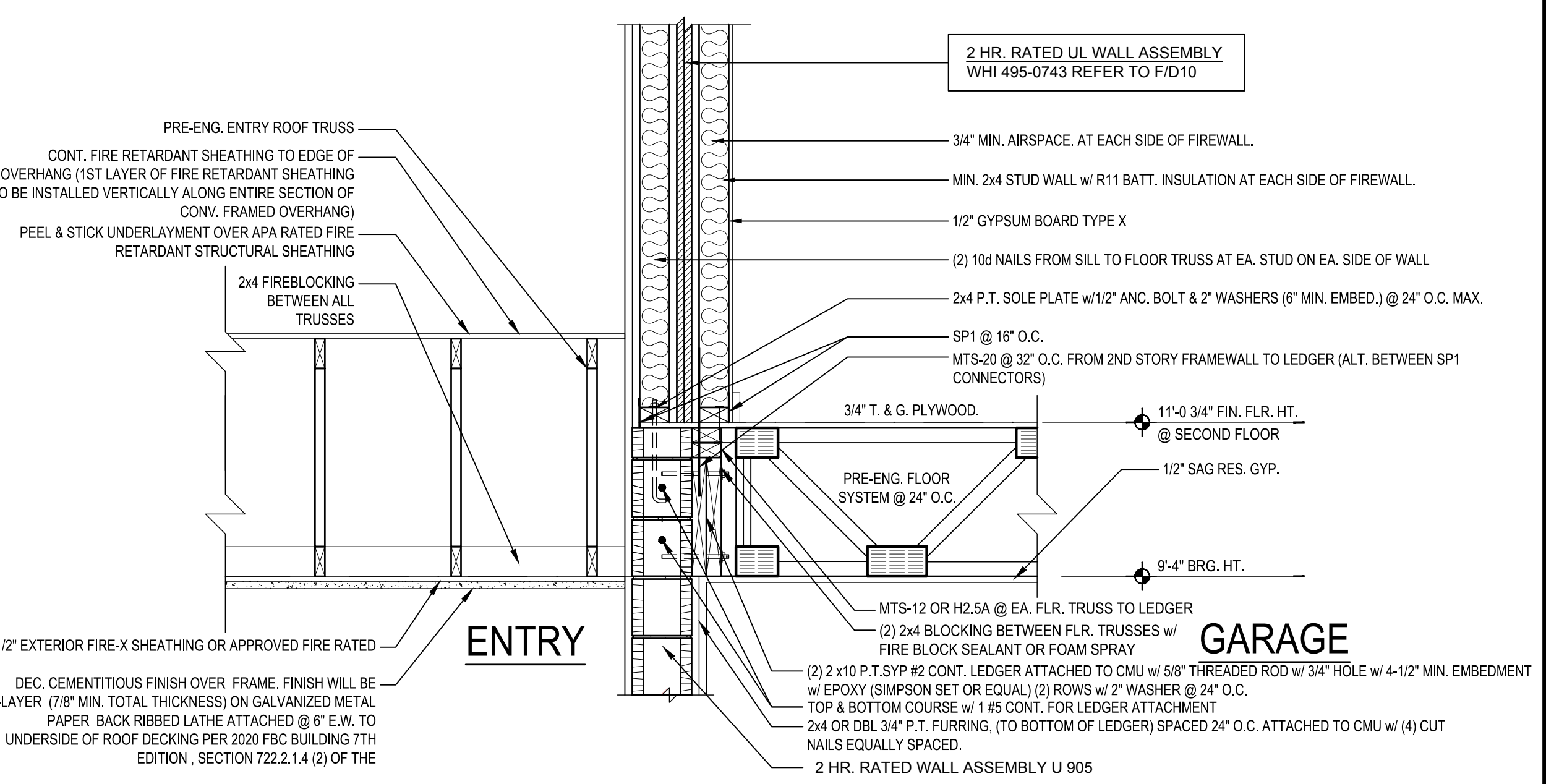
H 2 HR. CONT. SOFFIT PROJECTION @ EAVES



I 2HR. FRONT ENTRY EXT. FIREWALL ASSEMBLY



J 2 HR. CONT. SOFFIT PROJECTION @ ADJ. UNIT



K 2HR. ADJ. UNIT FIREWALL (FLR. TRUSS CONDITION)

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MJS designers group
residential-commercial-architecture

A I B D
CREATED ONLINE BELIEVE ASSOCIATION

GOBA
Gypsum Board Area Separation Wall Association

4-Unit: (Orlando-Raised Heel)
Models: Lincoln-Rev., Washington-Rev., Kennedy, Reagan-Rev.
Building Pair # XXX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

Park Square HOMES
A Division of Park Square Enterprises, Inc.
5200 Vineland Rd. Suite #200
Orlando, FL 32811
Phone: (407) 529-3000

ISSUE DATE: 02/10/2023
REVISIONS:

PROJECT: 00-0000
SCALE: AS NOTED
DRAWN BY: C.C.
DESIGNED BY: MJS

D10